

# DRAFT Development Permit & Development Variance Permit DP19-0197 / DVP19-0198



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

969 Harvey Avenue

and legally known as

Lot A District Lot 138 Osoyoos Division Yale District Plan 31933 Except Plan 36604

and permits the land to be used for an apartment building as described in Schedule 'A', 'B', and 'C'.

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

Date of Council Decision November 17<sup>th</sup> 2020

Decision By: COUNCIL

Development Permit Area: Comprehensive

Existing Zone: RM6r – High Rise Apartment Housing (Residential Rental Tenure Only)

Future Land Use Designation: MRH – Multiple Unit Residential (High 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: The Evangel Family Rental Housing Society Inc. No. S16918

Applicant: Paul Schuster (NOvation Architecture)

Planner: AC

---

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 the variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

### **Section 13.12.6 (b) – RM6r – High Rise Apartment Housing (Residential Rental Tenure Only) - Development Regulations**

To vary the maximum site coverage for principal buildings, accessory structures, and parking areas and driveways from 50% required to 70% proposed.

### **Section 13.12.6 (e) – RM6r – High Rise Apartment Housing (Residential Rental Tenure Only) - Development Regulations**

To vary the minimum site side yard from 4.5 m required to 3.6 m proposed for the western property line.

### **Table 8.3 – Required Off-Street Parking Requirements**

To vary the minimum parking from 78 stalls required to 52 stalls proposed.

### **Section 6.1.2 (c) General Development Regulations – Daylight Standards**

To vary the inclined angle of 65° required to 75° proposed to the horizontal for all points along the western side property line.

This Development Permit and Development Variance 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 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 **\$249,265.00 (199,412.00 x 125%)**

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.

### 5. INDEMNIFICATION

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

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

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

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



CONSULTANTS:

ARCHITECTURAL  
NOVATION ARCHITECTURE  
302-2237 LECKIE ROAD  
KELOWNA, BC V1Y 9T1  
TEL (250) 420-4144

LANDSCAPE  
OUTLAND DESIGN  
303-560 KLO ROAD  
KELOWNA, BC V1Y 7S2  
TEL (250) 869-9270

ENERGY CONSULTANT  
ROY CONSULTING INC  
101-2040 SPRINGFIELD ROAD  
KELOWNA, BC V1Y 8V7  
TEL (250) 480-0412

SURVEY  
KENDRICKSON LAND SURVEYOR  
404-1630 PANDOSY STREET  
KELOWNA, BC V1Y 1P7  
TEL (250) 763-3115  
FAX: (250) 763-0321

Civil  
JPLIN & MARTIN CONSULTANTS LTD.  
1256 ELLIS STREET  
KELOWNA, BC V1Y 1Z4  
TEL (250) 448-0157

STRUCTURAL  
ROY CONSULTING INC  
101-2040 SPRINGFIELD ROAD  
KELOWNA, BC V1Y 8V7  
TEL (250) 860-0412

MECHANICAL  
FALCON ENGINEERING LTD  
215-1715 DICKSON AVENUE  
KELOWNA, BC V1Y 9G8  
TEL (250) 763-9993

ELECTRICAL  
FALCON ENGINEERING LTD  
215-1715 DICKSON AVENUE  
KELOWNA, BC V1Y 9G8  
TEL (250) 763-9993

GEOTECHNICAL  
GEOPACIFIC  
1779 W. 785 AVENUE  
VANCOUVER, BC V6C 1T2  
TEL (604) 689-4449

ZONING ANALYSIS:

Address:	969 Harvey Ave, Kelowna, B.C.																			
Legal:	PID: 003-567-257 Lot A KAP 31933																			
Zoning (Current):	RM5																			
Permitted Use:	Refer to Zoning bylaw #800C																			
Zoning: (Proposed)	RM6																			
Permitted Use:	Refer to Zoning bylaw #800C section 13.12																			
Site Area:	<table><tr><td>7,218.0</td><td>sq.m.</td></tr><tr><td>77,696</td><td>sq.ft.</td></tr><tr><td>0.7218</td><td>Ha</td></tr></table>			7,218.0	sq.m.	77,696	sq.ft.	0.7218	Ha											
7,218.0	sq.m.																			
77,696	sq.ft.																			
0.7218	Ha																			
Min Lot Width	<table><tr><th>ALLOWED</th><th>PROPOSED</th></tr><tr><td>30.0 m</td><td>87.0 m</td></tr></table>			ALLOWED	PROPOSED	30.0 m	87.0 m													
ALLOWED	PROPOSED																			
30.0 m	87.0 m																			
Min Lot Depth	<table><tr><td>35.0 m</td><td>65.8 m</td></tr></table>			35.0 m	65.8 m															
35.0 m	65.8 m																			
Min Parcel Size	<table><tr><td>1700.0 m<sup>2</sup></td><td>7217 m<sup>2</sup></td></tr></table>			1700.0 m <sup>2</sup>	7217 m <sup>2</sup>															
1700.0 m <sup>2</sup>	7217 m <sup>2</sup>																			
Setbacks	<table><tr><th>ALLOWED</th><th>PROPOSED</th></tr><tr><td>Front yard</td><td>6.0 m</td><td>6.0 m</td></tr><tr><td>Front yard parking</td><td>2.0 m</td><td>4.4 m</td></tr><tr><td>Side yard/Flanking</td><td>6.0 m</td><td>N/A</td></tr><tr><td>Side yard</td><td>4.5 m</td><td>3.6 m</td></tr><tr><td>Rear Yard</td><td>9.0 m</td><td>9.1 m</td></tr></table>			ALLOWED	PROPOSED	Front yard	6.0 m	6.0 m	Front yard parking	2.0 m	4.4 m	Side yard/Flanking	6.0 m	N/A	Side yard	4.5 m	3.6 m	Rear Yard	9.0 m	9.1 m
ALLOWED	PROPOSED																			
Front yard	6.0 m	6.0 m																		
Front yard parking	2.0 m	4.4 m																		
Side yard/Flanking	6.0 m	N/A																		
Side yard	4.5 m	3.6 m																		
Rear Yard	9.0 m	9.1 m																		
Front	<table><tr><th>LANDSCAPE BUFFER</th></tr><tr><td>Level 2</td><td>3.0 m</td></tr><tr><td>Level 3</td><td>9.81 ft</td></tr></table>			LANDSCAPE BUFFER	Level 2	3.0 m	Level 3	9.81 ft												
LANDSCAPE BUFFER																				
Level 2	3.0 m																			
Level 3	9.81 ft																			
Side	<table><tr><td>Level 2</td><td>3.0 m</td></tr><tr><td>Level 3</td><td>9.84 ft</td></tr></table>			Level 2	3.0 m	Level 3	9.84 ft													
Level 2	3.0 m																			
Level 3	9.84 ft																			
Rear	<table><tr><td>Level 2</td><td>3.0 m</td></tr><tr><td>Level 3</td><td>9.84 ft</td></tr></table>			Level 2	3.0 m	Level 3	9.84 ft													
Level 2	3.0 m																			
Level 3	9.84 ft																			

Parcel Coverage	Maximum 50% (Proposed 70%) (Building, Parking and Driveways)	ALLOWED/REQUIRED	PROPOSED
Maximum # of dwelling units		3,609 38,848 sq.ft.	9,972 54,575 sq.ft.
Floor Area Ratio	1.5 + .19 (F.A.R. Bonus) = 1.69 max (12,198 m²) Existing Building = 6,754 m² approx. Proposed Building = 4,915 m²	12,198 131,307 sq.m.	11,669 125,608 sq.m.
Building Foot Print			
Unit Breakdown			
Parking			
F.A.R. Bonus			
Bicycle			

CONTEXT SITE PLAN:



DRAWING INDEX:

000\_ARCHITECTURAL DRAWING LIST

NO.	NAME
A0.00	COVER SHEET
A0.01	VISUALIZATIONS
A0.02	VISUALIZATIONS
A1.01	SITE PLAN - PARKADE
A1.02	SITE PLAN - ROOF
A2.01	PARKADE FLOOR PLAN
A2.02	LEVEL 1 FLOOR PLAN
A2.03	LEVEL 2 FLOOR PLAN
A2.04	LEVEL 3 FLOOR PLAN
A2.05	LEVEL 4 FLOOR PLAN
A2.06	LEVEL 5 FLOOR PLAN
A2.07	LEVEL 6 FLOOR PLAN
A2.09	ROOF PLAN
A3.00	ELEVATIONS
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A4.00	BUILDING SECTIONS
A4.01	BUILDING SECTIONS
A4.02	DAYLIGHTING STANDARD

SCHEDULE A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials AC

City of Kelowna DEVELOPMENT PLANNING

ILLUSTRATIONS:



Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

NOT controlled. Revisions may be made without notice.

A CONTROLLED document. Revisions will be advised.

The first issue of the document.

A complete revision. Remove previous issues from use.

A partial revision. Remove previous issues of corresponding sheets / pages from use.

Not for Construction.

NOT FOR CONSTRUCTION

4	20201006	RE-ISSUED FOR DP
3	2020824	RE-ISSUED FOR DP
1	2019030	ISSUED FOR DP

No.	Date	Description
		Revisions

NOVATION ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1Y 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODYD PLAN 31933  
EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title

COVER SHEET

designed	PS	scale
drawn	BD	
checked	PS	
drawing no.		

A0.00

plotted 2020-10-06 11:23:42 AM





SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

- this document is:
- ☒ NOT controlled. Revisions may be made without notice.
  - ☐ A CONTROLLED document. Revisions will be advised.
  - ☒ The first issue of the document.
  - ☐ A complete revision. Remove previous issues from use.
  - ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - ☒ Not for Construction.

NOT FOR CONSTRUCTION

4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP
No.	Date	Description
Revisions		

NOVATION

ARCHITECTURE

302 - 2237 LECKIE ROAD

KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODYD PLAN 31933  
EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title

VISUALIZATIONS

designed

PS

scale

drawn

BD

checked

PS

drawing no.

A0.01

plotted

2020-10-06 11:23:43 AM





SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING



Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒ NOT controlled. Revisions may be made without notice.

☐ A CONTROLLED document. Revisions will be advised.

☒ The first issue of the document.

☐ A complete revision. Remove previous issues from use.

☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.

☒ Not for Construction.

NOT FOR CONSTRUCTION

4 20201006 RE-ISSUED FOR DP

3 20200824 RE-ISSUED FOR DP

1 20190930 ISSUED FOR DP

No. Date Description

Revisions

NOVATION

ARCHITECTURE

302 - 2237 LECKIE ROAD

KELOWNA BC V1Y 6Y5

project title

969 HARVEY AVENUE

LOT A DISTRICT LOT 138 ODYD PLAN 31933

EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

VISUALIZATIONS

designed PS

drawn BD

checked PS

drawing no.

plotted

2020-10-06 11:25:29 AM

A0.02



SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner

Initials

AC

City of

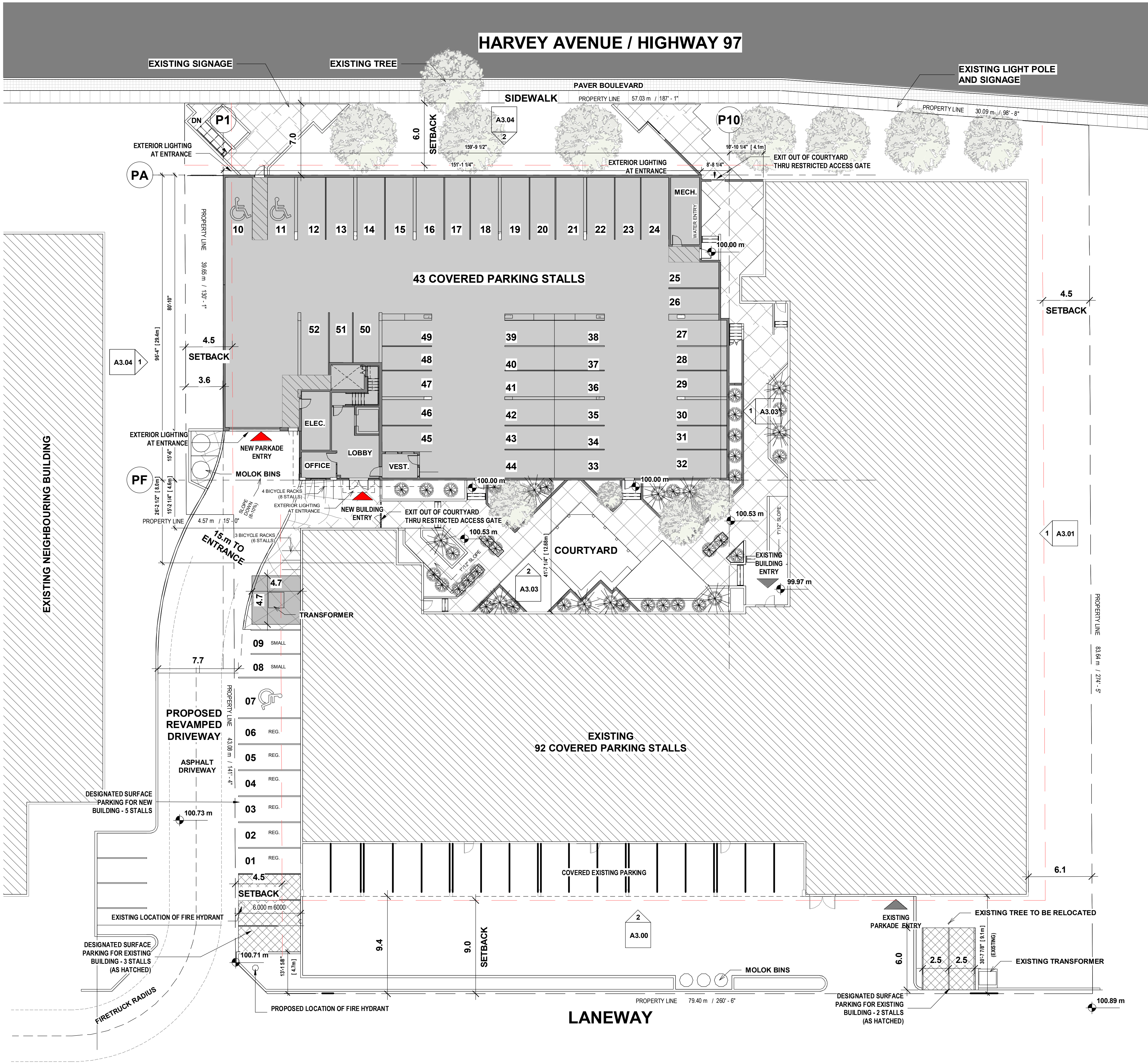
Kelowna

DEVELOPMENT PLANNING



5 Molok Garbage Bins  
1 : 100

PID: 003-567-257  
PLAN KAP31933 LOT A DISTRICT  
LOT 138 EXCEPT PLAN 36604.



1 Site Plan - Parkade SITE AREA = 7,225m<sup>2</sup>  
1/16" = 1'-0"

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒ NOT controlled. Revisions may be made without notice.

☐ A CONTROLLED document. Revisions will be advised.

☒ The first issue of the document.

☐ A complete revision. Remove previous issues from use.

☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.

☒ Not for Construction.

NOT FOR CONSTRUCTION

No.	Date	Description
4	20201006	RE-ISSUED FOR DP
3	2020824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP

No.

Date

Description

Revisions

N

NOVATION  
ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 OYD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

SITE PLAN - PARKADE

designed	PS	scale	As indicated
drawn	BD		
checked	PS		

drawing no.

A1.01

plotted

2020-10-06 11:25:56 AM

Project File Name and Location: \\Server1\shared\Novation Design Studio\Projects\1821\_969 Harvey Ave\Working Drawings\Revit\dwg\Harvey Ave\_BrandonDobroskay.rvt



SCHEDULE

A & B

This forms part of application

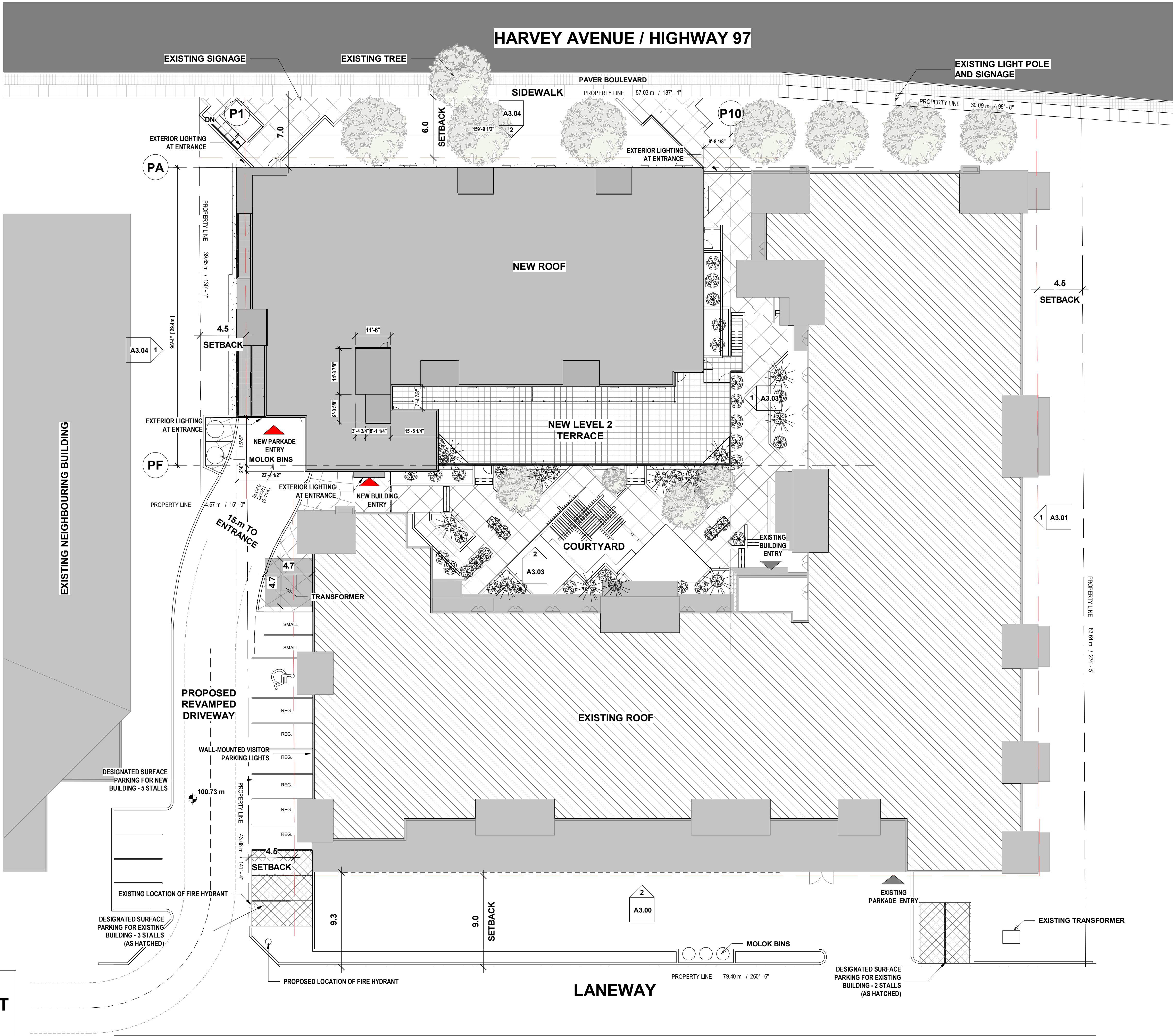
# DP19-0197 / DVP19-0198

Planner  
Initials

AC

City of  
Kelowna

DEVELOPMENT PLANNING



PID: 003-567-257  
PLAN KAP31933 LOT A DISTRICT  
LOT 138 EXCEPT PLAN 36604.

1 Site Plan - Roof  
1/16" = 1'-0"

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒ NOT controlled. Revisions may be made without notice.

☐ A CONTROLLED document. Revisions will be advised.

☒ The first issue of the document.

☐ A complete revision. Remove previous issues from use.

☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.

☒ Not for Construction.

NOT FOR CONSTRUCTION

4 20201006 RE-ISSUED FOR DP

3 2020824 RE-ISSUED FOR DP

1 2019030 ISSUED FOR DP

No.	Date	Description
		Revisions

N

NOVATION  
ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODYD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

SITE PLAN - ROOF

designed	PS	scale	1/16" = 1'-0"
drawn	BD		
checked	PS		

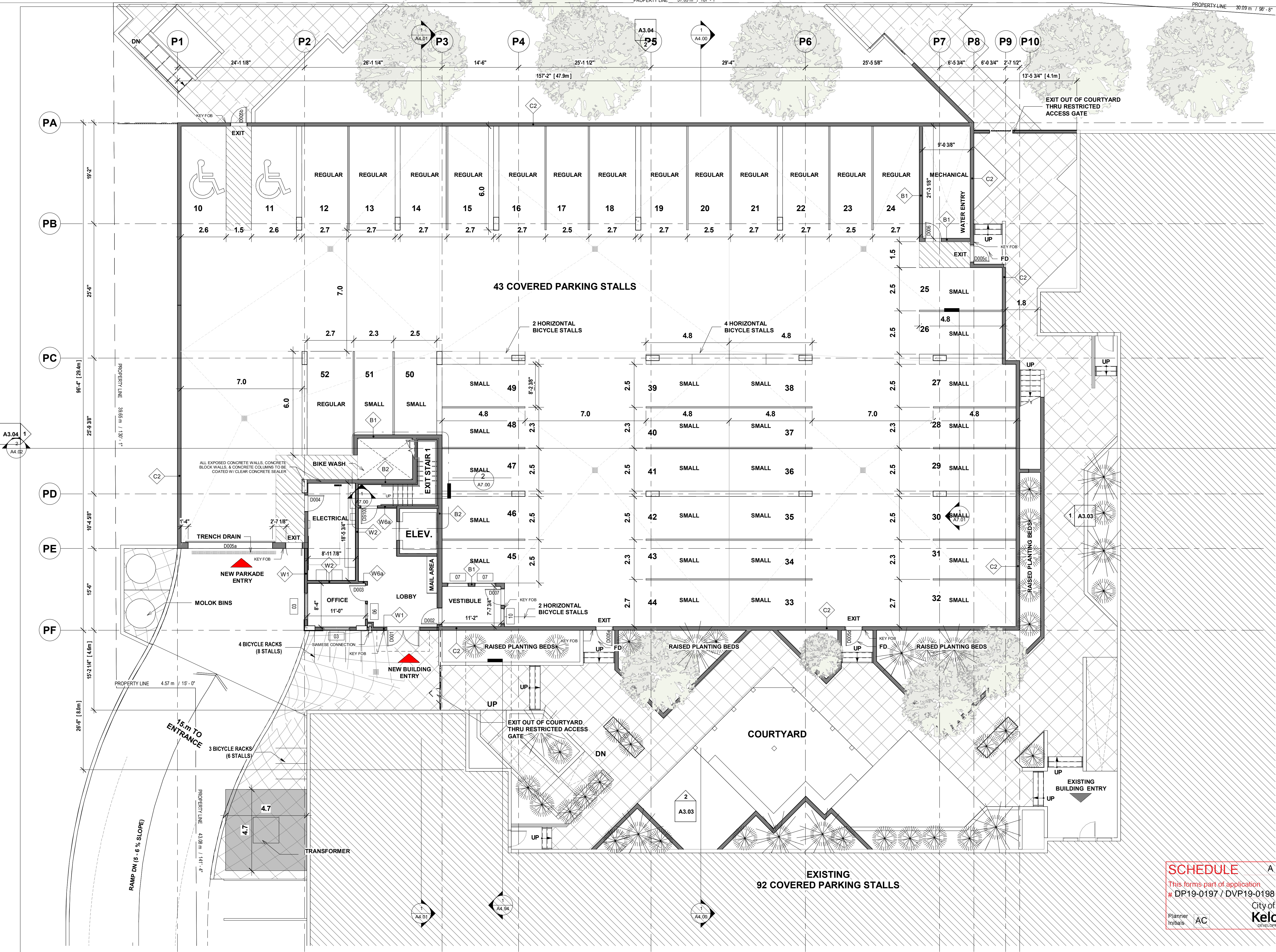
drawing no.

A1.02

plotted

2020-10-06 11:26:25 AM





Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

- ☒ NOT controlled. Revisions may be made without notice.
- ☐ A CONTROLLED document. Revisions will be advised.
- ☒ The first issue of the document.
- ☐ A complete revision. Remove previous issues from use.
- ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
- ☒ Not for Construction.

NOT FOR CONSTRUCTION

4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP

No.	Date	Description
Revisions		

N

**NOVATION**  
ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODVD PLAN 31933  
EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title

PARKADE FLOOR PLAN

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		
drawing no.			

plotted

2020-10-06 11:26:49 AM

**SCHEDULE** A & B

This forms part of application  
# DP19-0197 / DVP19-0198

Planner Initials AC

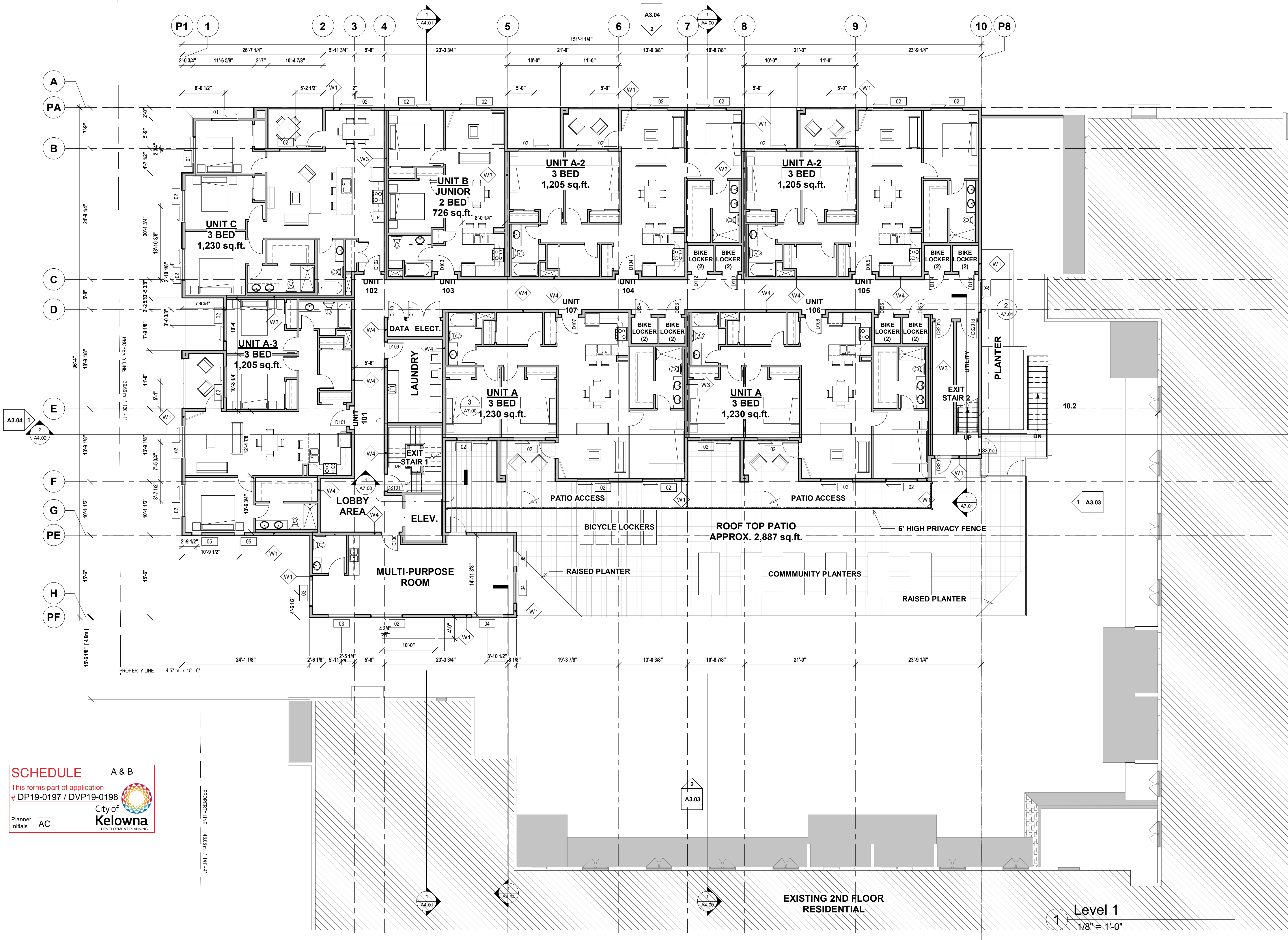
City of Kelowna  
SCHEDULEMENT PLANNING

A2.01



PROPERTY LINE 57.03 m / 187' - 1"

PROPERTY LINE 30.09 m / 98' - 8"



SCHEDULE

This forms part of application  
# DP19-0197 / DVP19-0198

Planner Initials AC

A & B

City of Kelowna  
DEVELOPMENT PLANNING

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

NOT controlled. Revisions may be made without notice.

A CONTROLLED document. Revisions will be advised.

The first issue of the document.

A complete revision. Remove previous issues from use.

A partial revision. Remove previous issues of corresponding sheets / pages from use.

Not for Construction.

NOT FOR CONSTRUCTION

4 20201006 RE-ISSUED FOR DP

3 20200824 RE-ISSUED FOR DP

1 20190930 ISSUED FOR DP

No. Date Description

Revisions

N

NOVATION  
ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 OYD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

LEVEL 1 FLOOR PLAN

designed PS scale 1/8" = 1'-0"

drawn BD

checked PS

drawing no.

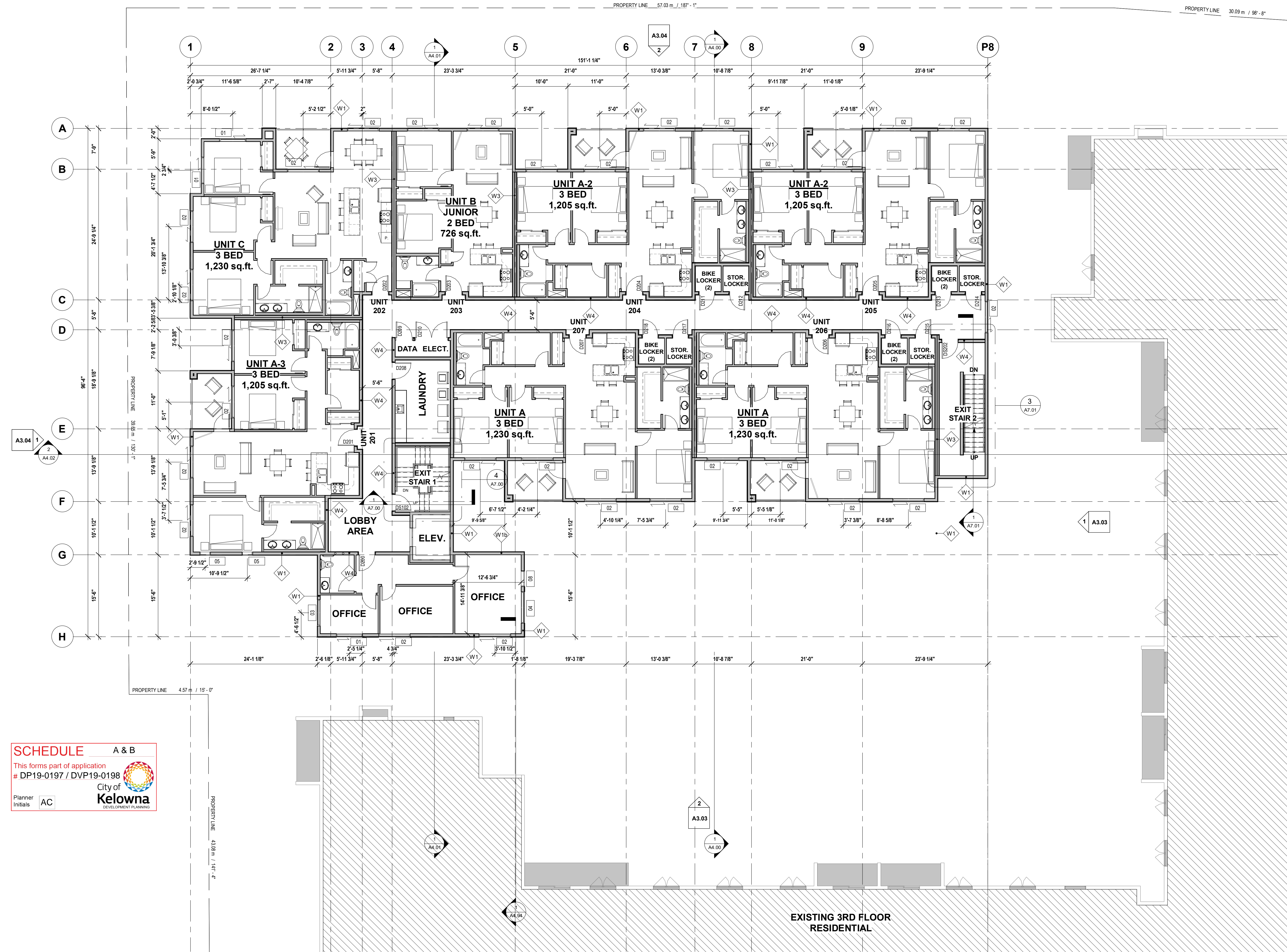
1 Level 1  
1/8" = 1'-0"

A2.02

plotted

2020-10-06 11:26:53 AM





SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner

Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

NOT controlled. Revisions may be made without notice.

A CONTROLLED document. Revisions will be advised.

The first issue of the document.

A complete revision. Remove previous issues from use.

A partial revision. Remove previous issues of corresponding sheets / pages from use.

Not for Construction.

NOT FOR CONSTRUCTION

420201006RE-ISSUED FOR DP

320208024RE-ISSUED FOR DP

120190930ISSUED FOR DP

No.	Date	Description
		Revisions

N

NOVATIONARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODVD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

LEVEL 2 FLOOR PLAN

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

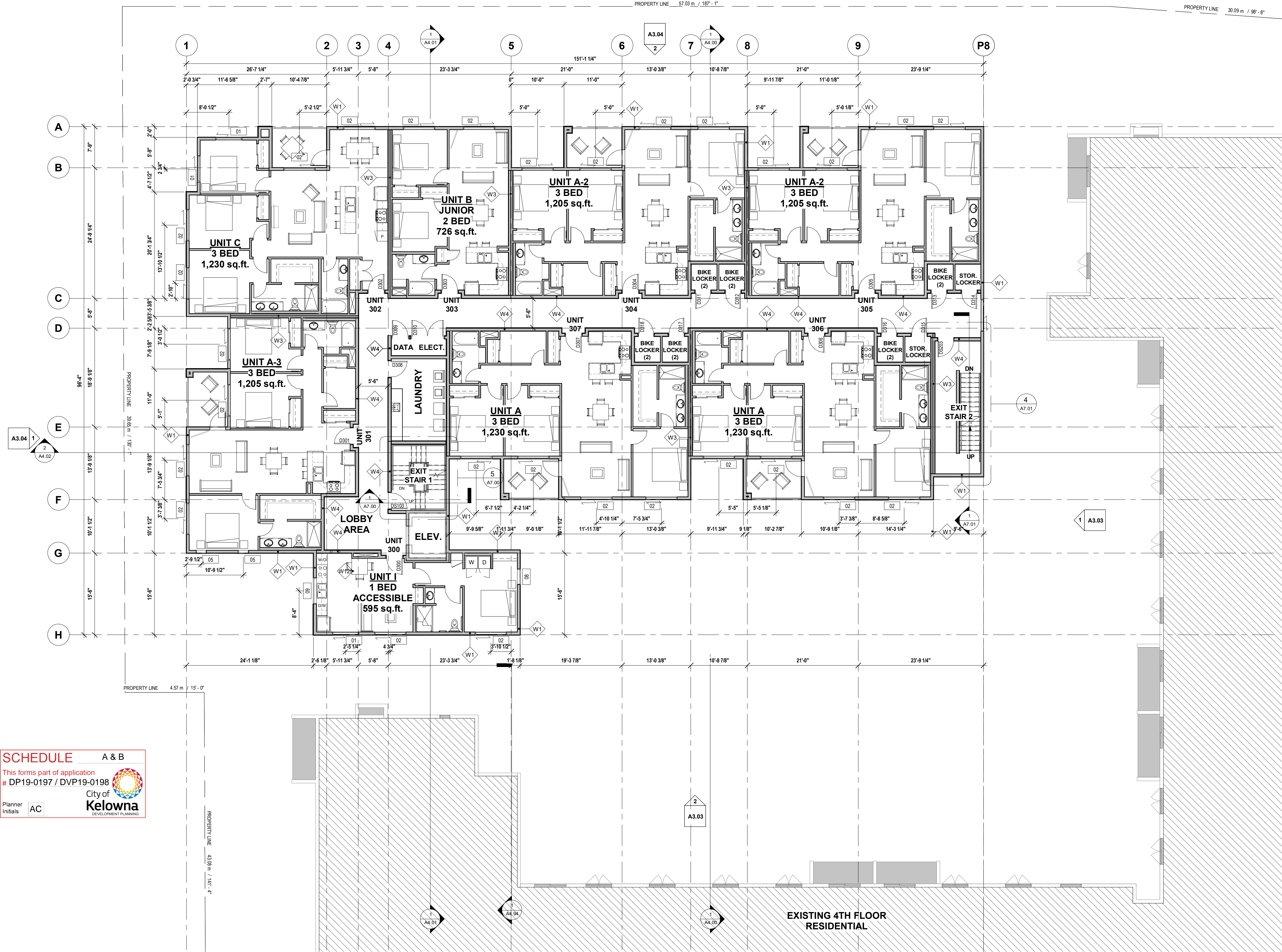
drawing no.

A2.03

plotted

2020-10-06 11:26:58 AM





SCHEDULE

A & B

This forms part of application  
# DP19-0197 / DVP19-0198

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials AC

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒ NOT controlled. Revisions may be made without notice.

☐ A CONTROLLED document. Revisions will be advised.

☒ The first issue of the document.

☐ A complete revision. Remove previous issues from use.

☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.

☒ Not for Construction.

NOT FOR CONSTRUCTION

4 20201006 RE-ISSUED FOR DP

3 2020824 RE-ISSUED FOR DP

1 2019030 ISSUED FOR DP

No. Date Description

Revisions

N

NOVATION ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 OYD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

LEVEL 3 FLOOR PLAN

designed PS

scale 1/8" = 1'-0"

drawn BD

checked PS

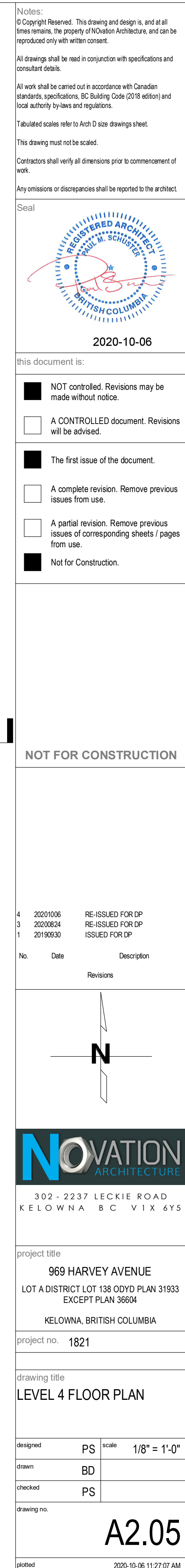
drawing no.

A2.04

plotted

2020-10-06 11:27:03 AM

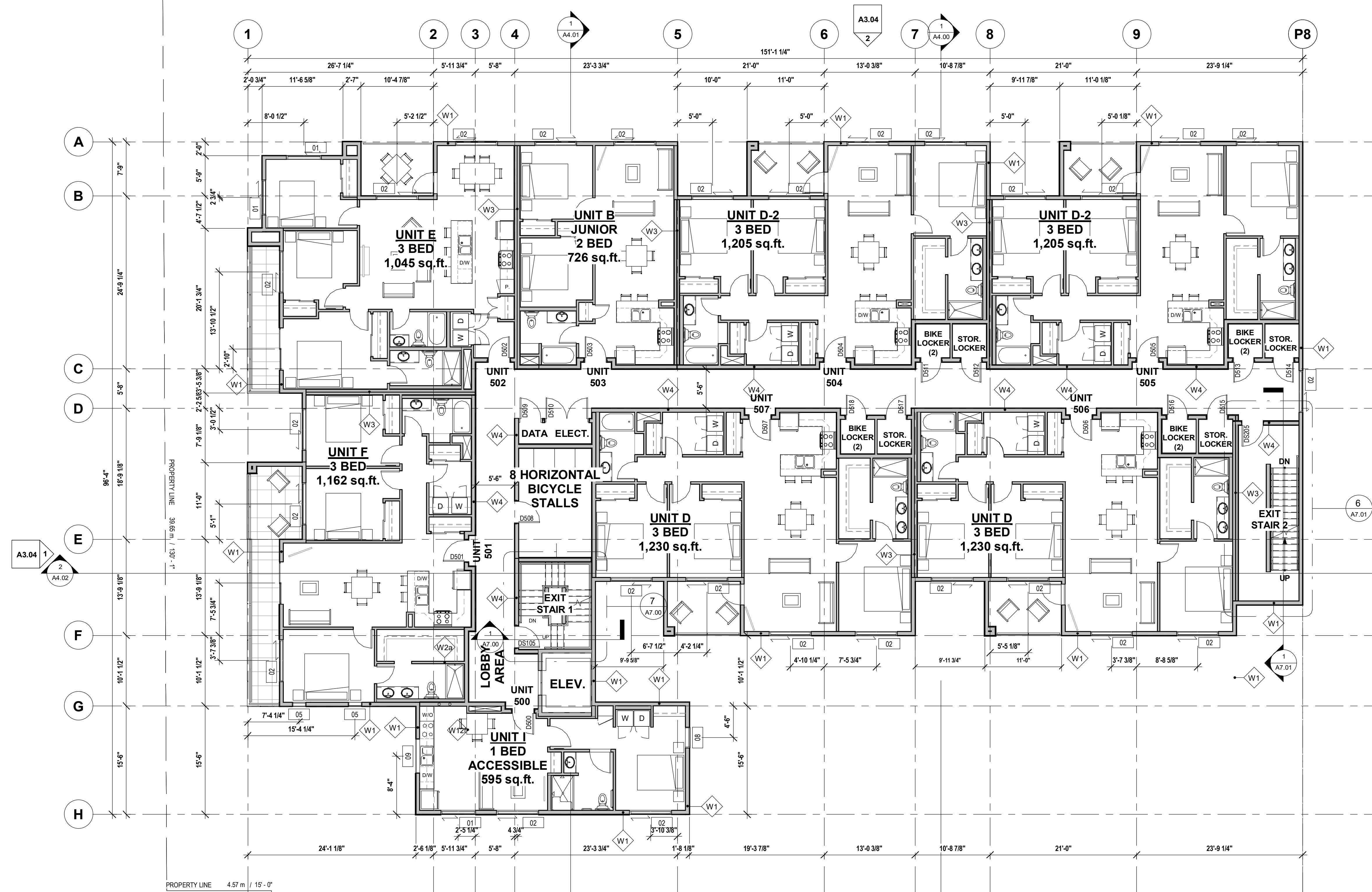






PROPERTY LINE 57.03 m / 187' - 1"

PROPERTY LINE 30.09 m / 98' - 8"



SCHEDULE

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials AC

A & B

City of Kelowna

DEVELOPMENT PLANNING

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
Tabulated scales refer to Arch D size drawings sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to the architect.

Seal



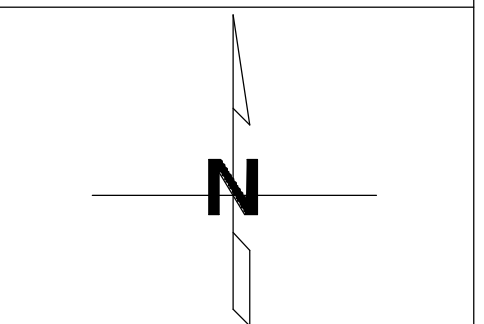
2020-10-06

this document is:

- ☒ NOT controlled. Revisions may be made without notice.
- ☐ A CONTROLLED document. Revisions will be advised.
- ☒ The first issue of the document.
- ☐ A complete revision. Remove previous issues from use.
- ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
- ☒ Not for Construction.

NOT FOR CONSTRUCTION

No.	Date	Description
4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP
Revisions		



**NOVATION**  
ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1Y 6Y5

project title  
969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 OYD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no. 1821

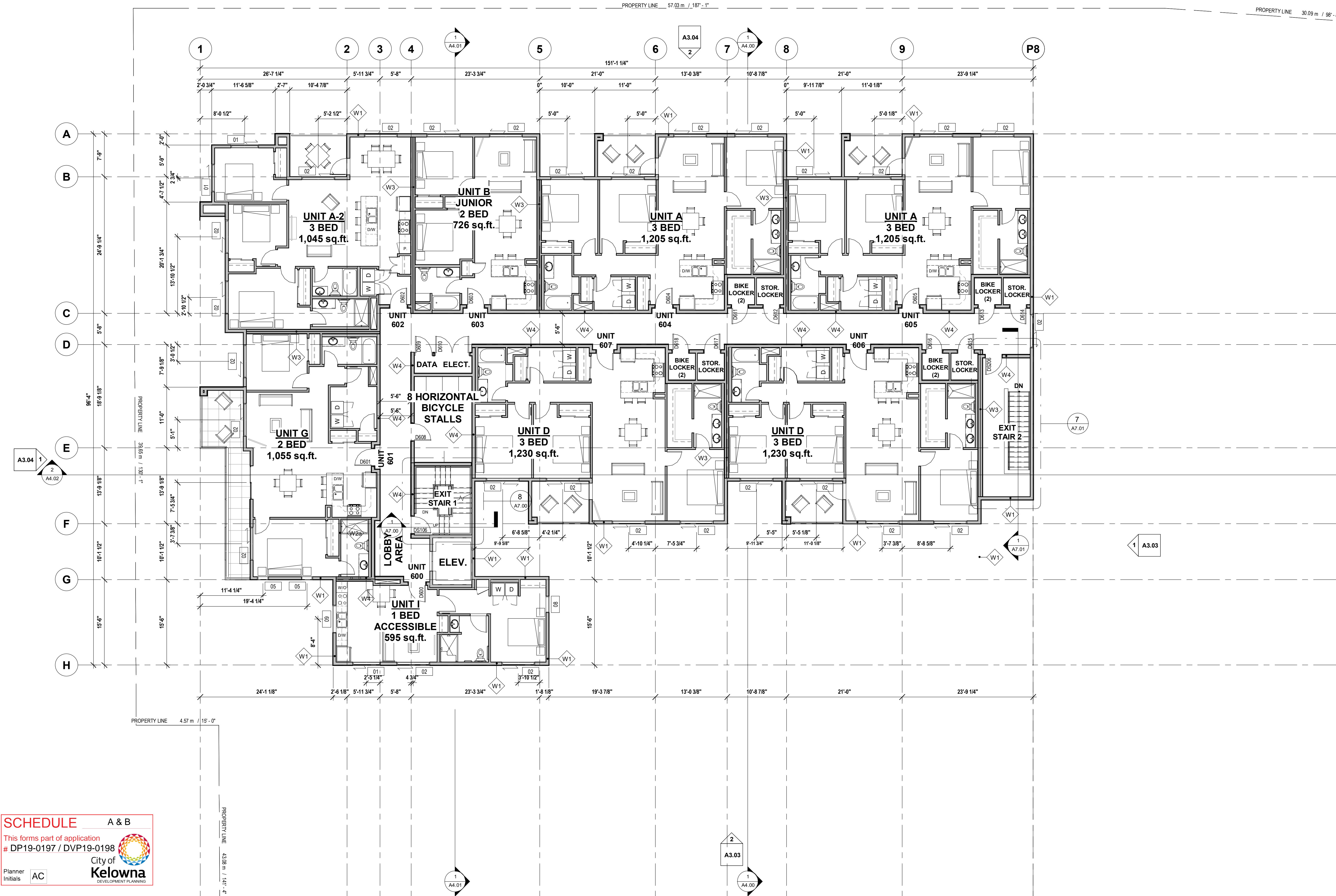
drawing title  
LEVEL 5 FLOOR PLAN

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.

A2.06

plotted 2020-10-06 11:27:11 AM



SCHEDULE

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials AC

A & B

City of Kelowna

DEVELOPMENT PLANNING

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒ NOT controlled. Revisions may be made without notice.

☐ A CONTROLLED document. Revisions will be advised.

☒ The first issue of the document.

☐ A complete revision. Remove previous issues from use.

☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.

☒ Not for Construction.

NOT FOR CONSTRUCTION

420201006RE-ISSUED FOR DP

32020824RE-ISSUED FOR DP

120190930ISSUED FOR DP

No.	Date	Description
Revisions		

N

NOVATIONARCHITECTURE

302 - 2237 LECKIE ROAD

KELOWNA BC V1Y 6Y5

project title

969 HARVEY AVENUE

LOT A DISTRICT LOT 138 ODDY PLAN 31933

EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

LEVEL 6 FLOOR PLAN

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

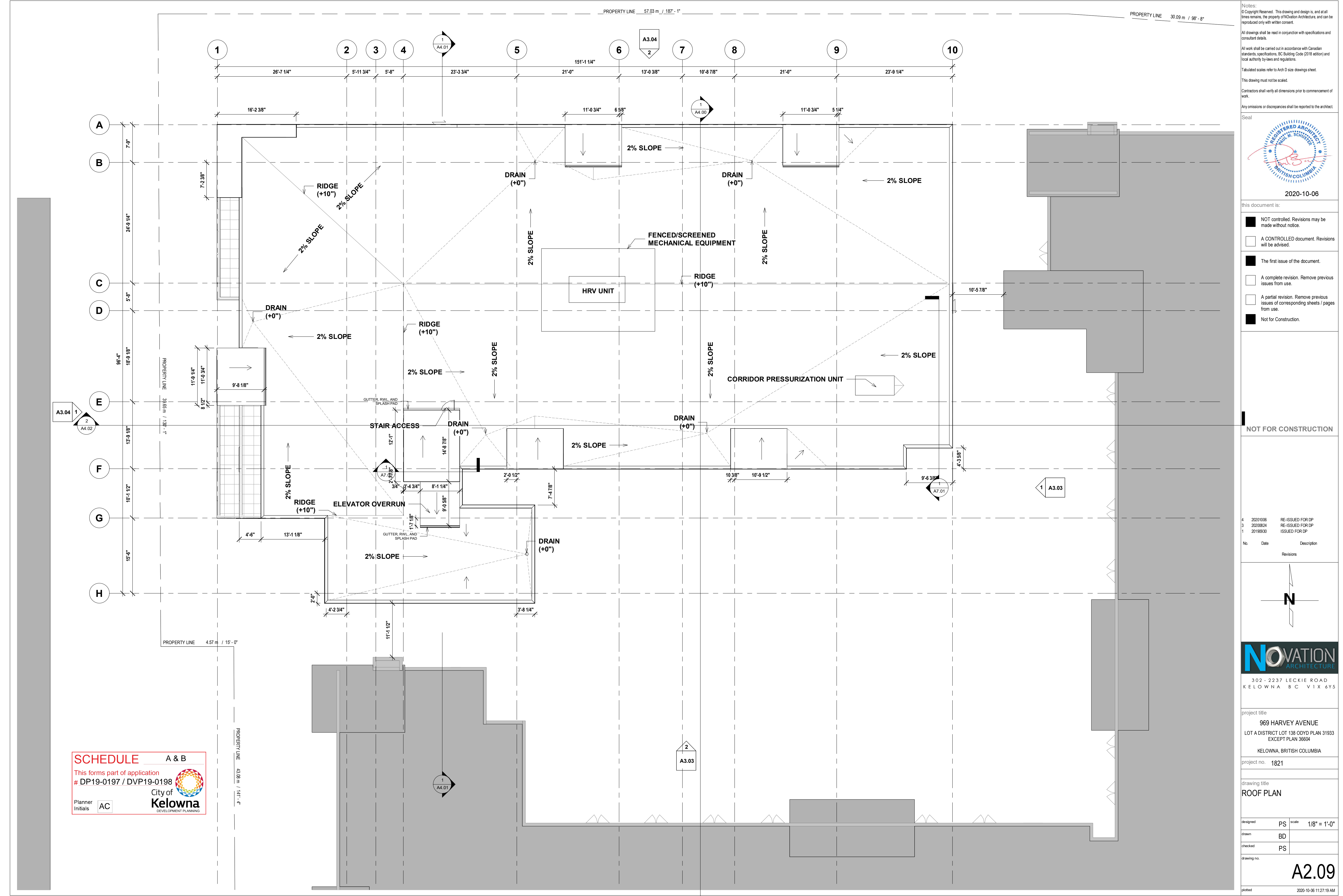
drawing no.

A2.07

plotted

2020-10-06 11:27:16 AM





Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒ NOT controlled. Revisions may be made without notice.

☐ A CONTROLLED document. Revisions will be advised.

☒ The first issue of the document.

☐ A complete revision. Remove previous issues from use.

☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.

☒ Not for Construction.

NOT FOR CONSTRUCTION

No.	Date	Description
4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP

No. Date Description

Revisions

N

**NOVATION**  
ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODVD PLAN 31933  
EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title

ROOF PLAN

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.

A2.09

plotted

2020-10-06 11:27:19 AM



SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

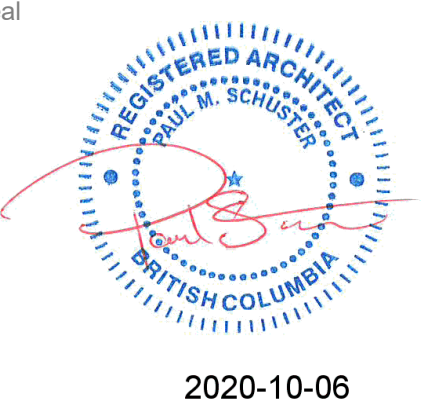
Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
Tabulated scales refer to Arch D size drawings sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to the architect.



- this document is:
- ☒ NOT controlled. Revisions may be made without notice.
  - ☐ A CONTROLLED document. Revisions will be advised.
  - ☒ The first issue of the document.
  - ☐ A complete revision. Remove previous issues from use.
  - ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - ☒ Not for Construction.

NOT FOR CONSTRUCTION

4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP
No.	Date	Description
Revisions		



302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6V5

project title  
969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 OYD PLAN 31933  
EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

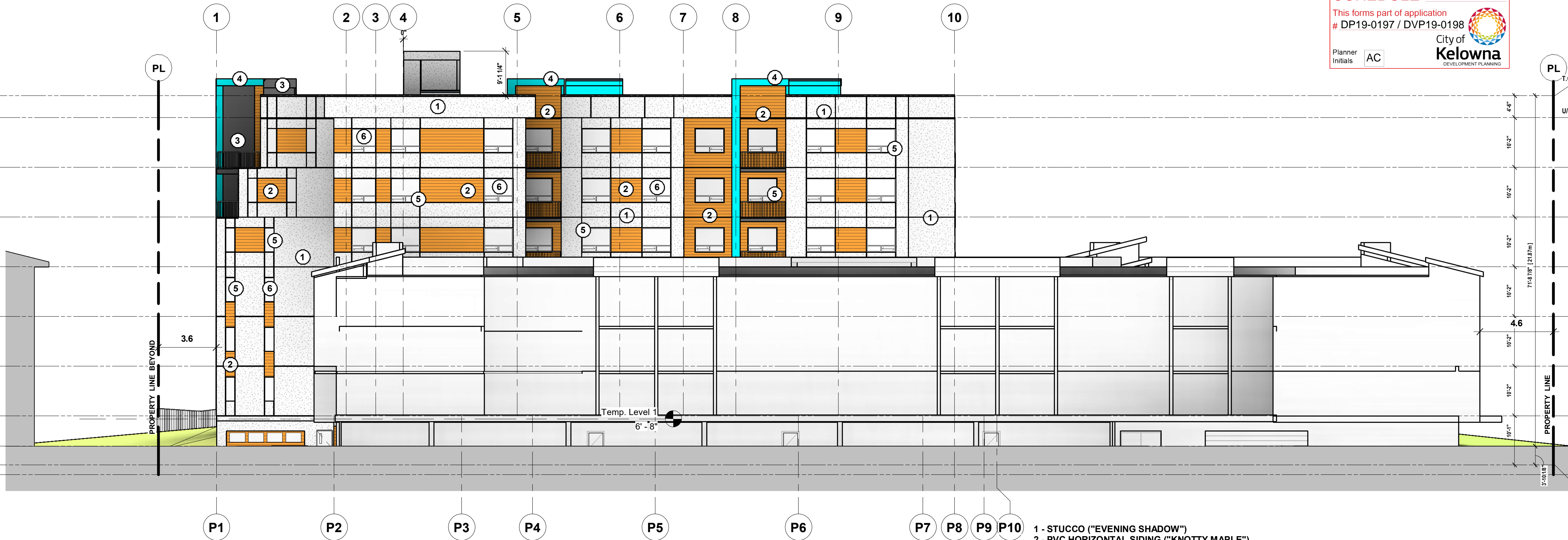
project no. 1821

drawing title  
ELEVATIONS

designed	PS	scale	3/32" = 1'-0"
drawn	BD		
checked	PS		
drawing no.			

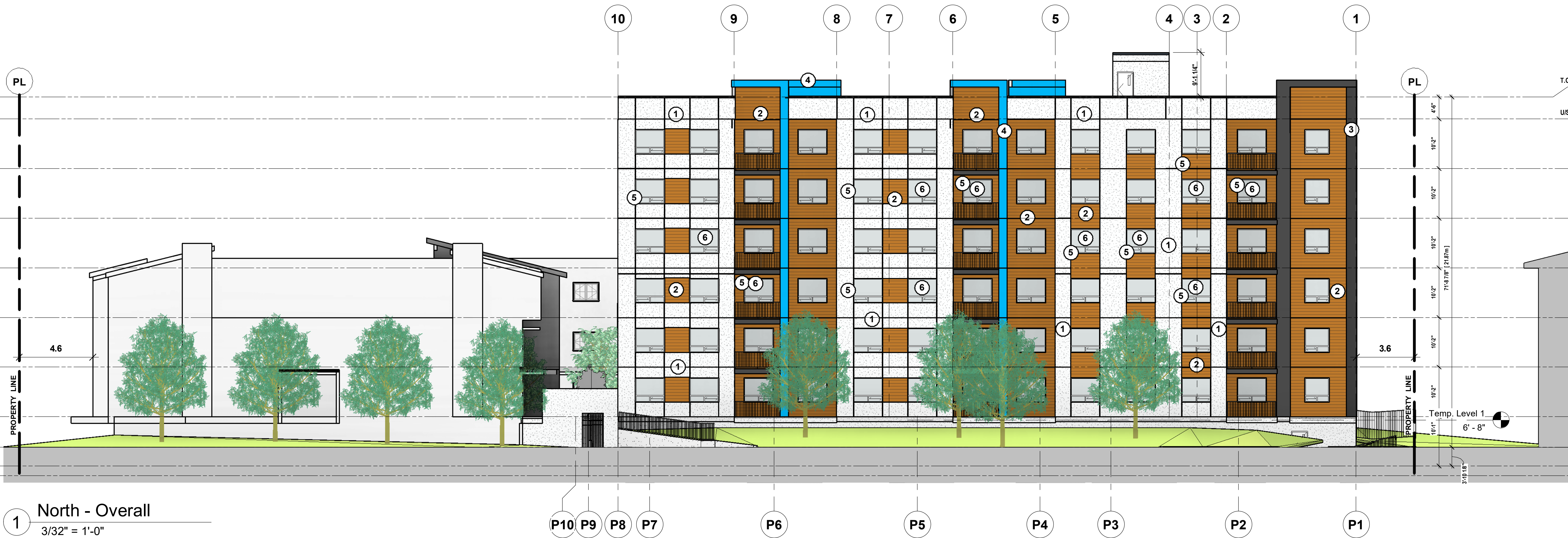
A3.00

plotted 2020-10-06 11:27:58 AM



2 South - Overall  
3/32" = 1'-0"

- 1 - STUCCO ("EVENING SHADOW")
- 2 - PVC HORIZONTAL SIDING ("KNOTTY MAPLE")
- 3 - FIBRE CEMENT BOARD ("METALLIC BLACK")
- 4 - FIBRE CEMENT BOARD ("DYNAMIC BLUE")
- 5 - WHITE VINYL FRAMES
- 6 - CLEAR GLAZING



1 North - Overall  
3/32" = 1'-0"



SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

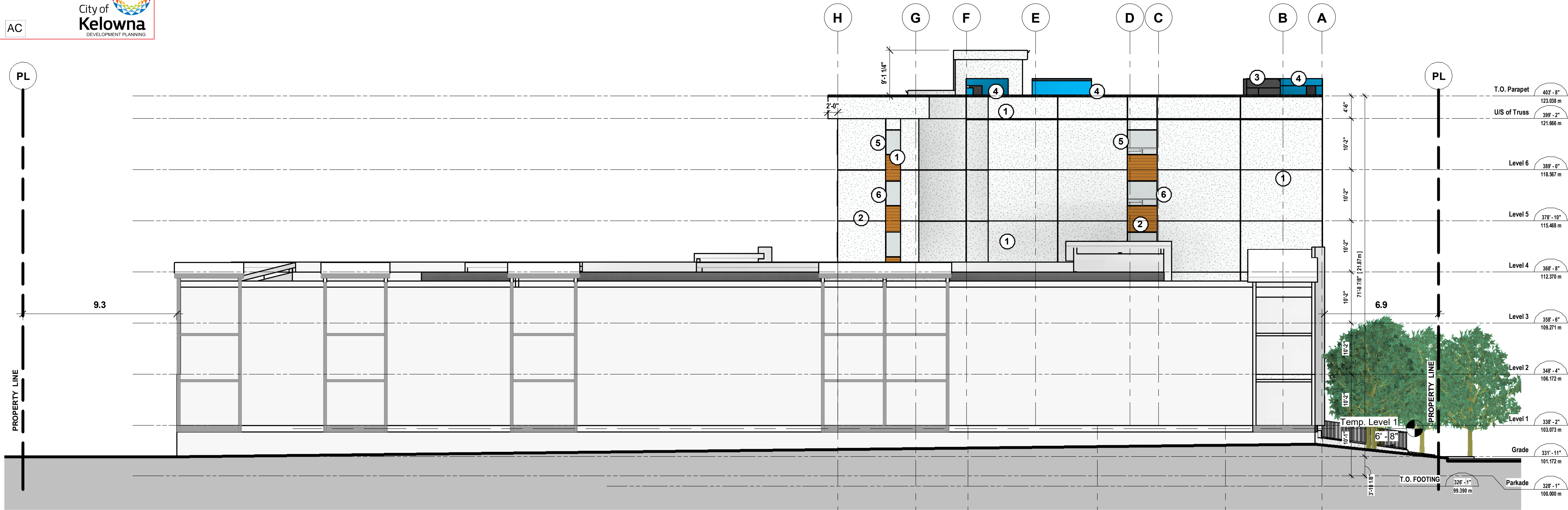
Planner

Initials

AC

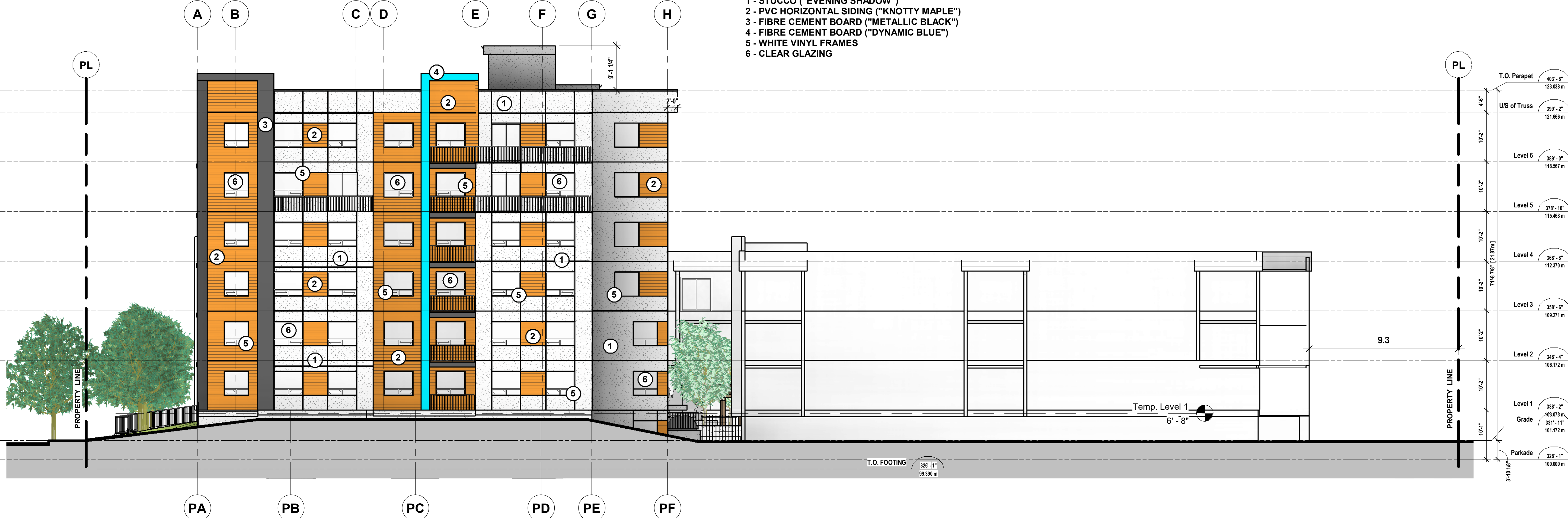
City of Kelowna

DEVELOPMENT PLANNING



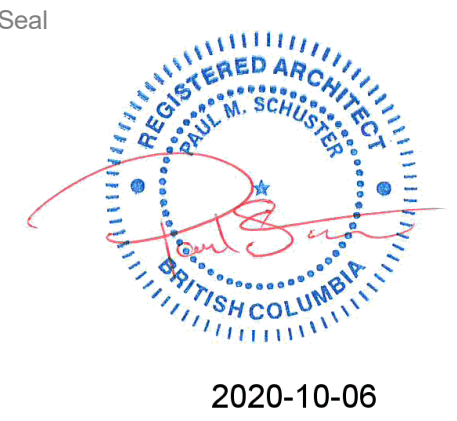
East - Overall  
3/32" = 1'-0"

- 1 - STUCCO ("EVENING SHADOW")
- 2 - PVC HORIZONTAL SIDING ("KNOTTY MAPLE")
- 3 - FIBRE CEMENT BOARD ("METALLIC BLACK")
- 4 - FIBRE CEMENT BOARD ("DYNAMIC BLUE")
- 5 - WHITE VINYL FRAMES
- 6 - CLEAR GLAZING



West - Overall  
3/32" = 1'-0"

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
Tabulated scales refer to Arch D size drawings sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to the architect.



- this document is:
- ☒ NOT controlled. Revisions may be made without notice.
  - ☐ A CONTROLLED document. Revisions will be advised.
  - ☒ The first issue of the document.
  - ☐ A complete revision. Remove previous issues from use.
  - ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - ☒ Not for Construction.

NOT FOR CONSTRUCTION

4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP
No.	Date	Description
		Revisions



project title  
969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODYD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title  
ELEVATIONS

designed	PS	scale	3/32" = 1'-0"
drawn	BD		
checked	PS		
drawing no.			

A3.01

plotted 2020-10-06 11:28:33 AM



SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

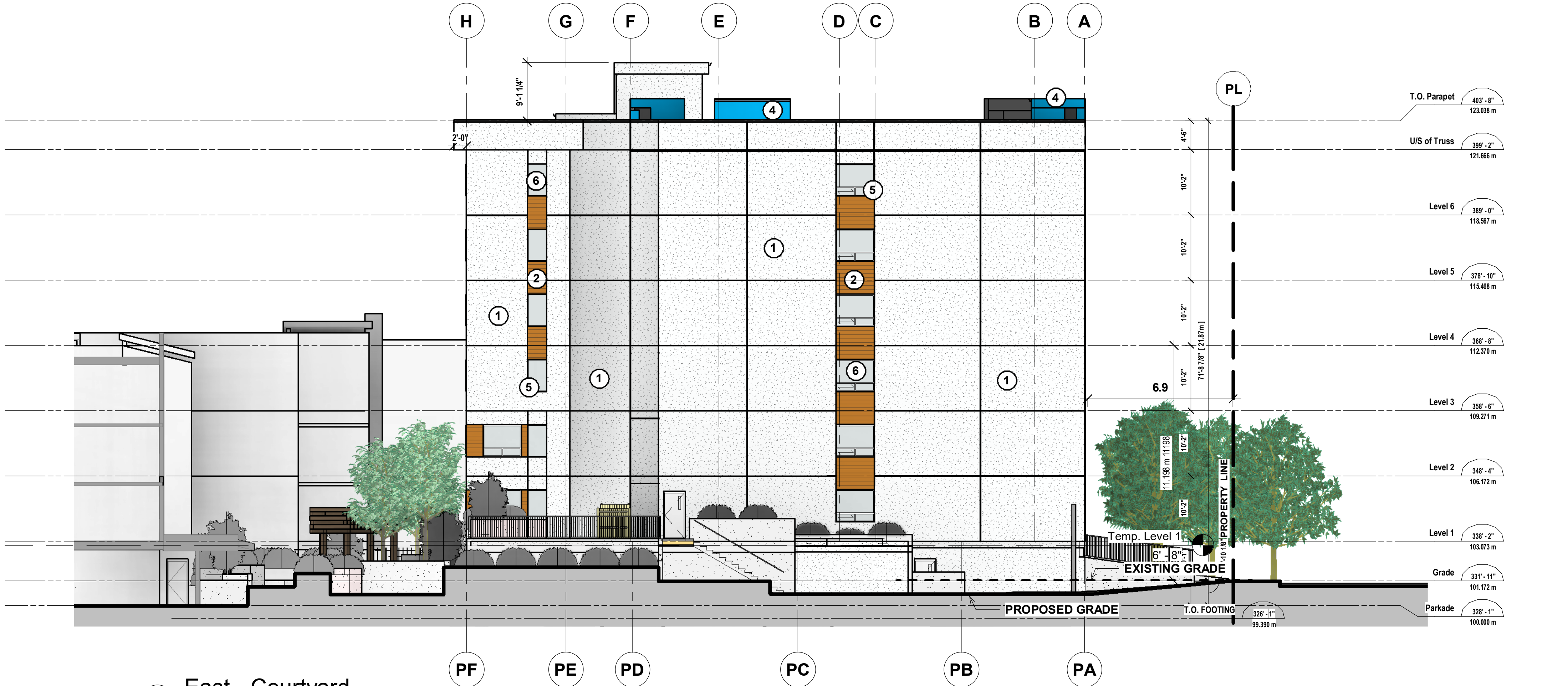
Planner

Initials

AC

City of Kelowna

DEVELOPMENT PLANNING



2 East - Courtyard  
3/32" = 1'-0"

- 1 - STUCCO ("EVENING SHADOW")
- 2 - PVC HORIZONTAL SIDING ("KNOTTY MAPLE")
- 3 - FIBRE CEMENT BOARD ("METALLIC BLACK")
- 4 - FIBRE CEMENT BOARD ("DYNAMIC BLUE")
- 5 - WHITE VINYL FRAMES
- 6 - CLEAR GLAZING



1 South - Courtyard  
3/32" = 1'-0"

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒

NOT controlled. Revisions may be made without notice.

☐

A CONTROLLED document. Revisions will be advised.

☒

The first issue of the document.☐☐☒

NOT FOR CONSTRUCTION

4

20201006

RE-ISSUED FOR DP

3

20200824

RE-ISSUED FOR DP

1

2019030

ISSUED FOR DP

No.	Date	Description
		Revisions

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 OYD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

ELEVATIONS

designed	PS	scale	3/32" = 1'-0"
drawn	BD		
checked	PS		

drawing no.

A3.02

plotted

2020-10-06 11:29:03 AM



SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING



1 Building Section A  
1/8" = 1'-0"

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
Tabulated scales refer to Arch D size drawings sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

- this document is:
- ☒ NOT controlled. Revisions may be made without notice.
  - ☐ A CONTROLLED document. Revisions will be advised.
  - ☒ The first issue of the document.
  - ☐ A complete revision. Remove previous issues from use.
  - ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - ☒ Not for Construction.

NOT FOR CONSTRUCTION

4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP
No.	Date	Description
Revisions		

NOVATION

ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title  
969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODVD PLAN 31933  
EXCEPT PLAN 36604  
KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title  
BUILDING SECTIONS

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.  
A4.00

plotted 2020-10-06 11:29:09 AM

SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner

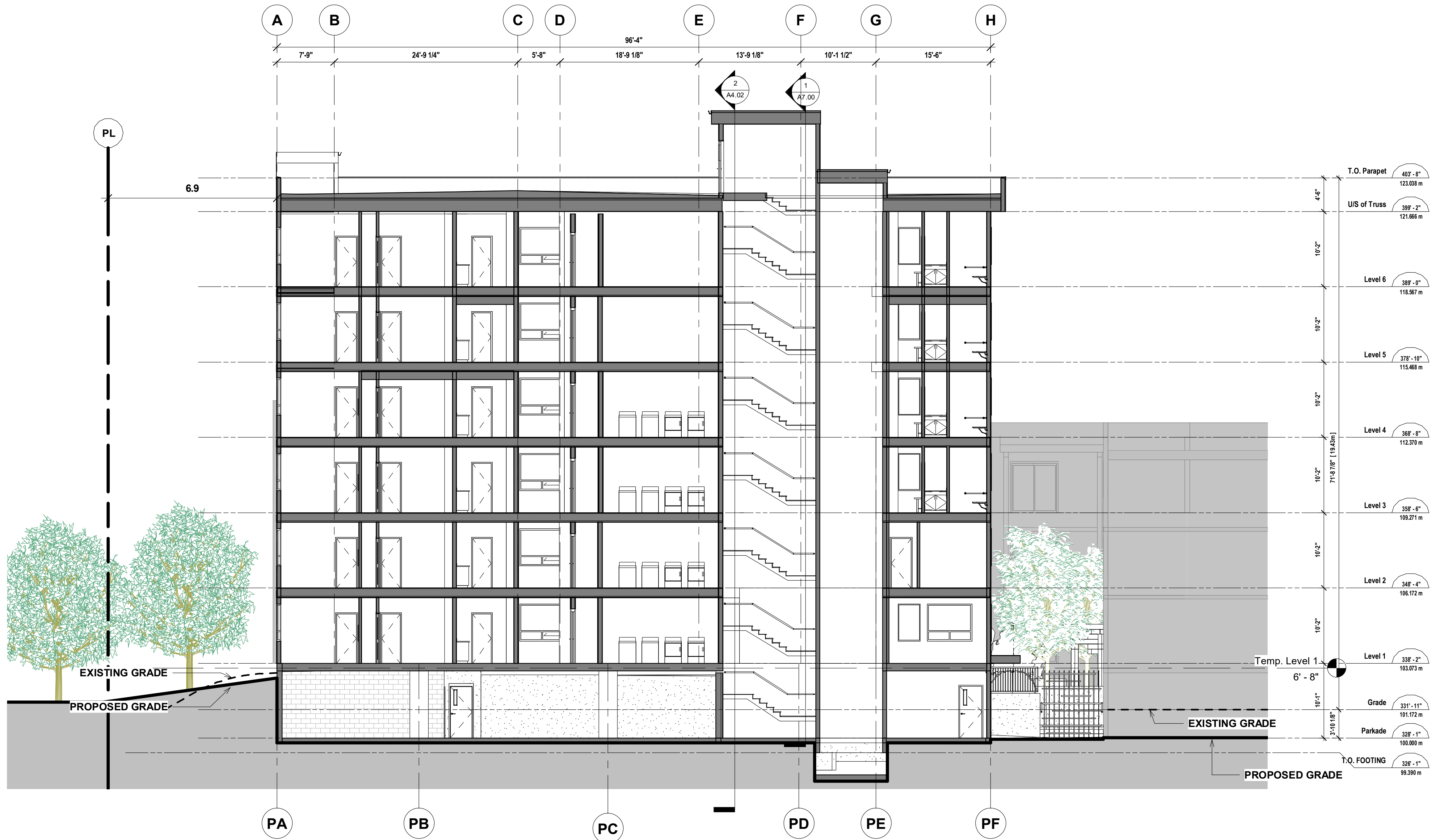
Initials

AC

City of

Kelowna

DEVELOPMENT PLANNING



1 Building Section B  
1/8" = 1'-0"

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

2020-10-06

this document is:

☒ NOT controlled. Revisions may be made without notice.

☐ A CONTROLLED document. Revisions will be advised.

☒ The first issue of the document.

☐ A complete revision. Remove previous issues from use.

☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.

☒ Not for Construction.

NOT FOR CONSTRUCTION

4 20201006 RE-ISSUED FOR DP

3 20200824 RE-ISSUED FOR DP

No. Date Description

Revisions

NOVATION

ARCHITECTURE

302 - 2237 LECKIE ROAD

KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE

LOT A DISTRICT LOT 138 ODYD PLAN 31933

EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no.

1821

drawing title

BUILDING SECTIONS

designed

PS

scale

1/8" = 1'-0"

drawn

BD

checked

PS

drawing no.

A4.01

plotted

2020-10-06 11:29:14 AM



SCHEDULE

A & B

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

Notes:

© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture, and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

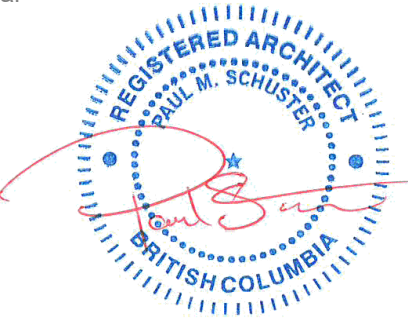
Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal



2020-10-06

- this document is:
- ☒ NOT controlled. Revisions may be made without notice.
  - ☐ A CONTROLLED document. Revisions will be advised.
  - ☒ The first issue of the document.
  - ☐ A complete revision. Remove previous issues from use.
  - ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - ☒ Not for Construction.

NOT FOR CONSTRUCTION

4	20201006	RE-ISSUED FOR DP
3	20200824	RE-ISSUED FOR DP
1	20190930	ISSUED FOR DP
No.	Date	Description
Revisions		

NOVATION

ARCHITECTURE

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

969 HARVEY AVENUE  
LOT A DISTRICT LOT 138 ODVD PLAN 31933  
EXCEPT PLAN 36604

KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title

DAYLIGHTING STANDARD

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.

A4.02

plotted 2020-10-06 11:29:20 AM



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

Monday, October 26, 2020

**969 Harvey Avenue**

Novation Architecture  
302-2237 Leckie Rd.  
Kelowna, BC V1X 6Y5

Attn: Brandon Dobroskay, Intern Architect  
Via email to: brandon@novationarchitecture.com

**Re: 969 Harvey Avenue, Kelowna BC – Preliminary Cost Estimate for Bonding**

Dear Brandon:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 969 Harvey Avenue conceptual landscape plan dated 20.10.26;


- On-site Improvements: 1,659 square meters (17,857 square feet) = \$199,412.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil, irrigation, hardscape, bike racks & site furnishings.

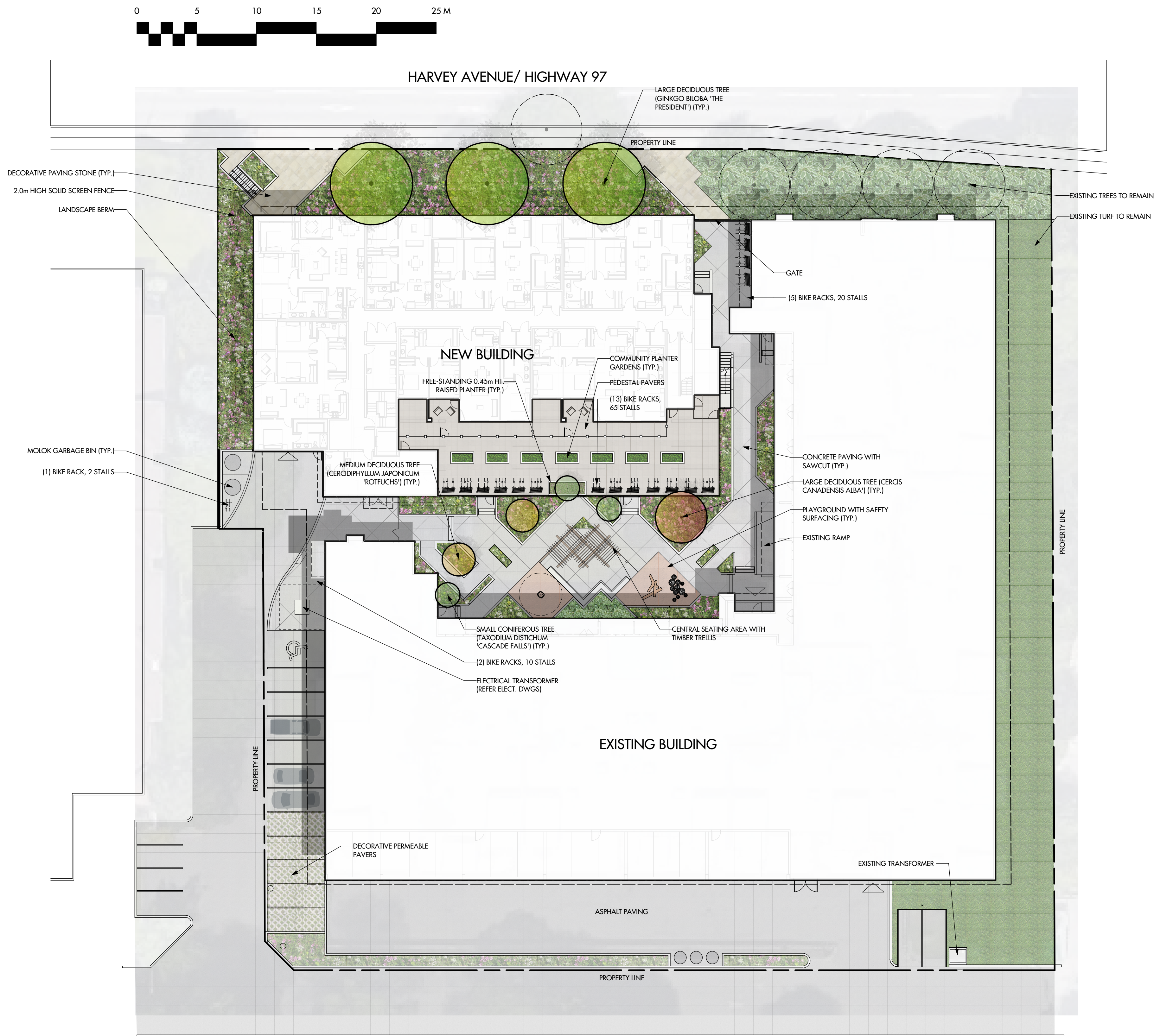
You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA  
*as per*  
Outland Design Landscape Architecture

<b>SCHEDULE</b>		<b>C</b>
This forms part of application		
# DP19-0197 / DVP19-0198		
Planner Initials	AC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING





SCHEDULE C

This forms part of application  
# DP19-0197 / DVP19-0198

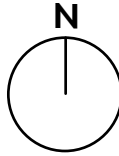
Planner Initials AC

City of Kelowna  
DEVELOPMENT PLANNING



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

969 HARVEY AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	19.09.11	Review
2	19.09.16	Development Permit
3	20.10.26	Development Permit
4		
5		

PROJECT NO.	19-078
DESIGN BY	FB
DRAWN BY	JW/WC
CHECKED BY	FB
DATE	OCT. 26, 2020
SCALE	1:250
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.

### NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS & CITY OF KELOWNA ZONING BYLAW 7900.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN ON PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. DRYLAND SEED AREAS TO RECEIVE A MINIMUM OF 50mm TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

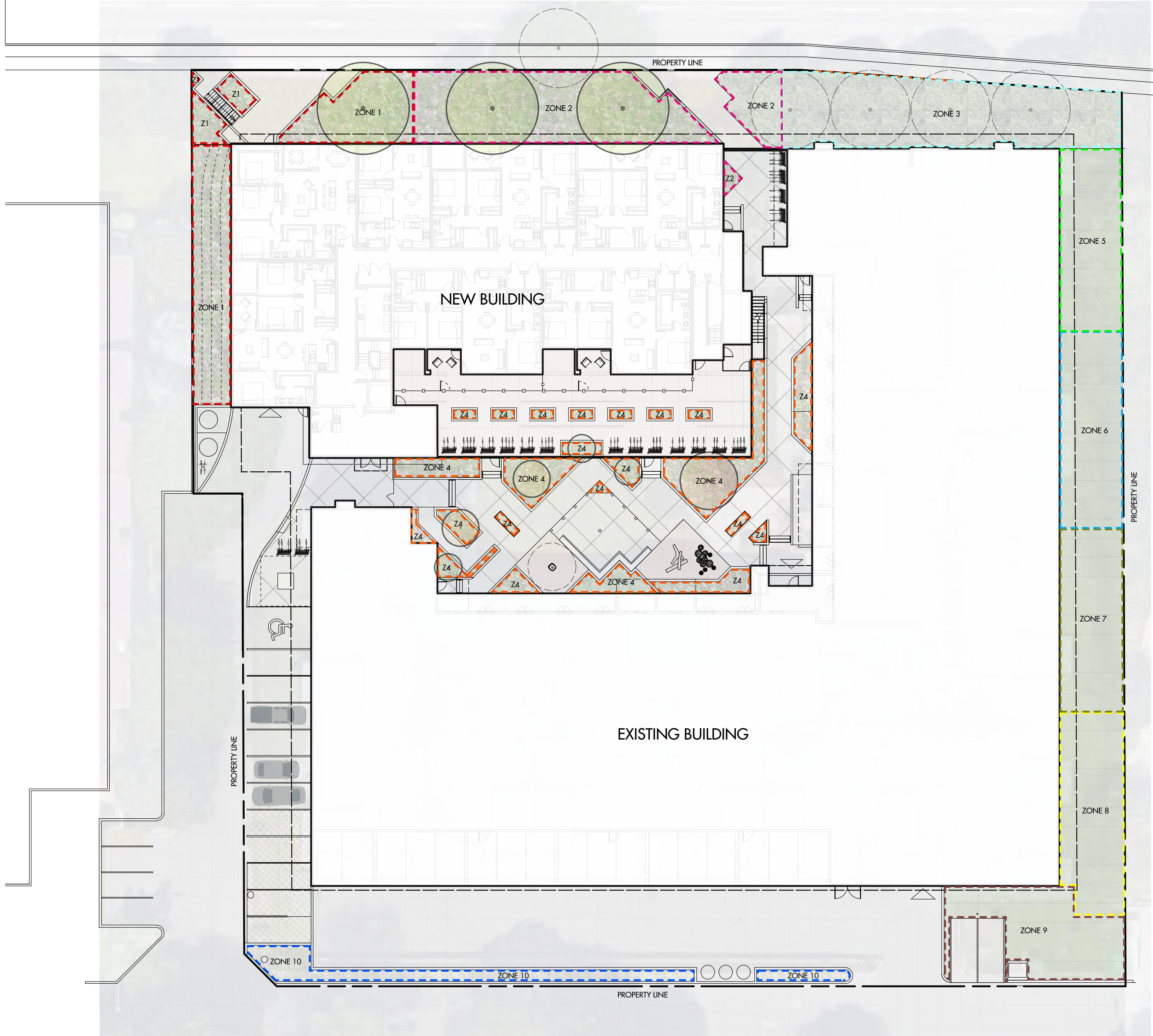
### PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>TREES</strong>			
CERCIS CANADENSIS 'ALBA'	WHITE REDBUD	1	6cm CAL.
CERCIDIPHYLLUM JAPONICUM 'ROTFUCHS'	RED FOX KATSURA	2	6cm CAL.
GINKGO BILOBA 'THE PRESIDENT'	PRESIDENTIAL GOLD GINKGO	3	6cm CAL.
TAXODIUM DISTICHUM 'CASCADE FALLS'	CASCADE FALLS BALD CYPRESS	3	6cm CAL.
<strong>SHRUBS</strong>			
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	32	#01 CONT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINE BARK	26	#02 CONT. /1.5M O.C. SPACING
POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	32	#01 CONT. /1.0M O.C. SPACING
RHUS TYPHINA 'BAILTIGER'	TIGER EYES CUTTEAF STAGHORN SUMAC	18	#02 CONT. /1.75M O.C. SPACING
SAMBUCUS NIGRA 'MADONNA'	MADONNA ELDER	6	#02 CONT. /3M O.C. SPACING
SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	41	#02 CONT. /1.25M O.C. SPACING
<strong>PERENNIALS &amp; GRASSES</strong>			
AEGOPODIUM PODAGARIA 'VAREGATUM'	BISHOP'S WEED	32	#01 CONT. /1.0 O.C. SPACING
BRIZA MEDIA	QUAKING GRASS	90	#01 CONT. /0.6M O.C. SPACING
DRYOPTERIS FILIX-MAS 'UNDULATA ROBUSTA'	ROBUST MALE FERN	58	#01 CONT. /0.75M O.C. SPACING
ERYNGIUM PLANUM 'BLUE DIAMOND'	BLUE DIAMOND SEA HOLLY	90	#01 CONT. /0.6M O.C. SPACING
HOSTA BLUE MAMMOTH	BLUE MAMMOTH HOSTA	41	#02 CONT. /1.2M O.C. SPACING
HOSTA 'WIDE BRIM'	WIDE BRIM HOSTA	32	#01 CONT. /1.0M O.C. SPACING
HECUHERA 'FROSTED VIOLET'	FROSTED VIOLET CORAL BELLS	58	#01 CONT. /0.75M O.C. SPACING
OTTO QUAST FRENCH LAVENDER	LAVANDULA STOECHAS 'OTTO QUAST'	89	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	32	#01 CONT. /1M O.C. SPACING
RUDBECKIA MAXIMA	GIANT CONEFLOWER	32	#01 CONT. /1M O.C. SPACING
SEDUM SIEBOLDII	OCTOBER DAPHNE STONECROP	89	#01 CONT. /0.6M O.C. SPACING
SEDUM SPUIUM 'TRICOLOUR'	TRICOLOUR STONECROP	89	#01 CONT. /0.5M O.C. SPACING
STACHYS BYZANTINA	LAMB'S EAR	129	#01 CONT. /0.6M O.C. SPACING





HARVEY AVENUE/ HIGHWAY 97



**SCHEDULE**

C

This forms part of application

# DP19-0197 / DVP19-0198

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING



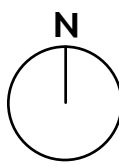
**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road

Kelowna, BC V1Y 7S2

T (250) 868-9270

www.outlanddesign.ca



PROJECT TITLE

**969 HARVEY AVENUE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION & IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	19.09.11	Review
2	20.10.26	Development Permit
3		
4		
5		

PROJECT NO.	19-078
DESIGN BY	FB
DRAWN BY	WC
CHECKED BY	FB
DATE	OCT. 26, 2020
SCALE	1:250
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER











**L2/2**

**ISSUED FOR REVIEW ONLY**  
Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.

**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**IRRIGATION LEGEND**

<div></div> <div>ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 169 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 94 cu.m.</div>	<div></div> <div>ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 99 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 141 cu.m.</div>	<div></div> <div>ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 103 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 147 cu.m.</div>
<div></div> <div>ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 205 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 114 cu.m.</div>	<div></div> <div>ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 98 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 140 cu.m.</div>	<div></div> <div>ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 66 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 37 cu.m.</div>
<div></div> <div>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 194 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 108 cu.m.</div>	<div></div> <div>ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 95 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 136 cu.m.</div>	
<div></div> <div>ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 168 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 93 cu.m.</div>	<div></div> <div>ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 113 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 161 cu.m.</div>	

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1,385 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 1,171 cu.m. / year

WATER BALANCE = 214 cu.m. / year

\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



# Evangel Family Rental Housing Society

---

#100 - 969 Harvey Avenue Kelowna, BC V1Y 8M8

October 16, 2020

City of Kelowna  
1435 Water Street  
Kelowna, BC, V1Y 1J4



Dear Mr. Cseke,

The Evangel Family Rental Housing Society has provided affordable rental housing opportunities to the Kelowna Community for 46 years. It is our desire to expand that service by developing an additional 46 units of affordable family units at our current Evangel Family Manor site located at 969 Harvey Ave.

The project is providing 52 stalls of resident and visitor parking for the 46 units. The project is seeking a variance in the required parking ratio per unit. We understand that it is in the City's interest to ensure that the parking is managed over time so that the impacts of the loss of provision of parking relative to the bylaw are mitigated and that parking availability is commensurate to the demand. The building currently on site has an excess of parking in proportion to the units in the building. It is anticipated that the additional parking for the new building will be managed accordingly between the two buildings. Together, the existing parking and new parking provided will represent a parking ratio of 1.5 stall per unit.

The EFRHS proposed to manage the parking long term using the same parking management system that has proven effective for 45+ years of property management. Below is an outline of the parking management plan that EFRHS employs to mitigate any parking deficiencies.

Kind regards,

Kevin Draper  
Administrator



## 1. BACKGROUND/EXPERIENCE

Evangel Group of Societies has been managing affordable rental housing for 46 years. The latest ambition to serve the demand for 3-bedroom family-focused is supported by the City of Kelowna's efforts to combat homeless and provide affordable housing rental and ownership opportunities in the community. Recently developed transportation infrastructure, experienced parking management and a decreased demand for parking in affordable rentals form the base of assumptions that we believe support the request for a parking variance at 969 Harvey Avenue.

Kelowna's Healthy Housing Strategy (HHS), adopted in 2018, identifies key directions and actions that benefit the provision of healthy housing. One direction given is to *improve housing affordability and reduce barriers for affordable housing*. Parking costs are one of the greatest barriers to the provision of affordable housing. The report indicates that "by setting minimum parking requirements, the City is driving up housing costs and disincentivizing sustainable modes of transportation." A key policy direction provided in the HHS is to reduce parking requirements for infill and affordable housing and Appendix E-VI provides specific direction to identify opportunities for off-street parking reductions and/or parking elimination.

EFRHS is supporting the City of Kelowna's strategy by encouraging the use of transportation and community infrastructure to avoid downloading the cost of parking onto the tenants of affordable housing developments. The affordability of the units is **mandated and guaranteed by CMHC financing** for the life of the mortgage (50 years). Maintaining affordability presents a budget constraint for parking provision but also an opportunity for the City of Kelowna to support affordability through the implementation of parking reductions identified in the housing strategy.

## 2. TRANSPORTATION AMENITIES PROVIDED

### Provision of Long and Short-Term Bicycle Parking

The project is designed to allow tenants to store their bicycles in 22 protected spaces in the parking garage, 14 surface level bike parking spaces outside the building, and 82 spaces in secured courtyard areas outside. The provision of bicycle storage space is intended to increase sustainability by providing an alternative to motor vehicle use and decrease traffic density.

### Proximity to Active Transportation Options

The location of the Project will provide opportunities for residents to live active, healthy lifestyles by using active transportation methods, such as walking or cycling, to access community amenities and services. As the City becomes more urbanized through increased population density and mixed land-use, walking and cycling have become viable and preferred options for residents living downtown. To meet this demand, the City has invested in a variety of infrastructure for cyclists and pedestrians (refer to City of Kelowna Pedestrian and Bicycle Masterplan). One such example, the Ethel Street Active Transportation Corridor (ATC), is located extremely close to the Harvey Avenue development.

### Car Co-op

Carshare programs, such as a car co-op, provide short term vehicle rentals to members and are designed to provide the same convenience as personal vehicles. MODO is a car share program in the City and is

Phone: (250) 762-6225

Fax: 1 (778) 381-7378

[parkhousing@shaw.ca](mailto:parkhousing@shaw.ca)

presented as an example of a potential car sharing opportunity for the project. Currently, there are 8 MODO locations within a walkable distance (1.5km) of the site.

### 3. PARKING MANAGEMENT

Based on EFRHS's 46 years of experiences managing affordable rental housing we have developed a system to manage parking that has been successful with no issues arising from tenants, service contractors or the municipality. The Evangel Housing Society operates three rental buildings. 969 Harvey Avenue- 'The Family Manor', 1439 Bertram Street – 'Seniors Housing' and 1319 KLO Road- 'Park Housing'.

At the building on 969 Harvey Avenue the Society charges for parking and the parking is monitored to ensure optimal usage. The tenant spaces are documented and waitlisted in a registry. Parking is monitored on a monthly basis and unused or vacant stalls are offered among the registrants.

The target tenant group for the new development will mirror the current Family Manor whose 3-bedrooms house young and single-parent families with one vehicle and often, no vehicle. The parking requirement for 3-bedroom units is 2 stalls per unit. This project is located between two rental subzones, one providing a 10% reduction to parking and the other, providing a 20% reduction. The project has previously advocated to be included in the urban centre subzone, providing a 20% reduction. This has formed the basis of parking calculations.

The current site has an excess parking of 92 stalls to 64 units plus 5 external stalls. The infill development would provide an additional 52 stalls for a total of 110 units. This represents a parking ratio of 1.35 stalls per unit. The variance would be a reduction of from 1.5 stalls/ unit to 1.35 stalls/unit.

*Table 1: Parking Provision Ratio*

	# of Units	Stalls Required	Stalls Provided	Ratio
<b>Existing Building</b>	64	87	97	1.5
<b>New Building</b>	46	78	52	1.1
<b>Total</b>	110	165	149	1.35

The low demand for parking that exists at the Family Manor is reflected across the buildings managed by Evangel Housing Societies and lends itself as an example to a larger trend low parking demand in affordable rental housing developments.

### 4. DECREASED PARKING DEMANDS FOR AFFORDABLE HOUSING

We have used parking data from our current affordable rental located on site as well as similar affordable rental buildings in Kelowna to project the parking uptake for the new affordable units. The Evangel Family Manor currently has 64 units to 97 stalls. Of this number, 7 stalls have been converted into exit space, a workshop, and bike storage. 10 further stalls are currently vacant.

The Evangel Seniors Citizen Society on Bertram Street has 44 units and only 10 parking stalls. The Society has been managing this deficiency effectively.

Existing affordable housing projects (BC Housing projects of similar scale and location) also provide reasonable estimates of parking demand. We anticipate that the demand for parking by future tenants of the Project will be much lower than the parking requirements, which are based on a typical market development. Several completed studies echo this understanding, including those completed by the City of Kamloops, City of Vancouver, and City of Victoria. The City of Kamloops Affordable Housing Developer Package states that based on parking demand trends, social housing parking requirements are 0.25 spots per unit.<sup>1</sup>

Further, a scan of parking uptake from similar BC Housing affordable housing projects (scale and location) in Kelowna, and other locations in the Interior of BC (Penticton) were carried out to establish parking uptake in affordable housing developments. Tables 2 and 3 below show the differences between the number of units in the development, and the number of stalls in use for local housing projects and from similar projects across the Interior. Of the project examples given, *only 39% of the parking stalls provided are in use*. Table 4 provides two examples of parking relaxations granted, in 2018 and 2020 respectively, by municipalities in the interior that were over 50% reduction from the requirement.

Table 2: Housing Projects Parking Uptake in the City of Kelowna

City	Building Name	# of Units	# of Stalls in Use	% of Stalls in Use
Kelowna	Creekside Terrace	34	28	<b>82%</b>
Kelowna	Reeds Corner	20	6	<b>30%</b>
Kelowna	Tower Apartments	124	36	<b>29%</b>
<b>Total</b>		<b>178</b>	<b>70</b>	<b><u>39%</u></b>

Table 3: Housing Project Parking Uptake in Other Cities in the Interior

City	Location	# of Units	# of Stalls in Use	% of Stalls in Use
Kelowna	Okanagan College (KLO Rd)	36 (41 tenants)	21	<b>58%</b>
Kelowna	Near Bernard Avenue (Downtown Core)	43 (45 tenants)	10	<b>4%</b>
<b>Total</b>		<b>79</b>	<b>31</b>	<b><u>39%</u></b>



<sup>1</sup> Kamloops Affordable Housing Developers Package, City of Kamloops (2016)

Table 4: Recently Granted Parking Variances

City	Location	# of Units	Stall Required	Stalls Provided	Variance
Oliver	5931 Airport Rd.	46	72	51	21
OK Falls-Regional District of Okanagan Similkameen	5081 8th Avenue	26	46	29	17

## 5. CONTRIBUTION TO THE COMMUNITY

The provision of safe, quality and affordable housing has direct impacts on individual and community social, psychological and economic health. As stated in the Health Housing Strategy, “when housing costs are affordable, individuals can have access to other factors of well-being including social and recreational opportunities, medical care, education and healthy food.” The Harvey Avenue project will provide affordable housing to the community that is well connected, with multiple transit options available, and is guaranteed long-term through the affordable rental housing financing with CMHC. It is for those and the above-stated compelling reasons that the project team is requesting a parking variance of 26 parking stalls for the new building. The total variance request for both buildings is 16 stalls. If the urban parking centre rental subzone reduction of 20% were used instead of 10% in the calculations we would have an excess of parking over the 2 buildings by 12 stalls.



October 6, 2020

Our File: 1821

City of Kelowna  
1435 Water Street  
Kelowna, BC, V1Y 1J4

Attention: Jocelyn Black, Urban Planning and Development Manager



Dear Mrs. Black

**Re: Development Permit / Development Variance Permit Application for  
969 Harvey Avenue**

---

This development proposal will adhere to the requirements of the RM6 zone as described in the City of Kelowna Zoning Bylaw No. 8000.

### Project Description

The proposed project is a six-storey multi-family residential addition located along Hwy 97 N. with predominantly residential surroundings. The existing building is a three-storey multi-family building with a large amount of green space easily accessed from Harvey Avenue. The proposed building will be located in this open space, creating an enclosed and secured courtyard/green space for the tenants of the building.

The current zone is RM5 and we are proposing a rezone to RM6 with a six-storey height limit to maximize the amount of housing we can provide in the project. With the recent RM6 developments across the highway, we believe this rezone is well suited to the area. We are seeking an OCP amendment from MRM to MRH. The property is located between two urban centres and adjacent to other MRH properties. The project meets key objectives of the OCP by providing sensible urban infill housing without requiring infrastructure upgrades. It provides affordable purpose-built rental housing with a mixture of apartment sizes. We see a need for 3-bedroom units within the city and therefore focus on providing what we can in that unit size. The project is located near public transit as well as the newly constructed Ethel pedestrian corridor, making it a convenient place to live for families with no more than one car.

### Design Rationale

Lot access is currently from a back laneway flanking the south side of the property. The proposed building's parkade and visitor parking will utilize this same access. The existing L-shaped building provides us the opportunity to create an enclosed and secured courtyard without compromising the spatial practicality of the project. We have designed a simple shaped footprint that maximizes our unit

*Continued ...*

count while providing a spacious courtyard between the buildings. The courtyard will be secured by decorative gate access and will provide spaces for kids to play and for parents to sit and visit while watching their kids. The mass of the building is broken by vertical elements to help soften the horizontal frontage along Harvey Avenue. As a six-storey building, we considered stepping the building back on a podium. After discussion with the city about the additional costs and how they would impact our goals on providing affordable housing, as well as the projects location along Harvey, we determined that stepping the building back along Harvey was not as important as it was along the west side of the building at the neighbouring property. Therefore, we decided we would terrace back the fifth and sixth floors of the west side of our building in order to soften the visual impact on the adjacent property.

The material selection further serves to break the uniformity of the frontage, while producing a diverse and visual intriguing elevation. We are proposing exterior materials to include a combination of stucco, PVC siding, and concrete fibre board accents. These materials, along with the corresponding rich colour palette and design style will further add to the visual diversity and provide a sophisticated addition to the existing context.

We are seeking (4) variances:

1. Side Yard Setback – we are proposing a variance of 0.9m within the west side yard. While the setback is 4.5m, we are proposing a distance of 3.6m. We believe that the benefit of gained residential and parking space, as well as ease of access into the parkade, will greatly outweigh to deficit to the adjacent property. Additionally, to help mitigate the visual impact to the adjacent property, we have stepped back our fifth and sixth floors to help the building feel less intrusive, while providing more natural sunlight into the neighboring property.
2. Site Coverage – due to the existing building on the property, as well as the need for parkade access in the proposed building, it is not possible to meet the 50% site coverage requirements. We are proposing a variance of 20%, resulting in a total site coverage of 70%. We believe that the additional units and exterior courtyard space will greatly benefit the site. While site space will be lost, the usability of the exterior courtyard will increase greatly with the landscape design we are proposing. Additionally, by closing off the courtyard from the public, the tenants can feel much safer and more comfortable using the greenspace provided.
3. Parking – while the parking bylaw requires 2 stalls per 3-bedroom unit, we believe that the demographic we will be accommodating will likely have only 1 car per family. We think that the parking we do provide, when combined with the parking of the existing building, will be more than enough to serve the project. Additionally, we will be providing extra bike parking and storage to encourage tenants to use bikes. Due to the central location of the site and its proximity to the highway, we believe that many of the tenants of this building will be walking, biking, or using public transit regularly. However, we do make sure to provide a minimum of 1 stall per dwelling unit.

*Continued ...*

4. Daylighting – we are seeking a variance on the daylighting requirements, which indicate that no part of the building should project beyond the 65° inline from property line (see A4.02). Due to very limiting site constraints it would involve a significant change to the building to accommodate the daylighting requirements, which would result in a reduction of our unit count. We think the provision of a few additional affordable housing units is worth the trade-off of not meeting the daylighting requirements. However, an effort has been made to step the building back to help mitigate the extent to which we project into the 65° daylighting requirements.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

**Novation Architecture**

A handwritten signature in black ink, appearing to read 'Paul Schuster'.

*Paul M. Schuster, Architect*  
*AIBC, CAB, MRAIC and NCARB Certified*

(250) 718 - 1302  
[paul@novationarchitecture.com](mailto:paul@novationarchitecture.com)

