
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.

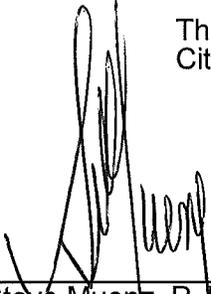
11. Bonding and Levy Summary

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

SS



ATTACHMENT B

This forms part of application

Z15-0027



City of Kelowna
COMMUNITY PLANNING

Planner Initials EW

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:

ZONING SUMMARY																														
ADDRESS	815 LEON AVE, KELOWNA B.C.																													
LEGAL DESCRIPTION	LOT 16 & 17 PLAN #11100, LOT 12 PLAN #11091, LOT 1 PLAN #1081, PROPOSED LANE C/OURSE																													
DEVELOPMENT PERMIT AREA	CITY CENTRE																													
EXISTING ZONING	RUB - 2 DWELLING HOUSING																													
PROPOSED ZONING	N/A																													
EXISTING LEGAL USE	VACANT 2 DWELLING HOUSING																													
GRADES	LEVEL																													
NUMBER OF BUILDINGS	ONE																													
EXISTING ZONING: RUB	RUB HIGH RISE APARTMENT HOUSING																													
CRITERIA FOR ALL TYPES OF APPLICATION:	ZONING STANDARD	PROPOSAL																												
SITE AREA (sqm)	1,702 sqm	44,381 sqm																												
SITE WIDTH (m)	33.0m	48.7m																												
SITE DEPTH (m)	30.0m	48.0m																												
OFF-STREET PARKING	116 stalls min. (see parking calculations)	132 stalls																												
PRIVATE OPEN SPACE	<table border="1"> <thead> <tr> <th>type</th> <th>sqm</th> <th># units</th> <th>total</th> </tr> </thead> <tbody> <tr> <td>backyard</td> <td>7.8</td> <td>17</td> <td>94 sqm</td> </tr> <tr> <td>1 bed</td> <td>12.0</td> <td>72</td> <td>864 sqm</td> </tr> <tr> <td>1 bed plus</td> <td>16.0</td> <td>9</td> <td>144 sqm</td> </tr> <tr> <td>total</td> <td></td> <td>93</td> <td>1,110 sqm</td> </tr> </tbody> </table>	type	sqm	# units	total	backyard	7.8	17	94 sqm	1 bed	12.0	72	864 sqm	1 bed plus	16.0	9	144 sqm	total		93	1,110 sqm	<table border="1"> <thead> <tr> <th>type</th> <th>sqm</th> <th># storage</th> <th>total</th> </tr> </thead> <tbody> <tr> <td>1.0m x 1.9m storage</td> <td></td> <td>4,150</td> <td>6 storage</td> </tr> </tbody> </table>	type	sqm	# storage	total	1.0m x 1.9m storage		4,150	6 storage
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backyard	7.8	17	94 sqm																											
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total		93	1,110 sqm																											
type	sqm	# storage	total																											
1.0m x 1.9m storage		4,150	6 storage																											
HEIGHT OF BUILDING (TOP OF STOREYS)	5.0m / 1.6 storeys	4.15m / 6 storage																												
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	N/A																												
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT INTENDING RESIDENTIAL APPLICATIONS:	ZONING STANDARD	PROPOSAL																												
NUMBER OF BICYCLE PARKING SPACES	Class 1: 0.52 per dwelling unit x 93 units Total = 47 bike/m²	Class 1: 1.15 bike racks within parkade																												
NUMBER OF LOADING SPACES	N/A	N/A																												
DRIFT AISLE WIDTH (m) (IF PROPOSED)	7.5m	7.5m																												
SETBACKS TO PARKING (m):																														
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	4,829 sqm min. net area	4,831 sqm (57,225 sq ft)																												
FLOOR AREA RATIO (F.A.R.)	1.3 x (1.03 x 1.15) + 0.2 parking bonus = 1.75 max	N/A x min. area 0.317 x 4,831 = 1.29																												
BUILDING SETBACKS (m):																														
NORTH (FRONT)	6.0m min.	45.1m min.																												
SOUTH (REAR)	9.0m min.	7.65m to parkade (Variance Required) 16.7m to residential building																												
WEST (SIDE)	4.0m min.	48.7m																												
EAST (SIDE)	4.0m min.	2.2m																												
DAYLIGHT ANGLE (IF A TOWER)	65° min. (see elev.)	65° min. (see elev.)																												
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A																												
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A																												

PARKING CALCULATIONS			
STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'0" (2.4m) min.	18'0" (5.5m) min.	6'0" (2.0m) min.
MEDIUM SIZE STALL (95% max)	7'0" (2.1m) min.	15'0" (4.6m) min.	6'0" (2.0m) min.
COMPACT SIZE STALL (10% max)	6'0" (2.0m) min.	11'0" (3.4m) min.	6'0" (2.0m) min.
DISABLED STALL	12'0" (3.7m) min.	19'0" (5.8m) min.	6'0" (2.0m) min.
DRIVE AHEADS (2-way 90° pull)	22'0" (6.7m) min.		
PARKING REQUIREMENTS:			
RECOMMENDATIONS:			
1.0 stall	backdrop	12 units	12 stalls
1.25 stalls	1 bed	72 units	90 stalls
1.5 stalls	1 bed	9 units	14 stalls
TOTAL PARKING REQUIRED:			116 stalls
TOTAL PARKING PROVIDED:			
WITH PARKADE:	116 stalls		
PARTIALLY COVERED:	19 stalls, including		
TOTAL:	135 stalls, including:	23 medium 7 compact	

BUILDING CODE REVIEW			
OCCUPANCY	GROUP C	PARKADE:	GROUP F3
ARTICLE	3.2.2.47		
NO. OF STOREYS	6 STOREYS		6 STOREYS
NO. OF STOREYS INCLUDING	2		
MAX. BUILDING AREA	UNLIMITED		
CONSTRUCTION TYPE	NON-COMBUST.		NON-COMBUST.
SPRINKLERED	YES		
ASSEMBLY RATINGS:			
FLOOR	2 HR.		
WALLS / BEARING STRUCTURE	2 HR.		
ROOFS	1 HR.		
INTERCONNECTED FLOOR SPACE	N/A		

BUILDING AND FLOOR AREAS:						
UNIT TYPES	UNIT NFA sqm	UNIT NFA sqm	UNIT COUNT	TOTAL NFA sqm	TOTAL NFA sqm	
A BACHELOR	300	30	8	2,580	238	
A1 BACHELOR	240	27	4	1,360	128	
B 1 BEDDEN	575	53	4	2,300	214	
B1 1 BEDDEN	606	56	44	26,820	2,474	
B2 1 BEDDEN	645	60	4	2,580	240	
B3 1 BEDDEN	660	61	4	2,640	245	
B4 1 BEDDEN	630	60	8	5,040	468	
B5 1 BEDDEN	620	58	8	4,960	461	
C1 2 BED	795	74	4	3,180	295	
T1 2 BED TOWNHOUSE						
LOWER LEVEL	510	48				
UPPER LEVEL	670	62				
TOTAL	1,180	110	5	5,825	561	
TOTAL			93	57,225	5,317	

BALCONIES & COMMON DECK AREAS:			
Parkade 2 Townhouses	92		
Level 1	542		
Level 1 common deck area	196		
Level 2 to 4	431		
Total	1,261		

COMMON / PRIVATE OPEN SPACES:					
	sqm	sqm			
BALCONIES COMMON DECK AREA	13,573	1,281			
LANDSCAPE AREA	2,775	256			
TOTAL	16,348	1,537			
SITE COVERAGE:					
BUILDING	23,305	2,165			
ASPHALT PAVING	8,236	770			
TOTAL	31,541	2,935			

	GFA sqm	GFA sqm	Res. GFA sqm	Res. GFA sqm	NFA sqm	NFA sqm
P1 LEVEL	20,445	1,899				
P2 LEVEL	19,400	1,094				
TOWNHOUSE LOWER			2,790	259	2,575	239
TOWNHOUSE UPPER			3,350	311	3,350	311
1ST LEVEL	19,975	1,479	19,975	1,912		
2ND LEVEL	15,825	1,479	12,825	1,192		
3RD LEVEL	15,825	1,479	12,825	1,192		
4TH LEVEL	15,825	1,479	12,825	1,192		
TOTAL RESIDENTIAL GFA			69,440	6,486		
TOTAL NET AREA FOR F.A.R.					57,225	5,317
EFFICIENCY: 1.62:0%						

FIRE PROTECTION:			3.2.4/ 3.2.5/ 3.2.6.
LOCATION OF HYDRANT TO SHAMBLE CONNECTION	45m MAX.		3.2.5.
STANDBY/PHONE	YES		3.2.6.
SPRINKLERED	YES		
FIRE ALARM SYSTEM	YES		3.2.4.1.2(9)
EXIT LIGHTS	YES		
EMERGENCY LIGHTING	YES		

OCCUPANT LOAD		TABLE 3.1.17.1.
LEVEL 0 (LOWER PARKADE)	46m² PERSON X 1.813/m²	40 PERSONS
LEVEL 0 (UPPER PARKADE)	46m² PERSON X 1.026/m²	42 PERSONS
LEVEL 0 (TOWNHOUSE)	2 PERSONS SLEEPING ROOM X 2 (5 UNITS)	10 PERSONS
LEVELS 1-4 (CONDOS UNITS)	2 PERSONS SLEEPING ROOM X 1 (22 UNITS)	44 PERSONS PER FLOOR
BUILDING TOTAL		269 PERSONS

EXIT FACILITIES			3.1 TO 3.6
REQUIRED EXITS	2 MIN. PER FLOOR	REQUIRED WIDTHS	PROHIBITED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)		
	min. 1100mm stair width as per 3.4.3.2.(A)		
PARKADE LEVEL 0 (LOWER)	6.1m² person X 40 persons = 244mm	3 doors @ 2'0" = 9'0" (2743mm)	
PARKADE LEVEL 0 (UPPER)	6.1m² person X 43 persons = 263mm	3 doors @ 2'0" = 9'0" (2743mm)	
RESIDENTIAL LEVELS:			
LEVEL 1 - 5 (condos)	6.1m² person X 44 persons max. = 267mm	2 doors @ 2'0" @ each floor width floor = 6'0" (1829mm)	
LEVEL 1 - 5 (park)	6.0m² person X 45 persons max. = 268mm	2 doors @ 2'0" @ each floor min. stair width floor = 7'0" (2133mm)	
RESIDENTIAL UNITS	min. 1 door @ 800mm each unit	30" door @ each unit (813mm)	
EXIT THROUGH LOBBY	yes (parkade levels only)	3.4.4.2.	
PANIC HARDWARE REQ'D	yes (at bottom of each stair & at lobby)	3.4.8.1(2)	
EXIT EXPOSURE	0'	3.2.3.1.	
MAX. TRAVEL DISTANCE	45m (Residential) & 60m (Parkade)	3.4.2.1(1)	
EXIT RATINGS REQUIRED:			
STAIR SHAFTS	2 HR.	3.4.4.1.	
CORRIDORS	1 HR.	3.2.3.1(4)	

REQUIRED FIRE SEPARATIONS		3.1.3.1.
TENANTS' MAJOR OCCUPANCES		
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	

BUILDING FIRE SAFETY		
SMOKE PROTECTION	N/A	3.2.3.1.
FLAME SPREAD RATINGS		3.1.13.2.
METAL DECK ASSEMBLIES	YES	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS 'A'	3.1.15.2.
AT-RISK FIRESTOP	N/A	3.1.11.
MAX. AT-RISK AREA	N/A	3.1.11.5.
MAX. OPEN SPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

ACCESSIBILITY REQUIREMENTS			3.8.
ACCESS TO MAIN ENTRANCES	REQUIRED	PROVIDED	
ACCESS TO ALL FLOORS	NO	YES	
ACCESSIBLE WASHROOM	NO	NO	

WASHROOM FIXTURES REQUIREMENTS		3.7.2.2.(1)
MIN. 1 HORIZED DWELLING UNIT		
MIN. 1 WIC PROVIDED IN EACH UNIT		

SPATIAL SEPARATION:		3.2.3.1.D
WALL AREA	NORTH, EAST, SOUTH & WEST WALL	
OPENING AREA	ALL WALLS OPENINGS ARE UNRESTRICTED.	
% PROVIDED	2 BUILDING ELEVATIONS FACE A STREET, AND LIMITING DISTANCES EXCEED 9m IN ALL CASES	
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		



ATTACHMENT B

This forms part of application
Z15-0027

Planner Initials

EW

City of Kelowna
COMMUNITY PLANNING

201-19 FROM STREET
 WESTON, B.C.
 V1A 1S2
 213 HANCOCK AVENUE
 KELOWNA, B.C.
 V1Y 1S1
 250-111-1100
 EMAIL: info@kelowna.ca

MELKELEJOHN ARCHITECTS INC.

Project Name:
**LEON AVENUE
 6-STOREY RENTAL
 HOUSING - 93 UNITS**
 815 LEON AVE, KELOWNA V1Y 6J7
 Drawing Number:
A1.01

Date: 2019-07-01
 Job No.: 1901-0118
 Title: A1.01
 Drawn: SJA
 Checked: JM

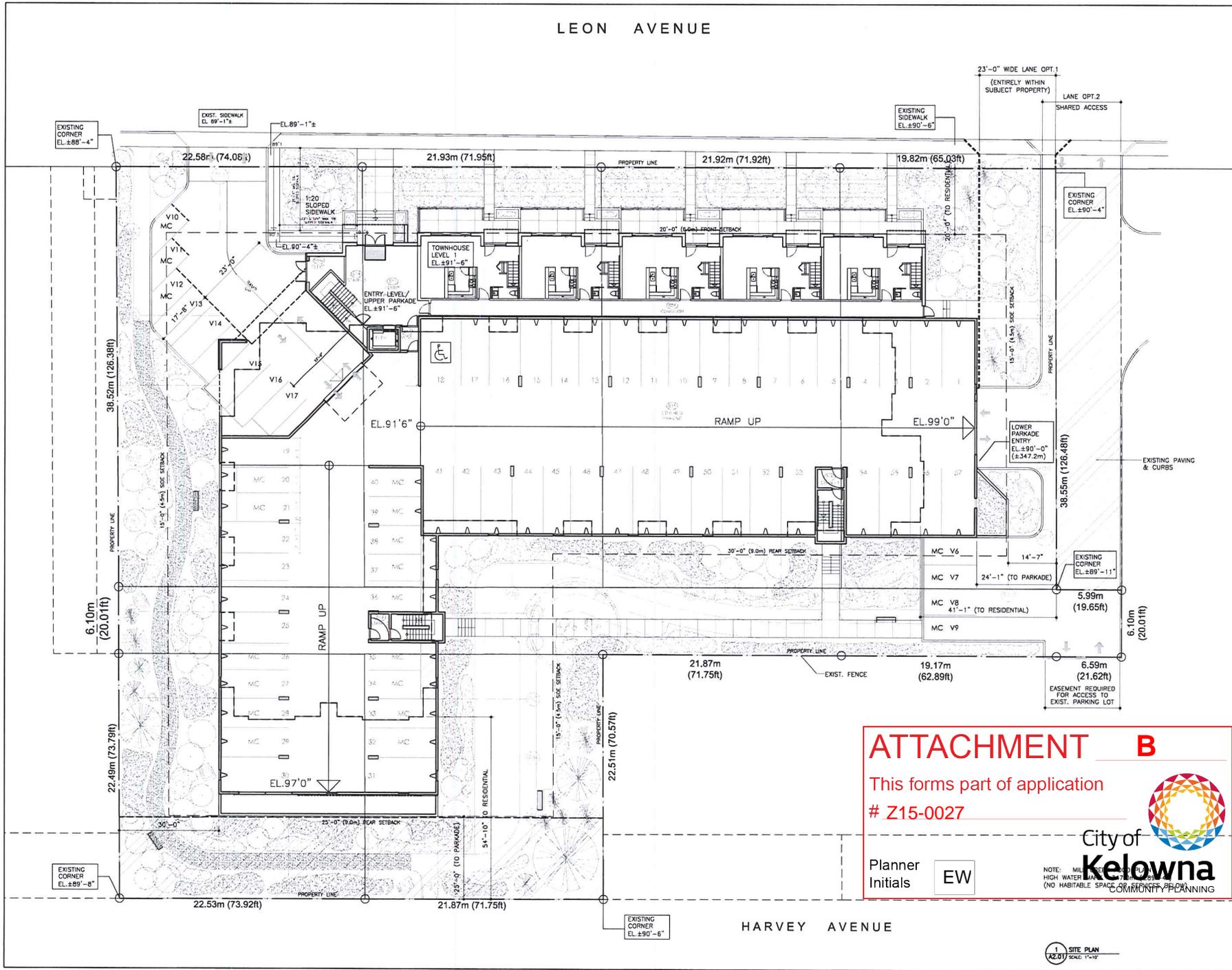
I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered professional engineer in the Province of British Columbia.
 No. 1910-0118 Issued by SP
 02 2019-09-25 Issued by SP

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered professional engineer in the Province of British Columbia.
 No. 2019-0118 Issued by SP
 02 2019-09-25 Issued by SP

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered professional engineer in the Province of British Columbia.
 No. 2019-0118 Issued by SP
 02 2019-09-25 Issued by SP

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered professional engineer in the Province of British Columbia.
 No. 2019-0118 Issued by SP
 02 2019-09-25 Issued by SP

LEON AVENUE



ATTACHMENT B

This forms part of application
Z15-0027

City of Kelowna
COMMON PLANNING

Planner Initials EW

NOTE: MILLIMETER DIMENSIONS TAKE PRECEDENCE OVER FEET DIMENSIONS.
HIGH WATER TABLE IS 1.71M (5.61 FT) ABOVE FINISHED GRADE.
(NO HABITABLE SPACE COMMON PLANNING)

200-733-8800 2/FLOOR
VANCOUVER, B.C.
TEL: 250-492-3143
FAX: 250-492-3144
233 BRUNNEN AVENUE
GILDERA, B.C.
V7E 2T8
TEL: 250-762-2084
EMAIL: info@melklorin.ca



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No.	Date	Revised
01	2015-06-27	Issued For RFP
02	2015-06-25	Revised For RFP

Project Title
LEON AVENUE
6-STORY RENTAL
HOUSING - 93 UNITS
815 LEON AVE, KELOWNA V1Y 4J7
Display Number

A2.01

DATE: 2015-06-27
SCALE: 1"=10'
DRAWN: J. L. L. L.
CHECKED: J. L. L. L.
DATE: 2015-06-27
DRAWN: J. L. L. L.
CHECKED: J. L. L. L.

SITE PLAN

scale: 1"=10'

Date	By
2015-06-27	J. L. L. L.

1 SITE PLAN
SCALE: 1"=10'

HARVEY AVENUE

301-741-1100 STREET
 ARCHITECTURE, D.C.
 274 LIND
 TEL: 216.462.3143
 FAX: 216.462.3144
 213 BERNARD AVENUE
 KELOWNA, B.C.
 V7Y 1N2
 TEL: 250.762.3504
 FAX: 250.762.3505



ATTACHMENT B

This forms part of application
 # Z15-0027

Planner Initials **EW**

City of
Kelowna
 COMMUNITY PLANNING

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No.	Date	Revision
01	2015-04-21	Issued for EIP
02	2015-05-25	Approved for EIP

Project No: **LEON AVENUE 6-STORY RENTAL HOUSING - 93 UNITS**
 815 LEON AVE, KELOWNA V1Y 6J7
 Drawing Number

A4.02

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE SHOWN ON DRAWING.

BUILDING ELEVATIONS

Date	2016-06-13
Scale	AS SHOWN
Author	AS SHOWN
Checker	

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

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

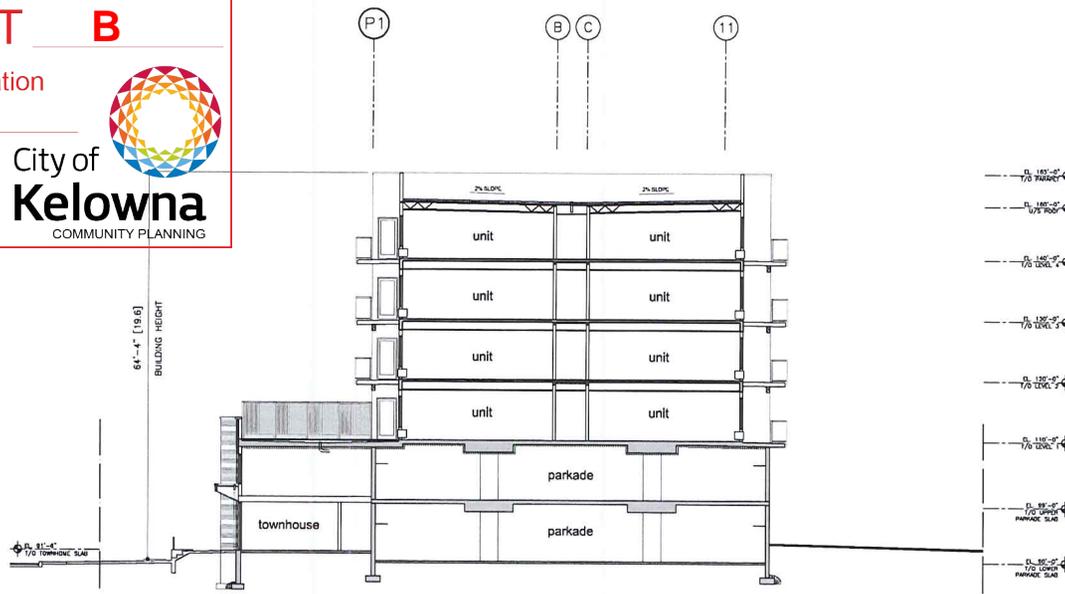
ATTACHMENT B

This forms part of application
Z15-0027

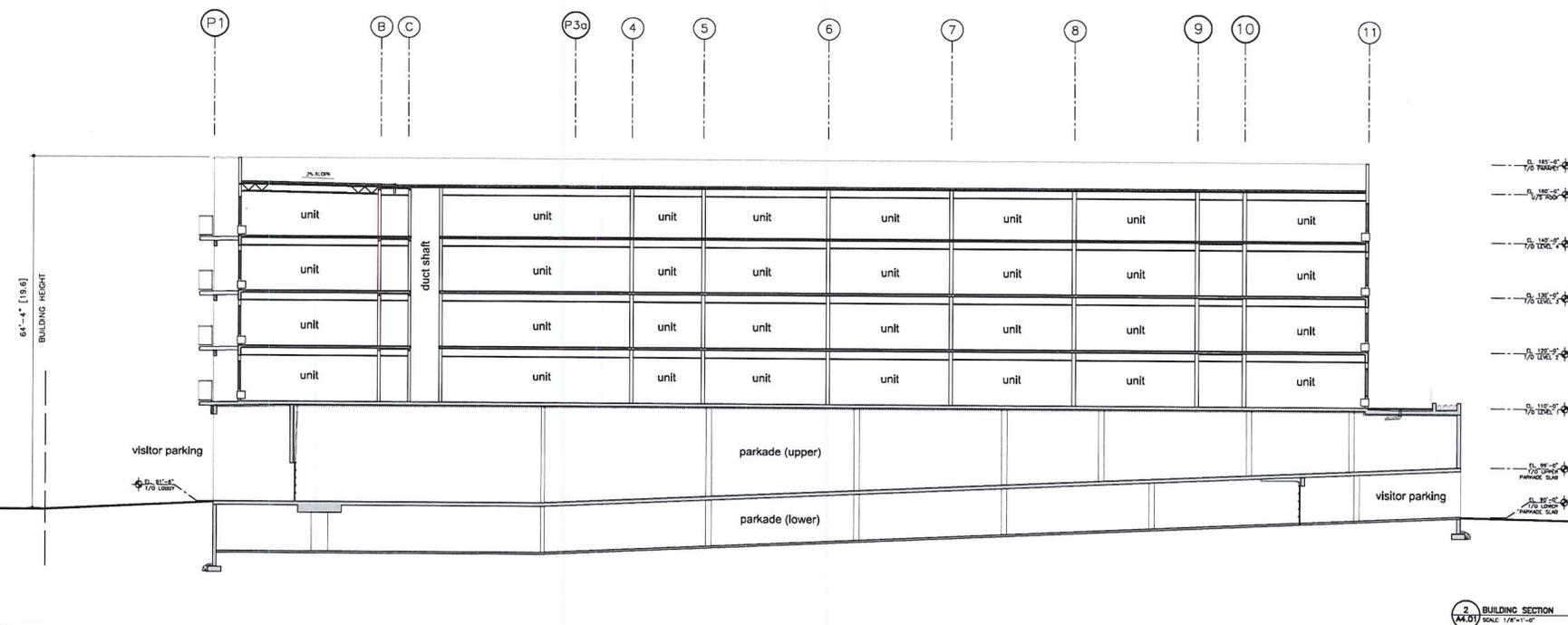


City of
Kelowna
COMMUNITY PLANNING

Planner Initials
EW



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



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

201 351 HURST STREET
PO BOX 500
KELOWNA, B.C. V1Y 9Y6
TEL: 250.862.3143
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WWW.M+MARCHITECTS.COM



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No.	Date	Revised	By
01	2015-06-21	Issued for RP	
02	2015-09-23	Issued for SP	

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

815 LEON AVE, KELOWNA V1Y 6J7
Drawing Number:
A5.01

REVISIONS ARE NOT TO BE SEEN.
ALL DIMENSIONS SHALL BE SHOWN ON THIS

Drawing Title:
BUILDING SECTIONS

Date	By
2015-09-23	EW

ATTACHMENT **B**

This forms part of application

Z15-0027

Planner
Initials **EW**



City of
Kelowna
COMMUNITY PLANNING



m+m **a**

Leon Ave rental housing

corner driveway entrance

may 25, 2015

ATTACHMENT B

This forms part of application
Z15-0027



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials EW



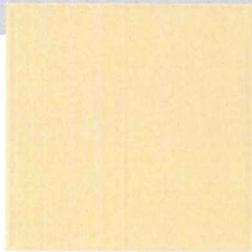
ATTACHMENT B

This forms part of application
Z15-0027

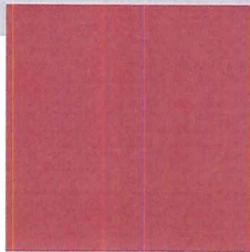


City of
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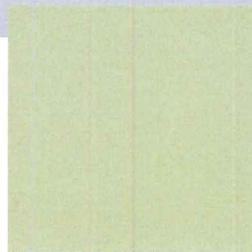
Planner
Initials **EW**



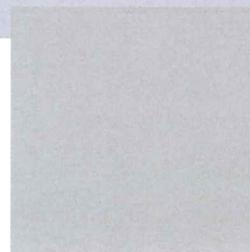
yellow stucco



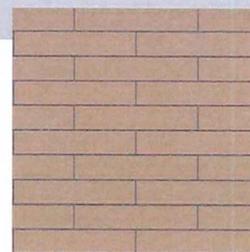
red stucco



green stucco



grey stucco



brick earth-tone