

October 30, 2017

PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

STEPHEN BUGBEE | ARCHITECT

AAA, AIBC, SAA, MAA, NSAA, MRAIC,

CAA, AIA (IA)

R. SEAN CRAWFORD | BAID, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

Mr. Adam Cseke
Planner
City of Kelowna

Design Rationale Statement**Re: The Shore – Lakeshore Road, Rise Developments
Development Permit Re-Application Submission**

Located across the street from Gyro Beach, Kelowna, this development proposal takes advantage of the vibrant street corner created by the intersections of Richter Street, Lakeshore Road, and Swordy Road. In broad terms, the project concept is centered around an interplay of uses that respond to the site context, zoning bylaws, and the Official Community Plan.

The proposed building is six storeys high, with a robust retail base, a dedicated office-oriented second floor, and four levels of market rental housing located above the podium. One of the strongest generating principles for this combination was the project's siting – its adjacency to the beach, its proximity to transit and Mission Park Shopping Centre, and the pedestrian oriented environment afforded by the corner location. As such it was paramount to provide a stepped back massing that allowed the retail to frame the urban realm in such a way as to hide parking facilities while maximizing pedestrian exposure. The proximity of the beach naturally led the design to provide plenty of on-site open space for café and restaurant patios at grade. Fitted with a pass-through commercial / residential lobby, the project tucks away commercial and residential parking underneath the building at the rear of the site, framing multiple views to the beach from it's mid block public plaza. Additional retail parking is located on the Fortis property, next door. In turn, enclosed residential parking is hidden in an above-ground parkade seamlessly integrated into the rear of the podium.

This organizing principle for the massing allows the project to exceed the zoning-required Daylighting Standards Vertical Angles by relying on voluntary setbacks on at the property line on Richter Street, and Swordy and Lakeshore Roads. It is both the parking arrangement and the provision of the public plaza that afford the project an additional 0.24 floor area ratio as permitted by the zoning bylaw.

Vehicular access to the site is provided via Richter Street and Swordy Road satisfying the requirements of the Fortis right-of-way for service access to the existing facility to the east. Once out of the car, the visitor to the site is funnelled through the pass-through lobby into the heart of the project – a large urban scale open-ended courtyard and plaza. This massing helps to satisfy the general accessibility requirements for retail. The main residential and office entrance for the pedestrian coming in from the parking area or the public plaza is also conveniently located at the courtyard making it an active connector across the site. Designated firefighter access is located on Swordy Road.

All of the floors contain ample outdoor amenity spaces. The office floors contain view responsive corner windows, and the third-floor residential amenity level opens up to an amenity deck overlooking the panoramic views. Visually, the project offers a fresh reinterpretation of the Kelowna vernacular, providing a contemporary twist on local materials.



From an OCP standpoint, the proposed project responds to the densification trends underway in Kelowna. It concentrates a number of mixed uses in one location proximate to an urban centre, therefore containing urban sprawl. It also creates a distinctive and attractive destination - a landmark development in a growing neighbourhood. A proposed bike lane on Lakeshore and Swordy Roads, as well as a proposed bus stop in front of the development on Lakeshore Road, address the recommended environmental sustainability. The site's location next to a public park and beach, easy access to retail and restaurants at grade and medical offices on the 2nd floor, as well as its market rental residential offerings, address the social sustainability requirements outlined in the OCP.

Last but not least, the design actively responds to servicing needs. Waste and recycling facilities are enclosed underneath the building at the rear of the site. It is anticipated that waste and recycling will be staged in the lane with thru-access for the trucks. Loading stalls are tucked away out of sight underneath the building as well, allowing clear sight lines to the service areas on the site mandated by CPTED. The site is provided with appropriate landscaping required on public plazas and adjacent public streets. It is also fitted with a few landscape buffer areas that screen the surface parking lot.

Sincerely,
Zeidler BKDI Architects

A handwritten signature in black ink, appearing to read "Tom Cerajeski".

Tom Cerajeski

Development Permit & Development Variance Permit DP17-0016 & DVP17-0019



This permit relates to land in the City of Kelowna municipally known as

700 Swordy Rd

and legally known as

PART OF LOT 2 OUTLINED RED ON PLAN A917 DISTRICT LOT 134 OSOYOOS DIVISION
YALE DISTRICT PLAN 2864

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000:

S.7.6 Minimum Landscape Buffers

To vary the minimum 3.0m landscape buffer from 3.0 metres to 2.0 metres.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: December 5th 2017

Decision By: CITY COUNCIL

Issued Date: **DATE**

Development Permit Area: Comprehensive Development Permit Area

File Manager: AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: P4 - Utilities

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial) & MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: FORTISBC INC.
Address: 1290 Esplanade Box 130 V1R 4L4
City: Trail, BC
Phone: n/a

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- 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"; and
- 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.

This Development Permit is valid for two (2) years from the Council Date of Decision if applicable, or Community Planning Department Manager approval, with no opportunity to extend.

3. 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 Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer 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 enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of **\$116,776.25** **OR**
- b) An Irrevocable Letter of Credit in the amount of **\$116,776.25**

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.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees 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 said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, 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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE A & B
 This forms part of application
 # DP17-0207 / DVP17-0208
 Planner Initials AC




RISE COMMERCIAL DEVELOPMENTS
 THE SHORE

650 SWORDY ROAD, KELOWNA BC
 215-085

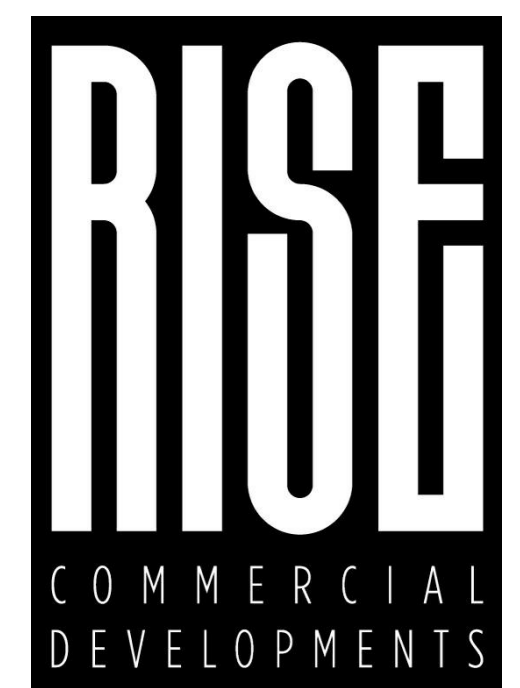
REISSUED FOR DP

DATE: 2017-08-28

RISE COMMERCIAL DEVELOPMENTS: THE SHORE

ARCHITECTURAL

- DP0.1 SITE SURVEY
- DP0.2 SITE IMAGES
- DP1.1 SITE - PARKING PLAN
- DP1.2 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 4-6 - PLAN
- DP2.5 ROOF PLAN
- DP3.1 BUILDING ELEVATIONS
- DP4.1 BUILDING SECTIONS

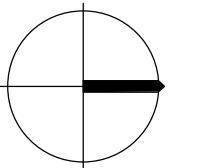


seal

NOT FOR CONSTRUCTION

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



Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP



project title

THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

LOT A DISTRICT LOT 134 OSOYOYS
DIVISION YALE DISTRICT PLAN EPP65105

drawing title

SITE SURVEY

scale: NTS

drawn by: Author

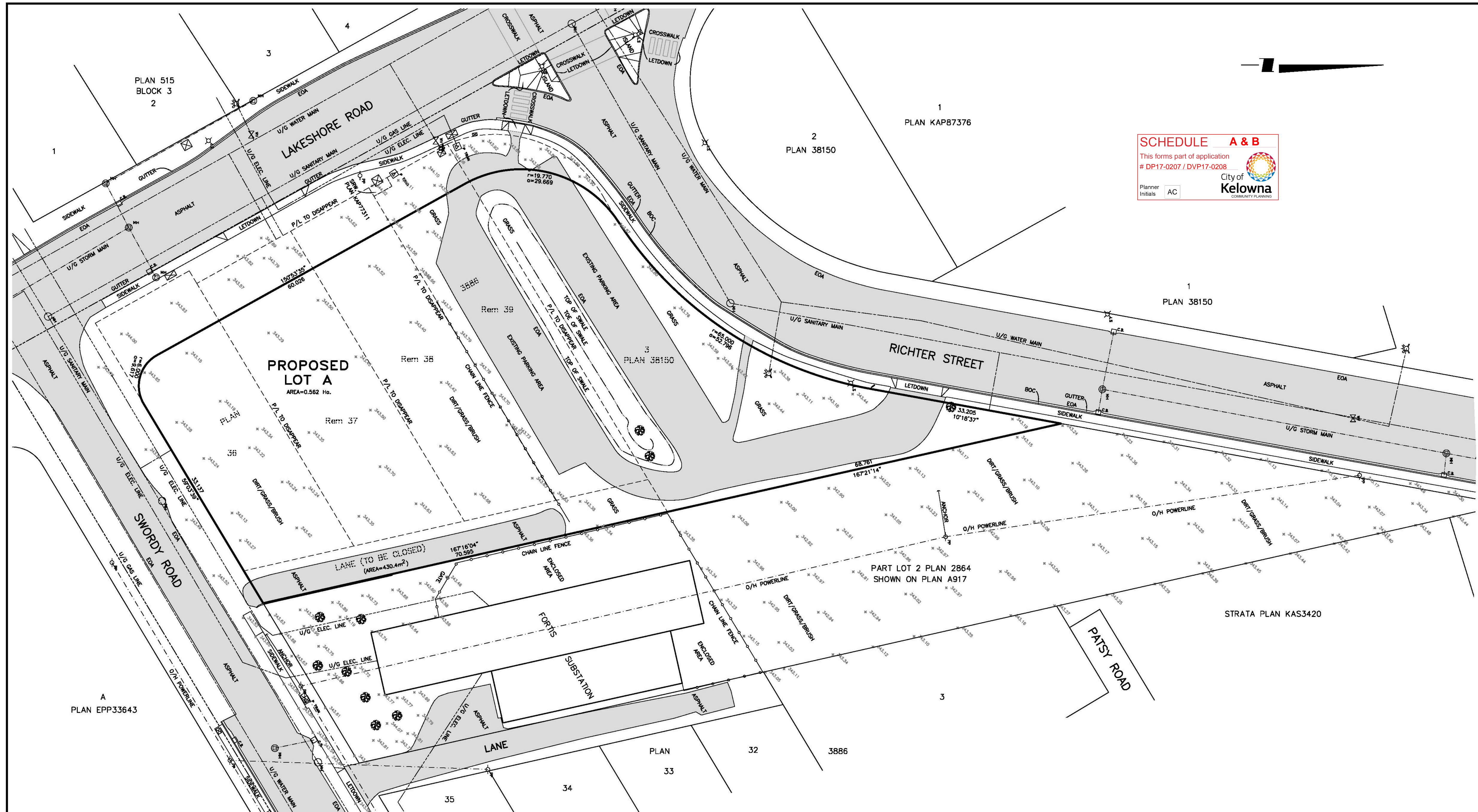
checked by: Checker

project no: 215-085

date issued: 2017-08-28

re-issue no: sheet no:

DP0.1



SCHEDULE A & B
This forms part of application # DP17-0207 / DVP17-0208
Planner Initials: AC
City of Kelowna COMMUNITY PLANNING

 B.C. LAND SURVEYORS CANADA LAND SURVEYORS Subdivision Design Legal, Topographic & GPS Surveys 404-1630 Pandosy St., Kelowna, B.C. V1Y 1P7 Telephone (250)765-3115 Fax (250)783-0321	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	--- DENOTES U/G ELECTRIC LINE --- DENOTES U/G GAS LINE --- DENOTES U/G SANITARY MAIN --- DENOTES U/G SANITARY MAIN --- DENOTES TOP/TOE SWALE --- DENOTES U/G STORM MAIN --- DENOTES O/H POWER	NOTE: ELEVATIONS ARE GEODETIC, DERIVED FROM GCM 9541803 (ELEV=343.702m) UNDERGROUND UTILITY LOCATIONS DERIVED FROM AS-BUILT DRAWINGS AND THEIR ACCURACY CANNOT BE GUARANTEED.	DATE: JUNE 6, 2016
	DRAWING TYPE	CIVIC ADDRESS	[Symbol] LAMP STANDARD [Symbol] WATER VALVE [Symbol] WATER SHUT OFF [Symbol] FIRE HYDRANT [Symbol] STORM MAN-HOLE [Symbol] SPOT HEIGHT [Symbol] STORM CATCH BASIN [Symbol] POWER POLE [Symbol] SANITARY SEWER MANHOLE [Symbol] PAD MOUNTED TRANSFORMER [Symbol] TREE [Symbol] UTILITY VAULT EOA DENOTES EDGE OF ASPHALT	SCALE: 1:300 METRES	ADDITIONAL NOTES:
	SITE PLAN	3441, 3451, 3461, 3471 LAKESHORE RD 700 SWORDY RD	REVISION NO. DESCRIPTION BY DATE REVISED	FIELD BOOK: PAGE NO:	FIELD CREW: RC DRAWN BY: CH



CORNER OF LAKESHORE RD AND SWORDY RD LOOKING NORTH

SCHEDULE A & B
 This forms part of application
 # DP17-0207 / DVP17-0208
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials AC

PROJECT DATA
PROPOSED RISE COMMERCIAL DEVELOPMENT
MUNICIPAL ADDRESS
 LOT A DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN EPP65105
EXISTING ZONING: C4
SITE AREA: 5,620m² (60.493 1/2), new property line
SITE AREA: 6,296m² (67.769 1/2)
 for FAR calculation, including Road reserve

SETBACKS FRONT YARD 0.0m
 SIDE YARD 0.0m
 REAR YARD 0.0m

GENERAL INFORMATION

BUILDING AREA		RETAIL OFFICERESIDENTIAL	COMMON	PARKING	TOTAL (gross)
Level 1	1,770		575		2,555 m ²
Level 2	1,540		375	1,110	3,025 m ²
Level 3		1,575	390		1,965 m ²
Level 4		1,625	340		1,965 m ²
Level 5		1,625	340		1,965 m ²
Level 6		1,625	340		1,965 m ²
TOTAL	1,720	1,540	6,450	2,410	13,440 m²

F.A.R. CALCULATION

FAR allowed	base	1.30
FAR bonus	parking within building	0.062
	public plaza	0.18
FAR allowed		1.542

Building area for FAR calculation (net areas)
 Retail + Office + Residential (net area) = 1,720 + 1,540 + 6,450 = 9,710m²

net area/site area = 9,710 m² / 6,296 m² = 1.542 FAR

SITE COVERAGE: 3,124 m² / 6,296 m² = 49.6%

BUILDING HEIGHT: 6 STOREYS = 22.07 m

PARKING REQUIRED

RETAIL - 1,770/100 x 1.75	= 31 STALLS
OFFICE - 1,540/100 X 1.75	= 27 STALLS
RESIDENTIAL 103 UNITS X 1	= 103 STALLS
TOTAL REQUIRED:	161 STALLS

PARKING PROVIDED

MAIN FLOOR / SITE	61 STALLS
2ND FLOOR	36 STALLS
ADJACENT PROPERTY	65 STALLS
TOTAL PARKING PROVIDED	162 STALLS

PARKING VARIANCE REQUIRED FOR 65 STALLS ON ADJACENT PROPERTY

LOADING STALLS 2 PROVIDED

BICYCLE PARKING

RESIDENTIAL:	
REQUIRED CLASS 1: 0.5 X 103 UNITS	52 STALLS
PROVIDED CLASS 1:	62 STALLS
REQUIRED CLASS 2: 0.1 X 103	10 STALLS
PROVIDED CLASS 2:	10 STALLS
COMMERCIAL:	
REQUIRED CLASS 1: 0.2 X 3,310 m ² /100	7 STALLS
PROVIDED CLASS 1:	8 STALLS
REQUIRED CLASS 2: 0.6 X 3,310 m ² /100	20 STALLS
PROVIDED CLASS 2:	20 STALLS



300, 640 - 8 Avenue
 S.W.
 Calgary, AB T2P 1G7
 T +1 403 233 2525

seal

NOT FOR CONSTRUCTION

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

Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP



CORNER OF LAKESHORE RD AND RICHTER STREET LOOKING SOUTH



VIEW FROM RICHTER STREET LOOKING WEST



VIEW FROM SWORDY ROAD LOOKING WEST



client

project title
THE SHORE
 650 SWORDY ROAD RD
 KELOWNA, BC
 LOT A DISTRICT LOT 134 OSOYOOS
 DIVISION YALE DISTRICT PLAN EPP65105

drawing title
SITE IMAGES

scale: 1 : 10
 drawn by: Author
 checked by: Checker
 project no: 215-085
 date issued: 2017-08-28
 re-issue no: sheet no:
DP0.2

NOT FOR CONSTRUCTION

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

Issue No.	Date	Description
A	2017-08-28	REISSUED FOR DP



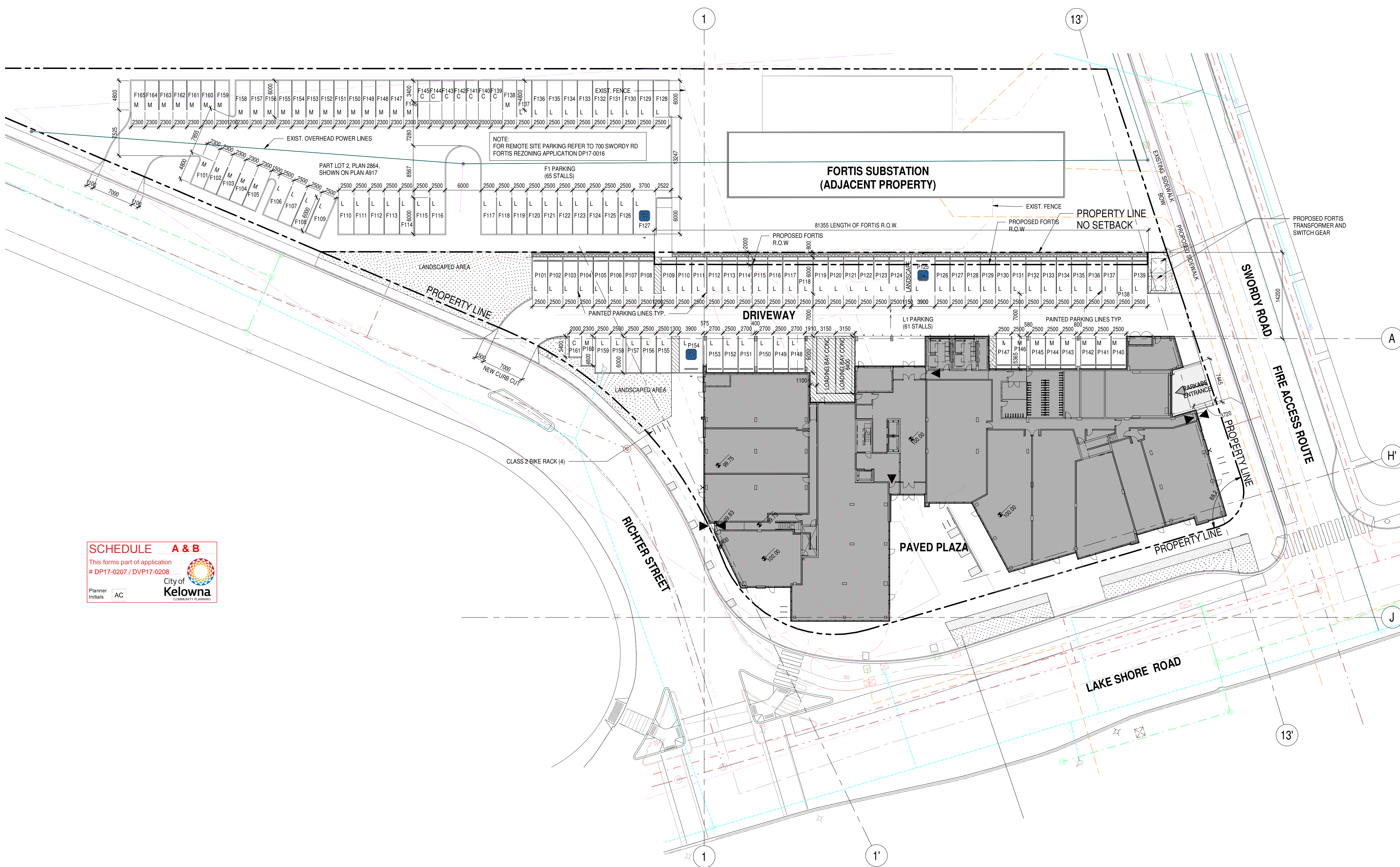
client

project title
THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

drawing title
SITE - PARKING PLAN

scale:	1 : 300
drawn by:	Author
checked by:	Checker
project no:	215-085
date issued:	2017-08-28
re-issue no:	sheet no:
	DP1.1



SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208

Planner Initials AC

NOT FOR CONSTRUCTION

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

Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP



client

project title
THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

drawing title
SITE PLAN

scale: As indicated

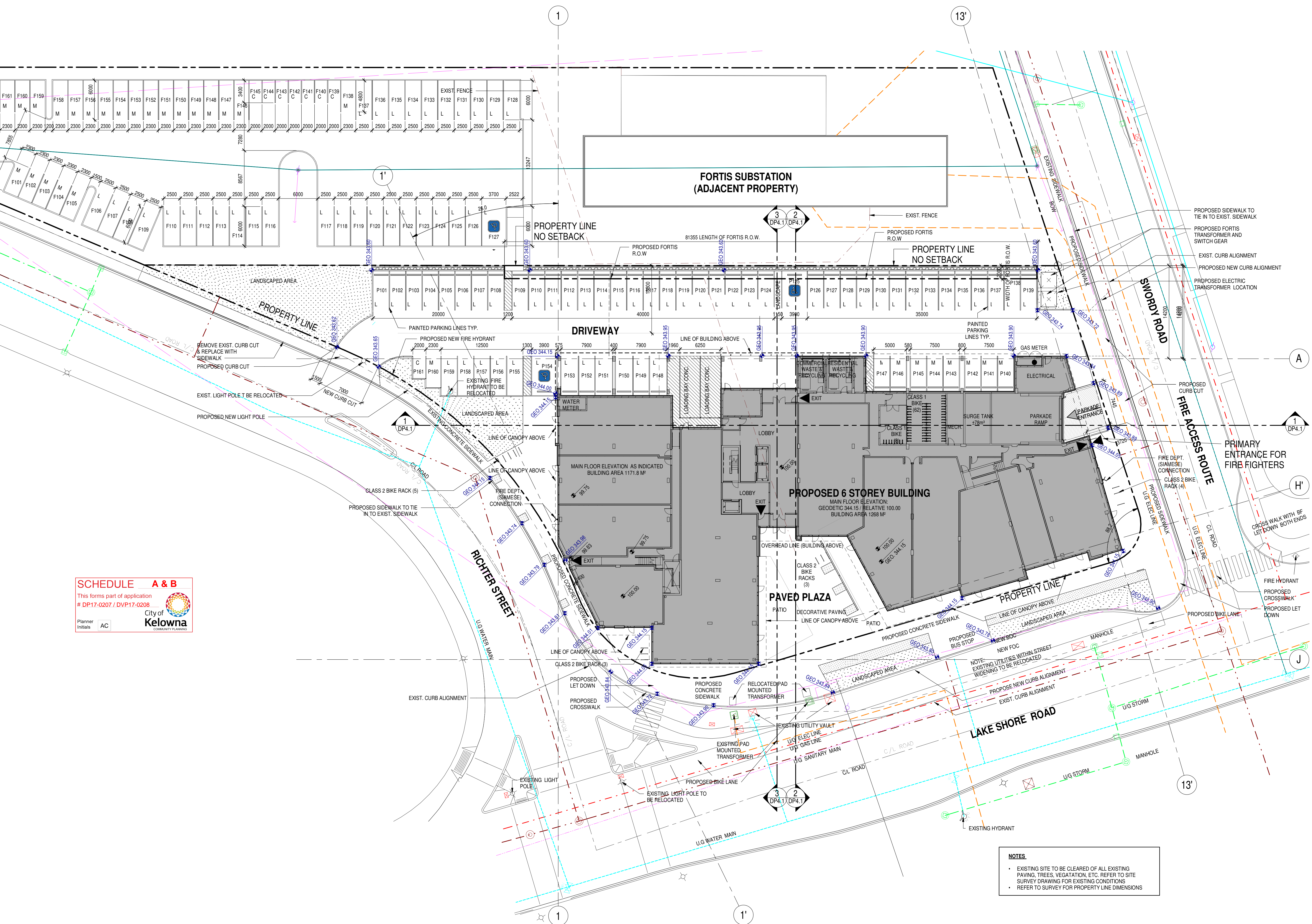
drawn by: Author

checked by: Checker

project no: 215-085

date issued: 2017-08-28

re-issue no: sheet no:
DP1.2



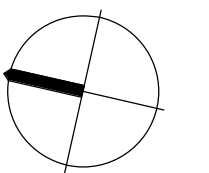
SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208

Planner Initials: AC

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

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



Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP

client



project title

THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

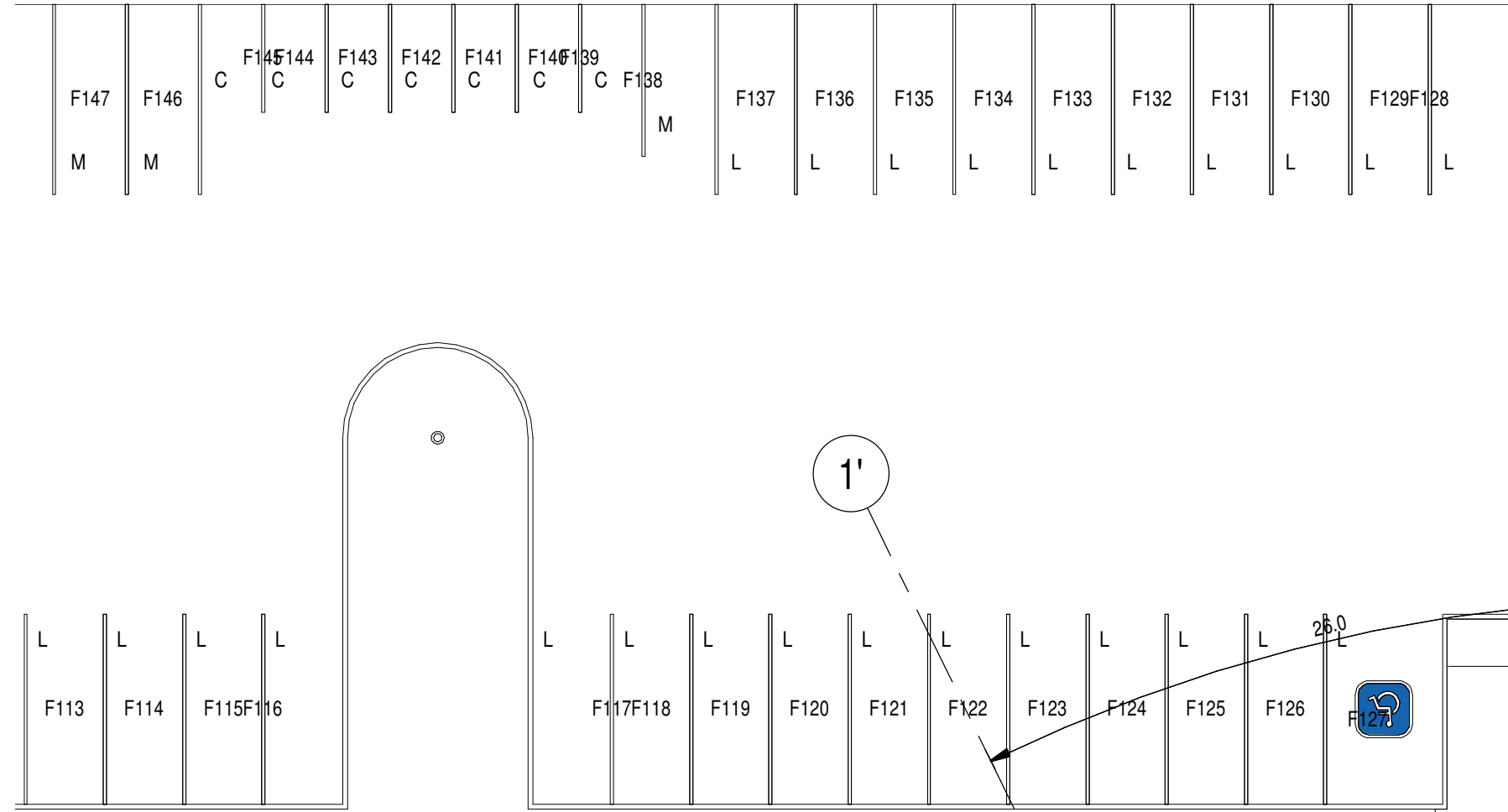
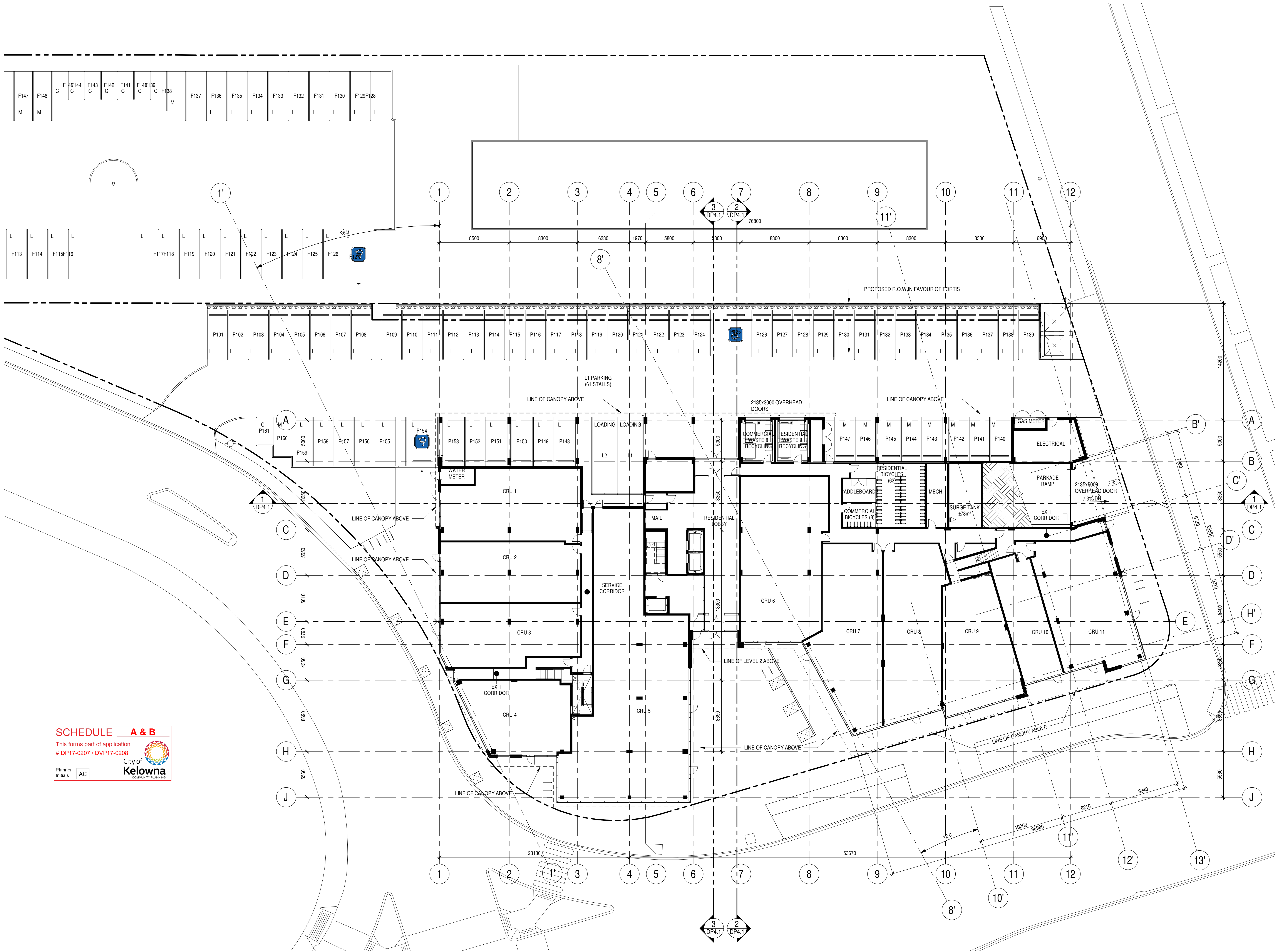
LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

drawing title

LEVEL 1 - FLOOR PLAN

scale:	1 : 200
drawn by:	Author
checked by:	Checker
project no:	215-085
date issued:	2017-08-28

re-issue no:	sheet no:
	DP2.1



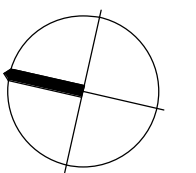
SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208

Planner Initials: AC

NOT FOR CONSTRUCTION

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



Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP

client



project title

THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

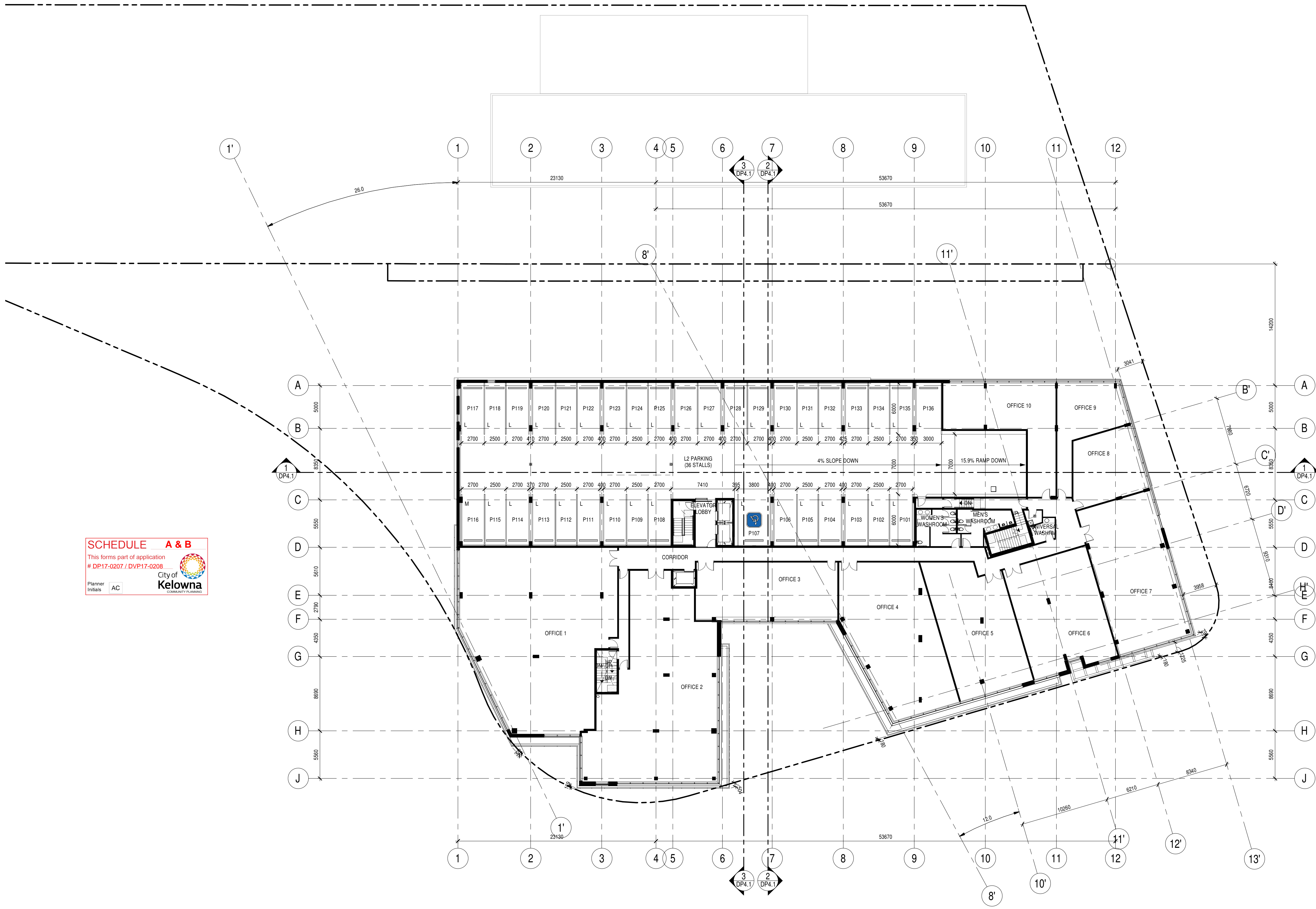
LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

drawing title

LEVEL 2 - PLAN

scale: 1 : 200
drawn by: Author
checked by: Checker
project no: 215-085
date issued: 2017-08-28

re-issue no: sheet no:
DP2.2



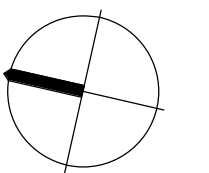
SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208

Planner Initials: AC

NOT FOR CONSTRUCTION

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



Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP

client



project title

THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

LOT A DISTRICT LOT 134 OSOYOVS
DIVISION YALE DISTRICT PLAN EPP65105

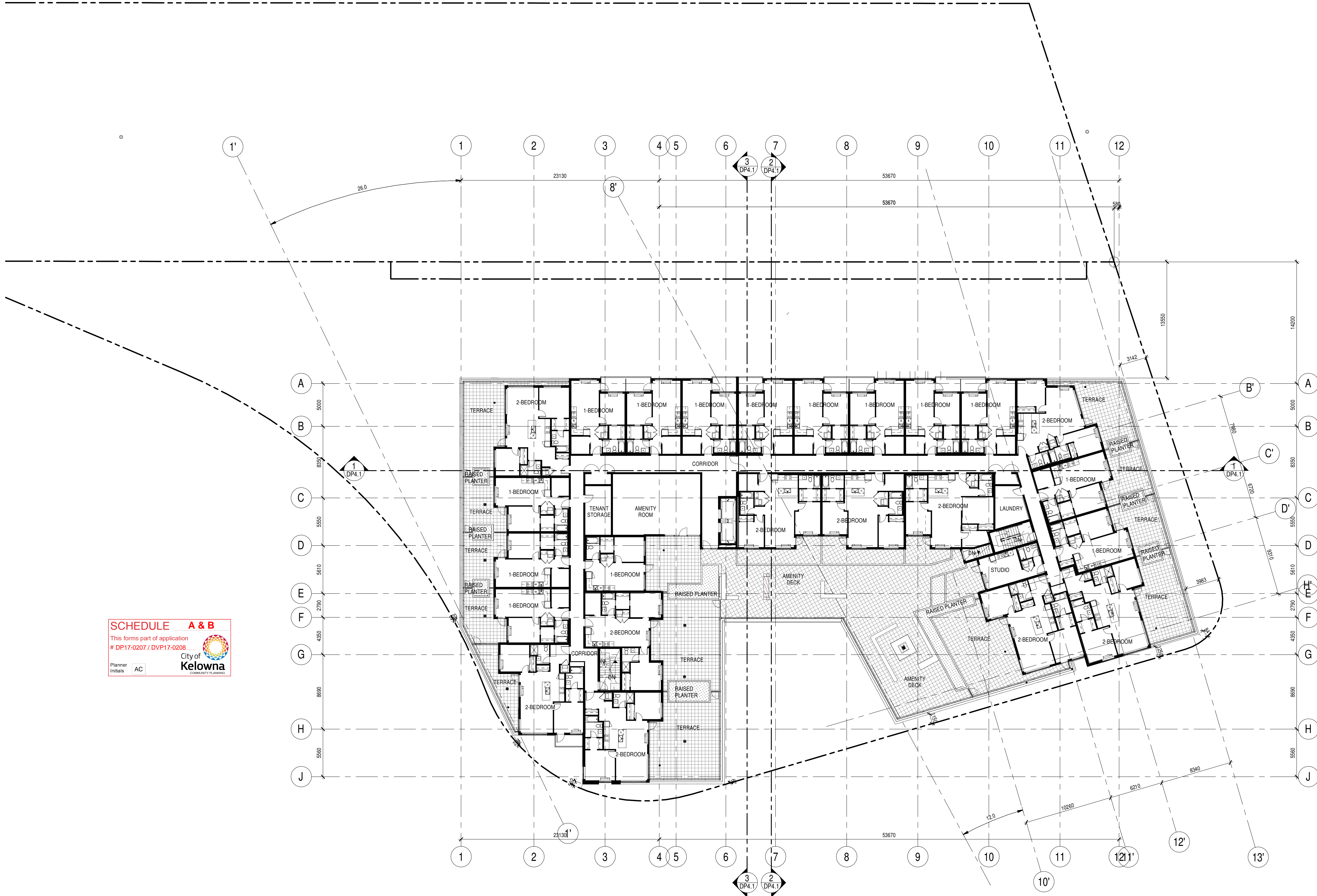
drawing title

LEVEL 3 - PLAN

scale:	1 : 200
drawn by:	Author
checked by:	Checker
project no:	215-085
date issued:	2017-08-28

re-issue no: sheet no:

DP2.3



SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208

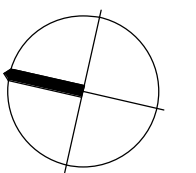
City of Kelowna
COMMUNITY PLANNING

Planner Initials: AC

NOT FOR CONSTRUCTION

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



Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP

client



project title

THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

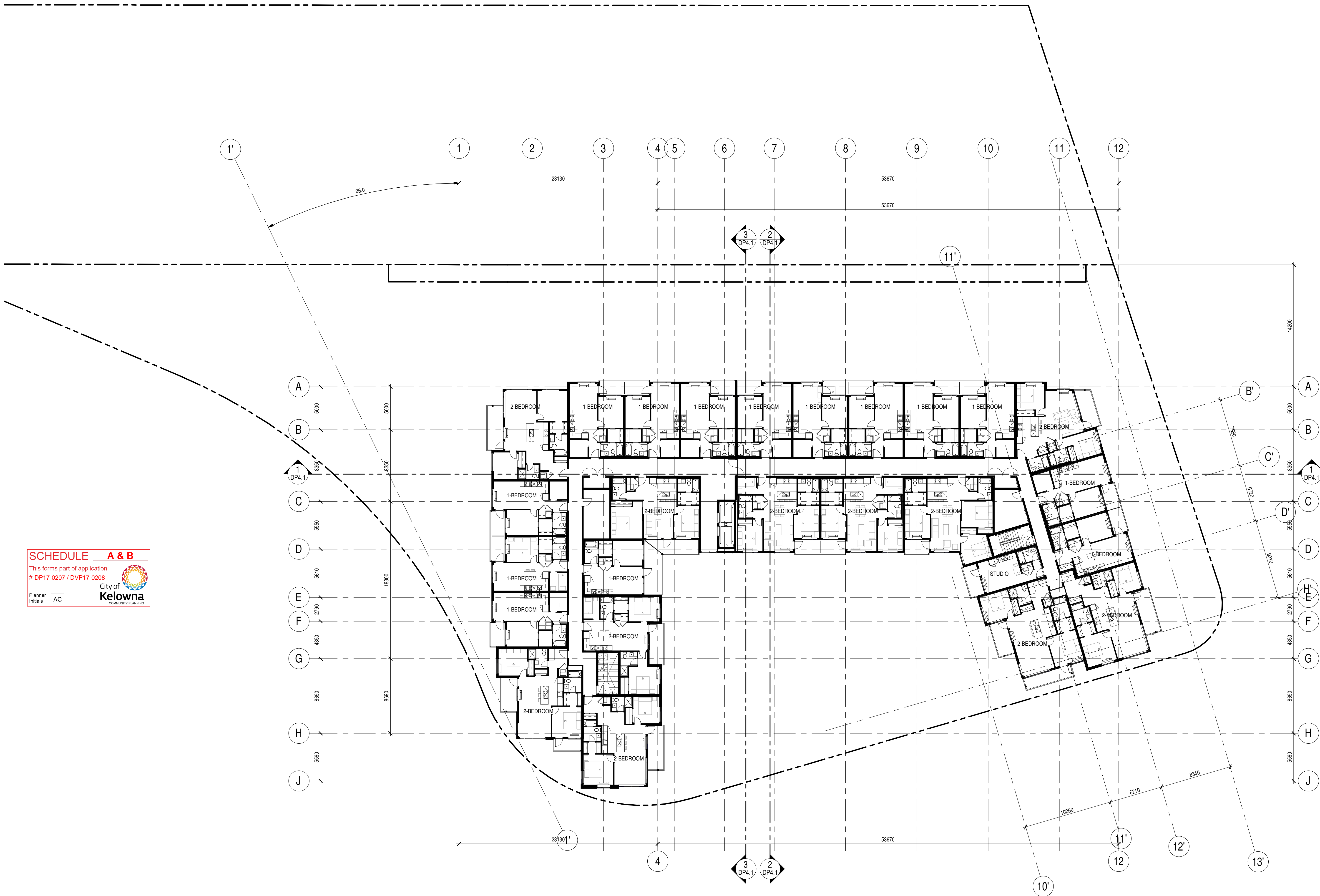
drawing title

LEVEL 4-6 - PLAN

scale: 1 : 200
drawn by: Author
checked by: Checker
project no: 215-085
date issued: 2017-08-28

re-issue no: sheet no:

DP2.4

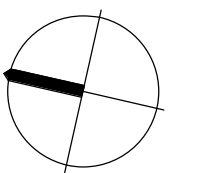


SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208
City of Kelowna
COMMUNITY PLANNING
Planner Initials: AC

NOT FOR CONSTRUCTION

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



Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP

client



project title

THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC

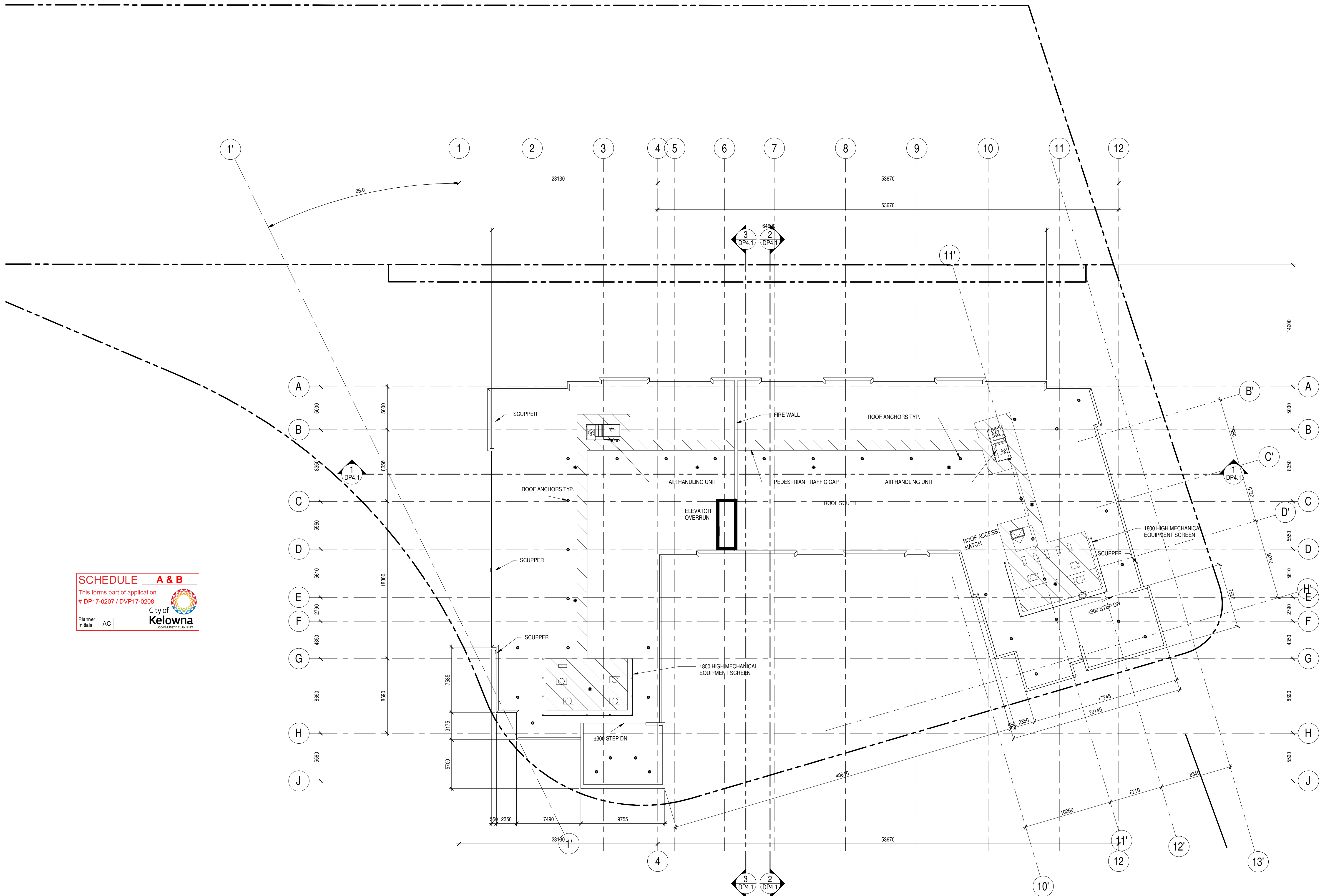
LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

drawing title

ROOF PLAN

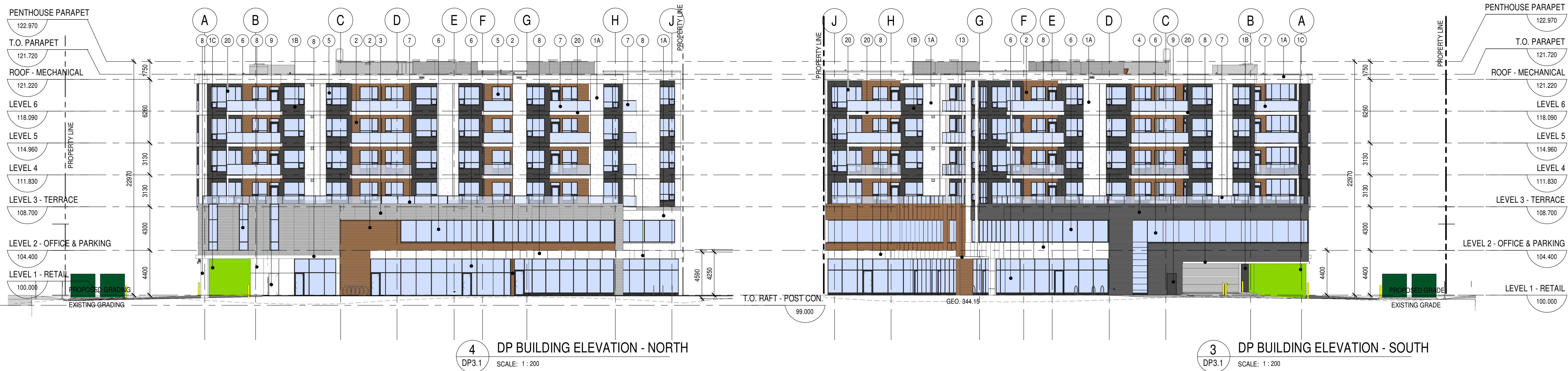
scale: 1 : 200
drawn by: Author
checked by: Checker
project no: 215-085
date issued: 2017-08-28

re-issue no: sheet no:
DP2.5



SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION



4 DP BUILDING ELEVATION - NORTH
DP3.1 SCALE: 1 : 200

3 DP BUILDING ELEVATION - SOUTH
DP3.1 SCALE: 1 : 200

SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208

Planner Initials AC



1 DP BUILDING ELEVATION - EAST
DP3.1 SCALE: 1 : 200

BUILDING ELEVATION MATERIAL LEGEND

- 1- EXTERIOR INSULATION AND STUCCO SYSTEM (EIFS)
 - A WHITE
 - B DARK GREY
 - C GREEN
 - D MEDIUM GREY
- 2 WOOD APPARENT PANEL
- 3 EXTERIOR LIGHT GREY PANELIZED CLADDING
- 4 EXTERIOR DARK GREY PANELIZED CLADDING
- 5 VINYL WINDOWS (BLACK) WITH LOW 'E' GLAZING
- 6 ALUMINUM CURTAIN WALL SYSTEM 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 PREFINISHED METAL FLASHING/ CAP FLASHING
- 12 DECORATIVE SCREEN WITH STEEL MESH
- 13 PAINTED STEEL CANOPY
- 20 FIBER CEMENT CLADDING



2 DP BUILDING ELEVATION - WEST
DP3.1 SCALE: 1 : 200

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

Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP



project title
THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC
LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

BUILDING ELEVATIONS

scale: 1 : 200
drawn by: Author
checked by: Checker
project no: 215-085
date issued: 2017-08-28

re-issue no: sheet no:
DP3.1

NOT FOR CONSTRUCTION

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

Issue No.	Date	Description
A	2016-06-21	ISSUED FOR REZONING, OCP & DP
B	2017-02-03	REISSUED FOR DP
C	2017-08-28	REISSUED FOR DP

client



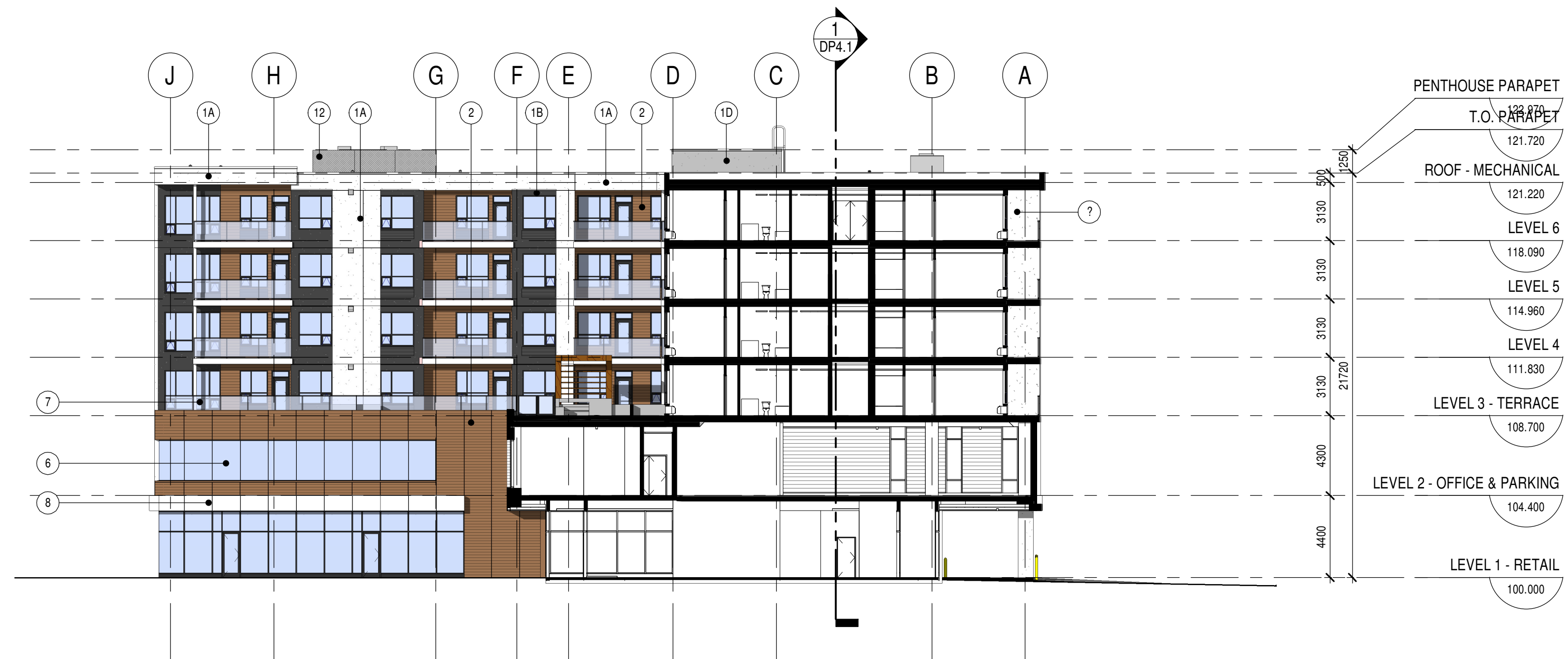
project title
THE SHORE
650 SWORDY ROAD RD
KELOWNA, BC
LOT A DISTRICT LOT 134 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP65105

drawing title

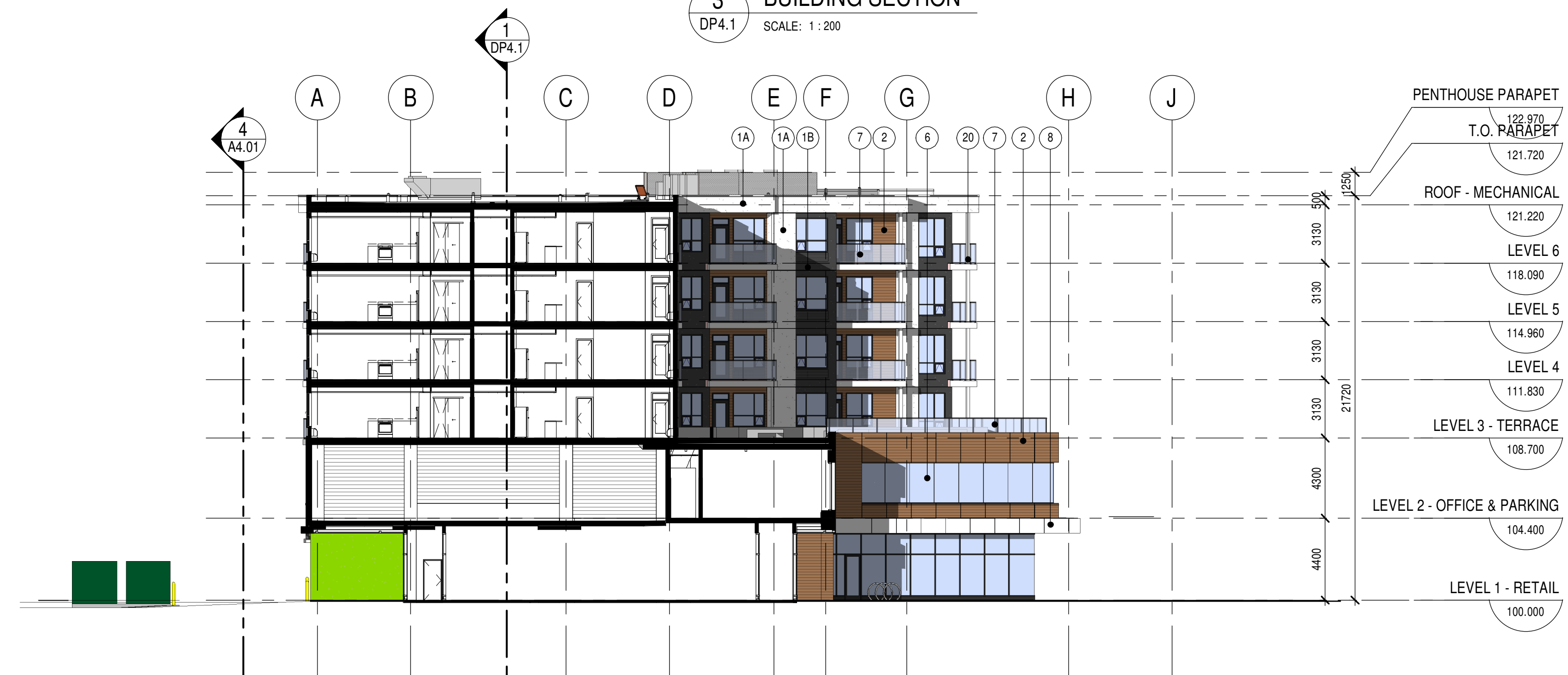
BUILDING SECTIONS

scale: 1 : 200
drawn by: Author
checked by: Checker
project no: 215-085
date issued: 2017-08-28

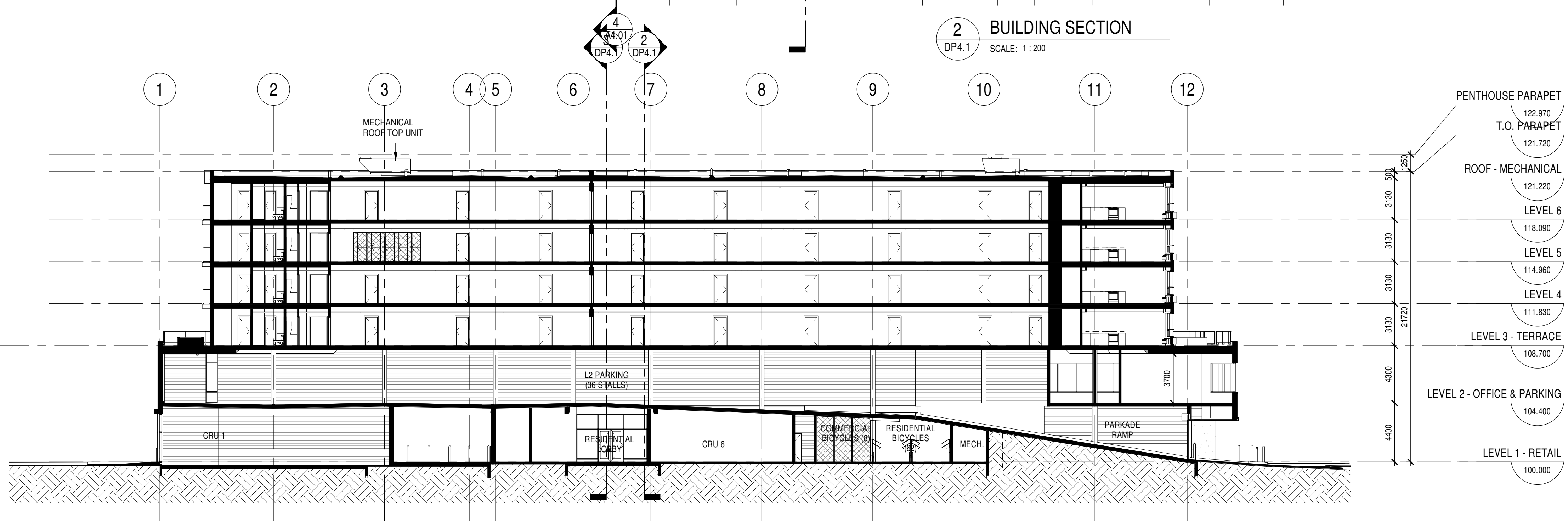
re-issue no: sheet no:
DP4.1



3 BUILDING SECTION
DP4.1 SCALE: 1 : 200



2 BUILDING SECTION
DP4.1 SCALE: 1 : 200



1 BUILDING SECTION
DP4.1 SCALE: 1 : 200

SCHEDULE A & B
This forms part of application
DP17-0207 / DVP17-0208
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

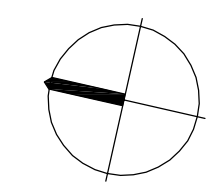
BUILDING ELEVATION MATERIAL LEGEND

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

NOT FOR CONSTRUCTION



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 BKD Architects



Issue No.	Date	Description
1	2016-06-20	ISSUED FOR DEVELOPMENT PERMIT
2	2017-09-15	RE-ISSUED FOR DEVELOPMENT PERMIT



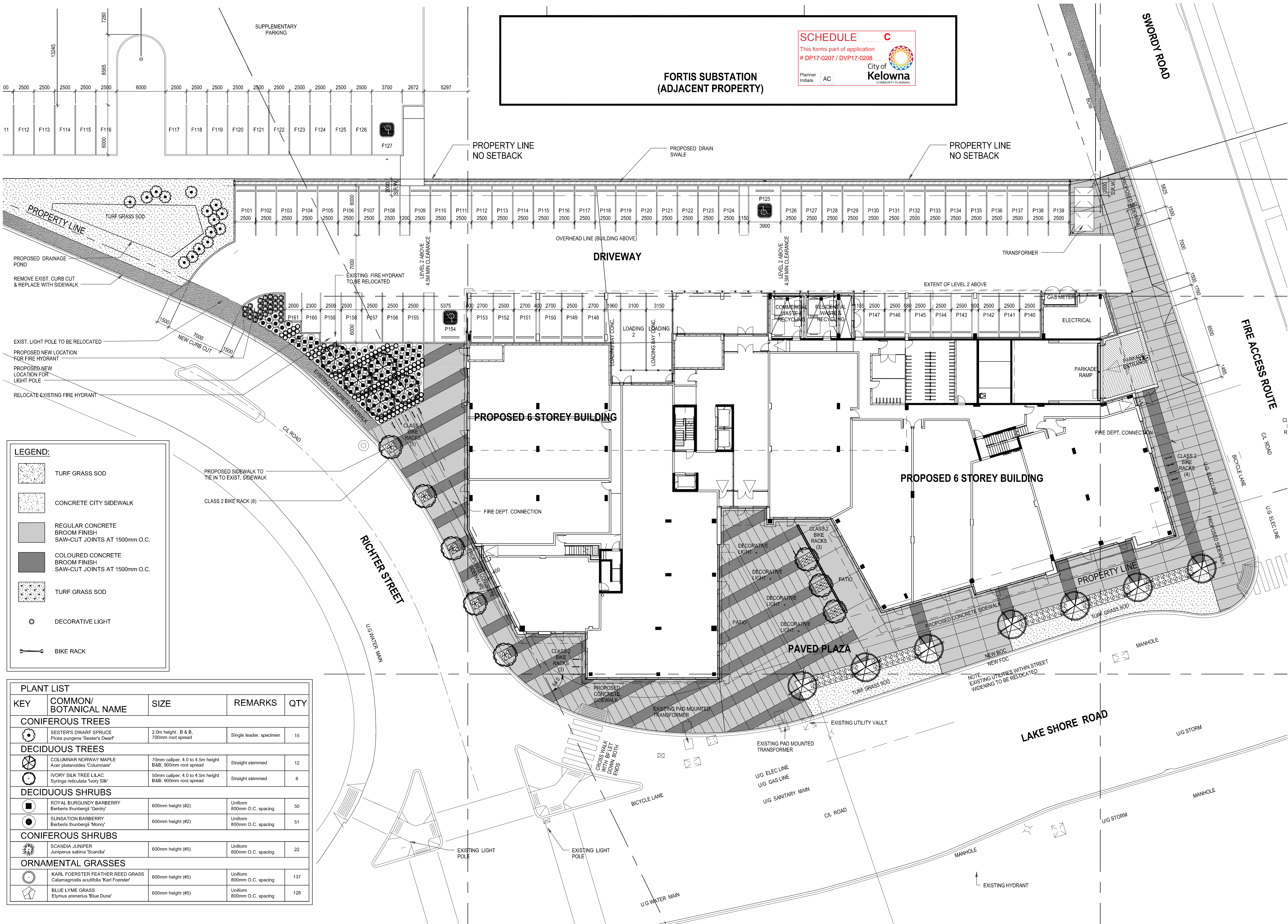
project title
THE SHORE

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: 2016-09-15

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



SCHEDULE C
This forms part of application # DP17-0207 / DVP17-0208
City of Kelowna
Planner Initials: AC

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
- DECORATIVE LIGHT
- BIKE RACK

PLANT LIST

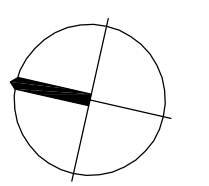
KEY	COMMON/BOTANICAL NAME	SIZE	REMARKS	QTY
CONIFEROUS TREES				
☉	SESTER'S DWARF SPRUCE <i>Picea pungens</i> 'Sester's Dwarf'	2.0m height, B & B, 700mm root spread	Single leader, specimen	15
DECIDUOUS TREES				
☉	COLUMNAR NORWAY MAPLE <i>Acer platanoides</i> 'Columnare'	70mm caliper, 4.0 to 4.5m height B&B, 900mm root spread	Straight stemmed	12
☉	IVORY SILK TREE LILAC <i>Syringa reticulata</i> 'Ivory Silk'	50mm caliper, 4.0 to 4.5m height B&B, 900mm root spread	Straight stemmed	8
DECIDUOUS SHRUBS				
■	ROYAL BURGUNDY BARBERRY <i>Berberis thunbergii</i> 'Gentry'	600mm height (#2)	Uniform 800mm O.C. spacing	50
●	SUNSATON BARBERRY <i>Berberis thunbergii</i> 'Money'	600mm height (#2)	Uniform 800mm O.C. spacing	51
CONIFEROUS SHRUBS				
☉	SCANDIA JUNIPER <i>Juniperus sabinia</i> 'Scandia'	600mm height (#5)	Uniform 800mm O.C. spacing	22
ORNAMENTAL GRASSES				
☉	KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis acutifolia</i> 'Karl Foerster'	600mm height (#5)	Uniform 800mm O.C. spacing	137
☉	BLUE LYME GRASS <i>Elymus arenarius</i> 'Blue Dune'	600mm height (#5)	Uniform 800mm O.C. spacing	128

1 LANDSCAPE PLAN
DPL1.1 SCALE: 1:200

NOT FOR CONSTRUCTION



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 BKD Architects



Issue No.	Date	Description
1	2017-02-03	ISSUED FOR DEVELOPMENT PERMIT
2	2017-09-15	RE-ISSUED FOR DEVELOPMENT PERMIT



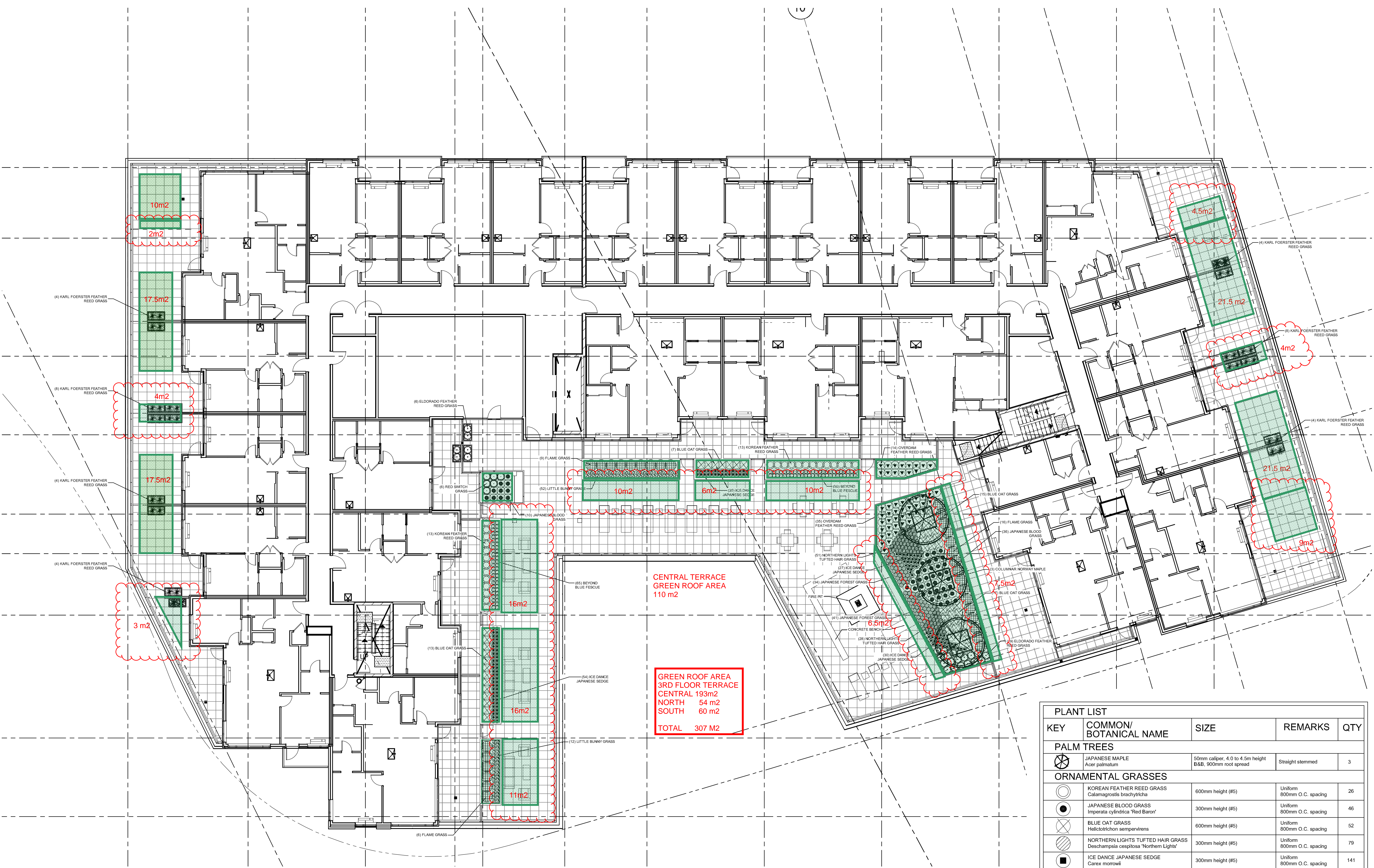
project title
THE SHORE

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: 2017-09-15

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



KEY	COMMON/BOTANICAL NAME	SIZE	REMARKS	QTY
PALM TREES				
	JAPANESE MAPLE Acer palmatum	50mm caliper, 4.0 to 4.5m height B&B, 900mm root spread	Straight stemmed	3
ORNAMENTAL GRASSES				
	KOREAN FEATHER REED GRASS Calamagrostis brachytricha	600mm height (#5)	Uniform 800mm O.C. spacing	26
	JAPANESE BLOOD GRASS Imperata cylindrica 'Red Baron'	300mm height (#5)	Uniform 800mm O.C. spacing	46
	BLUE OAT GRASS Helictotrichon sempervirens	600mm height (#5)	Uniform 800mm O.C. spacing	52
	NORTHERN LIGHTS TUFTED HAIR GRASS Deschampsia cespitosa 'Northern Lights'	300mm height (#5)	Uniform 800mm O.C. spacing	79
	ICE DANCE JAPANESE SEDGE Carex morrowii	300mm height (#5)	Uniform 800mm O.C. spacing	141
	OVERDAM VARIEGATED REED GRASS Calamagrostis x acutiflora 'Overdam'	600mm height (#5)	Uniform 800mm O.C. spacing	49
	FLAME GRASS Miscanthus sinensis 'Purpurascens'	600mm height (#5)	Uniform 800mm O.C. spacing	48
	LITTLE BUNNY GRASS Pennisetum alopecuroides 'Little Bunny'	300mm height (#5)	Uniform 800mm O.C. spacing	88
	BEYOND BLUE FESCUE Festuca glauca 'Beyond Blue'	300mm height (#5)	Uniform 800mm O.C. spacing	100
	JAPANESE FOREST GRASS Hakonechloa macro 'Aureola'	300mm height (#5)	Uniform 800mm O.C. spacing	75
	KARL FOERSTER FEATHER REED GRASS Calamagrostis x acutiflora 'Karl Foerster'	600mm height (#5)	Uniform 800mm O.C. spacing	36
	ELDORADO FEATHER REED GRASS Calamagrostis x acutiflora 'Eldorado'	600mm height (#5)	Uniform 800mm O.C. spacing	25
	RED SWITCH GRASS Panicum virgatum 'Rotstrahlbusch'	600mm height (#5)	Uniform 800mm O.C. spacing	6

LEGEND:

	TECTURA GRANITEX 600 X 600 X 50mm GTX-120 COLOUR
--	--

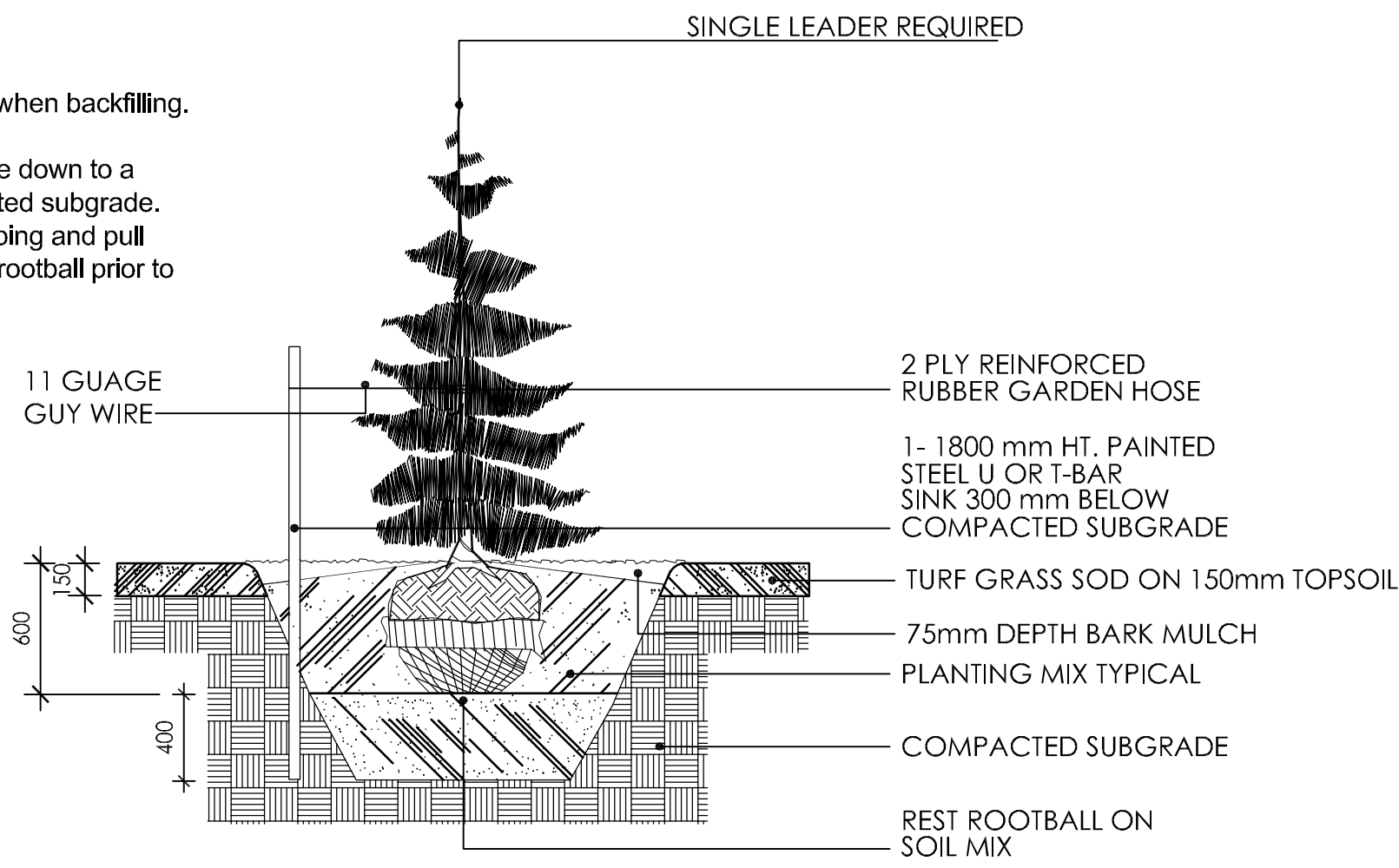
1 LANDSCAPE PLAN - 4TH FLOOR
DPL1.2 SCALE: 1:125

SCHEDULE C
This forms part of application # DP17-0207 / DVP17-0208

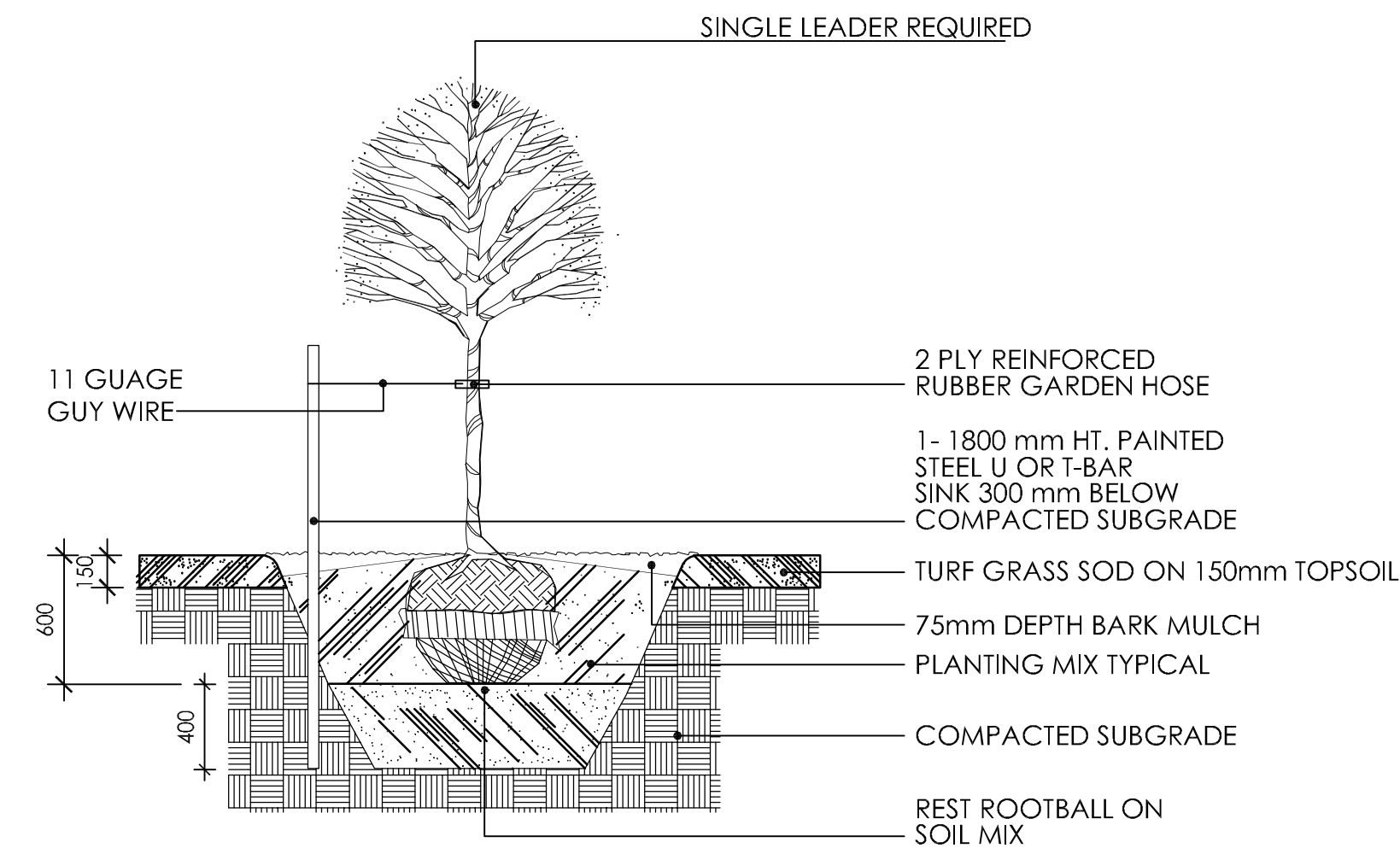
Planner Initials: AC

TREE PLANTING INSTRUCTIONS:

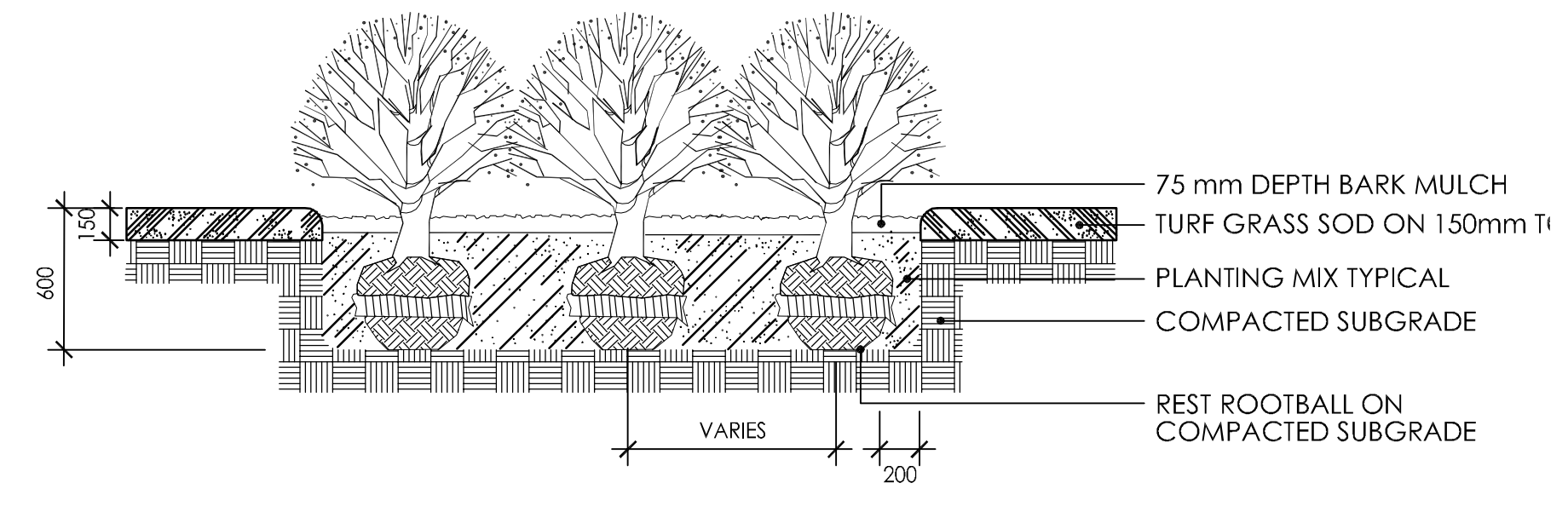
- 1. Do not allow air pockets to form when backfilling.
- 2. Stake tree outside of tree pit.
- 3. Bars should be hammered secure down to a minimum of 400mm into compacted subgrade.
- 4. If tree is in wire basket, cut strapping and pull burlap a basket from top 1/3 of rootball prior to backfilling.
- 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.



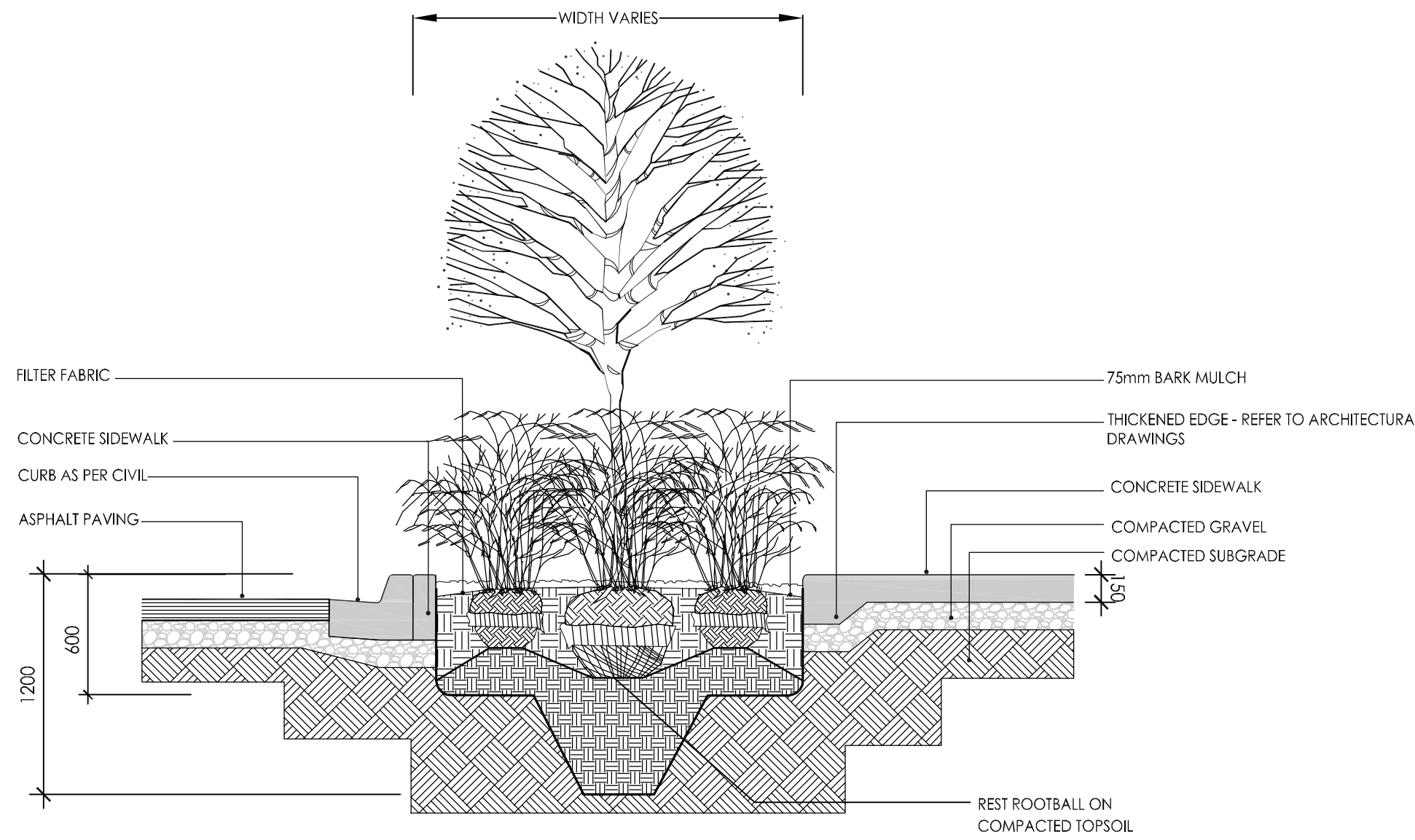
1 CONIFEROUS TREE PLANTING
DPL1.5 SCALE: 1:30



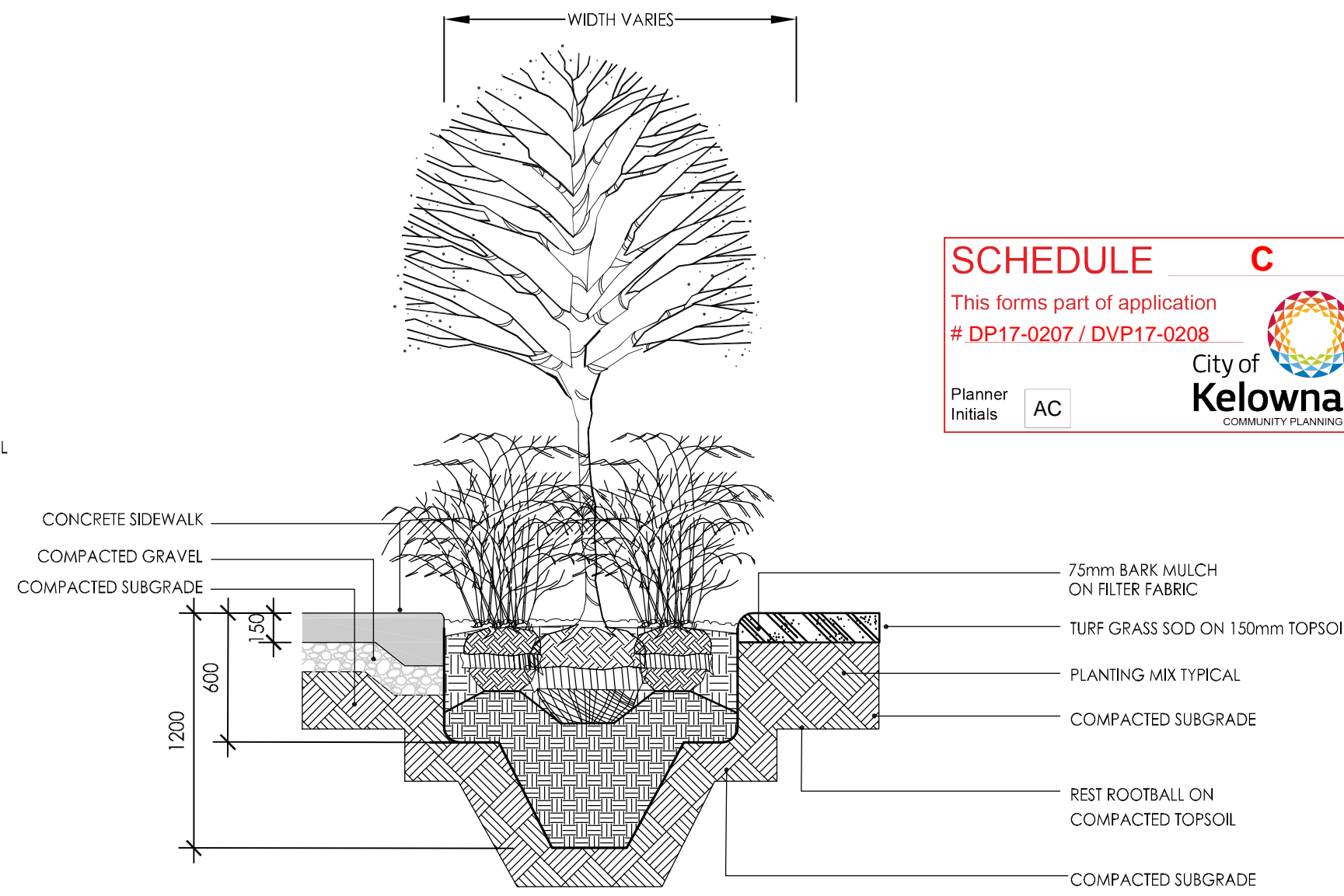
2 DECIDUOUS TREE PLANTING
DPL1.5 SCALE: 1:30



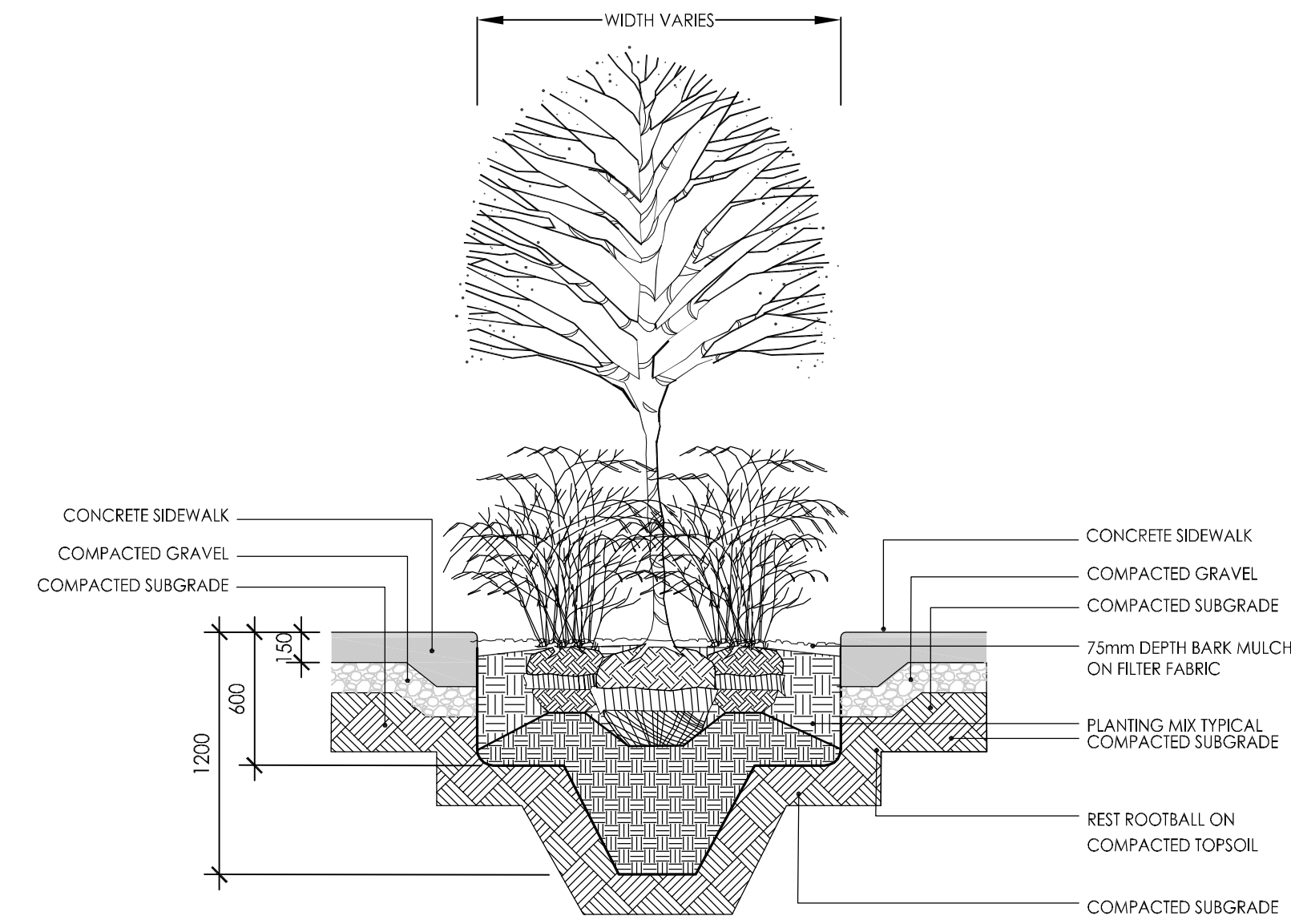
3 SHRUB PLANTING
DPL1.5 SCALE: 1:30



4 BOULEVARD TREE PLANTING IN CONCRETE
DPL1.5 SCALE: 1:30



5 BOULEVARD TREE PLANTING AT BUS STOP
DPL1.5 SCALE: 1:30



6 PLAZA TREE/SHRUB PLANTING
DPL1.5 SCALE: 1:30

MAGLIN™

T 800-718-8506
F 877-850-9393
WWW.MAGLIN.COM
SALES@MAGLIN.COM

SCBR1600 SERIES

MATERIALS: The Bike Rack is made from solid cast aluminum.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select SCBR1600 Series
Choose:
- Base Type
 • Direct Burial (SCBR1600-DB)
 • Surface Mount (SCBR1600-S)
- Powdercoat Color

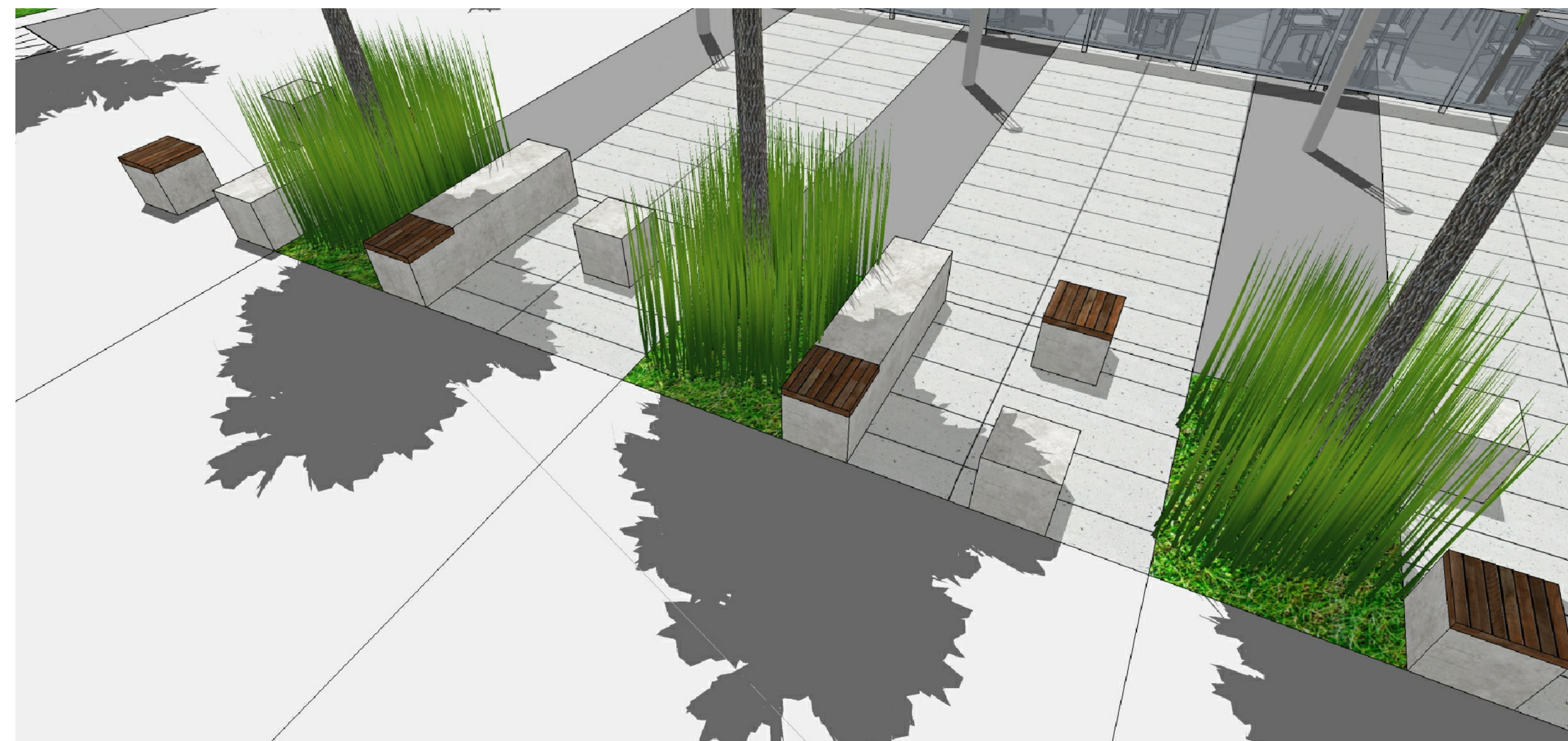
COMPLEMENTARY PRODUCTS:
- SCBR1600
- SCBR1602
- SCRC1603

*SCBR1600-S surface mount model shown.

DIMENSIONS:
Length: 27.62" (70.17 cm)
Height: 25.19" (63.98 cm)
Width: 3.312" (8.47 cm)
Weight: 18.3lbs (8.3kg.)

27 5/8" 25 3/16" 3 7/8"

7 BIKE RACK
DPL1.5 SCALE: N.T.S.



8 PERSPECTIVE VIEW - PLAZA SEATING
DPL1.5 SCALE: N.T.S.



300, 640 - 8 Avenue S.W.
Calgary, AB T2P 1G7
T +1 403 233 2525

seal

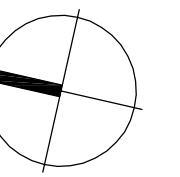
NOT FOR CONSTRUCTION

consultants

MATRIX
LANDSCAPE ARCHITECTURE



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 BKD Architects



Issue No.	Date	Description
1	2016-06-20	ISSUED FOR DEVELOPMENT PERMIT
2	2017-09-15	RE-ISSUED FOR DEVELOPMENT PERMIT

client



project title

THE SHORE

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

drawing title

LANDSCAPE DETAILS

scale: AS NOTED
drawn by: AD
checked by: VK
project no: 215-085
date issued: 2016-09-15

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



The Shore _Landscape_updated 21 September 2017

PRELIMINARY OPINION OF PROBABLE COST - SOFT LANDSCAPE - NOT TO BE USED FOR CONSTRUCTION

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL LANDSCAPING				
(Ground Level & Level 3 Amenity)				
Topsail, imported, 150mm depth (Ground Level)	385	sq.m.	\$5.00	\$1,925.00
Shrub Bed Preparation, 600mm depth (Ground Level)	205	sq.m.	\$40.00	\$8,200.00
Wood Mulch, 75mm depth (Ground Level)	205	sq.m.	\$8.00	\$1,640.00
Sod (Ground Level)	385	sq.m.	\$6.00	\$2,310.00
Planter soil mix, depth varies, avg 900mm depth (Level 3 Amenity)	130	sq.m.	\$60.00	\$7,800.00
Subtotal				\$21,875.00
TREES AND SHRUBS				
Trees - Coniferous (Ground Level)				
Sester's Dwarf Spruce (1.5m height)	15	each	\$750.00	\$11,250.00
Trees - Deciduous (Ground Floor)				
Columnar Norway Maple (70mm caliper)	5	each	\$700.00	\$3,500.00
Ivory Silk Tree Lilac (50mm caliper)	3	each	\$700.00	\$5,600.00
Trees - Deciduous (Level 3 Amenity)				
Japanese Maple (50mm caliper)	3	each	\$700.00	\$2,100.00
Shrubs (Ground Floor)				
Royal Burgundy Barberry (#5 Container)	44	each	\$45.00	\$1,980.00
Sunsation Barberry (#2 Container)	42	each	\$45.00	\$1,890.00
Scandia Juniper (#5 Container)	15	each	\$45.00	\$675.00
Karl Foerster Feather Reed Grass (#5 Container)	117	each	\$45.00	\$5,265.00
Blue Lyme Grass (#5 Container)	18	each	\$45.00	\$810.00
Shrubs (Level 3 Amenity)				
Korean Feather Reed Grass (#5 Container)	26	each	\$45.00	\$1,170.00
Japanese Blood Grass (#5 Container)	46	each	\$45.00	\$2,070.00
Blue Oat Grass (#5 Container)	52	each	\$45.00	\$2,340.00
Northern Lights Tufted Grass (#5 Container)	79	each	\$45.00	\$3,555.00
Ice Dance Japanese Sedge (#5 Container)	141	each	\$45.00	\$6,345.00
Overdam Variegated Reed Grass (#5 Container)	49	each	\$45.00	\$2,205.00
Flame Grass (#5 Container)	48	each	\$45.00	\$2,160.00
Little Bunny Grass (#5 Container)	88	each	\$45.00	\$3,960.00
Beyond Blue Fescue (#5 Container)	100	each	\$45.00	\$4,500.00
Japanese Forest Grass (#5 Container)	75	each	\$45.00	\$3,375.00
Karl Foerster Feather Reed Grass (#5 Container)	36	each	\$45.00	\$1,620.00
Eldorado Feather Reed Grass (#5 Container)	25	each	\$45.00	\$1,125.00
Red Switch Grass (#5 Container)	6	each	\$45.00	\$270.00
Subtotal				\$67,765.00
LANDSCAPE FEATURES				
Irrigation		allowance		\$40,000.00
Subtotal				\$40,000.00
TOTAL				\$107,765.00

SCHEDULE C

This forms part of application
DP17-0207 / DVP17-0208

Planner
Initials

AC



**City of
Kelowna**
COMMUNITY PLANNING

Development Permit & Development Variance Permit DP17-0207 & DVP17-0208



This permit relates to land in the City of Kelowna municipally known as

650 Swordy Rd

and legally known as

LOT A DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN EPP65105

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000:

Table 8.1 Parking Schedule

To vary the required parking from 161 parking stalls permitted to 97 parking stalls proposed.

S.14.4.5 (c) Development Regulations

To vary the maximum height from '15.0m or 4 stories' permitted '22.1m or 6 stories' proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: December 5th 2017

Decision By: CITY COUNCIL

Issued Date: **DATE**

Development Permit Area: Comprehensive Development Permit Area

File Manager: AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: C4 – Urban Centre Commercial Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 0984342 B.C. LTD., INC.NO. BC0984342
Address: 302-3975 LAKESHORE RD V1W 1V3
City: Kelowna, BC
Phone: n/a

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- 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"; and
- 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.

This Development Permit is valid for two (2) years from the Council Date of Decision if applicable, or Community Planning Department Manager approval, with no opportunity to extend.

3. 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 Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer 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 enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$134,706.25
- OR
- b) An Irrevocable Letter of Credit in the amount of \$134,706.25

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.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees 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 said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, 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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.
ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 33 1/3% (3:1).

TOPSOIL FOR SODDED & SEEDED AREAS:

Mixture of mineral particulates, micro organisms and organic matter which provides suitable medium for supporting intended plant growth.

- 1 Soil texture based on The Canadian System of Soil Classification, to consist of
 - 20 to 70% sand and contain 5 to 10% organic matter by weight.
- 2 Fertility: major soil nutrients present in following ratios:
 - 1 Nitrogen (N): 20 to 40 micrograms of available N per gram of topsoil.
 - 2 Phosphorus (P): 10 to 20 micrograms of phosphate per gram of topsoil.
 - 3 Potassium (K): 80 to 120 micrograms of potash per gram of topsoil.
 - 4 Calcium, magnesium, sulphur and micro-nutrients present in balanced ratios to support germination and/or establishment of intended vegetation.
- 3 Ph value: 5.5 to 7.5.
- 4 Contain no toxic elements or growth inhibiting materials.
- 5 Free from:
 - 1 Debris and stones over 25 mm diameter.
 - 2 Course vegetative material, 10 mm diameter and 100 mm length, occupying more than 2% of soil volume.
- 6 Consistence: friable when moist.
- 7 Stocked piled on site 'topsoil' must be tested by an approved soil testing facility, provide results for tests: STP1 and STXT and a method of amending the soil to Matrix for approval. All topsoil must meet the above specifications.

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE.

SOD

USE SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 100MM (4") OF TOPSOIL, AND SHALL BE SODDED WITH #1 BLUEGRASS - FESCUE SOD. NO SOD SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING ALL SODDED AND SEEDED AREAS AT LEAST TWO (2) TIMES BEFORE FINAL INSPECTION FOR ACCEPTANCE OF THE LANDSCAPE WORK.

MINERAL FERTILIZER

APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER REQUIREMENTS:

1. SODDED AREAS - 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M2 (10 LBS OVER 1000 SQ. FT.).

2. PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSHEL OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS.

EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS, MIN 600mm (2'0"). BACK FILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZER AS SPECIFIED ABOVE. ALSO ADD .58 KILOS BONEMEAL/CUBIC METER OF PLANTING SOIL (1 LB./CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE OR DRAINAGE DETAIL. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, S/B OR B/B, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED AS DETAILED AND AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm(3"). FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE LANDSCAPE ALBERTA NURSERY AND TRADES ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

* MULCH - SHREDDED PINE MULCH BY "GRO BARK" OR APPROVED EQUAL.

LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ALBERTSA SPECIFICATIONS THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIODS, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF THE GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE LANDSCAPE ALBERTA NURSERY TRADES ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ALBERTA AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN; PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDAMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERSEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

GUARANTEE PERIOD - PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.



zeidler bkdi

Zeidler BKDI Architects

300, 640 – 8 Avenue SW

Calgary, Alberta T2P 1G7

T +1 403 233 2525

seal

NOT FOR CONSTRUCTION

consultants

MATRIX

LANDSCAPE ARCHITECTURE

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

Issue No.	Date	Description
1	2017-02-15	ISSUED FOR DEVELOPMENT PERMIT
2	2017-09-15	RE-ISSUED FOR DEVELOPMENT PERMIT
3	2017-09-22	UPDATES FOR DEVELOPMENT PERMIT

client

project title

FORTIS PARKING LOT

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

drawing title

LANDSCAPE SPECIFICATIONS

scale: 1 : 200

drawn by: SS/AD/PI

checked by: TK

project no: 215-085

date issued: 2017-09-15

re-issue no:

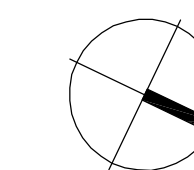
sheet no:

1

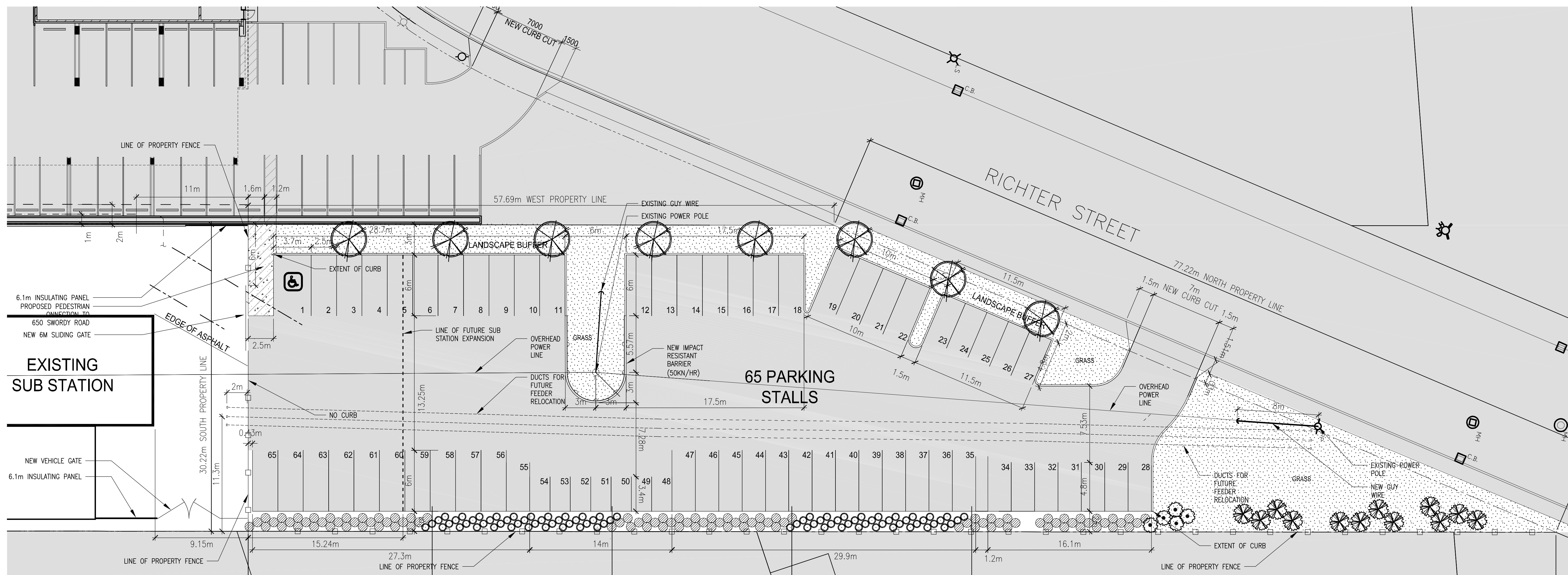
DPL1.2

NOT FOR CONSTRUCTION

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 BKD Architects



Issue No.	Date	Description
1	2017-02-15	ISSUED FOR DEVELOPMENT PERMIT
2	2017-09-15	RE-ISSUED FOR DEVELOPMENT PERMIT
3	2017-09-22	UPDATES FOR DEVELOPMENT PERMIT



1 LANDSCAPE PLAN
DPL1.1 SCALE: 1:200

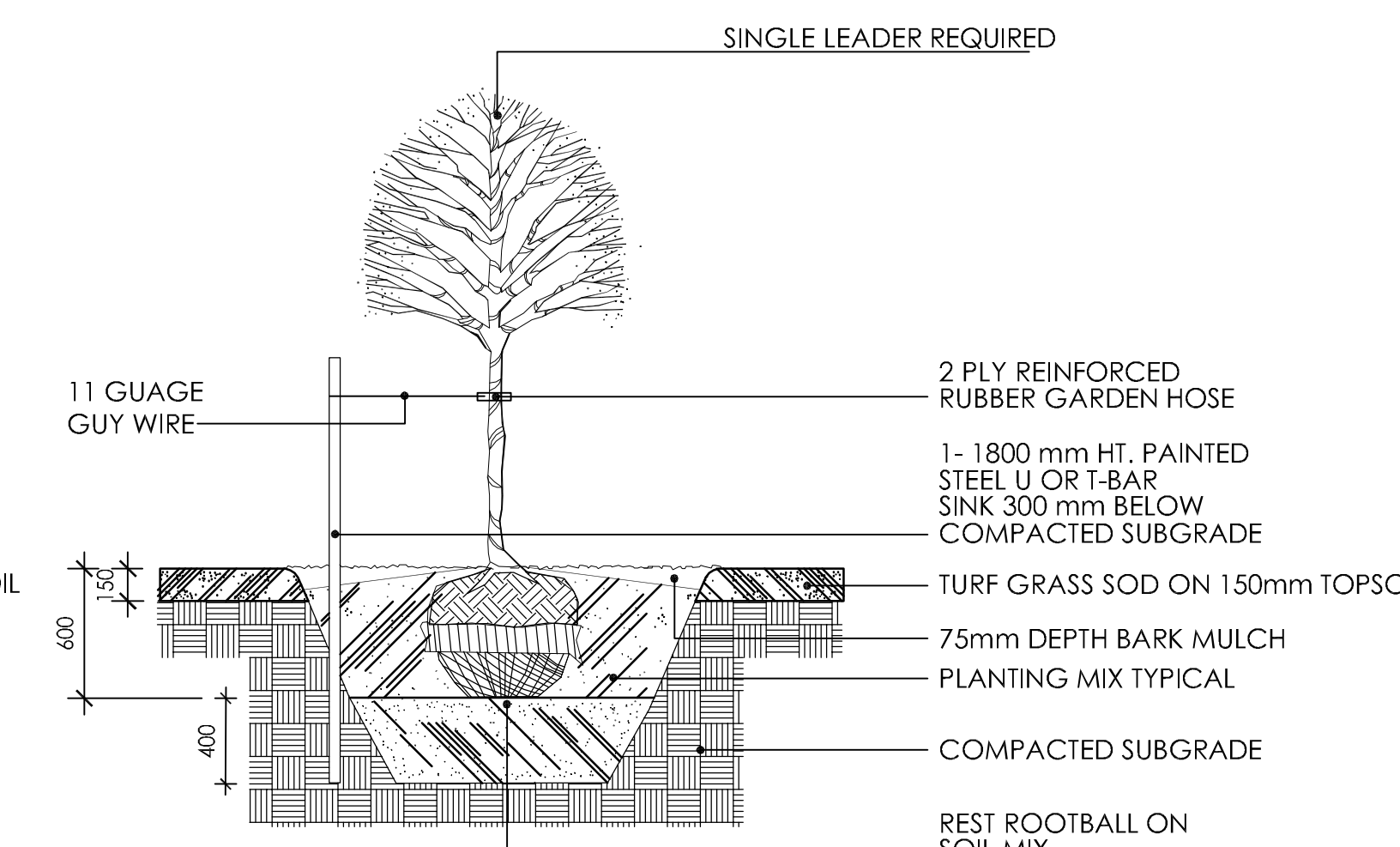
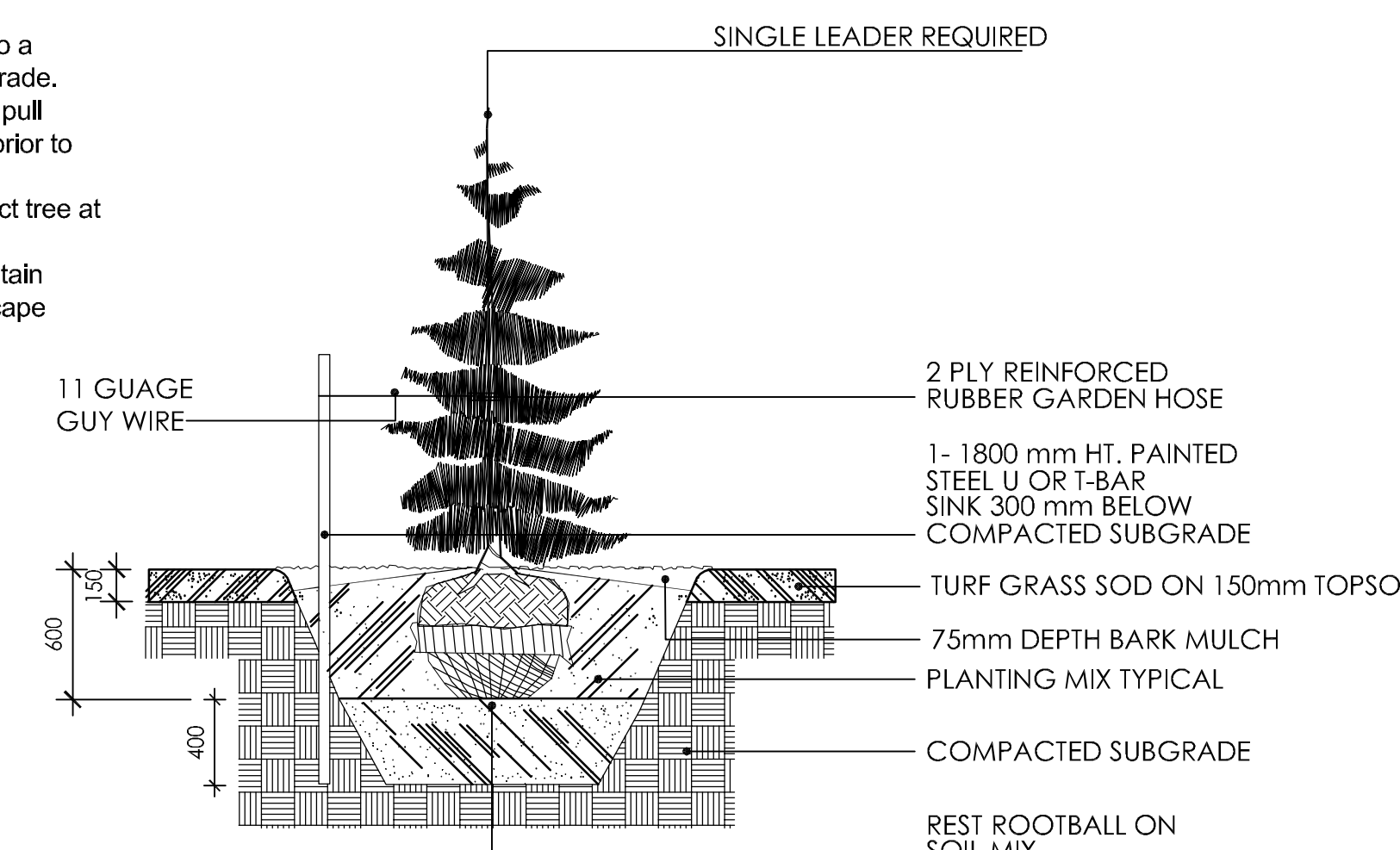
KEY	COMMON/BOTANICAL NAME	SIZE	REMARKS	QTY
CONIFEROUS TREES				
	SESTER'S DWARF SPRUCE <i>Picea pungens</i> 'Sester's Dwarf'	2.0m height, B & B, 700mm root spread	Single leader, specimen	20
	MOUNTAIN PINE <i>Pinus uncinata</i>	3.0m height, B & B, 900mm root spread	Single leader, specimen	12
DECIDUOUS TREES				
	UPRIGHT MAPLE <i>Acer</i> - 'Columnare'	90mm caliper, 4.0 to 4.5m height B&B, 900mm root spread	Straight stemmed	8
DECIDUOUS SHRUBS				
	PAINT THE TOWN RED EASY ELEGANCE <i>Rosa</i> 'Baltown'	800mm height (#2)	Uniform 900mm O.C. spacing	97
ORNAMENTAL GRASSES				
	KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis acutifolia</i> 'Karl Foerster'	1200mm height (#5)	Uniform 800mm O.C. spacing	84

LEGEND:

	NOT PART OF THIS DEVELOPMENT PERMIT APPLICATION
	TURF GRASS SOD
	REGULAR CONCRETE BROOM FINISH SAW-CUT JOINTS AT 1500mm O.C.

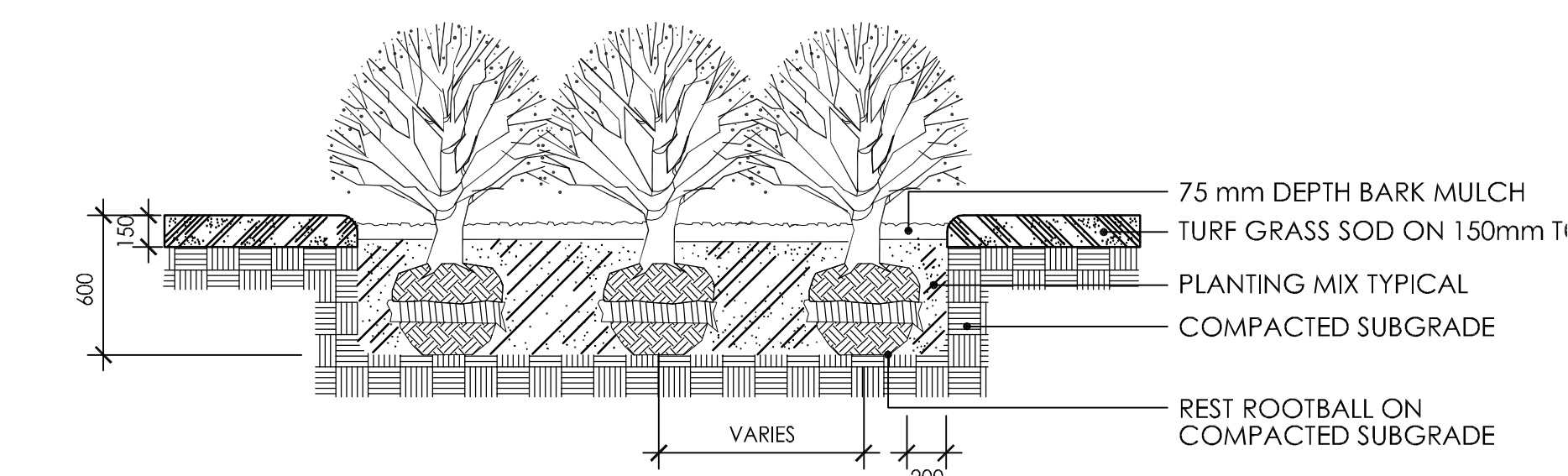
TREE PLANTING INSTRUCTIONS:

- Do not allow air pockets to form when backfilling.
- Stake tree outside of tree pit.
- Bars should be hammered secure down to a minimum of 400mm into compacted subgrade.
- If tree is in wire basket, cut strapping and pull burlap a basket from top 1/3 of rootball prior to backfilling.
- Use rubber hose on all guy wires to protect tree at point of contact.
- Prune dead and broken branches to maintain natural form of tree as directed by Landscape Architect.



1 CONIFEROUS TREE PLANTING
DPL1.1 SCALE: 1:30

2 DECIDUOUS TREE PLANTING
DPL1.1 SCALE: 1:30



SCHEDULE A.B. & C
This forms part of application
DP17-0016 / DVP17-0019

Planner initials AC

City of Kelowna
COMMUNITY PLANNING

Fortis Parking Lot Landscape_updated 21 September 2017

PRELIMINARY SOFT LANDSCAPE COST ESTIMATE - NOT TO BE USED FOR CONSTRUCTION

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL LANDSCAPING				
Topsoil, imported (150mm depth)	715	m ²	\$5.00	\$3,575.00
Shrub Bed Preparation (600mm depth)	110	m ²	\$40.00	\$4,400.00
Wood Mulch (75mm depth)	110	m ²	\$8.00	\$880.00
Sod	715	m ²	\$6.00	\$4,290.00
Subtotal				\$26,536.00
TREES AND SHRUBS				
Trees - Coniferous				
Sester's Dwarf Spruce (2.0m height)	20	each	\$450.00	\$9,000.00
Mountain Pine (3.0m height)	12	each	\$450.00	\$5,400.00
Trees - Deciduous				
Columnar Norway Maple (90mm caliper)	8	each	\$700.00	\$5,600.00
Shrubs /Ornamental Grasses				
Paint the Town Red Easy Elegance (5 gal.)	97	each	\$45.00	\$4,365.00
Feather Reed Grass	84	each	\$30.00	\$2,520.00
Subtotal				\$26,885.00
LANDSCAPE FEATURES				
Irrigation		allowance		\$40,000.00
Subtotal				\$40,000.00
TOTAL				\$93,421.00

SCHEDULE A, B, & C

This forms part of application
DP17-0016 / DVP17-0019



City of

Kelowna

COMMUNITY PLANNING

AC

Planner
Initials