

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

Date: March 6, 2017
File No.: DP17-0011
To: Community Planning (AC)
From: Development Engineering Manager (SM)
Subject: 1232 Ellis Street

This forms part of application
DP17-0011 / DVP17-0012

Planner
Initials AC



Mixed Use Building

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

1. Domestic Water and Fire Protection

- (a) The existing lot is not serviced with water service. 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.
- (b) The applicant, at his cost, will arrange for the installation of one new metered water service.

2. Sanitary Sewer

- (a) The existing lot is serviced with 200mm 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 new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing service and the installation of a new larger service if necessary.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 250mm diameter storm service which does not meet bylaw standards. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing service for the installation of one new overflow service.

4. Road Improvements

- (a) Clement Avenue fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The upgrades will require curb, gutter and sidewalk removal and reconstruction, boulevard streetscape as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City development engineer.
- (b) Ellis Street fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The upgrades will require curb, gutter and sidewalk removal and reconstruction, boulevard streetscape as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The bus shelter has an engineered foundation and electrical connection that may need to be replaced. The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City development engineer.
- (c) The rear lane fronting this property will require fillet paving upgrades to the property line.

5. Subdivision

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

6. Electric Power and Telecommunication Services

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

7. Engineering

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



8. Design and Construction

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

10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

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

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

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Planner Initials AC


City of Kelowna
COMMUNITY PLANNING



12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from the lane only. The proposed parking access raises concerns of safety and poor sightlines between multiple converging ramps, and the 180 degree turning movements towards Ellis Street.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

ATTACHMENT		A
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# <u>DP17-0011 / DVP17-0012</u>		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP17-0011) / DEVELOPMENT VARIANCE PERMIT (DVP17-0012)

Issued To: RG Lot 3 Ltd., Inc.No. 556980
Site Address: 1232 Ellis St
Legal Description: Lot 3, District Lot 139, ODYD, Plan KAP6o6g8
Zoning Classification: CD5 – Multi-Purpose Facility
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. DP17-0011 for Lot 3, District Lot 139, ODYD, Plan KAP6o6g8, located at 1232 Ellis St, 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;

- e) Payment-in-Lieu of parking be provided for 39 stalls according to the fee structure in Bylaw No. 8358 prior to building permit issuance.

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

Schedule 'B' – Comprehensive Development Zones (CD5 – Multi-Purpose Facility)

Section 1.6 [Maximum Height of Buildings and Structures]:

To vary the maximum height from 12 storeys or 37 metres to 14 storeys or 49 metres.

Section 1.4 [Conditions of Use]:

To vary the minimum amount of commercial frontage on the front lot line from 90% to 67%; &

To vary the minimum ratio of commercial floor area on the first floor from 50% to 39%.

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 \$ 98,818.75 OR
- b) A Certified Cheque in the amount of \$ 98,818.75 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 98,818.75 .

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

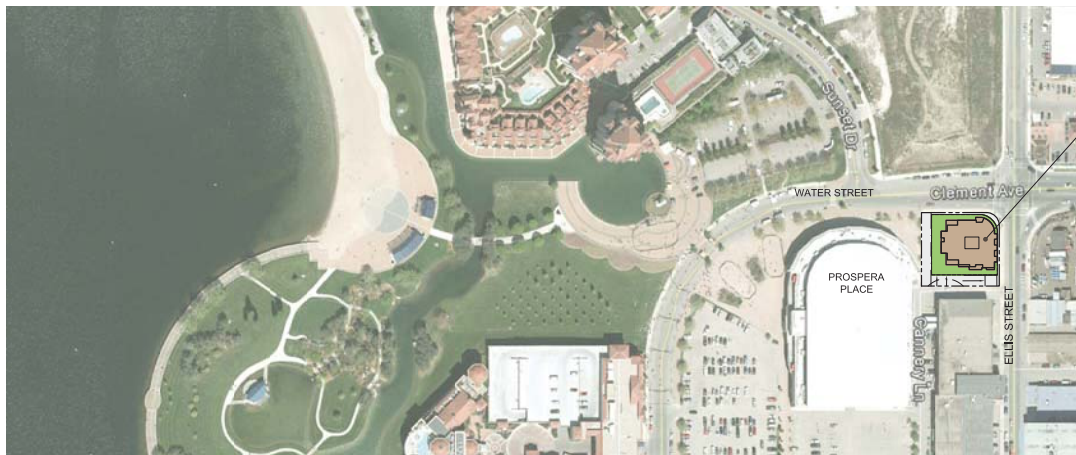
 Date

 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.**

COMMERCIAL & RESIDENTIAL
DEVELOPEMENT

1232 ELLIS STREET
KELOWNA, BC



N
LOCATION PLAN
N.T.S.

SCHEDULE A & B

This forms part of application
DP17-0011 / DVP17-0012

Planner
Initials AC

DRAWING LIST

- DP-01 SITE PLAN & STATISTICS
- DP-02 FLOOR PLANS
- DP-03 FLOOR PLANS & SECTIONS
- DP-04 ELEVATIONS
- DP-05 ELEVATIONS
- DP-06 SHADOW ANALYSIS



REVISION	DATE	REMARKS
5	MAY 04, 2017	RE-BID FOR DEVELOPMENT PERMIT
4	MAR 31, 2017	RE-BID FOR DEVELOPMENT PERMIT
3	FEB 21, 2017	RE-BID FOR DEVELOPMENT PERMIT
2	JAN 16, 2017	RE-BID FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PRELIMINARY

PROJECT TITLE 1232 ELLIS STREET PROPOSED DEVELOPEMENT KELOWNA BC		
DATE DECEMBER 2016		
DRAWING TITLE TITLE PAGE		
SCALE AS SHOWN		
ICR ARCHITECTURE AND PROJECT CONSULTANTS INC 400 - 605 SIXTH STREET NEW WESTMINSTER, BC V3L 5H1 TEL: (604) 524-6444 FAX: (604) 524-6191		
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JOB NO.	DWG. NO.	REVISION
		5



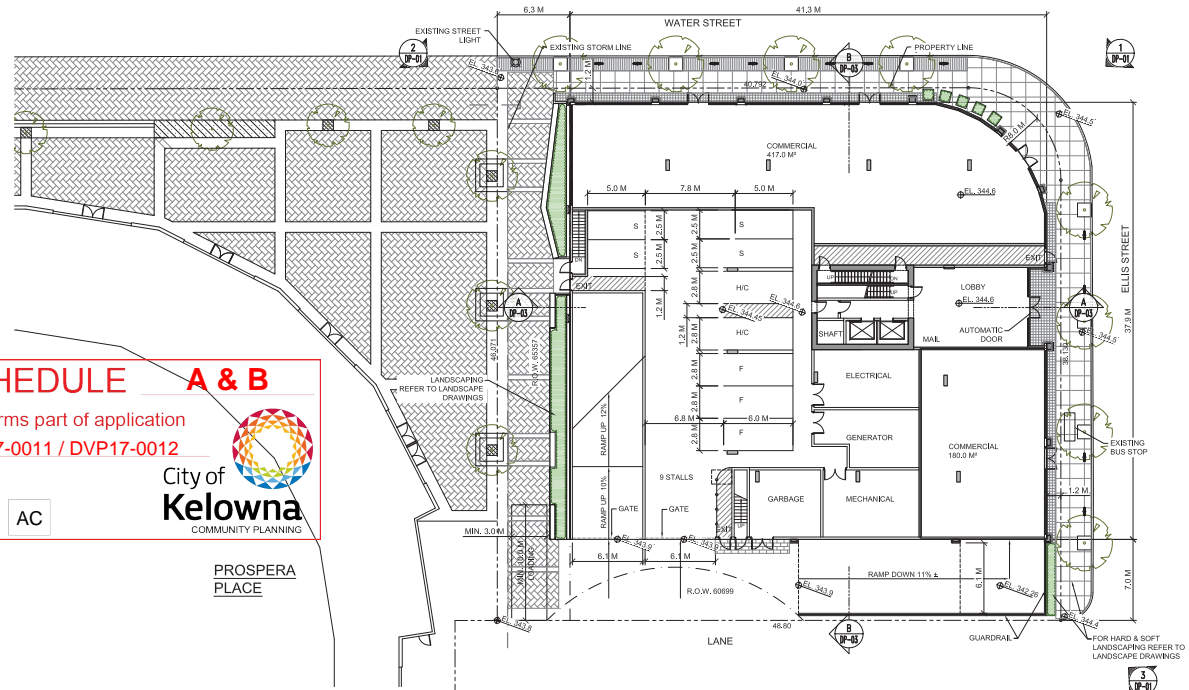
1 MASSING CONCEPT
N.T.S.

SCHEDULE A & B
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 # DP17-0011 / DVP17-0012

Planner Initials **AC**

City of **Kelowna**
COMMUNITY PLANNING

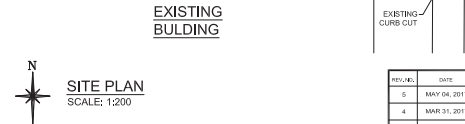
PROSPERA PLACE



2 MASSING CONCEPT
N.T.S.



3 MASSING CONCEPT
N.T.S.



STATISTICS:

CIVIC ADDRESS: 1232 ELLIS STREET, KELOWNA BC
LEGAL DESCRIPTION: PID: 023399-020 LOT 13 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP0908
REGISTERED OWNER: REG LOT 3/10 2088-1377 WEST HASTINGS STREET VANCOUVER, BC V6E 2K3
ZONING: CDS - MULTI-PURPOSE FACILITY
SITE AREA: 0.583 ACRES (2237.1 M²)
PERMITTED DENSITY: F.A.R. 5 = 11,385.5 M²
GROSS FLOOR AREA: 14,856.9 M² (Underground parking excluded)
 LESS STAIRS, ELEVATOR, CORRIDORS: 1,754.95 M²
 LESS ARENITY: 133.1 M²
PROPOSED F.A.R.: 10,114.21 M²
NET FLOOR AREAS:
 COMMERCIAL 597.0 M²
 RESIDENTIAL 4,078.9 M²
SITE COVERAGE:
 ONE COVERAGE: 2,237.1 M²
 GROSS GROUND FLOOR AREA: 1,535.6 M² = 69%
PERMITTED MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES:
 12 STOREYS OR 37 M WHICHEVER IS THE LESSER.
PROPOSED HEIGHT OF BUILDING AND STRUCTURES:
 14 STOREYS, 46.0 M TOP OF PARAPET,
 32.0 M TOP OF MECHANICAL SCREEN

REQUIRED SITING OF PRINCIPAL BUILDINGS AND STRUCTURES:
 FRONT YARDS: NONE REQUIRED
 SIDE YARDS: NONE REQUIRED
 REAR YARDS: NONE REQUIRED
PROPOSED SITING OF PRINCIPAL BUILDINGS AND STRUCTURES:
 FRONT YARDS: APPROX. 0.8 M (2 FEET 8 INCHES)
 SIDE YARDS: NORTH SIDE: APPROX. 6.8 M (22 FEET 8 INCHES)
 SOUTH SIDE: APPROX. 6.7 M (22 FEET)
 REAR YARDS: 6.2 M (20 FEET 8 INCHES)
REQUIRED FIRST FLOOR COMMERCIAL:
 50% OF THE FIRST FLOOR AND MUST OCCUPY 90% OF THE FRONT LOT LINE.
PROPOSED FIRST FLOOR COMMERCIAL: 597.0 M² (95% OF FIRST FLOOR; 67% OF FRONT LOT LINE; 85% OF SIDE LOT LINE)
PROPOSED UNIT MIX:
 ONE BEDROOM: 27 SUITES
 TWO BEDROOMS: 62 SUITES
 THREE BEDROOMS: 2
 TOTAL NUMBER OF SUITES: 91
PROPOSED RESIDENTIAL PARKING:
 1.25 SPACES PER 1 BDRM X 27 = 33.75
 1.5 SPACES PER 2 BDRM X 62 = 93
 2.0 SPACES PER 3 BDRM X 2 = 4
 1.0 SPACES PER 25 M² COMMERCIAL = 8
 TOTAL REQUIRED: 139 STALLS
PARKING PROVIDED:
 FULL SIZE VEHICLE 6.0M X 2.8 M = 71 STALLS (71%)
 SMALL SIZE VEHICLE 5.0M X 2.5 M = 29 STALLS (29%)
 TOTAL: 100 STALLS

REV.	DATE	REVISIONS
5	MAY 04, 2017	REISSUED FOR DEVELOPMENT PERMIT
4	MAR 31, 2017	REISSUED FOR DEVELOPMENT PERMIT
3	FEB 21, 2017	REISSUED FOR DEVELOPMENT PERMIT
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PRELIMINARY

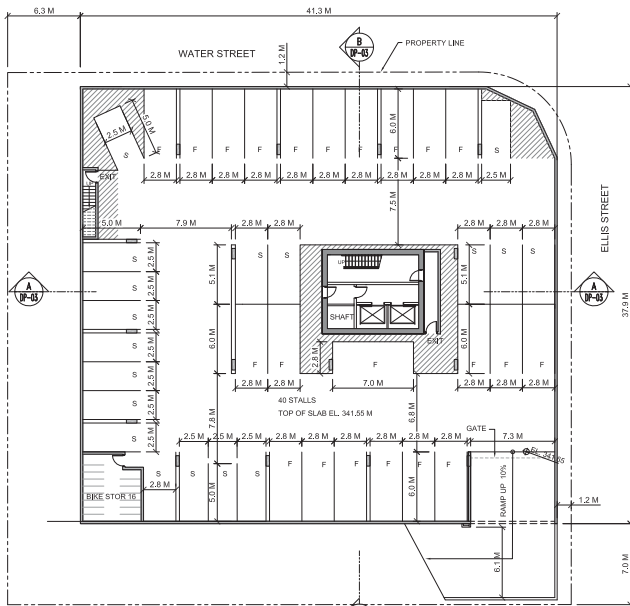
PROJECT TITLE
**1232 ELLIS STREET
 PROPOSED DEVELOPMENT
 KELOWNA BC**

DATE: DECEMBER 2016
 DRAWING TITLE: **SITE PLAN & STATISTICS**
 SCALE: AS SHOWN

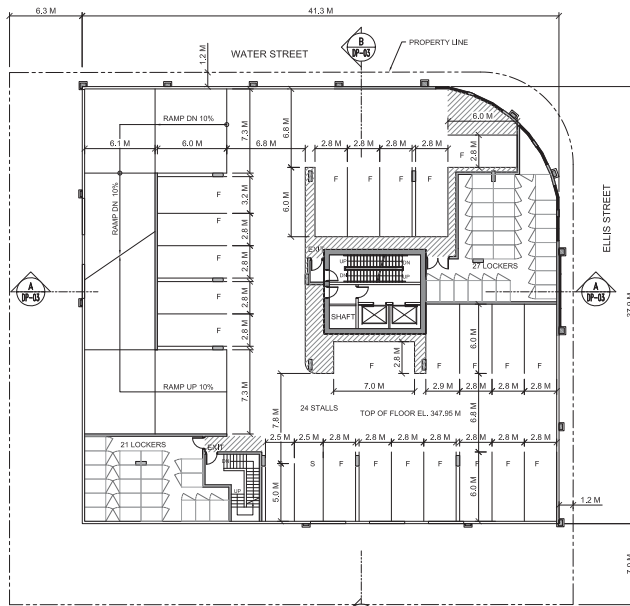
ICR ARCHITECTURE AND PROJECT CONSULTANTS INC
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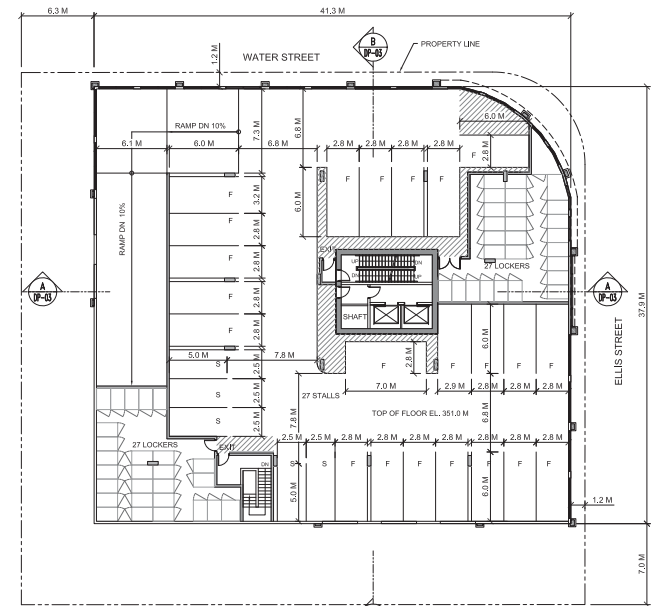
JOB NO. **DP-01** DATE: **5**



N
 UNDERGROUND PARKING
 SCALE: 1:200



N
 PARKING LEVEL 2
 SCALE: 1:200



N
 PARKING LEVEL 3
 SCALE: 1:200

SCHEDULE A

This forms part of application
 # DP17-0011 / DVP17-0012

Planner
 Initials AC



REV./CL.	DATE	REVISION
5	MAY 04, 2017	REISSUED FOR DEVELOPMENT PERMIT
4	MAR 31, 2017	REISSUED FOR DEVELOPMENT PERMIT
3	FEB 21, 2017	REISSUED FOR DEVELOPMENT PERMIT
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PHASE ENTRY

PROJECT TITLE		
1232 ELLIS STREET PROPOSED DEVELOPMENT KELOWNA BC		
DATE	DECEMBER 2016	
DRAWING TITLE	FLOOR PLANS	
SCALE	AS SHOWN	
ICR ARCHITECTURE AND PROJECT CONSULTANTS INC		
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JOB NO.	DWG. NO.	REV. NO.
	DP-02	5

SCHEDULE A & B

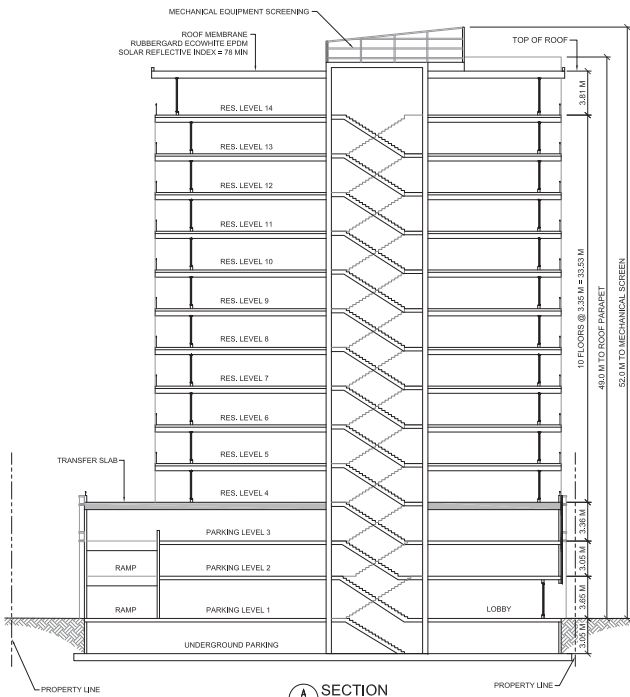
This forms part of application

DP17-0011 / DVP17-0012

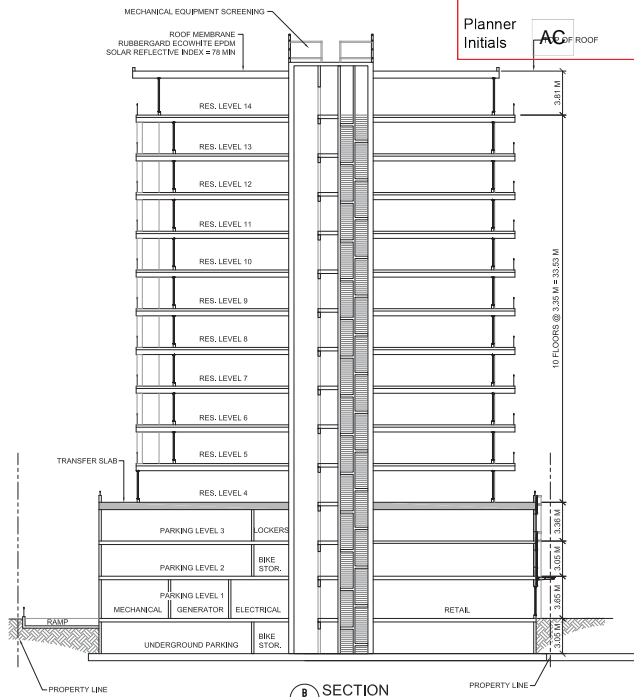


City of
Kelowna
COMMUNITY PLANNING

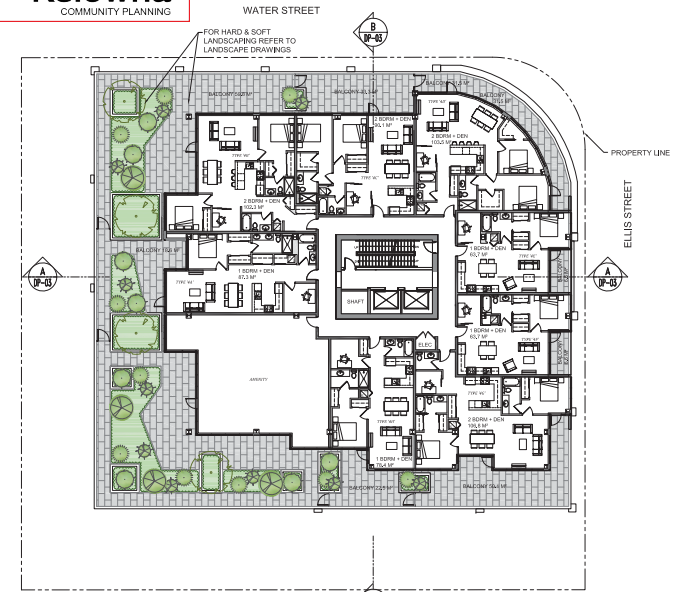
Planner
Initials **AC**



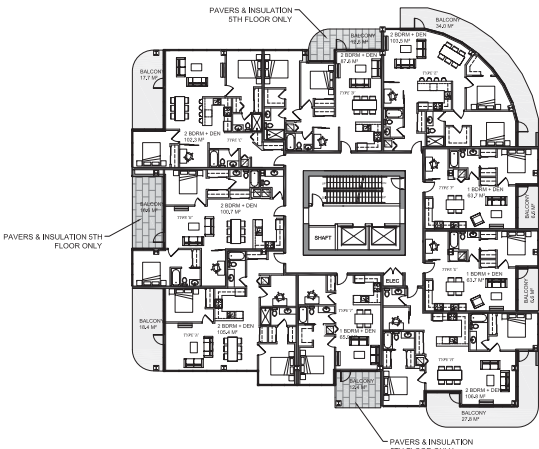
SECTION A
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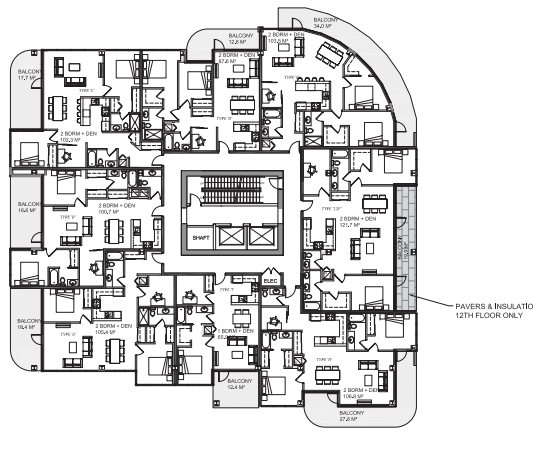
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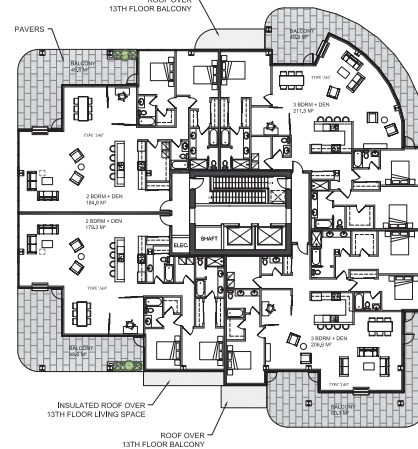
FLOOR PLAN LEVEL 4
SCALE: 1:200



FLOOR PLAN LEVELS 5-11
SCALE: 1:200



FLOOR PLAN LEVELS 12, 13
SCALE: 1:200



FLOOR PLAN LEVEL 14
SCALE: 1:200

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	SEPT 08, 2016	PRELIMINARY

PROJECT TITLE
1232 ELLIS STREET
PROPOSED DEVELOPMENT

LOCATION
KELOWNA BC

DATE
DECEMBER 2016

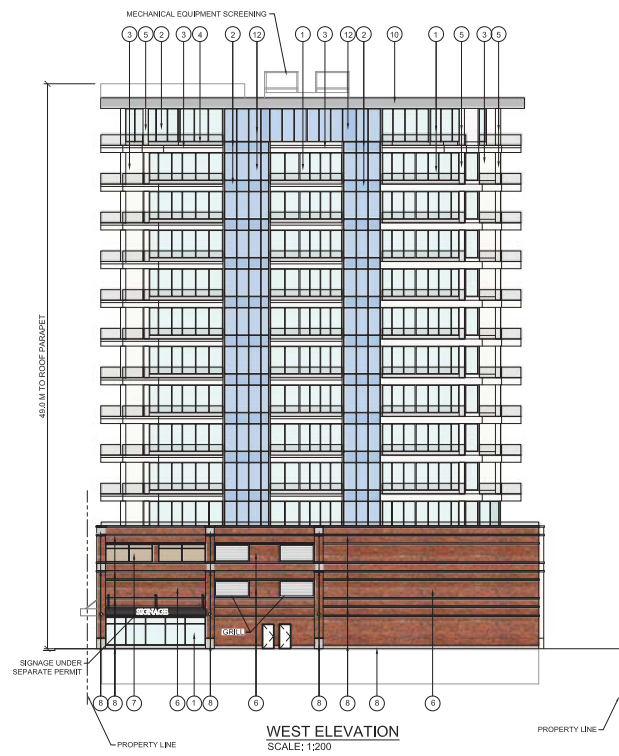
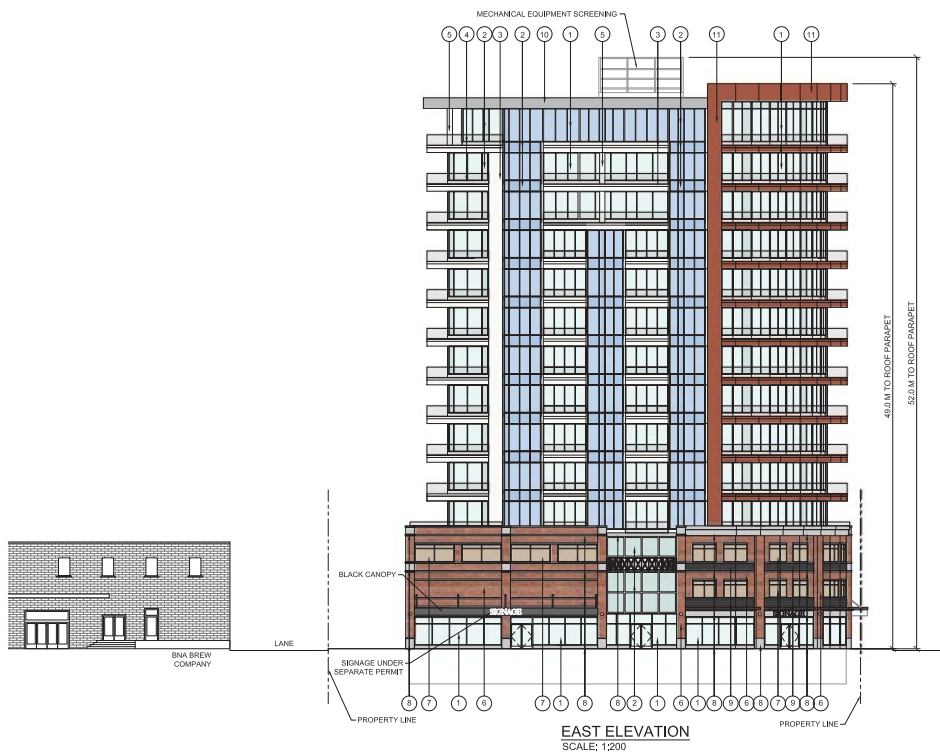
DRAWING TITLE
FLOOR PLANS & SECTIONS

SCALE
AS SHOWN

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JOB NO.	DWG. NO.	REVISION
	DP-03	5



SCHEDULE **B**

This forms part of application
 # DP17-0011 / DVP17-0012

Planner Initials **AC**



- ① GLAZING IN CLEAR ANODIZED FRAMING SYSTEM
 - ② SPANDREL GLASS
 - ③ FIBRE CEMENT
 - ④ PAINTED CONCRETE (BENJAMIN MOORE FERRY TUSK 2155-70)
 - ⑤ METAL PANEL (WHITE WHITE)
 - ⑥ BRICK VENEER
 - ⑦ BRONZE SPANDREL GLASS IN BLACK FRAMES
 - ⑧ PAINTED CONCRETE (BENJAMIN MOORE 'CEMENT GRAY' 2112-07)
 - ⑨ METAL PANEL (BLACK)
 - ⑩ METAL PANEL (GRAY)
 - ⑪ FIBRE CEMENT
 - ⑫ GLAZING
 - ⑬ SPANDREL
- ROOF MATERIAL:**
 RUBBERGLARD ECO WHITE EPDM
 SOLAR REFLECTIVE INDEX = 75 MIN.

REV./REL.	DATE	REVISIONS
5	MAY 04, 2017	REBID FOR DEVELOPMENT PERMIT
4	MAR 31, 2017	REBID FOR DEVELOPMENT PERMIT
3	FEB 21, 2017	REBID FOR DEVELOPMENT PERMIT
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PHASE DRAWING

PROJECT TITLE
 1232 ELLIS STREET
 PROPOSED DEVELOPMENT
 KELOWNA BC

DATE: DECEMBER 2016

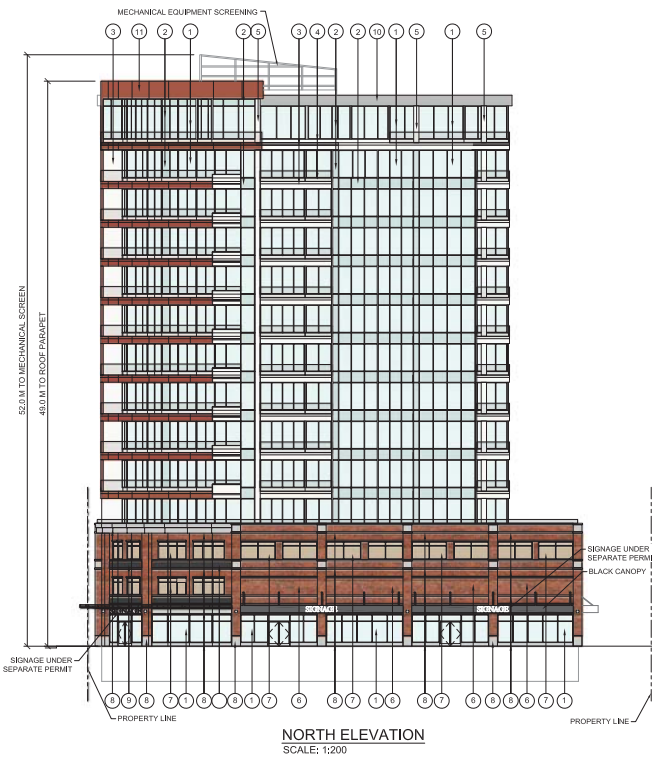
DRAWING TITLE: ELEVATIONS

SCALE: AS SHOWN

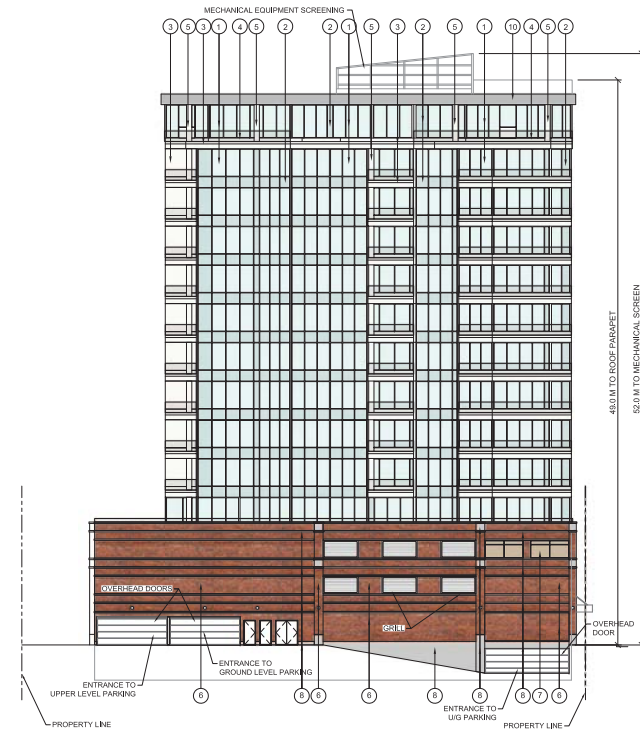
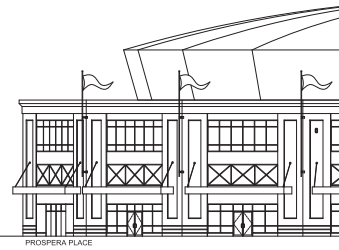
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 TEL: (604) 524-6444 FAX: (604) 524-6191

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JOB NO.	DWG. NO.	REV. NO.
	DP-05	5



NORTH ELEVATION
SCALE: 1:200



SOUTH ELEVATION
SCALE: 1:200

SCHEDULE B

This forms part of application
DP17-0011 / DVP17-0012

Planner
Initials

AC



**City of
Kelowna**
COMMUNITY PLANNING

<ul style="list-style-type: none"> GLAZING IN CLEAR ANODIZED FRAMING SYSTEM SPANDREL GLASS FIBRE CEMENT PAINTED CONCRETE BENJAMIN MOORE IVORY TUSH 2155/17 METAL PANEL WHITE WHITE BRICK VENEER BRONZE SPANDREL GLASS IN BLACK FRAMES 	<ul style="list-style-type: none"> PAINTED CONCRETE BENJAMIN MOORE CEMENT GRAY 2112/07 METAL PANEL BLACK METAL PANEL GRAY FIBRE CEMENT GLAZING SPANDREL
---	---

ROOF MATERIALS:
RUBBERGARD ECO WHITE EPDM
SOLAR REFLECTIVE INDEX • 78%IR

REVISION	DATE	REVISION
5	MAY 04, 2017	REVISION FOR DEVELOPMENT PERMIT
4	MAR 31, 2017	REVISION FOR DEVELOPMENT PERMIT
3	FEB 21, 2017	REVISION FOR DEVELOPMENT PERMIT
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PHASE BINARY

PROJECT TITLE
1232 ELLIS STREET
PROPOSED DEVELOPMENT
KELOWNA BC

DATE
DECEMBER 2016

DRAWING TITLE
ELEVATIONS

SCALE
AS SHOWN

ICR ARCHITECTURE AND PROJECT CONSULTANTS INC
4000 - 405 SIXTH STREET
NEW WESTMINSTER, BC V3L 5H1
TEL: (604) 524-6444 FAX: (604) 524-6191

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JOB NO.	DWG. NO.	REVISION
	DP-04	5

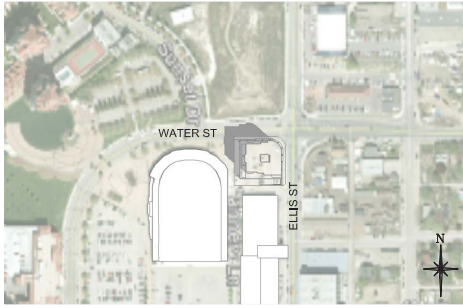
SCHEDULE A & B

This forms part of application
DP17-0011 / DVP17-0012



City of
Kelowna
COMMUNITY PLANNING

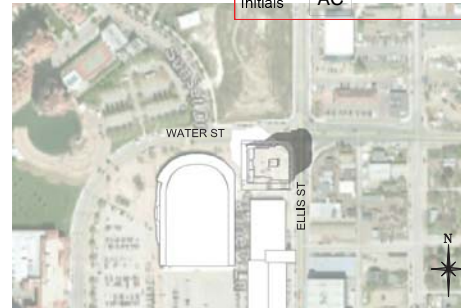
Planner
Initials AC



SHADOW STUDY JUNE 21, 10:00 AM
N.T.S.



SHADOW STUDY JUNE 21, 12:00 PM
N.T.S.



SHADOW STUDY JUNE 21, 2:00 PM
N.T.S.



SHADOW STUDY JUNE 21, 4:00 PM
N.T.S.



SHADOW STUDY SEPT 21, 10:00 AM
N.T.S.



SHADOW STUDY SEPT 21, 12:00 PM
N.T.S.



SHADOW STUDY SEPT 21, 2:00 PM
N.T.S.



SHADOW STUDY SEPT 21, 4:00 PM
N.T.S.



NORTH-EAST CORNER VIEW



REV./NO.	DATE	REMARKS
5	MAY 04, 2017	REISSUED FOR DEVELOPMENT PERMIT
4	MAR 31, 2017	REISSUED FOR DEVELOPMENT PERMIT
3	FEB 21, 2017	REISSUED FOR DEVELOPMENT PERMIT
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PRELIMINARY

PROJECT TITLE
**1232 ELLIS STREET
PROPOSED DEVELOPEMENT
KELOWNA BC**

DATE
DECEMBER 2016

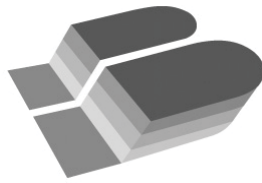
DRAWING TITLE
SHADOW ANALYSIS

SCALE
AS SHOWN

**ICR ARCHITECTURE AND
PROJECT CONSULTANTS INC**
4000 - 605 SIXTH STREET
NEW WESTMINSTER, BC V3L 0H1
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JOB NO.	DRWG. NO.	REV. NO.
	DP-06	5



March 17, 2017

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1J 1J4

SCHEDULE		C
This forms part of application # DP17-0011 / DVP17-0012		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

Attention: Community Planning & Real Estate Division

Project: 1232 Ellis St. Mixed Use - Development Permit Application

Please be advised that a landscape security bond of **\$98,818.75** will be required for the 1232 Ellis St. Mixed Use development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennials, topsoil, mulch, irrigation, and bicycle racks. Please see the attached Estimate of Probable Landscape Construction Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'Xenia Semeniuk'.

Xenia Semeniuk, BCSLA, CSLA, LEED AP (ND)
Registered Landscape Architect

cc

Leo Mariotto, ICR Projects Inc.

1232 Ellis St. Mixed Use

Estimate of Probable Landscape Construction Costs for Bonding

Prepared on: March 17, 2017

Items Description	Units	Qty.	Price	Item Total
1.0 Plant Material				
1.1 Trees				
Street Tree w/ Suspended Slab Treatment (incl. 6cm.				
1.1.1 decid. tree, soil, irrigation, aeration, suspended slab paving premium)	ea.	8	\$5,850.00	\$46,800.00
			<i>Sub-Total</i>	<i>\$46,800.00</i>
1.2 Shrubs, Perennials, Ground Covers				
1.2.1 #3 Pot: Shrubs (1.2m O.C.)	ea.	10	\$35.00	\$350.00
1.2.2 #2 Pot: Shrubs (0.6m O.C.)	ea.	41	\$25.00	\$1,025.00
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	15	\$20.00	\$300.00
1.2.4 #1 Pot: Perennials (0.6m O.C.)	ea.	6	\$15.00	\$90.00
			<i>Sub-Total</i>	<i>\$1,765.00</i>
			1.0 Total	\$48,565.00
2.0 Topsoil & Mulch				
2.1 Topsoil				
2.1.1 Shrub Bed Topsoil (450mm Depth)	m ³	27	\$50.00	\$1,350.00
			<i>Sub-Total</i>	<i>\$1,350.00</i>
2.2 Mulch, Rock & Boulders				
2.2.1 Glengrow Mulch (75mm Depth)	m ³	5	\$65.00	\$325.00
2.2.2 Cobble Mulch Maintenance Edge (100mm Depth)	m ³	1	\$65.00	\$65.00
			<i>Sub-Total</i>	<i>\$390.00</i>
			2.0 Total	\$1,740.00
3.0 Servicing				
3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$1,000.00	\$1,000.00
3.1.2 Point of Connection	l.s.	1	\$2,000.00	\$2,000.00
3.1.3 Control System	l.s.	1	\$1,500.00	\$1,500.00
3.1.4 Irrigation system (heads, pipes, valves)	m ²	60	\$20.00	\$1,200.00
			<i>Sub-Total</i>	<i>\$5,700.00</i>
			3.0 Total	\$5,700.00
4.0 Site Construction				
4.1 Site Furniture				
4.1.1 Bike Racks	ea.	11	\$850.00	\$9,350.00
4.1.2 Bollards	ea.	2	\$850.00	\$1,700.00
4.1.3 Tree Grates	ea.	4	\$3,000.00	\$12,000.00
			<i>Sub-Total</i>	<i>\$23,050.00</i>
			4.0 Total	\$23,050.00
			Subtotal	\$79,055.00
			Security Total (12.5%)	\$98,818.75

SCHEDULE C

This forms part of application
DP17-0011 / DVP17-0012

Planner
Initials

AC



**City of
Kelowna**
COMMUNITY PLANNING

SCHEDULE C

This forms part of application
DP17-0011 / DVP17-0012



Planner Initials AC



- PERMIT NOTES:**
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.L.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
 - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
 - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
 - TREES SHALL BE INSTALLED IN DEFINED SOIL RITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
 - ORNAMENTAL SHRUB GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL / 75mm (3") OF DECORATIVE ROCK OR APPROVED EQUAL.
 - NO TREES OR STRUCTURAL FOOTINGS SHALL BE INSTALLED WITHIN THE UTILITY R.O.W.
 - A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

LEGEND:

- LEVEL 4 BUILDING ENTRANCE
- GROUND LEVEL BUILDING ENTRANCE
- VEHICULAR ENTRANCE
- C.I.P. CONCRETE WITH SAWCUT JOINTS
- CONCRETE UNIT PAVERS TYPE 1
- CONCRETE UNIT PAVERS TYPE 2
- CONCRETE UNIT PAVERS TYPE 3
- EXISTING CONCRETE UNIT PAVERS ADJACENT PROPERTY
- HYDROADDRESSED CONCRETE PAVING SLABS
- C.I.P. CONCRETE PLANTER MAX. 45cm HT.
- C.I.P. CONCRETE PLANTER MAX. 90cm HT.
- WOOD TORPED BENCH
- BIKE RACK
- METAL GUARDRAIL
- ORNAMENTAL GRASS, PERENNIAL AND SHRUB PLANTINGS
- PRIVACY PLANTINGS
- EXISTING DECIDUOUS TREE TO REMAIN
- DECIDUOUS STREET TREE
- ORNAMENTAL DECIDUOUS TREE

REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
4	2023	ISSUED FOR EP APPLICATION
3	2023	ISSUED FOR EP APPLICATION
2	2023	ISSUED FOR REVIEW
1	2023	ISSUED FOR REVIEW



ICR PROJECTS
NEW WESTMINSTER, B.C.

PROJECT:
1232 ELLIS STREET
MIXED-USE
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE
PLAN

DESIGN BY:	AV
DRAWN BY:	AV
CHECKED BY:	RS
PROJECT NO.:	10000
SCALE:	1:100

SHEET NO. L-1



NOT FOR CONSTRUCTION

P:\ALWAYS\BENCH\400 - PROJECTS\2018\74-034 - 1232 ELLIS STREET\445 - PRODUCTION\445 - 1232 ELLIS STREET\445 - 1232 ELLIS STREET.DWG

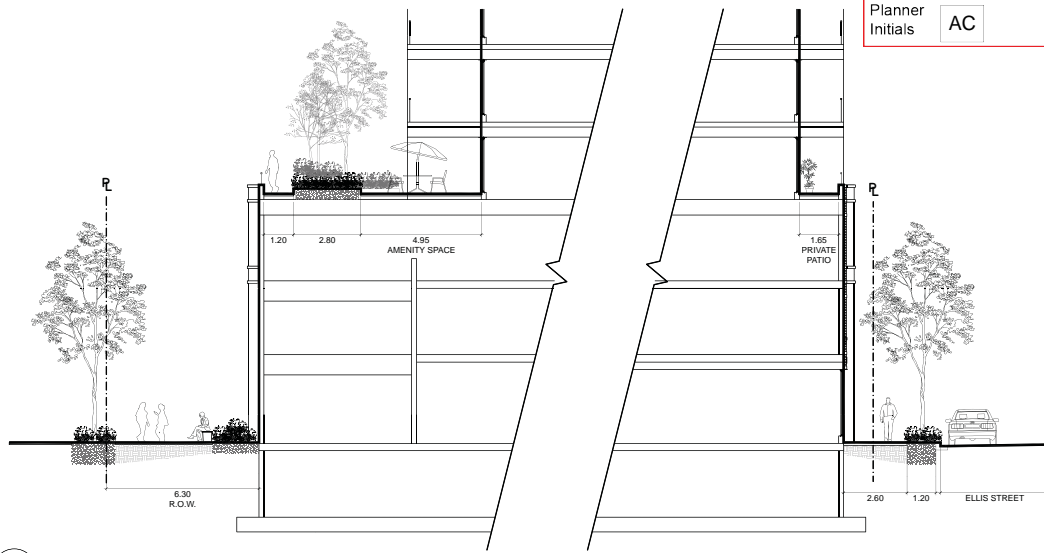
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 DRAWING / 16-034 - 1232ELLS_MIXEDUSE\16-034 - 1232ELLS_CONCEPT.DWG
 PROJECTS\2016\16-034 - 1232ELLS_MIXEDUSE\16-034 - 1232ELLS_CONCEPT.DWG

SCHEDULE C

This forms part of application
 # DP17-0011 / DVP17-0012

Planner Initials AC

City of
Kelowna
 COMMUNITY PLANNING

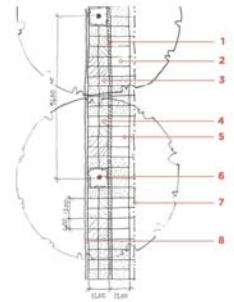


1 EAST-WEST SECTION
L-2 SCALE 1:100

REPRESENTATIVE PLANT LIST:

TREES	Botanical Name	Common Name	Size	Root
	<i>Acer rubrum</i> 'Autumn Spire'	Autumn Spire red maple	6cm Cal.	B&B
	<i>Ametancher x grandiflora</i> 'Ballarina'	Ballarina serviceberry	#15 Cont.	Potted
	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple white ash	6cm Cal.	B&B
	<i>Malus x 'Spring Snow'</i>	Spring Snow crabapple	4cm Cal.	B&B
SHRUBS	Botanical Name	Common Name	Size	Root
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#02 Cont.	Potted
	<i>Aronia melanocarpa</i> 'Autumn Magic'	Black chokeberry	#03 Cont.	Potted
	<i>Hydrangea paniculata</i> 'Bobo'	Bobo hydrangea	#03 Cont.	Potted
	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low fragrant sumac	#03 Cont.	Potted
	<i>Rosa</i> 'Bill Reid'	Bill Reid rose	#03 Cont.	Potted
	<i>Taxus x media</i> 'H.M. Eddie'	H.M. Eddie yew	#05 Cont.	Potted
PERENNIALS	Botanical Name	Common Name	Size	Root
	<i>Achillea millefolium</i>	Lady's mantle	#01 Cont.	Potted
	<i>Bergenia cionosticta</i> 'Winterglut'	Winterglut bergenia	#01 Cont.	Potted
	<i>Echinacea purpurea</i> 'White Swan'	White Swan coneflower	#01 Cont.	Potted
	<i>Persicaria affinis</i> 'Dimity'	Himalayan fleece flower	#01 Cont.	Potted
	<i>Paxistima canbyi</i>	Cliff green	#01 Cont.	Potted
	<i>Salvia officinalis</i>	Garden sage	#01 Cont.	Potted
	<i>Sedum sieboldii</i>	October Daphne stonecrop	#01 Cont.	Potted
GRASSES	Botanical Name	Common Name	Size	Root
	<i>Deschampsia caespitosa</i> 'Bronzeschieber'	Bronze tufted hair grass	#01 Cont.	Potted
	<i>Festuca amethystina</i>	Tufted fescue	#01 Cont.	Potted
	<i>Micanthus sinensis</i> 'Graziella'	Graziella maiden grass	#01 Cont.	Potted
	<i>Pennisetum 'Karley Rose'</i>	Karley Rose fountain grass	#01 Cont.	Potted

* Male plants only



- 1 150mm wide exposed aggregate 'shoreline'
- 2 Walking aisle - CIP concrete, broom finish, clear of all furnishings, signs, and obstacles
- 3 CIP concrete - sandblast finish
- 4 CIP concrete - contrasting broom finishes
- 5 Sawcut joints
- 6 Street tree and planting bed
- 7 Property line
- 8 Curb

ELLIS STREETSCAPE STANDARD TREATMENT



TREE GRATE AND PAVING TREATMENT



ROOF DECK PLANTERS, PAVING, AND SEATING



PEDESTAL PAVING ON SUSPENDED SLAB



VARIED-HEIGHT PLANTER BOXES ON SUSPENDED SLAB



PEDESTRIAN LANE CHARACTER, FURNISHINGS, AND PAVING



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NO.	DATE	DESCRIPTION
4	MAR 2017	RE-ISSUED FOR DP APPLICATION
3	JAN 2017	ISSUED FOR DP APPLICATION
2	JAN 2017	ISSUED FOR REVIEW
1	JAN 2017	ISSUED FOR REVIEW



CLIENT:
ICR PROJECTS
 NEW WESTMINSTER, B.C.

PROJECT:
1232 ELLIS STREET MIXED-USE
 KELOWNA, B.C.

SHEET TITLE
LANDSCAPE SECTIONS & PRECEDENTS

DESIGN BY	AJ
DRAWN BY	AJ
CHECKED BY	XS
PROJECT NO.	16-034
SCALE	AS SHOWN

SHEET NO.

L-2

NOT FOR CONSTRUCTION