

Attachment "A": DEVELOPMENT PERMIT GUIDELINES

Revitalization Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.B. of the City of Kelowna Official Community Plan relating to Revitalization Development Permit Areas:

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?			✓
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?	✓		
Is the ratio of streetwall height to street width less than 0.75:1?	✓		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?	✓		
Building Design			
Are architectural elements aligned from one building to the next?			✓
Are the effects of shadowing on public areas mitigated?		✓	
Are doors or windows incorporated into at least 75% of street frontage?		✓	
Do proposed buildings have an identifiable base, middle and top?	✓		
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?		✓	
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?	✓		
For multiple unit residential projects, is ground level access for first storey units provided?	✓		
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design?	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?	✓		
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
View Corridors			
Are existing views preserved and enhanced?	✓		
Vehicular Access and Parking			

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are at-grade and above-grade parking levels concealed with façade treatments?	✓		
Are garage doors integrated into the overall building design?	✓		
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?			✓
Are truck loading zones and waste storage areas screened from public view?			✓
Do parking lots have one shade tree per four parking stalls?			✓
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?	✓		
Signage			
Is signage design consistent with the appearance and scale of the building?	✓		
Are corporate logos on signs complimentary to the overall building character?			✓
Is signage lighting minimized?	✓		
Public Art			
Is public art incorporated into the project?	✓		
Tower Design (Building Greater than Six Stories)			
Do towers enhance views to and through the skyline?			✓
Are tower forms and the upper portions of buildings at once cohesive yet distinct from the overall design?			✓
Does the building design emphasize height rather than width?			✓
Does building design take into account micro-climates, shading and wind tunneling effects?			✓
Are new developments integrated into the established urban pattern through siting and building design?			✓
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Do elements such as gazebos, trellises, and pergolas provide visual interest and enhance usability of rooftop spaces?			✓
Are balconies recessed a minimum depth of 1 m within the adjoining building face?			✓
Are podiums designed to provide an animated pedestrian environment?			✓
Downtown Considerations			
Does the proposal maintain and extend the traditional block pattern?	✓		

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is the street façade articulated in a vertical rhythm that is consistent with the traditional street pattern?	✓		
Are windows set back from the building face and do they include headers and sills?	✓		
Are windows at street level kept low for displays of retail goods and for high visibility into interior spaces?			✓
Is the height of upper floor windows at least 1.5 times their width?	✓		
Are building materials and colours consistent with other prominent Downtown buildings, preferably brick or cut stone?	✓		
Is signage appropriate to the neighborhood and not internally lit or neon?	✓		



CITY OF KELOWNA

MEMORANDUM

Date: February 26, 2018
File No.: DP18-0044
To: Community Planning (TA)
From: Development Engineering Manager (JK)
Subject: 1215 St Paul Street, 557, 567 Clement Avenue

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

1. **General.**

- a) All the offsite infrastructure and services upgrades are outstanding and addressed in the Rezoning Engineering Report under file Z12-0069.
- b) A new offsite construction estimate and updated bonding will be required for all outstanding works.



James Kay, P.Eng.
Development Engineering Manager

RO for JA

CITY OF KELOWNA
MEMORANDUM

Date: February 26, 2018
File No.: DVP18-045
To: Community Planning (TA)
From: Development Engineering Manager (JK)
Subject: 1215 St Paul St, 557 – 567 Clement Ave.

The Development Engineering Department comments and requirements regarding this application to facilitate the development of a Multi-family building with variances to parking ratios and setbacks are as follows:

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


James Kay P.Eng.
Development Engineering Manager

RØ for JA

CITY OF KELOWNA

MEMORANDUM

Date: January 14, 2013
File No.: Z12-0069

To: Land Use Management Department (AW)

From: Development Engineering Manager

Subject: 1215 St. Paul Street, 557 & 567 Clement Ave RU2 to C7

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 subject properties are currently serviced with 13mm-diameter water services. 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. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service.
- b) The area has two hydrants 140m apart which exceeds the Bylaw for commercial developments. Also the hydrants are color coded green which indicates a maximum of 110 l/s capacity. A new hydrant will be required for the proposed development and the existing 250mm. C.I. main between the hydrants should be replaced with a 250mm. PVC.

2. Sanitary Sewer

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 services and the installation of one new larger service.

3. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

4. Transportation

- a) The proposed development triggers the requirement for a limited scope Traffic Impact Study. Recommendations from the Traffic Impact Assessment (TIA) will become requirements of this application. Prior to commencing the TIA, the developer's traffic consultant should meet with staff from the City of Kelowna to agree on the terms of reference for the study.

5. Road Improvements

- (a) Clement Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (b) St Paul Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (c) Lane adjacent to this development site will require widening and reconstruction to a paved commercial standard.

6. Road Dedication and Subdivision Requirements

- (a) Dedicate widening of the rear lane to provide the required widening to provide an ultimate 7.6m wide commercial standard lane.
- (b) Dedicate a 6.0m radius corner rounding at the St Paul Street & Clement Ave corner.
- (c) Lot consolidation is required.
- (d) Grant statutory rights-of-way if required for utility services.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on Clement Ave & St Paul Street.
- c) 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

**8. 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 Development Engineering 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.

9. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all offsite 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.

10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. Geotechnical Report

- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**
 - Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.

ATTACHMENT B	
This forms part of application # DP18-0044	
Planner Initials	TA
 City of Kelowna COMMUNITY PLANNING	

- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

12. **Development Permit and Site Related Issues**

- (a) No driveway access will be permitted to Clement Ave or St Paul Street. The vehicular access to the development site is to be provided from the lane.
- (b) The proposed parking stalls must meet the zoning bylaw requirements.
- (c) Access and Manoeuvrability
 - (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
 - (ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

Steve Muenz, P. Eng.
Development Engineering Manager

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DEVELOPMENT RATIONALE FOR THE “ST. PAUL” 1215 St. Paul

Site Description

Adjacent to the flourishing downtown/entertainment core, the subject property is situated on the SE corner of Clement Avenue and St. Paul Street within Kelowna’s Downtown Urban Cultural District. Located walking distance away from Downtown Kelowna’s many amenities; the proposed development is considered a “Walkers Paradise”. With a walk score rating of 92, the future residents of this medium density multi-family structure can choose to walk or bike for daily essentials instead of driving. The site consists of 3 lots (to be consolidated) that contain approximately 16,588 sq. ft currently zoned C7 (Central Business District). The site is level, with frontages both on St. Paul and Clement Avenue. There are three existing single family houses that will be demolished when construction commences. The North end of Downtown Kelowna is undergoing substantial redevelopment as the downtown core continues to evolve as a high-density area. Recently completed and planned projects include: The Interior Health Centre, Innovative Centre, new Kelowna Police Station, and Kelowna Yacht Club. With high-rise construction under way for 1151 Sunset, Ella, ONE Water Street, Ellis Parc and Westcorp’s proposed downtown hotel/condo development on Okanagan Lake.

Development Description

The proposed project requires a new Development Permit for a 6-storey condominium building which will consist of a two level (partial below grade) concrete parkade with 64 parking stalls and 5 levels (wood frame) of condominiums consisting of 54 condos above the parking podium and 4 split-level townhomes screening the parkade wall along St. Paul St. The building will incorporate a common area patio/green space on the second level above the parkade structure.

The overall massing and design approach of the project is developed with the intent to respond sensitively to the surrounding neighbourhood context, while creating an architectural statement that both creates and contributes to the developing Clement Corridor.

The Developer been in direct consultation with the developers of the Anagram Project that is situated directly to the East of the subject project, which has resulted in a coordinated approach to the building’s podium level and superstructure massing, with the intent to sensitively create density while maintaining the neighbour’s views.

The main pedestrian entry has been located at the corner of St. Paul and Clement Avenue, which has resulted in the strong vertical architectural statement, which has been highlighted by introducing two contrasting materials. These are then incorporated throughout the balance of

the project. This helps to create an overall identity to the project, and contributes to the Clement and St. Paul streetscapes.

The four split-level townhouse units that front St. Paul, develop a rhythmic architecture which creates visual interest while creating a dynamic pedestrian-sensitive approach to the public/private relationship. Additionally, the townhouse massing creates a complimentary yet contrasting architecture to the units above, making a vibrant juxtaposition of elements as the eye moves up the building. Based on consultation with City Planning, it was considered the highest priority that the setback requirements of the zoning bylaw be maintained on St. Paul, with which the development complies.

The Developer is seeking a relaxation to the required setback above 16m from 3m to .1m for a portion of the building facing Clement, which is the equivalent of a single top storey unit. Below 16m, a 0m setback is allowed. The majority of the building setback either meets or exceeds the zoning setback requirements. (See elevations submitted). The architectural aim for the 5th floor relaxation is to continue to develop a strong massing statement at the corner of the building; again, to contribute to the building's presence at the prominent entry corner. In addition, the significant setback off Clement from the Podium face. This setback provides unobstructed view lines for the proposed 6-storey apartment to be constructed to the east of the subject development. The parking structure on Clement Ave will be creatively screened with back-lit perforated brick. The combination of an artistic perforated brick pattern and strategic lighting will highlight this prominent corner as a feature on one of Kelowna's main traffic corridors

On the South elevation, the developer is seeking a variance from the 4m setback requirement above 16m on the Laneway, to .4m. for the roof overhang and balconies. Below 16m building height, there is an allowable setback of 0m, however, the closest building face above the parkade level is 4'-7" (1.4m), with the balance of the south building face (not including balconies) set back 12'-10" (3.9m). The request for an additional storey that aligns with the architecture below (storeys 2 through 6), allows for the consistency of the architectural massing up the building, while still being set back from the 0m setback of the parkade podium as noted above. This allows residents to have a degree of privacy and separation from the lane. Access to the parkade shall be from the rear laneway via St. Paul, we have designed the South side of the building with laneway treatment at the forefront, strategically locating building and parkade access as well as the communal receptacle to avoid any expansive untreated wall areas.

The design of the structure embodies attributes from the surrounding area. This multifamily development is a leader of the urban revival of Kelowna's cultural district by merging current & classical elements. The combination of materials used on the exterior façade present both a contemporary feel while respecting traditions of this historic area. This is reflected in the use of brick, concrete, and wood materials. The building elevations incorporate human dimension, articulation, and design features that provide a visually appealing exterior while exhibiting functional elements that promote liveability and create privacy of the private outdoor living space. The corner of the building is

setback to emphasize the entrance and to create a prominent streetscape. The wood accent feature and deliberate glazing on the large vertical volume creates an inspired yet subtle accent and creatively defines this prominent corner .

The mix of units in the building is made up of 39 two bedrooms, 7 one bedrooms, 4 studios and 4 townhouses. Unit sizes range from 392 sq. ft studios, 525 sq. ft one bedrooms, 825-1050 sq. ft. two bedrooms and 1020 sq. ft townhouses.

Building Features

1. St. Paul Elevation (West)
 - Street-oriented Split-level townhouses (4) that screen parkade wall.
 - Street level access to townhomes creating pedestrian flow to streetscape
 - Provides public space for pedestrian flows, corner rounding at St. Paul and alleyway area, creates off-site parking (3 stalls) along frontage, sidewalk bike racks
 - Second level above parkade generous patio areas and landscaping.
 - Levels 3-6 generous outdoor decks (ie: 80 sq.ft.).
 - Level 6 provides 10-11 ft ceilings, penthouse atmosphere and site lines to lake.
2. Clement Avenue (North)
 - Clement to be a high traffic artery not conducive to sustainable residential environment. Remove solid parkade wall creating an open, creative, perforated brick design that will be incorporated into a street interface emphasizing public interaction including specialized paved streetscape offering public patio, street seating, bike sharing, etc.
 - Large setback outdoor common area on parkade roof. This large green roof common area will create privacy/ sound barrier as well as generous patios for second level units.
 - Levels above parkade (2-6) will be substantially setback from property/parkade line and Clement Ave. providing a more private living space (decks, etc) as well as provide open sightlines to for the proposed neighbouring Anagram apartment building (East).
3. Exterior Finishing
 - Exteriors will include a combination of brick, corrugated metal cladding, MAC architectural metal (wood), Hardie panel, and horizontal board form concrete (rear alleyway).

- Colors to compliment surrounding buildings including Station and The Station Pub.
 - Building design, materials, and colors to accommodate Kelowna seasonal weather patterns.
 - Incorporate soft indirect exterior lighting to emphasize building features, entrance, backlit lighting for Clement perforated brick feature wall and street safety.
4. Sustainability
- Building to include both public and owner bike racks and storage facilities
 - Large real grass green roof to reduce storm water run-off and increase heating and cooling efficiency.
 - The use of healthy, low impact, sustainable building materials where ever possible.
 - Electric traction elevator.
 - Reflective TPO roofing membrane that greatly reduces the urban heat island effect.
 - Strategic glazing to maximize building efficiency.
 - Onsite landscaping to incorporate local plantings.
 - OGO car-share program and dedicated parking stall.
 - Street interface to provide future drop-off location for Kelowna Bike Share.

Development Rationale

- Scale of building and wood frame construction provides an attainable and affordable alternative to concrete high-rise development prominent in the downtown core.
- Design and exterior finish complementary to neighbourhood buildings and downtown core.
- Downtown location reduces the impact and need for car use. Walk to work, bike riding, car share, entertainment facilities.
- Strong design feature (Perforated brick) for Clement elevation creating a cultural impact.
- Creating a public space for pedestrian use along Clement elevation including public patio, street seating, bike sharing, etc.
- Residential and pedestrian interface along St. Paul with off street parking.
- Large onsite real grass green roof common area and community garden for building owners.
- Caters to a broad range of buyers including millennial young professionals, downsizing baby-boomers.

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT NO. DP18-0044 /& DVP18-0045

Issued To:

Higgins, Joseph Anthony
Retaine Financial Corp Inc. No. BCo960664
Fresh Start Enterprises Inc. Inc. No. 645377

Site Address:

1215 St Paul Street
557 Clement Avenue
567 Clement Avenue

Legal Description:

1. Lot 26, DL 139, ODYD, Plan 1303, Except Plan EPP40116
2. Lot 27, DL 139, ODYD, Plan 1303, Except Plan EPP40116
3. Lot 28, DL 139, ODYD, Plan 1303, Except Plan EPP40116

Zoning Classification:

C7 – Central Business Commercial

Development Permit Area:

Revitalization Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP18-0044 and DVP18-0045 for:

1. Lot 26, DL 139, ODYD, Plan 1303, Except Plan EPP40116, located at 1215 St Paul Street, Kelowna, BC;
2. Lot 27, DL 139, ODYD, Plan 1303, Except Plan EPP40116, located at 557 Clement Avenue, Kelowna, BC;
3. Lot 28, DL 139, ODYD, Plan 1303, Except Plan EPP40116, located at 567 Clement Avenue, Kelowna, BC;

to allow the construction of apartment housing be approved subject to the following:

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

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

Section 14.7.5 (h.i): Central Business Commercial Development Regulations

To vary the minimum setback along the north flanking street (Clement Ave) for portions of a building over 16.0 m from 3.0 m required to 0.1 m proposed;

Section 14.7.5 (h.ii): Central Business Commercial Development Regulations

To vary the minimum setback along a property line (east) for portions of a building over 16.0 m from 4.0 m required to 0.0 m proposed;

Section 8.1.11 (b): Parking and Loading Size and Ratio

To vary the maximum ratio of compact stalls from 10% to 20.3%;

AND THAT Council authorizes issuance of this Development Permit subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated May 15, 2018;

AND THAT Council authorizes issuance of this Development Permit subsequent to consolidation of the subject properties;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

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

5. 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 \$_____ OR
- b) An Irrevocable Letter of Credit in the amount of \$_____ .

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.

6. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

7. 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.
- b) 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.

8. APPROVALS

Issued and approved by Council on the 15th day of May, 2018.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

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

BYLAW SUMMARY			REGULATION	PROPOSED	VARIANCE
	ZONING		C7	C7	
	LOT WIDTH		6 m	38.2 m	N/A
	LOT DEPTH		30 m	40.6 m	N/A
	SITE AREA		200 m²	1541.1 m²	N/A
	MAXIMUM FAR: (NIC. COVERED PARKING)		9	2.7	N/A
	BUILDING AREA			1,457.50 m²	
	MAXIMUM SITE COVERAGE		100%	94.6%	N/A
	MAXIMUM BUILDING HEIGHT		12 STOREYS	6 STOREYS	N/A
			37m	22.1	N/A
	RESTRICTIONS UNDER 16m				
	FRONT YARD (ST. PAUL)] [WEST]		0 m	1.1 m	N/A
	SIDE YARD (LANEWAY)] [SOUTH]		0 m	0 m	N/A
	FLANKING STREET (CLEMENT)] [NORTH]		0 m	0.1 m	N/A
	REAR YARD (ADJACENT PROPERTY)] [EAST]		0 m	0 m	N/A
	FLOORPLATE		N/A	972 m²	N/A
	RESTRICTIONS OVER 16m				
	FRONT YARD (ST. PAUL)] [WEST]		3 m	4.6 m	VARIES
	SIDE YARD (LANEWAY)] [SOUTH]		4 m	0.4 m	VARIES
	FLANKING STREET (CLEMENT)] [NORTH]		3 m	0 m	VARIES
	REAR YARD (ADJACENT PROPERTY)] [EAST]		4 m	0 m	VARIES
	FLOORPLATE (MAX)		1221 m²	937 m²	N/A
	PARKING				
	CAR STALLS	(1/DWELLING UNIT)	54	56	
		VISITOR (1/7 DWELLING UNIT)	8	8	N/A
			62	64	N/A
	* size ratio	COMPACT (MAX)	10 %	20.3 %	REQUIRED (3.6m)
		MEDIUM (MAX)	40 %	28.1 %	REQUIRED (2.9m VARIANCE)
		REGULAR/FULL (MIN)	50 %	51.6 %	REQUIRED (4m VARIANCE)
	BICYCLE STALLS	CLASS 1 (0.5/DWELLING UNIT)	28	30	INDOOR
		CLASS 2 (0.1/DWELLING UNIT)	5.5	6	OUTDOOR

BUILDING SUMMARY					
GROSS FLOOR AREA		5269.0 m ²	56716 ft ²		
GROSS NET(LEASABLE AREA)		4178.1 m ²	44974 ft ²		
UNIT COUNT	2 BEDROOM + 2 BATH	10	TYPE 'A'		
	2 BEDROOM + 2 BATH (CORNER)	5	TYPE 'B'		
	1 BEDROOM + 1 BATH	7	TYPE 'C' (1 TYPE E)		
	2 BEDROOM + 1 BATH	19	TYPE 'D'		
	STUDIO/ BACHELOR	4	TYPE 'E'		
	2 BEDROOM + 2 BATH	5	TYPE 'F'		
	TOWNHOUSE- 2 BED + DEN, 2 BATH	4	TYPE 'T'		
TOTAL		54			
		REQUIRED	PROVIDED		
PRIVATE OPEN SPACE(POS)	# OF UNITS	m ²	m ²	ft ²	
	6m ² per STUDIO	4	24		
	10m ² per 1 BEDROOM	7	70		
	15m ² per 2 BEDROOMS +	43	645		
	TOTAL	54	739	621.8	6693.4
	COMMON AMENITY		190.3	2048	
	TOTAL	739	812	8741	N/A



1 LOCATION PLAN

BUILDING CODE REVIEW					
	OCCUPANCY	GROUP C			
	ARTICLE	3.2.2.50			
	NO. OF STOREYS	6 STOREYS			
	NO OF STREETS FACING	3			
	MAX. BUILDING AREA	1800 m²			
	CONSTRUCTION TYPE	COMBUSTIBLE			
	SPRINKLERED	YES			
	ASSEMBLY RATINGS				
	FLOOR	1 HR. [1.5 HR. RATING ABOVE PARKADE - 3.3.5.6)			
	WALLS/ BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)			
	ROOF	1 HR.			
PARKING CALCULATIONS					
	STALL SIZES	WIDTH	LENGTH	HEIGHT	
	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)	6'-6" (2.0m)	
	COMPACT SIZE STALL (10% MAX.)	6'-6" (2.0m)	11'-2" (3.4m)	6'-6" (2.0m)	
	ACCESSIBLE STALL	12'-2" (3.7m)	19'-8" (6.0m)	6'-6" (2.0m)	
	DRIVE AISLES (2-WAY 90 DEG. PARKING 23'-0" (7.0m)				
	PARKING REQUIREMENTS				
	RESIDENTIAL:				
	1 STALL/ UNIT x 54	54 STALLS			
	1 VISITOR STALL/ 9 UNITS	8			
	TOTAL PARKING REQUIRED	62			
	TOTAL PARKING PROVIDED	64			
PARKING SUMMARY					
	STALL SIZES	FULL	MEDIUM	COMPACT	TOTAL
	PARKADE LEVEL 0 (BASEMENT)	18	9	6	33
	PARKADE LEVEL 1 (GROUND)	16	9	6	31
	TOTAL STALLS	34	18	12	64
	MOTORCYCLE (NIC)	2 PROVIDED			
	ON-STREET (NIC IN CALCS)	4 PROVIDED			

BUILDING AND FLOOR AREAS			
GROSS FLOOR AREAS			
LEVEL		GFA m ²	GFA ft ²
0	LOWER PARKADE PARKADE	308.6	3322
1	UPPER PARKADE	343.6	3698.3
2	SECOND FLOOR	936.1	10291.6
3	THIRD FLOOR	924.5	9951.9
4	FOURTH FLOOR	924.5	9951.9
5	FIFTH FLOOR	924.5	9951.9
6	SIXTH FLOOR	894.8	9631.5
TOTAL		5276.6 m ²	56799.1 ft ²

FIRE PROTECTION:		3.2.4./ 3.2.5./ 3.2.6.
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45m MAX.	3.2.5.5
STANDPIPE/HOSE SPRINKLERED	YES (IN EACH STAIR)	3.2.5.8
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	
REQUIRED FIRE SEPARATIONS		3.1.3.1.
TENANTS/MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	1.5 HR	3.3.5.6
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOMS	NON-RATED FIRE SEPARATIONS	

BUILDING FIRE SAFETY			
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.	OR SPRINKLERED
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	300sqm	3.1.11.5	
MAX. CRAWLSPACE AREA	N/A	3.1.11.6	
CONCEALED FLOOR AREA	N/A	3.1.11.5	

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)

SCHEDULE		A
This forms part of application		
# DP17-0044 DVP17-0045		
Planner Initials	TA	



**BLUEGREEN
ARCHITECTURE INC.**

#202 - 110 Hw 33 West,
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p: 778.753-2650

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[illegible][illegible]

3	18.04.19	RE-ISSUED FOR DEVELOPMENT PERMIT
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1	18.02.05	ISSUED FOR COORD.
NO.	DATE	RECORD OF ISSUES

Project

**ST PAUL
RESIDENCES**

RESIDENTIAL DEVELOPMENT

1215 ST PAUL STREET
KELOWNA, BC V1Y 2C7

Sheet Title	
ZONING + CODE INFO	
Job Number	17.611
Date	2018.04.19
Scale	NTS
Issue Number	3
Drawing Number	

A0.1

TOPOGRAPHIC SURVEY OF
LOT 26 D.L. 139 O.D.Y.D. PLAN 1303 EXCEPT PLAN EPP40116
LOT 27 D.L. 139 O.D.Y.D. PLAN 1303 EXCEPT PLAN EPP40116
LOT 28 D.L. 139 O.D.Y.D. PLAN 1303 EXCEPT PLAN EPP40116

Based on survey performed July 2017.

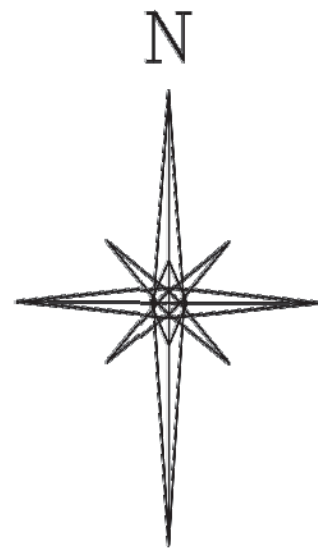


The intended size of this plan is 560 mm in width by 864 mm in height
(D size) when plotted at a scale of 1:250.

GRD – ground elevation
E/ASPH – edge of asphalt
W/VALVE – water valve
POLE – utility pole
C/L – centreline
DMH – storm manhole
SMH – sanitary manhole
YL – yellow lane marker
EWALL – bottom of low concrete wall
T/WALL – top of low concrete wall

Geodetic elevations are derived from control monument #6457 (344.865 m.)

Lot dimensions are derived from Plan EPP40116.



SCHEDULE

A

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DP17-0044 DVP17-0045

Planner
Initials

TA

City of
Kelowna

COMMUNITY PLANNING

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Matt Pasutto, Development Coordinator

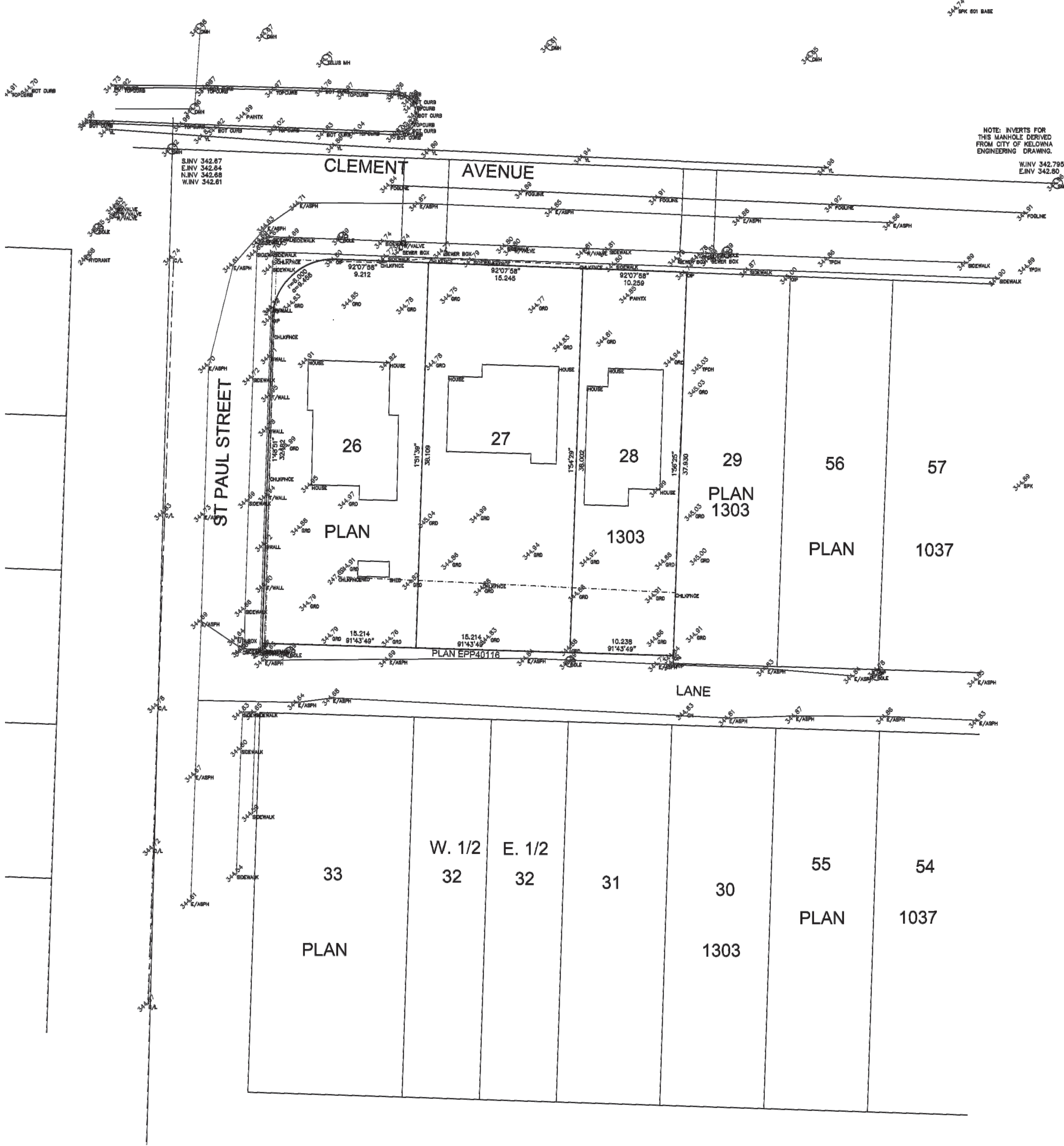
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1 SURVEY
1:250

file 417431

D.A. Goddard Surveys
103-1338 ST. PAUL STREET KELOWNA PHONE 250-763-3733

NO.	DATE	RECORD OF REVISIONS
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3	18.04.19	RE-ISSUED FOR DEVELOPMENT PERMIT
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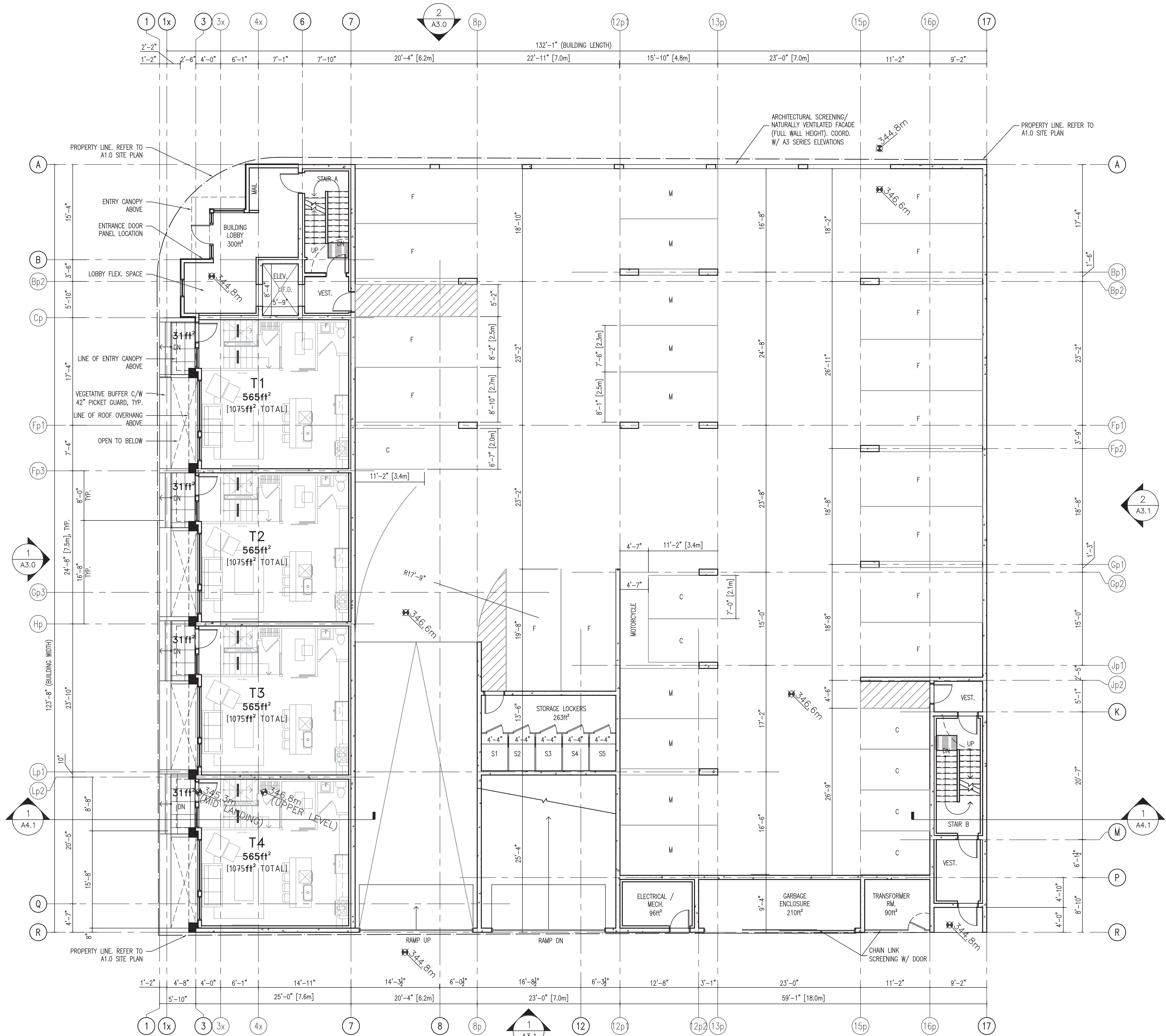
NO.	DATE	RECORD OF ISSUES
-----	------	------------------

Project
ST PAUL RESIDENCES
RESIDENTIAL DEVELOPMENT

1215 ST PAUL STREET
KELOWNA, BC V1Y 2C7

Sheet Title
SURVEY

Job Number	17.611
Date	2018.04.19
Scale	1:250
Issue Number	3
Drawing Number	A1.1



HATCH IDENTIFICATION MARKER LEGEND	
	DENOTES PAVERS ON PEDESTALS
	DENOTES FLAT ROOF. 2 PLY SBS ROOFING. WHITE.
	DENOTES GREEN ROOF. COORD. W/ LANDSCAPE DWG.'S FOR EXTENT, TYP.
	DENOTES PEDESTRIAN PATH OF EXIT

1 LEVEL 1 PLAN (UPPER PARKADE)
1/8" = 1'

AREA SUMMARY

GROSS FLOOR AREA (NIC PARKING) = 3,698.3 ft² (343.6 m²)
LEVEL 1 PARKING = 11,742 ft² (343.6 m²)
NET FLOOR AREA (RESIDENTIAL) = 2,260 ft² (209.9 m²)

PARKING SUMMARY

LEVEL 0
18 FULL STALLS
9 MEDIUM STALLS
6 COMPACT STALLS
1 MOTORCYCLE (NIC IN TOTAL)
33

LEVEL 1
15 FULL STALLS
9 MEDIUM STALLS
7 COMPACT STALLS
1 MOTORCYCLE (NIC IN TOTAL)
31

TOTAL PARKING
33 FULL STALLS
18 MEDIUM STALLS
13 COMPACT STALLS
2 MOTORCYCLE (NIC IN TOTAL)
64

SCHEDULE A

This forms part of application
DP17-0044 DVP17-0045

Planner
Initials TA



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Landscape Architect:
Outland Design

Contact: Fiona Barlow
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NO. DATE RECORD OF REVISIONS

3 18.04.19 RE-ISSUED FOR DEVELOPMENT PERMIT

2 18.02.14 ISSUED FOR DEVELOPMENT PERMIT

1 18.02.05 ISSUED FOR COORD.

NO. DATE RECORD OF ISSUES

Project
ST PAUL RESIDENCES
RESIDENTIAL DEVELOPMENT

1215 ST PAUL STREET
KELOWNA, BC V1Y 2C7

Sheet Title

LEVEL 2 PLAN

Job Number 17.611

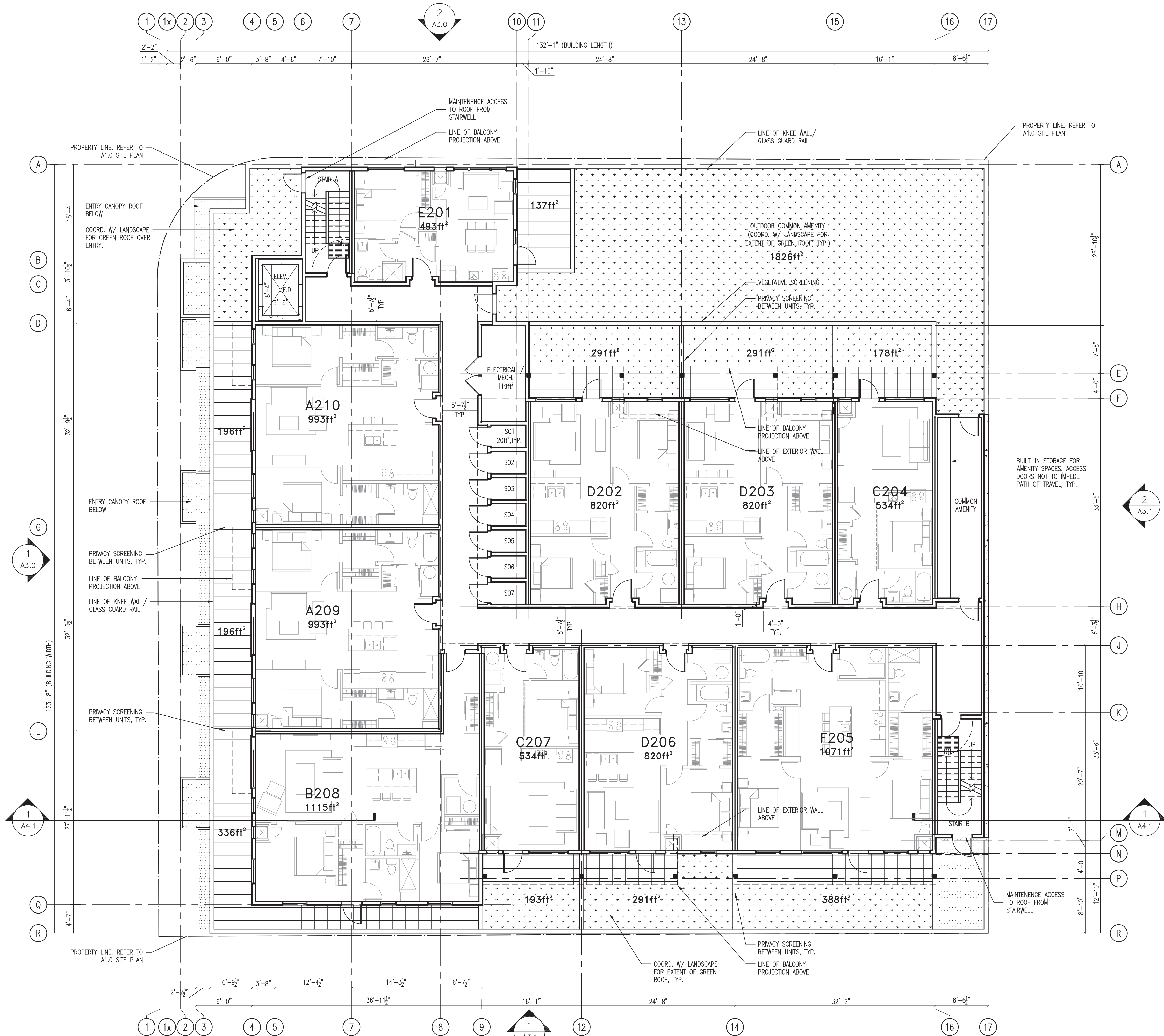
Date 2018.04.19

Scale 1/8"=1'-0"

Issue Number 3

Drawing Number

A2.2

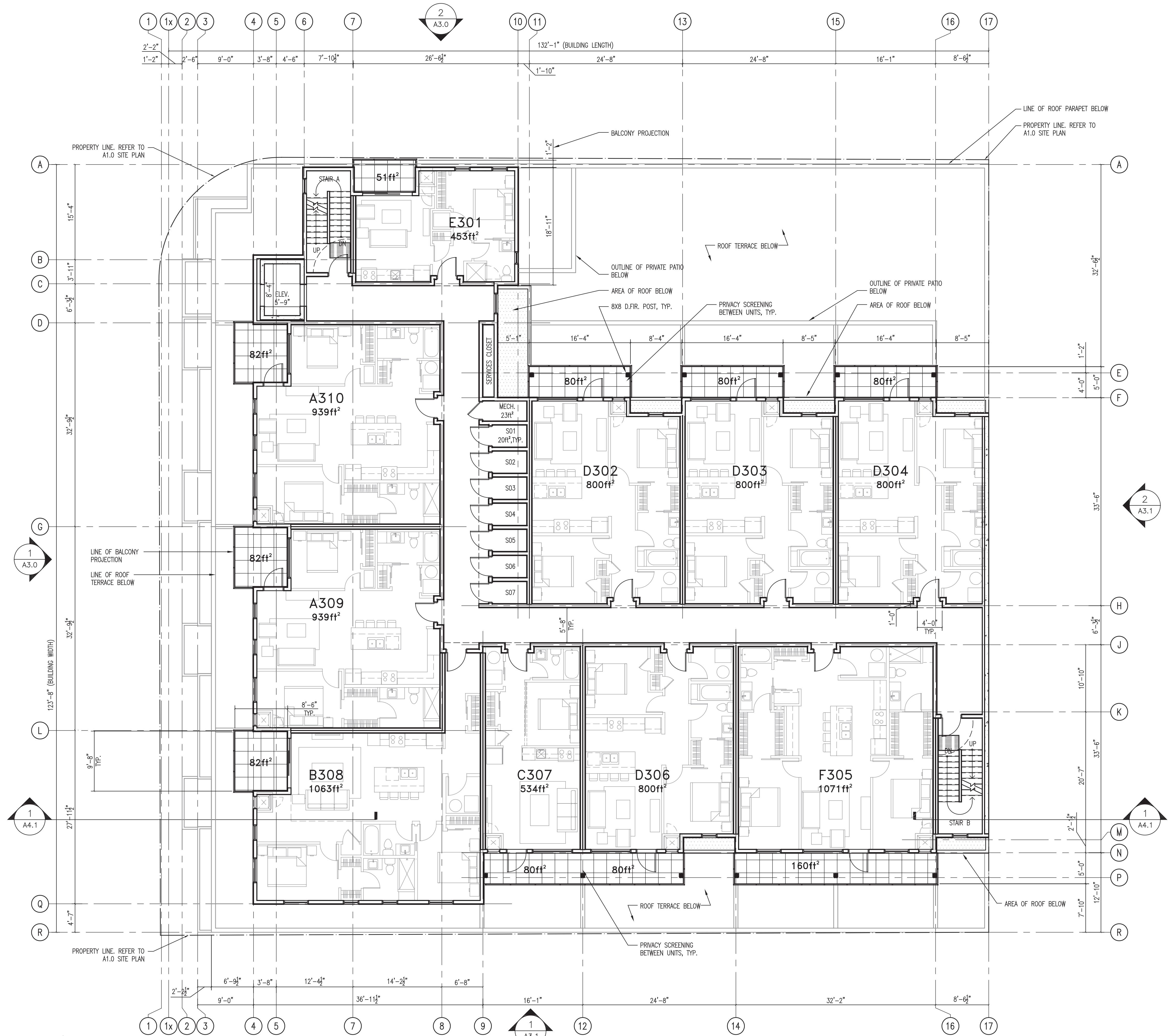


HATCH IDENTIFICATION MARKER LEGEND	
	DENOTES PAVERS ON PEDESTALS
	DENOTES FLAT ROOF. 2 PLY SBS ROOFING. WHITE.
	DENOTES GREEN ROOF. COORD. W/ LANDSCAPE DWG.'S FOR EXTENT, TYP.
	DENOTES PEDESTRIAN PATH OF EXIT

1 LEVEL 2 FLOOR PLAN
1/8" = 1'

AREA SUMMARY

GROSS FLOOR AREA = 10,291.6 ft² (956.1 m²)
NET FLOOR AREA (RESIDENTIAL) = 8,193 ft² (761.2 m²)



HATCH IDENTIFICATION MARKER LEGEND	
	DENOTES BALCONY
	DENOTES FLAT ROOF. 2 PLY SBS ROOFING. WHITE.
	DENOTES GREEN ROOF. COORD. W/ LANDSCAPE DWG.'S FOR EXTENT, TYP.
	DENOTES PEDESTRIAN PATH OF EXIT

1 LEVELS 3-5 FLOOR PLANS
1/8" = 1'

AREA SUMMARY

GROSS FLOOR AREA = 9,951.9 ft² (924.5 m²)
NET FLOOR AREA (RESIDENTIAL) = 8,199 ft² (761.7 m²)

SCHEDULE A

This forms part of application
DP17-0044 DVP17-0045

Planner
Initials TA

City of
Kelowna
COMMUNITY PLANNING



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NO. DATE RECORD OF REVISIONS

3 18.04.19 RE-ISSUED FOR
DEVELOPMENT PERMIT

2 18.02.14 ISSUED FOR
DEVELOPMENT PERMIT

1 18.02.05 ISSUED FOR COORD.

NO. DATE RECORD OF ISSUES

Project
**ST PAUL
RESIDENCES**
RESIDENTIAL DEVELOPMENT

1215 ST PAUL STREET
KELOWNA, BC V1Y 2C7

Sheet Title

LEVEL 6 PLAN

Job Number 17.611

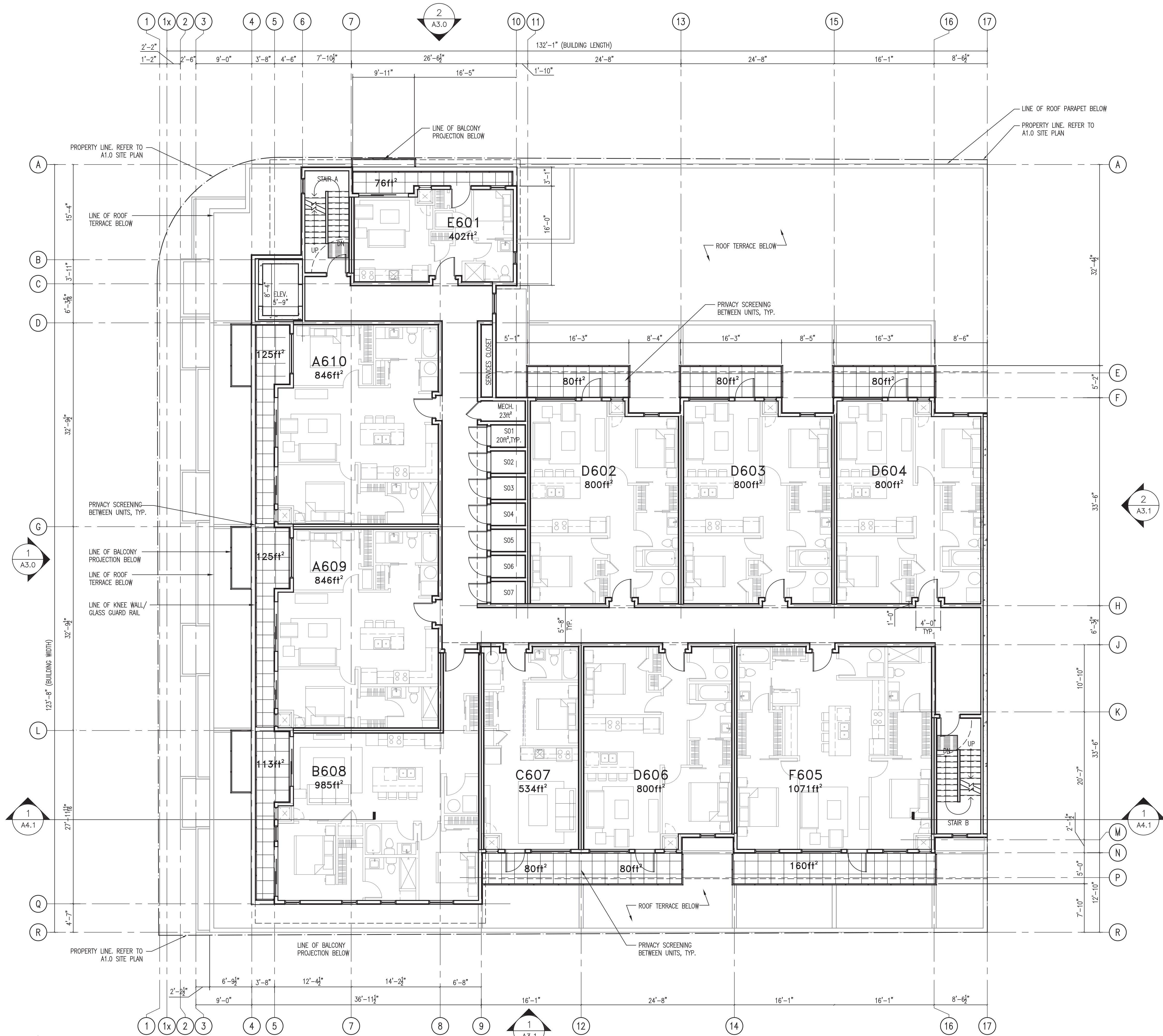
Date 2018.04.19

Scale 1/8"=1'-0"

Issue Number 3

Drawing Number

A2.4



HATCH IDENTIFICATION MARKER LEGEND	
	DENOTES BALCONY/TERRACE
	DENOTES FLAT ROOF. 2 PLY SBS ROOFING. WHITE.
	DENOTES GREEN ROOF. COORD. W/ LANDSCAPE DWG.'S FOR EXTENT, TYP.
	DENOTES PEDESTRIAN PATH OF EXIT

1 LEVEL 6 FLOOR PLAN
1/8" = 1'

AREA SUMMARY

GROSS FLOOR AREA = 9,631.5 ft² (894.8 m²)
NET FLOOR AREA (RESIDENTIAL) = 7,884 ft² (732.4 m²)

SCHEDULE A

This forms part of application
DP17-0044 DVP17-0045

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NO.	DATE	RECORD OF REVISIONS
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3	18.04.19	RE-ISSUED FOR DEVELOPMENT PERMIT
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2	18.02.14	ISSUED FOR DEVELOPMENT PERMIT
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1	18.02.05	ISSUED FOR COORD.
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Project
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Sheet Title

ROOF PLAN

Job Number 17.611

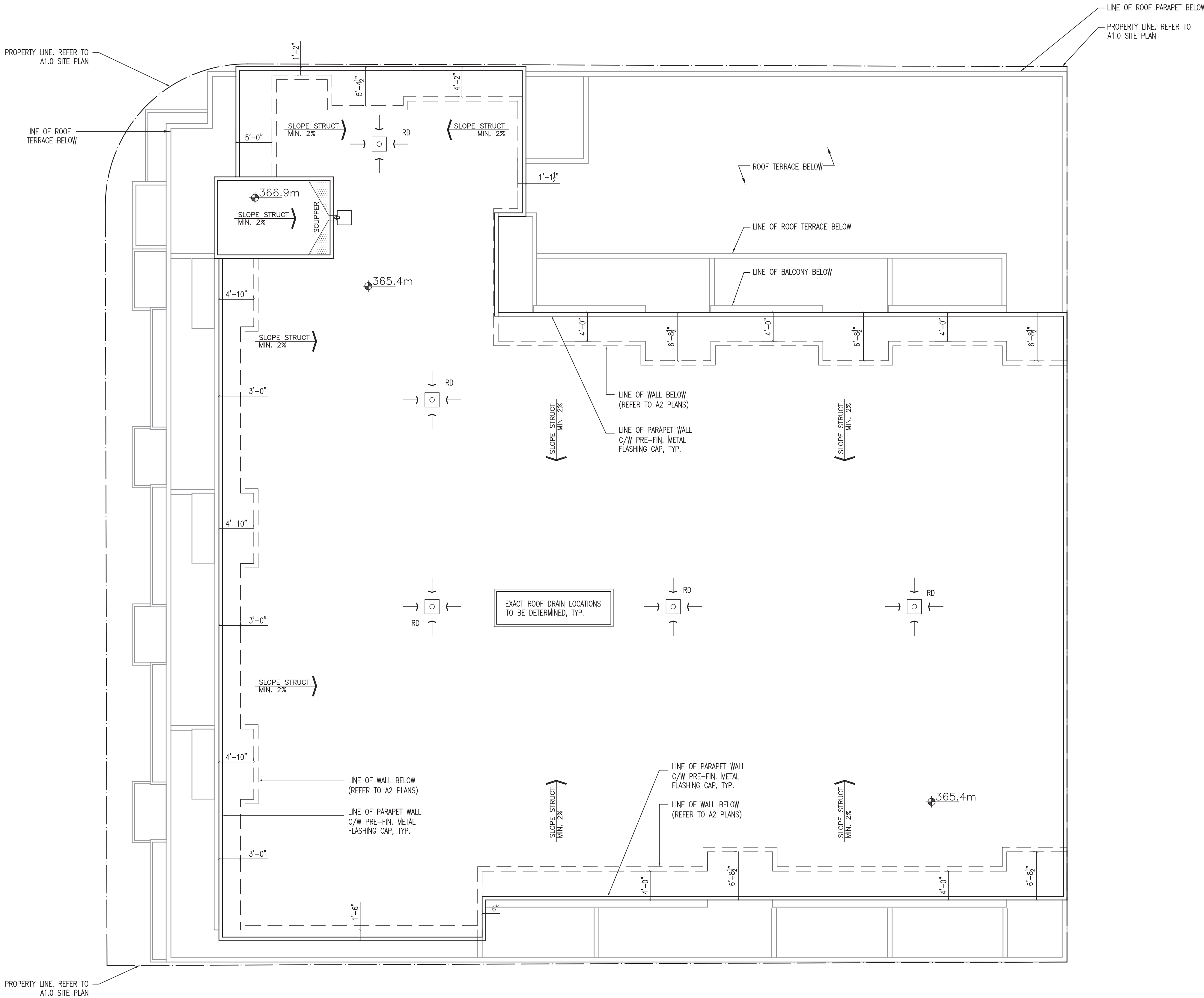
Date 2018.04.19

Scale 1/8"=1'-0"

Issue Number 3

Drawing Number

A2.5



1 ROOF PLAN
1/8" = 1'



1 WEST ELEVATION
1/8" = 1'



2 NORTH ELEVATION
1/8" = 1'

ELEVATION KEY NOTES LEGEND	
REFERENCE MATERIAL BOARD FOR COLOUR SELECTIONS	
1	FIBRE CEMENT PANEL C/W EXP. PAINTED FASTENERS; COLOUR A
2	FIBRE CEMENT PANEL C/W EXP. PAINTED FASTENERS; COLOUR B
3	NON-COMBUSTIBLE WOOD GRAIN SIDING
4	HORIZONTAL CORRUGATED METAL SIDING
5	BRICK VENEER; STANDARD; RUNNING BOND
6	BRICK VENEER; JUMBO; PERFORATED RUNNING BOND PATTERN
7	D.FIR POST/BEAM C/W PAINTED METAL SUPPORT STRUCTURE
8	FASCIA MOUNTED METAL GUARD RAIL C/W PICKETS
9	PRIVACY SCREEN
10	PRE-FINISHED METAL FASCIA/ TRIM
11	PREFINISHED METAL FLASHING
12	ALUM. STOREFRONT WINDOWS & DOORS C/W LOW E CLEAR GLAZING
13	VINYL WINDOWS & DOORS C/W LOW E CLEAR GLAZING
14	PAINTED METAL DOORS
15	BLACK CHAINLINK METAL SCREENING C/W DOOR
16	EXPOSED CONCRETE WALLS.
17	PLANTING @ BLDG FACE (SEE LANDSCAPE)
18	CEMENT BOARD SMART TRIM
19	HORIZONTAL METAL LOUVRES (PARKADE VENTILATION)
20	DECORATIVE BOARDFORM CONCRETE AS SHOWN
21	FROSTED GLASS (TEMPERED) PRIVACY SCREEN; 6' HIGH, TYP.
22	MECHANICAL GRILLES FOR PTAC UNITS; ALIGN GRILLES AS SHOWN.
23	EXTERIOR BUILDING LIGHTING.

SCHEDULE

B

This forms part of application

DP17-0044

DVP17-0045

Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING



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Project
ST PAUL RESIDENCES
RESIDENTIAL DEVELOPMENT

1215 ST PAUL STREET
KELOWNA, BC V1Y 2C7

Sheet Title

BUILDING ELEVATIONS

Job Number 17.611

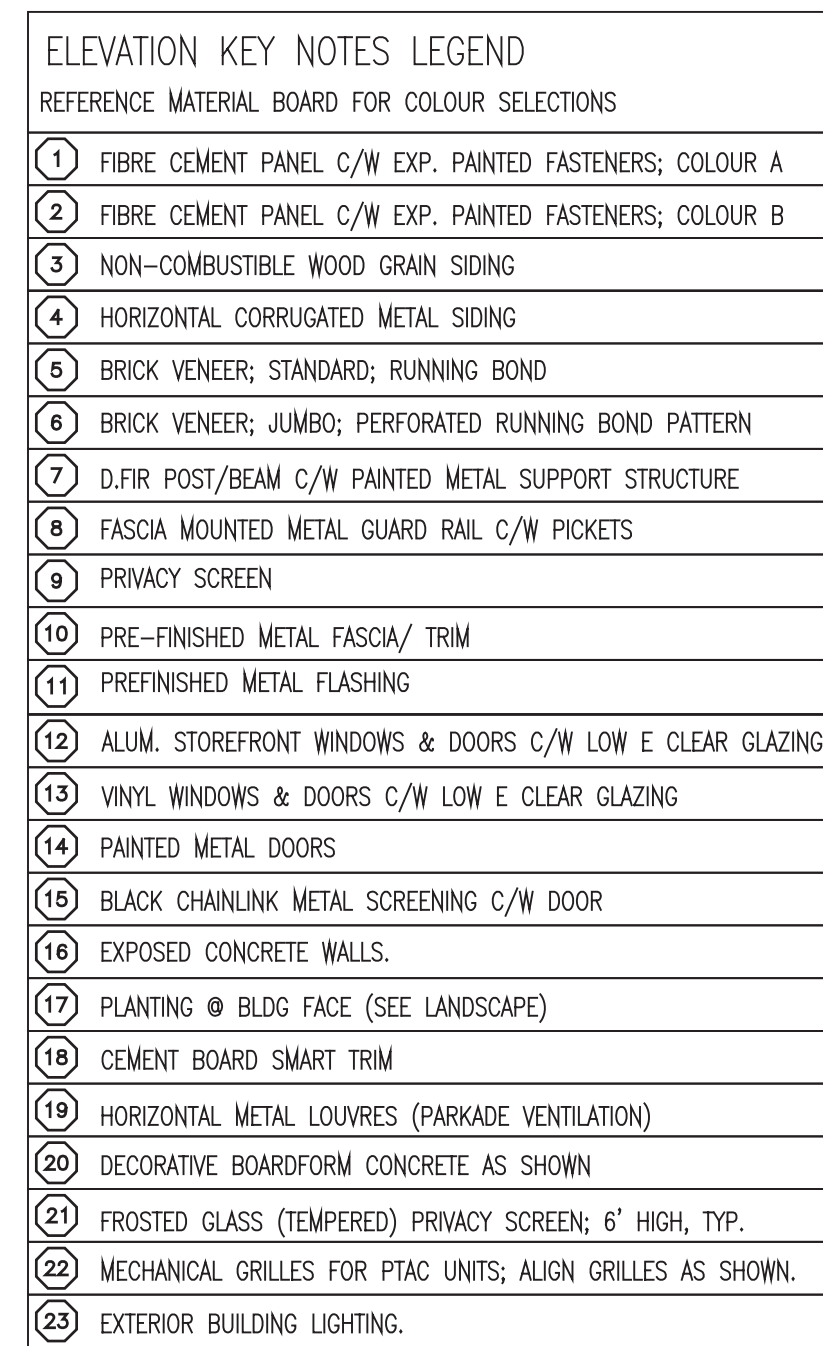
Date 2018.04.19

Scale 1/8"=1'-0"

Issue Number 3

Drawing Number

A3.0



This architectural elevation drawing illustrates the facade of a building, detailing its vertical structure and levels. The drawing is oriented with the building's front facade on the left and the rear facade on the right.

Vertical Dimensions and Levels:

- Overall Building Height:** 72'-5" [22.1m]
- Upper Most Floor Level:** 56'-5" [17.2m]
- Level 0 (Grade):** EL. 343.6m
- Level 1:** EL. 346.6m
- Level 2:** EL. 349.8m
- Level 3:** EL. 352.8m
- Level 4:** EL. 355.8m
- Level 5:** EL. 358.8m
- Level 6:** EL. 361.8m
- U/S ROOF TRUSS:** EL. 365.4m

Horizontal Dimensions and Features:

- Property Line:** Indicated on both the left and right sides.
- setbacks:**
 - 4m SETBACK LINE ABOVE 16m (Left side)
 - 3m SETBACK LINE ABOVE 10m (Right side)
- Other Dimensions:**
 - 13'-1 1/2" [4.0m] (Top left)
 - 9'-10" [3.0m] (Top right)
 - 3'-0" (Multiple locations)
 - 1'-2" (Right side)
 - 3'-6" TYP. (Multiple locations)

Structural and Material Details:

- Diagonal Boardform Application:** Indicated on the right side of the building.
- Elevator Massing:** Indicated as "ELEVATOR MASSING BEYOND" on the right side.
- EQ. (Equipment):** Indicated on the right side of the building.

Other Labels:

- 1, 10, 21, 8, 7, 4, 1, 13, 18, 5, 22, 5, 8 (Circled numbers indicating specific points or features)
- (COL.) (Column)
- U/S ROOF TRUSS
- EL. +366.9m (Top right)

2 EAST ELEVATION
 $\frac{1}{8"} = 1'$



1 PERSPECTIVE - NORTHWEST VIEW (CLEMENT + ST. PAUL)
NTS



2 PERSPECTIVE - WEST VIEW (ST. PAUL)
NTS

SCHEDULE

B

This forms part of application

DP17-0044
DVP17-0045

Planner Initials TA

City of Kelowna
COMMUNITY PLANNING

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Project

**ST PAUL
RESIDENCES**
RESIDENTIAL DEVELOPMENT

1215 ST PAUL STREET
KELOWNA, BC V1Y 2C7

Sheet Title

**BUILDING
PERSPECTIVES**

Job Number	17.611
Date	2018.04.19
Scale	NTS
Issue Number	3
Drawing Number	A3.2



NO.	DATE	RECORD OF REVISIONS
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3	18.04.19	RE-ISSUED FOR DEVELOPMENT PERMIT
2	18.02.14	ISSUED FOR DEVELOPMENT PERMIT
1	18.02.05	ISSUED FOR COORD.

NO.	DATE	RECORD OF ISSUES
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Project
**ST PAUL
RESIDENCES**
RESIDENTIAL DEVELOPMENT

1215 ST PAUL STREET
KELOWNA, BC V1Y 2C7

Sheet TitleBUILDING
PERSPECTIVES

Job Number	17 / 11
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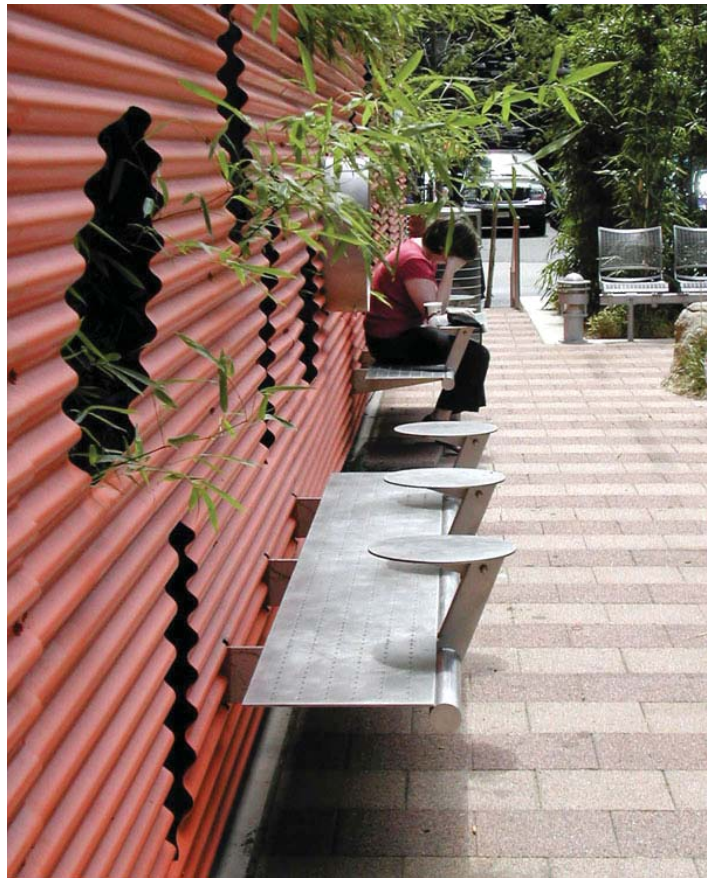
Date 2018.04.19

Scale	NTS
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Issue Number	2
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Drawing Number





PRECEDENT IMAGERY

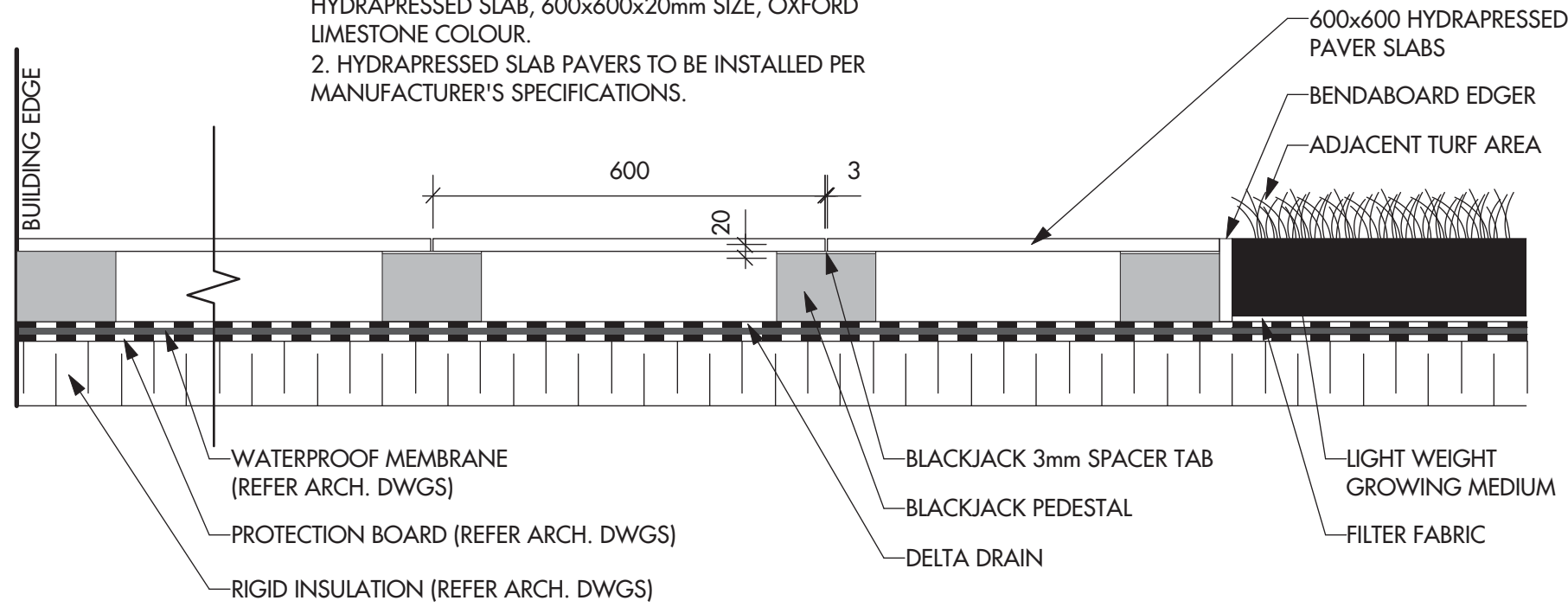
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	6	6cm CAL
ACER PLATANOIDES 'PRINCETON GOLD'	PRINCETON GOLD MAPLE	5	6cm CAL
SHRUBS			
BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	5	#02 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	5	#02 CONT. /1.0M O.C. SPACING
ROSA MEIDLAND 'MEIDOMONAC'	BONICA ROSE	19	#02 CONT. /1.2M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICK'S YEW	30	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ARTEMISIA STELLERANA 'SILVER BROCADE'	SILVER BROCADE ARTEMISIA	15	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	10	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	15	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	15	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	5	#01 CONT. /1.0M O.C. SPACING
IRIS ENSATA 'GLITTER AND GLAMOUR'	GLITTER AND GLAMOUR JAPANESE IRIS	15	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5	#01 CONT. /1.0M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	10	#01 CONT. /0.6M O.C. SPACING
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	15	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	15	#01 CONT. /0.6M O.C. SPACING

NOTE:
1. HYDRAPRESSED SLAB PAVERS TO BE ABBOTSFORD, 2cm HYDRAPRESSED SLAB, 600x600x20mm SIZE, OXFORD LIMESTONE COLOUR.
2. HYDRAPRESSED SLAB PAVERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



1 PERMEABLE PAVING DETAIL
L1 SCALE 1:10



PROJECT TITLE

1215 ST. PAUL STREET

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.02.13	Review
2	18.03.27	DP Submission
3		
4		
5		

PROJECT NO 18-012
DESIGN BY FB
DRAWN BY MC
CHECKED BY FB
DATE MAR. 27, 2018
SCALE 1:100

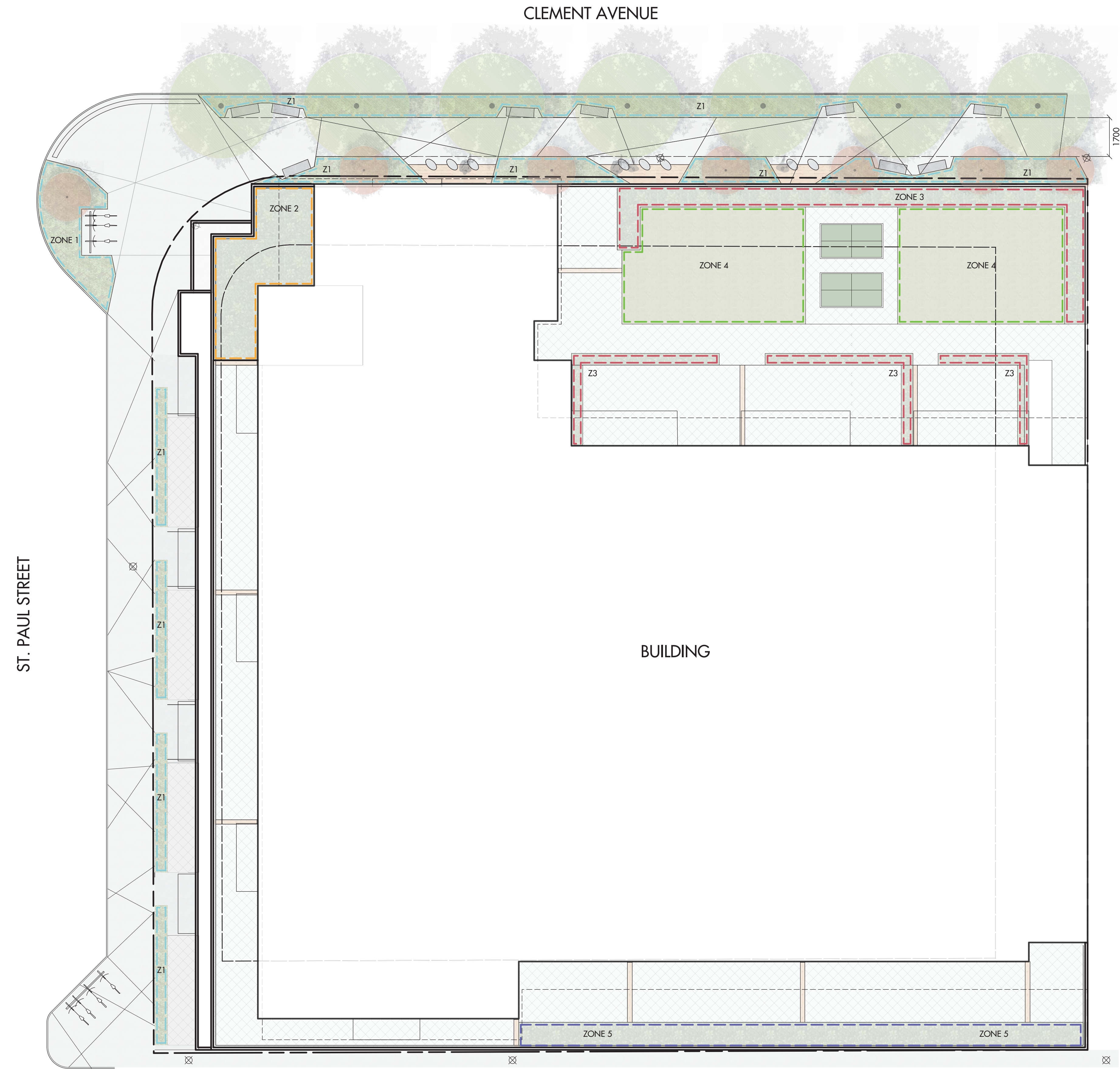
SEAL



DRAWING NUMBER

L1/2

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WMB) = 515 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 204 cu.m. / year
WATER BALANCE = 311 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 85sq.m.
MICROCLIMATE: NORTH WEST, PARTIALLY SHADED BY BUILDING AND TREES
ESTIMATED ANNUAL WATER USE: 47 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 21sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 12 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 38sq.m.
MICROCLIMATE: NORTH EAST, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE TURF AREAS
TOTAL AREA: 76 sq.m.
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 109 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 27 sq.m.
MICROCLIMATE: SOUTH EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 15 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

SCHEDULE

C

This forms part of application
DP17-0041 DVP17-0045



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PROJECT TITLE

1215 ST. PAUL STREET

Kelowna, BC

DRAWING TITLE

IRRIGATION AND WATER CONSERVATION PLAN

ISSUED FOR / REVISION

1	18.02.13	Review
2	18.03.27	DP Submission
3		
4		
5		

PROJECT NO: 18-012

DESIGN BY: FB

DRAWN BY: MC

CHECKED BY: FB

DATE: MAR. 27, 2018

SCALE: 1:100

SEAL



DRAWING NUMBER

L2/2

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