

Development Permit DP17-0039

ATTACHMENT A

This forms part of application

DP17-0039

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



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

1710 – 1740 Richter Street

and legally known as

Lot 1 District Lot 139 ODYD Plan KAP92715

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

Multiple Dwelling Housing

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision: January 8, 2018

Decision By: CITY COUNCIL

Development Permit Area: Central Green Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by January 8, 2020.

Existing Zone: CD22

Future Land Use Designation: MRM

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: 1017476 B.C. LTD., INC. No. BC1017476

Applicant: Meiklejohn Architects Inc.

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 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) A Certified Cheque in the amount of \$66,078.15
- OR
- b) An Irrevocable Letter of Credit in the amount of \$66,078.15

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.**

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Planner Initials	<div>LK</div>	 City of Kelowna COMMUNITY PLANNING

**CITY OF KELOWNA**Planner
Initials

LK

MEMORANDUM

Date: April 18, 2017
File No.: DP17-0039
To: Community Planning (RR & TB)
From: Development Engineering Manager(SM)
Subject: 1710-1740 Richter Street

CD-22

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

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) The proposed development site is currently serviced with two small diameter water services. Only one service will be permitted for this development and the small water services must be disconnected per City standards.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with a 100mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing service and the installation of one new larger service if necessary.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision, Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service if required.

4. Road Improvements

- (a) Richter Street has been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are required other than access upgrades. The condition of this infrastructure must be maintained through the construction process. A tree covenant will be required for proper care of the trees during construction.
- (b) Harvey Ave right turn lane onto Richter Street is required along the frontage of this development. City of Kelowna Transportation and MOTi confirmation and approval is required for this construction. New sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard street lights and re-location or adjustment of existing utility appurtenances will be required to accommodate the upgrading construction.
- (c) Chapman lane will need to be upgraded to current lane standards as per SS-R2.

5. Transportation

- a) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch for item 4(b).
- b) The proposed north access to this site is limited to a right turn only in and out onto Richter Street.
- c) The proposed south access to this site is a shared access and is limited to a right turn only in and out & left in onto Richter Street at this time.

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Dedication for the Harvey Ave right turn lane may be required. Confirmation by design drawing is necessary.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

9. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

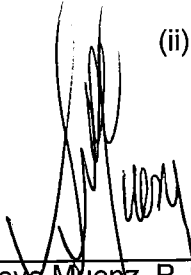
- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

ATTACHMENT B	
This forms part of application # <u>DP17-0039</u>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
<div style="text-align: right;"> City of Kelowna <small>COMMUNITY PLANNING</small></div>	



Your File #: DP17-0039
eDAS File #: 2017-00815
Date: Oct/11/2017

City of Kelowna
1435 Water Street
Kelowna, British Columbia V1Y 1J4
Canada

ATTACHMENT C

This forms part of application
DP17-0039

Planner
Initials

LK



**Re: Proposed Development Permit Approval – Central Green
Lot 1, Plan KAP92715
1740 Richter Street, Kelowna, BC**

With regard to the proposed 120-unit condominium on the development site known as “Central Green”, the Ministry has reviewed the details provided along with the City of Kelowna and Ministry of Transportation and Infrastructure Agreement and associated “Central Green Matrix” of November 4, 2011.

Subsequent to our review, we note the unit number threshold for the 2015 off-site highway improvements has been reached. Per the matrix, the following improvements are triggered:

- Construct EB right-turn lane from Highway 97 to Richter Street (design is currently in progress).
- Remove the crosswalk from the east side of Highway 97 at Ellis Street (please provide the status of this improvement).

All works are to be designed and constructed, to the criteria noted on the “Central Green Matrix”, to the Ministry’s satisfaction.

Subsequent to the design approval, please provide your engineer’s cost estimate. The Ministry will hold bonding, valued at 150% of the approved estimated costs for construction of the works.

If you have any questions please feel free to call Audrie Henry at (250) 712-3663.

Yours truly,

Audrie Henry
District Development Technician

Local District Address

Kelowna Area Office
300-1358 St. Paul Street
Kelowna, BC V1Y 2E1
Canada

Phone: (250) 712-3660 Fax: (250) 712-3669

ZONING SUMMARY

BUILDING B						
ADDRESS	1740 Richter Street Kelowna					
LEGAL DESCRIPTION	LOT 1, Plan 92715					
DEVELOPMENT PERMIT AREA	CENTRAL GREEN DEVELOPMENT PERMIT AREA					
EXISTING ZONING	CD22 CENTRAL GREEN COMPREHENSIVE ZONE					
EXISTING LEGAL USE	VACANT					
GRADES	EXISTING AVERAGE - LEVEL	FINISH AVERAGE - LEVEL				
NUMBER OF BUILDINGS	5 STOREY RENTAL BUILDING OVER PARKADE					
CRITERIA FOR ALL TYPES OF APPLICATION:		CD22 CENTRAL GREEN COMPREHENSIVE ZONE				
		ZONING STANDARD	PROPOSAL			
SITE AREA (sm)	14,375	14,375				
SITE WIDTH (m)	N/A	N/A				
SITE DEPTH (m)	N/A	N/A				
OFF-STREET PARKING	99 stall building B 71 stall building F 170 stall total	203 stall				
PRIVATE OPEN SPACE	type	sm	# unit	sm	level 1	231.8 sm
	bachelor	7	15	105	level 2	168.1 sm
	1 bed	12	85	1020	level 3	168.1 sm
	2 bed	18	8	144	level 4	168.1 sm
	total		108	1,269	level 5	168.1 sm
					building B amenity	904.0 sm
					building F amenity	391.0 sm
					landscape area	5,510.0 sm
					total	6,805.0 sm
	HEIGHT OF BUILDING (S)/# OF STOREYS	72m MAX.	±20.5m/5 storeys			
SITE COVERAGE OF BUILDING(S) (%)	50% max.	3.375/ 14,375 = 23.5% %				
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	N/A				
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:		CD22 CENTRAL GREEN COMPREHENSIVE ZONE				
		ZONING STANDARD	PROPOSAL			
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 108 units Total = 54 bikes min. Class II: 0.1 per dwelling unit x 108 units Total = 11 bikes min.	Class I: 54 bike racks within parkade Class II: 11 stall bike racks				
NUMBER OF LOADING SPACES	N/A	N/A				
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	6.0m / 7.0m				
SETBACKS TO PARKING (m):						
NORTH (FRONT)	N/A	N/A				
SOUTH (REAR)	N/A	N/A				
WEST (SIDE)	N/A	N/A				
EAST (SIDE)	N/A	N/A				
FLOOR AREA NET	± 57,500sm max. net area	building B = 5,843± sm building F = 4,082sm total = 9,925sm				
FLOOR AREA RATIO (F.A.R.)	4.0 max. AREA A & B COMBINED	9.925 / 14,375 = 0.69				
BUILDING (S) SETBACKS (m):						
NORTH (HARVEY AVE.)	4.5m	4.5m MIN.				
SOUTH (REAR)	3.0m (no setbacks to parkade)	0m (Parkade) 10.8m (Building B)				
WEST (SIDE)	3.0m (no setbacks to parkade)	0.53m (Parkade) 8.1m (Building F)				
EAST (SIDE)	3.0m (no setbacks to parkade)	5.0 m (Parkade) 3.05m (Townhouse)				
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A				
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A				
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A				

PARKING CALCULATIONS - BLDG B

STALL SIZE	WIDTH		LENGTH		HEIGHT		PARKING RATIO	PARKING RATIO
							required	proposed
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-6"	2.0m		
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m			69	37
COMPACT SIZE STALL (10% max)	6'-6"	2.0m	11'-2"	3.4m			18	22
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m			2	3
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m						
PARKING REQUIREMENTS:								
Building B					no of unit		no of stall	
0.75 stall/ bachelor unit					15		11.25	
0.9 stalls/ 1 bedrm unit					85		76.50	
1.0 stalls/ 2 & 3 bedrm unit					8		8.00	
cru (1 stall per 100sm)					107 sm		1.00	
total unit					108		96.75	
Building F					no of unit		no of stall	
0.75 stall/ bachelor unit					25		18.75	
0.9 stalls/ 1 bedrm unit					35		31.5	
1.0 stalls/ 2 & 3 bedrm unit					20		20	
total unit					80		70.25	
TOTAL PARKING REQUIRED:							167 stall	
TOTAL PARKING PROVIDED:							203 stall	

BUILDING AND FLOOR AREAS - BLDG B:

UNIT TYPES		UNIT NFA \$sf	UNIT NFA \$sm	UNIT COUNT
A1	MICRO	312	29.0	15
B1	1 BED	602	55.9	62
B1a	1 BED	623	57.9	5
B1b	1 BED	549	51.0	5
B1c	1 BED	662	61.5	4
B1d	1 BED	641	59.6	5
B4	1 BED	456	42.4	4
C1	1 BED	705	65.5	5
T	2 BED	895	83.1	3
TOTAL (BLDG B)		61,751	5,736	108

	resid GFA ±sf	resid GFA ±sm	
PARKADE	600	55.74	6,088 sm
Level 1	15,488	1,438.88	
Level 2	15,840	1,471.58	
Level 3	15,840	1,471.58	
Level 4	15,840	1,471.58	
Level 5	15,840	1,471.58	
TOTAL RESIDENTIAL GFA	79,448	7,381	
SITE COVERAGE			
		sm	
Bldg B - footprint area Level 1 :	±1,439		
Bldg F - footprint area Level 1 :	±1,026		
paved area :	±910		
total footprint + paved area @ grade:	±3,375		

SPATIAL SEPARATION:

	NORTH/SOUTH/EAST/WEST WALL
WALL AREA	window openings & walls construction un-restricted. limiting distance exceeds 8.0m in all cases, or building faces a street in accordance with 3.2.3.10.(2)
OPENING AREA	
% PROVIDED	
LIMITING DISTANCE	
% PERMITTED	
CONSTRUCTION TYPE	
CLADDING MATERIAL	
REQUIRED RATINGS	

BUILDING CODE REVIEW

OCCUPANCY	BUILDING B GROUP C		GROUP E	GROUP A2	PARKADE: GROUP F3	
ARTICLE	3.2.2.50		3.2.2.50	3.2.2.50	3.2.2.78	
NO. OF STOREYS	5 STOREY		5 STOREY	5 STOREY	UNLIMITED	
NO. OF STREETS FACING	1		1	1	1	
BUILDING AREAS:	PROPOSED		CODE MAXIMUM		PROPOSED	CODE MAXIMUM
	compartment A: ±1,257sm future compartment B: ±240sm		1,440sm		6,082 sm	UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2 FIRE COMPARTMENT B TO HAVE COMBUSTIBLE CONSTRUCTION (ALTERNATE SOLUTION TO BE PREPARED BASED ON NBC 2015)						
CONSTRUCTION TYPE	COMBUSTIBLE				NON-COMBUST.	
SPRINKLERED	YES				YES	
ASSEMBLY RATINGS:						
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE)					
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)					
ROOFS	1 HR					

FIRE PROTECTION:

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.6.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD

PARKADE LEVEL:	46sm / PERSON X 6,088sm	133 PERSONS
RESID. LEVELS :		
LEVEL 1	2 PERSONS/SLEEPING RMS x 24 RMS	48 PERSONS
LEVEL 2 TO 5	2 PERSONS/SLEEPING RMS x 23 RMS	46 PERSONS PER FLOOR
TOTAL @ RESIDENTIAL BLDG		367 PERSONS

ACCESSIBILITY REQUIREMENTS

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	NO	NO

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 REQ'D./ DWELLING UNIT	3.7.2.2.(11)
WASHROOM REQUIREMENTS FOR CRU 1 & 2 TO BE CONFIRMED DURING SEPARATE LEASEHOLD IMPROVEMENT PERMIT APPLICATION (N.I.C.)	



EXIT FACILITIES

REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL	6.1mm/ person X 133 persons = 811mm	4 doors @ 3'-0" = 12'-0" (3656mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 5 (doors)	6.1mm /person x 48 persons max =800 mm	min. 2 doors @ 3'0" width per floor = 6'0" (1829mm)
LEVEL 1 - 5 (stairs)	8.0mm /person x 48 persons max =1100 mm	min. 2 stairs @ 3'10" width per floor = 7'8" (2337mm)
RESIDENTIAL UNITS		
EXIT THROUGH LOBBY	yes	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (2 HR @ Parkade)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS

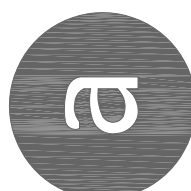
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
GROUP E TO C	2 HR	
GROUP A2 TO C	2 HR	
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

201-75 FRONT STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mai@shaw.ca



m+m
WEIKLEJOHN ARCHITECTS INC.

2017-11-09
building
B
revised
DP

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without the Architects' consent.

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Project Title

CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

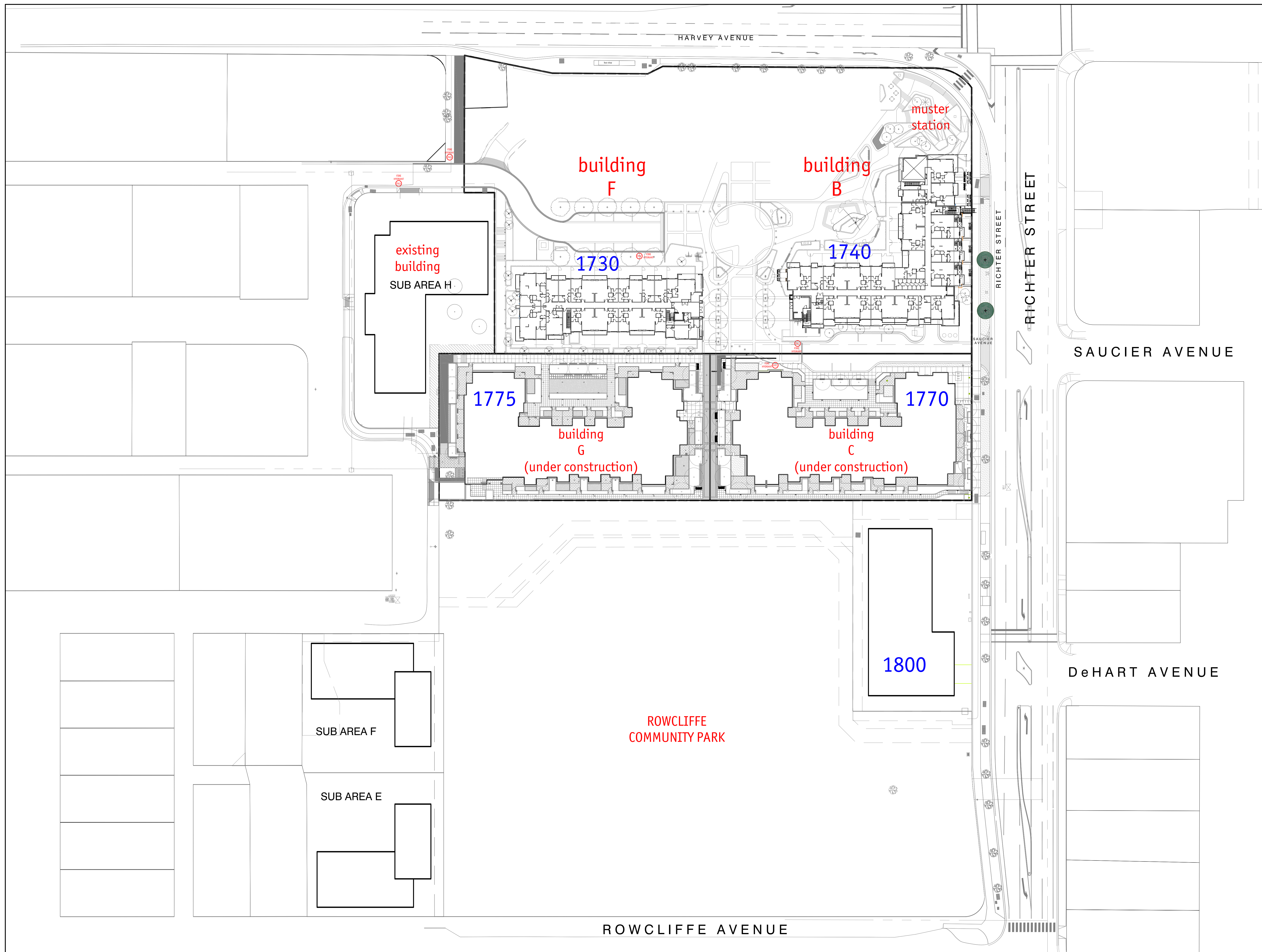
A1.01-B

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

B-Code Summary

Date	2017-11-09
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



201-75 FRONT STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mai@shaw.ca



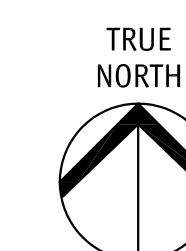
2017-11-09
building
B
revised
DP

SCHEDULE A

This forms part of application
DP17-0039

Planner Initials

City of Kelowna
COMMUNITY PLANNING



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Project Title

CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A1.10

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

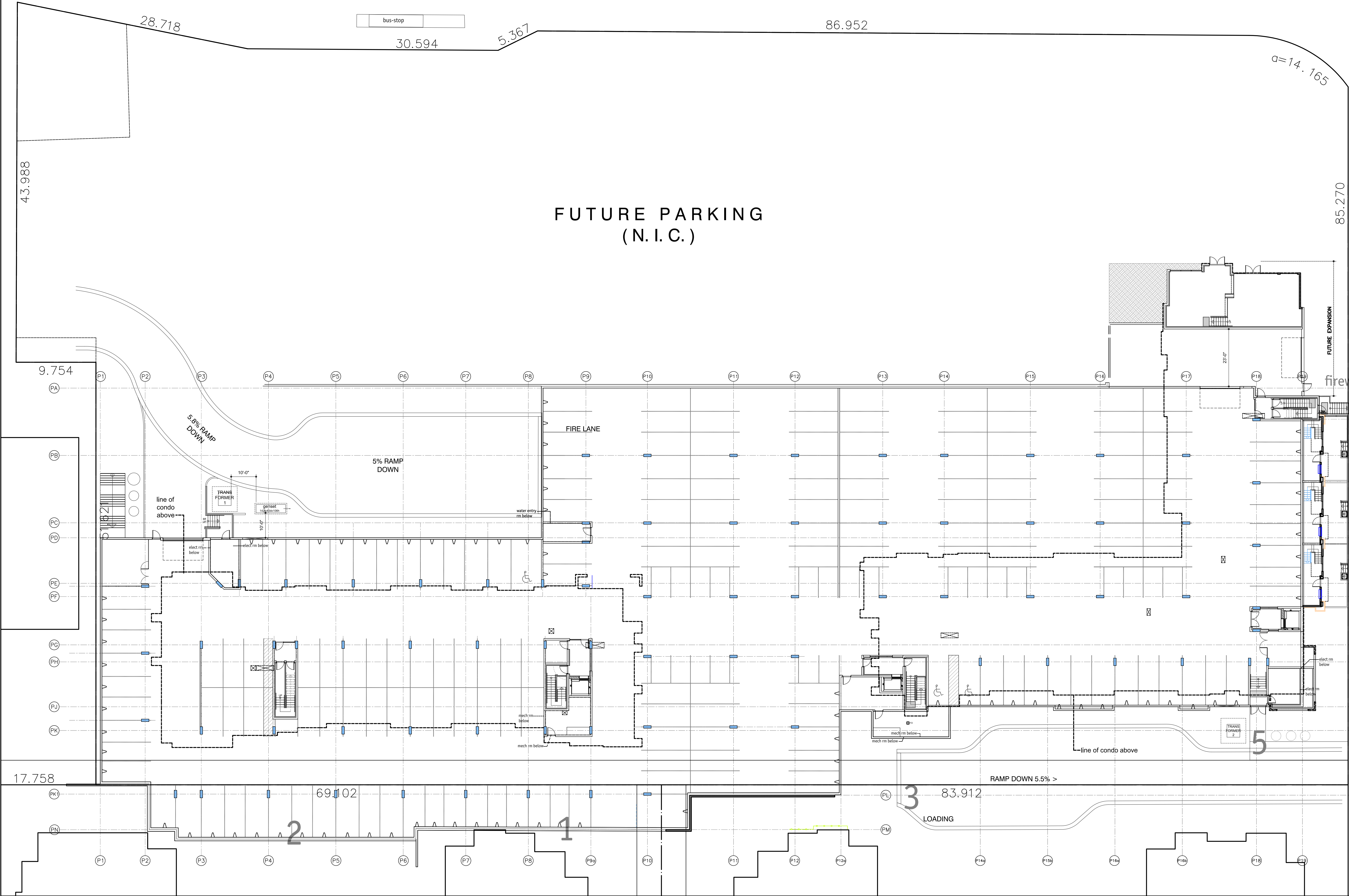
Site Plan

 $1'' = 40'$

Date	2017-11-09
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

HARVEY AVENUE

FUTURE PARKING
(N.I.C.)

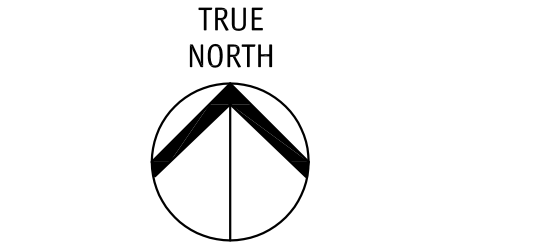


201-75 FRONT STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pen-mai@shaw.ca
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mai@shaw.ca



2017-11-09
building
B
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DP

SCHEDULE A
This forms part of application
DP17-0039
City of Kelowna
Planner Initials LK

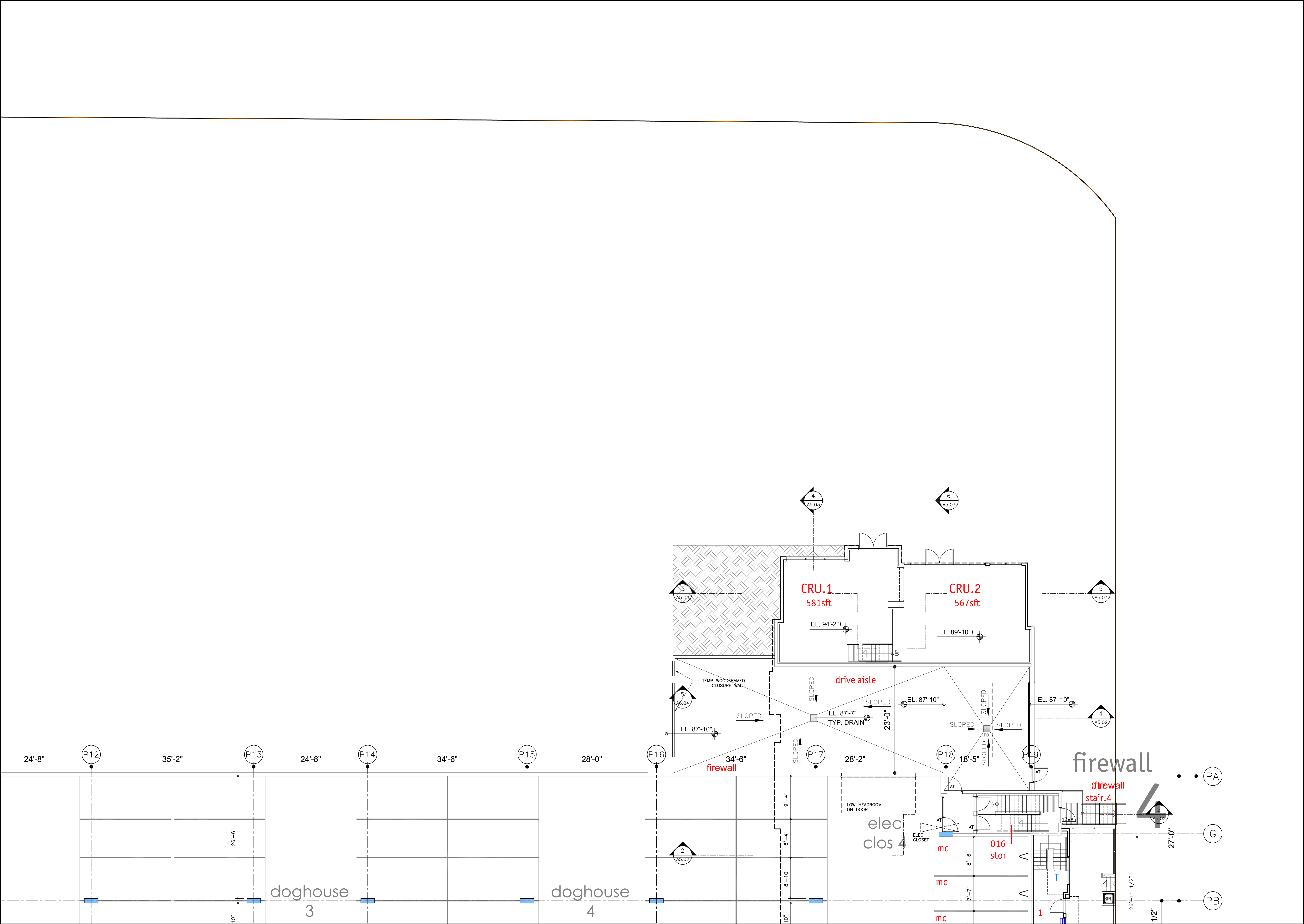


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Project Title
CENTRAL GREEN
1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6
Drawing Number

A2.00-1
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB
Drawing Title
OVERALL SITE PLAN PARKADE LEVEL
1/16"=1'0"
Date 2017-11-09
Job No. m-m 16-1726
Scale AS SHOWN
Drawn SN
Checked JM

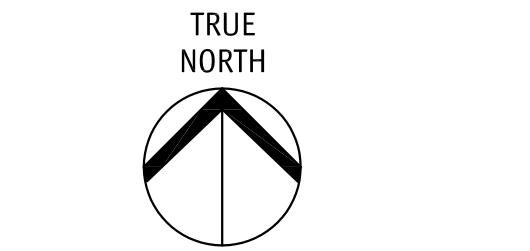


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Project Title
**CENTRAL
GREEN**

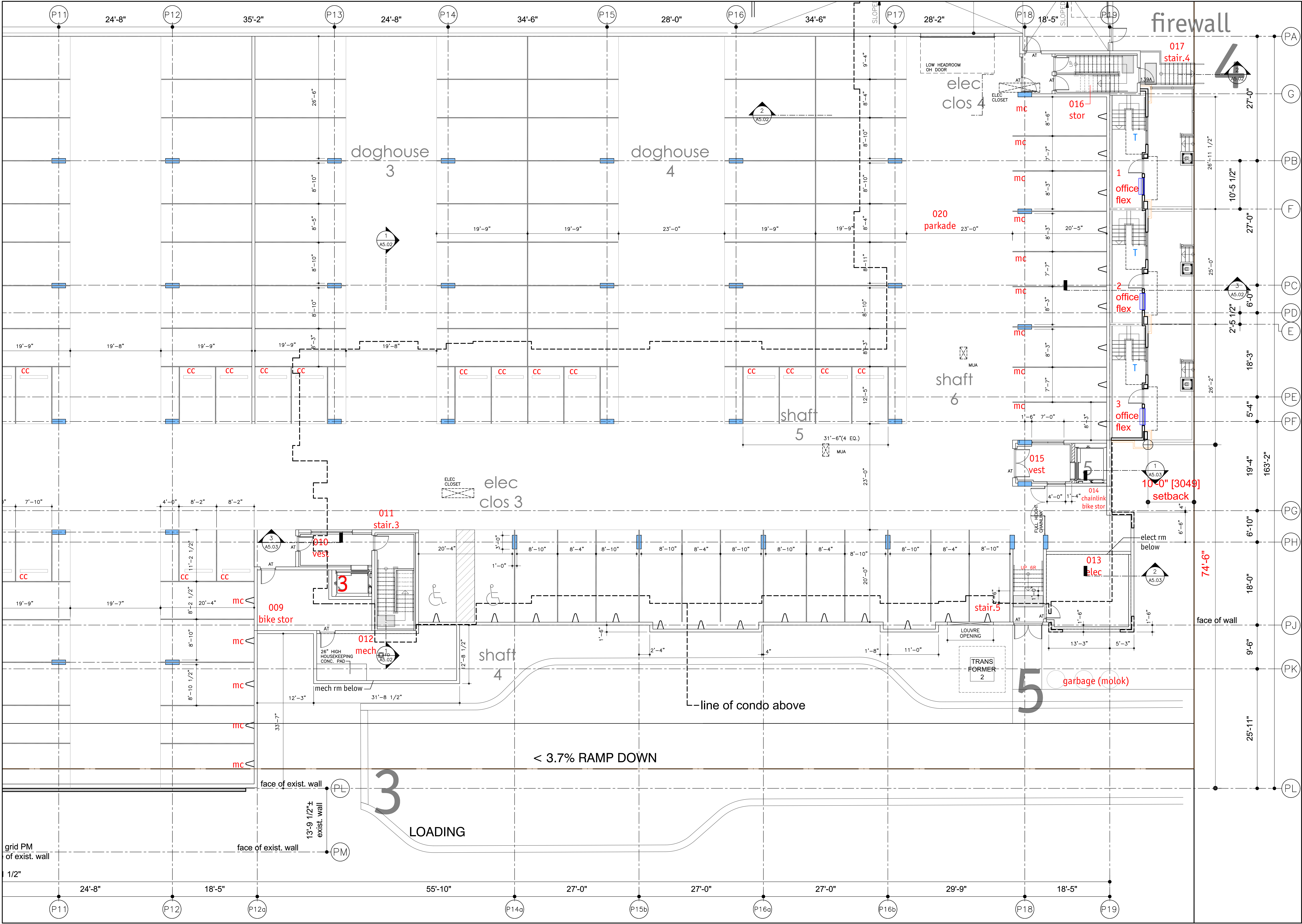
1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6
Drawing Number

A3.00a-B

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
Parkade

1/8"=1'0"
Date 2017-11-09
Job No. m+m 15-1726
Scale AS SHOWN
Drawn SN
Checked JH



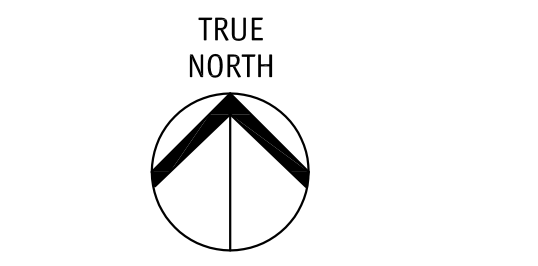
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V1Y 6N2
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Project Title
CENTRAL GREEN
1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

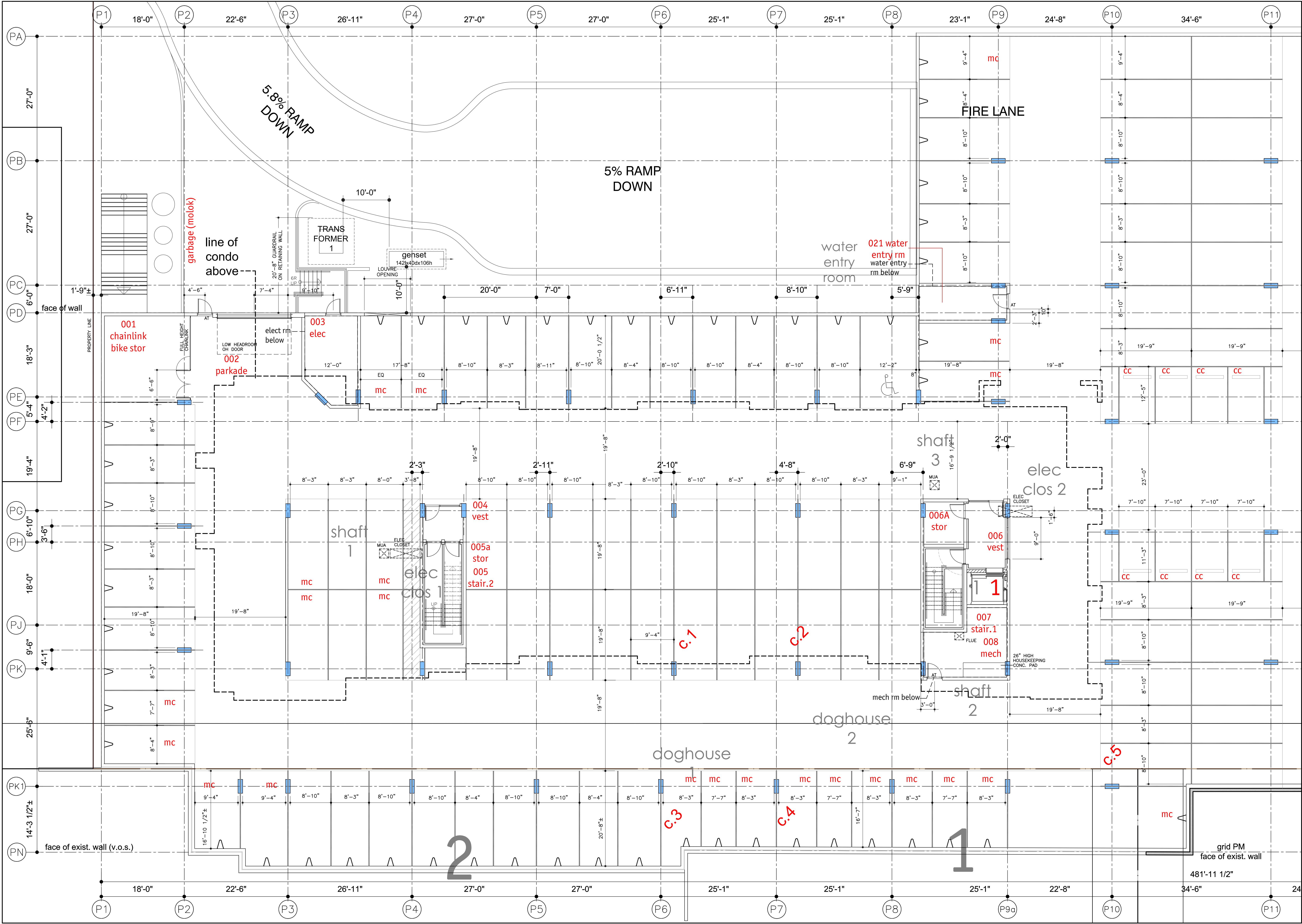
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DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
PARKADE LEVEL

1/8"=1'0"

Date	2017-11-09
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



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V2A 1H2
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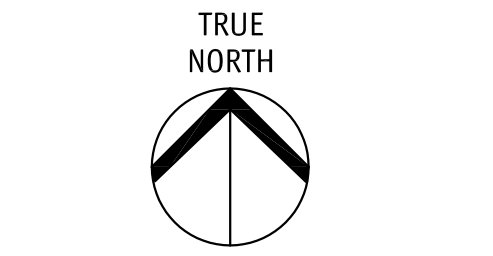
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DP17-0039

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City of Kelowna
COMMUNITY PLANNING



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Project Title
CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.00-F

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Drawing Title
PARKADE LEVEL

1/8"=1'0"

Date	2017-11-09
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

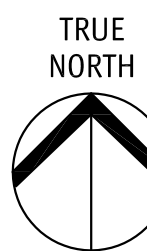


2017-11-09
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SCHEDULE A
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DP17-0039

City of Kelowna
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Planner initials



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18	2017-11-02	progress
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Project Title

CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.02-B

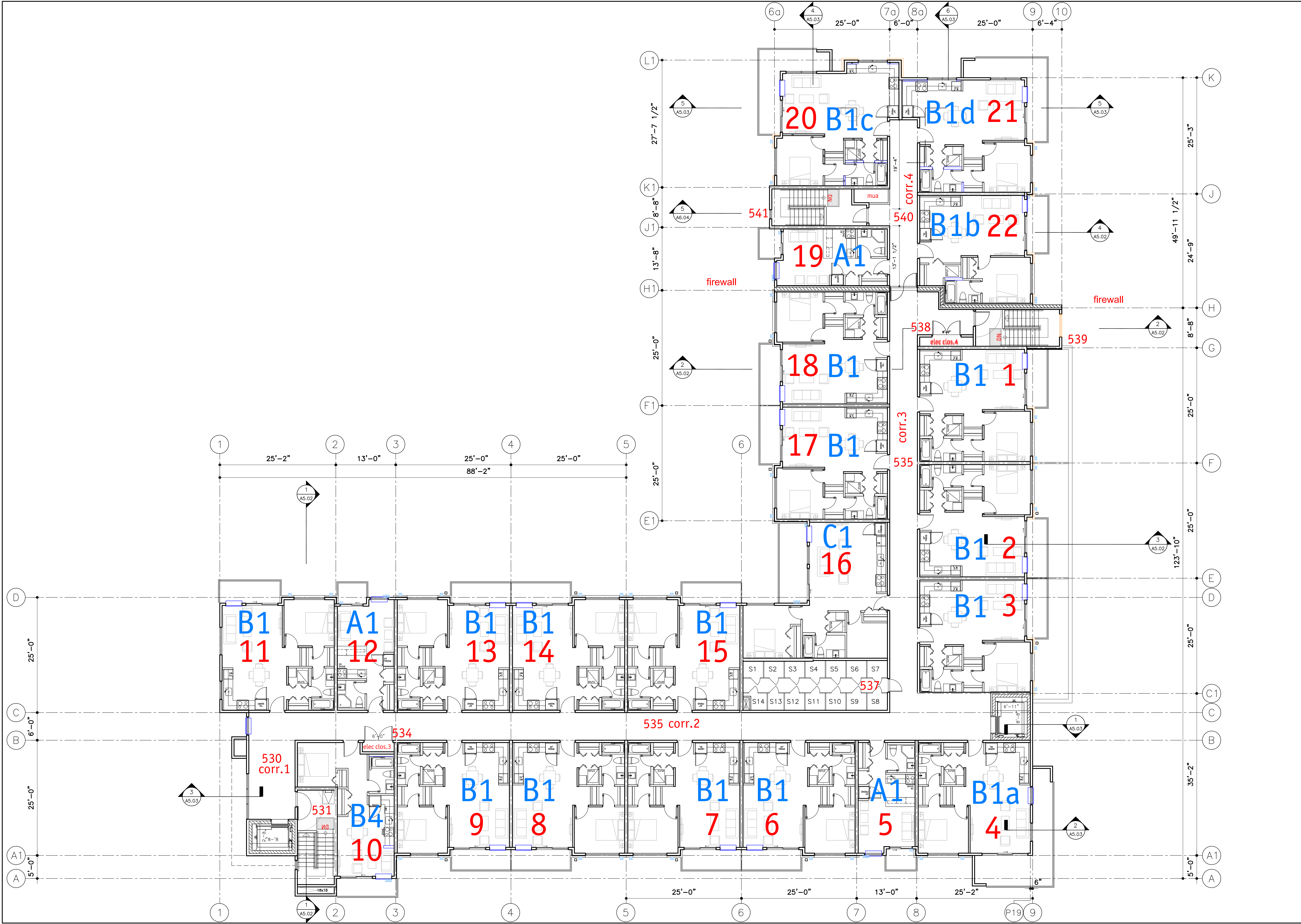
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Drawing Tit

Level 2

$$1/8'' = 1'0''$$

Date	2017-11-09
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



201-75 FRONT STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-ma@shaw.ca

a

m+m

MEKLEJOHN ARCHITECTS INC.

2017-11-09

building

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TRUE NORTH

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Project Title

CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.05-B

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Drawing Title

Level 5

1/8"=1'0"

Date	2017-11-09
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

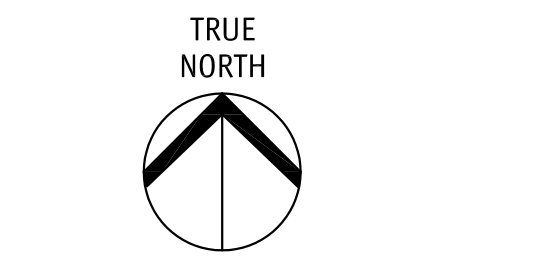


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Planner Initials LK



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Project Title
CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A4.01-B

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Drawing Title
**BUILDING B
ELEVATION**

1/8"=1'0"

Date	2017-11-09
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SM
Checked	JM

ELEVATION KEY NOTES	
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDRAD LINE OF COLOURS.	
1a	BRICK VENEER TYPE 1
1b	BRICK VENEER TYPE 2
1c	PRECAST CONC. SILL
2	HARDIE TRIM @ CANOPY
3	HARDIE PANEL CLADDING WITH BUTT JOINTS/REVEALS
3a	HARDIE PANEL JOINTS/REVEALS
4	VINYL FRAMED RESIDENTIAL WINDOWS/DOORS
5	CONCRETE WALL WITH REVEALS, (PAINT FINISH)
6	FINISHED GRADES (SEE CIVIL/LANDSCAPE)
7	PREFINISHED METAL DRIP FLASHING / FLASHING CAP
8	PREFINISHED ALUM/GLASS GUARDRAILS @ BALCONIES
9	ALUM. DOORS/WINDOWS @ LOBBY
10	VINYL WINDOWS/ DOORS @ TOWNHOUSES
11	PREFINISHED METAL O/H DOOR
12	PAINTED METAL DOOR
13	BUILDING SIGNAGE
14	PAINTED HSS COLUMN
15	EXTERIOR LIGHT (REFER TO ELECTRICAL)
16	PREFIN LOUVER PTAC GRILLE (REFER TO MECHANICAL)
17	EMERGENCY OVERFLOW SCUPPER (SEE ROOF PLAN)
18	PREFINISHED PRIVACY SCREEN (6'-0" HIGH)
19	HORIZONTAL FIBRE CEMENT SIDING TYPE 1
20	HORIZONTAL FIBRE CEMENT SIDING TYPE 2
21	STUCCO FINISH TYPE 1
22	STUCCO FINISH TYPE 2



Bldg "B" East Elev



Bldg "B" North Elev

201-75 FRONT STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pen-ma@shaw.ca
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
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2017-11-09
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SCHEDULE B	
This forms part of application	
# DP17-0039	
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Initials	LK
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Project Title

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GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A4.02-B

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

BUILDING B
ELEVATION

1/8"=1'0"

Date	2017-11-09
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



LEGEND:

- LIMIT OF WORK
- PARKADE EXTENTS
- 1.8m PRIVACY SCREEN (BY ARCHITECT)
- HYDRA PRESSED CONCRETE SLABS ON PEDESTALS
- CONCRETE PAVERS

PLANTING LEGEND:

- DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BEDS

REPRESENTATIVE PLANT LIST

TREES

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
<i>Acer tataricum</i> 'JFS-KW2'	Rugged Charm Maple	60mm Cal.	B&B	6.00m x 4.50m
<i>Populus tremuloides</i> 'Forest Silver'	Forest Silver Aspen	60mm Cal.	B&B	16.00m x 6.00m
<i>Quercus rubra</i>	Northern Red Oak	100mm Cal.	B&B	23.00m x 20.00m

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#03	Potted	0.60m x 0.60m
<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	#03	Potted	1.50m x 1.50m
<i>Rhus aromatica</i> 'Grow-Low'	Grow-Low Fragrant Sumac	#03	Potted	1.00m x 2.00m
<i>Taxus media</i> 'Hicksii'	Hick's Yew	#03	Potted	3.00m x 1.00m

PERENNIALS

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
<i>Allium</i> 'Purple Sensation'	Allium Purple Sensation	n/a	Bulbs	0.80m x 0.10m
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	#01	Potted	0.50m x 0.60m
<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	1.00m x 0.75m
<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote English Lavender	#02	Potted	0.60m x 0.60m
<i>Matteuccia struthiopteris</i>	Ostrich Fern	#01	Potted	1.00m x 1.20m

GRASSES

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
<i>Calamagrostis x acutiflora</i> 'Overdam'	Variegated Reed Grass	#01	Potted	1.25m x 0.75m
<i>Pennisetum alopecuroides</i>	Fountain Grass	#01	Potted	1.00m x 1.00m
<i>Pennisetum alopecuroides</i> 'Little Bunny'	Dwarf Fountain Grass	#01	Potted	0.50m x 0.60m
<i>Molinia caerulea</i> 'Poul Petersen'	Purple Moor Grass 'Poul Petersen'	#01	Potted	0.60m x 0.60m

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

1 SITE PLAN
LDP-1 SCALE 1:200



RUGGED CHARM MAPLE



NORTHERN RED OAK



GREEN GEM BOXWOOD



IVORY HALO DOGWOOD



ALLIUM PURPLE SENSATION



HEARTLEAF BERGENIA



MAGNUS CONEFLOWER



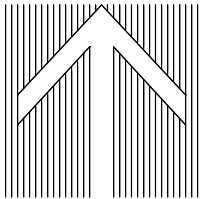
HIDECOTE ENGLISH LAVENDER



VARIEGATED REED GRASS



FOUNTAIN GRASS



REVISIONS / ISSUED		
4	DEC 06/17	REISSUED FOR DEVELOPMENT PERMIT
3	JULY 21/17	ISSUED FOR DEVELOPMENT PERMIT
2	FEB 16/17	ISSUED FOR DEVELOPMENT PERMIT
1	FEB 02/17	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

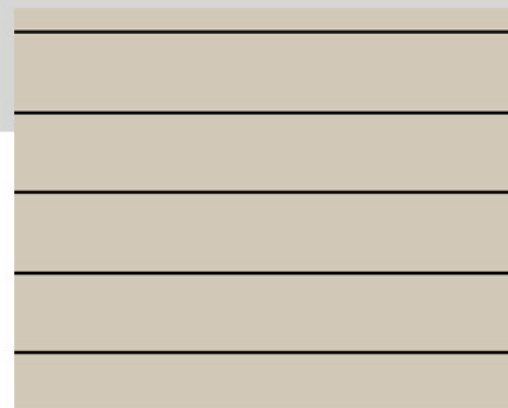
PROJECT
CENTRAL GREEN
CLIENT
AL STOBER
CONSULTANT



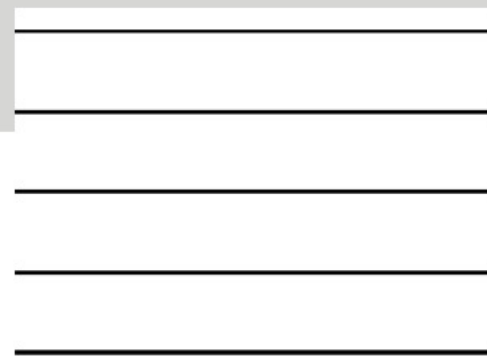
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave., Kelowna, BC V1Y 6J6 T: 250.869.1334 F: 250.862.4849 www.wmm.ca

DESIGN BY	RF
DRAWN BY	BL
CHECKED BY	RF
PROJECT NO.	5116123-000
SCALE	1:200

SHEET TITLE	BUILDING B SITE PLAN
SHEET NO.	LDP-1



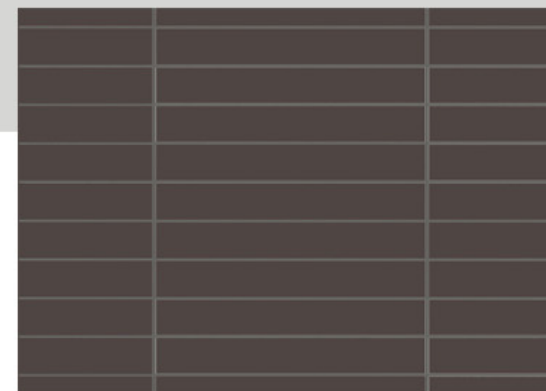
hardie-H
aged pewter



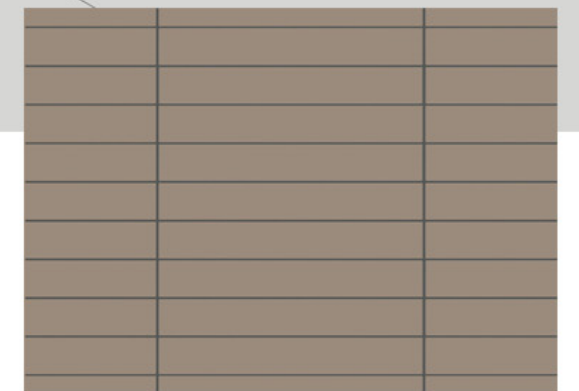
hardie-H artic white



BM AF-295
pomegranate



brick, 1/3 running bond
sea gray (smooth)



brick, 1/3 running bond
mauna loa



m + m a

CG building B

material board

november 9, 2017

1



m + m 

CG building B

ground oriented townhouses

november 9, 2017

2



m + m 

CG building B

townhouse deck along richter

november 9, 2017

3





