

## Kelowna Sustainability Checklist



The City of Kelowna endeavours to...

**Sustain the Environment.** Encourage development and land use changes that will not compromise the ability of future generations to meet their needs and to enjoy the quality of life that we experience today;

**Encourage Mixed Use Developments.** Encourage a mix of residential, employment, institutional, and recreational uses within individual buildings or larger development projects, and an increased share of development going to the Downtown or other designated Urban Centres, in order to provide greater access by proximity, thereby reducing transportation-related pollution and urban sprawl;

**Develop a Compact Urban Form.** Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion, and re-development within existing areas, particularly in the Downtown or other designated Urban Centres, and by providing for higher densities within future urban areas. Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.

**Sustainable Development.** Continue to promote social well being and quality of life by including and implementing policies and actions that are environmentally sound and sustainable for development and re-development within the City.

## Instructions

All applicants for *Official Community Plan Amendment, Zoning Bylaw Amendment, Subdivision, Development Permit or Development Variance Permit* are requested to complete the Smart Growth Checklist. Please review and complete the checklist and if necessary, provide a supplementary letter explaining, in more detail, how the proposed development incorporates the listed or other Smart Growth principles. Applicants are encouraged to provide as much information as possible to assist City Council, staff and advisory bodies (i.e. Advisory Planning Commission, Community Heritage Commission etc.) in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project.

## Mission Statement

Kelowna's Official Community Plan seeks to maintain or enhance our unique environment and lifestyle on behalf of the people of Kelowna through the provision of dynamic and accountable leadership and effective municipal services (Kelowna 2020).

Development is an essential part of the City's future: it creates the urban environment as well as influences social wellbeing, economic strength and environmental conditions. This survey is designed to ensure that Council, staff and the development community work in partnership to achieve the long term goals and objectives of the community.

The purpose of this Sustainability Checklist is to assist Council, staff and developers to create the most sustainable project

possible. The questions in the Checklist are meant to advance the following sustainability objectives.

**1. Efficient use of public funds:** mixed use, higher density areas make better use of existing infrastructure, reduce demands for new roads and services and reduce long term infrastructure maintenance costs;

**2. Protect open space and natural areas:** concentrating growth within existing urban areas minimizes land consumption, protects natural features, preserves wildlife corridors and minimizes environmental impacts;

**3. Placemaking:** people want to live in neighbourhoods that are lively and attractive urban live/work/play environments, with adequate amenities, and which respect the existing neighbourhood and community character, design and historic features;

**4. Accessibility:** compact mixed use development reduces commuting distances, and increases transportation choice (e.g., walking, cycling, and public transit);

**5. Housing choice:** expanding housing choices for different age groups, income and household sizes allows people to remain in the same neighbourhood through different life stages and discourages out-migration due to affordability issues;

**6. Shorter commutes and more transportation choices:** locating jobs in regionally-accessible hubs served by transit and with housing nearby allows people to work closer to home or live closer to work, reducing dependence on the automobile and aids in improving air quality

# KELOWNA SUSTAINABILITY CHECKLIST

## Economic Sustainability

A healthy economy relates to the quality of life for the citizens in our community. The City would like to maintain a balance between the number of jobs and the resident labour force, and ensure those jobs are accessible by transit. Important considerations also include support for local business, job creation, infrastructure efficiency and consideration for and reduction of resource consumption.

1. Comment on **direct employment** created by this project during construction:

a) number and duration of jobs (full time, part time) TO BE DETERMINED

b) types of jobs (e.g., construction, design) CONSTRUCTION & DESIGN

c) income range of jobs VARIES

2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

**Yes/No**

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

NO

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, green products, local job creation) advanced by this proposal?

**Yes/No**

If yes, describe:

NO

\_\_\_\_\_

\_\_\_\_\_

## Environmental Sustainability

Community and building design can significantly influence resource consumption (e.g., energy, water) and waste generation (e.g., vehicle emissions, solid waste) in the local community. New development should be designed to avoid or minimize negative impacts on the existing natural environment and maximize the benefits of the City's existing infrastructure.

## Built Environment

4. Comment on the following site planning components:

4.1 Walking distance to:

a) bus stop (in kms)

0.3 KMS TO WESTBOUND SUTHERLAND AT GORDON

b) trails, greenways, cycling routes (in kms)

1.1 KM TO ETHEL STREET CORRIDOR

4.2 Is development located in the Downtown or in one of the City's designated Urban Centres (see Kelowna Official Community Plan Map 6.2) and on lands less than 30% slope (Map 7.1 of Kelowna's Official Community Plan).

**Yes/No**

## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT A**

This forms part of application  
# ~~DP17-0141~~ ~~DVP17-0142~~

City of  
**Kelowna**  
COMMUNITY PLANNING



Initials: TA

4.3 Provides additional support for alternative transportation use (check all that apply):

- ☒ variance received to provide less parking than required;
- ☒ bicycle storage;
- ☐ change rooms (end of trip facilities);
- ☐ designated parking for car share spaces, high occupancy vehicles (e.g., carpool, vanpool, smart cars, hybrids);
- ☐ incorporates Transportation Demand Management (TDM)<sup>1</sup> measures;
- ☐ other, describe:

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<sup>1</sup>Note: for TDM information see  
<http://www.kelowna.ca/CM/Page377.aspx>.

4.4 On site storm water management (e.g., green roof treatment, permeable paving, on-site detention/retention drainage, fish or aquatic habitat protection)

Yes/No

If yes, describe (note ratio of impervious to pervious surfaces):

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4.5 Floodplain mitigation (note: this is a requirement in floodplain areas)

Yes/No

CLOSE TO MILL CREEK SO THE LOWEST LEVEL IS THE PARKING GARAGE WHERE IN THE EVENT OF A FLOOD THE LIVING LEVELS ARE ABOVE THE FLOODPLAIN

4.6 Will site remediation be part of the development process?

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

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4.7 Mitigation of light pollution (e.g., spill lighting and off-site glare avoided)

Yes/No

If yes, describe:

CPTED PRINCIPLES WITH DOWNLIGHTING TO LIGHT THE SITE BUT NOT IMPACT NEIGHBOURS OR NIGHT SKY

4.8 Does the project provide enhanced waste diversion facilities (e.g., on-site recycling for cardboard, bottles cans/other recyclables, or on-site composting)

Yes/No

If yes, describe:

STANDARD RECYCLING BIN COLLECTION



## KELOWNA SUSTAINABILITY CHECKLIST

ATTACHMENT

A

This forms part of application

# DP17-0141 DVP17-0142

Planner  
Initials

TA



5. Comment on inclusion of the following water efficiency techniques:

5.1 Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable or reclaimed water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation and Xeriscape Landscaping )

Yes/No

If yes, describe:

PLANTINGS WILL BE LOW MAINTENANCE XERISCAPING WITH MINIMAL IRRIGATION VIA DRIP LINES

5.2 Onsite wastewater treatment?

Yes/No

If yes, describe:

5.3 Water use reduction measures (e.g., low consumption fixtures, storm water irrigation)

Yes/No

If yes, describe:

LOW CONSUMPTION FIXTURES

6. Comment on inclusion of the following methods to reduce energy use and improve air quality:

6.1 Energy efficiency of proposed structures (e.g. building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect<sup>2</sup>).

Yes/No

If yes, describe:

HIGH PERFORMANCE BUILDING ENVELOPE BASED ON PASSIVE HOUSE PRINCIPLES. PASSIVE SOLAR GAIN, PASSIVE SHADING, HIGH EFFICIENCY HRV, HEATING/COOLING AND APPLIANCES THROUGHOUT

THIS LINK NO LONGER WORKS AND KELOWNA (CANADA IN GENERAL) IS A HEATING DOMINATED CLIMATE SO WHITE ROOFS ALTHOUGH THEY MAY REDUCE THE HEAT ISLAND EFFECT, THEY'LL ACTUALLY INCREASE THE OVERALL ENERGY CONSUMPTION OF A BUILDING

6.2 Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, FortisBC Green Power).

Yes/No

If yes, describe:

6.3 Chlorofluocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology?

Yes/No

HEATING/COOLING SYSTEM IS TO BE A VRF MINI-SPLIT HEATING SYSTEM WHICH USES R314A REFRIGERANT

## KELOWNA SUSTAINABILITY CHECKLIST

ATTACHMENT

A

This forms part of application

# DP17-0141 DVP17-0142

Initials

TA

City of  
**Kelowna**  
COMMUNITY PLANNING



7. Comment on the following methods for sustainable use and reuse of materials and resources:

7.1 Management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content).

Yes/No

If yes, describe:

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7.2 Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials<sup>3</sup>).

Yes/No

If yes, describe:

LOW EMBODIED  
ENERGY  
CONSTRUCTION  
MATERIALS

7.3 Enhanced durability of construction materials (e.g. wall systems, roof materials)

Yes/No

If yes, describe:

YES, HIGH PERFORMANCE  
BUILDING ENVELOPES ARE  
SIGNIFICANTLY MORE DURABLE  
THAN CONVENTIONALLY  
CONSTRUCTED, MINIMUM  
BUILDING CODE ENVELOPES

7.4 Is LEED<sup>4</sup> certification being pursued for this project?

Yes/No

NO! LEED HAS NOT ACHIEVED  
REDUCTIONS IN OVERALL ENERGY  
CONSUMPTION WHICH HAS THE  
BIGGEST IMPACT ON THE OVERALL  
SUSTAINABILITY OF A BUILDING  
THEREFORE WE ARE PURSUING  
PASSIVE HOUSE PRINCIPLES WHICH  
HAVE THE BIGGEST IMPACT  
POSSIBLE FOR LONG TERM

sensitive or recycled construction materials, see <http://www.ecosmart.ca/>.

<sup>4</sup> For more information on LEED (Leadership in energy and Environmental Design) certification, see [http://www.usgbc.org/LEED/LEED\\_main.asp](http://www.usgbc.org/LEED/LEED_main.asp).  
Or  
<http://www.cagbc.org/index.php>

7.5 Has the applicant considered PowerSense Residential/Commercial energy saving initiatives offered by FortisBC:

Yes/No

If yes, which initiatives are you pursuing:

POSSIBLY, THE PROGRAM IS  
BASED ON ENERGY STAR WHICH  
ONLY QUALIFIES EQUIPMENT  
WHICH QUITE OFTEN IS NO  
WHERE NEAR THE  
PERFORMANCE STANDARDS OF  
PASSIVE HOUSE EQUIPMENT.

# KELOWNA SUSTAINABILITY CHECKLIST

7.6 Has the applicant considered rebate and energy efficiency programs offered by Terasen Gas:

Yes/No

If yes, which initiatives are you pursuing?

<http://www.terasengas.com/Residential/default.htm>

8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open.

Yes/No

If yes, describe:

8.2 Design attempts to maximize exposure to natural light (i.e. through building orientation).

Yes/No

9. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

Yes/No

If yes, describe:

10. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)?

Yes/No

If yes, describe:

11. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

Yes/No

If yes, describe:

## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT** **A**

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# ~~DP17-0141~~ ~~DVP17-0142~~

Planner Initials 

TA

  
**City of Kelowna**  
COMMUNITY PLANNING

12. Do any of the City of Kelowna's policies or regulations currently prevent you from implementing identified Sustainability initiatives?

**Yes/No**

If yes, describe:

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13. Is the proposed residential, commercial or institutional development within a ten-minute walk (approximately 800 meters) from:

a) neighbourhood store or other shopping opportunities

**Yes/No**

b) school

**Yes/No**

c) community services (e.g., library, community centre)

**Yes/No**

d) child care facility

**Yes/No**

e) health services (e.g., hospital, doctor's office)

**Yes/No**

f) parks or trails

**Yes/No**

g) bus stop

**Yes/No**

h) Other Amenities

**Yes/No**

List:

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## Natural Environment

14. Comment on green-space and natural environment.

14.1 Is proposed development in an environmental development permit area (eg. Steep Slope, Hazardous Conditions, Wildland Fire, Natural Environment)?

**Yes/No**

If yes, describe:

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14.2 Was an environmental assessment of the property completed prior to the commencement of design work:

**Yes/No**

14.3 Are any of the following environmental features present on the property:

a) Significant trees **Yes/No/Unknown**

b) Natural grassland areas **Yes/No/Unknown**



## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT** **A**  
This forms part of application  
# DP17-0141 DVP17-0142  
Planner **TA**  
**City of Kelowna**  
COMMUNITY PLANNING



c) Riparian areas **Yes/No/Unknown**

d) Wildlife (red or blue listed species)  
**Yes/No/Unknown**

e) Wildlife habitat **Yes/No/Unknown**

f) Wildlife corridors **Yes/No/Unknown**

g) Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project? **Yes/No/Unknown**

14.4 Provision of green-space and trees on site (includes retention of existing trees).

**Yes/No**

If yes, note and show calculations for:

h) Amount of green-space in square feet:

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i) Amount of usable open space in square feet:

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j) Number and percentage of existing trees to be retained on site:

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k) Number of trees removed:

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l) Number of trees to be planted:

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14.5 Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

**Yes/No**

If yes, describe:

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## Social Sustainability

The primary purpose of a city is to provide for the well being of its residents, labour force and visitors. New development should contribute to the health and safety of Kelowna, as well as enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development should respect local heritage and provide attractive spaces that encourage social interaction.

15. Anticipated price range of units (note price range for both commercial and residential units, if applicable). Average price per square foot:

**RENTAL HOUSING**

16. Does the proposed development include non-market housing units (affordable housing)?

**Yes/No**

If yes:

a) number of units:

**14**

b) as a percentage of total units:

**100%**

c) form of tenure (e.g., rental, co-op, owner):

**RENTAL**

d) targeted population, if applicable (e.g. seniors, family):

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**BUILDING DOES NOT INCLUDE AN ELEVATOR SO THIS WILL APPEAL TO HEALTHY, YOUNGER BUYERS WHO WANT TO LIVE IN THE CORE OF THE CITY**

## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT A**

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials **TA**

City of Kelowna  
COMMUNITY PLANNING



17. Does the project include rental housing units?

**Yes/No**

If yes:

Number of units:

**14**

Expected average rent for a one bedroom unit

\$

**TBD**

Expected average rent for a two bedroom unit

\$

**TBD**

18. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

**Yes/No**

If yes:

Number of units:

\_\_\_\_\_

As a percentage of total units

\_\_\_\_\_

19. Does the project design incorporate Crime Prevention Through Environmental Design (CPTED<sup>5</sup>) principles.

**Yes/No**

<sup>5</sup>For more info on Crime Prevention Through Environmental Design Principles CPTED, see:

<http://www.kelowna.ca/citypage/docs/pdfs/development%20services/crime%20prevention%20thru%20design%20guidelines.pdf>

20. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)?

**Yes/No**

If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc.

**Yes/No**

If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HIGH  
PERFORMANCE  
BUILDING  
ENVELOPES  
WITH MORE  
INSULATION  
REDUCE NOISE  
TRANSFER FROM  
OUTSIDE  
SOURCES**

## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT A**  
This forms part of application  
# DP17-0141 DVP17-0142  
Plan Initials: [ ] [ ] [ ] [ ]  
City of Kelowna  
COMMUNITY PLANNING



22. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)?

Yes/No

If yes, describe:

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23. Describe the existing neighbourhood character (i.e., historical, single family, mixed use etc.) and how the proposed development will enhance the adjacent neighbourhood.

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MIXED,  
GENTRIFICATION

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24. Does the project contain a mix of uses (e.g. residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service)?

Yes/No

25. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature?

Yes/No

If yes, describe:

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26. Does the project have provincial designation of a heritage building?

Yes/No

27. Are public amenities provided with the development (check all that apply):

- ☐ Public art  
☐ Child care facility  
☐ Walking / Bike Trails  
☐ Other, describe:

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28. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

Yes/No

If yes, describe:

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29. Does the proposed development enhance the streetscape?

Yes/No

If yes, describe:

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30. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?

# KELOWNA SUSTAINABILITY CHECKLIST

ATTACHMENT A

This forms part of application

# DP17-0141 DVP17-0142

Planner Initials TA

City of Kelowna  
COMMUNITY PLANNING



Yes/No

If yes, describe:

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31. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

Yes/No

If yes, describe (e.g., public meetings, residents association meetings, workshops, etc.):

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32. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)?

Yes/No

If yes, describe:

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## OTHER

33. Have you engaged any Green Building or LEED experienced consultants in association with this development proposal?

If yes, please list and briefly describe their experience:

YES, CERTIFIED  
PASSIVE HOUSE  
DESIGNERS WHO  
ARE ALSO LEED  
ACCREDITED

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## VERIFICATION BY THE APPLICANT

34. I hereby certify that the information provided on this Kelowna Sustainability Checklist is accurate and truthful to the best of my knowledge and release the contents for use by the City of Kelowna

Applicant Name:

BRETT SICHELLO  
DESIGN

Owner Name:

NECESSARY  
HOMES INC.

Title:

Signature:

Date:



35. I have read and considered the Kelowna Sustainability Checklist and have elected not to complete it at this time.

☐

(Check Here if Applicable)



On behalf of our client, Necessary Homes Inc., we have prepared a Development Permit application for a 14 unit rental multi-family building at 1155 Pacific Avenue.

The site area of the property is 915.5 SM and is zoned RU6. The existing single family home and detached garage on the property have been demolished as both structures were significantly deteriorated. It is proposed that the parcel be rezoned to RM4 to accommodate the project.

The project includes a three-storey, 14-unit multifamily rental building with underground parking:

- 5 - Bachelor Units: 413 - 464 SF
- 3 – One Bedroom Units: 583 – 685 SF
- 6 – Two Bedroom Units: 868 -997 SF

The project is located within the Capri Landmark Urban Centre part of Kelowna, therefore identified as a high priority location for future growth and revitalization. This project provides a significant amount of infill rental housing on the parcel within an efficient, low rise form. There were several schemes proposed to suit the site including concepts that included surface parking with fewer and smaller suites. Following these initial schemes and feedback from the City Planning Department in pre-planning meetings, it was decided to evaluate the potential for a project with underground parking. This allowed for a greater number of rental units that were larger in size while also eliminating surface parking making better use of the parcel and the site more attractive by allowing for more landscaping and better views.

The building design is contemporary and consistent with the general style of new developments in the city. The design was tailored to meet the site and zoning constraints which resulted in all of the two bedroom units and 1 one-bedroom unit to be two-stories giving them a townhouse feel and greater open space to the occupants. This also helped break up the overall building mass to better suit within the surrounding neighbourhood. The form is further broken up with balconies, awnings, and cladding to provide architectural interest and attractive street presence with eyes on the street that will benefit revitalization.

The building envelope design is to be a high performance envelope to improve occupant comfort, long term building durability and ongoing operating costs for both the tenants and Owner. Using Passive House principals, the building envelope will allow the mechanical systems to be significantly reduced in size resulting in a high performance multifamily building in Kelowna.

The underground parking is to include 17 parking spaces and a small mechanical room. There is an accessory building to the rear of the property intended for tenant storage.

Pedestrian building access is provided from Pacific Avenue and underground car parking access is provided from Paskak Street. It should be noted that handicap accessibility has been provided to the main entry lobby but there is no requirement for full building access therefore an elevator has been omitted. The suites are intended for active people who can walk stairs and with this decision we chose to treat the upper units as two storey units to limit the number of floors tenants had to walk to gain access to the upper suites.

Overall, the project suits the immediate and long term vision for the community, provides an attractive architectural form that also considers energy performance and will help to gentrify and densify the Capri Landmark Urban Centre.

Regards,



Brett Sichello  
Registered Building Designer  
B. Arch. Sci., LEED® AP, ASCT  
Certified Passive House Designer

# DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

NO. DP17-0141 and DVP17-0142

**Issued To:** Necessary Homes Inc.  
**Site Address:** 1155 Pacific Avenue  
**Legal Description:** Lot 1 Block 1 District Lot 137 ODYD Plan 5042  
**Zoning Classification:** RM4 – Transitional Low Density Housing  
**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 final adoption of Rezoning Bylaw No. 11519 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit and Development Variance Permit No. DP17-0141 and DVP17-0142 for Lot 1 Block 1 District Lot 137 ODYD Plan 5042, located at 1155 Pacific Avenue, Kelowna, BC 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 13.10.6(c): RM4 – Transitional Low Density Housing Development Regulations**

To vary the maximum height from 13.0m or 3 storeys to 12.0m or 3 ½ storeys;

**Section 13.10.6(D): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum front yard from 6.0m required to 3.66m proposed;

**Section 13.10.6(E): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required flanking street side yard from 4.5m required to 3.0m proposed;

**Section 13.10.6(F): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum rear yard from 9.0m (above three storeys) required to 2.8m proposed;

**Section 13.10.6(E): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum side yard for an accessory building from 2.3m required to 1.2m proposed;

**Section 8.1: Parking and Loading Parking Schedule**

To vary the required minimum parking stalls from 20 stalls required to 17 stalls proposed;

**Section 8.1.11 (B): Parking and Loading Parking Schedule**

To vary the minimum ratio of full parking stalls from 50% required to 41% proposed;

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

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

**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 \$33,316.56 OR
- b) An Irrevocable Letter of Credit in the amount of \$33,316.56.

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.

## 5. 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.**

## 6. 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.

## 7. APPROVALS

Issued and approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

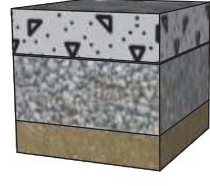
\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

\_\_\_\_\_  
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**



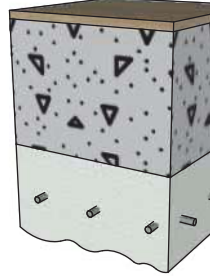
## FLOOR ASSEMBLIES

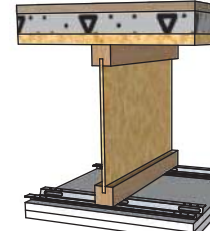
<b>F1</b>	<b>SLAB ON GRADE - GARAGE, DRIVEWAY &amp; PATIO</b>
MATERIAL	
<ul style="list-style-type: none"> <li>4" CONCRETE SLAB - REFER TO STRUCTURAL</li> <li>COMPACTED GRANULAR FILL AND PREPARED SUBGRADE - REFER TO GEOTECH REPORT</li> </ul>	

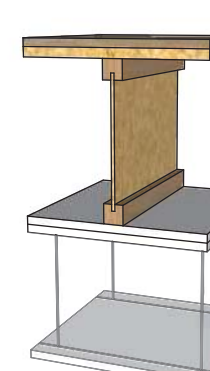
F2

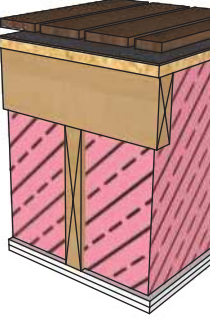
SLAB ON GRADE (STAIRWELL FLOOR)

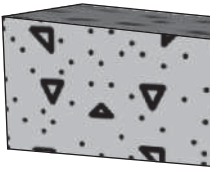
MATERIAL	O.C.	RSI	R-VALUE (IMP)
• INTERIOR AIR FILM		0.10	0.62
• FINISHED FLOORING		0.11	0.68
• 4" CONCRETE SLAB - REFER TO STRUCTURAL		0.11	0.68
• R32 EPS EXPANDED RIGID INSULATION		5.63	32.00
• 10 MIL POLY VAPOUR BARRIER WITH SEALED SEAMS		0.00	0.00
• COMPACTED GRANULAR FILL AND PREPARED SUBGRADE - REFER TO GEOTECH REPORT		0.00	0.00
EFFECTIVE RSI / R-VALUE (IMP) OF ENTIRE ASSEMBLY		5.99	34.01
MIN VALUE OF SLAB ON GRADE WITH HRV		1.96	11.13

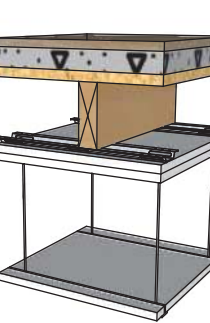
<b>F3</b>	<b>FIRST FLOOR OVER GARAGE, 2 HR. FRR ENG. FLOOR (CBC F1B - STC 52) (FRR &gt;= 2 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>EXT AIR FILM</li> <li>FINISHED FLOORING</li> <li>14" THICK FLAT PLATE SUSPENDED CONCRETE SLAB - REFER TO STRUCTURAL</li> <li>R28 (7") SPRAYED FIBREGLASS WITH PINNED MESH</li> <li>EXT AIR FILM</li> </ul>	

<b>F4</b>	<b>SECOND FLOOR, 1 HR. FRR ENG. FLOOR (CBC F19A - STC 54) (FRR &gt;= 1 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>FINISHED FLOORING</li> <li>1 1/2" GYPSUM-CONCRETE TOPPING AT MIN 70 KG/M²</li> <li>3/4" T&amp;G PLYWOOD SUBFLOOR, GLUED &amp; SCREWED</li> <li>11 7/8" PRE-ENG I-JOIST (REFER STRUCTURAL)</li> <li>1/2" STEEL FURRING CHANNELS @ 16" O.C.</li> <li>5/8" TYPE 'X' GWB</li> <li>5/8" TYPE 'X' GWB</li> </ul>	

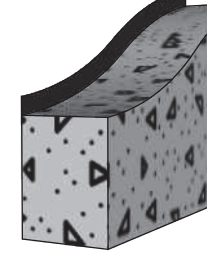
<b>F5</b>	<b>THIRD FLOOR, 1 HR. FRR ENG. FLOOR (CBC F4B - STC 34) (FRR &gt;= 1 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>FINISHED FLOORING</li> <li>3/8" UNDERLAY (LINO OR TILE AREAS)</li> <li>3/4" T&amp;G PLYWOOD SUBFLOOR, GLUED &amp; SCREWED</li> <li>11 7/8" PRE-ENG I-JOIST (REFER STRUCTURAL)</li> <li>5/8" TYPE 'X' GWB</li> <li>5/8" TYPE 'X' GWB</li> <li>SUSPENDED T-BAR GRID CEILING OR GWB DROPPED CEILING T.B.C. (WHERE OVER CORRIDOR)</li> </ul>	
* AT EXTERIOR WALLS FILL END OF JOIST CAVITIES WITH R22 FIBREGLASS INSULATION	

<b>F6</b>	<b>THIRD FLOOR BALCONY OVER LIVING SPACE (CBC M2) (FRR &gt;= 1 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>FINISHED DECKING ON PEDESTALS</li> <li>EXT AIR FILM</li> <li>2-PLY SBS TORCH-DOWN ROOF MEMBRANE</li> <li>7/16" T&amp;G PLYWOOD DECKING</li> <li>TAPERED WOOD JOISTS TO PROVIDE SLOPE</li> <li>2x12" FLOOR JOISTS</li> <li>R56 (18" min.) FIBREGLASS INSULATION</li> <li>5/8" TYPE 'X' GWB</li> <li>5/8" TYPE 'X' GWB</li> <li>INTERIOR AIR FILM</li> </ul>	

<b>F7</b>	<b>BALCONY FLOOR</b>
MATERIAL	
<ul style="list-style-type: none"> <li>FINISHED FLOORING</li> <li>12" (HIGH END) CONCRETE SLAB CANTILEVER - SLOPE 2% AWAY FROM BUILDING (REFER STRUCTURAL)</li> </ul>	

<b>F8</b>	<b>SECOND FLOOR, 1 HR. FRR ENG. FLOOR (CBC F19A - STC 54) (FRR &gt;= 1 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>FINISHED FLOORING</li> <li>1 1/2" GYPSUM-CONCRETE TOPPING AT MIN 70 KG/M²</li> <li>3/4" T&amp;G PLYWOOD SUBFLOOR, GLUED &amp; SCREWED</li> <li>2X6" FLOOR JOISTS</li> <li>1/2" STEEL FURRING CHANNELS @ 16" O.C.</li> <li>5/8" TYPE 'X' GWB</li> <li>5/8" TYPE 'X' GWB</li> <li>SUSPENDED T-BAR GRID CEILING OR GWB DROPPED CEILING T.B.C.</li> </ul>	

## WALL ASSEMBLIES

<b>W1</b>	<b>FOUNDATION WALL</b>
MATERIAL	
<ul style="list-style-type: none"> <li>8" CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL)</li> <li>2 LAYERS OF BITUMINOUS DAMPROOFING A MIN OF 8" ABOVE GRADE</li> <li>PERFORATED WEEPING TILE, DRAIN CLOTH &amp; 6" DRAIN ROCK AROUND PERIMETER OF HOUSE</li> </ul>	

W2



THERMAL FOUNDATION WALL TO PARKING LOT STAIRS

MATERIAL	O.C.	RSI	R-VALUE (IMP)
• INTERIOR AIR FILM	16	0.10	0.62
• 5/8" TYPE "X" GWB		0.07	0.45
• 6 MIL POLY VAPOUR BARRIER		0.00	0.00
• R22 MINERAL WOOL		3.87	22.00
• 2X4" WOOD STUDS		0.75	4.30
• 1 1/2" EPS EXPANDED RIGID INSULATION		1.05	6.00
• 8" REINFORCED CONCRETE WALL ON CONCRETE FOOTING KEYED TO FOUNDATION WALL		0.02	0.17
• 2 LAYERS OF BITUMINOUS DAMPROOFING			
• PERFORATED WEEPING TILE, DRAIN CLOTH & 6" DRAIN ROCK AROUND PERIMETER OF BUILDING		0.00	0.00
EFFECTIVE RSI /R-VALUE (IMP) OF ENTIRE ASSEMBLY		3.27	18.57
MIN VALUE OF WALL BETWEEN DWELLING & GARAGE WITH HRV		2.81	15.96

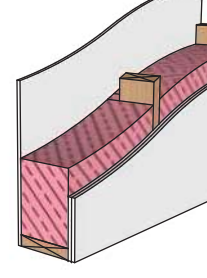
W3

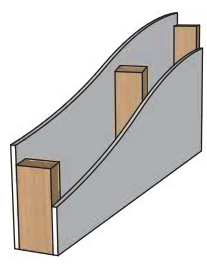
TYPICAL EXTERIOR WALL

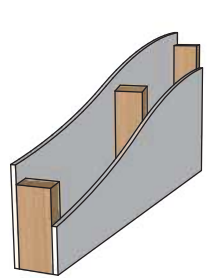
MATERIAL	O.C.	RSI	R-VALUE (IMP)	
• INTERIOR AIR FILM		0.10	0.62	
• 5/8" TYPE 'X' GWB		0.07	0.45	
• PROCLIMA INTELLO PLUS HUMIDITY-VARIABLE VAPOUR RETARDER WITH LAPED SEAMS TAPED WITH TESCON VANA		0.00	0.00	
• 2X12" WOOD STUDS (REFER STRUCTURAL)	24	2.42	13.75	
• R32 FIBREGLASS INSULATION		5.63	32.00	
• 1/2" DENSGLASS SHEATHING		0.09	0.56	
STUCCO FINISH		0.00	0.00	
• 2 LAYERS TYVEK HOUSEWRAP (TAPED SEAMS ON OUTER LAYER ONLY)		0.00	0.00	
• DRYVIT ACRYLIC STUCCO DIRECTLY APPLIED (OR APPROVED EQUIVALENT)		0.00	0.00	
• EXT AIR FILM		0.02	0.17	
SIDING FINISH		0.00	0.00	
• TYVEK W.R.B. - SEAMS TAPED WITH TUCK TAPE				
• 1X4" 45° RAINSCREEN STRAPPING				
• CLADDING (REFER TO ELEVATIONS)				
• EXT AIR FILM				
EFFECTIVE RSI /R-VALUE (IMP) OF ENTIRE ASSEMBLY		4.77	27.10	
MIN VALUE OF SLAB ON GRADE WITH HRV		1.96	11.13	



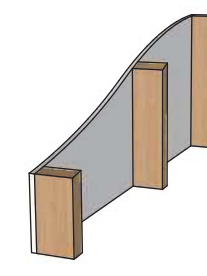
<b>W4</b>	<b>RESERVED</b>

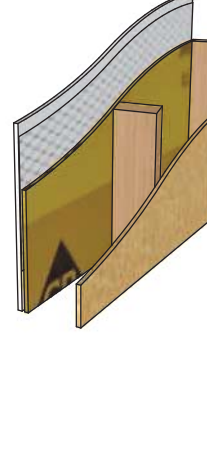
<b>W5</b>	<b>1HR. INT. CORRIDOR WALL (CBC W8A-STC 52) (FIRE SEPARATION FRR &gt;= 1 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>5/8" TYPE 'X' GWB (SUITE SIDE)</li> <li>2X4" WOOD STUDS STAGGERED ON COMMON 2X6" PLATE (REFER STRUCTURAL)</li> <li>R12 SOUND ABSORPTIVE INSULATION</li> <li>5/8" TYPE 'X' GWB</li> <li>5/8" TYPE 'X' GWB</li> </ul>	

<b>W6</b>	<b>1 HR. INT. MECH CHASE WALL (CBC W1d-STC 32) (FRR &gt;= 1 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>5/8" TYPE 'X' GWB</li> <li>2X4" WOOD STUDS</li> <li>5/8" TYPE 'X' GWB</li> </ul>	

<b>W7</b>	<b>INTERIOR WALL</b>
MATERIAL	
<ul style="list-style-type: none"> <li>5/8" TYPE 'X' GWB</li> <li>2X4" WOOD STUDS</li> <li>5/8" TYPE 'X' GWB</li> </ul>	



<b>W8</b>	<b>DUCT WALL &amp; BULKHEADS</b>
MATERIAL	
<ul style="list-style-type: none"> <li>5/8" TYPE 'X' GWB</li> <li>2X4" WOOD STUDS</li> </ul>	


<b>W9</b>	<b>STORAGE BUILDING (ACCESSORY BUILDING)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>5/8" OSB</li> <li>2X4" WOOD STUDS</li> <li>1/2" DENSGLASS SHEATHING</li> <li>2 LAYERS TYVEK HOUSEWRAP (TAPED SEAMS ON OUTER LAYER ONLY)</li> <li>DRYVIT ACRYLIC STUCCO DIRECTLY APPLIED (OR APPROVED EQUIVALENT)</li> </ul>	


## ROOF ASSEMBLIES

R1

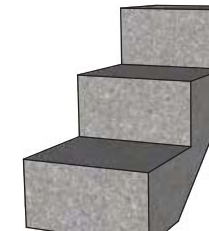
MAIN ROOF (RCBC M2) (FIRE SEPARATION FRR >= 1 HRS)

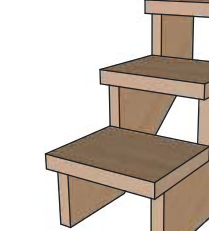
MATERIAL	O.C.	RSI	R-VALUE (IMP)
• EXT AIR FILM	24	0.02	0.17
• ASPHALT SHINGLES		0.00	0.00
• ROOFING UNDERLAYMENT LAPPED 6"		0.00	0.00
• OSB DECKING (REFER TO STRUCTURAL)		0.09	0.55
• WOOD TRUSS (REFER TO STRUCTURAL)		1.19	6.76
• R63 (18") FIBREGLASS BLOWN IN INSULATION		14.26	81.00
• PROCLIMA INTELLO PLUS HUMIDITY-VARIABLE VAPOUR RETARDER WITH LAPED SEAMS TAPED WITH TESCON VANA		0.00	0.00
• 5/8" TYPE 'X' GWB		0.07	0.45
• 5/8" TYPE 'X' GWB		0.07	0.45
• INTERIOR AIR FILM		0.10	0.62
• SOFFIT FINISH (REFER TO ELEVATIONS)		0.00	0.00
EFFECTIVE RSI /R-VALUE (IMP) OF ENTIRE ASSEMBLY		7.20	40.93
MIN VALUE OF CATHEDRAL CEILING & FLAT ROOF WITH HRV		4.67	26.52

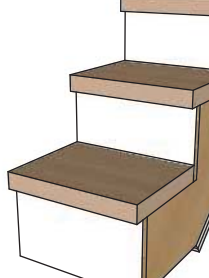
<b>R2</b>	<b>BALCONY ROOF</b>
MATERIAL	
<ul style="list-style-type: none"> <li>2-PLY SBS TORCH-DOWN ROOF MEMBRANE</li> <li>7/16" OSB DECKING WITH H-CLIPS</li> <li>2X10" JOISTS</li> <li>SOFFIT FINISH (REFER TO ELEVATIONS)</li> </ul>	

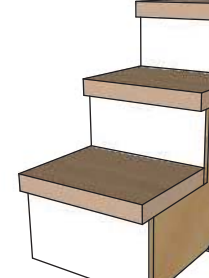
<b>R3</b>	<b>ACCESSORY BUILDING ROOF</b>
MATERIAL	
<ul style="list-style-type: none"> <li>ASPHALT SHINGLES</li> <li>7/16" OSB DECKING WITH H-CLIPS</li> <li>2X6" JOISTS</li> <li>5/8" OSB</li> </ul>	
SOFFIT FINISH (REFER TO ELEVATIONS)	

## STAIR ASSEMBLIES

<b>S1</b>	<b>EXTERIOR STAIRS</b>
MATERIAL	
<ul style="list-style-type: none"> <li>CAST IN PLACE REINFORCED CONCRETE STAIR OR STEEL C-CHANNEL STRINGERS WITH TIMBER TREADS, CONFIRM WITH OWNER</li> </ul>	

<b>S2</b>	<b>MAIN INTERIOR STAIRS</b>
MATERIAL	
<ul style="list-style-type: none"> <li>1 3/4" THICK LVL STAIR TREAD (FINISH SPEC) SEE STRUCTURAL</li> <li>1 3/4" X 11 7/8" LVL STRINGERS (FINISH SPEC) SEE STRUCTURAL</li> </ul>	

<b>S3</b>	<b>STAIRS OVER MECHANICAL (CBC F4A - STC 33) (FIRE SEPARATION FRR &gt;= 1 HRS)</b>
MATERIAL	
<ul style="list-style-type: none"> <li>1 3/4" THICK LVL STAIR TREAD (FINISH SPEC) SEE STRUCTURAL</li> <li>2X12" #1 FIR STRINGERS WITH SINGLE 2X12" STRINGER AT MID-TREAD</li> <li>3/4" PLYWOOD RISER BOARD (PAINTED)</li> <li>5/8" TYPE 'X' GWB</li> <li>5/8" TYPE 'X' GWB</li> </ul>	

<b>S4</b>	<b>SUITE STAIRS</b>
MATERIAL	
<ul style="list-style-type: none"> <li>1 3/4" THICK LVL STAIR TREAD (FINISH SPEC) SEE STRUCTURAL</li> <li>2X12" #1 FIR STRINGERS WITH SINGLE 2X12" STRINGER AT MID-TREAD</li> <li>3/4" PLYWOOD RISER BOARD (PAINTED)</li> <li>5/8" TYPE 'X' GWB</li> </ul>	

**SCHEDULE B**

This forms part of application # DP17-0141 DWP17-0142

Planner Initials TA

City of Kelowna

A1.0	SITE PLAN
A2.0	PARKING GARAGE FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A3.0	ELEVATION - PERSPECTIVES
A3.1	ELEVATION - NORTH
A3.2	ELEVATION - EAST
A3.3	ELEVATION - SOUTH
A3.4	ELEVATION - WEST
A4.0	SECTION 1
A4.1	SECTION 2
A4.2	SECTION 3
A4.3	SECTION 4
A4.4	SECTION 5
A4.5	SECTION 6
A4.6	SECTION 7
A5.0	FOUNDATION DETAILS
A5.1	CONSTRUCTION DETAILS
A5.2	CONSTRUCTION DETAILS
A5.3	PEDESTRIAN RAMP DETAILS
A5.4	STORAGE BUILDING DETAILS

## PRELIMINARY NOT FOR CONSTRUCTION

GENERAL CONDITIONS

Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & specs issued for this project. Contractor is responsible to notify designer about conflicting design instructions.

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DATE	ISSUED FOR
02-24-17	SCHEMATIC DESIGN
02-27-17	SCHEMATIC DESIGN
03-08-17	SCHEMATIC DESIGN
03-13-17	SCHEMATIC DESIGN
03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

## Information Sheet

SCALE

DRAWING NUMBER

A0.0



This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials T

T.

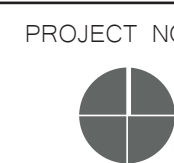
PRELIMINARY  
NOT FOR  
CONSTRUCTION

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	ISSUED FOR
02-24-17	SCHEMATIC DESIGN
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12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

DATE	REVISION

PROJECT TITLE	#1615
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Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

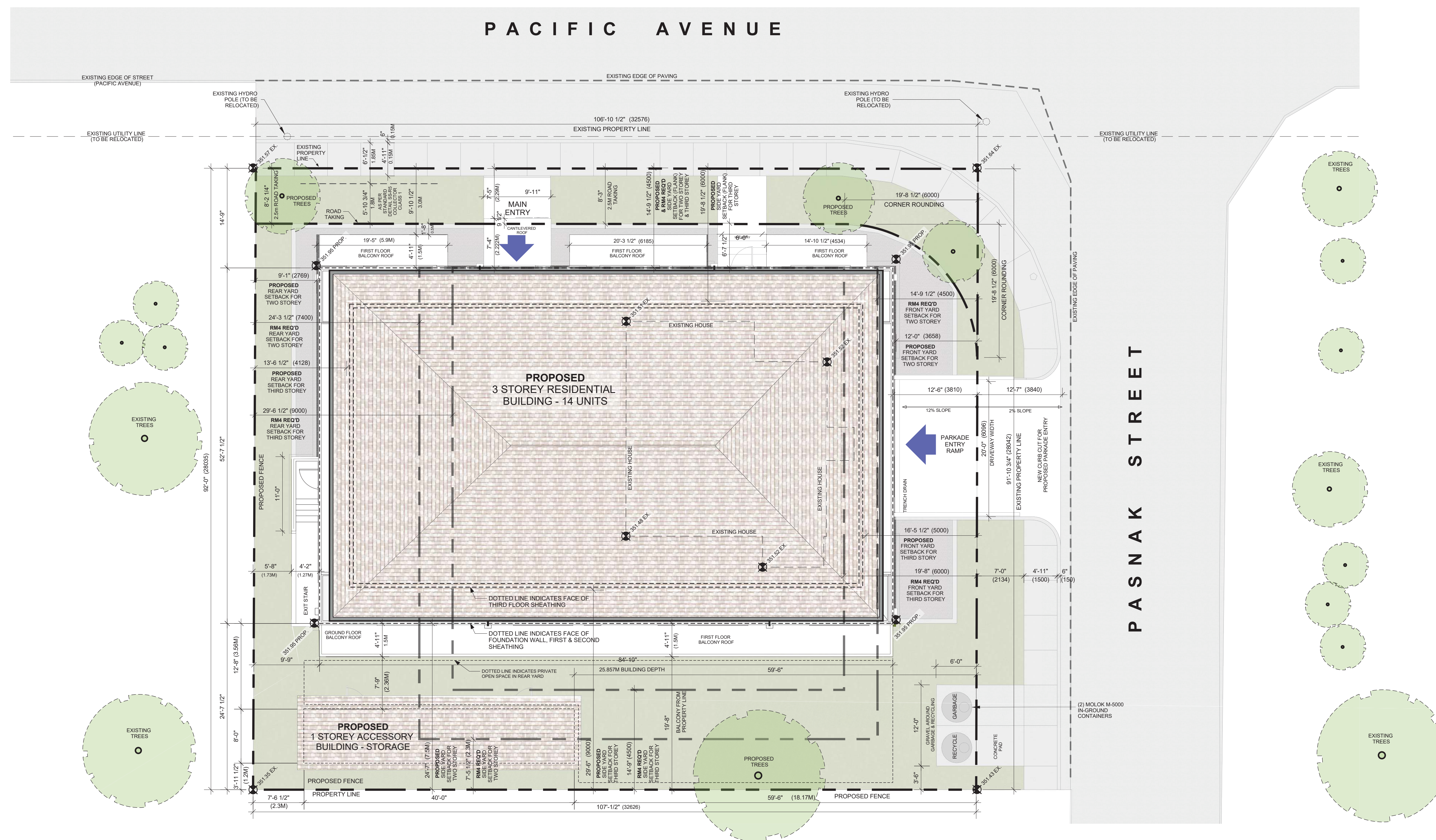
Site Plan

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1/8" = 1'-0"

DRAWING NUMBER

# A1.0



SITE DETAILS		ZONING REQUIREMENTS		PROPOSED PROJECT		VARIANCE REQUIRED?	
ZONING		RU6		RM4		REZONING REQUESTED	
		TWO DWELLING HOUSING		TRANSITIONAL LOW DENSITY HOUSING			
		METRIC	IMPERIAL	METRIC	IMPERIAL		
SITE AREA		900.0	9,687.5	915.5	9,854.3	-	
SITE WIDTH		30.0	322' 11"	28.0	91' 10"	-	
SITE DEPTH		30.0	322' 11"	32.5	106' 10"	-	
SITE COVERAGE							
BUILDINGS		50.0%	4,843.7	49.0%	4,834.3	-	
PRINCIPLE BUILDING				45.8%	4,514.3		
ACCESSORY BUILDING				3.2%	320.0		
DRIVEWAYS AND PARKING		10.0%	968.7	2.4%	246.0	-	
BUILDINGS, DRIVEWAYS, PARKING		60.0%	5,812.5	51.5%	5,080.3	-	
DEVELOPMENT REGULATIONS							
TOTAL NUMBER OF UNITS					14		
FLOOR AREA				METRIC	IMPERIAL	NOTES	
GROSS		INCLUDING PARKADE		1,549.7	16,681.9		
GROSS		EXCLUDING PARKADE		1,135.0	12,217.1		
NET				886.9	9,547.0		
FLOOR AREA RATIO		1.15		0.96		-	

SITE DETAILS		RM4 ZONING STANDARD		PROPOSED PROJECT		VARIANCE REQUIRED?
<b>BUILDING HEIGHT</b>		METRES	FEET	METRES	FEET	
PRINCIPAL	13.0	42' 8"	12.0	38'-0"		
ACCESSORY	4.5	14' 9"	2.9	9'-8 1/4"		
<b>BUILDING SETBACKS</b>		METRES	FEET	METRES	FEET	
SIDE - NORTH - PACIFIC AVENUE - FLANKING STREET	4.5	14' 9"	4.5	14' 9"	-	
FRONT - EAST - PASNAK STREET	4.5	14' 9"	3.66	12' "	-	VARIANCE REQUESTED
SIDE - SOUTH - ADJACENT PROPERTY	2.3	7' 7"	7.5	24' 7"	-	
REAR - WEST - ADJACENT PROPERTY	7.5	24' 7"	2.8	9' 4"	-	VARIANCE REQUESTED
<b>6.4 PROJECTIONS INTO YARDS</b>		METRES	FEET	METRES	FEET	
SIDE - NORTH - PACIFIC AVENUE - BALCONY DEPTH	0.6	2' "	1.5	4' 11"	-	VARIANCE REQUESTED
SIDE - NORTH - PACIFIC AVENUE - BALCONY WIDTH	3.0	9' 10"	5.8	19' "	-	VARIANCE REQUESTED
SIDE - NORTH - PACIFIC AVENUE - ENTRY CANOPY	3.0	9' 10"	2.2	7' 3"	-	
SIDE - SOUTH - ADJACENT PROPERTY - BALCONY DEPTH	2.5	8' 2"	1.5	4' 11"	-	
WHEN CONSIDERED AS "BACK" YARD						
SIDE - SOUTH - ADJACENT PROPERTY - BALCONY WIDTH	3.0	9' 10"	25.8	84' 10"	-	VARIANCE REQUESTED
<b>PARKING STALLS - UNIT COUNT</b>		STALLS PER UNIT	UNITS	REQUIRED	PROVIDED	
BACHELOR	1.0	5	5.0			
ONE BEDROOM	1.2	3	3.7			
TWO BEDROOM	1.5	6	9.0			
THREE BEDROOM	2.0	0	0.0			
VISITORS - 1 PER 7 UNITS			2.0			
TOTAL		14.0	20.0	17		CASH IN LIEU FOR 3 STALLS

<b>DRIVE AISLE</b>	METRES	FEET	METRES	FEET	
WIDTH	6	19' 8"	6.0	19' 8"	-
<b>BICYCLE PARKING</b>					
CLASS 1	7.0		7.0		
CLASS 2	1.4		2.0		
TOTAL	8.4		9.0		-
<b>PRIVATE OPEN SPACE</b>	SQUARE METRES	SQUARE FEET	SQUARE METRES	SQUARE FEET	
BACHELOR	7.5	80.7	7.5	80.7	-
ONE BEDROOM	15.0	161.4	15.0	161.4	-
TWO BEDROOM	25.0	269.0	25.0	269.0	-



## SCHEDULE A

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials TA

City of  
**Kelowna**  
COMMUNITY PLANNING

## PRELIMINARY NOT FOR CONSTRUCTION

### GENERAL CONDITIONS

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SITE NORTH PROJECT NORTH



DATE	ISSUED FOR
02-24-17	SCHEMATIC DESIGN
02-27-17	SCHEMATIC DESIGN
03-08-17	SCHEMATIC DESIGN
03-13-17	SCHEMATIC DESIGN
03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

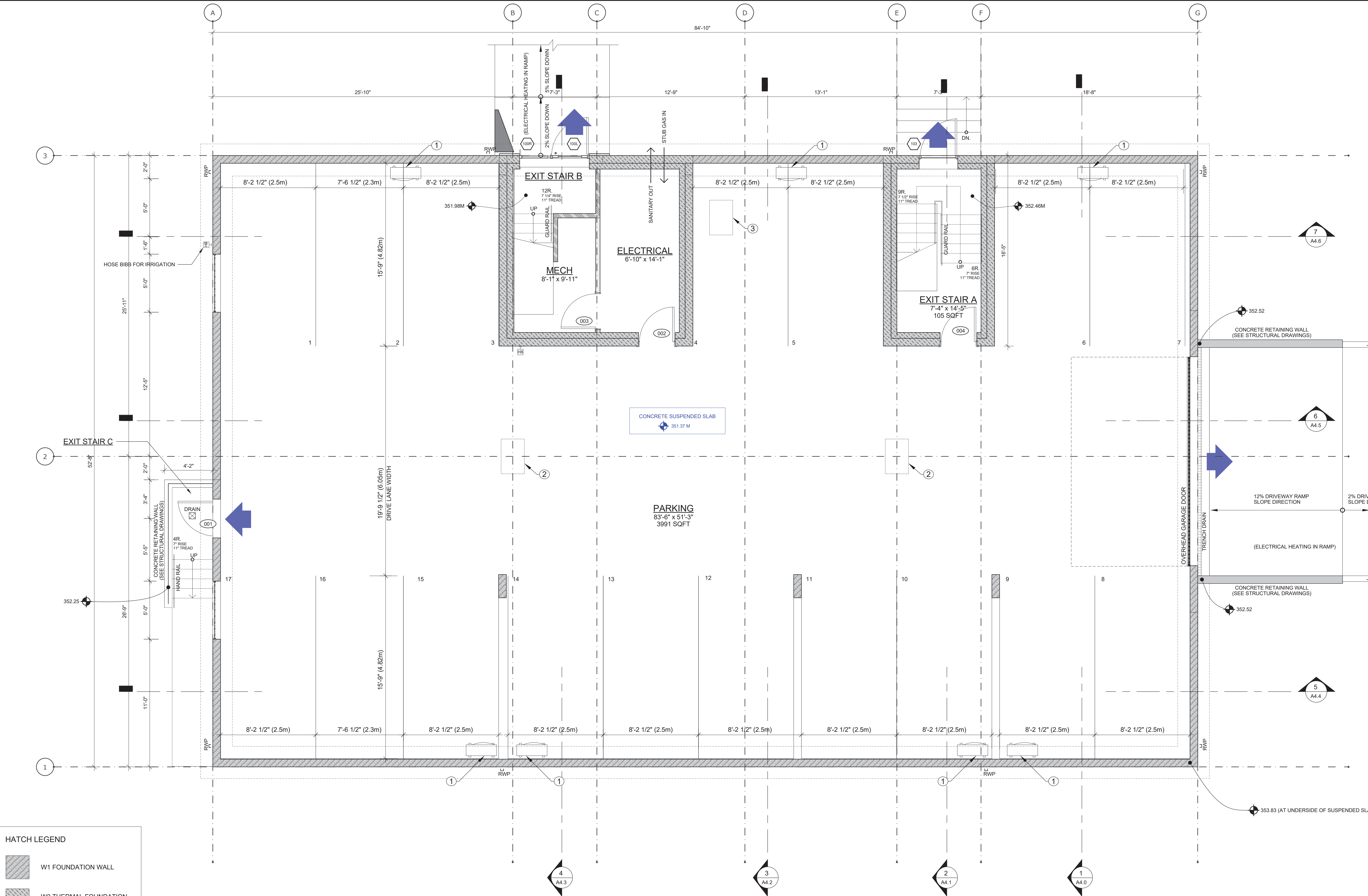
SHEET TITLE

Basement Plan

SCALE 1/4" = 1'-0"

DRAWING NUMBER

# A2.0



HATCH LEGEND	
	W1 FOUNDATION WALL
	W2 THERMAL FOUNDATION WALL
	W3 TYPICAL EXTERIOR WALL
	W4 TYPICAL 1HR. PARTY WALL
	W6 INT MECH CHASE WALL
	W7 TYPICAL 2"x4" INTERIOR PARTITION WALL

SYMBOLS LEGEND			
	AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL		STRUCTURAL BEAM OVER REFER TO STRUCTURAL
	PLUMBING VENT STACK		POINT LOAD REFER TO STRUCTURAL
	CEILING FAN		DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE
	SHEAR WALLS (SEE STRUCTURAL)		HOSE BIBB

KEYNOTES	
1	MINI-SPLIT HEAT PUMP CONDENSER (MOUNTED HIGH ON WALL)
2	CATCH BASIN (SLOPE ALL CONCRETE SLAB TO BASIN)
3	OIL INTERCEPTOR WITH 3 VENT STACKS (LOCATION TBC)

PARKING STALLS - UNIT COUNT					
	STALLS PER UNIT	UNITS	REQUIRED	PROVIDED	
BACHELOR	1.0	5	5.0		
ONE BEDROOM	1.2	3	3.7		
TWO BEDROOM	1.5	6	9.0		
THREE BEDROOM	2.0	0	0.0		
VISITORS - 1 PER 7 UNITS			2.0		
TOTAL		14.0	20.0	17	CASH IN LIEU FOR 3 STALLS

FLOOR 0		
PLUMBING FIXTURES		
KITCHEN SINKS		0
DISHWASHERS		0
TOILETS	0	
LAVATORY BASIN	0	
BATHTUBS WITH SHOWER	0	
WALK IN SHOWERS	0	
WASHER / DRYERS	0	
HOSE BIB	2	
WATER TANK	0	



## SCHEDULE A

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials TA



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### SITE NORTH PROJECT NORTH



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03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

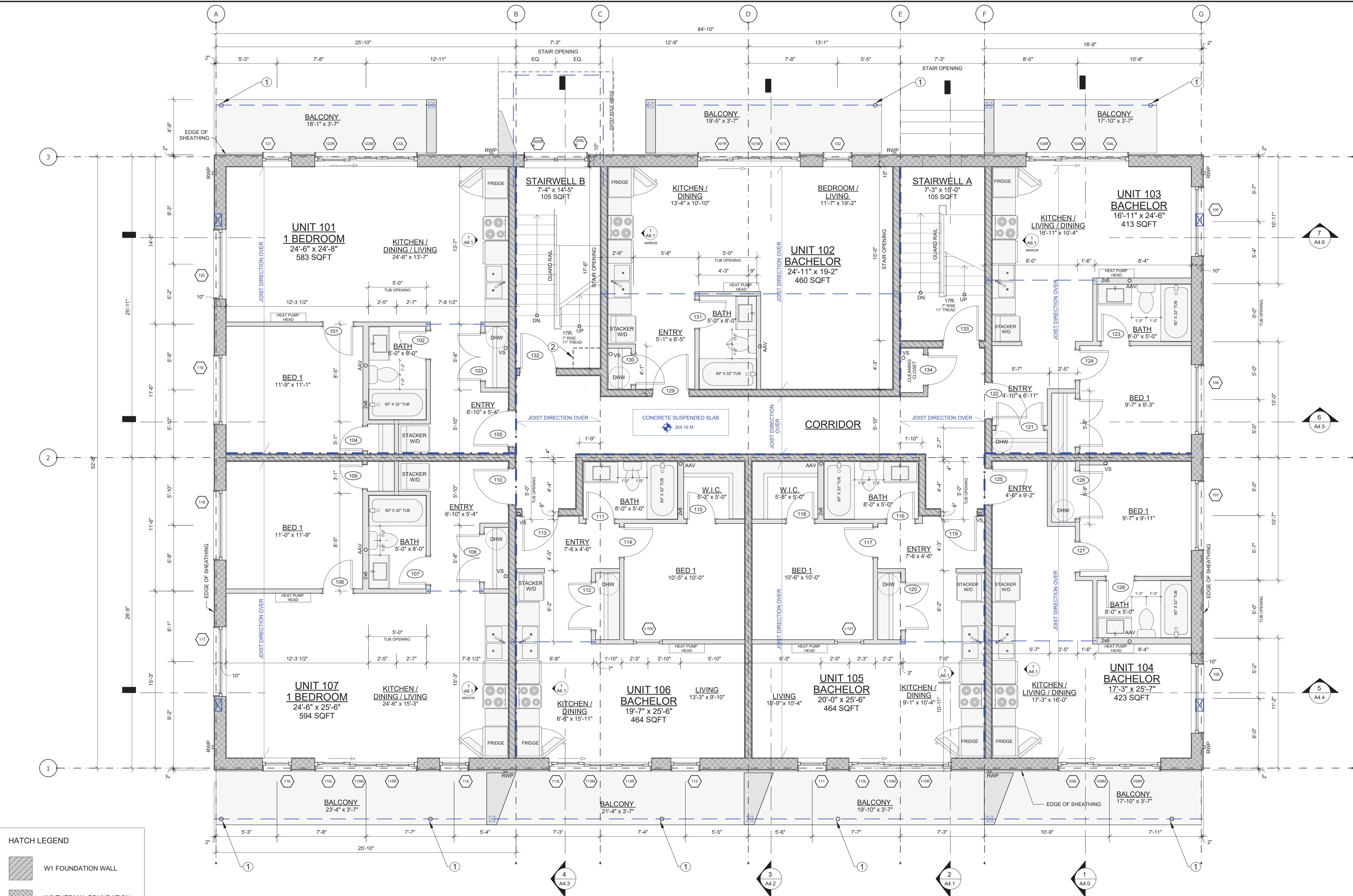
SHEET TITLE

First Floor Plan

SCALE 1/4" = 1'-0"

DRAWING NUMBER

# A2.1



HATCH LEGEND	
	W1 FOUNDATION WALL
	W2 THERMAL FOUNDATION WALL
	W3 TYPICAL EXTERIOR WALL
	W4 TYPICAL 1HR. PARTY WALL
	W6 INT MECH CHASE WALL
	W7 TYPICAL 2"x4" INTERIOR PARTITION WALL

SYMBOLS LEGEND	
	AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL
	PLUMBING VENT STACK
	CEILING FAN
	SHEAR WALLS (SEE STRUCTURAL)
	STRUCTURAL BEAM OVER REFER TO STRUCTURAL
	POINT LOAD REFER TO STRUCTURAL
	DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR, 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE
	CEILING FAN
	HOSE BIBB

KEYNOTES	
1	STRUCTURAL POSTS REFER STRUCTURAL
2	FIRE RATED BULKHEAD

FLOOR 1	
PLUMBING FIXTURES	KITCHEN SINKS
TOILETS	DISHWASHERS
LAVATORY BASIN	WASHER / DRYERS
BATHTUBS WITH SHOWER	HOSE BIB
WALK IN SHOWERS	WATER TANK

UNIT NUMBER	UNIT AREA
	METRIC m2 IMPERIAL ft2
101 - 1 BED	54.1 583.0
102 - BACHELOR	42.7 460.0
103 - BACHELOR	38.3 413.0
104 - BACHELOR	39.2 423.0
105 - BACHELOR	43.1 464.0
106 - BACHELOR	43.1 464.0
107 - 1 BEDROOM	55.1 594.0
Floor Total	315.9 3,401.0



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CONSTRUCTION**

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03-13-17	SCHEMATIC DESIGN
03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

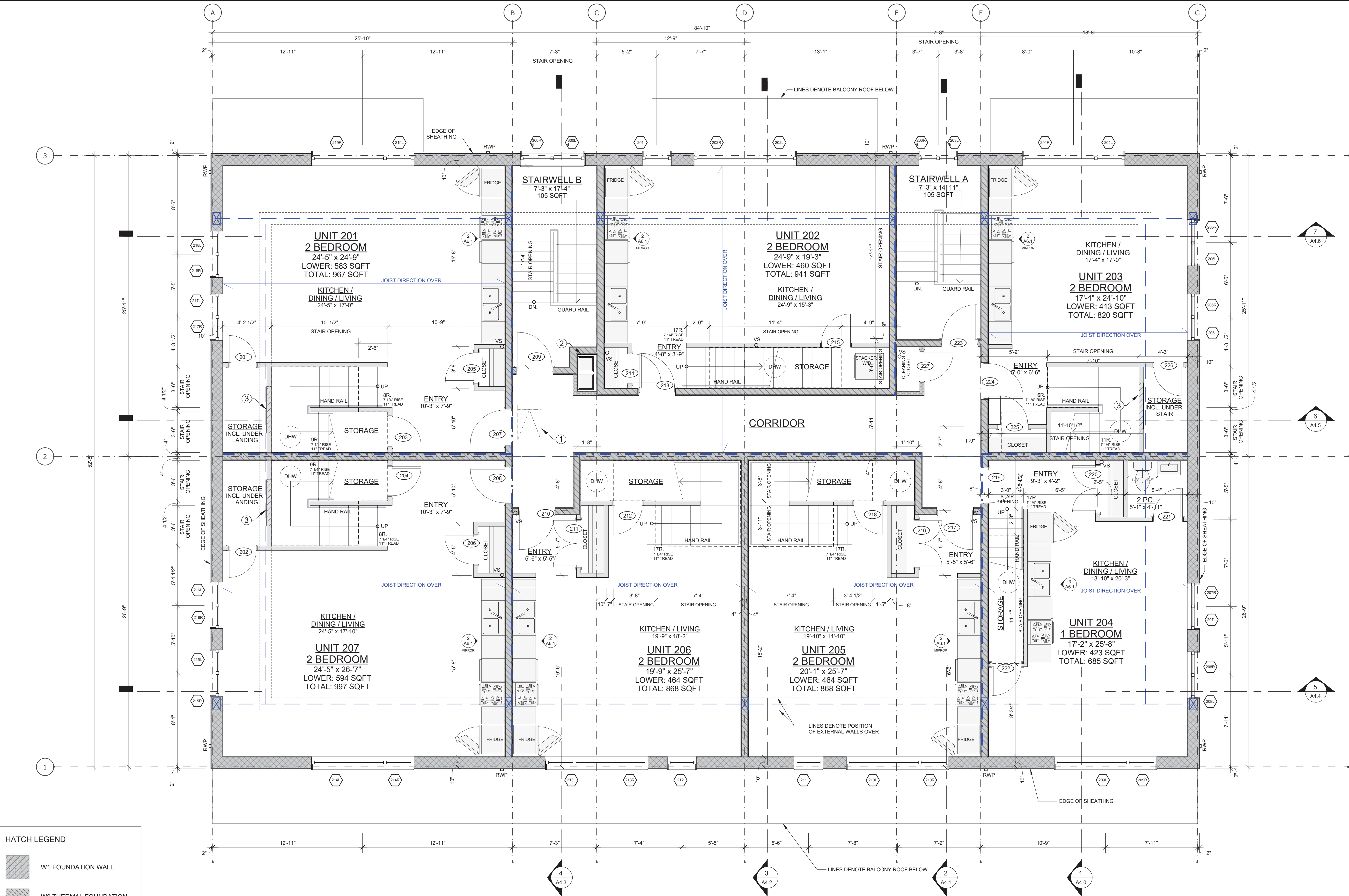
SHEET TITLE

Second Floor  
Plan

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A2.2



HATCH LEGEND	
	W1 FOUNDATION WALL
	W2 THERMAL FOUNDATION WALL
	W3 TYPICAL EXTERIOR WALL
	W4 TYPICAL 1HR. PARTY WALL
	W6 INT MECH CHASE WALL
	W7 TYPICAL 2"x4" INTERIOR PARTITION WALL

SYMBOLS LEGEND			
	AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL		STRUCTURAL BEAM OVER REFER TO STRUCTURAL
	PLUMBING VENT STACK		POINT LOAD REFER TO STRUCTURAL
	CEILING FAN		DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE
	SHEAR WALLS (SEE STRUCTURAL)		HOSE BIBB

KEYNOTES	
1	24"x36" INSULATED ATTIC ACCESS HATCH ABOVE W/ STEEL LADDER BEHIND LOCKING ENCLOSURE
2	MECHANICAL CHASE
3	FRAME 4'-0" WIDE OPENING TO ACCESS UNDER STAIRS

FLOOR 2	
PLUMBING FIXTURES	
TOILETS	1
SINKS	1
BATHTUBS WITH SHOWER	0
WALK IN SHOWERS	0
KITCHEN SINKS	7
DISHWASHERS	7
WASHER / DRYERS	1
HOSE BIB	0
WATER TANK	7

UNIT NUMBER	UNIT AREA
	METRIC m2 IMPERIAL f2
201 Lower - 2 BED	54.1 583.0
202 Lower - 2 BED	42.7 460.0
203 Lower - 2 BED	38.3 413.0
204 Lower - 1 BED	39.2 423.0
205 Lower - 2 BED	43.1 464.0
206 Lower - 2 BED	43.1 464.0
207 Lower - 2 BED	55.1 594.0
Floor Total	315.9 3,401.0

UNIT NUMBER	UNIT AREA
	METRIC m2 IMPERIAL f2
201 Upper - 2 BED	35.6 384.0
202 Upper - 2 BED	44.6 481.0
203 Upper - 2 BED	37.8 407.0
204 Upper - 1 BED	24.3 262.0
205 Upper - 2 BED	37.5 404.0
206 Upper - 2 BED	37.5 404.0
207 Upper - 2 BED	37.4 403.0
Floor Total	255.0 2,745.0

UNIT NUMBER	UNIT AREA
	METRIC m2 IMPERIAL f2
201 Total	89.8 967.0
202 Total	87.4 941.0
203 Total	76.1 820.0
204 Total	63.6 685.0
205 Total	80.6 868.0
206 Total	80.6 868.0
207 Total	92.6 997.0
Floor Total	570.9 6,146.0




SCHEDULE

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials TA

A

  
City of  
Kelowna  
COMMUNITY PLANNING

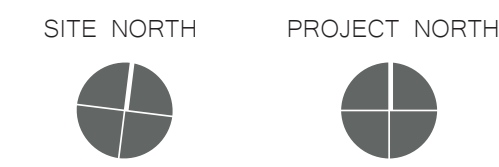
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CONSTRUCTION

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03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

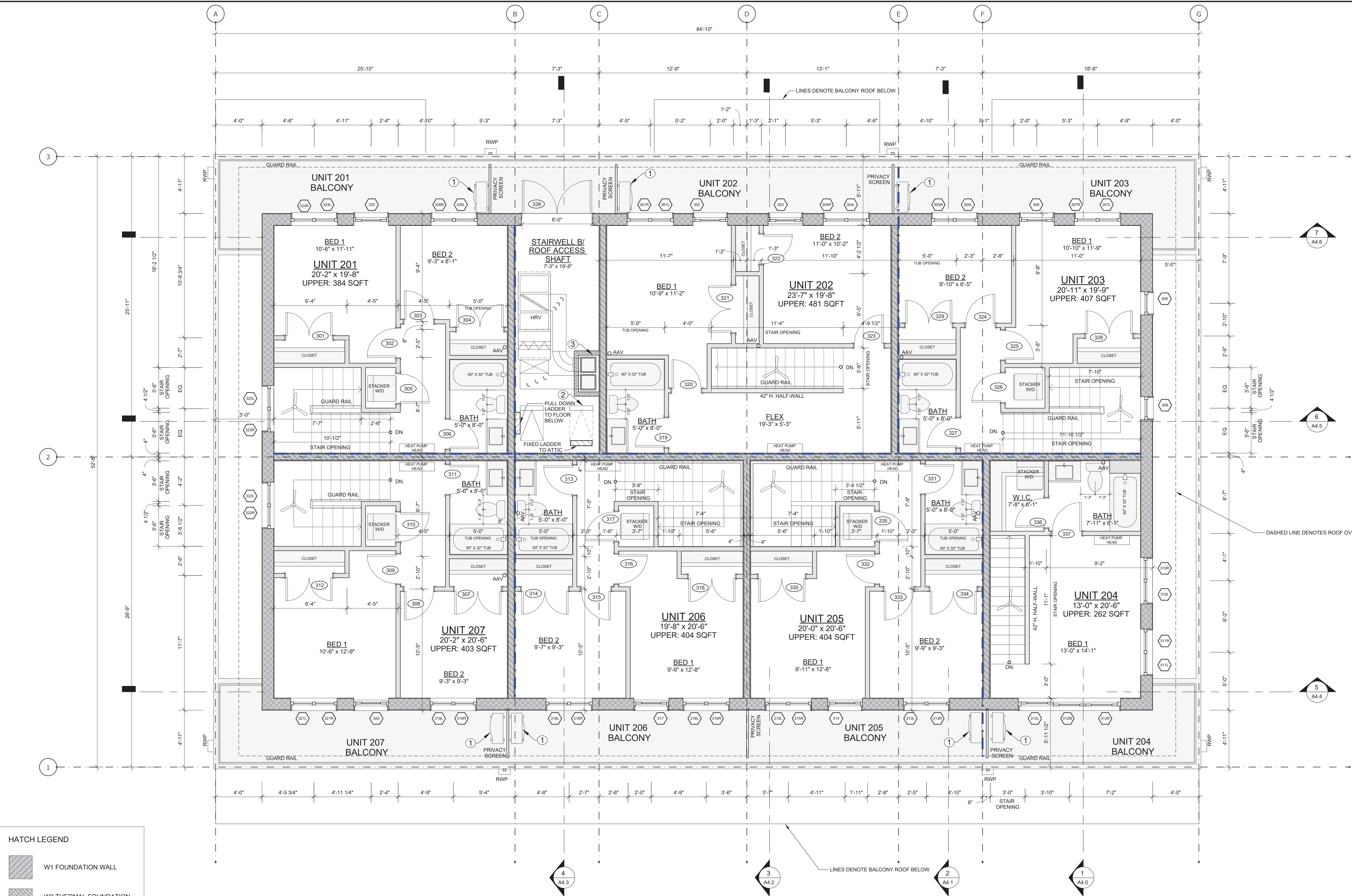
SHEET TITLE

Third Floor Plan


SCALE 1/4" = 1'-0"


DRAWING NUMBER


A2.3





HATCH LEGEND


 W1 FOUNDATION WALL

 W2 THERMAL FOUNDATION WALL


 W3 TYPICAL EXTERIOR WALL


 W4 TYPICAL 1HR. PARTY WALL

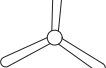
 W6 INT MECH CHASE WALL


 W7 TYPICAL 2"x4" INTERIOR PARTITION WALL


SYMBOLS LEGEND


 AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL


 PLUMBING VENT STACK


 CEILING FAN

 SHEAR WALLS (SEE STRUCTURAL)

 STRUCTURAL BEAM OVER REFER TO STRUCTURAL

 POINT LOAD REFER TO STRUCTURAL

 DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE

 HOSE BIBB

KEYNOTES	
1	MINI-SPLIT HEAT PUMP CONDENSER
2	24"x36" INSULATED ATTIC ACCESS HATCH ABOVE W/ STEEL LADDER BEHIND LOCKING ENCLOSURE
3	MECHANICAL CHASE

FLOOR 3	
PLUMBING FIXTURES	
TOILETS	7
SINKS	7
BATH TUBS WITH SHOWER	7
WALK IN SHOWERS	0
KITCHEN SINKS	0
DISHWASHERS	0
WASHER / DRYERS	6
HOSE BIB	0
WATER TANK	0

UNIT NUMBER	UNIT AREA
	METRIC (m2) IMPERIAL (ft2)
201 Lower - 2 BED	54.1 583.0
202 Lower - 2 BED	42.7 460.0
203 Lower - 2 BED	38.3 413.0
204 Lower - 1 BED	39.2 423.0
205 Lower - 2 BED	43.1 464.0
206 Lower - 2 BED	43.1 464.0
207 Lower - 2 BED	55.1 594.0
Floor Total	315.9 3,401.0

UNIT NUMBER	UNIT AREA
	METRIC (m2) IMPERIAL (ft2)
201 Upper - 2 BED	35.6 384.0
202 Upper - 2 BED	44.6 481.0
203 Upper - 2 BED	37.8 407.0
204 Upper - 1 BED	24.3 262.0
205 Upper - 2 BED	37.5 404.0
206 Upper - 2 BED	37.5 404.0
207 Upper - 2 BED	37.4 403.0
Floor Total	255.0 2,745.0

UNIT NUMBER	UNIT AREA
	METRIC (m2) IMPERIAL (ft2)
201 Total	89.8 967.0
202 Total	87.4 941.0
203 Total	76.1 820.0
204 Total	63.6 685.0
205 Total	80.6 868.0
206 Total	80.6 868.0
207 Total	92.6 997.0
Floor Total	570.9 6,146.0



SCHEDULE A

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials TA

City of Kelowna

COMMUNITY PLANNING

PRELIMINARY  
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CONSTRUCTION

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03-14-17	SCHEMATIC DESIGN
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12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

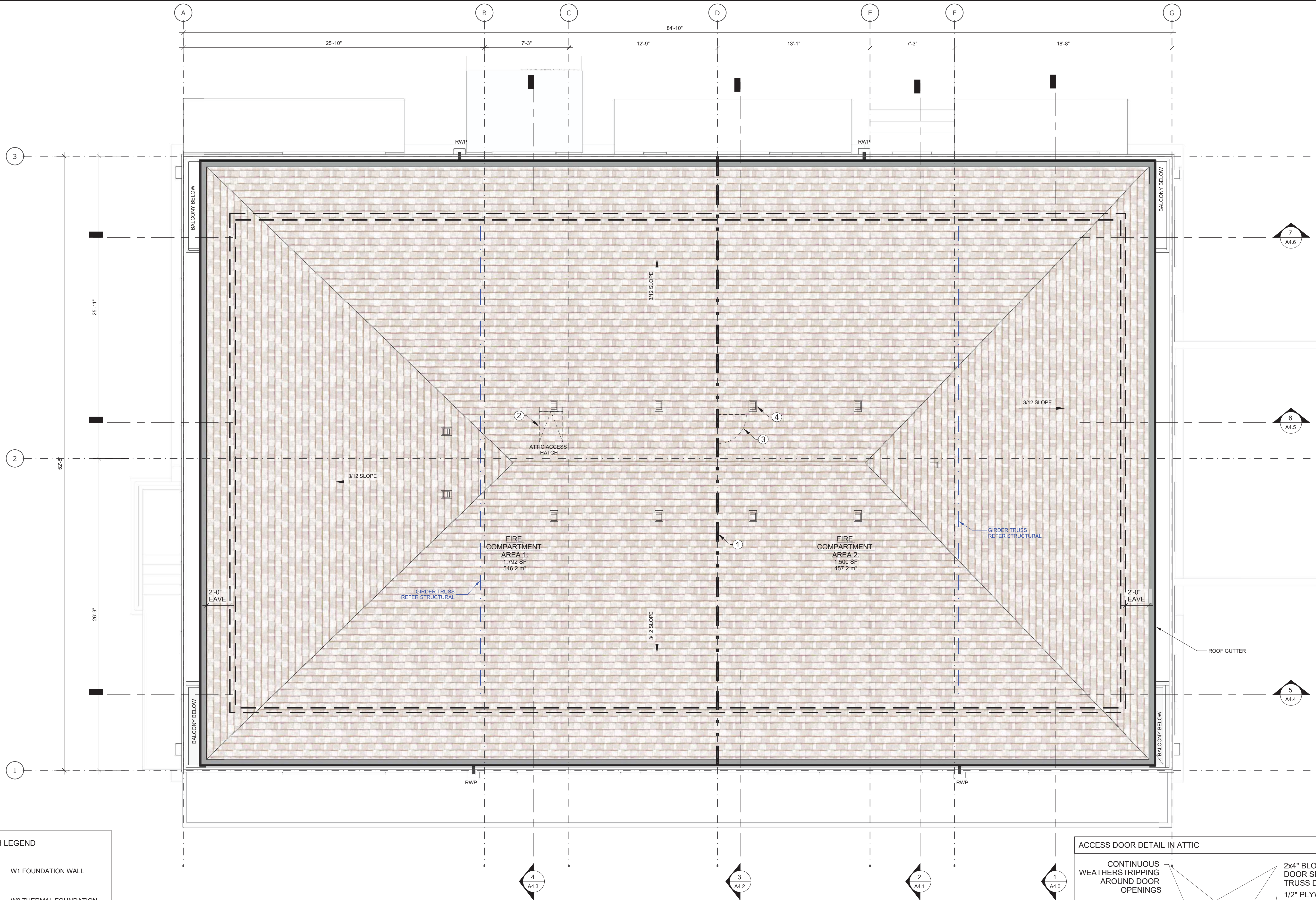
SHEET TITLE

Roof Plan

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A2.4



HATCH LEGEND	
	W1 FOUNDATION WALL
	W2 THERMAL FOUNDATION WALL
	W3 TYPICAL EXTERIOR WALL
	W4 TYPICAL 1HR. PARTY WALL
	W6 INT MECH CHASE WALL
	W7 TYPICAL 2"x4" INTERIOR PARTITION WALL

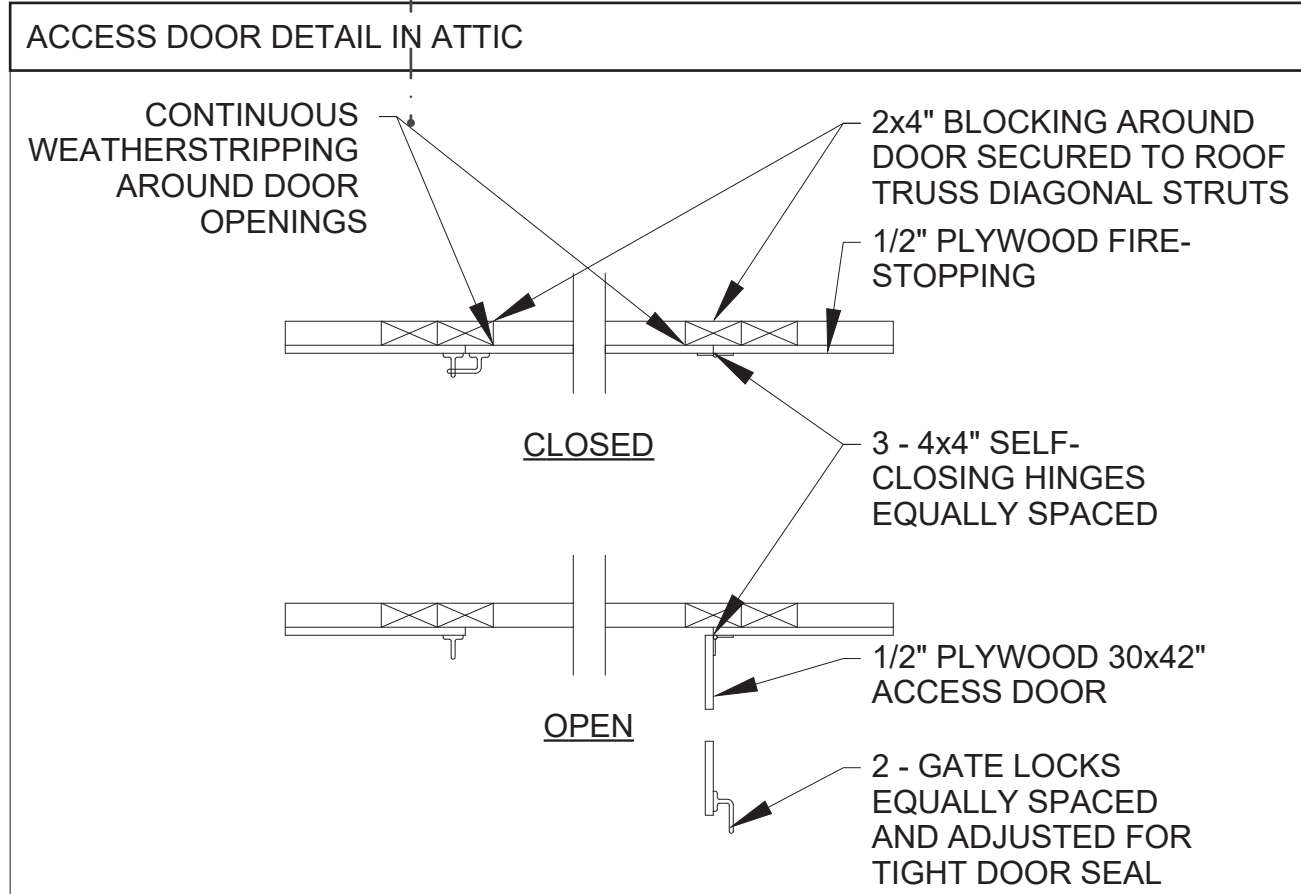
SYMBOLS LEGEND			
	AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL		STRUCTURAL BEAM OVER REFER TO STRUCTURAL
	PLUMBING VENT STACK		POINT LOAD REFER TO STRUCTURAL
	CEILING FAN		DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE
	SHEAR WALLS (SEE STRUCTURAL)		HOSE BIBB

KEYNOTES			
1	15-MIN FIRE STOPPING OF ROOF SPACE TO U/S OF ROOF SHEATHING. PROVIDE ACCESS DOORS THROUGH FIRE STOPPING WALL AND RUN FIRE STOPPING CONTINUOUSLY TO EDGE OF SOFFIT	3	PLYWOOD ATTIC ACCESS DOOR
2	24"x36" INSULATED ATTIC ACCESS HATCH MOUNTED IN CEILING BELOW	4	SQUARE ROOF VENT TYP.

GENERAL NOTES

15-MIN FIRE BLOCKS REQUIRED IN CONCEALED SPACE (ATTIC) DIVIDED INTO SEPARATE COMPARTMENTS OF NO MORE THAN 300M² WITH NO DIMENSION MORE THAN 20M AS INDICATED ON ROOF PLAN. REFER TO SECTION 9.10.16.1. IN THE CBC.

REQ'D ROOF VENTILATION (SQ.FT.) - BCBC 9.19.1.				
ROOF COMPARTMENT	INSULATED CEILING AREA	REQ'D VENTILATION (1/150)	25% AT TOP OF SPACE	PROPOSED VENTILATION
1	1,792	11.95	2.99	3.13
2	1,500	10.00	2.50	2.60







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03-14-17	SCHEMATIC DESIGN
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12-21-17	COORDINATION
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#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

Perspective  
Elevations

SCALE N.T.S.

DRAWING NUMBER



SCHEDULE

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials

TA

City of  
Kelowna

COMMUNITY PLANNING

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01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

North Elevation

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A3.1



1	2	3	4	5
CONCRETE	DARK GREY STUCCO	PRE-FIN VERTICAL METAL SIDING (LONG BOARD, LUX PANEL, OR EQUIV.)	LIGHT GREY STUCCO	ASPHALT SHINGLE



SCHEDULE B

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials

TA



PRELIMINARY  
NOT FOR  
CONSTRUCTION

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03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

East Elevation

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A3.2



1	2	3	4	5
CONCRETE	DARK GREY STUCCO	PRE-FIN VERTICAL METAL SIDING (LONG BOARD, LUX PANEL, OR EQUIV.)	LIGHT GREY STUCCO	ASPHALT SHINGLE







SCHEDULE B

This forms part of application  
# DP17-0141 DVP17-0142

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GENERAL CONDITIONS

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03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

West Elevation

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A3.4



1	2	3	4	5
CONCRETE	DARK GREY STUCCO	PRE-FIN VERTICAL METAL SIDING (LONG BOARD, LUX PANEL, OR EQUIV.)	LIGHT GREY STUCCO	ASPHALT SHINGLE



**SCHEDULE B**

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03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

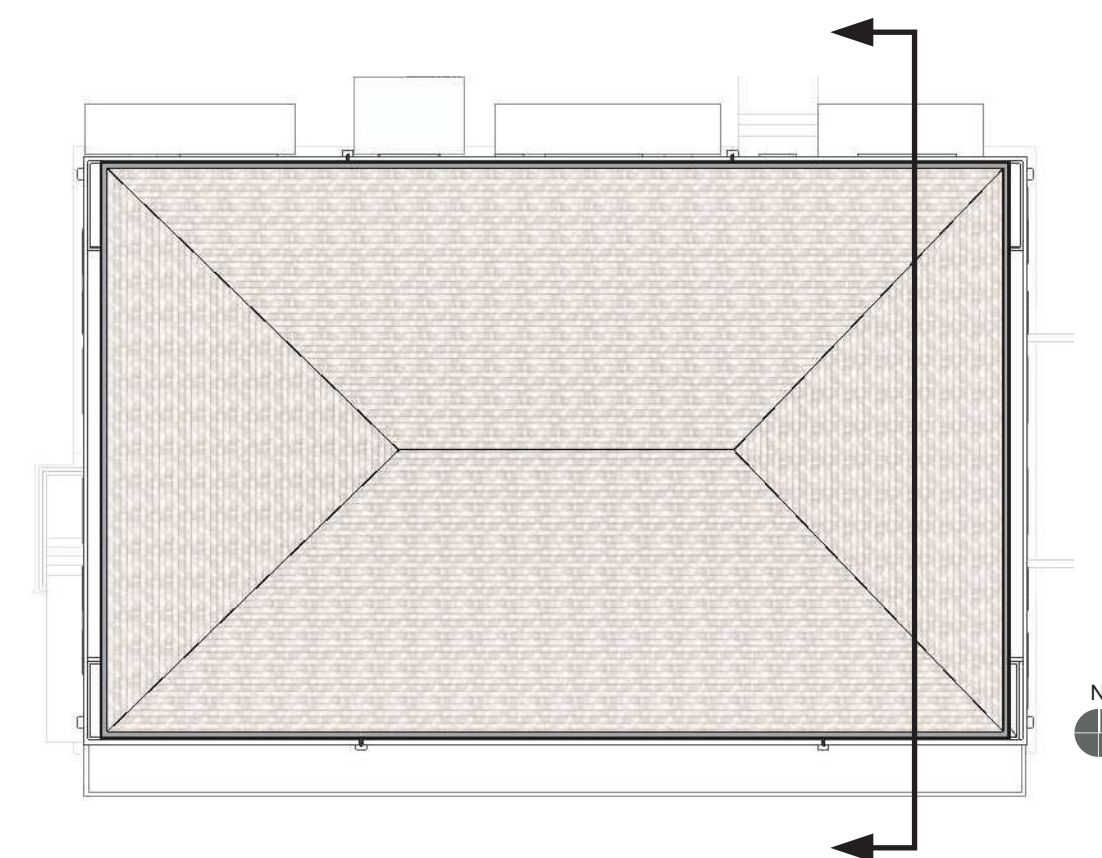
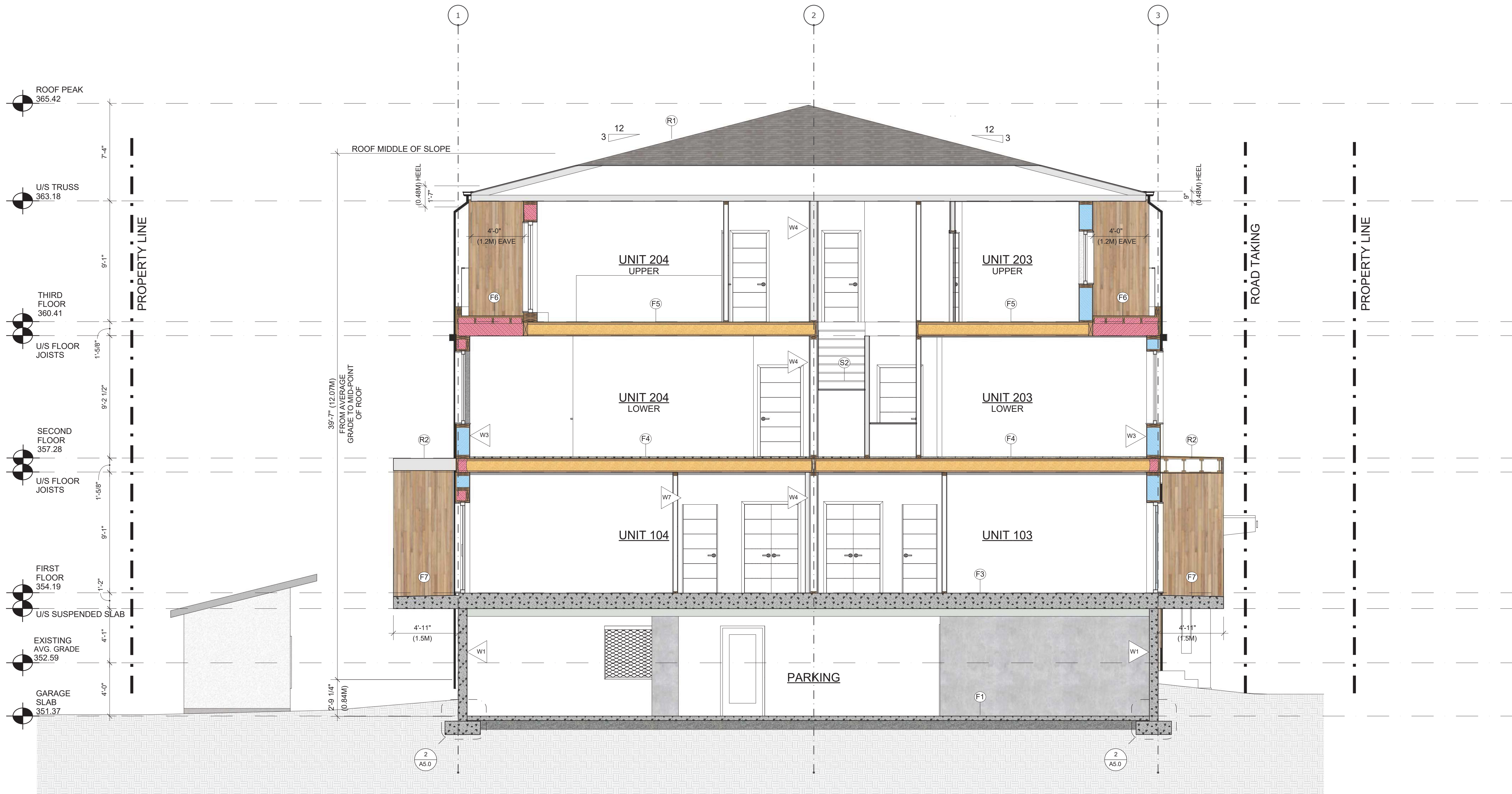
SHEET TITLE

Section 1

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.1





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PROJECT TITLE # 1615

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1155 Pacific Avenue, Kelowna, BC

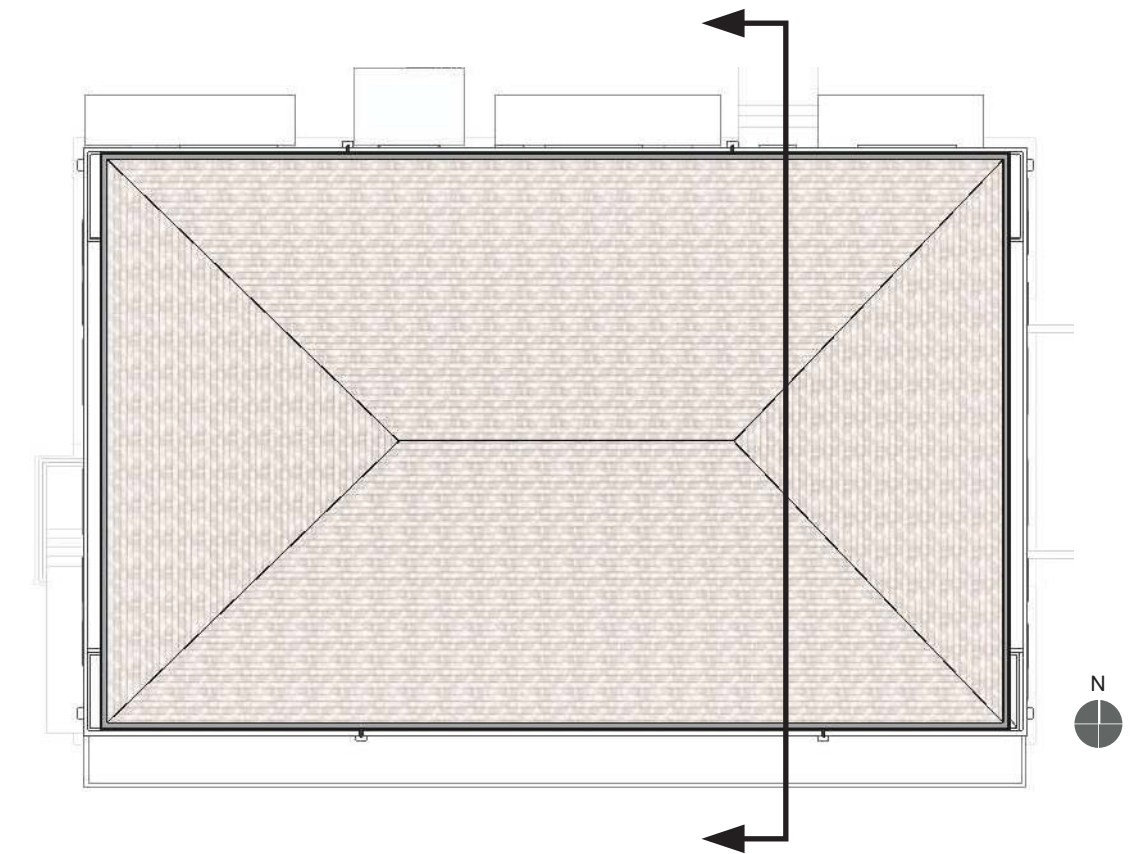
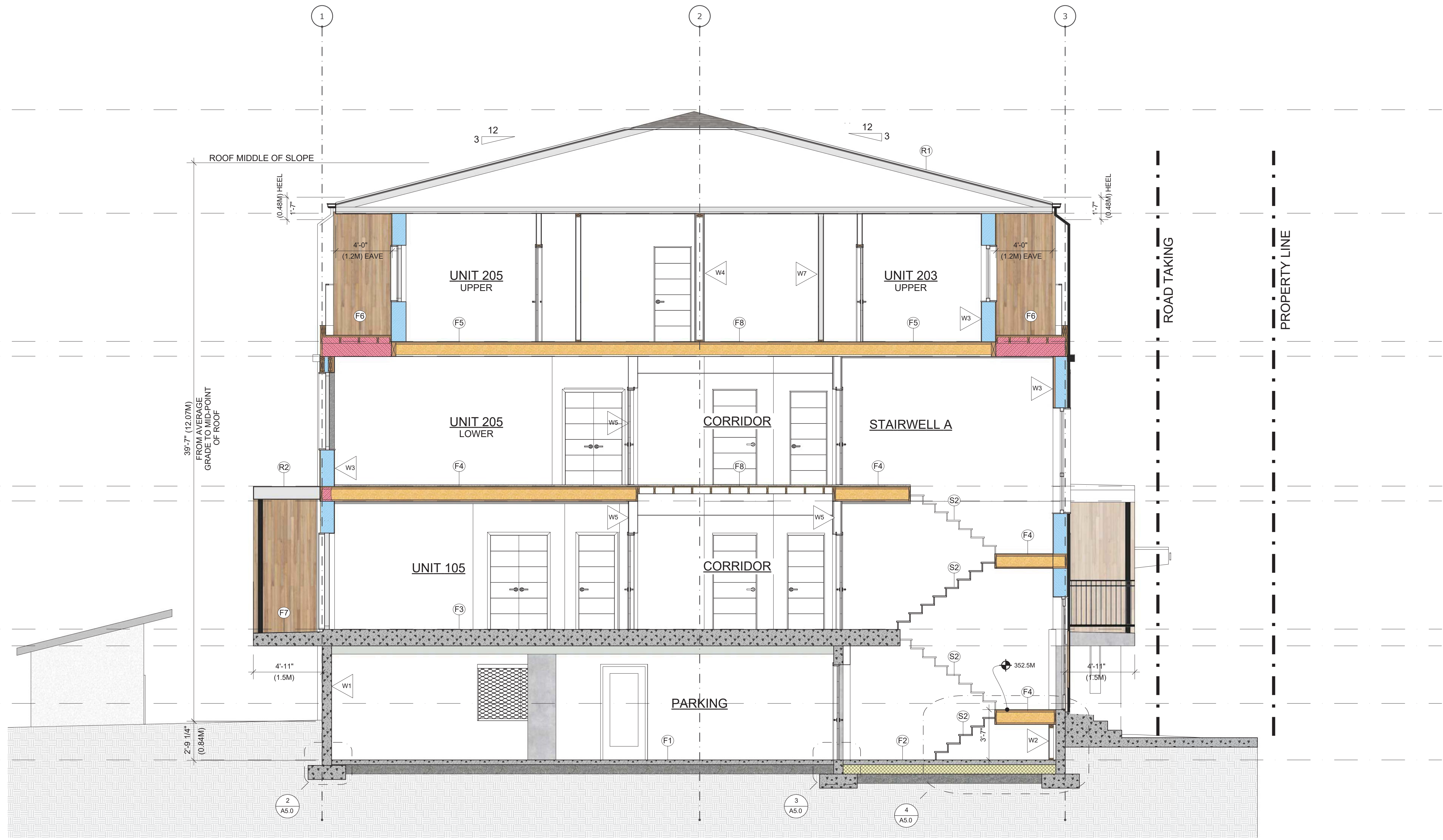
SHEET TITLE

Section 2

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.2





SCHEDULE

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03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

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1155 Pacific Avenue, Kelowna, BC

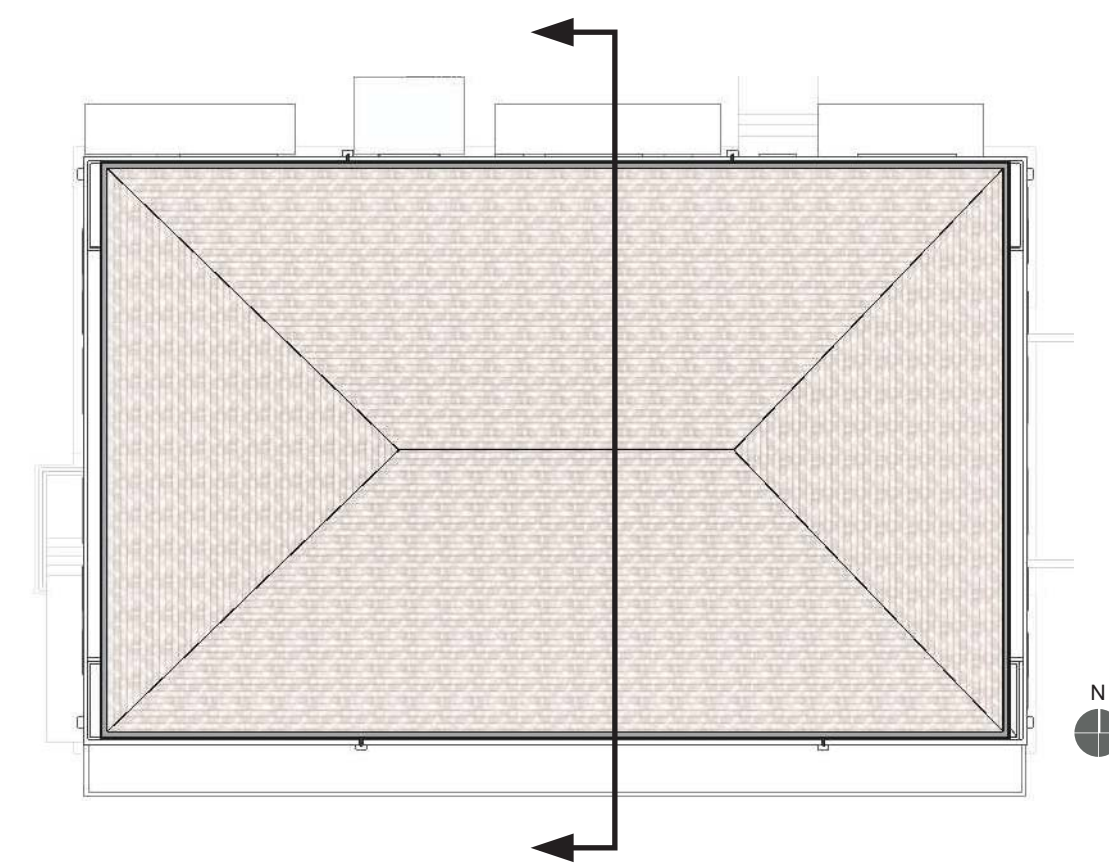
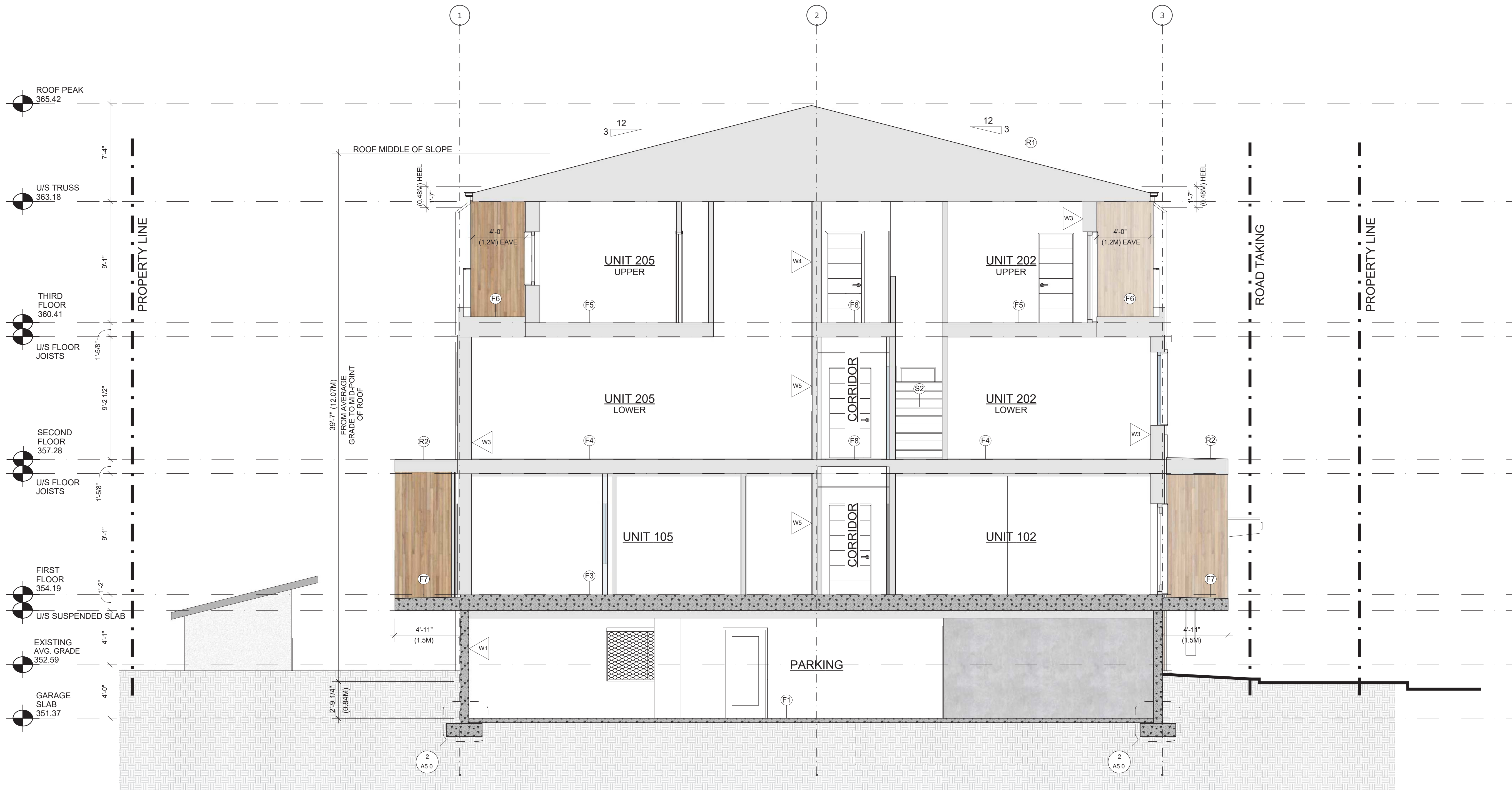
SHEET TITLE

Section 3

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.3





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PROJECT TITLE # 1615

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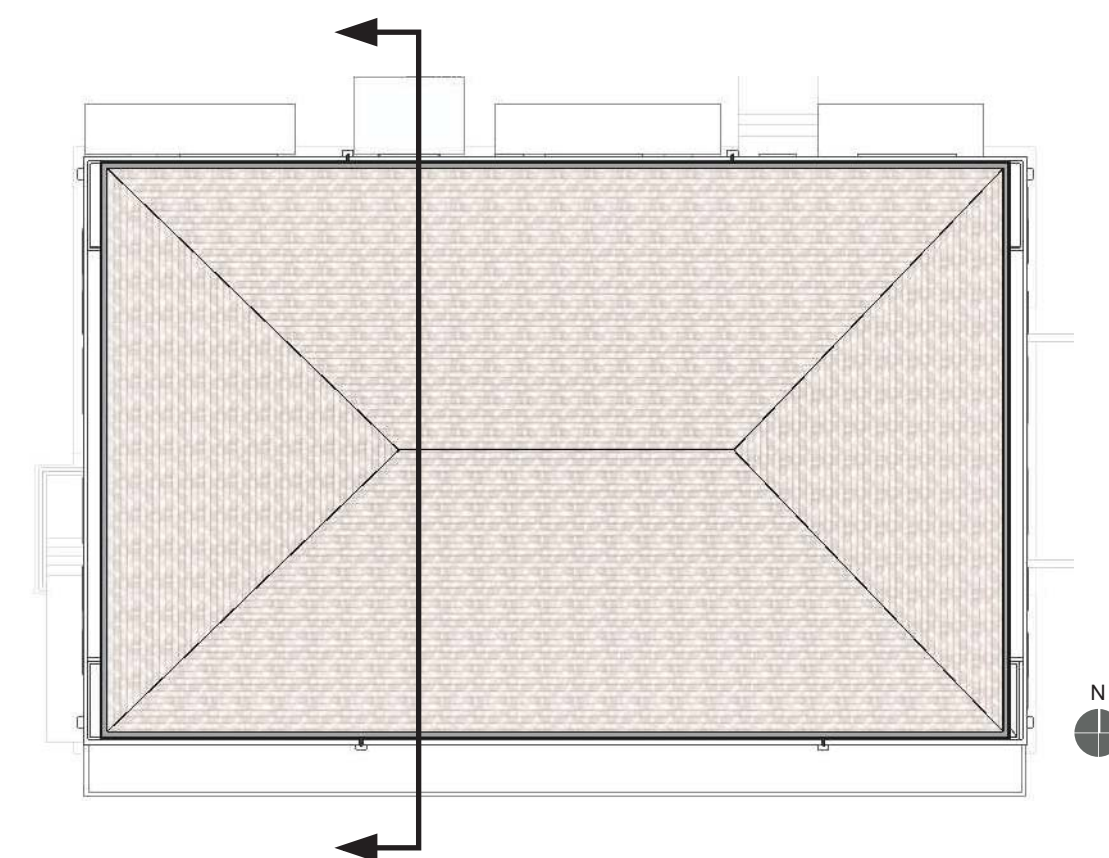
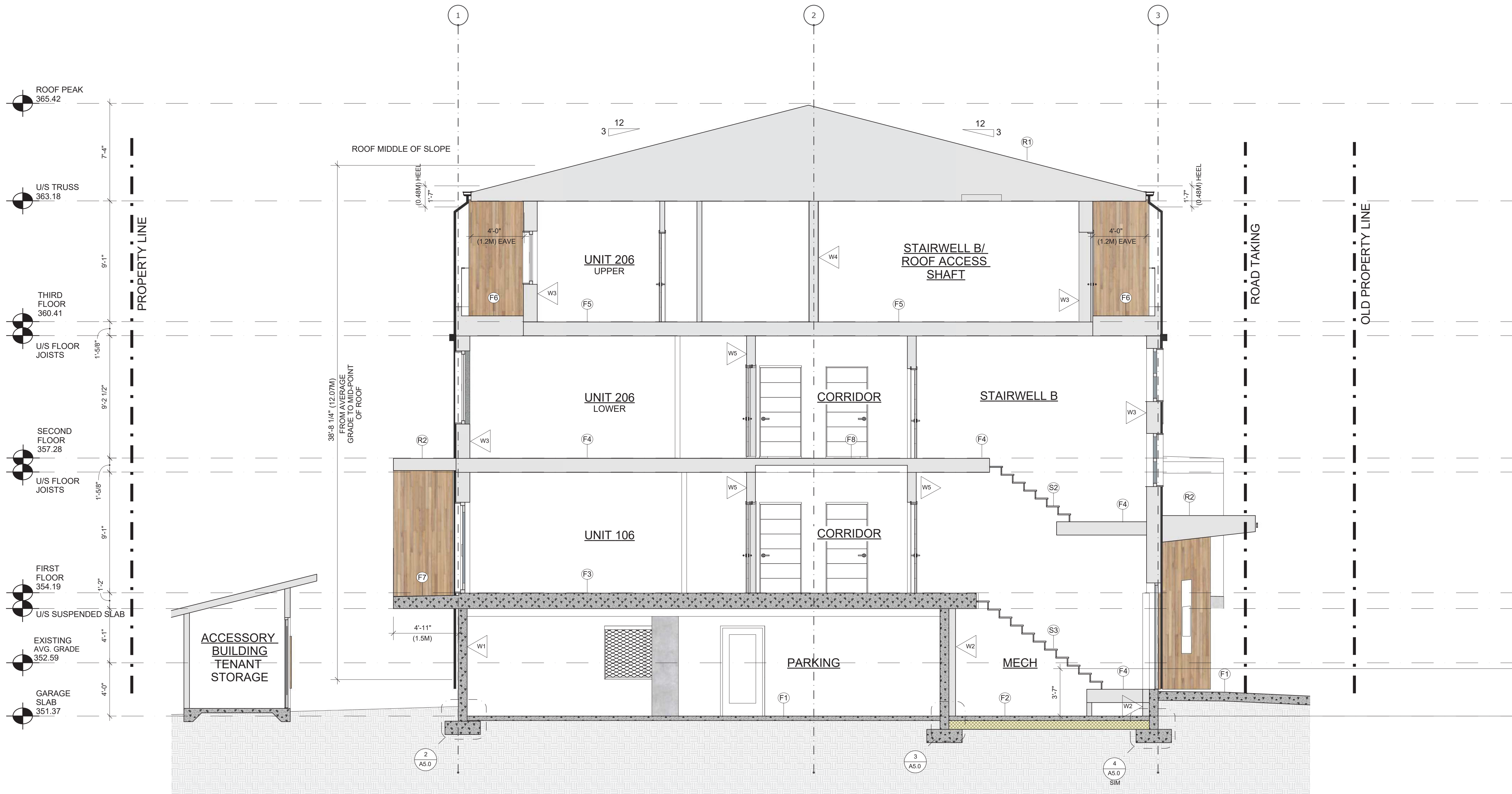
SHEET TITLE

Section 4

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.4





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PROJECT TITLE # 1615

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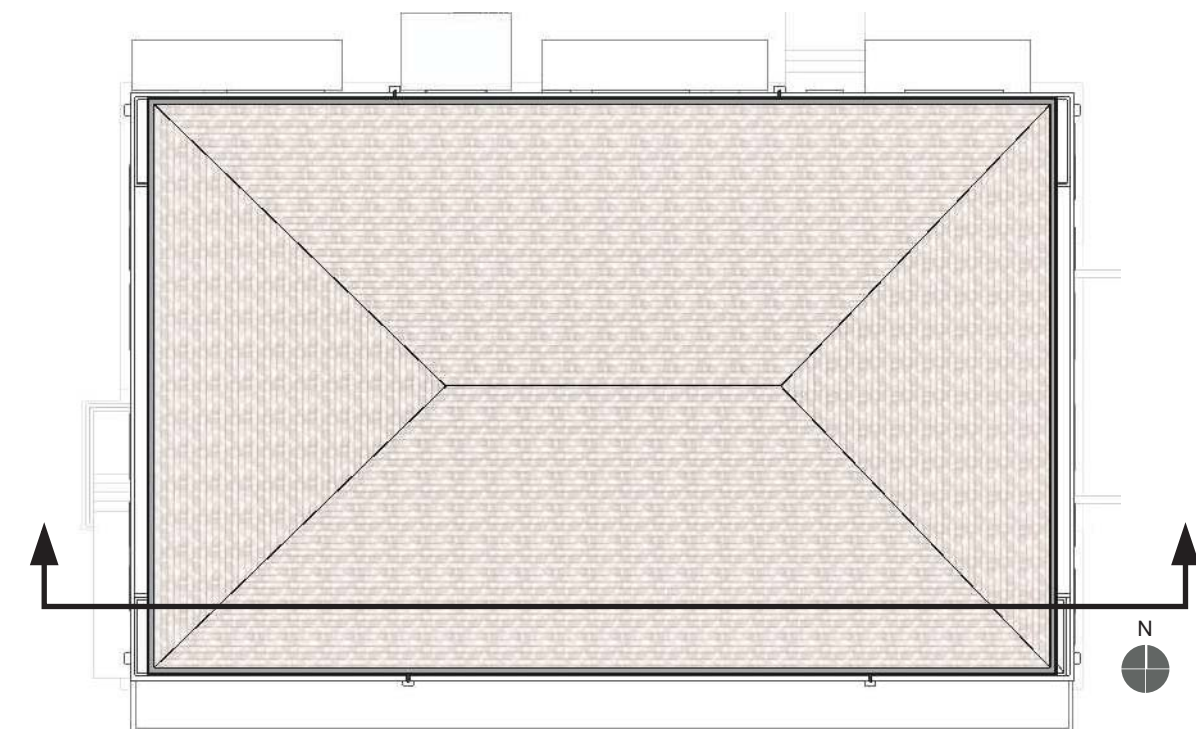
SHEET TITLE

Section 5

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.1

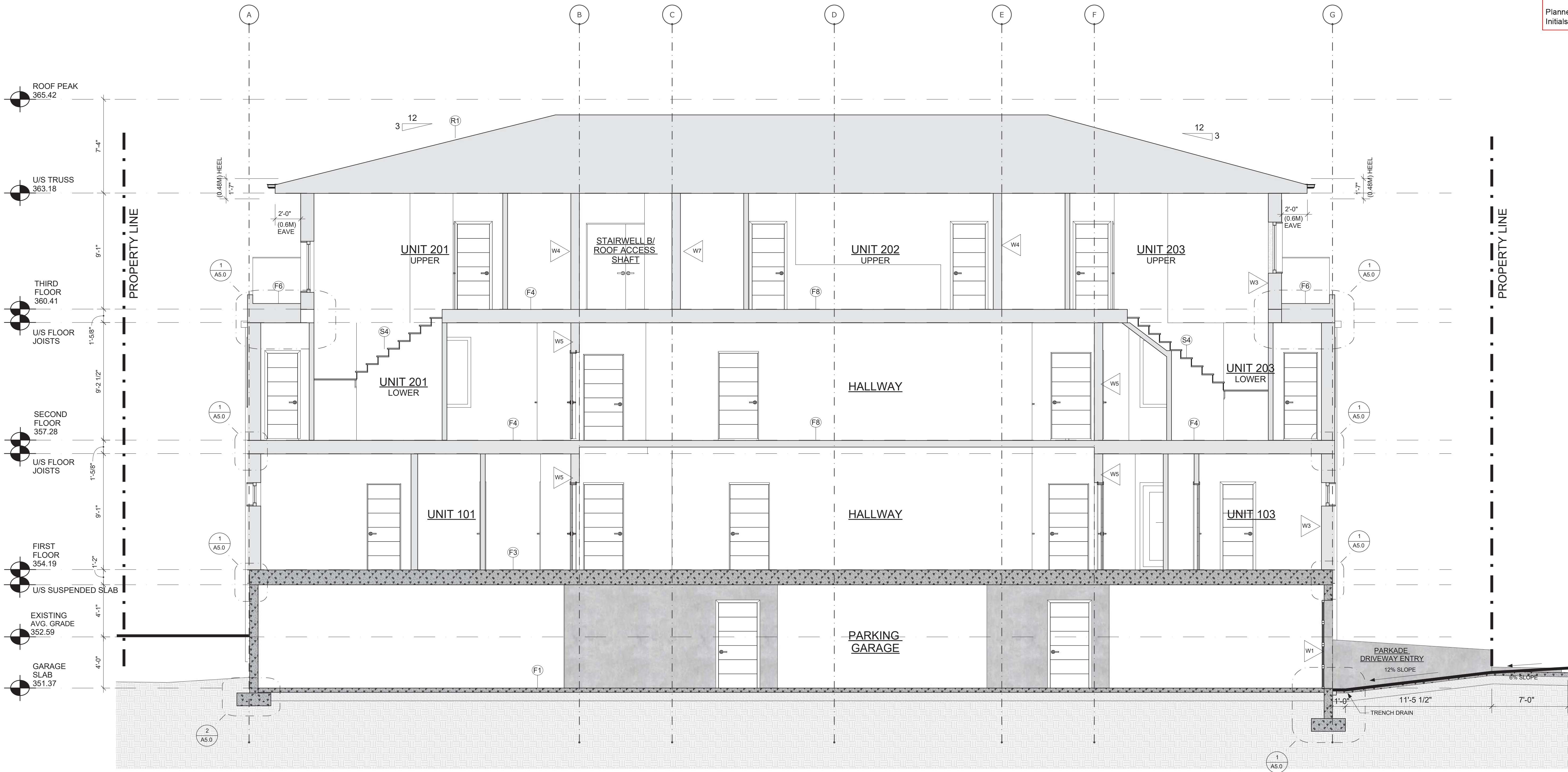




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City of  
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03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

Section 6

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.2



SCHEDULE

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PROJECT TITLE # 1615

Pacific Avenue  
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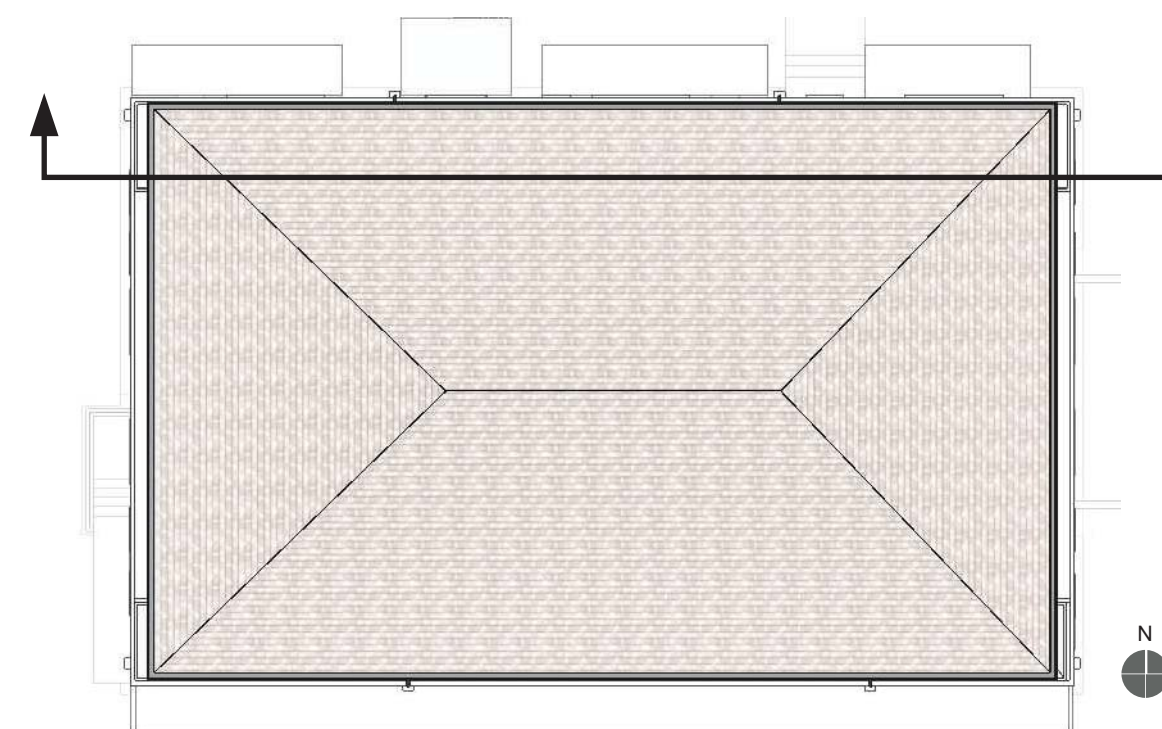
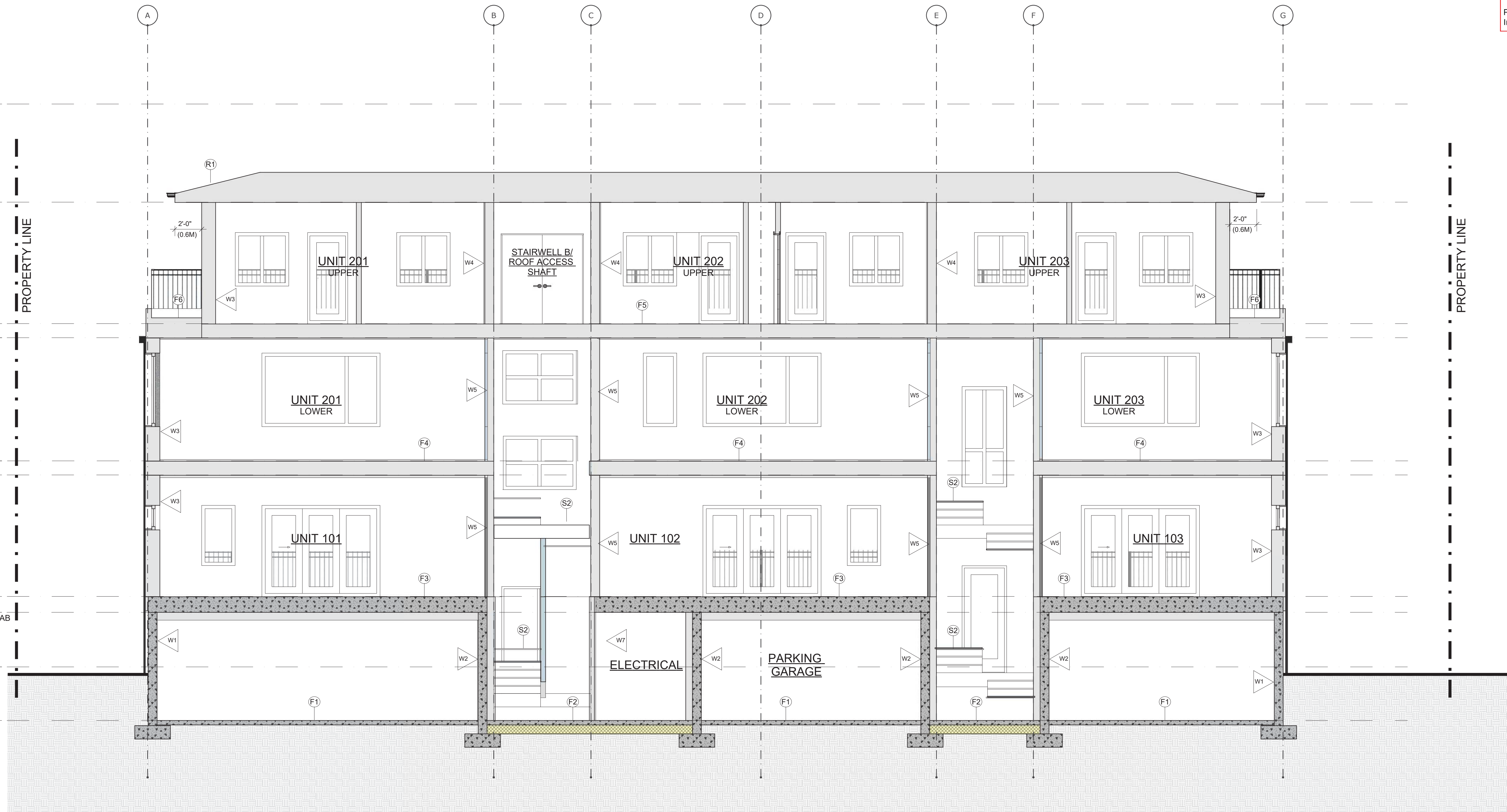
SHEET TITLE

Section 7

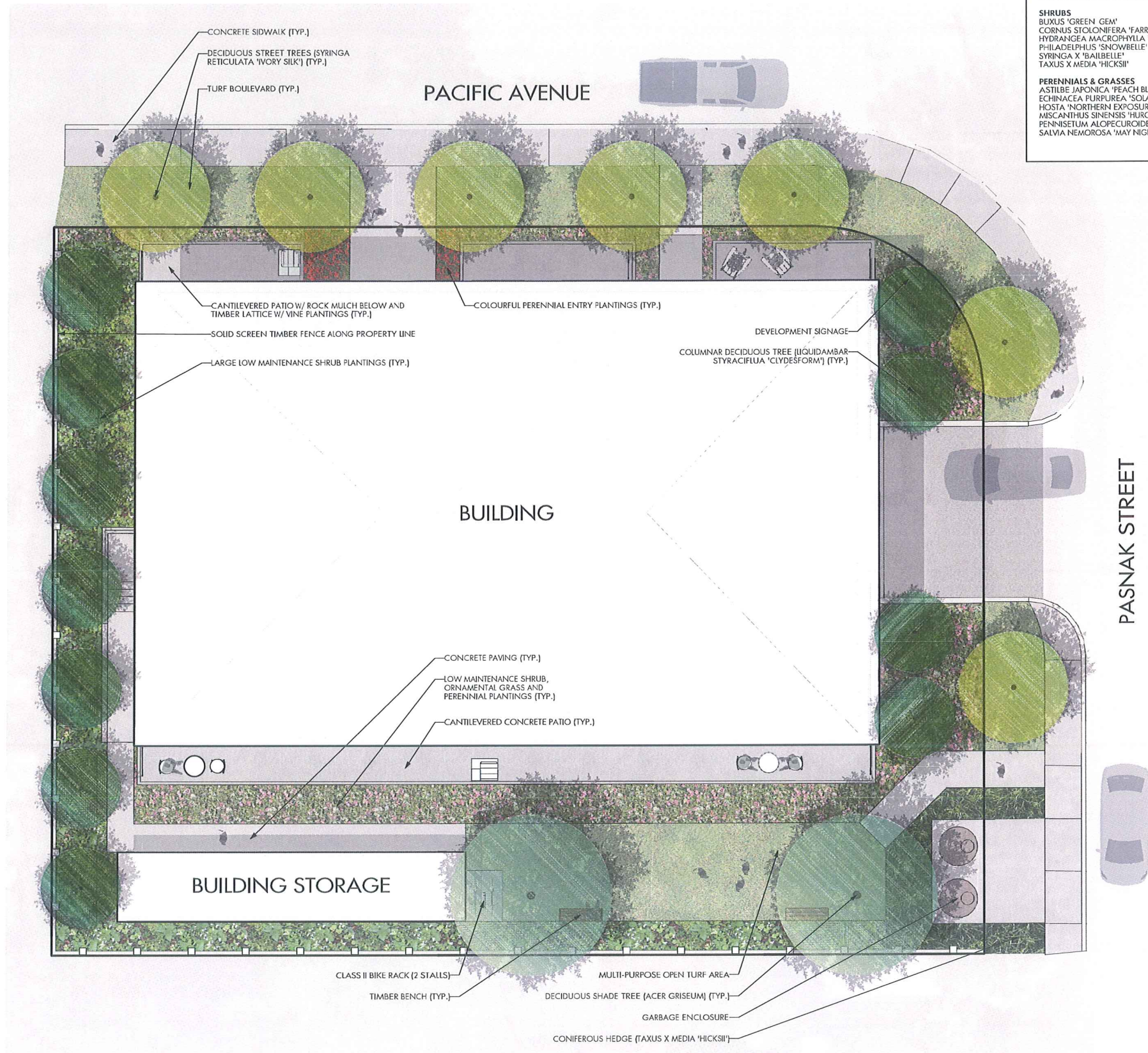
SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.3







PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER GRiseum	PAPERBARK MAPLE	2	6cm CAL.
LIQUIDAMBAR STYRACIFLUA 'CLYDEFORM'	EMERALD SENTINEL SWEETGUM	11	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE ILIAC	7	6cm CAL.
<b>SHRUBS</b>			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	25	#01 CONT. /0.75M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	14	#01 CONT. /1.0M O.C. SPACING
HYDRANGAEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGAEA	8	#01 CONT. /1.5M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	14	#01 CONT. /1.2M O.C. SPACING
SYRINGA X 'BAILBELLE'	TINKERBELLE ILIAC	12	#01 CONT. /1.2M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	27	#01 CONT. /0.75M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM FALSE SPIREA	25	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	BIG SKY CONEFLOWER	38	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	12	#01 CONT. /1.2M O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	12	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	14	#01 CONT. /1.0M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	25	#01 CONT. /0.75M O.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. 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 WOOD MULCH. 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.



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
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**SCHEDULE C**

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials **TA**



City of  
**Kelowna**  
COMMUNITY PLANNING

**PROJECT TITLE**

**1155 PACIFIC AVENUE**

Kelowna, BC

**DRAWING TITLE**

**CONCEPTUAL LANDSCAPE PLAN**

**ISSUED FOR REVIEW**

1/06/21	Review
2	
3	
4	
5	

**PROJECT NO** 17036

**DESIGN BY** KFS

**DRAWN BY** MC

**CHECKED BY** FB

**DATE** JUNE 27, 2017

**SCALE** 1/25

SEAL



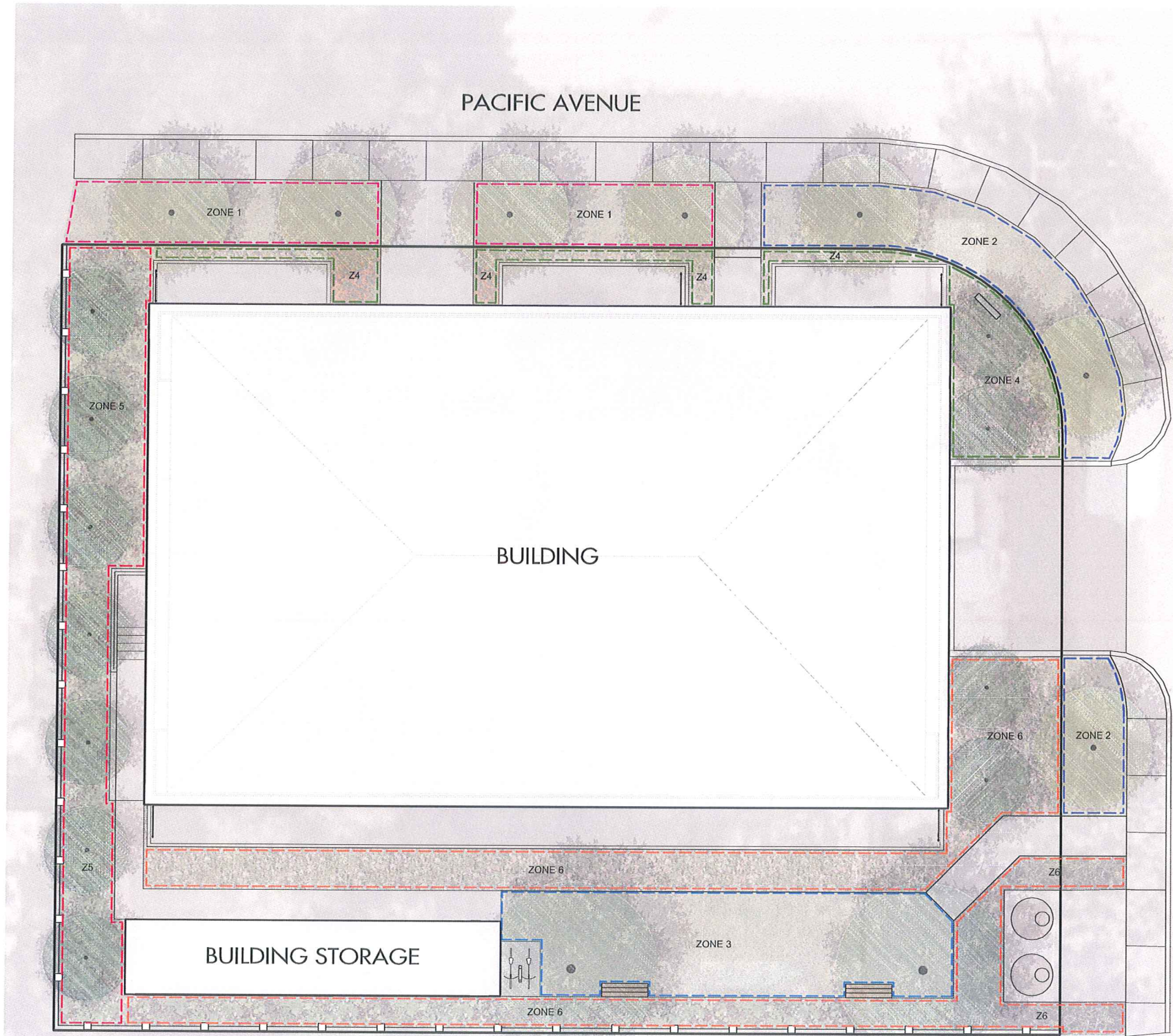
**DRAWING NUMBER**

**L1/2**

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### 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.

### IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 39 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 55 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 44 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 46 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 66 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 33 sq.m.  
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 18 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 55 sq.m.  
MICROCLIMATE: WEST EXPOSURE, FULL SUN  
ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 100 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 55 cu.m.

### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 317 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 289 cu.m. / year  
WATER BALANCE = 28 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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## SCHEDULE

C

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# DP17-0141 DVP17-0142

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PROJECT TITLE

1155 PACIFIC AVENUE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION  
& IRRIGATION PLAN

ISSUED FOR REVIEW

	1/16/21	Review
2		
3		
4		
5		

PROJECT NO.	17018
DESIGN BY	KG
DRAWN BY	MC
CHECKED BY	FB
DATE	JUNE 27, 2017
SCALE	1/15

SEAL



DRAWING NUMBER

L2/2

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