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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** June 21, 2007  
**FILE NO.:** DP07-0007/DVP07-0008

**TO:** CITY MANAGER

**FROM:** PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

**APPLICATION NO.** DP07-0007/DVP07-0008      **OWNER:** Windmill Ventures Ltd.

**AT:** 700 & 734 MARTIN AVE.      **APPLICANT:** PHILIP MACDONALD  
ARCHITECT INC.

**PURPOSE:** TO SEEK COUNCIL APPROVAL FOR A DEVELOPMENT PERMIT TO  
CONSTRUCT A 5 STOREY, 41 UNIT MULTIPLE FAMILY  
CONDOMINIUM HOUSING DEVELOPMENT

TO VARY THE HEIGHT FROM 4 STOREYS PERMITTED TO 5  
STOREYS PROPOSED

TO VARY THE HEIGHT OF THE BUILDING FROM 16.5M PERMITTED  
TO 17.2 M PROPOSED

TO VARY THE REAR YARD SETBACK FROM 7.5M REQUIRED TO  
7.4M PROPOSED

TO VARY THE MAXIMUM SITE COVERAGE FOR BUILDINGS FROM  
40% PERMITTED TO 46% PROPOSED

**PROPOSED TO BE ADOPTEDZONE:** RM5 – MEDIUM DENSITY MULTIPLE HOUSING

**REPORT PREPARED BY:** DANIELLE NOBLE

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**1.0 RECOMMENDATION**

AND THAT Council authorize the issuance of Development Permit No. DP07-0007 for Lot 5, D.L. 138, ODYD, Plan 1346, & Lot A, D.L. 138, ODYD, Plan KAP80311, located on Martin Avenue, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Attachment "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Attachment "C" and "D";
3. Landscaping to be provided on the land be in general accordance with Attachment "E";
4. 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 estimate value of the landscaping, as determined by a professional landscaper;

5. That the letter of undertaking provided by Windmill Ventures, dated July 15, 2007, is fulfilled and that the plan of lot consolidation be registered at the Land Titles Office.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0008 for Lot 5, D.L. 138, ODYD, Plan 1346, & Lot A, D.L. 138, ODYD, Plan KAP80311, located on Martin Avenue, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.11.6(b) – Development Regulations**

To vary the maximum site coverage to 46% proposed where 40% is permitted.

**Section 13.11.6(c) – Development Regulations**

A variance to allow a building height of 17.2m or 5 storeys, where the height cannot exceed the lesser of 16.5m or 4 storeys.

**Section 13.11.6(e) – Development Regulations**

To vary the minimum site side yard to 4.5m proposed where 7.5m is required.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

## 2.0 SUMMARY

The western lot fronting Richter Street currently is zoned RM5 and the applicant is proposing to rezone the eastern subject property to RM5 - Medium Density Multiple Dwelling Housing zone. Lot consolidation is currently being executed at Land Titles Office and a letter of undertaking has been secured by Windmill Ventures Ltd. The proposed project anticipates a 5 storey apartment building containing 41 residential units. The Development Permit application is needed to approve the form and character of this multi-family building. Building setbacks, number of storeys, and site coverage variances are being sought through the concurrent Development Variance Permit application process.

## 3.0 ADVISORY PLANNING COMMISSION

At a meeting held on February 13, 2007 the Advisory Planning Commission reviewed this application, and the APC was supportive of the proposed Development Permit and related project variances.

*\*Note: the number of storeys for the building since the APC meeting has been interpreted to be 5 storeys as per the City's Inspection Services Department.*

## 4.0 THE PROPOSAL

The applicant is proposing to construct a 41 unit apartment building. The two subject properties have a combined area of 3,006 m<sup>2</sup> (0.74 ac). The proposed building aims to blend in with the redevelopment character of similar projects within the downtown centre. The architectural design utilizes a conventionally shaped building proposed to be 5 storeys in height (including a mezzanine area) and incorporates a partially below-grade parkade. The development project would provide for a convenient urban lifestyle, both incorporated through interior design features and close proximity to urban amenities.



Vehicle access is proposed from the north bound lane with triple point ingress for the underground parkade. Visitor parking spaces are afforded within the parkade as well as limited stalls on Richter Street. Pedestrian connections are shown leading to both the Martin Avenue frontage and the Richter Street frontage.

The proposed exterior of the building is to be finished with 'Bold Terra-Cotta' and 'Willow Wind' hardiboard and 'Common Red' brick, accented by black powder coated aluminum guardrail detailing on the deck structures. Along the rear property line, cedar panel fencing is proposed to create a distinct privacy buffer between the proposed building and neighboring single family uses. The proposed landscape plan incorporates a vegetative buffer utilizing varied materials.

The application meets the requirements of the proposed RM5 - Medium Density Multiple Housing Zone except as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Coverage (%)	<b>45%*</b> , 51%	40% or 60% including buildings, driveways, and parking
Height (m)	<b>17.2m</b>	16.5m
Storeys (#)	<b>5 storeys*</b>	4 storeys
Setbacks (m)		
- North side (m)	<b>4.5m*</b>	7.5m (bldgs in excess of 2 ½ storeys)

#### 4.2 Site Context

The subject properties are located at the corner of Martin Avenue and Richter Street. Adjacent zones and uses are:

- North - RU6 & P4 – Two Dwelling Housing and Utilities
- East - RU6 – Two Dwelling Housing
- South - RU6 & RU6B– Two Dwelling Housing (with Boarding or Lodging House)
- West - RU6 –Two Dwelling Housing

#### 5.0 TECHNICAL COMMENTS

##### 5.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows will determine if present hydrant location, number of hydrants, and hydrant volume will be adequate. After the bridge is finished any access to hydrants on the west side of Richter may be compromised. The access to and through the lane and parkade entrance is to meet BCBC width and height and surfacing requirements. 'No parking' signs may be required.

##### 5.2 Inspections Department

Possible high water table area. Ensure 1st floor not greater than 2m above grade. Storage room not permitted to open into lobby.

##### 5.3 Works and Utilities

As per the attached Schedule 'F'.

6.0 PLANNING DEPARTMENT

The Planning Department notes that the proposed development is consistent with the guidelines for multiple dwelling units, and the project has been improved considerably over the original application. The proposed building has reasonable architectural detailing with a unique building entrance offering strong visual interest. Staff have worked with the Applicant to ensure the final colors are timeless which will be further complimented by high quality landscaping elements and useable open space.

The variances being sought include side yard setback relaxations, height/storey relaxations, and building site coverage. The side yard setback is considered non-problematic, given that the property boundary is adjacent to a lane and does not immediately impact any common property boundary. Notably, the site coverage variance proposed to vary building coverage is in excess of 5%, however the overall site coverage including buildings, driveways, and parking areas is proposed to be well under the allowance of 60%.

However, to maintain and enhance the level of quality in this development, Staff have offered internal design comments that have resulted in façade improvements on the northeast corner of the building to increase the number of window openings to enhance a level of animation/movement and/or streetscape appeal. For streetscape continuity it has also been suggested to coordinate landscape plantings to compliment the street frontage for a similar project noted as 'Azure' located on Stockwell and Richter Streets.



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Carlos Felipe  
Development Services Manager

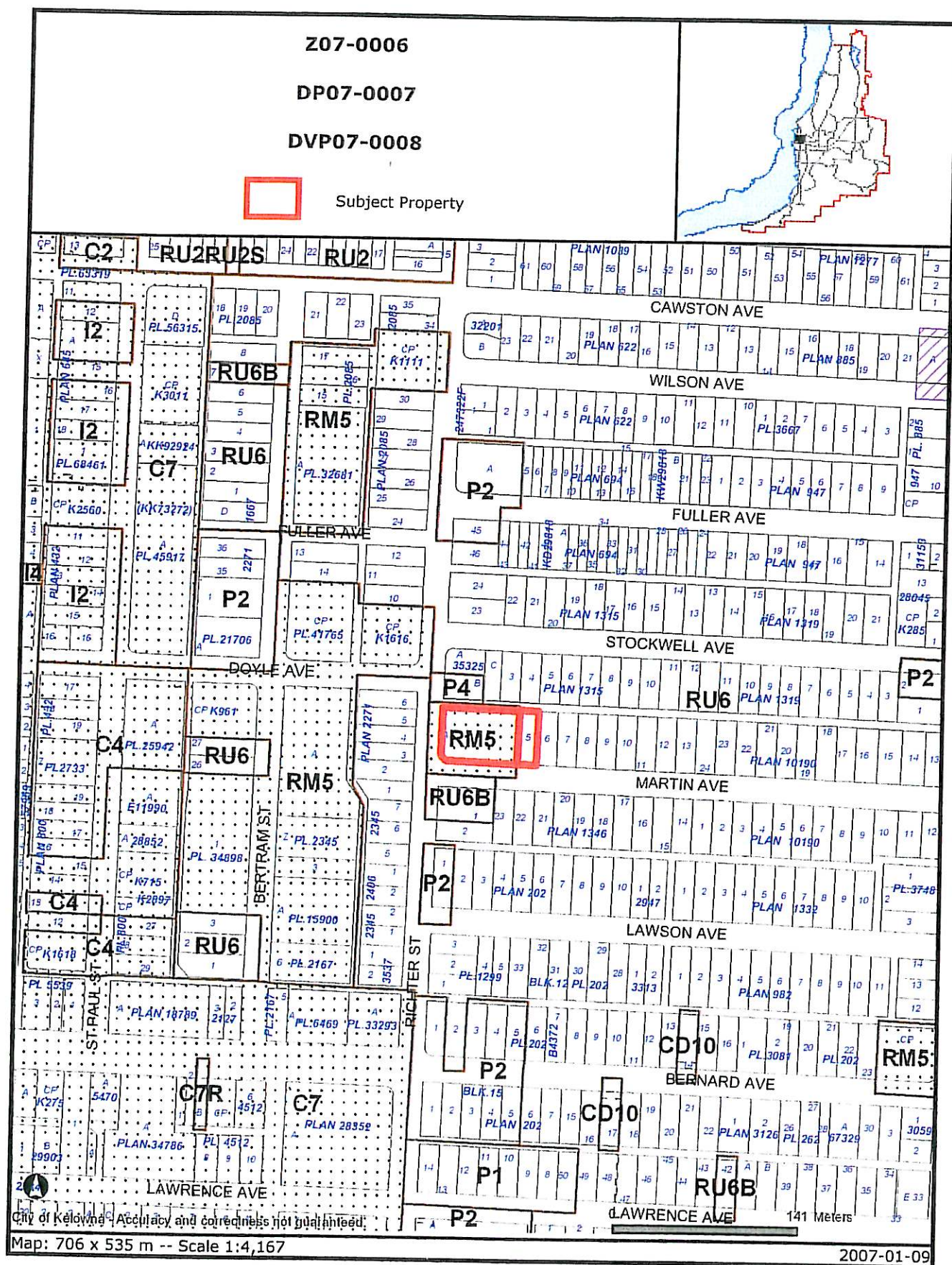
Approved for inclusion ☐  
Mary Pynenburg, MCIP, MRAIC  
Director of Planning & Development Services

CF/DN  
Attach.

**ATTACHMENTS**

- **Location of subject property**
- **Site plan (Attachment A)**
- **Floor Plans (Attachment B)**
- **Elevations (Attachment C)**
- **Color Board (Schedule D)**
- **Landscape Plan (Schedule E)**
- **Works and Utilities Comments (Schedule F)**











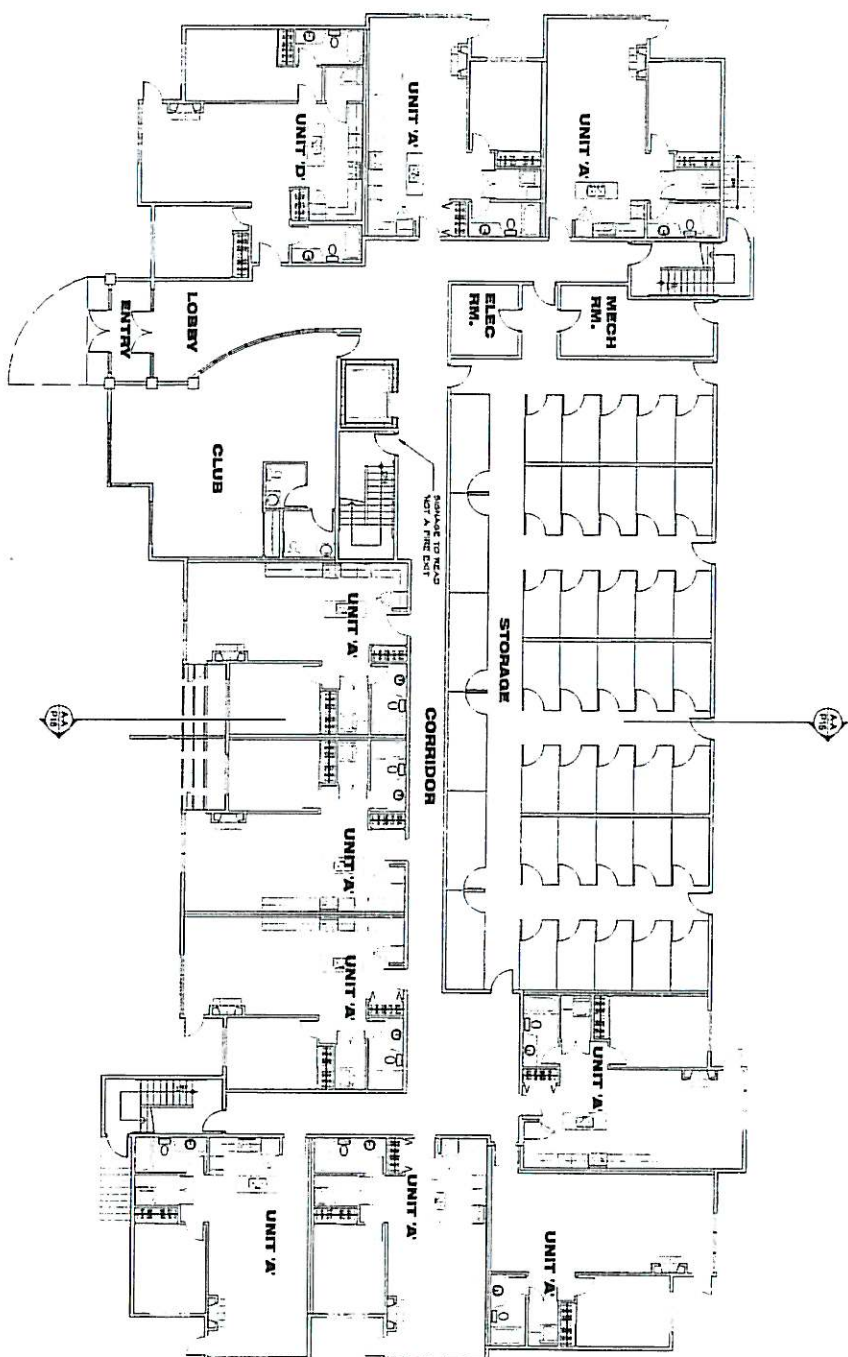


МЕДИЦИНСКА


REMITTANCE:

PROJECT TITLE		

20



**PHILIP  
MACDONALD**



**ARCHITECT  
INC.**

288 UPLANDS DR  
KELOWNA BC  
CANADA V1W 4J7  
TEL. (250) 764 4197  
FAX (250) 764 4897  
PHILIP@PMAA.CA

316 NORTH

SITE NUMBER



**CATEGORIES:**

Chair and vanity all reflect design and engineering from the state of architecture. The chair is a simple, elegant, functional, and a solid, contemporary design. The vanity is a solid, contemporary design, with a pedestal base and a solid, contemporary design.

The dining room set is a solid, contemporary design. The set includes a table and chairs. The table is a solid, contemporary design, with a pedestal base and a solid, contemporary design. The chairs are a solid, contemporary design, with a pedestal base and a solid, contemporary design.

The dining room set is a solid, contemporary design. The set includes a table and chairs. The table is a solid, contemporary design, with a pedestal base and a solid, contemporary design. The chairs are a solid, contemporary design, with a pedestal base and a solid, contemporary design.

**ARCHITECT SEAL:**

DATE:		ISSUED FOR:	
1st-2nd Qtr.		Issued For D.P.	
"		Issued For Attorney's Fees	
"		Complete Payment	
"		Issued For Building Permit	
"		Issued For Transfer	
\$	DATE:	REVISION:	

Marlin Ave.

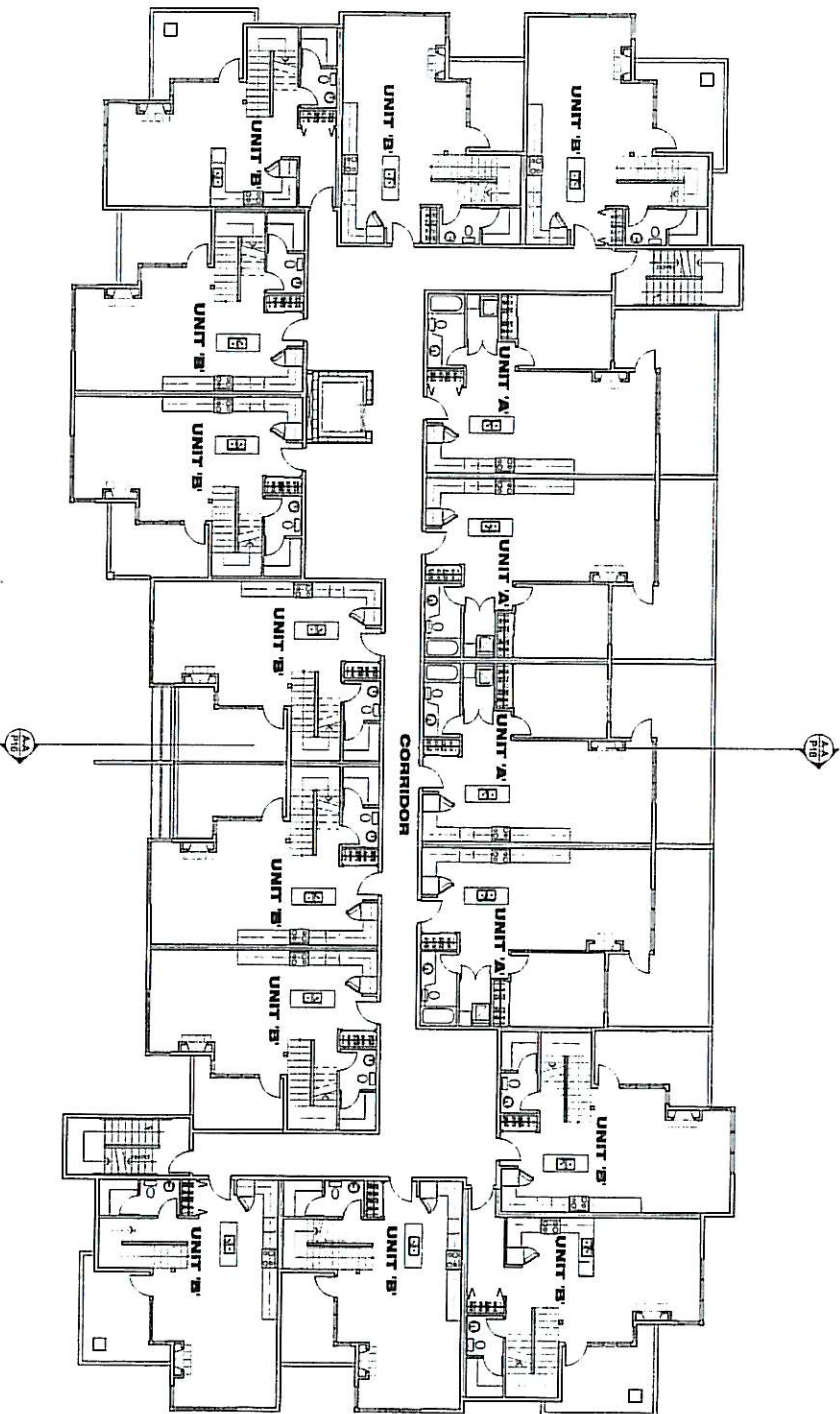
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## MAIN FLOOR PLAN

**CORRECTION REQUIRED** The drawing is an enlargement of service and the property of Philip The David Stewart. The use of this drawing shall be restricted to the request for patent law with it also requires limited to the use of the name of this firm must appear in the reproduction of this drawing.

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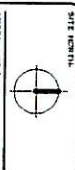




**PHILIP  
MACDONALD  
ARCHITECT  
INC.**

336 UPLANDS DR.  
RELOWNA, B.C.  
CANADA V1W4J7

TEL (604) 784 4157  
FAX (604) 784 4007  
PHASOTCH@PHILIPMACDONALD.COM



**GENERAL NOTES:**

1. Check and verify all dimensions and quantities prior to the start of construction. The Architect is not responsible for errors in the field or for any discrepancies between the drawings and the actual construction.

2. The drawings shall be used in conjunction with the specifications and any other documents referred to in the contract documents.

3. The drawings shall be used in conjunction with the specifications and any other documents referred to in the contract documents.

**ARCHITECT'S SEAL:**

DATE	ISSUED FOR:
1/14/04	Issued for P.D.P.
	Issued for Owner's Use
	Issued for Review
	Issued for Building Permit
	Issued for Trade

#	DATE	PERSON
1		
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5		

**PROJECT TITLE:**

**Martin Ave.**

**SHEET TITLE:**

**SECOND  
FLOOR PLAN**

**PHILIP MACDONALD ARCHITECT INC.**

336 UPLANDS DR.  
RELOWNA, B.C.  
CANADA V1W4J7

TEL (604) 784 4157  
FAX (604) 784 4007  
PHASOTCH@PHILIPMACDONALD.COM

**PROJECT NUMBER:**

**P4**







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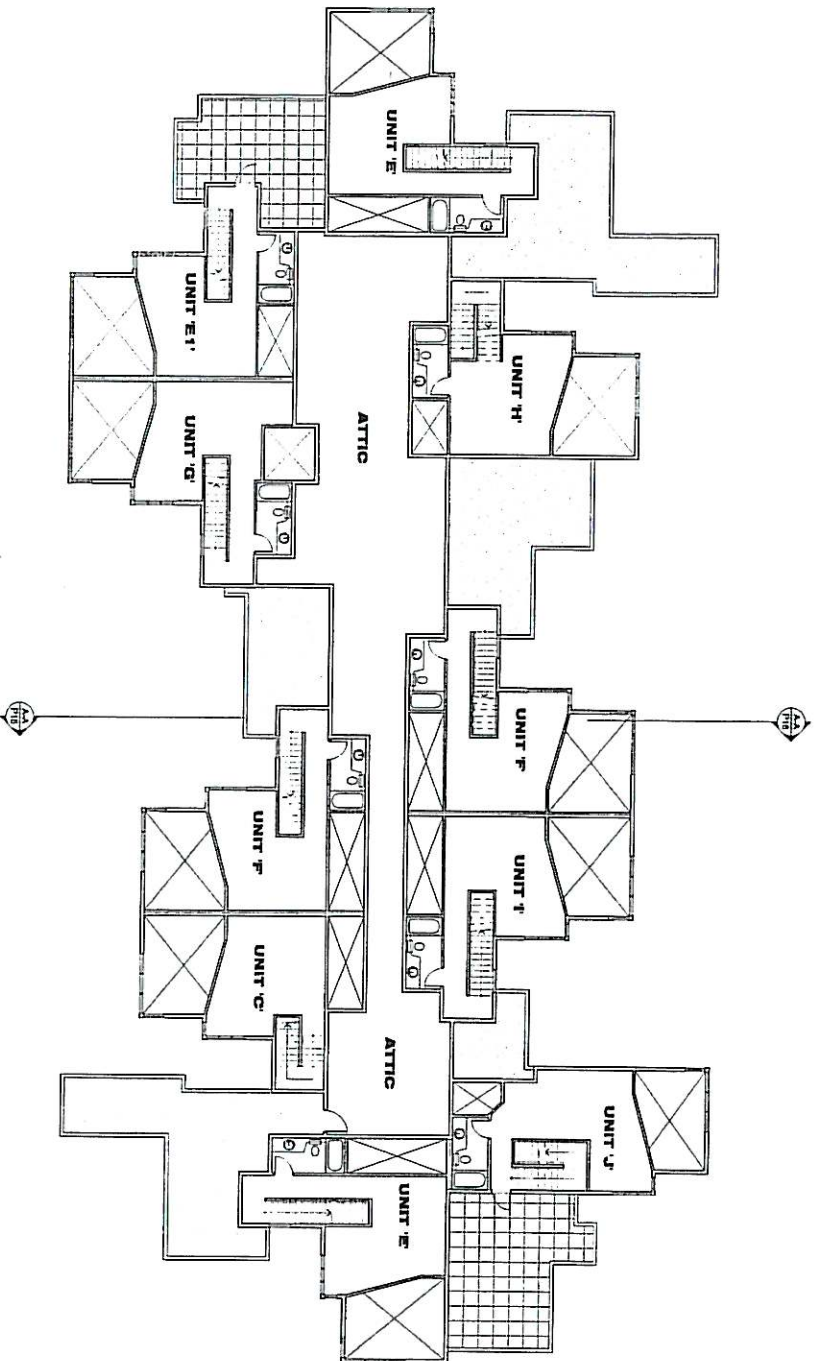
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# ATTACHMENT 6-b



**PHILIP MACDONALD ARCHITECT INC.**  
 328 UPLAND DR  
 KILGOMPA, BC  
 CANADA V1W 4J7  
 TEL (250) 764 4187  
 FAX (250) 764 4887  
 PHILIPMACDONALD@HOTMAIL.COM

**DATE:** 11/01/00  
**DESIGNED BY:** PHILIP MACDONALD  
**DRAWN BY:** PHILIP MACDONALD  
**CHECKED BY:** PHILIP MACDONALD  
**DATE:** 11/01/00  
**DESIGNED BY:** PHILIP MACDONALD  
**DRAWN BY:** PHILIP MACDONALD  
**CHECKED BY:** PHILIP MACDONALD

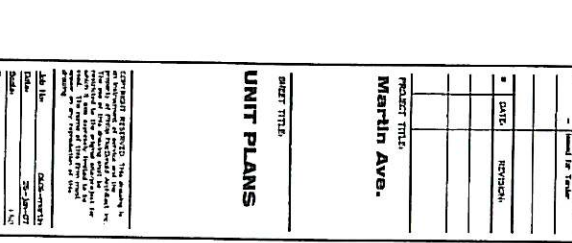
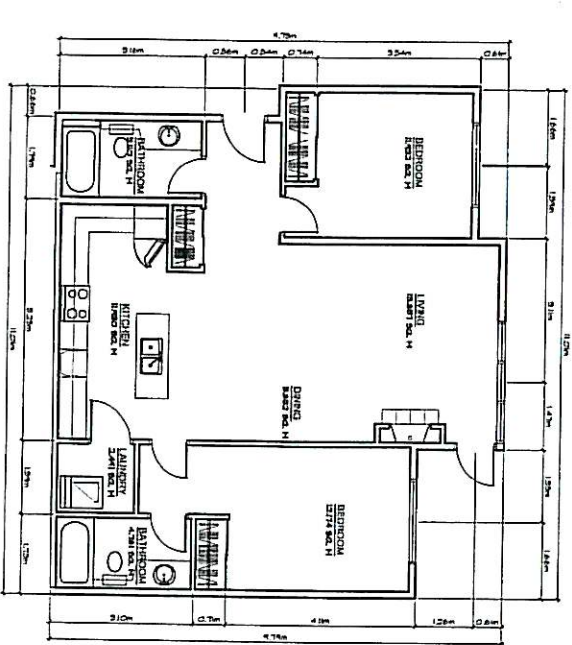
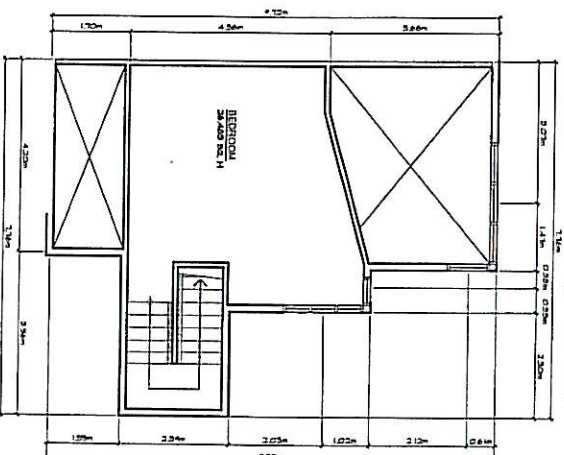
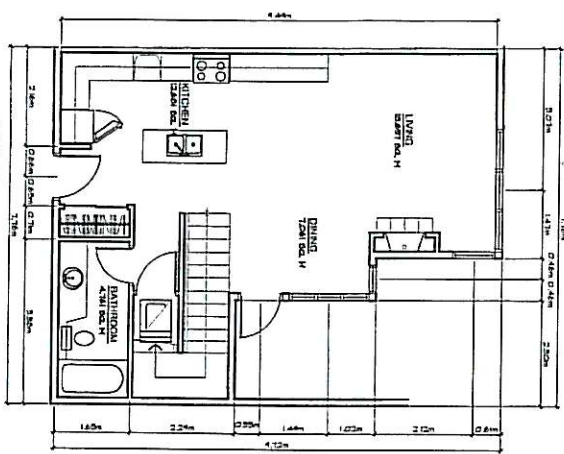
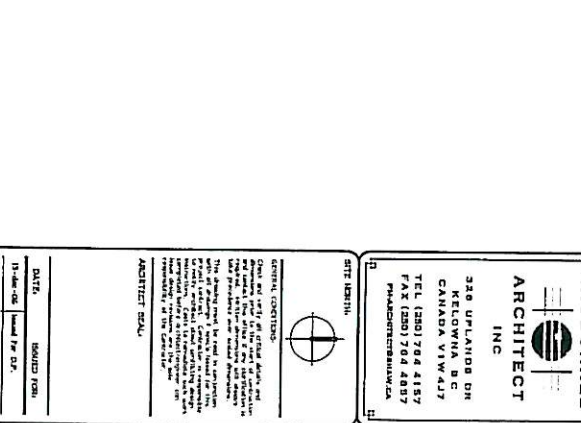
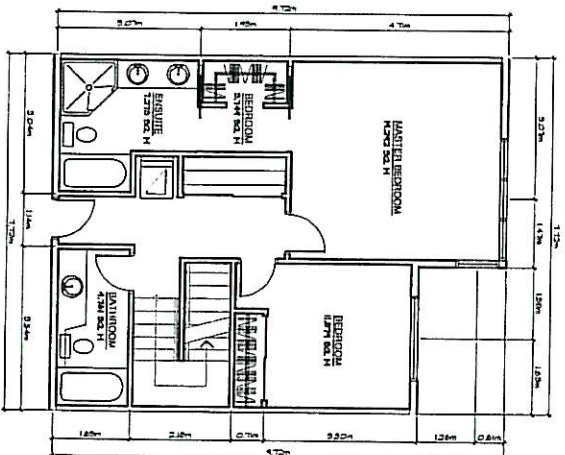
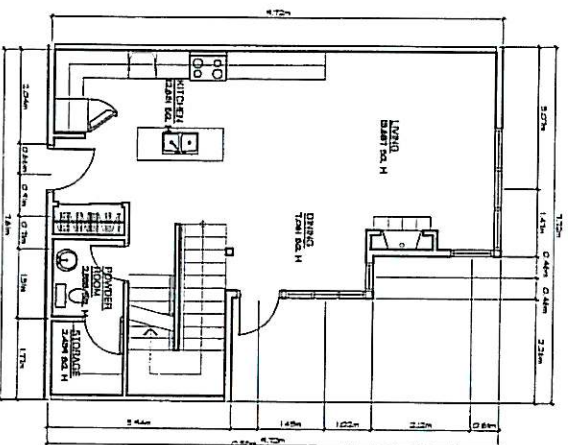
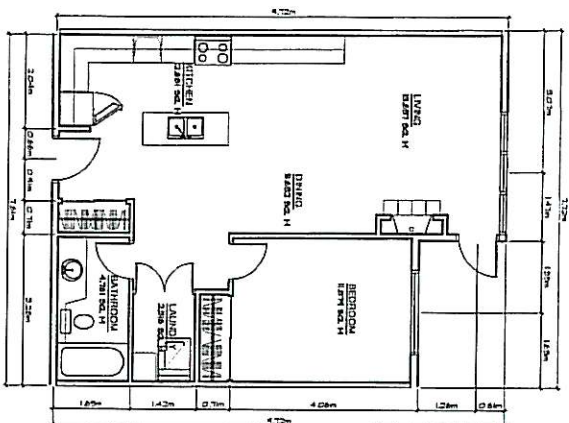
**PROJECT TITLE:** Martin Ave.  
**DATE:** 11/01/00  
**DESIGNED BY:** PHILIP MACDONALD  
**DRAWN BY:** PHILIP MACDONALD  
**CHECKED BY:** PHILIP MACDONALD

DATE	REVISION
11/01/00	1. Initial Design
11/01/00	2. Final Design
11/01/00	3. Construction Documents
11/01/00	4. Final Design
11/01/00	5. Construction Documents
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11/01/00	100. Final Design

**FIFTH FLOOR PLAN**

**SHEET NUMBER: 07**





**PHILIP MACDONALD ARCHITECT INC.**  
338 UPLANDS DR.  
KELOWNA, B.C.  
CANADA V1W 4J7  
TEL (250) 784 4187  
FAX (250) 784 4187  
PHILIPMACDONALD.COM



**REVISIONS**

DATE	REVISION
11-14-05	Issued For D.P.
	Issued For Client's Use
	Issued For Building Permit
	Issued For Tender

**PROJECT TITLE:**  
Martin Ave.

**DATE:**  
11-14-05

**REVISIONS:**

DATE	REVISION
11-14-05	Issued For D.P.
	Issued For Client's Use
	Issued For Building Permit
	Issued For Tender

**UNIT PLANS**

**PROJECT TITLE:**  
Martin Ave.

**DATE:**  
11-14-05

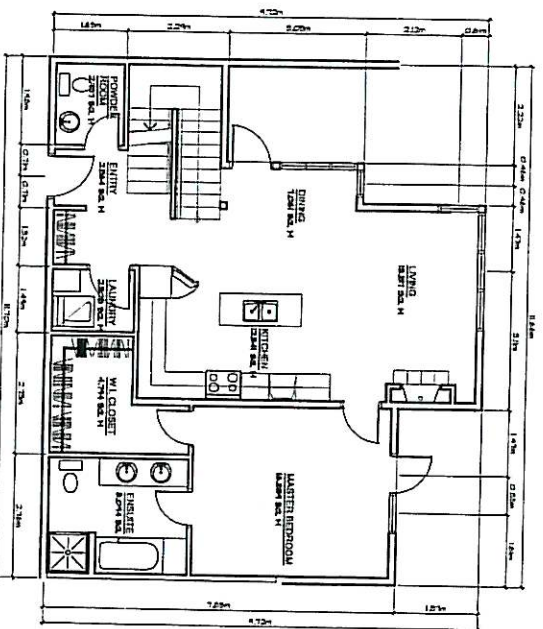
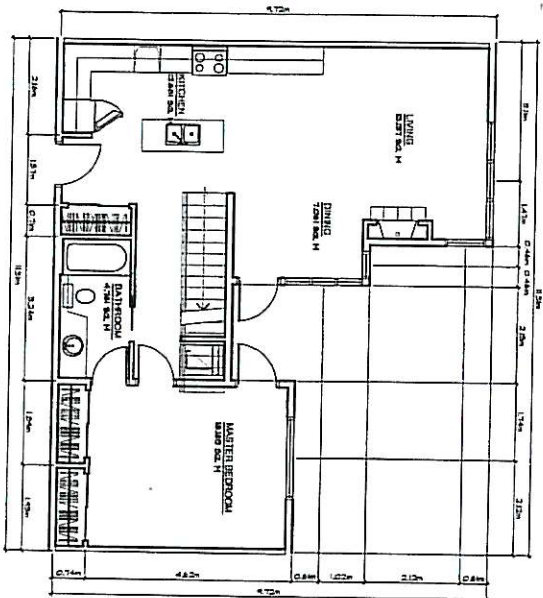
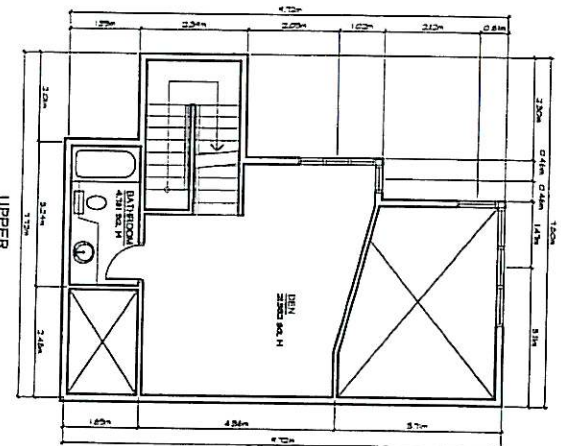
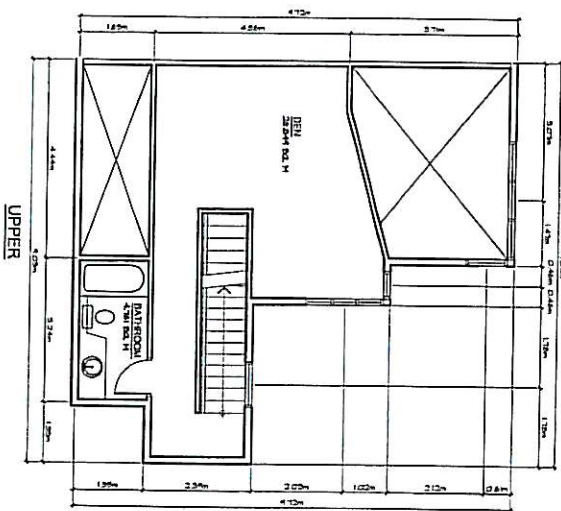
**REVISIONS:**

DATE	REVISION
11-14-05	Issued For D.P.
	Issued For Client's Use
	Issued For Building Permit
	Issued For Tender



UPPER

**SHEET 147004**  
**P 12**



**PHILIP MACDONALD ARCHITECT INC.**  
 326 UPLANDS DR.  
 KILGOWIA, B.C.  
 CANADA V1W 4J7  
 TEL. (250) 784 4157  
 FAX (250) 784 4857  
 PHILIP@PHILIPMACDONALD.COM



**GENERAL NOTES:**  
 1. All dimensions are in feet and inches.  
 2. All areas are approximate and subject to change.  
 3. All areas are subject to the final survey.  
 4. All areas are subject to the final survey.  
 5. All areas are subject to the final survey.

DATE	ISSUED FOR
10-20-05	Final for E.P.
10-20-05	Final for E.P.
10-20-05	Final for E.P.
10-20-05	Final for E.P.
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10-20-05	Final for E.P.

**PROJECT TITLE:**  
 Martin Ave.

**SHEET TITLE:**  
 UNIT PLANS

**DATE:**  
 10-20-05

**BY:**  
 PHILIP MACDONALD

**CHECKED BY:**  
 PHILIP MACDONALD

**APPROVED BY:**  
 PHILIP MACDONALD

**SCALE:**  
 1/4" = 1'-0"

**NOTES:**  
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 4. All areas are subject to the final survey.  
 5. All areas are subject to the final survey.





# ATTACHMENT B-1

PHILIP  
MACDONALD  
ARCHITECT  
INC.

528 UPLANDS DR.  
KELOWNA B.C.  
CANADA V1W 4J7  
TEL. (250) 764 4187  
FAX (250) 764 4857  
MACDONALD@MAC.CA



**GENERAL CONDITIONS:**  
This drawing is to be used in conjunction with the contract documents and specifications. It is not to be used for any other purpose without the written consent of the architect.  
This drawing is to be used in conjunction with the contract documents and specifications. It is not to be used for any other purpose without the written consent of the architect.

ARCHITECT SEAL

DATE: ISSUED FOR PERMIT

Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

DATE: [Date]

REVISION: [Revision]

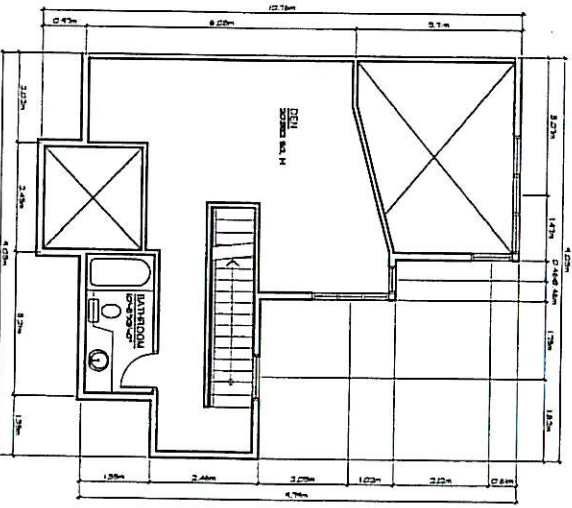
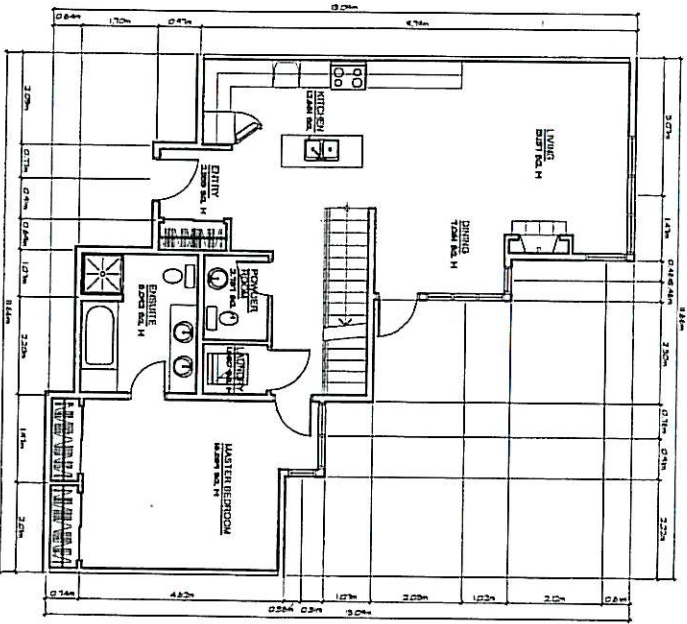
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3075 NORTH  
MARTIN AVENUE

UNIT PLANS

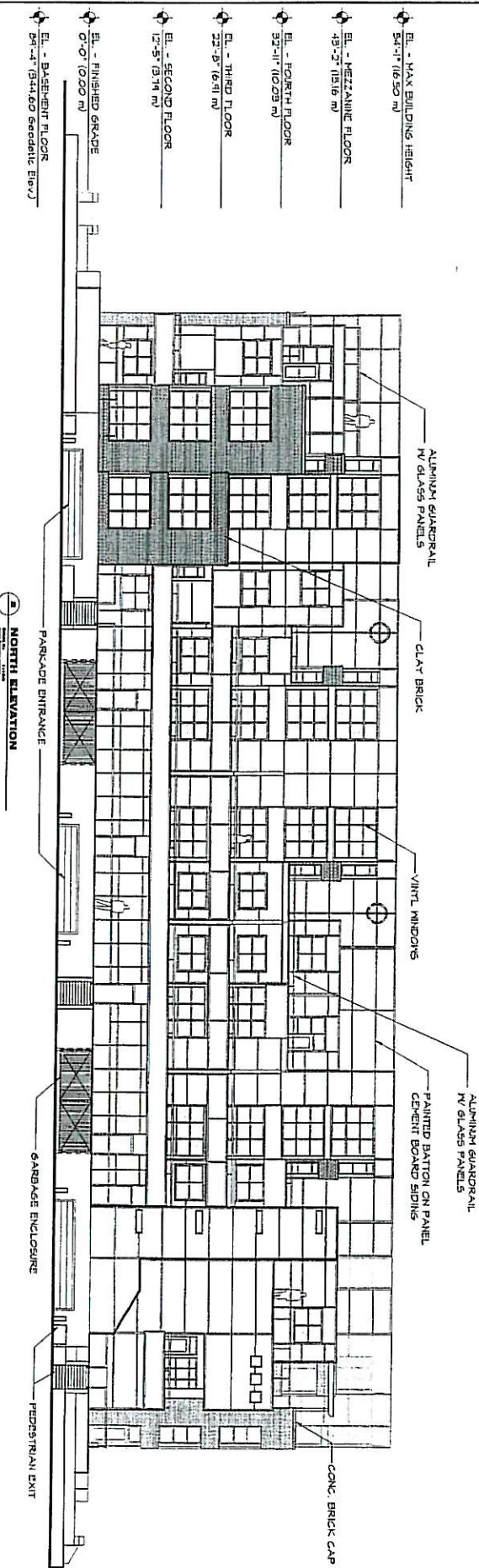
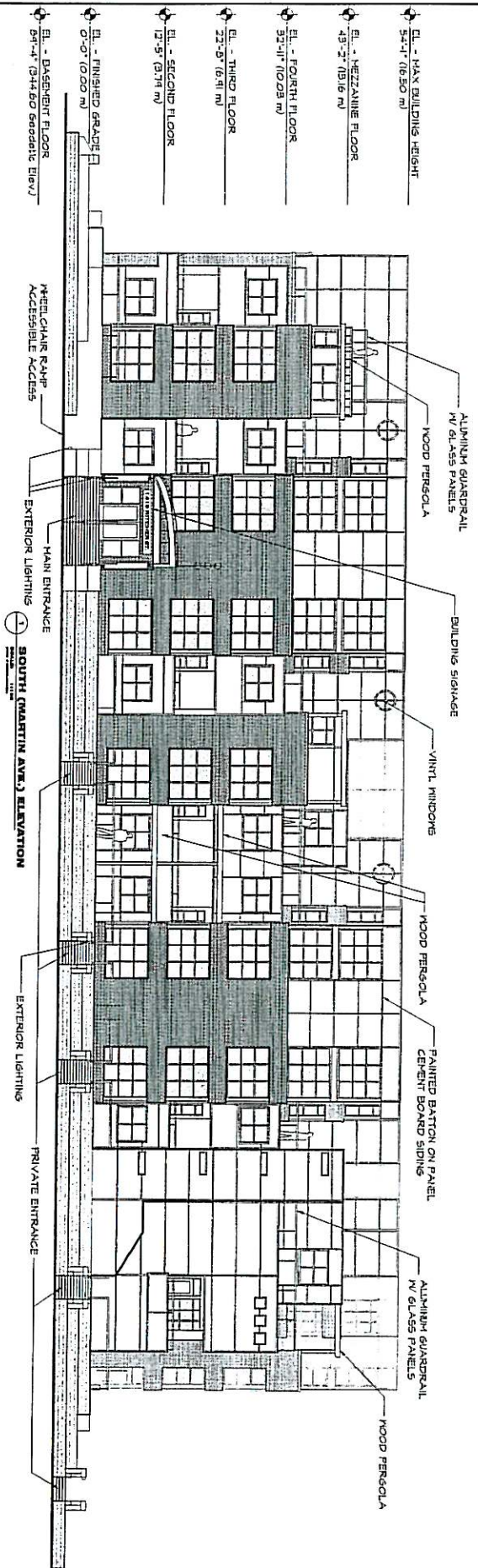
1. GENERAL NOTES:  
a. The drawings are to be used in conjunction with the contract documents and specifications.  
b. The drawings are to be used in conjunction with the contract documents and specifications.

PHILIP  
MACDONALD  
ARCHITECT  
INC.  
528 UPLANDS DR.  
KELOWNA B.C.  
CANADA V1W 4J7  
TEL. (250) 764 4187  
FAX (250) 764 4857  
MACDONALD@MAC.CA



P15





**PHILIP  
MACDONALD  
ARCHITECT  
INC.**

320 UPLANDS DR  
KELLOWNA BC  
CANADA V1W 4J7  
TEL (250) 764 4157  
FAX (250) 764 4057  
PHILIP@MACDONALDARCHITECTS.COM



**DATE:** 11-24-08  
**DESIGNED BY:** David Lee  
**PROJECT TITLE:** South (Martin Ave.) Elevation  
**CLIENT:** South (Martin Ave.) Elevation  
**SCALE:** 1/8\"/>

**PROJECT TITLE:**  
**Martin Ave.**

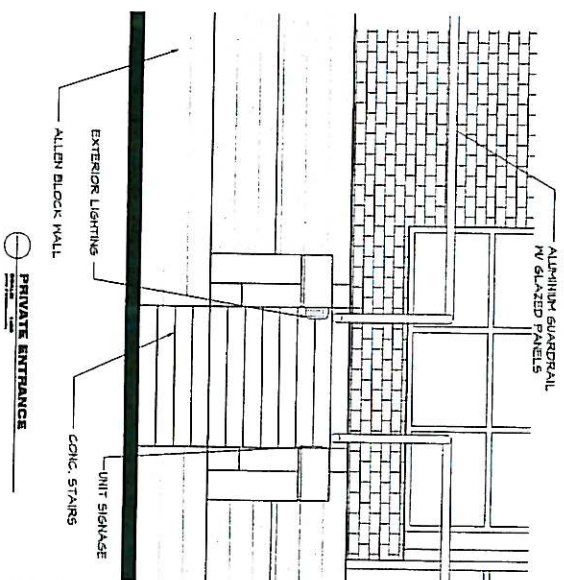
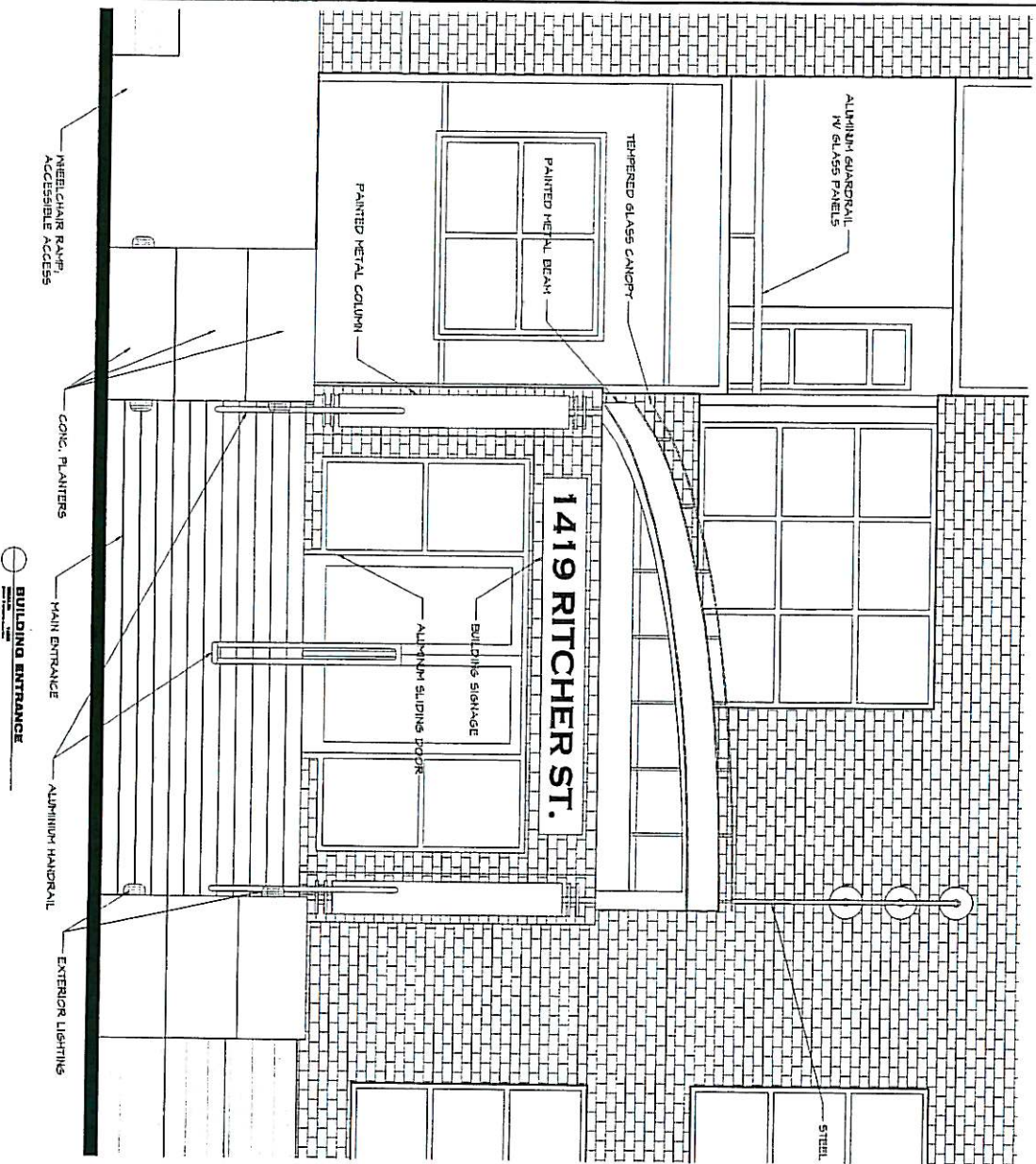
**BUILDING  
ELEVATIONS**

**CONTRACT AGREEMENT:** The Client agrees to pay the Architect a fee of \$10,000.00 for the design and construction of the building. The Client agrees to pay the Architect a fee of \$10,000.00 for the design and construction of the building. The Client agrees to pay the Architect a fee of \$10,000.00 for the design and construction of the building.

**DATE:** 11-24-08  
**DESIGNED BY:** David Lee  
**PROJECT TITLE:** South (Martin Ave.) Elevation  
**CLIENT:** South (Martin Ave.) Elevation  
**SCALE:** 1/8\"/>







**PHILIP  
MACDONALD  
ARCHITECT  
INC**

326 UPLAND DR  
KELOWNA BC  
CANADA V1W 4J7  
TEL (250) 764 4107  
FAX (250) 764 4807  
PHILIP@MACDONALDARCHITECTURE.COM

SITE NORTH



GENERAL CONDITIONS

Drawings and specifications shall govern and control. In the event of a conflict, the specifications shall prevail. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the construction of the building and shall be responsible for the completion of the building within the specified time frame. The contractor shall be responsible for the maintenance of the building and shall be responsible for the repair of any damage to the building.

ARCHITECT SEAL

DATE: ISSUED FOR PERMIT  
PROJECT TITLE: 1419 RITCHER ST.

DATE: REVISION

PROJECT TITLE: 1419 RITCHER ST.

SHEET TITLE: BUILDING ENTRANCES

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Job No. 0000000000  
Date: 20-01-07  
Scale: 1/8" = 1'-0"  
Drawn: [Name]  
Checked: [Name]  
Sheet Number: P10

**MACDONALD  
ARCHITECT  
INC**

326 UPLANDS DR  
KELOWNA BC  
CANADA V1W4J7

TEL (250) 764 4155  
FAX (250) 764 4085

PHOTOGRAPH BY GARY



Changes and new features include advanced graphics and design tools, a built-in text editor, a new drawing tool and standard file filters. If any function is required, it follows immediately with the menu. Labels, drawings and text are all interactive.

The following trend to work in conjunction with all the above is likely to be the use of the personal computer. Capabilities are increasingly being added to the personal computer, and the computer is being used to create drawings. Some design engineers are using the personal computer to do the entire design process, from the initial concept to the final drawing.

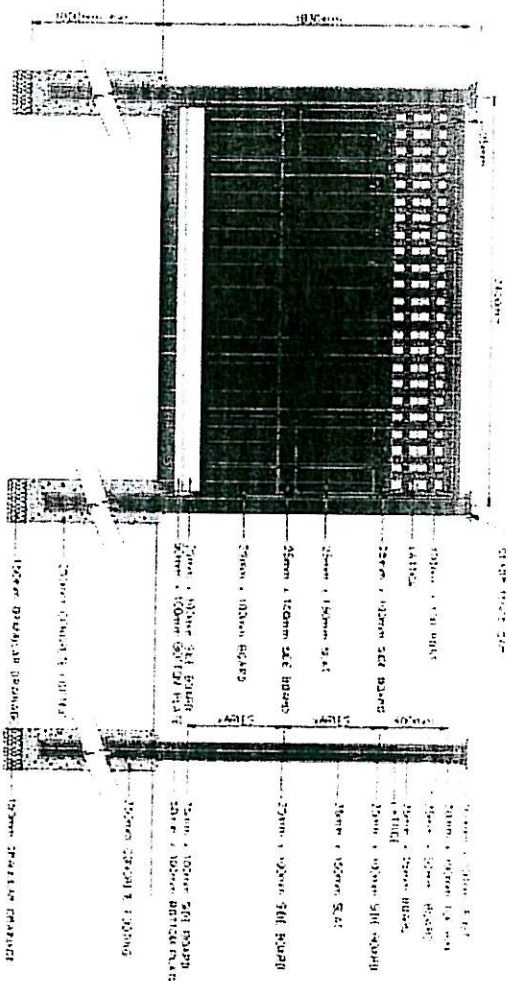
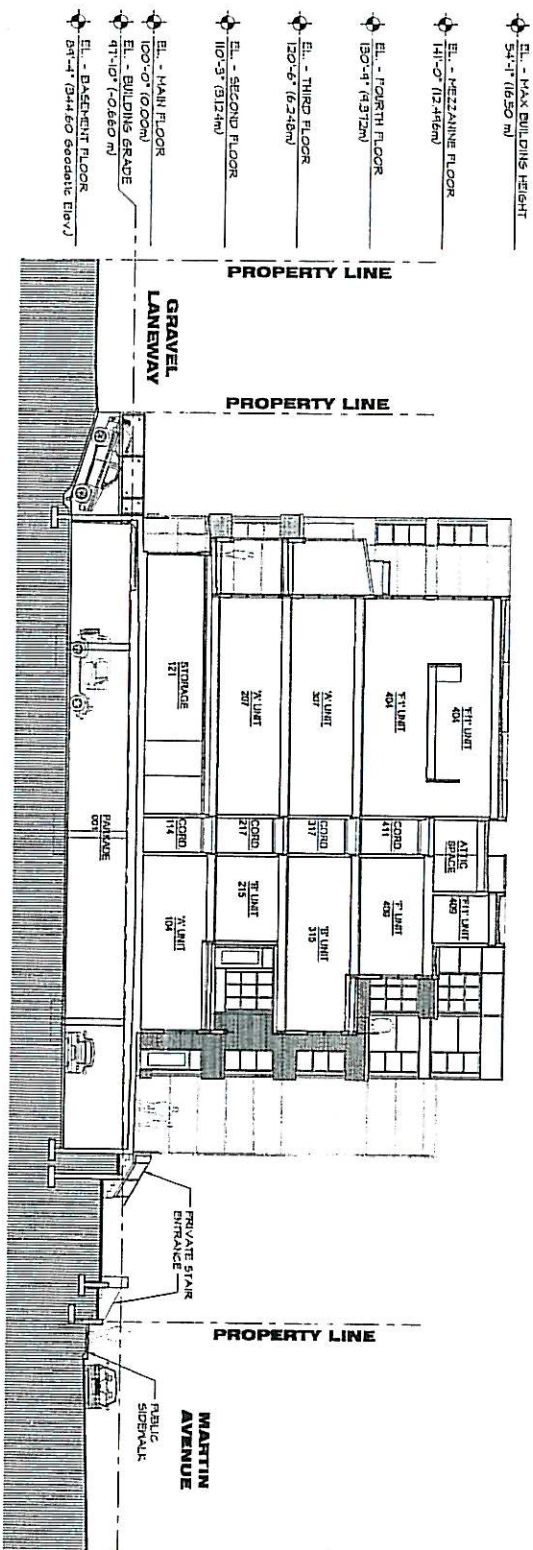
ARCHITECTURAL.

DATE:		ISSUED FOR:
ORDER NO.		ISSUED FOR: D.P.
		ISSUED FOR: D.P. & S.S.
		COMPLETED: YES/NO
		ISSUED FOR: ROLLING FUND
		ISSUED FOR: FUND
DATE:		REVISION:

**PROJECT TITLE:**  
**Martin Ave.**

**BUILDING  
SECTION &  
FENCING  
DETAIL**

Job title	Director, Operations
Date	29 Jan 02
Location	USA
Duration	68
Contract	pm



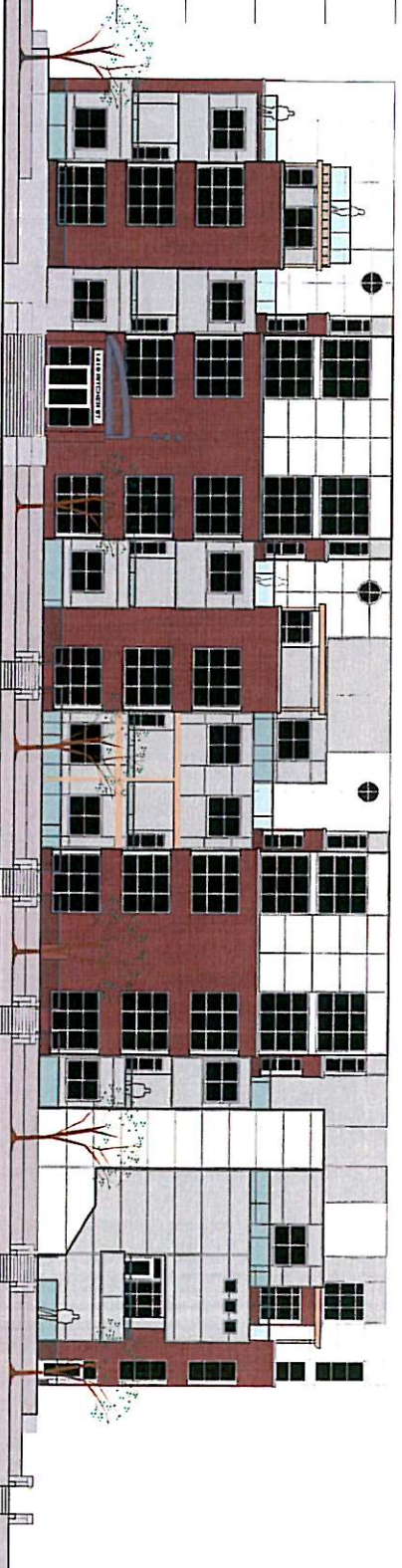
ELEVATION

## SECTION

1. THE CONCEPT OF A "CITY" IS A TERM OF ART IN THE  
2. FIELD OF URBAN PLANNING AND ARCHITECTURE. IT IS A  
3. TERM WHICH IS USED TO DESCRIBE A CITY OR A CITY  
4. AREA. IT IS A TERM WHICH IS USED TO DESCRIBE A  
5. CITY OR A CITY AREA. IT IS A TERM WHICH IS USED  
6. TO DESCRIBE A CITY OR A CITY AREA. IT IS A TERM  
7. WHICH IS USED TO DESCRIBE A CITY OR A CITY AREA.



- EL. - MAX BUILDING HEIGHT  
59'-5" (18.29 m)
- EL. - MEZZANINE FLOOR  
48'-2" (14.6 m)
- EL. - FIFTH FLOOR  
32'-11" (10.03 m)
- EL. - THIRD FLOOR  
22'-6" (6.91 m)
- EL. - SECOND FLOOR  
12'-5" (3.77 m)
- EL. - BUILDING GRADE  
0'-0" (0.00 m)
- EL. - BASEMENT FLOOR  
8'-4" (2.54 m) (Second Elev.)



1 SOUTH (MARTIN AVE.) ELEVATION  
Scale: 1/8" = 1'-0"

**PHILIP  
MACDONALD  
ARCHITECT  
INC.**

326 UPLANDS DR.  
KELOWNA, B.C.  
CANADA V1W 4J7  
TEL (250) 764 4157  
FAX (250) 764 4857  
PHILIP@MACDONALDARCHITECTS.COM



DATE: 11/14/12  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

DATE	REVISION
11/14/12	Issued for P.R.
	Issued for Client Review
	Issued for Building Permit
	Issued for Final

PROJECT TITLE  
**Martin Ave.**

SHEET TITLE  
**BUILDING  
ELEVATIONS**

DATE	11/14/12
BY	[Name]
CHECKED	[Name]
APPROVED	[Name]
SHEET NUMBER	1

**PHILIP  
MACDONALD**  
  
**ARCHITECT**  
INC

326 UPLANDS DR  
KELOWNA BC  
CANADA V1W4J7

TEL (250) 764 4157  
FAX (250) 764 4837  
PHILIP@CTCSHAW.CA

Figure 1. The use of the *Architectural Record* and *Architectural Record* for the design and construction of the new building at the University of California, Berkeley. The building is a new building for the University of California, Berkeley, and is located in the Berkeley campus. The building is a new building for the University of California, Berkeley, and is located in the Berkeley campus. The building is a new building for the University of California, Berkeley, and is located in the Berkeley campus.

DATE		ISSUED FROM
7/10/12	Issued for E.P.	
-	Issued for Claret's V&V	
-	Completed Review	
-	Issued for Building Permit	
-	Issued for "Sealer"	
#	DATE	REVISION

**Martin Ave.**

DATE	14/07/2018
Client	Mr. [Name]
Address	[Address]
City	[City]
State	[State]
Country	[Country]
Phone	[Phone]
Email	[Email]
Website	[Website]
Notes	[Notes]





VIEW FROM RICHTER ST & MARTIN AVE

# MARTIN LOFTS

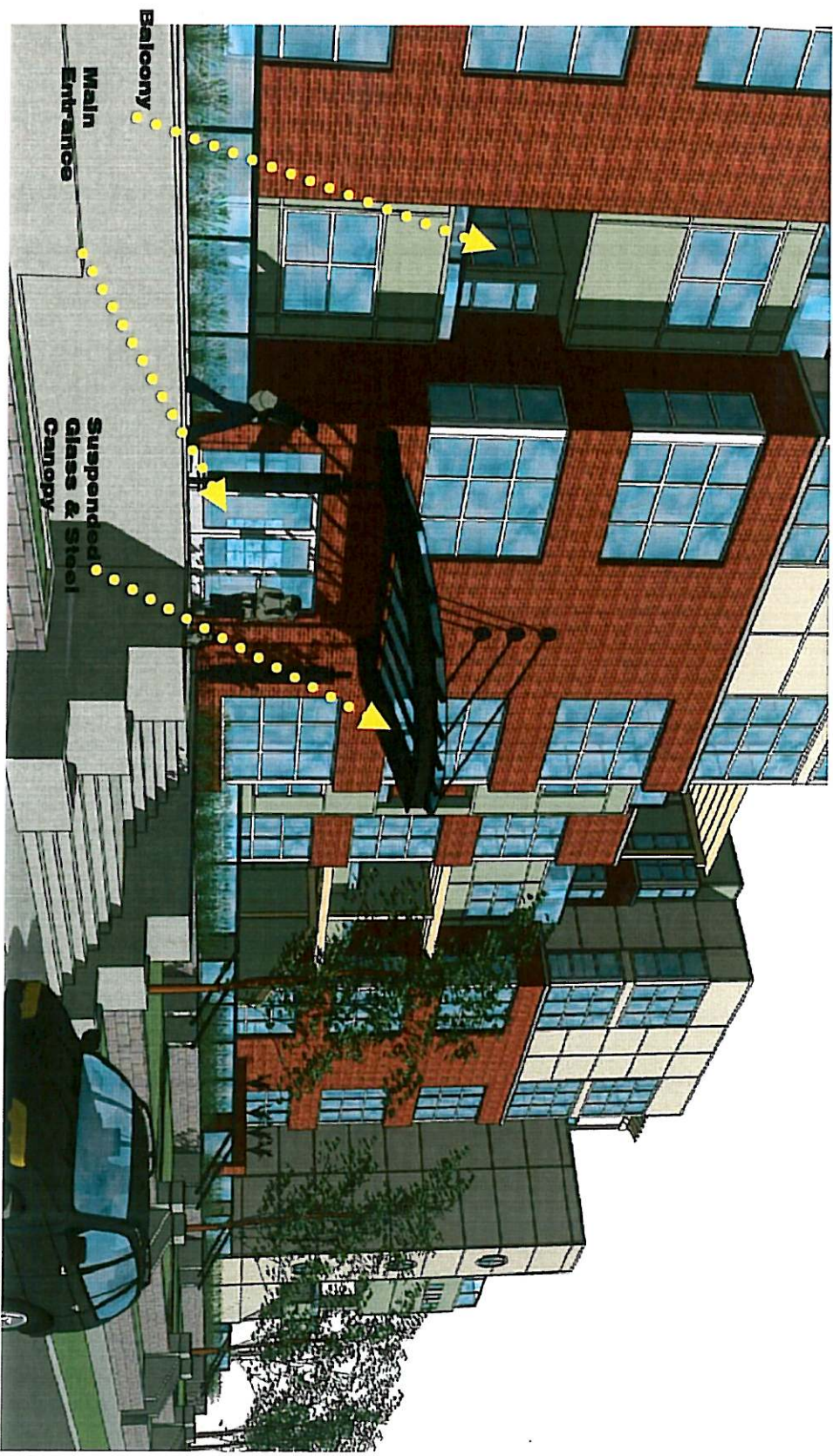
WINDMILL VENTURES

PHILIP MACDONALD



ARCHITECT INC.

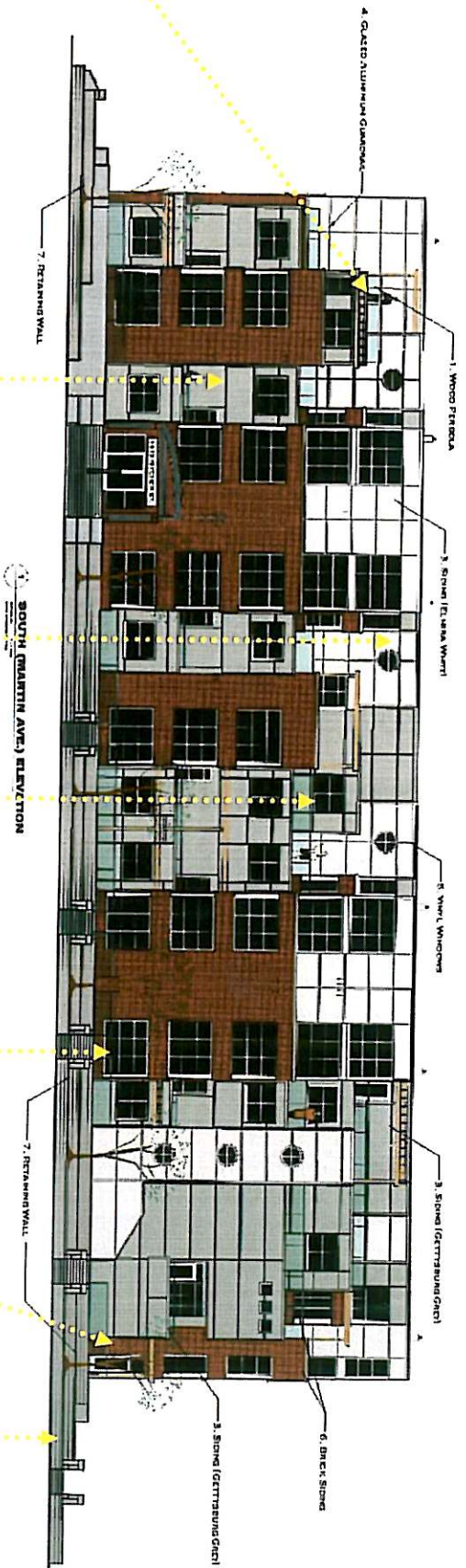




STREET LEVEL VIEW LOOKING EAST ALONG MARTIN AVE.

**MARTIN LOFTS**  
WINDMILL VENTURES





## EXTERIOR COLOUR & FINISHES

1. WOOD PERISLA:  
ROUGH SAWN CEDAR  
'TRANSPARENT STAIN'
2. STONE: (GETTYSBURG GREY)  
PAINTED HARD BOARD  
BENJAMIN MOORE  
'GETTYSBURG GREY' - "HC-107"
3. STONE: (ELMHURST WHITE)  
PAINTED HARD BOARD  
BENJAMIN MOORE  
'ELMHURST WHITE' - "HC-107"
4. GLAZED ALUMINUM GUARDRAIL:  
POWDER COATED  
BLACK
5. VINYL WINDOWS:  
'WHITE'
6. BRICK STONE:  
P.L. INDUSTRIES LTD.  
'TITAN' - "COMMON RED"
7. RETAINING WALL:  
KESTONE  
'TWIN TONE SANDSTONE/ESONY'

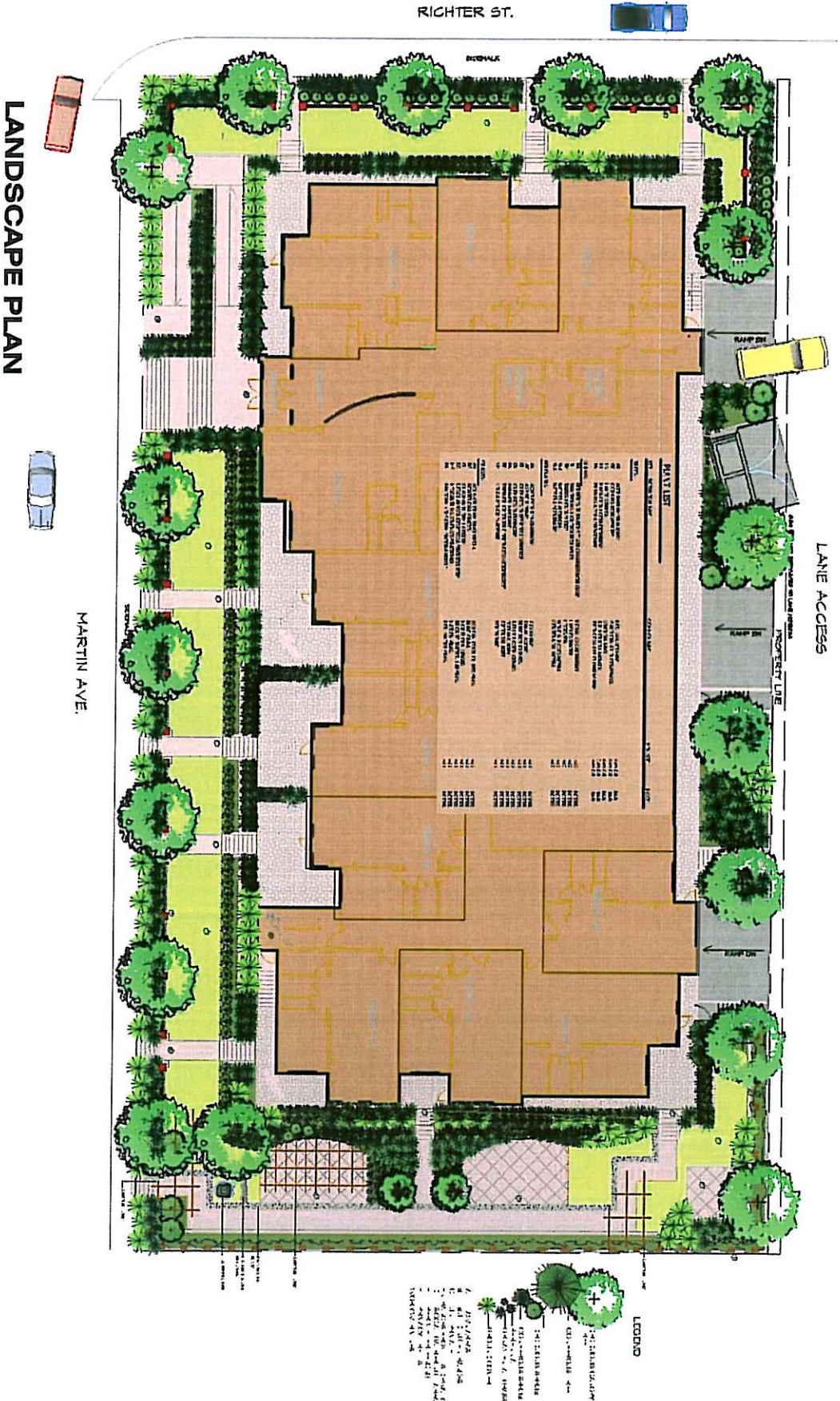
**MARTIN LOFTS**  
WINDMILL VENTURES

PHILIP MACDONALD



ARCHITECT INC.





**CITY OF KELOWNA**

# MEMORANDUM

**Date:** April 3, 2007  
**File No.:** DP07-0007 DVP07-0008  
**To:** Planning & Development Services Department (DN)  
**From:** Development Engineering Manager  
**Subject:** Proposed 40 Unit Multi – Family  
 1419 Richter St at 734 Martin Ave

Martin Lofts  
 Lot A Plan 80311 Lot 5 Plan 1346

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-6 to RM-5. 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 John Filipenko, ASCT

1. Domestic Water and Fire Protection

- (a) The existing 100mm-diameter water distribution and fire protection system fronting this development is not sufficient to support the proposed development.
- (b) Remove and replace the existing watermain on Martin Avenue fronting this development with a 200mm-diameter watermain. The estimated cost of this work for bonding purposes is **\$25,000.00**
- (c) The developer's consulting mechanical engineer will determine the hydraulic and fire flow requirements of the proposed development and establish the service needs. Decommissioning of three existing small diameter services and the installation of one larger service will be at the applicant's cost. The estimated cost of this work for bonding purposes is **\$3,000.00**
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- (e) The boulevard irrigation system must be integrated with the on-site metered irrigation system.

## 2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the requirements of the proposed development and establish the sanitary service requirements.
- (b) Removal and capping of the existing domestic sanitary services and the tie-in of one new larger service will be at the applicant's cost. The estimated cost of this work for bonding purposes is **\$6,000.00**



### 3. Storm Drainage

- (a) The subject development must include the design of a piped drainage system for Martin Avenue fronting the subject lots, including curb and gutter construction. The cost of the work is included in the road design calculations.
- (b) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, minimum basement elevation (MBE), storm water service and/or on-site drainage containment and disposal systems. The on-site drainage system may be connected to the street drainage system with an overflow service at the developer's cost, with approval from the City drainage engineer.
- (c) Storm drainage systems and overflow service for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

The estimated cost of the overflow service for bonding purposes is **\$3,000.00**

### 4. Road Improvements

- (a) Richter Street fronting this development is fully urbanized. Frontage improvements anticipated at this time include the removal and replacement of the existing curb return with wheelchair ramp at the Martin Avenue intersection. The estimated cost of construction for bonding purposes is **\$4,000.00**
- (b) Martin Place fronting this development must be upgraded to a (SS-R5) standard including concrete curb and gutter, sidewalk, street lighting upgrade, piped storm drainage system, fillet pavement, landscaping and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$52,000.00**
- (c) The rear lane fronting this development must be upgraded to a paved standard (SS-R2) including a storm drainage system. The estimated cost of construction for bonding purposes is **\$25,000.00**
- (d) Damage to existing curb, sidewalk and road surfaces will likely occur during the excavation and construction period. Replacement of damaged works, as determined by the city engineer, will be at the developer's expense.
- (e) Site access and egress designs must be submitted for approval by the City Works & Utilities Department. This is required to guarantee that the requirements and the limitations of access and egress required by the City have been addressed to the City's satisfaction.

### 5. Road Dedication and Subdivision Requirements

- (a) Dedicate 0.80m widening fronting lot 5 of the rear lane, to provide one-half of the required widening to provide an eventual 7.6m wide lane.
- (b) Lot consolidation

- (c) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

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

7. Geotechnical Report

As a requirement of this application and / or prior to issue of a building permit, the applicant must provide a modified 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; i.e. 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, analyze 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.

8. Bonding and Levy Summary

(a) Bonding

Richter Street wheel chair ramp	\$ 4,000.00
Martin Avenue road frontage improvements	\$ 52,000.00
Martin Avenue watermain upgrade	\$ 25,000.00
Lane frontage improvements	\$ 17,000.00
Service upgrades	\$ 12,000.00

Total Bonding                      **\$ 110,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated to include engineering design and contingency protection and do not including utility service costs. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to issuance of a building permit.



9. Latecomer Provisions

- a) Under the provisions of the Municipal Act, Latecomer provisions are available for the following items:

- i) Storm main construction.
- ii) Water main construction
- iii) Lane upgrade

The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.

10. Survey Monuments and Iron Pins

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

11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 6% GST will be added.

12. Development Permit, Development Variance Permit and Site Related Issues

- (a) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (b) The requested rear yard setback variance does not compromise Works and Utilities servicing requirements

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Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf