

Development Permit &
Development Variance Permit
DP21-0172 / DVP21-0173



This permit relates to land in the City of Kelowna municipally known as 365 Hwy 33 E

and legally known as Lot C Section 23 Township 26 ODYD District Plan 5012

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

RM3 – Low Density Multiple 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 March 1st, 2022
Decision By: COUNCIL
Development Permit Area: Comprehensive Development Permit Area
Existing Zone: RM3 – Low Density Multiple Housing
Future Land Use Designation: UC – Urban Centres

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: 1258105 BC Ltd., Inc.No. BC1258105
Applicant: LIME Architecture Inc.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT A

This forms part of application
DP21-0172 / DVP21-0173

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

The logo for the City of Kelowna, featuring a stylized geometric pattern of overlapping squares forming a circular shape.

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.
- e) That variance to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.9.6(e) – RM3 - Low Density Multiple Housing, Development Regulations

To vary the side yard setback from 4.0m required to 1.5m 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 use 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 own 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 **\$22,172.50**

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. 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.**

ATTACHMENT		A
This forms part of application		
# DP21-0172 / DVP21-0173		
Planner Initials		
TC		Kelowna DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: July 20, 2021
File No.: DP21-0172
To: Suburban and Rural Planning (TC)
From: Development Engineering Manager (RO)
Subject: 365 Hwy 33 E Form and Character

The Development Engineering Branch has the following requirements related to this Development Permit application for the Form & Character of a 4-unit row housing development which will be applicable at time of Building Permit.

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

ATTACHMENT B

This forms part of application
DVP21-0172 / DVP21-017

City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials TC



- 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 lot is currently serviced with a 150-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.
- b. Only one service is permitted for this development. 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.

3. Storm Drainage

- a. 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.
- 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 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.
- 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. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f. 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.

- g. Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- h. If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- i. 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. Mallach Road must be upgraded to a full urban standard (SS-R6) along the full frontage including curb and gutter, sidewalk, LED street lighting, landscaped and irrigated boulevard, storm drainage system, undergrounding of overhead lines and removal of poles, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Highway 33 required frontage upgrades include removal of existing sidewalk and replacement with 1.8m separated sidewalk, new sidewalk ramp at the Hwy 33 and Mallach Rd intersection, undergrounding of overhead lines and removal of poles, landscaped and irrigated boulevard, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. Lane fronting this development must be upgraded to SS-R2 residential standard; including a concrete letdown (SS-C7) entering the lane off Lawson Ave, road fillet paving, storm drainage, undergrounding of overhead wires and removal of poles, 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.

ATTACHMENT		B
This forms part of application		
# DVP21-0172 / DVP21-017		
Planner Initials		
TC		City of Kelowna DEVELOPMENT PLANNING

5. Electric Power and Telecommunication Services

- a. All proposed distribution and 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. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

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).

10. Road Dedication/Development Requirements

- a. Hwy 33 E is classified as an Arterial Road, a road dedication of 5.0m is required along the full frontage to achieve a future 30m ROW.
- b. Mallach Rd requires a 2.5m road dedication along the full frontage to achieve a 20m ROW.
- c. A 6m corner rounding is required at the intersection of Hwy 33 E and Mallach Rd.
- d. All access to the subject lot must be from the lane to the south of the property.

11. 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.

12. 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. Street/Traffic Sign Fees: at cost (to be determined after design).
 - 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

SK

ATTACHMENT **B**

This forms part of application
DVP21-0172 / DVP21-017

Planner Initials **TC**

City of 
Kelowna
DEVELOPMENT PLANNING

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

ATTACHMENT C

This forms part of application

DP21-0172 / DVP21-0173

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
CHAPTER 3.0: TOWNHOUSES & INFILL						
3.1 Townhouse Guidelines						
3.1.1 Relationship to the Street						
Townhouse built form is addressing the street frontage and front doors are directly accessible from a public walkway.						✓
Corner Sites: built form is addressing both street frontages and front doors are directly accessible from a public walkway.				✓		
End Unit: Townhouse built forms end unit is oriented perpendicularly to the street frontage and has high quality architectural design treatment with main entrance directly accessible from the fronting street.				✓		
Blank façades (without window openings) proposed along the street frontages.					✓	
Prominent entrance features for the main front doors such as stoops, porches, recessed entries, and canopies are provided.					✓	
Appropriate transition between public and private realm is being achieved by changes in grade, decorative railings, and planters.				✓		
3.1.2 Scale and Massing						
Proposed built form is sympathetic to the neighbourhood context and providing sensitive transition to the adjacent context (existing and future buildings, parks, and open spaces)					✓	
Built Form is establishing a consistent rhythm along the street frontage with articulation of individual units through integration of projections/ recesses (entries and balconies), change in materials of the façade.						✓
Townhouse block is comprising of maximum 6 units.						✓
3.1.4 Open Spaces						
Townhouse units are designed to have easy access to useable private or semi-private outdoor amenity space.						✓
Front yards are designed to include a pathway from the fronting street to the primary entrance of the unit, landscaping, and semi-private outdoor amenity space.				✓		
Design of private outdoor amenity spaces is having access to sunlight.						✓
Design of private outdoor amenity spaces is having a railing or fencing to increase privacy.						✓
Design of private outdoor amenity spaces is having landscaped areas to soften the interface with the street or open spaces.				✓		

ATTACHMENT C

This forms part of application
DP21-0172 / DVP21-0173



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Design of front patios provide entrance to the unit and is raised a minimum of 0.6m and maximum of 1.2m to create a semi-private zone.				✓		
Roof patios are provided with parapets with railings and minimize direct sight lines into nearby units.						✓
Roof patios have access away from primary facades.			✓			
Balconies are designed to inset or partially inset and offer privacy, shelter, reducing building bulk and minimize shadowing impact.				✓		
3.1.5 Site Servicing, Access, and Parking						
Landscaping is provided to frame building entrances, soften edges, screen parking garages and to break up long facades.				✓		
Site Servicing: Waste collection systems such as, Molok bins are located away from any public views.			✓			
Parking						
Townhouses facing public streets are provided with a rear-access garage or integrated tuck under parking.						✓
Access						
Internal circulation of vehicles is providing necessary turning radii and a safe access and egress.						✓
Access points are located to minimize the impact of headlights on building interiors.						✓
3.1.6 Building Articulation, Features, and Materials						
Façade is designed and articulated to reflect positive attributes of the neighbourhood character.						✓
Strategy to articulate façade: Recessing or projecting of architectural features to highlight the identity of individual units.			✓			
Strategy to articulate façade: main entrance and rooflines features, and other architectural elements have been incorporated in the design.				✓		
Infill townhouses are designed to incorporate design elements, proportions and other characteristics found within the neighbourhood.					✓	
Infill townhouses are provided with durable, quality materials similar or contemporary to those found within the neighbourhood.						✓
Privacy of units is maintained on site and on adjacent properties by minimizing overlook and direct sight lines from the building. The following strategies have been incorporated in design: <ul style="list-style-type: none"> • Off setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns; • Use of clearstory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 						✓

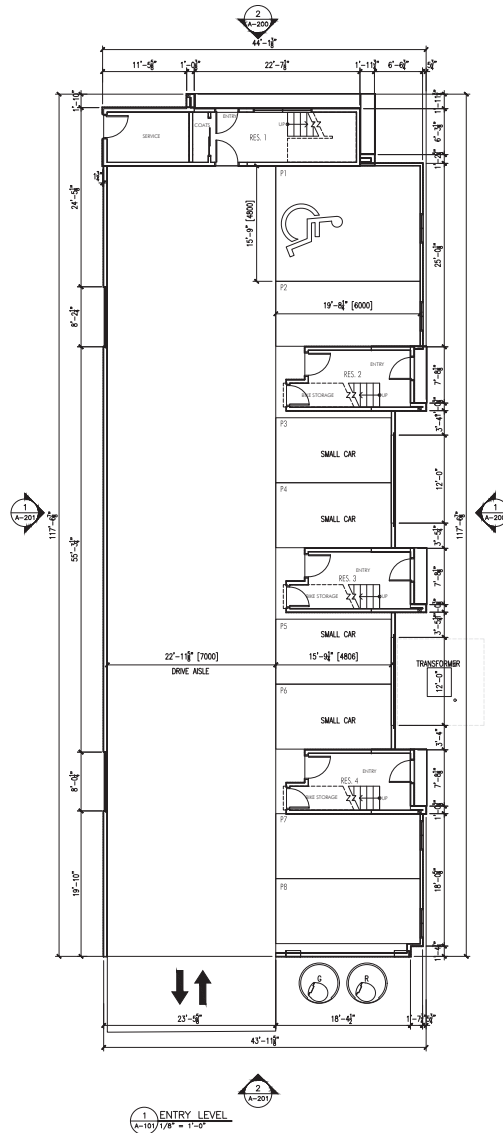
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Large townhouse developments with internal circulation pattern are providing modest variation between different blocks of townhouse units, such as change in colour, materiality, building and roof form.						✓

ATTACHMENT C

This forms part of application
 # DP21-0172 / DVP21-0173



Planner Initials TC



SCHEDULE A

This forms part of application
 # DP21-0172 / DVP21-0173

Planner
 Initials **TC**



COMMENTS:
 ALL RIGHTS RESERVED
 1. Plans, design, drawings and specifications are the sole and exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. 2. Correcting, Tolerances and Risks and Liability. 3. Check, dimensions, date and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not take any dimensions from this drawing.
 4. Notes are to describe the work in accordance with the current municipal building by-laws and requirements of other local authorities being conditions as well as the British Columbia Building Code - (most recent edition) including all amendments, revisions and addenda. 5. Includes site access and egress for fire-fighters and protectors of all order and above ground utilities, wire and conduit connections, including but not limited to: water, sewer, gas, hydro and telephone.

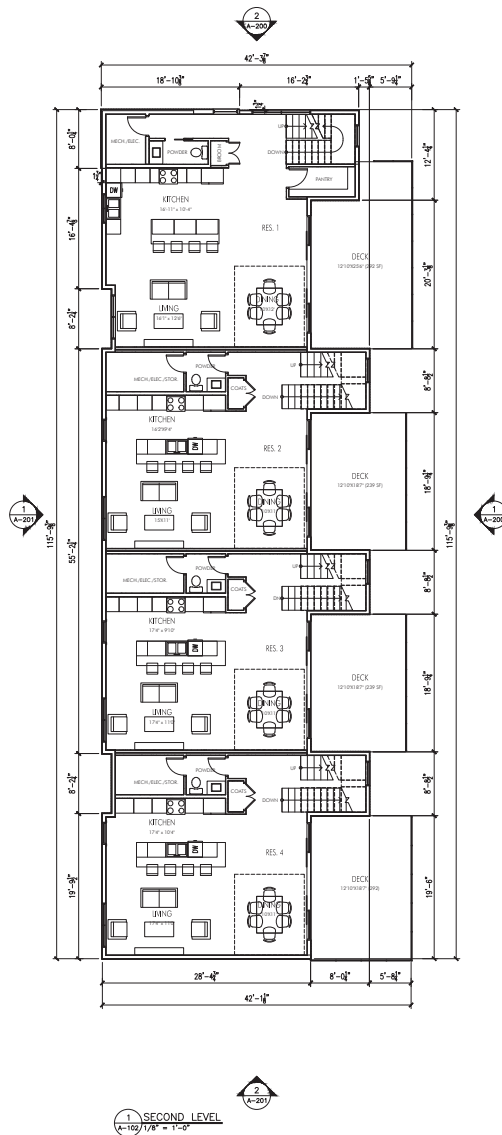
Revision No., Date and Description
02.25.21 - FOR REVIEW
03.04.21 - FOR COORDINATION
03.31.21 - FOR DP/ DVP
05.31.21 - ADDENDUM #1
09.30.21 - FOR REVIEW
11.16.21 - ADDENDUM #2
01.04.22 - FOR DISCUSSION
01.13.22 - ADDENDUM #3
01.24.22 - FOR DISCUSSION
02.04.22 - ADDENDUM #4

Plot Date	Drawing No.
4-Feb-22	A-101

PROJECT
 365 HWY 33 EAST
DRAWING TITLE
 ENTRY LEVEL



FOR DP/ DVP



SCHEDULE A

This forms part of application
 # DP21-0172 / DVP21-0173

Planner Initials TC



City of
Kelowna
 DEVELOPMENT PLANNING



CONTRACT:
 ALL RIGHTS RESERVED

Plans, design, drawings and specifications are the sole and exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Consulting, Technical and Design work is subject to the terms, conditions and conditions of use set forth in the contract. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not take any dimensions from this drawing.

Notes are to be used to specify the work in accordance with the current municipal building by-laws and requirements of other local authorities being jurisdiction as well as the British Columbia Building Code - (most recent edition) including all amendments, revisions and addenda. All notes shall remain the responsibility for the functions and protection of all order and above ground utilities, wires and conduit connections, including but not limited to: water, sewer, gas, hydro and telephone.

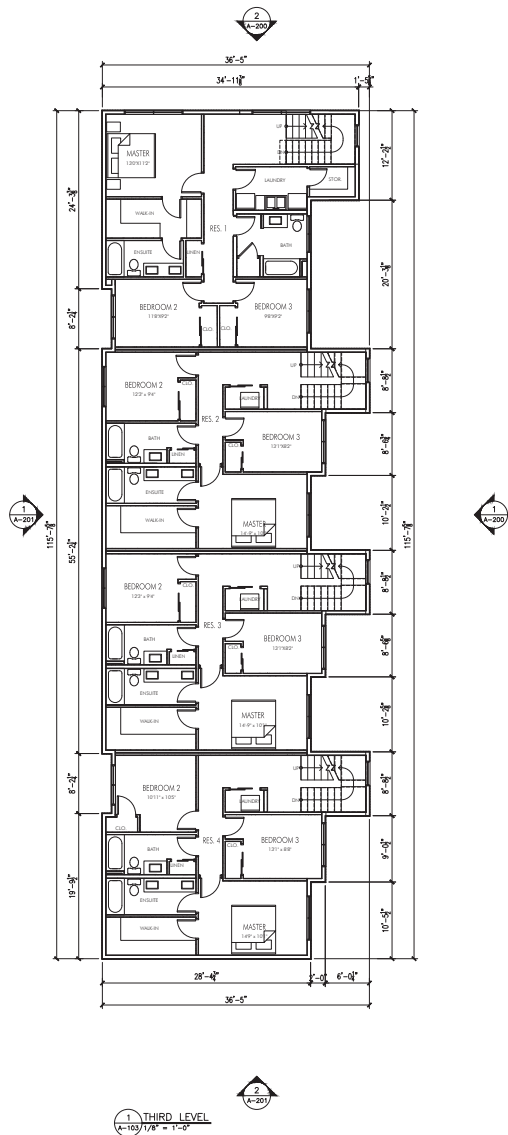
Revision No.	Date	Description
02.25.21		- FOR REVIEW
03.04.21		- FOR COORDINATION
03.31.21		- FOR DP/ DVP
05.31.21		- ADDENDUM #1
09.30.21		- FOR REVIEW
11.16.21		- ADDENDUM #2
01.04.22		- FOR DISCUSSION
01.13.22		- ADDENDUM #3
01.24.22		- FOR DISCUSSION
02.04.22		- ADDENDUM #4

Plot Date: 4-Feb-22
 Drawing No.: A-102

PROJECT
 365 HWY 33 EAST
DRAWING TITLE
 SECOND LEVEL



FOR DP/ DVP



SCHEDULE A

This forms part of application
 # DP21-0172 / DVP21-0173

Planner Initials TC



COPYRIGHT:
 ALL RIGHTS RESERVED
 All plans, design, drawings and specifications are the sole and exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Consulting, Technical and Design work is the work of LIME Architecture Inc. and shall be held in confidence. Any disclosure or use to be reported immediately to LIME Architecture Inc. Do not take any dimensions from this drawing.
 All notes are to be made in accordance with the current municipal building by-laws and requirements of other local authorities being jurisdiction as well as the British Columbia Building Code - (most recent edition) including all subsequent revisions and addenda. All notes shall remain the responsibility of the architect and protectors of all order and above ground utilities, wires and conduit connections, including but not limited to: water, sewer, gas, hydro and telephone.

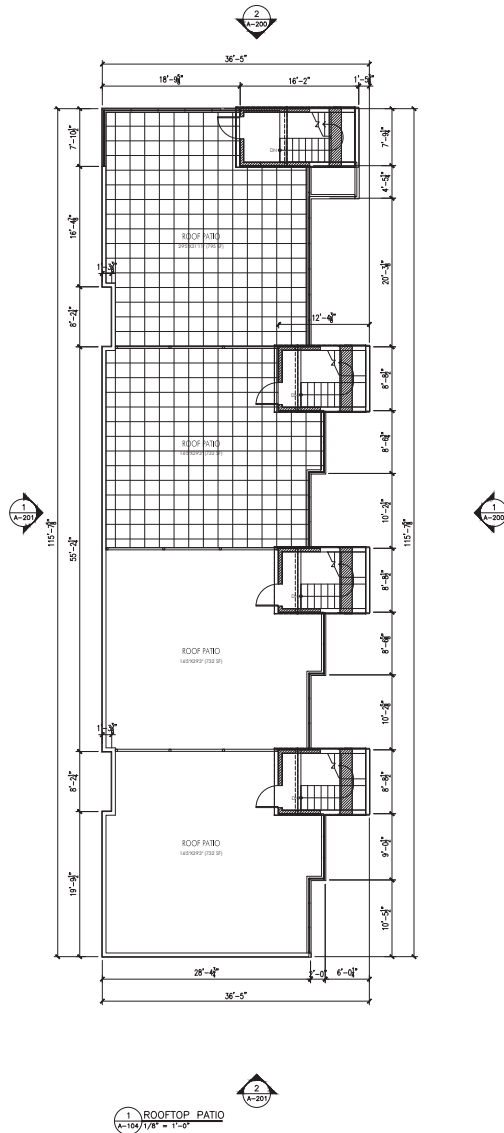
Revision No., Date and Description
02-25-21 - FOR REVIEW
03-04-21 - FOR COORDINATION
03-31-21 - FOR DP/ DVP
09-30-21 - FOR REVIEW
11-16-21 - ADDENDUM #2
01-04-22 - FOR DISCUSSION
01-13-22 - ADDENDUM #3
01-24-22 - FOR DISCUSSION
02-04-22 - ADDENDUM #4

Plot Date 4-Feb-22 Drawing No. A-103

PROJECT
 365 HWY 33 EAST
DRAWING TITLE
 THIRD LEVEL



FOR DP/ DVP



SCHEDULE A

This forms part of application
 # DP21-0172 / DVP21-0173

Planner
Initials

TC

**City of
Kelowna**
DEVELOPMENT PLANNING

LIME
ARCHITECTURE INC.
PHONE: 250-460-7307
300-1000 Water Street
Kelowna, BC V1Y 0P2
www.limearchitecture.com

COPYRIGHT:
ALL RIGHTS RESERVED

All ideas, design, drawings and specifications are the sole and exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Consulting, Trades and Kits and parts shall include, dimensions, date and conditions on file the prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not take any dimensions from this drawing.

All notes are to include the work in accordance with the current municipal building by-laws and requirements of other local authorities being jurisdiction as well as the British Columbia building code - (most recent edition) including all amendments, revisions and addenda. All trades shall remain full responsible for the location and protection of all under and above ground utilities, wire and conduit connections, including but not limited to: water, sewer, gas, hydro and telephone.

Revision No., Date and Description
02.25.21 - FOR REVIEW
03.04.21 - FOR COORDINATION
03.31.21 - FOR DP/ DVP
09.30.21 - FOR REVIEW
11.16.21 - ADDENDUM #2
01.04.22 - FOR DISCUSSION
01.13.22 - ADDENDUM #3
01.24.22 - FOR DISCUSSION
02.04.22 - ADDENDUM #4

Plot Date	Drawing No.
4-Feb-22	A-104

PROJECT
365 HWY 33 EAST

DRAWING TITLE
ROOF LEVEL



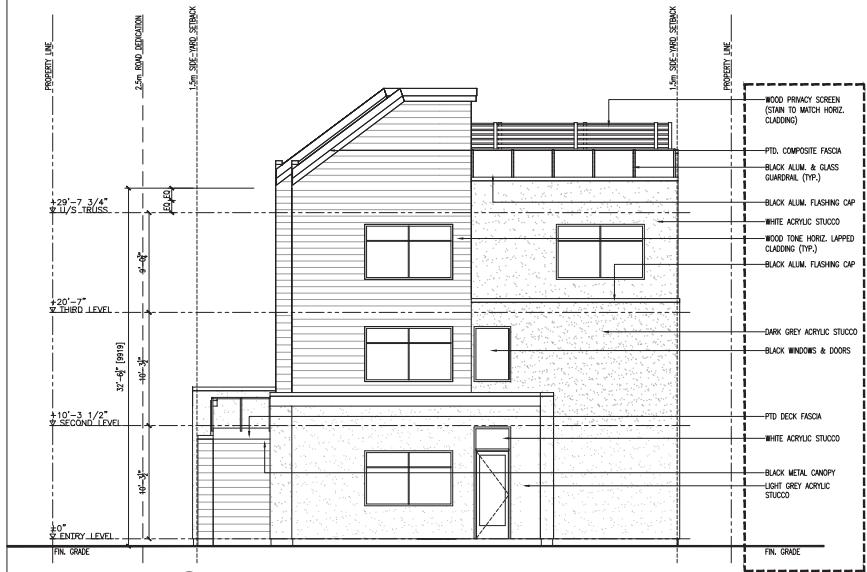
FOR DP/ DVP

CONTRACT:
ALL RIGHTS RESERVED
I, the client, design, drawings and specifications are the sole and exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting, Trades and Materials used shall be of the highest quality and shall conform to the dimensions, date and conditions on file at the time of commencement of site work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not take any dimensions from this drawing.

I, the client, use to specify the work in accordance with the current municipal building by-laws and requirements of other local authorities being conditions as well as the British Columbia Building Code - (most recent national building code) and all revisions and addenda. All trades shall comply with requirements for the location and protection of all order and above ground utilities, wires and conduit connections, including but not limited to: water, sewer, gas, hydro and telephone.










1 EAST ELEVATION
A-200 3/16" = 1'-0"



2 NORTH (FRONT) ELEVATION
A-200 3/16" = 1'-0"

PROJECT MATERIALS:

-  ROOFING:
TORCH ON MEMBRANE C/W GREY CAP SHEET
ARCHITECTURAL SERIES BY IKO
-  COMPOSITE LAP SIDING, PRIVACY SCREENS:
LONGBOARD - LIGHT NATIONAL WALNUT
-  STUCCO:
STORMY SKY OC-1616, BENJAMIN MOORE
-  STUCCO:
METRO GRAY OC-1459, BENJAMIN MOORE
-  STUCCO:
WHITE DIAMOND OC-2121-60, BENJAMIN MOORE
-  WINDOWS, GUARDRAILS, PATIO SLIDERS, DRIP FLASHING,
FASCIA, UNIT ENTRY DOORS, CAP FLASHING, SCREEN @ PARKING
BLACK
-  DECK FASCIA
DISTANT GRAY OC-2140-70, BENJAMIN MOORE

SCHEDULE B

This forms part of application
DP21-0172 / DVP21-0173

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

Revision No., Date and Description
02.25.21 - FOR REVIEW
03.04.21 - FOR COORDINATION
03.31.21 - FOR DP/ DVP
05.31.21 - ADDENDUM #1
09.30.21 - FOR REVIEW
11.16.21 - ADDENDUM #2
01.04.22 - FOR DISCUSSION
01.13.22 - ADDENDUM #3
01.24.22 - FOR DISCUSSION
02.04.22 - ADDENDUM #4

Plot Date	Drawing No.
4-Feb-22	A-200

PROJECT
365 HWY 33 EAST
DRAWING TITLE
ELEVATIONS

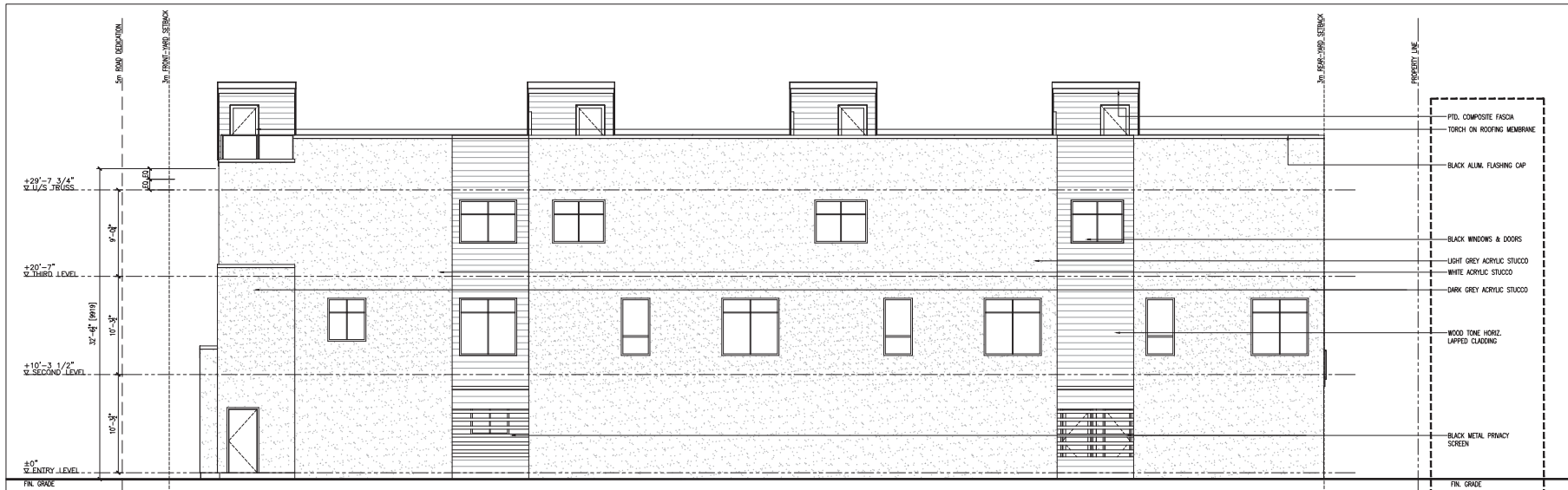


FOR DP/ DVP

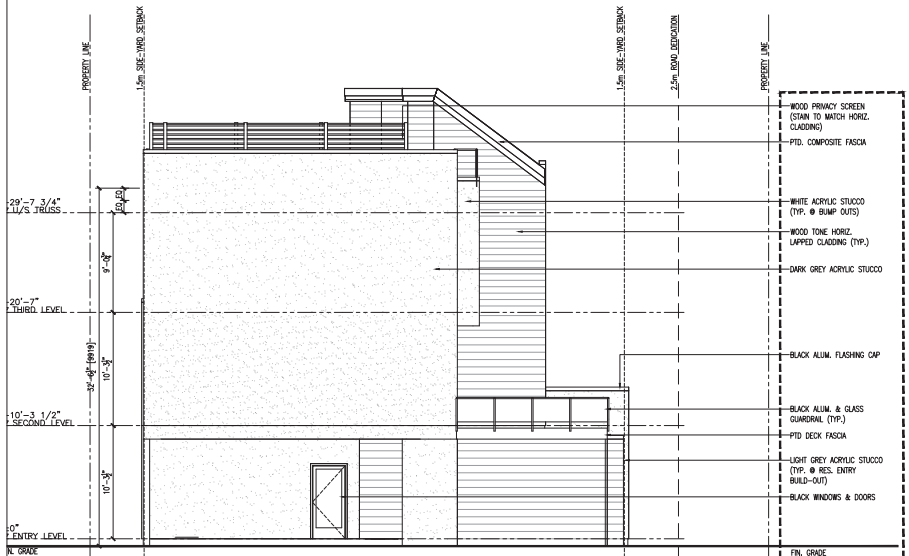
CONTRACT:
ALL RIGHTS RESERVED

Notes, design drawings and specifications are the sole and exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Consulting, Trades and Materials used shall be of the highest quality and shall conform to the manufacturer's specifications, dimensions, date and conditions on file at the time of commencement of the work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not take any dimensions from this drawing.

Notes are to be made in accordance with the current municipal building by-laws and requirements of other local by-laws being complied with as well as the British Columbia Building Code - (most recent edition) including all applicable amendments and addenda. All trades shall remain fully responsible for the location and protection of all water, sewer, gas, hydro and telephone.










1 WEST ELEVATION
A-201/1710 - 1'-0"



2 SOUTH (REAR) ELEVATION
A-201/1710 - 1'-0"

PROJECT MATERIALS:

-  ROOFING:
TORCH ON MEMBRANE C/W GREY CAP SHEET
ARCHITECTURAL SERIES BY IKO
-  COMPOSITE LAP SIDING, PRIVACY SCREENS:
LONGBOARD - LIGHT NATIONAL WALNUT
-  STUCCO:
STORMY SKY OC-1616, BENJAMIN MOORE
-  STUCCO:
METRO GRAY OC-1459, BENJAMIN MOORE
-  STUCCO:
WHITE DIAMOND OC-2121-60, BENJAMIN MOORE
-  WINDOWS, GUARDRAILS, PATIO SLIDERS, DRIP FLASHING,
FASCIA, UNIT ENTRY DOORS, CAP FLASHING, SCREEN @ PARKING
BLACK
-  DECK FASCIA
DISTANT GRAY OC-2140-70, BENJAMIN MOORE

SCHEDULE B

This forms part of application
DP21-0172 / DVP21-0173

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

Revision No., Date and Description
02.25.21 - FOR REVIEW
03.04.21 - FOR COORDINATION
03.31.21 - FOR DVP
05.31.21 - ADDENDUM #1
09.30.21 - FOR REVIEW
11.16.21 - ADDENDUM #2
01.04.22 - FOR DISCUSSION
01.13.22 - ADDENDUM #3
01.24.22 - FOR DISCUSSION
02.04.22 - ADDENDUM #4

Plot Date 4-Feb-22 Drawing No. A-201

PROJECT
365 HWY 33 EAST
DRAWING TITLE
ELEVATIONS



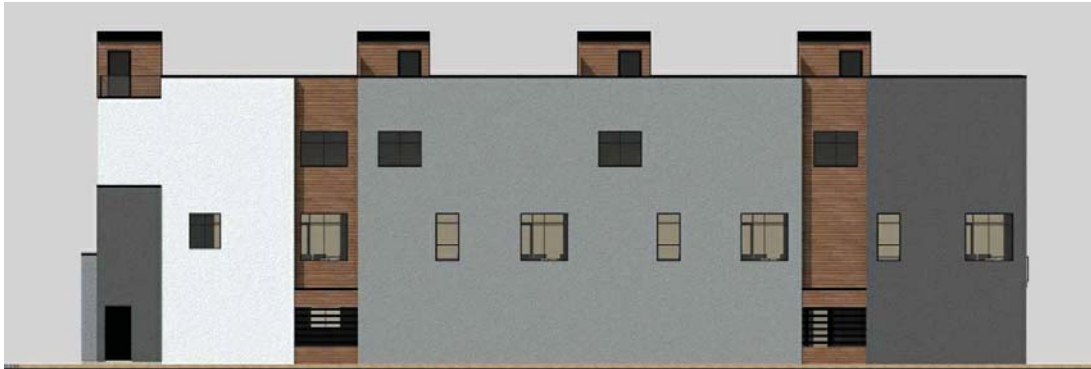
FOR DP/ DVP



1 PERSPECTIVE ELEVATION
N.T.S.



1 NORTH ELEVATION (FACING HWY 33)
A-202 N.T.S.



2 WEST ELEVATION
A-202 N.T.S.



3 SOUTH ELEVATION (FACING LANEWAY)
A-202 N.T.S.



4 EAST ELEVATION (FACING MALLACH RD)
A-202 N.T.S.



© COPYRIGHT
ALL RIGHTS RESERVED
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Constructing Trades shall check and verify all work, dimensions, dates and conditions on the job prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not lock any dimensions from this drawing.
I shall not be responsible for work in accordance with the current municipality building bylaws and requirements of other local authorities being jurisdiction and on the British Columbia building code - most recent edition including all published revisions and addenda. All trades shall secure all required permits for the location and protection of all underground and above ground utilities, wires and conduit connections, including but not limited to sewer, water, gas, hydro and telephone.

Revision No.	Date	Description
03.31.21	FOR DP/ DVP	
05.31.21	ADDENDUM #1	
09.30.21	FOR REVIEW	
11.16.21	ADDENDUM #2	
01.04.22	FOR DISCUSSION	
01.13.22	ADDENDUM #3	
01.24.22	FOR DISCUSSION	
02.04.22	ADDENDUM #4	

SCHEDULE B

This forms part of application
DP21-0172 / DVP21-0173

Planner Initials **TC**

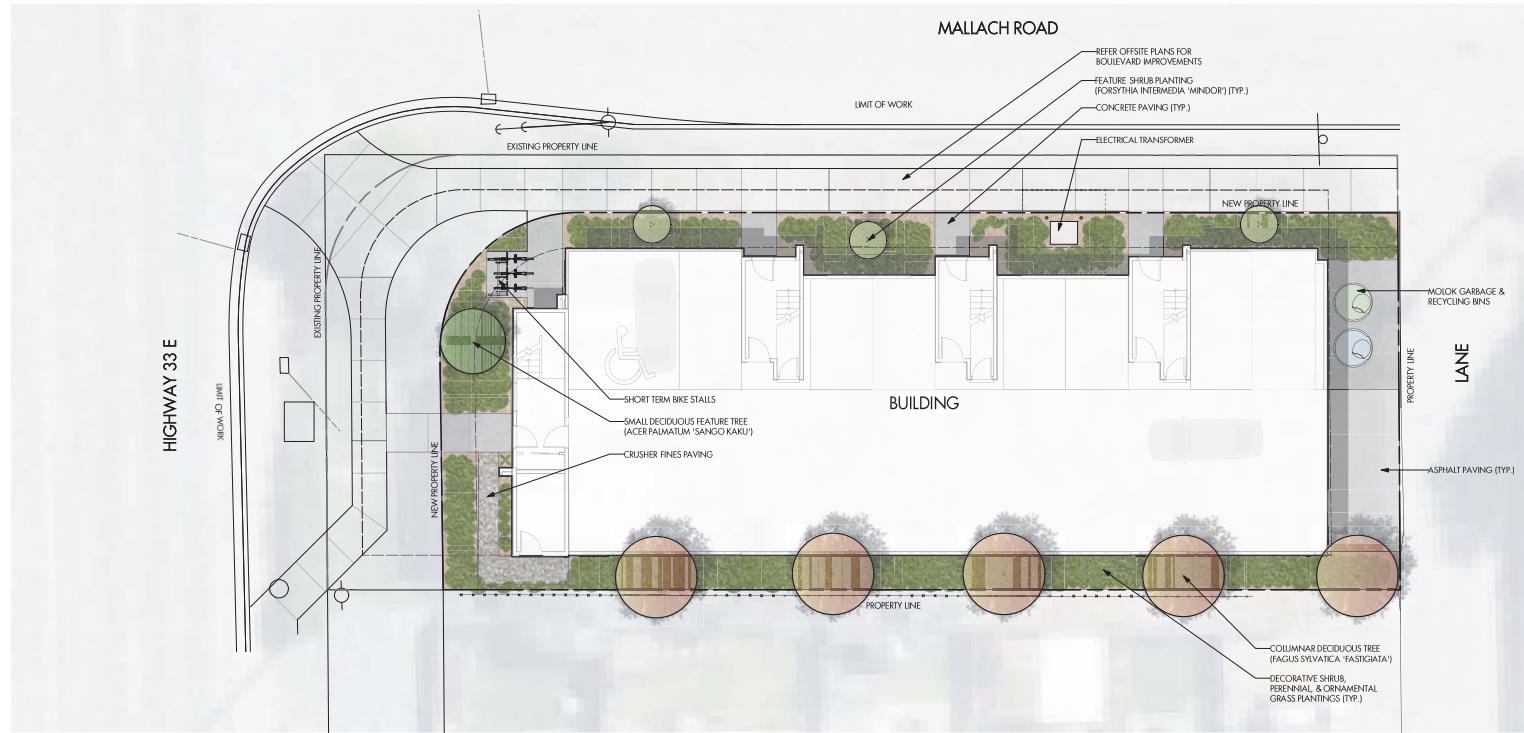
City of Kelowna
DEVELOPMENT PLANNING



Plot Date	Drawing No.
4-Feb-22	A-202
PROJECT 365 HWY 33 EAST	
DRAWING TITLE ELEVATIONS	



FOR DP/ DVP



PROJECT TITLE
365 HWY 33 EAST

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

NO.	DATE	REVISION
1	21.03.19	Issue
2	21.11.19	Issue
3	22.01.19	Issue
4	22.02.04	Issue

PROJECT NO.	21-037
DESIGN BY	DA
DRAWN BY	DA
CHECKED BY	DA
DATE	18-4-2022
SCALE	1:100
PAGE SIZE	24x36"
SCALE	



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
This drawing is the property of Outland Design Landscape Architecture. It is not to be reproduced, used, or modified without permission.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	1	6m CAL
FAGUS SYLVATICA 'FASTIGIATA'	PYRAMIDAL GREEN BEECH	5	6m CAL
SHRUBS			
FORSYTHIA INTERMEDIA 'MINIDOR'	SHOW OFF FORSYTHIA	4	#02 CONT. / 2.0M O.C. SPACING
HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	7	#02 CONT. / 1.5M O.C. SPACING
SPREAEA BUNALDA 'ANTHONY WATERER'	ANTHONY WATERER SPREA	16	#02 CONT. / 1.0M O.C. SPACING
WEIGELA FLORIDA 'SONIC BLOOM RED'	SONIC BLOOM RED WEIGELA	7	#02 CONT. / 1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ALLIUM 'GLOBEMASTER'	PERSIAN ONION	15	#01 CONT. / 0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	10	#01 CONT. / 0.75M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	22	#01 CONT. / 0.5M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	4	#01 CONT. / 1.2M O.C. SPACING
LAVANDULA ANGSTROEMIA 'HICKCOTE'	HICKCOTE ENGLISH LAVENDER	15	#01 CONT. / 0.6M O.C. SPACING
SALVIA NEWROSA 'MAYNIGHT'	MAYNIGHT SALVIA	15	#01 CONT. / 0.6M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER SEDUM	34	#01 CONT. / 0.4M O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	15	#01 CONT. / 0.6M O.C. SPACING

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

SCHEDULE C

This forms part of application
DP21-0172 / DVP21-0173



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**

ISSUED FOR REVIEW ONLY
This drawing is the property of Outland Design Landscape Architecture. It is not to be reproduced, used, or modified without permission.



MALLACH ROAD

LIMIT OF WORK

HIGHWAY 33 E

MINIMUM LIMIT

EXISTING PROPERTY LINE

NEW PROPERTY LINE

NEW PROPERTY LINE

PROPERTY LINE

LANE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

NEW PROPERTY LINE

BUILDING

PROPERTY LINE

ZONE 1

ZONE 1

ZONE 1

ZONE 1

ZONE 1

ZONE 1

ZONE 2

ZONE 2

ZONE 2

ZONE 2

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 71 / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1- HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA = 87 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 29 cu.m.
- ZONE #2- HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA = 66 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 22 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (W8) = 97 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 51 cu.m. / year
 WATER BALANCE = 46 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application # DP21-0172 / DVP21-0173

Planner Initials **TC**



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE
365 HWY 33 EAST

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION / IRRIGATION PLAN

NO.	DATE	REVISION
1	21.03.19	Review
2	21.11.19	Review
3	22.03.19	Review
4	20.02.04	Review

PROJECT NO.	21-03P
DESIGN BY	DA
DRAWN BY	TC
CHECKED BY	TR
DATE	18-4-2022
SCALE	1:100
PAGE SIZE	24x36P
SCALE	



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY
 This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, modified, or used without permission.