
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT

A

This forms part of application

DP18-0115 & DVP18-0116

City of

Kelowna
COMMUNITY PLANNING



Planner
Initials

LK

Date: June 07, 2018

File No.: Z18-0062

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 555 Fuller Ave

RM5 to C7

Development Engineering Department have 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 Jason Angus.

.1) General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.
- c) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- d) The address of this proposed development should be addressed off of Bertram St and not Fuller Ave.

.2) Road Dedication and Subdivision Requirements

- a) Access to the development should be via laneways.
- b) Laneway access from Bertram St should be designed to the SS-C7 standard with a continuous sidewalk at property line.

.3) Geotechnical Study.

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior

to submission of Engineering drawings or application for subdivision approval:

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

- a) The property is located within the City of Kelowna service area. The existing lot is serviced with a small -diameter water service. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for commercial zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

.5) Sanitary Sewer

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and

disconnection of the existing service and the installation of one new larger service.

.6) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading 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.
- b) It will be necessary for the developer to construct storm drainage facilities on Bertram Street and the laneway to accommodate road drainage fronting the proposed development.
- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

- a) Bertram Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights. A modified SS-R5 cross section will be used and provided at the time of design. The design should include up to centreline of the Bertram Street ROW.
- b) The lane way is designated to be constructed to a commercial cross section of SS-R2. Storm drainage system will be required for this laneway.

.9) 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 as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) 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.

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- 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.

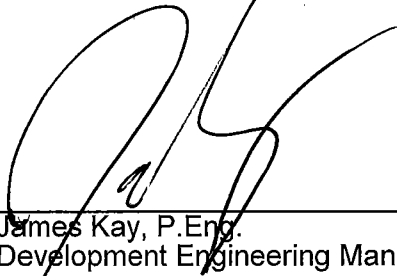
.12) Servicing Agreements for Works and Services

- b) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- c) 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.

.13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

- iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.
Development Engineering Manager
JA

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application
DP18-0115 & DVP18-0116



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials LK

Date: June 06, 2018
File No.: OCP18-0013
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 555 Fuller Ave

MRM - MXR

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0062

A large, stylized handwritten signature in black ink, appearing to be 'JK' or similar, written over a horizontal line.

James Kay, P. Eng.
Development Engineering Manager
JA

CITY OF KELOWNA
MEMORANDUM

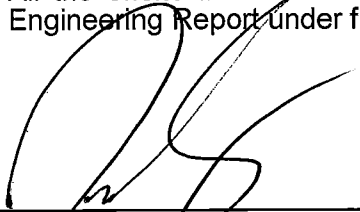
ATTACHMENT A	
This forms part of application # DP18-0115 & DVP18-0116	
Planner Initials	LK
 City of Kelowna COMMUNITY PLANNING	

Date: June 6, 2018
File No.: DP18-0115
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 555 Fuller Ave

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. General.


- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0062.



James Kay, P. Eng.
Development Engineering Manager

JA

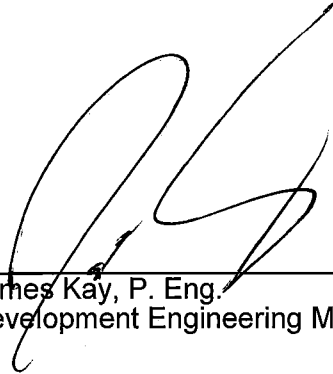
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT		A
This forms part of application # DP18-0115 & DVP18-0116		
Planner Initials	LK	 City of Kelowna <small>COMMUNITY PLANNING</small>

Date: June 6, 2018
File No.: DVP18-0116
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 555 Fuller Ave

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application for the form and character of a multiple dwelling housing with variances to the number of parking stalls and the percentage of commercial frontage, does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

JA



**DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: Z18-0062
eDAS File #: 2018-02840
Date: Jun/18/2018

ATTACHMENT **B**

This forms part of application
DP18-0115 & DVP18-0116

Planner
Initials

LK


City of
Kelowna
COMMUNITY PLANNING

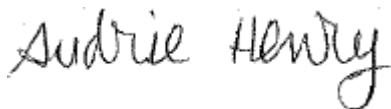
City of Kelowna
1435 Water Street
Kelowna, British Columbia V1Y 1J4
Canada

Re: Proposed Bylaw – RM5-C7:
555 Fuller Avenue, Kelowna

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Yours truly,



Audrie Henry
District Development Technician

Local District Address

Kelowna Area Office
300-1358 St. Paul Street
Kelowna, BC V1Y 2E1
Canada
Phone: (250) 712-3660 Fax: (250) 712-3669

Development Permit & Development Variance Permit DP18-0115 & DVP18-0116

ATTACHMENT C	
This forms part of application # DP18-0115 & DVP18-0116	
Planner Initials	LK



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

555 Fuller Avenue

and legally known as

Lot 1 District Lot 139 ODYD Plan EPP78052

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

68-unit purpose built rental apartment building

USE as per Zoning Bylaw

Apartment 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 26, 2019

Decision By: Community Planning

Development Permit Area: Revitalization

This permit will not be valid if development has not commenced by February 26, 2021.

Existing Zone: C7 Future Land Use Designation: MXR

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: City of Kelowna

Applicant: M'akola Development Services

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 **\$18,043.75** or
- b) A certified cheque in the amount of **\$18,043.75**

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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**



City of
Kelowna
COMMUNITY PLANNING

Revitalization Development Permit Area

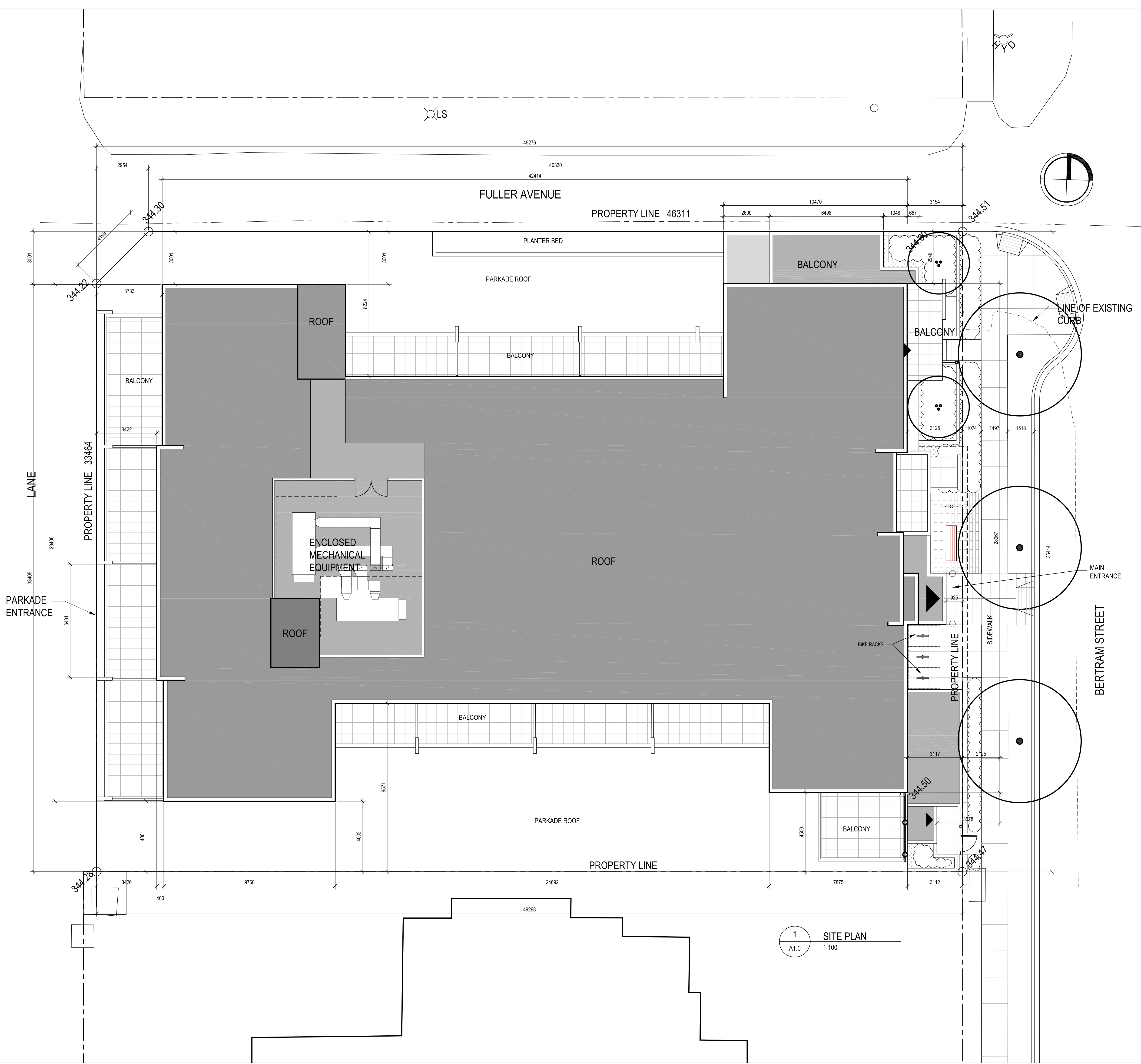
Consideration has been given to the following guidelines as identified in Section 14.B. of the City of Kelowna Official Community Plan relating to Revitalization Development Permit Areas.

Planner
Initials

LK

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
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?	✓		
Building Design			
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?	✓		
View Corridors			
Are existing views preserved and enhanced?			✓
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?			✓
Are garage doors integrated into the overall building design?	✓		

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Signage			
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?			✓
Public Art			
Is public art incorporated into the project?		✓	



LEGAL ADDRESS:

LOT A
PLAN 86241
DL 139

MUNICIPAL ADDRESSES:

555 FULLER AVENUE

ZONING:

CURRENT: RM5
REQUESTED: C7

PROJECT AREAS :

LOT AREA: 1790 m2
BUILDING AREA:
PARKING LEVEL 1676m2
FIRST FLOOR 1000m2
SECOND FLOOR 999m2
3RD FLOOR 999m2
4th FLOOR 999m2
5TH FLOOR 991m2
GROSS FLOOR AREA: 6686m2

FLOOR AREA RATIO CALCULATIONS:

ALLOWABLE F.A.R. = 9.0
MAX BLDG. AREA - 1790 X 9 = 16110

PROJECT FAR

NET FLOOR AREA = 4102m2
LOT AREA = 1790
PROJECT FAR = 2.29

SITE COVERAGE :

SITE AREA 1790m2
BLDG. AREA 1668m2
COVERAGE 94%

REQUIRED SETBACKS :

SIDE YARD SETBACK: 0.0m (3M ABOVE 16M TO STREET)
FRONT YARD SETBACK: 0.0m (3M ABOVE 16M)
SIDE YARD TO ADJACENT PROPERTY: 0m(4M ABOVE 14M)
REAR YARD SETBACK: 0.0m

ALLOWABLE HEIGHT:

MAX. HEIGHT: 22m
ACTUAL HEIGHT - 18.206m

GEODETIC ELEVATIONS

MAIN FLOOR EL. 346.41
PARAPET EL. 362.61

PRIVATE OPEN SPACE REQUIREMENTS:

BACHELOR - 6.0 m2 REQUIRED
ONE BED - 10.0 m2 REQUIRED
TWO BED - 15.0 m2 REQUIRED
739 m2 - REQUIRED
1,324 m2 - PROVIDED

ALL AREA PROVIDED WITH BALCONIES, LANDSCAPED AREAS AT THE FRONT OF THE BUILDING AND PRIVATE COMMON ROOM ON SECOND FLOOR

PARKING REQUIREMENTS:

REQUIRED PARKING:
BACHELOR - 9 UNITS X 1.0 = 9
ONE BED - 40 UNITS X 1.25 = 50
TWO BED - 19 UNITS X 1.5 = 29
TOTAL REQUIRED = 88 STALLS
PARKING PROVIDED = 45 STALLS

RESIDENTIAL DWELLINGS

68 UNITS

BICYCLE PARKING

CLASS I: 0.5 PER DWELLING UNIT
0.5 X 68 = 34
PROVIDED - 1 PER DWELLING UNIT IN EACH UNIT
CLASS II: 0.1 PER DWELLING UNIT
0.1 X 68 = 6.8
PROVIDED = 7

PARKING VARIANCE REQUEST

44 PARKING STALLS

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 2, 2018
DP Revisions	6	October 15, 2018

PROFESSIONAL SEAL(s)
CONSULTANTS
DiStefano Jaud, Architecture

SCHEDULE

This forms part of application
DP18-0115 & DVP18-0116

City of Kelowna
COMMUNITY PLANNING

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The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misunderstanding must be reported to the Architect.

DiStefano Jaud Architecture

DISTEFANO JAUD ARCHITECTURE
3 - 1331 Ellis Street
Kelowna, British Columbia, V1Y 1Z9
T 250 868-9278 F 250 868-9217
WWW.DISTEFANOJAUD.COM

PROJECT
Pathways Abilities

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
Kelowna

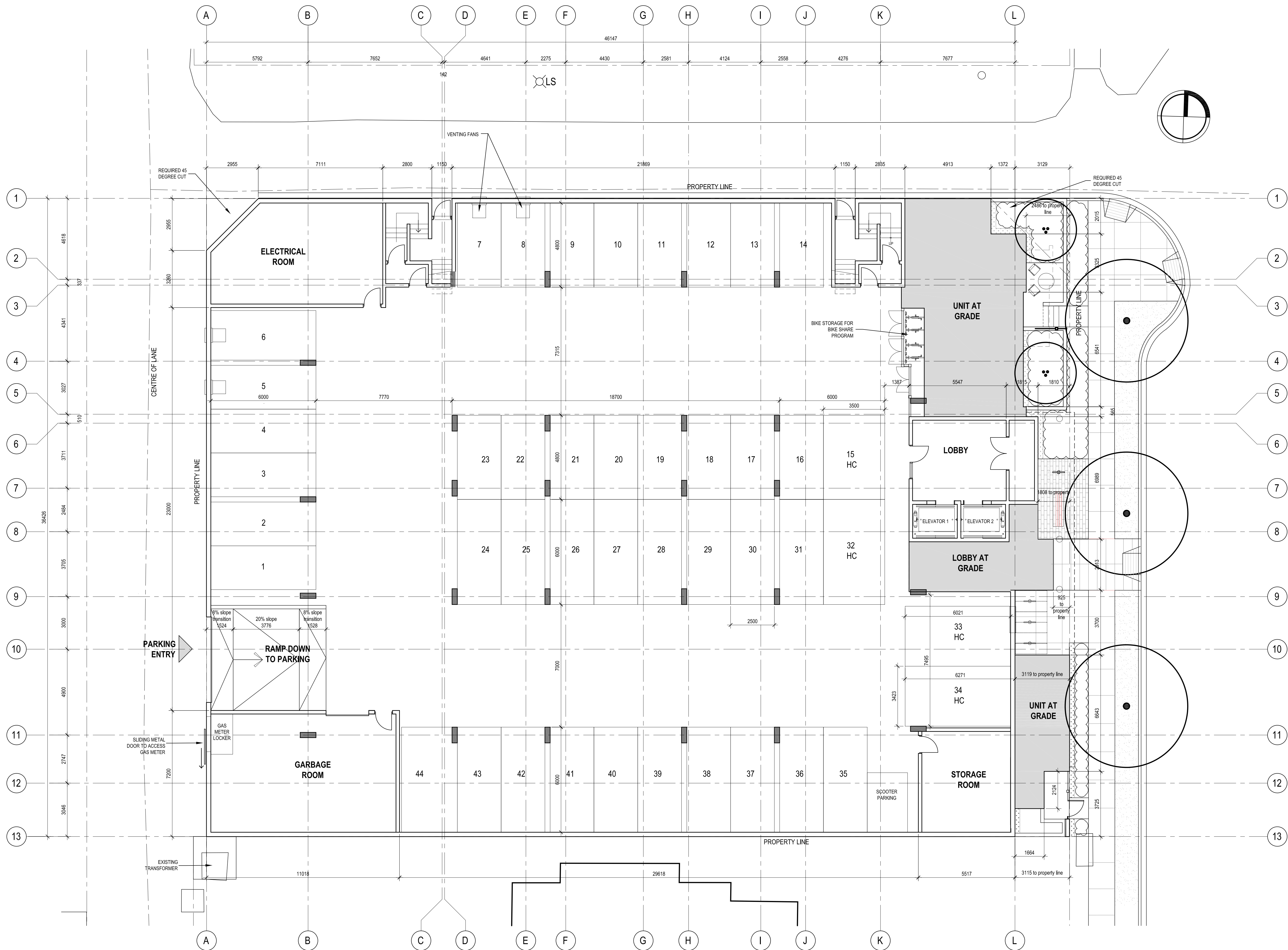
SHEET TITLE
Site Plan

DATE
October 15, 2018

SHEET NUMBER

A1.0

SCALE
1:100



1
A2.0
PARKING LEVEL
1:100

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 15, 2018

PROFESSIONAL SEAL(s)
CONSULTANTS
DiStefano Jaud, Architecture

SCHEDULE A
This forms part of application
DP18-0115 & DVP18-0116
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Robert Turik (retired)
CONSULTING ARCHITECT

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3 - 1331 Ellis Street
Kelowna, British Columbia, V1Y 1Z9
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WWW.DISTEFANOJAUD.COM

PROJECT
Pathways Abilities Society

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
Fuller Ave. Kelowna

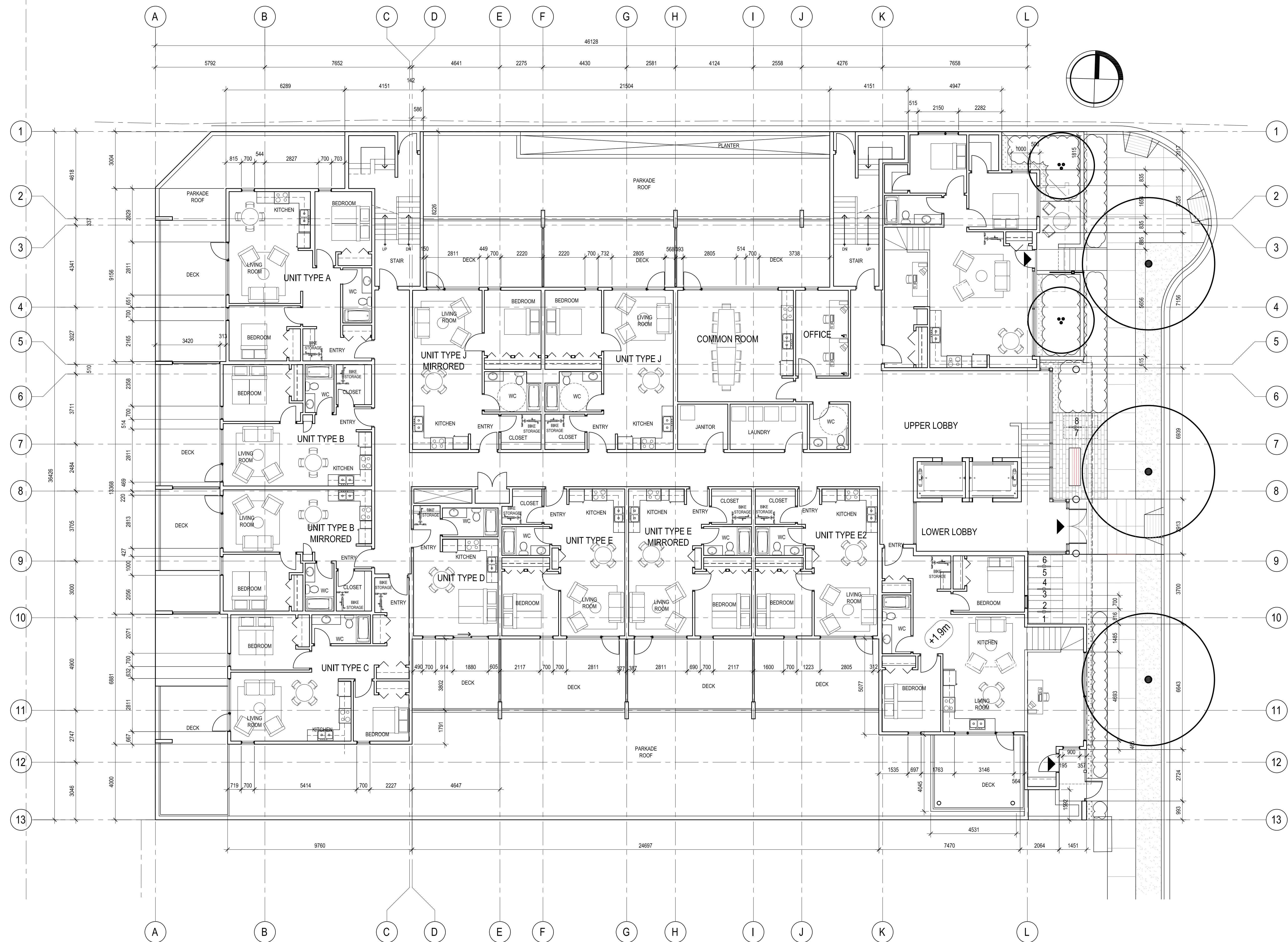
SHEET TITLE
Parking Plan

DATE
October 15, 2018

SHEET NUMBER

A2.0

SCALE
1:100



1
A2.1
LEVEL 1
1:100

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submissions	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 15, 2018

PROFESSIONAL SEAL(S)
CONSULTANTS
DiStefano Jaud, Architecture

SCHEDULE A
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DP18-0115 & DVP18-0116
City of Kelowna
Planner Initials: LK

Robert Turik (retired)
CONSULTING ARCHITECT

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DiStefano Jaud Architecture

DISTEFANO JAUD ARCHITECTURE
3 - 1331 Ellis Street
Kelowna, British Columbia, V1Y 1Z9
T 250 868-9278 F 250 868-9217
WWW.DISTEFANOJAUD.COM

PROJECT
Pathways Abilities Society

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
Fuller ave. Kelowna

SHEET TITLE
First Floor Plan

DATE
October 15, 2018

SHEET NUMBER

A2.1

SCALE
1:100

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 15, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 15, 2018

PROFESSIONAL SEAL(s)
CONSULTANTS
DiStefano Jaud, Architecture

SCHEDULE

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DP18-0115 & DVP18-0116

Planner
Initials

LK

City of Kelowna

COMMUNITY PLANNING

Robert Turik (retired)
CONSULTING ARCHITECT

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DiStefano Jaud Architecture

DISTEFANO JAUD ARCHITECTURE
3 - 1331 Ellis Street
Kelowna, British Columbia, V1Y 1Z9
T 250 868-9278 F 250 868-9217
WWW.DISTEFANOJAUD.COM

PROJECT
Pathways Abilities Society

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
Fuller Ave. Kelowna

SHEET TITLE
Second Floor Plan

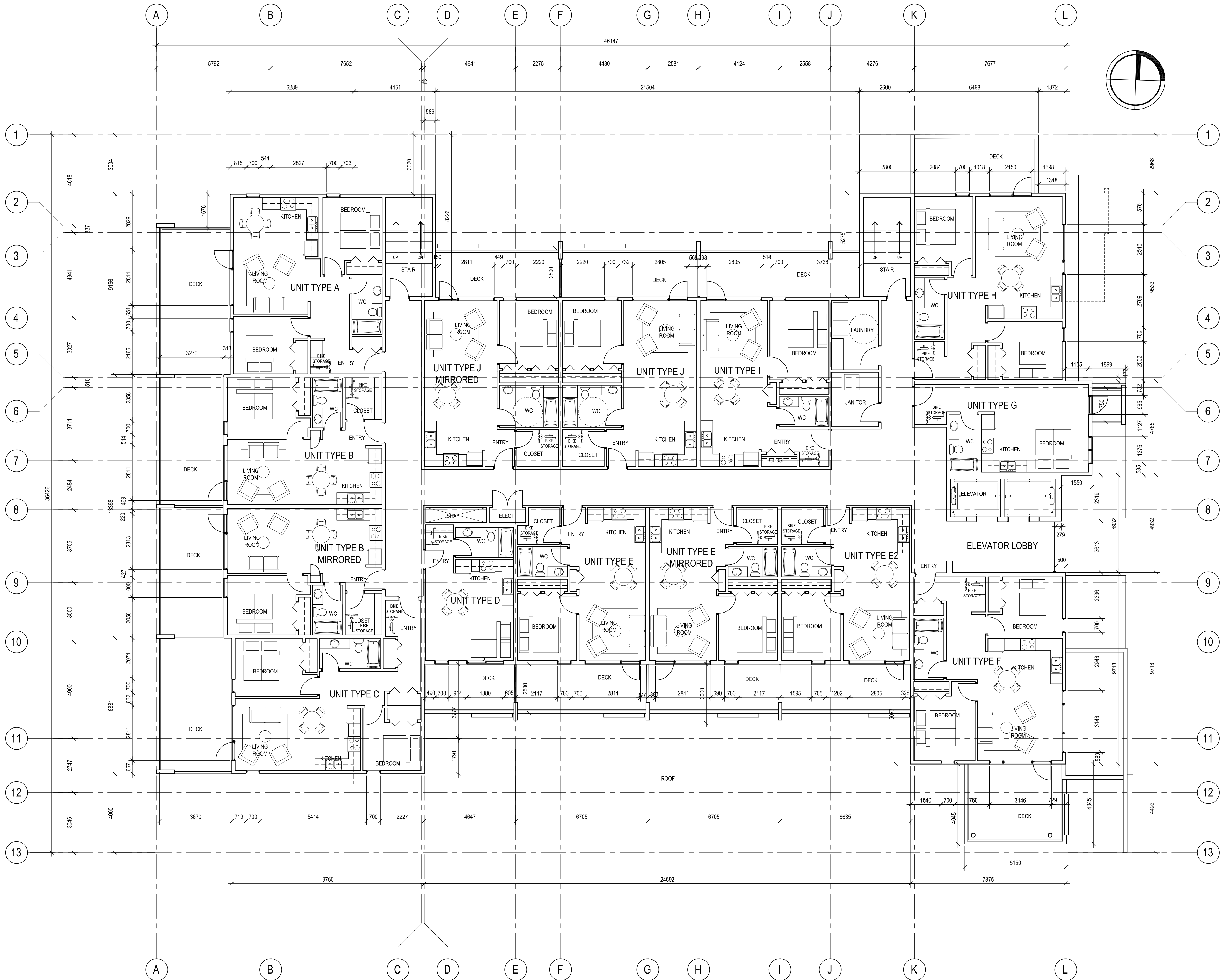
DATE
October 15, 2018

SHEET NUMBER

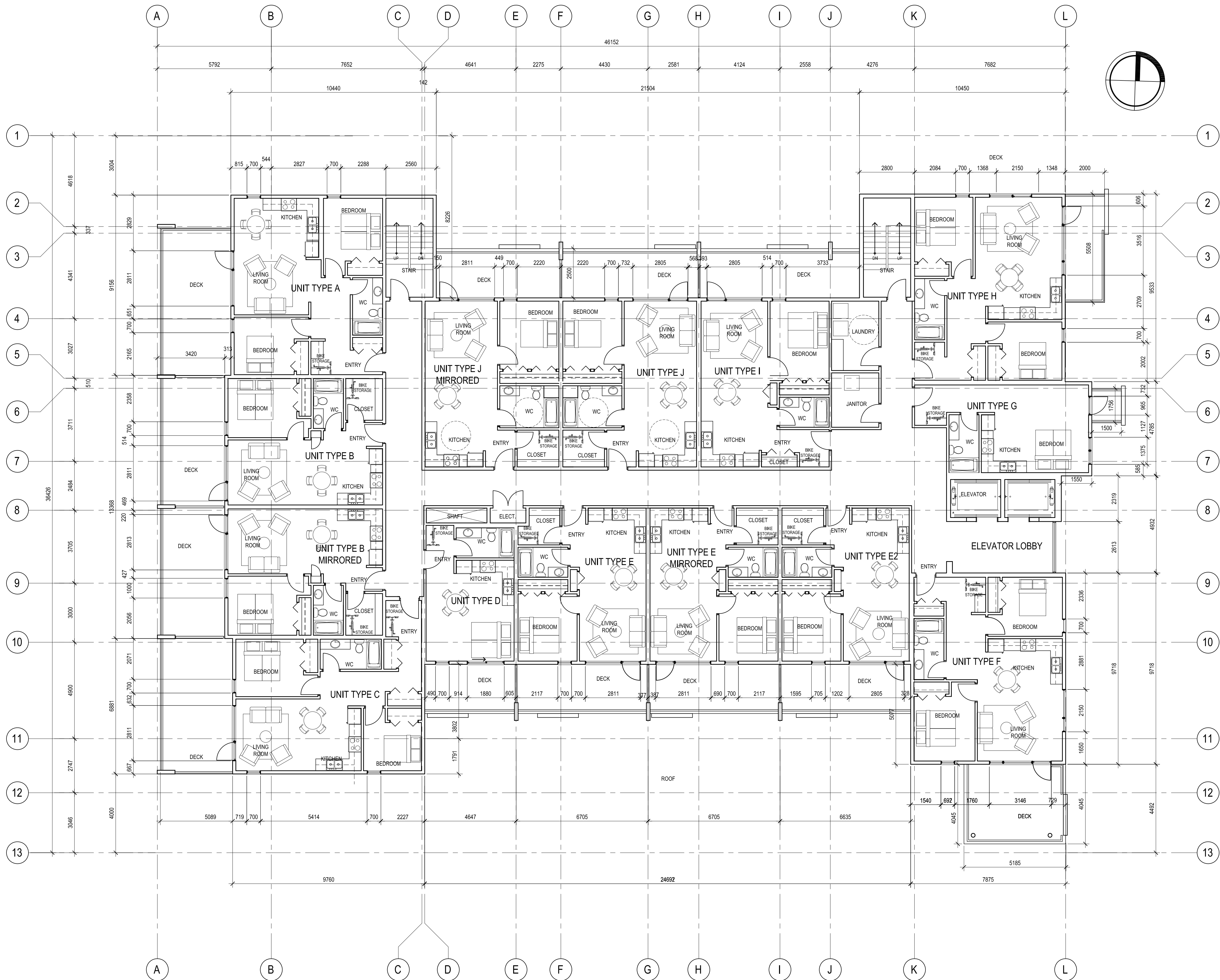
A2.2

SCALE

1:100



1
A2.2
LEVEL 2
1:100



ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submissions	2	May 5, 2018
DP Revisions	3	August 15, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 15, 2018

PROFESSIONAL SEAL(s)
CONSULTANTS
DiStefano Jaud, Architecture

SCHEDULE A
This forms part of application
DP18-0115 & DVP18-0116
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Robert Turik (retired)
CONSULTING ARCHITECT

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WWW.DISTEFANOJAUD.COM

PROJECT
Pathways Abilities Society

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
Fuller Ave. Kelowna

SHEET TITLE
**Third Floor Plan
Fourth Floor Plan**

DATE
October 15, 2018

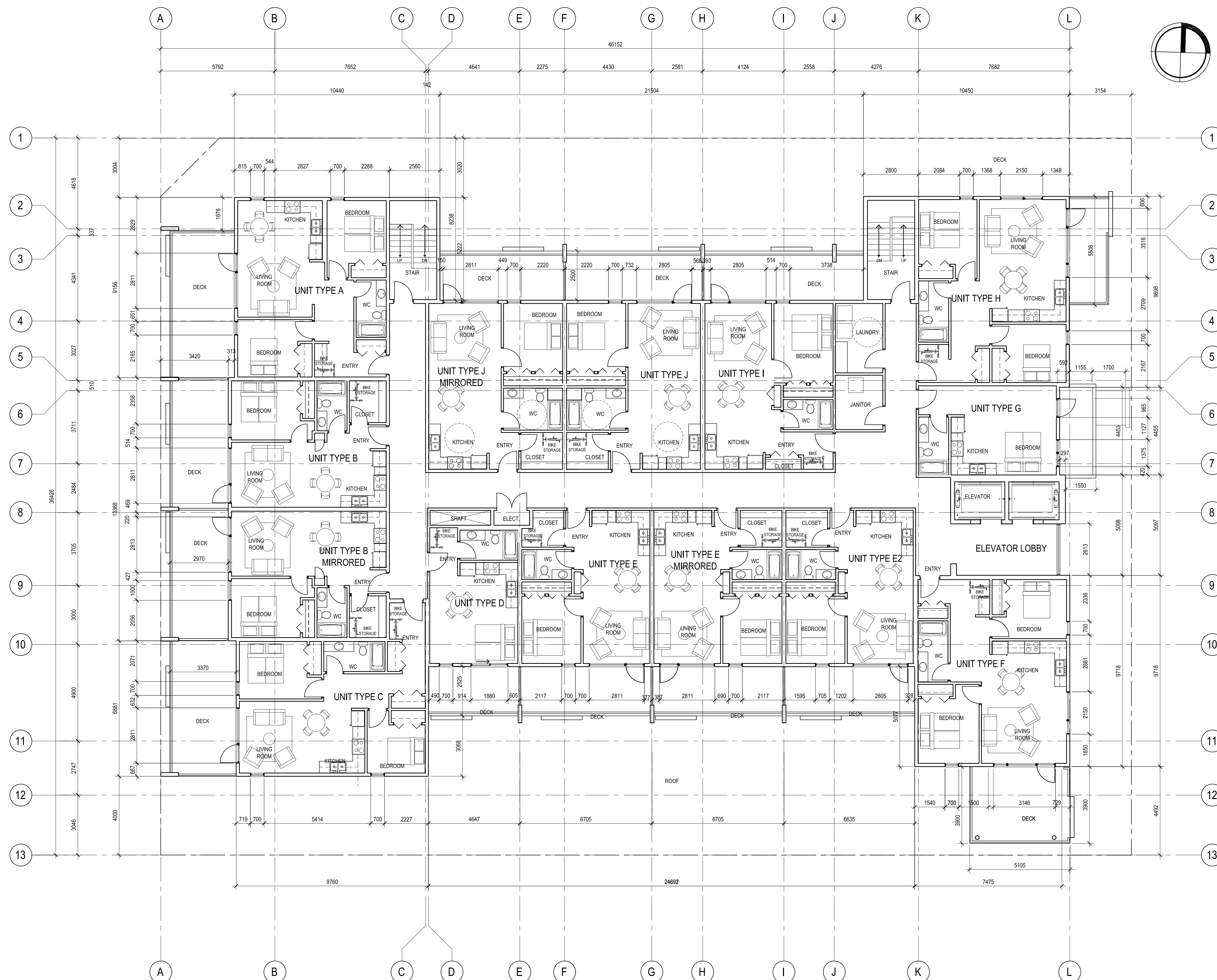
SHEET NUMBER

A2.3

SCALE
1:100

1
A2.3
LEVEL 3-4
1:100

SCALE
1:100



1
A2.4

PROFESSIONAL SEAL(s)
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PROJECT
Pathways Abilities Society

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
Fuller Ave. Kelowna

SHEET TITLE
Roof Plan

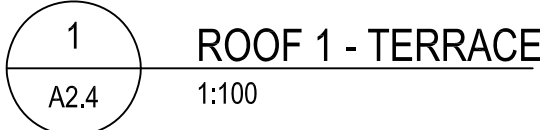
DATE
October 15, 2018

SHEET NUMBER

A2.5

SCALE

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ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 6, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 2, 2018
DP Revisions	6	October 15, 2018

PROFESSIONAL SEAL(s)
CONSULTANTS
DiStefano Jaud, Architecture

SCHEDULE

This forms part of application
DP18-0115 & DVP18-0116

Planner
Initials LK

B


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PROJECT
**Pathways Abilities Society
Apartment Complex**

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
555 Fuller Avenue, Kelowna, BC

SHEET TITLE
Building Elevations

DATE
October 15, 2018

SHEET NUMBER

A3.1

SCALE
1:100



ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 2, 2018
DP Revisions	6	October 15, 2018

PROFESSIONAL SEAL(S)
CONSULTANTS
DiStefano Jaud, Architecture

SCHEDULE
This forms part of application
DP18-0115 & DVP18-0116
Planner Initials **LK**

B

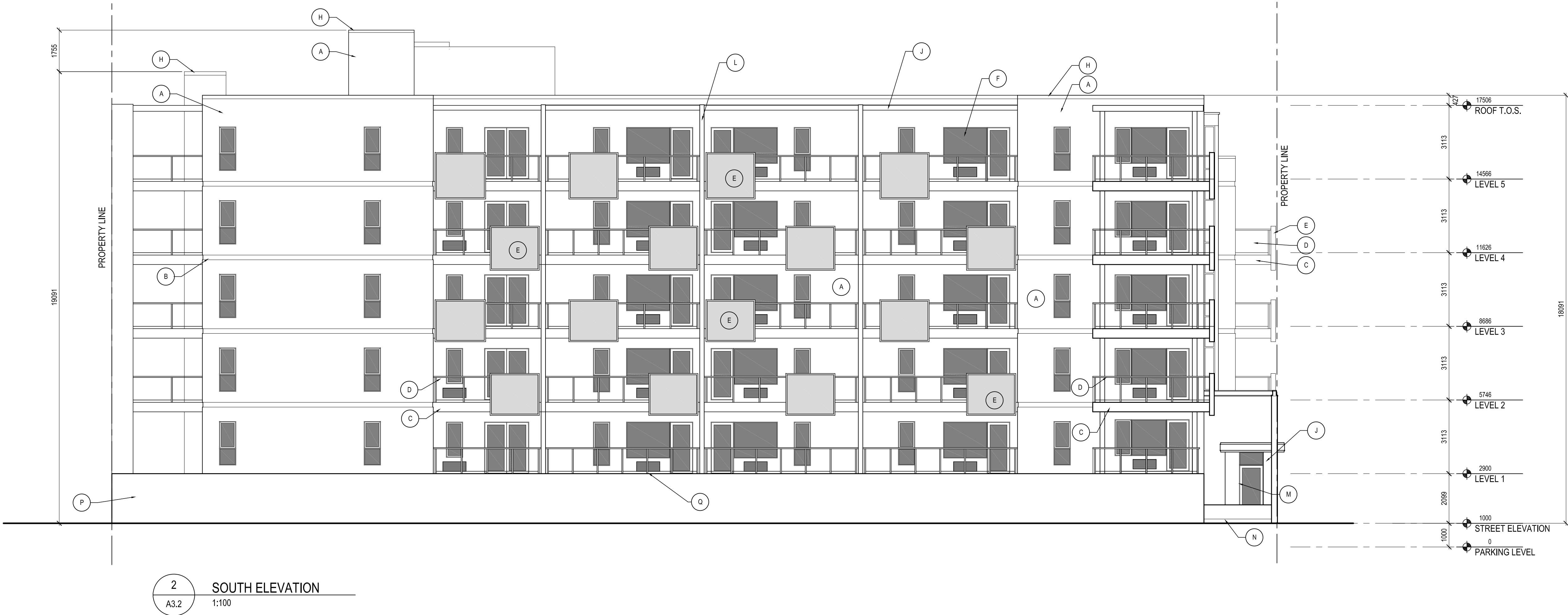
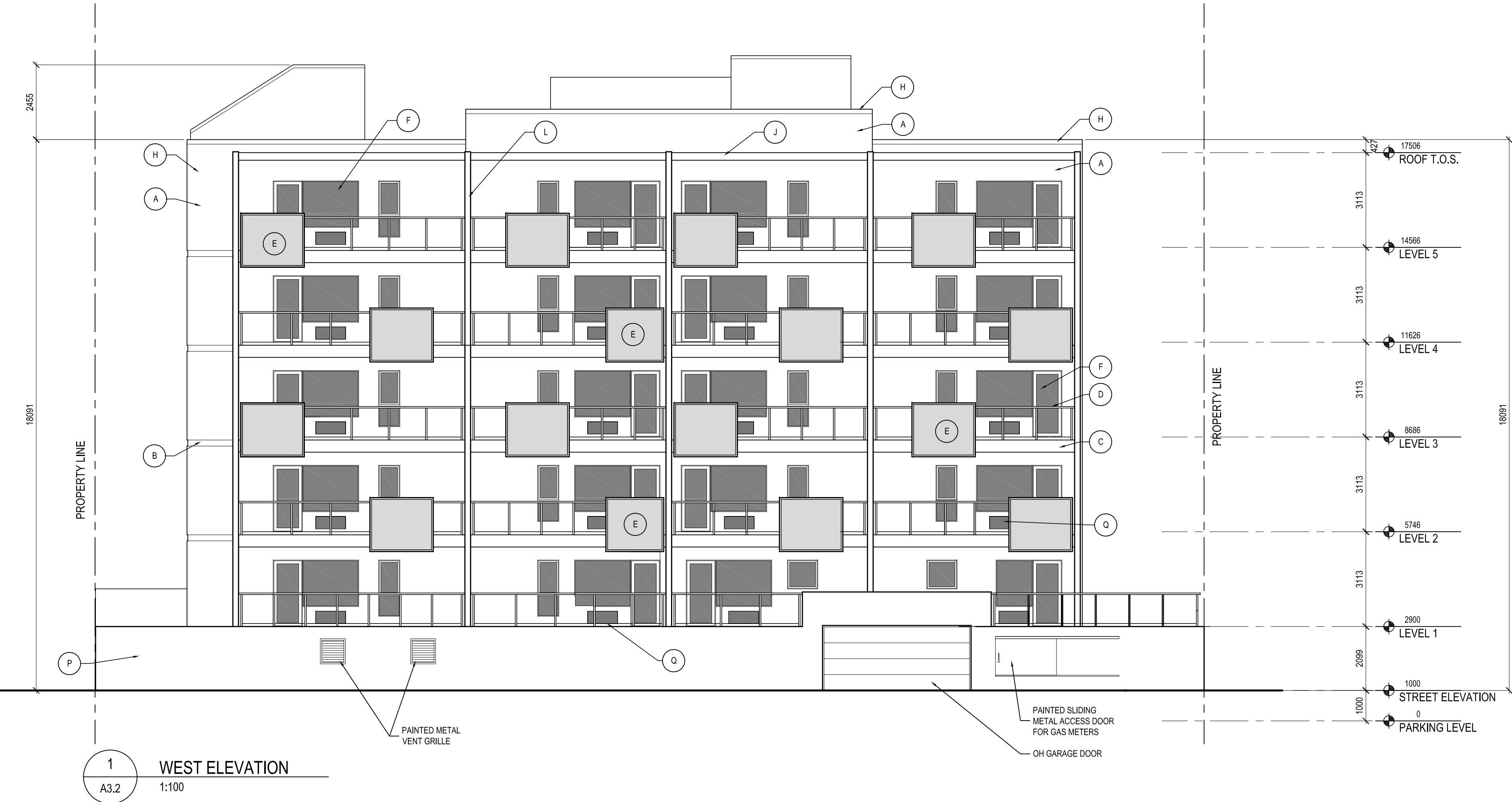
City of
Kelowna
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EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION
A	METAL SIDING
B	METAL FLASHING EXPANSION JOINT
C	METAL CLAD BALCONY EDGE
D	PAINTED METAL RAILING WITH GLASS PANEL
E	ALUMINUM FRAMED SPANDREL PANEL WITH COLOURED GLASS
F	VINYL WINDOWS / DOORS
G	ALUMINUM WINDOWS
H	METAL FLASHING
J	METAL CLAD CANOPY WITH STAINED WOOD SOFFIT
L	STEEL COLUMN
M	STUCCO
N	RAISED CONCRETE PLANTER
O	DECORATIVE METAL FENCE AND GATE
P	COLOURED CONCRETE WALL - TEXTURED
Q	THROUGH WALL AC UNITS
	WINDOWS



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PROJECT
**Pathways Abilities Society
Apartment Complex**

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
555 Fuller Avenue, Kelowna, BC

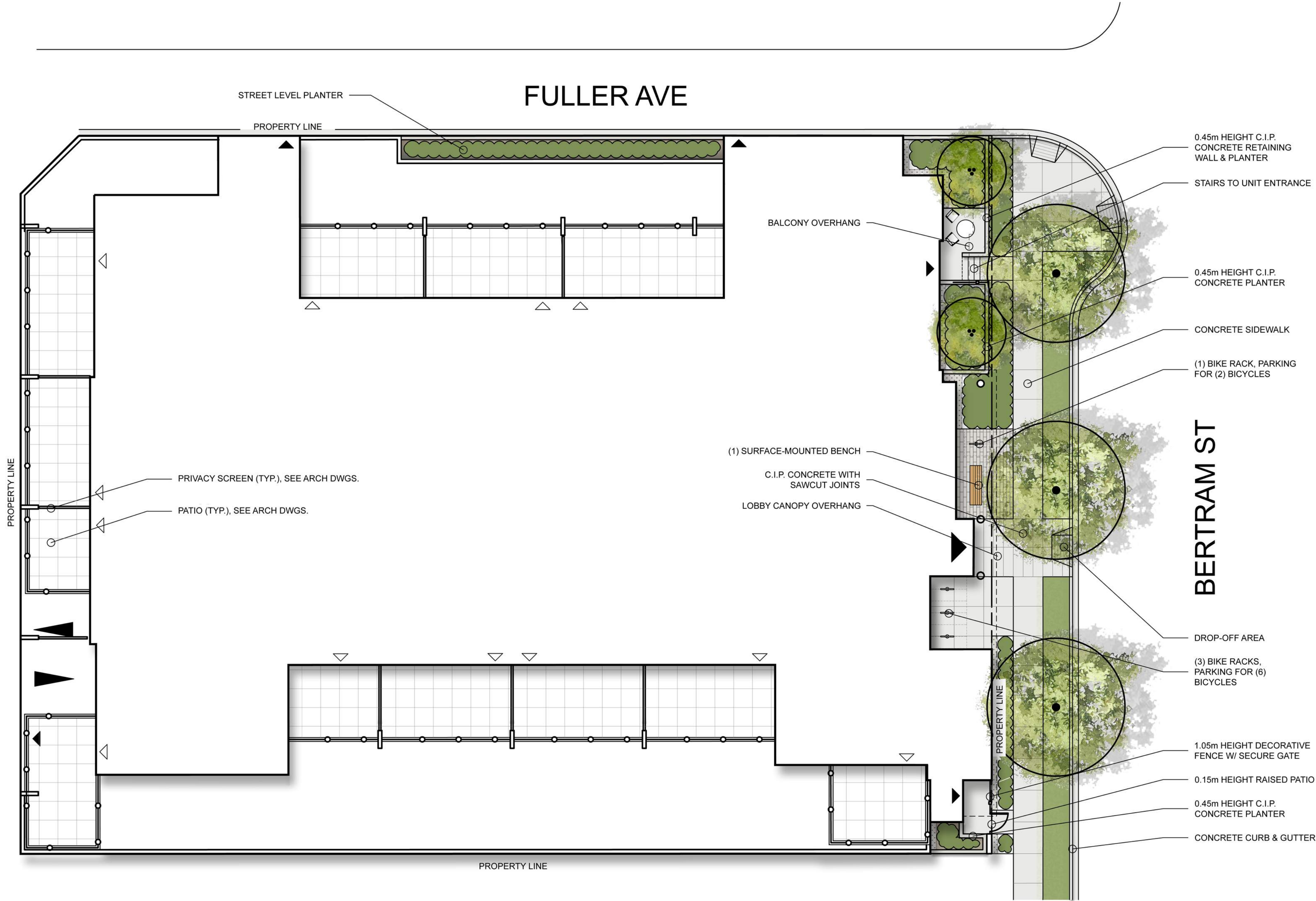
SHEET TITLE
Building Elevations

DATE
October 15, 2018

SHEET NUMBER

A3.2

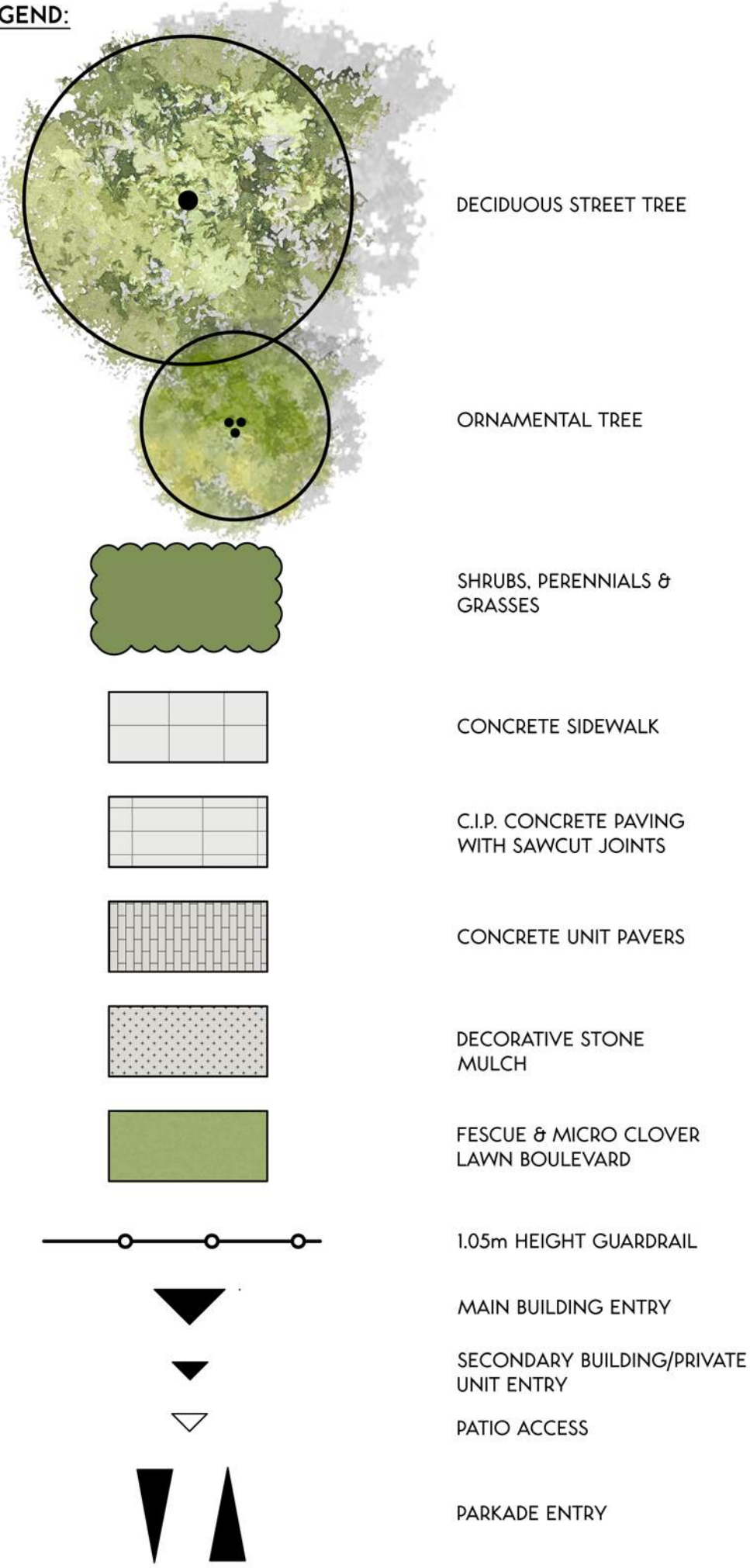
SCALE
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PLANT LIST:

TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Carpinus caroliniana</i>	American hornbeam	6cm Cal.	B&B
<i>Hamamelis x intermedia</i> 'Jelena'	Jelena witchhazel	1.5m Ht.	B&B
SHRUBS & VINES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Cornus sericea</i> 'Kelseyi'	Kelsey dwarf dogwood	#02 Cont./0.75m O.C.	Potted
<i>Hydrangea anomala</i> ssp. <i>petiolaris</i>	Climbing hydrangea	#01 Cont./1m O.C.	Potted
<i>Hydrangea paniculata</i> 'LVOBO'	Bobo hydrangea	#02 Cont./1.25m O.C.	Potted
<i>Paxistima canbyi</i>	Cliffgreen	#02 Cont./1m O.C.	Potted
<i>Spiraea betulifolia</i> 'Tor Gold'	Glow Girl spirea	#02 Cont./1m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Echinacea purpurea</i> 'White Swan'	Coneflower	#01 Cont./0.6m O.C.	Potted
<i>Geranium sanguineum</i> 'Album'	Bloody cranesbill	#01 Cont./0.6m O.C.	Potted
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro daylily	#01 Cont./0.5m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster feather reed grass	#01 Cont./0.75m O.C.	Potted
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal switch grass	#01 Cont./0.6m O.C.	Potted

LEGEND:



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 100mm (4") OF DECORATIVE ROUND ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM FESCUE/MICROCLOVER BLEND' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

SCHEDULE C

This forms part of application
DP18-0115 & DVP18-0116

Planner Initials **LK**

City of Kelowna
COMMUNITY PLANNING

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REVISIONS / ISSUED:		
5	SEP 14/18	REISSUED FOR DP
4	AUG 16/18	REISSUED FOR DP
3	APR 20/18	ISSUED FOR DP
2	FEB 28/18	REISSUED FOR REVIEW
1	FEB 01/18	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION



CLIENT:

M'AKOLA DEVELOPMENT SERVICES
VICTORIA, B.C.

PROJECT:

PATHWAYS ABILITIES SOCIETY
KELOWNA, B.C.

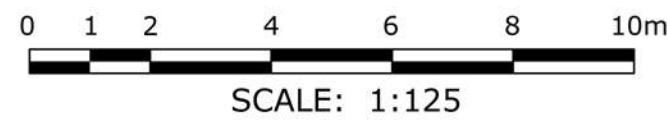
SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

DESIGN BY	EB
DRAWN BY	EB
CHECKED BY	XS
PROJECT NO.	17-037
SCALE	1:125

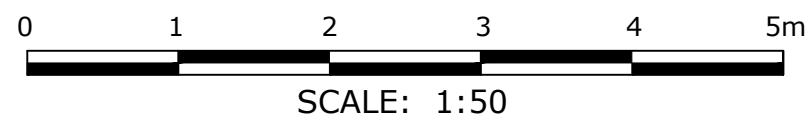
SHEET NO.

L-1



NOT FOR CONSTRUCTION

/VOLUMES/BENCH/400 - PROJECTS/2017/17-037_555FULLERVENUE_AFFORDABLEHOUSING/440 - PRODUCTION/00-CURRENT/00_17-037_CONCEPT_LAYOUTS/DWG



NOT FOR CONSTRUCTION

SCHEDULE

This forms part of application
DP18-0115 & DVP18-0116

Planner
Initials

LK

City of Kelowna

COMMUNITY PLANNING

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NO.	DATE	DESCRIPTION



CLIENT:
M'AKOLA DEVELOPMENT SERVICES
VICTORIA, B.C.

PROJECT:
PATHWAYS ABILITIES SOCIETY
KELOWNA, B.C.

SHEET TITLE
BERTRAM STREET ELEVATION

DESIGN BY	EB
DRAWN BY	EB
CHECKED BY	XS
PROJECT NO.	17-037
SCALE	1:50

SHEET NO.
L-3