

### Revitalization Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.B. of the City of Kelowna Official Community Plan relating to Revitalization Development Permit Areas:

| REVITALIZATION DEVELOPMENT PERMIT AREA  | YES | NO | N/A |
|---|-----|----|-----|
| <b>Relationship to the Neighbourhood and Street</b>   |     |    |     |
| Does the proposal maintain the established or envisioned architectural character of the neighbourhood?  | ✓   |    |     |
| Do developments adjacent to non-revitalization areas create an appropriate transition?  |     |    | ✓   |
| Are spaces for pedestrian friendly amenities, such as street furniture, included on site?   |     | ✓  |     |
| Is the ratio of streetwall height to street width less than 0.75:1?   | ✓   |    |     |
| Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?  | ✓   |    |     |
| <b>Building Design</b>  |     |    |     |
| Are architectural elements aligned from one building to the next?   |     |    | ✓   |
| Are the effects of shadowing on public areas mitigated?   |     |    | ✓   |
| Are doors or windows incorporated into at least 75% of street frontage?   | ✓   |    |     |
| Do proposed buildings have an identifiable base, middle and top?  | ✓   |    |     |
| Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?                                     | ✓   |    |     |
| Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?                                 | ✓   |    |     |
| Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?                |     | ✓  |     |
| For multiple unit residential projects, is ground level access for first storey units provided?   |     |    |     |
| Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?                                     | ✓   |    |     |
| Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design? | ✓   |    |     |
| Are stucco and stucco-like finishes omitted as a principal exterior wall material?  | ✓   |    |     |
| Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?         | ✓   |    |     |
| <b>View Corridors</b>   |     |    |     |
| Are existing views preserved and enhanced?  |     |    | ✓   |
| <b>Vehicular Access and Parking</b>   |     |    |     |
| Are at-grade and above-grade parking levels concealed with façade treatments?   |     |    | ✓   |
| Are garage doors integrated into the overall building design?   | ✓   |    |     |

| <b>REVITALIZATION DEVELOPMENT PERMIT AREA</b>  | <b>YES</b> | <b>NO</b> | <b>N/A</b> |
|--|------------|-----------|------------|
| Are pedestrian entrances more prominent features than garage doors and vehicle entrances?                                  | ✓          |           |            |
| Is surface parking located to the rear of the building or interior of the block?   | ✓          |           |            |
| Are truck loading zones and waste storage areas screened from public view?   | ✓          |           |            |
| Do parking lots have one shade tree per four parking stalls?   |            |           | ✓          |
| Are pedestrian connections provided within and between parking lots?   | ✓          |           |            |
| Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials? |            |           | ✓          |
| <b>Signage</b>   |            |           |            |
| Is signage design consistent with the appearance and scale of the building?  |            |           | ✓          |
| Are corporate logos on signs complimentary to the overall building character?  |            |           | ✓          |
| Is signage lighting minimized?   |            |           | ✓          |
| <b>Public Art</b>  |            |           |            |
| Is public art incorporated into the project?   |            | ✓         |            |

# Development Permit & Development Variance Permit DP 17-0118 & DVP17-0119



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

345 Dougall Rd

and legally known as

Lot 1 Sec 26 Twn 26 ODYD Plan EPP84282

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

## **Multi-Family Housing**

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

Date of Council Decision February 12, 2019

Decision By: COUNCIL

Development Permit Area: Revitalization Development Permit Area

**This permit will not be valid if development has not commenced by February 12, 2021**

Existing Zone: RM5 – Medium Density Multiple Housing

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

## **This is NOT a Building Permit.**

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

## **NOTICE**

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

Owner: Unik-Town Development Inc Inc No BC1109459

Applicant: Xu Yang - Pacific West Architecture Inc.

---

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 in the amount of \$125% of the estimated value of the landscaping
- b) A certified cheque in the amount of \$125% of the estimated value of the landscaping

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.**



# DOUGALL APARTMENT

CIVIC ADDRESS: 365 & 345 DOUGALL RD N, AND  
360 MCINTOSH RD KELOWNA,B.C.  
LEGAL DESCRIPTION: LOTS A, B AND C PLAN KAP 6977

## DRAWING INDEX

- A 1.00

COVER PAGE
- A 1.01

SITE PLAN AND STATISTICS
- A 2.01

FLOOR PLANS
- A 2.02

FLOOR PLANS
- A 2.03

FLOOR AND ROOF PLANS
- A2.04

UNIT PLANS
- A 3.01

ELEVATIONS
- A 3.02

ELEVATIONS
- A 4.01

BUILDING SECTIONS
- A 5.01

RENDERING AND MATERIAL BOARD
- A 5.02

RENDERINGS

### ARCHITECT

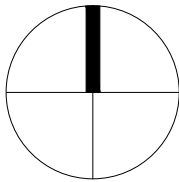
PACIFIC WEST ARCHITECTURE Inc.  
1200 West 73rd Ave(Airport Square)  
Suite 1100, Vancouver B.C. V6P 6G5  
Tel: (604)-616-7892  
Email: info@pwaachitecture.com

### LANDSCAPE ARCHITECT

BENCH Site Design Inc.  
4-1562 Water Street, Kelowna B.C. V1Y 1J7  
Tel: (250)-808-5113



1 SITE KEY  
Scale: 3/32"= 1'-0"



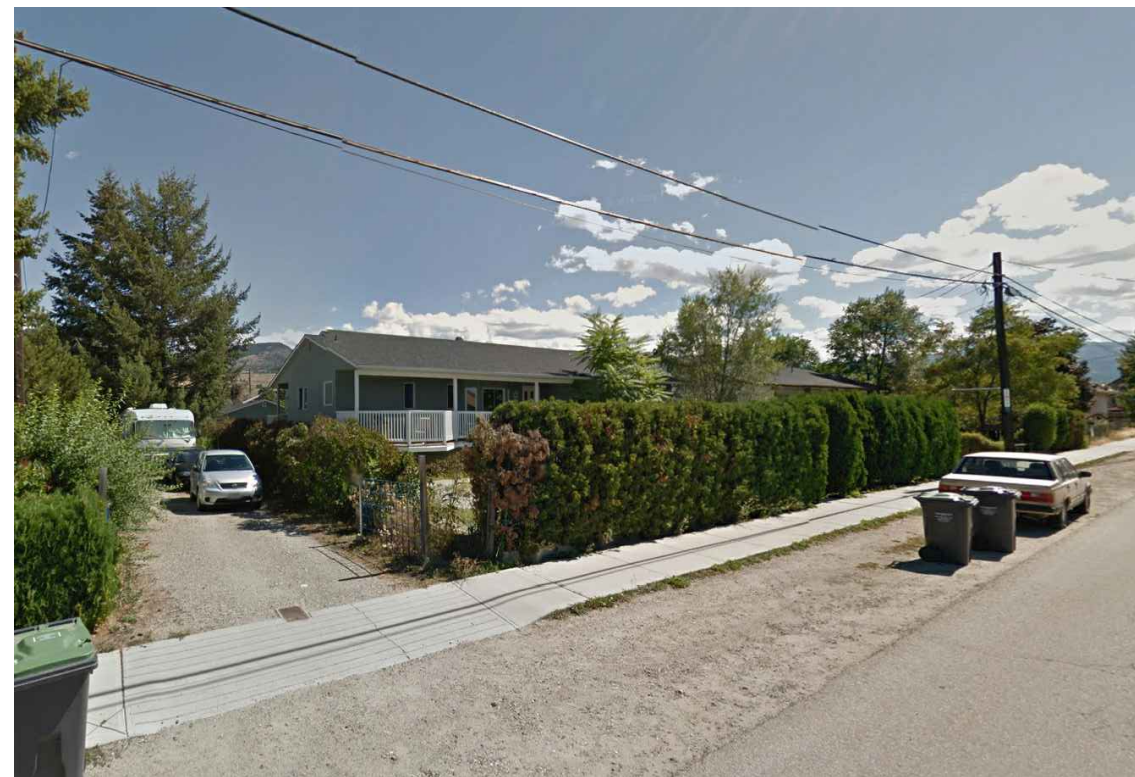
2 SITE PHOTO LOOKING NORTHEAST



3 SITE PHOTO LOOKING NORTHWEST



4 SITE PHOTO LOOKING SOUTHWEST



5 SITE PHOTO LOOKING SOUTHEAST

PWA

pacific  
west  
architecture

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5  
  
Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8

7

6

5

4

3

2

ISSUED FOR REZONING

2017-10-23

1

ISSUED FOR REZONING

2017-05-03

PROJECT NUMBER

A088

DRAWN BY

CF

CHECKED BY

PY

DATE CHECKED

2017-10-23

CONSULTANT

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360  
MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

SITE KEY

DRAWING No.

A1.00



SCHEDULE A

This forms part of application  
# DP17-0118 DVP17-0119

Planner Initials TA



678 UNITS (94 UNITS)

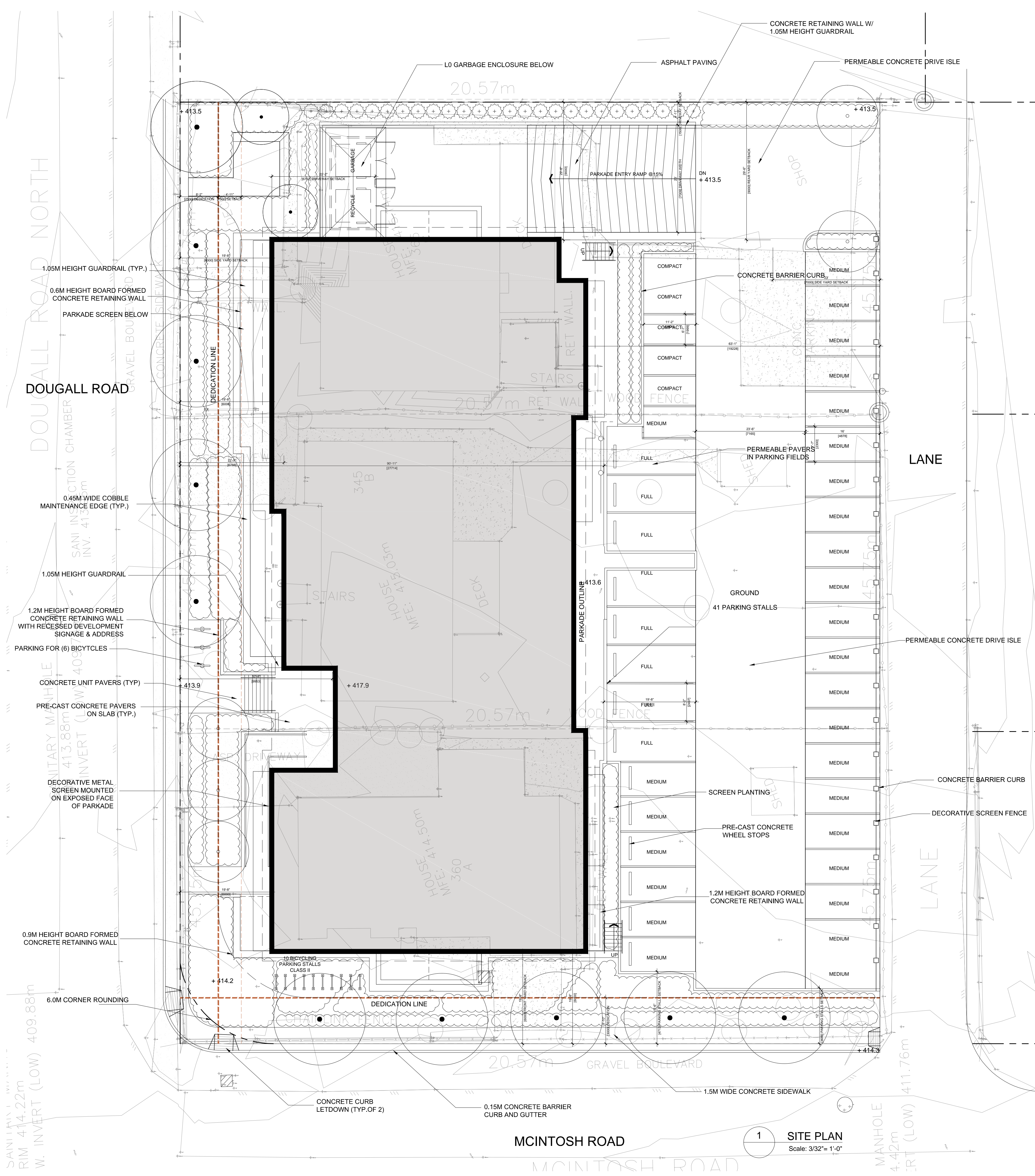
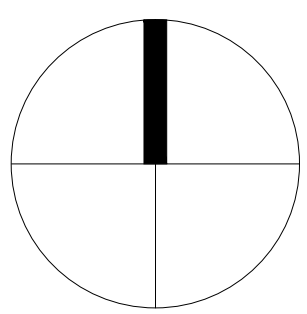
CIVIC ADDRESS: 365 & 345 DOUGALL RD N, 360 MCINTOSH RD, KELOWNA, BC  
LEGAL DESCRIPTION: LOTS A, B AND C PLAN KAP 6977

CURRENT ZONING RU1  
PROPOSED ZONING RM5

| SITE DETAILS   |                              | ZONING REQUIREMENT                         | PROPOSED       |
|--|------------------------------|--|----------------|
| SITE COVERAGE of BUILDINGS                               | SITE AREA (m2)               | 1400                                       | 2815.9         |
|  | SITE WIDTH (m)               | 30   | 61.5           |
|  | SITE DEPTH (m)               | 35   | 45.8           |
|  | BUILDING (m2)                | 40%  | 911.9          |
|  | COVERED ENTRIES(m2)          |  | 31.4           |
| SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING AREAS | COVERED PATIO(m2)            |  | 161.8          |
|  | TOTAL(m2)                    |  | 1105.1         |
|  |                              |  |                |
| PARKING NUMBER   | 1 STALL/MICRO SUITE          | 89   |                |
|  | 1.25 STALL/2 BEDROOM UNIT    | 3.75                                       |                |
|  | 2 STALL/4 BEDROOM UNIT       | 4  |                |
|  | TOTAL                        | 96.75                                      | 66             |
|  |                              | 31 parking stalls will be payment-in-lieu) |                |
| PARKING RATIO  | INCLUDING:                   |  |                |
|  | VISITOR                      | 9  | 9              |
|  | ACCESSIBLE                   | 1  | 1              |
|  | FULL SIZE (50%)              | 34   | 35             |
|  | MEDIUM SIZE (40%)            | 27   | 28             |
| BICYCLING PARKING REQUIREMENTS                           | COMPACT SIZE (10%)           | 7  | 5              |
|  | CLASS I                      | 47   | 47             |
|  | CLASS II                     | 10   | 10             |
| PRIVATE OPEN SPACE M2                                    | 7.5 per bachelor             |  | 667.5          |
|  | 25 per 1+ brm dwelling       |  | 125            |
|  | TOTAL REQUIRED               |  | 730            |
|  | TOTAL PROPOSED PRIVATE PATIO |  | 492.6          |
|  | ROOF PATIO                   |  | 299.3          |
|  | COMMON ROOM                  |  | 34.3           |
|  | LOCKER ROOM                  |  | 83.8           |
|  | TOTAL                        |  | 910            |
| DEVELOPMENT REGULATIONS                                  |                              | REQUIRED                                   | PROPOSED       |
| FSR  |                              | 1.3  | 1.3            |
| BUILDING SETBACKS  |                              |  |                |
| FRONT  |                              | 6.0  | 6.0            |
| SIDE YARD (EAST)   |                              | 7.0  | 7.0            |
| SIDE YARD (WEST)   |                              | 6.0  | 6.0            |
| REAR YARD  |                              | 7.0  | 9.0            |
| BUILDING DETAILS   |                              |  |                |
| TOTAL BUILDING AREAS                                     |                              |  | 39397          |
| BUILDING HEIGHT  |                              |  | 4.5 STOREY/18m |

Unit Breakdown

| Unit | Unit type   | No. of Unit | Unit (ft. <sup>2</sup> ) | Area total (ft. <sup>2</sup> ) |
|------|-------------|-------------|--------------------------|--------------------------------|
| A    | Micro Suite | 89          | 312                      | 27768                          |
| B    | 1 Bedroom   | 3           | 480                      | 1440                           |
| C    | 4 Bedroom   | 2           | 1180                     | 2360                           |



1 SITE PLAN  
Scale: 3/32" = 1'-0"



**pacific west architecture**

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

| REVISIONS |
|-----------|
| 1         |

| ISSUES | DATE                  |
|--------|-----------------------|
| 8      |                       |
| 7      |                       |
| 6      |                       |
| 5      |                       |
| 4      |                       |
| 3      | REISSUED FOR REZONING |
| 2      | REISSUED FOR REZONING |
| 1      | ISSUED FOR REZONING   |

|                |            |
|----------------|------------|
| PROJECT NUMBER | A088       |
| DRAWN BY       | CF         |
| CHECKED BY     | PY         |
| DATE CHECKED   | 2017-10-23 |
| CONSULTANT     |            |

PROJECT  
**KELOWNA APARTMENT**  
365 & 345 DOUGALL RD N, 360  
MCINTOSH RD  
KELOWNA, B.C.

DRAWING TITLE

**AND STATISTICS  
SITE PLAN**

DRAWING No.

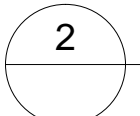
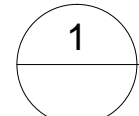
**A1.01**



## A



City of Kelowna  
COMMUNITY PLANNING



Office: 604 267 7072  
Fax: 604 267 7056  
Email: [info@pwaarchitecture.com](mailto:info@pwaarchitecture.com)  
[www.pwaarchitecture.com](http://www.pwaarchitecture.com)

PROJECT

**KELOWNA APARTMENTS**

**365 & 345 DOUGALL RD N, 360  
MCINTOSH RD**

**KELOWNA, B.C.**

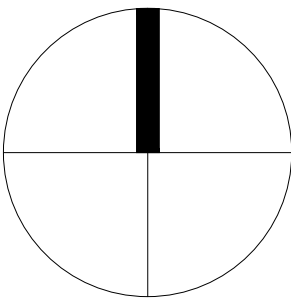
## FLOOR PLANS

## A2.01

SCHEDULE A

This forms part of application  
# DP17-0118 DVP17-0119

Planner  
Initials TA



**pacific  
west  
architecture**

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS  
1

| ISSUES                  | DATE       |
|-------------------------|------------|
| 8                       |            |
| 7                       |            |
| 6                       |            |
| 5                       |            |
| 4                       |            |
| 3                       |            |
| 2 REISSUED FOR REZONING | 2017-10-23 |
| 1 ISSUED FOR REZONING   | 2017-05-03 |

|                |            |
|----------------|------------|
| PROJECT NUMBER | A088       |
| DRAWN BY       | CF         |
| CHECKED BY     | PY         |
| DATE CHECKED   | 2017-10-23 |
| CONSULTANT     |            |

PROJECT  
**KELOWNA APARTMENT**  
365 & 345 DOUGALL RD N, 360  
MCINTOSH RD  
KELOWNA, B.C.

DRAWING TITLE

**FLOOR PLANS**

DRAWING No.

**A2.02**



SCHEDULE

This forms part of application  
# DP17-0118 DVP17-0119

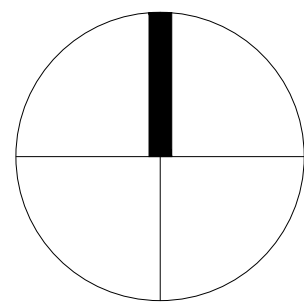
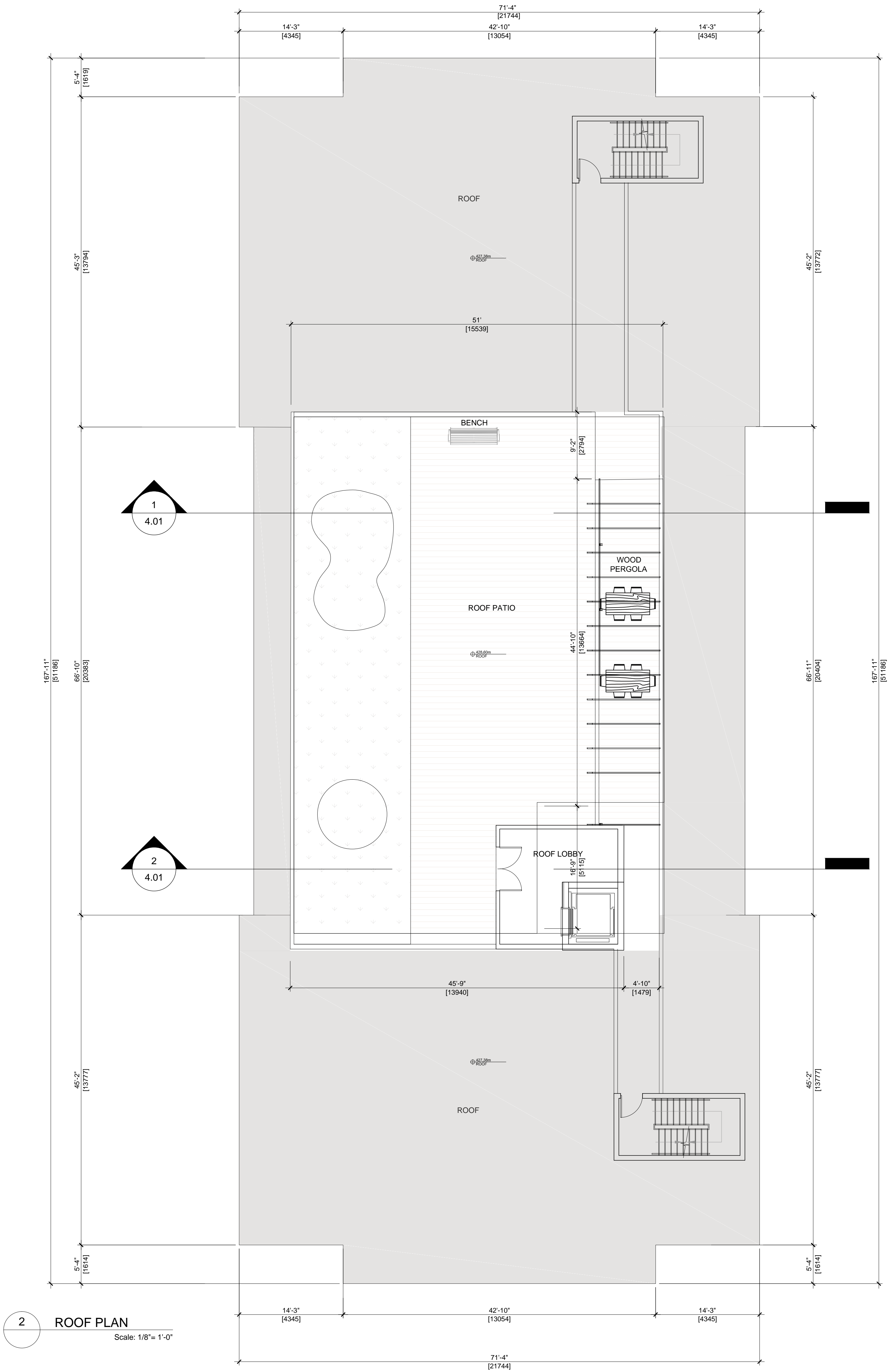
Planner  
Initials

TA

A



City of  
**Kelowna**  
COMMUNITY PLANNING



**pacific  
west  
architecture**

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8  
7  
6  
5  
4  
3  
2  
1

REISSUED FOR REZONING  
ISSUED FOR REZONING

DATE

2017-10-23  
2017-05-03

PROJECT NUMBER  
DRAWN BY  
CHECKED BY  
DATE CHECKED  
CONSULTANT

A088  
CF  
PY  
2017-10-23

PROJECT

**KELOWNA APARTMENT**  
**365 & 345 DOUGALL RD N, 360  
MCINTOSH RD**  
**KELOWNA, B.C.**

DRAWING TITLE

**FLOOR AND ROOF PLANS**

DRAWING No.

**A2.03**



SCHEDULE B

This forms part of application  
# DP17-0118.DVP17-0119

Planner Initials

TA

City of Kelowna  
COMMUNITY PLANNING



EXTERIOR MATERIAL LEGEND

- 1 METAL HANDRAIL
- 2 WOOD VENEER CLADDING #1
- 3 STUCCO #1
- 4 GLASS GUARDRAIL
- 5 FRENCH DOOR
- 6 WOOD VENEER CLADDING #2
- 7 WOOD VENEER CLADDING #3
- 8 DOUBLE GLAZED VINYL WINDOW
- 9 STAIR
- 10 RAMP
- 11 STUCCO #2
- 12 CONCRETE BASE

GLASS SCREEN

EL 431.90 m  
T.O. ROOF TOP

EL 428.60 m  
TO ROOF PATIO

EL 427.38 m  
TO ROOF FLOOR

EL 424.33 m  
TO 4TH FLOOR

EL 421.28 m  
TO 3RD FLOOR

EL 418.23 m  
TO 2ND FLOOR

EL 415.18 m  
TO 1ST FLOOR

EL 413.9 m  
FINISHING GRADE

EL 412.13 m  
TO BASEMENT

PROPERTY LINE



1

WEST ELEVATION

Scale: 1/8"= 1'-0"

PROPERTY LINE

EL 431.90 m  
T.O. ROOF TOP

EL 428.60 m  
TO ROOF PATIO

EL 427.38 m  
TO ROOF FLOOR

EL 424.33 m  
TO 4TH FLOOR

EL 421.28 m  
TO 3RD FLOOR

EL 418.23 m  
TO 2ND FLOOR

EL 415.18 m  
TO 1ST FLOOR

EL 413.9 m  
FINISHING GRADE

EL 412.13 m  
TO BASEMENT



2

NOLRTH ELEVATION

Scale: 1/8"= 1'-0"



pacific  
west  
architecture

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8  
7  
6  
5  
4  
3  
2  
1

REISSUED FOR REZONING  
ISSUED FOR REZONING

DATE

2017-10-23  
2017-05-03

PROJECT NUMBER A088

DRAWN BY CF

CHECKED BY PY

DATE CHECKED 2017-10-23

CONSULTANT

PROJECT

KELOWNA APARTMENT  
365 & 345 DOUGALL RD N, 360  
MCINTOSH RD  
KELOWNA, B.C.

DRAWING TITLE

ELEVATION 1

DRAWING No.

A3.01



SCHEDULE B

This forms part of application  
# DP17-0118 DVP17-0119

Planner  
Initials

TA



EXTERIOR MATERIAL LEGEND

- 1 METAL HANDRAIL
- 2 WOOD VENEER CLADDING #1
- 3 STUCCO #1
- 4 GLASS GUARDRAIL
- 5 FRENCH DOOR
- 6 WOOD VENEER CLADDING #2
- 7 WOOD VENEER CLADDING #3
- 8 DOUBLE GLAZED VINYL WINDOW
- 9 STAIR
- 10 RAMP
- 11 STUCCO #2
- 12 CONCRETE BASE

GLASS SCREEN



1 EAST ELEVATION  
Scale: 1/8"= 1'-0"



2 SOUTH ELEVATION  
Scale: 1/8"= 1'-0"



pacific  
west  
architecture

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8  
7  
6  
5  
4  
3  
2  
1

REISSUED FOR REZONING  
ISSUED FOR REZONING

DATE

2017-10-23  
2017-05-03

PROJECT NUMBER A088

DRAWN BY CF

CHECKED BY PY

DATE CHECKED 2017-10-23

CONSULTANT

PROJECT

**KELOWNA APARTMENT**  
**365 & 345 DOUGALL RD N, 360**  
**MCINTOSH RD**  
**KELOWNA, B.C.**

DRAWING TITLE

ELEVATION

DRAWING No.

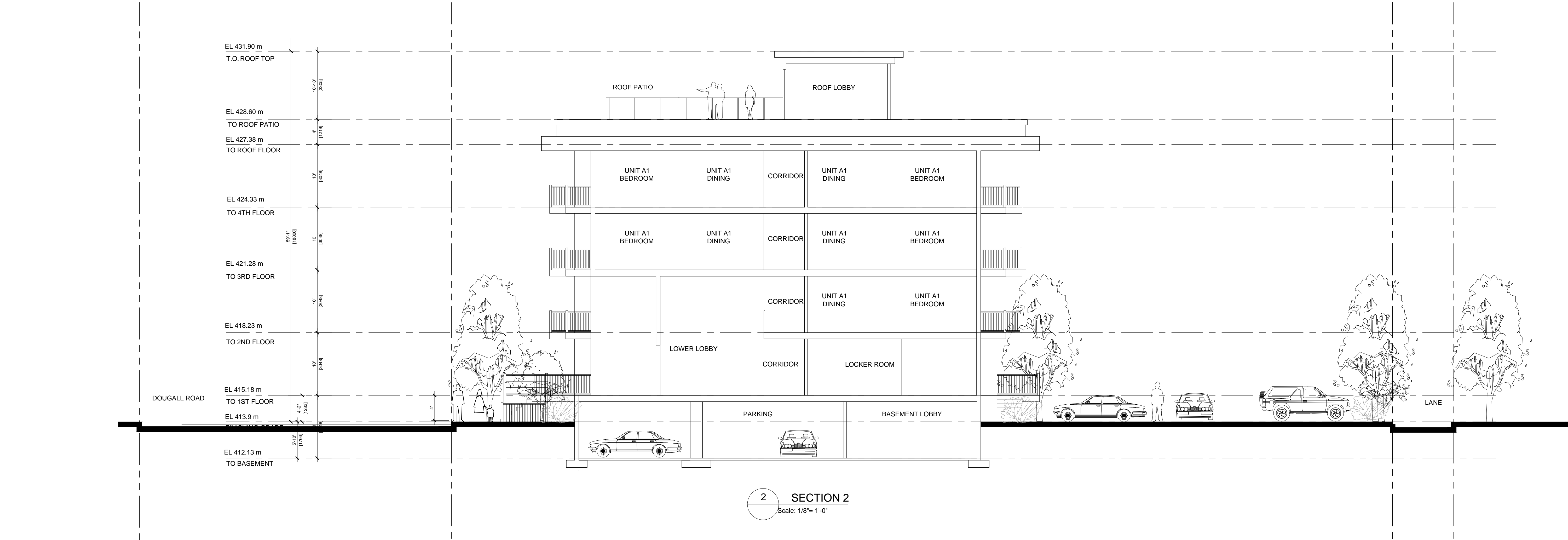
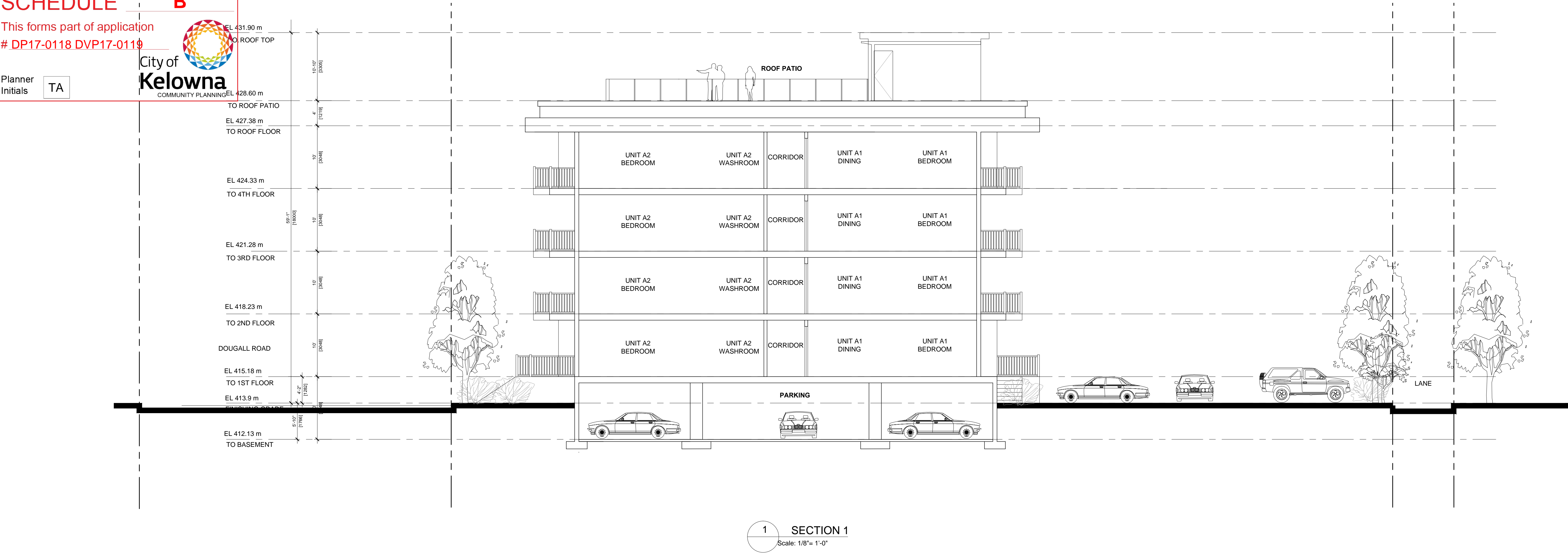
A3.02



SCHEDULE B

This forms part of application  
# DP17-0118 DVP17-0119

Planner  
Initials TA



**pacific  
west  
architecture**

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8

7

6

5

4

3

2

1

REISSUED FOR REZONING

ISSUED FOR REZONING

DATE

2017-10-23

2017-05-03

PROJECT NUMBER

A088

DRAWN BY

CF

CHECKED BY

PY

DATE CHECKED

2017-10-23

CONSULTANT

PROJECT

**KELOWNA APARTMENT**

**365 & 345 DOUGALL RD N, 360  
MCINTOSH RD**

**KELOWNA, B.C.**

DRAWING TITLE

**BUILDING SECTIONS**

DRAWING No.

**A4.01**



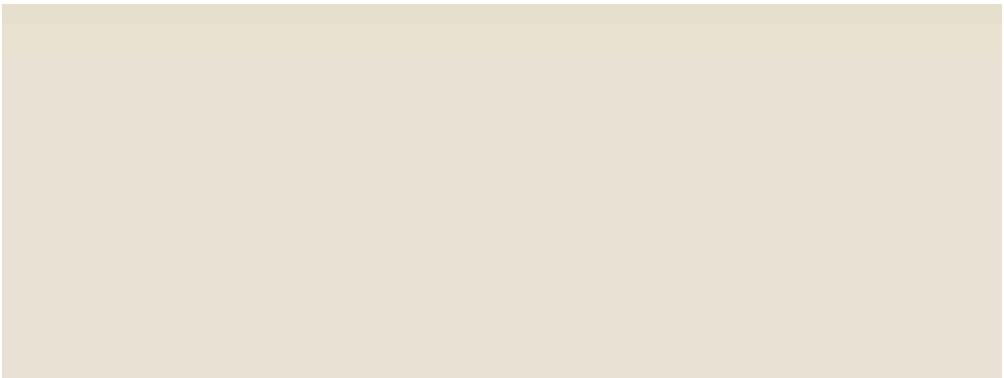


1

RENDERING



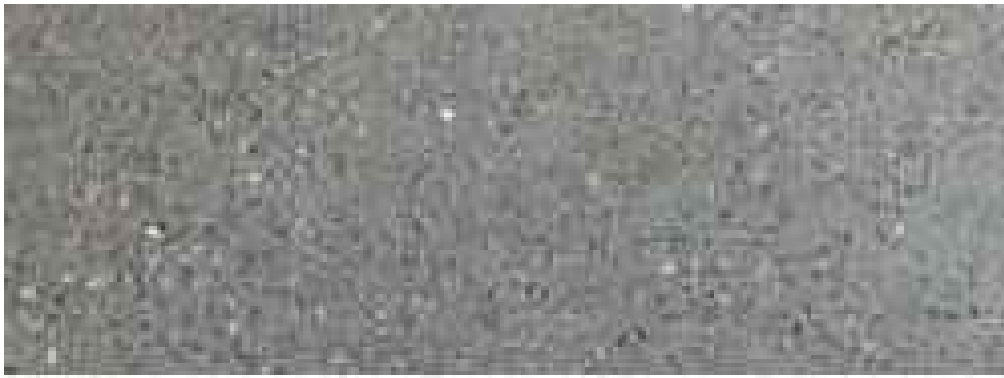
PREFINISHED METAL FLASHING  
COLOR: GREY



STUCCO  
LIGHT



GUARDRAILS  
COLOR: BLACK



EXPOSED CONCRETE RETAINING  
WALLS AND PATIOS



WOOD VENEER CLADDING #1  
SOLID STAIN  
COLOUR: WOOD



WOOD VENEER CLADDING #2  
SOLID STAIN  
COLOUR: WOOD



STUCCO  
DARK

2

MATERIAL AND COLOR BOARD

PWA

pacific  
west  
architecture

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5  
  
Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8

7

6

5

4

3

2

1

REISSUED FOR REZONING

ISSUED FOR REZONING

2017-10-23

2017-05-03

PROJECT NUMBER

A005

DRAWN BY

SEL

CHECKED BY

JPV

DATE CHECKED

2017-10-23

CONSULTANT

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360  
MCINTOSH RD

KELOWNA, B.C.

DRAWING TITLE

RENDERINGS

DRAWING No.

A5.01





1

RENDERING

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8

7

6

5

4

3

2

1

REISSUED FOR REZONING

ISSUED FOR REZONING

2017-10-23

2017-05-03

PROJECT NUMBER

AD05

DRAWN BY

SEL

CHECKED BY

JPV

DATE CHECKED

2017-10-23

CONSULTANT

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA, B.C.

DRAWING TITLE

RENDERINGS

DRAWING No.

A5.02



SCHEDULE C

This forms part of application  
# DP17-0118 DVP17-0119

Planner  
Initials

TA



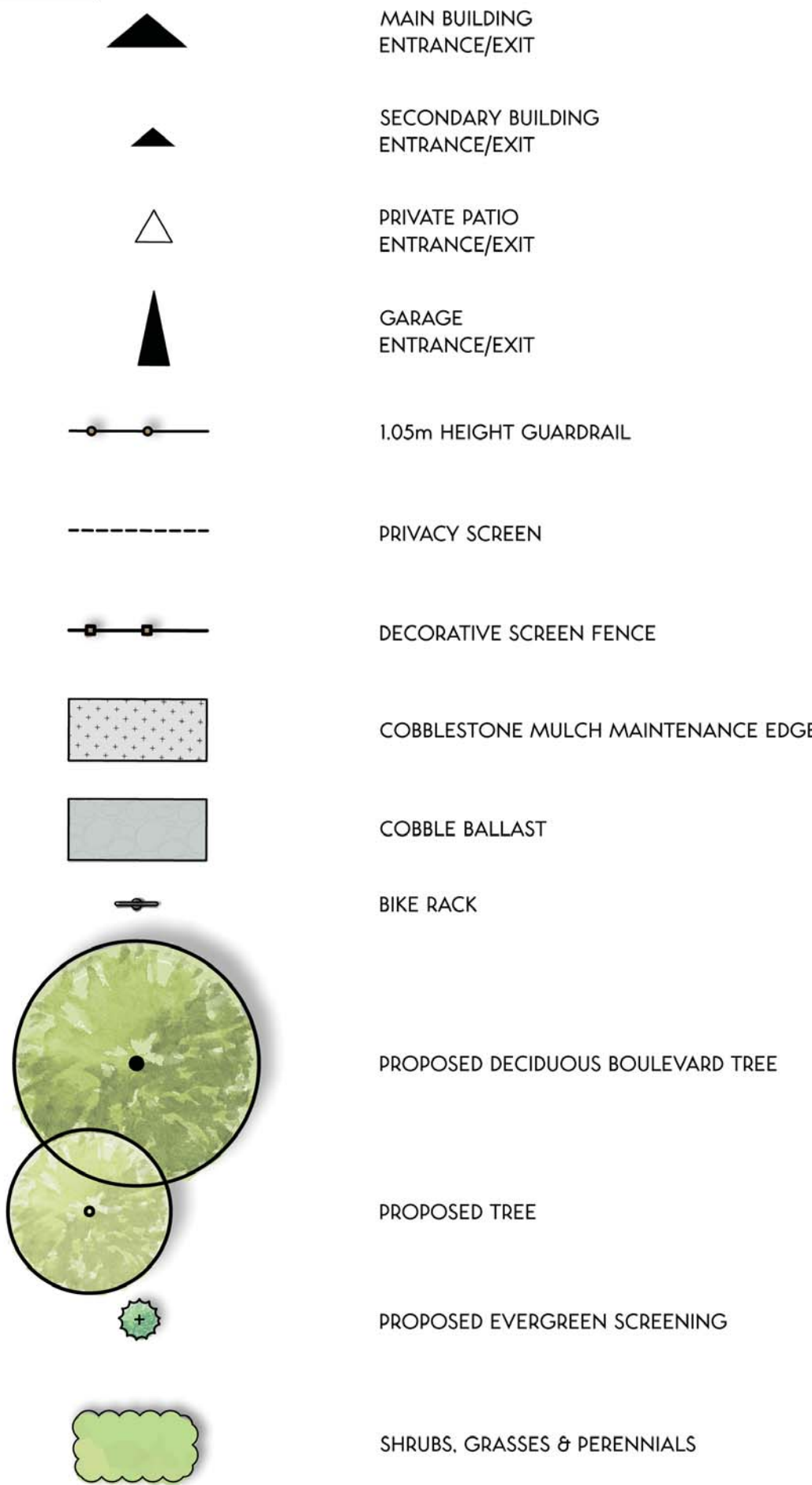
DOUGALL ROAD

LANEWAY

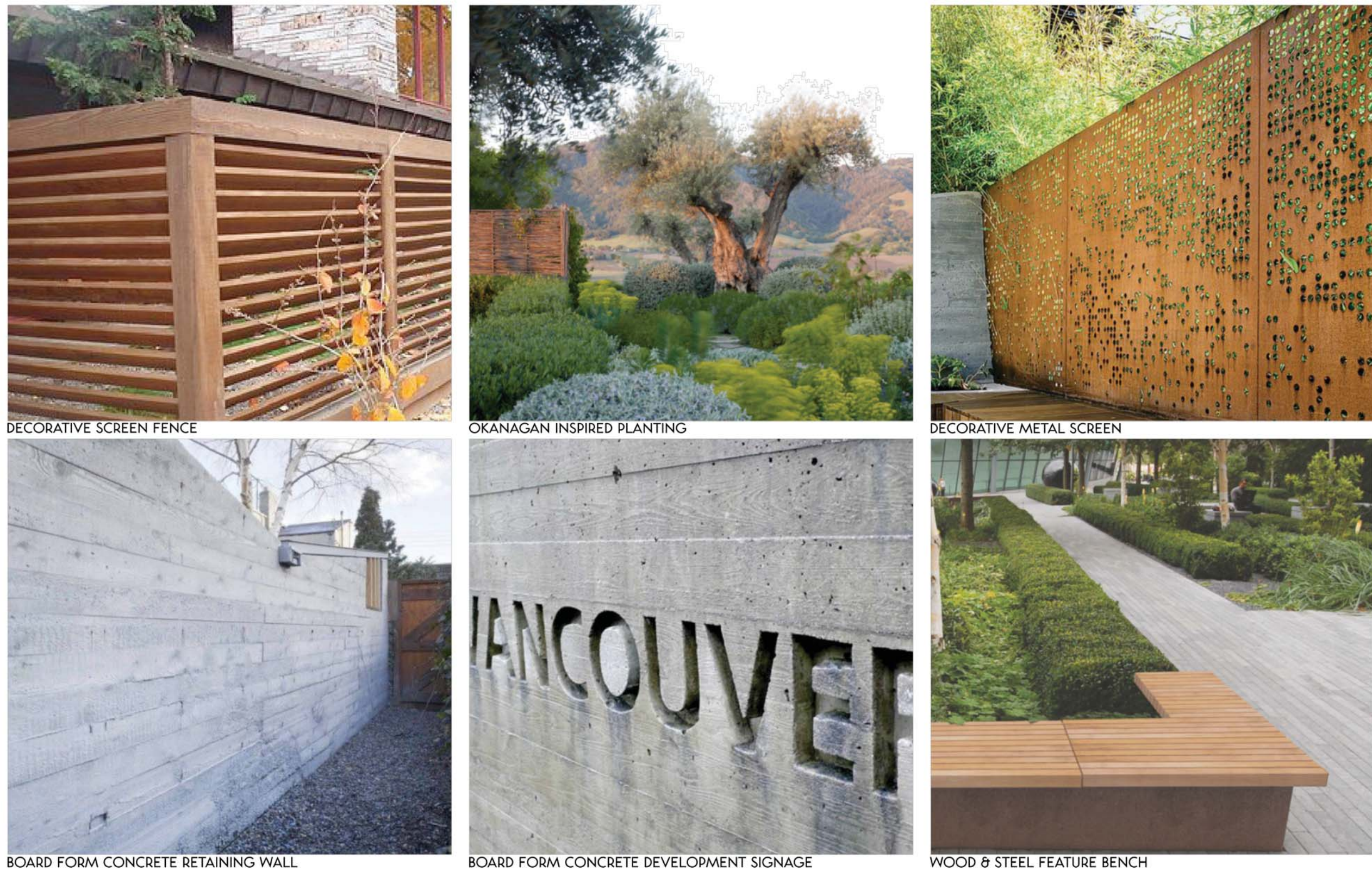
MCINTOSH ROAD

BUILDING

LEGEND:



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 DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND, LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
- G 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 / Spacing         |
| <i>Acer rubrum</i> 'Redpointe'                   | Redpointe maple           | 6cm Cal                |
| <i>Cercidiphyllum japonicum</i>                  | Katsura tree              | 6cm Cal                |
| <i>Malus</i> 'Spring Snow'                       | Spring snow crabapple     | 4cm Cal                |
| SHRUBS   |                           |                        |
| Botanical Name                                   | Common Name               | Size / Spacing         |
| <i>Arctostaphylos uva-ursi</i>                   | Kinnikinnick              | #01 Cont. / 0.5m O.C.  |
| <i>Cornus kousa</i> 'Satomi'                     | Satomi Japanese dogwood   | 1.8m HT.               |
| <i>Cornus sericea</i> 'Flaviramea'               | Yellow twig dogwood       | #02 Pot / 1.5m O.C.    |
| <i>Fothergilla gardenii</i>                      | Dwarf fothergilla         | #05 Pot / 1.2m O.C.    |
| <i>Hamamelis x intermedia</i> 'Arnold's Promise' | Witch Hazel               | 1.2m HT.               |
| <i>Juniperus virginiana</i> 'Skyrocket'          | Skyrocket juniper         | 1.5m Ht. / 1.0m O.C.   |
| <i>Pachysandra terminalis</i> 'Green Carpet'     | Japanese spurge           | #01 Count. / 0.5m O.C. |
| <i>Picea nidiformis</i>                          | Nest spruce               | #02 Pot / 1.2m O.C.    |
| <i>Ribes alpinum</i> 'Green Mound'               | Alpine currant            | #05 Pot / 0.9m O.C.    |
| <i>Salix brachycarpa</i> 'Blue Fox'              | Blue fox willow           | #05 Pot / 0.9m O.C.    |
| PERENNIALS                                       |                           |                        |
| Botanical Name                                   | Common Name               | Size / Spacing         |
| <i>Alchemilla mollis</i>                         | Lady's Mantle             | #01 Cont. / 0.45m O.C. |
| <i>Arunacus aesthusifolius</i>                   | Dwarf goat's beard        | #01 Cont. / 0.45m O.C. |
| <i>Coreopsis</i> 'Novocorcar'                    | Crème caramel tickseed    | #01 Cont. / 0.45m O.C. |
| <i>Euphorbia polychroma</i>                      | Cushion spurge            | #01 Cont. / 0.45m O.C. |
| <i>Helleborus niger</i>                          | Christmas rose            | #01 Cont. / 0.3m O.C.  |
| <i>Lavandula angustifolia</i> 'Hidcote'          | Hidcote English lavender  | #01 Cont. / 0.8m O.C.  |
| <i>Sedum</i> 'Lemonjade'                         | Lemonjade sedum           | #01 Cont. / 0.6m O.C.  |
| GRASSES  |                           |                        |
| Botanical Name                                   | Common Name               | Size / Spacing         |
| <i>Calamagrostis brachytrachia</i>               | Korean feather reed grass | #01 Cont. / 0.9m O.C.  |
| <i>Deschampsia cespitosa</i>                     | Tufted hair grass         | #01 Cont. / 0.9m O.C.  |
| <i>Miscanthus sinensis</i>                       | Maiden grass              | #01 Cont. / 1.0m O.C.  |
| <i>Helictotrichon sempervirens</i> 'Graziella'   | Blue oat grass            | #01 Cont. / 0.75m O.C. |

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AT ALL TIMES THE PROPERTY OF BENCH SITE DESIGN INC. AND CANNOT BE USED WITHOUT THE COMPANY'S WRITTEN CONSENT.

REVISIONS / ISSUED:

| NO. | DATE        | DESCRIPTION               |
|-----|-------------|---------------------------|
| 3   | JUN 20/2017 | ISSUED FOR DP APPLICATION |
| 2   | JUN 09/2017 | RE-ISSUED FOR REVIEW      |
| 1   | MAY 25/2017 | ISSUED FOR REVIEW         |



CLIENT:  
PACIFIC WEST ARCHITECTURE  
RICHMOND, B.C.

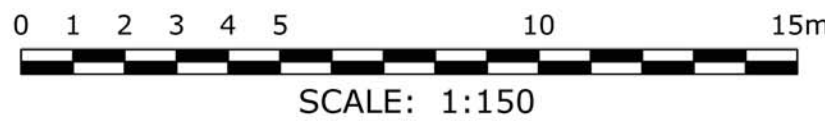
PROJECT:  
DOUGALL ROAD  
MULTI-FAMILY  
KELOWNA, B.C.

SHEET TITLE  
LANDSCAPE  
CONCEPT PLAN

|             |        |
|-------------|--------|
| DESIGN BY   | XS     |
| DRAWN BY    | GW     |
| CHECKED BY  | XS     |
| PROJECT NO. | 17-007 |
| SCALE       | 1:150  |

SHEET NO.

L-1



SCALE: 1:150

NOT FOR CONSTRUCTION



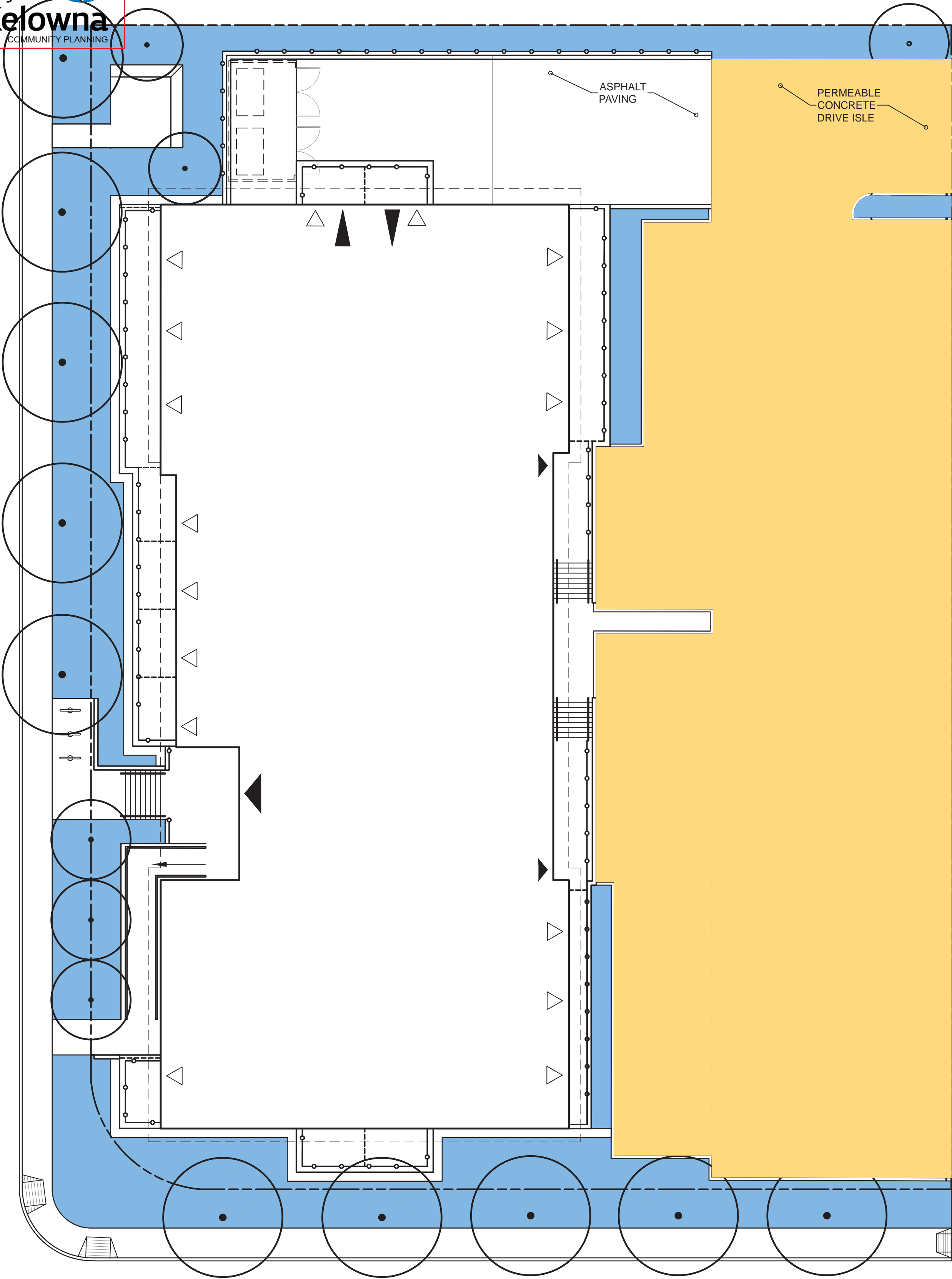
SCHEDULE C

This forms part of application  
# DP17-0118-DVP17-0119

Planner  
Initials

/VOLUMES/BENCH/400 - PROJECTS/2017/17-007\_DOUGALLROAD\_MULTIFAMILY/440 - DRAWINGS/00-CURRENT/00\_17-007\_DP17-0119.DWG

City of  
Kelowna  
COMMUNITY PLANNING



LEGEND:

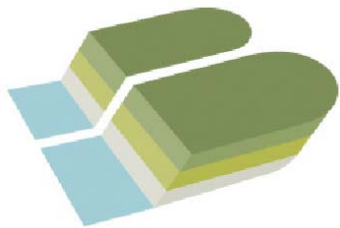
- MEDIUM WATER USAGE
- PERMEABLE PAVING

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 DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND. LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 454S OR APPROVED EQUAL.
- G 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.

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AT ALL TIMES THE PROPERTY OF BENCH SITE DESIGN INC. AND CANNOT BE USED WITHOUT THE COMPANY'S WRITTEN CONSENT.

| REVISIONS / ISSUED: |             |                           |
|---------------------|-------------|---------------------------|
|                     |             |                           |
|                     |             |                           |
|                     |             |                           |
|                     |             |                           |
|                     |             |                           |
| 3                   | JUN 29/2017 | ISSUED FOR DP APPLICATION |
| 2                   | JUN 02/2017 | RE-ISSUED FOR REVIEW      |
| 1                   | MAY 25/2017 | ISSUED FOR REVIEW         |
| NO.                 | DATE        | DESCRIPTION               |



BENCH  
SITE DESIGN  
[ 4-1562 water street, kelowna bc V1Y 1J7 ]  
[ 1 250 860 6798 ]

CLIENT:  
PACIFIC WEST ARCHITECTURE  
RICHMOND, B.C.

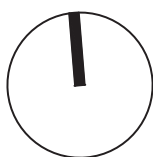
PROJECT:  
DOUGALL ROAD  
MULTI-FAMILY  
KELOWNA, B.C.

SHEET TITLE  
LANDSCAPE  
HYDRAZONE PLAN

|             |        |
|-------------|--------|
| DESIGN BY   | XS     |
| DRAWN BY    | GW     |
| CHECKED BY  | XS     |
| PROJECT NO. | 17-007 |
| SCALE       | 1:150  |

SHEET NO.

L-2



SCALE: 1:150

NOT FOR CONSTRUCTION