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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** December 10, 2018  
**File No.:** DP18-0237  
**To:** Urban Planning Management (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 280 Nickel Rd

<b>ATTACHMENT A</b>	
This forms part of application # DP18-0237 & DVP18-0238	
Planner Initials	AJ
 City of <b>Kelowna</b> COMMUNITY PLANNING	

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

1) **General**

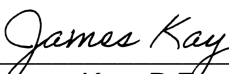
- a. All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0064.

2) **Road Improvements**

- a. Nickel Rd must be upgraded to a 2-lane major collector along the full frontage of this proposed development including curb and gutter, LED street lights, irrigated landscaped boulevard, sidewalk, drainage system including catch basins, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is SS-R5.
- b. Cash-in-lieu payment noted in permit Z16-0064 section 5-Road Improvements will not be required as the developer is required to build above upgrades.

3) **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.

  
\_\_\_\_\_  
James Kay, P.Eng.  
Development Engineering Manager  
AS



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# CITY OF KELOWNA

## MEMORANDUM

**Date:** March 21, 2019 Revised II  
**File No.:** Z16-0064  
**To:** Urban Planning Management (LK)  
**From:** Development Engineering Manager (SM)  
**Subject:** 280 Nickel Rd

RU1 to RM1

<b>ATTACHMENT A</b>	
This forms part of application # DP18-0237 & DVP18-0238	
Planner Initials	AJ
 City of <b>Kelowna</b> COMMUNITY PLANNING	

The Development Engineering Division has the following comments and requirements associated with this rezoning application. The Development Engineering Technologist for this project is *Aaron Sangster*.

**1. Domestic Water and Fire Protection**

The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and, if necessary, the decommissioning of existing services.

**2. Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. *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.* Service upgrades can be provided by the City at the applicant's cost, *if required*. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact *Andy Marshall*, by email [amarshall@kelowna.ca](mailto:amarshall@kelowna.ca) or phone, 250-469-8591.

**3. Storm Drainage**

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
  - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);



- ii) A detailed Stormwater Management Plan for this subdivision; and,
- iii) An Erosion and Sediment Control Plan.

#### **4. Geotechnical Report**

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

#### **5. Road Improvements**

Nickel Rd must be upgraded to a 2-lane major collector along the full frontage of this proposed development including curb and gutter, LED street lights, irrigated landscaped boulevard, sidewalk, drainage system including catch basins, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is SS-R5.

#### **6. Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 2.5m road dedication along the full frontage of Nickel Road.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### **7. Development Permit and Site Related Issues**

- (a) Direct the roof drains into on-site rock pits or splash pads.
- (b) Provide for parking onsite.

#### **8. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.



**9. 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.

**10. Servicing Agreements for Works and Services**

- a) 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.
- 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.

**11. 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).

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James Kay, P. Eng.  
Development Engineering Manager

AS



November 11, 2018

280 Nickel Road, Kelowna

## Design Rationale Statement

Z16-0064 Rezoning - RU to RM1

Development Permit

Development Variance Permit - section 13.7.6.(a)

**ATTACHMENT B**

This forms part of application

# DP18-0237 & DVP18-0238

Planner  
Initials

AJ

City of  
**Kelowna**  
COMMUNITY PLANNING



The attached application for Rezoning, Development Permit and Development Variance Permit is submitted by Radec Group Inc. on behalf of 1126112 Alberta Ltd, owner and developer of 280 Nickel Road, Kelowna. The owners wishes to:

- Rezone the subject property from RU1 (Large Lot Housing) to RM1 (Four Dwelling Housing);
- Development Permit: construction of two 2-story duplexes for a total of four dwelling units
- Development Variance Permit: A variance to Section 13.7.6.(a)

Radec Group has discussed the proposed duplexes with the City of Kelowna's Planning Department and the preliminary concept was supported. The duplexes are targeted to meet the growing demand for entry-level ground oriented family housing and to revitalize the Rutland neighbourhood.

The street is characterized by single family homes and duplexes of older construction. A townhouse development is located two lots to the north. Immediately to the south, an application has been submitted for 16 townhomes. The subject property's Future Land use is designated as Multiple Unit Residential - Low Density (MRL) by the Official Community Plan, consistent with the proposed zoning of RM1. RM1 permits duplex housing and fourplex housing. Two side-by side duplexes are proposed for this property.

In keeping with the neighbourhood context, the overall height of the proposed building is limited to two storeys. Each dwelling unit is served by a shared driveway and has a one-car garage and one surface parking stall. A turnaround has been provided which permits forward motion access in and off the property.

Each 1,200 sf dwelling will consist of three bedrooms plus flex space, and an open-concept living, kitchen, and dining area. The end unit is has its front door oriented to the street, is served by a private walkway, and is framed by two lilac trees. The two-story homes have a gable roof and contemporary farmhouse appearance. The exterior finish is a mix of durable Hardie lap siding and board & batten siding





in soft greys. Entry doors are defined by a sage green colour, consistent with hues found in the local landscape.

Each home has a private amenity space well above the minimum requirement. The landscaping architecture prepared by Bench Site Design includes trees to provide screening along the rear and north side of the property, and include flowering lilacs in the spring and brightly hued maples in the falls. Coniferous trees provide year round greenery. The irrigated landscaping includes drought-resistant species in a variety of colours.

A variance to Section 13.7.6.(a) is requested in order to satisfy the parking requirements and provide forward-motion access to and from Nickel Road. Per 13.7.6.(a), site coverage including buildings, driveways and parking is 50%, we propose 59%. As a solution, we propose permeable pavers for the surface parking and a portion of the driveway, which reduces impermeable site coverage to 49%. Pavers also reduce quantity of asphalt paving and provide visual interest to the driveway. The site coverage for buildings is well under the permitted 40% at 28%. The remainder of the lot is fully landscaped with flowers, shrubs, grasses and a variety of trees.

Radec Group thanks the City of Kelowna for the opportunity to add thoughtfully designed and well-constructed ground orientated family living in the Rutland area. We respectfully request Rezoning, Development Permit, and Development Variance Permit.



# Development Permit & Development Variance Permit DP18-0237/DVP18-0238



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

**280 Nickel Road**

and legally known as

**Lot A Section 27 Township 26 ODYD Plan EPP87929**

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

**Four Dwelling Housing**

with a variance to the following section of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

**Section 13.7.6(a): [RM1 – Four Dwelling Housing Development Regulations]**

To vary the required maximum site coverage of buildings, driveways and parking areas from 50% to 59% proposed.

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

Date of Council Decision:

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

**This permit will not be valid if development has not commenced within two years of the issuance date.**

Existing Zone: RM1 Future Land Use Designation: MRL

**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: 1126112 Alberta Ltd. Inc. No. A0084599

Applicant: Radec Group

## ATTACHMENT C

This forms part of application

# DP18-0237 & DVP18-0238

Planner  
Initials

AJ



City of  
**Kelowna**  
COMMUNITY PLANNING

Terry Barton  
Urban Planning Manager

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 or certified cheque in the amount of **\$26,793.75**

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.

## 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

# DP18-0237 & DVP18-0238



B

City of Kelowna  
COMMUNITY PLANNING

ALL DIMENSIONS IN FEET AND INCHES UNLESS  
OTHERWISE NOTED.  
DO NOT SCALE.

ALL CONSTRUCTION TO BE  
COMPLIANCE WITH LOCAL BUILDING CODE,  
CURRENT EDITION AND ALL APPLICABLE CODE  
AND BY-LAWS

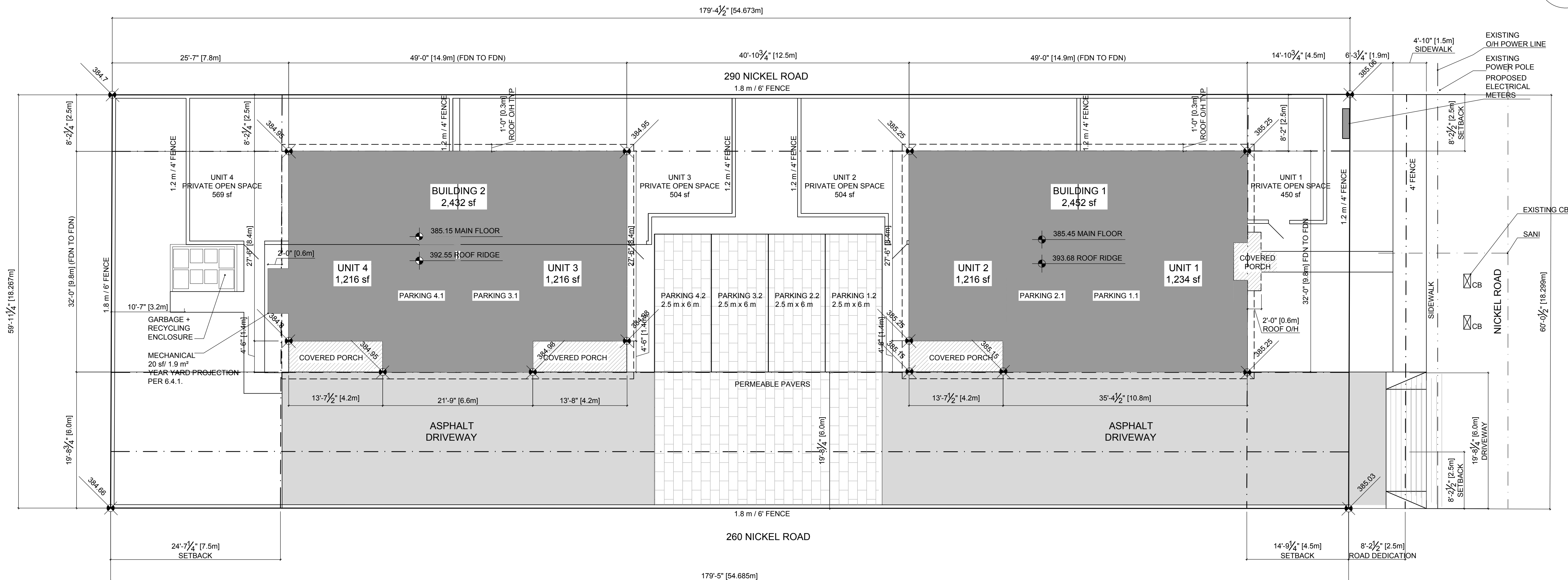
GENERAL CONTRACTOR AND/OR SUBTRADES  
TO VERIFY ALL DIMENSIONS AND CONDITIONS  
AS SHOWN ON DRAWINGS WITH ACTUAL  
EXISTING CONDITIONS. ANY DISCREPANCIES  
TO BE REPORTED PRIOR TO COMMENCEMENT  
OF CONSTRUCTION AND/OR INSTALLATION.

IF IN DOUBT, ASK.

GARNET DESIGN STUDIO  
PHONE: 604.789.4418

## NOTES

NOTE: SITE PLAN T BE READ IN CONJUNCTION  
WITH CIVIL AND LANDSCAPE DRAWINGS



1

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1/8" = 1'-0"

LOT AREA

SITE COVERAGE (BLDGS): 291 m<sup>2</sup>

SITE COVERAGE (BLDGS, DRIVEWAY, PARKING)

SITE COVERAGE (IMPERMEABLE DRIVEWAY + PARKING, BLDGS): 512

SITE COVERAGE (IMP. PERMEABLE DRIVEWAY + PARKING, BEDS): 512 m<sup>2</sup> / 5,515 sq ft / 49%

[illegible]

PROJECT

NICKEL ROAD  
DUPLEXES

ADDRESS

280 Nickel Road  
Kelowna, BC V1X 4E6

SHEET TITLE

## SITE PLAN

SCALE

$$\frac{1}{8}'' = 1'-0''$$

SHEET No. \_\_\_\_\_

A2





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238

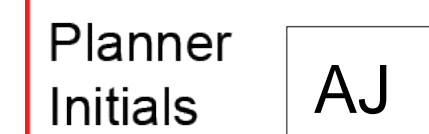
City of  
**Kelowna**  
COMMUNITY PLANNING

[illegible]

PROJECT	NICKEL ROAD DUPLEXES
ADDRESS	280 Nickel Road Kelowna, BC V1X 4E6
SHEET TITLE	BUILDING 1 FOUNDATION + MAIN FLOOR PLAN
SCALE	1/4" = 1'-0"
SHEET No.	



This forms part of application  
# DP18-0237 & DVP18-0238



City of Kelowna  
COMMUNITY PLANNING



SCALE: 1/4" = 1'-0"  
UNIT 1 AREA: 723 sf  
UNIT 2 AREA: 723 sf



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

[illegible]

PROJECT

NICKEL ROAD  
DUPLEXES

ADDRESS

280 Nickel Road  
Kelowna, BC V1X 4E6

SHEET TITLE

BLDG 1 SECOND FLOOR + ROOF PLAN

SCALE  $1/4" = 1'-0"$

SHEET No.



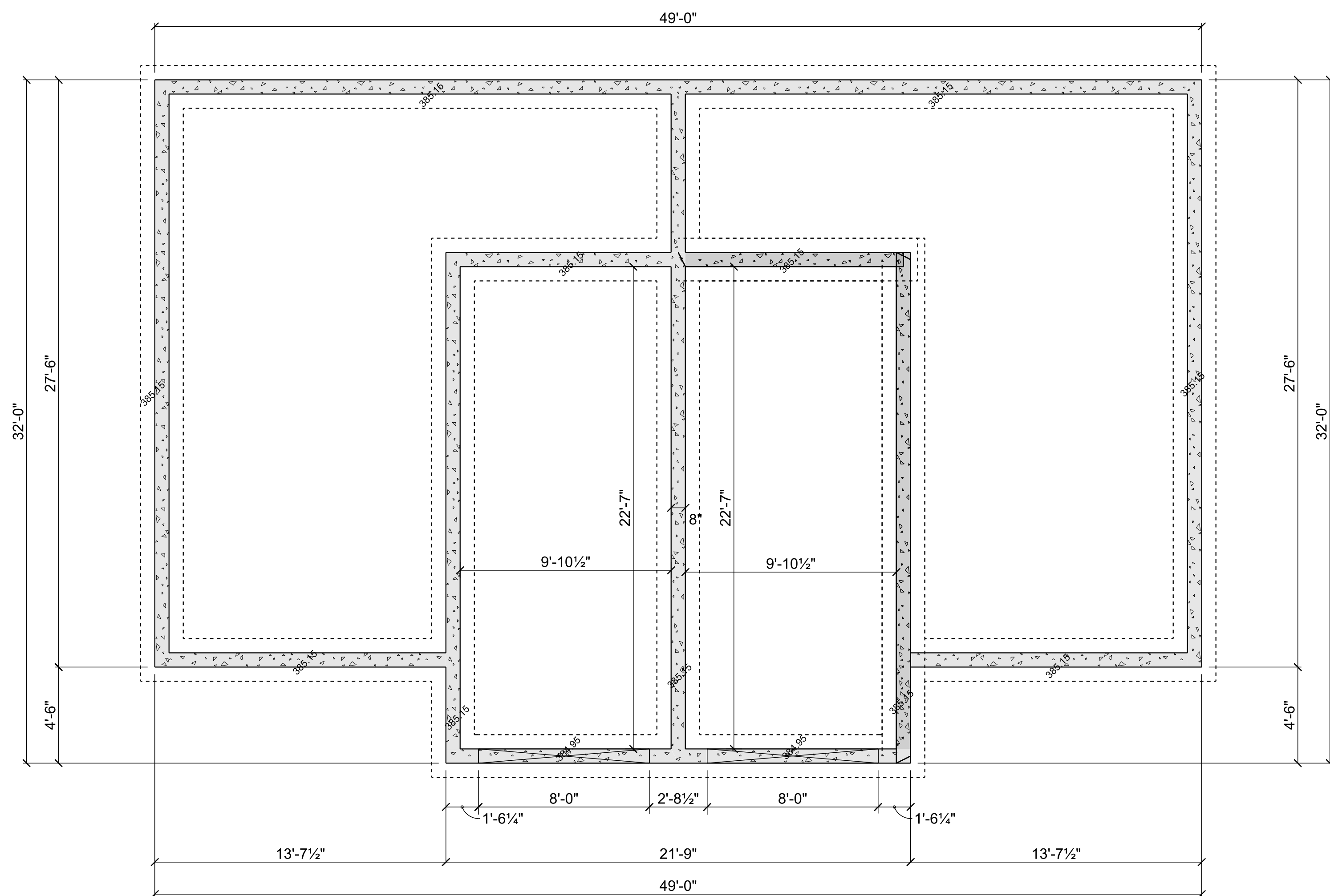
This forms part of application  
# DP18-0237 & DVP18-0238



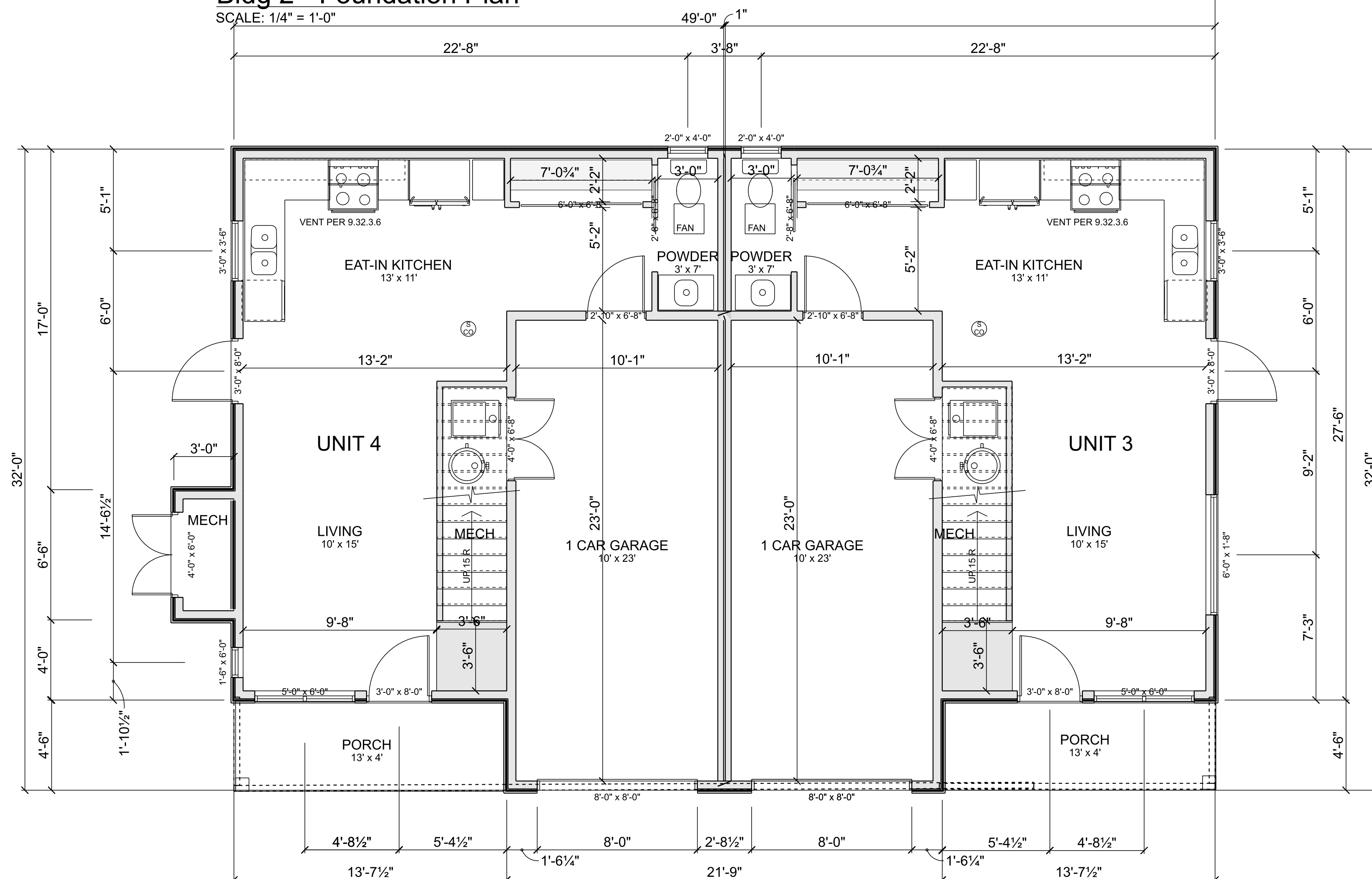
AJ



City of  
**Kelowna**  
COMMUNITY PLANNING



**Bldg 2 - Foundation Plan**  
SCALE: 1/4" = 1'-0"



**Bldg 2 - Main Floor**  
SCALE: 1/4" = 1'-0"

UNIT 4 GROSS AREA: 775 sf    NET AREA: 545 sf  
UNIT 3 GROSS AREA: 775 sf    NET AREA: 545 sf

[illegible]

PROJECT

NICKEL ROAD  
DUPLEXES

ADDRESS

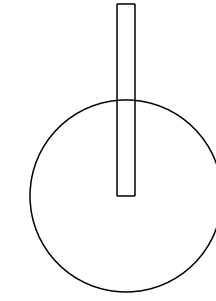
280 Nickel Road  
Kelowna, BC V1X 4E6

SHEET TITLE BUILDING 2  
FOUNDATION + MAIN FLOOR PLAN

SCALE                      1/4" = 1'-0"

SHEET No. \_\_\_\_\_





NOTES:



MUNICIPAL ADDRESS	280 NICKEL ROAD, KELOWNA, BC V1X 4E6
PID	009-781-366
LEGAL DESCRIPTION	LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 8839
CURRENT ZONING	RU1 - LARGE LOT HOUSING
PROPOSED ZONING	RM1 - FOUR DWELLING HOUSING
OCF	MRL (MULTIPLE UNIT RESIDENTIAL, LOW DENSITY)
PROPOSED	TWO DUPLEXES (FOUR DWELLING UNITS TOTAL) EACH DWELLING: 2-STORIES, 3 BEDROOM w/ ATTACHED 1-CAR GARAGE + 1 SURFACE PARKING
LOT AREA	1,045.14 m <sup>2</sup> / 11,250 sf

	PERMITTED	PROPOSED
MAXIMUM SITE COVERAGE BUILDINGS	40% (418 m <sup>2</sup> / 4,500 sf)	28% (291 m <sup>2</sup> / 3,136 sf)
<b>**VARIANCE**</b>		
MAXIMUM SITE COVERAGE BUILDINGS, DRIVEWAYS, PARKING	50% (522.6 m <sup>2</sup> / 5,625 sf)	59% (617 m <sup>2</sup> / 6,637 sf)
MAXIMUM SITE COVERAGE IMPERMEABLE DRIVEWAYS, PARKING, BUILDINGS		49% (512 m <sup>2</sup> / 5,513 sf)
MAXIMUM F.A.R.	0.6	0.44
TOTAL NET FLOOR AREA	627 m <sup>2</sup> / 6,750 sf	456.7 m <sup>2</sup> / 4,916 sf
TOTAL NET FLOOR AREA - BLDG 1		227.7 m <sup>2</sup> / 2,484 sf
TOTAL NET FLOOR AREA - BLDG 2		225.8 m <sup>2</sup> / 2,432 sf

MINIMUM FRONT YARD	4.5 m	4.5 m (14'-9")
MINIMUM SIDE YARD NORTH	2.5 m	2.5 m (8'-3")
MINIMUM SIDE YARD SOUTH	2.5 m	6.0 m (19'-10")
MINIMUM REAR YARD	7.5 m	7.5 m (24'-7")
MAXIMUM HEIGHT	9.5 m / 2.5 storeys	8.2 m / 27'-0" (2 storeys)
PRIVATE OPEN SPACE	25 m <sup>2</sup> / 269 sf	
UNIT 1		42 m <sup>2</sup> / 450 sf
UNIT 2		47 m <sup>2</sup> / 504 sf
UNIT 3		47 m <sup>2</sup> / 504 sf
UNIT 4		53 m <sup>2</sup> / 569 sf

PARKING	8 (2 per 3-bed dwelling)	8 (2 per 3-bed dwelling)
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BUILDING 1 FLOOR AREA UNIT 01	GROSS AREA	TOTAL	NET AREA	TOTAL
MAIN LVL	775 sf		545 sf	
SECOND LVL	723 sf	1,498 sf	723 sf	1,268 sf
UNIT 02 -				
MAIN LVL	723 sf		493 sf	
SECOND LVL	723 sf	1,446 sf	723 sf	1,216 sf
UNIT 03 -				
MAIN LVL	723 sf		493 sf	
SECOND LVL	723 sf	1,446 sf	723 sf	1,216 sf
UNIT 04 -				
MAIN LVL	723 sf		493 sf	
SECOND LVL	723 sf	1,446 sf	723 sf	1,216 sf

**DESIGN:** Paula Guerra  
GARNET DESIGN STUDIO INC.  
604.789.4418  
paula@garnetdesignstudio.com  
paula@radecgcorp.com

**CONSTRUCTION:** RADEC GROUP  
955 Timmins  
Penticton, BC V2A 5V3  
250.492.0069  
alan@radecgcorp.com

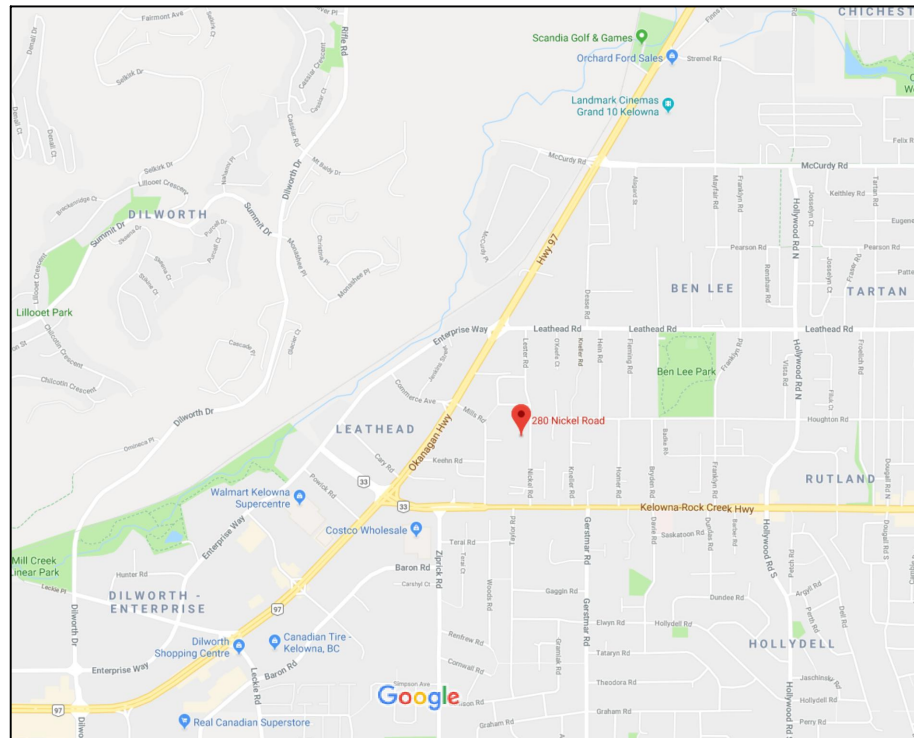
**CIVIL + STRUCTURAL:** Dan Saltsford, P. Eng  
WSA ENGINEERING (2012) LTD  
2248 Columbia Ave  
Castlegar, BC V1N 2X1  
1.888.617.6927 x 1  
danas@wsaeng.ca

**GEOTECHNICAL:** Jennifer Anderson, P. Eng  
INTERIOR TESTING SERVICES LTD.  
#1-1925 Kirschner Road  
Kelowna, BC V1Y 1N7  
250.860.6540  
jennifer@interiortesting.com

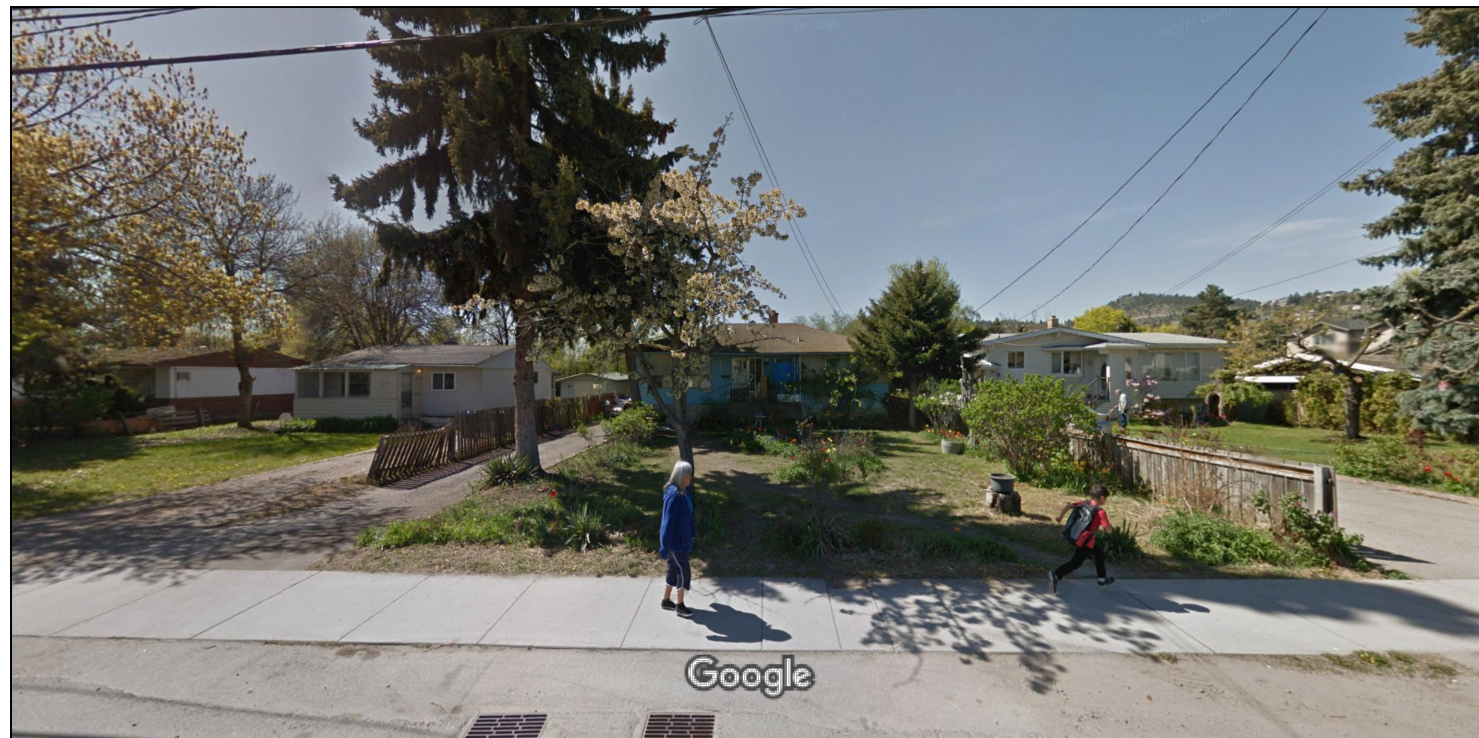
**SURVEYOR:** Gary Borne, BCLS  
VECTOR GEOMATICS SURVEYING & LTD  
170-1855 Kirschner Road  
Kelowna, BC V1Y 4N7  
250.801.3594  
gary.borne@vectorgeomatics.com

**LANDSCAPE:** Keith Nyhof, BCLSA  
BENCH SITE DESIGN INC.  
4-1852 Water St  
Kelowna, BC V1Y 1J7  
250.470.2342  
keith@benchsitedesign.com

A1	COVER PAGE
A2	SITE PLAN
A3	BLDG 1 - FOUNDATION + MAIN FLOOR PLAN
A4	BLDG 1 - SECOND FLOOR + ROOF PLAN
A5	BLDG 2 - FOUNDATION + MAIN FLOOR PLAN
A6	BLDG 2 - SECOND FLOOR + ROOF PLAN
A7	BLDG 1 - ELEVATIONS
A8	BLDG 1 - ELEVATIONS
A9	BLDG 2 - ELEVATIONS
A10	BLDG 2 - ELEVATIONS
A11	BLDG 1 - COLOURED ELEVATIONS
A12	BLDG 1 - COLOURED ELEVATIONS
A13	BLDG 2 - COLOURED ELEVATIONS
A14	BLDG 2 - COLOURED ELEVATIONS
A15	STREET ELEVATION



## 1 VICINITY MAP



2 EXISTING VIEW FROM NICKEL ROAD



3 STREET VIEW OPPOSITE



4 STREETVIEW TO NORTH



5 STREETVIEW OPPOSITE TO SOUTH



## 6 RENDERING - STREET VIEW



7 RENDERING - SOUTH ELEVATION

COPYRIGHT: GARNET DESIGN STUDIO INC

ALL DIMENSIONS IN FEET AND INCHES UNLESS  
OTHERWISE NOTED.  
DO NOT SCALE.

ALL CONSTRUCTION TO BE  
COMPLIANCE WITH LOCAL BUILDING CODE,  
CURRENT EDITION AND ALL APPLICABLE CODES  
AND BY-LAWS

GENERAL CONTRACTOR AND/OR SUBTRADES  
TO VERIFY ALL DIMENSIONS AND CONDITIONS  
AS SHOWN ON DRAWINGS WITH ACTUAL  
EXISTING CONDITIONS. ANY DISCREPANCIES  
TO BE REPORTED PRIOR TO COMMENCEMENT  
OF CONSTRUCTION AND/OR INSTALLATION.

IF IN DOUBT, ASK.

GARNET DESIGN STUDIO  
PHONE: 604.789.4418

## NOTES

This forms part of application  
# DP18-0237 & DVP18-0238

Planner  
Initials

AJ



**City of Kelowna**  
COMMUNITY PLANNING

REV	DATE	DESCRIPTION
0	Jul 26, 2018	ISSUED FOR COORDINATION
1	Nov 17, 2018	ISSUED FOR RZ/DP
2	Jan 29, 2019	RE-ISSUED FOR RZ/DP
3	May 8 2019	RE-ISSUED FOR RZ/DP

PROJECT

NICKEL ROAD  
DUPLEXES

ADDRESS 280 Nickel Road  
Kelowna, BC V1X 4E6

SHEET TITLE  
COVER SHEET

SCALE as noted

SHEET No. \_\_\_\_\_

# A1



NOTES:

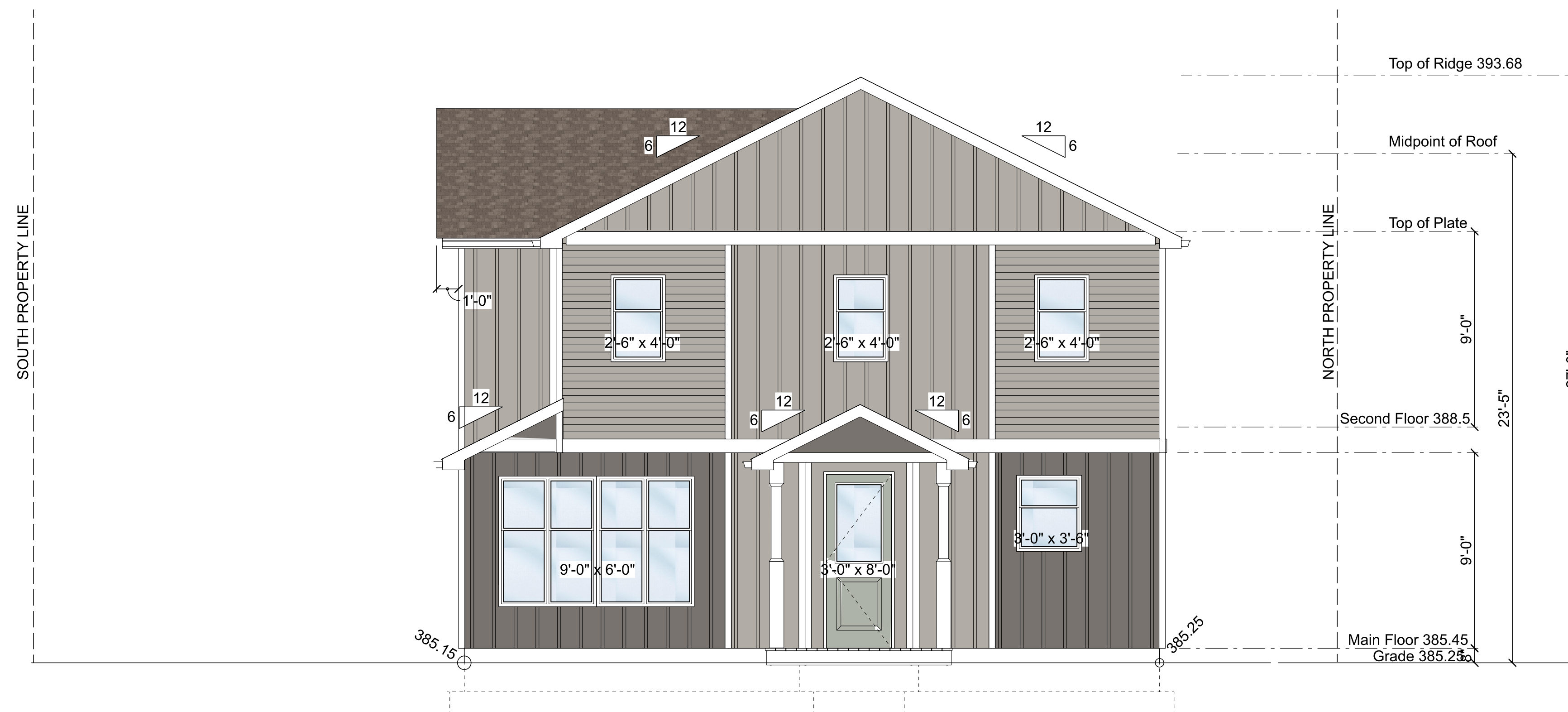
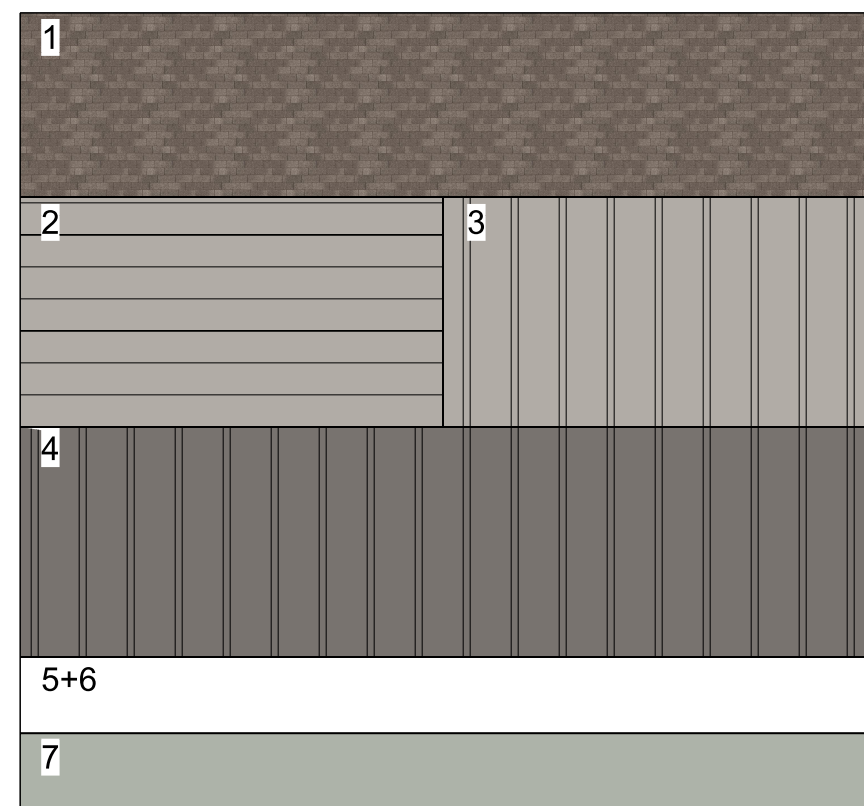
This forms part of application  
# DP18-0237 & DVP18-0238



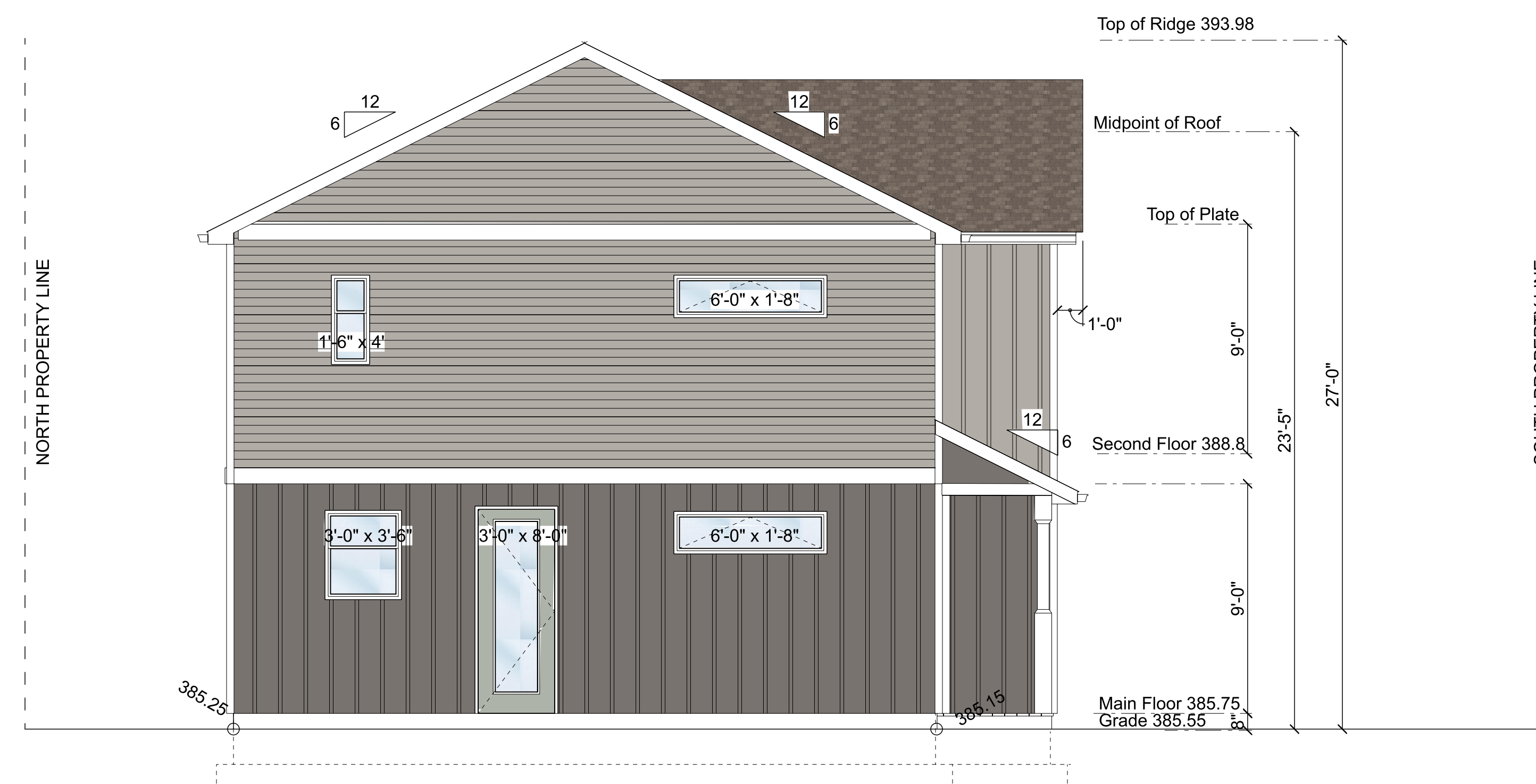
City of Kelowna  
COMMUNITY PLANNING

Planner  
Initials

- 1 Asphalt Single Roof, IKE Cambridge "WeatherWood"
- 2 Hardie 6" Lap Siding, "Pearl Grey"
- 3 Hardie Board & Batten Siding @ 16" OC, "Pearl Grey"
- 4 Hardie Board & Batten Siding @ 16" OC, "Aged Pewter"
- 5 Trim and Fascia, painted Sherwin Williams "Snowbound" SW 7004
- 6 Soffits, Gutters and Downspouts, Alumipros "801 White"
- 7 Doors, painted Sherwin Williams "Oyster Bay" SW 6206
- 8 White Vinyl Windows
- 9 Satin Etch Glazing



Bldg 1 - East Elevation Coloured (View from street)  
SCALE: 1/4" = 1'-0"



**Bldg 1 - West Elevation Coloured**  
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT  
NICKEL ROAD  
DUPLEXES

ADDRESS  
280 Nickel Road  
Kelowna, BC V1X 4E6

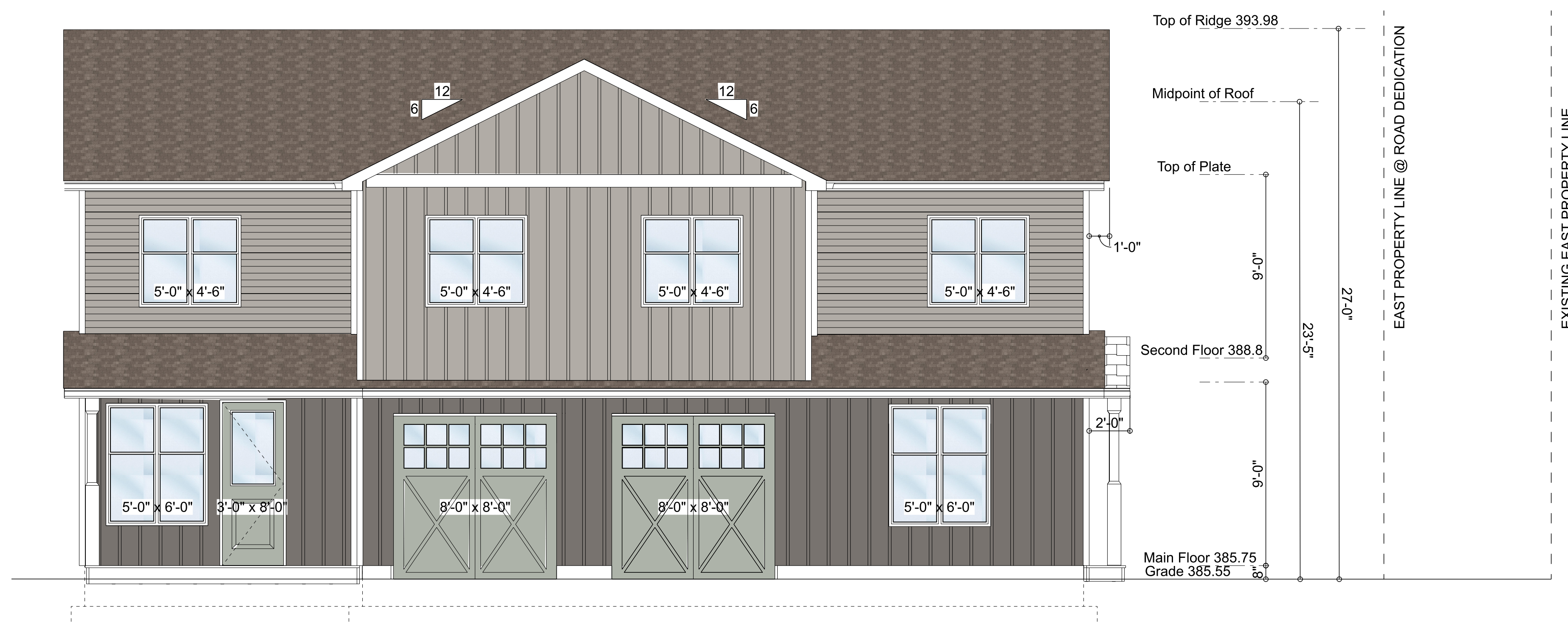
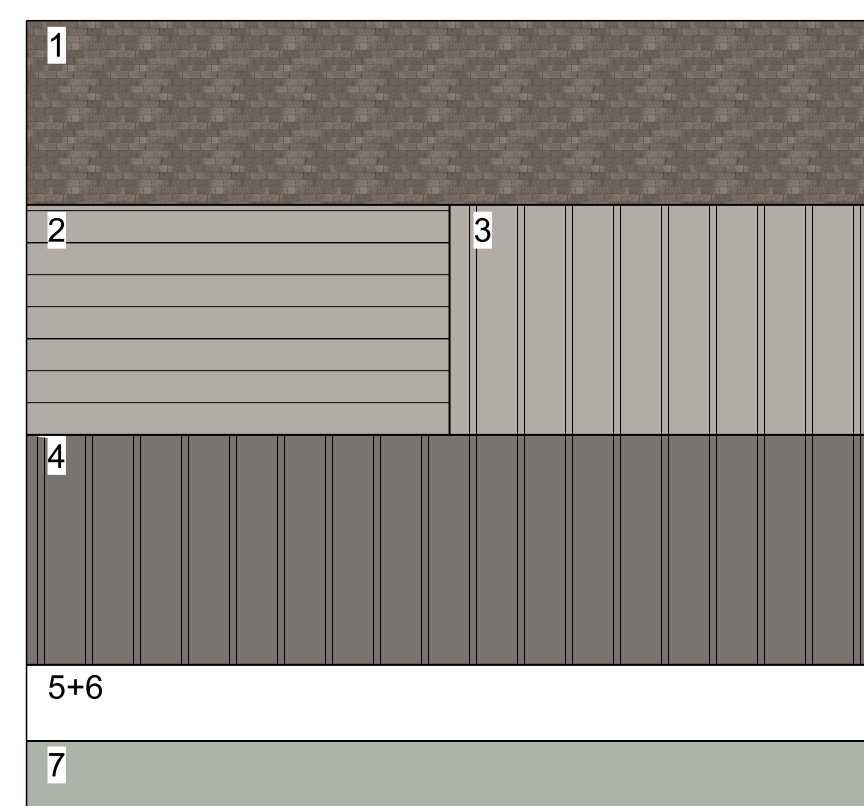
SHEET TITLE BLDG 1 - COLOURED  
EAST + WEST ELEVATIONS

SCALE	1/4" = 1'-0"
SHEET No.	

SHEET No.



- 1 Asphalt Single Roof, IKE Cambridge "WeatherWood"
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**Bldg 1 - South Elevation Coloured**  
SCALE: 1/4" = 1'-0"



**Bldg 1 - North Elevation Coloured**  
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT	
NICKEL ROAD DUPLEXES	
ADDRESS	
280 Nickel Road Kelowna, BC V1X 4E6	
SHEET TITLE	
BLDG 1 - COLOURED NORTH + SOUTH ELEVATIONS	
SCALE	1/4" = 1'-0"
SHEET No.	



NOTES:

This forms part of application  
# DP18-0237 & DVP18-0238



AJ

City of Kelowna  
COMMUNITY PLANNING



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

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

[illegible]

PROJECT

NICKEL ROAD  
DUPLEXES

ADDRESS

280 Nickel Road  
Kelowna, BC V1X 4E6

SHEET TITLE

BLDG 2 - COLOURED  
EAST AND WEST ELEVATIONS

SCALE  $1/4" = 1'-0"$

SHEET No.



OTES:

This forms part of application  
# DP18-0237 & DVP18-0238



City of Kelowna  
COMMUNITY PLANNING



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[illegible]

PROJECT

NICKEL ROAD  
DUPLEXES

ADDRESS

280 Nickel Road  
Kelowna, BC V1X 4E6

SHEET TIT

BLDG 2 - COLOURED  
SOUTH + NORTH ELEVATIONS

SCALE

$$1/4'' = 1'-0''$$

SHEET No.

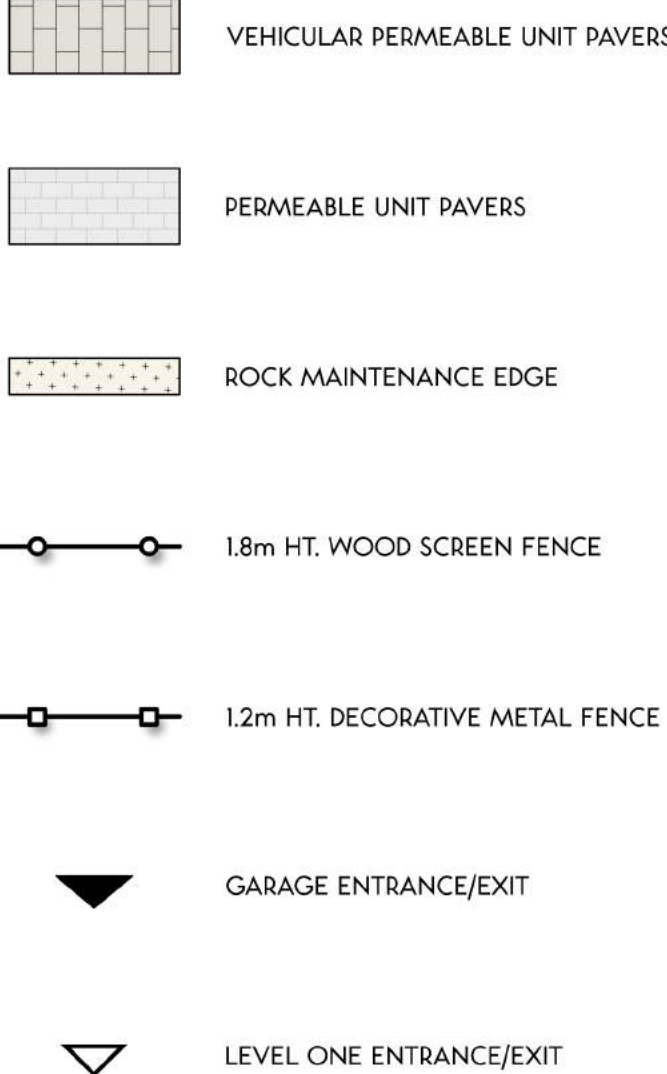
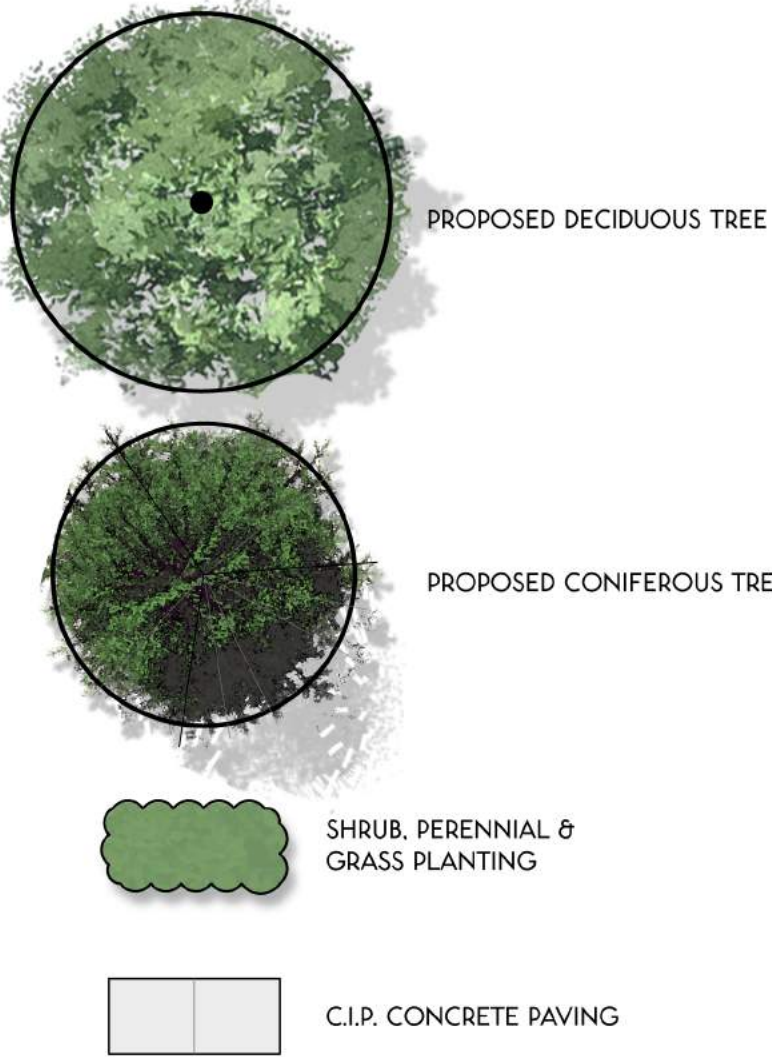


/VOLUMES/BENCH/400 - PROJECTS/2018/18-033\_280NICKELRD\_MULTIFAMILY/440 - PRODUCTION/001/442 - DRAWINGS/00-CURRENT/00\_18-033\_CONCEPT\_LAYOUTS\_M.DWG

DEVELOPMENT PERMIT NOTES:

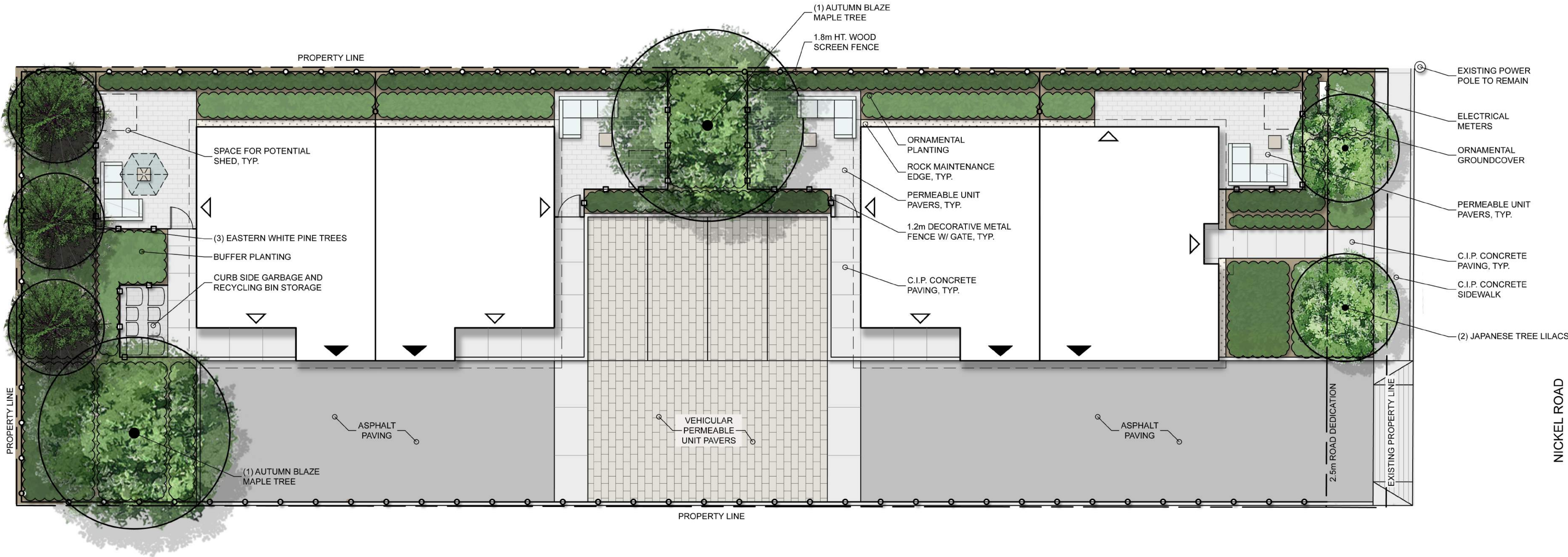
- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL 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 PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE COBBLE ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

LEGEND:



PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer fremanii</i> 'Jeffersred'	Autumn Blaze maple	6cm Cal.	B&B
<i>Pinus strobus</i> 'Fastigiata'	Eastern white pine	1.8m Ht.	B&B
<i>Syringa reticulata</i> 'Ivory Silk'	Japanese tree lilac	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime hydrangea	#02 Cont./1.2m O.C.	Potted
<i>Syringa</i> 'Bloomerang Pink Perfume'	Bloomerang Pink Perfume lilac	#02 Cont./1.5m O.C.	Potted
<i>Taxus media</i> 'Hicksii'	Hick's yew	#02 Cont./1.0m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Astilbe arendsii</i> 'Deutschland'	Early white astilbe	#01 Cont./0.6m O.C.	Potted
<i>Bergenia cordifolia</i>	Heartleaf bergenia	#01 Cont./0.6m O.C.	Potted
<i>Echinacea purpurea</i> 'Magnus'	Magnus coneflower	#01 Cont./0.6m O.C.	Potted
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro daylily	#01 Cont./0.5m O.C.	Potted
<i>Pachysandra terminalis</i>	Japanese pachysandra	#01 Cont./0.3m O.C.	Potted
<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrom coneflower	#01 Cont./0.6m O.C.	Potted
<i>Salvia nemorosa</i> 'Sensation Rose'	Sensation Rose salvia	#01 Cont./0.3m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Deschampsia cespitosa</i> 'Goldtau'	Gold dew tufted hair grass	#01 Cont./0.6m O.C.	Potted
<i>Helictotrichon sempervirens</i>	Blue oat grass	#01 Cont./0.75m O.C.	Potted



SCHEDULE

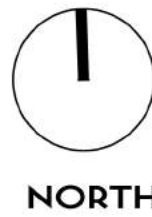
C

This forms part of application  
# DP18-0237 & DVP18-0238

Planner  
Initials

AJ

City of  
**Kelowna**  
COMMUNITY PLANNING



NORTH

NOT FOR CONSTRUCTION

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REVISIONS / ISSUED:		
4	MAY 02/19	REISSUED FOR DP APPLICATION
3	OCT 10/18	ISSUED FOR DP APPLICATION
2	SEPT 28/18	REISSUED FOR REVIEW
1	SEPT 28/18	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION



| 4-1562 water street kelowna bc v1y 1z7 |  
| 1 250 800 5278 |

CLIENT:  
**RADEC GROUP**  
PENTICTON, B.C.

PROJECT:  
**280 NICKEL ROAD TOWNHOMES**  
KELOWNA, B.C.

SHEET TITLE  
**LANDSCAPE PLAN**

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	KN
PROJECT NO.	18-033
SCALE	1:100

SHEET NO.

L-1