
CITY OF KELOWNA

MEMORANDUM

Date: October 23, 2018
File No.: DP18-0206
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 3802 Gordon Drive

The Development Engineering Branch has the following comments and requirements associated with this Development Permit 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. General

- a. This Development Permit to add a second floor residential unit and a ground floor restaurant will be required at Building Permit to complete the following works as laid out in this Engineering Memo:
 - i. Water service upgrade
 - ii. Sanitary service upgrade
 - iii. Landscaping improvements on Gordon Drive and Cook Road
- b. Provide easements as may be required

2. Domestic Water and Fire Protection

- a. Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this property to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.

3. Sanitary Sewer

- a. 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 service at the applicant's cost.

4. Drainage

- a. Provide a detailed Storm Water Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.

5. Road Improvements

- a. Gordon Drive has already been upgraded to an urban standard along the full frontage of this proposed development. No Further upgrades are needed at this time.
- b. Cook Road has already been upgraded to an urban standard along the full frontage of this proposed development. No Further upgrades are needed at this time.

6. Development Permit and Site Related Issues

- a. By Registered plan to provide the following
 - i. Grant statutory rights-of-way if required for utility services and/or pedestrian access.

7. Power and Telecommunication Services and Street Lights

- a. All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b. Streetlights must be installed on all roads where required.
- c. Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

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

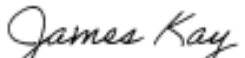
provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

- 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. Bonding and Levy Summary

a. Bonding

To be Determined



James Kay, P. Eng.
Development Engineering Manager

JA

ATTACHMENT		A
This forms part of application		
# DP18-0206		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

Development Permit DP18-0206



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

3802 Gordon Dr

and legally known as

Lot A, District Lot 134, ODYD, Plan 40137

and permits the land to be used for the following development: Gas Station redevelopment

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

Issued Date:

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by August 27, 2019.

Existing Zone: C2 – Neighbourhood Commercial Future Land Use Designation: COMM - Commercial

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: The Pit Stop C-Store & Gas Bar Ltd., Inc. No. BCo566689

Applicant: Randi Fox

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 August 27, 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 **\$68,606.25**

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.**

October 10, 2018

**Design Rationale for Form and Character:
Development Permit Kiran Building 3802 Gordon Dr.**

SCHEDULE		A
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Overview:

Located at the corner of Gordon & Cook, the existing building consists of a 1980's single-storey structure with a convenience store, Husky gas bar, and car wash. We propose to create a more urban model of mixed-use using multiple new uses in a remodel and second floor addition in order to activate all four facades.

The entire building form will be modern with dynamic rooflines, canopy and overhangs. The proposed building uses a "gridiron" form to showcase the ponted corner on the trapezoidal site, and uses (and re-uses) a combination of steel frame, curtain wall, stucco and concrete block to provide a professional looking signature building at the intersection. This proposal combines the needs of an expressway commercial gas station, with the walkable neighbourhood uses of a formal restaurant, and then transitions to residential use facing the adjacent housing.

The existing gas pumps will be retained on the east side facing Gordon Dr, the associated C-Store will be reduced in area, and the car wash and rear drive removed. A new 40-seat restaurant will occupy the south side of the main floor, oriented to the adjacent shopping mall, while the new entrances to the new second floor will face north oriented towards Cook St. Upstairs, professional offices will face north, east and south, while a residential unit and private yard will face the adjacent condos to the west.

Vehicle and bicycle parking areas have been re-designed to meet both the City of Kelowna's current Section 7 Landscaping & Screening as well as Section 8 Parking & Loading requirements, with interlocking and overlapping planting and parking areas. The parking is broken into a variety of smaller locations each addressing the adjacent use. Planners Adam Cseke and Andrew Ferguson declared staff support for this innovative approach at our pre-application meeting.

Multiple access points at grade will serve pedestrian-oriented uses, and an outdoor south-facing seating area will help activate the site. Generous glazing on all sides will further create a vibrant street presence, provide the occupants a dynamic experience of street and agricultural views, while also assisting in CPTED "eyes on the street". Site lighting will respect Kelowna's "Dark Skies" ambitions and will consist of "Full-Cutoff" fixtures to minimize light pollution off-site.

This building is intended to be an innovative and exciting prototype rethinking the use and form of a 21st C neighbourhood store and gas bar.



1 VIEW FROM SE



2 VIEW FROM NE



3 VIEW FROM NW



4 VIEW FROM SOUTH

Materials & Colours:

CURTAIN WALL - BLACK ANODIZED



DOORS - BLACK



COLUMNS - STEEL PAINT RED



FENCING - NATURAL FINISH WOOD



STAIR - NATURAL WOOD FINISH



RAILINGS - BLACK POWDER COAT



RAILINGS - TEMPERED GLASS



STUCCO - WHITE



STUCCO - BLUE



BRICK - WHITE



FASCIA TRIM - BLACK



CANOPY FASCIA TRIM - RED



- WHITE



- BLUE



Sheet Index:

ARCHITECTURAL

A-001	COVER SHEET
A-100	FDN & SITE
A-101	MAIN FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	ROOF PLAN
A-104	UPPER ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-901	STREET VIEWS
A-902	SITE & CONTEXT PHOTOS

CIVIL

SEE CIVIL SUBMITTAL

ELECTRICAL

SEE ELECTRICAL SUBMITTAL

MECHANICAL

SEE MECHANICAL SUBMITTAL

STRUCTURAL

SEE STRUCTURAL SUBMITTAL

SCHEDULE A & B

This forms part of application

DP18-0206

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Kiran Building - Project Description

Remodel & Additions to an existing commercial building on an existing developed lot.

Legal Description:	Lot A, Pln 40137, DL 134 ODYD.
Address:	3802 Gordon Dr, Kelowna BC
Ordinance:	BCBC 2012
	City of Kelowna Zoning Bylaw 8000
	City of Kelowna Zoning Bylaw 10248
Development Permit:	DP xx
Zoning:	C-2
Occupancy:	A-2, C, D, F-2, F-3
Sprinklers:	NFPA 13
Building Area:	
Main:	301 m ²
2nd:	442 m ²
Total:	743 m²

Zoning Bylaw Analysis:

City of Kelowna Zoning Bylaw 8000

Section 7 - Landscaping & Screening

7.1 Required Landscaping per 7.1	
7.2 Landscaping Standards per 7.2	
7.3 Refuse bins screened from adjacent lots & streets.	
7.6 Landscape Buffers per Table 7.1 or Width of Yard	
Table 7.1 Front-Level 2: 3m	
Side-Level 3: 3m / opaque barrier	
Rear Level 3: 3m / opaque barrier	
Urban Plaza: No	

Section 8 - Parking & Loading

	Required	Proposed
8.1.2 Parking:		
Food 1/4 seats	10	10
Gas Bar 1/2 Staff	1	1
Office 2.5/100m ²	8	8
C-Store 2/100m ²	2	2
Residence 1.5/unit + 1	3	3
Total Parking	24	24
8.1.7 Disabled parking	1	1
8.1.10c Setbacks		
Front yard	2.0m	2.0m
Side Street	2.0m	6.0m
Side	N/A	3.0m
Rear Residential	1.5m	3.0m
8.1.11 Dive Aisle	7.0m	7.0m
Stall Size:		
Full Size 50%	12	12
Medium 40%	10	10
Small 10%	2	2
8.2 Loading:	1	1
8.4 Bicycle Parking:		
Class I	2	2
Class II	3	3

Section 14 - Commercial Zones

14.2.2 Principle Uses		
(e) Food		
(f) Gas Bar		
(i) Office		
(n) Convenience Store		
14.2.3 Secondary Uses		
(c) Apartment Housing		
14.2.4 Subdivision Regulations		
a) Lot Width	40m	40m varies
b) Lot Depth	30m	54m varies
c) Lot Area:	1500m ²	1992m ²
14.2.5 Development Regulations		
a) F.A.R. 0.3+0.2 Res 0.5 = 995m ²	0.4 = 743m ²	
b) Site Coverage	40% = 796m ²	39% = 706m ²
c) Height	2.5 St / 10.5m	2 St / 9.5m
d) Front Yard	4.5m	7.6m (Existing)
e) Side Yard - street	4.5m	10.0m
f) Side Yard	3.0m	4.5m
g) Rear Yard	6.0m	6.0m
14.2.6b Private open space	15.0m ²	50.0m ²

Location & Context Map:



Building Code Analysis:

British Columbia Building Code 2012

Governing Code: Part 3, Part 4

3.1.2.1 Occupancy: Group A-2, C, D, F-2, F-3

3.1.3 Multiple Occupancy

1) Fire separation ratings per Table 3.1.3.1
All occupancies separation = 1 Hr except
All occupancies separation to F-2 = 2 Hr

3.1.3.2 Prohibited Occupancy Combinations

2) Max one residential suite with F-2

3.1.17 Occupant Load:

Table 3.1.17.1 Occupant Load Determination

Dining	Design load with signage = 40
Dwelling	2 per bedroom = 4
Offices	225m ² /9.3 = 24
Mercantile	93m ² /3.7 = 25
Kitchen	54m ² /9.3 = 6
Total	100

3.2.2 Building Size / Construction / Occupancy

3.2.2.27 Group A-2, up to 2 storeys, Sprinklered.

1) Combustible/Non-Combustible Construction.

Group C, up to 3 storeys, Sprinklered.

2) Combustible/Non-Combustible Construction.

a) 45 Minute Rating.

3.2.2.61 Group D, up to 2 storeys, Sprinklered.

2) Combustible/Non-Combustible Construction.

a) 45 Minute Rating.

3.2.2.77 Group F-2, up to 2 storeys, Sprinklered.

2) Combustible/Non-Combustible Construction.

a) 45 Minute Rating.

3.2.2.84 Group F-3, up to 2 storeys, Sprinklered.

2) Combustible/Non-Combustible Construction.

a) 45 Minute Rating.

3.2.5.12 Automatic Sprinklers

1) NFPA 13

3.2.3.1 Limiting Distance

Table 3.2.3.1D	Exposed Face	Area
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North Elevation >9m 100%

East Elevation >9m 100%

South Elevation 6m 52%

West elevation 6m 68%

3.2.3.7.1 Construction of Exposed Face

Table 3.2.3.7 Construction Requirements

0-25% 1 hour rating

25-100% 45min rating

3.2.3.17 Canopy Protection for Vertically Separated Openings

3) Canopy not required if sprinklered

3.2.8.4 Sprinklers

1) If interconnected floor space, then sprinklers

required throughout.

3.3.1.1 Separation of Suites

4) No fire separation between suites of business & personal service occupancy.

3) No fire separation between floor area & corridor if sprinklered

3.3.1.5 Egress doorways

d) Single egress allowed. Travel distance < 25m.

3) No fire separation for Janitor room if sprinklered

3.3.4.2 Residential Occupancy Fire Separations

4) No separation required between residential over garage if sprinklered - 5 vehicle max.

3.3.4.4 Egress from Dwelling Unit

3) Single exit permitted, not more than one storey.

3.4 Exits

3.4.2.1 Minimum number of Exits

1) Main Floor Required: 5 Proposed: 5

2) Second Floor Required 2 Proposed 2

3.4.2.3 Distance between Exits

1.b) Required: 1/2 diagonal floor area or 9m minimum

Proposed: 9m

3.4.2.5 Location of Exits

3.4.2.5 1.c) Allowed: Max travel distance 45m sprinklered

Proposed: Max 20m sprinklered

3.4.3.2 Exit Width

1.a) Business Offices - 6.1mm x (9.3m²/person)

Required: 1370mm

Proposed: 1370mm

3.4.4.1 Fire Resistance of Exit Separation

1) Fire separation per 3.3.3. 45 Minute rating

6.2.2.3 Ventilation of Storage Garages

6.2.2.3 6) Mech ventilation not required - Open Air Storey



510 West Ave
Kelowna BC V1Y 4Z4
foxarchitecture.ca
778.484.3696

CONSULTANTS

18-041

Kiran Building
3802 GORDON DR
KELOWNA BC V1W 3Y3
Lot A, Pln 40137, DL 134 ODYD.

PRELIMINARY

COVER SHEET
10.11.18 DP SUBMITTAL

A-001

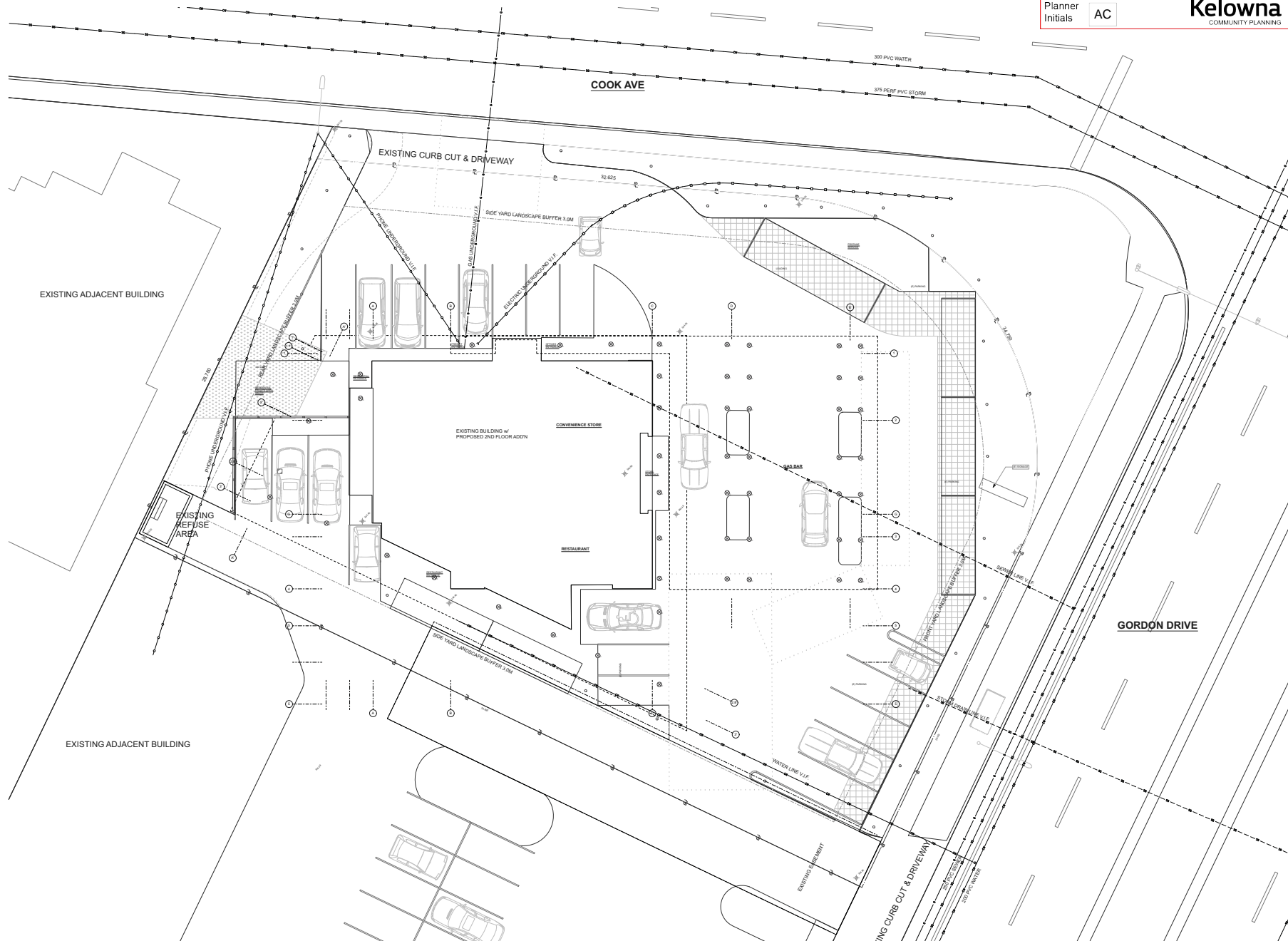
SCHEDULE A & B

This forms part of application
DP18-0206



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1 FDN & SITE
SCALE: 1/8" = 1'-0"

FOX ARCHITECTURE
SUSTAINABLE DESIGN

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Kiran Building

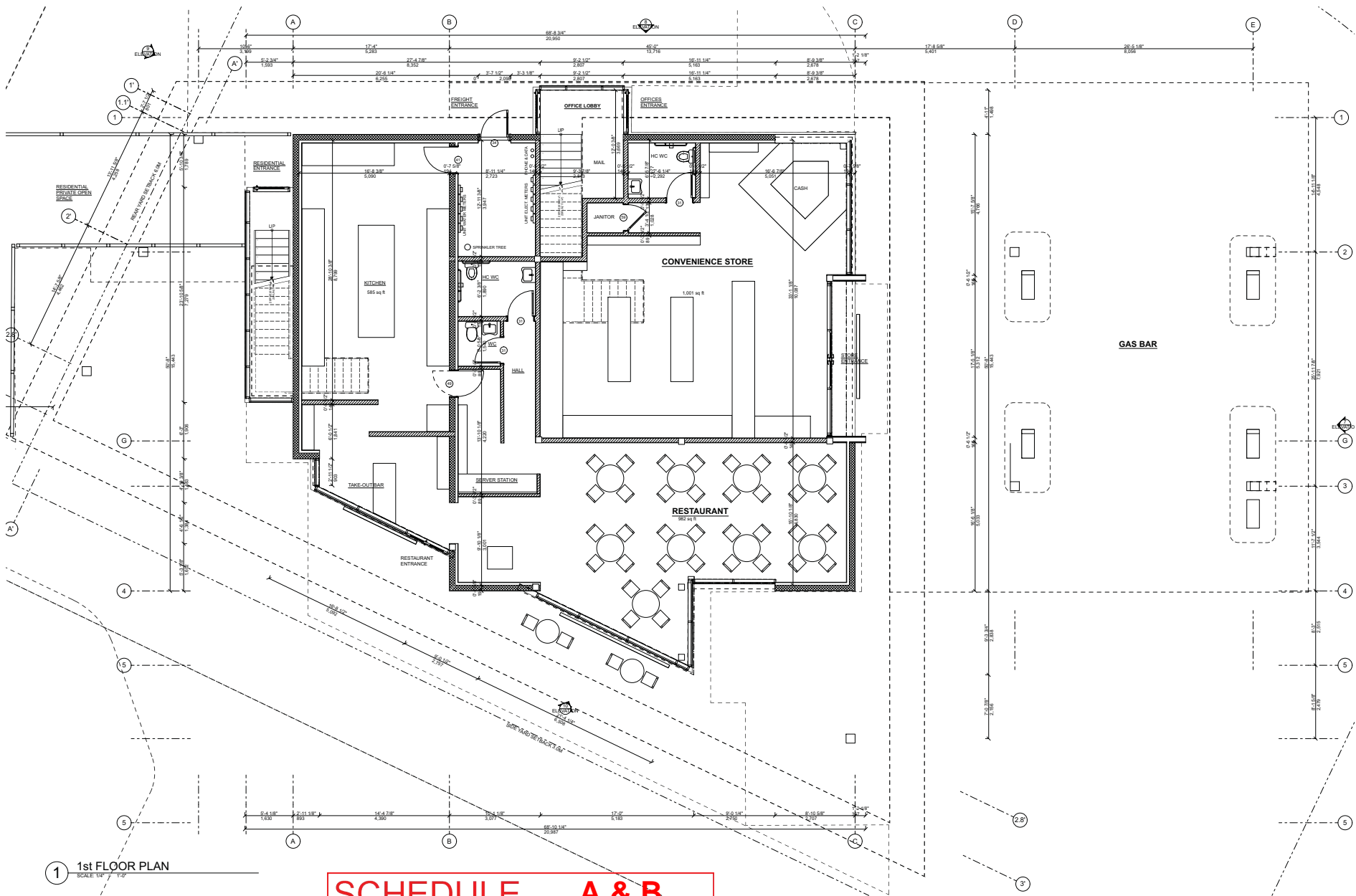
3802 GORDON DR
KELOWNA BC V1W 3Y3
Lot A, Pin 40137, DL 134 ODVD.

PRELIMINARY

FDN & SITE

10.11.18 DP SUBMITTAL

A-100



1 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

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Kiran Building

18-041

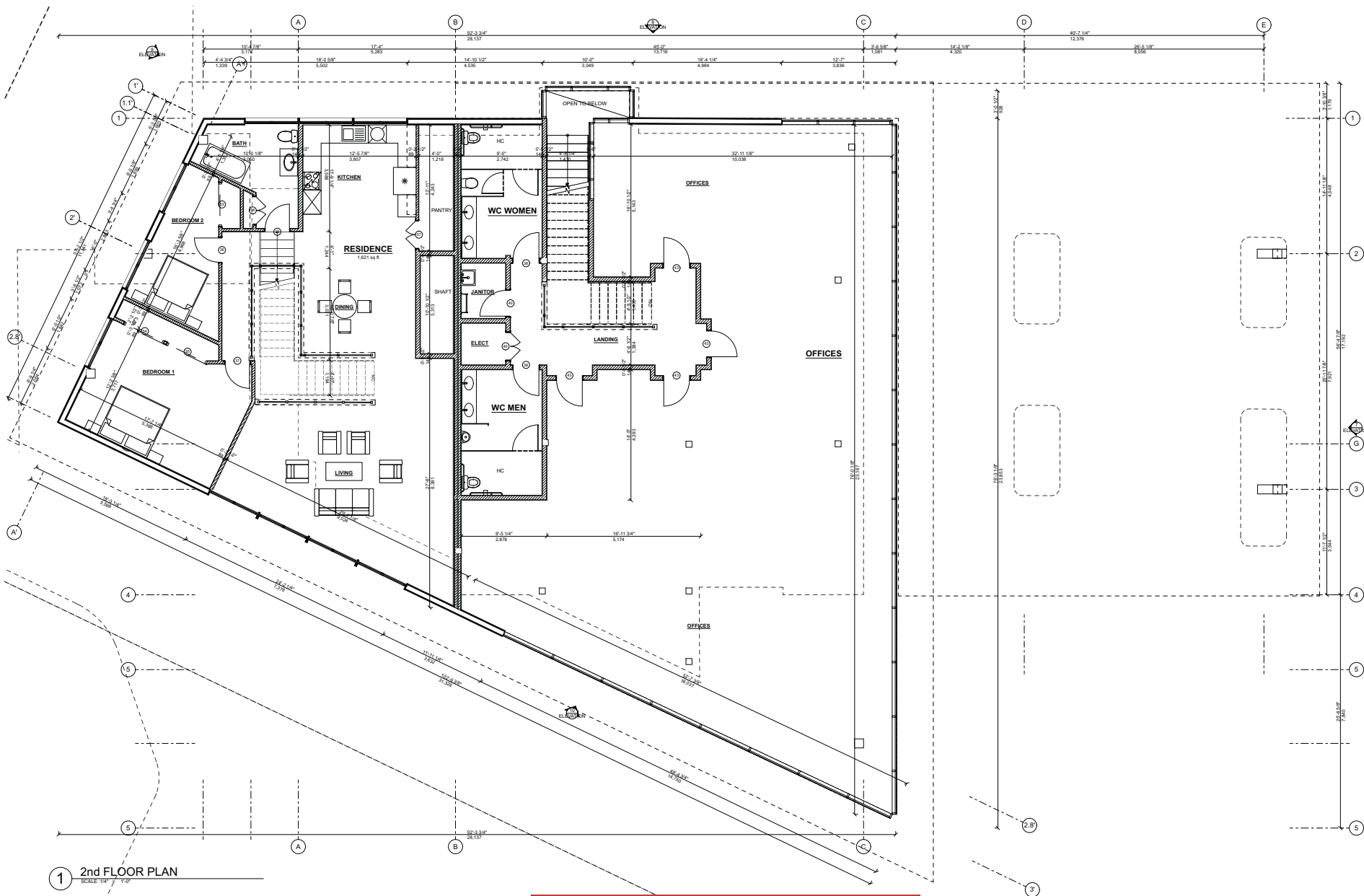
3802 GORDON DR.
KELOWNA BC V1W 3Y3
Lot A, Pin 40137, DL 134 ODVD.

PRELIMINARY

MAIN FLOOR PLAN
10.11.18 DP SUBMITTAL

A-101





1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0206

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City of
Kelowna

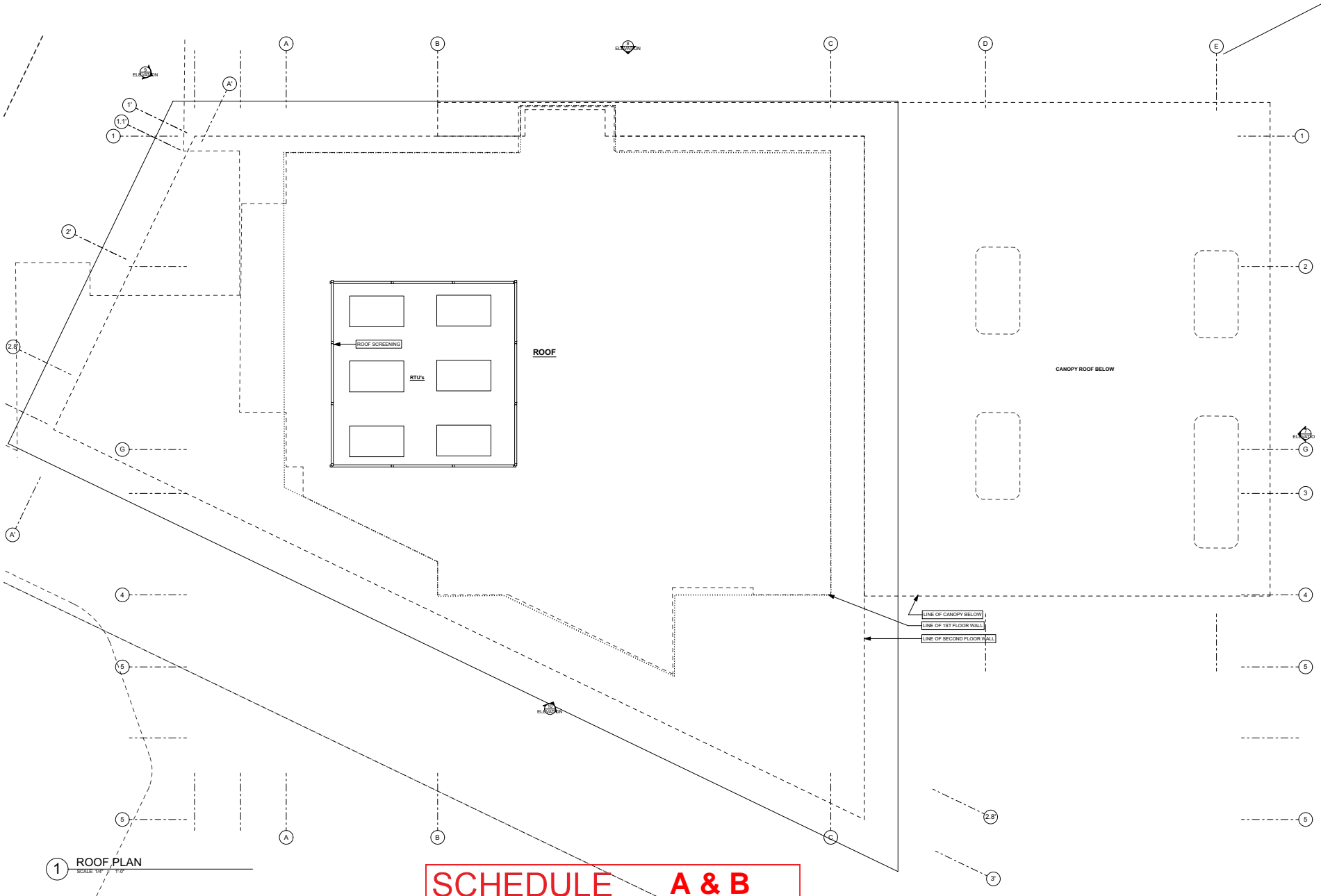
COMMUNITY PLANNING



FOX ARCHITECTURE
SUSTAINABLE MODERN DESIGN

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Kiran Building	
3802 GORDON DR. KELOWNA BC V1W 3Y3	18-041 Lot A, Pin 40137, DL 134 ODVD.
2ND FLOOR PLAN	
10.11.18 DP SUBMITTAL	
A-102	



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

SCHEDULE A & B

This forms part of application
DP18-0206

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Kiran Building

3802 GORDON DR
KELOWNA BC V1W 3Y3
Lot A, Pin 40137, DL 134 ODVD.

18-041

ROOF PLAN

10.11.18 DP SUBMITTAL

PRELIMINARY

A-103



SCHEDULE A & B

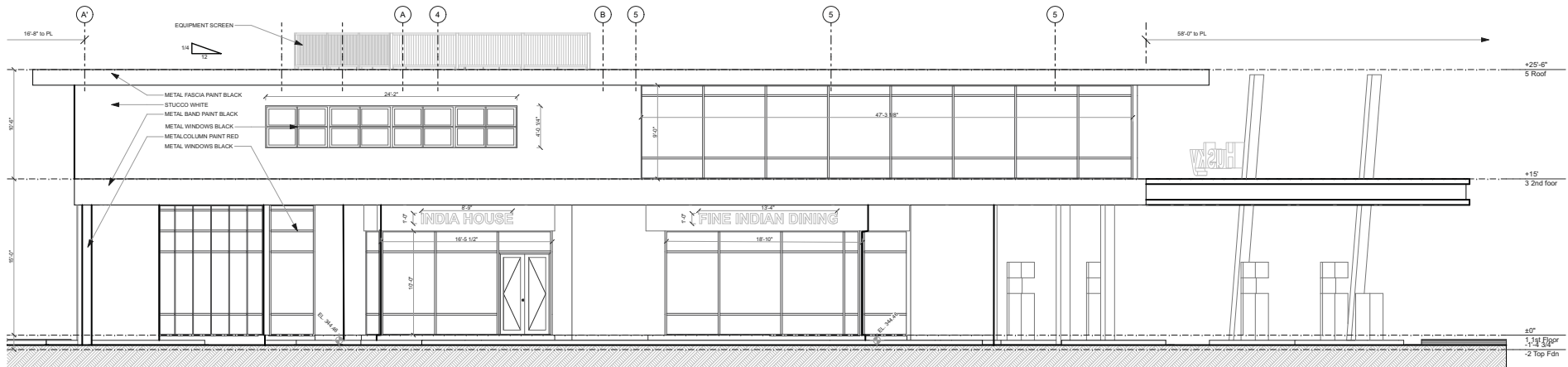
This forms part of application
DP18-0206

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1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

FOX ARCHITECTURE
SUSTAINABLE DESIGN
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Kiran Building

3802 GORDON DR
KELOWNA BC V1W 3Y3
Lot A, Pin 40137, DL 134 ODVD.

PRELIMINARY

ELEVATIONS

10.11.18 DP SUBMITTAL

A-202



① STREET VIEW LOOKING EAST



② VIEW LOOKING NORTH



③ VIEW LOOKING WEST



④ STREET VIEW LOOKING SOUTH
SCALE: 1:37.5M

SCHEDULE A & B

This forms part of application
DP18-0206

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Kiran Building	18-041
	3802 GORDON DR KELOWNA BC V1W 3Y3 Lot A, Pin 40137, DL 134 ODVD.
PRELIMINARY	
STREET VIEWS	10.11.18 DP SUBMITTAL
A-901	



① VIEW LOOKING NW



② VIEW LOOKING SW
SCALE: 1:13018

SCHEDULE

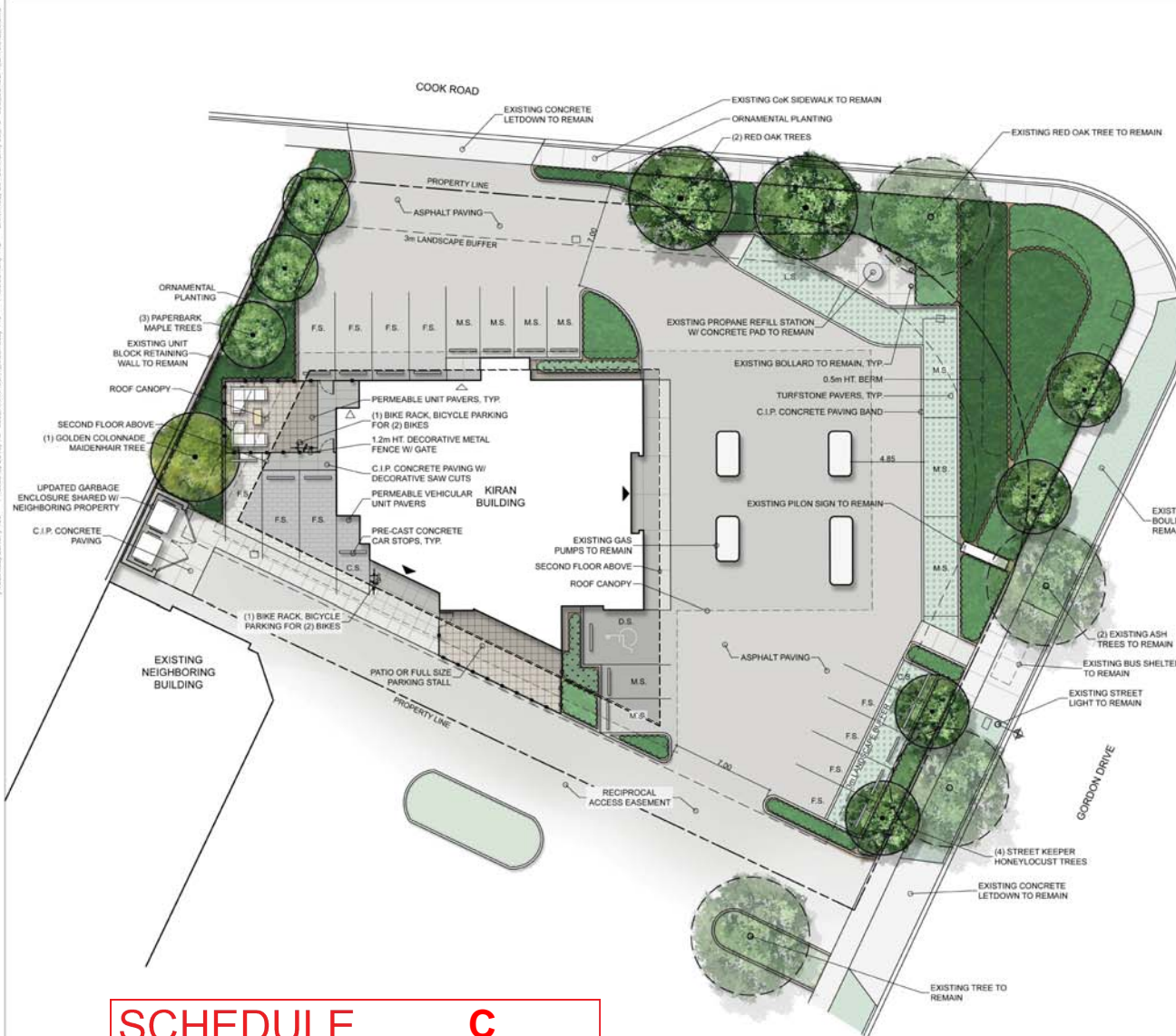
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Planner Initials AC

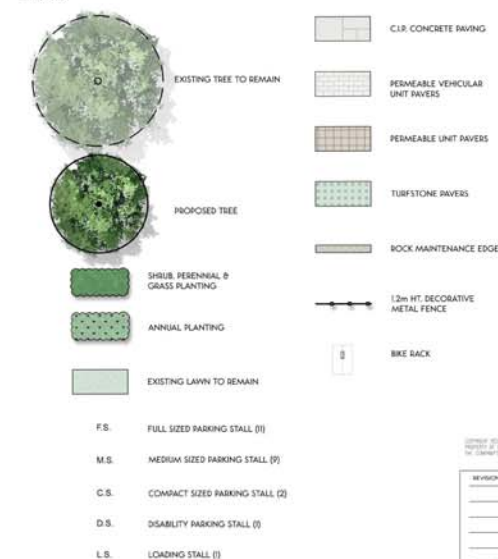
A & B

City of Kelowna
COMMUNITY PLANNING

<div style="text-align: center;"> <p>510 West Ave Kelowna BC V1Y 4Z4 foxarchitecture.ca 778.484.3696</p> </div>		CONSULTANTS	
KIRAN BUILDING		18-041	
		3802 GORDON DR KELOWNA BC V1W 3Y3 Lot A, Pin 40137, DL 134 ODVD.	
SITE & CONTEXT IMAGES		PRELIMINARY	
		A-902	



LEGEND:



DEVELOPMENT PERMIT NOTES:

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY CLNA AND C.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- TREES SHALL BE INSTALLED IN DEFINED SOIL RITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 400mm (16") AIRSPREAD GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUIVALENT.
- DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CORBEL ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- 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 ginnum</i>	Paperbark maple	6cm Cal.	BBB
<i>Gingko biloba</i> 'Golden Colonnade'	Golden Colonnade maidenhair tree	6cm Cal.	BBB
<i>Glaxiola fraxinifolia</i> var. 'nana'	Street Keeper honeylocust	6cm Cal.	BBB
<i>Quercus rubra</i>	Red oak	6cm Cal.	BBB
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Berberis thunbergii</i> 'Nana'	Sunation barberry	#02 Cont./1.0m O.C.	Postest
<i>Buxus</i> 'Green Velvet'	Green Velvet boxwood	#02 Cont./1.0m O.C.	Postest
<i>Philadelphus</i> 'Tommeville'	Snowflake mockorange	#02 Cont./1.0m O.C.	Postest
<i>Teucrium</i> 'Hicksii'	Hicks yew	#02 Cont./1.0m O.C.	Postest
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Arctostaphylos</i> 'Deutscher'	Early white arbutus	#01 Cont./0.5m O.C.	Postest
<i>Rudbeckia</i> 'Goldstrum'	Goldstrum coneflower	#01 Cont./0.5m O.C.	Postest
<i>Passiflora</i> 'Candy'	Climb green	#01 Cont./0.5m O.C.	Postest
<i>Salvia nemorosa</i> 'Sensation Rose'	Sensation Rose salvia	#01 Cont./0.5m O.C.	Postest
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn joy stonecrop	#01 Cont./0.5m O.C.	Postest
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Bouteloua gracilis</i> 'Laciniata'	Laciniata blue grama	#01 Cont./0.5m O.C.	Postest
<i>Calamagrostis canadensis</i> 'Quercus'	Variagated feather reed grass	#01 Cont./0.5m O.C.	Postest
<i>Deschampsia cespitosa</i> 'Three Fontains'	Dwarf tufted hair grass	#01 Cont./0.45m O.C.	Postest

DESIGNED BY: BENCH SITE DESIGN
DRAWN BY: BENCH SITE DESIGN
CHECKED BY: BENCH SITE DESIGN
PROJECT NO: 18-026
SCALE: 1:150

REVISIONS / ISSUES	DATE	DESCRIPTION
4	2018	ISSUED FOR DP APPLICATION
3	2018	ISSUED FOR CITY REVIEW
2	2018	ISSUED FOR REVIEW
1	2018	ISSUED FOR REVIEW



CLIENT:
FOX ARCHITECTURE
KELOWNA, B.C.

PROJECT:
KIRAN BUILDING
KELOWNA, B.C.

SHEET TITLE:
LANDSCAPE
PLAN

DESIGN BY: 13
DRAWN BY: 13
CHECKED BY: 13
PROJECT NO: 18-026
SCALE: 1:150

SHEET NO:

L-1

SCHEDULE C

This forms part of application
DP18-0206






Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION



LEGEND:

-  HIGH WATER USE (LAWN BOULEVARD)
-  HIGH WATER USE (TURFSTONE PAVERS)
-  MODERATE WATER USE (SHRUB, PERENNIAL, GRASS & ANNUAL PLANTING)
-  UNWATERED PERVIOUS AREAS (PERMEABLE PAVERS)
-  UNWATERED PERVIOUS AREAS (ROCK MULCH)



NOT FOR CONSTRUCTION

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REVISIONS / ISSUES		
NO.	DATE	DESCRIPTION
4	03/18	ISSUED FOR DP APPLICATION
3	03/18	ISSUED FOR CITY REVIEW
2	03/18	REISSUED FOR REVIEW
1	03/18	ISSUED FOR REVIEW



BENCH
SITE DESIGN
[4-1562 wester street, kelowna bc v1y 1z7]
[1 250 880 5079]

CLIENT:
FOX ARCHITECTURE
KELOWNA, B.C.

PROJECT:
KIRAN BUILDING
KELOWNA, B.C.

SHEET TITLE:
HYDROZONE PLAN

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	KIN
PROJECT NO.	18-036
SCALE	1:150

SHEET NO.
L-2

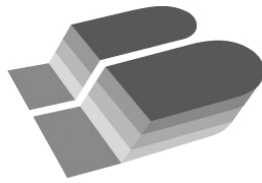
SCHEDULE C

This forms part of application
DP18-0206

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING





October 09, 2018

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1J 1J4

SCHEDULE		C
This forms part of application # DP18-0206		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

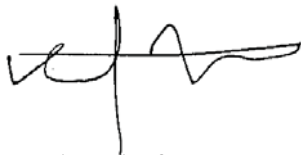
Attention: Community Planning & Real Estate Division

Project: Kiran Husky Multi-Use Development

Please be advised that a landscape security bond of **\$68,606.25** will be required for the Kiran Husky multi-use development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennials, seeded lawn, topsoil, mulch, irrigation and bike racks. Please see the attached Estimate of Probable Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Keith Nyhof, BCSLA, CSLA
Registered Landscape Architect

cc

Randi Fox – Fox Architecture



Kiran Husky Multi-Use Development

Estimate of Probable Costs of Construction for Bonding

Prepared on: October 9, 2018

SCHEDULE
C

This forms part of application
 # DP18-0206

Planner Initials **AC**

City of Kelowna
 COMMUNITY PLANNING

Items Description	Units	Qty.	Price	Item Total
1.0 Plant Material				
1.1 Trees				
1.1.1 6cm Cal.: Deciduous Shade Tree	ea.	10	\$550.00	\$5,500.00
			<i>Sub-Total</i>	<i>\$5,500.00</i>
1.2 Shrubs, Perennials, Ground Covers				
1.2.1 #2 Pot: Shrubs (1.0m O.C.)	ea.	266	\$35.00	\$9,310.00
1.2.2 #1 Pot: Grasses (0.6m O.C.)	ea.	370	\$20.00	\$7,400.00
1.2.3 #1 Pot: Perennials (0.6m O.C.)	ea.	370	\$15.00	\$5,550.00
			<i>Sub-Total</i>	<i>\$22,260.00</i>
1.3 Seeded Lawn				
1.3.1 Seeded Lawn	m ²	112	\$5.00	\$560.00
1.3.2 Top-dress Existing Boulevard	m ²	89	\$10.00	\$890.00
			<i>Sub-Total</i>	<i>\$1,450.00</i>
			1.0 Total	\$29,210.00
2.0 Topsoil & Mulch				
2.1 Topsoil				
2.1.1 Shrub Bed + Planter Topsoil (450mm Depth)	m ³	185	\$55.00	\$10,175.00
2.1.2 Tree Topsoil (1m ³ /Tree)	m ³	10	\$55.00	\$550.00
2.1.3 Lawn Area Topsoil (50mm Depth)	m ³	6	\$55.00	\$330.00
			<i>Sub-Total</i>	<i>\$11,055.00</i>
2.2 Mulch & Rock				
2.2.1 Odogrow Mulch (75mm Depth)	m ³	35	\$65.00	\$2,275.00
2.2.2 Cobble Mulch Maintenance Strip (100mm Depth)	m ³	1	\$75.00	\$75.00
			<i>Sub-Total</i>	<i>\$2,350.00</i>
			2.0 Total	\$13,405.00
3.0 Servicing				
3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$1,500.00	\$1,500.00
3.1.2 Point of Connection (Water + Electrical)	l.s.	1	\$1,000.00	\$1,000.00
3.1.3 Control System	l.s.	1	\$750.00	\$750.00
3.1.4 Irrigation system (heads, pipes, valves)	m ²	468	\$15.00	\$7,020.00
			<i>Sub-Total</i>	<i>\$10,270.00</i>
			3.0 Total	\$10,270.00
4.0 Site Construction				
4.1 Site Furniture				
4.1.1 Bike Racks	ea.	2	\$1,000.00	\$2,000.00
			<i>Sub-Total</i>	<i>\$2,000.00</i>
			4.0 Total	\$2,000.00
			Subtotal	\$54,885.00
			Security Total (125%)	\$68,606.25