

# Development Permit



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

1360 Belaire Avenue

and legally known as

Lot 34 District Lot 137 ODYD Plan 10011

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

4-Storey Apartment Building

**USE as per Zoning Bylaw**

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

Date of Decision:

Decision By:

CITY COUNCIL OR UP

Issued Date:

Development Permit Area:

(N/A for DVP's)

**This permit will not be valid if development has not commenced by December 5, 2019.**

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

**This is NOT a Building Permit.**

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

## NOTICE

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

Owner:

Applicant:

\_\_\_\_\_  
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 December 5, 2017 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 **\$ 20,803.75**

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.**

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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** April 13, 2017  
**File No.:** Z17-0023

**To:** Community Planning (AC)

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

**Subject:** 1360 Belaire Ave

RU6 to RM5

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The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

**1. Domestic Water and Fire Protection**

- (a) The subject property is currently serviced with a 13mm and a 19mm diameter water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service if necessary.
- (b) It is apparent that the existing 150mm diameter watermain within Belaire Avenue is substandard and will not support this development. The applicant, at his cost, will arrange for upgrading ~55m of watermain and the installation of a fire hydrant and one new larger water service. The estimated cost of this construction for bonding purposes is **\$76,000.00**.

**2. Sanitary Sewer**

- (a) The subject property is currently serviced with 100mm-diameter substandard sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service. The estimated cost of this construction for bonding purposes is **\$12,000.00**.

**3. 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.

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP17-0061		
Planner Initials	AC	 City of <b>Kelowna</b> COMMUNITY PLANNING

The lot is not serviced with storm sewer service. Only one service will be permitted for this development. Storm drainage systems for the site will be reviewed and approved by Engineering when design drawings are submitted.

#### 4. **Road Improvements**

- (a) Belaire Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk replacement, drainage system including catch basins, manholes and pavement removal and replacement, fillet pavement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$38,000.00**
- (b) Harvey Ave adjacent to this development site will require curb and gutter to meet current standards. The cash in lieu of construction cost is **\$3,000.00**

#### 5. **Road Dedication and Subdivision Requirements**

- (a) Grant statutory rights-of-way if required for utility services.



#### 6. **Electric Power and Telecommunication Services**

- (a) The electrical services to this development must be installed in an underground duct system, and the building must be connected by an underground service. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the Capri Landmark urban town centre.
- (b) 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.

#### 8. **Design and Construction**

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design



drawings must first be “Issued for Construction” by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

## 9. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, “Security for Works and Services”, of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

## 10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.
- (c) The City wishes to defer the upgrades to Harvey Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Curb &Gutter	<b>\$ 3,000.00</b>

### (d) Bonding

Water service upgrade	\$76,000.00
Sanitary service upgrade	\$12,000.00
Road Frontage Improvements	\$38,000.00

Total Bonding	<b><u>\$126,000.00</u></b>
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**NOTE:** The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

### e) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

<b>ATTACHMENT A</b>	
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## 11. Development Permit and Site Related Issues

- (a) The proposed parking stalls must meet the zoning bylaw requirements.
- (b) Access and Manoeuvrability
  - (i) 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.

---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS



# NOT FOR CONSTRUCTION

## GRAND BELAIRE CONDOMINIUM

### BELAIRE AVE., KELOWNA, B.C.



#### ZONING BYLAW SUMMARY

	REQUIRED	PROPOSED
ZONE:	RM5	RM5
PERMITTED USE:	MEDIUM DENSITY MULTIPLE HOUSING	MEDIUM DENSITY MULTIPLE HOUSING
MAXIMUM FLOOR AREA RATIO:	1.1	0.55
MAXIMUM SITE COVERAGE:	40 %	36.5 %
MAXIMUM SITE COVERAGE OF BUILDINGS, DRIVEWAYS & PARKING:	65 %	63 %
MAXIMUM HEIGHT:	18 m OR 4.5 STOREYS	13.1 m OR 4.0 STOREYS
MINIMUM FRONT SETBACK:	6.0m (BELAIRE AVENUE)	6.0 m
MINIMUM SIDE SETBACK (BELOW 2.5 STOREYS):	4.5 m	4.5 m
MINIMUM SIDE SETBACK (ABOVE 2.5 STOREYS):	7.0 m	7.0 m
MINIMUM REAR SETBACK:	9.0 m	9.0 m

## ARCHITECTURAL:

NEW TOWN ARCHITECTURE & ENGINEERING INC.

1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6  
PH. 250-860-8185

A0.00	COVER SHEET & DWG LIST
A2.00	SITE PLAN
A2.01	BUILDING IMAGES
A2.02	BUILDING IMAGES
A2.03	BUILDING IMAGES
A3.01	LEVEL 1 FLOOR PLAN
A3.02	LEVEL 2 FLOOR PLAN
A3.03	LEVEL 3 FLOOR PLAN
A3.04	LEVEL 4 FLOOR PLAN
A3.05	ROOF PLAN
A4.00	BUILDING ELEVATIONS
A4.01	BUILDING ELEVATIONS
A5.00	BUILDING SECTIONS

#### BUILDING/SITE SUMMARY

##### PROPERTY #1

CIVIC ADDRESS: 1360 BELAIRE AVENUE, KELOWNA BC  
LEGAL DESCRIPTION: LOT 34 DISTRICT LOT 137 ODYD PLAN 10011, PID # 005-193-851

SITE AREA:	952.18 m <sup>2</sup>
PROPOSED NET FLOOR AREA:	522.66 m <sup>2</sup>
FLOOR AREA RATIO (FAR):	522.66 / 952.18 = 0.55

##### PRIVATE OPEN SPACE SUMMARY:

BACHELOR (7.5m <sup>2</sup> EACH)	17 UNITS	≅ 127.5 m <sup>2</sup>
	TOTAL REQUIRED:	≅ 127.5 m <sup>2</sup>
PRIVATE OPEN SPACE PROPOSED:		= 432.57m <sup>2</sup> (4653.72 SF)

##### PARKING: NOTE VARIANCE REQUIRED

###### REQUIRED:

1 STALL PER DWELLING UNIT:	17 STALLS
TOTAL REQUIRED PARKING:	17 STALLS

###### PROVIDED:

ABOVE GROUND PARKING:	TOTAL PROVIDED:	17 STALLS
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###### BICYCLE PARKING

APARTMENT REQUIRED		
CLASS I - 0.5 PER DWELLING UNIT:	9	TOTAL PROVIDED CLASS I : 10
CLASS II - 0.1 PER DWELLING UNIT:	2	TOTAL PROVIDED CLASS II : 6



KEYPLAN

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.



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SEAL

#### Revisions

No	Date	Description
1	MAY 9, 2017	ISSUED FOR DP
2	APR. 20, 2018	RE-ISSUED FOR DP

project title

GRAND BELAIRE  
CONDOMINIUM

project address

1360 BELAIRE AVE.,  
KELOWNA, BC

project no. 4010

file no.

drawing title

**COVER SHEET  
& DWG LIST**

designed scale As indicated

drawn J.F./R.B.

checked R.Y.

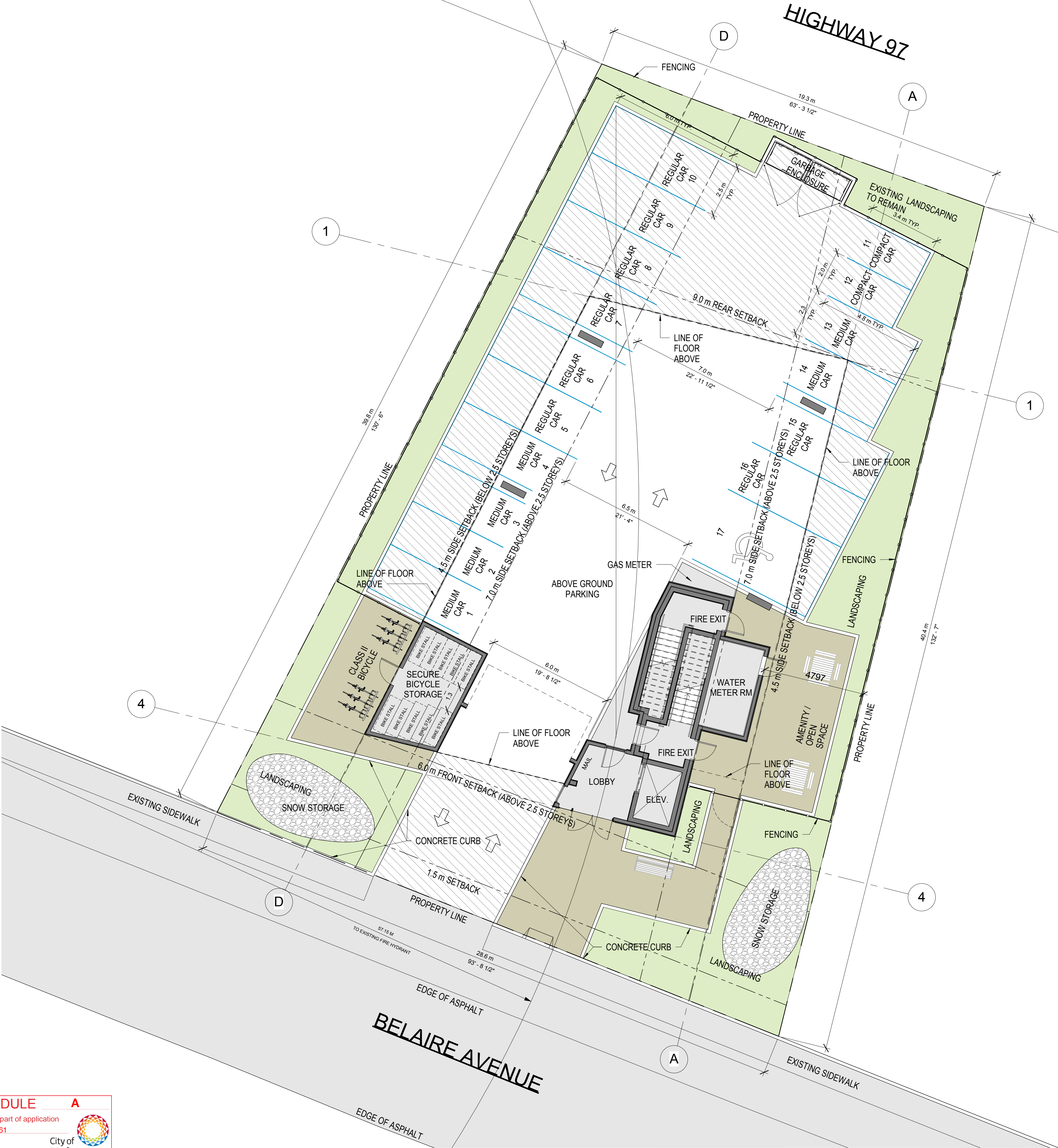
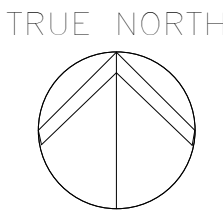
drawing no.

**A0.00**

plotted APR. 20, 2018



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1360 BELAIRE AVE.,  
KELOWNA, BC

project no. 4010

file no.

drawing title  
SITE PLAN

designed	scale 1 : 100
drawn	J.F./R.B.
checked	R.Y.
drawing no.	A2.00

plotted APR. 20, 2018

1 SITE PLAN  
A3.10 1 : 100

**SCHEDULE A**

This forms part of application  
# DP17-0061

Planner Initials AC

City of Kelowna  
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project no. 4010

file no.

drawing title  
**BUILDING  
IMAGES**

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

drawn \_\_\_\_\_ J.F./R.B.

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

drawing no.  
**A2.01**

plotted APR. 20, 2018







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project no.

4010

file no.

drawing title

BUILDING IMAGES

designed

scale

drawn

J.F./R.B.

checked

R.Y.

drawing no.

A2.03

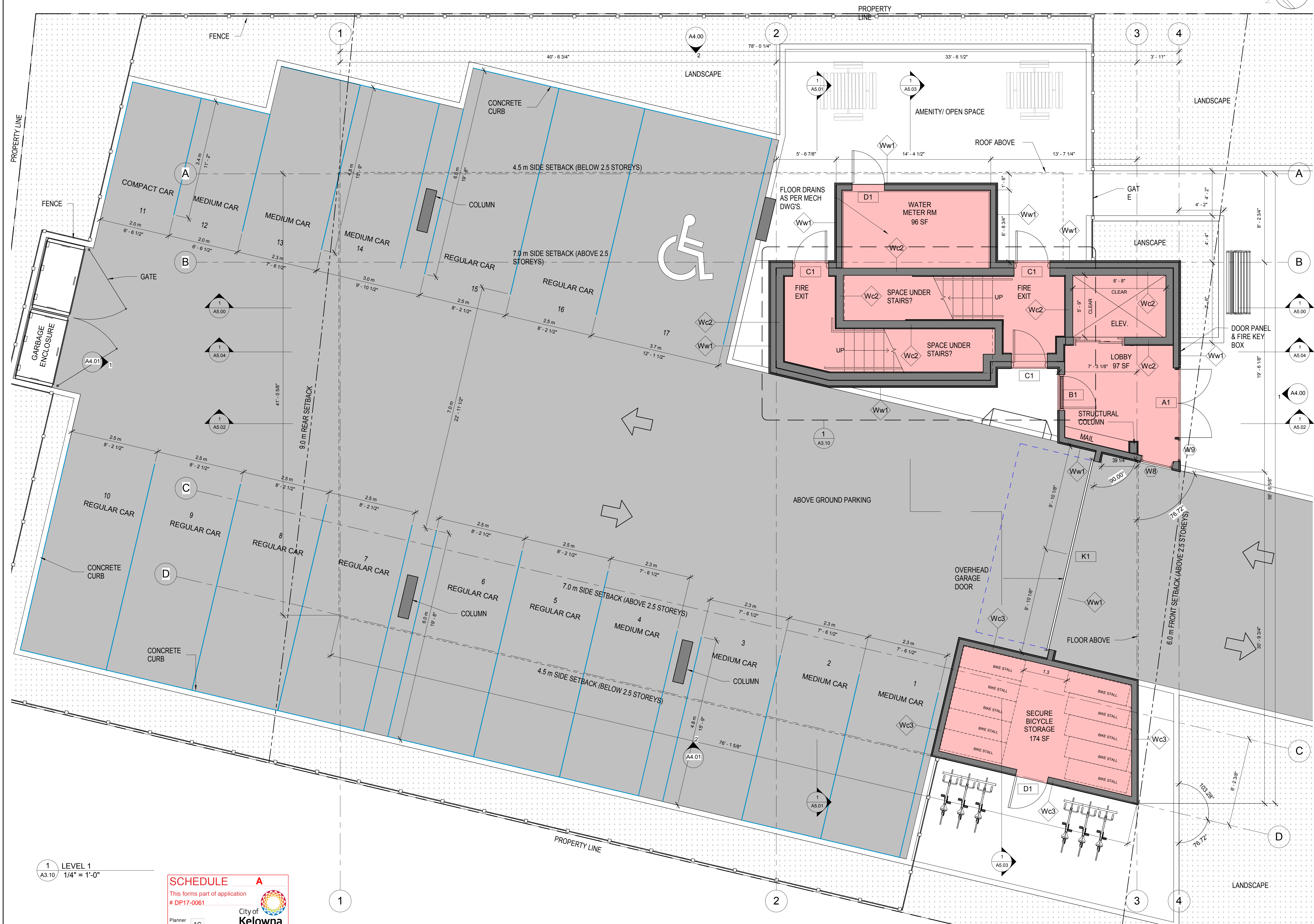
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APR. 20, 2018





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1 LEVEL 1  
A3.10 1/4" = 1'-0"

**SCHEDULE A**  
This forms part of application  
# DP17-0061  
Planner Initials AC  
City of Kelowna  
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project no. 4010

file no.

drawing title  
**LEVEL 1 FLOOR PLAN**

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

drawn J.F./R.B.

checked R.Y.

drawing no. **A3.01**

plotted APR. 20, 2018



# NOT FOR CONSTRUCTION



1 LEVEL 2  
1/4" = 1'-0"

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project no. 4010

file no.

drawing title  
**LEVEL 2 FLOOR PLAN**

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

drawn J.F.

checked R.Y.

drawing no. **A3.02**

plotted APR. 20, 2018 20/04/2018 1:25:38 PM



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project no. **4010**

file no.

drawing title  
**LEVEL 3  
FLOOR PLAN**

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

drawn \_\_\_\_\_ J.F.

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

drawing no. **A3.03**

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SCHEDULE

This forms part of application

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City of Kelowna

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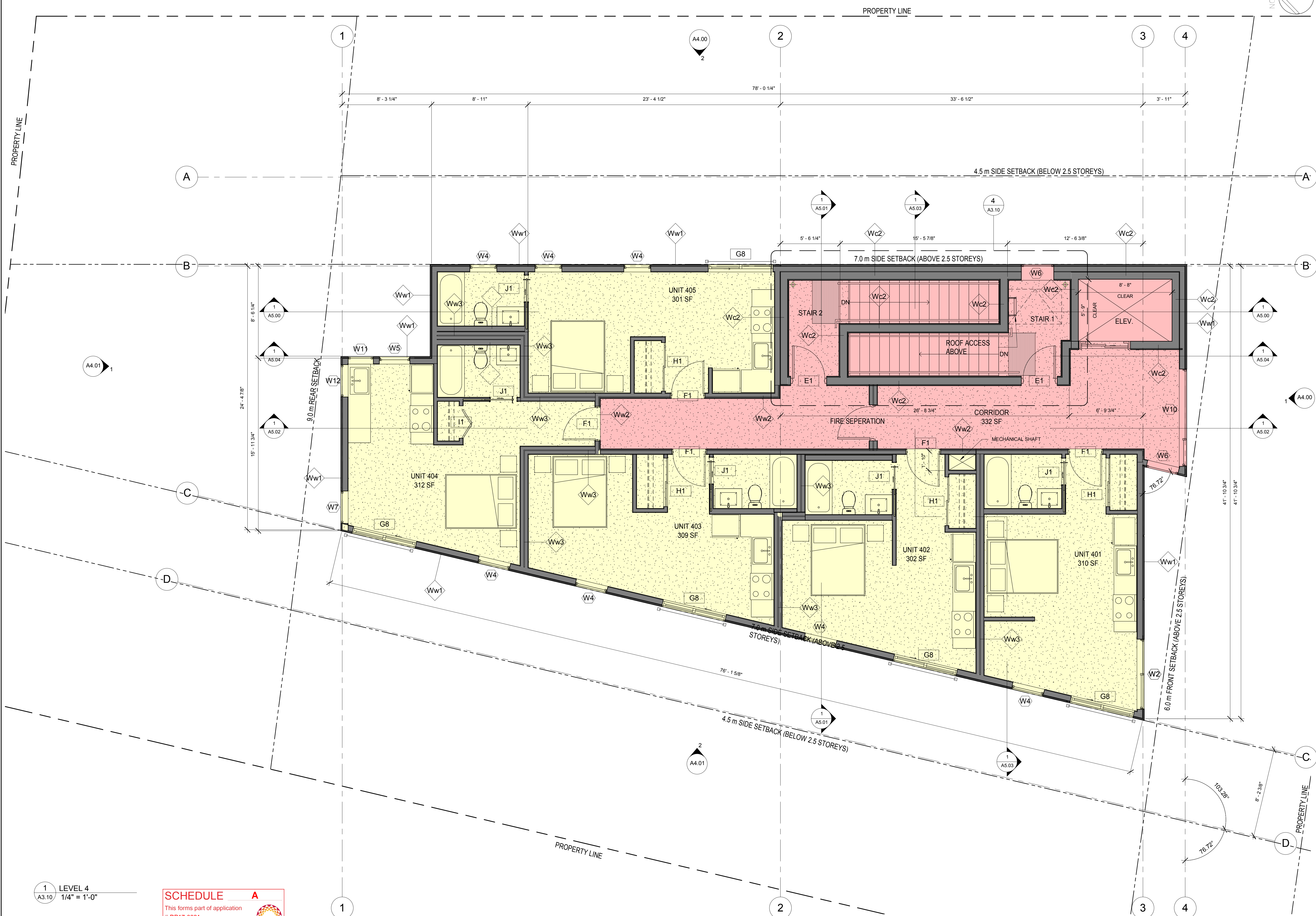
Planner Initials

AC

1 LEVEL 3  
1/4" = 1'-0"



NOT FOR CONSTRUCTION



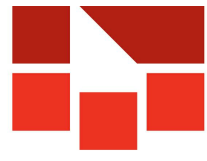
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file no.

drawing title  
**LEVEL 4  
FLOOR PLAN**

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

drawn \_\_\_\_\_ J.F.

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

drawing no. **A3.04**

plotted APR. 20, 2018 20/04/2018 1:25:46 PM

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A3.10 1/4" = 1'-0"

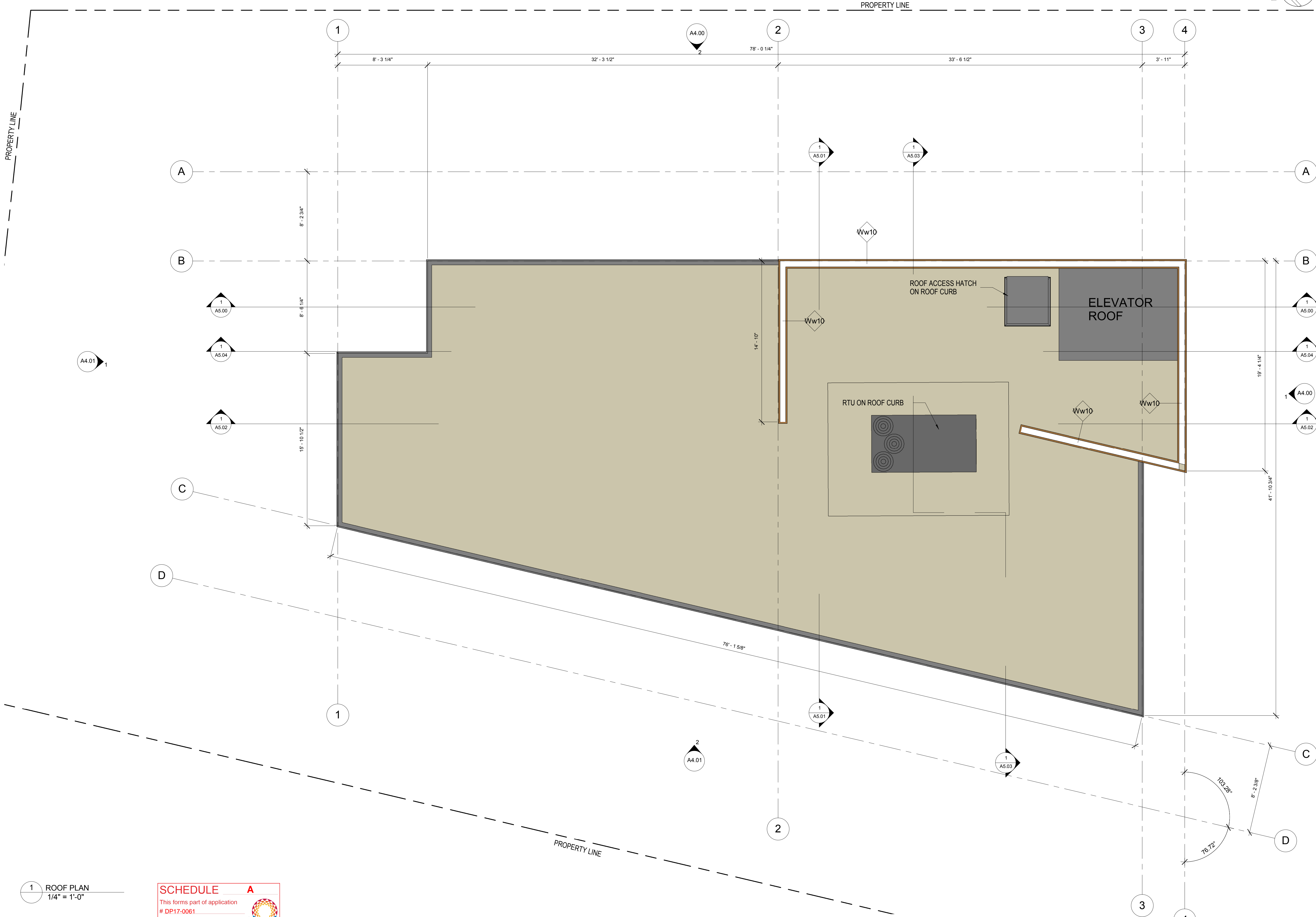
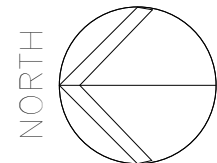
SCHEDULE A

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Planner  
Initials AC

City of  
**Kelowna**  
COMMUNITY PLANNING

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1 ROOF PLAN  
1/4" = 1'-0"

SCHEDULEA

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KELOWNA, BC

project no.

4010

file no.

drawing title

ROOF PLAN

designed

scale 1/4" = 1'-0"

drawn

J.F./R.B.

checked

R.Y.

drawing no.

A3.05

plotted

APR. 20, 2018



NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND

- STUCCO - LIGHT GREY/BEIGE  
COLOUR: TBD
- STUCCO - GRAY/BEIGE  
COLOUR: TBD
- CEMENT FIBER BOARD - WOOD GRAIN  
COLOUR: ALLURA, WOOD GRAIN, TBD
- CEMENT FIBER BOARD - SOLID BLACK  
COLOUR: TBD
- CEMENT COLUMN - PAINTED BLACK  
COLOUR: TBD
- PREFINISHED METAL FLASHING - BLACK  
COLOUR: TO MATCH BLACK FIBER CEMENT  
BOARD & WINDOWS/DOORS
- PREFINISHED METAL FLASHING - GRAY/BEIGE  
COLOUR: TO MATCH STUCCO FINISH
- GARAGE OVERHEAD DOOR - PAINTED TO  
MATCH  
EXTERIOR

EXTERIOR MATERIAL LEGEND

1. STUCCO - LIGHT GRAY/BEIGE
2. STUCCO - GRAY/BEIGE
3. CEMENT FIBER BOARD - WOOD GRAIN
4. CEMENT FIBER BOARD - SOLID BLACK
5. WINDOWS - STYLE / MANUFACTURE TO BE CONFIRMED
6. GLASS PATIO DOOR
7. ALUMINUM STOREFRONT - GLAZING AND DOORS
8. PAINTED METAL DOORS
9. ALUMINUM / GLASS GUARDRAILS
10. PREFINISHED METAL FLASHING
11. OVERHEAD PREFINISHED GARAGE DOOR
12. CONCRETE COLUMNS - PAINTED
13. ROOF TOP UNIT
14. REVEAL
15. GLASS CANOPY
16. ALUMINUM PICKET GUARDRAIL

SCHEDULE

B

This forms part of application

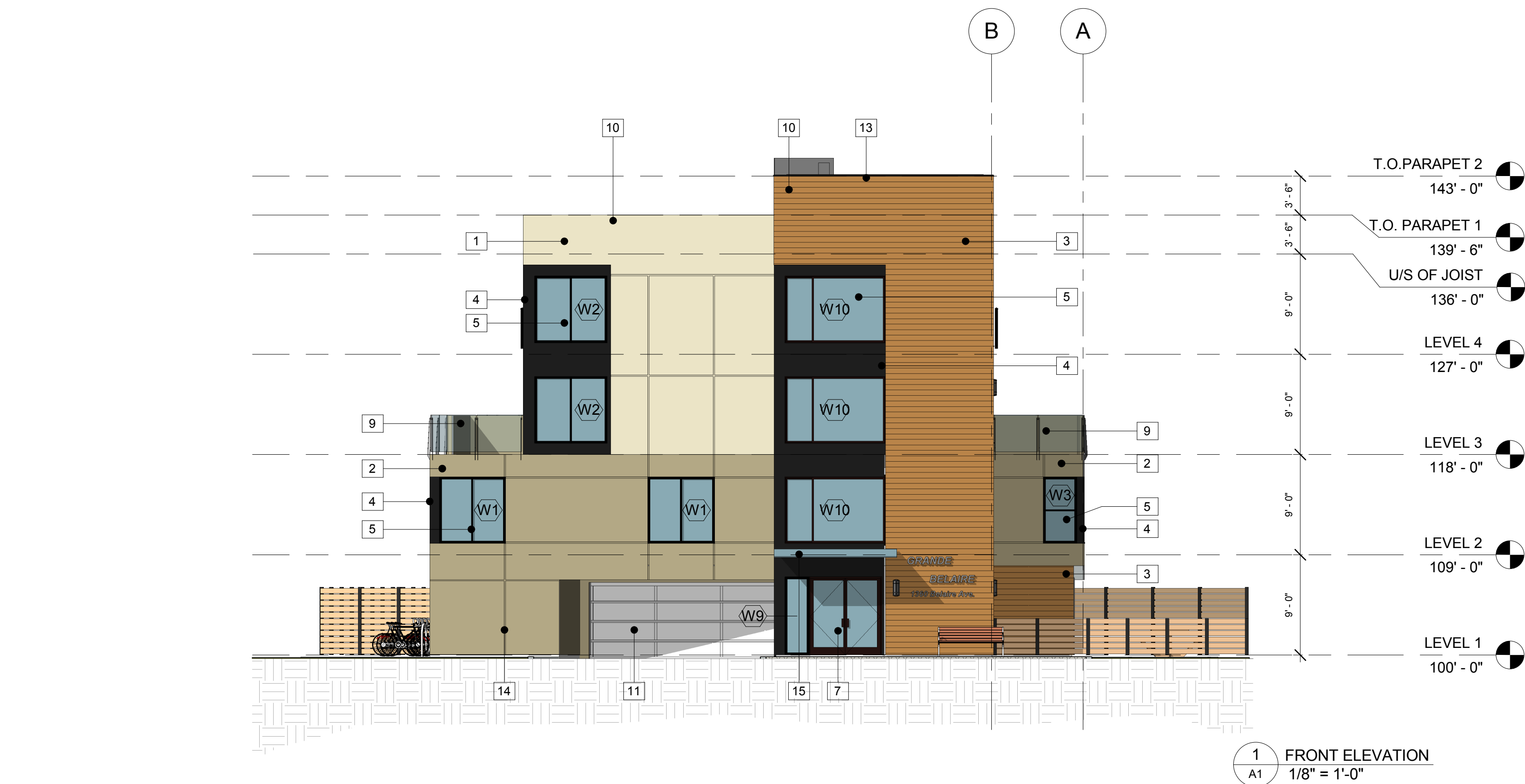
# DP17-0061

Planner Initials

AC

City of Kelowna

COMMUNITY PLANNING



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

Revisions		
No	Date	Description
1	MAY 9, 2017	ISSUED FOR DP
2	APR. 20, 2018	RE-ISSUED FOR DP

project title

GRAND BELAIRE CONDOMINIUM

project address

1360 BELAIRE AVE.,  
KELOWNA, BC

project no.

4010

file no.

drawing title

BUILDING ELEVATIONS

designed

scale

As Indicated

drawn

J.F./R.B.

checked

R.Y.

drawing no.

A4.00

plotted

APR. 20, 2018

EXTERIOR MATERIAL LEGEND

- STUCCO - LIGHT GREY/BEIGE  
COLOUR: TBD
- STUCCO - GRAY/BEIGE  
COLOUR: TBD
- CEMENT FIBER BOARD - WOOD GRAIN  
COLOUR: ALLURA, WOOD GRAIN, TBD
- CEMENT FIBER BOARD - SOLID BLACK  
COLOUR: TBD
- CEMENT COLUMN - PAINTED BLACK  
COLOUR: TBD
- PREFINISHED METAL FLASHING - BLACK  
COLOUR: TO MATCH BLACK FIBER CEMENT  
BOARD & WINDOWS/DOORS
- PREFINISHED METAL FLASHING - GRAY/BEIGE  
COLOUR: TO MATCH STUCCO FINISH
- GARAGE OVERHEAD DOOR - PAINTED TO  
MATCH  
EXTERIOR

EXTERIOR MATERIAL LEGEND

1. STUCCO - LIGHT GRAY/BEIGE
2. STUCCO - GRAY/BEIGE
3. CEMENT FIBER BOARD - WOOD GRAIN
4. CEMENT FIBER BOARD - SOLID BLACK
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8. PAINTED METAL DOORS
9. ALUMINUM / GLASS GUARDRAILS
10. PREFINISHED METAL FLASHING
11. OVERHEAD PREFINISHED GARAGE DOOR
12. CONCRETE COLUMNS - PAINTED
13. ROOF TOP UNIT
14. REVEAL
15. GLASS CANOPY
16. ALUMINUM PICKET GUARDRAIL

SCHEDULE

B

This forms part of application

# DP17-0061

Planner

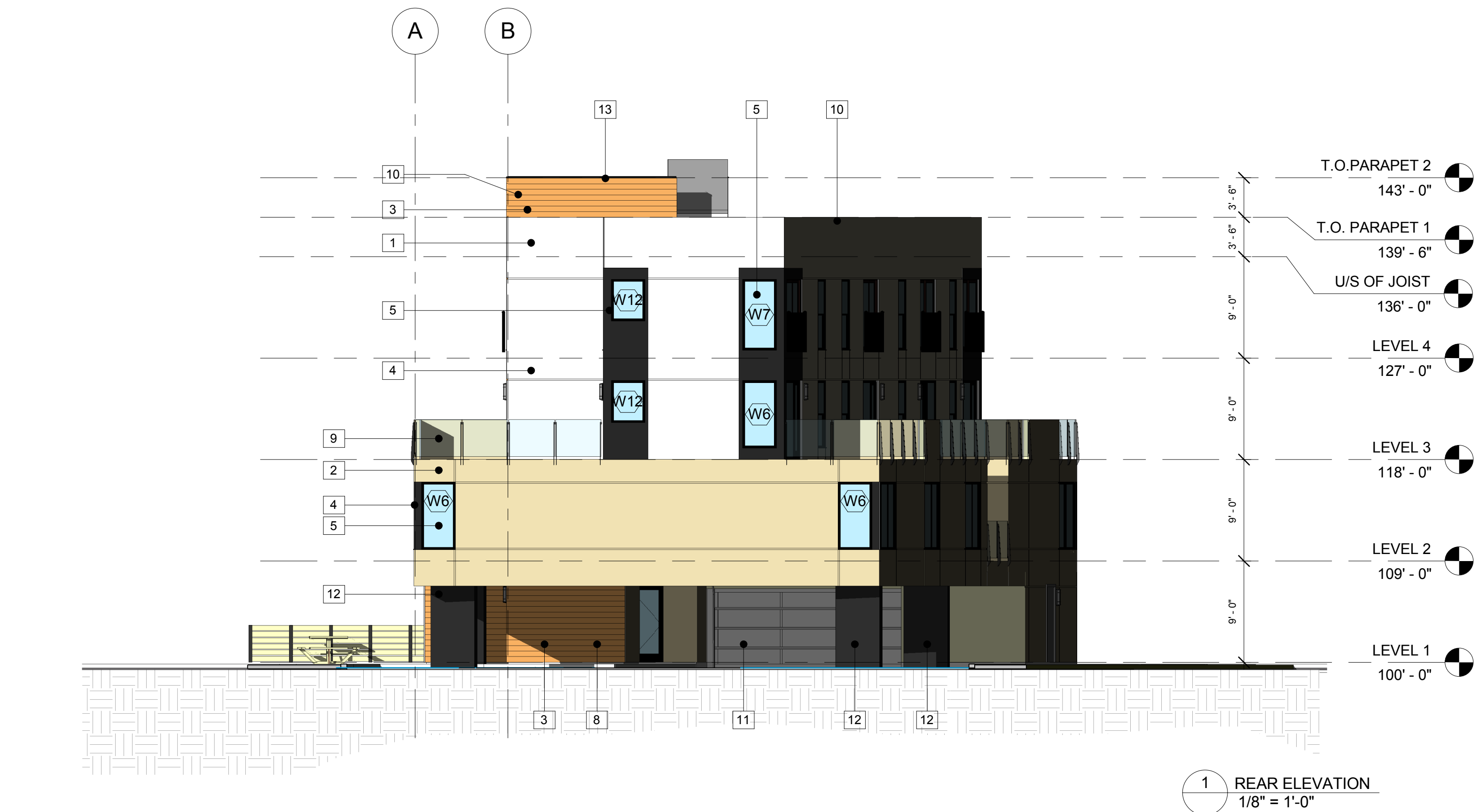
Initials

AC

City of

Kelowna

COMMUNITY PLANNING



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

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SEAL

Revisions		
No	Date	Description
2	APR. 20, 2018	RE-ISSUED FOR DP

project title

GRAND BELAIRE CONDOMINIUM

project address

1360 BELAIRE AVE.,  
KELOWNA, BC

project no.

4010

file no.

drawing title

BUILDING ELEVATIONS

designed

scale

As Indicated

drawn

J.F./R.B.

checked

R.Y.

drawing no.

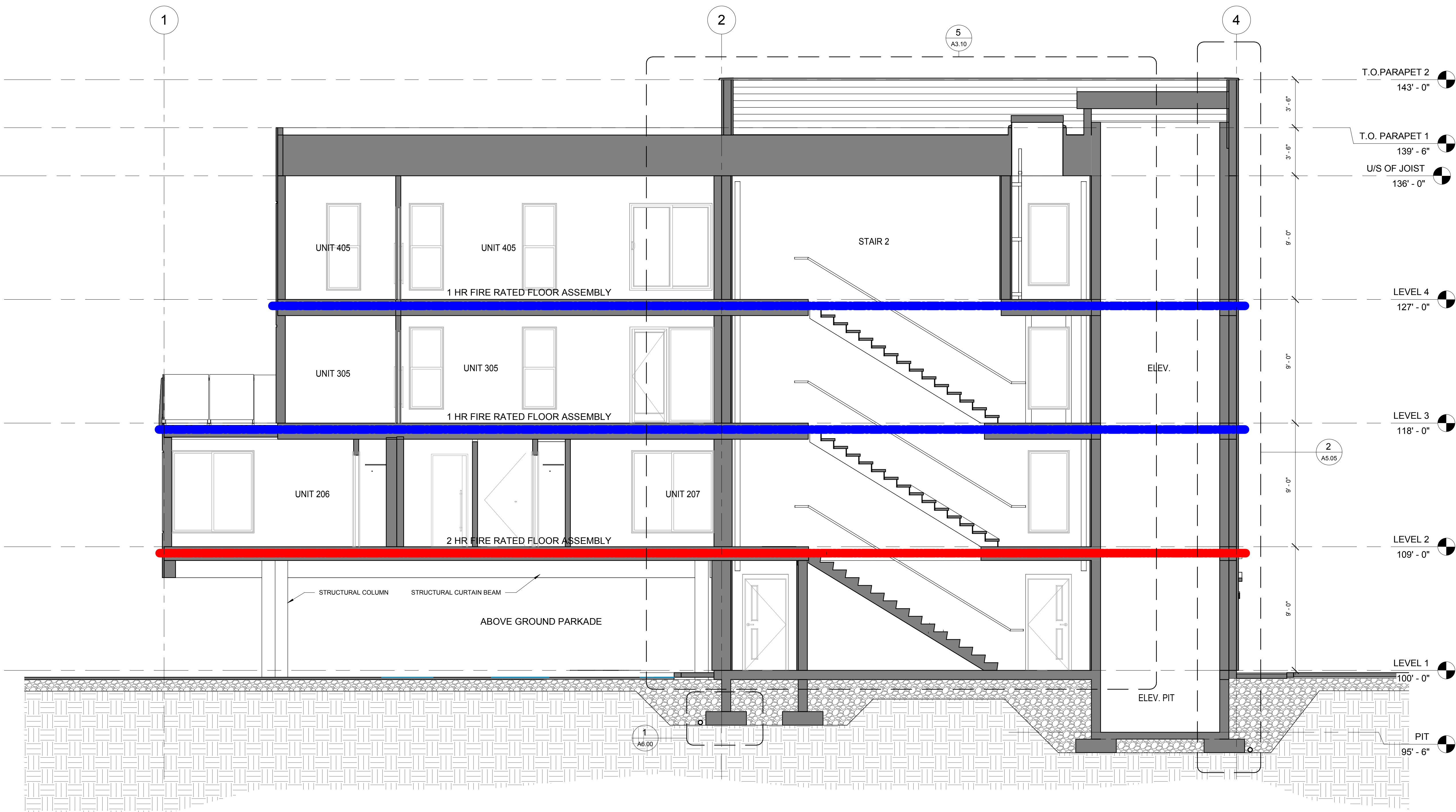
A4.01

plotted

APR. 20, 2018



NOT FOR CONSTRUCTION



1 BUILDING SECTION @ STAIRWELL  
A3.00 1/4" = 1'-0"

**FIRE SEPARATION LEGEND**

- 0 HR FIRE SEPARATION
- 3/4 HR FIRE SEPARATION
- 1 HR FIRE SEPARATION
- 1 1/2 HR FIRE SEPARATION
- 2 HR FIRE SEPARATION
- OVERHEAD SPRINKLER OPENING PROTECTION
- 1 HR FIRE RESISTANCE RATING

**TRAVEL DISTANCE**

- 45m (147.6ft) MAXIMUM DISTANCE

**SCHEDULE B**  
This forms part of application  
# DP17-0061

City of Kelowna  
COMMUNITY PLANNING

Planner Initials AC

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

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**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions		
No	Date	Description
1	MAY 9, 2017	ISSUED FOR DP
2	APR. 20, 2018	RE-ISSUED FOR DP

project title  
**GRAND BELAIRE CONDOMINIUM**

project address  
1360 BELAIRE AVE.,  
KELOWNA, BC

project no. 4010

file no.

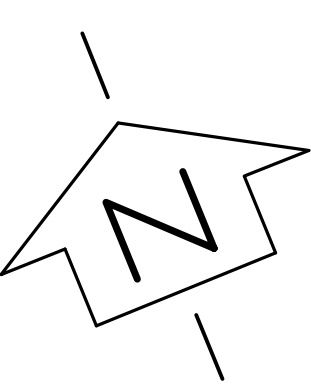
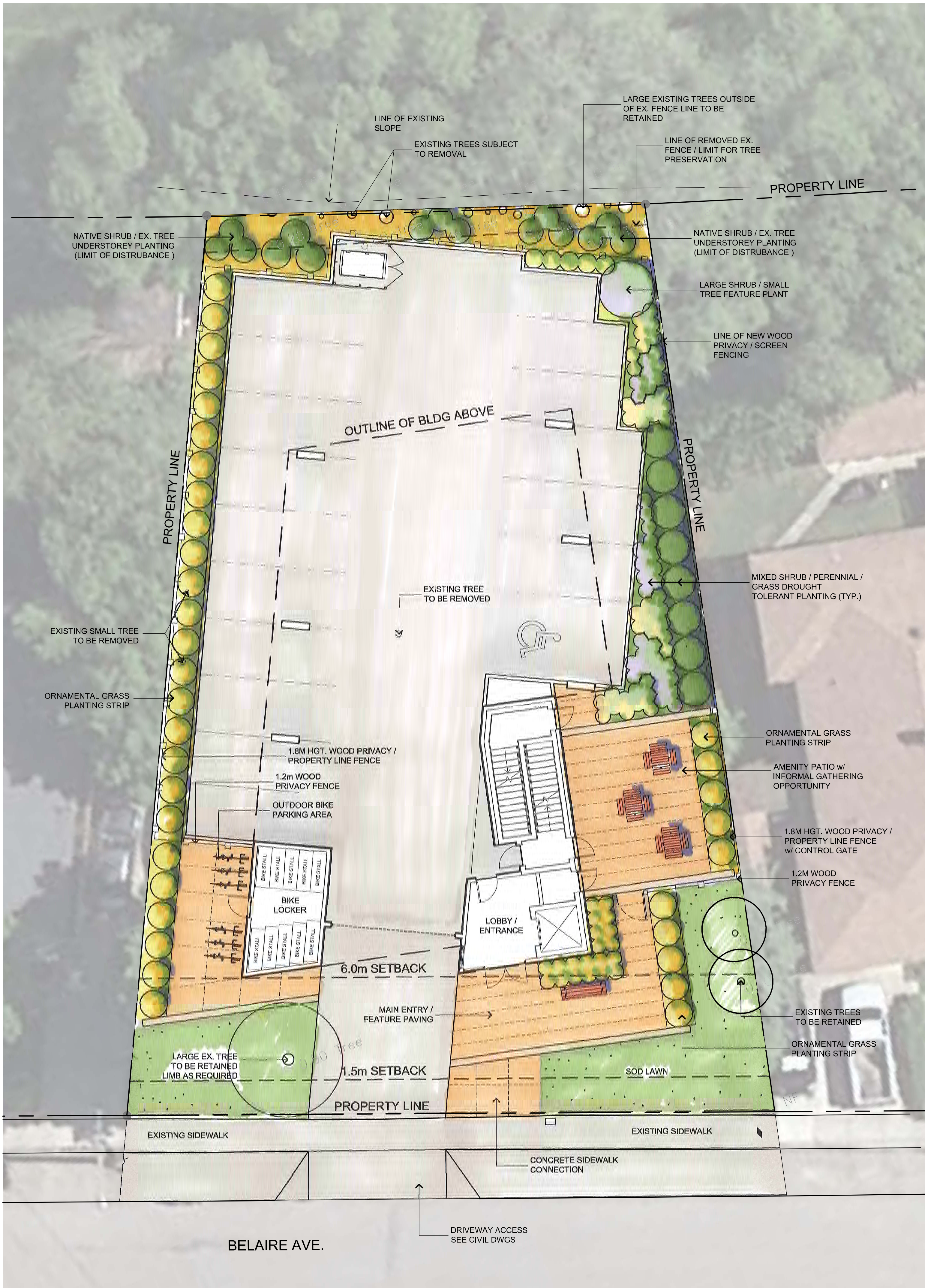
drawing title  
**BUILDING SECTIONS**

designed J.F./R.B.  
drawn J.F./R.B.  
checked R.Y.  
drawing no.

**A5.00**

plotted APR. 20, 2018





SCHEDULE C

This forms part of application

# DP17-0061

Planner Initials AC

City of Kelowna  
COMMUNITY PLANNING

ISSUED FOR DP - NOT FOR CONSTRUCTION

- 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
1	17/03/06	ISSUED FOR DP
-	17/03/03	FOR CLIENT REVIEW
REVISIONS / ISSUED		

CLIENT



NEW TOWN SERVICES  
250-860-8185  
WWW.NEWTOWNSERVICES.BC.CA

PROJECT

BELAIRE AVENUE  
CONDOMINIUM DEVELOPMENT

1360 BELAIRE AVE.  
KELOWNA, B.C.

BELAIRE CONDOMINIUMS - REPRESENTATIVE PLANT LIST

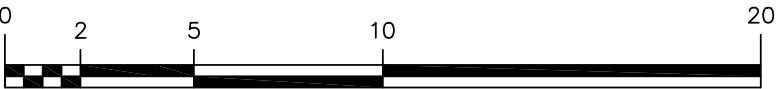
Qty	Botanical Name	Common Name	Size	Root	Mature Size (H x W)
Shrubs					
6	<i>Cornus sericea</i> 'Farrow'	Arctic Fire Red Twig Dogwood	#02	Potted	1.25m x 1.0m
3	<i>Euonymus alatus</i> 'Compactus'	Compact Burning Bush	#02	Potted	1.5m x 1.75m
6	<i>*Mahonia aquifolium</i>	Oregon Grape	#02	Potted	1.25m x 1.25m
1	<i>*Sambucus racemosa</i> 'Plumosa Aurea'	Golden Plume Elder	#05	Potted	3.0m x 2.0m
8	<i>*Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.5m x 1.5m
Perennials / Groundcovers / Vines					
7	<i>*Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow	#01	Potted	0.6m x 0.6m
5	<i>Allium karataviense</i>	Purple Flowering Allium	#01	Potted	0.2m x 0.15m
15	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#01	Potted	0.1m x 0.5m
8	<i>Echinacea purpurea</i> 'Pow Wow'	PowWow Purple Coneflower	#01	Potted	0.75m x 0.6m
7	<i>*Hemerocallis</i> 'Hyeron'	Hyperion Daylily	#01	Potted	0.9m x 0.75m
13	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	#01	Potted	0.5m x 0.6m
11	<i>*Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldstrum'	Goldstrum Coneflower	#01	Potted	0.75m x 0.6m
11	<i>Salvia x sylvestris</i> 'Mainacht'	May Night Salvia	#01	Potted	0.45m x 0.45m
Ornamental Grasses					
19	<i>*Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster	#01	Potted	1.5m x 0.75m
6	<i>Chasmanthium latifolium</i>	Northern Sea Oats	#01	Potted	1.0m x 0.75m
19	<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m
12	<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#01	Potted	0.5m x 0.5m
6	<i>*Miscanthus sinensis</i> 'Purpurascens'	Flame Grass	#01	Potted	1.25m x 1.0m
8	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.5m x 0.5m
5	<i>*Saccharum ravennae</i>	Northern Pampas Grass	#01	Potted	2.5m x 1.2m

\* Denotes 'Okanagan Inspired' plant species



TOPOGRAPHIC SURVEY PLAN OF LOT 34, DISTRICT LOT 137, ODYD, PLAN 10011.

SCALE 1:200 METRIC



THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C-size) WHEN PLOTTED AT A SCALE OF 1:200 METRIC.

LEGEND

- Standard Iron Post Found
- NF— Denotes Survey Evidence Searched For and Nothing Found

Distances shown are in metres and decimals thereof.

Grid bearings and elevations are derived from observations to geodetic monuments 6439 and 78H8844.

This plan is based upon a field survey conducted on the 4th and 7th of October, 2016.

A comprehensive legal survey may reveal lot dimensions that differ from those shown.

