
CITY OF KELOWNA
MEMORANDUM

DATE: April 24, 2009

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. DP08-0234

OWNER: City of Kelowna

AT: 2955 Pandosy Street

APPLICANT: Philip Macdonald Architect

PURPOSE: TO APPROVE A DEVELOPMENT PERMIT FOR THE FORM AND CHARACTER OF THE PROPOSED 4 STOREY, 39-UNIT MIXED-USE SUPPORTIVE HOUSING BUILDING

EXISTING ZONE: C4 – Urban Centre Commercial

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT the Council authorize the issuance of Development Permit No. DP08-0234 for Lot 2, District Lot 14, ODYD, Plan 35105, located at 2955 Pandosy Street, 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 Schedule "A";
- 2) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- 3) Landscaping to be provided on the land be in general accordance with Schedule "C";
- 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 estimated value of the landscaping, as determined by a professional landscaper;
- 5) The registration of the subdivision plan at the Land Titles Office prior to issuance of the Development Permit;
- 6) The applicant be required to satisfy the Development Engineering Branch requirements prior to issuance of the Development Permit.

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.



2.0 SUMMARY

This Development Permit seeks approval for the form & character of the proposed mixed-use building, which includes main level office space and 39-units of supportive housing.

3.0 ADVISORY PLANNING COMMISSION

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

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0234, for 2955 Pandosy Street; Lot 2, Plan 35105, District Lot 14, Sec. 13, Twp. 25, & Sec. 18, Twp. 26, ODYD; by Philip MacDonald Arch Inc (B. Sicheloe), to allow a Development Permit for the form and character of a 4 storey mixed use development.

4.0 BACKGROUND

The City of Kelowna has partnered with the New Opportunities for Women (NOW) Canada Society to develop a supportive housing project for single women and children. The City of Kelowna owns the land which is currently being used as a surface parking lot. 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 part of this application the subject property will be subdivided to create two lots (See Site Plan). The lot fronting Pandosy Street will be retained as a surface parking area while the Tutt Street lot will accommodate the proposed four storey mixed-use building.

The building is composed of ground level office space that will be used by the NOW Canada Society, the remaining three storeys provide a total of 39 residential units. The proposed parking scheme indicates that 13 stalls will be located under building and screened from Tutt Street and an additional 8 surface stalls are proposed. The west end of the property accommodates 17 public parking stalls that may be accessed from the abutting lane and Pandosy Street. In order to secure access from the lane an Access Agreement has been secured with the neighbouring property (2949 Pandosy Street).

The design incorporates a variety of colours and finishes (See material and colour board). The main entrance faces to the east, this entrance is used as a shared access for both the main level office space and the housing units. The landscaping plan indicates that one street tree will be removed from the Tutt Street frontage in order to accommodate the entrance, an additional street tree will be added in front of the screened parking area. Two additional trees will be planted near the play structure while various plantings are spread throughout the site. Vehicular access is via the lane to the north of the subject property.

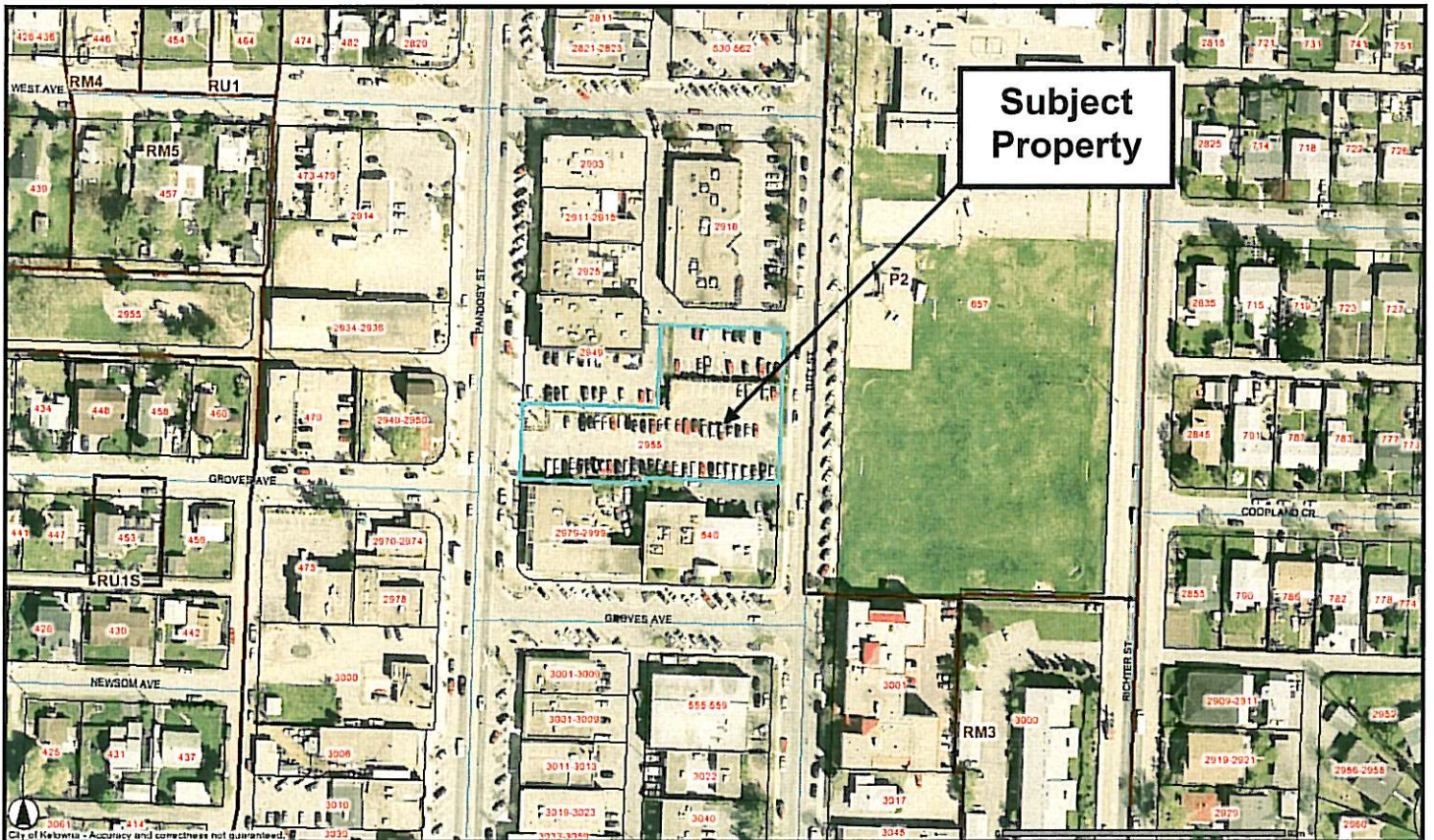
The application complies with the requirements of Zoning Bylaw No. 8000 as follows:

Criteria	Proposal	C4 Zone Requirements
Subdivision Regulations		
Lot Area	2,088 m ²	460 m ²
Lot Width	50.0m	13.0 m

Lot Depth	43.3 m	30.0 m
Development Regulations		
Floor Area Ratio	1.27	1.52 FAR Permitted 1.3 mixed use project 0.1 Housing Agreement 0.12 Under Building Parking
Site Coverage	64%	75%
Height	14.06 m / 4 storeys	15.0 m / 4 storeys
Front Yard (Rutland Rd)	0.0 m	0.0 m
Side Yard (North)	0.0 m	0.0 m
Side Yard (South)	0.0 m	0.0 m
Rear Yard (East)	>5m	0.0 m
Other Regulations		
Parking Stalls	21 stalls	21 stalls
Bicycle Parking	Class I: 21 space Class II: 7 spaces	Class I: 21 space Class II: 7 spaces
Private Open Space	467 m ²	465 m ²

5.1 Site Location Map

2955 Pandosy Street



5.2 Site Context

The subject property is located in the Pandosy Town Centre, the adjacent zones and uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 – Urban Centre Commercial	Commercial
East	C4 – Urban Centre Commercial	Commercial
South	C4 – Urban Centre Commercial	Commercial
West	P2 – Education & Minor Institutional	Raymer Elementary

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.

Signs

- The placement, size and format of signs shall be such that signs can be easily read by pedestrians

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

Door from stair shaft from residential floors (south elevation) to exit corridor to swing in direction of exit travel. Exit stair shaft from residential floors (north elevation) located in parkade must exit directly to exterior of building at laneway.

7.2 Development Engineering Branch
See Attached

7.3 Fire Department

- Fire protection information not provided; fire department connection not shown.
- 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.
- The north exit stairs can not open into the parkade; the door is to swing in the direction of travel in the south exit stair shaft.
- The fire department does not allow grasscrete as a surface for fire department access; confirmation the grasscrete area is not part of the fire department access.
- Detailed building code analysis (detail equivalencies, if any) required for proposed building; to include exiting, fire protection information, fire department access, occupancy class, building height, construction type, among other things.

The Fire Department is now requiring the following 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 buildings 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 buildings 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 buildings Fire Safety Plan

8.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS


The Land Use Management Department supports the proposed Development Permit for the construction of a mixed use supportive housing project within the Pandosy Town Centre. The proposed development fits with the OCP's Commercial Future Land Use Designation and the overall form and character is consistent with what would be expected within the Pandosy Town Centre. The building with its extensive glazing at grade and a readily-identifiable entrance presents a welcoming face to the street. The materials and finishes add pattern and texture that provide a high-degree of visual interest, of note is the Blue Stained Pine (Beetle Kill Pine) that will be used to enclose the under-building parking area. The scale and massing of the project will fit into the context of the South Pandosy commercial area.

The programmed outdoor space will be a great amenity for the development, while the fence enclosing the play area allows for a strong visual interconnection between the adjoining properties. From a Crime Prevention Through Environmental Design standard (CPTED) the proposed development has addressed a number of potential safety issues associated with the redevelopment of this site. The orientation of the building provides a consistent streetscape and a safe and secure parking area is provided. The rear of the building will be overlooked by three floors of residential apartment units. Council has given direction to Staff that there should be a

no net loss of parking associated with this project. Staff are currently working on securing alternate locations within the Pandosy Town Centre to ensure that this objective is met.

for 

Daniele Noble
Urban Land Use Manager

Approved for Inclusion 

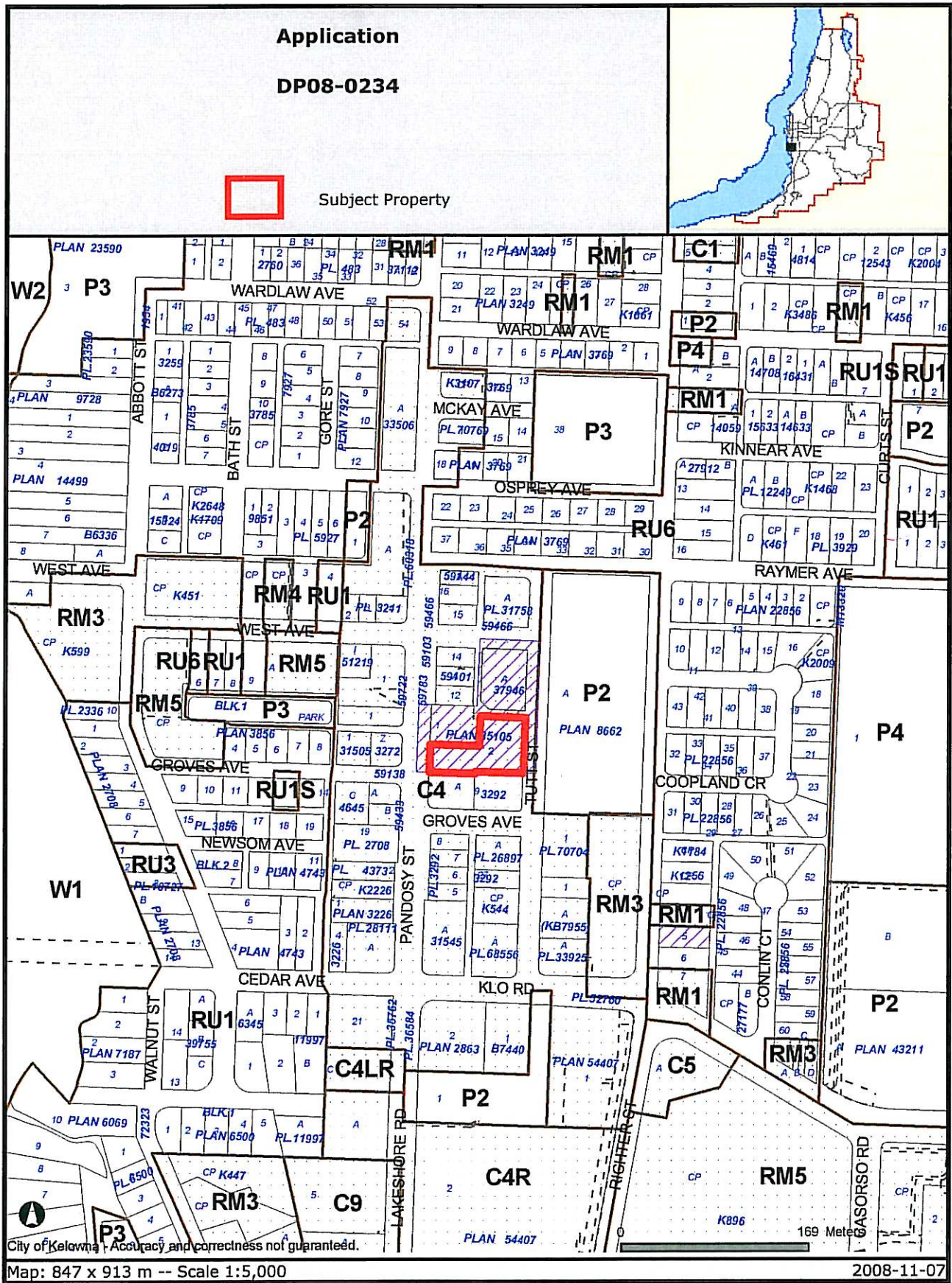
Shelley Gambacort
Director of Land Use Management

SG/DN/aw

ATTACHMENTS

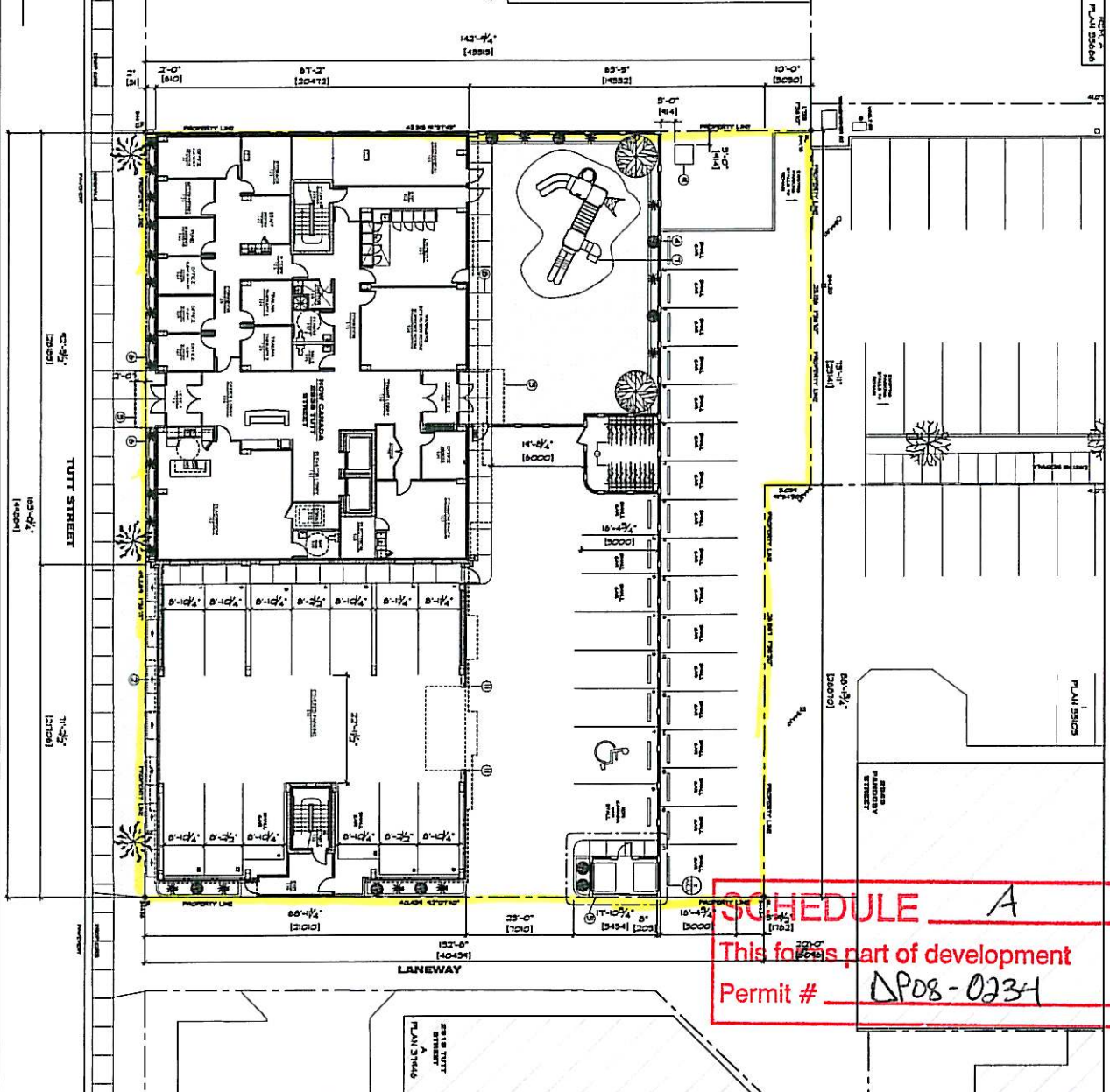
- Location Map
- Site Plan & Elevations
- Colour & Materials Board
- Elevations
- Site/Landscape Plan





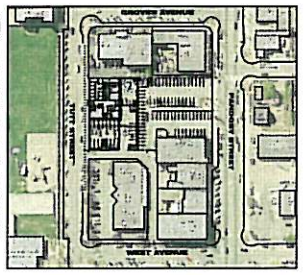
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

1 SITE PLAN
SCALE: 1/8" = 1'-0"



SCHEDULE A
This forms part of development
Permit # **DP08-0234**

2 CONTEXT PLAN
SCALE: 1/8" = 1'-0"



CIVIC ADDRESS:
200 PHOENIX STREET, EDMONA, BC
200 TUTTT STREET, EDMONA, BC

LEGAL DESCRIPTION:
THE WHOLE OF THE PART OF LOT 11, B.L.M. 2000, SECTION 14, TOWNSHIP 14S, RANGE 12E, DISTRICT OF EDMONA, B.C.

SURVEY NOTES:
ALL SURVEY INFORMATION OBTAINED FROM SURVEY RECORDS BY: [Name]
SURVEYED BY: [Name]
DATE: [Date]

GENERAL NOTES:
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.

REVISIONS:

NO.	DATE	REVISION
1	11-05-11	1 - Initial based on survey data
2	11-05-11	2 - 2nd based on survey data

PROJECT TITLE:
'NOW Canada'
300 Dwelling Units
Phase 1
Area and Administrative Offices
2000 Tuttt Street
Edmona, B.C.

DATE: 10/01/10
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/01/10
DESIGNED BY: [Name]
CHECKED BY: [Name]

ARCHITECT'S SEAL:

PHILIP MACDONALD ARCHITECT INC.
326 UPLANDS DR
KELOWNA BC
CANADA V1Y 4J7
TEL: (250) 764 4152
FAX: (250) 764 4887
PHILIP@PHILIPMACDONALD.COM

ARCHITECT'S SEAL:

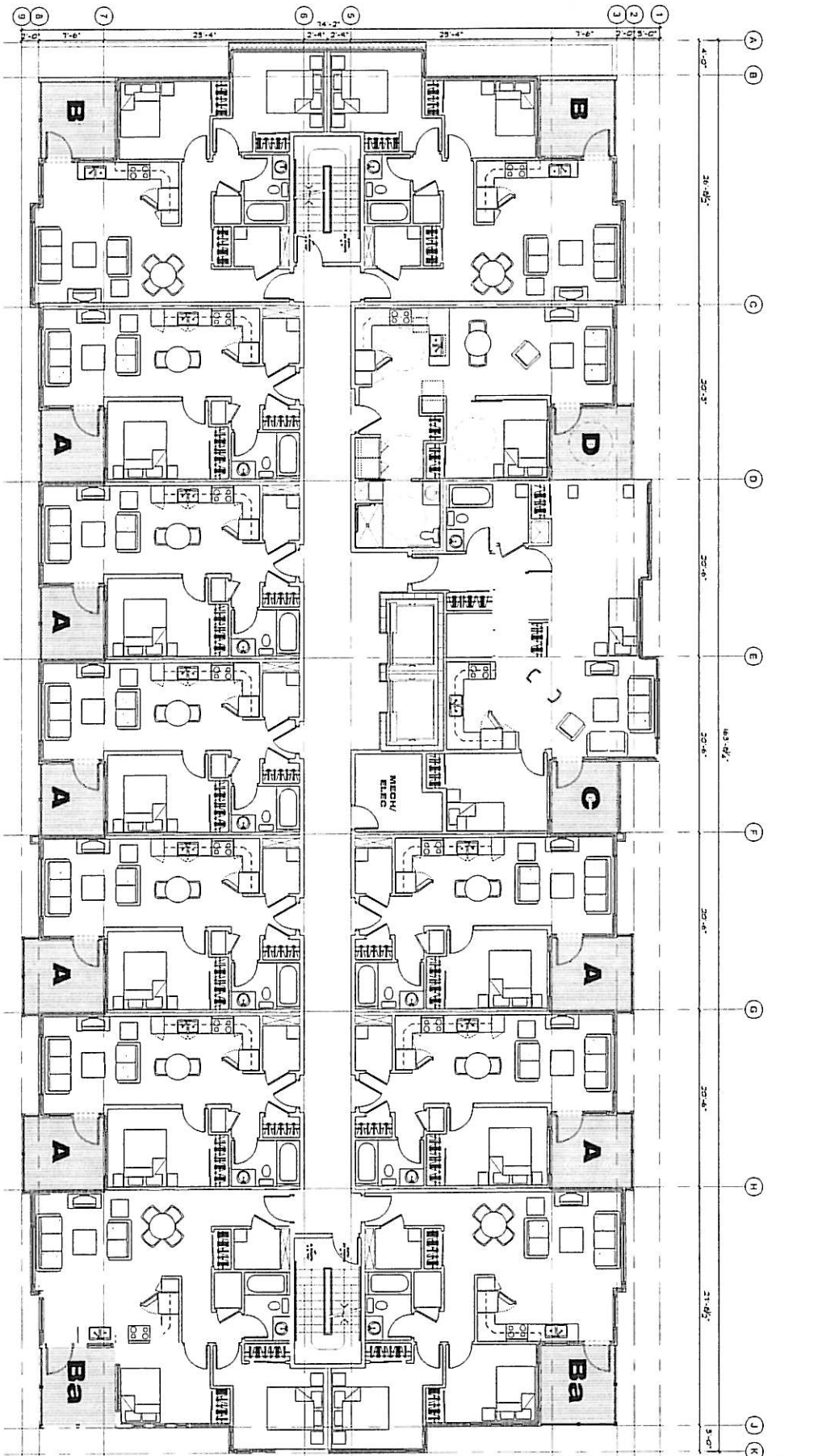
PHILIP MACDONALD
REGISTERED ARCHITECT
B.C. REG. NO. 12345

PROJECT TITLE:
'NOW Canada'
300 Dwelling Units
Phase 1
Area and Administrative Offices
2000 Tuttt Street
Edmona, B.C.

DATE: 10/01/10
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/01/10
DESIGNED BY: [Name]
CHECKED BY: [Name]

ARCHITECT'S SEAL:

AO.4



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PHILIP MACDONALD ARCHITECT INC.
 326 UPLANDS DR. CRAWFORD, B.C. CANADA V1W 4J7
 TEL: (250) 764 4137 FAX: (250) 764 4857 PHILIP@PHILIPMAC.COM



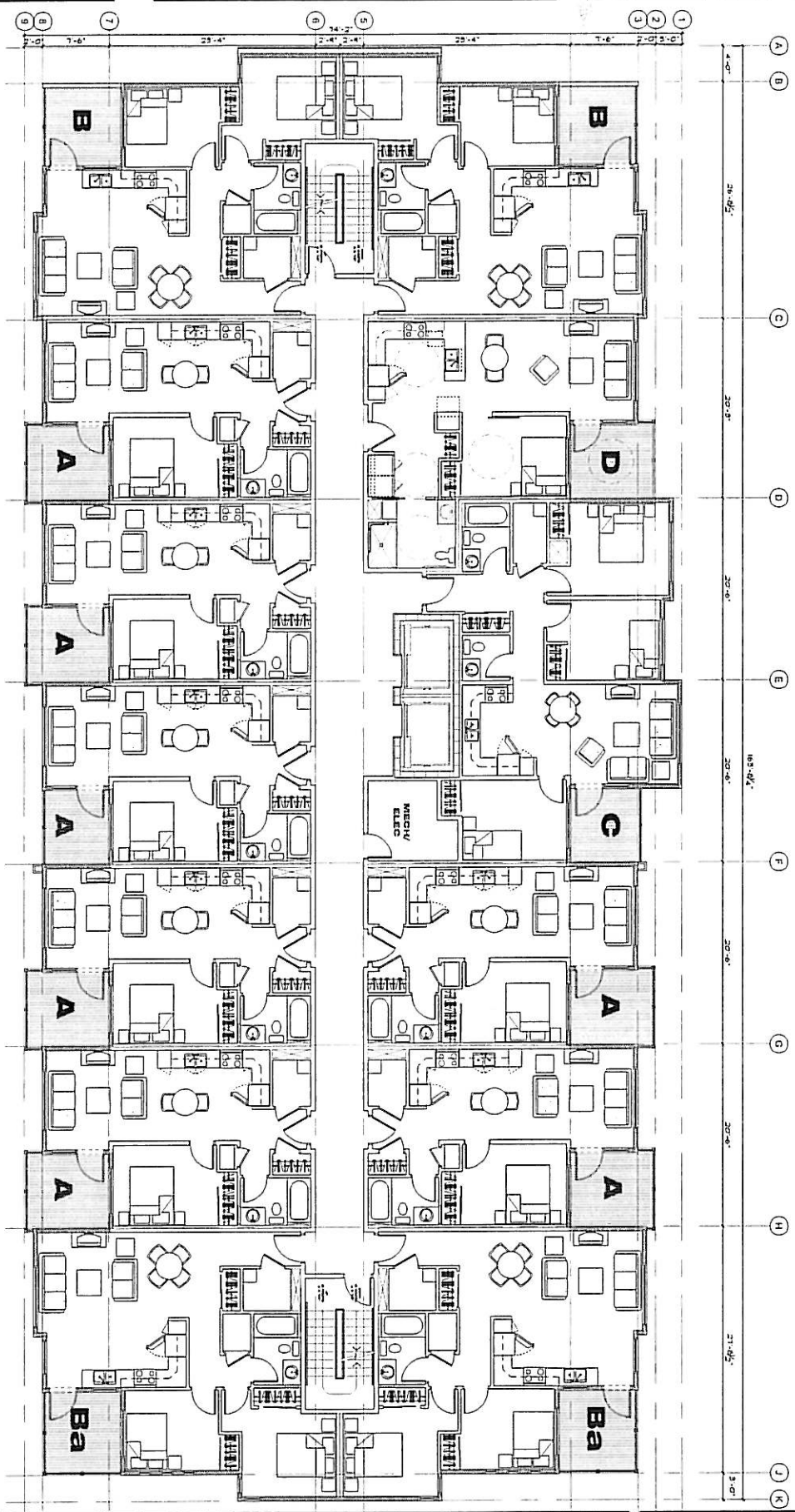
GENERAL CONDITIONS:
 This set of drawings is prepared and issued for the purpose of providing a guide to the construction of the project. It is not to be used for any other purpose without the written consent of the architect. The contractor is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The architect is not responsible for the accuracy of the information provided by others.

DATE:	ISSUED FOR:
1. 10. 2004	Development Permit
DATE:	REVISION:

PROJECT TITLE:
 'NOW Canada' 38 Dwelling Units, Program Support Administrative Offices
 3820 74th Street, Richmond, B.C.

Second Floor Plan
 SHEET TITLE: A2.1
 SHEET NUMBER:

1
THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"



Third Floor Plan

DATE: 1984-10-10
 PROJECT TITLE: 3000 10th Street
 CLIENT: NOW Canada
 ARCHITECT: PHILIP MACDONALD INC.

PHILIP MACDONALD INC.
 ARCHITECT
 338 UPLAND DR
 KELOWNA BC
 CANADA V1W 4J7
 TEL (250) 764 4157
 FAX (250) 764 4857
 PHANCIET@PHM.CA

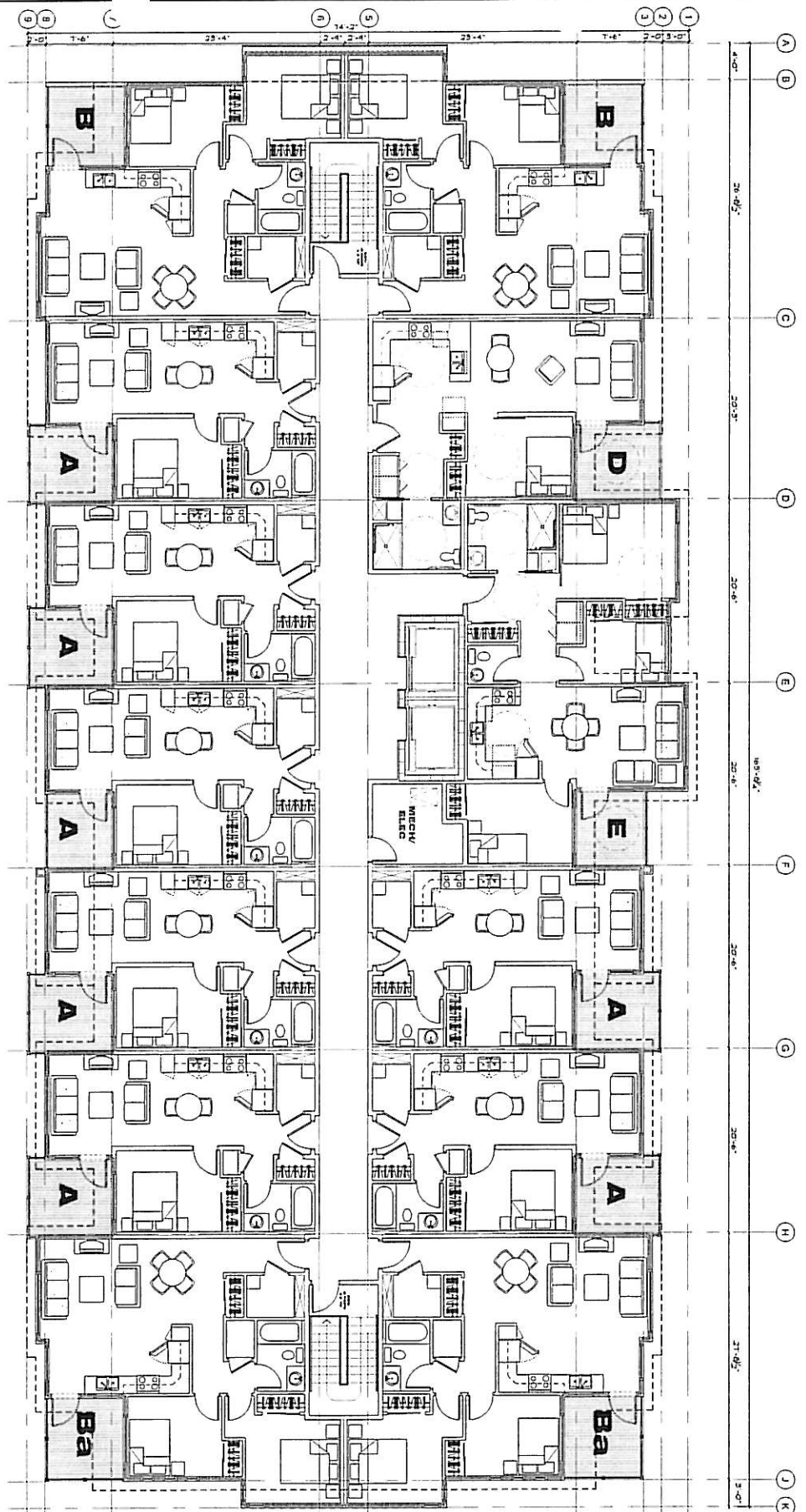
A2.2

THIRD FLOOR PLAN

DATE: 1984-10-10
 PROJECT TITLE: 3000 10th Street
 CLIENT: NOW Canada
 ARCHITECT: PHILIP MACDONALD INC.

PHILIP MACDONALD INC.
 ARCHITECT
 338 UPLAND DR
 KELOWNA BC
 CANADA V1W 4J7
 TEL (250) 764 4157
 FAX (250) 764 4857
 PHANCIET@PHM.CA

1
FOURTH FLOOR PLAN
DATE: 3/17/10



PHILIP MACDONALD ARCHITECT INC
 338 UPLANDS DR
 KELLOWA BC
 CANADA V1W 4J7
 TEL: (250) 754-4157
 FAX: (250) 754-4857
 PHILIP@MACDONALDARCHITECTURE.COM

SITE NORTH

GENERAL NOTES:
 1. Check and verify all existing conditions and dimensions before construction.
 2. All work shall be done in accordance with the approved drawings and specifications.
 3. The contractor shall be responsible for obtaining all necessary permits and approvals.
 4. All materials and workmanship shall be subject to inspection and approval by the architect.
 5. The contractor shall maintain access to all existing services and structures.
 6. The contractor shall be responsible for the safety of all workers and the public.
 7. The contractor shall be responsible for the protection of all existing structures and utilities.
 8. The contractor shall be responsible for the removal and disposal of all debris and waste.
 9. The contractor shall be responsible for the cleanup of the site after construction is complete.
 10. The contractor shall be responsible for the maintenance of the site during construction.

Architect: S&A

DATE:	ISSUED FOR:
BY:	FOR:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:

PROJECT TITLE:
Now Canada
 38 Dwelling Units,
 Program Support
 Administrative
 Offices

3888 7th Street
 Kelowna, B.C.

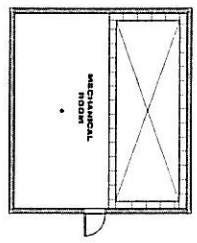
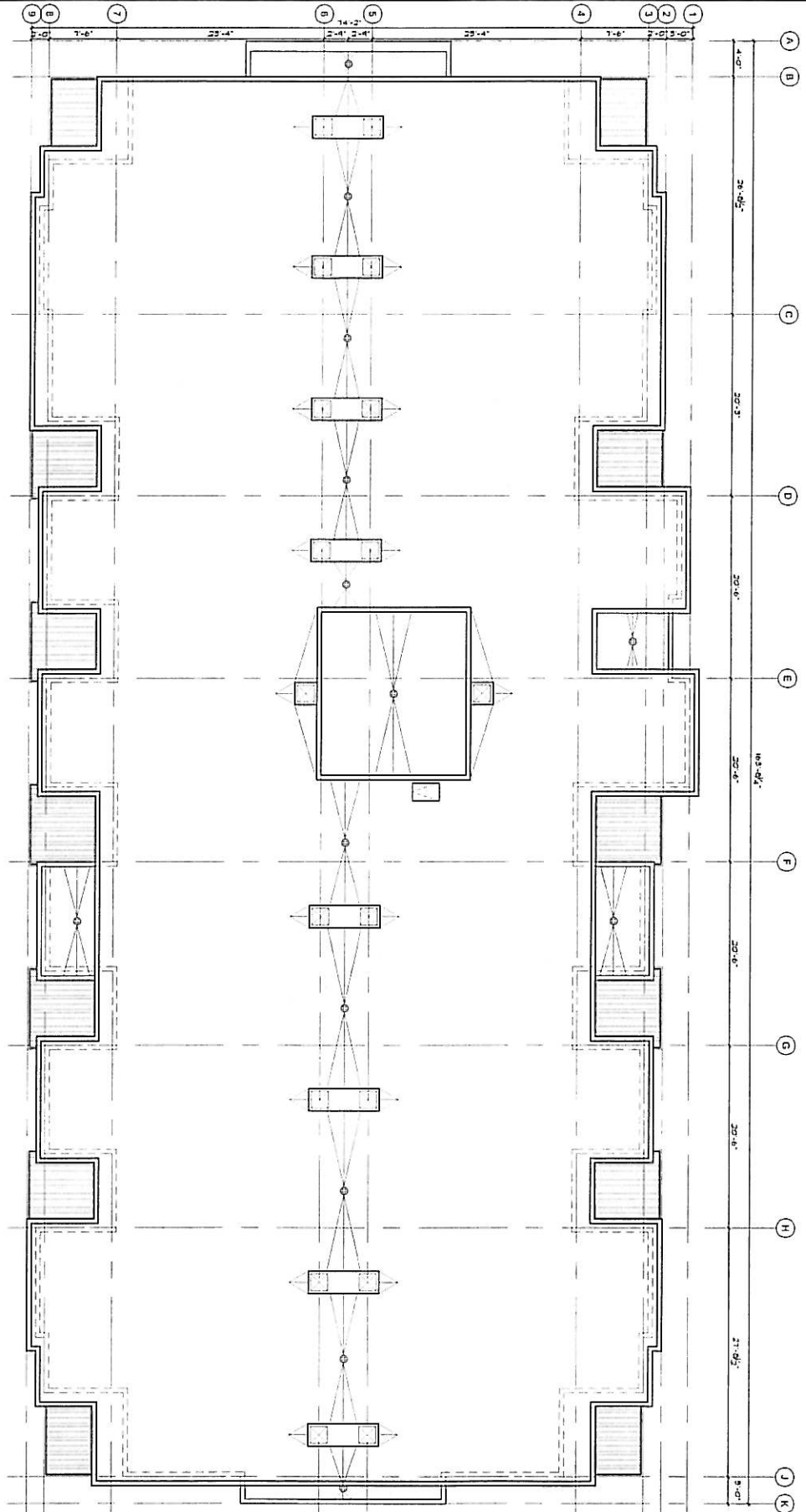
SHEET TITLE:

Fourth Floor Plan

PHILIP MACDONALD ARCHITECT INC
 338 UPLANDS DR
 KELLOWA BC
 CANADA V1W 4J7
 TEL: (250) 754-4157
 FAX: (250) 754-4857
 PHILIP@MACDONALDARCHITECTURE.COM

A2.3

1
ROOF PLAN
DATE: 2/18/10



**PHILIP
MACDONALD
ARCHITECT
INC**
318 UPLANDS DR
KELOWNA BC
CANADA V1W 4J7
TEL: (250) 764 4187
FAX: (250) 764 4887
PHILIP@PHILIPMAC.COM

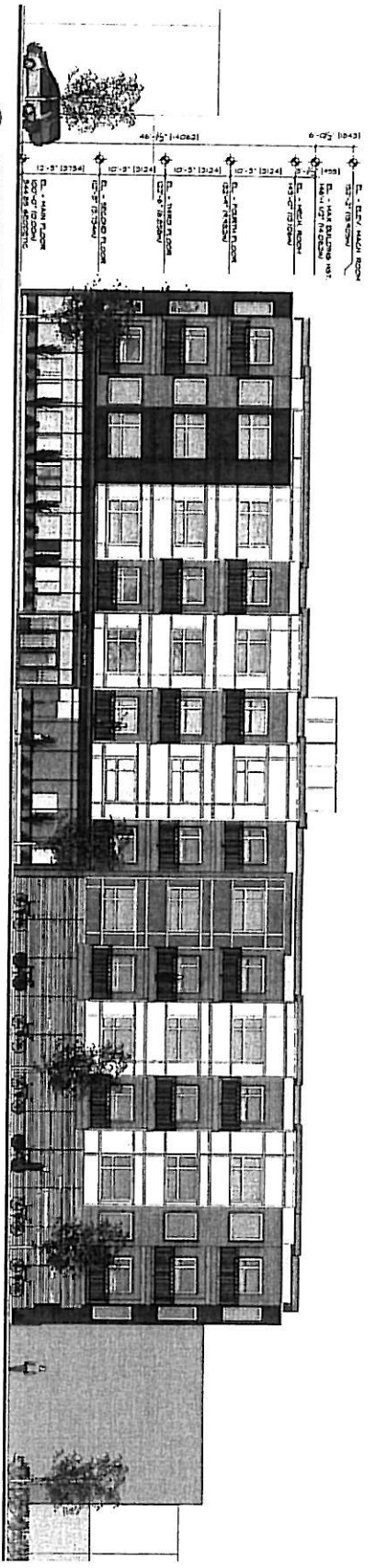


SITE NAME:
GENERAL CONDITIONS:
Check and verify all utility depths and locations before excavation. The contractor shall be responsible for obtaining all necessary permits and approvals for the project. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the protection of all existing structures and utilities. The contractor shall be responsible for the removal and disposal of all debris and waste. The contractor shall be responsible for the maintenance of all access roads and parking areas. The contractor shall be responsible for the protection of all trees and vegetation. The contractor shall be responsible for the installation and maintenance of all site signage. The contractor shall be responsible for the completion of all site work in accordance with the approved plans and specifications.

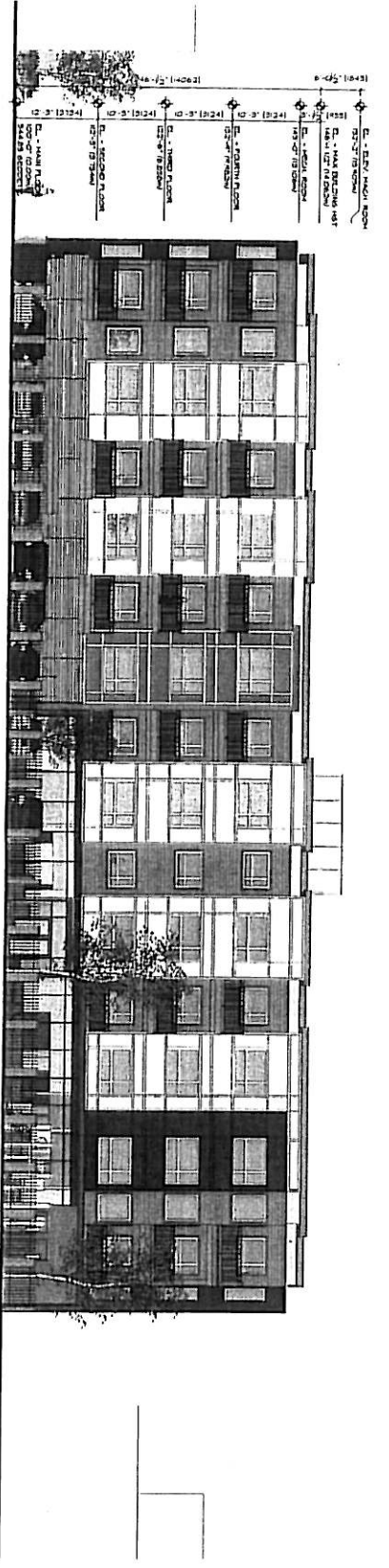
DATE:	2010.01.10
PROJECT TITLE:	30 Dwelling Units, Program Support Administrative Offices
PROJECT LOCATION:	2008 7th Street Kelowna, BC
CLIENT:	NOV Canada
DESIGNER:	Philip MacDonald Architect Inc.
DATE:	
REVISION:	

PROJECT TITLE:
NOV Canada
30 Dwelling Units,
Program Support
Administrative
Offices
2008 7th Street
Kelowna, BC
SHEET TITLE:

Roof Plan
DATE: 2/18/10
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
SHEET NUMBER:
A2.4



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



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

**PHILIP
 MACDONALD
 ARCHITECT
 INC.**

326 UPLANDS DR
 CANADA, ONTARIO
 MISSISSAUGA, ONTARIO L4W 4G7
 TEL: (905) 764-4197
 FAX: (905) 764-4897
 PHILIPMACDONALD.COM

PROJECT TITLE:
 326 UPLANDS DR
 32 Dwellings Units,
 Program Support
 Areas and
 Offices

DATE: 10/20/2018
REVISION:

DATE: 10/20/2018
DESIGNED BY: [Name]
DATE: 10/20/2018
PROJECT TITLE: 326 UPLANDS DR

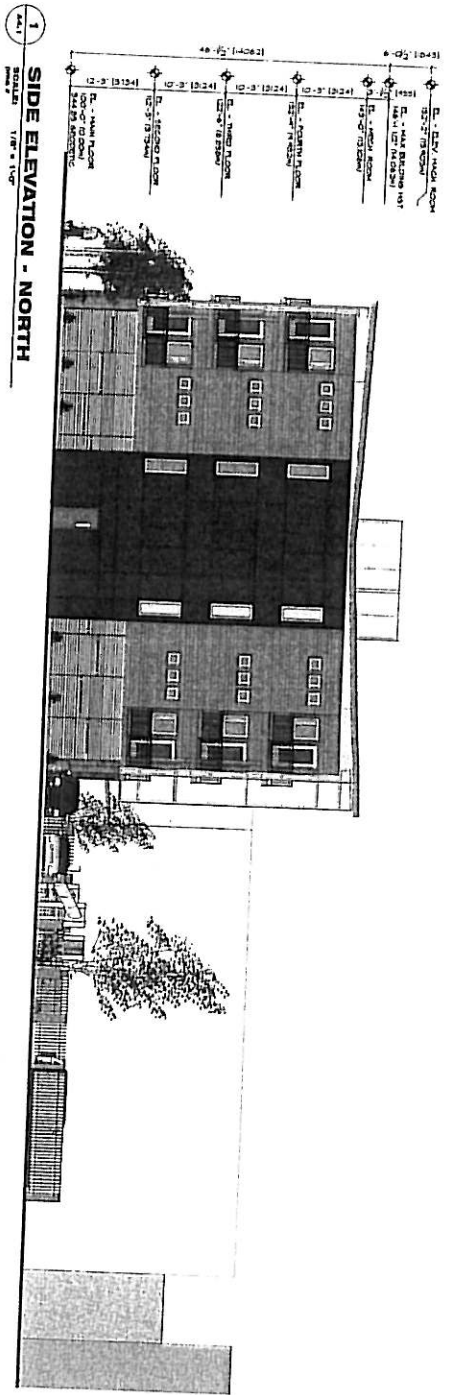
PROJECT TITLE:
 326 UPLANDS DR
 32 Dwellings Units,
 Program Support
 Areas and
 Offices

DATE: 10/20/2018
DESIGNED BY: [Name]
DATE: 10/20/2018
PROJECT TITLE: 326 UPLANDS DR

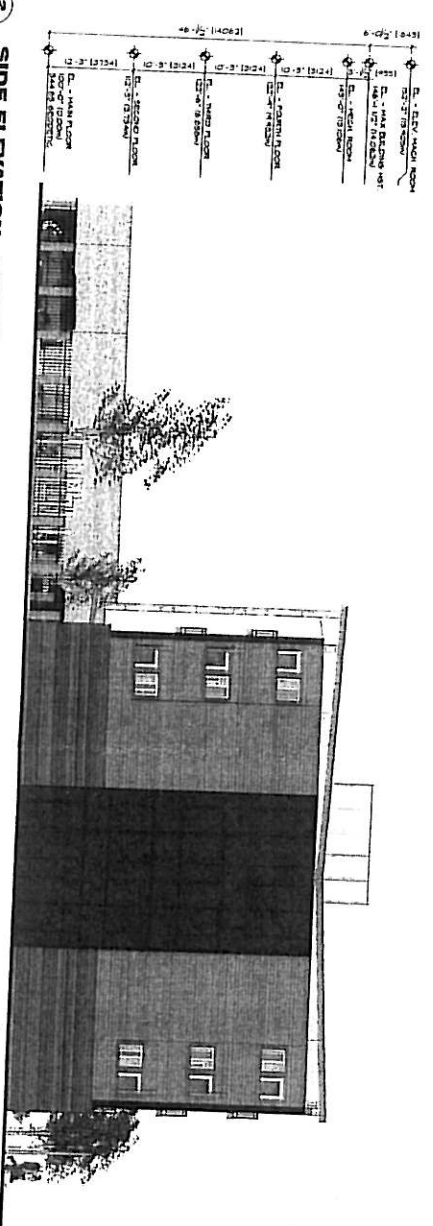
DATE: 10/20/2018
DESIGNED BY: [Name]
DATE: 10/20/2018
PROJECT TITLE: 326 UPLANDS DR

DATE: 10/20/2018
DESIGNED BY: [Name]
DATE: 10/20/2018
PROJECT TITLE: 326 UPLANDS DR

A4.0



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



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

PHILIP
 MACDONALD
 ARCHITECT
 INC
 335 OULANDE DR
 KENNESAW, GA
 CANADA Y1W 4J7
 TEL: (505) 704 4157
 FAX: (505) 704 4877
 PHILIP@PHILIPMACDONALD.COM

SITE TITLE:
 SHEET NO. 1
 PROJECT NO. 1
 DATE: 19.01.2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT TITLE:
 335 OULANDE DR
 KENNESAW, GA

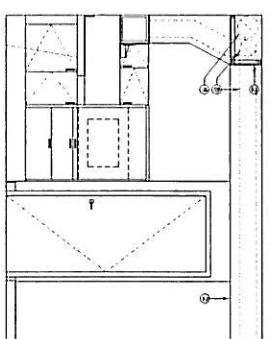
PROJECT TITLE:
 NOW Canada
 335 Dwelling Units,
 Program Support
 Administration
 Offices
 335 OULANDE DR
 KENNESAW, GA

335 OULANDE DR
 KENNESAW, GA
 SHEET NO. 1
 PROJECT NO. 1
 DATE: 19.01.2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT TITLE:
 335 OULANDE DR
 KENNESAW, GA

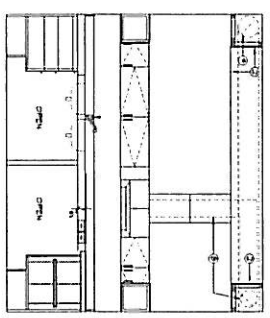
A4.1

GENERAL NOTES:

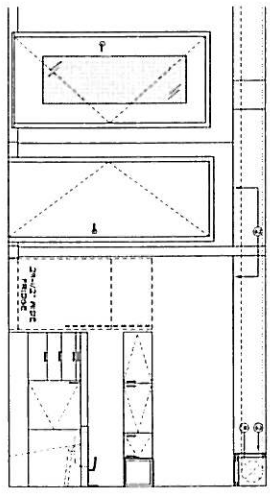
1. PROVIDE FLOOR FINISHES BEING FULL CHANGES FROM ALL OTHER SHEETS
2. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
3. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
4. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
5. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
6. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
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8. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
9. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
10. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS
11. MECHANICAL, PLUMBING SYMBOLS REFER TO MECH. SHEETS



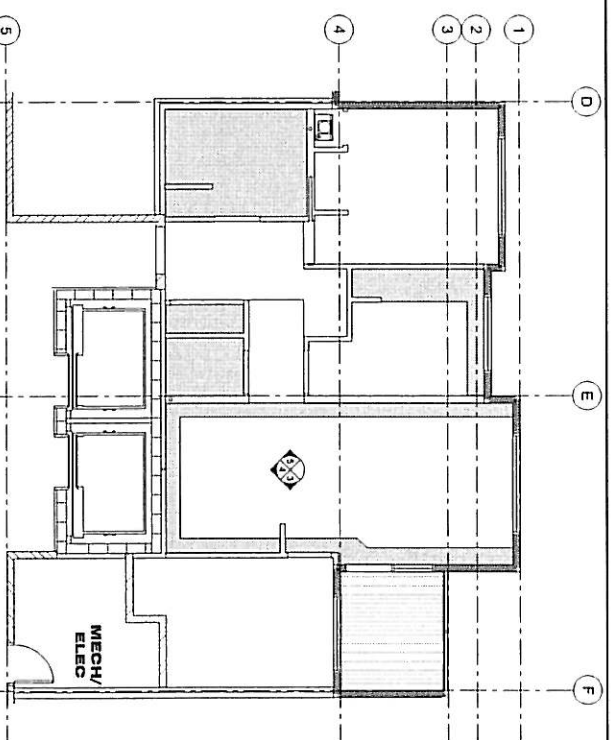
5 KITCHEN ELEVATION
SCALE: 1/8"=1'-0"



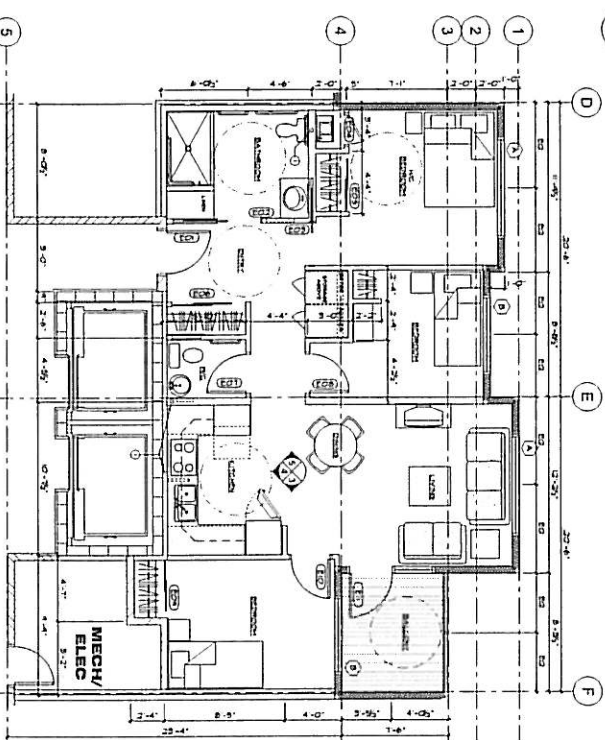
4 KITCHEN ELEVATION
SCALE: 1/8"=1'-0"



3 KITCHEN ELEVATION
SCALE: 1/8"=1'-0"



2 RCP
SCALE: 1/4"=1'-0"



1 PLAN - 898 SF
SCALE: 1/4"=1'-0"

PHILIP MACDONALD ARCHITECT INC.
326 UPLANDS DR
KELOWNA BC
CANADA V1W 4J7
TEL: (250) 764 4157
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PHARCHIT@shaw.ca

GENERAL CONDITIONS:
This set of drawings is prepared and issued by Philip Macdonald Architect Inc. and is to be used in accordance with the terms and conditions set out in the contract documents. The drawings are the property of Philip Macdonald Architect Inc. and shall remain the property of Philip Macdonald Architect Inc. unless otherwise stated. The drawings are to be used for the purpose of construction and shall not be used for any other purpose without the written consent of Philip Macdonald Architect Inc.

PROJECT TITLE:
"Now Canada" 326 Dwelling Units, Program Support Administrative Offices
8828 Tait Street Kelowna, BC, V1W 4J7

DATE: 05/15/2014

UNIT PLAN
Unit E

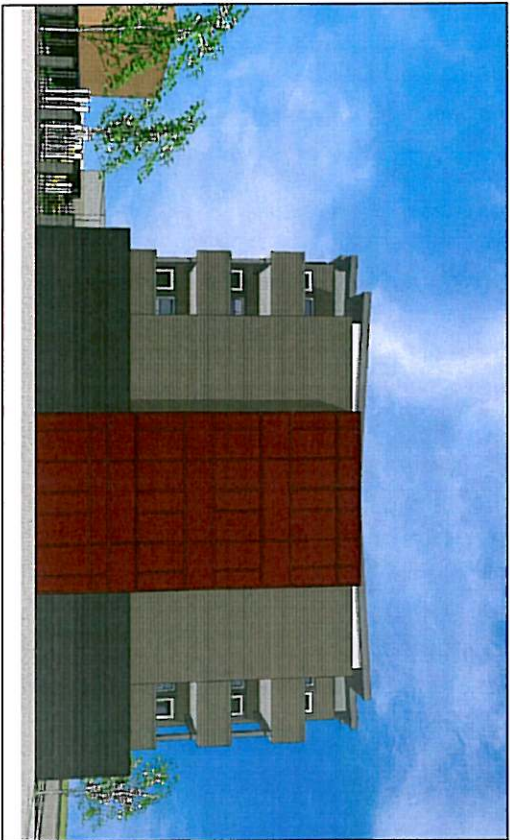
DATE: 05/15/2014

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

SHEET NUMBER: A2.5



1 SIDE ELEVATION - NORTH PERSPECTIVE
 DATE: 9 Oct. 2008
 SCALE: N/A
 DRAWN BY: [Redacted]



2 SIDE ELEVATION - SOUTH PERSPECTIVE
 DATE: 9 Oct. 2008
 SCALE: N/A
 DRAWN BY: [Redacted]



3 REAR OF BUILDING PERSPECTIVE
 DATE: 9 Oct. 2008
 SCALE: N/A
 DRAWN BY: [Redacted]



4 REAR OF BUILDING PERSPECTIVE
 DATE: 9 Oct. 2008
 SCALE: N/A
 DRAWN BY: [Redacted]

PHILIP
 MACDONALD
 ARCHITECT
 INC.

328 UPLANDS DR
 CANADA V1W4J7
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 PHILIP@PHILIPMACDONALD.COM

GENERAL COMMENTS:
 Check and verify all related details and specifications. The design of this project is subject to change without notice. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

DATE	ISSUED FOR
9 Oct. 2008	Client Review
9 Nov. 2008	Development Permit

#	DATE	REVISION

PROJECT TITLE:
 NOW Canada
 330 Dwelling Units,
 Program Support
 Areas and
 Administrative
 Offices
 2625 7th Street
 Burnaby, B.C.

DESIGNER:
 PHILIP MACDONALD ARCHITECT INC.
 328 UPLANDS DR
 CANADA V1W4J7
 TEL (604) 764 4157
 FAX (604) 764 4897
 PHILIP@PHILIPMACDONALD.COM

DATE: 9 Oct. 2008
SCALE: N/A
DRAWN BY: [Redacted]

SHEET NUMBER:
 A4.4

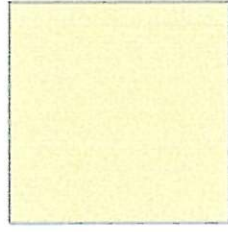
now canada

2938 tutt street, kelowna, bc

colour - exterior treatment finish schedule



Countrylane Red



Navajo Beige



Arctic White

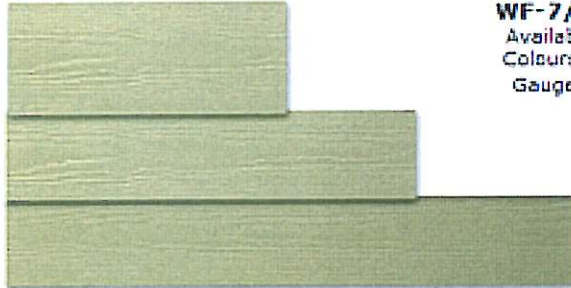


Iron Gray

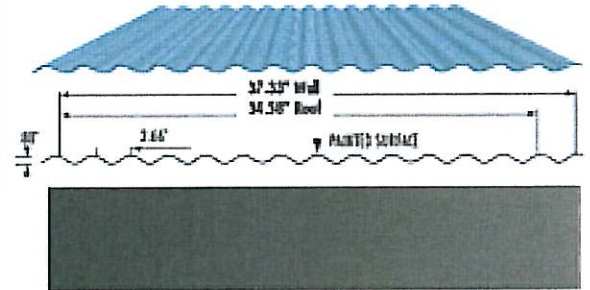
James Hardie Smooth Panel Siding and Trim



Timber Bark



WF-7/8"
Available
Colours &
Gauges



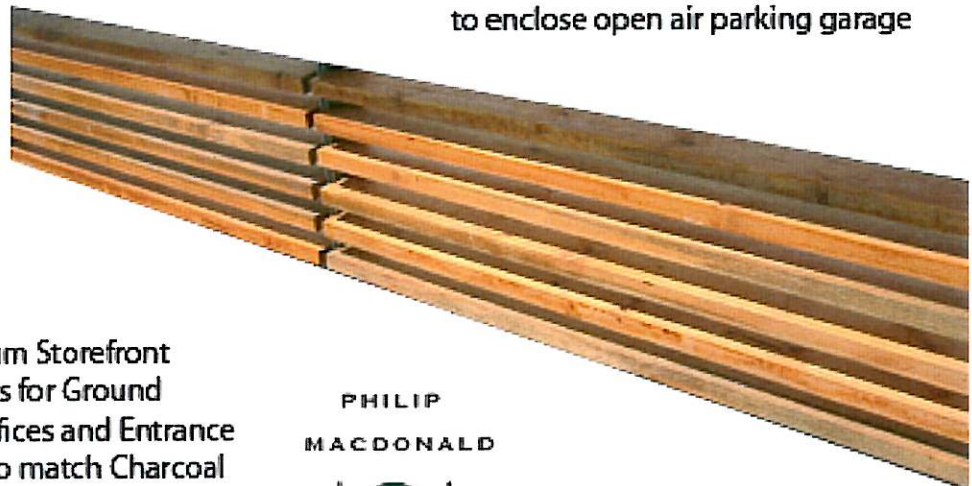
James Hardie Plank Lap Siding - Select Cedarmill finish shown above

Westform Metals WF-7/8" Charcoal Grey



White Vinyl Windows
for Apartments

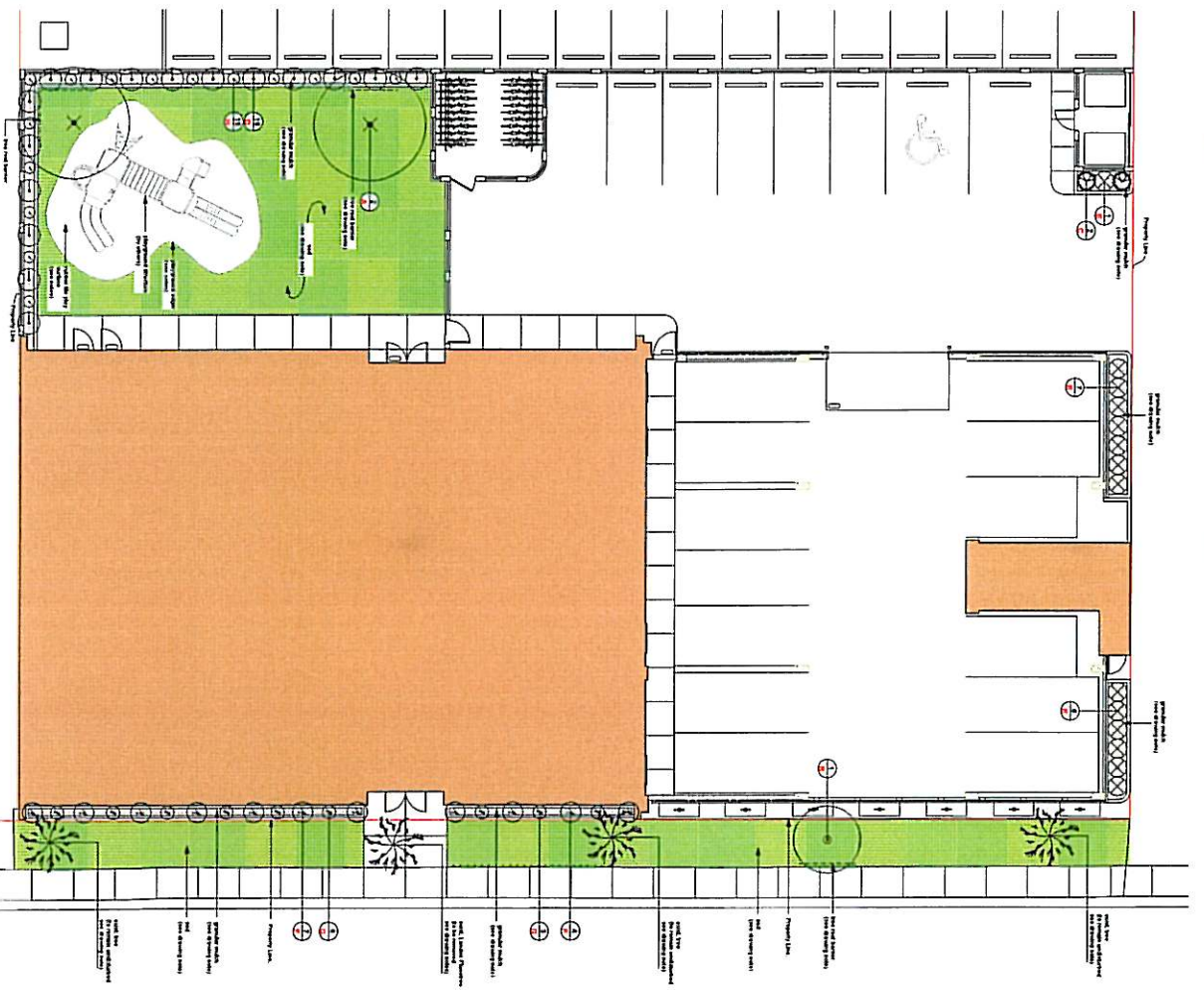
Blue Stained Pine (Beetle Kill Pine)
to enclose open air parking garage



Aluminum Storefront
Windows for Ground
Floor Offices and Entrance
Colour to match Charcoal
Grey

PHILIP
MACDONALD

ARCHITECT
INC



Project: [Project Name]


Sheet: [Sheet Number]


Plant	Quantity	Notes
1. [Plant Name]	[Quantity]	[Notes]
2. [Plant Name]	[Quantity]	[Notes]
3. [Plant Name]	[Quantity]	[Notes]
4. [Plant Name]	[Quantity]	[Notes]
5. [Plant Name]	[Quantity]	[Notes]
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7. [Plant Name]	[Quantity]	[Notes]
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9. [Plant Name]	[Quantity]	[Notes]
10. [Plant Name]	[Quantity]	[Notes]
11. [Plant Name]	[Quantity]	[Notes]
12. [Plant Name]	[Quantity]	[Notes]
13. [Plant Name]	[Quantity]	[Notes]
14. [Plant Name]	[Quantity]	[Notes]
15. [Plant Name]	[Quantity]	[Notes]


SCHED
 This forms part of the development
 Permit # DP08-0234

GENERAL NOTES:

1. The site plan is to be read in conjunction with the approved site plan and the approved site plan.
2. The site plan is to be read in conjunction with the approved site plan and the approved site plan.
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20. The site plan is to be read in conjunction with the approved site plan and the approved site plan.


north


SUSTAINABLE
 Design Firm: [Design Firm Name]
 3883 St. John Street
 Vancouver, BC V6J 1K1
 www.sustainable.ca


New Canada
 Architects, Inc.
 1000 West Broadway
 Vancouver, BC V6H 1G1
 www.newcanada.ca

LANDSCAPE PLAN
 Sheet No: [Sheet Number]

NOTES:

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2928 TUTT STREET - EXISTING SITE PHOTOS



EXISTING SITE - LOOKING SOUTH



EXISTING SITE - LOOKING SOUTH



EXISTING SITE - LOOKING NORTH



EXISTING SITE - LOOKING SOUTHWEST



EXISTING SITE - LOOKING SOUTHWEST



EXISTING SITE - LOOKING WEST



EXISTING SITE - LOOKING WEST



EXISTING SITE - LOOKING SOUTH

TUTT STREET
CONTEXT PHOTOS



RATNER AND TUTT
SOUTHWEST CORNER



2918 TUTT STREET



WEST AND TUTT
NORTHWEST CORNER



2949 PANDOSY STREET



3001 TUTT STREET



555-559 GROVES AVENUE



555-559 GROVES AVENUE



3001 TUTT STREET



3022 TUTT STREET

**PHILIP
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GENERAL COMMENTS:
This drawing is for informational purposes only. It is not intended to be used for any other purpose. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

DATE	ISSUED FOR
9 Oct. 2018	Client Meeting
3 Nov. 2018	Development Speed

#	DATE	REVISION

PROJECT TITLE:
'NOW Canada'
38 Dwelling Units
Program Support
Areas and
Administrative
Offices
5328 Tutt Street
Kelowna, B.C.

**Existing site photos
A, Tutt Street Contact**

CONTRACT ADMINISTRATION: The quality of the work is the responsibility of the client. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

Job No. 0231-1001-0001
Scale: 1/8"=1'-0"
Drawing: 02
Checked: PM
SHEET NUMBER:
A4.6

CITY OF KELOWNA
MEMORANDUM

Date: November 28, 2008
File No.: DP08-0234
To: Planning & Development Services Department (AW)
From: Development Engineering Manager
Subject: 2955 Pandosy Street Tutt Street Lot 2 Plan 15105 **NOW CANADA**

The Works & Utilities Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is John Filipenko. ASCT

City of Kelowna subdivision requirements for this development site were addressed in our report under file S08-0048

1. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development, and establish hydrant requirements and service needs.
- (b) Upgrades to the existing water distribution system are anticipated to achieve the required fire flows. A watermain link between Pandosy Street and Tutt Street would likely be required.
- (c) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of a fire hydrant if required, and one new metered water service.
The estimated cost of this construction for bonding purposes is **\$58,000.00**

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The existing lot has no sewer service. The applicant, at his cost, will arrange for the installation of one new larger service. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$6,000.00**

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 a 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.

4. Road Improvements

- (a) Pandosy Street fronting this development is fully urbanized and there are no access modifications anticipated. If it is determined that access modifications must be made, additional bonding will be required.
- (b) Tutt Street fronting this development is fully urbanized. The proposed access modifications will require driveway letdown, curb and gutter removal and replacement. The cost for bonding purposes is **\$4,000.00**
- (c) The Public Lane fronting the development site is urbanized to a paved standard and no upgrades will be required as part of this development.

5. Electric Power and Telecommunication Services

- (a) The development site is within the Urban Town Center. Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The existing building and the proposed new 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.

6. Engineering

- (a) 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.

7. Geotechnical Report

- (a) As a requirement of this application and / or prior to issue of a building permit, 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:
- (b) Area ground water characteristics.
- (c) Site suitability for development; i.e. unstable soils, etc.

- (d) 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.
- (e) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

8. Survey Monuments and Iron Pins

- (a) 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.

9. Bonding and Levy Summary

(a) Bonding

Watermain and servicing	\$ 58,000.00
Sanitary service	\$ 6,000.00
Driveway removal	\$ 4,000.00

Total Bonding **\$ 68,000.00**

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 prior to issuance of a building permit.

10. 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. 5% GST will be added.

11. Site Related Issues

- (a) The site plan should illustrate the ability of vehicles to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.
- (b) A revised site access and egress design onto Pandosy Street and Tutt Street as well as the parking lot configuration must be submitted for approval by the City before issuance of a development Permit. 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.

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