Development Permit & Development Variance Permit DP19-0037/DVP19-0089

Planner AJ Initials

ATTACHMENT

This forms part of application # DP19-0037, DVP19-0089

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Kelowna City of

Kelov

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

4119 Lakeshore Road

and legally known as

Lot 3 Section 6 Township 26 ODYD Plan 4912

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

Multiple Dwelling Houisng

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
Existing Zone:	RM3 – Low Density Multiple Housing
Future Land Use Designation:	MRL – Multiple Unity Residential (Low 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.

Whitworth Holdings Ltd., Inc. No. BC1059455 Owner:

Applicant: Jim Meiklejohn

Terry Barton Development 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.

with variances to the following sections of Zoning Bylaw No. 8000:

Section 6.4.2: Projections into Yards

To vary the maximum projection of decks into a required side yard from 0.6 m to 1.5 m.

Section 7.6.1 (c): Minimum Landscape Buffers

To vary the minimum landscape buffer from 3.0 m to 0.0 m along a portion of the rear property line.

This Development Permit is valid for two (2) years from the date of 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 **\$75,025.00**.

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.

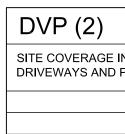
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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

PARKING CALCUL	ATI	ONS)						BUILDIN
STALL SIZE	WI	ОТН	LENG	ТН	HEIG	ЧТ	PARKII	NG RATIO	NFA
							required	proposed	Building 1
FULL SIZE STALL (50% min)	8'-3"	2.5m	19'-8"	6.0m			-	24	#
MEDIUM SIZE STALL (50% max)	7'-6"	2.3m	15'-9"	4.8m	6'-6"	2.0m	20 max	16	bed
COMPACT SIZE STALL (0%)	6'-6"	2.0m	11'-2"	3.4m	0-0	2.011	0	-	1
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m	-		n/a	n/a	
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m							
LOADING PARKING	1 per 2	,900 sm	GFA				n/a	n/a	2
PARKING REQUIREMENTS:									2
	RESID	DENTIAL	:		no	of unit	no of sta	I	2
	1.0 sta	all / bach	elor			n/a	n/a		
	1.25 s	tall / 1 be	ed			12	15		
	1.5 sta	all / 2 bec	t			14	21		Building 2
	2.0 sta	all / 3 bec	t			n/a	n/a		1
			to	otal unit		26			<u>'</u>
			v	isitor			4		
	ΤΟΤΑ	L PARKI	NG REC	UIRED:			40 stalls		2
	ΤΟΤΑ	L PARKI	NG PRC	VIDED:					2
		@ GF	RADE	36	stalls				
	VISIT)r @ G	RADE	4 s	talls				
	ΤΟΤΑ	L		40	stalls				

BICYCLE PARKING SPACES				
STALL SIZE	WIDTH	LENGTH	HEIGHT	NO OF BIKES
	0.6m	1.8m	1.9m	
BIKE REQUIREMENT	CLASS I	0.5 per unit x 2	26 units	13
	CLASS II	0.1 per unit x 2	26 units	3
		REQUIRED		16
		PROVIDED		16

PROPOSED Level 1 b Level 2/mezz ba Total







				- ^ 0			
BUILDING	AND FL	OOR		EAS			1
NFA							
Building 1		UNIT		-			
# bed	unit type	NFA ±sf	NFA ±sm		are ±s		area ±sm
1	A	608	56.0	5	3,0	40	282
	A1	614	57.0	1	614	4	57
	C-L1	576	54.0				
2	C-L2	245	23.0	2	1,6	42	153
	B-L1	608	56.0				
2	B-L2	237	22.0	5	4,2	25	393
	B1-L1	614	57.0				
2	B1-L2	239	22.0	1	853	3	79
			subtot	al 14	10,3	74	964
Building 2							
1	A	608	56.0	4	2,4	32	226
	A1	614	57.0	2	1,2	28	114
	B-L1	608	56.0				
2	B-L2	237	22.0	4	3,3	80	314
	B1-L1	614	57.0				
2	B1-L2	239	22.0	2	1,7	06	158
			subtot	al 12	8,7	46	813
			total	26	19,1	20	1,776
					±	sf	±sm
		FOTAL NE	T AREA for FAR: 19,12			120	1,776
	COMMON	I / PRIVAT	E OPEN	I SPACE	: 7,5	78	704
054							
GFA					±sf		±sm
Building 1		Level 1		4	l,800		446
		Level 2	2		,150		386
		mezz		1	,425		132
			total	1(),375		964
Building 2		Level 1		3	660		340
		Level 2	2			340	
		mezz		1	,425		132
			total	8	3,745		812
TOTAL GFA		1		19	9,120		1,776
SITE COVERAGE AR	EAS:						
BLDG. FOOTPRINT A	REA (Level 1) F	OR SITE (COVERA	AGE:	±786 sm	(8,	460 sf)
PARKING/DRIVEWAY	@ GRADE:				±1,345 sr	m (14	4,475 sf)
TOTAL FOOTPRINT A	AREA + PARKIN	IG @ GRA	DE:		±2,131 sr	m (22	2,935 sf)

PRIVATE OPEN SPACE

			REQUIRED
	±sf	±sm	±sm
oalconies/ landscape	7,098	659	230
oalconies	480	45	300
	7,578	704	530
			•

E INCLUDING BUILDINGS, D PARKING (%)	

-									
	ZONING SUMMARY			SPATIAL SE	1		1		9.10.14.4.A
	4119 Lakeshore				SOUTH &	WEST (FRONT)	NORTH WAL (REAR)	L	WEST/EAST WALL (FACING EACH OTHER)
	ADDRESS	4119 Lakeshore					, ,	.)	
	LEGAL DESCRIPTION	LOT 3 Plan 4912		WALL AREA		OPENINGS &	±62.3sm (max ±15.2sm (max		±54sm (max.) ±5.13sm (max.)
	DEVELOPMENT PERMIT AREA	N/A		% PROVIDED	UN-REST	RICTED.	±15.25m (ma)	x.)	±9.4%
	EXISTING ZONING	RU1		LIMITING DISTANCE		DISTANCES 12.0m, OR	4.0m		3.0m
	REZONING	RM3 STACKED ROW HOUSING		% PERMITTED		CES A STREET RDANCE WITH	±25.54%		±18%
	EXISTING LEGAL USE	SINGLE FAMILY RESIDENCE		CONSTRUCTION TYPE	3.2.3.10		Combust.		Combust.
	GRADES		FINISH AVERAGE - FLAT	CLADDING MATERIAL	-		Non-Combust	t.	Non-Combust.
	NUMBER OF BUILDINGS	2 2-STOREY TOWNHOUSE BUILDING	S	REQUIRED RATINGS	-		45 MINUTES		45 MINUTES
	CRITERIA FOR	RM3 STACKED ROW HOUS	SING		L				
	ALL TYPES OF APPLICATION:	<u></u>							
		ZONING STANDARD	PROPOSAL	BUILDING F	IRE SP				
	SITE AREA (sm)	900 sm	±3,408 sm	SOFFIT PROTECTION		YES		9.10.12.4.	
				FLAME SPREAD RATING	3S	COMPLY WITH		9.10.17.	
	SITE WIDTH (m)	30.0m	±34.0m	METAL DECK ASSEMBL	IES	N/A			
	SITE DEPTH (m)	30.0m	±97.0m	ROOF COVERING					
	PARKING			CLASSIFICATION		CLASS "A"		9.26	
	OFF-STREET PARKING	36 stalls	36 stalls	ATTIC FIRESTOPS		YES		9.10.16.	
		4 visitors	4 visitors	MAX. ATTIC AREA		300 sm		9.10.16.1.	
	PRIVATE OPEN SPACE	530± sm	704± sm	MAX. CRAWLSPACE AR		N/A			
	bachelor = 7.5 sm 1 bed = 15 sm			CONCEALED FLOOR AF	₹EA	N/A			
	over 1 bed = 25 sm			r					
				ACCESSIBIL	ITY R	FOUIREME	NTS		3.8.
		+				1			0.0.
	HEIGHT					REQUIRED		PROVIDED	
	HEIGHT OF BUILDING (S)/# OF STOREYS	13.0m / 3 storeys	±9.3m / 2 storeys	ACCESS TO MAIN ENTR		NO		NO	
				ACCESS TO ALL FLOOF		NO		NO	
				ACCESSIBLE WASHROO	DM	NO		NO	
	COVERAGE	40% max.	building: ±(786 / 3,408) sm	r					
	SITE COVERAGE OF BUILDING(S) (%)		±23.1%	WASHROOM				INTS	
	SITE COVERAGE INCLUDING BUILDINGS,			MIN. 1 REQ'D./ DWELLIN					3.7.2.2.(11)
	DRIVEWAYS AND PARKING (%)	60% max. 5% permeable drive surfaces/parking	buidling: ±786 sm parking/driveway: ±1,345sm						
		65% total max.	total: ±2,131 / 3,408 sm						
			±62.5%						
				FIRE PROTE		Nŀ			9.10.
	ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND	RM3 STACKED ROW HOUS	SING						0.10.
	MULTIPLE UNIT / INTENSIVE			LOCATION OF HYDRAN	ТТО				
	RESIDENTIAL APPLICATIONS:	ZONING STANDARD	PROPOSAL	BUILDING ENTRANCE		90 m MAX.			
	NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 26 units	Class I: 13 bikes	STANDPIPE/HOSE		N/A			
		Total = 13 bikes min	(within suite exterior storage)	SPRINKLERED		NO			
		Class II: 0.1 per dwelling unit x 26 units	Class II: 3 bikes	FIRE ALARM SYSTEM		N/A			
		Total = 3 bikes min	(landscape area)	EXIT LIGHTS		N/A			
	NUMBER OF LOADING SPACES	N/A	N/A	EMERGENCY LIGHTING		N/A			
	DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m						
	PARKING SETBACKS ((m):		OCCUPANT	ΙΟΔΓ				TABLE 3.1.17.1.
	NORTH (SIDE)	N/A	N/A	BUILDING 1		I/ SLEEPING RM X 22		44 PERSON	
	SOUTH (SIDE)	N/A	N/A	BUILDING 2	2 PERSON	J/ SLEEPING RM X 18	ROOM	36 PERSON	
	WEST (FRONT)	±3.0m min.	±3.0m						
	VEASTVREARY YYYYYYYYYYYYY								
6			10mm contraction of the contract						
(RESIDEN	TAL BUILDING TOTAL		80 PERSON	
J.J.	DVP-1 (a level 3 landsca		property line)		RESIDEN	TAL BUILDING TOTAL		80 PERSON	
	DVP-1 (a level 3 landsca				RESIDEN	IAL BUILDING TOTAL		80 PERSON	
			property line)			IAL BUILDING TOTAL		80 PERSON	
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET	<pre>ape buffer along rear ± 2,556 sm max 0.75 + (no bonus)</pre>	property line)					80 PERSON	PART 9
	DVP-1 (a level 3 landsca	ape buffer along rear ± 2,556 sm max	property line) ± 1,776 sm (±19,120 sf)	EXIT FACILI				80 PERSON	PART 9
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR	property line) ± 1,776 sm (±19,120 sf)			1 MIN. PER FLOOR			
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR	property line) ± 1,776 sm (±19,120 sf)	EXIT FACILI		1 MIN. PER FLOOR REQUIRED WIDTHS		80 PERSON	
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR	property line) ± 1,776 sm (±19,120 sf) ±0.52	EXIT FACILI		1 MIN. PER FLOOR			
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC	<pre>ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m):</pre>	property line) ± 1,776 sm (±19,120 sf) ±0.52	EXIT FACILI		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3	ith		
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC	<pre>ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m):</pre>	property line) ± 1,776 sm (±19,120 sf) ±0.52 	EXIT FACILI		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi	ith		
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE)	± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2	EXIT FACILI REQUIRED EXITS		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid	ith		
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies)	EXIT FACILI REQUIRED EXITS		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid	ith		
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.5m	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m	EXIT FACILI REQUIRED EXITS		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid	ith		
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS:		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1	lth	PROVIDED WID	THS
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m N/A	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A	EXIT FACILI REQUIRED EXITS		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44	tth Ith persons max.	PROVIDED WID	
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m N/A N/A	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors)		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M	tth Ith persons max. IN)	PROVIDED WID	THS ACH UNIT (914mm)min
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m N/A	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS:		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44	tth Ith persons max. IN)	PROVIDED WID	THS
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m N/A N/A	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors)		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44	tth Ith persons max. IN) persons max.	PROVIDED WID	THS ACH UNIT (914mm)min
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m N/A N/A N/A	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs)		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M	tth Ith persons max. IN) persons max. IN)	PROVIDED WID 3'-0" DOOR @ E min 3'-0" (914mr	THS ACH UNIT (914mm)min n) stair at each unit
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m N/A N/A N/A	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS	TIES	1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m	tth Ith persons max. IN) persons max. IN)	PROVIDED WID	THS ACH UNIT (914mm)min n) stair at each unit
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED)	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.5m 7.5m N/A N/A N/A N/A	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS EXIT THROUGH LOBBY	TIES	1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m NO	tth Ith persons max. IN) persons max. IN)	PROVIDED WID 3'-0" DOOR @ E min 3'-0" (914mr	THS ACH UNIT (914mm)min n) stair at each unit n unit 9.9.8.5
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED) BUILDING CODE REVI OCCUPANCY	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.0m 4.5m 7.5m N/A N/A N/A State GROUP C	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS EXIT THROUGH LOBBY PANIC HARDWARE REC	TIES	1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m NO NO	tth Ith persons max. IN) persons max. IN)	PROVIDED WID 3'-0" DOOR @ E min 3'-0" (914mr	THS ACH UNIT (914mm)min n) stair at each unit
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED) BUILDING CODE REVI OCCUPANCY ARTICLE	± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.0m 4.5m 7.5m N/A N/A N/A N/A GROUP C PART 9	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS EXIT THROUGH LOBBY PANIC HARDWARE REG EXIT EXPOSURE		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m NO NO ok	tth Ith persons max. IN) persons max. IN)	PROVIDED WID	THS ACH UNIT (914mm)min n) stair at each unit n unit 9.9.8.5 9.9.6.8.
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED) BUILDING CODE REVI OCCUPANCY ARTICLE NO. OF STOREYS	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.0m 4.5m 7.5m N/A N/A N/A State GROUP C	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS EXIT THROUGH LOBBY PANIC HARDWARE REG EXIT EXPOSURE MAX. TRAVEL DISTANC		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m NO NO	tth Ith persons max. IN) persons max. IN)	PROVIDED WID	THS ACH UNIT (914mm)min n) stair at each unit n unit 9.9.8.5
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	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED) BUILDING CODE REVI OCCUPANCY ARTICLE NO. OF STOREYS NO. OF STREETS FACING MAX. BUILDING AREA	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.0m 4.0m 4.5m 7.5m N/A N/A N/A N/A N/A Interview GROUP C PART 9 2 STOREYS 1 PROPOSED ±446 sm (building 1) ±340 sm (building 2)	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A N/A CODE MAXIMUM	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS EXIT THROUGH LOBBY PANIC HARDWARE REG EXIT EXPOSURE MAX. TRAVEL DISTANC EXIT RATINGS REQUIRI STAIR SHAFTS		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m NO NO NO NO NO 30m 3/4 HR N/A	tth th persons max. IN) persons max. IN) m (each unit)	PROVIDED WID	THS ACH UNIT (914mm)min n) stair at each unit nunit 9.9.8.5 9.9.6.8. 9.9.8.2
	DVP-1 (a level 3 landsca FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED) BUILDING CODE REVI OCCUPANCY ARTICLE NO. OF STOREYS NO. OF STREETS FACING MAX. BUILDING AREA CONSTRUCTION TYPE	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.0m 4.0m 4.0m 4.5m 7.5m N/A N/A N/A N/A Structure GROUP C PART 9 2 STOREYS 1 PROPOSED ±446 sm (building 1) ±340 sm (building 2)	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A N/A CODE MAXIMUM	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS EXIT THROUGH LOBBY PANIC HARDWARE REG EXIT EXPOSURE MAX. TRAVEL DISTANC EXIT RATINGS REQUIR STAIR SHAFTS CORRIDORS		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m NO NO NO NO NO SEPARATIC	tth th persons max. IN) persons max. IN) m (each unit)	PROVIDED WID	THS ACH UNIT (914mm)min n) stair at each unit nunit 9.9.8.5 9.9.6.8 9.9.6.8 9.9.4.2
	DVP-1 (a level 3 landsca FAR FLOOR AREA NET FLOOR AREA RATIO (FAR) BUILDING (S) SETBAC NORTH (SIDE) SOUTH (SIDE) WEST (FRONT) EAST (REAR) DAYLIGHT ANGLE (IF A TOWER) PODIUM HEIGHT (IF PROPOSED) FLOOR PLATE SIZE (IF REQUIRED) BUILDING CODE REVI OCCUPANCY ARTICLE NO. OF STOREYS NO. OF STREETS FACING MAX. BUILDING AREA CONSTRUCTION TYPE SPRINKLERED	ape buffer along rear ± 2,556 sm max 0.75 + (no bonus) = 0.75 max FAR KS (m): 4.0m 4.0m 4.0m 4.0m 4.5m 7.5m N/A N/A N/A N/A N/A Interview GROUP C PART 9 2 STOREYS 1 PROPOSED ±446 sm (building 1) ±340 sm (building 2)	property line) ± 1,776 sm (±19,120 sf) ±0.52 ±4.0m min ±1.52m balcony projection DVP-2 ±17.0±m (varies) ±6.0m ±7.5m N/A N/A N/A CODE MAXIMUM	EXIT FACILI REQUIRED EXITS RESIDENTIAL LEVELS: LEVEL 1 - 2 (doors) LEVEL 1 - 2 (stairs) RESIDENTIAL UNITS EXIT THROUGH LOBBY PANIC HARDWARE RECO EXIT EXPOSURE MAX. TRAVEL DISTANC EXIT RATINGS REQUIRE STAIR SHAFTS CORRIDORS		1 MIN. PER FLOOR REQUIRED WIDTHS min. 800mm door wi as per 9.9.6.3 min. 900mm stair wid as per 9.8.2.1 6.1mm/ person X 44 = 268mm (800mm M 8.0mm/ person X 44 = 352mm (900mm M 8.0mm/ person X 44 = 352mm (900mm M min. 1 door @ 800m NO NO NO NO NO SEPARATIC	tth th persons max. IN) persons max. IN) m (each unit)	PROVIDED WID	THS ACH UNIT (914mm)min n) stair at each unit nunit 9.9.8.5 9.9.6.8 9.9.6.8 9.9.4.2
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SPATIAL SEPARATION:			9.10.14.4
	SOUTH & WEST (FRONT) WALLS	NORTH WALL (REAR)	WEST/EAST WALL (FACING EACH OTHER
WALL AREA	WINDOW OPENINGS &	±62.3sm (max.)	±54sm (max.)
OPENING AREA	WALL CONSTRUCTION	±15.2sm (max.)	±5.13sm (max.)
% PROVIDED	UN-RESTRICTED.	±24.4%	±9.4%
LIMITING DISTANCE	EXCEED 12.0m, OR	4.0m	3.0m
% PERMITTED	BLDG FACES A STREET	±25.54%	±18%
CONSTRUCTION TYPE	3.2.3.10	Combust.	Combust.
CLADDING MATERIAL		Non-Combust.	Non-Combust.
REQUIRED RATINGS]	45 MINUTES	45 MINUTES

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	3/4 HR	9.10.9.13.
SERVICES ROOMS	1 HR	9.10.10.3.
JANITOR ROOM	1 HR	





2019-03-24
revised
DP

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No.	Date	Revision
01	2019-01-22	DP APPLICATION

Project Title

LAKESHORE DRIVE **RENTAL TOWNHOMES** (26 UNITS)

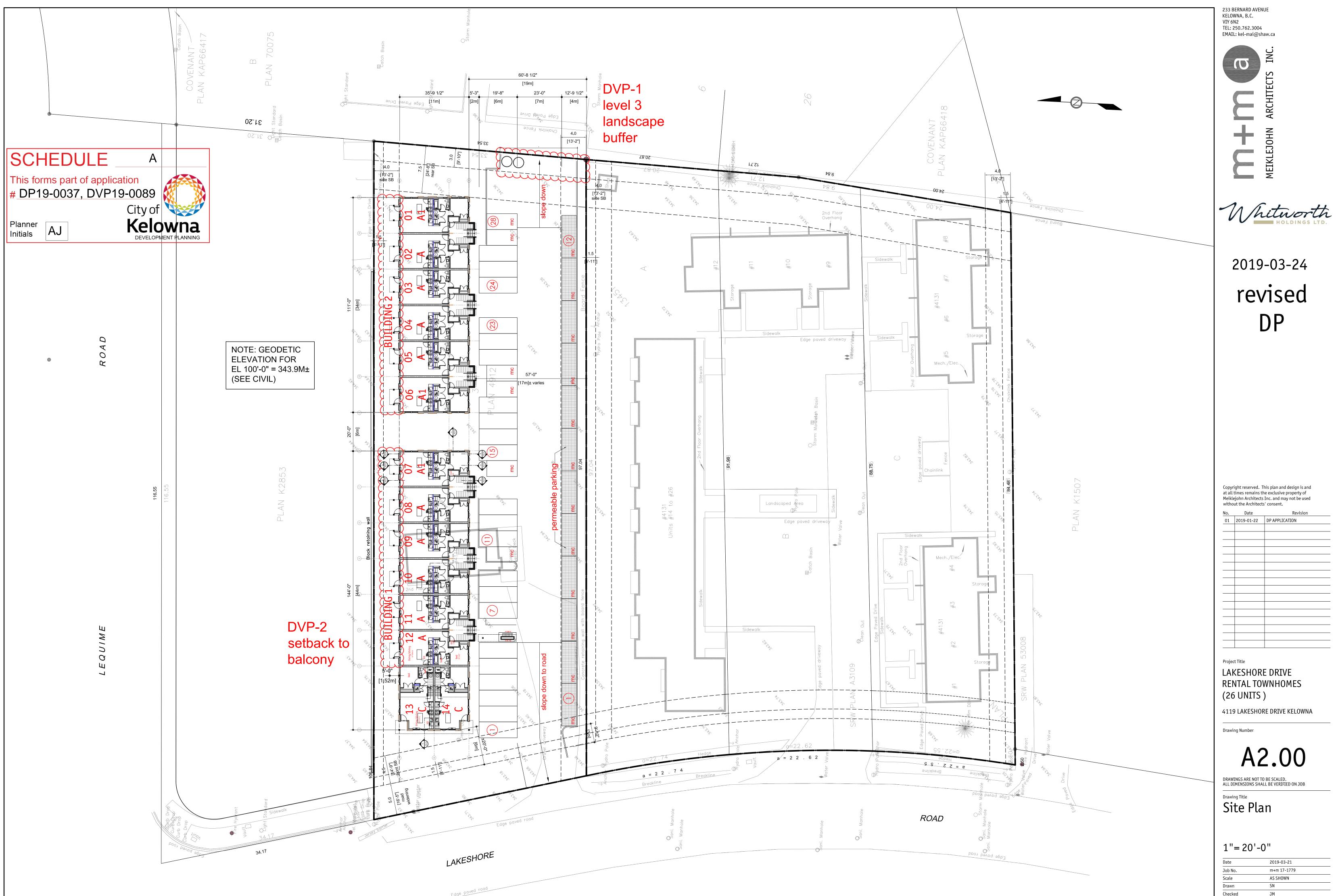
4119 LAKESHORE DRIVE KELOWNA



DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB Drawing Title

ZONING & CODE REVIEW

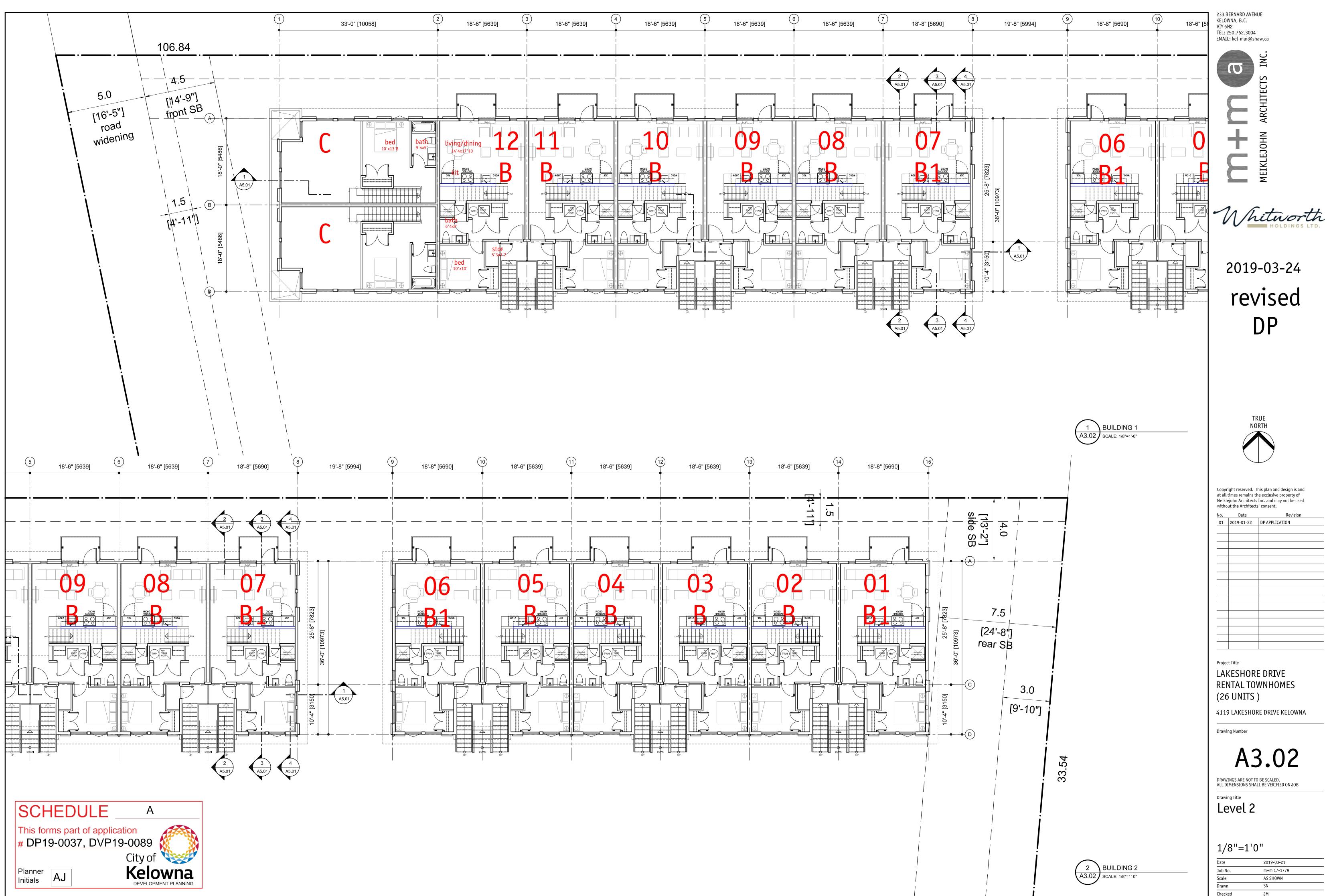
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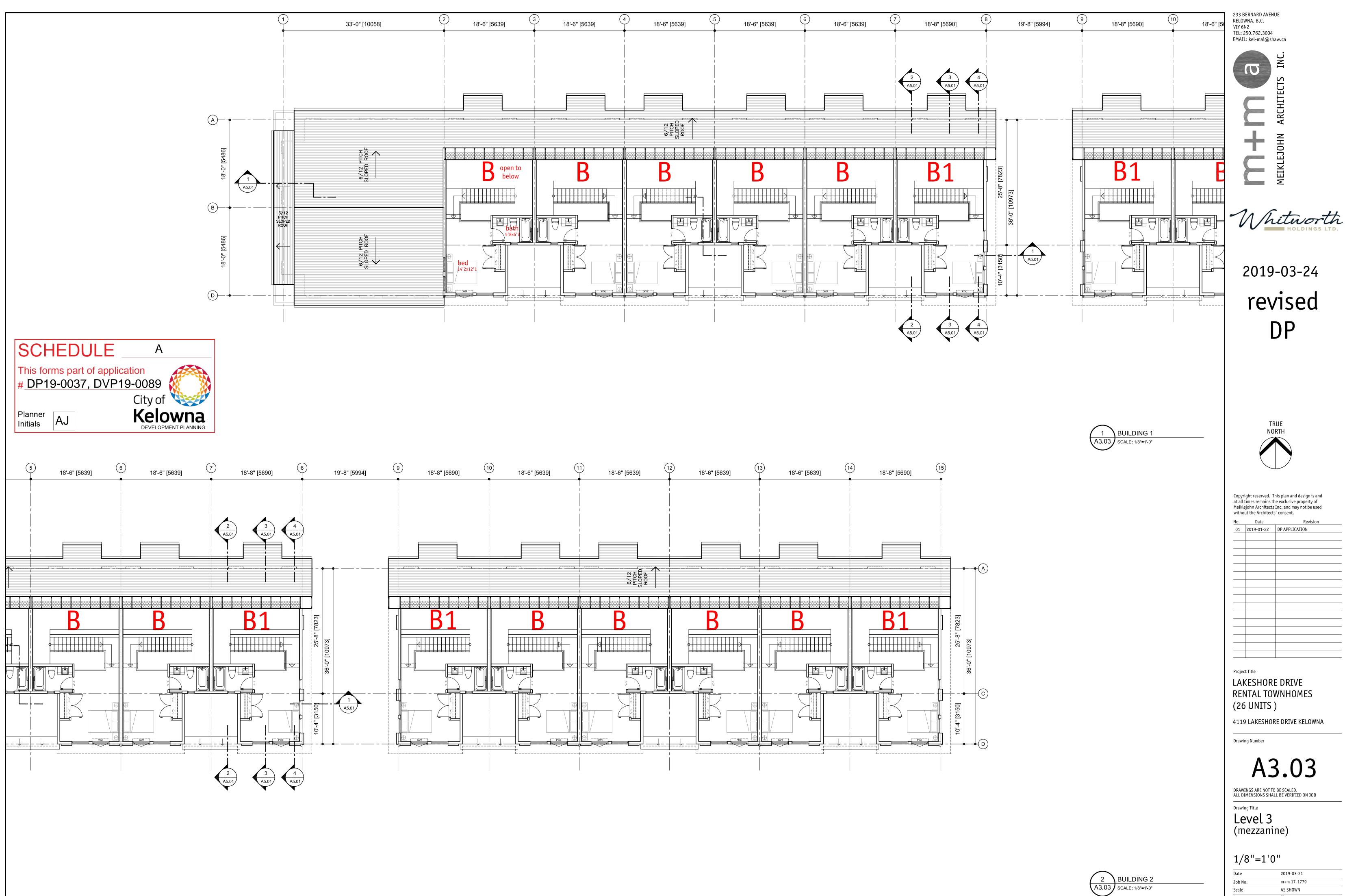


JM

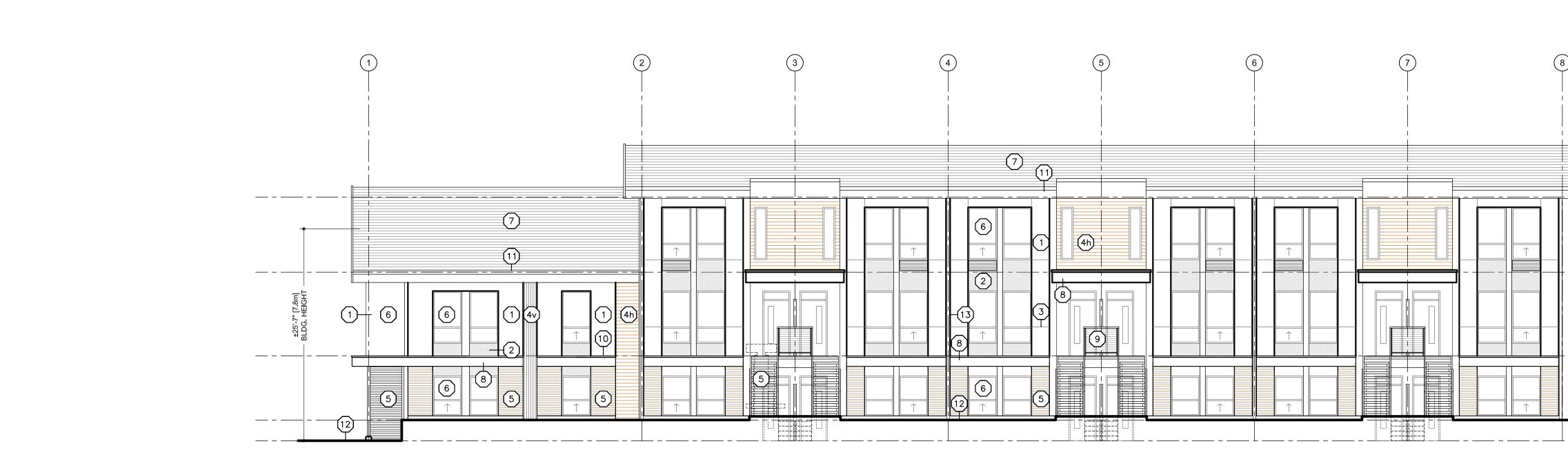








Drawn SN Checked JM



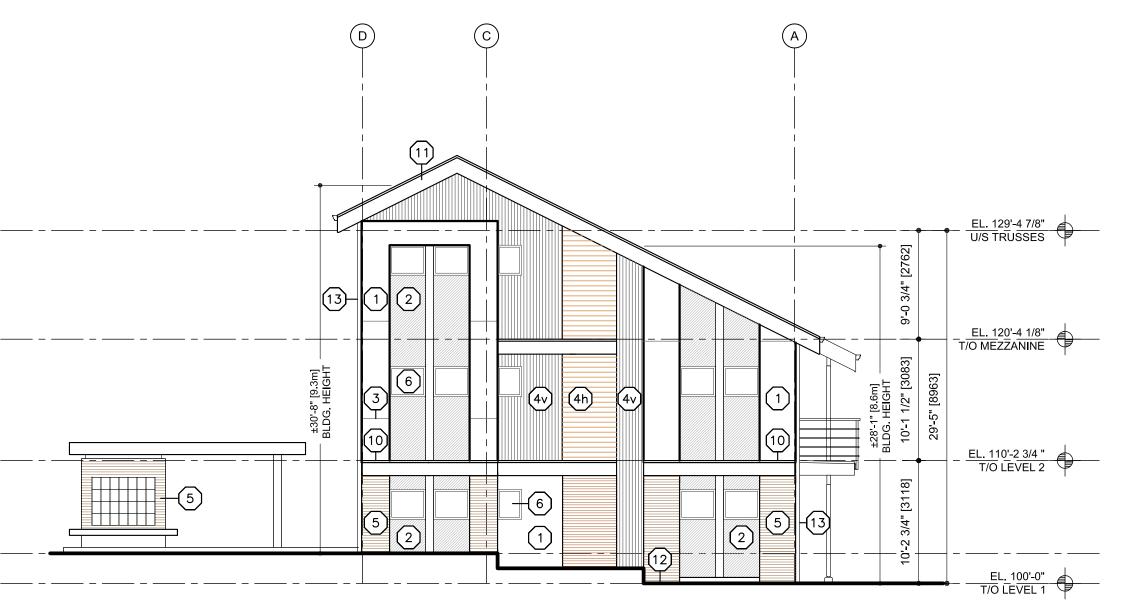


BUILDING ELEVATION KEY NOTE:	
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION	6 VINYL WINDOW/DOOR
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE	7 LAMINATED FIBREGLASS/ ASPHALT SHINGLES
1 HARDIE PANEL CLADDING (COLOUR 1)	8 HARDIE TRIM
2 HARDIE PANEL CLADDING (COLOUR 2)	9 ALUMINUM/GLASS RAILING
3 HARDIE CONTROL JOINT	10 PREFINISHED SHEET STEEL FLASHING CAP
(4h) HORIZONTAL HARDIE PLANK SIDING	11) PREFIN. SHEET STEEL FASCIA/ SEAMLESS GUTTER
(4v) VERTICAL SIDING: HARDIE PANELS C/W VERT. BATTENS	12 LINE OF FINISHED GRADE (V.O.S.)
5 BRICK VENEER	13 PREFIN. METAL RWL

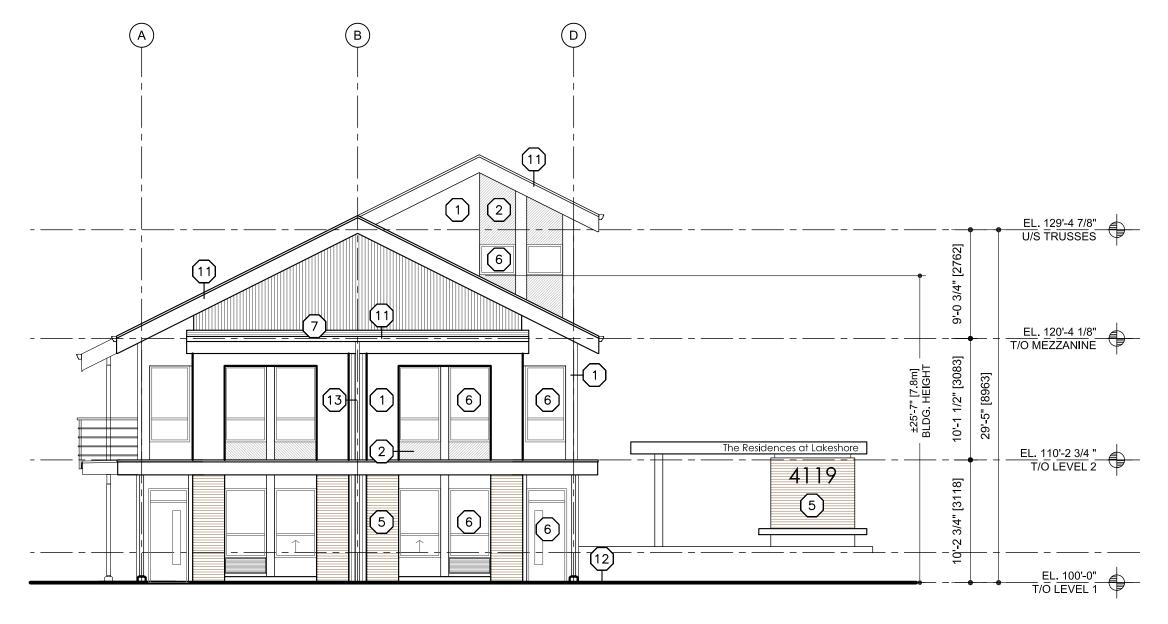




6 VINYL WINDOW/DOOR
7 LAMINATED FIBREGLASS/ ASPHALT
8 HARDIE TRIM
9 ALUMINUM/GLASS RAILING
(10) PREFINISHED SHEET STEEL FLASH
(11) PREFIN. SHEET STEEL FASCIA/ SI
12 LINE OF FINISHED GRADE (V.O.S.)
13 PREFIN. METAL RWL



SHINGLES HING CAP EAMLESS GUTTER







233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca



Whitworth HOLDINGS LTD.

2019-03-24 revised DP

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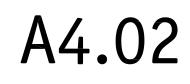
No.	Date	Revision
01	2019-01-22	DP APPLICATION

Project Title

LAKESHORE DRIVE **RENTAL TOWNHOMES** (26 UNITS)

4119 LAKESHORE DRIVE KELOWNA

Drawing Number

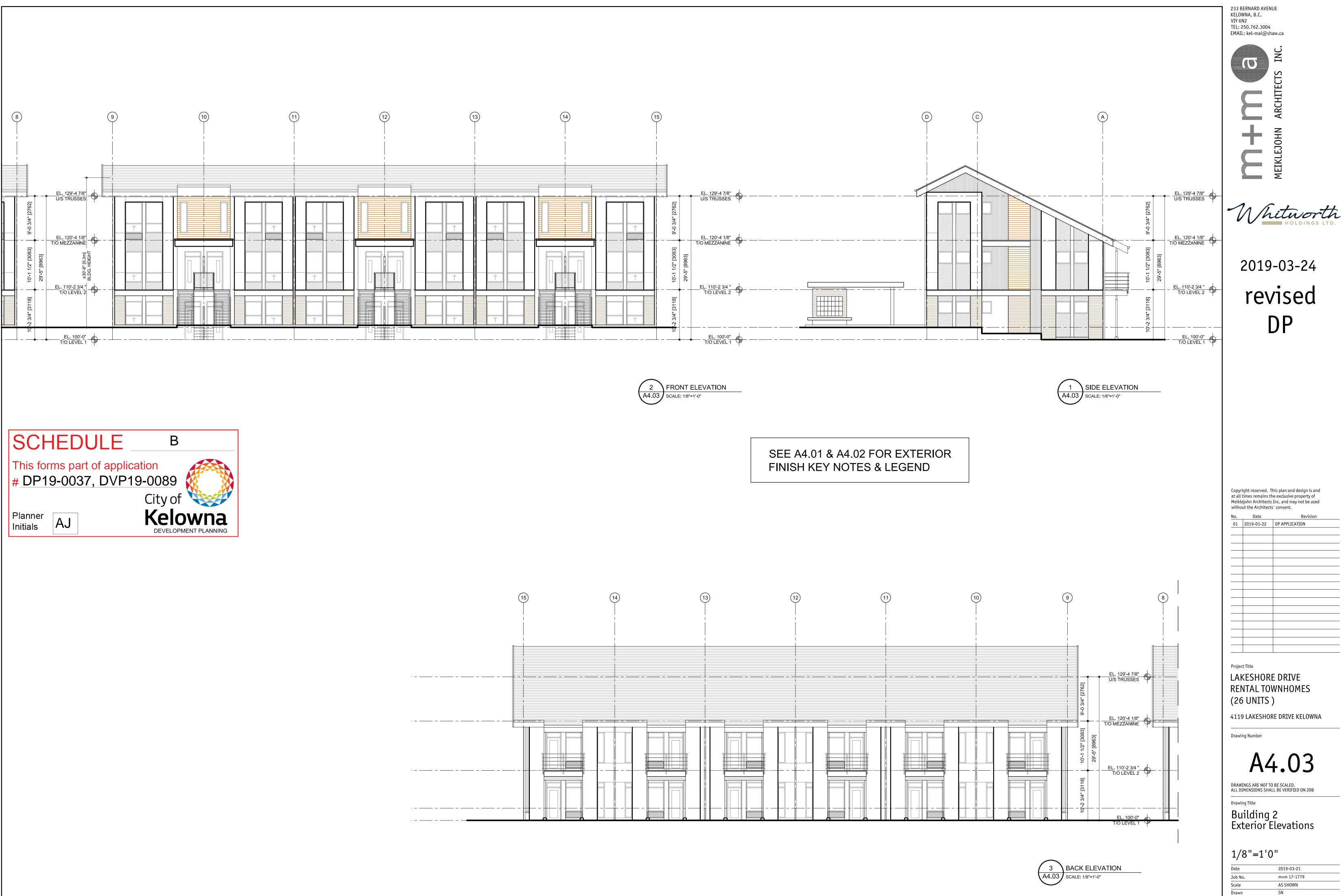


DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title Building 1 Exterior Elevations

1/8"=1'0"

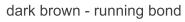
Date	2019-03-21
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



Checked

JM





hardie - horizontal espresso

hardie - vertical iron grey

hardi panel grey



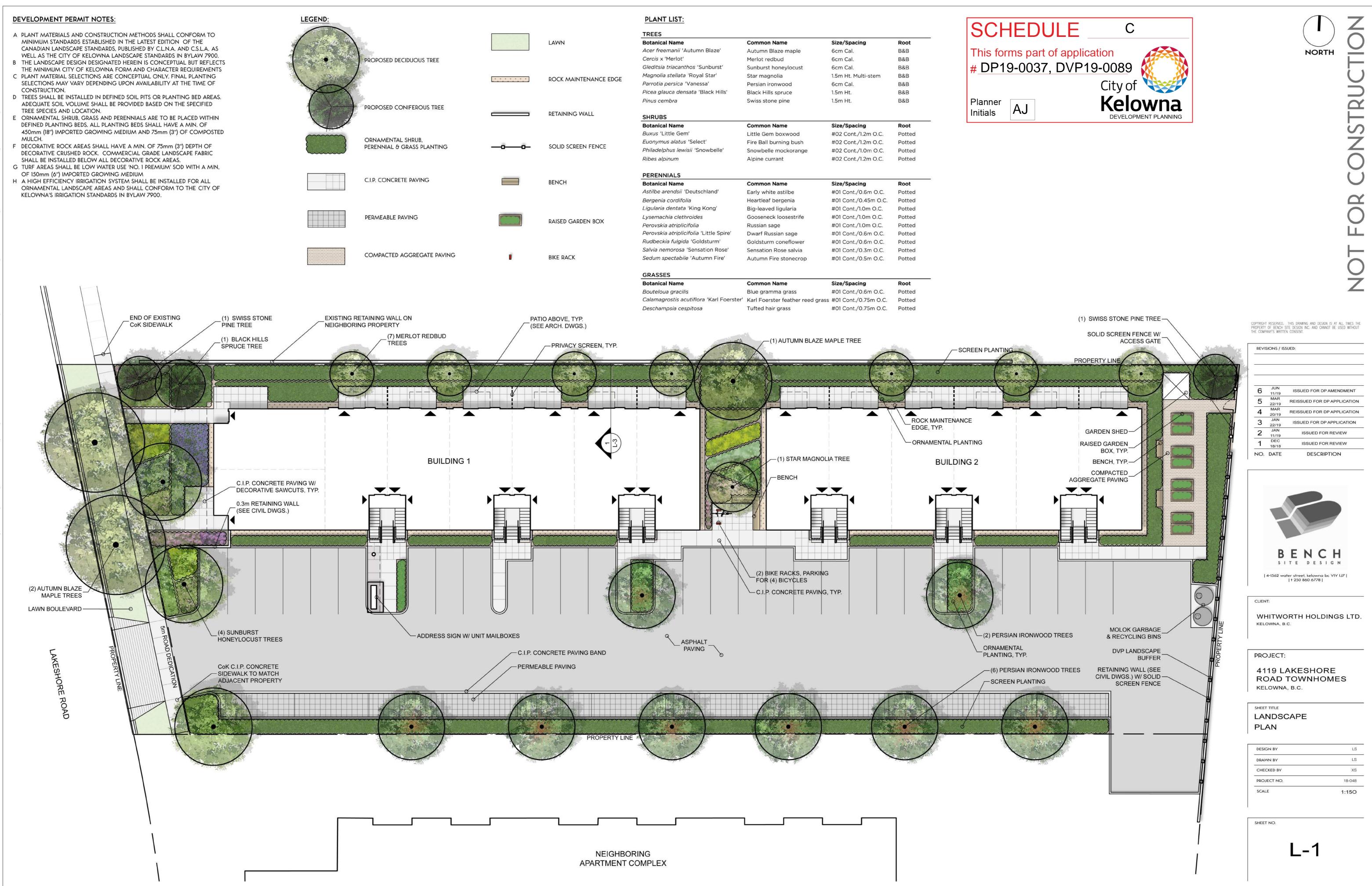


The Residence at Lakeshore

material board

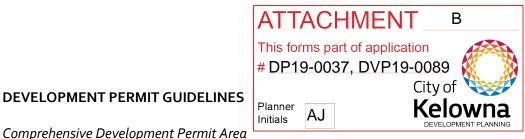


april 1, 2019









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?			\checkmark
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		1	1
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?		\checkmark	
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			I
Does landscaping:	-	-	-
 Compliment and soften the building's architectural features and mitigate undesirable elements? 	~		
 Maintain the dominant pattern of landscaping along the street and surrounding properties? 	~		
Enhance the pedestrian environment and the sense of personal safety?	✓		
 Screen parking areas, mechanical functions, and garbage and recycling areas? 		\checkmark	
 Respect required sightlines from roadways and enhance public views? 	✓		
• Retain existing healthy mature trees and vegetation?		~	
• Use native plants that are drought tolerant?	~		
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?	\checkmark		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
 Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	~		
 Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	~		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	~		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?		~	
Does at most 50% of the total landscaped area require medium or high water use?		~	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	~		
Do water features such as pools and fountains use recirculated water systems?			~
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	~		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
Irrigation System Guidelines		L	
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	~		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		~	
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	~		
Are building materials vandalism resistant?		\checkmark	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		~	
Are the site layout, services and amenities easy to understand and navigate?	~		
Signs			
Do signs contribute to the overall quality and character of the development?	~		
Is signage design consistent with the appearance and scale of the building?	~		
Are signs located and scaled to be easily read by pedestrians?	~		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
For culturally significant buildings, is the signage inspired by historical influences?			~
Lighting			
Does lighting enhance public safety?	~		
Is "light trespass" onto adjacent residential areas minimized?			~
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			~
Is suitably scaled pedestrian lighting provided?			~
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			~



