

# CITY OF KELOWNA

## MEMORANDUM

<b>ATTACHMENT A</b>	
This forms part of application	
# DP16-0160	
Planner Initials	AC
City of Kelowna COMMUNITY PLANNING	

**Date:** August 15, 2016  
**File No.:** Z16-0040

**To:** Community Planning (AC)

**From:** Development Engineering Manager(PI)

**Subject:** 3451,3471,3441,3461,3461 Lakeshore Rd. C9 & RU6 to C4

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

The Development Engineering Technologist for this project is Sergio Sartori

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with 3 (19-mm) water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- 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. The estimated cost of this construction for bonding purposes is **\$12,000.00**.
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- a) The development site is presently serviced with 3 100mm-diameter sanitary sewer services. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and the installation of a new larger service. The new service should tie in to the main on Swordy Rd. The estimated cost of this construction for bonding purposes is **\$10,000.00**

.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 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 the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$10,000.00**

.4) Road Improvements

- (a) Lakeshore Rd fronting this development must be upgraded to an urban standard to including new barrier curb & gutter, concrete sidewalk, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$92,300.00**

- (a) Swordy Rd fronting this development must be upgraded to an urban standard to including barrier curb & gutter, concrete sidewalk, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$25,400.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate ~7m width along the full lane frontage of 3441,3451,3461,3461 Lakeshore Rd.
- b) Dedicate ~10m width along the full frontage of 3471 Lakeshore Rd.
- c) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground ducting. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

.7) Engineering

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

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

**ATTACHMENT A**

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# DP16-0160

Planner  
Initials

AC





- 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.

.9) 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

.10) Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- i) Storm main on Swordy Rd.

.11) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.12) Bonding and Levy Summary

(a) Bonding

Storm service upgrade	\$10,000.00
Water service upgrade	\$12,000.00
Sanitary service upgrade	\$10,000.00
Road Frontage Improvements	\$117,700.00

Total Bonding

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**A**

**\$149,700.00**

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**Kelowna**  
COMMUNITY PLANNING



**NOTE:** The bonding amounts 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.

.13) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

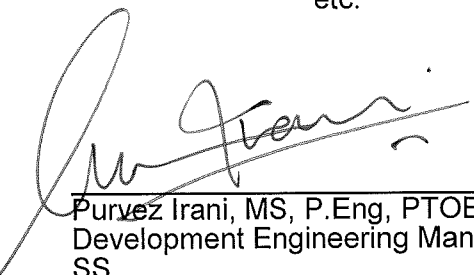
Access and Manoeuvrability

- (i) The future, access and egress from the driveway to the north of the site may be restricted to right-in and right-out onto Richter Street with a future median.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

15. 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.

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

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**CITY OF KELOWNA**  
**MEMORANDUM**

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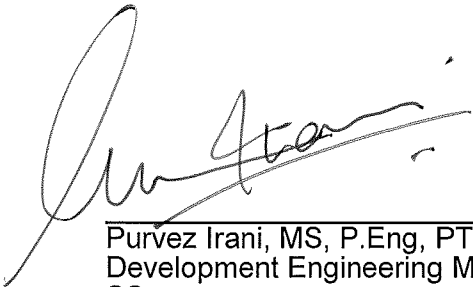
**Date:** August 16, 2016  
**File No.:** OCP16-0003  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager (PI)  
**Subject:** 3451 3441,3461,3471 Lakeshore Rd

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The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

**1. General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0040.



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

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**CITY OF KELOWNA**  
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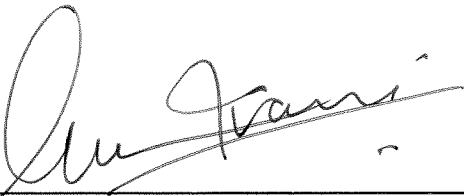
**Date:** August 16, 2016  
**File No.:** DP16-0160  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager (PI)  
**Subject:** 3451 3441,3461,3471 Lakeshore Rd

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The Development Engineering Branch comments and requirements regarding this Development Permit application are as follows:

**1. General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0040.



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

SS

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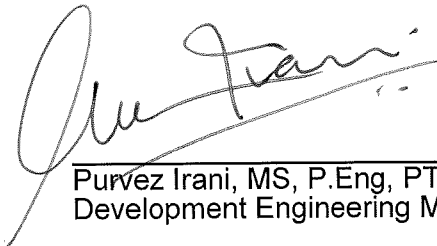
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**Date:** August 16, 2016  
**File No.:** DVP16-0161  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager (SM)  
**Subject:** 3451 3441,3461,3471 Lakeshore Rd

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Development Engineering comments and requirements regarding this development variance permit application are as follows:

This development variance permit application to vary the building height to 6 storeys and reduce the number of stalls by 15 stalls does not compromise any municipal services.



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

SS

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# <b>DP16-0160</b>		
Planner Initials	AC	 City of <b>Kelowna</b> <small>COMMUNITY PLANNING</small>

# DRAFT DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP16-0160) / DEVELOPMENT VARIANCE PERMIT (DVP16-0161)

**Issued To:** Inc. No. 0984342 B.C. Ltd  
**Site Address:** 650 Swordy Rd  
**Legal Description:** Lot A, District Lot 134, ODYD, Plan EPP65105  
**Zoning Classification:** C4 – Urban Centre Commercial  
**Development Permit Area:** COMPREHENSIVE DEVELOPMENT PERMIT AREA

### SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0160 for Lot A, District Lot 134, ODYD, Plan EPP65105, located at 650 Swordy Rd, Kelowna, BC to allow the construction of a mixed use development be approved subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";



- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

**Table 8.1 Parking Schedule**

To vary the required parking from 145 parking stalls permitted to 144 parking stalls proposed.

**S.14.4.5 (c) Development Regulations**

To vary the maximum height from '15.0m or 4 stories' permitted '20.55m or 6 stories' proposed.

AND FURTHER THAT this Development Permit / Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**2. PERFORMANCE SECURITY**

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

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

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

**3. DEVELOPMENT**

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

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

**This Permit IS NOT a Building Permit.**

**4. APPLICANT'S AGREEMENT**

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

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

## 5. APPROVALS

Issued and approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

\_\_\_\_\_  
 Date

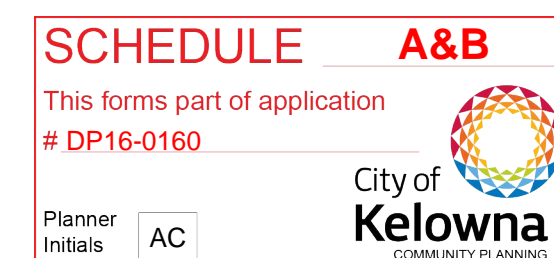
\_\_\_\_\_  
 Ryan Smith, Community Planning Department Manager  
 Community Planning & Real Estate

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

# RISE COMMERCIAL DEVELOPMENTS



## THE SHORE



### ARCHITECTURAL

DP0.1	SITE SURVEY
DP0.2	SITE IMAGES
DP1.1	SITE PLAN
DP2.1	LEVEL 1 - FLOOR PLAN
DP2.2	LEVEL 2 - PLAN
DP2.2A	LEVEL 2 - AREA PLAN
DP2.3	LEVEL 3 - PLAN
DP2.4	LEVEL 4 - PLAN
DP2.5	LEVEL 5 & 6 - PLAN
DP2.6	ROOF PLAN
DP3.1	BUILDING ELEVATIONS
DP4.1	BUILDING SECTIONS

zeidler  
bkdi

Zeidler BKDI Architects  
300, 640 – 8 Avenue SW  
Calgary, Alberta T2P 1G7  
T +1 403 233 2525

RISE COMMERCIAL DEVELOPMENTS

3441, 3451, 3461, 3471 LAKESHORE ROAD, KELOWNA BC  
215-085

REISSUED FOR DP

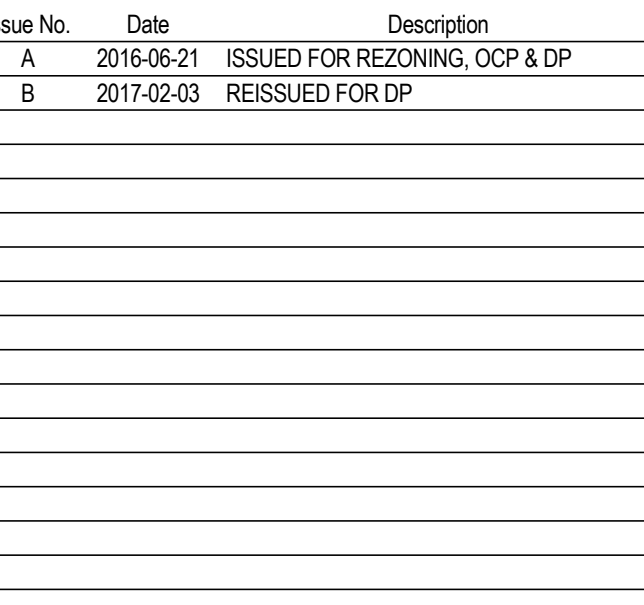
DATE: 2017-02-03





consultants

This drawing must not be scaled.  
The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately. This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.  
© Zeidler BKDI Architects



**RISE**  
COMMERCIAL  
DEVELOPMENTS

project title

3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC

LOT 36-39, PLAN 3886 & LOT 3, PLAN  
38150

drawing title


## SITE SURVEY

scale:	NTS
drawn by:	Author
checked by:	Checker
project no:	215-085
date issued:	2017-02-03

re-issue no: sheet no:

# DP0.1



<div></div> <div><p><b>FERGUSON</b> Land Surveying &amp; Geomatics Ltd.</p><p>B.C. LAND SURVEYORS CANADA LANDS SURVEYORS</p><p>Legal, Subdivision Design Topographic &amp; GPS Surveys</p><p>404-1630 Pandosy St., Kelowna, B.C. V1Y 1P7 Telephone (250)763-3115 Fax (250)763-0321</p></div>	LEGAL DESCRIPTION	CLIENT	LEGEND		NOTES	JOB NO. 20623	
	LOT 36-39, PLAN 3886 LOT 3, PLAN 38150 PART LOT 2, SHOWN ON PLAN A917	RISE COMMERCIAL DEVELOPMENTS	<div><div><div>-----</div><div>-----</div><div>-----</div><div>-----</div><div>-----</div><div>-----</div><div>-----</div></div><div><div>⚡</div><div>⚙</div><div>⚙</div><div>⚙</div><div>⚙</div><div>⚙</div><div>⚙</div></div><div><div>☐</div><div>⊙</div><div>⊙</div><div>⊠</div><div>🌳</div><div>⊠</div></div><div><div>EOA</div></div></div> <div><div>⚡</div><div>⚙</div><div>⚙</div><div>⚙</div><div>⚙</div><div>⚙</div><div>⚙</div></div> <div><div>☐</div><div>⊙</div><div>⊙</div><div>⊠</div><div>🌳</div><div>⊠</div></div> <div><div>EOA</div></div>		NOTE: ELEVATIONS ARE GEODETIC, DERIVED FROM CGM 58M1803 (ELEV = 343.702m)	DATE: JUNE 6, 2016	
	DRAWING TYPE	CIVIC ADDRESS	REVISION NO.		BY	DATE REVISED	SCALE: 1:300 METRES
	SITE PLAN	3441, 3451, 3461, 3471 LAKESHORE RD 700 SWORDY RD	DESCRIPTION				ADDITIONAL NOTES:
							FIELD BOOK: PAGE NO:
							FIELD CREW: RC DRAWN BY: CH

S:\Shared (Aug 10, 2005)\Job\_Files\206023\20623\20623-916\_Plan.Dwg





# SCHEDULE


# A

This forms part of application

# DP16-0160

Planner Initials

AC



City of  
**Kelowna**  
COMMUNITY PLANNING

<b><u>PROJECT DATA</u></b>						
<b><u>PROPOSED RISE COMMERCIAL DEVELOPMENT</u></b>						
<b>MUNICIPAL ADDRESS</b>						
LOT 36-39, PLAN 3886						
LOT 3 PLAN 38150						
<b>EXISTING ZONING: RU6 (LOTS 36-38) C9 (LOT 39, LOT 3)</b>						
<b>PROPOSED LAND USE ZONING: BASED ON C4</b>						
<b>SITE AREA:</b> 5.620m <sup>2</sup> (60,493 ft <sup>2</sup> ), new property line						
<b>SITE AREA:</b> 6.296m <sup>2</sup> (67,769 ft <sup>2</sup> )						
for FAR calculation, including Road reserve						
<b>SETBACKS</b>						
	FRONT YARD	0.0m				
	SIDE YARD	0.0m				
	REAR YARD	0.0m				
<b>GENERAL INFORMATION</b>						
<b>BUILDING AREA</b>						
	RETAIL	OFFICE	RESIDENTIAL	COMMON	PARKING	TOTAL (gross)
Level 1	1,918			625		2,543 m <sup>2</sup>
Level 2		1,600		402	1,416	3,418 m <sup>2</sup>
Level 3			68		1,577	1,645 m <sup>2</sup>
Level 4			1,631	371		2,002 m <sup>2</sup>
Level 5			1,706	296		2,002 m <sup>2</sup>
Level 6			1,706	296		2,002 m <sup>2</sup>
TOTAL	1,918	1,600	5,043	2,058	2,993	13,612 m <sup>2</sup>
<b>F.A.R. CALCULATION</b>						
FAR allowed		base		1.30		
FAR bonus		parking within building		0.10		
		public plaza		0.18		
FAR allowed				1.58		
Building area for FAR calculation (net areas)						
Retail + Office + Residential (net area) = 1,918 + 1,600 + 5,043 =						8,561m <sup>2</sup>
site area/site area		=		8,561 m <sup>2</sup> / 6,296 m <sup>2</sup> =		1.359 FAR
<b>SITE COVERAGE:</b>		3.680 / 6,296 m <sup>2</sup> =		58.4%		
<b>BUILDING HEIGHT:</b>		6 STOREYS =		20.55m		
<b>PARKING REQUIRED</b>						
RETAIL -		1,918/100 x 1.75		= 34 STALLS		
OFFICE -		1,600/100 X 1.75		= 28 STALLS		
RESIDENTIAL		83 UNITS X 1		= 83 STALLS		
TOTAL REQUIRED:				145 STALLS		
<b>PARKING PROVIDED</b>						
MAIN FLOOR / SITE				61 STALLS		
2ND FLOOR				36 STALLS		
3RD FLOOR				47 STALLS		
TOTAL PARKING PROVIDED				144 STALLS		
<b>PARKING VARIANCE REQUIRED FOR</b>				1 STALL		
<b>LOADING STALLS</b>				2 PROVIDED		
<b>BICYCLE PARKING</b>						
<b>RESIDENTIAL:</b>						
REQUIRED CLASS 1: 0.5 X 83 UNITS				= 42 STALLS		
PROVIDED CLASS 1:				42 STALLS		
REQUIRED CLASS 2: 0.1 X 83				9 STALLS		
PROVIDED CLASS 2:				9 STALLS		
<b>COMMERCIAL:</b>						
REQUIRED CLASS 1: 0.2 X 3,518m <sup>2</sup> / 100				= 8 STALLS		
PROVIDED CLASS 1:				8 STALLS		
REQUIRED CLASS 2: 0.6 X 3,518m <sup>2</sup> / 100				= 22 STALLS		
PROVIDED CLASS 2:				22 STALLS		

NOT FOR CONSTRUCTION

[illegible]

client

**RISE**  
COMMERCIAL  
DEVELOPMENTS

project title

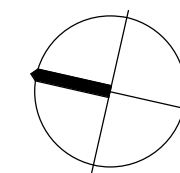
3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC

LOT 36-39, PLAN 3886 & LOT 3, PLAN  
38150

SITE IMAGES

<hr/>	
scale:	1 : 10
drawn by:	Author
checked by:	Checker
project no:	215-085
date issued:	2017-02-03
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re-issue no:	sheet no:
DP0.2	





Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP

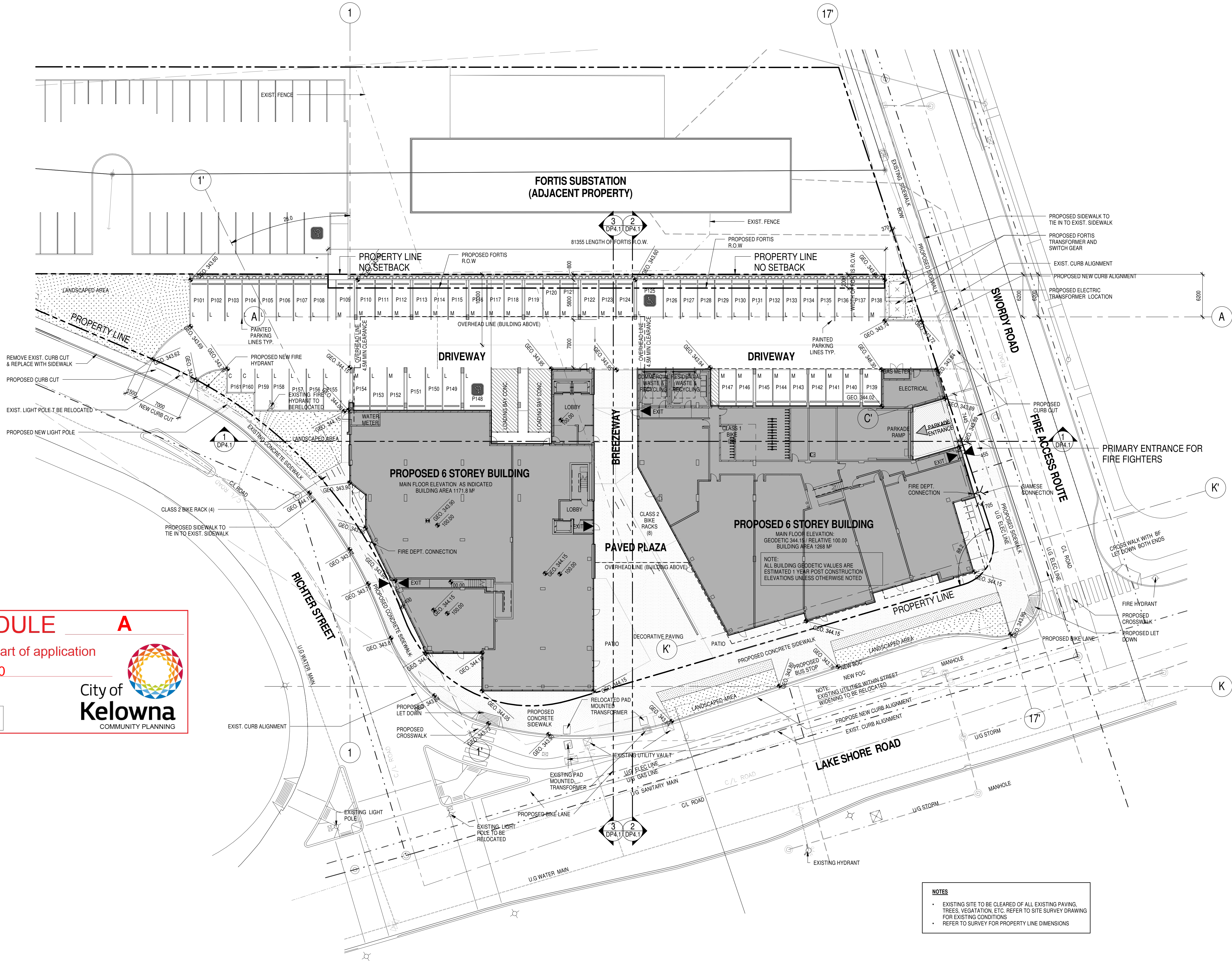


**SCHEDULE A**

This forms part of application  
# DP16-0160

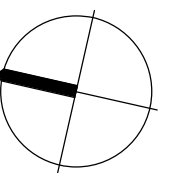
Planner Initials **AC**

City of Kelowna  
COMMUNITY PLANNING



- NOTES**
- EXISTING SITE TO BE CLEARED OF ALL EXISTING PAVING, TREES, VEGETATION, ETC. REFER TO SITE SURVEY DRAWING FOR EXISTING CONDITIONS
  - REFER TO SURVEY FOR PROPERTY LINE DIMENSIONS





Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP



project title

3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC

LOT 36-39, PLAN 3886 & LOT 3, PLAN  
38150

drawing title

LEVEL 1 - FLOOR PLAN

scale: 1 : 200  
drawn by: Author  
checked by: Checker  
project no: 215-085  
date issued: 2017-02-03


re-issue no: sheet no:  
**DP2.1**

## SCHEDULE

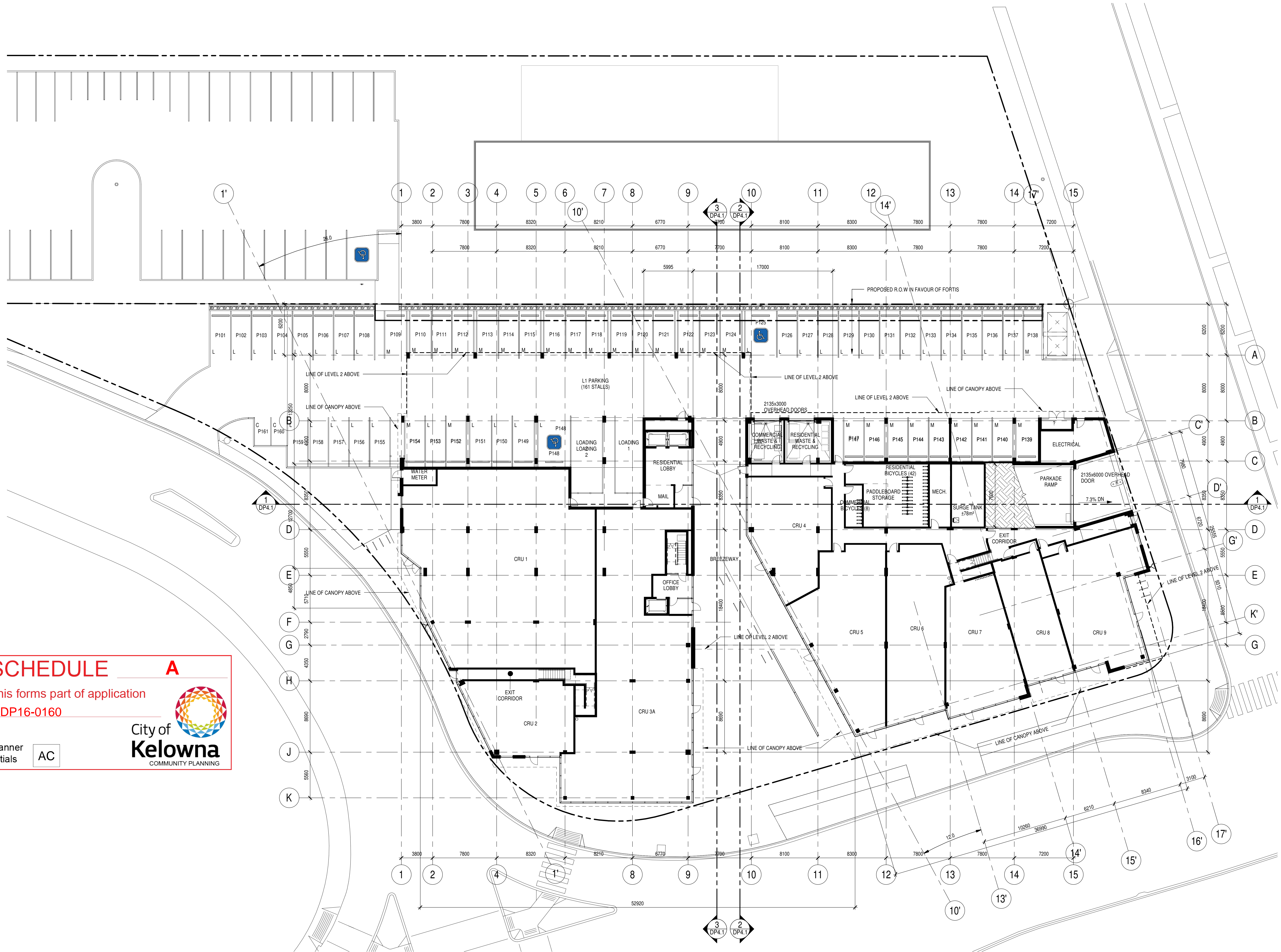
This forms part of application  
# DP16-0160

Planner Initials **AC**

**A**



City of  
**Kelowna**  
COMMUNITY PLANNING





# SCHEDULE A

This forms part of application  
# DP16-0160

Planner  
Initials AC



zeidler  
bkdi

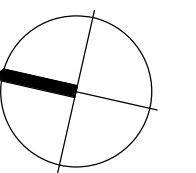
Zeidler BKDI Architects  
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Calgary, Alberta T2P 1G7  
T +1 403 233 2525

seal

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consultants

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Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP



project title

3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC

LOT 36-39, PLAN 3886 & LOT 3, PLAN  
38150

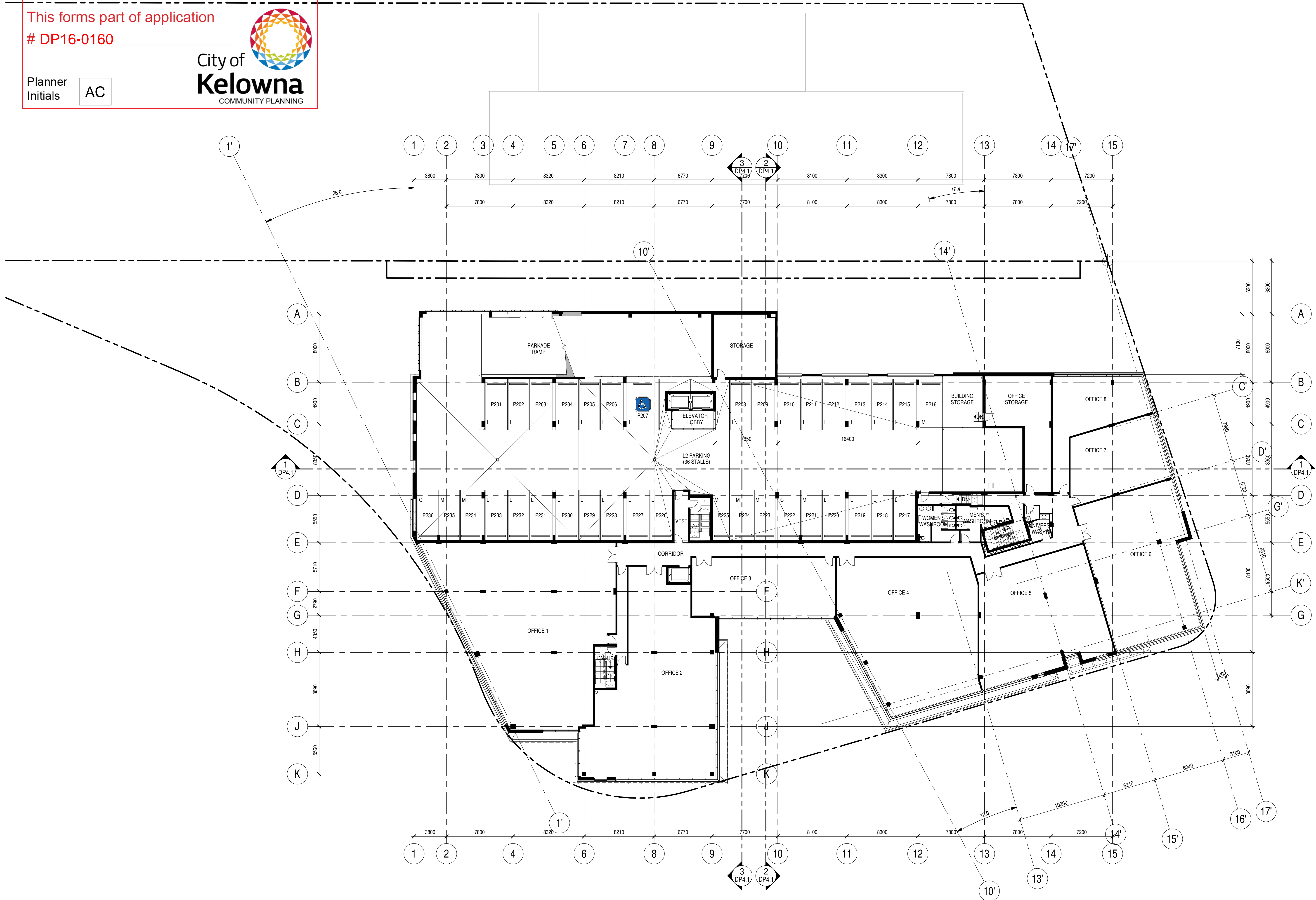
drawing title

LEVEL 2 - PLAN

scale: 1 : 200  
drawn by: Author  
checked by: Checker  
project no: 215-085  
date issued: 2017-02-03

re-issue no: sheet no:

DP2.2





SCHEDULE A

This forms part of application  
# DP16-0160

Planner  
Initials AC



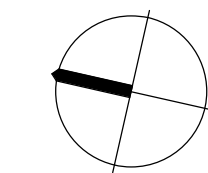
zeidler  
bkdi

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Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP



project title

3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC

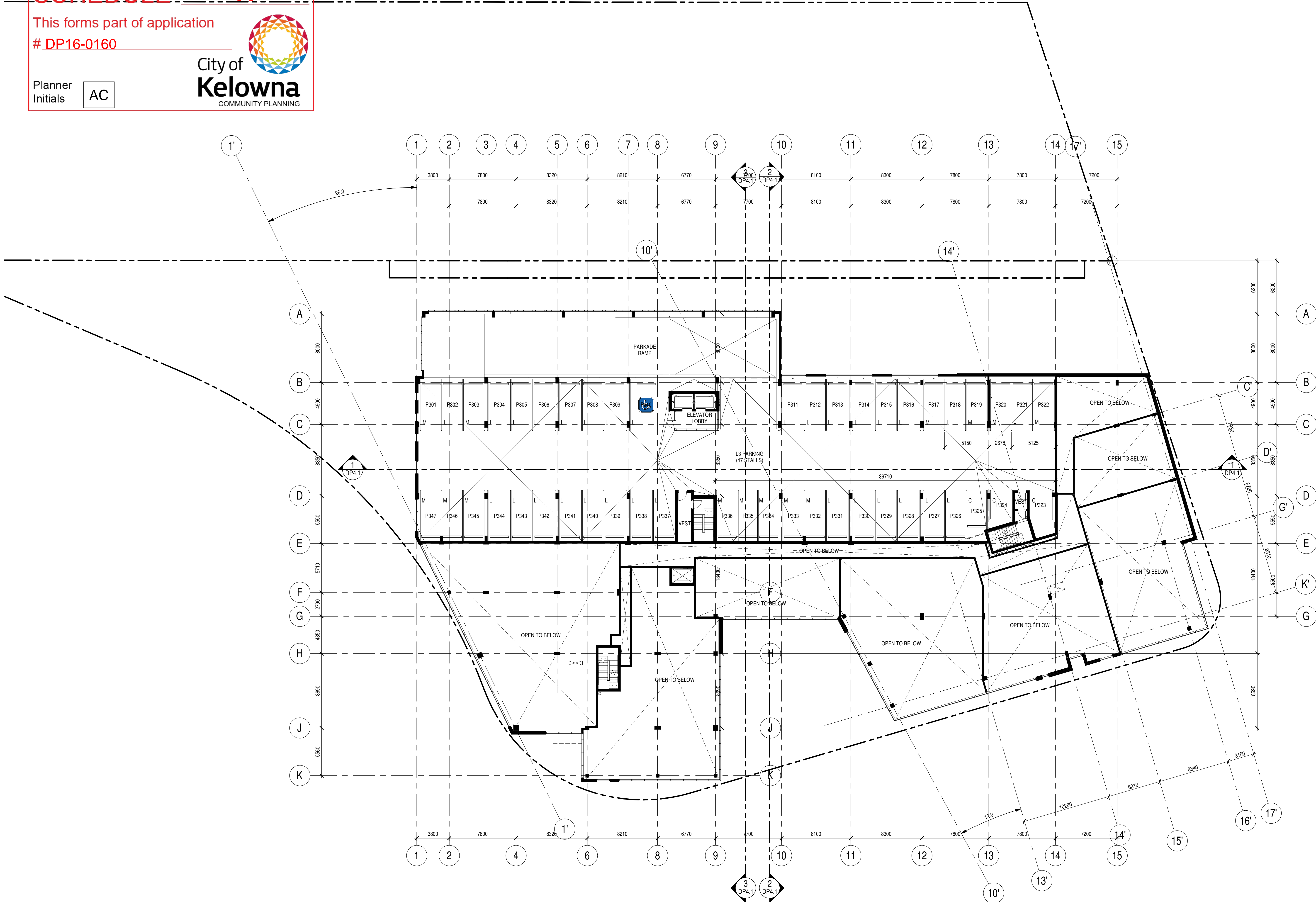
LOT 36-39, PLAN 3886 & LOT 3, PLAN  
38150

drawing title

LEVEL 3 - PLAN

scale:	1 : 200
drawn by:	Author
checked by:	Checker
project no:	215-085
date issued:	2017-02-03

re-issue no: sheet no: DP2.3





SCHEDULE A

This forms part of application  
# DP16-0160

Planner  
Initials AC



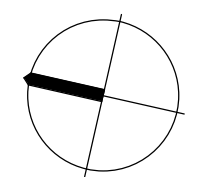
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Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP



project title

3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC

LOT 36-39, PLAN 3886 & LOT 3, PLAN  
38150

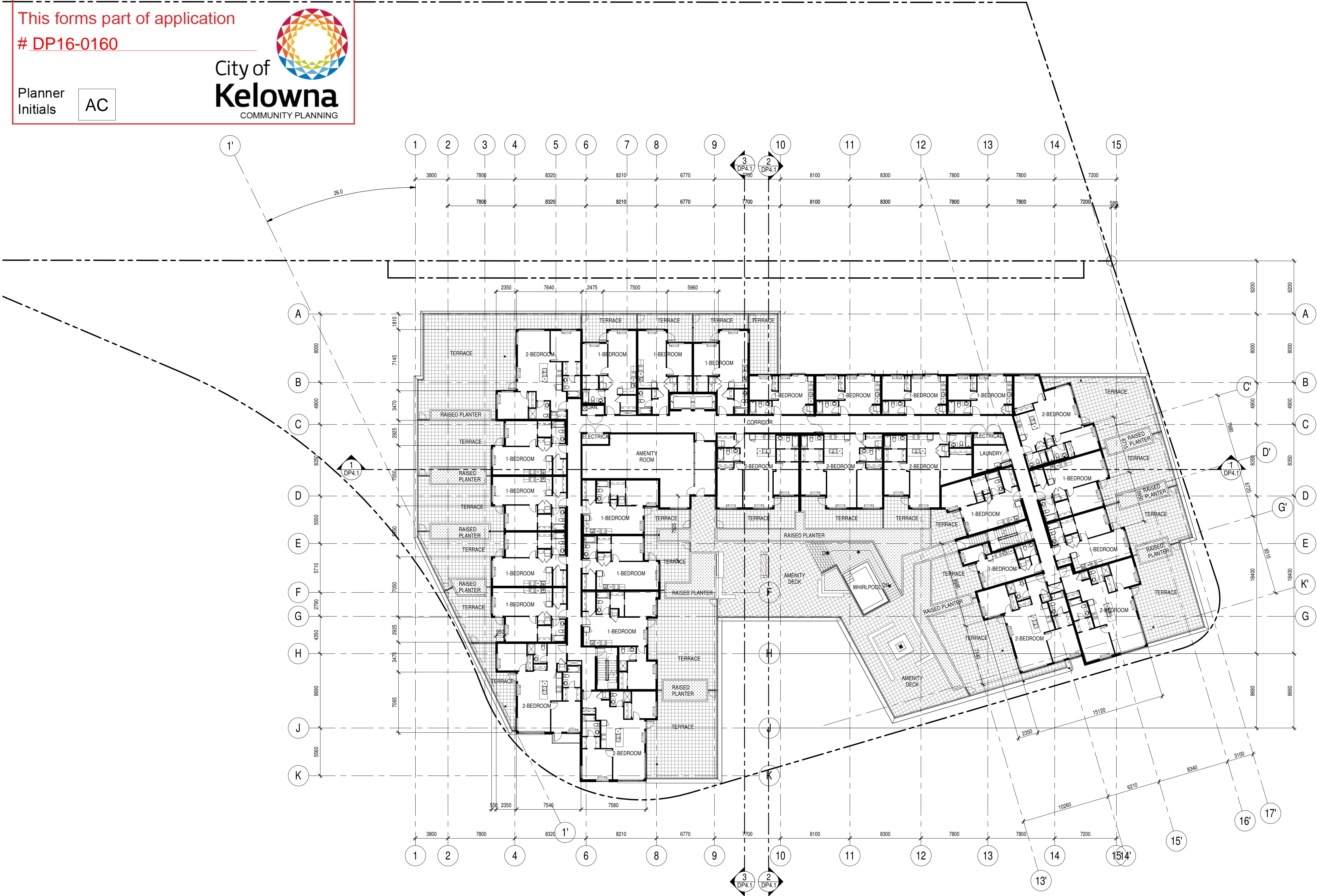
drawing title

LEVEL 4 - PLAN

scale:	1 : 200
drawn by:	Author
checked by:	Checker
project no:	215-085
date issued:	2017-02-03

re-issue no: sheet no:

DP2.4









SCHEDULE

A

This forms part of application

# DP16-0160

Planner

Initials

AC

City of

Kelowna

COMMUNITY PLANNING

zeidler  
bkdi

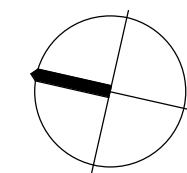
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Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP

client

project title

3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC

LOT 36-39, PLAN 3886 & LOT 3, PLAN  
38150

drawing title

ROOF PLAN

scale: 1 : 200

drawn by: Author

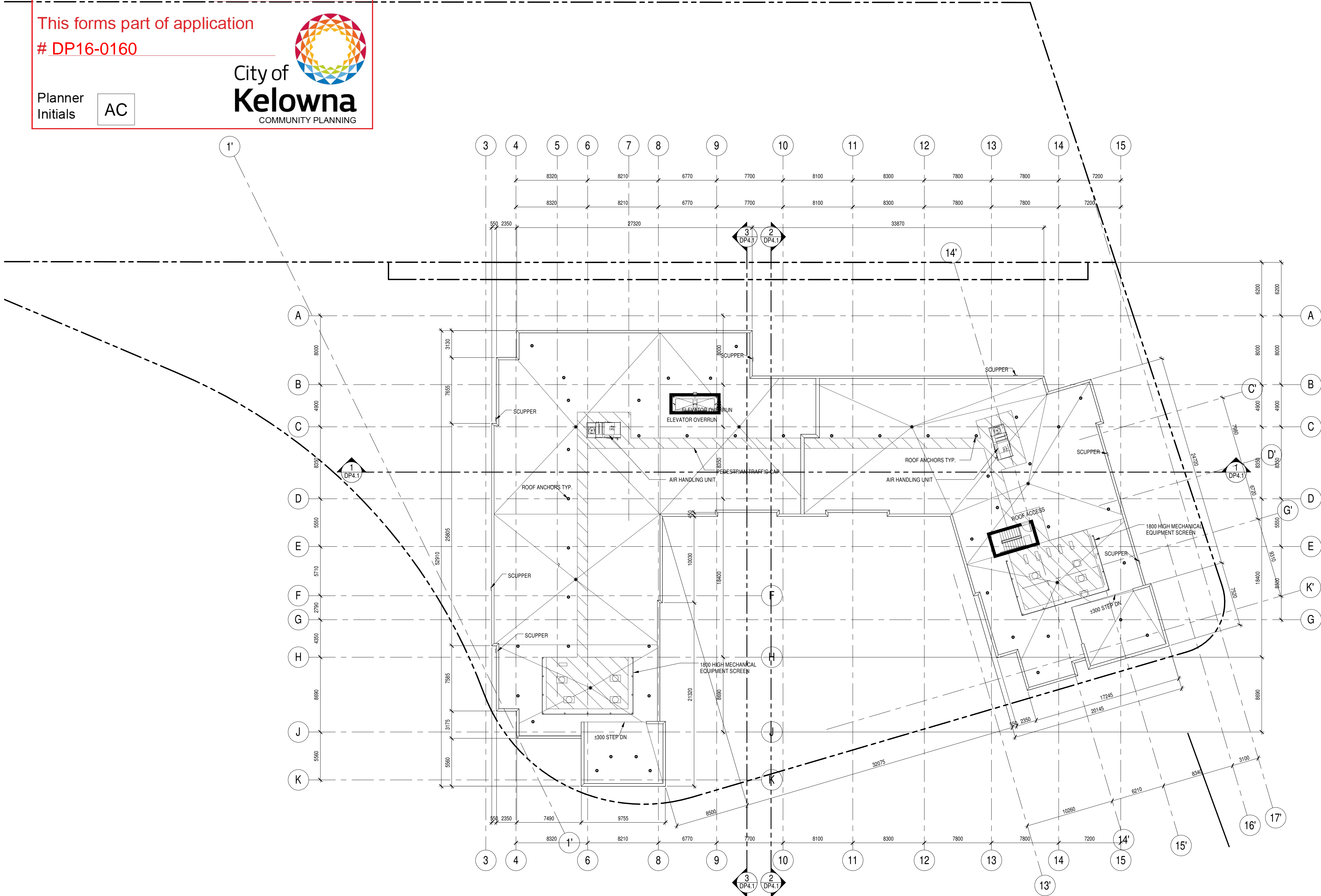
checked by: Checker

project no: 215-085

date issued: 2017-02-03

re-issue no: sheet no:

DP2.6





# zeidler bkdi

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Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP

client



project title

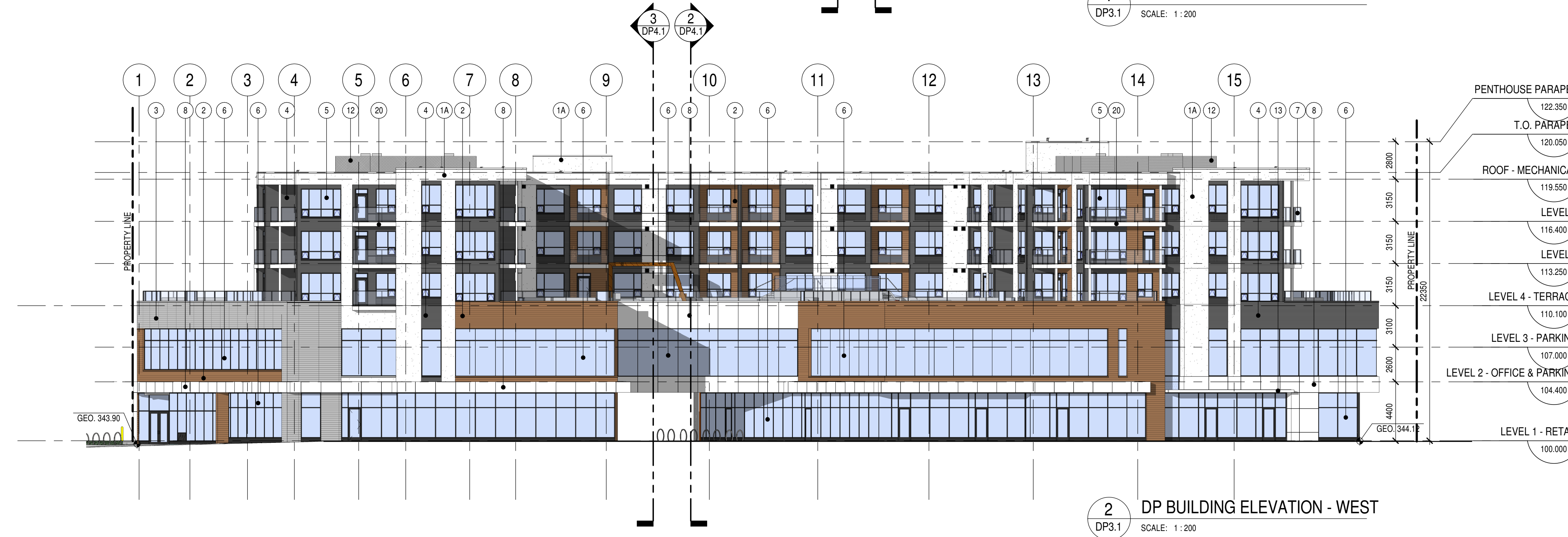
3441, 3451, 3461, 3471 LAKESHORE RD  
KELOWNA, BC  
LOT 36-39, PLAN 3886 & LOT 3, PLAN 38150

drawing title

BUILDING ELEVATIONS

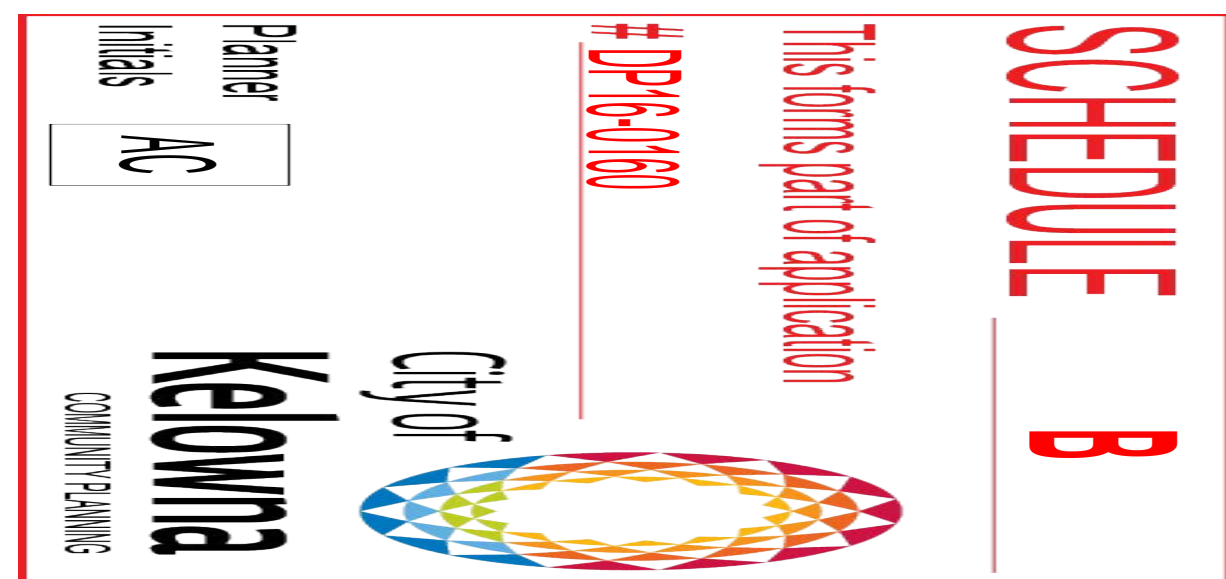
scale: 1 : 200  
drawn by: Author  
checked by: Checker  
project no: 215-085  
date issued: 2017-02-03

re-issue no: sheet no:  
DP3.1



## BUILDING ELEVATION MATERIAL LEGEND

- 1- EXTERIOR INSULATION AND STUCCO SYSTEM (EIFS)
  - A WHITE
  - B DARK GREY
  - C ORANGE
- 2 WOOD APPARENT PANEL
- 3 EXTERIOR LIGHT GREY PANELIZED CLADDING
- 4 EXTERIOR DARK GREY PANELIZED CLADDING
- 5 VINYL WINOWS (BLACK) WITH LOW 'E' GLAZING
- 6 ALUMINUM CURTAIN WALL SYSETEM WITH LOW 'E' GLAZING
- 7 ALUMINUM GUARD RAIL C'WITH CLEAR GLAZING
- 8 COMPOSITE METAL PANEL WHITE
- 9 PAINTED HOLLOW METAL DOOR AND STEEL FRAME
- 10 PAINTED OVERHEAD DOORS
- 11 PREFINIHSED METAL FLASHING/ CAP FLASHING
- 12 DECORATIVE SCREEN WITH STEEL MESH
- 13 PAINTED STEEL CANOPY
- 20 FIBER CEMENT CLADDING







se

consultants

[illegible]

client



project title

drawing title

scale: 1 : 200

re-issue no: sheet no:

## DP4.1



- ## BUILDING ELEVATION MATERIAL LEGEND
- |    |  |
|----|--|
| 1  | EXTERIOR INSULATION AND STUCCO SYSTEM (EIFS)       |
| A  | WHITE  |
| B  | DARK GREY  |
| C  | ORANGE   |
| 2  | WOOD APPARENT PANEL                                |
| 3  | EXTERIOR LIGHT GREY PANELIZED CLADDING             |
| 4  | EXTERIOR DARK GREY PANELIZED CLADDING              |
| 5  | VINYL WINOWS (BLACK) WITH LOW 'E' GLAZING          |
| 6  | ALUMINUM CURTAIN WALL SYSETEM WITH LOW 'E' GLAZING |
| 7  | ALUMINUM GUARD RAIL C/WITH CLEAR GLAZING           |
| 8  | COMPOSITE METAL PANEL WHITE                        |
| 9  | PAINTED HOLLOW METAL DOOR AND STEEL FRAME          |
| 10 | PAINTED OVERHEAD DOORS                             |
| 11 | PREFINIHSED METAL FLASHING/ CAP FLASHING           |
| 12 | DECORATIVE SCREEN WITH STEEL MESH                  |
| 13 | PAINTED STEEL CANOPY                               |
| 20 | FIBER CEMENT CLADDING                              |





1. EXTERIOR INSULATION AND STUCCO SYSTEM (EIFS)
  - a. WHITE
  - b. DARK GREY
  - c. LIME GREEN / YELLOW
2. STAINED + SEALED CEDAR T&G SIDING
3. LIGHT GREY PANEL EXTERIOR CLADDING
4. DARK GREY PANEL EXTERIOR CLADDING
- 5 / 6 VINYL WINDOWS (BLACK)  
 ALUMINUM CURTAIN WALL SYSETEM WITH LOW 'E' GLAZING
8. COMPOSITE METAL PANEL WHITE
21. BALCONY SOFFIT - SOLID WHITE
- 21a. WOOD APPARENT SOFFIT

# MATERIALS BOARD



## C

# DP16-0160

Planner Initials AC

City of Kelowna  
COMMUNITY PLANNING

**FORTIS SUBSTATION  
(ADJACENT PROPERTY)**

— PROPERTY LINE  
NO SETBACK

— PROPOSED DRAIN  
OWALE

— PROPERTY LINE  
NO SETBACK

## DRIVEWAY

## PROPOSED 6 STOREY BUILDING

**PROPOSED 6 STOREY BUILDING**

PAVED PLAZA

LAKE SHORE ROAD

zeidler  
bkdi

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T +1 403 233 2525

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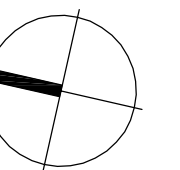
consultants

**MATRIX**

LANDSCAPE ARCHITECTURE

300 - 640 8 AVENUE SW CALGARY, AB T2P 1G7  
T 403.266.5241 F 403.262.2055 W [matrix-landscape.com](http://matrix-landscape.com)

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Issue No.	Date	Description
1	2017-02-03	ISSUED FOR DEVELOPMENT PERMIT

client



**RISE**  
COMMERCIAL  
DEVELOPMENTS

project title

## THE SHORE

3441, 3451, 3461, 3471 LAKESHORE RD &  
700 SWORDY RD  
KELOWNA, BC

drawing title

LANDSCAPE PLAN

scale: 1:200

drawn by: AD













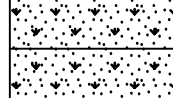


checked by: VK

project no: 215-085






date issued: 2017-02-03

re-issue no: sheet no:

1 DPL1.1

PLANT LIST				
KEY	COMMON/ BOTANICAL NAME	SIZE	REMARKS	QTY
<b>CONIFEROUS TREES</b>				
	SESTER'S DWARF SPRUCE <i>Picea pungens</i> 'Sester's Dwarf'	2.0m height , B & B, 700mm root spread	Single leader, specimen	10
	MOUNTAIN PINE <i>Pinus uncinata</i>	3.0m height , B & B, 900mm root spread	Single leader, specimen	5
<b>DECIDUOUS TREES</b>				
	COLUMNAR NORWAY MAPLE <i>Acer platanoides</i> 'Columnare'	90mm caliper, 4.0 to 4.5m height B&B, 900mm root spread	Straight stemmed	12
	IVORY SILK TREE LILAC <i>Syringa reticulata</i> 'Ivory Silk'	90mm caliper, 4.0 to 4.5m height B&B, 900mm root spread	Straight stemmed	8
<b>DECIDUOUS SHRUBS</b>				
	ROYAL BURGUNDY BARBERRY <i>Berberis thunbergii</i> 'Gentry'	600mm height (#2)	Uniform 800mm O.C. spacing	48
	SUNSET BARBERRY <i>Berberis thunbergii</i> 'Manny'	600mm height (#2)	Uniform 800mm O.C. spacing	48
	ENGLISH LAVENDER <i>Lavandula angustifolia</i>	450mm height (#2)	Uniform 350mm O.C. spacing	115
<b>CONIFEROUS SHRUBS</b>				
	SCANDIA JUNIPER <i>Juniperus sabina</i> 'Scandia'	600mm height (#5)	Uniform 800mm O.C. spacing	22
<b>ORNAMENTAL GRASSES</b>				
	KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis acutifolia</i> 'Karl Foerster'	600mm height (#5)	Uniform 800mm O.C. spacing	129
	BLUE LYME GRASS <i>Elymus arenarius</i> 'Blue Dune'	600mm height (#5)	Uniform 800mm O.C. spacing	128
<b>BULBS (IN TURF GRASS SOD - RICHTER STREET ONLY)</b>				
	AMERICAN DREAM TULIP <i>Tulipa</i> 'American Dream' (Darwin Hybrid)	Bulbs	Uniform 5 Bulbs per m²	1175
	RED EMPEROR TULIP <i>Tulipa</i> 'Red Emperor' (Fosteriana Tulip)	Bulbs	Uniform 5 Bulbs per m²	1175
	CALGARY TULIP <i>Tulipa</i> 'Calgary' (Triumph Tulip)	Bulbs	Uniform 5 Bulbs per m²	1175
	ACCENT DAFFODIL <i>Narcissus</i> 'Accent'	Bulbs	Uniform 5 Bulbs per m²	1175
	Common Crocus <i>Crocus tommasinianus</i>	Bulbs	Uniform 5 Bulbs per m²	1175

LEGEND:

	TURF GRASS SOD
	CONCRETE CITY SIDEWALK
	REGULAR CONCRETE BROOM FINISH SAW-CUT JOINTS AT 1500mm O.C.
	COLOURED CONCRETE BROOM FINISH SAW-CUT JOINTS AT 1500mm O.C.
	TURF GRASS SOD WITH BULB MIX AS NOTED IN THE PLANT LEGEND

DECORATIVE LIGHT

 BIKE RACK

1 LANDSCAPE PLAN  
DPL1.1 SCALE: 1:200

SCALE: 1:200





SCHEDULE

This forms part of application  
# DP16-0160

Planner  
Initials

AC

City of  
**Kelowna**  
COMMUNITY PLANNING

zeidler  
bkdi

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Calgary, Alberta T2P 1G7  
T +1 403 233 2525

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consultants  
**MATRIX**  
LANDSCAPE ARCHITECTURE

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T 403.266.5241 F 403.262.2055 W matrix-landscape.com

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Issue No.	Date	Description
1	2017-02-03	ISSUED FOR DEVELOPMENT PERMIT

client

**RISE**  
COMMERCIAL  
DEVELOPMENTS

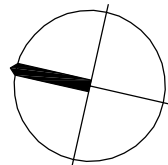
project title  
**THE SHORE**  
  
3441, 3451, 3461, 3471 LAKESHORE RD &  
700 SWORDY RD  
KELOWNA, BC

drawing title  
  
**LANDSCAPE PLAN**

scale: 1 : 200  
drawn by: AD  
checked by: VK  
project no: 215-085  
date issued: 2017-02-03

re-issue no: 1  
sheet no: DPL1.1a





Issue No.	Date	Description
1	2017-02-03	ISSUED FOR DEVELOPMENT PERMIT



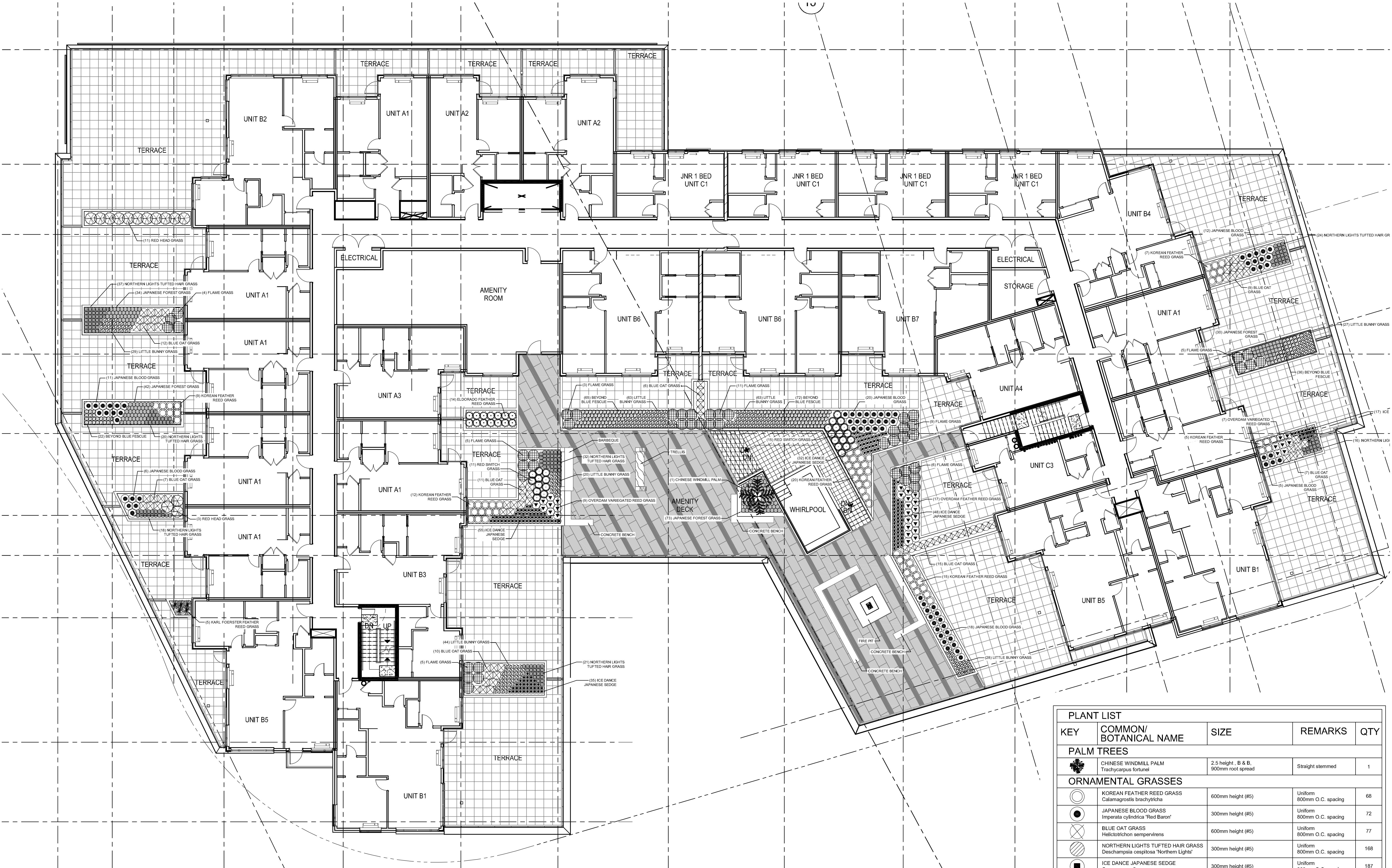
project title  
**THE SHORE**

3441, 3451, 3461, 3471 LAKESHORE RD &  
700 SWORDY RD  
KELOWNA, BC

drawing title  
**LANDSCAPE PLAN - 4TH FLOOR**

scale: 1 : 125  
drawn by: AD  
checked by: VK  
project no: 215-085  
date issued: 2017-02-03

re-issue no: 1  
sheet no: DPL1.2



1 LANDSCAPE PLAN - 4TH FLOOR  
SCALE: 1:125

SCHEDULE

This forms part of application  
# DP16-0160

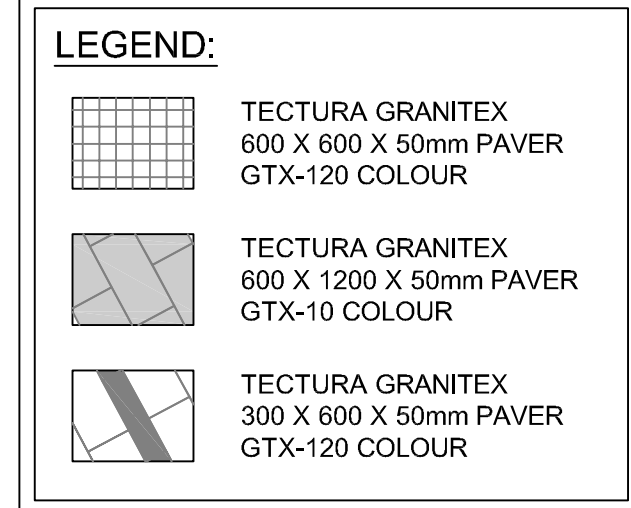
Planner Initials AC

City of Kelowna  
COMMUNITY PLANNING

LEGEND:	
	TECTURA GRANITEX 600 X 600 X 50mm PAVES GTX-120 COLOUR
	TECTURA GRANITEX 600 X 1200 X 50mm PAVES GTX-10 COLOUR
	TECTURA GRANITEX 600 X 600 X 50mm PAVES GTX-120 COLOUR

PLANT LIST				
KEY	COMMON/ BOTANICAL NAME	SIZE	REMARKS	QTY
PALM TREES				
	CHINESE WINDMILL PALM Trachycarpus fortunei	2.5 height, B & B, 900mm root spread	Straight stemmed	1
ORNAMENTAL GRASSES				
	KOREAN FEATHER REED GRASS Calamagrostis brachytricha	600mm height (#5)	Uniform 800mm O.C. spacing	68
	JAPANESE BLOOD GRASS Imperata cylindrica 'Red Baron'	300mm height (#5)	Uniform 800mm O.C. spacing	72
	BLUE OAT GRASS Helictotrichon sempervirens	600mm height (#5)	Uniform 800mm O.C. spacing	77
	NORTHERN LIGHTS TUFTED HAIR GRASS Deschampsia cespitosa 'Northern Lights'	300mm height (#5)	Uniform 800mm O.C. spacing	168
	ICE DANCE JAPANESE SEDGE Carex morrowii	300mm height (#5)	Uniform 800mm O.C. spacing	187
	OVERDAM VARIEGATED REED GRASS Calamagrostis x acutiflora 'Overdam'	600mm height (#5)	Uniform 800mm O.C. spacing	33
	FLAME GRASS Miscanthus sinensis 'Purpureascens'	600mm height (#5)	Uniform 800mm O.C. spacing	48
	LITTLE BUNNY GRASS Pennisetum alopecuroides 'Little Bunny'	300mm height (#5)	Uniform 800mm O.C. spacing	274
	BEYOND BLUE FESCUE Festuca glauca 'Beyond Blue'	300mm height (#5)	Uniform 800mm O.C. spacing	195
	JAPANESE FOREST GRASS Hakonechloa macro 'Aureola'	300mm height (#5)	Uniform 800mm O.C. spacing	179
	KARL FOERSTER FEATHER REED GRASS Calamagrostis x acutiflora 'Karl Foerster'	600mm height (#5)	Uniform 800mm O.C. spacing	5
	RED HEAD GRASS Pennisetum alopecuroides 'Red Head'	600mm height (#5)	Uniform 800mm O.C. spacing	14
	ELDORADO FEATHER REED GRASS Calamagrostis x acutiflora 'Eldorado'	600mm height (#5)	Uniform 800mm O.C. spacing	14
	RED SWITCH GRASS Panicleum virgatum 'Rotstrahlbusch'	600mm height (#5)	Uniform 800mm O.C. spacing	26

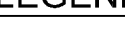






re-issue no: 1 sheet no: DPL1.3





LEGEND:	
	TECTURA GRANITEX 600 X 600 X 50mm PAVER GTX-120 COLOUR
	TECTURA GRANITEX 600 X 1200 X 50mm PAVER GTX-10 COLOUR
	TECTURA GRANITEX 300 X 600 X 50mm PAVER GTX-120 COLOUR

ation

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City of  
**Kelowna**  
COMMUNITY PLANNING

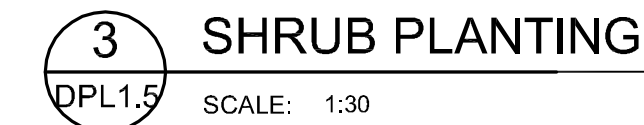
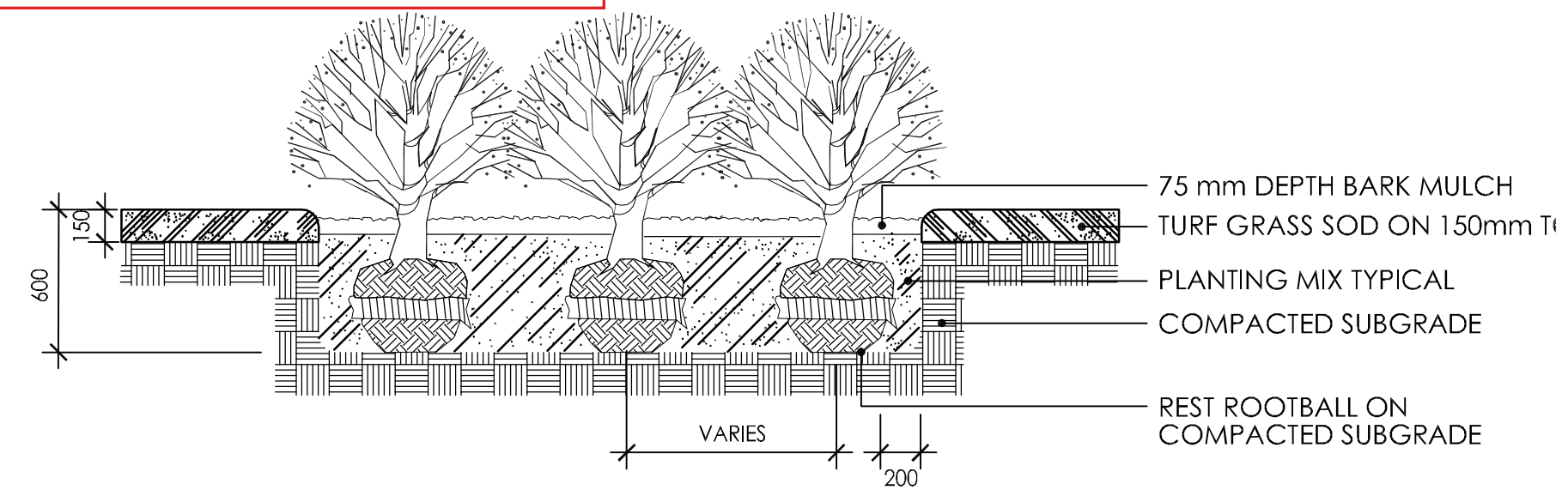
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re-issue no:	sheet no:
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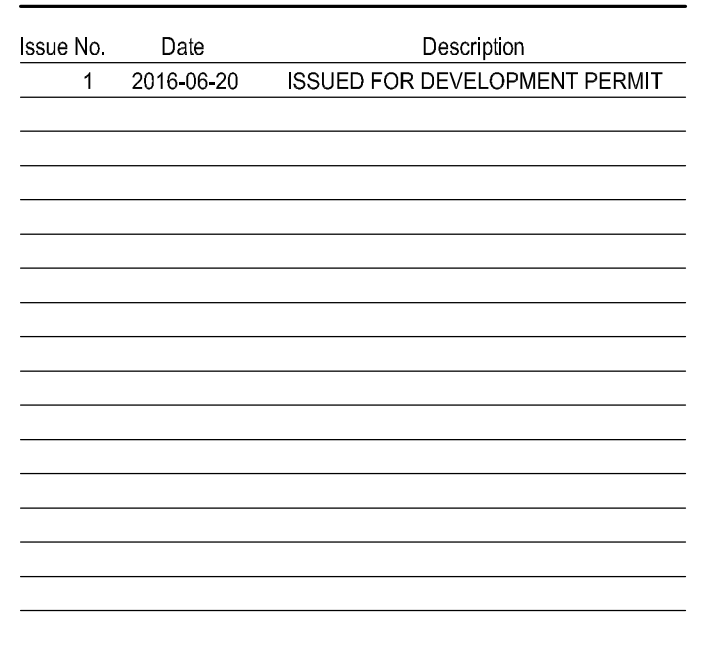
1. Do not allow air pockets to form when backfilling.
2. Stake tree outside of tree pit.
3. Bars should be hammered secure down to a minimum of 400mm into compacted subgrade.
4. If tree is in wire basket, cut strapping and pull burlap on basket from top 1/3 of rootball prior to backfilling.
5. Use rubber hose on all guy wires to protect tree at point of contact.
6. Prune dead and broken branches to maintain natural form of tree as directed by Landscape Architect.

11 GAUGE  
GUY WIRE



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re-issue no: 1 sheet no: DPL1.5