

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?		✓	
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?			✓
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?		✓	
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 			✓
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 		✓	
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓

Development Permit &
Development Variance Permit
DP17-0033/DVP17-0034

ATTACHMENT B
This forms part of application
DP17-0033
DVP17-0034
Planner initials LK
City of Kelowna
COMMUNITY PLANNING



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

310 Dougall Road N

and legally known as

Lot A Section 26 Township 26 ODYD Plan EPP75524

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

MULTIPLE DWELLING HOUSING with Commercial uses.

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 June 18, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by June 18, 2021.

Existing Zone: C4 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: Nadeem Hussain

Applicant: New Town Services Inc.

Terry Barton
Planning Department Manager
Planning & Development Services

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.

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.4.4.5(c): C4 – Urban Centre Commercial Development Regulations

To vary the required maximum building height from the lessor of 15.0 m or 4 storeys permitted to 15.5 m and 5 storeys proposed.

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 **\$99,904.38**
- b) A certified cheque in the amount of **\$99,904.38**

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.

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT C

This forms part of application

DP17-0033

DVP17-0034

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



Date: ~~March 28, 2017~~ June 22, 2017
File No.: Z17-0014 Revised
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 300 & 310 Dougall Road N

RU1 (2 lots) to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning application to facilitate the development of ground level commercial and multiple dwelling housing on the subject properties. 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 Ough

1. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

2. Sanitary Sewer

The subject properties are currently serviced with two 100mm sanitary services, 310 at McIntosh Rd and 300 at Dougall Rd. 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 services and the installation of one new larger service if necessary.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

4. Road Improvements

- a) The applicant must have a civil engineering consultant submit a design for Dougall Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- b) McIntosh Road is identified in the Pedestrian and Bicycle Master Plan (PBMP) for inclusion of a multi-use pathway (MUP). The applicant's civil engineering consultant will work with City staff to create a modified SS-R5 cross section to ensure the new curb alignment will match the future active transportation project corridor. One option is to leave a gravel soak away strip on the McIntosh Road frontage and provide a cash in lieu payment for curb and gutter to be constructed as part of the future active transportation project. *The applicant's civil consultant will provide an estimate for any remaining urbanization works (SS-R5 standard) that are deferred to the time of construction of the ultimate ATC project.*
- c) ~~A 7.5m 3.8m~~ of commercial lane will be dedicated and constructed along the southern property line of 300 Dougall Road. ~~This will include 6m corner rounding at both SE and SW corners.~~ *A 7.5m lane width will be achieved when the owner of property to the south, 290 Dougal Rd N, applies to redevelop. There is no way to confirm a timeline for the type of application that would warrant lane dedication. The current applicant acknowledges that any inconvenience encountered by their residents and customers for the interim period results from their request to dedicate and construct only half the lane width at this time. One-way signage and "Do not Enter" at Dougall Road intersection at the lane is required.*

5. Road Dedication and Subdivision Requirements

- a) The subject properties are required to be consolidated as part of this development project.
- b) Approximately 2.5m of road dedication is required along Dougall Road frontage to match the property line at 250-270 Dougall Road.
- c) Approximately 3m of road dedication is required along McIntosh Road frontage to achieve a 20m Right of Way.
- d) ~~A 7.5m 3.8m~~ of commercial lane dedication is required along the southern property line of 300 Dougall Road.
- e) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

- a) *Burial of overhead wires will be required in all urban and village centre areas as outlined in the current Kelowna Official Community Plan. The City would ensure new development in these areas would be responsible for burial of wires fronting their property. This application requires the burial of existing wires on McIntosh Road.*
- b) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. 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 (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.

8. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

9. Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- 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.

10. Geotechnical Report

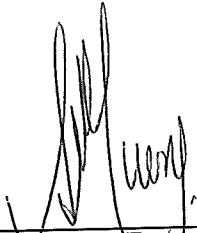
- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

11. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from the lane only.



Steve Muenz, P. Eng.
Development Engineering Manager
jo

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT **C**

This forms part of application

DP17-0033

DVP17-0034



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LK

Date: March 28, 2017
File No.: DP17-0033
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 300 & 310 Dougall Road N

The Development Engineering comments and requirements regarding this Development Permit application to evaluate form and character and to facilitate the development of ground level commercial and multiple dwelling housing on the subject properties are as follows:

1. **General.**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0014.

A handwritten signature in black ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.
Development Engineering Manager

jo

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT C

This forms part of application

DP17-0033
DVP17-0034

Planner
Initials

LK

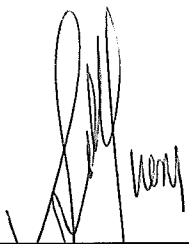


Date: March 28, 2017
File No.: DVP17-0034
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 300 & 310 Dougall Road N

The Development Engineering comments and requirements regarding this Development Variance Permit application to vary the maximum height from 15m and 4 storeys to 15.5m and 5 storeys to facilitate the development of ground level commercial and multiple dwelling housing on the subject properties are as follows:

1. General.

- a) The proposed variance has no impact on existing municipal infrastructure.
- b) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0014.



Steve Muenz, P. Eng.
Development Engineering Manager

jo

DOUGALL ROAD MIXED-USE DEVELOPMENT

310 DOUGALL ROAD KELOWNA, B.C.



BUILDING/SITE	
PROPERTY #	
CIVIC ADDRESS:	300 DOUGALL ROAD, KELOWNA
LEGAL DESCRIPTION:	LOT 20, SECTION 26, TOWNSHIP 26, ODYD, PLAN 5494, PID#
PROPERTY #	
CIVIC ADDRESS:	310 DOUGALL ROAD, KELOWNA BC
LEGAL DESCRIPTION:	LOT 21, SECTION 26, TOWNSHIP 26, ODYD, PLAN 5494, PID#
SITE AREA:	1,666.92 m ² (BEFORE ROAD WIDENING)
PROPOSED NET FLOOR AREA:	2448.67 m ²
PRIVATE OPEN SPACE SUMMARY:	
BACHELOR (6.0m ² EACH)	1 UNITS = 6.0m ²
1 BEDROOM (10m ² EACH)	1 UNITS = 10.0m ²
2 BEDROOM (15m ² EACH)	21 UNITS = 315.0m ²
	TOTAL REQUIRED: = 331.0m²
PRIVATE OPEN SPACE PROPOSED:	= 5329.33 SF (495.11 m ²)
PARKING:	
REQUIRED:	
1 STALL PER DWELLING UNIT:	23 STALLS
1 STALL FOR EVERY 7 DWELLING UNITS DESIGNATED TO VISITOR PARKING:	3 STALLS
1.75 STALLS FOR EVERY 100m ² GFA OF COMMERCIAL SPACE: 208.12 m ² =	4 STALLS
TOTAL REQUIRED PARKING:	30 STALLS
PROVIDED:	
25 STALLS IN PARKADE AND 6 STALL IN TOWNHOUSE GARAGES:	31 STALLS
BICYCLE PARKING:	
REQUIRED:	
APARTMENT - CLASS I - 0.5 PER DWELLING UNIT:	11.5
CLASS II - 0.1 PER DWELLING UNIT:	2.3
COMMERCIAL - CLASS I - 0.2 PER 100m ² GLA OR 1 PER 10 EMPLOYEES:	0.42
CLASS II - 0.6 PER 100m ² GLA:	1.25
TOTAL CLASS I REQUIRED: 12	TOTAL CLASS I PROVIDED: 20
TOTAL CLASS II REQUIRED: 4	TOTAL CLASS II PROVIDED: 6

ZONING BYLAW		
	REQUIRE	PROPOSE
ZONE:	C4	C4
PERMITTED	MIXED USE	MIXED USE
MINIMUM LOT		1,666.92
MINIMUM LOT DEPTH	30	44.3
MINIMUM LOT WIDTH	13.0	37.7
MAXIMUM FLOOR AREA	1.47	1.3 + 0.17 (PARKING BONUS) = 1.47
MAXIMUM SITE	75	79.8% AFTER WIDENING 63% BEFORE WIDENING
MAXIMUM HEIGHT:	15 m OR 4	15.5 m OR 5
MINIMUM FRONT	0.0m (DOUGALL RD)	0.0
MINIMUM SIDE	0.0 m (MCINTOSH)	0.0
MINIMUM SIDE	0.0 m	0.0
MINIMUM REAR	0.0 m (TO REAR)	5.3

ARCHITECTURAL:

NEWTOWN ARCHITECTURE & ENGINEERING INC
roman@newtownservices.net
1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6
PH. 250-860-8185

- A0.00 COVER SHEET & DWG LIST
- A1.01 BUILDING IMAGES
- A2.00 SITE PLAN
- A3.01 LEVEL 1 FLOOR PLAN
- A3.02 LEVEL 2 FLOOR PLAN
- A3.03 LEVEL 3 FLOOR PLAN
- A3.04 LEVEL 4 FLOOR PLAN
- A3.05 LEVEL 5 FLOOR PLAN
- A3.06 ROOF PLAN
- A3.07 TOWNHOUSE UNIT PLANS
- A3.08 CONDO UNIT PLANS
- A3.09 CONDO UNIT PLANS
- A4.00 BUILDING ELEVATIONS
- A4.01 BUILDING ELEVATIONS
- A4.02 BUILDING ELEVATIONS
- A5.00 BUILDING SECTIONS
- A5.01 BUILDING SECTIONS
- A5.02 BUILDING SECTIONS

CIVIL:

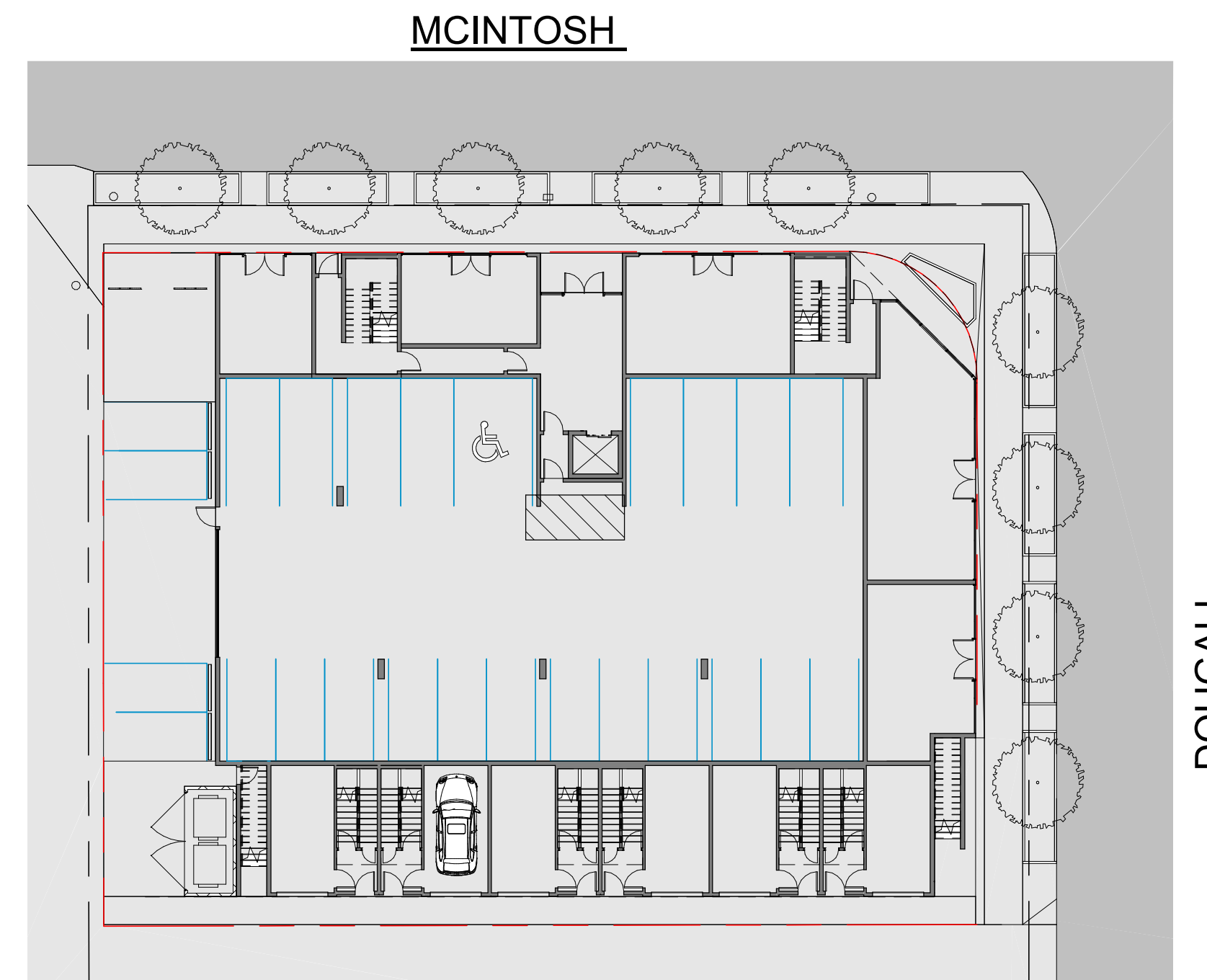
NEWTOWN ARCHITECTURE & ENGINEERING
jacob@newtownservices.net
1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6
PH. 250-860-8185

SERVICING FEASIBILITY STUDY

LANDSCAPE:

INSITE DESIGN
3277 McLEOD RD, WEST KELOWNA, BC
PH. 250-707-7404

- LDP-1 LEVEL 1 GROUND FLOOR LANDSCAPE PLAN
- LDP-2 LEVEL 2 COURTYARD LANDSCAPE PLAN



KEYPLAN

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.
This drawing must not be scaled
Verify all dimensions and datums prior to commencement of work.
Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-issued for DP

project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD., KELOWNA, BC

project no. 4002

file no.

drawing title
COVER SHEET & DWG LIST

designed scale As indicated

drawn J.F.

checked R.Y.

drawing no.

A0.00

plotted MAY 15, 2019

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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SEAL

Revisions

No	Date	Description
1	APR 13, 2017	Issued for DP
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project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD., KELOWNA, BC

project no. 4002

file no.

drawing title
BUILDING IMAGES

designed _____ scale _____

drawn _____

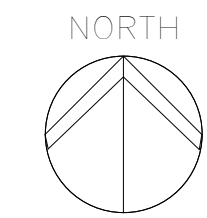
checked J.F.

checked R.Y.

drawing no.

A1.01

plotted MAY 15, 2019



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



SCHEDULE A

This forms part of application # DP17-0033 DVP17-0034

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

SEAL

Revisions

No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-issued for DP

project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD., KELOWNA, BC

project no. 4002

file no.

drawing title
SITE PLAN

designed scale 1:100

drawn J.F.

checked R.Y.

drawing no.

A2.00

plotted MAY 15, 2019



1 SITE PLAN
1:100

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SCHEDULE A
This forms part of application
DP17-0033
DVP17-0034
City of Kelowna
Planner Initials: LK

SEAL

Revisions

No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-issued for DP

project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD., KELOWNA, BC

project no. 4002

file no.

drawing title
LEVEL 1 FLOOR PLAN

designed scale 3/16" = 1'-0"

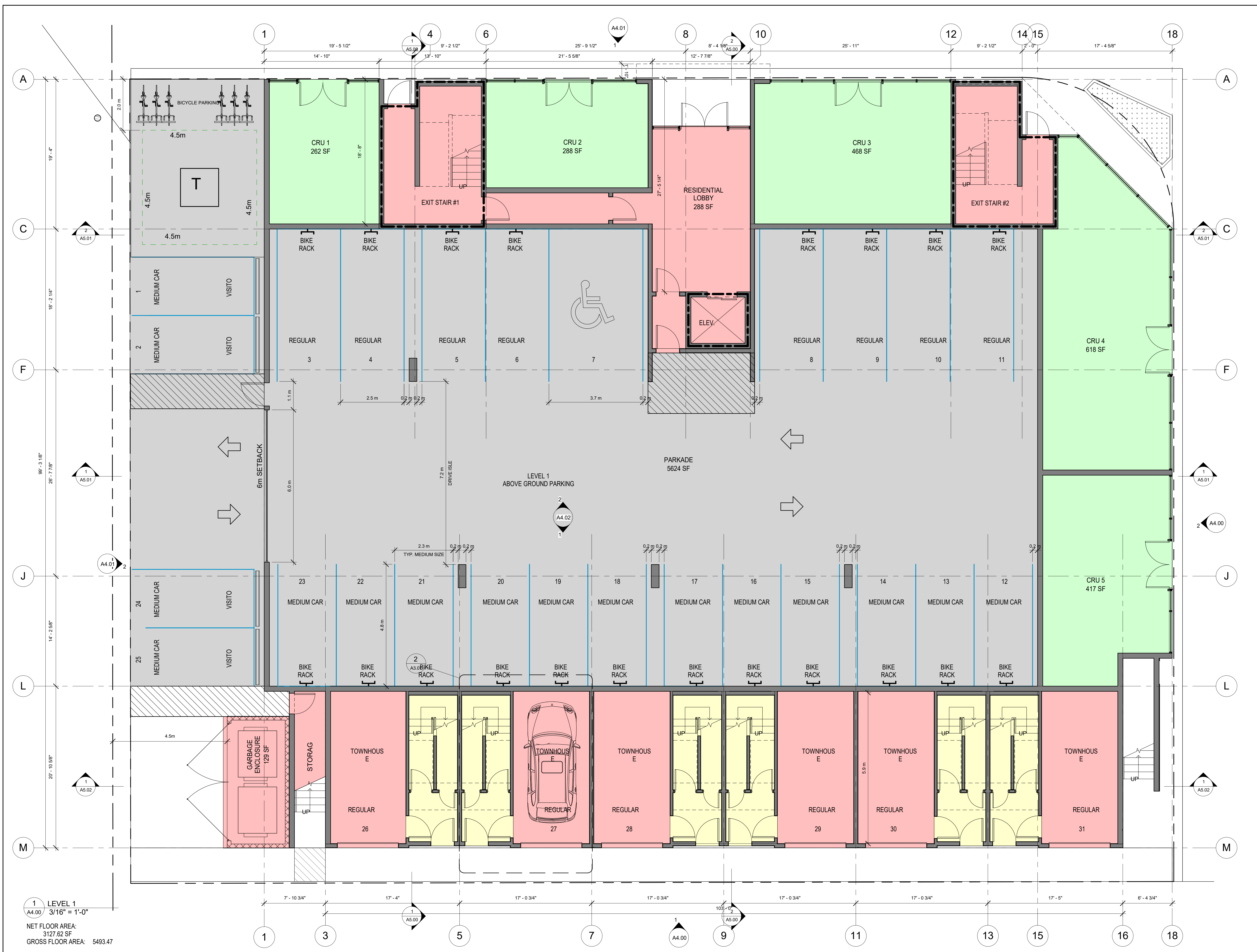
drawn J.F.

checked R.Y.

drawing no.

A3.01

plotted MAY 15, 2019

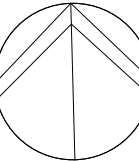


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NORTH



SEAL

SCHEDULE A

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project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD.,
KELOWNA, BC

project no. 4002

file no.

drawing title
LEVEL 2 FLOOR PLAN

designed scale 3/16" = 1'-0"

drawn J.F.

checked R.Y.

drawing no.

A3.02

plotted MAY 15, 2019 5/15/2019 11:04:06 AM



1 LEVEL 2
3/16" = 1'-0"
NET FLOOR AREA:
7042.41 SF

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DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD.,
KELOWNA, BC

project no. 4002

file no.

drawing title
LEVEL 3 FLOOR PLAN

designed _____ scale 3/16" = 1'-0"
drawn J.F.
checked R.Y.
drawing no.

A3.03
plotted MAY 15, 2019 5/15/2019 11:04:18 AM

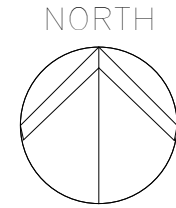


1 LEVEL 3
3/16" = 1'-0"
NET FLOOR AREA:
7550.74 SF

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DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD.,
KELOWNA, BC

project no. 4002

file no.

drawing title
LEVEL 4 FLOOR PLAN

designed _____ scale 3/16" = 1'-0"
drawn J.F.
checked R.Y.
drawing no.

A3.04
plotted MAY 15, 2019 5/15/2019 11:04:28 AM



1 LEVEL 4
A4.00 3/16" = 1'-0"
NET FLOOR AREA:
4314.23 SF

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Revisions

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project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD.,
KELOWNA, BC

project no. 4002

file no.

drawing title
LEVEL 5 FLOOR PLAN

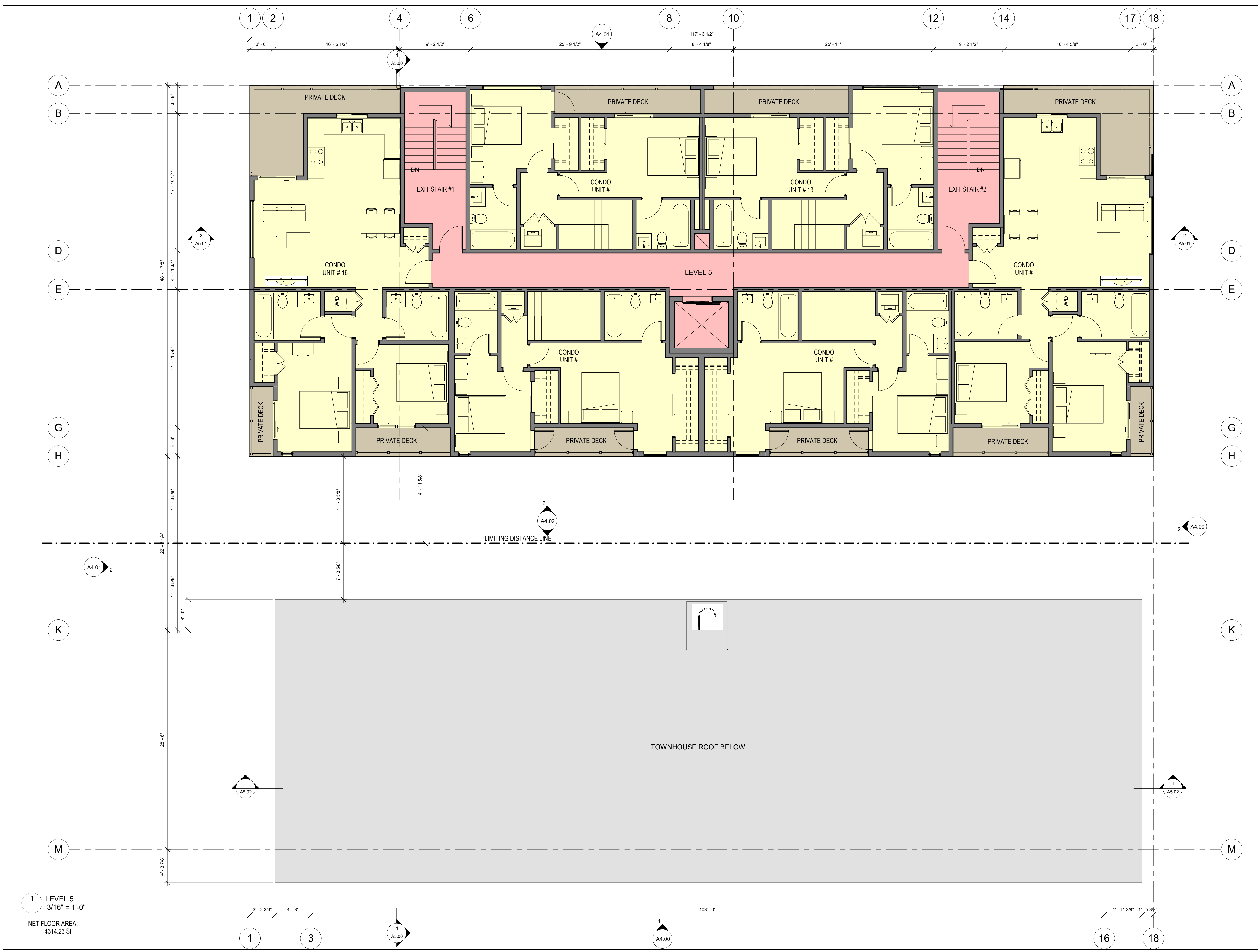
designed scale 3/16" = 1'-0"

drawn J.F.

checked R.Y.

drawing no. **A3.05**

plotted MAY 15, 2019



1 LEVEL 5
3/16" = 1'-0"
NET FLOOR AREA:
4314.23 SF

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SCHEDULE B

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DP17-0033
DVP17-0034

Planner Initials: LK

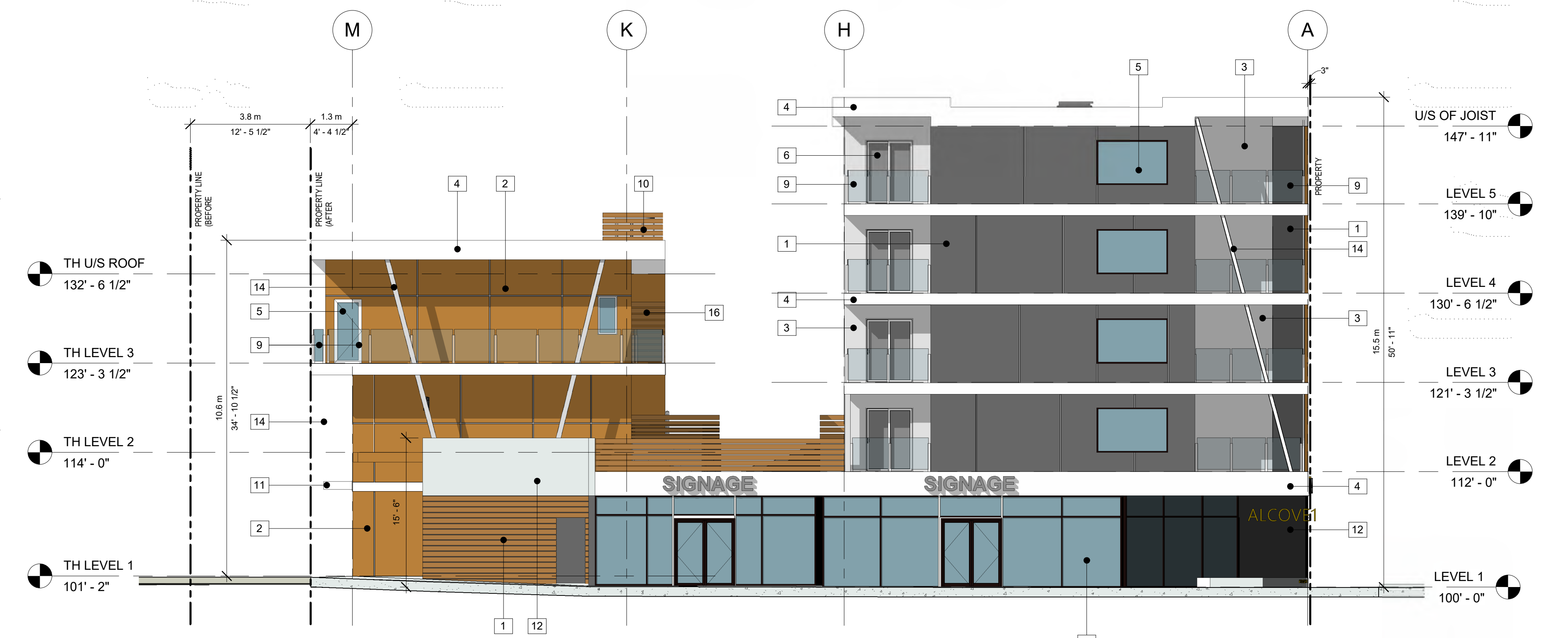
City of Kelowna
CITY OF PLANNING

EXTERIOR MATERIAL LEGEND

- CEMENT FIBER BOARD W/ REVEALS - DARK GREY
- CEMENT FIBER BOARD W/ REVEALS - COPPER-BROWN
- CEMENT FIBER BOARD W/ REVEALS - LIGHT GREY
- CEMENT FIBER BOARD W/ REVEALS - SOLID WHITE
- WINDOWS - BROWN-COLORED FRAMES
- SLIDING GLASS PATIO DOOR
- ALUMINUM STORFRONT - GLAZING AND DOORS
- PAINTED METAL DOORS
- GLASS GUARDS
- WOOD GUARDS
- PREFINISHED METAL FLASHINGS
- ARCHITECTURAL CONCRETE W DETAILING
- FINISHED WOOD TRELLIS
- EXPOSED STRUCTURAL SUPPORT - EPOXY-PAINTED
- CONCRETE STAIRS / RAMPS
- WOOD SCREENING
- OVERHEAD INSULATED GARAGE DOOR



1 SOUTH TOWNHOUSE ELEVATION
A3.01 1/8" = 1'-0"



2 EAST ELEVATION
A3.01 1/8" = 1'-0"

NOTE* SIGNAGE TO BE IN ACCORDANCE WITH THE CITY OF KELOWNA SIGN BYLAW

Revisions

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project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD.,
KELOWNA, BC

project no. 4002

file no.

drawing title
BUILDING ELEVATIONS

designed scale As indicated

drawn J.F.

checked R.Y.

drawing no. **A4.00**

plotted MAY 15, 2019

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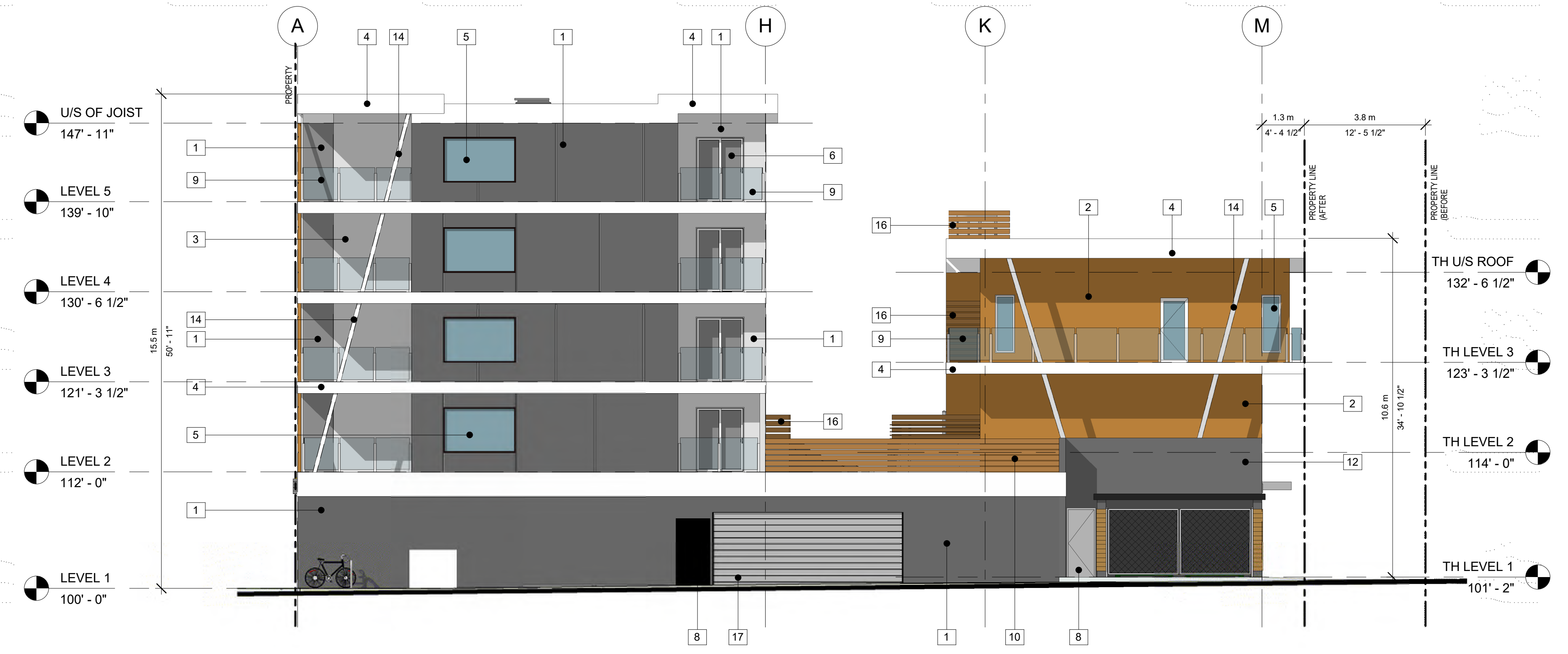
SCHEDULE B
This forms part of application
DP17-0033
DVP17-0034
City of Kelowna
Planner Initials: LK

EXTERIOR MATERIAL LEGEND	
1.	CEMENT FIBER BOARD W/ REVEALS - DARK GREY
2.	CEMENT FIBER BOARD W/ REVEALS - COPPER-BROWN
3.	CEMENT FIBER BOARD W/ REVEALS - LIGHT GREY
4.	CEMENT FIBER BOARD W/ REVEALS - SOLID WHITE
5.	WINDOWS - BROWN-COLORED FRAMES
6.	SLIDING GLASS PATIO DOOR
7.	ALUMINUM STORFRONT - GLAZING AND DOORS
8.	PAINTED METAL DOORS
9.	GLASS GUARDS
10.	WOOD GUARDS
11.	PREFINISHED METAL FLASHINGS
12.	ARCHITECTURAL CONCRETE W DETAILING
13.	FINISHED WOOD TRELLIS
14.	EXPOSED STRUCTURAL SUPPORT - EPOXY-PAINTED
15.	CONCRETE STAIRS / RAMPS
16.	WOOD SCREENING
17.	OVERHEAD INSULATED GARAGE DOOR



NOTE* SIGNAGE TO BE IN ACCORDANCE WITH THE CITY OF KELOWNA SIGN BYLAW

1 NORTH CONDO ELEVATION
A3.01 1/8" = 1'-0"



2 WEST ELEVATION
A3.01 1/8" = 1'-0"

Revisions		
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project no. 4002

file no.

drawing title
BUILDING ELEVATIONS

designed scale As Indicated

drawn J.F.

checked R.Y.

drawing no. **A4.01**

plotted MAY 15, 2019

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SCHEDULE B

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project no. 4002

file no.

drawing title
BUILDING ELEVATIONS

designed scale As indicated

drawn J.F.

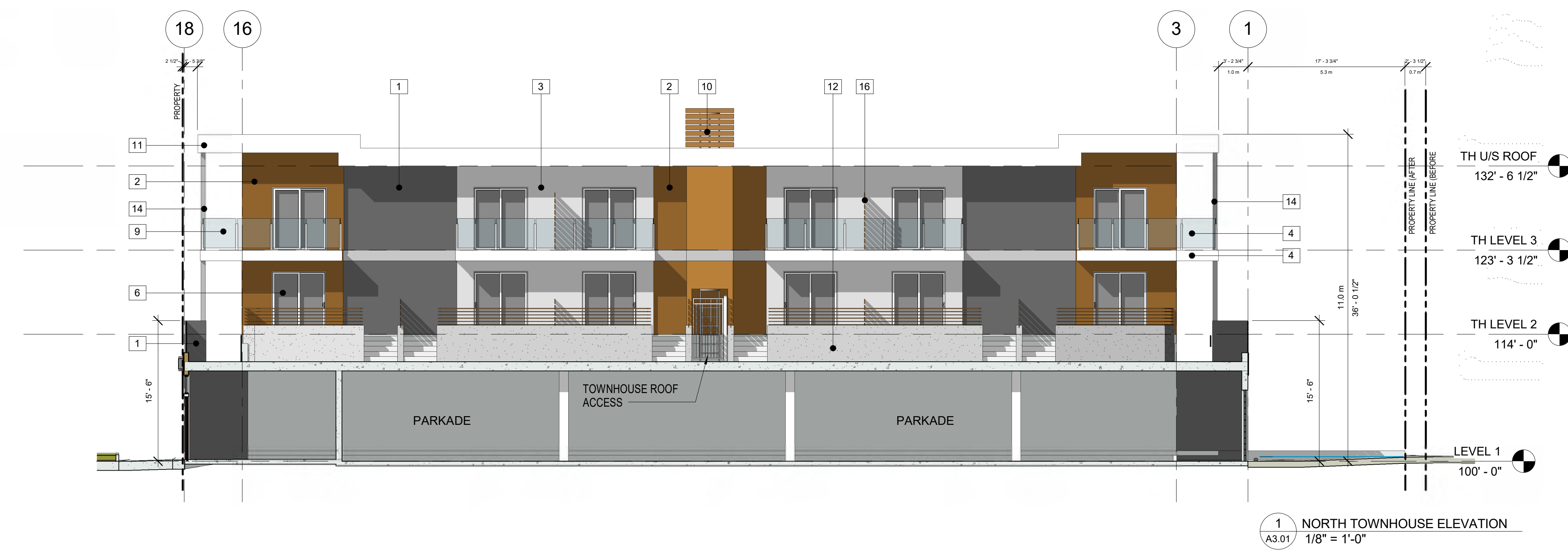
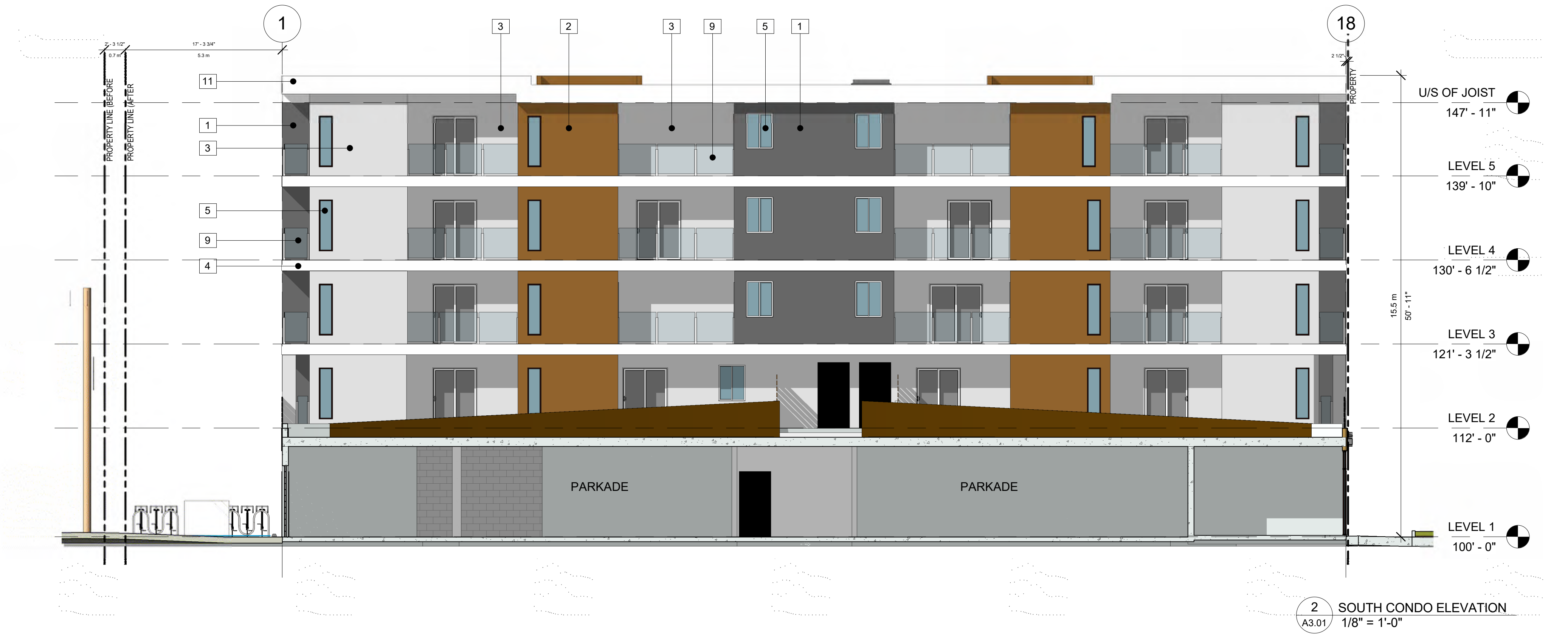
checked R.Y.

drawing no.
A4.02

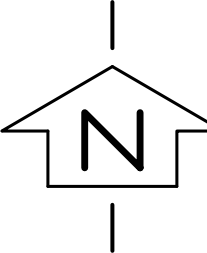
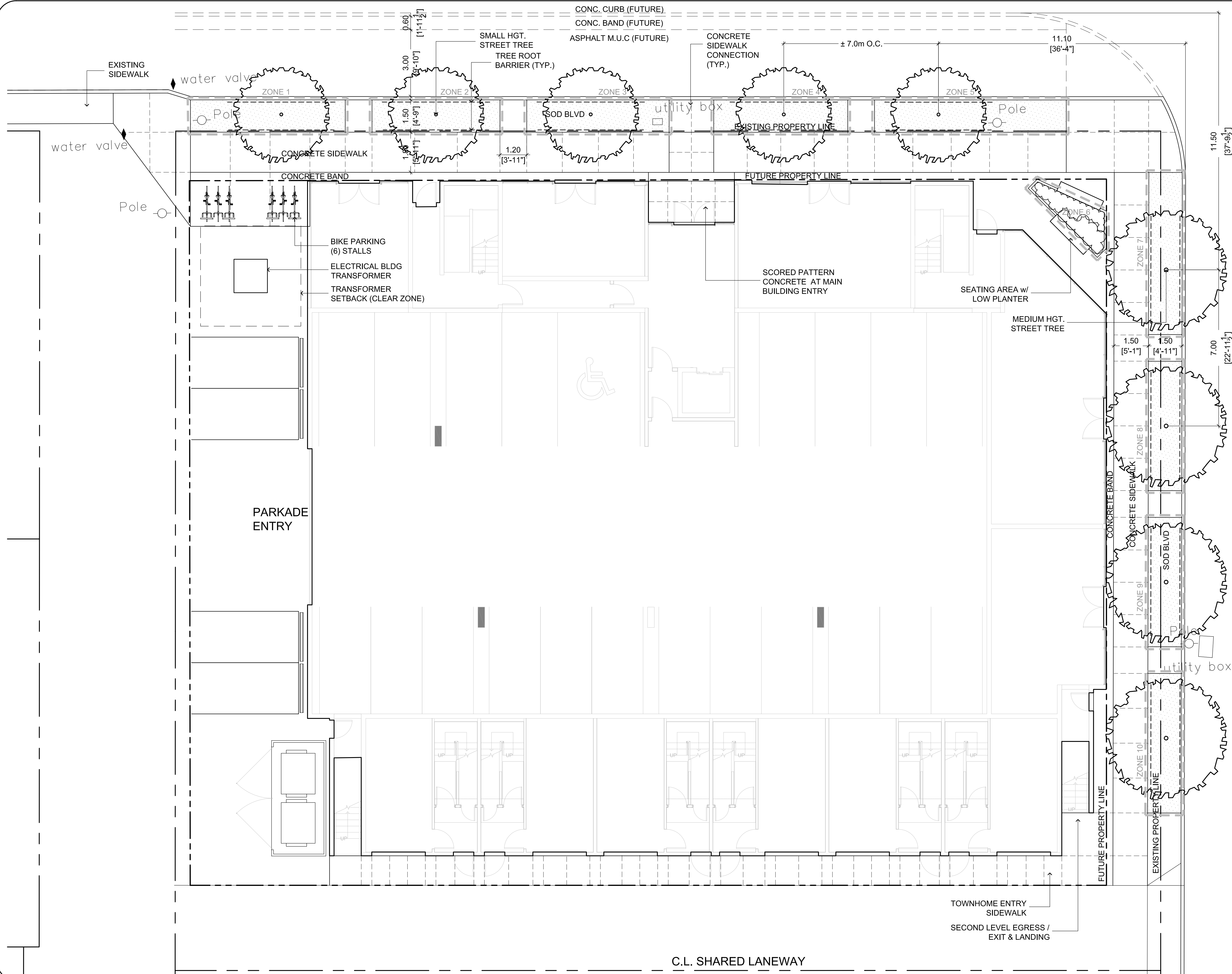
plotted MAY 15, 2019

EXTERIOR MATERIAL LEGEND

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D:\NSITE DESIGN\PROJECTS\2016\16-115 DOUGALL RD MIXED-USE\DRAWINGS & TECHNICAL\16-115-LDP1.DWG



SCHEDULE C
 This forms part of application
 # DP17-0033
 DVP17-0034
 Planner Initials LK
 City of Kelowna
 COMMUNITY PLANNING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
 2. ALL PERENNIAL AND SHRUB PLANTING AREAS TO HAVE A MIN. 0.45m GROWING MEDIUM DEPTH.
 3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A TIMED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 4. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANT SELECTIONS MAY VARY DEPENDING ON AVAILABILITY.
 5. ALL PLANTING BEDS SHALL HAVE A MINIMUM 50mm DEPTH OF APPROVED MULCH.
 6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. DRAWING IS NOT INTENDED FOR USE IN CONSTRUCTION.

NO.	Y/M/D	DESCRIPTION
2	17/04/11	REISSUED FOR DP
-	17/04/06	REVISIONS CITY COMMENTS
1	17/02/01	ISSUED FOR DP
-	17/01/03	GENERAL REVISIONS
-	16/12/21	CLIENT REVIEW
REVISIONS / ISSUED		

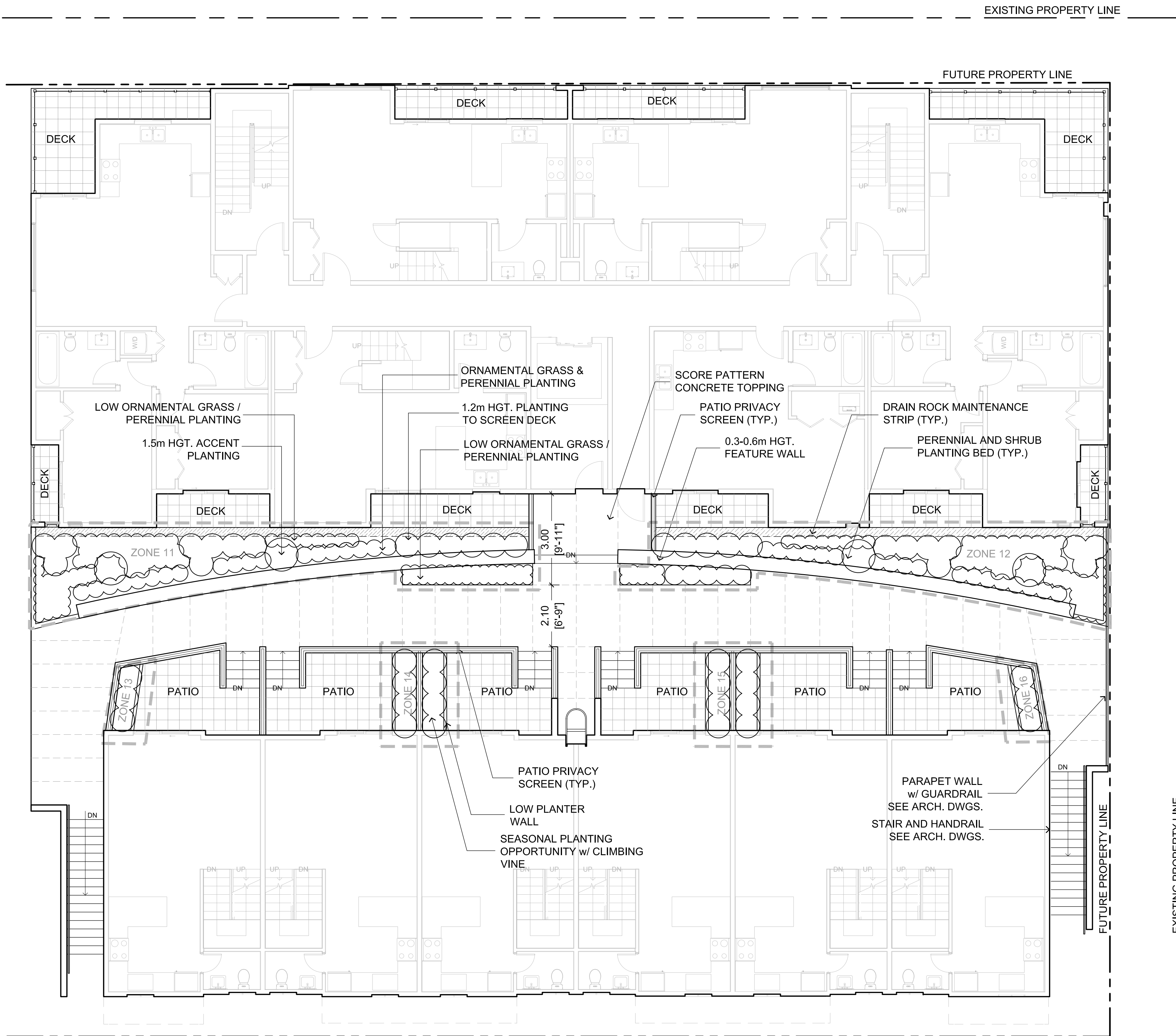
CLIENT
BUILDTech CONSULTANTS INC

PROJECT
DOUGALL ROAD MULTI-USE DEVELOPMENT
 300-310 DOUGALL RD. N. KELOWNA, B.C.

	DESIGN BY: DEJ
	DRAWN BY: DEJ
	CHECKED BY: DEJ
	PROJECT NO: 16-115
SCALE: 1:75	

SHEET TITLE: LEVEL 1 GROUND FLOOR LANDSCAPE PLAN
SHEET NO.: LDP-1

NOT FOR CONSTRUCTION



DOUGALL ROAD - REPRESENTATIVE PLANT LIST

Qty	Botanical Name	Common Name	Size	Root	Mature Size (H x W)
Trees					
4	<i>Acer x freemannii</i> 'Armstrong'	Armstrong Maple	7.5cm Cal	B&B	7.0m x 5.0m
5	<i>Syringa reticulata</i>	Japanese Tree Lilac	6cm Cal	B&B	5.0m x 4.0m
Perennials / Groundcovers / Vines					
27	<i>Fargesia nitida</i>	Fountain Bamboo	#05	Potted	1.5m x 0.8m
6	<i>Parthenocissus quinquefolia</i> 'Englemanni'	Englemann Ivy	#01	Potted	8.0m x 0.1m
21	<i>*Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Goldstrum'	Goldstrum Coneflower	#01	Potted	0.8m x 0.6m
15	<i>Salvia nemorosa</i>	Deep Blue Salvia	#01	Potted	0.5m x 0.5m
27	<i>Sedum spurnum</i> 'Dragon's Blood'	Dragon's Blood Stonecrop	#01	Potted	0.2m x 0.6m
Ornamental Grasses					
15	<i>*Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster	#01	Potted	1.5m x 0.8m
45	<i>Chasmanthium latifolium</i>	Northern Sea Oats	#01	Potted	1.0m x 0.8m
25	<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m
56	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	#01	Potted	0.3m x 0.3m
25	<i>Festuca idahoensis</i>	Idaho Fescue	#01	Potted	0.3m x 0.3m
25	<i>Hakonechloa macra</i> 'All Gold'	All Gold Japanese Forest Grass	#01	Potted	0.3m x 0.4m
27	<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#01	Potted	0.5m x 0.5m
4	<i>*Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#01	Potted	1.5m x 1.2m

* Denotes Okanagan Inspired Plant Species.

DOUGALL ROAD - HYDROZONES

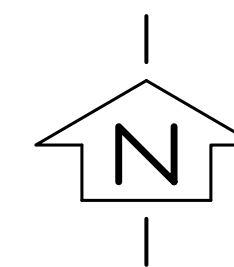
Hydrozone	Unit	Total	Landscape	Water Use	Mulch Type	Irrigation Comments
1,2,3,5,4,7,8,9,10	ea	9	Off-Site Street Tree	Moderate	Bark	Low Volume Tree Bubblers
1,2,3,5,4,7,8,9,10	m2	86	Off-Site Sod Blvd	High	N/A	Low Volume Pop-Up Spray
6	m2	4	Ornamental Grass	Low - Moderate	Bark	High Efficiency Subsurface Drip
11,12	m2	65	Mixed Perennial	Low - Moderate	Bark	High Efficiency Subsurface Drip
13,14,15,16	m2	14	Private Patio	Moderate	Bark	High Efficiency Subsurface Drip

* See Plan for Hydrozone Location

IRRIGATION HYDROZONE NOTES:

- IRRIGATION SYSTEM TO HAVE HIGH-EFFICIENCY SPRAY, DRIPLINE AND EMITTER COMPONENTS.
- IRRIGATION SYSTEM TO BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE, WATER METER, FLOW SENSOR AND SHUT-OFF VALVE.
- SCH. 40 SLEEVING TO BE PROVIDED UNDER ALL HARD SURFACES AND FEATURES.
- ALL IRRIGATION MAINLINES TO BE LOCATED ON PRIVATE PROPERTY.

SCHEDULE C
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DP17-0033
DVP17-0034
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING



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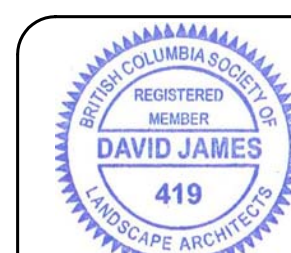
NO.	Y/M/D	DESCRIPTION
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REVISIONS / ISSUED

CLIENT
BUILDTech CONSULTANTS INC

PROJECT
DOUGALL ROAD MULTI-USE DEVELOPMENT

300-310 DOUGALL RD. N.
KELOWNA, B.C.



DESIGN BY: DEJ

DRAWN BY: DEJ

CHECKED BY: DEJ

PROJECT NO: 16-115

SCALE: 1:75

SHEET TITLE: **LEVEL 2 COURTYARD LANDSCAPE PLAN**

SHEET NO.

LDP-2

NOT FOR CONSTRUCTION