

Development Permit & Development Variance Permit DP20-0064, DVP20-0065

ATTACHMENT		A
This forms part of application # DP20-0064 & DVP20-0065		
Planner Initials	AJ	 City of Kelowna DEVELOPMENT PLANNING



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

300 Nickel Road

and legally known as

Lot A Section 27 Township 26 ODYD Plan EPP102148

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

Four Dwelling 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: RM1 – Four Dwelling Housing

Future Land Use Designation: MRL – 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: Okanagan Valley Construction Ltd., Inc. No. BC0665697

Applicant: Okanagan Valley Construction Ltd.

Planner: Arlene Janousek, Environmental Coordinator

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:

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

To vary the maximum site coverage of buildings, driveways, and parking areas from 50% permitted to 59.24% proposed.

Table 7.1 – Minimum Landscape Buffer Treatment Levels Schedule

To remove the requirement for a level 3 landscape buffer along a portion of the south side yard.

Table 8.2.7(a) - Size and Ratio Dimensions of Parking Spaces and Drive Aisles

To vary the width of two-way drive aisles serving 90 degree parking from 7.0 m required to 6.0 m proposed.

This Development Permit and Development Variance Permt are 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 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 owner 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 **~~\$45,043.75.~~**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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

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

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

300 NICKEL ROAD DUPLEX PROJECT

KELOWNA, BC

RESIDENTIAL DEVELOPMENT

PROJECT INFO:

CIVIC ADDRESS: 300 NICKEL ROAD KELOWNA, BC

PID: 009-781-391

LEGAL DESCRIPTION: LOT 6 SECTION 27 TOWNSHIP 26 ODYD PLAN KAP8839

CURRENT ZONING: RU1

PROPOSED ZONING: RM1

OCP: MRL

PROPOSED: TWO DUPLEXES (4 DWELLING UNITS)

LOT AREA: 1,045.04 SQ.M / 11,248.71 SQ.FT.

CONTACT:

DESIGN: Saba Wolfe
INARTIFEX DESIGN LTD.
236.420.3600
saba@inartifex.com

CONSTRUCTION: Balwinder Takhar
OKANAGAN VALLEY CONSTRUCTION
1774 Crosby Road
Kelowna, BC V1V 3G5
250.863.9666
btakhar2@gmail.com

SCHEDULE

A

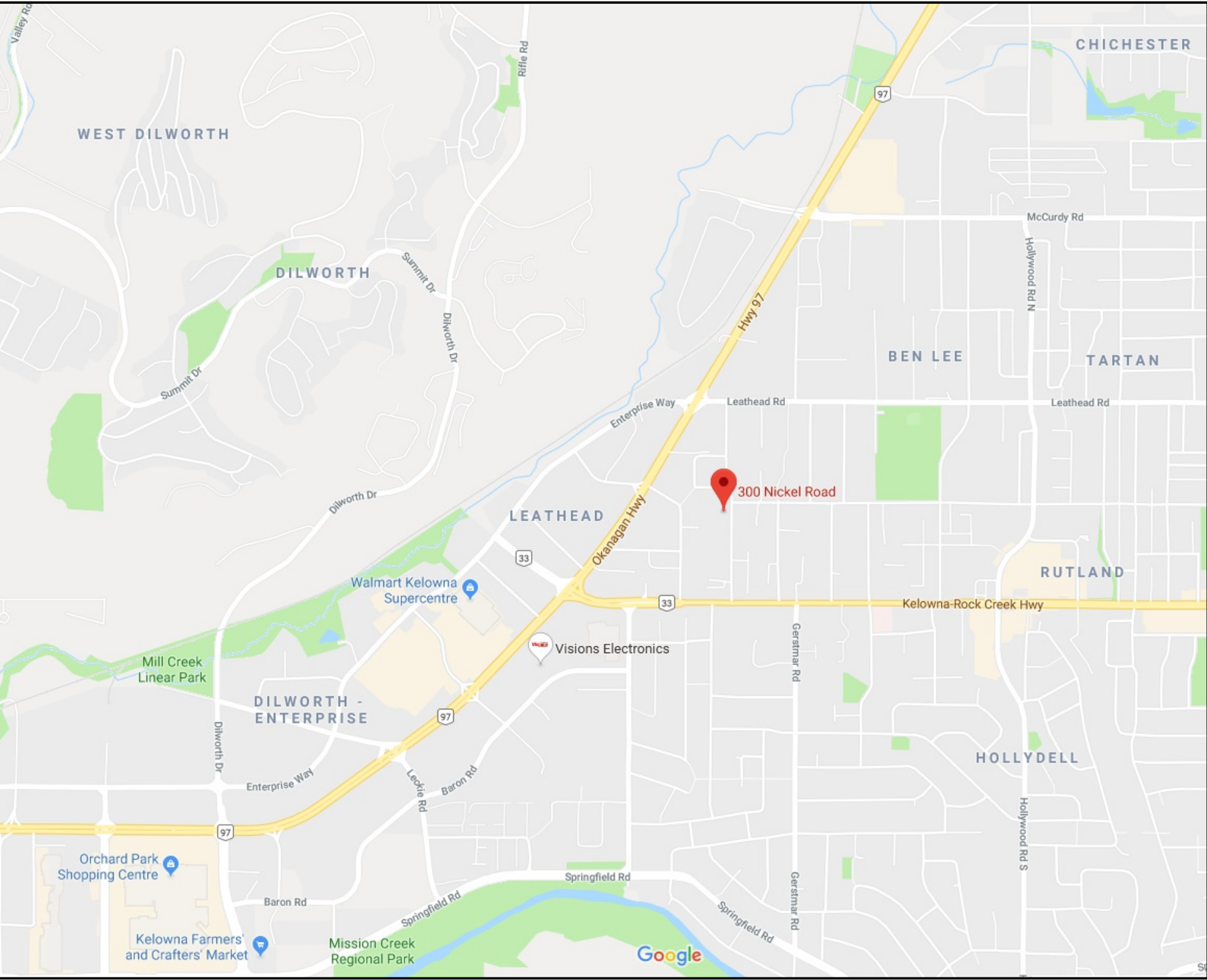
This forms part of application
DP20-0064 & DVP20-006:

City of Kelowna
DEVELOPMENT PLANNING

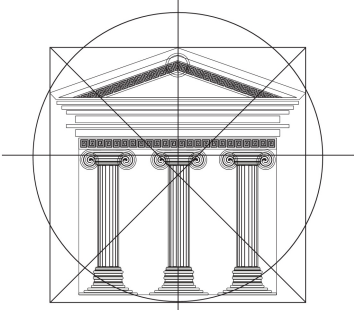
Planner

Initials

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VICINITY MAP



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info@inartifex.com

OKANAGAN
VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD

KELOWNA, BC

Sheet Title:

COVER PAGE

DATE:
2020-03-10

SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-1

DATA SUMMARY:

	PERMITTED	PROPOSED
MIN. SITE AREA:	700 SQ.M.	1,045.04 SQ.M.
MAX. SITE COVERAGE: (BUILDINGS)	40%	28% (292.64m2/1045.04m2)
VARIANCE MAX. SITE COVERAGE (BUILDINGS/DRIVEWAYS/ PARKING)	50%	59.24% (619.09m2/1045.04m2)
MAX. SITE COVERAGE (IMPERMEABLE DRIVEWAYS & PARKING/BUILDINGS)		47.58% (497.29m2/1045.04m2)
MIN. FRONT YARD:	4.5m	4.5m
SIDE YARD NORTH:	2.5m	2.5m
SIDE YARD SOUTH:	2.5m	6.0m
MIN. REAR YARD:	7.5m	7.5m
BUILDING HEIGHT:	9.5m	7.8m (2 STOREYS)
DENSITY:	0.6 FAR	0.56 FAR
PROPOSED UNITS:	4 UNITS	
OFF-STREET PARKING:	8 SPACES	
PRIVATE AMENITY SPACE:	25 SQ.MT./UNIT	UNIT 1: 28.19 SQ.M. UNIT 2: 30.47 SQ.M. UNIT 3: 30.49 SQ.M. UNIT 4: 60.35 SQ.M.
FLOOR AREA:	GROSS AREA	NET AREA
BUILDING 1:		
UNIT 1	2,263 SQ.FT.	1,629.5 SQ.FT.
UNIT 2	2,167.5 SQ.FT.	1,513.5 SQ.FT.
BUILDING 2:		
UNIT 3	2,263 SQ.FT.	1,629.5 SQ.FT.
UNIT 4	2,167.5 SQ.FT.	1,513.5 SQ.FT.

LIST OF DRAWINGS:

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A8	EAST & SOUTH ELEVATIONS - BUILDING 2
A9	WEST & NORTH ELEVATIONS - BUILDING 2
A10	ELEVATIONS COLOURED RENDERINGS - TYPICAL BLDG 1&2
A11	ELEVATIONS COLOURED RENDERINGS - TYPICAL BLDG 1&2
A12	SITE SECTION



STREETVIEW TO SOUTH



EXISTING VIEW FROM NICKEL ROAD

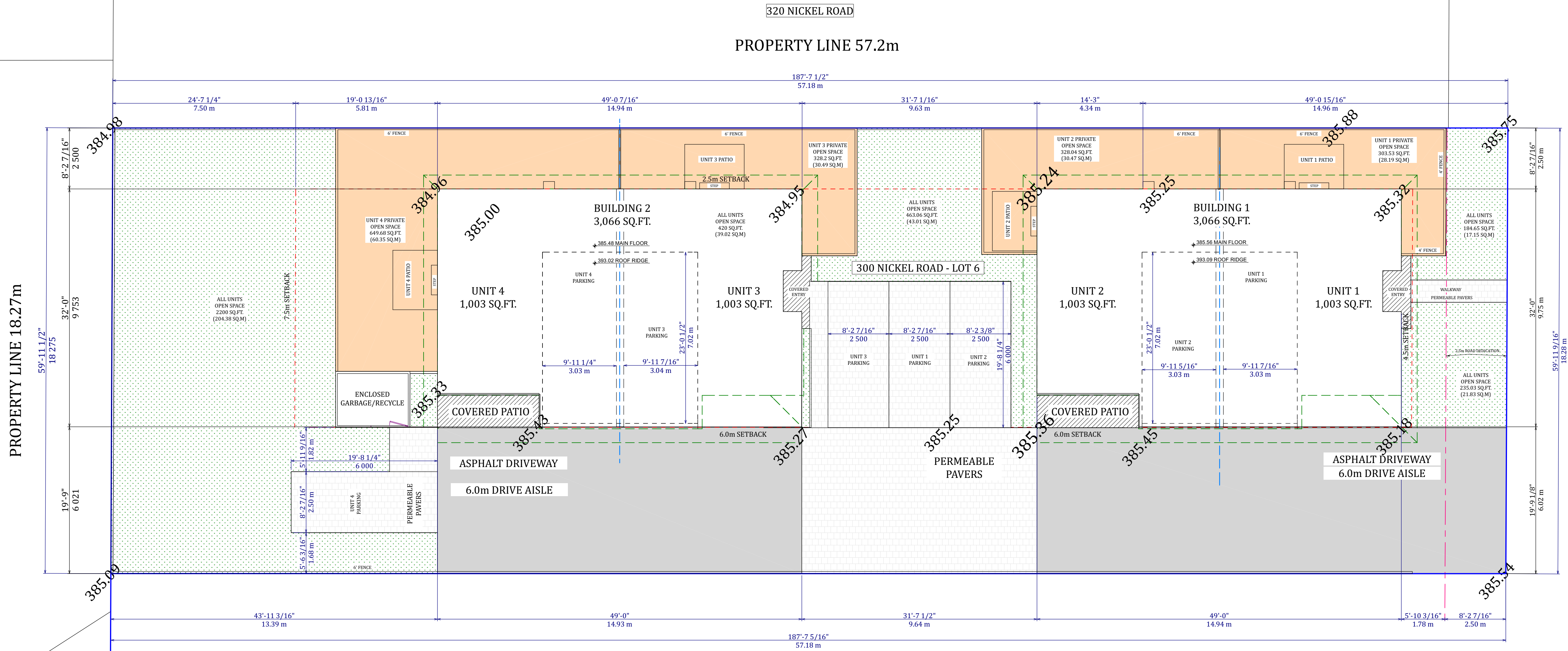


STREETVIEW TO NORTH



STREETVIEW OPPOSITE

STRATA PLAN
EPS1636



SITE PLAN

SITE COVERAGE (BLDGs)

BLDG 1:	146.32 SQ.M
BLDG 2:	146.32 SQ.M
TOTAL BLDG AREA:	292.64 SQ.M
SITE AREA:	1,045.04 SQ.M
SITE COVERAGE:	28.00 %

SITE COVERAGE (BLDGs/DRIVEWAYS/PARKING)

TOTAL BLDG AREA:	292.64 SQ.M
DRIVEWAYS/PARKING:	333.94 SQ.M
GARBAGE/RECYCLE:	6.98 SQ.M
TOTAL AREA:	633.56 SQ.M
SITE AREA:	1,045.04 SQ.M
SITE COVERAGE:	60.62 %

SITE COVERAGE (IMPERMEABLE DRIVEWAY & PARKING/BLDGs)

TOTAL BLDG AREA:	292.64 SQ.M
DRIVEWAYS/PARKING:	204.63 SQ.M
TOTAL AREA:	497.27 SQ.M
SITE AREA:	1,045.04 SQ.M
SITE COVERAGE:	47.58 %

DENSITY:

UNIT 1:	1,629.5 SQ.FT.
UNIT 2:	1,513.5 SQ.FT.
UNIT 3:	1,629.5 SQ.FT.
UNIT 4:	1,513.5 SQ.FT.
TOTAL BLDGS NET AREA:	6,286 SQ.FT.
SITE AREA:	11,256.14 SQ.FT.
FAR:	0.56

PROPERTY LINE 57.18m

290 NICKEL ROAD

5

OKANAGAN VALLEY CONSTRUCTION

Proposed Project For:

300 NICKEL ROAD
KELOWNA, BC

Sheet Title:

FOUNDATION PLAN & MAIN FLOOR

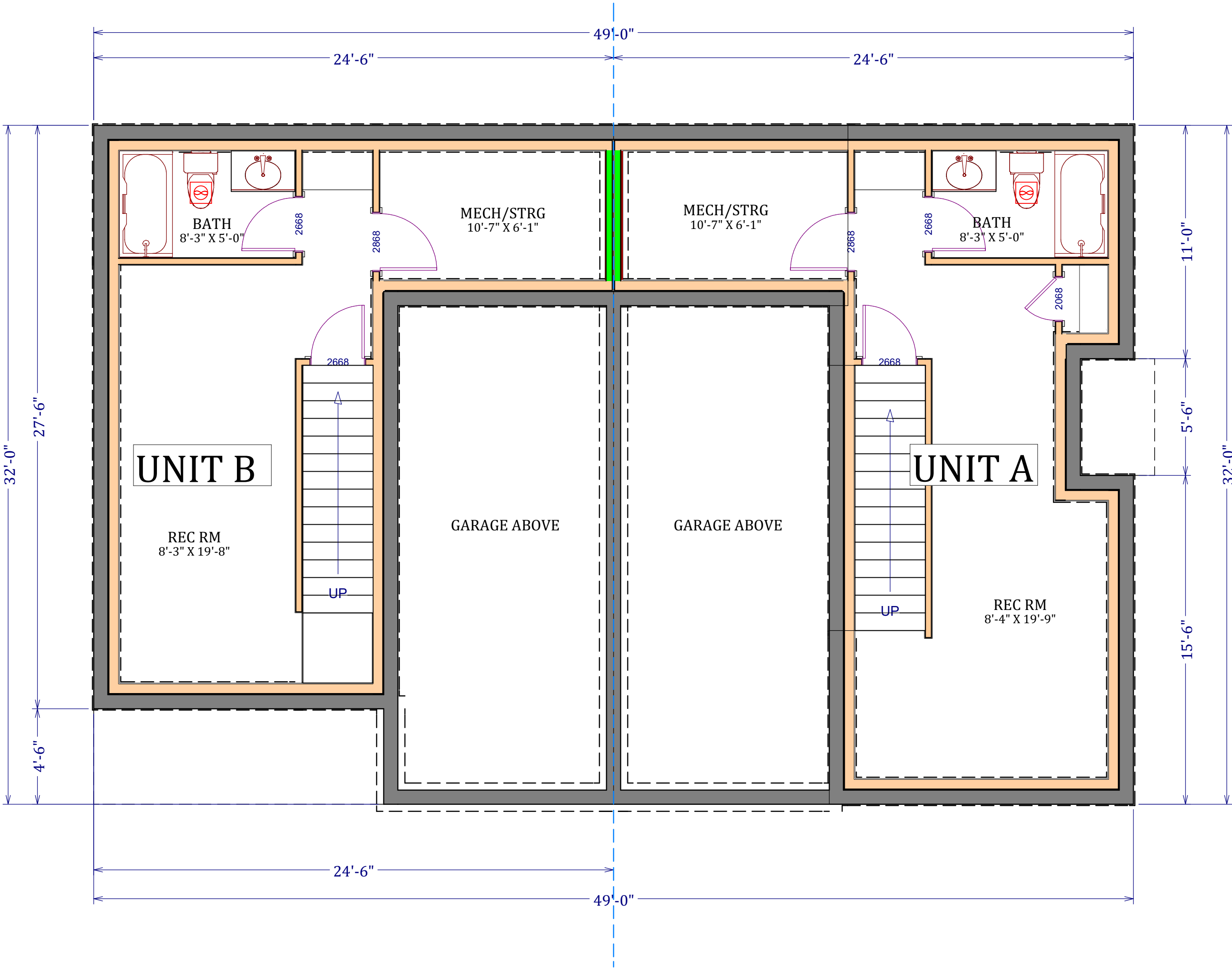
BLDG 1 & 2

DATE:
2020-03-10

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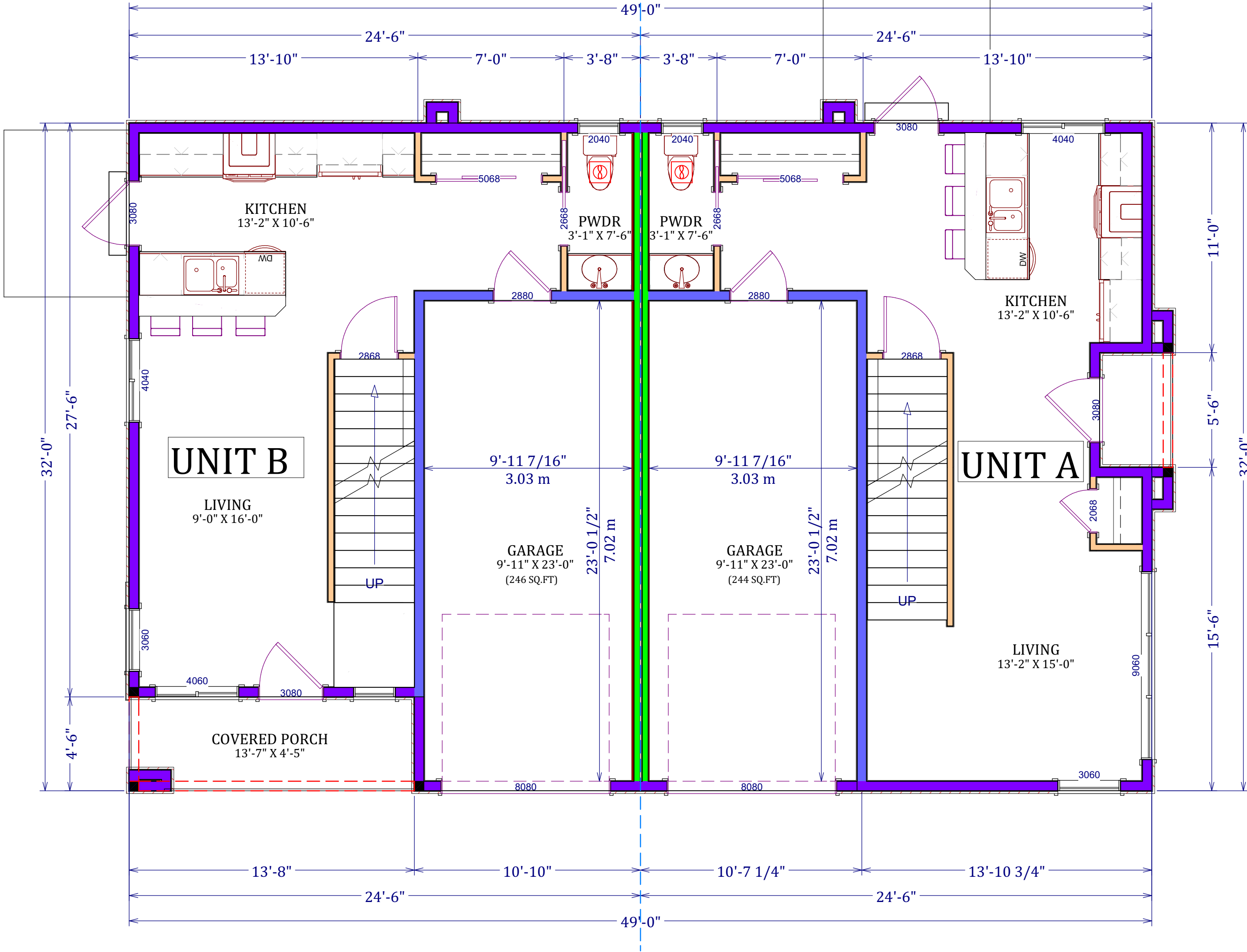
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1.0

SHEET NO.:
A-4



FOUNDATION PLAN: TYPICAL BLDG 1&2

UNIT A: GROSS AREA: 770.25 SQ.FT. NET AREA: 381 SQ.FT.
UNIT B: GROSS AREA: 722.5 SQ.FT. NET AREA: 314 SQ.FT.



MAIN FLOOR: TYPICAL BLDG 1&2

UNIT A: GROSS AREA: 770.25 SQ.FT. NET AREA: 526 SQ.FT.
UNIT B: GROSS AREA: 722.5 SQ.FT. NET AREA: 477 SQ.FT.

SCHEDULE

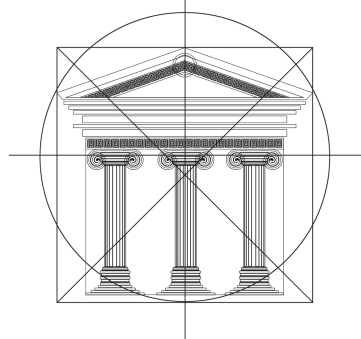
A

This forms part of application
DP20-0064 & DVP20-006:

Planner
Initials

AJ

City of
Kelowna
DEVELOPMENT PLANNING



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778-403-1055
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OKANAGAN
VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD
KELOWNA, BC

Sheet Title:

SECOND
FLOOR & ROOF
PLAN

BLDG 1 & 2

DATE:

2020-03-10

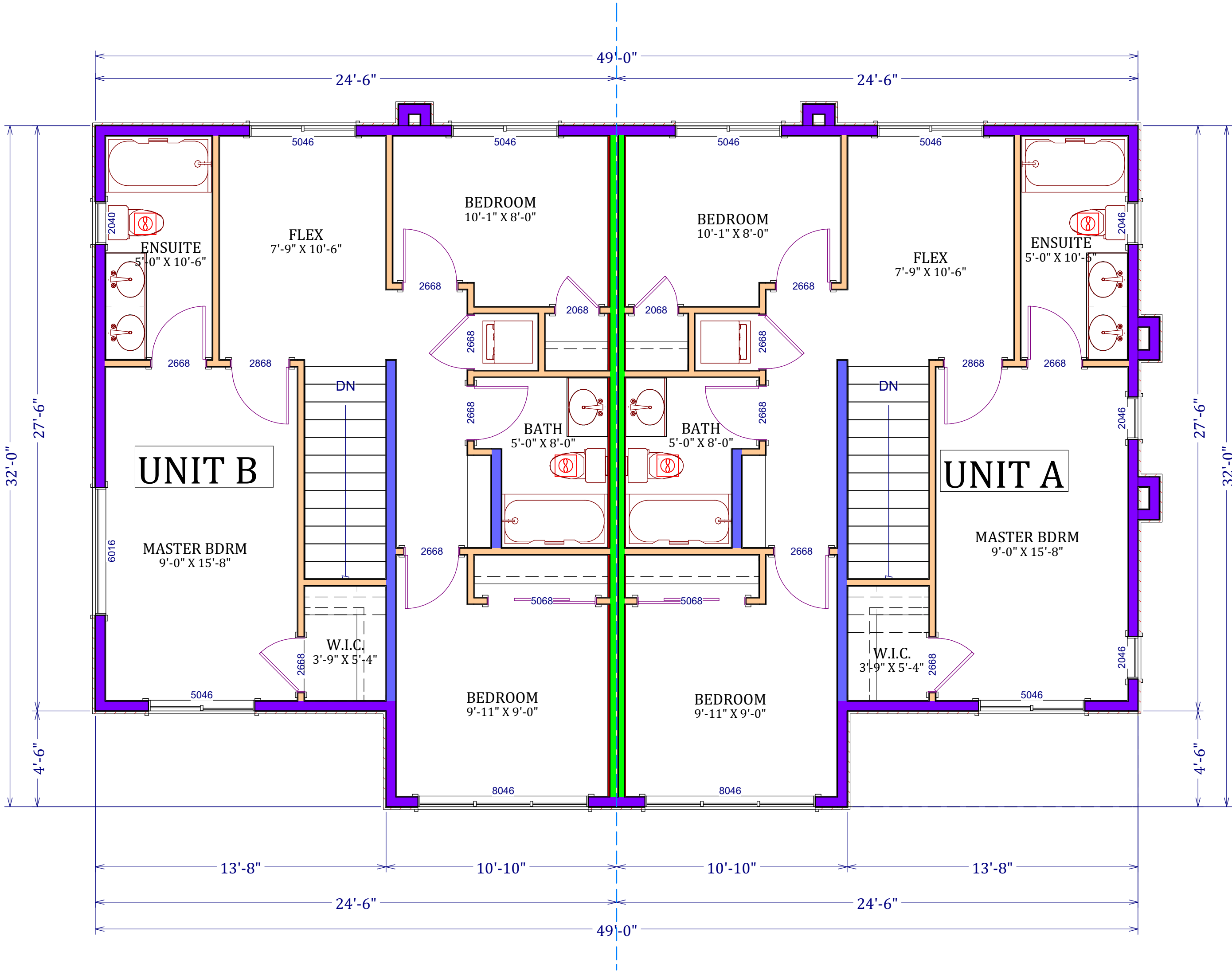
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VERSION:

1.0

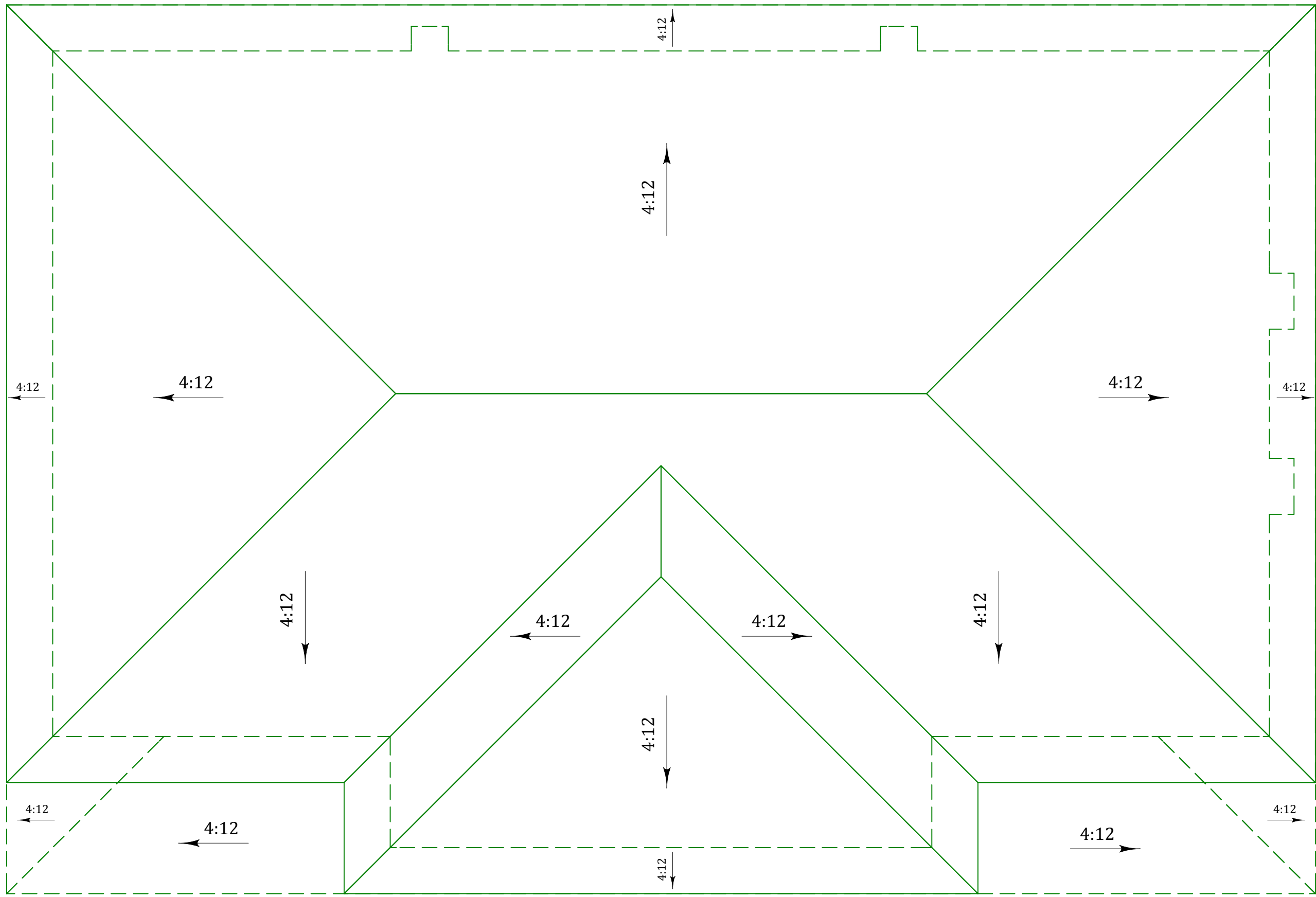
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A-5

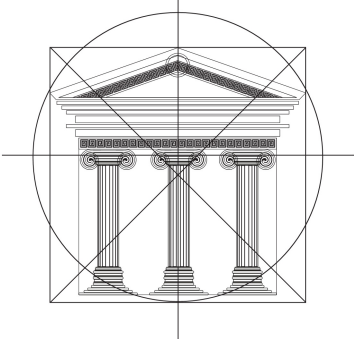


SECOND FLOOR: TYPICAL BLDG 1&2

UNIT A: GROSS AREA: 722.5 SQ.FT. NET AREA: 722.5 SQ.FT.
UNIT B: GROSS AREA: 722.5 SQ.FT. NET AREA: 722.5 SQ.FT.



ROOF PLAN: TYPICAL BLDG 1&2



OKANAGAN
VALLEY
CONSTRUCTION

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300 NICKEL
ROAD

KELOWNA, BC

Sheet Title:

EAST & SOUTH
ELEVATIONS

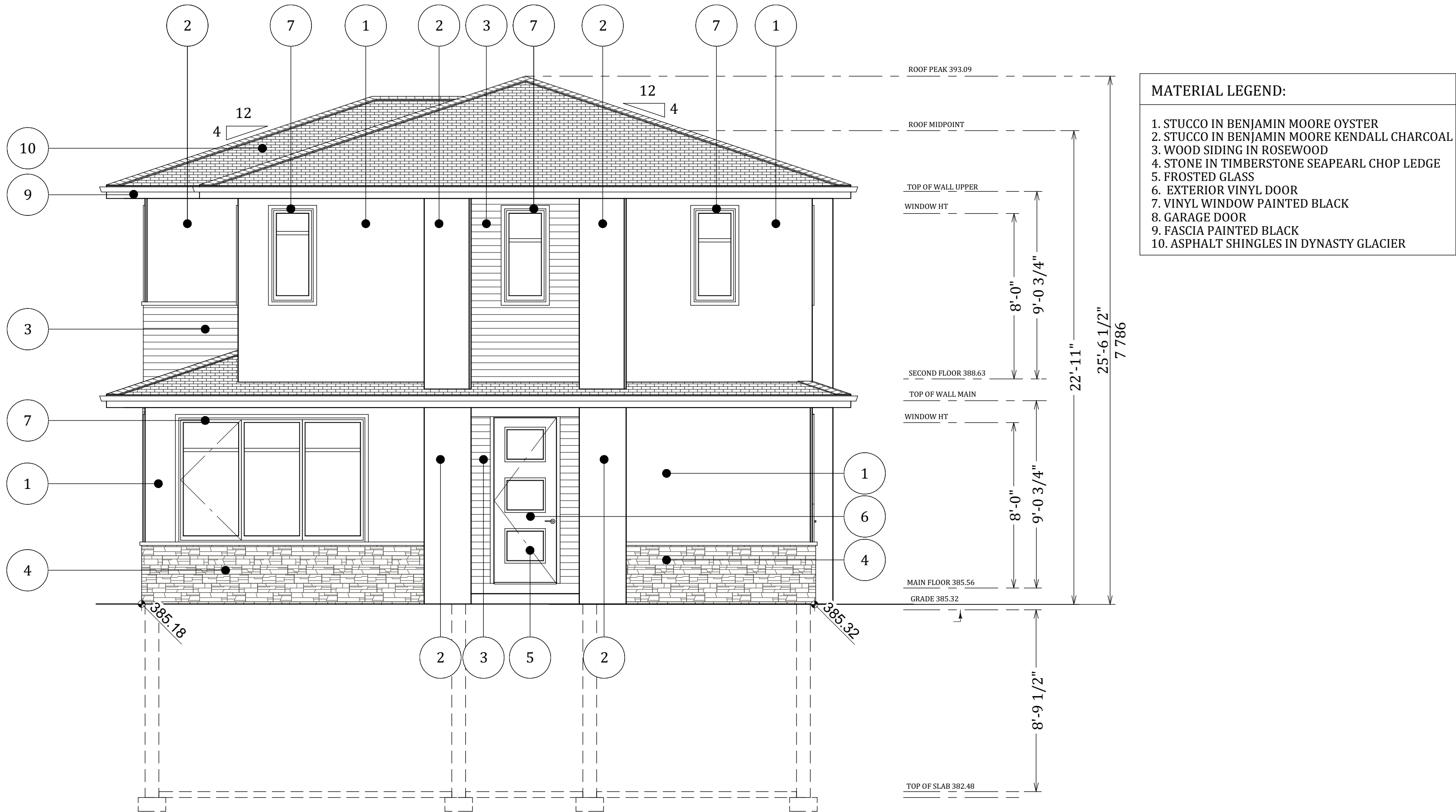
BUILDING 1

DATE:
2020-03-10

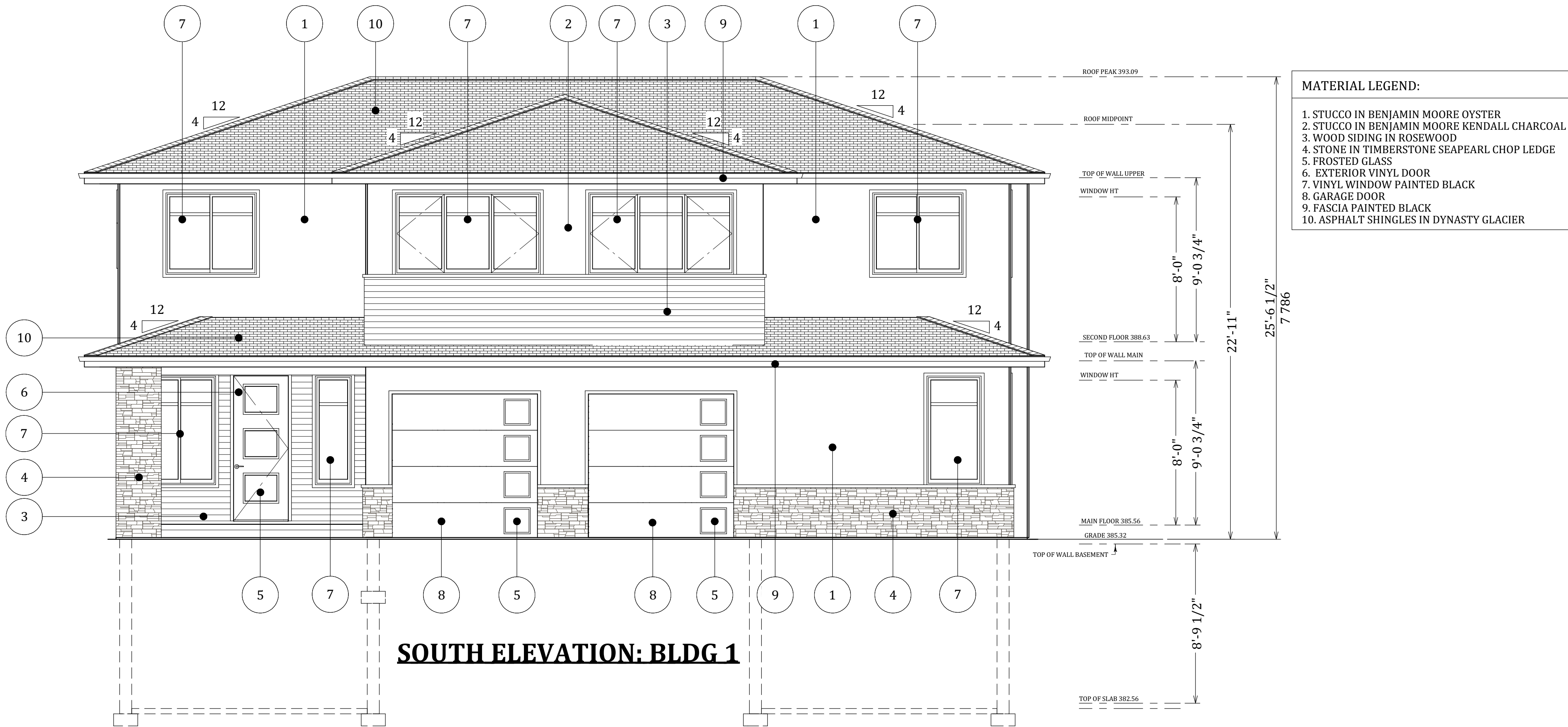
SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-6



EAST ELEVATION: BLDG 1



SOUTH ELEVATION: BLDG 1

OKANAGAN
VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD

KELOWNA, BC

Sheet Title:

WEST &
NORTH
ELEVATIONS

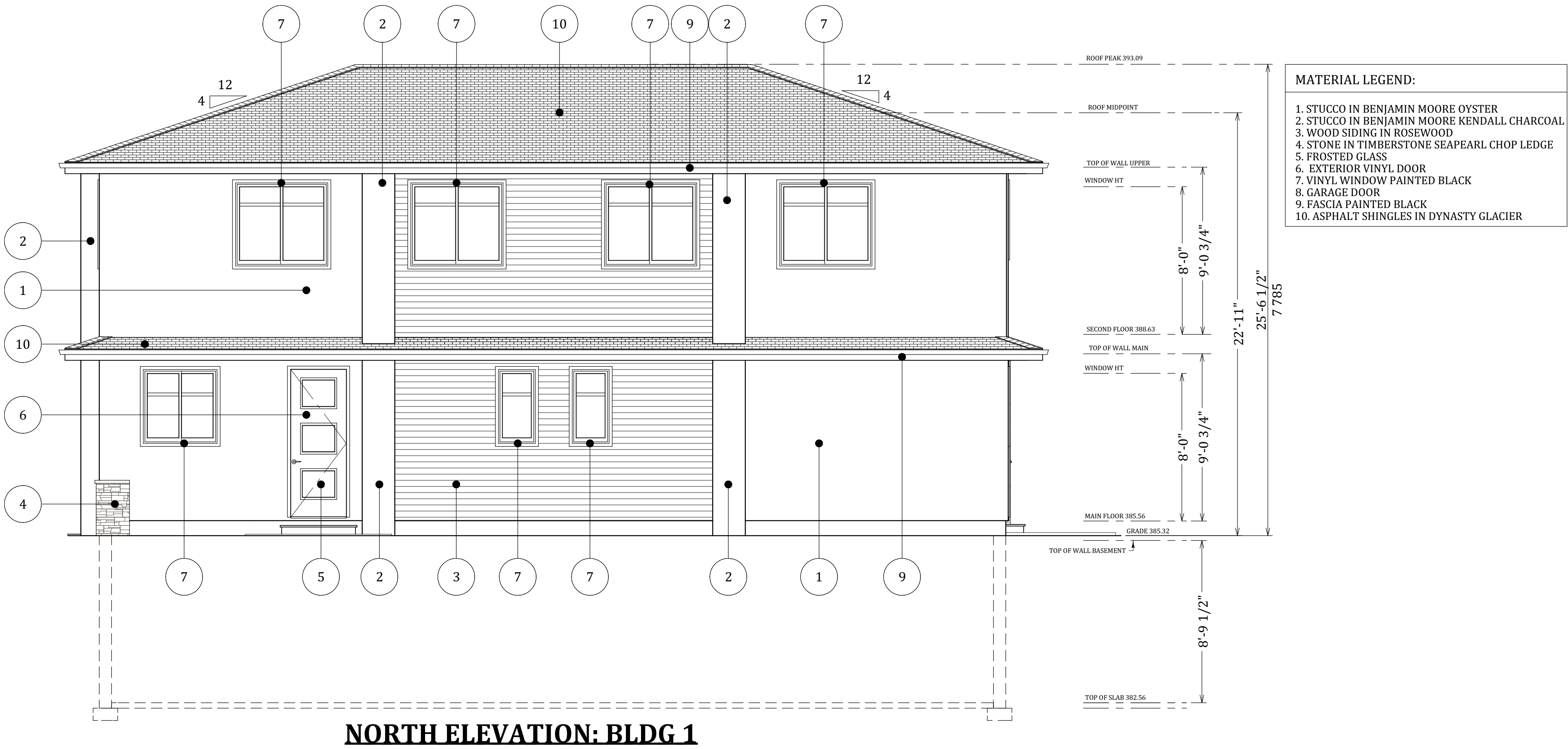
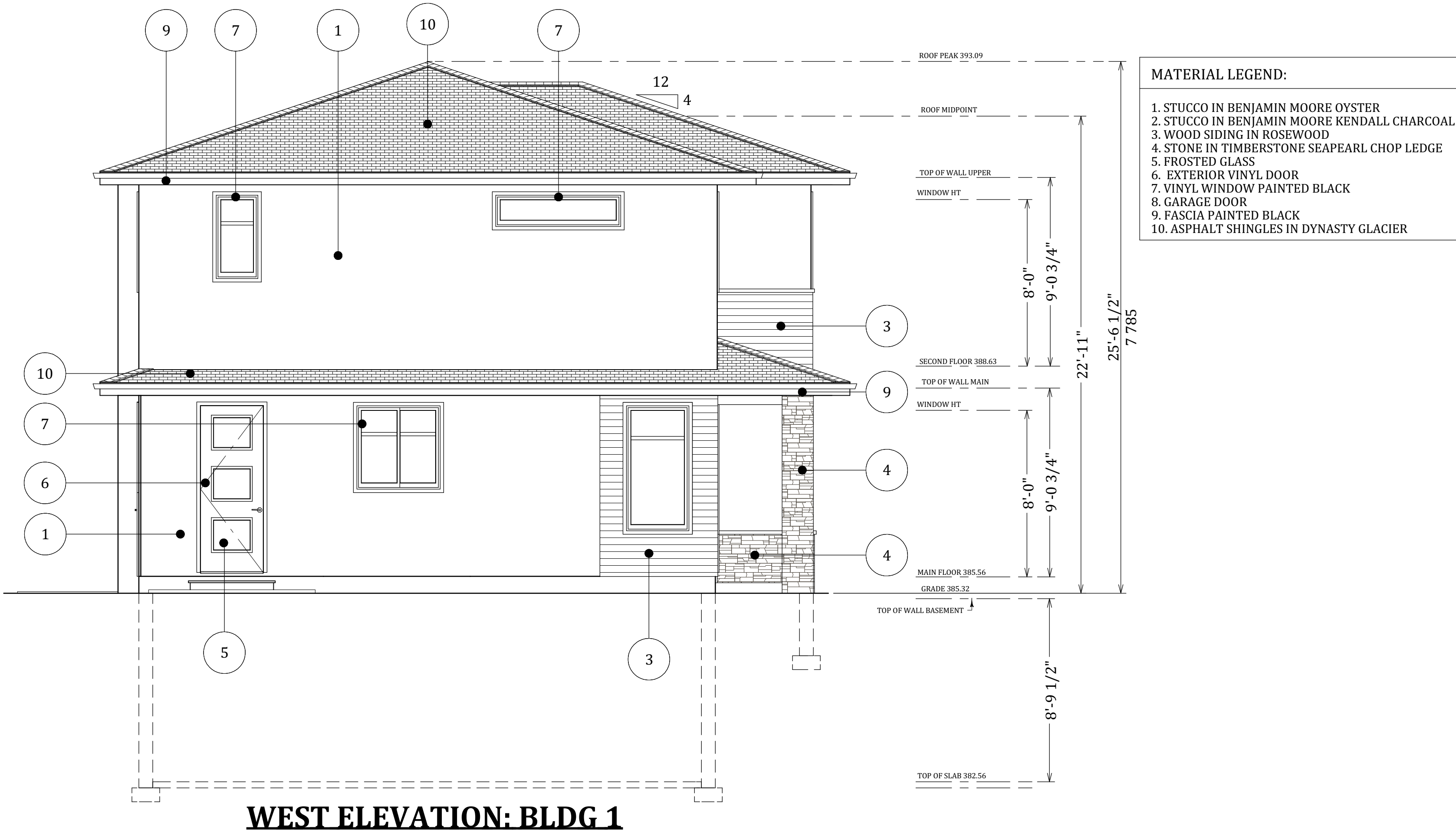
BUILDING 1

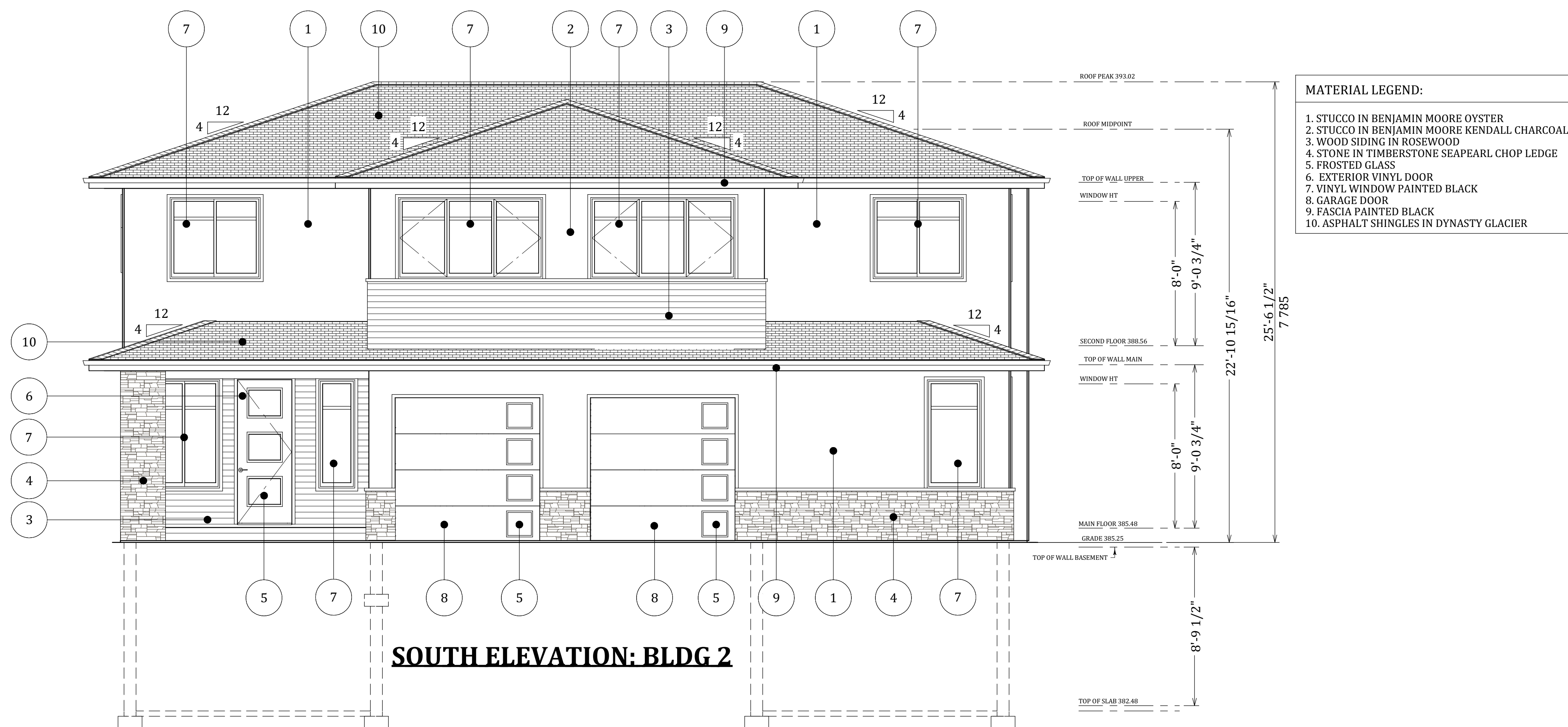
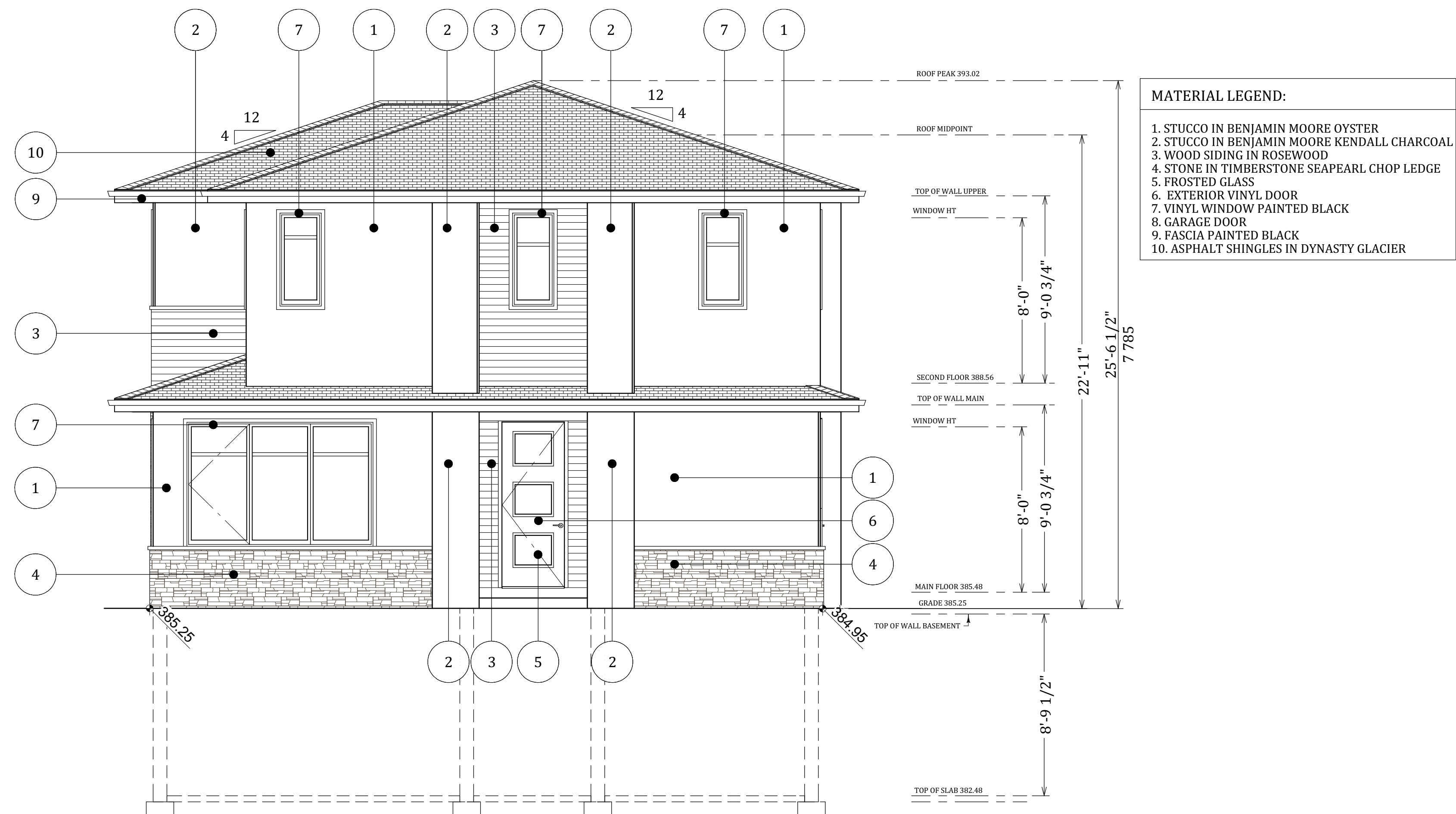
DATE:
2020-03-10

SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-7





SCHEDULE

B

This forms part of application

DP20-0064 & DVP20-006:

Planner

Initials

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OKANAGAN
VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD

KELOWNA, BC

Sheet Title:

EAST & SOUTH
ELEVATIONS

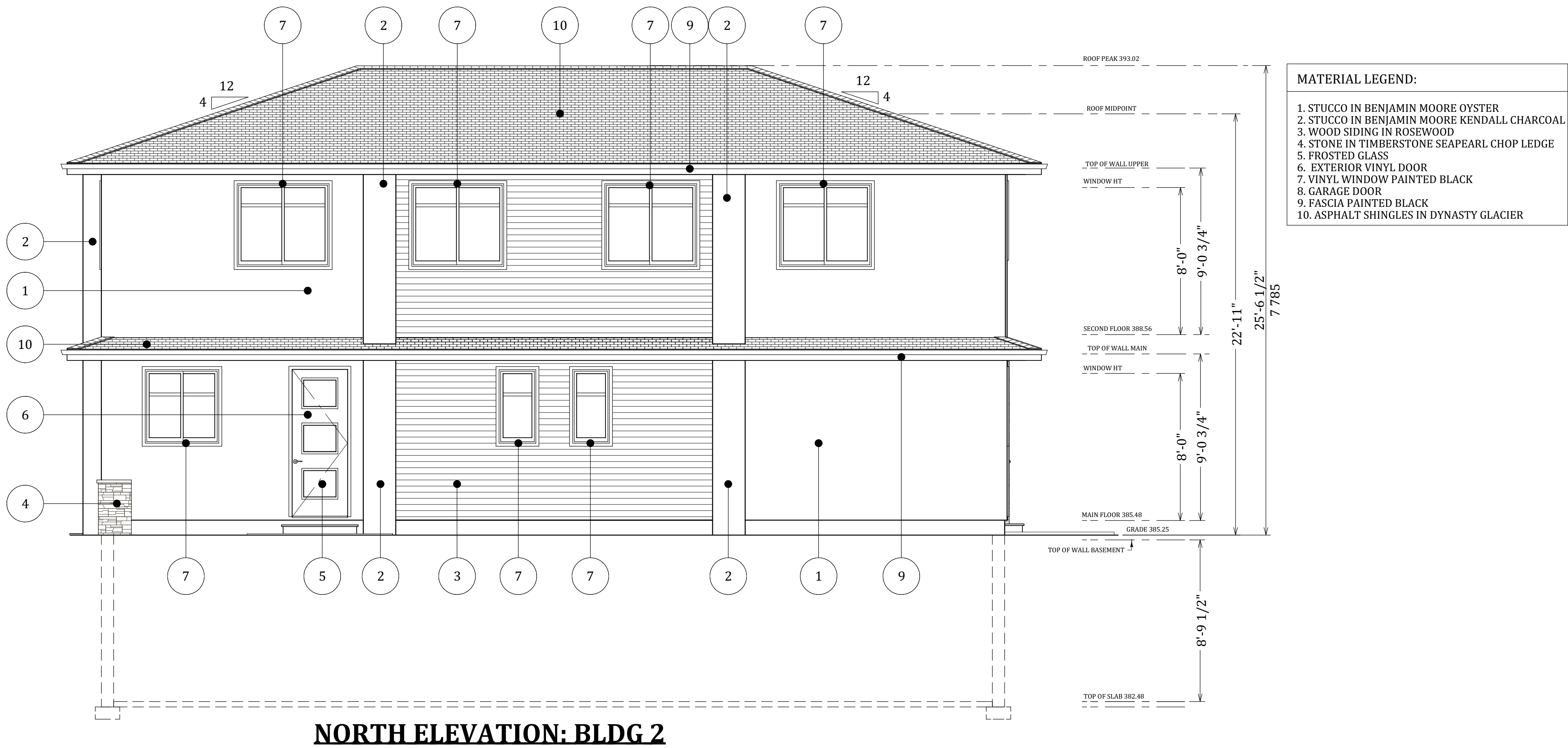
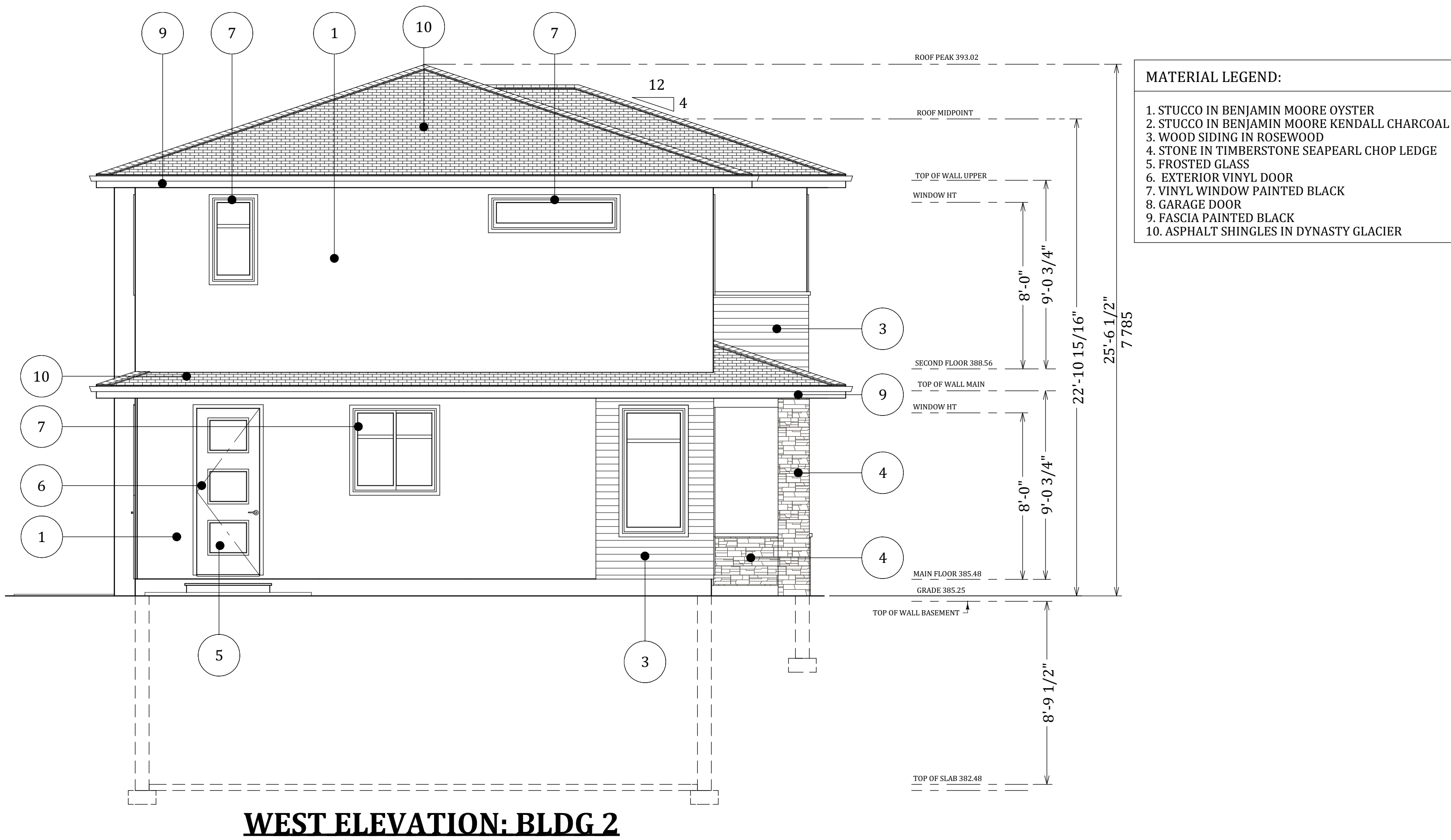
BUILDING 2

DATE:
2020-03-10

SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-8



SCHEDULE

B

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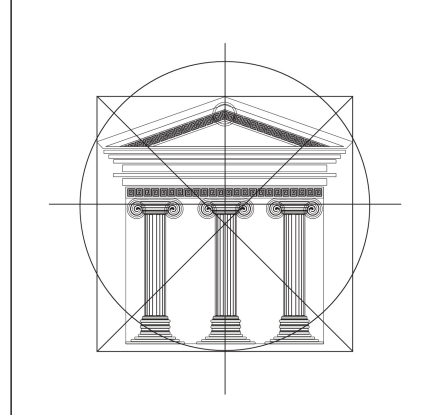
DP20-0064 & DVP20-006:

Planner
Initials

AJ

City of
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DEVELOPMENT PLANNING



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SITE SECTION

OKANAGAN VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD
KELOWNA, BC

Sheet Title:

SITE SECTION

DATE:
2020-03-10

SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-12

Proposed Materials



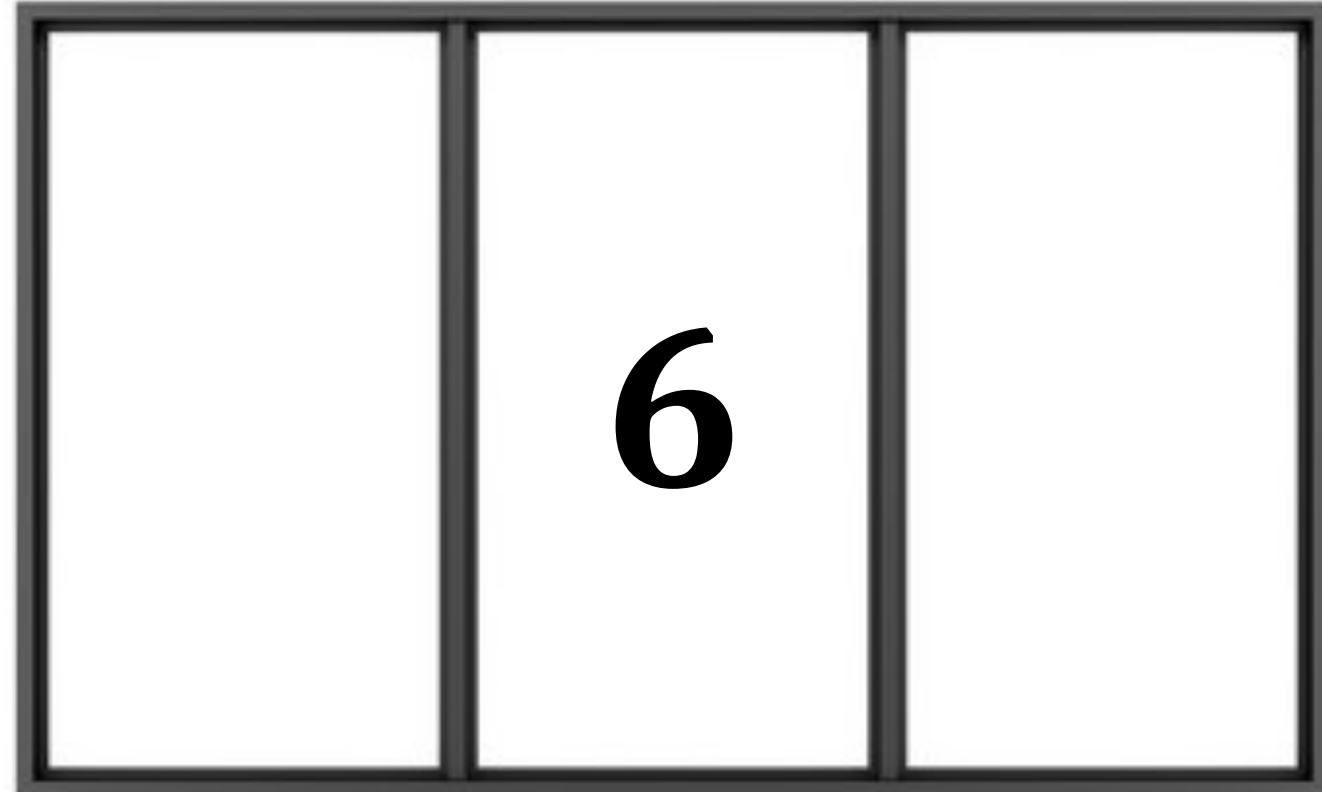
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3



4



6



2



5



7

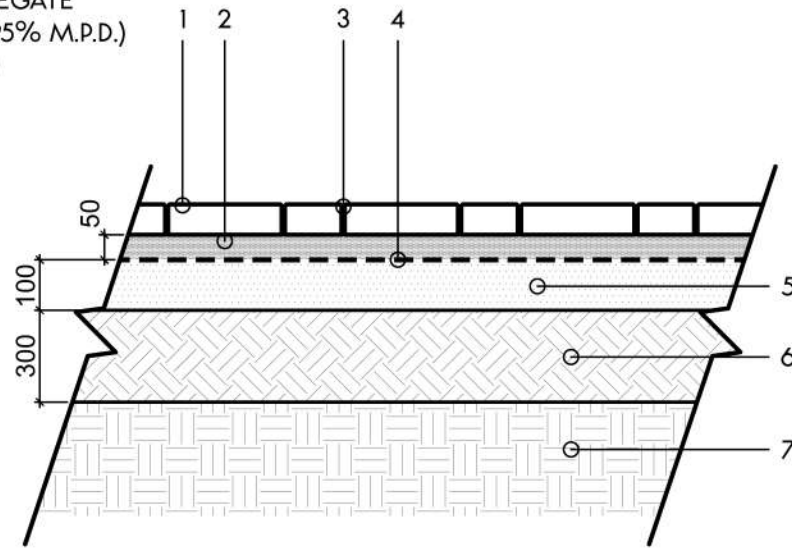
- 1- Benjamin Moore Oyster
- 2- Benjamin Moore Kendall Charcoal
- 3- Wood Siding in Rosewood
- 4- Timberstone Seapearl Chop Ledge
- 5- Asphalt Shingles in Dynasty Glacier
- 6- Vinyl Windows in Black
- 7- Fiberglass Front Door in Black

/VOLUMES/BENCH/400 - PROJECTS/2019/19-014_300NICKELROAD_TOWNHOMES/440 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00_19-014_CONCEPT_LAYOUTS_M.DWG

DEVELOPMENT PERMIT NOTES:

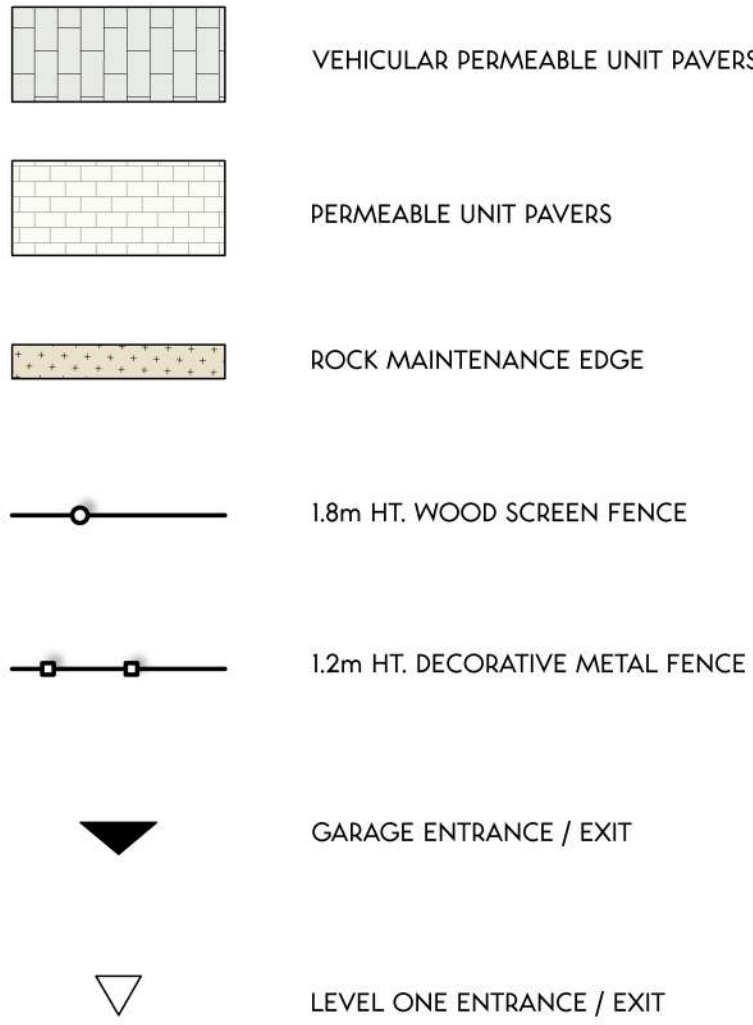
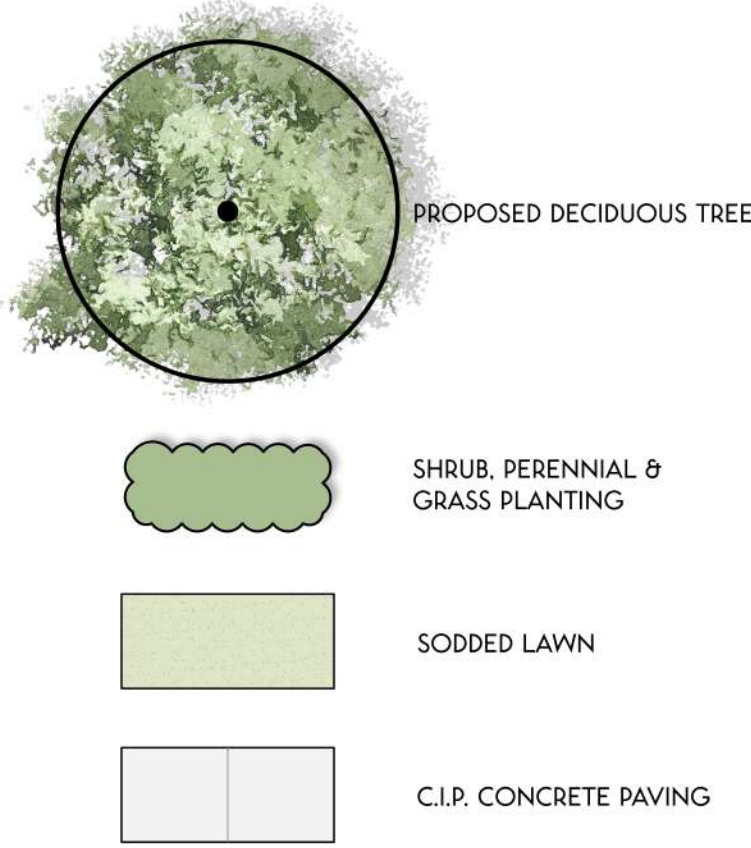
- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE COBBLE ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

- 1 80mm CONCRETE UNIT PAVERS
2 COARSE SAND BED
3 PERMEABLE JOINT STABILIZER (PER MNF. SPEC.)
4 ARMTEC 200 NON-WOVEN GEOTEXTILE OR PRE-APPROVED EQUAL
5 GRANULAR BASE: ASTM NO. 57 AGGREGATE
6 GRANULAR SUB-BASE (COMPACT TO 95% M.P.D.)
7 SUBGRADE (COMPACT TO 95% M.P.D.)



1 PERMEABLE UNIT PAVERS
L-1 SCALE 1:15

LEGEND:



LEGEND:

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer rubrum</i> 'Armstrong'	Armstrong red maple	6cm Cal.	B&B
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold maidenhair tree	6cm Cal.	B&B
<i>Syringa reticulata</i> 'Ivory Silk'	Japanese tree lilac	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Cornus sericea</i>	Red osier dogwood	#02 Cont./3.0m O.C.	Potted
<i>Euonymus alatus</i> 'Select'	Fire Ball burning bush	#02 Cont./1.2m O.C.	Potted
<i>Ribes alpinum</i>	Alpine currant	#02 Cont./1.2m O.C.	Potted
<i>Spirea bumalda</i> 'Froebelii'	Froebelii Japanese spirea	#02 Cont./1.2m O.C.	Potted
<i>Syringa</i> 'Bloomerang Pink Perfume'	Bloomerang Pink Perfume lilac	#02 Cont./1.5m O.C.	Potted
<i>Taxus media</i> 'Hicksii'	Hicks yew	#02 Cont./1.0m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Achillea millefolium</i> 'Apple Blossom'	Apple Blossom yarrow	#01 Cont./0.6m O.C.	Potted
<i>Astilbe arendsii</i> 'Deutschland'	Early white astilbe	#01 Cont./0.6m O.C.	Potted
<i>Astilbe japonica</i> 'Peach Blossom'	Compact peach astilbe	#01 Cont./0.6m O.C.	Potted
<i>Sedum spectabile</i> 'Autumn Fire'	Autumn Fire stonecrop	#01 Cont./0.6m O.C.	Potted
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.6m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Bouteloua gracilis</i>	Blue grama grass	#01 Cont./0.6m O.C.	Potted
<i>Deschampsia cespitosa</i> 'Goldtau'	Gold dew tufted hair grass	#01 Cont./0.6m O.C.	Potted
<i>Miscanthus sinensis</i> 'Gracillimus'	Gracillimus maiden grass	#01 Cont./1.2m O.C.	Potted



NORTH

SCHEDULE

C

This forms part of application
DP20-0064 & DVP20-006:

Planner
Initials

AJ



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REVISIONS / ISSUED:

3	APR 05/20	REISSUED FOR DEVELOPMENT PERMIT
2	MAR 19/20	REISSUED FOR DEVELOPMENT PERMIT
1	SEP 26/19	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

BENCH

| 4-1562 Water Street, Kelowna BC V1Y 1J7 |
| 1 250 860 6778 |

CLIENT:

OKANAGAN VALLEY
CONSTRUCTION
KELOWNA, B.C.

PROJECT:

300 NICKEL ROAD
TOWNHOMES
KELOWNA, B.C.

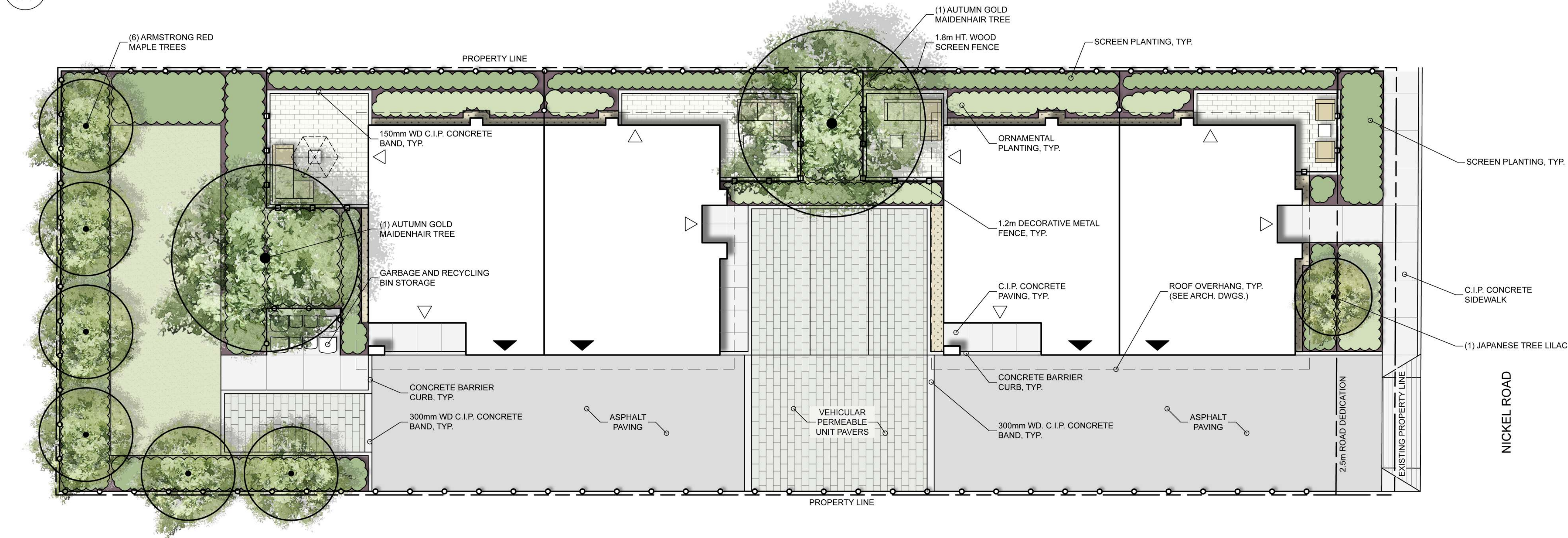
SHEET TITLE

LANDSCAPE
PLAN

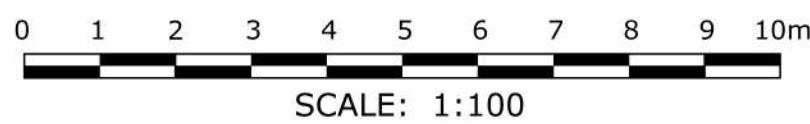
DESIGN BY	YY
DRAWN BY	YY
CHECKED BY	KN
PROJECT NO.	19-014
SCALE	1:100

SHEET NO.

L-1



2 LANDSCAPE PLAN
L-1 SCALE 1:100



SCALE: 1:100

NOT FOR CONSTRUCTION

ATTACHMENT B

This forms part of application
DP20-0064 & DVP20-0065

Planner Initials AJ



City of Kelowna
DEVELOPMENT PLANNING

DP20-0064
June 23, 2020

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?	✓		
Are top, middle and bottom building elements distinguished?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Environmental Design and Green Building			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 			✓
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 			✓
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> 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?			✓
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?	✓		

OKANAGAN VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD
KELOWNA, BC

Sheet Title:

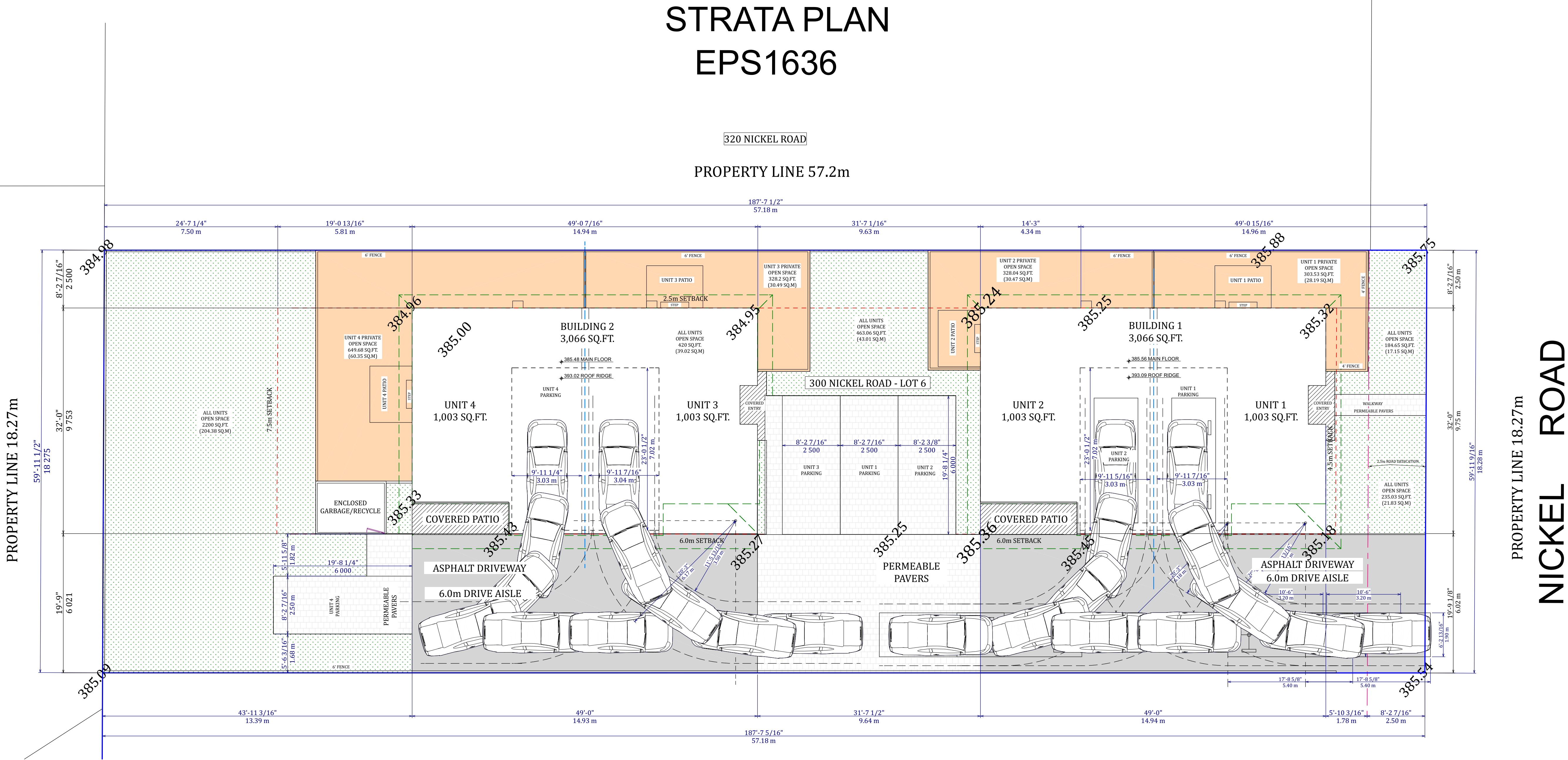
TURN RADIUS

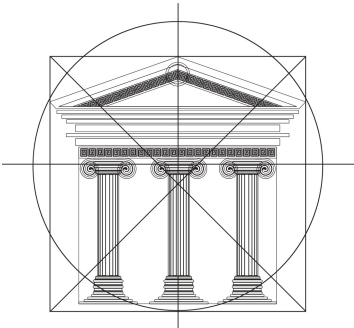
DATE:
2020-03-10

SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-13





*inArtifex
Design Ltd.*

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OKANAGAN
VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD

KELOWNA, BC

Sheet Title:

EAST & SOUTH
ELEVATION
COLOURED
RENDERINGS

TYPICAL BLDG
1 & 2

DATE:
2020-03-10

SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-10

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS
ARE FOR ARTISTIC DEPICTION ONLY.

ATTACHMENT		D
This forms part of application		
# DP20-0064 & DVP20-0065		
Planner Initials	AJ	 City of Kelowna DEVELOPMENT PLANNING



EAST ELEVATION COLOURED RENDERINGS
TYPICAL BLDG 1 & 2



SOUTH ELEVATION COLOURED RENDERINGS
TYPICAL BLDG 1 & 2



WEST ELEVATION COLOURED RENDERINGS
TYPICAL BLDG 1 & 2



NORTH ELEVATION COLOURED RENDERINGS
TYPICAL BLDG 1 & 2

FINISH NOTES:
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ATTACHMENT

D

This forms part of application

DP20-0064 & DVP20-0065

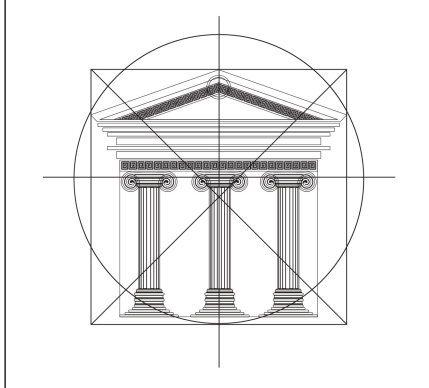
Planner
Initials

AJ

City of
Kelowna

DEVELOPMENT PLANNING





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OKANAGAN
VALLEY
CONSTRUCTION

Proposed
Project For:

300 NICKEL
ROAD

KELOWNA, BC

Sheet Title:
WEST &
NORTH
ELEVATION
COLOURED
RENDERINGS

TYPICAL BLDG
1 & 2

DATE:
2020-03-10

SCALE: 1/4"=1'

VERSION:
1.0

SHEET NO.:
A-11