

DRAFT Development Permit DP19-0217



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

1710-1740 Richter Street

and legally known as

Lot 1, District Lot 139, ODYD, Plan KAP92715

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 Feb 8th 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive

Existing Zone: CD22 – Comprehensive Development Zone

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

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: 1017476 BC. Ltd.

Applicant: Stober Development Group – Bob Dagenais

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";
- 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;

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:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$184, 187.50 (125% of estimate)**

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:

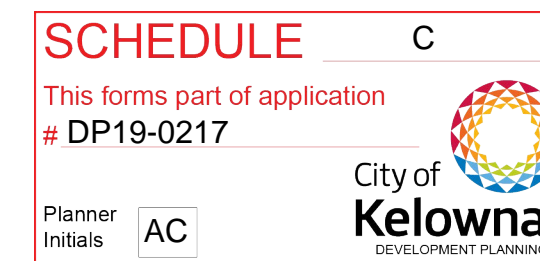
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.**

CENTRAL GREEN BUILDING A, E & PLAZA LANDSCAPE DP PACKAGE



DRAWING LIST

LDP 0	COVER PAGE & DRAWING LIST	LDP 6	CHARACTER IMAGES
LDP 1	CONTEXT PLAN	LDP 7	CONCEPT RENDERINGS
LDP 2	BUILDING E LANDSCAPE PLAN	LDP 8	CONCEPT RENDERINGS
LDP 3	BUILDING A AND PLAZA LANDSCAPE PLAN	LDP 9	BUILDING E HYDROZONE PLAN
LDP 4	UPPER PLAZA ENLARGEMENT PLAN	LDP 10	BUILDING A & PLAZA HYDROZONE PLAN
LDP 5	LOWER PLAZA ENLARGEMENT PLAN		

NO.	DATE	DESCRIPTION
1	JAN 08 / 21	ISSUED FOR DP

PROJECT	CENTRAL GREEN - BUILDING A, E & PLAZA
CLIENT	AL STOBER CONSTRUCTION
CONSULTANT	

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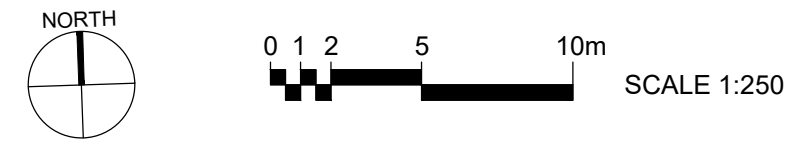
DESIGN BY	RF	SHEET TITLE	
DRAWN BY	BL		COVER PAGE
CHECKED BY	RF		
PROJECT #	19M-00693		SHEET NO.
SCALE			

P:\2019\19M-00693-00-CENTRAL GREEN BUILDING E DP3_TCHG_CADD\3_SHEETS\16123-000_LDP_BLDG_E-AP-PLAZA.DWG

SCHEDULE C
 This forms part of application # DP19-0217
 Planner Initials AC
 City of Kelowna
 DEVELOPMENT PLANNING



1 OVERALL LANDSCAPE PLAN
 LDP 1 SCALE: 1:250



NO.	DATE	DESCRIPTION
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CENTRAL GREEN - BUILDING A, E & PLAZA
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DESIGN BY	RF	SHEET TITLE	
DRAWN BY	BL	OVERALL PLAN	
CHECKED BY	RF	SHEET NO.	LDP 1
PROJECT #	19M-00693	OF 11	
SCALE	1:250		

HARVEY AVENUE / HIGHWAY 97

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 Planner Initials: AC

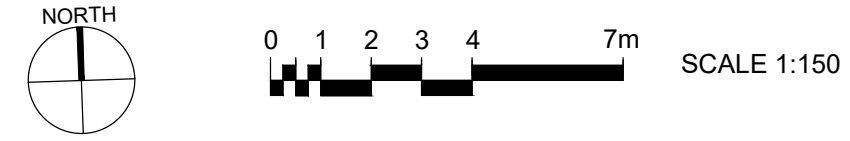
EASEMENT TREATMENT TO BE CO-ORDINATED WITH CoK



- LEGEND:**
- LIMIT OF WORK
 - OUTLINE OF PARKADE
 - ARTIFICIAL LAWN
 - C.I.P. CONCRETE
 - CONCRETE UNIT PAVERS (70mm x 445mm)
 - CONCRETE UNIT PAVERS (300mm x 600mm)
 - CRUSHED AGGREGATE
 - GRANITE SETTS
 - HYDRAPRESSED CONCRETE SLABS
 - PRIVACY SCREEN, 1.8m HEIGHT - BY ARCHITECT

- PLANTING LEGEND:**
- DECIDUOUS TREE
 - CONIFEROUS TREE
 - EXISTING TREE TO REMAIN
 - SHRUB / PERENNIAL / GRASSES PLANTING BEDS

1 BUILDING E LANDSCAPE PLAN
 LDP 2 SCALE: 1:150



LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM.
6. 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.

REPRESENTATIVE PLANT LIST

TREES

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
<i>Acer rubrum</i> 'JFS-KW78'	ARMSTRONG MAPLE	60mm Cal.	B&B	12.00m x 4.00m
<i>Crataegus x mordenensis</i> 'Snowbird'	SNOWBIRD HAWTHORN	40mm Cal.	B&B	6.00m x 4.00m

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
<i>Buxus</i> 'Green Gem'	GREEN GEM BOXWOOD	#03	POTTED	0.60m x 0.60m
<i>Cornus alba</i> 'Elegantissima'	VARIEGATED RED TWIG DOGWOOD	#03	POTTED	2.00m x 1.50m
<i>Taxus media</i> 'Hicksii'	HICK'S YEWE	#03	POTTED	3.00m x 1.00m

GRASSES / PERENNIALS

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
<i>Allium</i> 'Purple Sensation'	ALLIUM PURPLE SENSATION	n/a	BULBS	0.80m x 0.10m
<i>Echinacea</i> 'Prairie Splendor Deep Rose'	PURPLE CONEFLOWER	#01	POTTED	0.50m x 0.60m
<i>Heuchera</i> 'Glitter'	CORRAL BELLS GLITTER	#01	POTTED	0.40m x 0.60m
<i>Salvia nemorosa</i> 'May Night'	MAY NIGHT SAGE	#01	POTTED	0.60m x 0.60m
<i>Calamagrostis acutiflora</i> 'Overdam'	VARIEGATED FEATHER REED GRASS	#01	POTTED	1.25m x 0.60m
<i>Pennisetum alopecuroides</i> 'Hameln'	DWARF FOUNTAIN GRASS	#01	POTTED	0.60m x 0.45m

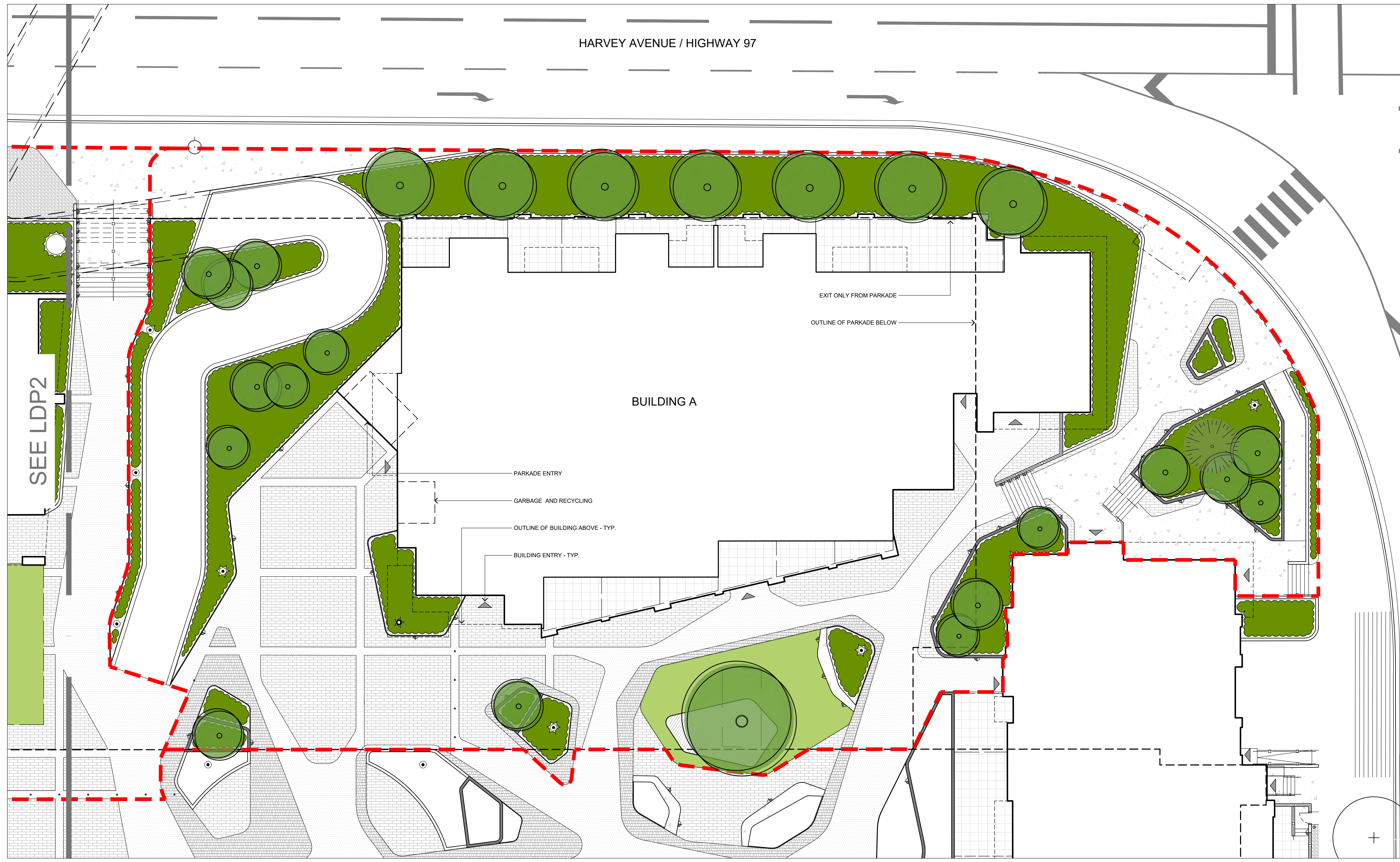
NO.	DATE	DESCRIPTION
1	JAN 08 / 21	ISSUED FOR DP

PROJECT: CENTRAL GREEN - BUILDING A, E & PLAZA
 CLIENT: AL STOBER CONSTRUCTION
 CONSULTANT:

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DESIGN BY	RF	SHEET TITLE
DRAWN BY	BL	BLDG E LANDSCAPE PLAN
CHECKED BY	RF	
PROJECT #	19M-00693	SHEET NO.
SCALE	1:150	LDP 2



- LEGEND:**
- LIMIT OF WORK
 - OUTLINE OF PARKADE
 - ARTIFICIAL LAWN
 - C.I.P. CONCRETE
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SCHEDULE C
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 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC

1 BUILDING A & PLAZA LANDSCAPE PLAN
 LDP 3 SCALE: 1:150
 NORTH
 0 1 2 3 4 7m SCALE 1:150

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
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NO.	DATE	DESCRIPTION
1	JAN 08 / 21	ISSUED FOR DP

PROJECT
CENTRAL GREEN - BUILDING A, E & PLAZA

CLIENT
AL STOBER CONSTRUCTION

CONSULTANT

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DESIGN BY	RF	SHEET TITLE
DRAWN BY	BL	BLDG A LANDSCAPE PLAN
CHECKED BY	RF	
PROJECT #	19M-00693	SHEET NO.
SCALE	1:150	LDP 3

OF 11

P:\2019\19M-00693-00-CENTRAL GREEN BUILDING E DP3 TECHS_CADD\3-SHEETS\1912-000_LDP_BLDG_E-UP-PLAZA.DWG

SCHEDULE C
 This forms part of application
 # DP19-0217
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC



LIGHT STANDARD - TYP.

C.I.P. CONCRETE BENCH

ARTIFICIAL LAWN

BUILDING ENTRY - TYP.

0.9m RAISED CONCRETE PLANTER - TYP.

APPROXIMATE EXTENT OF SOIL VOLUME BELOW - 35m³

WALL LIGHT - TYP.

FEATURE TREE AT PLAZA LEVEL
(SOIL VOLUME IN PARKING STALL BELOW)

0.45m RAISED CORTEN PLANTER - TYP.

TIMBER PLATFORM BENCH

NO.	DATE	DESCRIPTION
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DESIGN BY	RF	SHEET TITLE	
DRAWN BY	BL	UPPER PLAZA PLAN	
CHECKED BY	RF	SHEET NO.	LDP 4
PROJECT #	19M-00693	OF 11	
SCALE	1:50		

P:\2019\19M-00693-00 CENTRAL GREEN BUILDING E DP3 TECHS_CADD\3_SHEETS\1912\000_LDP_BLDG_E-A-PLAZA.DWG

SCHEDULE C
 This forms part of application
 # DP19-0217
 Planner Initials AC

 City of Kelowna
 DEVELOPMENT PLANNING



OUTLINE OF PARKADE BELOW

OUTLINE OF BUILDING ABOVE - TYP.

BUILDING ENTRY - TYP.

0.45m RAISED CORTEN PLANTER - TYP.

0.9m RAISED CONCRETE PLANTER - TYP.

FEATURE CONIFER

WALL LIGHT - TYP.

LIGHT STANDARD - TYP.

NO.	DATE	DESCRIPTION
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DESIGN BY	RF	SHEET TITLE	LOWER PLAZA PLAN
DRAWN BY	BL		
CHECKED BY	RF	SHEET NO.	LDP 5
PROJECT #	19M-00693		
SCALE	1:50	OF 11	



SNOWBIRD HAWTHORN



ARMSTRONG MAPLE



GREEN GEM BOXWOOD



VARIEGATED RED TWIG DOGWOOD



ALLIUM PURPLE SENSATION

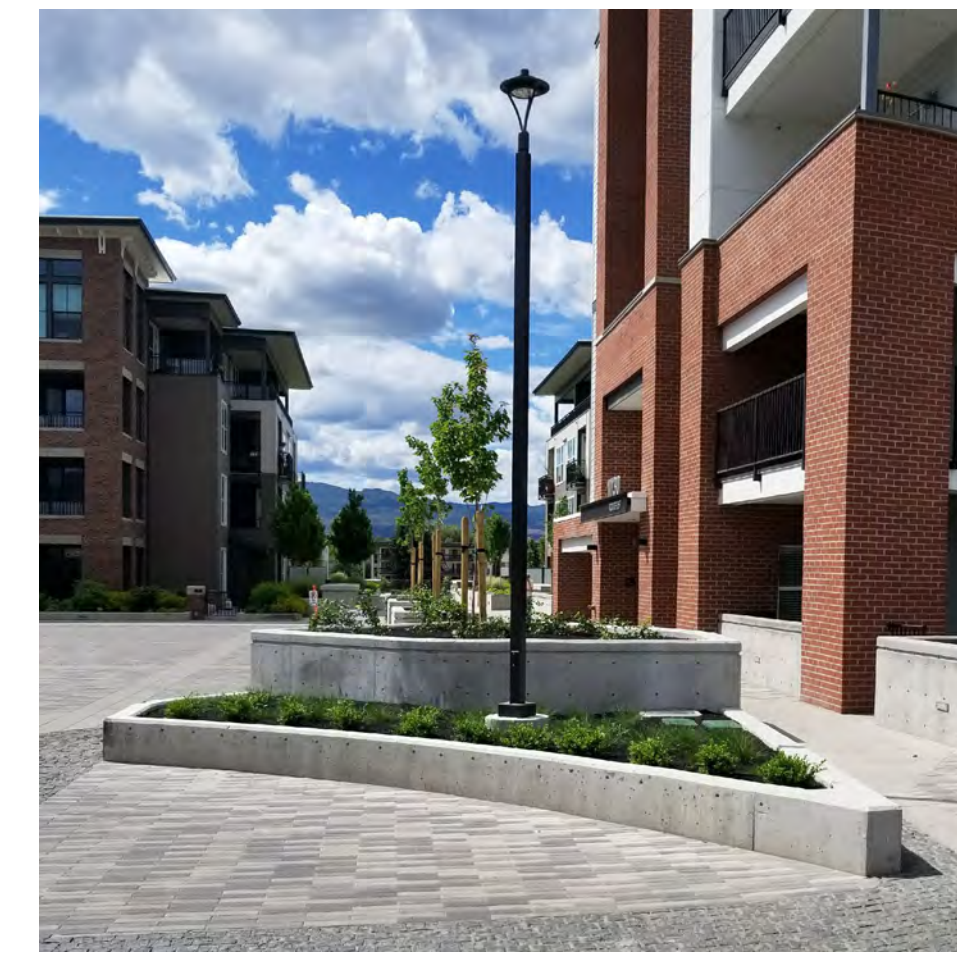
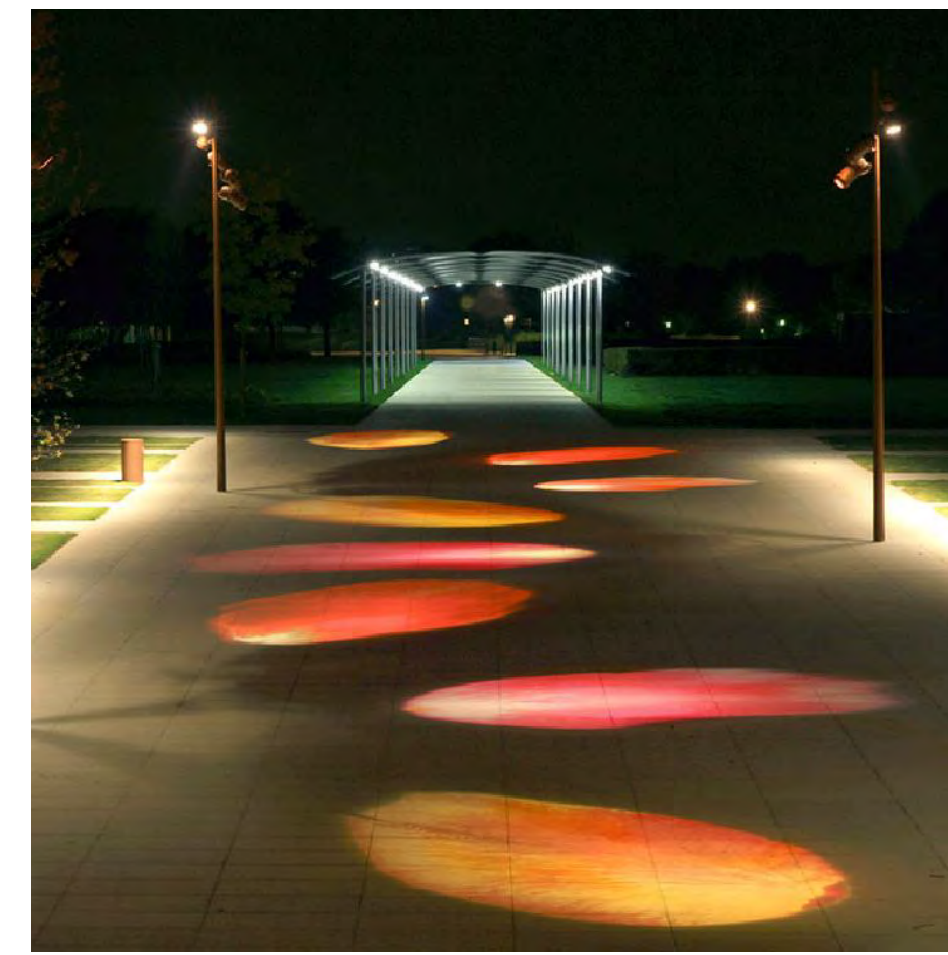


PURPLE CONEFLOWER



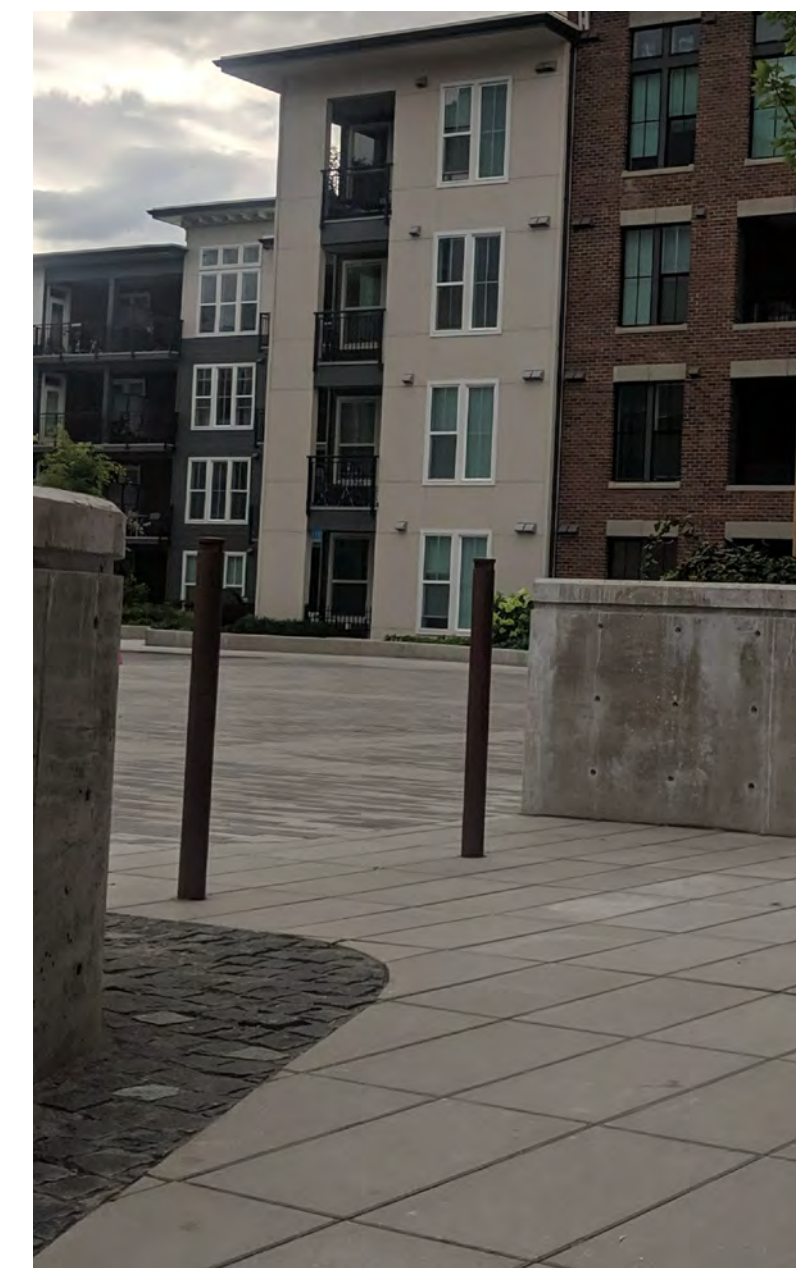
DWARF FOUNTAIN GRASS

PLANTING



FEATURE LIGHTING - PROJECTION AND UPLIGHTING

LIGHTING - POLE AND WALL MOUNT



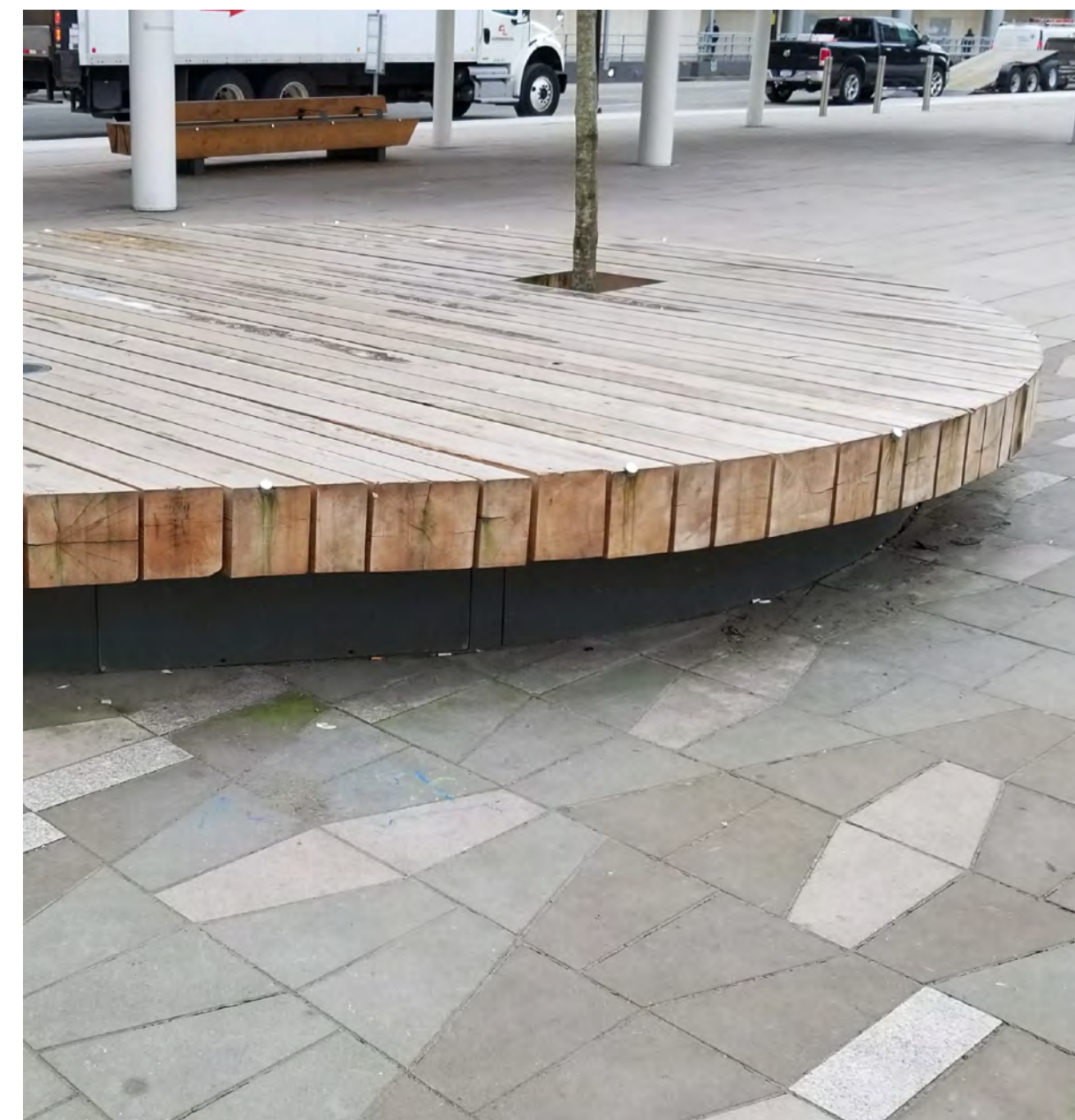
BOLLARDS



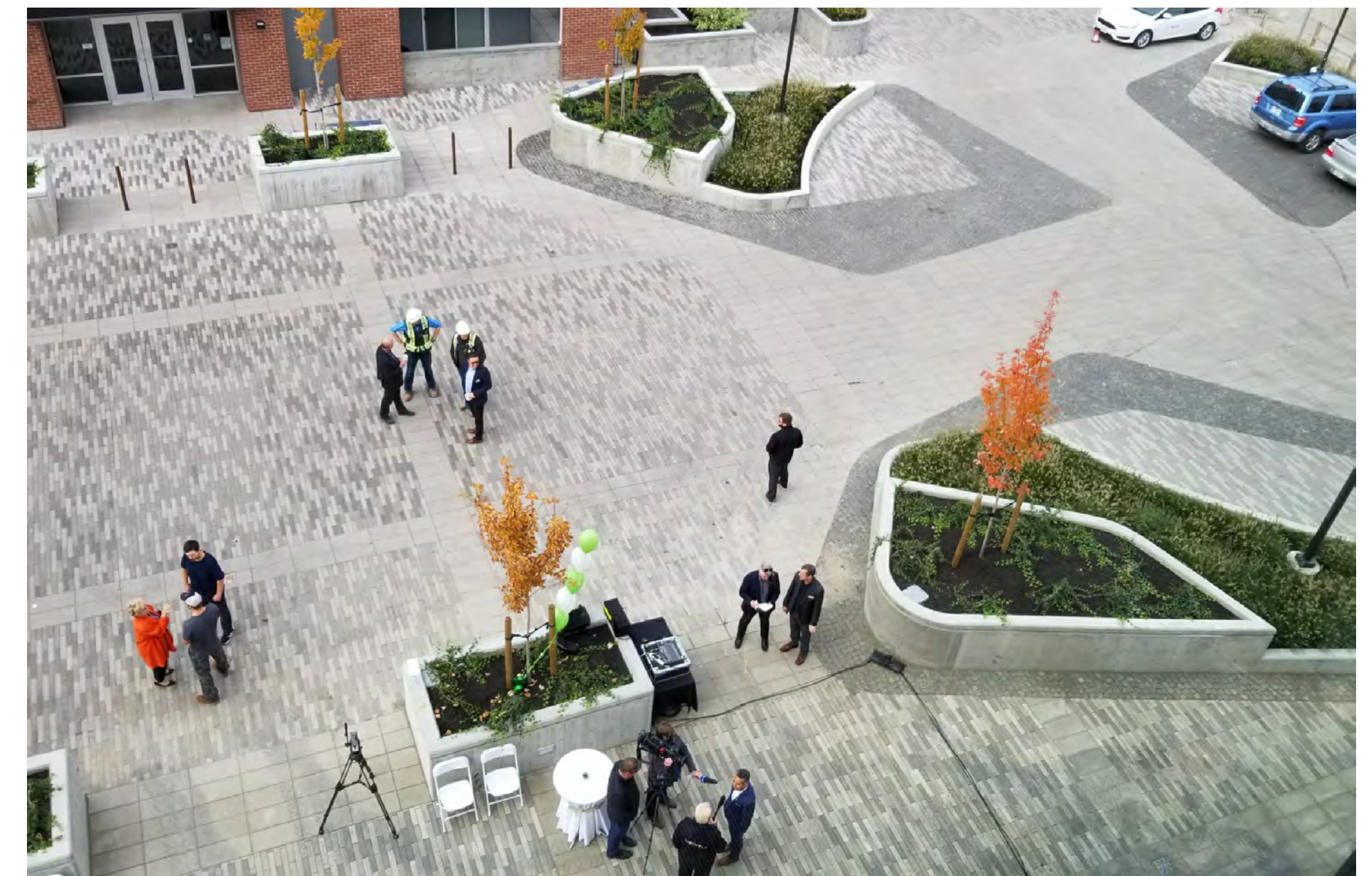
BIKE RACKS



SEATING



SEATING



PAVING

FURNISHINGS

NO.	DATE	DESCRIPTION
1	JAN 08 / 21	ISSUED FOR DP

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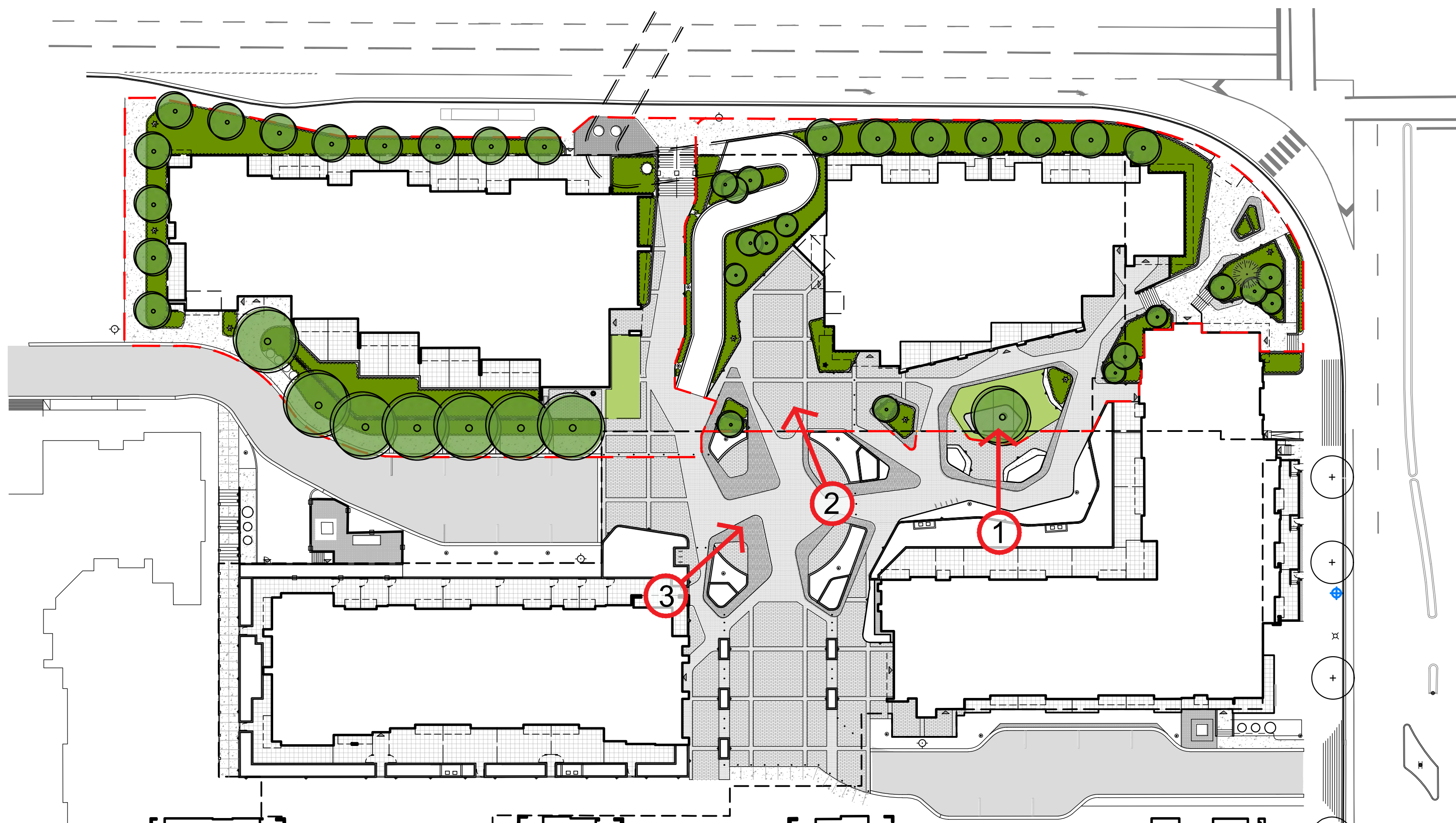
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DESIGN BY	RF	SHEET TITLE	CHARACTER IMAGES
DRAWN BY	BL	SHEET NO.	LDP 6
CHECKED BY	RF	OF 11	
PROJECT #	19M-00693		
SCALE	N.T.S.		



KEY PLAN
N.T.S



RENDERING 1



RENDERING 2



RENDERING 3

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City of Kelowna
DEVELOPMENT PLANNING

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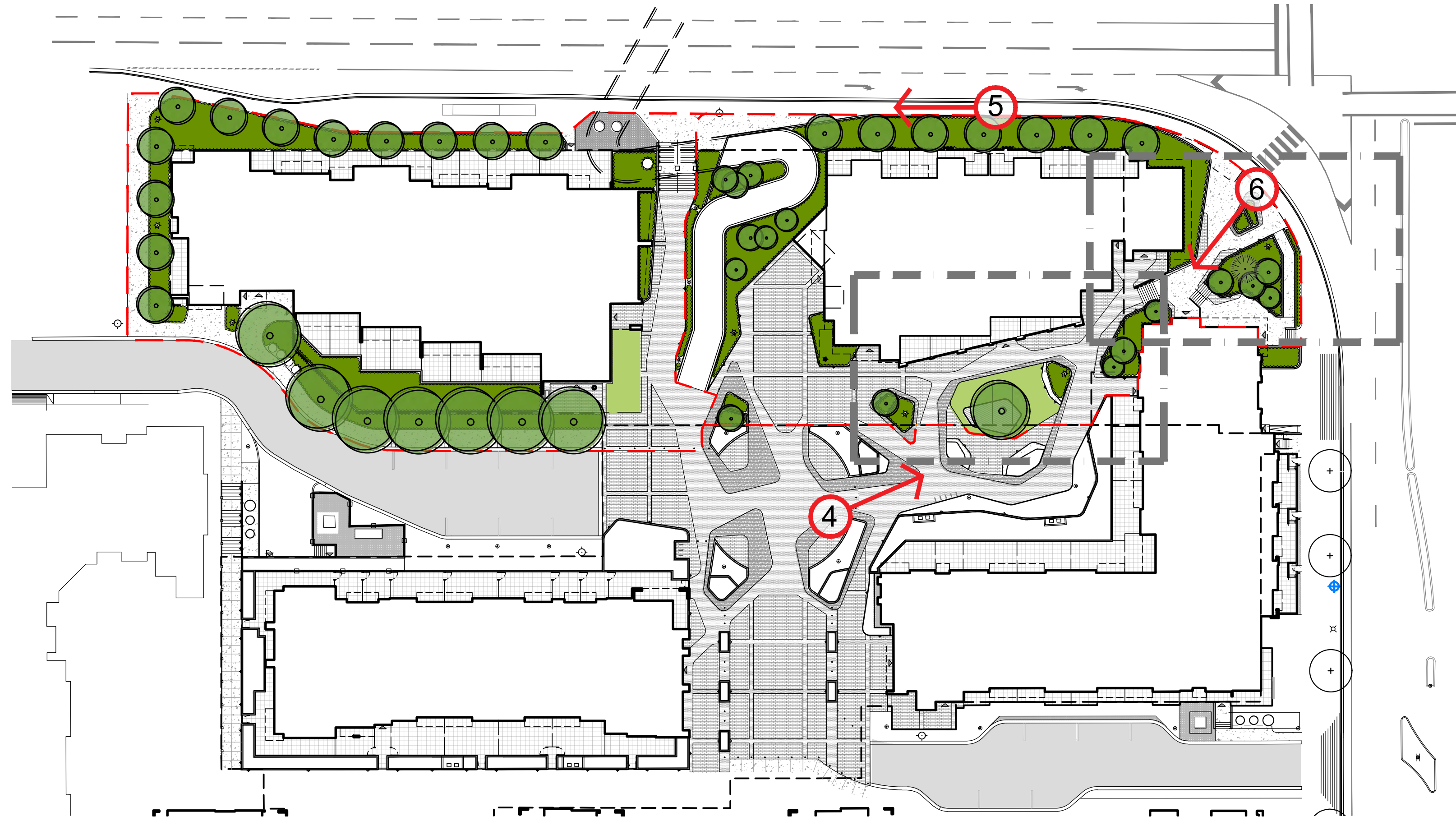
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DESIGN BY	RF	SHEET TITLE	RENDERINGS
DRAWN BY	BL	SHEET NO.	LDP 7
CHECKED BY	RF		
PROJECT #	19M-00693		
SCALE	N.T.S.		



KEY PLAN
N.T.S



RENDERING 4



RENDERING 5



RENDERING 6

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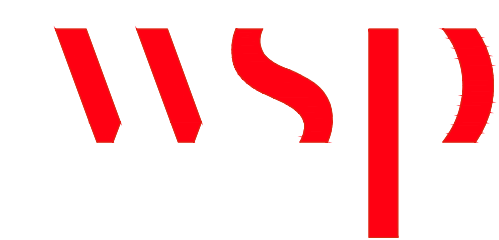
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DESIGN BY	RF
DRAWN BY	BL
CHECKED BY	RF
PROJECT #	19M-00693
SCALE	N.T.S.

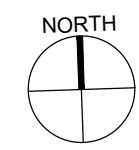
SHEET TITLE
RENDERINGS

SHEET NO.
LDP 8



- HYDROZONE LEGEND:**
-  TOTAL PERVIOUS SITE AREA - 710m²
 -  LOW WATER REQUIREMENTS - 300m²
 -  MEDIUM WATER REQUIREMENTS - 360m²

1 BUILDING E HYDROZONE PLAN
LDP 9 SCALE: 1:150



0 1 2 3 4 7m SCALE 1:150

SCHEDULE C
This forms part of application # DP19-0217
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING

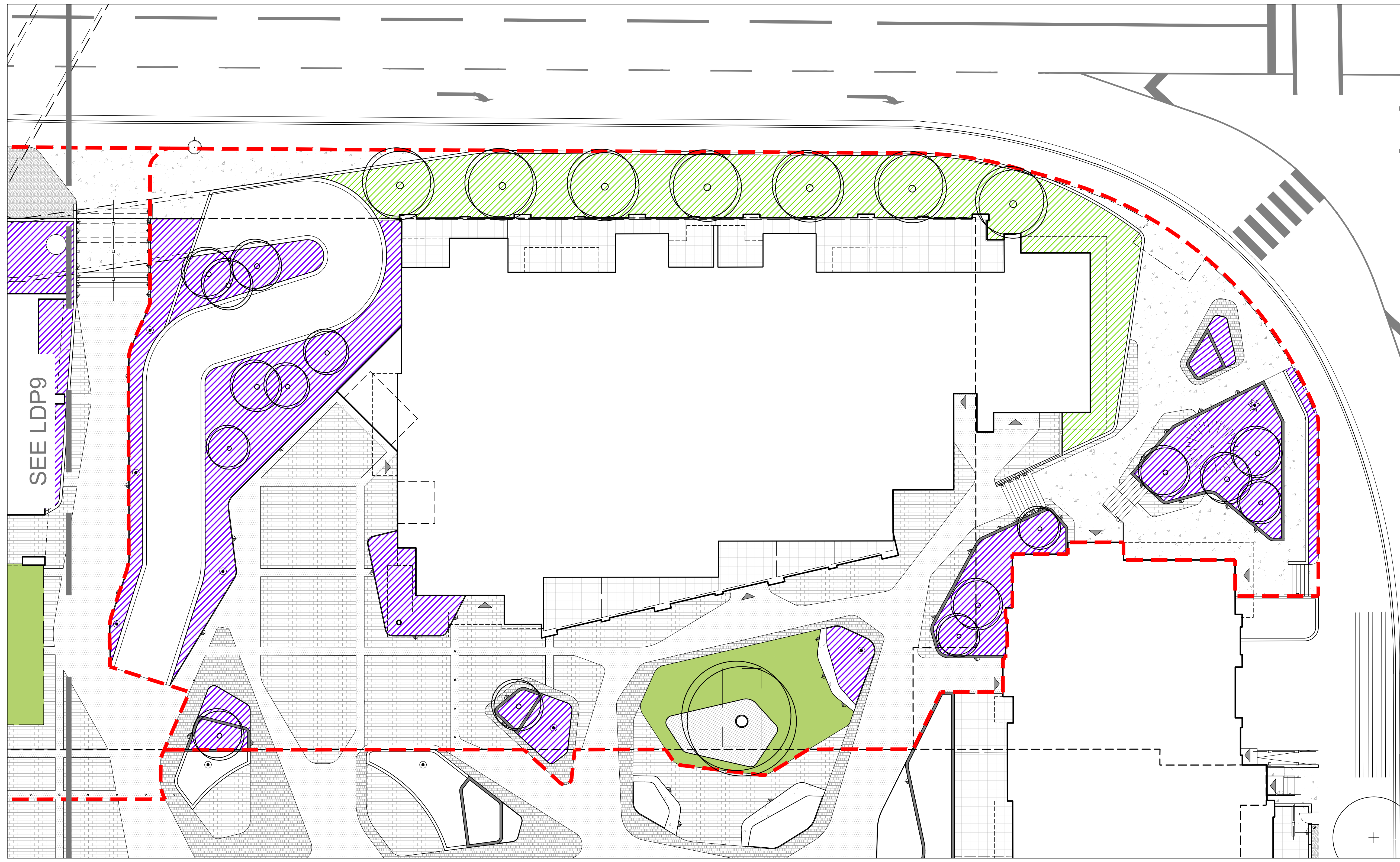
NO.	DATE	DESCRIPTION
1	JAN 08 / 21	ISSUED FOR DP

PROJECT
CENTRAL GREEN - BUILDING A, E & PLAZA
CLIENT
AL STOBER CONSTRUCTION
CONSULTANT

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DESIGN BY	RF	SHEET TITLE	BLDG E HYDROZONE PLAN
DRAWN BY	BL		
CHECKED BY	RF	SHEET NO.	LDP 9
PROJECT #	19M-00693		
SCALE	1:150		OF 11



HYDROZONE LEGEND:

- TOTAL PERVIOUS SITE AREA - 685m²
- LOW WATER REQUIREMENTS - 295m²
- MEDIUM WATER REQUIREMENTS - 390m²

1 BUILDING A & PLAZA HYDROZONE PLAN
 LDP 10 SCALE: 1:150

NORTH

0 1 2 3 4 7m SCALE 1:150

SCHEDULE C
 This forms part of application
 # DP19-0217

Planner Initials **AC**

City of Kelowna
 DEVELOPMENT PLANNING

NO.	DATE	DESCRIPTION
1	JAN 08 / 21	ISSUED FOR DP

PROJECT
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DRAWN BY	BL	BLDG A HYDROZONE PLAN
CHECKED BY	RF	
PROJECT #	19M-00693	SHEET NO.
SCALE	1:150	LDP 10
		OF 11



CENTRAL GREEN BUILDING A & PLAZA – DEVELOPMENT PERMIT

Date: 8TH January, 2021

Our File: 19M-00693-00

Address: 1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Development Services

Dear Sir / Madam:

Re: Central Green Building A & Plaza – Development Permit

As per our client's request, WSP Canada Inc. estimates a landscape development cost of **\$147,350.00**, excluding applicable taxes for the above noted property. This price includes landscape materials and installation (planted areas, trees, topsoil, mulches and irrigation).

Per the City of Kelowna bond requirement of 125% the final total for landscape bonding is **\$184,187.50**.

Should you require any explanation of this letter, please contact the undersigned.

Regards

WSP Canada Group Limited

Rob Fershau, M.L.Arch, MBCSLA, CSLA

SCHEDULE	C
This forms part of application # DP19-0217	
Planner Initials	AC
 City of Kelowna DEVELOPMENT PLANNING	

Suite 700 – 1631 Dickson Avenue
Landmark 6
Kelowna, BC
V1Y 0B5

T: +1 250 980-5500
wsp.com



CENTRAL GREEN

08/01/2021

ESTIMATE OF PROBABLE COSTS - Reference: Building 'E'

LANDSCAPE

Description of work	Unit	Estimated Amount	Estimated Value	Total Value
---------------------	------	------------------	-----------------	-------------

1.0 Landscape On-Site (Private Area)				
---------------------------------------------	--	--	--	--

1.1	Deciduous Trees (50mm Cal.)	ea.	14	\$750.00	\$10,500.00
1.2	Native planting (Low water usage)	m ²	300	\$50.00	\$15,000.00
1.3	Ornamental planting (Moderate water usage)	m ²	360	\$50.00	\$18,000.00
1.4	Imported growing medium	m ³	200	\$100.00	\$20,000.00
1.5	Composted Bark Mulch Dressing (50mm depth)	m ²	660	\$10.00	\$6,600.00
1.6	High efficiency irrigation system	m ²	660	\$50.00	\$33,000.00
1.7	Artificial lawn	m ²	50	\$200.00	\$10,000.00
1.8	Crushed aggregate (50mm depth)	m ²	50	\$20.00	\$1,000.00

SUBTOTAL \$114,100.00

ESTIMATED TOTAL LANDSCAPE BUDGET	\$114,100.00
-----------------------------------------	---------------------

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.

Costing is based on 2020 contractor pricing and is subject to change.

SCHEDULE C

This forms part of application
DP19-0217

Planner
Initials

AC



City of
Kelowna

DEVELOPMENT PLANNING



CENTRAL GREEN

08/01/2021

ESTIMATE OF PROBABLE COSTS - Reference: Building 'A' & Plaza LDP 3, 4, 5

LANDSCAPE

Description of work	Unit	Estimated Amount	Estimated Value	Total Value
---------------------	------	------------------	-----------------	-------------

1.0 Landscape					
1.1	Deciduous Trees (50mm Cal.)	ea.	23	\$750.00	\$17,250.00
1.2	Deciduous Trees (100mm Cal.)	ea.	1	\$1,500.00	\$1,500.00
1.3	Coniferous Trees (2.5m Hgt.)	ea.	1	\$750.00	\$750.00
1.4	Native planting (Low water usage)	m ²	295	\$50.00	\$14,750.00
1.5	Ornamental planting (Moderate water usage)	m ²	390	\$50.00	\$19,500.00
1.6	Imported growing medium	m ³	205	\$100.00	\$20,500.00
1.7	Composted Bark Mulch Dressing (50mm depth)	m ²	685	\$10.00	\$6,850.00
1.8	C.I.P. concrete bench	ea.	1	\$5,000.00	\$5,000.00
1.9	Artificial lawn	m ²	85	\$200.00	\$17,000.00
1.10	Timber platform bench	ea.	1	\$10,000.00	\$10,000.00
1.11	High efficiency irrigation system	m ²	685	\$50.00	\$34,250.00

SUBTOTAL \$147,350.00

ESTIMATED TOTAL LANDSCAPE BUDGET	\$147,350.00
-----------------------------------------	---------------------

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.


Costing is based on 2020 contractor pricing and is subject to change.

SCHEDULE _____ **C**

This forms part of application
DP19-0217

Planner
Initials

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**City of
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DEVELOPMENT PLANNING





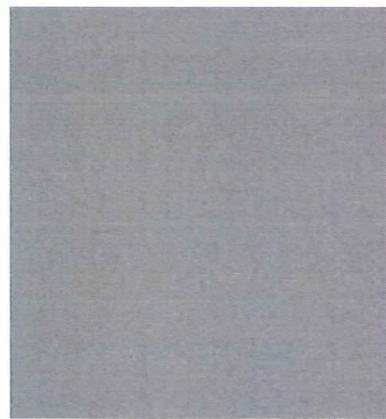




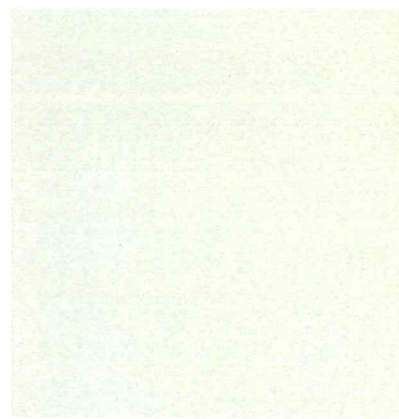




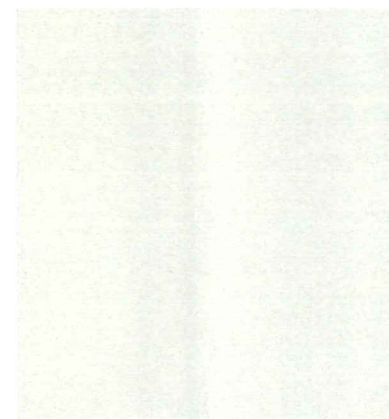




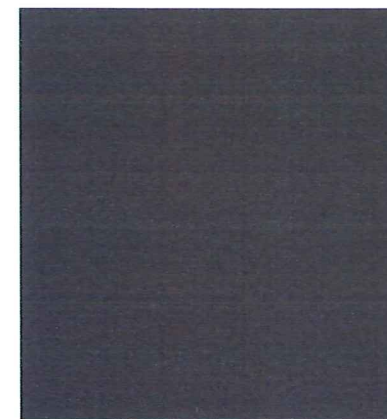
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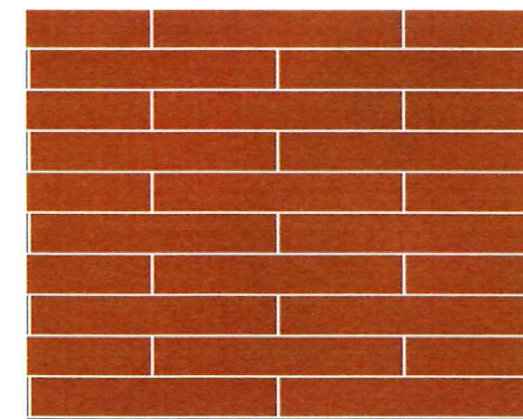
Stucco - BM Titanum



cementitious panel-white

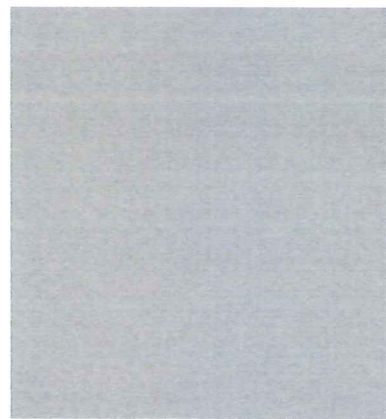


cementitious panel-dark grey

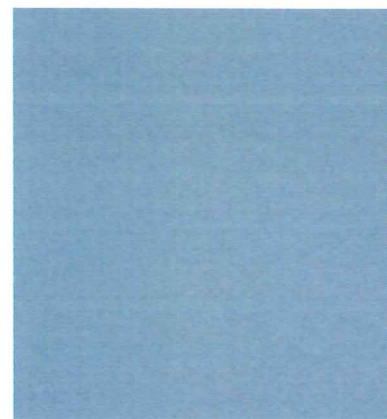


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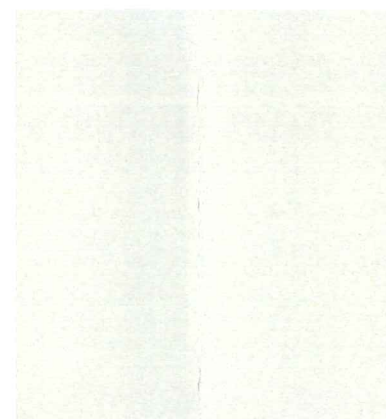
SCHEDULE A & B
 This forms part of application
 # DP19-0217
 Planner Initials AC
 City of Kelowna
 DEVELOPMENT PLANNING



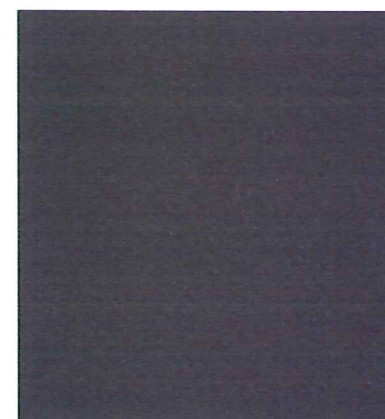
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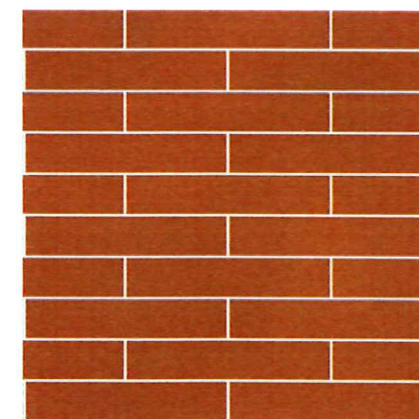
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cementitious panel-white

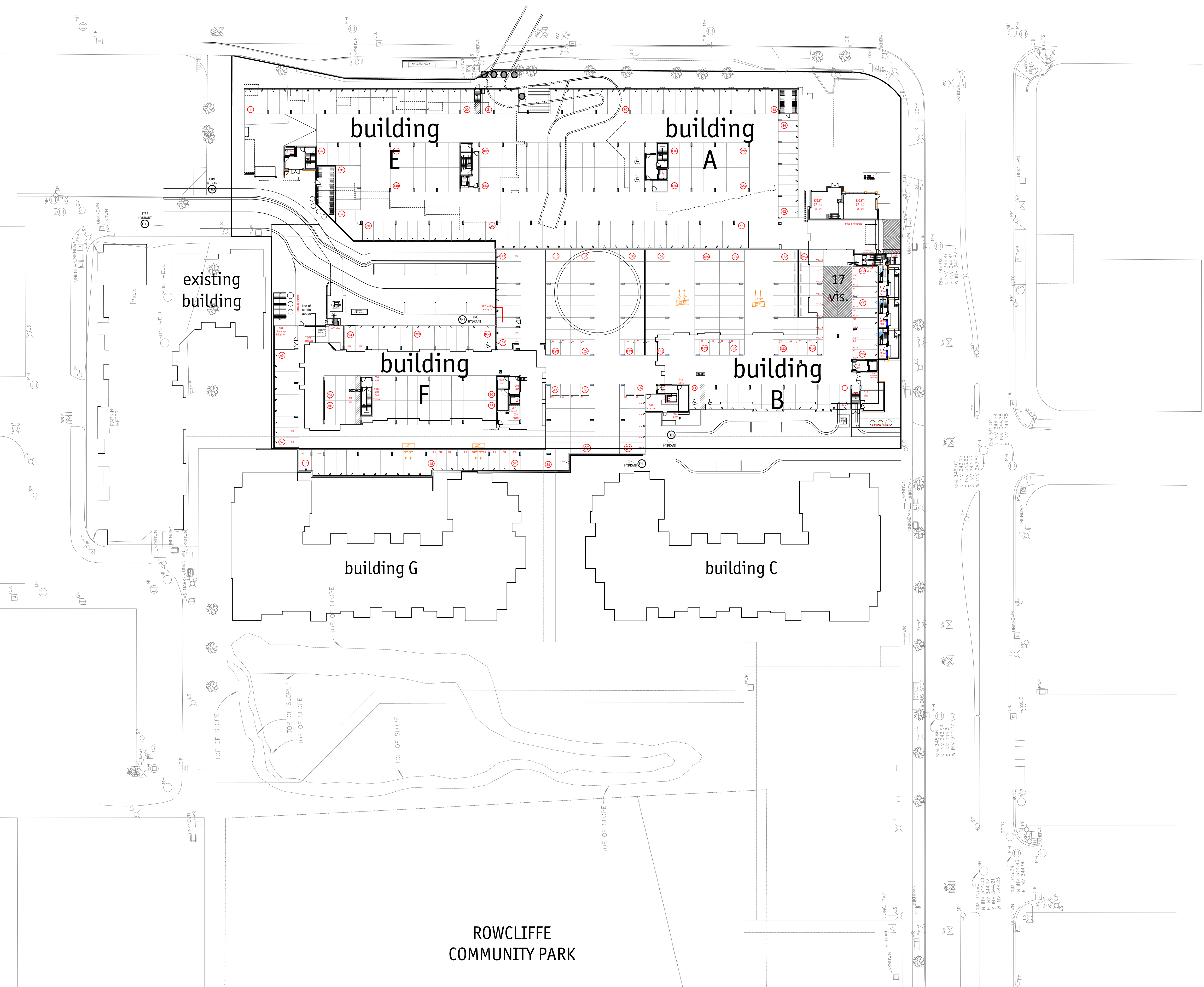


cementitious panel-dark grey



brick (englishpub)

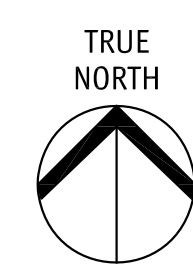
SCHEDULE A & B
 This forms part of application
 # DP19-0217
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC



ROWCLIFFE
COMMUNITY PARK

2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

Consultant Seal

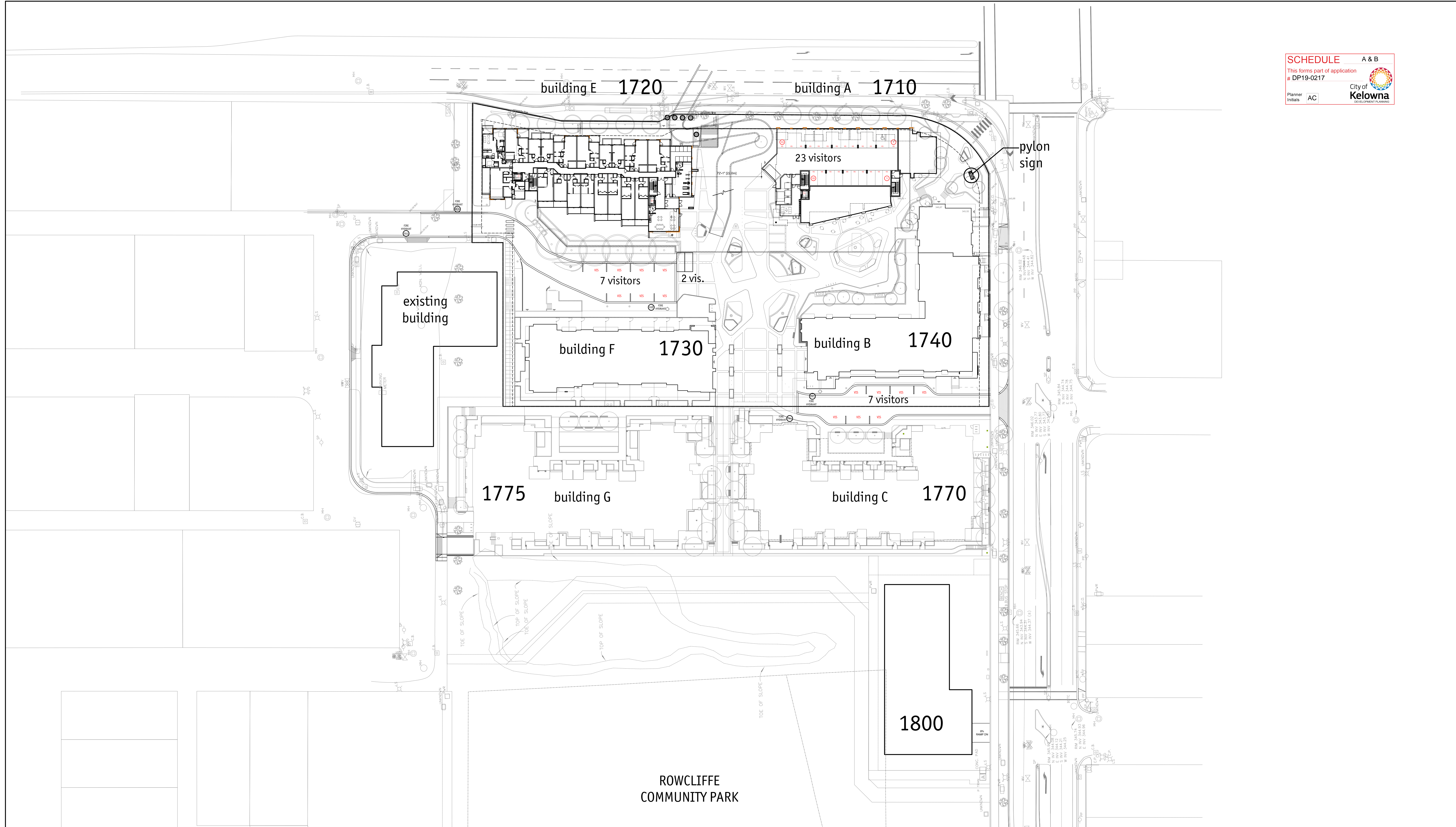
233 BERNARD AVENUE
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V1Y 6N2
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EMAIL: info@m+m+a.ca



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 Scale: AS SHOWN
 Drawn: SW
 Checked: JM

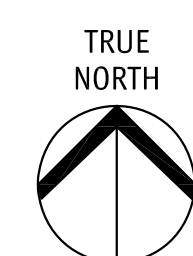
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**SITE PLAN
PARKADE**
 scale: 1"=40'

Drawing Number
A1.10
DRAWINGS ARE NOT TO BE SCALED.
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2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

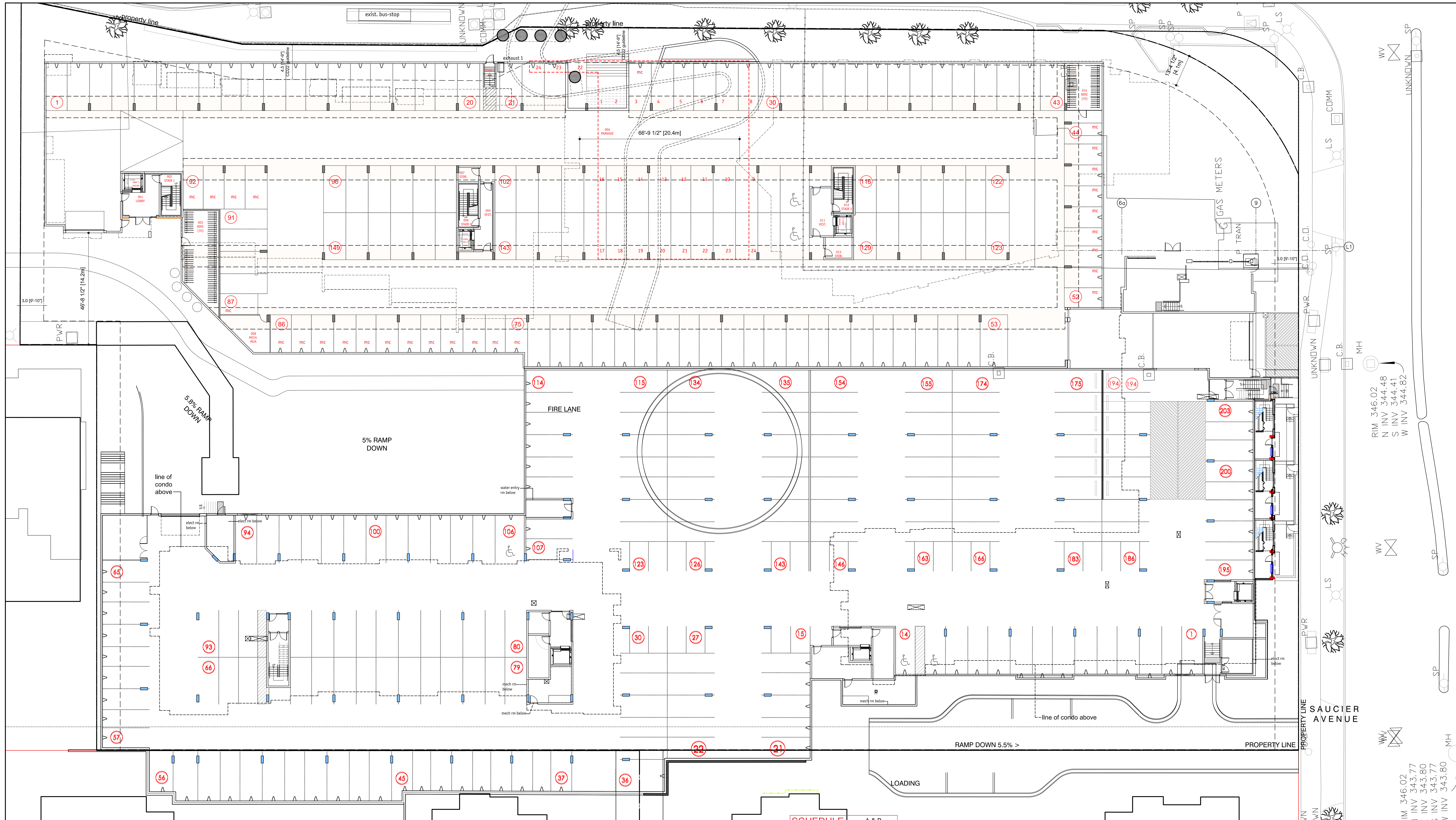
233 BERNARD AVENUE
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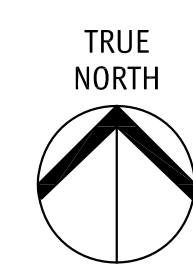
Drawing Title
**OVERALL
 SITE PLAN**
 scale: 1"=40'

Drawing Number
A1.11
DRAWINGS ARE NOT TO BE SCALED,
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2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This is part of application # DP19-0217
Planner Initials: AC
City of Kelowna logo

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KELOWNA, B.C.
V1Y 6R2
TEL: 250.762.3004
EMAIL: info@mbaw.ca

m+m a
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Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

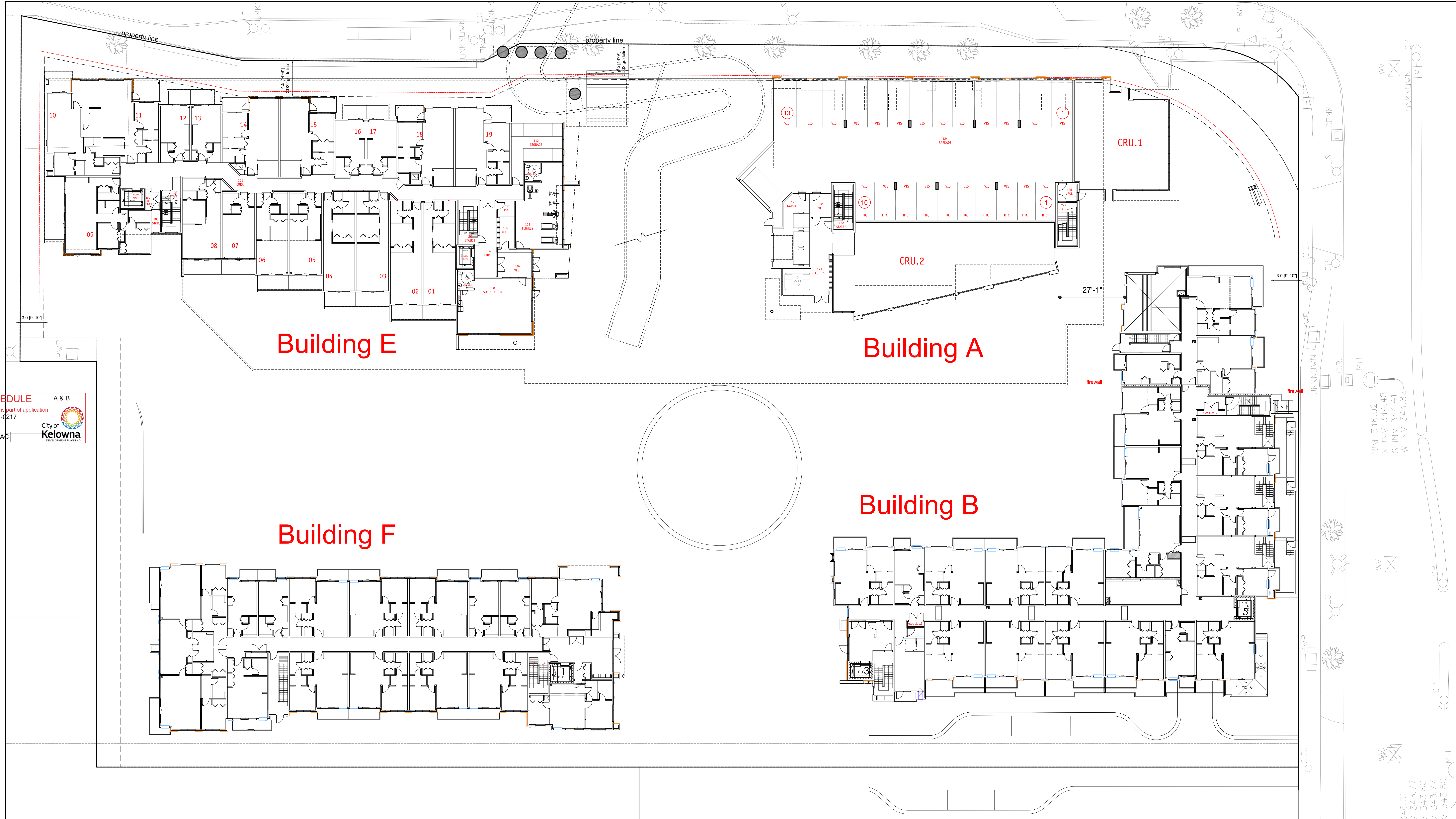
Overall
PARCADE PLAN
scale: 1/16" = 1'-0"

Drawing Number
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DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

RIM 346.02
N INV 344.48
S INV 344.41
W INV 344.82

RIM 346.02
N INV 343.77
S INV 343.80
E INV 343.77
W INV 343.80

SCHEDULE A & B
 This forms part of application
 # DP19-0217
 City of Kelowna
 Planner Initials AC

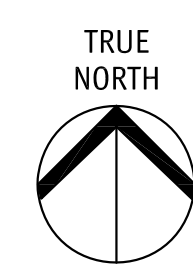


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 S INV 344.41
 W INV 344.82

346.02
 / 343.77
 / 343.80
 / 343.77
 / 343.80

2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

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 EMAIL: info@m+m+a.com

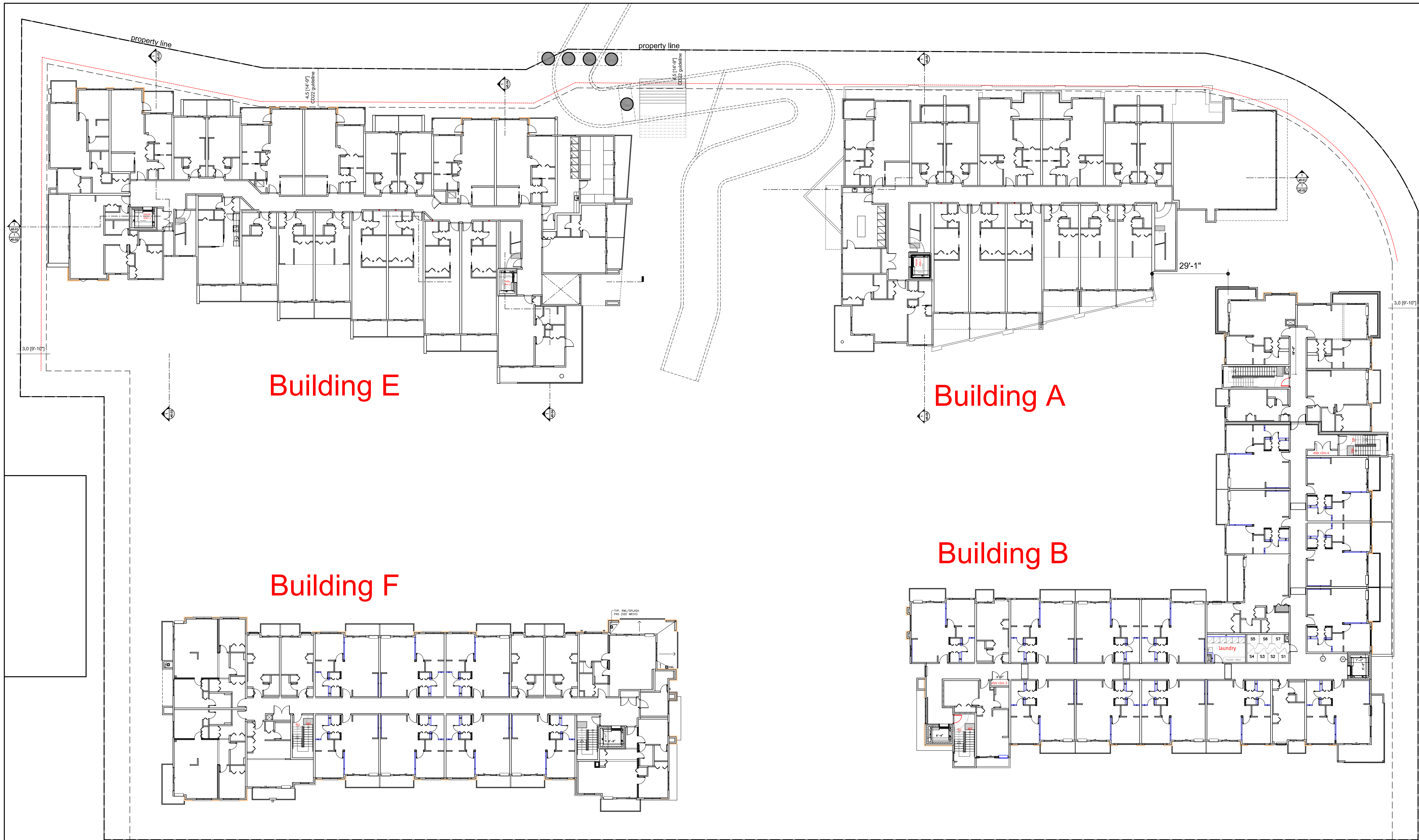


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Date	2020-12-03
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**OVERALL SITE PLAN
 LEVEL 1**
 scale: 1/16" = 1'-0"

Drawing Number
A2.01
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Building E

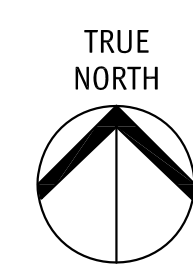
Building A

Building F

Building B

2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This forms part of application # DP19-0217
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING

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KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@mm+a.com

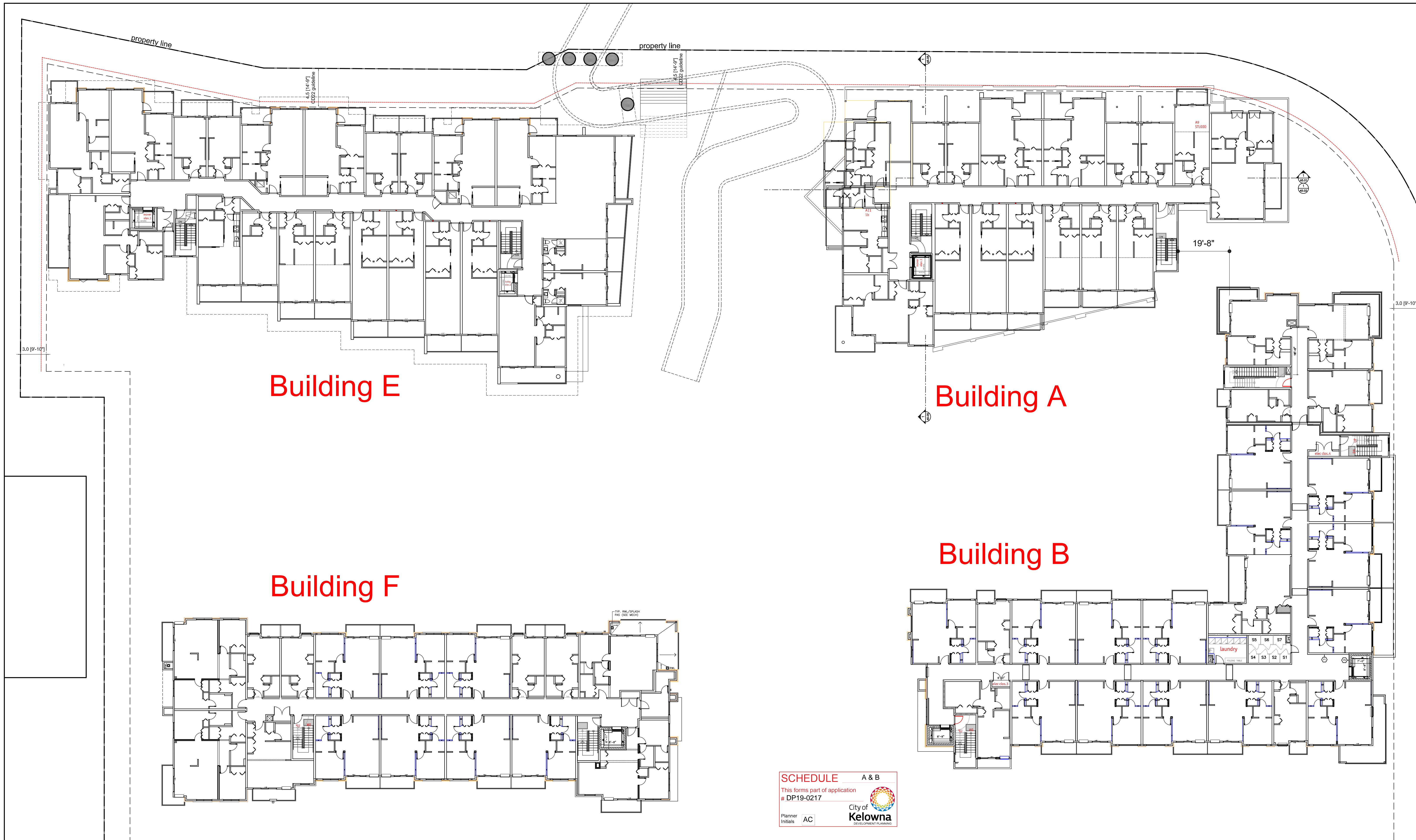
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Date	2020-12-03
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**OVERALL SITE PLAN
LEVEL 2**
scale: 1/16"=1'-0"

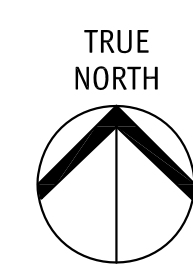
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SCHEDULE A & B
 This forms part of application
 # DP19-0217
 Planner Initials AC
 City of Kelowna
 DEVELOPMENT PLANNING

2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

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 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: kel@mail@m+m.ca

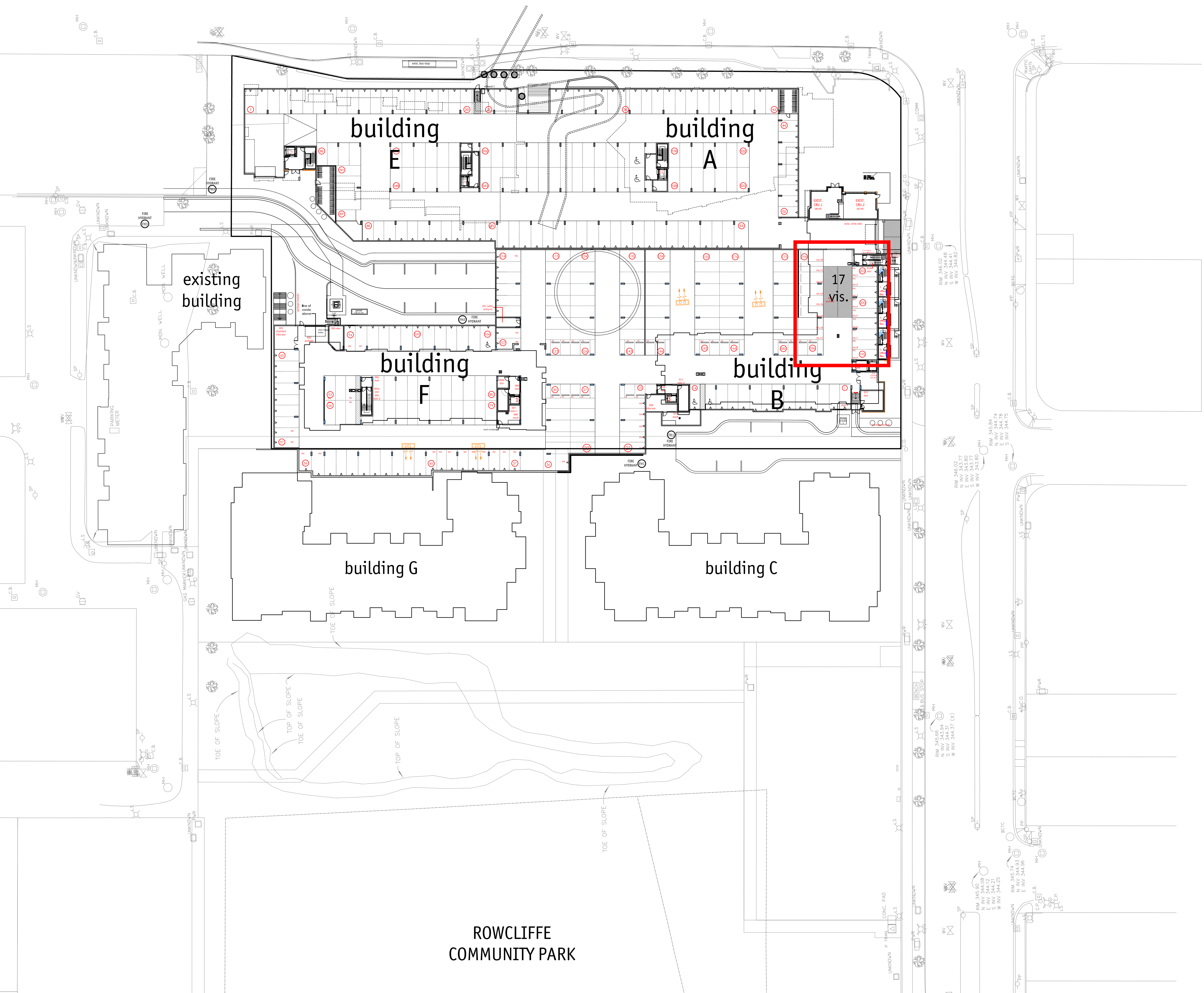


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Date	2020-12-03
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**OVERALL SITE PLAN
 LEVEL 3**
 scale: 1/16"=1'-0"

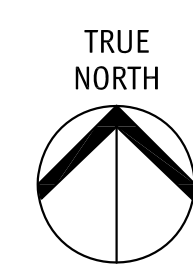
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DRAWINGS ARE NOT TO BE SCALED,
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ROWCLIFFE
 COMMUNITY PARK

2020-12-03
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

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 TEL: 250.262.3004
 EMAIL: info@mjai.com

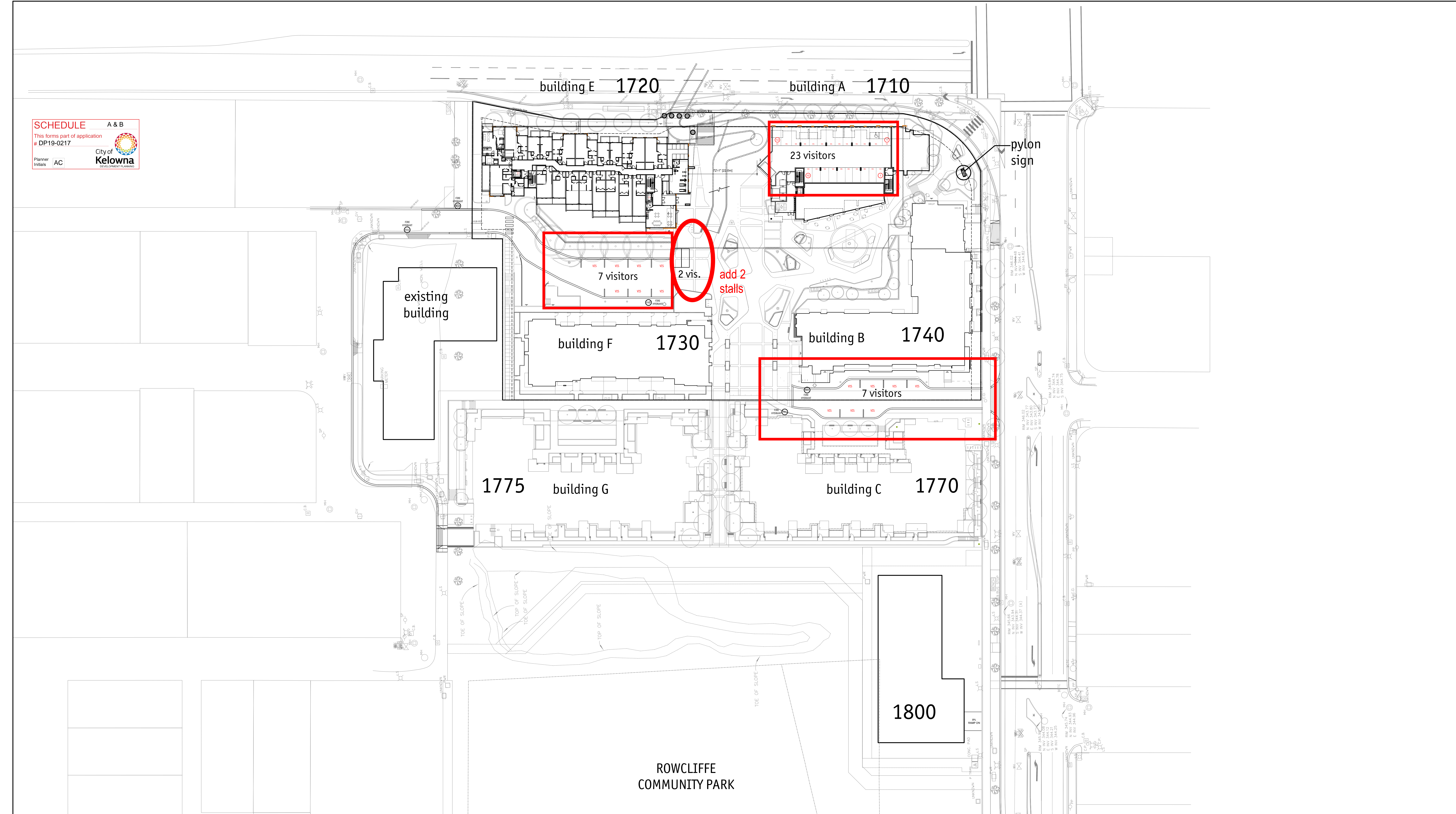


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 Date: 2020-12-03
 Job No.: m+m 16-1726
 Scale: AS SHOWN
 Drawn: SW
 Checked: JM

Drawing Title
**SITE PLAN
 PARCADE**
 scale: 1"=40'

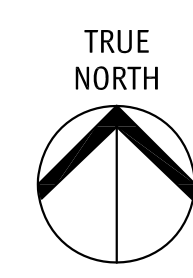
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A1.10
DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCHEDULE A & B
 This forms part of application
 #DP19-0217
 Planner initials AC
 City of Kelowna
 DEVELOPMENT PLANNING



2020-12-03
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

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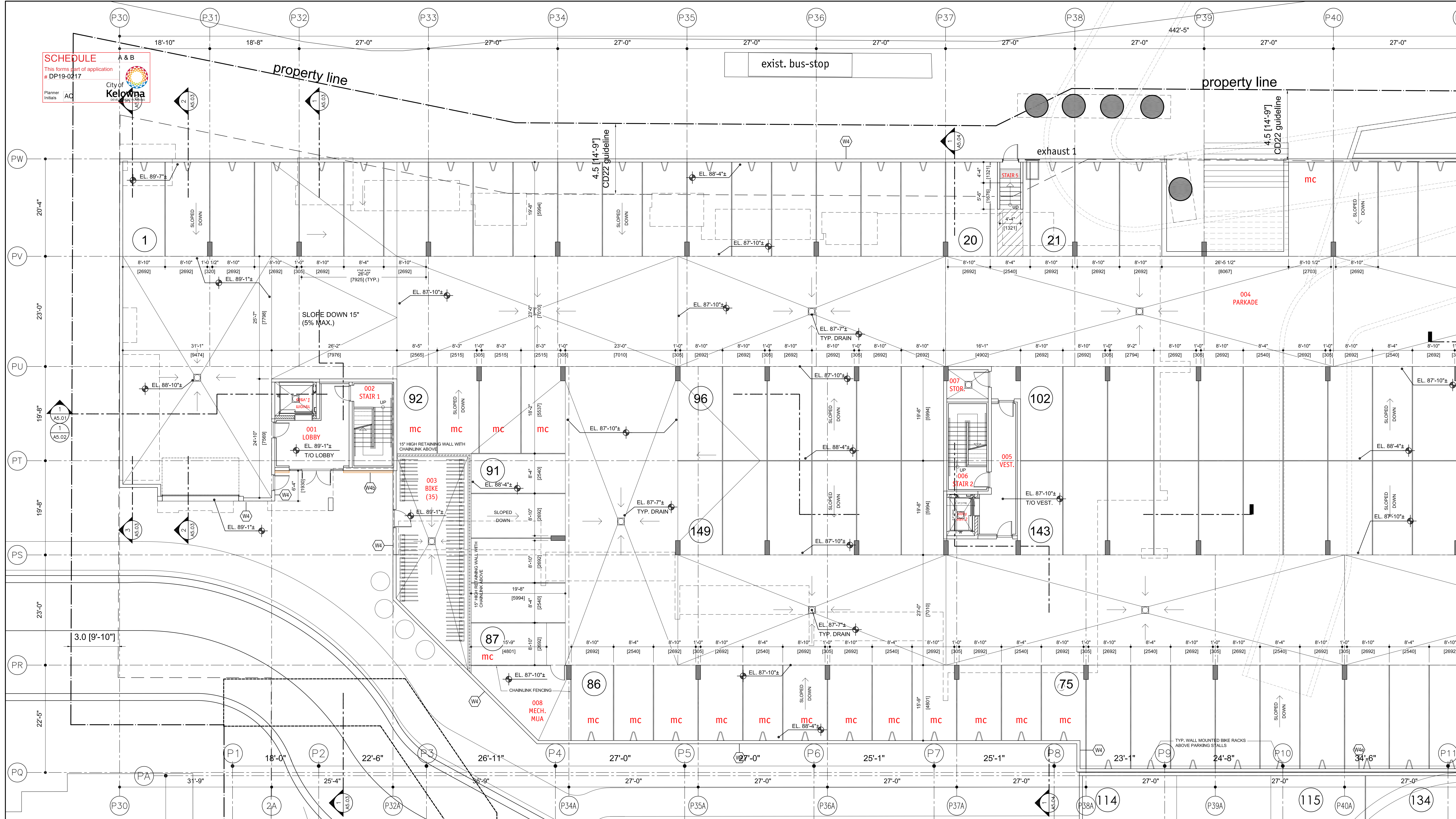
Date	2020-12-03
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

Drawing Title
**OVERALL
 SITE PLAN**
 scale: 1"=40'

Drawing Number
A1.11
DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

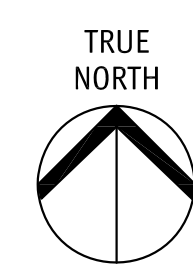
SCHEDULE
This forms part of application # DP19-0217

City of Kelowna
Planner Initials: AC



2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This forms part of application # DP19-0217

City of Kelowna
Planner Initials: AC

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: kelowna@mmajaw.ca

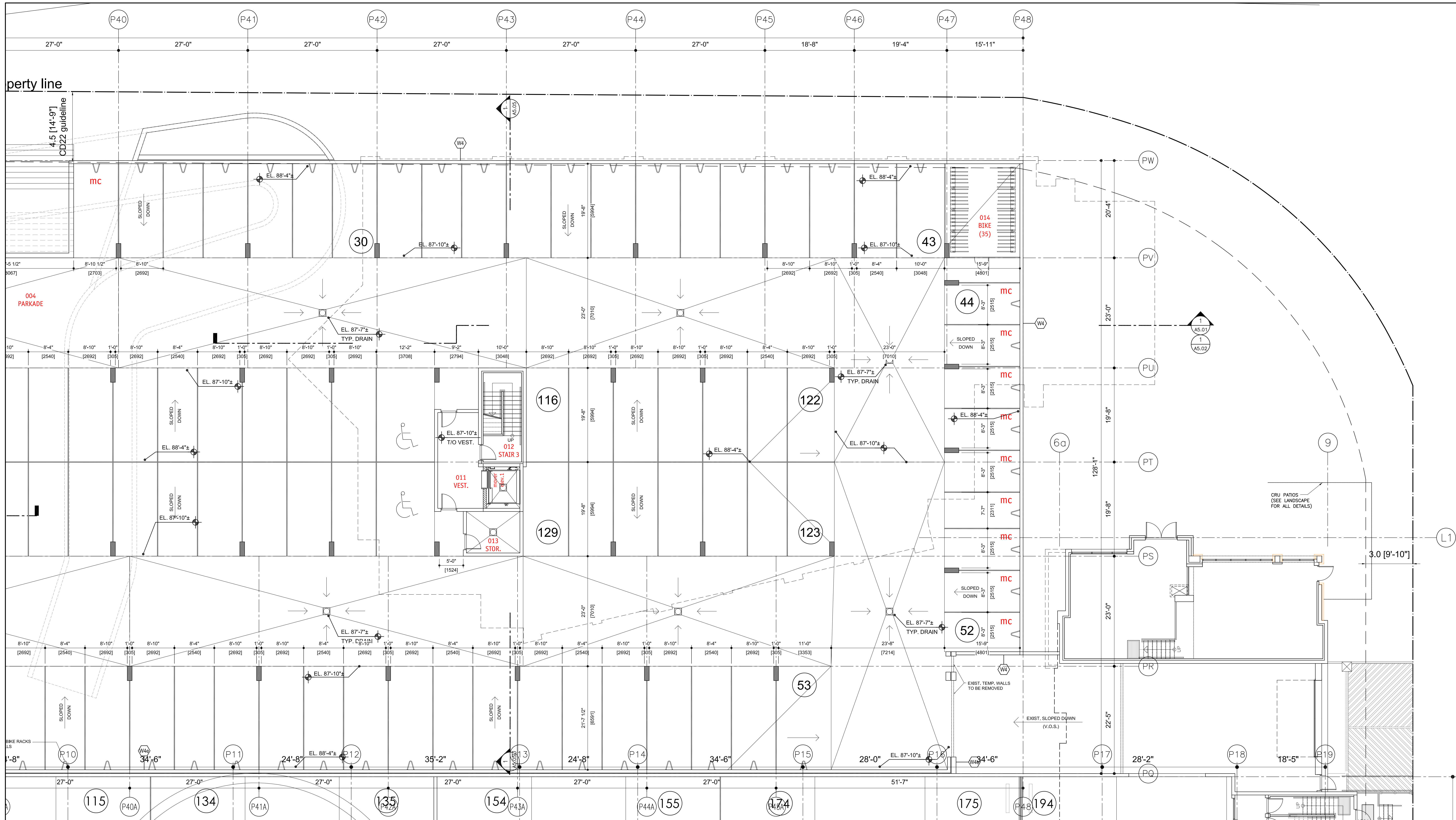
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Date: 2020-12-03
Job No.: mm-16-1726
Scale: AS SHOWN
Drawn: SW
Checked: JM

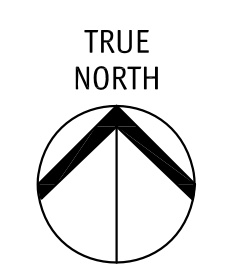
Drawing Title
**LEVEL 0
(BLDG E)**
scale: 1/8" = 1'-0"

Drawing Number
A3.00-1
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

Consultant Seal
SCHEDULE A & B
This forms part of application # DP19-0217
City of Kelowna
DEVELOPMENT PLANNING

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com

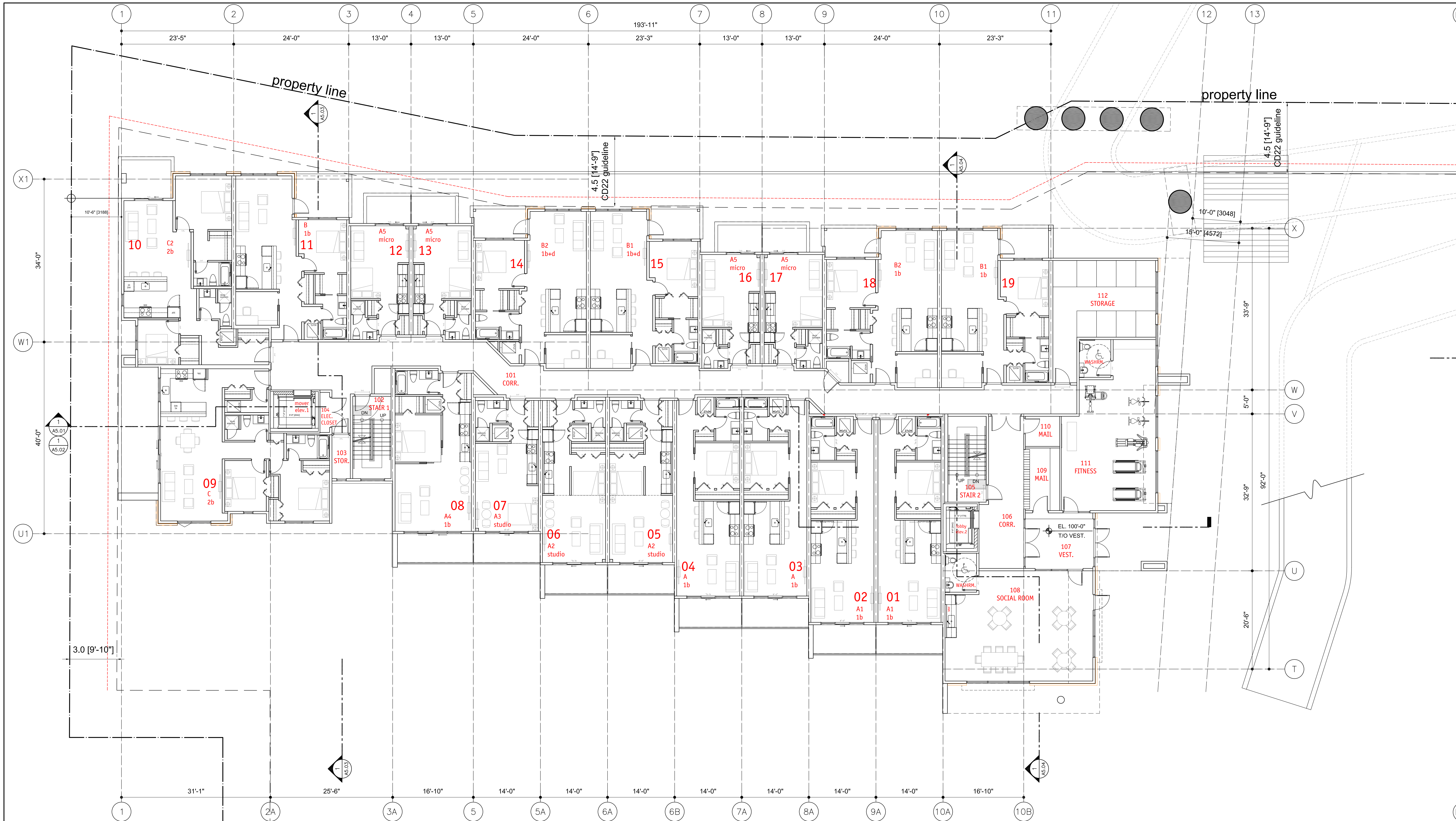
m+m a
MEIKLEJOHN ARCHITECTS INC.

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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

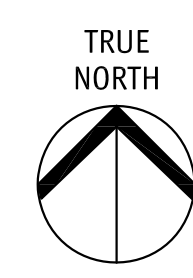
Drawing Title
**LEVEL 0
(BLDG A)**
1/8"=1'-0"

Drawing Number
A3.00-2
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This forms part of application # DP19-0217
Planner Initials: AC
City of Kelowna logo

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com

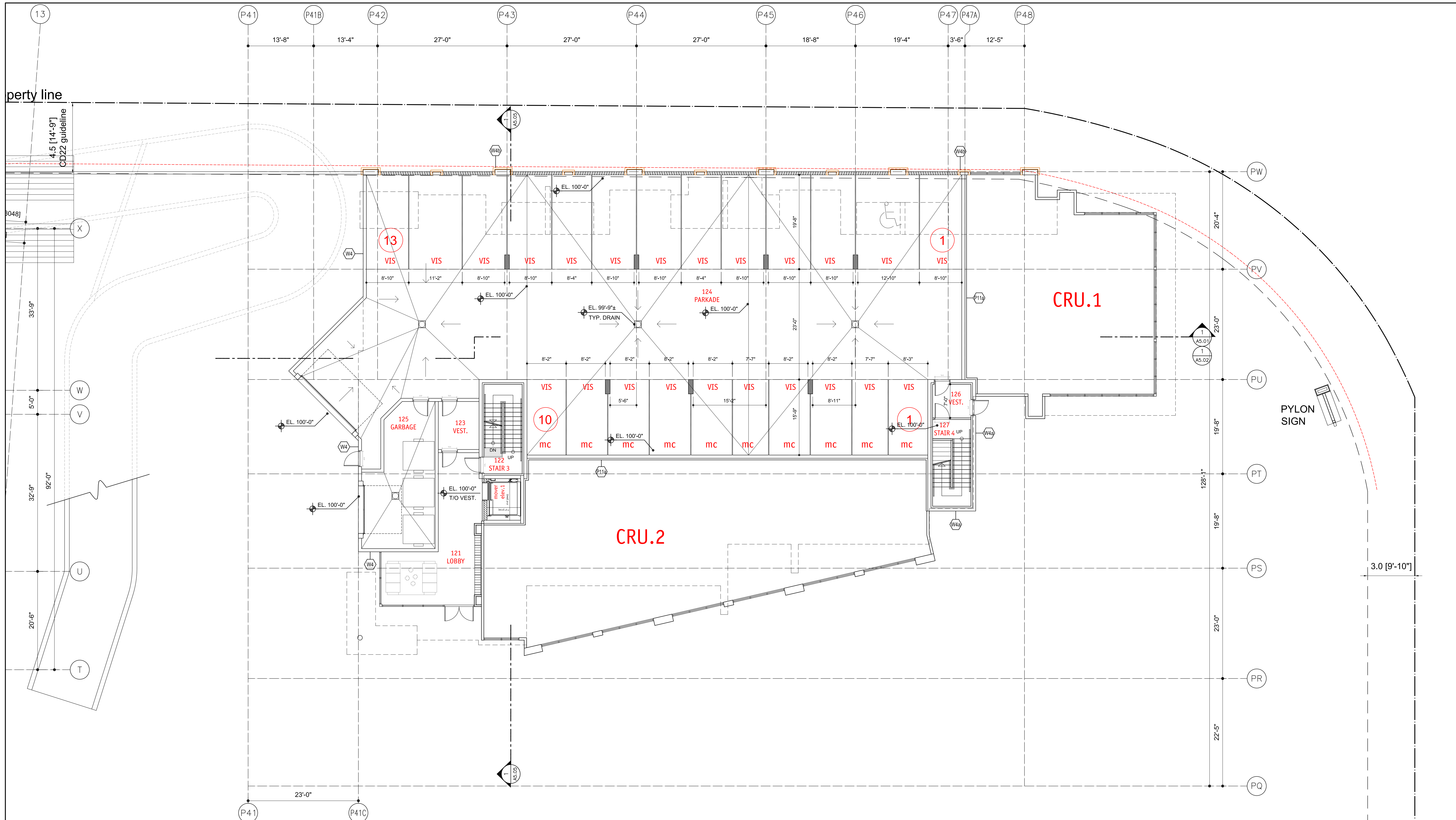
m+m+a
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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

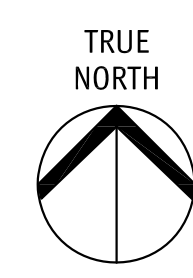
Drawing Title
**LEVEL 1
(BLDG E)**
1/8"=1'-0"

Drawing Number
A3.01-1
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB.



2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This forms part of application # DP19-0217
City of Kelowna
PLANNING DEPARTMENT

Consultant Seal
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@mjai.com

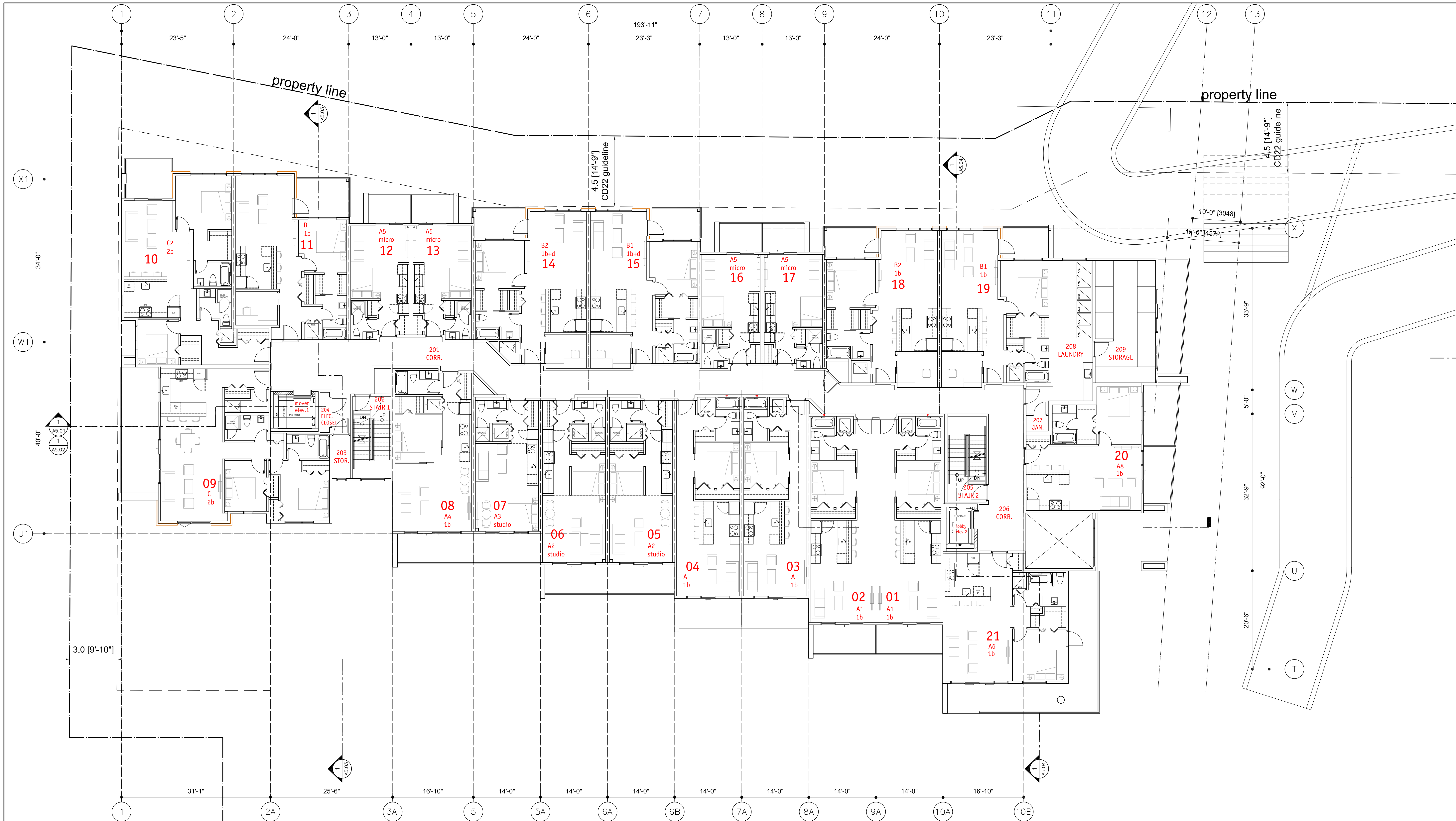


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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

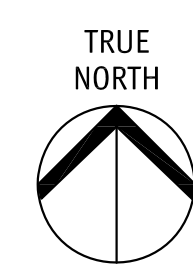
Drawing Title
**LEVEL 1
(BLDG A)**
1/8"=1'-0"

Drawing Number
A3.01-2
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB.



2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This forms part of application # DP19-0217
Planner Initials: AC
City of Kelowna logo

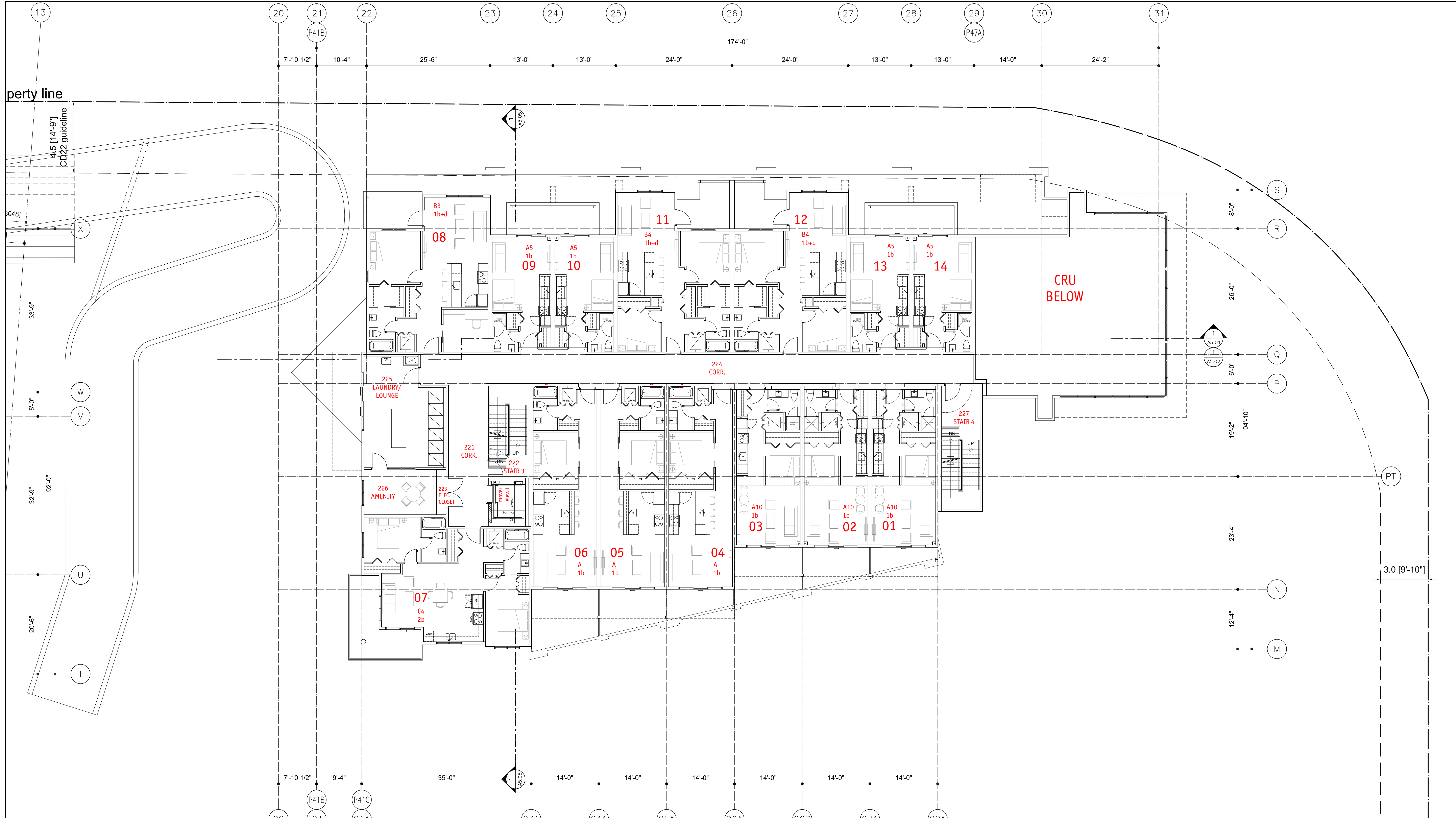
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com



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Date: 2020-12-03
Job No.: m+m-16-1726
Scale: AS SHOWN
Drawn: SW
Checked: JM

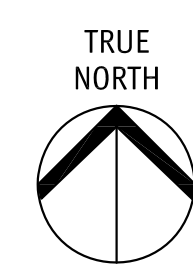
Drawing Title
**LEVEL 2
(BLDG E)**
1/8"=1'-0"

Drawing Number
A3.02-1
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This forms part of application # DP19-0217
Planner: **AC**

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@mmaj.com

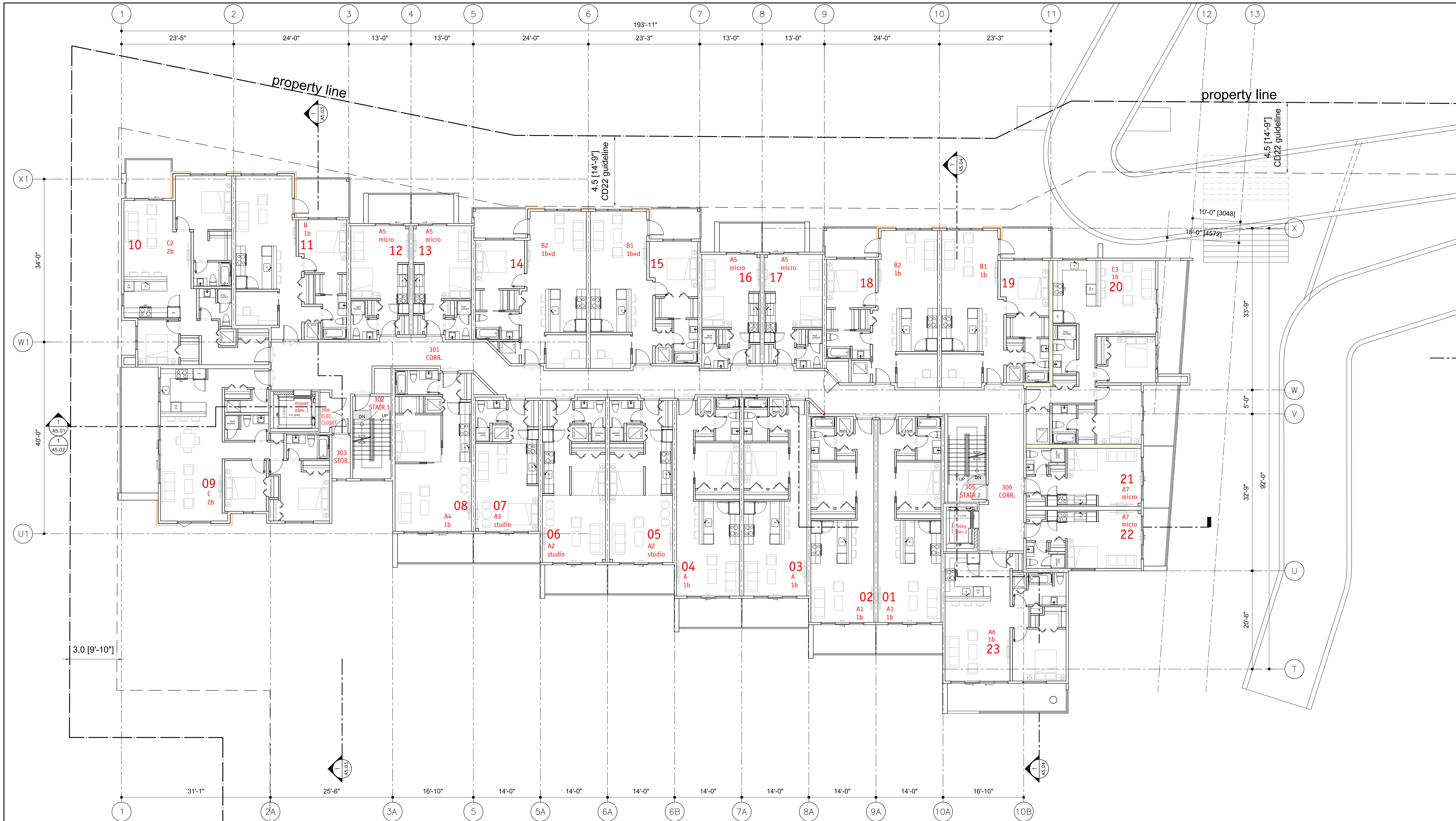
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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

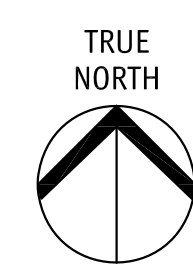
Drawing Title
**LEVEL 2
(BLDG A)**
1/8"=1'-0"

Drawing Number
A3.02-2
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB.



2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
E & A**

SCHEDULE A & B
This forms part of application # DP19-0217
City of Kelowna
Planner Initials: AC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com

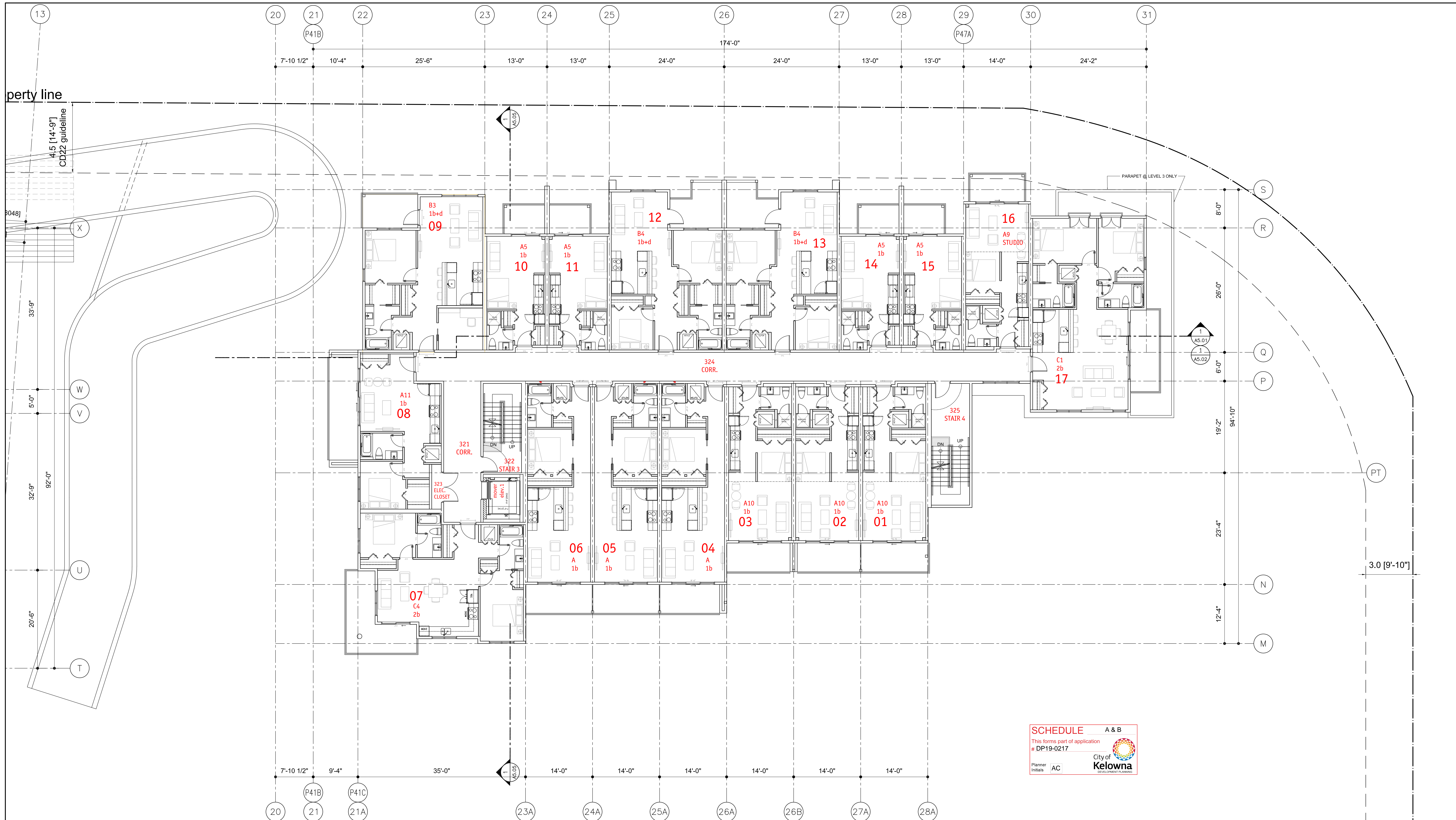


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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

Drawing Title
**LEVELS 3 & 4
(L5 similar)
(BLDG E)**
scale: 1/8"=1'-0"

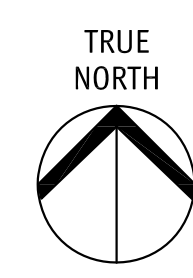
Drawing Number
A3.03-1
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



SCHEDULE A & B
 This forms part of application # DP19-0217
 Planner Initials AC
 City of Kelowna
 LOCAL GOVERNMENT PLANNING

2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
CENTRAL GREEN E & A

Consultant Seal

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: kel@mail@mmajaw.ca

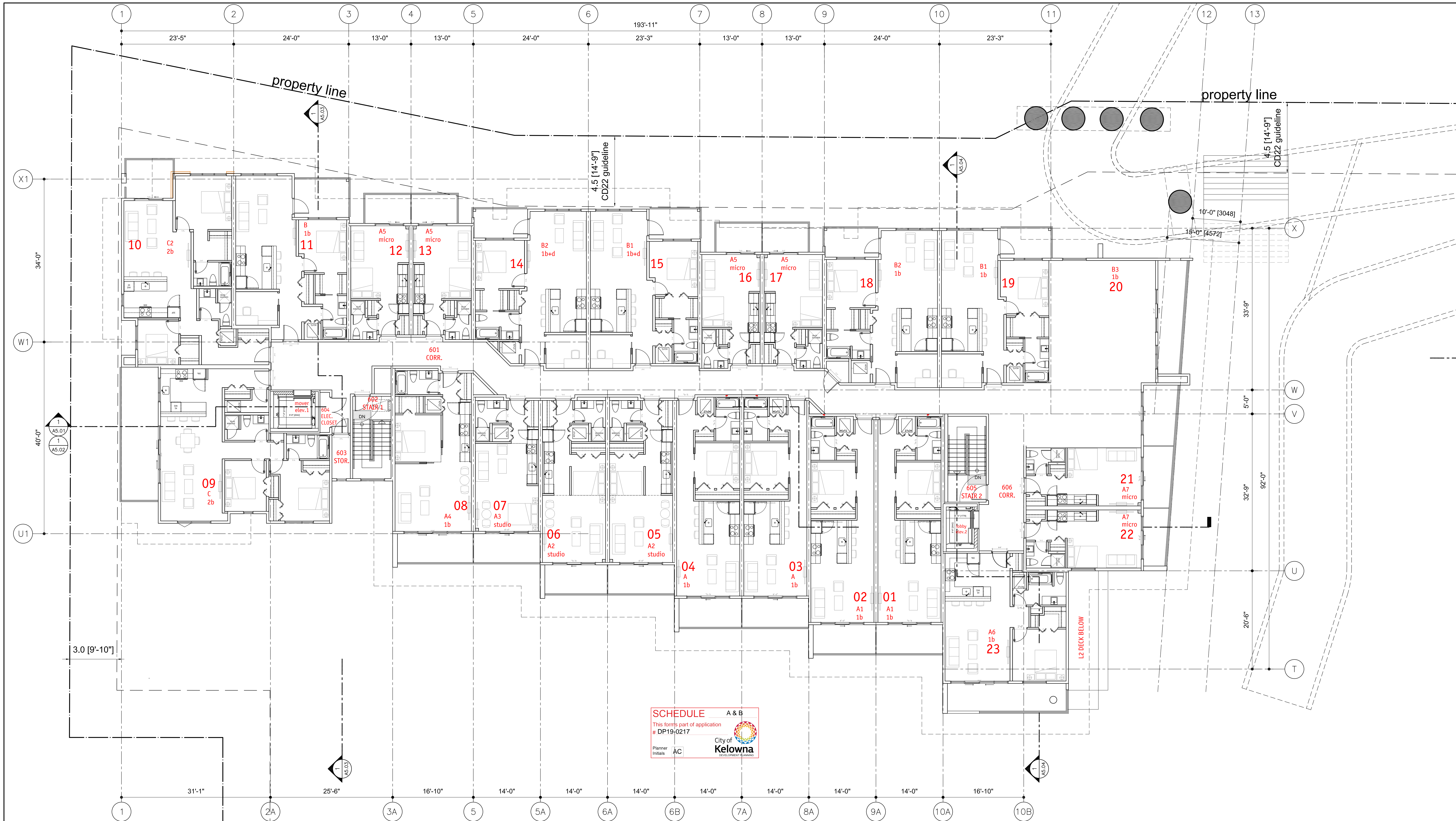


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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
LEVELS 3 & 4 (L5 similar) (BLDG A)
 scale: 1/8"=1'-0"

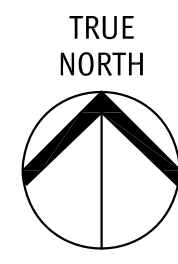
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A3.03-2
DRAWINGS ARE NOT TO BE SCALED, ALL DIMENSIONS SHALL BE VERIFIED ON JOB



SCHEDULE A & B
 This forms part of application # DP19-0217
 Planner Initials AC


2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

233 BERNARD AVENUE
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 V1Y 6A2
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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

Drawing Title
**LEVEL 6
 (BLDG E)**

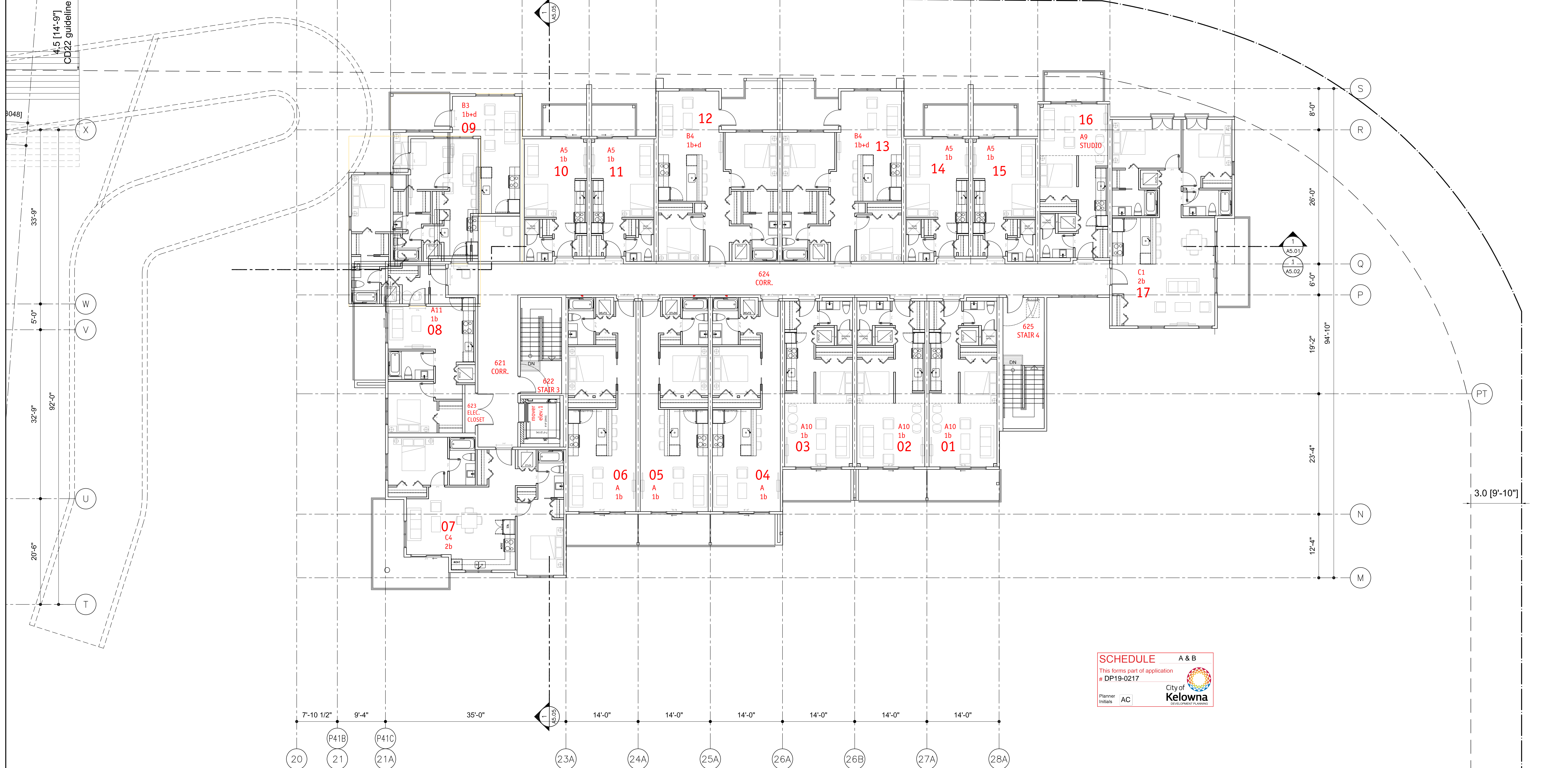
scale: 1/8"=1'-0"

Drawing Number

A3.06-1

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

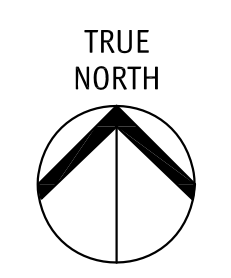
property line



SCHEDULE A & B
 This forms part of application # DP19-0217
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC

2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: kel@mjai.com

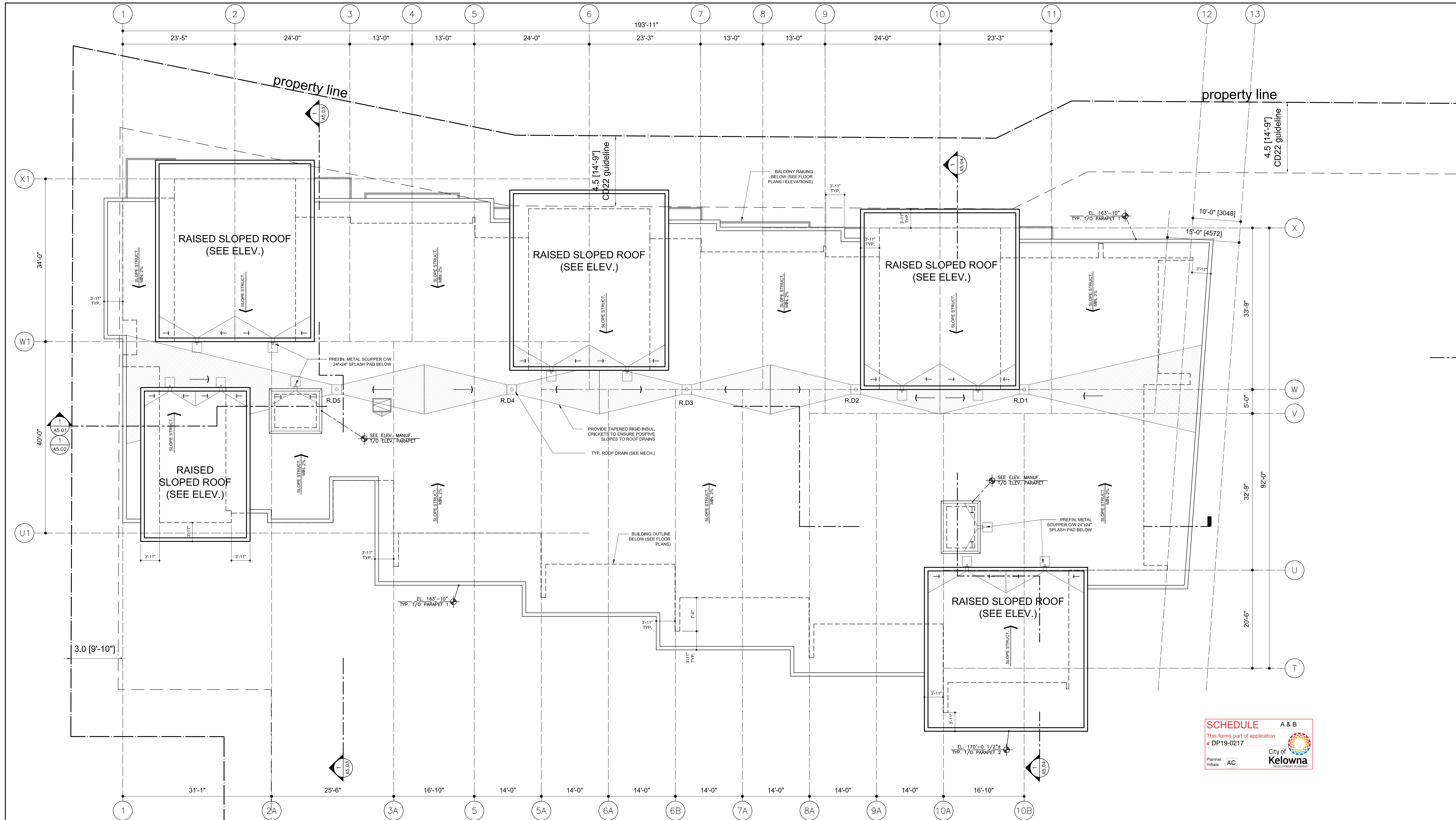



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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

Drawing Title
**LEVEL 6
 (BLDG A)**
 scale: 1/8"=1'-0"

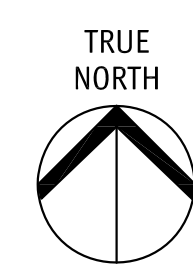
Drawing Number
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DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB.



SCHEDULE A & B
 This forms part of application
 # DP19-0217
 Planner Initials AC


2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: info@mjai.com

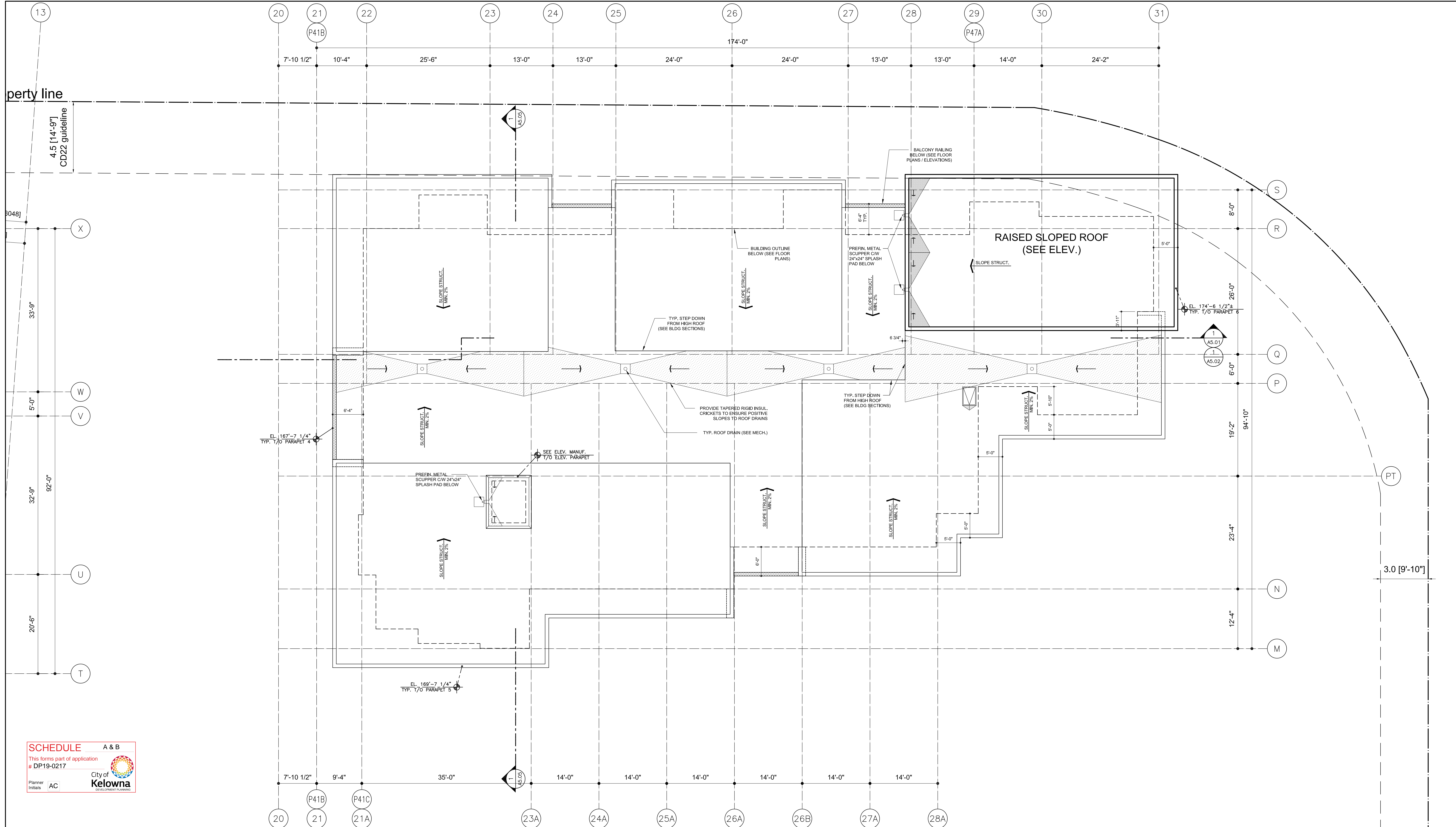


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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

Drawing Title
**ROOF PLAN
 (BLDG E)**
 scale: 1/8" = 1'-0"

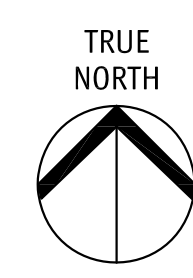
Drawing Number
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DRAWINGS ARE NOT TO BE SCALED,
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB



SCHEDULE A & B
 This forms part of application # DP19-0217
 Planner: AC
 City of Kelowna DEVELOPMENT PLANNING

2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP



Project Title
CENTRAL GREEN E & A

Consultant Seal

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: info@m+m+a.com



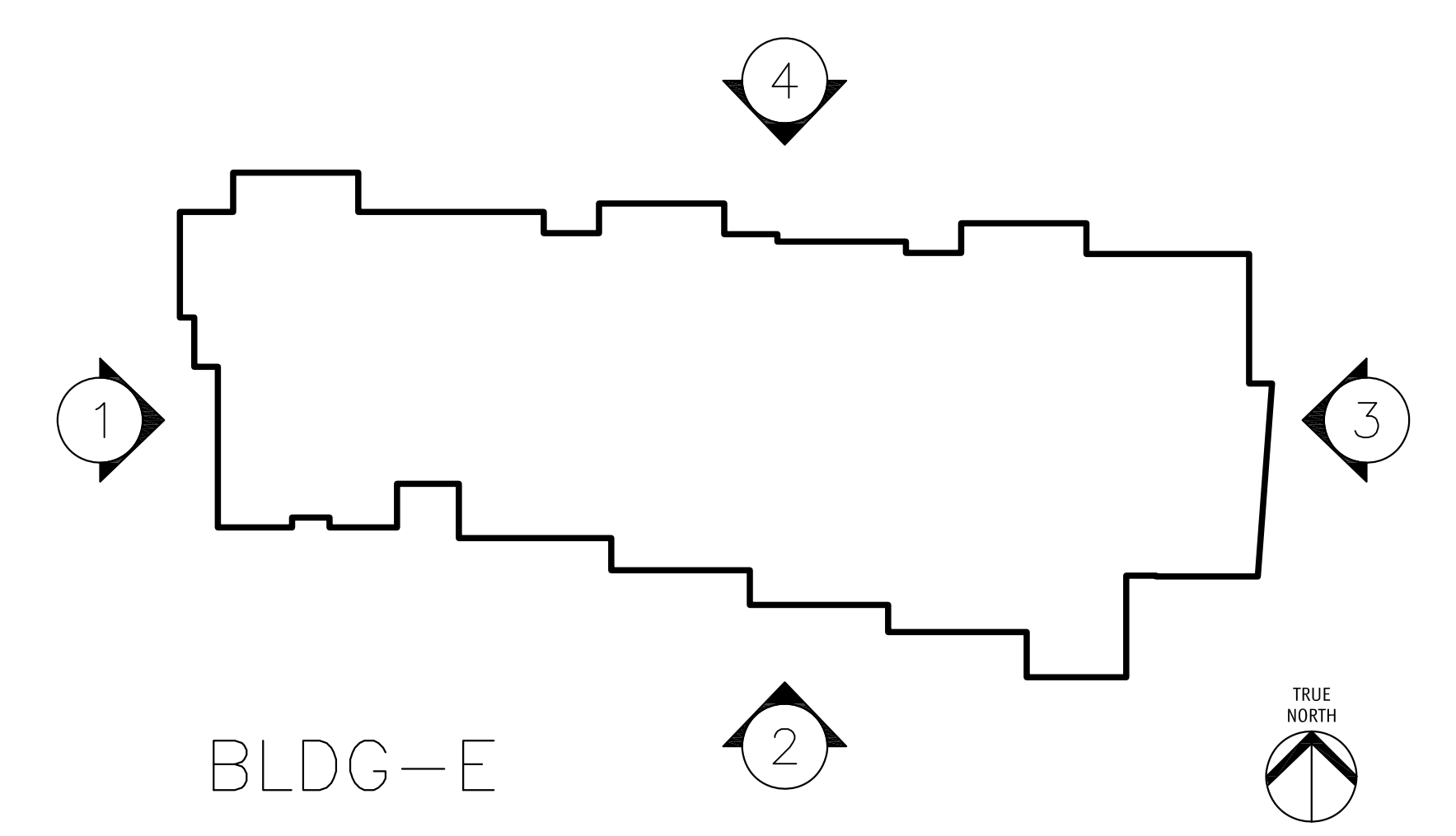
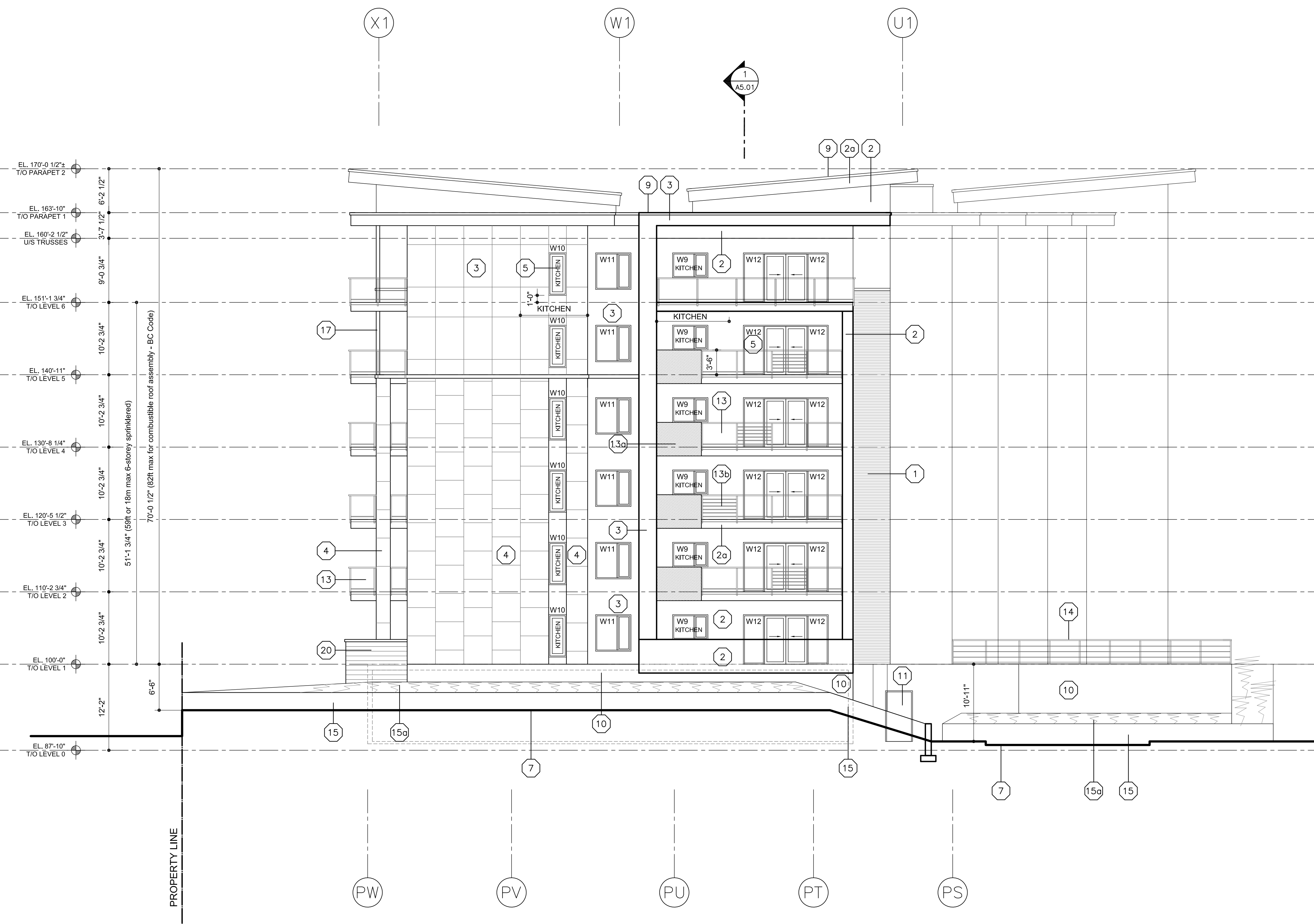
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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

Drawing Title
ROOF PLAN (BLDG A)
 scale: 1/8" = 1'-0"

Drawing Number
A3.07-2
DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB.

ELEVATION KEY NOTES	
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUFACTURER'S STANDARD LINE OF COLOURS.	12 PREFINISHED METAL O/H DOOR
1 BRICK VENEER (RUNNING BOND)	13 ALUMINUM / GLASS RAILING
10a PRECAST CONCRETE LINTEL / SILL	13b ALUMINUM PANEL INSERT BY RAILING MANUF.
2 CEMENTITIOUS PANEL C/W REVEALS	13b HORIZONTAL ALUMINUM RAILS IN FRONT OF GLASS RAILING
2a CEMENTITIOUS PANEL FASCIA	14 PREFINISHED PIPE RAILING TO MATCH ADJACENT BLDG.
3 STUCCO FINISH	15 ARCHITECTURAL CONCRETE PLANTERS (SEE LANDSCAPE)
4 PREFINISHED METAL PANEL CLADDING	15a PLANTED BERM (SEE LANDSCAPE)
5 VINYL FRAMED RESIDENTIAL WINDOWS / DOORS	16 LINE OF EXIST. ACCESS DRIVEWAY
6 ALUM. WINDOWS / DOORS	17 PAINTED STEEL COLUMN
7 FINISHED GRADES (SEE CIVIL/LANDSCAPE)	18 PREFINISHED ALUMINUM PRIVACY SCREEN
8 PREFINISHED METAL LOUVERED GRILLE (SEE MECH.)	19 CEMENTITIOUS PANEL OVER COLUMNS
9 PREFINISHED SHEET METAL FLASHING	20 BOARD FORMED CONCRETE WALLS
10 EXPOSED ARCHITECTURAL CONCRETE FINISH	21 ALUMINUM FRAME / FABRIC CANOPY
11 PAINTED METAL DOOR	22 SIGNAGE



ELEVATION 1

SCHEDULE A & B
 This forms part of application # DP19-0217
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: AC

2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP

Project Title
CENTRAL GREEN E & A

Consultant Seal

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: kel@meiklejohn.com

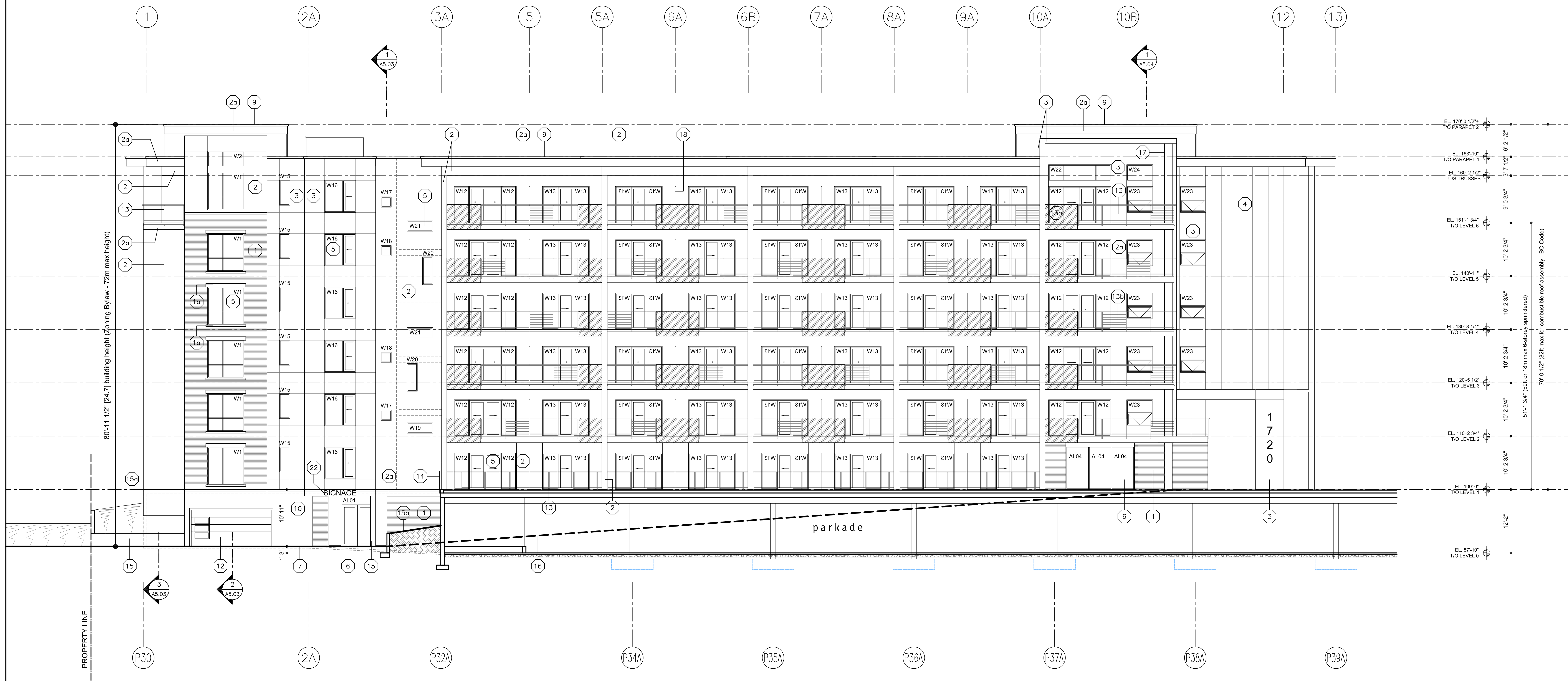


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 Date: 2020-12-03
 Job No.: m+m-16-1726
 Scale: AS SHOWN
 Drawn: SW
 Checked: JM

Drawing Title
BUILDING E ELEVATION
 1/8"=1'-0"

Drawing Number
A4.01
DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB.

NOTE:
SEE A4.01 FOR ELEVATION KEY NOTE
LEGEND & KEY PLAN



ELEVATION 2

SCHEDULE A & B
This forms part of application # DP19-0217
City of Kelowna
Planner Initials: AC

2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP

Project Title
**CENTRAL GREEN
E & A**

Consultant Seal

233 BERNARD AVENUE
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V1Y 6R2
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EMAIL: info@m+m+a.com



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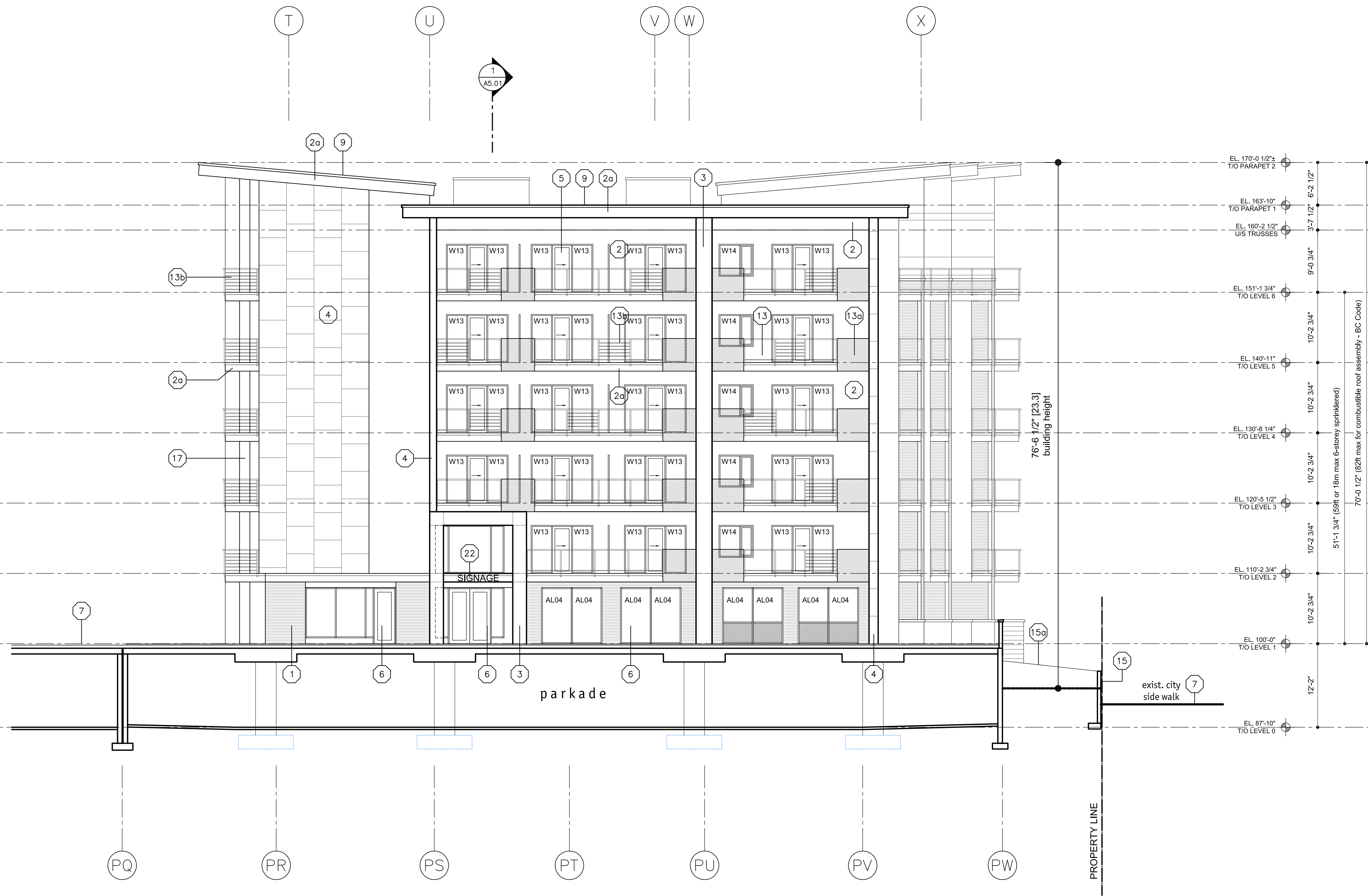
Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**BUILDING E
ELEVATION**
1/8"=1'-0"

Drawing Number
A4.02
DRAWINGS ARE NOT TO BE SCALED,
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCHEDULE A & B
 This forms part of application # DP19-0217
 Planner Initials AC
 City of Kelowna DEVELOPMENT PLANNING

NOTE:
 SEE A4.01 FOR ELEVATION KEY NOTE
 LEGEND & KEY PLAN



ELEVATION 3

2020-12-11
 revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP

Project Title
**CENTRAL GREEN
 E & A**

Consultant Seal

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: info@m+m+a.com



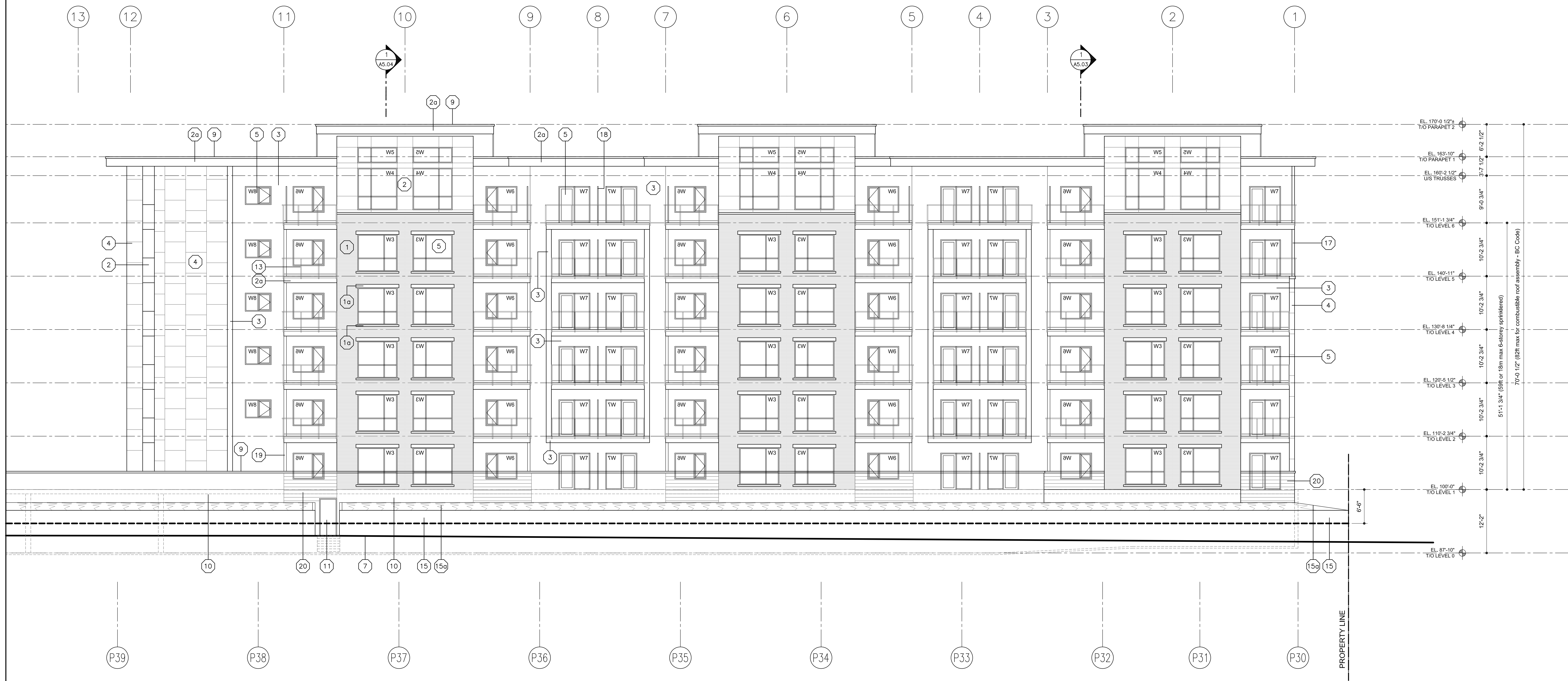
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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**BUILDING E
 ELEVATION**
 1/8"=1'-0"

Drawing Number
A4.03
DRAWINGS ARE NOT TO BE SCALED,
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

NOTE:
SEE A4.01 FOR ELEVATION KEY NOTE
LEGEND & KEY PLAN



ELEVATION 4

SCHEDULE A & B
This forms part of application # DP19-0217
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials: AC

2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP

Project Title
CENTRAL GREEN E & A

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com



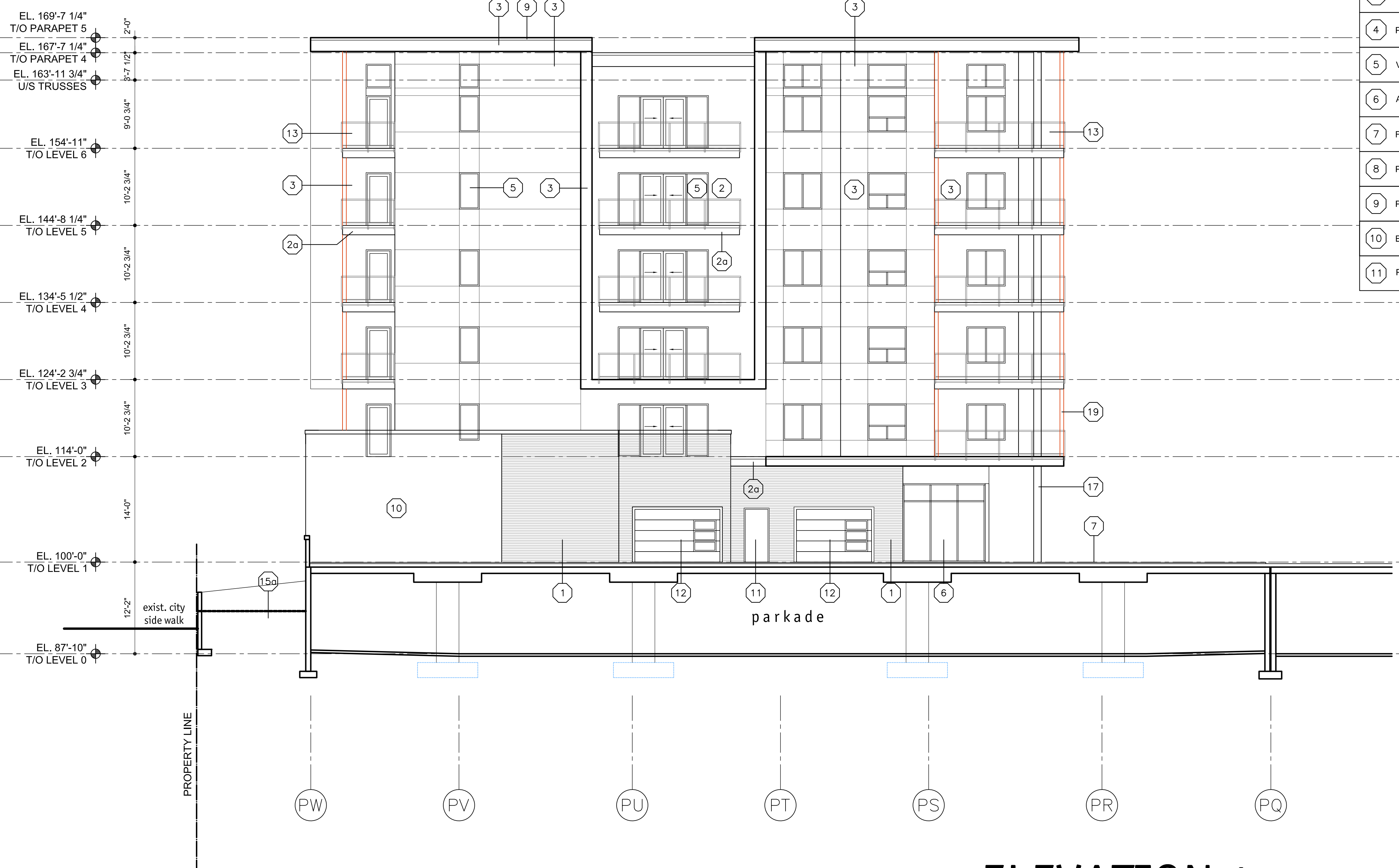
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Date	2020-12-03
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
BUILDING E ELEVATION
1/8"=1'-0"

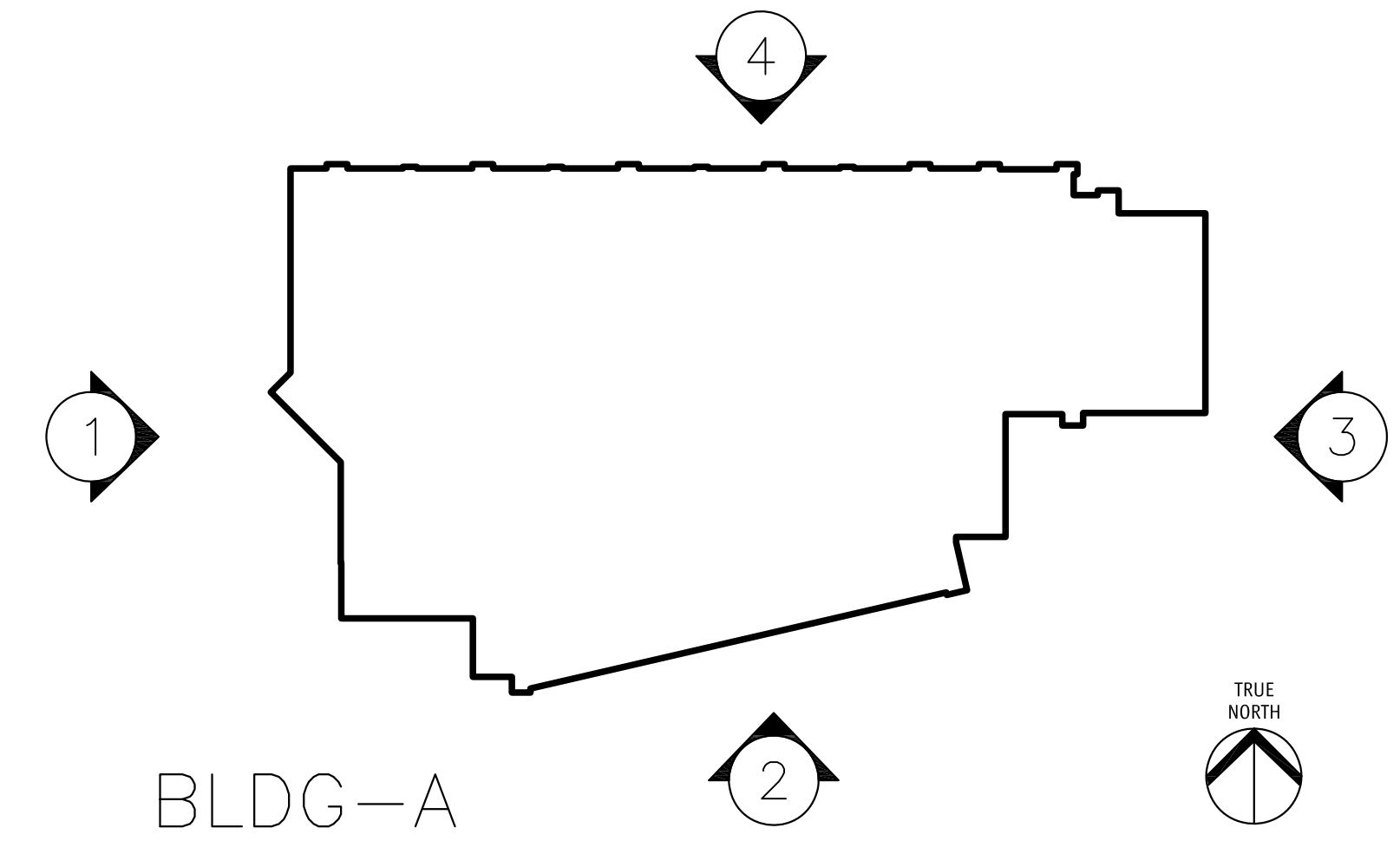
Drawing Number
A4.04
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

1
A5.01



ELEVATION KEY NOTES	
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUFACTURER'S STANDARD LINE OF COLOURS.	
1 BRICK VENEER (RUNNING BOND)	12 PREFINISHED METAL O/H DOOR
10a PRECAST CONCRETE LINTEL / SILL	13 ALUMINUM / GLASS RAILING
2 CEMENTITIOUS PANEL C/W REVEALS	13a ALUMINUM PANEL INSERT BY RAILING MANUF.
2a CEMENTITIOUS PANEL FASCIA	13b HORIZONTAL ALUMINUM RAILS IN FRONT OF GLASS RAILING
3 STUCCO FINISH	14 PREFINISHED PIPE RAILING TO MATCH ADJACENT BLDG.
4 PREFINISHED METAL PANEL CLADDING	15 ARCHITECTURAL CONCRETE PLANTERS (SEE LANDSCAPE)
5 VINYL FRAMED RESIDENTIAL WINDOWS / DOORS	15a PLANTED BERM (SEE LANDSCAPE)
6 ALUM. WINDOWS / DOORS	16 LINE OF EXIST. ACCESS DRIVEWAY
7 FINISHED GRADES (SEE CIVIL/LANDSCAPE)	17 PAINTED STEEL COLUMN
8 PREFINISHED METAL LOUVERED GRILLE (SEE MECH.)	18 PREFINISHED ALUMINUM PRIVACY SCREEN
9 PREFINISHED SHEET METAL FLASHING	19 CEMENTITIOUS PANEL OVER COLUMNS
10 EXPOSED ARCHITECTURAL CONCRETE FINISH	20 BOARD FORMED CONCRETE WALLS
11 PAINTED METAL DOOR	21 ALUMINUM FRAME / FABRIC CANOPY
	22 SIGNAGE

ELEVATION 1



SCHEDULE A & B
This forms part of application # DP19-0217
City of Kelowna DEVELOPMENT PLANNING

2020-12-11
revised DP

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP

Project Title
CENTRAL GREEN E & A

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@mm+a.ca

m+m a
MEIKLEJOHN ARCHITECTS INC.

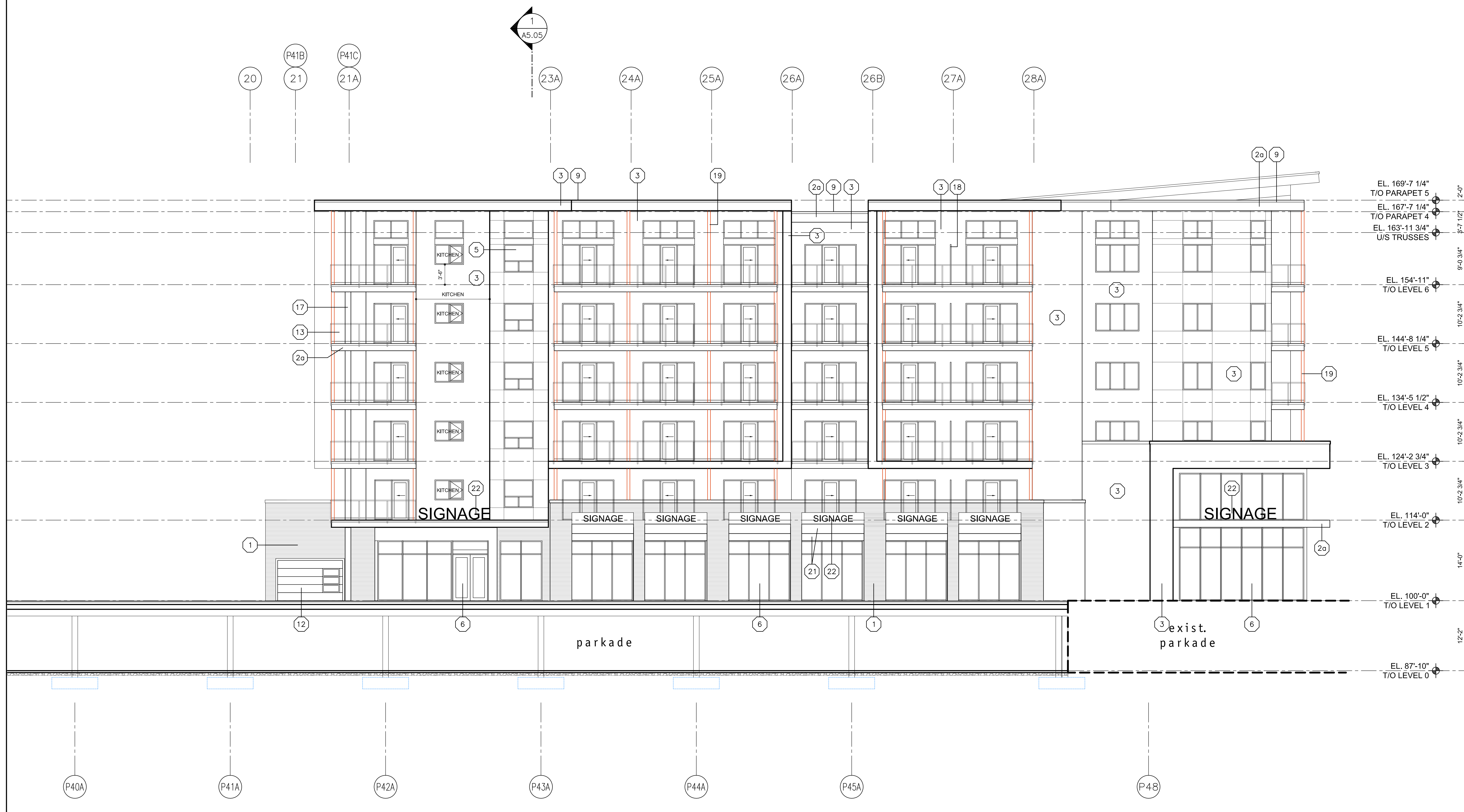
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Date	2020-12-03
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
BUILDING A ELEVATION
1/8"=1'-0"

Drawing Number
A4.11
DRAWINGS ARE NOT TO BE SCALED, ALL DIMENSIONS SHALL BE VERIFIED ON JOB

NOTE:
SEE A4.11 FOR ELEVATION KEY NOTE
LEGEND & KEY PLAN



EL. 169'-7 1/4"
T/O PARAPET 5
EL. 167'-7 1/4"
T/O PARAPET 4
EL. 163'-11 3/4"
U/S TRUSSES
8'-7 1/2" 2'-0"
9'-0 3/4"
EL. 154'-11"
T/O LEVEL 6
10'-2 3/4"
EL. 144'-8 1/4"
T/O LEVEL 5
10'-2 3/4"
EL. 134'-5 1/2"
T/O LEVEL 4
10'-2 3/4"
EL. 124'-2 3/4"
T/O LEVEL 3
10'-2 3/4"
EL. 114'-0"
T/O LEVEL 2
14'-0"
EL. 100'-0"
T/O LEVEL 1
12'-2"
EL. 87'-10"
T/O LEVEL 0

ELEVATION 2

SCHEDULE A & B
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City of Kelowna
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E & A**

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: kel@mail@mm-a.ca

m+m a
MEIKLEJOHN ARCHITECTS INC.

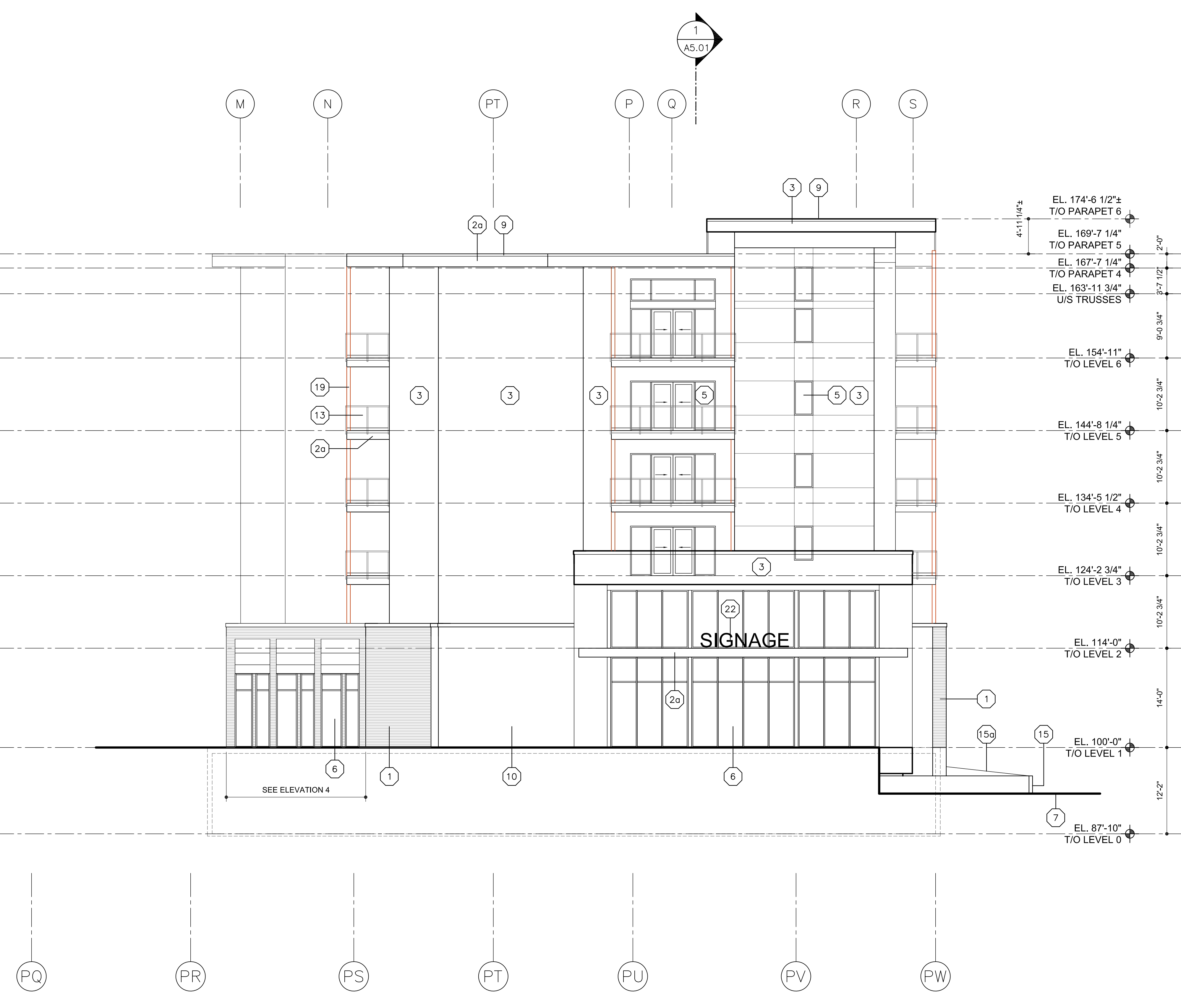
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Drawn	SW
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Drawing Title
**BUILDING A
ELEVATION**
1/8"=1'-0"

Drawing Number
A4.12
DRAWINGS ARE NOT TO BE SCALED.
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NOTE:
SEE A4.11 FOR ELEVATION KEY NOTE
LEGEND & KEY PLAN



ELEVATION 3

SCHEDULE A & B
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E & A**

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: kel@mjai.com



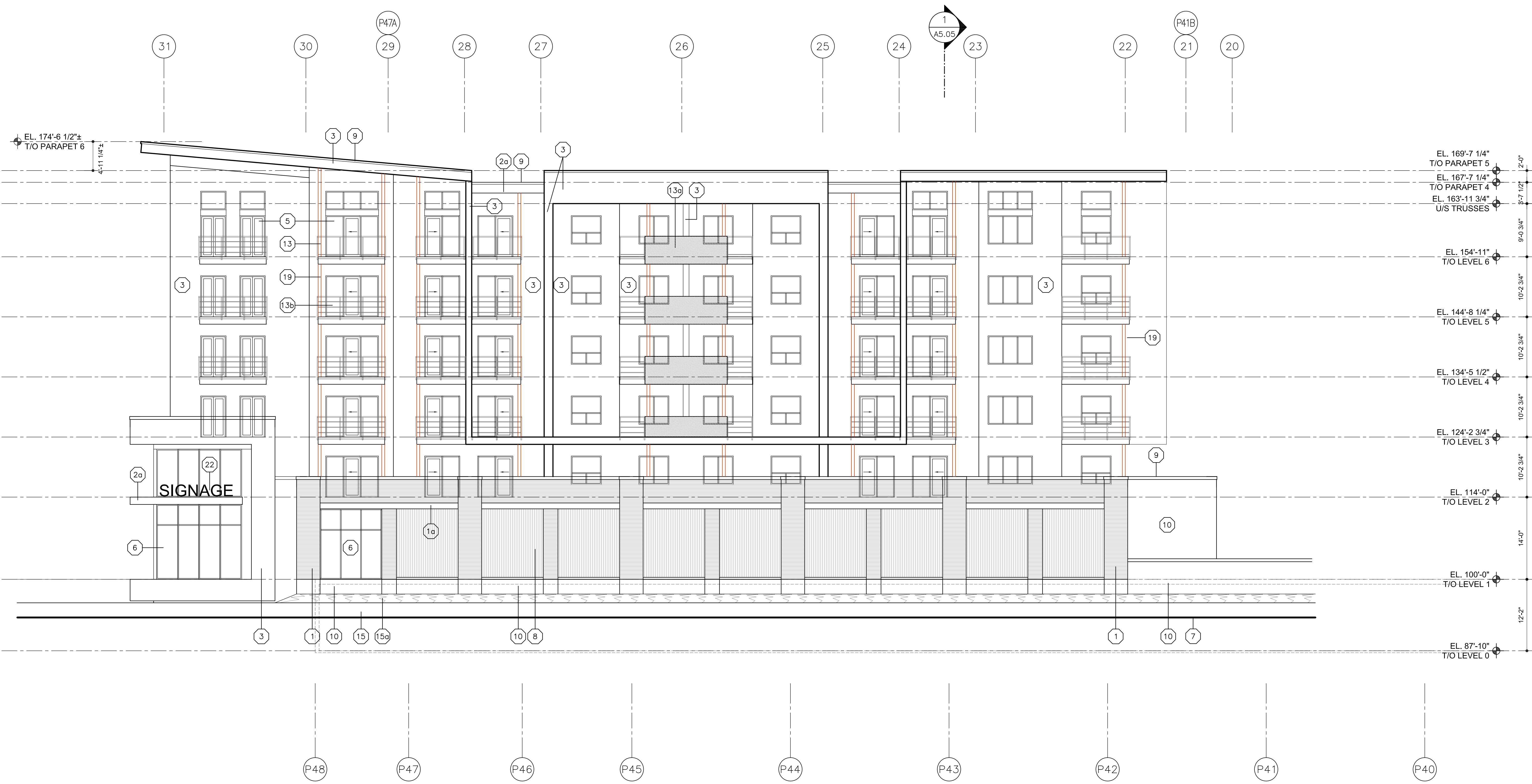
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Drawn	SN
Checked	JM

Drawing Title
**BUILDING A
ELEVATION**
1/8"=1'-0"

Drawing Number
A4.13
DRAWINGS ARE NOT TO BE SCALED,
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NOTE:
SEE A4.11 FOR ELEVATION KEY NOTE
LEGEND & KEY PLAN



ELEVATION 4

SCHEDULE A & B
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233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com



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Drawn	SN
Checked	JM

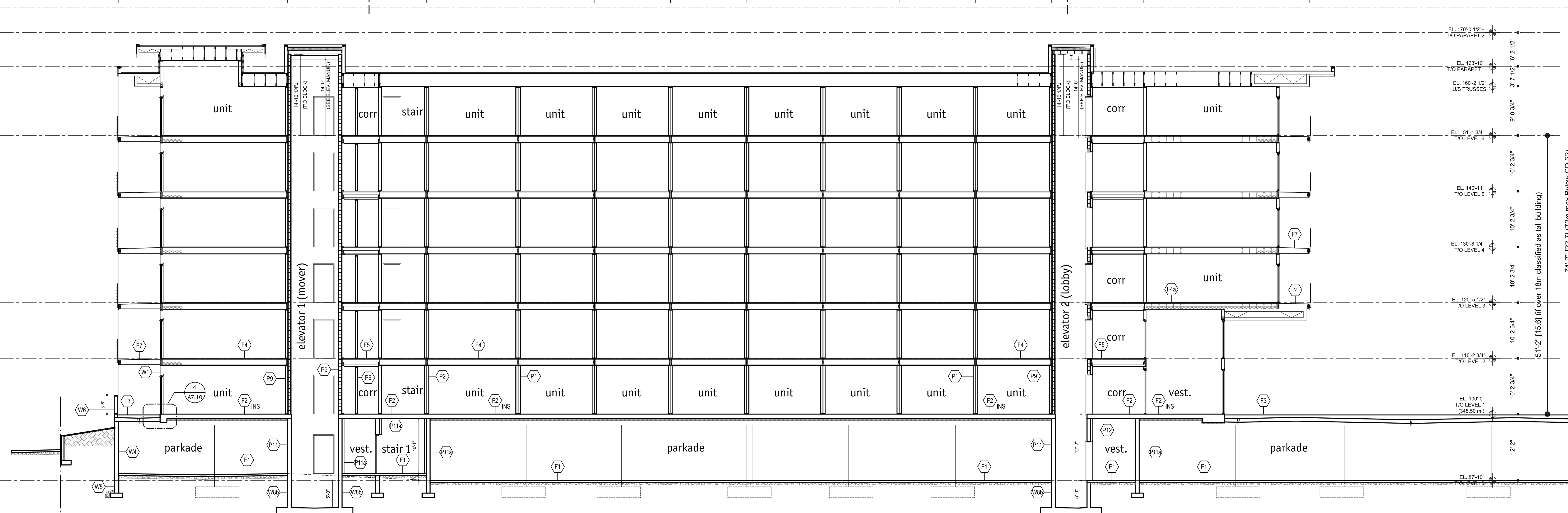
Drawing Title
**BUILDING A
ELEVATION**
1/8"=1'-0"

Drawing Number
A4.14
DRAWINGS ARE NOT TO BE SCALED,
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

1 2A 3A 5 5A 6A 6B 7A 8A 9A 10A 10B 12

1
A5.03

1
A5.04



EL. 170'-0 1/2"
T/O PARAPET 2
6'-2 1/2"
EL. 163'-10"
T/O PARAPET 1
3'-7 1/2"
EL. 160'-2 1/2"
U/S TRUSSES
9'-0 3/4"
EL. 151'-1 3/4"
T/O LEVEL 6
10'-2 3/4"
EL. 140'-11"
T/O LEVEL 5
10'-2 3/4"
EL. 130'-8 1/4"
T/O LEVEL 4
10'-2 3/4"
EL. 120'-5 1/2"
T/O LEVEL 3
10'-2 3/4"
EL. 110'-2 3/4"
T/O LEVEL 2
10'-2 3/4"
EL. 100'-0"
T/O LEVEL 1
(348.50 m.)
10'-2 3/4"
EL. 87'-10"
T/O LEVEL 0
12'-2"
74'-7" [22.7] (72m max. Bylaw CD-22)
51'-2" [15.6] (if over 18m classified as tall building)

PROPERTY LINE

P30 2A P32A P34A P35A P36A P37A P38A P39A P40

SECTION CONTINUE ON A5.02

1 BUILDING SECTION (THROUGH BLDG. E)
A5.01 SCALE: 1/8" = 1'-0"

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TEL: 250.762.3004
EMAIL: info@m+m+a.com

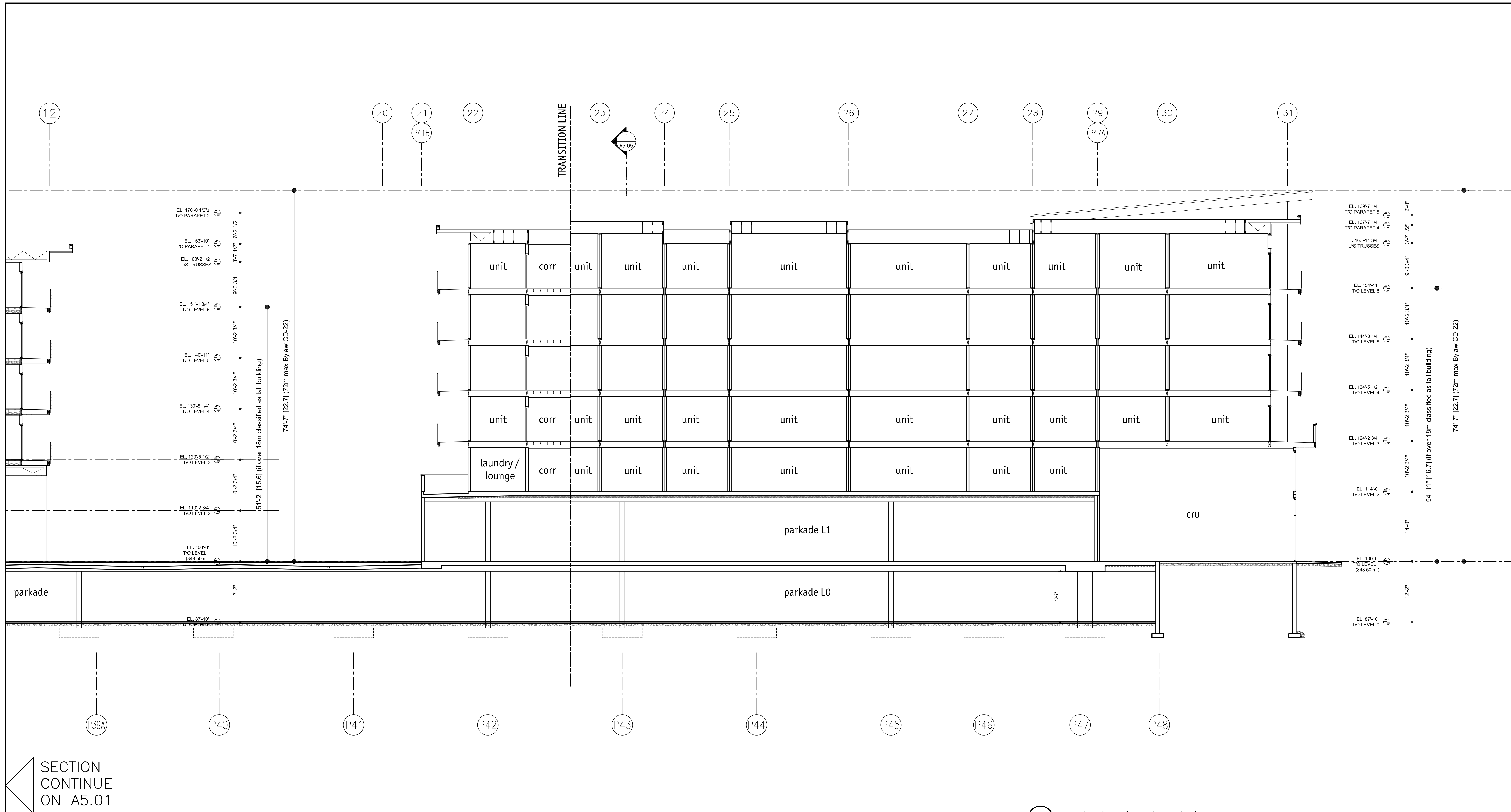


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Building Title
BUILDING SECTION
SCALE: 1/8" = 1'-0"

Drawing Number
A5.01
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SECTION CONTINUE ON A5.01

1 A5.02 BUILDING SECTION (THROUGH BLDG. A)
SCALE: 1/8" = 1'-0"

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V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com

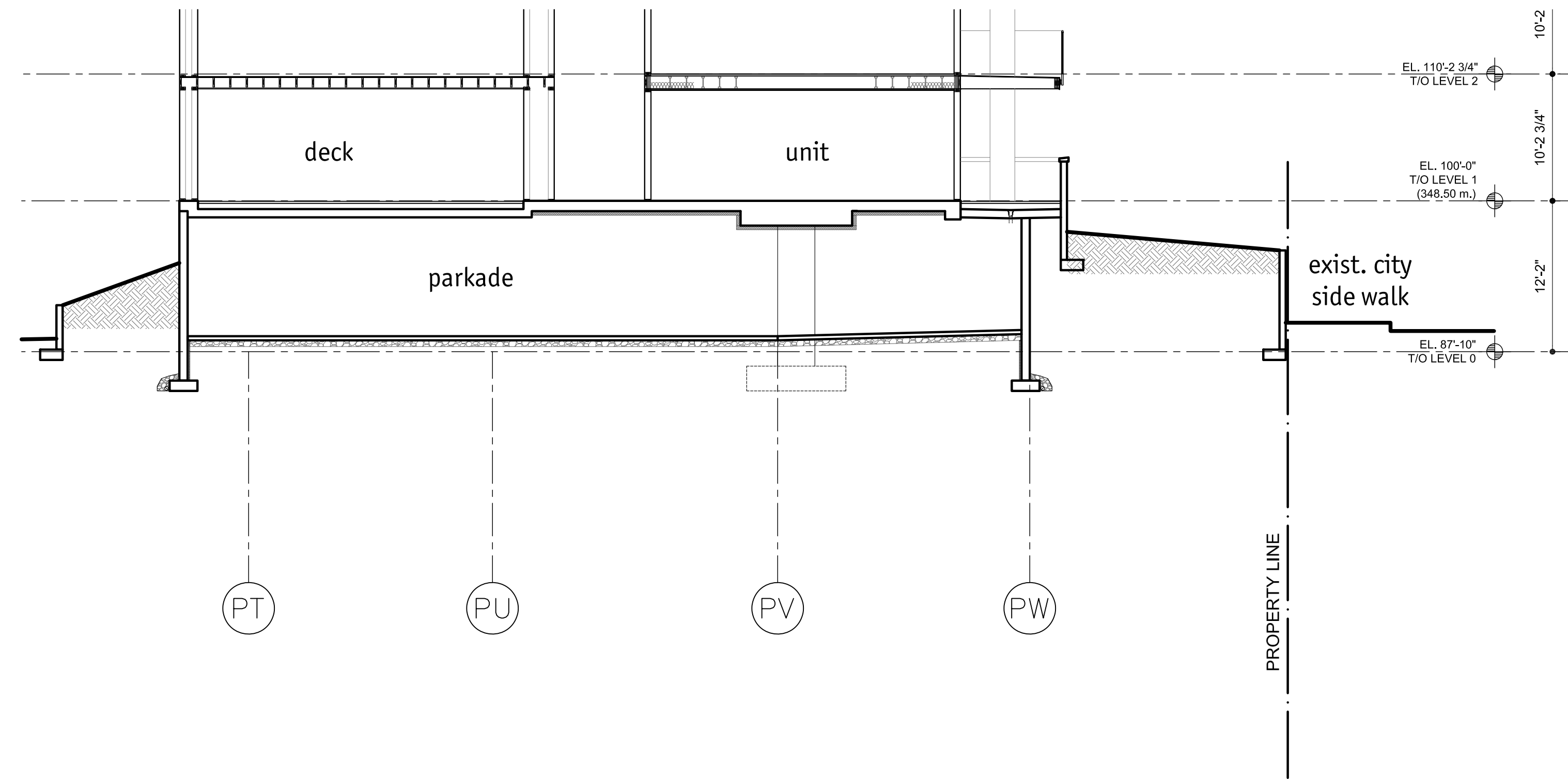
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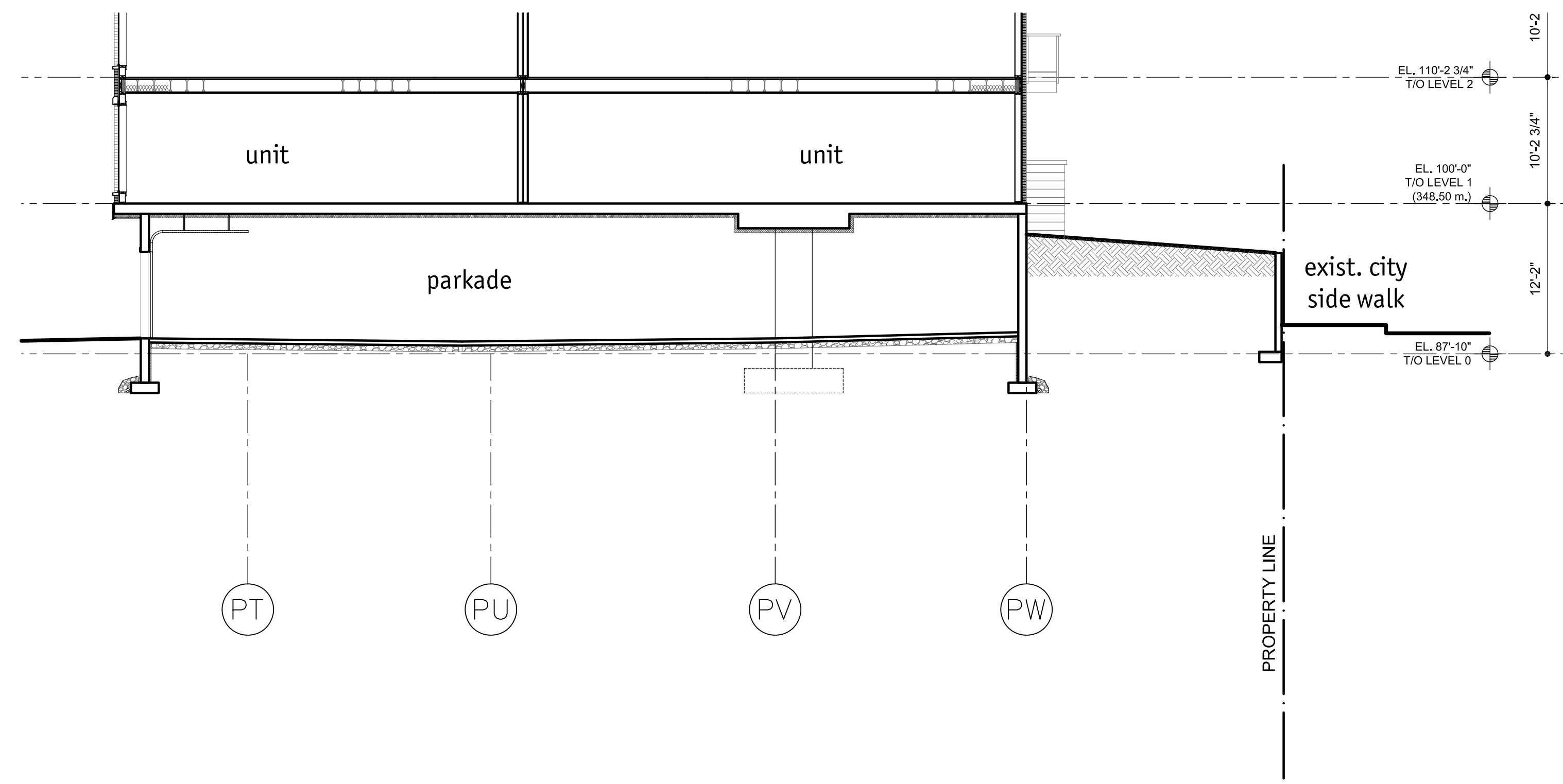
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Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
BUILDING SECTION
SCALE: 1/8" = 1'-0"

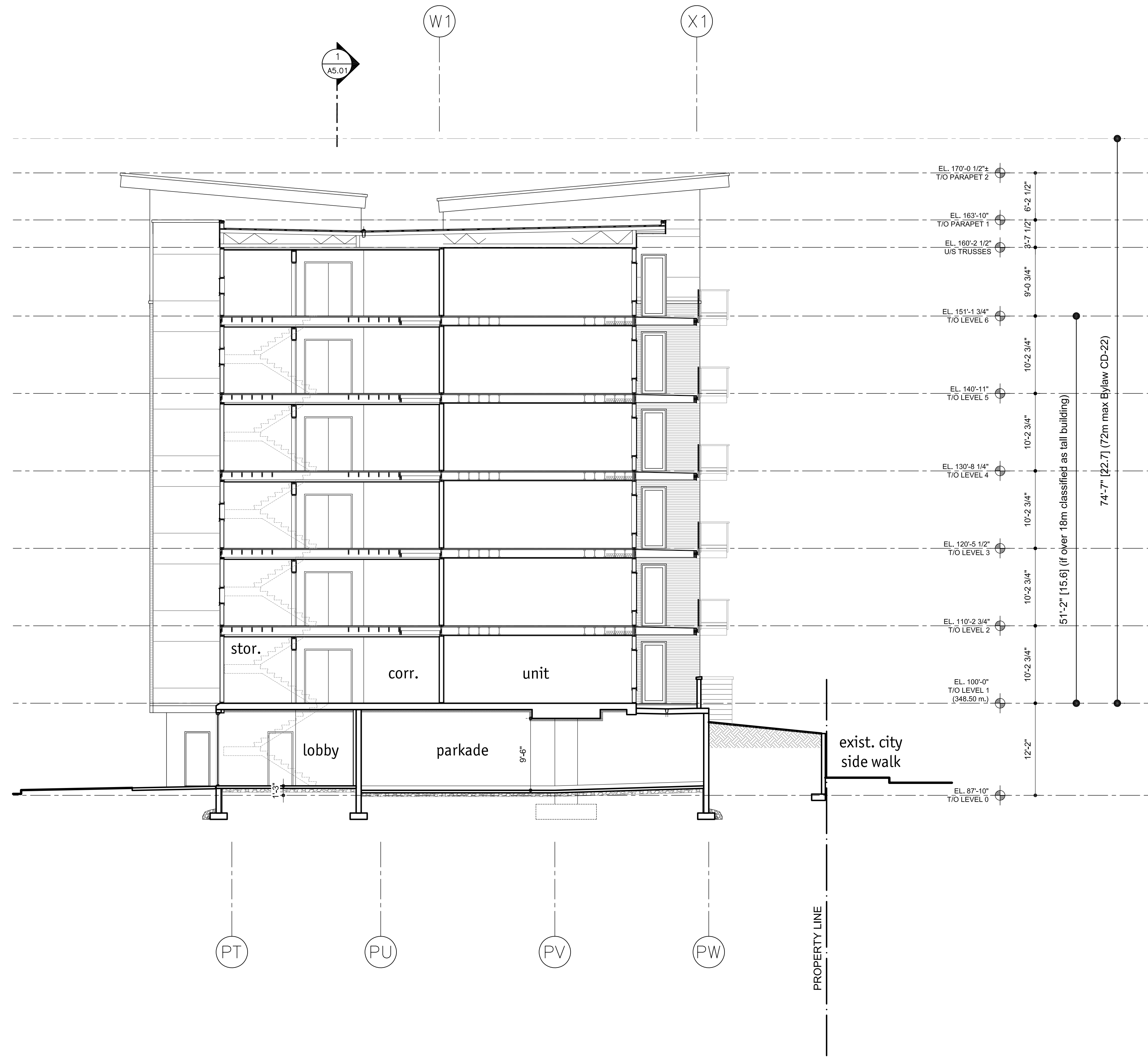
Drawing Number
A5.02
DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB.



3 PARTIAL SECTION (BLDG E)
SCALE: 1/8" = 1'-0"



2 PARTIAL SECTION THROUGH O/H DOOR (BLDG E)
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION THROUGH PARKADE LOBBY (BLDG E)
SCALE: 1/8" = 1'-0"

SCHEDULE A & R
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Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: info@m+m+a.com

m+m a
MEIKLEJOHN ARCHITECTS INC.

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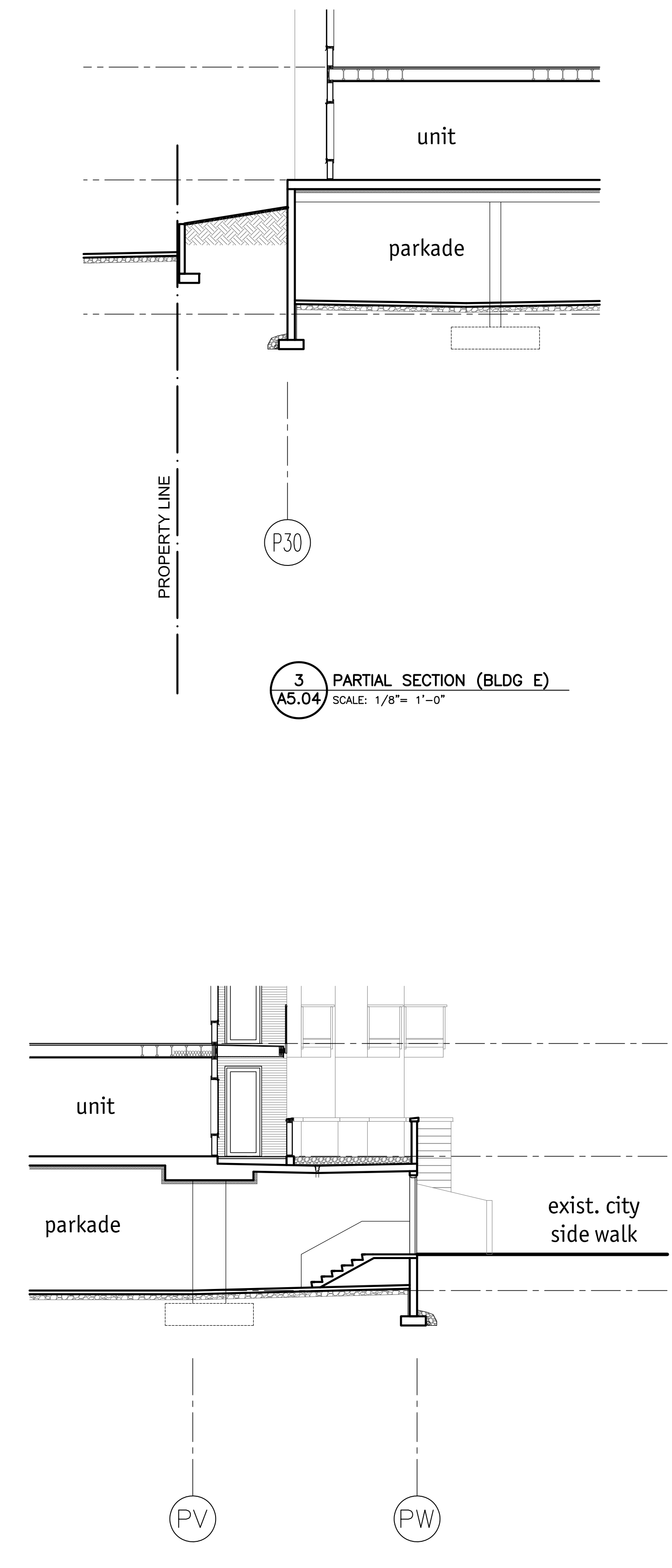
Drawing Title
BUILDING SECTION

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

Drawing Number

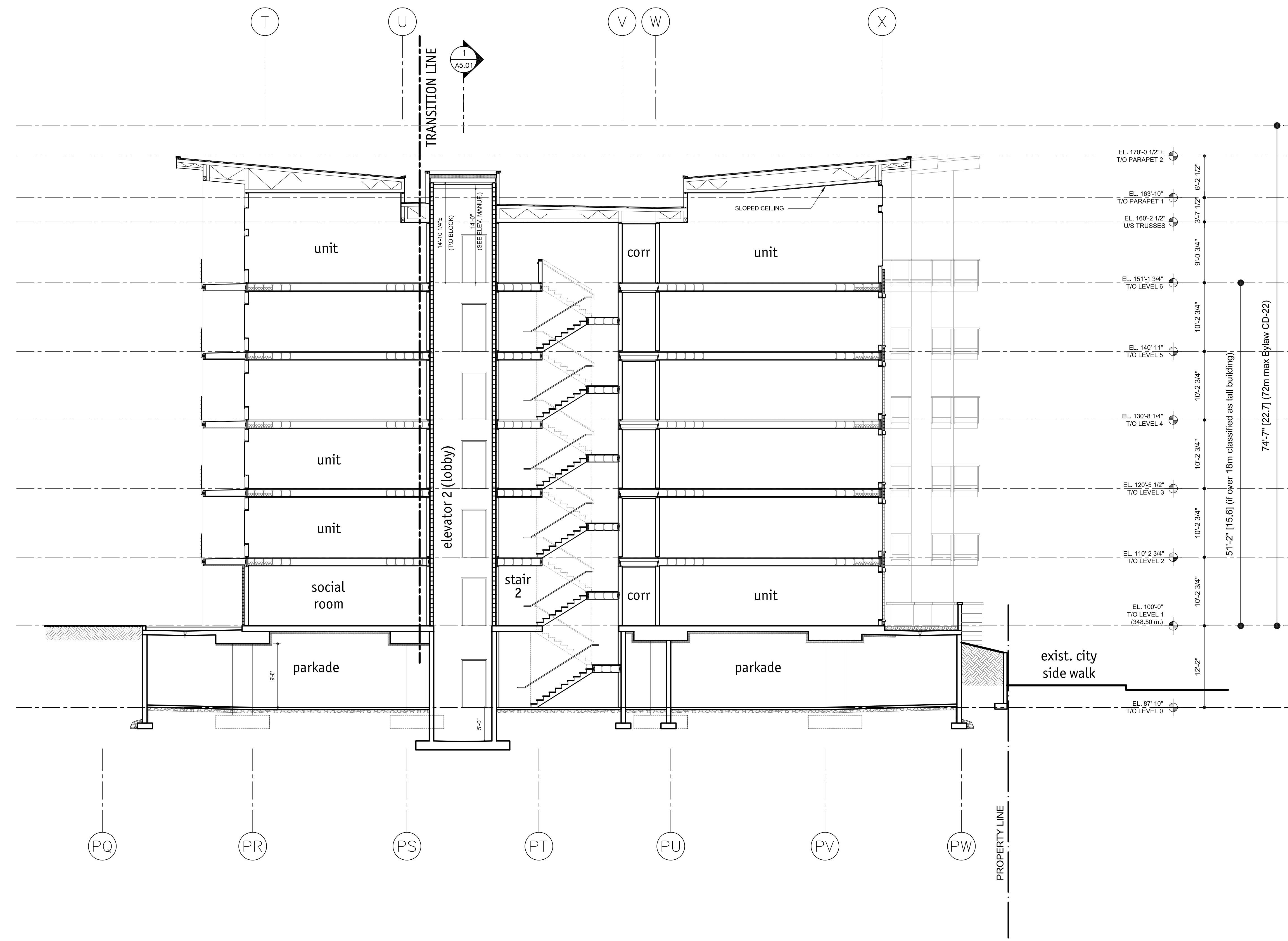
A5.03

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3 PARTIAL SECTION (BLDG E)
A5.04 SCALE: 1/8" = 1'-0"

2 PARTIAL SECTION THROUGH STAIR 5 (BLDG E)
A5.04 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION THROUGH STAIR 2 (BLDG E)
A5.04 SCALE: 1/8" = 1'-0"

SCHEDULE A & B
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City of Kelowna DEVELOPMENT PLANNING

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E & A**

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233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
EMAIL: kel@mail@shaw.ca

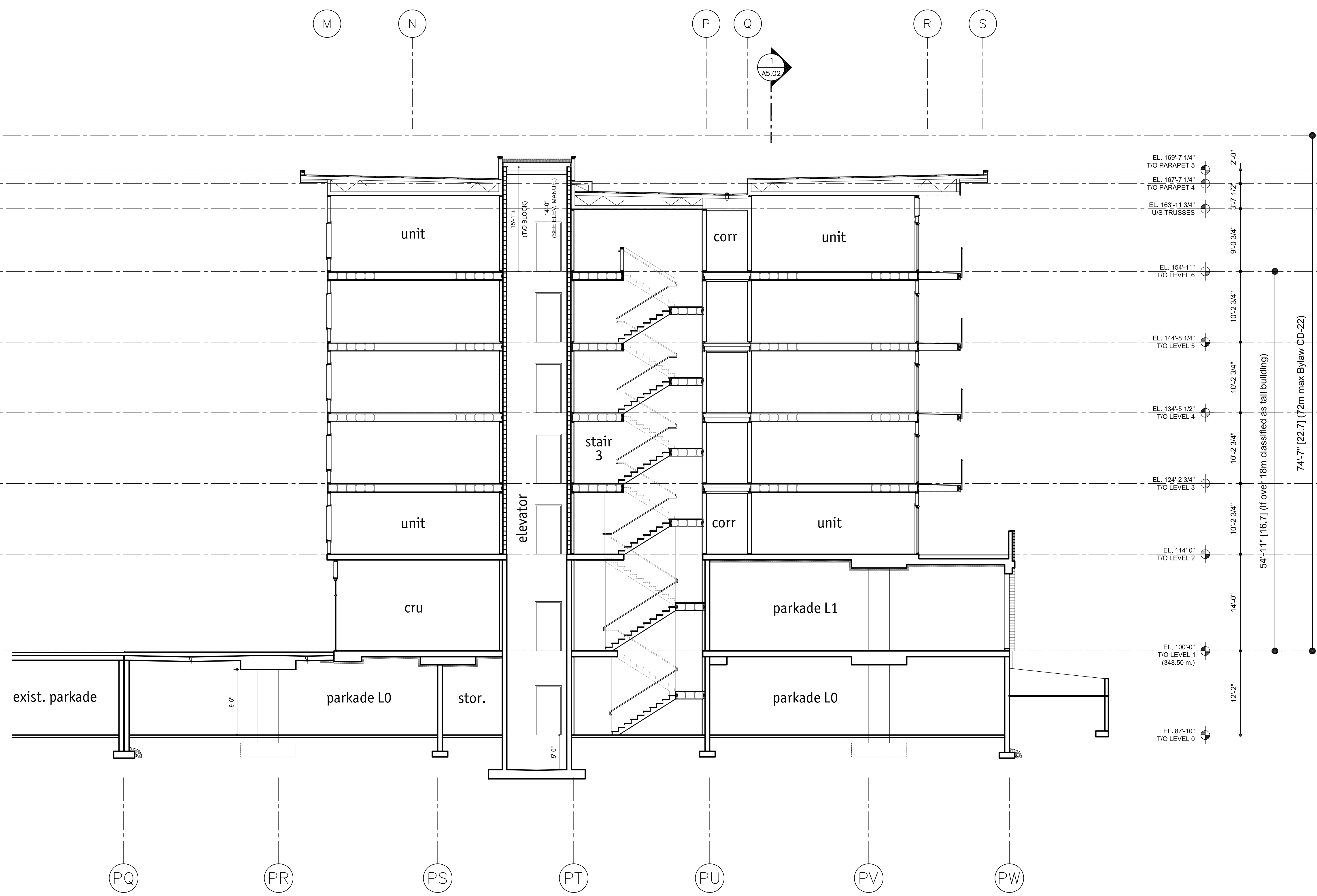
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Drawing Title
**BUILDING
SECTION**
SCALE: 1/8" = 1'-0"

Drawing Number
A5.04
DRAWINGS ARE NOT TO BE SCALED.
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1 BUILDING SECTION THROUGH STAIR 3 (BLDG A)
A5.05 SCALE: 1/8" = 1'-0"

SCHEDULE A & B
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 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: AC

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233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 EMAIL: info@m+m+a.com



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Scale	AS SHOWN
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Building Title
BUILDING SECTION
 SCALE: 1/8" = 1'-0"

Drawing Number
A5.05
DRAWINGS ARE NOT TO BE SCALED, ALL DIMENSIONS SHALL BE VERIFIED ON JOB

CITY OF KELOWNA
MEMORANDUM

Date: December 18, 2019
File No.: DP19-0217
To: Urban Planning Management (AC)
From: Development Engineering Manager (JK)
Subject: 1710-1720 Richter Street

6 Store



Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Aaron Sangster.

1. General

- (a) These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.
- (b) Provide easement as may be required
- (c) Where there is a possibility of a high-water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- (d) The Fire Department and Environment Division requirements and comments are addressed separately

2. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.

3. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The applicant, at his cost, will arrange for the removal and disconnection of the existing service and the installation of one new larger service if necessary.

4. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision, Development and Servicing Bylaw 7900. The storm water

management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

3. Road Improvements

- (a) Richter Street has been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are required other than access upgrades. The condition of this infrastructure must be maintained through the construction process. A tree covenant will be required for proper care of the trees during construction.
- (b) Harvey Ave right turn lane onto Richter Street is required along the frontage of this development. City of Kelowna Transportation and MOTi confirmation and approval is required for this construction. New sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard street lights and re-location or adjustment of existing utility appurtenances will be required to accommodate the upgrading construction.
- (c) Chapman lane will need to be upgraded to current lane standards as per SS-R2.


5. Transportation

- a) The proposed north access to this site is limited to a right turn only in and out onto Richter Street.
- b) The proposed south access to this site is a shared access and is limited to a right turn only in and out & left in onto Richter Street at this time.
- c) Developer to coordinate with Scott Bushell, 250-469-8466, regarding site requirements of the pedestrian overpass across HWY 97 and the removal of crosswalk across HWY 97 once the overpass is completed.
- d) Provide an urban pedestrian path, on the west side of this development, connecting Chapman PL to HWY 97, including removable bollards, landscaping, lighting, drainage system and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- e) The crosswalk at Richter St. and Dehart Ave. must be improved to the City of Kelowna pre-determined level.

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Dedication for the Harvey Ave right turn lane may be required. Confirmation by design drawing is necessary.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services

ATTACHMENT		1
This forms part of application		
# DP19-0217		
Planner Initials	AC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

- a) All proposed distribution and service connections are to be installed underground.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

8. Engineering


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

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.

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11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

James Kay, P. Eng.
Development Engineering Manager

AS

ATTACHMENT <u>1</u>	
This forms part of application # DP19-0217	
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 City of Kelowna DEVELOPMENT PLANNING	

ANNEXURE 1 – CD22 – Central Green Development Permit Area Guidelines

Central Green Development Permit Area Guidelines

Central Green Comprehensive Development Zone

ATTACHMENT 2
This forms part of application
DP19-0217
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



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ATTACHMENT		2
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1.0 Vision Statement

Central Green will be an inviting and sustainable neighbourhood extending over a five-hectare site located adjacent to Kelowna's Downtown. Two hectares of park space will be surrounded by three hectares of residential housing (including affordable units), neighbourhood-focused retail and public amenities. The site's residential building forms will help define the southern edge of Downtown while complementing the adjoining low-density neighbourhood. Through traffic calming and the integration of inter-connecting pathways, the area will be highly pedestrian-oriented. Central Green will be a model development that demonstrates reduced vehicle dependency by creating an inviting pedestrian development, adjacent to rapid transit, promoting vehicle sharing programs, designing the site so as to minimize travel requirements, and creating a compact community through densification. The resulting site surface will be contiguous and free of bisecting public roadways, with limited vehicular impediments allowing for and promoting a pedestrian oriented lifestyle. The design concept inherently discourages vehicle use.

Although various developers may participate, development controls and incentives will ensure harmonious realization of the development concept, which has a strong focus on environmental, economic and social sustainability. Central Green will be a place where a sense of community thrives and pride in the neighbourhood is evident.

1.1 *Using the Design Guidelines*

These Design Guidelines are part of a series of over-arching regulations that when combined, will shape future development of Central Green. The Design Guidelines specifically, are intended to influence the form and character of buildings and open spaces within the boundary of the Comprehensive Development 22 Area as outlined in Plan CG-1. As well as, assisting each development permit applicant, they will be used by staff in the evaluation of development proposals.

The Design Guidelines are additionally intended to help give direction to detailed design to ensure that each sub-area is compatible with the overall urban design concept. The particular set of building and open space outlines that are illustrated in these guidelines are therefore not necessarily intended to be the final form of development, but rather represent a 'conforming outline' as a tangible starting point for detailed design to build upon.

1.2 *Guiding Principles*

The guiding principles are themes that were emphasized by the City of Kelowna Council, stakeholders, the public, and the consultant team throughout the visioning process. They will continue to guide the realization of the project.



1.2.1 Urban Design

The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

1.2.2 Rowcliffe Community Park

Two hectares (five acres) of public open space will be retained in the Central Green design concept for community park purposes.

The defining feature of the design is a common area enclosed by a pedestrian pathway. The park plan also includes several focal points. One focal point is located at the corner of Richter and Rowcliffe Avenues where an entry plaza incorporates the site's two heritage trees and one of two multi-use courts. The entry plaza terminates a visual axis running across the common to a playground in the north-west corner of the park.

The park may also include community gardens and an open air stage for outdoor events. The green common area is designed primarily for passive use, but will be able to accommodate programmable sport fields. In addition to the path encircling the commons, other pedestrian pathways will be located strategically within the park to facilitate movement through the site and to help give definition to a hierarchy of public and private outdoor spaces.

The park's design will be undertaken by the City of Kelowna. Key considerations for the park design will include references to the historical use of the site and the adjoining neighbourhood character, as well as safety considerations through the incorporation of Crime Prevention Through Environmental Design (CPTED) principles.



1.2.3 Regional Expression

It is intended that the subject area convey a strong sense of authenticity, meaning that the form and character of buildings and spaces convey a sense of that which is distinctive to Kelowna and the Central Okanagan. The character of buildings and public spaces within the subject area should celebrate that which is unique and distinctive about the Okanagan Valley by drawing inspiration from the region’s natural and cultural landscapes.

Consideration should therefore be given to the following:

a) Buildings that appear to ‘grow’ out of the earth or landscape and that express a sense of weight without appearing excessively bulky. To this end, building facades should be designed as ‘walls with windows’ not ‘window-walls’, and exterior elevations should have a solid/opening ratio of not less than 50%, calculated over the sum of all exterior building faces;



b) Buildings that emphasize shade from summer sun. Overhangs and recesses of sufficient depth are appropriate. Responses to solar exposure that result in elevations that are distinct from one another, particularly on the tower portions of buildings, are essential;



c) Provision of generous private outdoor spaces, including rooftops and balconies, to allow residents to capitalize on the favourable Okanagan weather;

d) Techniques and treatments that emphasize the transition between inside and outside through the differing seasons. These might include retractable windows and overhead rolling doors, as well as canopies, trellises, and extended building planes;



e) Use of drought tolerant plants that evoke the arid landscape of the Central Okanagan;

f) Inclusion of public art, in a wide range of formats, even within the confines of private spaces that are not readily accessed by the public, as a prime means of regional expression.



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1.2.4 Crime Prevention Through Environmental Design (CPTED)

Beyond the provision of sufficient density to help insure enough “eyes and ears” on the street, established CPTED techniques should be implemented to achieve the goal of safe urban spaces. All development should be consistent with the *City of Kelowna “Crime Prevention Through Environmental Design Guidelines”* which is available on the city website-kelowna.ca

2.0 General Guidelines

2.1 *Building Siting*

a) Generally, buildings should be sited as indicated in Plan CG-1 and Plan Central Green Design Guidelines.



b) Buildings should be designed with sensitivity to future development on adjacent properties and to adjoining outdoor spaces.

2.2 *Human Scale*

a) All elevations should demonstrate a high degree of human scale. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure. It can also be achieved through appropriate choice of materials and detailing of surfaces that provide rich visual interest, as well as through appropriate massing of building form and provision of hard and soft landscaping;



Extended areas void of visual interest and references by which to gauge human scale, i.e. blank walls, are strongly discouraged, including party walls exposed to public view as a result of the phased build out of a sub-area;

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- b) Portions of building facades enclosing stairwells should incorporate windows that provide human scale and that reduce the visual bulk of such stairwells. Building facades enclosing elevator shafts should be architecturally treated to reduce their visual mass;
- c) Treatments that result in flat walls are discouraged. Facades should be articulated with the aim of creating shadows through indentations and projections of elements within a façade composition, e.g., windows and doors, cornice lines, pilasters, balconies, and/or bas-relief detailing.

2.3 Proportions



a) Building facades should have a balance of vertical and horizontal proportions. Particularly in the podium portion of the buildings, vertical accents should occur on a regular basis to reinforce a pedestrian-scaled rhythm. Vertical proportions are preferred for windows. Any horizontally-extended glazed areas should be subdivided into vertically proportioned windows separated by mullions or building structure;

b) Portions of buildings at corner locations or at inflections or terminations of vistas should be designed to induce pedestrians to explore the continuum of urban and park walkways.




2.4 Entrances

a) Entrances should be easy to identify from the street or any adjoining public open space. Entrances should also present an inviting face to those views, as well as make the act of entering any premises a comfortable and welcoming experience through attention to details, proportions, materials, and lighting;

b) Transition spaces at entrances, between inside and outside, and between the public and private realms are encouraged. These spaces can be created by recessing entrances within the wall plane, through provision of canopies and other techniques to create enclosure, and through changes in grade;



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c) Entrances should provide visual interest and visual cues that communicate a sense of friendliness including opportunities for seasonal landscaping, such as trellises, arbours, and other elements that personalize, define, or lend identity to an entrance as well as promote social interaction.



2.5 Exterior Building Materials

a) A variety of exterior materials is appropriate. Materials



should be natural, relate to the character of the region (see Regional Expression 1.2.6), be durable and be appropriate to the character of Central Green Preferred materials include:

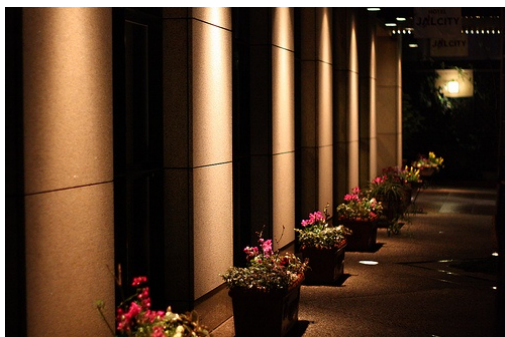
- Concrete (appropriately detailed)
- Wood including timber
- Stone
- Brick
 - Metal
 - Glass

b) Materials that should not be used:


- Vinyl
- Highly-reflective or non-vision glass

2.6 Lighting

a) All exterior lighting should follow the International Dark Sky Model code in order to limit light pollution and to conserve energy. Lighting should not contribute to glare. This objective should be accomplished through use of full cut-off or low-wattage luminaires. Designs should also incorporate shielded fixtures and/or appropriate mounting heights, as well as be aimed appropriately;



b) Lighting should be designed for high-quality environmental performance, and promote public safety. (see 1.2.6). In particular, lighting should help to clearly identify principal building entrances. Illumination levels should instill high levels of “psychological comfort” for persons using each entrance;

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c) Light fixtures, if exposed to views from streets, should add daytime visual interest and human scale to a building, as well as help accentuate the rhythm of the building facade. Illumination should be planned as a key element in a facade's design with consideration for the effect on the facade, and on adjoining buildings and open spaces.

2.7 Rooftops and Balconies

a) Upper levels of buildings should incorporate decks, balconies, or other building features as outdoor amenity space for occupants;

b) Elements such as gazebos, trellises, and pergolas and other forms of hard and soft landscaping, including opportunities for vegetable gardening, should be provided to enhance the visual interest and the usability of rooftop spaces, and should be attractive when viewed from above;

c) Vents, mechanical rooms, mechanical equipment, and elevator penthouses should be integrated with the architectural treatment of the roof, or be screened with materials and finishes compatible with the building's design;

d) Rooftops designed as active outdoor open spaces are encouraged, and should be designed to withstand the weight of mature trees and plantings. They should be designed to reduce energy use and are encouraged to incorporate green technologies. Large, flat expanses of roof, whether actively used or not, should be enhanced with texture, colour, and/or landscaping especially where visible from habitable spaces above.



2.8 Screening

a) All passive occupancies, i.e., parking, mechanical/utility rooms, storage areas, and stairwells at or above grade, should be screened behind active occupancies. Parking areas in particular that are visible from any street, or from any interior or exterior residential or commercial space are not recommended.

b) Garbage and recycling facilities should be located away from public streets and screened from view. The materials used for such purposes should be common to the building's exterior finishes. Service areas, the vehicular paths of access to these areas, and all parking associated with or connected to these areas should be hard-surfaced.

c) All mechanical equipment and utility services open to view from a public street should be screened in a manner consistent with the visual characteristics of the building.



2.9 Public and Private Open Space



a) The design of open space should:

- promote social interaction;
- be oriented to take advantage of sunlight;
- provide shade and protection from wind and other climatic elements.

Private courtyards provide the framework for the landscaped areas. These areas should be a combination of soft and hard landscaping. Plant material should be predominantly indigenous and adaptive species and should provide seasonal interest. Trees should be large enough at maturity to help create a park-like setting, especially along roadside boulevards;



c) Public art should be located in strategic locations to create a better visual



environment and provide interactive and interpretive experiences for both children and adults;

d) Pathways, open spaces and enclosed or sheltered public spaces should be flexible and accommodate a number of activities, whether programmed or spontaneous;

e) In private development, where courtyards, plazas, and/or patios occur, they should provide spatial continuity between the inside and outside of the building and where applicable, between the public and private realms;



and/or patios occur, they should provide spatial continuity between the inside and outside of the building and where applicable, between the public and private

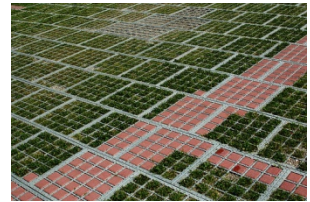
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f) The amount of storm water run-off entering storm sewers should be minimized through appropriate site design. Permeable pavers and bio-swales should be considered;



g) Fences should provide visual interest and pedestrian scale. Fences through which views are not possible, should not be greater than 1.2m high and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m.;

h) Any retaining walls or exposed parking structures should provide visual interest and pedestrian scale. Retaining walls should not be greater than 1.2m in height and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m. Retaining walls made from local stone or rocks are preferred. Modular concrete products are acceptable. Poured-in-place concrete is discouraged. Where such concrete is used, it should be complemented with appropriate landscaping and/or architecturally treated with a decorative pattern; retaining wall materials should discourage graffiti eg: treated with an anti-graffiti finish;



i) The use of shrubs or coniferous columnar trees that grow to mature heights of greater than 1.2 m, and prevent views from the street or between properties, is discouraged. The use of a variety of planting materials varying in heights and shapes is encouraged, and should be chosen for their ability to be pruned regularly to maintain sightlines;

j) Opportunity for crime and nuisance activities should be reduced by adhering to CPTED principles. (see 1.2.6)

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2.10 Connections

a) Design of open space should ensure continuity of pedestrian and cycling movement through the site as well as a complementary visual and spatial continuum of outdoor spaces;



b) Visual linkages to defining elements such as public art installations, water features, and other natural and man-made landmarks that help orient the pedestrian should be incorporated into the design of the site;

c) Provision of a safe, inviting series of interconnected spaces is encouraged; linkages to adjacent neighbourhoods for pedestrians, bicycles and vehicular traffic are encouraged;



d) Pathway systems should be accessible to all users (see 1.2.4 Universal Design);



e) Pedestrian connections across Harvey Avenue should provide a safe, physically-comfortable, and aesthetically-pleasing access across the roadway. It is anticipated that one of these connections may be a pedestrian bridge over Harvey Avenue, landing on a development site on the north side of the road.

2.11 Vehicular-Related Considerations

a) Parking access points should be restricted to those locations identified in Plan CG-1.




b) Parking may be located up to the third storey within Building A & B subject to being appropriately screened (see Section 2.8 Screening and Section 3.1.2). Parking uses should not be located at or above grade within any other building;

c) Taxi drop off locations should be provided for each Sub-Area, they should be treated so that pedestrians and vehicles have equal status.

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Rather than a utilitarian asphalt treatment, the surface should offer visual interest, i.e. stamped concrete, concrete pavers, etc., such that the space takes on more of an entry plaza quality. Curbs can be eliminated and bollards can separate vehicle and pedestrian movement as necessary;

d) Exits from parking structures should allow for a high level of visibility of approaching pedestrians;

e) Garage doors and vehicle access points should not terminate axial views, i.e., views down streets within the vicinity of the site. Where such axial views are terminated, design consideration should be given to mitigating the visual impact of such views and to otherwise provide a high degree of human scale and visual interest. Doors and entrances to parking garages should not be visually obtrusive and should not be more visually prominent than any principal entrance to the building;



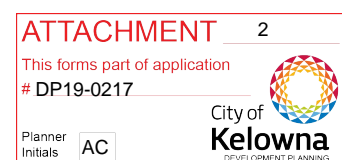
f) Garage entrances should be architecturally integrated into the overall building design with street-level exterior building finishes wrapping into the garage opening for a minimum of 3m in depth. Doors to parking garages should have an architectural treatment that is primarily expressed as an opaque or semi-opaque door rather than an open screen. Open screens are acceptable if highly detailed and rich in visual interest.

g) Under building parking structures for Sub-areas A, B, C, and G must be built to internal property lines to ensure a contiguous public open space is created on top of the parking structures.

h) Parking garage interconnectivity should be provided between Sub-Areas A & B;

i) Transit Oriented Development (or TOD) and Transportation Demand Management (TDM) are foundational principles upon which the Central Green Design Guidelines were developed. Several specific features are incorporated into the design to promote and ensure these goals are achieved.

- Transit - A BRT station at the Central Green site is being planned for and accommodated in the design. Additionally, a local transit facility along Richter Street is being planned for and accommodated in the design.
- Active Transportation – Central Green is immediately adjacent to and incorporated into the City's existing cycling and pedestrian networks. Developments should include provisions for safe and reliable bicycle storage within every phase of the development.
- Managed Parking Supply – Parking requirements have been reduced for Central Green and should not exceed the minimum standard where possible, a maximum of 125% of the required parking is permitted.
- Travel Options – As a means of promoting alternatives to single occupant vehicle travel, centralized and convenient amenities to facilitate, car-sharing, car and vanpool accessibility, as well as taxi services should be incorporated.



2.12 Soffits and Building Overhangs

- a) Any soffits, or the underside of any portion of a building, including the undersides of balconies, within 16m of grade and exposed to public view, should be treated to provide visual interest and show attention to detail.



2.13 Signage

- a) The size of any individual sign should take into consideration the overall scheme of building signage and the appearance of the building's facades. Ultimately, the scale and visual qualities of a building should not be compromised by the size and number of signs.

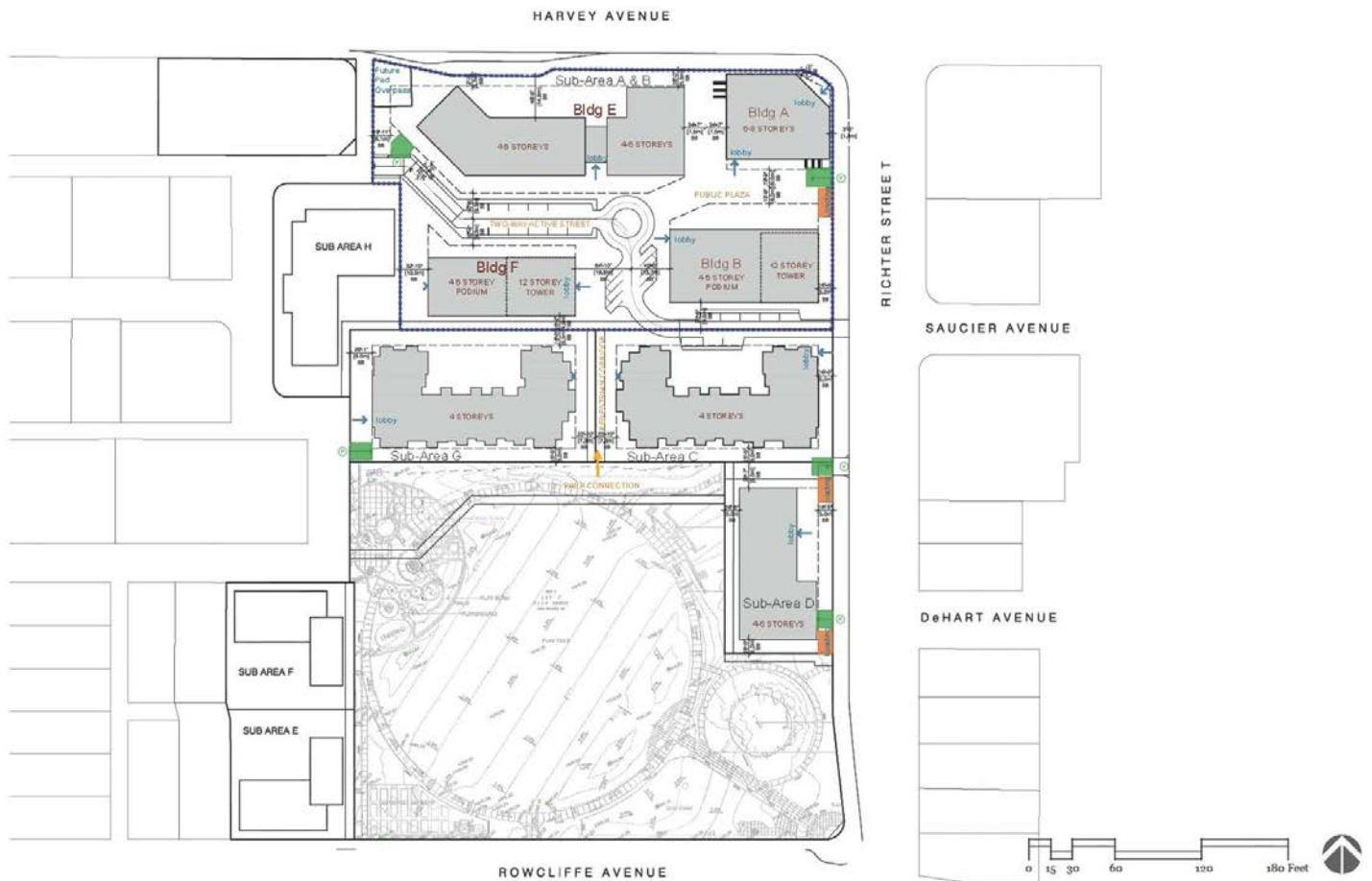


2.14 Vents and Roof Flashing

- a) All roof flashings and vents exposed to public view should be painted to match adjacent surfaces or disguised in a manner consistent with the visual characteristics of the building.

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2.15 Plan CG-1



ARCHITECTURAL & SITE ACCESS PLAN



C22 - Central Green Comprehensive Development Zone
Proposed Text Amendment
Revised June 2015

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3.0 Sub – Area Guidelines

Plan CG-1 illustrates nine Sub-Areas within Central Green. Each Sub-Area has its own character as described in the following pages. While responding to site-specific character and features, each Sub-Area should contribute to a cohesive concept as set out in the General Design Guidelines.

3.1 Sub-Area A & B

3.1.1 General Design Objectives

- ✓ To create a neighbourhood focus for a principally residential precinct that is anchored by community commercial and office space;
- ✓ To create active commercial frontages that link with the Central Green public space network;
- ✓ To provide a visual/architectural backdrop to Rowcliffe Community Park.

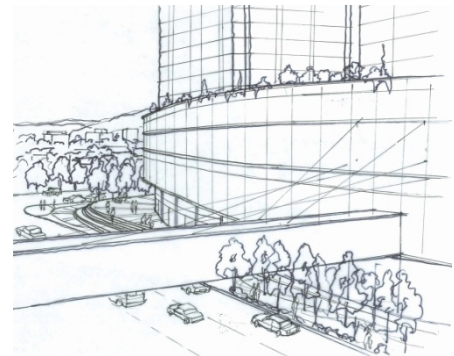
3.1.2 Site-Specific Design Guidelines – Sub-Area A & B

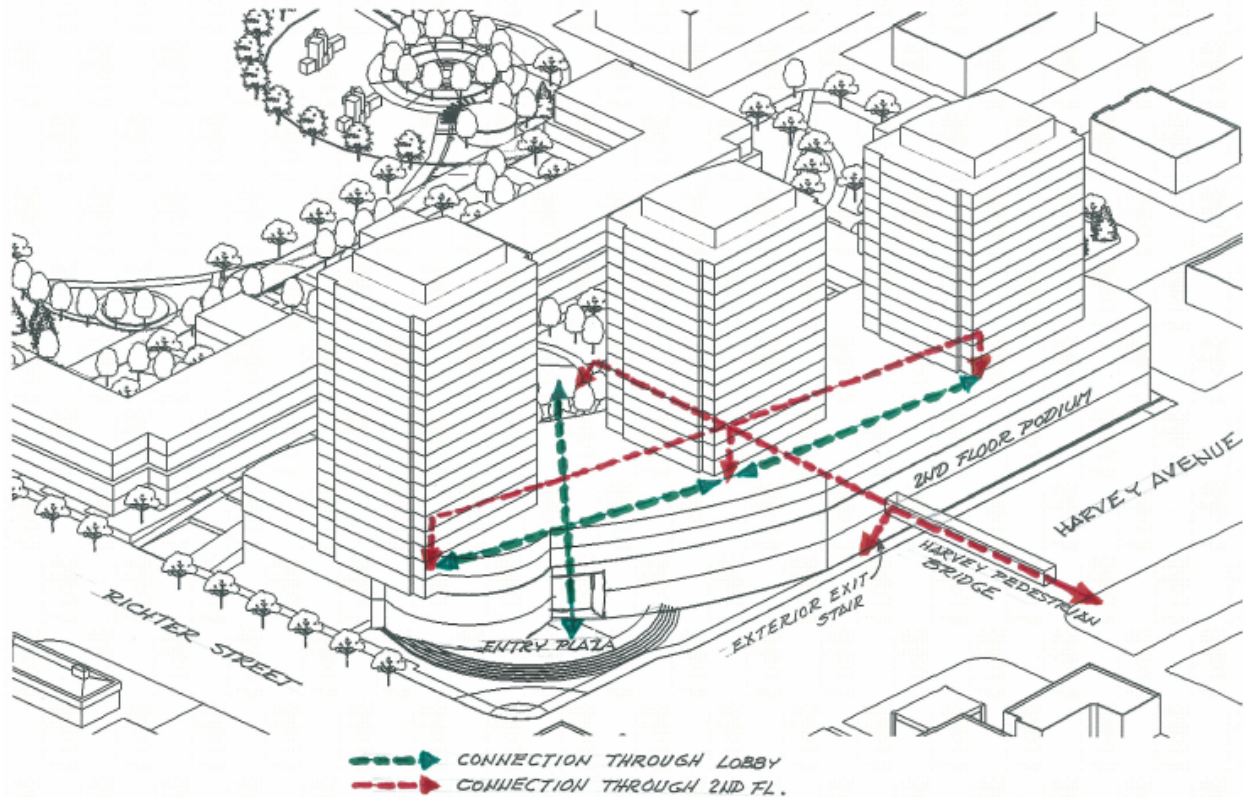
3.1.2.1 PODIUM



a) Building siting and massing should generally conform to CG-1 with the podium presenting a defined edge to Highway 97 and Richter Street. The east-facing facade of the podium should generally align with the east face of Building C with a modest setting back from the plane inscribed by the east face of Building C encouraged (see Plan CG-1).

b) Public access to the site is expected to connect through the podium from the Richter Street/Harvey Avenue intersection to the open space on the south side of the podium of Building A & B (Plan CG-1). To facilitate this connection, an entry plaza to Building B should be provided on the south-west corner of the Richter Street/Harvey Avenue intersection. Public access to the site is also expected to connect through the podium from a pedestrian bridge anticipated to be constructed on axis with the west side of Highway 97.





c) Pedestrian Bridge over Harvey Avenue/Public Walkway: Consideration should be given to the building design to provide pedestrian access through the development to the south side or the western edge of buildings A & B. It is recommended that in addition to a required external stair to the street level from the pedestrian bridge that a “permanent” internal public walkway linking the pedestrian overpass over Harvey Avenue and the proposed development open space on the south side of Buildings A & B be established to facilitate safe and convenient public access.

d) The podium should incorporate curvilinear or non-rectilinear forms or segmented forms to help reduce perceptions of bulk. The south face of the podium in particular should incorporate such forms as a means of responding to and helping to shape the adjoining public space. (see 3.1.2.5 South Edge)

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3.1.2.2 NORTH EDGE

a) Harvey Avenue carries large volumes of vehicles. Nevertheless, the face that Central Green presents to Harvey Avenue should appear welcoming and friendly and should otherwise soften the edges of the highway corridor and provide the best-quality pedestrian environment possible under the prevailing conditions. To this end, the north elevation should be consistent with 2.0 General Guidelines, set out herein. Along Harvey Avenue a permeable or active street frontage is desired. The corner of Harvey Avenue and Richter Street should provide an active street frontage.

3.1.2.3 EAST EDGE

a) The building form along the eastern edge of Sub-Area B should principally be articulated as a medium-density residential structure regardless of occupancy. The building should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. (see 3.1.2.1a) Private outdoor amenity space associated with any ground-level units can be provided within this space.



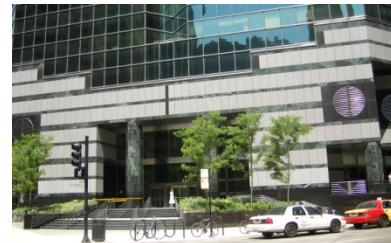
b) Tower 3 on the north-east corner of the site can be expressed as a form that wholly or partially sits on the ground plane. Alternatively, it can be expressed as a form that sits on the podium, i.e., is set back from the podium edges. Regardless of approach, the form should not compromise the human scale of the adjoining entry plaza.

3.1.2.4 WEST EDGE

a) This edge should present a visually-interesting face to motorists heading east along Harvey Avenue.



b) A pedestrian-connection around the west side of the podium is desired. A view from within the Central Green site, between the podium and the building on the north side of Sub Area H should be maintained. The minimum distance between these buildings should be 17m, not only for the sake of maintaining a view corridor, but also to protect the privacy and views of residents within each of these buildings.



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3.1.2.5 SOUTH EDGE

a) The podium form should help define the adjoining public outdoor space. To this end, a curvilinear form that creates a complementary sense of enclosure and also provides an appropriate backdrop to the axis between Sub Areas C and G is preferred (Plan CG-1 & 3.1.2.1c). Within this south-facing podium wall, the access leading through the building to any pedestrian overpass at Bertram Street, as well as the access leading to the plaza on the north-east corner of the site should be clearly identifiable.



create an inviting pedestrian character to the open space. It is retail occupancies on the site will be along this building edge. These a minimum depth of 5m. They should services that serve the day-to-day needs residents as well of those of the community, and should help animate the with opportunities for outdoor café merchandising.



b) This face of the podium is proposed to be both open and active to environment and anticipated that the sole located at grade level occupancies should have provide goods and of Central Green neighbouring residential adjoining public space seating and

c) As this is a south-facing building edge, and outdoor seating is encouraged in conjunction with the retail occupancies envisioned to occupy the adjoining ground-floor spaces, consideration should be given to the comfort of pedestrians/customers using the public space in front of the building. Keen attention should be given to the creation of micro-climates that facilitate use of the space and that address the physical needs of its occupants over the course of the four seasons. Shade from the summer sun should be available, with exposure to sun and protection from wind a prime design consideration during the other months of the year. Canopies, overhangs, and arcades for protection from rain should also be considered.



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d) Retail spaces should be easy to see into from the adjoining outdoor space(s). However, achieving a high degree of transparency should not preclude use of mullion patterns that add visual interest and human scale to the building

e) The design of any signage associated with the retail occupancies should be logical and simple. Signage should not attract attention to the extent that a sign becomes the dominant feature of the facade. Signs that extend over large areas are discouraged. All signage should principally be pedestrian-oriented.



f) Prominent and colourful signage creating a rich visual character is encouraged to enhance an overall festive ambience. Signs should be made of durable, weather-resistant materials, and be professionally fabricated and installed. Box signs are strongly discouraged.



g) Awning signs should be limited to the awning valance. Letters should be of appropriate scale and size to complement the character of the awning design.



3.1.2.6 TOWERS

- a) The towers should be designed to help reduce perceptions of bulk as well as to develop and contribute to a distinct identity for the architectural expression of development (also see Regional Expression).
- b) Noting their prominent identity in the regional landscape, and the importance of slenderness in improving solar access, building tops should be integral



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elements of the overall building form and expression. Tower tops are encouraged to include trellising and roof projections that are integral extensions of the building structure and contain substantial landscaping.



c) A substantive distinction is encouraged between the podium and tower portions of the building. Additionally, elements that create an overlap of the podium with the tower portions are encouraged. These elements should have their origins at ground level but should rise above the podium to interconnect with the tower portion of the building (see d) below). This effect can be achieved through articulation of planes and sub-forms expressed in contrasting materials and colours.



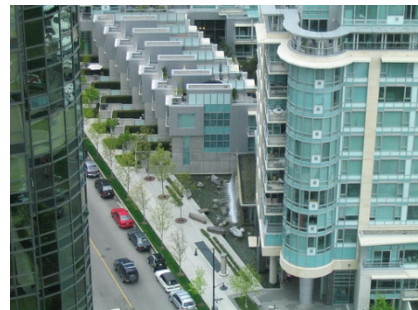
d) Tower facades are intended to be perceived as assemblages of vertical forms. Facade planes should be restricted to 15m in width. Abutting planes should be distinguished by; 1) changes in materials and/or 2) changes in depth, i.e. setbacks from the property line, and/or 3) detailing, e.g. a reveal, a structural element, or an intervening/transition material. Where frontage plane's longer than 25m occur, they should be articulated with a change in depth of at least 1.5m in depth.



e) Towers should generally have a minimum 25m separation from any other tower, with the distance between buildings measured from the nearest vertical plane, not including balconies, on each building.

f) The intent is for the architecture to express a slender verticality, particularly in its upper elements.

g) In order to foster a sense of neighbourliness it is important that the individual identity of floors and units be expressed. Continuous, homogenous building treatments that tend towards the perception of a monolithic building massing are strongly discouraged.

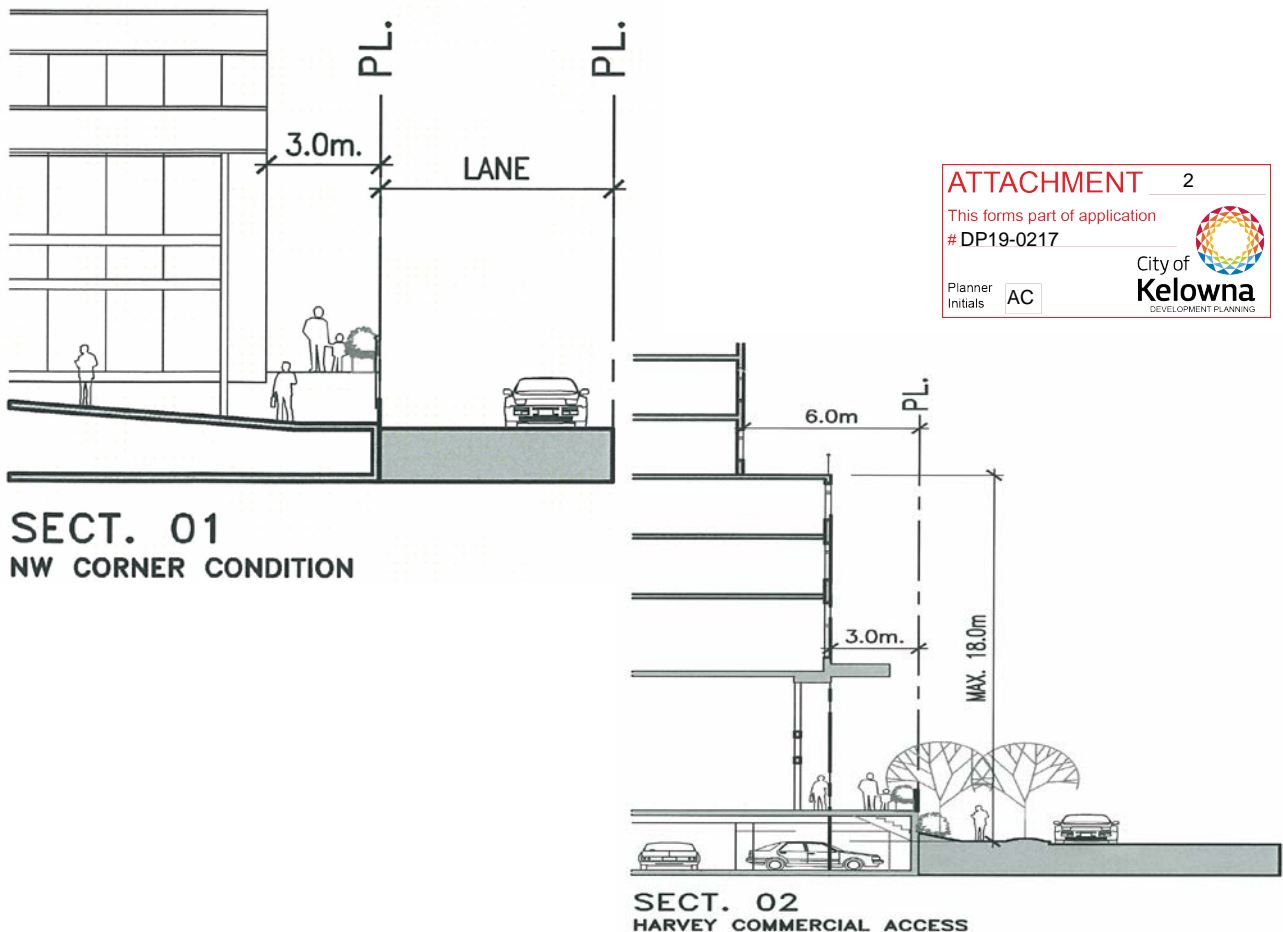


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3.1.3 Dimensional Parameters

3.1.3.1 SETBACKS AND STEP BACKS

- a) A minimum depth of 6 metres from the property line to act as a build-to-line for 50% of development located along the Northern property lines adjacent to street frontage (along Harvey Avenue). A minimum setback of 4.5m should be provided from the property line adjacent to the proposed Bus Rapid Transit Stop along Harvey Avenue.
- b) A minimum depth of 3 metres from the property line to act as a build-to-line for 50% of development located along property lines adjacent to Richter Street.
- c) An additional step back of 12 metres from property lines shall be provided above the podium adjacent to Harvey Avenue and all property lines adjacent to other Central Green parcels.
- d) The parking structures must be built to the South property line and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas C and G to ensure a contiguous public open space is created on top of the parking structures.



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SECT. 03
HARVEY & RICHTER PODIUM

housing bedroom or group home bedroom, 12.0 m² of private open space shall be provided per 1 bedroom dwelling, and 18.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

3.1.3.2 PRIVATE OPEN SPACE

a) A minimum area of 7.0 m² of private open space shall be provided per bachelor dwelling, congregate

3.1.3.3 LANDSCAPED AREA

b) A minimum of 40 % of the site area plus all adjoining City Boulevards are required to be landscaped. This includes both hard and soft landscaping.

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3.2 Sub-Areas C, D, E, F, G and H

3.2.1 General Design Objectives

- ✓ To create a safe, human-scaled neighbourhood with a strong sense of identity that promotes social interaction and community cohesiveness.

3.2.2 General Design Guidelines

The following guidelines apply to sites C, D, E, F, G and H:

- All buildings are encouraged to have ground-oriented units on all frontages;
- Definition of front yards of ground-oriented units through the use of hard- and/or soft-landscaping elements is encouraged. Changes in grade may also be acceptable;
- All buildings should have at least one principal building entrance facing, and clearly-identifiable from a public street;
- A continuous, clearly-demarcated, all-weather walkway should be provided from the nearest public street to the main building entrance;



3.3 Site-Specific Design Guidelines – Sub-Area C

a) Building siting and massing should generally conform to Plan CG-1 with Building B presenting a strong edge to Richter Street and should generally align with the east face of the podium (Sub Area B) and the east face of Building D.

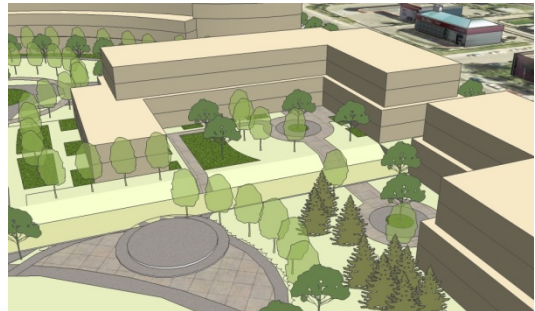


b) As with Building B, Building C should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private.

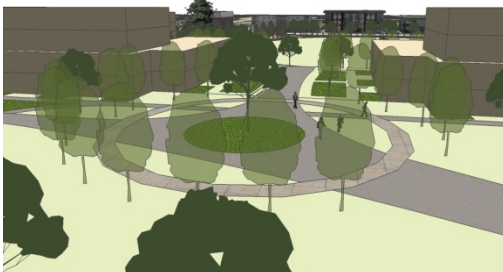
c) The principal entry to the building should

be readily identifiable from Richter Street.

d) The form of Building C in conjunction with that of Building D, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).



e) The form of Building C should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium of Sub Areas A & B. The form should complement a similar form associated with Building G such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.



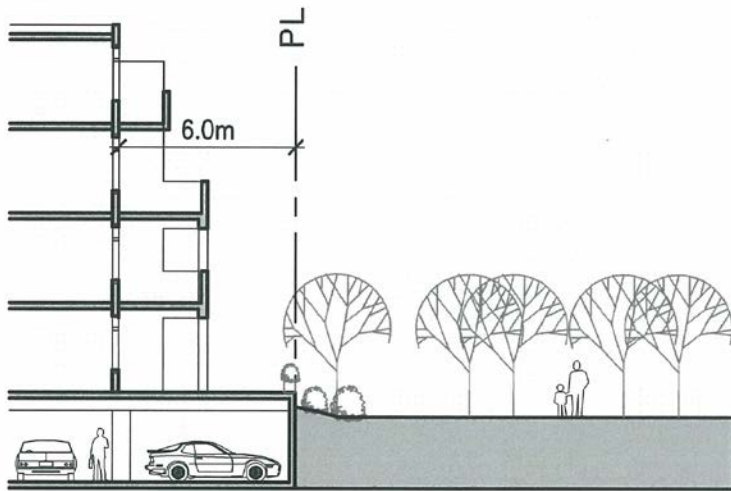
3.3.1 Dimensional Parameters

3.3.1.2 SETBACKS AND STEP BACKS

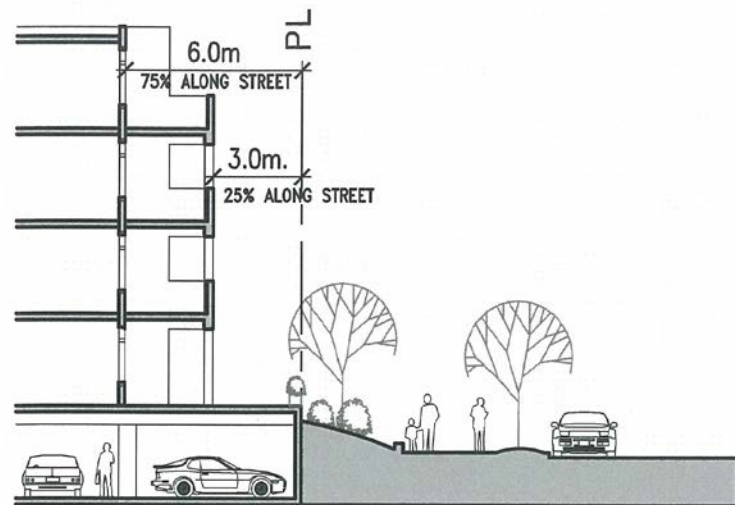
- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- b) Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the under-building parking structure, as the designated pathway is intended to be on top of the parkade.

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- c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- d) The parking structure must be built to the North and West property lines and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas A, B, and G to ensure a contiguous public open space is created above the parking structure.



SECT. 05
PARK STEPBACK CONDITION

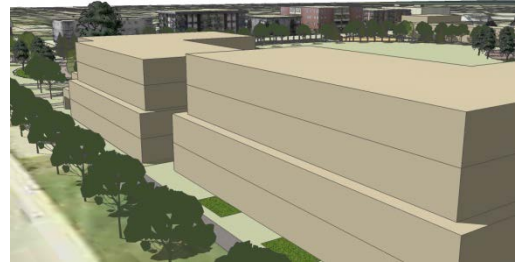


SECT. 04
STREET CONDITION

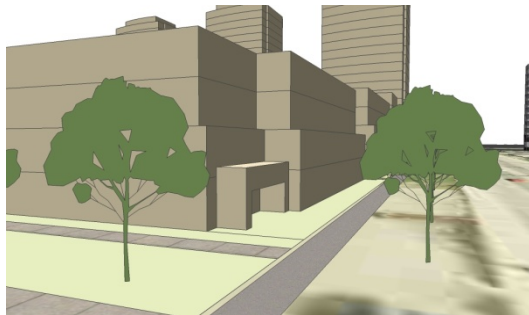
ATTACHMENT		2
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3.4 Site-Specific Design Guidelines - Sub-Area D

a) Building siting and massing should generally conform to Plan CG-1 with Building D presenting a strong edge to Richter Street. Alignment of the east-facing facades of Buildings C and D is encouraged.

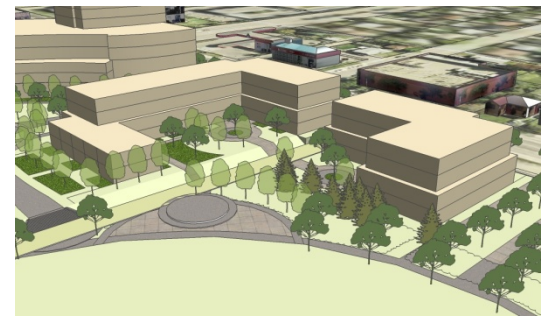


b) As with Building C, Building D should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.



c) The north-east corner of Building D along Richter Street should be articulated to draw visual attention and to otherwise highlight this location within the overall building form. A strong building feature or perhaps the principal entry to the building should be located at this corner.

d) Additionally, the form of Building D, in conjunction with that of Building C, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).



e) The south elevation of Building D should present a welcoming and visually-interesting face to motorists and pedestrians heading north along Richter Street.

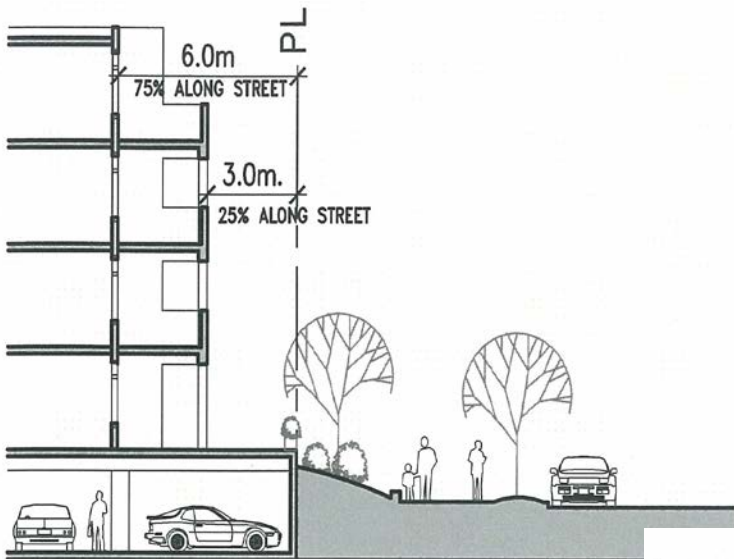
3.4.1 Dimensional Parameters

3.4.1.2 SETBACKS AND STEP BACKS

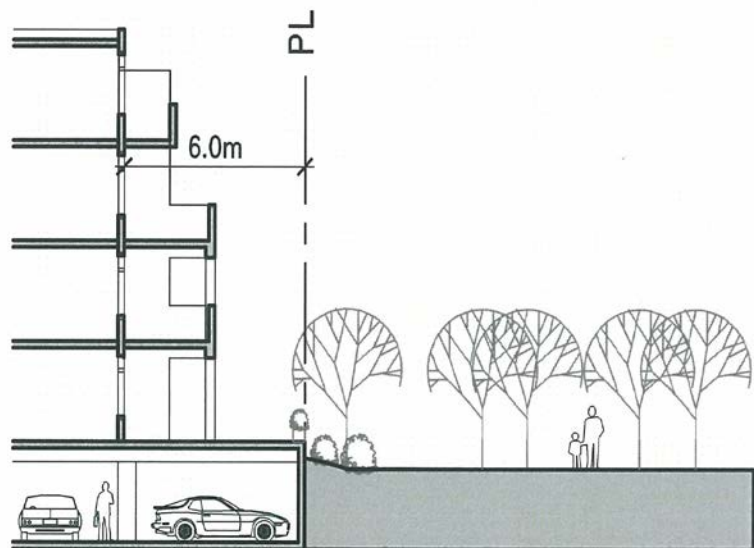
a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

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- b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 04
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SECT. 05
PARK STEPBACK CONDITION

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3.5 Site-Specific Design Guidelines - Sub-Areas E and f

a) Building siting and massing of Buildings E and F should generally conform to Plan CG-1.



b) Building E should be set back a sufficient distance from the sidewalk edge along Rowcliffe to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) Buildings E and F should be set back a sufficient distance from the sidewalk edge located along the east side of the site, to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

d) Buildings E and F should respect the adjacent single-unit residences. It is recommended that the massing of Buildings E and F step down to a height that approximates the height of the buildings on the adjoining properties. Additionally, the setbacks of Buildings E and F from Rowcliffe Avenue and Buckland Avenue respectfully, should not be less than the setbacks of the adjacent buildings from these streets.

e) The principal entrance to Building E should be clearly identifiable from Rowcliffe Avenue.

f) The principal entrance to Building F should be clearly identifiable from Buckland Avenue.

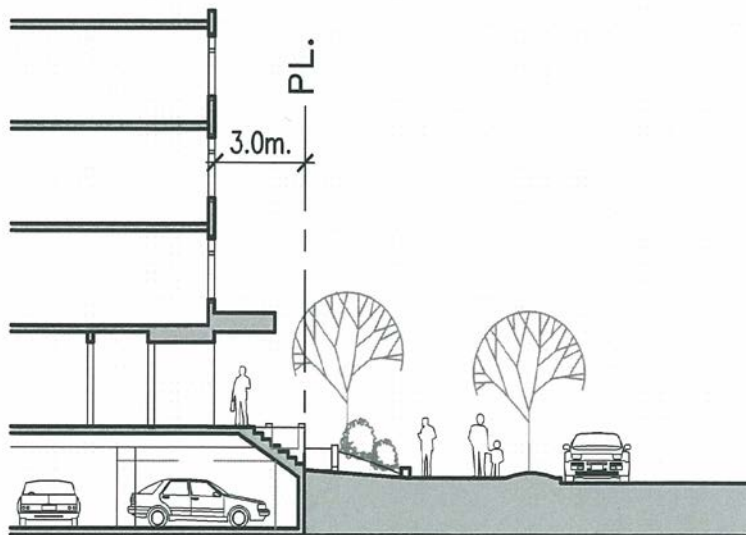
g) Use of historic references, e.g., details, building forms, etc. that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

3.5.1 Dimensional Parameters

3.5.1.2 SETBACKS AND STEP BACKS

- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Rowcliffe Avenue and Buckland Avenue.
- b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- c) Any portion of the proposed development adjacent to single family residential shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.





SECT. 06
BLDG ENTRANCE CONDITION

ATTACHMENT 2

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3.6 Site-Specific Design Guidelines - Sub-Area G

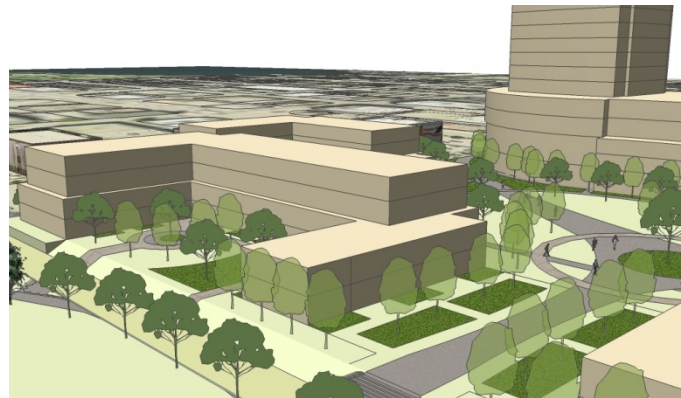


a) Building siting and massing should generally conform to Plan CG-1. Alignment of the north-facing facades of Buildings G and C is encouraged.

b) Building G should be set back a sufficient distance from any sidewalk edges to allow a transition space

that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) The form of Building G should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium (Sub Areas A & B). The form should complement a similar form associated with Building C such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.



d) The principal entrance to Building G should be clearly identifiable from Rosemead Avenue.

Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area are encouraged.

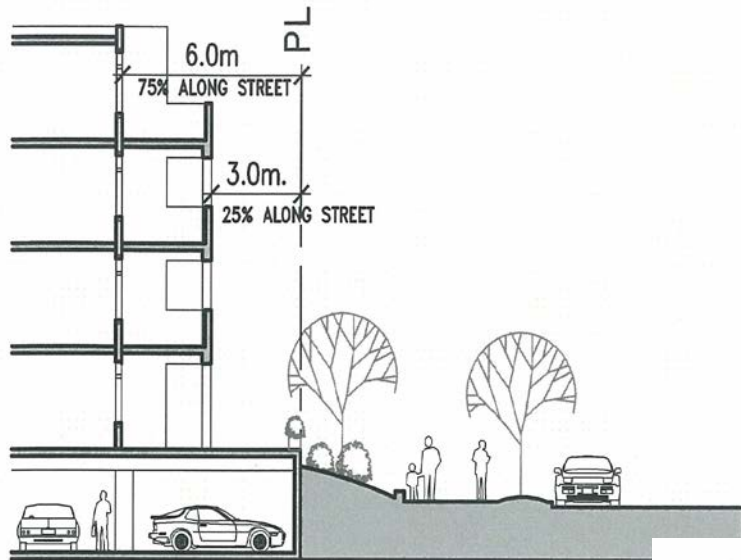
3.6.1 Dimensional Parameters

3.6.1.1 SETBACKS AND STEP BACKS

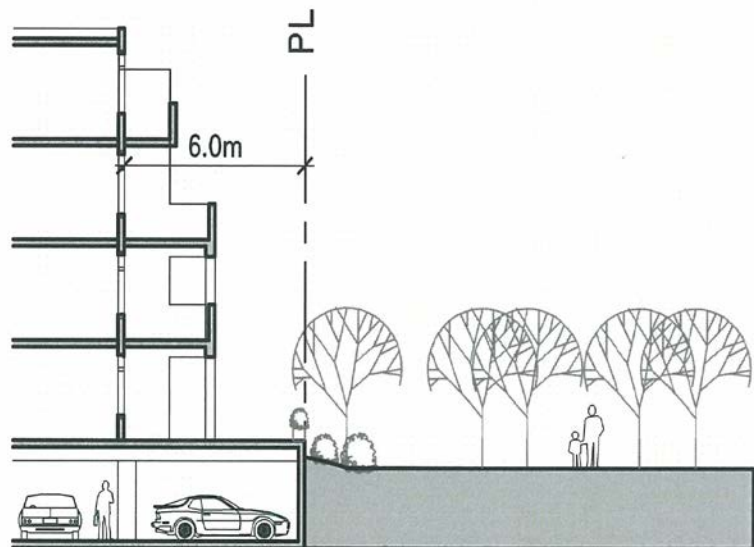
- A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the underbuilding parkade as the designated pathway is intended to be on top of the parkade.



- c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- d) The parking structure must be built to the North and East property lines and must be coordinated with the parking structures of Sub-areas A, B, and C to ensure a contiguous public open space is created above the parking structure.



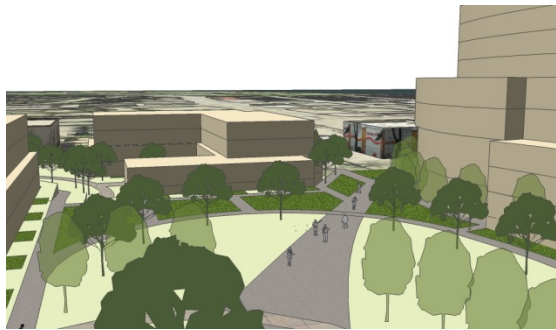
SECT. 04
STREET CONDITION



SECT. 05
PARK STEPBACK CONDITION

ATTACHMENT		2
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3.7 Site-Specific Design Guidelines - Sub-Area H



a) Building siting and massing should generally conform to Plan CG-1.

b) Building H should be set back a sufficient distance from any sidewalk edges to allow a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

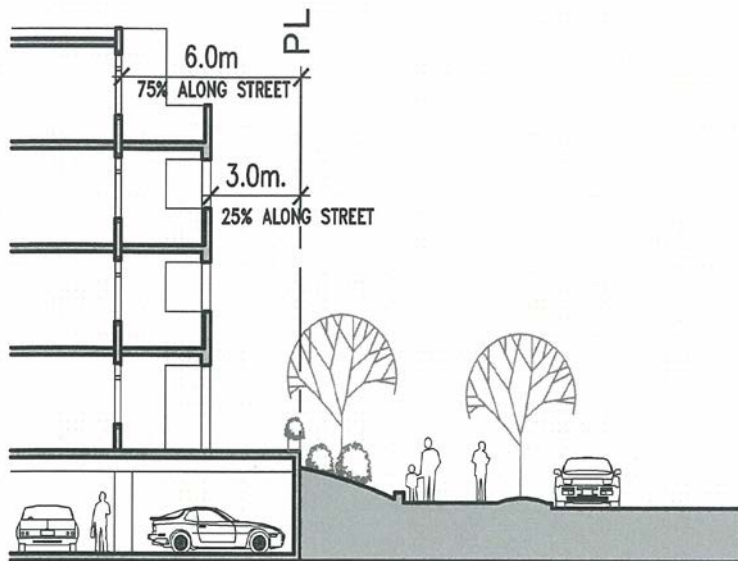
c) The principal entrance to Building H should be clearly identifiable from Rosemead Avenue.

d) Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

3.7.1 Dimensional Parameters

3.7.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 04
STREET CONDITION

ATTACHMENT		2
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