

Development Permit DP22-0098



This permit relates to land in the City of Kelowna municipally known as 3700 McKinley Beach Drive

and legally known as Lot 2 Section 28 Township 23 ODYD Plan EPP76020

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

CD18 – McKinley Beach Comprehensive Resort Development

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

Date of Manager's Decision: August 22nd, 2022

Decision By: COUNCIL

Development Permit Area: Form & Character DPA

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

Future Land Use Designation: S-RES – Suburban Residential

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: Kinnikinnik Developments Inc. No. BCo62264

Applicant: Andrew Gaucher

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT	A
This forms part of application # DP22-0098	
Planner Initials	TC
City of Kelowna DEVELOPMENT PLANNING	

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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 **\$84,291.63**

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		
# DP22-0098		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

MCKINLEY - ROW HOUSING

CIVIC ADDRESS:
CITY OF KELOWNA
LOT 2, REM7 PLAN EPP8753, COVENANT PLAN EPP86507

PROPOSED ZONING:
DATE: March 11 2022

ZONING REQUIREMENTS		LOT 2-1	LOT 2-2	LOT 2-3	LOT 2-4	LOT 2-5	LOT 2-6	LOT 2-7	LOT 2-8	LOT 2-9	
ZONING		CD-18									
SITE AREA (sqm):		1584.19	486.95	524.68	497.03	438.27	453.59	432.53	362.55	427.92	
SITE WIDTH (m):		26.62	9.14	10.36	10.36	9.14	10.36	10.36	9.14	10.67	
SITE LENGTH (m):		58.37	54.47	50.62	47.95	45.72	43.80	41.76	39.77	37.72	
TOTAL LOT COVERAGE:											
BUILDING TYPE:		A2(sqm)	A1(sqm)								
BUILDINGS (sqm):		220.36	151.71	151.71	151.71	151.71	151.71	151.71	151.71	151.71	
DRIVEWAYS (sqm):		26.92	26.60	26.89	27.60	26.91	26.91	26.91	26.91	26.91	
TOTAL (sqm):		247.28	188.30	178.60	179.31	178.62	178.62	178.62	178.62	178.62	
TOTAL (%)		16%	37%	34%	36%	43%	39%	42%	49%	42%	
BUILDING HEIGHT (meters)											
FRONT (m)		5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	
REAR (m)		9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.60	
AVERAGE (m)		7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	
SETBACKS (meters)											
NORTH (SIDE)		0.0	0.0	1.2	0.0	0.0	1.2	0.0	0.0	1.2	
EAST (FRONT)		0.0	3.0	4.5	4.2	4.4	4.4	4.4	4.3	4.4	
SOUTH (SIDE)		0.0	14.2	0.0	0.0	1.2	0.0	0.0	1.2	0.0	
WEST (REAR)		0.0	30.5	28.0	25.6	22.4	20.6	18.9	16.6	14.7	
FLOOR AREA RATIO (FAR)											
		0.2	0.4	0.3	0.4	0.4	0.4	0.4	0.5	0.4	
PARKING REQUIREMENTS											
REQUIRED PARKING DWELLING (2 PER+ per Suite)		3	2	2	2	2	2	2	2	2	
PROVIDED PARKING GARAGE (FULL)		2	2	2	2	2	2	2	2	2	
DRIVEWAY (SMALL)		1	1	1	1	1	1	1	1	1	
TOTAL		3	3	3	3	3	3	3	3	3	

BUILDING INFORMATION		LEVEL 0	LEVEL 1	BLDGS	TTL UNIT	UNIT	UNIT	UNIT	TTL NET	TTL GROSS
UNIT TYPE	DISCRIPTION	UNDEVELOPED	DEVELOPED	POS	AREA	POS	NET	GROSS	QTY	
A1(sqm)	TYPICAL	13.0	70.6	45.9	40.7	111.0	15.7	64.3	181.6	235.3
A1(sqm)		140.0	762.0	494.0	438.0	1195.0	198.0	1638.0	692.0	1955.0
A2(sqm)	A-TYPICAL	21.9	114.9	98.0	40.7	129.7	28.1	204.4	126.1	294.6
A4(sqm)		236.0	1337.0	1054.9	438.0	3934.0	302.0	2372.0	1356.9	3171.0
									3845.0	



LOCATION PLAN

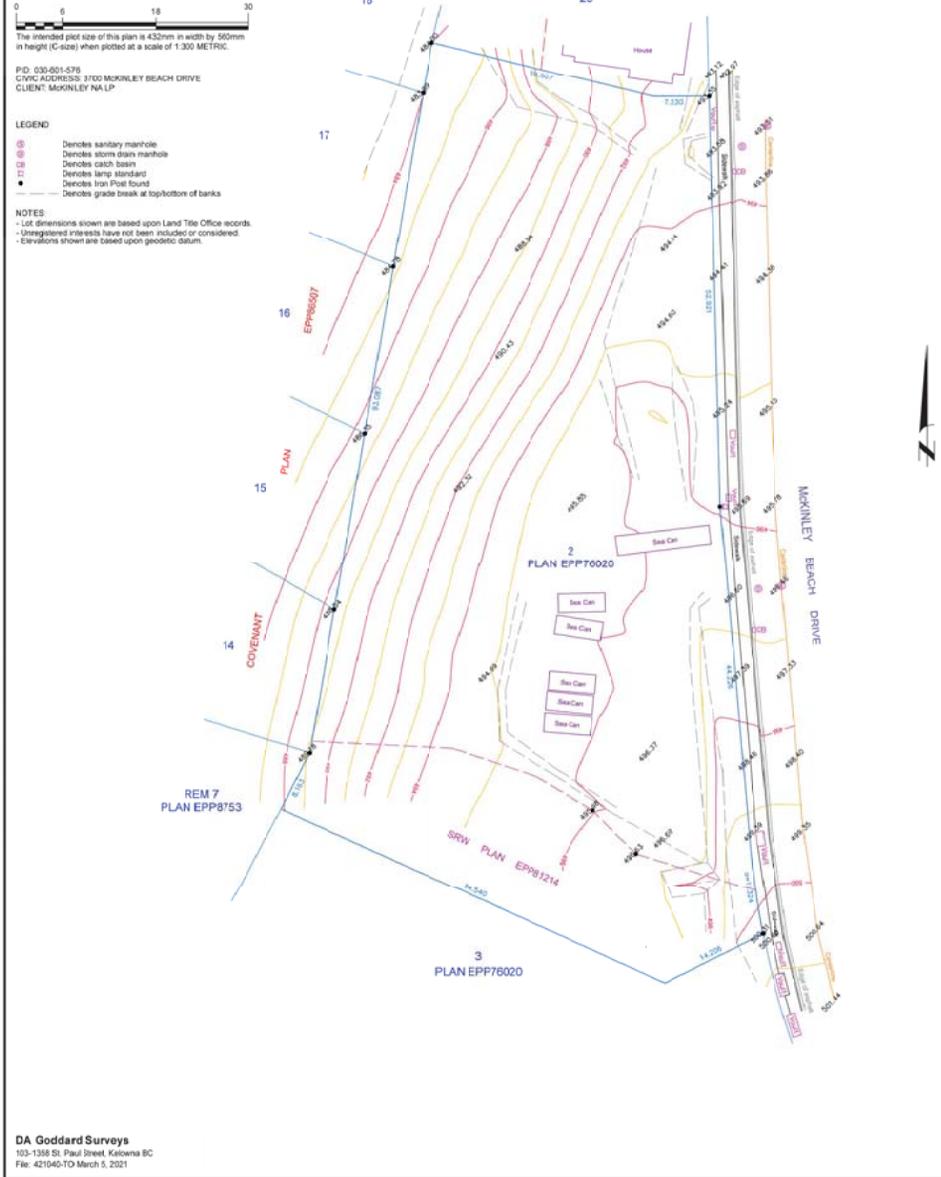
SCHEDULE A

This forms part of application
DP22-0098

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**

TOPOGRAPHIC SITE PLAN OF LOT 2, SEC 28, TP 23, ODDYD, PLAN EPP76020



SURVEY

ISSUED FOR DEVELOPMENT PERMIT A0.1



100 - 1333 BLUE STREET
KELOWNA, BC, V1Y 4Y9
p: 250-420-2550

www.DAGoddardSurveys.com

KAMLOOPS
KELOWNA

1004

These drawings are the work of the firm and are not to be used for any other purpose without the written consent of the firm. The drawings are the property of the firm and are not to be used for any other purpose without the written consent of the firm.

DA Goddard Surveys
103-1398 St. Paul Street
Kelowna, BC
V1Y 4Y9
www.DAGoddardSurveys.com

NO DATE RECORD OR REVISED

1 2203.18 REVISION FOR DEVELOPMENT PERMIT

NO DATE RECORD OR REVISED

McKINLEY BEACH
KASHMERE
ROW HOUSING
KELOWNA, BC

SURVEY
ZONING SUMMARY
SITE IMAGERY

Job Number 21-892

Date 2022.03.18

Scale

Plan/Sheet Number 0

Drawing Number

SCHEDULE A

This forms part of application
DP22-0098

Planner Initials **TC**



City of
Kelowna
DEVELOPMENT PLANNING



100 - 1123 ELLIS STREET
KELOWNA, BC V1Y 6Y9
p: 250 420 2550

www.bluegreenarchitecturo.com
 KAMLOOPS
 KELOWNA

These drawings are instruments of service, and the engineer accepts the architect and contractor without the architect's prior written permission.
The drawings must not be altered. The engineer reserves the right to amend, delete and modify any or all drawings at any time without notice and without liability to the architect.

SEEDIP
SUDHAKERE HEDDER
CORPORATE DEVELOPER
202 Columbia St
Kelowna, BC
V1Y 6P4
www.seedip.ca



NO.	DATE	RECORD OF REVISIONS
1	22.08.03	ISSUED FOR DEVELOPMENT PERMIT
2	22.08.03	ISSUED FOR DEVELOPMENT PERMIT
3	22.08.18	ISSUED FOR DEVELOPMENT PERMIT

Project: **McKINLEY BEACH**
KASHIMERE
ROW HOUSING
KELOWNA, BC

Sheet Title: **SITE PLAN**

File Number: 21.892
Date: 2022.08.03
Scale: 1/16" = 1'
Revision Number: 1
Drawing Number:

ISSUED FOR DEVELOPMENT PERMIT **A1.0**

These drawings are instruments of service, and the engineer consents to the architect and contractor to use them for the purposes of construction without the architect's prior written permission.

The drawings must not be copied, reproduced, or otherwise used in any way without the prior written consent of the engineer. Any use of the drawings for any other purpose is prohibited.

BERNDT
ENGINEERING & ARCHITECTURE
CORPORATION
100 - 1123 ELUS STREET
KELOWNA, BC
V1Y 6Y9
www.berndt.ca

SCHEDULE A

This forms part of application
DP22-0098

Planner Initials **TC**



City of Kelowna
DEVELOPMENT PLANNING

NO.	DATE	RECORD OF REVISIONS
1	22.08.03	ISSUED FOR DEVELOPMENT PERMIT
2	22.08.03	ISSUED FOR DEVELOPMENT PERMIT
3	22.08.18	ISSUED FOR DEVELOPMENT PERMIT

Project: **McKINLEY BEACH**
KASHIMERE
ROW HOUSING
KELOWNA, BC

Sheet Title: **SITE PLAN LEVELS 0 + 1**

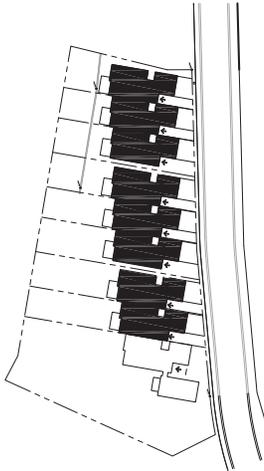
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Scale: 1/16" = 1'
Revision Number: 1
Drawing Number:

ISSUED FOR DEVELOPMENT PERMIT A1.1

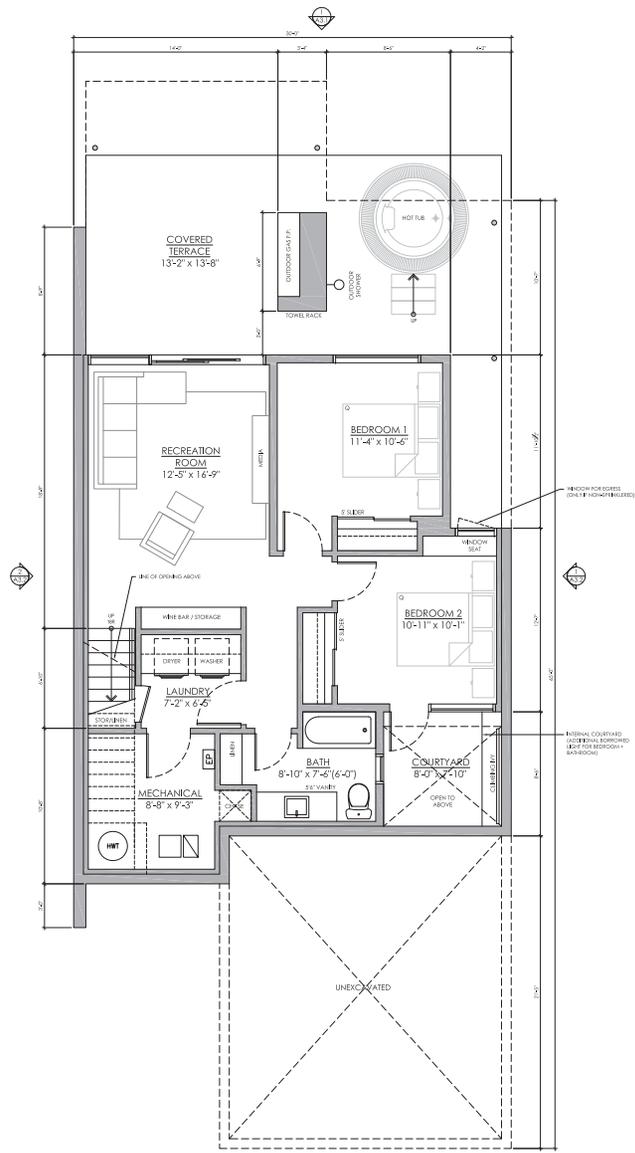


SITE PLAN - FLOOR LEVEL 0

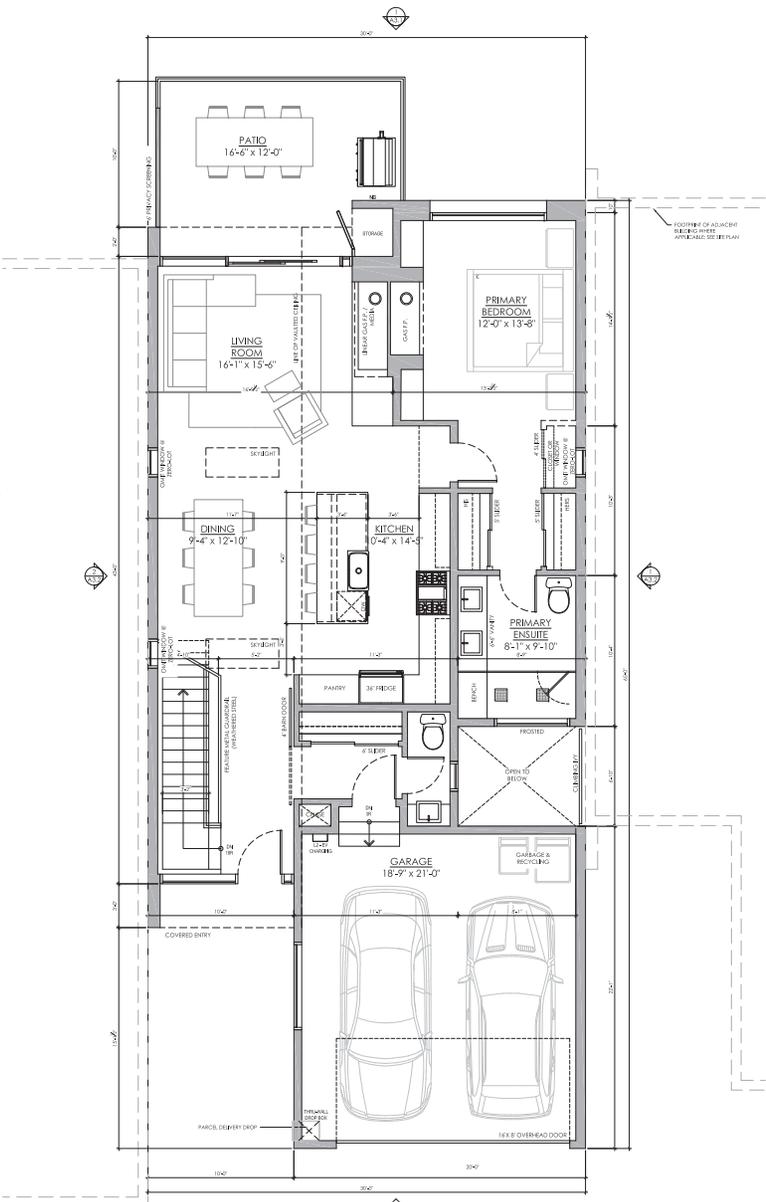
SITE PLAN - FLOOR LEVEL 1



KEY PLAN



LEVEL 0 - LOWER FLOOR PLAN



LEVEL 1 - MAIN FLOOR PLAN

UNIT TYPE	DISCUSSION	LEVEL 0			LEVEL 1			BLDG AREA	TTL UNIT NET	UNIT NET	UNIT GROSS	UNIT QTY	TTL NET	TTL GROSS
		UNDEVELOPED	DEVELOPED	POS	UNDEVELOPED	DEVELOPED	POS							
A1(sm)	TYPICAL	13.0	70.6	45.9	40.7	111.0	18.4	151.7	64.3	181.6	235.3	8.0	1453.0	1882.6
A1(s)		140.0	760.0	494.0	438.0	1195.0	198.0	1633.0	692.0	1955.0	2533.0	1.0	15639.9	20263.8
A2(sm)	A-TYPICAL	21.9	114.9	98.0	40.7	179.7	28.1	220.4	126.1	294.6	357.2	1.0	294.6	357.2
A2(s)		236.0	1237.0	1054.9	438.0	1934.0	302.0	2372.0	1356.9	3171.0	3845.0	1.0	3171.0	3845.0

SCHEDULE A

This forms part of application
DP22-0098

Planner Initials **TC**

BLUEGREEN

100 - 1333 BLUE STREET
KELOWNA, BC V1Y 4Y9
p: 250-420-3550
www.bluegreenofbc.com

PROJECT: KAMLOOPS KELOWNA

NO. DATE RECORD OF REVIEWS

2203.18 BUILD FOR DEVELOPMENT PERMIT

NO. DATE RECORD OF REVIEWS

Project: **McKINLEY BEACH**
KASHIMERE ROW HOUSING
KELOWNA, BC

FLOOR PLANS BUILDING TYPE A1

Job Number: 21.892
Date: 2022.03.18
Scale: 1/4" = 1'
Plan Number: 0
Drawing Number:

ISSUED FOR DEVELOPMENT PERMIT A2.0

These drawings are instruments of service on the exclusive possession of the architect and shall not be used for any other purpose without the architect's prior written permission.

The building must not be altered. The general contractor shall verify all dimensions, structure and materials prior to commencement of work. Any errors or omissions are to be reported immediately to the architect.

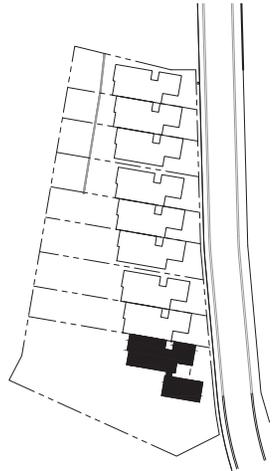
SEBAST
ARCHITECTURE INCORPORATED
100 - 1123 ELLIS STREET
KELOWNA, BC
V7Y 4V9
www.sebast.ca

NO.	DATE	RECORD OF REVISIONS
1	22.08.18	ISSUED FOR DEVELOPMENT PERMIT
2	22.08.18	ISSUED FOR DEVELOPMENT PERMIT
3	22.08.18	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	RECORD OF REVISIONS
1	22.08.18	DP AMENDMENT
2	22.08.18	RECORD OF REVISIONS

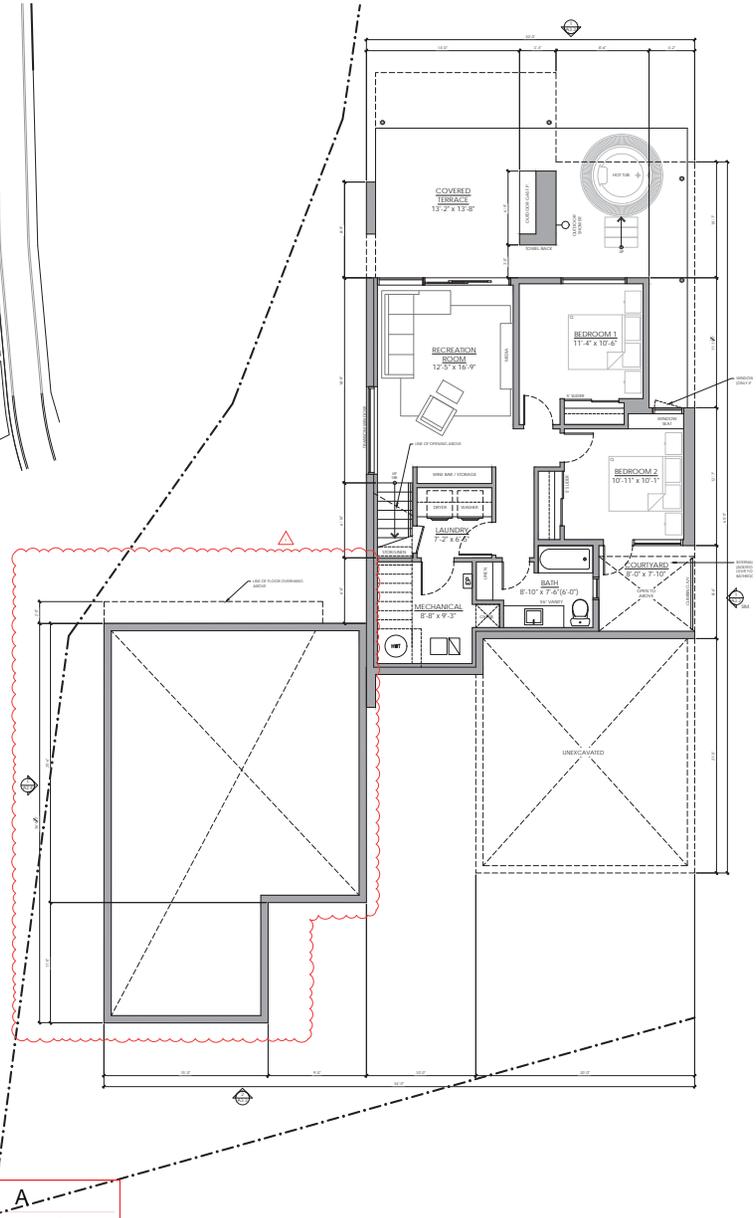
McKINLEY BEACH
KASHMERE
ROW HOUSING
KELOWNA, BC

FLOOR PLANS
BUILDING TYPE
A2

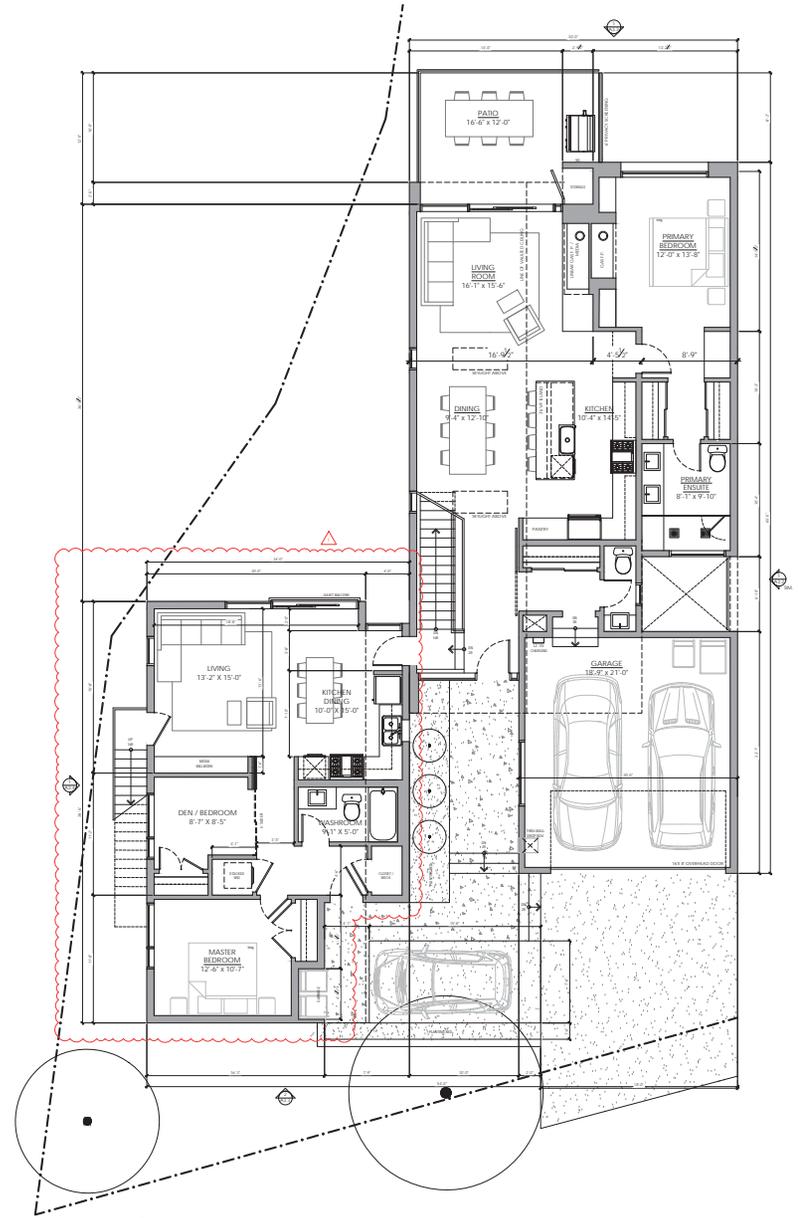
Site Number: 21.892
Date: 2022.08.03
Scale: 3/16" = 1'
Revision Number: 1
Drawing Number:



KEY PLAN



LEVEL 0 - LOWER FLOOR PLAN



LEVEL 1 - MAIN FLOOR PLAN

SCHEDULE A

This forms part of application
DP22-0098

Planner Initials: **TC**

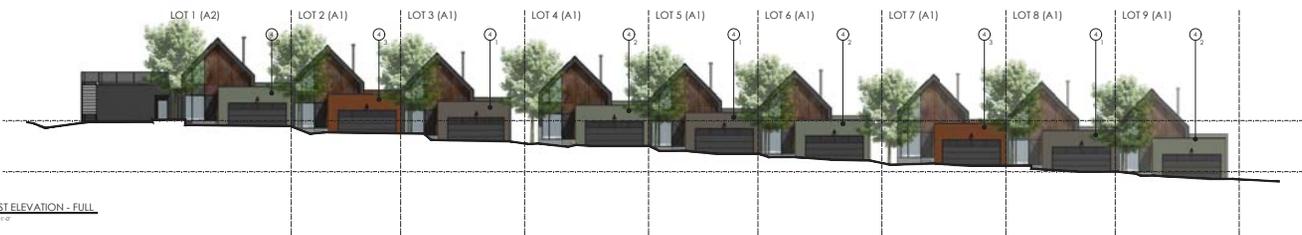
City of Kelowna
DEVELOPMENT PLANNING

BUILDING INFORMATION	UNIT TYPE	DESCRIPTION	LEVEL 0		LEVEL 1		BLDG AREA	TTL UNIT POS	UNIT NET	UNIT GROSS	UNIT QTY	TTL NET	TTL GROSS		
			UNDEVELOPED	DEVELOPED	UNDEVELOPED	DEVELOPED									
A1(um)	TYPICAL		13.0	70.6	45.9	40.7	111.0	38.4	51.7	64.3	181.6	735.3	8.0	1453.0	1892.6
A1(uf)			140.0	760.0	494.0	438.0	1195.0	198.0	1633.0	692.0	1955.0	2533.0	1.0	15639.9	20263.8
A2(um)	A-TYPICAL		21.9	114.9	98.0	40.7	179.7	28.1	200.4	126.1	294.6	357.2	1.0	294.6	357.2
A2(uf)			236.0	1237.0	1054.9	438.0	1934.0	302.0	2177.0	1765.9	3171.0	3665.0	1.0	3171.0	3665.0

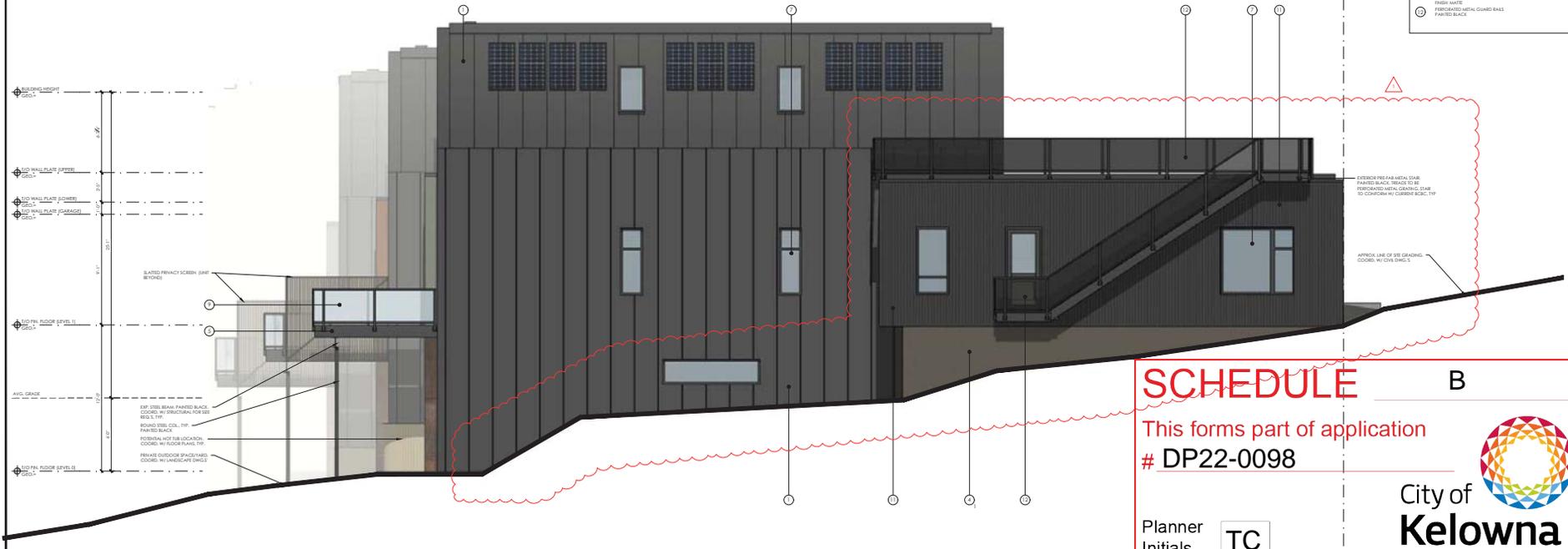
ISSUED FOR DEVELOPMENT PERMIT A2.1



WEST ELEVATION - FULL
1:24



EAST ELEVATION - FULL
1:24



SOUTH BUILDING ELEVATION (A2)
1:24

EXTERIOR FINISH SCHEME:

EXTERIOR FINISHES:

EXTERIOR FINISHES:

NOTES:

1. COLOURS/PRESFINISHES PROVIDED ARE APPROXIMATE REPRESENTATIONS FOR THE ANTICIPATED COLOUR SCHEME. CONTRACTOR TO OBTAIN COLOUR MATCHES PRIOR TO PRODUCT PROCUREMENT & PLACE ORDER PRIOR TO START OF CONSTRUCTION. APPROXIMATE COLOURS ARE FOR REFERENCE ONLY.
2. PROVIDE COLOUR MATCHES FROM EACH SUPPLIER. APPROXIMATE SWATCHES.
3. ALL PRODUCTS SPECIFIED ARE PER THE FOLLOWING OR BETTER.
4. ALL FINISHES SHALL BE APPLIED TO MATCH OR BE OF A DARKER COLOUR TO THE FINISH MATERIAL COLOUR THAT IS SPECIFIED OR AS SHOWN ON THE DRAWINGS. CONTRACTOR TO OBTAIN COLOUR MATCHES PRIOR TO PRODUCT PROCUREMENT & PLACE ORDER PRIOR TO START OF CONSTRUCTION. APPROXIMATE COLOURS ARE FOR REFERENCE ONLY. CONTRACTOR TO OBTAIN COLOUR MATCHES PRIOR TO PRODUCT PROCUREMENT & PLACE ORDER PRIOR TO START OF CONSTRUCTION. APPROXIMATE COLOURS ARE FOR REFERENCE ONLY.

MATERIAL LEGEND:

- 1. STANDING SEAM METAL ROOFING (CLADDING) COLOUR: DARK BRONZE (P/OF CALCADIA)
- 2. BRICK (CLADDING) COLOUR: DARK BRONZE (P/OF CALCADIA)
- 3. WEATHERED STEEL PANELS (SPRUE) COLOUR: DARK BRONZE (P/OF CALCADIA)
- 4. METAL CLAD DOUBLE FRAME WINDOWS (LOW E COATING) COLOUR: DARK BRONZE (P/OF CALCADIA)
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BLUEGREEN

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www.bluegreenarchitecture.com

KAMLOOPS
KELOWNA

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Project: **McKINLEY BEACH**
KASHIMERE ROW HOUSING
KELOWNA, BC

Sheet Title: **BUILDING ELEVATIONS TYPE A2**

Job Number: 21.892
Date: 2022.08.03
Scale:
Revision Number: 1
Drawing Number:

SCHEDULE B

This forms part of application # **DP22-0098**

Planner Initials: **TC**

City of Kelowna
DEVELOPMENT PLANNING

ISSUED FOR DEVELOPMENT PERMIT A3.4



PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	4	6cm CAL
ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	6	6cm CAL
SHRUBS			
BERBERIS THUNBERGII 'MADONNB' 'BRAF'	CHERRY BOMB JAPANESE BARBERRY	19	#02 CONT. /1.0M O.C. SPACING
FORSYTHIA X INFERMEDIA 'GOLDEN BELLS'	GOLDEN BELLS FORSYTHIA	7	#02 CONT. /2.0M O.C. SPACING
JUNIPERUS COMMUNIS 'PROSTRATA'	PROSTRATE JUNIPER	9	#02 CONT. /1.8M O.C. SPACING
JUNIPERUS HORIZONTALIS	CREeping JUNIPER	4	#02 CONT. /2.5M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE	9	#02 CONT. /1.8M O.C. SPACING
ROSA 'WOODSH'	WOOD'S ROSE	7	#02 CONT. /2.0M O.C. SPACING
SPIRAEA RUMAYDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12	#02 CONT. /1.5M O.C. SPACING
VIBURNUM TREBIDUM 'BAILEY COMPACT'	BAILEY COMPACT AMERICAN CRANBERRY	9	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ARUNCUS DIKOLUS	GOAT'S BEARD	15	#01 CONT. /1.2M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FORGSTER'	KARL FORGSTER FEATHER REED GRASS	21	#01 CONT. /1.0M O.C. SPACING
COREOPSIS 'RETRO TULI'	RETRO TULI TICKLEED	38	#01 CONT. /0.75M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	21	#01 CONT. /1.0M O.C. SPACING
SALVIA OFFICINALIS	COMMON SAGE	21	#01 CONT. /1.0M O.C. SPACING
SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	26	#01 CONT. /0.9M O.C. SPACING
YUCCA FLAMENTOSA 'COLOURGUARD'	COLOURGUARD ADAM'S NEEDLE	38	#01 CONT. /0.75M O.C. SPACING

LANDSCAPE NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- GROWING MEDIUM SHALL BE PLACED 300mm MIN DEPTH IN ALL PLANTING AREAS. 50mm MIN DEPTH IN ALL DRYLAND AREAS. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCREEN, AMEND & PLACE STOCKPILED ONSITE TOPSOIL. GROWING MEDIUM IS TO MEET TYPE 2P FOR PLANTING AREAS AND TREE FITS AS PER TABLE T-6.3.5.3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
- 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.
- HYDROSEEDING DRYLAND SEED AREAS:
 DRYLAND SEED MIXTURE
 BY WEIGHT BY SPECIES
 BLUE BUNCH WHEAT GRASS 40% 22%
 ROUGH FESCUE 25% 20%
 IDAHO FESCUE 15% 19%
 PERENNIAL RYEGRASS 10% 7%
 SANDEBERG BLUEGRASS 5% 13%
 JUNE GRASS 4% 18%
 CANADA BLUEGRASS 1% 1%
 HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)
 NATIVE SEED DRYLAND SEED MIXTURE 75KG/HECTARE
 FERTILIZER 18-18-18 2, 50% SULPHUR COATED UREA 300KG/HECTARE
 MULCH CANFOR COEPIRE 2,800KG/HECTARE
 TACKIFIER GUAR 3% OF MIX

SCHEDULE C

This forms part of application
 # DP22-0098

Planner Initials **TC**

City of Kelowna
 DEVELOPMENT PLANNING

NO.	DATE	REVISION
1	22.03.21	Issue
2		
3		
4		

PROJECT NO.	220545
DESIGN BY	AM
DRAWN BY	NG
CHECKED BY	IB
DATE	MAR 21, 2022
SCALE	1:200
PAGE SIZE	24x36"
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DRAWING NUMBER

L1/2

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PROJECT TITLE
**KASHMERE ROW HOUSING
 LOT 2 MCKINLEY**
 Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
 IRRIGATION PLAN**

SUBMIT / REVISION	
1	22.03.21 Review
2	
3	
4	

PROJECT NO.	220545
DESIGN BY	AM
DRAWN BY	NG
CHECKED BY	TR
DATE	MAR 21, 2022
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DRAWING NUMBER

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SCHEDULE C

This forms part of application
DP22-0098

Planner Initials **TC**

City of Kelowna
 DEVELOPMENT PLANNING

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WMB) = 221 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (MLU) = 123 cu.m. / year
 WATER BUDGET = 98 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

--- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 76 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 25 cu.m.

--- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 139 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 46 cu.m.

--- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 153 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 51 cu.m.

- 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.
 - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m³/SEC.
 - 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.



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						
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.				✓		
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.				✓		
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.						✓
3.1.3 Site Planning						
Proposed townhouse development is responding sensitively to topography, environmental features and enhancing privacy, livability, safety, and accessibility to the surrounding open space network (if applicable).						✓
Minimum building separation of 10-12 m is provided to accommodate sunlight, reduce overlook between buildings and neighbouring properties.		✓				
Building projections such as balconies are not provided within the setback areas, streets, and amenity areas of the proposed development.						✓
Front yard setbacks on internal roads are responding to the height of the townhouses, for 3 storeys townhouses greater setback is provided to improve livability and solar access.						✓
3.1.4 Open Spaces						
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.						✓

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 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.					✓	
Balconies are designed to inset or partially inset and offer privacy, shelter, reducing building bulk and minimize shadowing impact.						✓
Minimum of 10% of total site areas is allocated to common outdoor amenity area.		✓				
Outdoor amenity area provides landscaping, seating, play space and other elements that encourage gathering or recreation.			✓			
Internal road network of townhouse development is serving as additional shared space and is provided with high-quality pavement materials (example: permeable pavers).	✓					
Useable spaces within the open space areas (for sitting, gathering, and playing) are provided.		✓				
3.1.5 Parking						
Parking						
Garage doors are appropriately recessed and designed to limit the visual impact.					✓	
Visitor parking with pedestrian connections to the townhouse units is provided in an accessible location (adjacent to townhouse blocks or centralized parking integrated with shared outdoor amenity space).	✓					
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.						✓
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. 					✓	
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.					✓	