



CITY OF KELOWNA

MEMORANDUM

Date: August 23, 2017

File No.: DP17-0179

To: Urban Planning (LK)

From: Development Engineering Manager (JK)

Subject: 1800 Richter Street

Central Green 3

Development Engineering has the following comments and requirements associated with this Form and Character for the construction of a four storey multiple dwelling house on the subject property.

1) General

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z10-0078.

2) 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.

3) Sanitary Sewer.

- a) The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development.

4) 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) On site storm drainage systems and overflow service (if necessary) for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

5) Road Access.

- a) It is noted that access to the subject property is temporary therefore will require security for the replacement of the existing infrastructure once the temporary access is no longer required.

6) Development Permit and Site Related Issues

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required and/or existing utilities on property.
- b) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.
- c) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways

7) 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.

8) 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.



 James Kay, P.Eng.
 Development Engineering Manager

JA

ATTACHMENT		A
This forms part of application		
# DP17-0179		
Planner Initials	LK	 City of Kelowna COMMUNITY PLANNING



Your File #: DP17-0179
eDAS File #: 2017-05053
Date: Oct/11/2017

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

ATTACHMENT B	
This forms part of application # DP17-0179	
Planner Initials	LK
 City of Kelowna <small>COMMUNITY PLANNING</small>	

**Re: Proposed Development Permit Approval – Central Green
1800 Richter Street, City of Kelowna**

With regard to the proposed 55-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 Kelowna Development Approvals at (250) 712-3660.

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

Development Permit DP17-0179

ATTACHMENT C

This forms part of application

DP17-0179

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



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

1800 Richter Street

and legally known as

Lot A District Lots 14 and 139 ODYD Plan EPP18764

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

Multipl 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: 1017496 B.C. Ltd., INC No. BC1017496

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 \$71,515.63 OR
- b) An Irrevocable Letter of Credit in the amount of \$71,515.63

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.**

ZONING SUMMARY

CENTRAL GREEN 3	
ADDRESS	1800 RICHTER STREET KELOWNA
LEGAL DESCRIPTION	LOT A, DISTRICT LOTS 14 AND 139 ODYD PLAN EPP18764
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	4 STOREY CONDOMINIUM BUILDING OVER PARKADE
CRITERIA FOR ALL TYPES OF APPLICATION:	CD22 CENTRAL GREEN COMPREHENSIVE ZONE
	ZONING STANDARD PROPOSAL
SITE AREA (sm)	2576.3 2576.3
SITE WIDTH (m)	N/A N/A
SITE DEPTH (m)	N/A N/A
OFF-STREET PARKING	53 stalls 63 stalls
PRIVATE OPEN SPACE	type sm # unit sm level 1 101.2 sm bachelor 7 4 28 level 2 120.5 sm 1 bed 12 12 144 level 3 120.5 sm 2/3 bed 18 39 702 level 4 120.5 sm total 55 874 total 472 sm Bldg balconies: 472 sm landscape/amenity area: 1,032 sm Total: 1,503 sm
HEIGHT OF BUILDING (S)/# OF STOREYS	16.5m MAX. 16.5 m / 4 storeys
SITE COVERAGE OF BUILDING(S) (%)	50% max. 1244 / 2576.3 = 48.28 %
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 55 units Total = 28 bikes min. Class II: 0.1 per dwelling unit x 55 units Total = 6 bikes min.	Class I: 55± bike racks within parkade Class II: 6 stall bike racks (see site plan)
NUMBER OF LOADING SPACES	N/A	N/A
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m / 6.0m
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	± 5,152.6sm max. net area	± 4,200sm
FLOOR AREA RATIO (F.A.R.)	2.0 max.	1.63
BUILDING (S) SETBACKS (m):		
NORTH (SIDE)	4.5m	± 3.62m to residential
SOUTH (SIDE)	3.0m	± 3.62m to residential
WEST (REAR)	3.0m	± 8.8m to residential
EAST (RICHTER ST.)	3.0m	± 5.36m to residential
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

STALL SIZE	WIDTH	LENGTH	HEIGHT	PARKING RATIO	
				required	proposed
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m	21 14
COMPACT SIZE STALL (10% max)	6'-6"	2.0m	11'-2"	3.4m	5 0
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m	1 1
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m			
PARKING REQUIREMENTS:					
	RESIDENTIAL:		no of unit	no of stall	
	0.75 stall/ bachelor unit		4	3	
	0.9 stalls/ 1 bedrm unit		12	11	
	1.0 stalls/ 2 & 3 bedrm unit		39	39	
	total unit		55		
	TOTAL PARKING REQUIRED:			53 STALLS	
	TOTAL PARKING PROVIDED:			63 STALLS	

BUILDING AND FLOOR AREAS - BLDG F:

UNIT TYPES	UNIT GFA ±sf	UNIT GFA ±sm	UNIT COUNT
A MICRO	312.0	29.0	4
A1 1 BED	443.0	41.2	3
A2 1 BED	608.0	56.5	3
A3 1 BED	662.0	61.5	6
B 2 BED	708.0	65.8	8
C 2 BED	833.0	77.4	4
C1 2 BED	881.0	81.8	4
C2 2 BED	1014.0	94.2	3
D 3 BED	1163.0	108	4
D1 3 BED	1039.0	96.5	16
TOTAL	45,211	4,200	55

	GFA ±sf	GFA ±sm	Res. GFA ±sf	Res. GFA ±sm
PARKADE	21,970	2,041		
1ST LEVEL			13,389	1,244
2ND LEVEL			13,389	1,244
3RD LEVEL			13,389	1,244
4TH LEVEL			13,389	1,244
TOTAL RESIDENTIAL GFA			53,556	4,976

SITE COVERAGE AREAS:				
FOOTPRINT AREA LEVEL 1 :	±1,244 sm (13,389 sf)			

SPATIAL SEPARATION: 3.2.3.1.D

	WEST/EAST WALL	NORTH WALL	SOUTH WALL
WALL AREA	window openings & walls construction un-restricted.	± 43 sm	± 30 sm
OPENING AREA	limiting distance exceeds 8.0m, or bldg faces a street in accordance with 3.2.3.10	± 14.5 sm	± 12.9 sm
% PROVIDED		± 33.7 %	± 43 %
LIMITING DISTANCE		± 3.62 m	± 3.62 m
% PERMITTED		± 50.2 %	± 62 %
CONSTRUCTION TYPE		combustible	combustible
CLADDING MATERIAL		combustible	combustible
REQUIRED RATINGS		45 min	45 min

BUILDING CODE REVIEW

OCCUPANCY	GROUP C	PARKADE:
ARTICLE	3.2.2.50	GROUP F3
NO. OF STOREYS	4 STOREYS	3.2.2.78
NO. OF STREETS FACING	1	UNLIMITED
BUILDING ARREAS:	PROPOSED CODE MAXIMUM	PROPOSED CODE MAXIMUM
	±1,244sm 1,800sm	2,041 sm UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2		
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: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL:	46sm / PERSON X 2,041sm	45 PERSONS
RESID. LEVELS :		
LEVEL 1	2 PERSONS/SLEEPING RMS x 27 RMS	54 PERSONS
LEVEL 2 TO 4	2 PERSONS/SLEEPING RMS x 29 RMS	58 PERSONS PER FLOOR
TOTAL @ RESIDENTIAL BLDG		273 PERSONS

ACCESSIBILITY REQUIREMENTS 3.8.

	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)
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EXIT FACILITIES 3.1 TO 3.6

REQUIRED EXITS	2 MIN. PER FLOOR	PROVIDED WIDTHS
	REQUIRED 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 45 persons = 275mm	4 doors @ 3'-0" = 12'-0" (3656mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 4 (doors)	6.1mm/ person x 58 persons max = 354 mm	min. 2 doors @ 3'0" width per floor = 6'0" (1829mm)
LEVEL 1 - 4 (stairs)	8.0mm/ person x 58 persons max = 464 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 3.1.3.1.

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

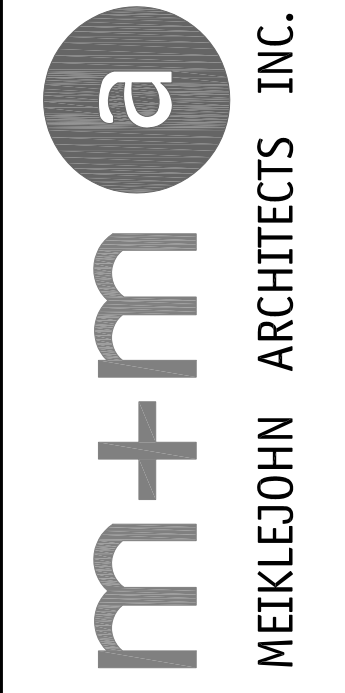
BUILDING FIRE SAFETY

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	YES	3.1.11.
MAX. ATTIC AREA	300 sm	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
PENIKTON, B.C.
V2A 1H2
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EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
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2017-11-20
reissued
DP

343.30
mill creek
flood plain
348.55
level 1

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No.	Date	Revision
01	2017-11-20	REISSUED FOR DP

Project Title
CENTRAL GREEN 3

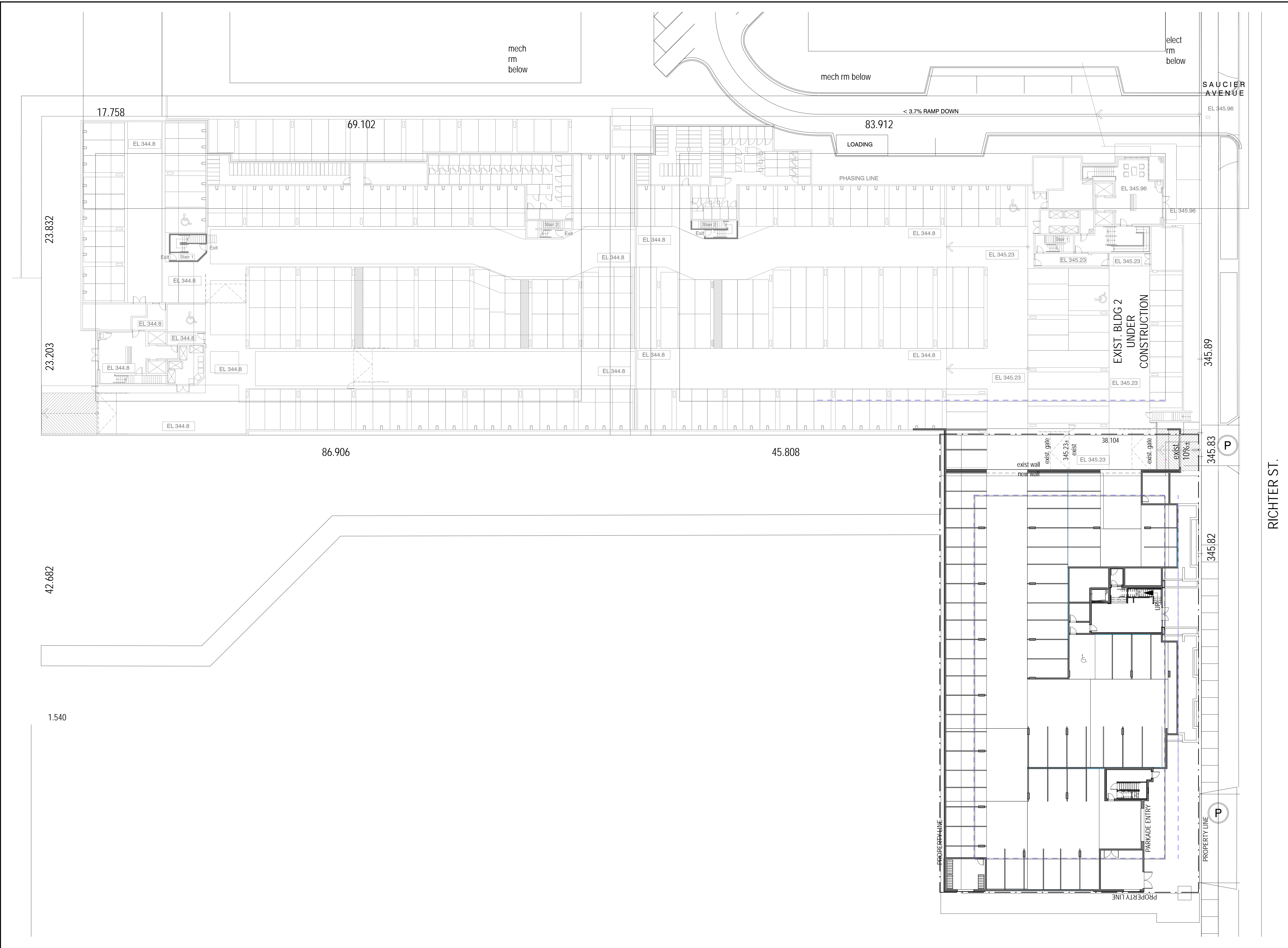
1800 RICHTER STREET KELOWNA V1Y 0E6
Drawing Number

A1.02

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ALL DIMENSIONS SHALL BE VERIFIED ON JOB

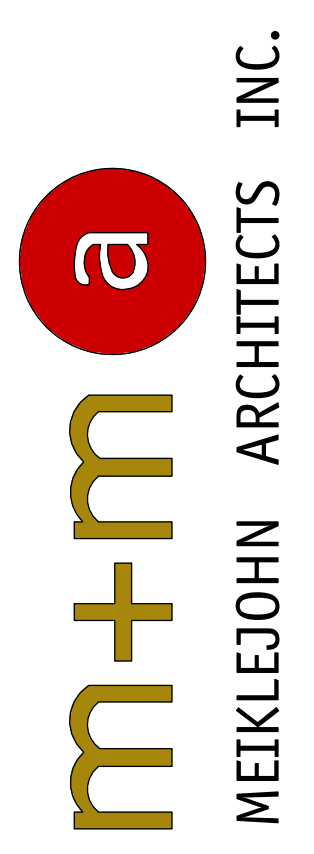
Drawing Title
Zoning Code

Date	2017-11-20
Job No.	m+m 17-1763
Scale	AS SHOWN
Drawn	SN
Checked	JO



262 MAIN STREET
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2017 - 11 - 20
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 DP

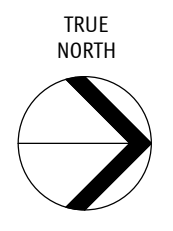
SCHEDULE A

This forms part of application
 # DP17-0179

Planner Initials LK

City of Kelowna
 COMMUNITY PLANNING

343.30
 mill creek
 flood plain
 348.55
 level 1



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No.	Date	Revision
01	17/11/20	RE-ISSUE FOR DP

Project Title

CENTRAL GREEN 3

1788 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A2.00

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

PARKADE

1" = 20'-0"

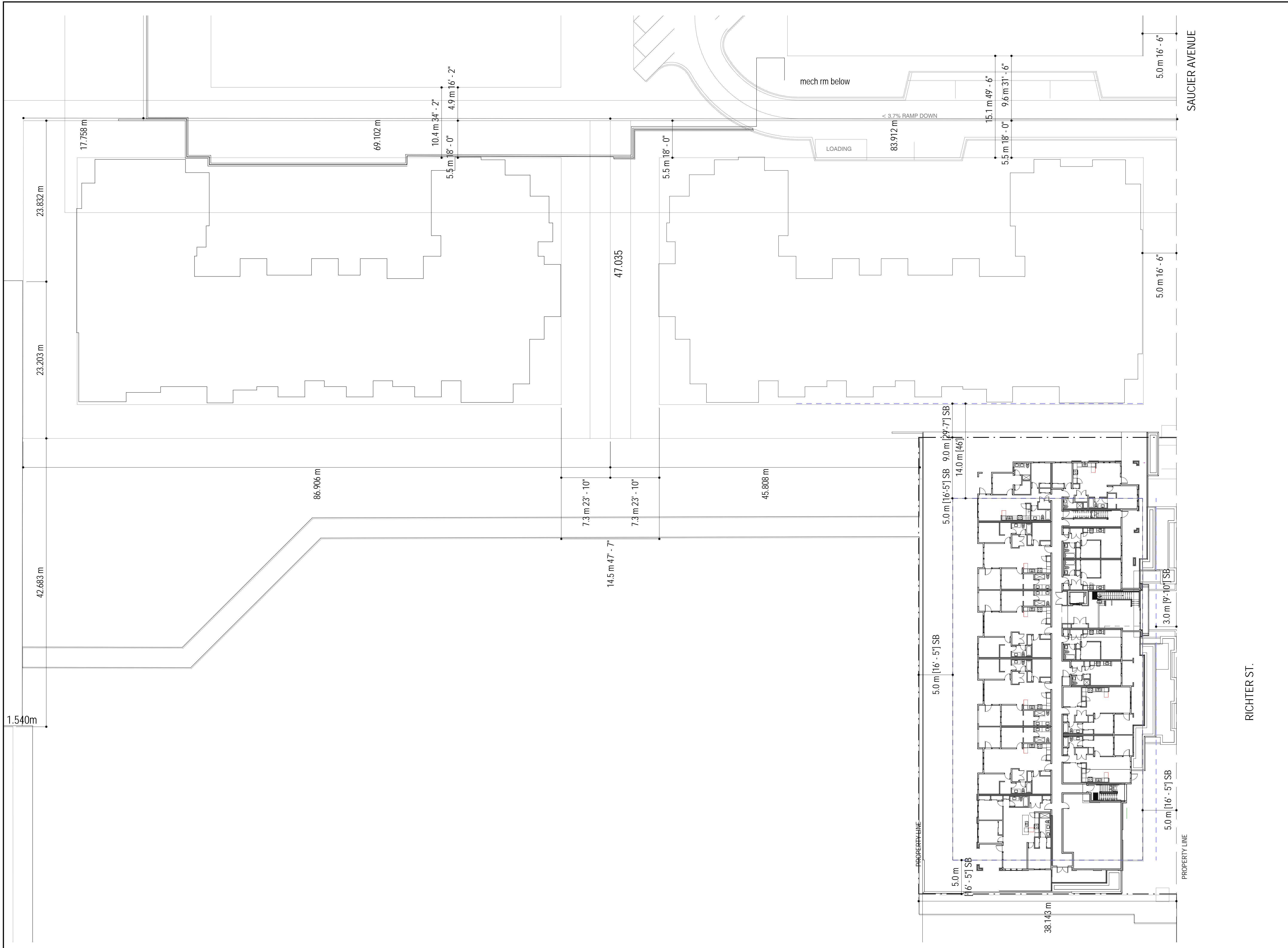
Date	2017-11-20
Job No.	1763
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Drawn	Author
Checked	Checker

RICHTER ST.

SAUCIER AVENUE

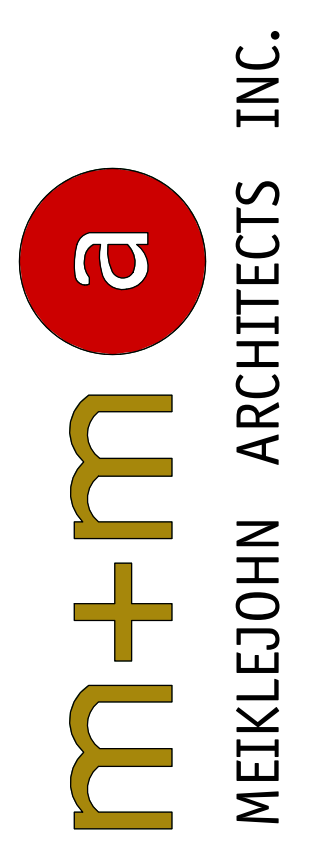
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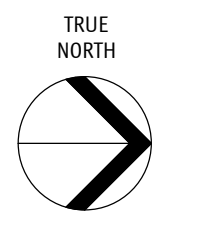
SCHEDULE A

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No.	Date	Revision
01	17/11/20	RE-ISSUE FOR DP

Project Title
CENTRAL GREEN 3
 1788 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number
A2.01

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

Drawing Title
OVERALL SITE PLAN

1" = 20'-0"

Date	2017-11-20
Job No.	1763
Scale	1" = 20'-0"
Drawn	Author
Checked	Checker

RICHTER ST.

SAUCIER AVENUE

PROPERTY LINE

PROPERTY LINE

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 EMAIL: pen-mai@shaw.ca

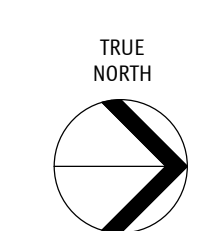
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m+m
 MEIKLEJOHN ARCHITECTS INC.

2017-11-20
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No.	Date	Revision
01	17/11/20	RE-ISSUE FOR DP

Project Title

CENTRAL GREEN 3

1788 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.00

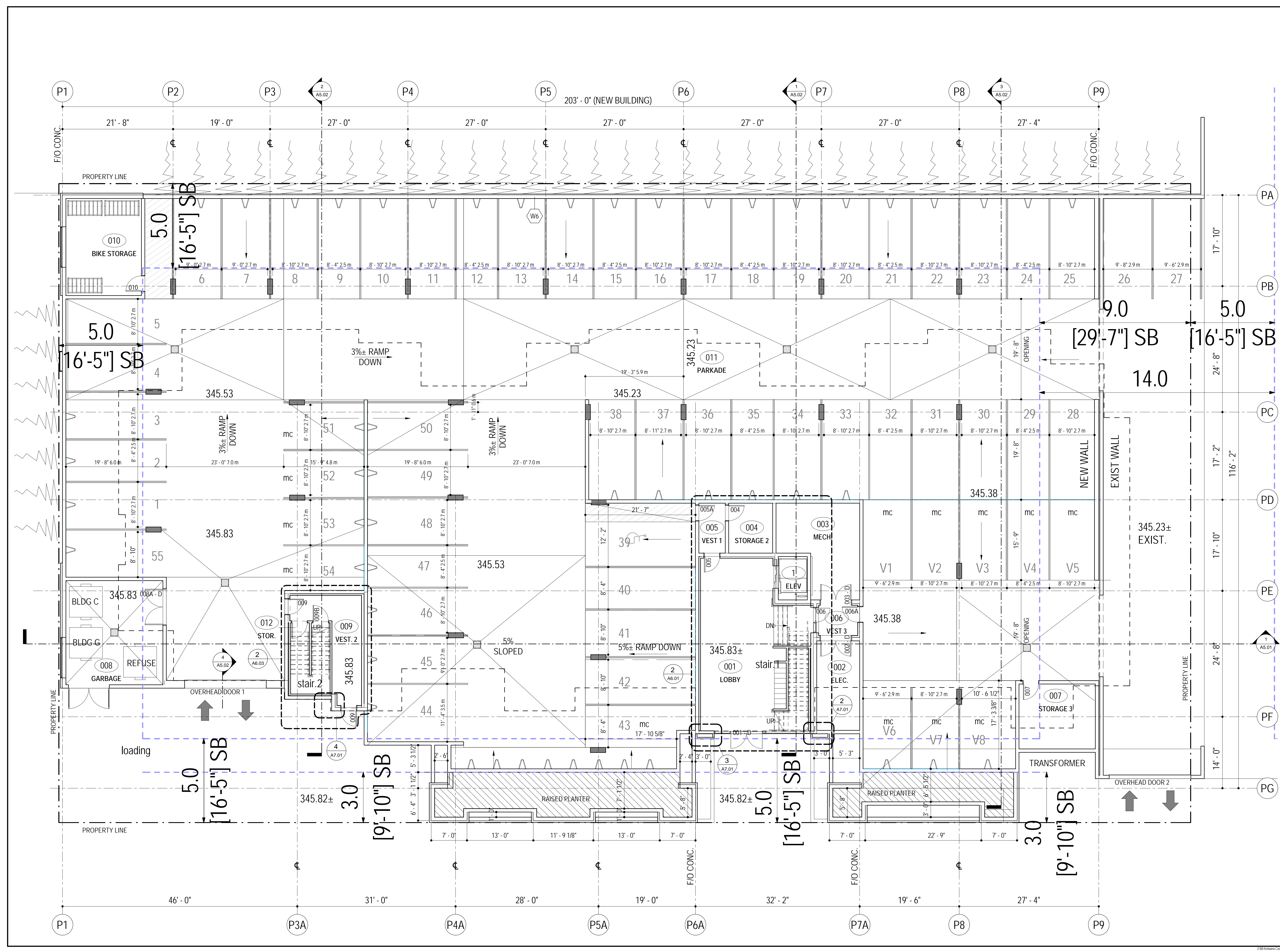
DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

PARKADE

1/8" = 1'-0"

Date	2017-11-20
Job No.	1763
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM



PA
PB
PC
PD
PE
PF
PG

P1
P2
P3
P4
P5
P6
P7
P8
P9

203'-0" (NEW BUILDING)

21'-8" 19'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-4"

16'-5" SB 16'-5" SB 29'-7" SB 16'-5" SB

5.0 5.0 9.0 5.0 14.0

345.53 345.23 345.23 345.38 345.83 345.53 345.53 345.83 345.83± 345.83±

010 BIKE STORAGE 011 PARKADE 005 VEST 1 004 STORAGE 2 003 MECH 001 LOBBY 007 STORAGE 3

3%± RAMP DOWN 3%± RAMP DOWN 3%± RAMP DOWN 5% SLOPED 5%± RAMP DOWN

NEW WALL EXIST. WALL

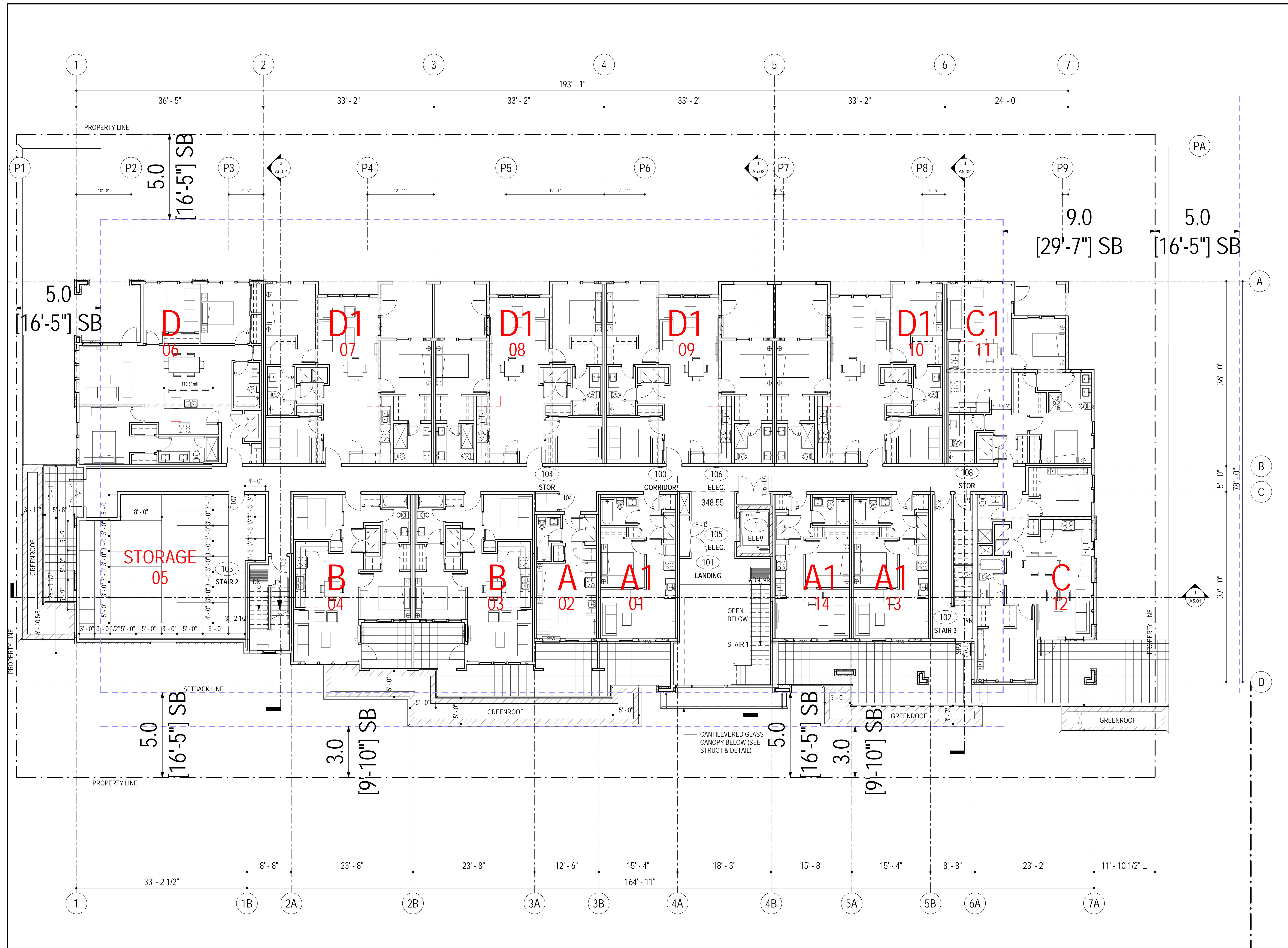
RAISED PLANTER

PROPERTY LINE

loading OVERHEAD DOOR 1 OVERHEAD DOOR 2

16'-5" SB 9'-10" SB 16'-5" SB 9'-10" SB

46'-0" 31'-0" 28'-0" 19'-0" 32'-2" 19'-6" 27'-4"

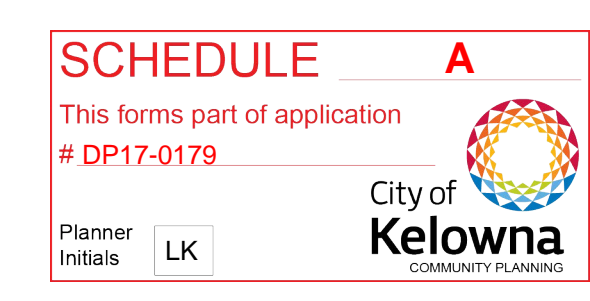


262 MAIN STREET
 PRINCETON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 FAX: 250.492.0318
 EMAIL: pen-mai@shaw.ca

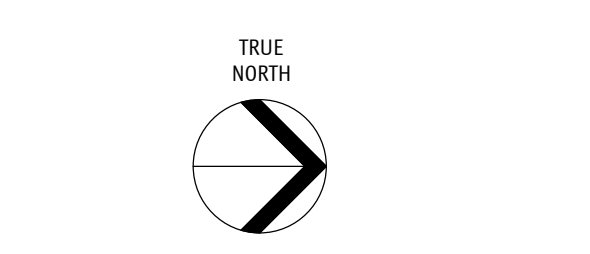
233 BERNARD AVENUE
 KELOWNA, B.C.
 V7Y 6A2
 TEL: 250.762.3004
 FAX: 250.762.8707
 EMAIL: kel-mai@shaw.ca



2017 - 11 - 20
 reissued
 DP



343.30
 mill creek
 flood plain
 348.55
 level 1



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No.	Date	Revision
01	17/11/20	RE-ISSUE FOR DP

Project Title

CENTRAL GREEN 3

1788 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.01

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

Drawing Title

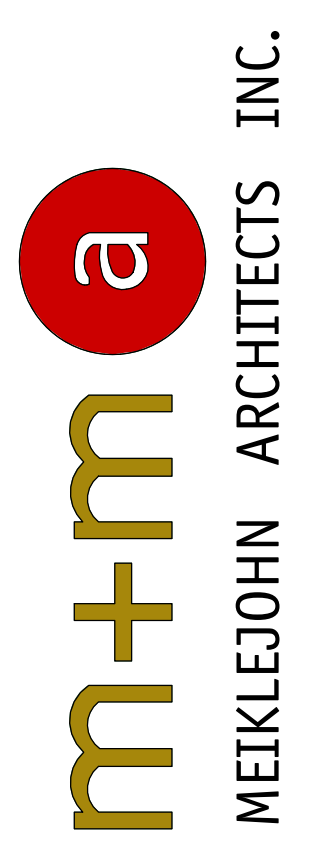
LEVEL 1

1/8" = 1'-0"

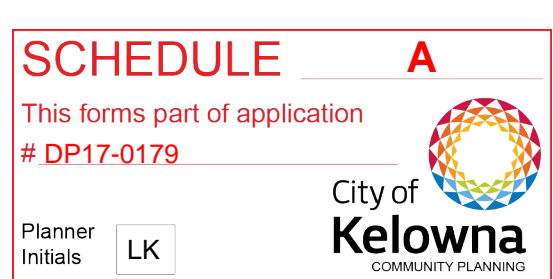
Date	2017-11-20
Job No.	1763
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

262 MAIN STREET
 PENTICTON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 FAX: 250.492.0318
 EMAIL: pen-mal@shaw.ca

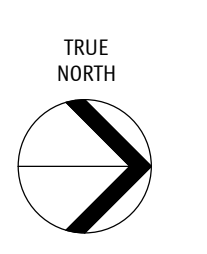
233 BERNARD AVENUE
 KELOWNA, B.C.
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No.	Date	Revision
01	17/11/20	RE-ISSUE FOR DP

CENTRAL GREEN 3

1788 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.02

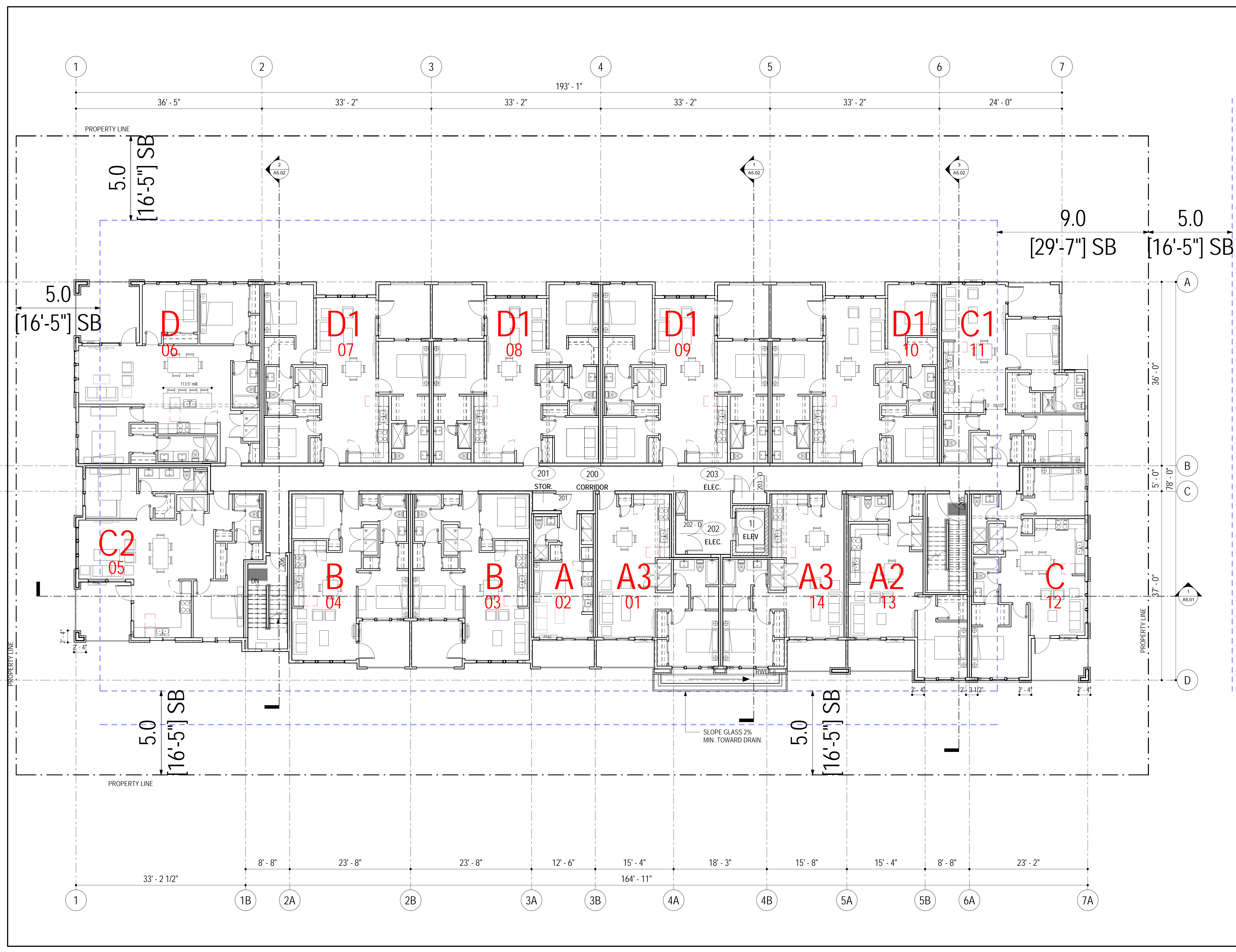
DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

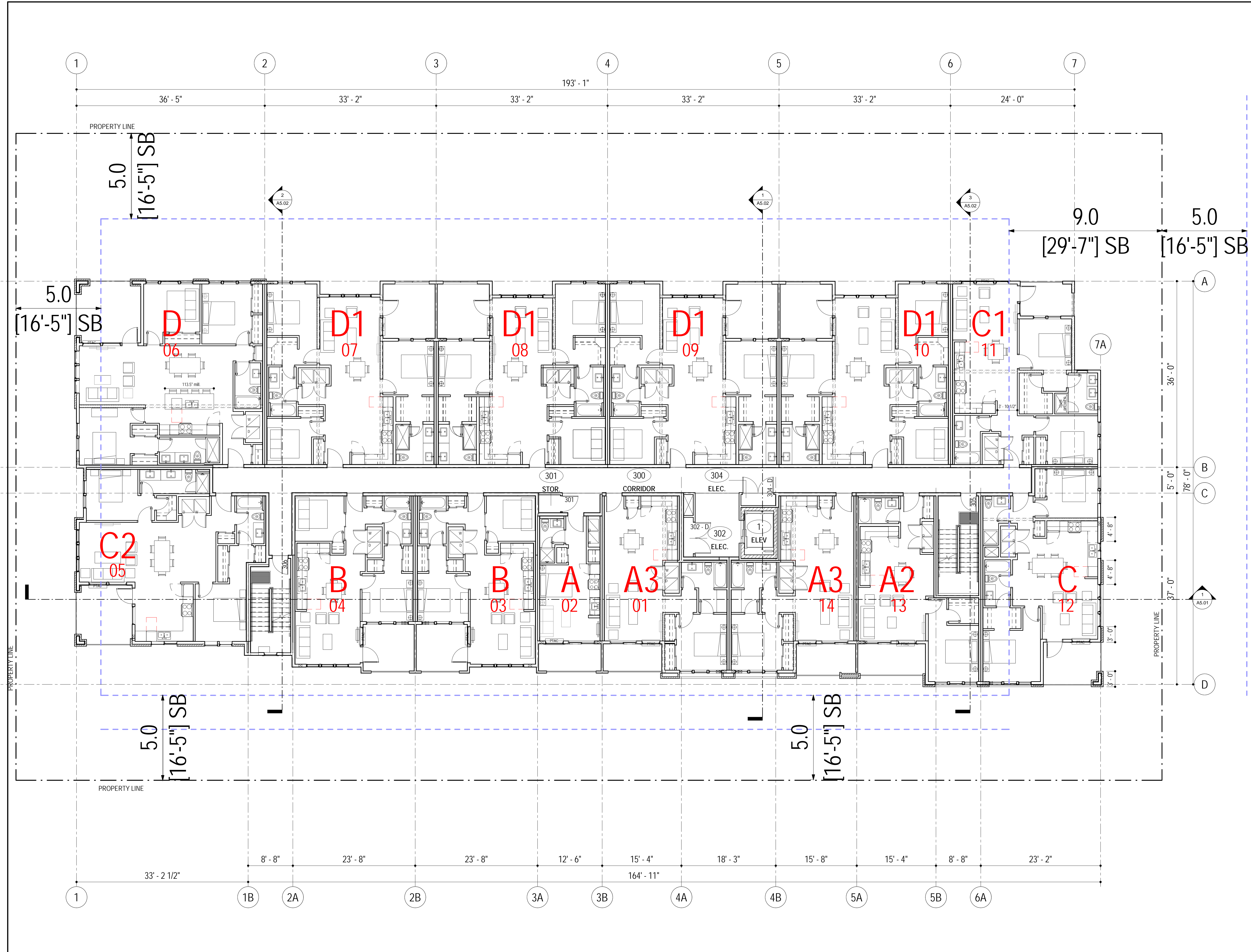
Drawing Title

LEVEL 2

1/8" = 1'-0"

Date	2017-11-20
Job No.	1763
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM





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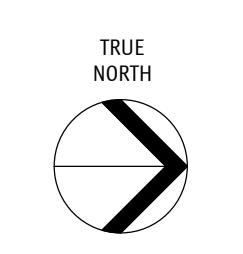
233 BERNARD AVENUE
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m+m
 MEIKLEJOHN ARCHITECTS INC.

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SCHEDULE A
 This forms part of application
 # DP17-0179
 Planner Initials LK

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 flood plain
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No.	Date	Revision
01	17/11/20	RE-ISSUE FOR DP

Project Title
CENTRAL GREEN 3
 1788 RICHTER STREET KELOWNA V1Y 0E6
 Drawing Number
A3.03

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

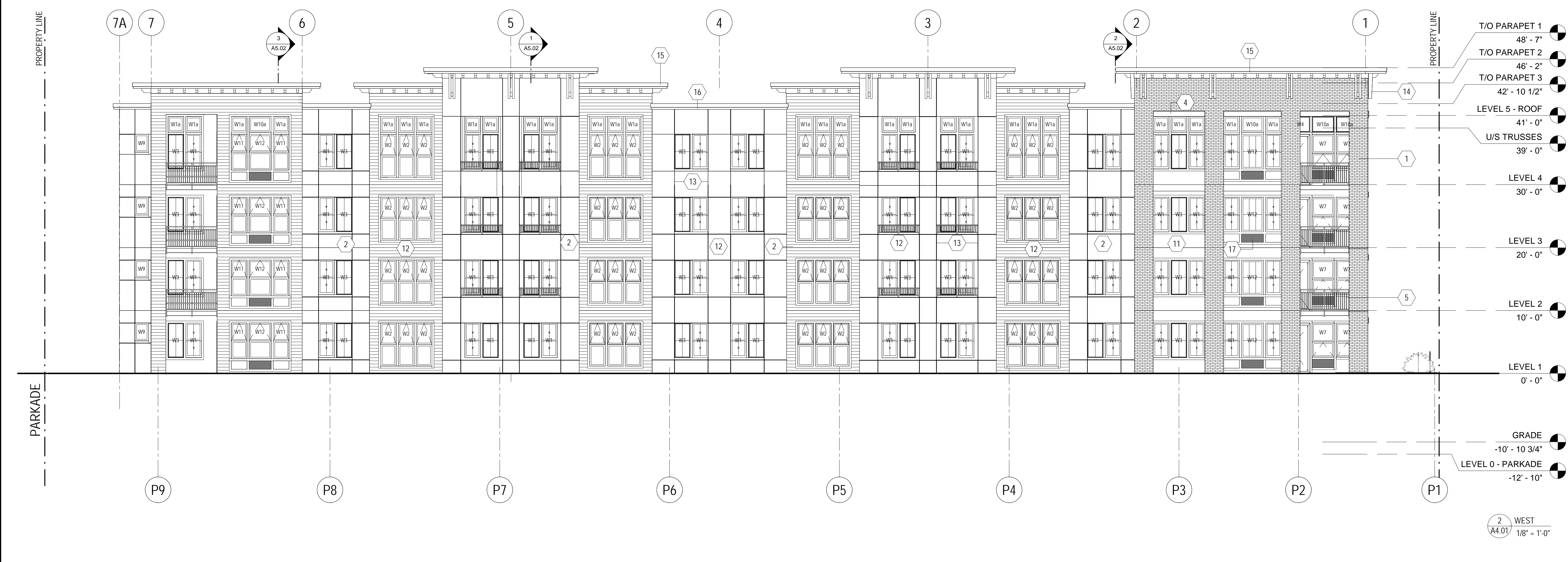
Drawing Title
LEVEL 3

1/8" = 1'-0"

Date	2017-11-20
Job No.	1763
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM



- T/O PARAPET 1 48' - 7"
- T/O PARAPET 2 46' - 2"
- T/O PARAPET 3 42' - 10 1/2"
- LEVEL 5 - ROOF 41' - 0"
- U/S TRUSSES 39' - 0"
- LEVEL 4 30' - 0"
- LEVEL 3 20' - 0"
- LEVEL 2 10' - 0"
- LEVEL 1 0' - 0"
- GRADE -10' - 10 3/4"
- LEVEL 0 - PARKADE -12' - 10"



- T/O PARAPET 1 48' - 7"
- T/O PARAPET 2 46' - 2"
- T/O PARAPET 3 42' - 10 1/2"
- LEVEL 5 - ROOF 41' - 0"
- U/S TRUSSES 39' - 0"
- LEVEL 4 30' - 0"
- LEVEL 3 20' - 0"
- LEVEL 2 10' - 0"
- LEVEL 1 0' - 0"
- GRADE -10' - 10 3/4"
- LEVEL 0 - PARKADE -12' - 10"

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2017 - 11 - 20
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 DP

SCHEDULE B
 This forms part of application
 # DP17-0179

City of Kelowna
 COMMUNITY PLANNING

Planner Initials LK

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 mill creek
 flood plain
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 level 1

TRUE NORTH

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No.	Date	Revision
01	17/11/20	RE-ISSUE FOR DP

Project Title
CENTRAL GREEN 3
 1788 RICHTER STREET KELOWNA V1Y 0E6

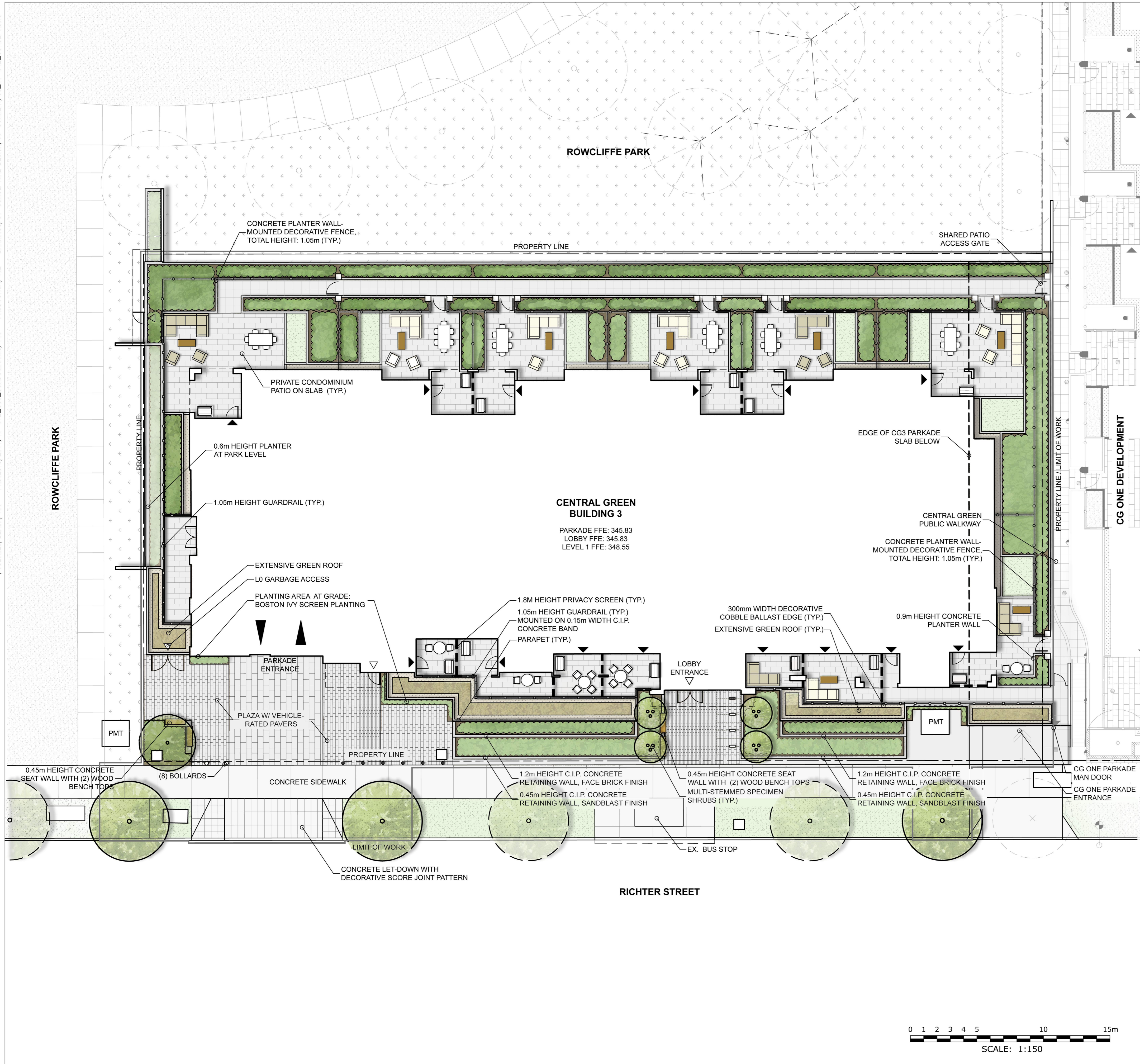
Drawing Number
A4.01

Drawing Title
BUILDING ELEVATIONS

1/8" = 1'-0"

Date	2017-11-20
Job No.	1763
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

/VOLUMES/BENCH/400 - PROJECTS/2017/17-012-CG3-CONDOMINIUMS/440 - PRODUCTION/442 - DRAWINGS/01-CONCEPTUAL DESIGN/00-CURRENT/00_17-012_CONCEPT.DWG



LEGEND:

- PROPOSED TREE
- EXISTING TREE TO REMAIN
- SHRUBS, GRASSES AND PERENNIALS PLANTING
- BUILDING ENTRANCE: LOBBY LEVEL
- BUILDING ENTRANCE: LEVEL 1
- PARKADE ENTRANCE/EXIT
- ENTRY MARKER & GATE
- SEAT WALL MOUNTED WOOD BENCH
- BOLLARD
- BIKE RACKS
- PROPERTY LINE
- PRIVACY SCREEN
- EDGE OF SLAB
- 1.05m HT. PLANTER WALL MOUNTED DECORATIVE FENCE
- 1.05m HT. GUARDRAIL
- HYDRAPRESSED SLAB WALKWAY
- HYDRAPRESSED SLAB PATIO
- SODDED LAWN
- DECORATIVE STONE MAINTENANCE EDGE
- EXTENSIVE GREEN ROOF
- VEHICULAR PAVERS

PLANT LIST:

TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Malus 'Spring Snow'</i>	Spring snow crabapple	6 cm Cal.	Potted
<i>Platanus acerifolia</i>	London plane	6 cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Buxus 'Green Gem'</i>	Green gem boxwood	#03 Cont./0.6m O.C.	Potted
<i>Cornus sericea 'Kelsey'</i>	Kelsey's dwarf red-osier dogwood	#03 Cont./0.75m O.C.	Potted
<i>Hamamelis x 'Intermedia' 'Pallida'</i>	Pallida witch hazel	#05 Cont./3.0m O.C.	Potted
<i>Magnolia stellata</i>	Star magnolia	1.5m Ht./As Shown	Potted
<i>Picea abies 'Nidiformis'</i>	Nest spruce	#03 Cont./1.5m O.C.	Potted
<i>Salix purpurea 'Nana'</i>	Dwarf Arctic willow	#05 Cont./1.5m O.C.	Potted
<i>Taxus x media 'Hicksii'</i>	Hicks yew	#05 Cont./1m	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Alchemilla mollis</i>	Lady's mantle	#01 Cont./0.6m O.C.	Potted
<i>Anemone sylvestris</i>	Windflower	#01 Cont./0.5m O.C.	Potted
<i>Aruncus aethusifolius</i>	Dwarf goat's beard	#01 Cont./0.75m O.C.	Potted
<i>Bergenia cordifolia</i>	Heartleaf bergenia	#01 Cont./0.60m O.C.	Potted
<i>Echinacea purpurea 'Art's Pride'</i>	Purple coneflower	#02 Cont./0.60m O.C.	Potted
<i>Heuchera cylindrica</i>	Roundleaf alumroot	#02 Cont./0.45m O.C.	Potted
<i>Heilbornus orientalis</i>	Lenten rose	#02 Cont./0.45m O.C.	Potted
<i>Parthenocissus tricuspidata</i>	Boston ivy	#01 Cont./0.45m O.C.	Potted
<i>Lavandula angustifolia 'Hidcote'</i>	Hidcote English lavender	#02 Cont./0.6m O.C.	Potted
<i>Sedum spectabile 'Autumn Fire'</i>	Autumn fire stonecrop	#02 Cont./0.5m O.C.	Potted
<i>Tulipa sp.</i>	Tulip	Spaced Evenly	Bulb
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Arrhenatherum e. bulbosum 'Variegatum'</i>	Bulbous oat grass	#01 Cont./0.6m O.C.	Potted
<i>Bouteloua gracilis</i>	Blue gramma grass	#01 Cont./0.45m O.C.	Potted
<i>Deschampsia cespitosa</i>	Tufted hair grass	#01 Cont./0.9m O.C.	Potted

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS BY BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS BY BYLAW 7900.

ATTACHMENT C
 This forms part of application # DP17-0179
 City of Kelowna
 COMMUNITY PLANNING

REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
3	DEC 14/17	REISSUED FOR DP
2	NOV 21/17	REISSUED FOR DP
1	JUL 14/17	ISSUED FOR DP

BENCH
 SITE DESIGN
 4-1562 water street kelowna bc v1v1 l17 | 1 250 860 6778

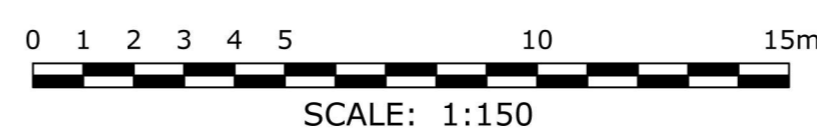
CLIENT:
MISSION GROUP HOMES
 KELOWNA, B.C.

PROJECT:
CG3 CONDOMINIUMS
 KELOWNA, B.C.

SHEET TITLE:
LANDSCAPE CONCEPT PLAN

DESIGN BY	XS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	17-012
SCALE	1:150

SHEET NO.



NOT FOR CONSTRUCTION

L-1

