
CITY OF KELOWNA
MEMORANDUM

Date: August 25, 2016
File No.: DP16-0206
To: Community Planning (AC)
From: Development Engineering Manager (PI)
Subject: 755 Academy Way Development Permit for Form and Character

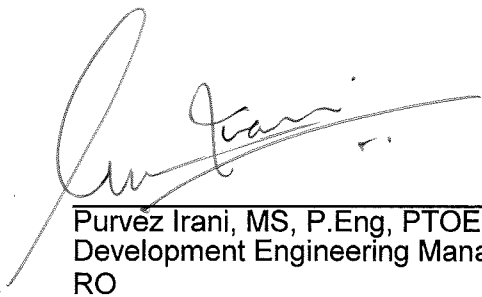
Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of the proposed 100 Unit Building with enclosed Pakade.

The proposed development is within Strata Lot 3, Plan EPP53793

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file S16-0075.


Purvez Irani, MS, P.Eng, PTOE.
Development Engineering Manager
RO

ATTACHMENT A

This forms part of application

DP16-0206

Planner
Initials

AC



CITY OF KELOWNA
MEMORANDUM

Date: September 7, 2016
File No.: DVP16-0207 Variance DP
To: Planner II, Community Planning (AC)
From: Development Engineering Manager (PI)
Subject: 755 Academy Way Lot 1, Plan EPP45919

The Development Engineering Department comments and requirements regarding this application to obtain a Variance Development Permit with this construction project.

1. This application does not compromise any City of Kelowna municipal infrastructure.
2. The Development Engineering division will review and issue for construction, the construction design drawings for the proposed subdivision.
3. The Development Engineering division does not support parking variance from 146 stalls to 115 stalls.


Purvez Irani, MS, P.Eng, PTOE.
Development Engineering Manager

RO

ATTACHMENT A

This forms part of application

DVP16-0207

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



CITY OF KELOWNA
MEMORANDUM

Date: September 7, 2016
File No.: DP16-0210,
To: Community Planning (AC)
From: Development Engineering Manager (PI)
Subject: 755 Academy Way Development Permit for Form and Character (U5B)

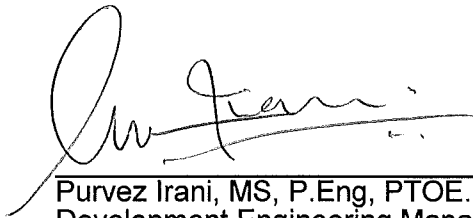
Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of the proposed 100 Unit Building with enclosed Pakade. (U5B 753 Academy Way)

The proposed development is within Strata Lot 3, Plan EPP53793

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file S16-0075.


Purvez Irani, MS, P.Eng, PTOE.
Development Engineering Manager
RO

ATTACHMENT		A
This forms part of application		
# DP16-0210		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

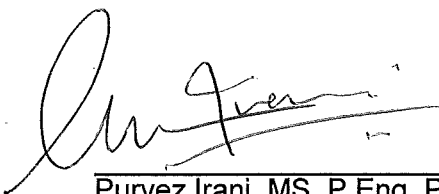
CITY OF KELOWNA

MEMORANDUM

Date: September 7, 2016
File No.: DVP16-0211 Variance DP
To: Planner II, Community Planning (AC)
From: Development Engineering Manager (PI)
Subject: 755 Academy Way Lot 1, Plan EPP45919

The Development Engineering Department comments and requirements regarding this application to obtain a Variance Development Permit with this construction project.

1. This application does not compromise any City of Kelowna municipal infrastructure.
2. The Development Engineering division will review and issue for construction, the construction design drawings for the proposed subdivision.
3. The Development Engineering division does not support parking variance from 126 stalls to 86 stalls.



Purvez Irani, MS, P.Eng, PTOE.
Development Engineering Manager

RO

ATTACHMENT		A
This forms part of application		
# <u>DVP16-0211</u>		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

**Re: Development Permit Submission
755 Academy Way, Kelowna
U Five A**

August 15th, 2016

Mission Group Homes is pleased to submit to the City of Kelowna our Development Permit Application regarding 755 Academy Way – which we have named U Five A.

Mission Group Homes Ltd. is a multi-family home builder with operations in Kelowna and Vancouver. Mission Group strives to dream beyond the conventional, design with care, and build with a keen eye for detail, while providing exceptional customer service for homeowners. At Mission Group Homes, our mission is to build each home as it were our own, and treat our homeowners like family.

Continuing with the “U” brand that Mission Group has developed, our newest community called U Five - will also be adjacent to UBCO and is located on Academy Way directly next to our U Three project – which is currently under construction.

UBCO currently has a population of approximately 8,500 students and is experiencing a shortage of accommodation on Campus – with housing for only 1,700 students in a variety of dorm room types.

In response to this housing shortage the following projects have recently been completed or are currently under construction in this district:

- Academy Hill - a 78 unit – 2 phase project - completed in 2014
- U One – a 66 unit condominium project completed by the Mission Group in 2015
- U Two West – a 56 unit condominium project completed by Mission Group in August 2016
- VEDA – a 400 unit microsuite rental project completed in August of 2016
- U Two East – a 56 unit condominium by Mission Group currently under construction and scheduled to be completed in December 2016.
- U Three A – a 63 unit rental project by Mission Group to be completed in August 2017
- U Three B – an 87 unit condominium project by Mission Group to be completed in August 2017

For this development, Mission Group Homes has retained Micklejohn Architects of Kelowna to design this exciting new project. As they have designed all of our building to date in this area - they are extremely familiar with site and development issues within the University Heights Master Plan area.

Design Rationale

U Five, will be first project located on the south facing slope – directly south of the U Three Site. This site has been submitted for subdivision and U5A – a 100 unit rental building - will be located in the larger parcel on the north side of the site.

U5B – a 72 unit condominium building will be located on the smaller south side of the site.

The U5A project will consist of a four storey building over an enclosed parkade. The building will contain 100 units of student housing.

In an effort to provide consistent circulation patterns in this neighborhood – the site has a regional trail connection at the back of the site – additionally, the site will have a direct connection to the pedestrian trail system that we have incorporated into our U Three project. This connection point has become a major design element in this project as the connection point to this trail happens at a midpoint in the site and we have emphasized this in the building architecture by creating a two storey gateway element through the building which becomes the entry way to this pedestrian link.

In addition, we have also provided with this project an outdoor pool – which will become the main amenity for this building. As shown on the site plan – the pool area is also centrally located on the site and will also have direct access to the pedestrian link developed. At this point we envision the pool to be an amenity to both our rental projects in this area (U3A and U5A) – and we are also optimistic that this amenity feature will provide us with an opportunity to create a summer rental program – which will encourage more summer use in this area.

The U5 site also presents some significant challenges in terms of site grading – as there is at least a 15m grade change from the north edge of the site to the south edge of the site. To design a project that is sensitive to the grading has been challenging and we have responded to this by designing a four storey building – which will require a height variance. This will enable us to provide the outdoor pool amenity as well as a natural open space area between the two buildings. To have a four storey building at the north edge of this site – will be complimentary to the adjacent four storey buildings currently being built at U3. The four storey building will provide for additional undeveloped space on the site and create a welcome open natural area between U5A and U5B.

In regards to site design, the building has been located to;

- fit within the natural contours of the site
- maximize views
- preserve existing steep slope areas
- connect to existing and proposed trail systems
- be developed with minimal use of retaining walls.

The steep slope area on the eastern portion of the site results in a small area of the site area being not suitable for development and will be protected through a non disturbance agreement with the City.

In regards to parking – U5A will have an enclosed parkade under the building that will accommodate 70 cars. There will be an additional 45 surface parking spaces which includes the required 15 visitor spaces. In total, we have provided parking for 1 car per unit plus the required visitor parking – for a total of 115 cars. As student housing, and considering the proximity to the University this is a similar parking strategy that we have used for past projects and it is a parking solution that meets the need of the students who will be occupying this building.

For this parking reduction – we will be requesting a parking variance with our Development Permit application.

A Wildfire Report was previously submitted for the area and contains recommendations in regards to tree removal and future landscaping and building materials.

Trail systems and pathways will connect the building site to the main pedestrian pathway along Academy Way to the west as well as the regional trail system that exists along the eastern boundary of the site. These trail connections will provide appropriate site circulation for pedestrians through a system of trails and pathways that will provide easy connections to both UBCO to the north and to future projects to the south. On site viewpoint nodes have been incorporated into the landscape design.

The main vehicle access to the site will be towards the north end of the site which will allow for an easy transition from street level to the building site. This entry location will allow for a “gateway” design element to be created and present a welcoming vista into the site. As exterior parking has been divided into two areas, only the area closest to the road will be visible from the street.

The orientation of the building respects the University Village Master Plan concept, with the long articulated building form following the site contours and the shorter building façade facing Academy Way.

Design Rationale

Form, Massing and Building Character

In regards to architectural form and character, It is envisioned that this project will be designed in a “campus modern” style, in a four storey building form that will reflect the character of recently constructed buildings at UBCO and on Academy Way.

The stucco and Hardie exterior will be reflective of our recent U3 buildings. As mentioned previously, particular attention has been paid to center section of this building where significant pedestrian circulation systems have been created and reflected architecturally in the building – by creating a welcoming gateway at the midpoint of the

building. At this location – students will have easy access to a number of trail options that will connect them to campus.

As a 100 unit building the long façade has been dealt with effectively by providing relief in the center of the building and by creating two separate lobbies for the building – one for the east section and one for the west. Architecturally these lobby areas are reflected on the elevations as two distinct areas that are different – yet compliment each other.

As in other buildings in this area – the building is built into the hill – so that one side of the building is four storeys and the side with the exposed parkade face will appear to be four and a half storeys – with a band of landscaping and a detailed parkade façade to effectively deal with this transition.

As mentioned the pool area in the center of the site will create a welcome amenity to the area and be reflected as a detailed landscape element in the center of the site.

This design will create;

- a welcoming building vista from Academy Way with appropriate landscape features and wall.
- a “gateway” element will connect both pedestrians and vehicles to the site and towards the main entries that have been designed into the building
- An articulated building façade will provide visual interest to those approaching the site and building.
- roof overhangs and fascia details will articulate the roofline on the longer building elevations and create breaks in the horizontality of the building.
- the street presence of the building has been emphasized with a building design that has been “grounded” to the site as well as designed landscaped areas including a pedestrian friendly environment from the street to the building area that provides for a visually interesting walkway that is safe and easy for all to access.
- A modern design element at the entry has been designed with interest to visually bring people to the entry area of the building. This bold architectural element brings balance and a human scale to this area of the building.
- Surrounding landscape has been designed to incorporate visually interesting shade trees and shrubs and create a “berming” effect around the building entry and surface parking areas.

In conclusion we believe that the building design for this project will be sensitive to and compliment adjacent developments, respect its immediate landscape area and be sensitive to existing site conditions.

The Mission Group continues to be a proud part of the exciting Campus District developing around the UBCO campus.

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0206 / DVP16-0207
Issued To: Mission Group Enterprises
Site Address: 755 Academy Way
Legal Description: Lot 3, Section 3, Township 23, ODYD, Plan EPP53793
Zoning Classification: RM4 – Transitional Low Density Housing
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit & Development Variance Permit No. DP16-0206 & DVP16-0207, located at 755 Academy Way Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A", "B", & "C") attached to this permit.

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.10.6 (c) Development Regulations:

- To increase the maximum height from 13.0m / 3 storeys to 14.0m / 4 ½ storeys.;

Section 8.1 Parking Schedule:

- To reduce the minimum number of parking stalls from 155 stalls to 108 stalls;

2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ 380,793.75 OR
- b) A Certified Cheque in the amount of \$ 380,793.75 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 380,793.75 .

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.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

The issuance of this Permit grants to the municipality a 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

4. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**



grey slate
hardie



arctic white
hardie



evening blue
hardie



cobble stone
hardie



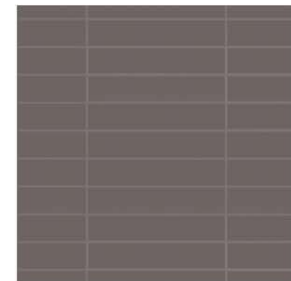
iron gray
hardie



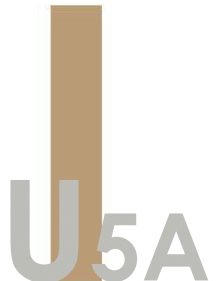
mustard stucco



red
post+canopy



grey brick - stack bond



stain
wood+post



U5A Rental Building

SCHEDULE

This forms part of application
DP16-0206

Planner
Initials

AC



november 18, 2016

m1



m + m a

MISSION GROUP
homes

u
five

U5A Rental Building

SCHEDULE A & B

This forms part of application
DP16-0206 site & surrounding context

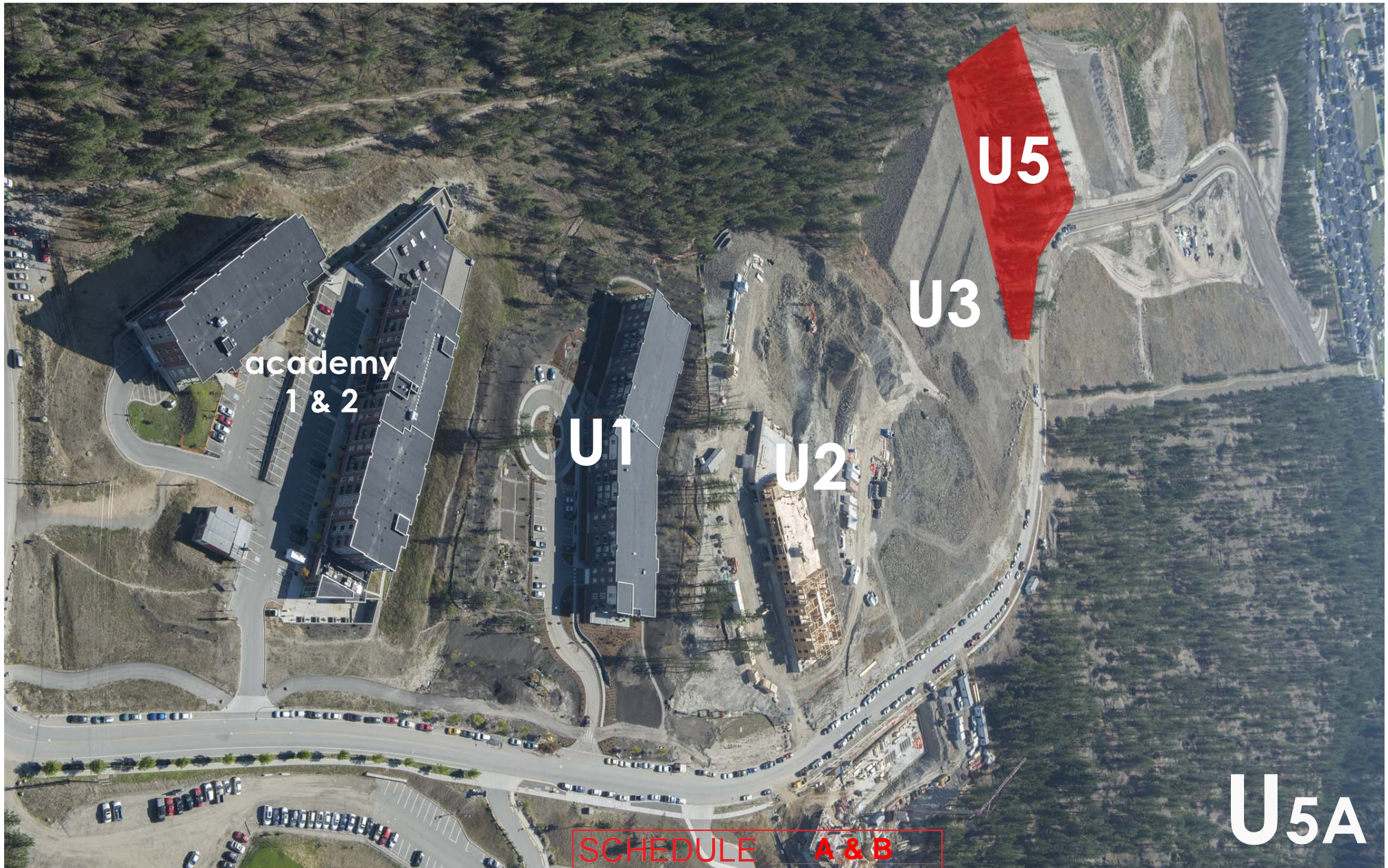
Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING

november 18, 2016

s1



SCHEDULE A & B

This forms part of application
DP16-0286



U5A Rental Building

site development

november 18, 2016

s2

Planner
Initials
AC



SCHEDULE B

This forms part of application
DP16-0206

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING



m+m a

MISSION GROUP
homes

u
five

U5A Rental Building

entry 1

november 18, 2016

1

SCHEDULE B

This forms part of application

DP16-0206

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



U5A

m+m a

MISSION GROUP
homes

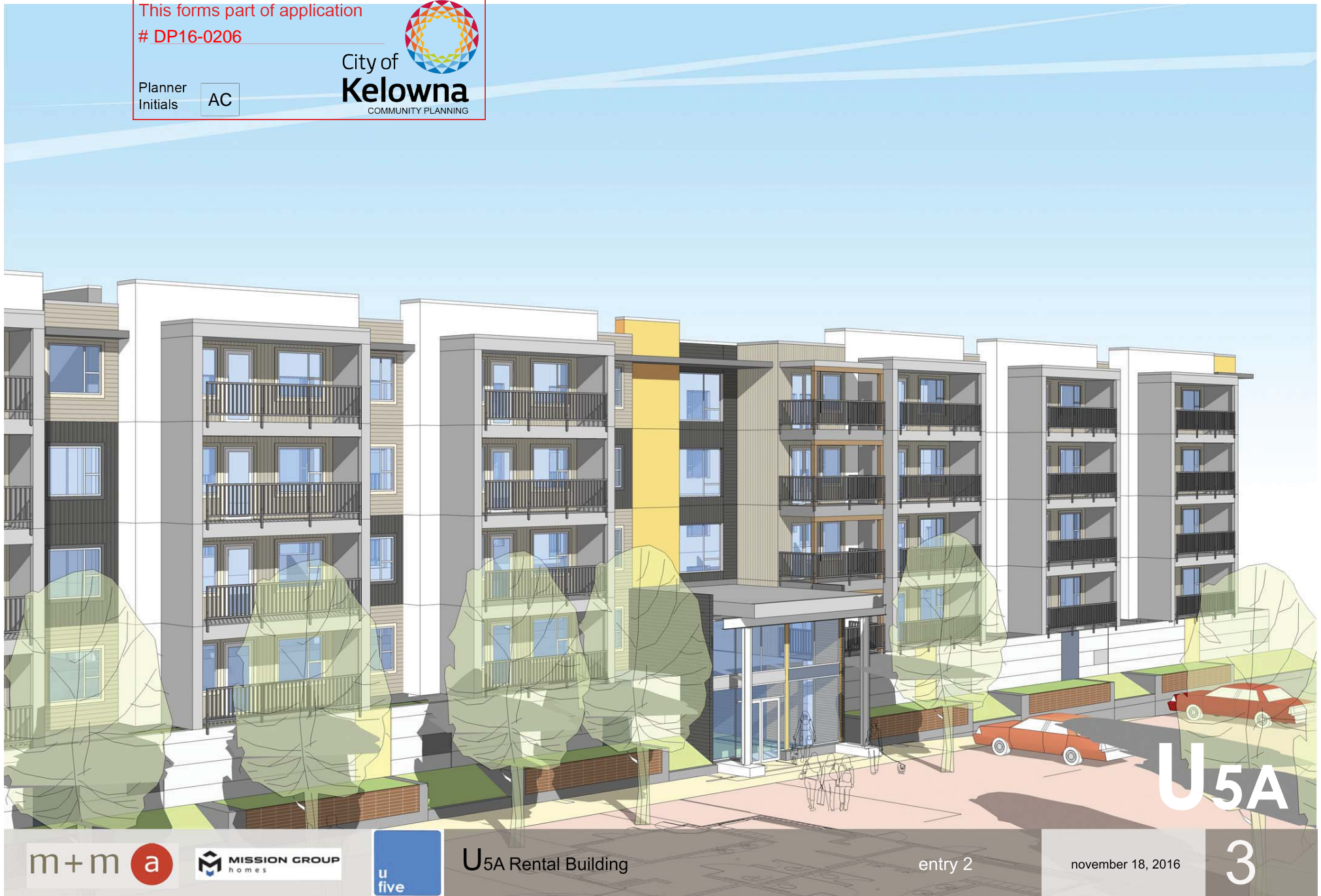


U5A Rental Building

building central connect to greenway

november 18, 2016

2



U5A

3

SCHEDULE **B**

This forms part of application
DP16-0206

Planner
Initials **AC**



U5A

m + m **a**

MISSION GROUP
homes



U5A Rental Building

academy way view

november 18, 2016

4

SCHEDULE B

This forms part of application
DP16-0206

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING



U5A

m+m a

MISSION GROUP
homes



U5A Rental Building

connect to U3 greenway

november 18, 2016

5

SCHEDULE

B

This forms part of application

DP16-0206

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



m + m a

MISSION GROUP
homes

u
five

U5A Rental Building

2 entry + central connect to greenway

november 18, 2016

6

ZONING SUMMARY

USA RENTAL		
ADDRESS	755 ACADEMY WAY	
LEGAL DESCRIPTION	LOT 3a, SECT 3 TOWNSHIP 23 00YD EPF53793	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RM4 TRANSITIONAL LOW DENSITY HOUSING	
EXISTING LEGAL USE	VACANT	
GRADES	EXISTING AVERAGE - SLOPING FINISH AVERAGE - SLOPING	
NUMBER OF BUILDINGS	4 STOREY RENTAL BUILDING OVER PARKADE	
CRITERIA FOR ALL TYPES OF APPLICATION:	RM4 TRANSITIONAL LOW DENSITY HOUSING	
	ZONING STANDARD	PROPOSAL
SITE AREA (sqm)	900 sqm	±11,800 sqm
SITE WIDTH (m)	30.0m	±112m
SITE DEPTH (m)	30.0m	±117m
OFF-STREET PARKING	155 stalls min. (see parking calc)	108 stalls (Variance Requested)
PRIVATE OPEN SPACE	1st level = 965 sqm 2nd level = 565 sqm 3rd level = 535 sqm 4th level = 635 sqm total = 2420 sqm min.	balcony area = 2,779 sqm landscape area = ±4,333 sqm (see building area calculations) ±1,955sqm ±117sqm total = 2420 sqm min.
HEIGHT OF BUILDING (S) OF STOREYS	13.0m / 3 storeys	±14.0m / 4.5 storeys (variance requested)
SITE COVERAGE OF BUILDING(S) (%)	50% max.	building: ±2,678sqm / 1,600 ±23.09%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	60% max.	building: ±2,678sqm parking/driveway: ±1,955sqm pool building: ±117sqm total: ±4,745sqm / 1,600 ±40.91%

ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	RM4 TRANSITIONAL LOW DENSITY HOUSING	
	ZONING STANDARD	PROPOSAL
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 100 units Total = 50 bikes min. Class II: 0.1 per dwelling unit x 100 units Total = 10 bikes min.	Class I: ±70 bike racks within parkade Class II: 10 stall bike racks (see site plan)
NUMBER OF LOADING SPACES	N/A	N/A
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
SETBACKS TO PARKING (m):		
NORTH (SIDE)	N/A	N/A
SOUTH (SIDE)	N/A	N/A
WEST (FRONT)	43.0m min.	±6.0m min.
EAST (REAR)	N/A	N/A
FLOOR AREA NET	± 5,648 sqm max, net area	± 6,486 sqm (69,613 sf)
FLOOR AREA RATIO (F.A.R.)	0.65 + (74/155 x 0.2) parking bonus = 0.745 max FAR	0.56
BUILDING (S) SETBACKS (m):		
NORTH (SIDE)	4.5m (over 2 storeys)	±5.2m
SOUTH (SIDE)	4.5m (over 2 storeys)	±31.3m
WEST (FRONT)	6.0m	±5.1m (see site plan)
EAST (REAR)	9.0m (over 2 storeys)	±17.4m
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A

PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT	PARKING RATIO	PARKING RATIO
				required	proposed
FULL SIZE STALL	8'-0"	2.5m	19'-0"	6.0m	100
MEDIUM SIZE STALL (40% max)	7'-0"	2.3m	15'-0"	4.8m	62 max.
COMPACT SIZE STALL (10% max)	6'-0"	2.0m	11'-0"	3.4m	16 max.
DISABLED STALL	12'-0"	3.7m	19'-0"	6.0m	2 min.
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m			2
PARKING REQUIREMENTS:					
RESIDENTIAL:					
1.0 stall/ bachelor unit			no of unit	no of stall	
1.25 stalls/ 1 bedrm unit			8	8	
1.5 stalls/ 2 bedrm unit			14	18	
			88	129	
total unit			108		
TOTAL PARKING REQUIRED:				155 stalls	
TOTAL PARKING PROVIDED:					
WITHIN PARKADE:	74 stalls				
PARKING @ GRADE:	34 stalls				
TOTAL				108 stalls (VARIANCE REQUESTED)	

BUILDING AND FLOOR AREAS:

UNIT TYPES	UNIT NFA ±sf	UNIT NFA ±sqm	UNIT COUNT		BALCONY AREAS ±sf (incl. level 1 patios)
A MICRO	284.0	26.4	8		1st Level 2,096
A1 1 BED	544.0	50.5	9		2nd Level 2,096
A1a 1 BED	540.0	50.2	5		3rd Level 2,096
B 2 BED	698.0	64.8	72		4th Level 2,096
Ba 2 BED	704.0	65.4	4		
Bb 2 BED	694.0	64.5	4		
B1 2 BED	649.0	60.3	1		
B1a 2 BED	645.0	59.9	3		
B2 2 BED	756.0	70.2	2		
TOTAL NET AREA FOR F.A.R.	69,813	6,486	108		8,384
COMMON / PRIVATE OPEN SPACE:					
				±sf	±sqm
LANDSCAPE/WALKWAY AREA/BIKE STORAGE/OFFICE					
				46,845	4,333
TOTAL				55,929	5,112

SITE COVERAGE AREAS:		
BLDG. FOOTPRINT AREA (parkade) FOR SITE COVERAGE:	±2,678sqm (28,830 sf)	
TOTAL FOOTPRINT AREA + PARKING @ GRADE:	±4,745sqm (51,080sf)	
BUILDING AREA (level 1) FOR RESIDENTIAL BLDG:	±2,041 sqm (21,965 sf)	
NOTE: Building separated into 2 compartments with a 2 hour rated firewall: the compartment 1 = ±13,530sf the compartment 2 = ±10,050sf		

SPATIAL SEPARATION:

	SOUTH WEST (FRONT) & EAST WALL	NORTH WALL
WALL AREA		±26.0sqm
OPENING AREA		±7.8sqm
% PROVIDED		29.8%
LIMITING DISTANCE		6.2m
% PERMITTED		100%
CONSTRUCTION TYPE	3.2.3.10	Combust.
CLADDING MATERIAL		Combust.
REQUIRED RATINGS		No Rating

BUILDING CODE REVIEW

OCCUPANCY	GROUP C	PARKADE: GROUP F3
ARTICLE	3.2.2.50	3.2.2.78
NO. OF STOREYS	4 STOREYS	UNLIMITED
NO. OF STREETS FACING	1	1
BUILDING AREAS:	PROPOSED CODE MAXIMUM	PROPOSED CODE MAXIMUM
	±1,257sqm (COMPARTMENT A) ±905sqm (COMPARTMENT B)	1,800sqm (NOTE: 1,500sqm max per F.U.S. requirements) 2,678 sqm UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2		
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUST.
SPRINKLERED	YES	YES
ASSEMBLY RATINGS:		
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE)	
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)	
ROOFS	1 HR	

FIRE PROTECTION:

LOCATION OF HYDRANT TO SIAMSE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPEHOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD

PARKADE LEVEL:	46sqm / PERSON X 2,678sqm	69 PERSONS
RESID. LEVEL 1&2:	2 PERSONS/ SLEEPING ROOM X 445 ROOMS±	90 PERSONS PER FLOOR
RESID. LEVELS 3&4:	2 PERSONS/ SLEEPING ROOM X 51 ROOMS±	102 PERSONS PER FLOOR
RESIDENTIAL BUILDING TOTAL		443 PERSONS

ACCESSIBILITY REQUIREMENTS

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	NO	NO

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 REG'D DWELLING UNIT	3.7.2.2.(11)
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EXIT FACILITIES

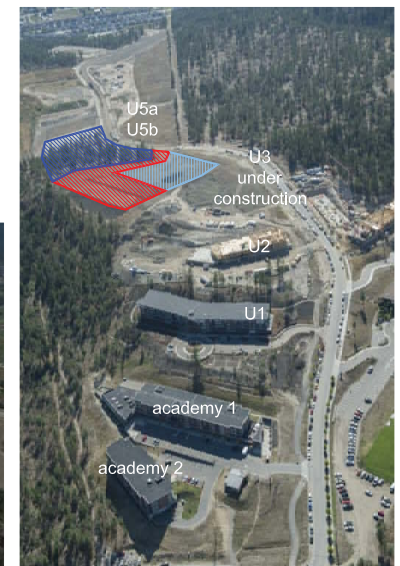
REQUIRED EXITS	2 MIN. PER FLOOR	3.1 TO 3.6
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1,100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL	6.1mm/ person X 59 persons ± 360mm	5 doors @ 3'-0" ± 15'-0" (4572mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 4 (doors)	6.1mm/ person X 102 persons max. ± 623mm	min. 2 doors @ 3'-0" width/ floor = 6'-0" (1829mm)
LEVEL 1 - 4 (stairs)	8.0mm/ person X 102 persons max. ± 816mm	min. 2 stairs @ 3'-10" width/ floor = 7'-8" (2337mm)
RESIDENTIAL UNITS	min. 1 door @ 800mm (each unit)	36" door @ each unit
EXIT THROUGH LOBBY	yes (parkade level only)	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:	1 HR (2 HR @ Parkade)	3.4.4.1.
STAIR SHAFTS	1 HR	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS

GROUP / MAJOR OCCUPANCIES	1 HR	3.3.1.1.
TENANTS C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	YES	3.1.11.
MAX. ATTIC AREA	380 sqm	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.



SCHEDULE A

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DP16-0206

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Initials

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City of
Kelowna
COMMUNITY PLANNING

No.	Date	Revision	No.	Date	Revision
01	2016-08-15	Issued for USA DP			
02	2016-11-15	USA FF RP			
03	2016-11-18	reissued for USA DP			

Project Title
**UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)**
755 ACADEMY WAY KELOWNA



Consultant Seal

201-717-7007
PORTFOLIO, B.C.
TEL: 250.442.1243
FAX: 250.442.1244
213 BERNARD AVENUE
KELOWNA, B.C.
TEL: 250.792.3004
FAX: 250.792.3004

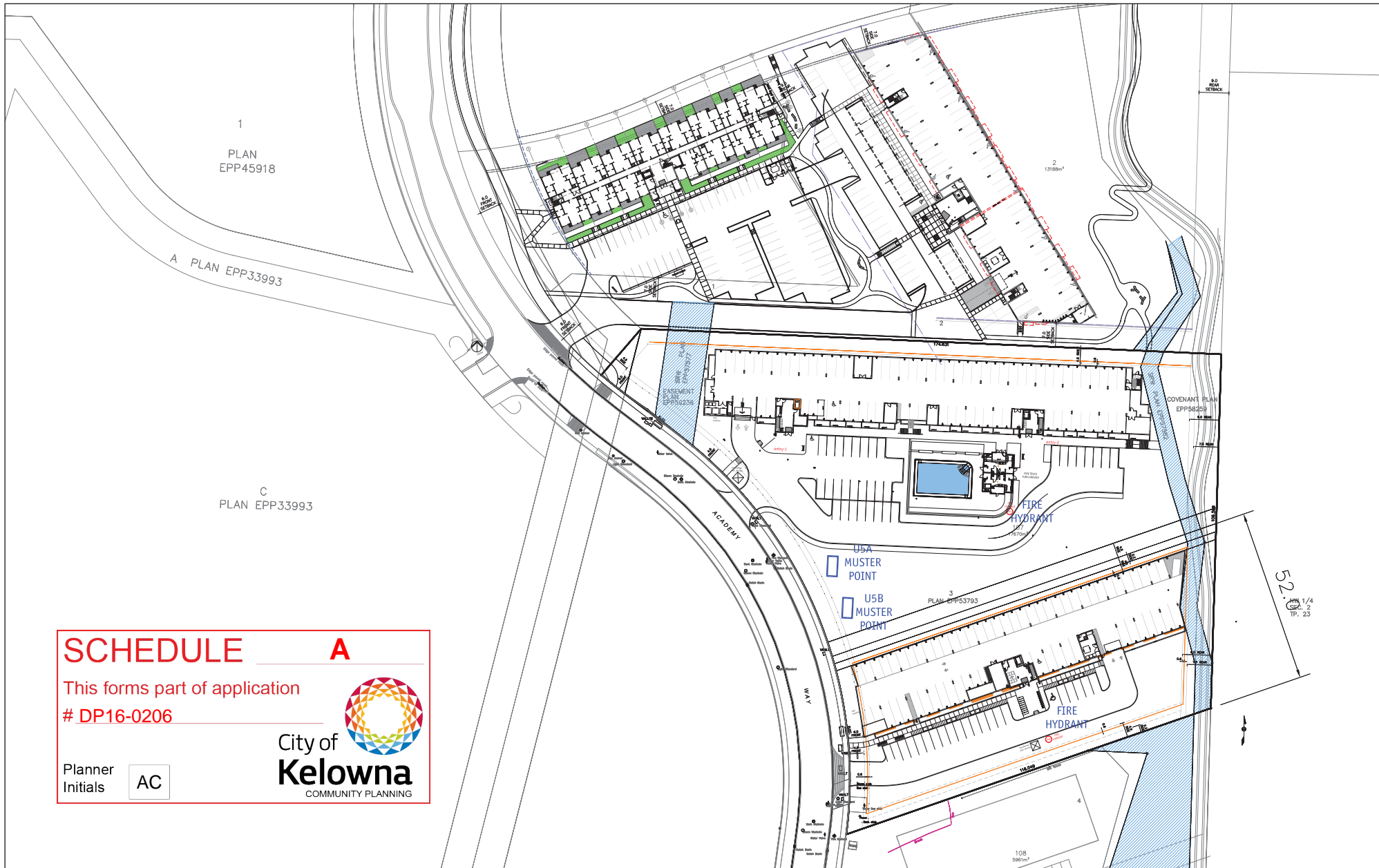
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Date: 2016-11-15
Job No.: mpm 16-1706
Scale: AS SHOWN
Drawn: SM
Checked: JP

Drawing Title
**ZONING &
CODE REVIEW &
LOCATION PLAN**

Drawing Number
A1.01
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01	2016-08-15	Issued for USA DP
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Project Title
**UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)**
755 ACADEMY WAY KELOWNA



Consultant Seal

261-7170/2707
PORTFOLIO, B.C.
104-102
TEL: 250.462.1343
EMAIL: info@meiklejohn.ca
23 BOWMAN AVENUE
KELOWNA, B.C.
V1Y 1A2
TEL: 250.762.3004
EMAIL: info@meiklejohn.ca



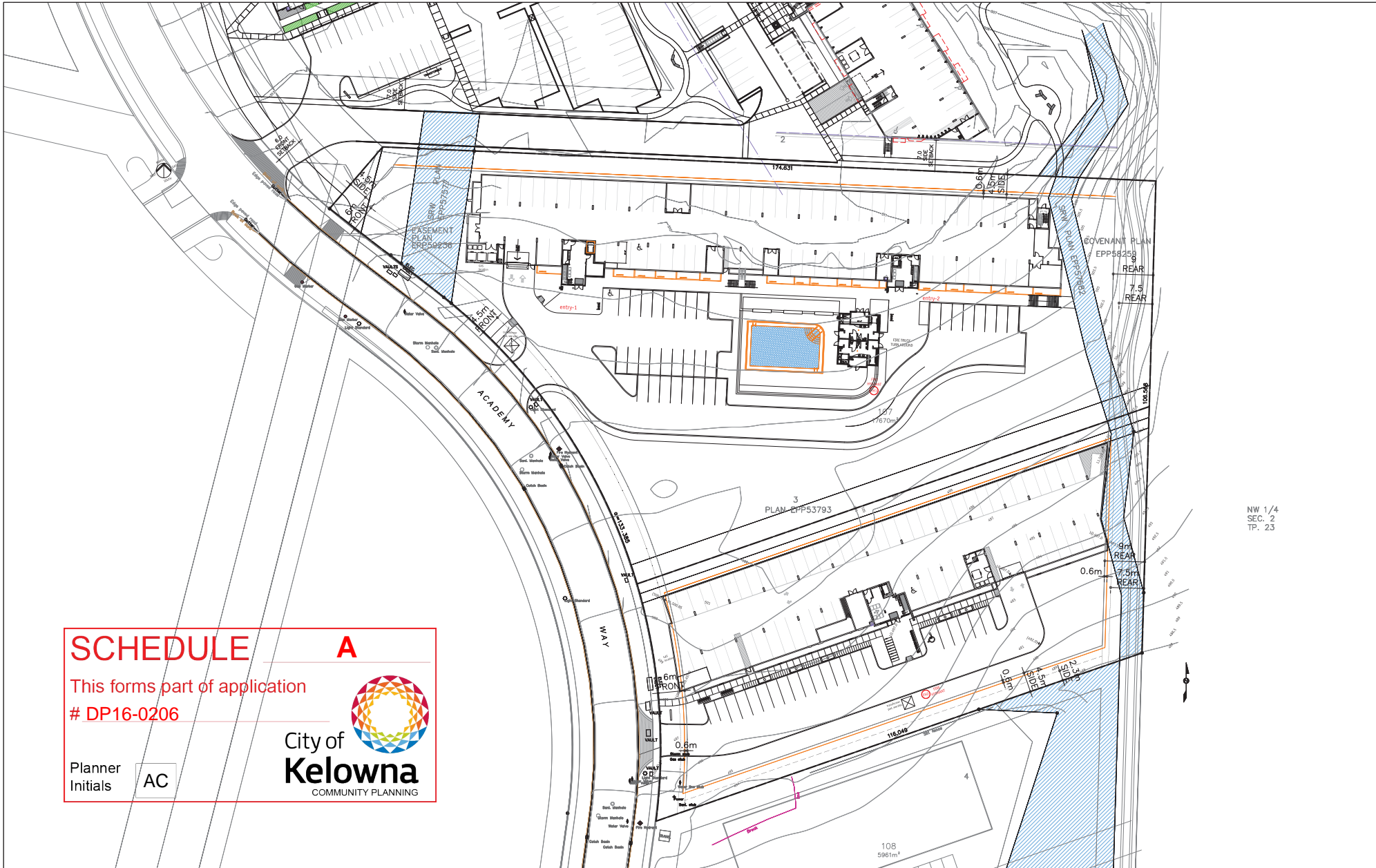
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Date	2016-08-15
Job No.	mm-16-1706
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title
**OVERALL
SITE PLAN**
1"=40'

Drawing Number
A2.01
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NW 1/4
SEC. 2
TP. 23

SCHEDULE

A

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Project Title
**UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)**
755 ACADEMY WAY KELOWNA



Consultant Seal

201-717-0707
PORTFOLIO, B.C.
102-1102
TEL: 250.462.1242
EMAIL: info@meiklejohn.ca
23 BOWMAN AVENUE
KELOWNA, B.C.
V1Y 1A2
TEL: 250.792.3004
EMAIL: lee.hay@meiklejohn.ca



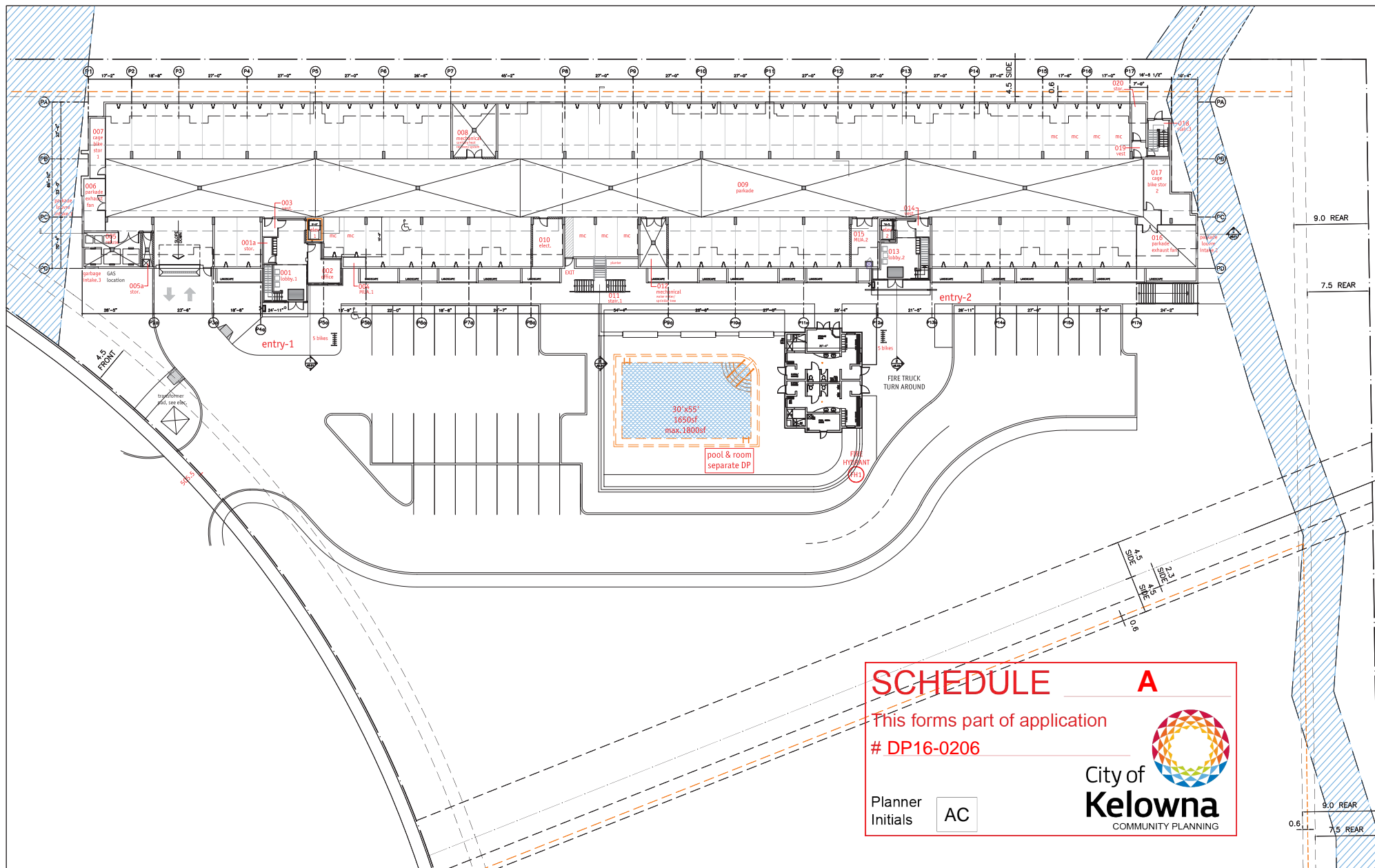
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Date: 2016-08-15
Job No.: 2016-08-15
Scale: AS SHOWN
Drawn: SM
Checked: JH

Drawing Title
SITE PLAN
scale: 1"=30'

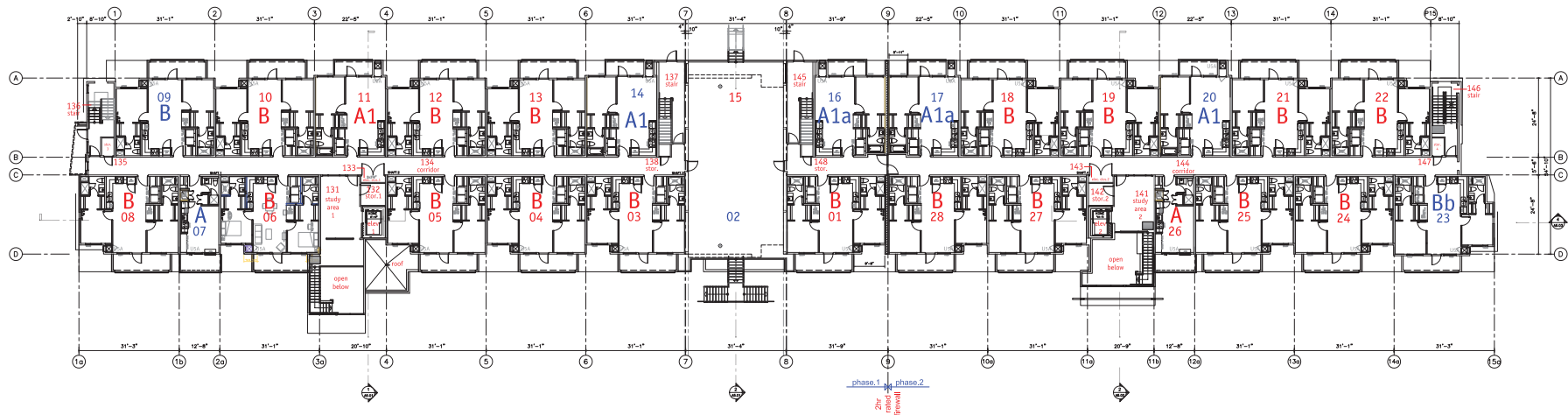
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U5A



No. Date Revision			No. Date Revision				Project Title UNIVERSITY HEIGHTS RENTAL - 4 LEVELS WITH PARKADE (108 UNITS) 755 ACADEMY WAY KELOWNA	 	Consultant Seal	<div>261-71 FERRY STREET PORTFOLIO, B.C. V2A 1P2 TEL: 250.442.1343 EMAIL: info@meiklejohn.ca</div> <div>23 BERNARD AVENUE KELOWNA, B.C. V1Y 4A2 TEL: 250.792.3004 EMAIL: lee-m@meiklejohn.ca</div> <div> MEIKLEJOHN ARCHITECTS INC.</div>	<div>Copyright reserved. This plan and design is and is all other contents the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.</div> <div>Date: 2016-11-15</div> <div>Job No.: m+m 16-1706</div> <div>Scale: AS SHOWN</div> <div>Drawn: SM</div> <div>Checked: JP</div>	Drawing Title <div>Parkade</div> 1/16"=1'0"	Drawing Number <div>A2.10</div> <div>DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB</div>	

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SCHEDULE A

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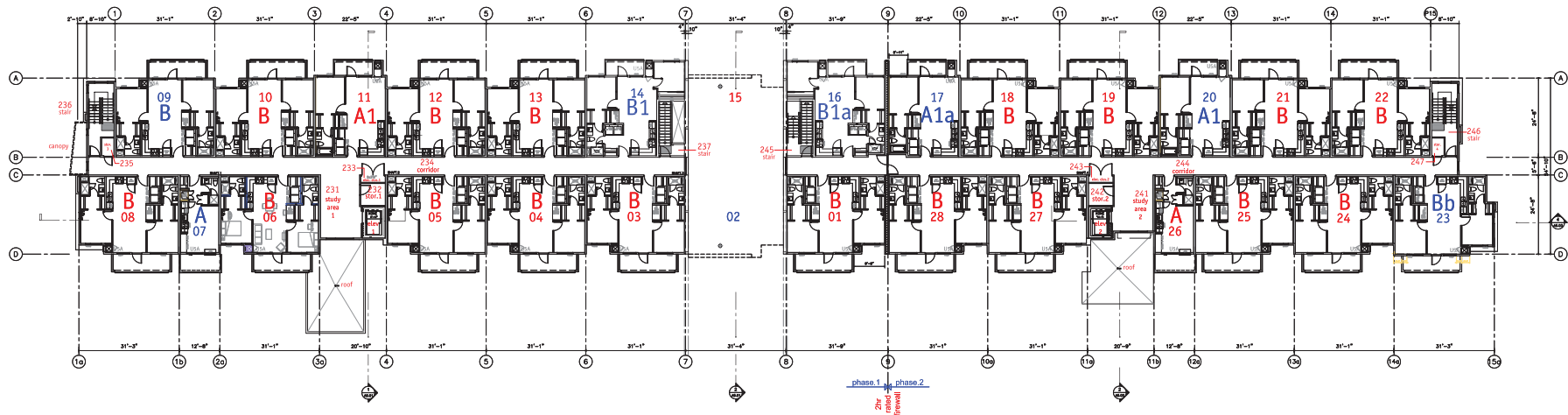
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City of Kelowna
COMMUNITY PLANNING

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SCHEDULE A

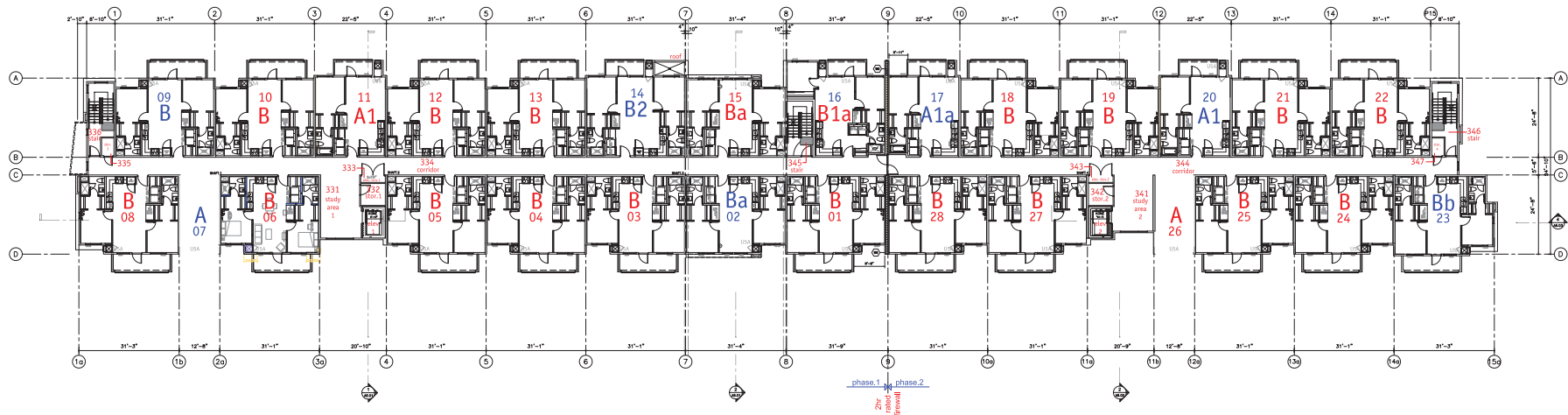
This forms part of application
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Planner Initials AC

City of
Kelowna
COMMUNITY PLANNING

No.			Date	Revision	No.			Date	Revision				Project Title UNIVERSITY HEIGHTS RENTAL - 4 LEVELS WITH PARKADE (108 UNITS) 755 ACADEMY WAY KELOWNA						Consultant Seal			<div>261-7170007 PORTSTON, B.C. V2A 1S2 TEL: 250.442.1343 EMAIL: info@meiklejohn.ca</div> <div>233 BERNARD AVENUE KELOWNA, B.C. V1Y 4K2 TEL: 250.792.3004 EMAIL: lee-m@meiklejohn.ca</div> 			Copyright reserved. This plan and design is and is the sole property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.			Drawing Title Level 2			Drawing Number A2.12														
																									Date 2016-08-15			Job No. mm 15-1706			Scale AS SHOWN			Drawn SM			Checked JP			1/16" = 1'0"			DRAWINGS ARE NOT TO BE SECALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB		

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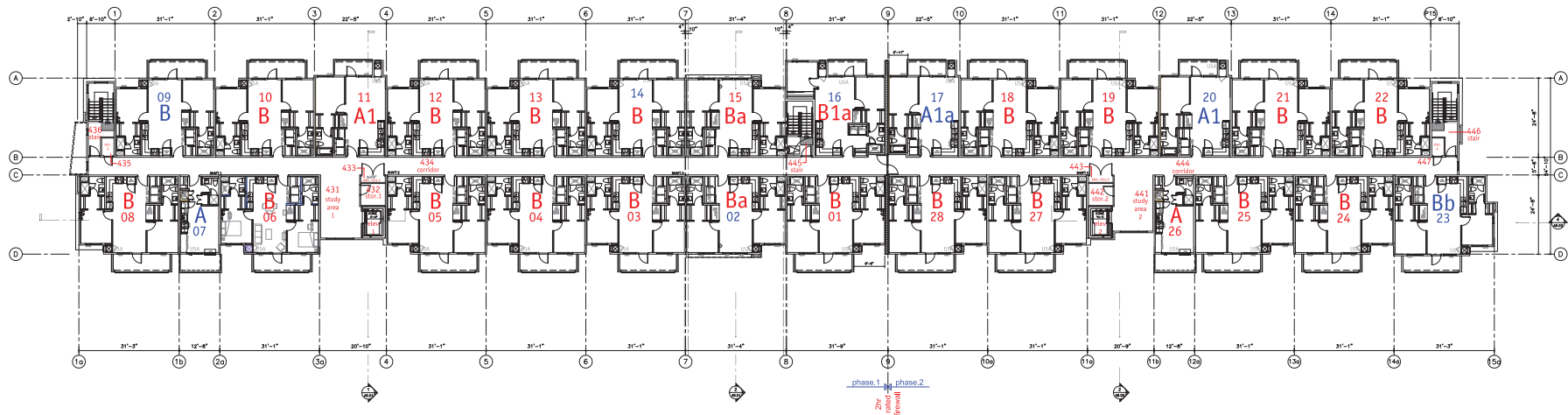
Planner Initials AC

City of
Kelowna
COMMUNITY PLANNING

No. Date Revision			No. Date Revision				Project Title UNIVERSITY HEIGHTS RENTAL - 4 LEVELS WITH PARKADE (108 UNITS) 755 ACADEMY WAY KELOWNA		Consultant Seal	<div>261-7170007/27027 PORTSTON, B.C. USA FF TEL: 250.442.1343 EMAIL: jerry.m@meiklejohn.ca 23 BERNARD AVENUE KELOWNA, B.C. V1Y 4K2 TEL: 250.792.3004 EMAIL: lee-m@meiklejohn.ca</div> 	<div>Copyright reserved. This plan and design is and is all other contents the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.</div> <table><tr><td>Date</td><td>2016-08-15</td></tr><tr><td>Job No.</td><td>2016-08-15</td></tr><tr><td>Scale</td><td>AS SHOWN</td></tr><tr><td>Drawn</td><td>SM</td></tr><tr><td>Checked</td><td>JM</td></tr></table>	Date	2016-08-15	Job No.	2016-08-15	Scale	AS SHOWN	Drawn	SM	Checked	JM	Drawing Title Level 3	Drawing Number A2.13	U5A <small>DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB</small>
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City of Kelowna
COMMUNITY PLANNING

No.	Date	Revision
01	2016-08-15	Issued for USA DP
02	2016-11-15	USA FF BP
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TRUE NORTH

Project Title
**UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)**
755 ACADEMY WAY KELOWNA



Consultant Seal

261-7170007/22027
PORTSTON, B.C.
124-152
TEL: 250.462.1343
EMAIL: jerry.mcm@mission.ca
23 BERNARD AVENUE
KELOWNA, B.C.
V1Y 4K2
TEL: 250.792.3004
EMAIL: jerry.mcm@mission.ca



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Date	2016-10-15
Job No.	mm 16-1706
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title
Level 4

Drawing Number
A2.14

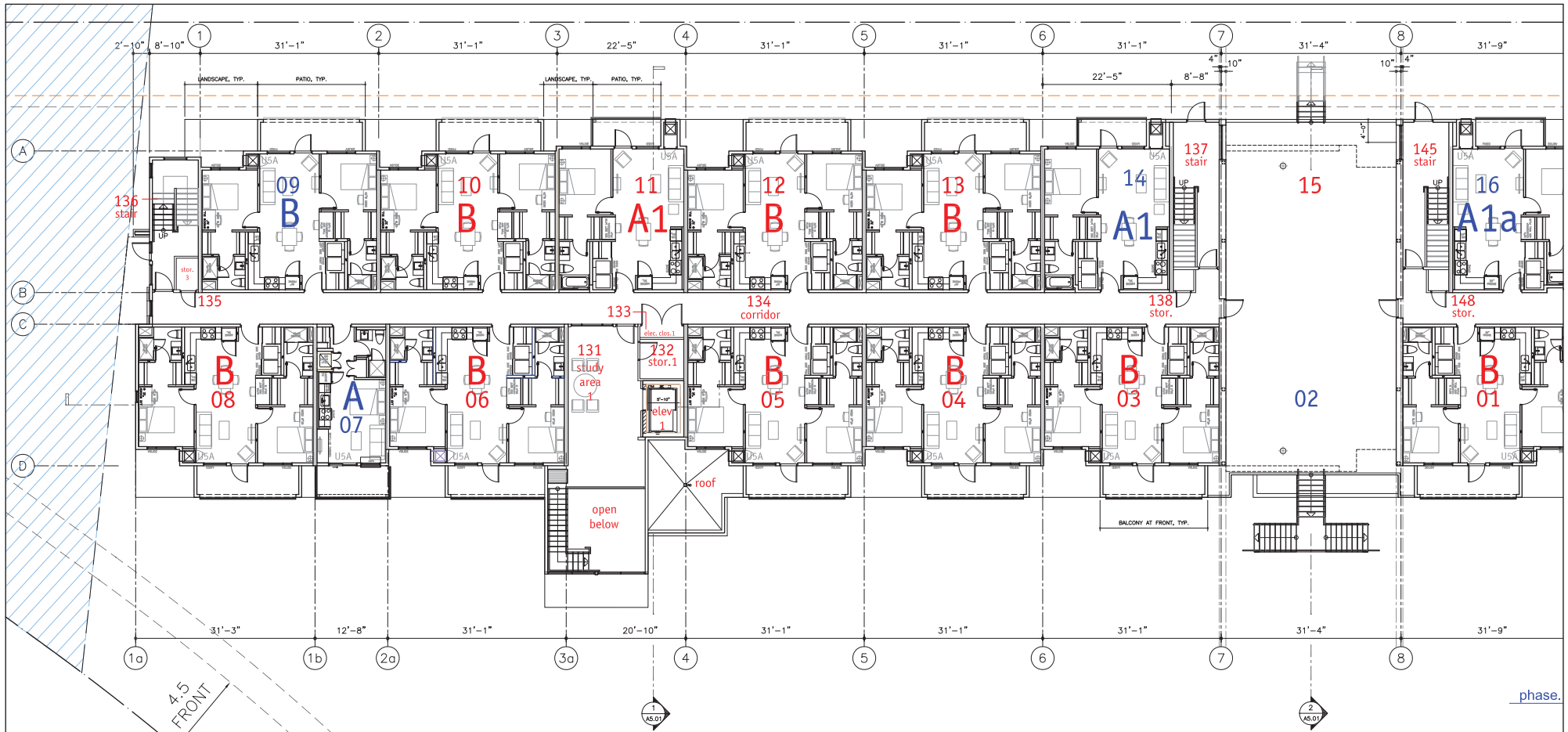
U5A

1/16"=1'0"

ALL DIMENSIONS SHALL BE VERIFIED ON JOB

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SCHEDULE A

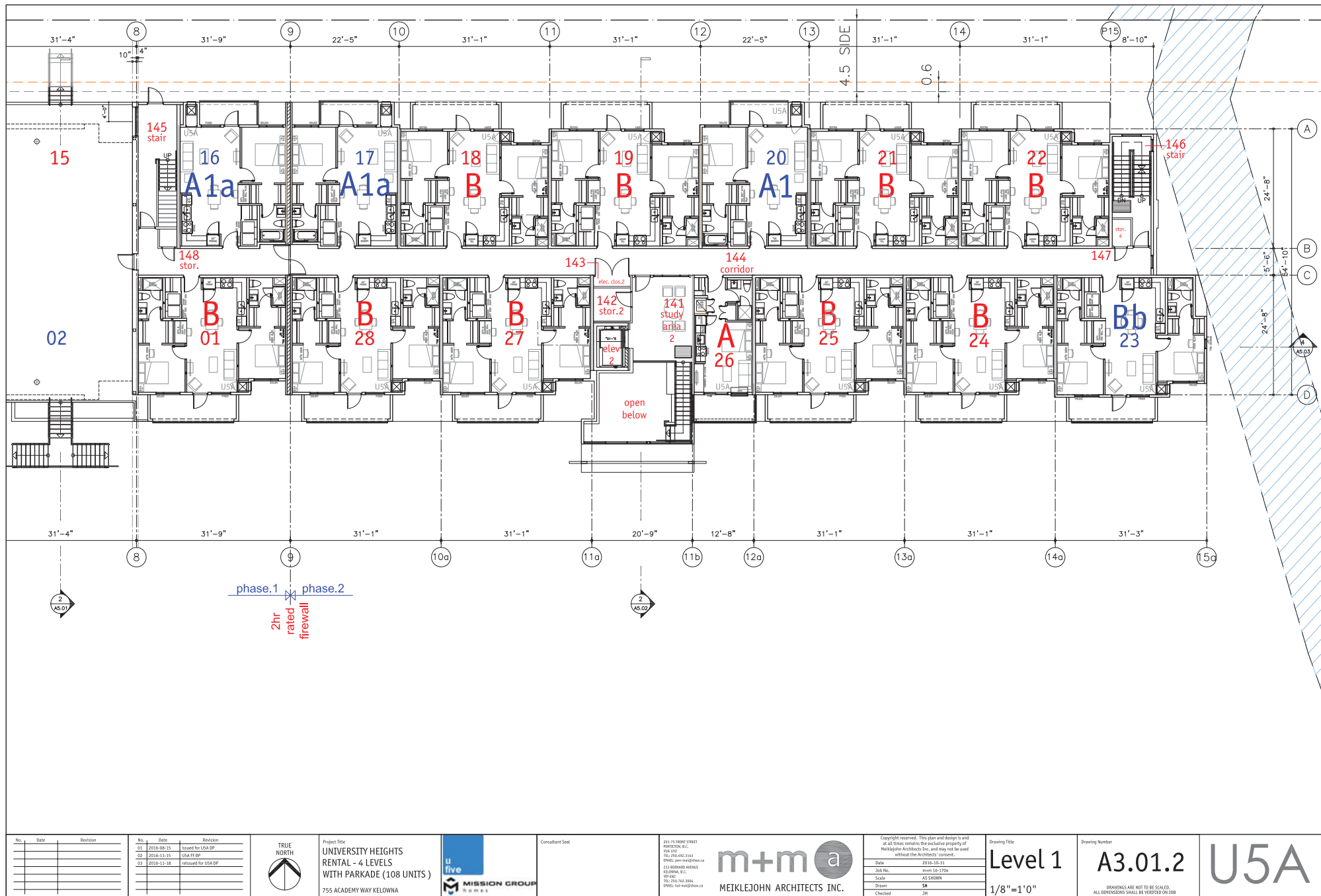
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DP16-0206

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

No.		Date	Revision
	01	2016-08-15	Issued for USA DP
	02	2016-11-15	USA FF DP
	03	2016-12-18	reissued for USA DP

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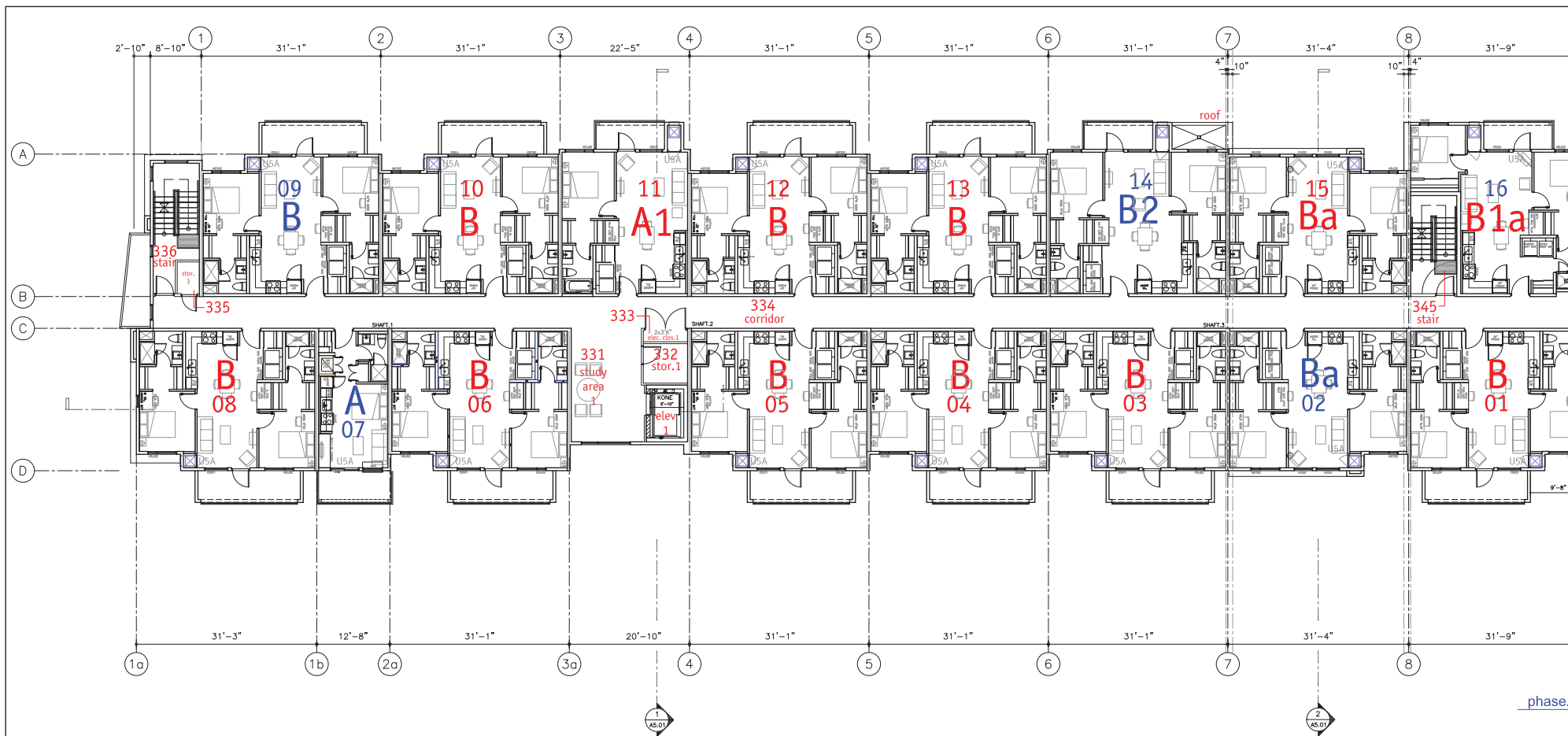


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C1	2019-09-10	Issued for USA DP	C1	2019-09-10	Issued for USA DP							
C2	2019-11-15	USA DP OP	C2	2019-11-15	revised for USA DP							
C3	2019-11-18	revised for USA DP										




SCHEDULE A

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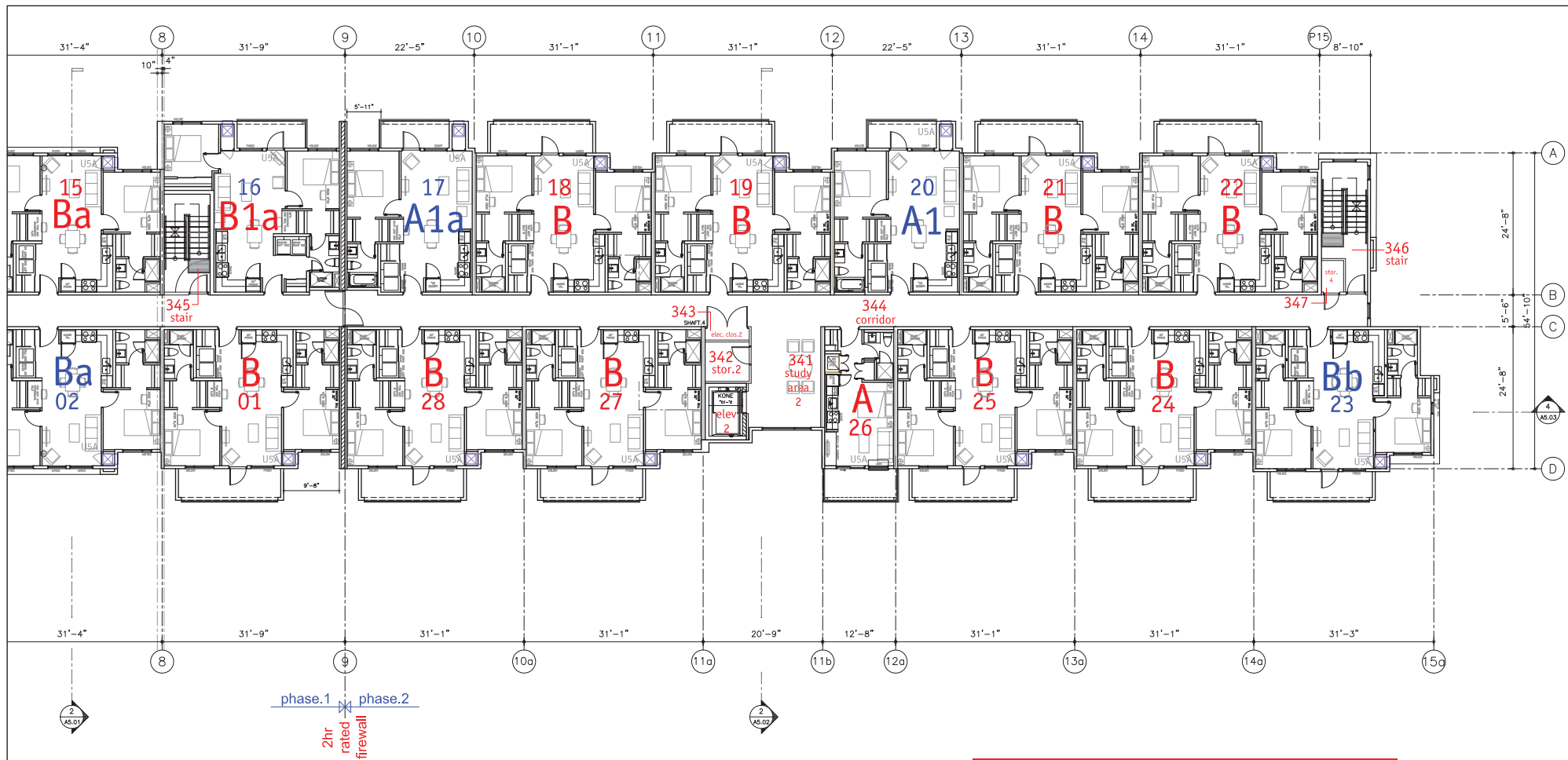
Planner
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**City of
Kelowna**
COMMUNITY PLANNING

No. Date Revision			<div><div>TRUE NORTH</div></div>	<div>Project Title</div> <div>UNIVERSITY HEIGHTS RENTAL - 4 LEVELS WITH PARKADE (108 UNITS)</div> <div>755 ACADEMY WAY KELOWNA</div>	<div><div><div>u five</div><div>MISSION GROUP homes</div></div></div>	<div>Consultant Seal</div> <div><div>261-717-0000 / 228277 PORTFOLIO B.C. 100-100 TEL: 250.462.1343 EMAIL: info@meiklejohn.ca</div><div>213 BERNARD AVENUE KELOWNA, B.C. V1Y 4K2 TEL: 250.792.3094 EMAIL: info@meiklejohn.ca</div></div> <div><div><div>m+m</div><div>a</div></div><div>MEIKLEJOHN ARCHITECTS INC.</div></div>	<div>Copyright reserved. This plan and design is and as all other contents the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.</div> <div><div>Date</div><div>2016-10-15</div></div> <div><div>Job No.</div><div>mm 15-1706</div></div> <div><div>Scale</div><div>AS SHOWN</div></div> <div><div>Drawn</div><div>SM</div></div> <div><div>Checked</div><div>JP</div></div>	<div>Drawing Title</div> <div>Level 3</div>	<div>Drawing Number</div> <div>A3.03.1</div>	<div>U5A</div>
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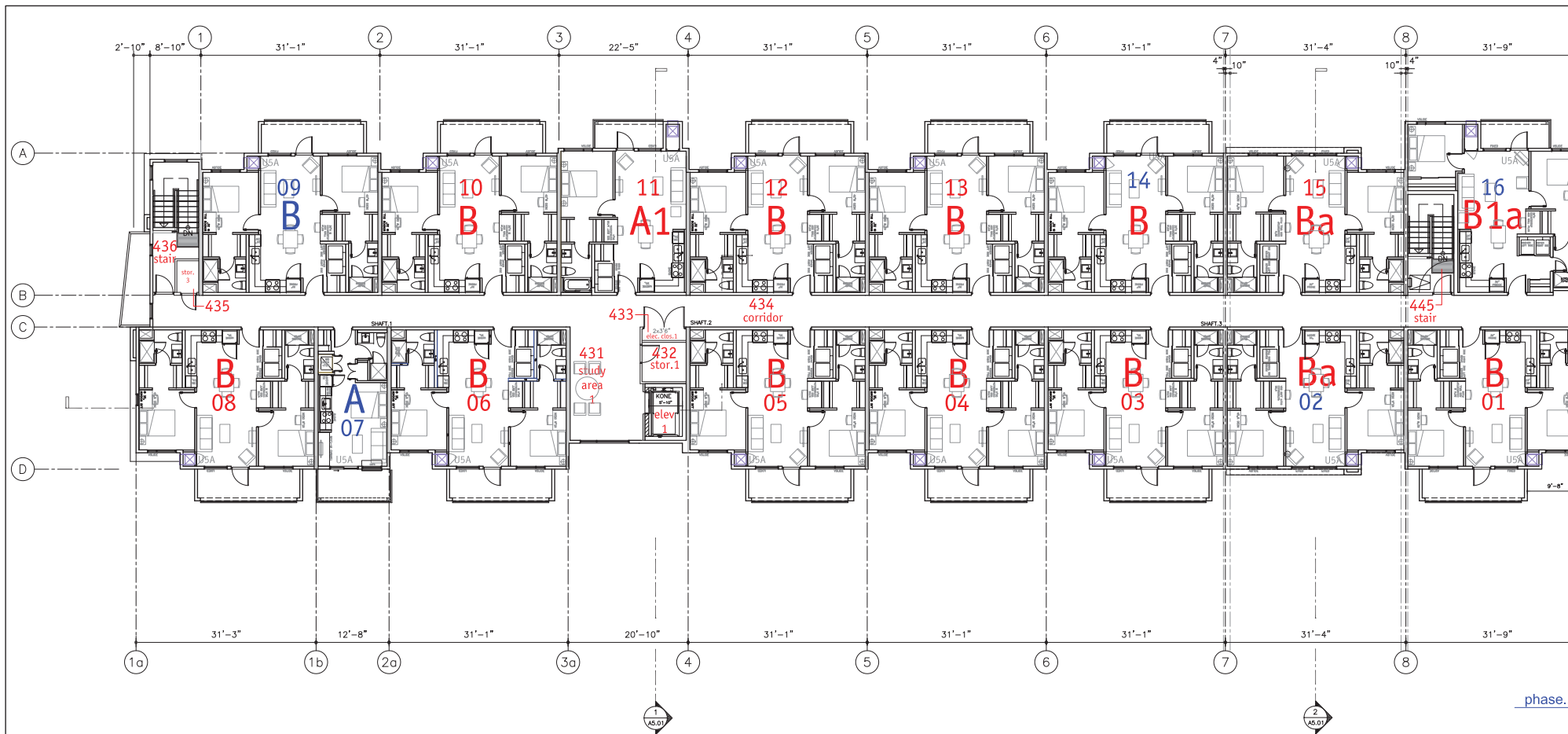
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Kelowna**
COMMUNITY PLANNING

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2016-11-18 reissued for USA DP



SCHEDULE A


This forms part of application
DP16-0206

Planner
Initials

AC


**City of
Kelowna**
COMMUNITY PLANNING

No.	Date	Revision
01	2016-08-15	Issued for USA DP
02	2016-11-15	USA FF BP
03	2016-11-18	reissued for USA DP




**TRUE
NORTH**

Project Title
UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)
755 ACADEMY WAY KELOWNA



MISSION GROUP

Consultant Seal



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Date	2016-11-15
Job No.	mm 16-1706
Scale	AS SHOWN
Drawn	SM
Checked	JP

Drawing Title
Level 4

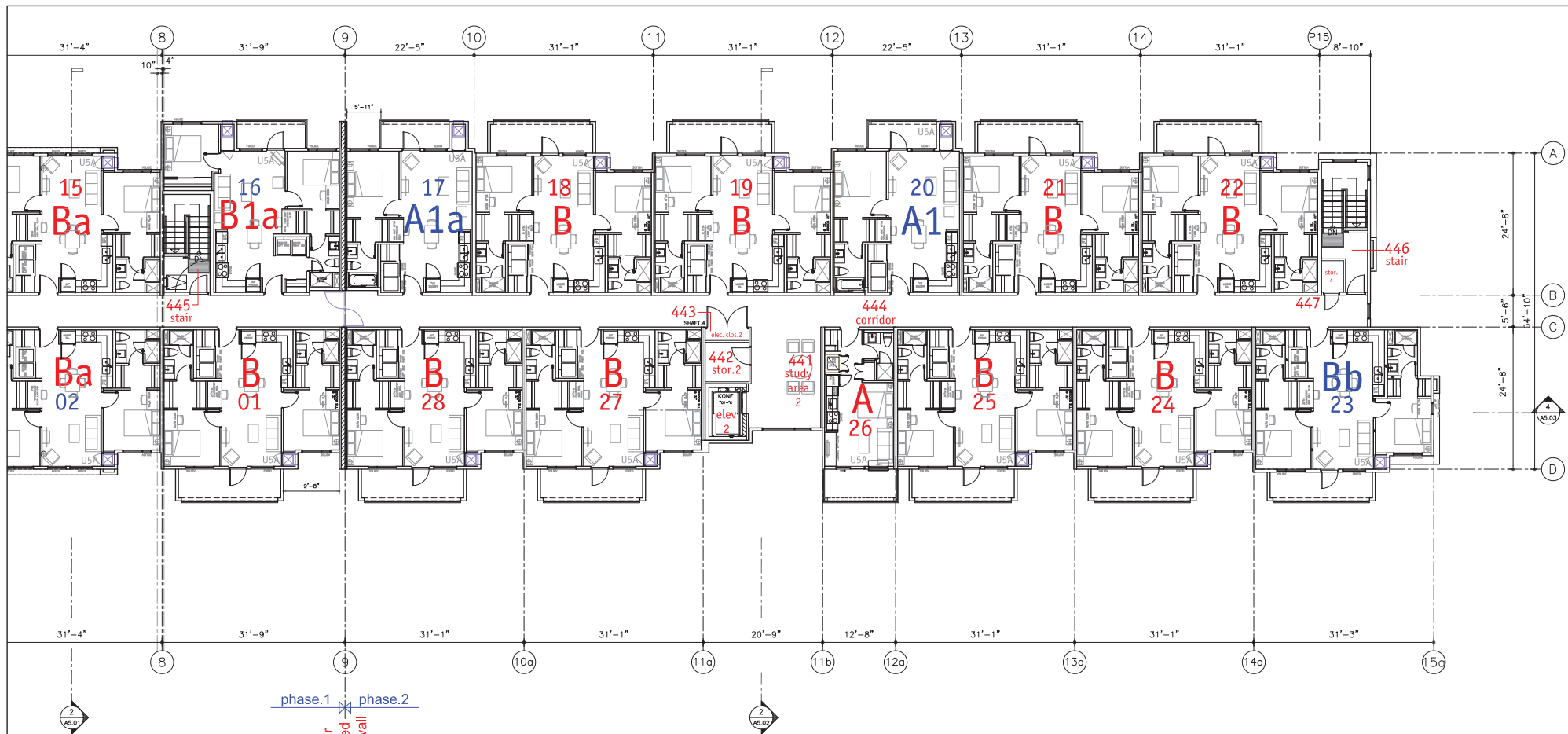
Drawing Number
A3.04.1

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1/8"=1'0"

U5A

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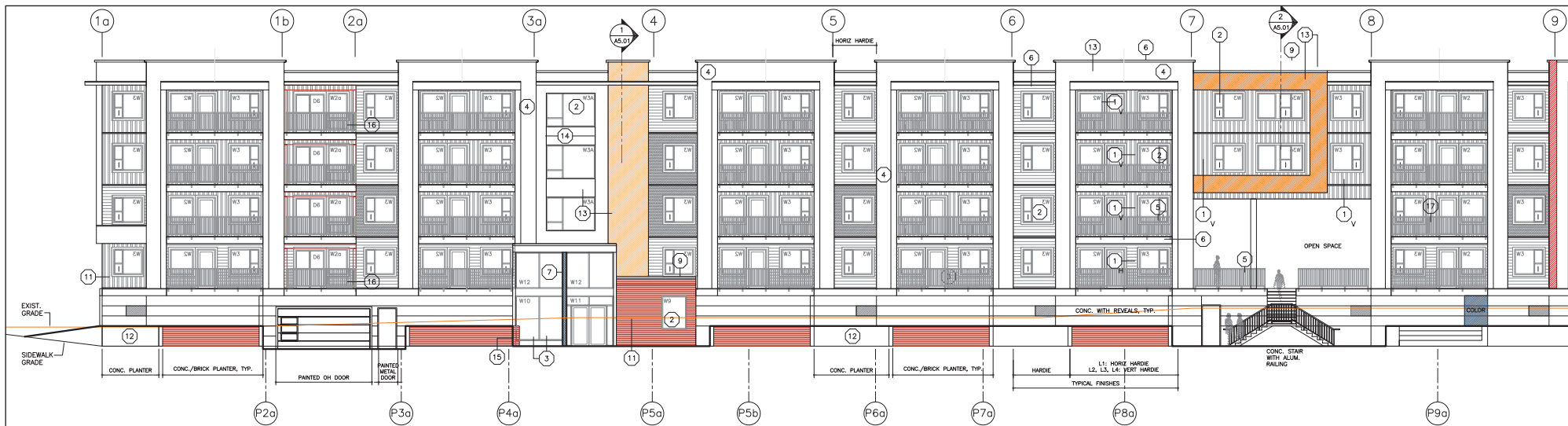
SCHEDULE A

This forms part of application
DP16-0206

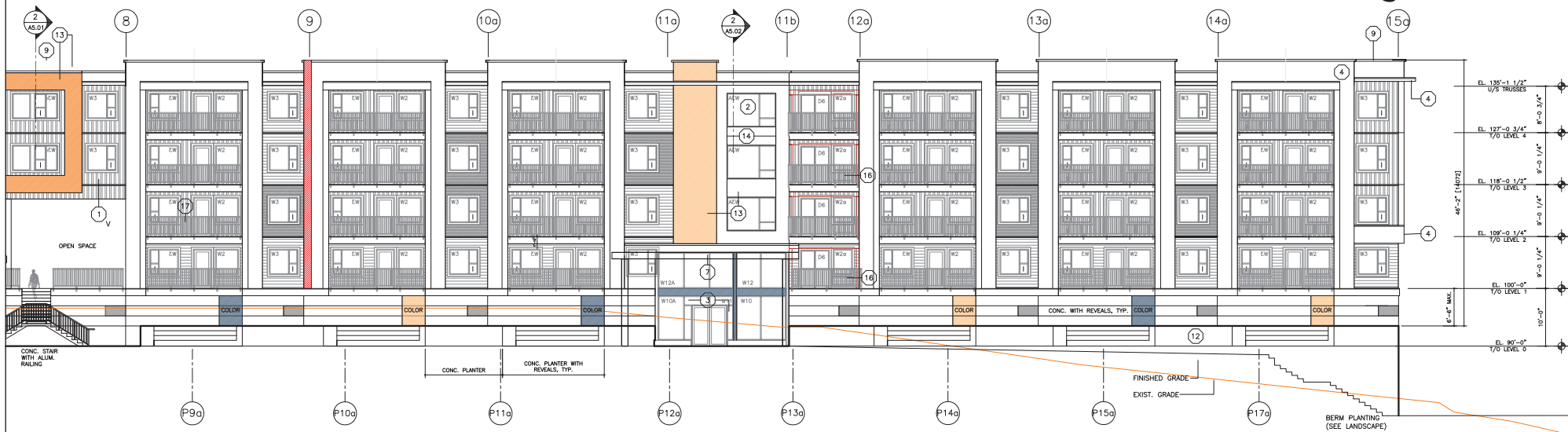
Planner Initials AC

City of
Kelowna
COMMUNITY PLANNING

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Bldg Elev 1.1



Bldg Elev 1.2

SCHEDULE B

This forms part of application
UNIVERSITY HEIGHTS
RENTAL 4 LEVELS
DP16-0206
(W/1 PARKING 2200 SITS)
755 ACADEMY WAY KELOWNA

Consultant Seal



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

AC

261-717007/22027
PORTFOLIO, B.C.
2024-10-2
TEL: 250.462.3343
EMAIL: jerry.m@meiklejohn.ca
23 BERNARD AVENUE
KELOWNA, B.C.
V1Y 4K2
TEL: 250.792.3004
FAX: 250.792.3004

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Date: 2016-03-01
Job No: 2016-03-01
Scale: AS SHOWN
Drawn: SM
Checked: JH

Drawing Title
**Bldg
Elevations**
1/8"=1'0"

Drawing Number
A4.01
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01	2016-08-15	Issued for USA DP
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03	2016-11-18	reissued for USA DP

TRUE NORTH

Project Title
UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)
755 ACADEMY WAY KELOWNA

u five
MISSION GROUP

Consultant Seal

261-7170007
PORTKAITUM B.C.
V2A 1P2
TEL: 250.442.1343
EMAIL: info@meiklejohn.ca
23 BERNARD AVENUE
KELOWNA, B.C.
V1Y 4A2
TEL: 250.762.3004
EMAIL: info@meiklejohn.ca

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MEIKLEJOHN ARCHITECTS INC.

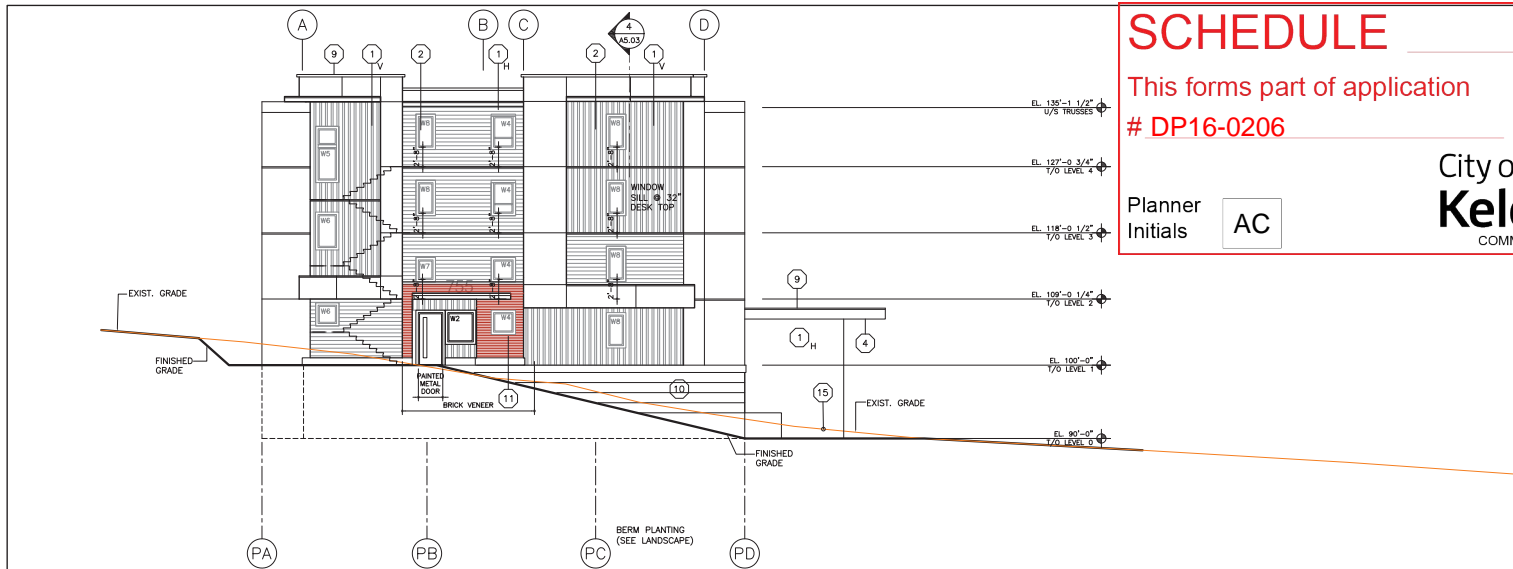
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Date: 2016-10-15
Job No: 16-15706
Scale: AS SHOWN
Drawn: SW
Checked: JW

Drawing Title
Bldg
Elevations
1/8"=1'0"

Drawing Number
A4.02
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

U5A



SCHEDULE B

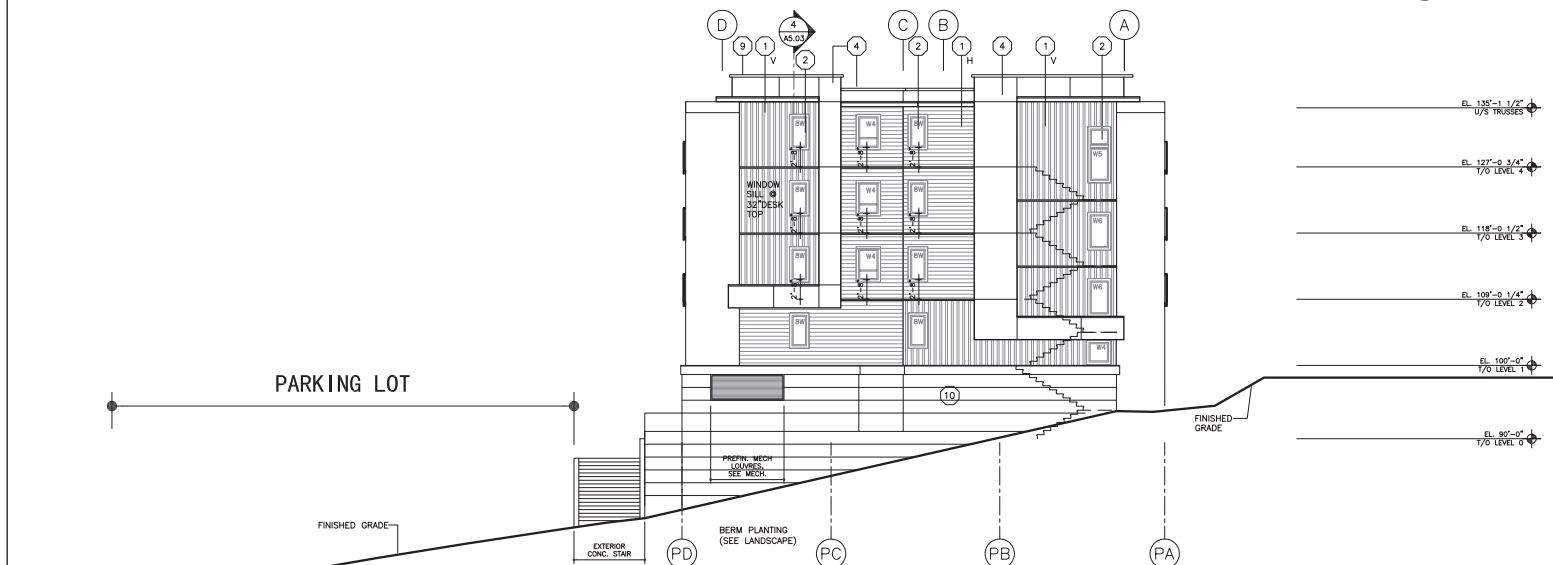
This forms part of application
DP16-0206

Planner
Initials AC



ELEVATION KEY NOTES LEGEND	
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.	
1	HORIZONTAL FIBRE CEMENT SIDING
1	VERTICAL FIBRE CEMENT SIDING
2	VINYL WINDOW & DOOR WITH LOW-E CLEAR GLAZING
3	ALUM. STOREFRONT WINDOW & DOOR WITH LOW-E CLEAR GLAZING
4	HARDIE PANEL WITH REVEALS
5	ALUM. RAILING
6	HARDI TRIM/BALCONY/ROOF FASCIA
7	PAINTED STEEL FRAME & POST
8	PREFINISHED METAL OVERFLOW SCUPPER
9	PREFINISHED METAL FLASHING
10	CONCRETE WITH PARGE FINISH C/W REVEALS & FEATURE PAINT FINISH
11	BRICK VENEER, RUNNING BOND
12	CONCRETE PLANTER
13	STUCCO FINISH
14	STUCCO CONTROL JOINT
15	SIAMESE CONNECTION (SEE FIRE PROTECTION/ MECH)
16	PREFIN METAL LOUVERED PTAC GRILLE (SEE MECHANICAL)

West Bldg Elev 3



East Bldg Elev 4

No.			Date			Revision		
01			2016-08-15			Issued for USA DP		
02			2016-11-15			USA FF BP		
03			2016-11-18			reissued for USA DP		



TRUE NORTH

Project Title
**UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)**
755 ACADEMY WAY KELOWNA



MISSION GROUP
h o m e s t e c h n i c a l

261-717-0007
PORTFOLIO B.C.
224-1512
TEL: 250.442.1143
EMAIL: info@meiklejohn.ca
213 BERNARD AVENUE
KELOWNA, B.C.
V1P 4K2
TEL: 250.762.3004
EMAIL: lee-m@meiklejohn.ca

Consultant Seal

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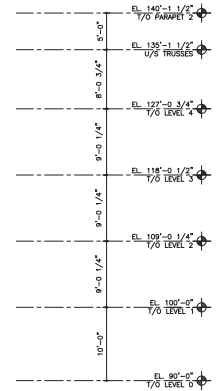
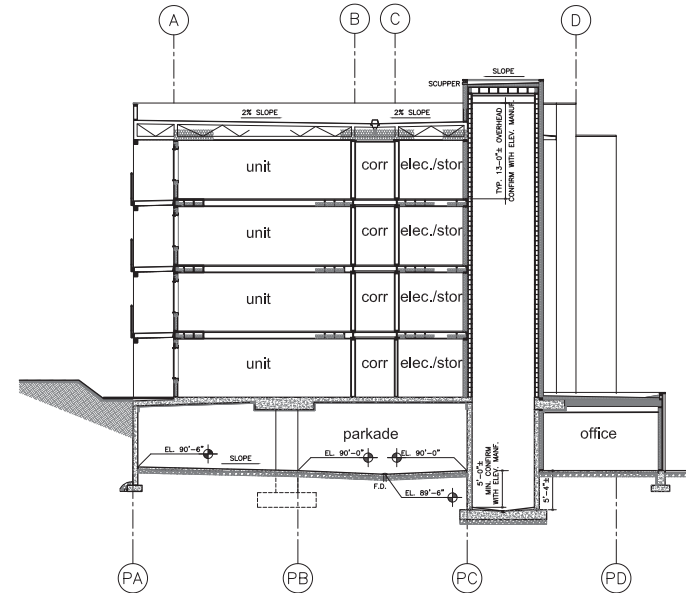
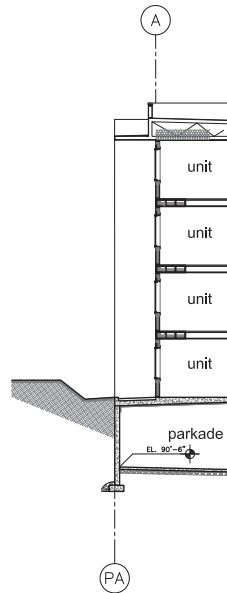
Drawing Title
**Bldg
Elevations**
1/8"=1'0"

Drawing Number
A4.03

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U5A

2016-11-18 reissued for USA DP

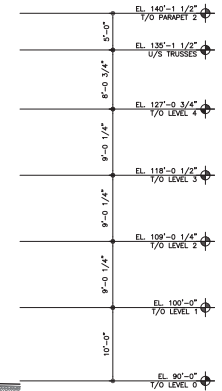
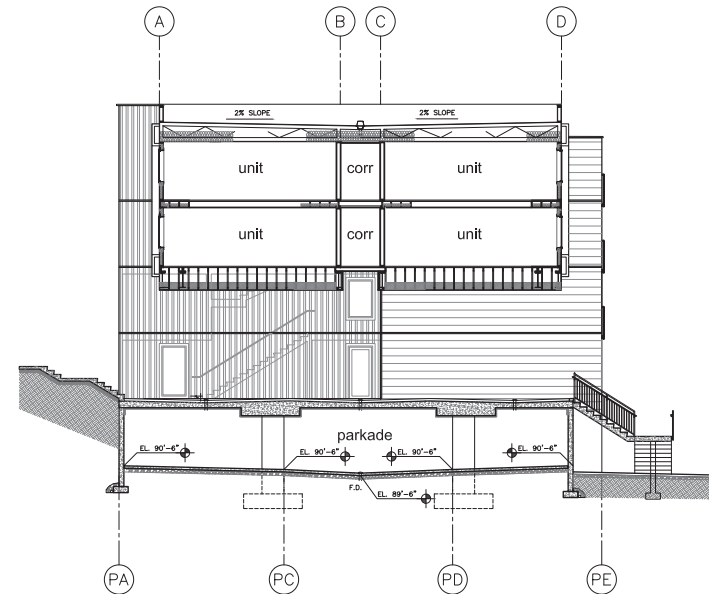


SCHEDULE B

This forms part of application
DP16-0206

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



No.	Date	Revision
01	2016-08-15	Issued for USA DP
02	2016-11-15	USA FF RP
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Project Title:
UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)
755 ACADEMY WAY KELOWNA

Consultant Seal:

261-7170007/22027
PORTFOLIO, B.C.
224-152
TEL: 250.442.1343
EMAIL: info@meiklejohn.ca
23 BERNARD AVENUE
KELOWNA, B.C.
V1P 4K2
TEL: 250.792.3004
EMAIL: info@meiklejohn.ca

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Date: 2016-12-15
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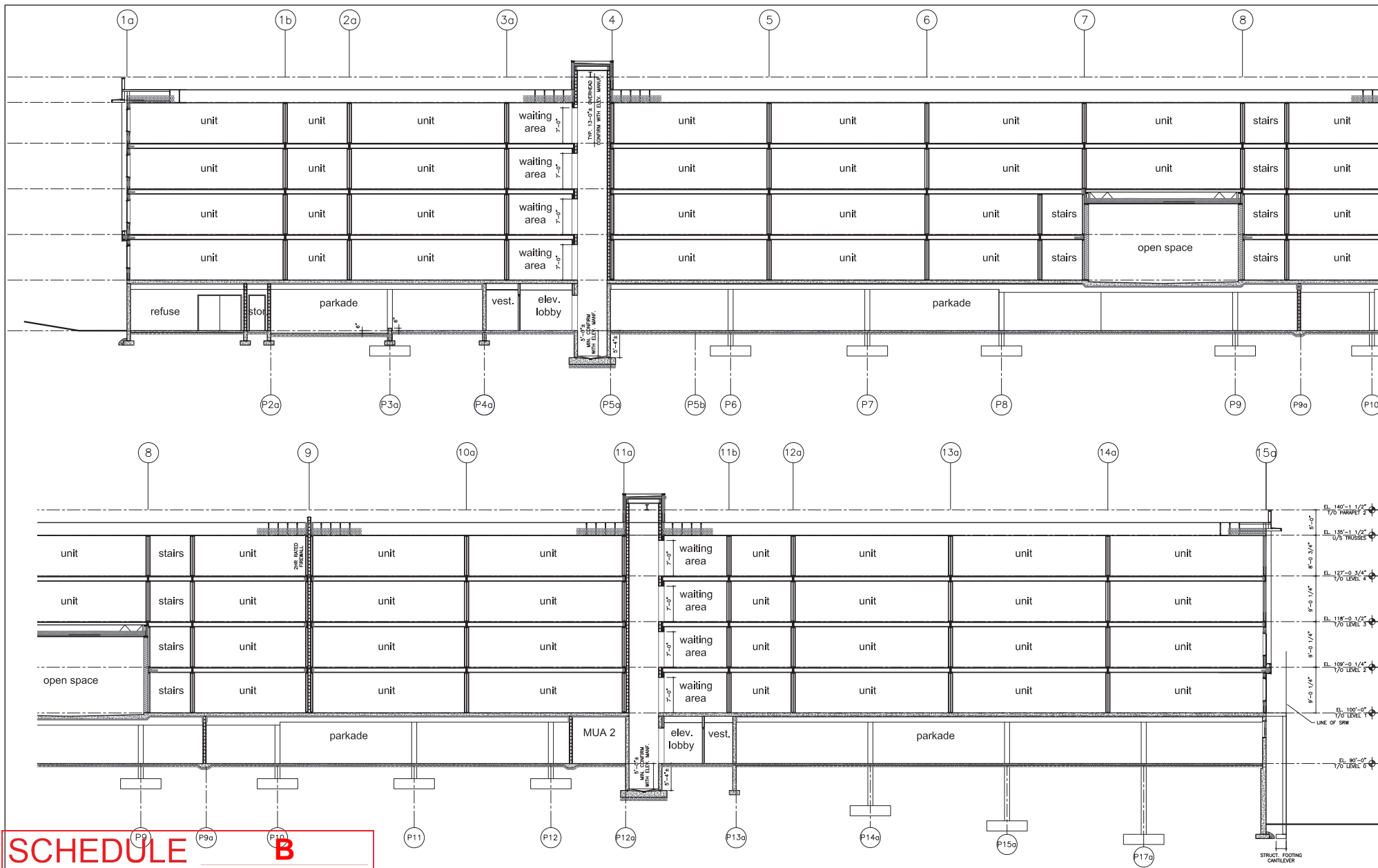
Drawing Title:
Bldg
Sections

Drawing Number:

U5A

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SCHEDULE B

This forms part of application
DP16-0206

No.	Date	Revision
1	2016-11-18	revised for U5A

2016-11-18 reissued

City of Kelowna
COMMUNITY PLANNING



Consultant Seal:

261-7170/7007/7007
PORTKAITUMA, B.C.
200-102
TEL: 250.462.1242
EMAIL: jerry.mee@meiklejohn.ca
23 BERNARD AVENUE
KELOWNA, B.C.
V1Y 4K2
TEL: 250.762.3004
EMAIL: lee.mee@meiklejohn.ca



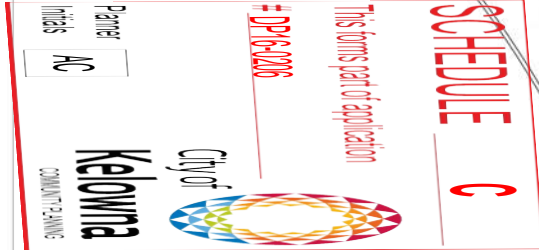
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Date: 2016-10-15
Job No.: m+m 16-1706
Scale: AS SHOWN
Drawn: SM
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Drawing Title
Bldg Sections
1/8"=1'0"

Drawing Number
A5.03
DRAWINGS ARE NOT TO BE SCALED.
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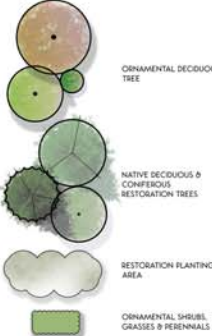
U5A



DEVELOPMENT PERMIT NOTES:

- 3 PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE IRL LANDSCAPE STANDARDS. THE CITY OF KENOYA HAS ADOPTED THE 2015 EDITION OF THE IRL LANDSCAPE STANDARDS IN FY1900.
- 4 PLANT MATERIALS SHALL BE REGISTERED HEREIN AS CONCEPTUAL, BUT REFLECTS THE MINIMUM CITY OF KENOYA FORM AND CHARACTER REQUIREMENTS.
- 5 PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING AND SEEDING SHALL BE DETERMINED BY THE CITY OF KENOYA'S LANDSCAPE ARCHITECT.
- 6 TREES SHALL BE INSTALLED IN DEFINED SOILS OR IN PLANTING BED AREAS.
- 7 PLANTING VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- 8 ORNAMENTAL SHRUB, GARDEN AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN THE 10' PLANTING BED, AND ALL PLANTING SHALL BE COMPLETED BY THE CITY OF KENOYA'S LANDSCAPE ARCHITECT AND 75% OF THE APPROVED MULCH OR APPROVED MULCH (APPROVED 7.5" (191mm) [7] OF DECATIVE BARK OR COMPOSITE MULCH).
- 9 PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KENOYA'S PLANTING AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING MATCH TO THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE). THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF CONTINUOUS BIRDBRUSH, ALL POCKETS SHALL BE TWO TO TWICE THE FOOTCILL SIZE TO ALLOW FOR ADDITIONAL GROWING MEDIUM, EACH MATTER SHALL BE IN ACCORDANCE WITH THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE.
- 10 HYDRAULIC SEEDING SHALL BE GRADE A PREMIUM SEED. SEED SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE. THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF CONTINUOUS BIRDBRUSH.
- 11 PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE. THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF CONTINUOUS BIRDBRUSH.
- 12 A TEMPORARY GRASSING SYSTEM WILL BE REQUIRED IF NEEDED PLANTING AND/OR HYDRAULIC SEEDING INSTALLATION IS NOT COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE SHALL BE IN ACCORDANCE WITH THE CITY OF KENOYA'S PLANTING AND INSTALLATION SCHEDULE.

LEGEND



CONCRETE UNIT SAVERS.

HYDRAPRESSED SLABS.

0.6M X 0.6M CONCRETE
UNIT PAVES

DECORATIVE C.I.P.
CONCRETE PAVING

DECORATIVE ROCK
MAINTENANCE EDGE

BENCH

RETAINING SEAT WALL V
BENCHES

1.5m HT. FENCE

BUILDING U5A WEST

BUILDING U5A EAST

BUILDING U5B

ORNAMENTAL PLANT LIST:

[illegible]

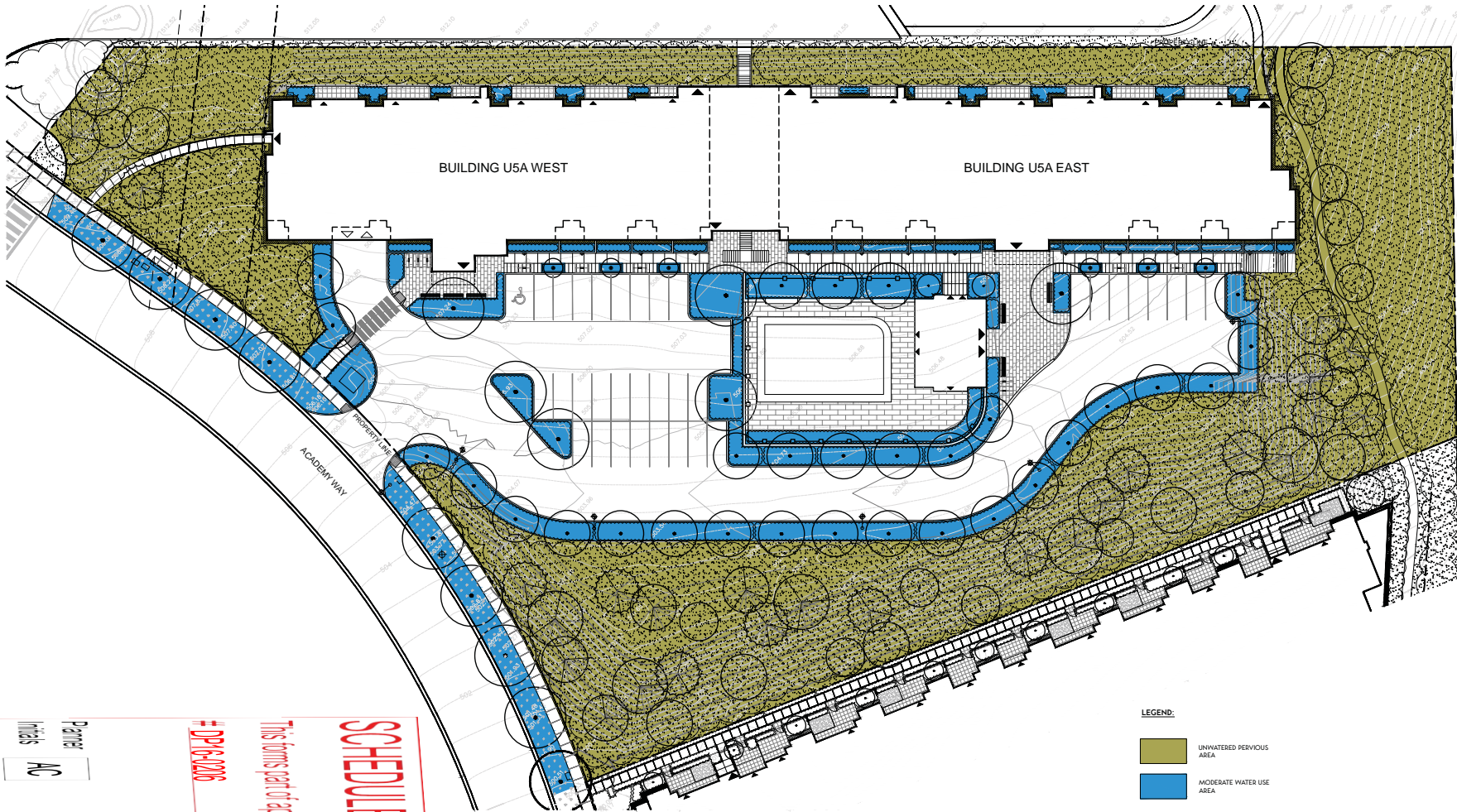
RESTORATION PLANT LIST:

TREES				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Pinus patens</i>	Pemican pine	12m/1m	✓	
<i>Populus tremuloides</i>	Trunking aspen	12m/1m	✓	
<i>Platanus occidentalis</i>	Indian Dogwood tree	4m/1m	✓	
SHRUBS				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Juniperus communis</i>	Common Juniper	1000 L x 1500 W Q	✓	
<i>Artemisia tridentata</i>	Big sagebrush	1000 L x 500 W Q	✓	
<i>Symphoricarpos albus</i>	Snowberry	1000 L x 500 W Q	✓	
PERENNIALS				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Arctostaphylos uva-ursi</i>	Yarrow	1000 L x 500 W Q	✓	
<i>Equisetum hyemale</i>	Arms of the balmstern	1000 L x 500 W Q	✓	
<i>Berberis repens</i>	Snow bushberry	1000 L x 500 W Q	✓	
<i>Limonium carolinianum</i>	Limnium	1000 L x 500 W Q	✓	
<i>Plantago patens</i>	Indian wheat	1000 L x 500 W Q	✓	
GRASSES				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Andropogon scoparius</i>	Red three-arm	1000 L x 500 W Q	✓	
<i>Festuca elatior</i>	Sage fescue	1000 L x 500 W Q	✓	
<i>Festuca ovina</i>	Round fescue	1000 L x 500 W Q	✓	
<i>Koeleria macropoda</i>	Junegrass	1000 L x 500 W Q	✓	
<i>Phalaris intermedia</i>	Bluegrass with long ears	1000 L x 500 W Q	✓	
<i>Pseudotsuga mucronata</i>	Blackburnian bluegrass	1000 L x 500 W Q	✓	

0 5 10 15 20 25m
SCALE: 1:250

NOT FOR CONSTRUCTION





LEGEND:

- UNWATERED PERVIOUS AREA
- MODERATE WATER USE AREA

0 5 10 15 20 25m
SCALE: 1:250

NOT FOR CONSTRUCTION

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NO.	DATE	DESCRIPTION
1	15/10	ISSUED FOR OP
2	15/10	ISSUED FOR OP
3	15/10	RE-ISSUED FOR OP
4	15/10	ISSUED FOR OP
5	15/10	ISSUED FOR OP
6	15/10	ISSUED FOR OP
7	15/10	ISSUED FOR OP
8	15/10	ISSUED FOR OP
9	15/10	ISSUED FOR OP
10	15/10	ISSUED FOR OP



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SITE DESIGN
(605-1289 4848 Street, Kelowna, BC V1Y 1K6)
(1 250 840 8478)

CLIENT:
MISSION GROUP
KELOWNA, B.C.

PROJECT:
USA CONDOMINIUMS
KELOWNA, B.C.

SHEET TITLE:
HYDROZONE PLAN

DESIGN BY: JS
DRAWN BY: JS
CHECKED BY: JS
PROJECT NO.: 16-227
SCALE: 1:250

SHEET NO.:
L-2

SCHEDULE C

This forms part of application

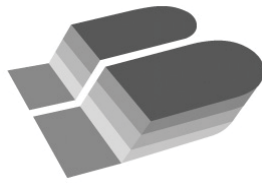
DP16-0206

Planner Initials

AC

City of Kelowna

COMMUNITY PLANNING



November 18, 2016

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1J 1J4

Attention: Community Planning & Real Estate Division

Project: U5 A Condominium

Please be advised that a landscape security bond of **\$380,793.75** will be required for the U5 A Condominium development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennials, topsoil, mulch, irrigation, restoration planting and hydroseed, tree grates and bicycle racks. Please see the attached Estimate of Probable Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Xenia Semeniuk, BCSLA, CSLA, LEED AP
Registered Landscape Architect

cc
Michael Bacon, Mission Group Homes Ltd.

SCHEDULE		C
This forms part of application		
# DP16-0206		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING



U5 A Condominium

Estimate of Probable Costs for Bonding

Prepared on: November 18, 2016

SCHEDULE
C

This forms part of application
DP16-0206

Planner Initials

AC

City of Kelowna
COMMUNITY PLANNING

Items Description	Units	Qty.	Price	Item Total
1.0 Plant Material				
1.1 Trees				
1.1.1 6cm Cal.: Deciduous Shade Tree	ea.	36	\$550.00	\$19,800.00
1.1.2 4cm Cal.: Deciduous Restoration Tree	ea.	19	\$350.00	\$6,650.00
1.1.3 4cm Cal.: Ornamental Deciduous Tree	ea.	9	\$450.00	\$4,050.00
1.1.4 4cm Cal.: Columnar Deciduous Tree	ea.	8	\$450.00	\$3,600.00
1.1.5 1.2m Ht.: Coniferous Restoration Tree	ea.	27	\$250.00	\$6,750.00
			<i>Sub-Total</i>	<i>\$40,850.00</i>
1.2 Shrubs, Perennials, Ground Covers				
1.2.1 #5 Pot: Shrubs (1.5m O.C.)	ea.	69	\$45.00	\$3,105.00
1.2.2 #3 Pot: Shrubs (1.2m O.C.)	ea.	250	\$35.00	\$8,750.00
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	316	\$20.00	\$6,320.00
1.2.4 #1 Pot: Perennials (0.6m O.C.)	ea.	712	\$15.00	\$10,680.00
			<i>Sub-Total</i>	<i>\$28,855.00</i>
1.3 Restoration Shrubs, Perennials, Grasses				
1.3.1 #1 Pot: Shrubs (1.5m O.C.)	ea.	945	\$12.00	\$11,340.00
1.3.2 #1 Pot: Perennials & Grasses (1.0m O.C.)	ea.	2120	\$12.00	\$25,440.00
			<i>Sub-Total</i>	<i>\$36,780.00</i>
1.4 Hydroseed				
1.4.1 Hydroseed	m ²	4565	\$5.00	\$22,825.00
			<i>Sub-Total</i>	<i>\$22,825.00</i>
			1.0 Total	\$129,310.00
2.0 Topsoil & Mulch				
2.1 Topsoil				
2.1.1 Shrub Bed Topsoil (450mm Depth)	m ³	462	\$50.00	\$23,100.00
2.1.2 Tree Well Topsoil (1m ³ /Tree)	m ³	53	\$50.00	\$2,650.00
2.1.3 HydroseedTopsoil (450mm Depth)	m ³	2055	\$45.00	\$92,475.00
2.1.4 Restoration Area Tree Topsoil (6m ³ /Tree)	m ³	276	\$45.00	\$12,420.00
			<i>Sub-Total</i>	<i>\$130,645.00</i>
2.2 Mulch				
2.2.1 Glengrow Mulch (75mm Depth)	m ³	77	\$65.00	\$5,005.00
			<i>Sub-Total</i>	<i>\$5,005.00</i>
			2.0 Total	\$135,650.00
3.0 Servicing				
3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$2,500.00	\$2,500.00
3.1.2 Point of Connection to Water Service	l.s.	1	\$1,500.00	\$1,500.00
3.1.3 Point of Connection to Electrical Service	l.s.	1	\$500.00	\$500.00
3.1.4 Control System	l.s.	1	\$2,000.00	\$2,000.00
3.1.5 Irrigation system (heads, pipes, valves)	m ²	1025	\$15.00	\$15,375.00
3.1.6 Establishment irrigation (heads, pipes, valves)	l.s.	1	\$5,000.00	\$5,000.00
			<i>Sub-Total</i>	<i>\$26,875.00</i>
			3.0 Total	\$26,875.00
4.0 Site Construction				
4.1 Site Furniture				
4.1.1 Bike Rack	ea.	10	\$800.00	\$8,000.00
4.1.2 Tree Grate	ea.	6	\$800.00	\$4,800.00
			<i>Sub-Total</i>	<i>\$12,800.00</i>
			4.0 Total	\$12,800.00
			<i>Subtotal</i>	<i>\$304,635.00</i>
			Security Total (125%)	\$380,793.75



U5 A Condominium

Estimate of Probable Costs for Bonding

Prepared on: November 18, 2016

SCHEDULE C	
This forms part of application # DP16-0206	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

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3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$2,500.00	\$2,500.00
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3.1.3 Point of Connection to Electrical Service	l.s.	1	\$500.00	\$500.00



3.1.4 Control System	l.s.	1	\$2,000.00	\$2,000.00
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3.1.6 Establishment irrigation (heads, pipes, valves)	l.s.	1	\$5,000.00	\$5,000.00
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			3.0 Total	\$26,875.00

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4.1 Site Furniture

4.1.1 Bike Rack	ea.	10	\$800.00	\$8,000.00
4.1.2 Tree Grate	ea.	6	\$800.00	\$4,800.00
			<i>Sub-Total</i>	<i>\$12,800.00</i>
			4.0 Total	\$12,800.00

<i>Subtotal</i>	\$304,635.00
Security Total (125%)	\$380,793.75

SCHEDULE

C

This forms part of application
DP16-0206

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING


IRRIGATION APPLICATION

APPLICATION IDENTIFICATION

Owner:	Mission Group Properties Inc.	Subject Address:	U5 A Condominium
Agent if applicable:		Telephone:	
Title:		Fax No:	
Company:	BENCH Site Design Inc.	Email:	
City:	Kelowna	Mailing Address:	
		Province:	
		Postal Code:	

LANDSCAPE WATER CONSERVATION CHECKLIST

Note: all boxes are to be checked - see instruction page


- ☐ Install Backflow prevention devices to meet City of Kelowna standards to isolate the outdoor irrigation system from the potable water system.
- ☐ Group planting into 'hydrozones' of high, medium and low water-use plants or unirrigated/unwatered areas.
- ☐ Minimize mown turf areas that are high water use areas - ideally to 50% of the landscape area or less - substitute with areas of lower water use treatments like unwatered native woods or meadow, mulch, spaced wood deck, pervious paving.
- ☐ Provide adequate topsoil or growing medium of depth and quality to meet the BC Landscape Standard, published by the BC Society of Landscape Architects and the BC Landscape and Nursery Association. General minimum depths over poor subsoils are 150mm for lawn and 300mm for shrubs groundcover.
- ☐ Group irrigation circuits/zones into 'hydrozones' of high, medium, and low or unirrigated areas consistent with the landscape planting plan. Provide a separate irrigation valve for each irrigated hydrozone.
- ☐ Minimize use of high-volume spray heads, and employ drip or low volume irrigation where practical.
- ☐ When spray or rotor irrigation is used, design and install head to head coverage in accordance with manufacturer's specifications, and avoid overspray outside landscape areas.
- ☐ Ensure matched precipitation rates within all irrigation circuits.
- ☐ Design and install pipe and head layout so flow velocity does not exceed 1.5 m/s, and to minimize elevation change or pressure variation in circuits. Provide check valves to stop low head drainage.
- ☐ Ensure irrigation mainlines are proved leak-free with hydrostatic tests.
- ☐ Provide pressure regulating devices to ensure irrigation outlets are operating at the manufacturer's optimum pressure range.
- ☐ Install - and program to minimize water use - 'Smart Controllers' to meet standards of the City of Kelowna Water Regulation Bylaw.
- ☐ Install an irrigation master shut-off valve (isolation valve) located outside the building in a location accessible to the City that when closed shall stop the supply of water from the potable water supply to the outdoor irrigation system and shall be capable of being closed and locked off by the City.

SCHEDULE C

This forms part of application
DP16-0206

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Applicant Notes on the Landscape Water Conservation Checklist:

IRRIGATION APPLICATION

SCHEDULE C

This forms part of application
DP16-0206


City of Kelowna
COMMUNITY PLANNING

LANDSCAPE WATER CONSERVATION TABLE

Applicant: BENCH Site Design Inc.	Address: 105-1289 Ellis Street, Kelowna BC V1Y 9X6
--	---

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water: **6368** sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Planner
Initials **AC**

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area (Sq.m.)	% of Total LA	Estimated Water Use (cu.m.)
<small>Note: each of the areas below are a 'HYDROZONE'</small>		(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)		N/A	N/A	91	1%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A	0	0%	N/A
Pervious paving (Granular paving)		N/A	N/A	0	0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A	0	0%	N/A
Naturalized area (Existing natural area)		N/A	N/A	0	0%	N/A
Other: Restoration Area		N/A	N/A	4800	75%	N/A
Swimming or ornamental pool		1	1	142	2%	142
Watered Planting Beds (shrubs or groundcover)						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Low (Spray or Rotor)	0.3	0.7	0	0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	1335	21%	742
Moderate water use plants	Low (Spray or Rotor)	0.5	0.7	0	0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9	0	0%	0
High water use plants	Low (Spray or Rotor)	0.7	0.7	0	0%	0
Watered Mown Lawn Areas						
Low		1	0.7	0	0%	0
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9	0	0%	0
Vegetable Garden	Low (Spray or Rotor)	1	0.7	0	0%	0
Sports Lawn	Low (Spray or Rotor)	1	0.7	0	0%	0
Rainwater or Recycled Water Use		0.3	1	0	0%	0
Totals				6368	100%	884
Special Landscape Area (SLA) Sub total				0		

*If proposed design conditions are not shown on the form please contact Water Smart at 250-868-3339

IRRIGATION APPLICATION

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Note: For Evapotranspiration (ET_o) in Kelowna use 1000

	Amount	Units
Total Landscape Area	6368	sq.m.
Landscape Maximum Water Budget (WB)	6368	cu.m./yr.
Estimated Landscape Water Use (WU)	884	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	5,484	cu.m./yr.
	OK	

SCHEDULE C

This forms part of application
DP16-0206

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Kelowna
COMMUNITY PLANNING

I have identified and confirmed, by completing the attached 'Landscape Water Conservation Checklist' above, that the project will conform to current landscape and irrigation water conservation practices listed in the checklist. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas identified by me in the 'Landscape Water Conservation Calculation Table' above.

	Date:	18-Nov-16
Signature of Applicant		

FOR CITY OF KELOWNA OFFICE USE ONLY

The Irrigation Application and calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and is hereby APPROVED with the signature of the Water Manager or designate.

	Date:	
Signature of Kelowna Water Smart designate For Water Manager		

Print Name

NOTE: Post Signed and approved application at Smart Controller for future refere

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0210 / DVP16-0211
Issued To: Mission Group Enterprises
Site Address: 755 Academy Way
Legal Description: Lot 3, Section 3, Township 23, ODYD, Plan EPP53793
Zoning Classification: RM4 – Transitional Low Density Housing
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit & Development Variance Permit No. DP16-0210 & DVP16-0211, located at 755 Academy Way Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A", "B", & "C") attached to this permit.

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.10.6 (c) Development Regulations:

- To increase the maximum height from 13.0m / 3 storeys to 14.0m / 4 ½ storeys.;

Section 8.1 Parking Schedule:

- To reduce the minimum number of parking stalls from 155 stalls to 108 stalls;

2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ 188,021.25 OR
- b) A Certified Cheque in the amount of \$ 188,021.25 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 188,021.25 .

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.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

The issuance of this Permit grants to the municipality a 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

4. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

SCHEDULE

B

This forms part of application

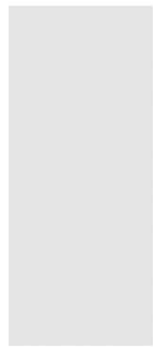
DP16-0210

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City of
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COMMUNITY PLANNING



light grey stucco



red strip



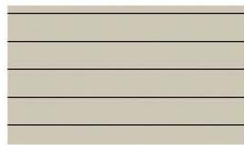
hardie-V iron gray



hardie-H iron gray



hardie-V cobble stone



hardie-H cobble stone



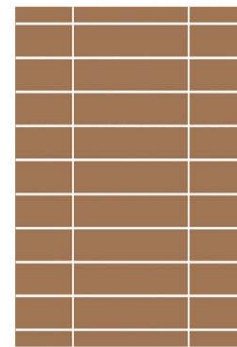
red accent



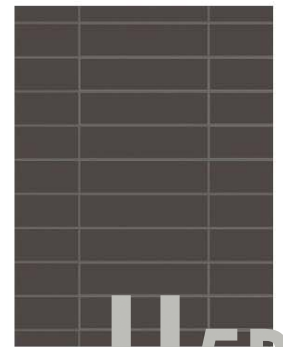
yellow accent



stain
wood+post



copper+dark grey brick - stack bond



U5B



high school

U1

U2

academy retail space

UBCO

academy
1 & 2

U1

U2

U3
under
construction

academy apartment 1

aberndeen hall
preparatory
school

U3

U5a

U5b

SCHEDULE

A

This forms part of application
DP16-0210

Planner
Initials AC



academy apartment 2

U5B

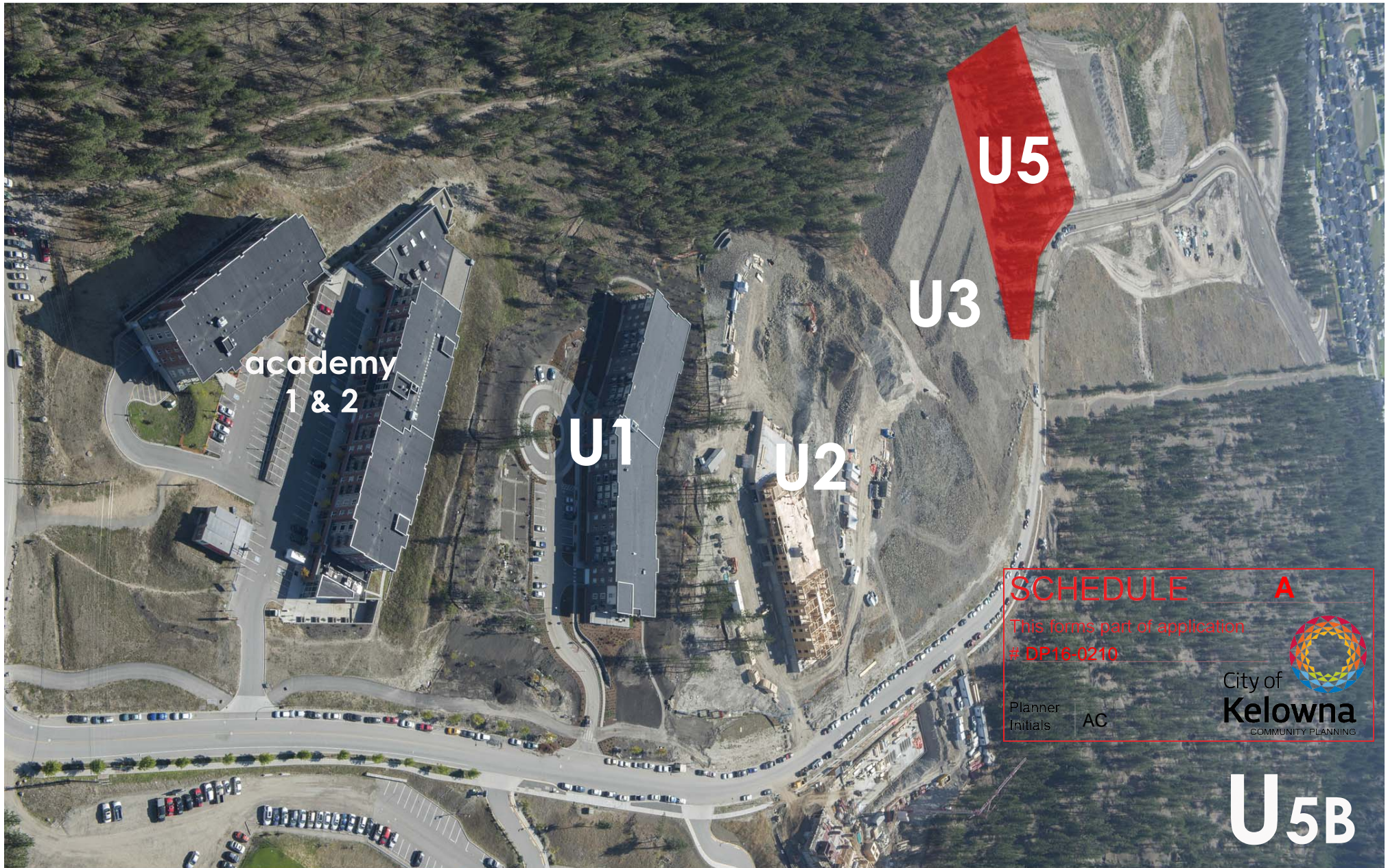


U5B Condo Building

site & surrounding context

november 18, 2016

s1



U5

U3

U1

U2

academy
1 & 2

SCHEDULE

A

This forms part of application
DP16-0210

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Initials

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City of
Kelowna
COMMUNITY PLANNING



U5B

m+m a

MISSION GROUP
homes

u
five

U5B Condo Building

site development

november 18, 2016

s2



U5B

SCHEDULE B

This forms part of application

DP16-0210

Planner
Initials

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City of
Kelowna
COMMUNITY PLANNING



U5B

m+m a

MISSION GROUP
homes

U5B Condo Building

entry feature

november 18, 2016

2

SCHEDULE

B

This forms part of application

DP16-0210

Planner
Initials

AC



City of
Kelowna
COMMUNITY PLANNING



U5B

m+m a

MISSION GROUP
homes

U5B Condo Building

corner of academy way + driveway entry

december 5, 2016

3

SCHEDULE

B

This forms part of application

DP16-0210

Planner
Initials

AC



U5B

m + m **a**

MISSION GROUP
homes

U5B Condo Building

along academy way

december 5, 2016

4

SCHEDULE

A

This forms part of application

DP16-0210

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING

2016-11-18
reissued for U5B DP

No.	Date	Revised
1	2016-11-18	Revised for U5B DP
2	2016-11-18	Revised for U5B DP
3	2016-11-18	Revised for U5B DP
4	2016-11-18	Revised for U5B DP
5	2016-11-18	Revised for U5B DP

Project Site
**UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
72 UNITS WITH PARKADE**
753 ACADEMY WAY KELOWNA

MISSION GROUP
A.S. INC.

Location: 753 Academy Way
Scale: 1" = 40'
Date: 2016-11-18
Drawn: [Name]
Checked: [Name]
Approved: [Name]

m+m a
MEIKLEJOHN ARCHITECTS INC.

Overall Site Plan
Scale: 1" = 40'
Date: 2016-11-18
Drawn: [Name]
Checked: [Name]
Approved: [Name]

A2.01

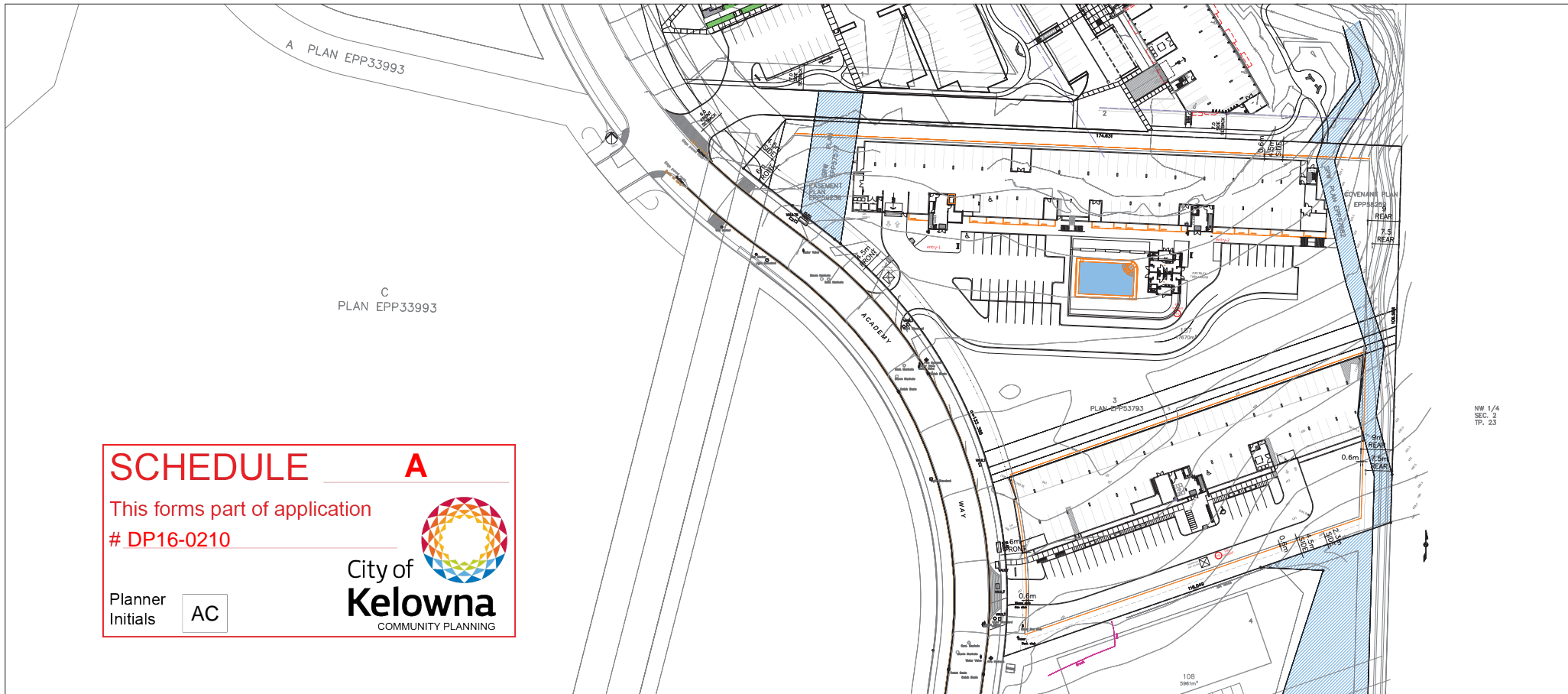
U5B

1
PLAN
EPP45918

A PLAN EPP33993

C
PLAN EPP33993

52' 0" 1/2"



SCHEDULE A

This forms part of application
DP16-0210

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING

2016-11-18
reissued for U5B DP

No.	Date	Revised
11	2016-11-18	Revised for U5B DP
12	2016-11-18	Revised for U5B DP
13	2016-11-18	Revised for U5B DP
14	2016-11-18	Revised for U5B DP

TRUE NORTH

Project Site:
**UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
72 UNITS WITH PARKADE**
753 ACADEMY WAY, KELLOWNA

MISSION GROUP
A U.S. COMPANY

Location: 108 5981m²

m+m a
MEIKLEJOHN ARCHITECTS INC.

Drawn By	MEIKLEJOHN ARCHITECTS INC.
Checked By	MEIKLEJOHN ARCHITECTS INC.
Scale	1"=30'

SITE PLAN

A2.02

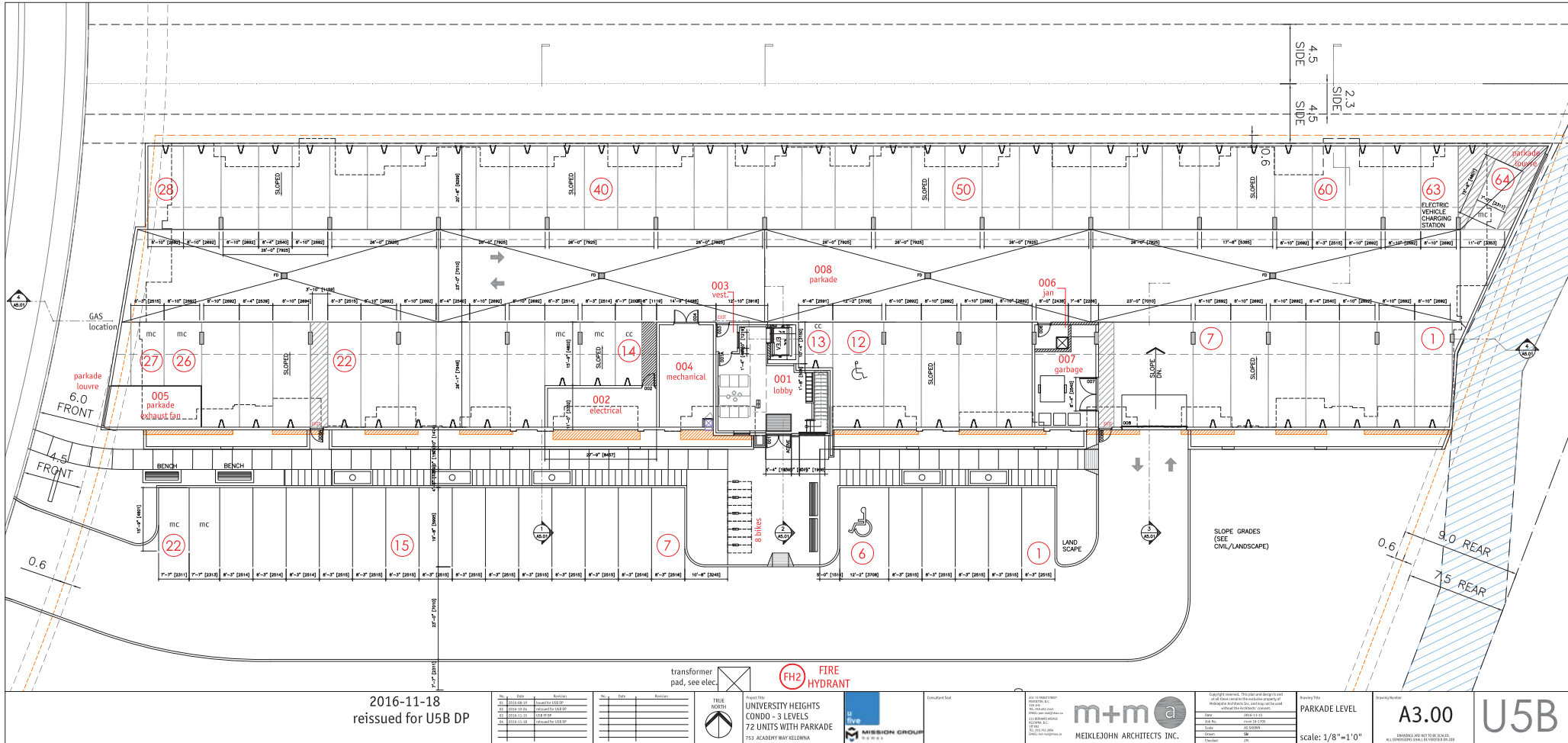
U5B

SCHEDULE A

This forms part of application
DP16-0210

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING



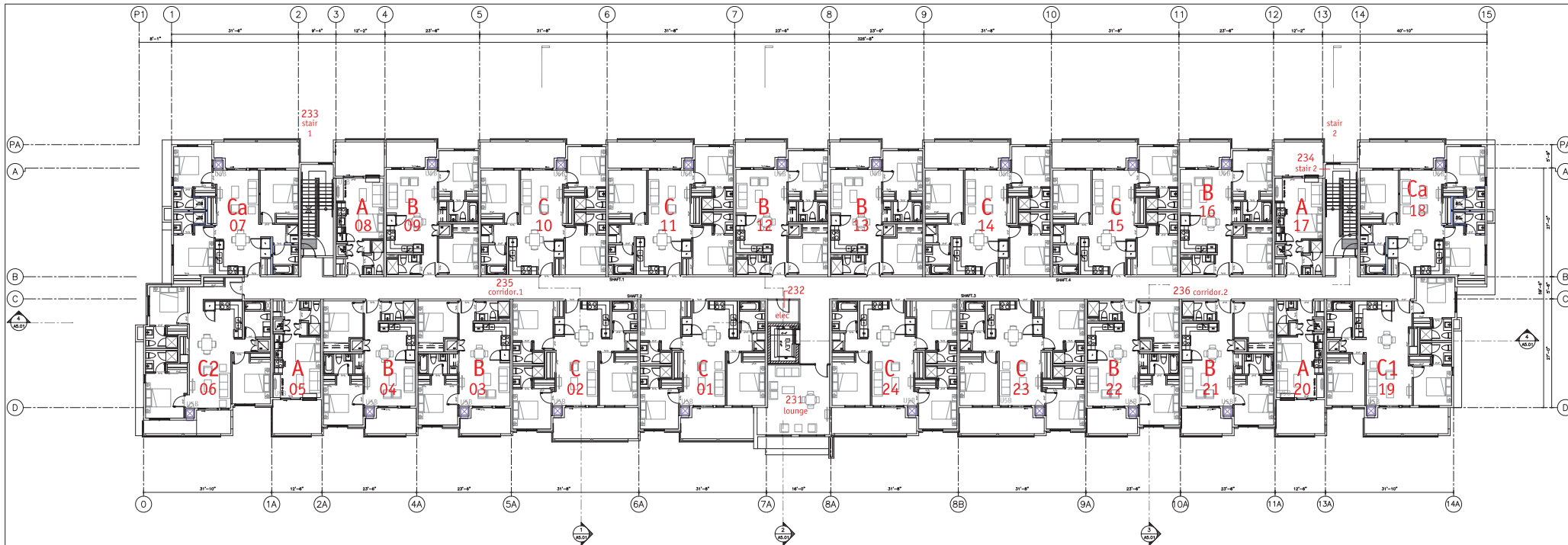
U5B

SCHEDULE A

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DP16-0210

Planner
Initials AC

City of
Kelowna
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2016-11-18
reissued for U5B DP

No.	Date	Revised
1	2016-11-18	Revised for U5B DP
2	2016-11-18	Revised for U5B DP
3	2016-11-18	Revised for U5B DP
4	2016-11-18	Revised for U5B DP
5	2016-11-18	Revised for U5B DP



Project Title
**UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
72 UNITS WITH PARKADE**
753 ACADEMY WAY KELLOWNA



Location: 753 Academy Way Kelowna, BC V1Y 8C8

As is shown on this plan, the design is not a final design and is subject to change without notice.

m+m a
MEIKLEJOHN ARCHITECTS INC.

No.	Date	Revised
1	2016-11-18	Revised for U5B DP
2	2016-11-18	Revised for U5B DP
3	2016-11-18	Revised for U5B DP
4	2016-11-18	Revised for U5B DP
5	2016-11-18	Revised for U5B DP

Level 2

Drawn by: [Name]
Checked by: [Name]
Date: [Date]
Scale: [Scale]

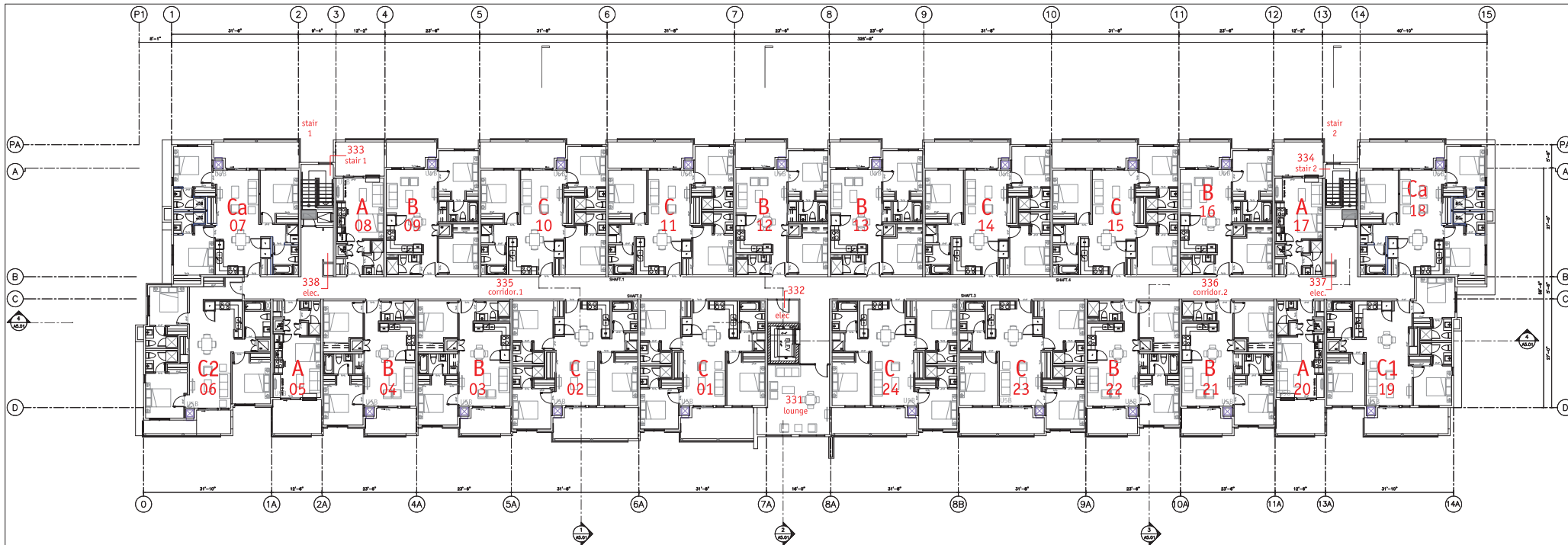
U5B

SCHEDULE A

This forms part of application
DP16-0210

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING



2016-11-18
reissued for U5B DP

No.	Date	Revised
1	2016-11-18	Revised for U5B DP
2	2016-11-18	Revised for U5B DP
3	2016-11-18	Revised for U5B DP
4	2016-11-18	Revised for U5B DP
5	2016-11-18	Revised for U5B DP



Project Site
**UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
72 UNITS WITH PARKADE**
753 ACADEMY WAY KELLOWNA



Consultant

Site is shown in
context of the
site plan and
surrounding area.
The site is shown
in context of the
site plan and
surrounding area.
The site is shown
in context of the
site plan and
surrounding area.

m+m a
MEIKLEJOHN ARCHITECTS INC.

Design Notes
The site and design are
shown in context of the
site plan and
surrounding area.
The site is shown
in context of the
site plan and
surrounding area.

Level 3

Drawn by
Checked by
Date
Scale

U5B

SCHEDULE B

This forms part of application
DP16-0210

Planner
Initials AC

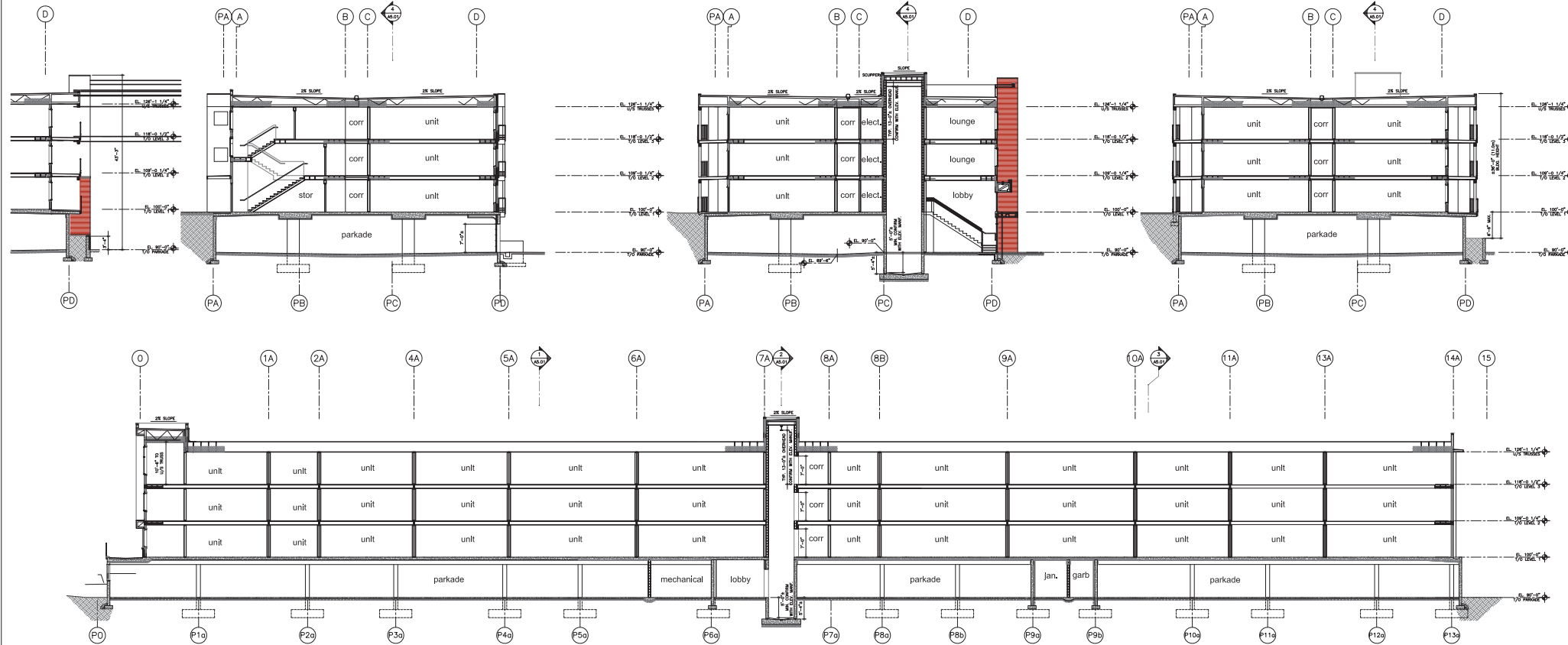


U5B

SCHEDULE B

This forms part of application
DP16-0210

Planner
Initials AC



2016-11-18
reissued for U5B DP

No.	Date	Revised
1	2016-11-18	reissued for U5B DP
2	2016-11-18	reissued for U5B DP
3	2016-11-18	reissued for U5B DP
4	2016-11-18	reissued for U5B DP
5	2016-11-18	reissued for U5B DP

Project Title:
UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
72 UNITS WITH PARKADE
713 ACADEMY WAY KELLOWNA



Location: 713 ACADEMY WAY KELLOWNA

Architect:
m+m a
MEIKLEJOHN ARCHITECTS INC.
1111 1111 1111
1111 1111 1111
1111 1111 1111

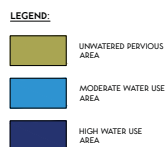


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Drawing Title:
BUILDING SECTIONS
Drawing Number:
A5.01

Scale: 1/8"=1' 0"

Drawing Number:
A5.01

U5B



0 5 10 15 20 25
SCALE: 1:250

NOT FOR CONSTRUCTION

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[illegible]

BENCH

| 105-1289 e-lis street, kelowna bc v1y 9x2
| t 250 860 6778 |

CLIENT:

MISSION GROUP
KELOWNA, B.C.

PROJECT:


U5B CONDOMINIUMS
KELOWNA, B.C.

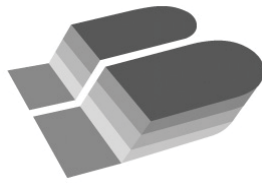
SHEET TITLE
HYDROZONE
PLAN

DESIGN BY	XSL
DRAWN BY	LP
CHECKED BY	XSL
PROJECT NO.	16-007
SCALE	1"=10'-0"

SHEET NO.

L-2

 <p>City of Keowna</p> <p>COMMUNITY TRAINING</p>	<p>SCHEDULE C</p> <p>This forms part of application # DP 16-0210</p>
<p>Partner AC</p>	<p>Initiator AC</p>



November 18, 2016

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1J 1J4

Attention: Community Planning & Real Estate Division

Project: U5 B Condominiums

Please be advised that a landscape security bond of **\$188,021.25** will be required for the U5B Condominiums development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennials, topsoil, mulch, irrigation, restoration planting and hydroseed, tree grates and bicycle racks. Please see the attached Estimate of Probable Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Xenia Semeniuk, BCSLA, CSLA, LEED AP
Registered Landscape Architect

cc
Michael Bacon, Mission Group Homes Ltd.

SCHEDULE		C
This forms part of application # DP16-0210		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

U5B Condominium

Estimate of Probable Costs for Bonding

Prepared on: November 18, 2016

Items Description	Units	Qty.	Price	Item Total
1.0 Plant Material				
1.1 Trees				
1.1.1 6cm Cal.: Deciduous Boulevard/ Shade Tree	ea.	21	\$550.00	\$11,550.00
1.1.2 4cm Cal.: Columnar Deciduous Tree	ea.	17	\$450.00	\$7,650.00
1.1.3 4cm Cal.: Deciduous Restoration Tree	ea.	4	\$350.00	\$1,400.00
1.1.4 1.2m Ht.: Coniferous Restoration Tree	ea.	9	\$250.00	\$2,250.00
			<i>Sub-Total</i>	<i>\$22,850.00</i>
1.2 Ornamental Shrubs, Perennials, Grasses				
1.2.1 #5 Pot: Shrubs (1.5m O.C.)	ea.	55	\$45.00	\$2,475.00
1.2.2 #3 Pot: Shrubs (1.2m O.C.)	ea.	195	\$35.00	\$6,825.00
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	245	\$30.00	\$7,350.00
1.2.4 #1 Pot: Perennials (0.6m O.C.)	ea.	560	\$15.00	\$8,400.00
			<i>Sub-Total</i>	<i>\$25,050.00</i>
1.3 Restoration Shrubs, Perennials, Grasses				
1.3.1 #1 Pot: Shrubs (1.5m O.C.)	ea.	285	\$12.00	\$3,420.00
1.3.2 #1 Pot: Perennials & Grasses (1.0m O.C.)	ea.	640	\$12.00	\$7,680.00
			<i>Sub-Total</i>	<i>\$11,100.00</i>
1.4 Seed & Sod				
1.4.1 Sodded Lawn	m ²	39	\$8.00	\$312.00
1.4.2 Hydroseeded	m ²	1410	\$2.00	\$2,820.00
			<i>Sub-Total</i>	<i>\$3,132.00</i>
			1.0 Total	\$62,132.00
2.0 Topsoil & Mulch				
2.1 Topsoil				
2.1.1 Shrub Bed Topsoil (450mm Depth)	m ³	360	\$50.00	\$18,000.00
2.1.2 Tree Well Topsoil (1m ³ /Tree Depth)	m ³	38	\$50.00	\$1,900.00
2.1.3 Lawn Topsoil (150mm Depth)	m ³	6	\$50.00	\$300.00
2.1.4 Hydroseed Topsoil (450mm Depth)	m ³	635	\$45.00	\$28,575.00
2.1.5 Restoration Area Tree Topsoil (6m ³ /Tree)	m ³	78	\$45.00	\$3,510.00
			<i>Sub-Total</i>	<i>\$52,285.00</i>
2.2 Mulch				
2.2.1 Glengrow Mulch (75mm Depth)	m ³	60	\$65.00	\$3,900.00
			<i>Sub-Total</i>	<i>\$3,900.00</i>
			2.0 Total	\$56,185.00

SCHEDULE

C

This forms part of application
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3.0 Servicing

3.1 Irrigation

3.1.1 Sleaving	l.s.	1	\$2,500.00	\$2,500.00
3.1.2 Point of Connection to Water Service	l.s.	1	\$1,500.00	\$1,500.00
3.1.3 Point of Connection to Electrical Service	l.s.	1	\$500.00	\$500.00
3.1.4 Control System	l.s.	1	\$2,000.00	\$2,000.00
3.1.5 Irrigation system (heads, pipes, valves)	m ²	800	\$15.00	\$12,000.00
3.1.6 Establishment irrigation (heads, pipes, valves)	l.s.	1	\$4,000.00	\$4,000.00
<i>Sub-Total</i>				<i>\$22,500.00</i>
3.0 Total				\$22,500.00

4.0 Site Construction

4.1 Site Furniture

4.1.1 Bike Racks	ea.	5	\$800.00	\$4,000.00
4.1.2 Tree Grates	ea.	7	\$800.00	\$5,600.00
<i>Sub-Total</i>				<i>\$9,600.00</i>
4.0 Total				\$9,600.00

<i>Subtotal</i>	\$150,417.00
Security Total (125%)	\$188,021.25


SCHEDULE

C

This forms part of application
DP16-0210

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COMMUNITY PLANNING


IRRIGATION APPLICATION

APPLICATION IDENTIFICATION

Owner:	Mission Group Properties Inc.	Subject Address:	U5 B Condominiums
Agent if applicable:		Telephone:	
Title:		Fax No:	
Company:	BENCH Site Design Inc.	Email:	
City:	Kelowna	Mailing Address:	
		Province:	
		Postal Code:	

LANDSCAPE WATER CONSERVATION CHECKLIST

Note: all boxes are to be checked - see instruction page

- ☐ Install Backflow prevention devices to meet City of Kelowna standards to isolate the outdoor irrigation system from the potable water system.
- ☐ Group planting into 'hydrozones' of high, medium and low water-use plants or unirrigated/unwatered areas.
- ☐ Minimize mown turf areas that are high water use areas - ideally to 50% of the landscape area or less - substitute with areas of lower water use treatments like unwatered native woods or meadow, mulch, spaced wood deck, pervious paving.
- ☐ Provide adequate topsoil or growing medium of depth and quality to meet the BC Landscape Standard, published by the BC Society of Landscape Architects and the BC Landscape and Nursery Association. General minimum depths over poor subsoils are 150mm for lawn and 300mm for shrubs groundcover.
- ☐ Group irrigation circuits/zones into 'hydrozones' of high, medium, and low or unirrigated areas consistent with the landscape planting plan. Provide a separate irrigation valve for each irrigated hydrozone.
- ☐ Minimize use of high-volume spray heads, and employ drip or low volume irrigation where practical.
- ☐ When spray or rotor irrigation is used, design and install head to head coverage in accordance with manufacturer's specifications, and avoid overspray outside landscape areas.
- ☐ Ensure matched precipitation rates within all irrigation circuits.
- ☐ Design and install pipe and head layout so flow velocity does not exceed 1.5 m/s, and to minimize elevation change or pressure variation in circuits. Provide check valves to stop low head drainage.
- ☐ Ensure irrigation mainlines are proved leak-free with hydrostatic tests.
- ☐ Provide pressure regulating devices to ensure irrigation outlets are operating at the manufacturer's optimum pressure range.
- ☐ Install - and program to minimize water use - 'Smart Controllers' to meet standards of the City of Kelowna Water Regulation Bylaw.
- ☐ Install an irrigation master shut-off valve (isolation valve) located outside the building in a location accessible to the City that when closed shall stop the supply of water from the potable water supply to the outdoor irrigation system and shall be capable of being closed and locked off by the City.

Applicant Notes on the Landscape Water Conservation Checklist:

SCHEDULE

C

This forms part of application
DP16-0210

Planner
Initials **AC**

IRRIGATION APPLICATION

LANDSCAPE WATER CONSERVATION TABLE

Applicant: **BENCH Site Design Inc.**

Address: **105-1289 Ellis Street, Kelowna BC V1Y 9X6**

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

2543 sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Step 2: Divide Into Landscape Treatments*

	Plant Factor	Irrig Efficiency	Hydrozone Area (Sq.m.)	% of Total LA	Estimated Water Use (cu.m.)
Note: each of the areas below are a 'HYDROZONE'	(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)					
Mulch (Stone, bark or sand)	N/A	N/A	72	3%	N/A
Pervious deck (Spaced wood deck)	N/A	N/A	0	0%	N/A
Pervious paving (Granular paving)	N/A	N/A	0	0%	N/A
Naturalized meadow (wildflowers)	N/A	N/A	0	0%	N/A
Naturalized area (Existing natural area)	N/A	N/A	0	0%	N/A
Other: Restoration Area	N/A	N/A	1482	58%	N/A
Swimming or ornamental pool	1	1	0	0%	0
Watered Planting Beds (shrubs or groundcover)					
<i>Planting Type</i>	<i>Irrig Efficiency</i>				
Low water use plants	High (Drip or Bubbler)	0.3	0.9	0	0%
Low water use plants	Low (Spray or Rotor)	0.3	0.7	0	0%
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	950	37%
Moderate water use plants	Low (Spray or Rotor)	0.5	0.7	0	0%
High water use plants	High (Drip or Bubbler)	0.7	0.9	0	0%
High water use plants	Low (Spray or Rotor)	0.7	0.7	0	0%
Watered Mown Lawn Areas					
Low	1	0.7	39	2%	56
Special Landscape Areas (SLA)					
Vegetable Garden	High (Drip or Bubbler)	1	0.9	0	0%
Vegetable Garden	Low (Spray or Rotor)	1	0.7	0	0%
Sports Lawn	Low (Spray or Rotor)	1	0.7	0	0%
Rainwater or Recycled Water Use	0.3	1	0	0%	0
Totals			2543	100%	583

Special Landscape Area (SLA) Sub total

*If proposed design conditions are not shown on the form please contact Water Smart at 250-868-3339

SCHEDULE

Page 2 of 3

This forms part of application

DP16-0210

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IRRIGATION APPLICATION

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Note: For Evapotranspiration (ET _o) in Kelowna use 1000mm/yr	Amount	Units
Total Landscape Area	2543	sq.m.
Landscape Maximum Water Budget (WB)	2543	cu.m./yr.
Estimated Landscape Water Use (WU)	583	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	1,960	cu.m./yr.
	OK	

I have identified and confirmed, by completing the attached 'Landscape Water Conservation Checklist' above, that the project will conform to current landscape and irrigation water conservation practices listed in the checklist. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas identified by me in the 'Landscape Water Conservation Calculation Table' above.

Signature of Applicant

Date: 18-Nov-16

FOR CITY OF KELOWNA OFFICE USE ONLY


The Irrigation Application and calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and is hereby APPROVED with the signature of the Water Manager or designate.

Signature of Kelowna Water Smart designate
For Water Manager

Date: _____

Print Name

NOTE: Post Signed and approved application at Smart Controller for future reference

SCHEDULE		C
This forms part of application		
# DP16-0210		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING