

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, August 28, 2018
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Given.

3. Confirmation of Minutes

Public Hearing - August 14, 2018
Regular Meeting - August 14, 2018

4. Bylaws Considered at Public Hearing

4.1 Hobson Rd 4315, Z18-0072 (BL11653) - Jagdeesh Singh Diocee and Anita Sanan

1 - 1

To give Bylaw No. 11653 second, third and final readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.

4.2 Lindahl St 2005, Z18-0039 (BL11654)- Nicholas and Cheryl Kirschner

2 - 2

To give Bylaw No. 11654 second and third readings in order to rezone the subject property from the RU2 - Medium Lot Housing zone to the RU6 - Two Dwelling Housing zone.

4.3 Richter St 2529, Z18-0056 (BL11655) - Karambir Singh Kler and Amarjit Kaur Kler

3 - 3

To give Bylaw No. 11655 second and third readings in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.

4.4 Barnaby Rd 771, Z18-0074 (BL11660) - Trevor James Taylor and Lori-Lynn Taylor

4 - 4

To give Bylaw No. 11660 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1C - Large Lot Housing with Carriage House.

- | | | |
|-----|---|---------|
| 4.5 | Curlew Drive 477-2, Z18-0064 (BL11661) - Aspen Point Construction Ltd., Inc. No. BCog22170 | 5 - 5 |
| | To give Bylaw No. 11661 second, third and final reading in order to rezone the subject property from the CD2 - Kettle Valley zone to the RU2 - Medium Lot Housing zone. | |
| 4.6 | Pandosy St 2251-2312, OCP18-0011 (BL11665) - Interior Health Authority | 6 - 7 |
| | Requires a majority of all members of Council (5). | |
| | To give Bylaw No. 11665 second and third readings in order to change the Future Land Use designation of a portion of the subject property as per attached Map A in order to facilitate the development of congregate housing. | |
| 4.7 | Pandosy St 2251-2312, Z18-0055 (BL11666) - Interior Health Authority | 8 - 9 |
| | To give Bylaw No. 11666 second and third readings in order to rezone portions of the subject property as per attached Map B in order to facilitate the development of congregate housing. | |
| 4.8 | Speer St 2268, 2276, 2284, 2292 Pandosy St 2269 - OCP18-0017 (BL11662) - Interior Health Authority | 10 - 10 |
| | Requires a majority of all members of Council (5). | |
| | To give Bylaw No. 11662 second and third reading in order to change the Future Land Use Designation of the subject properties from the HLTH - Health District designation to the EDINST - Educational/Major Institutional designation to accommodate the proposed surface parking lot in support of Kelowna General Hospital. | |
| 4.9 | Speer St 2268, 2276, 2284, 2292 Pandosy St 2269 - Z18-0077 (BL11663) - Interior Health Authority and City of Kelowna | 11 - 11 |
| | To give Bylaw No. 11663 second and third readings in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the P1 - Major Institutional zone in order to accommodate the proposed surface parking lot in support of Kelowna General Hospital. | |

5. Notification of Meeting

The City Clerk will provide information as to how the following items on the Agenda were publicized.

6. Development Permit and Development Variance Permit Reports

6.1 Taylor Cr 2424, DVP18-0053 - Kerry and Nicole Begrand Fast

12 - 22

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To consider a Staff recommendation to NOT issue a Development Variance Permit to vary required site access from the lane only.

6.2 St Paul St 1471, Z18-0002 (BL11646) - Mission Group Holdings Ltd

23 - 23

To adopt Bylaw No.11646 in order to rezone the subject property from the C4 - Urban Centre Commercial zone to the C7 - Central Business Commercial zone.

6.3 St Paul 1471, DP18-0076 DVP18-0077 - Mission Group Holdings Ltd., Inc. No. BC0993483

24 - 56

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To review the form and character Development Permit for a 26 storey tower and to consider a Development Variance Permit to increase the maximum height from 58 metres (19 storeys) to 75 metres (26 storeys).

7. Reminders

8. Termination

CITY OF KELOWNA
BYLAW NO. 11653
Z18-0072 – 4315 Hobson Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 38 District Lot 167 Osoyoos Division Yale District Plan 27559, located at 4315 Hobson Road, Kelowna, BC from the Ru1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11654
Z18-0039 – 2005 Lindahl Street

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

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

1. THAT the City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 4 Section 19 Township 26 ODYD Plan 19208, located on Lindahl Street, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU6 – Two Dwelling Housing Zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11655

Z18-0056

2529 Richter Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 9 District Lot 136 Osoyoos Division Yale District Plan 3506, located on Richter Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 1166o
Z18-0074 – 771 Barnaby Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 357, SDYD, Plan EPP73196 located on Barnaby Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11661
Z18-0064 – 2 477 Curlew Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 23, Township 28, Similkameen, Division Yale District, Plan EPP80409 located on Curlew Drive, Kelowna, B.C., from the CD2 – Kettle Valley zone to the RU2 – Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11665

Official Community Plan Amendment No. OCP18-0011 2251-2312 Pandosy Street

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of a portion of Lot A, District Lot 14, ODYD, Plan EPP34913 Except Plan EPP53192, located on Pandosy Street, Kelowna, B.C., from the EDINST – Educational/Major Institutional designation to the HLTH – Health District designation as shown on Map "A" attached to and forming part of the bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

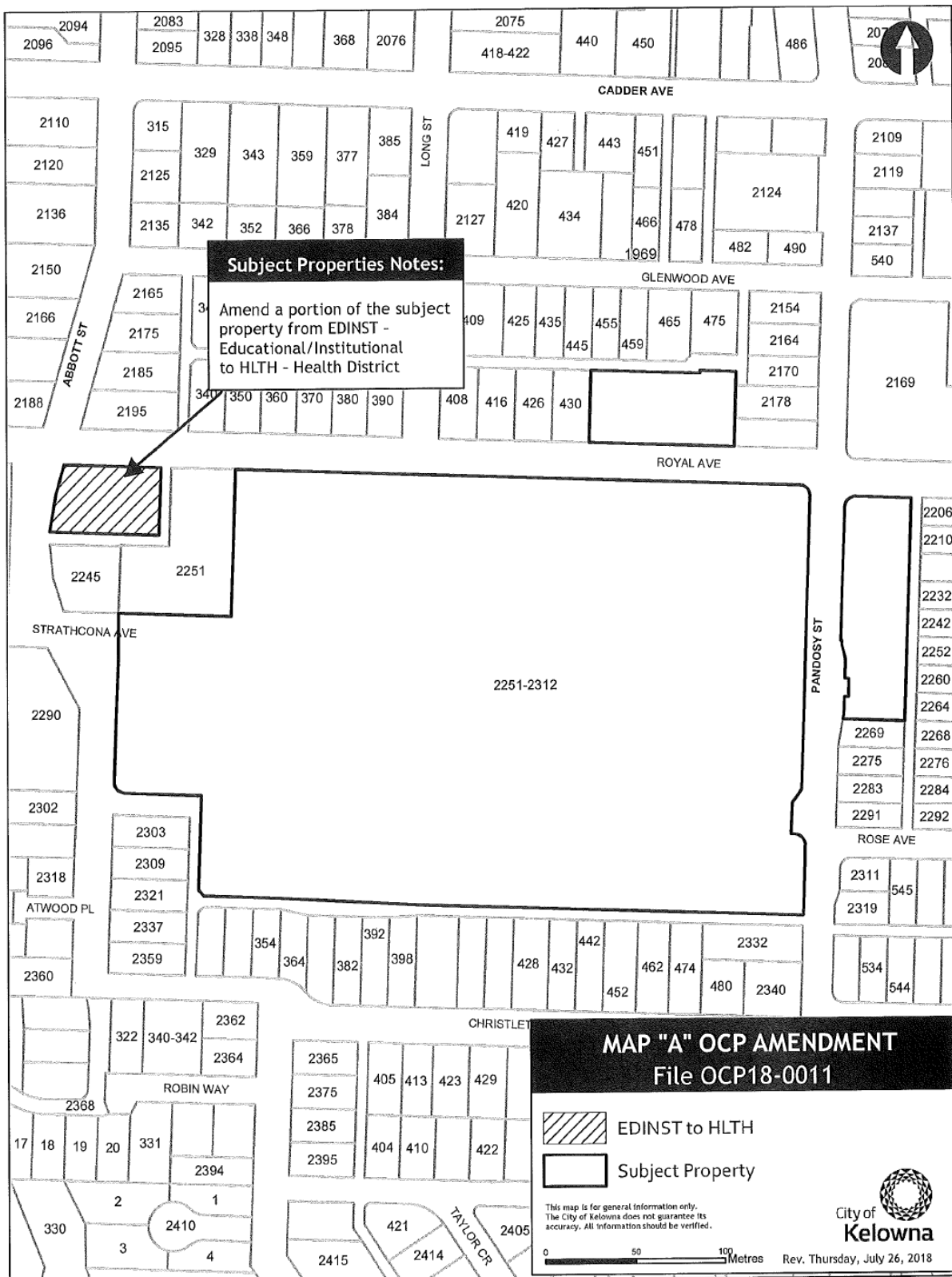
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11666
Z18-0055 – 2251-2312 Pandosy Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of Lot A, District Lot 14, ODYD, Plan EPP34913 Except Plan EPP53192, located on Pandosy Street, Kelowna, B.C., from the HD1 – Kelowna General Hospital zone to the HD2 – Hospital and Health Support Services zone as shown on Map "B" attached to and forming part of the bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

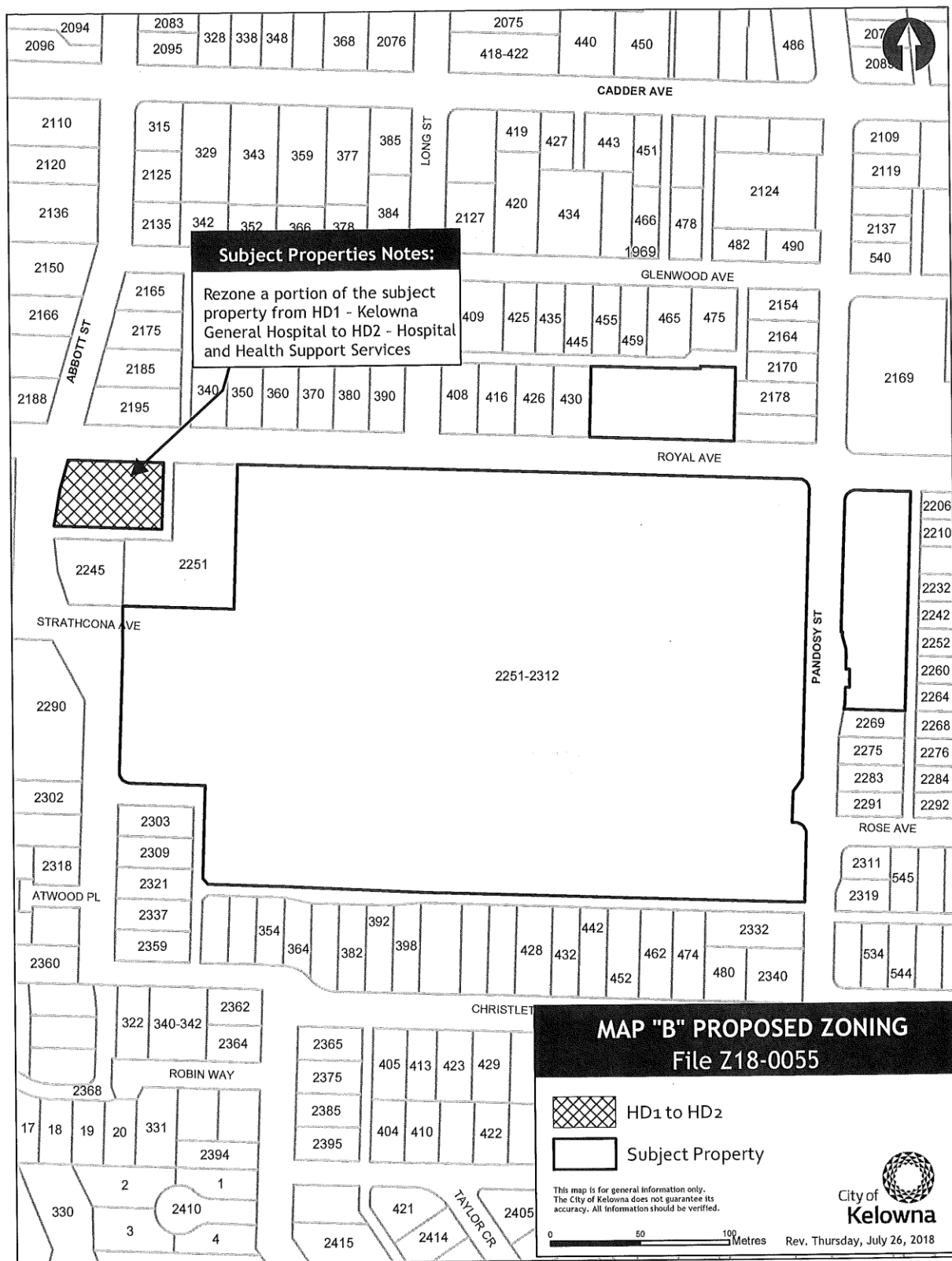
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11662

Official Community Plan Amendment No. OCP18–0017 2268, 2276, 2284 and 2292 Speer Street and 2269 Pandosy Street

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of:
 - a) Lot 17, District Lot 14, ODYD, Plan 413, located on Speer Street, Kelowna, B.C.,
 - b) Lot 16, District Lot 14, ODYD, Plan 413, located on Speer Street, Kelowna, B.C.,
 - c) Lot A, District Lot 14, ODYD, Plan EPP28861, located on Speer Street, Kelowna, B.C.,
 - d) Lot B, District Lot 14, ODYD, Plan EPP28861, located on Speer Street, Kelowna, B.C.,
and
 - e) Lot 10, District Lot 14, ODYD, Plan 413 Except the Westerly 10 Feet Thereof Except Plan EPP53192, located on Speer Street, Kelowna, B.C.

from the HLTH – Health District designation to the EDINST – Educational/Major Institutional designation;

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11663

Z18-0077

2268, 2276, 2284 and 2292 Speer Street and 2269 Pandosy Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
 - a) Lot 17, District Lot 14, ODYD, Plan 413, located on Speer Street, Kelowna, B.C.,
 - b) Lot 16, District Lot 14, ODYD, Plan 413, located on Speer Street, Kelowna, B.C.,
 - c) Lot A, District Lot 14, ODYD, Plan EPP28861, located on Speer Street, Kelowna, B.C.,
 - d) Lot B, District Lot 14, ODYD, Plan EPP28861, located on Speer Street, Kelowna, B.C.,
and
 - e) Lot 10, District Lot 14, ODYD, Plan 413 Except the Westerly 10 Feet Thereof Except Plan EPP53192, located on Speer Street, Kelowna, B.C.

from the RU6 – Two Dwelling Housing zone to the P1 – Major Institutional zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: August 28, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AF)

Application: DVP18-0053

Owner: Kerry Begrand Fast
Nicole Begrand Fast

Address: 2424 Taylor Crescent

Applicant: Urban Options Planning & Permits

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP18-0053 for Lot 17, District Lot 14, ODYD, Plan 7336, located at 2424 Taylor Cr, Kelowna, BC.

AND THAT a variance to the following section of Zoning Bylaw No. 8000 NOT be granted:

Section 13.1.7(d): Urban Residential Zones

To allow dual vehicle access from both the rear lane and the front street.

2.0 Purpose

To consider a Staff recommendation to NOT issue a Development Variance Permit to vary required site access from the lane only.

3.0 Community Planning

Community Planning does not support the proposed variance to allow for a second driveway access to the subject property from Taylor Cr. The existing neighbourhood block in which the subject property is located, has access to a lane. Typically, where there is access to a lane, it has long been the City's practice to require site access from the lane only. Requiring access from the lane utilizes the purpose-built lane, reduces access points on the front street and frees up the front yard for form and character opportunities.

Also, there is some concern that allowing the applicant to vary the zoning bylaw in this case regarding site access could potentially set a precedent for properties that come forth for redevelopment in the near and distant future and so it is important to treat all applications with the same requirements.

The applicant has expressed unique circumstances which require the additional access and parking from the front street and the lane. The applicants rational for the requested variance has been attached to this report.

4.0 Proposal

4.1 Background

Currently, there is a single family dwelling and a few accessory structures located on the subject property. The existing single family dwelling and accessory structures are to be demolished and subsequently removed to facilitate the construction of a proposed new single family dwelling and carriage house.

4.2 Project Description

The applicant is planning to demolish the existing structures on the subject property and has proposed to redevelop the entire site. The redevelopment plans for the site include a second access from Taylor Cr as well as from the lane.

4.3 Variance

The applicant is seeking one variance to Zoning Bylaw No. 8000 to vary required site access from the lane to allow for dual access to the site from both the lane and the front street. The zoning bylaw states that all access should come from the lane when a development has access to a lane.

Section 13.1.7 (d): Where a development has access to a lane, vehicular access to the development is only permitted from the lane, except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.

4.4 Site Context

The subject property is located in South Pandosy near the intersection of Pandosy Street and Francis Avenue and just northeast of Kinsmen Park. The surrounding neighbourhood consists largely of RU1 – Large Lot Housing zoned properties with a several RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing zoned properties.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 2424 Taylor Cr



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.¹ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Development Variance Permit.

6.2 Development Engineering Department

- See attached memorandum dated March 7, 2018

6.3 Fire Department

- No comments applicable to Development Variance Permit.

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: February 13, 2018

Date Public Consultation Completed: April 7, 2018

8.0 Alternate Recommendation

THAT Council authorize the issuance of Development Variance Permit No. DVP18-0053 for Lot 17, District Lot 14, ODYD, Plan 7336, located at 2424 Taylor Cr, Kelowna, BC.

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

Section 13.1.7(d): Urban Residential Zones

To allow dual vehicle access from both the rear lane and the front street.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Report prepared by: Andrew Ferguson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Site and Floor Plan

Attachment B: Development Engineering Technical Comments

Attachment C: Applicants Rational for Requested Variance

Attachment D: Draft Development Variance Permit No. DVP18-0053

PROJECT DATA

1. LEGAL DESCRIPTION	CIVIC ADDRESS
LOT 17, PLAN 7336	2424 TAYLOR CR. KELOWNA, BC
2. ZONING	
RU1c - PROPOSED ZONING CHANGE	
3. LOT AREA	
646.50 m²	

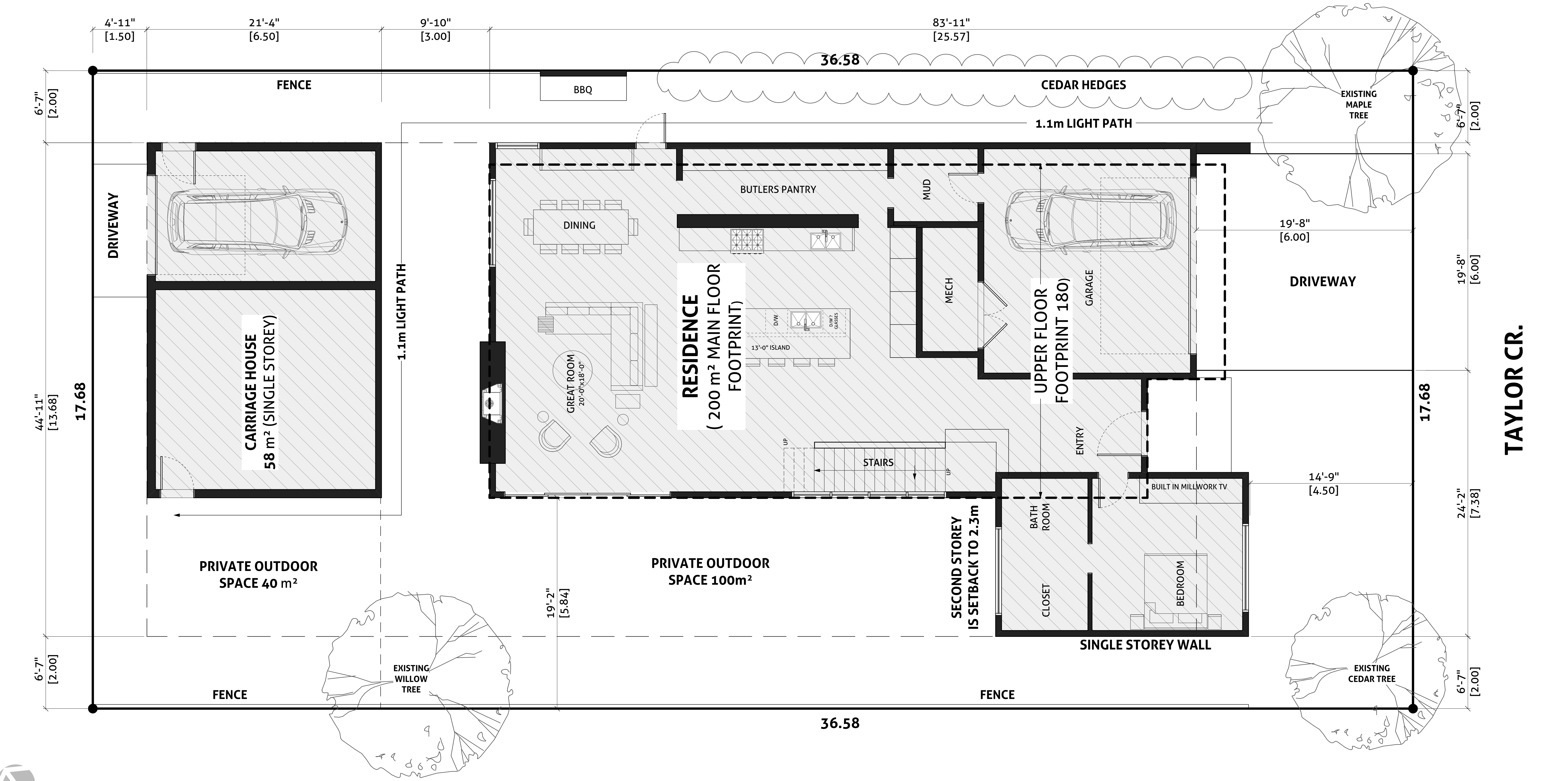
4. SITE COVERAGE	
PRINCIPAL RES. (MAIN FLOOR)	= 200.0 m²
PRINCIPAL RES. (UPPER FLOOR)	= 180.0 m²
CARRIAGE HOUSE	= 58.0 m²
DRIVEWAY	= 34.0 m²
BUILDING FOOTPRINT COV.	= 40.0 %
BUILDING & DRIVEWAYS	= 45.7 %

ATTACHMENT A

This forms part of application
DVP18-0053

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING



CITY OF KELOWNA

MEMORANDUM

Date: March 7, 2018
File No.: DVP18-0053
To: Community Planning (AF)
From: Development Engineering Manager (JK)
Subject: 2424 Taylor Cr

ATTACHMENT B

This forms part of application

DVP18-0053

Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



The Development Engineering comments and requirements regarding this DVP application are as follows:

The request for a variance to allow vehicle access from the street does not compromise any municipal services however, as per bylaw access should be via laneway.

James Kay, P. Eng.
Development Engineering Manager

JA



February 12, 2018

City of Kelowna

Urban Planning Department

1435 Water Street

Kelowna, BC



Re: Rezoning to construct a Carriage House at 2424 Taylor Crescent
And Development Variance Permit to allow a driveway from the road

Dear Planning Staff

This application is to rezone the property at 2424 Taylor Crescent to the RU1c – Large Lot Housing with Carriage House zone, allowing the construction of a carriage house. The property was recently purchased, and the new owner is planning to demolish the existing house and accessory structures and replace them with a new single-family dwelling (SFD) and carriage house. All Zoning Bylaw regulations applicable to carriage house can easily be met.

The proposed 1 storey carriage house has a single car garage and has a modest floor area at 58m². It has a large private open space to the south of the dwelling delineated from the principals' space with a mature large willow tree. Given that the both the carriage house and principal dwelling are new builds, it is expected that they will integrate seamlessly onto the site.

The plan for the new SFD incorporates a double garage which is accessed from Taylor Crescent. The Zoning Bylaw section 13.1.7 (d) specifically requires that all accesses be taken off the laneway. For this project we are requesting a Development Variance Permit to allow access from the street. The proposed SFD is planned for the Begrand-Fast is planned for a multi-generational family. The main floor layout which clearly shows a separate bedroom area planned for an elderly parent. Driveway access at the street frontage is being requested to accommodate aging in place accessibility issues.

Taylor Crescent is a small local street that has 4-5 properties on either side which are each serviced with a laneway. 5 of the 9 properties have a front driveway access as highlighted by orange arrows in the picture below. It is evident that the neighbouring properties have gone through transition and upgrading in recent years and that we can expect the current street rhythm to remain intact. Given this and the precedent of existing street front driveways we are asking Staff to support the variance to allow vehicle access from the street.



The neighbourhood has seen some additional housing in the form of a carriage house or RU6 - two dwelling housing. Many of the Official Community Plan objectives for creating good infill housing are easily met for this property and the greater community. The property has easy access to schools, parks, transit and other natural amenities. This proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood.

With this application we are seeking to develop quality housing stock in the area. Please contact me directly should you have any questions about the property.

Regards,

Birte Decloux for Kerry and Nicole Begrand-Fast

ATTACHMENT C	
This forms part of application # DVP18-0053	
Planner Initials	AF
 City of Kelowna COMMUNITY PLANNING	

Development Variance Permit DVP18-0053

ATTACHMENT D	
This forms part of application # DVP18-0053	
Planner Initials	AF
 City of Kelowna COMMUNITY PLANNING	



This permit relates to land in the City of Kelowna municipally known as

2424 Taylor Cr

and legally known as

Lot 17, District Lot 14, ODYD, Plan 7336

and permits the land to be used for the following development:

Large Lot Housing with Carriage House

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: August 28, 2018

Decision By: CITY COUNCIL

Issued Date: TBD

Development Permit Area: n/a

This permit will not be valid if development has not commenced by August 28, 2020.

Existing Zone: RU1

Future Land Use Designation: S2RES

This is NOT a Building Permit.

In addition to your Development Variance Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Kerry & Nicole Begrand Fast

Applicant: Urban Options Planning & Permits

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Variance 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 Development Variance 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.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Variance Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

This Development Permit is valid for two (2) years from the date of August 28, 2018 approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

None required

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.

PROJECT DATA

1. LEGAL DESCRIPTION	CIVIC ADDRESS
LOT 17, PLAN 7336	2424 TAYLOR CR. KELOWNA, BC
2. ZONING	
RU1c - PROPOSED ZONING CHANGE	
3. LOT AREA	
646.50 m²	

4. SITE COVERAGE	
PRINCIPAL RES. (MAIN FLOOR)	= 200.0 m²
PRINCIPAL RES. (UPPER FLOOR)	= 180.0 m²
CARRIAGE HOUSE	= 58.0 m²
DRIVEWAY	= 34.0 m²
BUILDING FOOTPRINT COV.	= 40.0 %
BUILDING & DRIVEWAYS	= 45.7 %

SCHEDULE

A

This forms part of application

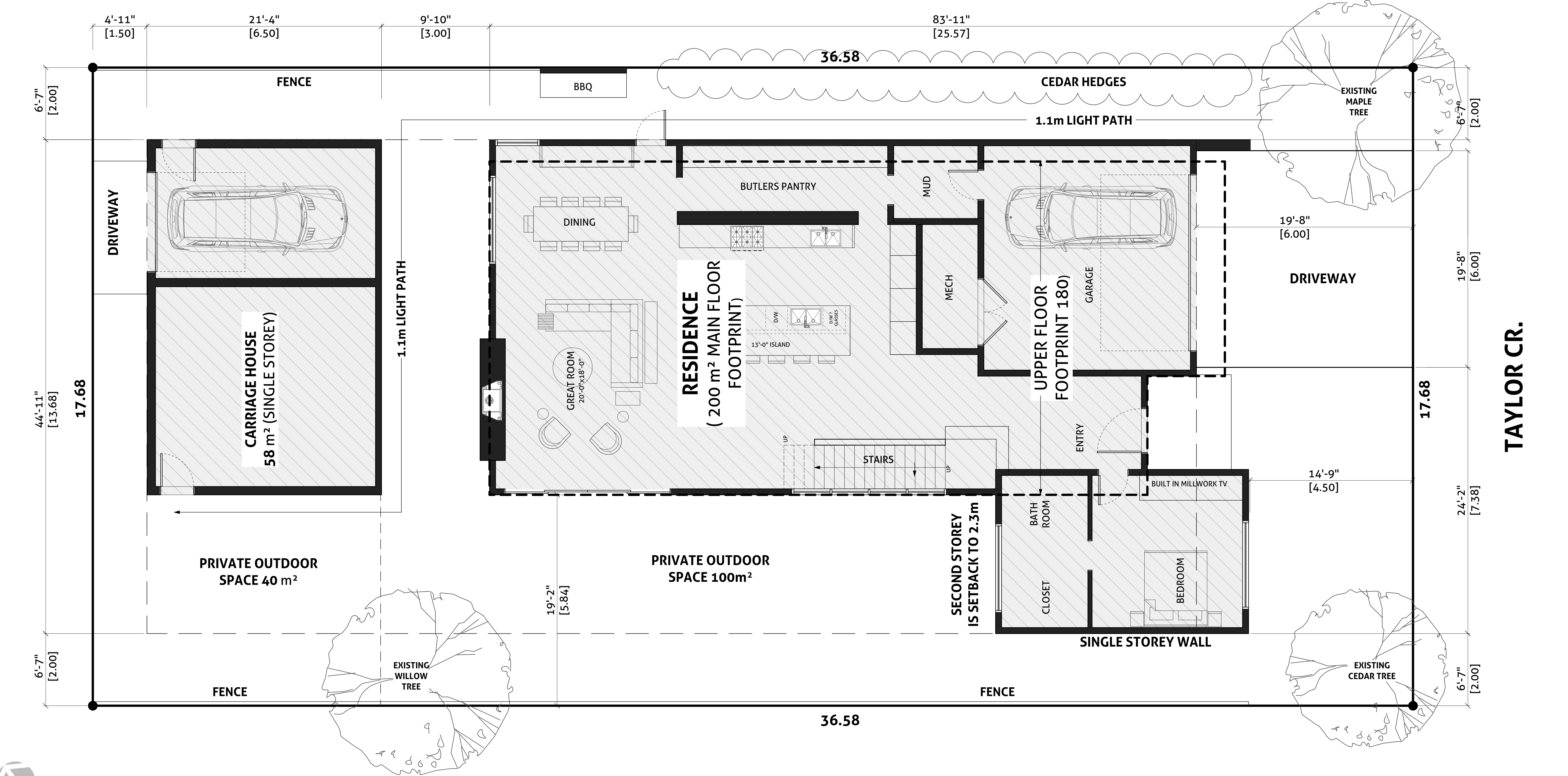
DVP18-0053

Planner Initials

AF

City of Kelowna

COMMUNITY PLANNING



CITY OF KELOWNA
BYLAW NO. 11646
Z18-0002 – 1471 St. Paul Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 139, ODYD, Plan 81417 located on St. Paul Street, Kelowna, B.C., from the C4 – Urban Centre Commercial zone to the C7 – Central Business Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 16th day of July 2018.

Considered at a Public Hearing on this 31st day of July, 2018.

Read a second and third time by the Municipal Council this 31st day of July, 2018.

Approved under the Transportation Act this 14th day of August, 2018.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: Aug 28th 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: DP18-0076 DVP18-0077 **Owner:** Mission Group Holdings Ltd. Inc. No. BC0993483

Address: 1471 St. Paul Street **Applicant:** Mission Group – Luke Turri

Subject: Development Permit and Development Variance Permit Application

Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11646 (Z18-0002) be considered by Council;

THAT Council authorizes the issuance of Development Permit No. DP18-0076 for Lot A, District Lot 139, ODYD, Plan EPP81417, located at 1471 St. Paul Street, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
5. That the Development Permit and Development Variance Permit is issued subsequent to the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated July 25th 2017;

AND THAT Council authorize the issuance of Development Variance Permit DVP18-0077 for Lot A, District Lot 139, ODYD, Plan EPP81417, located at 1471 St. Paul Street, Kelowna, BC;

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

Section 14.7.5 (a) Development Regulations

To vary the maximum height from 58 metres (approx. 19 storeys) to 75 metres (26 storeys).

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To review the form and character Development Permit for a 26 storey tower and to consider a Development Variance Permit to increase the maximum height from 58 metres (19 storeys) to 75 metres (26 storeys).

3.0 Community Planning

When assessing the merits of a tall building project, staff break the design into three components: the base of the building called the podium; the middle of the building largely consisting of the tower; and the top of the building as it relates to Kelowna's skyline.



Top

The tops of tall buildings, including upper floors and roof-top mechanical or telecommunications equipment, signage, and amenity space, should be designed, primarily through tower massing and articulation, and secondarily through materials, to create an integrated and appropriate conclusion to the tall building form.



Middle

The location, scale, floor plate size, orientation and separation distances of the middle affect sky view, privacy, wind, and the amount of sunlight and shadows that reach the public realm and neighbouring properties. The design and placement of the tower should effectively resolve these matters to ensure that a tall building minimizes its impact of surrounding streets as well as existing and/or future buildings on adjacent properties.



Podium

The lower storeys of a tall building should frame the public realm, articulate entrances and assist in the creation of an attractive and animated public realm which provides a safe, interesting, and comfortable pedestrian experience. The podium should define and support adjacent streets at an appropriate scale, integrate with adjacent buildings, assist to achieve a transition down to lower-scale buildings and minimize the impact of parking and servicing on the public realm.

Image 1: South-west perspective of the proposed 'Brooklyn'

3.1 Development Permit – Top of Building

The proposed design for the top of the tower contributes positively to Kelowna's skyline with a unique top three floor design that provides an architectural break and visual interest to the top of the tower. The City's main design objective is to avoid towers that appear 'chopped off', have flat roofs and do not have adequate articulation. The 'Brooklyn' does this well by providing a rooftop area designed for common amenity space and a landscaped roof. This will increase the functionality and visual interest of the top of the tower when viewing it from street level and provide more livable outdoor space to the residents of the building.



Image 2: Architectural Variation at the Top of Tower

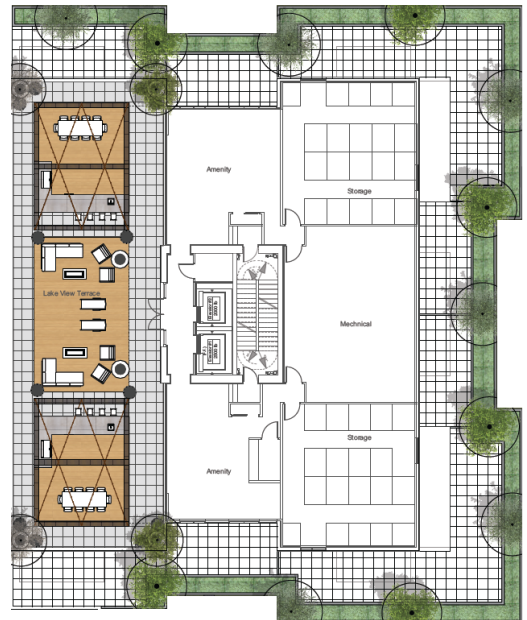


Image 3: Rooftop amenity area

3.2 Development Permit – Middle of Building (Tower)

The 'middle' of the building contains a series of various building materials including a beige (Acadia colour) painted concrete mixed with gray coloured spandrel glass, and charcoal coloured window / balcony trim. All the residential units have balconies. The balconies have been arranged in a manner that creates rhythmic pattern creating a consistent and clean visual appeal.

The City's design guidelines consistent with many other Canadian urban centres is to have floorplates for tall buildings within the range of 650 to 750 m². This creates a slender tower form minimizing overall building mass and scale in order to mitigate the visual / physical impact and the three-dimensional massing tall buildings have on the surrounding streets, parks, open space, and properties. The applicant's proposed tower floorplates are 703.4 m² which is within the recommended tower floorplate area.

When adequately separated, slender, point form towers with compact floor plates cast smaller shadows, improve sky view, permit better views between buildings and through sites and contribute to a more attractive skyline. Staff confirmed with the applicant that the same tower footprint could be placed immediately south of the proposal on Bernard Ave and meet all the required setbacks including the 30 metre tower separation setback.

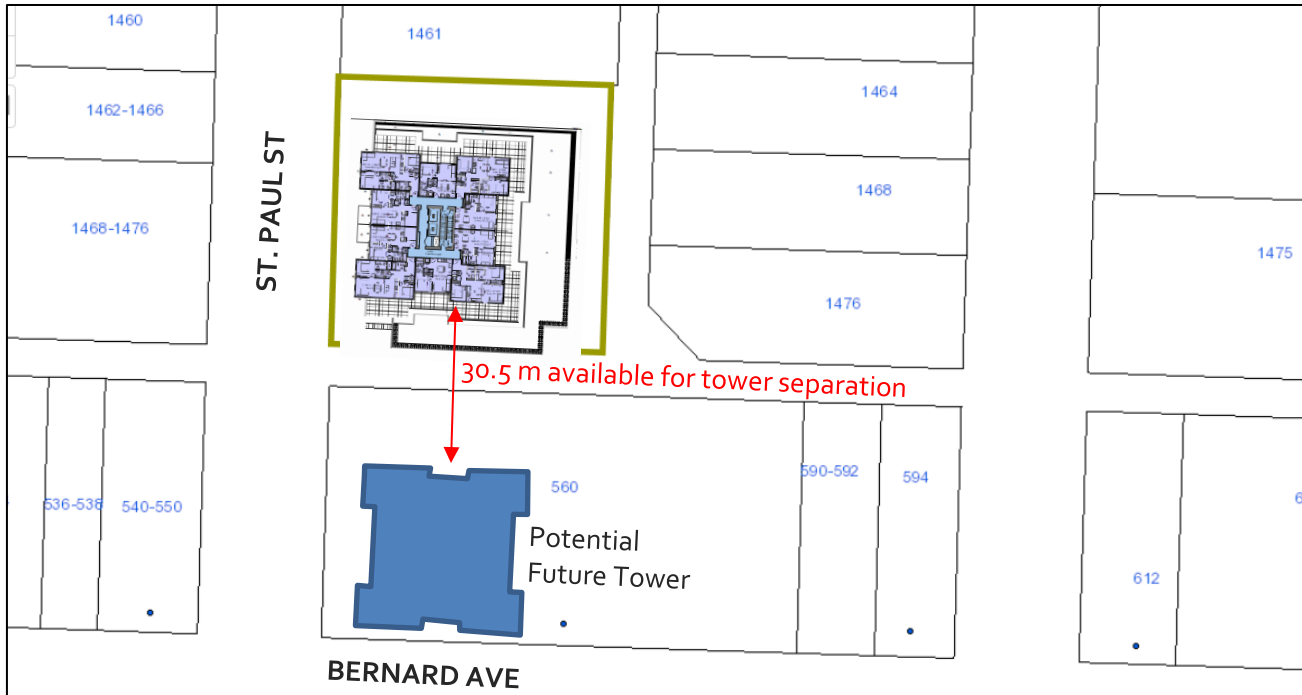


Image 4: Tower Separation Distance to future development

3.3 Development Permit – Base Building (Podium)

The role of the base building (known as the podium) is to help tall buildings fit harmoniously within the existing or planned streetwall context and to define the edges of adjacent streets, parks, and open spaces. This street framing is important to have appropriate human scale and proportion in order to a comfortable street experience including maintaining access to sunlight and sky views for pedestrians and neighbour properties. Limiting the height of the podium to 80% of the adjacent road right-of-way width provides consistency in street proportion and maintains a reasonable amount of sunlight (at least 5 hours) and sky view on the opposite side of the street throughout the year.

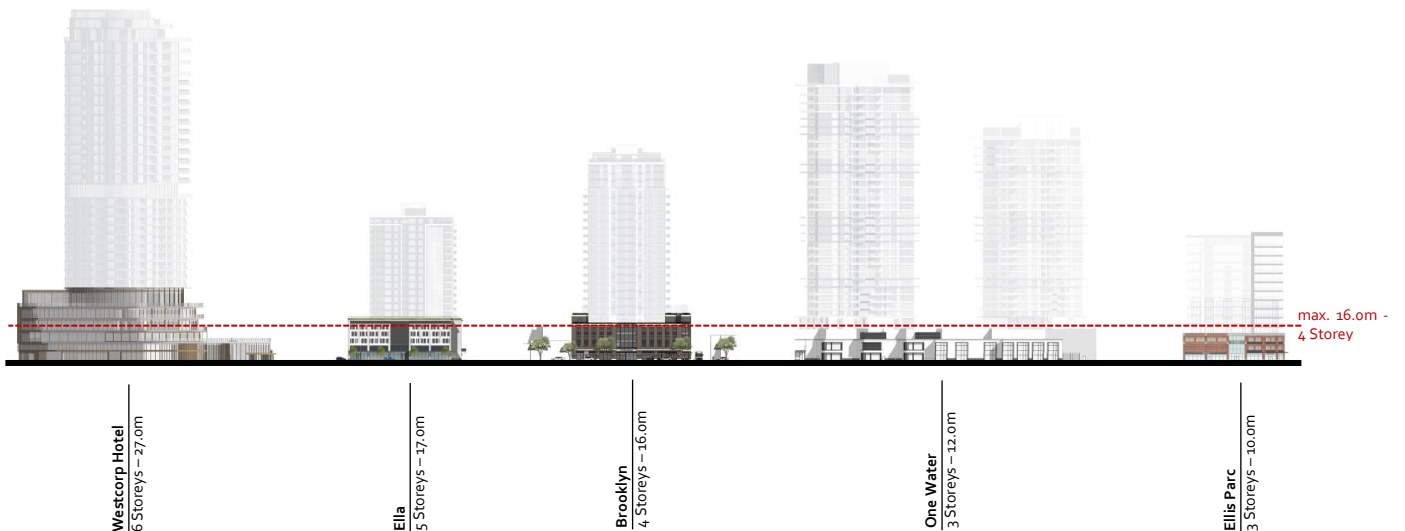


Image 5: Podium Height Comparison

The City of Kelowna incorporated this principle into its zoning regulations when the C7 zone was recently updated (May 2017). The regulation states “a podium height limit of 16.0 metres before a 3.0 metre setback is required.” With the vast majority of downtown streets at 20.0 metre widths including St. Paul Street, 80% would result in the desired 16.0 metre podium height. The applicant’s first downtown tower ‘Ella’ did not meet this guidelines and Staff strongly encouraged the applicant to meet them in this second downtown tower. The applicant took Staff’s advice on the podium height and kept the maximum height to 16 metres / 4 storeys on the St. Paul interface. Another key podium design issue that should be avoided is having exposed parkades to the fronting retail street. ‘The Brooklyn’ does a nice job of incorporating high quality materials with the use of a brick based podium with windows facing both St. Paul St and the lane way to create an attractive and comfortable building elevation and the desired streetscape interaction. The ground floor includes active street related commercial and retail uses as well as appropriately-scaled residential entrance lobby feature.

3.4 Development Variance Permit

There is one variance associated with the Development Permit to the overall height of the building:

1. From 58 metres (19 storeys) to 75 metres (26 storeys)

The OCP encourages high density commercial and residential living in the downtown in order to limit growth on the periphery of the community, increase efficiency of municipal services and infrastructure, and increase downtown’s overall vibrancy. The development meets all the City’s important urban design guidelines for tall buildings especially in relation to: podium height, podium design, tower design, tower floorplate, and also meets minimum parking requirements. The location of the subject property, well back from the waterfront and to the east of Ellis Street, has strong merit for taller buildings with minimum impact. This principal would not apply in areas of Downtown with cultural significance where more a sensitive height and massing approach is warranted such as the first few blocks of historic Bernard Avenue and along the waterfront. Staff feel this is the appropriate tower height for this site as any more floors would create a parking variance or would sacrifice one of the other important design consideration such as maximum podium height (in order to add more floors of structured parking). Therefore, Staff recommend support for the building height variance that comply with the principals stated above.

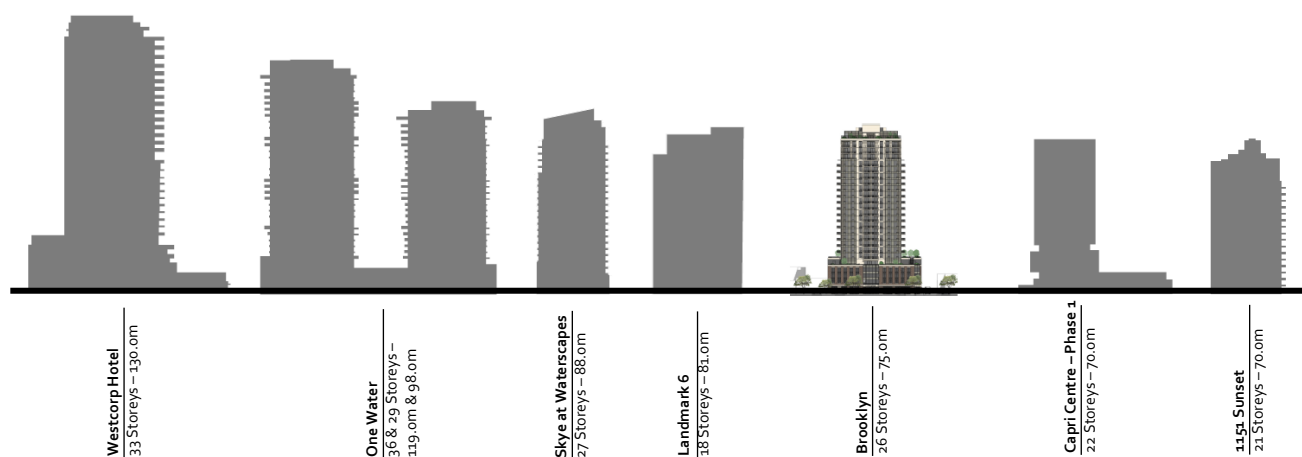


Image 6: Kelowna Tallest Building Height Comparison

4.0 Proposal

4.1 Project Description

The subject property is currently a surface parking lot and is the first development in a series the applicant is labelling the 'Bernard Block'. The applicant also owns the old "Bargain Bargain Bargain" shop along Bernard Ave. The planning for that site will occur as part of future phases. The applicant's initial proposal for this first phase is to construct 178 residential units within a 25 storey tower with ground floor commercial. The project's proposed floor area ratio of 6.0 is consistent with the Official Community Plan's future land use designation of MXR – Mixed Use (residential / Commercial).

While the floor area ratio is suitable for the project, the maximum height identified within the Downtown Buildings Height Plan and within the C7 zone is 58 m or 19 storeys. The applicant has applied for a Development Variance Permit to increase the height to 75 m & 25 storeys. The required number of parking stalls is 208 and the applicant is proposing to provide that number within a structured parkade incorporated into the podium of the building.



Image 7: St. Paul St perspective of the proposed 'Brooklyn'

4.2 Site Context

The subject property is located downtown on north side of Bernard Ave. The lot has an area of 1,956 m² in a neighbourhood with a high density of urban amenities and employment. The properties are connected to urban services and are located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Commercial & Residential
East	C7 – Central Business Commercial RM5 – Medium Density Multiple Housing	Commercial Residential
South	C7 – Central Business Commercial	Commercial
West	C7 – Central Business Commercial	Commercial

Subject Properties Map: 1471 St. Paul



4.3 Zoning Regulations

Zoning Analysis Table				
CRITERIA	C7 ZONE REQUIREMENTS		PROPOSAL	
For portion of building between 0.0 metres & 16.0 metres in height				
Front, Flanking, Side, rear, & Lane Setback	0.0 m		West (front) & North = 0.0 m South (Lane) & East (Lane) = 0.8 m	
For portion of building between 16.0 metres & above in height				
			Podium (17.07m)	Tower
Front Yard & Flanking Street	3.0 m		n/a	3.07 m
Lane Setback	3.0 m		n/a	10.0 m South 13.4 East
Side Yard Setback	4.0 m		n/a	5.9 m
Floorplate	1,221 m²		n/a	703.4 m²
Development Regulations				
Height	Podium	Tower	Podium	Tower
	16.0 m / ~4.5 stories (unless Bldg steps back)	58.0 m / ~19.0 storeys	16.0 m / ~4.5 stories	75 metres (26 storeys) ❶
Corner Cut Setback	4.5 m		n/a	
FAR	9.0		6.0	
Parking Regulations				
Minimum Parking Requirements	208 parking stalls (178 stalls for residential units 25.4 stalls for visitors 3.9 stalls for commercial)		208 parking stalls	
Ratio of Parking Stalls	Small Size: 10% Max Medium Size: 40% Max Regular Size: 50% Min		Small Size: 0% Medium Size: 23.5% (49 stalls) Regular Size: 76.4% (159 stalls)	
Minimum Bicycle Parking Requirements	Class 1: 90 bikes Class 2: 20 bikes		Class 1: 95 bikes Class 2: 20 bikes	
Other Regulations				
Minimum commercial / lobby	Min 90% frontage on St Paul St		100% frontage on St Paul St	
❶ To increase the overall height of the building from 58 metres (approx. 19 stories) to 61 metres (20 stories);				

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Land Use Designation Massing and Height.¹

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
 - Step back upper floors to reduce visual impact;
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

Chapter 14: Tower Design.²

- Design towers that are sited, shaped, and oriented along their longest axis in order to enhance the views to and through the skyline;
- Incorporate tower forms and the upper portions of buildings as integral yet distinct elements of the overall building design. Tower tops are encouraged to have trellising and roof projections that are fundamental expressions of the building structure and contain substantial landscaping;
- Evaluate tower buildings with respect to their compatibility with surrounding structures and contribution to the general skyline. Tower design should contemplate:
 - Colour, reflectivity, shape, materials, detailing, and ease of maintenance;
 - Generally, lighter-coloured buildings are preferred;
- Incorporate architecture that expresses a slender verticality, particularly in its upper elements. Design buildings greater than ten floors that are tall, slender towers rather than bulkier towers of the same floor space ratio;
- Design new buildings to take into account microclimatic effects, including shading of adjacent areas (i.e., reduce the casting of long shadows on high volume pedestrian areas) and wind tunneling;
- Integrate new developments with the established urban pattern through siting and building design by utilizing transitional structures, setbacks, landscaping, etc.;
- Enhance large, flat expanses of roof (whether actively used or not) with texture, colour, and/or landscaping where visible from above or adjacent properties;
- Enhance towers with elements such as gazebos, trellises, and pergolas providing visual interest and usability of rooftop spaces;
- Incorporate balconies into building design as outdoor rooms rather than as appendages to a building's mass. Recess balconies a minimum depth of 1m within the adjoining building face;
- Design podiums to provide an animated pedestrian environment with the use of street wall massing, articulation, and overall design. Podiums should highlight their active uses and disguise any parking or ancillary uses.

¹ City of Kelowna Official Community Plan, Chapter 14 Urban Design Development Permit Areas, Guidelines

² City of Kelowna Official Community Plan, Chapter 14 Urban Design Development Permit Areas, Guidelines

6.0 Technical Comments

6.1 Building & Permitting Department

A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):

- a. Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
- b. Location, Heights, Colours of mechanical systems and the required screening are to be determined at time of DP.
- c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- d. Handicap Accessibility to the main floor levels to be provided, ramps may be required.
- e. Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
- f. Exit thru lobby requirements must be met (article 3.4.4.2 of BCBC), so the main floor plan may be required to be revised.

6.2 Development Engineering Department

See Attachment 'A', memorandum dated April 11, 2018

6.3 Fire Department

Standard firefighting comments for building permit and fire code.

7.0 Application Chronology

Date of Application Received:	Jan 9 th 2018
Date Public Consultation Completed:	July 3 rd 2018
Date Initial Consideration:	July 16 th 2018
Date Public Hearing completed:	July 31 st 2018

Report Prepared by: Adam Cseke, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Department Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' Development Engineering Memo April 11, 2018
DP18-0076 & DVP18-0076

CITY OF KELOWNA

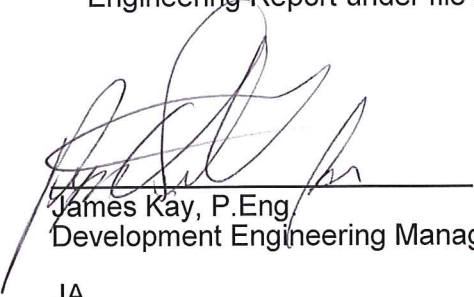
MEMORANDUM

Date: April 11, 2018
File No.: DP18-0076
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 1471 St Paul St.

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0002.



James Kay, P.Eng.
Development Engineering Manager


JA

CITY OF KELOWNA
MEMORANDUM

Date: April 11, 2018
File No.: DVP18-0077
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1471 St Paul St.

The Development Engineering Department comments and requirements regarding this application to facilitate the development of a mixed-use building with variances to height are as follows:

1. This application does not compromise any City of Kelowna municipal infrastructure.



James Kay P.Eng.
Development Engineering Manager
JA

Development Permit & Development Variance Permit



This permit relates to land in the City of Kelowna municipally known as

1471 St. Paul Street

and legally known as

Lot A, District Lot 139, ODYD, Plan 81417

and permits the land to be used for the following development: Hotel

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

Section 14.7.5 Development Regulations (a)

To vary the maximum height from 58 metres (approx. 19 storeys) to 75 metres (26 storeys)

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision:

Decision By: CITY COUNCIL OR UP

Issued Date:

Development Permit Area: (N/A for DVP's)

This permit will not be valid if development has not commenced by December 5, 2019.

Existing Zone: C7 – Central Business Commercial Future Land Use Designation: MXR – Mixed Use

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Mission Group Holdings Ltd. Inc. No. BC0993483

Applicant: Mission Group – Luke Turri

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the Date of Decision by Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **n/a**

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

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

THE BROOKLYN - 1471 St. PAUL STREET - CONDOMINIUM DEVELOPMENT

MISSION GROUP DEVELOPMENT



View From St. Paul Street



Overall Context



Neighbourhood Context

SCHEDULE A & B	
This forms part of application # DP18-0076 / DVP18-0077	
Planner	AC
City of Kelowna	COURTESY PLANNERS

Project Statistics

STREET ADDRESS:	1471 St. Paul Street, Kelowna, B.C.
LEGAL DESCRIPTION:	LOTS 27 TO 29, PLAN 800; LOT A, PLAN 18789; AND LOTS 2 AND 3, PLAN 2107; ALL OF DISTRICT LOT 159, O.D. Y.D.
ZONING:	C7
SITE AREA:	9555.50 m ²
SITE COVERAGE:	
BUILDING HEIGHT:	74.9m (Top of Storage Level 25)
SETBACKS	
WEST (FRONT)	0.9m
SOUTH (LANE)	0.9m
EAST (LANE)	0.9m
NORTH	0.9m
FSR CALCULATIONS	
Net Floor Area	613.9x16 = 9822.4m ²
Residential L1-21 (16 floors)	394.6x13 = 5129.8m ²
Commercial L1-2 (2 floors)	287.4 = 3736.6m ²
Total	11738.8m ²
FAR	6.9

Unit Statistics

1 Bedroom	64
1 Bedroom/Den	32
2 Bedroom	73
2 Bedroom/Den	88
Total	157

Parking

Commercial	1.3x3x3.9
Residential	175x1
Visitor	175x1x3.4
Total	208

Bicycle Parking

Residential	Class 1	175x1x3.9	96
Commercial	Class 1	175x1x1x3.4	16
	Class 2	0.250x0.25x0.51	1
	Class 2	0.570x0.25x1.54	3

Project Team

Civil John North 4641 Lorne Ave. Kelowna, BC V1Y 6C3 (250) 715-5432	Envelope Agua-Corral Engineering 204-6551 Lorne Trunk Road Doka B.C. V8K 1W4 (844) 340-5910
Structural Glenan Simpson 901 West 12th Ave. Vancouver, BC V6H 1K5 (604) 734-0032	Interior Design i3 Design 2nd Floor, 4353 Hastings Street Burnaby, BC V5C 3K8 (604) 650-4111
Mechanical Reichelt Engineering 311 - 1600 West 4th Ave. Vancouver, BC V6L 1A8	General Contractor DS & Don 404-666 120 Ave. SW Calgary, AB T2S 1K7
Electrical Gager Electrical 2000 30th Ave. Langley, BC V3A 3V5 (778) 277-5225	
Geotechnical Terra Tech 303-111 Coleman Ave. Kelowna, BC V1Y 9G5 (250) 862-4832	
Landscape PLM Partnership Landscape Architects Inc. 311 West 12th Ave. Vancouver, BC V6H 1K5 (604) 680-6111	
LEED / Energy Modeling Reichelt Engineering 311-1600 West 4th Street Kelowna, BC V1Y 9H3 (250) 763-1046	
CD / Energy Modeling Reichelt Engineering 311-1600 West 4th Street Kelowna, BC V1Y 9H3 (250) 763-1046	

Drawing List

A-001	Site & Context
A-002	Survey
A-003	Site, Level 1, Level 2
A-004	Level 3, Level 4
A-005	Level 5, Level 6
A-006	Level 7, Level 8
A-007	Section
A-008	Deviations
A-009	Deviations
A-010	Deviations
L1-00	Owner Sheet
L1-01	Task Management Plan
L1-02	Notes and Legends
L1-03	All Levels Materials, Layout and Grading Plan
L1-04	All Levels Planting Plan
L1-05	All Levels Irrigation Plan
L1-06	All Levels Water Conservation Plan

NSDA
ARCHITECTS

20-04 August
Nelson, BC
Contact: 250.242.1234
T: 250.242.1234
F: 250.242.1234
www.nsda.ca

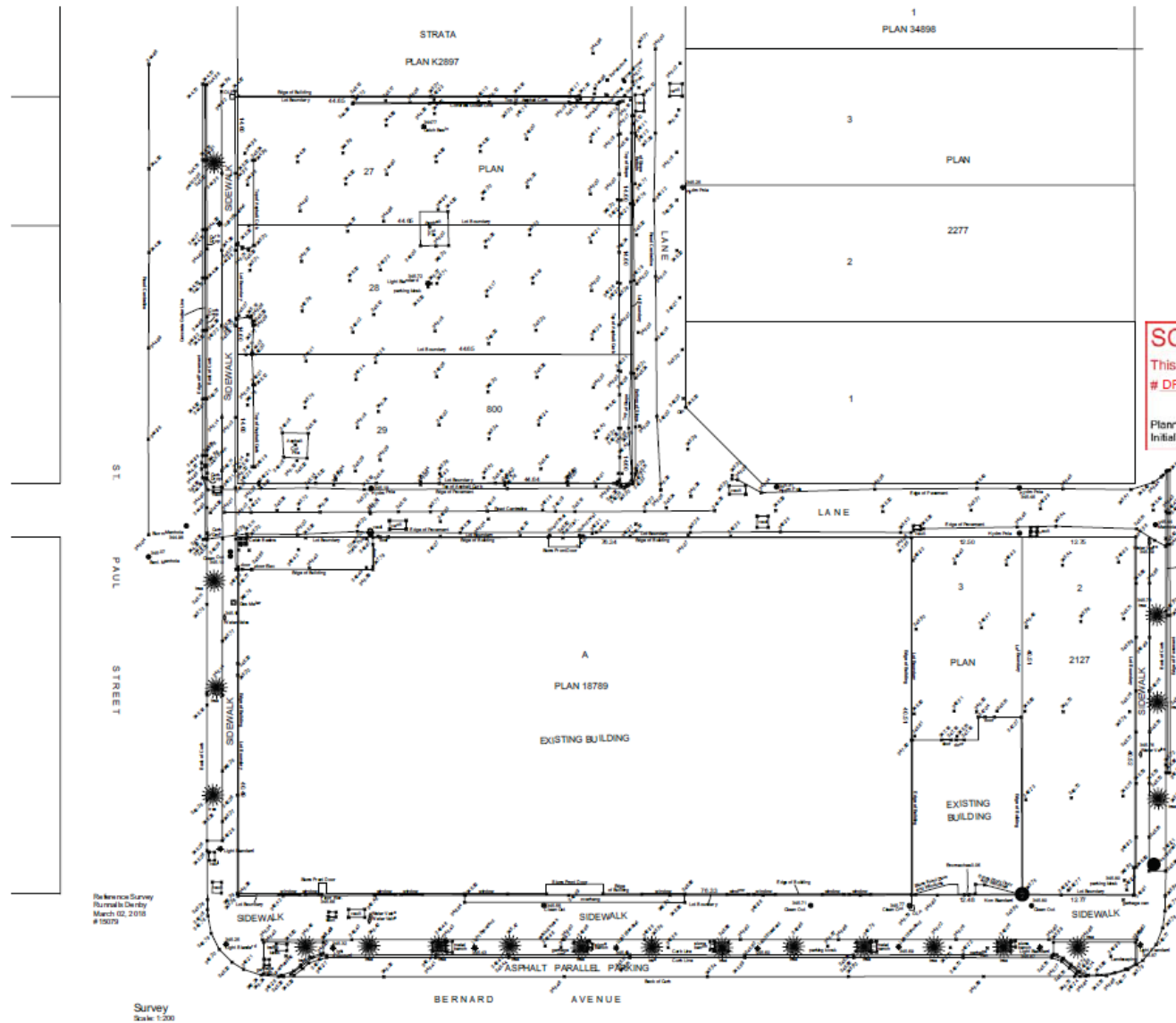
Project:
St. Paul St Tower
1471 St. Paul Street
Kelowna, B.C.

Sheet No:
36 x 24 Data Cover

Project Number:
18004

Date:

Sheet Number:
A-001



Consultant



Date: 2018.04.04
2018.07.10

Survey Technician: D.P. Johnson
D.P. Johnson



Planner

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner
Initials

AC



NSDA
ARCHITECTS

220-04 Nelson St.
Nanaimo BC V9S 2G2
Canada V9S 2G2
T 250.488.1884
F 250.488.1241
info@nsda.ca
www.nsda.ca

Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet No:
36x24 Survey

Project Number:
18004

Date:

Sheet Number:
A-002



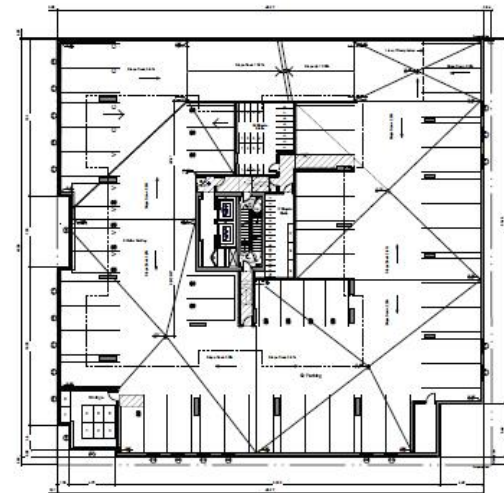
Site & Level 1 Plan
Scale: 1/200

SCHEDULE A & B

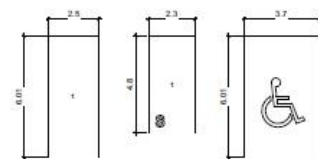
This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING



Level 2
Scale: 1/200



Typical Parking Stalls
Scale: 1/50

Consultants



Date: 2018-02-06
2018-07-12

Author/Revision: DVP/Author
DVP/Revision

Particulars

File



201-241-1001
201-241-1002
201-241-1003

Location: 1471 St. Paul Street, Kelowna, B.C.
Project: St. Paul Tower

Project: St. Paul Tower
1471 St. Paul Street
Kelowna, B.C.

Project Title:
36x24 Site, L1 & L2 Plan

Project Number:
18004

File

Project Number:
A-101

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

Consultants



Date: 2018.03.08
2018.07.12

Issue/Revision: 01/01/2018
02/01/2018

Revisions

Red

NSDA
ARCHITECTS

220-124 Avenue D
Victoria, BC V8S 2G2
Canada 800-361-2424
T: 250-622-1912
F: 250-622-1241
info@nsda.ca
www.nsda.ca

Copyright Reserved. This drawing is the property of NSDA Architects and is not to be used without the written consent of NSDA Architects.

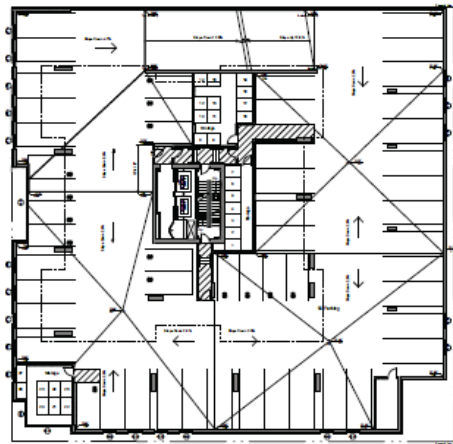
Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet Title
36x24 L3 & L4

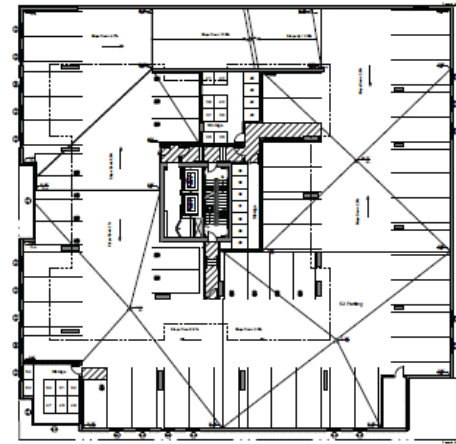
Project Number
18004

Scale

Sheet Number
A-102



Level 3
Scale: 1:200



Level 4
Scale: 1:200

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials AC

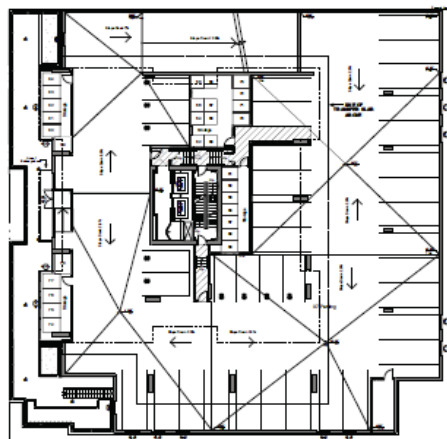
City of Kelowna
COMMUNITY PLANNING

Consultant

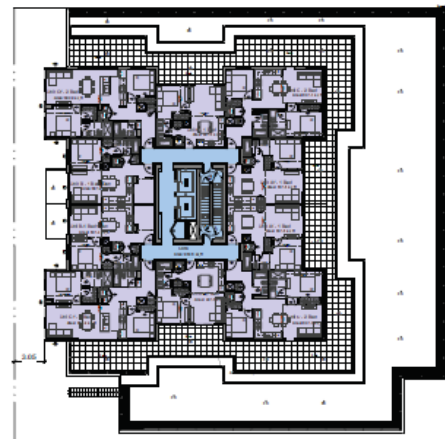
MISSION GROUP

Date: 2018.03.16
2018.07.10

Issue / Revision:
CIP Submission
CIP Submission



Level 5
Scale: 1/200



Level 6
Scale: 1/200

Revision

Real

NSDA
ARCHITECTS

221-04 Abbott St
Vancouver, BC
Canada V6B 2A3
T: 604-681-1951
F: 604-681-1541
info@nsda.ca
www.nsda.ca

The architect warrants that the design and construction of the building shall conform to the applicable building codes and standards in force at the time of the design and construction.

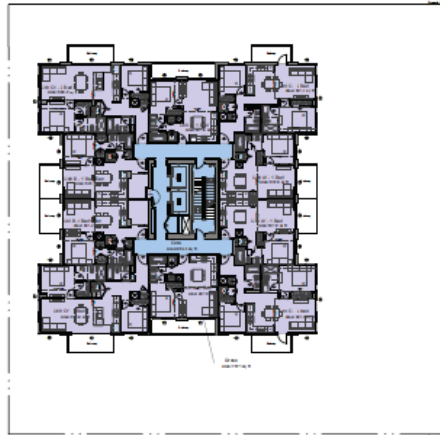
Project
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet Title
36x24 L5 & L6

Project Number
18004

Scale

Sheet Number
A-103



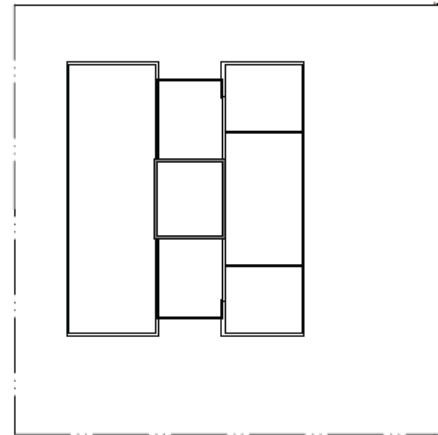
Level 7-21
Scale: 1:200



Level 22-24
Scale: 1:200



Level 25
Scale: 1:200



Roof Plan
Scale: 1:200

Consider:



Date: 2018.03.09
2018.07.01

Revised/Revisions:
DP Submission
DP Submission

Revisions:

SCHEDULE A & B

This forms part of application
DP18-0078 / DVP18-0077

Planner Initials

AC

City of Kelowna
COMMUNITY PLANNING

For:

NSDA
ARCHITECTS

220-124 Nelson St.
Kelowna, BC
V1Y 1A1
Tel: 250-867-1100
Fax: 250-867-1101
info@nsda.bc.ca
www.nsda.bc.ca

Copyright Reserved. This architectural design is owned by NSDA Architects. All rights reserved. No part of this design may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of NSDA Architects.

Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Drawn By:
36x24 L7-21, 22-24, 25, Roof

Project Number:
18004

Date:

Draw Number:
A-104

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING



Section
Scale: 1:200

Consultant



Date: 2018.06.08
2018.07.10

Project/Task: DVP Submission
DVP Submission

Revision

File

NSDA
ARCHITECTS

220-04 Nelson St.
Kelowna, BC V1Y 1A5
T: 250.860.1100
F: 250.860.1101
info@nsda.ca
www.nsda.ca

Copyright Reserved. This document is the property of NSDA Architects. It is to be used for the project and location only. No other use is permitted without written consent.

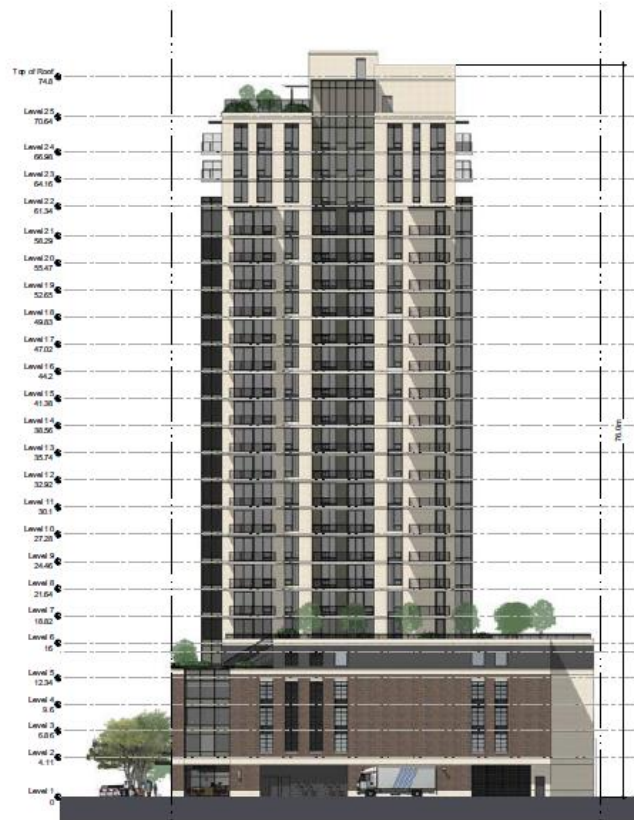
Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet No:
36x24 Section

Project Number:
18004

Phase:

Sheet Number:
A-201



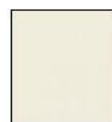
South (Lane) Elevation
Scale: 1/200



West (Street) Elevation
Scale: 1/200



Brick: Mutual Materials
Colour: Mission
Texture: Smooth, Rug
Group: Warm White



Colour: Acadia OC-38 (BM)



Colour: Kendall Charcoal
HC-166 (BM)



Colour: Dark Charcoal



Colour: Amazing Gray
SW 7044 (BM)

Material List

1. Painted Concrete, Colour: Acadia OC-38 (BM)
2. Painted Concrete, Colour: Kendall Charcoal
3. Brick: Mission
4. Window Frame, Colour: Kendall Charcoal
5. Window Frame, Colour: Dark Charcoal
6. Window Glass Spandrel: Colour Amazing Gray
7. Window Metal Spandrel: Colour Dark Charcoal
8. Painted Metal, Colour: Dark Charcoal
9. Glazing
10. Glazed Guard with metal frame: Colour: Dark Charcoal
11. Glazed Canopy, Painted Metal Frames, Colour: Dark Charcoal
12. Concrete Canopy with Metal band, Colour: Dark Charcoal
13. Metal Louvers, Colour: Kendall Charcoal

Consultants



Date: 2018-02-08
2018-02-08

Issue: Revision
DP Submission
DP Submission

Particulars

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner
Initials AC



Foot



220-244 Nelson St.
Kelowna, BC
V1Y 1A8
Tel: 250-860-1191
Fax: 250-860-1191
info@nsda.ca
www.nsda.ca

Project: St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Project: St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Project: St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Project: St. Paul St Tower

Project: St. Paul St Tower

Project: St. Paul St Tower

Project: St. Paul St Tower



North (Left) Elevation
Scale: 1:200



Brick: Mutual Materials
Color: Mauna Loa
Texture: Maskin, Smooth, Rug
Grout: Warm White



Colour: Acadia OC-38 (BM)



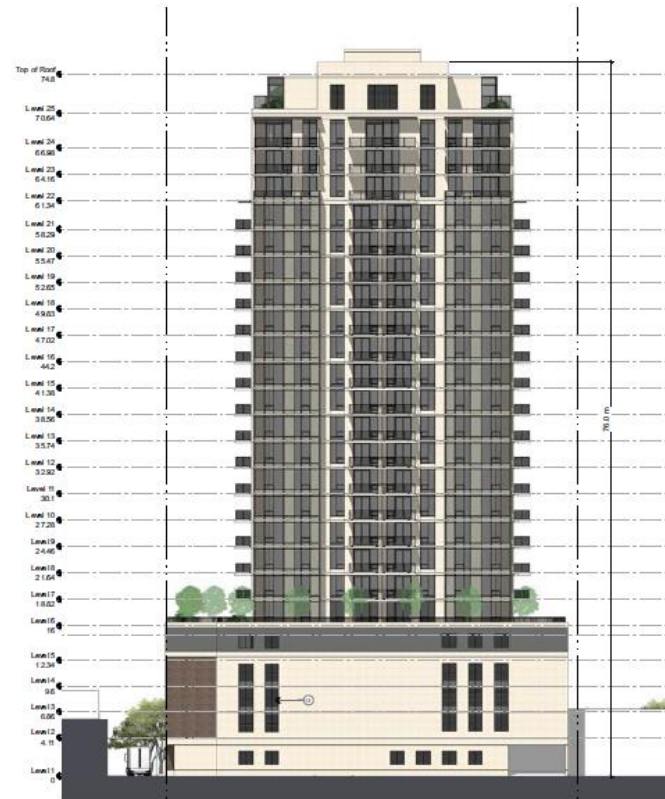
Colour: Rendall Charcoal
HC-166 (BM)



Colour: Dark Charcoal



Colour: Amazing Gray
SW 7044 (BM)



East (Line) Elevation
Scale: 1:200

Material List

1. Painted Concrete, Colour: Acadia OC-38 (BM)
2. Painted Concrete, Colour: Rendall Charcoal
3. Brick, Mutual Materials
4. Window Frame, Colour: Rendall Charcoal
5. Window Frame, Colour: Dark Charcoal
6. Window Glass (Spandrel), Colour: Amazing Gray
7. Window Glass (Spandrel), Colour: Dark Charcoal
8. Painted Metal, Colour: Dark Charcoal
9. Glazing
10. Glazed Glass with metal frame, Colour: Dark Charcoal
11. Glazed Glass, Colour: Rendall Charcoal, Colour: Dark Charcoal
12. Glazed Glass with metal frame, Colour: Dark Charcoal
13. Metal Lintel, Colour: Rendall Charcoal

SCHEDULE A & B	
This forms part of application # DP18-0076 / DVP18-0077	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

Consultants



Date: 2018.04.26
2018.07.10

Issue / Revision:
DP Submission
DP Submission

Partitions

Floor

NSDA
ARCHITECTS

221-24 Nelson St.
Kelowna BC V1Y 1A1
T: 250.868.1000
F: 250.868.1241
info@nsda.ca
www.nsda.ca

Location: St. Paul Tower, 1471 St. Paul Street, Kelowna, B.C.

Project:
St. Paul Tower
1471 St. Paul Street
Kelowna, B.C.

Sheet No:
36x24 Elevations

Project Number:
18004

File:
A-203



View From St. Paul Street Looking North



View Looking North East



View Looking North East

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

Consultant:

MISSION GROUP

Date: 2018.02.08
2018.07.02

Author: Mission Group
DP Development
DP Development

Revision:

File:

NSDA
ARCHITECTS

200-3810 Avenue 2
Vancouver, BC V6L 2G5
Tel: 604-447-1000
Fax: 604-447-1001
www.nsda.ca

Copyright reserved. This architectural sketch is for informational purposes only. It is not a contract and should not be used for any other purpose without the written consent of the architect.

Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Project No:
36x24 Sketches

Project Number:
18004

File:

Project Number:
A-301



PROJECT NAME
ST PAUL STREET TOWER

CIVIC ADDRESS
1471 St Paul Street
Kelowna, B.C.

DRAWING CONTENTS

- L0.00 COVER SHEET
- L0.01 TREE MANAGEMENT PLAN
- L1.00 NOTES AND LEGENDS
- L1.01 MATERIALS, LAYOUT AND GRADING PLAN
- L2.01 PLANTING PLAN
- R0.01 IRRIGATION PLAN
- R0.02 IRRIGATION PLAN
- L3.01 WATER CONSERVATION PLAN
- L4.01 SECTIONS

SCHEDULE C

This forms part of application
DP18-0076 / DVP18-0077

Planner
Initials AC



PROJECT ADDRESS
1471 ST. PAUL STREET
KELOWNA, B.C.



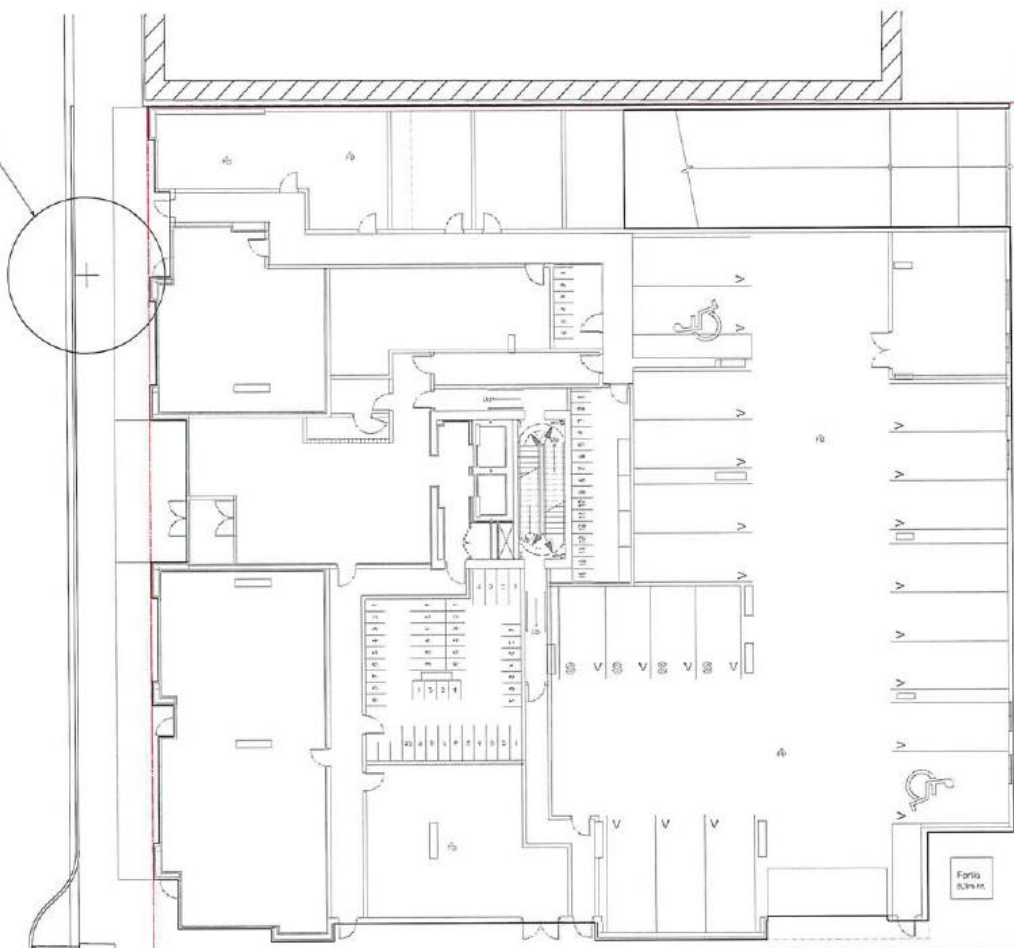
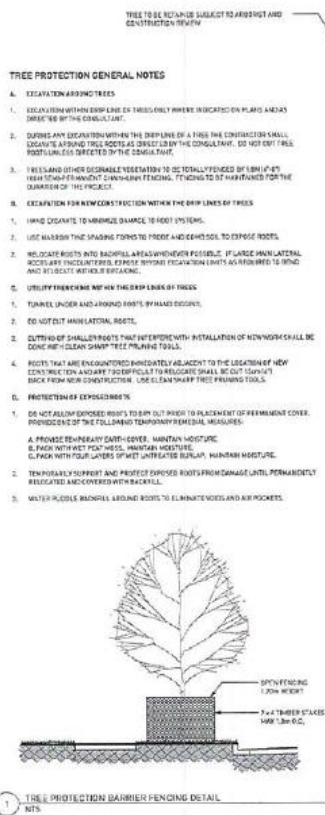
**BROOKLYN
ST. PAUL STREET TOWER**

PROJECT ADDRESS
1471 ST. PAUL STREET
KELOWNA, B.C.

COVER SHEET

Scale: 1/8" = 1' 0"	
PROJECT NO.	10003
DATE	20 MARCH 2018
BY	10003 20180318/PLANS - 84-00480 R1
REVISION	10003 20180318
DATE	2018
BY	PLN
DATE	2018

L0.00



SCHEDULE C

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

Lane

PWL partnership

Professional Working Limited
100-1100 Lakeshore Blvd. East
Suite 1000
Kelowna, BC V1Y 9V6
www.pwlpartnership.com
Tel: (250) 860-1100
Fax: (250) 860-1101

PROJECT ADDRESS	DATE	REVISION
1. 1471 ST. PAUL STREET	10/10/2018	1.0

BROOKLYN ST. PAUL STREET TOWN

1471 ST. PAUL STREET
KELOWNA, B.C.

TREE MANAGEMENT PLAN

Scale: 1/8" = 1'0"

PROJECT NO.	10003
DATE	22 MARCH 2018
BY	10003 DVP/DP18 PLANS - RE-DESIGN
DATE	10/10/2018
BY	10003 DVP/DP18 PLANS - RE-DESIGN
DATE	10/10/2018
BY	10003 DVP/DP18 PLANS - RE-DESIGN

L0.01




1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. VERIFY ALL DIMENSIONS WITH FIELD CONTENT. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF PAVEMENTS AND CURBS.

- [illegible]




Plant List RAB20 Bioscape - 20, Paul Street						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
PL1	2	<i>Amelanchier alnifolia</i>	Strawberry Sherbetree	20m Ht, 3" x 4" Id	As Shown	ESB, Yellow flowers, dark red leaves, heavy growth.
PL2	1	<i>Juniperus communis 'Green Sentinel'</i>	Green Sentinel Juniper	20m tall, 12" tall Id	As Shown	ESB, Low growth
PL3	1	<i>Juniperus communis 'Suecica'</i>	Blue Sentinel Juniper	As Shown	ESB, Low growth	
Shrubs						
SH1	150	<i>Hamamelis Virginica 'Winter Snow'</i>	Winter Snow Hamamelis	40cm	40cm x 20cm	Not established
SH2	150	<i>Rosa rugosa 'Noble Prince'</i>	Rose of Sharon	1.5m	40cm x 20cm	Not established
SH3	150	<i>Yucca filamentosa</i>	Adam's Needle	60 cm	40cm x 20cm	Not established
Shrubbed Cover						
Perennials						
PL4	250	<i>Antennaria plantaginifolia</i>	Minuteman Plantain	40 cm	20cm x 20cm	Not established, heavy growth
PL5	250	<i>Thalictrum aquilegifolium</i>	Thalictrum	40 cm	20cm x 20cm	Not established
PL6	475	<i>Thalictrum aquilegifolium</i>	Thalictrum	40 cm	20cm x 20cm	Not established
PL7	150	<i>Perennia angustifolia</i>	Asparagus	40 cm	20cm x 20cm	Not established
PL8	150	<i>Saxifraga oppositifolia</i>	Saxifrage	40 cm	20cm x 20cm	Not established
PL9	150	<i>Saxifraga oppositifolia</i>	Saxifrage	40 cm	20cm x 20cm	Not established
Ornamental Grasses						
GR1	6	<i>Calamagrostis canadensis 'Rust Flaccid'</i>	Rust Flaccid Calamagrostis	40 cm	70cm x 20cm	Not established
GR2	6	<i>Calamagrostis canadensis 'Rust Flaccid'</i>	Rust Flaccid Calamagrostis	40 cm	70cm x 20cm	Not established
Vines						
PL10	1	<i>Parthenocissus vitacea</i>	Parthenocissus	40 cm	As Shown	Shaded, Not Established

GRADING LEGEND	
	Existing Elevation
	Proposed Elevation
	Finished Floor Elevation
	Proposed Top of Ash Furnace
	Proposed Bottom of Paul Elevation

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES

WATER CONSERVATION LEGEND	
	High Hydropane
	Medium Hydropane
	Low Hydropane

PAYING LEGEND	
KEY	DESCRIPTION
	Concrete Paving
	Unit Pavers - Type 1
	Unit Pavers - Type 2
	Exposed aggregate Concrete Paving
	Hydroseal/Pebble Power - Type 1
	Hydroseal/Pebble Power - Type 2
	Emulsion Maintenance/Seal
	Crushed Gravel
	Granular Wood Decking

HARDSCAPE LEGEND	
KEY	DESCRIPTION
	Landscape Nail Paver
	Accent Borders
	River Rock

[illegible]

LIGHTING LEGEND	
KEY	DESCRIPTION
53	Wall Light
52	Exterior Lighting

SCHEDULE C

This forms part of application
 # DP18-0076 / DVP18-0077

Planner Initials AC

City of Kelowna
 COMMUNITY PLANNING

 **PWL partnership**

Real Partnership Development Worldwide Inc.
300 West 10th Street, Suite 1000
Cleveland, OH 44110-2122
www.pwlpw.com
Tel: 216.464.1977
Fax: 216.464.1978

STAFFING (continued)

NO. RATS	NO. OF RATINGS
1	206,367,761
2	40,455,239,150

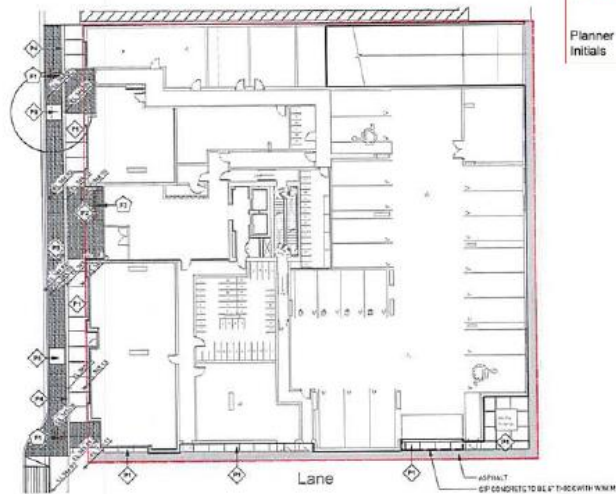
**BROOKLYN
ST. PAUL STREET TOWI**

1471 ST. PAUL STREET
VICTORIA, B.C.

NOTES AND LEGENDS

<p>Customer: All construction. Responding to email inquiries, providing a summary of what is required for additional information to be given a change order and preparing a contract.</p>	
<p>North</p> 	<p>Scale</p> <p>1/8" = 1'-0"</p>
<p>PL0017 No. 10012</p>	
<p>DWG. 22 MARCH 2010</p>	
<p>111 MAN. 10012 20101010 PLANS - RE-DESIGNED P</p>	
<p>100101 10-1-0</p>	
<p>DRAWN</p> 	<p>CHECKED</p>

L1.00



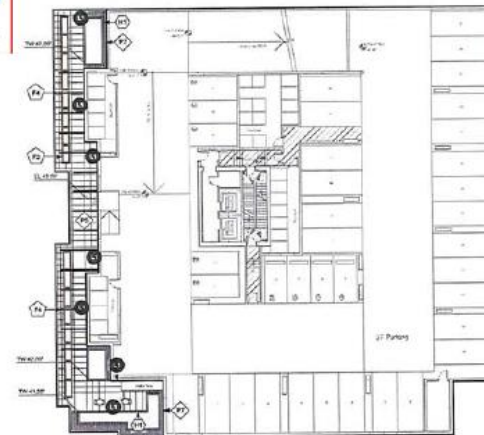
GROUND LEVEL

SCHEDULE C

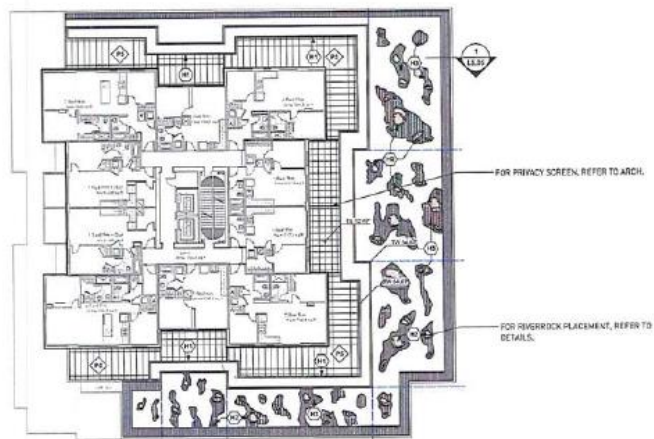
This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

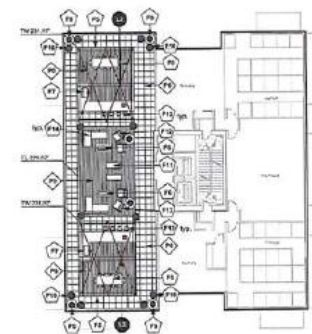
City of Kelowna
COMMUNITY PLANNING



LEVEL 5



LEVEL 6



ROOF LEVEL

PWL partnership

1800 Kelowna Kelowna, BC
1800 Kelowna Kelowna, BC
1800 Kelowna Kelowna, BC
1800 Kelowna Kelowna, BC

SPRINKLER PLAN

1800 Kelowna Kelowna, BC
1800 Kelowna Kelowna, BC
1800 Kelowna Kelowna, BC
1800 Kelowna Kelowna, BC

**BROOKLYN
ST. PAUL STREET TOWN**

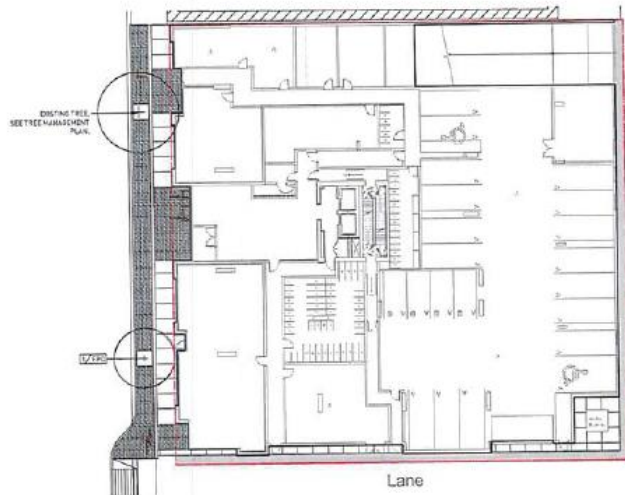
1800 ST. PAUL STREET
KELOWNA, B.C.

**ALL LEVELS - MATERIALS
LAYOUT AND GRADING
PLAN**

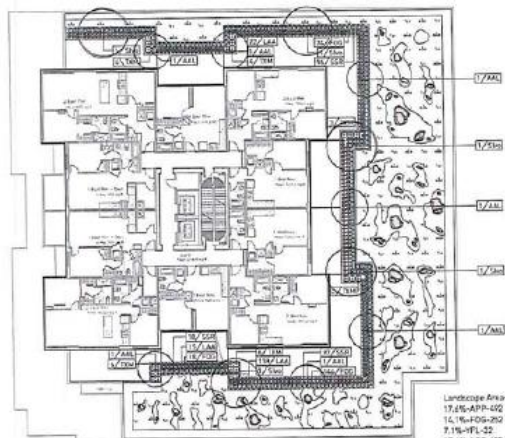
Scale: **1/16" = 1'-0"**

PROJECT: 180033
DATE: 22 MARCH 2018
NO. SHEET: 180033-0010013-PLANS - RE-DESIGN
SHEET: 180033-0010013-PLANS - RE-DESIGN
DESIGNER: [Signature]
CHECKER: [Signature]

L1.01

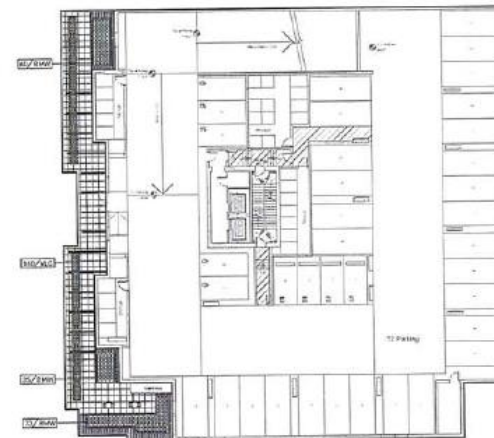


GROUND LEVEL

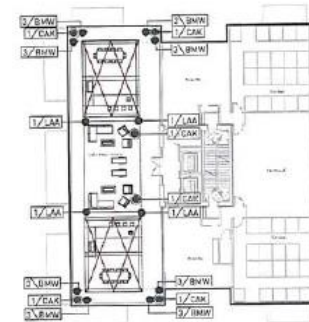


LEVEL 6

Landscape Area=1,279,592 sq ft
 17.1%-APP-492
 14.1%-FOG-252
 7.1%-YFL-32
 17.1%-LOF-492
 13.8%-PAT-147
 17.1%-SAD-492
 14.1%-SSR-252



LEVEL 5



ROOF LEVEL



RESEARCH AND STUDIES	
NO.	NAME
1	2016/27/23
	18-000000-000000

SCHEDULE C

This forms part of application
DP18-0076 / DVP18-0077



City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

BROOKLYN ST. PAUL STREET TOWI

1471 ST. PAUL STREET
KELOWNA, B.C.

ALL LEVELS - PLANTING
PLAN



PROJECT NO.	18032
DATE	23 MARCH 2018
PROJECT NAME	18032 P0180710 PLANS - 80-40500-74
PROJECT	18-240
LOCATION	TX/TX

L2.01

[illegible][illegible][illegible]

NOTE: IRRIGATION FLOW THRUZ ANY TAP (5 LBS. H₂O IN 1/2 WT. MATERIAL ONE)

PM, Portsmouth Landings Area
175 Pine, East Aerie House
100 West, Foster House
100 West, Foster House
100 West, Foster House
www.garportlandings.com
T 604.282.2277
F 604.282.2277

Bryant et al. 2015		
NO. DATE	DESCRIPTION	
1	2016.06.30	Issued for VOT Review
2	2016.07.31	Issued for VOT Review



BROOKLYN
ST. PAUL STREET
TOWER

1471 ST. PAUL STREET
KILONNA, S.C.

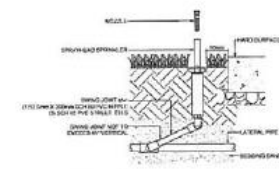
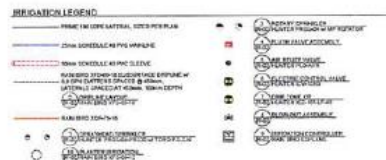
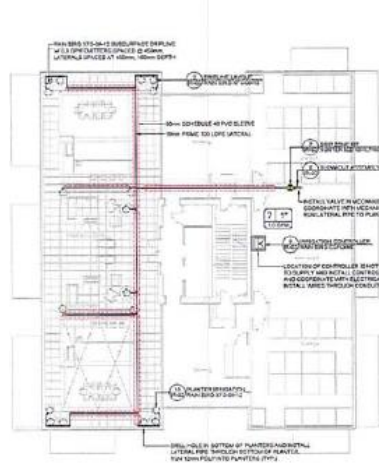
ALL LEVELS IRRIGATION PLAN

Copyright © 1996 by the American Psychological Association or one of its allied publishers. This article is intended solely for the personal use of the individual user and is not to be disseminated widely.

NORTH	SCALE 1:150
-------	----------------

PROJECT NO	18033
DATE	03 MARCH 2018
FILE NAME	18033_PLAN_42015.rvt
PLotted	18-03-27
OWNER	R.H. RICHMOND

IR-01

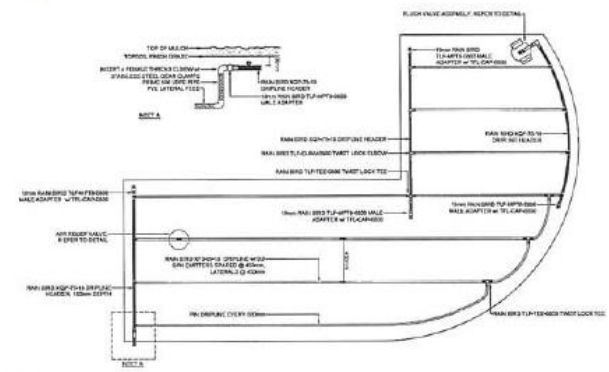


SCHEDULE C

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING



PWL partners

PWL Partnership Limited
1111 West Beaver Creek
Richmond Hill, Ontario L4B 3N2
Tel: 905.709.1111
Fax: 905.709.1112
www.pwlpartners.com

REVISIONS AND NOTES

1. 2018.06.20 Issued for 90% Review
2. 2018.07.25 Issued for 90% Review



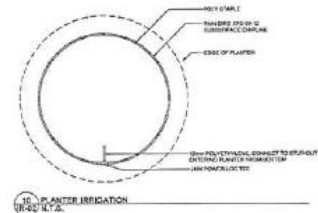
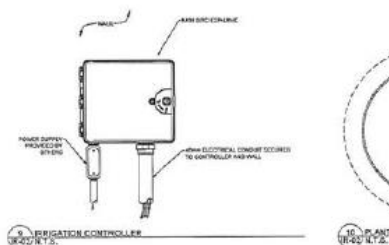
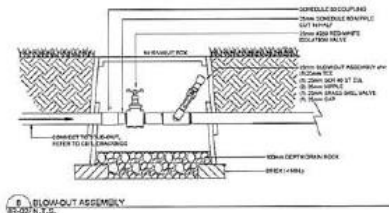
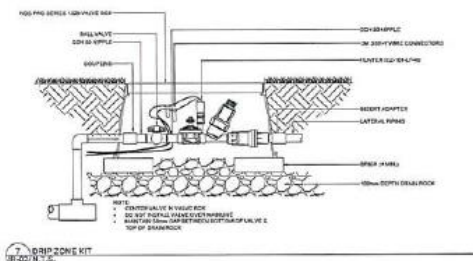
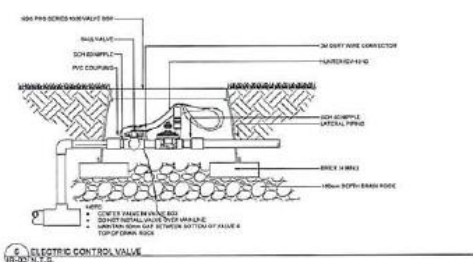
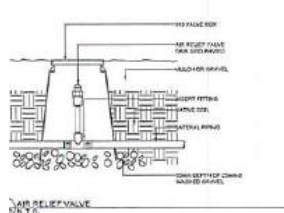
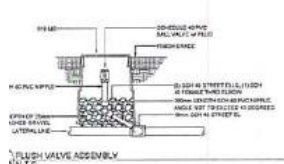
BROOKLYN
ST. PAUL STREET
TOWER

1471 ST. PAUL STREET
KELOWNA, B.C.

ALL LEVELS
IRRIGATION PLAN

PROJECT NO. 18033
DATE 22 MARCH 2018
FILE NAME 18033 PLANS 42033.DWG
PLANTER 18-0-27
DRAWN BY
CHECKED BY

IR-02



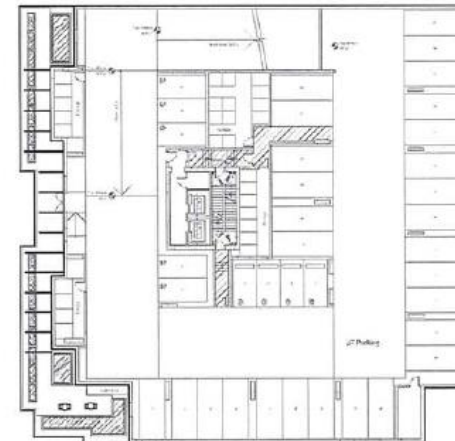
WATER CONSERVATION LEGEND	
	High High water
	Medium High water
	Low High water

SCHEDULE C

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING



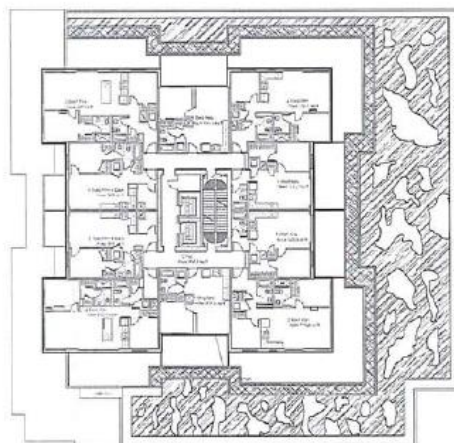
PWL partnership

1800-363-6868
1800-363-6868
1800-363-6868
1800-363-6868
1800-363-6868

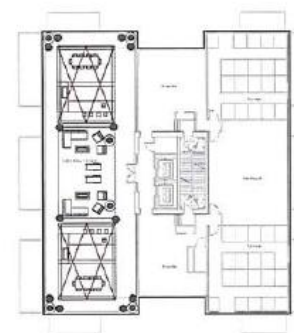
Independent Review

By: **REVIEWER**
1. **REVIEWER**

LEVEL 5



LEVEL 6



ROOF LEVEL

**BROOKLYN
ST. PAUL STREET TOWN**

1471 ST. PAUL STREET
KELOWNA, B.C.

**ALL LEVELS - WATER
CONSERVATION PLAN**

Project: Water conservation plan for all levels of the building. The plan shows the location of all water fixtures and the proposed water conservation measures.

Scale: **1/16" = 1'0"**

Sheet: **10001**

Date: **22 MAY 2018**

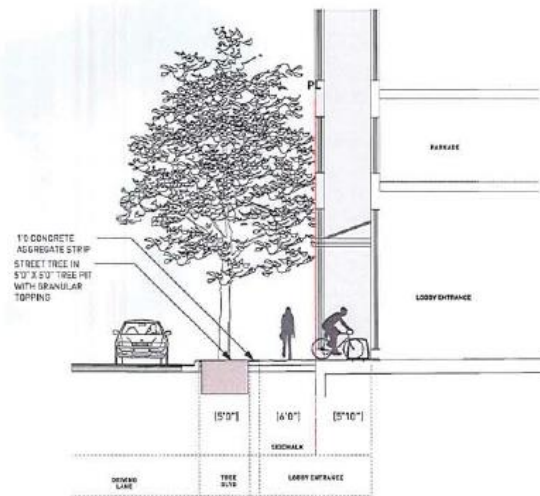
By: **10001 10001 10001 10001 10001**

Check: **10001**

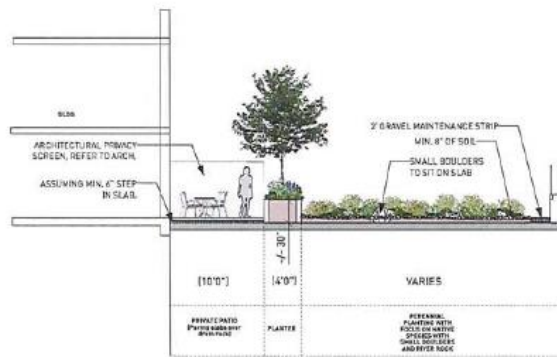
Drawn: **10001**

Revised: **10001**

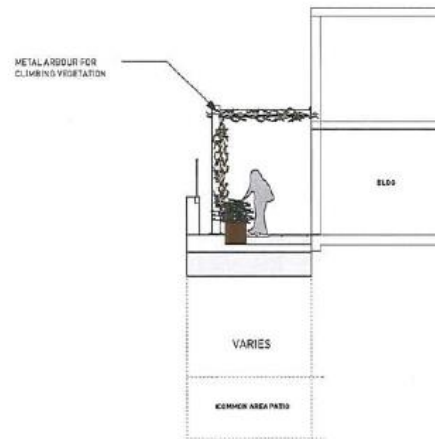
L3.02



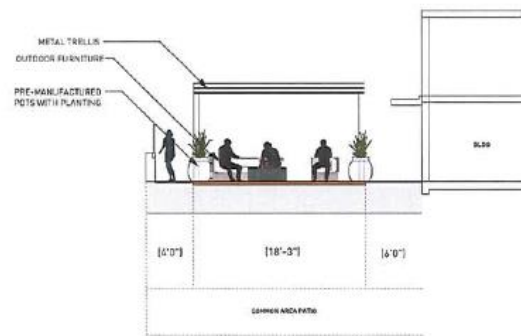
1 ST. PAUL STREET VIEW NORTH
Scale: 3/16" = 1'-0"



3 LEVEL 6 SECTION
Scale: 3/16" = 1'-0"



2 LEVEL 6
Scale: 1/4" = 1'-0"



4 ROOF LEVEL SECTION
Scale: 3/16" = 1'-0"

SCHEDULE C
This forms part of application
DP18-0076 / DVP18-0077
Planner Initials **AC**
City of Kelowna
COMMUNITY PLANNING