

CITY OF KELOWNA

MEMORANDUM

Date: May 25, 2021
File No.: DP21-0112
To: Suburban and Rural Planning (AT)
From: Development Engineering Manager (RO)
Subject: 155 Bryden Rd Form and Character

The Development Engineering Branch has the following comments and requirements associated with this Development Permit application for the form and character of a multiple dwelling housing development. All road and utility upgrades outlined in this report will be required at time of Building Permit. The Development Engineering Technician for this project is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location within the development.
- b. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c. These offsite infrastructure and services upgrading requirements are in addition to those previously identified in the Development Engineering Report for rezoning under file number Z18-0027. Offsite civil design drawings which were Issued for Construction on May 17, 2019 are to be reviewed for any necessary revisions.
- d. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- e. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The property is located within the Black Mountain Irrigation District (BMID) service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the

Development Engineering Branch upon submittal of off-site civil engineering drawings.

- c. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments/townhouses). Ensure building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. SANITARY SEWER

- a. Our records indicate the subject lot currently has three service connections. Only one service will be permitted for each legal lot additional services must be removed. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and installation of one new larger service, if necessary.

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b. Provide the following drawings:
 - (i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - (ii) A detailed Stormwater Management Plan for this subdivision; and,
 - (iii) An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.

- f. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS AND SITE ACCESS

- a. Bryden Road must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, fillet paving, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Highway 33 must be upgraded consistent with boulevard to the east along the full frontage of the subject property; including separated 1.8m wide sidewalk, LED street lighting, landscaped and irrigated boulevard, removal of existing driveway letdown, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. A new concrete wheelchair letdown, design as per City of Vancouver Standard Detail C8.3, is to be installed for east-west crossing at corner of Bryden Rd & Highway 33 with construction of new sidewalk.
- d. Existing mature trees within Highway 33 boulevard are not to be removed and will require tree protection barriers and signage as per Municipal Properties Tree Bylaw No. 8042 for entire duration of construction.
- e. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- f. Streetlights must be installed on all roads. All streetlighting designs are to be approved by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- g. The City requests that the Developer arrange for the design and construction of upgrades to 1010-1012 HWY 33 W, including curb and gutter and fillet paving along the Bryden Rd frontage. Based on the developer's Consulting Civil Engineers cost estimate, the City will agree to pay for these frontage upgrades. Please contact the Development Technician, Sarah Kelly (skelly@kelowna.ca), for more information.

6. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b. 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. GEOTECHNICAL REPORT

- a. The Development Engineering Branch has received a copy of the *Kelowna Christian Centre Condos Geotechnical Assessment Report* prepared by Ecora and dated November 8th, 2018. If any further or amended version of this report has been created or is required, please share these reports with the Development Engineering Branch.

8. 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.

9. SERVICING AGREEMENT 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.
- c. A Servicing Agreement was executed in May 2019. The applicant's Consulting Civil Engineer will be required to submit a new official estimate of total offsite construction cost to reflect current costs for review by the Development Engineering Branch, at which time it will be determined whether additional security or fee payments are required.

10. CHARGES, FEES, AND SECURITIES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - (i) Street Marking/Traffic Sign Fees: at cost (to be determined after design).
 - (ii) Survey Monument Replacement Fee (if disturbed): \$1,200.00 (GST exempt)
 - (iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST)

Ryan O'Sullivan
Development Engineering Manager

SK

March 8, 2021

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

Dear Mr. Thibault,

RE: Development Permit Application – 155 Bryden Road

Please find attached the application for a multiple unit Development Permit for a residential development consisting of two 6-storey apartment buildings with 192 purpose-built market rental units. The proposed project is located on approximately 2.52 acres within the Rutland Urban Center of Kelowna, at Bryden Road and Highway 33. The buildings will be comprised of one-, two- and three-bedroom units in a variety of sizes and floor plans to provide a long term cost-effective housing solution to Rutland residents while adding population density in the Urban Centre.

The buildings have a bold west-coast design, combining white-washed cedar and dark wood-coloured cement-fiber board paneling, and finished with a dramatic butterfly roofline and accented siding and trim. The siting of the buildings on the lot has been planned to maximize open space and outdoor recreational areas. The landscaping has been designed both to facilitate pedestrian access throughout the site, and to present pleasing, well-treed street frontages. With their high-quality design and landscaping, the buildings will act as a positive visual landmark for the neighborhood, adding aesthetic appeal and diversity to the neighborhood.

Providing housing within the Rutland Urban Centre is a mandate of the present Council, and the proposed infill project will provide efficient use of land, while contributing to a healthy housing mix. The project will increase population density within easy access of public transportation services, and within close distance of parks, schools, restaurants, events, and community amenities, to promote walking and biking. The development is steps away from Ben Lee Park, a fabulous amenity for residents. The proposed project strongly supports the Official Community Plan (OCP).

To maximize alignment to policy, a textual amendment to the current zoning was suggested by the Kelowna staff to amend the current zone (RM5 – Medium Density Multiple Housing) to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) since our application is for purpose-built rental. The zoning amendment application was submitted February, 2021.

The benefit of the residential rental tenure zone, is that the parking requirements can be reduced by 20% through a development permit variance request. Through this development permit application, we request that our parking requirement be reduced as it will enable a landscape plan that prioritizes pedestrian safety and dramatically increases the amount of open green space available for recreation purposes.

The current zoning allows for a maximum height as the 'lesser of 18m or 4.5 storeys'. We are requesting a variance in height from 4.5 storeys to 6 storeys. Through effective design, the buildings will be able to embody 6 stories without significantly increasing the allowable measured height of the buildings, which are



projected to stand at 18.45 and 18.8 m. Through this variance, the compact design provides a more efficient use of land and aligns to the scale of the neighborhood. Recent residential developments in the Hwy 33 corridor reflect increased density, including Aurora Crescent, Cambridge House, and Central Green. Beyond these recent buildings, there are also pre-existing 4, 5, & higher-storey structures within the residential block of this location.

Overall, the project supports the objectives of the OCP. It will also be a benefit to the community and residents by providing a pleasant streetscape. The location will allow residents to enjoy close community amenities, walkable activities, and everything the Rutland area offers. The proposed development aligns also to the Multiple Unit Development Permit Area design guidelines. Specific details on form and character, signage, siting, landscaping and screening, lighting and parking included in our proposal are as follows:

A. Form and Character

The form and character of the development is consistent with the development permit guidelines for this area by providing a varying scale throughout the development by way of varying building massing and form typologies. The buildings utilize similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The design and finish of the proposed buildings is compatible with the existing neighbourhood through the use of complementary colours and materials, in a natural 'west-coast' palette. The buildings have clearly defined entry points, enhanced with accented siding and protruding canopies to identify their location. The buildings also have plentiful balconies and windows overlooking the sidewalks and open areas to engage the public realm and increase public safety through 'natural surveillance'.

B. Signage

The signage for the development will be located directly on the building facade to identify the building. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

C. Siting, Landscaping and Screening

The project will create a pedestrian-friendly landscape that is both safe and enjoyable. The building footprints have been minimized to maximum the open, recreational green space on the property. The building placement addresses neighbouring sites, solar paths and view corridors along the site, as well as access to the development and vehicular movement within the site. Multiple sidewalks allow for easy pedestrian passage throughout the site and increase pedestrian safety. There is only one clearly-marked vehicle entrance to the small surface parking lot and underground parkade, limiting vehicle passage within the site itself.

Enjoying the pleasant outdoor climate of the Okanagan is a priority for planning in this development. Each unit will be accessible from a common entryway and vestibule and will have private amenity space in the form of a balcony or patio. Additionally, rooftop public amenity space is planned for both buildings, with views toward Okanagan Lake and Okanagan Mountain Park. Other lifestyle amenities contemplated include a fitness area, dog park and pet recreation, dog wash, relaxation areas, and resident storage. Planning for the development is aimed at a lifestyle for long-term rental residents.

The landscaping and screening has been designed by a registered Landscape Architect, which incorporates appropriate plant species and locations for the area of the development. The refuse service area will be hidden by landscaping, to mitigate impacts on public view and noise pollution. The design and layout of the proposed development incorporates many elements of CPTED (Crime Prevention Through Environmental Design), including natural surveillance, access control, territorial reinforcement and maintenance. Security cameras, secure tenant access, generous lighting, and activated building faces have all been contemplated. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

D. Lighting

All lighting will be full cut off luminaries. The building will have soffit lighting that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. Lighting will be provided at the entry canopies of the apartment by way of solar activated soffit lighting. The parking area will be lit with full cut off light standards providing security and safety at night.

E. Parking

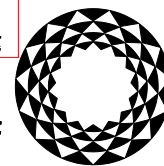
The parking within the development consists of one large underground parkade, as well as a small surface lot. Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided within the underground parkade. Handicap and visitor stalls are provided as required, as well as stalls dedicated to electric vehicles. The parkade also houses the electrical and mechanical rooms.

The proposed project generally conforms to the zoning and development permit bylaws, though specific variances have been requested, as previously described, which will enhance the development. The project will help fulfill the goals for the Rutland Urban Centre outlined in the OCP, and contribute towards a vibrant neighbourhood. Should you require and further information or clarification, please do not hesitate to contact me.

Sincerely,



Tanis Frame
Architect AIBC, LEED AP



Development Permit & Development Variance Permit No. DP21-0112 DVP21-0113

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

155 Bryden Road

and legally known as

LOT A SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP85221

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

Multiple Dwelling Housing

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

Date of Council Decision November 16, 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive and Revitalization Development Permit Areas

Existing Zone: RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only)

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 1297889 BC LTD., INC.NO. BC1297889

Applicant: WestUrban Developments Ltd.

Planner: K. Brunet

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

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

Section 13.11.6(c): RM5 – Medium Density Multiple Housing Development Regulations

To vary the required maximum height from 18.0 m or 4.5 storeys permitted to 18.8 m or 6 storeys proposed.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$484,479.19**

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

5. INDEMNIFICATION

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

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

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

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

RUTLAND APARTMENTS

KELOWNA, BC

PREPARED BY
THUJA ARCHITECTURE STUDIO LTD.

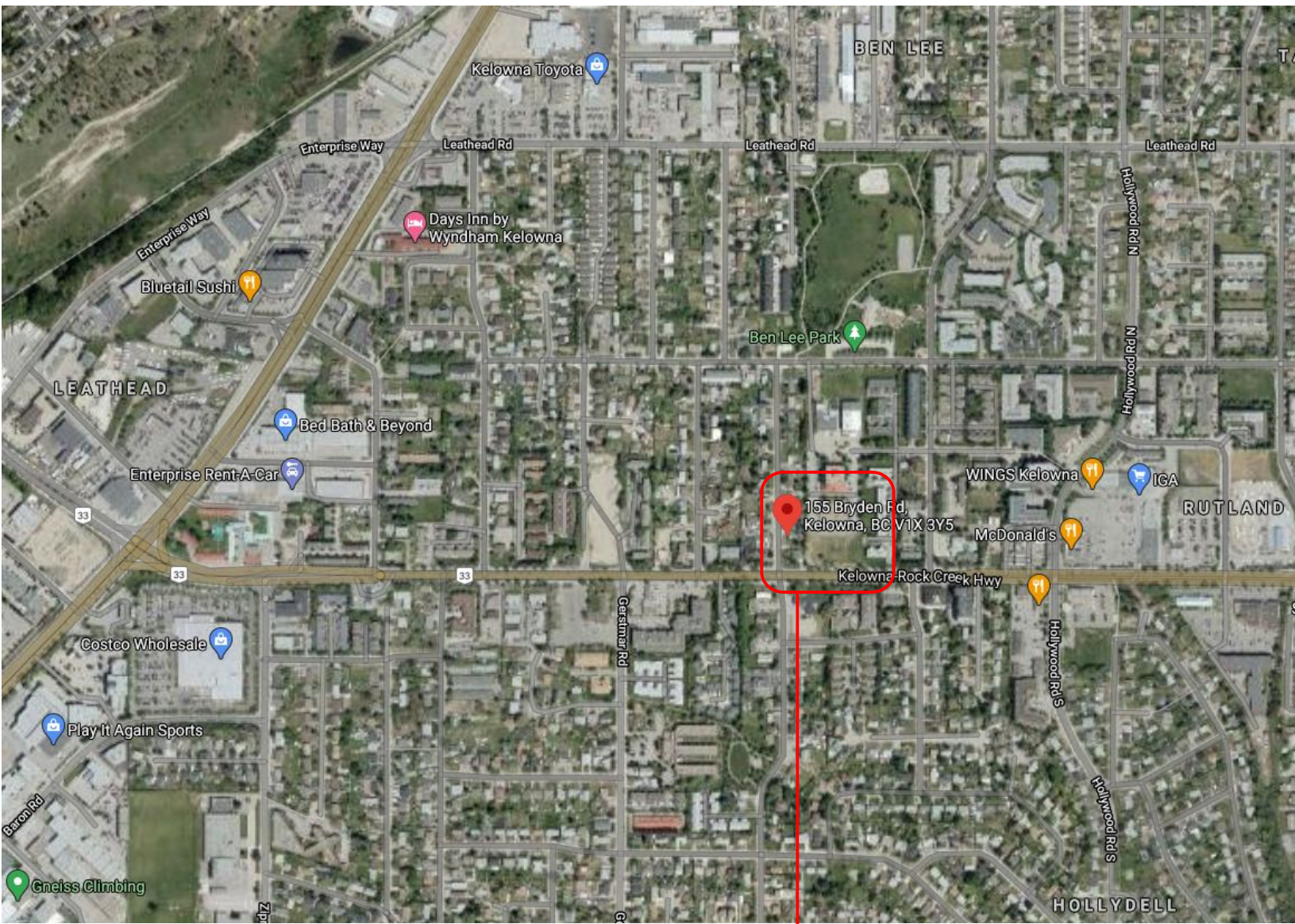


SEPTEMBER 2021

SET NO.

ISSUED FOR DEVELOPMENT PERMIT





LOCATION PLAN

N.T.S.

SITE LOCATION



CONTEXT PHOTOS

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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DEVELOPED BY:



SCHEDULE

A

This forms part of application
DP21-0112 DVP21-0113

Planner
Initials KB



Tania Frame Architect AIBC LEED AP
PO Box 1326 Cumberland BC V0R 1S0
T: 250.650.7901 E: info@thujaarchitecture.ca

NO. DATE

ISSUED FOR REVIEW MAR. 2 2021
ISSUED FOR DP APR. 06 2021
REVISED FOR DP AUG. 13 2021
REVISED AUG. 25 2021
REISSUED FOR DP SEPT. 22 2021

PROJECT
RUTLAND APARTMENT
155 BRYDEN RD, KELOWNA

DRAWINGS
LOCATION / CONTEXT PHOTOS

SCALE	AS NOTED	PROJECT NO.	
DATE		DRAWN BY	TF/SW
SHEET			

PR1

PROJECT DATA

LEGAL ADDRESS:
PLAN EPB85221 LOT A SECTION 27 TOWNSHIP 26

CIVIC ADDRESS:
155 BRYDEN, RUTLAND, BC

ZONING:
RM5R - MEDIUM DENSITY MULTIPLE HOUSING (RENTAL)

LOT SIZE
10,239 SQ.M.

BUILDING AREA:
PROPOSED FOOTPRINT: 1355.6 SQ.M. (*2) = 2711.2 SQ.M.

PARKADE AREA: 4505.5 SQ.M.

FLOOR AREAS:

MAIN	1021.2 SQ.M.
SECOND	1021.2 SQ.M.
THIRD	1021.2 SQ.M.
FOURTH	1021.2 SQ.M.
FIFTH	1021.2 SQ.M.
SIXTH	1021.2 SQ.M.
TOTAL (NET)	6127.2 SQ.M. EXCLUDING PARKADE

COMMON (MAIN) 240.0 SQ.M.
COMMON (SECOND) 240.0 SQ.M.
COMMON (THIRD) 240.0 SQ.M.
COMMON (FOURTH) 240.0 SQ.M.
COMMON (FIFTH) 240.0 SQ.M.
COMMON (SIXTH) 240.0 SQ.M.
TOTAL 1440 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS) 7567.2 SQ.M. EXCLUDING PARKADE

TOTAL NET FLOOR AREA: 6127.2 SQ.M. *2 = 12254.4 SQ.M.

FLOOR AREA RATIO:
MAXIMUM: 1.3
PROPOSED: 1.2

DENSITY:
PROPOSED: 192 UNITS

SITE COVERAGE:
ALLOWABLE: 40%
PROPOSED: 26.5%

PARKING AREAS / DRIVE AISLES: 1553.2 SQ.M.

SITE COVERAGE INCL. PARKING & DRIVEWAYS:
ALLOWABLE: 65%
PROPOSED: 41.6%

AMENITY SPACE:
7.5 SQ.M. FOR STUDIO (*12) = 90 SQ.M.
15 SQ.M. FOR 1 BEDROOMS (*84) = 1260 SQ.M.
25 SQ.M. FOR 1+ BEDROOM (*96) = 2400 SQ.M.
TOTAL REQ'D AMENITY SPACE: 3750 SQ.M.

TOTAL PROVIDED:
DECKS / PATIOS: 1134 SQ.M.
INDOOR AMENITY SPACE:
225 SQ.M. (*2) = 450 SQ.M.
OUTDOOR AMENITY SPACE: +/- 2780 SQ.M.
TOTAL: 4364 SQ.M.

BUILDING HEIGHT:
ALLOWABLE: LESSER OF 18M OR 4.5 STOREYS
PROPOSED: **(TO BE CONFIRMED)**
BUILDING A: 18.8M
BUILDING B: 18.45M

UNIT COUNTS PER BLDG :	MAIN	2ND-6TH	BUILDING
STUDIO BEDROOM	1	1 (*5)	6
ONE BEDROOM	7	7 (*5)	42
TWO BEDROOM	7	7 (*5)	42
THREE BEDROOM	1	1 (*5)	6
TOTAL	16	16 (*5)	96
TOTAL UNITS BOTH BLDGS:	32	160	192
SETBACKS	REQUIRED	BLDG A	BLDG B
FRONT (WEST)	6.0M	47.8M	9.0M
REAR (EAST)	9.0M	9.7M	12.74M
SIDE (NORTH)	7.0M	-	7.59M
SIDE (SOUTH)	6.0M	6.62M	-
PARKING:			
REQUIRED:	0.9 PER BACHELOR UNIT (*12) 10.8		
	1.0 PER 1 BED UNIT (*84) 84		
	1.25 PER 2 BED UNIT (*84) 105		
	1.50 PER 3 BED UNIT (*12) 18		
VISITOR:	0.14 PER UNIT 27		
TOTAL	244.8		
LESS 20%	195.84		
PROVIDED: STANDARD:	98		
ACCESSIBLE STALLS	5		
VAN-ACCESSIBLE STALLS	1		
SMALL CAR (50% ALLOWABLE)	98		
TOTAL	196		
BICYCLE PARKING:			
REQUIRED:	0.75 PER 2 BED UNIT OR LESS (*180) 135		
	1.0 PER 3 BED OR MORE (*12) 12		
SHORT TERM: 6 PER BLDG + 10	22		
TOTAL	169		
PROVIDED:			
LONG TERM (IN BLDG):	73		
WALL MOUNT @ REG PKG STALL:	74		
GROUND ANCHORED:	24		
SHORT TERM AT GRADE:	24		
TOTAL	171		

CONSULTANT LIST

DEVELOPER/OWNER
WESTURBAN DEVELOPMENTS LTD.
Sean Roy, CEO
111-2036 South Island Hwy, Campbell River, BC V9W 0E8
250.914.8485
sroy@westurban.ca

ARCHITECT
THUJA ARCHITECTURE STUDIO LTD.
Tanis Frame, Architect AIBC, LEED AP
PO Box 1326 Cumberland BC V0R 1S0
250.650.7901
info@thujaarchitecture.ca

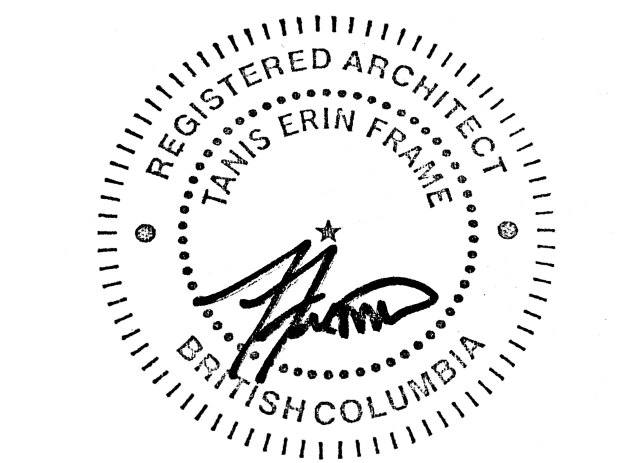
LANDSCAPE ARCHITECT
LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
Laurelin Svisdahl
202- 1300 St Ave, Prince George BC, V2L 2Y3
250.563.6158
laurelin.la@outlook.com

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PR7	BUILDING B ELEVATIONS
PR8	MATERIALS

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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Tanis Frame Architect AIBC LEED AP
PO Box 1326 Cumberland BC V0R 1S0
T: 250.650.7901 E: info@thujaarchitecture.ca

NO. DATE

ISSUED FOR REVIEW	MAR. 2 2021
ISSUED FOR DP	APR. 06 2021
REVISED FOR DP	AUG. 13 2021
REVISED	AUG. 25 2021
REISSUED FOR DP	SEPT. 22 2021

SCHEDULE

A

This forms part of application

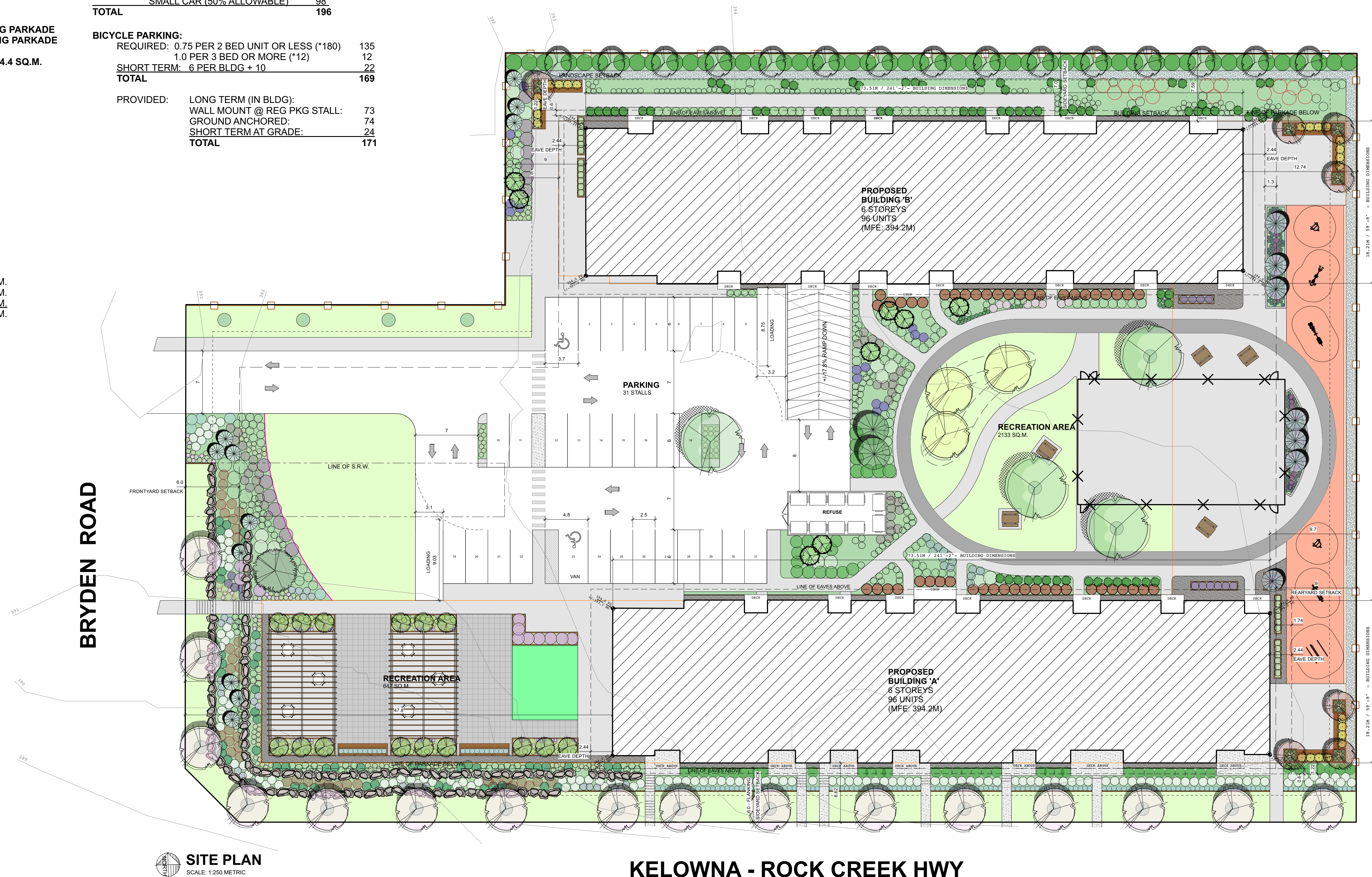
DP21-0112 DVP21-0113

Planner Initials KB

City of Kelowna DEVELOPMENT PLANNING

PROJECT	
RUTLAND APARTMENT 155 BRYDEN RD, KELOWNA	
DRAWING	
SCHEMATIC SITE PLAN	
SCALE AS NOTED	PROJECT NO.
DATE	DRAWN BY TF/SW
SHEET	

PR2



SITE PLAN
SCALE: 1:250 METRIC

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NO.	DATE
ISSUED FOR REVIEW	MAR. 2 2021
ISSUED FOR DP	APR. 06 2021
REVISED FOR DP	AUG. 13 2021
REVISED	AUG. 25 2021
REISSUED FOR DP	SEPT. 22 2021

SCHEDULE

B

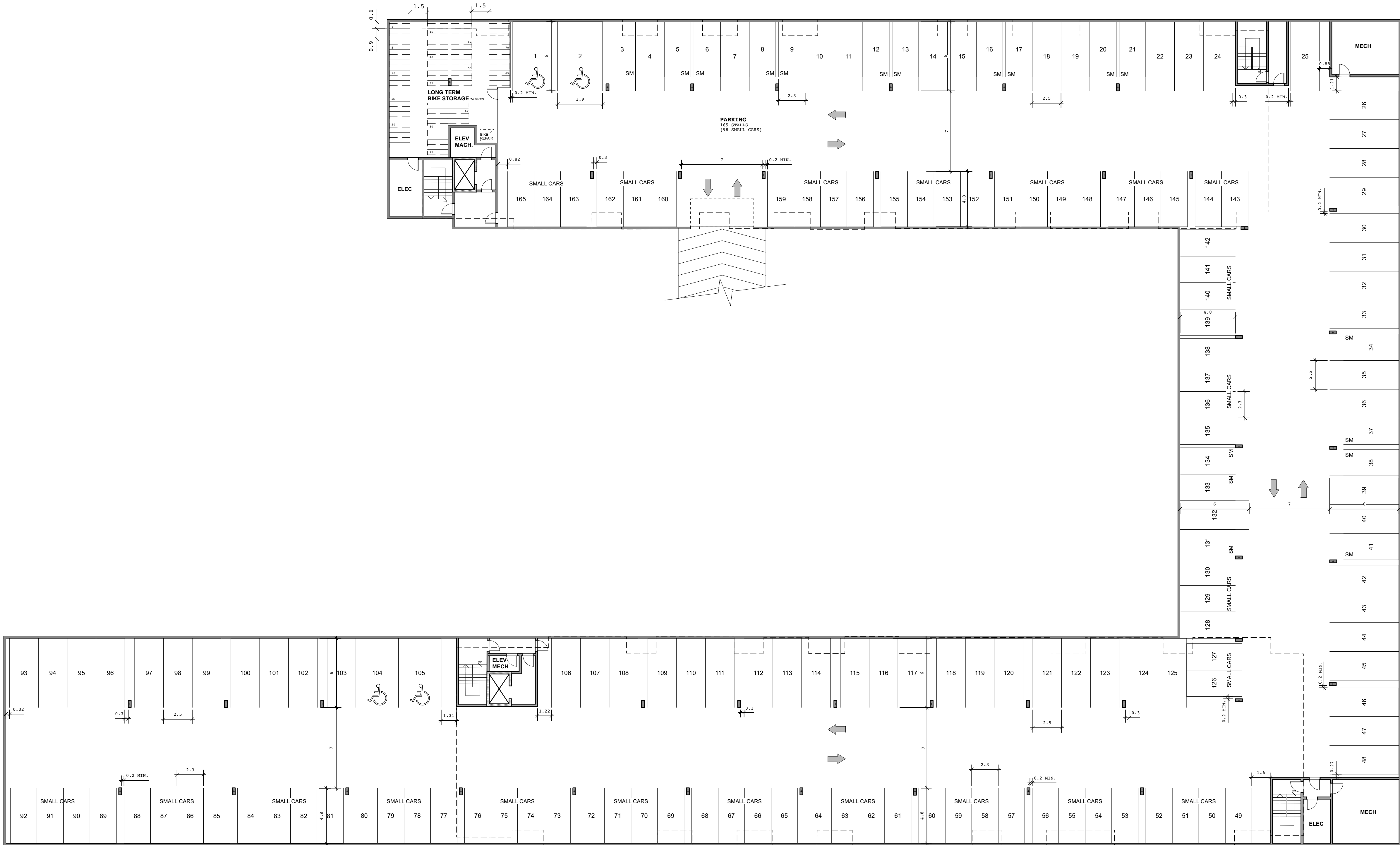
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City of Kelowna

DEVELOPMENT PLANNING



PARKADE PLAN
SCALE: 1/16"=1'-0"

PROJECT	
RUTLAND APARTMENT 155 BRYDEN RD, KELOWNA	
DRAWING	
PARKADE PLAN	
SCALE AS NOTED	PROJECT NO.
DATE	DRAWN BY TF/SW
SHEET	

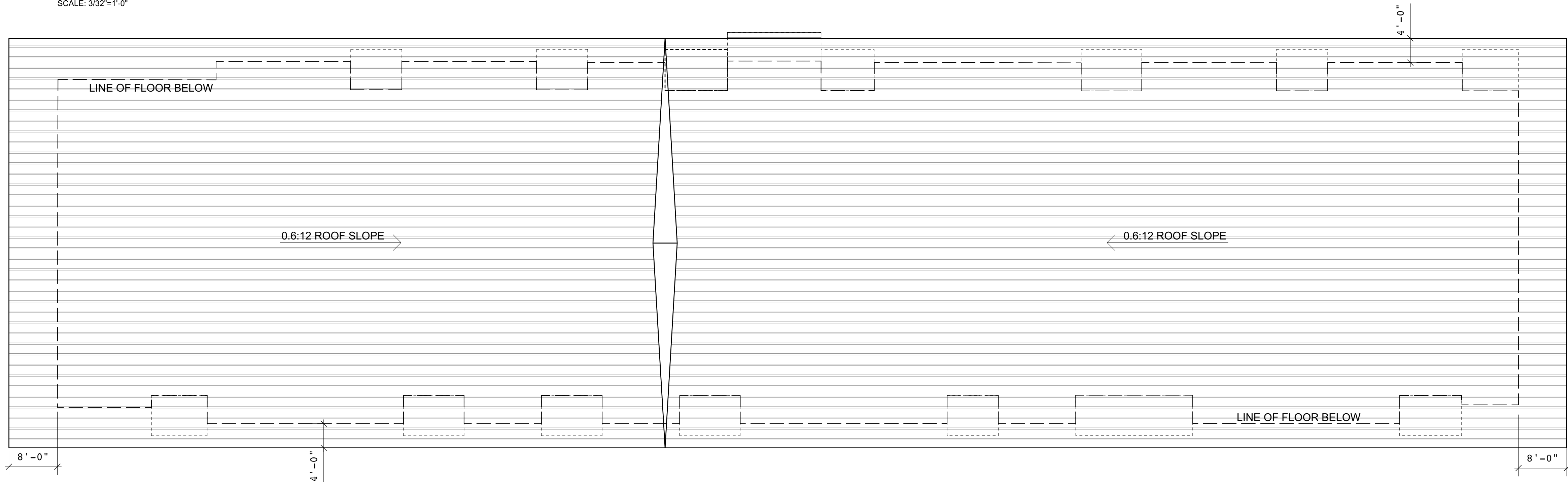
PR3



MAIN FLOOR PLAN
SCALE: 3/32"=1'-0"



2ND-6TH FLOOR PLAN
SCALE: 3/32"=1'-0"



ROOF PLAN
SCALE: 3/32"=1'-0"

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DP21-0112 DVP21-0113

Planner Initials **KB**

B

City of Kelowna
DEVELOPMENT PLANNING

PROJECT

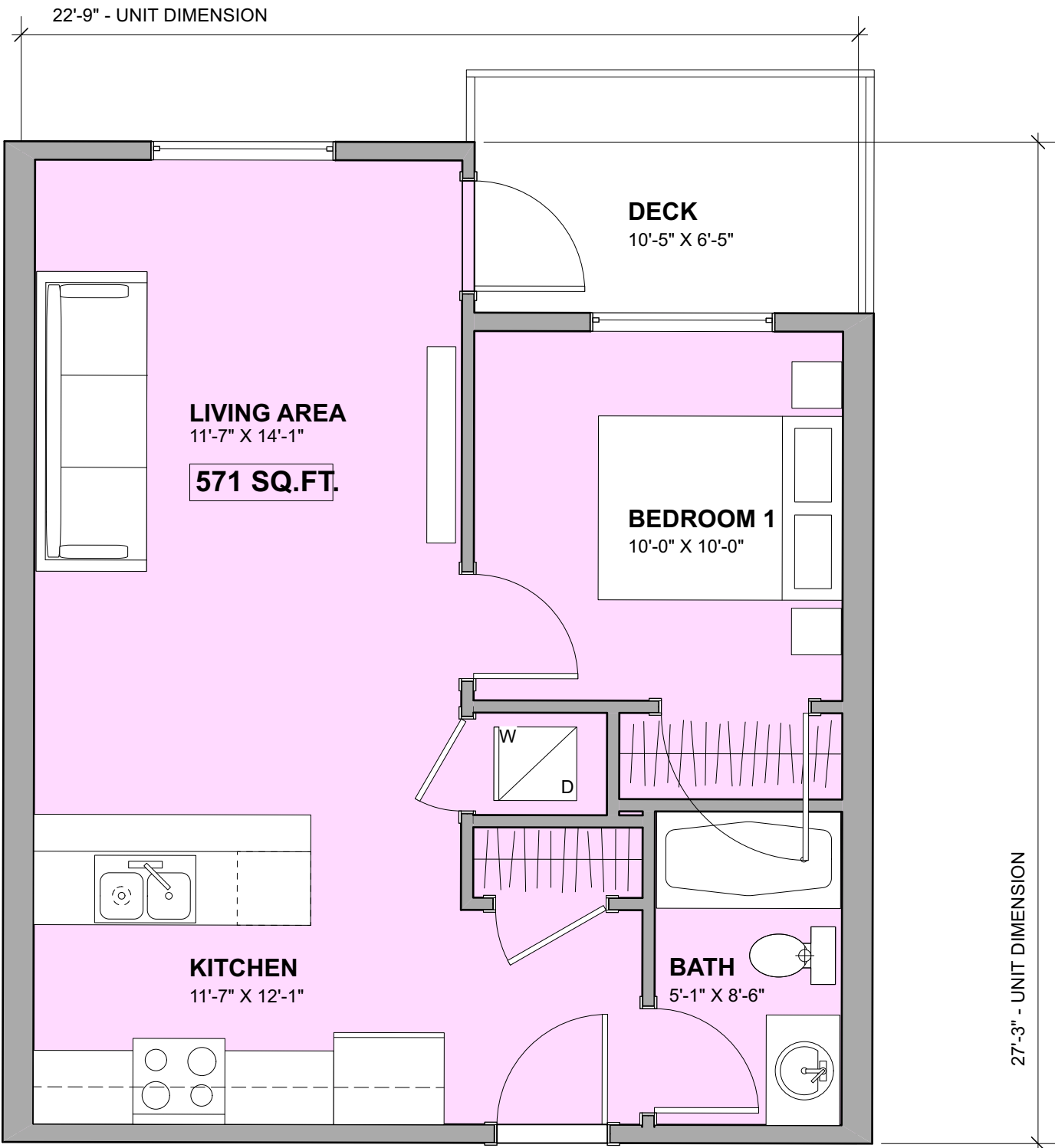
RUTLAND APARTMENT
155 BRYDEN RD, KELOWNA

DRAWING

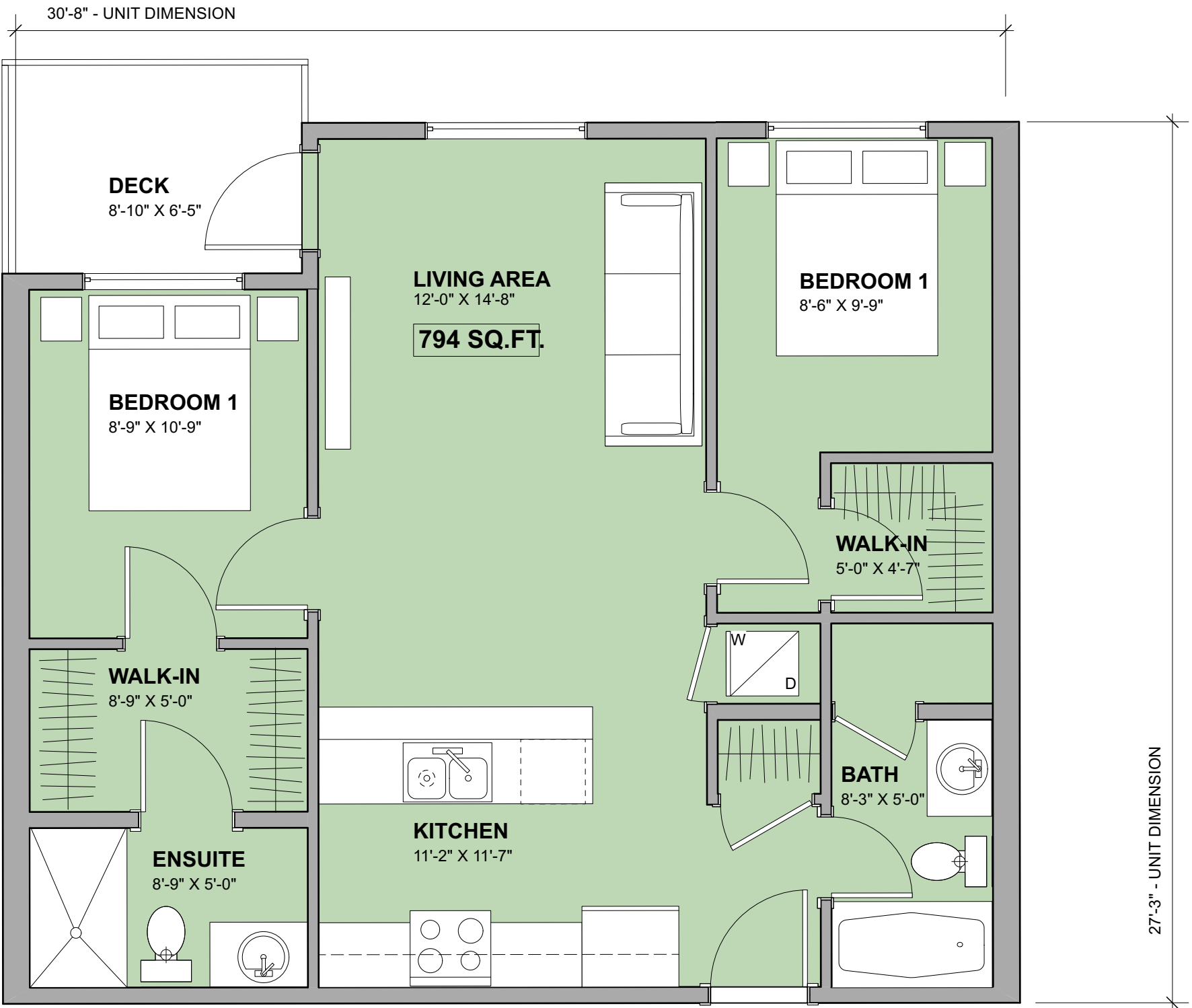
FLOOR PLANS

SCALE	AS NOTED	PROJECT NO.	
DATE		DRAWN BY	TF/SW
SHEET			

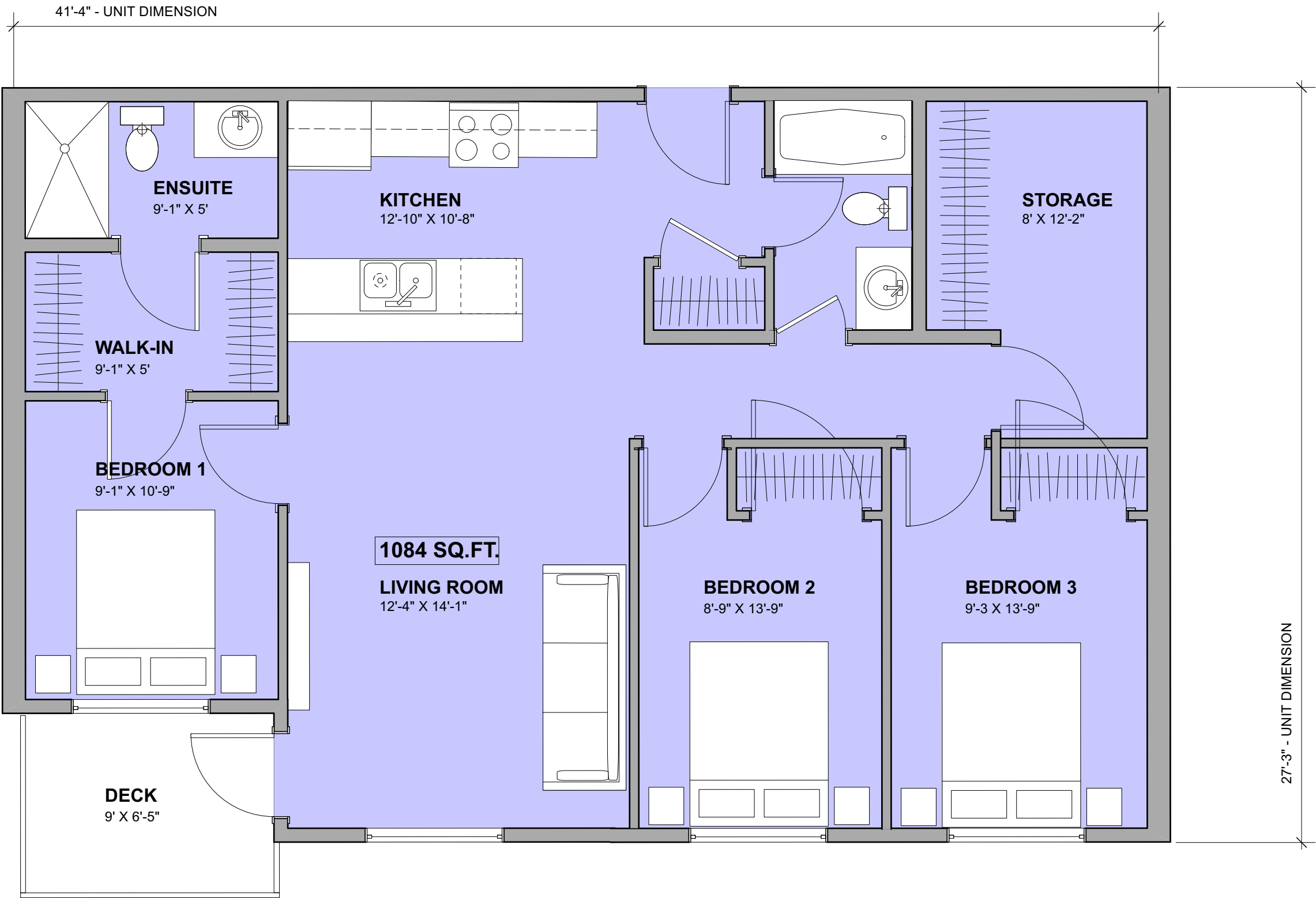
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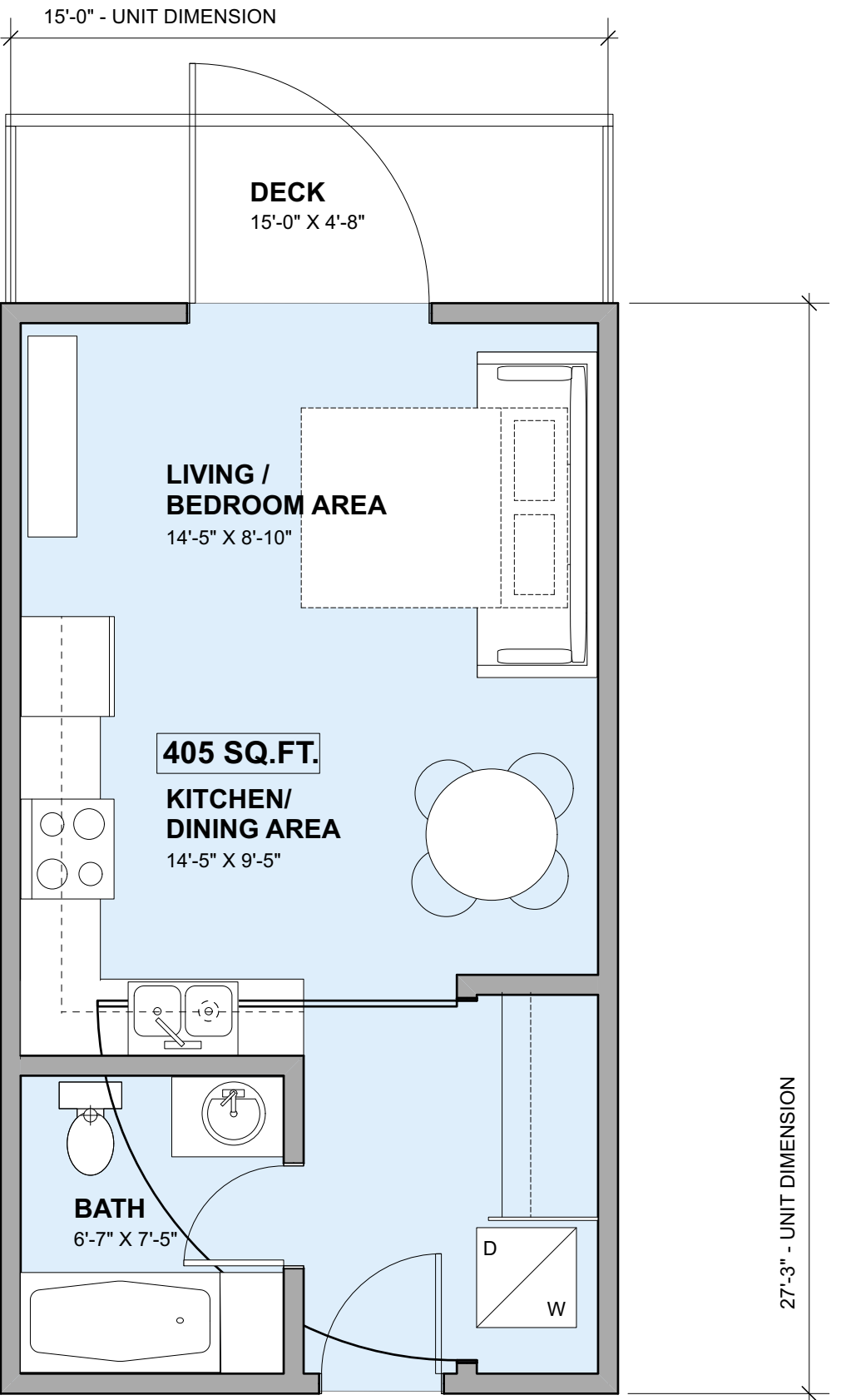
ONE BEDROOM - "A"



TWO BEDROOM - "B"



THREE BEDROOM - "C"

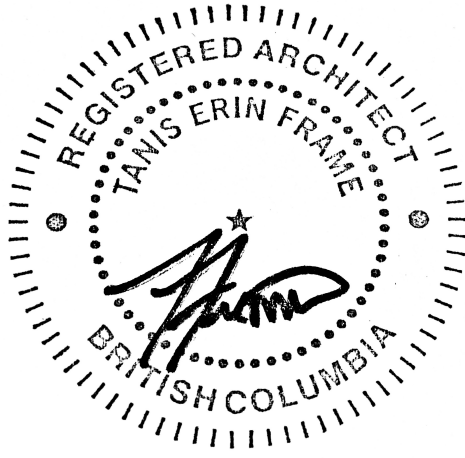


STUDIO - "D"

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DP21-0112 DVP21-0113

Planner Initials KB

B

City of Kelowna
DEVELOPMENT PLANNING

PROJECT
RUTLAND APARTMENT
155 BRYDEN RD, KELOWNA

DRAWING
TYPICAL UNIT PLANS

SCALE AS NOTED	PROJECT NO.
DATE	DRAWN BY TF/SW
SHEET	

PR5



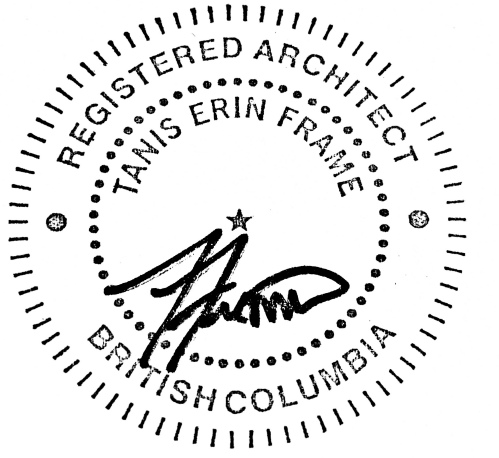
MATERIAL LEGEND

- 1 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'WEATHERED WOOD'
- 2 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'NIGHT RIDER'
- 3 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'SHOU SUGI BAN'
- 4 SOFFIT - BLACK PERFORATED ALUMINUM
- 5 FASCIA - BLACK FIBRE CEMENT
- 6 RAILINGS - BLACK ALUMINUM
- 7 VINYL WINDOWS - BLACK
- 8 WOOD POST & BEAM - BLACK
- 9 FIBRE CEMENT LAP SIDING ACCENT IN 'COUNTRY LANE RED'
- 10 FIBRE CEMENT LAP SIDING ACCENT IN 'DEEP OCEAN'
- 11 FIBRE CEMENT PANELS IN IRON GREY
- 12 ROOFING - SBS 2 PLY MEMBRANE - BLACK

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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WESTURBAN DEVELOPMENTS
111-2036 Island Hwy S Campbell River, BC V9W 0E8



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SCHEDULE B

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DP21-0112 DVP21-0113

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

PROJECT
RUTLAND APARTMENT
155 BRYDEN RD, KELOWNA

DRAWING
PROPOSED ELEVATIONS
BUILDING A

SCALE AS NOTED	PROJECT NO. _____
DATE _____	DRAWN BY TF/SW
SHEET	

PR6



MATERIAL LEGEND

- 1 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'WEATHERED WOOD'
- 2 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'NIGHT RIDER'
- 3 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'SHOU SUGI BAN'
- 4 SOFFIT - BLACK PERFORATED ALUMINUM
- 5 FASCIA - BLACK FIBRE CEMENT
- 6 RAILINGS - BLACK ALUMINUM
- 7 VINYL WINDOWS - BLACK
- 8 WOOD POST & BEAM - BLACK
- 9 FIBRE CEMENT LAP SIDING ACCENT IN 'COUNTRY LANE RED'
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- 11 FIBRE CEMENT PANELS IN IRON GREY
- 12 ROOFING - SBS 2 PLY MEMBRANE - BLACK

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111-2036 Island Hwy S Campbell River, BC V9W 0E8



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REISSUED FOR DP	SEPT. 22 2021



SCHEDULE B

This forms part of application
DP21-0112 DVP21-0113

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials KB

PROJECT	
RUTLAND APARTMENT 155 BRYDEN RD, KELOWNA	
DRAWING	
PROPOSED ELEVATIONS BUILDING B	
SCALE AS NOTED	PROJECT NO.
DATE	DRAWN BY TF/SW
SHEET	

PR7

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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SCHEDULE

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DP21-0112 DVP21-0113

Planner Initials

KB

City of Kelowna

DEVELOPMENT PLANNING

PROJECT
RUTLAND APARTMENT
155 BRYDEN RD, KELOWNA

DRAWING
MATERIALS

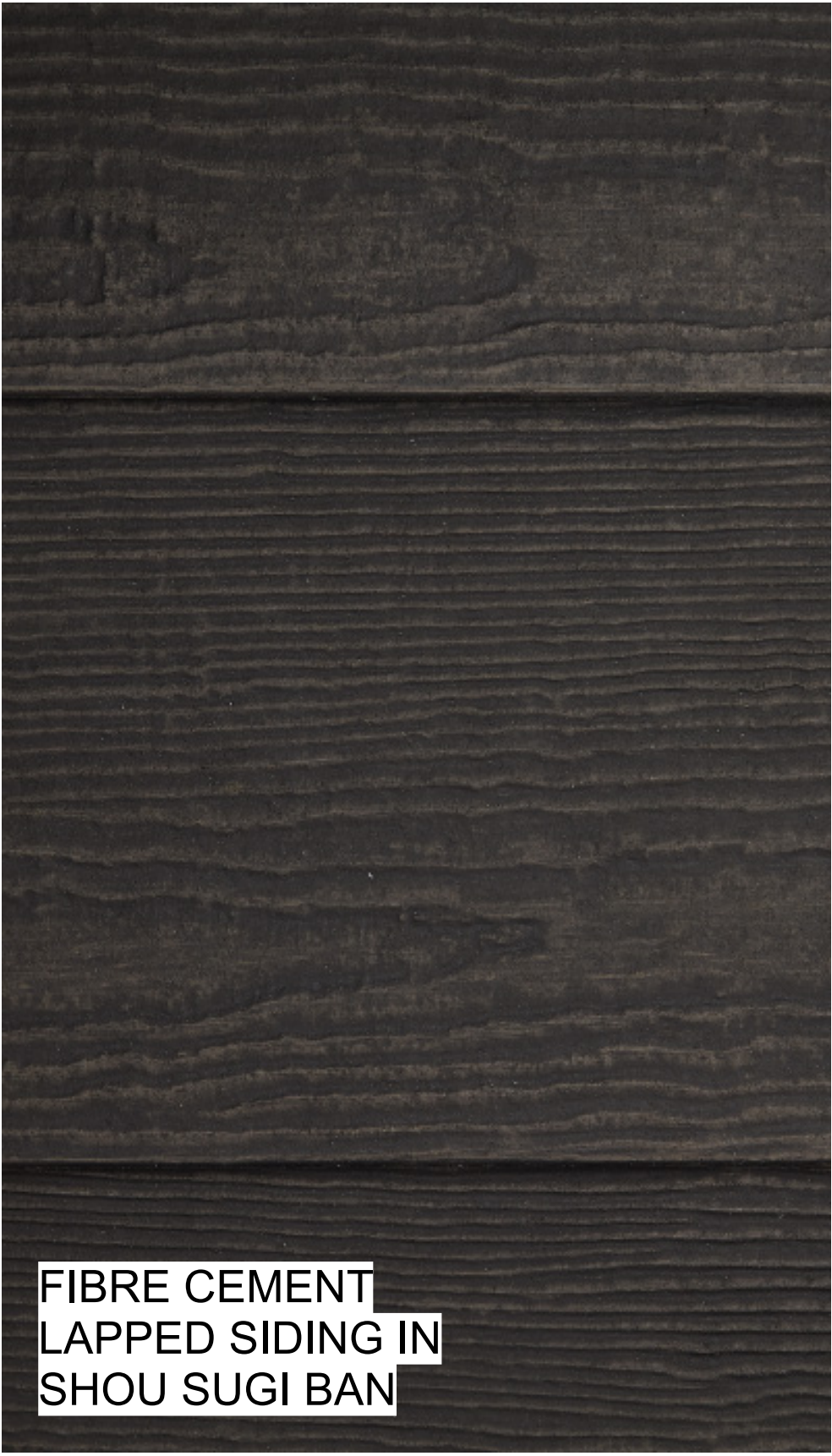
SCALE	AS NOTED	PROJECT NO.	
DATE		DRAWN BY	TF/SW

SHEET

PR8



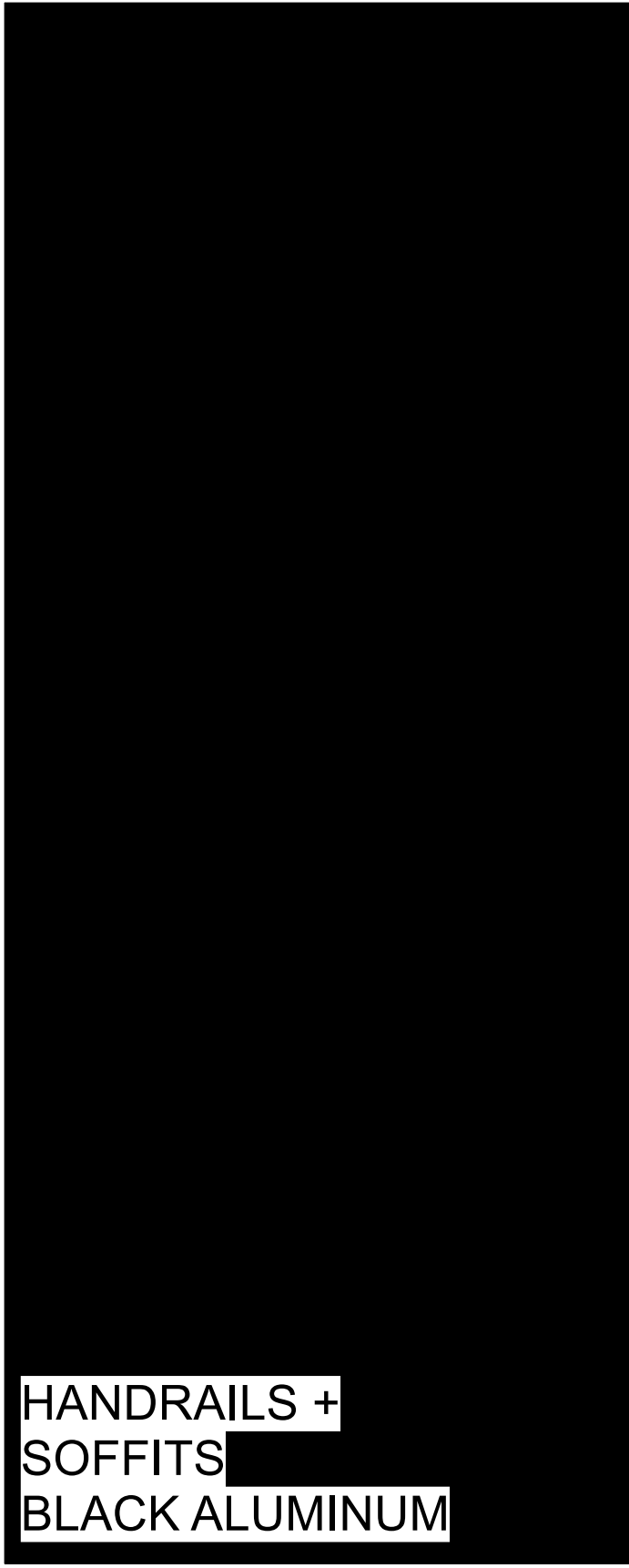
FIBRE CEMENT
LAPPED SIDING IN
NIGHT RIDER



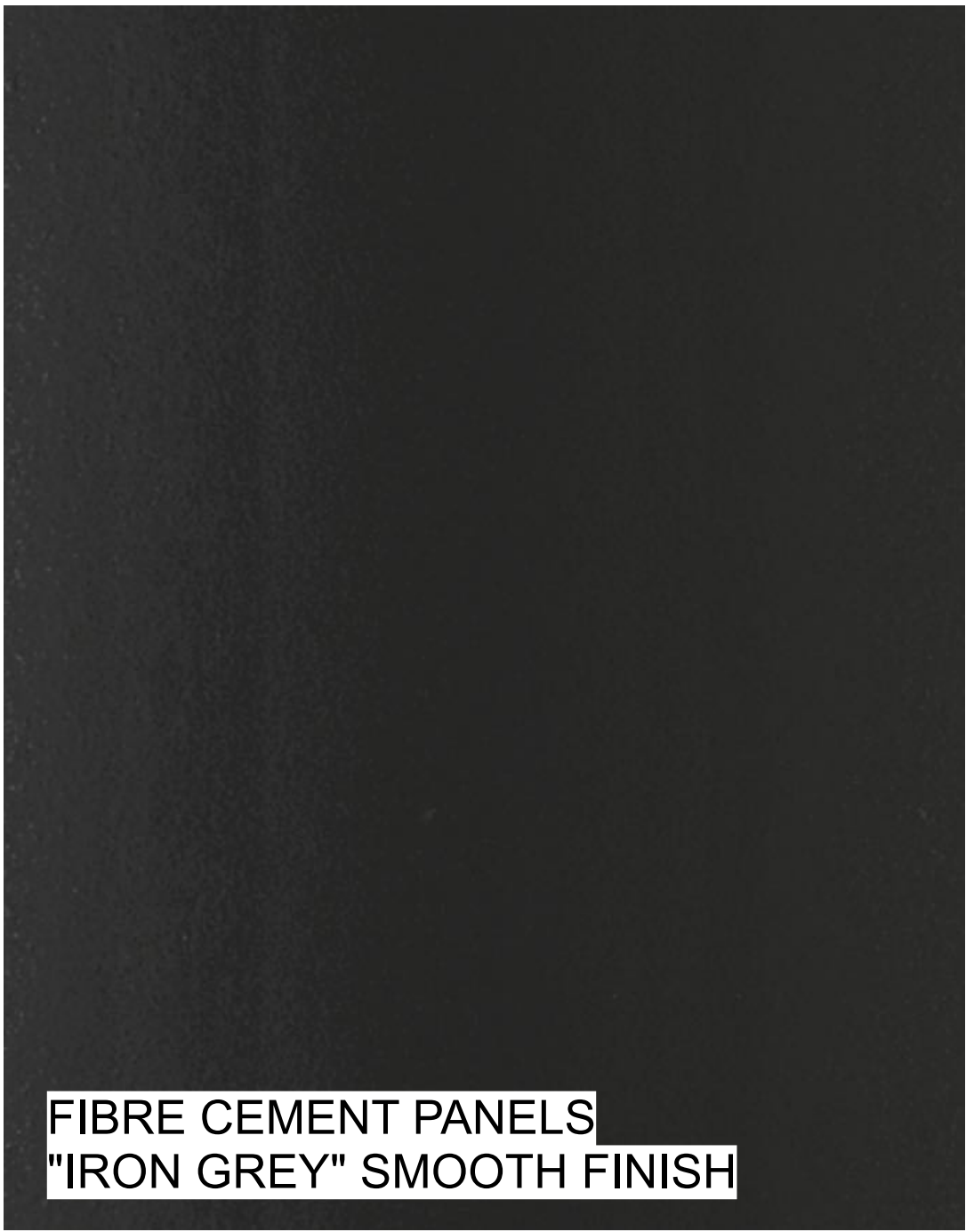
FIBRE CEMENT
LAPPED SIDING IN
SHOU SUGI BAN



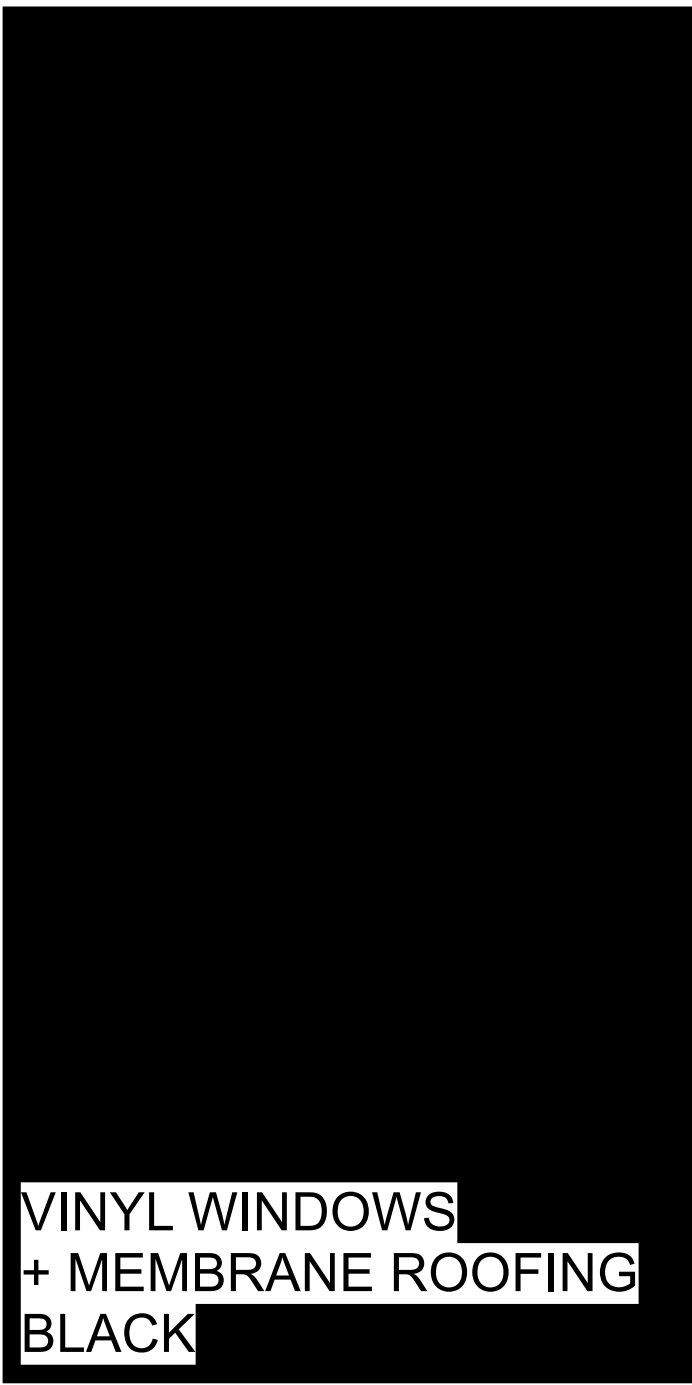
FIBRE CEMENT
LAPPED SIDING IN
WEATHERED WOOD



HANDRAILS +
SOFFITS
BLACK ALUMINUM



FIBRE CEMENT PANELS
"IRON GREY" SMOOTH FINISH



VINYL WINDOWS
+ MEMBRANE ROOFING
BLACK



FASCIAS
FIBRE CEMENT
BLACK



FIBRE CEMENT
ENTRANCE ACCENT SIDING
"DEEP OCEAN"



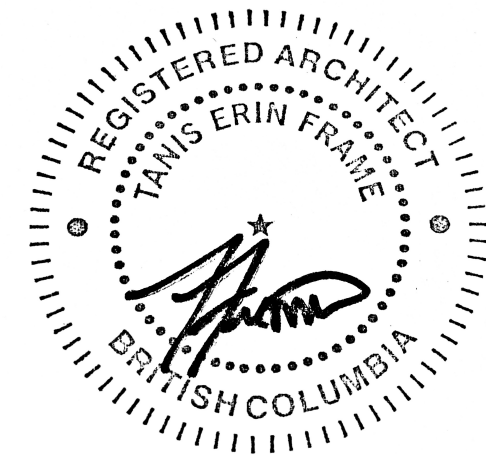
FIBRE CEMENT
ENTRANCE ACCENT SIDING
"COUNTRYLANE RED"



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SCHEDULE **B**

This forms part of application
DP21-0112 DVP21-0113

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

PROJECT
RUTLAND APARTMENT
155 BRYDEN RD, KELOWNA

DRAWING
RENDERINGS

SCALE	AS NOTED	PROJECT NO.	
DATE		DRAWN BY	TF/SW

SHEET

PR9

PROJECT PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
TREES				
Aa	Amelanchier x grandiflora	Autumn Brilliance Serviceberry (multistem)	10	2m Ht WB
Am	Acer ginnala	Amur Maple	7	#5pot
B	Betula jacquemontii	Himalayan Birch (multistem)	3	2m Ht WB
WS	Chamaecyparis lawsoniana	Wissel's Sagaro	7	2m Ht WB
BE	Ulmus americana 'Brandon'	Brandon Elm	4	6cm Cal.
Fs	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	15	6cm Cal.
LI	Larix laricina	Tamarack	2	6cm Cal.
PG	Picea glauca	White Spruce	1	2m
Ppc	Picea pungens	Green Colorado Spruce	2	2m
PpH	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	11	2m
PvS	Prunus virginiana schubert	Shubert Chokecherry	4	6cm Cal.
Sr	Syringa reticulata	Japanese Lilac	16	6cm Cal.
SHRUBS				
AaN	Amelanchier alnifolia 'Northline'	Northline Saskatoon	27	#2pot
AbN	Abies balsamea Nana	Dwarf Balsam Fir	78	#2pot
Brq	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	39	#2pot
CaB	Cornus alba 'Bailhalo'	Ivory Halo - Variegated	13	#2pot
CaK	Cornus sericea 'Kelsey'	Dwarf Kelsey Dogwood	11	#2pot
CsF	Cornus sericea 'Farrow'	Artic Fire Dogwood (Dwarf)	40	#2pot
CaS	Caragana arborescens 'Southernland'	Southernland Caragana	15	#2pot
Cs	Cornus stolonifera	Red Twig Dogwood	15	#2pot
C	Cotoneaster lucidus/acutifolia	Cotoneaster Hedge	49	#2pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	13	#2pot
HH	Rosa rugosa 'Henry Hudson'	Henry Hudson Rose (White)	136	#2pot
Ja	Juniperus horizontalis 'Andorra'	Andorra Juniper	14	#2pot
Jbp	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	5	#2pot
Mr	Mahonia repens	Creeping Oregon Grape	48	#2pot
JscC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	7	#2pot
Pm	Pinus mugo pumilio	Dwarf Mugo Pine	41	#2pot
Pv	Philadelphus x virginialis	Mock Orange	5	#2pot
pvs	Philadelphus x virginialis 'Dwarf Snowflake'	Miniature Snowflake Mock Orange	48	#2pot
pod	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	15	#2pot
Ra	Ribes alpinum	Alpine Currant	48	#2pot
Rp	Rhododendron PJM	PJM Rhododendron	14	#2pot
sjlp	Spiraea japonica 'Little Princess'	Little Princess Spirea	9	#2pot
Sgf	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	24	#2pot
Sb	Symphoricarpos albus	Snowberry	50	#2pot
SxB	Syringa meyeri 'Boomerang'	Boomerang Lilac	11	#2pot
ORNAMENTAL GRASSES				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	154	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	116	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	153	#1pot
b	Ophiopogon planiscapus	Black mondo grass	206	#1pot
Sh	Sporobolus heterolepis	Prairie Dropseed	50	#1pot

PERENNIALS/GROUNDCOVERS				
Al	Allium	Persian Blue	37	#1pot
DS	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	28	#1pot
e	Echinacea purpurea	Purple Coneflower	23	#1pot
Hh	Hemmercallis hybrid	Daylily hybrid	11	#1pot
Hfd	Hostia 'Fragrant Dream'	Fragrant Dream Hosta	14	#1pot
k	Arctostaphylos uva-ursi	Kinnickinnick	78	10cm pot
N	Nepeta x faassenii 'Dropmore'	Dropmore Catmint	45	#1pot
sr	Smilacina racemosa	False Solomon's Seal	97	#1pot
O	Matteuccia struthiopteris	Ostrich Fern	48	#1pot
Y	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	50	#1pot

LEGEND

PROPERTY LINES

LINE OF UNDERGROUND PARKADE

CS

BRUSH FINISH CONCRETE SURFACES
- REFER TO CIVIL ENG DWGS

DRAIN ROCK CW 2" x 4" PTW EDGER
150 MM DEPTH MIN TYP.
LOCALLY AVAILABLE 1"-3" DIA.
WASHED ROUND RIVER ROCK
ON APPROVED FILTER FABRIC.

1"-3" ROUND WASHED COBBLE ROCK
SWALE AT 100mm MIN. DEPTH ON
APPROVED FILTER FABRIC

CRUSH AGGREGATE WALKWAY
LIME ROCK OR SIMILAR

SEEDED GRASS LAWN ON 150 MM DEPTH
APPROVED GROWING MEDIUM

ARTIFICIAL TURF - ON PARADE SLAB

WE

AE

BEAR PROOF GARBAGE BIN

BENCH

1.8m (6') HT. PRESSURE TREATED
WOOD PRIVACY FENCE

1.8 METER HT. BLACK VINYL
COATED CHAIN LINK FENCE
AROUND SPORT COURT

PLANTING BED CW 60 MM DEPTH FIR
BARK MULCH ON FILTER FABRIC ON
APPROVED GROWING MEDIUM:
450 MM MIN DEPTH FOR SHRUBS
700 MM MIN DEPTH FOR TREES

PT. 4x4 PRESSURE TREATED WOOD
EDGING (PLANT BED & GRASS SEPERATION)

1/8TH x 4" ALUMINUM OR
HEAVY DUTY BLACK PLASTIC EDGER

The diagram is a detailed landscape plan for a residential development. It features two main buildings, 'PROPOSED BUILDING A' and 'PROPOSED BUILDING B', each 6 storeys high with 96 units. The plan includes a parking area with 31 stalls, a multi-court sports area (50'x80') with asphalt or concrete surfacing, and various outdoor gym equipment zones. Landscaping includes lawns, grass berms, and numerous plantings of trees, shrubs, and perennials, indicated by codes and symbols. Key features include a 1.8m HT wood privacy fence, a 1.2m wide crushed gravel path, a 1.5m wide asphalt or concrete track, and a multi-court sports area. The plan also shows a loading area, a refuse area, and a picnic bench on a concrete slab. A scale bar at the bottom left indicates distances from 0m to 25m. A north arrow is located near the bottom left corner. The plan is labeled 'SECTION 1 L2' and 'KELOWNA - ROCK CREEK HWY'.

WESTURBAN

DEVELOPMENTS INC.

111-2036 Island Hwy S Campbell River, BC V9W 0E8

Date	Revisions	By
Apr 22, 2021	ISSUE FOR DP.	LS
SEP 21, 2021	REVISED FOR REVIEW	ES/LS
SEP 22, 2021	REISSUE FOR DP.	ES/LS

LAZZARIN

SVIDSAHL

LANDSCAPE ARCHITECTS

203-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.lsla-landarch.com

SCHEDULE C

This forms part of application
DP21-0112 DVP21-0113

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

Project

RUTLAND APARTMENT

155 BRYDEN ROAD
KELOWNA, BC

Sheet Title

Landscape Plan

Date

March 31, 2021

Scale

1:200 METERS

Drawn By

LS/SD

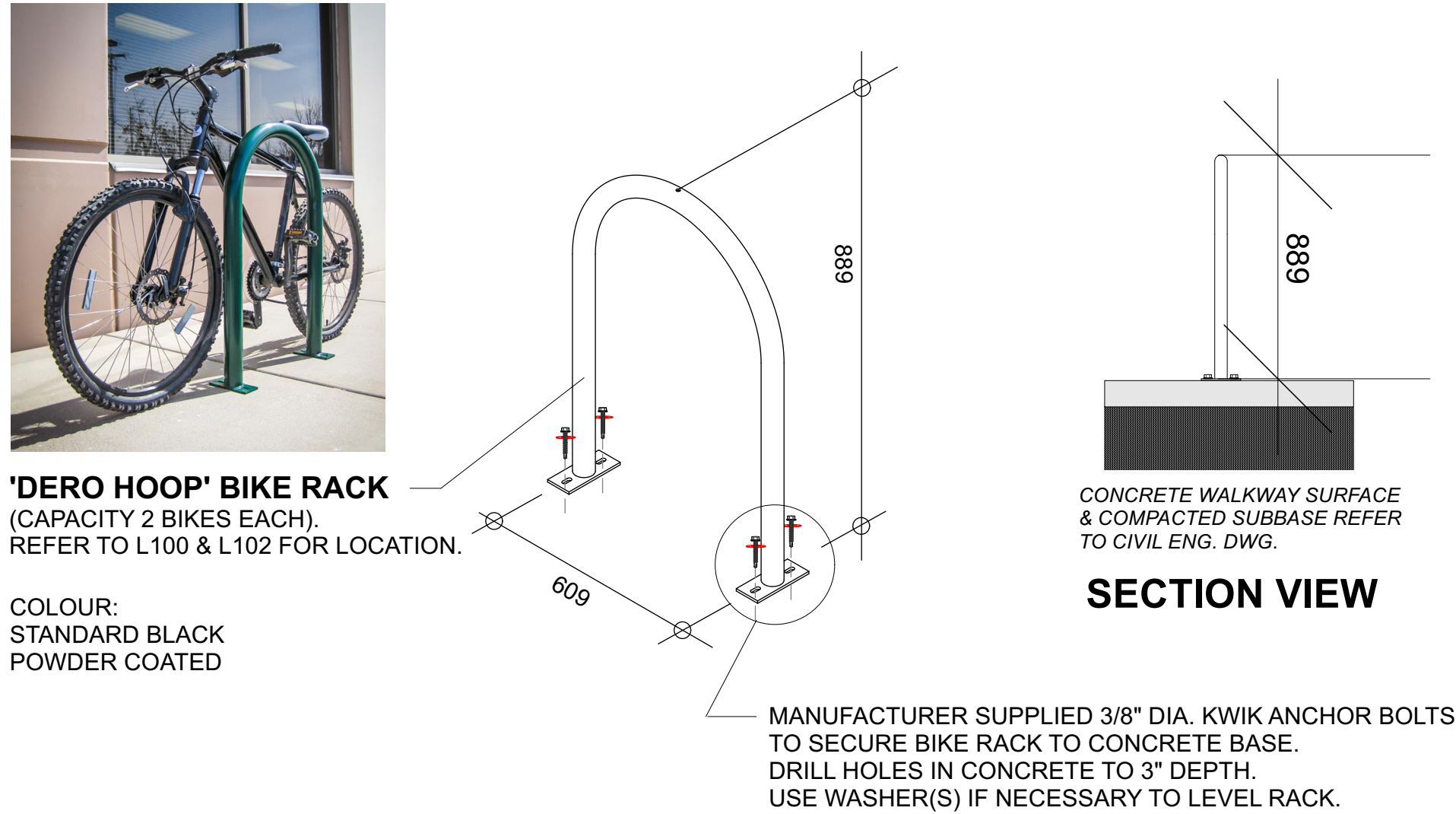
Project No.

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Drawing No.

L 1

NOTE: ALL WORK AND MATERIALS SHALL BE TO CANADIAN LANDSCAPE STANDARDS

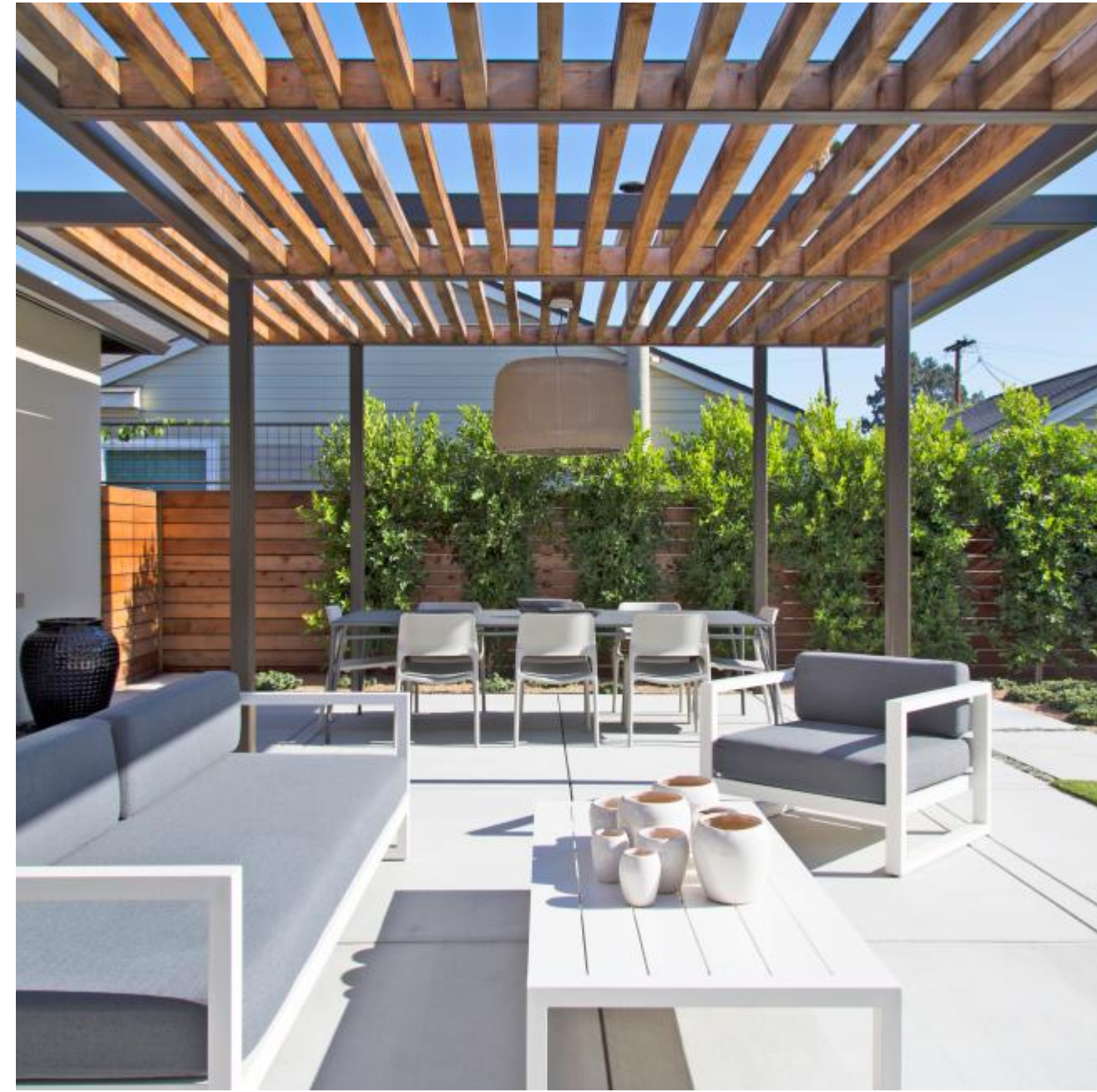
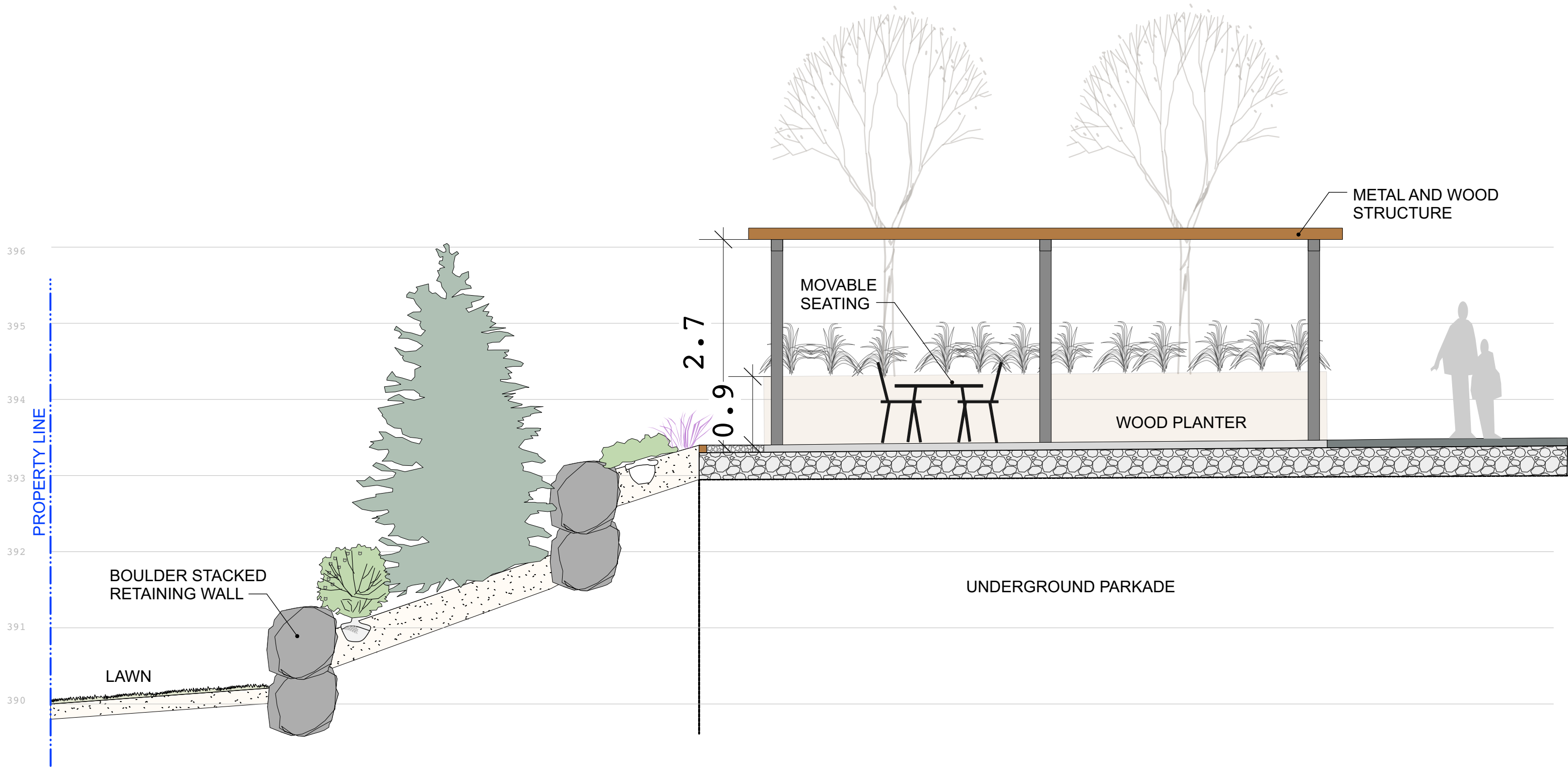


A BIKE RACK

NOT TO SCALE



PRECEDENT EXAMPLE OF WOOD PLANTER & BUILT-IN BENCH



PRECEDENT IMAGES OF WOOD & METAL ARBOUR STRUCTURE



LAWN BERM BY ATHLETIC COURT



Ab Crunch/ Leg Lift



Cardio Stepper



Chest/ Back Press



Elliptical



Parallel Bars



Pull Up/ Dip



Squat Press

HEALTH BEAT FITNESS EQUIPMENT BY HABITAT SYSTEMS

WESTURBAN DEVELOPMENTS
111-2036 Island Hwy S Campbell River, BC V9W 0E8

Date	Revisions	By
Apr 22, 2021	ISSUE FOR DP.	LS
Sep 22, 2021	REISSUE FOR DP.	LS

LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
203-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.isla-landarch.com

SCHEDULE C

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Planner Initials **KB**

City of Kelowna DEVELOPMENT PLANNING

Project

RUTLAND APARTMENT

155 BRYDEN ROAD
KELOWNA, BC

Sheet Title

Landscape Details & Section

Date

March 31, 2021

Scale

as shown

Drawn By

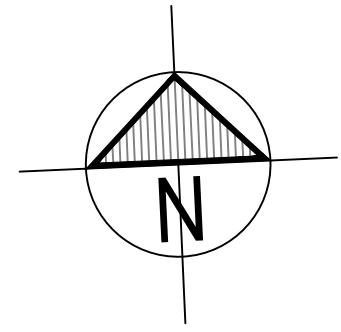
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L 2



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C

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Planner
Initials KB



HYDROZONE NOTES

DESIGN INTENT:
THIS DRAWING ILLUSTRATES THE APPROXIMATE DESIGNED DIVISION OF THE LANDSCAPE INTO AREAS OF DIFFERENT WATERING REQUIREMENTS. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

GROWING MEDIUM:
ENSURE THAT ADEQUATE GROWING MEDIUM TYPE AND DEPTHS ARE INSTALLED. IT IS IMPORTANT IN ORDER TO STORE AND RETAIN WATER AND NUTRIENTS FOR PLANT SURVIVAL AND GROWTH. SEE ATTACHED WATER SEE ATTACHED WATER CONSERVATION CALCULATION SPREADSHEET.

ESTABLISHMENT WATER USE:
ALL IRRIGATION ESTABLISHMENT AREA(S) SHALL BE TEMPORARY AND FOR ESTABLISHMENT AND DROUGHT CONDITIONS ONLY.

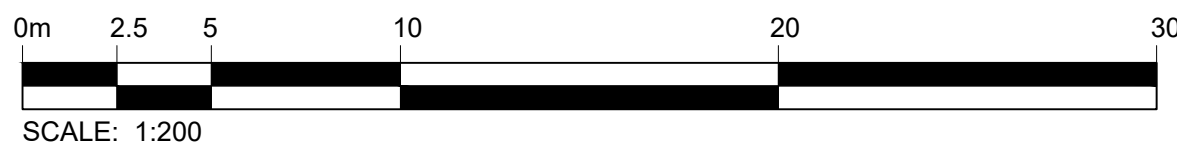
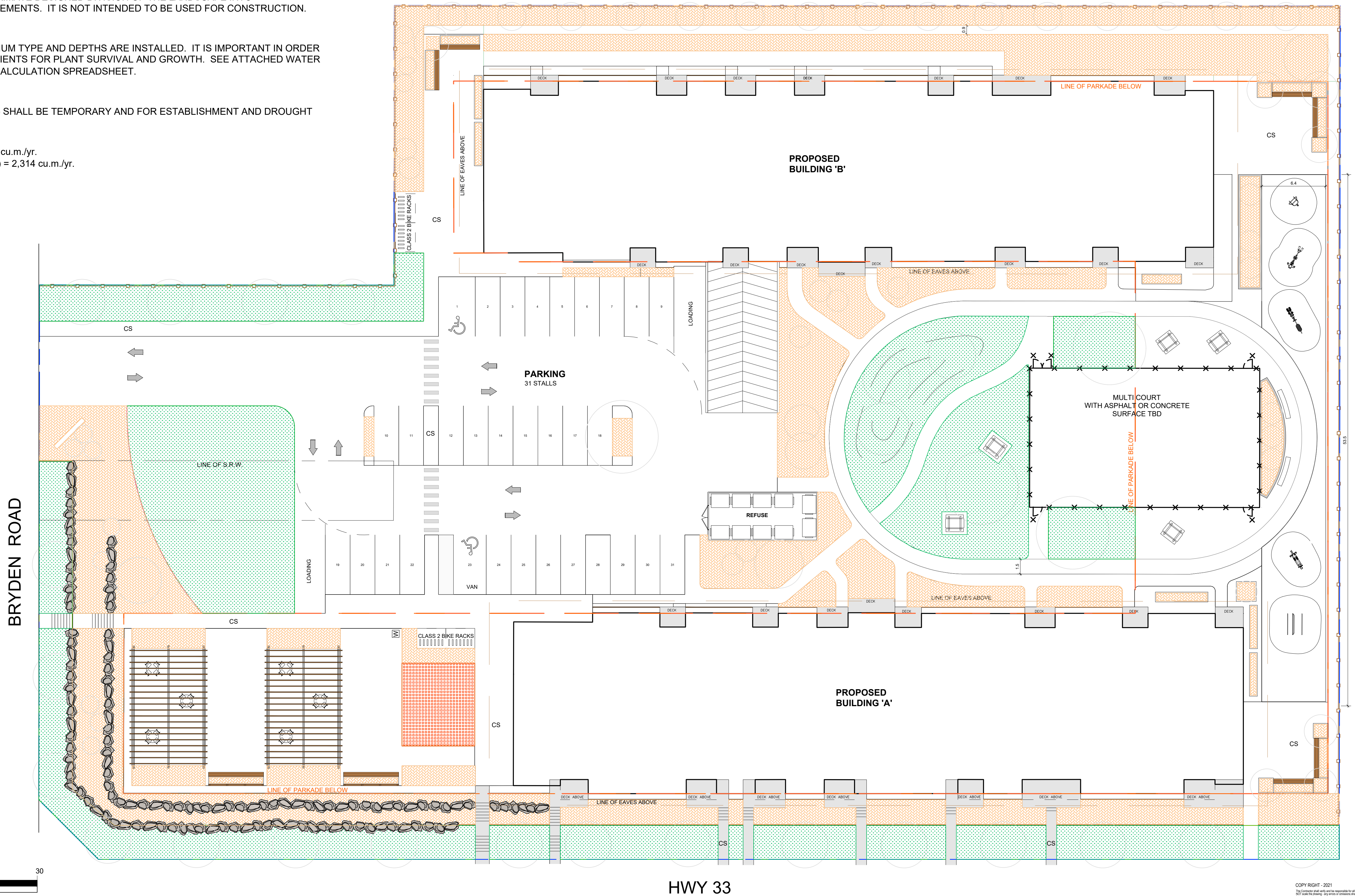
LANDSCAPE WATER BUDGET (WB) = 2,433 cu.m./yr.
ESTIMATED LANDSCAPE WATER USE (WU) = 2,314 cu.m./yr.
WATER BUDGET IS UNDER BY 119 cu.m./yr.

HYDROZONE AREAS

1. PROPERTY AREA = 10,241 square meters
2. BUILDING AREA = 2,840 square meters
3. PAVEMENT/CONCRETE AREA = 4,360 square meters
4. SHRUB/PLANTING AREA = 1,562 square meters
5. MOWN LAWN/TURF AREA = 1,417 square meters
6. ARTIFICIAL TURF - Non-Irrigated AREA = 62 square meters

HYDROZONE LEGEND

- WATERED MOWN LAWN - Fixed Pop-Up Spray Heads with Precision Nozzles or MP Rotators
- MODERATE WATER USE - SHRUB/TREE PLANTING - High Efficiency Sub-Surface Drip Emitters
- ARTIFICIAL TURF - Non-Irrigated



HWY 33

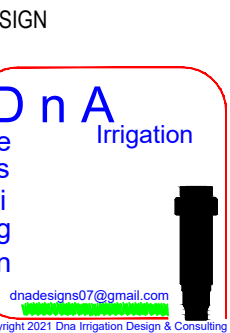
OWNER



CONSULTANT



0	ISSUED FOR DP	SEPT. 27, 2021
1		
2		
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4		
5		
6		



RUTLAND APARTMENTS
155 BRYDEN ROAD
KELOWNA, B.C.
IRRIGATION HYDROZONE PLAN

PROJECT: 2021-033
SCALE: 1:200
DRAWN BY: DEP
DRAWING:

IR-01