
CITY OF KELOWNA

MEMORANDUM

Date: December 6, 2016
File No.: DP16-0258
To: Community Planning (AC)
From: Development Engineering Manager(SM)
Subject: 322 Lake Ave Multi-family

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with small diameter water services (3). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lot is serviced with 100mm diameter sanitary services (3). The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$8,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

4. Road Improvements

- (a) Lake Ave must be upgraded to an urban standard along the full frontage of this proposed development including sidewalk, landscaped boulevard complete with street trees and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$3,468.00**
- (b) Water Street has been upgraded to an urban standard along the full frontage of this proposed development with the exception of the boulevard landscaping. The condition of this infrastructure must be maintained through the construction process. A tree covenant will be required for proper care of the trees during construction.

5. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

8. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Bonding and Levy Summary

(a) Levies

Lake Ave frontage improvements	\$3,468.00
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(b) Bonding

Water service upgrades	\$ 10,000.00
Sanitary sewer service upgrades	\$ 8,000.00
Storm overflow services	\$ 5,000.00

Total Bonding	\$23,000.00
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NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from the lane only.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz, P. Eng.
Development Engineering Manager

SS



MAGALA PLACE, KELOWNA BC
PROJECT SUMMARY + DESIGN RATIONALE
(UPDATED: 10th OCTOBER, 2016)

MAGALA PLACE / KELOWNA: DESIGN CLARIFICATION and PLANNING RATIONALE

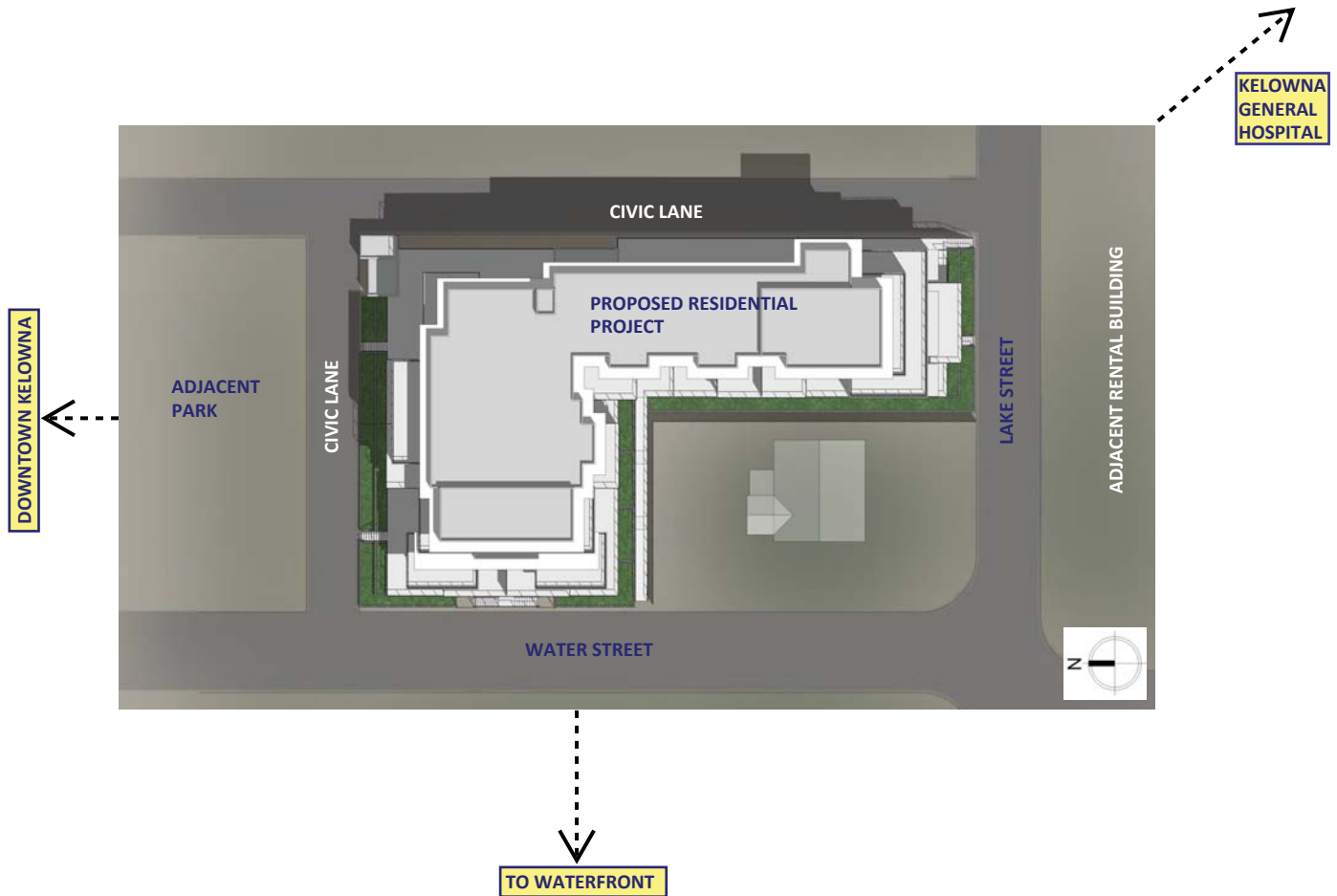
September 1st, 2016

OVERALL PROJECT DESIGN RATIONALE / PROJECT SYNOPSIS

PROJECT SITE

Located in the South Central district of Kelowna, BC, the proposed project, "Magala Place" will be a four storey, multi-family residential (condominium) building. The building is located west and north of medium density rental housing district which transitions to the west (towards Okanagan Lake).

The site is located at the transition between multi-rental buildings (to the West of the lane and south of Lake Avenue) and single family housing to the West.

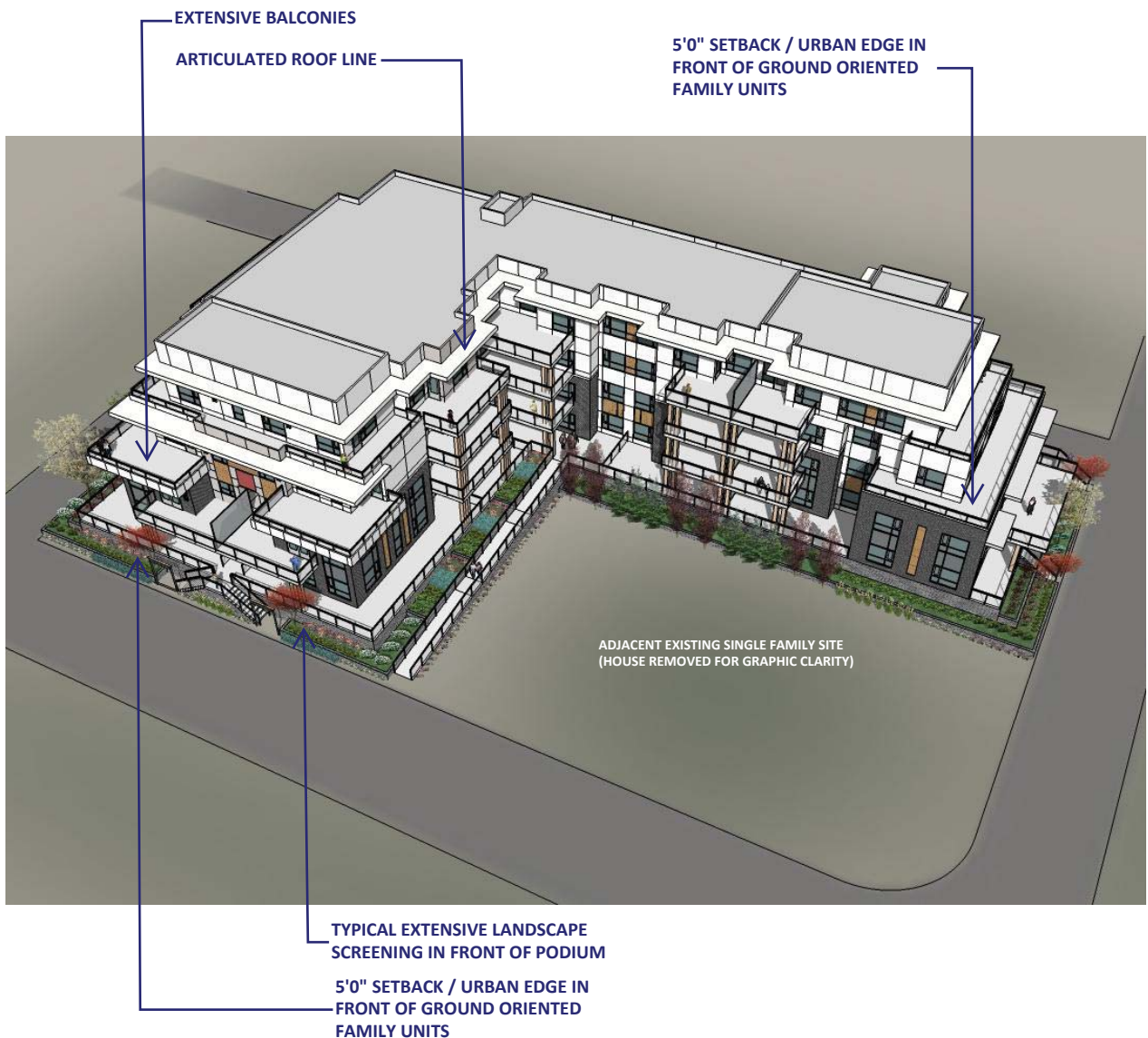


BUILDING MASSING

The massing of the proposed building steps on the west and south façades to order to decrease the massing of the building as well as respecting the adjacent single family neighbourhood. Extensive balconies have also been used to break up the massing of the building.

Given the high water table of this site, the below grade parkade is partially exposed – but screened by extensive landscaping and stepping, stairs, railings, and gates which will serve to provide a definition of public, semi-public, and private space. The raised patios also allows the residents an additional sense of security.

The project also steps back as the building rises to minimize massing, and as a gesture to the adjacent single family house and neighbourhood.



BUILDING PROGRAM

Programmatically, the project has maximised 2 and 3 bedroom units where possible to ensure that families are significantly represented in this project. We note that as proposed, 70% of this project houses 2 and 3 bedroom units. Furthermore, the Owner has also provided a guest suite on the main floor to allow for guests to stay in the building so that they can visit with family members.

This project has also preliminarily gleaned interest from families with children, as well as healthy and independent living seniors looking to downsize from a typical suburban house, as the project is located within a neighbourhood with immediate amenities, such as the waterfront as well as the close proximity to Kelowna General Hospital

ARCHITECTURAL COMPONENTS

The project has been designed using extensive use of overhangs, structural brackets, and exterior decks. All of these elements were used to minimise the visual massing of the building as well as adding visual interest to the facades of the project.

The use of extensive overhangs / broad eaves visually 'lower' the building similar to the Prairie Style of architecture. The decks / brackets / and lux panel trim provide an additional layer of components to the project façade.



BUILDING MATERIALS

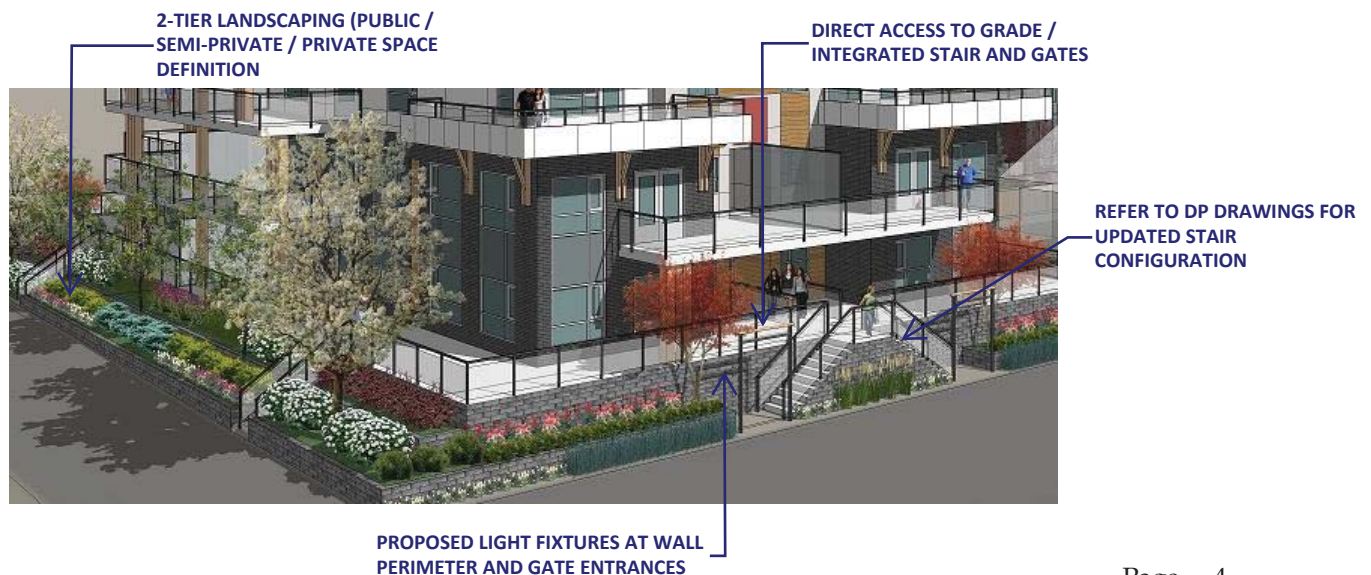
The project uses brick at visually exposed areas of the main and second floor. This will provide a defined building base or 'piano nobile'.

We have also accommodated the use of cementitious panels in order to maintain the contemporary (and contextual) overall look of the project.



GROUND FLOOR ORIENTED UNITS

All units on the main floor facing the north lane, Water Street, and Lake Street will have direct access to grade. This is provided through the integrated use of stairs and gates. We also propose that at the entry point to these residential units to include integrated lights will be used as a means of wayfinding and also to animate the street during the evening.



BUILDING SETBACKS / SITE COVERAGE (and PROPOSED) VARIANCES

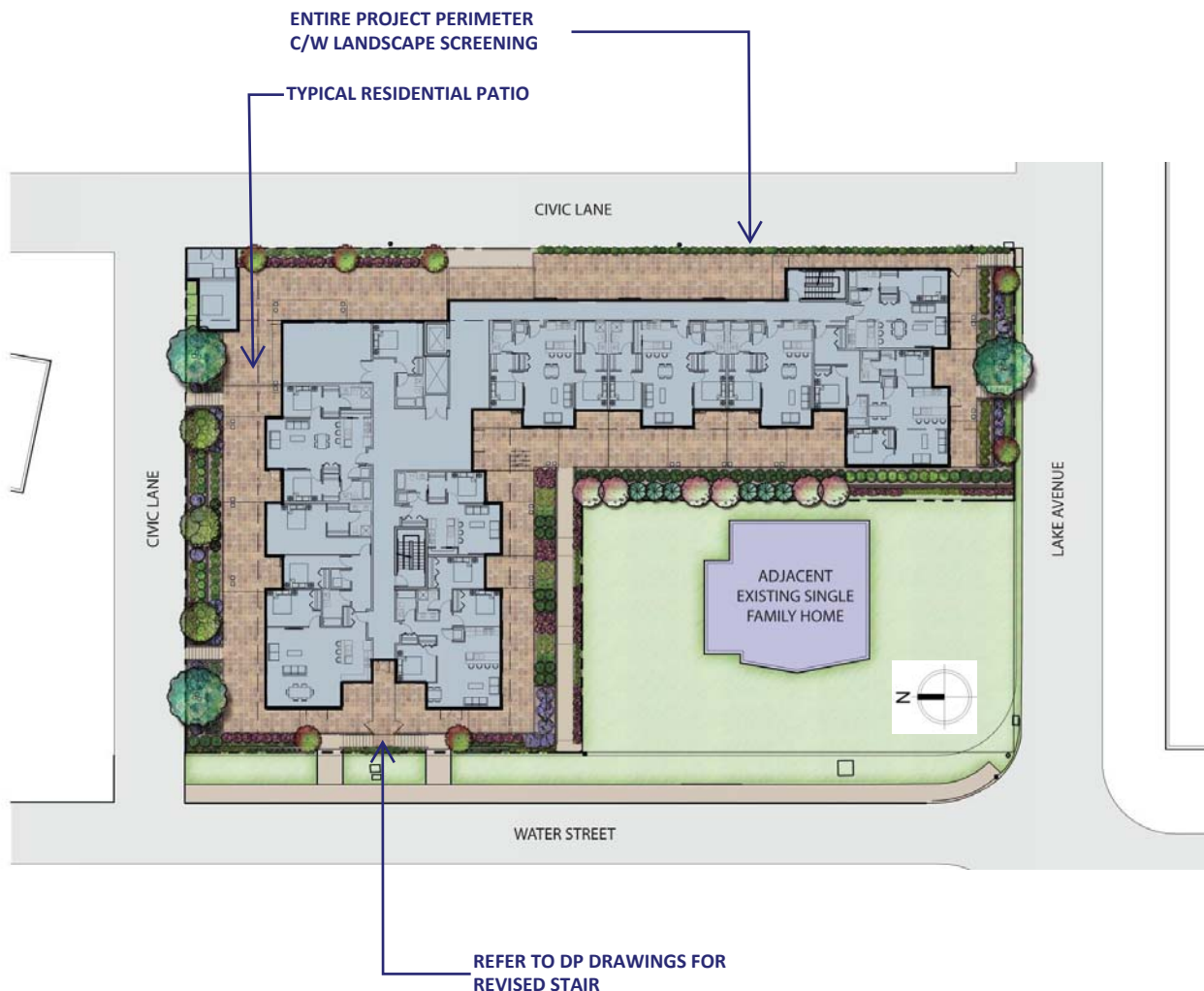
As noted, the parkade is elevated due to water table issues on this site. In response to this, extensive landscaping and stepped planters have been provide around the entire site with the exception of the east lane interface. The building steps back in strategic locations to minimise the massing both on Water Street and Lake Avenue, respectively. We provide the Zoning Analysis as follows:

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4.5 storeys	12.7 m / 4.5 storeys
Front Yard (Lake Ave)	Min 6.0 m except for 1.5 m for ground oriented housing	3.0 m to parkade ¹ 5.3 m to townhouses 7.8 m to apartments
Side Yard (east)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	0.22 m to parkade 1.6 m to apartments
Side Yard (west) facing Water St	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	1.5 m to parkade 3.6 m to townhouses 5.3m to apartments
Side Yard (west) facing Lake Ave	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	2.8 m to parkade ² 2.8 m to apartments
Flanking Side Yard (Water St)	6.0 m	3.0 m to parkade 6.7 m to apartments
Rear Yard (north)	7.0 m	3.9 m to parkade ³ 11.9 m to apartments
Site coverage of buildings	40 %	75.6% ⁴
Site coverage of buildings, driveways & parking	65 %	85.2 % ⁵
FAR	1.1 +0.1+0.2 = 1.4 Max	1.4
Parking Regulations		
Minimum Parking Requirements	55 parking stalls	54 parking stalls ⁶
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 48% (26 stalls) ⁷ Medium Size: 43% (23 stalls) ⁸ Small Size: 9% (5 stalls) ⁹
Minimum Drive Aisle Width	7.0 m	7.0 m
Minimum Bicycle Parking Requirements	Class 1: 18 bikes Class 2: 4 bikes	Class 1: 35 Class 2: 4 bikes
Private Open Space	765 m ²	1249 m ²

LANDSCAPE ARCHITECTURE

The project has been designed to meet the requirements set forth in Section 7 – Landscaping and Screening. Specified planting has been chosen specifically based on the following design concepts:

- Ornamental shrubs / flowering species to provide colour around the site throughout the year;
- Drought tolerant plant types for arid micro-climate;
- Use of coniferous plants to provide greenery during the winter months;
- Use of ornamental grasses to provide soft screening at the edges of the project and to minimise the visual impact of the (partially) exposed garage;
- Use of perennials to provide colour in areas that are physically constrained.



DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0258 / DVP16-0259
Issued To: Windmill Ventures Ltd. & 0797989 BC. Ltd
Site Address: 332 Lake Ave
Legal Description: Lot A, District Lot 14, ODYD, Plan KAP90495
Zoning Classification: RM5 – Medium Density Multiple 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. DP16-0258 & DVP16-0259, located at 332 Lake Ave 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 13.11.6 (d) Development Regulations:

- To decrease the front yard setback for the parkade from 6.0m to 3.0m;

Section 13.11.6 (e) Development Regulations:

- To decrease the side yard setbacks for the eastern property:
 - From 1.5m for the parkade to 0.22m;
 - From 4.5m (up to 2 ½ stories) to 1.6m (up to 2 ½ stories);

- From 7.0m (above to 2 ½ stories) to 1.6m (above to 2 ½ stories).
- To decrease the side yard setbacks (south) facing the adjacent single family dwelling:
 - From 4.5m (for the parkade & up to 2 ½ stories) to 2.8m (for the parkade & up to 2 ½ stories);
 - From 7.0m (above to 2 ½ stories) to 1.6m (above to 2 ½ stories).
- To decrease the side yard setbacks (west) facing the adjacent single family dwelling:
 - From 4.5m (for the parkade & up to 2 ½ stories) to 2.8m (for the parkade & up to 2 ½ stories);
 - From 7.0m (above to 2 ½ stories) to 5.2m (for the 3rd level) and 6.2m (for the 4th level);
- To decrease the flanking side yard setbacks (facing Water St):
 - From 6.0m for the parkade to 1.5m;
 - From 6.0m to 3.7m (for the 1st & 2nd levels);
 - From 6.0m to 5.8m (for the 3rd level);

Section 13.11.6 (f) Development Regulations:

- To decrease the rear yard setbacks (north):
 - From 7.0m to 6.7m (for the 1st, 2nd, & 3rd levels).

Section 13.11.6 (b) Development Regulations:

- To reduce the maximum site coverage from 40% to 80%;
- To reduce the maximum site coverage of buildings, driveways, and parking areas from 65% to 80%.

Section 8.1.11 (a) (Parking) Size and Ratio:

- To reduce the minimum extra width for a parking stall when it abuts an obstruction on one side from 0.2m to 0.0m.

Section 8.1.11 (b) (Parking) Size and Ratio:

- To reduce the minimum percentage of full sized parking stalls for Apartment Housing from 50% to 48%;
- To increase the maximum percentage of medium sized parking stalls for Apartment Housing from 40% to 43%.

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 \$ TBD OR
- b) A Certified Cheque in the amount of \$ TBD OR
- c) An Irrevocable Letter of Credit in the amount of \$ TBD .

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.**

MAGALA PLACE

1853, 1869 WATER STREET
+332 LAKE AVENUE KELOWNA, BC



PROJECT TEAM

ARCHITECT

NORR Architects Planners Inc.
1201 West Pender Street, Suite 710
Vancouver, British Columbia, V6E 2V2

Contact: Simon Ho
E-Mail: Simon.Ho@norr.com
Phone: (604)673-6093

STRUCTURAL

Wicke Herfst Mawer Structural Engineers
2227 Douglas Road
Burnaby, British Columbia, V5C 5A9

Contact:
E-Mail:
Phone: (604)484-2859

LANDSCAPE ARCHITECT

NORR Architects Planners Inc.
1201 West Pender Street, Suite 710
Vancouver, British Columbia, V6E 2V2

Contact: Carmen Kubrak
E-Mail: carmen.kubrak@norr.com
Phone: (603)451-1110

LAND SURVEYOR

Runnalls Denby British Columbia Land Surveyors
2586 Laurence Avenue
Kelowna, British Columbia, V1Y 6L2

Contact: Neil R. Denby
E-Mail: neil@runnallsdenby.com
Phone: (250)763-7322

SCHEDULE A

This forms part of application

DP16-0258

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol



Consultants

Civil: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: WICKE HERST MAWER STRUCTURAL ENGINEERS
Mechanical:
Electrical:

Seals(s)

NORR Architects Planners Inc.
An Ingenium Group Company
Suite 710 - 1201 West Pender Street
Vancouver, BC, Canada V6E 2V2
T 604 685 3237 F 604 685 3241
www.norr.com

Simon Ho, Architect, AIA, R.Arch, B.Arch
David R. Ho, Architect, AIA, R.Arch, B.Arch
Bryan S. Mawer, Architect, AIA, R.Arch, B.Arch
Carmen Kubrak, Architect, R.Arch, B.Arch

NORR

DRAWING LIST

A00-00-00	COVER SHEET
A00-00-01	PROJECT VIEWS AND DEVELOPMENT SUMMARY
A00-00-02	SURVEY PLAN
A10-00-01	SITE PLAN
A20-00-00	FLOOR PLAN - PARKADE LEVEL
A20-00-01	FLOOR PLAN - PARKADE LEVEL STATISTIC
A20-00-10	FLOOR PLAN - MAIN LEVEL
A20-00-11	FLOOR PLAN - MAIN LEVEL STATISTIC
A20-00-20	FLOOR PLAN - SECOND LEVEL
A20-00-21	FLOOR PLAN - SECOND LEVEL STATISTIC
A20-00-30	FLOOR PLAN - THIRD LEVEL
A20-00-31	FLOOR PLAN - THIRD LEVEL STATISTIC
A20-00-40	FLOOR PLAN - FOURTH LEVEL
A20-00-41	FLOOR PLAN - FOURTH LEVEL STATISTIC
A20-00-50	ROOF PLAN
A30-00-01	BUILDING ELEVATIONS - NORTH & EAST
A30-00-02	BUILDING ELEVATIONS - SOUTH & WEST
A31-00-01	BUILDING SECTIONS
A70-00-01	COLOURED ELEVATIONS

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO

Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
COVER SHEET

Check Scale (may be photo reduced)
0 10m

Project No. OCV160013

Drawing No. A00-00-00

SCHEDULE A & B

This forms part of application

DP16-0258

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



VIEW LOOKING NORTH-EAST



VIEW LOOKING SOUTH-EAST

MAGALA PLACE RESIDENTIAL PROJECT, KELOWNA, BC (WATER & LAKE)									
DEVELOPMENT PROJECT DEVELOPMENT - STATISTICS									
UPDATED: OCTOBER 07, 2016									
City Address: 1853, 1869 Water Street & 332 Lake Avenue, Kelowna, BC									
Legal Description: Lots 1,2,4 Section 6 Township 10S, Range 10E, Plan 2709									
Residential Site Area (Square Metres): 2,144.78 m ² (23,138 s.f. @ 215 m ²)									
Current District Zone: RM5 - Medium Density Multiple									
Proposed District Zone: RM5 - Medium Density Multiple									
PROJECT BUILDING / DEVELOPMENT STATISTICS									
Zoning Requirements									
Floor Area Ratio (FAR)	1.40	32,551.20	1.40	32,551.20	1.40	32,551.20	1.40	32,551.20	1.40
Site Coverage	40%	9,243.12	40%	9,243.12	40%	9,243.12	40%	9,243.12	40%
Project Building Height	M	FL	M	FL	M	FL	M	FL	M
Permitted	10.00	10' 0"	10.00	10' 0"	10.00	10' 0"	10.00	10' 0"	10.00
Proposed	12.7	12' 7"	12.7	12' 7"	12.7	12' 7"	12.7	12' 7"	12.7
Building Setbacks									
Allowable									
East / Chalk Lane (Rear Yard Setback)	6.00	10' 0"	6.00	10' 0"	6.00	10' 0"	6.00	10' 0"	6.00
North / Chalk Lane (Side Setback)	6.00	10' 0"	6.00	10' 0"	6.00	10' 0"	6.00	10' 0"	6.00
West / Water Street (Front Setback)	3.50	5' 0"	3.50	5' 0"	3.50	5' 0"	3.50	5' 0"	3.50
South (Single Family Setback)	6.00	10' 0"	6.00	10' 0"	6.00	10' 0"	6.00	10' 0"	6.00
West (Single Family Setback)	3.50	5' 0"	3.50	5' 0"	3.50	5' 0"	3.50	5' 0"	3.50
South / Lake Avenue (Front Setback)	3.50	5' 0"	3.50	5' 0"	3.50	5' 0"	3.50	5' 0"	3.50
PROJECT GROSS FLOOR AREA									
Level	Proposed (Sq. Ft.)	Proposed (Sq. M.)	Level	Proposed (Sq. Ft.)	Proposed (Sq. M.)	Level	Proposed (Sq. Ft.)	Proposed (Sq. M.)	Level
Permitted Level	18,548.17	1,723.11	Permitted Level	18,548.17	1,723.11	Permitted Level	18,548.17	1,723.11	Permitted Level
Level	Proposed (Sq. Ft.)	Proposed (Sq. M.)	Level	Proposed (Sq. Ft.)	Proposed (Sq. M.)	Level	Proposed (Sq. Ft.)	Proposed (Sq. M.)	Level
First Level (Ground Entry Level)	11,491.59	1,067.68	First Level (Ground Entry Level)	11,491.59	1,067.68	First Level (Ground Entry Level)	11,491.59	1,067.68	First Level (Ground Entry Level)
Second Level	11,564.00	1,075.71	Second Level	11,564.00	1,075.71	Second Level	11,564.00	1,075.71	Second Level
Third Level	10,177.00	945.47	Third Level	10,177.00	945.47	Third Level	10,177.00	945.47	Third Level
Fourth Level	9,063.00	841.98	Fourth Level	9,063.00	841.98	Fourth Level	9,063.00	841.98	Fourth Level
Total (From First Level to Fourth Level)	42,295.59	3,910.85	Total (From First Level to Fourth Level)	42,295.59	3,910.85	Total (From First Level to Fourth Level)	42,295.59	3,910.85	Total (From First Level to Fourth Level)
RESIDENTIAL UNIT MIX / FLOOR									
Level	1 Bed	2 Bed	3 Bed	Total No. Floor Area (N/A)	1 Bed	2 Bed	3 Bed	Total No. Floor Area (N/A)	Level
LEVEL 1	3	3	3	8,379	778	LEVEL 1	3	3	3
LEVEL 2	3	3	4	9,014	839	LEVEL 2	3	3	4
LEVEL 3	1	5	3	6,038	747	LEVEL 3	1	5	3
LEVEL 4	3	3	1	6,888	640	LEVEL 4	3	3	1
Total	10	14	11	32,339	3,004	Total	10	14	11
CURRENT SCHEMATIC EFFICIENCY									
AUTOMOBILE PARKING REQUIREMENTS									
Use	Parking Ratio	Required	Provided	Stall Types	Stall Types	Stall Types	Stall Types	Stall Types	Stall Types
Residential	1.25 Stalls / 1 Bed	14	13	Full Std (Ind 24'x30')	26	48%	Full Std (Ind 24'x30')	26	48%
	1.25 Stalls / 1 Bed	21	21	Mediacall	21	43%	Mediacall	21	43%
	2.0 Stalls / 1 Bed	20	20	Comac-Stall	5	9%	Comac-Stall	5	9%
Total		55	54		54	100%		54	100%
BICYCLE PARKING REQUIREMENTS									
Class	Required	Provided	Class	Required	Provided	Class	Required	Provided	Class
1	18	35	1	18	35	1	18	35	1
2	4	4	2	4	4	2	4	4	2
13 Bike Storage Lockers & 22 Bike Hanging Storage									
LOADING VEHICLE REQUIREMENTS									
Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
1	18	35	1	18	35	1	18	35	1
2	4	4	2	4	4	2	4	4	2
Total		54	Total		54	Total		54	Total

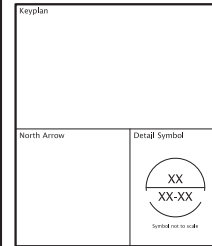


LOWER VIEW LOOKING SOUTH-EAST

DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	-
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.



Consultants

Chief: NORR ARCHITECTS PLANNERS INC.

Architectural: NORR ARCHITECTS PLANNERS INC.

Structural: MICHAEL HIRST WAVER STRUCTURAL ENGINEERS

Mechanical: Electrical:

Seal(s)

NORR Architects Planners Inc.

An Ingenium Group Company

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Project Manager: S. HO

Project Leader: S. HO

Client: WINDMILL VENTURES INC.

Project: MAGALA PLACE

1853, 1869 WATER STREET

+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title: PROJECT VIEWS

AND DEVELOPMENT SUMMARY

Check Scale (may be photo reduced)

1 inch = 0 10mm

Project No.: OCVA160013

Drawing No.: A00-00-01

SCHEDULE A

This forms part of application
DP16-0258

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO
Client WINDMILL VENTURES INC. 1136 RICHTER STREET	
Project MAGALA PLACE 1853, 1869 WATER STREET + 332 LAKE AVENUE KELOWNA, BC	
Drawing Title SURVEY PLAN	
Check Scale (may be photo reduced) 0 10m	
Project No. OCV160013	
Drawing No. A00-00-02	

SCHEDULE A

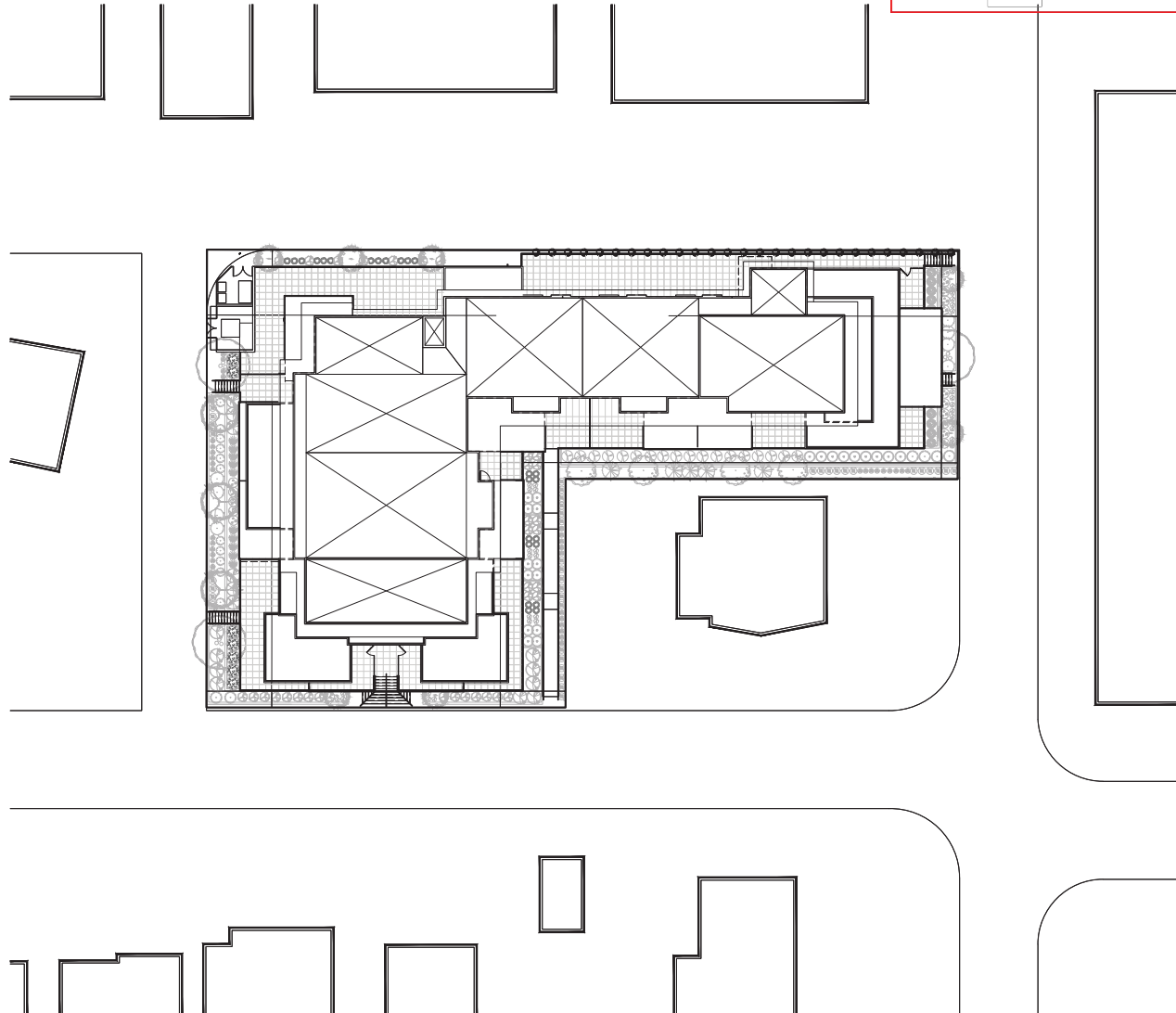
This forms part of application

DP16-0258

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING

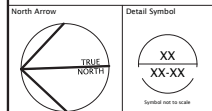


DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	C
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan



Consultants
Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: NICKLE HERST WATERS STRUCTURAL ENGINEERS
Mechanical:
Electrical:

Seals(s)

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David H. Price, Architect, AIA, R.Arch, NABCE
Brian S. McEwen, Architect, AIA, R.Arch, NABCE
John Brown, Architect, R.Arch, NABCE

NORR

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO

Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
SITE PLAN

Check Scale (may be photo reduced)
0 10m
1 inch

Project No. OCA160013

Drawing No. A10-00-01

01 SITE PLAN
A10-00-01 1:200

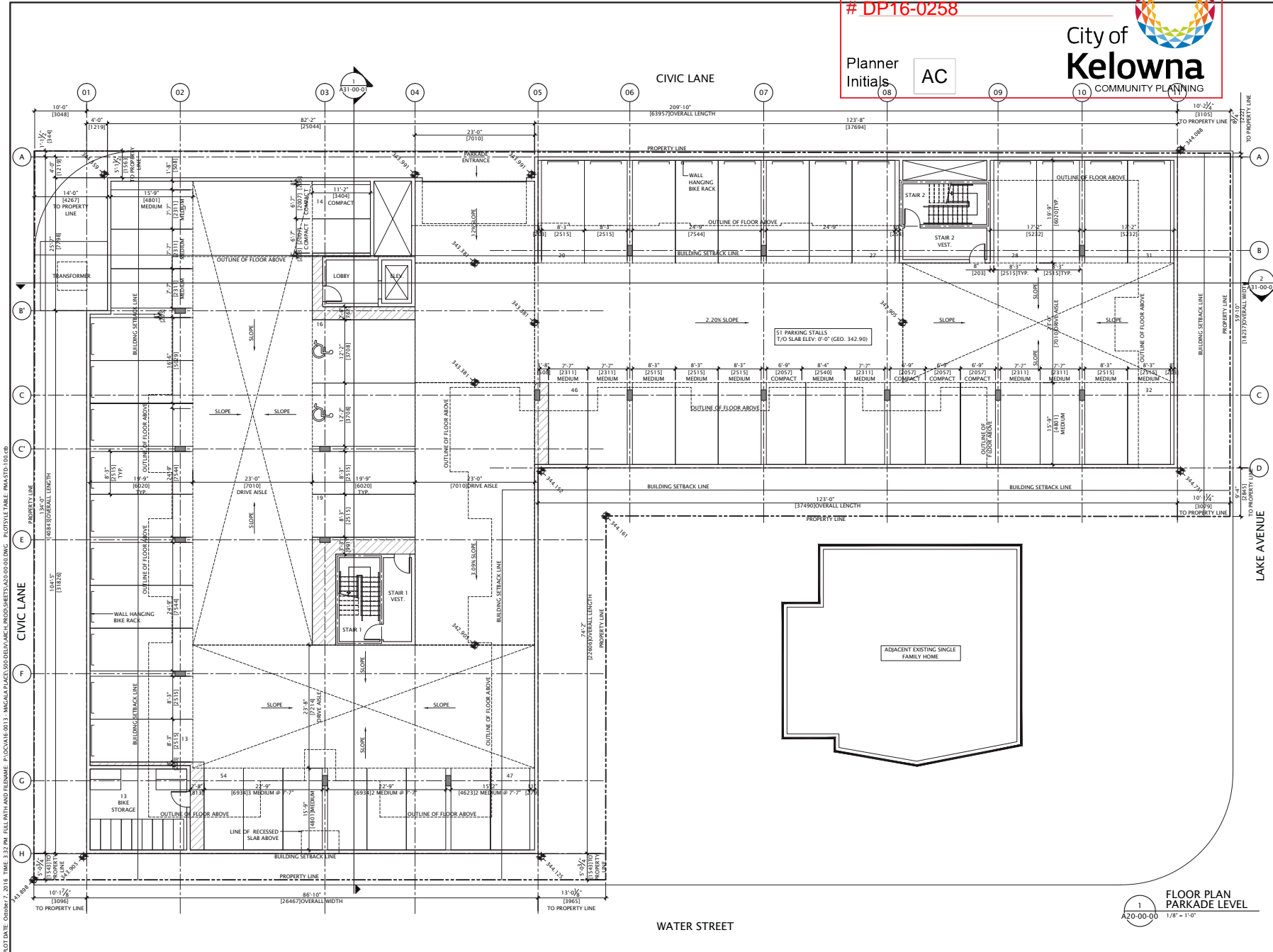
SCHEDULE A

This forms part of application

DP16-0258

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	C
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan

North Arrow

Detail Symbol

TRUE NORTH

XX XX-XX

Consultants

Civil: NORR ARCHITECTS PLANNERS INC.

Architectural: NORR ARCHITECTS PLANNERS INC.

Structural: NICK HERST MAVER STRUCTURAL ENGINEERS

Mechanical:

Electrical:

Seals

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Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO

Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
FLOOR PLAN
PARKADE LEVEL

Check Scale (may be photo reduced)
0 10m

Project No. OCV160013
Drawing No. A20-00-00

SCHEDULE A

This forms part of application

DP16-0258

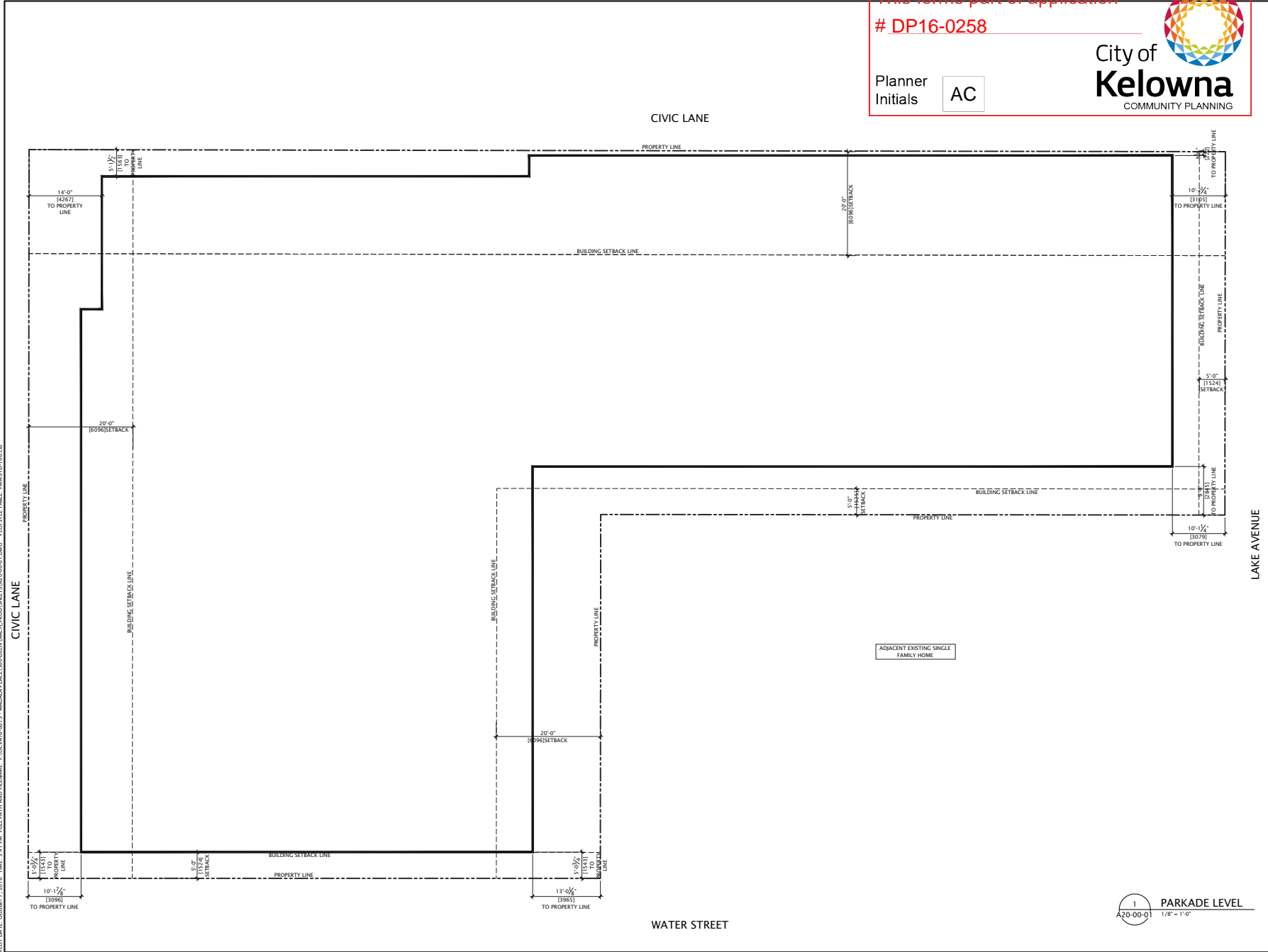
Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



NOT DATE: October 7, 2016 TIME: 3:11 PM FULL UNIT AND FIRM NAME: P:\OCVA16-0013 - MAGALA PLACE\00-DRAWING\ARCH\PROGDSHETS\A20-00-01.DWG PLOTBY: TALE WASTD:100.CB



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan

North Arrow

Detail Symbol

XX
XX-XX

Symbol used to scale

Consultants

Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Structural: WICKLE HIRST WAVER STRUCTURAL ENGINEERS
Mechanical:
Electrical:

Seal(s)

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NORR

Project Manager
S. HO

Drawn
D. LIM

Project Leader
S. HO

Checked
S. HO

Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
FLOOR PLAN
PARKADE LEVEL
STATISTIC

Check Scale (may be photo reduced)
1" = 10m

Project No.
OCVA160013

Drawing No.
A20-00-01

1
A20-00-01
PARKADE LEVEL
1/8" = 1'-0"

SCHEDULE

A

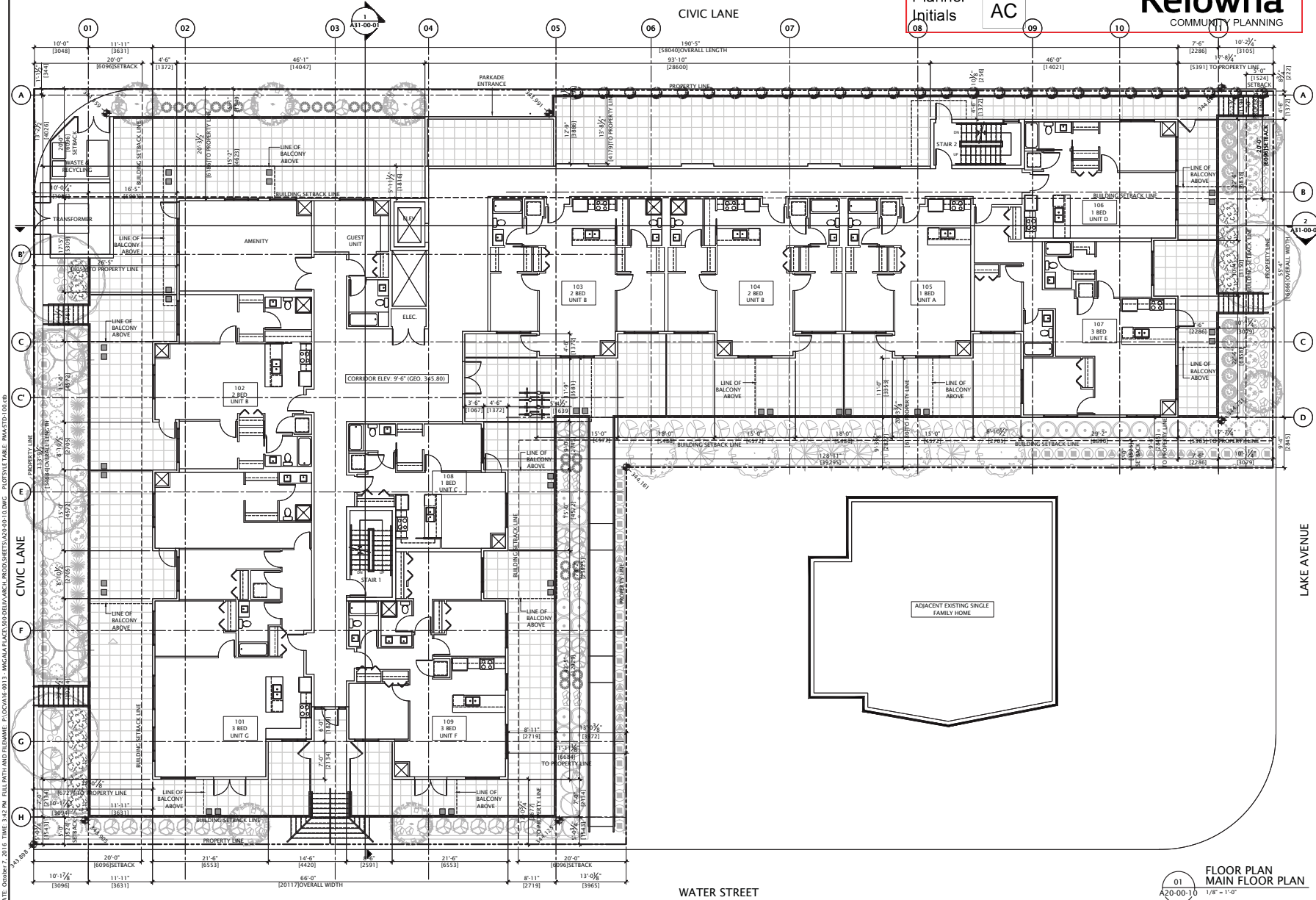
This forms part of application

DP16-0258

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	C
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan

North Arrow

Detail Symbol

TRUE NORTH

XX-XX

Symbol used to scale

Consultants

Civil: NORR ARCHITECTS PLANNERS INC.

Architectural: NORR ARCHITECTS PLANNERS INC.

Structural: WICKIE HERST WATERS STRUCTURAL ENGINEERS

Electrical:

Seals(s)

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NORR

Project Manager
S. HO

Drawn
D. LIM

Project Leader
S. HO

Checked
S. HO

Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
FLOOR PLAN
MAIN LEVEL

Check Scale (may be photo reduced)
1" = 10' 0"

Project No. OCV160013
Drawing No. A20-00-10

01
A20-00-10
FLOOR PLAN
MAIN FLOOR PLAN
1/8" = 1'-0"

DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	-
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan



Detail Symbol



Consultants

Civil:
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: WICKE HERFST MAVER STRUCTURAL ENGINEERS
Mechanical:
Electrical:

Seal(s)

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 Glenn Barnett, Architect, M.Arch, M.Arch.

NORR

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO

WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title

FLOOR PLAN

MAIN LEVEL

STATISTIC

Check Scale (may be photo reduced)

Project No. OCVA160013

Drawing No. **A20-00-11**

A

DP16-0258



AC



 FLOOR PLAN
SECOND LEVEL
1/8" = 1'-0"

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XX
XX-X

Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: WICKE HERFST MAVER STRUCTURAL ENGINEERS
Mechanical:
Electrical:

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Victor Smith, Architect, AAA, RAIA, MAIE
 Ronald M. Poon, Architect, AAA, MAIA, MAIE
 Bruce G. McFarlane, Architect, AAA, MAIA, MAIE
 Glenn Barwell, Architect, MAIA, MAIE

NORR

WINDMILL VENTURES INC
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA BC

FLOOR PLAN
SECOND LEVEL

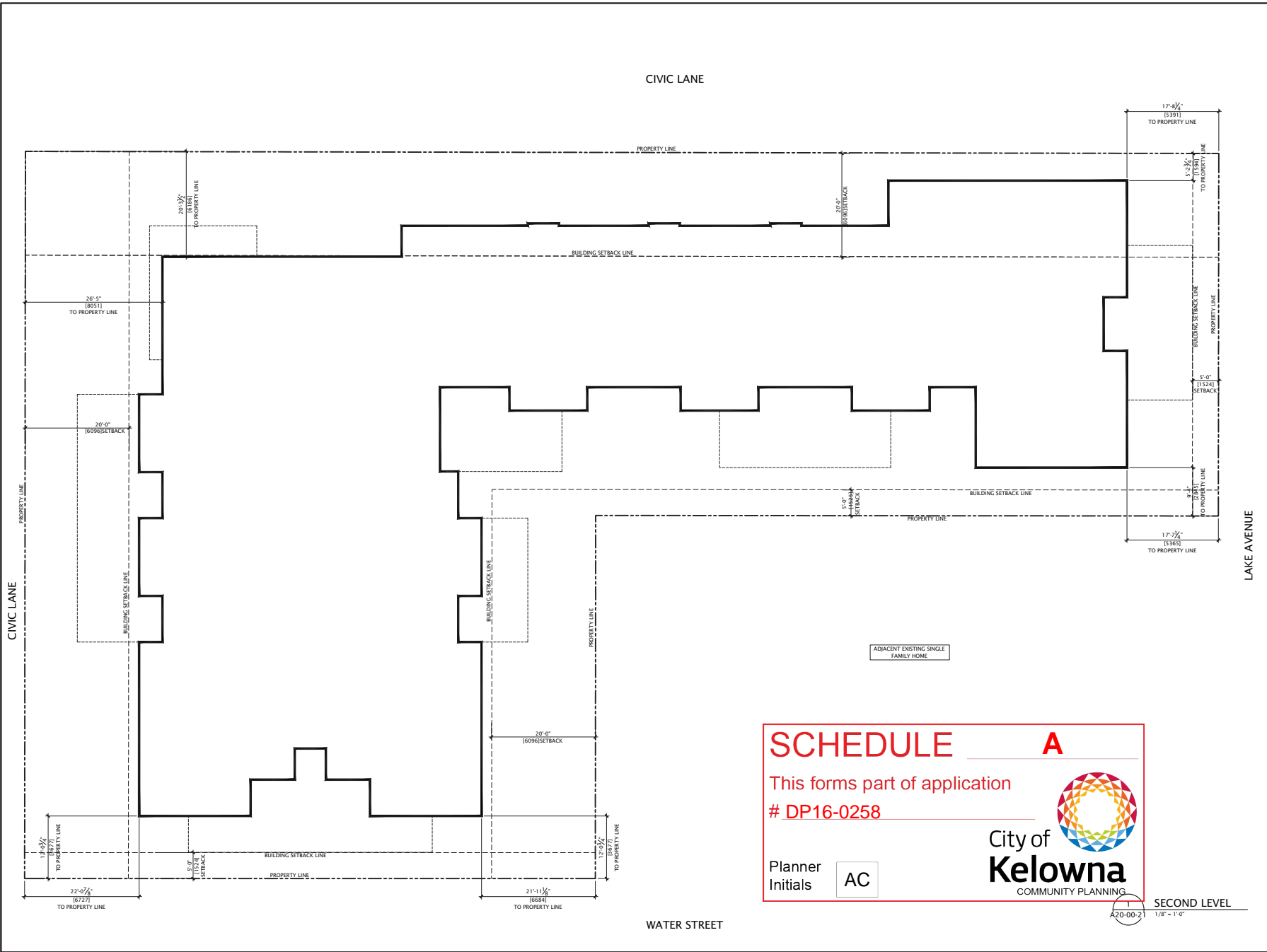
Check Scale (may be photo reduced)

0 1 inch 0 10mm

Project No.	OCVA160013
Drawing No.	

PLOT DATE: October 7, 2016 TIME: 3:33 PM FULL PATH AND FILENAME: P:\OCVA16-0013 - MAGALA PLACE\500-DELIV\ARC.H PROD\SHEETS\A20-00-20.DWG PLOTSYLS TABLE: PMA-STD-100.cdb

PLOT DATE: October 7, 2016 TIME: 3:33 PM FULL UNIT AND FILENAME: P:\OCVA16-0013 - MAGALA PLACE\000-DRAWING\ARCH\PROGDS\SHETS\A20-00-21.DWG PLOT STYLE TABLE: INAASTD100.ctb



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan

North Arrow

Detail Symbol

Consultants

Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: NICKEL HERST WATERS STRUCTURAL ENGINEERS
Mechanical: NICKEL HERST WATERS STRUCTURAL ENGINEERS
Electrical: NICKEL HERST WATERS STRUCTURAL ENGINEERS

Seal(s)

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Daniel P. Poon, Architect, AIA, R.Arch, NARE
Brian S. McEwen, Architect, AIA, R.Arch, NARE
Gordon Brown, Architect, R.Arch, NARE

NORR

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO
Client WINDMILL VENTURES INC. 1136 RICHTER STREET	
Project MAGALA PLACE 1853, 1869 WATER STREET + 332 LAKE AVENUE KELOWNA, BC	
Drawing Title FLOOR PLAN SECOND LEVEL STATISTIC	
Check Scale (may be photo reduced) 1" = 1'-0"	0 10mm
Project No. OCVA160013	
Drawing No. A20-00-21	

A

DP16-0258



City of Kelowna
COMMUNITY PLANNING

Planner
Initials

AC

CIVIC LANE

Diagram of a horizontal curve with a circular arc of radius 17'-6" and a central angle of 98 degrees.

FLOOR PLAN
THIRD LEVEL

A20-00-30 1/8" - 1'-0"

DATE	ISSUED FOR	RE
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	-
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan



Detail Symbol



Consultants

Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: WICKE HERFST MAVER STRUCTURAL ENGINEERS
Mechanical:
Electrical:

Seal(s)

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 Ronald M. Pison, Architect, AAA, M.Arch, M.ABC
 Bruce C. McRae-John, Architect, A.A.A., M.Arch, M.ABC

NORR

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO

Client
WINDMILL VENTURES INC
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

	Drawing Title

FLOOR PLAN
THIRD LEVEL

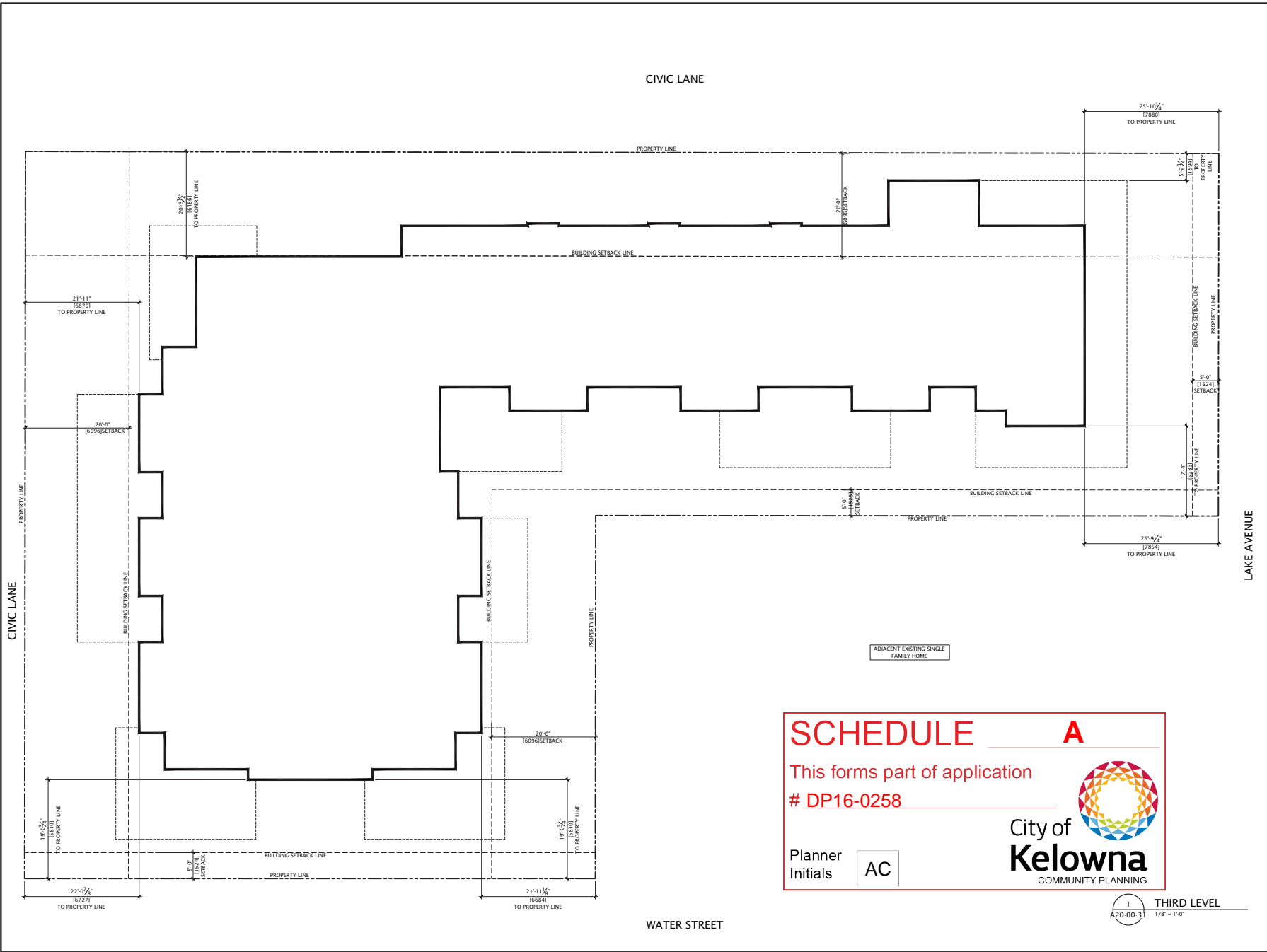
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Project No.	OCVA160013
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Drawing No. **A20-00-30**

NOT DATE: October 7, 2016 TIME: 3:33 PM FULL PATH AND FILENAME: P:\OCVA16-0013 - MAGALA PLACE\500-DELIV\ARCH\PROD\SHEETS\A20-00-30.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb

PLOT DATE: October 7, 2016 TIME: 3:14 PM FULL UNIT AND FURNISHING: P:\OCVA16-0013 - MAGALA PLACE\300-DRAWING\ARCH\PROJECTS\2016-03-31\DWG - PLOT\TYPE TABLE - INAASTD100.dwg



SCHEDULE A

This forms part of application
DP16-0258

Planner
Initials AC



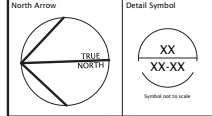
1 THIRD LEVEL
A20-00-31 1/8" = 1'-0"

DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	C
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan



Consultants
Civil: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: NICKEL HERST MAVER STRUCTURAL ENGINEERS
Mechanical: Electrical:

Seal(s)

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Registered Professional Architect, AIA, R.Arch, B.Arch, M.Arch
Brian S. McEwen, Architect, AIA, R.Arch, B.Arch, M.Arch
Gordon Brown, Architect, R.Arch, B.Arch, M.Arch

NORR

Project Manager
S. HO
Project Leader
S. HO
Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
FLOOR PLAN
THIRD LEVEL
STATISTIC

Check Scale (may be photo reduced)
1" = 1'-0"

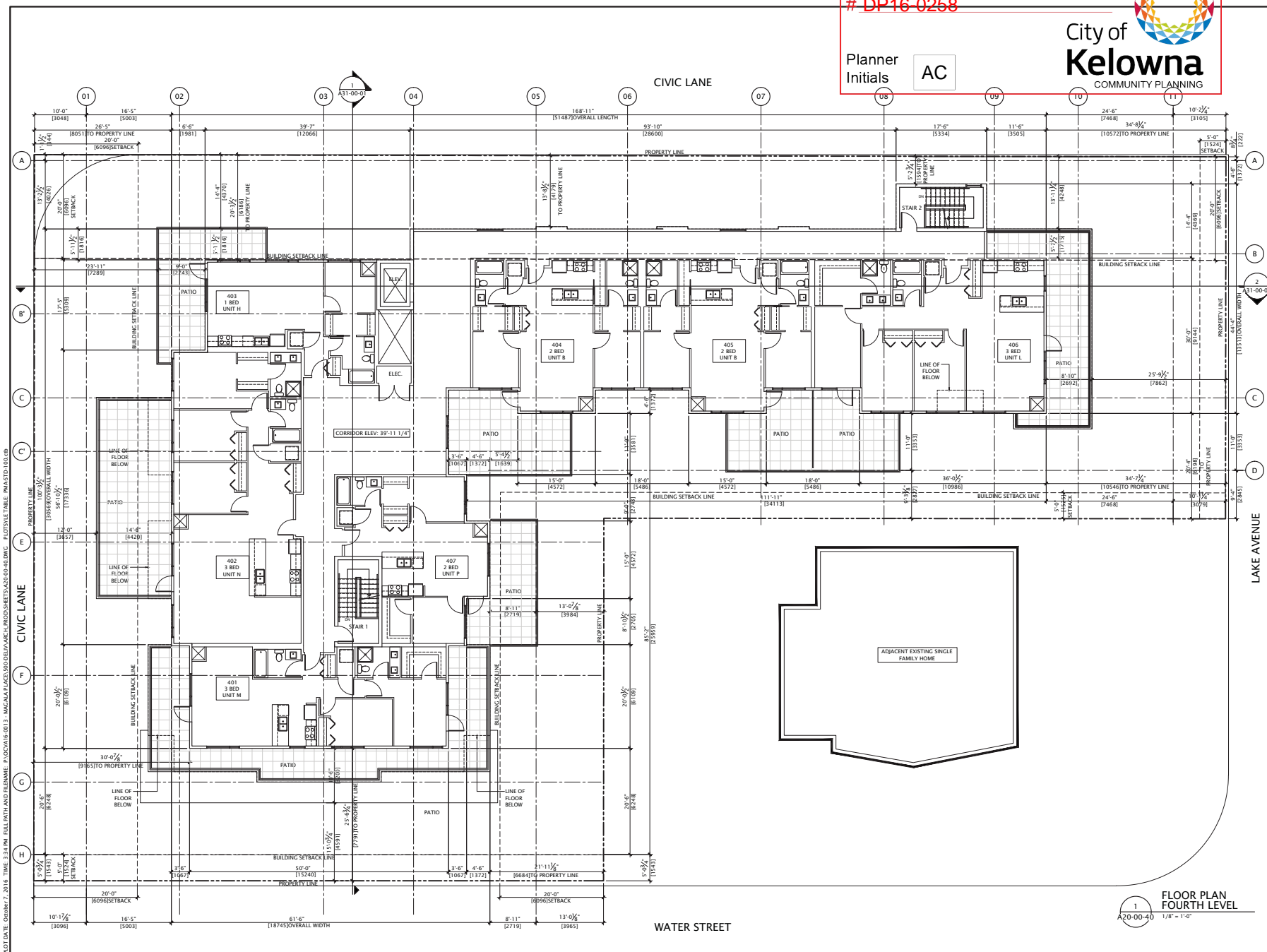
Project No.
OCVA160013
Drawing No.
A20-00-31

A

DP16-0258



City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

DATE	ISSUED FOR	RE
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	-
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan



Detail Symbol



Consultants:

Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: WICKE HERFST MAVER STRUCTURAL ENGINEERS
Mechanical:
Electrical:

Seal(s)

NORR Architects Planners Inc.

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Victor Smith, Architect, AAA, B.Arch, MARE
Ronald M. Poon, Architect, AAA, B.Arch, MARE
Bruce C. McKenna, Architect, AAA, M.Arch, MARE

NORR

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO

Client
WINDMILL VENTURES INC
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
FLOOR PLAN
FOURTH LEVEL

Check Scale (may be photo reduced)

Project No. OCVA160013

SCHEDULE A

This forms part of application

DP16-0258

Planner
Initials AC



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan

North Arrow

Detail Symbol

TRUE NORTH

XX
XX-XX

Symbol used to scale

Consultants

Civil: NORR ARCHITECTS PLANNERS INC.

Landscape: NORR ARCHITECTS PLANNERS INC.

Structural: WICKLE HIRST WAVER STRUCTURAL ENGINEERS

Mechanical: WICKLE HIRST WAVER STRUCTURAL ENGINEERS

Electrical: WICKLE HIRST WAVER STRUCTURAL ENGINEERS

Seal(s)

NORR Architects Planners Inc.

An Ingenium Group Company

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Registered Professional Architect, B.C. Reg. No. 12345
Brian S. McEwen, Architect, AIA, R.Arch, B.Arch
Registered Professional Architect, B.C. Reg. No. 67890

NORR

Project Manager
S. HO

Drawn
D. LIM

Project Leader
S. HO

Checked
S. HO

Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

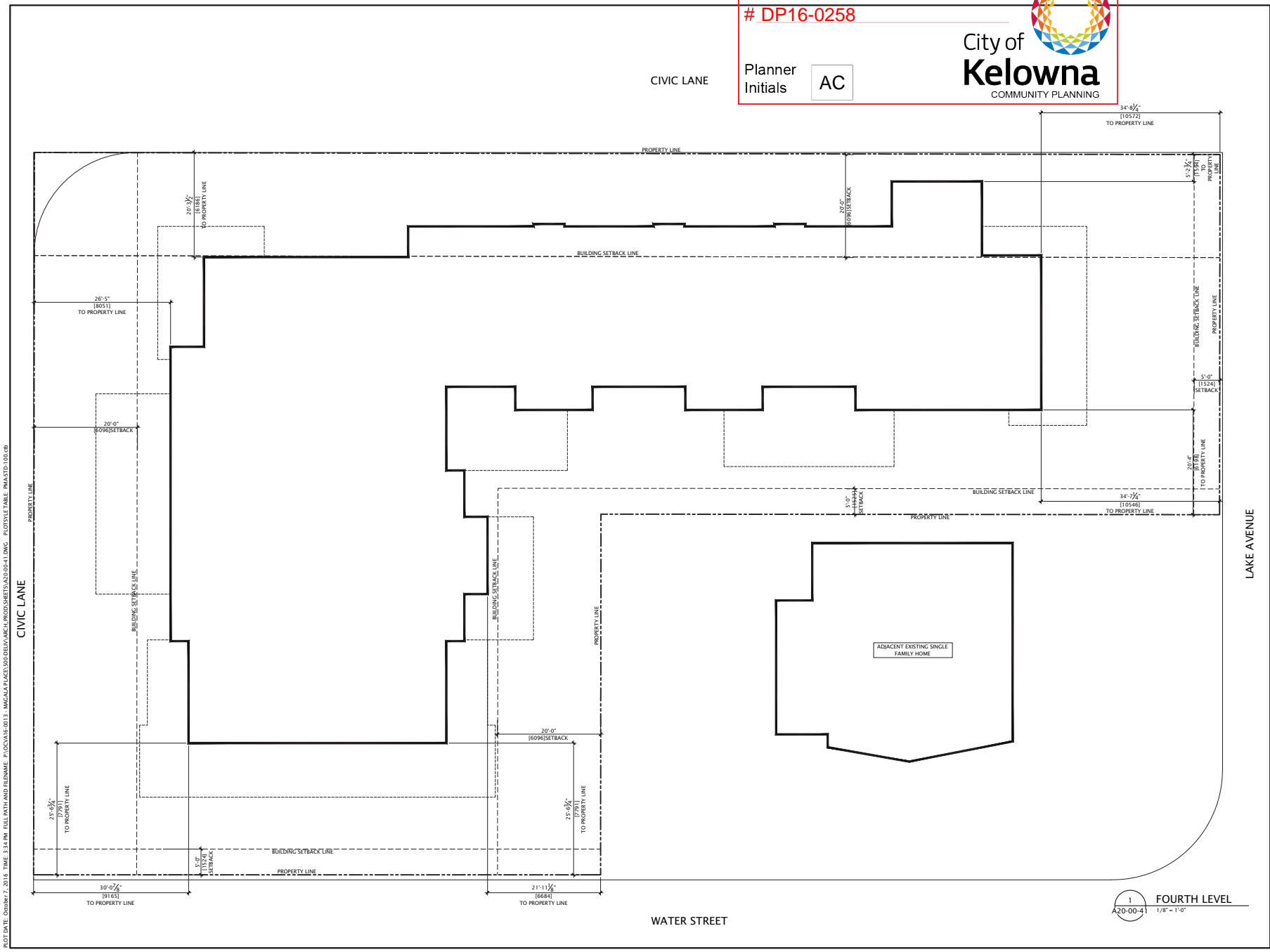
Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
FLOOR PLAN
FOURTH LEVEL
STATISTIC

Check Scale (may be photo reduced)
1" = 10m

Project No.
OCVA160013

Drawing No.
A20-00-41



PLOT DATE: October 7, 2016 TIME: 3:14 PM PULL DATA AND FILL NAME: P:\OCVA16-0013 - MAGALA PLACE\00-DRAWING\ARCH\PROG\00-SHETS\A20-00-41.DWG PLOT STYLE TABLE: NAASTD100.ctb

SCHEDULE A

This forms part of application

DP16-0258

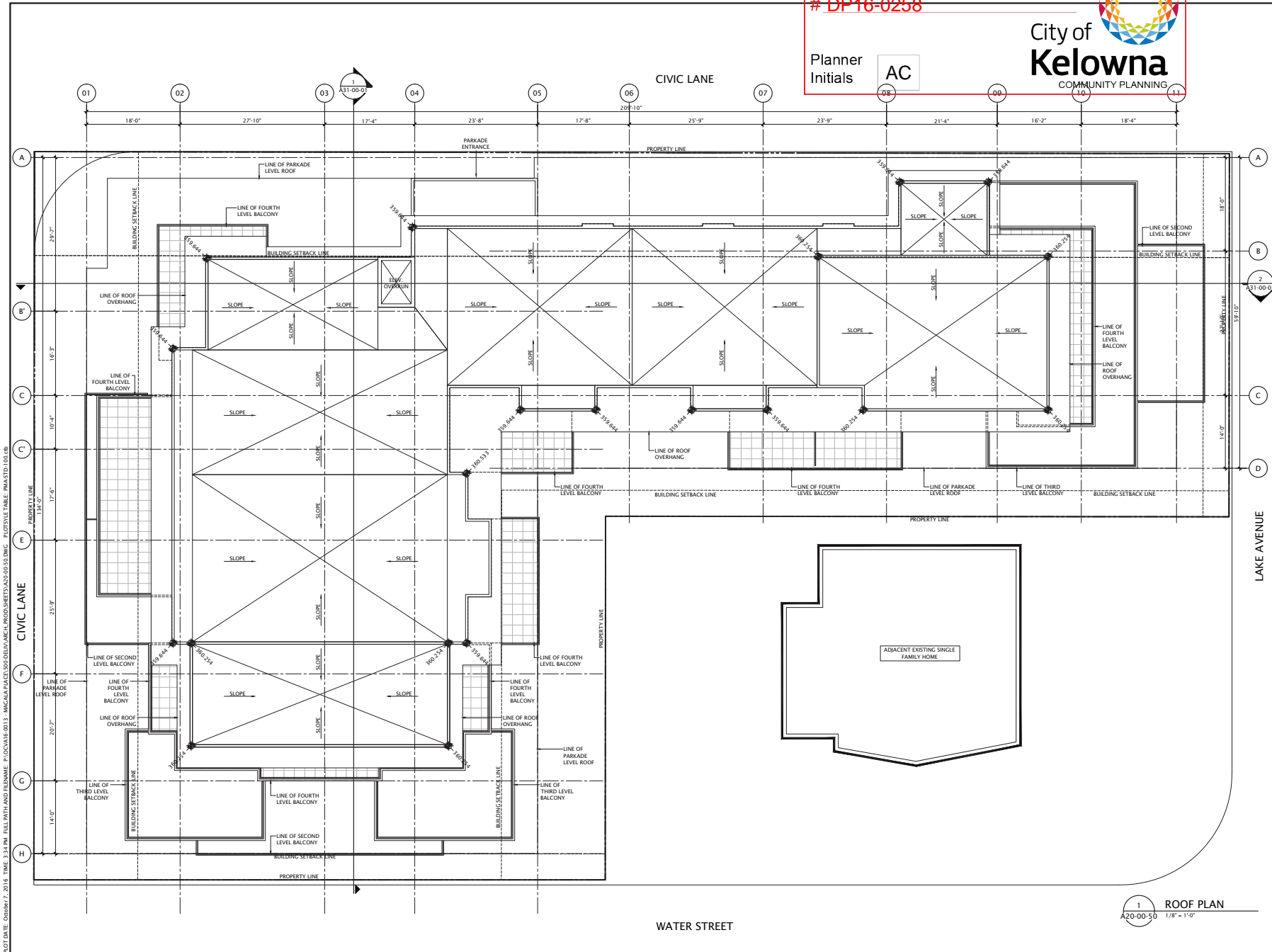
Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



NOT DATE: October 7, 2016 TIME: 3:34 PM FULL UNIT AND PERMITS: P:\OCVA16-0013 - MAGALA PLACE\200-DRAWING\ARCH\PROCS\SHETS\200-05-05.DWG PLOTTYPE: TABLE (WASTED)100.0B



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	C
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

TRUE NORTH

XX
XX-XX

Symbol used to scale

Consultants

Civil: NORR ARCHITECTS PLANNERS INC.

Architectural: NORR ARCHITECTS PLANNERS INC.

Structural: NICKA HERST WATERS STRUCTURAL ENGINEERS

Mechanical:

Electrical:

Seal(s)

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Vector Suite, AutoCAD, AIA & AIA, NAME
Registered Professional Architect, AIA & AIA, NAME
Senior Architect, AIA & AIA, NAME
Senior Architect, AIA & AIA, NAME

NORR

Project Manager
S. HO

Drawn
D. LIM

Project Leader
S. HO

Checked
S. HO

Client

WINDMILL VENTURES INC.
1136 RICHTER STREET

Project

MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title

ROOF PLAN

Check Scale (may be photo reduced)

0 10m

Project No. OCVA160013

Drawing No. A20-00-50

1 ROOF PLAN
A20-00-50 1/8" = 1'-0"

WATER STREET

B

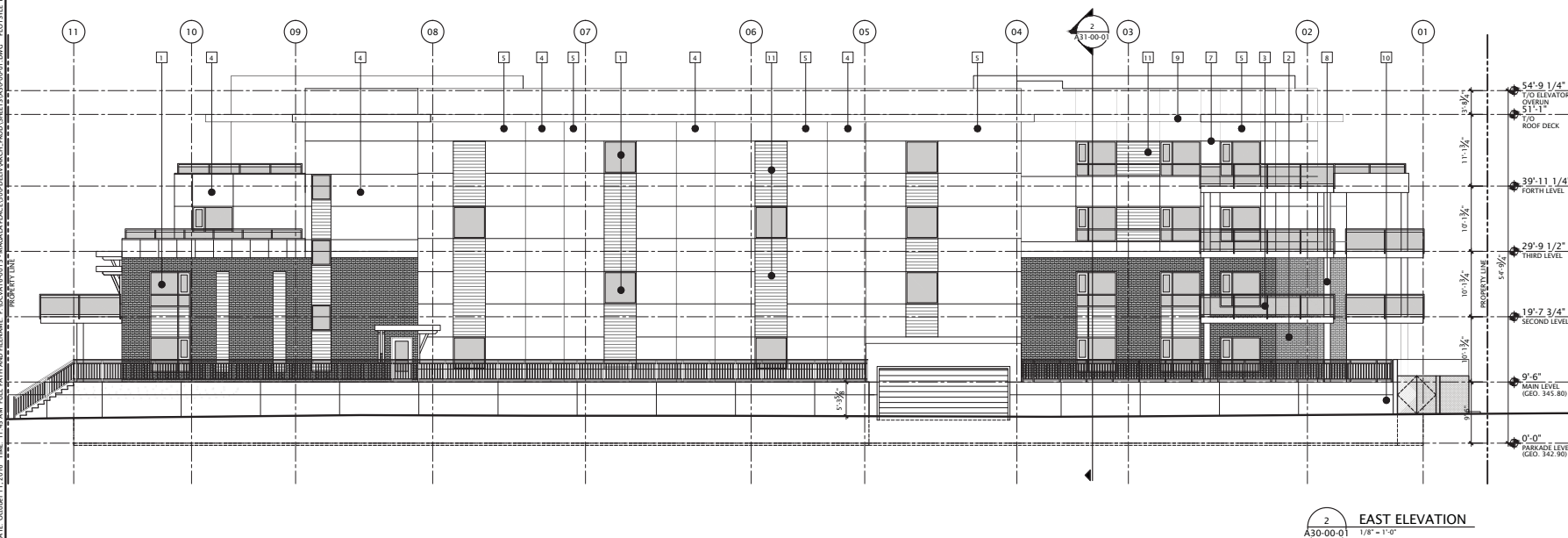
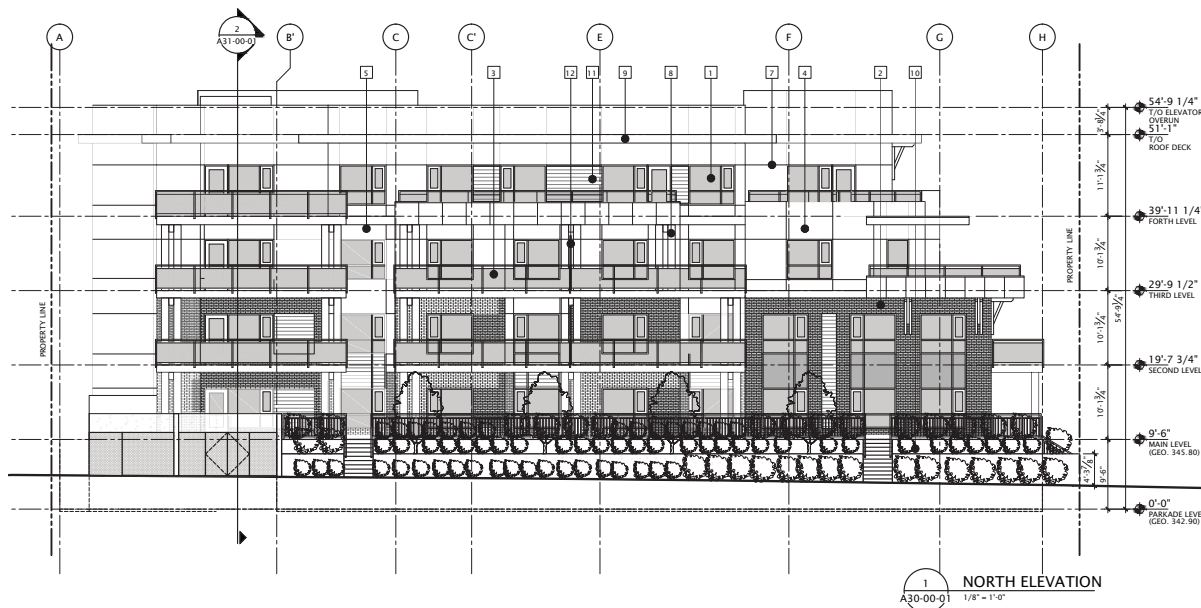
~~# DP16-0258~~



AC

City of Kelowna
COMMUNITY PLANNING

- | FINISH SCHEDULE | |
|-----------------|----------------------------------|
| 1 | CLEAR GLAZING |
| 2 | BRICK VENEER |
| 3 | GLASS GUARD RAIL |
| 4 | CEMENTITIOUS FIBRE BOARD 1 |
| 5 | CEMENTITIOUS FIBRE BOARD 2 |
| 6 | PRI-FINISHED METAL PANEL |
| 7 | REVEAL LINE |
| 8 | COLUMN |
| 9 | FASCIA |
| 10 | CONCRETE |
| 11 | HORIZONTAL CEDAR SIDING |
| 12 | CEDAR DIVIDER WITH METAL FRAMING |



DATE	ISSUED FOR	RE
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	C
2016-09-21	RE-ISSUED FOR DP	D
2016-10-07	RE-ISSUED FOR DP	E

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Keyplan

North Arrow

	Detail Symbol
--	---------------



Consultants

Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: WICKE HERFST MAVER STRUCTURAL ENGINEERS
Mechanical:
Electrical:

Seal(s)

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 Glenn Barwell, Architect, M.Arch, MAAC

NORR

Project Manager

S. HO	D. LIM
Project Leader S. HO	Checked S. HO

Client
WINDMILL VENTURES INC
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title

BUILDING ELEVATIONS

NORTH & EAST

Check Scale (may be photo reduced)

0 1 inch

Project No.	OCVA160013
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PLOT DATE: October 11, 2016 TIME: 11:43 AM FULL PATH AND FILENAME: P:\OCVA16-0013 - MAGALA PLACE\500-DELIVARCH_PROD\SHEETS\A30-00-01.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

PLOT DATE: October 11, 2016 TIME: 11:42 AM FULL PATH AND FILENAME: P:\OCVA160013\MAGALA PLACE\US00-DELIVARCH_ARCH\00-SHETS\A30-00-02.DWG PLOTSCALE TABLE: PWA STD 100.00

SCHEDULE

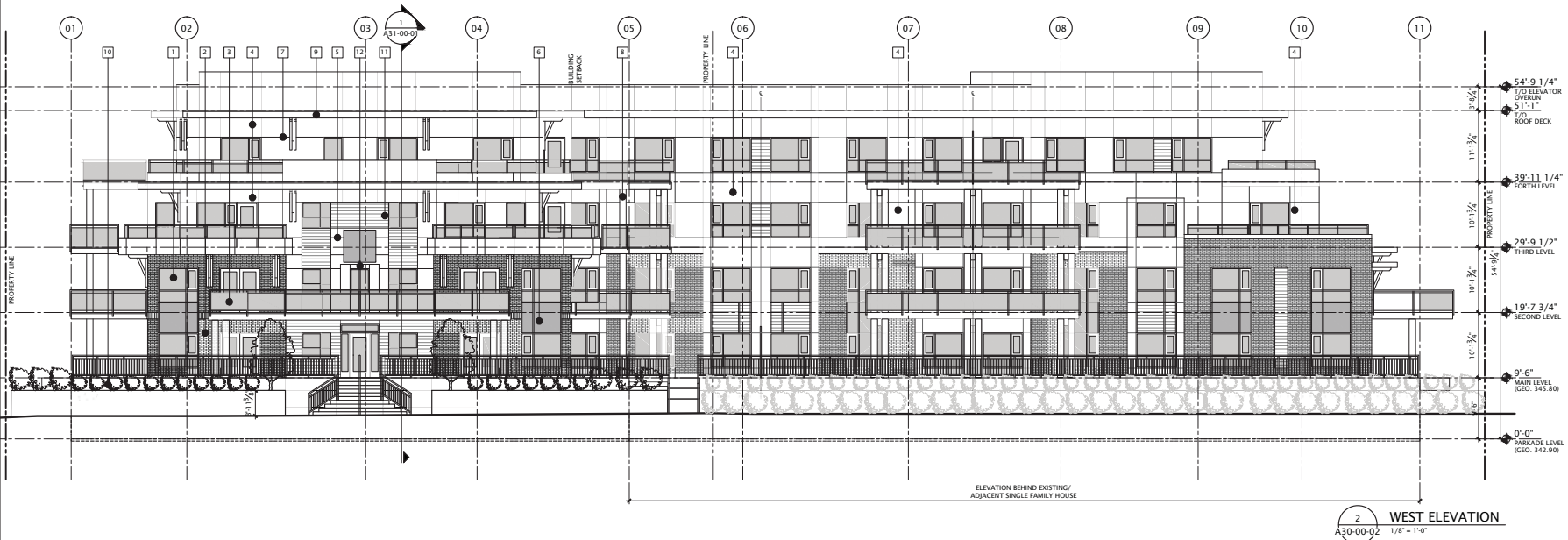
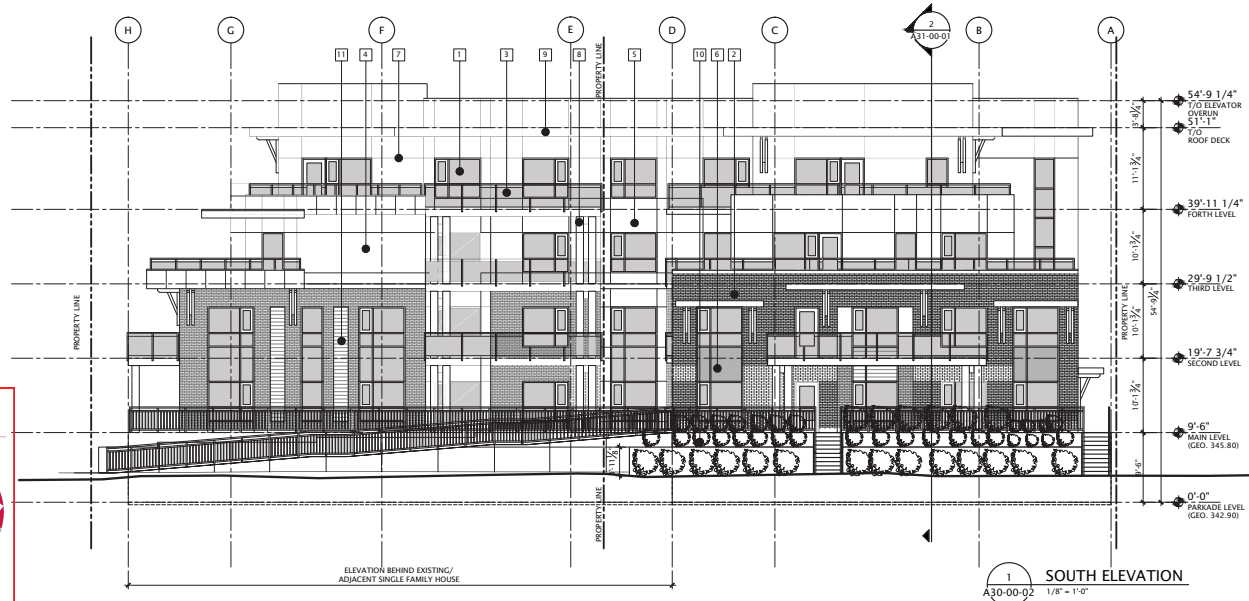
B

This forms part of application
DP16-0258

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING

FINISH SCHEDULE	
1	CLEAR GLAZING
2	BRICK VENER
3	GLASS GUARD RAIL
4	CEMENTIOUS FIBRE BOARD 1
5	CEMENTIOUS FIBRE BOARD 2
6	PRE-FINISHED METAL PANEL
7	REVEAL LINE
8	COLUMN
9	PAVIA
10	CONCRETE
11	HORIZONTAL CEDAR SIDING
12	CEDAR DIVIDER WITH METAL FRAMING



DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	C
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan

North Arrow

Detail Symbol

Symbol used on site

Consultants	
Civil:	NORR ARCHITECTS PLANNERS INC.
Architectural:	NORR ARCHITECTS PLANNERS INC.
Structural:	NICK HERST MAVER STRUCTURAL ENGINEERS
Mechanical:	
Electrical:	

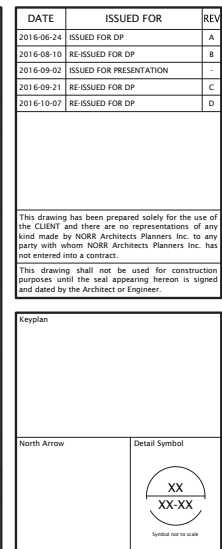
Seals(s)

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Senior Design Architect: AAK & AAK, NAME
Designated Professional Architect: AAK & AAK, NAME
Senior Designer: AAK & AAK, NAME
Senior Designer: AAK & AAK, NAME
Senior Designer: AAK & AAK, NAME

NORR

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO
Client WINDMILL VENTURES INC. 1136 RICHTER STREET	
Project MAGALA PLACE 1853, 1869 WATER STREET + 332 LAKE AVENUE KELOWNA, BC	
Drawing Title BUILDING ELEVATIONS SOUTH & WEST	
Check Scale (may be photo reduced) 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"	
Project No. OCV160013	
Drawing No. A30-00-02	



CROSS SECTION

1
A31-00-01 1/8" = 1'-0"

PLOT DATE: October 7, 2016 TIME: 3:15 PM FULL UNIT AND FIRM NAME: P:\OCVA16-0013 - MAGALA PLACE\300-001\ANCH\PROG\SHETS\A70-00-01.DWG PLOTBY: T. TAYLOR TTTABLE: TTTA70-00-01.DWG



EAST ELEVATION (ADJACENT CIVIC LANE)



NORTH ELEVATION (ADJACENT CIVIC LANE)



SOUTH ELEVATION (FACING SINGLE FAMILY RESIDENCE AND LAKE AVENUE)



WEST ELEVATION (FACING ADJACENT SINGLE FAMILY RESIDENCE AND WATER STREET)

SCHEDULE

B

This forms part of application

DP16-0258

Planner

Initials

AC

City of

Kelowna

COMMUNITY PLANNING

NOTE:
COLOURED ELEVATIONS AS SHOWN ARE
NOT TO SCALE.

DATE	ISSUED FOR	REV
2016-06-24	ISSUED FOR DP	A
2016-08-10	RE-ISSUED FOR DP	B
2016-09-02	ISSUED FOR PRESENTATION	
2016-09-21	RE-ISSUED FOR DP	C
2016-10-07	RE-ISSUED FOR DP	D

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Keyplan

North Arrow

Detail Symbol

XX
XX-XX
Symbol used to scale

Consultants

Civil: NORR ARCHITECTS PLANNERS INC.
Landscape: NORR ARCHITECTS PLANNERS INC.
Architectural: NORR ARCHITECTS PLANNERS INC.
Structural: WICKLE HURST WATERS STRUCTURAL ENGINEERS
Mechanical: WICKLE HURST WATERS STRUCTURAL ENGINEERS
Electrical: WICKLE HURST WATERS STRUCTURAL ENGINEERS

Seals(s)

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David R. Poon, Architect, AIA, R. Arch. 1986
David S. McEwen, Architect, AIA, R. Arch. 1986
John Brown, Architect, R. Arch. 1986

NORR

Project Manager S. HO	Drawn D. LIM
Project Leader S. HO	Checked S. HO

Client
WINDMILL VENTURES INC.
1136 RICHTER STREET

Project
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

Drawing Title
COLOURED ELEVATIONS

Check Scale (may be photo reduced)
0 10m
1" = 10m

Project No.
OCVA160013

Drawing No.
A70-00-01

NOT DATE: October 5, 2016, TIME: 9:00 AM, FULL PATH AND FILENAME: \\NORTHWEST\1\PROJECTS\00-DELIV\LANDSCAPE\00-013 - MAGALA PLACES\00-DELIV\LANDSCAPE\00-SHETS\DP-L1-00.DWG, PLOT STYLE: TABLE, ...

01 LANDSCAPE PLAN
DP-L1-00 1:150

PLANT LEGEND:

- Chinese Dogwood
- Armstrong Maple
- Dawyck Purple Beech
- Autumn Brilliance Serviceberry
- Columnar Spruce
- Blue Star Juniper
- Little Giant Cedar
- Hicks Yew
- Green Velvet Boxwood
- Incrediball Hydrangea
- Emily Carr Rose
- Ruby Carousel Barberry
- Dwarf Arctic Willow
- Red Prince Weigela
- Korean Feather Reed Grass
- Flame Grass
- Elijah Blue Fescue
- Maiden Grass
- Night Beacon Daylily
- Moonlight Masquerade Daylily
- Silver Mound Artemisia

PLANT LIST:

CONIFEROUS TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
05	<i>Picea pungens</i> 'Fastigata'	Columnar Blue Spruce	3.0m ht. B&B, 120mm root ball dia.

DECIDUOUS TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
03	<i>Acer rubrum</i> 'Armstrong'	Armstrong Maple	50mm cal. (B&B), min 700mm wide x 500mm depth root ball
07	<i>Amelanchier</i> x <i>grandiflora</i>	Autumn Brilliance Serviceberry	50mm cal. (B&B), min 700mm wide x 400mm depth root ball
03	<i>Cornus kousa</i> chinensis	Chinese Dogwood	50mm cal. (B&B), min 700mm wide x 400mm depth root ball
04	<i>Fagus sylvatica</i> 'Dawyck Purple'	Dawyck Purple Beech	50mm cal. (B&B), min 700mm wide x 400mm depth root ball

CONIFEROUS SHRUBS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
08	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	Min. 600 spr. root ball dia. 350mm, #5 container size
18	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	Min. 600 spr. root ball dia. 350mm, #5 container size
06	<i>Thuja occidentalis</i> 'Little Giant'	Little Giant Cedar	Min. 600 spr. root ball dia. 350mm, #5 container size

DECIDUOUS SHRUBS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
11	<i>Berberis thunbergii</i> 'Ballone'	Ruby Carousel Barberry	Min. 600mm ht., Min. 4 major basal stems, Root Spread 300mm. - #3 cont.
11	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	Min. 600mm ht., Min. 4 major basal stems, Root Spread 300mm. - #3 cont.
15	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea	Min. 600mm ht., Min. 4 major basal stems, Root Spread 300mm. - #3 cont.

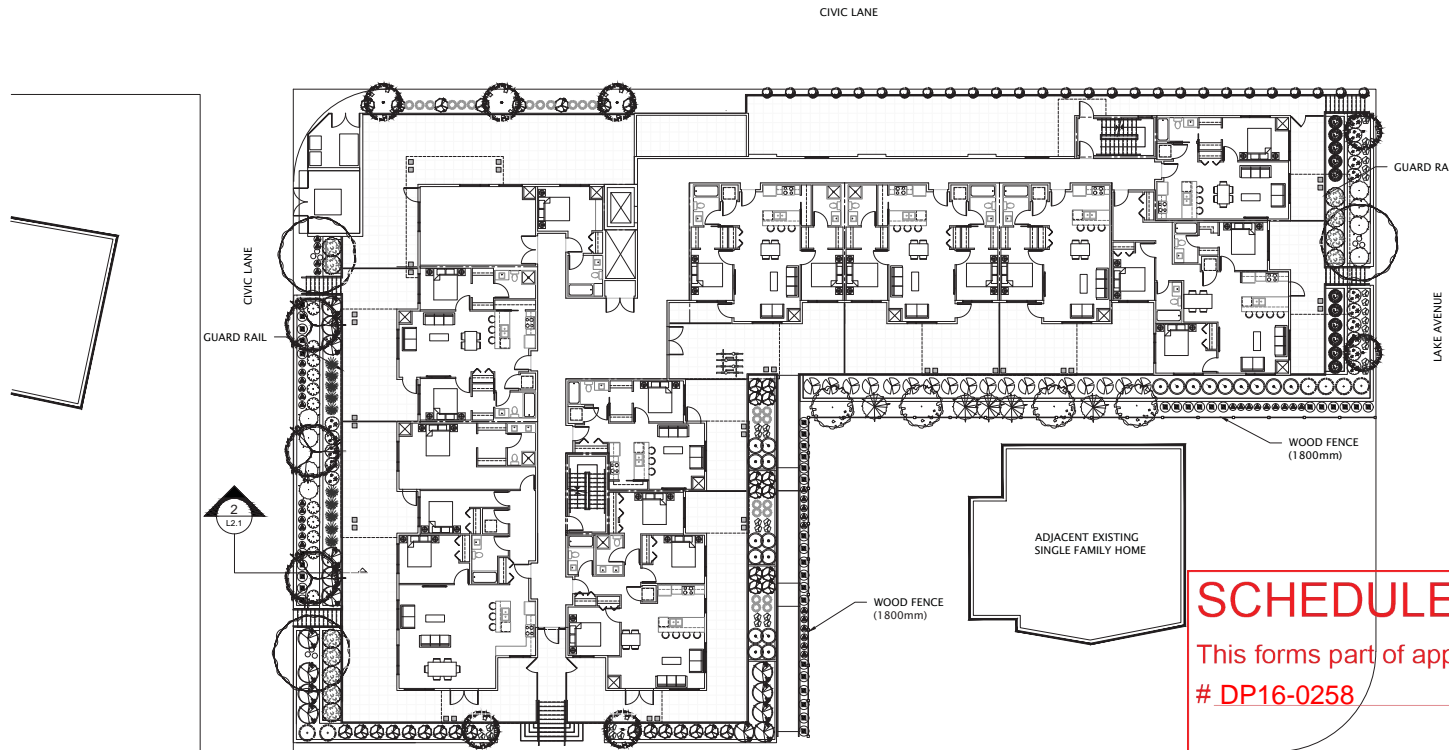
36	<i>Rosa</i> 'Emily Carr'	Emily Carr Rose	Min. 600mm ht., Min. 4 major basal stems, Root Spread 300mm. - #3 cont.
21	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	Min. 600mm ht., Min. 4 major basal stems, Root Spread 300mm. - #3 cont.
16	<i>Weigela florida</i> 'Red Prince'	Red Prince Weigela	Min. 600mm ht., Min. 4 major basal stems, Root Spread 300mm. - #3 cont.

ORNAMENTAL GRASSES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
10	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	Min. 200mm ht., #2 cont.
24	<i>Festuca ovina</i> glauca 'Elijah Blue'	Elijah Blue Fescue	Min. 200mm ht., #2 cont.
27	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	Min. 200mm ht., #2 cont.
11	<i>Miscanthus sinensis</i> 'Purpurascens'	Flame Grass	Min. 200mm ht., #2 cont.

PERENNIALS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
33	<i>Anemisis schmidiana</i> 'Silver Mound'	Silver Mound Anemisis	Min. 100mm ht., #1 cont.
40	<i>Hemerocallis</i> x 'Night Beacon'	Night Beacon Daylily	Min. 100mm ht., #1 cont.
36	<i>Hemerocallis</i> x 'Moonlight Masquerade'	Moonlight Masquerade Daylily	Min. 100mm ht., #1 cont.

NOTES:

- ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
- TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
- ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



SCHEDULE

This forms part of application
DP16-0258

Planner
Initials AC



DATE	ISSUED FOR	REV
2016-10-05	DP	01

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Keypian

North Arrow



Detail Symbol



Consultants

Landscape: NORR
Architectural: NORR
Structural:
Electrical:

Scale(s)

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www.norr.com

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David S. Smith, Architect, AIA, R.Arch, M.Arch.
Robert S. Smith, Architect, AIA, R.Arch, M.Arch.
John S. Smith, Architect, AIA, R.Arch, M.Arch.

NORR

Project Manager Drawn
K. Edinger
Project Leader Checked
C. Kubrak

Client
Windmill Ventures Inc.
1136 Ritcher Street

Project
Magala Place
1853, 1869 Water Street
+322 Lake Avenue Kelowna, BC

Drawing Title
Landscape Plan

Check Scale (may be photo reduced)
1" = 10mm

Project No. OCVA-16-0013

Drawing No. DP-L1-00

PROJECT: 16-0013 - MAGALA PLACE LANDSCAPE SHEETS DP-L2-00.DWG, PLOT STYLE: TABLE 1, DATE: OCTOBER 5, 2016, TIME: 4:57 AM, FULL PATH AND FILENAME: \\VANTAGE01\1\DRM\OCVA-16-0013 - MAGALA PLACE LANDSCAPE SHEETS DP-L2-00.DWG, PLOT STYLE: TABLE 1, ...

SCHEDULE

C

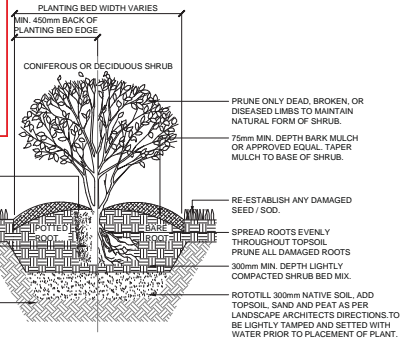
This forms part of application

DP16-0258

Planner
Initials

AC

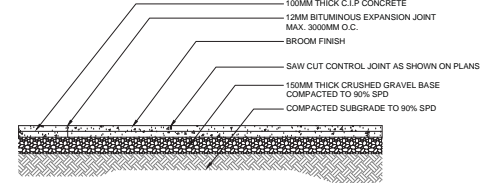
City of
Kelowna
COMMUNITY PLANNING



02 SHRUB PLANTING

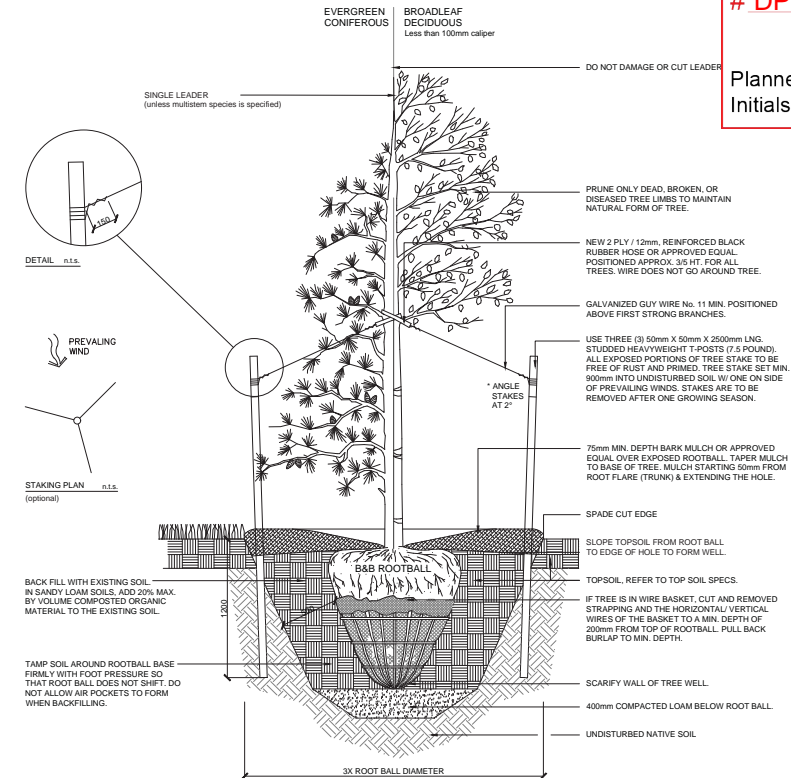
DP-L2-00 1:20

- NOTES
1. PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, INCLUDING REINFORCING, TO CITY OF KELOWNA STANDARDS.
 2. ALL CONCRETE TO BE MINIMUM 2% SLOPE. SLOPE TO DRAINS WHERE PROVIDED. WHERE NO DRAINS ARE PROVIDED (I.E. SIDEWALKS) PROVIDE 2% CROSS-SLOPE TO LOW SIDE OF SIDEWALK.



03 CONCRETE

DP-L2-00 1:20



01 TREE PLANTING

DP-L2-00 1:20

LANDSCAPE NOTES:

1. ALL LANDSCAPE CONSTRUCTION MATERIALS AND TECHNIQUES SHALL MEET THE MINIMUM REQUIREMENTS OF THE CNLA STANDARDS
2. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED BY THE LANDSCAPE CONSULTANT UNLESS APPROVED BY THE LANDSCAPE CONSULTANT IN WRITING PRIOR TO SHIPMENT TO SITE. ALL PLANT MATERIAL SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS. ALL GROUND COVER SHALL BE PLANTED AT THE SPACING INDICATED. ANY PLANT MATERIAL INSTALLED THAT DOES NOT MEET WITH THE REQUIREMENTS OF THESE DRAWINGS AND ASSOCIATED SPECIFICATIONS SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL THAT MEETS THE AFORESAIDED REQUIREMENTS AT THE THE CONTRACTOR'S SOLE EXPENSE.
3. ALL PLANT MATERIAL SHALL BE APPROVED AT THE SOURCE NURSERY PRIOR TO SHIPMENT TO SITE. THE CONTRACTORS BEARS THE SOLE RESPONSIBILITY OF NOTIFYING THE LANDSCAPE CONSULTANT A MINIMUM OF TWO WEEKS PRIOR TO SHIPMENT OF PLANT MATERIAL TO COORDINATE THE REVIEW OF THE PLANT MATERIAL. THE LANDSCAPE CONSULTANT RESERVES THE RIGHT TO WAIVE THIS REQUIREMENT BASED ON THE NURSERY SOURCE PROPOSED FOR USE BY THE CONTRACTOR.
4. ALL PLANTING BEDS SHALL BE MULCHED WITH AN ALL WOOD MULCH TO A DEPTH OF 75MM.
5. ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
6. ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE.
7. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS

PLANT MATERIAL WARRANTY:

1. THE CONTRACTOR SHALL WARRANT THAT THE PLANT MATERIAL WILL REMAIN FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL PERFORMANCE. THE CONSULTANT ACCOMPANIED BY THE CONTRACTOR WILL UNDERTAKE AN END-OF-WARRANTY INSPECTION TO IDENTIFY PLANT MATERIAL THAT WILL BE REPLACED BY THE CONTRACTOR.
2. THE CONSULTANT RESERVES THE RIGHT TO EXTEND THE CONTRACTOR'S WARRANTY AND RESPONSIBILITY FOR AN ADDITIONAL YEAR IF, AT THE END OF THE WARRANTY PERIOD, THE LEAF DEVELOPMENT AND GROWTH OF THE PLANT MATERIAL IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL.
3. THE CONTRACTOR SHALL EXTEND THE WARRANTY ON ALL REPLACEMENT PLANT MATERIAL FOR ONE(1) YEAR. REPLACEMENT PLANTS SHALL BE PLANTS OF SAME SIZE AND SPECIES SPECIFIED, PLANTED IN THE NEXT GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON DATE OF REPLACEMENT
4. THE CONTRACTOR SHALL CONTINUE SUCH REPLACEMENT AND WARRANTY OF PLANT MATERIAL TO THE SATISFACTION OF THE CONSULTANT.

IRRIGATION SYSTEMS:

1. THE CONTRACTOR SHALL SUPPLY AND INSTALL A FULLY FUNCTIONAL AUTOMATIC PROGRAMMABLE IRRIGATION SYSTEM. IRRIGATION SYSTEMS WILL BE DESIGNED IN SUCH A WAY THAT ALL AREAS, INCLUDING LAWNS, BEDS, PLANTERS, GARDENS, AND GREEN ROOFS, WHETHER EXISTING OR NEW, ARE WATERED IN THE MOST EFFICIENT MANNER WHILE PROVIDING FULL COVERAGE. ONLY LANDSCAPE AREAS ARE TO RECEIVE WATER.
2. SYSTEM CONFIGURATION WILL VARY DEPENDING ON PLANT VARIETY AND LANDSCAPE AREA. ANY OVERLAPPING OR UNNECESSARY SPRAY PATTERNS ARE TO BE KEPT TO A MINIMUM. SYSTEM INSPECTIONS AND NOZZLE ADJUSTMENTS ARE TO BE MADE AFTER THE INSTALL IS COMPLETE AND AT THE START OF EVERY GROWING SEASON. NOZZLES SHOULD BE REPLACED EVERY FIVE YEARS. WATERING TIMES ARE TO BE SET FOR THE EARLY MORNING TO REDUCE EVAPORATION.
3. ONCE ESTABLISHED, ONE INCH OF WATER PER WEEK SHALL BE IRRIGATED ON ALL LAWN AREAS. TREES, SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES WILL BE WATERED ACCORDING TO THEIR NEEDS. DRIPS SYSTEMS ARE RECOMMENDED FOR TREES. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO PLANTS CAUSED BY OVER OR UNDER WATERING.
4. IRRIGATION PLANS SHALL BE PREPARED BY A QUALIFIED IRRIGATION CONSULTANT AND INSTALLED BY A PROFESSIONALLY CERTIFIED IRRIGATION INSTALLER. CONTRACTOR SHALL PROVIDE MANUALS AND TOOLS, REQUIRED FOR SYSTEM OPERATION, TO THE OWNER UPON SYSTEM COMPLETION. AS-BUILT DRAWING SHALL BE PROVIDED BY THE CONTRACTOR TO THE OWNER.
5. ALL UNDERGROUND IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH A HIGH FLOW SHUTOFF VALVE AND BACK FLOW PREVENTION VALVE. ALL DOWN SPOUTS ARE TO BE DIRECTED AWAY FROM FOUNDATIONS AND INTO SHRUB BEDS OR TREE WELLS WHERE PRACTICAL.

DATE	ISSUED FOR	REV
2016-10-05	DP	01

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

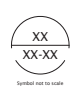
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow



Detail Symbol



Consultants

Civil: Landscape: NORR
Architectural: NORR
Structural:
Mechanical:
Electrical:

Seal(s)

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NORR

Project Manager Drawn
K. Edinger
Project Leader Checked
C. Kurbak

Client
Windmill Ventures Inc.
1136 Ritcher Street

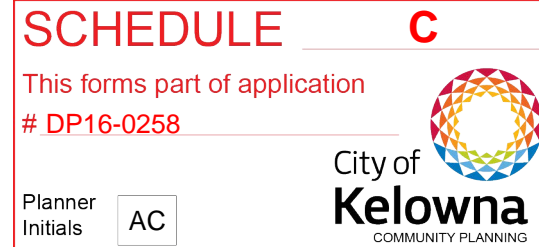
Project
Magala Place
1853, 1869 Water Street
+322 Lake Avenue Kelowna, BC

Drawing Title
Landscape Details

Check Scale (may be photo reduced)
1 inch 0 10mm

Project No. OCVA-16-0013

Drawing No. DP-L2-00



04 FENCE SECTION
DP-L2-01 1:20

Project No.	OCVA-16-0013
Drawing No.	DP-L2-01

SCHEDULE C

This forms part of application
DP16-0258

City of
Kelowna
COMMUNITY PLANNING



Planner
Initials AC

LANDSCAPE PLAN

