



CITY OF KELOWNA

MEMORANDUM

SCHEDULE **A**

This forms part of application
Z18-0027 & Z18-0007



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

AW

Date: March 27, 2018
File No.: Z18-0027
To: Real Estate Services (AW)
From: Development Engineer Manager (JK)
Subject: 155 Bryden Rd 970 Hwy 33 W 905-907 Badke Rd P2 RU1 to RM5

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

These are Dev. Eng. initial comments and they may be subject to MOTI requirements

1. Subdivision

- a) Provide easements as may be required.
- b) Consolidate the lots.
- c) Dedicate approximately 3.7m along the Hwy 33 frontage of 970 Hwy 33 to achieve an ultimate 30.0 m. road right of way.
- d) Dedicate a truncation at the SW corner of 970 Hwy 333 W to match the west side of Bryden Rd..
- e) Discharge sanitary service SRW on 907 Hwy 33 W.
- f) The building on 905 Badke RD will require a new service before the existing service on Bryden is abandoned.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide specific requirements for footings and foundation construction.
- h) Provide specific construction design sections for roads and utilities over and above the City's current construction standards.

3. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the zone currently applied for under this application.

4. Sanitary Sewer.

- a) The subject property is serviced by the Municipal wastewater collection system and is located within Specified Area #1. This application does not trigger any Specified Area charges.
- b) The three properties are all currently serviced by sanitary sewer. A new sanitary service, sized and conveniently located to accommodate the proposed development will be required. All the existing services must be permanently disconnected. The cost of disconnecting the old services and installing a new service will be determined when an application for the new service is received by the City Inspection Services Department.

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the ground recharge system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

6. Power and Telecommunication Services.

The subject property is located within the Rutland Town Centre. The services to this development and adjacent overhead distribution are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Road improvements.

a) Bryden Rd

The applicant is responsible for the upgrade of Bryden Road to a paved urban major local standard (SS-R3) modified to a 20.0m ROW. The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works, boulevard landscaping and lighting, removal and/or relocation of utilities as may be required, etc.

b) Hwy 33

The applicant is responsible for the upgrade of Hwy 33 frontage. The works fronting 970 Hwy 33 W will conform to the existing frontage of 905 Badke – separate sidewalk and boulevard.

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 and MOTI for the work on Hwy 33. 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 required, including those on proposed or existing City Lands.
- (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.

1. Charges and Fees

Development Cost Charges (DCC's) are payable

- (a) Fees per the "Development Application Fees Bylaw" include:
- i) Survey Monument Fee: **\$50.00** per newly created lot (GST exempt).
 - ii) Survey Monument, Replacement Fee: **\$1,200.00** (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- (b) A hydrant levy charge of **\$250.00** per lot (not required if developer installs a fire protection system – mains and hydrants).



James Kay, P.Eng.
Development Engineering Manager

agm



our File #: 18-0027
OCP18-0007
DP18-0062
D18P18-006
eDAS File #: 2018-0107
Date: Jun 06 2018

City of Kelowna
Community Planning
105 Water Street
Kelowna, British Columbia V1Y 1C1
Canada

Attention: Community Planning

Re: Proposed Bylaw 8000 for:
905 Badke Road, Kelowna
970 Hwy 101 Highway W, Kelowna
155 Bryden Road, Kelowna



Hello Alec Warrender,

The Ministry has completed its review of the proposed zoning changes for the above noted property.

We understand the following:

Development Scope:

- 152 units over 5 buildings ranging from 1 to 6 storeys
- Access is exclusively served by Bryden Road
- Development Site is spread over 10 parcels.
- All parking is contained on-site.
- Two of three parcels front 101 Highway 101.

Transportation:

Roads:

- 101 Highway 101 is a provincially owned Controlled Access 101 Highway with a functional class of Arterial.
- 101 Highway 101 is fully urbanized 5 lane cross section with curb/gutter and sidewalk and dedicated left turn lanes into Bryden Road and Franklin Road with no pedestrian crossings.
- Gerstmar and Hollywood Roads both serve the nearby road network with fully signalized intersections with dedicated left turn lanes and at-grade pedestrian crossings.
- Bryden Road will serve access to the development, is two lanes with open shoulder and no sidewalk.
- Bryden Road serves a local road connection between Broughton Road and 101 Highway 101.

Local District Address

Kelowna Area Office

100-1058 St. Paul Street
Kelowna, BC V1Y 2E1
Canada

Phone: (250) 712-1660 Fax: (250) 712-1669

- Bryden Road runs North and South which intersects with Highway 1 as a four legged intersection.

Alternate Transportation:

- BC Transit stops are well within reasonable walking distance.
- Houghton Road: Active Transportation Corridor.

Coning:

Given the above understanding we feel the site is very well serviced by the local road network, transit and alternate modes of transportation. While this development will generate more traffic load on the immediate Bryden Road and Highway 1 intersection, we feel the site is well situated to take advantage of alternate routes and modes of transportation which should reasonably reduce the impact on the arterial Highway 1. Further, based on the proposed 152 units when calculated for trip generation, we find the proposed development falls below the threshold for triggering traffic impact study on provincially owned highways (Highway 1).

Subdivision:

We also understand the development is proposed to occur over three separate parcels. Should the parcels be consolidated through municipal subdivision, the Ministry, pursuant to Section 80 of the *Land Title Act*, will require dedication of lands fronting arterial Highway 1, 15.2 metres from highway centre-line along the entire frontage and 6 metres by 6 metres corner cut-off.

Conclusion:

Based on our above findings, the Ministry has no objections to the proposed land use changes provided:

- 1) No direct access to Highway 1 is maintained.
- 2) Any existing access to Highway 1 be physically removed and restored with Ministry standard, non-mountable high-back curb.

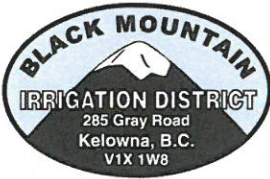
Once this bylaw has achieved Third Ready by Council, please provide the final Bylaw for approval.

If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-660.

Sincerely,



Blaine Garrison
District Development Technician



Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

BMID File No.: 2018.15

April 25, 2018

Alec Warrender
City of Kelowna Planning
(250) 469-8776
awarrender@kelowna.ca

SCHEDULE A

This forms part of application
Z18-0027 & Z18-0007

Planner
Initials

AW


City of
Kelowna
COMMUNITY PLANNING

Dear Mr. Warrender:

Re: Z18-0027, DVP18-0063, OCP18-0007, DP18-0062 referral to BMID for water servicing considerations

Please be advised our preliminary review of the above referenced application to develop 152 multi-family units on the subject properties has been reviewed by our consulting engineer for water servicing comment. I have attached a copy of that review for your information.

The property is within the service area of the Black Mountain Irrigation District and water services are available for the project, subject to compliance with district bylaws and the payment of applicable fees. The developer or their representatives are encouraged to contact the district directly to discuss the specific requirements needed for water servicing this project.

Please feel free to contact me if you have questions.

Sincerely,
BLACK MOUNTAIN IRRIGATION DISTRICT

Toby Pike,
Administrator

Enclosure.

Proposal for Development Permit, Rezoning, OCP Amendment and Development Variance Permit

970 Hwy 33 W, 155 Bryden Rd, & Part of 905-907 Badke Rd

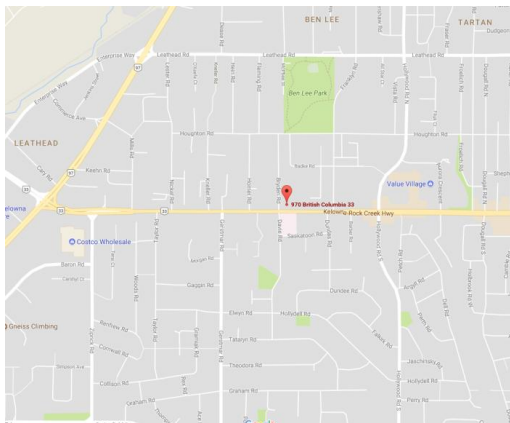
Introduction

This application is for a Rezoning, OCP Amendment, Development Permit, and Development Variance Permit to facilitate the construction of a 152 unit multiple residential community located on the corner of Hwy 33 and Bryden Rd.

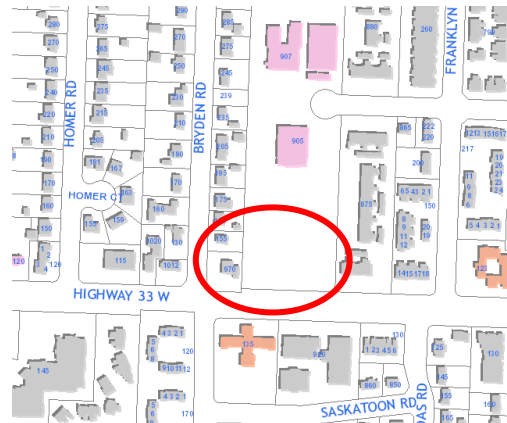


Site Context and Land Use

The subject site consists of 3 parcels. The property at 905 Badke Rd is zoned P2, while 970 Hwy 33 and 155 Bryden Rd are zoned RU1 with single family homes on each. The OCP Land Use Designation is a mix between Low Density Multiple Residential and Educational/Institutional.



Site Location
Source: Google Map



Site Context
Source: City of Kelowna

Proposal Overview

The applicant would like to construct a series of five 4-6 storey multiple residential buildings under the RM5 zoning designation. This project aims to focus the smaller scale (4 storey) buildings along each road frontage to minimize the massing impact on the pedestrian scale. To achieve the density goals under the RM5 zone, the buildings along the East and North boundary are 5 and 6 storeys in height respectfully. Most of the onsite parking is provided underneath the buildings in an underground parkade, with minimal parking on the surface slab near the centre of the site.

The buildings themselves are contemporary and modern in nature. High quality building materials include fiber cement panels, concrete, aluminum, and glass. Great care has been exercised in the design of the upper storeys for each building to step back the mass from the lower floors. Multiple roof projections add visual articulation and interest to the overall roofline. On the lower floors, units are ground oriented where possible and exit out onto each street frontage. All vehicular access to the site is focused on the northernmost point of the Bryden Rd frontage to maximize the distance from the Hwy 33 intersection and screen the access point from view along the Hwy pedestrian corridor.

Landscaping for this site will be robust. Terraced perennial planting beds will be provided along each frontage to completely screen the foundation wall of the parkade. Dense trees, shrubs and ornamental grasses will create a visual barrier to separate residential uses to the East and West. While the applicant will retain ownership of the property to the North, a planted berm with trees and shrubs will be constructed along this boundary to clearly delineate the edge of the site. On top of the parking slab a mixture of deciduous trees, shrubs, grasses and perennials will add a variety of textures to the urban landscape.



Figure 1: Aerial rendering of the site.

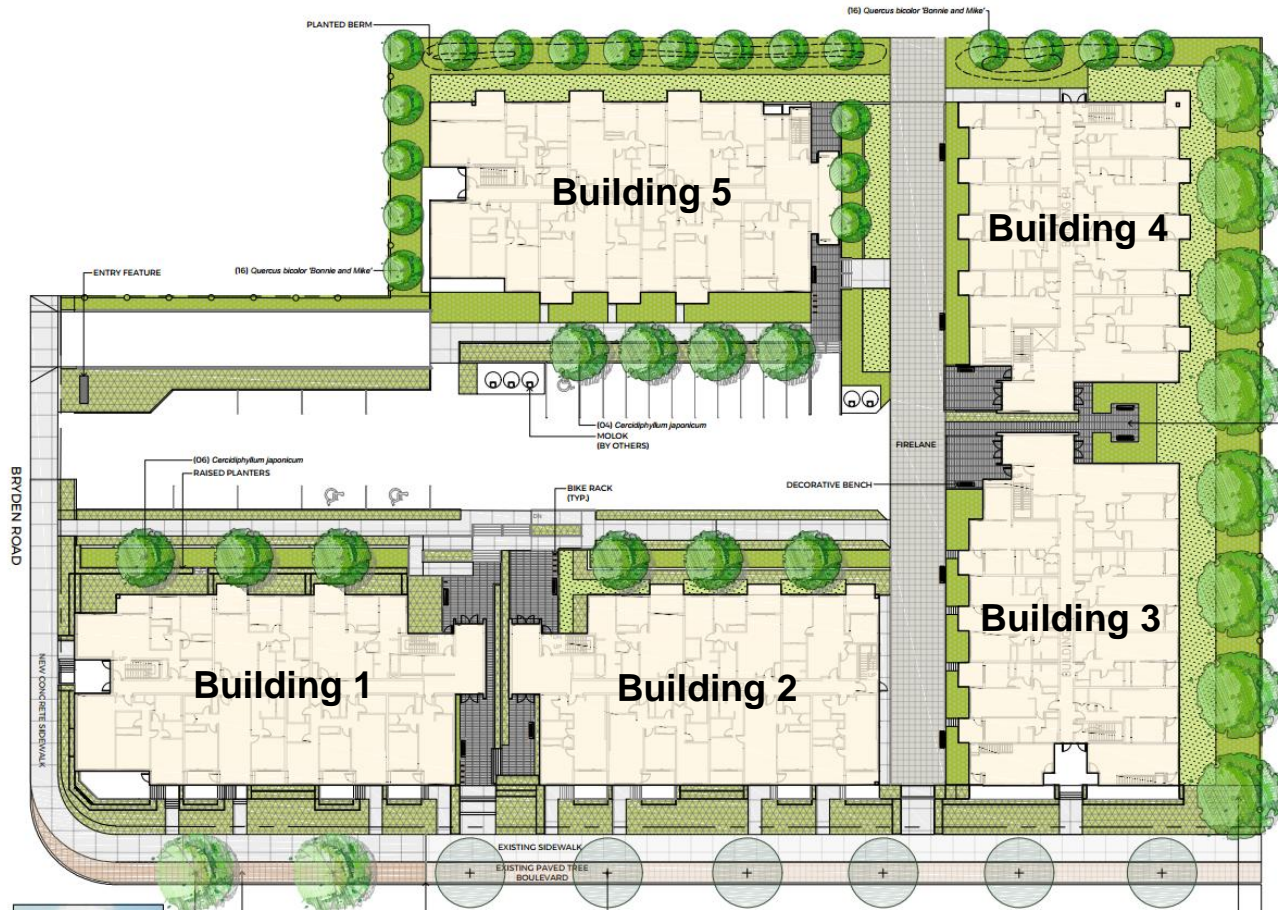


Figure 2: Landscaped site plan of the project

A quick breakdown of the bylaw changes that need to be made to facilitate approval of this project:

OCP Amendment:

- Both 155 Bryden and 970 Hwy 33 W need their Future Land Use Designation Changed from "Low Density Multiple Residential" to "Medium Density Multiple Residential".
- 905-907 Badke Rd Requires a partial change of its Future land Use Designation from "Educational/Institutional" to "Medium Density Multiple Residential"

Re-zoning:

- Full site needs to be rezoned from RU1/P2 to RM5 Medium Density Multiple Housing.

Development Permit:

- The site is within the Natural Environment & Urban Design DP areas so it will require Council approval of a Development Permit prior to proceeding.

Development Variance Permit:

- Buildings 3, 4 & 5 are all over the 4.5 storey maximum height prescribed in the RM5 zone, so a height variance will need to be granted for these buildings.

This project meets several of the goals put forth by the City of Kelowna OCP:

Objective 5.2 Policy 4 Complete Communities. *Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.*

This site is roughly 1ha in size and has 152 residential units, which well exceeds the goals of this policy. There are 3 bus stops within 100m and it is on a major bus route already. Furthermore, it is also located in the Rutland Urban Centre which reduces the proximity to jobs and amenities.

Revitalization Design Guideline 4.13 *Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development. Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete;*

As discussed above, this project will utilize fiber cement panels, concrete, and aluminum framed windows/door. This dedication to quality materials will ensure the durability and visual appearance of the building for years to come.

Revitalization Design Guideline 6.5 *Uses associated with motor vehicles, including truck loading and waste storage and removal, should be screened from public view and should not be situated where they would conflict with pedestrian movement patterns;*

All vehicular access to the site is provided on the north end of the Bryden Rd frontage, away from most pedestrian movements and sightlines. Waste storage is provided in the centre of the site, which is not visible from the public streets. In an effort to provide a less intrusive waste management system, the development will utilize Molok style waste containers which sit predominantly below grade. An example of this system is shown below.



Figure 3: Molok Waste Containers.

Variance Requested

On projects of this size, variances can be common. While the applicant made a strong effort to conform to the Zoning Bylaw as well as possible, a single variance is still required. Buildings 3-5 will require a minor height variance as they are all above the 4.5 storey maximum under the RM5 zone. A summary of each building height is shown in the table below:

	Height (m)	# Storeys
Building 1	15.8	4
Building 2	14.8	4
Building 3	18.0	5
Building 4	17.2	5
Building 5	20.2	6

 = Height parameter consistent with Zoning Bylaw.

 = Height parameter requiring variance.

As is evident in the table above, building 3 & 4 only require a variance with respect to the number of storeys in the building. They fully conform to the overall Zoning height requirement of 18m. Overall height should be the preferred method of measuring building height as it gives the best indication of visual impact. We do not expect building 3 or 4 to be higher or more intrusive than any other RM5 building in the City; it simply has one more storey built into it. Building 5 will require a height variance with respect to overall height and the number of storeys. The overall height difference is minor in nature, at 2.2m over the Zoning maximum of 18m. This is less than the height of a conventional storey. It is also worth noting that all of the buildings have top floors which are stepped back from the lower floors to reduce visual impact on the pedestrian scale. Dense landscaping along property lines also screens these taller buildings from view.

Conclusion

This is a large project that can bring a great deal of benefit to the Rutland Urban Centre. It would add 152 units of critical mass to bolster local businesses and transit routes. The revitalization of Rutland has been repeatedly identified as a priority by the City of Kelowna. The redevelopment of this underutilized site speaks to that goal by adding many new homes for young professionals, retirees, small families and anyone looking for an affordable home close to urban amenities. The applicant kindly seeks support from Staff and Council for this application.

CHRISTIAN CENTRE CONDO

970 HIGHWAY 33 W, KELOWNA BC



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.
1464 St. Paul Street, Kelowna B.C., V1Y 2E6
Roman Yanchshikov, Architect AICB
ph: 250 860 8185, fax: 250 860 0985
roman@newtownservices.net

A0.00	COVERPAGE AND DWG LIST
A0.01	ZONING & BUILDING CODE REVIEW
A0.02	SITE AREAS
A0.03	SURVEY PLAN
A2.00	SITE & MAIN FLOOR PLAN
A3.00	PARKADE OVERALL PLAN
A3.01	LEVEL 1 OVERALL PLAN
A3.02	LEVEL 2 OVERALL PLAN
A3.03	LEVEL 3 OVERALL PLAN
A3.04	LEVEL 4 OVERALL PLAN
A3.05	LEVEL 5 OVERALL PLAN
A3.06	LEVEL 6 OVERALL PLAN
A3.07	LEVEL 7 OVERALL ROOF PLAN
A3.11	SOUTH WEST ISOMETRIC VIEW
A3.12	NORTH EAST ISOMETRIC VIEW
A4.00	ELEVATIONS
A4.01	ELEVATIONS
A5.00	SECTIONS
A5.01	SECTIONS
A5.02	SECTIONS

CIVIL

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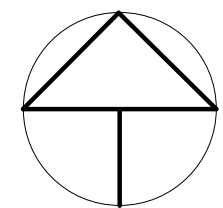
101	SERVICING PLAN
102	GRADING PLAN

LANDSCAPE

WSP
540 Leon Avenue, Kelowna, B.C., V1Y 6J6
ph: 250 869 1334, fax: 250 862 4849

LDP-1	SITE PLAN
LDP-2	HYDROZONE PLAN

TRUE NORTH



KEYPLAN: 970 HIGHWAY 33

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	FEB. 19 2018	Issued for DP

project title

CHRISTIAN CENTRE CONDO

project address

970 Highway 33W,
Kelowna, BC

project no.

4023

file no.

drawing title

**COVERPAGE
AND DWG LIST**

designed

R.Y./R.B.

scale

drawn

R.B.

checked

R.Y.

drawing no.

A0.00

plotted FEB. 19, 2017

NOT FOR CONSTRUCTION

ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING:	
P2 & RU1	RM5

RM5 ZONING REQUIREMENTS:

ALLOWED	PROPOSED
---------	----------

FAR:	
1.1 (1.2 IF PARKING STALLS ARE UNDER OCCUPIED SPACE)	1.2 (100% OF PARKING STALLS ARE UNDER OCCUPIED SPACE)

SITE AREA:	
10242.35m (110,247.76sf)	

NET BUILDING AREA:	
132,296 SF BASED ON 1.2 FAR	132,296 SF

MAX SITE COVERAGE FOR BUILDINGS:	
40%	40%

MAX SITE COVERAGE INCL PARKING & DRIVEWAYS:	
65%	55%

BUILDING HEIGHT:	
4.5 STOREYS OR 18m	4.5 STOREYS OR 18m

BUILDING B1

NUMBER OF STOREYS: 4
AVERAGE HEIGHT: 15.8m

BUILDING B2

NUMBER OF STOREYS: 4
AVERAGE HEIGHT: 14.8m

BUILDING B3

NUMBER OF STOREYS: 5
AVERAGE HEIGHT: 18.0m
VARIANCE REQUIRED

BUILDING B4

NUMBER OF STOREYS: 5
AVERAGE HEIGHT: 17.2m
VARIANCE REQUIRED

BUILDING B5

NUMBER OF STOREYS: 6
AVERAGE HEIGHT: 20.2m
VARIANCE REQUIRED

SETBACKS:	
FRONT:	1.5m FOR FIRST 2.5 STOREYS 6.0m FOR UPPER 2 STOREYS
	1.5m FOR FIRST 2 STOREYS 6.0m FOR UPPER 2 STOREYS

SIDE:	4.5m FOR FIRST 2.5 STOREYS 7.0m FOR UPPER 2 STOREYS
	4.5m FOR FIRST 2 STOREYS 7.0m FOR UPPER 2 STOREYS

REAR:	9.0m
	9.0m

PRIVATE OPEN SPACE:	
REQUIRED: 3323m2	BALCONIES/ PATIOS: 2022 m2 OPEN PRIVATE SPACE AT GROUND LEVEL: 3050 m2 TOTAL PROVIDED: 5072 m2

PARKING AND LOADING:	PROVIDED: 242
1 STUDIO: 2 x 1 = 2 STALL	PARKADE 218
1 BEDROOM: 45 x 1.25 = 56.25 STALLS	SURFACE 24
2 BEDROOM: 105 x 1.5 = 157.5 STALLS	
TOTAL: 152 216 STALLS	

BICYCLE STORAGE:	PROVIDED: 100
152 x 0.5 (Class I) = 76	
152 x 0.1 (Class I) = 15.2	
TOTAL REQUIRED = 92	

BUILDING STATISTICS:

UNIT TYPOLOGY & COUNT:

BUILDING B1	
1 BEDROOM:	5
2 BEDROOM:	20
TOTAL:	25

NUMBER OF STOREYS: 4

BUILDING B2	
1 BEDROOM:	6
2 BEDROOM:	19
TOTAL:	25

NUMBER OF STOREYS: 4

BUILDING B3	
1 BEDROOM:	13
2 BEDROOM:	21
TOTAL:	34

NUMBER OF STOREYS: 5

BUILDING B4	
STUDIO	2
1 BEDROOM:	9
2 BEDROOM:	21
TOTAL:	32

NUMBER OF STOREYS: 5

BUILDING B5	
1 BEDROOM:	12
2 BEDROOM:	24
TOTAL:	36

NUMBER OF STOREYS: 6

TOTAL NUMBER OF UNITS: 152

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project address

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ZONING &
BUILDING
CODE REVIEW

designed

scale

R.Y./R.B.

drawn

R.B.

checked

R.Y.

drawing no.

A0.01

plotted FEB. 19, 2017

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project address
**970 Highway 33W,
Kelowna, BC**

project no. 4023

drawing title
SITE AREAS

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

drawn _____ J.F.

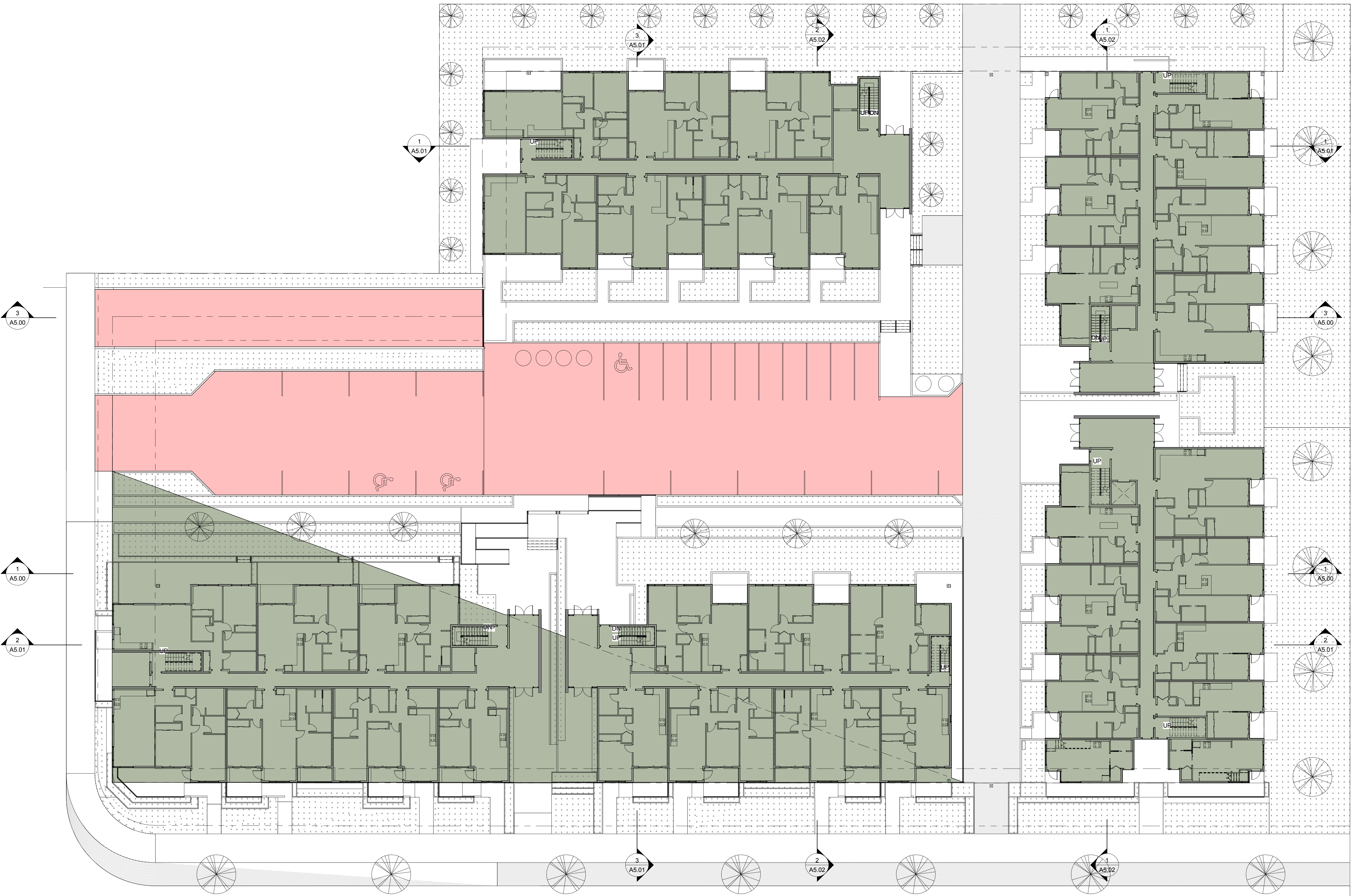
checked _____ R.Y.

drawing no.

A0.02

plotted FEB. 19, 2017

NOT FOR CONSTRUCTION



AREAS:	
	1461 m2 (15,726.13 sf)
	4152.3 m2 (44,694.9 sf)
TOTAL:	
	5613.3 m2 (60,421.03 sf)

1 SITE AREAS
1/16" = 1'-0"



1 ISOMETRIC VIEW W/ EXIST TERRAIN

NOT FOR CONSTRUCTION

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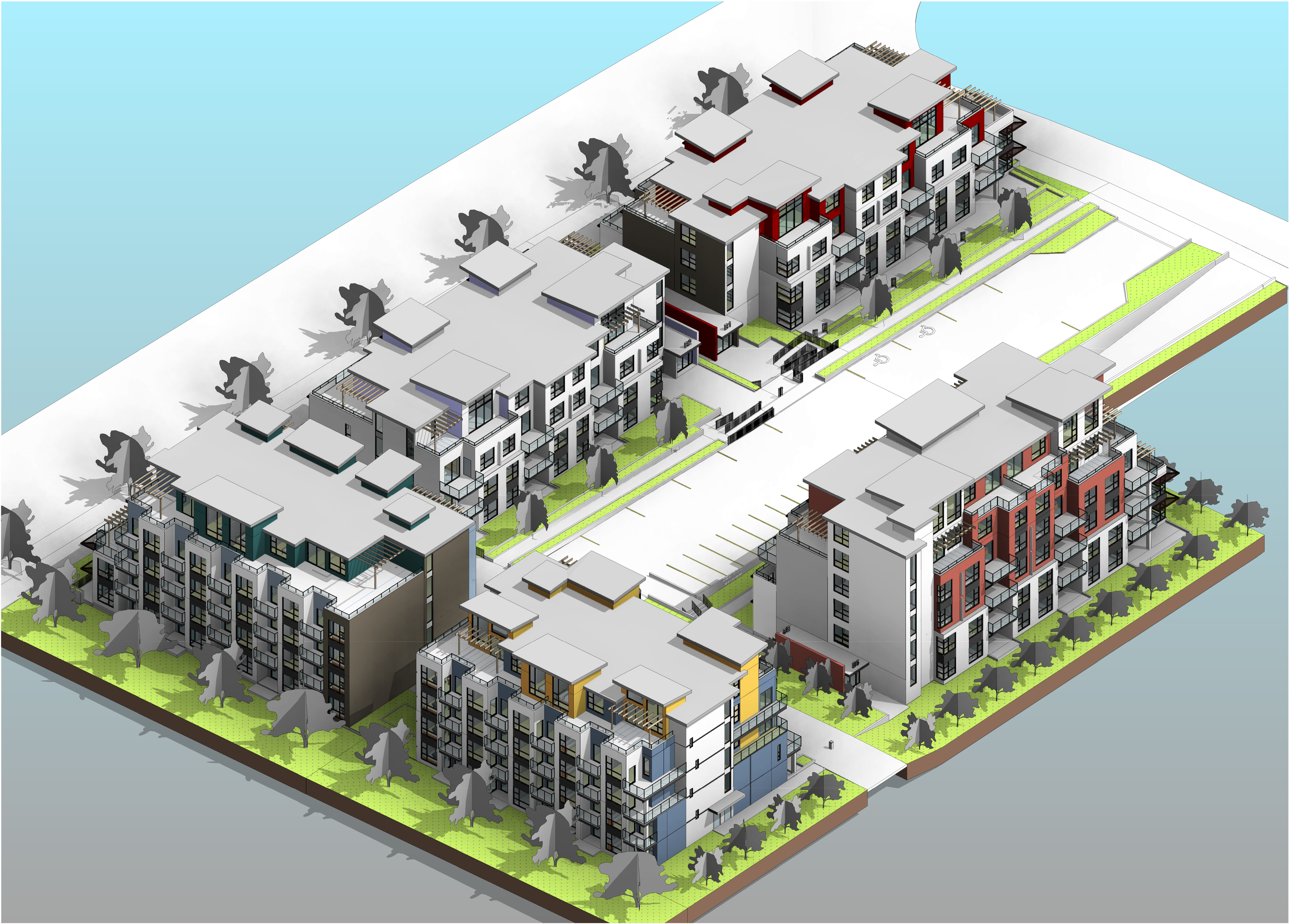
project title
CHRISTIAN CENTRE CONDO

project address
970 Highway 33W,
Kelowna, BC
project no. 4023

file no.
drawing title
SOUTH WEST ISOMETRIC VIEW

designed	R.Y./R.B.	scale
drawn	R.B.	
checked	R.Y.	
drawing no.	A3.11	

plotted FEB. 19, 2017



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This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
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SEAL

Revisions		
No	Date	Description
1	FEB. 19 2018	Issued for DP

project title

CHRISTIAN CENTRE CONDO

project address

970 Highway 33W,
Kelowna, BC

project no.

4023

file no.

drawing title

**NORTH EAST
ISOMETRIC
VIEW**

designed	R.Y./R.B.	scale
drawn		R.B.
checked		R.Y.
drawing no.		

A3.12

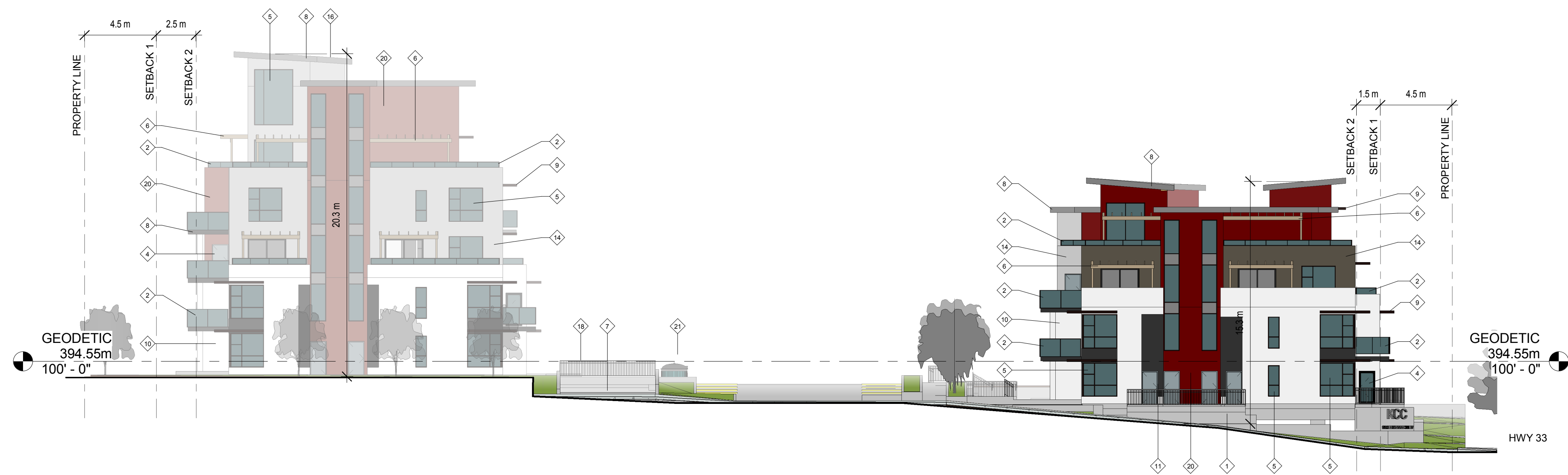
plotted FEB. 19, 2017

1 ISOMETRIC VIEW NE/ EXIST TERRAIN

NOT FOR CONSTRUCTION



1 SOUTH ELEVATION (HWY 33)
1/16" = 1'-0"



2 WEST ELEVATION (BRYDEN ROAD)
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. ARCHITECTURAL CONCRETE
2. ALUMINUM/GLASS RAILINGS - PAINTED BLACK
3. ALUMINUM CURTAIN WALL
4. EXTERIOR ALUMINUM ENTRY DOORS - PAINTED BLACK
5. EXTERIOR ALUMINUM WINDOWS - PAINTED BLACK
6. PERGOLA - STAINED CEDAR WITH CAP FLASHING
7. METAL OVERHEAD GARAGE DOOR - INSULATED
8. METAL CAP-FLASHING - PAINTED
9. ALUMINUM SUN SCREEN - PAINTED BLACK
10. HARDI PANEL - WHITE
11. HARDI PANEL - DARK BROWN
12. HARDI PANEL - GRAY-BLUE
13. HARDI PANEL - BLACK
14. HARDI PANEL - GREY
15. CONCRETE WALL - PAINTED
16. SEAMED METAL ROOFING
17. ALUMINUM SLIDING DOOR - PAINTED BLACK
18. ALUMINUM RAILINGS - PAINTED BLACK
19. BOLLARD - REMOVABLE
20. HARDI PANEL - DARK RED
21. MOLOK GARBAGE CONTAINERS
22. HARDI PANEL - DARK YELLOW
23. HARDI PANEL - DARK GREEN

NOT FOR CONSTRUCTION

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Revisions

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project title
CHRISTIAN CENTRE CONDO

project address
**970 Highway 33W,
Kelowna, BC**

project no. 4023

file no.

drawing title
ELEVATIONS

designed R.Y./R.B. scale As indicated

drawn R.B.

checked R.Y.

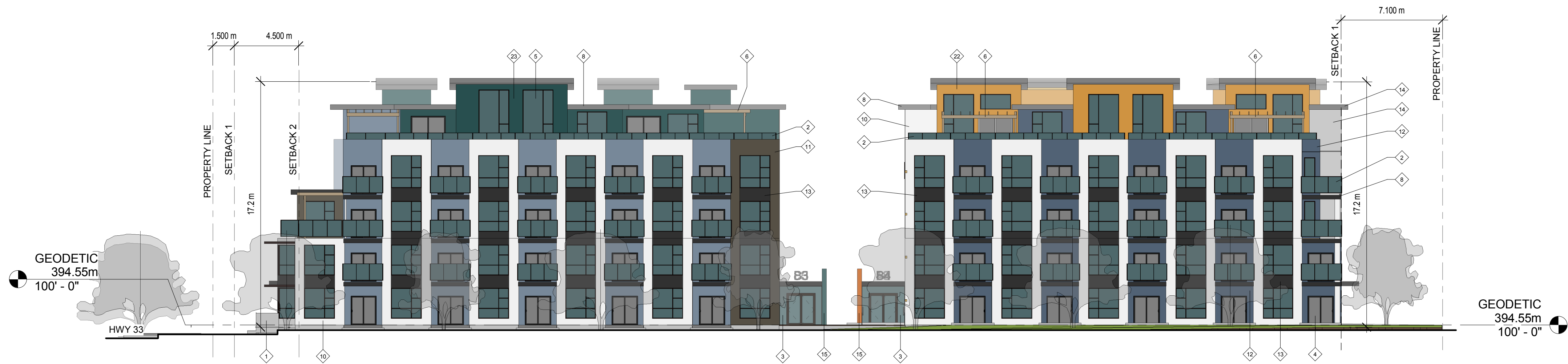
drawing no.

A4.00

plotted FEB. 19, 2017



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. ARCHITECTURAL CONCRETE
2. ALUMINUM/GLASS RAILINGS - PAINTED BLACK
3. ALUMINUM CURTAIN WALL
4. EXTERIOR ALUMINUM ENTRY DOORS - PAINTED BLACK
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SEAL

Revisions

No	Date	Description
1	FEB. 19 2018	Issued for DP

project title

CHRISTION CENTRE
CONDO

project address

970 Highway 33W,
Kelowna, BC

project no.

4023

file no.

drawing title

ELEVATIONS

designed

scale

R.Y./R.B.

As indicated

drawn

R.B.

checked

R.Y.

drawing no.

A4.01

plotted FEB. 19, 2017

PL-31 - BC INTERIOR V17.17M-01569-00 KELOWNA CHRISTIAN CENTRE V01 - PRODUCTION DRAWINGS V01 - CURRENT 17M-01569-00.DWG



SITE PLAN LEGEND:

- EXISTING TREE
- DECIDUOUS TREE
- PROPERTY LINE
- 1.8m CHAIN LINK FENCE
- SHRUB / ORNAMENTAL GRASS MULCHED PLANTING BEDS
- SOD AREA
- PERENNIAL MULCHED PLANTING BEDS
- DECORATIVE PAVING TYPE 1
- DECORATIVE PAVING TYPE 2
- DECORATIVE PAVING TYPE 3
- DECORATIVE PAVING TYPE 4
- DECORATIVE BENCH
- BIKE RACKS

LANDSCAPE DEVELOPMENT DATA:

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous				
<i>Cercidiphyllum japonicum</i>	Katsura Tree	4cm Cal	B&B	12.0m x 6.0m
<i>Fraxinus americana</i>	Prairie Spire Green Ash	6cm Cal	B&B	12.0m x 6.0m
<i>Liriodendron tulipifera</i>	Tulip Tree	6cm Cal	B&B	15.0m x 8.0m
<i>Quercus bicolor 'Bonnie and Mike'</i>	Beacon Oak	4cm Cal	B&B	12.0m x 4.5m
Shrubs				
<i>Cornus alba 'Bailhalo'</i>	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
<i>Rhus aromatica 'Grow-Low'</i>	Grow-Low Fragrant Sumac	#01	Potted	0.9m x 1.8m
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#01	Potted	1.0m x 1.0m
Grasses				
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Reed Grass	#01	Potted	1.25m x 0.75m
<i>Pennisetum alopecuroides 'Red Head'</i>	Fountain Grass	#01	Potted	1.2m x 1.0m
<i>Deschampsia cespitosa 'Goldtau'</i>	Bronze Veil Tufted Hair Grass	#01	Potted	0.8m x 0.6m
Perennials				
<i>Achillea filipendulina 'Cloth of Gold'</i>	Cloth of Gold Yarrow	#01	Potted	1.0m x 0.75m
<i>Allium sphaerocephalon</i>	Drumstick allium		bulb	
<i>Bergenia cordifolia</i>	Pigsqueak	#01	Potted	0.5m x 0.5m
<i>Echinacea purpurea 'Magnus'</i>	Magnus Coneflower	#01	Potted	1.0m x 0.75m
<i>Heuchera micrantha</i>	Coral Bells	#01	Potted	0.6m x 0.5m
<i>Nepeta x fassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.90m x 0.90m
<i>Perovskia atriplicifolia</i>	Russian Sage	#01	Potted	1.25m x 0.90m
<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Coneflower	#01	Potted	0.75m x 0.6m



Cercidiphyllum japonicum



Cornus alba 'Bailhalo'



Rudbeckia fulgida 'Goldsturm' with Pennisetum alopecuroides 'Little Bunny'



Echinacea purpurea 'Magnus'



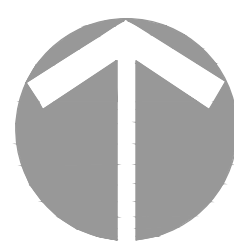
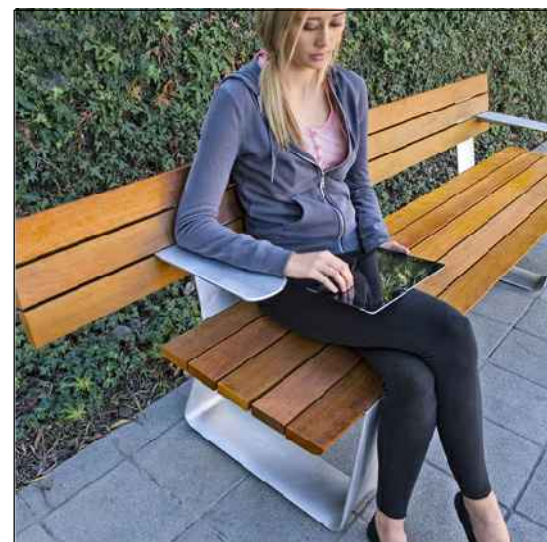
Calamagrostis x acutiflora 'Karl Foerster'



Nepeta x fassenii 'Walker's Low'



Eupatorium maculatum 'Gateway'



REVISIONS / ISSUED		
NO.	DATE	DESCRIPTION
1	AUG 08/24	ISSUED FOR DP

PROJECT
970 HWY 33W - CHRISTIAN CENTRE CONDO

CLIENT
KELOWNA CHRISTIAN CENTER SOCIETY Inc.

LOCATION
KELOWNA, B.C.



540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

DESIGN BY	BD	SHEET TITLE	
DRAWN BY	YY	SITE PLAN	
CHECKED BY	RF		
PROJECT NO.	17M-01569	SHEET NO.	
SCALE	1:250	LDP-1	
		1 OF 2	