
CITY OF KELOWNA

MEMORANDUM

Date: November 28, 2017
File No.: DP17-0255
To: RESB (AW)
From: Development Engineering Manager (JK)
Subject: 1642 Commerce Avenue

ATTACHMENT A

This forms part of application

DP17-0255

Planner
Initials

AW



ZONE: C10

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 Ryan O'Sullivan

1. Domestic Water and Fire Protection

- a) The property is located within the Rutland Waterworks District (RWD)
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- a) The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- c) Design drawings must be reviewed by the Rutland Waterworks District prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with a 150mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing service and the installation of one 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 these sites which meets the requirements of the City Subdivision, Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if

applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service if required.

4. Road Improvements

- (a) Existing driveway let down is on the north,west corner of lot is to be moved to north,east corner of lot. Existing letdown is to be removed and replaced with barrier curb and gutter and 1.5m sidewalk.
- (b) Frontage on Commerce is at a urban standered with exception of landscaping. Landscaped fronting this development will be included in the onsite landscape plans. Irragation will be tied into 1642 Commerce Avenue water service.

5. Transportation

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

6. Subdivision

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

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) 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.

8. Engineering

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

9. Design and Construction

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

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

10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

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

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



12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) An MSU size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.

- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

James Kay, P. Eng.
Development Engineering Manager

RO

ATTACHMENT		A
This forms part of application		
# DP17-0255		
Planner Initials	<div>AW</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>

Development Permit DP17-0255



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

1642 Commerce Avenue

and legally known as

Lot 5 District Lot 125 ODYD Plan KAP73825

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.

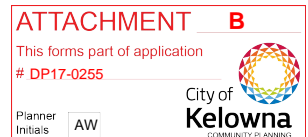
Date of Decision: December 11th, 2017

Decision By: CITY COUNCIL

Issued Date: Tbd

Development Permit Area: Comprehensive Development Permit Area

File Manager: Alec Warrender



This permit will not be valid if development has not commenced by December 11, 2019.

Existing Zone: C10 – Service Commercial

Future Land Use Designation: Service 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's Agent: Horizon North on behalf of BC Housing

Address: 540 Athabasca Street

City: Kamloops, BC

Phone: 250-371-1300

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 date of Council 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 tbd.

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

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.**



DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?		X	
Are materials in keeping with the character of the region?		X	
Are colours used common in the region's natural landscape?		X	
Does the design provide for a transition between the indoors and outdoors?	X		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?		X	
Are architectural elements aligned from one building to the next?		X	
Is the design unique without visually dominating neighbouring buildings?		X	
Relationship to the Street			
Do buildings create the desired streetscape rhythm?		X	
Are parkade entrances located at grade?			X
For buildings with multiple street frontages, is equal emphasis given to each frontage?			X
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?		X	
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	X		
Human Scale			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?		X	
Are building facades designed with a balance of vertical and horizontal proportions?		X	
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?		X	
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?		X	
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			X

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?		X	
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?		X	
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?		X	
Are elements other than colour used as the dominant feature of a building?		X	
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	X		
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	X		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	X		
Are alternative and active modes of transportation supported through the site design?	X		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?		X	
Is parking located behind or inside buildings, or below grade?	X		
Are large expanses of parking separated by landscaping or buildings?			X
Are vehicle and service accesses from lower order roads or lanes?	X		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	X		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	X		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?		X	
Are green walls or shade trees incorporated in the design?		X	
Does the site layout minimize stormwater runoff?	X		
Are sustainable construction methods and materials used in the project?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are green building strategies incorporated into the design?	X		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	X		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	X		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?		X	
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?		X	
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			X
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?		X	
• Maintain the dominant pattern of landscaping along the street and surrounding properties?		X	
• Enhance the pedestrian environment and the sense of personal safety?	X		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	X		
• Respect required sightlines from roadways and enhance public views?	X		
• Retain existing healthy mature trees and vegetation?			X
• Use native plants that are drought tolerant?	X		
• Define distinct private outdoor space for all ground-level dwellings?		X	
Do parking lots have one shade tree per four parking stalls?		X	
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	X		
Are building materials vandalism resistant?	X		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	X		
Are the site layout, services and amenities easy to understand and navigate?	X		
Lakeside Development			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lakeside open spaces provided or enhanced?			X
Are lake views protected?			X
Does lakeside development act as a transition between the lake and inland development?			X
Signs			
Do signs contribute to the overall quality and character of the development?			X
Is signage design consistent with the appearance and scale of the building?			X
Are signs located and scaled to be easily read by pedestrians?			X
For culturally significant buildings, is the signage inspired by historical influences?			X
Lighting			
Does lighting enhance public safety?	X		
Is "light trespass" onto adjacent residential areas minimized?	X		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	X		
Is suitably scaled pedestrian lighting provided?	X		



SCHEDULE

A

This forms part of application
DP17-0255

Planner
Initials

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City of
Kelowna
COMMUNITY PLANNING

SUPPORTIVE HOUSING

1642 COMMERCE AVE

2017.11.21

File: 21 Nov 2017 - 12:46pm Drawing saved: C:\Users\madel\Documents\22\2017\1642\1642-Housing-Kelowna-BC.dwg User: madel DP Sheet: 0.0

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	No.	Y	M	D	REVISION		BY



PROJ # :	P24147
TN # :	TN#
SCALE :	AS INDICATED
DRAWN BY :	DE
CHECKED :	CZ

BC HOUSING

HOUSING WITH SUPPORT

KELOWNA, BC

COVER SHEET

DWG No.:

DP0.0

Drawing List
DP 0.0 COVER PAGE DP 0.1 PROJECT STATISTICS
DP 1.0 SITE PLAN / SITE DETAILS
DP 2.0 AMENITY BUILDING - MAIN FLOOR PLAN DP 2.1 DORM BUILDING - FLOOR PLANS
DP 4.0 AMENITY BUILDING - ELEVATIONS DP 4.1 DORM BUILDING - ELEVATIONS

Municipal Address
1642 COMMERCE AVE KELOWNA, BC

Legal Address
KID: 605371 PLAN: 73825 LOT: 5 BLOCK:

Site Summary
PARCEL AREA: 5,924.9m² 0.59 ha 1.46 acres

By-Law Zoning
COMMERCIAL ZONE - C10

Proposed Development
PERMITTED USES: (kk) supportive housing
PROVIDED USE: supportive housing

Subdivision Regulations
MINIMUM LOT WIDTH: 30.0m PROVIDED LOT WIDTH: +/-51.7m AT CENTER OF SITE
MINIMUM LOT DEPTH: 30.0m PROVIDED LOT DEPTH: +/-125.0m AT CENTER OF SITE
MINIMUM LOT AREA: 1,000m² PROVIDED LOT AREA: 5,924.9m²

Floor Area Ratio/ Site Coverage
MAXIMUM PERMITTED F.A.R. 0.65 PROPOSED F.A.R. 0.30
MAXIMUM SITE COVERAGE 60% PROPOSED SITE COVERAGE 18.8%

Building Height
MAXIMUM BUILDING HEIGHT Is the lesser of 12.0m or 3 Storeys
PROPOSED BUILDING HEIGHT 7m 2 Storeys

By-Law Setback Summary
MINIMUM SETBACK AREAS FRONT YARD: 2.0m
SIDE YARD: 0m 2.0m when abutting or flanking a street 4.5m when adjacent to a residential, agricultural, or industrial zone
REAR YARD: 0m
NOTE: Side yards do not abut or flank a street adjacent properties are as follows: industrial to east commercial to south commercial to west

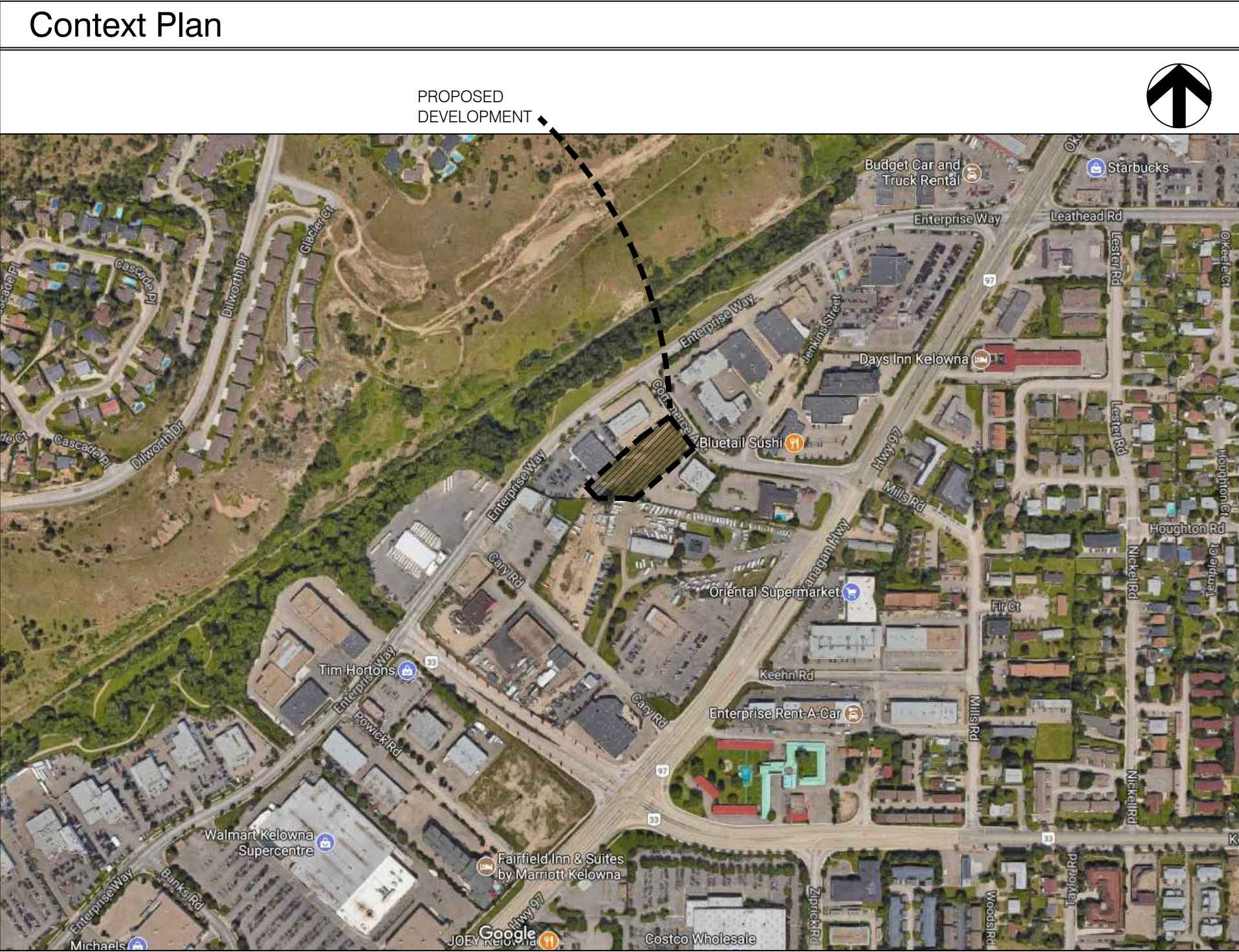
Dwelling Unit Count
MAIN FLOOR 28 Studio Units SECOND FLOOR 28 Studio Units TOTAL: 56 Studio Units

Area Summary

GROSS FLOOR AREA	
LEVEL	AREA
AMENITY BUILDING	407.1m²
LINK	33.2m²
DORM FIRST FLOOR	676.7m²
DORM SECOND FLOOR	676.7m²
TOTAL GROSS FLOOR AREA	1,793.7m²

Motor Vehicle Parking Requirement
REQUIRED: Supportive Housing: 1 stall per 3 dwelling units: 58 units / 3 : 18.6
Provided Parking: 19 Stalls

Loading Requirements
REQUIRED: Commercial Uses: 1 per 1,900m² GFA
Provided: 1 Stall



SCHEDULE

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DP17-0255

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City of Kelowna
COMMUNITY PLANNING



1 Property Overall
DP0.1



2 Frontage Looking South
DP0.1



3 Property Line on Left Side of Site
DP0.1



4 Property Line on Right Side of Site
DP0.1



5 Rear Lot Looking North
DP0.1



6 Rear Lot Looking South
DP0.1

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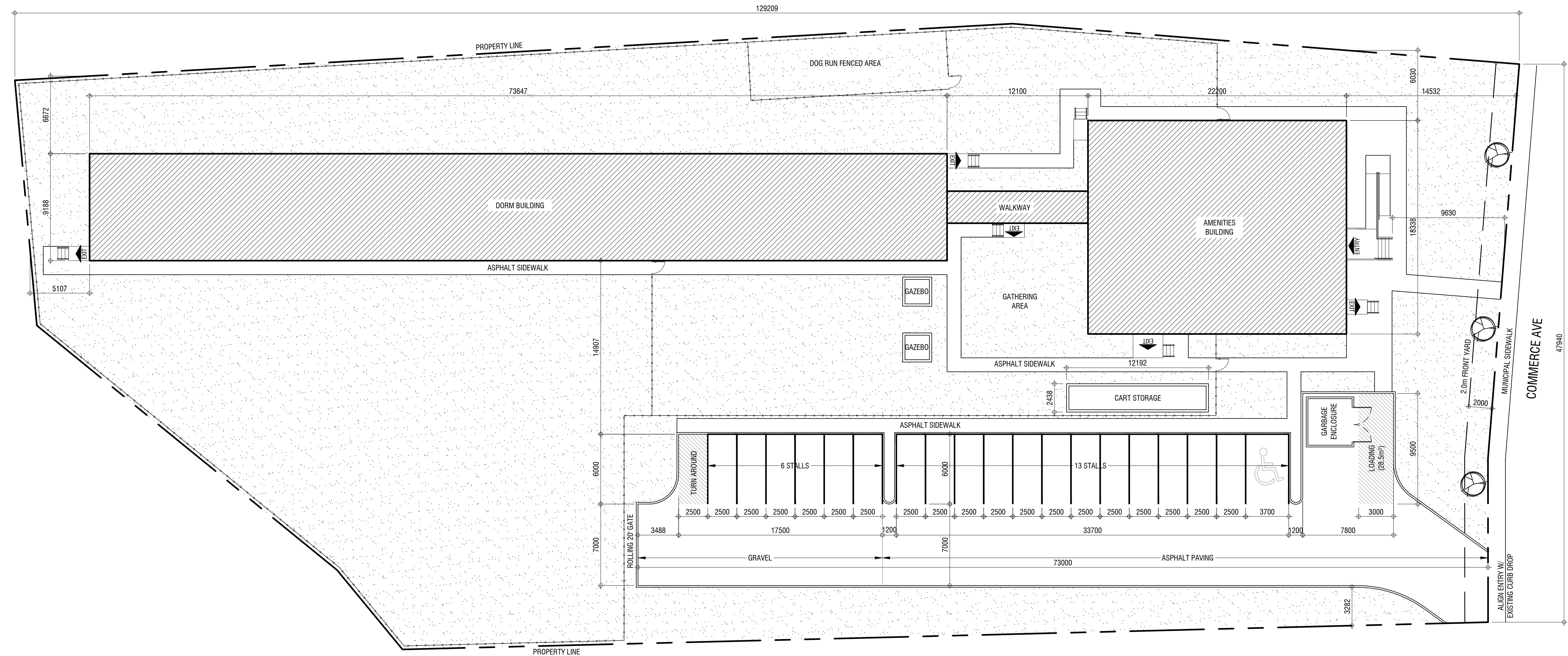


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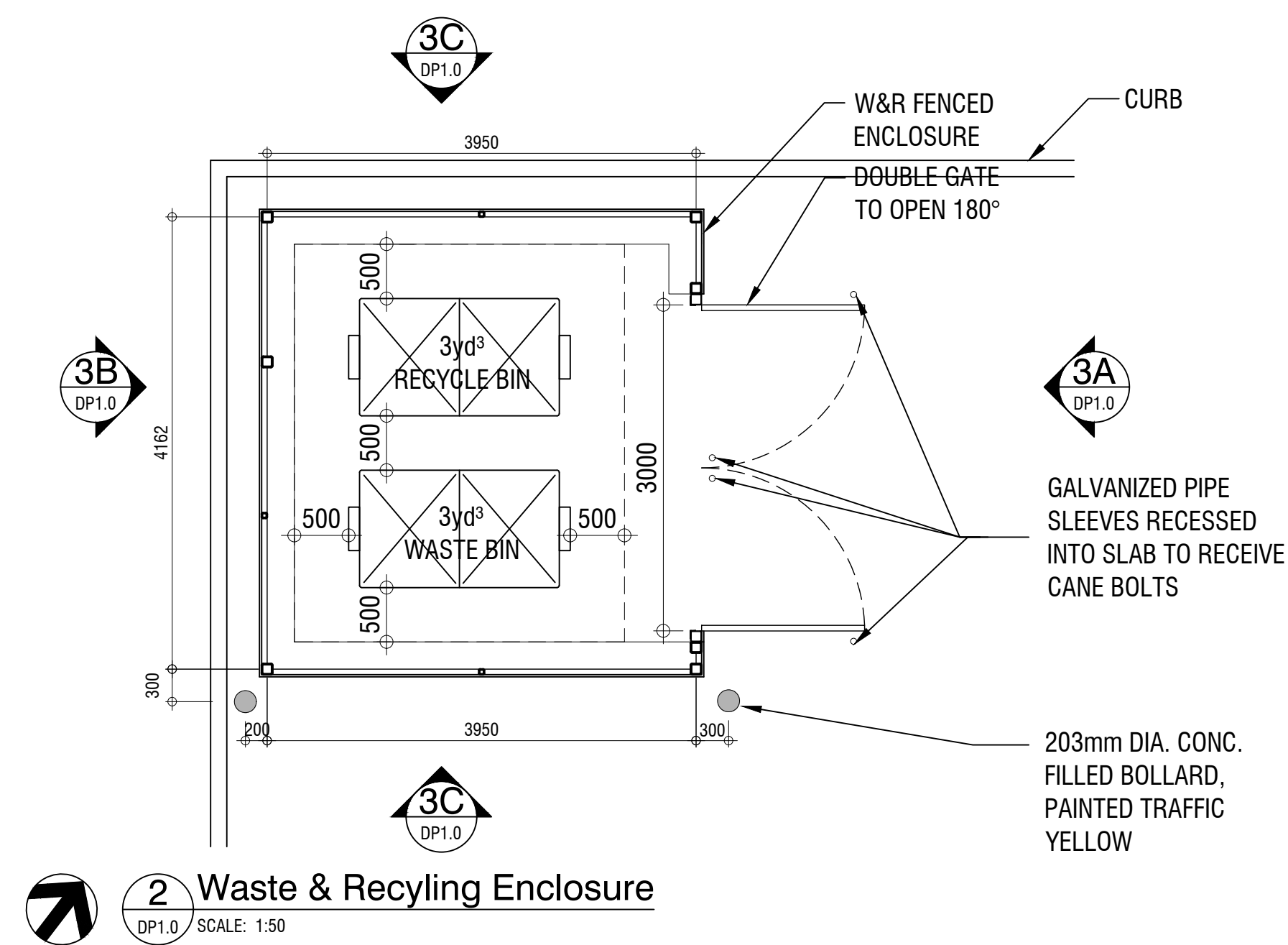
BC HOUSING
HOUSING WITH SUPPORT
KELOWNA, BC
PROJECT STATISTICS

DWG No.:

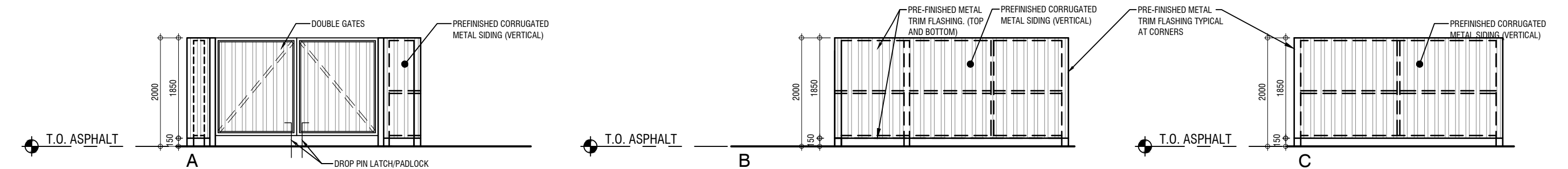
DP0.1



1 Site Plan
DP1.0 SCALE: 1:200



2 Waste & Recycling Enclosure
DP1.0 SCALE: 1:50



3 Waste & Recycling Enclosure Elevations
DP1.0 SCALE: 1:75

SCHEDULE A

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DP17-0255

Planner Initials **AW**

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BC HOUSING
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KELOWNA, BC
SITE PLAN / SITE DETAILS

DWG No.:
DP1.0



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KELOWNA, BC

AMENITY BUILDING - FLOOR PLAN

DWG No.:

DP2.0



Architectural floor plan of the second floor. The plan shows a long corridor with rooms numbered 201 through 228. Key areas include a common room, electrical room, storage, stairwells (DN 17 risers), a janitor, mechanical room, and laundry. Dimensions are provided for room widths and overall building dimensions. A line of walkway below is indicated on the right side.

 **2 Dorm Building Second Floor Plan**
DP2.1 SCALE: 1/8" = 1'-0"

	1.	17/11/23	Issued For DP Submission	DE	CZ
	No.	Y	M	D	
			REVISION	BY	CHKD



PROJ # :	P24147
TN # :	TN#
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BC HOUSING

HOUSING WITH SUPPORT KELOWNA, BC DORM BUILDING - FLOOR PLANS

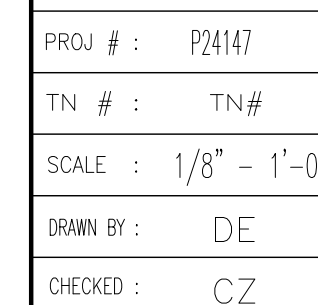
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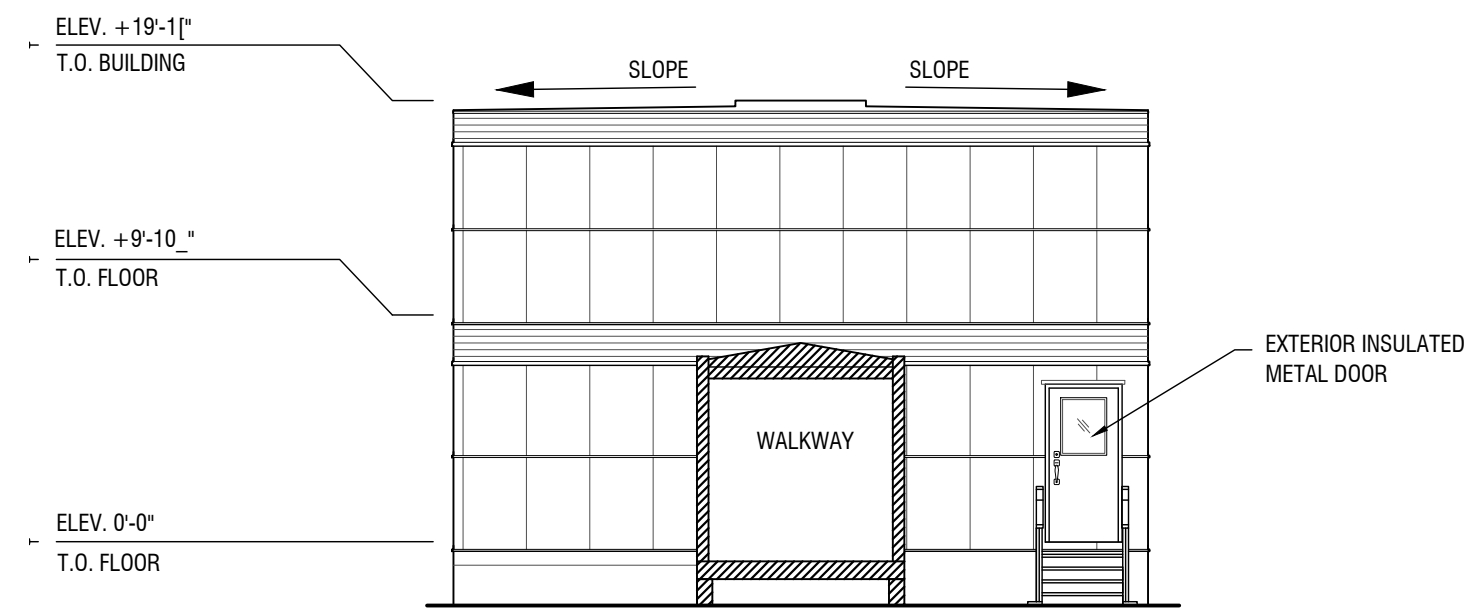
BC HOUSING

HOUSING WITH SUPPORT

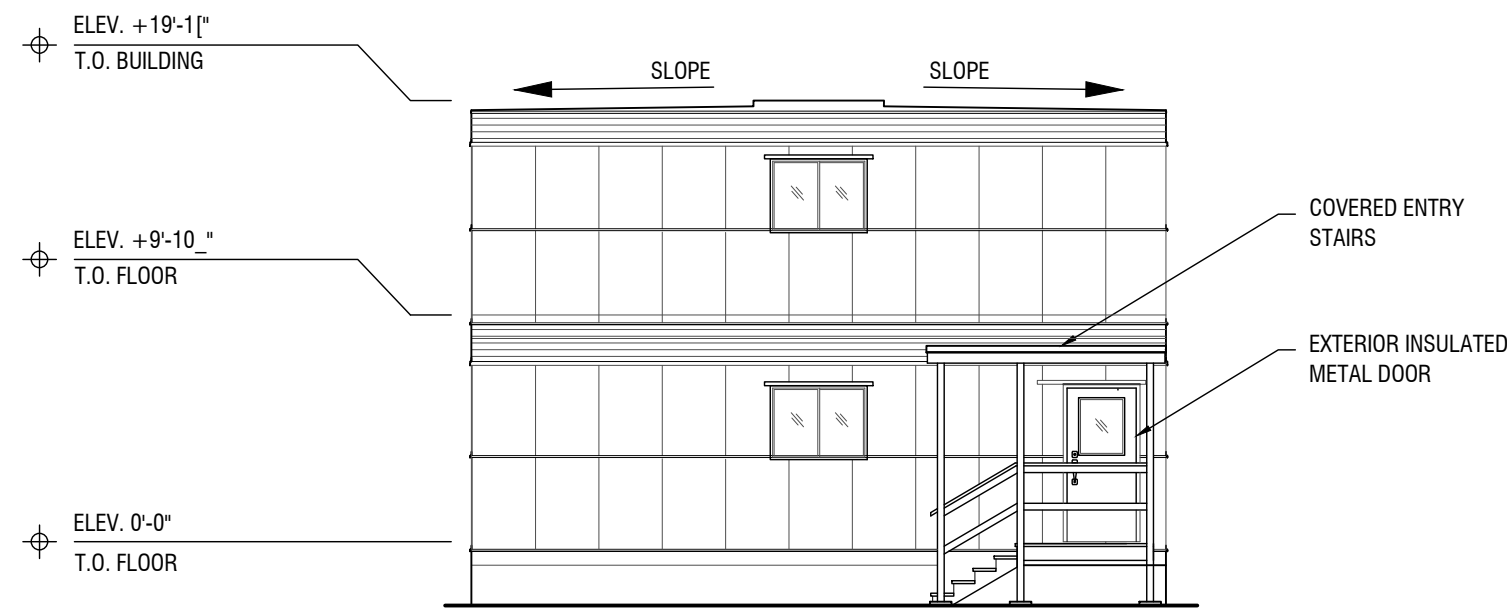
KELOWNA, BC

AMENITY BUILDING - ELEVATIONS

DWG No.:
DP4.0



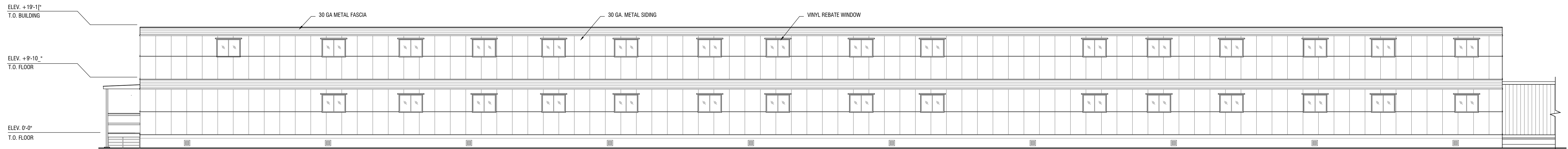
1 Dorm Building North Elevation
DP4.1 SCALE: 1/8" = 1'-0"



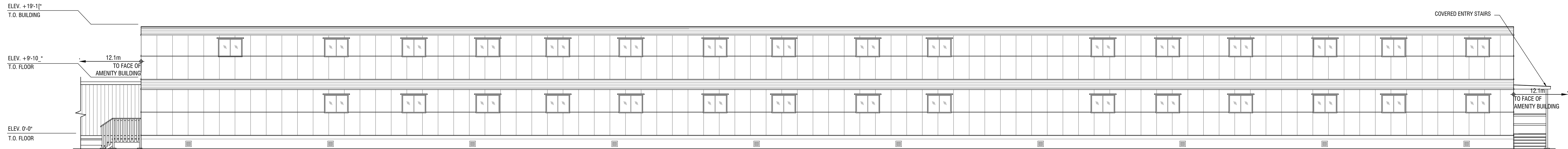
2 Dorm Building South Elevation
DP4.1 SCALE: 1/8" = 1'-0"



5 Dorm Building
DP4.1



3 Dorm Building West Elevation
DP4.1 SCALE: 1/8" = 1'-0"



4 Dorm Building West Elevation
DP4.1 SCALE: 1/8" = 1'-0"

SCHEDULE

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KELOWNA, BC
DORM BUILDING - ELEVATIONS

DWG No.:

DP4.1

Last Plot: Nov 28, 2017 - 3:50pm, Plot By: RICHARD BUGERA Drawing Location: J:\PROJECTS\24100 SERIES PROJECTS\24147 (BC HOUSING-KELOWNA)\BCH HOUSING WITH SUPPORT VIEWS\171128 -LANDSCAPE PLAN - KELOWNA.DWG

SCHEDULE

C

This forms part of application

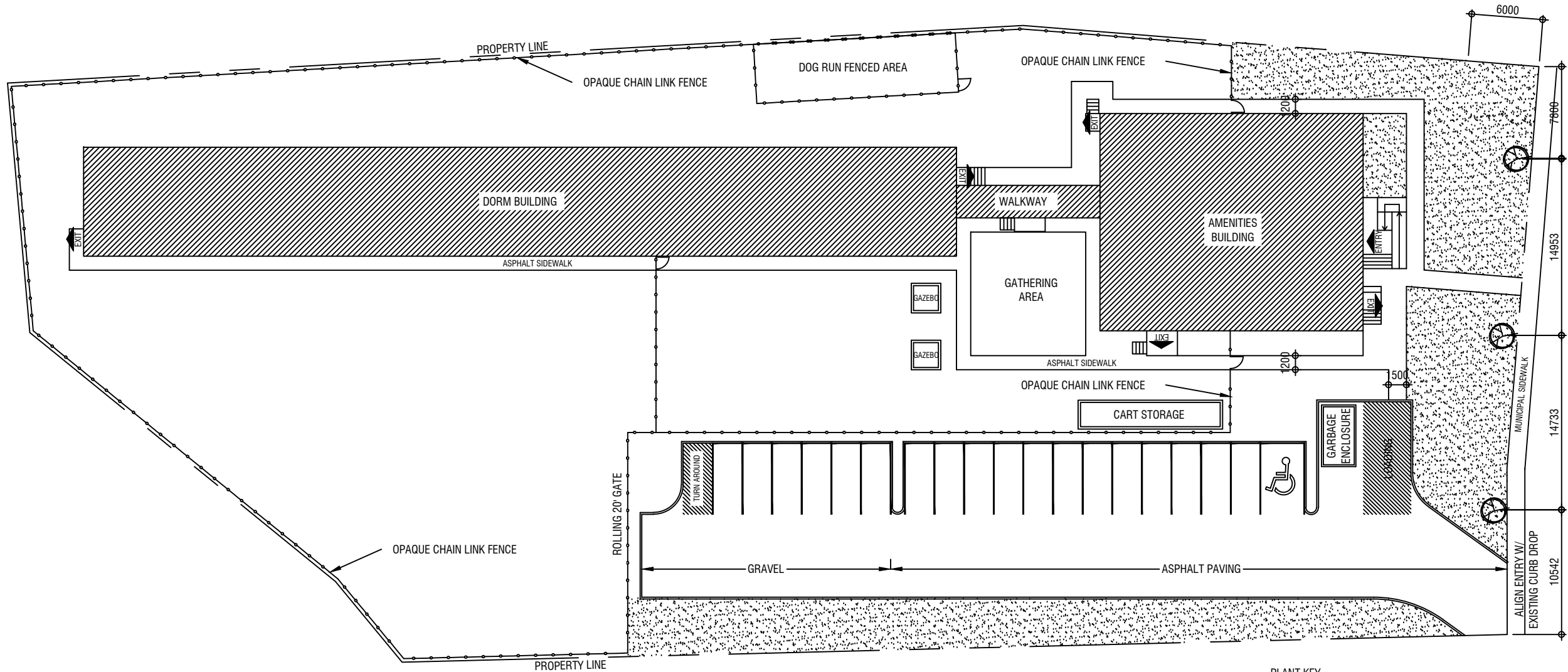
DP17-0255

Planner Initials

AW

City of Kelowna

COMMUNITY PLANNING



1
A-010
-070

Landscape Plan

SCALE: 1:400

PLANT KEY

TREE DECIDUOUS - MAPLE
ACER PLATANOIDES "CRIMSON KING"
SIZE: 60mm DIA
COUNT: 3

SOD: KENTUCKY BLUEGRASS BLEND

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1	17 11 28	ISSUED FOR DP	RB	
No.	Y M D	REVISION	BY	CHKD



PROJ # : 24137
TN # :
SCALE : 1:300
DRAWN BY : RB
CHECKED : JM

BC HOUSING
LANDSCAPE PLAN
KELOWNA, BC
SITE PLAN (55 PERSON)

DWG No.:

A-010-070