
CITY OF KELOWNA
MEMORANDUM

Date: July 6, 2015
File No.: Z15-0027
To: Community Planning (AC)
From: Development Engineering Manager
Subject: 815 Leon Ave

ATTACHMENT A

This forms part of application
Z15-0027

Planner
Initials

EW


**City of
Kelowna**
COMMUNITY PLANNING

Multi Family Developments

Development Engineering has the following comments and requirements associated with these applications. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

- a) The existing lots are serviced with small diameter water services (4). 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.
- d)

2. Sanitary Sewer

- a) Our records indicate the proposed development lots are connected with four 100mm and one 250mm diameter sewer services. 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 Bylaw 7900. 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) Leon Avenue fronting this development site must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, traffic calming measures, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$64,500.00**
- b) Walkway on the west side of this development is to be constructed to a 3.5m width based on standard SS-R2. The estimated cost of this construction for bonding purposes is **\$10,200.00**

5. Road Dedication and Subdivision Requirements

- a) Provide a walkway allowance of 3.5m along the west boundary of the development from Leon Ave to Harvey Ave.
- b) Lot consolidation.
- c) If any road dedication or closer affects lands encumbered by a Utility right-of-way (such as Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication or closer must be incorporated in the construction drawings submitted to the City's Development Manager.
- d) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on all 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 utilities, where necessary.

7. 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.

8. 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.

9. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- a) Area ground water characteristics, including water sources on the site.
- b) Site suitability for development; i.e. unstable soils, foundation requirements 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.

10. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Driveway access to the site will not be permitted from Harvey Ave or Ethel Street. One access from Leon Ave is permitted.

- (ii) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (iii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

11. Bonding and Levy Summary

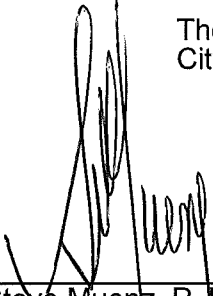
a) Bonding

| | |
|-----------------------------------|--------------|
| Water service upgrades | \$ 10,000.00 |
| Sanitary sewer service upgrades | \$ 8,000.00 |
| Storm overflow services | \$ 5,000.00 |
| Leon Ave frontage improvements | \$ 64,500.00 |
| Walkway construction improvements | \$ 10,200.00 |

Total Bonding **\$97,700.00**

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.



Steve Muenz, P. Eng.
Development Engineering Manager

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ATTACHMENT **B**

This forms part of application

Z15-0027

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City of
Kelowna
COMMUNITY PLANNING



Project No.: 15017
File No.: 1-L-001

March 16, 2015

Meiklejohn Architects Inc.
233 Bernard Ave.
Kelowna, B.C. V1Y 6N2

COST

TIME

Dear Jim:

QUALITY

**Re: Leon Avenue Residential Development
Traffic Impact Review**

We are pleased to provide the following proposal for the Traffic Impact Assessment of the anticipated traffic generated by the proposed residential development located at 815 Leon Avenue. The development is planned for 115 multifamily units.

A) SITECONTEXT

The site is bound by Leon Avenue and Highway 97, between Richter Street and Ethel Avenue and will replace four existing single family homes, and two vacant lots. Leon Avenue, from Richter Street to Ethel Street is a local roadway that serves both single family, multifamily and senior housing. High rise and low rise multifamily developments are located to the west, a seniors assisted living complex is located to the east, and single family housing is across the street to the north. The Highway 97 corridor is to the south of the site, with a portion of the assisted living site parking to the southeast of the site, as shown on **Figure 1** below.



Figure 1 - Aerial View of Site (City of Kelowna Map Guide)

#1334 St. Paul Street, Kelowna, BC V1Y 2E1 • Phone: (250) 979-1221

**Reference: Leon Avenue Residential Development
Traffic Impact Review**

Richter Street, the first intersection to the west is a four lane arterial. Ethel Street, the first intersection to the east is a two lane arterial, and identified in the City of Kelowna 20 Year Major Road Network and Road Classification Plan as a four lane arterial. Highway 97 is a six lane arterial (including two HOV lanes).

Access to the site is planned off of Leon Avenue at both the western and eastern ends of the site, 120m and 200m to the west of the intersection with Ethel Street.

Traffic impact reviews are based on trip generation rates. The rates are based on information collated from actual traffic studies, and presented for the average weekday Peak Hour volumes the specific land use will generate, during normal operations. The trip generation rates applied for typical residential developments are from the Institute of Transportation Engineers Trip Generation Rates Manual, Volume 9, as follows:

- Low Rise Apartment (ITE Code 221), with an AM rate of 0.46 trips per unit and PM rate of 0.58 trips per unit;
- Town House (ITE Code 230), with an AM rate of 0.44 trips per unit and PM rate of 0.52 trips per unit;

The development is planned with a full build out 110 Low Rise Apartment and 5 Town House units.

Based on the above, the Site is anticipated to generate an average of 53 additional two-way vehicle trips during the AM Peak Hour (10 inbound / 42 outbound) and 66 additional two-way vehicle trips during the PM Peak Hour (42 inbound / 24 outbound), as presented in the following **Table 1**.

| 815 Leon Ave | | | Rate | Total | in | | out | |
|--------------|------------|----|------|-------|-----|----|-----|----|
| 5 | Town House | AM | 0.44 | 2 | 17% | 0 | 83% | 2 |
| | | PM | 0.52 | 3 | 64% | 2 | 36% | 1 |
| 110 | MF Low | AM | 0.46 | 51 | 20% | 10 | 80% | 40 |
| | | PM | 0.58 | 64 | 64% | 41 | 36% | 23 |
| Total | | AM | | 53 | | 10 | | 42 |
| | | PM | | 66 | | 42 | | 24 |

Table 1 - ITE Trip Generation Rates

Detailed Traffic Impact Analysis Reports are generally completed when a specific development is anticipated to generate upwards of 100 peak Hour Trips, or if the additional trips from the development have the potential to change the adjacent roadway classification. The proposed development will not require a change in classification for Leon Avenue.

**Reference: Leon Avenue Residential Development
Traffic Impact Review**

The site on Leon Avenue is bound by two City arterial roadways and adjacent to the Provincial Highway 97 corridor, and within easy walking distance to the core of downtown Kelowna and the Rapid bus stops on Highway 97 adjacent to the Richter Street intersection.

Based on the above review, we anticipate the addition of the 110 Low Rise Apartment and 5 Town House units within the Leon neighbourhood will not result in any material change to the operation or performance of the Leon Avenue corridor.

Sincerely,

CTQ CONSULTANTS LTD.

Per:

A handwritten signature in cursive script, appearing to read "Dave Cullen".

Mr. David D. Cullen, P.Eng.
Transportation Engineer
DDC:

| LEGAL DESCRIPTION | 875 LEON AVE, KILGINDA B.C. LOT 5 & 6 PLAN #11309 LOT 7, 2 PLAN #1049 LOT 8 PLAN #6974, LOT 9 PLAN #6975, "HOPKINS" LANE CLOSURE | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|-------|---------|-------|---------|-----|----|------|---------|-----|-----|-------|------------|------|---|-------|-------|--|--|-------|---|--|
| DEVELOPMENT PLUMMET AREA | CITY CENTRE | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING ZONING | R2 - DWELLING HOUSES | | | | | | | | | | | | | | | | | | | | | | |
| PROPOSED ZONING | N/A | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING LEGAL USE | VACANT 2 DWELLING HOUSE | | | | | | | | | | | | | | | | | | | | | | |
| GRADES | LEVEL | | | | | | | | | | | | | | | | | | | | | | |
| NUMBER OF BUILDINGS | ONE | | | | | | | | | | | | | | | | | | | | | | |
| | EXISTING ZONING: RUG | | | | | | | | | | | | | | | | | | | | | | |
| CRITERIA FOR ALL TYPES OF APPLICATION: | RMG HIGH RISE APARTMENT HOUSING | | | | | | | | | | | | | | | | | | | | | | |
| | ZONING STANDARD | PROPOSAL | | | | | | | | | | | | | | | | | | | | | |
| SITE AREA (sqm) | 1,700 sqm | 24,881 sqm | | | | | | | | | | | | | | | | | | | | | |
| SITE WIDTH (m) | 30.0m | 28.7m | | | | | | | | | | | | | | | | | | | | | |
| SITE DEPTH (m) | 30.0m | 28.7m | | | | | | | | | | | | | | | | | | | | | |
| OFF-STREET PARKING | 116 vehicle m/s (see parking calculations) | 132 units | | | | | | | | | | | | | | | | | | | | | |
| PRIVATE OPEN SPACE | <table border="1"> <thead> <tr> <th>type</th> <th>sq ft</th> <th># units</th> <th>total</th> </tr> </thead> <tbody> <tr> <td>terrace</td> <td>2.2</td> <td>12</td> <td>26.4</td> </tr> <tr> <td>balcony</td> <td>1.1</td> <td>120</td> <td>132.0</td> </tr> <tr> <td>1 bed plus</td> <td>16.0</td> <td>9</td> <td>144.0</td> </tr> <tr> <td>total</td> <td></td> <td></td> <td>192.0</td> </tr> </tbody> </table> | type | sq ft | # units | total | terrace | 2.2 | 12 | 26.4 | balcony | 1.1 | 120 | 132.0 | 1 bed plus | 16.0 | 9 | 144.0 | total | | | 192.0 | 2,138 sqm (see building area calculations) | |
| type | sq ft | # units | total | | | | | | | | | | | | | | | | | | | | |
| terrace | 2.2 | 12 | 26.4 | | | | | | | | | | | | | | | | | | | | |
| balcony | 1.1 | 120 | 132.0 | | | | | | | | | | | | | | | | | | | | |
| 1 bed plus | 16.0 | 9 | 144.0 | | | | | | | | | | | | | | | | | | | | |
| total | | | 192.0 | | | | | | | | | | | | | | | | | | | | |
| HEIGHT OF BUILDING (size of STOREYS) | 30m / 10 storeys | 218.0m / 6 storeys | | | | | | | | | | | | | | | | | | | | | |
| SITE COVERAGE OF BUILDINGS (%) | 50% max. | 28.85% (460,174 sqm) | | | | | | | | | | | | | | | | | | | | | |
| DEVELOPMENT AND PARKING (%) | 50% max. | 28.85% (460,174 sqm) | | | | | | | | | | | | | | | | | | | | | |
| ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT INTENSIVE RESIDENTIAL APPLICATIONS: | RMG HIGH RISE APARTMENT HOUSING | | | | | | | | | | | | | | | | | | | | | | |
| | ZONING STANDARD | PROPOSAL | | | | | | | | | | | | | | | | | | | | | |
| NUMBER OF BICYCLE PARKING SPACES | Class 1: 0.5 per dwelling unit + 50 units Total = 17 bicycle m/s | Class 1: 1 to 15 bike racks within parkade | | | | | | | | | | | | | | | | | | | | | |
| NUMBER OF LOADING SPACES | N/A | Class 1: 2-4 side load racks (see site plan) | | | | | | | | | | | | | | | | | | | | | |
| DRIVEWAY ASSESSMENT (if PROPOSED) | 7.2m | 7.5m | | | | | | | | | | | | | | | | | | | | | |
| STAIRWAYS TO PARKING (%) | 3.0m min. | 3.0m min. | | | | | | | | | | | | | | | | | | | | | |
| NORTH (FRONT) | 3.0m min. | 3.0m min. | | | | | | | | | | | | | | | | | | | | | |
| EAST (SIDE) | N/A | N/A | | | | | | | | | | | | | | | | | | | | | |
| SOUTH (REAR) | N/A | N/A | | | | | | | | | | | | | | | | | | | | | |
| WEST (SIDE) | N/A | N/A | | | | | | | | | | | | | | | | | | | | | |
| FLOOR AREA NET | 8,598 sqm max, net area | 8,531 sqm (97,225 sq ft) | | | | | | | | | | | | | | | | | | | | | |
| FLOOR AREA NET (IF A.T.C.) | 1.1 x 1.17 - 1.17 x 1.17 = 0.2 parking (total) = 1.17 sqm | N/A / 1.17 sqm (12,571 sq ft) = 1.17 sqm | | | | | | | | | | | | | | | | | | | | | |
| (BUILDING) (B) SETBACKS (m): | | | | | | | | | | | | | | | | | | | | | | | |
| NORTH (FRONT) | 9.0m min. | 7.62m min. | | | | | | | | | | | | | | | | | | | | | |
| SOUTH (REAR) | 9.0m min. | 7.62m to parkade (Variance Required) 15.0m to residential building | | | | | | | | | | | | | | | | | | | | | |
| WEST (SIDE) | 4.5m min. | 4.26m | | | | | | | | | | | | | | | | | | | | | |
| EAST (SIDE) | 4.5m min. | 4.26m | | | | | | | | | | | | | | | | | | | | | |
| DRIVEWAY ASIDE (if A TOWNE) | 5.0' (1.5m min. etc.) | 5.0' (1.5m min. etc.) | | | | | | | | | | | | | | | | | | | | | |
| PARKING (HARD) (IF PROPOSED) | N/A | N/A | | | | | | | | | | | | | | | | | | | | | |
| PLANT PLANT SIZE (IF REQUIRED) | N/A | N/A | | | | | | | | | | | | | | | | | | | | | |

| STALL SIZE | WIDTH | LENGTH | HEIGHT |
|--------------------------------|--|---------------------|--------------------|
| FULL SIZE STALL | 8'-0" (2.54m) min. | 15'-0" (5.08m) min. | 6'-0" (2.03m) min. |
| DECEASED SIZE STALL (50% min.) | 7'-4" (2.23m) min. | 15'-0" (4.88m) min. | 6'-0" (2.03m) min. |
| COMPACT SIZE STALL (70% min.) | 7'-0" (2.13m) min. | 11'-0" (3.35m) min. | 6'-0" (2.03m) min. |
| QUADRAL STALL | 12'-0" (3.71m) min. | 12'-0" (3.71m) min. | 6'-0" (2.03m) min. |
| DRIVE AISLE (3-way 90° pk) | 22'-0" (6.71m) min. | | |
| PARKING REQUIREMENTS: | | | |
| RESIDENTIAL: | | | |
| 1.5 stall | 1 bed/child | 12 units | 12 stalls |
| 1.5 stalls | 1 bed | 7.5 units | 90 stalls |
| 1.5 stalls | bed | 9 units | 14 stalls |
| TOTAL PARKING REQUIRED: | | | 116 stalls |
| TOTAL PARKING PROVIDED: | | | |
| WITHIN PARKING: | 116 stalls | | |
| PARTIALLY COVERED: | 13 motor stalls, 22 motorbikes | | |
| TOTAL | 128 stalls, including 27 motorbikes, 2 handicap | | |

| | | | |
|----------------------------|--------------|----------|--------------|
| OCCUPANCY | GROUP C | PACKAGE: | GROUP F3 |
| ARTICLE | 3.2.2.47 | | 3.2.2.78 |
| NO. OF STOREYS | 6 STOREYS | | 6 STOREYS |
| NO. OF STAIRWELL FACING | 2 | | |
| MAX. BUILDING AREA | UNLIMITED | | |
| CONSTRUCTION TYPE | NON-COMBUST. | | NON-COMBUST. |
| SPLINTERED | YES | | YES |
| ASSEMBLY RATING: | | | |
| FLOOR | 2 HR. | | |
| WALLS / BEARING STRUCTURE | 2 HR. | | |
| ROOFS | 1 HR. | | |
| INTERCONNECTED FLOOR SPACE | N/A | | |

| UNIT TYPES | UNIT N/A \$/sq ft | UNIT N/A \$/sq ft | UNIT COUNT | TOTAL N/A \$/sq ft | TOTAL N/A \$/sq ft |
|--------------------|-------------------------|-------------------------|---------------|--------------------------|--------------------------|
| A. BACHELOR | 320 | 30 | 8 | 2,560 | 238 |
| A1 BACHELOR | 345 | 32 | 4 | 1,380 | 128 |
| B. 1 BDRN | 570 | 53 | 4 | 2,280 | 214 |
| B1 1 BDRN | 605 | 56 | 44 | 26,620 | 2,474 |
| B2 1 BDRN | 645 | 62 | 4 | 2,560 | 240 |
| B3 1 BDRN | 660 | 61 | 4 | 2,640 | 245 |
| B4 1 BDRN | 630 | 60 | 8 | 5,040 | 468 |
| B5 1 BDRN | 620 | 58 | 4 | 2,480 | 231 |
| C1 2 BLD | 795 | 74 | 4 | 3,180 | 295 |
| T1 2 BLD TOWNHOUSE | | | | | |
| LOWRER LEVEL | 570 | 48 | | | |
| UPPER LEVEL | 670 | 52 | | | |
| TOTAL | 1,165 | 110 | 5 | 5,625 | 551 |
| TOTAL | | | 83 | 57,225 | 6,337 |

| | |
|--------------------------|-------|
| | 2471 |
| Parkade 2 Townhouses | 93 |
| Level 1 | 542 |
| Level 1 common deck area | 106 |
| Level 2 to 4 | 431 |
| Total | 1,281 |

| | | | | | | |
|---------------------------|---------|-------------------------------|--------------|--------------|-------------------|---------|
| | | BAL CONCRETE/GOMMON DECK AREA | 13.373 | | 1,281 | |
| | | LANDSCAPE AREA | 2.770 | | 268 | |
| | | TOTAL | 16.343 | | 1,519 | |
| | | SITE COVERAGES | | | | |
| | | BUILDING | 23.305 | | 2,165 | |
| | | ASPHALT PAVING | 8.260 | | 770 | |
| | | TOTAL | 31.560 | | 2,935 | |
| P1 LEVEL | CFA gsf | CFA gsf | Res. CFA gsf | Res. CFA gsf | NFA gsf | NFA sqm |
| P2 LEVEL | 20.445 | 1.889 | | | | |
| | TOTAL | 19.400 | 1.804 | | | |
| TOTAL HOUSE LOWER | | | 2.750 | 359 | 2,375 | 229 |
| TOWNHOUSE UPPER | | | 3.350 | 311 | 3,350 | 311 |
| 1ST LEVEL | | | 15.825 | 1,478 | 12,825 | 1,192 |
| 2ND LEVEL | | | 15.825 | 1,478 | 12,825 | 1,192 |
| 3RD LEVEL | | | 15.825 | 1,478 | 12,825 | 1,192 |
| 4TH LEVEL | | | 15.825 | 1,478 | 12,825 | 1,192 |
| TOTAL RESIDENTIAL GJA | | | 69.840 | 6,440 | | |
| TOTAL NET AREA FOR F.A.R. | | | | | 37,225 | 3,517 |
| | | | | | FLOORINGS: 462.00 | |

| | | |
|---|-----------|----------------|
| LOCATION OF HYDRANT TO SIAMESE CONNECTION | 45 m MAX. | 3.2.5.5. |
| STANDPIPE/HOSE | YES | 3.2.5.6. |
| SPRINKLERED | YES | |
| FIRE ALARM SYSTEM | YES | 3.2.4.1.(2)(f) |
| EXIT LIGHTS | YES | |
| EMERGENCY LIGHTING | YES | |

| | | |
|--------------------------|---|----------------------|
| LEVEL 0 (LOWER PARKADE) | 46m x PERSON X 1.813m | 40 PERSONS |
| LEVEL 0 (UPPER PARKADE) | 46m x PERSON X 1.936m | 43 PERSONS |
| LEVEL 0 (TOWNHOUSES) | 2 PERSONS/ SLEEPING ROOM X 2 (5 UNITS) | 10 PERSONS |
| LEVELS 1-4 (CONDO UNITS) | 2 PERSONS/ SLEEPING ROOM X 1 (22 UNITS) | 44 PERSONS PER FLOOR |
| BUILDING TOTAL | | 269 PERSONS |

| REQUIRED ITEMS | 2 MIN. PER FLOOR | PROPOSED WIDTHS |
|-------------------------|---|---|
| | REQUIRED WIDTHS | |
| | min. 320mm door width as per 3.4.2.3.2.1 | |
| | min. 1100mm stair width as per 3.4.2.3.2.1 | |
| PARKADE LEVEL 6 (LOWER) | 6 internal person x 40 persons = 240mm | 3 doors @ 2'0" = 9'0" (2743mm) |
| PARKADE LEVEL 6 (UPPER) | 6 internal person x 43 persons = 261mm | 3 doors @ 2'0" = 9'0" (2743mm) |
| RESIDENTIAL LEVELS: | | |
| LEVEL 1 - 5 (down) | 6 internal person x 44 persons max. min. stair width floor = 267mm | 2 doors @ 2'0" @ each floor width floor = 6'0" (1829mm) |
| LEVEL 1 - 5 (up) | 8 internal person x 44 persons max. min. stair width floor = 352mm | 2 doors @ 3'10" @ each floor width floor = 7'0" (2133mm) |
| RESIDENTIAL LEVELS | min. 1 door @ 320mm (each) stair | 30" door @ each unit (915mm) |
| EXIT THROUGH LOBBY | min. 1 door @ 320mm (each) stair | 34.6.1.2.2 |
| PANIC HANDRAILS REQ'D | yes (at lobby and stairs) at lobby | 3.4.6.2.3 |
| EXIT EQUIPMENT | | 3.2.2.1.3 |
| MAX. TRAVEL DISTANCE | 40m (Residential) & 60m (Parkade) | 3.4.2.2.1 |
| EXIT RATINGS REQUIRED: | | |
| STAIR SHUTTS | 2 HR | 3.4.6.1. |
| CORRIDORS | 1 HR | 3.3.2.6.1.4 |

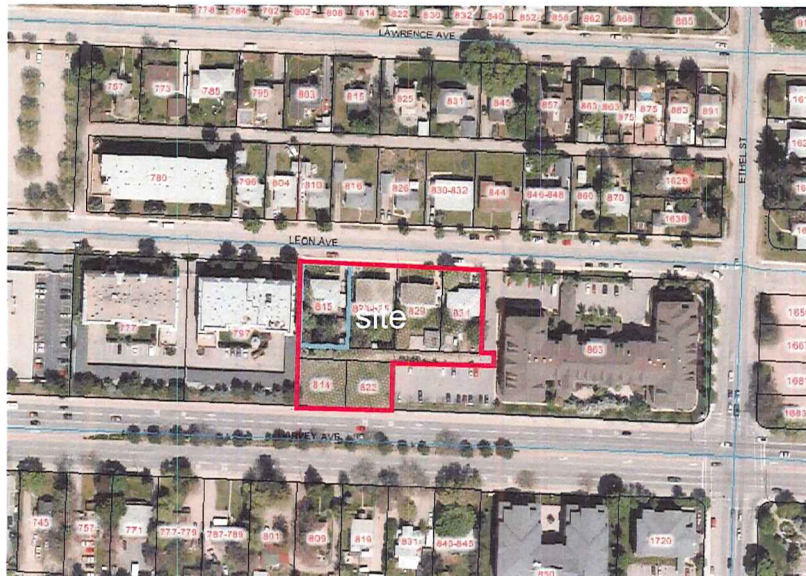
| | |
|-----------------------------|--|
| TENANTS / MAJOR OCCUPANCIES | |
| GROUP C TO C | 1 HR BETWEEN UNITS (2 HR @ EACH FLOOR) |
| GROUP F3 TO C | 1.5 HR (2.5 HR @ EACH FLOOR) |
| SERVICES ROOMS | 1 HR 3.6.2. |
| JANITOR ROOM | Non-Rated Fire Separation |

| | | |
|------------------------------|-----------|-----------|
| SOFFIT PROTECTION | N/A | 3.2.3.16. |
| FLAME SPRAD RATINGS | | 3.1.13.7 |
| METAL DECK ASSEMBLIES | YES | 3.1.14.2. |
| ROOF COVERING CLASSIFICATION | CLASS "A" | 3.1.15.2. |
| ATTIC FIRESTOPS | N/A | 3.1.11. |
| MAX. ATTIC AREA | N/A | 3.1.11.5. |
| MAX. CRAWLSPACE AREA | N/A | 3.1.11.6. |
| CONCEALED FLOOR AREA | N/A | 3.1.11.3. |

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

| | |
|----------------------------------|-------------|
| MIN. 1 REOD/ DWELLING UNIT | 3.7.2.2(11) |
| MIN. 1 WIC PROVIDED IN EACH UNIT | |

| | |
|-------------------|---|
| | NORTH, EAST, SOUTH & WEST WALL |
| WALL AREA | ALL WALLS/ OPENINGS ARE UNRESTRICTED. |
| OPENING AREA | 2 BUILDING ELEVATIONS FACE A STREET. |
| % PROVIDED | AND LIMITING DISTANCES EXCEED 9m IN ALL CASES |
| LIMITING DISTANCE | |
| % PERMITTED | |
| CONSTRUCTION TYPE | |
| CLADDING MATERIAL | |
| REQUIRED RATINGS | |



This forms part of application
Z15-0027

Planner
Initials

EW

City of Kelowna
COMMUNITY PLANNING



201-75 FRONT STREET
PENTICTON, B.C.
V2A 3H7
TEL: 250.492.3143
(MAIL: pen-mail@shaw.ca)

233 BERNARD AVENUE
KELLOWNA, B.C.
V7Y 5N2
TEL: 250.767.3004
(MAIL: kel-mail@shaw.ca)

m+m
MEIKLEJOHN ARCHITECTS INC.

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| No | Date | Description |
|----|------------|-----------------|
| 01 | 2015-04-23 | Issued for DP |
| 02 | 2015-05-26 | received for DP |

Project Title
**LEON AVENUE
6-STOREY RENTAL
HOUSING - 93 UNITS**
815 LEON AVE, KELOWNA V1Y 6J7

Drawing Number:

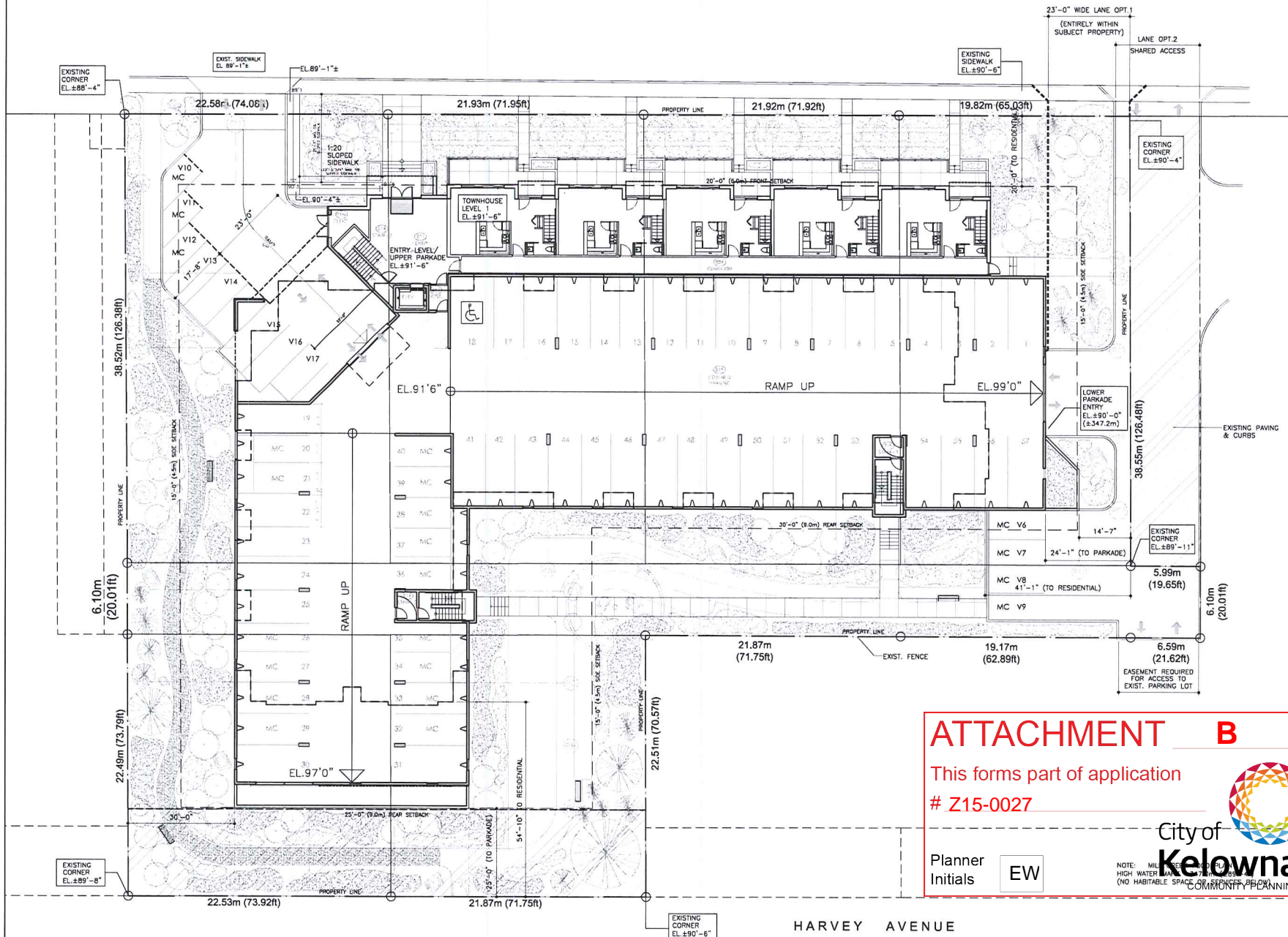
A1.01

Drawing Title

**ZONING &
CODE SUMMARY**

| | |
|------------|-------------|
| Date | 2014-07-03 |
| Job No. | man 14-2318 |
| Scale | A3 500mm |
| Drawn | D.J./SA |
| Erskent ad | no |

LEON AVENUE



ATTACHMENT B

This forms part of application
Z15-0027

Planner
Initials EW

NOTE: MILLAGE RATE 0.0012%
HIGH WATER MARK 171m (561ft)
(NO HABITABLE SPACE COMMONLY PLANNING)

City of
Kelowna
COMMON PLANNING

1 SITE PLAN
A2.01 SCALE: 1"=10'

201-733-7877
PENTON, B.C.
TEL: 250-492-3143
FAX: 250-492-3143
233 BURNABY AVENUE
GIDDEA, B.C.
V2Y 1A5
TEL: 250-762-2004
EMAIL: info@mkclown.ca

mkclown
MKCLOWN ARCHITECTS INC.



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| No. | Date | Revised |
|-----|------------|----------------|
| 01 | 2015-05-27 | Issued for RFP |
| 02 | 2015-05-27 | Issued for RFP |

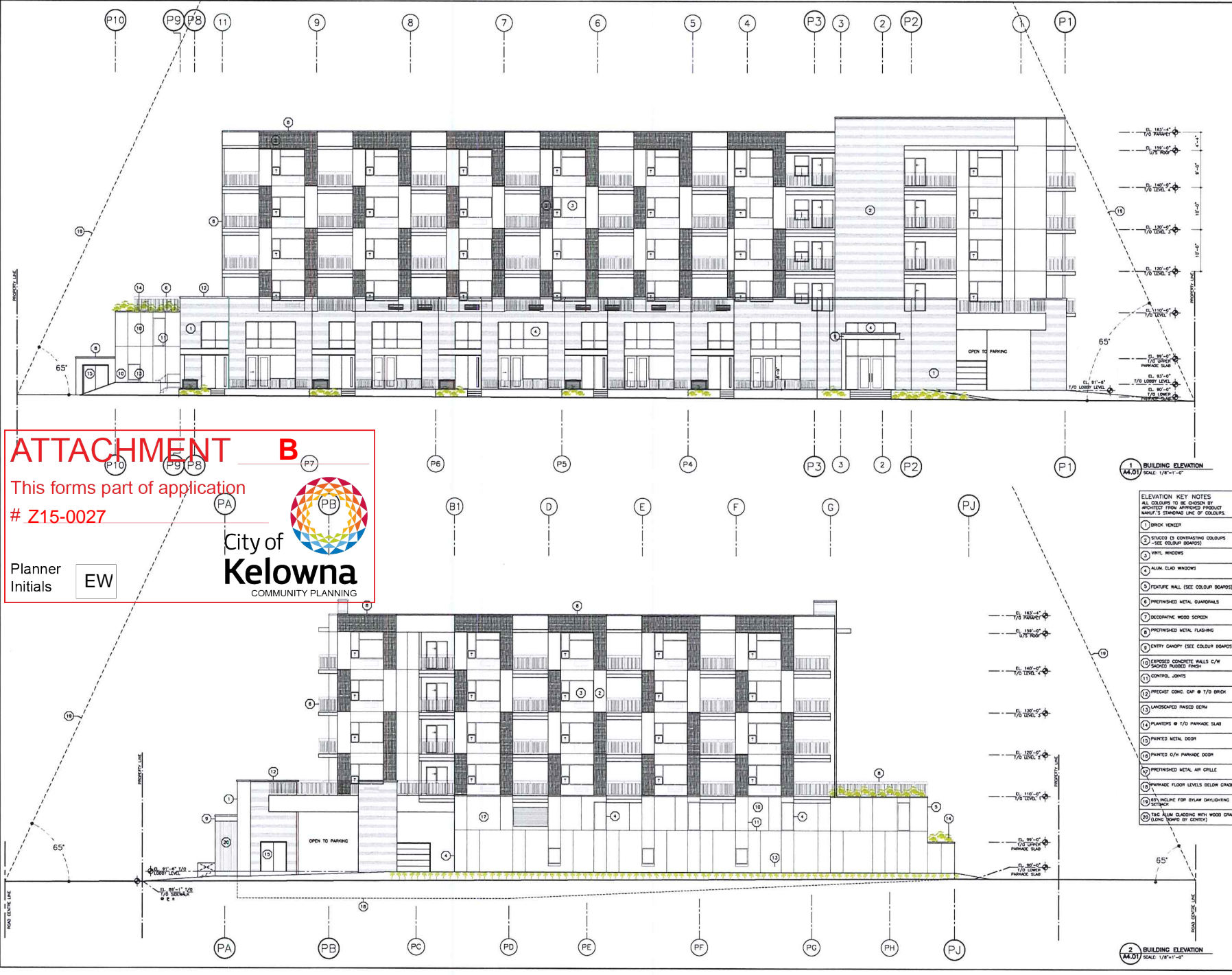
Project Title
LEON AVENUE
6-STORY RENTAL
HOUSING - 93 UNITS
815 LEON AVE, KELOWNA V2Y 637

Display Number
A2.01
DRAWING AND NOT TO BE USED
ALL DIMENSIONS IN METERS AND FEET
Drawing Title
SITE PLAN

scale: 1"=10'

| Date | By | Check |
|------------|----|-------|
| 2015-05-27 | EW | EW |
| 2015-05-27 | EW | EW |
| 2015-05-27 | EW | EW |
| 2015-05-27 | EW | EW |

201.711.0000 (TOLL FREE)
 201.711.0001 (LOCAL)
 201.711.0002 (FAX)
 201.711.0003 (EMAIL)
 201.711.0004 (WEBSITE)
 201.711.0005 (ADDRESS)



ATTACHMENT B

This forms part of application
 # Z15-0027

Planner Initials **EW**

City of Kelowna
 COMMUNITY PLANNING

1 BUILDING ELEVATION
 SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES
 ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUFACTURER'S STANDING LINE OF COLOURS.

- BRICK VENEER
- STUCCO (3 CONTRASTING COLOURS SEE COLOUR BOARD)
- WHITE WINDOWS
- ALUM. CLAD WINDOWS
- FEATURE WALL (SEE COLOUR BOARD)
- PRETINCHED METAL GUARDRAILS
- DECORATIVE WOOD SCREEN
- PRETINCHED METAL FLASHING
- ENTRY CANOPY (SEE COLOUR BOARD)
- EXPOSED CONCRETE WALLS C/W SACKED FINISH
- CONTROL JOINTS
- PRECAST CONC. CAP @ 1/2" BRICK
- LANDSCAPED FINISH SCENE
- PLANTERS @ 1/2" PARAPET SLAB
- PAINTED METAL DOOR
- PAINTED ALUM. CLAD DOOR
- PRETINCHED METAL AIR GRILLE
- PARAPET FLOOR LEVELS BELOW GRADE
- DOWN SLOPE FOR DRAINage
- ALUM. CLAD WITH WOOD GRAB
- LONG BOARD (BY CENTER)

2 BUILDING ELEVATION
 SCALE: 1/8"=1'-0"

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| No. | Date | Revised |
|-----|------------|---------------|
| 1 | 2015-05-11 | Issued for BP |
| 2 | 2015-05-11 | Issued for BP |

Project Title
**LEON AVENUE
 6-STORY RENTAL
 HOUSING - 93 UNITS**

815 LEON AVE, KELOWNA V1Y 6T7

A4.01

Drawn by: **2015-05-11**

Check by: **2015-05-11**

Scale: **AS SHOWN**

Sheet: **20**

Drawn by: **2015-05-11**

Check by: **2015-05-11**

Scale: **AS SHOWN**

Sheet: **20**

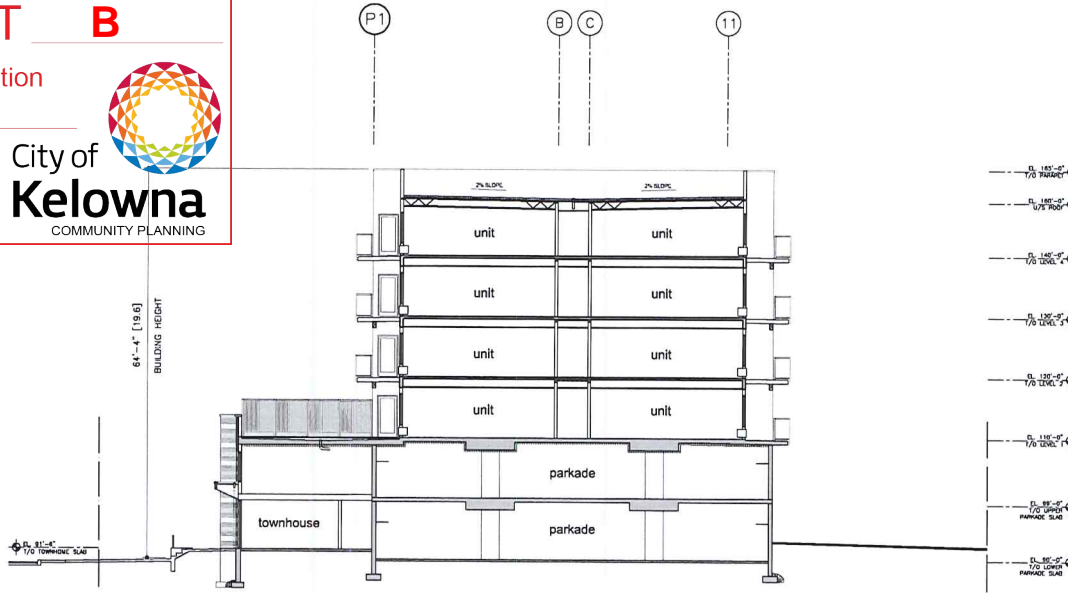
ATTACHMENT B

This forms part of application
Z15-0027

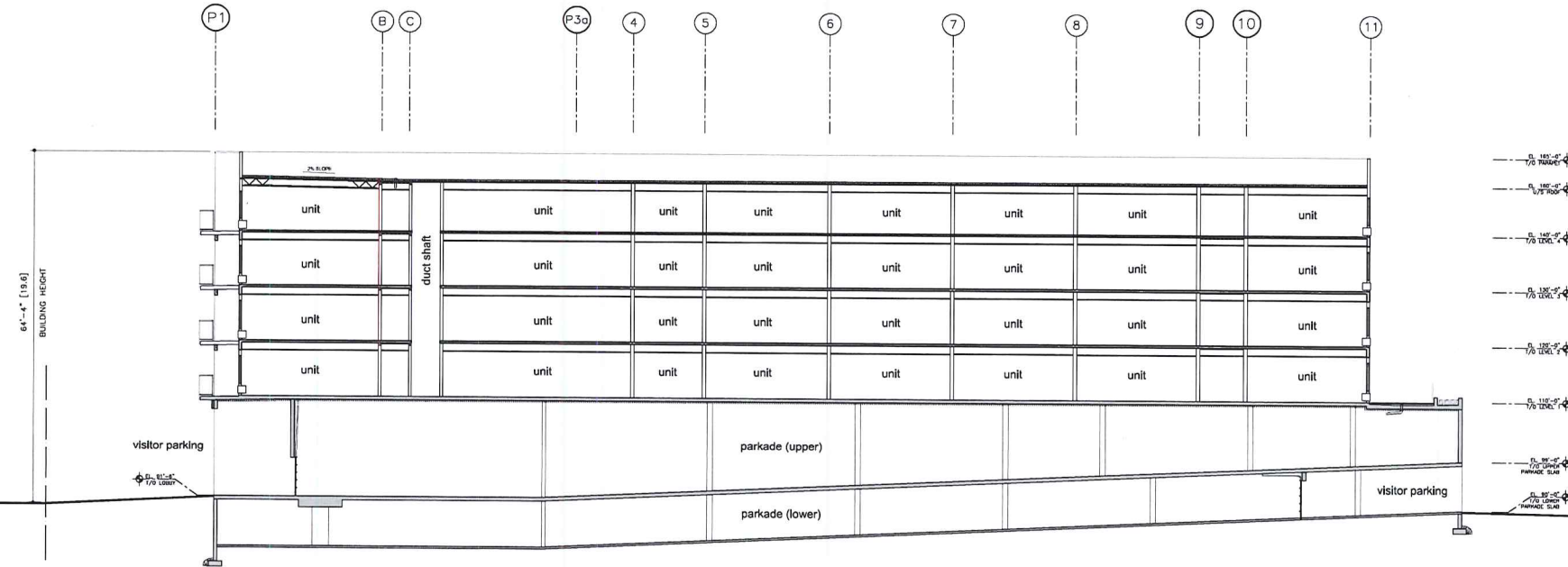
Planner
Initials **EW**



City of
Kelowna
COMMUNITY PLANNING



1 BUILDING SECTION
SCALE: 1/8"=1'-0"



2 BUILDING SECTION
SCALE: 1/8"=1'-0"

201.15.1000 2/10/17
PETERSON, B.C.
V1A 1H1
TEL: 250.492.3143
FAX: 250.492.3143
215 BROADWAY
KELLOWNA, B.C.
V1Y 1K6
TEL: 250.762.1004
FAX: 250.762.1004



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without the architect's consent.
No. _____ Date _____
By: JTS/10/17/17 Checked by: BP
AP: JTS/10/17/17 Approved by: BP

Project Name
**LEON AVENUE
6-STORY RENTAL
HOUSING - 93 UNITS**
815 LEON AVE, KELLOWNA V1Y 6Z7

Drawing Number
A5.01

REVISIONS ARE NOT TO BE MADE.
ALL REVISIONS SHALL BE NOTED ON THIS

Drawing Title
**BUILDING
SECTIONS**

| Date | By | Check |
|------------|-----|-------|
| 2016.09.13 | JTS | BP |
| 2016.09.13 | JTS | BP |
| 2016.09.13 | JTS | BP |
| 2016.09.13 | JTS | BP |

ATTACHMENT **B**

This forms part of application

Z15-0027

Planner
Initials

EW



m+m **a**

Leon Ave rental housing

corner driveway entrance

may 25, 2015

1

ATTACHMENT **B**

This forms part of application

Z15-0027

Planner
Initials

EW



m+m **a**

Leon Ave rental housing

facing harvey avenue

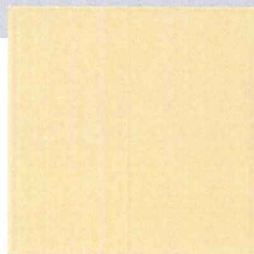
may 25, 2015

2

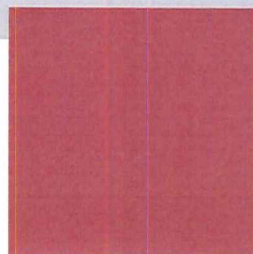
ATTACHMENT B

This forms part of application
Z15-0027

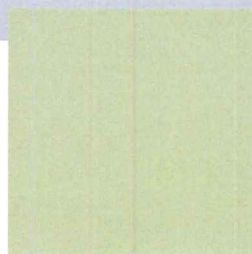
Planner
Initials EW



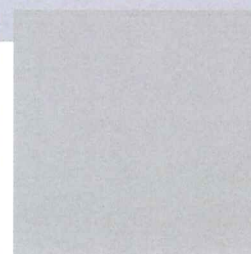
yellow stucco



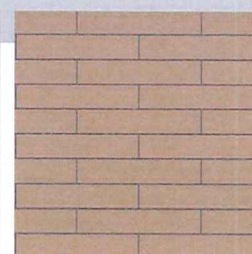
red stucco



green stucco



grey stucco



brick earth-tone