



2.0 SUMMARY

This proposal seeks approval for the form & character of the proposed four storey, 40 unit supportive housing project.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on March 31, 2009, the APC passed the following motions:

THAT the Advisory Planning Commission support Development Permit Application No. DP09-0015, for 330 Boyce Cr, Lot 2, Plan 3287, District Lot 139, Sec 24, Twp 25, ODYD, by Philip MacDonald Architect Inc., to approve a Development Permit for the form and character of the proposed 4 storey, 40-unit supportive housing building.

4.0 BACKGROUND

The City of Kelowna has partnered with the Canadian Mental Health Association to develop an apartment-style supportive housing project with support services for low-income singles who are at risk of homelessness. The City of Kelowna owns the land which is currently vacant. A Housing Agreement pursuant to Section 905 of the Local Government Act filed in the land title office on the subject property is required as a condition of “group home, major” use.

5.0 THE PROPOSAL

As a result of the Pandosy Street realignment the lane to the north of the subject properties' and a 5m strip along Water Street have been closed and incorporated into the proposed development. In addition, Boyce Crescent will be widened in order to meet the 18.0m Right of Way requirement.

The proposed development fronts onto Pandosy Street, Water Street and Boyce Crescent. A total of 40 units are accommodated within the building on this uniquely configured parcel. The building is oriented towards and treats Pandosy Street as the main frontage. Although the building will primarily consist of coloured hardi-panel siding, the articulation and detailing help to provide visual interest (See material and colour board). The required parking stalls are located at the rear of the building facing Water Street.

The landscape plan indicates that a variety of plantings will be located throughout the site. In particular, a small vegetable garden and seating area will be located next to Pandosy Street. A transparent wrought iron fence will be located around the perimeter of the site.

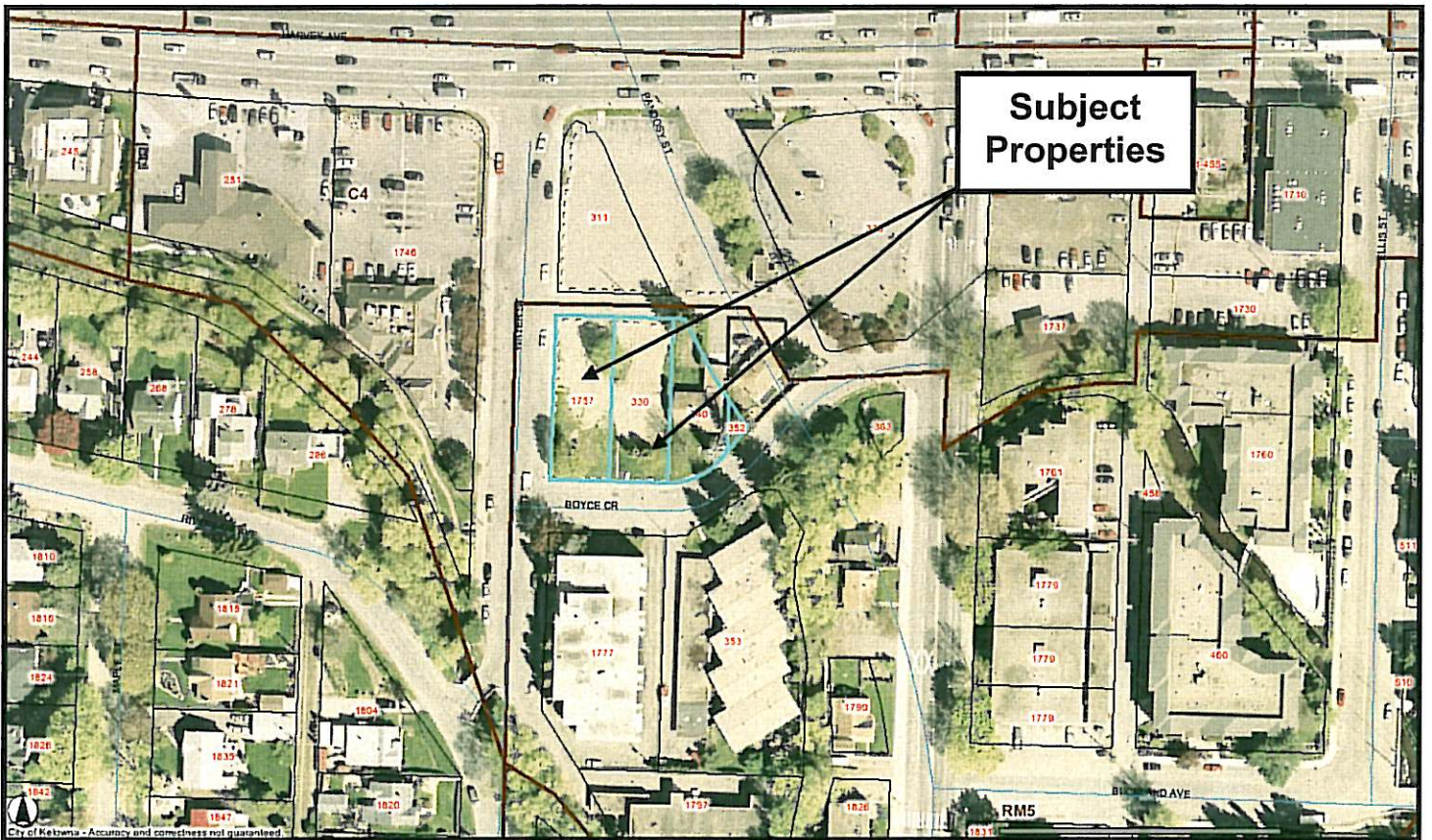
The application complies with the requirements of Zoning Bylaw No. 8000 as follows:

<b>Criteria</b>	<b>Proposal</b>	<b>RM5 Zone Requirements</b>
<b>Subdivision Regulations</b>		
Lot Area	2,245 m <sup>2</sup>	460 m <sup>2</sup>
Lot Width	Meets Requirement	30.0 m
Lot Depth	Meets Requirement	35.5 m
<b>Development Regulations</b>		
Floor Area Ratio	0.62	1.2
Site Coverage	60%	60%-Buildings/Coverage/Parking
Height	14.3 m / 4 storeys	15.0 m / 4 storeys

Front Yard (Pandy)	6.0 m	6.0 m
Side Yard (N)	4.5 m	4.5 m
Side Yard (S)	4.5 m	4.5 m
Rear Yard (W)	9.0 m	9.0 m
<b>Other Regulations</b>		
Parking Stalls	14 stalls	13 stalls
Bicycle Parking	Class I: 20 spaces Class II: 4 spaces	Class I: 20 spaces Class II: 4 spaces
Private Open Space	309 m <sup>2</sup>	300 m <sup>2</sup>

5.1 Site Location Map

Boyce / Pandosy / Water



5.2 Site Context

The subject property is located in the City Centre, the property is designated for future “Multiple Unit Residential – Medium Density” development. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 – Urban Centre Commercial	Commercial
East	C4 – Urban Centre Commercial	Commercial
South	RM5 – Medium Density Multiple Housing	Residential
West	C4 – Urban Centre Commercial	Commercial

## 6.0 CURRENT DEVELOPMENT POLICY

### 6.1 Official Community Plan

*8.41 – Affordable and Special Needs Housing* – Encourage the private sector to provide housing that is innovative and affordable and that is targeted to groups identified in the Housing Study, a Housing Reserve Fund Bylaw, or in a list published by the City.

*8.44 – Integration* – Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.

*8.50 – Housing in the Urban Corridor* – A more varied housing supply and means of increasing affordability should be actively sought for the neighbourhoods surrounding and including the Urban Town Centres and the Highway 97 corridor extending to the north boundary of the City, north, south and east of Highway 97 as it changes to a northerly direction.

### 6.2 Objectives for Development within Urban Centres (OCP Chapter 6)

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

#### Access

- Design should facilitate pedestrian and bicycle access.
- Vehicle access and on-site circulation should minimize interference with pedestrian movement
- Vehicle access from arterial or collector roads is discouraged. Where possible, such access should be achieved from a local road or lane.
- Pedestrian access should be clearly marked.

#### Ancillary Services/Utilities

- Loading, garbage and other ancillary services should be located at the rear of buildings.
- Utility service connections should be screened from view.

#### Building Massing

- Commercial, industrial and multiple-unit residential developments should be sensitive to and compatible with the massing and rhythm of the established streetscape. Detailed design features of existing buildings should be emulated if such features are of design value.
- Commercial, industrial, and multiple-unit residential developments should have no more than a one storey height gain between adjacent uses within 5.0 m of the

side property line where the adjacent property is not designated for higher density redevelopment.

#### Parking

- Parking areas should, wherever possible and safe, be located either under buildings or at the rear or side of main buildings.
- Pedestrian circulation areas within parking lots should be convenient and clearly identified, preferably with distinct paving and/or landscaping treatment.

#### Relationship to the Street

- Buildings containing uses attracting visits from the general public should be located as close to the front property line as practical and as permitted under prevailing zoning regulations.
- People-oriented facilities (store entrances, café seating areas, displays, signage) should be focused along public streets and in front of buildings.
- Storefronts should incorporate large windows such that passers-by can see in and occupants can “look out”.
- Awnings or overhangs should be included, where suitable, to provide sheltered environments for pedestrians and to aid in energy conservation.
- Buildings at key intersections should be designed to highlight the corner. Design treatments could include setbacks at the corner, accentuated entrances and additional height using, for instance, towers and cupolas.

#### Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m.

### 7.0 TECHNICAL COMMENTS

#### 7.1 Building & Permitting

Dining/lounge on main floor requires two exits. No building code issues that effect form and character of proposed building. Building elevation to be above high water mark level of mill creek.

#### 7.2 Development Engineering Branch

See Attached

#### 7.3 Fire Department

- There appears to be inadequate exiting in the lounge/eating area.
- 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.
- Detailed building code analysis (detail equivalencies, if any) required for proposed building at permit stage; to include exiting, fire protection information, occupancy class, building height, construction type, among other things.

We are now asking for the following information in regards to sprinkler systems:

- Schedule B-2, 5.1: Suppression system classification for type of occupancy is required and must be submitted to the Kelowna Fire Department; as well this

information is to be retained in the appropriate section of the building's Fire Safety Plan

- Schedule B-2, 5.7 and NFPA 13: Notice to the Kelowna Fire Department Prevention Branch for their attendance during the conducting of the Acceptance test is required.
- Schedule B-2, 5.7 and NFPA 13: Copies of the Acceptance tests and Contractor's Material & Test Certificates must be submitted to the Kelowna Fire Department; in addition copies are to be retained in the appropriate section of the building's Fire Safety Plan.
- Schedule B-2, 5.8: Maintenance program and manual for the suppression system must be submitted to the Kelowna Fire Department (electronic format if possible); in addition copies are to be retained in the appropriate section of the building's Fire Safety Plan.

## 8.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department is supportive of this proposal. Fostering the sensitive integration of a wide variety of housing forms is a strong civic objective. Located within the City Centre this project helps to provide a needed form of housing in a central location. Developing these vacant properties will also help to revitalize the area which has been underutilized since the Pandosy Street realignment. A well designed building in this location will help to increase the overall security of the area. Adding additional residents will increase the level of activity and will help to provide more eyes on the street.

The garden and plaza space will provide private open space for the tenants. The proposed development is an innovative design response to a difficult site. The building's articulation reduces the massing and allows for a more sensitive height transition to the adjoining properties. The proposed material and colour usage provides visual interest and the building will use high quality materials that will help to create a sense of ownership for the tenants. In order to soften the proposed concrete wall facing Pandosy Street the applicant has agreed to plant vines along the length of the wall.

*fa.*   
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Danielle Noble  
Urban Land Use Manager

Approved for Inclusion



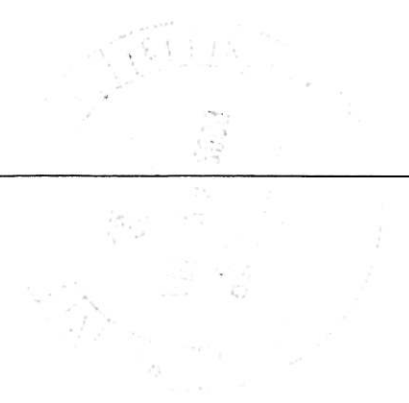
Shelley Gambacort  
Director of Land Use Management

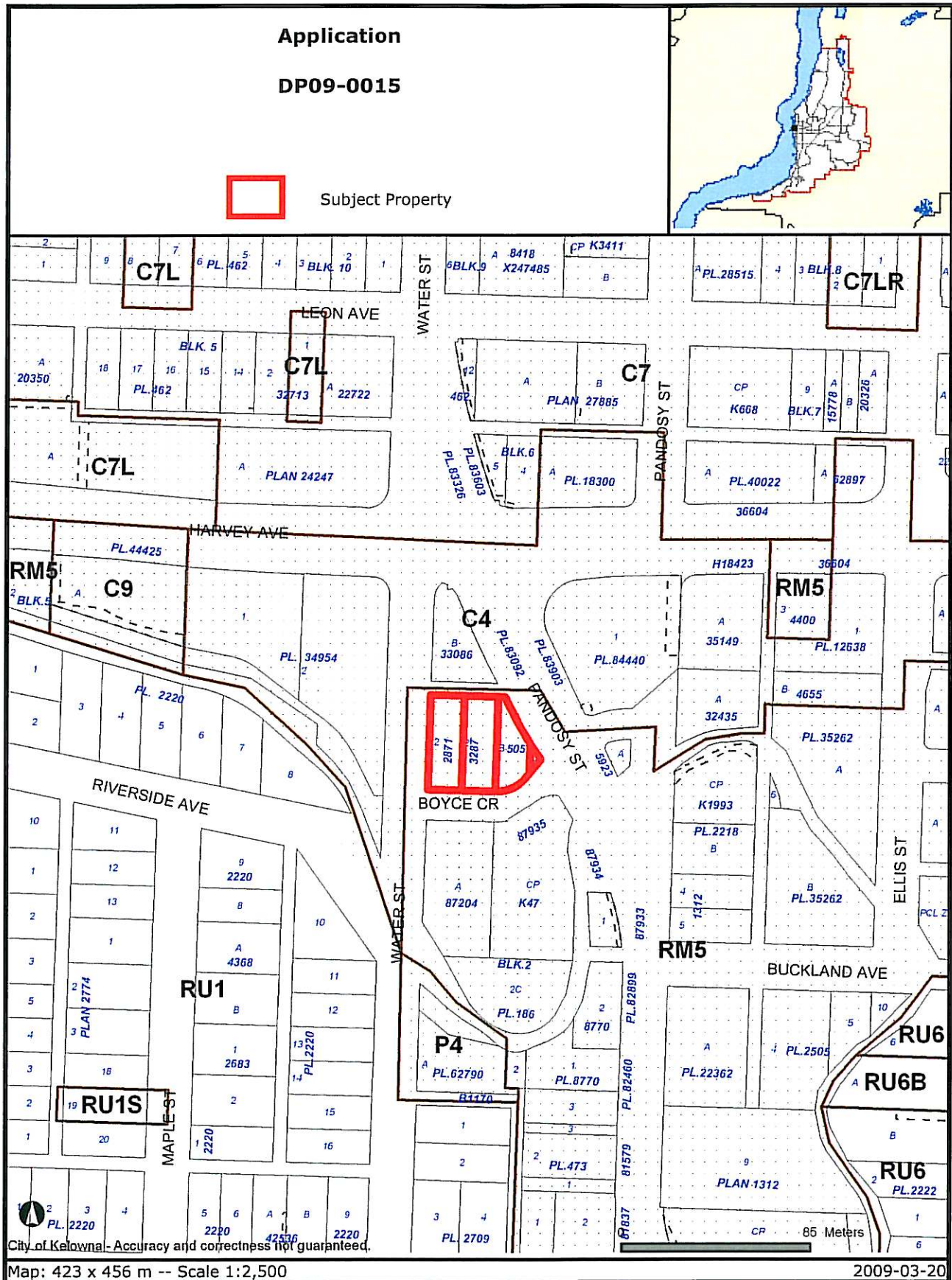
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## ATTACHMENTS

- Location Map
- Site Plan & Elevations
- Colour & Materials Board
- Elevations
- Site/Landscape Plan





City of Kelowna - Accuracy and correctness not guaranteed.

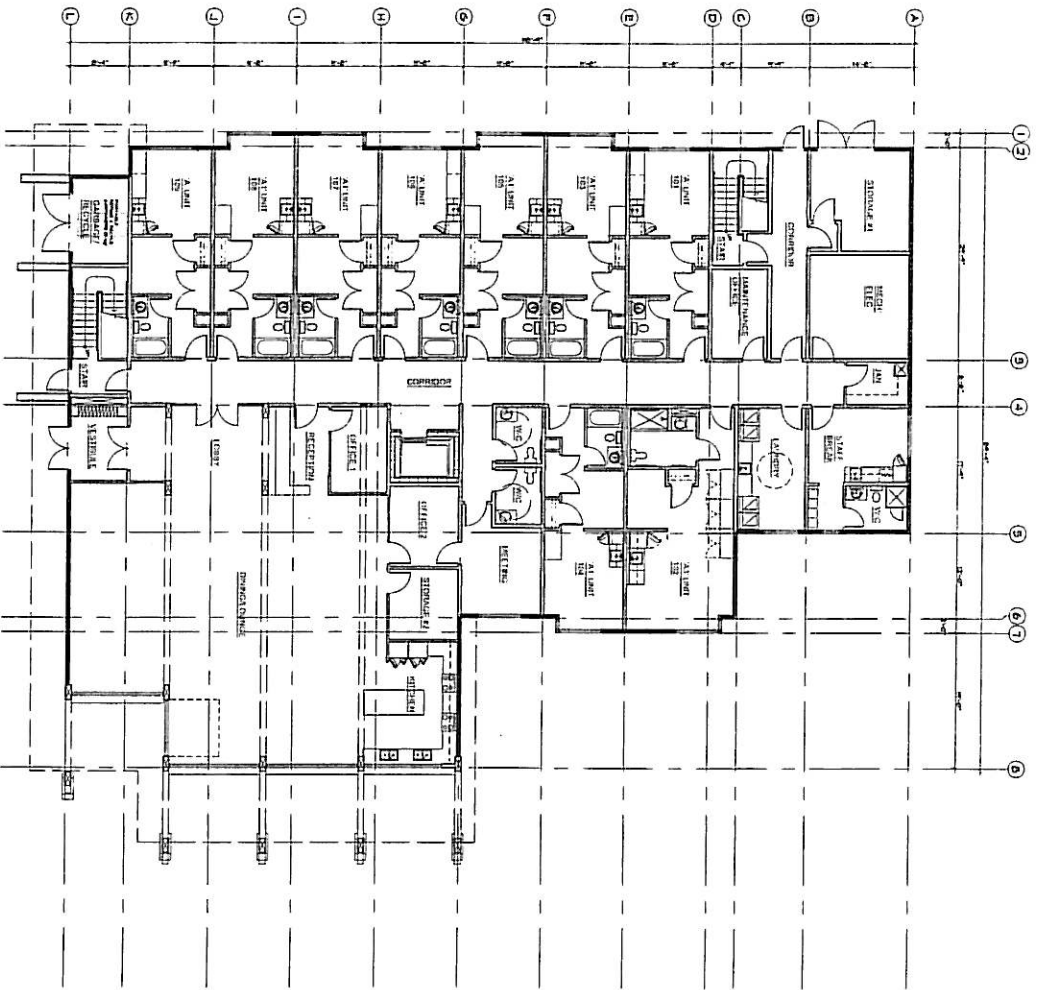
Map: 423 x 456 m -- Scale 1:2,500

2009-03-20

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.







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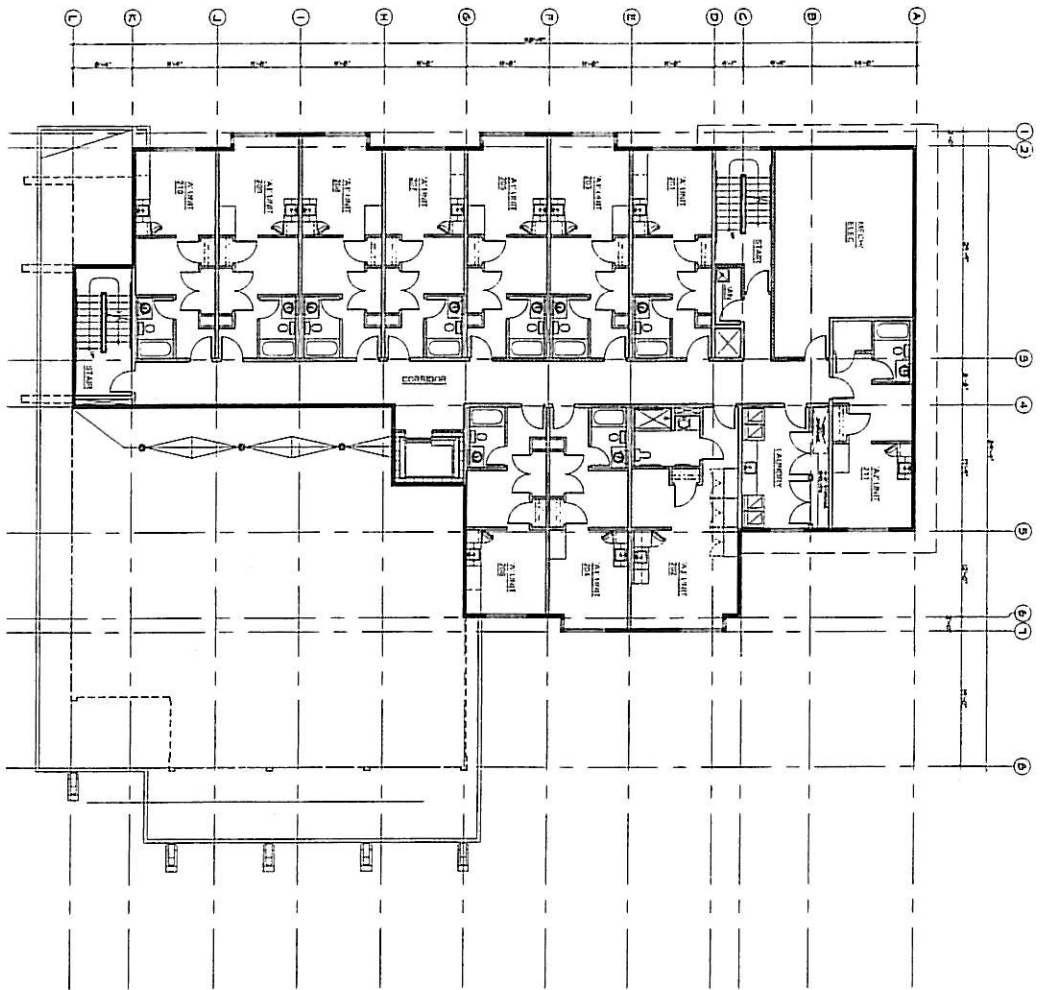


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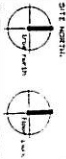
PROJECT TITLE:  
 Willowbridge  
 40-Unit  
 TRANSITIONAL  
 HOUSING  
 400 West Street, Kelowna, BC  
 Canadian Mental Health  
 Association - Kelowna  
 BC HOUSING

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P-2



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**NOTES:**  
 1. Check and verify all notes, dimensions and quantities before construction.  
 2. All dimensions are in millimeters unless otherwise specified.  
 3. The drawing shall be used for the construction of the building.  
 4. The drawing shall be used for the construction of the building.  
 5. The drawing shall be used for the construction of the building.  
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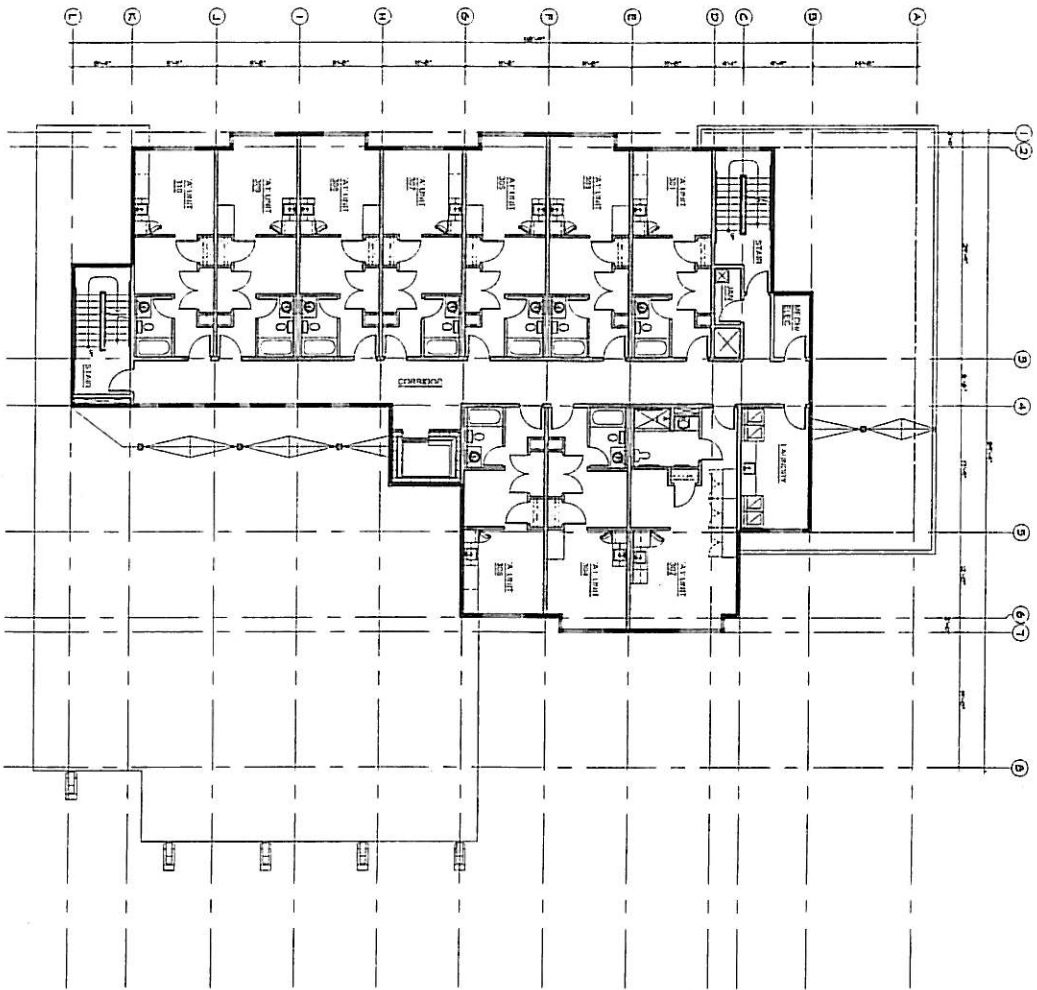
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6		Issued for S.D.
7		Issued for S.D.
8		Issued for S.D.
9		Issued for S.D.
10		Issued for S.D.

**PROJECT TITLE:**  
 Willowbridge  
 40-Unit  
 TRANSITIONAL  
 HOUSING  
 400 West Fraser Highway, Kamloops, BC  
 Canadian Mental Health  
 Association - Kelowna  
 BC HOUSING

**SHEET TITLE:**  
 SECOND FLOOR  
 PLAN

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.  
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 DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 DIMENSIONS TO SURFACE UNLESS OTHERWISE SPECIFIED.  
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 DIMENSIONS TO CENTERLINE OF RAMP UNLESS OTHERWISE SPECIFIED.  
 DIMENSIONS TO CENTERLINE OF BALCONY UNLESS OTHERWISE SPECIFIED.  
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**P-3**



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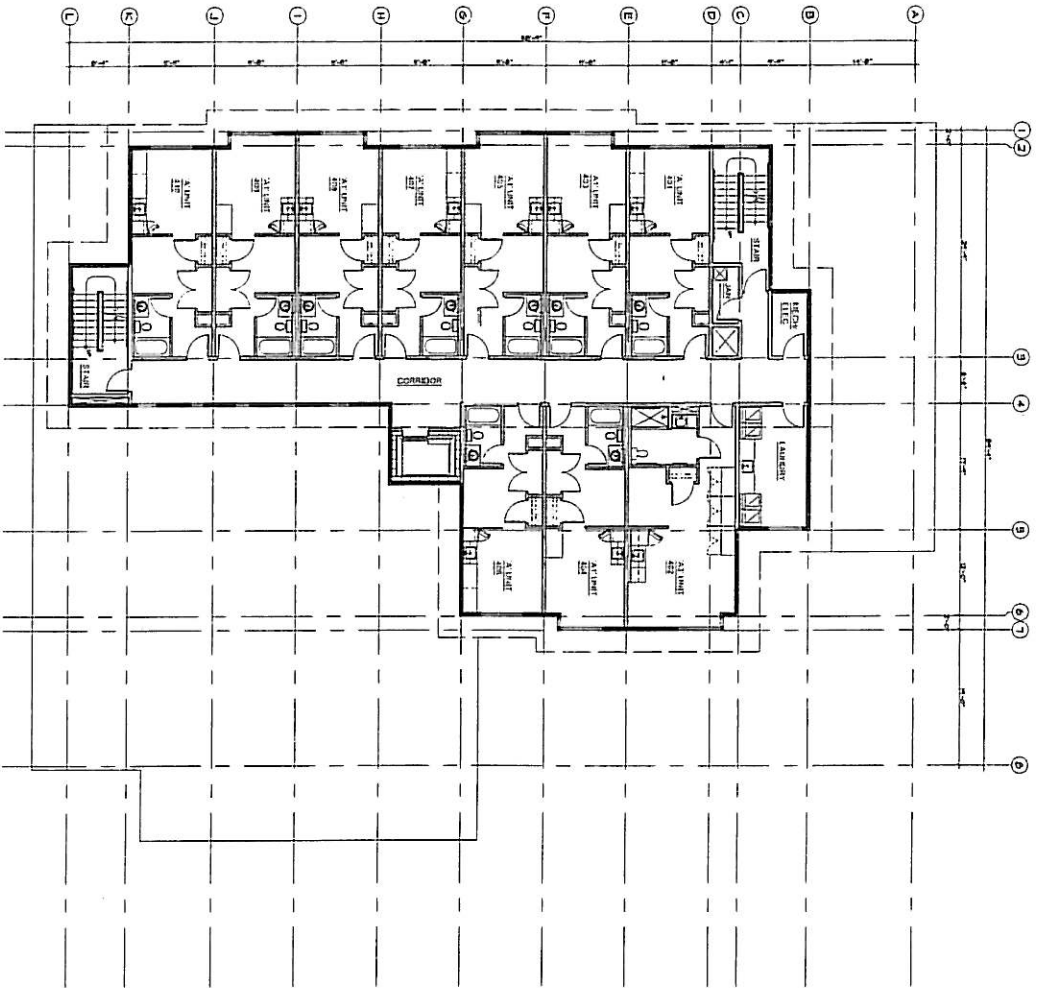
**GENERAL CONDITIONS:**  
 This set of drawings is to be used for the construction of the building shown. It is the responsibility of the contractor to verify all dimensions and conditions on site. The architect is not responsible for any errors or omissions in the drawings or for any conditions not shown. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect shall not be held responsible for any delays or cost overruns caused by the contractor.

DATE	ISSUED FOR
20-00-00	Issued for B.D.
	Issued for Owner's Use
	Issued for Construction
	Issued for Building Permits
	Issued for Construction
	Issued for Construction
	Issued for Construction

**PROJECT TITLE:**  
 Willowbridge  
 40-Unit  
 Transitional  
 Housing  
 400 West Street, Kelowna, BC  
 Association: British Columbia  
 Association of Architects  
 BC HOUSING

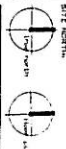
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 THIRD FLOOR PLAN

SHEET NUMBER:  
 P-4



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**REVISIONS**

NO.	DATE	REVISION

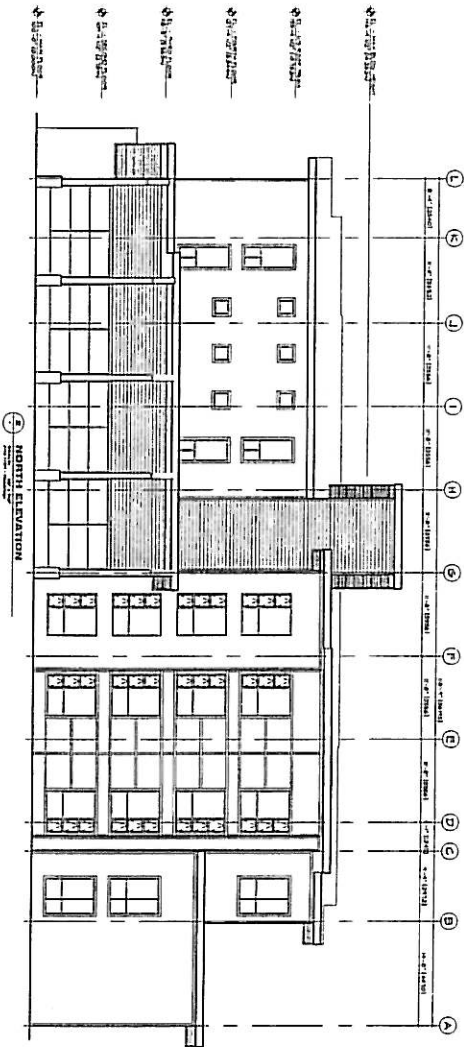
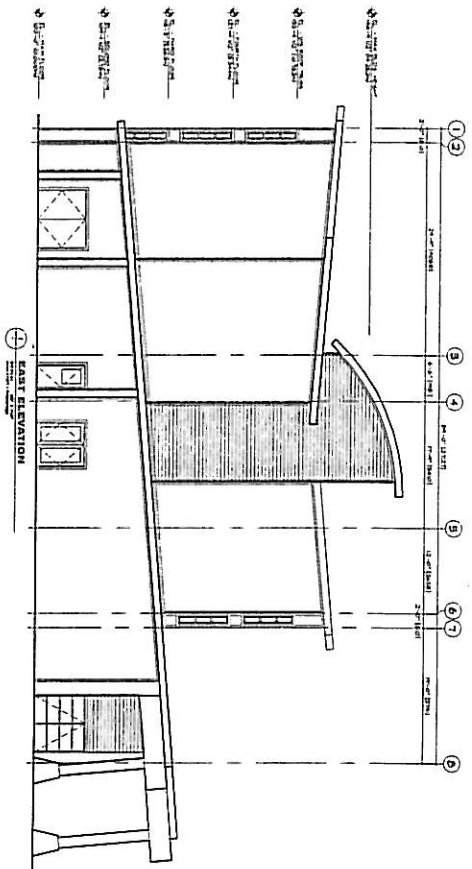
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**DESIGNER:** ISSUED FOR  
**ARCHITECT:** ISSUED FOR  
**DATE:** REVISION

**PROJECT TITLE:**  
 Willowbridge  
 40-Unit  
 TRANSITIONAL  
 HOUSING  
 236 Uplands Drive, Kelownia BC  
 Construction Specialties  
 Association - Kelownia  
 40 HOUSING

**SHEET NUMBER:**  
 P-5

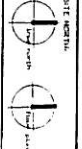






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**GENERAL CONDITIONS**  
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**ARCHITECT SCALE**  
1/8" = 1'-0"

DATE	ISSUED FOR
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15-01-2008	Issued for 2-D
10-01-2008	Issued for 1-D
05-01-2008	Issued for 0-D

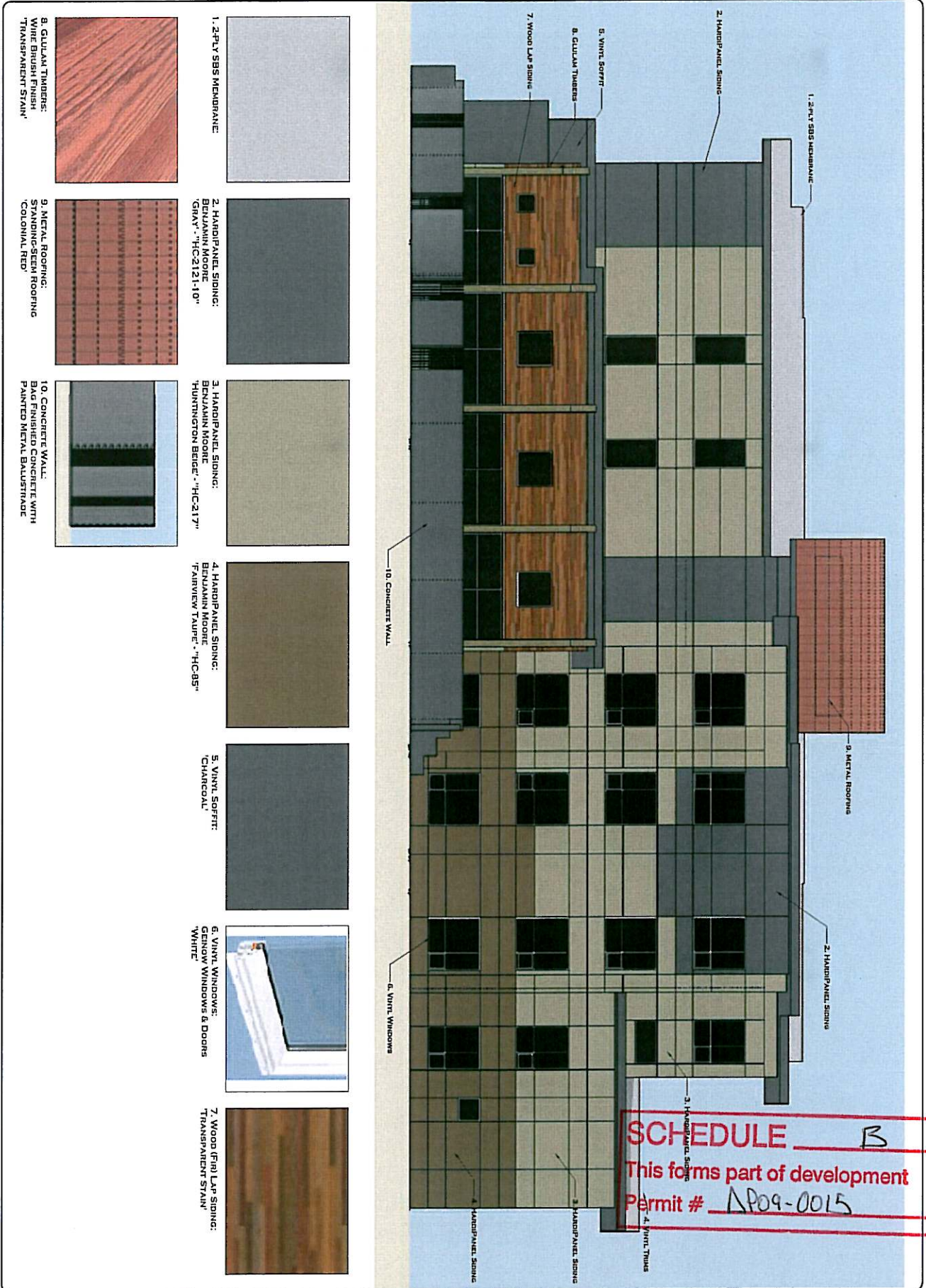
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APARTMENT  
TOWNHOMES  
HOUSING  
Development Services Institute  
Apartment Building  
DO HOUSING

**SHEET TITLE**  
BUILDING  
ELEVATIONS

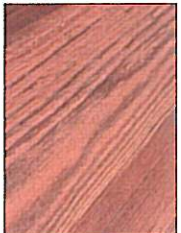
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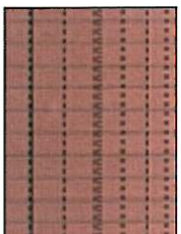




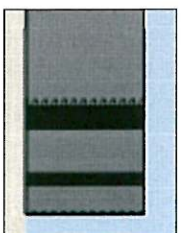
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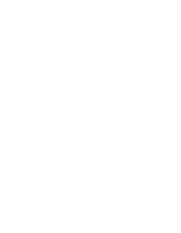
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4. HANDPAVEL SIDING: BENJAMIN MOORE 'FAIRVIEW TAUPE' - "HC95"



5. VINTL SOFFT: CHARCOAL



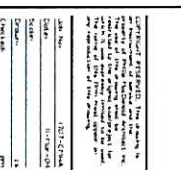
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7. WOOD (FR) LAP SIDING: TRANSPARENT STAIN



8. GULAM THIBERS: WINE BRUSH FINISH 'TRANSPARENT STAIN'



9. METAL ROOFING: STANDING-SEAM ROOFING 'COLONIAL RED'



10. CONCRETE WALL: BAG FINISHED CONCRETE WITH PAINTED METAL BALUSTRADE



10. CONCRETE WALL

4. VINTL WINDOWS

3. HANDPAVEL SIDING

4. VINTL THURS

3. HANDPAVEL SIDING

4. VINTL THURS

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4. VINTL THURS

3. HANDPAVEL SIDING

**SCHEDULE B**  
This forms part of development  
Permit # AP09-0015

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**WILLOWRIDGE TRANSITIONAL HOUSING**  
326 UPLANDS DRIVE, NELOMVA, BC  
Canadian Social Health Association - Kelowna BC HOUSING

**COLOUR BOARD**

**P-11**

Level 1000 Floor

Level 900 Floor

Level 800 Floor

Level 700 Floor

Level 600 Floor

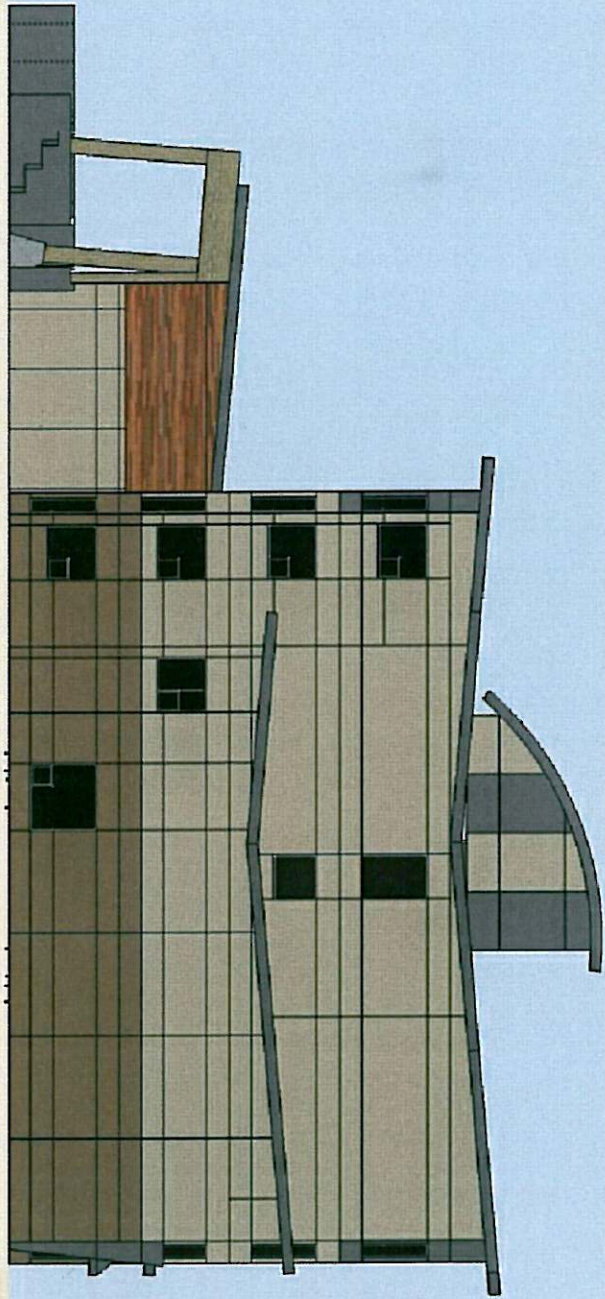
Level 500 Floor



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

Level 1000 Floor  
Level 900 Floor  
Level 800 Floor  
Level 700 Floor  
Level 600 Floor  
Level 500 Floor



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DATE: 05/21/2010  
DRAWN BY: J.P.  
CHECKED BY: J.P.  
SCALE: 1/8" = 1'-0"  
PROJECT: 1000  
SHEET: 12 OF 12

NO.	DATE	REVISION

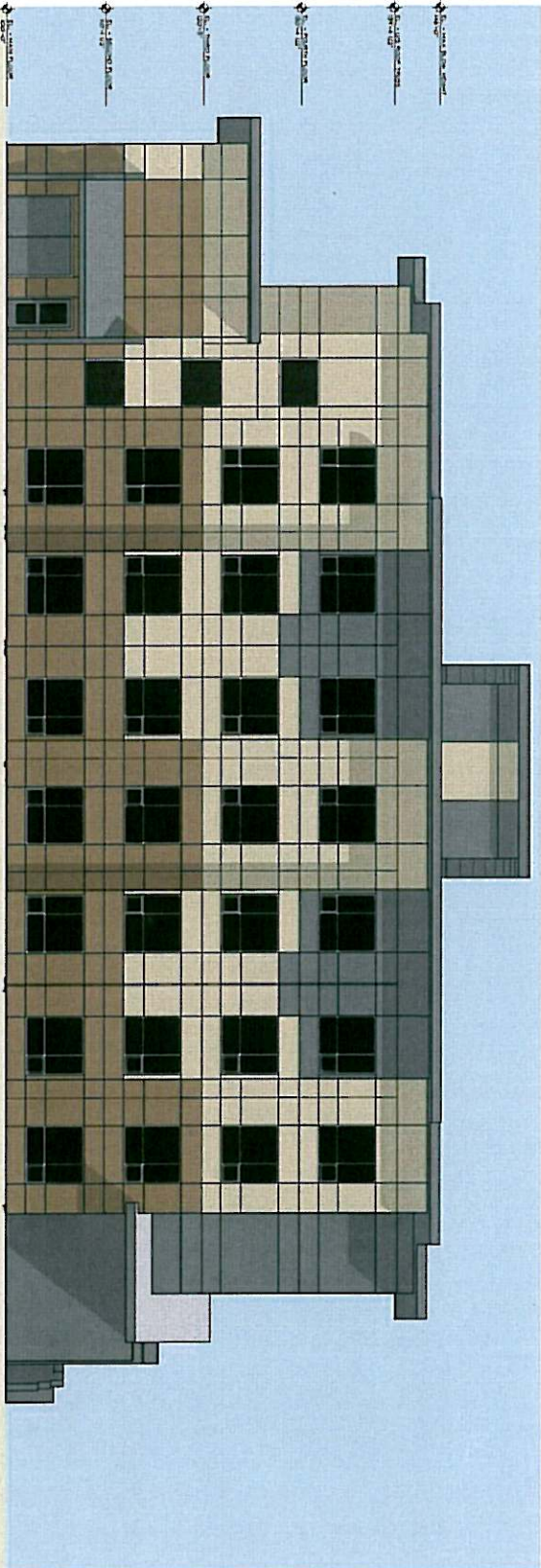
**WILLOWBIDGE TRANSITIONAL HOUSING**

326 UPLANDS DRIVE, NELOMVA, BC  
CANADIAN SENIORS HEALTH ASSOCIATION - KASLOVA BC HOUSING

**COLOURED ELEVATIONS**

DATE: 05/21/2010  
DRAWN BY: J.P.  
CHECKED BY: J.P.  
SCALE: 1/8" = 1'-0"  
PROJECT: 1000  
SHEET: 12 OF 12

**P-12**



1 WEST ELEVATION  
SCALE 1/4" = 1'-0"

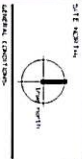
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- 4. FINISH: BRICK - RED
- 5. FINISH: BRICK - RED
- 6. FINISH: BRICK - RED
- 7. FINISH: BRICK - RED
- 8. FINISH: BRICK - RED



2 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

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**GENERAL CONDITIONS:**  
DRAWING AND ALL INFORMATION THEREON ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OTHER USES OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING.

DATE	ISSUED FOR
2014-01-01	Issued for Bidding
2014-01-01	Issued for Construction
2014-01-01	Issued for Occupancy
2014-01-01	Issued for Final Payment
2014-01-01	Issued for Project Completion
2014-01-01	Issued for Project Closeout

**Witheridge  
apartment  
TRANSITIONAL  
HOUSING**

2500 16th Street, Kelowna, BC  
 Construction: World Health  
 Association - Kelowna  
 2500 16th Street  
 BC V1Y 9B9

**COLOURED  
ELEVATIONS**

Contract Reference: The drawing is for the purpose of providing a visual representation of the proposed design. It is not to be used for construction or for any other purpose without the written consent of the architect.

DATE: 12/17/2014  
 DRAWN: J. WILSON  
 CHECKED: J. WILSON  
 CLIENT: PH

**P-13**

SHEET NUMBER:



PHILIP  
MACDONALD  
ARCHITECT  
INC

326 UPLANDS DR  
RELOWNA, BC  
CANADA V1W 4J7  
TEL: (250) 764 4157  
FAX: (250) 764 4857  
PHILIP@MACDONALDARCHITECTURE.COM



DATE: 12/15/2011  
PROJECT: 1017-CLM  
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION

WILSON/BLAIR  
TRANSITIONAL  
HOUSING

326 UPLANDS DRIVE, RELOWNA, BC  
CANADIAN SENIORS RESIDENCE  
ASSOCIATION - RELOWNA  
BC HOUSING

**RENDERINGS**

1017-CLM  
1/8" = 1'-0"

**P-14**



**PHILIP  
MACDONALD  
ARCHITECT  
INC**  
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 CANADA V1W 4J7  
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 FAX (250) 764 4857  
 PHILIP@MACDONALDARCHITECTURE.COM

SITE NUMBER



GENERAL COMMENTS

This drawing shall be used in conjunction with the contract documents and shall not be used for any other purpose without the written consent of the Architect. The drawing shall be used for the purpose of construction only and shall not be used for any other purpose without the written consent of the Architect.

ARCHITECT SCALE

DATE	ISSUED FOR
20/06/2011	Issued for D.P.
11/04/2011	Final Development
	Issued for Building Permit
	Issued for Tender
	Issued for Construction
	REVISION

PROJECT TITLE  
**Willowbridge  
TRANSITIONAL  
HOUSING**  
 326 UPLANDS DRIVE, KILGOWAN, BC  
 Consulting Architect: Philip  
 Macdonald Architect - Kelowna  
 BC HOUSING

SHEET TITLE

**RENDERINGS**

CONTRACT PROVIDED: The drawing is provided for the purpose of construction only and shall not be used for any other purpose without the written consent of the Architect.

JOB NO.	JOB NAME
1017-0204	1017-0204
DATE:	11/04/2011
SCALE:	1:1
REVISION:	1A
DATE:	11/04/2011

SHEET NUMBER:  
**P-15**



PHILIP  
MACDONALD  
ARCHITECT  
INC

326 UPLANDS DR  
MELBOWA BC  
CANADA V1W 4J7  
TEL (250) 764 4157  
FAX (250) 764 4897  
P/MACD@CPSWANWA.CA



GENERAL COMMENTS:  
This drawing shall be used as a guide only for construction purposes. It is not to be used for construction purposes. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for ensuring that the construction complies with all applicable codes and regulations. The contractor shall be responsible for ensuring that the construction is completed in a timely and efficient manner. The contractor shall be responsible for ensuring that the construction is completed in a safe and sound manner. The contractor shall be responsible for ensuring that the construction is completed in a professional and ethical manner. The contractor shall be responsible for ensuring that the construction is completed in a manner that is consistent with the highest standards of quality and craftsmanship.

DATE	REVISION
2010-01-01	Issue for Permit
2010-01-01	Issue for Building Permit
2010-01-01	Issue for Tender
2010-01-01	Issue for Construction
2010-01-01	Issue for Completion

PROJECT TITLE:  
WILLIAMSBURG  
40-UNIT  
TRANSITIONAL  
HOUSING

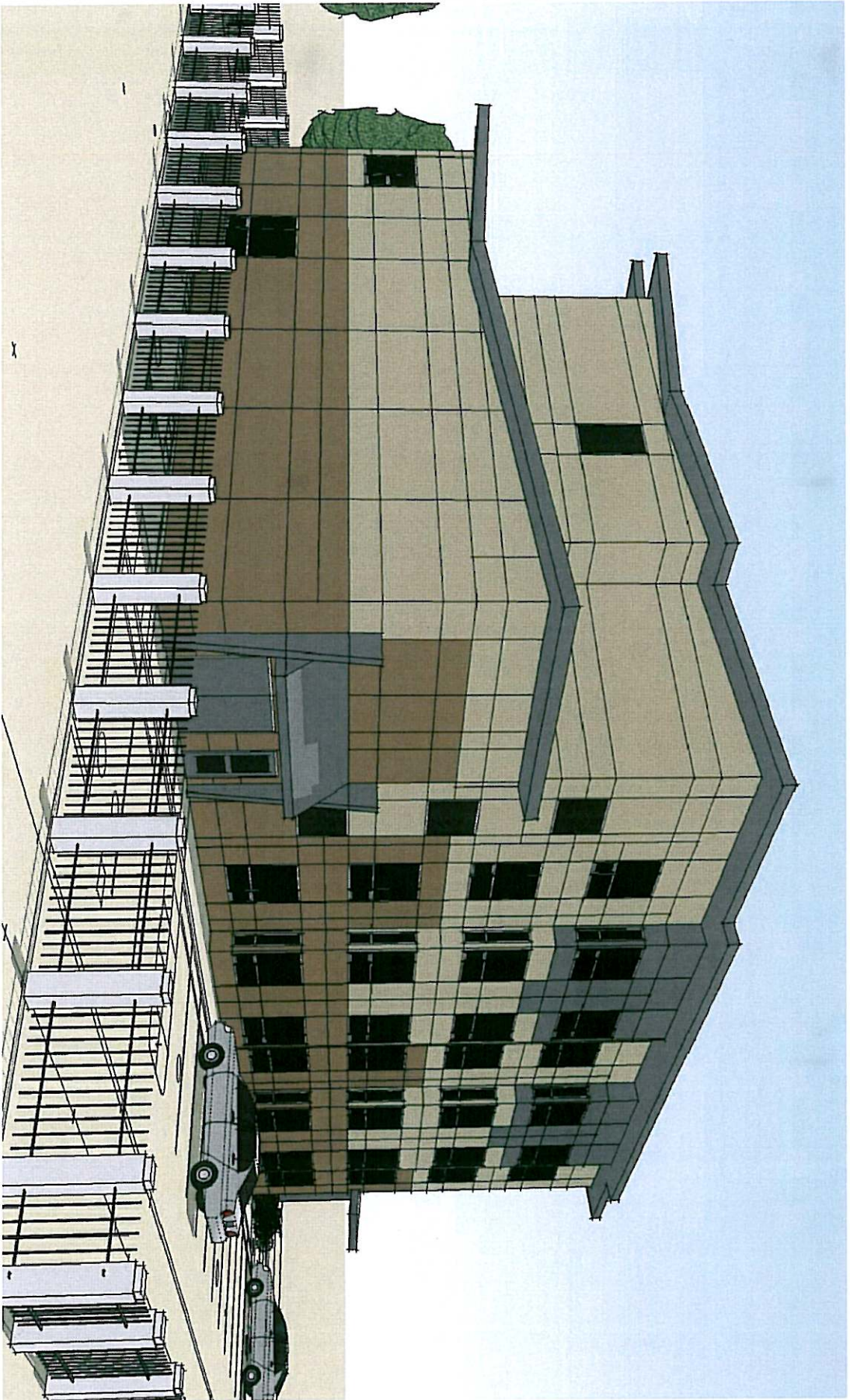
300 Bruce Street, Victoria, BC  
Canadian Mental Health  
Association - Kelowna  
BC HOUSING

SHEET TITLE:  
RENDERINGS

DATE: 2010-01-01  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]

SHEET NUMBER:  
**P-16**





**PHILIP  
MACDONALD  
ARCHITECT  
INC**  
 326 URLANDS DR  
 KELOWNA BC  
 CANADA V1W 4J7  
 TEL. (250) 764 4157  
 FAX (250) 764 4857  
 PHILIP@PHILIPMAC.COM



**GENERAL COMMENTS:**  
 This drawing is for informational purposes only. It is not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

DATE	ISSUED FOR
10/15/2011	Final for Construction
08/15/2011	Final for Planning Permit
07/15/2011	Final for Pre-qual
06/15/2011	Final for Construction
05/15/2011	Final for Construction
04/15/2011	Final for Construction
03/15/2011	Final for Construction
02/15/2011	Final for Construction
01/15/2011	Final for Construction

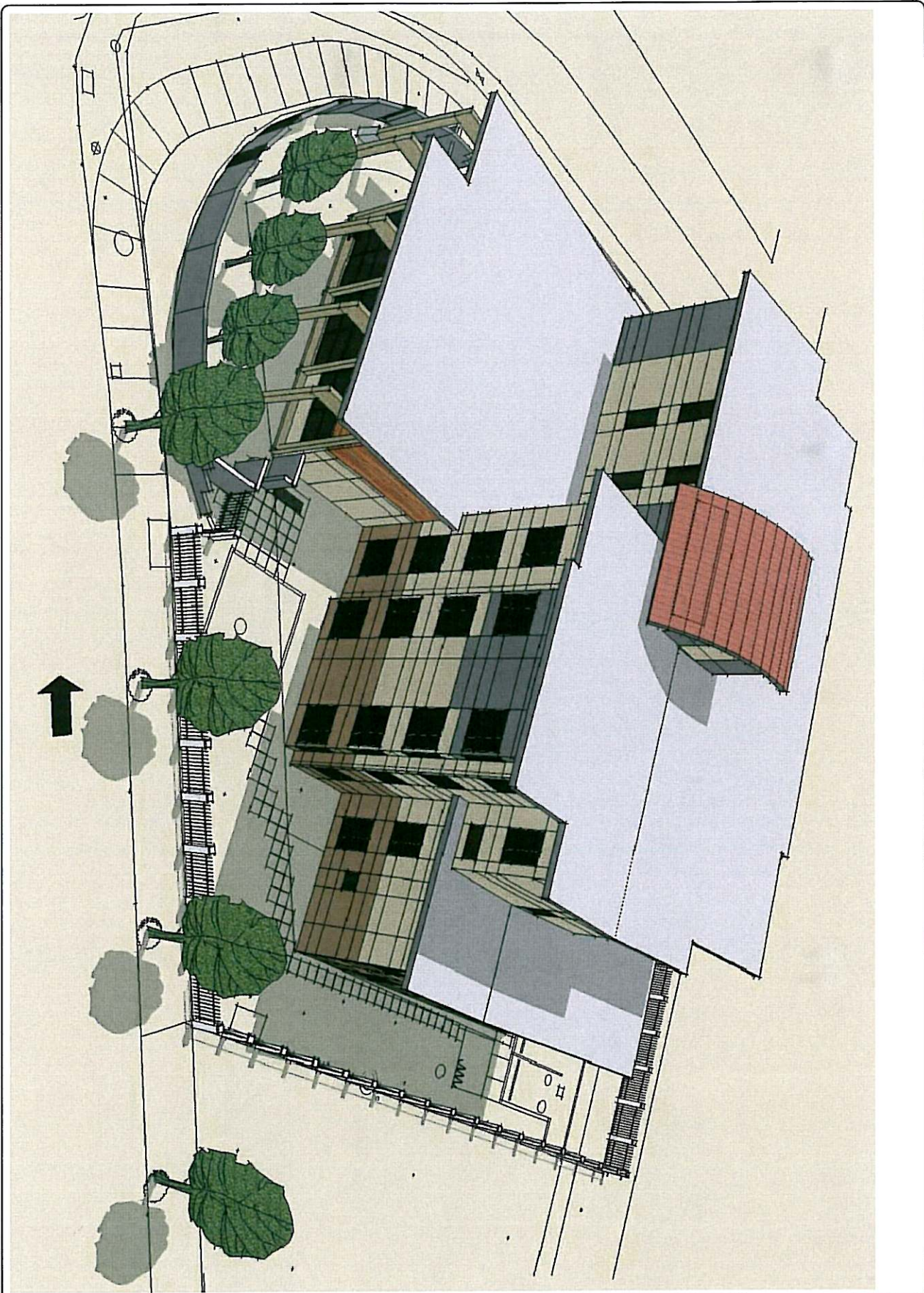
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 "Midwest" or  
**TRANSITIONAL  
HOUSING**  
 326 Urlands Street, Kelowna, BC  
 Canadian Rental Housing  
 Association - Kelowna  
 BC HOUSING

**SHEET TITLE:**  
**RENDERINGS**  
 CONTRACT AGREEMENT: The drawing is prepared for the client's use only. It is not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

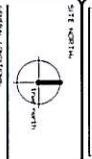
Job No. 1011-0104  
 Scale: 1/4" = 1'-0"  
 Date: 10/15/2011  
 Drawn by: [Name]  
 Checked by: [Name]

**P-18**  
 SHEET NUMBER





**PHILIP MACDONALD ARCHITECT INC.**  
 326 UPLANDS DR  
 KEDOWNA BC  
 CANADA V1W 4J7  
 TEL (250) 764 4157  
 FAX (250) 764 4857  
 PHILIP@PHILIPMACDONALD.COM

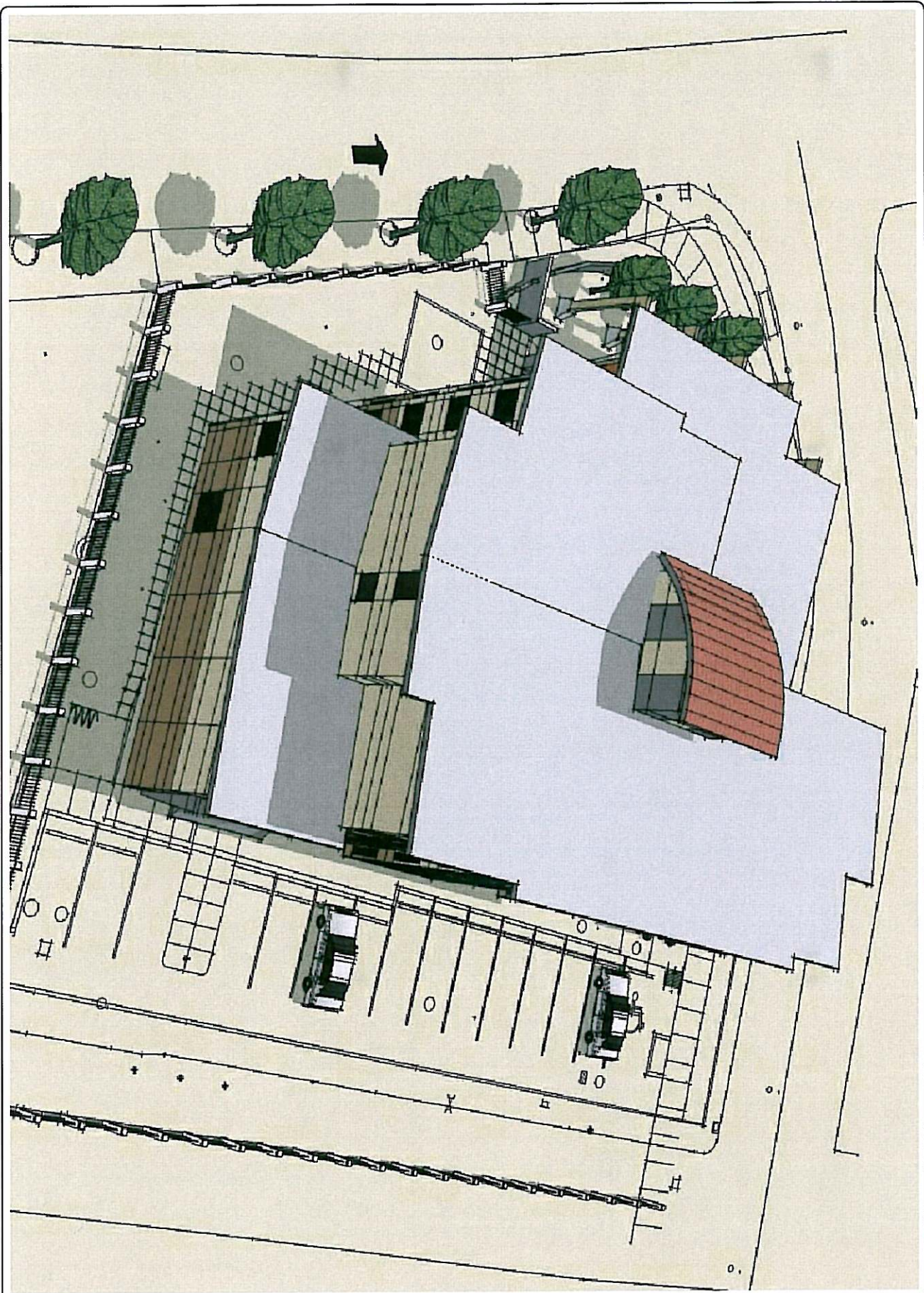


ARCHITECT SCALE: 1/8" = 1'-0"  
 DATE: 10/15/2011  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH  
 PROJECT NO: 1011-01  
 SHEET NO: P-21

NO.	DATE	REVISION

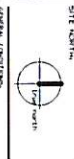
**WILLOWBROOK SOCIETY TRANSITIONAL HOUSING**  
 4000 West 20th Avenue, Vancouver, BC  
 Canadian Mental Health Association - Kelowna BC HOUSING

**RENDERINGS**  
 SHEET NUMBER: **P-21**  
 DATE: 10/15/2011  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH



PHILIP  
MACDONALD  
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INC

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PHILIP@MACDONALDARCHITECTURE.COM



GENERAL NOTES:  
1. THIS ARCHITECTURAL RENDERING IS A VISUAL REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR CONTRACTS.  
2. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS RENDERING.  
3. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.  
4. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SURROUNDING AREA AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.  
5. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

DATE	ISSUED FOR
20-03-2011	Issue for 30% Approval
11-04-2011	Issue for Development Approval
	Issue for Building Permit
	Issue for Tender
	Issue for Construction
	Issue for Completion
	Issue for Occupation

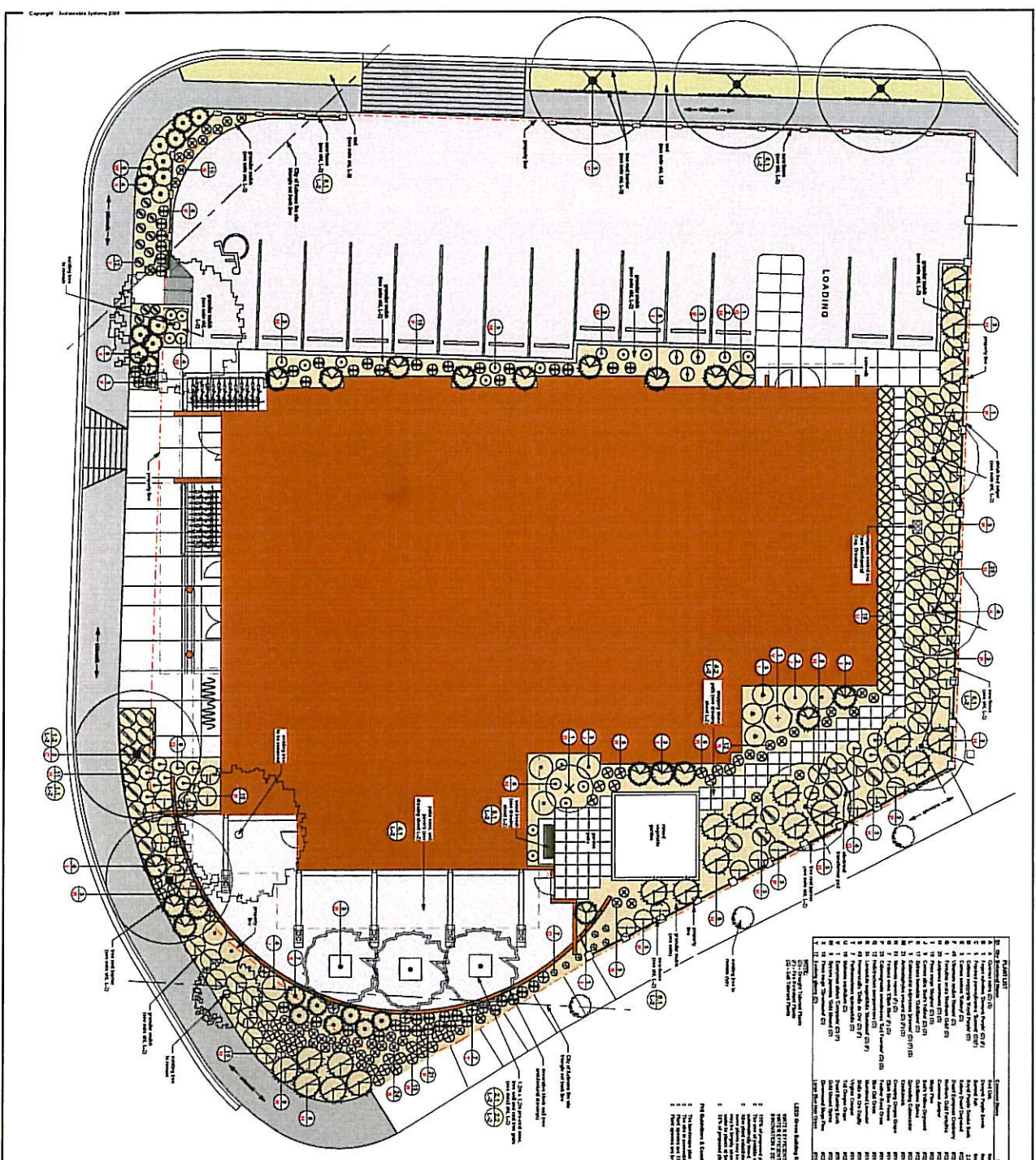
PROJECT TITLE:  
Williamsbridge  
40-Unit  
TRANSITIONAL  
HOUSING

326 Uplands Drive, Melbourn BC  
Geospatial Services, Inc. and  
Associates - Kelowna  
BC HOUSING

RENDERINGS

DATE: 12/11/2010  
DRAWN BY: J.M.  
CHECKED BY: J.M.  
SCALE: 1/8" = 1'-0"

SHEET NUMBER:  
**P-24**



**SCHEDULE**

This forms part of development

Permit # DP09-0015

**PLANT LIST**

Plant Name	Quantity	Notes
1. American Elm (Ulmus americana)	10	Planting Area 1
2. Red Maple (Acer rubrum)	15	Planting Area 1
3. White Birch (Betula papyrifera)	10	Planting Area 1
4. Norway Spruce (Picea canadensis)	20	Planting Area 2
5. Eastern White Pine (Pinus strobus)	15	Planting Area 2
6. Red Pine (Pinus resinosa)	10	Planting Area 2
7. White Pine (Pinus strobus)	10	Planting Area 2
8. Eastern White Pine (Pinus strobus)	10	Planting Area 2
9. Eastern White Pine (Pinus strobus)	10	Planting Area 2
10. Eastern White Pine (Pinus strobus)	10	Planting Area 2
11. Eastern White Pine (Pinus strobus)	10	Planting Area 2
12. Eastern White Pine (Pinus strobus)	10	Planting Area 2
13. Eastern White Pine (Pinus strobus)	10	Planting Area 2
14. Eastern White Pine (Pinus strobus)	10	Planting Area 2
15. Eastern White Pine (Pinus strobus)	10	Planting Area 2
16. Eastern White Pine (Pinus strobus)	10	Planting Area 2
17. Eastern White Pine (Pinus strobus)	10	Planting Area 2
18. Eastern White Pine (Pinus strobus)	10	Planting Area 2
19. Eastern White Pine (Pinus strobus)	10	Planting Area 2
20. Eastern White Pine (Pinus strobus)	10	Planting Area 2

**LEED Green Building Rating System**

USGBC Green Building Rating System

1. The project team has achieved LEED Silver certification.

2. The project team has achieved LEED Gold certification.

3. The project team has achieved LEED Platinum certification.

4. The project team has achieved LEED Platinum Plus certification.

5. The project team has achieved LEED Platinum Plus Plus certification.

Project No: 08-001

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

Sheet: 11/18

Author: J.S.

Reviewed: J.S.

**LANDSCAPE PLAN**

Project No: 08-001

**WILLOW BRIDGE**

WILLOW BRIDGE

WILLOW BRIDGE



Sheet 11/18

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

Author: J.S.

Reviewed: J.S.

This plan is intended to be used in conjunction with the other plans and specifications for the project.

The owner is responsible for obtaining all necessary permits and approvals for the project.

The contractor is responsible for the construction of the project in accordance with the plans and specifications.

The architect is responsible for the design of the project.

The landscape architect is responsible for the design of the landscape.



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 31, 2009  
**File No.:** DP09-0015

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager

**Subject:** Proposed 40 Unit Transitional Housing 330 Boyce Cres. Pandosy St, Water St

---

Development Engineering has 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 John Filipenko. ASCT

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small diameter copper water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the decommissioning of all existing small diameters services and the installation of one new larger metered water service.
- (c) The estimated cost of this construction for bonding purposes is **\$9,000.00**
- (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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
- (b) The site was pre-serviced with a 150mm diameter service that will be utilized for the proposed development. The applicant, at his cost, will arrange for the installation of an inspection chamber at the new property line as well the capping all existing unused services at the main. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$2,000.00**

### 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing drainage system with an overflow service.
- (b) Provide a lot-grading plan.

### 4. Road Improvements

- (a) Boyce Crescent: frontage must be upgraded to an urban standard (SS-R3) along the full frontage of this proposed development, modified to including a barrier curb and gutter, 2.4m separate sidewalk, storm drainage system including a side-inlet basin, 8.5 meters of pavement width. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.  
The estimated cost of this construction for bonding purposes is **\$31,000.00**
- (b) Water Street: The change in road classification (proposed 15.0m R.O.W.) will make it necessary to remove the existing sidewalk and to construct, to a modified urban standard (SS-R4), a barrier curb and gutter, separate sidewalk, driveway crossing, storm drainage facilities, and fillet pavement. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.  
The estimated cost for this construction for bonding purposes is **\$37,000.00**.

### 5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Dedicate an additional road allowance widening along the full frontage of Boyce Crescent to achieve a right-of-way width of 18.0 meters.
- (b) A reduction to the Water Street right-of-way width from the existing 20.0m to the proposed 15.0m will require a 5.0m wide road closure.
- (c) Road closure of the existing lane.
- (d) Provide corner rounding dedication of 6 m radius at the corner of Water Street and Boyce Crescent.
- (e) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (f) Lot consolidation.
- (g) If any road dedication or closure affects lands encumbered by a Utility (such as Gas, Hydro, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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. Engineering

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

8. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

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

9. 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.

10. Bonding and Levy Summary(a) Bonding

Water Street frontage improvements	\$ 37,000.00
Boyce Crescent frontage improvements	\$ 31,000.00
Service Upgrades	\$ 11,000.00

Total Bonding **\$ 79,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. 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.

11. Site Related Issues

- (a) Direct vehicular access onto Pandosy Street will not be permitted.
- (b) Provide access to the proposed parking area from the Water Street frontage.

12. 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 Total Off-Site Construction Cost plus GST) in the amount of **\$1,911.00** (\$1,820.00 + 91.00 GST)

---

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