

DRAFT Development Permit & Development Variance Permit DP19-0161 & DVP19-0162



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

1659 Water St

and legally known as

Lot 12, Block 6, District Lot 139, ODYD, Plan 462, Except Plan KAP82841

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

Office Building

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

Date of Decision:

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by two years after the Date of Decision by Council.

Existing Zone: C7 Future Land Use Designation: MXR

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: MJI Contracting Inc., Inc. No. BC0915334

Applicant: Matthew Isabelle

Terry Barton
Development Planning Department 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";

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

Section 14.7.5(h) - C7 – Central Business Commercial - Development Regulations

- 1. To vary the setback above the 16.0 m height mark for the front yard from 3.0 m to 0.0 m.
- 2. To vary the setback above the 16.0 m height mark for the side yard (east) from 4.0 m to 0.1 m.
- 3. To vary the setback above the 16.0 m height mark for the flanking side yard (west) from 4.0 m to 0.0 m.

Table 8.3.2 - Required Off-Street Parking Requirements - Commercial

- 4. To vary the minimum off-street parking from 10 stalls to 3 stalls (cash-in-lieu for the remainder 3 stalls).

Table 8.5 - Minimum Bicycle Parking Required

- 5. To vary the minimum off-street short-term bicycle parking from 6 stalls to 0 stalls.

Section 14.7.7(d) - C7 – Central Business Commercial - Other Regulations

- 6. To vary the minimum commercial on ground floor area percentage from 90% to 68% on Leon Avenue and 40% on Water Street.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend

This Development Permit and Development Variance Permit is valid for two (2) years from the Date of Decision by City Council, with no opportunity to extend.

3. PERFORMANCE SECURITY

Prior to issuing any building permit, the applicant shall submit 3 cash-in-lieu of parking stalls as stated within Bylaw 8125 Payment In Lieu of Parking Bylaw.

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.**

HANS P. NEUMANN ARCHITECT INC.

1520 Highland Drive North, Kelowna, B.C. V1Y 4K5

Phone: (250) 868-0878

Fax: (250) 868-0837

Principal: Hans P. Neumann, Architect AIBC, B.Arch., B.E.S.

April 22, 2020

**The Honourable Mayor Colin Basran
and City of Kelowna Council
1435 Water Street
Kelowna, B.C. V1Y 1J4**

Re: Proposed Retail/Commercial Project @ 1659 Water Street

We hereby request your consideration for the following approach to address parking requirements for the above-noted unique C7 – Central Business Commercial zoned project, which generally complies with the OCP vision for the area.

The current C7 Parking Schedule requires 0.9 spaces per 100 sq.m. of Gross Floor Area (GFA), which would equate to 10 spaces. As previously stated, the site dimensions and configuration simply do not support any kind of drive aisle & parking spaces. In addition, discussions with city traffic & engineering department staff confirms that they would not even consider any access off of Leon Avenue or Water Street.

As such we are requesting a variance down to 3 spaces, with a cash-in-lieu payment as permitted by City of Kelowna Bylaw No. 8125, for properties within an Urban Centre. We believe that this is a reasonable compromise, as the site is less than a block away from the Area 2 shown in Diagram 8.3.8. Parking Exception Area, which allows properties within this downtown area to not be required to meet any vehicle parking requirements if the height of the building is 4 storeys or less. This proposed building is 6 storeys, and the upper 2 floors of prime commercial space are approximately 341 sq.m. (3,670 sq.ft.), which would require 3 additional parking spaces, which the proposed cash-in-lieu payment would be applied to.

In addition we are proposing the following:

1. Provision of increased (13) secure bicycle parking spaces, above what is required by the zoning bylaw (3) spaces.
2. Provision of “End of Trip” facilities, including a universally accessible shower/toilet room, even though not required by the zoning bylaw.
3. The developer has received confirmation of being placed on the wait list for 13 random monthly parking permits at the Chapman Parkade. These will be made available to tenants of the building, and should be secured by the time that the building has been constructed. He has been advised that the first permit would be released within a year, and the remainder being available within a few months of the first.

We trust that you will favourably consider this approach, as building out this site would contribute to the increased energy & activity of this area, and is consistent with the City’s encouragement for the reduction of dependence on automobiles.

CITY OF KELOWNA
MEMORANDUM

Date: August 19, 2019
File No.: DP19-0161
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1659 Water Street 6 storey commercial

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of the building permit. Form and Character Development Permit for a 6 storey commercial building with rooftop patio. The Development Engineering Technologist for this project is Ryan O'Sullivan.

1. Domestic Water and Fire Protection

- (a) This lots are two 50mm water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) The applicant, at the developer's cost, will arrange for the installation of a metered water service. If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (c) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at the developer's cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) This lot is serviced with three small diameter services. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size of the new service. Only one service will be permitted for this development. The applicant, at the developer's cost, will arrange for the installation of a new service.
- (b) A downstream flow analysis check is required by a consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system. If it is determined that upgrades to the existing facilities must be made, additional bonding will be required.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- (b) This lot is serviced with two small diameter services. Only one overflow service will be permitted for this development.
- (c) Storm drainage systems for the site will be reviewed and approved by Engineering when design drawings are submitted.

4. Road Improvements

- (a) Water Street fronting this development site is urbanized but the existing curb and sidewalk and street trees that must be protected at all times during construction. re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (b) Leon Ave fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The upgrades will require curb, gutter and sidewalk removal and reconstruction, boulevard streetscape as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (c) Street trees on Water and Leon are to be protected at all time with Landscape boxes.
- (d) The City of Kelowna requested a 0.625m road dedication from the development to facilitate the widening of the lane to 7.00m. It was agreed upon that if the development could prove out the turning movements from the development to the lane without conflicts, that the City would accept the existing conditions of the lane width at 6.0m.
- (e) No driveway access will be granted to this site.
- (f) Water St. and Leon Ave. Sidewalks must be accessible at all times with covered walkway.
- (g) Laydown or staging area will not be allowed on Water St. or Leon Ave.

5. Subdivision

By registered plan to provide the following:

- (a) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

- a) The electrical services to this development must be installed in an underground duct system, and the building must be connected by an underground service. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the City Centre urban town centre.
- b) It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

8. 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.

9. 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.

10. 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.

11. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.



James Kay, P.Eng.
Development Engineering Manager

RO

CITY OF KELOWNA

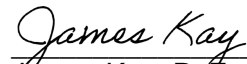
MEMORANDUM

Date: August 19, 2019
File No.: DVP19-0162
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 1659 Water Street

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

Development Variance Permit to reduce parking, to reduce upper floor setbacks, and to reduce the frontage area dedicated towards functional commercial space, does not compromise any municipal services.

All the offsite infrastructure and services upgrades are addressed in the Development Permit Report under file DP19-0161.



James Kay, P.Eng.
Development Engineering Manager

RO

HANS P. NEUMANN ARCHITECT INC.

1520 Highland Drive North, Kelowna, B.C. V1Y 4K5
Phone: (250) 868-0878 Fax: (250) 868-0837
Principal: Hans P. Neumann, Architect AIBC, B.Arch., B.E.S.

July 31, 2019

The Honourable Mayor Colin Basran
and City of Kelowna Council
1435 Water Street
Kelowna, B.C. V1Y 1J4

Re: Proposed Residential Project @ 1659 Water Street

We are submitting the above-noted project for Development Variance Permit and request the following variances to the C7 – Central Business Commercial zone. The extremely unique triangular site configuration requires the following variances in order to reasonably develop the property in a manner that generally complies with the OCP vision for the area, and attempts to comply with the current Zoning Bylaw No. 8000 as much as possible.

The rationale for requesting the bylaw variances is:

1. **REQUIRED ON-SITE PARKING SPACES:** The C7 Parking Schedule requires 1.3 spaces per 100 sq.m. of Gross Floor Area (GFA), which would equate to 15 spaces. The site dimensions simply do not support any kind of drive aisle & parking spaces, as the frontage on the lane side is only 1.78m (5'-10"), and the frontage off of Leon Avenue is 8.6m (28'-2"), which is substantially below the 13m required for a drive aisle plus parking stall depth, even using compact vehicle/motorcycle parking space dimensions. In preliminary discussions, it was suggested that the city traffic & engineering department would not even consider any access off of Leon Avenue or Water Street. As such we are requesting a variance to 0 spaces, which we feel is reasonable given the sites' location in a designated Urban Centre, proximity to public transit and the City's encouragement for the reduction of dependence on automobiles. We are proposing the provision of increased secure bicycle parking above what is required by the zoning bylaw to partially compensate for the shortfall.
2. **REQUIRED ON SITE LOADING PARKING SPACE:** As above, the required one (1) 28 sq.m. (300 sq.ft.+) loading space cannot be accommodated on the site.
3. **REQUIRED FRONT & SIDE SETBACKS ABOVE HEIGHT OF 16m:** Complying with this requirement would make the top floor & roof deck not possible and would limit the height of the building to five storeys. This would essentially make any type of building uneconomical by removing the prime highest revenue space, as well as deleting a key common amenity space from the potential tenants.
4. **FUNCTIONAL COMMERCIAL SPACE ALONG LEON AVENUE:** The only workable location for the building elevator reduces the functional space to 72% of minimal building frontage along Leon Avenue. The triangular site & floor plate configuration do not allow for the elevator & internal circulation to be placed in any alternative location.
5. **FUNCTIONAL COMMERCIAL SPACE ALONG WATER STREET:** The prime reason for requesting this variance to 55% of minimal building frontage, is to accommodate the required location & clearances for the Fortis electrical transformer servicing the site. Alternate solutions were unsuccessfully explored. In addition direct exterior access for the electrical room, as well as the fire protection sprinkler water entry facilities greatly reduced the available frontage. We propose to glaze the street frontage of the electrical/mechanical room to match the commercial space on the other side of the transformer to at least provide a consistent aesthetic along Leon Avenue.

We trust that you will favourably consider this application, as this building would contribute to the desired energy & activity of this area.

Sincerely,



HANS P. NEUMANN, Architect AIBC

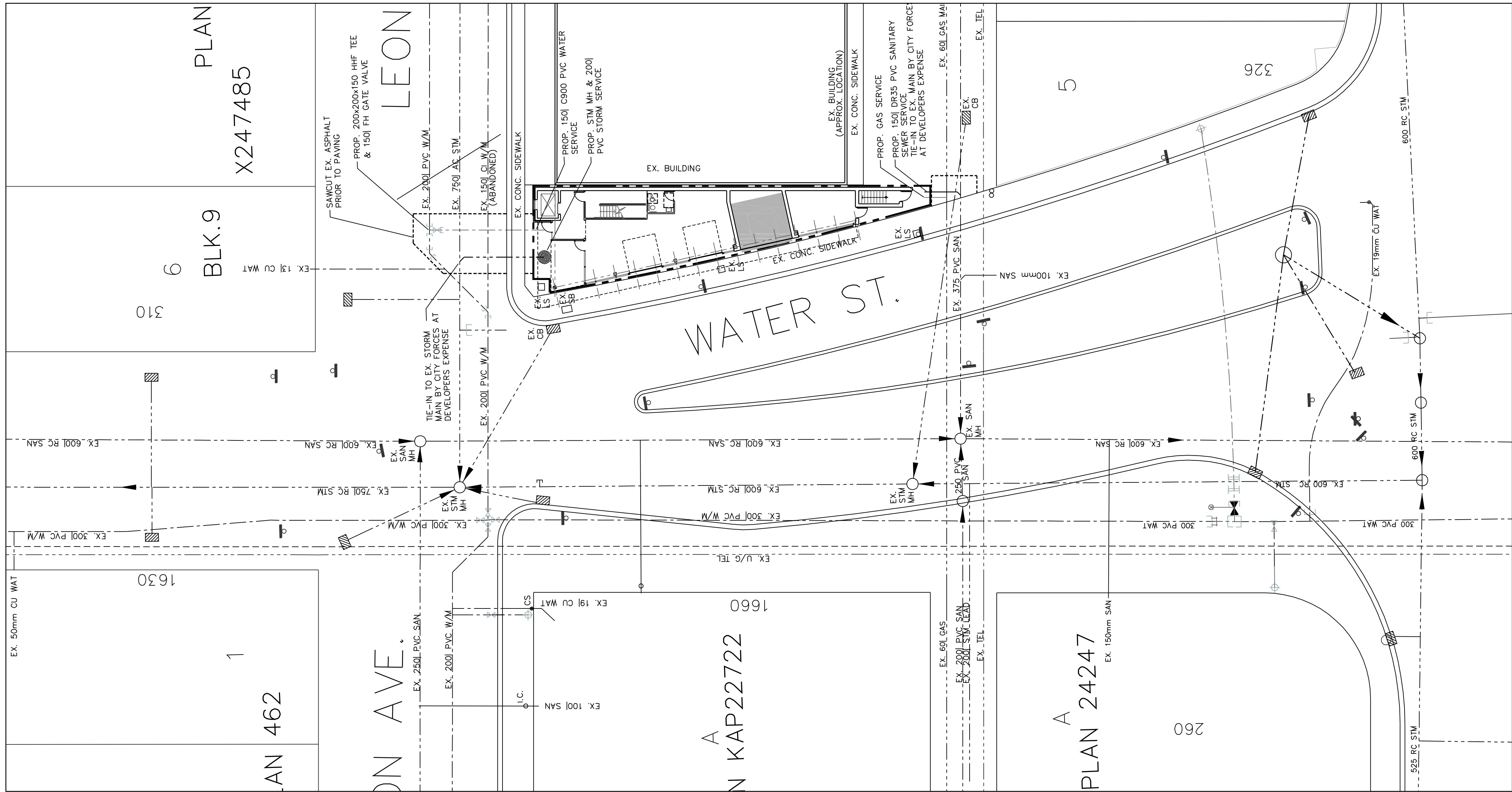
SITE PLAN
SCALE: 1" = 20'-0"



LEON AVE ELEVATION



WATER STREET ELEVATION



SCHEDULE

This forms part of application

DP19-0161 / DVP19-0162

Planner Initials

AC

A & B

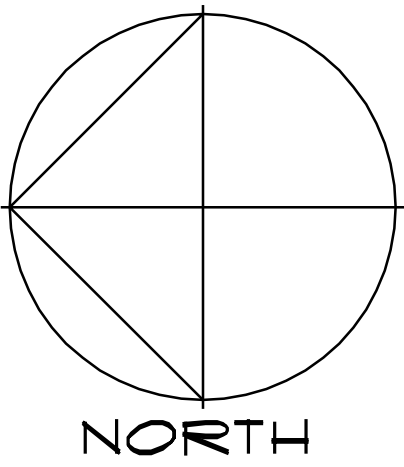


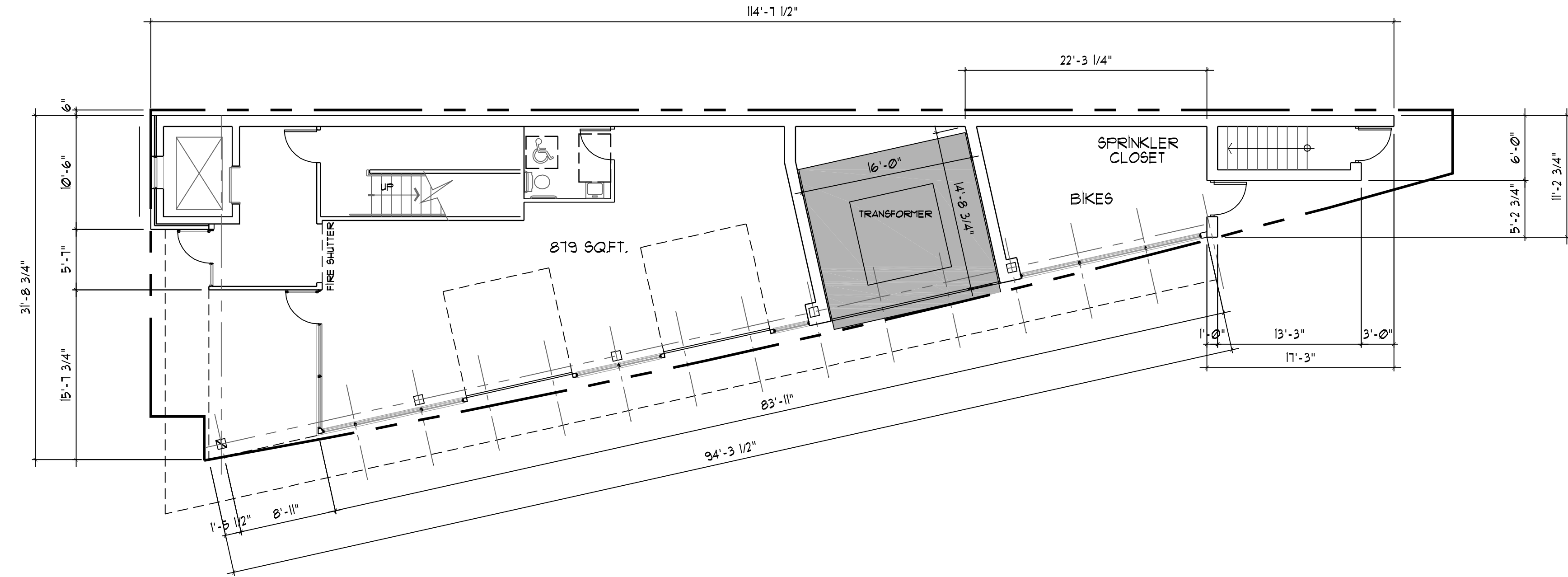
City of Kelowna

DEVELOPMENT PLANNING

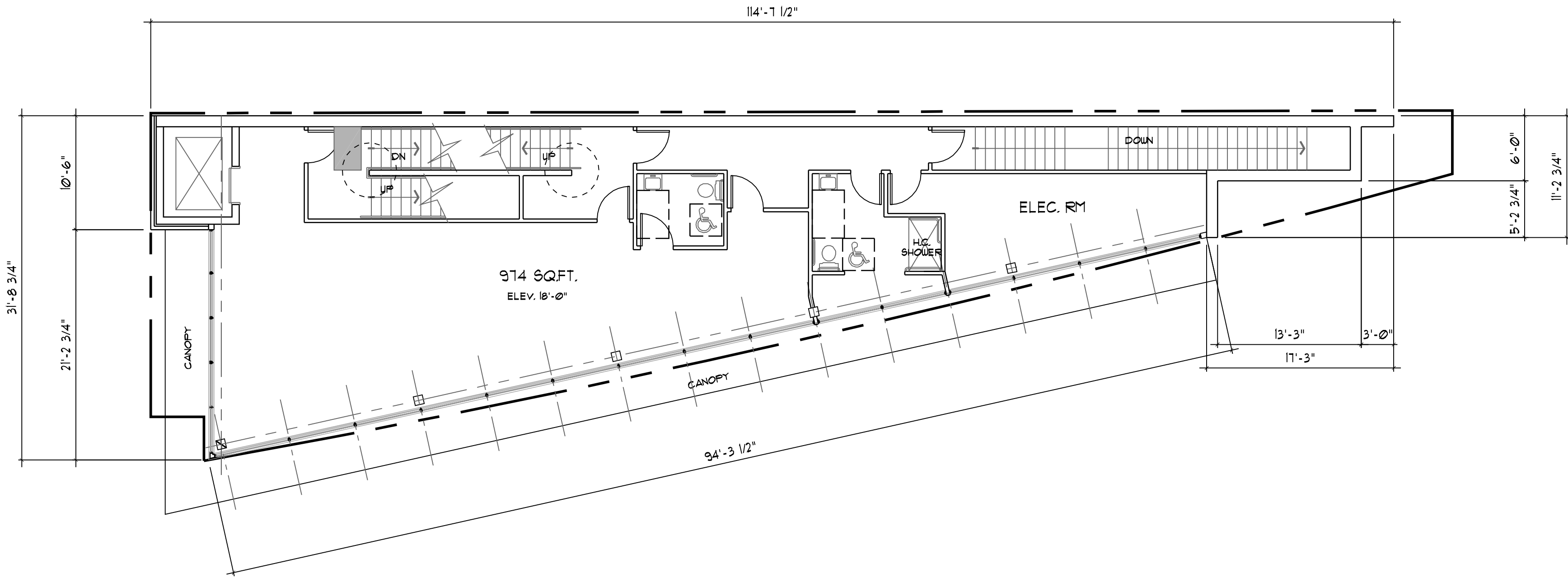
PROJECT DATA		
CIVIC ADDRESS:	1659 WATER ST., KELOWNA, BC	
LEGAL DESCRIPTION:	LOT 12, PLAN KAP462, DL 139, EXCEPT PLAN KAP82841, O.D.Y.D.	
CURRENT ZONING:	C7 – CENTRAL BUSINESS COMMERCIAL	
ZONING BYLAW REQUIREMENTS		
SITE AREA = 2,437 SQ.FT. (226.40 SQ.M.)		
BUILDING AREA (NET):		
MAIN FLOOR (RETAIL/OFFICES)	=	1,388 SQ.FT. (128.9 SQ.M.)
SECOND FLOOR (OFFICES)	=	1,114 SQ.FT. (103.5 SQ.M.)
THIRD FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
FOURTH FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
FIFTH FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
SIXTH FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
SEVENTH FLOOR (COMMON AREA)	=	1,569 SQ.FT. (145.7 SQ.M.)
TOTAL NET BUILDING AREA:		=10,267 SQ.FT. (953.8 SQ.M.)
BUILDING AREA (GROSS):		
MAIN FLOOR (RETAIL/OFFICES)	=	1,507 SQ.FT. (140.0 SQ.M.)
SECOND FLOOR (OFFICES)	=	1,531 SQ.FT. (142.4 SQ.M.)
THIRD FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
FOURTH FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
FIFTH FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
SIXTH FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
SEVENTH FLOOR (COMMON AREA)	=	1,664 SQ.FT. (154.6 SQ.M.)
TOTAL GROSS BUILDING AREA:		=12,044 SQ.FT. (1,118.9 SQ.M.)
ZONE REQUIREMENT		PROPOSED
LOT WIDTH	6.0m	8.6m
LOT DEPTH	30.0m	36.02m
LOT AREA	200 sq.m.	226.4 sq.m.
FLOOR AREA RATIO (FAR)	9.0 (6,208 sq.m.)	2.81 (1,937.0 sq.m.)
HEIGHT (m)	76.5m	26.5m/ 6 STOREYS
SETBACKS (m)		
FRONT (LEON AVENUE)	0.0m	0.025m
FRONT ABOVE 16m (LEON AVENUE)	3.0m	0.025m *
SIDE (EAST)	0.0m	0.152m
SIDE ABOVE 16m (EAST)	4.0m	0.152m *
SIDE (WATER STREET)	0.0m	0.025m
SIDE ABOVE 16m (WATER STREET)	3.0m	0.025m *
REAR (LANE)	0.0m	1.64m
REAR ABOVE 16m (LANE)	3.0m	6.60m
FLOOR PLATE ABOVE 16m (14.7.5)		
(h) AREA	1,221 sq. m.	177.5 sq. m.
FUNCTIONAL COMMERCIAL SPACE FRONTAGE [14.7.7.(a)]		
LEON AVENUE	8.6m x 90%=7.75m	5.87m/68% *
WATER STREET	36.02m x 90%=32.42m	14.2m/39.4% *
PARKING		
COMMERCIAL @ 1.3/100 sq.m. GFA x 1,118.9 sq.m. =		
LOADING @ 1/1900 sq.m. GFA =	15 STALLS	0 STALLS *
	1 STALL	0 STALLS *
BICYCLE PARKING		
CLASS I @ 0.2/100 sq.m. GLA =	3 SPACES	3 SPACES
CLASS II @ 0.6/100 sq.m. GLA =	7 SPACES	7 SPACES
LANDSCAPE BUFFERS (m)		
FRONT (LEON AVENUE)	0.0m	0.0m
SIDE (EAST)	0.0m	0.0m
SIDE (WATER STREET)	0.0m	0.0m
REAR (LANE)	0.0m	0.0m
LANDSCAPE TREATMENT LEVELS		
FRONT (LEON AVENUE)		NOT REQ'D
SIDE (EAST)		NOT REQ'D
SIDE (WATER STREET)		NOT REQ'D
REAR (SOUTH)		NOT REQ'D
* VARIANCE REQUIRED		

VARIANCES REQUIRED	
1. FRONT SETBACK OF BUILDING ABOVE 16m FROM 3.0m REQUIRED TO 0.025m PROPOSED.	
2. SIDE (EAST) SETBACK OF BUILDING ABOVE 16m FROM 4.0m REQUIRED TO 0.025m PROPOSED.	
3. SIDE (WATER STREET) SETBACK OF BUILDING ABOVE 16m FROM 3.0m REQUIRED TO 0.025m PROPOSED.	
4. FUNCTION COMMERCIAL SPACE FRONTAGE ALONG LEON AVENUE FROM 90% REQUIRED TO 72% PROPOSED.	
5. FUNCTION COMMERCIAL SPACE FRONTAGE ALONG WATER STREET FROM 90% REQUIRED TO 55% PROPOSED.	
6. NUMBER OF PARKING SPACES FROM 15 STALLS REQUIRED TO 0 STALLS PROPOSED.	
7. NUMBER OF LOADING SPACES FROM 1 STALL REQUIRED TO 0 STALLS PROPOSED.	

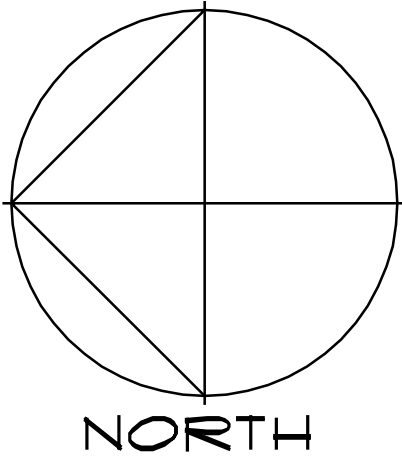




MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SCHEDULE

A & B

This forms part of application

DP19-0161 / DVP19-0162

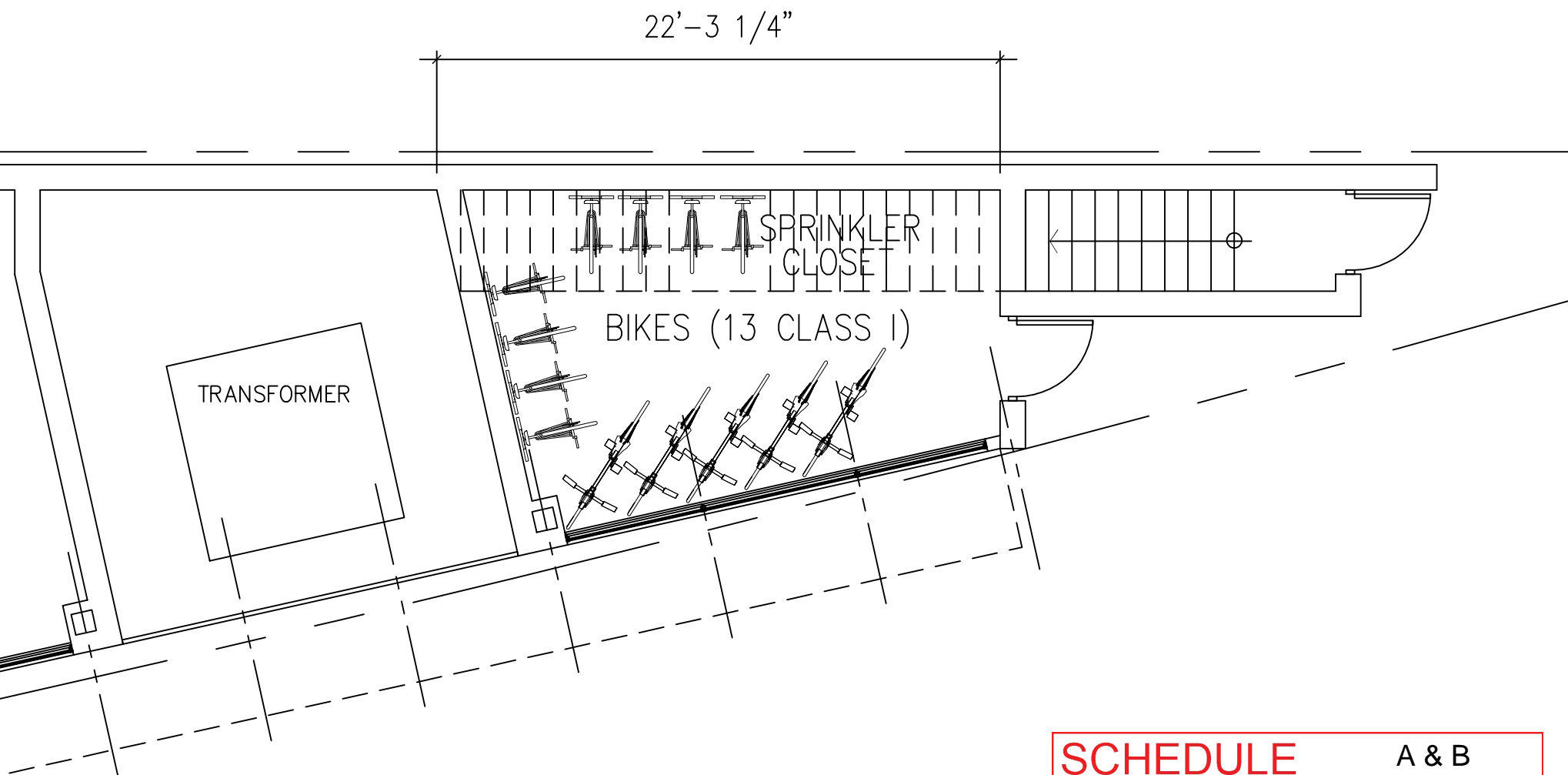
Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

HANS P. NEUMANN ARCHITECT INC.		1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 868-0878 FAX: (250) 868-0837	
OWNER:		No. DATE DESCRIPTION	
DRAWING TITLE		1 AUG 6-19 ISSUED FOR D.P.	
Drawing No.		2 OCT 11-19 REVISED FOR D.P.	
A1		PROJECT	
REVISION No.:		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	



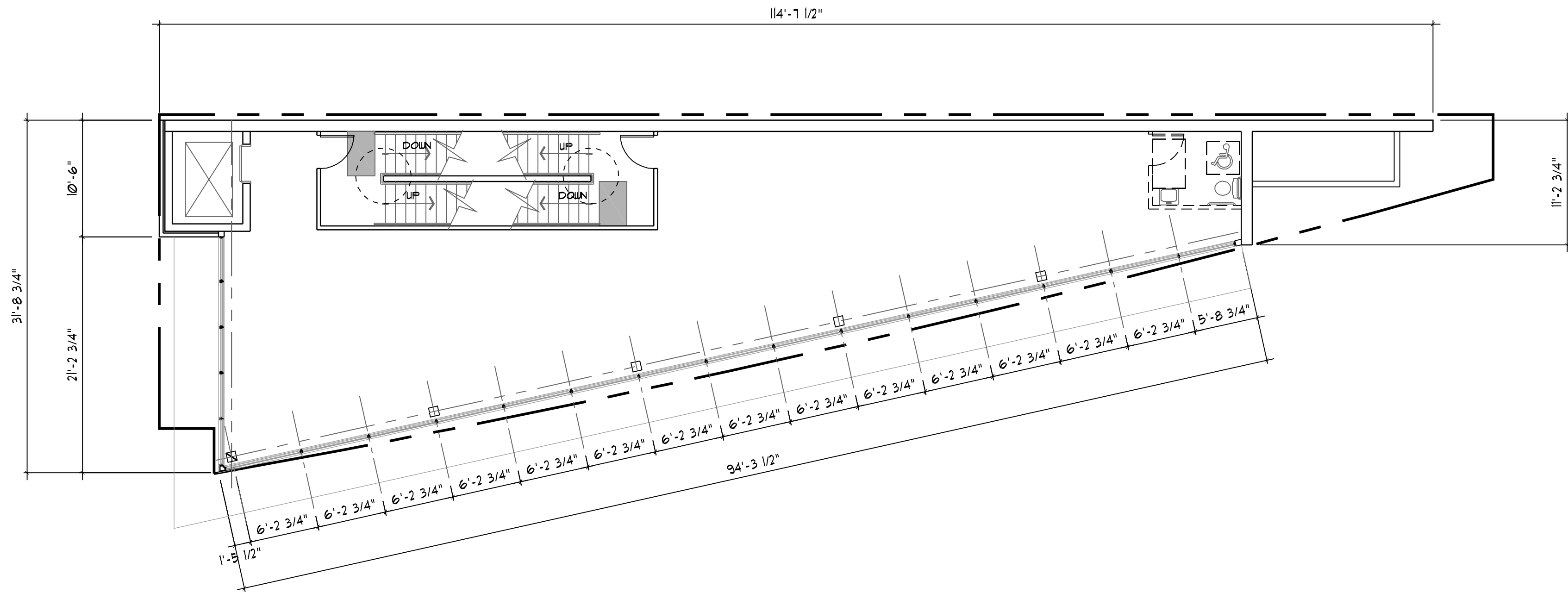
SCHEDULE A & B

This forms part of application
DP19-0161 / DVP19-0162

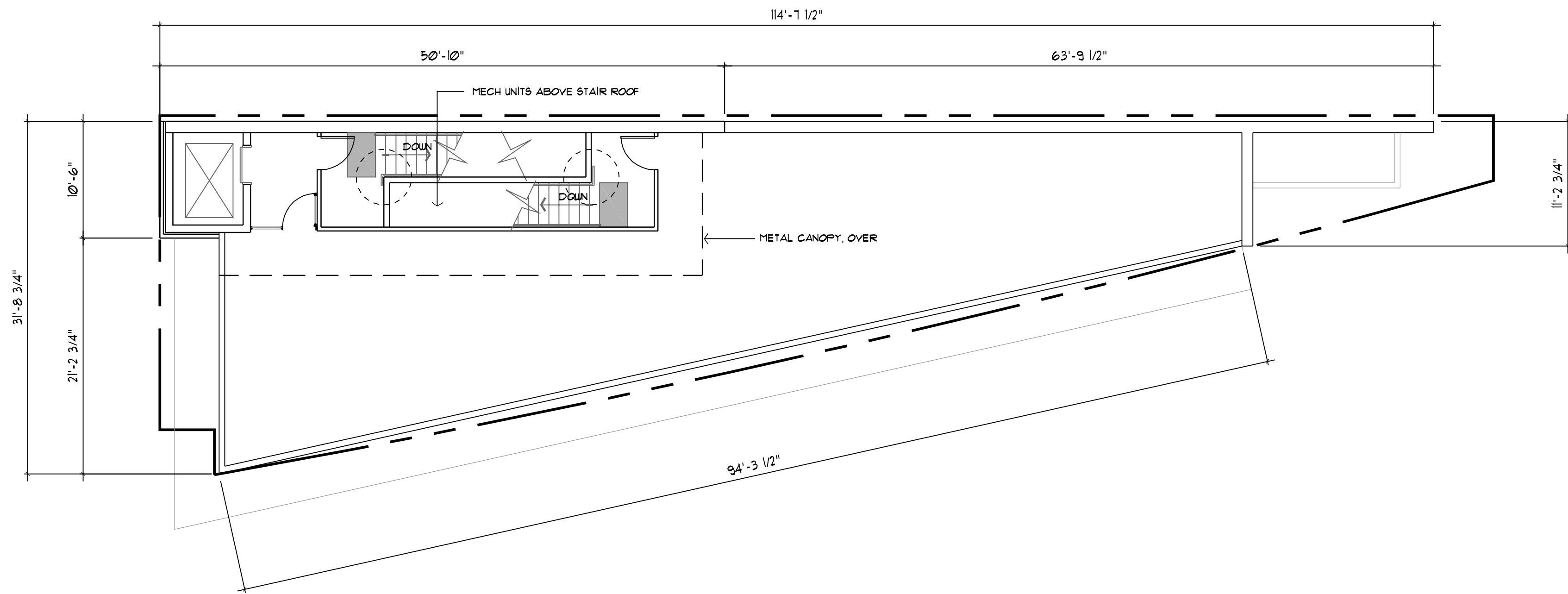
Planner Initials **AC**

City of **Kelowna**
DEVELOPMENT PLANNING

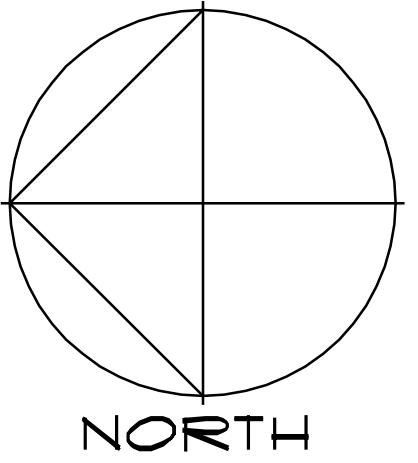




THIRD - SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PATIO PLAN
SCALE: 1/8" = 1'-0"



SCHEDULE
A & B

This forms part of application
DP19-0161 / DVP19-0162

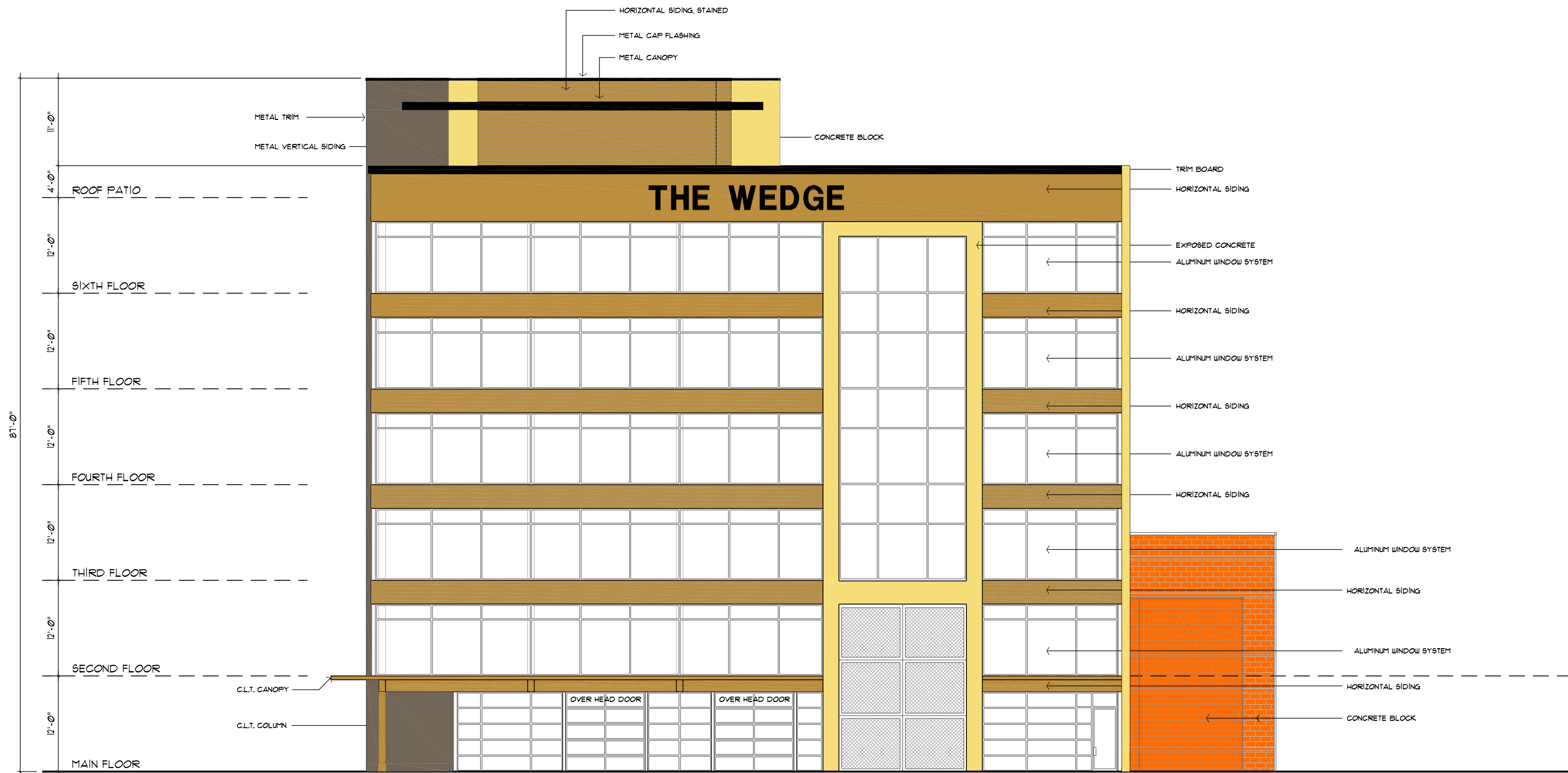
Planner
Initials
AC

HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

OWNER:		DRAWING TITLE	
1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 868-0878 FAX: (250) 868-0837		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
No.	DATE	DESCRIPTION	REVISION No.:
1	AUG 6-19	ISSUED FOR D.P.	

A2



WATER STREET - WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE

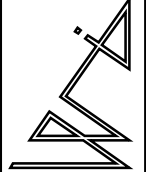
This forms part of application
DP19-0161 / DVP19-0162

Planner Initials AC

A & B


City of Kelowna
DEVELOPMENT PLANNING

- LEGEND:
- (A) HORIZONTAL SIDING, WOOD LOOK
 - (B) VERTICAL METAL SIDING
 - (C) CONCRETE BLOCK
 - (D) ALUMINUM WINDOW / DOOR SYSTEM, BLACK
 - (E) METAL CAP FLASHING
 - (F) METAL DOOR + FRAME, PAINTED BLACK
 - (G) METAL CANOPY
 - (H) WOOD CANOPY
 - (I) GLASS PANEL, METAL ROLL UP DOOR
 - (J) CONCRETE PANELS
 - (K) ALUMINUM MESH SCREEN
 - (L) METAL LETTERS, BACK LITE



HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K6
PHONE: (250) 868-0878 FAX: (250) 868-0837

OWNER:

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

DATE: JULY 23, 2019

DRAWN: MAC

CHECKED: HPN

Drawing No.

1659 WATER STREET, KELOWNA, BC

PROJECT

DRAWING TITLE

1

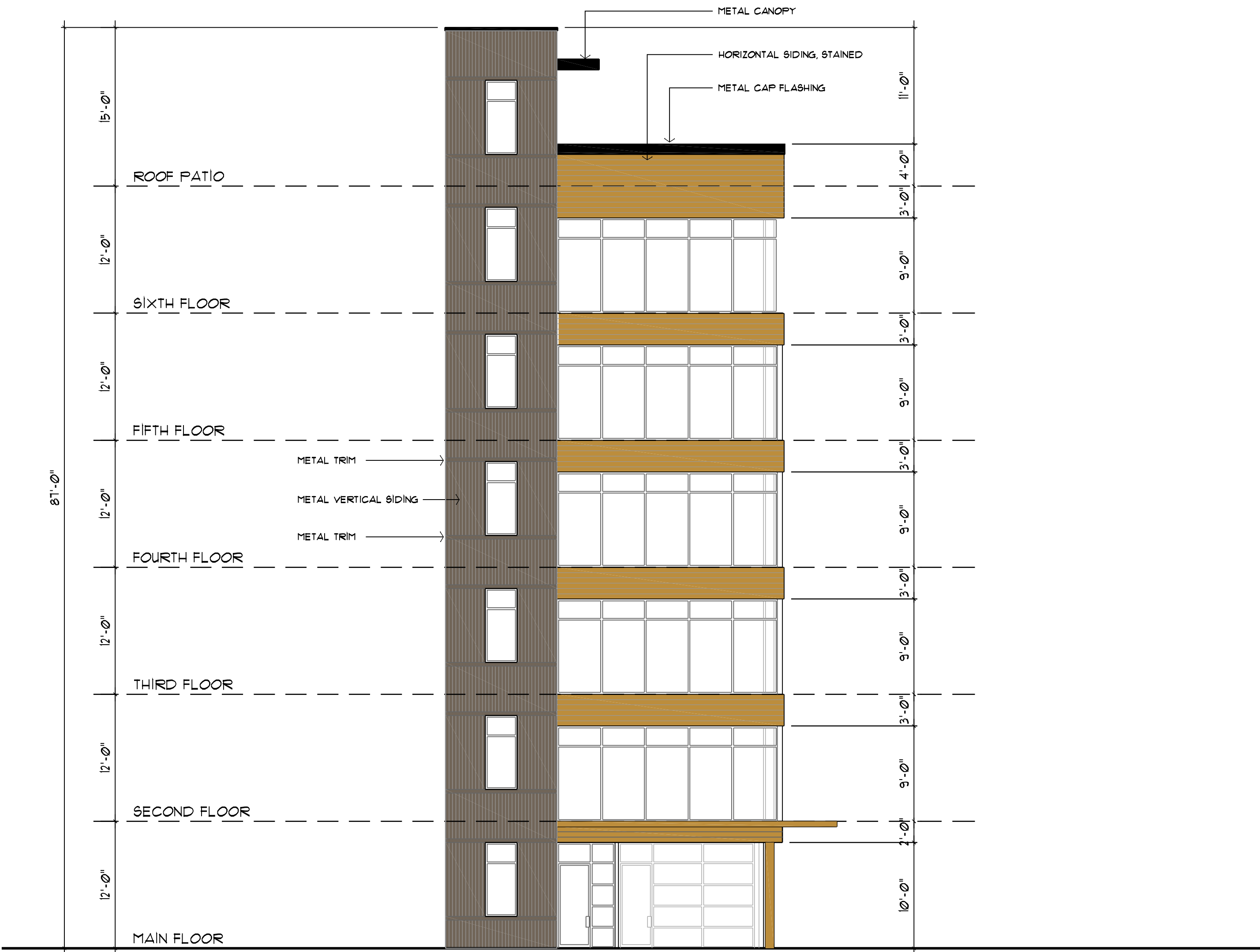
Aug 6-19

ISSUED FOR D.P.

DESCRIPTION

REVISION No.:

A3




LEON AVE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE

A & B

This forms part of application
DP19-0161 / DVP19-0162

Planner Initials AC


City of Kelowna
DEVELOPMENT PLANNING

LEGEND:

- Ⓐ HORIZONTAL SIDING, WOOD LOOK
- Ⓑ VERTICAL METAL SIDING
- Ⓒ CONCRETE BLOCK
- Ⓓ ALUMINUM WINDOW / DOOR SYSTEM, BLACK
- Ⓔ METAL CAP FLASHING
- Ⓕ METAL DOOR + FRAME, PAINTED BLACK
- Ⓖ METAL CANOPY
- Ⓗ WOOD CANOPY
- Ⓘ GLASS PANEL, METAL ROLL UP DOOR
- ⓵ CONCRETE PANELS
- Ⓚ ALUMINUM MESH SCREEN
- Ⓛ METAL LETTERS, BACK LITE

HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

OWNER:		DRAWING TITLE	
SCALE: 1/8" = 1'-0"		ELEVATION	
DATE: JULY 23, 2019		PROJECT	
DRAWN: MAC		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
CHECKED: HPN		No.	
Drawing No.		1	
REVISION No.:		DATE	
		1	
		AUG 6-19	
		ISSUED FOR D.P.	
		DESCRIPTION	

Planner Initials AC

- (A) HORIZONTAL SIDING, WOOD LOOK
- (B) VERTICAL METAL SIDING
- (C) CONCRETE BLOCK
- (D) ALUMINUM WINDOW / DOOR SYSTEM, BLACK
- (E) METAL CAP FLASHING
- (F) METAL DOOR + FRAME, PAINTED BLACK
- (G) METAL CANOPY
- (H) WOOD CANOPY
- (I) GLASS PANEL, METAL ROLL UP DOOR
- (J) CONCRETE PANELS
- (K) ALUMINUM MESH SCREEN
- (L) METAL LETTERS, BACK LITE