ATTACHMENT A
This forms part of application
DP19-0105 DVP19-0106
City of Kelowna DEVELOPMENT PLANNING
Planner Initials LK

Development Permit & Development Variance Permit DP19-0105/DVP19-0106

City of Kelowna

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

454-464 West Avenue

and legally known as

Lot A District Lot 14 ODYD Plan EPP92146

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

Multiple Dwelling Housing

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	September 10, 2019
Decision By:	COUNCIL
Development Permit Area:	Conprehensive
Existing Zone:	C4 – Urban Centre Commercial
Future Land Use Designation:	MXR – Mixed Use (Residential/Commercial)

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: West Avenue Mission Group Rentals Ltd.

Applicant: Mission Group Enterprises

_____ _____

Terry Barton
Community 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, as per Schedule "'A":

Section 14.4.5(c)]: C4 – Urban Centre Commercial Development Regulations
To vary the required maximum height from 15.0 m or 4 storeys permitted to 18.3 m and 6 storeys proposed;

Section 14.4.5(e)]: C4 – Urban Centre Commercial Development Regulations
To vary the required minimum side yard from 2.0 m permitted to 0.30 m proposed

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 in the amount of $62,945.00 OR

b) A certified cheque in the amount of $62,945.00

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. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of $37,500.00 required for five (5) stalls as part of the proposed development within the Pandosy Urban Centre. Building Permit must be issued by September 1, 2020 for these fees to be in place. If the Building Permit is issued after this date, refer to Bylaw No. 8125 for current applicatble fees.

5. 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.

West Ave

ZONING SUMMARY

RENTAL		
ADDRESS	454 WEST AVENUE	464 WEST AVENUE
EXISTING ZONING	RU6 - TWO DWELLING HOUSING	RU1 - LARGE LOT HOUSING
REZONING	C4 - URBAN CENTRE COMMERCIAL	
LEGAL DESCRIPTION	LOT 3 PLAN 3056	
DEVELOPMENT PERMIT AREA	**********	
EXISTING LEGAL USE	SINGLE FAMILY RESIDENCES	
PROPOSED LEGAL USE	6 STOREY RENTAL MIXED-USE RESIDENTIAL / COMMERCAL	
GRADES	LEVEL	
NUMBER OF BUILDINGS	1 BUILDING	

CRITERIA FOR ALL TYPES OF APPLICATION:	C4 URBAN CENTRE COMMERCIAL	
	ZONING STANDARD	PROPOSAL
SITE AREA (sm)	460 sm	±2,330 sm
SITE WIDTH (m)	13.0m	±45.72 m
SITE DEPTH (m)	30.0m	±50.90 m
PARKING		
OFF-STREET PARKING	58 stalls min. (see parking calcs)	53 plus 5 tandem (see parking calcs)
PRIVATE OPEN SPACE bachelor = 6.0 sm 1-bed = 10.0 sm over 1- bed = 15.0 sm	595 sm	Balconies: ±444 sm Landscape/Amenity: ±684 sm Total: ±1,128 sm
HEIGHT OF BUILDING (S)/# OF STOREYS	15.0m / 4 storeys	±18.5m / 6 storeys DVP-2 (building height)
COVERAGE SITE COVERAGE OF BUILDING(S) (%)	75% max.	building: ±1,742sm / 2,330 ±74.8%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N.A.	N.A.
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	C4 URBAN CENTRE COMMERCIAL	
	ZONING STANDARD	PROPOSAL

BICYCLE PARKING SPACES

NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 48 units Total = 24 bikes min. Class II: 0.1 per dwelling unit x 48 units Total = 5 bikes min.	Class I: ±24 bike racks within parkade Class II: 5 stall bike racks (see site plan)
NUMBER OF LOADING SPACES	N.A	N.A
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
SETBACKS TO PARKING (m):		
NORTH (SIDE)	N.A	N.A
SOUTH (SIDE)	N.A	N.A
WEST (FRONT)	N.A	N.A
EAST (REAR)	N.A	N.A
FLOOR AREA NET	± 3,777 sm max. net area	± 3,099 sm (33,355 sf)

FAR FLOOR AREA RATIO (F.A.R.)			
1.3 0	standard	1.30	3,099 / 2,330 = 1.33
0.20	screened parkade	0.14 (41 / 58 x 0.2)	
0.84	co-opt car sharing	0	
0.18	public courtyard	0.18	
	total	1.62	

BUILDING (S) SETBACKS (m):		
NORTH (rear)	0 m	5.1 m to parkade
SOUTH (front)	0 m	1.1 m
WEST (side)	2.0m abutt RM4	0.3 m abutt RM4 DVP-3 (building setback - west side)
EAST (side)	0 m	3 m to parkade
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A

BUILDING AND FLOOR AREAS:

GFA UNIT TYPES		UNIT ±sf	UNIT ±sm	UNIT COUNT			BALCONY AREAS ±sm (incl. level 1 patios)
A	1 bed	555	51.6	20		Level 2 amenity	684.2
A1	1 bed	555	51.6	5		Level 2 balcony	148
B	2 bed	747	69.4	10		Level 3	71
B1	2 bed	713	66.2	4		Level 4	71
B2	2 bed	762	70.8	4		Level 5	71
B3	2 bed	734	68.2	3		Level 6	84
C	3 bed	942	87.5	1			
C1	3 bed	1186	110.2	1			
TOTAL NET AREA FOR F.A.R.		33,355	3,099	48			

COMMON / PRIVATE OPEN SPACE:	±sf	±sm
BALCONIES	4,778	444
LEVEL 2 AMENITY	7,365	684
TOTAL	12,143	1,128

GFA	GFA ±sf	GFA ±sm	Res. GFA ±sf	Res. GFA ±sm		
level 1 parkade	16,970	1,577				
level 1 cru			1,780	165.4		
level 2			8,234	765.0		
level 3			7,576	703.8		
level 4			7,576	703.8		
level 5			7,576	703.8		
level 6			7,465	693.5		

SITE COVERAGE AREAS:	
BLDG. FOOTPRINT AREA (LEVEL 1) FOR SITE COVERAGE:	±1,742sm (18,750 sf)
TOTAL FOOTPRINT AREA + PARKING @ GRADE:	N.A.

PARKING CALCULATIONS

STALL SIZE	WIDTH		LENGTH		HEIGHT		PARKING RATIO required	PARKING RATIO proposed
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-6"	2.0m		42
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m			23 max.	14 (+ 5 tandem)
COMPACT SIZE STALL (10% max)	6'-6"	2.0m	11'-2"	3.4m			6 max.	0
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m			1 min.	1
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m						

PARKING REQUIREMENTS:			
	RESIDENTIAL:		no of stall
	regular: 1.0 stall / unit	48 units	48
	visitor: 1.0 stall / 7 unit		7 (48 unit / 7 stall)
	cru: 1.75 per 100sm	105 sm	3
	TOTAL PARKING REQUIRED:		58 stall
	TOTAL PARKING PROVIDED:		
	WITHIN PARKADE:	41 stall	
		5 tandem	
	VISITOR:	7 stall	
	PARKING @ GRADE:	5 stall	
	TOTAL	58 stall	
		DVP-1 (parking stall to incl tandem)	

BUILDING CODE REVIEW

OCCUPANCY	GROUP C		PARKADE: GROUP F3	
ARTICLE	3.2.2.48		3.2.2.82	
NO. OF STOREYS	6 STOREY		6 STOREY	
NO. OF STREETS FACING	1		1	
MAX. BUILDING AREA	PROPOSED	CODE MAXIMUM	PROPOSED	CODE MAX.
	±1,742sm	6,000 sm	±1,742 sm	6,000 sm

NOTE:
- OCCUPANCY GROUPS A2, D, AND E APPLY TO LEVEL 1 CRU'S
- GFA OF CRU'S (164 sm) IS LESS THAN 10 % OF THE BUILDING AREA (1742 sm) AND WILL NOT BE CONSIDERED AS MAJOR OCCUPANCIES IN ACCORDAANCE WITH 3.2.2.8

CONSTRUCTION TYPE	NON-COMBUST.	NON-COMBUST.
SPRINKLERED	YES	YES
ASSEMBLY RATINGS:		
FLOOR	1 HR (1.5 HR ABOVE PARKADE)	
WALLS / BEARING STRUCTURE	1 HR (1.5 HR AT PARKADE)	
ROOFS	1 HR	

SPATIAL SEPARATION: 3.2.3.1.D

	SOUTH (FRONT) & NORTH WALL	WEST WALL (CRU ONLY)	EAST WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED, LIMITING DISTANCES EXCEED 7.0m, OR BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	±28.0sm	±20.0sm
OPENING AREA		0.0sm	±5.1sm
% PROVIDED		0.0%	±25.5%
LIMITING DISTANCE		±2.8m	3.0m MIN.
% PERMITTED		±46%	60%
CONSTRUCTION TYPE		Combust.	Combust.
CLADDING MATERIAL		Non-combust.	Non-combust.
REQUIRED RATINGS		45 MINUTES	45 MINUTES

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL:	46sm / PERSON X 1,577sm	35 PERSONS
RESID. LEVEL 2:	2 PERSONS/ SLEEPING ROOM X 13 ROOMS±	26 PERSONS
RESID. LEVELS 3 to 6:	2 PERSONS/ SLEEPING ROOM X 15 ROOMS±	30 PERSONS PER FLOOR

EXIT FACILITIES 3.1 TO 3.6

REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL	6.1mm/ person X 35 persons = 800mm MIN.	min. 2 doors @ 3'-0" = 6'-0" (1829mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 10 (doors)	6.1mm/ person X30 persons max.	min. 2 doors @ 3'-0"
	= 800mm MIN.	width/ floor = 6'-0" (1829mm)
LEVEL 1 - 10 (stairs)	8.8mm/ person X 30 persons max.	min. 2 stairs @ 3'-10"
	= 1100mm MIN.	width/ floor = 7'-8" (2337mm)
RESIDENTIAL UNITS	min. 1 door @ 800mm (each unit)	36" door @ each unit
EXIT THROUGH LOBBY	yes	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair doors & lobby)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (1.5 HR AT PARKADE)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	1.5 HR	3.3.5.6.
GROUP D TO E	NO RATING	3.1.3.1.
GROUP D TO A2	2 HR	3.1.3.1.
GROUP E TO A2	2 HR	3.1.3.1.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	3.3.3.21.

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	YES	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.
REQ'MTS FOR HIGH BUILDINGS	NO	3.2.6.1.(1)(d)

ACCESSIBILITY REQUIREMENTS 3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NOT REQUIRED	YES
ACCESSIBLE WASHROOM	NOT REQUIRED	YES

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 REQ'D / DWELLING UNIT 3.7.2.2.(11)

NOTE: EACH CRU TO HAVE WASHROOM REQUIREMENTS CONFIRMED BY FUTURE TENANTS DURING THEIR LEASEHOLD IMPROVEMENTS (N.I.C.)

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2019-08-06

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No.	Date	Revision
01	2019-08-06	DP Application

Project Title

WEST AVE RENTAL
6-STOREY WITH
PARKADE LEVEL

454 & 464 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number

A1.01

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

Drawing Title

ZONING & CODE
SUMMARY

Date	2019-08-06
Job No.	m+m 17-1781
Scale	AS SHOWN
Drawn	SN
Checked	JM

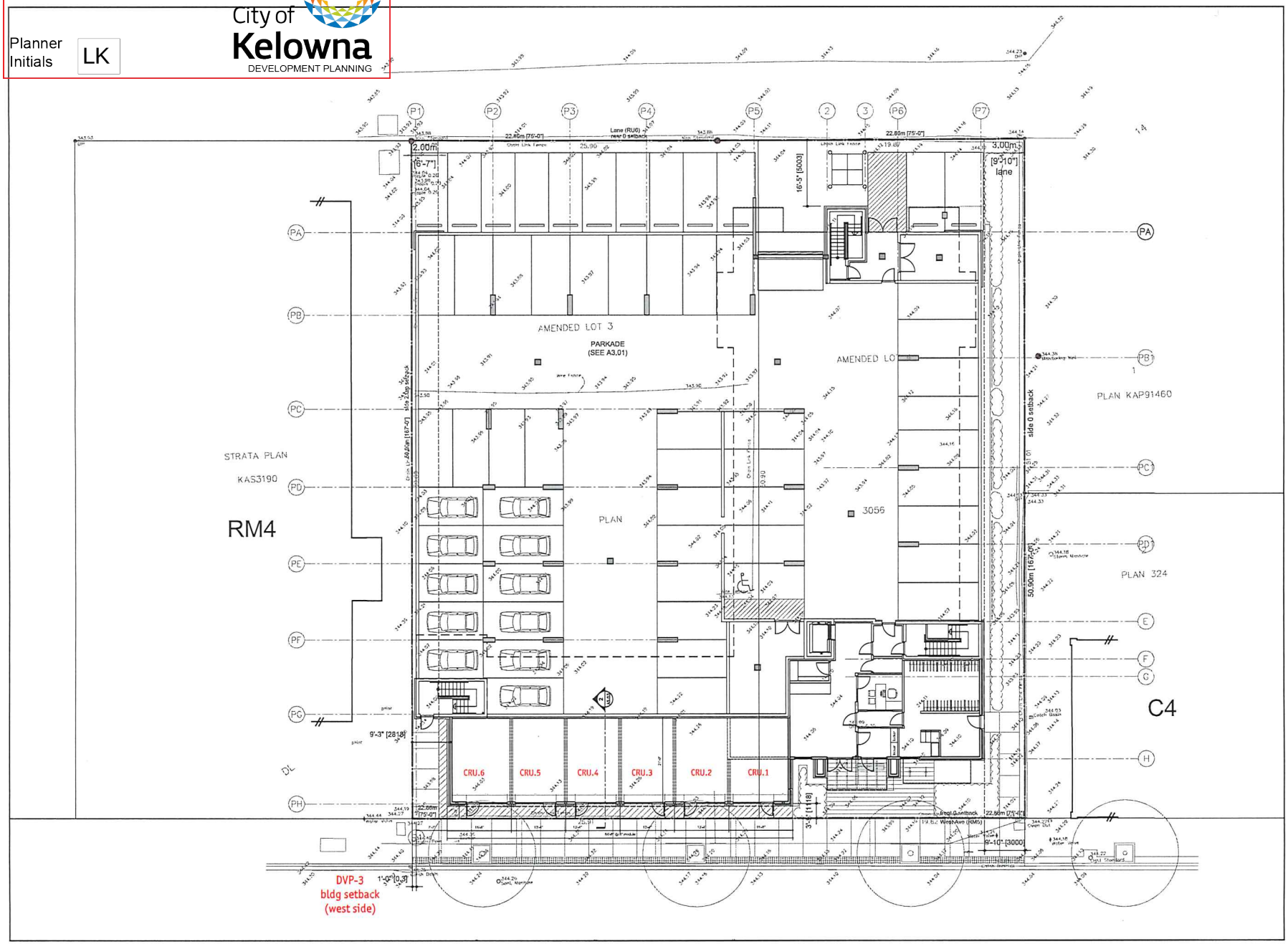
SCHEDULE A

This forms part of application

DP19-0105 DVP19-0106

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK



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Drawing Number

A2.01

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Drawing Title

SITE PLAN

scale:1"=10'-0"

Date	2019-08-06
Job No.	m+m 17-1781
Scale	AS SHOWN
Drawn	SA
Checked	JM

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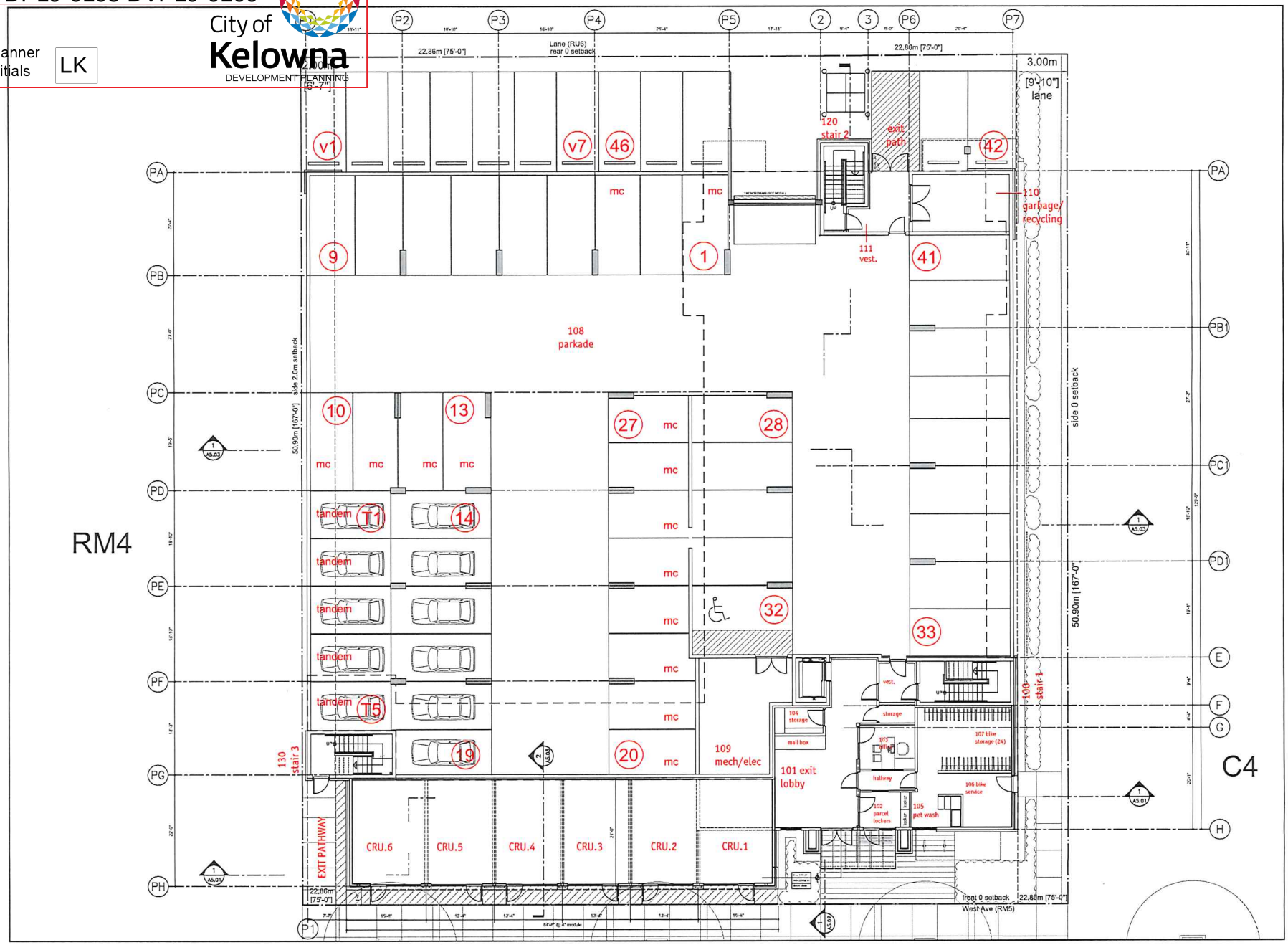

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PARKADE LEVEL

454 & 464 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number
A3.01

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Drawing Title
LEVEL 1 PLAN

scale: 1/8"=1'-0"

Date	2019-08-04
Job No.	m+m 17-1781
Scale	AS SHOWN
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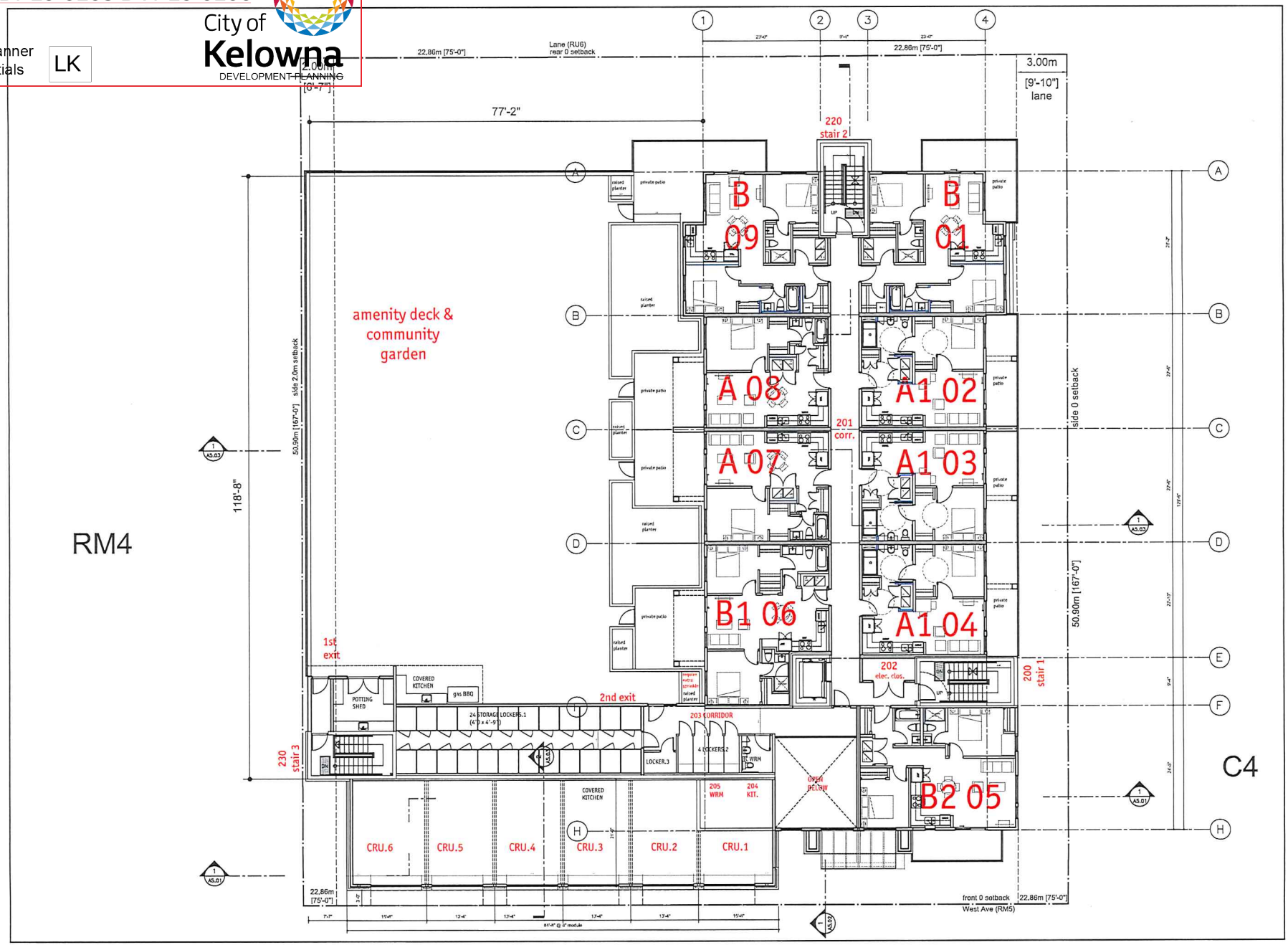

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454 & 444 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number
A3.02

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Drawing Title
LEVEL 2 PLAN

scale: 1/8"=1'-0"

Date	2019-08-06
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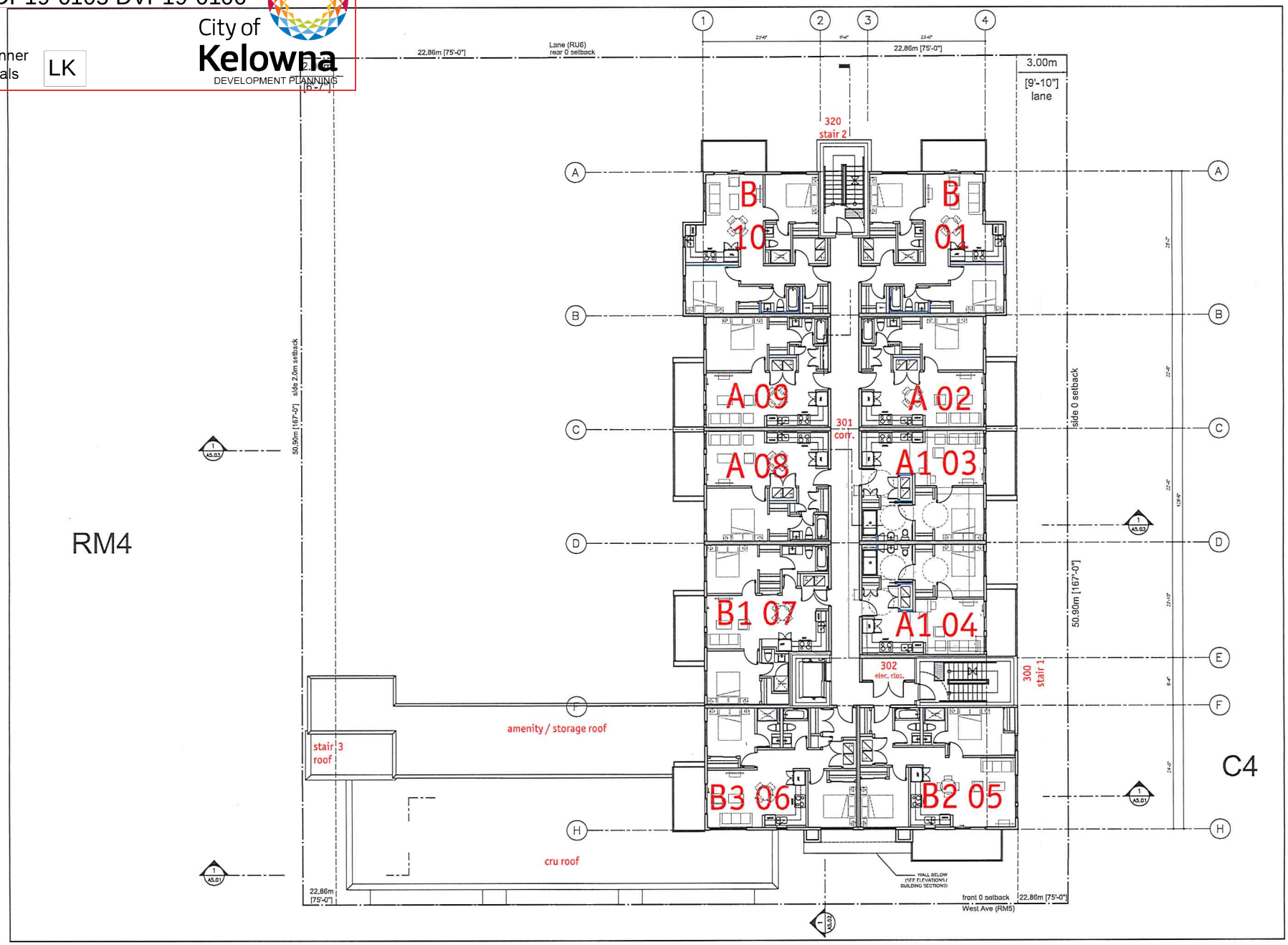

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Drawing Number

A3.03

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Drawing Title

LEVEL 3

scale: 1/8"=1'-0"

Date	2019-08-06
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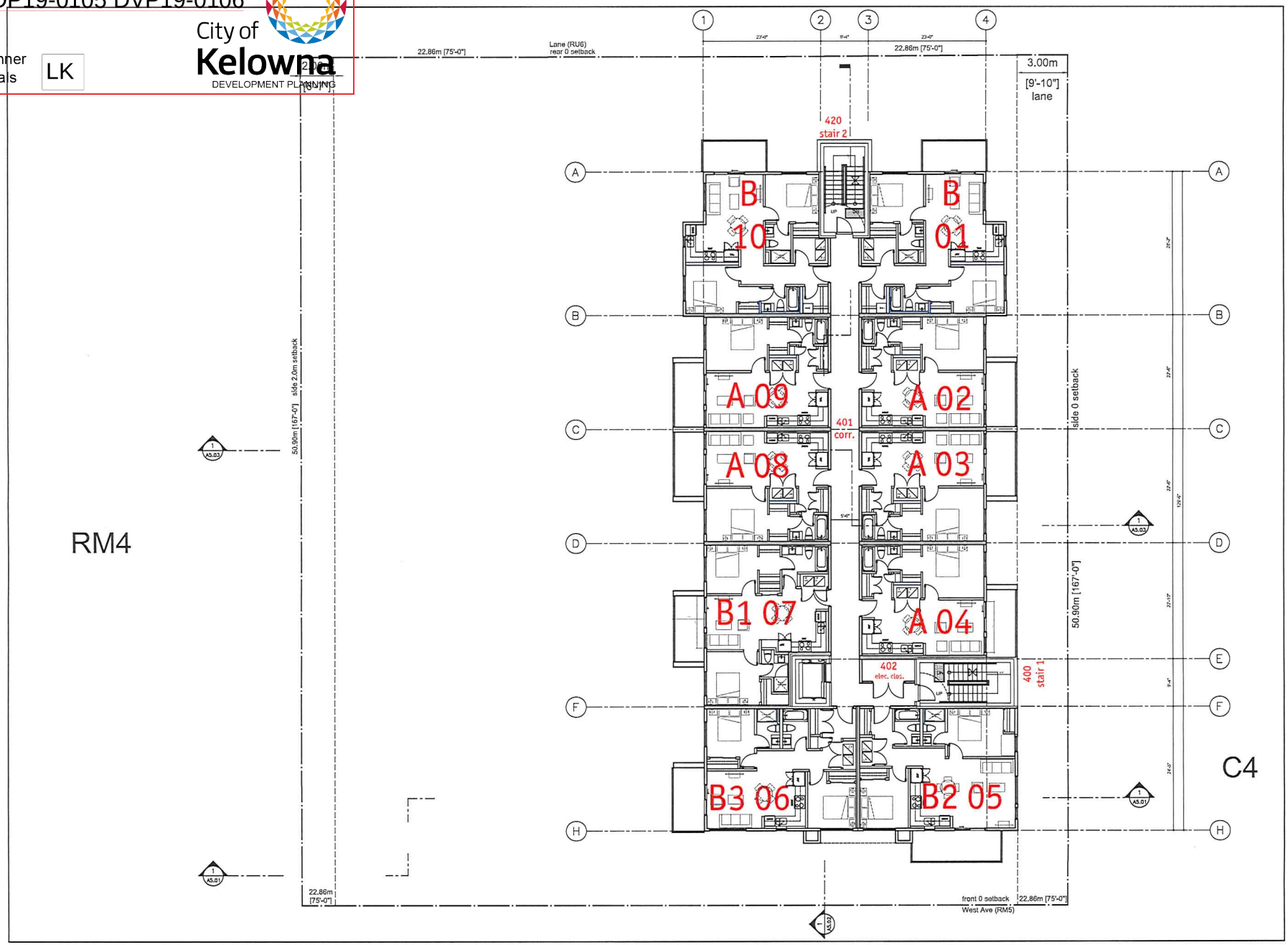

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Drawing Number
A3.04

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Drawing Title
LEVEL 4

scale: 1/8"=1'-0"

Date	2019-08-06
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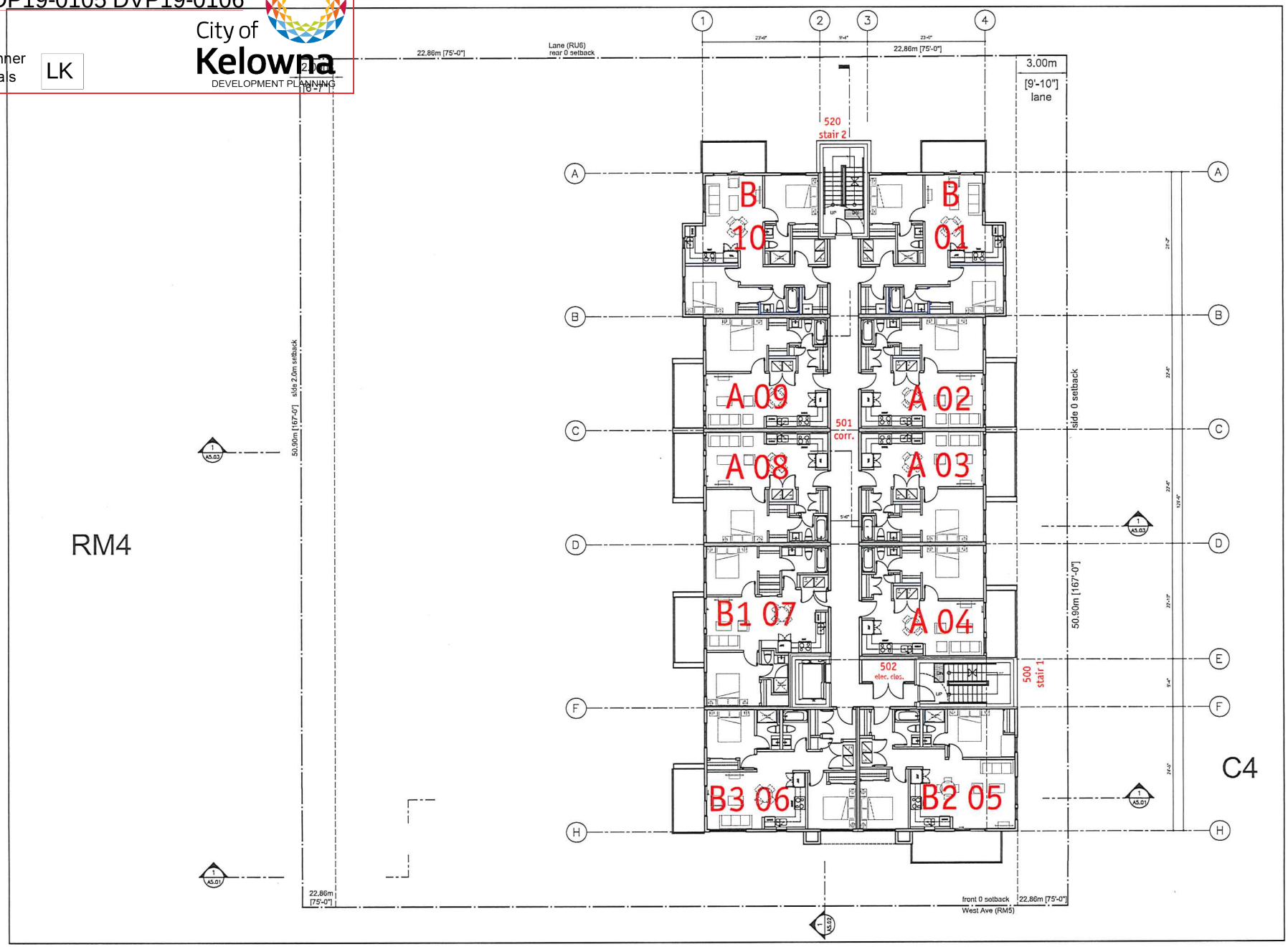

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2019-08-06

DP

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No.	Date	Revision
01	2019-08-06	DP Application

Project Title

WEST AVE RENTAL
6-STOREY WITH
PARKADE LEVEL

454 & 464 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number

A3.05

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

Drawing Title

LEVEL 5

scale: 1/8"=1'-0"

Date	2019-08-06
Job No.	m+m 17-1781
Scale	AS SHOWN
Drawn	SA
Checked	JM

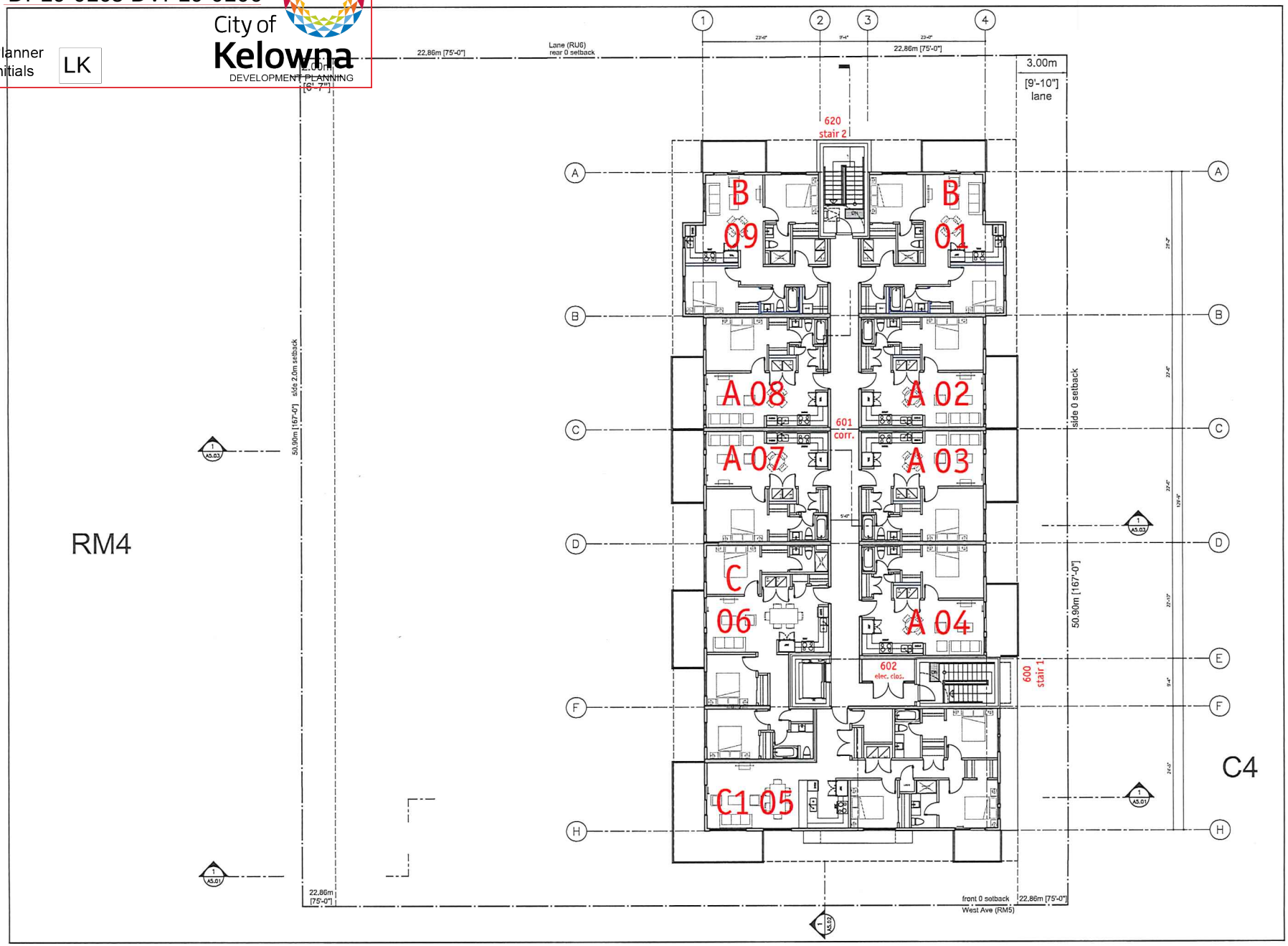
SCHEDULE A

This forms part of application

DP19-0105 DVP19-0106

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK



233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mail@mtaw.ca

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2019-08-06

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Project Title

WEST AVE RENTAL
6-STOREY WITH
PARKADE LEVEL

454 & 464 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number

A3.06

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

Drawing Title

LEVEL 6 PLAN

scale: 1/8"=1'-0"

Date	2019-08-06
Job No.	m+m 17-1781
Scale	AS SHOWN
Drawn	SA
Checked	JM

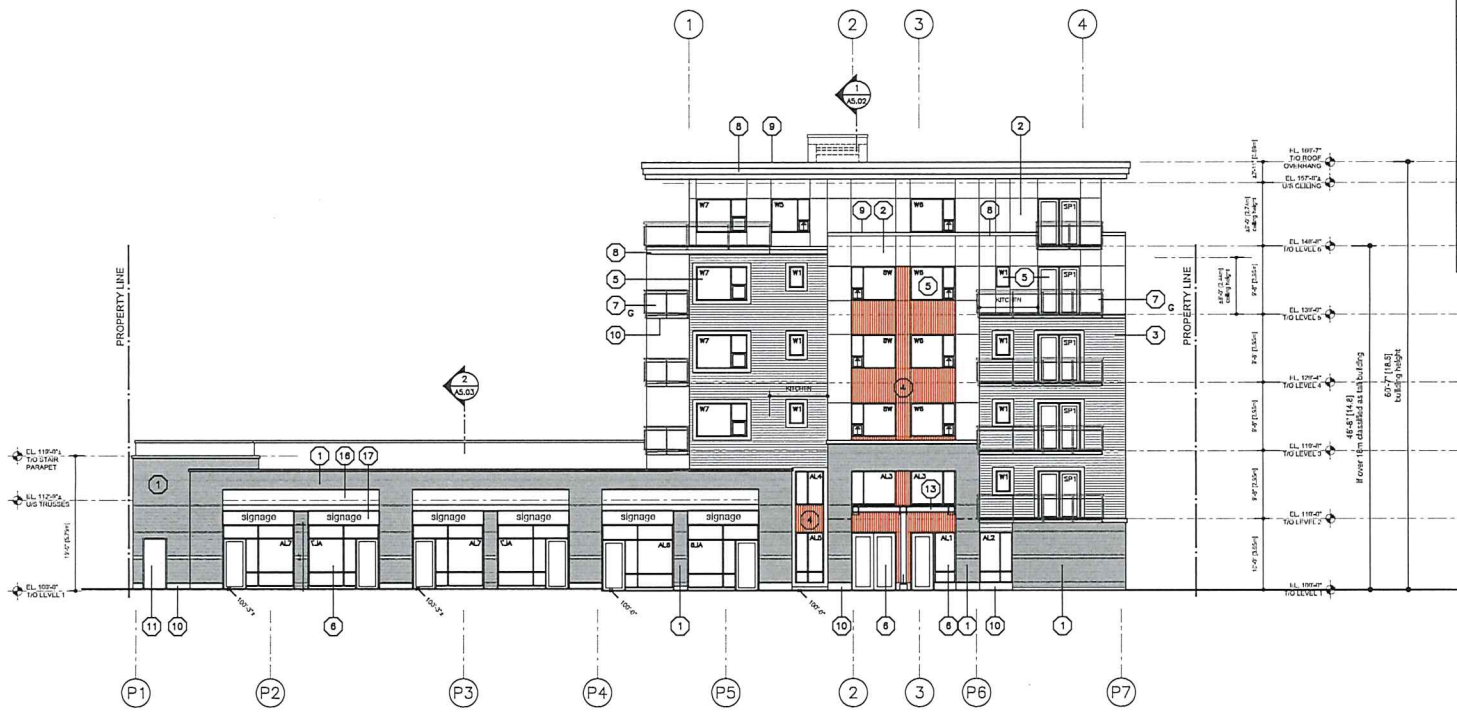
SCHEDULE B

This forms part of application

DP19-0105 DVP19-0106

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK



BUILDING ELEVATION KEY NOTE:
NOTES: 1. REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION 2. REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES 3. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE.
1 BRICK VENEER
2 HARDI-PANEL CLADDING C/W REVEALS
3 HORIZONTAL FIBRE CEMENT SIDING
4 VERTICAL WOOD GRAIN / ALUM. SIDING
5 VINYL WINDOW & DOOR
6 ALUMINUM STOREFRONT WINDOW & DOOR
7 ALUMINUM PICKETS RAILING
7G ALUMINUM / GLASS RAILING
8 HARDI TRIM / ROOF FASCIA
9 PREFINISHED SHEET STEEL FLASHING
10 EXPOSED ARCHITECTURAL CONCRETE FINISH
10G TYPICAL CAST REVEALS
11 PAINTED METAL DOOR
12 PAINTED METAL O/H DOOR
13 GLULAM / GLASS CANOPY
14 CHAIN LINK DOOR
15 ALUMINUM PICKETS / WOOD PANELS RAILING
16 ALUMINUM FRAME / FABRIC CANOPY
17 SIGNAGE BOARD

233 BERNARD AVENUE
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V1Y 6N7
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01	2019-08-06	DP Application

Project Title

WEST AVE RENTAL
6-STOREY WITH
PARKADE LEVEL

454 & 464 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number

A4.01

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

Drawing Title

BUILDING ELEVATION
(West Avenue)

scale: 1/8"=1'-0"

Date	2019-08-06
Job No.	m+m 17-1741
Scale	AS SHOWN
Drawn	SN
Checked	JM

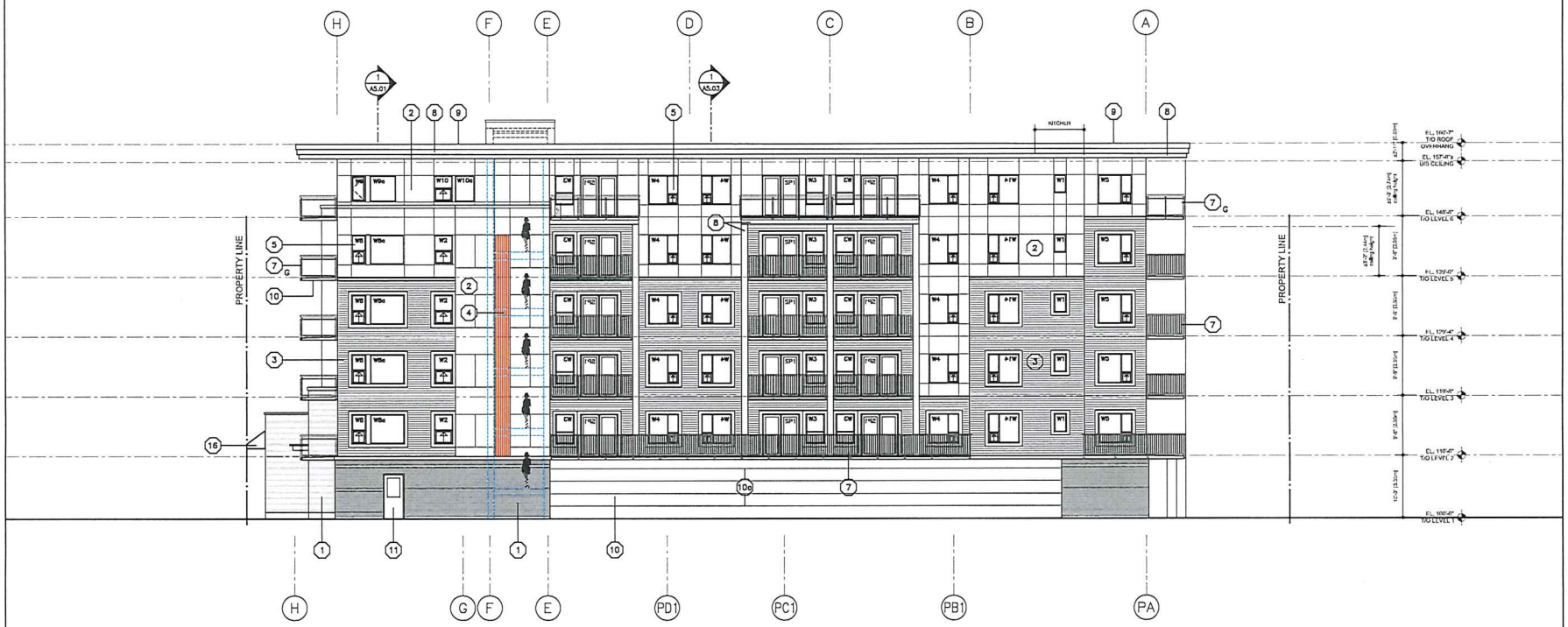
SCHEDULE B

This forms part of application

DP19-0105 DVP19-0106

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK



Note:
See A4.01 for elevation key note legend

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No.	Date	Revision
01	2019-08-06	DP Application

Project Title
WEST AVE RENTAL
6-STOREY WITH
PARKADE LEVEL

454 & 454 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number
A4.02

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

Drawing Title
BUILDING ELEVATION

scale: 1/8"=1'-0"

Date	2019-08-06
Job No.	m+m 17-1741
Scale	AS SHOWN
Drawn	SN
Checked	JM

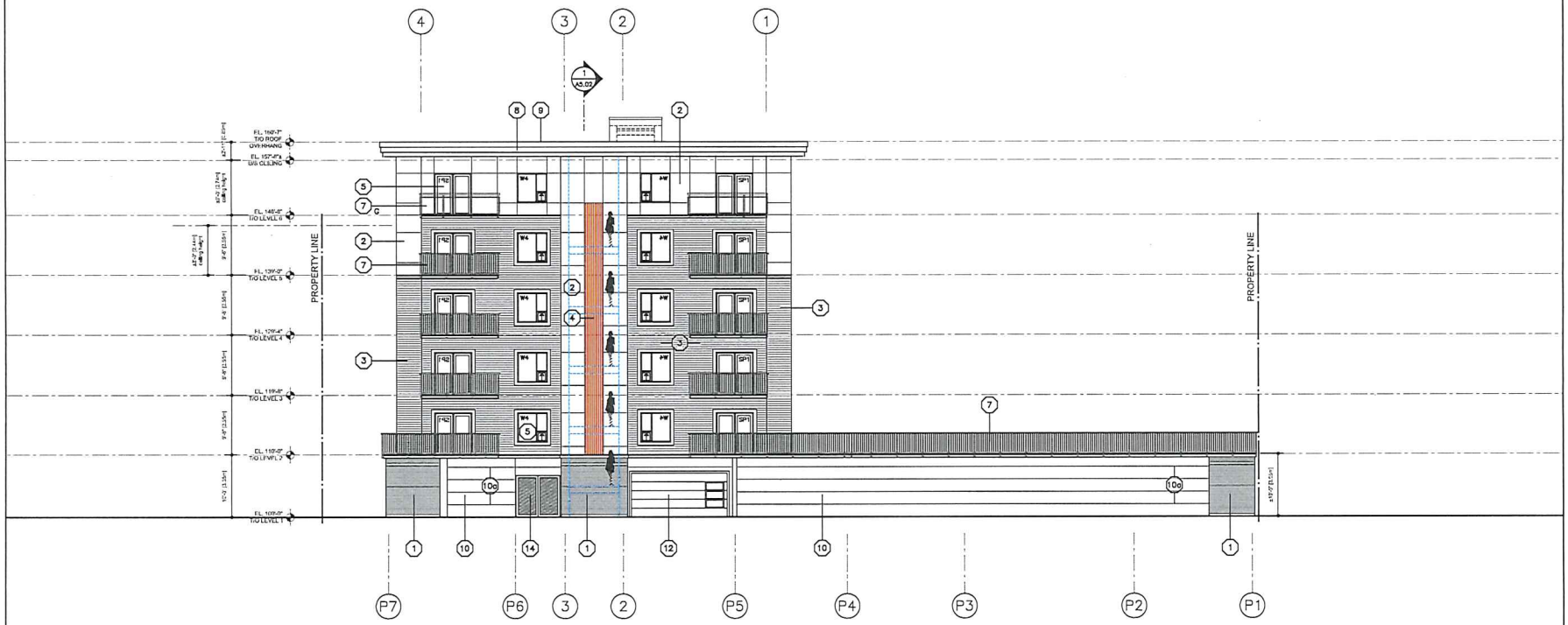
SCHEDULE B

This forms part of application

DP19-0105 DVP19-0106

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK



Note:
See A4.01 for elevation key note legend

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2019-08-06

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01	2019-08-06	DP Application

Project Title
WEST AVE RENTAL
6-STOREY WITH
PARKADE LEVEL

456 & 464 WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number

A4.03

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

Drawing Title
BUILDING ELEVATION
(Lane)

scale: 1/8"=1'-0"

Date	2019-08-06
Job No.	m+m 17-1781
Scale	AS SHOWN
Drawn	SN
Checked	JM

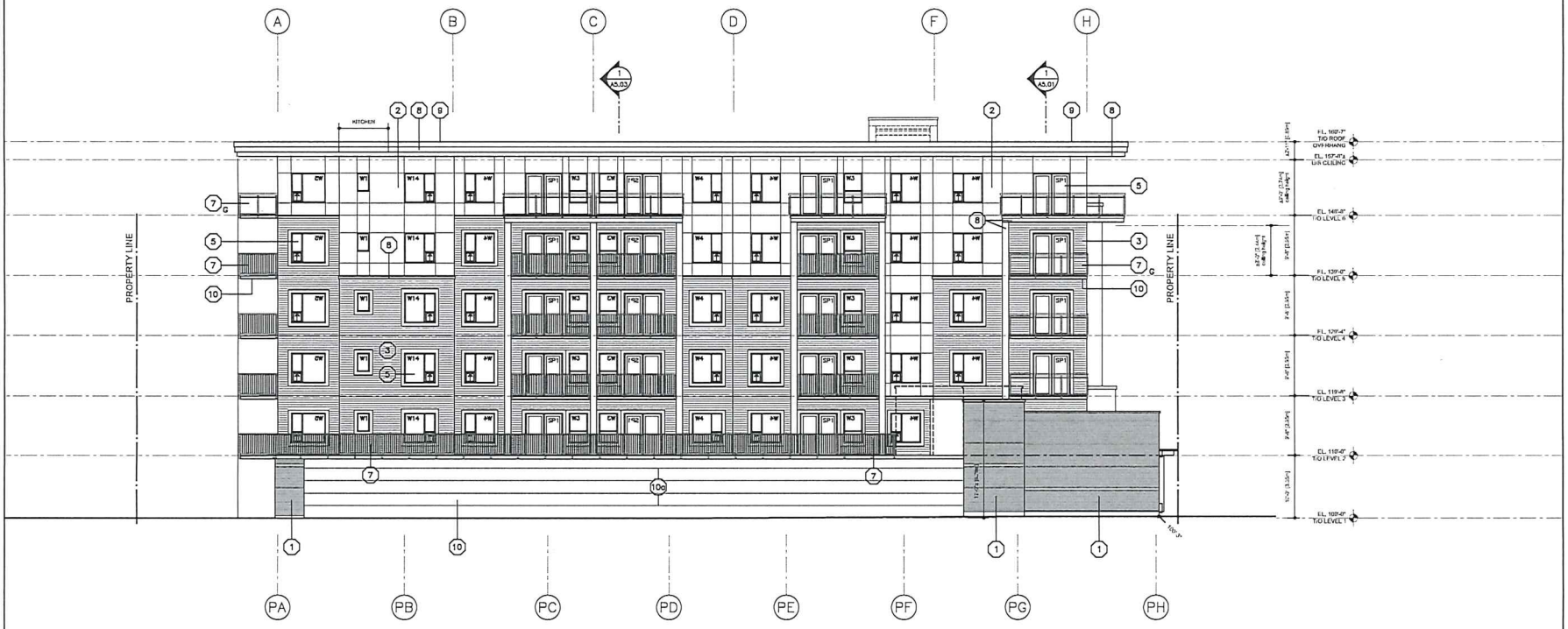
SCHEDULE B

This forms part of application

DP19-0105 DVP19-0106

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK



Note:
See A4.01 for elevation key note legend

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No.	Date	Revision
01	2019-08-06	DP Application

Project Title
WEST AVE RENTAL
6-STOREY WITH
PARKADE LEVEL

a/ka 5 w/w WEST AVENUE KELOWNA V1Y 4Z2

Drawing Number

A4.04

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

Drawing Title
BUILDING ELEVATION

scale: 1/8"=1'-0"

Date	2019-08-06
Job No.	m+m 17-1741
Scale	AS SHOWN
Drawn	SN
Checked	JM

SCHEDULE C

This forms part of application

DP19-0105 DVP19-0106

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK

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 FRACTURED ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.

G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM

H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

LEGEND:

- PROPERTY LINE
- VEHICULAR ENTRANCE
- MAIN BUILDING ENTRY
- COMMERCIAL UNIT / SECONDARY BUILDING ENTRY
- BENCH
- BIKE RACK (2) STALLS PER RACK
- C.I.P. CONCRETE WITH SAWCUT JOINTS
- CONCRETE UNIT PAVERS TYPE 1
- CONCRETE UNIT PAVERS TYPE 2
- DECORATIVE ROCK MAINTENANCE EDGE
- ORNAMENTAL GRASS, PERENNIAL, AND SHRUB PLANTINGS
- DECIDUOUS STREET TREE

LEVEL 1 REPRESENTATIVE PLANT LIST:

TREES

Botanical Name	Common Name	Size	Root
Fraxinus x 'Northern Treasure'	Northern Treasure ash	6cm Cal.	B&B

SHRUBS

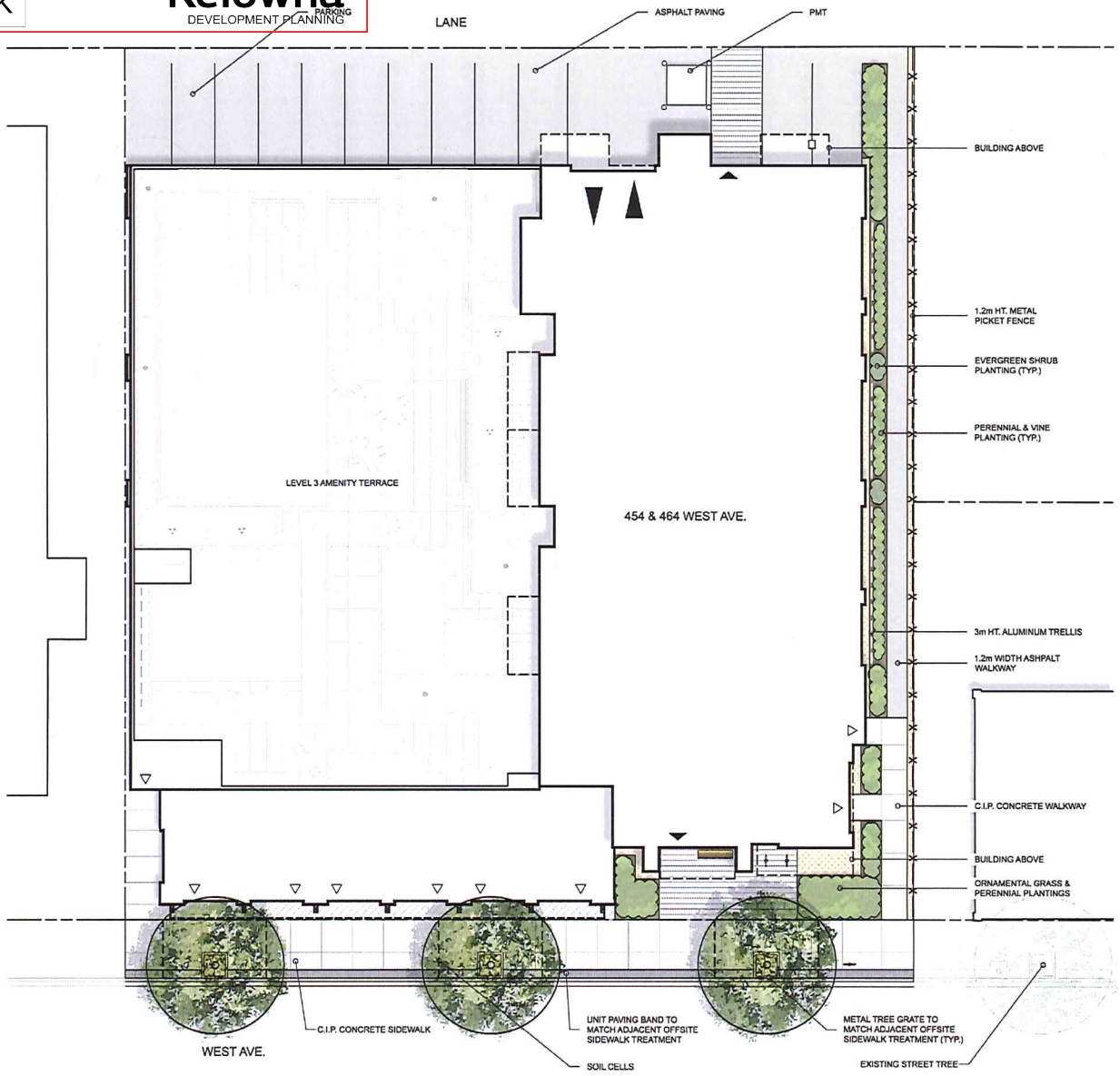
Botanical Name	Common Name	Size	Root
Buxus 'Green Velvet'	Green Velvet boxwood	#03 Cont./0.6m O.C.	Potted

PERENNIALS, BULBS, AND VINES

Botanical Name	Common Name	Size	Root
Allium christophii	Star of Persia	As Shown	Bulbs
Geum 'Fire Storm'	Fire Storm geum	#01 Cont./0.45m O.C.	Potted
Helleborus 'Ivory Prince'	Ivory Prince hellebore	#01 Cont./0.3m O.C.	Potted
Lonicera heckrottii 'Goldflame'	Goldflame honeysuckle	#01 Cont./2.0m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size	Root
Miscanthus sinensis 'Purpurascens'	Flame grass	#01 Cont./0.9m O.C.	Potted



NOT FOR CONSTRUCTION

NO	DATE	DESCRIPTION
1	MAR 19/19	ISSUED FOR DP APPLICATION

BENCH SITE DESIGN

CLIENT: MISSION GROUP KELOWNA, B.C.

PROJECT: 454 & 464 WEST AVE. KELOWNA, B.C.

SHEET TITLE: CONCEPT PLAN LEVEL 1

DESIGN BY	AJ
DRAWN BY	AJ
CHECKED BY	JG
PROJECT NO.	15-124
SCALE	1:125

SHEET NO. L-1

SCHEDULE C

This forms part of application

DP19-0105 DVP19-0106

Planner Initials LK

City of Kelowna
DEVELOPMENT PLANNING

BUILDING ENTRY FURNISHINGS CHARACTER

WEST AVE. FRONTAGE CONCRETE UNIT PAVERS

BUILDING ENTRY ORNAMENTAL GRASSES & BULBS

STREET TREES

METAL TRELLIS VINE SUPPORT

HONEYSUCKLE VINES

LEVEL 3 AMENITY DECK: PAVING STYLE & COMMUNAL DINING

LEVEL 3: SEATING PODS

LEVEL 3 REPRESENTATIVE PLANT LIST:

TREES

Botanical Name	Common Name	Size	Root
Acer rubrum 'Autumn Spire'	Autumn Spire maple	6cm Cal.	B&B
Maackia amurensis	Amur maackia	4cm Cal.	B&B
Prunus salicina 'Santa Rosa'	Santa Rosa plum	4cm Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size	Root
Berberis thunbergii 'Monlers'	Golden Nugget barberry	#3 pot/0.5m O.C.	Potted
Hydrangea paniculata 'ILBOVO'	Bobo hydrangea	#3 pot/1.0m O.C.	Potted

PERENNIALS AND BULBS

Botanical Name	Common Name	Size	Root
Achillea millefolium 'Terracotta'	Terracotta yarrow	#2 pot/0.6m O.C.	Potted
Alchemilla mollis	Lady's mantle	#2 pot/0.6m O.C.	Potted
Echinacea purpurea	Purple coneflower	#2 pot/0.6m O.C.	Potted
Narcissus 'Salome'	Salome daffodil	As shown	Bulbs
Nepeta x faassenii 'Walker's Low'	Walker's Low catmint	#2 pot/0.6m O.C.	Potted
Sedum kamtschaticum	Russian sedum	#2 pot/0.6m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size	Root
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition grama grass	#2 pot/0.6m O.C.	Potted
Miscanthus sinensis 'Graziella'	Graziella maiden grass	#2 pot/1.0m O.C.	Potted

LEGEND:

- PROPERTY LINE
- MAIN BUILDING ENTRY
- SECONDARY BUILDING ENTRY
- BENCH
- PLANTER WALL: 0.45m (18") SOIL DEPTH
- PLANTER WALL: 0.90m (36") SOIL DEPTH
- HYDRAPRESSED SLAB PAVING TYPE 1
- HYDRAPRESSED SLAB PAVING TYPE 2
- LAWN FROM SOD
- GRANULAR PAVING
- ORNAMENTAL GRASS, PERENNIAL AND SHRUB PLANTINGS
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE

NOT FOR CONSTRUCTION

REVISIONS / ISSUED:

NO	DATE	DESCRIPTION
1	MAR 19/19	ISSUED FOR DP APPLICATION

BENCH SITE DESIGN

CLIENT
MISSION GROUP
KELOWNA, B.C.

PROJECT:
454 & 464 WEST AVE.
KELOWNA, B.C.

SHEET TITLE
CONCEPT PLAN
LEVEL 3

DESIGN BY	AJ
DRAWN BY	AJ
CHECKED BY	KS
PROJECT NO.	19-034
SCALE	1:125

SHEET NO.
L-2

ATTACHMENT B
This forms part of application
DP19-0105 DVP19-0106
Planner Initials LK
City of Kelowna
DEVELOPMENT PLANNING

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:	-	-	-
• 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?			✓
• 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?			✓

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			
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?	✓		
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?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does lakeside development act as a transition between the lake and inland development?			✓
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?			✓
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?	✓		