

# Development Permit

## DP22-0236



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

**2609-2611 Richter Street**

and legally known as

Lot 2, District Lot 135, ODYD, Plan 3929

and permits the land to be used for the following development: Shelter and Supportive Housing

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

**Date of Council Approval:** April 24<sup>th</sup> 2023

Development Permit Area: Form and Character Development Permit Area

Existing Zone: UC5 – Padosy Urban Centre

Future Land Use Designation: UC – Urban Centre

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

### **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: New Opportunities for Women (NOW) Canada Society

Applicant: Jesse Alexander – New Town Services

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Terry Barton  
Development Planning Department Manager  
Planning & Development Services

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Date of Issuance

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application	
# DP22-0236	
Planner Initials	AC
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

THAT Council authorizes the issuance of Development Permit No. DPP22-0236 for Lot 2, District Lot 135, ODYD, Plan 3929, located at 2609-2611 Richter Street, Kelowna, BC, subject to the following:

- 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

## 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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$32,069.62 (The Landscape estimate of \$25,655.70 x 125%)**

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.

<b>ATTACHMENT</b>	A
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# DP22-0236	
Planner Initials	AC
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	



# NOW Canada - Women's Shelter

RE-ISSUED FOR DP, 2023-03-10



## 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
- A0.02D ZONING & BYLAW
- A1.01D SITE PLAN
- A3.01D LEVELS 2 + 3 FLOOR PLANS
- A3.02D LEVELS 4, 5 + ROOF PLANS
- A3.11 DETAIL PLANS
- A4.00D MATERIALS
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS
- A5.01D BUILDING SECTIONS
- A9.01D RENDERINGS

## CIVIL ENGINEERING

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

## LANDSCAPE

MK DESIGN GROUP  
1101 SPRING CREEK DR  
CANMORE, AB T1W 0M6  
e: milana@mk-designgroup.com t: (778) 955-8995

**SCHEDULE** A & B  
This forms part of application  
# DP22-0236  
Planner Initials AC 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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ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
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### Revisions

No.	DATE	DESCRIPTION
4	2023-03-10	RE-ISSUED FOR DP

project title  
**NOW CANADA - WOMEN'S SHELTER**  
project address  
**2609 RICHTER STREET**

project legal description  
**LOT 2 DISTRICT LOT  
135 PLAN KAP3929**

project no. **4165**

drawing title  
**COVER PAGE**

designed Designer scale  
drawn Author  
checked Checker

drawing no.

**A0.00D**

plotted 3/10/23 2:23:59 PM



**PROJECT NAME**

**ADDRESS:**  
2609 RICHTER STREET, KELOWNA, V1Y 2R3, BRITISH COLUMBIA, CANADA

**LEGAL ADDRESS:**  
LOT 2 DISTRICT LOT 135 PLAN KAP3929

**GRADES:**  
EXISTING: FLAT PROPOSED: FLAT

**NUMBER OF BUILDINGS:**  
ONE BUILDING

**ZONING ANALYSIS**

<b>EXISTING:</b> UC5 - PANDOSY URBAN CENTRE	<b>PROPOSED:</b> N/A
<b>FUTURE LAND USE (2040 OCP):</b> TRANSIT SUPPORTED CORRIDOR	UC - CORE AREA NEIGHBOURHOOD
<b>ADJACENT LAND USES:</b>	<b>ZONE</b>
NORTH	P4
SOUTH	MF1
EAST	UC5
WEST	P3
	<b>USE</b>
	TELEPHONE
	RESIDENTIAL
	RESIDENTIAL
	PARK

**UC5 ZONING REQUIREMENTS**

<b>REQUIRED:</b>	<b>PROPOSED:</b>
<b>SITE AREA (m²)</b> 465m²	1,050.47m²
<b>SITE WIDTH (m)</b> 13.0m	19.72m
<b>SITE DEPTH (m)</b> 30.0m	52.95m
<b>MAXIMUM SITE COVERAGE FOR BUILDINGS (%)</b> 85%	71.5%
<b>MAXIMUM SITE COVERAGE FOR BUILDINGS, STRUCTURES &amp; IMPERMEABLE SURFACES (%)</b> 90%	87.0%
<b>VEHICULAR ACCESS FROM LANE OR LOWER CLASSED ROAD</b>	REAR LANE

**DEVELOPMENT REQUIREMENTS**

<b>REQUIRED:</b>	<b>PROPOSED:</b>
<b>TOTAL NUMBER &amp; TYPES OF UNITS:</b> N/A	34 UNITS
<b>FLOOR AREA (GFA/NFA)(m²):</b> 1890.85m² MAXIMUM (BASED ON 1.8 FAR)	1350.27m² (740.69 GFA FOR SITE COVERAGE)
<b>FLOOR AREA RATIO:</b> 1.8	1.29
<b>BUILDING HEIGHT (m):</b> 22m / 6 STOREYS	18.4m / 5 STOREYS
<b>SETBACKS (m):</b>	
FRONT (WEST)	3.0m / 4.7m
SIDE A (NORTH)	0.0m / 0.0m
SIDE B (SOUTH)	0.0m / 0.0m
BACK (EAST)	0.0m / 3.6m
<b>SETBACKS OVER 16M</b>	
FRONT (WEST)	3.0m / 4.7m
SIDE A (NORTH)	4.0m / 4.0m
SIDE B (SOUTH)	4.0m / 4.0m
BACK (EAST)	0.0m / 3.6m
<b>PARKING STALLS:</b>	
0.35 PER SLEEPING UNIT	12 STALLS (0.35 x 34 = 11.9)
0.5 STALLS PER NON-RESIDENT ON DUTY EMPLOYEE OR 3.0 STALLS (WHICHEVER IS GREATER)	3 STALLS
<b>VISITOR</b>	
0.14 PER DWELLING UNIT	5 STALLS (0.14 x 34 = 4.76)
<b>TOTAL (MIN REQUIRED)</b>	20 STALLS
<b>TOTAL (PROVIDED)</b>	20 STALLS
<b>DRIVE AISLE (WIDTH)</b>	6.0 - 6.5m
<b>DRIVE AISLE GRADE</b>	8%
<b>REGULAR STALL RATIO</b>	50%
<b>SMALL STALL RATIO</b>	50%
<b>BIKE STALLS:</b>	
1.0 PER 20 DWELLING UNITS	2 STALLS (34/20 = 1.7)
1.0 PER 10 EMPLOYEES	1 STALL
VISITOR 10 PER ENTRANCE	6 STALLS
<b>TOTAL (MIN REQUIRED)</b>	9 STALLS
<b>TOTAL (PROVIDED)</b>	14 STALLS



**SPECIFIC BUILT FORMS**

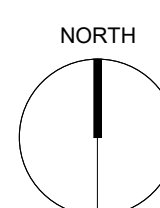
	<b>REQUIRED:</b>	<b>PROPOSED:</b>
<b>GROUND ORIENTED:</b>		
REDUCED SETBACK	2.0m	N/A
MAX. 1st FLOOR HEIGHT	1.2m	N/A
MIN. 1st FLOOR AREA	11m²	N/A
<b>URBAN &amp; VILLAGE CENTRE (14.11):</b>		
UPPER FLOOR SETBACK ABUTTING STREET	3.0m	4.7m
CORNER LOT TRIANGULAR SETBACK	N/A	N/A
URBAN PLAZA	Y/N	NO



VIEW FROM RICHTER STREET



VIEW FROM REAR LANE



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Revisions

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4	2023-03-10	RE-ISSUED FOR DP

**ISSUED FOR PERMIT**

**SCHEDULE** A & B  
This forms part of application # DP22-0236  
Planner Initials AC  
City of Kelowna DEVELOPMENT PLANNING

project title  
**NOW CANADA - WOMEN'S SHELTER**  
project address  
2609 RICHTER STREET

project legal description  
LOT 2 DISTRICT LOT  
135 PLAN KAP3929

project no. 4165

drawing title  
**ZONING & BYLAW**

designed Designer scale 1:10

drawn Author

checked Checker

drawing no.

**A0.02D**

plotted 3/10/23 2:23:59 PM

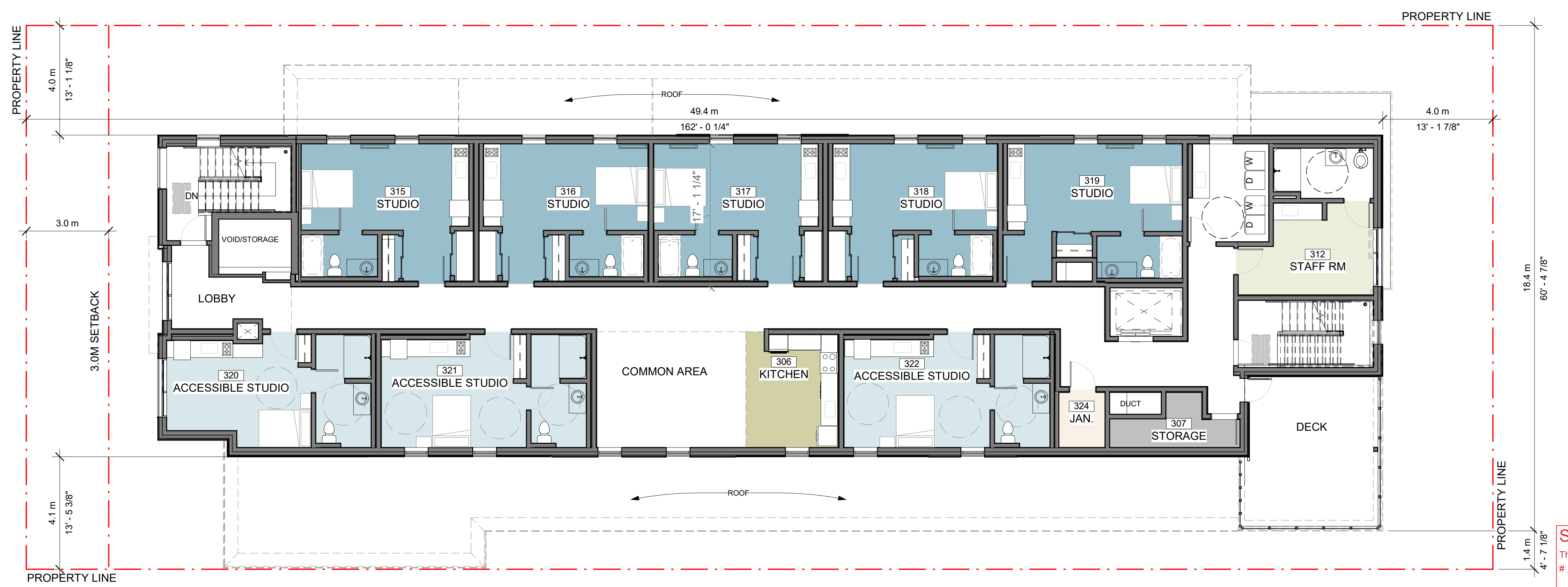




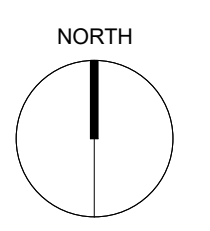




1 Level 2  
A0.04 1/8" = 1'-0"



2 Level 3  
A0.04 1/8" = 1'-0"



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drawing title  
**LEVELS 2 + 3 FLOOR PLANS**

designed RM/JK scale 1/8" = 1'-0"  
 drawn RM/JK  
 checked RM  
 drawing no. **A3.01D**  
 plotted 3/10/23 2:24:07 PM



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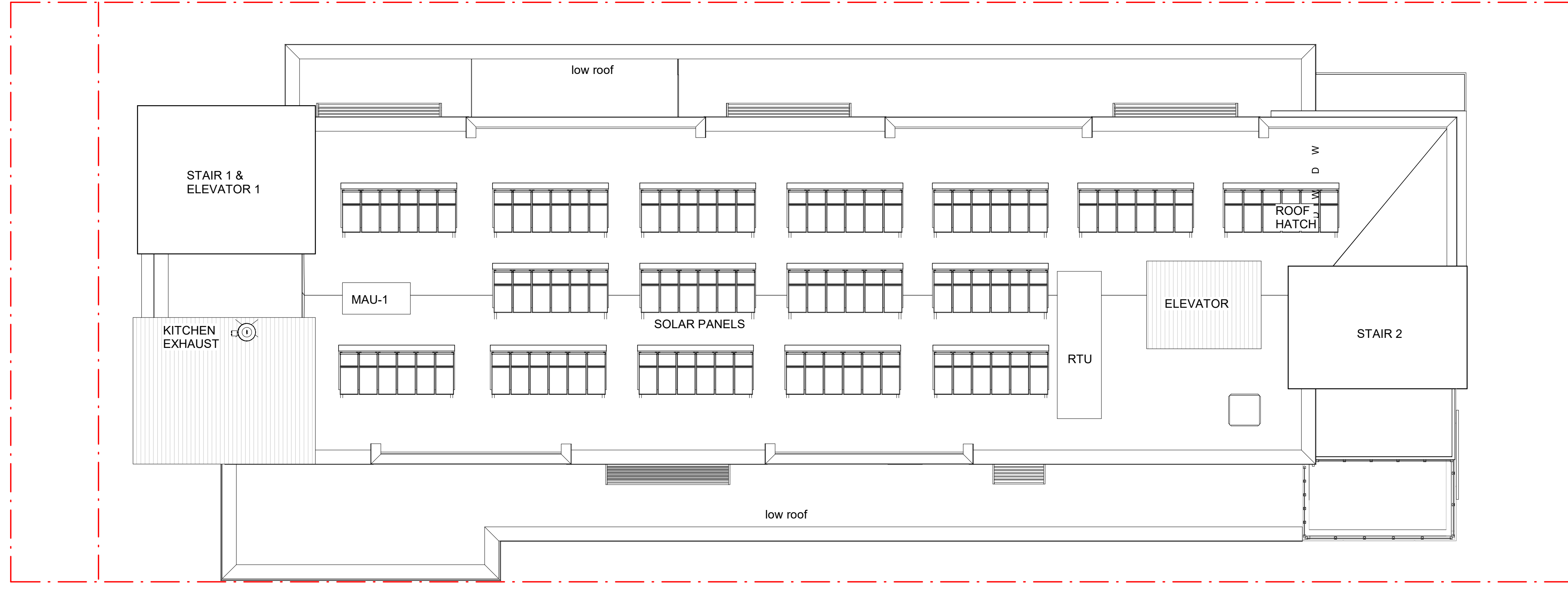


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1 LEVEL 4 + 5 (DP)  
A0.04 / 1/8" = 1'-0"



2 ROOF PLAN  
A0.04 / 1/8" = 1'-0"

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Planner Initials AC

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project legal description  
**LOT 2 DISTRICT LOT  
135 PLAN KAP3929**

project no. **4165**  
file no. C:\Users\james\Documents\NOW SH - Centre\plan2023\

drawing title  
**LEVELS 4, 5 +  
ROOF PLANS**

designed **RM/JK** scale **1/8" = 1'-0"**  
drawn **RM/JK**

checked **RM**

drawing no. **A3.02D**

plotted 3/10/23 2:24:12 PM



LUX ALUMINUM WOOD GRAIN VERTICAL (#1)



SAMPLE FOR COLOUR  
PURPOSES ONLY

FIBER CEMENT PANEL - WHITE (#2)



SAMPLE FOR COLOUR  
PURPOSES ONLY

FIBER CEMENT PANEL - BLUE (#4)



SAMPLE FOR COLOUR  
PURPOSES ONLY

FIBER CEMENT PANEL - BLACK (#5)



SAMPLE FOR COLOUR  
PURPOSES ONLY

FIBER CEMENT PANEL - GREY (#3)



SAMPLE FOR COLOUR  
PURPOSES ONLY

BRICK VENEER - GREY (#6)



SAMPLE FOR COLOUR  
PURPOSES ONLY

CONCRETE WALL / COLUMN (#8 & #9)



SAMPLE FOR COLOUR  
PURPOSES ONLY

GLASS RAILING (#10)



SAMPLE FOR COLOUR  
PURPOSES ONLY

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project no. **4165**

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drawing title  
**MATERIALS**

designed Designer scale 1 : 10

drawn Author

checked Checker

drawing no.

**A4.00D**

plotted 3/10/23 2:24:12 PM

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1 SOUTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

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**MATERIAL LEGEND**

- LUX ALUM. WOOD GRAIN VERTICAL,
- FIBER CEMENT PANELS CW EZY TRIM REVEALS - WHITE
- FIBER CEMENT PANELS CW EZY TRIM REVEALS - GREY
- FIBER CEMENT PANELS - BLACK
- BRICK VENEER - GREY
- CONCRETE COLUMN
- CONCRETE WALL
- GLASS RAILING
- OVERHEAD DOOR
- GARBAGE ENCLOSURE
- ALUMINUM GATE - BLACK
- WALKWAY CANOPY
- ALUMINUM SUNSHADE - BLACK
- SOLAR PANEL

ISSUED FOR PERMIT

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135 PLAN KAP3929**

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drawing title  
**BUILDING ELEVATIONS**

designed RM/JK scale As indicated  
drawn RM/JK  
checked RM  
drawing no.

**A4.01D**

plotted 3/10/23 2:24:18 PM





2 NORTH ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"

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 City of Kelowna  
 DEVELOPMENT PLANNING

**MATERIAL LEGEND**

1. LUX ALUM. WOOD GRAIN VERTICAL,
2. FIBER CEMENT PANELS C/W EZY TRIM REVEALS - WHITE
3. FIBER CEMENT PANELS C/W EZY TRIM REVEALS - GREY
4. FIBER CEMENT PANELS - BLACK
5. BRICK VENEER - GREY
6. CONCRETE COLUMN
7. CONCRETE WALL
8. GLASS RAILING
9. OVERHEAD DOOR
10. GARBAGE ENCLOSURE
11. ALUMINUM GATE - BLACK
12. WALKWAY CANOPY
13. ALUMINUM SUNSHADE - BLACK
14. SOLAR PANEL

**ISSUED FOR PERMIT**

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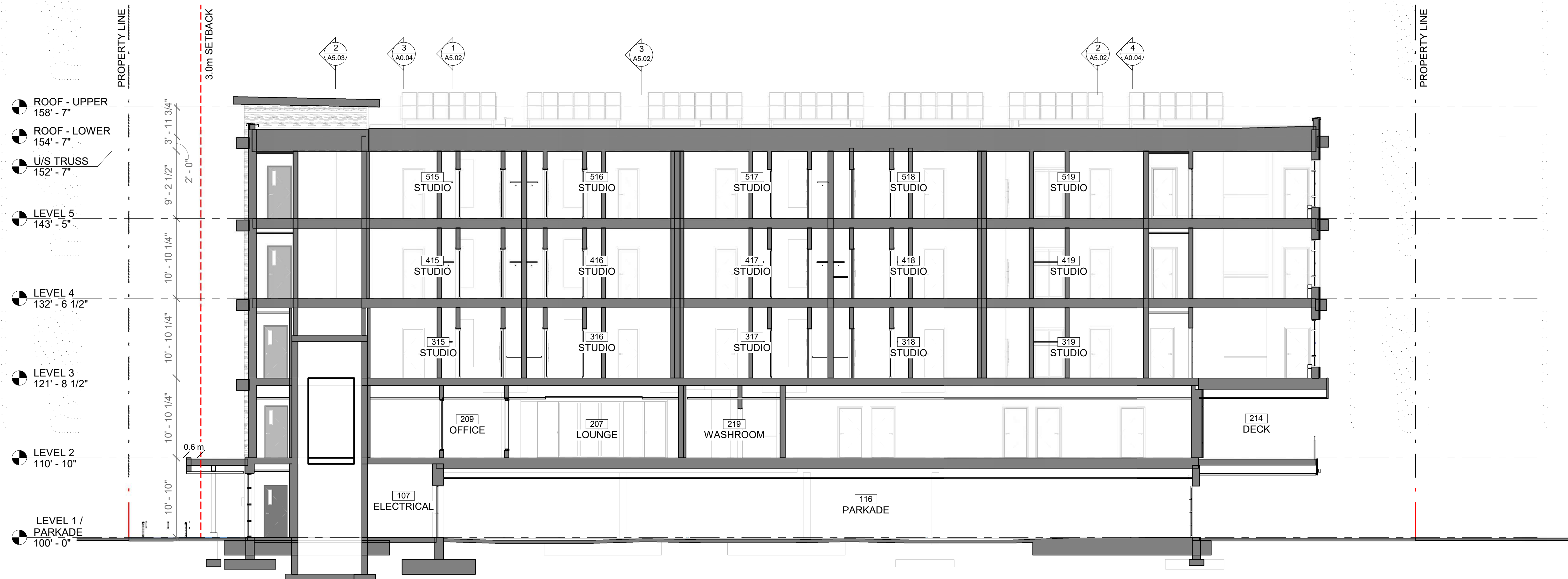
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 drawing title

**BUILDING ELEVATIONS**

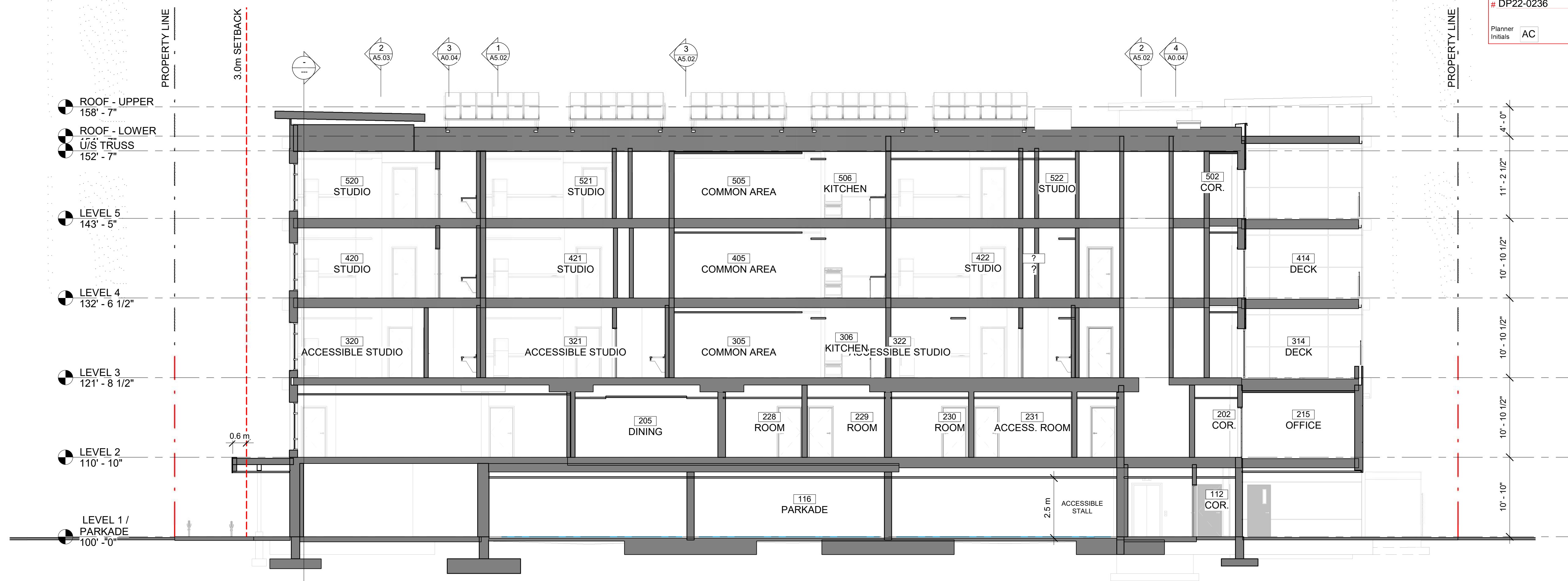
designed: RM/JK scale: As indicated  
 drawn: RM/JK  
 checked: RM  
 drawing no.

**A4.02D**  
 plotted 3/10/23 2:24:23 PM





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



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

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**A5.01D**  
3/10/23 2:24:27 PM





VIEW LOOKING NORTH EAST - FRONT ELEVATION

RENDERING FOR  
ILLUSTRATIVE  
PURPOSES ONLY



VIEW LOOKING SOUTH EAST - FRONT ELEVATION

RENDERING FOR  
ILLUSTRATIVE  
PURPOSES ONLY



VIEW LOOKING NORTH WEST - REAR ELEVATION

RENDERING FOR  
ILLUSTRATIVE  
PURPOSES ONLY



VIEW LOOKING SOUTH WEST - REAR ELEVATION

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file no. C:\Users\james\Documents\4165 NOW WS - Centre\plan\A&B.rvt

drawing title  
**RENDERINGS**

designed Designer scale 1 : 10

drawn Author

checked Checker

drawing no.

**A9.01D**

plotted 3/10/23 2:24:28 PM

**SCHEDULE** A & B  
This forms part of application  
# DP22-0236  
Planner Initials AC  
City of Kelowna GOVERNMENT PLANNING





Date: 27-Mar-23  
 Project No: C22-11  
 Project Address: 2609 Richter St, Kelowna BC  
 Municipal Project No:

## PROPOSED LANDSCAPE COSTS

SOFTSCAPE		Size	Unit	Qty	Unit Cost	Total Cost
<i>Supply &amp; install with 1 year warranty</i>						
1.0	Deciduous Tree	5cm cal.	each	1	\$500.00	\$500.00
1.1	Deciduous Tree	4cm cal.	each	1	\$400.00	\$400.00
1.2	Shrubs (min 40cm ht)	#2 cont.	each	10	\$22.00	\$220.00
1.3	Shrubs (min 150cm ht)	#5 cont.	each	15	\$72.00	\$1,080.00
1.4	Perennials/Grasses/Ground Cover	#1 cont.	each	65	\$12.50	\$812.50
1.5	Sod + 150mm growing medium	area	m2	11.4	\$18.00	\$205.20
1.6	Growing Medium	volume	m3	50.60	\$30.00	\$1,518.00
1.7	Root Barrier	length	lm	14.55	\$32.00	\$465.60
<b>Softscape Total</b>						\$5,201.30

HARDSCAPE		Size	Unit	Qty	Unit Cost	Total Cost
2.0	Stamped Concrete	area	m2	19.20	\$125.00	\$2,400.00
2.1	Concrete	area	m2	63.1	\$80.00	\$5,048.00
2.2	River Rock 50-100mm dia. 200mm depth	area	m2	23.8	\$100.00	\$2,380.00
2.3	Boulders 0.8-1.2m dia.		each	4	\$150.00	\$600.00
<b>Hardscape Total</b>						\$10,428.00

SITE FURNISHING		Size	Unit	Qty	Unit Cost	Total Cost
3.0	Bike Racks		each	3	\$450.00	\$1,350.00
<b>Site Furnishing Total</b>						\$1,350.00

FENCING		Size	Unit	Qty	Unit Cost	Total Cost
4.0	Vinyl Fence 1.8m ht	length	lm	53.3	\$100.00	\$5,330.00
<b>Fencing Total</b>						\$5,330.00

**Subtotal** \$22,309.30  
**Contingency 15%** \$3,346.40

**PROPOSED LANDSCAPE TOTAL** **\$25,655.70**

Date March 28, 2023

*plus applicable taxes*

Landscape Architect Name Jessica Thiessen

Landscape Architect Signature \_\_\_\_\_

SCHEDULE C

This forms part of application  
 # DP22-0236

Planner Initials AC

City of  
Kelowna

DEVELOPMENT PLANNING

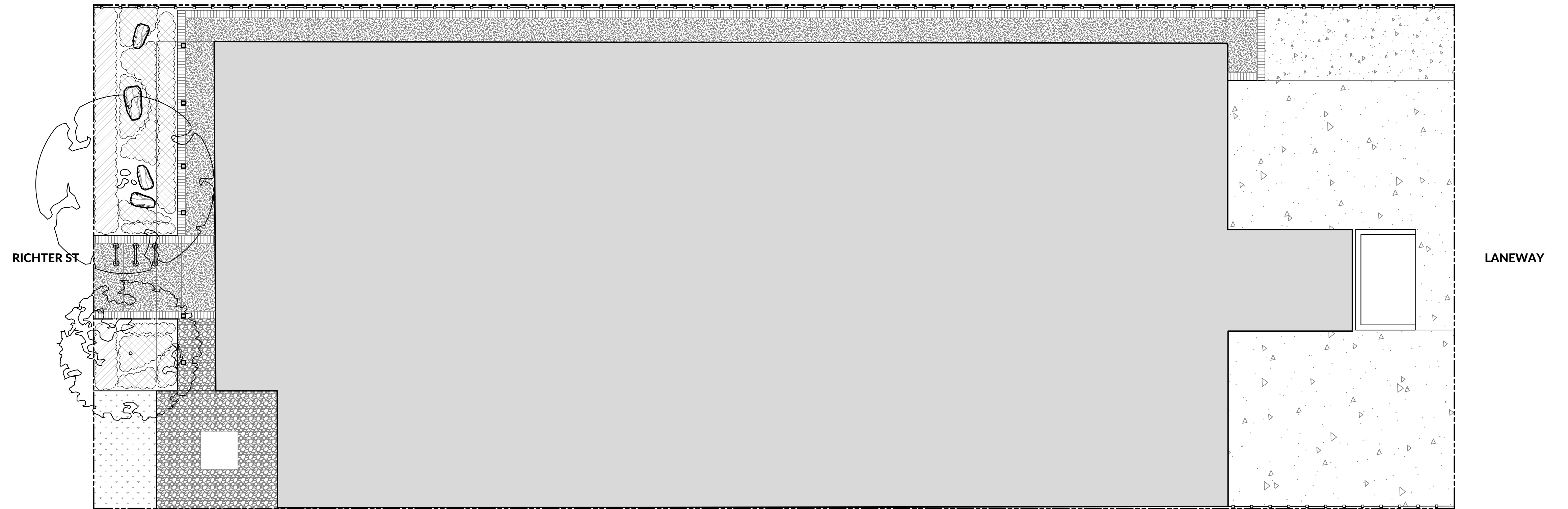


# NOW CANADA - RICHTER ST

ISSUED FOR DEVELOPMENT PERMIT

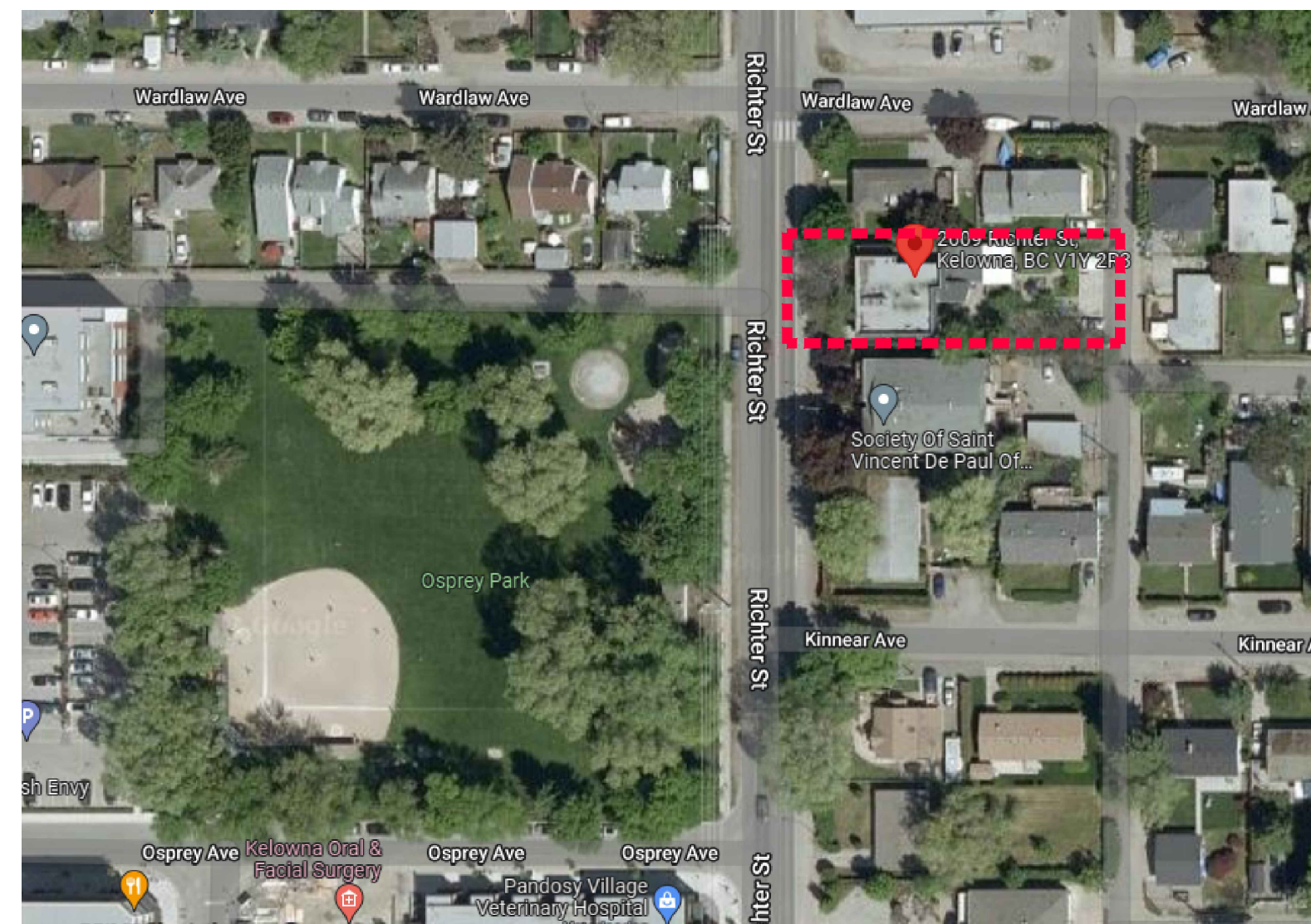
Site Plan Overview - 1:100

CONTACT INFORMATION:	
<b>Primary Contact:</b> MK Design Group Milana Malesevich p. 778-955-8995 e. milana.mkdesigngroup@gmail.com	
OTHER KEY CONTACTS	
<b>NOW Canada</b> Project Owner  Liz Talbot p. 250-763-3876 e. liz@nowcanada.ca 2970 Tutt St Kelowna, BC V1Y 8Z5	<b>Bentsen Homes Inc</b> Project Developer  Kane Bentsen p. 250-212-9128 e. kane@bentsenhomes.com 1769 Broadview Ave Kelowna, BC V1Y 4G3
<b>Newtown Services</b> Architect  Jesse Alexander p. 250-258-9651 e. jesse@newtownservices.net 1464 St. Paul St Kelowna, BC V1Y 2E6	

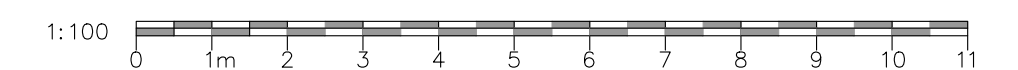


Key Plan - NTS

Sheet List Table	
Sheet Number	Sheet Title
L-00	COVER SHEET
L-01	LANDSCAPE PLAN
LD-01	LANDSCAPE DETAILS
LN-01	LANDSCAPE NOTES

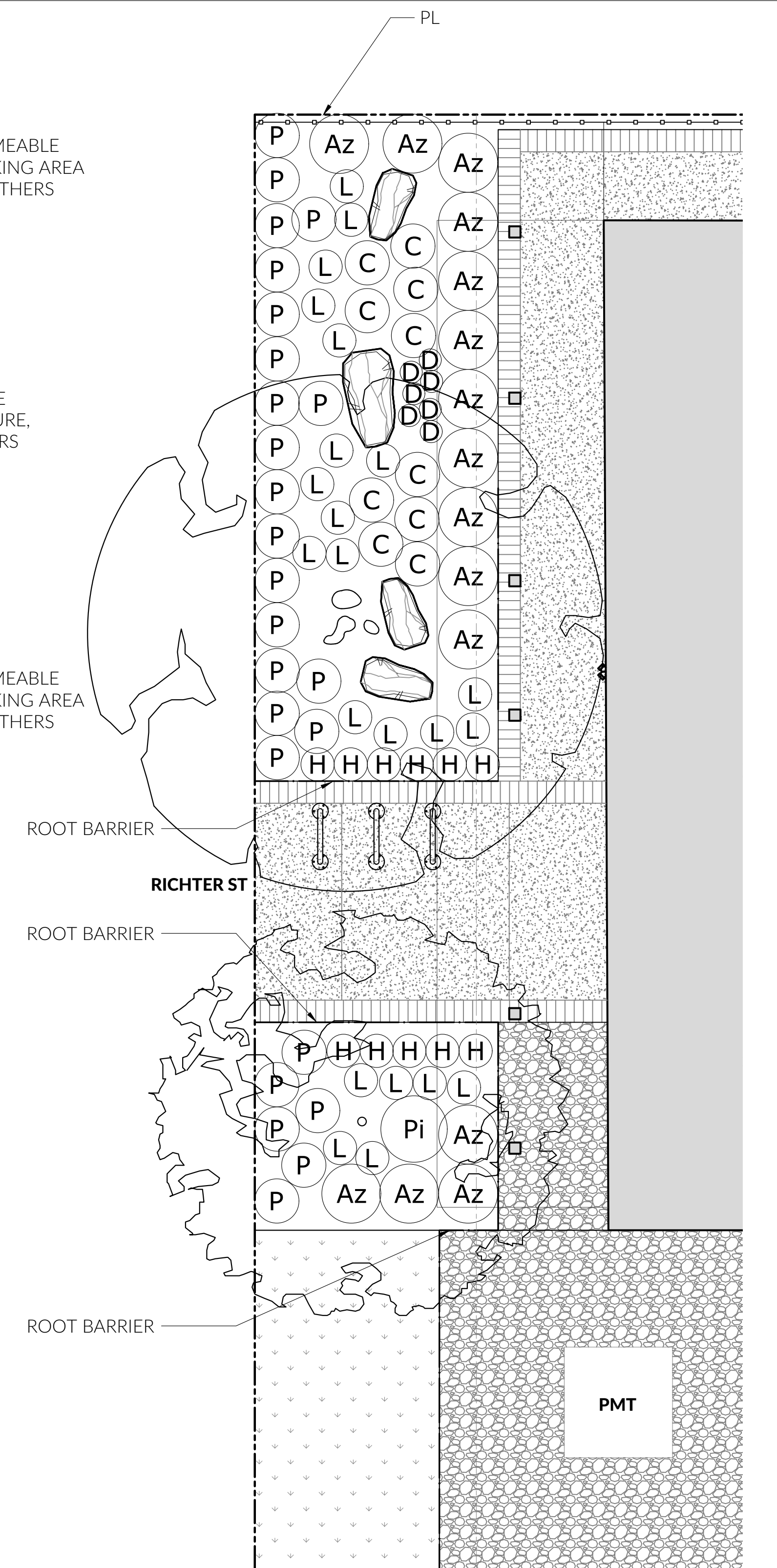
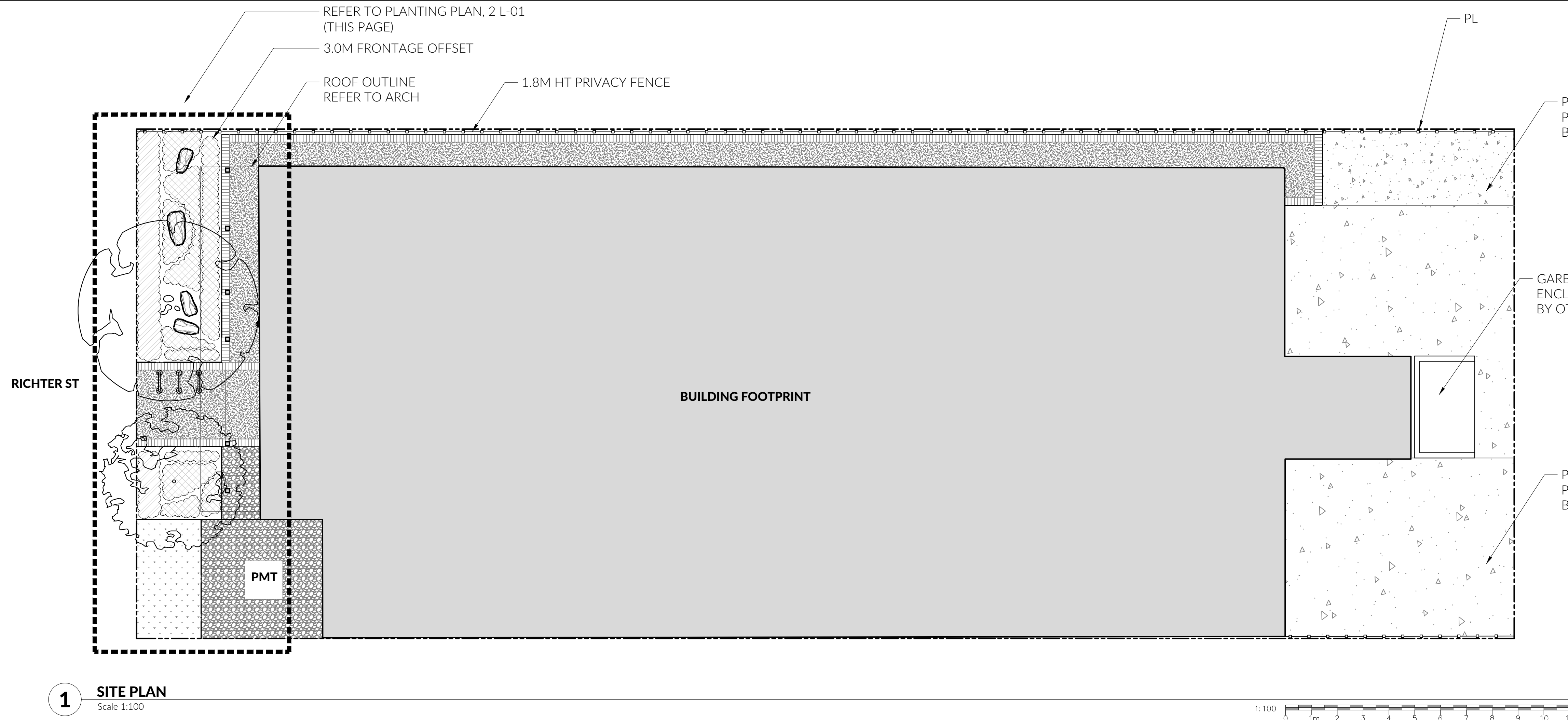


**SCHEDULE C**  
This forms part of application  
# DP22-0236  
Planner Initials AC  
City of Kelowna  
DEVELOPMENT PLANNING

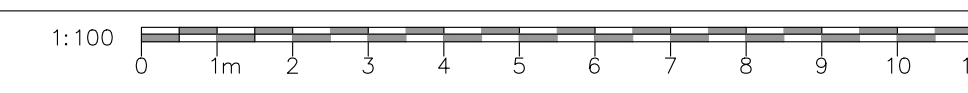


Project: <b>NOW CANADA - RICHTER ST</b>  Location: <b>2609 RICHTER ST KELOWNA, BC V1Y 2R3</b>	Drawn: <b>MM</b>  Scale: <b>AS SHOWN</b>  <small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.</small>	Approved: <b>JT</b>	Key Plan:  <table border="1" style="width: 100%;"> <tr><td>No.</td><td>By</td><td>Description</td><td>Date: DD/MM/YY</td></tr> <tr><td>4</td><td>MM</td><td>Re-Issued for DP</td><td>27/03/2023</td></tr> <tr><td>3</td><td>MM</td><td>Re-Issued for DP</td><td>28/02/2023</td></tr> <tr><td>2</td><td>MM</td><td>Issued for Development Permit</td><td>02/12/2022</td></tr> <tr><td>1</td><td>MM</td><td>Issued for Review</td><td>29/11/2022</td></tr> </table>	No.	By	Description	Date: DD/MM/YY	4	MM	Re-Issued for DP	27/03/2023	3	MM	Re-Issued for DP	28/02/2023	2	MM	Issued for Development Permit	02/12/2022	1	MM	Issued for Review	29/11/2022			Drawing Title: <b>COVER SHEET</b>  Project #: <b>CD-22-11</b>  Drawing #: <b>L-00</b>
No.	By	Description	Date: DD/MM/YY																							
4	MM	Re-Issued for DP	27/03/2023																							
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1	MM	Issued for Review	29/11/2022																							





**1 SITE PLAN**  
 Scale 1:100



**LANDSCAPE LEGEND**

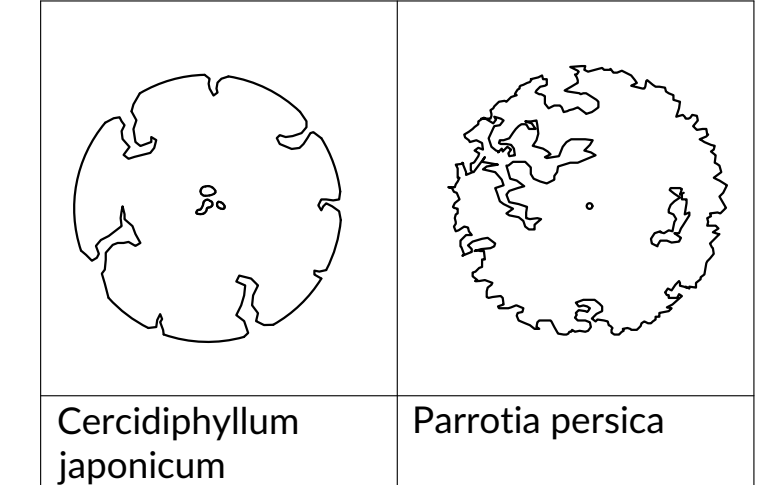
KEY	REF.	DESCRIPTION
	1 & 2 LD-01	SHRUBS & PERENNIALS
	1 & 2 LD-01	GROUND COVER
	5 LD-01	CIP CONCRETE Inlay: Natural light sand blast Border: Stamped Running Bond Pattern, tinted 'Dusk' as per Lafarge Artevia Concrete, or approved equal
	4 LD-01	200mm DEPTH OF 3/4" - 1.5" RIVER STONE WITH ROMEX ROMPOX PROFI-DECKO Install as per manufacturer's instructions Romex Contact: Joe Steinback 778-903-5602
		400mm DEEP ROOT BARRIER ALONG HARDSCAPE & TIMBER EDGE ADJACENT TO PROPOSED TREE AS INDICATED Install as per manufacturer's instructions
	1 LD-01	NVP 1.8m (6 FT) PRIVACY FENCE Posts: Clay Rails: Clay Infill: Driftwood Install as per manufacturer's instructions
	6 LD-01	ARMOUR STONE - VARIOUS SIZES MIN SIZE 500mm X 500mm MAX 350mm ABOVE GRADE
		SOD LEVEL 1 'WELL GROOMED' AS PER THE CANADIAN LANDSCAPE STANDARD
	8 LD-01	BIKE RACK Colour: Galvanized Mounting: Surface Mount Spacing: 762mm (30") O.C.

**LANDSCAPE FRONTAGE CALC.**

As per Bylaw 12375

Project Frontage Area (m2)	Frontage Soil Area (m2)	% of Soil within Frontage
59.40	47.02	79.16

**TREE LEGEND**



**TREE & SHRUB SCHEDULE**

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	KELOWNA TREE CLASS.	ACCESSIBLE SOIL QTY.
1	see legend	Cercidiphyllum japonicum	Katsura Tree	B+B: 5cm caliper; 1.8m standard	As shown	Large Tree	30.0m3
1	see legend	Parrotia persica	Persian Ironwood	B+B: 4cm caliper; 1.8m standard	As shown	Medium Tree	20.6m3

**PLANT SCHEDULE**

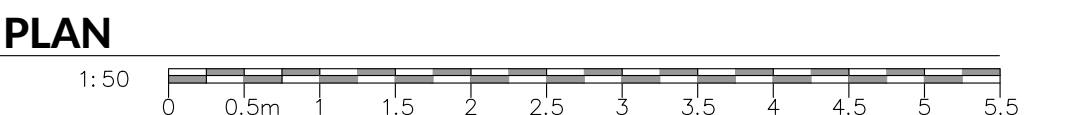
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
<b>SHRUBS</b>					
Az	15	Azalea 'Hino Krimsin'	Azalea Red Flowered	#5 Pot	800mm O.C.
<b>PERENNIALS/GRASSES</b>					
C	10	Calamagrostis brachytricha	Korean Feather Reed Grass	#2 Pot	600mm O.C.
D	7	Digitalis purpurea 'Camelot Cream'	Cream Camelot Foxglove	#1 Pot	300mm O.C.
H	11	Heuchera 'Caramel'	Caramel Coral Bells	#1 Pot	450mm O.C.
L	22	Lavendula angustifolia 'Hidcote Superior'	Hidcote Lavender	#1 Pot	450mm O.C.
P	25	Phlox subulata 'Candy Stripe'	Candy Stripe Phlox	#1 Pot	600mm O.C.

**TREE CALCULATION**

As per Bylaw 12375 Table 7.2

Project Landscape Area (m2)	Project Linear Frontage (M)	Tree Calculation: Project Landscape Area / 30m2 = 1 Tree	Tree Calculation: Project Landscape Linear Frontage / 10 lin M = 1 Tree	Total Tree Quantity
50.600000	15	1.7	1.5	2

**2 PLANTING PLAN**  
 Scale 1:50



**SCHEDULE C**  
 This forms part of application # DP22-0236  
 City of Kelowna  
 PLANNING DEPARTMENT

Project: **NOW CANADA - RICHTER ST**  
 Location: **2609 RICHTER ST, KELOWNA, BC V1Y 2R3**  
 Drawn: **MM**  
 Approved: **JT**  
 Scale: **AS SHOWN**  
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.

Key Plan:

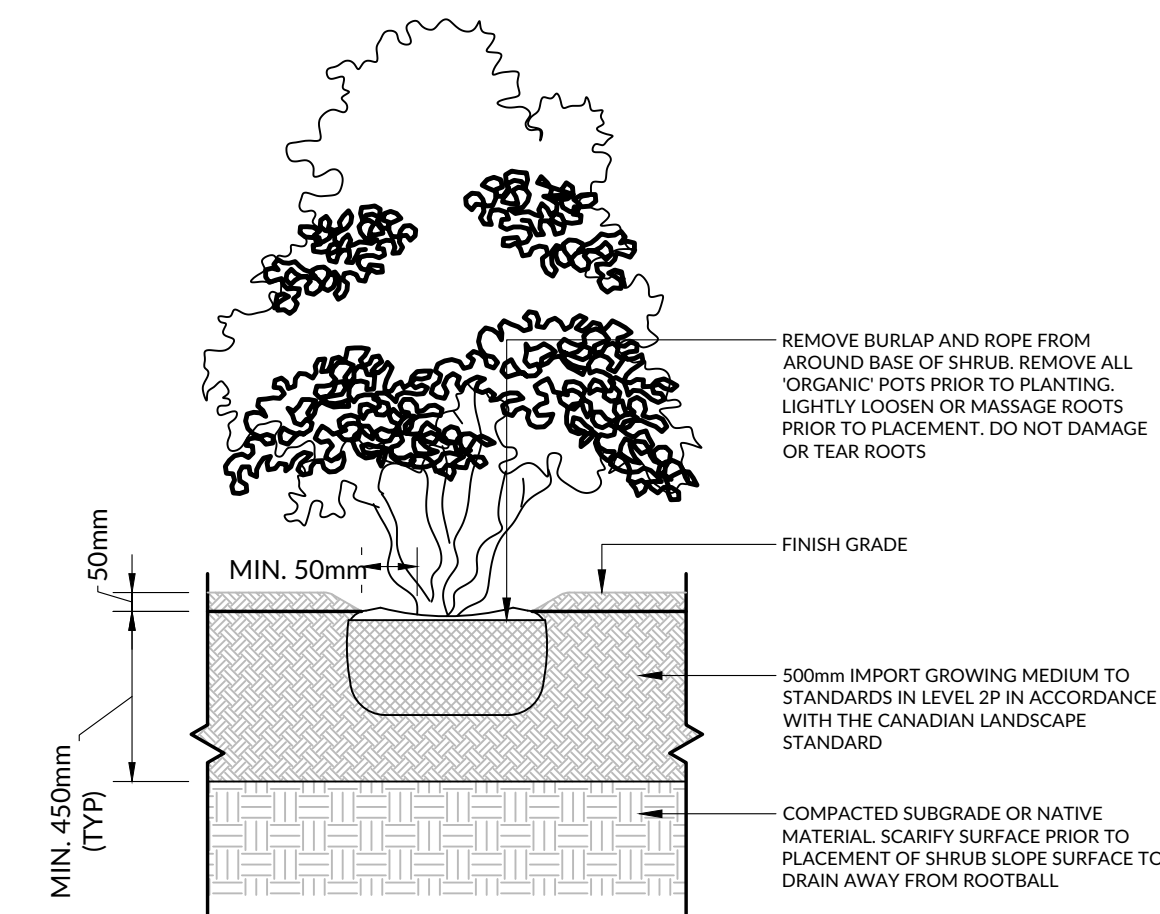
No.	By	Description	Date: DD/MM/YY
4	MM	Re-Issued for DP	27/03/2023
3	MM	Re-Issued for DP	28/02/2023
2	MM	Issued for Development Permit	02/12/2022
1	MM	Issued for Review	29/11/2022

**REVISIONS TABLE FOR DRAWINGS**

PROFESSIONAL STAMP/SEAL  
  
**MK DESIGN GROUP**

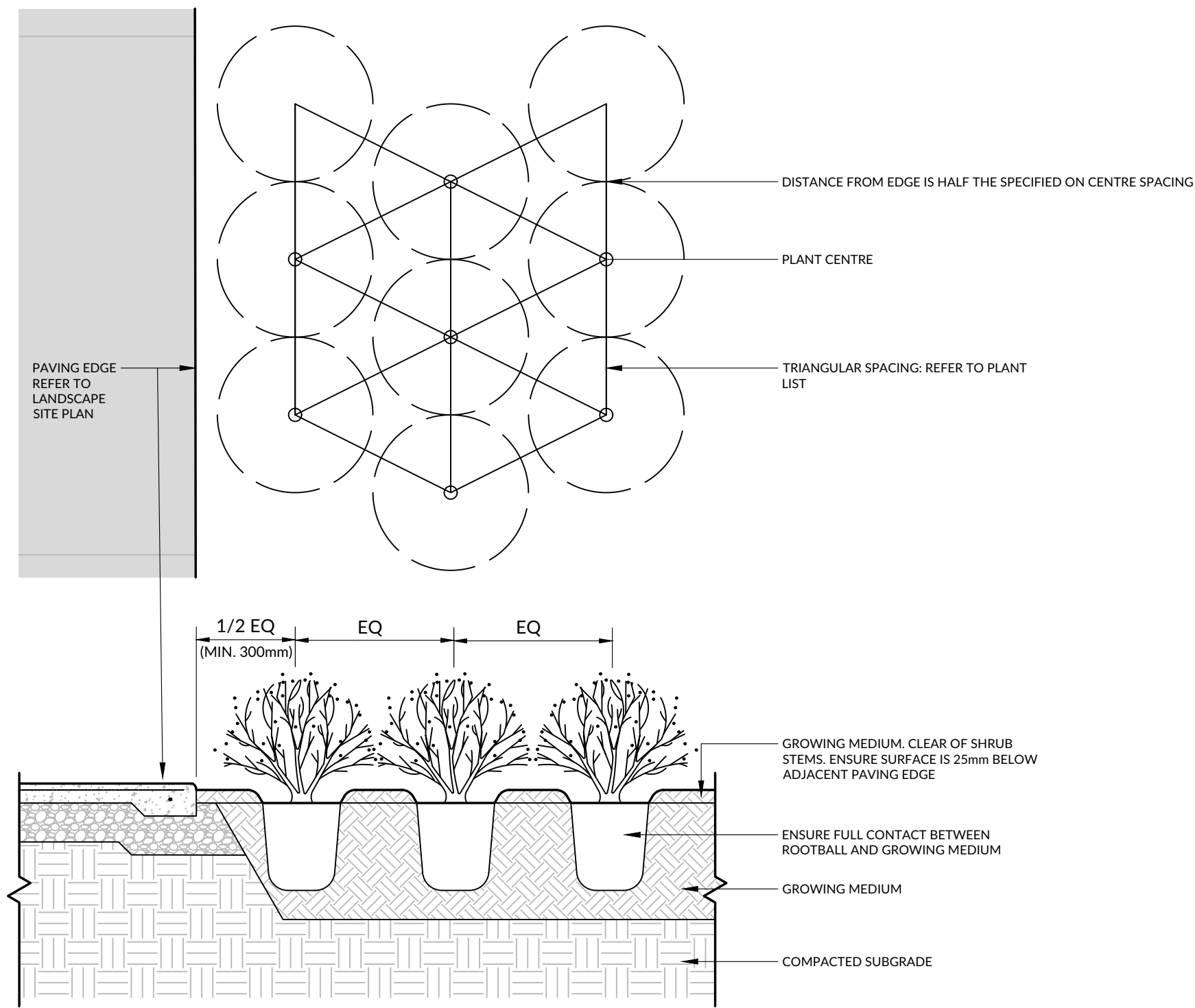
Drawing Title: **LANDSCAPE PLAN**  
 Project #: **CD-22-11**  
 Drawing #: **L-01**





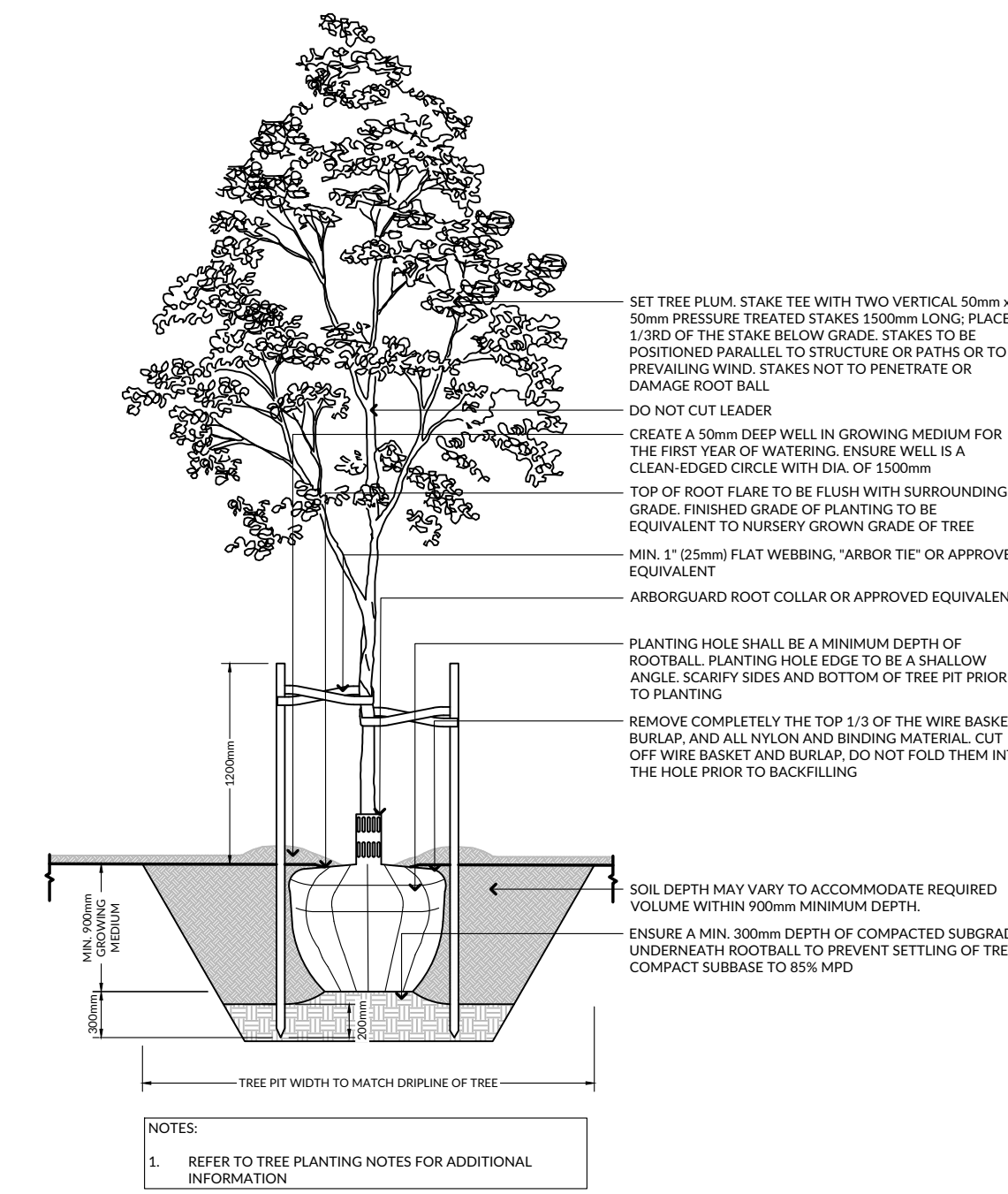
- NOTES:
- SHRUB TO BE PLANTED LEVEL WITH FINISH GRADE
  - COMPOSTED BARK MULCH OMITTED AS A RESULT OF CONCERN DUE TO THE NATURE OF THE FINAL OCCUPANCY OF THIS BUILDING. IN LIEU OF MULCH, ADDITIONAL 50mm TOP UP OF GROWING MATERIAL TO BE PLACED. ALL PLANTING AREAS TO BE IRRIGATED
  - CONTRACTOR TO NOTIFY CONSULTANT AND CITY REPRESENTATIVE OF POORLY DRAINING SOILS PRIOR TO PLANTING.
  - DISTURBED SUBGRADE, NATIVE MATERIAL, OR IMPORT FILL TO BE SUITABLY COMPACTED IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS TO PREVENT SETTLEMENT OF ROOTBALL.
  - PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD, DISEASED, DAMAGED, OR DEFECTIVE BRANCHES IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD

**1** SHRUB PLANTING  
Scale 1:20



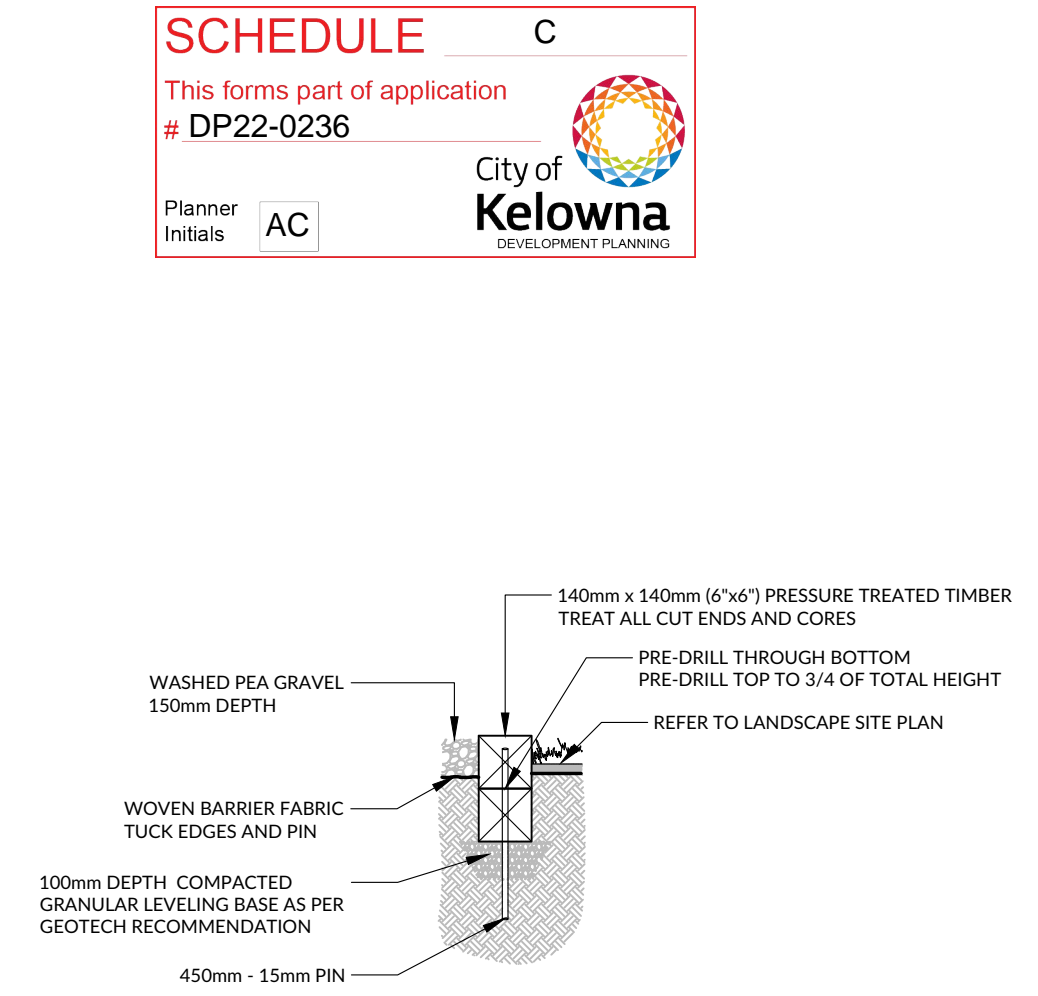
- NOTES:
- REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS
  - REFER TO SHRUB PLANTING DETAILS FOR INFORMATION ON GROWING MEDIUM AND MULCH NOTES
  - ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY
  - ADJACENT PAVING BASE COURSE TO EXTEND 150mm INTO PLANTING BED

**2** VEGETATION SPACING  
Scale 1:20



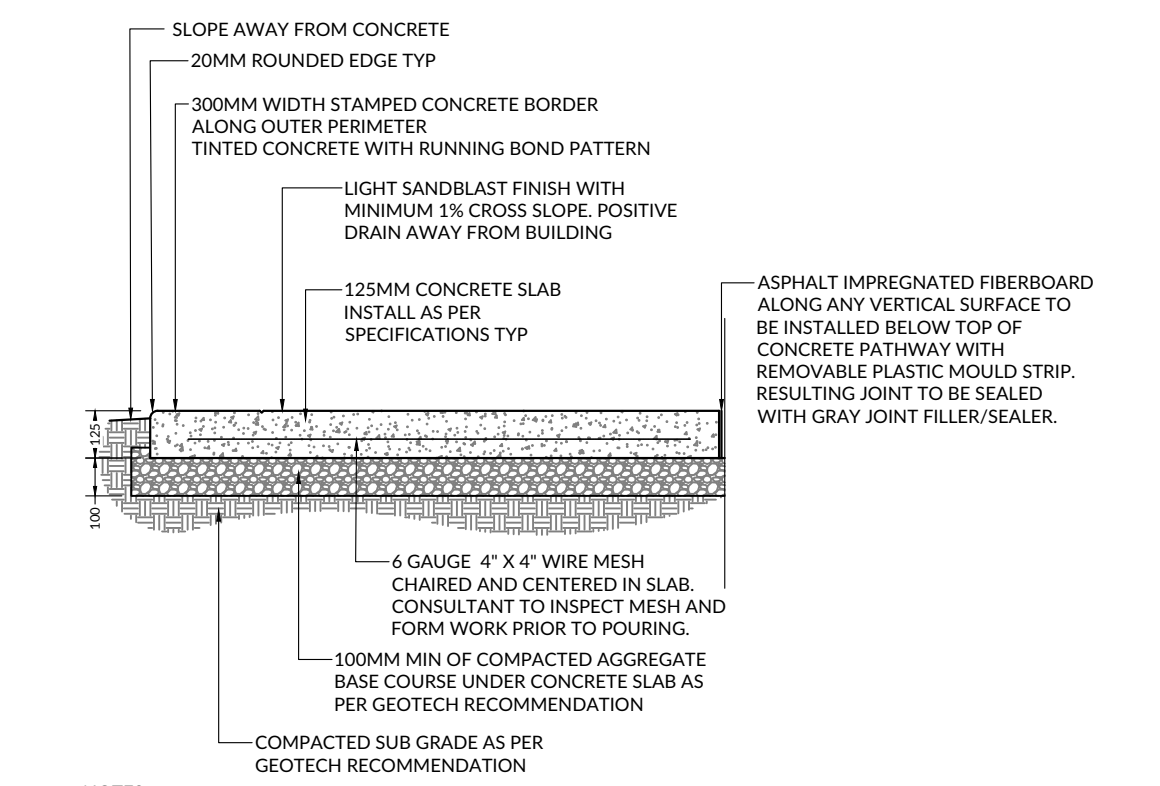
- NOTES:
- REFER TO TREE PLANTING NOTES FOR ADDITIONAL INFORMATION

**3** TREE PLANTING ON GRADE  
Scale 1:25



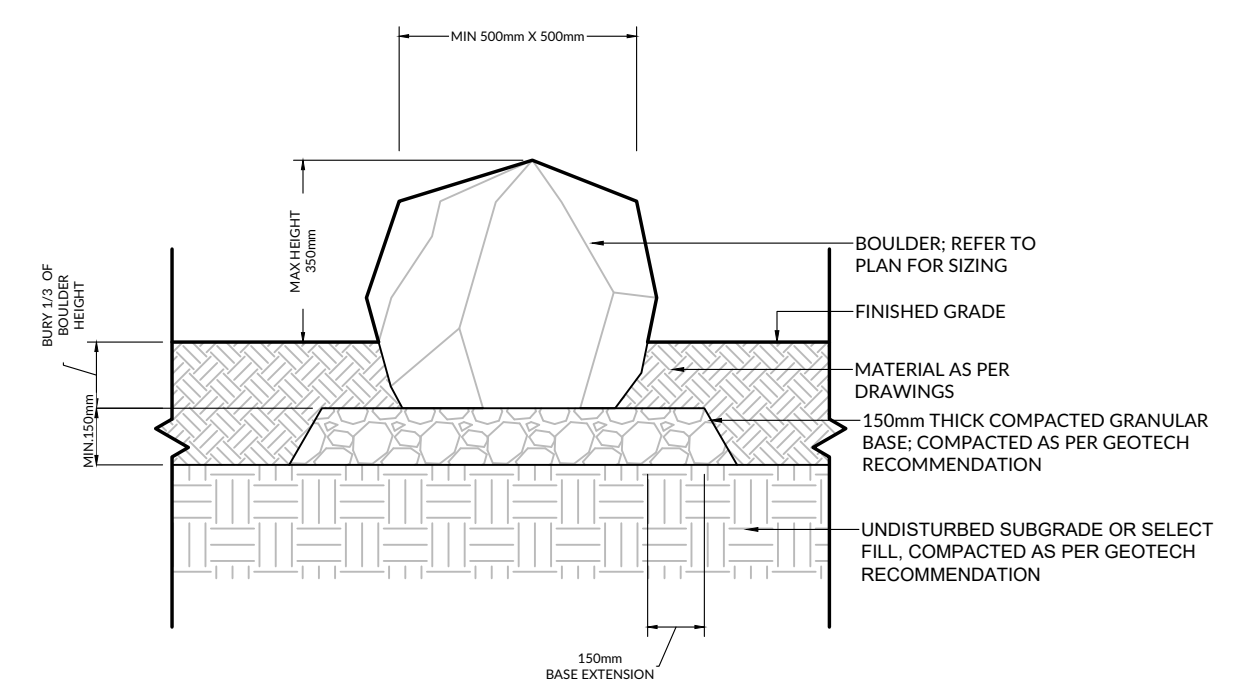
- NOTES:
- APPLY ROMEX ROMPOM PROFI-DEKO TO AGGREGATE AS PER MANUFACTURER'S INSTRUCTIONS TO PREVENT AGGREGATE MIGRATION. Romex Contact: Joe Steinhilber 778-903-5602

**4** DRIP STRIP DETAIL  
Scale 1:20



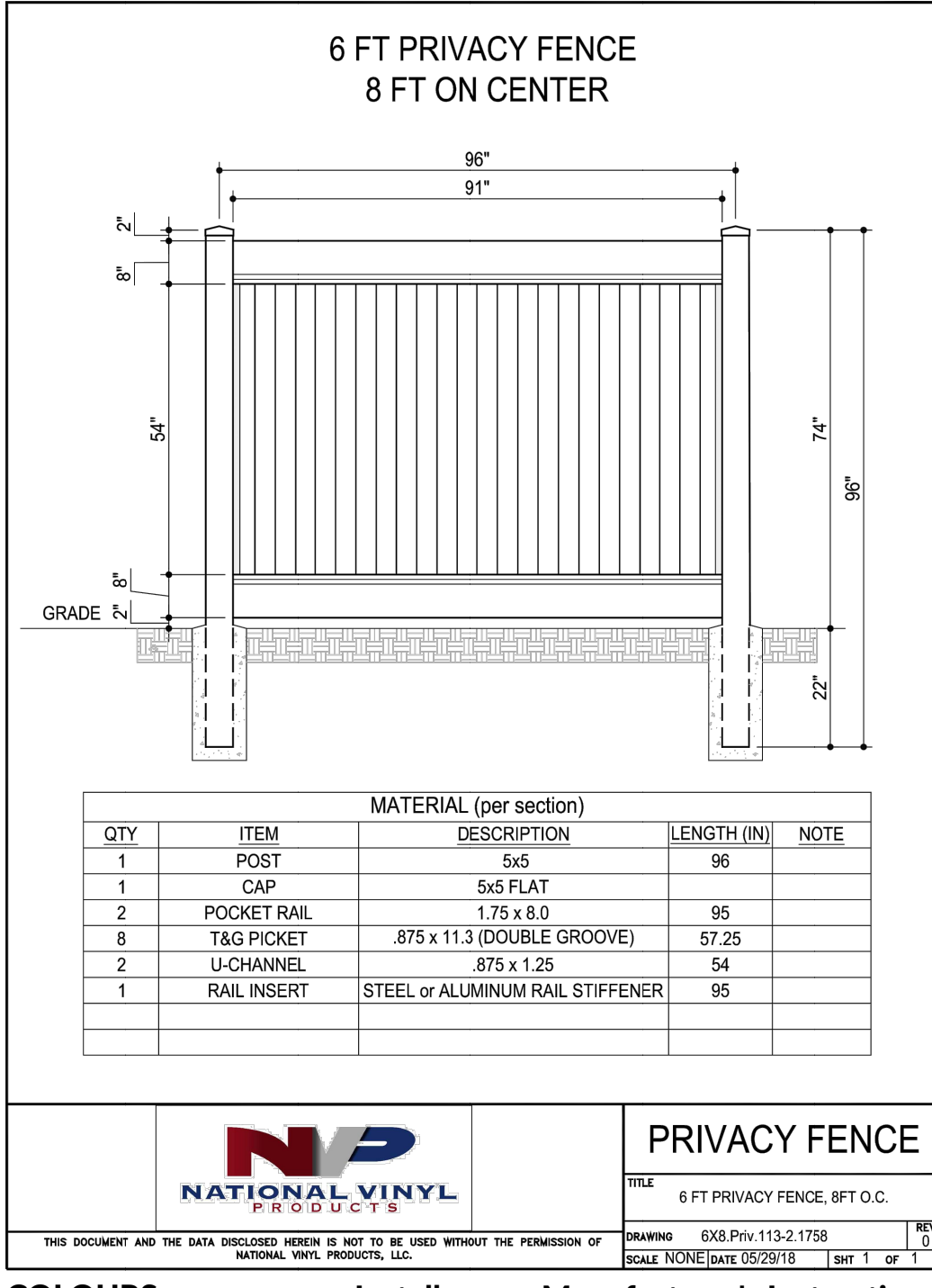
- NOTES:
- CONTRACTOR TO PROVIDE EXPANSION JOINTS WHERE CONCRETE MEETS ALL VERTICAL STRUCTURES
  - REFER TO LANDSCAPE PLAN FOR SCORE LINE PATTERN

**5** CONCRETE PATHWAY  
1:20



- NOTES:
- NO CRACKED OR BROKEN EDGES, SHARP CORNERS, OR PROJECTIONS SHALL BE EXPOSED ABOVE FINISHED GRADE (SMOOTH EDGES ONLY)
  - ENSURE BOULDERS ARE BURIED MINIMUM 1/3 DEEP IN AREAS OF TRANSITION OR TOPOGRAPHICAL CHANGE

**6** LANDSCAPE BOULDER  
1:20



**COLOURS:** Post: Clay, Rail: Clay, Infill: Driftwood  
Install as per Manufacturer's Instructions

**7** 1.8M PRIVACY FENCE  
NTS

MANUFACTURER: ULINE  
MODEL: H-6572GALV  
COLOUR: GALVANIZED  
ANCHORS: SURFACE MOUNT  
QTY: 3  
NOTES:  
Install as per manufacturer's instructions. All hardware to be tamperproof.



**8** BIKE RACK  
NTS

Project:	Drawn:	Approved:	Key Plan:
NOW CANADA - RICHTER ST	MM	JT	
Location:	Scale:		
2609 RICHTER ST KELOWNA, BC V1Y 2R3	AS SHOWN		
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.			

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REVISIONS TABLE FOR DRAWINGS

Professional Stamp/Seal
-------------------------

PROFESSIONAL STAMP/SEAL

2023-03-28

Drawing Title:  
**LANDSCAPE DETAILS**

Project #:  
**CD-22-11**

Drawing #:  
**LD-01**



## CRITICAL LANDSCAPE NOTES:

### PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to:

### PRIMARY CONTACT:

Milana Malesevic, Principal  
P. 778-955-8995  
milana@mk-designgroup.com

### PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "Division 1 General Requirements" of the master specification (complete).

### DRAWINGS AND SPECIFICATIONS:

3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.

3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

3.3 Examples of key specifications that relate to landscape are inclusive of:

- Division 1, General Requirements
- Division 2, Existing Conditions
- Division 3, Concrete
- Division 4, Masonry
- Division 5, Metals
- Division 6, Wood and plastics
- Division 7, Thermal and Moisture Protection
- Division 9, Painting and Coating
- Division 31, Earthwork
- Division 32, Exterior Improvements

3.4 The contractor(s) responsible for completing hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under Division 1. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

### LANDSCAPE CONCRETE WORK:

4.1 All concrete shall conform to all standards identified under Division 3 of the master specification and specifications by the Civil Engineer (refer to civil drawings, with references to MMCD specs) (complete)

4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in structural drawing.

4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise

4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise

4.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls

### UNIT PAVING:

5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 3 business days prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications

5.3 Professionals should be qualified and experienced (minimum 5 years) in

installing paving products specified in landscape drawings

### METALS:

6.1 All metal work shall conform to Division 4 of the master specification for the project (complete)

6.2 Additional references that apply to metal work (may not necessarily be included under Division 4):

- .1 American Society for Testing and Materials International, (ASTM).
- .1 ASTM A53/A53M\_[02], Specification for Pipe, Steel, Black and Hot\_Dipped, Zinc\_Coated, Welded and Seamless.
- .2 ASTM A121\_[99], Specification for Zinc\_Coated (Galvanized) Steel Barbed Wire.
- .3 ASTM D5116\_[97], Standard Guide For Small\_Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- .2 Canadian General Standards Board (CGSB).
- .1 CAN/CGSB\_1.28\_[98], Alkyd, Exterior House Paint.
- .2 CAN/CGSB\_1.69\_[98], Aluminum Paint.
- .3 CAN/CGSB\_1.181\_[99], Ready\_Mixed Organic Zinc\_Rich Coating.
- .4 CAN/CGSB\_1\_GP\_138M\_[97], Paint Exterior Latex Type Flat.
- .3 Canadian Standards Association (CSA International).
- .1 CAN/CSA-A23.1-[00]/A23.2-[F00], Concrete Materials and Methods of Concrete Construction/Methods of Test for Concrete.
- .2 CSA G42\_[1964(R1998)], Galvanized (Zinc\_Coated) Steel Farm\_Field Wire Fencing.
- .3 CSA\_O80 Series\_[97], Wood Preservation.
- .4 Environmental Choice Program (ECP).
- .1 CCD-047a-[98], Paints, Surface Coatings.
- .2 CCD-47b-[98], Stains, Surface Coatings.
- .3 CCD-47c-[98], Varnishes, Surface Coatings.
- .4 CCD-048-[95], Surface Coatings -Recycled Water-Borne.

6.3 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.4 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Sanding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining

6.5 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the direction of the project electrical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect

### FENCING & GUARDRAILS:

7.1 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation

7.2 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and predrilled to prevent wood splitting unless specified otherwise

7.3 All anchor plates, hangers, and affiliated fastener joining materials must meet flush between joining surfaces without gaps, unless specified otherwise

7.4 All railing heights, picket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - Z614-07 and affiliated ASTM standards

### IRRIGATION:

8.1 Irrigation work should be completed to comply with the Canadian Electrical Code and Canadian Plumbing Code

8.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work

8.3 Refer to irrigation drawings for additional specifications

### PLANTING AND SOFTSCAPES:

9.1 All landscape materials, planting and softscaping shall conform to standards defined under Division 32 and Canadian Landscape Standards, latest edition.

9.2 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

9.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 business days notice is required for this review. Preparation of sod and seed areas shall conform to Canadian Landscape Standards, No 1 Turfgrass, and No. 1 Canadian seed standards apply as defined through Canadian landscape standards. Installation and maintenance specifications of sod and seed shall apply as defined through Canadian Landscape Standards.

9.4 Sodded areas as shown on the planting plan are to be certified Canada No. 1 Cultivated Turf Sod, with strong fibrous root system, thick and heavy growth conforming to requirements of the Canadian Landscape Standard latest edition 'Level 1, well groomed'.

9.5 Areas to be sodded shall have a minimum of 150mm topsoil base.

9.6 Deliver sod to site within 24 hours of being lifted and lay within 36 hours of being lifted. During dry weather, protect sod from drying and water as necessary to prevent the loss of soil in handling. Dry sod is subject to rejection as per the project Landscape Architect.

9.7 Lay sod during growing season. Lay sod in rows, perpendicular to slope and with joints staggered. Butt sections closely without overlapping gaps. Gaps between sod strips and small sod strips to fill gaps are subject to rejection as per the project Landscape Architect and require rolling new sod.

9.8 Water sod immediately after laying to obtain moisture penetration into top 150mm of topsoil. Maintain sodded areas from start of installation until final acceptance.

9.9 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the BC Landscape Standard, latest edition. This should be compliant with "Level 1, well groomed landscapes".

9.10 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the BC Landscape Standard, latest edition. This should be compliant with "Level 1, well groomed landscapes".

9.11 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or BC Landscape Standards at any time, despite any review of said materials.

9.12 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the BC Landscape Standard, latest edition for "Level 1, well groomed landscapes"

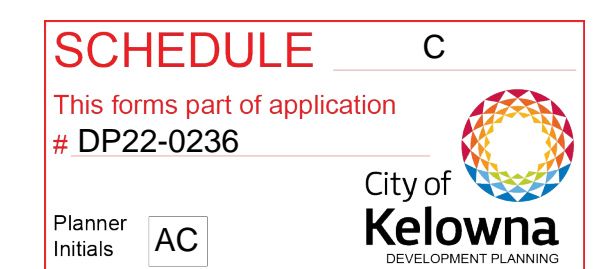
9.13 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center. Pacific Soil Analysis Inc. Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9 Telephone 604 273 8226

9.14 Due to the nature of this project, Landscape mulch will not be used based on Fire Risk and CPTED safety principles. Additional growing material shall be used in lieu of Mulch.

9.15 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.

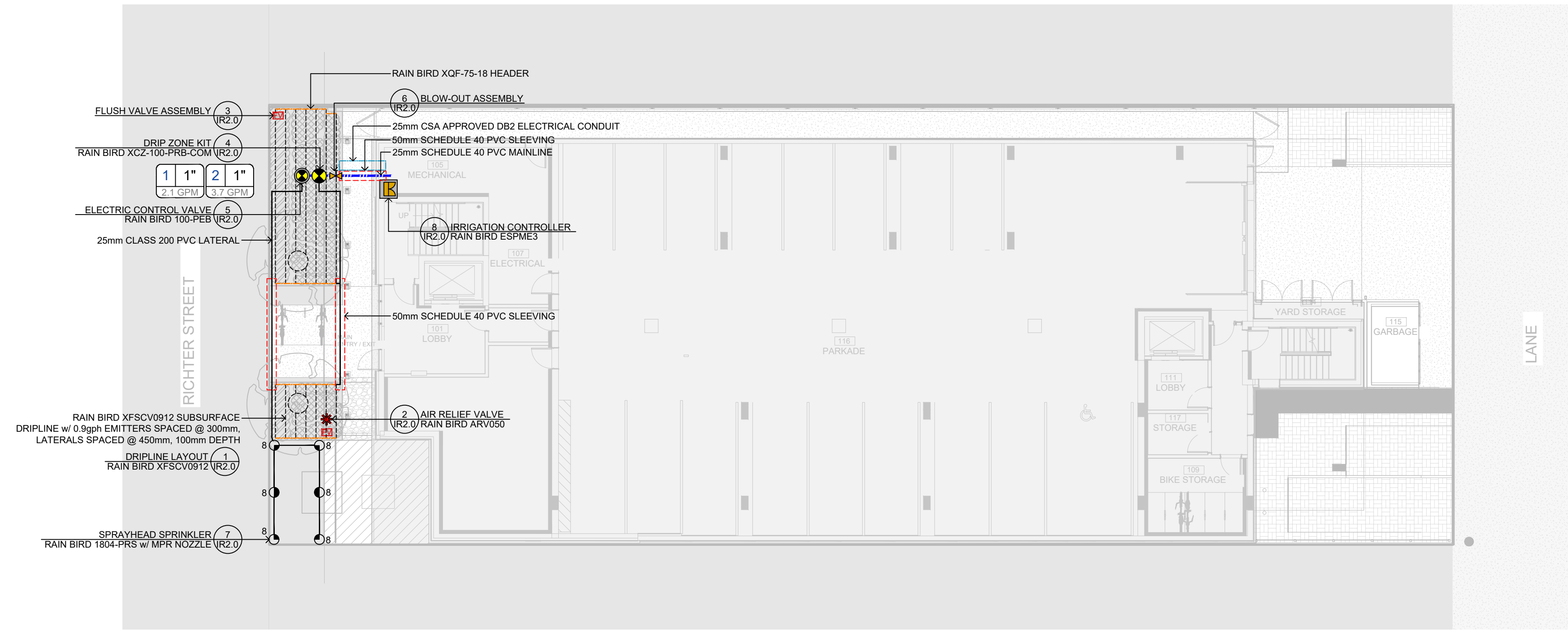
9.16 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

9.17 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification



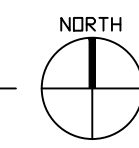
Project: <b>NOW CANADA - RICHTER ST</b>	Drawn: <b>MM</b>	Approved: <b>JT</b>	Key Plan:			Drawing Title: <b>LANDSCAPE NOTES</b>																				
Location: <b>2609 RICHTER ST KELOWNA, BC V1Y 2R3</b>	Scale:			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>By</th> <th>Description</th> <th>Date: DD/MM/YY</th> </tr> </thead> <tbody> <tr><td>4</td><td>MM</td><td>Re-Issued for DP</td><td>27/03/2023</td></tr> <tr><td>3</td><td>MM</td><td>Re-Issued for DP</td><td>28/02/2023</td></tr> <tr><td>2</td><td>MM</td><td>Issued for Development Permit</td><td>02/12/2022</td></tr> <tr><td>1</td><td>MM</td><td>Issued for Review</td><td>29/11/2022</td></tr> </tbody> </table>	No.	By	Description	Date: DD/MM/YY	4	MM	Re-Issued for DP	27/03/2023	3	MM	Re-Issued for DP	28/02/2023	2	MM	Issued for Development Permit	02/12/2022	1	MM	Issued for Review	29/11/2022	Project #: <b>CD-22-11</b>	Drawing #: <b>LN-01</b>
No.	By	Description	Date: DD/MM/YY																							
4	MM	Re-Issued for DP	27/03/2023																							
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1	MM	Issued for Review	29/11/2022																							
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.				<b>REVISIONS TABLE FOR DRAWINGS</b>	<b>PROFESSIONAL STAMP/SEAL</b>																					





**SCHEDULE C**  
 This forms part of application # DP22-0236  
 Planner Initials AC  
 City of Kelowna DEVELOPMENT PLANNING

1 IRRIGATION PLAN  
 IR1.0 1:150



**IRRIGATION LEGEND**

	RAIN BIRD XQF-75-18 HEADER	13m		RAIN BIRD XFCV0912 SUBSURFACE DRIPLINE w/ 0.9gph EMITTERS SPACED @ 300mm. LATERALS SPACED @ 450mm, 100mm DEPTH	78m
	25mm CLASS 200 PVC LATERAL	38m		1 DRIPLINE LAYOUT (RZ 0) RAIN BIRD XFCV0912	
	25mm SCHEDULE 40 PVC MAINLINE	5m		2 AIR RELIEF VALVE (RZ 0) RAIN BIRD ARV050	1
	50mm SCHEDULE 40 PVC SLEEVING	14m		3 FLUSH VALVE ASSEMBLY (RZ 0)	2
	25mm CSA APPROVED DB2 ELECTRICAL CONDUIT	3m		4 DRIP ZONE KIT (RZ 0) RAIN BIRD XCZ-100-PRB-COM	1
	ZONE NUMBER			5 ELECTRIC CONTROL VALVE (RZ 0) RAIN BIRD 100-PEB	1
	VALVE SIZE			6 BLOW-OUT ASSEMBLY (RZ 0)	1
	ZONE FLOW			7 SPRAYHEAD SPRINKLER (RZ 0) RAIN BIRD 1804-PRS w/ MPR NOZZLE	6
				8 IRRIGATION CONTROLLER (RZ 0) RAIN BIRD ESPME3	1

**IRRIGATION NOTES**

- ALL IRRIGATION PRODUCTS, MATERIALS AND CONSTRUCTION SHALL CONFORM TO SECTION 32 84 00 IRRIGATION SYSTEM SPECIFICATIONS, UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL SLEEVE ALL IRRIGATION AND WIRES UNDER ALL WALKWAYS, DRIVEWAYS, ROCK WALLS AND RETAINING WALLS. WATER LINES AND WIRE SHALL NOT SHARE SAME SLEEVE. SLEEVE SIZING SHALL BE TWICE THE DIAMETER OF IRRIGATION PIPE.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.
- IRRIGATION PLANS ARE SCHEMATIC ONLY. ALL PLANT MATERIAL, LIGHT STANDARDS, HARD SURFACES OR AMENITIES TAKE PRECEDENCE OVER LOCATION OF IRRIGATION COMPONENTS.
- CONTRACTOR TO CONFIRM 60psi @ 10gpm AVAILABLE AT SOURCE PRIOR TO INSTALLATION.
- ALL ELECTRIC CONDUIT SHALL BE CSA NON-METALLIC DB2 PVC, GREY IN COLOUR.
- INSTALL VALVES WITH MINIMUM 50mm CLEARANCE BETWEEN VALVE AND VALVE BOX, AND BETWEEN VALVE AND DRAIN ROCK.
- WIRE SPLICES SHALL BE MADE w/ DRYCONN DBRY-600 OR 3M DBRY CONNECTORS & LOCATED AT ELECTRIC CONTROL ZONE VALVES.
- INSTALL WIRE WITH MINIMUM 600mm LENGTH OF COILED SLACK AT ALL CHANGES OF DIRECTION, IN WIRE SPLICE BOXES AND AT CONNECTIONS TO CONTROLLED COMPONENTS.
- SPRAYHEADS AND ROTORS SHALL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO ADJACENT SURFACES.
- IF FIXED ARC NOZZLE DOES NOT FIT THE PRESCRIBED AREA, INSTALL RAIN BIRD HE-VAN AND ADJUST AS NECESSARY.
- CONTRACTOR SHALL MONITOR CONTROLLER SETTINGS AND ADJUST REGULARLY TO ACCOUNT FOR SEASONAL WEATHER CHANGES TO ENSURE THAT PLANT WATER REQUIREMENTS ARE MET AND NOT EXCEEDED.
- IDENTIFY ELECTRIC CONTROL VALVE WITH PERMANENT LABEL OR TAG INDICATING ZONE NUMBER OF VALVE.
- CONTRACTOR SHALL CONFIRM LOCATION OF POINT OF CONNECTION AND CONTROLLER PRIOR TO INSTALLATION.
- ALL WIRES SHALL BE 14 AWG DIRECT BURIAL WIRE. COMMON WIRE SHALL BE WHITE IN COLOUR, MASTER VALVE CONTROL WIRE SHALL BE RED IN COLOUR, CONTROL WIRES TO BE ORANGE, GREEN, YELLOW, BROWN OR BLACK IN COLOUR, SPARE WIRES TO BE BLUE IN COLOUR. COLOURS SHALL STAY CONSISTENT AND NOT CHANGE AT SPLICE.
- CONTRACTOR SHALL ENSURE EACH DRIPLINE ZONE IS INSPECTED c/w COVERAGE TEST PRIOR TO BURIAL BY CONTRACT ADMINISTRATOR, IRRIGATION CONSULTANT, OR APPROVED PERSONNEL.
- CONTRACTOR IS RESPONSIBLE TO CHECK AND CONFIRM ALL DIMENSIONS AND ELEVATIONS ON DRAWING.

**IRRIGATION SCHEDULE**

NOTE: IRRIGATION RUN TIMES ARE FOR ESTABLISHED PLANT MATERIAL ONLY.

ZONE	LANDSCAPE	SPRINKLER MAKE & MODEL	VALVE SIZE	DESIGN FLOW (GPM)	DESIGN PRESSURE (PSI)	BASED ON PEAK DEMAND FOR MONTH OF JULY (ET=0.23"/DAY)				
						PRECIPITATION RATE (IN/HR)	SOIL TYPE	INTERVAL DAYS	CYCLES PER RUN TIME	RUN TIME (MIN)
1	TURF	RAIN BIRD 1804-PRS	25mm	2.1	30	1.69	CLAY LOAM	2	1	17
2	SHRUB	RAIN BIRD XFCV0912	25mm	3.7	40	0.96	CLAY LOAM	2	1	20
TOTAL RUN TIME PER CYCLE:										20

REVISIONS / ISSUED		REVISIONS / ISSUED			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	DEC 01/22	ISSUED FOR DP			
2	MAR 20/23	ISSUED FOR REVIEW			
3	MAR 29/23	ISSUED FOR DP			

PROJECT  
 NOW WOMEN'S SHELTER, KELOWNA, BC  
 CLIENT  
 MK DESIGN GROUP, KELOWNA, BC  
 CONSULTANT  
 WATER PLAN IT IRRIGATION LTD.

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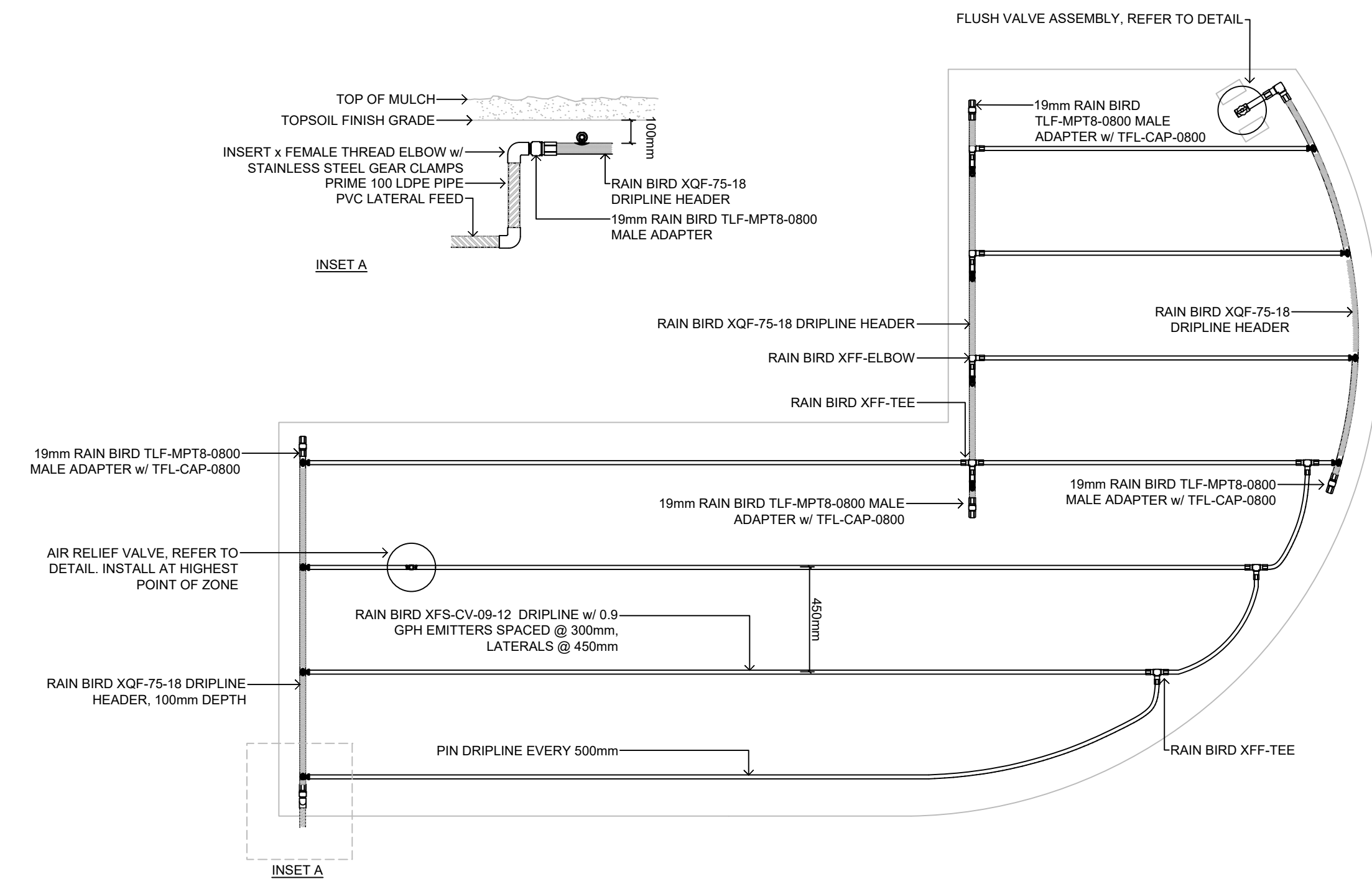


**WATERPLANIT**  
 IRRIGATION LTD.

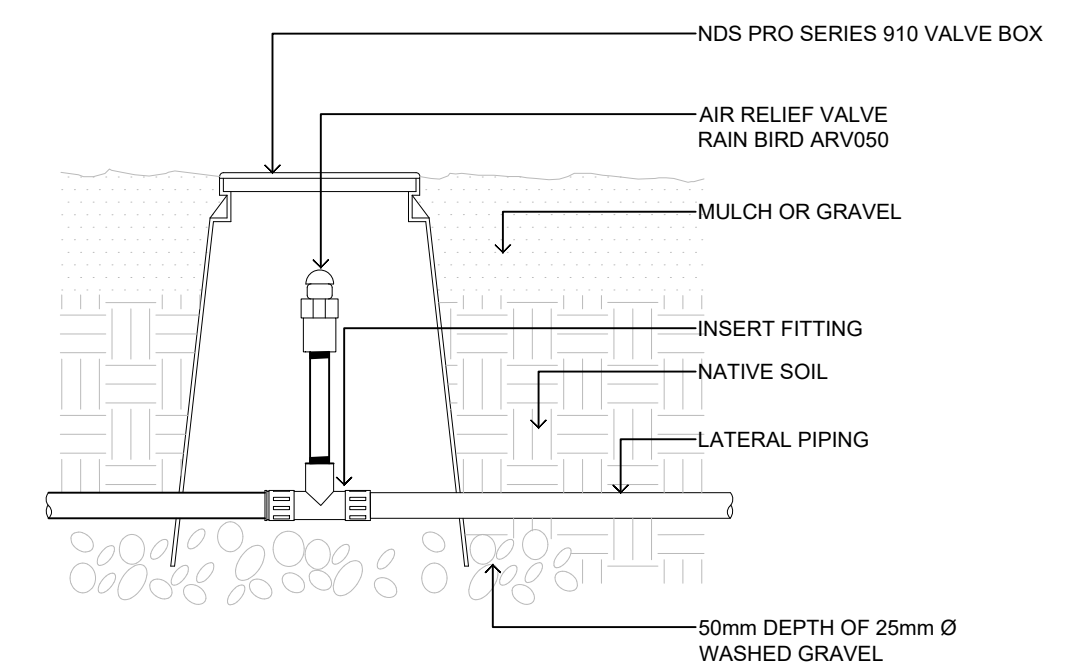
IRRIGATION DESIGN | CONSULTING | PLANNING | EFFICIENCY  
 Kelowna BC | 1-250-878-8178 | www.waterplanit.ca

DESIGN BY	RH	SHEET TITLE	IRRIGATION PLAN
DRAWN BY	JG		
CHECKED BY	RH		
PROJECT NO.	22-085	SHEET NO.	IR 1.0
SCALE	AS SHOWN		

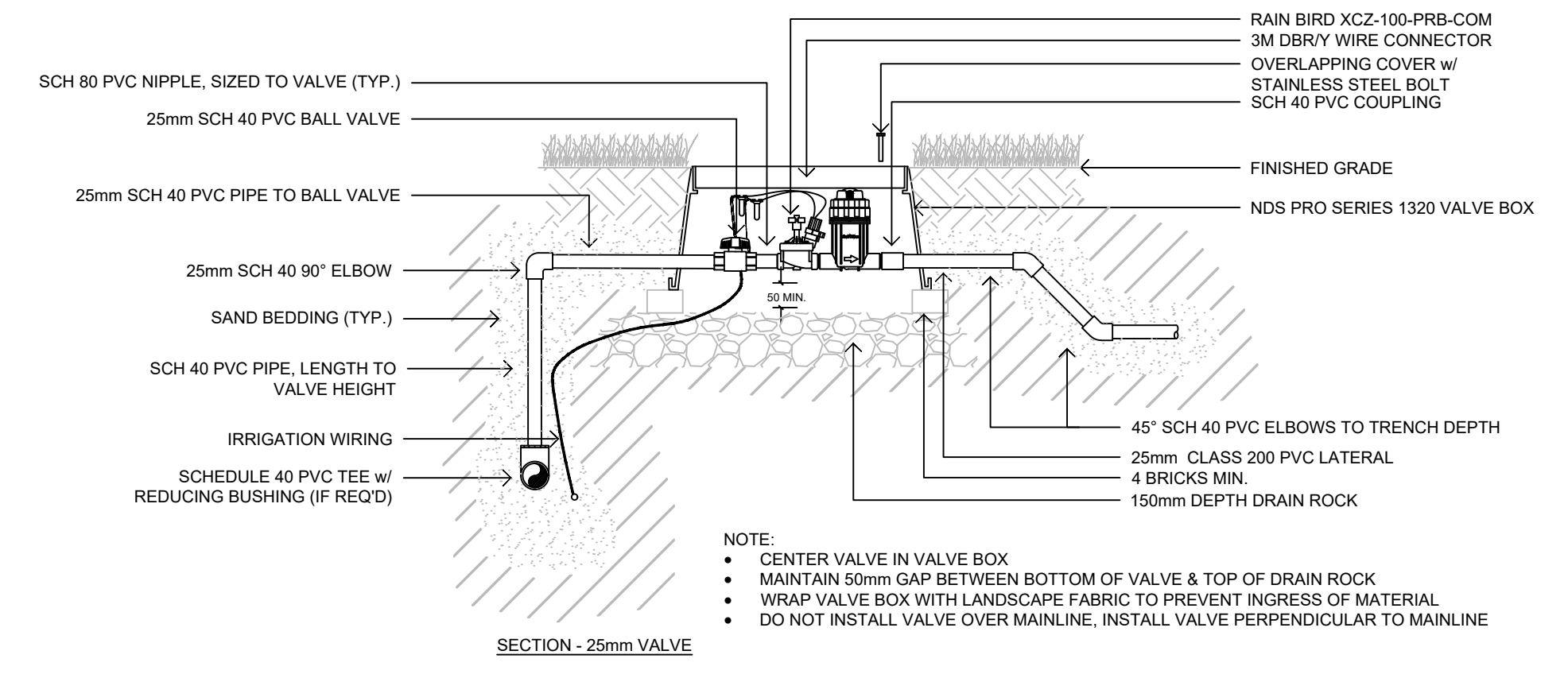




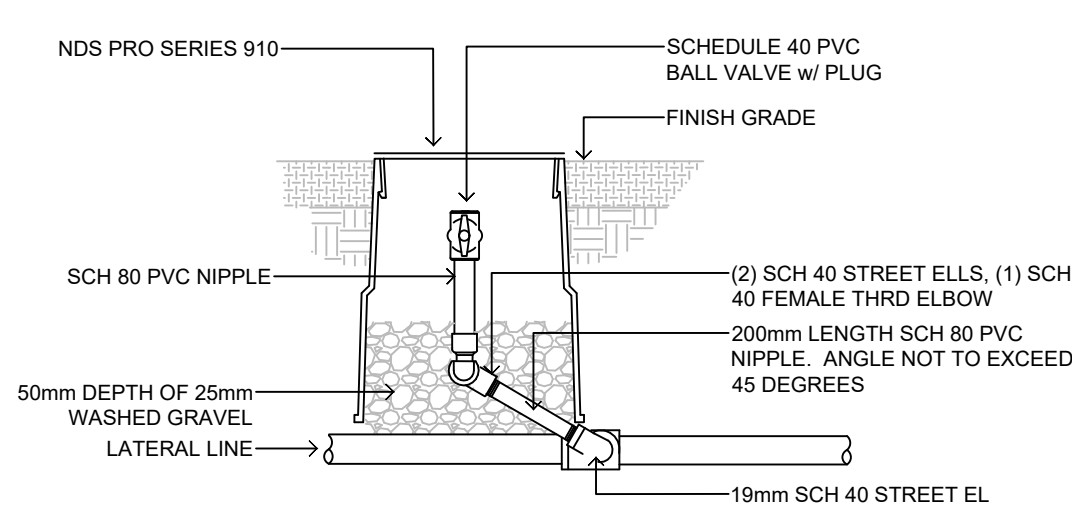
**1 DRIPLINE LAYOUT**  
 IR2.0 / N.T.S.



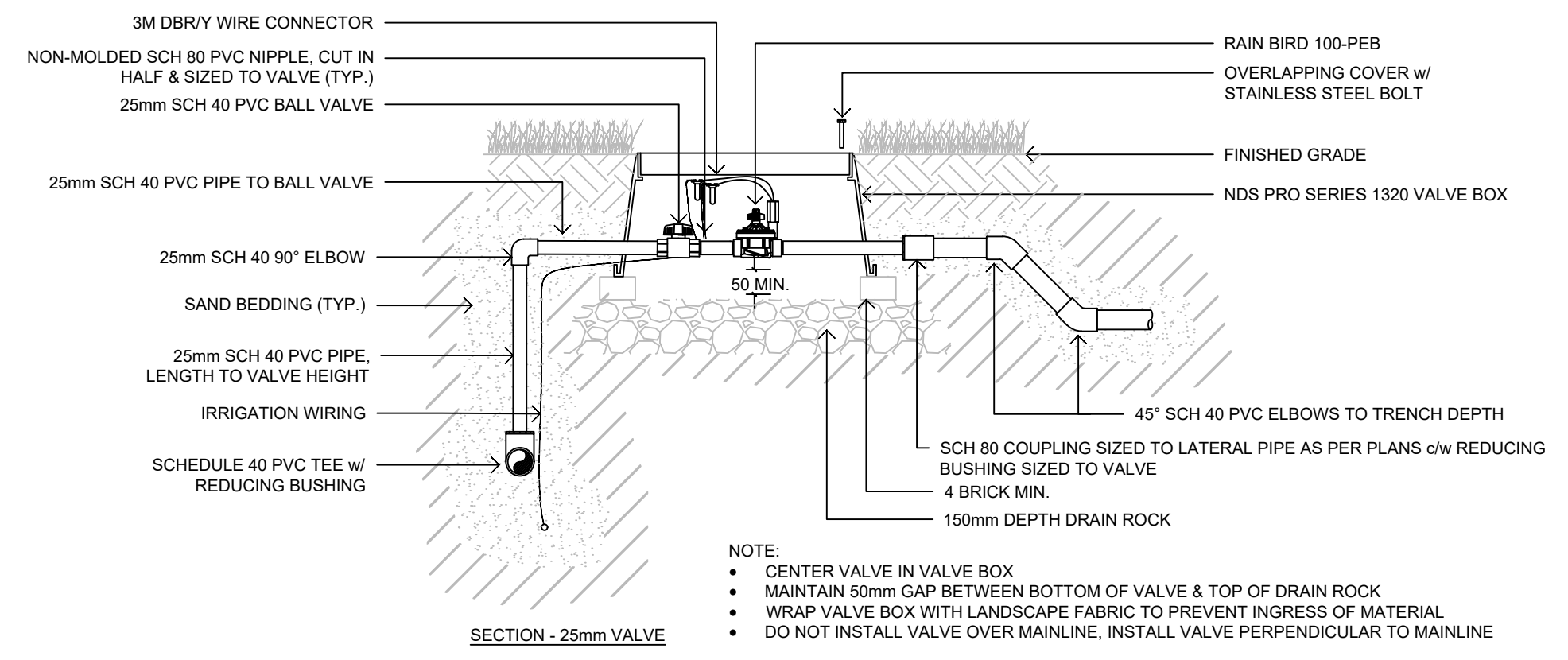
**2 AIR RELIEF VALVE**  
 IR2.0 / N.T.S.



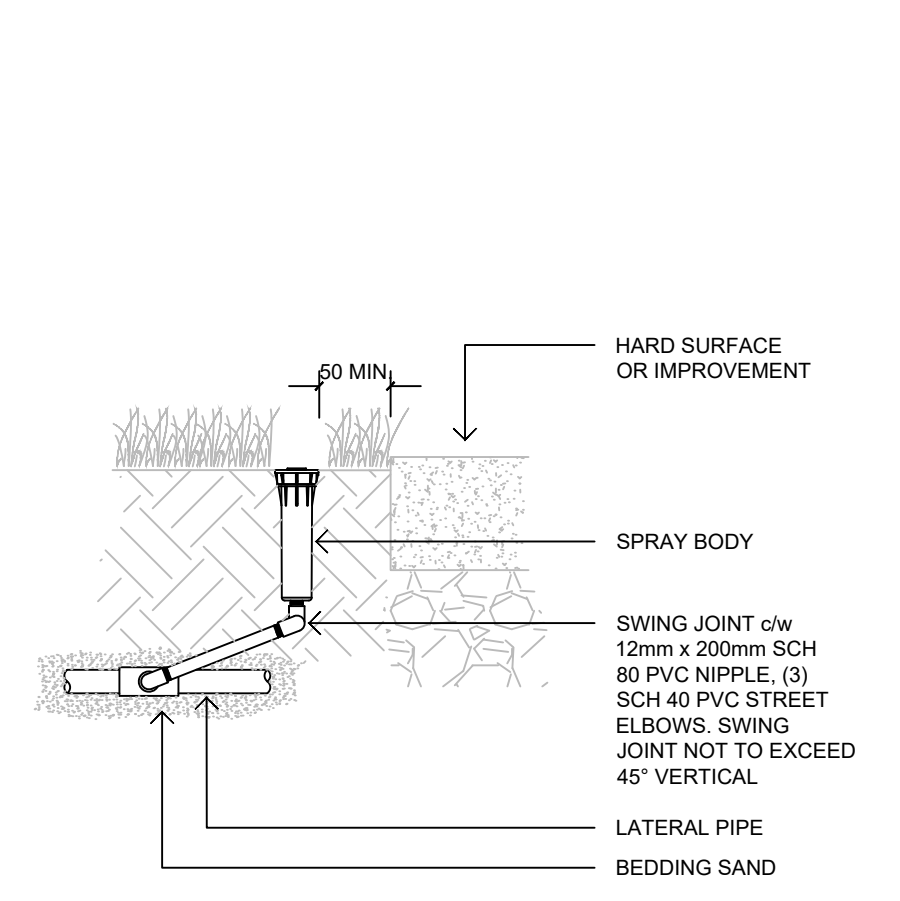
**4 DRIP ZONE KIT**  
 IR2.0 / SCALE 1:15



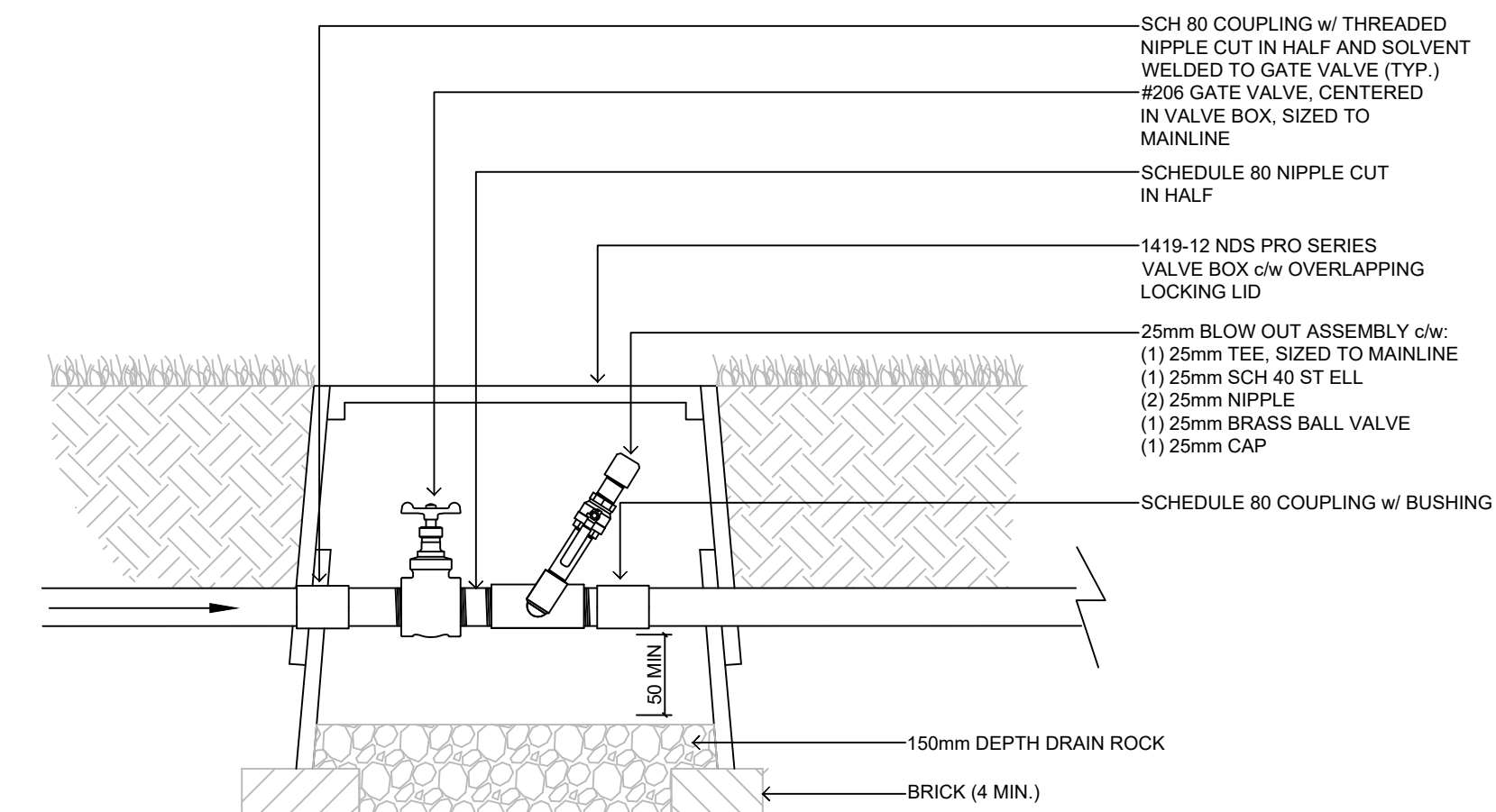
**3 FLUSH VALVE**  
 IR2.0 / N.T.S.



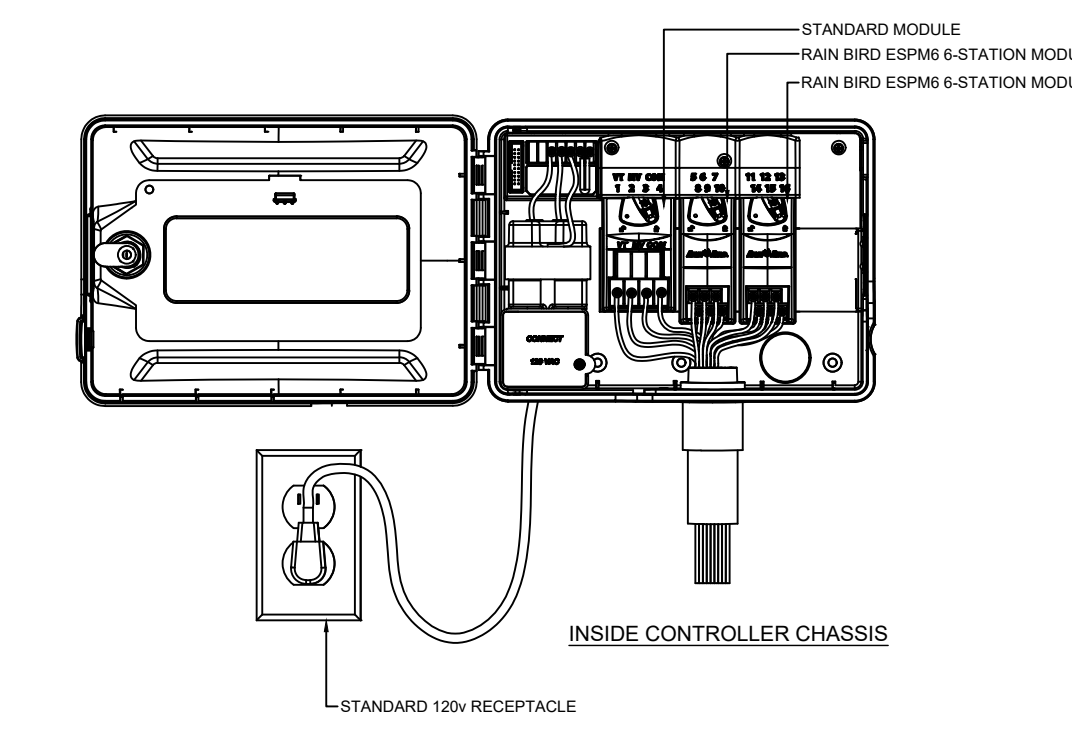
**5 ELECTRIC CONTROL VALVE**  
 IR2.0 / SCALE 1:15



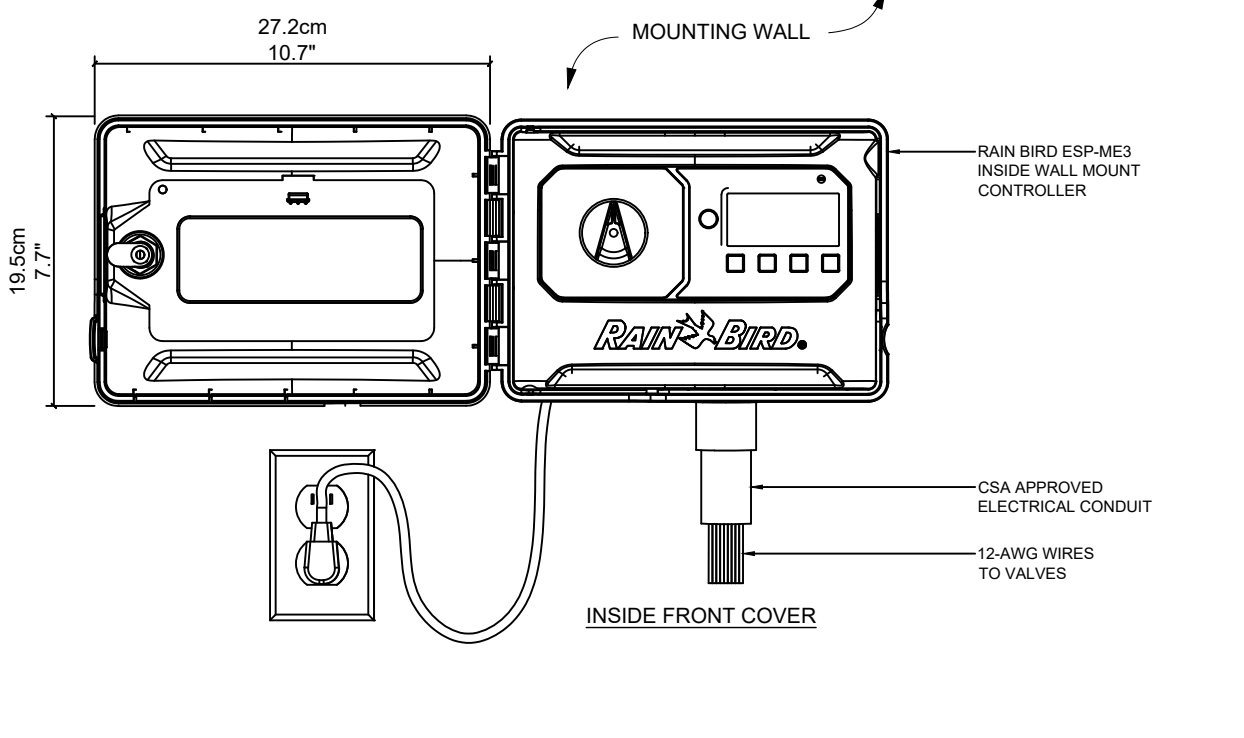
**6 SPRAYHEAD SPRINKLER**  
 IR2.0 / SCALE 1:10



**7 BLOW-OUT ASSEMBLY**  
 IR2.0 / N.T.S.



**8 CONTROLLER**  
 IR2.0 / N.T.S.



**9 TRENCH SECTION**  
 IR2.0 / N.T.S.

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	DEC 01/22	ISSUED FOR DP			
2	MAR 20/23	ISSUED FOR REVIEW			
3	MAR 29/23	ISSUED FOR DP			

PROJECT: NOW WOMEN'S SHELTER, KELOWNA, BC  
 CLIENT: MK DESIGN GROUP, KELOWNA, BC  
 CONSULTANT: WATER PLAN IT IRRIGATION LTD.

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IRRIGATION DESIGN [CONSULTING] [PLANNING] EFFICIENCY  
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DESIGN BY	RH	SHEET TITLE
DRAWN BY	JG	IRRIGATION DETAILS
CHECKED BY	RH	
PROJECT NO.	22-085	SHEET NO.
SCALE	AS SHOWN	IR 2.0



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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.					✓	
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.					✓	
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ration of 1:1.75. <ul style="list-style-type: none"> <li>• Wider streets (e.g. transit corridors) can support greater street wall heights compared to narrower streets (e.g. local streets);</li> <li>• The street wall does not include upper storeys that are setback from the primary frontage; and</li> <li>• A 1:1 building height to street width ratio is appropriate for a lane or mid-block connection condition provided the street wall height is no greater than 3 storeys.</li> </ul>						✓
<b>2.1.2 Scale and Massing</b>	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> <li>• Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>• Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>						✓




2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.					✓	
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> <li>• Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible;</li> <li>• Incorporating terracing to create usable open spaces around the building</li> <li>• Using the slope for under-building parking and to screen service and utility areas;</li> <li>• Design buildings to access key views; and</li> <li>• Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).</li> </ul>	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> <li>• Underground (where the high water table allows)</li> </ul>						✓

**ATTACHMENT B**

This forms part of application  
# DP22-0236

Planner Initials AC



**City of Kelowna**  
DEVELOPMENT PLANNING



<ul style="list-style-type: none"> <li>• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> <li>• Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>• Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.					✓	
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> <li>• Landscaping;</li> <li>• Trellises;</li> <li>• Grillwork with climbing vines; or</li> <li>• Other attractive screening with some visual permeability.</li> </ul>	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>• Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>• Secure long-term parking within the building or vehicular parking area.</li> </ul>						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Site buildings to protect mature trees, significant vegetation, and ecological features.					✓	
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.					✓	
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> <li>• Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>• Using materials and colors that minimize heat absorption;</li> <li>• Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>• Using building mass, trees and planting to buffer wind.</li> </ul>					✓	



f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> <li>• Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and</li> <li>• Using recycled water irrigation systems.</li> </ul>					✓	
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.				✓		
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.						✓
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>					✓	
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
<b>2.1.6 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.					✓	



Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting, grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					✓	
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>						
<b>4.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> <li>• Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>• Using ground-oriented units or glazing to avoid creating dead frontages; and</li> <li>• When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>					✓	
<b>4.1.2 Scale and Massing</b>	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.	✓					



d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
<b>4.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> <li>• Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and</li> <li>• Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
<b>4.1.4 Site Servicing, Access and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> <li>• Access is from a secondary street, where possible, or from the long face of the block;</li> <li>• Impacts on pedestrians and the streetscape is minimised; and</li> <li>• There is no more than one curb cut per property.</li> </ul>						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						✓
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> <li>• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>• Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.</li> </ul>					✓	
<b>4.1.5 Publicly-Accessible and Private Open Spaces</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.					✓	



b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.					✓	
<b>4.1.6 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: <ul style="list-style-type: none"> <li>• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;</li> <li>• Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</li> <li>• Providing a porch, patio, deck, or covered entry for each interval;</li> <li>• Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance;</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>• Changing the materials with the change in building plane; and</li> <li>• Provide a lighting fixture, trellis, tree or other landscape feature within each interval.</li> </ul>					✓	
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.	✓					
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> <li>• Primary building entrances;</li> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>						✓
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓




h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.				✓	
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.				✓	
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓				
k. Avoid the following types of signage: <ul style="list-style-type: none"> <li>• Internally lit plastic box signs;</li> <li>• Pylon (stand alone) signs; and</li> <li>• Rooftop signs.</li> </ul>	✓				
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓				

**ATTACHMENT** B

This forms part of application  
 # DP22-0236

Planner  
Initials

AC



City of  
**Kelowna**  
DEVELOPMENT PLANNING



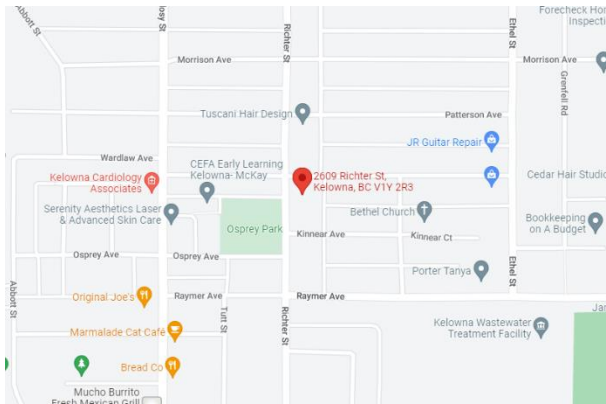
## Proposal for Development Permit 2609-2611 Richter St

### Introduction

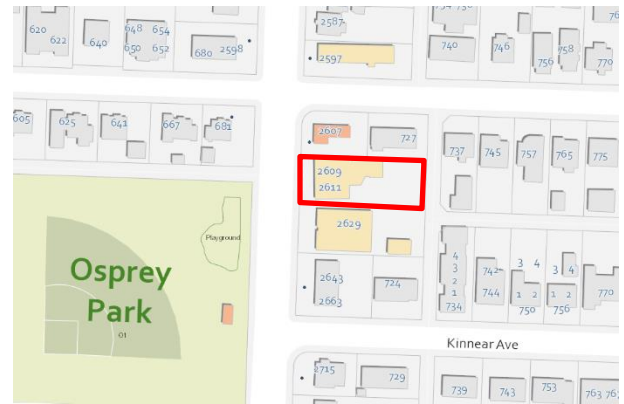
This application is for a Development Permit to facilitate the construction of a unique, energy efficient building focused on offering a Women’s shelter and supportive housing services.

### Site Context and Land Use

The subject site consists of a single legal parcel, upon which exists a 1950’s era building operated as a group home by the NOW Canada Society. The site is designated and zoned as Urban Centre (UC5) under both the OCP and Zoning bylaw. The neighboring property to the North consists of a Telus-owned industrial structure, and the property to the South is Ozanam House, a men’s recovery facility.



**Site Location**  
Source: Google Map



**Site Context**  
Source: City of Kelowna

### Proposal Overview

The NOW Canada Society would like to undertake a Development Permit to construct a 5-storey building with an integrated continuum of care ranging from emergency shelter services into supportive housing. This is a BC Housing funded project that will provide shelter and below-market rental homes to women and children. To facilitate this outcome, the approval of a Form and Character Development Permit is required.

The structure has been designed with significant contemporary influence and hosts a very modern appearance with a mix of high-quality cladding materials. The building steps back on both side yards above 2 storeys to reduce the massing impact on neighboring properties. Parking is accessed from the rear lane and constitutes most of the 1<sup>st</sup> floor due to high water table conditions. Pedestrian access comes via the Richter St frontage. Shelter services constitute the 2<sup>nd</sup> floor level, with supportive housing on floors 3-5.

Landscaping along the Richter frontage is robust, and fully meets the requirements in S7.2 of the zoning bylaw with provision of two street-interfacing trees within a 3m landscape buffer. A 1.8m solid screen vinyl



fence will serve as an attractive buffer along the North property line, and the southern portion of the property line alongside the parking stall.



## Conclusion

The project provides homes for a vulnerable segment of the population who need safe, affordable housing in the downtown core. Focusing this type of gentle medium density, within an Urban Centre, locates more residents within walking/biking distance of jobs, shopping, and services. Furthermore, this project is offered on an already zoned site, with no proposed variances. The applicant kindly requests support from staff and council on this application.