



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

Sept. 14, 2018

Re: 2627 & 2643 Gore Street
Development and Variance Rationale Letter

Dear City Staff and Council,

The attached application for the two lots at 2627 & 2643 Gore Street is for a 19 unit, 4 storey apartment building. The development features 2 main floor, 2 bedroom units facing Gore with both external access from the street and internal access. The balance of the units are all accessible from common lobbies and elevator. There is a good mix of 1 & 2 bedroom units all with oversized balconies. Parking for the development is a mix of underbuilding parking (18 stalls) and exterior at grade stalls accessed from the rear lane.

The building using high quality building materials with the bulk of the building being brick. High quality landscape design with stepped planters have been used to soften the building's front on Gore, similar to the way Abbott House has softened their front to Abbott just around the corner.

The future land use designation for this property is MRL so our application features the RM5 zone which is consistent with this designation.

Our proposal meets all the requirements under the RM5 zone except for one sideyard setback. This reduced setback, to the south side of the lot, allows for an extra 2 underground covered parking stalls. The variance is only required to a height of 2 m above grade, which is the same height as a sideyard fence. We felt this minor variance would have no impact on the neighbour to the south (as it is the same height as the fence) and yet provide 2 more covered and hidden parking stalls which would be an overall benefit to the neighbourhood.

Our application maintains our design philosophy of creative solutions to density on small lots. We hope you will see this as an asset to the South Pandosy urban fabric and look forward to the application's approval.

Sincerely,

Shane Worman
Worman Homes/ Worman Commercial

P. 250.762.0040

F. 250.762.0550

Development Permit & Development Variance Permit



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

2627 – 2643 Gore Street

and legally known as

Lot A, District Lot 14, ODYD, Plan 89269

and permits the land to be used for the following development: Multi-Family Housing

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted as described in Schedule 'A' and according to the following:

Section 13.11.6(e): Side Yard Setbacks

To vary the required side yard setback along the south property line, as described in Schedule 'A', only for the parkade from 4.5m to 1.52m;

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 December 5, 2019.

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: Teano Holdings Ltd. Inc. No. BC 1090038

Applicant: Shane Worman

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 December 5, 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 **\$36,490.63**

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.**

A modern, multi-story residential building with a light-colored facade, large windows, and balconies. The building features a flat roof with a green roof section and a small entrance area with a tree.

CIVIC: 2627 Gore Street, Kelowna, BC
LEGAL: Plan 7927; Lot 7
CIVIC: 2643 Gore Street, Kelowna, BC
LEGAL: Plan 7927; Lot 8
(Lots 7 & 8 to be consolidated)

SITE INFORMATION:

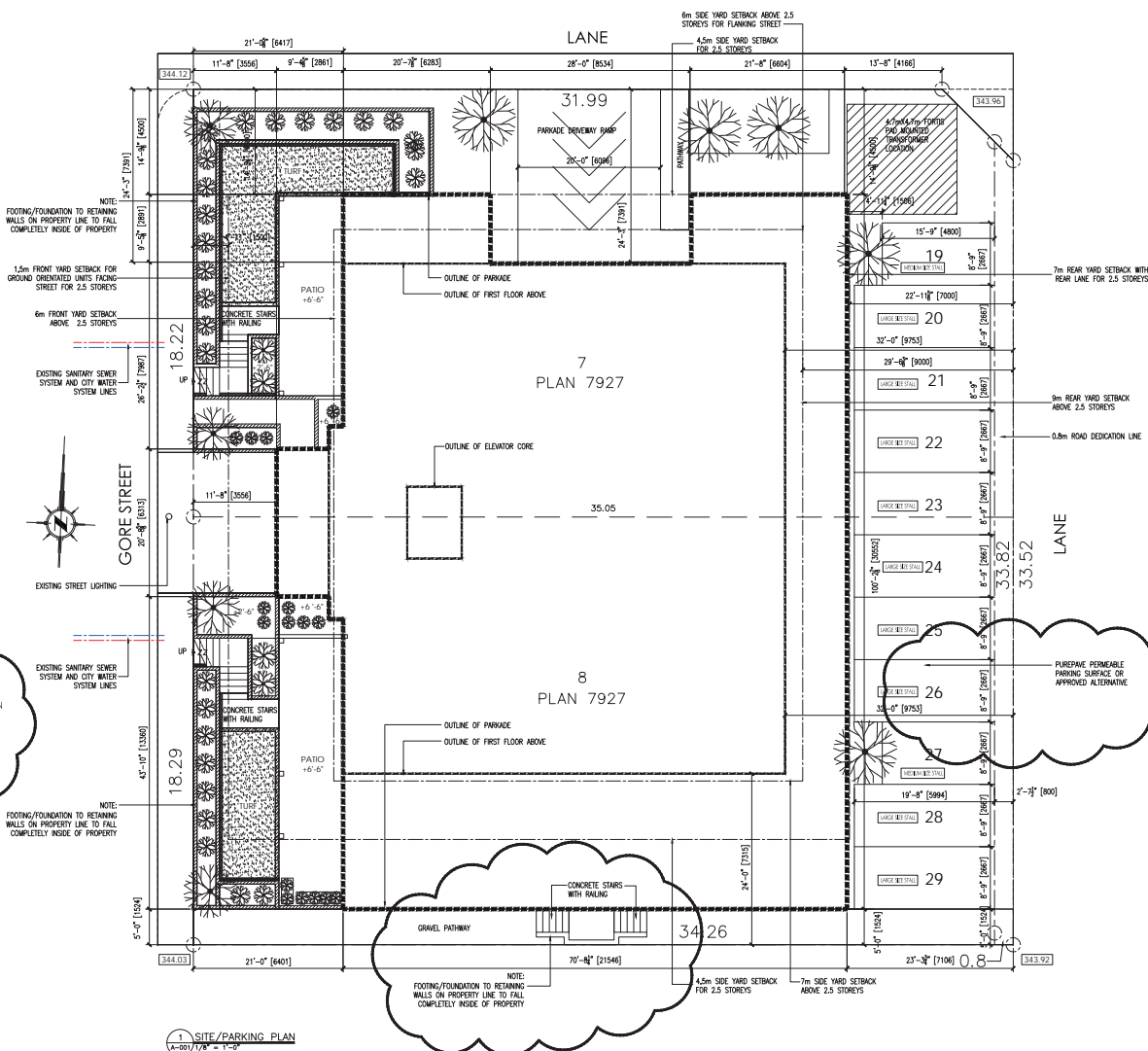
	Allowed	Proposed
Gross Site Area=	13,750 sf (1,277 sm)	
Allowable Site Coverage=	50% (6,875 sf) *	50% (6,875 sf)
*Increased to 50% coverage with additional private open space 20% above bylaw requirement		
Coverage + Hardscaping=	70% (9,625sf)	69% (9,540sf)
F.A.R. =	1.1 + 2 = 1.3 (17,875sf)	1.01 (13,830sf)

DRAWINGS

ARCHITECTURAL:	
A-001	PROJECT & SITE INFORMATION
A-100	PARKADE LEVEL
A-101	ENTRY LEVEL PLAN
A-102	SECOND LEVEL PLAN
A-103	THIRD LEVEL PLAN
A-104	FOURTH LEVEL PLAN
A-105	ROOF PLAN LAYOUT
A-200	ELEVATIONS
A-201	ELEVATIONS
A-300	SECTIONS
A-400	REMARKS

Yard setbacks:	Allowed:
Front yard -	1.5m Ground Oriented Entry for 2.5 storeys/ 6m above 2.5 storeys
Side yard -	4.5m for 2.5 storeys / 6m (Hanking street) / 7m above 2.5 storeys
Rear yard -	9m / 7m Rear Lane / 1.5m for parkade structure 2m above grade

Bicycle Storage:	Required:	Proposed:
Class I, .5/unit	.5X18=9 (Required)	18 (dedicated bike storage)
Class II, .1/unit	.1X18=2 (Required)	2

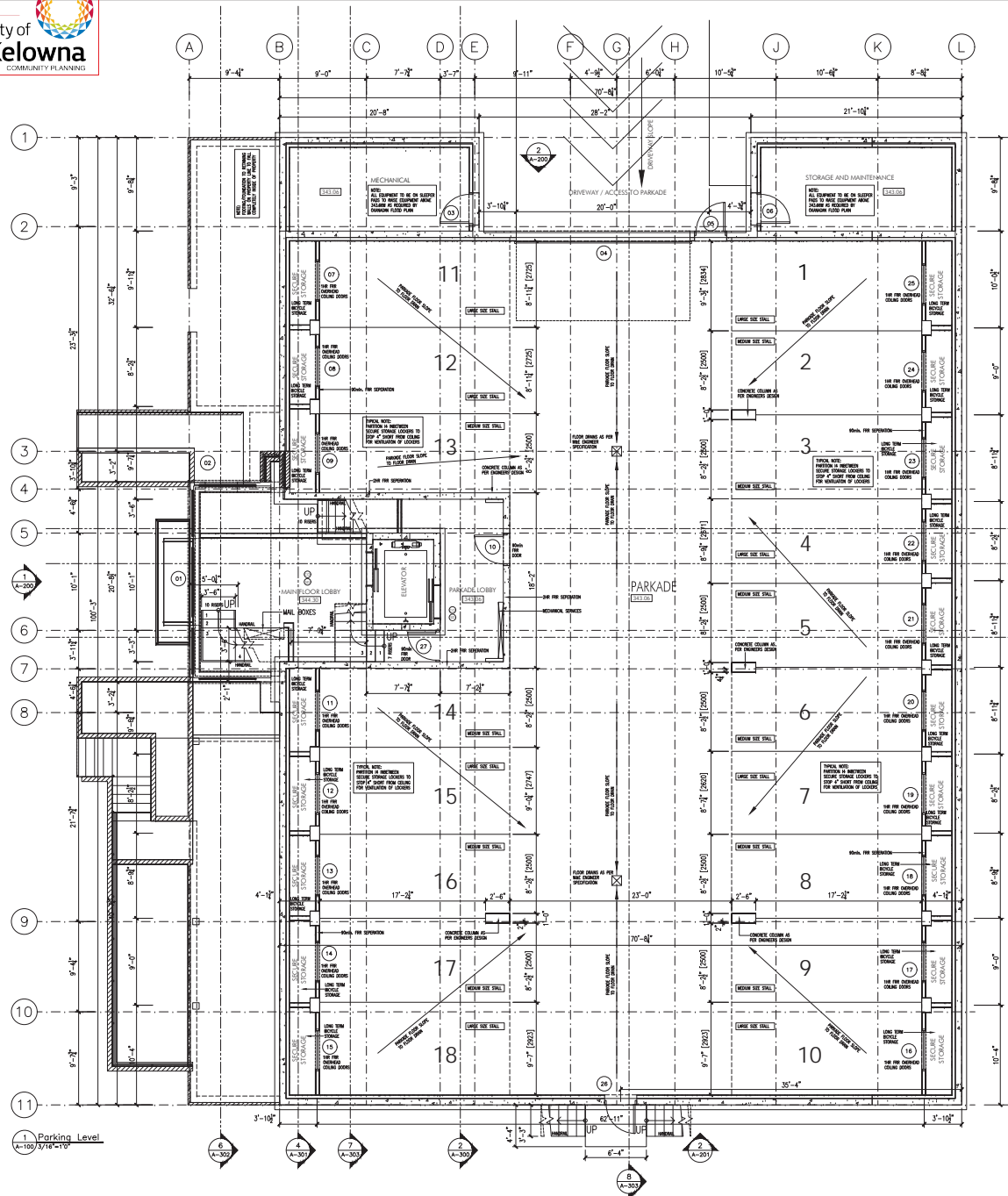


FOR DVP

This forms part of application
DP18-0196 / DVP18-0197



Planner Initials	AC
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DOOR SCHEDULE			
DOOR		Style	NOTES
MARK	SIZE X HGT		
1	6'0" X 7'0"	Inset - Single - Full Lin	---
2	6'0" X 7'0"	Inset	---
3	6'0" X 7'0"	Inset	---
4	6'0" X 7'0"	Inset	---
5	6'0" X 7'0"	Inset - Inset	---
6	6'0" X 7'0"	Inset	---
7	6'0" X 7'0"	Inset	---
8	6'0" X 7'0"	Inset - Inset	---
9	6'0" X 7'0"	Inset	---
10	6'0" X 7'0"	Inset	---
11	6'0" X 7'0"	Inset	---
12	6'0" X 7'0"	Inset	---
13	6'0" X 7'0"	Inset	---
14	6'0" X 7'0"	Inset	---
15	6'0" X 7'0"	Inset	---
16	6'0" X 7'0"	Inset	---
17	6'0" X 7'0"	Inset	---
18	6'0" X 7'0"	Inset	---
19	6'0" X 7'0"	Inset	---
20	6'0" X 7'0"	Inset	---
21	6'0" X 7'0"	Inset	---
22	6'0" X 7'0"	Inset	---
23	6'0" X 7'0"	Inset	---
24	6'0" X 7'0"	Inset	---
25	6'0" X 7'0"	Inset	---
26	6'0" X 7'0"	Inset	---
27	6'0" X 7'0"	Inset	---
28	6'0" X 7'0"	Inset	---
29	6'0" X 7'0"	Inset	---
30	6'0" X 7'0"	Inset	---
31	6'0" X 7'0"	Inset	---
32	6'0" X 7'0"	Inset	---
33	6'0" X 7'0"	Inset	---
34	6'0" X 7'0"	Inset	---
35	6'0" X 7'0"	Inset	---
36	6'0" X 7'0"	Inset	---
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39	6'0" X 7'0"	Inset	---
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42	6'0" X 7'0"	Inset	---
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45	6'0" X 7'0"	Inset	---
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47	6'0" X 7'0"	Inset	---
48	6'0" X 7'0"	Inset	---
49	6'0" X 7'0"	Inset	---
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63	6'0" X 7'0"	Inset	---
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74	6'0" X 7'0"	Inset	---
75	6'0" X 7'0"	Inset	---
76	6'0" X 7'0"	Inset	---
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84	6'0" X 7'0"	Inset	---
85	6'0" X 7'0"	Inset	---
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87	6'0" X 7'0"	Inset	---
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90	6'0" X 7'0"	Inset	---
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92	6'0" X 7'0"	Inset	---
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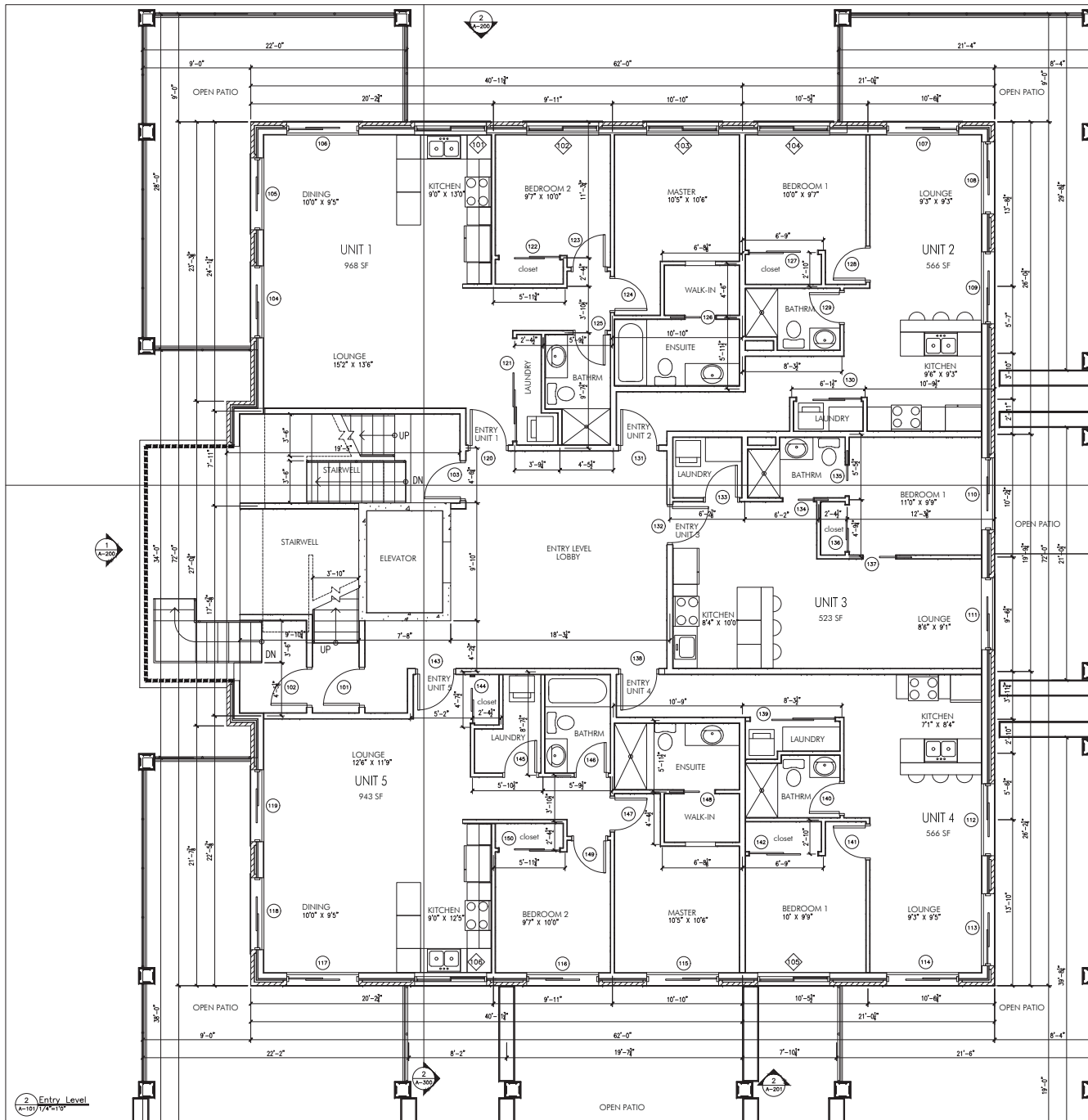
LEGEND:

- ① SMOKE DETECTOR
- ② CARBON MONOXIDE DETECTOR
- ③ FAN

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

PROJECT 2627 GORE STREET APARTMENTS
DRAWING TITLE PARKADE LEVEL

FOR DVP



DOOR SCHEDULE				
MARK	SIZE		Style	NOTES
	WD	HGT		
101	3'-0"	6'-8"	Standard	---
102	3'-0"	6'-8"	Standard	---
103	3'-0"	6'-8"	Standard	---
104	5'-8"	7'-10"	Sliding - Double - Full Lite	---
105	5'-8"	7'-10"	Sliding - Double - Full Lite	---
106	5'-8"	7'-10"	Sliding - Double - Full Lite	---
107	5'-8"	7'-10"	Sliding - Double - Full Lite	---
108	5'-8"	7'-10"	Sliding - Double - Full Lite	---
109	5'-8"	7'-10"	Sliding - Double - Full Lite	---
110	5'-8"	7'-10"	Sliding - Double - Full Lite	---
111	5'-8"	7'-10"	Sliding - Double - Full Lite	---
112	5'-8"	7'-10"	Sliding - Double - Full Lite	---
113	5'-8"	7'-10"	Sliding - Double - Full Lite	---
114	5'-8"	7'-10"	Sliding - Double - Full Lite	---
115	5'-8"	7'-10"	Sliding - Double - Full Lite	---
116	5'-8"	7'-10"	Sliding - Double - Full Lite	---
117	5'-8"	7'-10"	Sliding - Double - Full Lite	---
118	5'-8"	7'-10"	Sliding - Double - Full Lite	---
119	5'-8"	7'-10"	Sliding - Double - Full Lite	---
120	3'-0"	6'-8"	Standard	---
121	8'-0"	6'-8"	Sliding - Triple - Full Lite	---
122	5'-8"	7'-10"	Sliding - Double - Full Lite	---
123	3'-0"	6'-8"	Standard	---
124	3'-0"	6'-8"	Standard	---
125	3'-0"	6'-8"	Standard	---
126	5'-8"	7'-10"	Pocket - Double	---
127	5'-8"	7'-10"	Sliding - Double	---
128	5'-8"	7'-10"	Standard	---
129	5'-8"	7'-10"	Standard	---
130	5'-4"	8'-0"	Sliding - Double	---
131	3'-0"	6'-8"	Standard	---
132	3'-0"	6'-8"	Standard	---
133	5'-8"	7'-10"	Pocket - Single	---
134	5'-8"	7'-10"	Pocket - Single	---
135	5'-8"	7'-10"	Pocket - Single	---
136	5'-8"	7'-10"	Sliding - Double	---
137	5'-8"	7'-10"	Pocket - Single	---
138	5'-8"	7'-10"	Standard	---
139	5'-8"	7'-10"	Sliding - Double	---
140	5'-8"	7'-10"	Standard	---
141	5'-8"	7'-10"	Standard	---
142	5'-8"	7'-10"	Sliding - Double	---
143	5'-8"	7'-10"	Standard	---
144	5'-8"	7'-10"	Sliding - Double	---
145	5'-8"	7'-10"	Standard	---
146	5'-8"	7'-10"	Standard	---
147	5'-8"	7'-10"	Standard	---
148	5'-8"	7'-10"	Pocket - Single	---
149	5'-8"	7'-10"	Standard	---
150	5'-8"	7'-10"	Sliding - Double	---

WINDOW SCHEDULE				
MARK	SIZE		Head Height	Sill Height
	Width	Height		
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103	3'-0"	6'-8"	6'-8"	2'-0"
104	5'-8"	7'-10"	7'-10"	2'-0"
105	5'-8"	7'-10"	7'-10"	2'-0"
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122	5'-8"	7'-10"	7'-10"	2'-0"
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131	3'-0"	6'-8"	6'-8"	2'-0"
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147	5'-8"	7'-10"	7'-10"	2'-0"
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149	5'-8"	7'-10"	7'-10"	2'-0"
150	5'-8"	7'-10"	7'-10"	2'-0"

SCHEDULE A & B

This forms part of application
DP18-0196 / DVP18-0197

Planner Initials AC

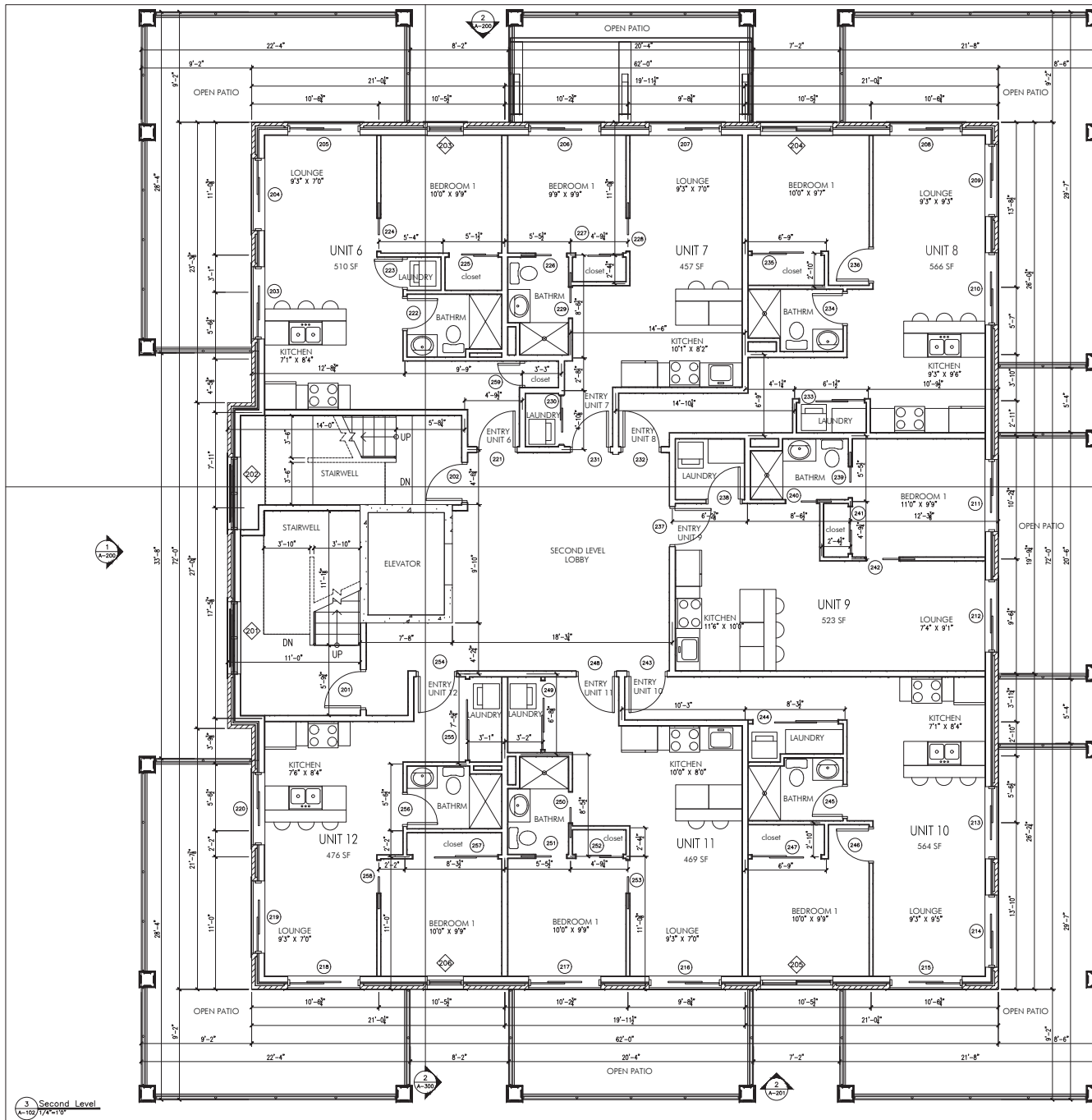
City of Kelowna
 COMMUNITY PLANNING

DISTINCT SOLUTIONS INC.
 phone: 250-448-7801
 205-1426 Richter Street
 Kelowna, BC V1Y 2A3
www.distinctsolutions.ca

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Revision No., Date and Description	
06.25.18 - CLIENT REVIEW	
07.03.18 - PROGRESS REVIEW	
07.25.18 - PROGRESS REVIEW	
07.30.18 - REVISIONS	
09.11.18 - FOR DVP REVIEW	
Plot Date	Drawing No.
11-Sep-18	A-101
PROJECT	
2627-2643 GORE STREET	
DRAWING TITLE	
ENTRY LEVEL	

FOR DVP



DOOR SCHEDULE				
MARK	SIZE	Style	NOTES	LOCK
201	3'-0" x 6'-8"	Standard	---	---
202	3'-0" x 6'-8"	Standard	---	---
203	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
204	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
205	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
206	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
207	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
208	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
209	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
210	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
211	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
212	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
213	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
214	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
215	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
216	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
217	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
218	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
219	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
220	5'-8" x 7'-10"	Sliding - Double	Full Lite	---
221	3'-0" x 6'-8"	Standard	---	---
222	3'-0" x 6'-8"	Standard	---	---
223	2'-4" x 6'-8"	Standard	---	---
224	2'-4" x 6'-8"	Standard	---	---
225	2'-4" x 6'-8"	Standard	---	---
226	2'-4" x 6'-8"	Standard	---	---
227	2'-4" x 6'-8"	Standard	---	---
228	2'-4" x 6'-8"	Standard	---	---
229	2'-4" x 6'-8"	Standard	---	---
230	2'-4" x 6'-8"	Standard	---	---
231	2'-4" x 6'-8"	Standard	---	---
232	2'-4" x 6'-8"	Standard	---	---
233	2'-4" x 6'-8"	Standard	---	---
234	2'-4" x 6'-8"	Standard	---	---
235	2'-4" x 6'-8"	Standard	---	---
236	2'-4" x 6'-8"	Standard	---	---
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239	2'-4" x 6'-8"	Standard	---	---
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241	2'-4" x 6'-8"	Standard	---	---
242	2'-4" x 6'-8"	Standard	---	---
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244	2'-4" x 6'-8"	Standard	---	---
245	2'-4" x 6'-8"	Standard	---	---
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250	2'-4" x 6'-8"	Standard	---	---
251	2'-4" x 6'-8"	Standard	---	---
252	2'-4" x 6'-8"	Standard	---	---
253	2'-4" x 6'-8"	Standard	---	---
254	2'-4" x 6'-8"	Standard	---	---
255	2'-4" x 6'-8"	Standard	---	---
256	2'-4" x 6'-8"	Standard	---	---
257	2'-4" x 6'-8"	Standard	---	---
258	2'-4" x 6'-8"	Standard	---	---
259	2'-4" x 6'-8"	Standard	---	---

WINDOW SCHEDULE				
MARK	Width	Height	Head Height	Sill Height
261	8'-0"	7'-0"	8'-0"	2'-0"
262	8'-0"	7'-0"	8'-0"	2'-0"
263	8'-0"	7'-0"	8'-0"	2'-0"
264	8'-0"	7'-0"	8'-0"	2'-0"
265	8'-0"	7'-0"	8'-0"	2'-0"
266	8'-0"	7'-0"	8'-0"	2'-0"

SCHEDULE A & B

This forms part of application
DP18-0196 / DVP18-0197

Planner Initials

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City of Kelowna
COMMUNITY PLANNING

FOR DVP

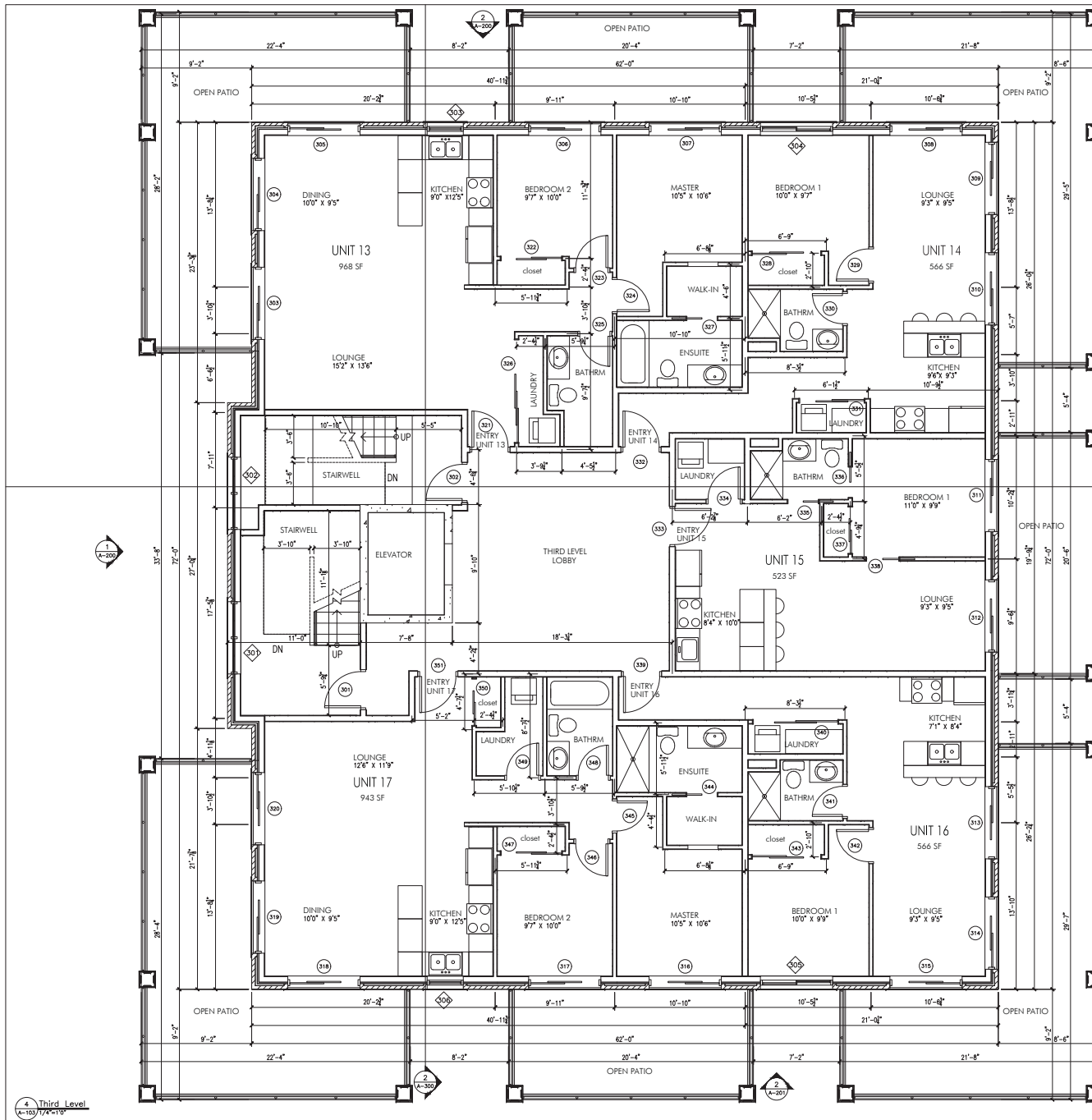
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phone: 250-448-7801
205-1426 Richter Street
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Revision No., Date and Description
06.25.18 - CLIENT REVIEW
07.03.18 - PROGRESS REVIEW
07.26.18 - PROGRESS REVIEW
07.30.18 - REVISIONS
09.11.18 - FOR DVP REVIEW

Plot Date 11-Sep-18 Drawing No. A-102

PROJECT 2627-2643 GORE STREET
DRAWING TITLE SECOND LEVEL



DOOR SCHEDULE					
MARK	DOOR		Style	NOTES	LOCK
	SIZE	WD HGT			
301	3'-0"	6'-8"	Standard	---	---
302	3'-0"	6'-8"	Standard	---	---
303	5'-8"	7'-10"	Sliding - Double	Full Lite	---
304	5'-8"	7'-10"	Sliding - Double	Full Lite	---
305	5'-8"	7'-10"	Sliding - Double	Full Lite	---
306	5'-8"	7'-10"	Sliding - Double	Full Lite	---
307	5'-8"	7'-10"	Sliding - Double	Full Lite	---
308	5'-8"	7'-10"	Sliding - Double	Full Lite	---
309	5'-8"	7'-10"	Sliding - Double	Full Lite	---
310	5'-8"	7'-10"	Sliding - Double	Full Lite	---
311	5'-8"	7'-10"	Sliding - Double	Full Lite	---
312	5'-8"	7'-10"	Sliding - Double	Full Lite	---
313	5'-8"	7'-10"	Sliding - Double	Full Lite	---
314	5'-8"	7'-10"	Sliding - Double	Full Lite	---
315	5'-8"	7'-10"	Sliding - Double	Full Lite	---
316	5'-8"	7'-10"	Sliding - Double	Full Lite	---
317	5'-8"	7'-10"	Sliding - Double	Full Lite	---
318	5'-8"	7'-10"	Sliding - Double	Full Lite	---
319	5'-8"	7'-10"	Sliding - Double	Full Lite	---
320	5'-8"	7'-10"	Sliding - Double	Full Lite	---
321	3'-0"	6'-8"	Standard	---	---
322	3'-0"	6'-8"	Standard	---	---
323	3'-0"	6'-8"	Standard	---	---
324	3'-0"	6'-8"	Standard	---	---
325	3'-0"	6'-8"	Standard	---	---
326	3'-0"	6'-8"	Standard	---	---
327	3'-0"	6'-8"	Standard	---	---
328	3'-0"	6'-8"	Standard	---	---
329	3'-0"	6'-8"	Standard	---	---
330	3'-0"	6'-8"	Standard	---	---
331	3'-0"	6'-8"	Standard	---	---
332	3'-0"	6'-8"	Standard	---	---
333	3'-0"	6'-8"	Standard	---	---
334	3'-0"	6'-8"	Standard	---	---
335	3'-0"	6'-8"	Standard	---	---
336	3'-0"	6'-8"	Standard	---	---
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344	3'-0"	6'-8"	Standard	---	---
345	3'-0"	6'-8"	Standard	---	---
346	3'-0"	6'-8"	Standard	---	---
347	3'-0"	6'-8"	Standard	---	---
348	3'-0"	6'-8"	Standard	---	---
349	3'-0"	6'-8"	Standard	---	---
350	3'-0"	6'-8"	Standard	---	---
351	3'-0"	6'-8"	Standard	---	---

WINDOW SCHEDULE					
MARK	SIZE		Head Height	Sill Height	NOTES
	Width	HEIGHT			
301	3'-0"	7'-0"	7'-0"	1'-0"	---
302	3'-0"	7'-0"	7'-0"	1'-0"	---
303	5'-8"	7'-10"	7'-10"	1'-0"	---
304	5'-8"	7'-10"	7'-10"	1'-0"	---
305	5'-8"	7'-10"	7'-10"	1'-0"	---
306	5'-8"	7'-10"	7'-10"	1'-0"	---

SCHEDULE A & B

This forms part of application
DP18-0196 / DVP18-0197

Planner Initials

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COMMUNITY PLANNING

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Revision No., Date and Description
06.25.18 - CLIENT REVIEW
07.03.18 - PROGRESS REVIEW
07.25.18 - PROGRESS REVIEW
07.30.18 - REVISIONS
09.11.18 - FOR DVP REVIEW

Plot Date 11-Sep-18 Drawing No. A-103

PROJECT 2627-2643 GORE STREET
DRAWING TITLE THIRD LEVEL

4 Third Level
A-103/174-119

FOR DVP

FOR DVP

PROJECT	2627-2643 GORE STREET
DRAWING TITLE	ROOF PLAN LEVEL





PROJECT MATERIALS :

	FIBREGlass ENTRY DOOR PANEL: TO MATCH HARDIE COBBLESTONE
	BRICK VENEER: LIGHT BRICK
	ROOF SHINGLES: DARK GREY
	STUCCO: TO MATCH HARDIE COBBLESTONE
	TIMBS, EAVES AND DECORATIVE TIMBER PANELING: TO MATCH HARDIE SANDSTONE
	VINYL DOORS AND WINDOWS FRAMES: GENTEX BLACK
	STEEL HANDRAILS: GENTEX BLACK



SCHEDULE A & B

This forms part of application
DP18-0196 / DVP18-0197

Planner
Initials

AC



Revision No., Date
and Description
06.25.18 - CLIENT REVIEW
07.03.18 - PROGRESS REVIEW
07.26.18 - PROGRESS REVIEW
07.31.18 - PROGRESS REVIEW
09.12.18 - FOR DVP REVIEW

Plot Date
12-Sep-18
Drawing No.
A-200

PROJECT
2627-2643 GORE STREET
DRAWING TITLE
ELEVATIONS

FOR DVP





1 CROSS SECTION 1
17'8 1/2\"/>



2 LONGITUDINAL SECTION 1
17'8 1/2\"/>

SCHEDULE A & B

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FOR DVP



VIEW 1



VIEW 2

SCHEDULE

A & B

This forms part of application

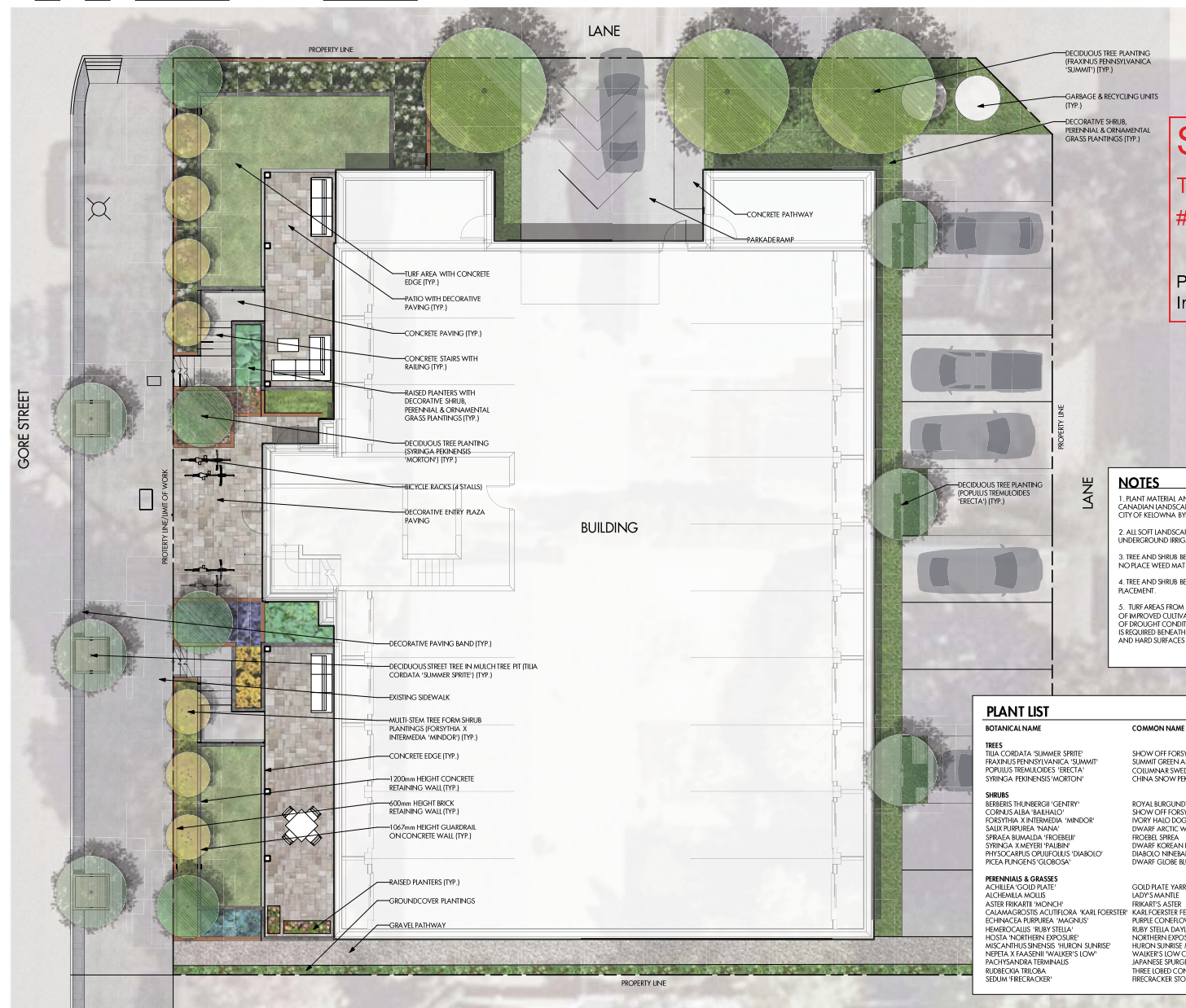
DP18-0196 / DVP18-0197

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SCHEDULE

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Initials AC



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Kelowna
COMMUNITY PLANNING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOG SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF APPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
TILIA CORDATA 'SUMMER SPRITE'	SHOW OFF FORSYTHIA	3	5m CAL
FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	3	5m CAL
POPULUS TREMULOIDES 'ERECTA'	COLUMBIAN SWEDISH ASPEN	3	5m CAL
SYRINGA PEKINENSIS 'MORTON'	CHINA SNOW PINK LILAC	4	5m CAL
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	15	#01 CONT. / 1.0M O.C. SPACING
CORNUS ALBA 'SAHARA'	SHOW OFF FORTNIGHT	7	#15 CONT. / MULTISTEM
FORSYTHIA X INTERMEDIA 'MINDOR'	IVORY HALO DOGWOOD	7	#02 CONT. / 1.5M O.C. SPACING
SAUX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	7	#02 CONT. / 1.5M O.C. SPACING
SPIRAEA BUNAUADA 'FROEBEL'	ROSEBEL SPIREA	10	#02 CONT. / 1.25M O.C. SPACING
SYRINGA X MEYERI 'PAULIN'	DWARF KOREAN LILAC	7	#02 CONT. / 1.5M O.C. SPACING
PHYSCARPUS OPILOIDES 'DIABOLO'	DIABOLO NINEBARK	7	#02 CONT. / 1.5M O.C. SPACING
PICEA FENSCHER 'GLORIOSA'	DWARF GLOBE BLUE SPRUCE	4	#02 CONT. / 2.0M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	17	#01 CONT. / 0.6M O.C. SPACING
ALCHEMILLA MOELLIS	LADY'S MANTLE	17	#01 CONT. / 0.6M O.C. SPACING
ASTER FRIKARTII 'WONCH'	WONCH ASTER	11	#01 CONT. / 0.75M O.C. SPACING
CALLAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	11	#01 CONT. / 0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	11	#01 CONT. / 0.75M O.C. SPACING
HEMIOCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	17	#01 CONT. / 0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	6	#01 CONT. / 1.0M O.C. SPACING
MISCANTHUS SHENSI 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	4	#02 CONT. / 1.2M O.C. SPACING
NEPETA X FAASCHII 'WALKER'S LOW'	WALKER'S LOW CATMINT	11	#01 CONT. / 0.75M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SURGE	11	#01 CONT. / 0.75M O.C. SPACING
RUBROCKA TRILOR	THREE LOBED CONEFLOWER	17	#01 CONT. / 0.6M O.C. SPACING
SEDUM 'FIRE CRACKER'	FIRE CRACKER STONECROP	17	#01 CONT. / 0.6M O.C. SPACING



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Kelowna, BC V1Y 7S2
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PROJECT TITLE
2627-2643 GORE STREET

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

REVISION / REVIEW	DATE	BY
1	10/10/20	Review
2		
3		
4		
5		

PROJECT NO.	18059
DESIGN BY	ND
DRAWN BY	ND/ANC
CHECKED BY	JB
DATE	09/30/2019
SCALE	1/2"

SEAL



DRAWING NUMBER

L1/2

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Initials **AC**



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WATER CONSERVATION CALCULATIONS


LANDSCAPE MAXIMUM WATER BUDGET (WB) = 229 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 169 cu.m. / year
WATER BALANCE = 60 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS


IRRIGATION LEGEND


- 

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 53 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 29 cu.m.
- 

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 68 sq.m.
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 38 cu.m.
- 

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 41 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 23 cu.m.
- 

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 14 sq.m.
MICROCLIMATE: EAST AND WEST EXPOSURES, FULL SUN
ESTIMATED ANNUAL WATER USE: 8 cu.m.
- 

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 2 sq.m.
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 1 cu.m.
- 

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 48 sq.m.
MICROCLIMATE: WEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 69 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THEREQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7 / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE

2627-2643 GORE STREET

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION /
IRRIGATION PLAN

REVISION / REVISION

1	19.02.21	Review
2		
3		
4		

PROJECT NO. 18059

DESIGN BY NG

DRAWN BY NG

CHECKED BY BL

DATE FEB. 1, 2019

SCALE 1/2"

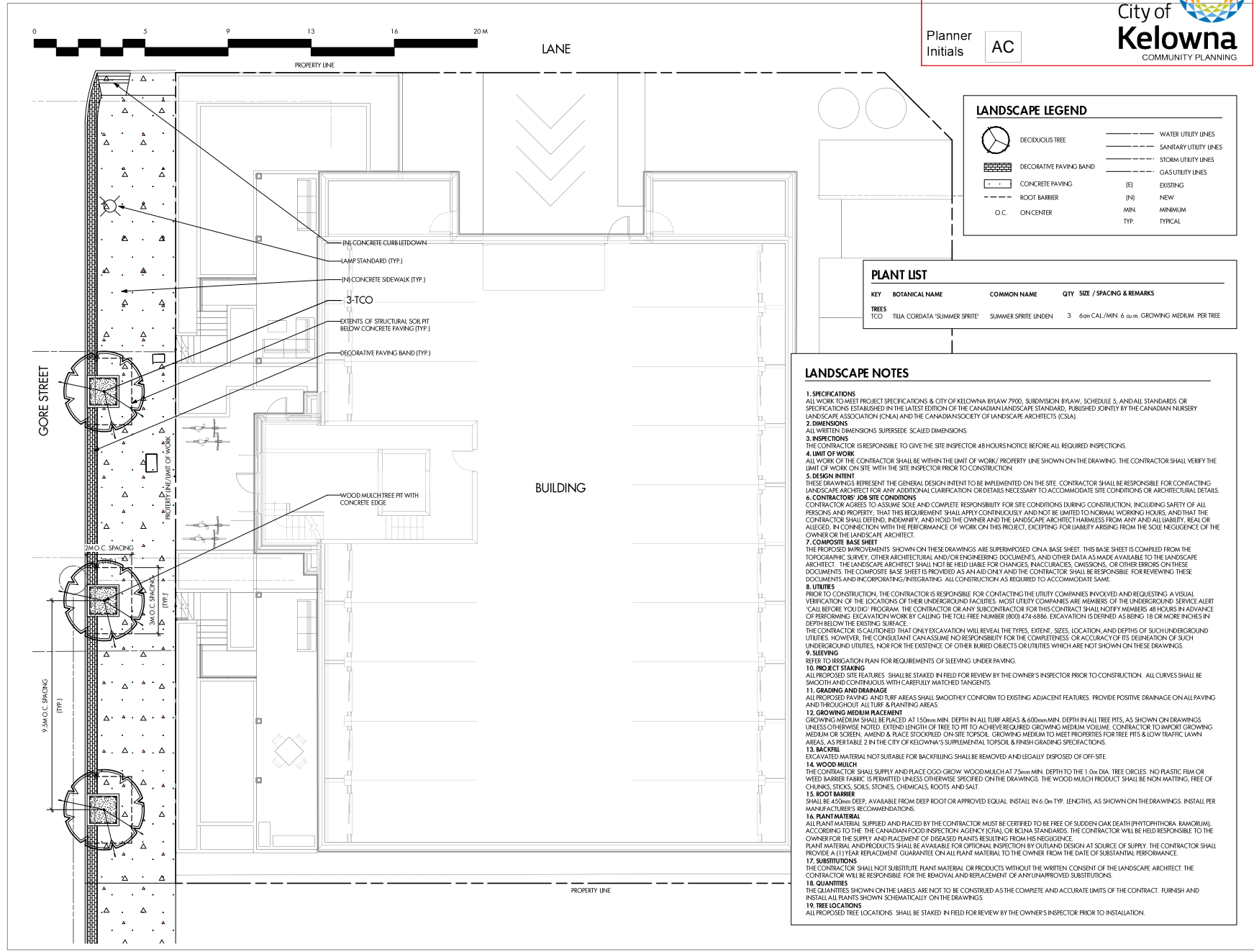
SEA



DRAWING NUMBER

L2/2

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Initials

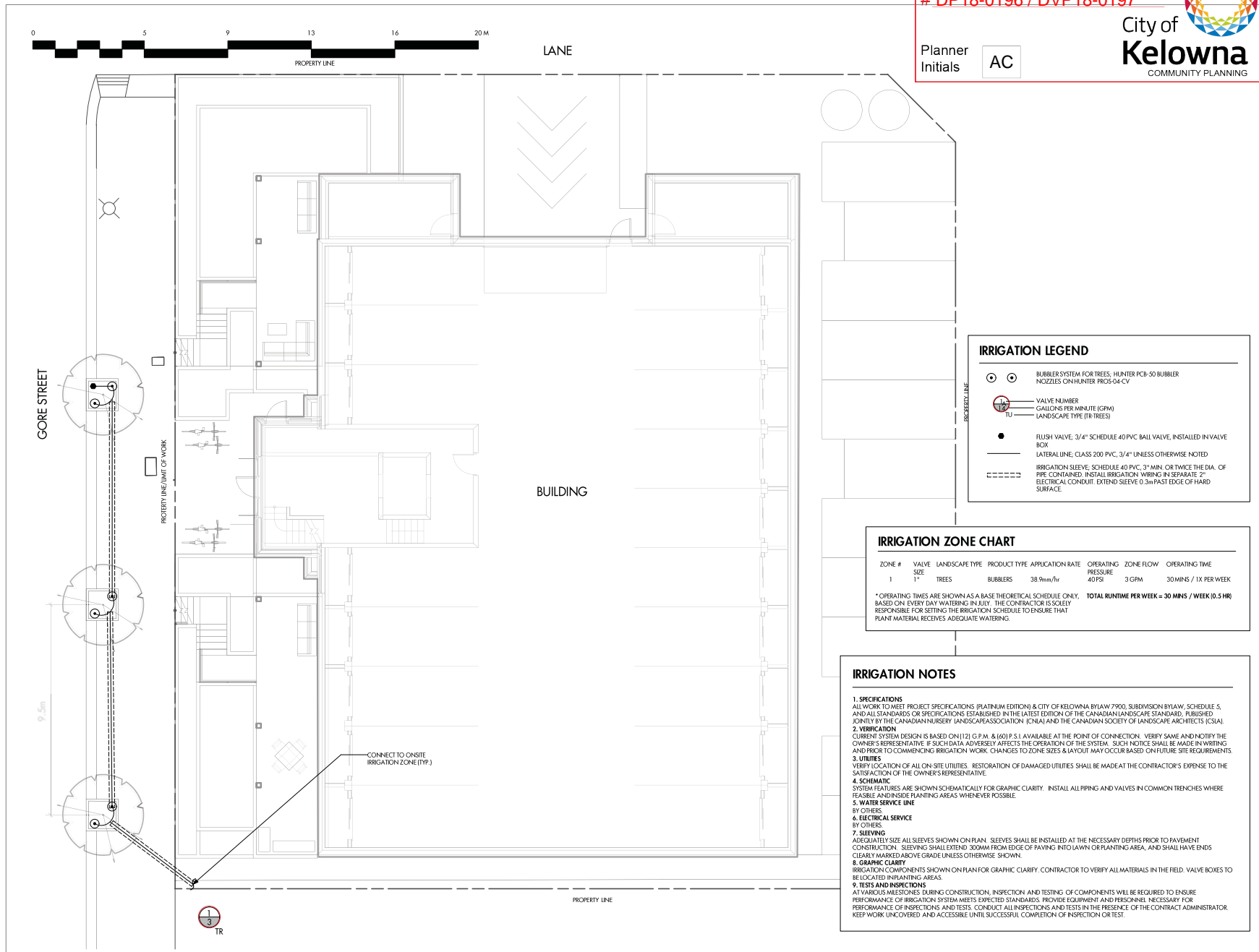
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IRRIGATION LEGEND

BUBBLER SYSTEM FOR TREES; HUNTER PCB-50 BUBBLER
NOZZLES ON HUNTER PROS-04-CV

VALVE NUMBER
GALLONS PER MINUTE (GPM)
LANDSCAPE TYPE (TR-TREES)

RUSH VALVE; 3/4" SCHEDULE 40 PVC BALL VALVE, INSTALLED IN VALVE
BOX

LATERAL LINE; CLASS 200 PVC, 3/4" UNLESS OTHERWISE NOTED

IRRIGATION SLEEVE; SCHEDULE 40 PVC, 3" MIN. OR TWICE THE DIA. OF
PIPE CONTAINED. INSTALL IRRIGATION WIRING IN SEPARATE 2" ELECTRICAL CONDUIT. EXTEND SLEEVE 0.3m PAST EDGE OF HARD SURFACE

IRRIGATION ZONE CHART

ZONE #	VALVE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	TREES	BUBBLERS	38.9mm/hr	40 PSI	3 GPM	30 MINS / 1X PER WEEK

* OPERATING TIMES ARE SHOWN AS A BASE THEORETICAL SCHEDULE ONLY. BASED ON EVERY DAY WATERING IN JULY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SETTING THE IRRIGATION SCHEDULE TO ENSURE THAT PLANT MATERIAL RECEIVES ADEQUATE WATERING.

TOTAL RUNTIME PER WEEK = 30 MINS / WEEK (0.5 HR)

IRRIGATION NOTES

1. SPECIFICATIONS

ALL WORK TO MEET PROJECT SPECIFICATIONS (PLATINUM EDITION) & CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).

2. VERIFICATION

CURRENT SYSTEM DESIGN IS BASED ON 1 (2) G.P.M. & 1601 P.S.I. AVAILABLE AT THE POINT OF CONNECTION. VERIFY SAME AND NOTIFY THE OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING IRRIGATION WORK. CHANGES TO ZONE SIZES & LAYOUT MAY OCCUR BASED ON FUTURE SITE REQUIREMENTS.

3. UTILITIES

VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

4. SCHEMATIC

SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE.

5. WATER SERVICE LINE

BY OTHERS

6. ELECTRICAL SERVICE

BY OTHERS

7. SLEEVING

ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 300MM FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE UNLESS OTHERWISE SHOWN.

8. GRAPHIC CLARITY

IRRIGATION COMPONENTS SHOWN ON PLAN FOR GRAPHIC CLARITY. CONTRACTOR TO VERIFY ALL MATERIALS IN THE FIELD. VALVE BOXES TO BE LOCATED IN PLANTING AREAS.

9. TESTS AND INSPECTIONS

AT VARIOUS MILESTONES DURING CONSTRUCTION, INSPECTION AND TESTING OF COMPONENTS WILL BE REQUIRED TO ENSURE PERFORMANCE OF IRRIGATION SYSTEM MEETS EXPECTED STANDARDS. PROVIDE EQUIPMENT AND PERSONNEL NECESSARY FOR PERFORMANCE OF INSPECTIONS AND TESTS. CONDUCT ALL INSPECTIONS AND TESTS IN THE PRESENCE OF THE CONTRACT ADMINISTRATOR. KEEP WORK UNCOVERED AND ACCESSIBLE UNTIL SUCCESSFUL COMPLETION OF INSPECTION OR TEST.

N

PROJECT TITLE

2627-2643 GORE STREET OFFSHOTS

Kelowna, BC

DRAWING TITLE

IRRIGATION PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	19.02.01	Issue
2		
3		
4		

PROJECT NO.

18059

DESIGN BY

GB

DRAWN BY

WVC

CHECKED BY

TL

DATE

18.1.2019

SCALE

1/2"

PRICE X26

24X36"

SEAL

REGISTERED PROFESSIONAL
MEMBER
FIONA BARTON
334
LANDSCAPE ARCHITECTURE

DRAWING NUMBER

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Friday, February 1, 2019

2627-2643 Gore Street
Worman Commercial
401-590 KLO Road
Kelowna, B.C., V1Y 7S2
Attn: Shane Worman

Re: Proposed Gore Street Development – Preliminary Cost Estimate for Bonding

Dear Shane:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the **2627-2643 Gore Street** conceptual landscape plan dated 19.02.01;

- 254 square metres (2,734 square feet) of improvements = \$29,192.50

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil, irrigation, bicycle racks, and entry paving.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Kim McNamee, MBCSLA, CSLA

as per

Outland Design Landscape Architecture



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Friday, February 1, 2019

2627-2643 Gore Street
Worman Commercial
401-590 KLO Road
Kelowna, B.C., V1Y 7S2
Attn: Shane Worman

Re: Proposed Gore Street Off-Site Improvements – Preliminary Cost Estimate for Bonding

Dear Shane:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 2627-2643 Gore Street Off-Sites conceptual landscape plan dated 19.02.01;

- Total of improvements = \$4,700.00

This preliminary cost estimate is inclusive of trees, mulch, topsoil, & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Kim McNamee, MBCSLA, CSLA

as per

Outland Design Landscape Architecture

CITY OF KELOWNA

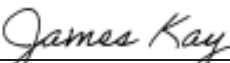
MEMORANDUM

Date: September 26, 2018
File No.: DP18-0196
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 2627-2643 Gore Street

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 Z18-0106.



James Kay, P.Eng.
Development Engineering Manager

JA

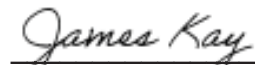
CITY OF KELOWNA

MEMORANDUM

Date: September 26, 2018
File No.: DVP18-0197
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 2627-2643 Gore Street

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

This development variance permit application to reduce the side yard setback for the parkade from 4.5m to 1.5m, does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

JA