

City of Kelowna - Accuracy and correctness not guaranteed.

Map: 423 x 456 m -- Scale 1:2,500

2015-08-27

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MEMORANDUM

Date: October 19, 2015
File No.: Z15-0046
To: Community Planning (AC)
From: Development Engineering Manager
Subject: 125 Dundas Rd & 815 Hwy 33 W



RU1 to RM5

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) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.
- (b) A water meter is mandatory as well as a sewer credit meter to measure all the irrigation water. Water meters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

2. Sanitary Sewer

- (a) The existing lots are serviced with 150mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of one of the existing services. The estimated cost of this construction for bonding purposes is **\$4,000.00**

3. Storm Drainage

- (b) 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 Subdivision Development and Servicing 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 new

service should tie in to the main on Dundas Rd. The estimated cost of this construction for bonding purposes is **\$5,000.00**

4. Road Improvements

- (a) Dundas Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, corner bulb, 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 **\$23,000.00**
- (a) Hwy 33 W will require removal of the driveway letdowns and separate sidewalk from the removed letdown to Dundas Road. The 2 trees located within the dedicated road area are to remain. A tree covenant will be required for proper care of the trees during construction. In addition a hard surfaced boulevard complete with street trees, 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 **\$10,000.00**

5. Transportation

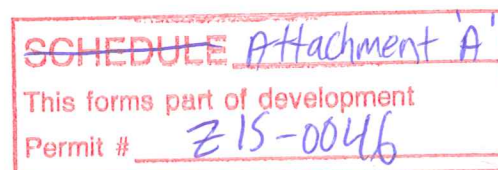
- a) These Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

6. Road Dedication and Subdivision

- (a) Lot consolidation is required.
- (b) Grant Statutory Rights Of Way if required for utility services.
- (c) Dedicate ~5.26m width along the full frontage of Hwy 33 West complete with a 6.0 m corner rounding at the intersection of Dundas Rd and Hwy 33 W.
- (d) 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.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "Rutland Urban Centre".
- b) Streetlights must be installed on Dundas Rd if needed.
- 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).



8. 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.

9. 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.

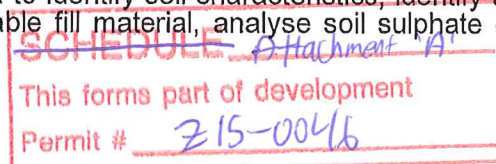
10. Servicing Agreements for Works and Services

- (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) Bonding

Water service upgrades	N/A
Sanitary sewer service upgrades	\$ 4,000
Storm overflow services	\$ 5,000
Dundas Rd frontage improvements	\$ 23,000
Hwy 33 W frontage improvements	\$ 10,000
Total Bonding	\$41,000.00

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.

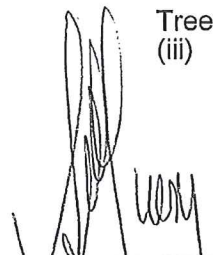
12. Development Permit and Site Related Issues

Access and Manoeuvrability

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

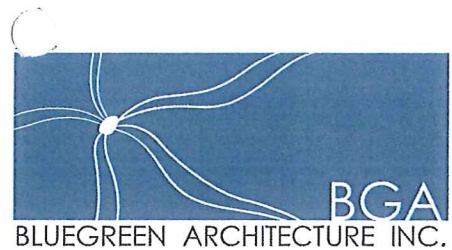
Trees fronting Hwy 33

- (iii) A tree covenant will be required for proper care of the trees during construction.


 Steve Muenz, P. Eng.
 Development Engineering Manager

SS





THE VARSITY Student Residence DESIGN RATIONALE

August 20, 2015 – Development Permit Application

ARCHITECTURAL PROJECT PLANNING

The VARSITY is a new student housing development on the Southeast corner of Highway 33W and Dundas Road located within the Rutland Urban Centre. Based on the proposed RM-5 zoning, the building is 4½ stories, with the top floor incorporated into a dormer architecture, and partial under-cover parking at grade.

The primary planning considerations for the development were to create a project that responds sensitively to the nearby neighbours, develops a massing that is in keeping with the adjacent RM5 (Multi-family) developments in the area, and to craft an architectural vocabulary that continues to revitalize the immediate and greater Rutland area where it is located.

Additionally, the rationale behind the development of a student residence in this location is multi-faceted:

Proximity to BC Transit – both to UBCO and Okanagan College

The #8 UBCO – OC Bus Line traveling to UBCO stops on Highway 33, on the development's side of the highway, just 5 meters from the northeast property line. Directly across Highway 33, is the bus stop for the #8 Bus line going directly to Okanagan College. Transit time to UBCO from our building is estimated at 16 minutes door to door, and to Okanagan College 28 minutes door to door. During peak hours, these buses stop at this stop every 15 minutes.

Proximity to Merchant and Retail Services

At the corner of Highway 33 W and Hollywood Road S, which Google Maps shows is a 300 meter, or a four-minute walk from the development, are 31 Shops and Services, which Students want, and would patronize (list attached)

Parks and Outdoor Activities

Directly across Highway 33W, from our building, and 2 blocks north up Franklyn Road, is Ben Lee Park. Ben Lee Park provides the amenities that university aged students are looking for. The park has a basketball court, a multi-purpose (netted) court, a skateboard park, as well as running and hiking trails. At 7.3 hectares, there is ample room for exercising, running, or quiet time and studying, at Ben Lee Park.

Architecturally, the development is a marriage of traditional materials (brick, siding and stucco) with a palette of colors that creates a modern mix of colors and textures that give the building strong architectural interest. As a

Kevin Ryan | Architect AIBC - MA (Hons) - DA - LEED AP

Wendy Rempel | Architect AIBC - M.Arch - B.Arch

www.bluegreenarchitecture.com

KAMLOOPS

2 - 436 Lorne Street, Kamloops, BC V2C 1W3
P | 250.374.1112 F | 250.374.2279

KELOWNA

202 - 110 Highway 33 West, Kelowna, BC V1X 1X7
P | 778.753.2650 F | 778.753.1448

student residence, there is an additional need of creating an architectural vocabulary with a modern flair, which is created with the green punches of color.

The highest profile elevations are the Highway 33 Elevation (North) and the Dundas Elevation (West). Significant attention has been given to creating architecture that has both material and textural interest as well as 3-dimensional façades for further development of shadow and depth in these elevations. The building sits within the required setbacks per the zoning bylaw for RM-5. The east elevation matches, in general, the architecture on the west elevation that faces the multi-family development to the east. A variance is being sought for the east setback to 5.8 m in lieu of the 7m required). To be sensitive and maintain significant architectural interest to the adjacent neighbor, part of the request for the variance in this case is to allow for a continuation of the 3-dimensional architecture that appears on the North and West façades. The South elevation is consistent in color and texture palette in order to, again, create interest facing the neighbor to the south, although currently there is a very tall cedar hedge on the north edge of the adjacent property that creates a significant privacy buffer. A variance is being sought for the south setback from 9m to 7.68m. This is in part to continue some 3-dimensional interest as well as to accommodate the parking for the project (below). The setback reduction still maintains a significant separation from the adjacent property.

There is a private open space requirement of 25 square metres / unit for the RM5 zone for units exceeding 1 bedroom. This development proposal incorporates 23 units in excess of 1 bedroom equaling a total of 575 sm. required P.O.S. area. There are two variances being sought in order to address the issue of the Private Open Space requirement. First, based on the use (student housing), the POS component was addressed in common spaces rather than individual spaces. In order to create reasonably-sized internal common/social spaces, the building needed to expand to slightly (Building area allowable: 40%; Actual: 43.05%). The project incorporates a fitness room, a yoga room, a quiet study room and a student lounge and games room with an exterior deck creating significant internally-focused social and active spaces for students.

Second, in order to compensate for a 5.25m road dedication loss to the property along Highway 33, the development seeks a variance to the stipulation that Private Open Space cannot be part of a required setback(s). The north and east setbacks have been calculated into the POS area. And due to the variance request, there has been significant attention given to landscaping, as well as the social and interactive needs of the students. The project has developed a beautiful green space that not only achieves the appealing, inviting environment that makes this space very useable by students, but creates and enhances the streetscape appeal for the general public. Due to the very close proximity of the adjacent bus stop, the landscape concept additionally maintains a definition between the public and private realms in order to maintain security and privacy for the occupants while creating a park-like setting within.

The project also seeks two variances to the parking requirement which have been outlined by the developer in a letter dated August 13, 2015 (attached) wherein is outlined the rationale for the reduction, and proposed solution to address actual student and City requirements.

Further to the attachment, it is important to note that the above-noted transit, merchant and amenity features so accessible to the development's location, strongly suggest that the students living there will not need cars. It is expected to attract student residents that either cannot afford, or choose not to own and operate a car. Accordingly, we would request that this be considered in our parking requirements and proposed variance.



List of Merchants:

McDonalds
Tim Horton's
Wendy's
Shoppers Drug Mart – with a Post Office
Rexall Drugstore
Panago Pizza
Starbucks
TacoTime
IGA Supermarket
Liquor Depot
Wings Tap and Grill
Sushi Zen Restaurant
Zabb Thai Restaurant
Pizza Factory
Specialty Bakery
Johnny's Meats and Deli
Old Town Farmers Market
New Empress Chinese Restaurant
Insurance – Autoplan
Dollar Store
H+R Block Taxes
Hollywood Shoes
Purple Sea Horse Pet Store
Rutland Optical
Brayd's Hair Salon and Tanning Spa
First Choice Hair Cutters
Nails + Spa
Central Spa and Nails
Esso Gas Station – Car Wash
Curves – Women's Fitness
Quantum Video Games Store

Two blocks further east on Highway 33, there is a Dairy Queen, KFC, and another grouping of services and merchants.



August 13th, 2015

**Ryan Smith,
BA, RPP, MCIP
Department Manager, Community Planning
City of Kelowna
1435 Water Street,
Kelowna, BC
V1Y 1J4**

Re: Student Housing Parking Review

Development: 125 Dundas Road and 815 Highway 33 W
Proposed 23 Unit Rental Apartment Building

RM5 Zoning Calls for 46 parking Spaces (2 x Unit)
Current proposal provides for 27 Parking Spaces
Current Shortfall is 19 Parking Spaces

Dear Ryan,

I wanted to present you with some research and facts from similar student housing facilities located here in Kelowna, to corroborate my proposal to you in regards to our parking space requirements.

We had discussed the dedication of an OGO car share vehicle on site to provide extra transportation in lieu of fewer cars from tenants. In speaking with Christian Brandt, the Managing Director of OGO, he advised me that in it's first full year of placement at Academy Hill, they signed up 10 new members (users) for their (single) OGO car share vehicle and they had 5-6 occasional users of that car that were already OGO members. He suggests that this number of users is low, compared to his other locations. Academy Hill is comprised of 15 one bedroom and den units and 63 two bedroom and den units...78 units in total. Assuming that the 'dens' are occupied by students as sleeping areas, total residency at Academy Hill could be about 215 people. This is more than double our expected occupancy. If only 10 people out of 200+ tenants sign up for car share membership, I believe that we should consider placement of one OGO car share vehicle at our development.

Of particular interest is the additional feedback from Christian Brandt, regarding inquiries for the OGO car share program from the Rutland area. He indicates that he has comparatively more interest from Rutland than from any other un-serviced area in greater Kelowna. He feels that there would be substantial membership sign-ups coming from the community at large, over and above the tenants in our building. In short, the benefit of placing an OGO car share vehicle at our development would become a community benefit.

In a Vancouver Sun Newspaper article, which ran on November 29th, 2014 , entitled "Vancouver Swaps parking requirement for car shares", the writer referred to a recent metro Vancouver study, which showed that "...one car share vehicle takes up to 11 cars off the road." The writer went on to report that "parking supply in strata apartments is 18 to 35 percent oversupplied across the region, with the highest vacancies near transit hubs."

I believe these stats are particularly relevant in our situation, due to a number of factors:

1. Transit Access – The #8 UBCO – OC Bus Line (going both directions) stops on Highway 33, beside, and directly across, from our proposed building. Transit time to UBCO from our building is estimated at 16 minutes door to door, and to Okanagan College 28 minutes door to door. During peak hours, these buses stop here every 15 minutes.

2. Access to Services and Amenities – Within a 2 block (5 minute) stroll from our building are 31 retail and service businesses that students require. They include:

Tim Hortons
McDonalds
Wendy's
TacoTime Cantina
Wings Tap and grill
Panago Pizza
Sushi Zen
IGA Supermarket
2 x Drug Stores
Walk-in Medical Clinic
3 x Personal Care and Hair Styling Shops
Liquor Store

With transit access, and shops and services this close to our building, the students we attract will likely not own cars. We feel that car ownership, and therefore parking requirements, at our building, will be considerably lower than other apartment buildings, which cater to a wider rental market, especially those buildings located away from main transit arteries.

We would like to address our shortfall of 19 parking spaces with the following proposal:

A) Install, at our cost, one OGO car share vehicle, for a minimum 2 year commitment period.

B) Consider that the OGO car share reduces parking (cars) by 11 spaces

C) Submit a one-time payment to the City of Kelowna in the amount of \$60,000 to mitigate the remaining 8 space shortfall (8 x \$7500)

Attached are a copy of the Vancouver Sun article, and confirmation from OGO on their membership numbers, for your consideration.

Best Regards,

David Hallonquist
Unico One Developments Ltd.
101 - 1865 Dilworth Drive,
Suite #351,
Kelowna, BC
V1Y 9T1

August 24th, 2015

**Ryan Smith,
Adam Cseke
Community Planning
City of Kelowna
1435 Water Street,
Kelowna, BC
V1Y 1J4**

Re: VARSITY Student Residence Neighborhood Consultation

Development: 125 Dundas Road and 815 Highway 33 W
Proposed 23 Unit Rental Apartment Building

Dear Ryan, Adam,

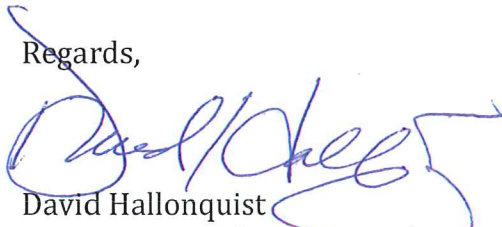
I have conducted the neighbourhood consultation, for the above-mentioned development, as required under policy 367. I attach the original, signed copies, of the comment sheets, from each resident that I consulted with. The comment sheet allows each resident to show their approval rating from a scale of 1 – 5, with 5 being the best approval rating, and 1 being the rating for the least approval.

We received:

5's – 8
4's – 6
3's – 2
2's – 0
1's – 1

There is only one address within the 50 meter radius that I could not make contact with: 155 Dundas Road. The owner is away traveling. I determined this from the owners brother, Rick Schneider, who owns 145 Dundas Road, and who is also part-owner of 155 Dundas Road. As Rick gave us a "5", and he suggested his brother would as well, I have no problem with not having this comment.

Regards,


David Hallonquist
Unico One Developments Ltd.



905-307

K390

CP
875

K878

CP
150

(48517)

FRANKLYN RD

217
CP
PLAN

30323

123
2

PLAN 22268

730
D

190
CP

PLAN 35816

720
A

(36191)

(37094)

HWY 32 W

(50027)

1 2 3 4 5 6

CP
130

K822

K1877

CP
920

360
1

20473

350
2

(55624)

SASKATOON RD

(39372)

125
B

515
A

PL.19344

56
145

155
55

130
CP

K2297

150
4

195
54

5
170

195
53

190-192
CP
K256

DUNDAS RD

BARBER RD

(39372)

705
1

135
2

155
3

195
4

PL.17229

195
5

6
195

110-250
CP

K2403

(37358)

315
CP

595
4

855
3

190
5

6
200

20473
195
52

200
7



THE VARSITY

STUDENT RESIDENCE DEVELOPMENT

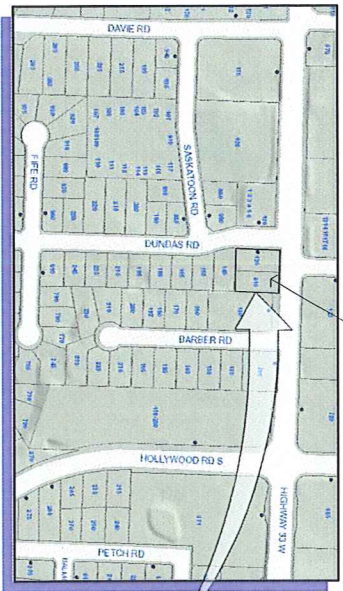


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THE VARSITY
 STUDENT RESIDENCE

PROJECT AND ZONING INFO

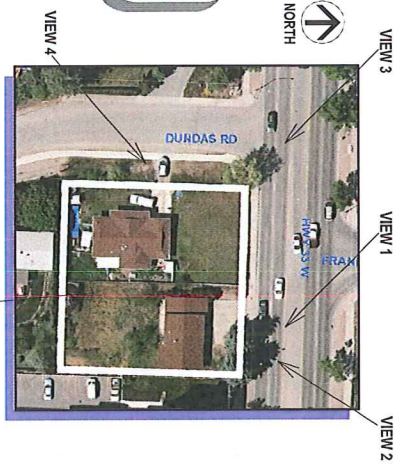
DATE: 2015.09.23
 SCALE: AS NOTED
 ISSUED FOR: REZONING / PERMIT VARIANCE
 PROJECT: 14386
A0.0



PROJECT LOCATION

1 SITE LOCATION

PROJECT LEGAL DESCRIPTION
LEGAL DESCRIPTION: LOTS A & B, TP. 26, O.D.Y.D. PL. 19344, EXCEPT PL. 39372



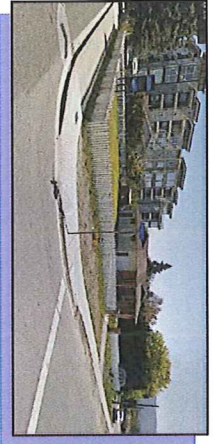
2 SITE CONTEXT PLAN

ZONING SUMMARY

ZONING INFORMATION	OWNER	HOURS	APPROX. DATE
2016/02/12			
ZONING INFORMATION	OWNER	HOURS	APPROX. DATE
2016/02/12			
APPROVED FOR	REVISION	DATE	BY
2016/02/12	1	2016/02/12	ABC
2016/02/12	2	2016/02/12	ABC
2016/02/12	3	2016/02/12	ABC
2016/02/12	4	2016/02/12	ABC
2016/02/12	5	2016/02/12	ABC
2016/02/12	6	2016/02/12	ABC
2016/02/12	7	2016/02/12	ABC
2016/02/12	8	2016/02/12	ABC
2016/02/12	9	2016/02/12	ABC
2016/02/12	10	2016/02/12	ABC
2016/02/12	11	2016/02/12	ABC
2016/02/12	12	2016/02/12	ABC
2016/02/12	13	2016/02/12	ABC
2016/02/12	14	2016/02/12	ABC
2016/02/12	15	2016/02/12	ABC
2016/02/12	16	2016/02/12	ABC
2016/02/12	17	2016/02/12	ABC
2016/02/12	18	2016/02/12	ABC
2016/02/12	19	2016/02/12	ABC
2016/02/12	20	2016/02/12	ABC
2016/02/12	21	2016/02/12	ABC
2016/02/12	22	2016/02/12	ABC
2016/02/12	23	2016/02/12	ABC
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2016/02/12	25	2016/02/12	ABC
2016/02/12	26	2016/02/12	ABC
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2016/02/12	56	2016/02/12	ABC
2016/02/12	57	2016/02/12	ABC
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2016/02/12	67	2016/02/12	ABC
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2016/02/12	84	2016/02/12	ABC
2016/02/12	85	2016/02/12	ABC
2016/02/12	86	2016/02/12	ABC
2016/02/12	87	2016/02/12	ABC
2016/02/12	88	2016/02/12	ABC
2016/02/12	89	2016/02/12	ABC
2016/02/12	90	2016/02/12	ABC
2016/02/12	91	2016/02/12	ABC
2016/02/12	92	2016/02/12	ABC
2016/02/12	93	2016/02/12	ABC
2016/02/12	94	2016/02/12	ABC
2016/02/12	95	2016/02/12	ABC
2016/02/12	96	2016/02/12	ABC
2016/02/12	97	2016/02/12	ABC
2016/02/12	98	2016/02/12	ABC
2016/02/12	99	2016/02/12	ABC
2016/02/12	100	2016/02/12	ABC

UNIT AND COMMON AREA SUMMARY

UNIT TYPE	UNIT COUNT	TOTAL AREA (SQ FT)	COMMON AREA (SQ FT)
APARTMENT	100	100,000	10,000
CONDO	50	50,000	5,000
TOTAL	150	150,000	15,000



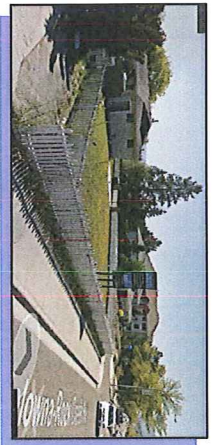
SITE CONTEXT - VIEW 1



SITE CONTEXT - VIEW 2



SITE CONTEXT - VIEW 3



SITE CONTEXT - VIEW 4



BLUEGREEN ARCHITECTURE INC.
 201-188-0773
 1111 BAYVIEW AVE. SUITE 1100
 SCARBOROUGH, ONTARIO M1B 2Y7

THE VARSITY STUDENT RESIDENCE

PROJECT AND ZONING INFO

DATE: 2015-06-04
 SCALE: AS SHOWN
 ISSUED FOR: PERMITTING
 PROJECT: A0.1

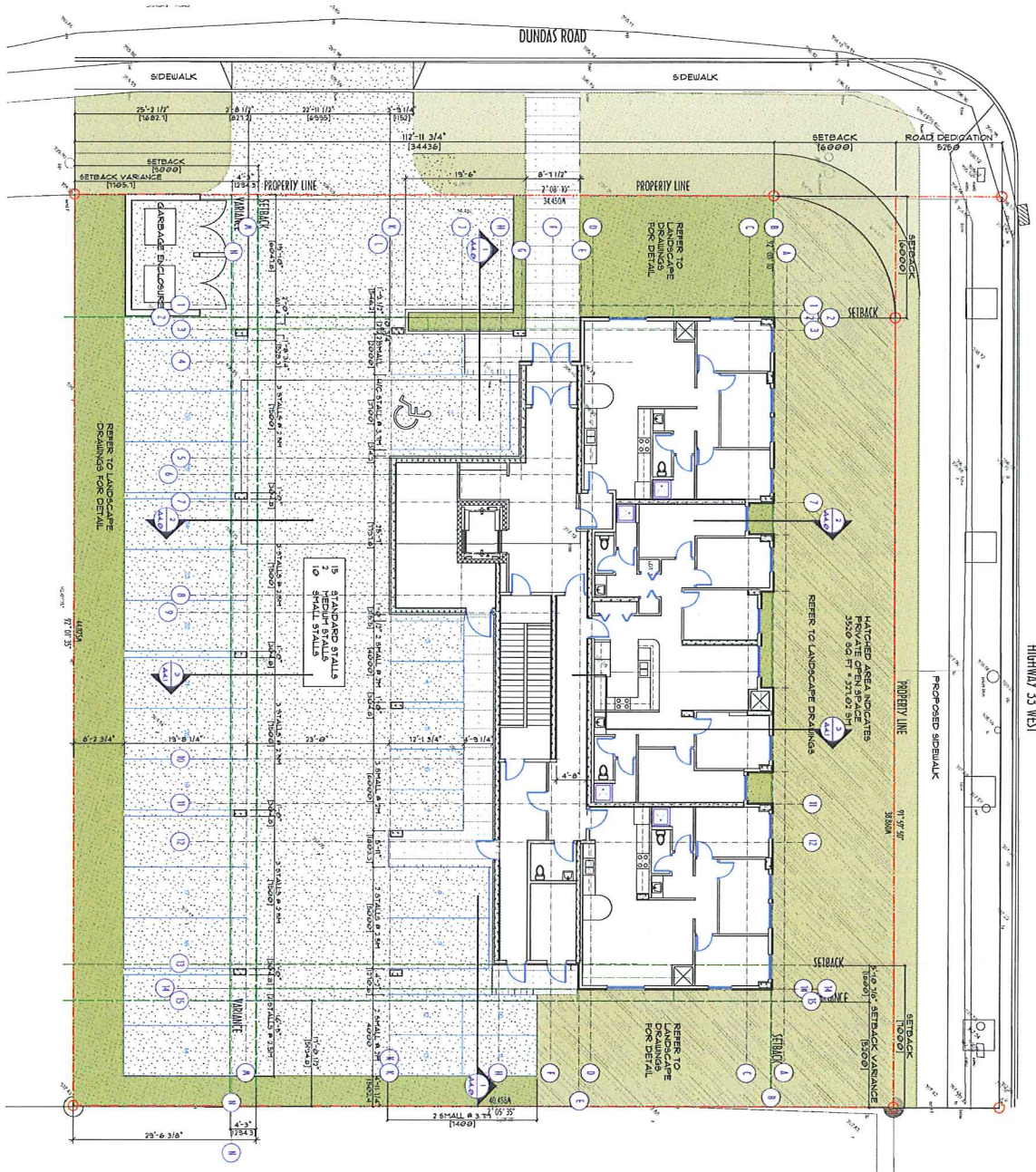


BLUEGREEN
ARCHITECTURE INC.

215 W. 10th Ave, Suite 201
Winnipeg, MB R2W 1P5
Tel: 204.985.1111 | Fax: 204.985.1112
www.bluegreenarchitecture.com

THE VARSITY STUDENT RESIDENCE

SITE PLAN



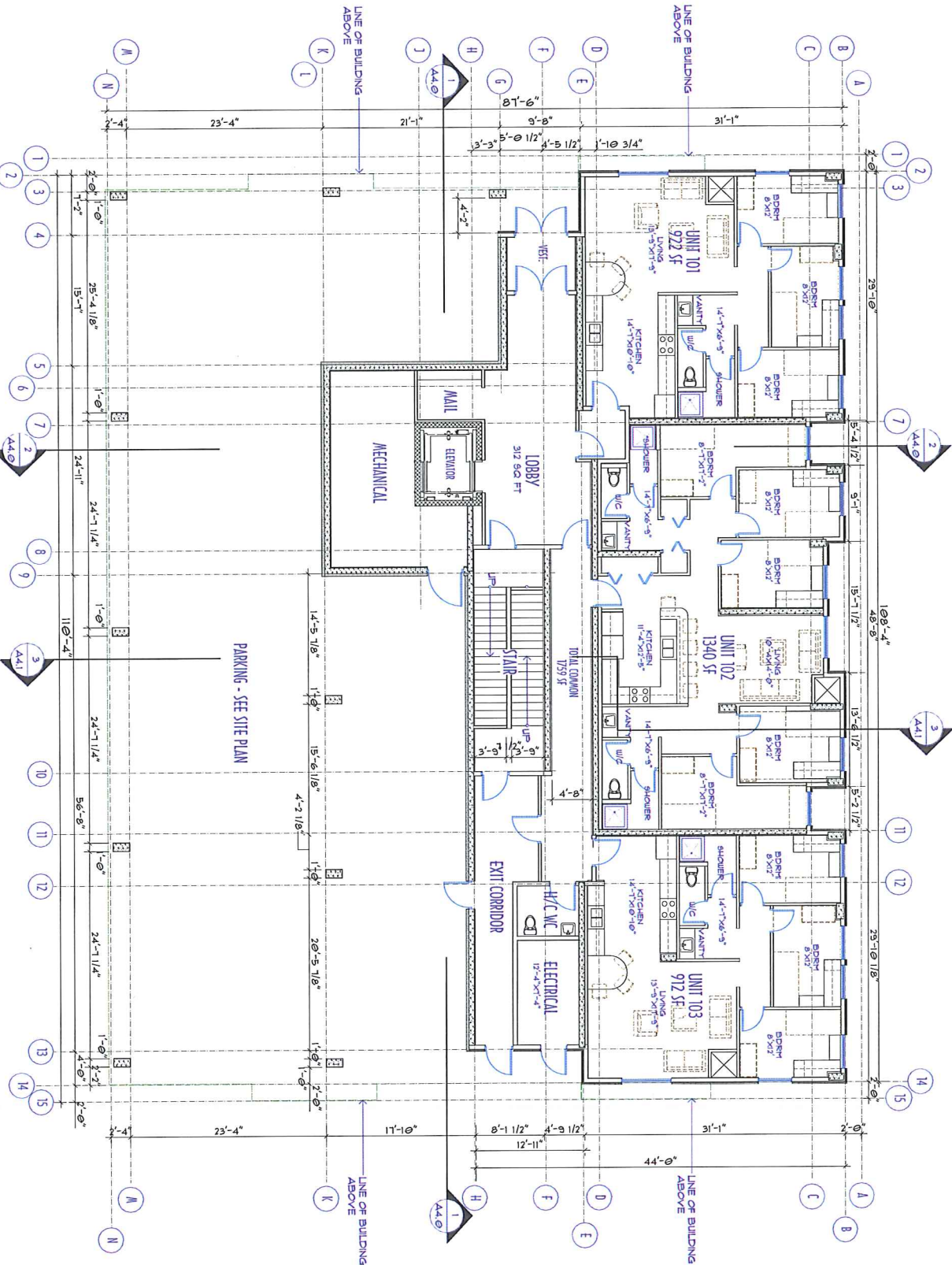
DATE: 2015.03.20
SCALE: 1/100
SHEET FOR: ARCHITECTING - DP1 - VARSITY RES
PROJECT: 14.551
A1.0



BLUE GREEN ARCHITECTURE INC.
 ARCHITECTS
 2150 GARDEN STREET, SUITE 100
 ANN ARBOR, MI 48106
 TEL: 734.769.1444 FAX: 734.769.1445
 WWW.BLUEGREENARCHITECTURE.COM

THE VARSITY STUDENT RESIDENCE

MAIN FLOOR PLAN



DATE: 30.5.08.09
 SCALE: 3/16" = 1'-0"
 DESIGNED FOR: RESIDENCE - DPH WALLACE
 PROJECT: 14388
 A2.0



BLUEGREEN ARCHITECTURE INC.
 177333400
 177333400
 177333400

THE VARSITY STUDENT RESIDENCE

2ND FLOOR PLAN



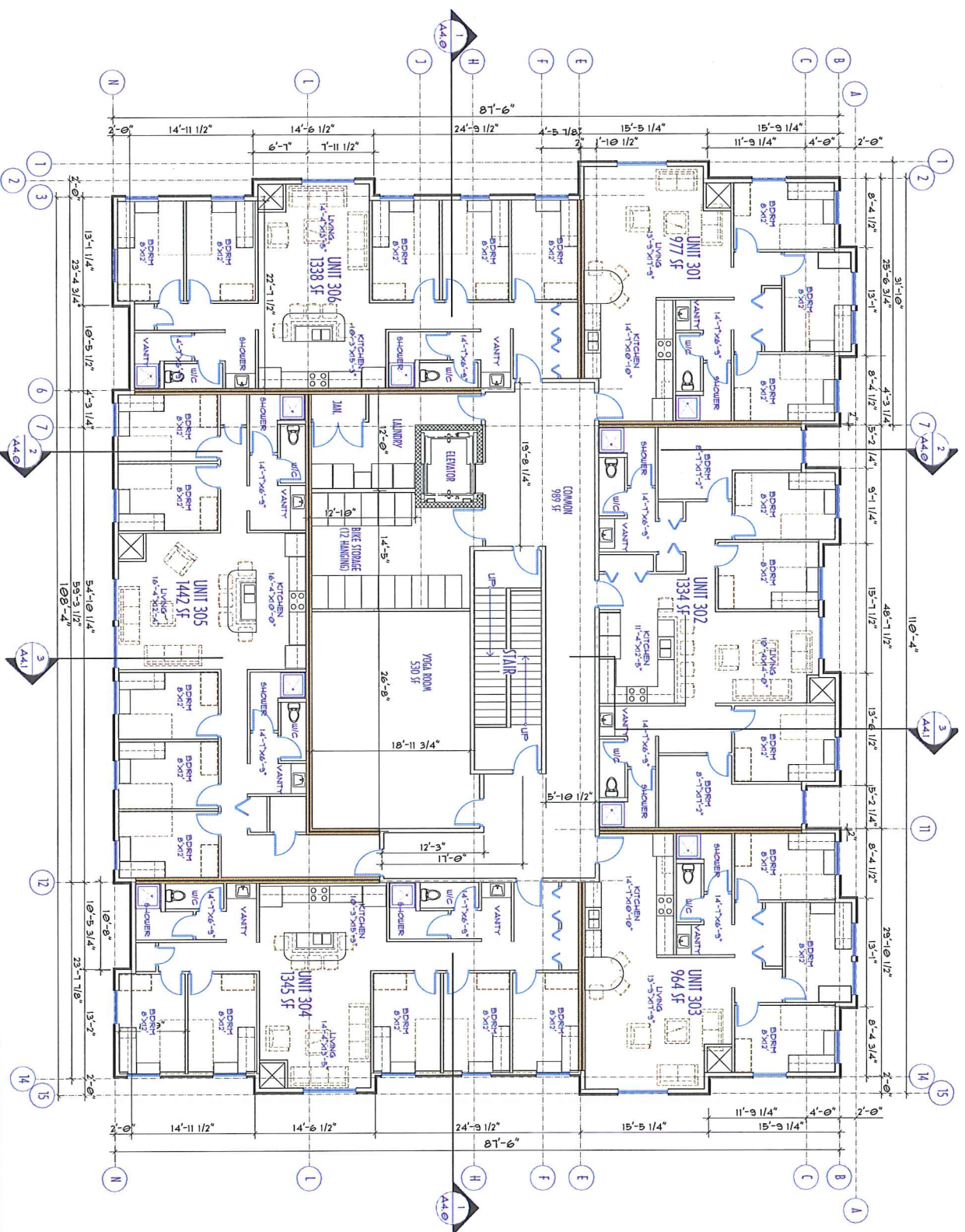
DATE: 2015.05.24
 SCALE: 3/8" = 1'-0"
 PROJECT: KCBP
 A2.1



BLUEGREEN
ARCHITECTURE INC.
1200 UNIVERSITY AVENUE SUITE 100
ANN ARBOR MI 48106-1000
734.763.3300 FAX 734.763.3448
734.763.3311

THE VARSITY STUDENT RESIDENCE

3RD FLOOR PLAN



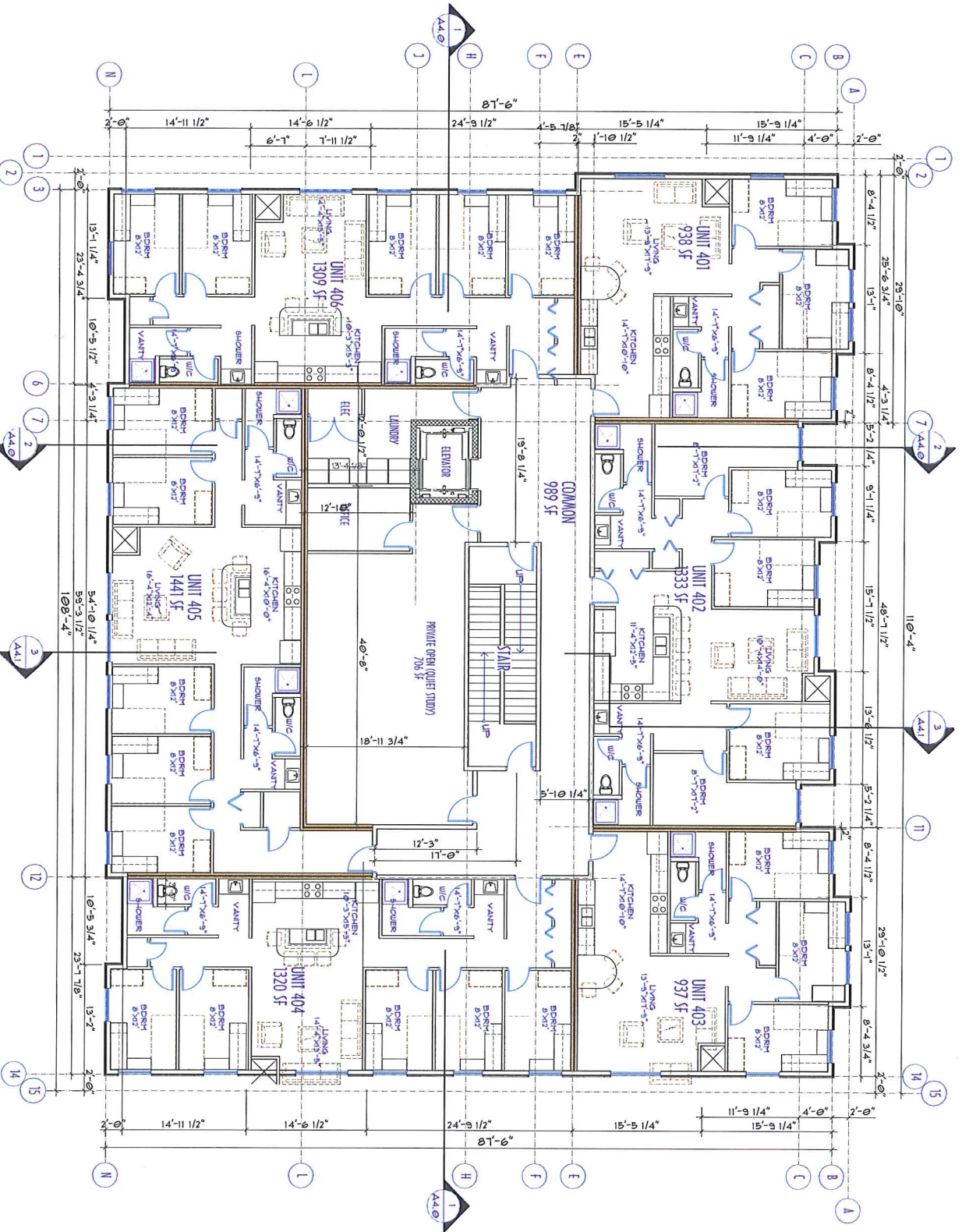
DATE: 2015.03.29
SCALE: 3/16" = 1'-0"
DESIGNED FOR: RESIDENCING
PROJECT: 14.352
DRAWN BY: DP/VA/AL/CE
A22



BLUE GREEN ARCHITECTURE INC.
 251 1310 WYCK 231, Kalamazoo, MI 49001
 2685 S. WESTLAND AVENUE, SUITE 100, WESTLAND, MI 48090
 616.221.1111 / 616.221.1112

THE VARSITY STUDENT RESIDENCE

4TH FLOOR PLAN



DATE: 01.15.2014
 SCALE: 3/16" = 1'-0"
 DESIGNED FOR: REZONING / DP VARIANCE
 PROJECT: 14388

A2.3

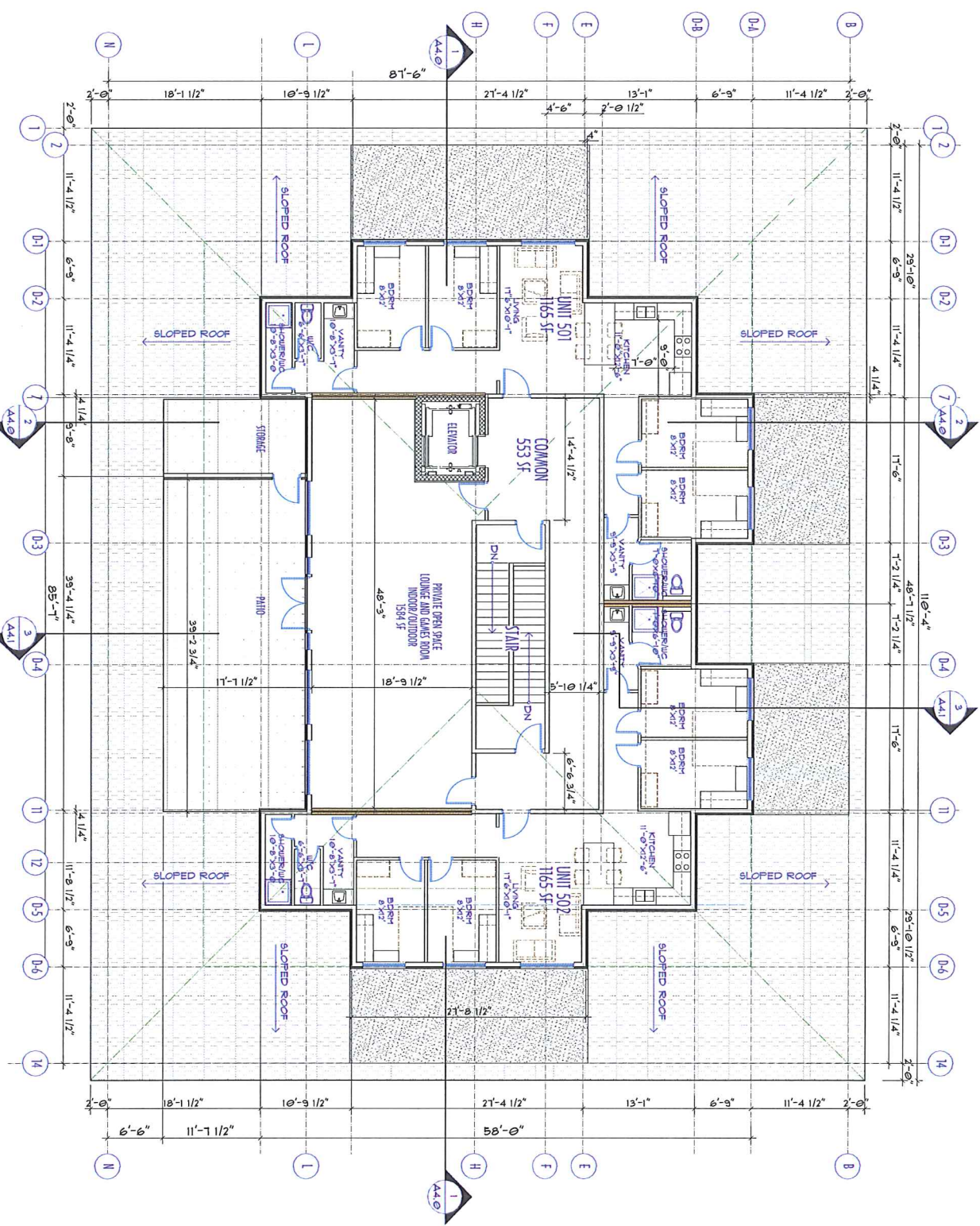


BLUEGREEN ARCHITECTURE INC.
 2601 10 STREET SW, SUITE 200, CALGARY, ALBERTA T2C 1A6
 TEL: 403.243.3400 FAX: 403.243.3401
 WWW.BLUEGREENARCHITECTURE.COM

THE VARSITY STUDENT RESIDENCE

DORMER FLOOR PLAN

DATE: 2015.04.29
 SCALE: 3/16" = 1'-0"
 ISSUED FOR: REVISIONS / BY: WAWANICE
 PROJECT: 14356
 A2.4



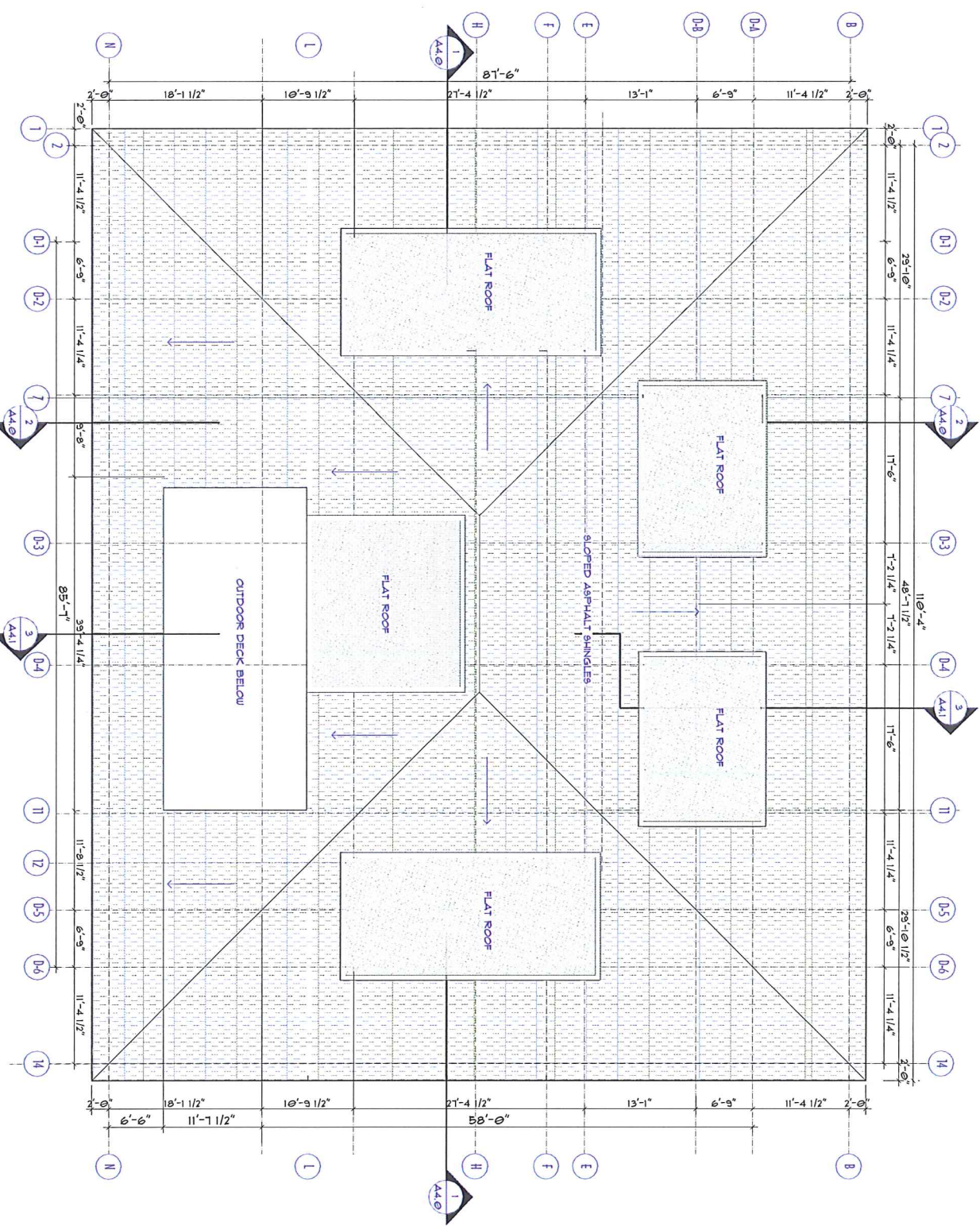


BLUEGREEN ARCHITECTURE INC.
 2511 DOWNEY BL. KILBUCK, ONTARIO, CANADA
 TEL: 905.882.3333 FAX: 905.882.3333
 WWW.BLUEGREENARCHITECTURE.COM

THE VARSITY STUDENT RESIDENCE

ROOF PLAN

DATE: 2015.03.20
 SCALE: 3/16" = 1'-0"
 ISSUED FOR: REVISIONS / CHANGES
 PROJECT: 14366
A2.5





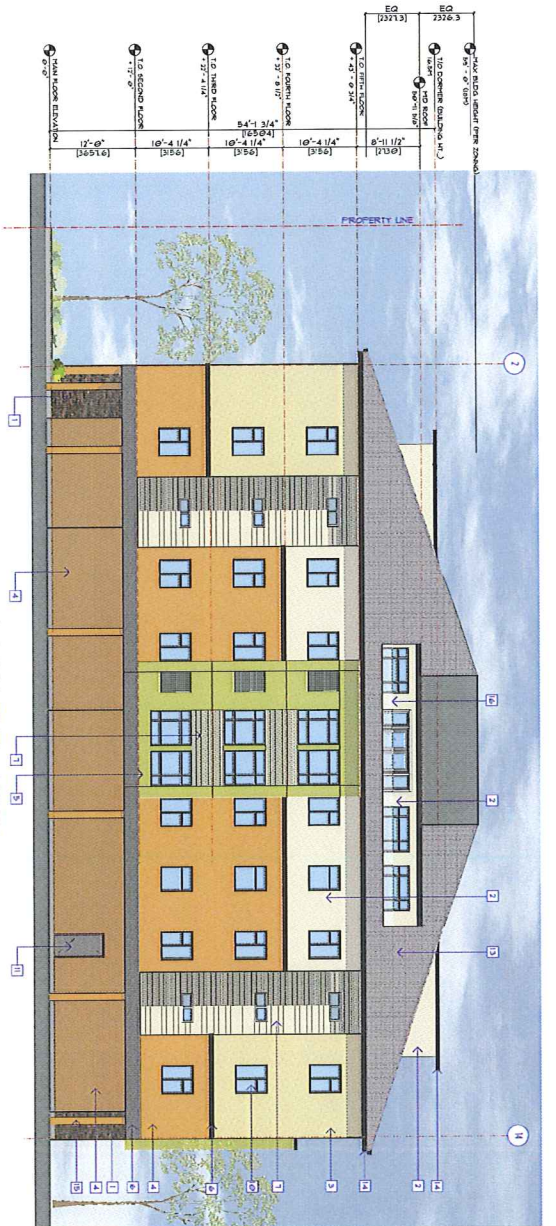
NORTH ELEVATION - HIGHWAY 33 WEST



WEST ELEVATION - DUNDAS ROAD

BUILDING COLORS AND FINISHES KEY

- 1] WARE BRICK
- 2] BRICK COLOR 1
- 3] BRICK COLOR 2
- 4] BRICK COLOR 3
- 5] BRICK ACCENT
- 6] BRICK ACCENT
- 7] WARE STONE
- 8] WARE PANEL
- 9] PREPAINED METAL DOWN
- 10] COLOR 1
- 11] PREPAINED METAL DOWN
- 12] COLOR 2
- 13] PREPAINED METAL DOWN
- 14] COLOR 3
- 15] PREPAINED METAL DOWN
- 16] COLOR 4
- 17] PREPAINED METAL DOWN
- 18] COLOR 5
- 19] PAINTED CONCRETE
- 20] COLOR 3
- 21] PAINTED CONCRETE
- 22] COLOR 3
- 23] PAINTED CONCRETE
- 24] COLOR 3
- 25] PAINTED CONCRETE
- 26] COLOR 3
- 27] PAINTED CONCRETE
- 28] COLOR 3
- 29] PAINTED CONCRETE
- 30] COLOR 3
- 31] PAINTED CONCRETE
- 32] COLOR 3
- 33] PAINTED CONCRETE
- 34] COLOR 3
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- 36] COLOR 3
- 37] PAINTED CONCRETE
- 38] COLOR 3
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- 40] COLOR 3
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- 45] PAINTED CONCRETE
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- 89] PAINTED CONCRETE
- 90] COLOR 3
- 91] PAINTED CONCRETE
- 92] COLOR 3
- 93] PAINTED CONCRETE
- 94] COLOR 3
- 95] PAINTED CONCRETE
- 96] COLOR 3
- 97] PAINTED CONCRETE
- 98] COLOR 3
- 99] PAINTED CONCRETE
- 100] COLOR 3



SOUTH ELEVATION



EAST ELEVATION

BUILDING COLORS AND FINISHES KEY

- 1 FACE BRICK
- 2 STUCCO COLOR 1
- 3 STUCCO COLOR 2
- 4 STUCCO COLOR 3
- 5 STUCCO ACCENT
- 6 STUCCO ACCENT
- 7 LAMINE FINISH
- 8 HARBOR PANEL
- 9 COLOR 9
- 10 COLOR 9
- 11 PREPARED ALUMINUM
- 12 PREPARED ALUMINUM
- 13 ADHESIVE FINISH
- 14 PREPARED METAL FLASHING
- 15 COLOR 9
- 16 PAINTED CONCRETE
- 17 COLOR 3
- 18 GLASS GLUED TO 8'



BLUEGREEN ARCHITECTURE INC.
 2150 UNIVERSITY AVENUE, SUITE 200
 KELLOWNA, BC V1Y 9X6
 TEL: 250.860.1444
 FAX: 250.860.1445
 WWW.BLUEGREENARCHITECTURE.COM

THE VARSITY STUDENT RESIDENCE
 Kelowna, BC

BUILDING ELEVATIONS

DATE: 2016.03.03
 SCALE: 1/8" = 1'-0"
 DESIGNED FOR: ARCHITECTS + DESIGNERS
 PROJECT: 14381
 A3.1



BLUEGREEN ARCHITECTURE INC.
 221-113 HWY 21, Kelowna BC V1Y 9C6
 250-860-2222
 1-800-363-3333
 P: 250-860-2222

THE VARSITY STUDENT RESIDENCE
 Kelowna, BC

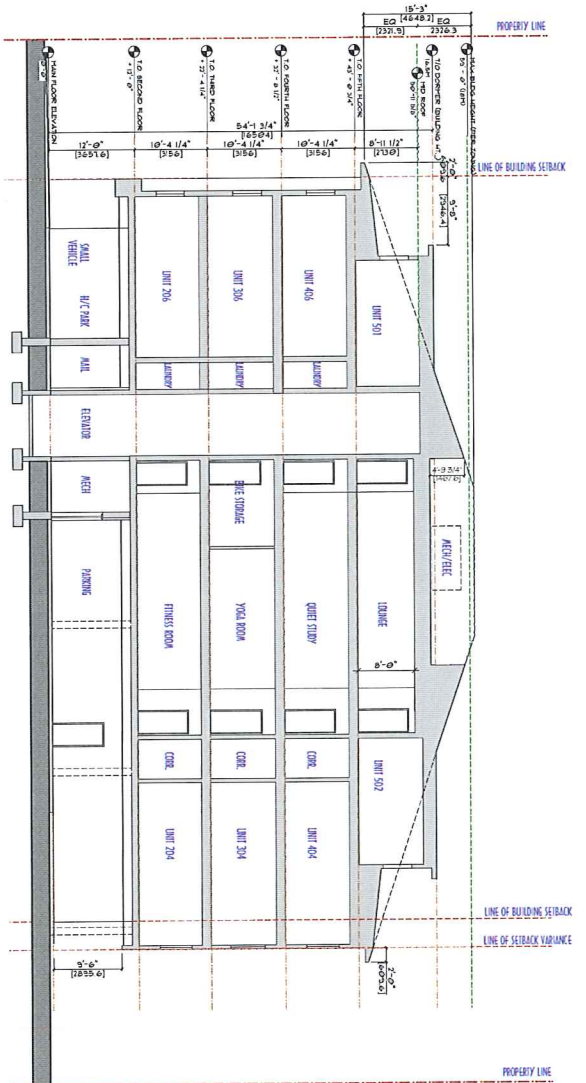
BUILDING SECTIONS

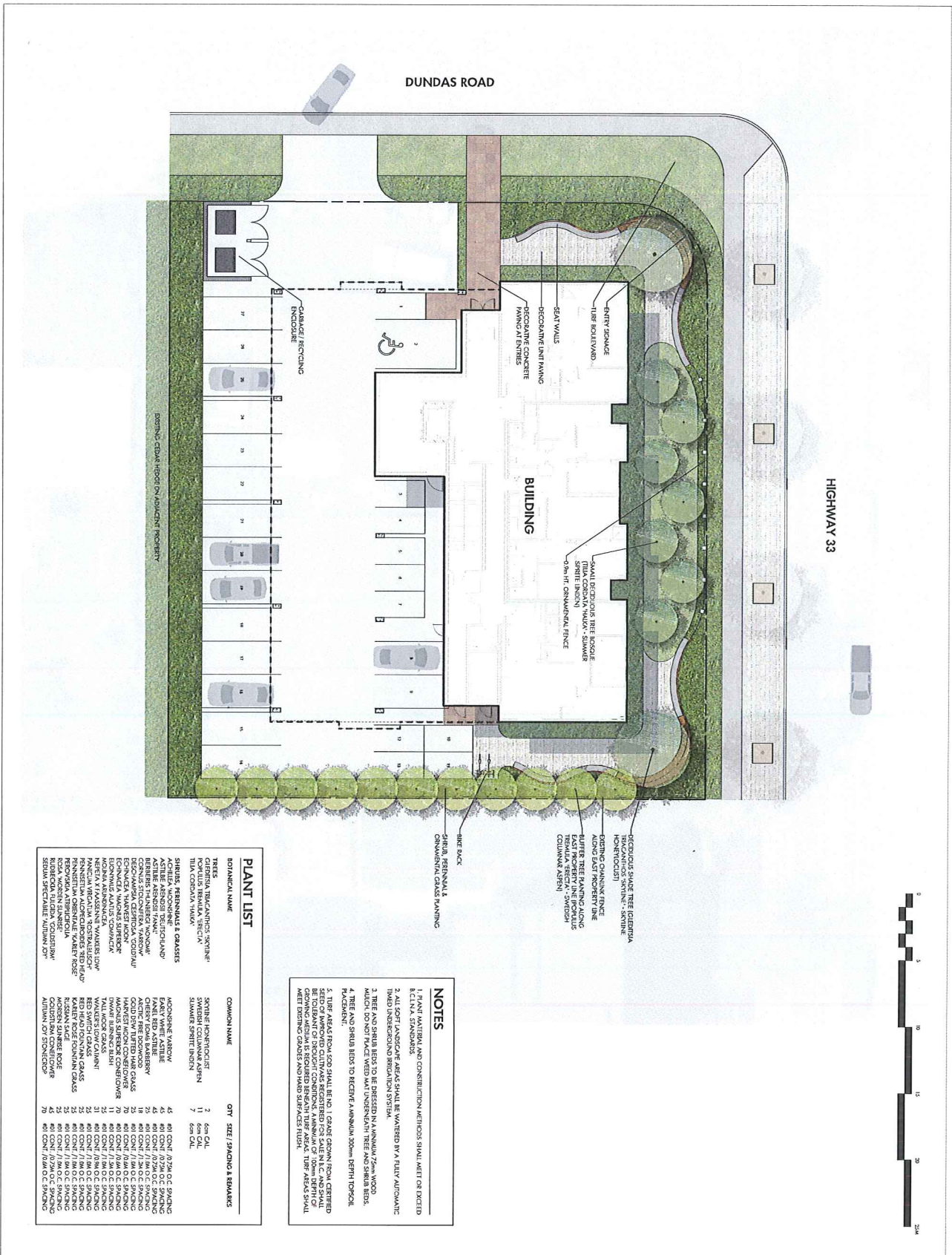
DATE: 2015/08/20
 SCALE: 1/4" = 1'-0"
 ISSUED FOR: PERMITTING / DPV VARIANCE
 PROJECT: 14-138
A4.0

SECTION 2 - (NORTH-SOUTH)



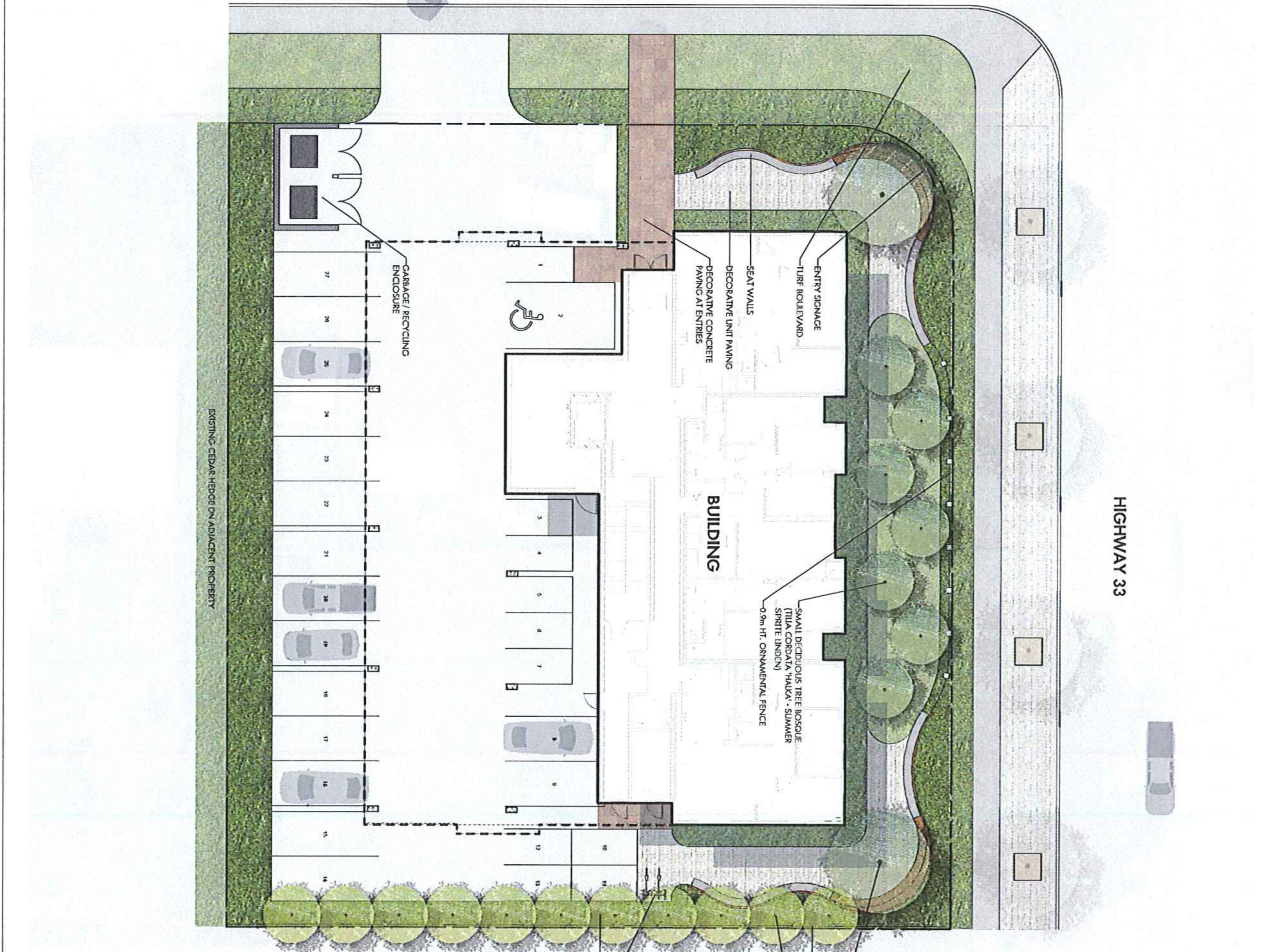
SECTION 1 (EAST-WEST)





HIGHWAY 33

DUNDAS ROAD



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
GEOMETRICA TRIANGULATA 'SUNFIRE'	SPRING BURNING/BLAZING	7	5cm D.C.L.
TILIA CORODIVA 'MADRI'	SHOWER SPIRIT INDIAN	7	5cm D.C.L.
SHRUBS, PERENNIALS & GRASSES			
AQUILEGIA	MOONSHINE	45	80I CONIF. / 25M O.C. SPACING
ASTILBE	WINE ASTILBE	45	80I CONIF. / 25M O.C. SPACING
BERBERIS THUNBERGII 'WINDWAVE'	CHERRY COAL BARBERRY	75	80I CONIF. / 18M O.C. SPACING
DISCOPHYLIA	GERMOCK	75	80I CONIF. / 18M O.C. SPACING
ECHINOCA	WALKER WOOD	70	80I CONIF. / 18M O.C. SPACING
ELAEAGNUS	MAUI'S COWBOY	70	80I CONIF. / 18M O.C. SPACING
ERIGONIA	STARBUCK	11	80I CONIF. / 18M O.C. SPACING
MERTENSIA	VISSANINI WALKERS LOW	35	80I CONIF. / 18M O.C. SPACING
PANICULA	WIGGANS WALKERS LOW	35	80I CONIF. / 18M O.C. SPACING
PERENNIALS			
ROSTKOSIA	ORIENTAL KALEY ROSE	25	80I CONIF. / 18M O.C. SPACING
RUBROCALIA	FLORIDA WALKERS LOW	25	80I CONIF. / 18M O.C. SPACING
SEDUM	SPECTABLE MUDWORM 20"	75	80I CONIF. / 18M O.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONTRIBUTION METHODS SHALL MEET OR EXCEED B.C.T.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIERED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH (50/50) PINE WOOD UNDERGROUND TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE MINIMUM 300mm DEPTH TOPSOIL.
 5. TREE AND SHRUB BEDS SHALL BE PAVED IN A 150mm DEPTH TOPSOIL CENTERED SEED OF IMPROVED CULTIVARS REGISTERED SEEDS SALES LIST. MINIMUM HEIGHT OF 100mm TO BE MAINTAINED THROUGHOUT. ALL PLANT BEDS SHALL MEET EXISTING GRADING AND HARD SURFACE FINISH.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

204 - 899 5th Ave
Richmond Hill, ON
L4B 1M2
www.outlanddesign.ca

THE VARSITY STUDENT RESIDENCE CONCEPTUAL LANDSCAPE PLAN

PROJECT TITLE: THE VARSITY STUDENT RESIDENCE
LOCATION: RICHMOND HILL, ONTARIO

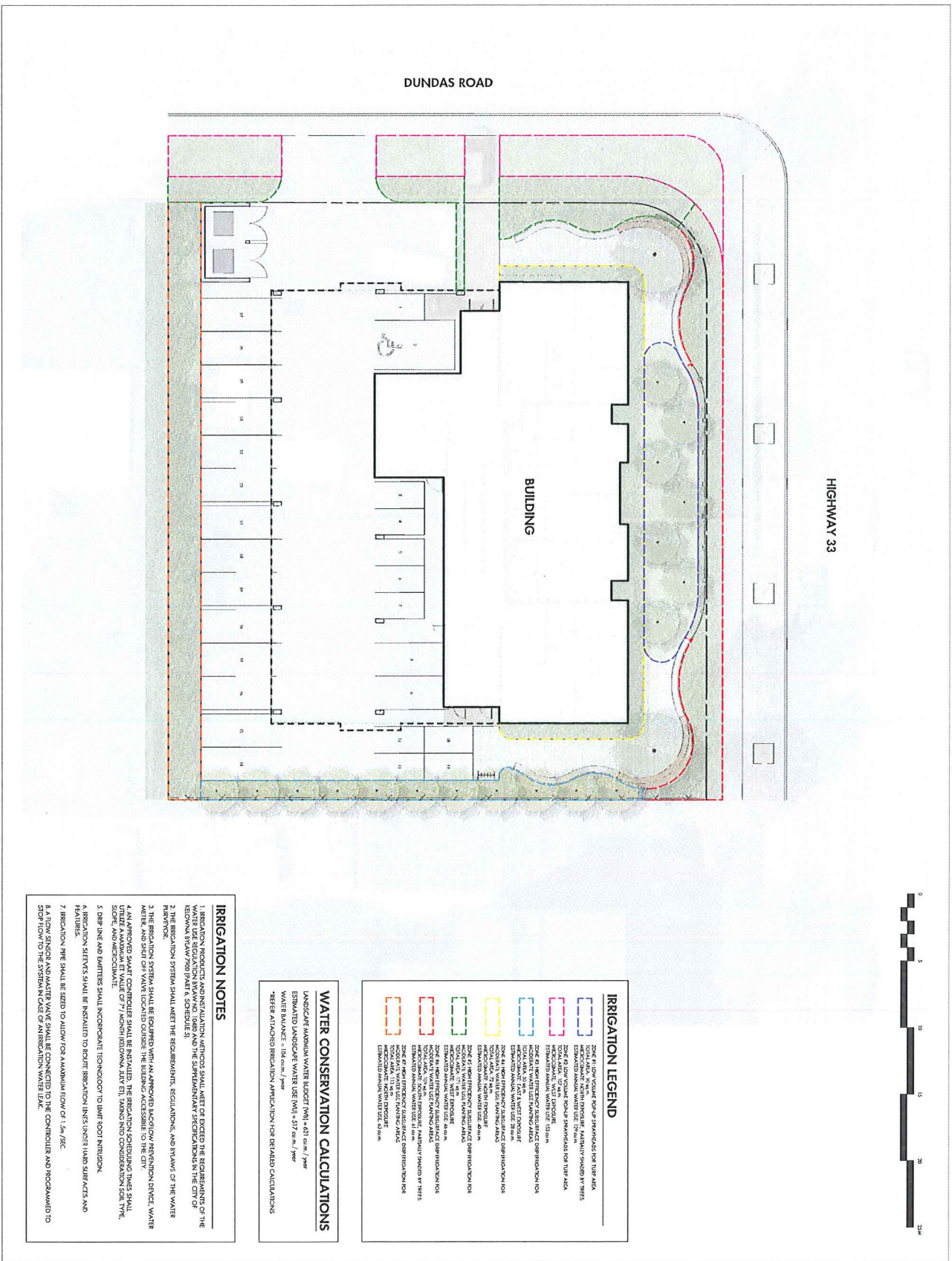
DATE: AUG. 17, 2013
SCALE: 1:125

DESIGNED BY: []
CHECKED BY: []
DATE: []
SCALE: []

ISSUED FOR PERMIT ONLY

1/1/2

FOR MORE INFORMATION



HIGHWAY 33

DUNDAS ROAD

BUILDING



IRRIGATION LEGEND

- ▭ ZONE 1: IRRIGATION ZONE FOR THE AREA OF THE BUILDING AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 2: IRRIGATION ZONE FOR THE PAVED AREAS OF THE PARKING LOT.
- ▭ ZONE 3: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 4: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 5: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 6: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 7: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 8: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 9: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 10: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 11: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 12: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 13: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 14: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.
- ▭ ZONE 15: IRRIGATION ZONE FOR THE PAVED AREAS OF THE DRIVEWAY AND THE ADJACENT PAVEMENT AREAS.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (MW) = 421 cu m / year
 ESTIMATED LANDSCAPE WATER USE (MW) = 517 cu m / year
 WATER BALANCE = 104 cu m / year
 REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION REQUIREMENTS AND CALCULATIONS MUST MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BY-LAW NO. 1040 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KENOWA BY-LAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND STANDARDS OF THE WATER PIONEER.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE CONTROLLER SCHEDULING TIME SHALL BE SET TO 7:30 AM (MINIMUM SET POINT), WITH A 5% CONSERVATION SET POINT.
5. DOWN LINE AND BUTTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SCHEDULES SHALL BE INSTALLED TO ROUTE IRRIGATION INTO UNDER LAMP SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.2m³/SEC.
8. A LOW DRAINAGE MANHOLE VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE
THE VARSITY STUDENT RESIDENCE
 IRRIGATION WATER CONSERVATION PLAN
 LOCATION: 859 South Road, Kenowa, BC

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/12
2	ISSUED FOR PERMIT	12/12
3	ISSUED FOR PERMIT	12/12
4	ISSUED FOR PERMIT	12/12
5	ISSUED FOR PERMIT	12/12

PROJECT NO.	1206
ISSUED FOR PERMIT	12/12
DATE	DEC 17 2010
SCALE	1:25



12/12

ISSUED FOR PERMIT ONLY

OUTLAND DESIGN LANDSCAPE ARCHITECTURE
 206 - 859 South Road
 Kenowa, BC V2Y 1K2
 T: (250) 948-0270
 www.outlanddesign.com



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

August 17, 2015

the VARSITY Student Residence
C/o Unico One Developments Ltd.
101-1865 Dilworth Drive
Kelowna, BC V1Y 9T1
Attn: David Hallonquist

Re: Proposed Student Residence Development – Preliminary Cost Estimate for Bonding

Dear David:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the VARSITY Student Residence conceptual landscape plan dated 15.08.17;

- 621 square metres (6,684 square feet) of improvements = \$47,533.50

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

Date: August 6th, 2015

The Varsity Student Housing
Hwy33/Dundas Street
Contact: Dave Hallonquist

Exterior Finishing:

Preliminary Colours:

Paint:

- **Green:** herbal wisdom 1964 General paint (Stucco)
- **Terracotta:** Brandywine 7710, Sherwin-Williams (Stucco)
- **Cream:** morrisson 1008 General paint (Hardi Board)
- **Tan:** Stonebriar 7693 Sherwin-Williams (Stucco)
- **Dark Trim:** Peppercorn 7674, Sherwin-Williams (Hardi or Stucco)

Brick:

- High desert used brick (Cultured stone)

Windows:

- Dark Gray Metal

Metal Fascia:

- Gentek Iron Ore

Soffits:

- Gentek Iron Ore