

# REPORT TO COUNCIL



**Date:** September 12, 2012

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** DP12-0110

**Owner:** 0823250 B.C. Ltd., Inc. No. BC0823250

**Address:** 695 Webster Road

**Applicant:** Architecturally Distinct Solutions

**Subject:** Development Permit

**Existing OCP Designation:** Single/Two Unit Residential

**Proposed OCP Designation:** Multiple Unit Residential - Low Density

**Existing Zone:** RU1 - Large Lot Housing Zone

**Proposed Zone:** RM3 - Low Density Multiple Housing

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## 1.0 Recommendation

THAT Final Adoption of Official Community Plan Amending Bylaw No. 10161 be considered by Council;

AND THAT Final Adoption of Zoning Amending Bylaw No. 10162 be considered by Council;

AND THAT Final Adoption of Housing Agreement Bylaw No. 10163 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP11-0118 for Block 35 Section 26 Township 26 ODYD Plan 264 Except: (1) Plans B991, B4202 and B4348 (2) Parcel A on Plan CG 157, located at 695 Webster Road, 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;

A handwritten signature in black ink, appearing to be a stylized 'N' or similar character.

AND FURTHER 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 Purpose**

To consider a Development Permit for the form and character of the proposed 17 unit townhouse development.

## **3.0 Land Use Management**

As part of the development proposal, the applicant has secured 7 dwelling units for affordable housing ownership through a Housing Agreement. This was one of the main components that gained Council support at the time the rezoning and OCP amendment applications were considered. Although Staff have concern with the density and form of development in this location, the applicant has revised the project to reduce the impact on the adjacent residential properties to the west. This was accomplished by reducing the height of the structures.

The site has topographic challenges to both the east and west which requires retaining structures to facilitate the project. The change in elevation will have a different visual impact to adjacent properties pending on the vantage point, which also influences the perceived height of the townhomes. The site has been programmed to have the access road to service the dwellings along the eastern edge of the property, while the buildings are sited along the western edge. The project is targeted to be attainable housing, and therefore exterior finishing materials reflect this price point. Vinyl siding is the principle exterior material, which is listed as an undesirable exterior treatment in the 2030 OCP. However, it should be noted that the mix of horizontal and vertical siding helps break some of the continuous building frontages. The roofline has also been modified to introduce dormers and additional articulation to help break up the longer contiguous frontages of these townhome blocks. The landscape plan uses small deciduous trees and native slope stabilizing shrub on the eastern property side to help mitigate the exposed grade change. Trees are proposed along this property frontage along Webster Road to create additional visual buffering.

## **4.0 Proposal**

### **4.1 Background**

The associated zone and OCP amending bylaws received second and third readings on April 4, 2009, after the Public Hearing held on the same date. Staff did not support the proposed amendments and still remain concerned with adding significant retaining walls in order to accommodate the additional density in a location adjacent to the ALR bounding.

### **4.2 Project Description**

The proposed development consists of four buildings containing a total of 17 units. Parking and bicycle parking will be located at grade, and additional bicycle storage will be provided within the garages. The plans indicate that the project will consist of ten three-bedroom town homes and seven two-bedroom units located above the garages. The applicant has agreed to secure a total of seven two-bedroom units through a Housing Agreement. Each unit has either a private patio space or a rooftop deck.

Various planting beds are proposed for the development. The proposed building materials consist primarily of green and brown horizontal vinyl siding and beige vertical vinyl siding. Textured exterior window trim will be applied to this development (see attached). The application conforms to the City's Zoning Bylaw No. 8000 as follows:

<b>Zoning Bylaw No. 8000</b>		
<b>Criteria</b>	<b>Proposed</b>	<b>RM3 Zone Requirements</b>
Lot Area (m <sup>2</sup> )	7,616 m <sup>2</sup>	900 m <sup>2</sup>
Lot Width (m)	200 m	30 m
Lot Depth (m)	0 m to 73.33 m	30 m
<b>Development Regulations</b>		
Floor Area Ratio	0.35	0.50, except it is 0.55 with a housing agreement
Site Coverage	18% 43%	40% (buildings) 50% (buildings, parking areas, and driveways)
Height	8.36 m or 2 ½ storeys	9.5 m or 2 ½ storeys
Front Yard (Webster Road)	8.5 m	6.0 m
Rear Yard (West)	7.5 m	7.5 m
Side Yard (South) ALR Setback	4.5 m 7.5 m	4.5 m ( 2 ½ storeys)
<b>Other Regulations</b>		
Minimum Parking Requirements	34 spaces	1.5/2-bedroom unit x 7 = 11 2.0/ 3-bedroom unit x 10 = 20 Total required = 31 spaces
Visitor Parking	4 spaces	1 per 7 dwelling units 17 / 7 = 3 spaces
Bicycle Parking	Class I - 9 within garages Class II - 2	Class I: 0.5/unit = 8.5 Class II: 0.1/unit = 1.7
Private Open Space	Meets Requirements	430 m <sup>2</sup>

4.3 Site Context



The subject property is situated between the agricultural area to the east of Webster Road and the residential neighbourhood to the west. The adjacent land uses are as follows:

Direction	Zoning Designation	Land Use
North	A1 - Agriculture 1 Zone	Agricultural
East	A1 - Agriculture 1 Zone	Agricultural
South	A1 - Agriculture 1 Zone	Agricultural
West	RU1 - Large Lot Housing Zone	Residential

5.0 Current Development Policies

5.1 Kelowna Official Community Plan 2030 (OCP)

5.1.1 Urban Design Development Permit Areas (Chapter 14) - Comprehensive Design Guidelines

Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;



- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

### 5.1.2 Farm Protection Development Permit Guidelines (Chapter 15)

#### *Objectives*

- Protect farm land and farm operations;
- Minimize the impact of urban encroachment and land use conflicts on agricultural land;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

#### *OCP Design Guidelines*

- On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria:
  - Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;
  - Preserve all healthy existing mature trees located within the buffer area;
  - Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer;

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building. The location of the buildings and the road curbs on the Webster Road side appears to restrict the width of the fire lane in front of all the units. Confirm fire lane width and the buffer distance (3 meter buffer per BCBC 2006) from the building to the fire lane with the Kelowna Fire Department prior to approval.

- There should be cross sections showing the native grade and the new retaining wall proposed grade(s). The heights of the retaining walls should be defined as part of this Development Permit along with locations of drainage fields / system.
- Full Plan check for all other Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department  
See Attached.

6.3 Fire Department  
Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 90ltr/sec flow. The access roadway requires "No Parking" signs to be installed along the entire length. The four-plex buildings are poorly accessed on the west side for emergency vehicles. Visible addressing for all units should be required from the access roadway.

6.4 Fortis BC - Gas  
FortisBC has reviewed the proposal. The proponent is asked to contact FortisBC's contact center at 1-866-436-7847 to arrange for establishment of a service point of appropriate capacity to the property line as well as for servicing to the proposed townhomes once development proceeds. If changes to the proposal are made, please send these along to FBC for further review and comment.

## 7.0 Application Chronology

Application Accepted: June 13, 2012

Servicing Agreement Executed: September 11, 2012

Report prepared by:

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Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

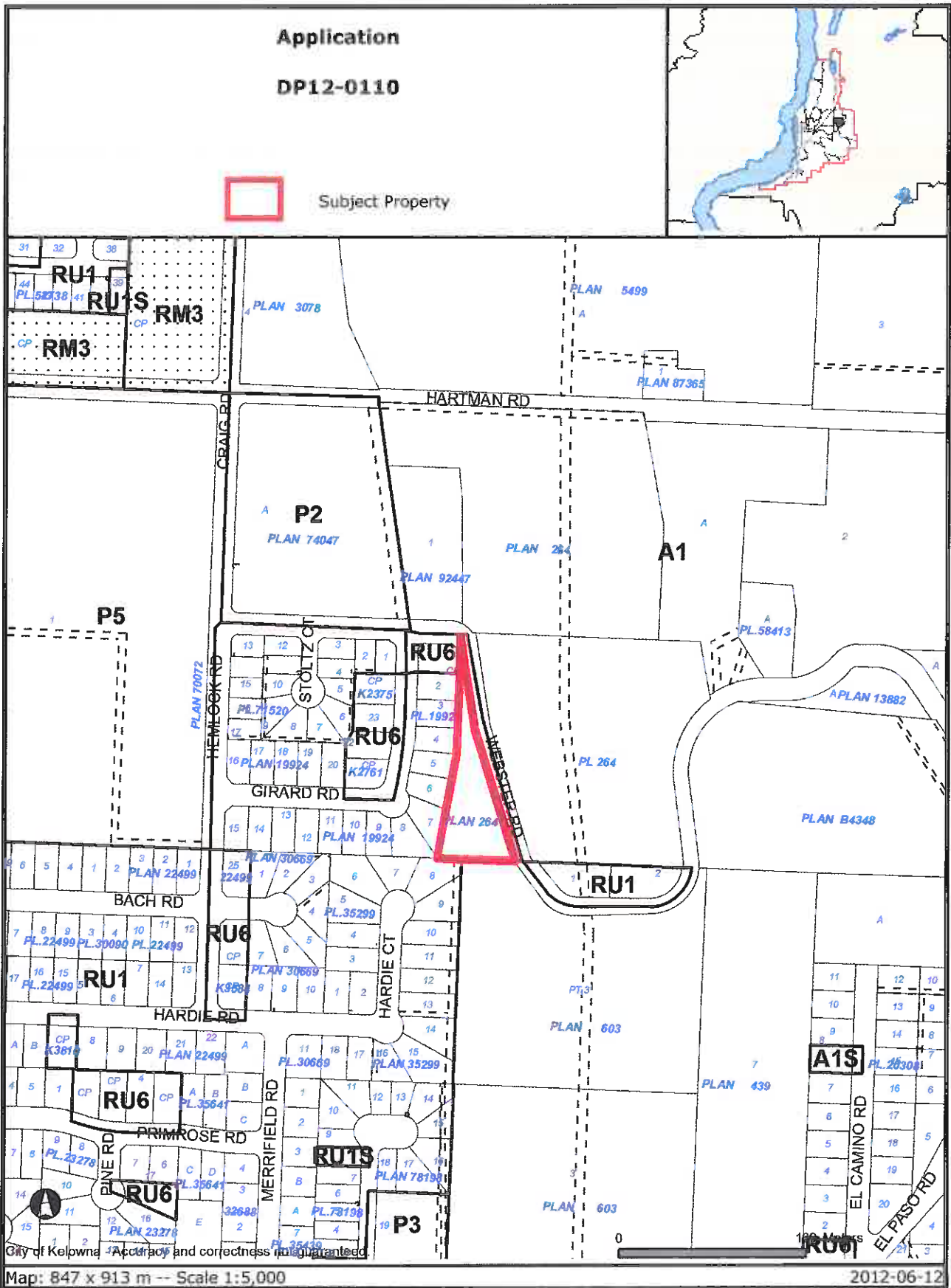
Approved for Inclusion:



Shelley Gambacort, Director of Land Use Management

### Attachments:

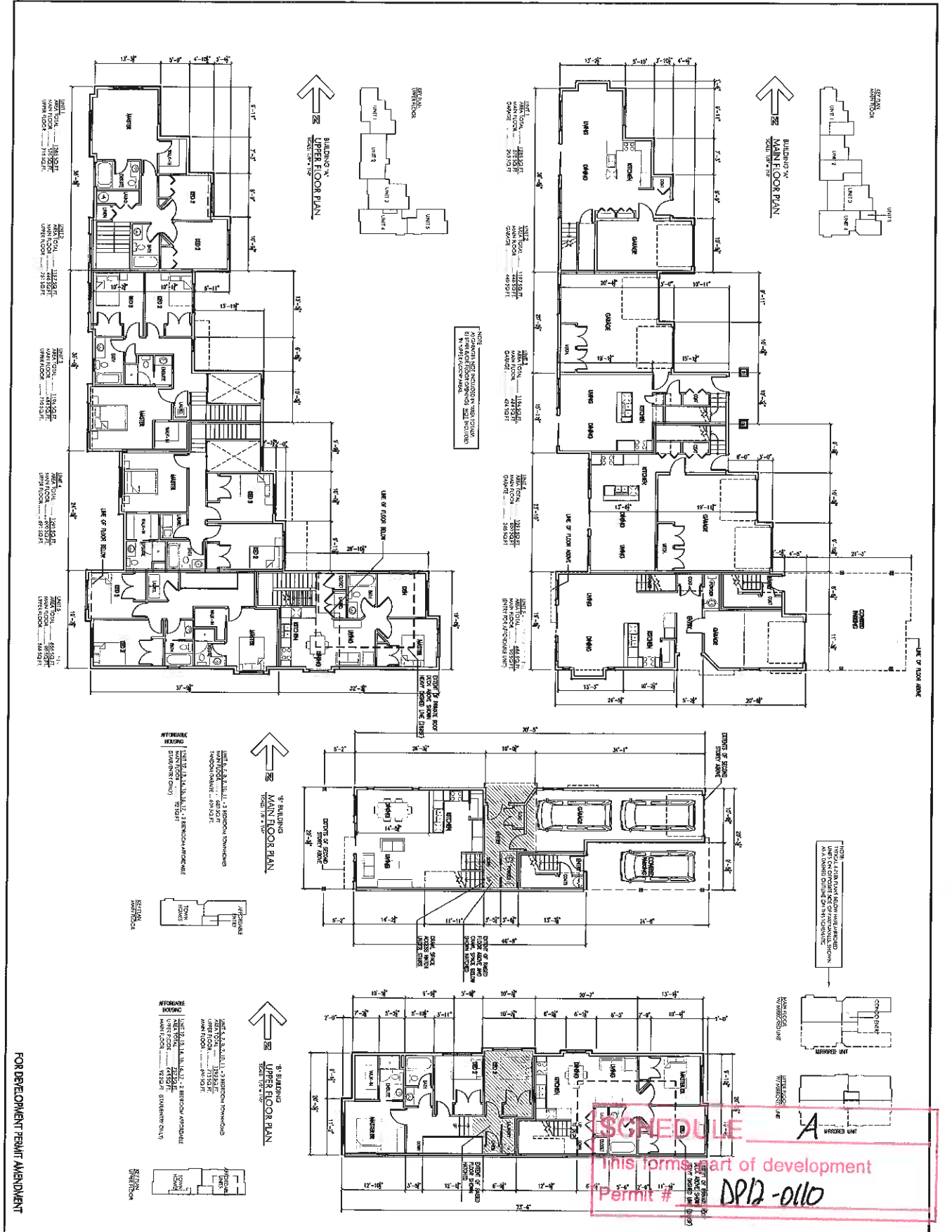
Subject Property Map  
Site Plan  
Building Elevations  
Schematic Rendering  
Landscape Plan



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.







NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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**SCHEDULE A**  
 This forms part of development Permit # DP12-0110

FOR DEVELOPMENT PERMIT AMENDMENT



PROJECT: 650 WEBSTER ROAD - OPTION 5  
 DRAWING TITLE: PROPOSED FLOOR PLANS

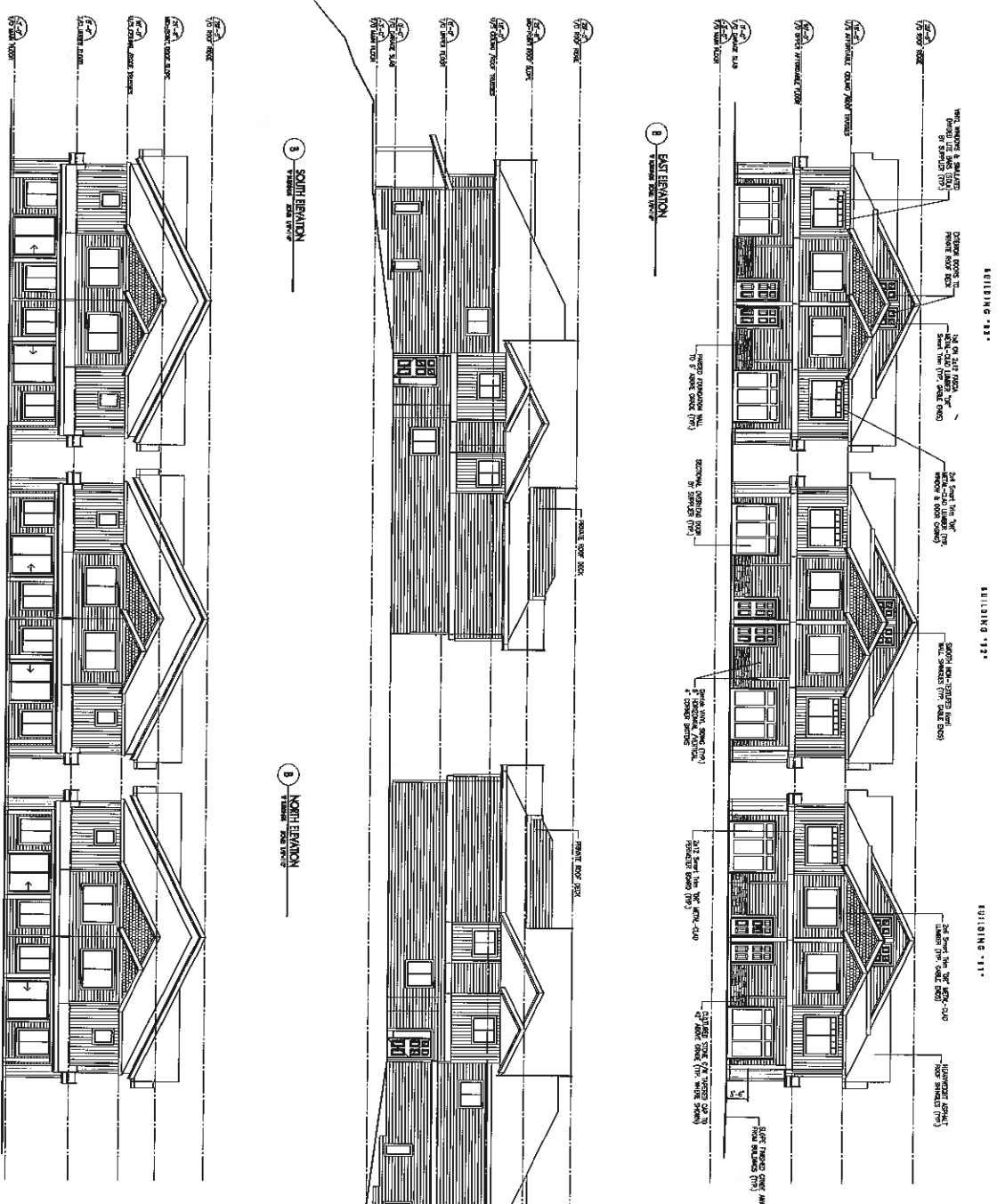
Created Date	28-Oct-11	Job Number	11-008	Drawn By	
Plot Date	7-Feb-12	Drawing Number	A-102	REV No.	

Revision Number, Date and Description	
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All notes on the sheets for this permit are intended to be read in conjunction with the permit application. The permit holder is responsible for ensuring that all notes are read and understood. The permit holder is responsible for ensuring that all notes are read and understood.

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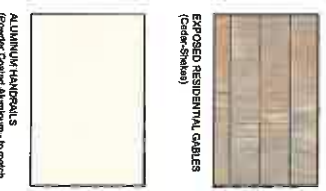
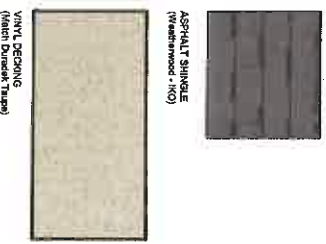
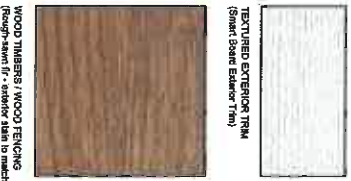
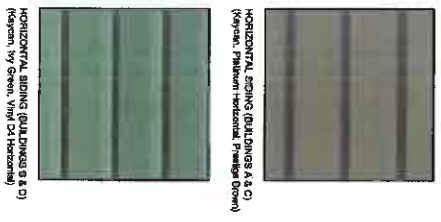


**SCHEDULE A**

This forms part of development  
Permit # **DP12-010**

FOR DEVELOPMENT PERMIT AMENDMENT

<p><b>DISTINCT SOLUTIONS</b> 2000 226-68-180 Ave. 226-68-180 226-68-180, 226-68-180</p>	<p><b>PROJECT</b> 285 WEBSTER ROAD - OPTION 5</p>	<p><b>Creation Date</b> 28-Oct-11</p>	<p><b>Job Number</b> 13,000</p>	<p><b>Drawn By</b> —</p>	<p><b>Revision Number, Date and Description</b></p>	<p><small>ALL RIGHTS ARE RESERVED. THE USER'S ACCEPTANCE AND USE OF THIS SOFTWARE IS LIMITED TO THE USER'S PERSONAL AND INTERNAL USE ONLY. NO PART OF THIS SOFTWARE MAY BE REPRODUCED, TRANSMITTED, OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DISTINCT SOLUTIONS. THE USER AGREES TO HOLD DISTINCT SOLUTIONS HARMLESS FROM ANY AND ALL LIABILITY, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USER'S USE OF THIS SOFTWARE. THE USER AGREES TO HOLD DISTINCT SOLUTIONS HARMLESS FROM ANY AND ALL LIABILITY, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USER'S USE OF THIS SOFTWARE.</small></p>
	<p><b>DRAWING TITLE</b> EXTERIOR ELEVATIONS B BUILDINGS</p>	<p><b>Plot Date</b> 8-Mar-12</p>	<p><b>Drawing Number</b> A-201</p>	<p><b>REV No.</b> —</p>	<p><b>Copyright, ALL RIGHTS RESERVED</b></p>	



**SCHEDULE B**  
 This forms part of development  
 Permit # **DPD-0110**

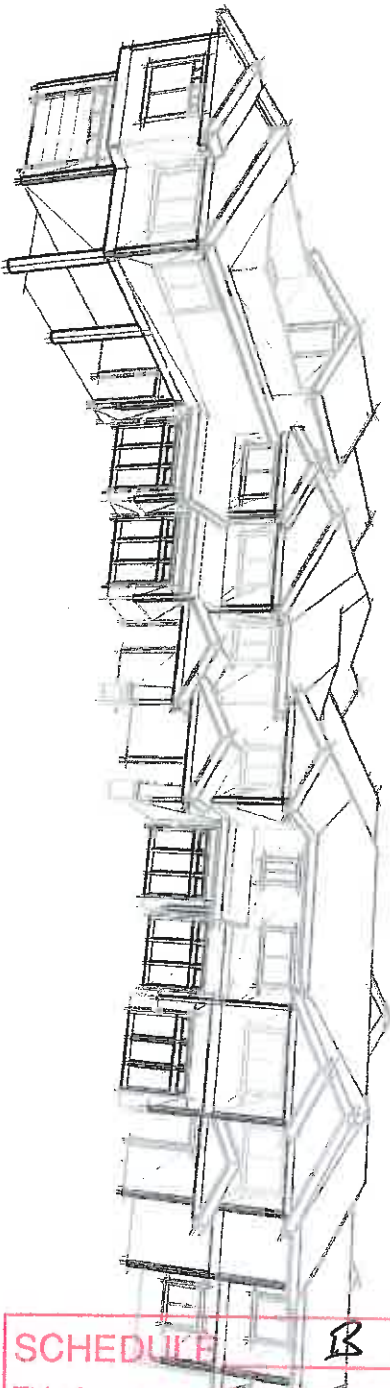
	PROJECT: 606 WEBSTER ROAD - OFFICES	Creation Date: 21-Aug-11	Job Number: 11-000	Drawn By: [Redacted]	Revision Number, Date and Description:	<small>           All work will be done in accordance with the permit conditions and specifications on file with the City of Dallas. The City of Dallas is not responsible for any errors or omissions in this drawing. All work will be done in accordance with the permit conditions and specifications on file with the City of Dallas. The City of Dallas is not responsible for any errors or omissions in this drawing.         </small>
	DRAWING TITLE: MATERIALS AND RENDERINGS	Plot Date: 26-Aug-11	Drawing Number: 01-01	REV No.:		



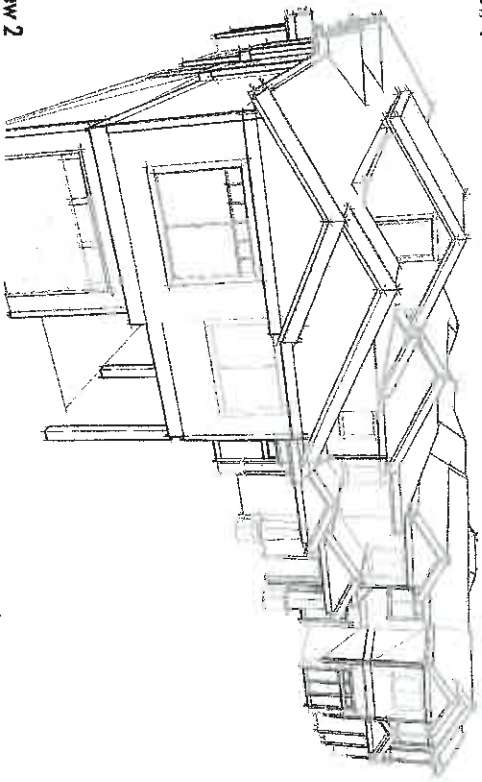


**DISTINCT**  
SOLUTIONS INC.

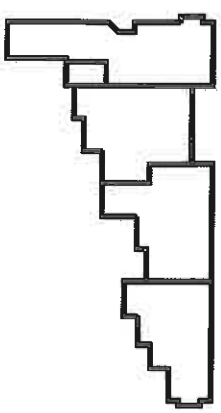
www.distinctsolutions.ca



View 1



View 2



View 2 ↗

↖ View 1

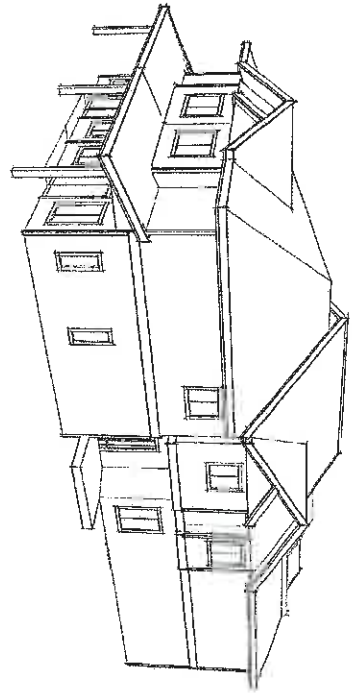
SCHEDULE B  
This forms part of development  
Permit # D017-0110

695 Webster Road - Residential Development  
Building A

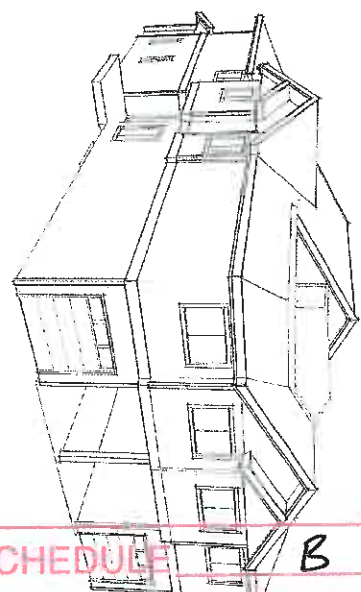
June 6, 2012



**DISTINCT SOLUTIONS INC.**  
www.distinctsolutions.ca

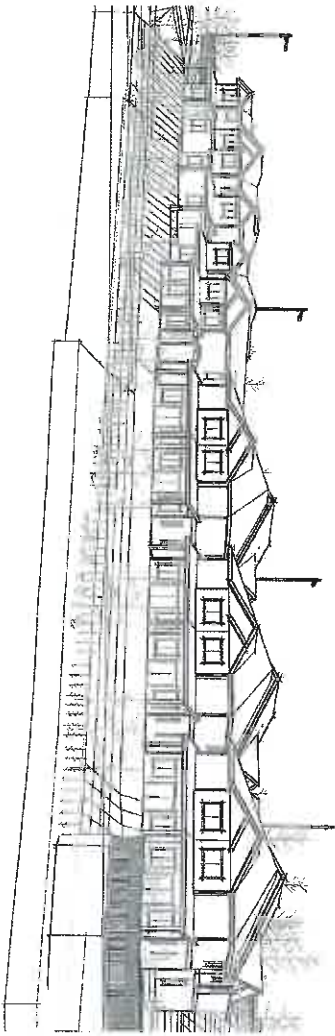


View 1

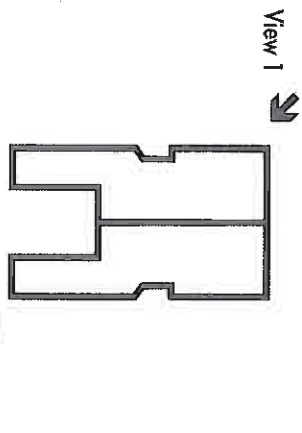


View 2

**SCHEDULE B**  
This forms part of development  
Permit # DPI2-0110



View from Neighbouring properties to the West



695 Webster Road - Residential Development  
Typical Building Type 'B' & View from West

June 6, 2012





**PROPERTY DESCRIPTION**  
 CMC 695 Webster Road, Wadega, NC  
 ZONING: U-2B, R-24, C-200  
**ZONING CALCULATIONS: PHASE 1**  
 CURRENT: City of Wadega RUI Zoning (Large Lot Housing)  
 PROPOSER: City of Wadega R-24 Zoning (Low Density Multiple Housing)

**SITE INFORMATION:**  
 One (1) Acre 02/27/12 (7,414 sq ft)  
 Site Concept: Attached  
 Single Foundation Footprint: 40% = 21,000 sq ft (1,300 units)  
 Multiple Foundation Footprint: 50% = 35,000 sq ft (2,100 units)  
 Address: 695 Webster Road, Wadega, NC 27890

**RESIDENTIAL UNIT CALCULATIONS:**

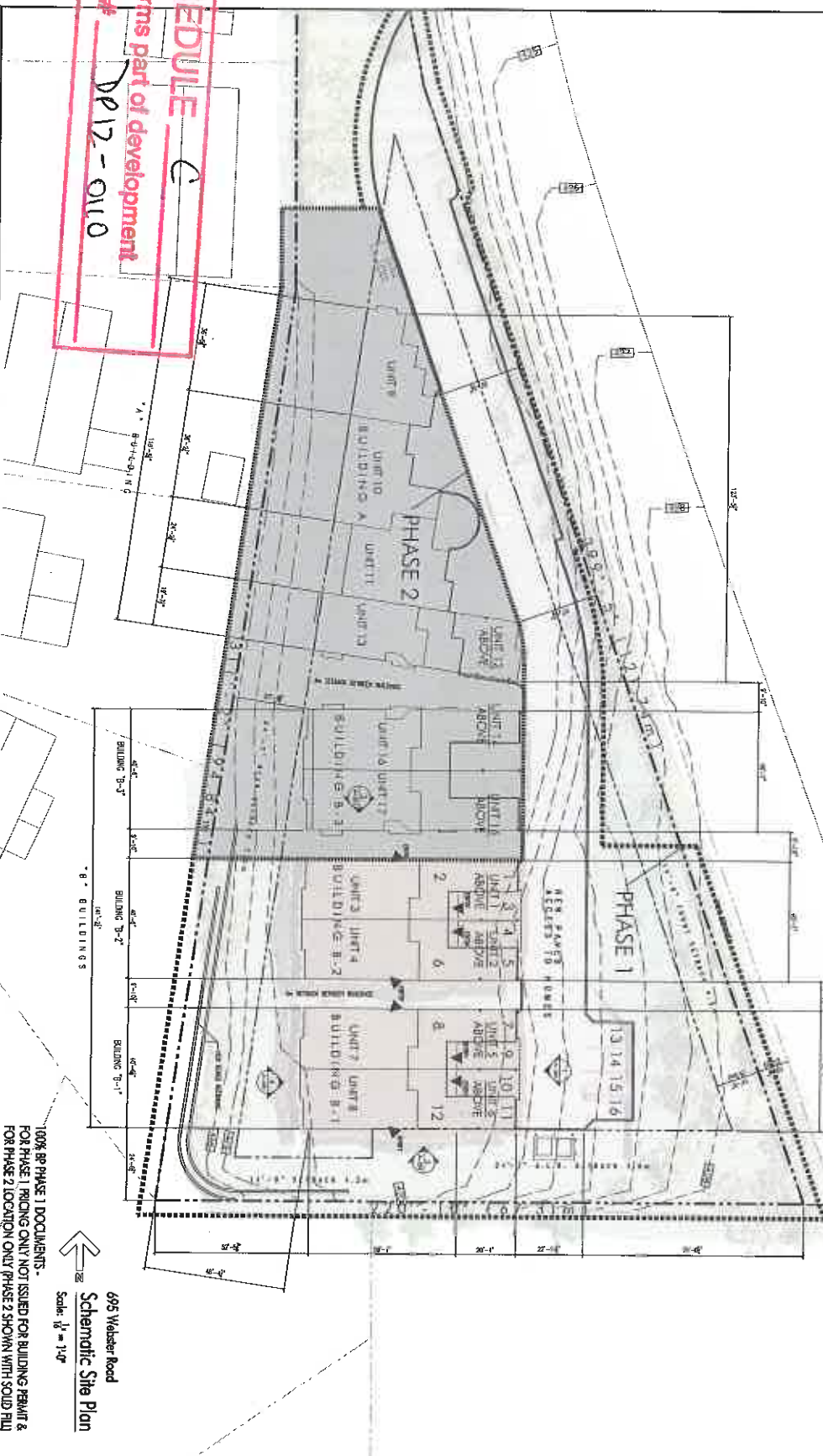
Unit Type and Quantity	2012 Building Code	2015 Building Code
Unit 1	748 sq ft	748 sq ft
Unit 2	748 sq ft	748 sq ft
Unit 3	748 sq ft	748 sq ft
Unit 4	748 sq ft	748 sq ft
Unit 5	748 sq ft	748 sq ft
Unit 6	748 sq ft	748 sq ft
Unit 7	748 sq ft	748 sq ft
Unit 8	748 sq ft	748 sq ft
Unit 9	748 sq ft	748 sq ft
Unit 10	748 sq ft	748 sq ft
Unit 11	748 sq ft	748 sq ft
Unit 12	748 sq ft	748 sq ft
Unit 13	748 sq ft	748 sq ft
Unit 14	748 sq ft	748 sq ft
Unit 15	748 sq ft	748 sq ft
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Unit 92	748 sq ft	748 sq ft
Unit 93	748 sq ft	748 sq ft
Unit 94	748 sq ft	748 sq ft
Unit 95	748 sq ft	748 sq ft
Unit 96	748 sq ft	748 sq ft
Unit 97	748 sq ft	748 sq ft
Unit 98	748 sq ft	748 sq ft
Unit 99	748 sq ft	748 sq ft
Unit 100	748 sq ft	748 sq ft

**FAIR CALCULATIONS:**

Minimum Floor Area	Maximum Floor Area	Minimum Units	Maximum Units
1,000 sq ft	1,500 sq ft	1	2
1,500 sq ft	2,000 sq ft	2	3
2,000 sq ft	2,500 sq ft	3	4
2,500 sq ft	3,000 sq ft	4	5
3,000 sq ft	3,500 sq ft	5	6
3,500 sq ft	4,000 sq ft	6	7
4,000 sq ft	4,500 sq ft	7	8
4,500 sq ft	5,000 sq ft	8	9
5,000 sq ft	5,500 sq ft	9	10
5,500 sq ft	6,000 sq ft	10	11
6,000 sq ft	6,500 sq ft	11	12
6,500 sq ft	7,000 sq ft	12	13
7,000 sq ft	7,500 sq ft	13	14
7,500 sq ft	8,000 sq ft	14	15
8,000 sq ft	8,500 sq ft	15	16
8,500 sq ft	9,000 sq ft	16	17
9,000 sq ft	9,500 sq ft	17	18
9,500 sq ft	10,000 sq ft	18	19
10,000 sq ft	10,500 sq ft	19	20
10,500 sq ft	11,000 sq ft	20	21
11,000 sq ft	11,500 sq ft	21	22
11,500 sq ft	12,000 sq ft	22	23
12,000 sq ft	12,500 sq ft	23	24
12,500 sq ft	13,000 sq ft	24	25
13,000 sq ft	13,500 sq ft	25	26
13,500 sq ft	14,000 sq ft	26	27
14,000 sq ft	14,500 sq ft	27	28
14,500 sq ft	15,000 sq ft	28	29
15,000 sq ft	15,500 sq ft	29	30
15,500 sq ft	16,000 sq ft	30	31
16,000 sq ft	16,500 sq ft	31	32
16,500 sq ft	17,000 sq ft	32	33
17,000 sq ft	17,500 sq ft	33	34
17,500 sq ft	18,000 sq ft	34	35
18,000 sq ft	18,500 sq ft	35	36
18,500 sq ft	19,000 sq ft	36	37
19,000 sq ft	19,500 sq ft	37	38
19,500 sq ft	20,000 sq ft	38	39
20,000 sq ft	20,500 sq ft	39	40
20,500 sq ft	21,000 sq ft	40	41
21,000 sq ft	21,500 sq ft	41	42
21,500 sq ft	22,000 sq ft	42	43
22,000 sq ft	22,500 sq ft	43	44
22,500 sq ft	23,000 sq ft	44	45
23,000 sq ft	23,500 sq ft	45	46
23,500 sq ft	24,000 sq ft	46	47
24,000 sq ft	24,500 sq ft	47	48
24,500 sq ft	25,000 sq ft	48	49
25,000 sq ft	25,500 sq ft	49	50
25,500 sq ft	26,000 sq ft	50	51
26,000 sq ft	26,500 sq ft	51	52
26,500 sq ft	27,000 sq ft	52	53
27,000 sq ft	27,500 sq ft	53	54
27,500 sq ft	28,000 sq ft	54	55
28,000 sq ft	28,500 sq ft	55	56
28,500 sq ft	29,000 sq ft	56	57
29,000 sq ft	29,500 sq ft	57	58
29,500 sq ft	30,000 sq ft	58	59
30,000 sq ft	30,500 sq ft	59	60
30,500 sq ft	31,000 sq ft	60	61
31,000 sq ft	31,500 sq ft	61	62
31,500 sq ft	32,000 sq ft	62	63
32,000 sq ft	32,500 sq ft	63	64
32,500 sq ft	33,000 sq ft	64	65
33,000 sq ft	33,500 sq ft	65	66
33,500 sq ft	34,000 sq ft	66	67
34,000 sq ft	34,500 sq ft	67	68
34,500 sq ft	35,000 sq ft	68	69
35,000 sq ft	35,500 sq ft	69	70
35,500 sq ft	36,000 sq ft	70	71
36,000 sq ft	36,500 sq ft	71	72
36,500 sq ft	37,000 sq ft	72	73
37,000 sq ft	37,500 sq ft	73	74
37,500 sq ft	38,000 sq ft	74	75
38,000 sq ft	38,500 sq ft	75	76
38,500 sq ft	39,000 sq ft	76	77
39,000 sq ft	39,500 sq ft	77	78
39,500 sq ft	40,000 sq ft	78	79
40,000 sq ft	40,500 sq ft	79	80
40,500 sq ft	41,000 sq ft	80	81
41,000 sq ft	41,500 sq ft	81	82
41,500 sq ft	42,000 sq ft	82	83
42,000 sq ft	42,500 sq ft	83	84
42,500 sq ft	43,000 sq ft	84	85
43,000 sq ft	43,500 sq ft	85	86
43,500 sq ft	44,000 sq ft	86	87
44,000 sq ft	44,500 sq ft	87	88
44,500 sq ft	45,000 sq ft	88	89
45,000 sq ft	45,500 sq ft	89	90
45,500 sq ft	46,000 sq ft	90	91
46,000 sq ft	46,500 sq ft	91	92
46,500 sq ft	47,000 sq ft	92	93
47,000 sq ft	47,500 sq ft	93	94
47,500 sq ft	48,000 sq ft	94	95
48,000 sq ft	48,500 sq ft	95	96
48,500 sq ft	49,000 sq ft	96	97
49,000 sq ft	49,500 sq ft	97	98
49,500 sq ft	50,000 sq ft	98	99
50,000 sq ft	50,500 sq ft	99	100

**Architectural Drawings:**  
 A-100 SITE PLAN & PROJECTIONS  
 A-101 ARCHITECTURAL DETAILS AND ASSEMBLY DETAILS  
 A-102 INTERIORS  
 A-103 EXTERIORS  
 A-104 LANDING SECTIONS & SECTION DETAILS  
 A-105 SECTION DETAILS

**SCHEDULE C**  
 This forms part of development  
 Permit # DP12-0110



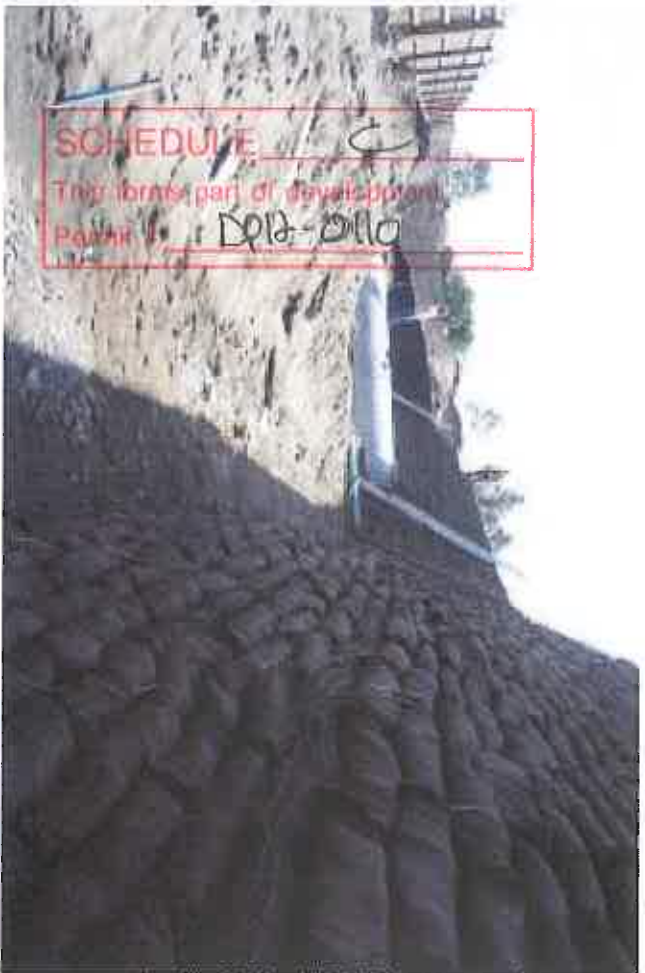
*Phased Landscape Agreement*

100% per PHASE 1 DOCUMENTS -  
 FOR PHASE 1 PLOTTING ONLY NOT ISSUED FOR BUILDING PERMIT &  
 FOR PHASE 2 PLOTTING ONLY PHASE 2 SHOWN WITH SOLID FILLS

695 Webster Road  
 Schematic Site Plan  
 Scale: 1/8" = 1'-0"



Landscaped Retaining Wall to be Used on Site.



Roadside Retaining Wall - Golden Ear Bridge, BC

**Peltalok®**

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

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**Date:** June 27, 2012  
**File No.:** DP12-0110  
**To:** Planning & Development Services Department (AW)  
**From:** Development Engineer Manager (SM)  
**Subject:** 695 Webster Road – Lot 35, Plan 264, Section 25, Township 26, ODYD

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Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. General

- a) Requirements of zoning application addressed in our report under file Z08-0104 must be satisfied prior to the issuance of this Development Permit.
- b) Outstanding items are:
  - i) Engineer to provide test results from fill within the road right of way.
  - ii) Engineer to provide revision to the fill quantities in order to amend the estimated construction cost.
  - iii) Upon revised estimate, owner to execute the Servicing Agreement.
  - iv) Provide security for off-site works.
  - v) Pay specified area charges and Engineering & Administration fee.

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Steve Muenz, P.Eng.  
Development Engineering Manager

BB