

---

# CITY OF KELOWNA

## MEMORANDUM

---

**Date:** March 29, 2018

**File No.:** DP17-0255 revised

**To:** RESB (AW)

**From:** Development Engineering Manager (JK)

**Subject:** 1642 Commerce Avenue

ZONE: C10

---

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 Ryan O'Sullivan

1. Domestic Water and Fire Protection

- a) The property is located within the Rutland Waterworks District (RWD)
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- a) The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- c) Design drawings must be reviewed by the Rutland Waterworks District prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with a 150mm 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) Frontage on Commerce is at a urban standard with exception of landscaping. Landscaped fronting this development will be included in the onsite landscape plans. Irrigation will be tied into 1642 Commerce Avenue water service.

- (b) Only one driveway access per lot, please adjust parking lot.

5. Transportation

- a) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

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 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.

---

James Kay, P. Eng.  
Development Engineering Manager

RO





## HORIZON NORTH

March 28, 2018

City of Kelowna  
1435 Water St  
Kelowna, BC  
V1Y 1J4

Re: Rationale for Project  
Modular Housing Facility – 46 Dorm Modular Building with Kitchen at 1642 Commerce Avenue

### Overview

The building at 1642 Commerce Ave is a 23,212 sq ft (2,156 square meter), 46 bed supportive housing center complete with dining area, and support service offices on 63,776 sq ft (5,925 square meters) of land, and located between Enterprise Way and Highway 97. The C-10 zoning supports this type of use.

### The Site

The location is close to transit routes along Enterprise Way, Highway 97, and highway 33, and is a short distance from the Rail to Trail corridor allowing for relatively easy access to and from the site, especially from both the Downtown and Rutland Town Centres while not bringing people directly to those areas.

The property is level and suitable for outdoor use.

### The Building

The building itself comprised of modular building units on a temporary wood frame foundation to meet BC Housings needs for rapid response supportive housing and is intended to be relocated to another town or neighbourhood as their needs shift.

The dwelling units are approximately 250 square foot studio-style rooms in a three storey building, complete with their own private bathrooms. Shared laundry is available within the public space.

The amenity space, or core of the building, is on the first floor with a 44 seat dining facility, commercial kitchen, lounge, washrooms and offices. This space is to act as reception hall, and support service facility in addition to being a gathering space for residents.

### The Grounds

Outside of the amenity building a gathering area behind the amenity core to provides some privacy to the occupants of the facility and allows them room to safely move about. Storage lockers will be provided to secure bicycles and extra belongings as well. The property will be surrounded by a fence to control where people access the building, and the grounds will be monitored by CCTV for the safety of the occupants.

A fenced dog run is provided for those occupants that have them. The area will be large enough to hold several animals while

Parking is provided for the staff as well as for people staying at the facility along with ample bicycle parking and shower facilities.

## Safety

Safety of the tenants is paramount as many of them are at risk people. Between CCTV system, staged fencing, controlled access, and continuous monitoring issues can be spotted and de-escalated. The facility will be continuously staffed, and a medical services room is being provided.

# Development Permit

## DP17-0255



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

1642 Commerce Avenue

and legally known as

Lot 5 District Lot 125 ODYD Plan KAP73825

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: April 23<sup>rd</sup>, 2018

Decision By: CITY COUNCIL

Issued Date: Tbd

Development Permit Area: Comprehensive Development Permit Area

File Manager: Alec Warrender

**This permit will not be valid if development has not commenced by April 23, 2020.**

Existing Zone: C10 – Service Commercial

Future Land Use Designation: Service Commercial

### **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's Agent: Horizon North on behalf of BC Housing

Address: 540 Athabasca Street

City: Kamloops, BC

Phone: 250-371-1300

---

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 tbd.

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.**



# BC HOUSING TRANSITIONAL HOUSING

1642 COMMERCE AVENUE  
KELOWNA, BC

MARCH 28, 2018



SCHEDULE **A**

This forms part of application  
# DP17-0255

Planner  
Initials

AW



THESE DRAWINGS AND  
DESIGNS ARE THE SOLE  
PROPERTY OF HORIZON  
NORTH AND MAY NOT BE  
REPRODUCED OR SUBMITTED  
TO OUTSIDE PARTIES WITHOUT  
THE EXPRESSED WRITTEN  
CONSENT OF HORIZON NORTH

1.	18/03/28	Issued For DP Submission	MEH	CZ	
No.	Y	MD	REVISION	BY	CHKD



PROJ # :	P24147
TN # :	TN#
SCALE :	AS INDICATED
DRAWN BY :	MEH
CHECKED :	CZ

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
**KELOWNA, BC**  
COVER SHEET

DWG No.:

**DP0.0**



Drawing List
DP 0.0    COVER PAGE
DP 0.1    PROJECT STATISTICS
DP 1.0    SITE PLAN / SITE DETAILS
DP 2.0    FLOOR PLANS
DP 3.0    ELEVATIONS

Municipal Address
1642 COMMERCE AVE KELOWNA, BC

Legal Address
KID: 605371 PLAN: 73825 LOT: 5

Site Summary
PARCEL AREA: 5,924.9m² 0.59 ha 1.46 acres

By-Law Zoning
COMMERCIAL ZONE - C10

Proposed Development
PERMITTED USES: (kk)    supportive housing
PROVIDED USE: supportive housing

Subdivision Regulations
MINIMUM LOT WIDTH: 30.0m PROVIDED LOT WIDTH: +/-51.7m AT CENTER OF SITE
MINIMUM LOT DEPTH: 30.0m PROVIDED LOT DEPTH: +/-125.0m AT CENTER OF SITE
MINIMUM LOT AREA: 1,000m² PROVIDED LOT AREA: 5,924.9m²

Floor Area Ratio/ Site Coverage
MAXIMUM PERMITTED F.A.R. 0.65 PROPOSED F.A.R. 0.36
MAXIMUM SITE COVERAGE 60% PROPOSED SITE COVERAGE 11.9%

Building Height
MAXIMUM BUILDING HEIGHT Is the lesser of 12.0m or 3 Storeys
PROPOSED BUILDING HEIGHT 10.5m 3 Storeys

By-Law Setback Summary
MINIMUM SETBACK AREAS FRONT YARD: 2.0m
SIDE YARD: 0m 2.0m when abutting or flanking a street 4.5m when adjacent to a residential, agricultural, or industrial zone
REAR YARD: 0m
NOTE: side yards do not abut or flank a street adjacent properties are as follows: industrial to east commercial to south commercial to west

Dwelling Unit Count
MAIN FLOOR 10 Studio Units SECOND FLOOR 18 Studio Units THIRD FLOOR 18 Studio Units TOTAL: 46 Studio Units

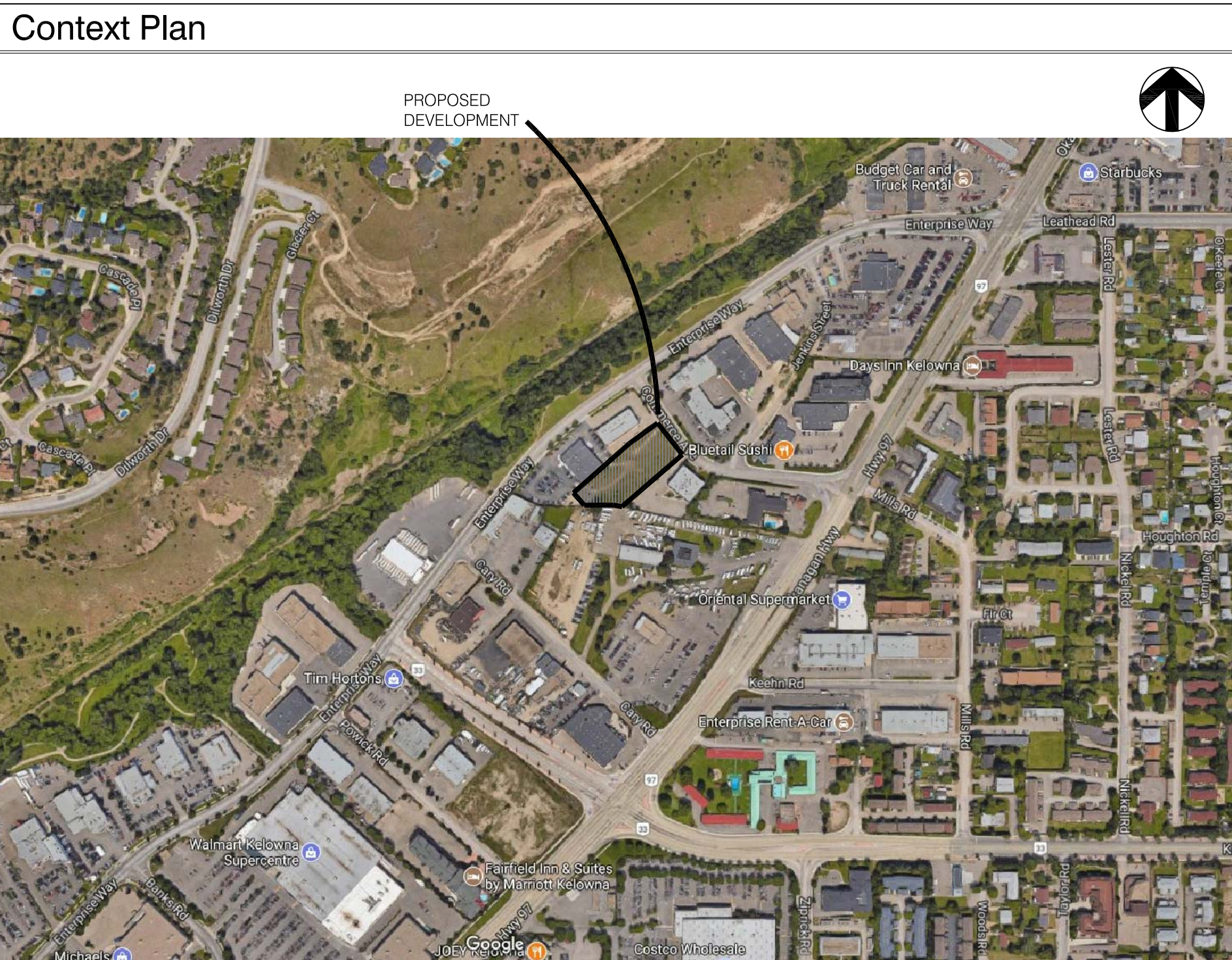
Area Summary

GROSS FLOOR AREA		
LEVEL		AREA
BUILDING MAIN FLOOR		703.5m²
BUILDING 2nd FLOOR		726.5m²
BUILDING 3rd FLOOR		726.5m²
TOTAL GROSS FLOOR AREA		2156.5m²

Motor Vehicle Parking Requirement
REQUIRED: Supportive Housing: 1 stall per 3 dwelling units: 46 units / 3 = 16 stalls
Provided Parking: 16 Stalls

Loading Requirement
REQUIRED: Commercial Uses: 1 per 1,900m² GFA
Provided: 1 Stall

Bicycle Parking Requirement
REQUIRED: Congregate Housing: Class 1: 1 per 25 employees Class 2: 5 per building public entrance
Provided: Class 1: 48 storage units provided in lieu of class 1 bicycle stalls Class 2: 5 bicycle stalls



SCHEDULE

A

This forms part of application

# DP17-0255

Planner Initials

AW

City of Kelowna

COMMUNITY PLANNING



1 Property Overall  
DP0.1



2 Frontage Looking South  
DP0.1



3 Property Line on Left Side of Site  
DP0.1



4 Property Line on Right Side of Site  
DP0.1



5 Rear Lot Looking North  
DP0.1



6 Rear Lot Looking South  
DP0.1

THESE DRAWINGS AND DESIGNS ARE THE SOLE PROPERTY OF HORIZON NORTH AND MAY NOT BE REPRODUCED OR SUBMITTED TO OUTSIDE PARTIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF HORIZON NORTH

1.	18/03/28	Issued For DP Submission	MEH	CZ	
No.	Y	M	D	REVISION	BY
					CHKD



PROJ # :	P24147
TN # :	TN#
SCALE :	AS INDICATED
DRAWN BY :	MEH
CHECKED :	CZ

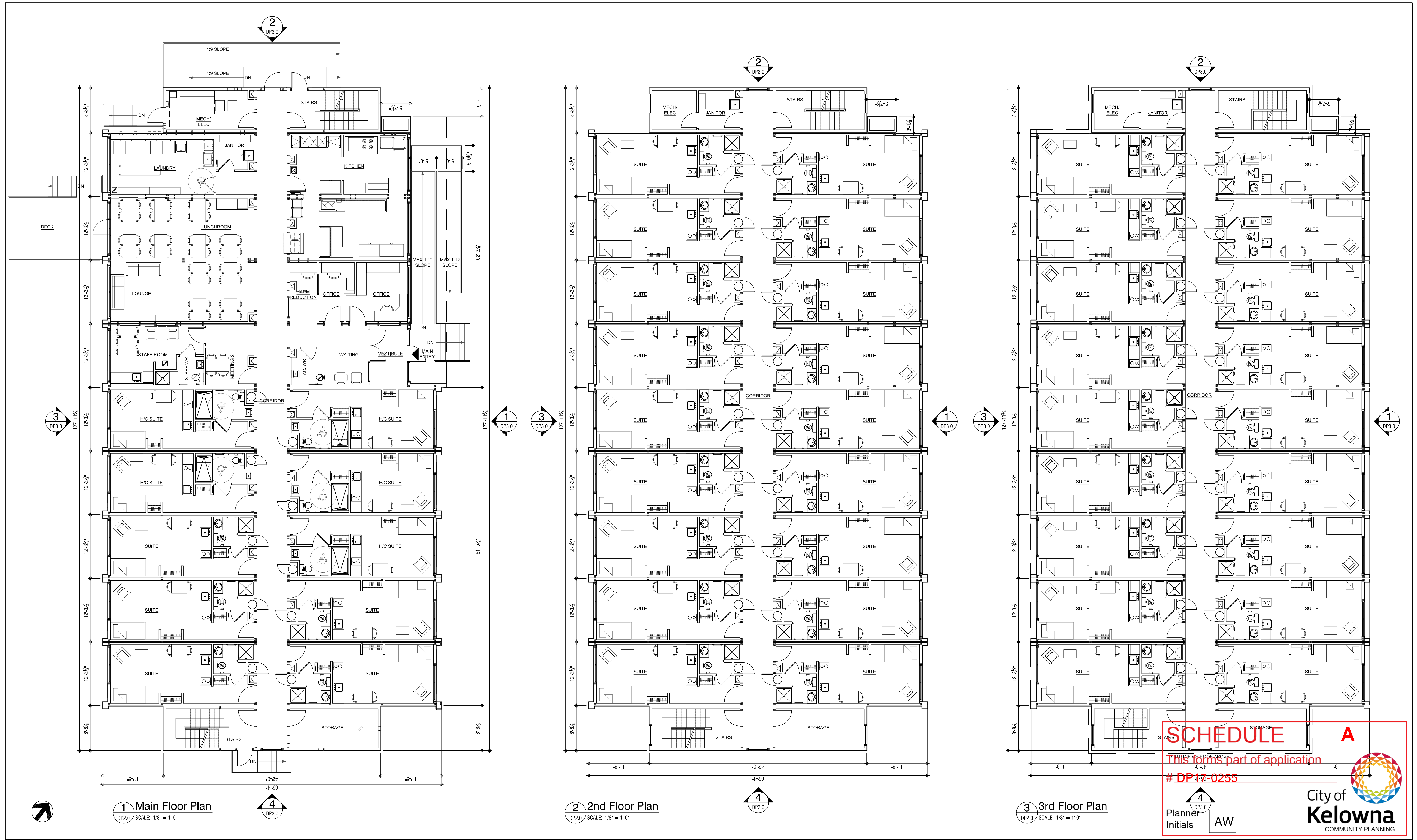
BC HOUSING  
TRANSITIONAL HOUSING  
KELOWNA, BC  
PROJECT STATISTICS

DWG No.:  
DP0.1











SCHEDULE

This forms part of application

# DP17-0255

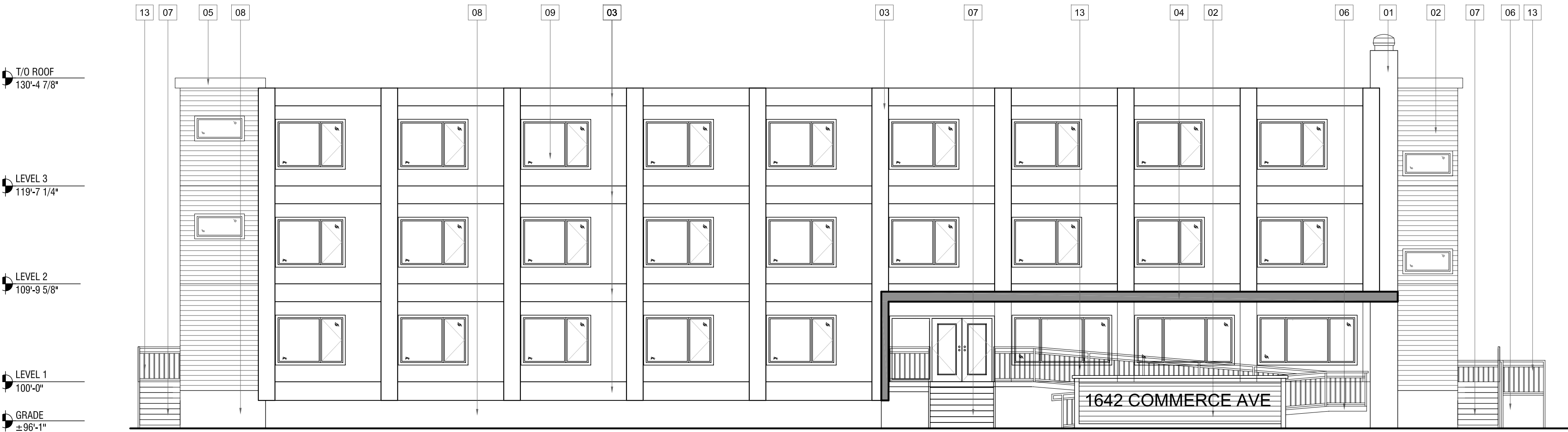
Planner Initials

AW

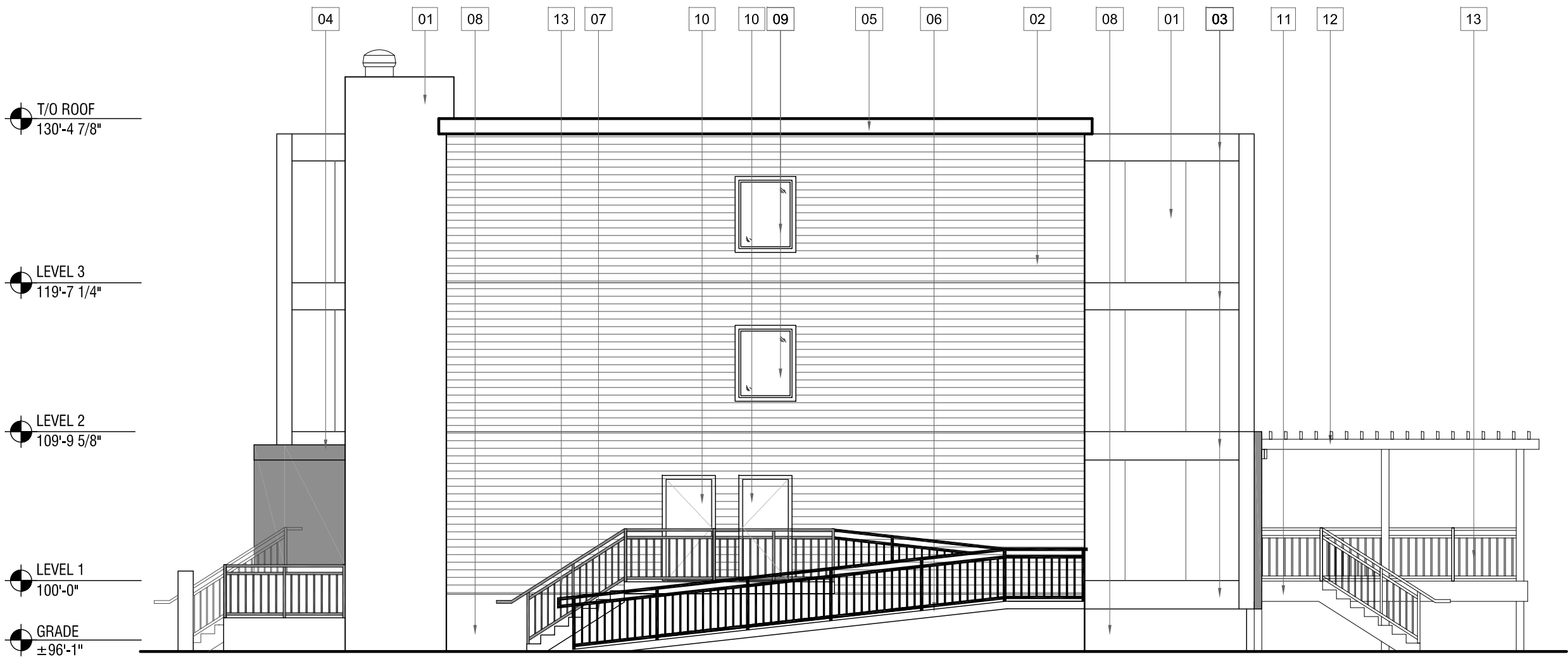
City of Kelowna

COMMUNITY PLANNING

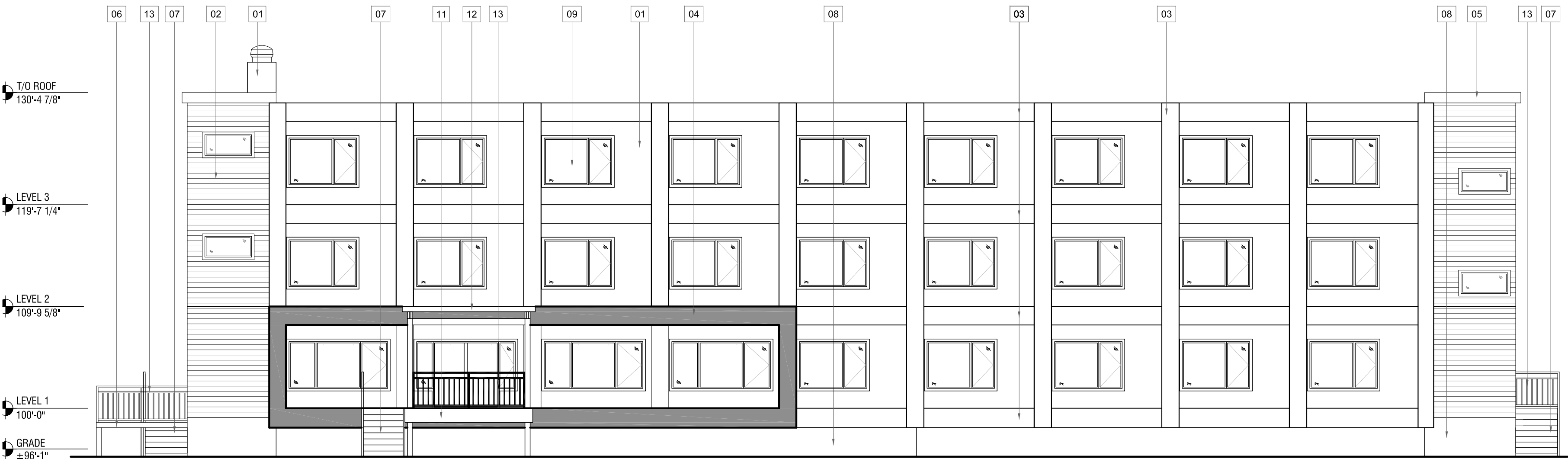
Elevations - Code Legend	
01	FIBRE CEMENT PANEL - WHITE
02	FIBRE CEMENT PLANK - CHARCOAL
03	FIBRE CEMENT BAND - WHITE
04	FIBRE CEMENT BAND - YELLOW
05	FIBRE CEMENT FASCIA - CHARCOAL
06	P.T. WOOD RAMP
07	P.T. WOOD STAIRS
08	CORRUGATED METAL SIDING
09	PVC WINDOW - WHITE
10	STEEL DOORS - WHITE
11	P.T. WOOD DECK
12	P.T. WOOD TRELLIS
13	ALUMINUM HANDRAIL/GUARD



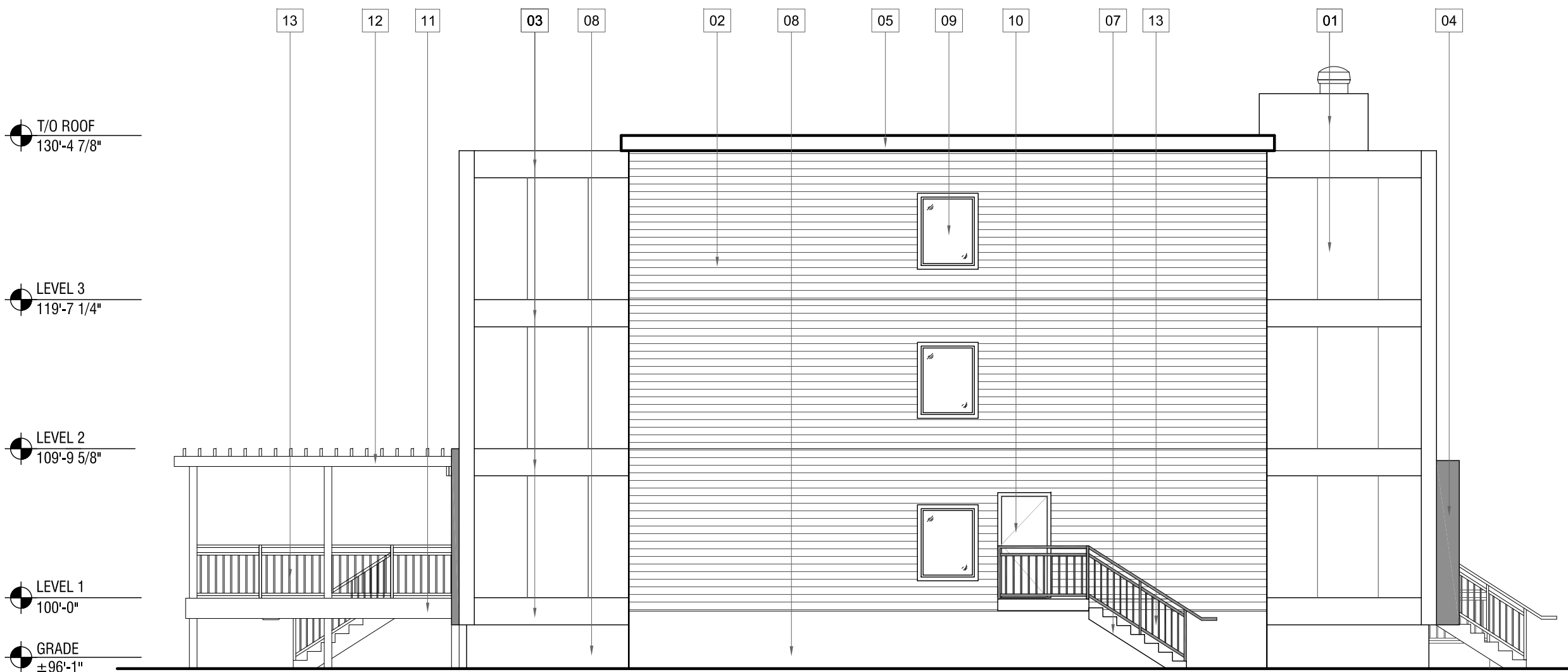
1 Building Northeast Elevation  
DP3.0 SCALE: 1/8" = 1'-0"



2 Building Northwest Elevation  
DP3.0 SCALE: 1/8" = 1'-0"



3 Building Southwest Elevation  
DP3.0 SCALE: 1/8" = 1'-0"



4 Building Southeast Elevation  
DP3.0 SCALE: 1/8" = 1'-0"

THESE DRAWINGS AND DESIGNS ARE THE SOLE PROPERTY OF HORIZON NORTH AND MAY NOT BE REPRODUCED OR SUBMITTED TO OUTSIDE PARTIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF HORIZON NORTH

1.	18/03/28	Issued For DP Submission	MEH	CZ	
No.	Y	M	D	REVISION	BY
					CHKD



PROJ # :	P24147
TN # :	TN#
SCALE :	AS INDICATED
DRAWN BY :	MEH
CHECKED :	CZ

BC HOUSING  
TRANSITIONAL HOUSING  
KELOWNA, BC  
ELEVATIONS

DWG No.:

DP3.0

# SCHEDULE B

This forms part of application  
# DP17-0255

Planner  
Initials **AW**





# SCHEDULE

**B**

This forms part of application

# DP17-0255

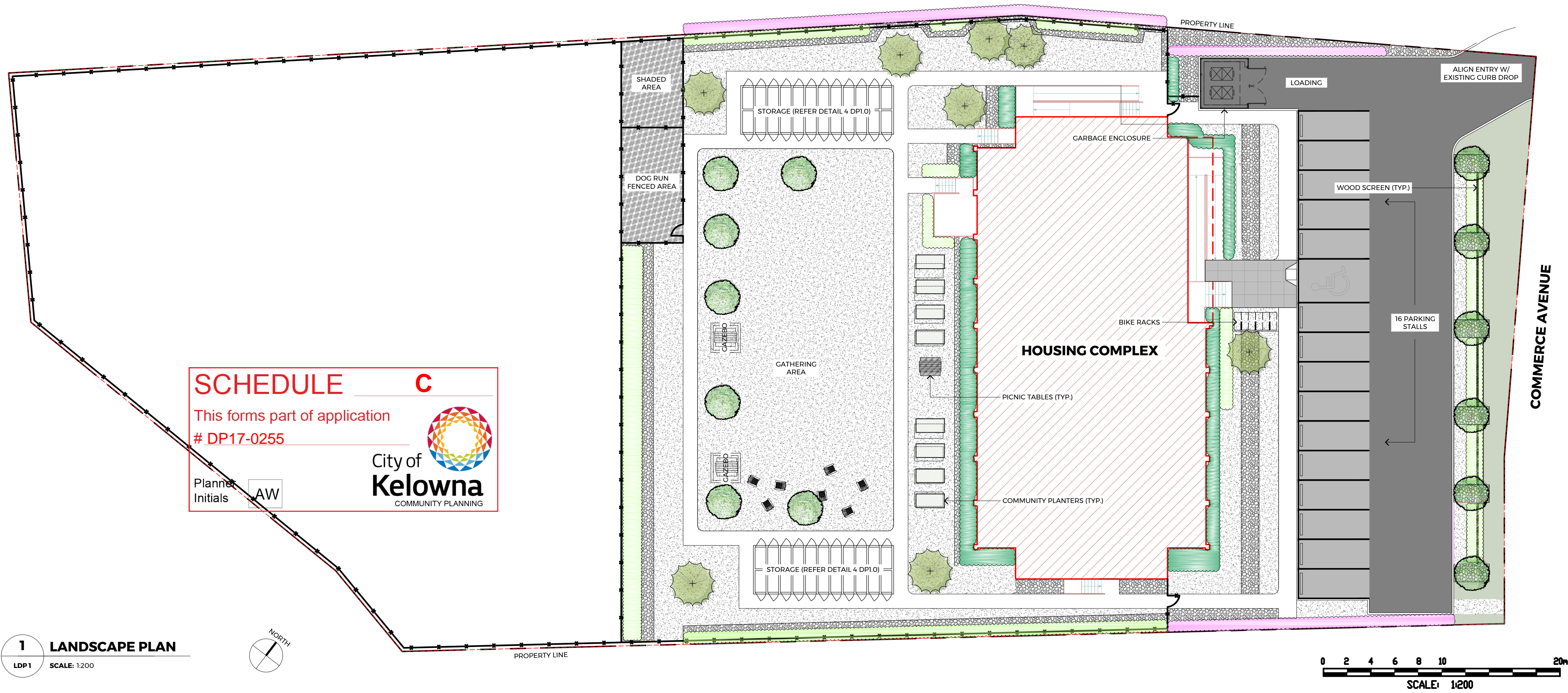
Planner  
Initials

AW

City of  
**Kelowna**  
COMMUNITY PLANNING







Pennisetum alopecuroides 'Little Bunny'



Pinus sylvestris



Populus x jackii 'Northwest'

LANDSCAPE PLAN LEGEND:

	LIMIT OF WORK		BARK MULCH
	PROPERTY LINE		ROSE HEDGE
	SET BACK		ORNAMENTAL GRASS / PERENNIAL PLANTING
	1.8m HGT. OPAQUE CHAIN LINK FENCE w/ GATE		EVERGREEN FOUNDATION PLANTING
	C.I.P. CONCRETE PAVING		BIKE RACKS
	SOD AREA		ADIRONDACK CHAIR (OPTIONAL)
	GREY CRUSHER CHIP PAVING		
	DECORATIVE COBBLE		

- LANDSCAPE DEVELOPMENT DATA:
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARDS (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 AN EFFICIENT 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.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
<b>TREES</b>				
<i>Populus x jackii</i> 'Northwest'	Northwest Poplar	60mm Cal.	B&B	15.00m x 6.00m
<i>Pinus sylvestris</i>	Scotch Pine	2.5m HGT.	B&B	15.00m x 11.00m
<b>SHRUBS</b>				
<i>Juniperus chinensis</i> 'Seagreen'	Sea Green juniper	#02	Potted	1.80m x 2.40m
<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	#02	Potted	0.30 x 1.50m
<b>PERENNIALS GRASSES</b>				
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#01	Potted	1.80m x 2.10m
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.75m x 0.60m
<i>Pennisetum alopecuroides</i> 'Little Bunny'	Fountain Grass	#01	Potted	0.45m x 0.60m
<i>Nepeta x faassenii</i> 'Walkers Low'	Walkers Low Catmint	#01	Potted	0.75m x 0.90m



BIKE RACKS



Rosa rugosa 'Hansa'



WOOD SCREENING



Rudbeckia fulgida 'Goldsturm'



Nepeta racemosa 'Walkers Low'



Miscanthus sinensis 'Gracillimus'



Juniperus chinensis 'Seagreen'



LARGE AND SMALL CRUSHED STONE

© 2018, Horizon North Modular Solutions Inc. ("Horizon"). All rights reserved. This document contains confidential information of Horizon and may not be used or disclosed, other than for the limited purpose(s) for which it is furnished, except with the written permission of Horizon.

2	18/04/03	DP RESUBMISSION	CR	AS	
1	18/03/27	DP SUBMISSION	CR	AS	
No.	Y M D	REVISION	BY	CHKD	



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING  
540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 www.wsp.com



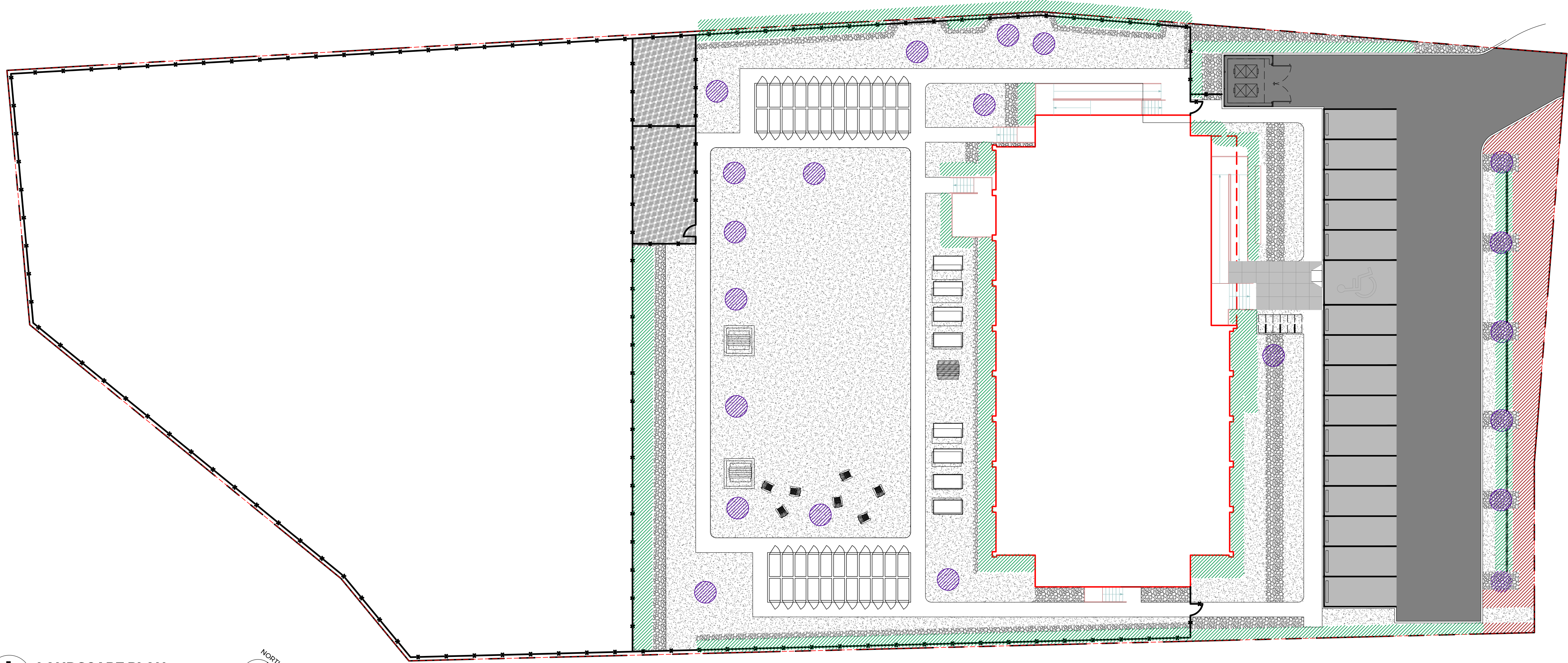
PROJ # :	####
M# :	
SCALE :	1:200
DRAWN BY :	CR

BC HOUSING - TRANSITIONAL HOUSING  
1642 COMMERCE AVE, KELOWNA  
LANDSCAPE PLAN

DWG No.:

LDP1





HYDROZONE LEGEND:

- LOW WATER REQUIREMENTS (313.0m. sq.)
- MEDIUM WATER REQUIREMENTS (53.0m. sq.)
- HIGH WATER REQUIREMENTS (113.0m. sq.)

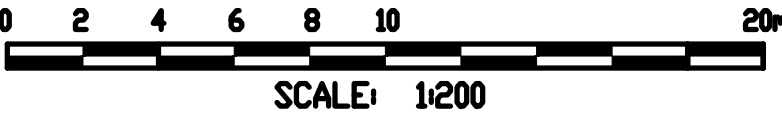
SCHEDULE C

This forms part of application  
# DP17-0255

Planner Initials AW



1 LANDSCAPE PLAN  
LDP1 SCALE: 1:200



© 2018, Horizon North Modular Solutions Inc. ("Horizon"). All rights reserved. This document contains confidential information of Horizon and may not be used or disclosed, other than for the limited purpose(s) for which it is furnished, except with the written permission of Horizon.

2	18/04/03	DP RESUBMISSION	CR	AS	
1	18/03/27	DP SUBMISSION	CR	AS	
No.	Y   M   D	REVISION	BY	CHKD	



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING  
540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 www.wsp.com



PROJ # :	####
M# :	
SCALE :	1:200
DRAWN BY :	CR

BC HOUSING - TRANSITIONAL HOUSING  
1642 COMMERCE AVE, KELOWNA  
HYDROZONE PLAN

DWG No.:

LDP2