

Development Permit & Development Variance Permit DP18-0181/DVP18-0182

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

1354 Rutland Road North

and legally known as

Lot A Section 35 Township 26 ODYD Plan EPP98949

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

Low Density Multiple 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:

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: Multiple Unit 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.

Owner: Parminder Singh Kindhra & Sheetu Kindhra

Applicant: Urban Options Planning and Permits

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.

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

Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations

To vary the minimum south site side yard from 4.0 m permitted to 2.04 m proposed.

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the minimum site rear yard from 7.5 m permitted to 4.94 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 **OR** certified cheque in the amount of **\$117,890.00**

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:

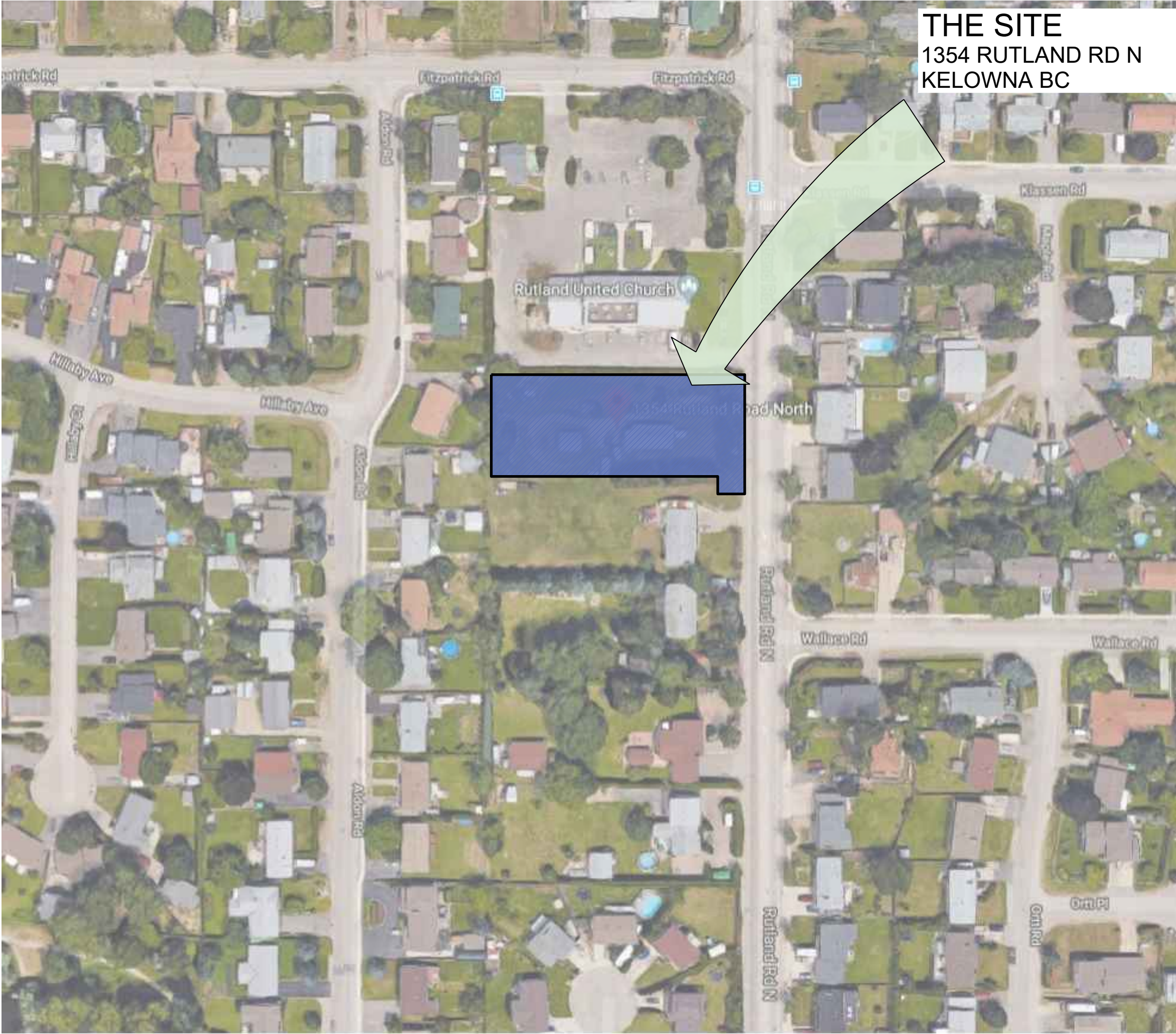
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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 CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

19 TOWNHOUSE DEVELOPMENT

1354 RUTLAND RD N, KELOWNA BC



THE SITE
1354 RUTLAND RD N
KELOWNA BC

SCHEDULE

A

This forms part of application

DP18-0181 & DVP18-018:

Planner Initials

AJ

City of Kelowna

DEVELOPMENT PLANNING

LEGAL DESCRIPTION:
PLAN KAP 14663 LOT 1 SECTION 35 TOWNSHIP 26

ZONING INFORMATION:
EXISTING ZONING : RU1
ZONING : RM3 (MRL)
TOTAL NUMBER OF UNITS PROPOSED : 19

GROSS SITE AREA = 35719 SQFT(3335.21 SQMT) = .82 Ac. (0.33 Ha)
NET SITE AREA = 33399 SQFT (3102.87 SQMT) = .766 Ac (.311 ha)

LOT DENSITY:
FAR:
ALLOWED : 35719 X .8 = 28575.2 Sqft (2654.7 Sqmt)
PROPOSED (Gross) = 2644 m² / 3335.1 m² = 0.792
(EXCLUDES GARAGES, "PARKING WITHIN THE BUILDING ENVELOPE")

LOT COVERAGE:
ALLOWED : 40.0 %
ALLOWED WITH PERMEABLE AREA @ 65 % = 21709.35 SQFT

PROPOSED BUILDING : 37.4 % on Net (12511 sqft)
PERMEABLE AREA / PAVERS INCLUDING DRIVEWAYS + VIS PARKING : 8814 SQFT
TOTAL AREA : 21325 SQFT = 63.8 %

SETBACKS:

NORTH SIDE (NEIGHBORING LOT.)	:	4.0m
WEST SIDE (NEIGHBORING LOT.)	:	4.94 m to Electrical Closet
SOUTH SIDE (FROM NEIGHBORING LOT)	:	4.0m
EAST SIDE (FROM NEIGHBORING LOT)	:	7.66m to Rutland Rd N Side including Dedication

PARKING:

RESIDENTIAL:		
REQUIRED	:	2 STALLS PER UNIT
PROVIDED	:	38 STALLS

RESIDENTIAL VISITOR:

REQUIRED	:	1 STALL PER 7 UNITS =
PROVIDED	:	2.7 STALLS
		3.0 STALLS
		TOTAL PROVIDED
		41 STALLS

Planning / Permit:
URBAN OPTIONS Planning & Permits
Contact person: Birte Decloux
www.urbanoptions.ca
1-250.575.6707
birte@urbanoptions.ca

LANDSCAPE
Ruchir Dhall
Bent Picture Creative Ventures Ltd
604.783.1450
ruchirdhall@gmail.com

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

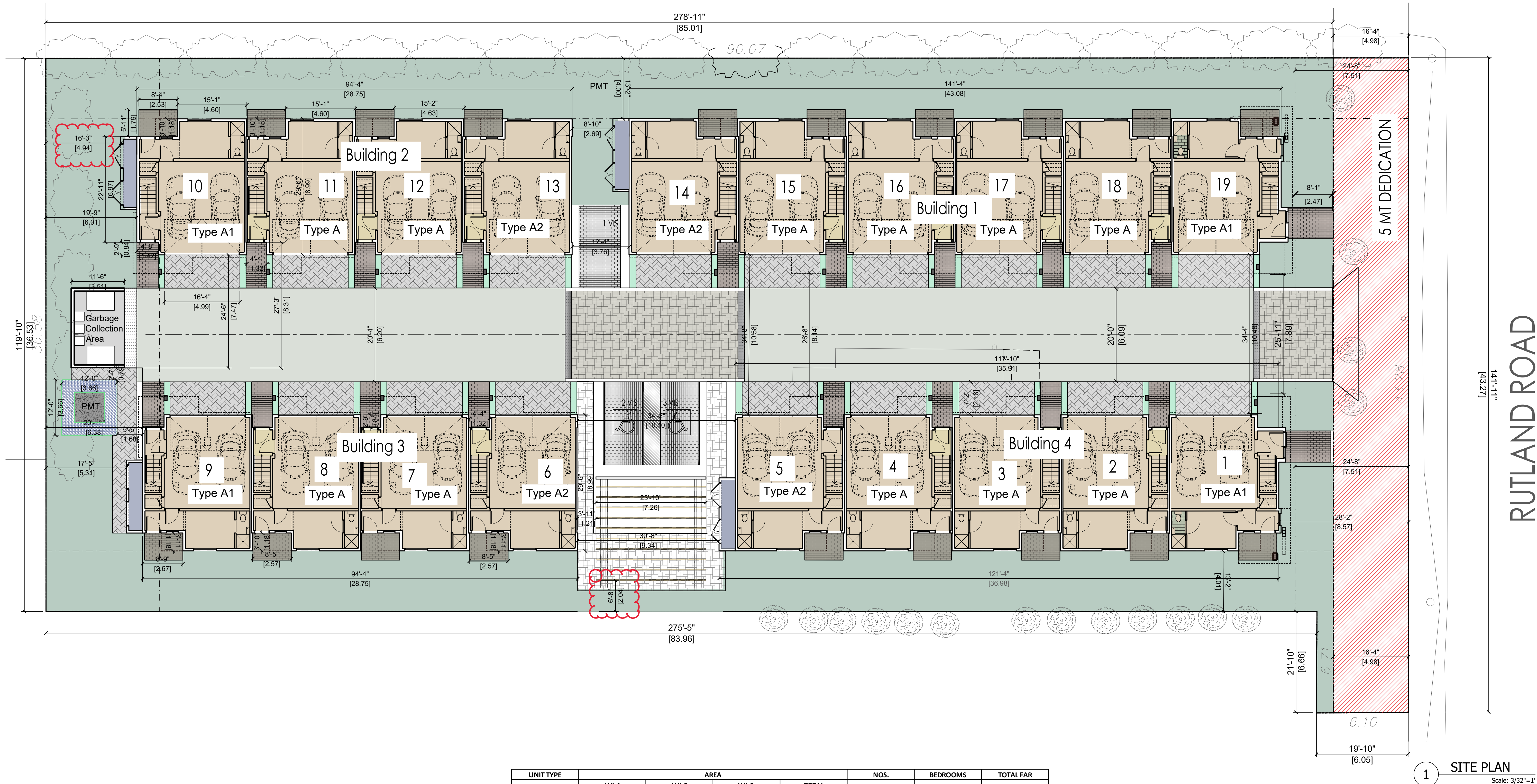
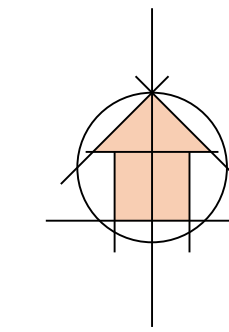
Ph: 604-503-4484

A

DP18-0181 & DVP18-0181

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING



1 SITE PLAN
Scale: 3/32" = 1'

UNIT TYPE	AREA			NOS.	BEDROOMS	TOTAL FAR
	LVL 1	LVL 2	LVL 3			
TYPE 'A'	246.00 Sq.Ft.	628.00 Sq.Ft.	624.00 Sq.Ft.	11	3	16,478.00 Sq.Ft.
TYPE 'A1, A2'	246.00 Sq.Ft.	628.00 Sq.Ft.	624.00 Sq.Ft.	8	3	11,984.00 Sq.Ft.
				19		28,462.00 Sq.Ft.

SITE AREA	35,719.00 Sq.Ft. NET SITE AREA	33,377.00 Sq.Ft.
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NOTE:
ALL PAVERS SHOWN ON SITE ARE PERMEABLE
PAVERS (Aqua Coast Or Equivalent)

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
19 Townhouse Development
at 1354 Rutland Road N, Kelowna

OWNER :
Parminder Kindhra

DATE 17 Mar 20 DRAWN BY R.W

SCALE PROJECT NO:
3/32"=1' 18-219

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Site Plan

A1.0



SCHEDULE

This forms part of application
DP18-0181 & DVP18-0181

Planner
Initials **AJ**

City of
Kelowna
DEVELOPMENT PLANNING



FLAT
ARCHITECTURE

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Surrey BC, V3X 1G1
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DATE
17 Mar 20

DRAWN BY
R.W

SCALE
3/16"=1'

PROJECT NO:
18-219

REV	DESCRIPTION	BY	DATE

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Floor Plans
Building 1

MAIN FLOOR PLAN



SCHEDULE

A

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City of Kelowna

DEVELOPMENT PLANNING

3 THIRD FLOOR PLAN
Building 2 (3/16"=1')

2 SECOND FLOOR PLAN
Building 2 (3/16"=1')

1 MAIN FLOOR PLAN
Building 2 (3/16"=1')

FLAT ARCHITECTURE

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DATE

17 Mar 20

DRAWN BY

R.W

SCALE

3/16"=1

PROJECT NO:

18-219

REV

DESCRIPTION

DATE

BY

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Floor Plans

Building 2

A 2.2



SCHEDULE

A

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DP18-0181 & DVP18-0181

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City of Kelowna

DEVELOPMENT PLANNING

THIRD FLOOR PLAN
3/16"=1'

SECOND FLOOR PLAN
3/16"=1'

MAIN FLOOR PLAN
3/16"=1'

FLAT ARCHITECTURE

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REV	DESCRIPTION	BY	DATE

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Floor Plans
Building 4

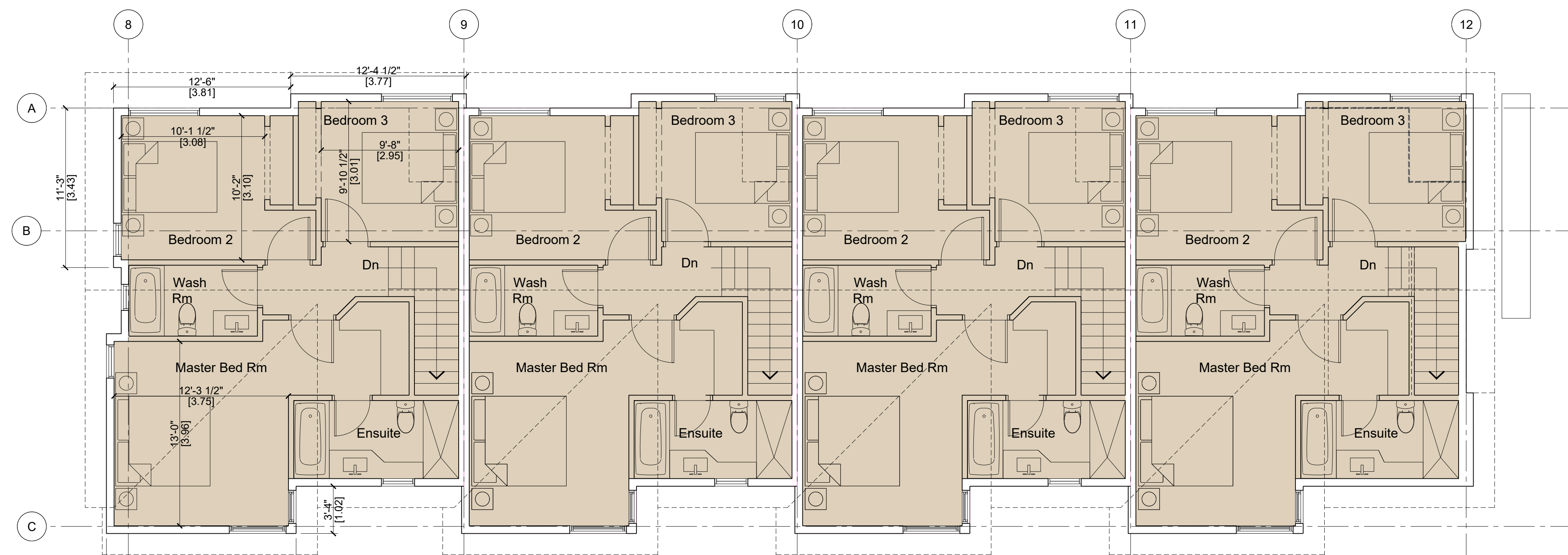
A 2.3

SCHEDULE A

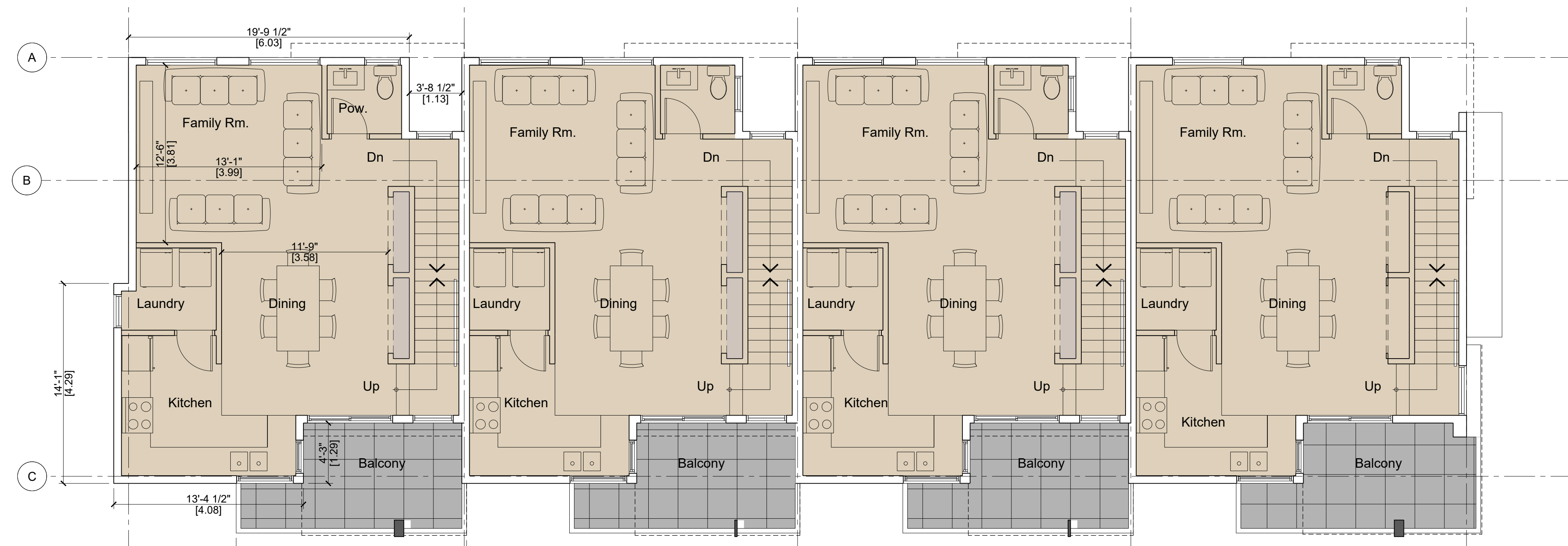
This forms part of application
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Planner Initials AJ

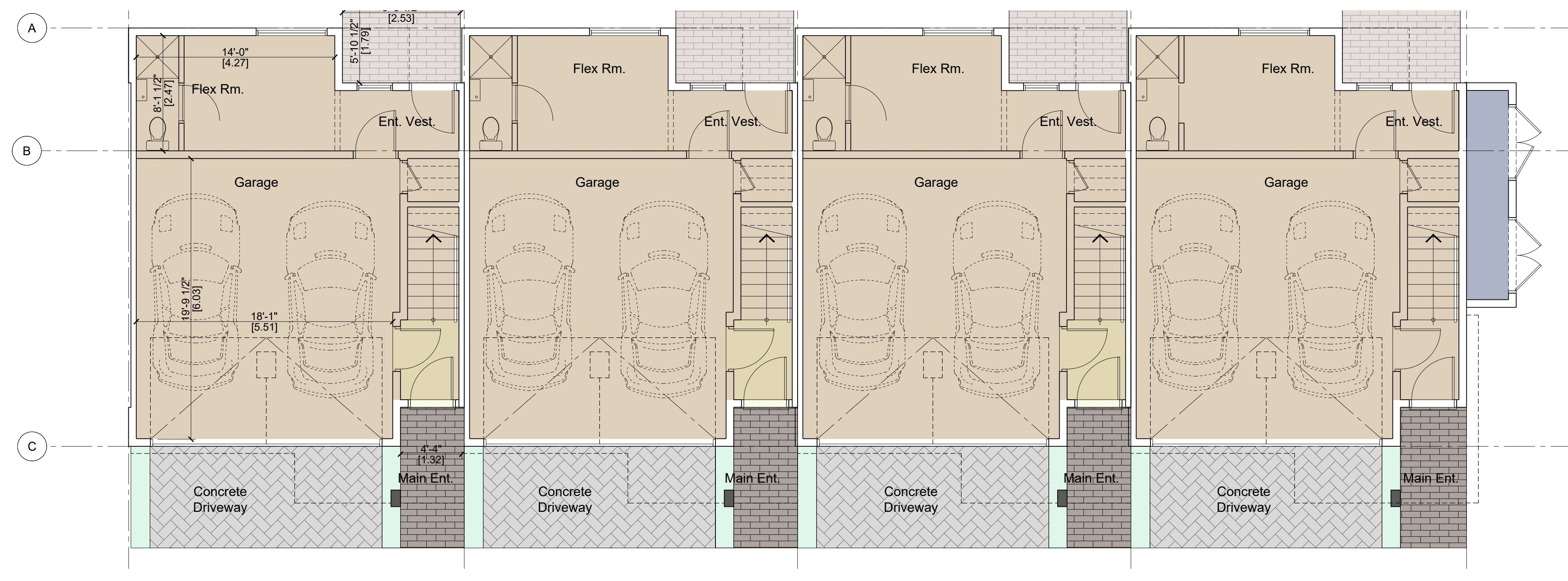
City of Kelowna
DEVELOPMENT PLANNING



3 THIRD FLOOR PLAN
Building 3 (3/16"=1')



2 SECOND FLOOR PLAN
Building 3 (3/16"=1')



MAIN FLOOR PLAN



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ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
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Ph: 604-503-4484

PROJECT INFO:
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at 1354 Rutland Road N, Kelowna

OWNER:
Parminder Kindhra

DATE
17 Mar 20

DRAWN BY
R.W

SCALE
1/8"=1

PROJECT NO:
18-219

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Floor Plans Building 3

A 2.4



SCHEDULE

B

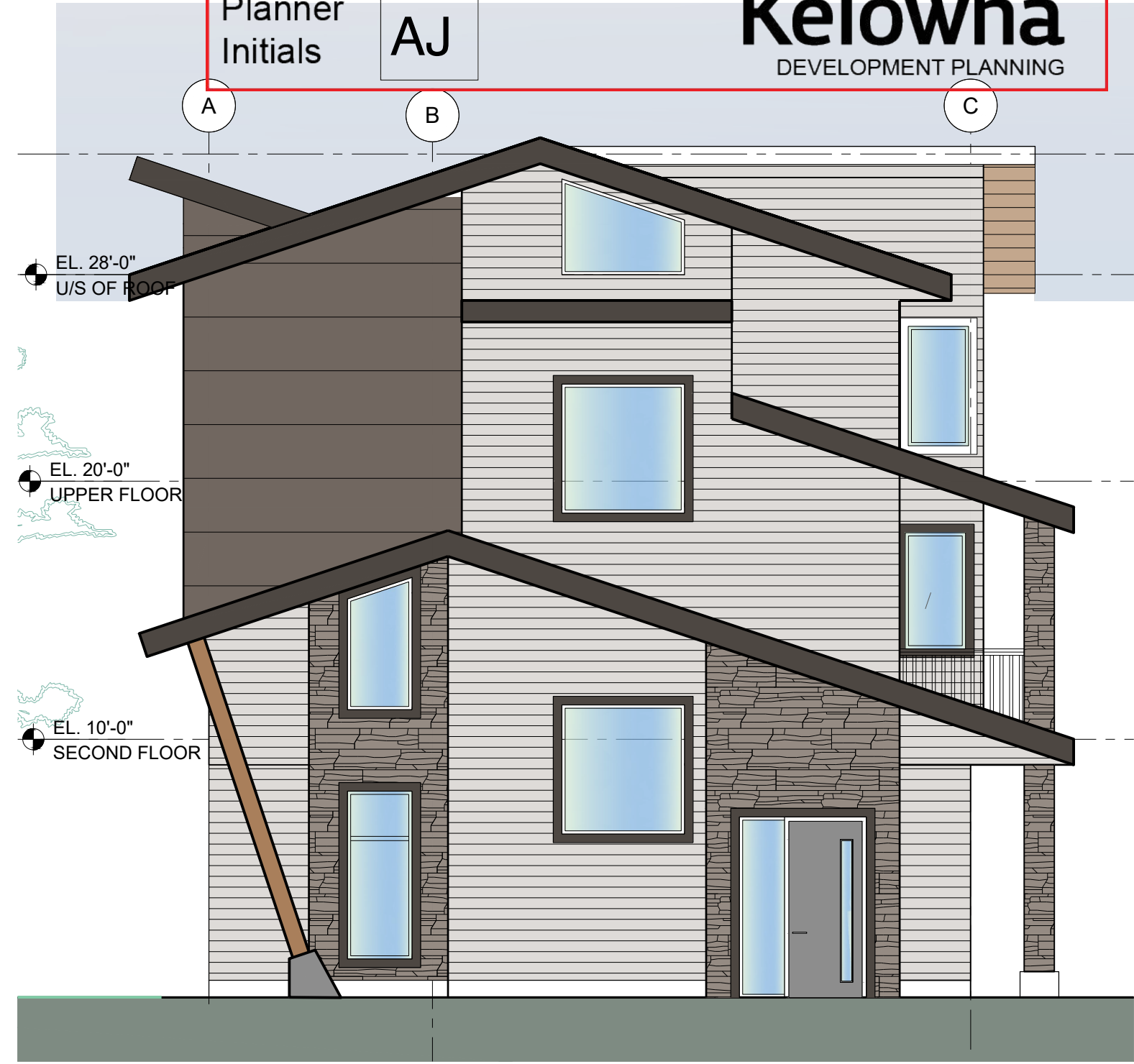
This forms part of application
DP18-0181 & DVP18-018:



Planner Initials
AJ



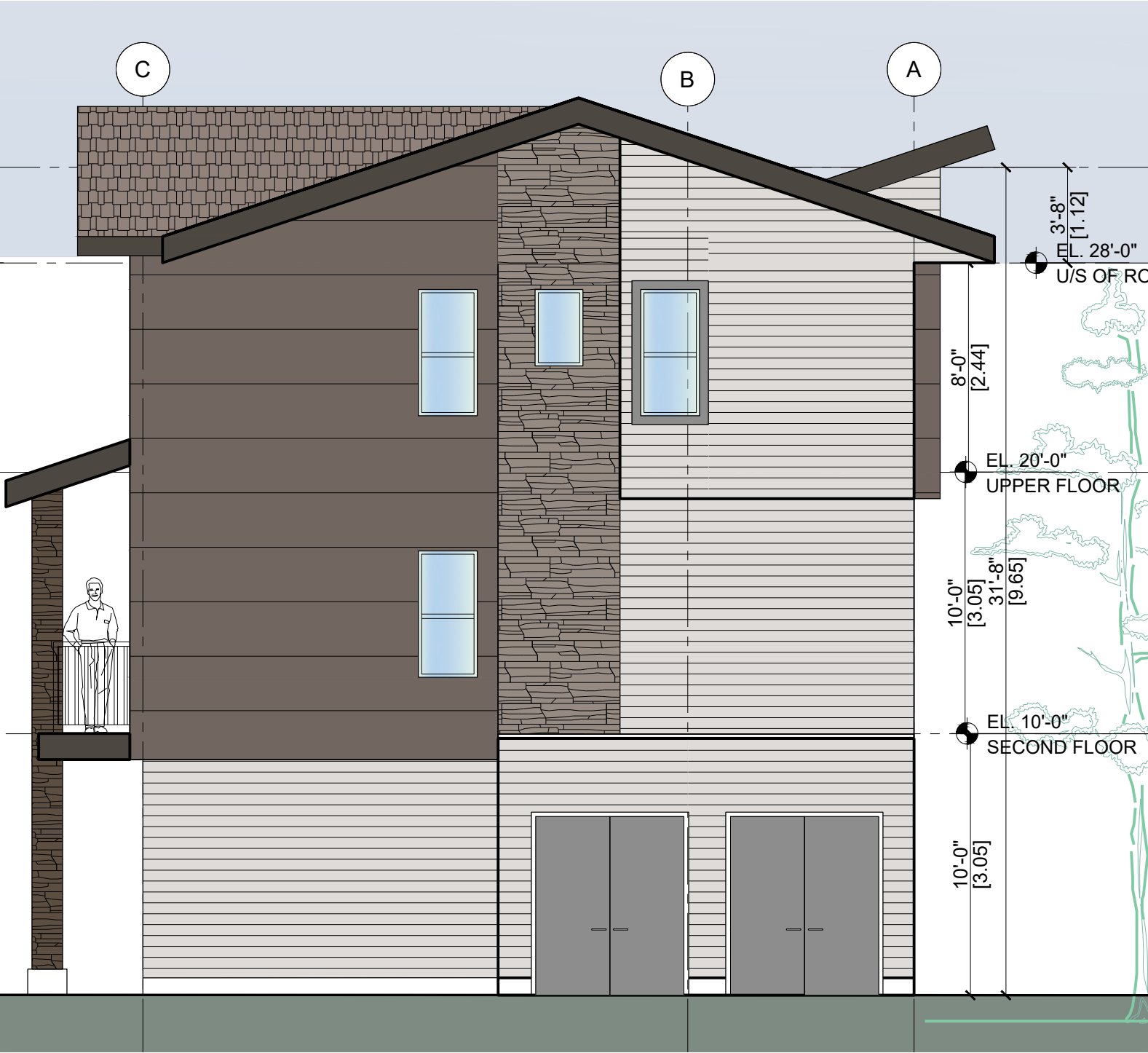
3 FRONT / NORTH ELEVATION
1/8"=1'



1 LEFT / EAST ELEVATION
1/8"=1'



2 REAR / SOUTH ELEVATION
1/8"=1'



4 RIGHT / WEST ELEVATION
1/8"=1'



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DATE
17 Mar 20

DRAWN BY
R.W

SCALE
1/8"=1'

PROJECT NO:
18-219

REV	DESCRIPTION	BY	DATE

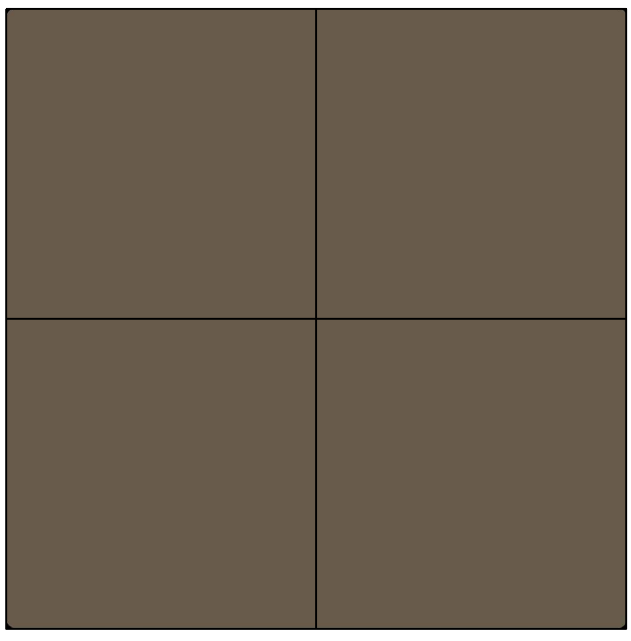
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Elevations
Building 4



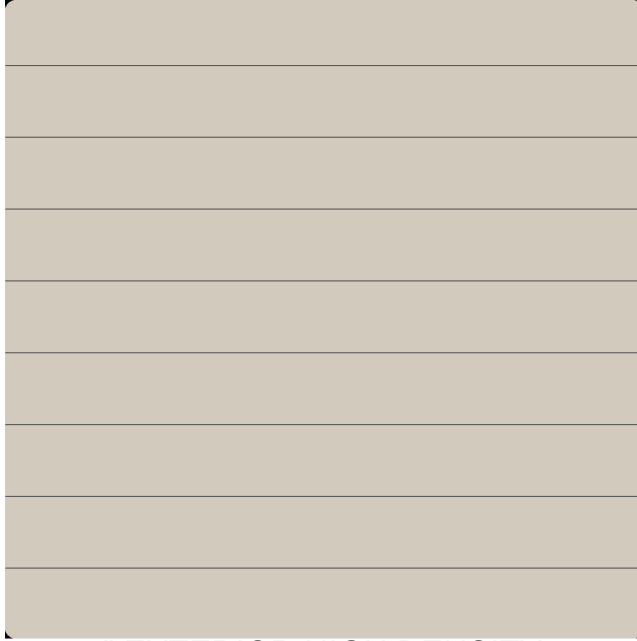
1

Pro-Fit Alpine LedgeStone
Chardonnay



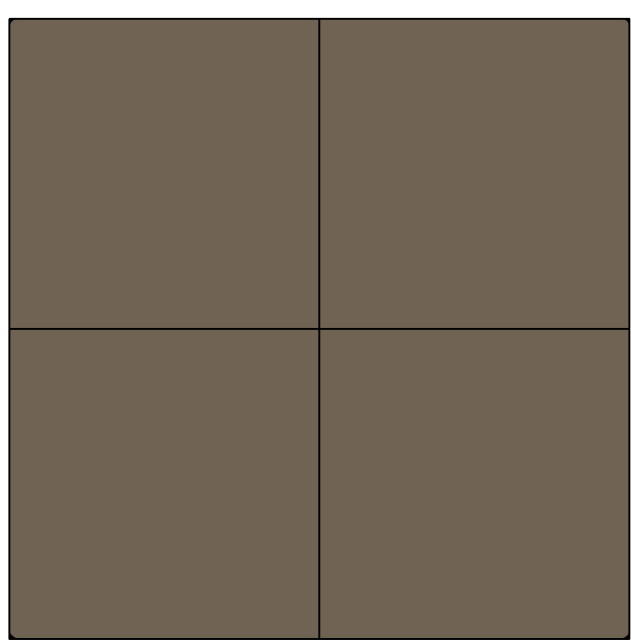
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EXTERIOR HIGH DENSITY FIBRE
CEMENT BOARD C/W EASY TRIMS TO
MATCH (HARDIE OR SIMILAR)
COLOR- BM (NorthcreekBrown 1001)



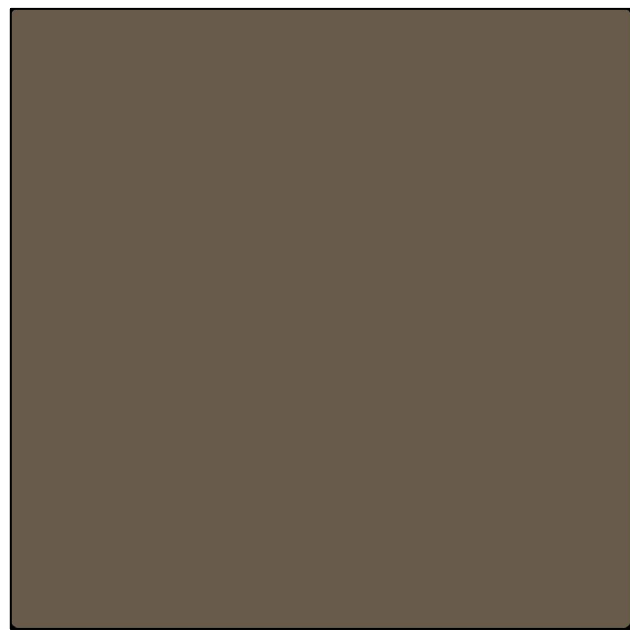
3

6" EXTERIOR HIGH DENSITY
FIBRE CEMENT PLANK SIDING (
HARDIE OR SIMILAR) COLOR-
BM (MOCHACREAM 995)



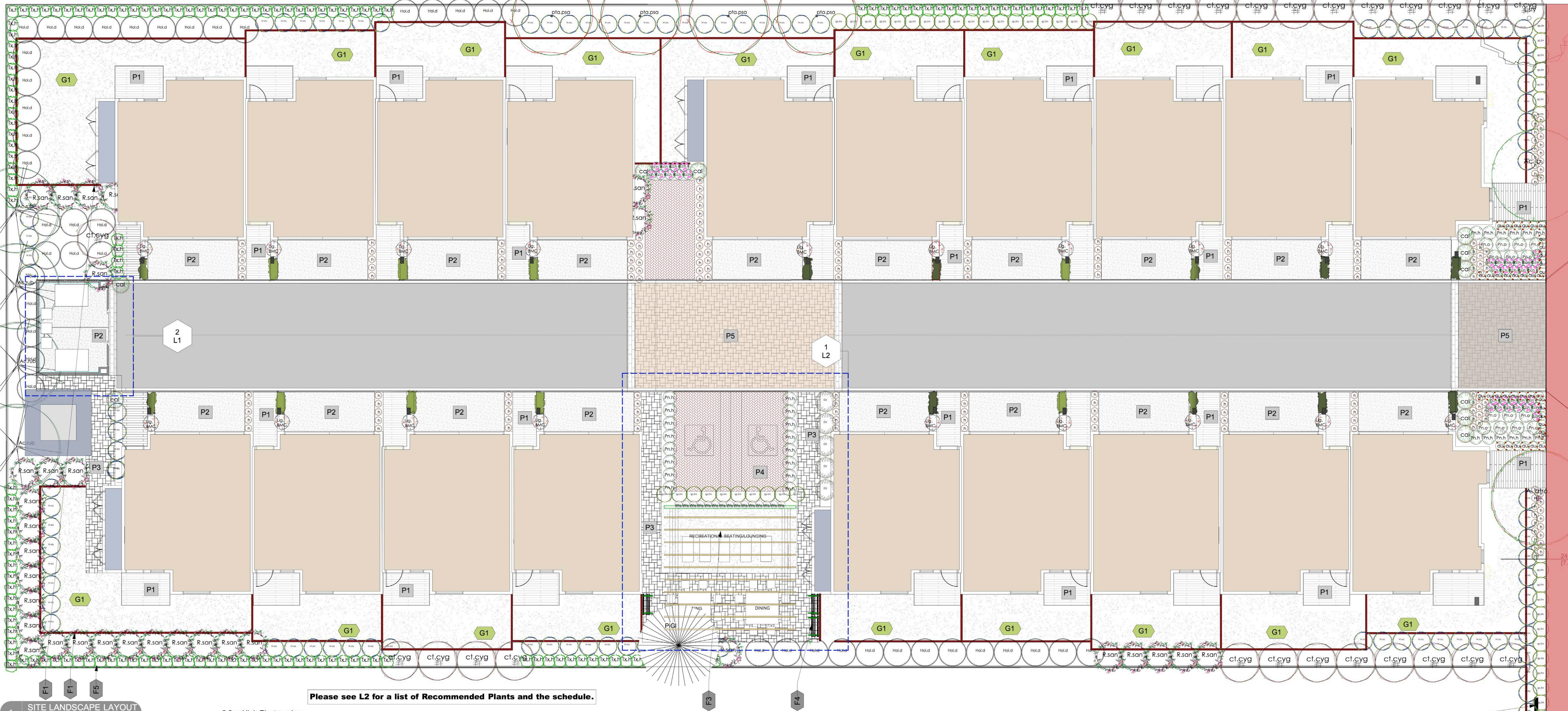
4

EXTERIOR HIGH DENSITY FIBRE
CEMENT BOARD C/W EASY TRIMS TO
MATCH (HARDIE OR SIMILAR)
COLOR- BM (NorthcreekBrown 1001)



5

COLOR- BM (NorthcreekBrown 1001)



1

SITE LANDSCAPE LAYOUT

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

2

GARBAGE ENCLOSURE

Scale: 3/16" = 1'-0"

2.2 m High Planter edge, CIP Concrete, Integral Coloured, Desert Sand

Asphalt

2.0 m High Enclosure wall, CIP Concrete

1'-6" wide honed granite distinction paving strip,

4 Equal Part, Swing/Slider Gate, 2" Hollow Steel Frame, Cedar 1.5"x 6" cladding, Engg. required.

Please see L2 for a list of Recommended Plants and the schedule.

PAVING LEGEND	
KEY	DESCRIPTION
P1	Porcelain Pavers Nu Porcelain Pavers NA01 Colour 'Fado'
P2	CIP Concrete Light Broom Finish
P3	Stamped Concrete.Placed and stamped in Situ. Colour 'Desert Sand'
P4	Concrete Unit Paver Standard Unit Paver Colour 'Ferrous Compound', Herringbone layout.
P5	Stamped Concrete.Placed and stamped in Situ. Pattern 'Boardwalk' , Colour 'Caribbean beach'

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	4'0" tall cedar fence.
F2	Project sign Wall Cast in Place Concrete Light Sandblast Finish
F3	Metal Arbour Fabricated from hollow MS section, 8"X8" Posts, 2"X6" arbour Beams Powdercoat Colour -Black (Engg. design required)
F4	Outdoor Bench 'Wellspring' Teak Wood Bench with Arms, 19" Seat Height Natural
F5	6'-0" Tall Chain link Fence on the property line Engg. design required.

GROUNDCOVER LEGEND	
KEY	DESCRIPTION
G1	Non-Netted Sod
	Cotoneaster Dammeri

SCHEDULE

C

This forms part of application

DP18-0181 & DVP18-018:

Planner Initials AJ

City of Kelowna DEVELOPMENT PLANNING



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103 , 15505 Marine Drive, Whiterock, BC | 6047831450 | truchie@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractior is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
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Project
**1354 Rutland Street,
Kelowna**

Owner
Parminder Kindhra

Sheet Title
Landscape Plan

Total Sheets
2

Drawn By
SD

Reviewed By
RD

Sheet No.
L1

Checked By
RD

Status
DP Application

Contractors

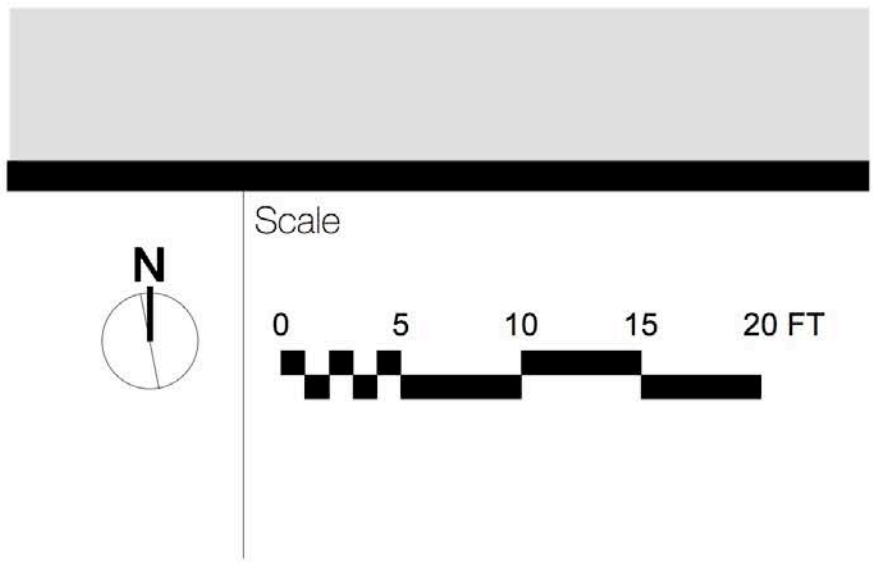
AHJ
City of Kelowna

Consultants
FLAT Architecture

Documents
DP Application

No Date Issue Notes

A 2018-8-17 DP Application
B 2020-3-20 DP Application



Design Rationale and Summary

The Landscape concept for this project has been precipitated by the requirement of unique cellular outdoor spaces of the individual residential units. This has been done keeping in mind their relative melding into one community, complete with their outdoor amenity space that imparts a sense of collective belonging.

The periphery of the property is treated with a double fence system with the chain link fence on the outside designed to keep out the disruptive animals with lower cedar fences on the inside affording and creating uniquely shaped individual yardscapes. The themes and styles of these yards have been carefully kept distinct, however complementing the styles of the neighbouring owners. A series of trees, shrubs, perennials and grouncovers have been used to create a scheme that is sensitive, attractive and easy to maintain.

A large variety of native trees and shrubs have been used to allow for their perpetual thriving with not an intense maintenance scheme. Also, this will encourage reduced leaf litter and low strata costs owing to reduced maintenance and water requirements. Large numbers of Oregon Grapes, Holodiscus Discolor, Kinnikinnick and deciduous trees know to thrive in Kelowna area have been used.

Owing to rather extreme climate of the area, an element of a large metal arbour affording a variety of activities has been proposed. Coupled with a proposal for Wisteria vines to cover them will offer a very pleasant space to be used for a reasonably long part of the year. We have proposed a combination of hard and soft scape below this element to provide the flexibility of use to the residents and the strata.

Lastly, the garbage enclosure at the west extreme of the street is treated with built in planters and a combination of Slide/Swing Gate which will allow for the srving vehicles to access the bins completely and keep it pleasantly covered when not required to be accessed.

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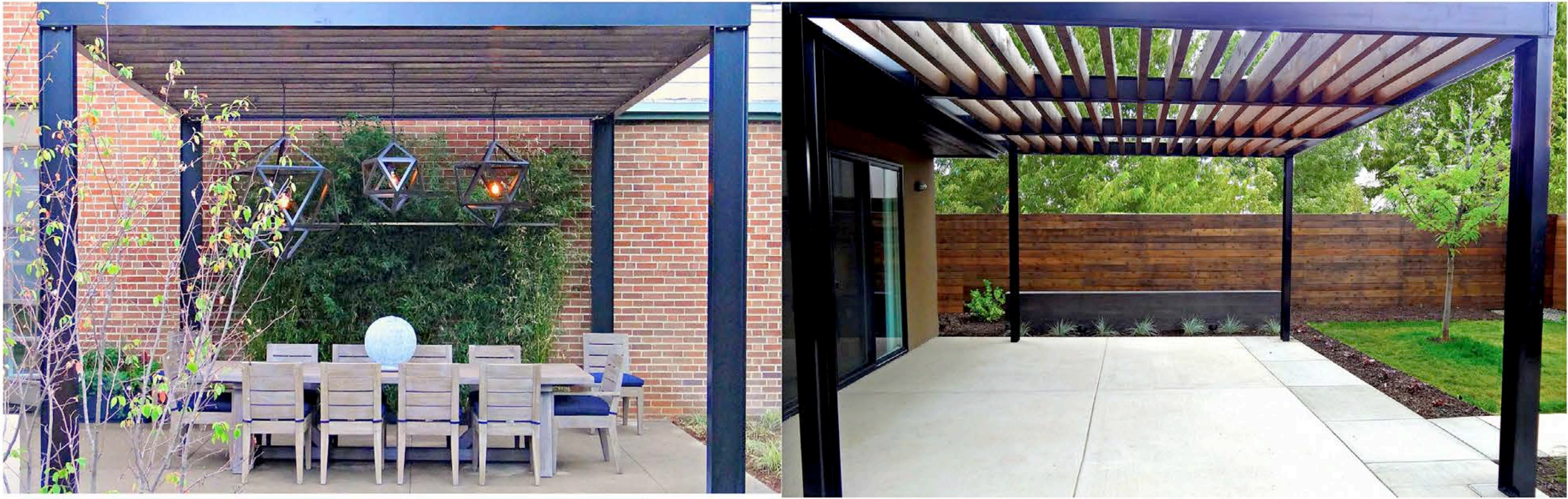
DEVELOPMENT PLANNING

COMPLETE PROJECT PLANT LIST (For Drawings on L1 and L2))
Recommended Shrubs

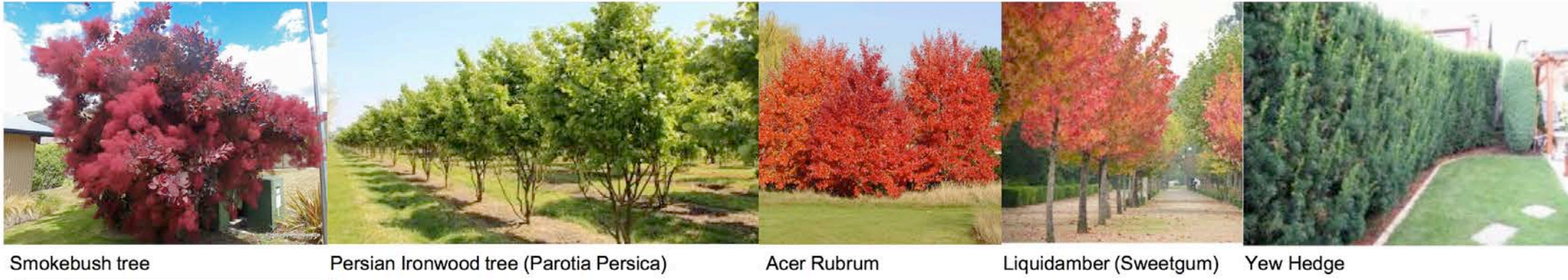
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
au	39	Arctostaphylos uva-ursi 'Vancouver	Jac Vancouver Jade Kinnikinnick	#1 por	
cal	10	Calamagrostis x acutiflora 'Karl Foerster	Karl Foerster Feather Reed Grass	#2 pot	
ct.cyg	5	Colinus coagayaria 'Royal Purple'	Royal Purple Smoke Tree	#5 pot	
Ech R	33	Echinacea 'Rosita'	Purple coneflower Rosita (dwarf)	#1 pot	
h	166	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
Hol.d	43	Holodiscus discolor	oceanspray	#3 pot	
Liq. BMC	18	Ligularia dentata 'Brit Marie Crawford'	Brit Marie Crawford Ligularia	#1 pot	
M.aq	99	Mahonia aquafolium	Oregon grapw	#3 pot	
Pn.h	28	Pennisetum alopecuroides 'Hameln'	Hameln Dward Fountain Grass	#2 pot	
Pn.o	14	Pennisetum orientale	Oriental Fountain Grass	#3 pot	
R.san	32	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
slx	5	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sp.lm	51	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
Tx.h	146	Taxus sp	Yew, hedge variety	1.5 m. ht.	
Wis	15	Wisteria floribunda 'Texas Purple'	Texas Purple Japanese Wisteria		
	0				

Recommended Trees

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.p	1	Acer palmatum	Japanese Maple	3.5 m. ht.	Sch D Part 2
A. atro	1	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	3m ht. 5 cm cal, multi t	
Ac.rub	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
ct.cyg	20	Cofinus coagayaria 'Royal Purple'	Royal Purple Smoke Tree	#5 pot	
L.sty	2	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	
pta,psa	4	Parrotia persica	Persian Ironwood	7 cm. cal	
PG	1	Picea glauca	White Spruce	3 m	
	0				



2 EXAMPLES OF ARBOURS FOR OUTDOOR AMENITY
Scale: Actual Size



3 THE TREE PALETTE



4 THE SHRUB PALETTE

GENERAL NOTES

All materials and workmanship to BCSLA/ BCLNA Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards". BOth plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCLNA/BCSLA standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

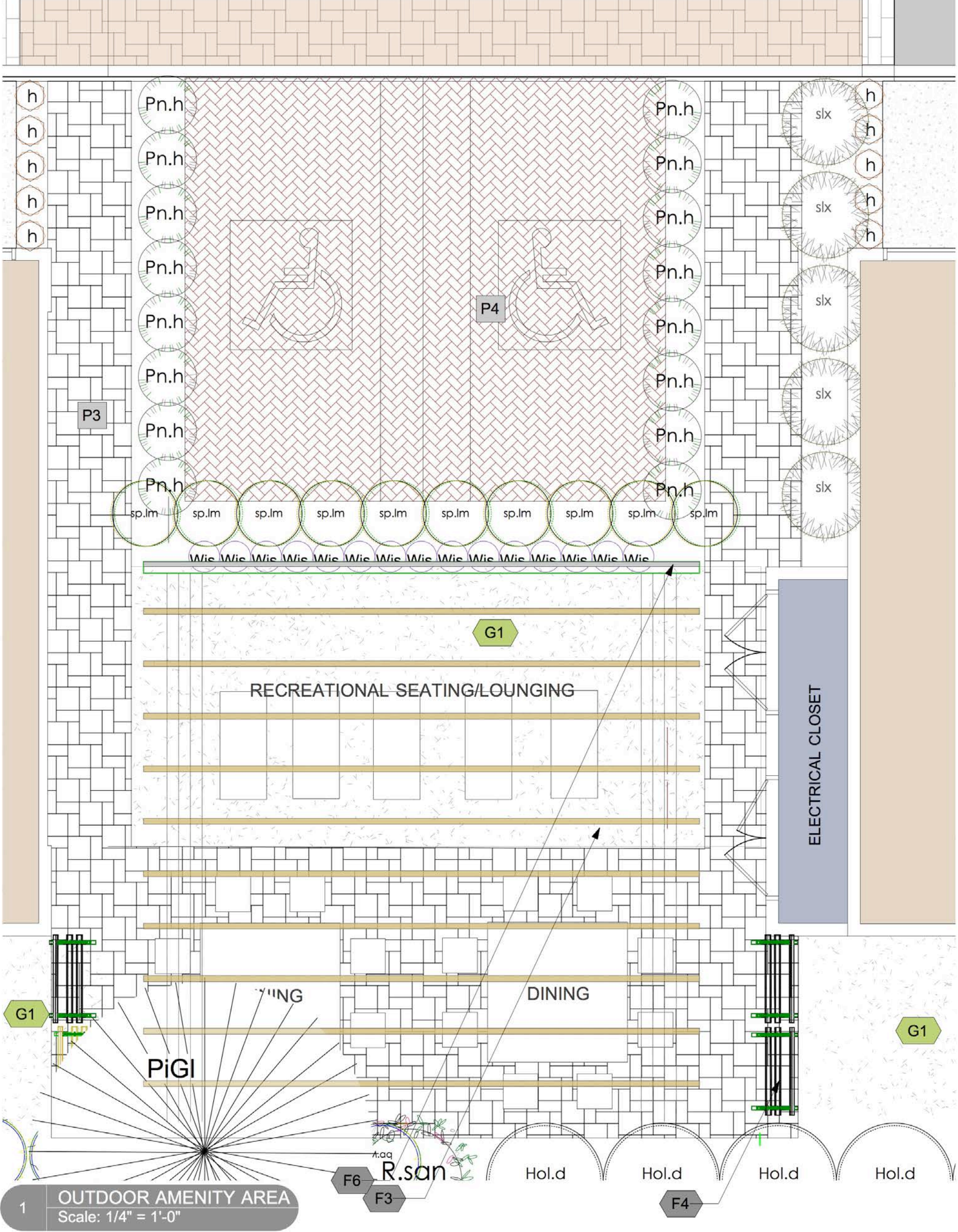
All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All plant material to be warranteed for one year from date of substantial completion.

All wood fences to be cedar, with one coat of clear penetrating preservative.



PAVING LEGEND	
KEY	DESCRIPTION
P3	Stamped Concrete. Placed and stamped in Situ. Colour 'Desert Sand'
P4	Concrete Unit Paver Standard Unit Paver Colour 'Ferrous Compound, Herringbone layout.
SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F3	Metal Arbour Fabricated from hollow MS section, 8"X8" Posts, 2"X6" arbour Beams Powdercoat Colour :Black (Engg. design required)
F6	Metal Trellis To allow for Wisteria to cover the space. Powdercoat Colour :Black (Engg. design required)
F4	Outdoor Bench 'Wellspring' Teak Wood Bench with Arms, 19" Seat Height Natural

GROUND COVER	
G1	Sand-Grown Non-Netted Sod



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103 , 15505 Marine Drive, Whiterock, BC | 6047831450 | truchie@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
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Project
1354 Rutland Street,
Kelowna

Owner
Parminder Kindhra

Sheet Title
Schedules/Details

Total Sheets
2

Drawn By
SD

Reviewed By
RD

Sheet No.
L2

Checked By
RD

Status
DP Application

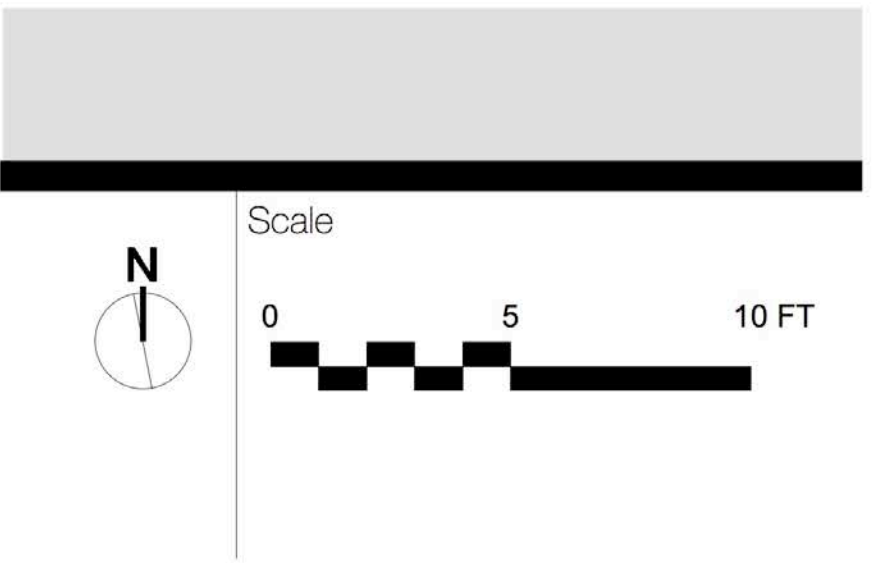
Contractors

AHJ
City of Kelowna

Consultants
FLAT Architecture

Documents
DP Application

No	Date	Issue Notes
A	2018-8-17	DP Application
B	2020-3-20	DP Application



DEVELOPMENT PERMIT GUIDELINESComprehensive 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?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<i>Landscape Water Conservation Guidelines</i>			
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?	✓		
<i>Irrigation System Guidelines</i>			
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?	✓		