

City of
Kelowna

Development Permit No. DP21-0139

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

165 Dougall Road South

and legally known as

Lot 11 Block B Section 23 Township 26 Osoyoos Division Yale District Plan 4740

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

Mixed-use residential and commercial

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

Date of Council Decision February 7, 2022

Decision By: COUNCIL

Development Permit Area: Form and Character Development Permit Area

Existing Zone: C4 – Urban Centre Commercial

Future Land Use Designation: UC – Urban Centre

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: Forever Destiny Homes Ltd., Inc. No. 0903896

Applicant: New Town Architecture and Engineering Inc.

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

- 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; and
- e) Payment-in-lieu of parking be provided for two (2) stalls according to Schedule "A" of Bylaw No. 8125;

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 **\$74,346.84**

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

4. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of **\$19,000.00** required for two (2) stalls as part of the proposed development within the Rutland Urban Centre (Rate of \$9,500.00 per off street parking space).

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.**

DRAFT

DOUGALL RD MIXED-USE

REV. ISSUE FOR DP, 2021-11-02

SCHEDULE A

This forms part of application
DP21-0139

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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NOT FOR CONSTRUCTION



Revisions

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR DP
2	2021-11-02	REV. ISSUE FOR DP

ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
e: roman@newtownservices.net t: (250) 860-8185

- A0.00D COVER PAGE
- A0.01D ZONING & BYLAW
- A1.01D SITE PLAN & LEVEL 1 FLOOR PLAN
- A3.01D LEVEL 2 & 3 FLOOR PLANS
- A3.02D LEVEL 4 FLOOR & ROOF PLAN
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS
- A4.11D MATERIALS
- A9.01D RENDERINGS

LANDSCAPE

OUTLAND LANDSCAPE ARCHITECTURE
303-590 KLO ROAD
KELOWNA, BC V1Y 7S2
e: fiona@outlanddesign.ca t: (250) 868-9270

- DEVELOPMENT PLANS:**
- L1/2 CONCEPTUAL LANDSCAPE DESIGN
 - L2/2 WATER CONSERVATION/IRRIGATION PLAN
- OFFSITE PLAN:**
- L1/2 OFFSITE LANDSCAPE PLAN
 - L2/2 OFFSITE IRRIGATION PLAN

project title
DOUGALL MIXED-USE

project address
**165 DOUGALL RD S,
KELOWNA, BC**

project no. **4154**

drawing title
COVER PAGE

designed RY scale _____

drawn _____ RY

checked _____ RY

drawing no. **A0.00D**

plotted 11/02/21 12:57:17 PM

PROJECT NAME

ADDRESS:
165 DOUGALL RD S, KELOWNA, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:
Plan: KAP4740 Lot: 11 Block: B

GRADES:
EXISTING: FLAT PROPOSED: FLAT

NUMBER OF BUILDINGS:
1 BUILDING 75m² COMMERCIAL UNIT ON MAIN LEVEL
5 x 2-BED TOWNHOMES

ZONING ANALYSIS

EXISTING: C4 - URBAN COMMERCIAL **PROPOSED:** C4 - URBAN COMMERCIAL

C4 ZONING REQUIREMENTS

REQUIRED:	PROPOSED:
SITE AREA (m²) 460.00m ²	567m ²
SITE WIDTH (m) 13.0m (40.0m WITH NO ABUTTING LANE)	15.2m
SITE DEPTH (m) 30.0m	36.6m
MAXIMUM SITE COVERAGE FOR BUILDINGS (%) 75%	73.8%

DEVELOPMENT REQUIREMENTS

REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:	5x 2-BEDROOM TOWNHOUSES
FLOOR AREA (GFAINFA)(m²): 737.1m ² MAXIMUM	737.1m ²
FLOOR AREA RATIO: 1.3	1.3
BUILDING HEIGHT (m): 15.0m or 4 STOREYS	14.0m (4 STOREYS)
SETBACKS (m): FRONT (SOUTH) 0.0m SIDE A (WEST) 0.0m SIDE B (EAST) 0.0m BACK (NORTH) 0.0m	3.20m 1.15m 0.15m 2.15m
PRIVATE OPEN SPACE (m²): UNIT 1 (<1 BED) 15.0m ² UNIT 2 (<1 BED) 15.0m ² UNIT 3 (<1 BED) 15.0m ² UNIT 4 (<1 BED) 15.0m ² UNIT 5 (<1 BED) 15.0m ² TOTAL 75.0m²	69.78m ² 54.11m ² 54.11m ² 54.11m ² 91.26m ² 323.37m²
PARKING STALLS (COMMERCIAL): REGULAR 1 (1.3 PER 100m ² GFA) SMALL N/A ACCESSIBLE 0 VISITOR 0 LOADING 0 TOTAL 1	0 0 0 0 0 0 (1x CASH IN LIEU)
PARKING STALLS (RESIDENTIAL): REGULAR 5 (1 PER 2-BED) SMALL N/A (50% MAX) VISITOR 1 (1x VAN ACC.) LOADING N/A TOTAL 6	3 2 1 (1x VAN ACC.) N/A 5 (1x CASH IN LIEU)
BIKE STALLS (COMMERCIAL): REGULAR (LONG TERM) 1 (1 PER 500m ² GFA) REGULAR (SHORT TERM) 2 (2 PER ENTRY)	2 4
BIKE STALLS (RESIDENTIAL): REGULAR (LONG TERM) 4 (0.75 PER 2-BED) REGULAR (SHORT TERM) 6 (6 PER ENTRY)	4 6

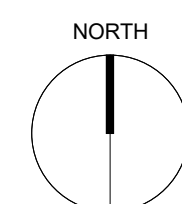
FAR SCHEDULE

No.	NAME	AREA (SF)	AREA (SM)	COMMENTS
LEVEL 1				
101	CRU	804 SF	74.66 m ²	COMMERCIAL
LEVEL 2				
201	UNIT 1	435 SF	40.44 m ²	RES - UNIT 1
202	UNIT 2	618 SF	57.42 m ²	RES - UNIT 2
203	UNIT 3	618 SF	57.42 m ²	RES - UNIT 3
204	UNIT 4	618 SF	57.42 m ²	RES - UNIT 4
205	UNIT 5	571 SF	53.09 m ²	RES - UNIT 5
LEVEL 3				
301	UNIT 1	741 SF	68.88 m ²	RES - UNIT 1
302	UNIT 2	618 SF	57.37 m ²	RES - UNIT 2
303	UNIT 3	618 SF	57.42 m ²	RES - UNIT 3
304	UNIT 4	618 SF	57.42 m ²	RES - UNIT 4
305	UNIT 5	571 SF	53.09 m ²	RES - UNIT 5
LEVEL 4				
402	UNIT 2	183 SF	17.02 m ²	RES - UNIT 2
403	UNIT 3	182 SF	16.9 m ²	RES - UNIT 3
404	UNIT 4	184 SF	17.08 m ²	RES - UNIT 4
405	UNIT 1	135 SF	12.54 m ²	RES - UNIT 1
406	UNIT 5	47 SF	4.32 m ²	RES - UNIT 5
Grand total		7562 SF	702.5 m ²	

SCHEDULE A

This forms part of application
DP21-0139

Planner Initials **KB**



EXISTING NORTH WEST VIEW



EXISTING WEST VIEW



EXISTING SOUTH VIEW

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NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Seal



Revisions

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR DP
2	2021-11-02	REV. ISSUE FOR DP

NOT FOR CONSTRUCTION

project title
DOUGALL MIXED-USE

project address
**165 DOUGALL RD S,
KELOWNA, BC**

project no. **4154**

drawing title
**ZONING &
BYLAW**

designed **RY** scale **1 : 10**

drawn **RY**


checked **RY**

drawing no. **A0.01D**

plotted 11/02/21 12:57:18 PM

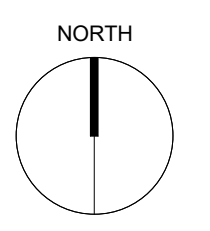
SCHEDULE B
 This forms part of application
 # DP21-0139

Planner Initials **KB**



KEYNOTES - FLOOR PLAN

I.D.	DESCRIPTION
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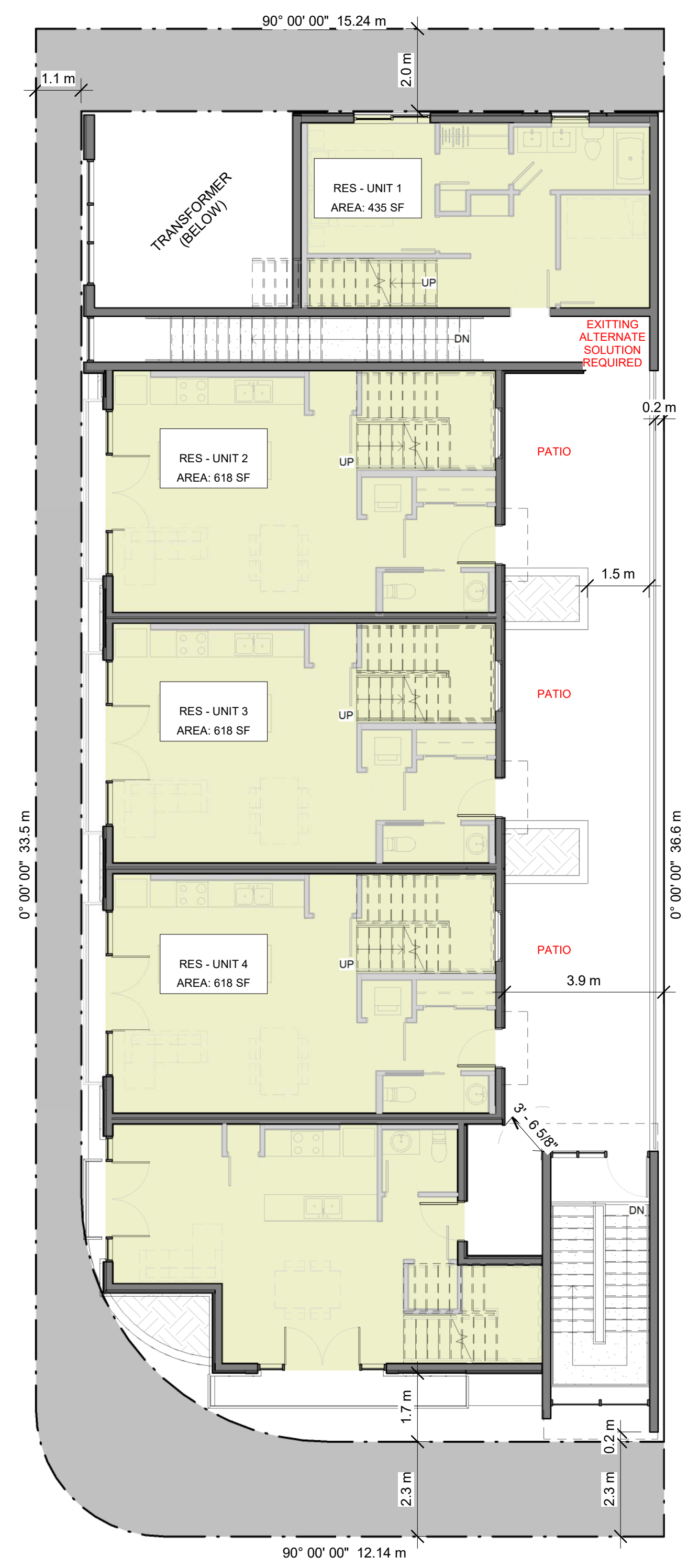


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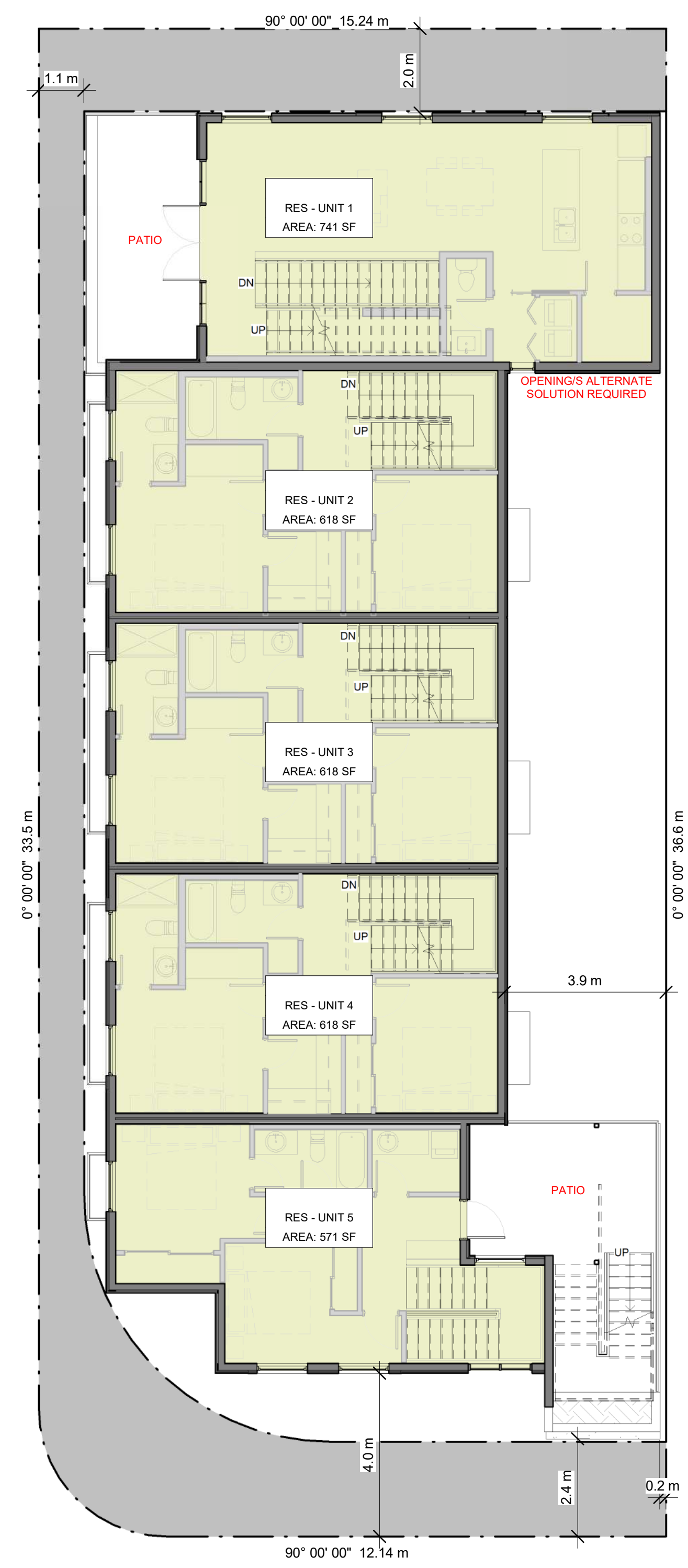


Revisions

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1 LEVEL 2
 1/8" = 1'-0"



2 LEVEL 3
 1/8" = 1'-0"

RENTABLE AREA

UNIT	AREA (SF)	AREA (SM)
LEVEL 1 COMMERCIAL	804 SF	74.66 m ²
LEVEL 2		
RES - UNIT 1	435 SF	40.44 m ²
RES - UNIT 2	618 SF	57.42 m ²
RES - UNIT 3	618 SF	57.42 m ²
RES - UNIT 4	618 SF	57.42 m ²
RES - UNIT 5	571 SF	53.09 m ²
LEVEL 3		
RES - UNIT 1	741 SF	68.88 m ²
RES - UNIT 2	618 SF	57.37 m ²
RES - UNIT 3	618 SF	57.42 m ²
RES - UNIT 4	618 SF	57.42 m ²
RES - UNIT 5	571 SF	53.09 m ²
LEVEL 4		
RES - UNIT 1	135 SF	12.54 m ²
RES - UNIT 2	183 SF	17.02 m ²
RES - UNIT 3	182 SF	16.9 m ²
RES - UNIT 4	184 SF	17.08 m ²
RES - UNIT 5	47 SF	4.32 m ²
Grand total: 16	7562 SF	702.5 m ²

GROSS AREA (UNIT AREA...)

UNIT	AREA	AREA (SM)
RES - UNIT 1	1312 SF	121.86 m ²
RES - UNIT 2	1419 SF	131.81 m ²
RES - UNIT 3	1418 SF	131.75 m ²
RES - UNIT 4	1420 SF	131.92 m ²
RES - UNIT 5	1189 SF	110.5 m ²
Grand total: 15	6758 SF	627.84 m ²

NOT FOR CONSTRUCTION

project title
DOUGALL MIXED-USE

project address
**165 DOUGALL RD S,
 KELOWNA, BC**

project no. **4154**

drawing title
**LEVEL 2 & 3
 FLOOR PLANS**

designed **RY** scale **1/8" = 1'-0"**
 drawn **RY**
 checked **RY**

drawing no. **A3.01D**
 plotted 11/02/21 12:57:21 PM

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Revisions

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR DP
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1 WEST (MAIN ELEVATION)
A1.01D 3/16" = 1'-0"



2 SOUTH ELEVATION
A1.01D 3/16" = 1'-0"

SCHEDULE B
This forms part of application # DP21-0139
Planner Initials KB
City of Kelowna DEVELOPMENT PLANNING

KEYNOTES - ELEVATION

ID	DESCRIPTION

MATERIAL LEGEND

- ARCHITECTURAL CONCRETE
- BRICK VENEER PANEL
- STUCCO - COFFEE BROWN
- BUILT-UP CORNICES / MOLDINGS COLOR - GREY
- PICKET RAILING
- STOREFRONT / WINDOWS - ANODIZED ALUMINUM
- VINYL AWNINGS
- OVERHEAD GARAGE DOORS - BROWN
- STEEL CANOPIES

NOT FOR CONSTRUCTION

project title
DOUGALL MIXED-USE

project address
165 DOUGALL RD S, KELOWNA, BC

project no. **4154**

drawing title
BUILDING ELEVATIONS

designed: RY scale: As indicated
drawn: RY
checked: RY
drawing no. **A4.01D**
plotted: 11/02/21 12:57:28 PM

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1	2021-05-28	ISSUED FOR DP
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1 EAST (REAR ELEVATION)
A1.01D 3/16" = 1'-0"

SCHEDULE B

This forms part of application # DP21-0139

Planner Initials **KB**

KEYNOTES - ELEVATION

ID	DESCRIPTION
----	-------------

MATERIAL LEGEND

- ARCHITECTURAL CONCRETE
- BRICK VENEER PANEL
- STUCCO - COFFEE BROWN
- BUILT-UP CORNICES / MOLDINGS COLOR - GREY
- PICKET RAILING
- STOREFRONT / WINDOWS - ANODIZED ALUMINUM
- VINYL AWNINGS
- OVERHEAD GARAGE DOORS - BROWN
- STEEL CANOPIES



2 NORTH ELEVATION
A1.01D 3/16" = 1'-0"

NOT FOR CONSTRUCTION

project title
DOUGALL MIXED-USE

project address
165 DOUGALL RD S, KELOWNA, BC

project no. **4154**

drawing title
BUILDING ELEVATIONS

designed **RY** scale **As indicated**

drawn **RY**

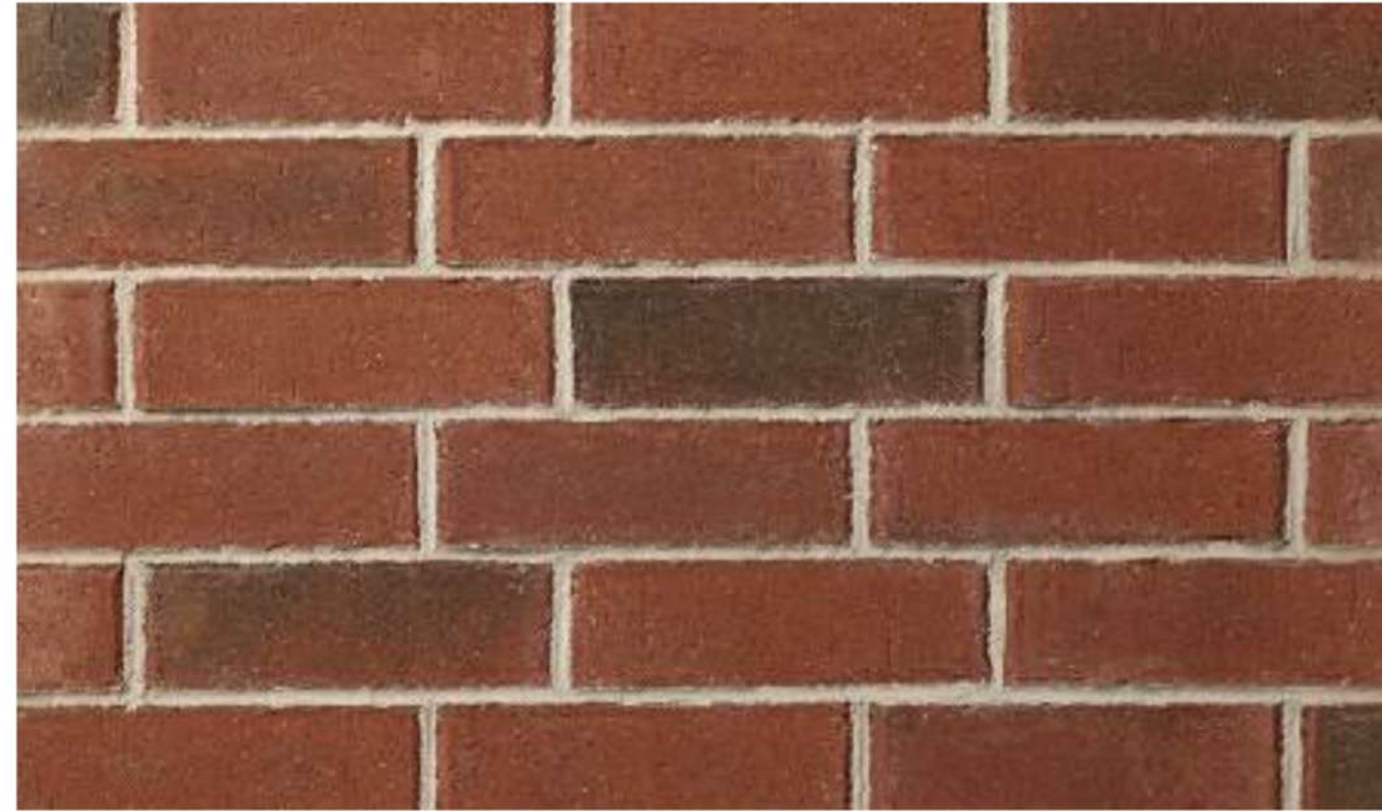
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drawing no.

A4.02D

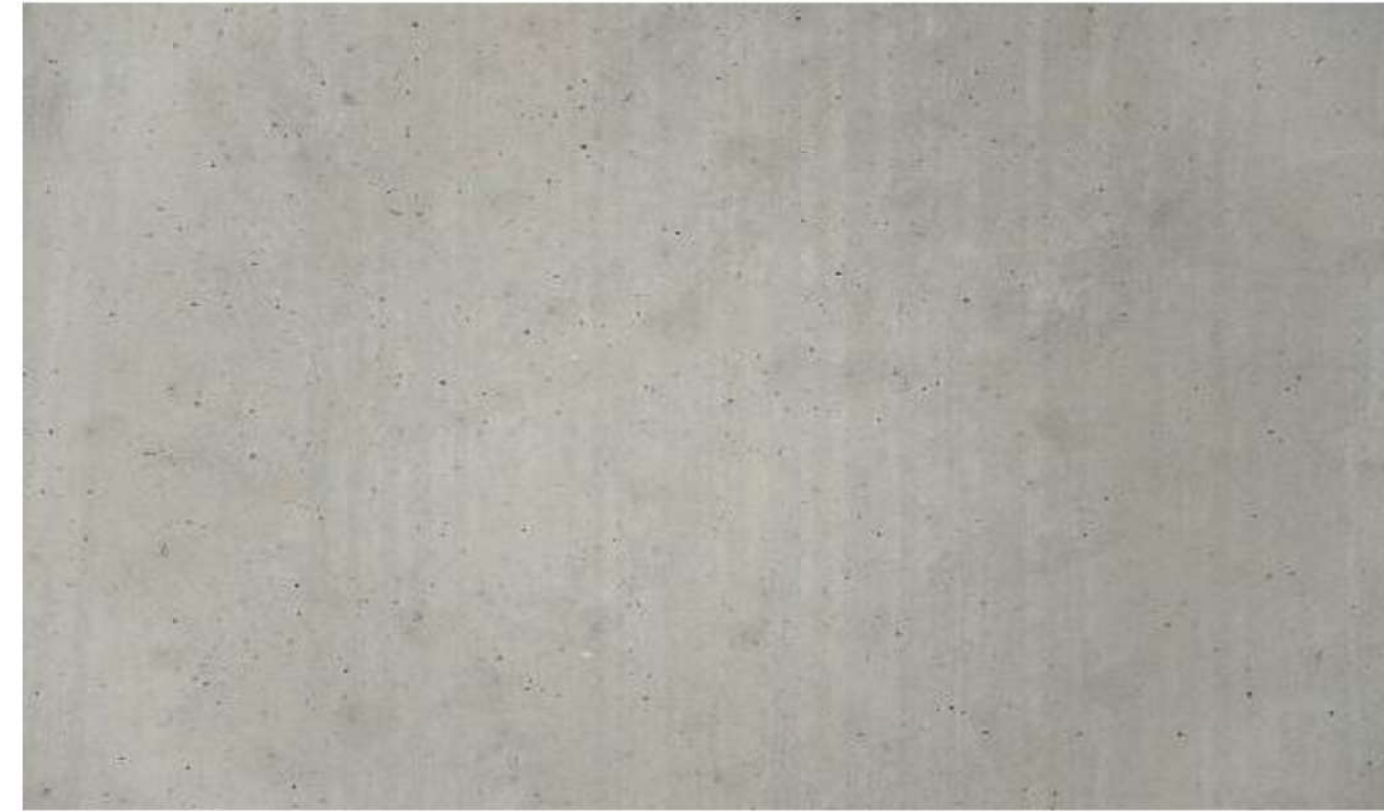
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MANUFACTURER: BRAMPTON BRICK
 PRODUCT: HISTORIC
 COLOUR & CODE: OLD CHICAGO
 I.D NUMBER: N/A



SAMPLE FOR COLOUR
PURPOSES ONLY

MANUFACTURER: N/A
 PRODUCT: CONCRETE
 COLOUR & CODE: EXPOSED/CLEAR SEALED
 I.D NUMBER: N/A



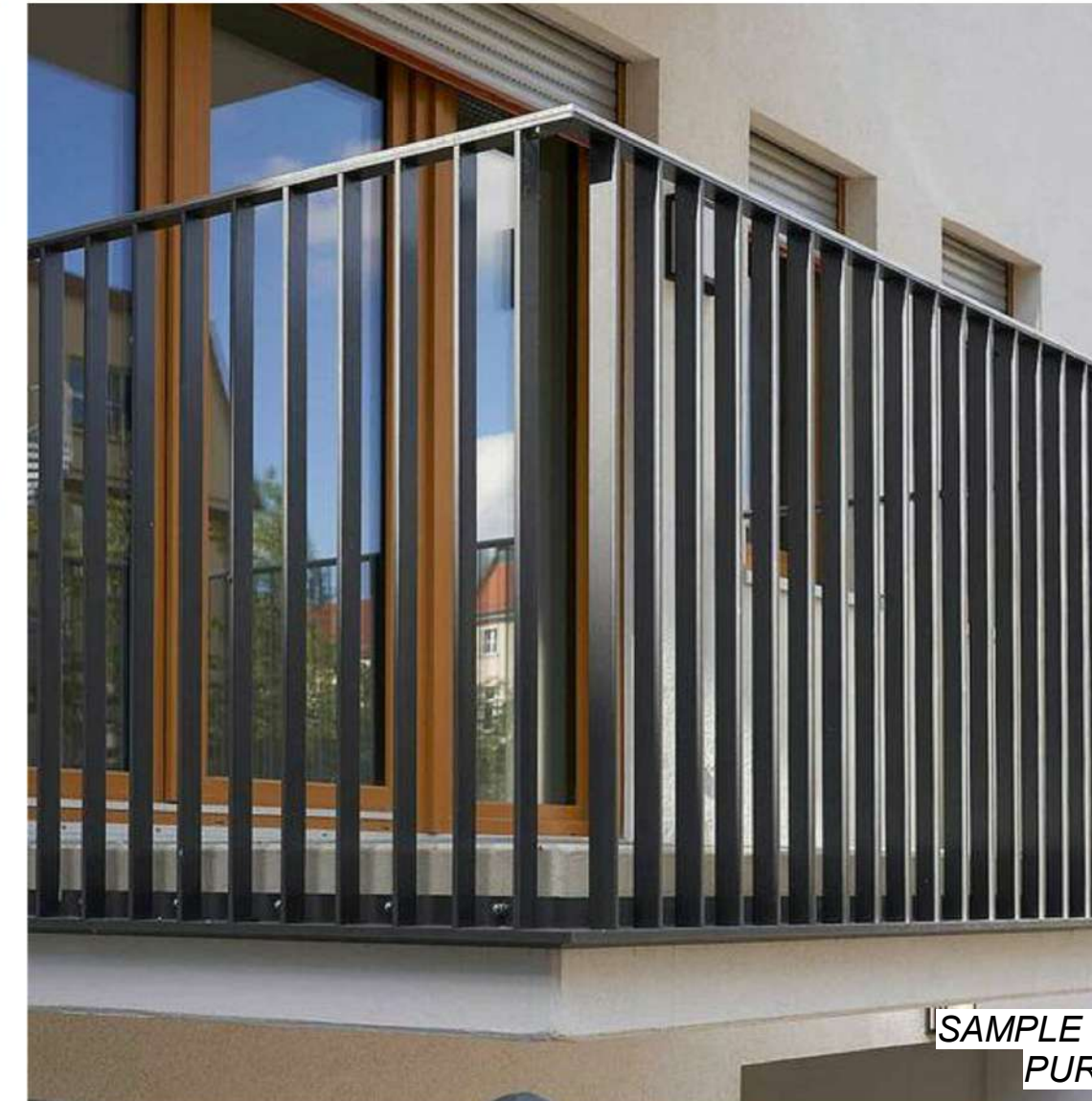
SAMPLE FOR COLOUR
PURPOSES ONLY

MANUFACTURER: N/A
 PRODUCT: STUCCO
 COLOUR & CODE: COFFEE BROWN
 I.D NUMBER: N/A



SAMPLE FOR COLOUR
PURPOSES ONLY

MANUFACTURER: N/A
 PRODUCT: BALUSTRADE
 COLOUR & CODE: BLACK
 I.D NUMBER: N/A



SAMPLE FOR COLOUR
PURPOSES ONLY

MANUFACTURER: T.B.C
 PRODUCT: STOREFRONT
 COLOUR & CODE: BLACK
 I.D NUMBER: N/A



SAMPLE FOR COLOUR
PURPOSES ONLY

MANUFACTURER: URBAN RACKS
 PRODUCT: URBAN CORAAL
 COLOUR & CODE: STAINLESS STEEL
 I.D NUMBER: N/A



SAMPLE FOR COLOUR
PURPOSES ONLY

MANUFACTURER:
 PRODUCT:
 COLOUR & CODE:
 I.D NUMBER:

SCHEDULE B

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 # DP21-0139

Planner Initials **KB**

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project title
DOUGALL MIXED-USE

project address
165 DOUGALL RD S,
KELOWNA, BC

project no. 4154

drawing title
MATERIALS

designed RY scale 1:10
 drawn RY
 checked RY
 drawing no. **A4.11D**
 plotted 11/02/21 12:57:31 PM



GREY STREET VIEW - DAY



SOUTH WEST STREET VIEW - NIGHT



NORTH WEST STREET VIEW - DAY



NORTH WEST AERIAL VIEW - DAY

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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project title
DOUGALL MIXED-USE

project address
**165 DOUGALL RD S,
KELOWNA, BC**

project no. **4154**

drawing title
RENDERINGS

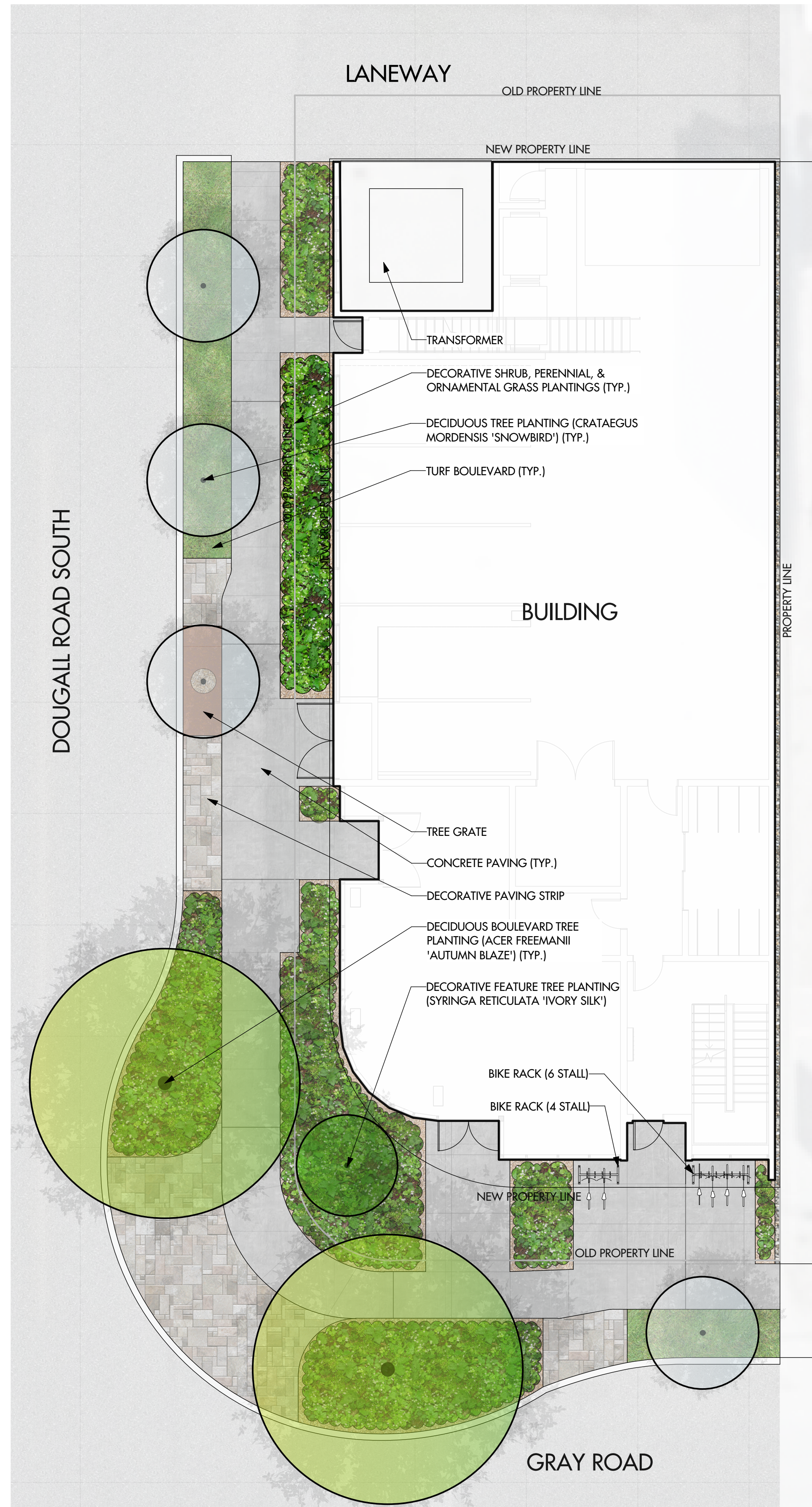
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drawn **RY**

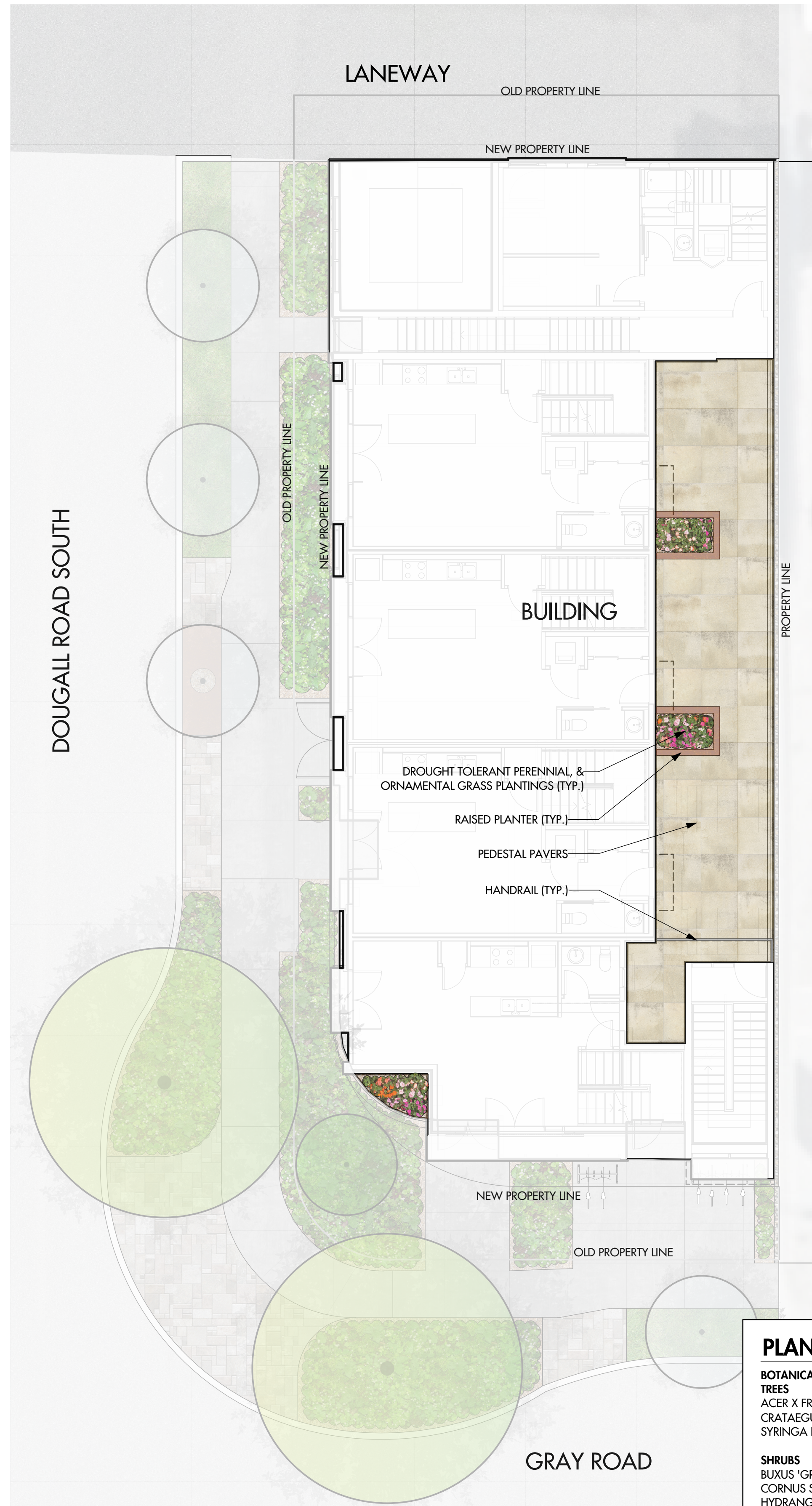
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drawing no. **A9.01D**

plotted 11/02/21 12:57:33 PM



LEVEL 1



LEVEL 2

SCHEDULE C

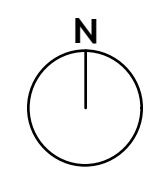
This forms part of application
DP21-0139

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE
DOUGALL MIXED USE
165 DOUGALL ROAD SOUTH

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	21.05.26	Review
2	21.10.15	Review
3	21.10.29	Review
4		
5		

PROJECT NO. 21-079

DESIGN BY KM

DRAWN BY MC/TR

CHECKED BY FB

DATE OCT. 29, 2021

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



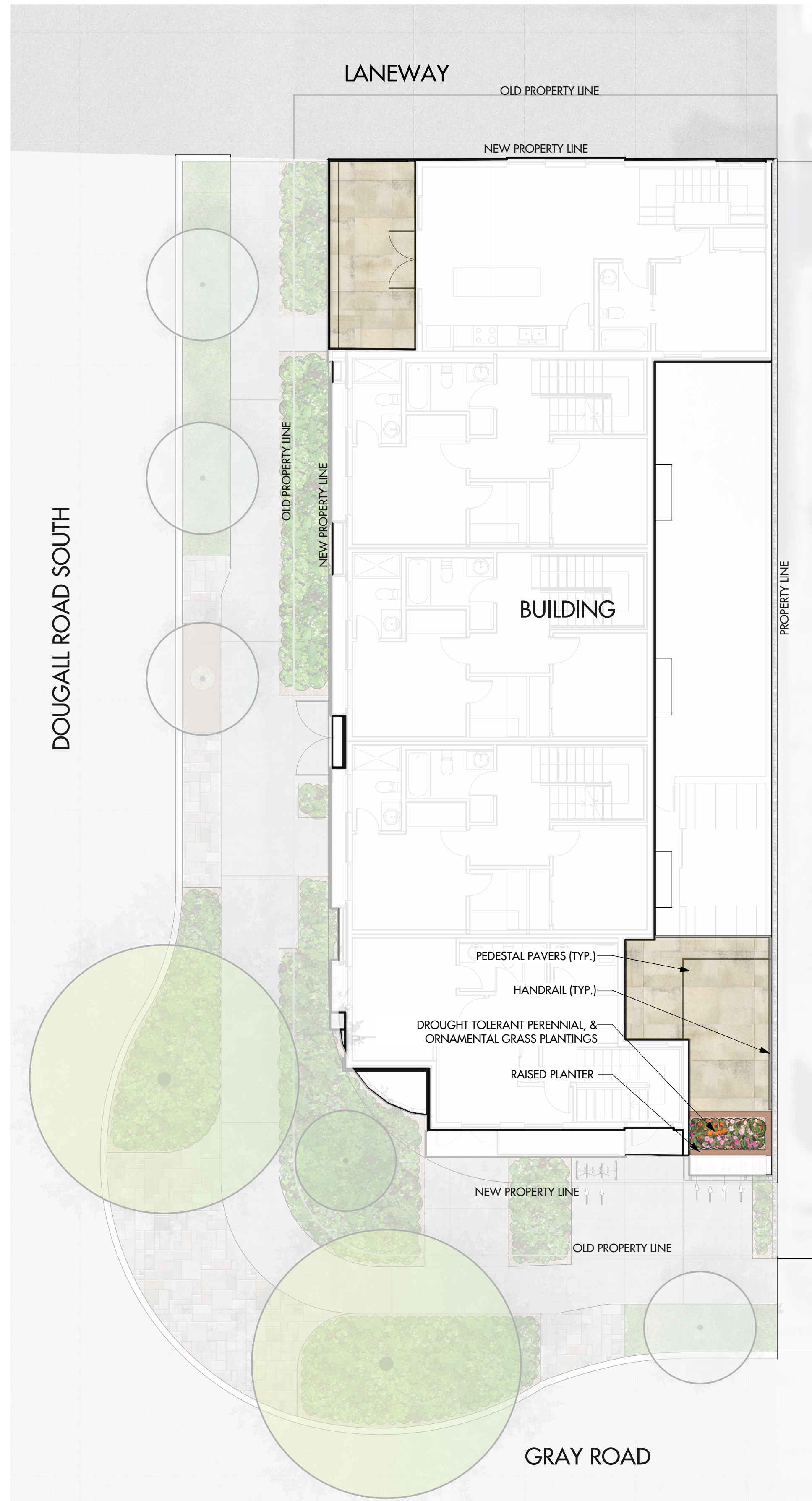
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L1/4

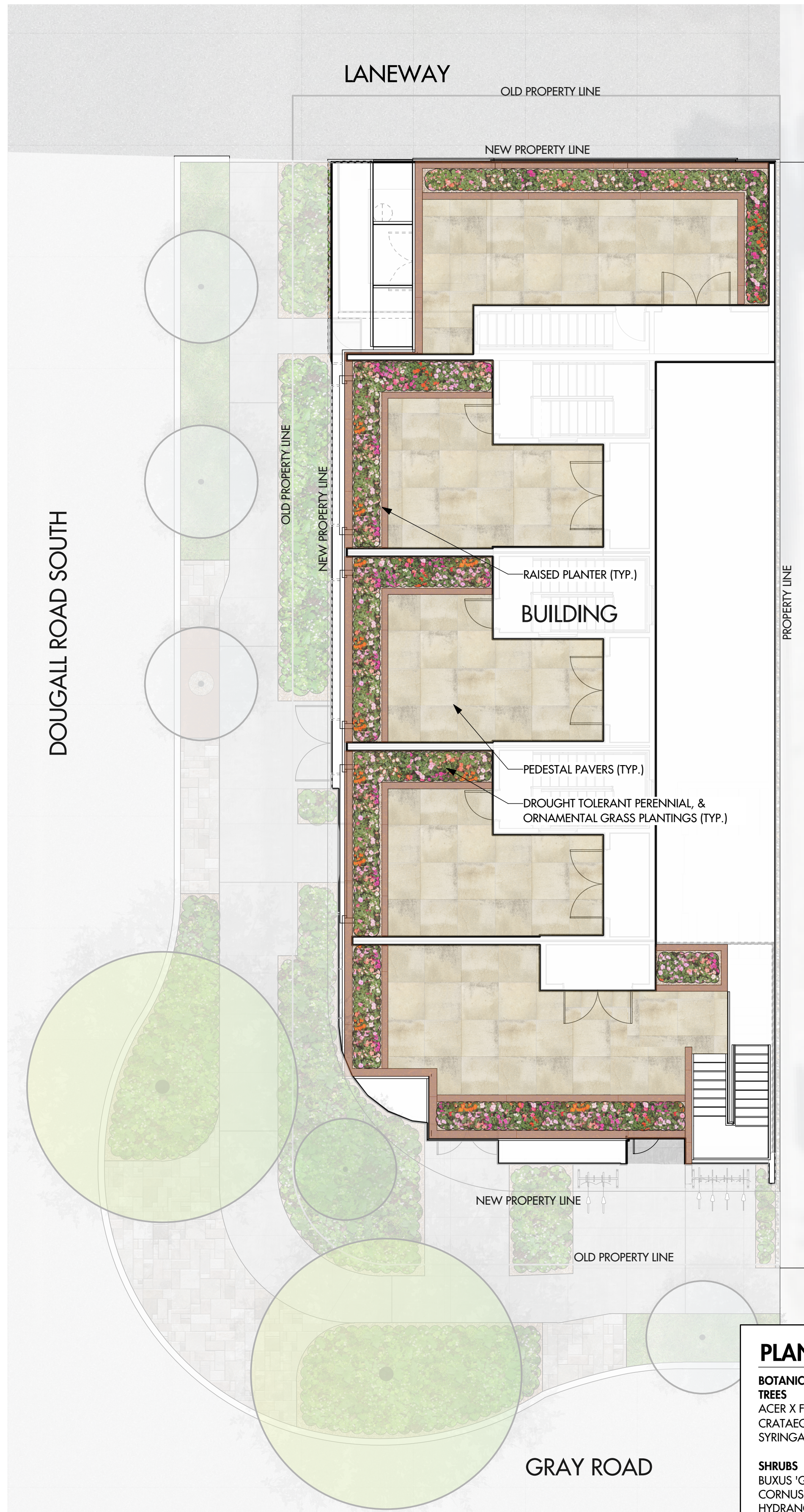
- NOTES**
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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2	6cm CAL.
CRATAEGUS MORDENSIS 'SNOWBIRD'	SNOWBIRD HAWTHORN	4	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1	6cm CAL.
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	6	#02 CONT. /0.9M O.C. SPACING
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	10	#02 CONT. /1.0M O.C. SPACING
HYDRANGEA PANICULATA 'JAN'	LITTLE LIME HYDRANGEA	2	#02 CONT. /1.5M O.C. SPACING
PINUS ABIES 'NIDIFORMIS'	NEST SPRUCE	4	#02 CONT. /1.5M O.C. SPACING
SPIREA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3	#02 CONT. /1.2M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	25	#01 CONT. /0.9M O.C. SPACING
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	27	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	28	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	40	#01 CONT. /1.0M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	6	#01 CONT. /0.6M O.C. SPACING



LEVEL 3



LEVEL 4

SCHEDULE C

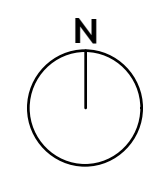
This forms part of application
DP21-0139

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE
DOUGALL MIXED USE
165 DOUGALL ROAD SOUTH

Kelowna, BC

DRAWING TITLE
CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	REVISION
1	21.05.26	Review
2	21.10.15	Review
3	21.10.29	Review
4		
5		

PROJECT NO.	21-079
DESIGN BY	KM
DRAWN BY	MC/TR
CHECKED BY	FB
DATE	OCT. 29, 2021
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

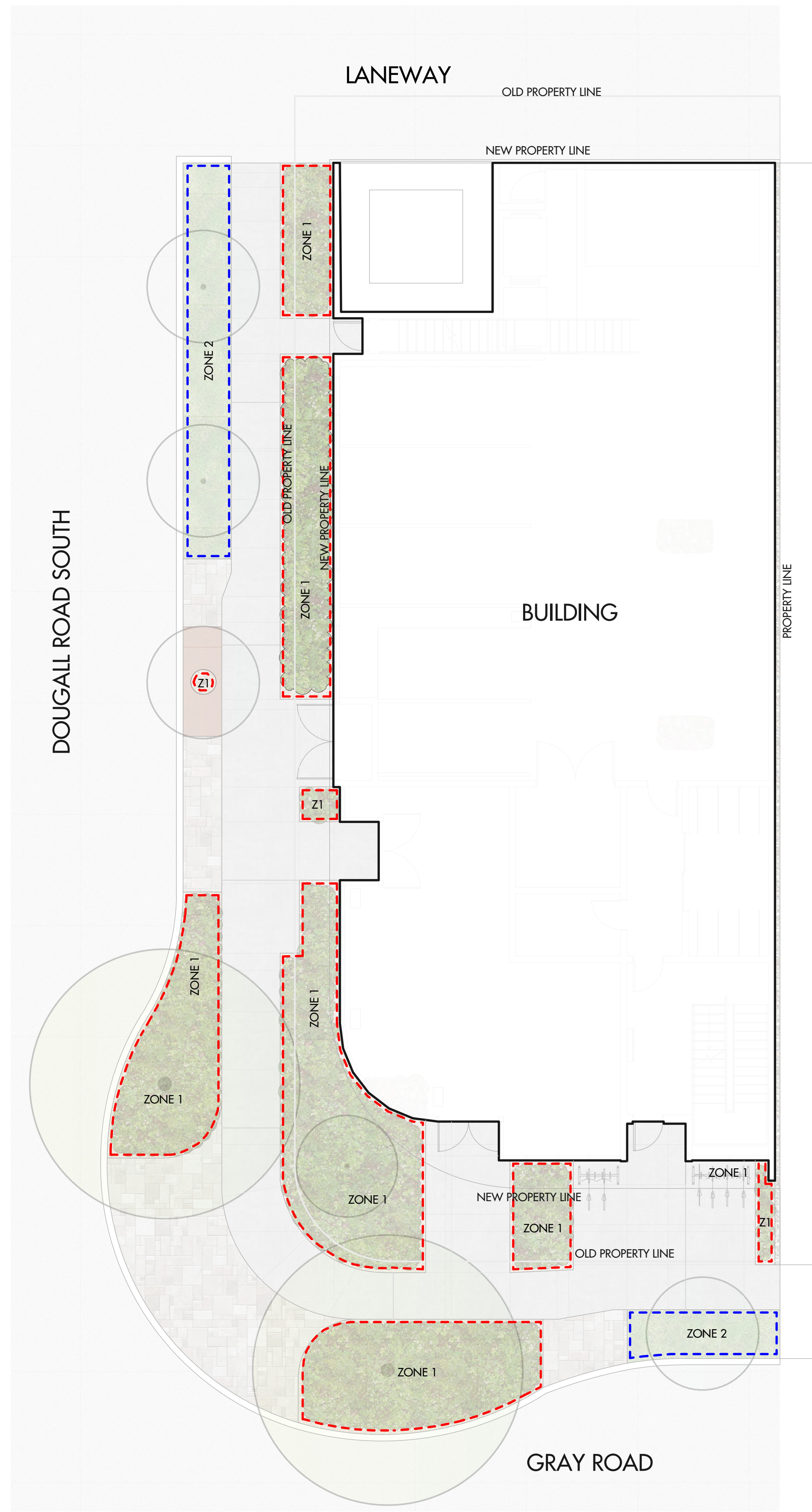
L2/4

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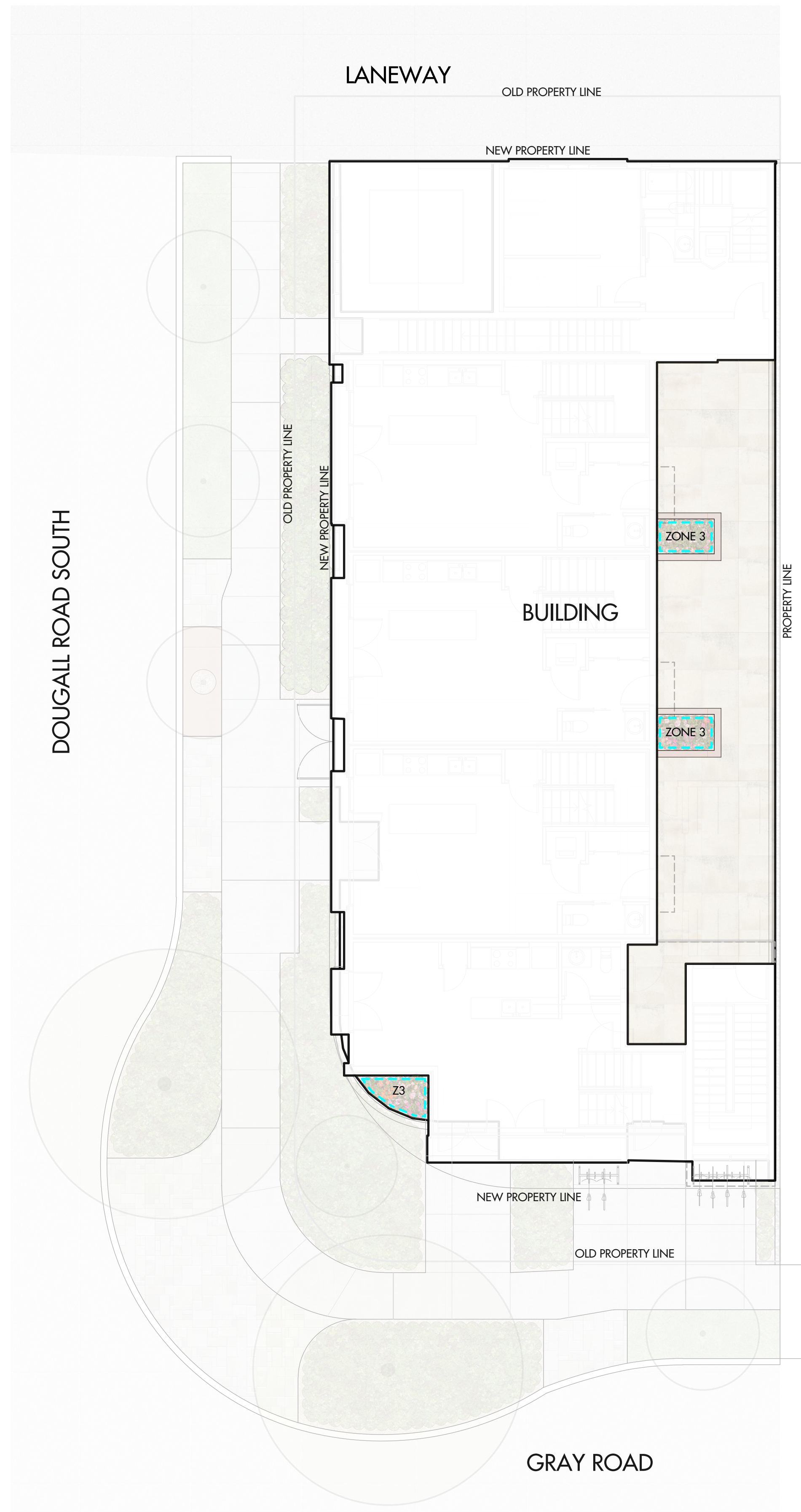
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LEVEL 1



LEVEL 2

SCHEDULE C
 This forms part of application
 # DP21-0139
 Planner Initials **KB**
 City of Kelowna
 DEVELOPMENT PLANNING

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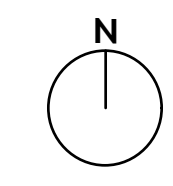
WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 120 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 80 cu.m. / year
 WATER BALANCE = 40 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
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IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 116 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 39 cu.m.
- ZONE #2:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 26 sq.m.
 MICROCLIMATE: WESTERN EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 22 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 6 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY THE BUILDING
 ESTIMATED ANNUAL WATER USE: 2 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 2 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY THE BUILDING
 ESTIMATED ANNUAL WATER USE: 1 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 50 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY THE BUILDING
 ESTIMATED ANNUAL WATER USE: 17 cu.m.



PROJECT TITLE
165 DOUGALL ROAD SOUTH

Location: Kelowna, BC
 DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION

1	21.05.26	Review
2	21.10.15	Review
3	21.10.29	Review
4		
5		

PROJECT NO: 21-079
 DESIGN BY: KM
 DRAWN BY: MC/TR
 CHECKED BY: FB
 DATE: OCT. 29, 2021
 SCALE: 1:100
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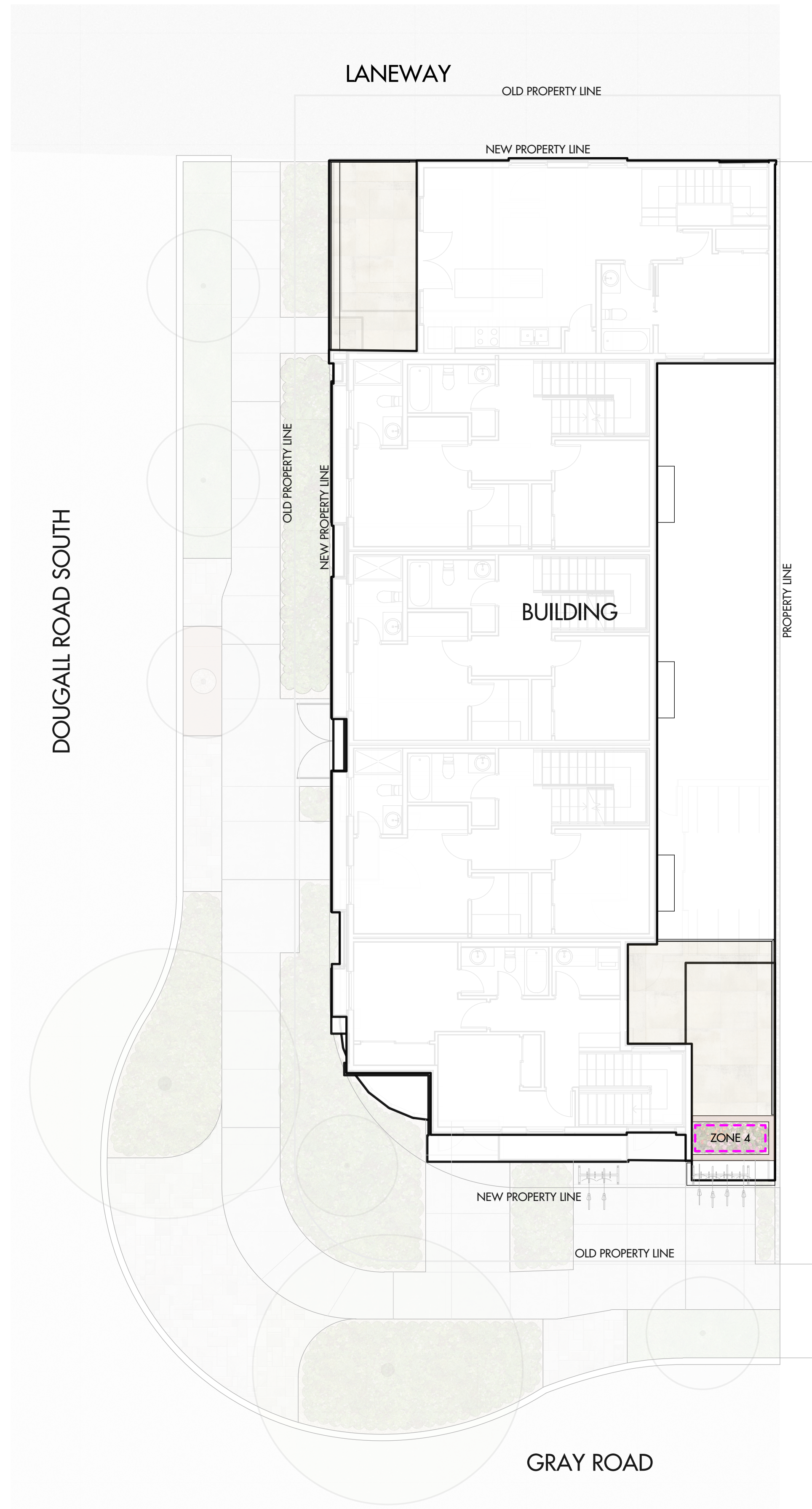
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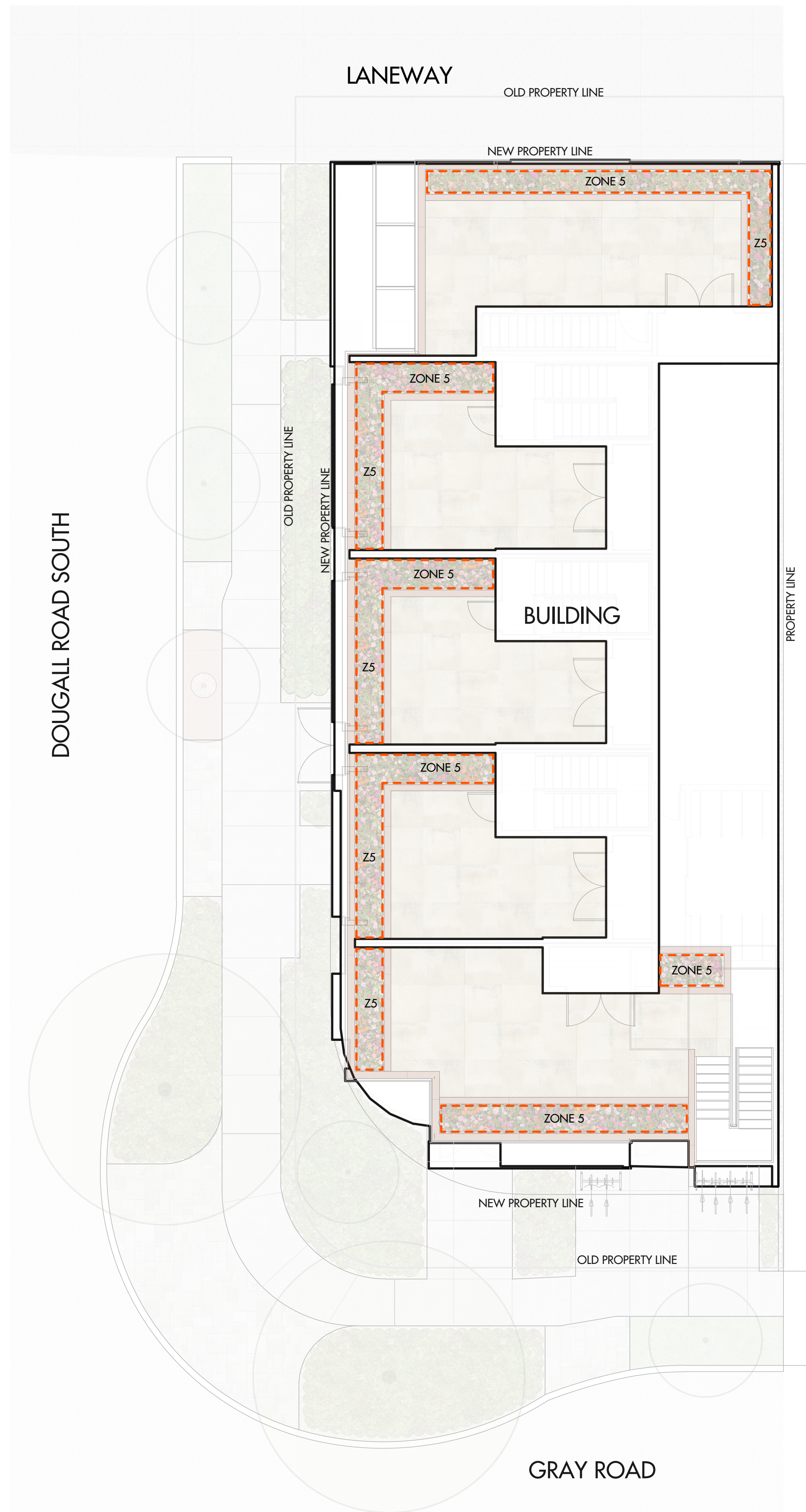
DRAWING NUMBER

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LEVEL 3



LEVEL 4

SCHEDULE C

This forms part of application
DP21-0139

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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WATER CONSERVATION CALCULATIONS

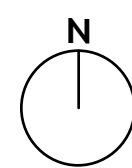
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TOTAL AREA: 50 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY THE BUILDING
ESTIMATED ANNUAL WATER USE: 17 cu.m.



PROJECT TITLE
165 DOUGALL ROAD SOUTH

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION	DATE	REVISION
1	21.05.26	Review
2	21.10.15	Review
3	21.10.29	Review
4		
5		

PROJECT NO.	21-079
DESIGN BY	KM
DRAWN BY	MC/TR
CHECKED BY	FB
DATE	OCT. 29, 2021
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L4/4

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CITY OF KELOWNA

MEMORANDUM

Date: June 21, 2021
File No.: DP21-0139
To: Suburban and Rural Planning (KB)
From: Development Engineering Manager (RO)
Subject: 165 Dougall Rd S Form and Character

The Development Engineering Branch has the following requirements related to this Development Permit application for the form and character of a mixed-use building (commercial and five residential units) which will be applicable at time of Building Permit. The Development Technician for this file is Sarah Kelly, (skelly@kelowna.ca).

1. General

- a. 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.
- b. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- c. This proposed development/subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- 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.

2. Domestic Water and Fire Protection

- a. The subject lots are located within the Rutland Waterworks District (RWD) service area. The Developer is required to make satisfactory arrangements with RWD for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by RWD are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

2. Sanitary Sewer System

- a. Our records indicate that the subject lots are currently each serviced with a 150-mm diameter sanitary sewer service off Gray Rd. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service is permitted. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- b. If existing service is to be utilized, it must be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

3. 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. The developer must engage a consulting civil engineer to provide a storm water management plan for this site 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.
- c. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this development that is based off the original grading plan of the 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.
- 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. 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.

4. Road Improvements

- a. Gray Rd must be upgraded to a full urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, 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. Dougall Rd must be upgraded to a full urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, 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.
- c. North lane fronting the property must be upgraded to a full commercial lane standard (SS-R2) along the full frontage; including road fillet paving, storm drainage, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- d. Landscaped and irrigated boulevard required with 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.
- e. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.

5. Electric Power and Telecommunication Services

- a. The electrical and telecommunication services to this building/property must be installed in an underground duct system, and the building must be connected by an underground service. 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. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

9. Geotechnical Report

- a. Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
NOTE: The City is relying on the Geotechnical Engineer’s report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.
- b. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.

- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

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

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

6. Road Dedication / Subdivision Requirements

- a. A dedication of approximately 1.6 m along the full frontage of the north lane is required to achieve a 7.6 m commercial laneway as per SS-R2.
- b. A dedication of approximately 1.1 m along the full frontage of the Dougall Rd is required to achieve a 20.0 m road ROW as per SS-R5.
- c. A dedication of approximately 2.3 m along the full frontage of the Gray Rd is required to achieve a 20.0 m road ROW as per SS-R5.
- d. A 6.0 m corner rounding will be required on the south west corner of the subject lot.
- e. Access to this development must be off the lane.

7. 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 (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 Development Engineering 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.

8. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all offsite 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.

10. Charges and Fees

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Engineering and Inspection Fee: 3.5% of offsite construction value (plus GST).



Ryan O'Sullivan
Development Engineering Manager

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