

DESIGN RATIONALE: NICKEL ROAD TOWNHOMES

The subject properties are located at 170 & 230 Nickel Rd. in Rutland. The properties are currently zoned RU1. The Owner wishes to consolidate and rezone these properties to RM3 to allow for the development of rental row housing. A development with two, 2 storey blocks of row houses each side of a central parking plaza is proposed.



The row fronting Nickel Rd will provide seven, *2 bedroom* units with two, *2 bedroom + den* units at either end. These units will have unfinished basements for unit equipment (furnace/ HWT/ HRV) and tenant storage. The back row will provide 8, *3 bedroom* units with two, *3 bedroom + den* units at either end. These units will have basements finished to provide a bedroom, rec room, and washroom and will include unit equipment (furnace/ HWT/ HRV). The central parking area will allow 2 parking spaces per unit. All units will have 'front' and 'back' doors such that parking area and outdoor private patios and yards may be directly accessed.

DESIGN RATIONALE: NICKEL ROAD TOWNHOMES



Detail view of east elevation showing 'front' door access to Nickel street and private patios with shade structure over.



Detail view of west elevation showing 'back' door access to private patios and yards

DESIGN RATIONALE: NICKEL ROAD TOWNHOMES



Detail view of Interior (parking plaza) showing access to private patios and parking

The block of rows will be broken vertically and horizontally to provide human scale, shading, weather protection and visual interest. The scale and material selection- 'hardi' board & batten with 'hardi' horizontal lap siding - are selected for their durability and as acknowledgement of the residential setting of the development.

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East/West Elevation Detail showing breaks in vertical & horizontal planes. Materials accentuate the breaks and provide additional human scale



Interior (parking plaza) elevation detail showing breaks in vertical & horizontal planes. Materials accentuate the breaks and provide additional human scale

Development Permit DP17-0095



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

200 Nickel Road

and legally known as

Lot 1, Section 27, Township 26, ODYD, Plan EPP73636

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000:

N/A

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: _____, 2018

Decision By: CITY COUNCIL

Issued Date: TBD

Development Permit Area: Comprehensive Development Permit Area

File Manager: AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

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: 554764 BC Ltd
Address: 2730 Lower Glenrosa Rd
City: West Kelowna, BC
Phone: n/a

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";
- 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 Council Date of Decision if applicable, or Community Planning Department Manager 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 \$74,236.25
- OR
- b) An Irrevocable Letter of Credit in the amount of \$74,236.25

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.

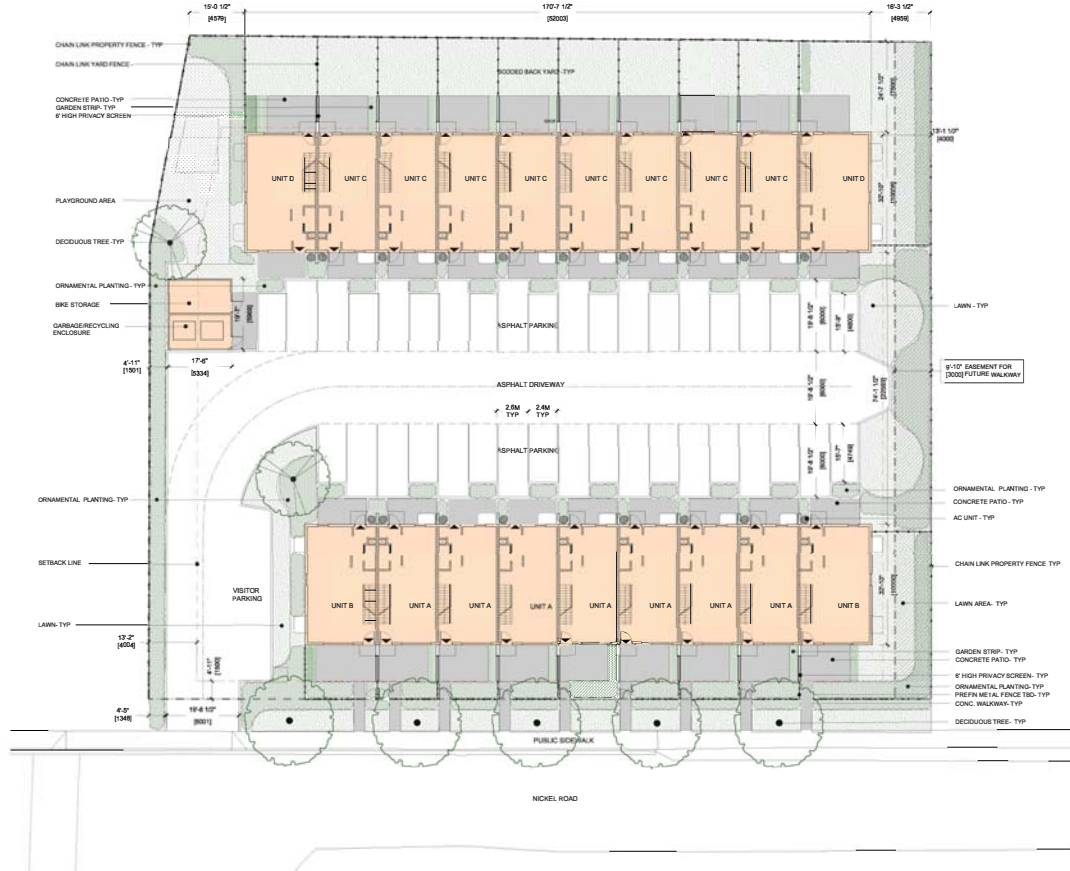
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE A&B

This forms part of application
DP17-0095

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING



SITE PLAN - 1/2"=1/16"



SITE AXIOMETRIC - NTS



SITE CONTEXT PLAN - NTS

hugh, bit architect



JAZEL ENTERPRISES LTD
NICKEL ROAD TOWNHOMES
170 + 230 NICKEL RD, KELOWNA
LOT A SEC 27 TP 26 PLAN 25115 & LOT B SEC 27 TP 26 PLAN 25115 except PLAN KAP65522

Job Title

Sheet Title

SITE PLAN

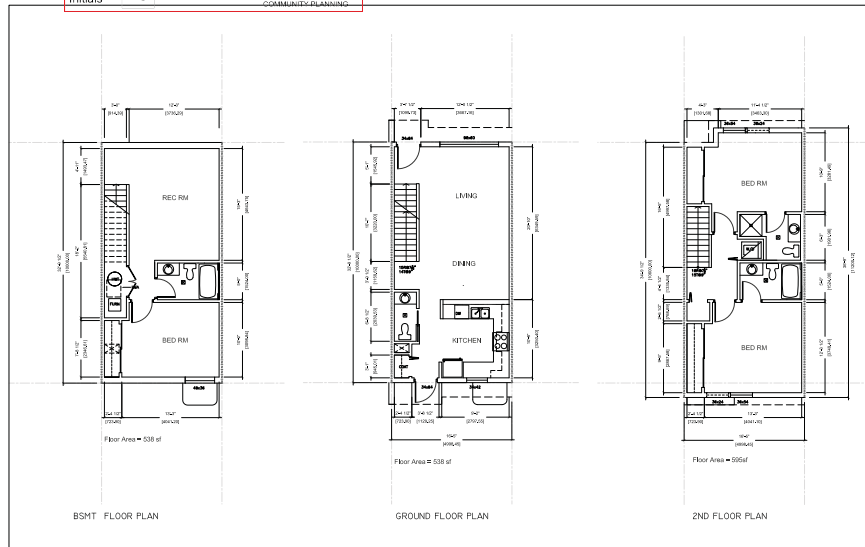
Drawn HJB
Checked HJB
Job No.

Date 03.31.17
Scale AS NOTED
Accession #

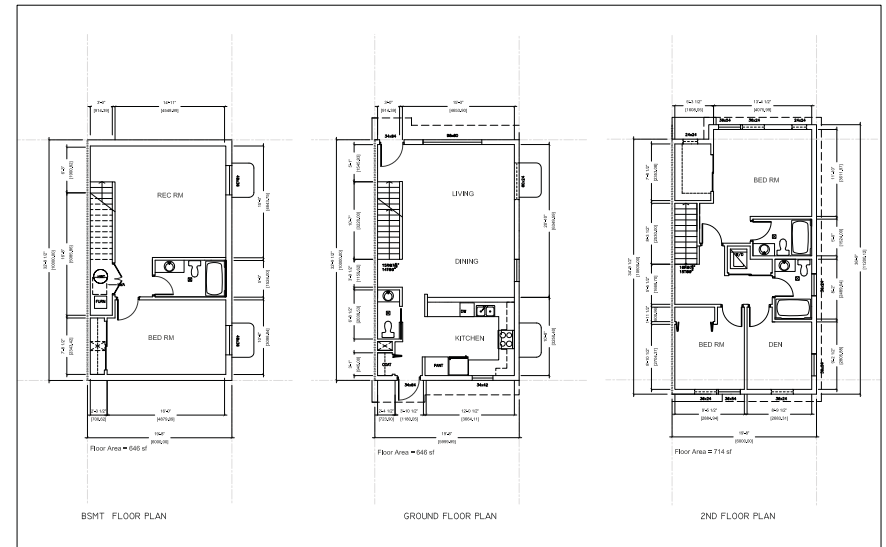
Sheet

A1.0

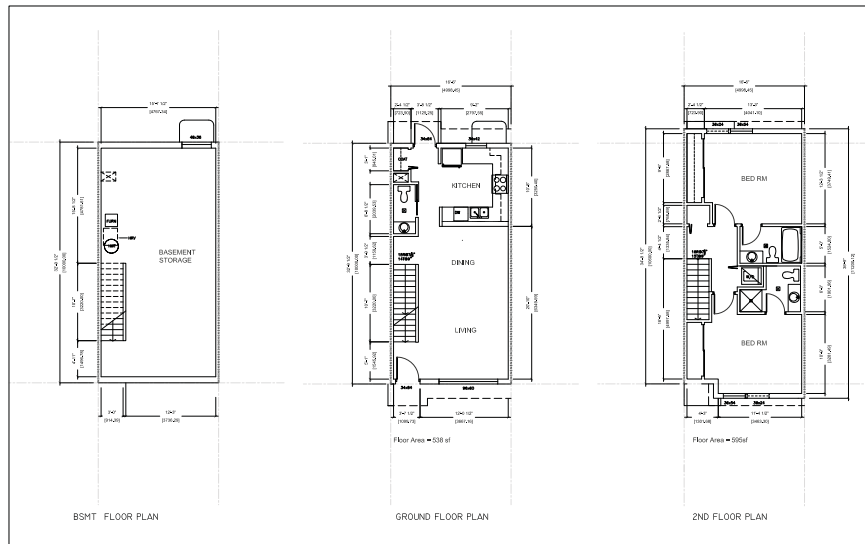
Revision: 08.30.17



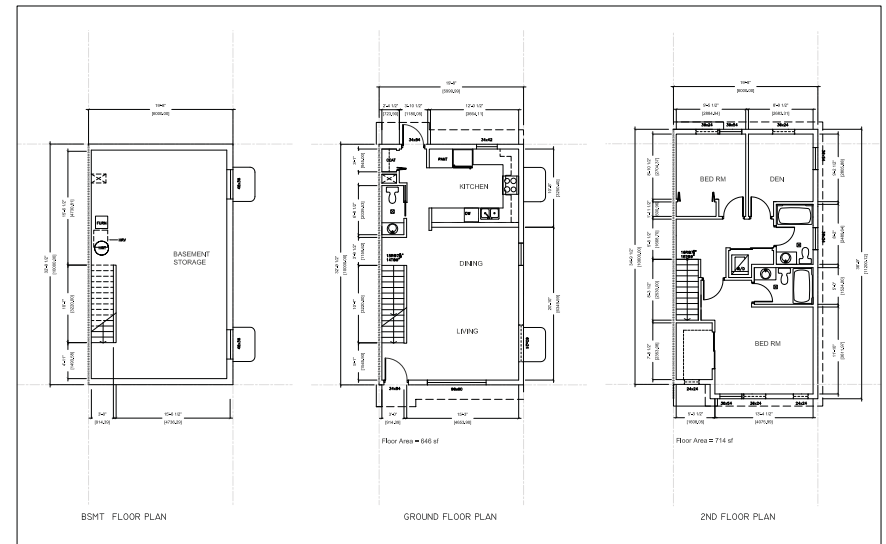
UNIT TYPE C - 3 BED, 3.5 BATH



UNIT TYPE D - 3 BED + DEN, 3.5 BATH



UNIT TYPE A - 2 BED, 1.5 BATH



UNIT TYPE B - 2 BED + DEN, 2.5 BATH

West Elevation

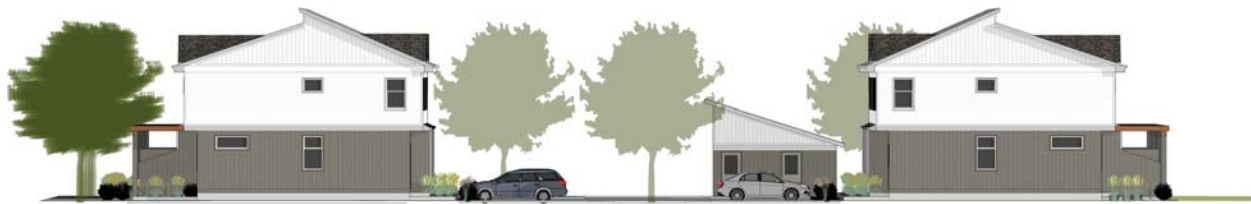


'IKO' Cambridge Shingle
Colour: Dual Black



'Hardie' Fascia & Detail Panel
Colour: Pearl Gray

North Elevation



'Hardie' Horizontal Siding & Trim
Colour: Artic White

East Elevation
Nickel Road



'Hardie' Board & Batten Field Field
Colour: Aged Pewter

South Elevation



Detail Colour:
Mountain Sage



Detail Colour:
Deep Ocean



LEGEND:

	LAWN AREA
	ORNAMENTAL SHRUBS, GRASSES, & PERENNIALS
	VEGETABLE & HERB GARDEN, PLANTED BY HOMEOWNER
	CONCRETE PAVING FINISH: BROOM
	CRUSH GRANULAR WALKWAY
	PROPOSED FENCE HT. VARIES
	EXISTING FENCE

NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY THE C.N.L.A. AND THE C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS.
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
4. TREES SHALL BE INSTALLED IN DEFINED OIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
5. SHRUB BEDS TO HAVE COMPOSTED, PRE-APPROVED, MULCH, DEPTH 75mm.
6. ORNAMENTAL SHRUBS, GRASSES, AND PERENNIALS TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH R APPROVED EQUAL.
7. MAINTENANCE EDGE AREAS SHALL HAVE A MIN. DEPTH OF 100mm (3") OF DECORATIVE ROUND ROCK. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
8. TURF AREAS SHALL BE ECO TURF FARMS, (O MART BLEND SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
9. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS, AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES			
BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
<i>Acer x freemanii</i> 'Jeffersred'	Autumn blaze red maple	B&B, 5cm Cal	As Shown
<i>Cercidiphyllum japonicum</i>	Katsura tree	B&B, 5cm Cal	As Shown
SHRUBS			
BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
<i>Forsythia x intermedia</i> 'Lynwood Gold'	Lynwood gold forsythia	#2 Pot	2.0m O.C.
<i>Mahonia aquifolium</i>	Oregon grape	#2 Pot	1.5m O.C.
<i>Philadelphus lewisii</i>	Mock orange	#2 Pot	1.5m O.C.
PERENNIALS			
BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
<i>Artemisia schmidtiana</i> 'Silver Mound'	Silver Mound Sage	#1 Pot	0.6m O.C.
<i>Echinacea paradoxa</i>	Yellow coneflower	#1 Pot	0.6m O.C.
<i>Gaillardia aristata</i>	Indian Blanket Flower	#1 Pot	0.5m O.C.
<i>Hesperis matronalis</i> 'Gloria'	Common Gervillia	#1 Pot	0.5m O.C.
<i>Perovskia atriplicifolia</i> 'Little Spire'	Dwarf Russian Sage	#1 Pot	0.6m O.C.
<i>Nepeta racemosa</i> 'Walker's Low'	Catmint	#1 Pot	0.9m O.C.
GRASSES			
BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
<i>Deschampsia caespitosa</i> 'Bronzeschiele'	Bronze veiled hair grass	#1 Pot	0.6m O.C.
<i>Miscanthus sinensis</i> 'Adagio'	Dwarf maiden grass	#1 Pot	0.6m O.C.
GROUND COVER			
BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
<i>Sedum spurius</i> 'Fuldagut'	Fuldagut stonecrop	#1 Pot	0.5m O.C.

SCHEDULE

C

This forms part of application
DP17-0095

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING

Revision	Issue

Issued for DP	Apr 3 '22
Issued for review	Mar 15 '21
DESCRIPTION	DATE NO.

Sarah L. Dickie
Landscape Designer
(250) 300-4286
sarahldickie@gmail.com

PROJECT
**Nickel Road
Townhomes**
Kelowna BC

SHEET TITLE
Landscape Plan

Design by : Sarah L. Dickie
Project Number : 17010
Date : Mar 2017
Scale : 3/32" = 1'

SHEET NUMBER

L-1.0

Estimate of Probable Cost

Project Name: Nickel Road Townhomes

Project No.: 17-010

Date: April 3, 2017

No.	ITEM	UNIT	QTY	COST	PRICE
1.0	GROWING MEDIUM				
1.1	Tree growing medium - 1 m3 tree pit	m3	9	\$45	\$405
1.2	Shrub growing medium - 0.45m depth	m3	218	\$45	\$9,801
1.3	Lawn growing medium - 0.15m depth	m3	79	\$45	\$3,571
				1.0 Total	\$13,777
2.0	MULCH				
2.1	Shrub bed mulch - 0.075m depth	m3	36	\$40	\$1,452
				2.0 Total	\$1,452
3.0	TREES				
3.1	Deciduous trees - 5cm Cal.	ea.	9	\$150	\$1,350
				3.0 Total	\$1,350
4.0	SHRUBS GRASSES & PERENNIALS				
4.1	Plant - #2 pot	ea.	23	\$15	\$345
4.2	Plant - #1 pot	ea.	3	\$8	\$24
				4.0 Total	\$369
5.0	IRRIGATION				
5.1	Drip irrigation system (head, pipe, valve)	ea.	1	\$1,500	\$1,500
5.2	Controller	ea.	1	\$200	\$200
5.3	Point of connection	ea.	1	\$400	\$400
				5.0 Total	\$2,100
6.0	FENCING				
6.1	Perimeter fencing - Ht. 1.8m	l.m.	115	\$40	\$4,600
6.2	Nickel Rd fencing - Ht. 1.2m	l.m.	50	\$65	\$3,250
6.3	Screening between units - Ht. 1.2m	l.m.	73	\$65	\$4,745
				6.0 Total	\$12,595
7.0	LANDSCAPE STRUCTURES				
7.1	Play structure	ea.	1	\$20,000	\$20,000
				7.0 Total	\$20,000
				TOTAL	\$51,643
				(15%) CONTINGENCY	\$7,746
				GRAND TOTAL	\$59,389

* See corresponding development permit drawings L-1 Issued April 3, 2017

SCHEDULE

C

This forms part of application
DP17-0095

Planner Initials

AC

City of Kelowna

COMMUNITY PLANNING