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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 20, 2017  
**File No.:** Z17-0040  
**To:** Urban Planning Management (LK)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1065 & 1075 Leathead Rd, 500 Fleming Rd      RU1 to RM4

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The Development Engineering Department has the following comments and requirements associated with this rezoning application for the properties at 1065, 1075 Leathead Road and 500 Fleming Road to accommodate development of a multiple dwelling housing complex. The road and utility upgrading requirements outlined in this report will be requirements of this development. The Development Engineering Technologist for this project is Jason Ough

**1. General**

These Development Engineering comments and requirements are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

**2. Domestic Water and Fire Protection**

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID 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 BMID.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

**3. Sanitary Sewer**

- a) The subject properties are currently within Sanitary Sewer Specified Area # 20 and is serviced by the municipal sanitary sewer collection system. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently set at \$2045.50 per Equivalent Dwelling Unit (EDU).
- b) Our records indicate that these properties are currently serviced with individual 100mm-diameter sanitary sewer service lines. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. Contact Jason Ough (250 469 4519) for service work estimate.

**4. Storm Drainage**

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.

**5. Road Improvements**

- a) The applicant must have a civil engineering consultant submit a design for Fleming Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, LED street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- b) Provided approximately 1m of Highway Reserve along the entire frontage of Leathead Road to achieve a minimum 20m road right of way for future OCP arterial road improvement project.

**6. Subdivision and Dedication**

- a) The developer is required to consolidate the two subject properties.
- b) 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. Development Permit and Site Related Issues**

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) An MSU 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.

**8. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

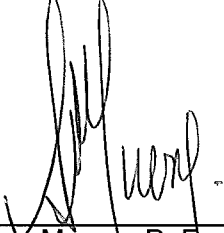
**9. Design and Construction**

- 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 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.

**10. 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:

- f) Area ground water characteristics.
- g) Site suitability for development, unstable soils, etc.
- h) 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.
- i) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- j) Additional geotechnical survey may be necessary for building foundations, etc.



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Steve Muenz, P. Eng.  
Development Engineering Manager



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 20, 2017  
**File No.:** DP17-0096  
**To:** Urban Planning Management (LK)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1065 & 1075 Leathead Rd, 500 Fleming Rd

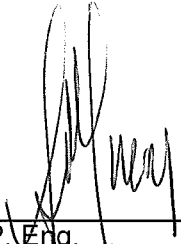
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The Development Engineering Department has the following comments and requirements associated with this Development Application Permit to evaluate the form and character of a proposed multiple dwelling housing complex development at 1065 & 1075 Leathead Rd and 500 Fleming Rd.

The Development Engineering Technologist for this project is Jason Ough

1. **General.**

All offsite infrastructure and services upgrades have been addressed in the Rezoning Application Engineering Report under file Z17-0040.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager

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# Development Permit & Development Variance Permit

**ATTACHMENT B**

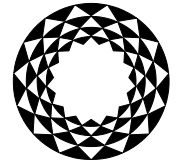
This forms part of application

# **DP17-096**

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING



City of  
**Kelowna**

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

**500 Fleming Road**

and legally known as

**Lot 1 Section 27 Township 26 ODYD Plan EPP77221**

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

## **Multiple Dwelling Housing**

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

Date of Decision: June 11, 2018

Decision By: CITY COUNCIL

Development Permit Area: Comprehensive

**This permit will not be valid if development has not commenced by June 11, 2020.**

Existing Zone: RM4 Future Land Use Designation: MRM

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Urban Park Townhomes Development Ltd.

Applicant: New Towne Services

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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 June 11, 2018 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) An Irrevocable Letter of Credit in the amount of **\$ 217,550.00**

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.**



# LEATHEAD TOWNHOUSE

REISSUED for DP  
AUGUST 30, 2017



## ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1454 St. Paul Street Kelowna, B.C. V1Y 2E6  
Roman Yanchukov, Architect ABC  
ph. 250 860 8185, fax 250 860 0985  
roman@newtownservices.net

### DRAWING LIST

A-0.0	TITLE SHEET
A-0.1	SITE PLAN
A-0.2	IMAGES
A-0.3	IMAGES
A-1.0	6 UNIT - MAIN FLOOR
A-1.1	6 UNIT - SECOND FLOOR
A-1.2	6 UNIT - THIRD FLOOR
A-1.3	6 UNIT - ROOF PLAN
A-1.4	6 UNIT - BUILDING ELEVATIONS
A-1.5	6 UNIT - BUILDING SECTIONS
A-1.6	8 UNIT - MAIN FLOOR
A-1.7	8 UNIT - SECOND FLOOR
A-1.8	8 UNIT - THIRD FLOOR
A-1.9	8 UNIT - ROOF PLAN
A-1.10	8 UNIT - BUILDING ELEVATIONS
A-1.11	8 UNIT - BUILDING SECTIONS
A-2.0	ENLARGED END UNIT PLANS
A-2.1	ENLARGED TYPICAL UNIT PLANS

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA  
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.  
This drawing must not be scaled  
Verify all dimensions and datums prior to commencement of work.  
Report all errors and omissions to the Architect.

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP

BUILDING/SITE SUMMARY			
<b>PROPERTY #1</b>			
CIVIC ADDRESS:	1065 LEATHEAD ROAD, KELOWNA BC		
LEGAL DESCRIPTION:	LOT 1, SECTION 27, TOWNSHIP 26, ODYD, PLAN 10847, PID 003-398-544		
<b>PROPERTY #2</b>			
CIVIC ADDRESS:	1075 LEATHEAD ROAD, KELOWNA BC		
LEGAL DESCRIPTION:	LOT A, SECTION 27, TOWNSHIP 26, ODYD, PLAN KAP79327, PID 026-454-751		
<b>PROPERTY #3</b>			
CIVIC ADDRESS:	500 FLEMING ROAD, KELOWNA BC		
LEGAL DESCRIPTION:	LOT B, SECTION 27, TOWNSHIP 26, ODYD, PLAN KAP79327, PID 026-454-769		
SITE AREA (BEFORE ROAD WIDENING):	5384.4 m <sup>2</sup>		
SITE AREA (AFTER ROAD WIDENING):	5329.27 m <sup>2</sup>		
PROPOSED NET FLOOR AREA:	4464.8 m <sup>2</sup>		
FLOOR AREA RATIO (FAR):	4464.8 / 5384.4 = 0.83		
<b>PRIVATE OPEN SPACE SUMMARY:</b>			
DWELLING UNIT >1 BEDROOMS (25.0m <sup>2</sup> EACH)	36 UNITS	= 900.0 m <sup>2</sup>	
	<b>TOTAL REQUIRED:</b>	= 900.0 m <sup>2</sup>	
<b>PRIVATE OPEN SPACE PROPOSED:</b>		= 2374.0 SF (2205.5 m <sup>2</sup> )	
<b>PARKING: NO VARIANCE REQUIRED</b>			
<b>REQUIRED:</b>			
2 STALLS PER 3 BEDROOM DWELLING UNITS:		72 STALLS	
<b>TOTAL REQUIRED PARKING:</b>		72 STALLS	
VISITOR PARKING		4 STALLS	
<b>TOTAL PROVIDED:</b>		76 STALLS	

CODE ANALYSIS	
<b>BUILDING CLASSIFICATION:</b>	1.3.3.3.1
<b>PART 9</b>	9.10.2.1 GROUP C
<b>MAJOR OCCUPANCY:</b>	PROPOSED:
<b>REQUIRED:</b>	
SPRINKLERED N/A	NO
MAXIMUM AREA OF GLAZED OPENINGS	TABLE 9.10.15.4 REFER TO A2.10 & A2.11
MAX STOREYS:	3
NUMBER OF STREETS FACING:	2
MAX BUILDING AREA:	
600 M <sup>2</sup> 8 UNIT	473.8 M <sup>2</sup>
600 M <sup>2</sup> 6 UNIT	359.7 M <sup>2</sup>
FIRE ALARM	NOT REQUIRED - 9.10.18.2(5)
FLOOR ASSEMBLIES:	
9.10.8.11 (3.22.53(4))	NON-RATED
WALLS, COLUMNS, ARCHES:	
9.10.8.3(1)	NON-RATED
FIRE SEPARATIONS:	
GROUP C TO GROUP C	1 HOUR - 9.10.9.14(3)
GARAGE	NOT REQ'D - 9.10.9.16(3)
ROOF COVERING	CLASS A
SOFFIT PROTECTION	YES
ATTIC FIRE STOPS	REQUIRED - 9.10.16.1
MAX. ATTIC AREA	300 sm WITH A FLAME SPREAD RATING GREATER THAN 25 - 9.10.16.1(5b)
LIMITING DISTANCE	REFER TO A2.10 AND A2.11
THERMAL BARRIER (INTERIOR SURFACE)	1 HR. TABLE 9.10.14.5.A

ZONING BYLAW SUMMARY		
	REQUIRED	PROPOSED
ZONE:	RM4	RM4
MAXIMUM FLOOR AREA RATIO:	0.85	0.83
MAXIMUM SITE COVERAGE:	50 %	40 %
MAXIMUM SITE COVERAGE OF BUILDINGS, DRIVEWAYS & PARKING:	60 %	60 %
MAXIMUM HEIGHT:	13.0 m OR 3 STOREYS	9.45 m OR 3 STOREYS
MINIMUM FRONT SETBACK:	6.0 m	6.0 m
MINIMUM SIDE SETBACK:	4.5 m	4.5 m
MINIMUM REAR SETBACK:	9.0 m	9.0 m

### BUILDING UNIT BREAKDOWN

<b>NET FLOOR AREA BREAKDOWN</b>	
TYPICAL UNIT C:	1273.7 SF
TYPICAL UNIT D:	1302.7 SF
END UNIT A:	1358.0 SF
END UNIT B:	1386.8 SF
<b>TOTAL NET FLOOR AREA PER 6-UNIT BUILDING:</b>	<b>8066.0 SF</b>
<b>TOTAL NET FLOOR AREA PER 8-UNIT BUILDING:</b>	<b>10642.4 SF</b>
<b>TOTAL NET FLOOR AREA (ALL BUILDINGS):</b>	<b>48059.2 SF (4464.8 SM)</b>



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**TITLE SHEET**

designed \_\_\_\_\_ scale 1:50

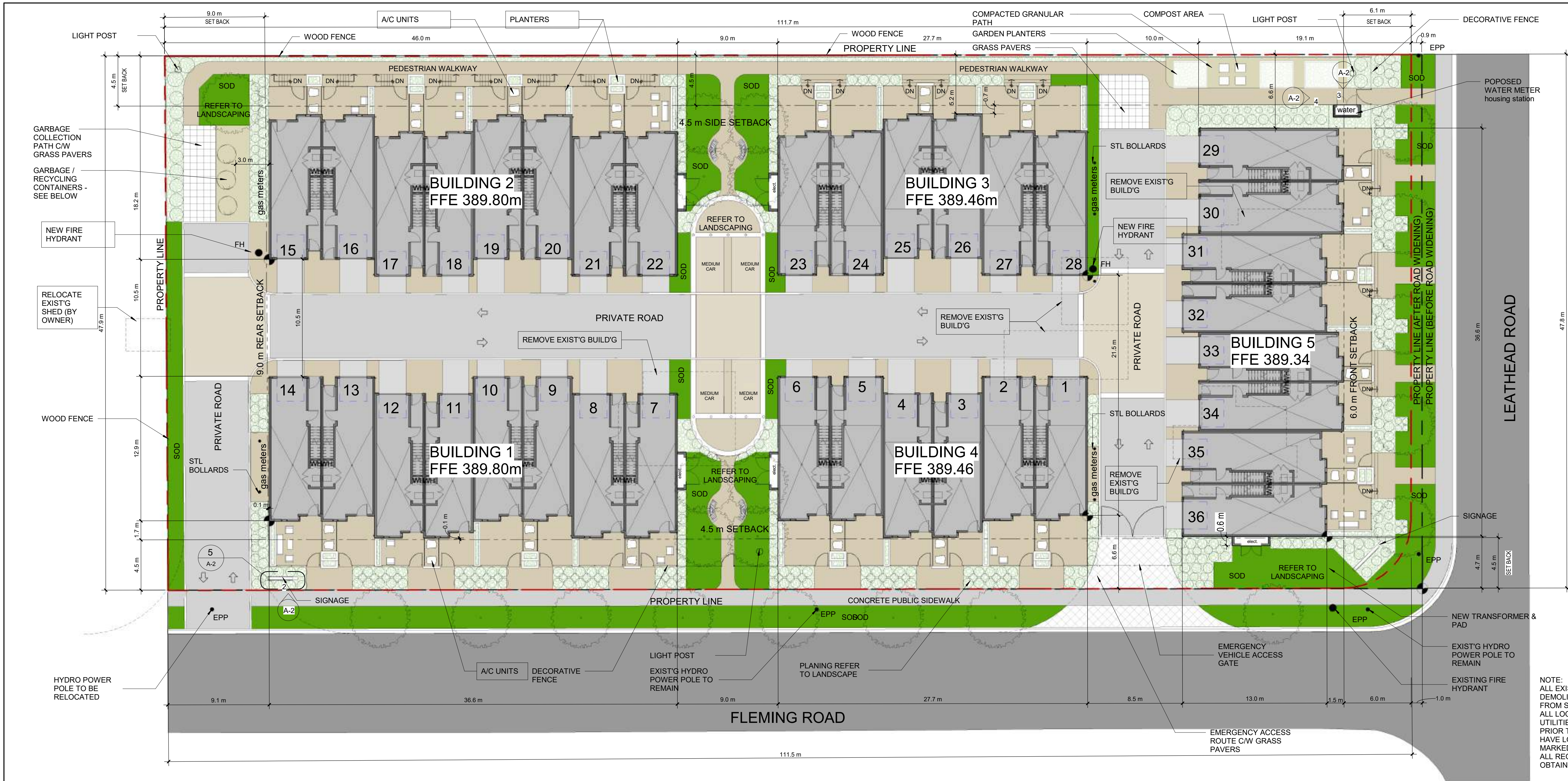
drawn \_\_\_\_\_ J.K.

checked \_\_\_\_\_ R.Y.

drawing no.  
**A-0.0**

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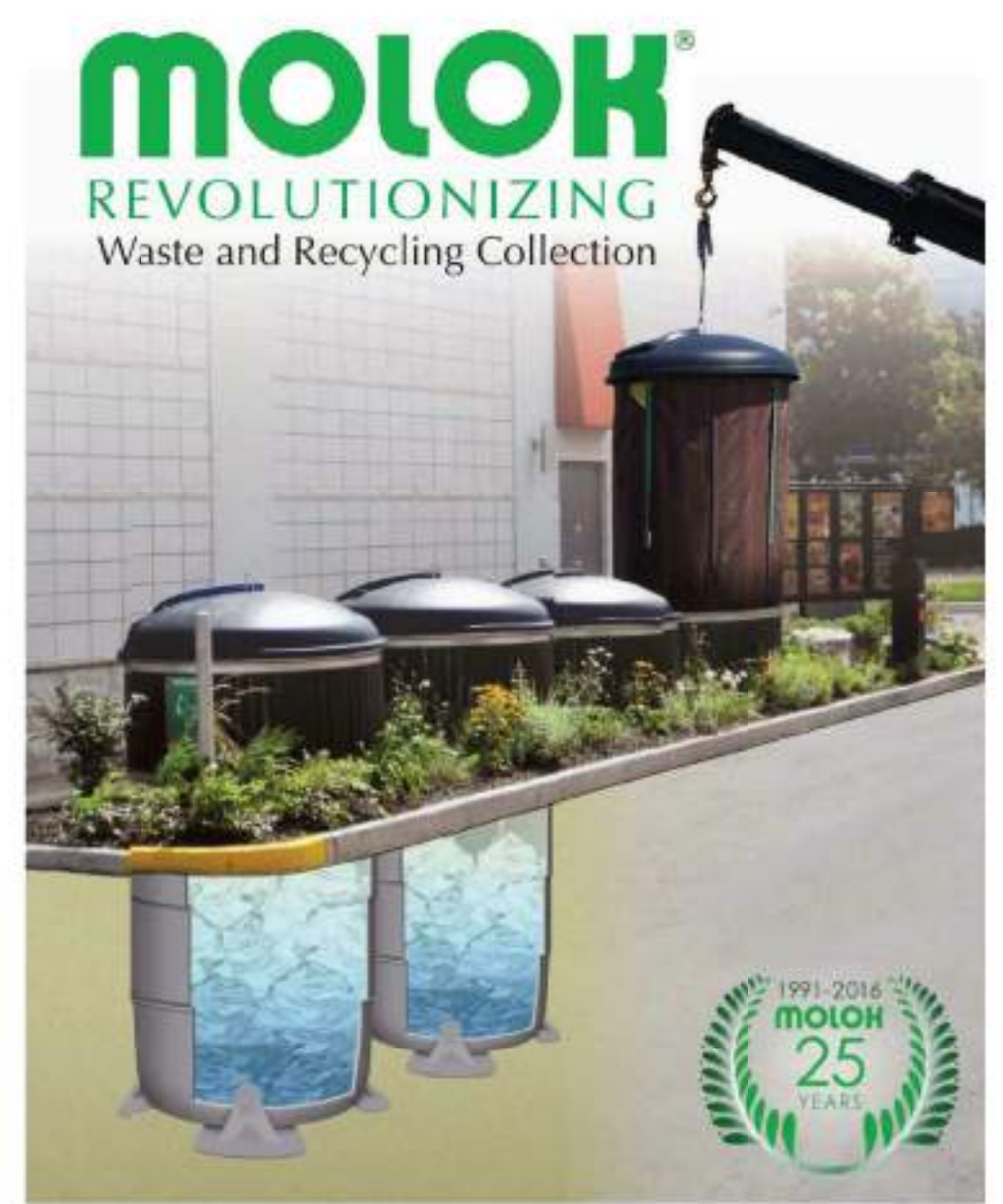
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. This drawing must not be scaled. Verify all dimensions and datums prior to commencement of work. Report all errors and omissions to the Architect.

**SCHEDULE A**  
 This forms part of application  
 # DP17-096  
 City of Kelowna  
 Planner Initials LK

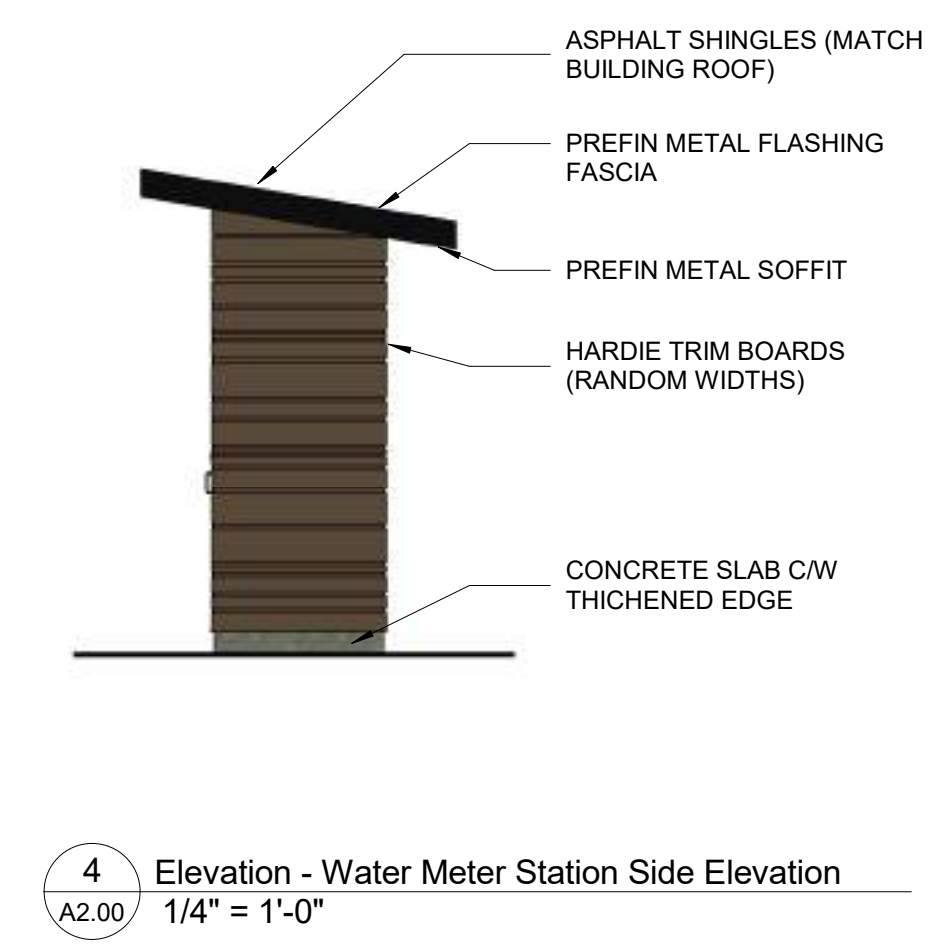
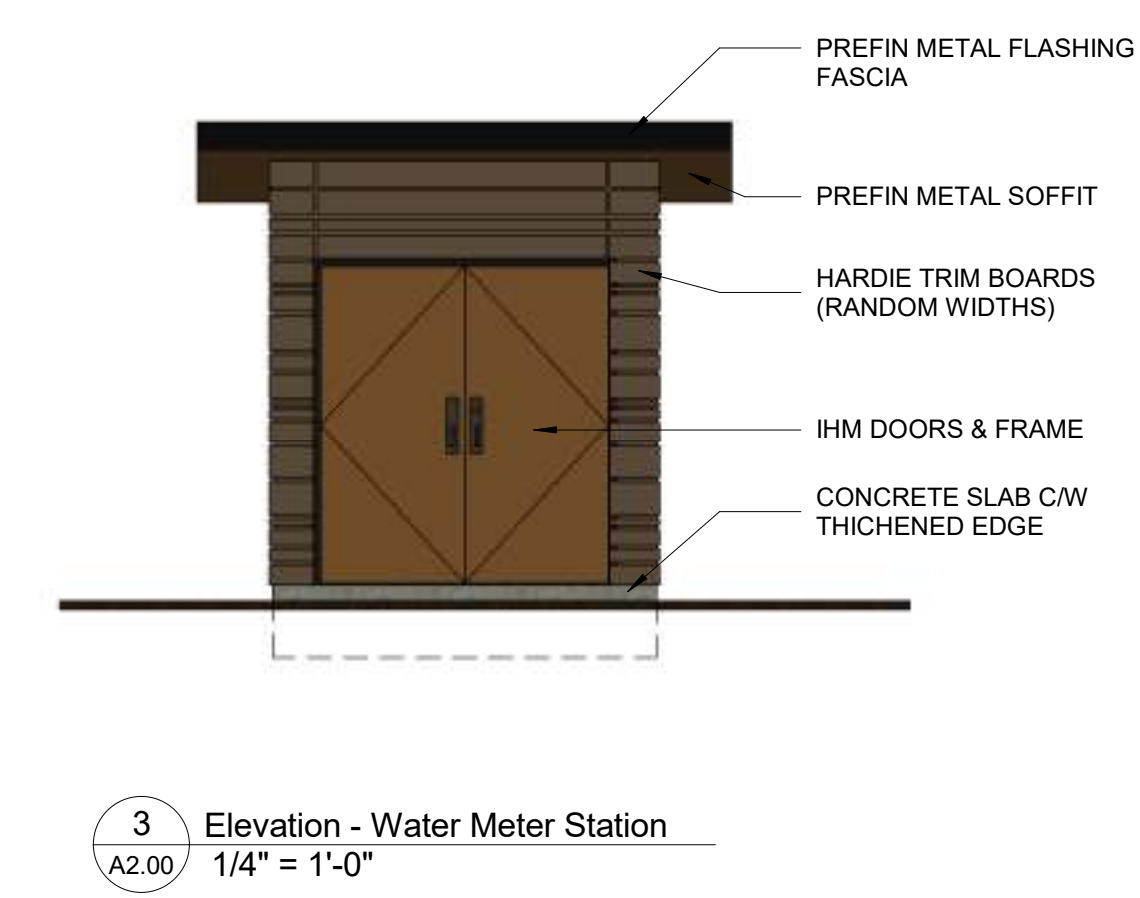
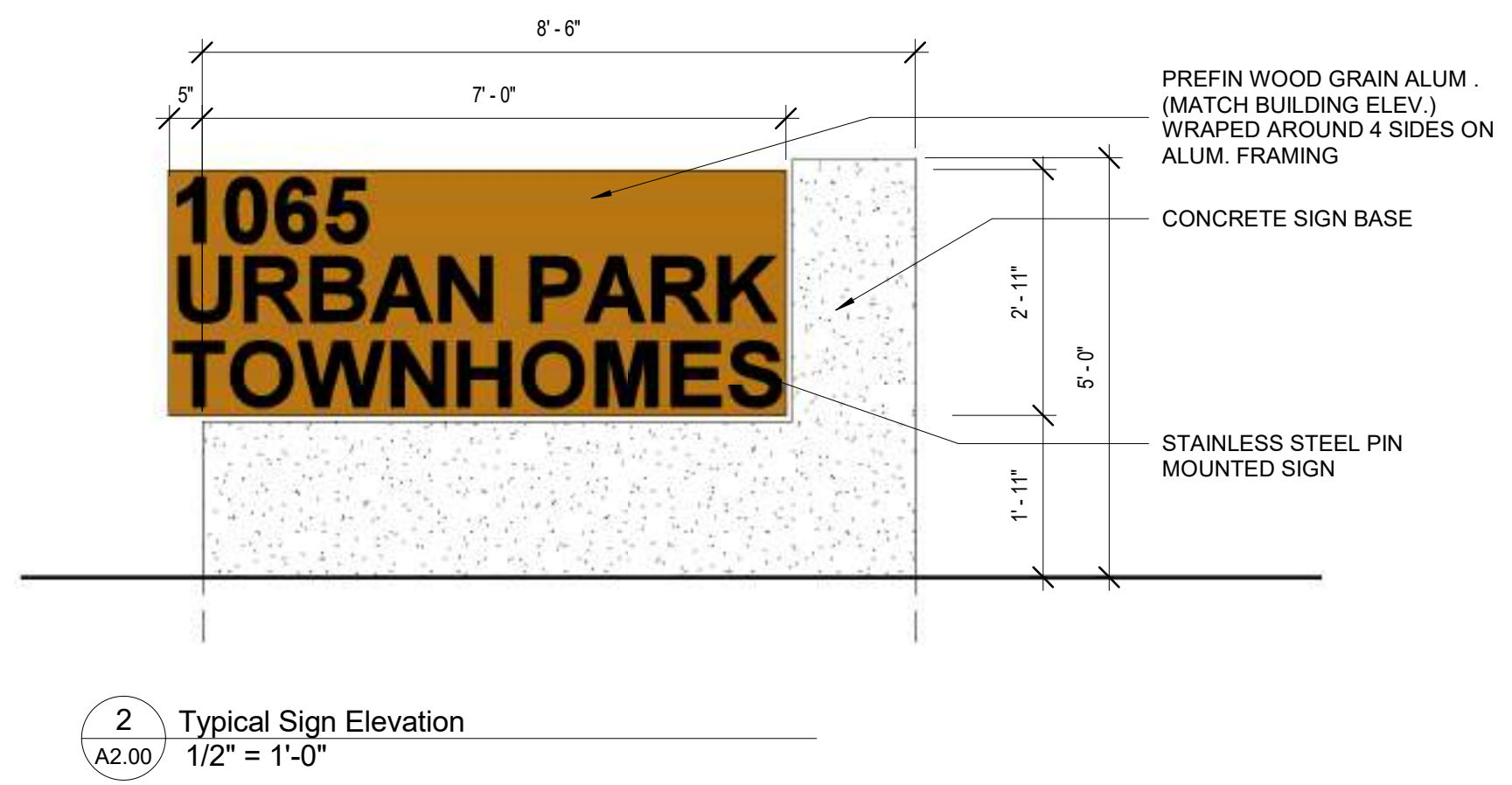
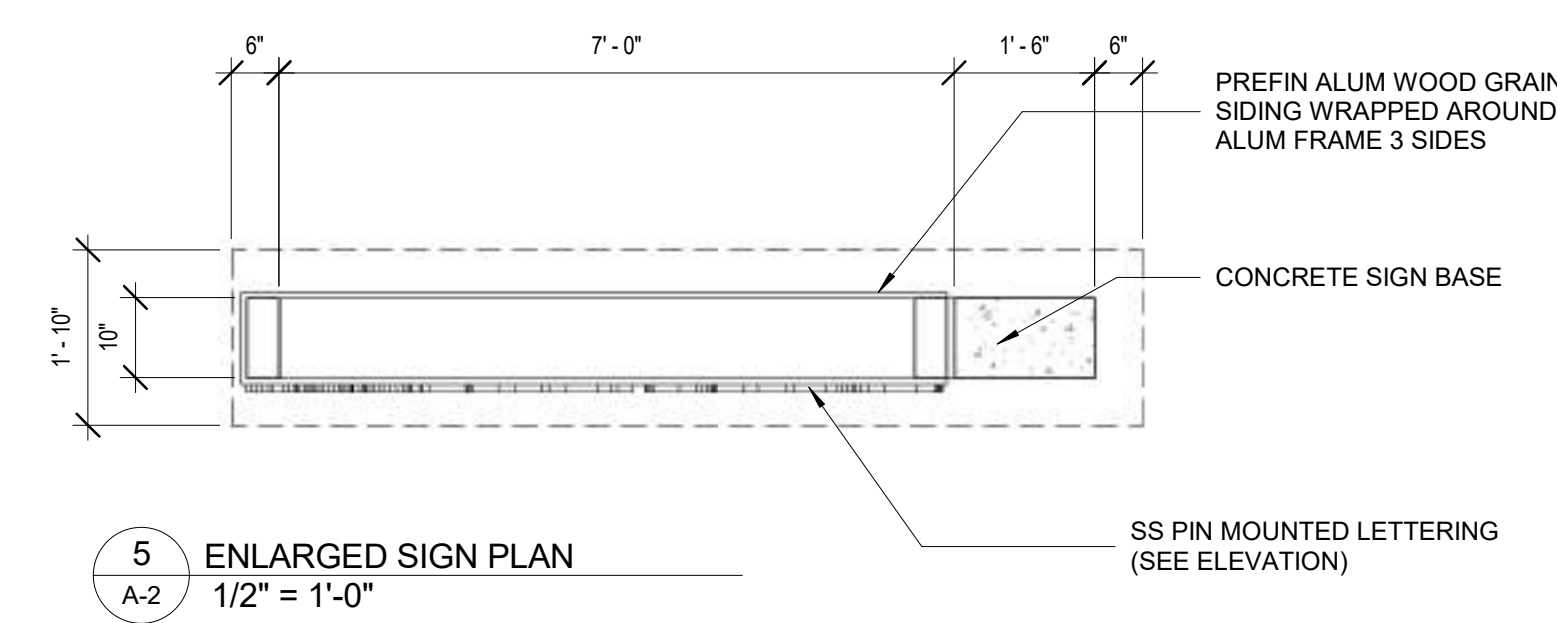
SEAL

Revision No	Date	Description

NOTE: ALL EXISTING BUILDINGS TO BE DEMOLISHED AND REMOVED FROM SITE. ALL LOCAL SERVICES / UTILITIES TO BE CONTACTED PRIOR TO DEMOLITION TO HAVE LOCATES IDENTIFIED AND MARKED. ALL REQUIRED PERMIT TO BE OBTAINED PRIOR.



**MOLOK WASTE & RECYCLING COLLECTION SYSTEM**



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
 KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**SITE PLAN**

designed scale As indicated  
 drawn M.M.  
 checked R.Y.  
 drawing no.

**A-2**

plotted 9/5/2017 9:56:01 AM





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**SCHEDULE B**

This forms part of application # DP17-096

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

SEAL

Revision

No	Date	Description



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**IMAGES**

designed \_\_\_\_\_ scale \_\_\_\_\_

drawn \_\_\_\_\_ J.K.

checked \_\_\_\_\_ R.Y.

drawing no.  
**A-0.2**

plotted 9/5/2017 10:50:52 AM

**NOT FOR CONSTRUCTION**





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**SCHEDULE B**

This forms part of application # DP17-096

Planner Initials LK



City of Kelowna  
COMMUNITY PLANNING

SEAL

Revision

No	Date	Description



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**IMAGES**

designed \_\_\_\_\_ scale \_\_\_\_\_

drawn \_\_\_\_\_ J.K.

checked \_\_\_\_\_ R.Y.

drawing no.  
**A-0.3**

plotted 9/5/2017 10:50:52 AM

**NOT FOR CONSTRUCTION**



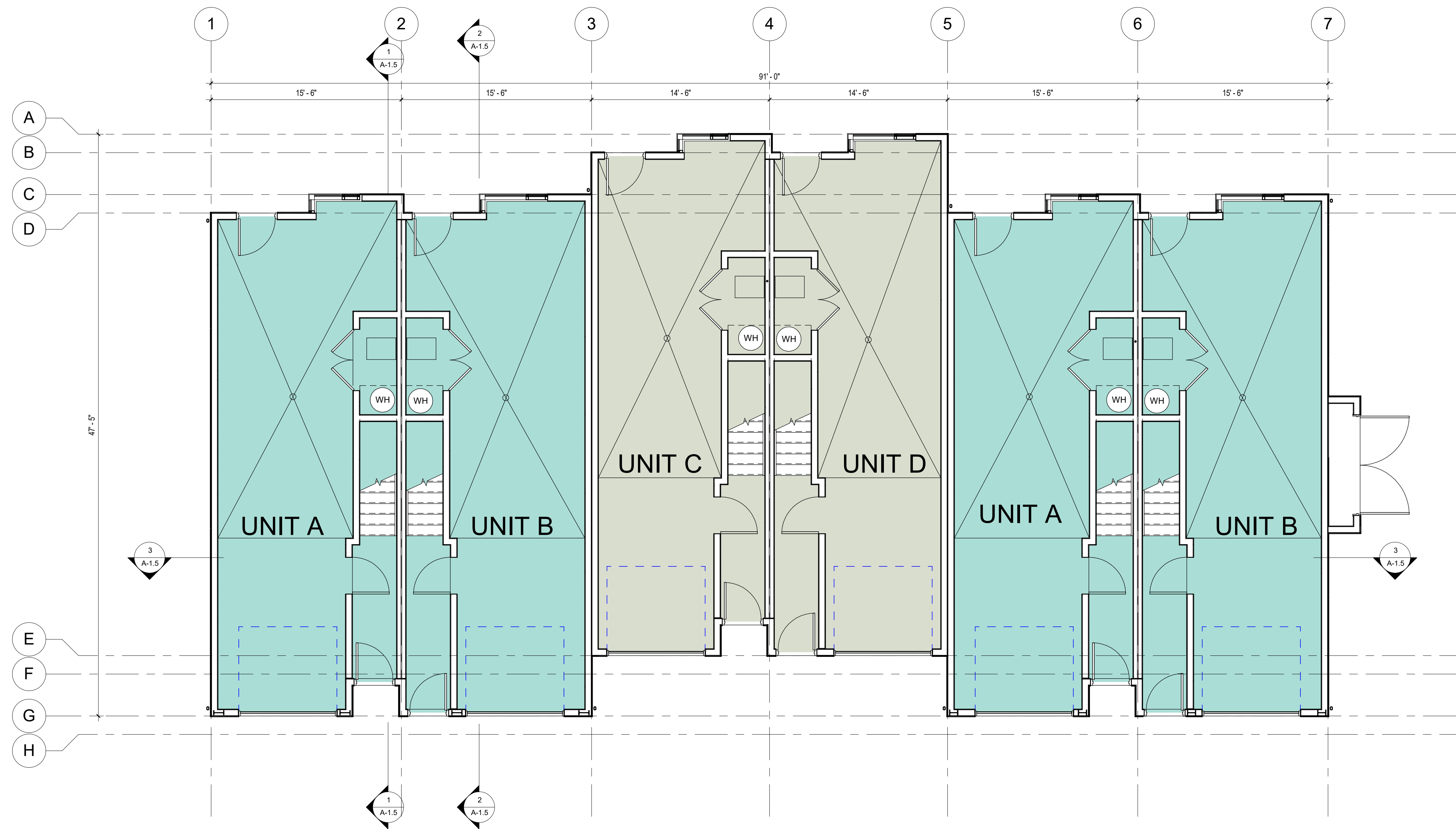
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1 OVERALL FLOOR PLAN - MAIN LEVEL  
A4.00 3/16" = 1'-0"

TYPICAL UNITS  
 END UNITS

<b>SUITE A</b>	
FLOOR AREA:	1358.0 sqft 121.2 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

<b>SUITE C</b>	
FLOOR AREA:	1273.7 sqft 118.3 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

<b>SUITE B</b>	
FLOOR AREA:	1386.8 sqft 128.8 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

<b>SUITE D</b>	
FLOOR AREA:	1302.7 sqft 121.0 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

NOT FOR CONSTRUCTION

**SCHEDULE A**

This forms part of application # DP17-096

City of Kelowna  
PLANNING DEPARTMENT

Planner Initials LK

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

drawing title  
**6 UNIT - MAIN FLOOR**

designed \_\_\_\_\_ scale As indicated

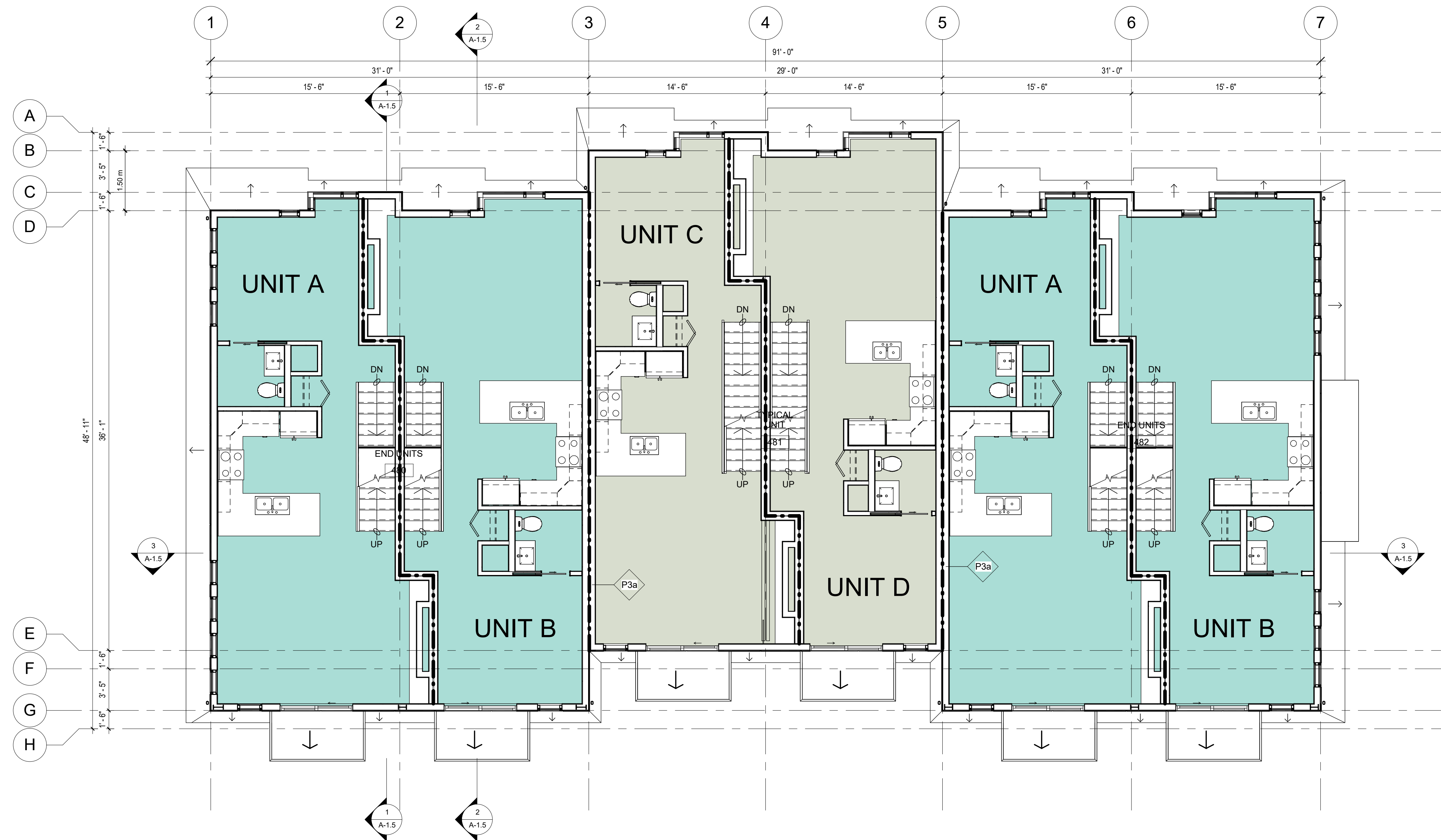
drawn \_\_\_\_\_ J.K.

checked \_\_\_\_\_ R.Y.

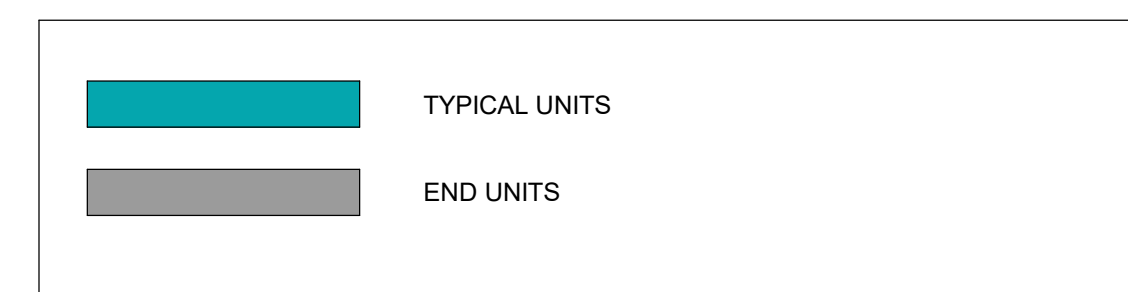
drawing no. **A-1.0**

plotted 9/5/2017 10:50:55 AM





1 OVERALL FLOOR PLAN - LEVEL TWO  
A4.00 3/16" = 1'-0"



NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. This drawing must not be scaled. Verify all dimensions and datums prior to commencement of work. Report all errors and omissions to the Architect.

**SCHEDULE A**  
This forms part of application # DP17-096  
City of Kelowna  
Planner Initials LK

SEAL

Revision		
No	Date	Description
1	APR 6, 2017	ISSUED FOR DP
2	AUG 30, 2017	REISSUED FOR DP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

file no.  
drawing title  
**6 UNIT - SECOND FLOOR**

designed scale As indicated

drawn J.K.

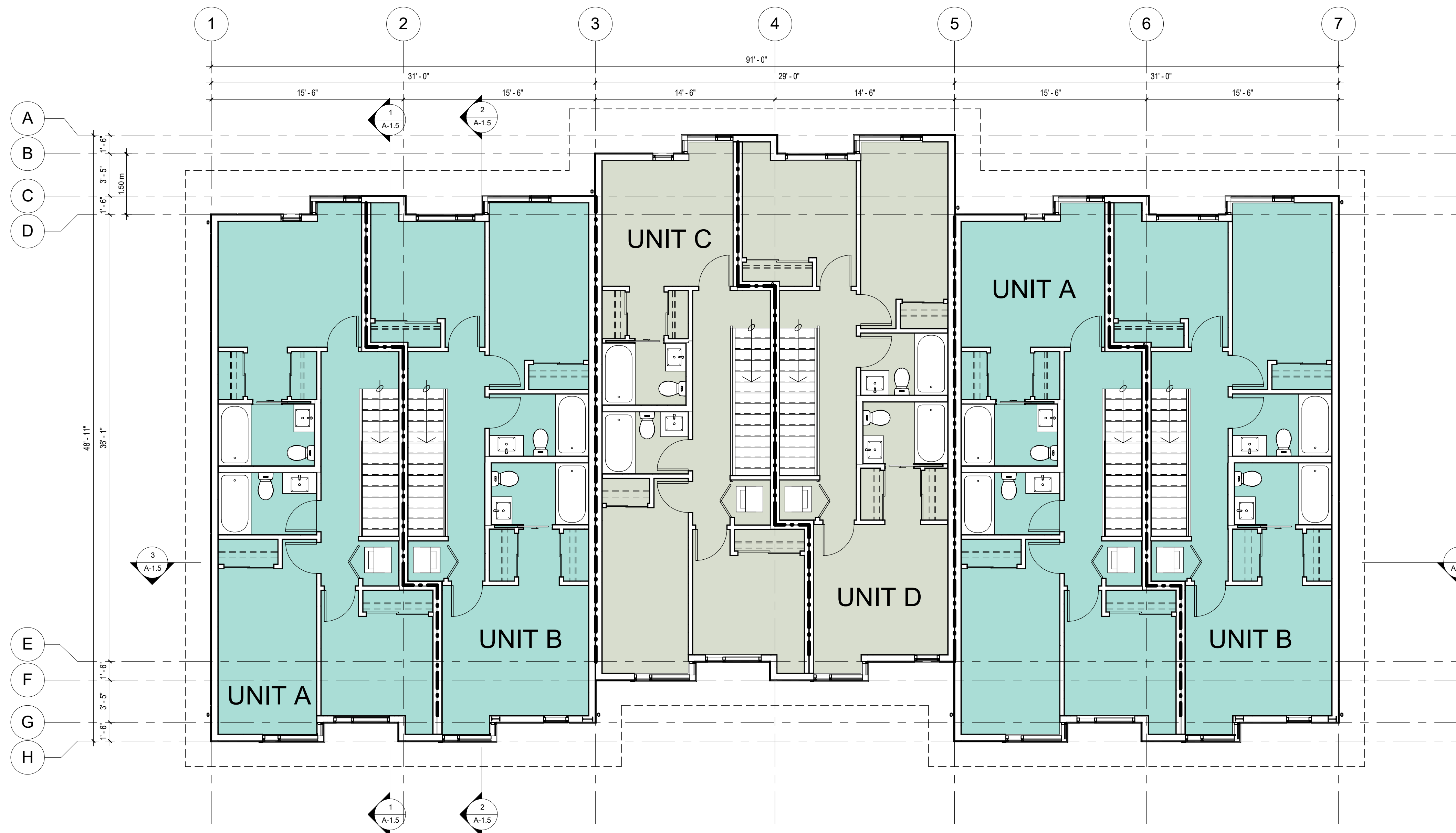
checked R.Y.

drawing no.

**A-1.1**

plotted 9/5/2017 10:50:58 AM





1 OVERALL FLOOR PLAN - LEVEL THREE  
A4.00 3/16" = 1'-0"

	TYPICAL UNITS
	END UNITS

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**SCHEDULE A**  
This forms part of application # DP17-096  
Planner Initials LK  
City of Kelowna  
COMMUNITY PLANNING

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

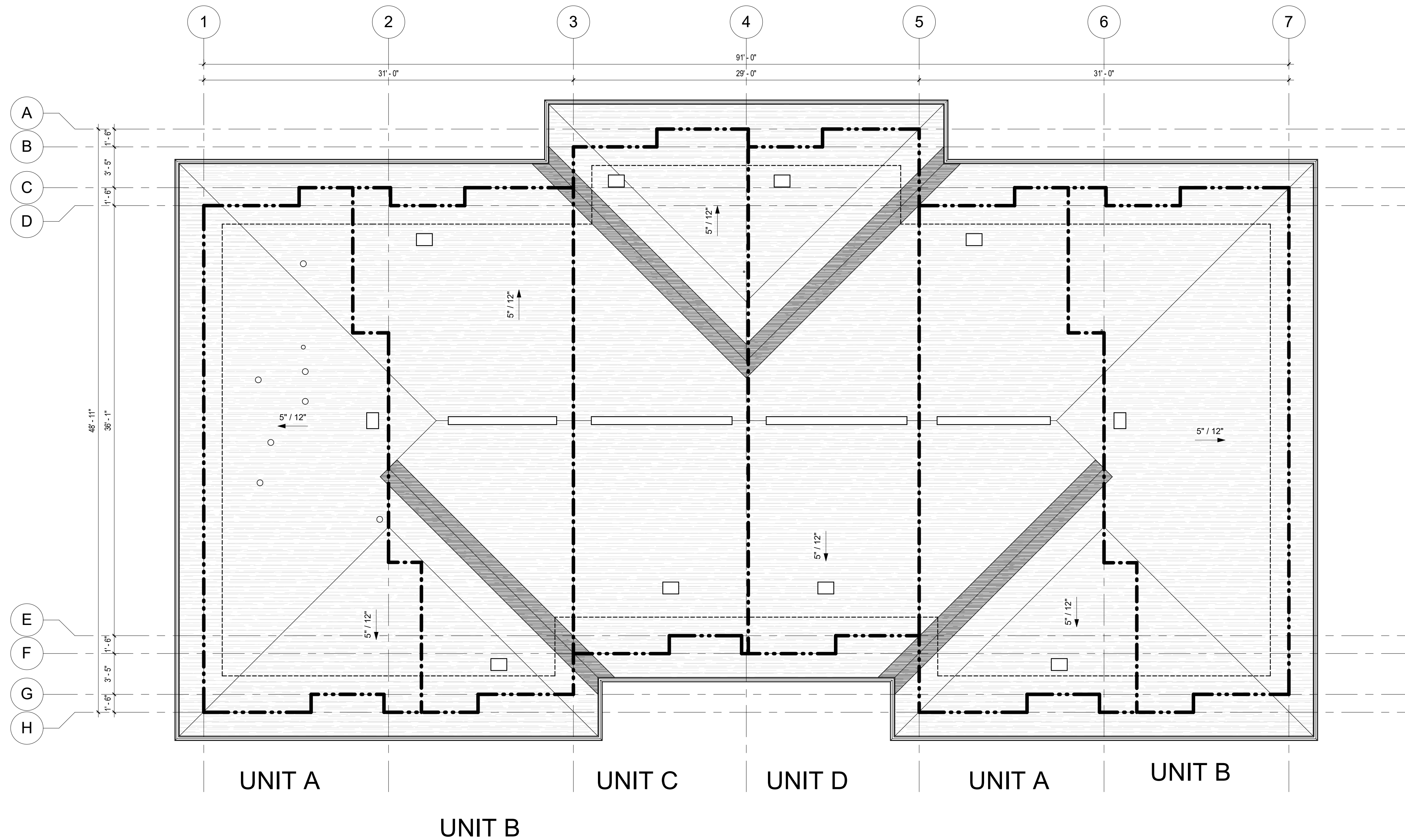
project no. 4007

drawing title  
**6 UNIT THIRD FLOOR**

designed \_\_\_\_\_ scale As indicated  
drawn \_\_\_\_\_ J.K.  
checked \_\_\_\_\_ R.Y.  
drawing no. **A-1.2**  
plotted 9/5/2017 10:51:03 AM

NOT FOR CONSTRUCTION





1 ROOF PLAN DP  
 A5.00 3/16" = 1'-0"

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**SCHEDULE A**  
 This forms part of application # DP17-096  
 Planner Initials LK  
 City of Kelowna  
 COMMUNITY PLANNING

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
 KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**6 UNIT ROOF PLAN**

designed \_\_\_\_\_ scale 3/16" = 1'-0"  
 drawn \_\_\_\_\_ J.K.  
 checked \_\_\_\_\_ R.Y.  
 drawing no. **A-1.3**  
 plotted 9/5/2017 10:51:04 AM

**NOT FOR CONSTRUCTION**

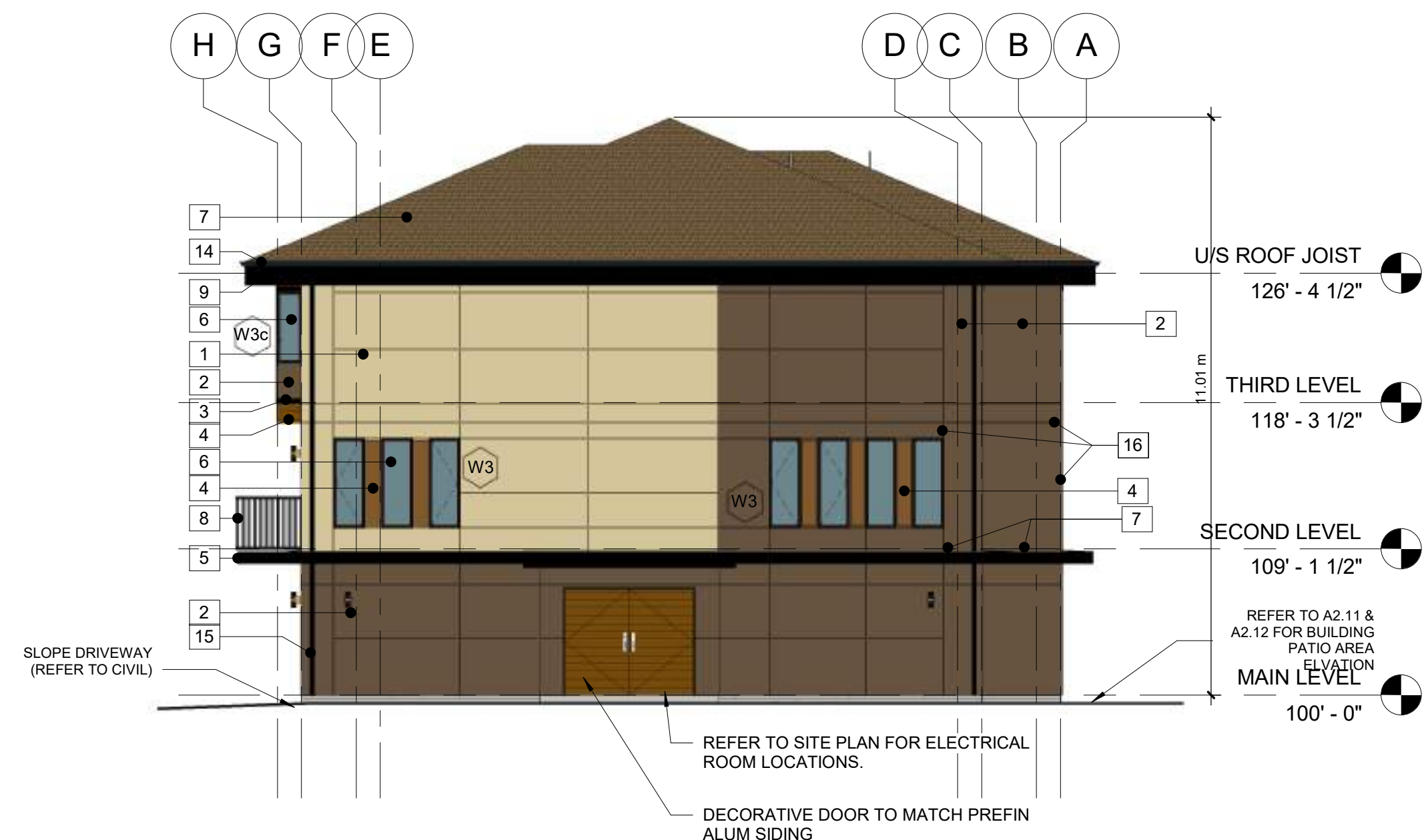




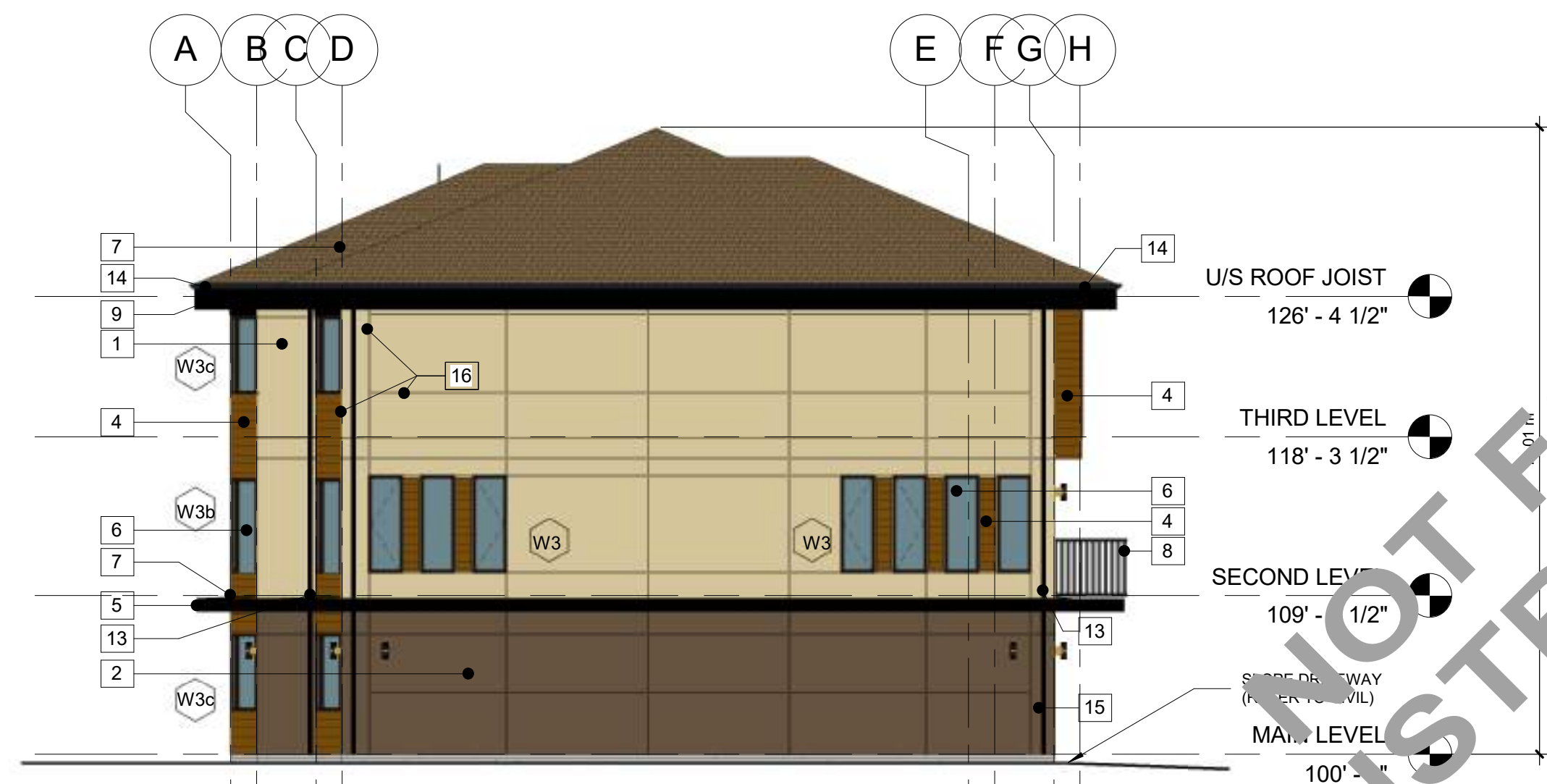
4 FRONT ELEVATION DP  
1/8" = 1'-0"



3 BACK ELEVATION DP  
1/8" = 1'-0"




2 RIGHT SIDE ELEVATION DP  
1/8" = 1'-0"



1 LEFT SIDE ELEVATION DP  
1/8" = 1'-0"

### EXTERIOR MATERIAL LEGEND

-  HARDIE PANELS - BEIGE  
COLOUR: NAVAJO BEIGE
-  HARDIE PANELS - BROWN/GREY  
HARDIE SOFFIT PANELS  
COLOUR: TIMBERBARK
-  LUX ALUMINUM SIDING - WOOD GRAIN  
COLOUR: CEDAR
-  HARDIE TRIM BOARDS / FASCIA BOARD - BLACK  
COLOUR: PAINTED BLACK  
PREFINISHED METAL FLASHING -  
COLOUR: BLACK TO MATCH WINDOWS/DOORS,  
EXTERIOR RAILINGS & GUTTER/DOWNSPOUT  
FIBER PANEL TRIM / REVEALS

### MATERIAL KEYNOTE

1. HARDIE PANELS - BEIGE
2. HARDIE PANELS - BROWN/GREY
3. HARDIE TRIM - COLOUR - BLACK
4. LUX ALUMINUM SIDING - WOOD GRAIN C/W ALL REQUIRED TRIM
5. HARDIE PANELS - COLOUR - BLACK
6. VINYL WINDOWS (NAILING FLANGE) - COLOUR BLACK
7. ASPHALT SHINGLE ROOF - BROWN
8. ALUMINUM GUARDRAIL - BLACK
9. HARDIE (FASCIA) TRIM BOARD - COLOUR BLACK
10. SOLID PAINTED DOOR - COLOR MATCH HARDIE PANELS GREY/BROWN
11. OVERHEAD DOOR - COLOR MATH HARDIE PANELS BEIGE
12. GLAZED SLIDING DOOR
13. PROVIDE SLEEVE C/W FLASHING SEAL TO ALLOW FOR DOWNSPOUT TO PASS THROUGH. CLOUR - BLACK
14. PREFIN SEAMLESS ALUM. GUTTER C/W ALL REQUIRED HARDWARE & LEAF PROTECTION. COLOUR - BLACK
15. PREFIN ALUMN. 3 X 4 DOWNSPOUT C/W BRACKETS, DRAIN EXTENSION CONNECT TO STORM WATER COLLECTION SYSTEM. COLOUR BLACK (REFER TO MECH. / CIVIL DWG'S)
16. PREFINISHED REVEALS, TRIMS, INSIDE/OUTSIDE CORNERS, TRANSITIONS, WINDOWS/DOORS & SOFFIT TO SUIT HARDIE PANELS. COLOUR - BLACK

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**SCHEDULE B**  
This forms part of application # DP17-096  
Planner Initials LK  
City of Kelowna  
COMMUNITY PLANNING

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

file no.  
drawing title  
**6 UNIT ELEVATIONS**

designed scale As indicated  
drawn J.K.  
checked R.Y.  
drawing no.

**A-1.4**

plotted 9/5/2017 10:51:11 AM

NOT FOR CONSTRUCTION



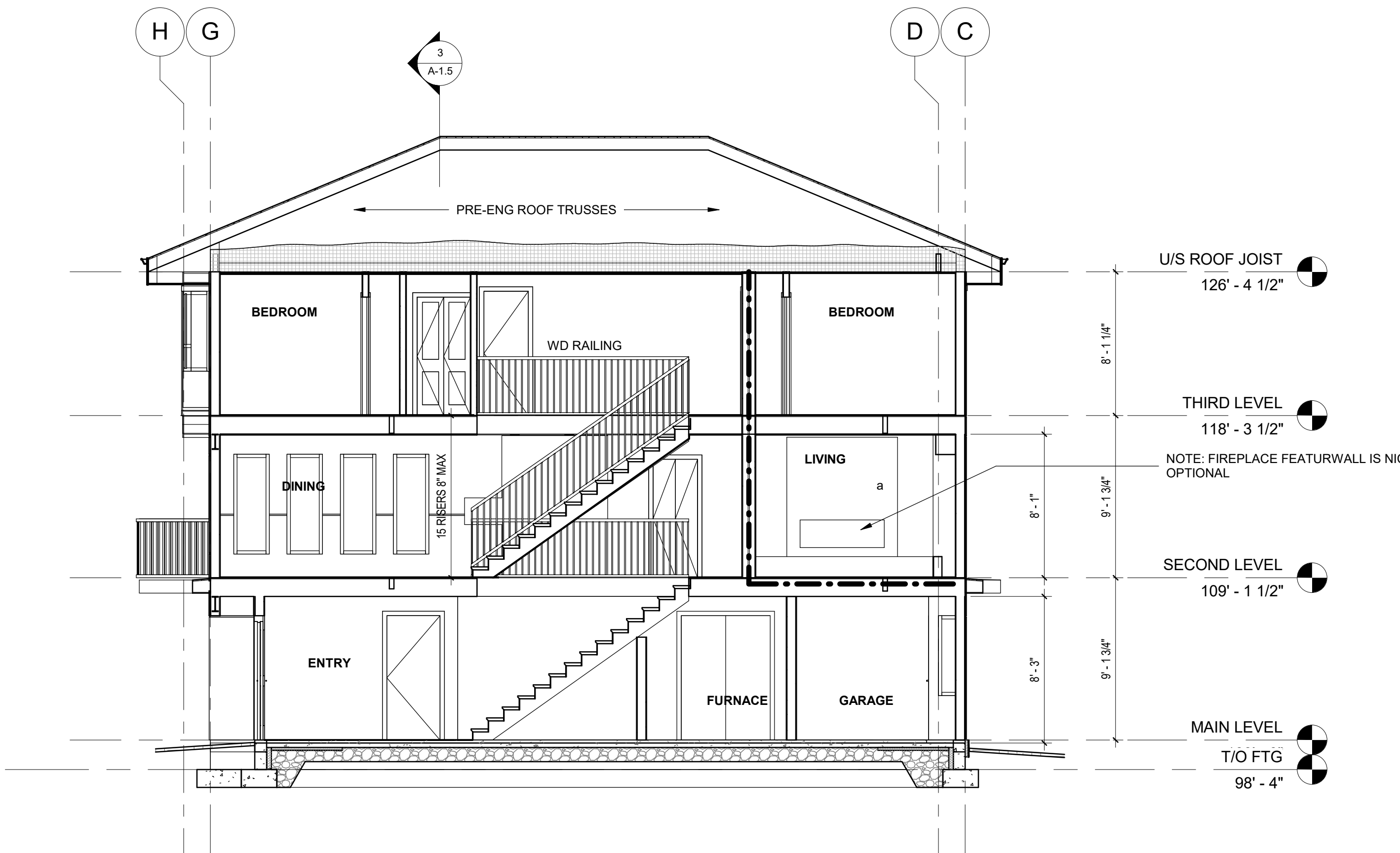
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

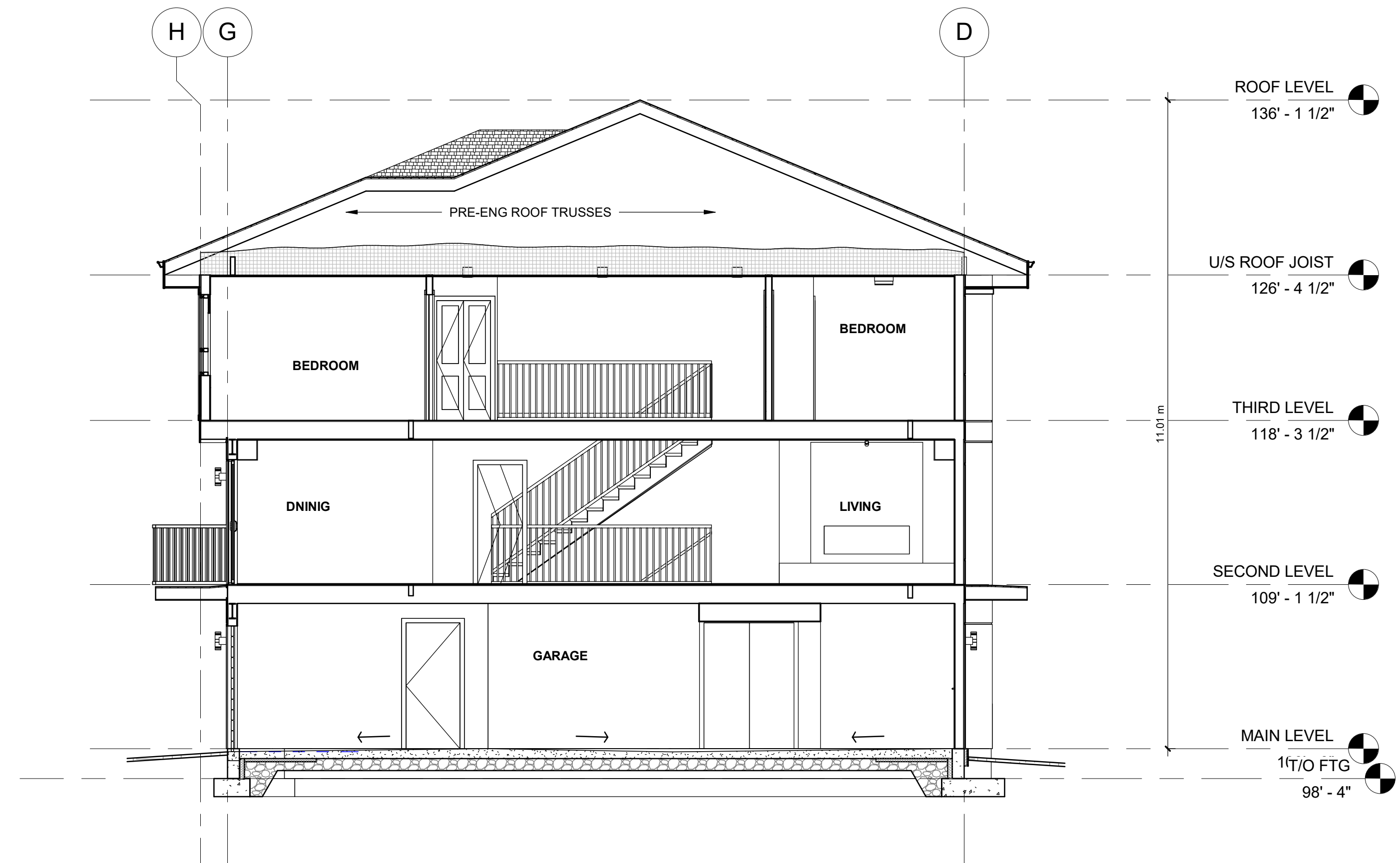
This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

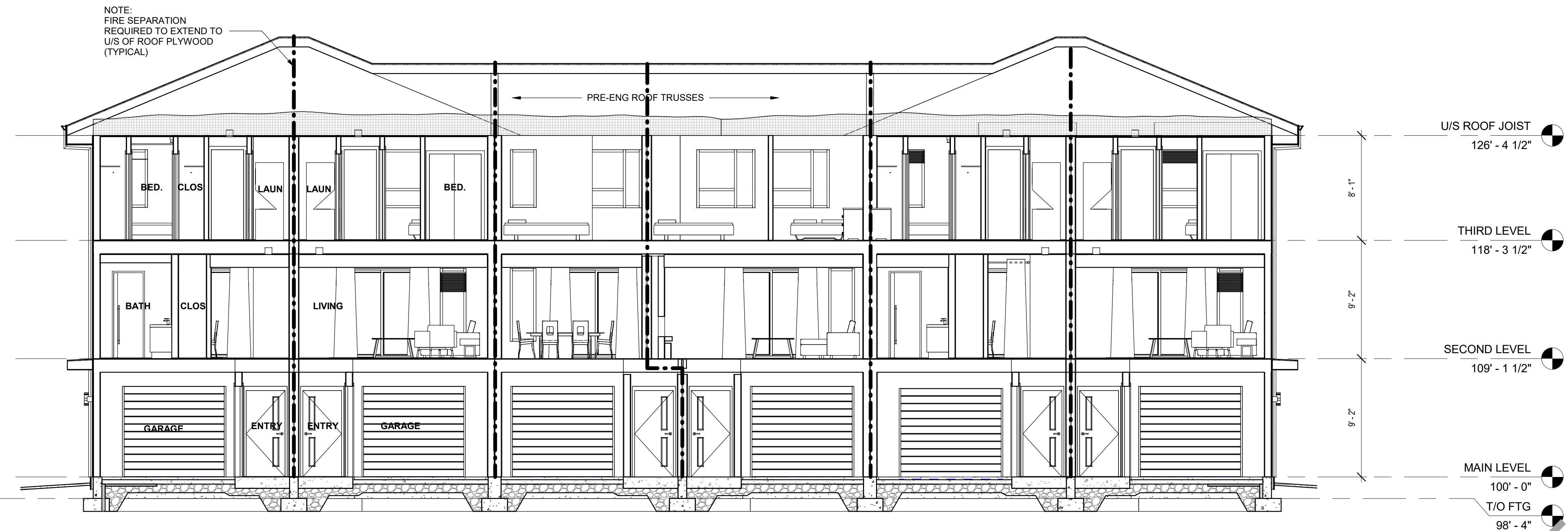
Report all errors and omissions to the Architect.



1 BUILDING SECTION @ STAIRS  
A3.00 3/16" = 1'-0"



2 BUILDING SECTION  
A3.00 3/16" = 1'-0"



3 BUILDING SECTION - 6 UNIT BUILDING  
A3.00 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**6 UNIT BUILDING  
SECTIONS**

designed scale 3/16" = 1'-0"

drawn J.K.

checked R.Y.

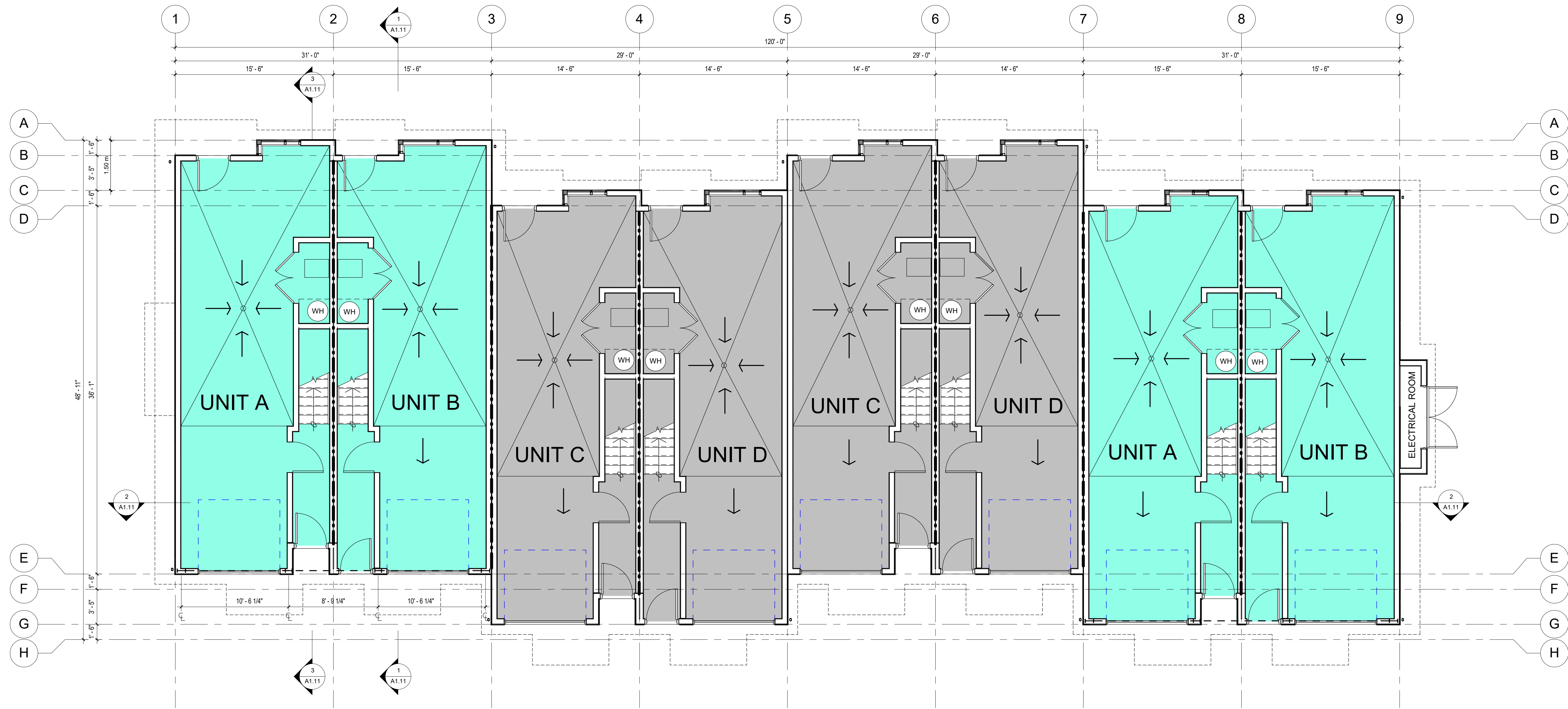
drawing no.  
**A-1.5**

plotted 9/5/2017 10:51:16 AM



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**SCHEDULE A**  
 This forms part of application # DP17-096  
 City of Kelowna  
 Planner Initials LK



1 MAIN LEVEL - 8 UNIT BUILDING  
 A1.10 3/16" = 1'-0"

TYPICAL UNITS (Cyan)  
 END UNITS (Grey)

<b>SUITE A</b>	
FLOOR AREA:	1358.0 sqft 121.2 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

<b>SUITE B</b>	
FLOOR AREA:	1386.8 sqft 128.8 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

<b>SUITE C</b>	
FLOOR AREA:	1273.7 sqft 118.3 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

<b>SUITE D</b>	
FLOOR AREA:	1302.7 sqft 121.0 sqm
BEDROOMS	3
FULL BATH	2
HALF BATH	2

NOT FOR CONSTRUCTION

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR BP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
 KELOWNA, B.C.**

project no. 4007

drawing title  
**8 UNIT - MAIN  
 FLOOR**

designed \_\_\_\_\_ scale As indicated  
 drawn \_\_\_\_\_ J.F.  
 checked \_\_\_\_\_ R.Y.  
 drawing no.

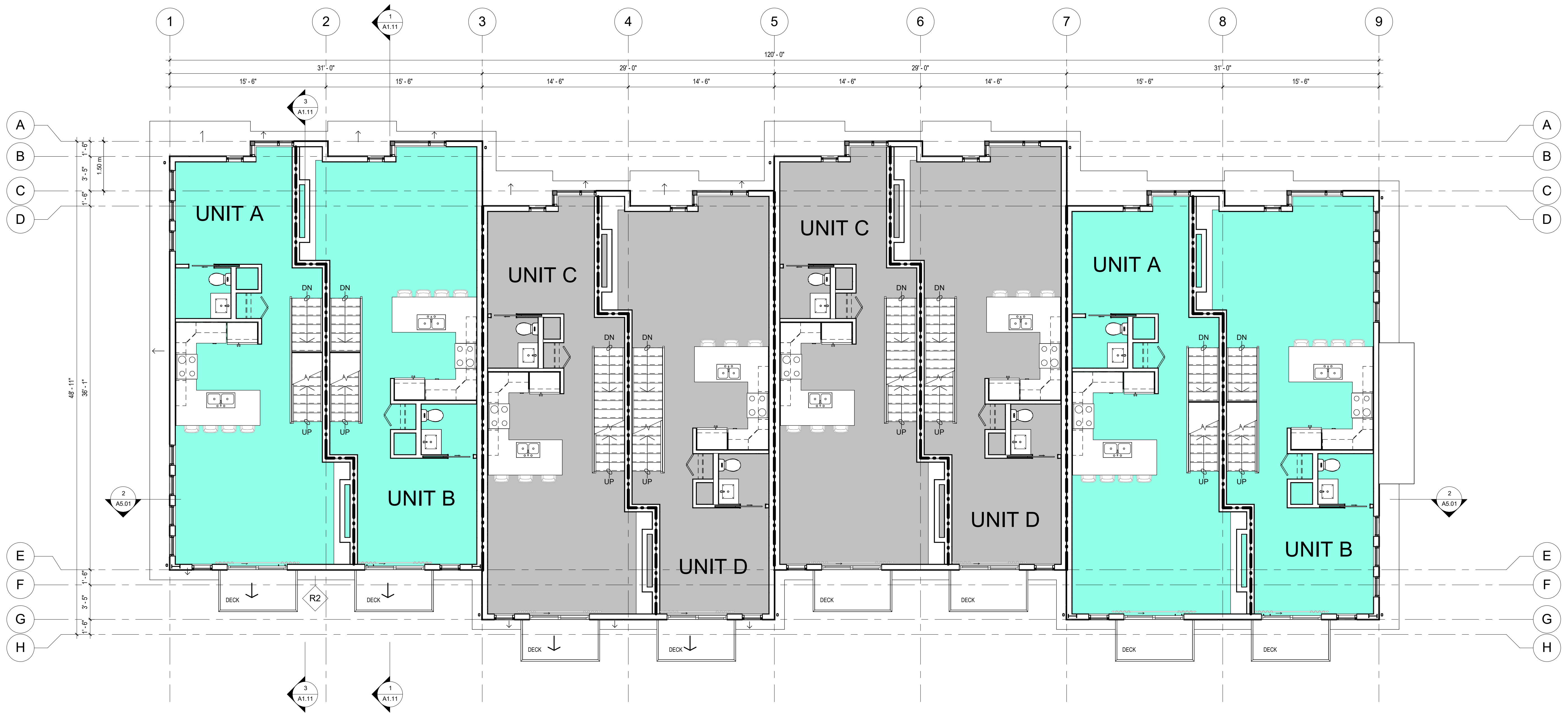
A1.6

plotted DEC 12, 2016 9/4/2017 1:50:42 PM



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**SCHEDULE A**  
 This forms part of application # DP17-096  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials LK



1 SECOND LEVEL - 8 UNIT BUILDING  
 A1.10 3/16" = 1'-0"

Legend:  
 TYPICAL UNITS  
 END UNITS

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR BP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
 KELOWNA, B.C.**

project no. 4007

drawing title  
**8 UNIT - SECOND FLOOR**

designed \_\_\_\_\_ scale As indicated  
 drawn J.F.  
 checked R.Y.  
 drawing no.

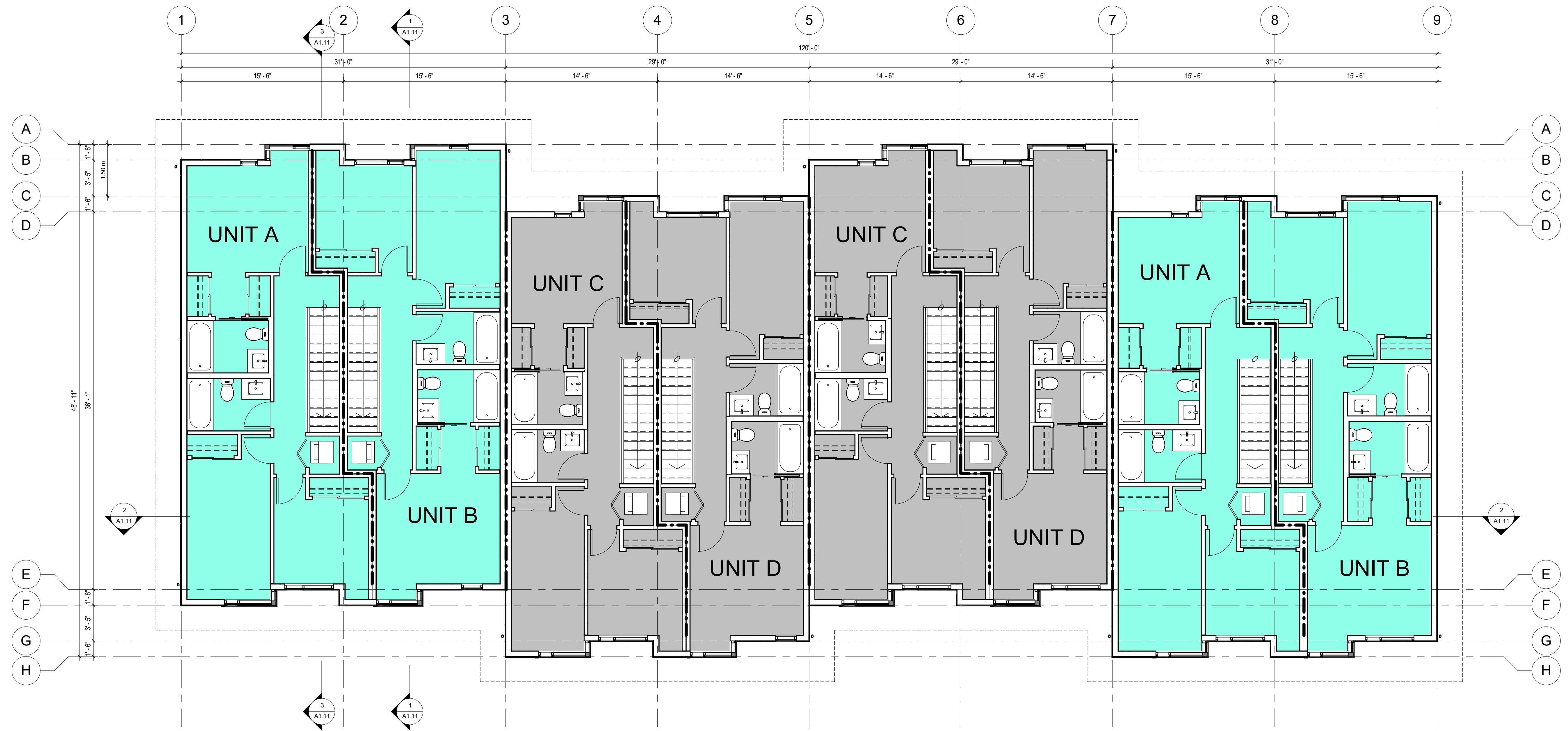
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 plotted DEC 12, 2016 9/4/2017 1:50:55 PM

NOT FOR CONSTRUCTION



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**SCHEDULE A**  
 This forms part of application  
 # DP17-096  
 City of Kelowna  
 Planner Initials LK



1 THIRD LEVEL - 8 UNIT BUILDING  
 A1.10 3/16" = 1'-0"

TYPICAL UNITS  
 END UNITS

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR BP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
 KELOWNA, B.C.**

project no. 4007

drawing title  
**8 UNIT - THIRD FLOOR**

designed \_\_\_\_\_ scale As indicated  
 drawn \_\_\_\_\_ J.F.  
 checked \_\_\_\_\_ R.Y.  
 drawing no.

NOT FOR CONSTRUCTION

A1.8

plotted DEC 12, 2016 9/4/2017 1:50:58 PM



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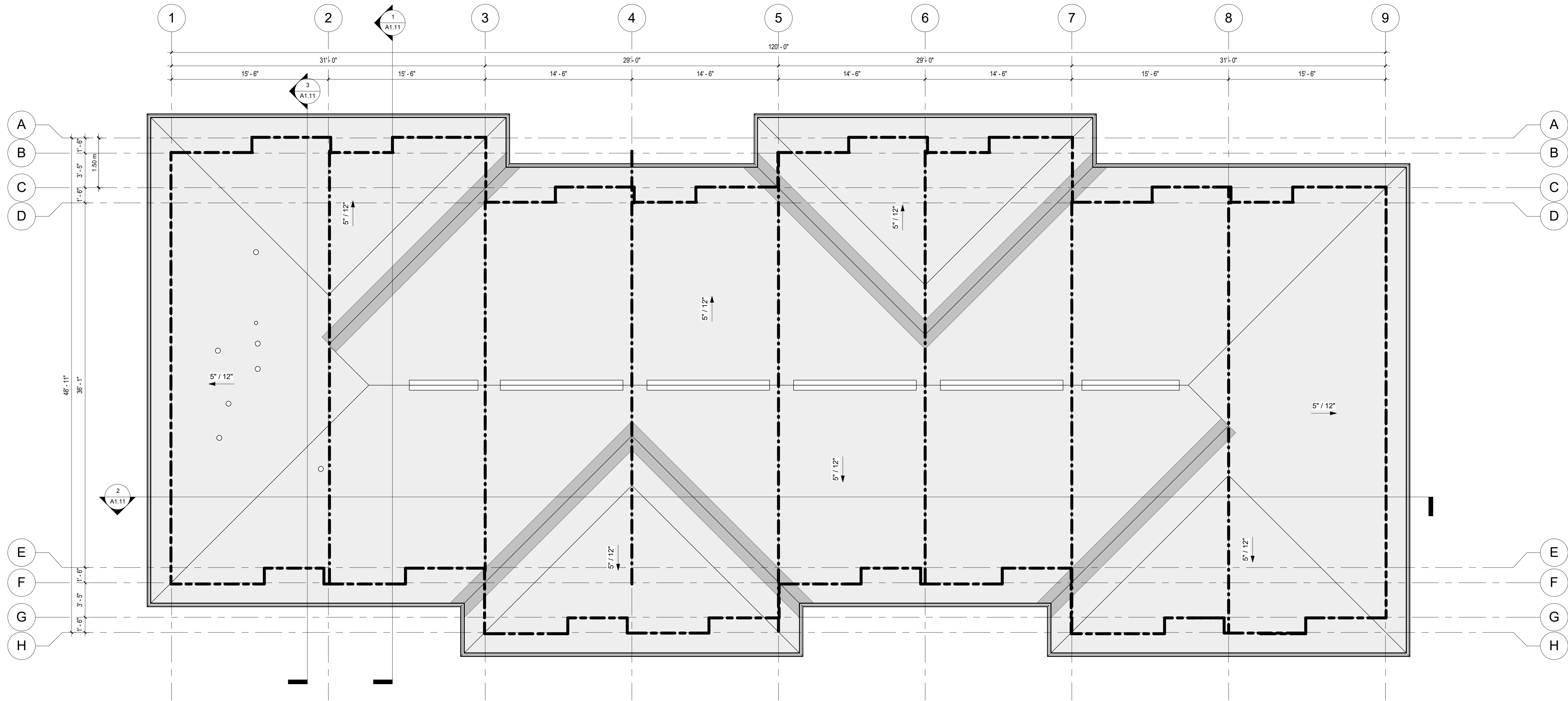
**SCHEDULE A**

This forms part of application # DP17-096

Planner Initials LK



City of Kelowna  
COMMUNITY PLANNING



SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR BP

1 ROOF PLAN - 8 UNIT BUILDING  
A1.11 3/16" = 1'-0"



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

drawing title  
**8 UNIT - ROOF PLAN**

designed \_\_\_\_\_ scale 3/16" = 1'-0"  
drawn J.F.  
checked R.Y.  
drawing no.

**A1.9**

NOT FOR CONSTRUCTION

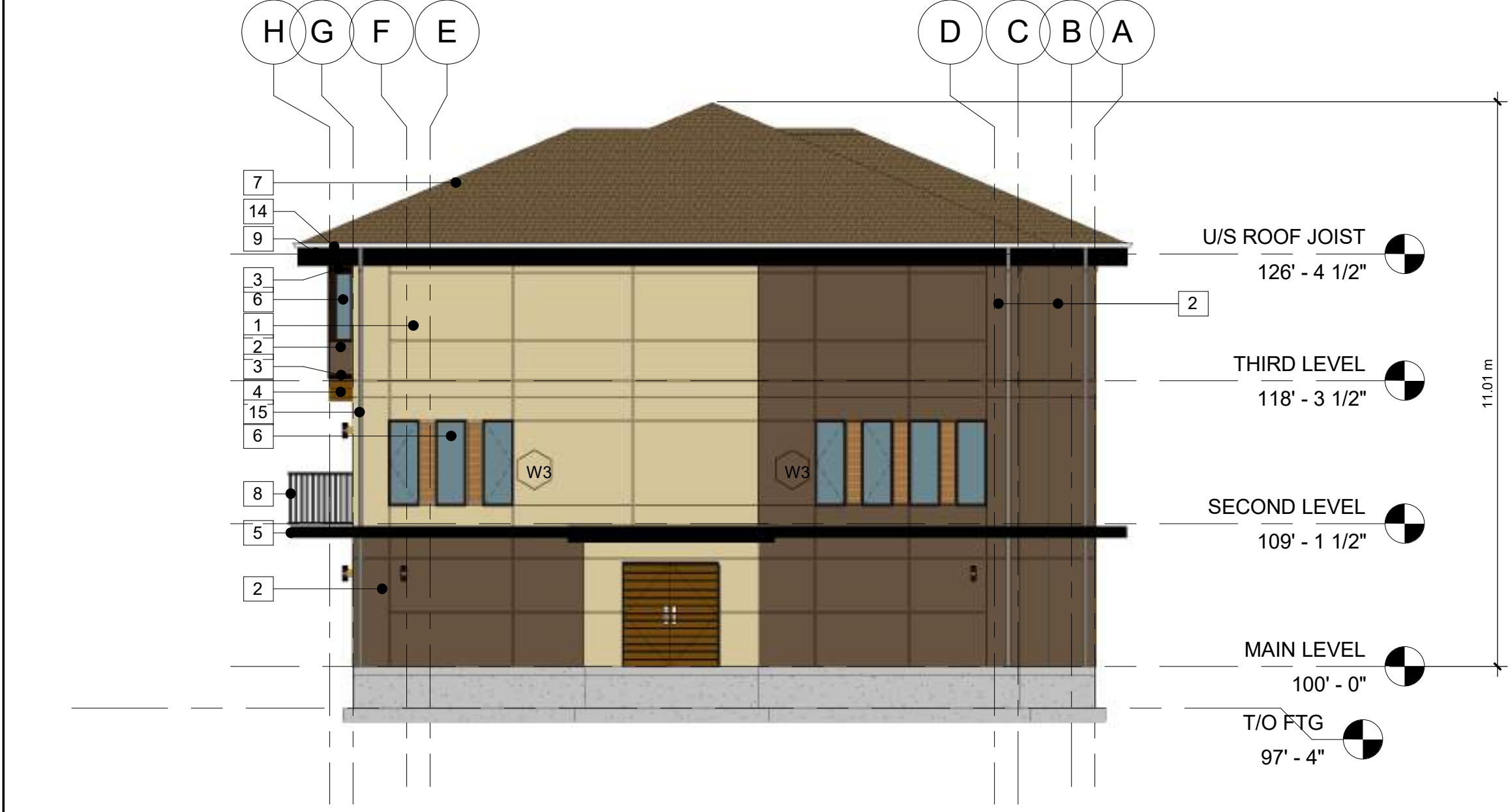




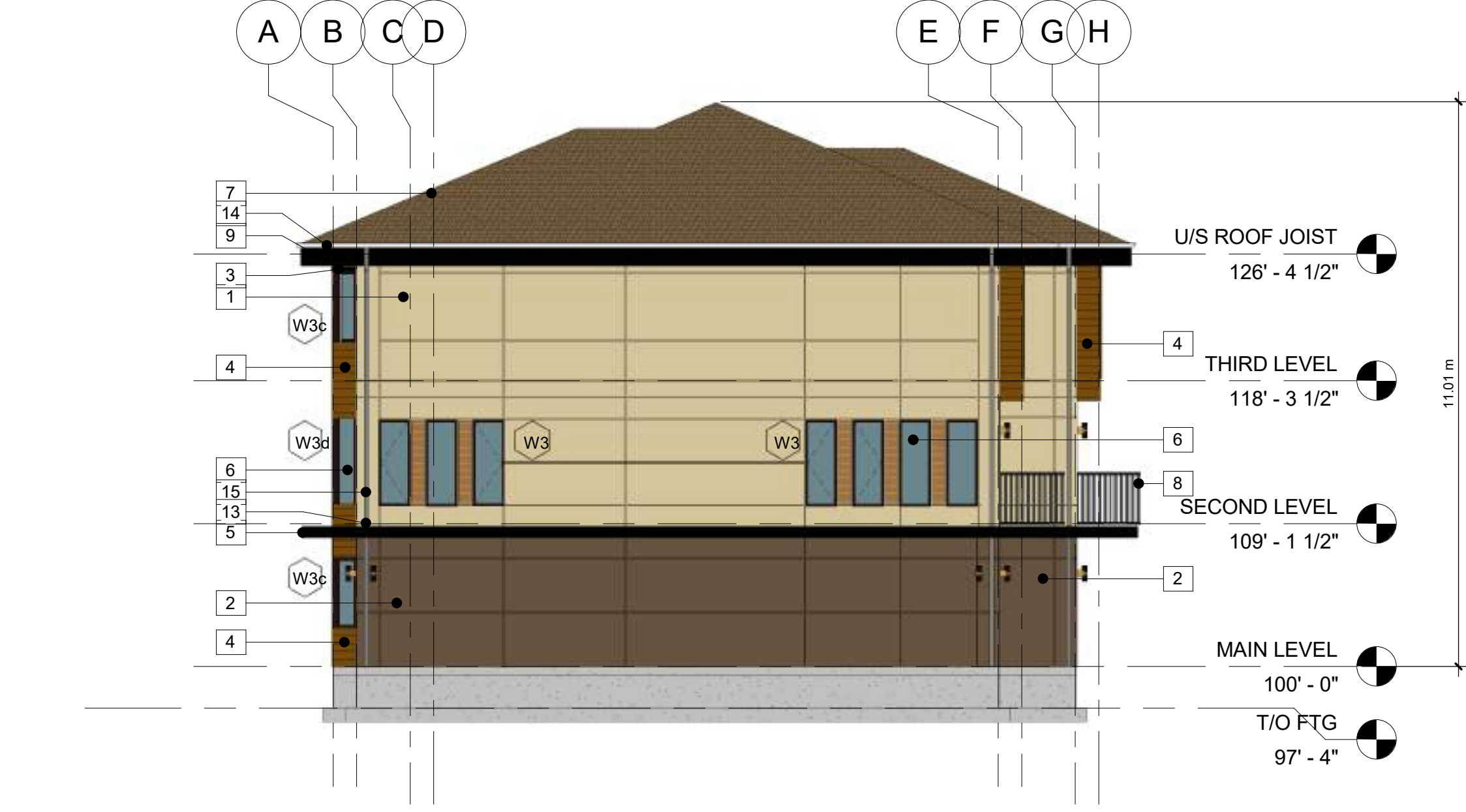
1 BACK ELEVATION DP  
1/8" = 1'-0"



2 FRONT ELEVATION DP  
1/8" = 1'-0"



4 RIGHT ELEVATION DP  
1/8" = 1'-0"



3 LEFT ELEVATION DP  
1/8" = 1'-0"

### EXTERIOR MATERIAL LEGEND

	HARDIE PANELS - BEIGE COLOUR: NAVAJO BEIGE
	HARDIE PANELS - BROWN/GREY COLOUR: TIMBERBARK HARDIE TRIM - BROWN/GREY COLOUR: TIMBERBARK
	LUX ALUMINUM SIDING - WOOD GRAIN COLOUR: CEDAR
	PREFINISHED METAL FLASHING - COLOUR: BLACK TO MATCH WINDOWS/DOORS, EXTERIOR RAILINGS & GUTTER/DOWNSPOUT

### MATERIAL KEYNOTE LEGEND

- HARDIE PANELS - BEIGE
- HARDIE PANELS - BROWN/GREY
- HARDIE TRIM - COLOUR - BLACK
- LUX ALUMINUM SIDING - WOOD GRAIN C/W ALL REQUIRED TRIM
- HARDIE PANELS - COLOUR - BLACK
- VINYL WINDOWS ( NAILING FLANGE) - COLOUR BLACK
- ASPHALT SHINGLE ROOF - BROWN
- ALUMINUM GUARDRAIL - BLACK
- HARDIE (FASCIA) TRIM BOARD - COLOUR BLACK
- SOLID PAINTED DOOR - COLOR MATCH HARDIE PANELS GREY/BROWN
- OVERHEAD DOOR - COLOR MATH HARDIE PANELS BEIGE
- GLAZED SLIDING DOOR
- PROVIDE SLEEVE C/W FLASHING SEAL TO ALLOW FOR DOWNSPOUT TO PASS THROUGH. CLOUR - BLACK
- PREFIN SEAMLESS ALUM. GUTTER C/W ALL REQUIRED HARDWARE & LEAF PROTECTION. COLOUR - BLACK
- PREFIN ALUMN. 3 X 4 DOWNSPOUT C/W BRACKETS, DRAIN EXTENSION CONNECT TO STORM. COLOUR BLACK (REFER TO MECH. / CIVIL DWGS)
- PREFINISHED REVEALS, TRIMS, INSIDE/OUTSIDE CORNERS, TRANSITIONS, WINDOWS/DOORS & SOFFIT TO SUIT HARDIE PANELS. COLOUR - BLACK

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**SCHEDULE B**  
This forms part of application  
# DP17-096  
City of Kelowna  
Planner Initials: LK

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR BP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

drawing title  
**8 UNIT BUILDING  
ELEVATIONS**

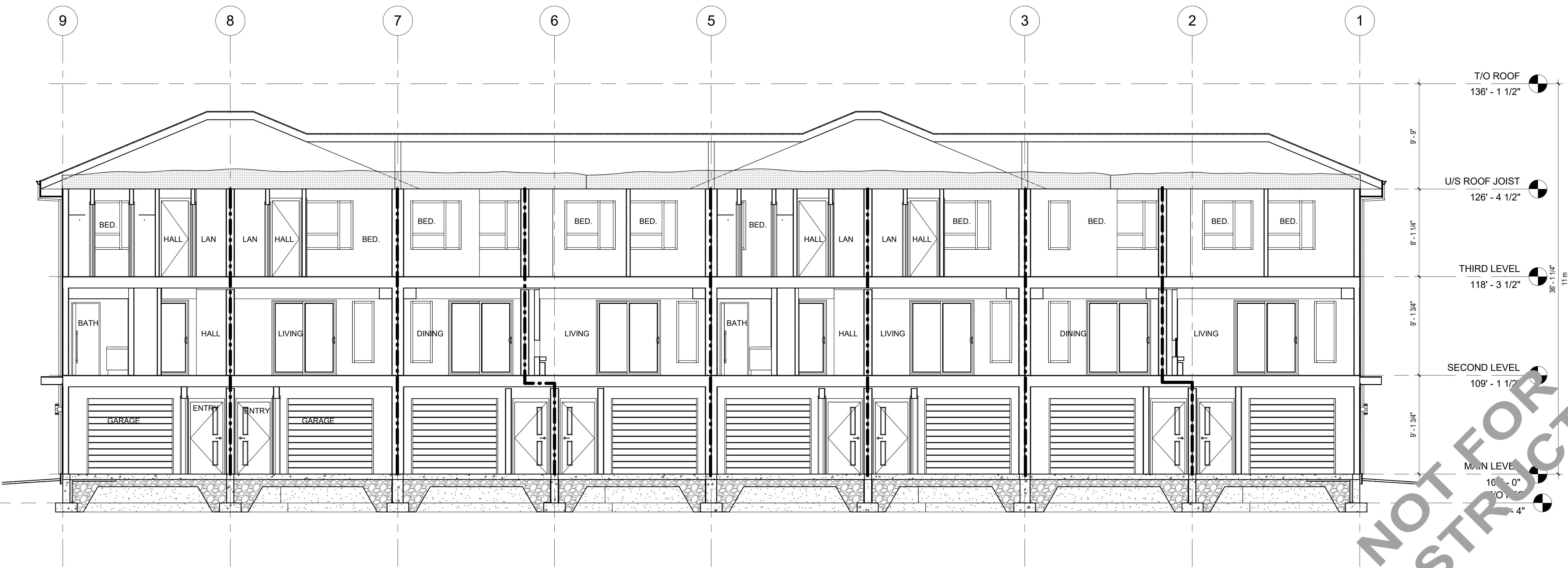
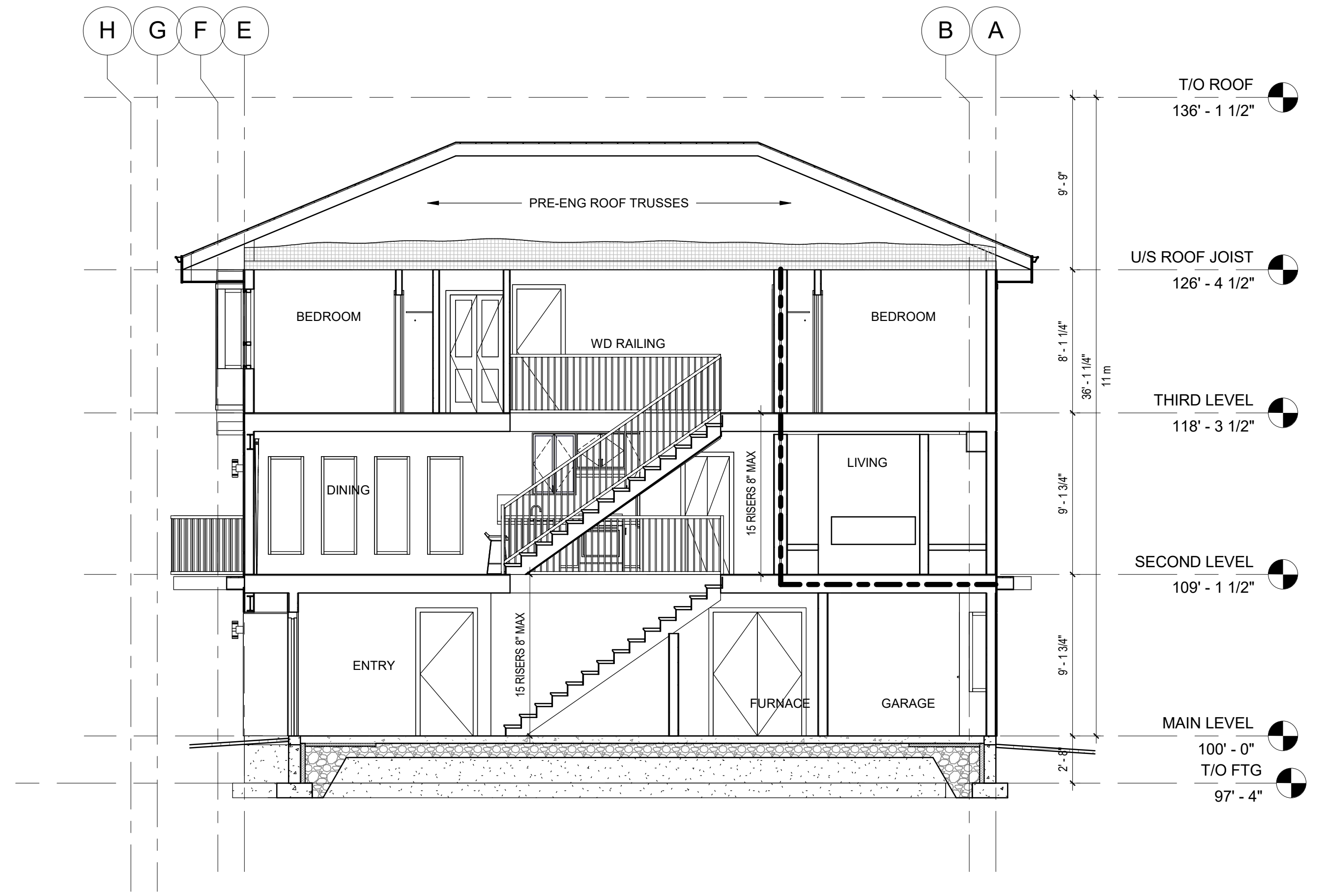
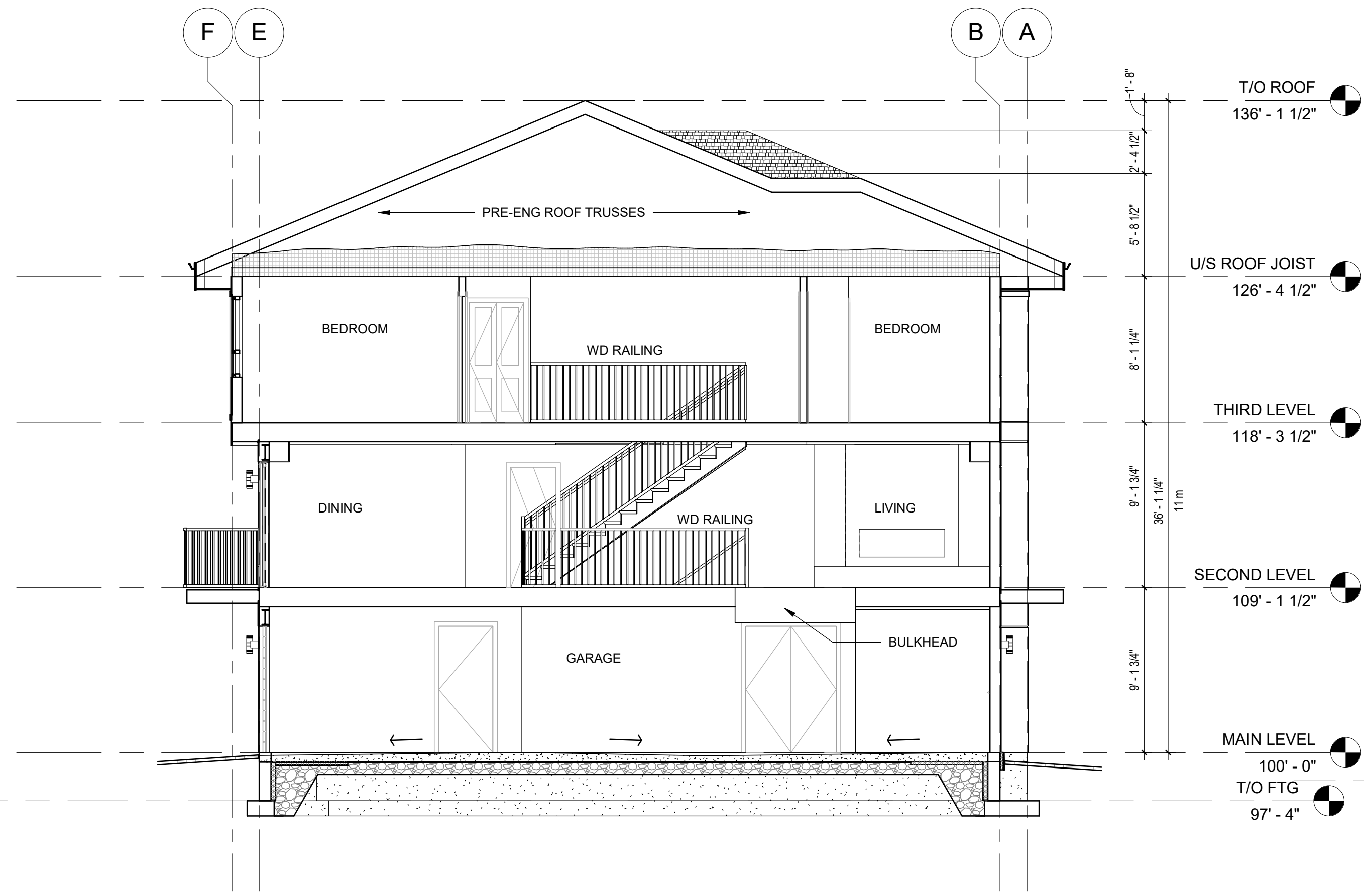
designed scale As indicated  
drawn J.F.  
checked R.Y.  
drawing no.

**A1.10**  
plotted DEC 12, 2016 9/4/2017 1:51:07 PM

NOT FOR CONSTRUCTION



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NOT FOR CONSTRUCTION

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR BP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
 KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**8 UNIT - BUILDING SECTIONS**

designed \_\_\_\_\_ scale 3/16" = 1'-0"  
 drawn J.F.  
 checked R.Y.  
 drawing no. **A1.11**

plotted DEC 12, 2016 9/4/2017 1:51:08 PM



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**SCHEDULE A**

This forms part of application # DP17-096

Planner Initials LK



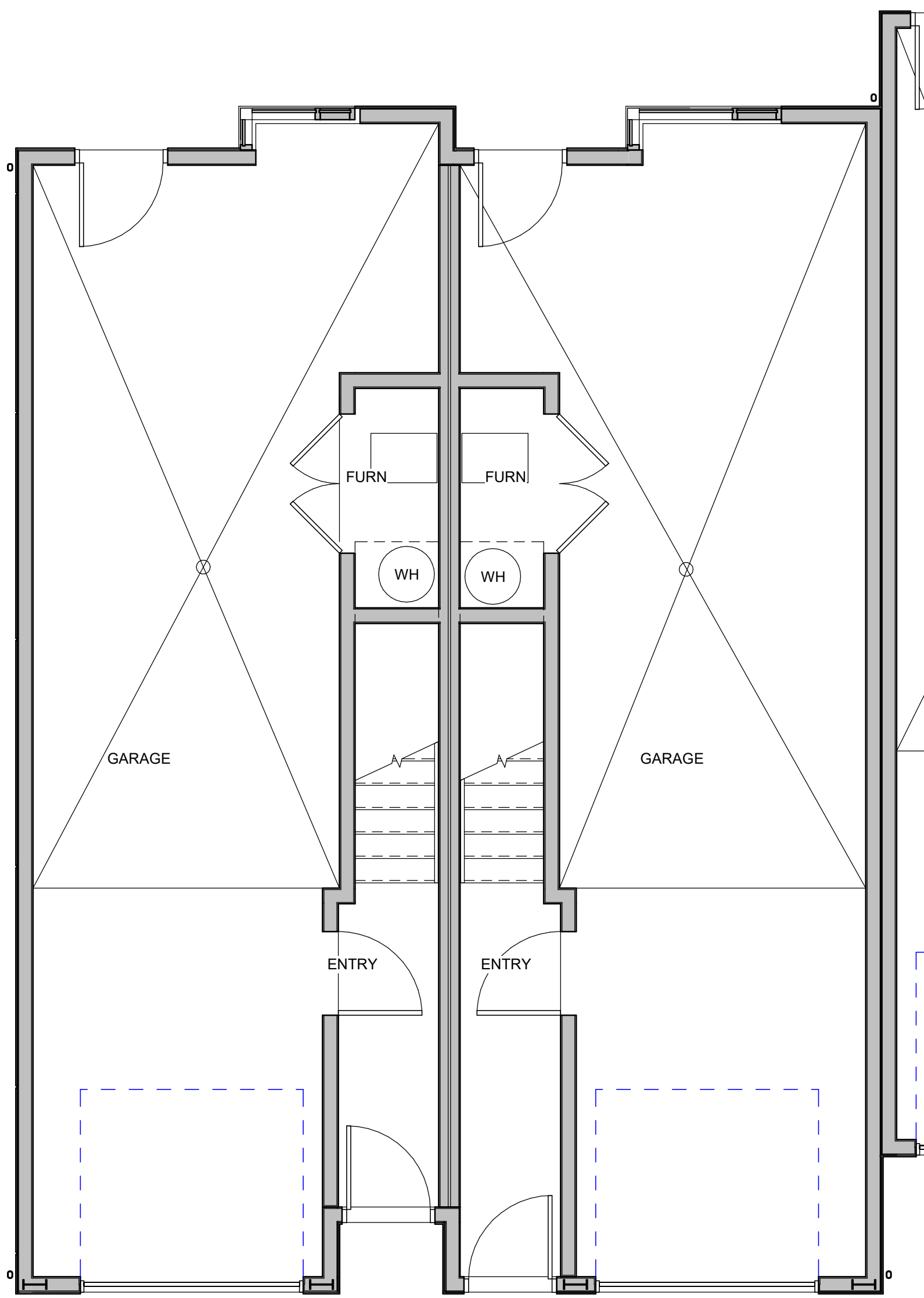
City of Kelowna  
COMMUNITY PLANNING

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP

SUITE A

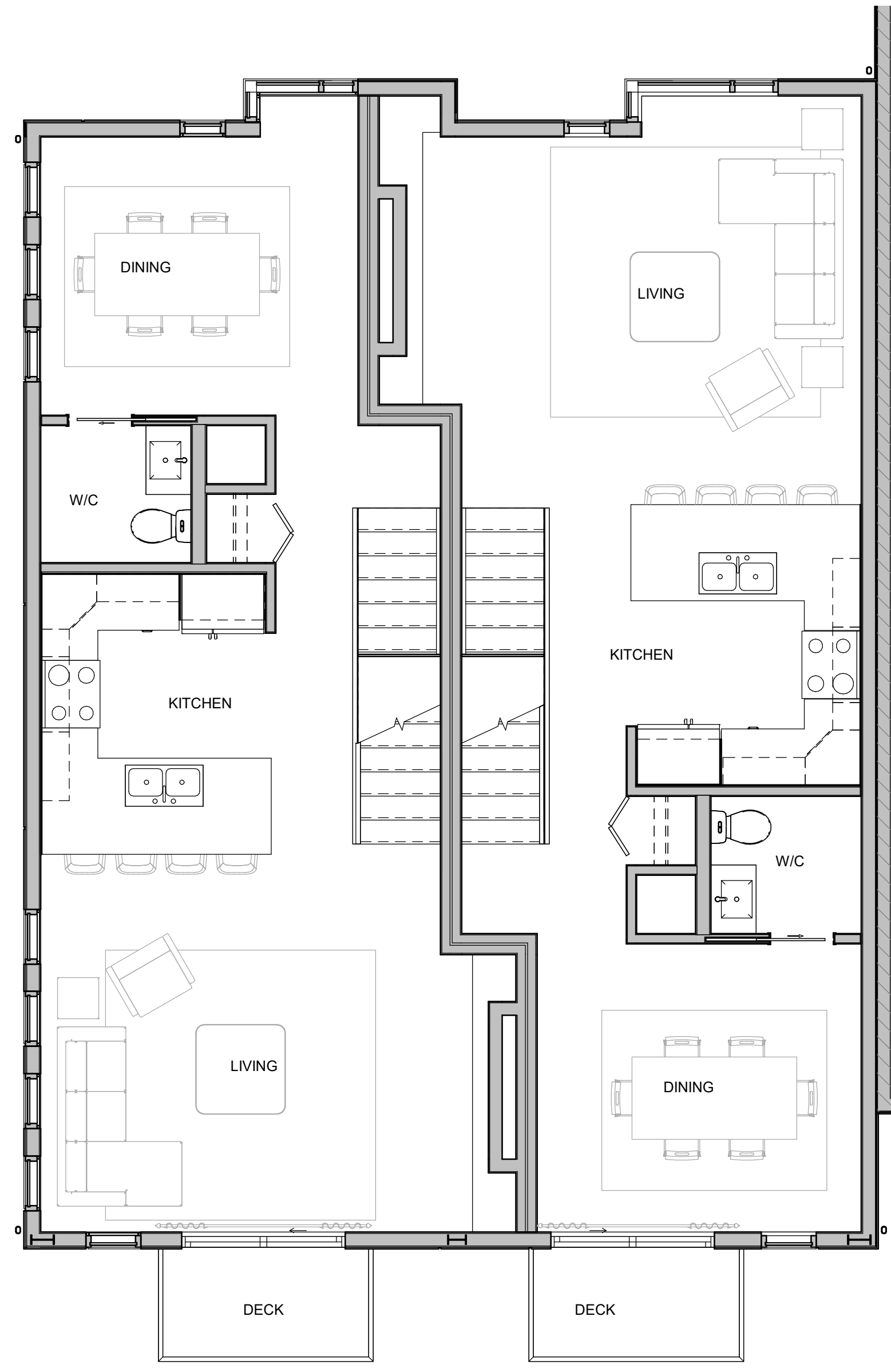
SUITE B



1 MAIN LEVEL - SUITE A & B DP  
A3.01 1/4" = 1'-0"

SUITE A

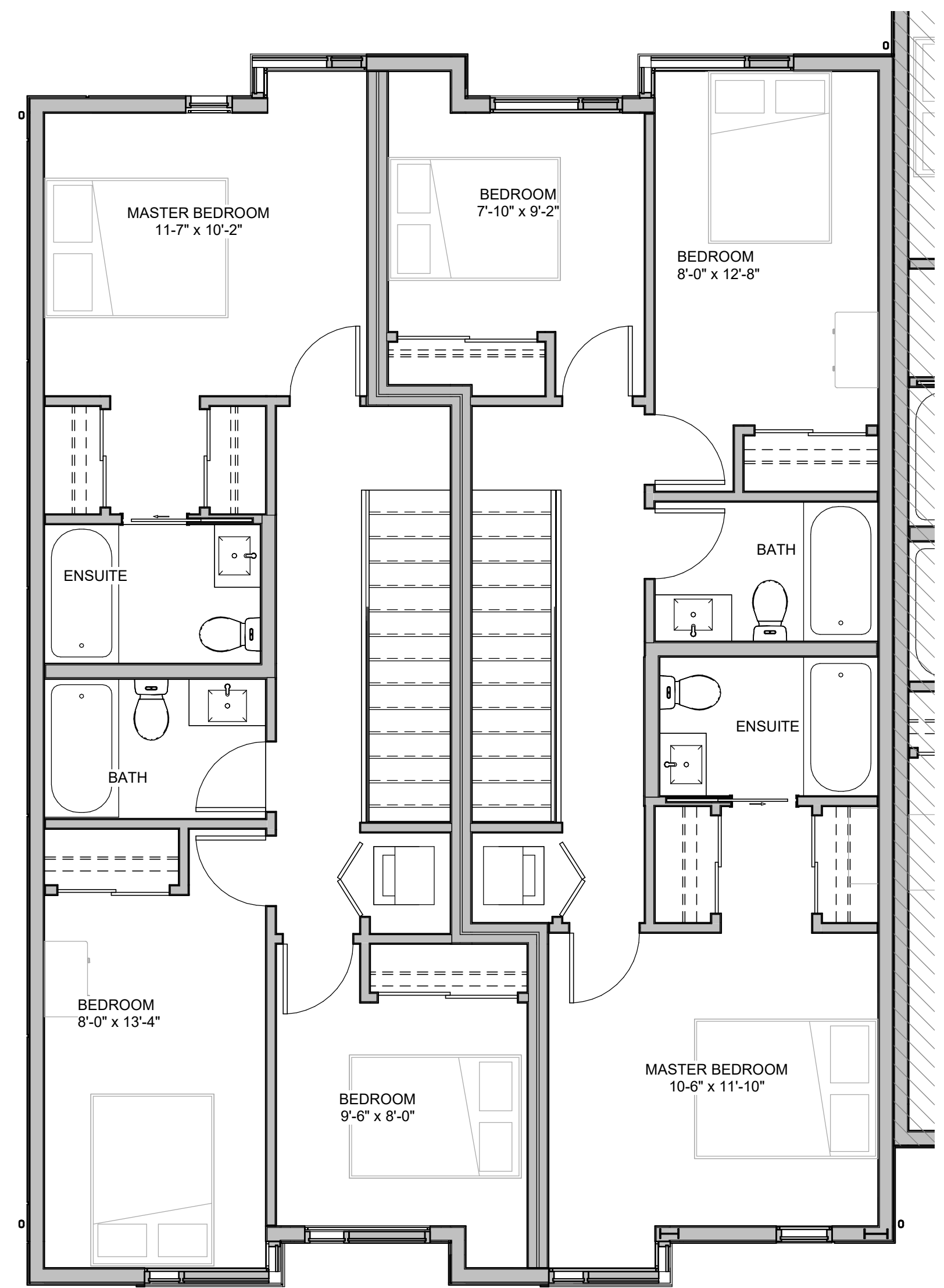
SUITE B



2 SECOND LEVEL - SUITE A & B DP  
A3.02 1/4" = 1'-0"

SUITE A

SUITE B



3 THIRD LEVEL - SUITE A & B DP  
A3.03 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

project no. 4007

file no.

drawing title  
**ENLARGED END  
UNIT PLANS**

designed scale 1/4" = 1'-0"

drawn J.K.

checked R.Y.

drawing no. **A-2.0**

plotted 9/5/2017 10:51:20 AM



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**SCHEDULE A**

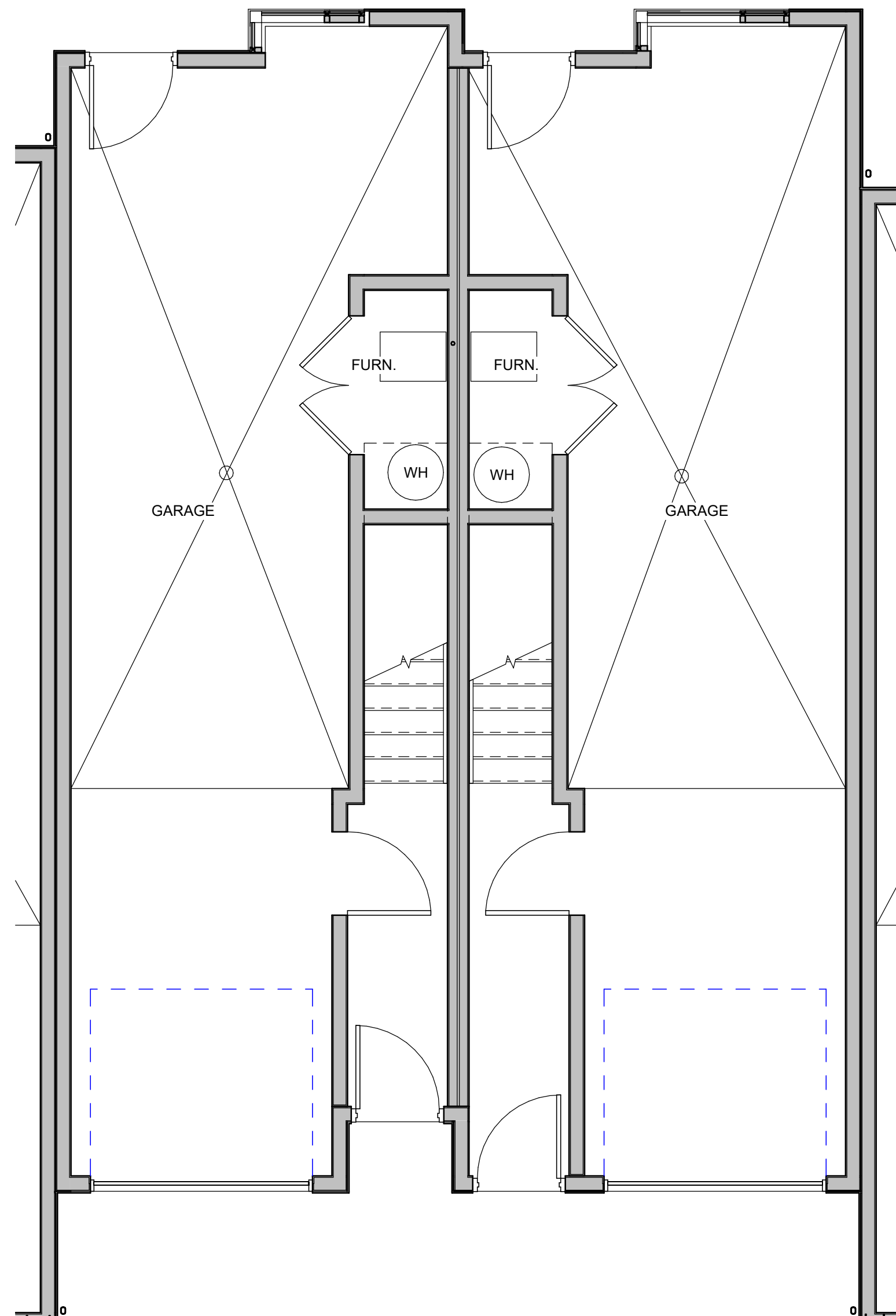
This forms part of application # DP17-096

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

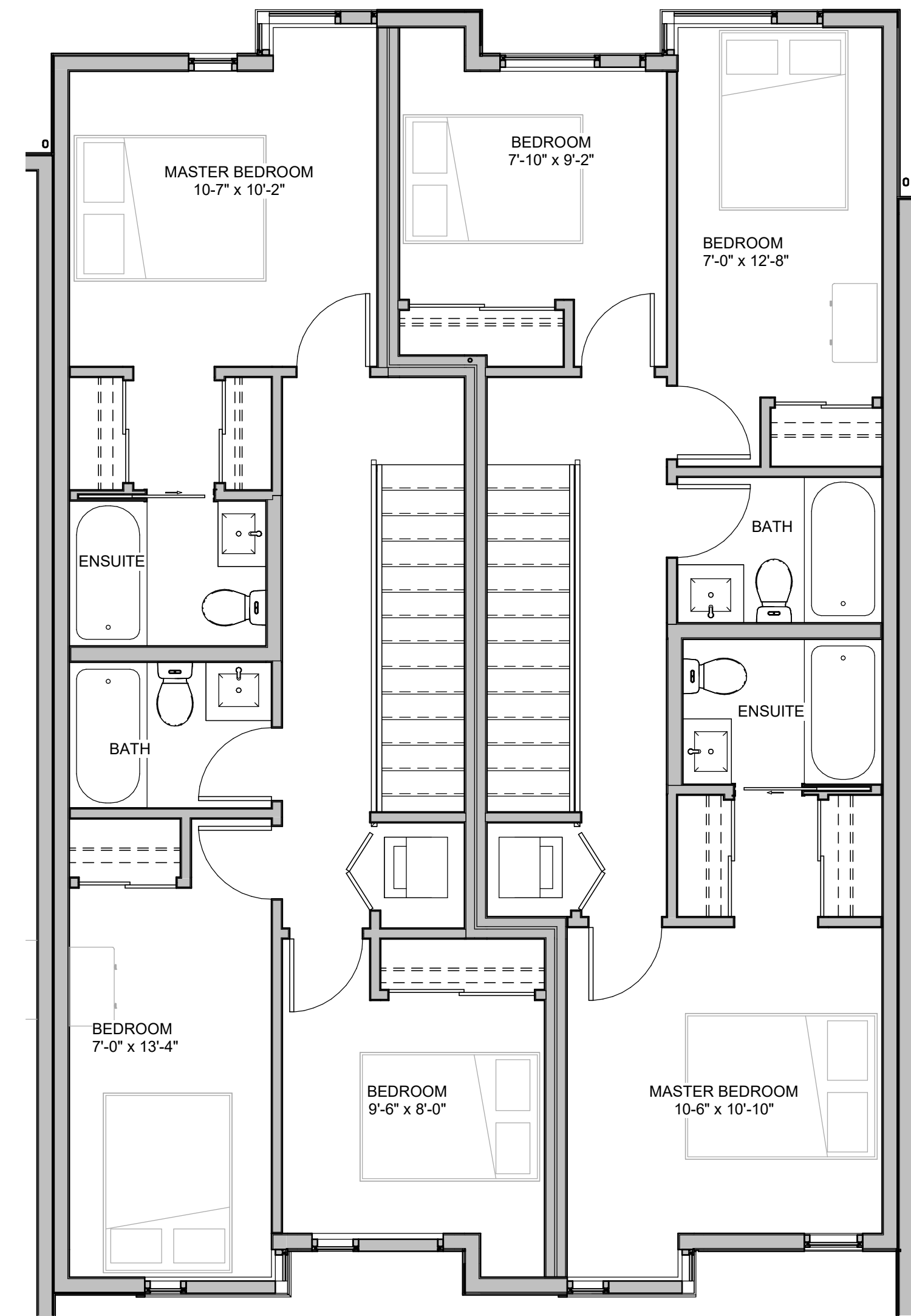
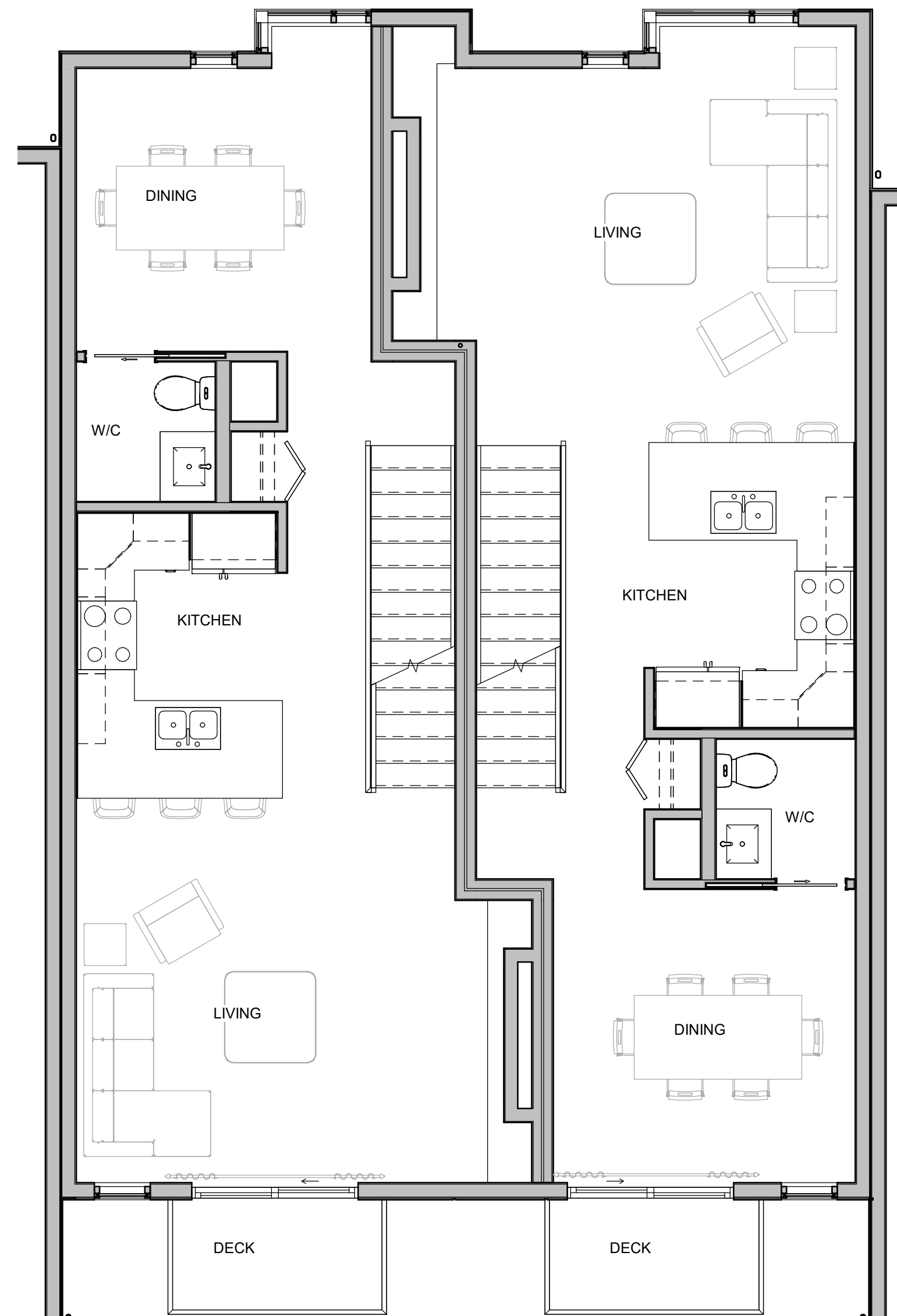
SUITE C

SUITE D



SUITE C

SUITE D



1 MAIN LEVEL - SUITE C & D DP  
A3.01 1/4" = 1'-0"

3 SECOND LEVEL - SUITE C & D DP  
A3.02 1/4" = 1'-0"

2 THIRD LEVEL - SUITE C & D CD  
A3.03 1/4" = 1'-0"

SEAL

Revision		
No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP



project title  
**LEATHEAD TH**

project address  
**LEATHEAD ROAD  
KELOWNA, B.C.**

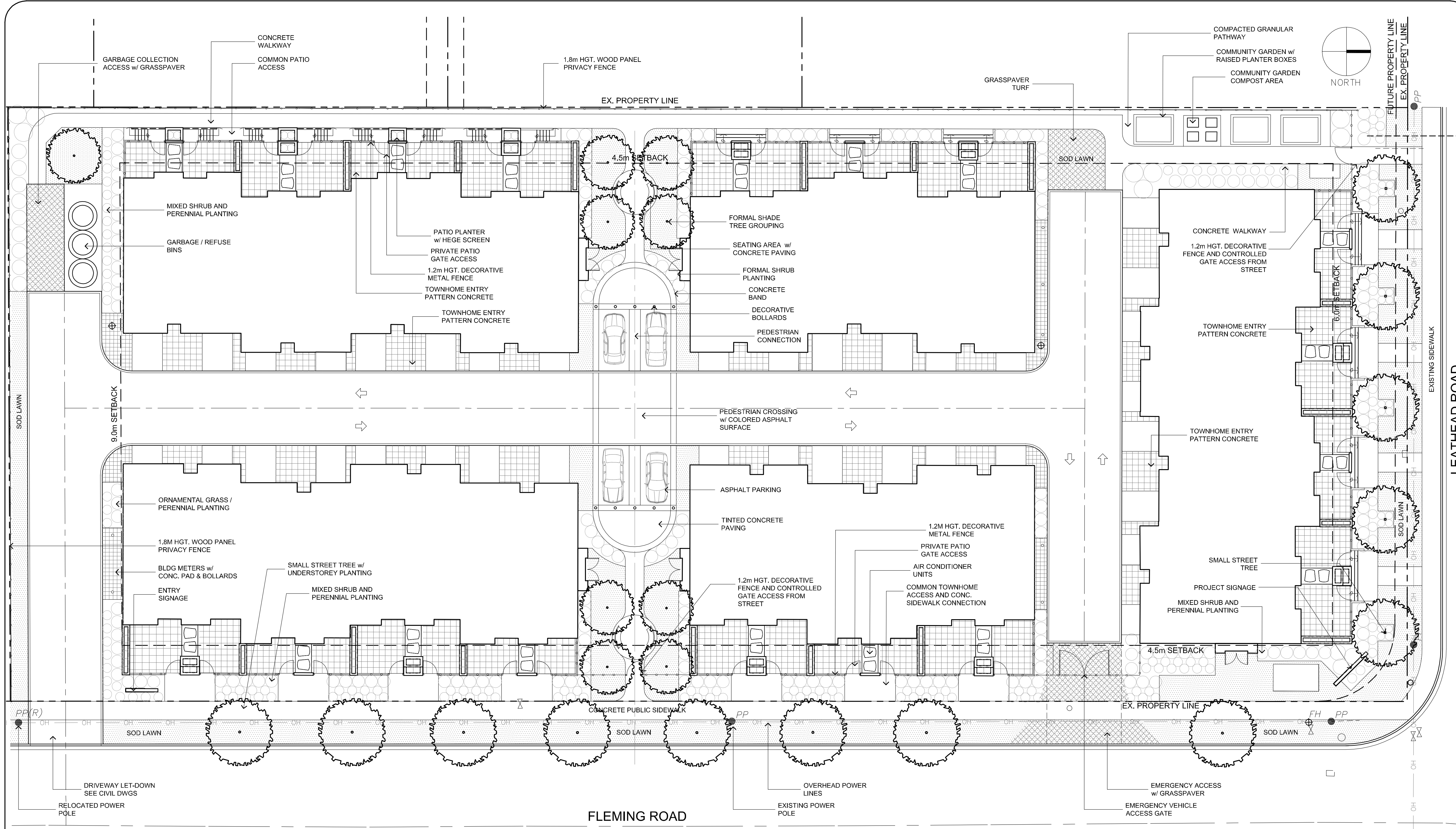
project no. 4007

drawing title  
**ENLARGED  
TYPICAL UNIT  
PLANS**

designed scale 1/4" = 1'-0"  
drawn J.K.  
checked R.Y.  
drawing no. **A-2.1**  
plotted 9/5/2017 10:51:23 AM

**NOT FOR  
CONSTRUCTION**





**SCHEDULE C**  
 This forms part of application # DP17-096  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner initials: LK

**IN SITE DESIGN**  
 LANDSCAPE ARCHITECTURE • URBAN DESIGN  
 P. 250.707.7404  
 C. 250.265.6079

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
  2. ALL PERENNIAL AND SHRUB PLANTING AREAS TO HAVE A MIN. 0.45m GROWING MEDIUM DEPTH.
  3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A TIMED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
  4. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANT SELECTIONS MAY VARY DEPENDING ON AVAILABILITY.
  5. ALL PLANTING BEDS SHALL HAVE A MINIMUM 50mm DEPTH OF APPROVED MULCH.
  6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. DRAWING IS NOT INTENDED FOR USE IN CONSTRUCTION.

NO.	Y/M/D	DESCRIPTION
3	17/09/05	RE-ISSUED TO CITY
-	17/08/31	REV2 - PARKING COORD.
2	17/07/28	RE-ISSUED FOR DP
-	17/07/21	REV1 - CITY DP COMMENTS
1	17/04/04	ISSUED FOR DP
-	17/04/03	FOR CLIENT REVIEW

REVISIONS / ISSUED

CLIENT

**NEW TOWN SERVICES**  
 250-860-8185  
 www.newtownservices.net

PROJECT  
**LEATHEAD ROAD TOWN HOME DEVELOPMENT**  
 500 FLEMING RD & 1065 - 1075 LEATHEAD RD. KELOWNA, B.C.

DESIGN BY: DBJ  
 DRAWN BY: DBJ  
 CHECKED BY: DBJ  
 PROJECT NO: 17-111  
 SCALE: 1:150m

**HARDSCAPE MATERIAL PALETTE - REPRESENTATIVE IMAGES**



**LEATHEAD TOWNHOME - PLANT LIST**

Qty	Botanical Name	Common Name	Size	Root	Mature Size (H x W)
<b>Trees</b>					
5	<i>Acer ginnala</i>	Amur Maple	5cm Cal	B&B	5.0m x 5.0m
8	<i>Magnolia stellata</i>	Star Magnolia	5cm Cal	B&B	5.0m x 4.0m
1	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear	6cm Cal	B&B	9.0m x 5.0m
8	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Tree Lilac	5cm Cal	B&B	6.0m x 5.0m
<b>Shrubs</b>					
27	<i>Berberis thunbergii 'Monomb'</i>	Cherry Bomb Barberry	#02	Potted	1.2m x 1.0m
125	<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	Potted	0.6m x 0.6m
30	<i>Cornus sericea 'Kelsey'</i>	Kelsey's Dwarf Red-Osier Dogwood	#02	Potted	0.5m x 0.5m
5	<i>Hydrangea arborescens grandiflora 'Annabelle'</i>	Annabelle Hydrangea	#02	Potted	1.5m x 1.5m
9	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Lilac	#05	Potted	1.5m x 1.5m
24	<i>Taxus media 'Hicksii'</i>	Hicks Yew	#05	Potted	3.0m x 1.0m

**LEATHEAD TOWNHOME - PLANT LIST**

Qty	Botanical Name	Common Name	Size	Root	Mature Size (H x W)
<b>Perennials / Groundcovers / Vines</b>					
15	<i>Echinacea purpurea 'Pow Wow'</i>	PowWow Purple Coneflower	#01	Potted	0.8m x 0.6m
18	<i>‘Hemerocallis ‘Stella D’Oro’</i>	Stella D'Oro Daylily	#01	Potted	0.3m x 0.5m
37	<i>‘Lavandula ‘Munstead’</i>	Munstead Lavender	#01	Potted	0.4m x 0.6m
35	<i>Perovskia atriplicifolia ‘Little Spire’</i>	Little Spire Russian Sage	#01	Potted	0.5m x 0.6m
37	<i>‘Rudbeckia fulgida var. sullivantii ‘Goldstrum’</i>	Goldstrum Coneflower	#01	Potted	0.8m x 0.6m
15	<i>‘Sedum spectabile ‘Autumn Joy’</i>	Autumn Joy Sedum	#01	Potted	0.6m x 0.6m
<b>Ornamental Grasses</b>					
11	<i>‘Calamagrostis acutiflora ‘Karl Foerster’</i>	Karl Foerster	#01	Potted	1.5m x 0.8m
36	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#01	Potted	1.2m x 0.6m
21	<i>Deschampsia caespitosa ‘Bronzeschleier’</i>	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m
15	<i>Festuca idahoensis</i>	Idaho Fescue	#01	Potted	0.3m x 0.3m
21	<i>‘Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.0m x 0.8m
6	<i>‘Saccharum ravennae</i>	Northern Pampas Grass	#01	Potted	2.5m x 1.2m

\* Denotes Okanagan Inspired Plant Species

SHEET TITLE: **LANDSCAPE PLAN**  
 SHEET NO: **LDP-1**