

1275 BROOKSIDE AVENUE, KELOWNA, BC



PROPERTY DESCRIPTION

CMC: 1275 Brookside Avenue, Kelowna, BC

LEGAL: PLAN 10696, LOT #3, 284962 KID

ZONING CALCULATIONS:

CURRENT: City of Kelowna RM6 Zoning
PROPOSED: City of Kelowna, RM3 Zoning

SITE INFORMATION:

	Allowed	Proposed
Gross Site Area=	15,569 sf (1,446 sm)	
Available Site Coverage (private outdoor space + 10% greater than min.)=	40% (6,226sf/578.6sm)	30% (4,670sf+432.9sm)
Coverage + Hardscaping=	63% (7,341sf/667.8sm)	60% (7,341sf/667.8sm)

F.A.R. = .75 + .05 = .8 (12,455sf) .64 (9,850sf)

Unit Area Calculations:

Unit 1	1,655sf
Unit 2	1,635sf
Unit 3	1,635sf
Unit 4	1,635sf
Unit 5	1,635sf
Unit 6	1,655sf
Total=	9,850sf

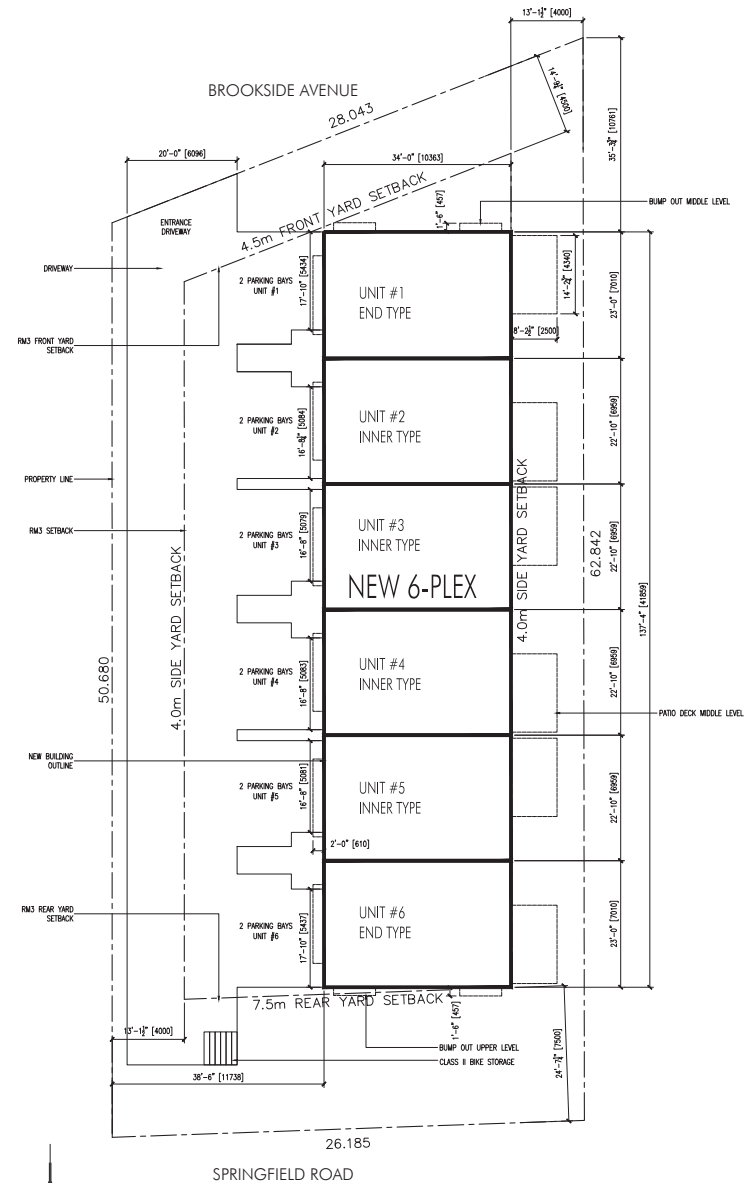
	Allowed	Proposed
Max. Height =	10m (32.8 ft) or 3 stories	10m (3 stories)

Yard setbacks:	Allowed	Proposed
front yard -	4.5m	4.5m
side yard -	4.0m	11.8m (4.0m)
rear yard -	7.5m	7.5m

Parking Calculations:	Allowed	Proposed
2 per /3 bedroom =	2x6=12 (Required)	12

Bicycle Storage:	Allowed	Proposed
Class II, 5/unit	.5x6=3 (Required)	6 (garage storage)
Class III, 1/unit	.1x6=6 (1) (Required)	6

Private Space Areas / Roof Deck Areas:	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
ENTRY LEVEL	28m	28m	28m	28m	28m	28m
MIDDLE LEVEL	9.5m	9.5m	9.5m	9.5m	9.5m	9.5m
TOTAL	37.5m	37.5m	37.5m	37.5m	37.5m	37.5m



1 SITE/ROOF PLAN
A-001 3/22'-1'-0"

DISTINCT SOLUTIONS INC.
501-1630 Pandey St.
Kelowna, BC V1Y 1P7
www.distinctsolutions.ca

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All trades are to ensure the work is completed in accordance with the current mandatory building by-laws and requirements of other local subdivision building jurisdiction as well as the British Columbia building code - (most recent edition) including all provincial, municipal and provincial. All trades shall ensure full responsibility for the location and protection of all utility and other ground utilities, lines and cables, connections, existing and not shown (to) water, sewer, gas, fibre and telephone.

Revision No., Date and Description
01-31-18-FOR DP

Plot Date 31-Jan-18 Drawing No. A-001

PROJECT 1275 BROOKSIDE AVENUE
DRAWING TITLE PROJECT INFORMATION



FOR DP

ATTACHMENT **A**

This forms part of application
Z18-0018

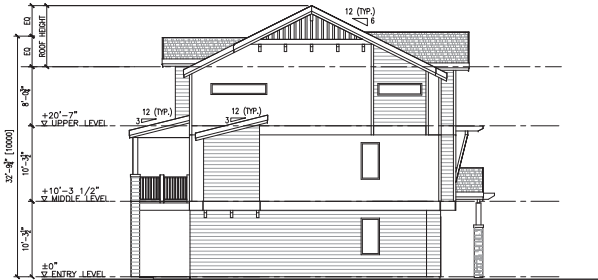
City of Kelowna
COMMUNITY PLANNING

Planner Initials

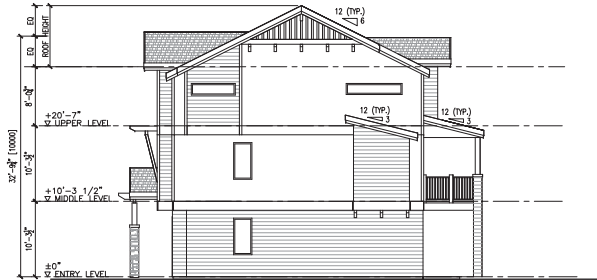
TA



1 FRONT ELEVATION
A-200/178 - 1-0



2 LEFT ELEVATION
A-200/178 - 1-0



3 RIGHT ELEVATION
A-200/178 - 1-0



4 REAR ELEVATION
A-200/178 - 1-0

PROJECT MATERIALS:

- PRE-FINISHED METAL WOOD GRAIN PANEL: GUNSTOCK BY FX ALUMINUM OR KNOTTY EBONY BY LUX OR APPROVED EQUAL
- CULTURED STONE: NATURAL CONCRETE
- HORIZONTAL SIDING: WOODSTOCK BROWN HARDIE COLOUR
- VERTICAL SIDING: WOODSTOCK BROWN HARDIE COLOUR
- ACRYLIC STUCCO: HC-172 REVERE PEWTER BY BENJAMIN MOORE
- WINDOWS & DOORS, ALUMINUM HANDRAILS: WHITE WHITE
- PREFINISHED ALUMINUM CAP FLASHING: MATCH MATERIAL
- STAINED FIBERGLASS ENTRY DOOR: ESPRESSO
- ASPHALT SHINGLES/TORCH ON MEMBRANE: ARCHITECTURAL, DUAL BLACK BY IKO OR APPROVED EQUAL



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All trades are to consult the work in accordance with the current municipal building bylaws and requirements of other local authority having jurisdiction as well as the British Columbia building code - (Does not exempt additional liability of engineer, architect and contractor). The contractor is responsible for the location and protection of all other and other ground utilities, lines and cables connections, including but not limited to, water, sewer, gas, fibre and telephone.

Revision No., Date and Description
01.31.18 - FOR DP
04.13.18 - ADDENDUM NO.1

Plot Date 13-Apr-18 Drawing No. A-200
PROJECT 1270 BROOKSIDE AVENUE
DRAWING TITLE ELEVATIONS



ATTACHMENT B
This forms part of application
Z18-0018

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FOR DP



VIEW 1



VIEW 2



VIEW 3

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Revision No., Date and Description
 01.21.18 - FOR DP
 04.13.18 - ADDENDUM NO.1

Plot Date 13-Apr-18	Drawing No. A-RENDER
PROJECT 1275 BROOKSIDE AVENUE	
DRAWING TITLE RENDERINGS	



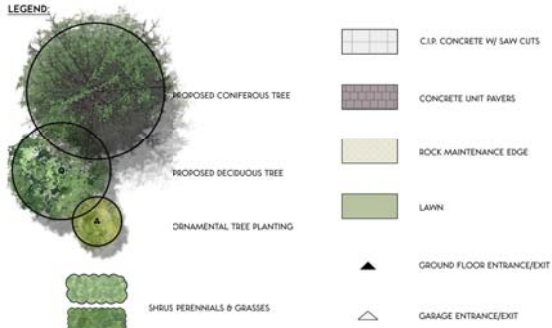
FOR DP

ATTACHMENT B

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 # Z18-0018

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DEVELOPMENT PERMIT NOTES:

A. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.

B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.

C. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

D. TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUMES SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.

E. ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.

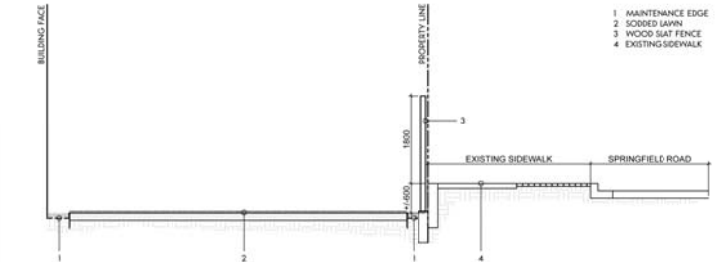
F. ROCK MAINTENANCE EDGE AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHED ROCK COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW W/ AN ALUMINUM EDGE RESTRAINT.

G. TUFF AREAS SHALL BE LOW WATER USE NO. 1 IRENEUM SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.

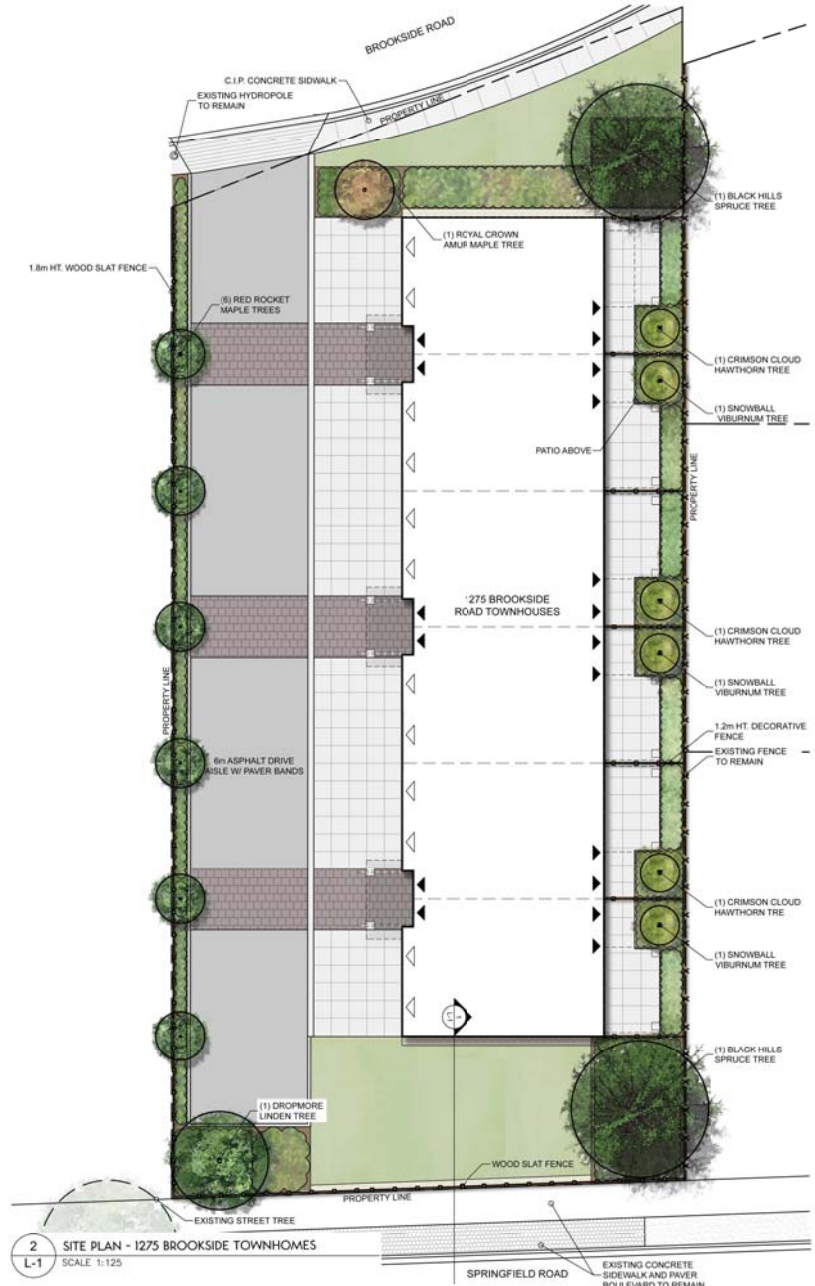
H. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer glabrum</i> 'Jellyum'	Royal crown amur maple	40m Cal.	884
<i>Acer rubrum</i> 'Red Rocket'	Red Rocket maple	40m Cal.	884
<i>Crataegus lanuginosa</i> 'Crimson Cloud'	Crimson Cloud hawthorn	40m Cal.	884
<i>Picea glauca</i> 'Spirita' 'Black Hills'	Black Hills spruce	1.8m Ht.	884
<i>Filix x Rameaux</i> 'Dreamer'	Dragonair linden	60m Cal.	884
<i>Viburnum spicatum</i> 'Snowball'	Snowball viburnum	12m Ht.	884
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Berberis thunbergii</i>	Berberis	#02 Conf./1.0m O.C.	Planted
<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	#02 Conf./1.0m O.C.	Planted
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle hydrangea	#02 Conf./1.5m O.C.	Planted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Echinacea purpurea</i> 'Magnus'	Magnus coneflower	#01 Conf./0.6m O.C.	Planted
<i>iris germanica</i> 'Candyberry' 'ip'	Berry red bearded iris	#01 Conf./0.6m O.C.	Planted
<i>iris germanica</i> 'Immortality'	White bearded iris	#01 Conf./0.6m O.C.	Planted
<i>Aspidistra amabilis</i>	Cliff Green	#01 Conf./0.75m O.C.	Planted
<i>Saxifraga nemoralis</i> 'Sensation Rose'	Sensation Rose saxif	#01 Conf./0.3m O.C.	Planted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Calamagrostis alutiflora</i> 'Karl Forester'	Karl Forester feather reed grass	#01 Conf./0.75m O.C.	Planted
<i>Xolisma glauca</i>	Large blue hair grass	#01 Conf./0.9m O.C.	Planted



- 1 MAINTENANCE EDGE
- 2 SODDED LAWN
- 3 WOOD SLAT FENCE
- 4 EXISTING SIDEWALK



2 SITE PLAN - 1275 BROOKSIDE TOWNHOMES
L-1 SCALE 1:125

NOT FOR CONSTRUCTION



DESIGN INTENT: THIS DRAWING AND DESIGN IS TO BE USED FOR THE PURPOSES OF REVIEW ONLY. IT DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT.

REVISION / ISSUE	DATE	DESCRIPTION
3	JULY 2016	ISSUED FOR DP APPLICATION
2	JUN 2016	ISSUED FOR DP APPLICATION
1	JUN 2016	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION



CLIENT:
ARCHITECTURALLY DISTINCT SOLUTIONS INC. KELOWNA, B.C.

PROJECT:
1275 BROOKSIDE ROAD TOWNHOMES KELOWNA, B.C.

SHEET TITLE:
LANDSCAPE PLAN

DESIGN BY: LB
DRAWN BY: LB
CHECKED BY: MN
PROJECT NO.: 16-000
SCALE: 1:125

SHEET NO.
L-1

ATTACHMENT C

SECTION - 1275 BROOKSIDE SOUTH PROPERTY LINE
L-1 SCALE 1:50

This forms part of application # Z18-0018

City of Kelowna
COMMUNITY PLANNING

Planner Initials: TA



CITY OF KELOWNA
MEMORANDUM

Date: February 22, 2018
File No.: Z18-0018
To: Community Planning (TA)
From: Development Engineering Manager(JK)
Subject: 1275 Brookside Avenue RU1 to RM3

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 Jason Angus

1. **Domestic Water and Fire Protection**

This property is currently serviced with a 13mm-diameter copper water service. An Upgrade to 50mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2. **Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicant's cost

3. **Storm Drainage Improvements**

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

4. Road Improvements

- a. Brookside Avenue must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$32,385.00 not including utility service cost.**
- b. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Scott Rd. 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
Sidewalk	\$8,750.00
Storm System	\$6,587.50
Street Lighting	\$5,812.50
Road Fillet	\$5,460.00
Curb & Gutter	\$3,150.00
Blvd Landscaping	\$2,625.00
Total	\$32,385.00

4. Development Permit and Site Related Issues

- a) Vehicle access for the Townhomes must be from Brookside Avenue only.

5. Electric Power and Telecommunication Services

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

7. 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.



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- (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 Works & Utilities 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.

8. Servicing Agreement for Works and Services

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

9. 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).

9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

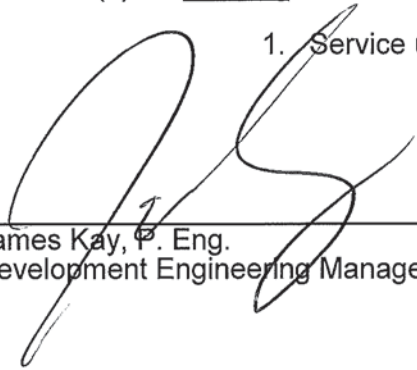
10. Bonding and Levy Summary

(a) Levies

1. Brookside Avenue frontage improvements	\$32,385.00
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(b) Bonding

1. Service upgrades	To be determined
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James Kay, P. Eng.
Development Engineering Manager