

Development Permit & Development Variance Permit DP18-0188 & DVP18-0189



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

625 Academy Way

and legally known as

Lot 6 Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793

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

Multiple Dwelling Housing

with variances to the following sections of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

Section 7.5.9: Fencing and Retaining Walls

To vary the required maximum height of a retaining wall from 1.2 m (permitted) to 2.5 m (proposed).

Table 8.1 – Parking Schedule

To vary the required number of parking stalls from 132 (required) to 119 (proposed).

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

To vary the required maximum height from 13.0 m or 3 storeys (permitted) to 13.0 m or 4 storeys (proposed).

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

Date of Council Decision January 15, 2019

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by January 15, 2021.

Existing Zone: RM4

Future Land Use Designation: MRM

This is NOT a Building Permit.

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

NOTICE

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

Owner: Watermark Developments Ltd., Inc. No. BCo642787

Applicant: Meiklejohn Architects

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 Council 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 or a certified cheque in the amount of **\$120,192.50**

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. 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.**



PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT	PARKING RATIO	
				required	proposed
FULL SIZE STALL	6.3'	12.0m	10.5'	1.0	1.1
MEDIUM SIZE STALL (100% max)	7.5'	2.0m	10.5'	4.0m	53 max 35
COMPACT SIZE STALL (10% max)	6.0'	2.0m	11.2'	3.4m	14 max 11
REAR END STALL	12.2'	3.0m	10.5'	3.0m	2 min 2
DRIVE RIBBON (2-way 90°) (4)	27.2'	2.0m			

PARKING REQUIREMENTS:

REQUIREMENT	no. of stalls	no. of stalls
1.0 stall/bedroom	10	10
1.25 stall/1 bed	12	15
1.5 stall/2 bed	53	76.5
2.0 stall/3 bed	12	24
TOTAL	87	115.5 (112) min

TOTAL PARKING PROVIDED:

WITHIN PARKEAGE	69 stalls
TRANSIT	12 stalls (for 3 bed units)
@ GRADE	25 stalls
VEHICLE @ GRADE	13 stalls
TOTAL	119 stalls

PRIVATE OPEN SPACE

PROPOSED	REQ'D	PROVIDED
Level #1	2.288	213.8
Level #2	2.243	209.4
Level #3	2.243	209.4
Level #4	14.346	132.8
Total	21.120	1,965.0

BUILDING AND FLOOR AREAS

UNIT	UNIT	UNIT	L1	L2	L3
no	no	no	no	no	no
A	BACH	312	26.0	5	144.3
B		1	50.0	46.7	1
B1		1	51.1	47.2	1
B2		1	49.7	45.2	1
B3		1	52.2	48.6	1
BM		1	50.0	47.2	1
C		2	70.0	65.2	14
C1		2	69.7	64.8	1
C2		2	69.6	64.9	1
C3		2	77.7	72.3	1
C4		2	87.9	81.7	1
D		3	93.0	86.4	1
D1		3	90.0	83.2	1
D2		3	90.0	84.4	1
D3		3	94.0	86.2	1

TOTAL NET AREA FOR FABS: 20,304 sqm

COMMON PRIVATE OPEN SPACE: 21,120 sqm

GFA

GRADE	GFA sqm	GFA sqm	Net GFA sqm	Net GFA sqm
PARKADE	28,046	2,606		
1ST LEVEL			24,306	2,346.1
2ND LEVEL			23,550	2,214.44
3RD LEVEL			23,836	2,214.44
TOTAL RESIDENTIAL GFA			71,678	6,675

ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIFAMILY INTERESTS:

RESIDENTIAL APPLICATIONS:

GRADE	GFA sqm	GFA sqm	Net GFA sqm	Net GFA sqm
PARKADE	28,046	2,606		
1ST LEVEL			24,306	2,346.1
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TOTAL RESIDENTIAL GFA			71,678	6,675

ENERGY EFFICIENCY: 10.2 ENERGY

NOVEMBER 21, 2018

COMPLIANCE PATH PARASHAREMENTS & TRADE-OFF BASED ON COMMERCE VERIFICATION LOSS. REQUIRED: ZONE 50 WITH MAX 4% GLAZING PROPOSED: ZONE 50 WITH 17% GLAZING

REMARKS ARE TO BE RATED IN ACCORDANCE TO NRC

REMARKS	MAXIMUM PROPOSED TRADE-OFF VALUES ABOVE 50% (BASED ON TABLE 10.2-1)	TRADE-OFF VALUES
VERTICAL GLAZING (NONMETALS)	U-0.30 / SHGC-0.40	U-0.27 / SHGC-0.25
VERTICAL WINDOW	U-0.30 / SHGC-0.40	U-0.30 / SHGC-0.25
HORIZONTAL / VERTICAL SLIDER	U-0.47 / SHGC-0.40	U-0.30 / SHGC-0.25
VERTICAL GLAZING (METALS)	U-0.47 / SHGC-0.40	U-0.30 / SHGC-0.25
DOORS (NONMETALS)	U-0.30 / SHGC-0.40	U-0.29 / SHGC-0.25
PAVED SURFACES - 50% GLAZING	U-0.30 / SHGC-0.40	U-0.29 / SHGC-0.25
PAVED SURFACES DOOR - 50% GLAZING	U-0.30 / SHGC-0.40	U-0.29 / SHGC-0.25
SWING DOOR METAL - INSULATED	U-0.5	U-0.2
MAN FLOOR SLAB/PARKADE CEILING	U-0.064 / R-12.5 CL	U-0.047 / R-18 (50% min)
OPERATOR ROOF	U-0.027 / R-36	U-0.027 / R-44 (50% min)
CONDENSER ROOF	U-0.027 / R-36	U-0.027 / R-20 (50% min)
ROOF OVER ELEVATOR SHAFT	U-0.048 / R-20 CL	U-0.044 / R-22 CL
WALLS	U-0.051 / R-19 (plus R7.0)	U-0.051 / R-22
ELEVATOR WALLS	U-0.080 / R-11.3 CL	U-0.051 / R-22

SCHEDULE A

This forms part of application # DP18-0188 DVP18-0189

City of Kelowna COMMUNITY PLANNING

Planner Initials **KB**

ZONING SUMMARY

U8

US CONDO

ADDRESS: 605 ACADEMY WAY, LOT 10 (see drawings)

DEVELOPMENT PERMIT AREA: N/A

EXISTING ZONING: RM TRANSITIONAL LOW DENSITY HOUSING

EXISTING LEGAL USE: VACANT

PROPOSED ZONING: RM TRANSITIONAL LOW DENSITY HOUSING

CRITERIA FOR ALL TYPES OF APPLICATION:

ZONING STANDARD	PROPOSAL
MIN. BUILDING HEIGHT	15.0m (3 stories)
MIN. BUILDING SETBACKS	Class 1: 0.5m (over 1.0m) (see parking table) Class 2: 0.5m (over 1.0m) (see parking table)
MIN. BUILDING FOOTPRINT COVERAGE	50% max.
MIN. BUILDING SETBACKS	Class 1: 0.5m (over 1.0m) (see parking table) Class 2: 0.5m (over 1.0m) (see parking table)
MIN. BUILDING HEIGHT	15.0m (3 stories)
MIN. BUILDING FOOTPRINT COVERAGE	50% max.
MIN. BUILDING SETBACKS	Class 1: 0.5m (over 1.0m) (see parking table) Class 2: 0.5m (over 1.0m) (see parking table)

BUILDING CODE REVIEW

OCCUPANCY	GROUP C	PARKADE
APARTS	3.2.2.8	UNLIMITED
NO. OF STOREYS	3 STOREYS	UNLIMITED
NO. OF STREETS FACING	1	UNLIMITED
MAX. BUILDING AREA	22,264 sqm	2,000 sqm
MIN. BUILDING HEIGHT	2.000m	2.000m
MIN. BUILDING SETBACKS	3.2.3.1.1	UNLIMITED
MIN. BUILDING FOOTPRINT COVERAGE	50% max.	UNLIMITED
MIN. BUILDING HEIGHT	15.0m (3 stories)	UNLIMITED
MIN. BUILDING FOOTPRINT COVERAGE	50% max.	UNLIMITED
MIN. BUILDING SETBACKS	Class 1: 0.5m (over 1.0m) (see parking table) Class 2: 0.5m (over 1.0m) (see parking table)	UNLIMITED

SPATIAL SEPARATION: 3.2.3.1.D

WALL AREA	MIN. BUILDING HEIGHT	MIN. BUILDING SETBACKS
248.17m	15.0m (3 stories)	Class 1: 0.5m (over 1.0m) (see parking table) Class 2: 0.5m (over 1.0m) (see parking table)
248.17m	15.0m (3 stories)	Class 1: 0.5m (over 1.0m) (see parking table) Class 2: 0.5m (over 1.0m) (see parking table)
248.17m	15.0m (3 stories)	Class 1: 0.5m (over 1.0m) (see parking table) Class 2: 0.5m (over 1.0m) (see parking table)

BUILDING FIRE SAFETY

SMOKE PROTECTION	FLAME SPREAD RATINGS	METAL DECK ASSEMBLIES	ROOF COVERING CLASSIFICATION	AT&T RISERS/STOPS	MAX. AREA	MAX. OPEN SPACE AREA	CONCEALED FLOOR AREA
NA (SPRINKLERED)	COMPLY WITH	NA	CLASS 'A'	YES	300 sqm	NA	NA

ACCESSIBILITY REQUIREMENTS 3.8.

REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES
ACCESS TO ALL FLOORS	YES
ACCESSIBLE WASHROOM	NO

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 TOILET, CHANGING UNIT 3.7.2.2(1)

FIRE PROTECTION: 3.2.4/ 3.2.5/ 3.2.6.

LOCATION OF HYDRANT TO BARRIER CONNECTION	STAIRCASE PROTECTION	SPRINKLERED	FIRE ALARM SYSTEM	EXIT LIGHTS	EMERGENCY LIGHTING
45 m MAX.	YES (BY EACH STAIR SHAFT)	YES	YES	YES	YES

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL	40m ² / PERSON X 2.800m	57 PERSON
REBID -L1	2 PERSON SLEEPING RM X 55 ROOM	110 PERSON
REBID -L2	2 PERSON SLEEPING RM X 55 ROOM	110 PERSON
REBID -L3	2 PERSON SLEEPING RM X 55 ROOM	110 PERSON
RESIDENTIAL BUILDING TOTAL		387 PERSON

EXIT FACILITIES 3.1 to 3.6

REQUIRED EXITS	REQUIRED WIDTHS	PROPOSED WIDTHS
2 MIN PER FLOOR	MIN. 800mm door with an open 34.3(2)A	MIN. 800mm door with an open 34.3(2)A
MIN. 1.100m (per 400m ² or per 34.3(2)A)	MIN. 1.100m (per 400m ² or per 34.3(2)A)	MIN. 1.100m (per 400m ² or per 34.3(2)A)

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES	GROUP C TO C	GROUP F TO F				
GROUP C TO C	1 HR	3.2.3.1.				
GROUP F TO F	2 HR	3.2.3.2.				
GROUP F TO F	1 HR	3.2.3.				
GROUP F TO F	1 HR	3.2.3.				
GROUP F TO F	1 HR	3.2.3.				

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MELEDDIN ARCHITECTS INC.

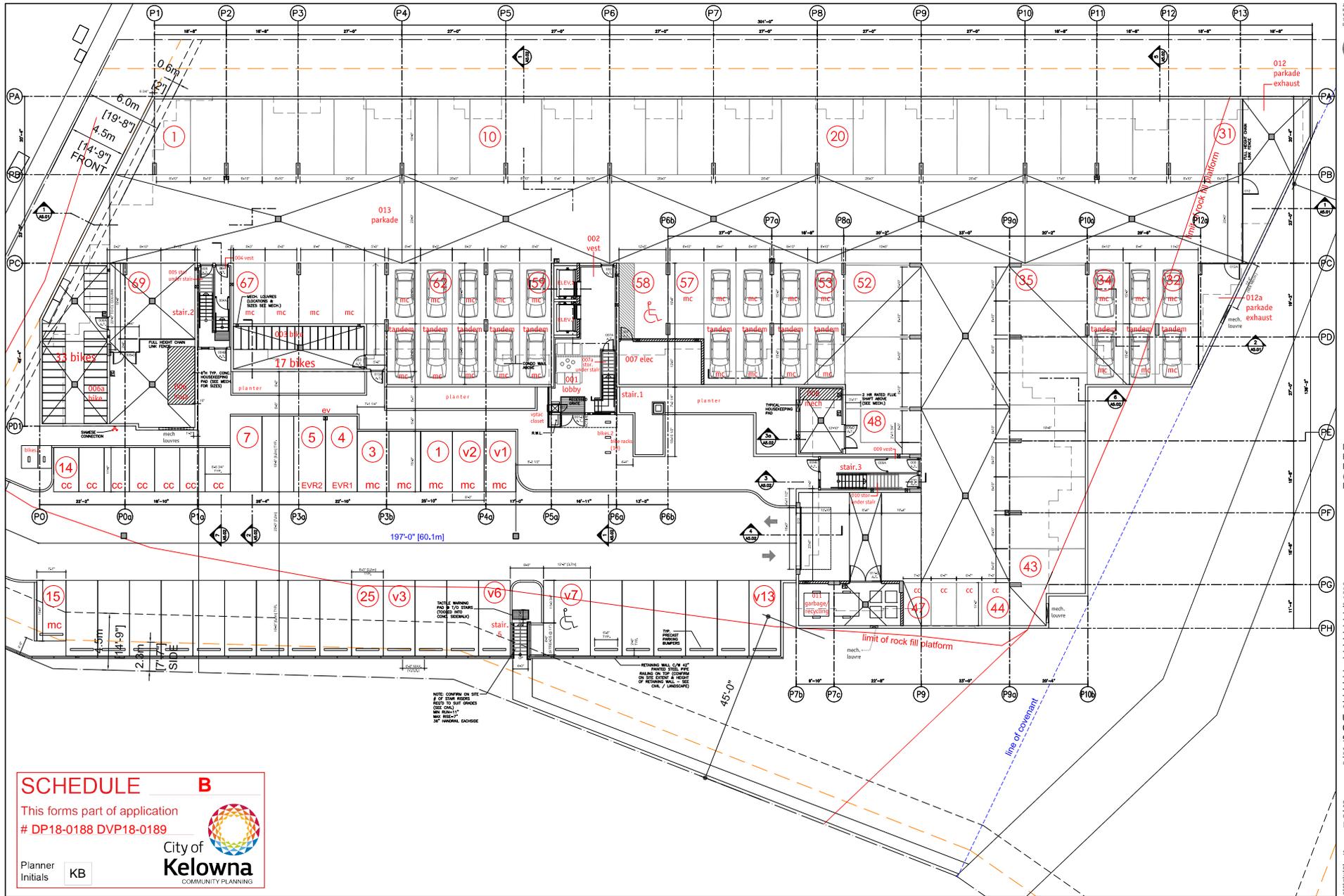
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UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE

A1.01

DATE: 2018-02-08
SCALE: 1:100
DRAWN BY: MELEDDIN ARCHITECTS INC.
CHECKED BY: MELEDDIN ARCHITECTS INC.
DATE: 2018-02-08
SCALE: 1:100
DRAWN BY: MELEDDIN ARCHITECTS INC.
CHECKED BY: MELEDDIN ARCHITECTS INC.



SCHEDULE B

This forms part of application
 # DP18-0188 DVP18-0189

Planner Initials: **KB**

City of Kelowna
 COMMUNITY PLANNING

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 WWW: WWW.MMKARCHITECTS.COM

MMK ARCHITECTS INC.

2018-12-08
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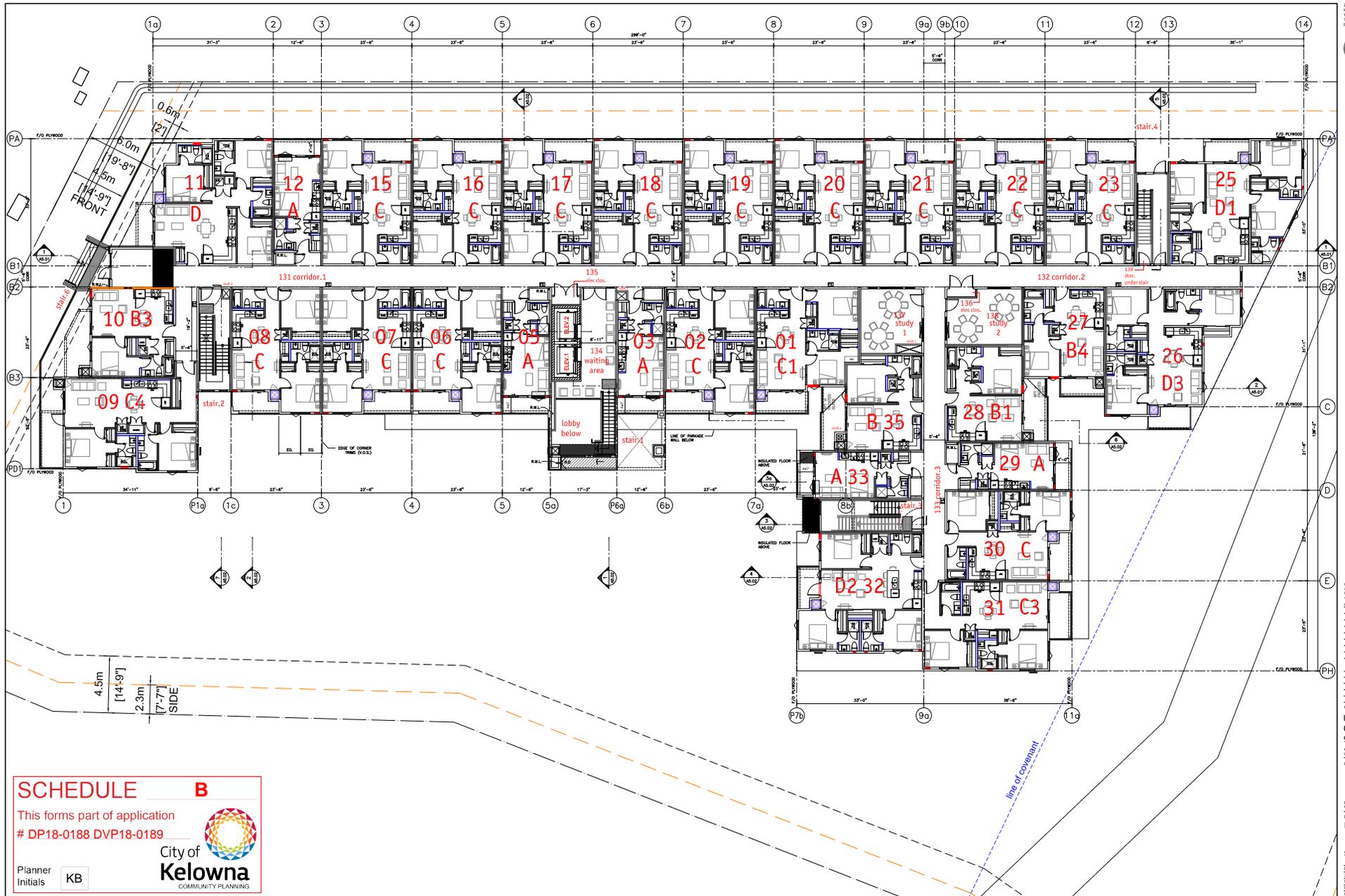
NOTE: REFER TO SLAB EDGE PLAN (A3.10) FOR DIMENSIONS

TRUE NORTH

Rev.	Date	By	Reason
01	2018-07-02	MMK	PRELIMINARY
02	2018-08-02	MMK	REVISED
03	2018-10-02	MMK	REVISED
04	2018-10-23	MMK	REVISED
05	2018-11-01	MMK	REVISED
06	2018-11-01	MMK	REVISED
07	2018-11-01	MMK	REVISED
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Project No: UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE

Scale: 1/8"=1'0"



SCHEDULE B

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Planner Initials **KB**

City of Kelowna
 COMMUNITY PLANNING

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 MEKLEDOWN ARCHITECTS INC.

2018-12-08
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Date	Issue	Revised
2018-07-02	FOR SUBMISSION	
2018-08-06	FOR SUBMISSION	
2018-10-02	FOR APPROVAL	
2018-10-23	FOR APPROVAL	
2018-10-31	FOR APPROVAL	
2018-11-06	FOR APPROVAL	
2018-11-08	FOR APPROVAL	
2018-11-08	FOR APPROVAL	
2018-12-08	FOR APPROVAL	

Project Title
UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE

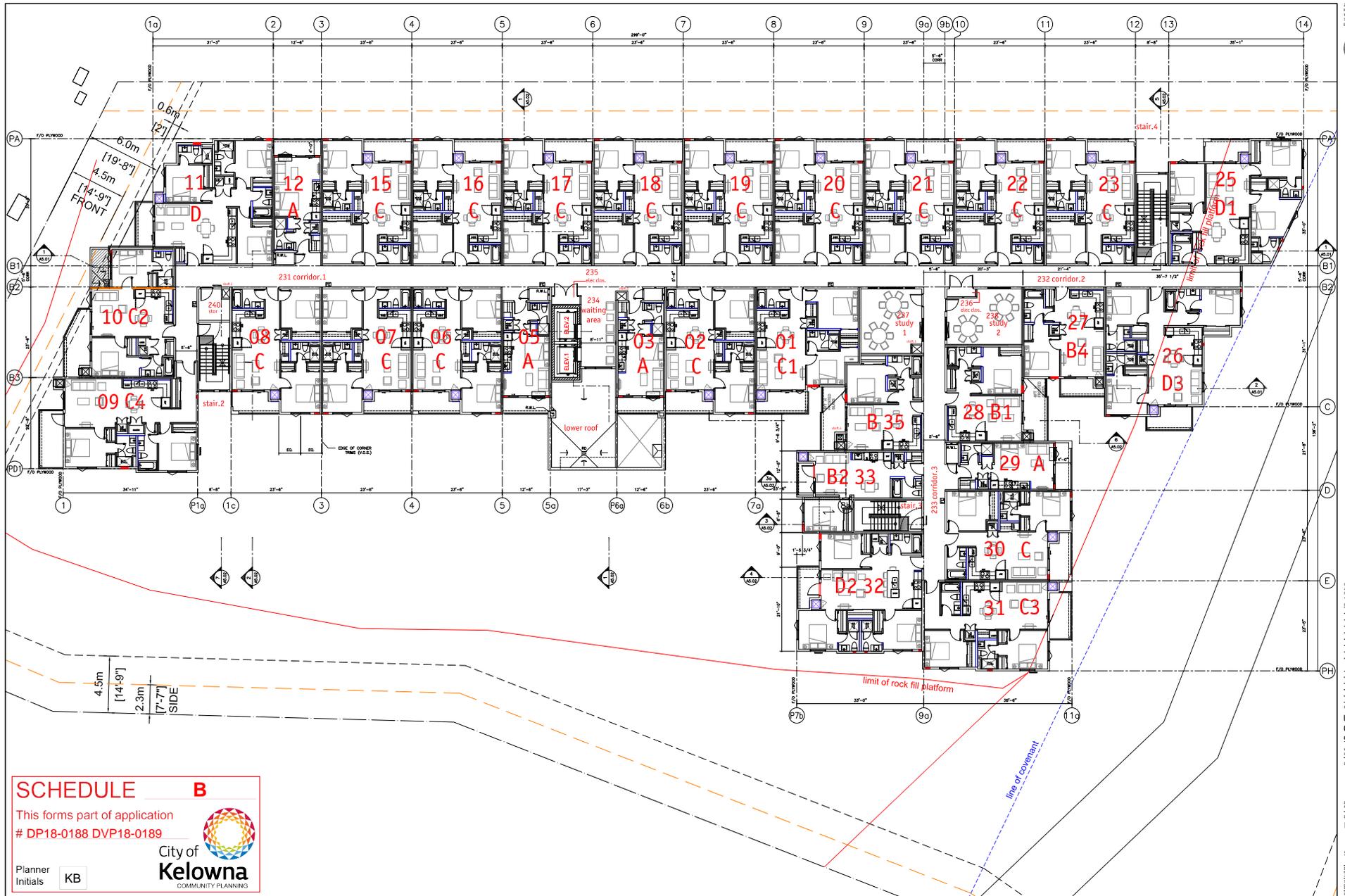
City of Kelowna Planning
 1000 BROADWAY AVENUE
 COLLETON, B.C. V1Y 9S6

Drawing Number
A3.01

Drawing Title
LEVEL 1 PLAN

scale: 1/8"=1'0"

Date	Issue	Revised
2018-07-02	FOR SUBMISSION	
2018-08-06	FOR SUBMISSION	
2018-10-02	FOR APPROVAL	
2018-10-23	FOR APPROVAL	
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2018-11-08	FOR APPROVAL	
2018-12-08	FOR APPROVAL	



SCHEDULE B

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2018-12-08
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REV	DATE	BY	REVISION
01	2018-07-01	MMK	PRELIMINARY
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Project Title
UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE

City of Kelowna
 COMMUNITY PLANNING

Drawing Number
A3.02

REVISIONS ARE NOT TO BE MADE
 AND DIMENSIONS SHALL BE BASED ON THIS

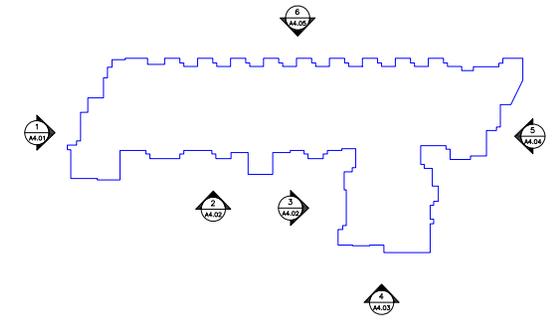
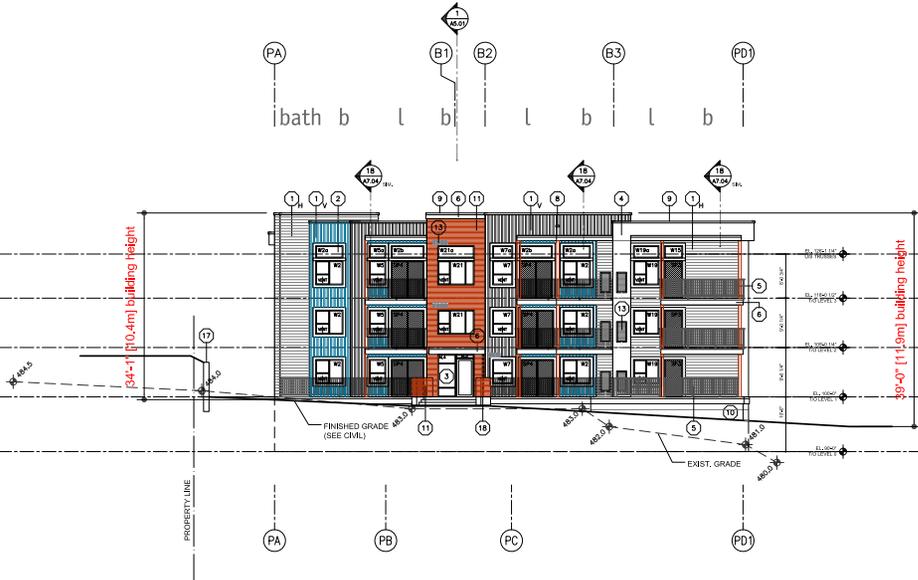
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LEVEL 2 PLAN

scale: 1/8"=1'0"

NO.	DATE	BY	REVISION
01	2018-12-08	MMK	REVISED
02	2018-12-08	MMK	REVISED
03	2018-12-08	MMK	REVISED
04	2018-12-08	MMK	REVISED
05	2018-12-08	MMK	REVISED
06	2018-12-08	MMK	REVISED
07	2018-12-08	MMK	REVISED
08	2018-12-08	MMK	REVISED
09	2018-12-08	MMK	REVISED
10	2018-12-08	MMK	REVISED
11	2018-12-08	MMK	REVISED
12	2018-12-08	MMK	REVISED
13	2018-12-08	MMK	REVISED
14	2018-12-08	MMK	REVISED
15	2018-12-08	MMK	REVISED
16	2018-12-08	MMK	REVISED
17	2018-12-08	MMK	REVISED
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19	2018-12-08	MMK	REVISED
20	2018-12-08	MMK	REVISED
21	2018-12-08	MMK	REVISED
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24	2018-12-08	MMK	REVISED
25	2018-12-08	MMK	REVISED
26	2018-12-08	MMK	REVISED
27	2018-12-08	MMK	REVISED
28	2018-12-08	MMK	REVISED
29	2018-12-08	MMK	REVISED
30	2018-12-08	MMK	REVISED
31	2018-12-08	MMK	REVISED

ELEVATION KEY NOTES LEGEND
 ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT SAMPLES STANDARD LINE OF COLOURS.

1	HORIZONTAL FIBRE CEMENT SIDING	10	CONCRETE WITH FINISH (FRESH CIV) REVEALS & FEATURE PAINT FINISH
1	VERTICAL FIBRE CEMENT SIDING	10	TRYP CAST REVEALS
2	W/IN WINDOW & DOOR WITH LOW-E CLEAR GLAZING	11	BRICK VENEER, STRONG BOND (IF VENEER THIN BRICK AS PER PLAN DETAILS)
3	ALUM STOREFRONT WINDOW & DOOR WITH LOW-E CLEAR GLAZING	12	PAVED PLANTER (SEE LANDSCAPE)
4	HARDBE PANELS CIV BUTT JOINTS/REVEALS	13	MECH VENTS (SEE MECH)
5	ALUM GLASS SIDING	14	PAINTED METAL DOOR
6	ALUM PICKETS SIDING	15	PAINTED METAL OH DOOR
7	HARDBE TRIM / BALCONY / ROOF FASCIA	16	FROSTED GLASS BALCONY PRIVACY SCREEN
8	ALUMINIUM BRACKSHAPE TO MATCH WINDOW FRAMES	17	RETAINING WALLS (SEE CIVIL / LANDSCAPE)
9	PRE-FINISHED METAL OVERFLOW SCUPPER	18	PREFIN. METAL RAIL
9	PRE-FINISHED SHEET STEEL FLASHING		



SCHEDULE B

This forms part of application
 # DP18-0188 DVP18-0189

Planner Initials **KB**

City of Kelowna
 COMMUNITY PLANNING

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No.	Date	Revised
01	2018-07-05	DP Submission
02	2018-08-01	PROCESSED
03	2018-10-01	DPN Approval
04	2018-10-26	Final DP Approval
05	2018-10-31	DP Submission
06	2018-11-01	DPN Approval
07	2018-11-01	DPN Approval
08	2018-11-01	Final DP Approval
09	2018-12-08	Final DP Approval (copy of plan to be signed area)

Project No:
UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE

142 HAZARDWAY ROAD, GILBERRIE, B.C. V1R 5R2 (PROPOSED)

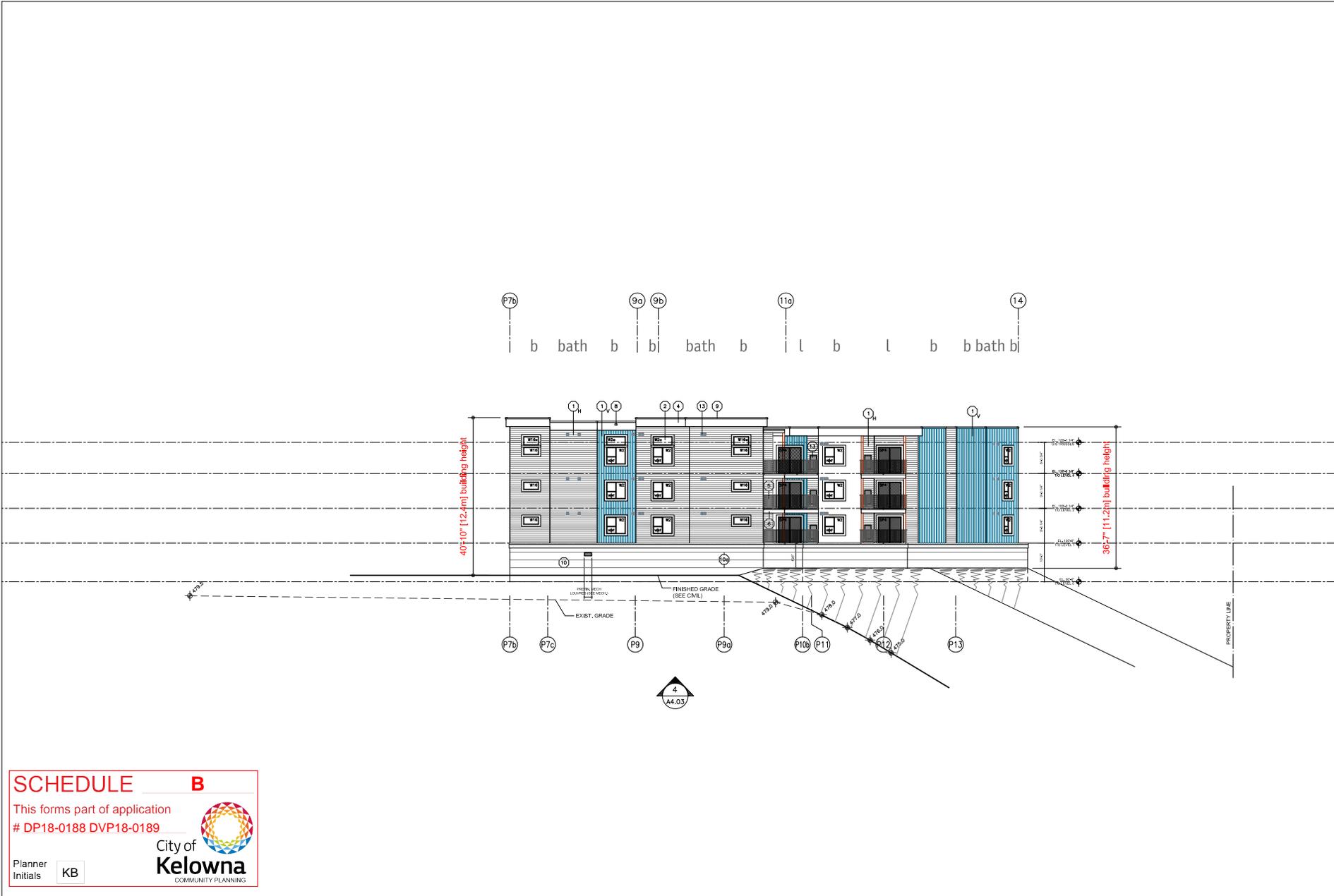
Drawing No:
A4.01

REVISIONS ARE NOT TO BE PLACED AS SPECIFICATIONS OR IN REVISIONS TO THE PLAN

Drawing Title:
BUILDING ELEVATION

Scale:
 1/8" = 1'0"

Date	Drawn by
2018-07-05	MEKLEOD
2018-08-01	MEKLEOD
2018-10-01	MEKLEOD
2018-10-26	MEKLEOD
2018-10-31	MEKLEOD
2018-11-01	MEKLEOD
2018-11-01	MEKLEOD
2018-11-01	MEKLEOD
2018-12-08	MEKLEOD



SCHEDULE B

This forms part of application
 # DP18-0188 DVP18-0189

City of Kelowna
 COMMUNITY PLANNING

Planner Initials **KB**

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No.	Date	Revised
01	2018-07-01	DP Submission
02	2018-08-01	Revised DP
03	2018-10-01	DP Approval
04	2018-10-01	Final DP Approval
05	2018-10-01	DP Approval
06	2018-11-01	DP Approval
07	2018-11-01	DP Approval
08	2018-11-01	DP Approval
09	2018-12-01	Final DP Approval
10	2018-12-01	Final DP Approval

Project No:
UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE
 142 HAZENWOOD AVENUE, GUELPH, ONTARIO
 M+M ARCHITECTS INC.

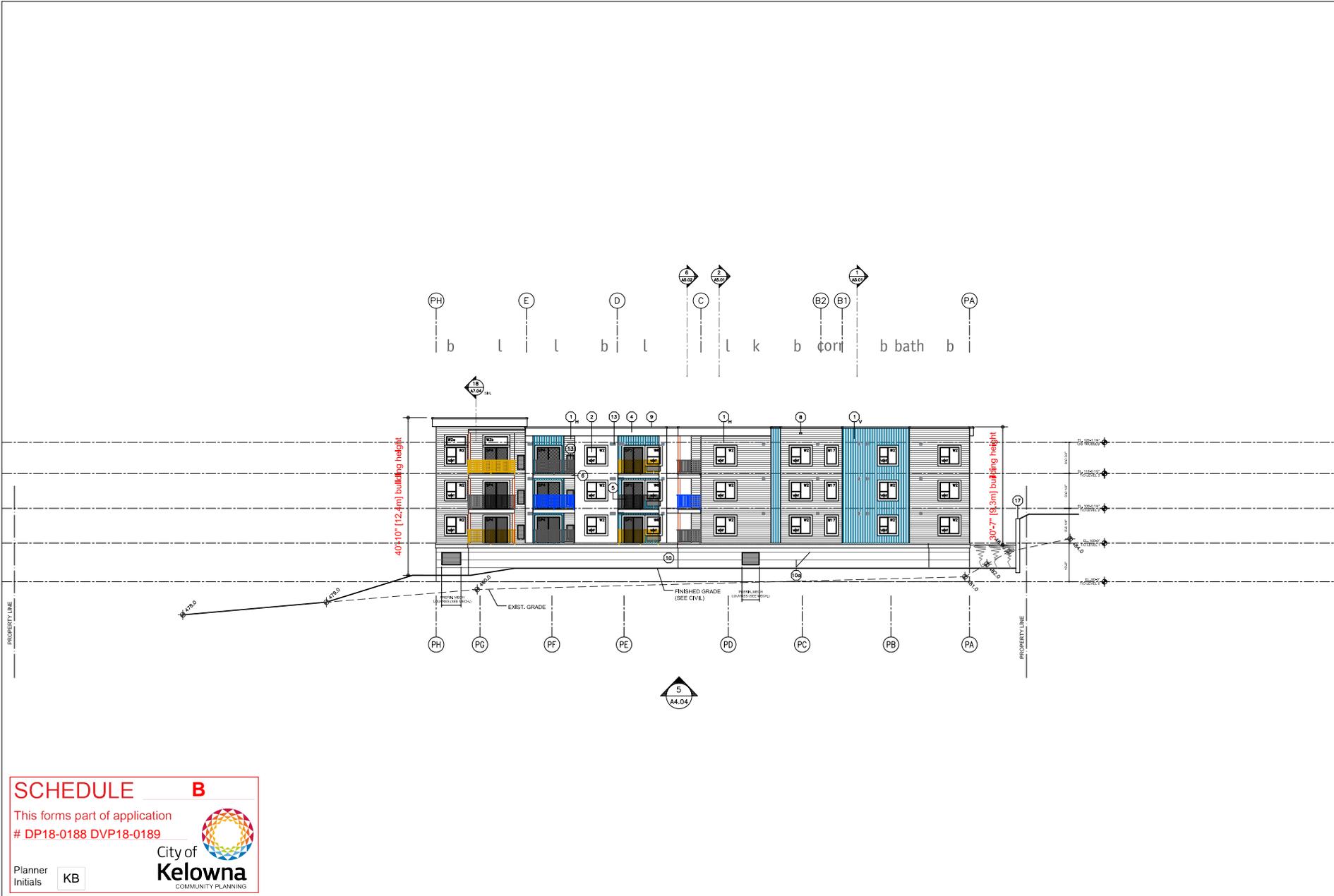
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REVISIONS ARE NOT TO BE MADE
 AND DIMENSIONS SHALL BE TO DIMENSIONS SHOWN

Drawing Title:
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Scale: 1/8"=1'0"

Date	By	Checked
2018-07-01	MM	MM
2018-08-01	MM	MM
2018-10-01	MM	MM
2018-11-01	MM	MM
2018-12-01	MM	MM



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Date	Revised
2018-07-02	Site Preparation
2018-08-06	Foundation
2018-10-01	Site Elevation
2018-10-23	General Site Plan
2018-10-23	Site Elevation
2018-11-01	Site Elevation
2018-11-01	Site Elevation
2018-11-01	General Site Plan
2018-12-08	General Site Plan (copy)
	General Site Plan (copy)

Project No:
UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE
 142 HAZENWOOD AVENUE
 GILSUM, N.C. 27545

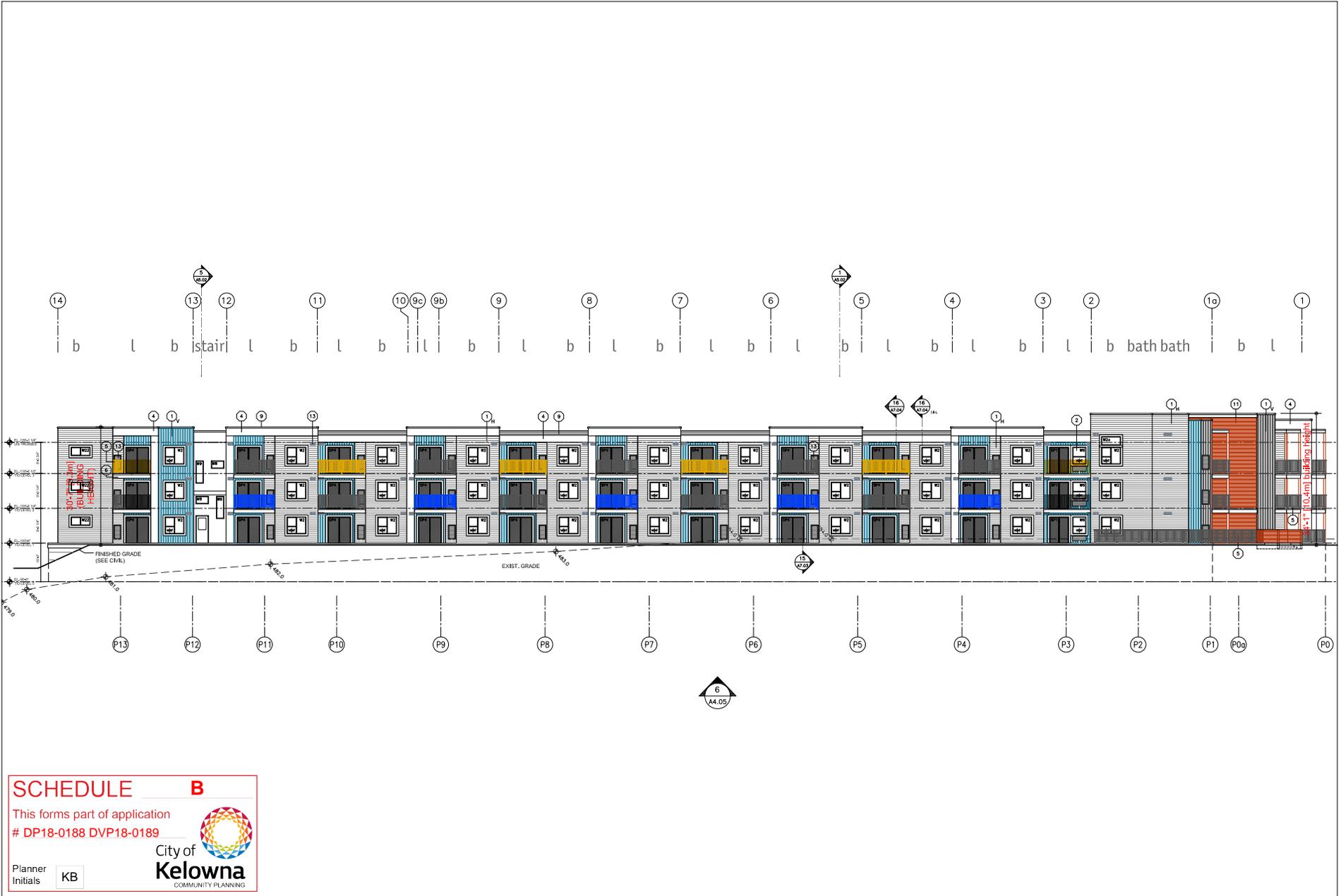
Drawing No:
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BUILDING ELEVATION
 Scale:
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Date	Drawn By
2018-12-08	MEKLEDDIN

SCHEDULE B
 This forms part of application
 # DP18-0188 DVP18-0189

City of Kelowna
 COMMUNITY PLANNING

Planner Initials **KB**



SCHEDULE B

This forms part of application
 # DP18-0188 DVP18-0189

Planner Initials **KB**

City of Kelowna
 COMMUNITY PLANNING

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Date	Revised
2018-07-02	Site Preparation
2018-08-01	Final Design
2018-10-01	DP Application
2018-10-23	Final DP Approval
2018-10-31	DP Application
2018-11-01	DP Approval
2018-11-01	Final Design
2018-11-01	Final DP Approval
2018-12-01	Final DP Approval

Project Title
UNIVERSITY HEIGHTS CONDO - 3 LEVELS 90 UNITS WITH PARKADE

142 HAZARDWAY WEST REGIONAL
 UNIT 8 (PARKADE)

Drawing Number
A4.05

REVISIONS ARE NOT TO BE MADE
 AND DIMENSIONS SHALL BE BASED ON THIS

Drawing Title
BUILDING ELEVATION

scale: 1/8"=1'0"

Date	2018-12-08
Drawn By	MEKLEDDIN ARCHITECTS
Scale	AS SHOWN
Client	AS SHOWN
Checked	AS SHOWN

SCHEDULE B

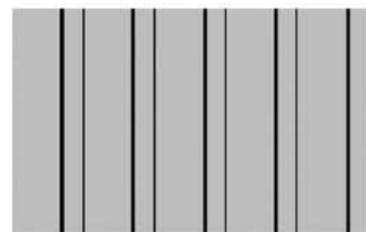
This forms part of application
DP18-0188 DVP18-0189



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

KB



hardie-V pearl gray



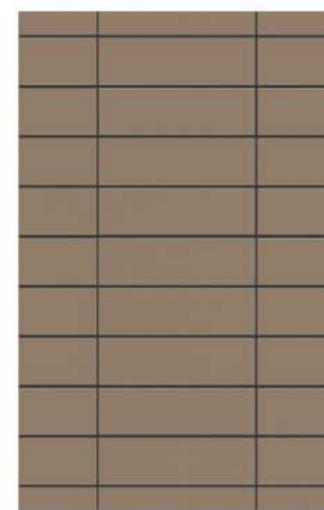
hardie-V aged pewter



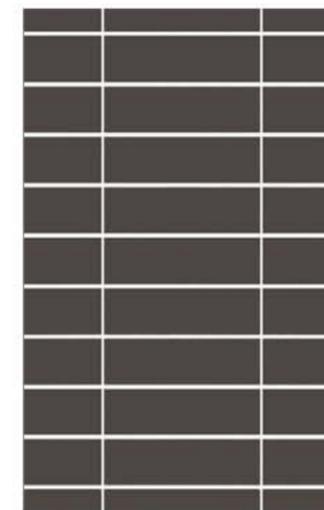
hardie-V cobble stone



red
accent



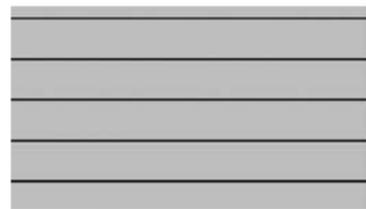
copper - stack bond



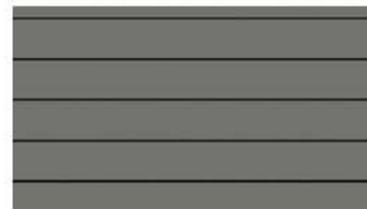
ebony - stack bond



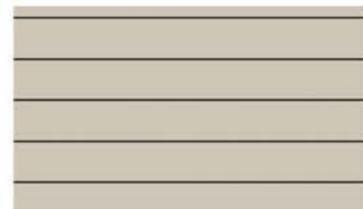
white
hardi-panel



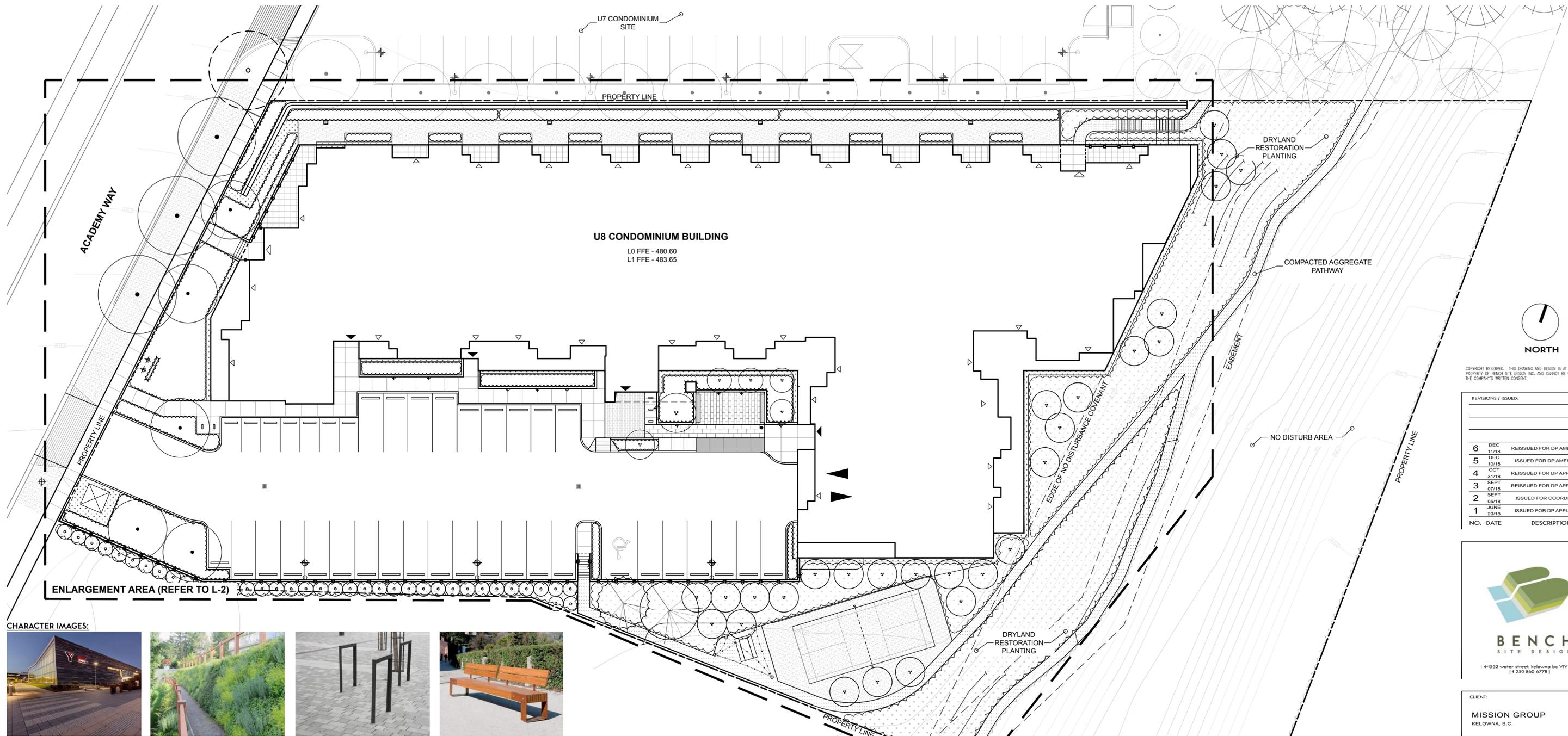
hardie-H pearl gray



hardie-H aged pewter



hardie-H cobble stone



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NO.	DATE	DESCRIPTION
6	DEC 11/18	REISSUED FOR DP AMENDMENT
5	DEC 10/18	ISSUED FOR DP AMENDMENT
4	OCT 31/18	REISSUED FOR DP APPLICATION
3	SEPT 07/18	REISSUED FOR DP APPLICATION
2	SEPT 05/18	ISSUED FOR COORDINATION
1	JUNE 29/18	ISSUED FOR DP APPLICATION



[4-1562 water street kelowna bc v1y 1z7]
[1 250 850 6778]

CLIENT:
MISSION GROUP
KELOWNA, B.C.

PROJECT:
U8 CONDOMINIUMS
KELOWNA, B.C.

SHEET TITLE
CONTEXT PLAN

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	18-022
SCALE	1:200

SHEET NO.

CHARACTER IMAGES:



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 VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIALS 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 NATIVE SHRUBS, GRASSES AND PERENNIALS ARE TO BE POCKET PLANTED AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION. ALL POCKETS SHALL BE DUG TO TWICE THE ROOTBALL SIZE TO ALLOW FOR ADDITIONAL GROWING MEDIUM. EACH NATIVE TREE SHALL RECEIVE 3 CUBIC METRES OF SOIL.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' LOW WATER SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H HYDRAULIC SEEDING SHALL BE GRADE 'A' PREMIUM SEED. SEED SHALL BE INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION
- I 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.
- J A TEMPORARY IRRIGATION SYSTEM WILL BE REQUIRED FOR THE NATIVE PLANTING AND HYDRAULIC SEEDING INSTALLATION. THE SYSTEM SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

ORNAMENTAL PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer rubrum</i> 'Armstrong'	Armstrong red maple	6cm Cal.	B&B
<i>Liriodendron tulipifera</i> 'Little Volunteer'	Little Volunteer tulip poplar	6cm Cal.	B&B
<i>Maackia amurensis</i>	Amur maackia	6cm Cal.	B&B
<i>Platanus acerifolia</i> 'Bloodgood'	London planetree	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Faxistima canbyi</i>	Cliff green	#02 Cont./0.75m O.C.	Potted
<i>Philadelphus lewisii</i> 'Blizzard'	Blizzard mockorange	#02 Cont./1.2m O.C.	Potted
<i>Ribes alpinum</i> 'Pumila'	Pumila alpine currant	#02 Cont./0.9m O.C.	Potted
<i>Taxus media</i> 'Hicksii'	Hicks yew	#02 Cont./1.0m O.C.	Potted
<i>Viburnum carlesii</i> 'Compactum'	Koreanspice viburnum	#02 Cont./1.2m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Astilbe arendsi</i> 'Cattleya'	Rose-pink astilbe	#01 Cont./0.45m O.C.	Potted
<i>Bergenia cordifolia</i>	Heartleaf bergenia	#01 Cont./0.45m O.C.	Potted
<i>Echinacea purpurea</i> 'White Swan'	White Swan coneflower	#01 Cont./0.5m O.C.	Potted
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro Daylily	#01 Cont./0.5m O.C.	Potted
<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote English lavender	#01 Cont./0.5m O.C.	Potted
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy stonecrop	#01 Cont./0.5m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Andropogon scoparius</i> 'Prairie Blues'	Little bluestem	#01 Cont./0.6m O.C.	Potted
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather reed grass	#01 Cont./0.75m O.C.	Potted
<i>Deschampsia cespitosa</i> 'Goldtau'	Gold dew tufted hair grass	#01 Cont./0.6m O.C.	Potted
<i>Sesleria caerulea</i>	Blue moor grass	#01 Cont./0.45m O.C.	Potted

RESTORATION PLANT LIST:

TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Amelanchier alnifolia</i>	Serviceberry	1.2m Ht. Multi-Stem	B&B
<i>Pinus ponderosa</i>	Ponderosa pine	1.2m Ht.	B&B
<i>Pseudotsuga menziesii</i> var. <i>glauca</i>	Interior Douglas fir	1.2m Ht.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Amelanchier alnifolia</i>	Serviceberry	#05 Cont./1.5m O.C.	Plugs
<i>Amelanchier alnifolia</i>	Serviceberry	#01 Cont./1.0m O.C.	Plugs
<i>Big sagebrush</i>	Big sagebrush	#01 Cont./1.0m O.C.	Plugs
<i>Mahonia aquifolium</i>	Oregon grape	#05 Cont./1.5m O.C.	Plugs
<i>Philadelphus lewisii</i>	Mock orange	#05 Cont./1.5m O.C.	Plugs
<i>Philadelphus lewisii</i>	Mock orange	#01 Cont./1.0m O.C.	Plugs
<i>Symphoricarpos albus</i>	Snowberry	#05 Cont./1.5m O.C.	Plugs
<i>Symphoricarpos albus</i>	Snowberry	#01 Cont./1.0m O.C.	Plugs
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Achillea millefolium</i>	Yarrow	#01 Cont./1.0m O.C.	Plugs
<i>Eriogonum nivium</i>	Snow buckwheat	#01 Cont./1.0m O.C.	Plugs
<i>Lithospermum ruderale</i>	Lemonweed	#01 Cont./1.0m O.C.	Plugs
<i>Plantago patagonica</i>	Indian-wheat	#01 Cont./1.0m O.C.	Plugs
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Aristida longiseta</i>	Red three-awn	24 Tray	Plugs
<i>Festuca idahoensis</i>	Idaho fescue	24 Tray	Plugs
<i>Festuca scabrella</i>	Rough fescue	24 Tray	Plugs
<i>Koeleria macrantha</i>	Junegrass	24 Tray	Plugs
<i>Poa secunda</i>	Sandberg's bluegrass	24 Tray	Plugs
<i>Pseudoberberis spicata</i>	Bluebunch wheatgrass	24 Tray	Plugs

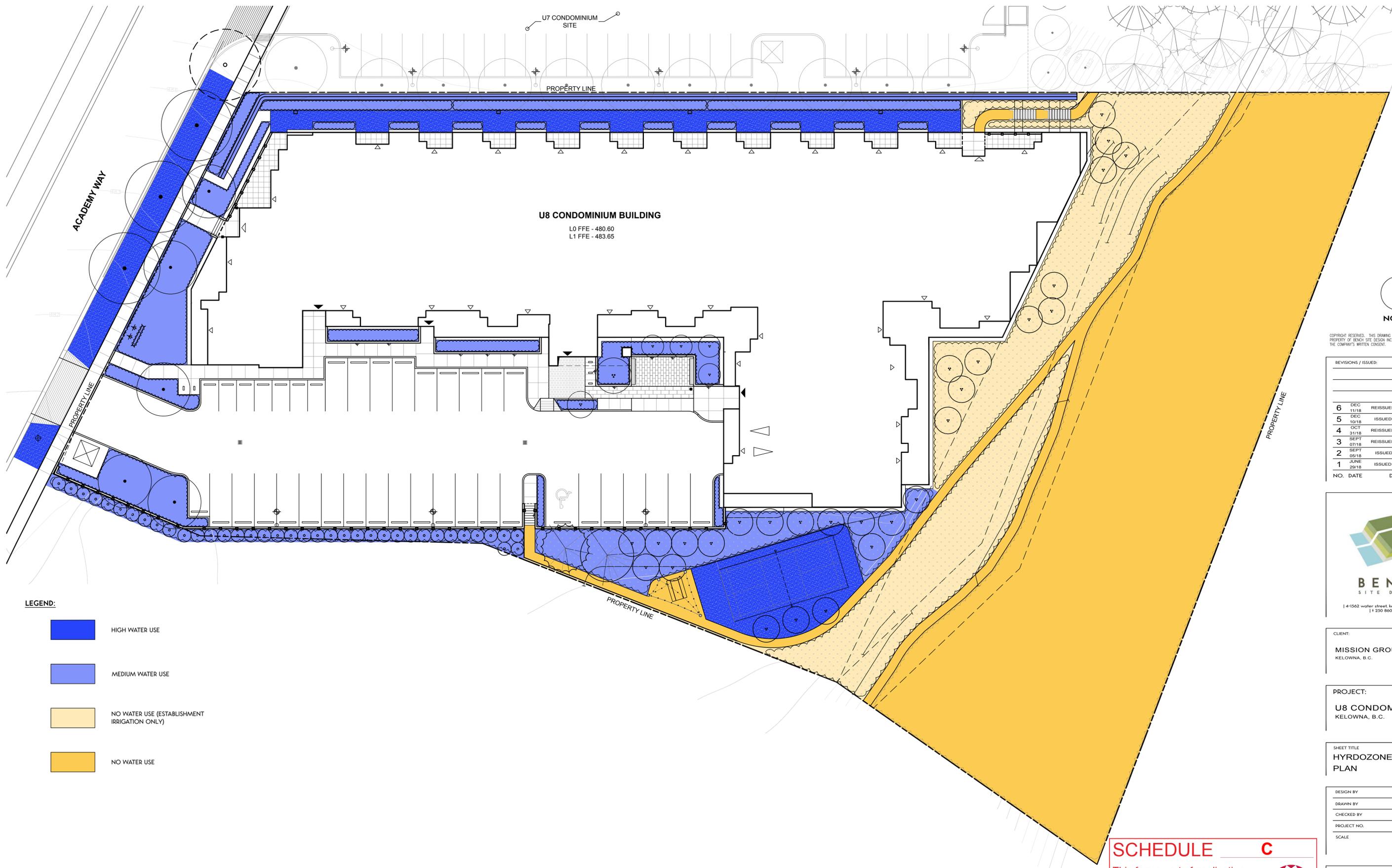
SCHEDULE C

This forms part of application
DP18-0188 DVP18-0189

Planner Initials **KB**

L-1

/VOLUMES/BENCH/100 - PROJECTS/2018/18-022_U8_CONDOMINIUMS/440 - PRODUCTION/442 - DRAWINGS/00-CONCEPTUAL DESIGN/00-CURRENT/00_18-022_CONCEPT_LAYOUT.DWG



LEGEND:

	HIGH WATER USE
	MEDIUM WATER USE
	NO WATER USE (ESTABLISHMENT IRRIGATION ONLY)
	NO WATER USE



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NO.	DATE	DESCRIPTION
6	DEC 11/18	REISSUED FOR DP AMENDMENT
5	DEC 10/18	ISSUED FOR DP AMENDMENT
4	OCT 31/18	REISSUED FOR DP APPLICATION
3	SEPT 07/18	REISSUED FOR DP APPLICATION
2	SEPT 05/18	ISSUED FOR COORDINATION
1	JUNE 29/18	ISSUED FOR DP APPLICATION



CLIENT:
MISSION GROUP
KELOWNA, B.C.

PROJECT:
U8 CONDOMINIUMS
KELOWNA, B.C.

SHEET TITLE
HYRDOZONE PLAN

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	18-022
SCALE	1:200

SCHEDULE C

This forms part of application
DP18-0188 DVP18-0189

Planner Initials **KB**

SHEET NO.

L-3

CITY OF KELOWNA

MEMORANDUM

Date: September 17, 2018
File No.: DP18-0188
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 625Academy Way Lot 6, Plan EPP53793

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 Ryan O'Sullivan

1. General

- a) Subdivision requirements have been addressed in the Development Engineering report under file S09-0074.
- b) Provide Right of Way and Easement as may be required.
- c) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

2. Geotechnical Study

A comprehensive Geotechnical Study is required 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 recommendations for on-site storm water disposal.
- h) Provide specific requirements for footings and foundation construction.

3. Domestic Water and Fire Protection

- a) This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with GEID for these items. All charges for service connection and upgrading costs are to be paid directly to GEID.

ATTACHMENT A

This forms part of application
DP18-0188 DVP18-0189

Planner Initials **KB**

City of
Kelowna
COMMUNITY PLANNING



4. **Sanitary Sewer**

The developer's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Our records indicate existing lot is serviced with a 200mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

5. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. All the storm drainage must be dealt with on site.

6. **Road Improvements**

- a) Requirements for road cross sections, dedications, design and construction have been addressed in the HIGHWAY AGREEMENT between CITY OF KELOWNA and WATERMARK DEVELOPMENTS LTD. executed December 23, 2015.
- b) Road improvements will be constructed along the full frontage of this proposed development, including separate sidewalk, landscaped boulevard complete with street trees and irrigation. Relocate or adjust utility appurtenances if required to accommodate construction. All improvements will be at the developer's expense.
- c) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.
- d) 9.0m Concrete letdown for site access.

7. **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.

ATTACHMENT A

This forms part of application
DP18-0188 DVP18-0189

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City of
Kelowna
COMMUNITY PLANNING



8. Development Permit and Site Related Issues

a) 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.

James Kay

James Kay, P. Eng.
Development Engineering Manager

RO

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

Date: September 17, 2018
File No.: DVP18-0189 Variance DP
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 625 Academy Way Lot 6, Plan EPP53793

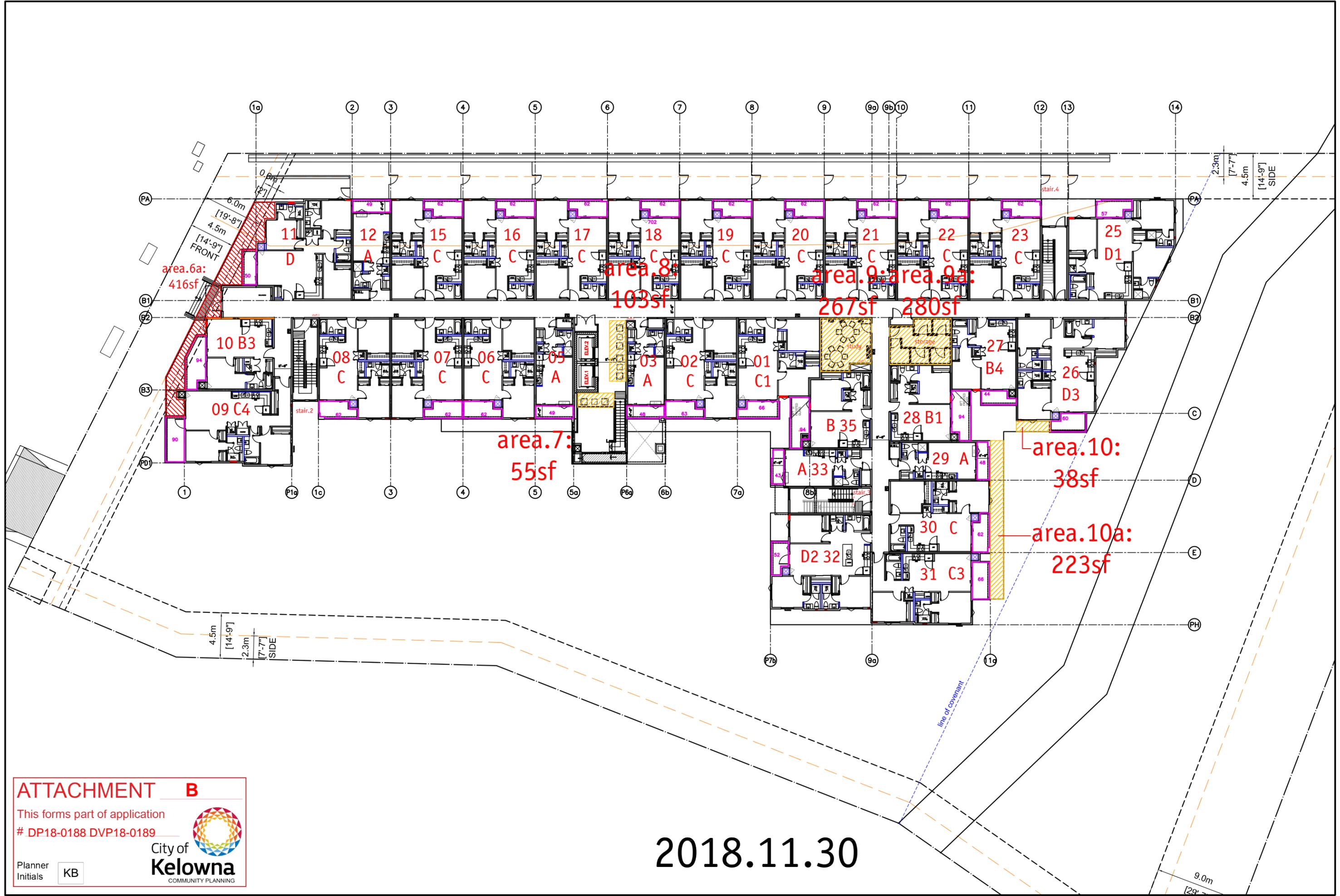
The Development Engineering Permit for the form and character of multiple dwelling housing (90 unit apartment housing), with variances to the required number of parking stalls (132 required, 122 proposed) and the height from 13.0 m / 3 storeys (permitted) to 13.5 m / 4 storeys (proposed)

1. This application does not compromise any City of Kelowna municipal infrastructure.

A handwritten signature in cursive script that reads "James Kay".

James Kay P.Eng.
Development Engineering Manager

RO



ATTACHMENT B

This forms part of application
 # DP18-0188 DVP18-0189

Planner Initials **KB**



2018.11.30

Private Open Space

sm

2018-11-29

U8-RM4

3-storey

bachelor	7.5
1 bedrm	15.0
over 1 bedrm	25.0

Required

site area

sf
85034.0

sm
7899.9

Level 1 no of bed	Required sm	unit type	unit no	Proposed sf	Proposed sm
2	25	C1	1	66.0	6.1
2	25	C	2	63.0	5.9
bachelor	7.5	A	3	48.0	4.5
bachelor	7.5	A	4	49.0	4.6
2	25	C	5	62.0	5.8
2	25	C	6	62.0	5.8
2	25	C	7	62.0	5.8
2	25	C4	8	90.0	8.4
1	15	B3	9	94.0	8.7
3	25	D	10	50.0	4.6
bachelor	7.5	A	11	49.0	4.6
2	25	C	12	62.0	5.8
2	25	C	13	62.0	5.8
2	25	C	14	62.0	5.8
2	25	C	15	62.0	5.8
2	25	C	16	62.0	5.8
2	25	C	17	62.0	5.8
2	25	C	18	62.0	5.8
2	25	C	19	62.0	5.8
2	25	C	20	62.0	5.8
3	25	D1	21	57.0	5.3
3	25	D3	22	60.0	5.6
1	15	B4	23	44.0	4.1
1	15	B1	24	94.0	8.7
bachelor	7.5	A	25	48.0	4.5
2	25	C	26	62.0	5.8
2	25	C3	27	66.0	6.1
3	25	D2	28	52.0	4.8
bachelor	7.5	A	29	43.0	4.0
1	15	B	30	94.0	8.7
total				1873.0	174.0
area.7				55.0	5.1
area.8				103.0	9.6
area.9				267.0	24.8
area.9a				280.0	26.0
area.10				38.0	3.5
area.10a				223.0	20.7
Level 1 Total	622.5			2839.0	263.8

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Level 2 no of bed	Required sm	unit type	unit no	Proposed sf	Proposed sm
2	25	C1	1	66.0	6.1
2	25	C	2	63.0	5.9
bachelor	7.5	A	3	48.0	4.5
bachelor	7.5	A	4	49.0	4.6
2	25	C	5	62.0	5.8
2	25	C	6	62.0	5.8
2	25	C	7	62.0	5.8
2	25	C4	8	90.0	8.4
1	25	C2	9	94.0	8.7
3	25	D	10	50.0	4.6
bachelor	7.5	A	11	49.0	4.6
2	25	C	12	62.0	5.8
2	25	C	13	62.0	5.8
2	25	C	14	62.0	5.8
2	25	C	15	62.0	5.8
2	25	C	16	62.0	5.8
2	25	C	17	62.0	5.8
2	25	C	18	62.0	5.8
2	25	C	19	62.0	5.8
2	25	C	20	62.0	5.8
3	25	D1	21	57.0	5.3
3	25	D3	22	60.0	5.6
1	15	B4	23	44.0	4.1
1	15	B1	24	94.0	8.7
bachelor	7.5	A	25	48.0	4.5
2	25	C	26	62.0	5.8
2	25	C3	27	66.0	6.1
3	25	D2	28	52.0	4.8
1	15	B2	29	43.0	4.0
1	15	B	30	94.0	8.7

total 1873.0 174.0
area.8 103.0 9.6
area.9 267.0 24.8
area.9a 280.0 26.0

Level 2 Total	640.0	2523.0	234.4
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Level 3 Total	640.0	2523.0	234.4
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Required Private Open Space	sm 1903	sf 20479	sf	sm
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Total Balconies 7885.0 732.5

landscape area/deck area

Parkade	sf	sm
area.1	5003	464.8
area.1a	983	91.3
area.2	581	54.0
area.3	784	72.8
area.4	5300	492.4
area.5	1208	112.2
area.6	194	18.0
area.6a	416	38.6
sub-total	14469.0	1344.2
balconies	7885.0	732.5
Total Provided	22354.0	2076.8
Required	20479	1903
Difference	-1875	-174

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City of Kelowna
COMMUNITY PLANNING