

## CITY OF KELOWNA

# MEMORANDUM

**Date:** March 30, 2020  
**File No.:** DP20-0093  
**To:** Urban Planning Management (JB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 401-407 Laurel Rd

The Development Engineering Branch comments and requirements regarding this application for the form and character of 10 dwelling units are as follows:

Although the Development Engineering Branch has no comments related to this form and character application, the following works and services requirements must be met at the time of Building Permit. The Development Technician for this development is Jim Hager (jhager@kelowna.ca).

### 1. GENERAL

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

### 2) DOMESTIC WATER AND FIRE PROTECTION

- a) The subject lot is within the Rutland Waterworks District (RWD) water supply area. The Developer is required to make satisfactory arrangements with RWD for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by RWD are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water

pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

### 3) **SANITARY SEWER SYSTEM**

- a) Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service off Laurel Rd. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. The minimum service size for this type of development is 150 mm. Only one service will be permitted for each legal lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the Applicant's cost.
- b) The new service connection is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.
- c) The existing 100-mm service connection is to be decommissioned.

### 4) **STORM DRAINAGE**

- a) See item 5a for public storm drainage infrastructure requirements.
- b) The subject lot is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- c) Provide the following drawings:
  - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii. A detailed Stormwater Management Plan for this development (compliant with Bylaw 7900, Schedule 4, Section 3. Stormwater Management); and,
  - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- d) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- e) Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties and public road right of ways.
- f) Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

- g) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- h) Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

## 5) ROAD IMPROVEMENTS

- a) Laurel Rd is classified as a Major Collector under the City of Kelowna's 20-Year Major Road Network. The section of Laurel Rd fronting the subject is to be upgraded to a modified SS-R5 standard, complete with 1.5-m wide separated sidewalk 0.2 m from property line, landscaped and irrigated boulevard, barrier curb, asphalt paving, and drainage infrastructure (including catch basins, drywells, and storm main along frontage).

**NOTE:** Pipe and drywell inverts to consider eventual connection to existing storm main at Mugford Rd and Merrifield Rd – DWG A-2290-2.

- b) At the City's cost, the developer is requested to arrange for the design and construction of the sidewalk connection from the subject lot to the existing sidewalk at Laurel Rd and Mugford Rd (~24 m). Based on the developer's Consulting Civil Engineers cost estimate, the City will agree to pay for the connection of the sidewalk beyond the limits of the subject lot. The details of this arrangement are to be formalized at the time of drafting the servicing agreement for the required works and services. Contact the Development Technician (Jim Hager, [jhager@kelowna.ca](mailto:jhager@kelowna.ca)) for more information.

## 6) POWER AND TELECOMMUNICATION SERVICES

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) The subject lot is directly across the road from the Rutland Urban Centre boundary. Lots within the Rutland Urban Centre are subject to Council Policy 101 – *Conversion of Overhead Powerlines to Underground Installation*. The Development Engineering Branch is requesting that the overhead power and telecommunication lines fronting this development be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- c) Re-locate existing utilities, where necessary.

## 7) GEOTECHNICAL STUDY

- a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

- b) The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - ii. Site suitability for development.
  - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - iv. Any special requirements for construction of roads, utilities and building structures.
  - v. Recommendations for items that should be included in a Restrictive Covenant.
  - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
  - vii. Any items required in other sections of this document.
- c) Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*).

## 8) **DEVELOPMENT PERMIT AND SITE-RELATED ISSUES**

- a) As Laurel Rd is classified as a Major Collector, waste collection vehicles cannot back onto Laurel Rd. Please provide on-site turning movements showing an MSU vehicle turning on site without having to back onto Loseth Rd.

## 9) **DESIGN AND CONSTRUCTION**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.



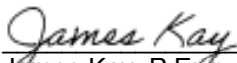
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

**10) SERVICING AGREEMENTS FOR WORKS AND SERVICES**

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

**11) CHARGES, FEES, AND SECURITIES**

- a) Development Cost Charges (DCC's) are payable at the time of Building Permit.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Engineering and Inspection Fee: 3.5% of off-site construction value (plus GST).

  
James Kay, P.Eng.  
Development Engineering Manager

JKH

## 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
<b>Authenticity and Regional Expression</b>			
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?		✓	
<b>Context</b>			
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?	✓		
<b>Relationship to the Street</b>			
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?			✓
<b>Massing and Height</b>			
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?		✓	
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

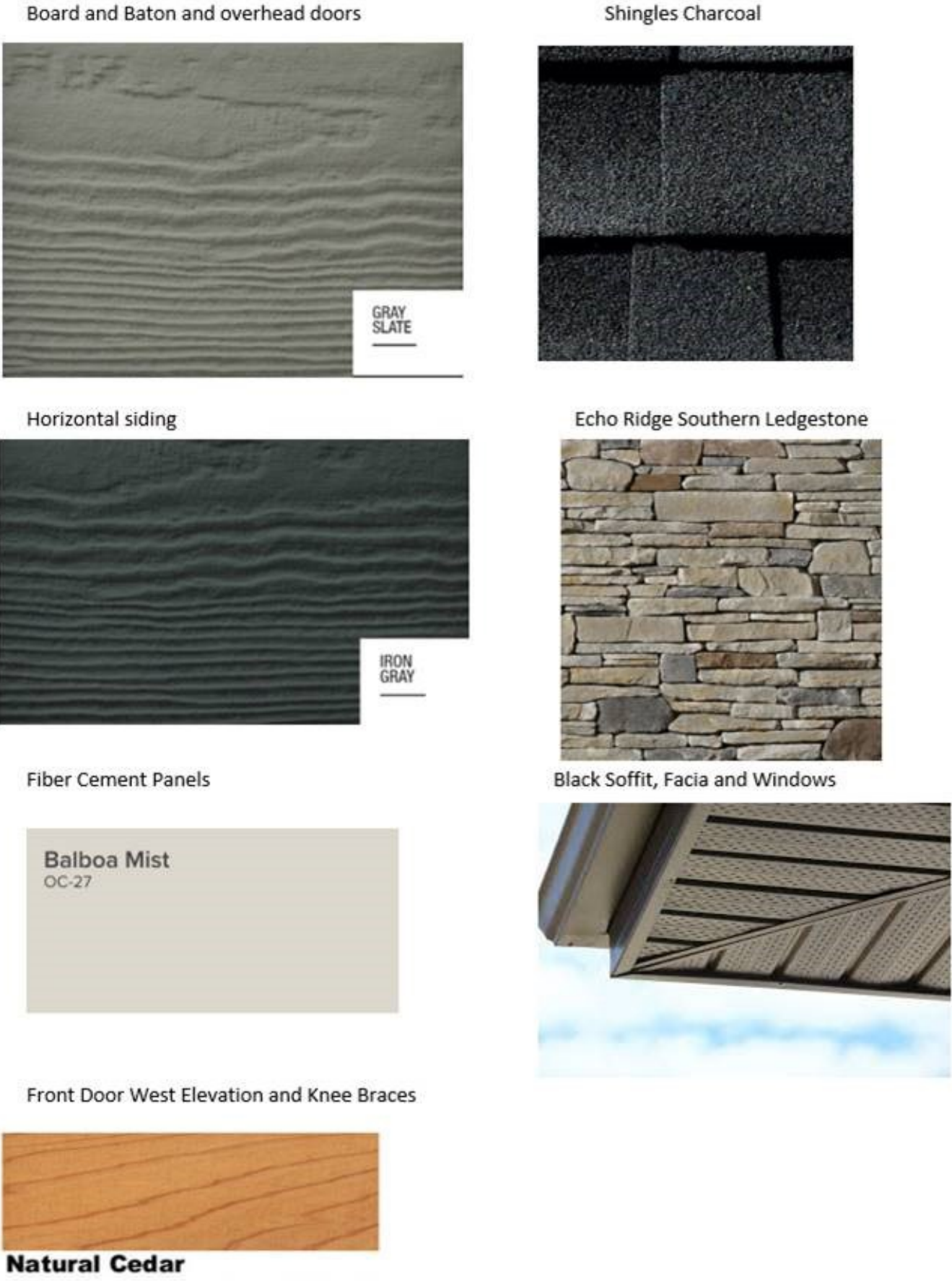
COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
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?	✓		
<b>Public and Private Open Space</b>			
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?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?		✓	
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?			✓
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?			✓
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?		✓	
• Use native plants that are drought tolerant?		✓	
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?			✓
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?		✓	
Are building materials vandalism resistant?		✓	
<b>Universal Accessible Design</b>			
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?			✓
<b>Lakeside Development</b>			
Are lakeside open spaces provided or enhanced?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
<b>Lighting</b>			
Does lighting enhance public safety?			✓
Is "light trespass" onto adjacent residential areas minimized?			✓
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			✓
Is suitably scaled pedestrian lighting provided?			✓
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓





COLOUR BOARD



SITE MAP



PROPOSED DEVELOPMENT  
PERSPECTIVE VIEW FROM LAUREL ST.

PROJECT TITLE

401-407 LAUREL ROAD  
KELOWNA, BC

TITLE

DEVELOPMENT  
RENDERING

SCALE

(PRINT ON STANDARD "D" SIZE 24"x36" SHEET)

ISSUE DATE

NOV-20-2020

PROJECT NUMBER

Z-110-01

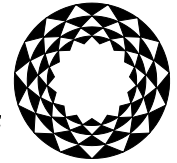
DRAWING NUMBER

1.0

SHEET

1 OF 1





# Development Permit DP20-0093

City of  
**Kelowna**

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

**401-407 Laurel Road**

and legally known as

**Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 21067**

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

**Multiple Dwelling Housing**

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

Date of Decision December 7, 2020

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple 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: Gilles Fernand Ladouceur & Anita Jeanette Blaser

Applicant: Rockwood Inv. Corp.

Planner: K. Brunet

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

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- 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.

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$47,419.69**

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:

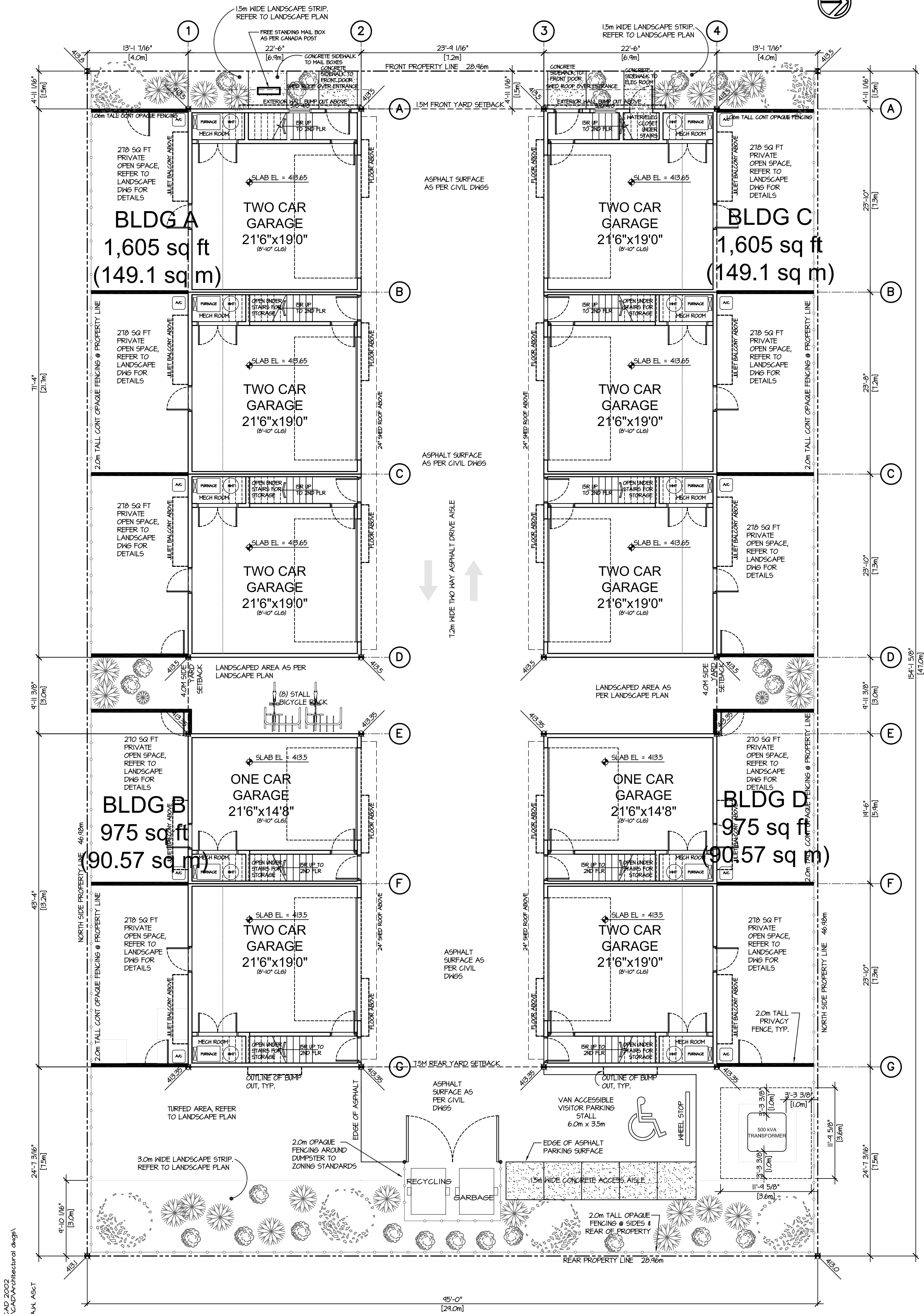
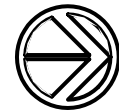
- All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.

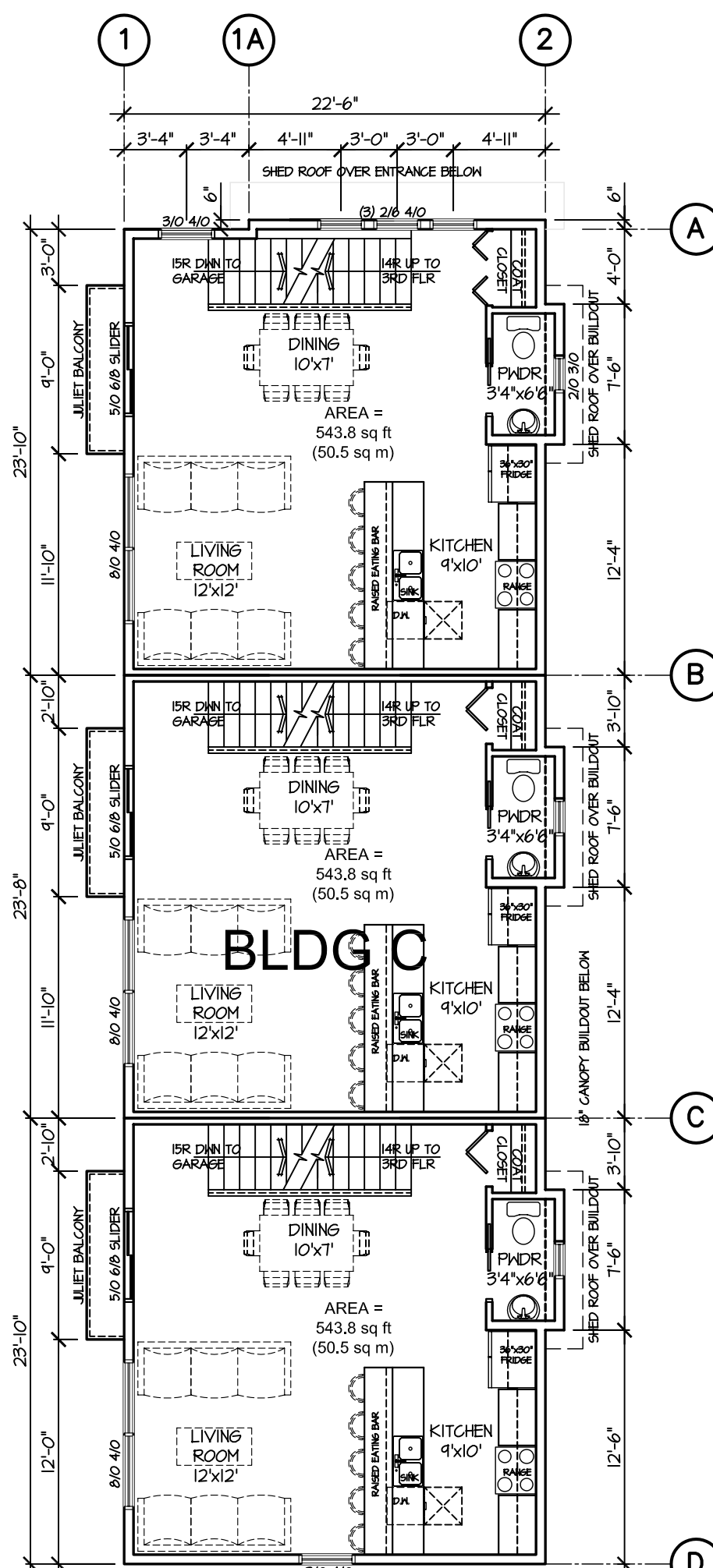
**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**



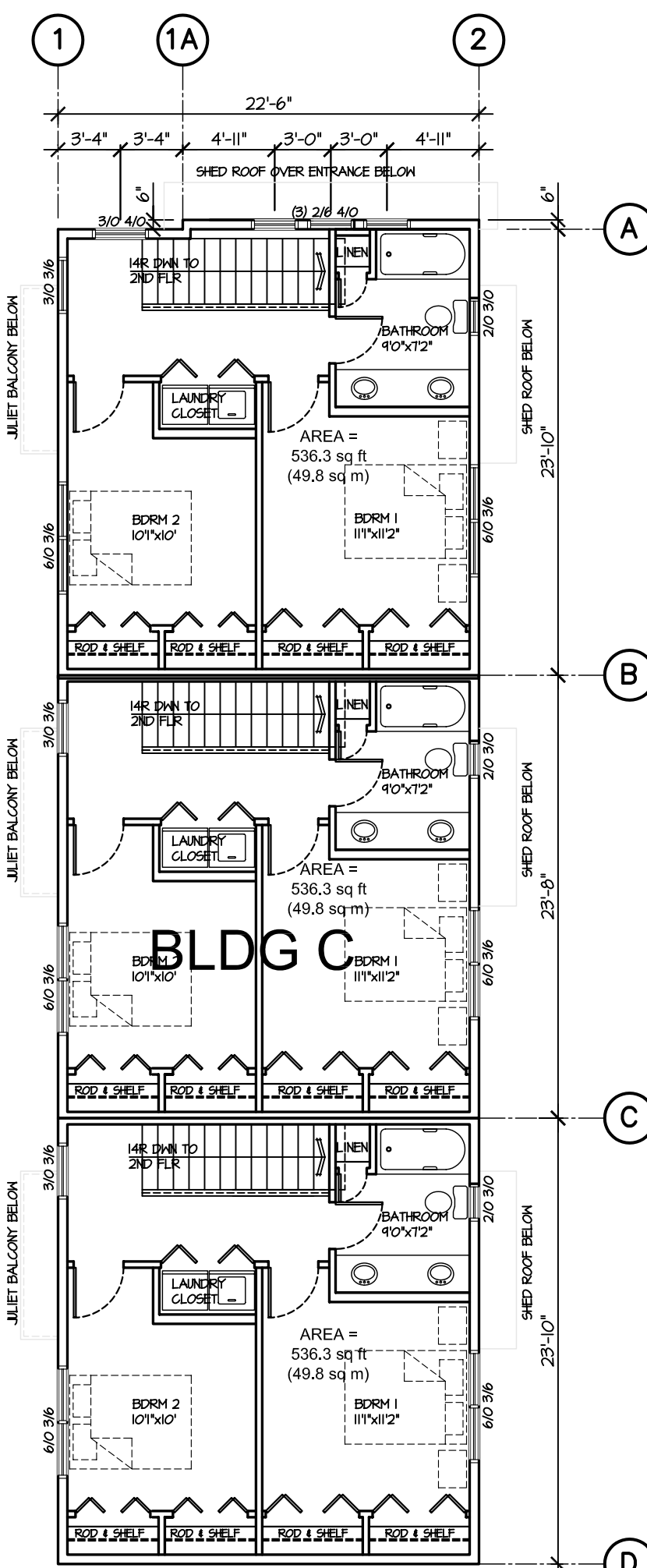
LAUREL ROAD



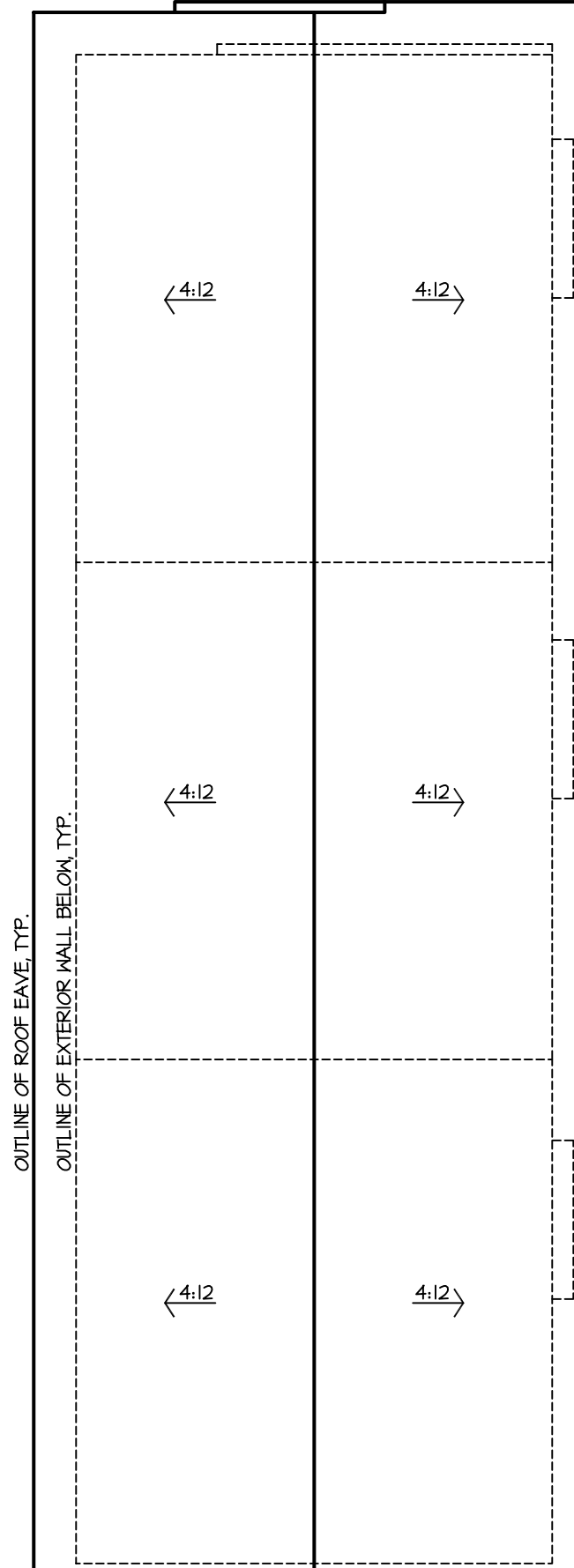
SITE PLAN / GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



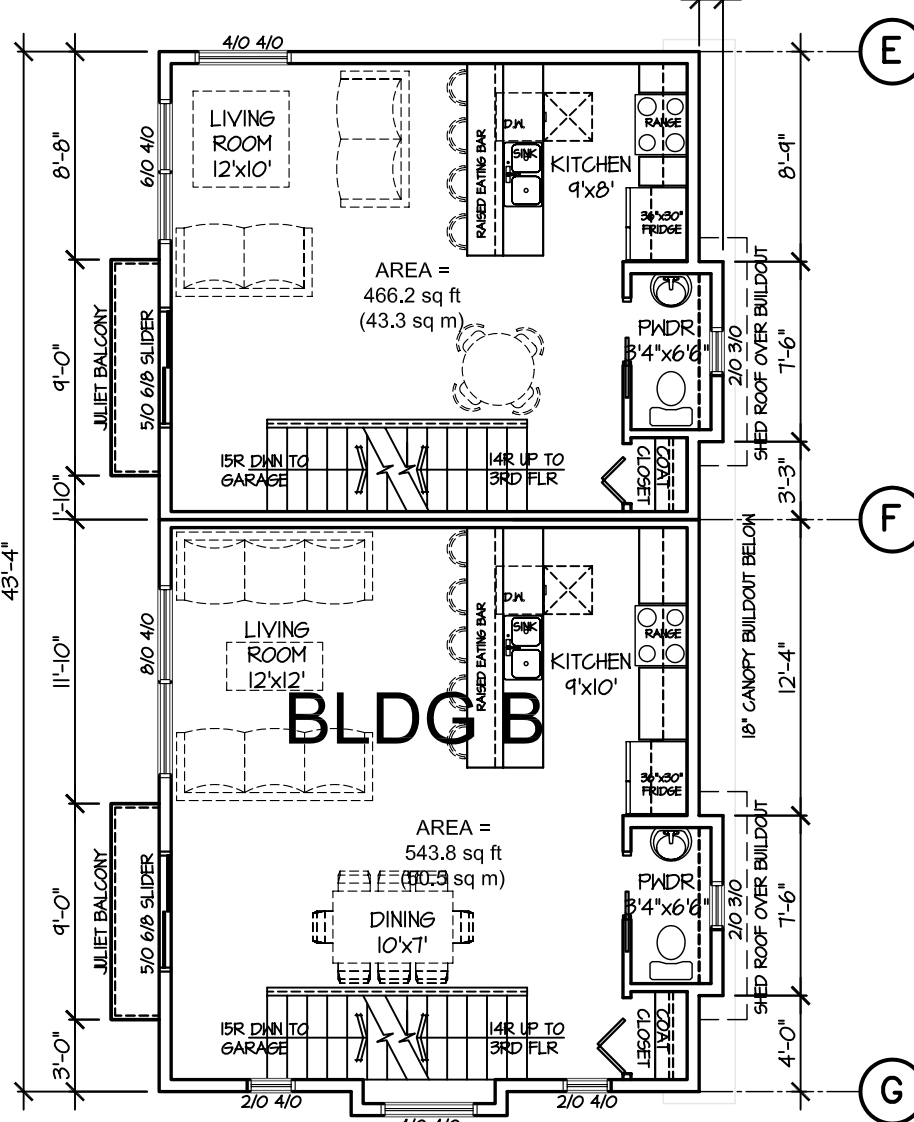
BLDG 'A' SECOND FLR PLAN  
SCALE: 1/8" = 1'-0" (BLDG C IDENTICAL BUT MIRRORRED)



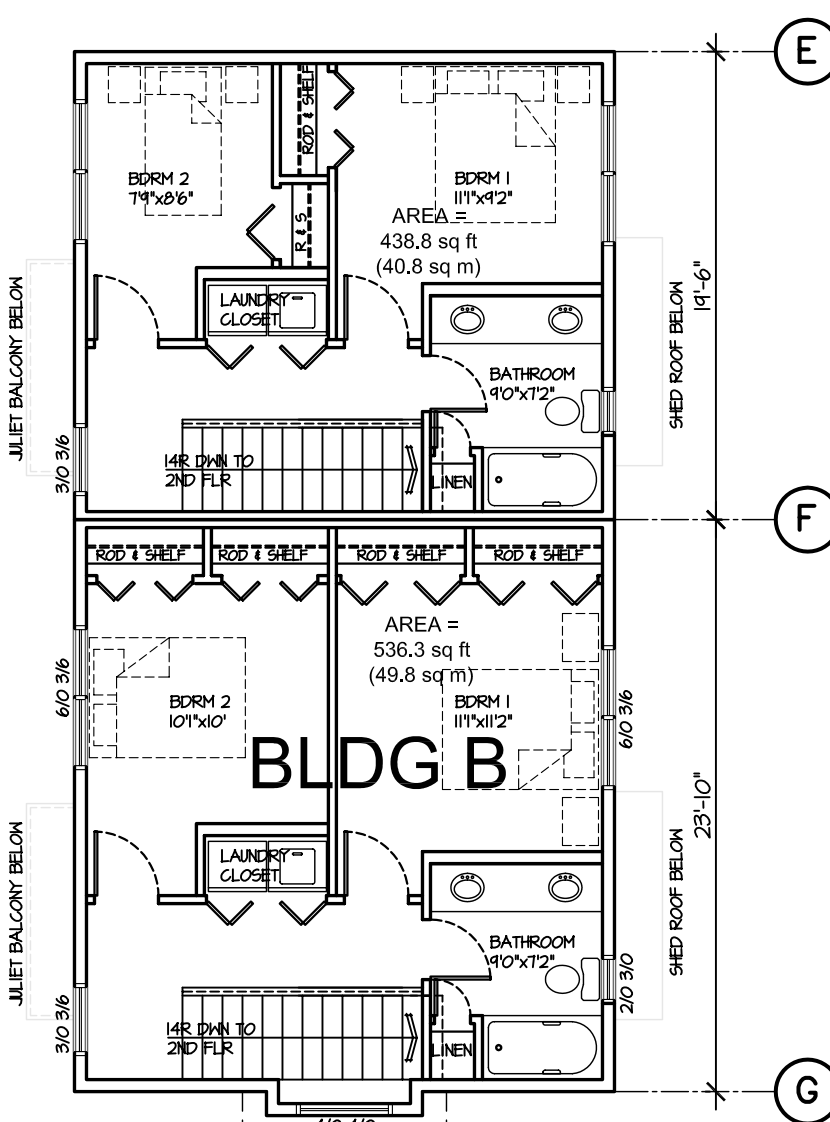
BLDG 'A' THIRD FLR PLAN  
SCALE: 1/8" = 1'-0" (BLDG C IDENTICAL BUT MIRRORRED)



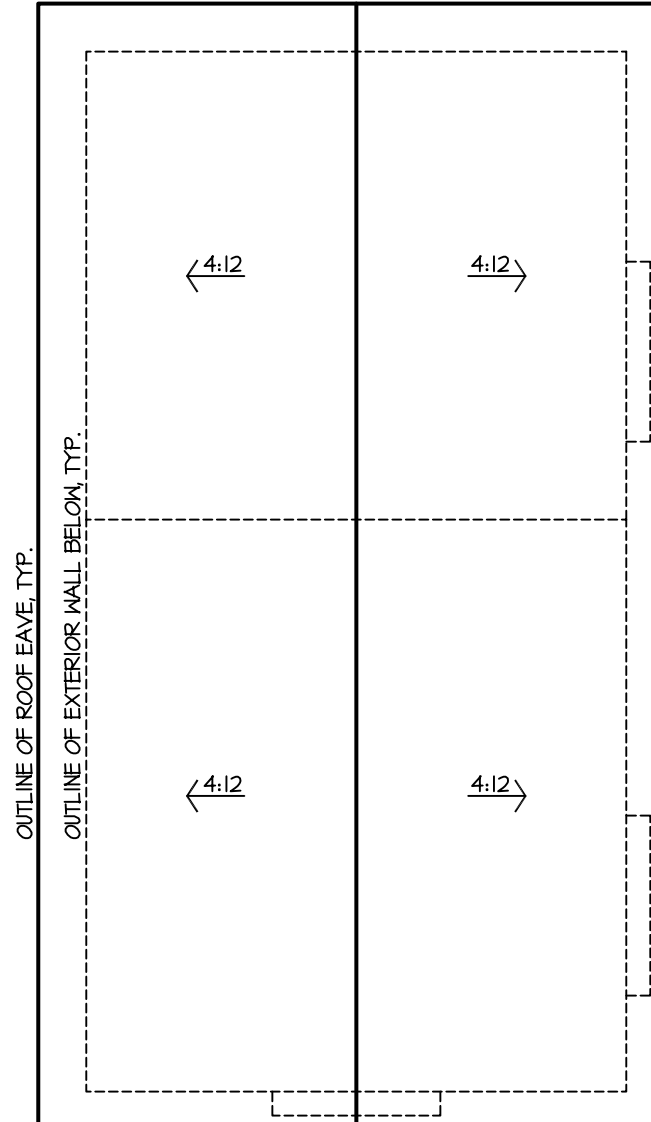
BLDG 'A' ROOF PLAN  
SCALE: 1/8" = 1'-0"



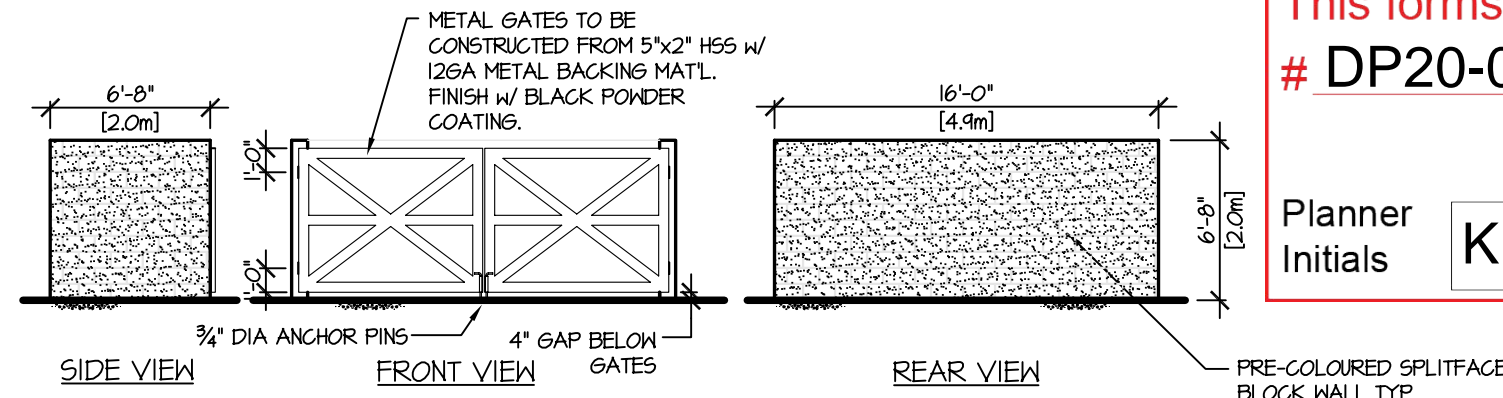
BLDG 'B' SECOND FLR PLAN  
SCALE: 1/8" = 1'-0" (BLDG D IDENTICAL BUT MIRRORRED)



BLDG 'B' THIRD FLR PLAN  
SCALE: 1/8" = 1'-0" (BLDG D IDENTICAL BUT MIRRORRED)



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

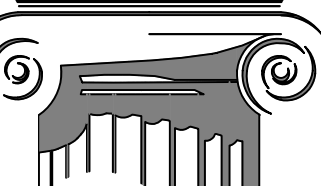


GARBAGE ENCLOSURE ELEVATIONS  
SCALE: 1/8" = 1'-0"

CORNERSTONE

CONTRACT SERVICES

3422 CAMPBELL DRIVE, KELLOWNA, BC V1Y 6A6  
TEL: (250) 481-1000 FAX: (250) 481-1001  
EMAIL: cornerstonecontractservices@shaw.ca OR kether@shaw.ca



PROJECT NAME:  
TOWN HOUSE  
DEVELOPMENT  
401-407 LAUREL RD.  
KELOWNA, BC

DRAWING TITLE:  
SITE & FLOOR PLANS  
& ZONING ANALYSIS

DRAWING NUMBER:

DP-1

DRAWN: SAW

CHECKED: SAW

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

DATE: DEC 9/2019

PROJECT NO. - 2019-108

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REVISION NO.	DESCRIPTION	BY	DATE
A	REVISED VISITOR PARKING, ADDED AUG 25/20 GARBAGE TRUCK ACCESS ROUTE, TRANSFORMER, COMMON MAILBOX & WATER ROOM		
B	MOVED TRANSFORMER TO REAR YARD, INCREASED DISTANCE BTWN BLDG'S C & D, ADDED REAR LANDSCAPE STRIP, RELOCATED GARBAGE ENCLOSURE	SEPT 2/20	
C	GENERAL REVISIONS TO EXTERIOR FINISHES	OCT 6/20	
D	REDUCED HEIGHT OF FENCE FACING STREET, ADDED COLOUR/STYLE INFO ABOUT CULTURED STONE CLADDING	OCT 14/20	

NOTES:

PROJECT DATA		
CIVIC ADDRESS:	401-407 LAUREL ROAD, KELOWNA, BC	
LEGAL DESCRIPTION:	LOT 2, PLAN KAP21067, SECTION 26, T5 26	
CURRENT ZONING:	RM3 (LOW DENSITY MULTIPLE HOUSING)	
LOT AREA =	0.34 ACRES (1,360.3 sq.m)	
INTENDED USAGE:	DUPLEX AND THREE-FLEX DWELLINGS	
ZONING ANALYSIS		
BUILDING AREAS:		
BLDG 'A'	THREE-FLEX DWELLING = 144.1 sq m (x2) = 288.2 sq m	
BLDG 'B'	DUPLEX DWELLINGS = 90.57 sq m (x2) = 181.14 sq m	
TOTAL GROSS FLOOR AREA (GFA) =		469.34 sq m
DRIVEWAY & PARKING SURFACES AREA =		334.1 sq m
TOTAL SITE COVERAGE AREA =		803.44 sq m
PROPERTY & STRUCTURES		
BUILDING COVERAGE (%)	PERMITTED/REQ'D	PROPOSED/ACTUAL
DRIVEWAY/PARKING COVERAGE (%)	40%	35.2%
TOTAL LOT COVERAGE (%)	24.5%	43.7%
FLOOR AREA RATIO (FAR)	60%	54.7%
BLDG HEIGHT (max)	0.75 970.6/1306.3	0.74%
SEPARATION BTWN BLDGS	3 STOREYS	4.1m
Total Living Area	(OR 10.0m)	970.6 m
BUILDING SETBACKS (m)		
FRONT (LAUREL ROAD)	1.5m	1.5m
INTERIOR SIDE (SOUTH)	4.0m	4.0m
INTERIOR SIDE (NORTH)	4.0m	4.0m
REAR (EAST)	1.5m	1.5m
SEPARATION BTWN BLDGS	3.0m	3.0m
PARKING		
ROW HOUSING	REQ'D	PROVIDED
	MIN. 15 SPACES	2 SPACES PER
	PER 2 BDRM UNIT	2 BDRM UNIT
(10) 2 BDRM UNITS @ 1.5x10 =	15 SPACES REQ'D	18 SPACES
VISITOR PARKING		
	MIN. 0.14 SPACES	1 VAN
	PER DWELLING	ACCESSIBLE
	UNIT (10x0.14)=1.4	H/C SPACE
BICYCLE PARKING		
FOR TOWNHOMES 1 PER 5	4 SPACES	0 SPACES
UNITS OR 4 WHICHEVER IS		
GREATER		

SCHEDULE

A

This forms part of application  
# DP20-0093

Planner Initials

KB

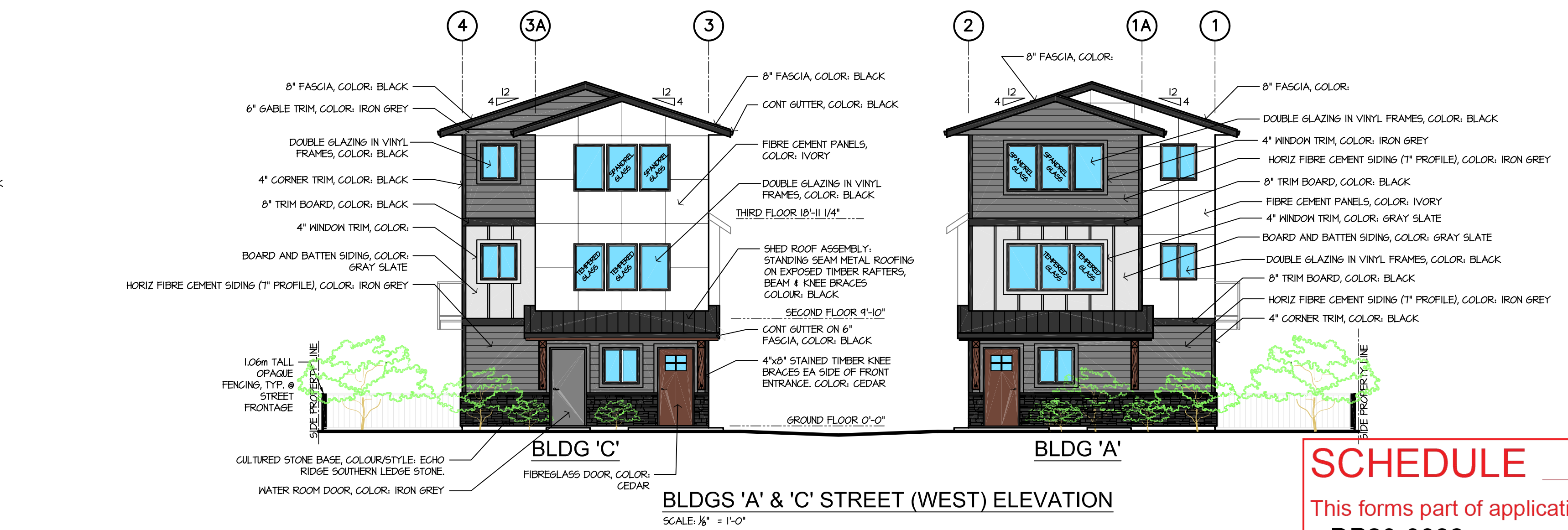
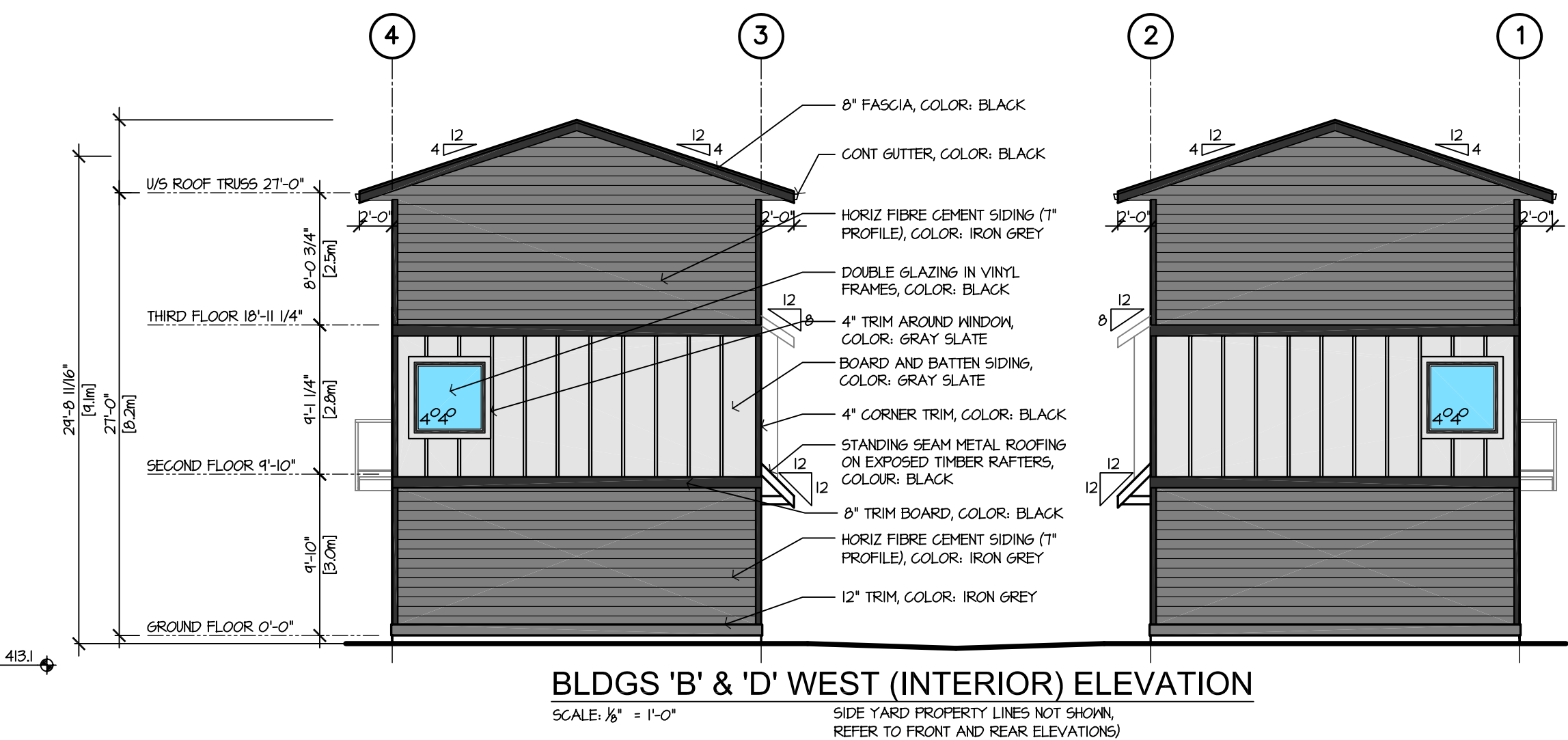
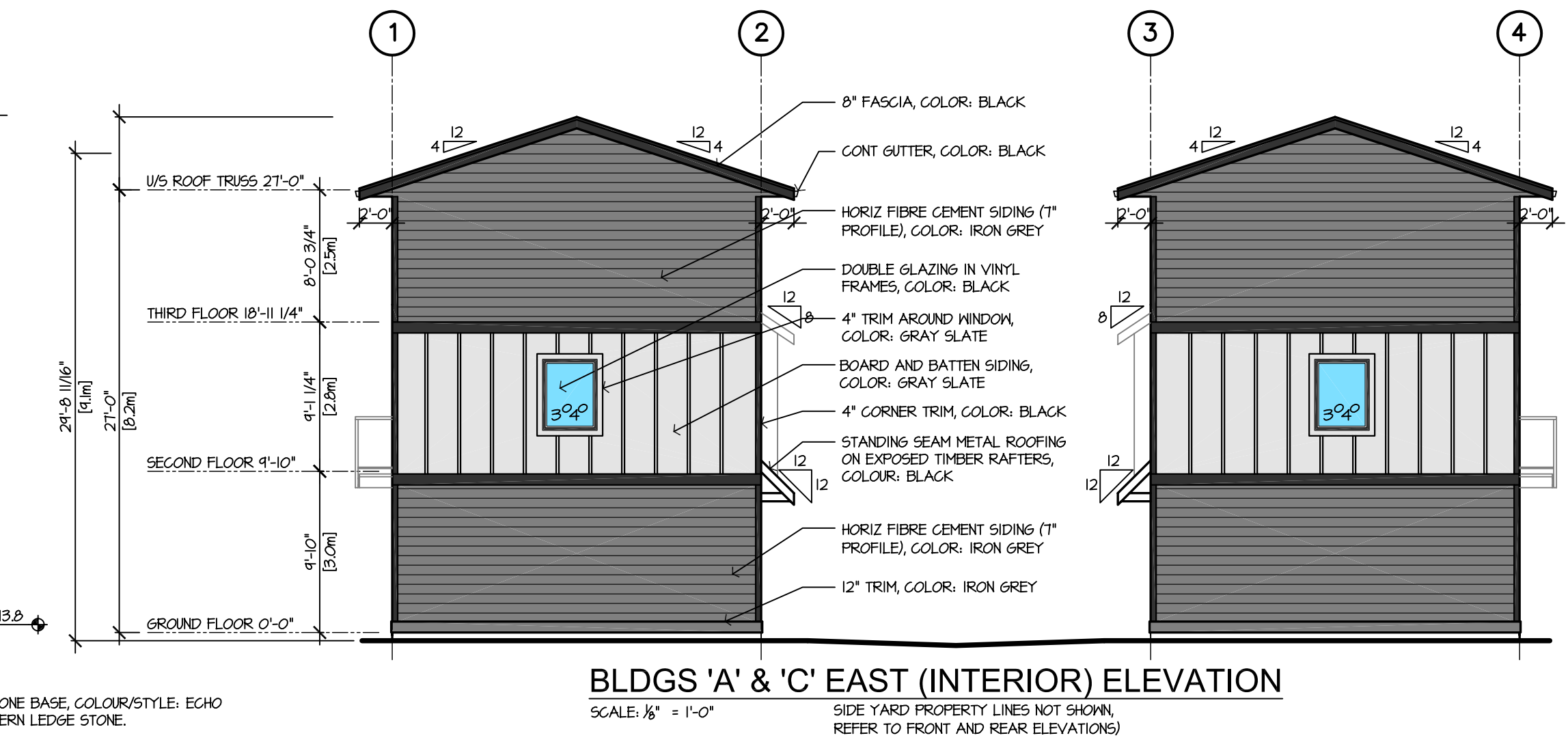




**DRAWING TITLE:**  
**ELEVATIONS**

**D**  
**REVISION**

ISSUED FOR: NO.	DESCRIPTION	BY	DATE
1.	CLIENT REVIEW		DEC 17/19
2.	CLIENT REVIEW		DEC 19/19
3.	RE-ISSUED FOR DP		AUG 25/20
4.	RE-ISSUED FOR DP		OCT 6/20
5.	RE-ISSUED FOR DP		OCT 16/20

Planner Initials KB



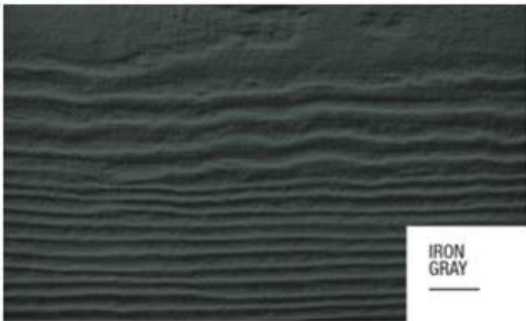
Board and Baton and overhead doors



Shingles Charcoal



Horizontal siding



Echo Ridge Southern LedgeStone



Fiber Cement Panels



Black Soffit, Facia and Windows



Front Door West Elevation and Knee Braces



Natural Cedar





**LEGEND:**

- DECIDUOUS TREES
- PROPERTY LINE
- EXISTING PERIMETER FENCES
- 1.2M HIGH CHAIN LINK FENCE (BY OTHERS)
- CONCRETE PATIOS AND SIDEWALKS
- ASPHALT DRIVE AISLE (BY OTHERS)
- 25mm MINUS DECORATIVE ROCK MULCH COLOUR: BROWN
- SOD
- PLANTING BED WITH ORGANIC MULCH
- PLANTING BED WITH DECORATIVE ROCK MULCH
- BIKE RACK

- GENERAL NOTES:**
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
  - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
  - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
  - ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
  - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
  - THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

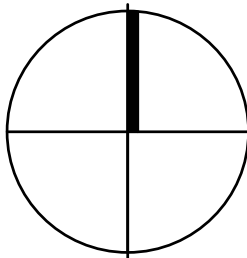
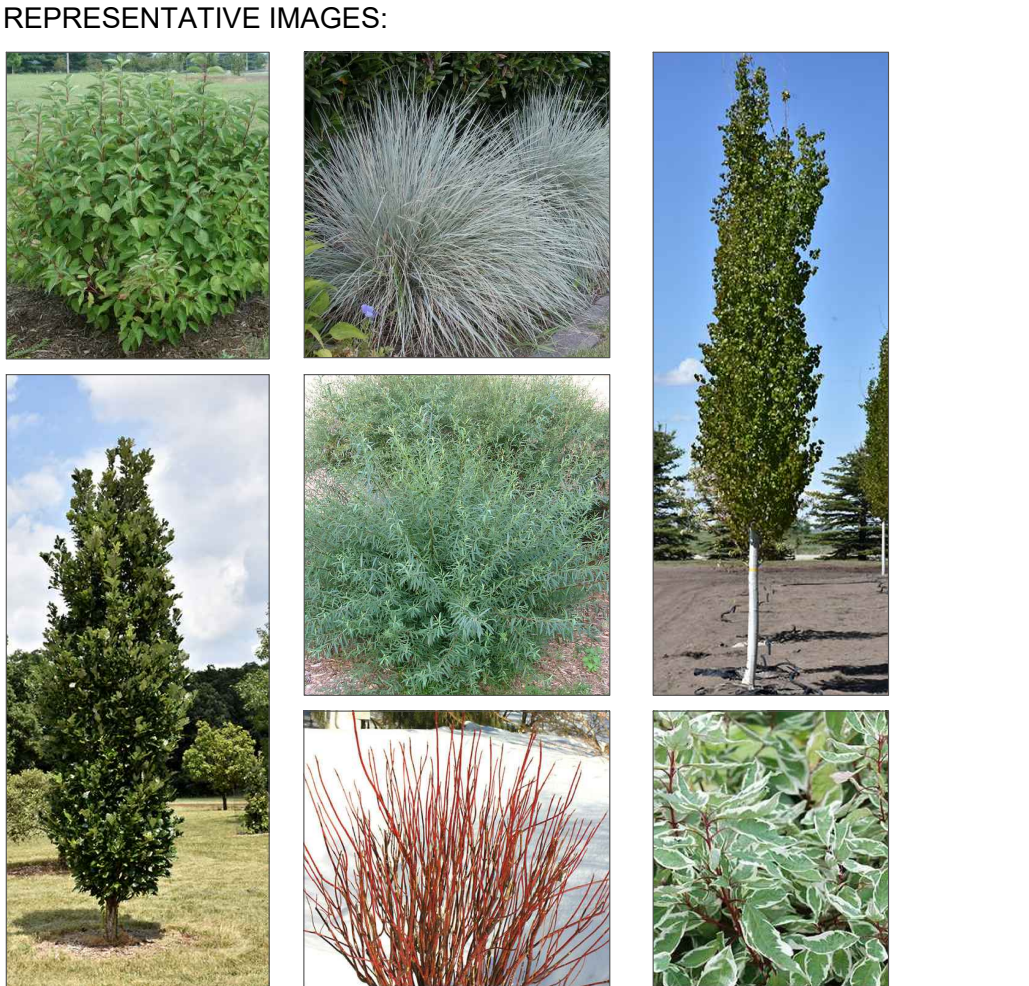
PLANT LIST						
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY	Mature Plant Size (HxWd.)	SPACING
<b>Trees Deciduous</b>						
<i>Populus tremuloides</i> 'Forest Silver'	Forest Silver Aspen	6cm Cal	B&B	2	10.0m x 2.5m	4m on centre
<i>Quercus bicolor</i> 'Bonnie and Mike'	Beacon Swamp White Oak	6cm Cal	B&B	5	10.0m x 4.5m	6m on centre
<b>Shrubs</b>						
<i>Cornus alba</i> 'Ballhalo'	Ivory Halo Dogwood	#02	Potted	8	1.5m x 1.5m	1.5m on centre
<i>Cornus stolonifera</i> 'Arctic Fire®'	Red Osier Dogwood	#02	Potted	8	1.2m x 1.2m	1.2m on centre
<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	#02	Potted	6	1.5m x 1.5m	1.5m on centre
<b>Grasses</b>						
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	12	1.0m x 0.9m	1.0m on centre

**SCHEDULE C**

This forms part of application # DP20-0093

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING



SEAL

1	10/20/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
0	02/27/2020	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE (MM/DD/YYYY)	REVISION

DESIGN: BD
DRAWN: JK
CHK'D: BD
DATE: 02/14/2020
SCALE: 1:100



HYDROZONE LEGEND:

LOW WATER REQUIREMENTS - ORNAMENTAL GRASSES

MEDIUM WATER REQUIREMENTS - SHRUBS

HIGH WATER REQUIREMENTS - LAWNS



SCHEDULE

C

This forms part of application

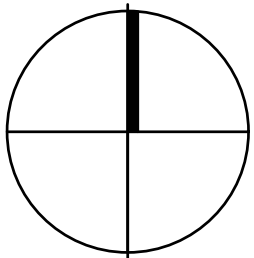
# DP20-0093

Planner Initials

KB

City of Kelowna

DEVELOPMENT PLANNING

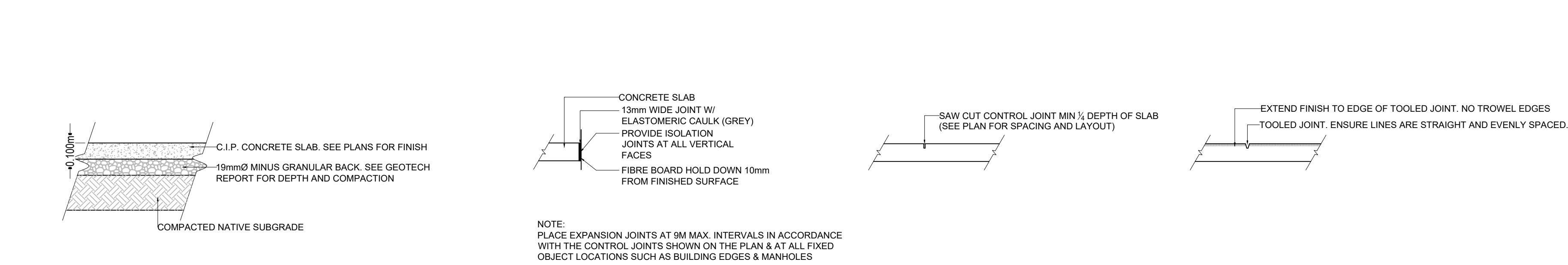


SEAL

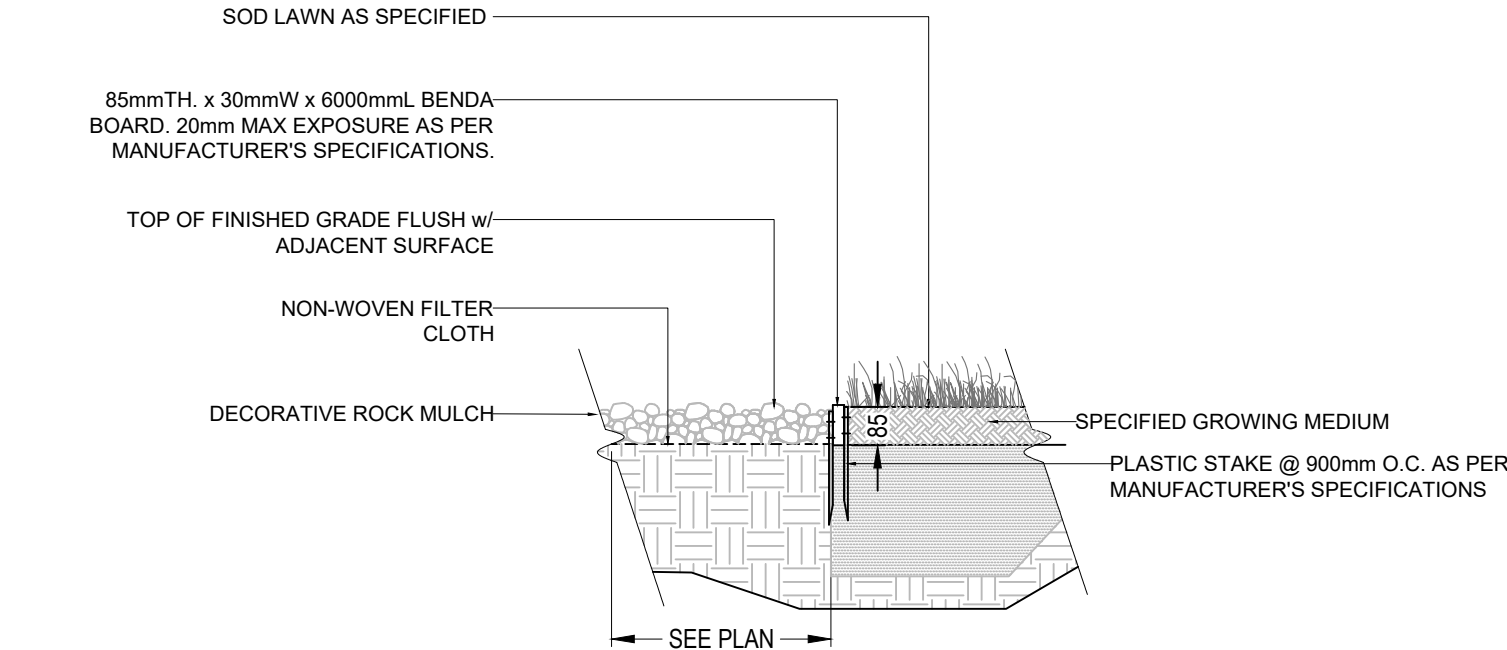
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0	02/27/2020	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE (MM/DD/YYYY)	REVISION

DESIGN: BD
DRAWN: JK
CHK'D: KP
DATE: 02/14/2020
SCALE: 1:100





1 CONCRETE PAVING  
LDP1 1:20



2 DECORATIVE ROCK MULCH  
LDP1 1:20

### SPIRAL BIKE RACK

Model Number : SBRP-2 (2 space) SBRP-4 (4 space) SBRP-7 (7 space)

Wishbone  
site furnishings

#### PRODUCT SPECIFICATIONS

Hot Dipped Galvanized Steel Frame

Super Durable Powder Coating

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki

Surface Mount

Anti-theft Design. Stainless steel aircraft cable is woven through the spirals to restrict cutting through the spirals

#### CUSTOMIZED SOLUTIONS

Custom Powder Coating

(Setup Charges May Apply)

Galvanized Frame Only SBRG-7

Stainless Steel

INST-3 Stainless steel bolt down kit

#### PRODUCT DIMENSIONS

2 Space  
Total Height: 30inches / 762mm  
Length: 26 inches / 660mm  
Depth: 24inches / 610mm  
Weight: 31lbs / 14kg  
4 Space  
Total Height: 30inches / 762mm  
Length: 46 inches / 1170mm  
Depth: 24inches / 610mm  
Weight: 58lbs / 23 kg  
7 Space  
Total Height: 30inches / 762mm  
Length: 65 inches / 1651mm  
Depth: 24inches / 610mm  
Weight: 58lbs / 23 kg

#### RECYCLED CONTENT

100% RECYCLABLE

#### DESIGNER NOTES

This four to seven space traditional design adds an extra security feature for those concerned about theft. A Stainless steel aircraft cable is woven through the spirals making it impossible to cut completely through them. Bike racks take a lot of abuse and are susceptible to rust. To minimize this the complete unit is hot dipped galvanized with a further option to powder coat.

100% Canadian Made

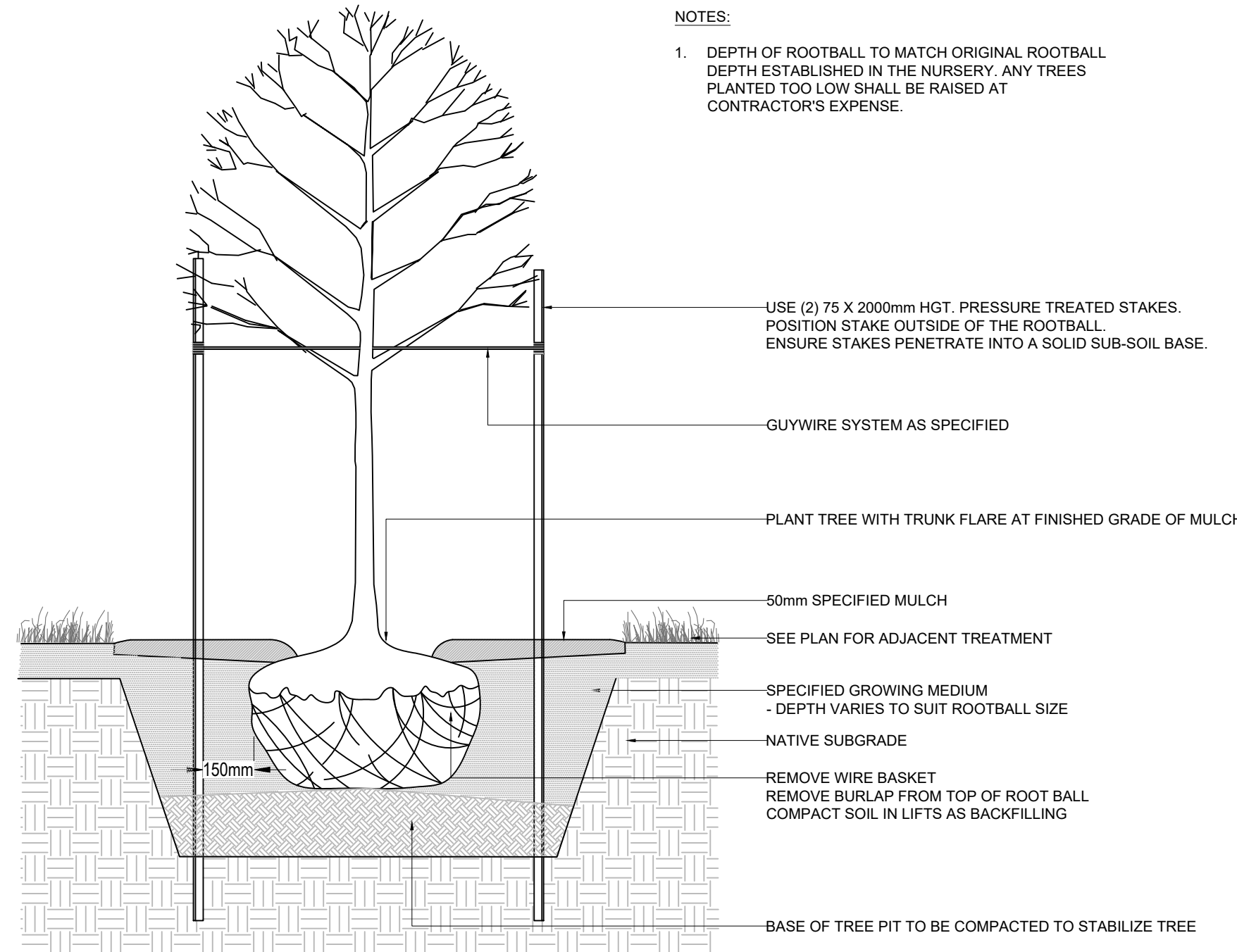


Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

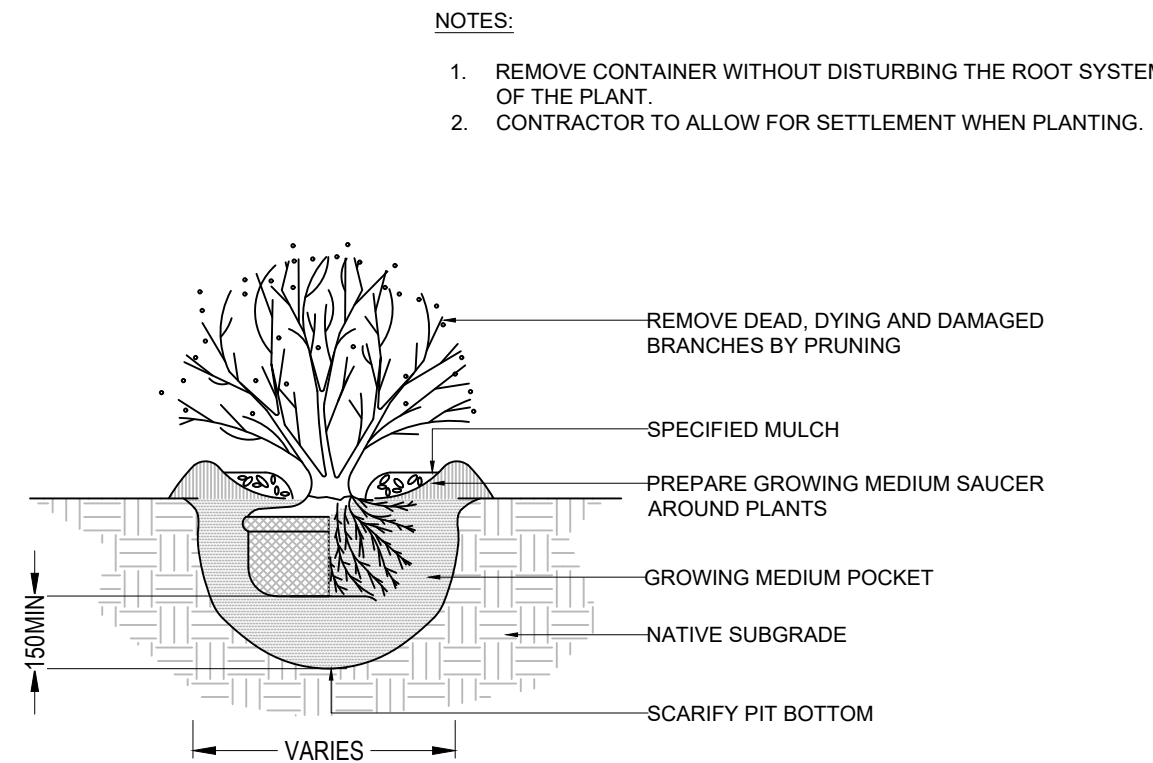


Visit us online at [www.Wishboneltd.com](http://www.Wishboneltd.com)

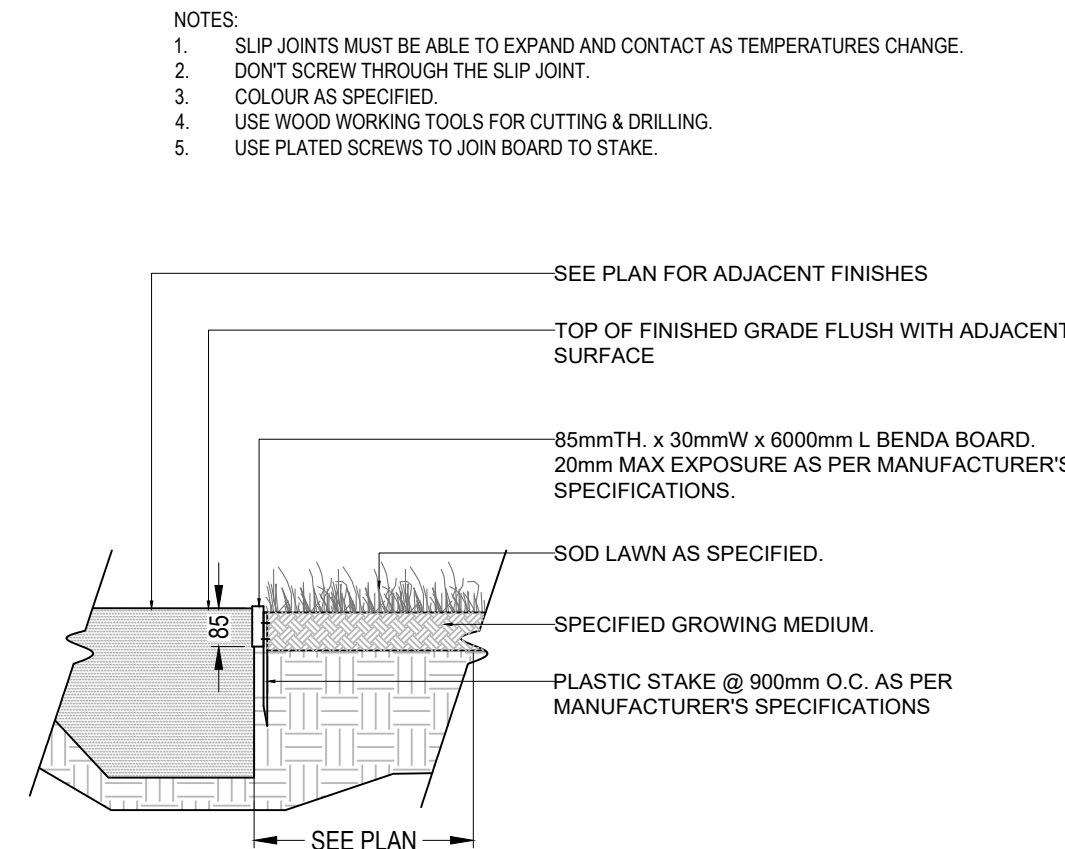
Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5  
1.866.626.0476 sales@wishboneltd.com



4 TREE PLANTING  
LDP1 1:20



5 SHRUB PLANTING  
LDP2 1:20

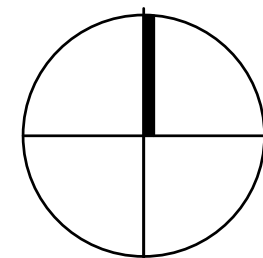


6 SOD PLANTING  
LDP3 1:20



579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6LB  
PHONE: 250-469-9757 WWW.ECORA.CA

PROJECT:  
401 - 407 LAUREL ROAD, KELOWNA, B.C.  
CLIENT:  
ROCKWOOD GROUP



SEAL

NO.	DATE (MM/DD/YYYY)	REVISION
1	10/20/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
0	02/27/2020	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD  
DRAWN: JK  
CHK'D: KP  
DATE: 02/14/2020  
SCALE: 1:000

DETAILS

LDP-3

Project No. kel201193

## SCHEDULE C

This forms part of application  
# DP20-0093

Planner  
Initials KB

City of  
**Kelowna**  
DEVELOPMENT PLANNING

