

# Development Permit

## DP23-0018

**ATTACHMENT****A**

This forms part of application

# DP23-0018

Planner  
Initials**CM**City of  
**Kelowna**  
DEVELOPMENT PLANNING

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

**215 Nickel Road**

and legally known as

**Lot 1 Section 27 Township 26 Osoyoos Division Yale District Plan EPP 135799**

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:**      **June 9, 2025**

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:      Sukhpal Singh Nanere, Veerpal Kaur Jandu, Sewak Singh Jandu, Amit Kumar Chopra

Applicant:      Jack Pawsey, Urban Options Planning Corp.

\_\_\_\_\_  
Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date of Issuance

## 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. DP23-0018 for Lot 1 Section 27 Township 26 Osoyoos Division Yale District Plan EPP 135799 located at 215 Nickel 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 **\$48,671.72**

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

# DP23-0018

Planner  
Initials

CM



### CONTACT:

Ron Hart Architecture Ltd. 404-128 West 6 Ave  
778.233.7241 Vancouver, B.C.  
ron@ronhart.ca V5Y 1K6

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### REVISIONS:

### ISSUES:

8 2025-04-22 Issued for DP

PROJECT NUMBER: 2211  
DRAWN BY: GC

PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
**Nickel Rd. Townhouses**

DRAWING TITLE:  
**Site Plan**

### SCALE:

As Noted

### DRAWING NUMBER:

**A.100**



1

Site Plan  
Scale: 1/8" = 1'-0"

NICKEL RD.

### SITE CALCULATIONS

LOT AREA  
900 SM min.  
SITE WIDTH  
20.0 Mmin.  
SITE DEPTH  
30.0 Mmin.  
SITE COVERAGE OF BUILDINGS  
55% max.  
SITE COVERAGE BUILDINGS & IMPERMEABLE SURFACES  
80% max.  
COMMON OPEN SPACE  
44 SM min.

ALLOWED  
900 SM min.  
20.0 Mmin.  
30.0 Mmin.  
55% max.  
80% max.  
44 SM min.

PROPOSED  
1664.4 SM (1707.8 BEFORE 1M ROAD DEDICATION)  
43.6 M  
38.44 M  
695 SM = 42%  
1160.4 SM = 70%  
60 SM



215-235 NICKEL RD.  
DEVELOPMENT PERMIT APPLICATION

PROPERTY INFORMATION:

**CIVIC ADDRESS:** 215 & 235 NICKEL ROAD, KELOWNA BC  
**LEGAL ADDRESS:** LOT A, SEC 27, TP 26, ODYD, PLAN 39232  
LOT 2, SEC 27, TP 26, ODYD, PLAN 18533  
**ZONE:** MF2  
**GRADES:**  
EXISTING: FLAT PROPOSED: FLAT

CONTACT INFORMATION

ARCHITECT

**RON HART ARCHITECT LTD.**  
404 - 128 WEST 6TH AVENUE  
VANCOUVER, B.C., V5Y 1K6

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778.233.7241  
ron@ronhart.ca

JAY BARKER  
JAY.BARKER@RONHART.CA

GRAHAM CASE  
GRAHAM@RONHART.CA

LANDSCAPE

**ECORA**  
#200, 2045 ENTERPRISE WAY  
KELOWNA, BC

KIM MCNAMEE  
250.469.3757  
KIM.MCNAMEE@ECORA.CA

PLANNING

**URBAN OPTIONS PLANNING CORP.**  
1470 ST. PAUL STREET #202,  
KELOWNA, BC V1Y 2E5

BIRTE DELOUX  
250.575.6707  
BIRTE@URBANOPTIONS.CA

JACK PAWSEY  
250.402.1159  
JACK@URBANOPTIONS.CA

LIST OF DRAWINGS

Architectural

A.000 Cover Page  
A.001 Design Rationale + Materials Board  
A.002 Site Elevation

A.100 Site Plan  
A.101 Building A - Ground Floor Plans  
A.102 Building A - Second Floor Plans  
A.103 Building A - Third Floor Plans  
A.104 Building A - Roof Plan  
A.105 Building B - Ground Floor Plans  
A.106 Building B - Second Floor Plans  
A.107 Building B - Third Floor Plans  
A.108 Building B - Roof Plan

A.300 Building A - Elevations  
A.301 Building B - Elevations

Landscape

L.1 Conceptual Landscape Plan  
L.2 Water Conservation/Irrigation Plan

DEVELOPMENT ZONING ANALYSIS TABLE:

	REQUIRED	PROPOSED
SITE DETAILS		
LOT AREA	900 SM min.	1664.4 SM (1707.8 BEFORE 1M ROAD DEDICATION)
SITE WIDTH	20.0 M min.	43.6 M
SITE DEPTH	30.0 M min.	38.44 M
SITE COVERAGE OF BUILDINGS	55% = 939.2 SM	695 SM = 42%
SITE COVERAGE BUILDINGS & IMPERMEABLE SURFACES	80% = 1366.16 SM	1160.4 SM = 70%
BUILDING SETBACKS		
FRONT YARD SETBACK	3.0 M	2.0 M (Bylaw #12375, Section 13.5, Footnote .3)
REAR YARD SETBACK	4.5 M	4.5 M
SIDE YARD SETBACKS	3.0 M	3.0 M
DEVELOPMENT REGULATIONS		
MAXIMUM DENSITY	1.0 (MAX 1708 SM)	1.0 (1707 SM)
MAXIMUM BONUS DENSITY	N/A	N/A
MAXIMUM HEIGHT	11.0 M	11.0 M (3 STOREYS)
MAXIMUM CONTINUOUS BUILDING FRONTAGE	100 M	37.18 M
PARKING		
MINIMUM REQUIRED (11x3-BED)	19 MIN. - 29 MAX.	20
VISITOR PARKING SPACES	2	2 (INCL. 1 ACCESSIBLE)
BICYCLE PARKING STALLS (SHORT TERM)	4	4
LANDSCAPE		
PRIVATE OPEN SPACE	11 SM PER UNIT	130 SM (11 SM PER Building A UNIT, 12.5 SM PER Building B Unit)
COMMON OPEN SPACE	4 SM PER UNIT	44 SM (4 SM PER UNIT)
TOTAL OPEN SPACE	15 SM PER UNIT	174 SM (15 SM PER Building A UNIT, 16.5 SM PER Building B Unit)

SCHEDULE A

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Initials CM



1 Location Plan  
Scale: NTS

215/235 Nickel Rd.



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REVISIONS:

ISSUES:

C 2023-01-02 ISSUED FOR DP  
D 2023-07-06 DP Revision Coordination  
E 2023-07-14 Issued for DP Revision

PROJECT NUMBER: 2211  
DRAWN BY: GC

PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Cover Sheet

SCALE:  
As Noted

DRAWING NUMBER:

A.000

2 Rendered Elevation  
Scale: NTS



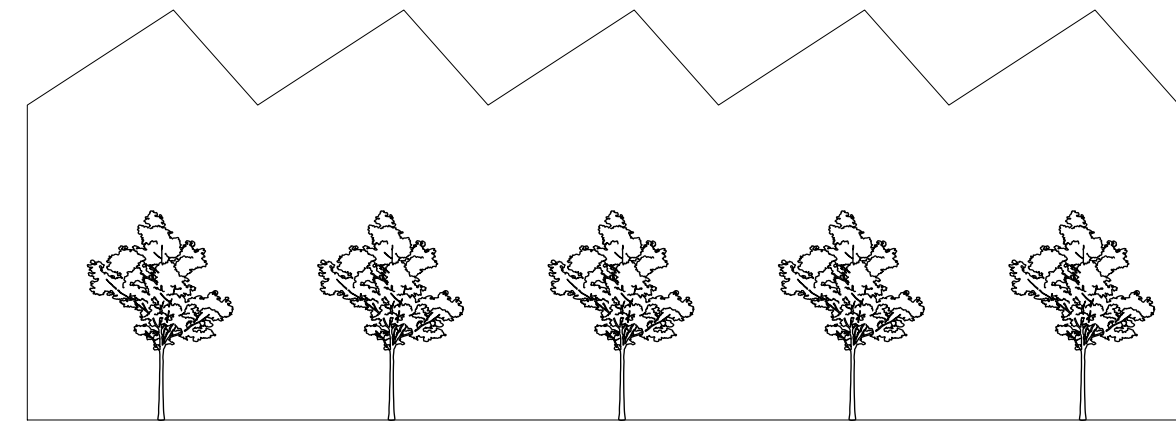
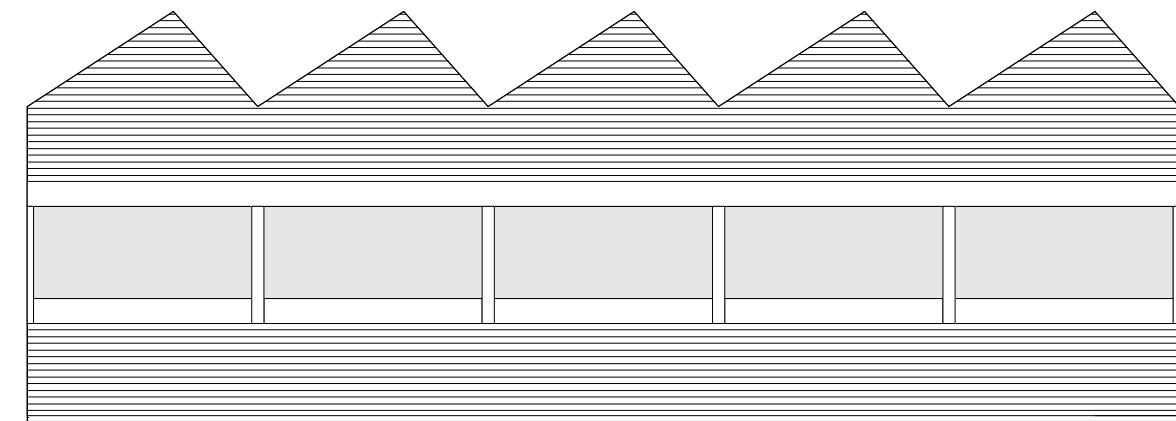
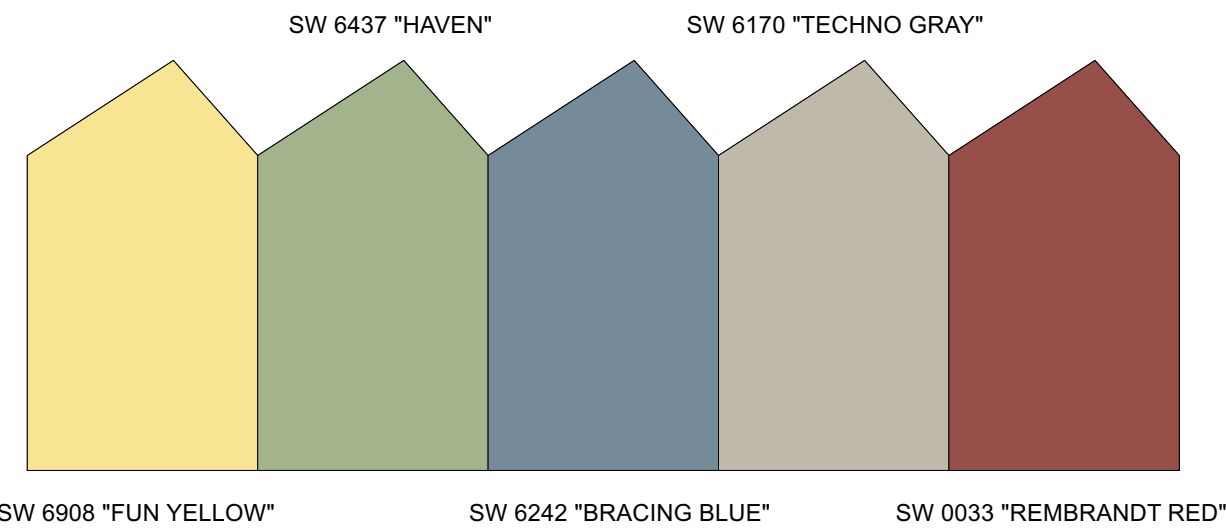
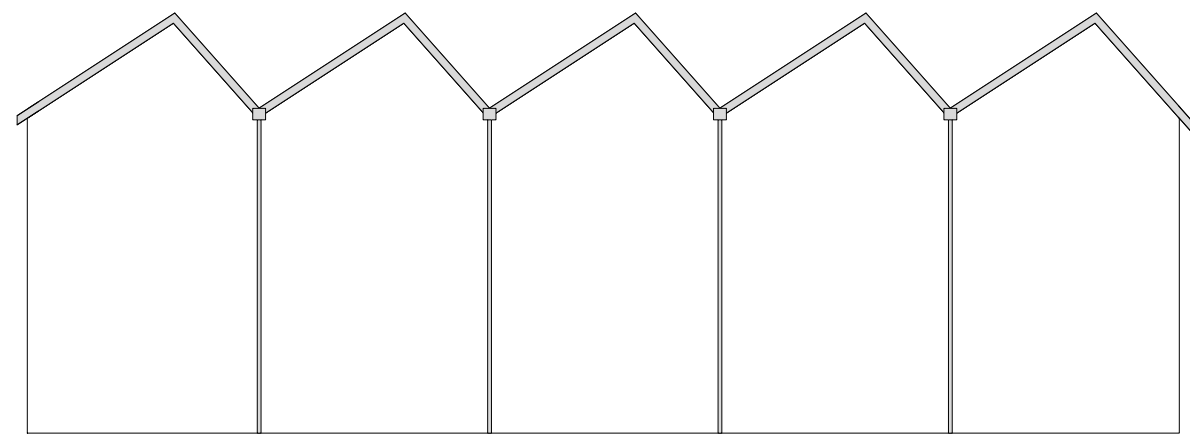


DESIGN RATIONALLE + EXTERIOR MATERIALS BOARD

THIS APPLICATION PROPOSES TWO TOWNHOME BUILDINGS, WITH A TOTAL OF 12 UNITS LOCATED AT 215 & 235 NICKEL ROAD.

THESE TOWNHOMES ARE PROPOSED UNDER THE MF-2 ZONING, WHICH IS CONSISTANT WITH THE O.C.P. THE PROPOSED TOWNHOMES ALIGN WITH THE OFFICIAL COMMUNITY PLAN'S GOALS FOR A SUSTANABLE FUTURE THROUGH FOCUSING GROWTH IN COMPACT, CONNECTED AND MIXED-USE CENTRES, AND BY CREATING A LARGER VARIETY OF HOUSING TYPES FOR KELOWNA RESIDENTS, PARTICULARLY THE "MISSING MIDDLE".

THE PROPOSED DEVELOPMENT REQUIRES NO VARIANCES UNDER THE MF-2 ZONING, IS CONSISTANT WITH THE CITY'S GOAL FOR INCREASING GROUND-ORIENTED MULTIPLE FAMILY HOUSING IN EXISTING NEIGHBOURHOODS, AND IT COMPLIES WITH THE OFFICIAL COMMUNITY PLAN.



1. FORM

THIS DEVELOPMENT USES A MIX OF TRADITIONAL AND CONTEMPORARY DESIGN ELEMENTS TO RESPOND TO THE RAPIDLY CHANGING NEIGHBOURHOOD OF RUTLAND. THE FORMAL STRATEGY IS CHARACGTERIZED BY A REPETITIVE, ASSYMETRICALLY PEAKED ROOFLINE, WHICH SIGNALS DOMESTIC USE WHILE ALSO ADDING MOVEMENT AND VISUAL INTEREST TO THE STREETSCAPE.

2. COLOUR

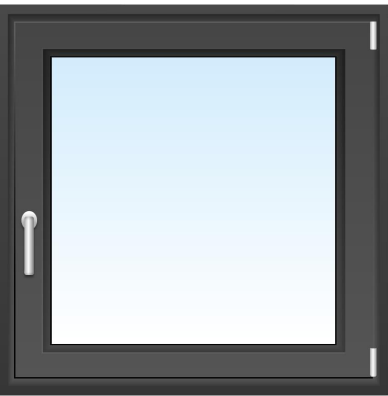
THIS DEVELOPMENT USES A PLAYFUL COLOUR STRATEGY TO DEFINE EACH NEIGHBOURING UNIT FROM THE OTHER. EACH TOWNHOME IS EASILY IDENTIFIABLE.

3. PRIVATE OPEN SPACES

ARTICULATED PATIO SPACES ON THE STREET-FACING FACADE ADD A LAYER OF VISUAL INTEREST TO THE ELEVATION, WHILE PROVIDING VARIED OPPORTUNITY FOR OUTDOOR LIVING FOR THE RESIDENTS.

5. LANDSCAPING AND OUTDOOR SPACES

STREET LEVEL TREES CREATE A SOFT BUFFER BETWEEN NICKEL ROAD AND THE TOWNHOUSES. SIMILARLY INTERIOR DRIVEWAY COURTYARD TREES PROVIDE A WELCOMING SPACE AND A SEPARATION BETWEEN THE DRIVE AISLE AND THE ENTRANCES TO THE REAR UNITS. ALL UNITS HAVE BEEN PROVIDED A COVERED PATIO SPACE ABOVE GROUND LEVEL.



5. HORIZONTAL LAP SIDING

5" HORIZONTAL CEMENTITIOUS SIDING (SMOOTH FINISH) IS USED THROUGHOUT TO ACHIEVE A WELL-SCALED AND HARMONIOUS FACADE.

6. COLOURED VINYL WINDOW FRAMES (CHARCOAL)

7. ALUMINUM AND GLASS GUARDRAILS

8. WOOD SOFFIT @ PORCH AREAS

9. METAL SCUPPERS AND RAIN WATER LEADERS

10. 8" FACIA WITH METAL FLASHING

11. STANDING SEAM METAL ROOFING @ PORCH CANOPIES

SCHEDULE

A

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# DP23-0018

Planner Initials

CM

City of Kelowna

DEVELOPMENT PLANNING



CONTACT:  
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REVISIONS:

ISSUES:  
C 2023-01-02 ISSUED FOR DP  
D 2023-07-06 DP Revision Coordination  
E 2023-07-14 Issued for DP Revision

PROJECT NUMBER: 2211  
DRAWN BY: GC  
PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Design Rationnelle +  
Materials Board

SCALE:  
As Noted  
DRAWING NUMBER:



SCHEDULE A

This forms part of application  
# DP23-0018

Planner  
Initials CM



1 Site Elevation  
Scale: 1:150

CONTACT:  
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REVISIONS:



VIEW OF 235 NICKEL ROAD (EXISTING CONDITION)



VIEW LOOKING N-E TOWARDS 235 NICKEL ROAD



VIEW OF 215 NICKEL ROAD (EXISTING CONDITION)



VIEW LOOKING S-W TOWARDS 235 NICKEL ROAD

ISSUES:  
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E 2023-07-14 Issued for DP Revision

PROJECT NUMBER: 2211  
DRAWN BY: GC

PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Site Elevation

SCALE:  
As Noted

DRAWING NUMBER:

A.002



SCHEDULE

A

This forms part of application  
# DP23-0018

Planner  
Initials

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City of  
Kelowna

DEVELOPMENT PLANNING

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PROJECT NUMBER: 2211  
DRAWN BY: GC

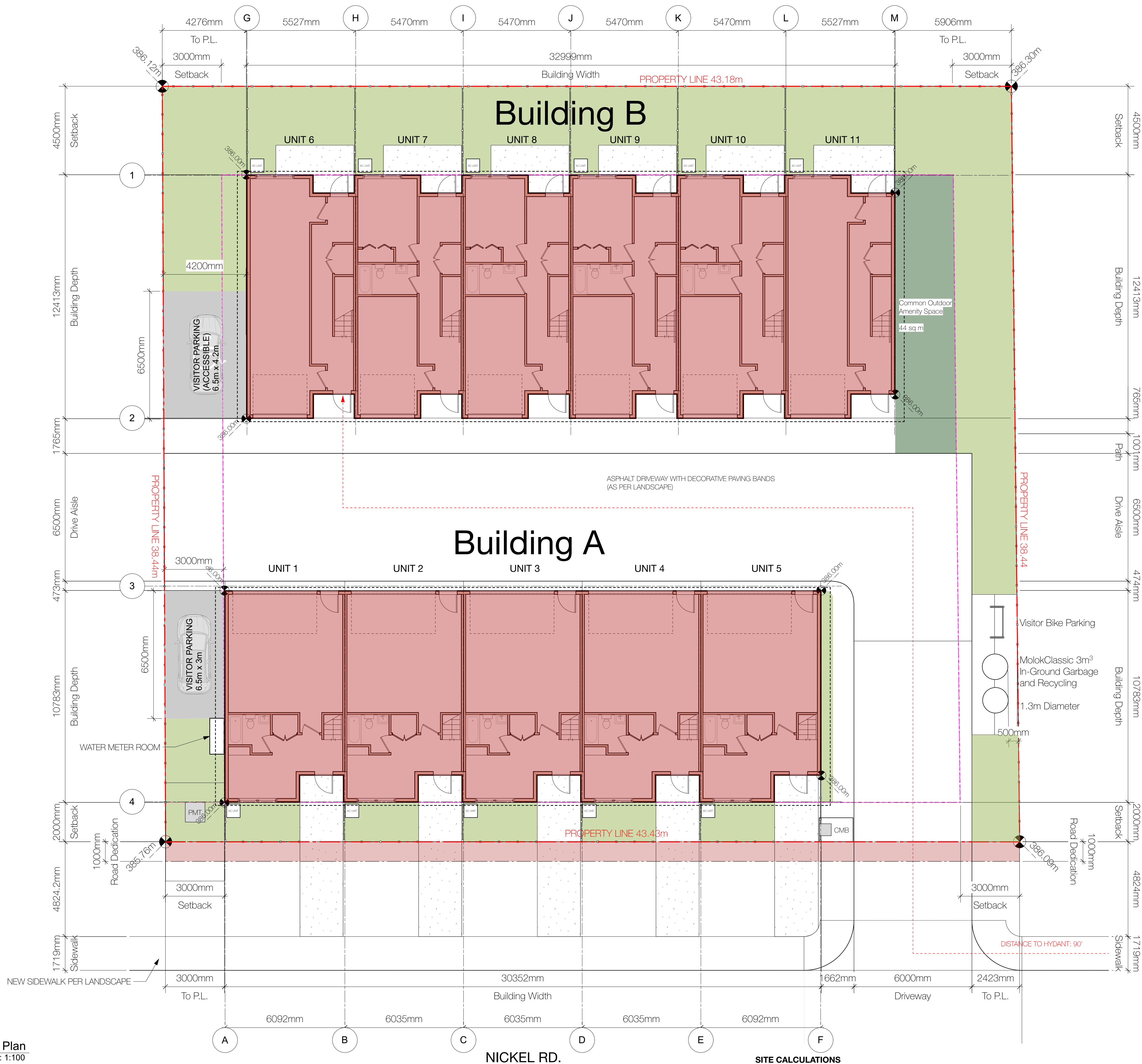
PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Site Plan

SCALE:  
As Noted

DRAWING NUMBER:



1 Site Plan  
Scale: 1:100



SCHEDULE

This forms part of application

# DP23-0018

Planner

Initials

CM

City of

Kelowna

DEVELOPMENT PLANNING

FAR CALCUALTION		
Building A	Ground Floor	116 sq. m
	Second Floor	274 sq. m
	Third Floor	335 sq. m
Total Floor Area		725 sq. m
Building A	Open Private Space	11 sq. m / Unit

1 Building A - First Floor Plan  
Scale: 1:50

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C 2023-01-02 ISSUED FOR DP

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E 2023-07-14 Issued for DP Revision

PROJECT NUMBER: 2211

DRAWN BY: GC

PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building A - Ground Floor Plan

SCALE:  
1:50

DRAWING NUMBER:

A.101



SCHEDULE A

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Planner  
Initials

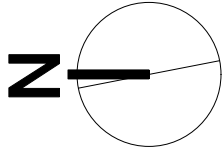
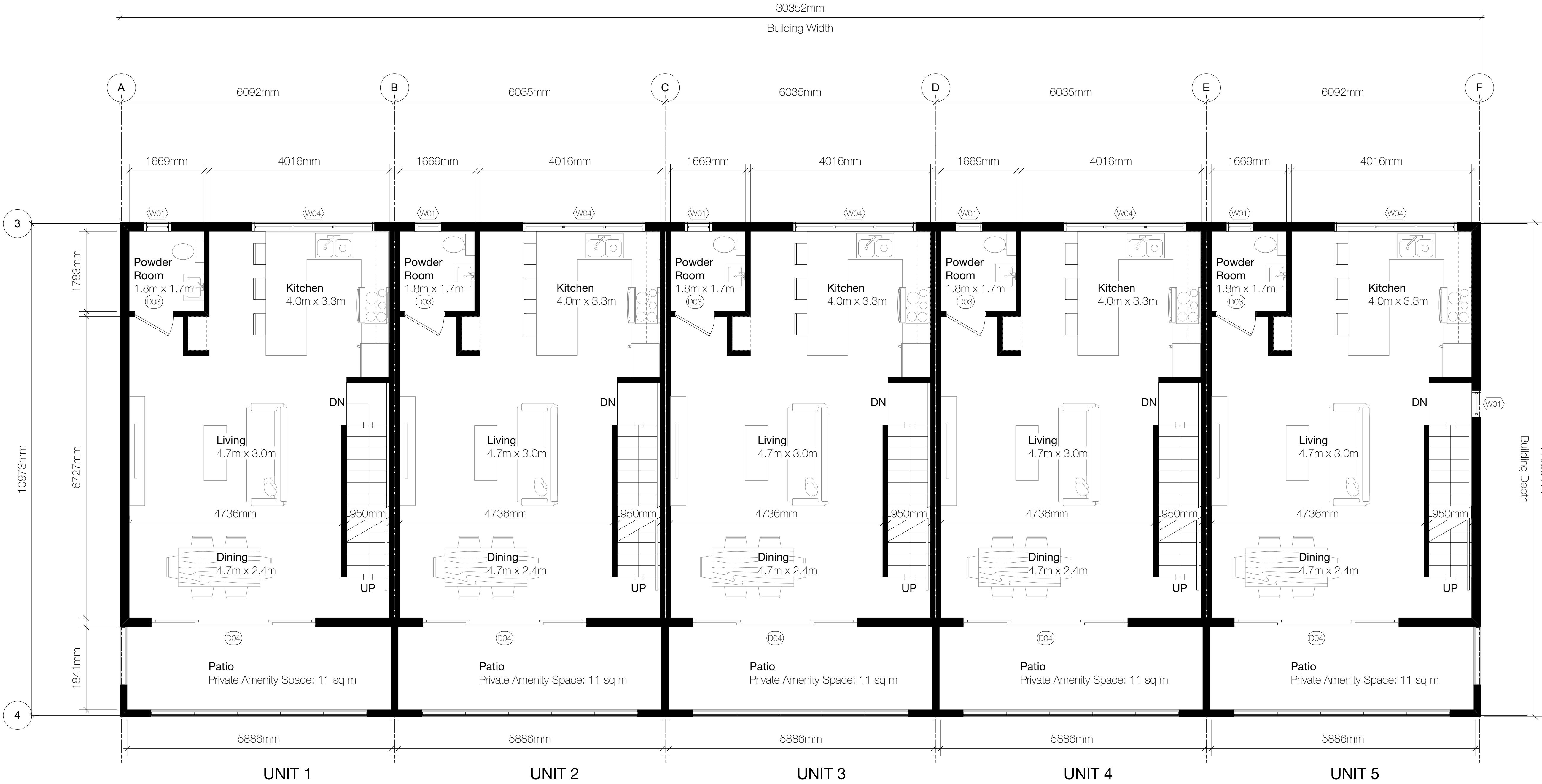
CM

City of  
Kelowna  
DEVELOPMENT PLANNING



FAR CALCUALTION

Building A	Ground Floor	116 sq. m
	Second Floor	274 sq. m
	Third Floor	335 sq. m
Total Floor Area		725 sq. m
Building A	Open Private Space	11 sq. m / Unit



1 Building A - Second Floor Plan  
Scale: 1:50

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PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building A - Second Floor Plan

SCALE:  
1:50

DRAWING NUMBER:



SCHEDULE

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# DP23-0018

Planner Initials

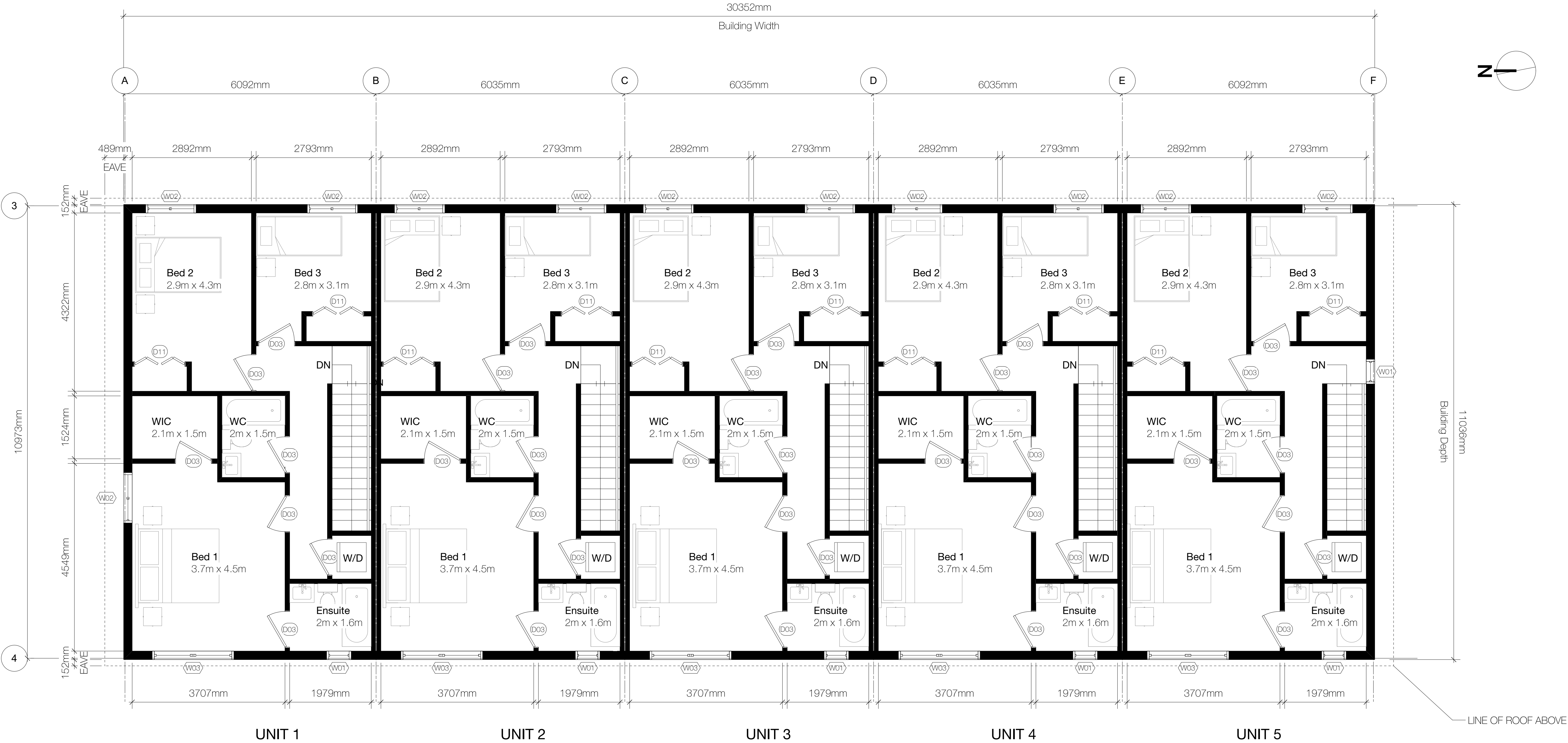
CM

A

City of Kelowna

DEVELOPMENT PLANNING

FAR CALCUALTION		
Building A	Ground Floor	116 sq. m
	Second Floor	274 sq. m
	Third Floor	335 sq. m
Total Floor Area		725 sq. m
Building A	Open Private Space	11 sq. m / Unit



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215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building A - Third Floor Plan

SCALE:  
1:50

DRAWING NUMBER:

1 Building A - Third Floor Plan  
Scale: 1:50



SCHEDULE

A

This forms part of application

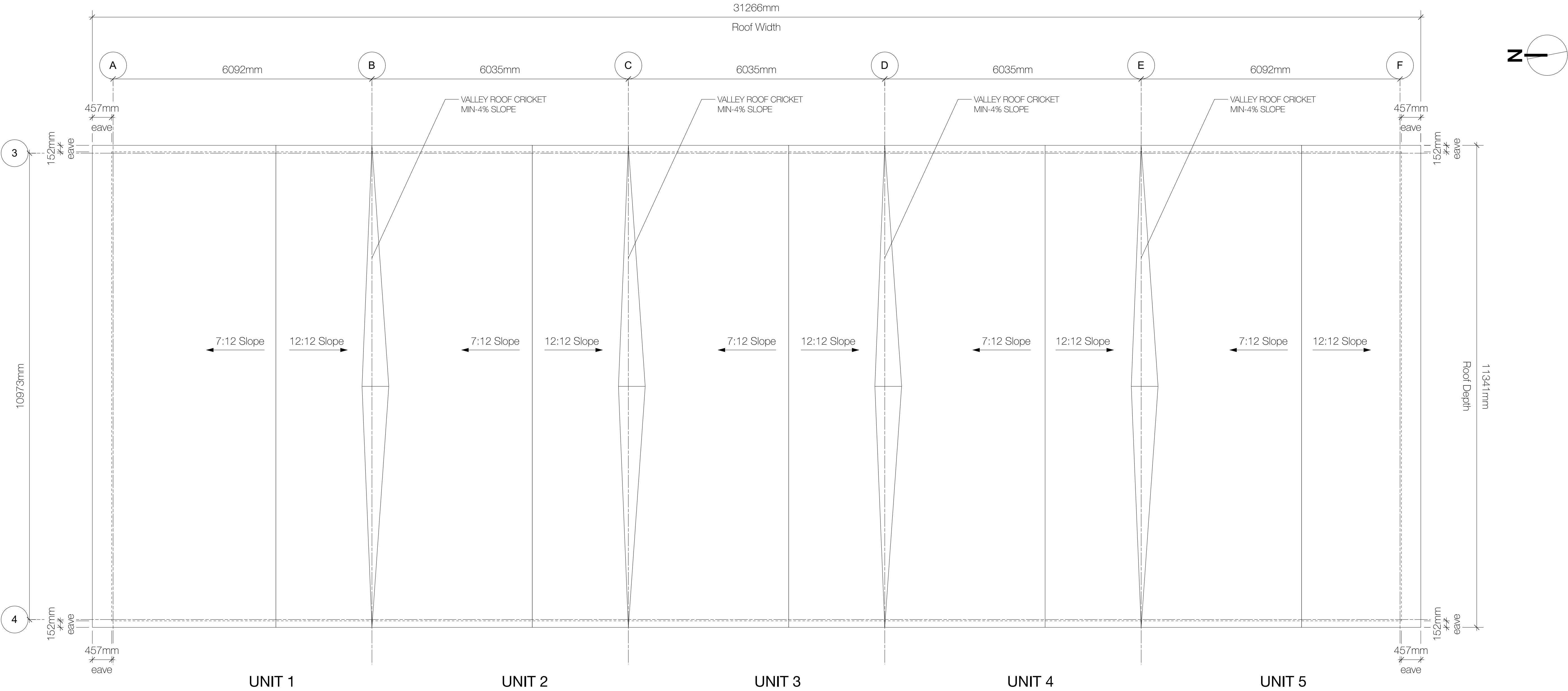
# DP23-0018

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City of Kelowna

DEVELOPMENT PLANNING



1 Building A - Roof Plan  
Scale: 1:50

CONTACT:  
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215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building A - Roof Plan

SCALE:  
1:50  
DRAWING NUMBER:



SCHEDULE

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# DP23-0018

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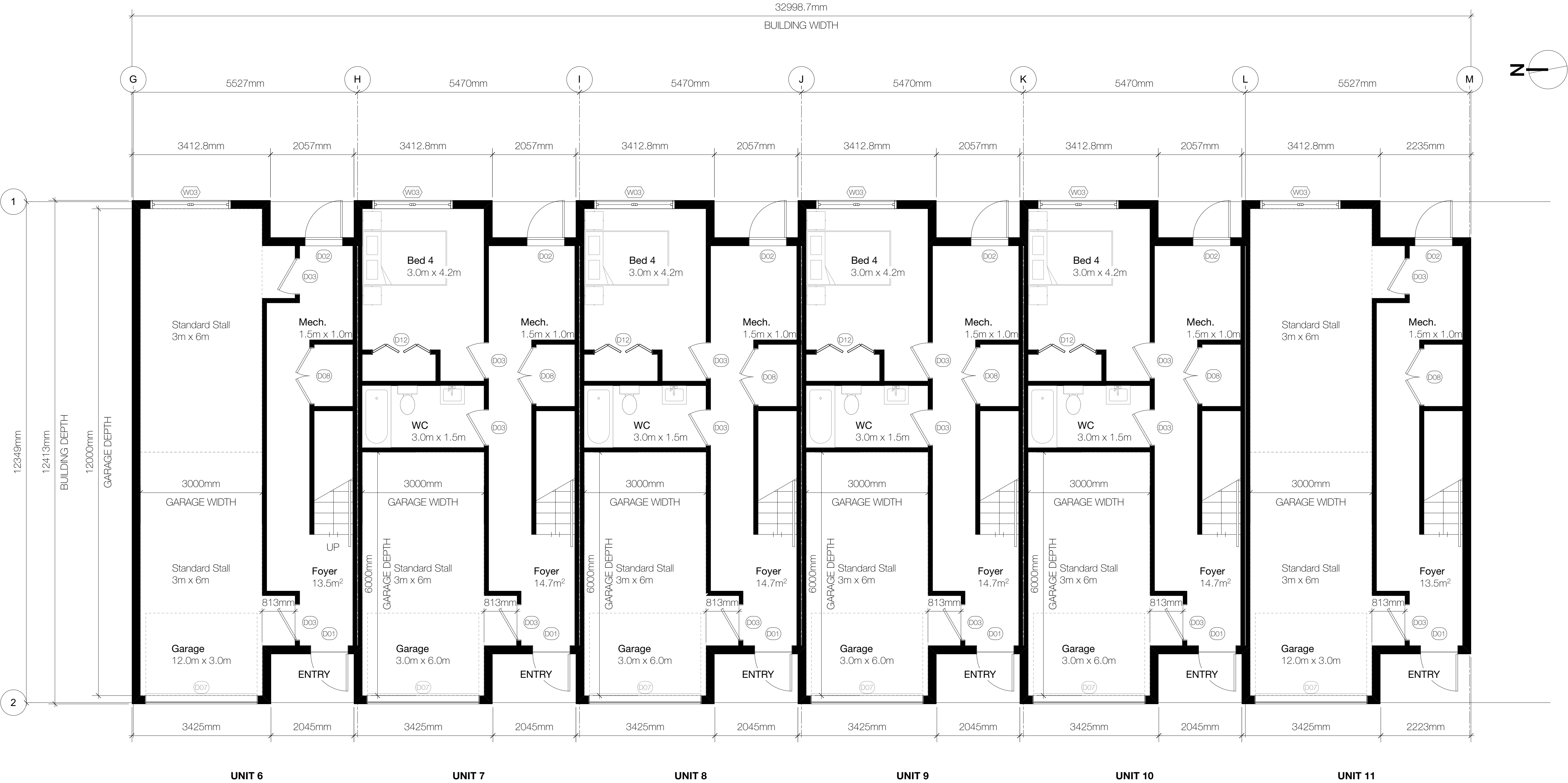
CM

A

City of Kelowna

DEVELOPMENT PLANNING

FAR CALCUALTION		
Building B	Ground Floor	204 sq. m
	Second Floor	326 sq. m
	Third Floor	410 sq. m
Total Floor Area		940 sq. m
Building B	Open Private Space	12.5 sq. m / Unit



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REVISIONS:

ISSUES:  
C 2023-01-02 ISSUED FOR DP  
D 2023-07-06 DP Revision Coordination  
E 2023-07-14 Issued for DP Revision

PROJECT NUMBER: 2211  
DRAWN BY: GC

PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building B - Ground Floor Plan

SCALE:  
1:50

DRAWING NUMBER:

1 Building B - First Floor Plan  
Scale: 1:50



SCHEDULE

A

This forms part of application

# DP23-0018

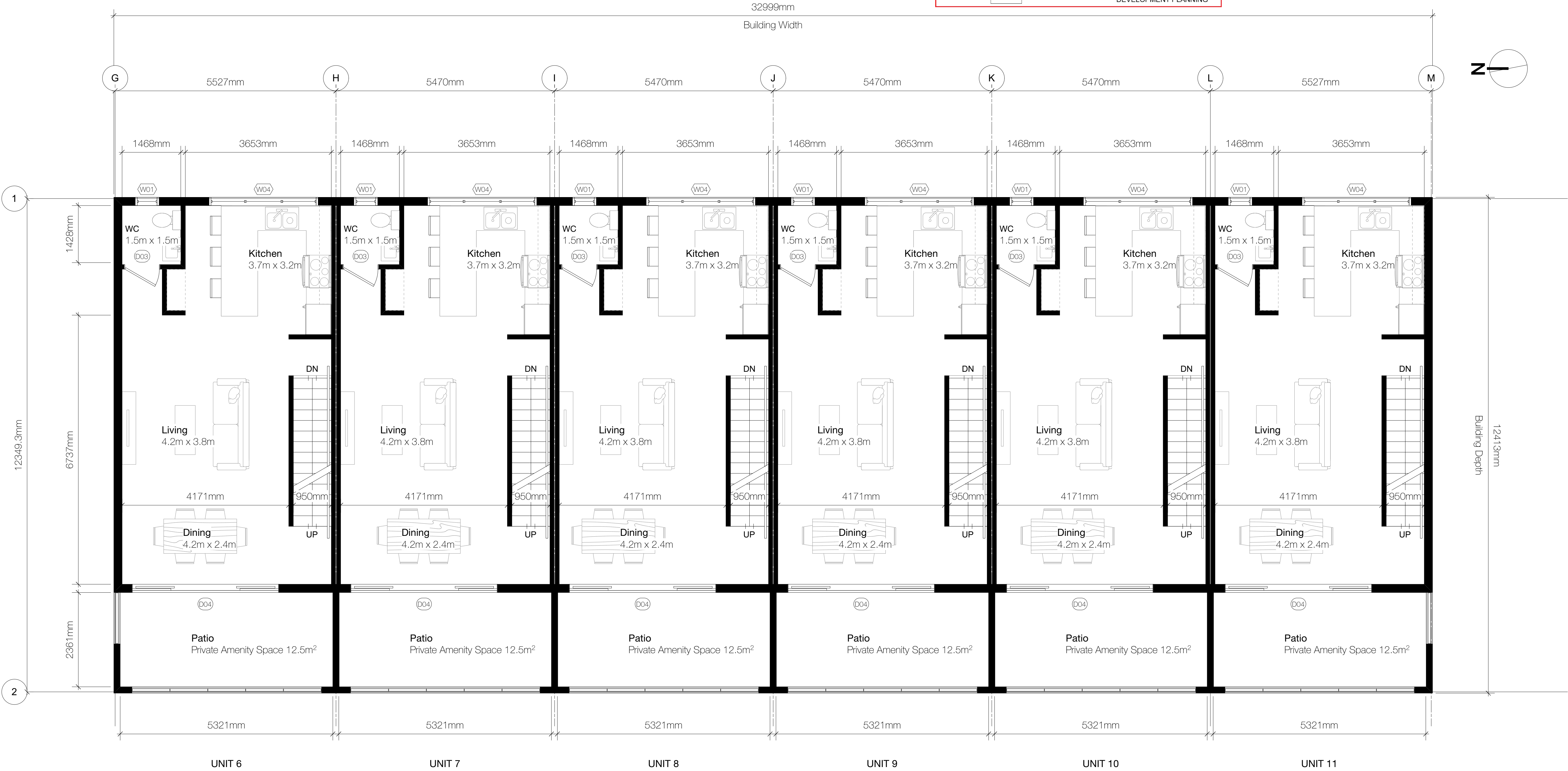
Planner Initials

CM

City of Kelowna

DEVELOPMENT PLANNING

FAR CALCUALTION		
Building B	Ground Floor	204 sq. m
	Second Floor	326 sq. m
	Third Floor	410 sq. m
Total Floor Area		940 sq. m
Building B	Open Private Space	12.5 sq. m / Unit



1 Building B - Second Floor Plan  
Scale: 1:50

CONTACT:  
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PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building B - Second Floor Plan

SCALE:  
1:50

DRAWING NUMBER:



SCHEDULE

A

This forms part of application  
# DP23-0018

Planner  
Initials

CM

City of  
Kelowna  
DEVELOPMENT PLANNING

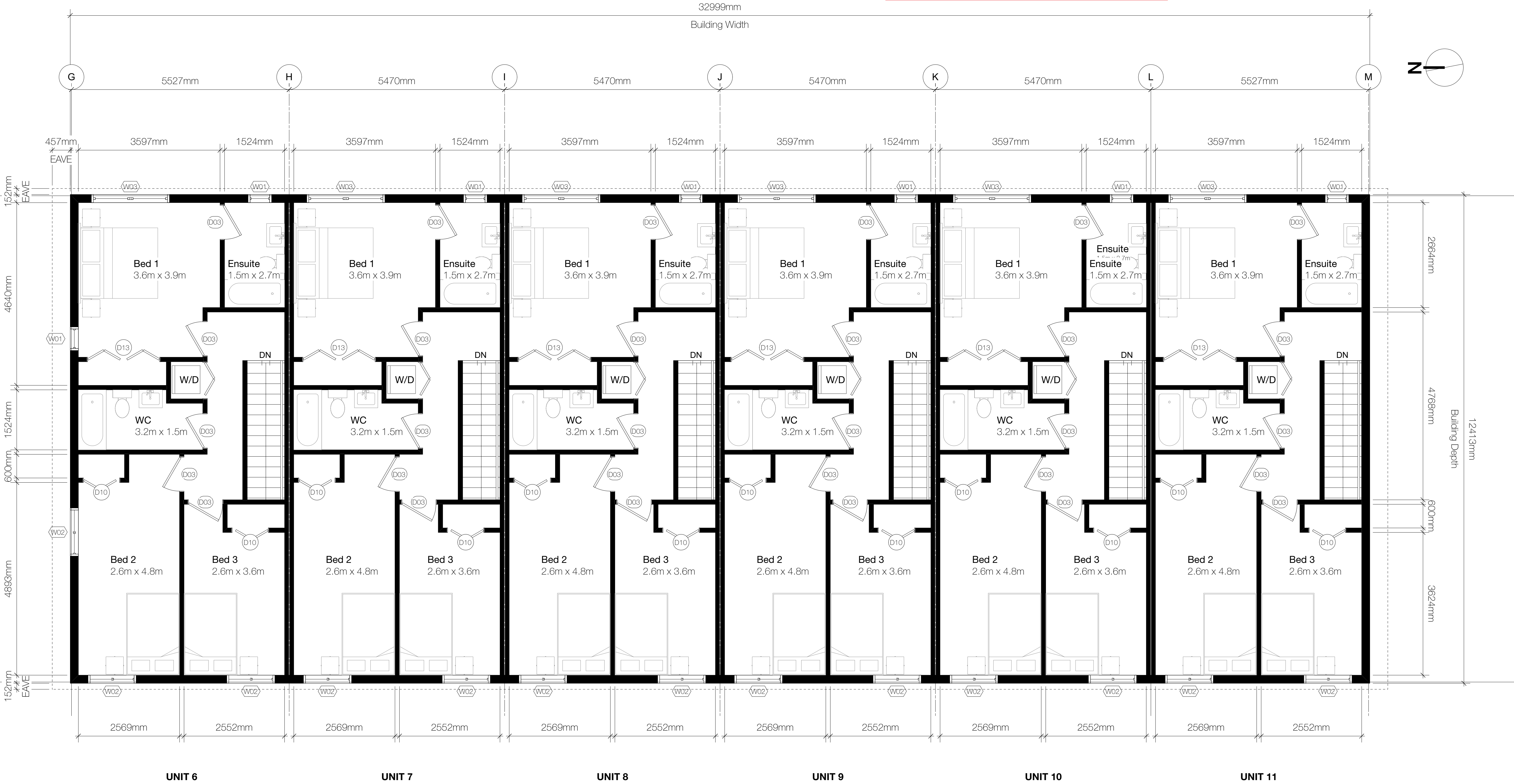


FAR CALCUALTION

Building B    Ground Floor    204 sq. m  
                  Second Floor    326 sq. m  
                  Third Floor    410 sq. m

Total Floor Area    940 sq. m

Building B    Open Private Space    12.5 sq. m / Unit



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D    2023-07-06    DP Revision Coordination  
E    2023-07-14    Issued for DP Revision

PROJECT NUMBER:    DRAWN BY:  
2211    GC

PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building B - Third Floor Plan

SCALE:  
1:50

DRAWING NUMBER:

A.107

1 Building B - Third Floor Plan  
Scale: 1:50



SCHEDULE

This forms part of application

# DP23-0018

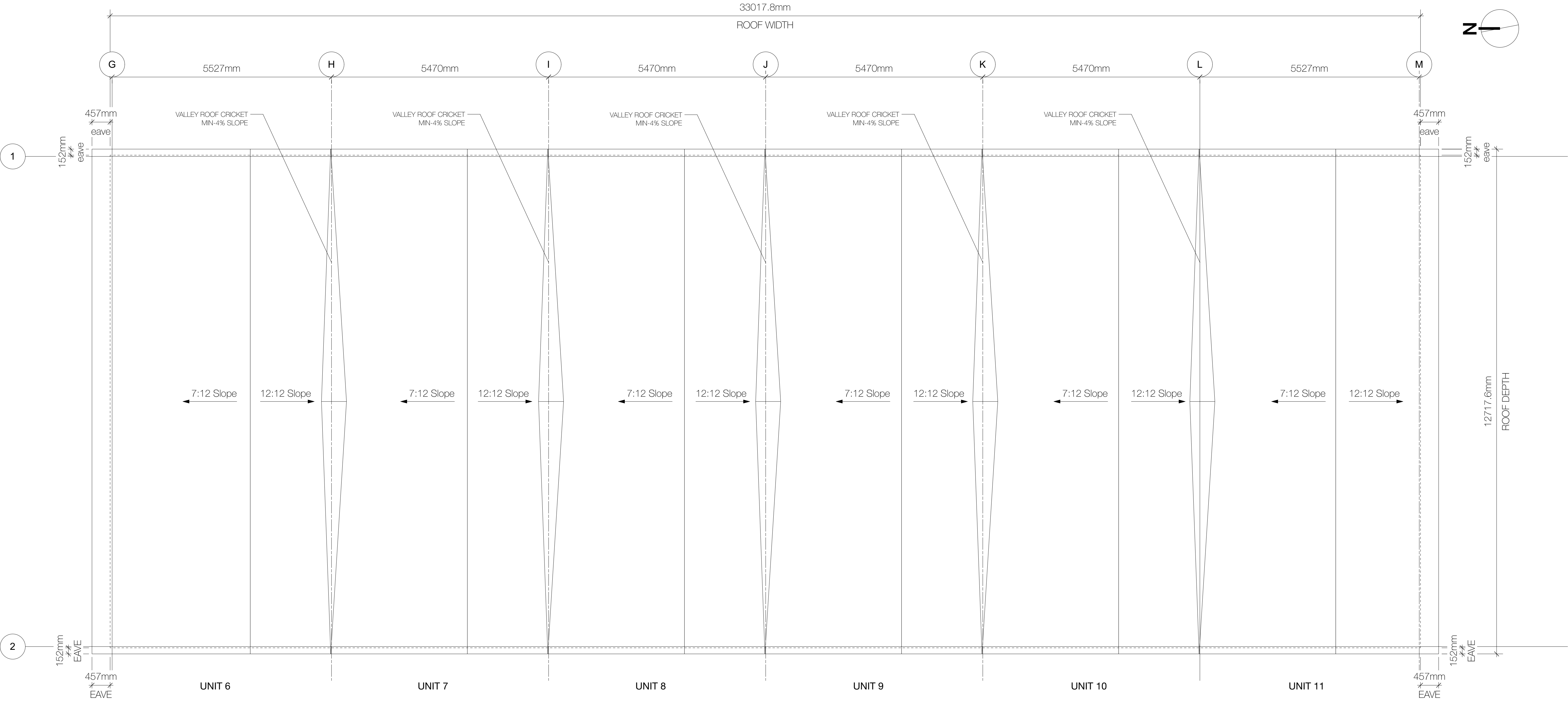
Planner Initials

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City of Kelowna

DEVELOPMENT PLANNING



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PROJECT NUMBER: 2211  
DRAWN BY: GC  
PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building B - Roof Plan

SCALE:  
1:50  
DRAWING NUMBER:

2 Building B - Roof Plan  
Scale: 1:50





1 Building A - Front Elevation  
Scale: 1:66



2 Building A - Rear Elevation  
Scale: 1:66



SCHEDULE

B

This forms part of application

# DP23-0018

Planner Initials

CM

City of Kelowna

DEVELOPMENT PLANNING



MATERIALS LEGEND

- 1. 5" HORIZONTAL CEMENTITIOUS SIDING, YELLOW
- 2. 5" HORIZONTAL CEMENTITIOUS SIDING, GREY
- 3. 5" HORIZONTAL CEMENTITIOUS SIDING, BLUE
- 4. 5" HORIZONTAL CEMENTITIOUS SIDING, GREEN
- 5. 5" HORIZONTAL CEMENTITIOUS SIDING, RED
- 6. 8" CEMENTITIOUS FACIA, CHARCOAL
- 7. METAL SCUPPER AND RAINWATER LEADER
- 8. VINYL WINDOW FRAMES, CHARCOAL
- 9. ALUMINIUM AND GLASS GUARDRAIL
- 10. CHARCOAL EXTERIOR DOOR
- 11. CHARCOAL GARAGE DOOR

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Dimensions:  
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REVISIONS:



1 Building B - Front Elevation  
Scale: 1:66



2 Building B - Rear Elevation  
Scale: 1:66

MATERIALS LEGEND

- 1. 5" HORIZONTAL CEMENTITIOUS SIDING, YELLOW
- 2. 5" HORIZONTAL CEMENTITIOUS SIDING, GREY
- 3. 5" HORIZONTAL CEMENTITIOUS SIDING, BLUE
- 4. 5" HORIZONTAL CEMENTITIOUS SIDING, GREEN
- 5. 5" HORIZONTAL CEMENTITIOUS SIDING, RED
- 6. 8" CEMENTITIOUS FACIA, CHARCOAL
- 7. METAL SCUPPER AND RAINWATER LEADER
- 8. VINYL WINDOW FRAMES, CHARCOAL
- 10. CHARCOAL EXTERIOR DOOR

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PROJECT NUMBER: 2211  
DRAWN BY: GC

PROJECT ADDRESS:  
215/235 NICKEL RD.  
KELOWNA, BC

PROJECT NAME:  
Nickel Rd. Townhouses

DRAWING TITLE:  
Building B - Elevations

SCALE:  
As Noted

DRAWING NUMBER:





## ZONING CALCULATION

### LANDSCAPE AREA - 'L.A.' (PER TABLE 7.2)

**NICKEL RD 3M FRONTAGE**  
**MIN. # OF TREE'S W/ IN 'L.A.':** 43 lm = MIN. (4)  
**MIN. GROWING MEDIUM AREA:** 88 SQM TOTAL, 33 SQM PERMEABLE PAVING  
55 SQM TURF AND PLANTING = 62% SOFTSCAPE  
**MIN. SETBACK FROM STRUCTURE:** LARGE TREE 3.0m, SMALL TREES 1.0m  
**MIN. GROWING MEDIUM PER TREE:** (1) LARGE TREES 20 cu.m. per tree,  
(5) SMALL TREES 10 cu.m. per tree

\*DRIVEWAY NOT INCLUDED IN CALCULATIONS\*

PLANTING SCHEDULE			
Qty	Botanical Name	Common Name	Notes
<b>Trees</b>			
5	ACER SACCHARUM	SUGAR MAPLE	5cm CAL.
2	GINGKO BILOBA	MAIDENHAIR TREE	4cm CAL.
1	GLEDITSIA TRIACANTHOS	THORNLESS HONEYLOCUST	5cm CAL.
<b>Shrubs</b>			
25	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	2 CONT.
20	CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	2 CONT.
10	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	2 CONT.
15	SYRINGA MEYERI 'PABLIN'	DWARF KOREAN LILAC	2 CONT.
<b>Perennials &amp; Ornamental Grasses</b>			
35	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 CONT.
25	ASTILBE CHINENSIS 'HAPPY DAY'	HAPPY DAY ASTILBE	1 CONT.
25	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 CONT.
15	HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	1 CONT.
15	PANICUM VIRGATUM	SWITCH GRASS	1 CONT.
25	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	1 CONT.
25	SALVIA NEMOROSA 'CARADONNA'	CARADONNA PERENNIAL SALVIA	1 CONT.

## NOTES

**1) LANDSCAPE STANDARD**  
WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL SPECIFICATIONS AND STANDARDS ESTABLISHED IN THE LATEST VERSION OF SECTION 7 IN CITY OF KELOWNA BYLAW 12375 AND THE CANADIAN LANDSCAPE STANDARD (JOINTLY PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA)).

**2) INSPECTIONS**  
THE CONTRACTOR SHALL GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.

**3) WOOD MULCH**  
THE CONTRACTOR SHALL SUPPLY AND PLACE DOUGLAS RED FIR MULCH, AT 75MM DEPTH (MIN.) TO THE BASE OF EACH OF THE INSTALLED PLANTS & ANY TREES IN TURF TO HAVE A MINIMUM 2M DIAM. RING OF WOOD MULCH AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWING OR THE OWNER. CONTRACTOR TO CONFIRM THE WOOD MULCH SUPPLIED IS FREE OF ANY FOREIGN CHUNKS, STICKS, SOILS, STONES, CHEMICALS, SALT AND ROOTS, AND IS NON-MATTING.

**4) GROWING MEDIUM**  
IMPORT GROWING MEDIUM SHALL BE PLACED AT 300MM DEPTH IN ALL PLANTING AREAS AND 150MM DEPTH IN ALL TURF AREAS, AS SHOWN IN THE DRAWINGS (TREE PIT VOLUME BASED ON ZONING CALCULATION TABLE). GROWING MEDIUM IS TO MEET PROPERTIES OF TYPE 2P FOR PLANTING AREAS AND TREE PITS AND TYPE 2L FOR TURF AREAS, AS PER TABLE T-6.3.5.3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. VOLUME FOR TREE'S BASED ON ZONING CALCULATIONS.

**5) DESIGN INTENT**  
THESE DRAWINGS ARE A REPRESENTATION OF THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING A LANDSCAPE ARCHITECT IF ANY ADDITIONAL CLARIFICATION OR DETAILS ARE NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.

**6) PLANT MATERIAL**  
ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO BCNA OR CANADIAN FOOD INSPECTION AGENCY (CFIA) STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM THEIR NEGLIGENCE TO THE OWNER. AT SOURCE OF SUPPLY, PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE A (3) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL FROM THE DATE OF SUBSTANTIAL PERFORMANCE. 80% SURVIVAL RATE IS REQUIRED FOR BOND TO BE RETURNED TO CLIENT.

**7) SUBSTITUTIONS**  
THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE CLIENT AND WILL BE HELD RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.

**8) COMPOSITE BASE SHEET**  
THE PROPOSED IMPROVEMENTS DISPLAYED ON THESE DRAWINGS ARE SUPERIMPOSED ON THE BASE SHEET. THIS BASE SHEET IS COMPILED FROM ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, THE TOPOGRAPHIC SURVEY, AND OTHER DATA MADE AVAILABLE TO THE DESIGNER. THE DESIGNER SHALL NOT BE HELD LIABLE FOR INACCURACIES, OMISSIONS, CHANGES, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED ONLY AS AN AID AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

**9) CONTRACTORS' JOB SITE CONDITIONS**  
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION. THIS INCLUDES: SAFETY OF ALL PERSONS APPLYING TO THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. CONTRACTOR TO REFER ENVIRONMENTAL PROFESSIONALS REQUIREMENTS FOR KEEPING THE SITE WITHIN REGULATIONS.

**10) UTILITIES**  
THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. MOST UTILITY COMPANIES HAVE ACCESS TO THE UNDERGROUND SERVICE ALERT PROGRAM CALL BEFORE YOU DIG. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS PRIOR TO PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-8886. EXCAVATION IS DEFINED AS BEING 18" OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE. THE CONTRACTOR IS CAUTIONED THAT EXCAVATION IS THE ONLY WAY TO REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES NOT SHOWN ON THESE DRAWINGS.

**11) IRRIGATION**  
PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED UNDER ALL SOFTSCAPE MATERIAL BY A QUALIFIED IRRIGATION PROFESSIONAL.

**12) GRADING & DRAINAGE**  
ALL STRUCTURES TO HAVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.

**13) TURF**  
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.



Okanagan Landscape Studio  
info@oklandscapestudio.com



Revision Issue	DESCRIPTION	DATE	NO.
Initial Concept		14/05/25	01

PROJECT  
**215-235 Nickel Rd,  
Kelowna Development  
Plan**

SITE ADDRESS  
**215-235 Nickel Rd**

SHEET TITLE  
**CONCEPT PLAN**

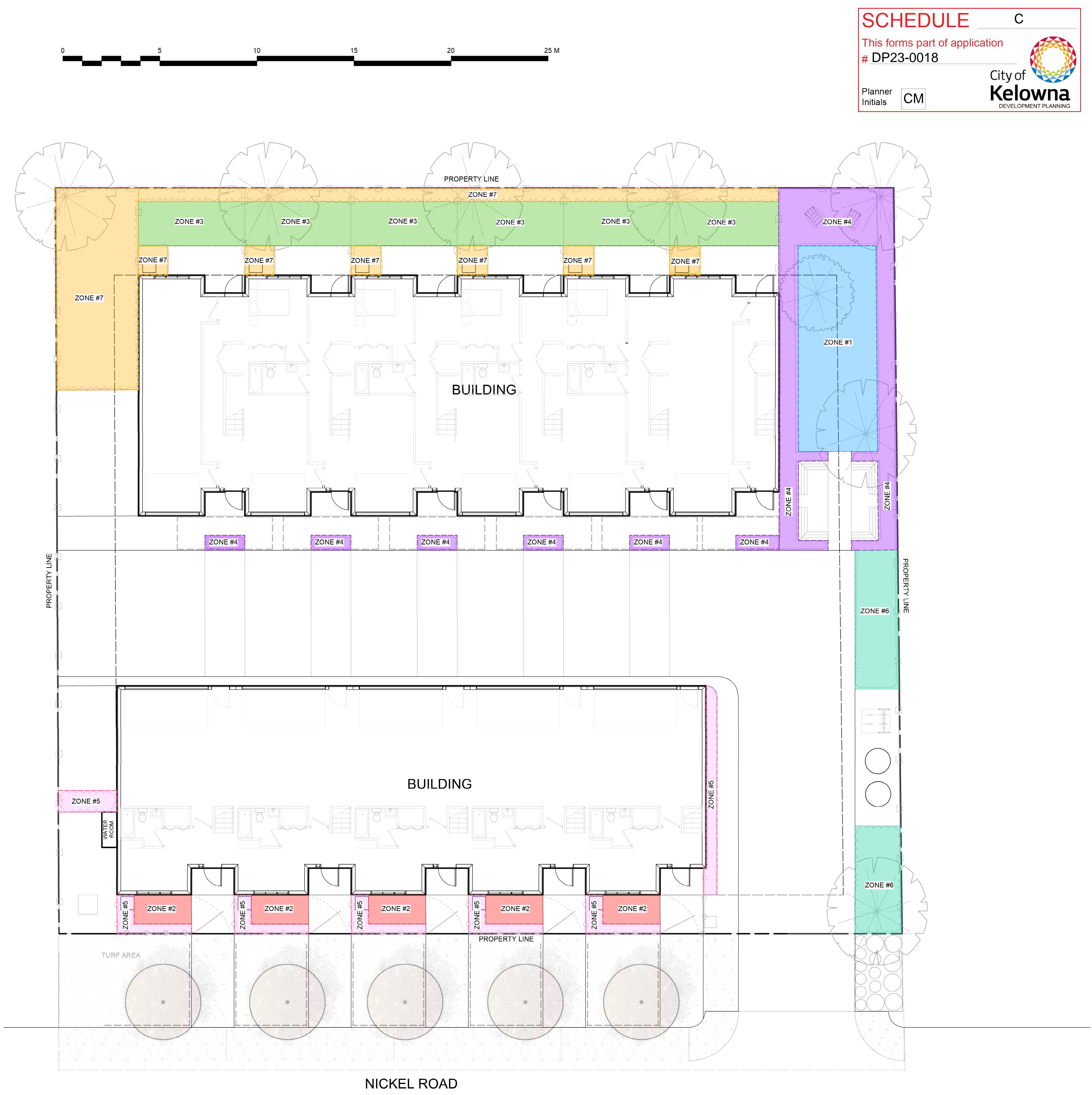
Design by	HW
Project Number	25-020
Date	14/05/25

	SCALE 1:100
	PAGE 24"x36"

SHEET NUMBER

L-02





## SCHEDULE

C

This forms part of application  
# DP23-0018

Planner  
Initials

CM

City of  
**Kelowna**  
DEVELOPMENT PLANNING



## IRRIGATION NOTES

### 1. INSTALLATION PRACTICES

ALL IRRIGATION INSTALLATION PRACTICES TO MEET IIABC STANDARDS, INSTALLED BY A CIT CERTIFIED PROFESSIONAL

### 2. SYSTEM DESIGN

SYSTEM IS DESIGNED BASED ON 10 GPM & 75 PSI AVAILABLE FROM EXTERIOR STUB OUT.

### 3. GRAPHIC CLARITY

DESIGN IS SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. CONTRACTOR TO INSTALL ALL COMPONENTS IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE

### 4. IRRIGATION SLEEVES

ALL SLEEVES TO BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION AND EXTEND 300mm INTO LAWN OR PLANTING AREA

## WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 282 CU.M./YEAR

ESTIMATED LANDSCAPE WATER USE (WU) = 247 CU.M. / YEAR

WATER BALANCE = 35 CU.M. / YEAR

*\*SEE ATTACHED IRRIGATION APPLICATION FOR CALCULATION BREAKDOWNS*

## ZONING LEGEND

- ZONE #1** : LOW VOLUME POP-UP SPRAY HEADS FOR WATERED MOWN LAWN AREAS.  
**TOTAL AREA:** 42 SQM.  
**MICROCLIMATE:** NORTH EAST FACING TURF AREA WITH MODERATE TREE COVERAGE  
**ESTIMATED WU:** 50 CU.M.
- ZONE #2** : LOW VOLUME POP-UP SPRAY HEADS FOR WATERED MOWN LAWN AREAS.  
**TOTAL AREA:** 22 SQM.  
**MICROCLIMATE:** SOUTH FACING TURF AREA WITH FENCE AND BUILDING COVERAGE  
**ESTIMATED WU:** 50 CU.M.
- ZONE #3** : LOW VOLUME POP-UP SPRAY HEADS FOR WATERED MOWN LAWN AREAS.  
**TOTAL AREA:** 75 SQM.  
**MICROCLIMATE:** NORTH FACING TURF AREA WITH FENCE AND BUILDING COVERAGE  
**ESTIMATED WU:** 50 CU.M.
- ZONE #4** : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
**TOTAL AREA:** 61 SQM.  
**MICROCLIMATE:** SOUTH EAST FACING PLANTING AREA WITH MODERATE BUILDING COVERAGE  
**ESTIMATED WU:** 45 CU.M.
- ZONE #5** : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
**TOTAL AREA:** 26 SQM.  
**MICROCLIMATE:** SOUTH FACING PLANTING AREA WITH MODERATE COVERAGE FROM FENCE AND BUILDING  
**ESTIMATED WU:** 21 CU.M.
- ZONE #6** : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
**TOTAL AREA:** 29 SQM.  
**MICROCLIMATE:** EAST FACING PLANTING AREA WITH MINIMUM COVERAGE  
**ESTIMATED WU:** 21 CU.M.
- ZONE #7** : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
**TOTAL AREA:** 82 SQM.  
**MICROCLIMATE:** NORTH WEST FACING PLANTING AREA WITH MODERATE COVERAGE FROM FENCE AND TREES  
**ESTIMATED WU:** 21 CU.M.



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Revision Issue	DESCRIPTION	DATE	NO.
Initial Concept		14/05/25	01

PROJECT  
**215-235 Nickel Rd,  
Kelowna Development  
Plan**

SITE ADDRESS  
**215-235 Nickel Rd**

SHEET TITLE  
**IRRIGATION LAYOUT  
PLAN**

Design by	HW
Project Number	25-020
Date	14/05/25

<b>N</b> 	<b>SCALE</b> 1:100 <b>PAGE</b> 24"x36"
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SHEET NUMBER

L-02



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 (1 is least complying & 5 is highly complying)	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.	✓					
<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.					✓	
<b>2.1.3 Site Planning</b>	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.		✓				
<b>2.1.4 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. 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> <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: TOWNHOUSES & INFILL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
<b>3.1 Townhouses &amp; Infill</b>						
<b>3.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Design primary unit entrances to provide: <ul style="list-style-type: none"> <li>A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop;</li> <li>Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies;</li> <li>A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and</li> <li>Punctuation, articulation, and rhythm along the street</li> </ul>					✓	
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.	✓					
<b>3.1.2 Scale and Massing</b>	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.						✓





<ul style="list-style-type: none"> <li>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 grain of development and limit visual impacts.</li> </ul>						
<b>3.1.3 Site Planning</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Gated or walled communities are not supported.						✓
b. For large townhouse projects, consider including communal amenity buildings.	✓					
<b>Connectivity</b>						
c. Provide pedestrian pathways on site to connect: <ul style="list-style-type: none"> <li>Main building entrances to public sidewalks and open spaces;</li> <li>Visitor parking areas to building entrances;</li> <li>From the site to adjacent pedestrian/trail/cycling networks (where applicable).</li> </ul>		✓				
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): <ul style="list-style-type: none"> <li>Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network.</li> </ul>	✓					
<b>Facing Distances and Setbacks</b>						
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.						✓
i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access.					✓	
<b>3.1.4 Open Spaces</b>						
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: <ul style="list-style-type: none"> <li>Have access to sunlight;</li> <li>Have railing and/or fencing to help increase privacy; and</li> <li>Have landscaped areas to soften the interface with the street or open spaces/</li> </ul>				✓		
e. Design front patios to: <ul style="list-style-type: none"> <li>Provide an entrance to the unit; and</li> </ul>	✓					



<ul style="list-style-type: none"> <li>Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone.</li> </ul>						
f. Design rooftop patios to: <ul style="list-style-type: none"> <li>Have parapets with railings;</li> <li>Minimize direct sight lines into nearby units; and</li> <li>Have access away from primary facades.</li> </ul>	✓					
g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing. <ul style="list-style-type: none"> <li>Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance.</li> </ul>						✓
h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that: <ul style="list-style-type: none"> <li>Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and</li> <li>Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas.</li> </ul>				✓		
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.	✓					
j. Design internal roadways to serve as additional shared space (e.g. vehicle access, pedestrian access, open space) using strategies such as: <ul style="list-style-type: none"> <li>High quality pavement materials (e.g. permeable pavers); and</li> <li>Providing useable spaces for sitting, gathering and playing.</li> </ul>		✓				
<b>3.1.5 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. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.						✓
<b>Site Servicing</b>						
b. Exceptions for locating waste collection out of public view can be made for well-designed waste collection systems such as Molok bins.					✓	
<b>Parking</b>						
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: <ul style="list-style-type: none"> <li>Architecturally integrate the parking into the building and provide weather protection to building entries; and</li> <li>Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade.</li> </ul>					✓	



f. Provide visitor parking in accessible locations throughout the site and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include: <ul style="list-style-type: none"> <li>Distributed through the site adjacent to townhouse blocks; and</li> <li>Centralized parking, including integration with shared outdoor amenity space</li> </ul>					✓	
<b>Access</b>						
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.				✓		
j. Design the internal circulation pattern and pedestrian open space network to be integrated with and connected to the existing and planned public street and open space network.				✓		
<b>3.1.6 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. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: <ul style="list-style-type: none"> <li>Recessing or projecting facades to highlight the identity of individual units; and</li> <li>Using entrance features, roofline features, or other architectural elements.</li> </ul>					✓	
b. To maximize integration with the existing neighbourhood, design infill townhouses to: <ul style="list-style-type: none"> <li>Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and</li> <li>Use durable, quality materials similar or complementary to those found within the neighbourhood.</li> </ul>				✓		
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: <ul style="list-style-type: none"> <li>Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines;</li> <li>Use of clerestory windows;</li> <li>Use of landscaping or screening; and</li> <li>Use of setbacks and articulation of the building.</li> </ul>						✓
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.	✓					