Development Permit

DP23-0024

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

875 Graham Road

and legally known as

Lot 1 Section 22 Township 26 ODYD Plan 19161

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

Townhouse 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:	**July 22, 2024**
Development Permit Area:	Form and Character
Existing Zone:	MF2 – Townhouse Housing
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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:	1356934 BC Ltd., Inc.No. BC1356934
Applicant:	CM Designs Ltd.

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP23-0024
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

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. DP23-0224 for Lot 1 Section 22 Township 26 ODYD Plan 19161 located at 875 Graham Road, 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;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager 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 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 **$45,636.25**

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.

SCHEDULE A

This forms part of application

DP23-0024

Planner Initials TC

City of Kelowna DEVELOPMENT PLANNING

SITEPLAN NOTES:

1. SURVEY TO BE ORDERED PRIOR TO LOCATING ANY BUILDINGS
2. REFER TO LANDSCAPE PLAN BY ECORA FOR ALL TREES, FENCES, AND DETAILED LANDSCAPE LAYOUTS.
3. LOCATION OF GARBAGE ENCLOSURE / GARBAGE TRUCK TURN AROUND APPROVED BY CITY 2024-06-24
4. BACKGROUNDS OF CIVIL WORKS BY ECORA - REFER TO SEALED ENGINEERING DOCUMENTATION FOR SERVICES

TOTAL GARAGE AREA - NORTH BUILDING

Name	Area	Area (SM)
UNIT 1 - GARAGE	457 SF	42.4 m²
UNIT 2 - GARAGE	454 SF	42.2 m²
UNIT 3 - GARAGE	454 SF	42.2 m²
UNIT 4 - GARAGE	437 SF	40.6 m²
	1,802 SF	167.4 m²

TOTAL GARAGE AREA - SOUTH BUILDING

Name	Area	Area (SM)
UNIT 5 - GARAGE	455 SF	42.3 m²
UNIT 6 - GARAGE	444 SF	41.3 m²
UNIT 7 - GARAGE	451 SF	41.9 m²
UNIT 8 - GARAGE	305 SF	28.4 m²
	1,656 SF	153.8 m²

LEVEL 1 PARCEL COVERAGE

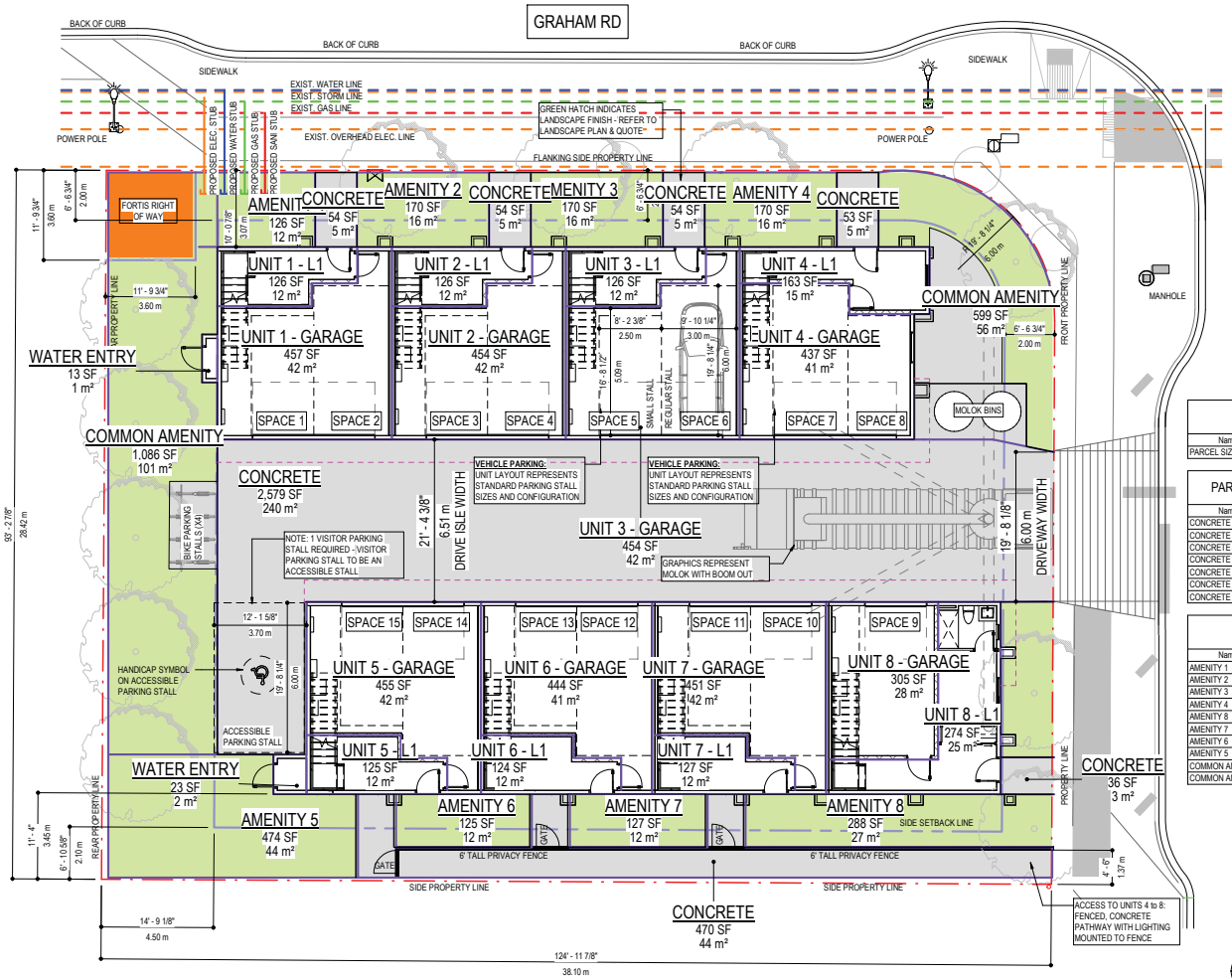
Name	Area	Area (SM)
CONCRETE	3,300 SF	306.5 m²
UNIT 1 - GARAGE	457 SF	42.4 m²
UNIT 1 - L1	126 SF	11.7 m²
UNIT 2 - GARAGE	454 SF	42.2 m²
UNIT 2 - L1	126 SF	11.7 m²
UNIT 3 - GARAGE	454 SF	42.2 m²
UNIT 3 - L1	126 SF	11.7 m²
UNIT 4 - GARAGE	437 SF	40.6 m²
UNIT 4 - L1	163 SF	15.1 m²
UNIT 5 - GARAGE	455 SF	42.3 m²
UNIT 5 - L1	125 SF	11.6 m²
UNIT 6 - GARAGE	444 SF	41.3 m²
UNIT 6 - L1	124 SF	11.5 m²
UNIT 7 - GARAGE	451 SF	41.9 m²
UNIT 7 - L1	127 SF	11.8 m²
UNIT 8 - GARAGE	305 SF	28.4 m²
UNIT 8 - L1	274 SF	25.5 m²
WATER ENTRY	35 SF	3.3 m²
	7,982 SF	741.6 m²

TOTAL BUILDING AREA - NORTH BUILDING

Name	Area	Area (SM)
UNIT 1 - L1	126 SF	11.7 m²
UNIT 1 - L2	604 SF	56.1 m²
UNIT 1 - L3	667 SF	62.0 m²
UNIT 2 - L1	126 SF	11.7 m²
UNIT 2 - L2	601 SF	55.9 m²
UNIT 2 - L3	666 SF	61.9 m²
UNIT 3 - L1	126 SF	11.7 m²
UNIT 3 - L2	602 SF	56.0 m²
UNIT 3 - L3	665 SF	61.8 m²
UNIT 4 - L1	163 SF	15.1 m²
UNIT 4 - L2	626 SF	58.2 m²
UNIT 4 - L3	689 SF	64.0 m²
WATER ENTRY	35 SF	3.3 m²
	5,696 SF	529.2 m²

TOTAL BUILDING AREA - SOUTH BUILDING

Name	Area	Area (SM)
UNIT 5 - L1	125 SF	11.6 m²
UNIT 5 - L2	606 SF	56.3 m²
UNIT 5 - L3	668 SF	62.1 m²
UNIT 6 - L1	124 SF	11.5 m²
UNIT 6 - L2	603 SF	56.0 m²
UNIT 6 - L3	665 SF	61.8 m²
UNIT 7 - L1	127 SF	11.8 m²
UNIT 7 - L2	603 SF	56.0 m²
UNIT 7 - L3	664 SF	61.7 m²
UNIT 8 - L1	274 SF	25.5 m²
UNIT 8 - L2	613 SF	56.9 m²
UNIT 8 - L3	680 SF	63.1 m²
WATER ENTRY	35 SF	3.3 m²
	5,789 SF	537.8 m²



1 A2.01 LEVEL 1 - SITE PLAN 3/32" = 1'-0"

PARCEL SIZE

Name	Area	Area (SM)
PARCEL SIZE	11,572 SF	1,075.1 m²
	11,572 SF	1,075.1 m²

PARKING AREA & IMPERVIOUS AREA

Name	Area	Area (SM)
CONCRETE	2,579 SF	239.6 m²
CONCRETE	54 SF	5.0 m²
CONCRETE	54 SF	5.0 m²
CONCRETE	53 SF	4.9 m²
CONCRETE	54 SF	5.0 m²
CONCRETE	470 SF	43.7 m²
CONCRETE	36 SF	3.3 m²
	3,300 SF	306.5 m²

AMENITY AREA

Name	Area	Area (SM)
AMENITY 1	126 SF	11.7 m²
AMENITY 2	170 SF	15.8 m²
AMENITY 3	170 SF	15.8 m²
AMENITY 4	170 SF	15.8 m²
AMENITY 8	288 SF	26.7 m²
AMENITY 7	127 SF	11.8 m²
AMENITY 6	125 SF	11.6 m²
AMENITY 5	474 SF	44.0 m²
COMMON AMENITY	1,086 SF	100.9 m²
COMMON AMENITY	599 SF	55.7 m²
	3,336 SF	309.9 m²

ZONING SUMMARY — **875 GRAHAM RD.**

ADDRESS	875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LEGAL DESCRIPTION	LOT 1, SECTION 22, TOWNSHIP 26, PLAN KAP19161 PID: 008-124-949
DEVELOPMENT PERMIT AREA	N/A
EXISTING ZONING	MF1
PROPOSED ZONING	MF2
EXISTING LEGAL USE	SINGLE FAMILY HOME
PROPOSED LEGAL USE	8 UNITS - TWO FOUR-PLEX BUILDINGS

ZONING REQUIREMENTS — **MAIN BUILDING**

	ZONING STANDARD	PROPOSED
FRONT SETBACK	3.0m (2.0m for ground-oriented)	3.07m
FLANKING FRONT SETBACK	3.0m (2.0m for ground-oriented)	2.05m
SIDE SETBACK	2.1m	3.45m
REAR SETBACK	4.5m	4.5m
PARCEL SIZE	-	1,077 SM (11,594 SF)
BUILDING HEIGHT	11.0m or 3 storeys	9.66m
LEVEL 1 PARCEL COVERAGE AREA	592.35 SM (55%)	433.4sm
TOTAL PARCEL COVERAGE %	55%	40.24%
TOTAL IMPERVIOUS COVERAGE %	-	360.2sm = 33.44%
TOTAL COMBINED COVERAGE %	80%	73.68%
FLOOR AREA RATIO	1.0	TOTAL BUILDING AREA = 1,067sm FAR = 0.997

PARKING REQUIREMENTS — **MAIN BUILDING**

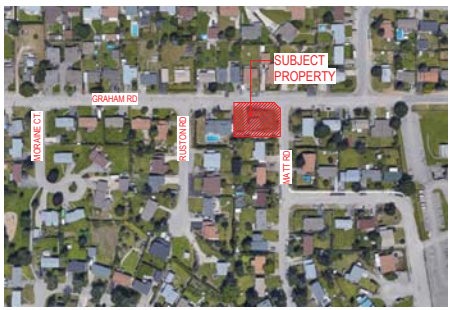
	ZONING STANDARD	PROPOSED
# OF SPACES (3 BEDROOM UNITS)	1.6 SPACES x 8 UNITS = 12.8 SPACES	15 SPACES
# OF VISITOR STALLS	0.14 SPACES x 8 UNITS = 1.12 SPACES	1 SPACE
# OF ACCESSIBLE SPACES	1 SPACE	1 SPACE
TOTAL # OF SPACES	14 SPACES	16 SPACES
% OF REGULAR CAR SPACES	50%	7 SPACES (50%)
% OF SMALL CAR SPACES	50%	7 SPACES (50%)
SIZE OF REGULAR VEHICLE	6.0m x 2.5m x 2.0m H	
SIZE OF SMALL VEHICLE	4.8m x 2.3m x 2.0m H	
SIZE OF ACCESSIBLE VEHICLE	6.0m x 3.7m x 2.3m H	
ADDITIONAL DIM FOR 1 OBSTRUCTION	0.2m	
ADDITIONAL DIM FOR 2 OBSTRUCTIONS	0.5m	
ADDITIONAL DIM WHEN PARKING ABUTS A DOORWAY	0.8m	

AMENITY AREA — **MAIN BUILDING**

	ZONING STANDARD	PROPOSED
PRIVATE AMENITY SPACE	N/A	11.6sm MINIMUM
COMMON AMENITY SPACE	N/A	156.6sm

BIKE PARKING — **MAIN BUILDING**

	ZONING STANDARD	PROPOSED
# OF BIKE PARKING SPACES (SHORT TERM PARKING)	4 or 1 PER 5 UNITS	4 SPACES
LONG TERM PARKING	N/A	-



LOCATION PLAN - N.T.S.

CM DESIGNS
curt_mitch@outlook.com
250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

TRUE NORTH

PROJECT NORTH

Project Title: 875 GRAHAM RD.

Drawing Title: SITE PLAN & ZONING

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number: A2.01

Job No. 18 - 1816

Scale As indicated

SCHEDULE A

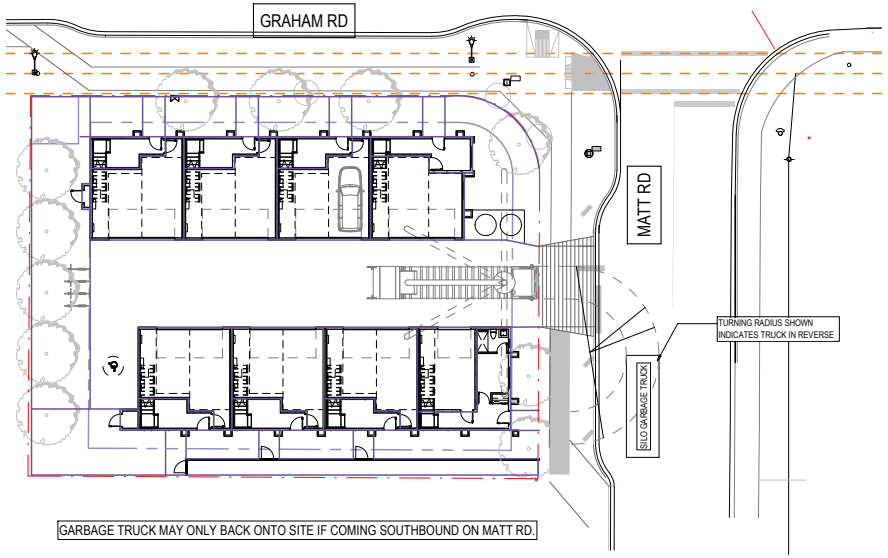
This forms part of application

DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

LETTER FROM SILO INDICATING BACKUP IS OKAY - DATED MAY 24, 2024



GARBAGE TRUCK MAY ONLY BACK ONTO SITE IF COMING SOUTHBOUND ON MATT RD.

1 / A2.02 SITE PLAN - TURNING RADIUS
1" = 20'-0"

CM DESIGNS
curt_mitch@outlook.com
250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

Project Title
875 GRAHAM RD.

Drawing Title
SITE PLAN - GARBAGE TURNING RADIUS

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A2.02

Job No. 18 - 1816
Scale 1" = 20'-0"

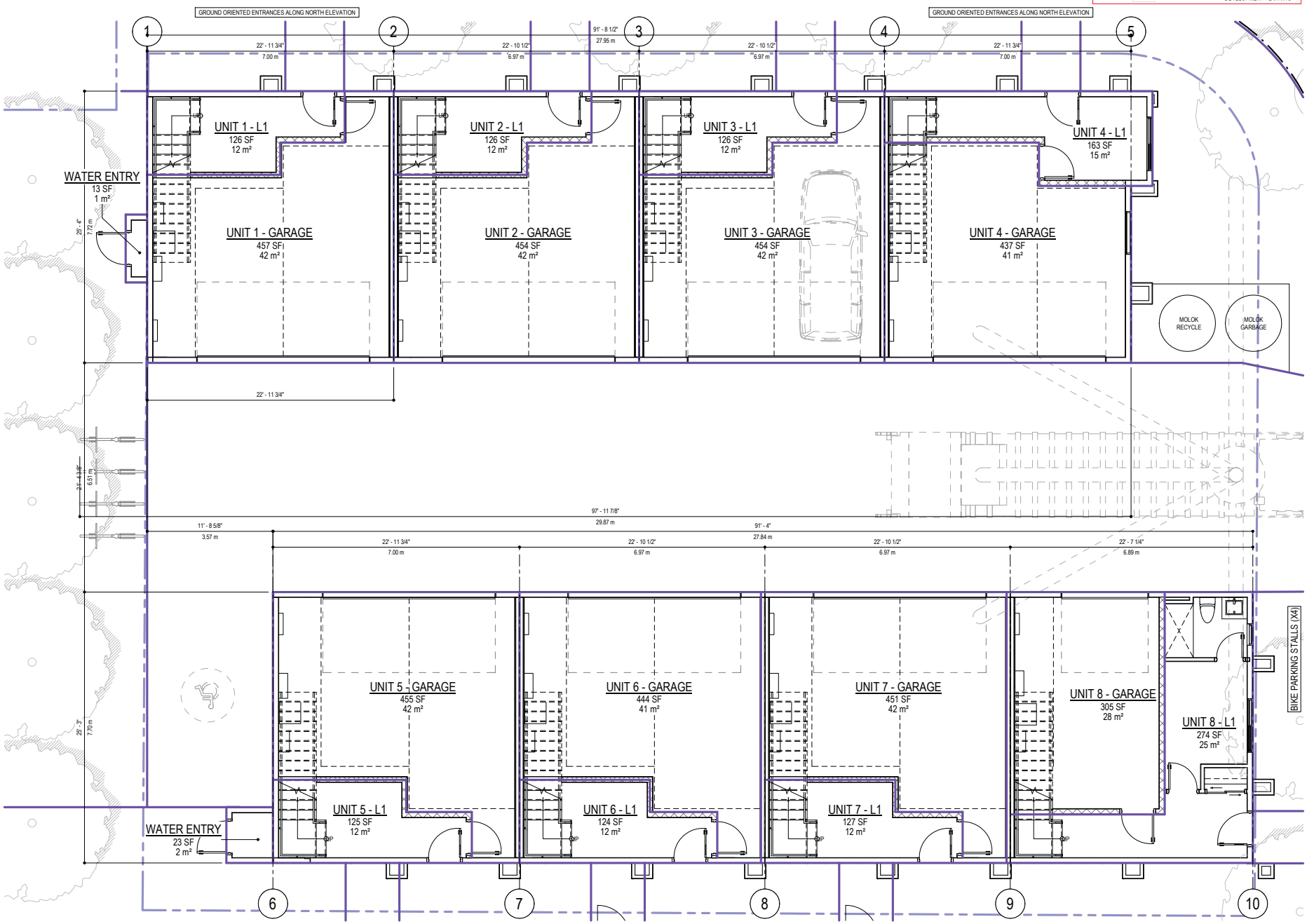
SCHEDULE A

This forms part of application

DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



CM DESIGNS
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250-300-6888

REZONE TO MF2

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01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

TRUE NORTH

PROJECT NORTH

Project Title
875 GRAHAM RD.

Drawing Title
LEVEL 1

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A3.02

Job No. 18 - 1816

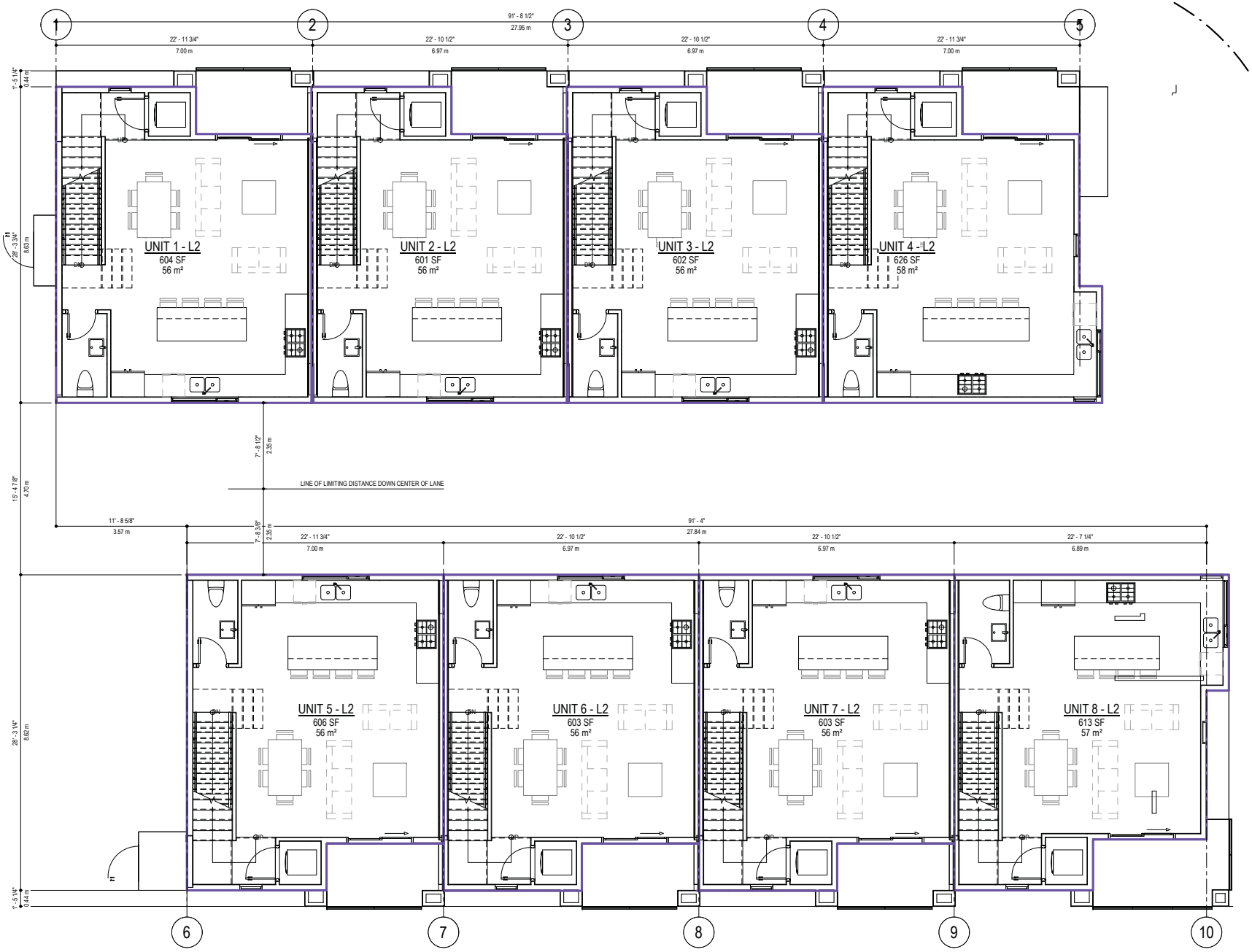
Scale 3/16" = 1'-0"

SCHEDULE A

This forms part of application
DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



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250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

TRUE NORTH

PROJECT NORTH

Project Title
875 GRAHAM RD.

Drawing Title
LEVEL 2

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A3.03

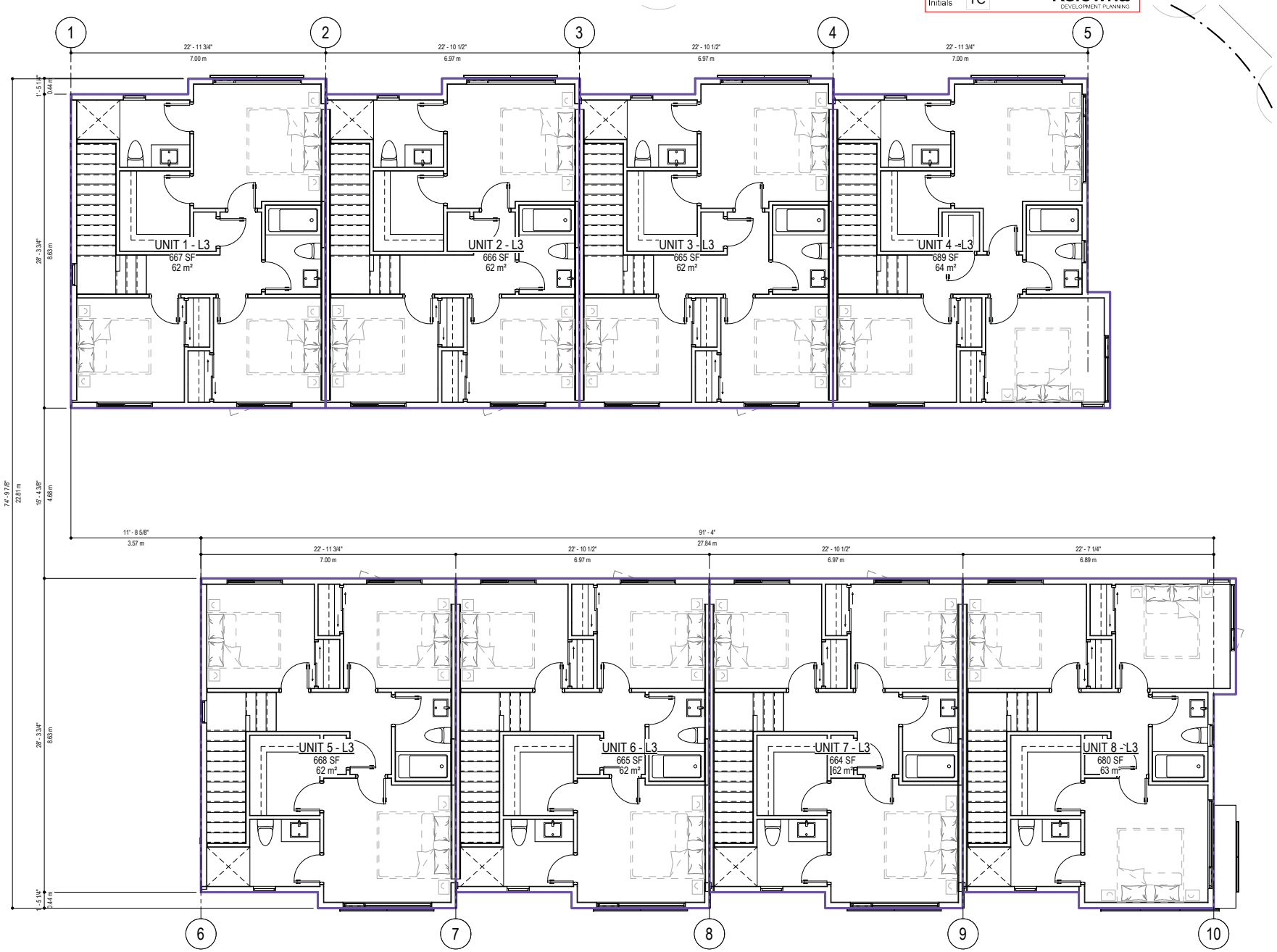
Job No.	18 - 1816
Scale	3/16" = 1'-0"

SCHEDULE A

This forms part of application
DP23-0024

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



CM DESIGNS
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250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

TRUE NORTH

PROJECT NORTH

Project Title
875 GRAHAM RD.

Drawing Title
LEVEL 3

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A3.04

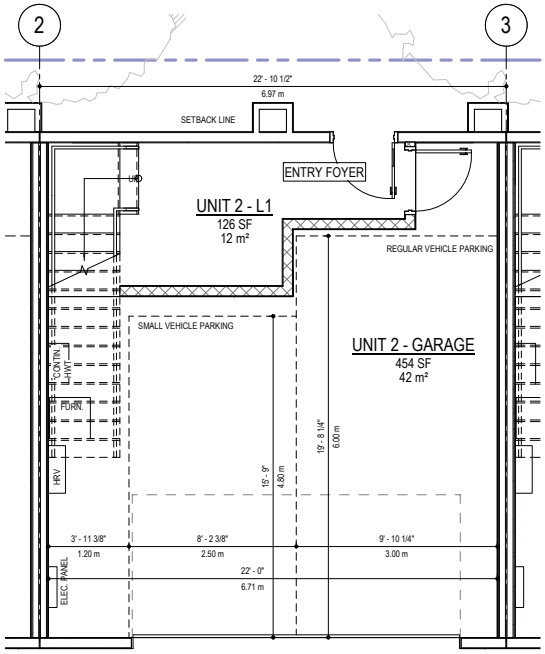
Job No. 18 - 1816
Scale 3/16" = 1'-0"

SCHEDULE A

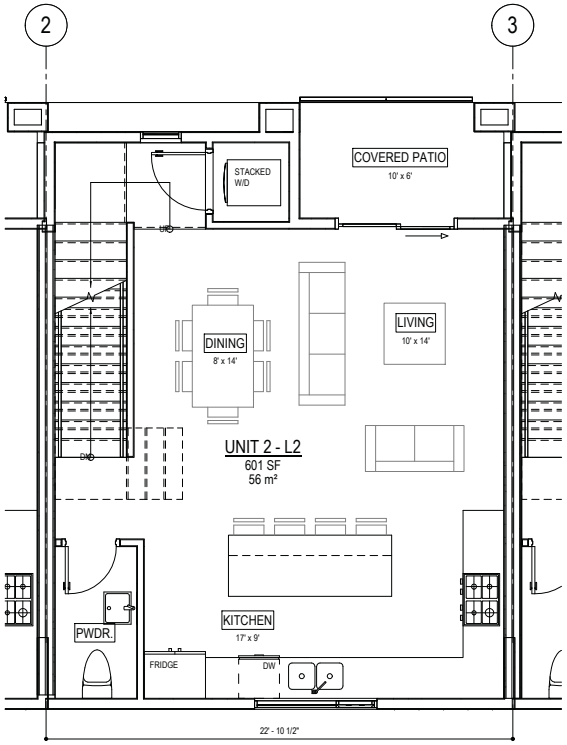
This forms part of application
DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



1 A3.05 TYP UNIT - LEVEL 1
1/4" = 1'-0"



2 A3.05 TYP. UNIT - LEVEL 2
1/4" = 1'-0"

CM DESIGNS
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250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

TRUE NORTH
PROJECT NORTH

Project Title
875 GRAHAM RD.

Drawing Title
TYP. UNIT PLAN - LEVEL 1 AND 2

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A3.05

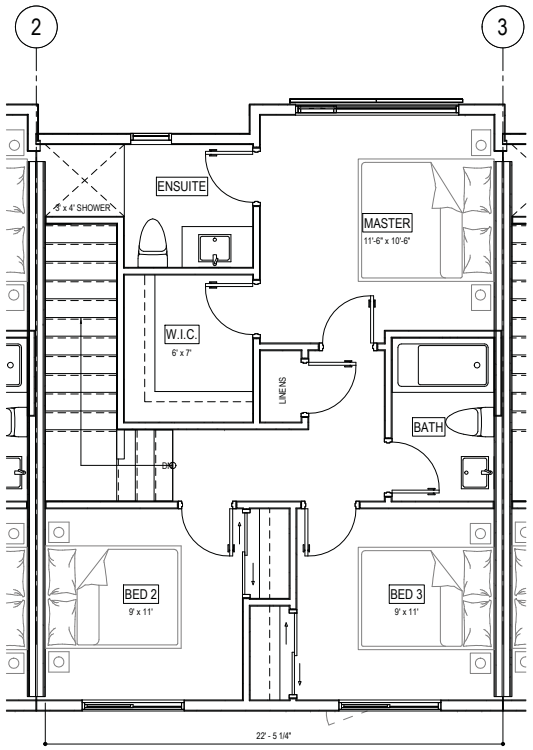
Job No. 18 - 1816
Scale 1/4" = 1'-0"

SCHEDULE A

This forms part of application
DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



1 / A3.06 TYP. UNIT - LEVEL 3
1/4" = 1'-0"

CM DESIGNS
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250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

TRUE NORTH

PROJECT NORTH

Project Title
875 GRAHAM RD.

Drawing Title
TYP. UNIT PLAN - LEVEL 3

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A3.06

Job No. 18 - 1816

Scale 1/4" = 1'-0"

SCHEDULE B
This forms part of application
DP23-0024
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

875 GRAHAM RD.

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

AMENDED REZONING AND DEVELOPMENT PERMIT

2024-07-10

ARCHITECTURAL

A0.00	COVER SHEET, DRAWING LIST & MATERIAL BOARD
A1.12	EXISTING PHOTOS
A2.01	SITE PLAN & ZONING
A2.02	SITE PLAN - GARBAGE TURNING RADIUS
A3.02	LEVEL 1
A3.03	LEVEL 2
A3.04	LEVEL 3
A3.05	TYP. UNIT PLAN - LEVEL 1 AND 2
A3.06	TYP. UNIT PLAN - LEVEL 3
A4.01	STREET FACING ELEVATIONS
A4.02	SOUTH BUILDING ELEVATIONS
A4.04	WEST BUILDING ELEVATIONS
A4.05	3D VIEWS
A4.06	RENDERINGS

MATERIAL BOARD

COLOUR 1
MATERIAL: HARDIE LAP SIDING - ARCTIC WHITE
LOCATIONS: VARIOUS EXTERIOR WALLS

ROOFING
MATERIAL: BLACK ASPHALT SHINGLE
LOCATION: ROOF

COLOUR 2
MATERIAL: HARDIE LAP SIDING - FAUX WOOD STAIN FINISH

EXTERIOR - ACCENT 1
MATERIAL: BLACK ALUMINUM
LOCATION: GUTTERS, WINDOWS, & DOORS

COLOUR 3
MATERIAL: HARDIE BOARD AND BATTEN - MIDNIGHT BLACK
LOCATION: VARIOUS EXTERIOR WALLS

DESIGN RATIONALE

Dear community planners,

As part of our development application I am writing to you to share our rationale for this project.

DEVELOPMENT PERMIT w/ VARIANCE:

The current lot, as it currently exists, is very large. Approximately 28m (91') wide x 38m (124') deep, and just over 1,000sm. The existing home has already been demolished and ready for a new vision. The proposal is to rezone the RU2 lot to MF2 to facilitate the development. The property is within the Permanent Growth Boundary (PGB), within the Core Area, and meets the city's vision for increased density. The 7 units will be broken into one 4-plex and one 3-plex and will meet the proposed bylaw requirements for MF2.

Each unit will be 3 storeys in height, approximately 1,200SF (139sm) in size, 3 bed, 2.5 bath, and a double car attached garage. The access for parking will be from a driveway off of Matt rd. If rezoning is approved, the townhomes will be available for purchase.

PRECEDENCE:
There are no immediate neighbouring properties with the MF2, however on Hollydell rd, about a block away there is a good example of townhomes zoned MF2.

This property is a good example of what is possible within the MF2 zone.

CM DESIGNS
curt_mitch@outlook.com
250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

Project Title
875 GRAHAM RD.

Drawing Title
COVER SHEET, DRAWING LIST & MATERIAL BOARD

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A0.00

Job No. 18 - 1816
Scale 12" = 1'-0"

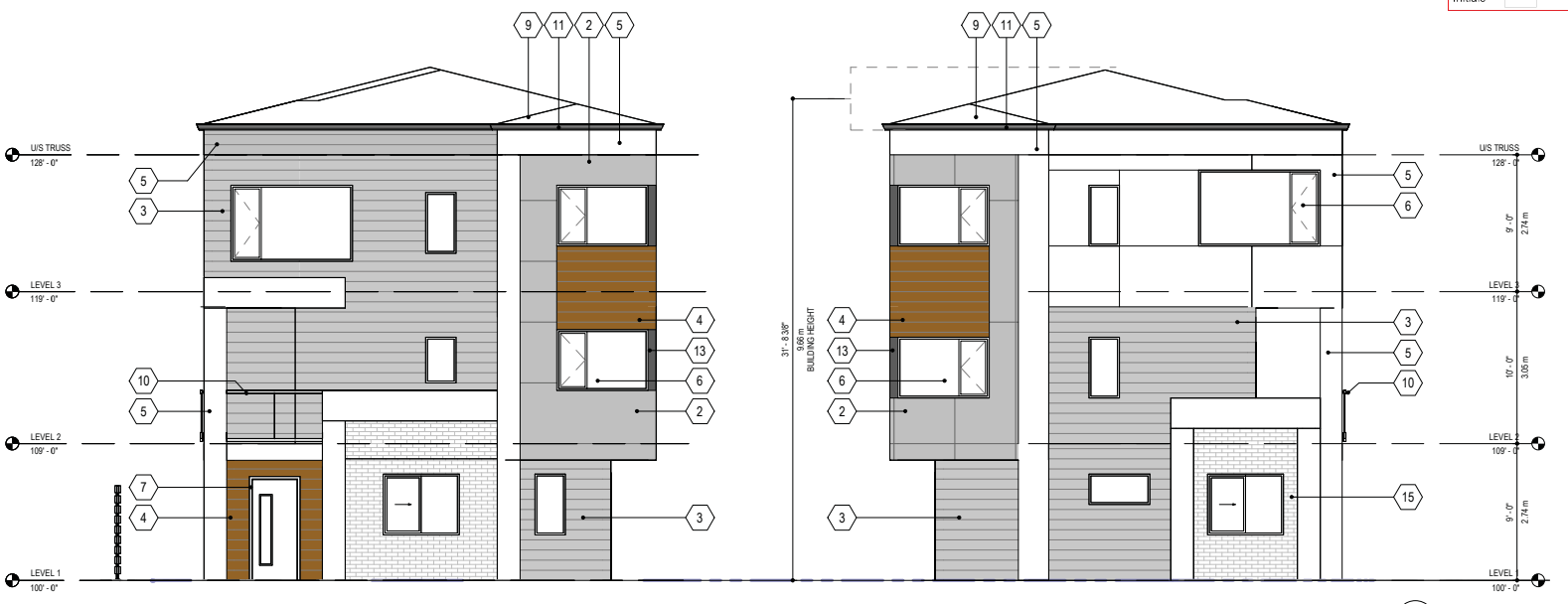
SCHEDULE B

This forms part of application

DP23-0024

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



SOUTH BUILDING

NORTH BUILDING

2 A4.01 MATT RD ELEVATION
3/16" = 1'-0"

BUILDING ELEVATION KEY NOTE:

1	HARDIE PANEL C/W 1/2" REVEALS - ARCTIC WHITE (FASCIA & WRAPPER ELEMENTS)
2	HARDIE PANEL C/W 1/2" REVEALS - LIGHT GREY
3	HARDIE LAP SIDING - LIGHT GREY
4	HARDIE LAP SIDING - FISHER WOOD STAIN
5	HARDIE BOARD AND BATTEN - ARCTIC WHITE
6	VINYL WINDOW
7	MAN DOOR
8	OVERHEAD DOOR
9	BLACK ASPHALT SHINGLES
10	GLASS GUARD RAIL
11	ALUMINUM GUTTER OR DOWNSPOUT - PAINTED BLACK
12	SLIDING GLASS DOOR
13	HARDIE PANEL - MIDNIGHT BLACK
14	BLACK FLASHING CAP
15	BRICK VENEER

1 A4.01 GRAHAM RD ELEVATION
3/16" = 1'-0"

CM DESIGNS
curt_mitch@outlook.com
250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

Project Title
875 GRAHAM RD.

Drawing Title
STREET FACING ELEVATIONS

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A4.01

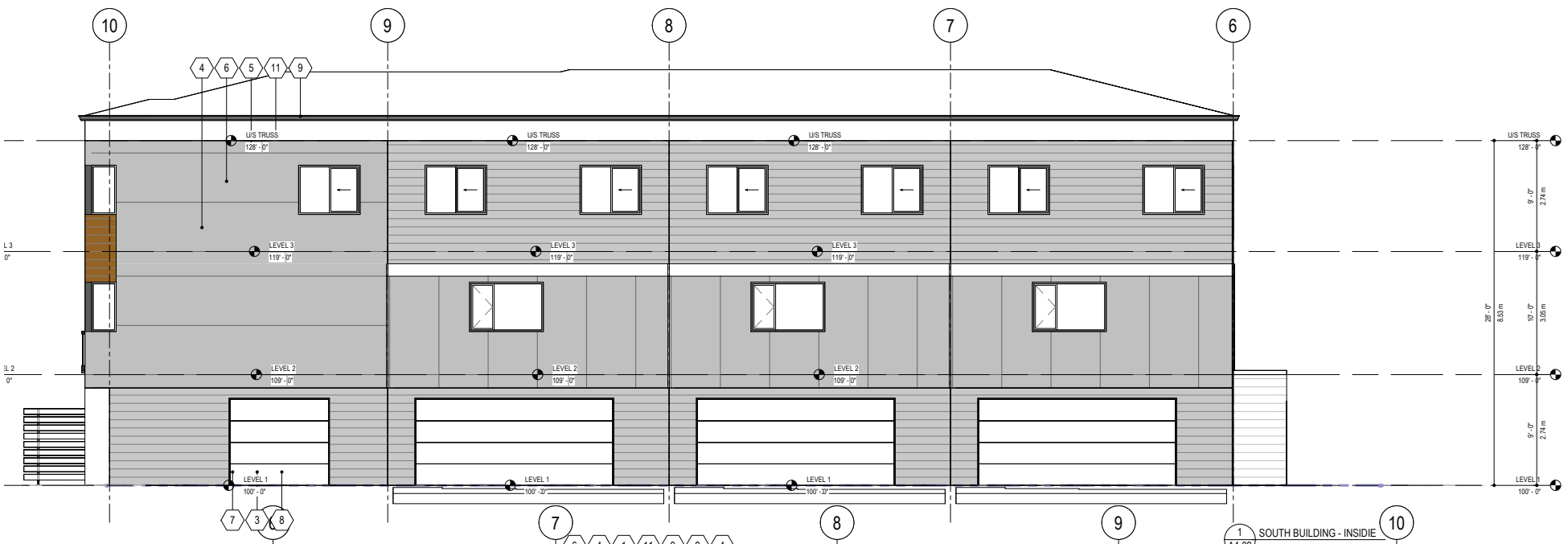
Job No. 18 - 1816
Scale As indicated

SCHEDULE B

This forms part of application
DP23-0024

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



1 A4.02 SOUTH BUILDING - INSIDIE 3/16" = 1'-0"

SOUTH BUILDING

2 A4.02 SOUTH ELEVATION 3/16" = 1'-0"

CM DESIGNS
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REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

Project Title
875 GRAHAM RD.

Drawing Title
SOUTH BUILDING ELEVATIONS

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A4.02

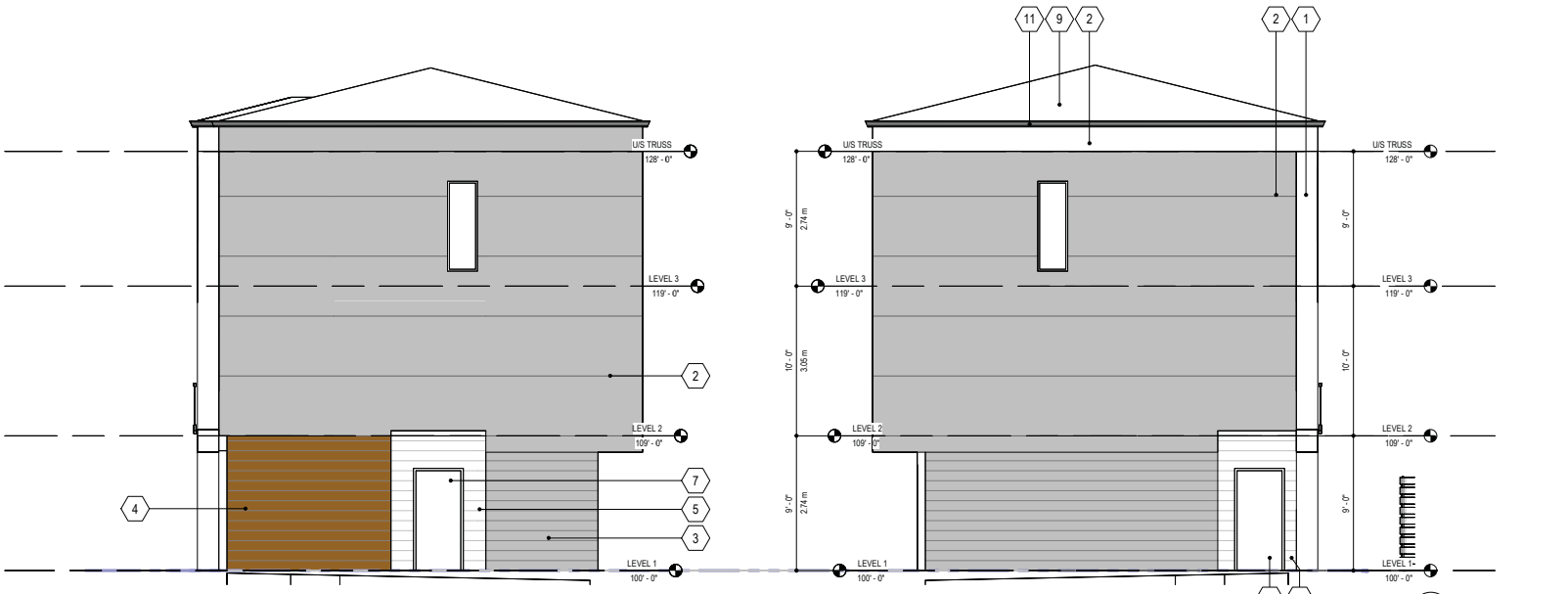
Job No. 18 - 1816
Scale 3/16" = 1'-0"

SCHEDULE B

This forms part of application
DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



1 / A4.04 WEST ELEVATION
3/16" = 1'-0"

CM DESIGNS
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250-300-6888

REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

Project Title
875 GRAHAM RD.

Drawing Title
WEST BUILDING ELEVATIONS

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A4.04

Job No. 18 - 1816
Scale 3/16" = 1'-0"

SCHEDULE B

This forms part of application
DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

DESIGNS
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REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

Project Title
875 GRAHAM RD.

Drawing Title
3D VIEWS

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A4.05

Job No. 18 - 1816

Scale

SCHEDULE B

This forms part of application
DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

VIEW FROM GRAHAM RD LOOKING SOUTH

VIEW FROM CORNER OF GRAHAM RD & MATT RD LOOKING WEST

VIEW FROM MATT RD LOOKING WEST

CM DESIGNS
curt_mitch@outlook.com
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REZONE TO MF2

No.	Date	Revision
01	2023-02-14	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2023-05-23	UPDATED REZONING & DEVELOPMENT PERMIT
03	2024-04-25	AMENDED REZONING & DEVELOPMENT PERMIT
04	2024-07-10	AMENDED REZONING & DEVELOPMENT PERMIT

Project Title
875 GRAHAM RD.

Drawing Title
RENDERINGS

875 GRAHAM RD, KELOWNA, BC, V1X 1J5
LOT 6, DISTRICT LOT 167, PLAN KAP10989

Drawing Number
A4.06

Job No. 18 - 1816

Scale

SCHEDULE C

This forms part of application
DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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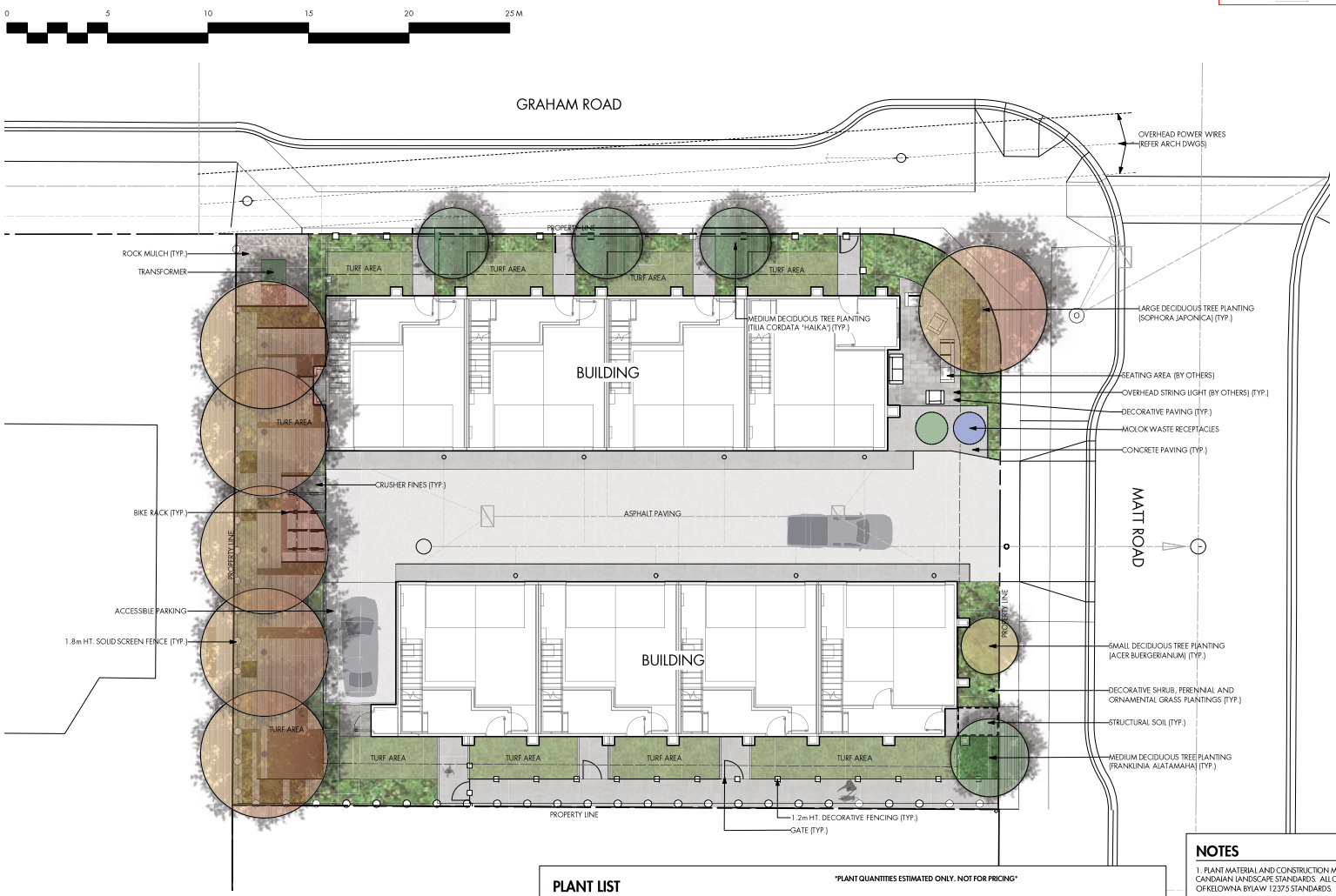
www.ecora.ca



PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREEES			
ACER BUERGERIANUM	TRIDENT MAPLE	1	3cm CAL.
FRANKLINIA ALATAMAHA	FRANKLIN TREE	1	4cm CAL.
SOPHORA JAPONICA	JAPANESE PAGODA TREE	6	5cm CAL.
TILIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	3	4cm CAL (MAXIMUM FULL MATURITY HEIGHT 4.8M SELECTION PER CITY OF KELOWNA DEVELOPMENT ENGINEERING RECOMMENDATION)
SHRUBS			
BERBERIS THUNBERGII 'MONOMB'	RED JAPANESE BARBERRY	13	#02 CONT. /1.0M O.C. SPACING
EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	1	#02 CONT. /3.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	COMMONNINEBARK	3	#02 CONT. /2.0M O.C. SPACING
POTENTILLA FRUTICOSA 'ABBOTSWOOD'	SHRUBBY CINQUEFOIL	6	#02 CONT. /1.5M O.C. SPACING
ROSA RUGOSA 'BLANC DOUBLE DE COUBERT'	BLANC DOUBLE DE COUBERT RUGOSA ROSE	9	#02 CONT. /1.2M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
EUPHORBIA POLYCHROMA	CUSHION SPURGE	18	#01 CONT. /0.6M O.C. SPACING
GERANIUM SANGUINEUM	BLOODY CRANESBILL	18	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'BLUE CUSHION'	BLUE CUSHION ENGLISH LAVENDER	25	#01 CONT. /0.5M O.C. SPACING
PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	18	#01 CONT. /0.6M O.C. SPACING
PLATYCODON GRANDIFLORUS	BALLOON FLOWER	18	#01 CONT. /0.6M O.C. SPACING
PSEUDOROEGNERIA SPICATA	BLUEBUNCH WHEATGRASS	11	#01 CONT. /0.75M O.C. SPACING
SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	18	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANDAIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OFKELOWNA BYLAW 12375 STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREA 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.

6. 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.

7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS REPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PROJECT TITLE
875 GRAHAM ROAD

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION:		
1.	23.02.03	Review
2.	23.05.02	Development Permit
3.	24.05.14	Development Permit
4.		
5.		

PROJECT NO.	23-0056
DESIGN BY	NM/AM
DRAWN BY	TR/MC
CHECKED BY	AM
DATE	JUNE 14, 2024
SCALE	1:100
PAGE SIZE	24"x36"

SEAL

DRAWING NUMBER
LS-101

NOT FOR CONSTRUCTION

SCHEDULE C

This forms part of application

DP23-0024

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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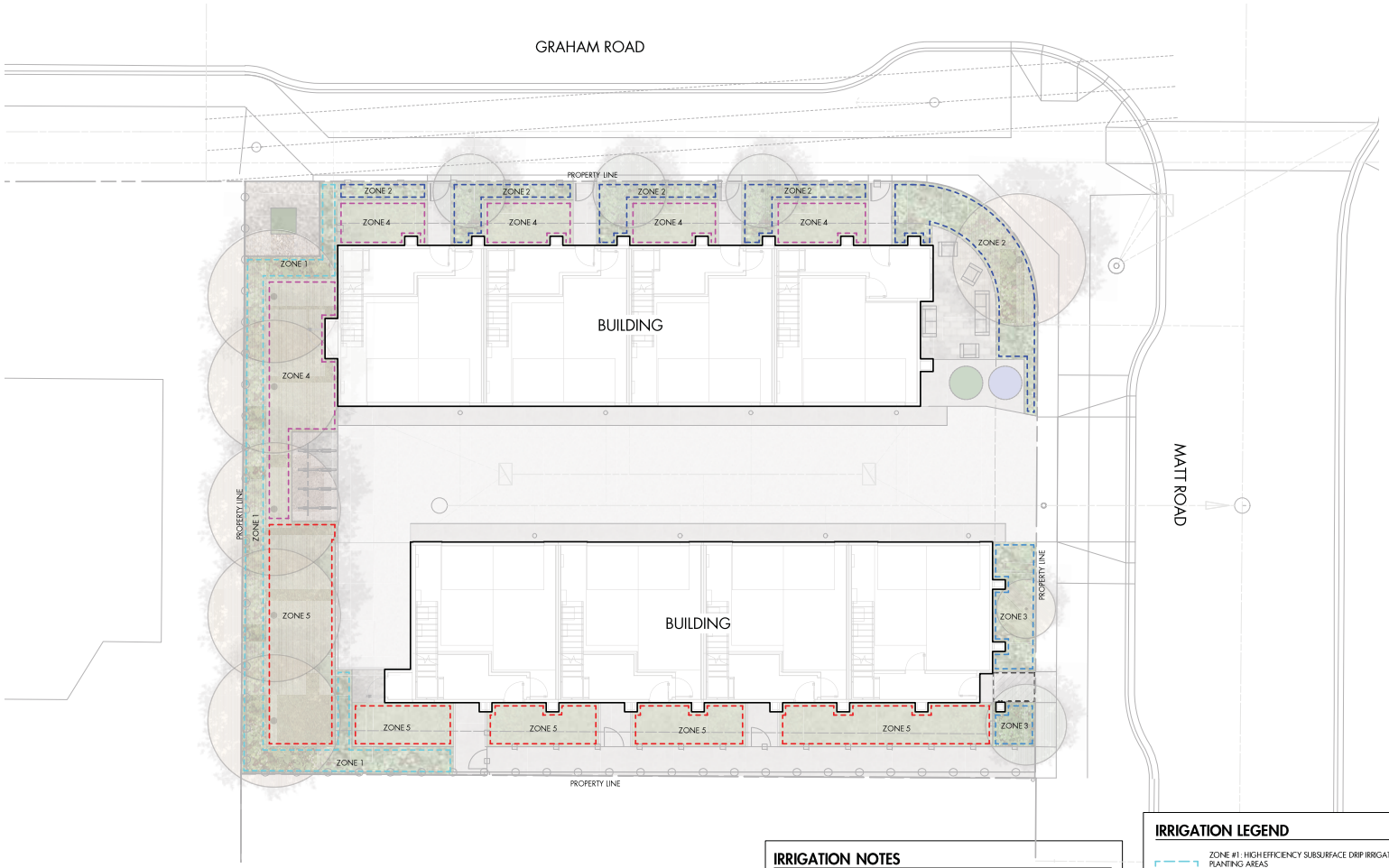

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 179 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 174 cu.m. / year

WATER BALANCE = 5 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

ZONE #1 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 50 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 17 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 56 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
ESTIMATED ANNUAL WATER USE: 19 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 17 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
ESTIMATED ANNUAL WATER USE: 6 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAY HEADS FOR TURF AREAS
TOTAL AREA: 66 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
ESTIMATED ANNUAL WATER USE: 57 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAY HEADS FOR TURF AREAS
TOTAL AREA: 89 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 76 cu.m.

N

PROJECT TITLE

875 GRAHAM ROAD

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION:		
1.	23.02.03	Review
2.	23.05.02	Development Permit
3.	24.06.14	Development Permit
4.		
5.		

PROJECT NO.	23-0056
DESIGN BY	NM/AM
DRAWN BY	TR/MC
CHECKED BY	AM
DATE	JUNE 14, 2024
SCALE	1:100
PAGE SIZE	24"x36"

SEAL

DRAWING NUMBER

LS-102

NOT FOR CONSTRUCTION

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

SECTION 4.0: TOWNHOUSES & INFILL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
3.1 Townhouses						
3.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Design primary unit entrances to provide: • A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop; • Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies; • A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and • Punctuation, articulation, and rhythm along the street						✓
b. A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways or stoops. Exceptions can be made in cases where the water table requires this to be higher.						✓
c. In the case of shared landings that provide access to multiple units, avoid having more than two doors in a row facing outward.						✓
d. For buildings oriented perpendicularly to the street (e.g. shotgun townhomes), ensure that the end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street and primary living space at grade.						✓
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern), Guidelines 3.1.1.a-d apply for units facing strata roads as well as those units fronting onto public streets.	✓					
3.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP.				✓		
b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade.					✓	
c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. • In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts.						✓
3.1.3 Site Planning	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Gated or walled communities are not supported.						✓

b. For large townhouse projects, consider including communal amenity buildings.	✓					
Connectivity						
c. Provide pedestrian pathways on site to connect: • Main building entrances to public sidewalks and open spaces; • Visitor parking areas to building entrances; • From the site to adjacent pedestrian/trail/cycling networks (where applicable).						✓
d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane.						✓
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): • Design the internal circulation pattern to be integrated with and connected t the existing and planned public street network.	✓					
Facing Distances and Setbacks						
f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.					✓	
g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight.				✓		
h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access.						✓
3.1.4 Open Spaces						
a. Design all units to have easy access to useable private or semi-private outdoor amenity space.					✓	
b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.						✓
c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces.						✓
d. Design private outdoor amenity spaces to: • Have access to sunlight; • Have railing and/or fencing to help increase privacy; and • Have landscaped areas to soften the interface with the street or open spaces/					✓	
e. Design front patios to: • Provide an entrance to the unit; and • Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone.					✓	
f. Design rooftop patios to: • Have parapets with railings; • Minimize direct sight lines into nearby units; and • Have access away from primary facades.	✓					
g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing.						✓

• Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance.						
h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that: • Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and • Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas.					✓	
i. For large townhouse projects, provide generous shared outdoor amenity spaces integrating play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings, and other communal uses.	✓					
3.1.5 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.						✓
Site Servicing						
b. Exceptions for locating waste collection out of public view can bee made for well-designed waste collection systems such as Molok bins.						✓
Parking						
c. Rear-access garage or integrated tuck under parking is preferred in townhouses, in general, and is required for townhouses facing public streets.	✓					
d. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.	✓					
e. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations: • Architecturally integrate the parking into the building and provide weather protection to building entries; and • Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade.				✓		
f. Provide visitor parking in accessible locations throughout the site and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include: • Distributed through the site adjacent to townhouse blocks; and • Centralized parking, including integration with shared outdoor amenity space					✓	
Access						
g. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress.						✓
h. For large townhouse projects (e.g. master planned communities with internal circulation pattern), a minimum of two access/egress points to the site is desired.	✓					

i. Locate access points to minimize impacts of headlights on building interiors.						✓
3.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: • Recessing or projecting facades to highlight the identity of individual units; and • Using entrance features, roofline features, or other architectural elements.					✓	
b. To maximize integration with the existing neighbourhood, design infill townhouses to: • Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and • Use durable, quality materials similar or complementary to those fond within the neighbourhood.					✓	
c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as: • Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building.					✓	
d. In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.	✓					