
CITY OF KELOWNA
MEMORANDUM

DATE: May 29, 2008
FILE NO.: OCP08-0005/Z08-0022/LUC08-0001
TO: City Manager
FROM: Planning & Development Services Department

APPLICATION NO. OCP08-0005/
Z08-0022/
LUC08-0001 **OWNER:** ANNA REHLINGER
ANTHONY REHLINGER
BIBIANNA LAHAY
MARY REHLINGER

AT: 2081 CROSS RD. **APPLICANT:** PACE SETTER
DEVELOPMENTS

PURPOSE: TO AMEND THE OCP FUTURE LAND USE DESIGNATION FROM EXISTING SINGLE / TWO UNIT RESIDENTIAL TO PROPOSED MULTIPLE UNIT RESIDENTIAL – LOW DENSITY DESIGNATION

TO REZONE THE SUBJECT PROPERTY FROM THE EXISTING I2 – GENERAL INDUSTRIAL ZONE TO THE PROPOSED RM3 – LOW DENSITY MULTIPLE HOUSING ZONE TO PERMIT DEVELOPMENT OF A GROUP HOME, (MAJOR) RESIDENTIAL PROJECT

TO DISCHARGE THE EXISTING LAND USE CONTRACT (LUC77-1048) TO PERMIT THE PROPOSED CAMPUS OF CARE FACILITY UNDER THE RM3 – LOW DENSITY MULTIPLE HOUSING ZONE.

EXISTING OCP DESIGNATION: SINGLE/TWO FAMILY RESIDENTIAL

PROPOSED OCP DESIGNATION: MULTIPLE UNIT RESIDENTIAL – LOW DENSITY

EXISTING ZONE: I2 – GENERAL INDUSTRIAL / LUC77-1048

PROPOSED ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP08-0005 to amend Map 19.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot A, Sec. 4, Twp 23, ODYD, Plan 30013, located on Cross Road, Kelowna, B.C., from the Single/Two Unit Residential designation to the Low Density Multiple Unit Residential designation be considered by Council;



AND THAT Council considers APC public process, to be appropriate consultation for the purpose of section 879 of the *Local Government Act*, as outlined in the report of the Planning & Development Services Department date May 29, 2008;

AND THAT Rezoning Application No. Z08-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 4, Twp 23, ODYD, Plan 30013, located on Cross Road, Kelowna, B.C., from I2 – General Industrial zone to the RM3- Low Density Housing zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP08-0005 and Zone Amendment No. Z08-0022 be forwarded to a Public Hearing for further consideration;

AND THAT Application No. LUC08-0001 to discharge the Land Use Contract 77-1048 for Lot A, Sec. 4, Twp 23, ODYD, Plan 30013, located on Cross Road, Kelowna, B.C., be considered by Council;

AND THAT Application No. LUC08-0001 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department and Glenmore Ellison Irrigation District being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property.

2.0 SUMMARY

The applicant is seeking to amend the future land use designation from Single/Two Unit Residential to Multiple Unit residential – Low Density; and to rezone the subject property from the I2 – General Industrial zone to the RM3 – Low Density Multiple Housing zone to permit the development of a two storey Campus of Care congregate housing development.

This joint venture between Interior Health, Pacesetter Developments Inc. and InSite Housing, Hospitality & Health Services was successful in securing a long term contract to build and operate a Campus of Care that will provide personal care and support services to various targeted populations in the City of Kelowna. The proposed facility which is envisioned to be built in two phases, dependent on future bed requirements, will allow phase one to consist of 102 residential care beds, of which 100 beds will be funded by Interior Health. Discharge of the existing Land Use Contract must be executed to allow the RM3 – Low Density Multiple Housing zone to supersede the outdated land uses.

3.0 ADVISORY PLANNING COMMISSION

The above noted applications were reviewed by the Advisory Planning Commission at the meeting of April 22, 2008 and the following recommendations were passed:

THAT the Advisory Planning Commission support Official Community Plan Amendment Application No. OCP08-0005, for 2081 Cross Road, Lot A, Plan 30013, Sec. 4, Twp. 23, ODYD by Pace Setter Developments (A. & A. Rehlinger, B. LaHay, M. Rehlinger), to amend the Official Community Plan Future Land Use Designation from the existing Single/Two Unit Residential designation to the proposed Multiple Unit Residential – Low Density designation.

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0022, for or 2081 Cross Road, Lot A, Plan 30013, Sec. 4, Twp. 23, ODYD by Pace

Setter Developments (A. & A. Rehlinger, B. LaHay, M. Rehlinger), to rezone the subject property from the existing I2 – General Industrial zone to the proposed RM3 – Low Density Multiple Housing zone to permit development of a group home, (major) residential project.

THAT the Advisory Planning Commission support Land Use Contract Application No. LUC08-0001, for 2081 Cross Road, Lot A, Plan 30013, Sec. 4, Twp. 23, ODYD by Pace Setter Developments (A. & A. Rehlinger, B. LaHay, M. Rehlinger), to discharge the existing Land Use Contract (LUC77-1048) to permit the proposed Campus of Care facility under the RM3 – Low Density Multiple Housing zone.

4.0 PROPOSAL

The applicant is proposing to develop the subject property with a 2 storey residential style building to be operated as a Campus of Care housing development. The development will be phased into 2 phases, with phase 1 consisting of 102 care beds funded through Interior Health. An additional 48 beds will be added on during the second phase of development and it is conceived that these will also be funded through Interior Health.

As noted by the applicant, this Glenmore Care project will incorporate several small, self-contained 'neighborhoods' connected by a main plaza road featuring real life amenities to include a hair salon, tuck shop, coffee bar and chapel. Administrative and support space is de-emphasized throughout the project while residential character is accentuated. The design has incorporated the transition from public to semi-public to semi-private space throughout the project rendering a feel of 'home' for the residents.

The development is proposed to have a net floor area of 5,065 m². The building is designed in a "L" configuration, with designated areas to allow for internal courtyards and sidewalk connections to provide space for outdoor amenities. The site plan provided indicates the principal drive aisle to be accessed from Cross Road to provide access to a surface parking area for 50 vehicles. A circular drop-off area adjacent to the main entry to the front of the building affords for some of the visitor and bus parking for residents.

The proposal as compared to the RM3 zone requirements is as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m ²)	10,040m ²	900m ²
Site Width (m)	98 m	30m
Site Coverage (%)	39.9% buildings 64.9%* bldg, park'g & drwys	40% buildings 50% bldg, park'g and drwys
Total Floor Area (m ²)	10,554.4m ²	
F.A.R.	0.43	0.5 max (without bonus)
Storeys (#)	2 storeys / 9.1 m	2 ½ storeys or 9.5 m
Setbacks (m)		
- Front (Valley Rd.)	6.6 m	4.5m
- Flanking Side (Cross Rd.)	9.59 m	4.5m
- South Side	7.5 m	4.5 m
- Rear	16 m	7.5 m
Private Open Space	1125 m ²	1125 m ² (7.5 m ² group home bedroom)
Parking Stalls (#)	50 stalls provided	50 stalls required (1 stall/3 beds)

* = variance required

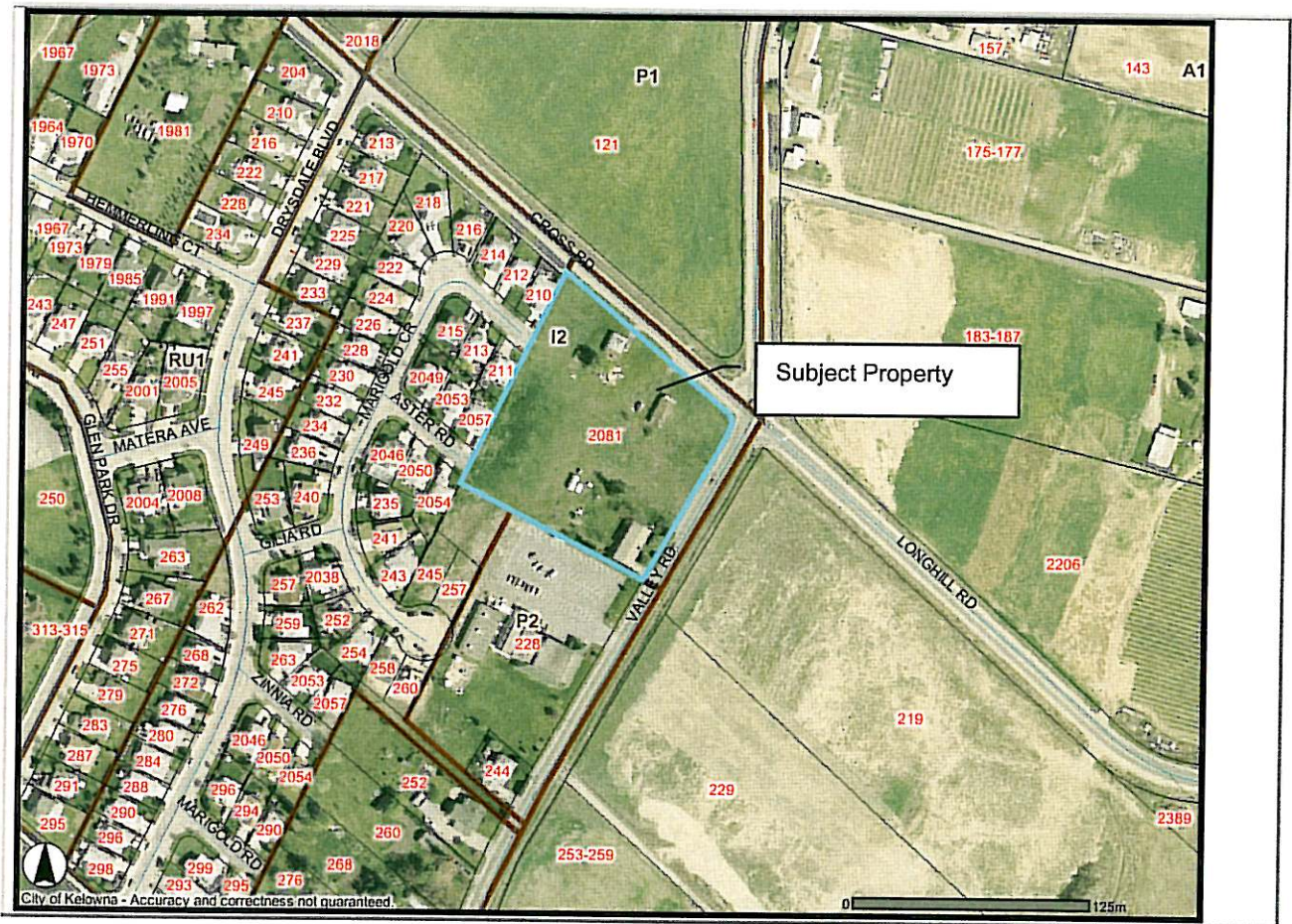
5.0 SITE CONTEXT

The immediate area is a collection of land uses, with a school site to the north, residential single-family to the west, and ALR designated lands to the east of Valley Road.

Adjacent zones and uses are:

- North - P1 – Major Institutional
- East - A1 – Agricultural 1
- South - P2 – Education and Minor Institutional
- West - RU2 – Medium Lot Housing

5.1 SUBJECT PROPERTY MAP



5.2 Proposed Development Potential

The proposed RM3 zone allows for; multiple dwelling housing, congregate housing, group home major, and boarding and lodging homes as principal permitted use. The zone also allows for; care centres minor, home based business minor, and community recreation services as secondary permitted uses.

5.3 Current Development Policy

5.3.1 Kelowna Official Community Plan

The Official Community Plan designates the subject properties "Single / Two Unit Residential" future land use. The proposed use of the property suggests a one increment bump in density to accomplish the RM3 zone amendment.

Section 8.32 of the Official Community Plan does support increases in density for proposals where 75% of the housing created meets the City of Kelowna definition of affordable housing and / or core needs housing as defined in the OCP (8.1.16 & 8.1.17). The development must meet the following conditions:

- the density of the development can be sensitively integrated into the surrounding neighbourhood;

- where a lot line abuts a lower density residential land uses designation, buildings facing this lot line within the development shall be stepped back such that there is no more than a one-storey height gain between these building frontages and the height permitted within the land uses assigned to adjacent parcels; and
- height must be determined by the City as appropriate within the context of the adjacent land use designations;

Staff recommends that APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan, other boards, councils or agencies listed in Section 879, is not required in this case.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan.

5.3.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs

The City of Kelowna Strategic Plan 2004 states:

"To foster a the social and physical well-being of residents and visitors." This is to be accomplished by:

1. Realizing construction of housing forms and prices that meet the needs of Kelowna residents.
2. Achieving accessible, high quality living and working environments.
3. Sensitively integrating new development with heritage resources and existing urban, agricultural and rural areas.

6.0 **TECHNICAL COMMENTS**

6.1 Fire Department

Detailed building code analysis (detail equivalencies, if any) required for proposed building. Fire protection information not provided. Designated Fire Truck access in the south west corner needs to be hard surface only. It appears the designated Fire Truck access does not meet code; detailed drawings to insure 3.2.5.6 of the BCBC are met. Fire protection information not provided. It appears fire flows for the complex will not be met. Engineered fire flows are required to determine if existing hydrants/fire flows are adequate and if additional hydrants/fire flows are required. (NOTE: These comments need to be addressed prior to consideration of Development Permit).

6.2 Inspections Department

Code analysis to be submitted at BP stage. Appears building is divided into a number of firewalls, spatial separation calculations required at open court yards related to these firewalls. Details of fire protection for phasing of this project (phase 1&2) to be submitted at BP stage. Compliance of code analysis/or compliance report to be prepared for this B2 occupancy.

6.3 Glenmore Ellison Irrigation District
As distributed to the applicant.

6.4 Interior Health/Public Health Inspector
No objection provided water & sewer available. IH will review the Care Facilities plans further and provide comment. IH will require detailed plans for any proposed food service areas, pools and hot tubs.

6.5 Works and Utilities
As attached.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Overall, the Planning and Development Services department is supportive of this land use. While it does require a one-increment bump in the OCP designation, the proposed use of this property will play a critical role in the delivery of health care services in the Central Okanagan. The public-private partnerships have been endorsed by Interior Health, and this Campus of Care is intended to provide personal care and support services to various targeted populations in the City of Kelowna. This project will add 100 care beds during phase 1, with an additional 48 beds provided by phase 2 which are all funded through Interior Health. As identified in the attached letter from IHA dated May 1, 2008, Interior Health has repeatedly attempted to negotiate a contract to satisfy the commitment within the Central Okanagan to fulfilling the provincial governments' initiative to increase residential care capacity by 5,000 beds by June 2008. The beds allocated within the Central Okanagan are the only beds not yet under construction.

The proposed RM3 zone is a logical zone to maintain similar building heights that are sensitive to the single family neighbourhood to the west. Importantly, this project will be a similar 2 storey height profile, and aims to provide a residential form and character that will compliment the built form already established in this area.

Overall, the design and quality of this project will be a welcomed addition to this community, and Staff are supportive of the proposed land use to achieve the diverse community objectives that include providing a variety of housing options to a wide demographic of residents and to provide opportunities for residents to age in place.



Shelley Gampacort
Current Planning Supervisor

SG/dn

Attachments

- Subject property map
- Site Plan
- Elevations
- Letter of Rationale
- Letter of Support from Interior Health, dated May 1, 2008



CITY OF KELOWNA
MEMORANDUM

Date: May 5, 2008
File No.: Z08-0022 OCP08-0005 LUC08-0001 DP08-0056
To: Planning and Development Officer (DN)
From: Development Engineering Manager
Subject: 2081 Cross Rd, Lot a, Plan 30013

The Works & utilities Department comments and requirements regarding this application to rezone from I-2 to RM-3 are as follows:

.1) General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Provide easements as may be required.

.2) Dedications

- a) On the Cross Rd frontage, provide an additional 3m (approximate) dedication for a roadway allowance matching the adjacent parcels to the west. For the Valley Road provide an additional 5.0m (approximate) dedication and required corner rounding/radius for a future roundabout.

.3) Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.4) Water

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place.

.5) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer connection. Only one service is to be provided to the site.
- b) Decommissioning of the existing small diameter services, our records indicate the property has three, and the installation of the new service will be at the applicant's cost.

.6) Drainage

- a) Provide an adequately sized drainage connection.
- b) Provide a detailed Site Grading Plan including erosion and sedimentation controls required onsite and on Kane Road.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- e) Storm drainage detention is provided by offsite community detention facilities.
- f) A "storm interceptor" control device is required prior to discharge into the City system (for information on this contact Fred Schaad at 469-8706).

.7) Roads

- (a) Cross Road is designated an urban collector road. Dedicate and construct the road to match the existing road section to the west including curb and gutter, separate sidewalk, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- b) Valley Road is designated an urban collector road. Dedicate and construct to a full urban standard including curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- c) Driveway access is not permitted onto Valley road. A restrictive covenant in favour of the City of Kelowna, registrable under Section 219 of the Land Title Act, must be granted to the effect that vehicular access is not permitted from abutting lots. The subdivision plan must be endorsed to the effect that a covenant is to be registered. The covenant must be

registered as a priority charge and is to be indicated on the Lot Grading Plan.

- d) Provide additional highway allowance widenings of 3.0m & 5.0m (varies) for the widening of Cross Rd & Valley Rd. This widening is to be accomplished by:
 - i) A dedication on the subdivision plan.
 - ii) Sale of the land to the City of Kelowna provided sufficient funds are available in the City's current budget. Contact Mr. Doug Gilchrist, the City's Manager, Community Development & Real Estate, if this option is selected.
 - iii) A Road Reservation Agreement with the City of Kelowna. Enclosed is a sample document that the City will prepare if the owner elects this option. Please contact Mr. Doug Gilchrist, the City's Manager, Community Development & Real Estate, to have this documentation prepared. The document must be accompanied by a plan prepared by a B.C. Land Surveyor. The subdivision plan must be endorsed to the effect that there is an agreement to be registered under Section 526 of the Local Government Act. This agreement must be registered as a priority charge.

.8) Power and Telecommunication Services and Street Lights

- a) Prior to issuance of Building Permit, the applicant must 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.

.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 offsite 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) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.12) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).

Steve Muenz, P. Eng.
Development Engineering Manager

SS

Glenmore Care Project A Progressive Residential Care Environment for Seniors

In the last ten years the approach to senior care, service delivery and housing has changed dramatically. Rather than treating the seniors who require additional support as "sick" we now acknowledge physical frailty or cognitive impairment as a part of aging for many seniors. In essence, the care home of the past has been replaced by enabling environments with residential appeal that support independence to the greatest degree possible and focus' on enhancing quality of life for the years that remain.

There is a significant demand for senior care and services in the Central Okanagan. More than 56 % of the IHA senior's population aged 85 and over live in the Okanagan Health Service Area. Additionally, between 2006 and 2016 the 85 and older population in Central Okanagan will increase by 44.51 %. The 80+ generation is the fastest growing demographic and we must be forth thinking in developing the infrastructure and support services that will be able to meet this new increasing demand. The Glenmore project will add 100 care beds to the Okanagan Health Service Area thereby providing a much needed service to IHA and in particular the City of Kelowna and surrounding areas.

The Glenmore Care project will incorporate several small, self contained "neighborhoods" connected by a "Main Street" featuring real life amenities including a hair salon, tuck shop, coffee bar and chapel. Administrative and support space is de-emphasized throughout the project while homelike features are prominent. There is a logical progression from public to semi-public to semi private to private space throughout the project rendering a feel of "home" for the residents.

Pace Setter Developments Ltd and inSite Housing, Hospitality & Health Services Inc, both strong partners to Interior Health, are committed to creating and operating a quality living environment for seniors. In addition, the partnership believes the project must integrate with the surrounding neighborhood because this in turn ensures the seniors living within the project feel a part of the greater community and neighbors feel welcome within the care project as family, friends and volunteers.

The project will be developed in two phases. The first phase will consist of 102 care beds funded through Interior Health. An additional 48 beds will be added on during the second phase of development and it is conceived that these will also be funded by Interior Health.

The Glenmore Care project will host a variety of job classifications both during construction and after completion which ideally will allow people living in the Glenmore area the benefit and satisfaction of working close to home.

The Glenmore Care project will be a vibrant home for seniors, progressive work environment for Kelowna residents and valued service provider to Interior Health.



Interior Health

Interior Health Authority
2180 Ethel Street, Kelowna, BC V1Y 3A1
Web: interiorhealth.ca

Donna Lommer
Executive Director, Residential/Palliative Serv OK
Telephone: (250) 862-4013 Fax: (250) 862-4352
E-Mail: donna.lommer@interiorhealth.ca

May 1, 2008

City of Kelowna - Planning & Development Services

Attention: Mr. Paul Macklem

1435 Water Street
Kelowna, BC
V1Y 1J4

Dear Mr. Macklem:

Re: *Glenmore project (corner of Valley & Cross Rd) (Golden Life Management and Pacesetter Construction)*

I am writing in support of the above rezoning and development permit applications. Interior Health has contracted and firmly committed to fund Golden Life Management/Insite to build and operate a 100 bed residential care facility. This agreement is part of the provincial governments' initiative to increased residential care capacity by 5,000 beds province wide by June 2008. Interior Health launched 24 projects across our region to be substantially complete by June 2008 in order to meet our allocation of the 5,000 bed target. These beds allocated within the Central Okanagan are the only beds not yet under construction.

This is the third time we have attempted to negotiate a contract to satisfy our commitment within the Central Okanagan. Twice previously Interior Health was unsuccessful in negotiating an affordable solution, largely due to the price of land in the Central Okanagan. In addition, obtaining a large parcel of property that is not currently within the ALR and in an area suitable for this type of project has been equally challenging.

I understand there is some concern from the residents who border the above property with respect to the size of the project. Population projections for this area show a continued increase particularly in the +65 age groups which also puts demand on the need for health care services and residential care facilities. Given the challenges in securing land within the Central Okanagan and the desire to plan for future demand, we have asked the developer to maximize the use of the above mentioned land. The developer has responded with a project that comprises of two phases. I respectfully request that support from City of Kelowna planning staff and Council be granted for both phases. The second phase of 50 beds helps plan for capacity required for 2010. A longer term planning forecast out to 2015 would suggest that in order to meet Interior Health's residential care target of 75 beds per 1,000 populations, over the age of 75, we will need to develop not only this second phase of 50 beds but an additional 100 beds. We know finding a suitable location for these additional 100 beds will be challenging. Maximizing the use of this particular land is desirable in helping to meet the increasing demand for residential care capacity for Central Okanagan seniors.

Sincerely,

Donna Lommer

Residential & Palliative Services, Okanagan Health Services Area, Interior Health

cc Mayor Sharon Shepherd
Kelowna City Council

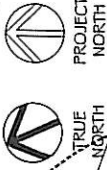
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MAY 09 2008

CITY OF KELOWNA
PLANNING DEPT.

BCMP

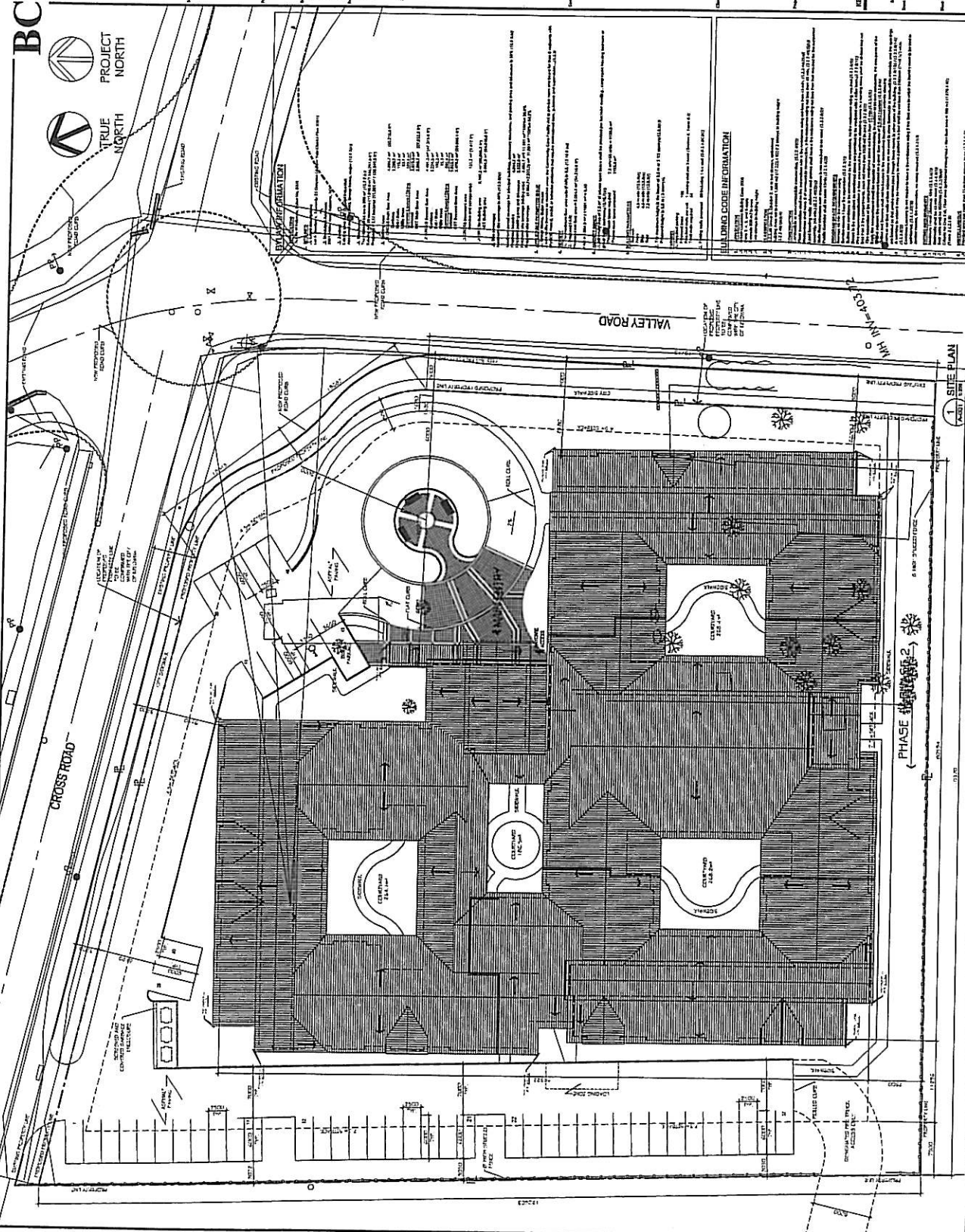
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 info@bcmpace.ca



PROJECT NORTH



TRUE NORTH



NOTES

1. THIS SET OF DRAWINGS IS FOR THE PROJECT: KELOWNA CARE VILLAGE. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE MADE BY THE ARCHITECT.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

BUILDING CODE INFORMATION

THIS PROJECT IS SUBJECT TO THE BUILDING CODE OF CANADA (B.C.) AND THE ALBERTA BUILDING CODE (A.B.C.). THE ARCHITECT HAS DESIGNED THIS PROJECT TO COMPLY WITH THE B.C. AND A.B.C. REQUIREMENTS. THE ARCHITECT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT HAS CONDUCTED ALL NECESSARY INSPECTIONS AND TESTS TO VERIFY THAT THE PROJECT COMPLIES WITH THE B.C. AND A.B.C. REQUIREMENTS. THE ARCHITECT HAS PROVIDED ALL NECESSARY DOCUMENTATION TO THE RELEVANT AUTHORITIES. THE ARCHITECT HAS PROVIDED ALL NECESSARY DOCUMENTATION TO THE RELEVANT AUTHORITIES.

PAGE SETTER
 CONSULTANTS

Project No. 07137.03
KELOWNA CARE VILLAGE
 SCALE: 1/200
 SHEET NO. 1
SITE PLAN
 A-001

BCMP

ARCHITECTS

Suite 402, 518 - 5 Avenue SW
Calgary, AB T2P 0R7

T 403.263.9323

F 403.263.7159

www.bcmp.ca

info@bcmp.ca



Scale: 1/8" = 1'-0"

Project: 071720

PACF SETTER
CENTRAL INTERIORS

**KELOWNA CARE
VILLAGE**

Scale: NO SCALE

EXTERIOR RENDERING

A-402

