

# City of Kelowna Public Hearing AGENDA



Tuesday, March 3, 2015  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

## 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after February 17, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

## 2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

### 3. Individual Bylaw Submissions

#### 3.1 1027 Clement Avenue, BL11059 (OCP14-0025) & BL11060 (Z14-0038) - Okanagan Valley Construction Ltd.

3 - 20

To amend the future land use designation of the subject property and to rezone the subject property in order to accommodate the development of a four dwelling multiple family residential unit.

### 4. Termination

### 5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** January 26, 2015  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (TY)  
**Application:** OCP14-0025 / Z14-0038      **Owner:** Okanagan Valley Construction Ltd.  
**Address:** 1027 Clement Avenue      **Applicant:** Balwinder Takhar  
**Subject:** Official Community Plan (OCP) Amendment and Rezoning Application  
**Existing OCP Designation:** MRM - Multiple Unit Residential (Medium Density)  
**Proposed OCP Designation:** MRL - Multiple Unit Residential (Low Density)  
**Existing Zone:** RU6 - Two Dwelling Housing  
**Proposed Zone:** RM1 - Four Dwelling Housing

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## 1.0 Recommendation

That Official Community Plan Bylaw Amendment No. OCP14-0025 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of Lot 5, District Lot 138, Section 30, Township 26 ODYD Plan 3763, located on 1027 Clement Avenue, Kelowna, BC from the MRM - Multiple Unit Residential (Medium Density) designation to the MRL - Multiple Unit Residential (Low Density) designation, as shown on the Subject Property Map attached to the Report of Urban Planning Department dated January 16, 2015 be considered by Council;

AND THAT Rezoning Application No. Z14-0038 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 138, Section 30, Township 26, ODYD Plan 3763, located on 1027 Clement Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone be approved by Council;

AND THAT the Official Community Plan Bylaw Amendment Bylaw and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch completed to their satisfaction.

## **2.0 Purpose**

To amend the future land use designation of the subject property from MRM - Multiple Unit Residential (Medium Density) to MRL - Multiple Unit Residential (Low Density), and to amend the zone of the subject property from RU6 - Two Dwelling Housing to RM1 - Four Dwelling Housing in order to accommodate the development of a four dwelling multiple family residential unit.

## **3.0 Urban Planning**

Urban Planning supports the OCP amendment and rezoning of the subject property as the applicant is proposing a four dwelling unit on what is currently a single family dwelling property. This unique block is designated in the OCP for residential developments such as townhouses, garden apartments, and apartment buildings. Supportive zones include RM4 - Transitional Low Density Housing, and RM5 - Medium Density Multiple Housing. This desired density requires the consolidation of multiple lots. The proposed RM1 zone has a maximum of four dwelling units. A four unit residential dwelling is lower in density than the OCP goal for this particular property; however it is higher than neighbouring properties. As properties on the block have recently been developed in various forms to accommodate two dwellings, four units is achievable to help increase density without alienating other recent developments. Since 2004, eleven of the surrounding properties have developed varying forms of two dwelling housing.

The proposed development is in a Comprehensive Development Permit Area and in a character neighbourhood. Kelowna's OCP has identified this portion of Clement Avenue as a transitional area from the industrial uses to the north to single family residential to the south. Staff worked with the applicant to bring the form and character of the dwelling in line with achieving these OCP goals, ensuring the same quality of new single family homes in the neighbourhood.

## **4.0 Proposal**

### **4.1 Project Description**

The applicant is applying for an OCP amendment and rezoning in order to build a four unit dwelling. The subject property currently has one single family dwelling. The proposed development will increase affordable housing in this neighbourhood that is predominantly single family homes with suite or duplex rental housing types. By allowing the change in future land use, the property will be coherent with the recently developed residential forms on the block.

The proposed four-plex is designed as a two and a half storey residential building with front door access facing the street and private open space in the form of private patios and balconies. Vehicle access to the units is off of the rear lane and leads to five on-site parking stalls. Two of these are located within attached garages.

The adjacent lot to the west was developed as a Provincial Rental Housing Corporation group home in 2000, therefore rezoning the subject property will not impede or orphan the corner lot as it has recently been redeveloped.

### **4.2 Site Context**

The subject property is located in the Central City sector on the south side of Clement Avenue, between Graham Street and Gordon Drive. Immediately surrounding the subject property are single family and group home residential dwellings. To the north along Clement Avenue is industrial zoned land that is currently undeveloped and has a future land use of light and heavy industrial. The subject property is zoned RU6 and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4	Undeveloped
East	RU6	Single family residential
South	RU6	Two family residential Daycare 7 children
West	RU6	Group home residential

Subject Property Map: 1027 Clement Avenue



Neighbouring Land Use Map:



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700m <sup>2</sup>	700m <sup>2</sup>
Lot Width	20m	18.6
Lot Depth	30m	37.6
Development Regulations		
Floor Area Ratio	0.6	0.6
Site Coverage building and accessory structures	40%	38%
Total Site Coverage including drive and parking	50%	49%
Height	9.5m	8.1m
Front Yard	4.5m	4.5m
Side Yard (west)	2.5m	2.5m
Side Yard (east)	2.5m	2.5m
Rear Yard	7.5m	11m
Other Regulations		
Minimum Parking Requirements	7 spaces	7 spaces
Bicycle Parking	1	2
Private Open Space	25m <sup>2</sup> per unit = 100m <sup>2</sup>	122m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Comprehensive Development Permit Area<sup>1</sup>.** Rapid growth, infill redevelopment pressures, and increasing design expectations from residents require that Comprehensive Design Guidelines with respect to site layout, building form and character, and landscaping will apply to commercial, industrial, multiple family and mixed use development.

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. Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including: • Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);

Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes); • Step back upper floors to reduce visual impact;

Detailing that creates a rhythm and visual interest along the line of the building; • Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;

Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

Ensure developments are sensitive to and compatible with the massing of the established and/or future streetscape;

**Intensive Residential Character Neighbourhood<sup>2</sup>** Ensure multiple unit residential development is consistent in architectural style with the original development or the dominant style of the block.

Incorporate an equal level and quality of design and architectural details on all street facing elevations (corner and double fronting lots);

Avoid flat, monotonous facades with entry features and porches as the dominant feature facing the street;

Entrances should adhere to the pattern of established architectural style.

## 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 Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### 6.2 Development Engineering Department

Please see attached memorandum dated December 16, 2014

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 14.A (Urban Design Development Permit Areas Chapter)

<sup>2</sup> City of Kelowna Official Community Plan, Policy 14 D.1.3 (Urban Design Development Permit Areas Chapter).

6.3 Fire Department

Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.

7.0 Application Chronology

Date of Application Received: September 12, 2014  
Date of Revised Drawings: December 9, 2014  
Date of Neighbourhood Notification: January 13, 2015

Report prepared by:

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Tracey Yuzik, Planner

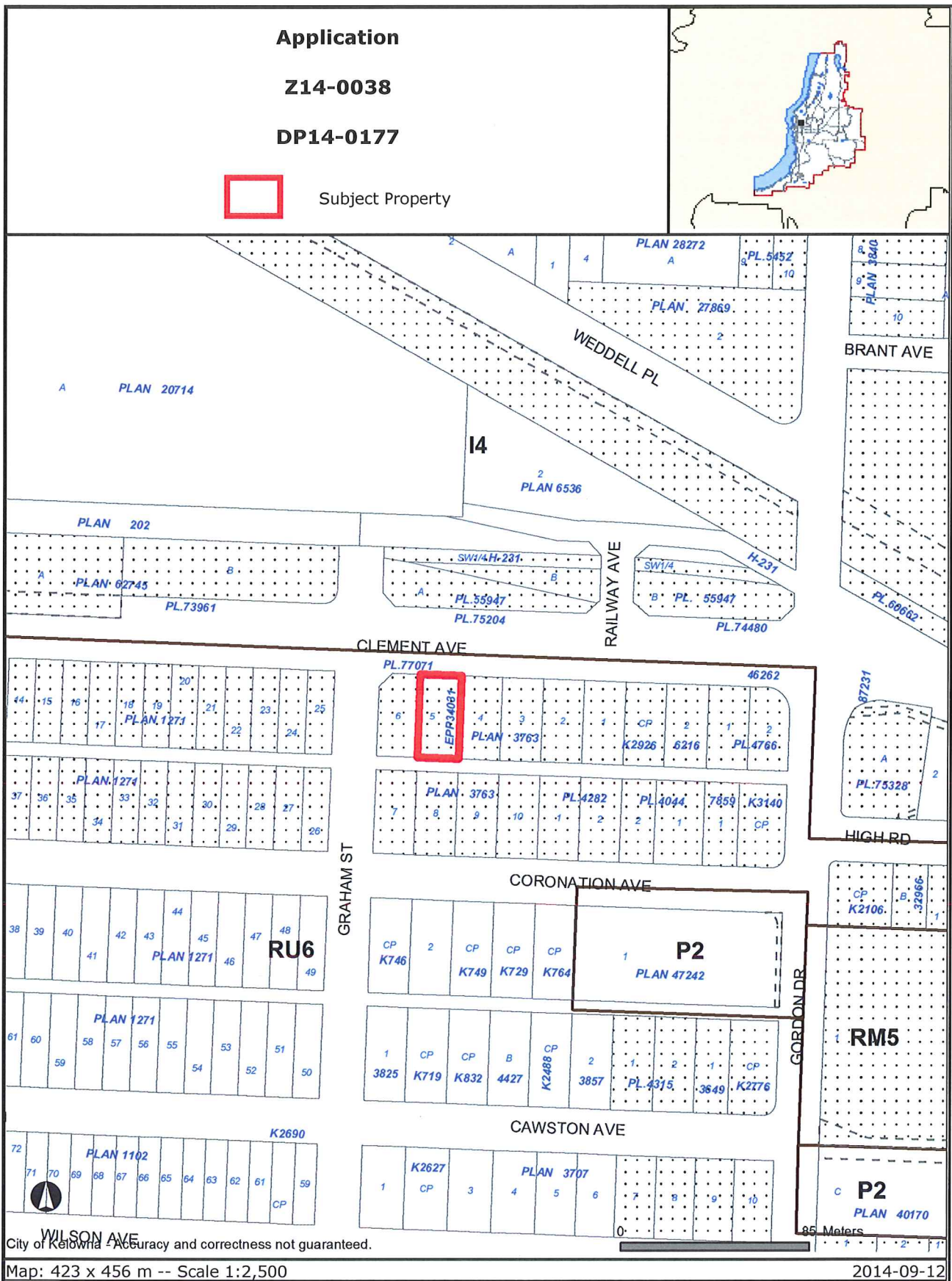
Reviewed by:  Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion:  Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map  
Development Engineering Memorandum  
Proposed Site Plan  
Proposed Elevations  
Proposed Materials  
Proposed Landscape Plan





City of Kelowna - Accuracy and correctness not guaranteed.

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

2014-09-12

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

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**Date:** December 16, 2014  
**File No.:** Z14-0038

**To:** Urban Planning Department (TY)

**From:** Development Engineering Manager

**Subject:** 1027 Clement Ave

RU6 to RM1

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The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Sergio Sartori

**1. Domestic Water and Fire Protection**

The subject property is currently serviced with a 19mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service/lot will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing service and the installation of a new service. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense.** One metered water service will supply all the development. **The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

**2. Sanitary Sewer**

The subject property is currently serviced with a 100mm substandard sanitary service. **The replacement of the existing sanitary service can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the sanitary service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

**3. Road Improvements**

Clement Ave has been upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk & drainage system. The existing boulevard must be landscaped complete with irrigation and street trees along the full frontage as part of the development.

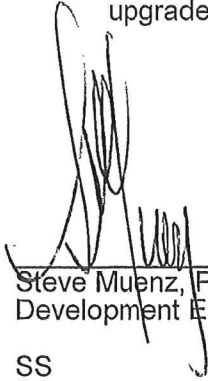
**4. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits.

Development access is permitted from the lane only.

**5. Electric Power and Telecommunication Services**

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



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Steve Muenz, P. Eng.  
Development Engineering Manager

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# CURRENT ZONE RU-6 PROPOSED RE-ZONE RM-1

## LEGAL DESCRIPTION

LOT 5  
PLAN 3763  
1027 CLEMENT AVENUE  
KELOWNA, BRITISH COLUMBIA

## SITE COVERAGE CALCULATIONS

LOT: 700.00 m<sup>2</sup> (7534 sf)  
BUILDING (FOOTPRINT): 2426 m<sup>2</sup> (2612 sf)  
UPPER DECKS: 253 m<sup>2</sup> (272 sf)

TOTAL BUILDING COVERAGE: 267.9 m<sup>2</sup> / 700.00 m<sup>2</sup> = 38%  
ALLOWABLE BUILDING COVERAGE: 40% (RM-1)

TOTAL SITE COVERAGE:  
267.9 m<sup>2</sup> (TOTAL BUILDING COVERAGE) +  
910 m<sup>2</sup> (TOTAL DRIVE & PARKING COVERAGE) =  
358.9 m<sup>2</sup> (TOTAL LOT COVERAGE)

358.9 m<sup>2</sup> / 700.00 m<sup>2</sup> = 51%

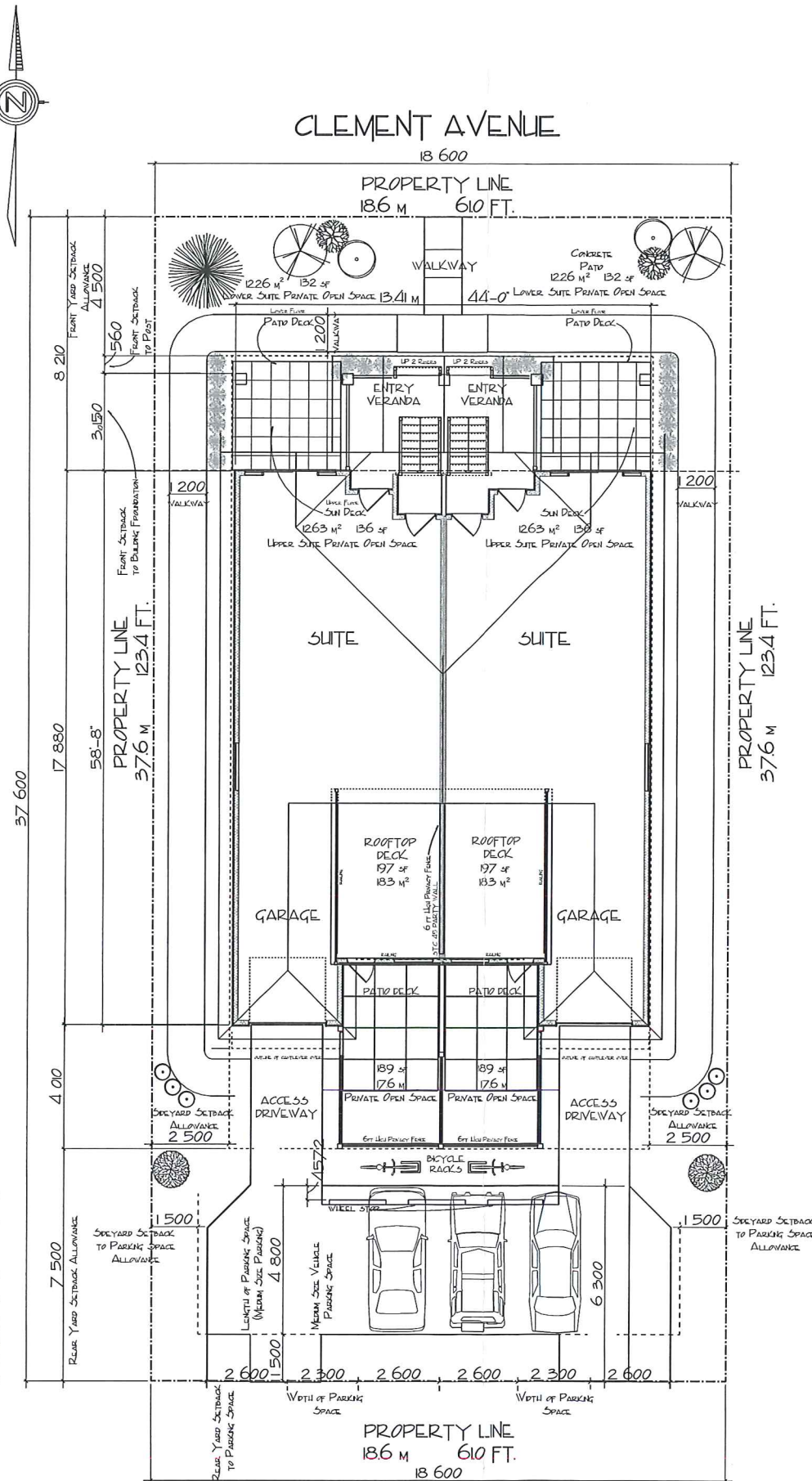
FLOOR AREA RATIO = 397.2 m<sup>2</sup> / 700.00 m<sup>2</sup> = 0.567

PARKING ALLOWANCE: 8 SPACES  
BICYCLE PARKING: 2 SPACES

PRIVATE OPEN SPACE:  
LOWER UNITS - 29.86 m<sup>2</sup> EACH  
UPPER UNITS - 30.93 m<sup>2</sup> EACH  
TOTAL PRIVATE OPEN SPACE ALLOCATED: = 12158 m<sup>2</sup>

# SITE PLAN

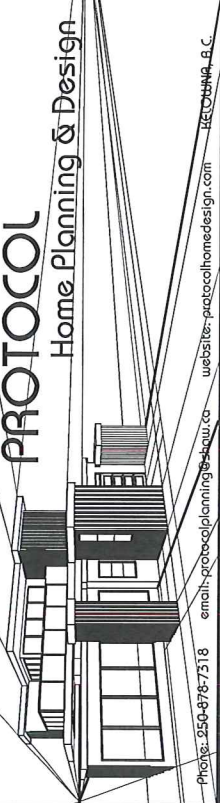
SCALE: 1/8" = 1'-0"



PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

SITE PLAN & SPECIFICATIONS

Approved By: CLC.  
Checked By: BAL TAKLIAR  
Drawing Number: PT134-01 of 06

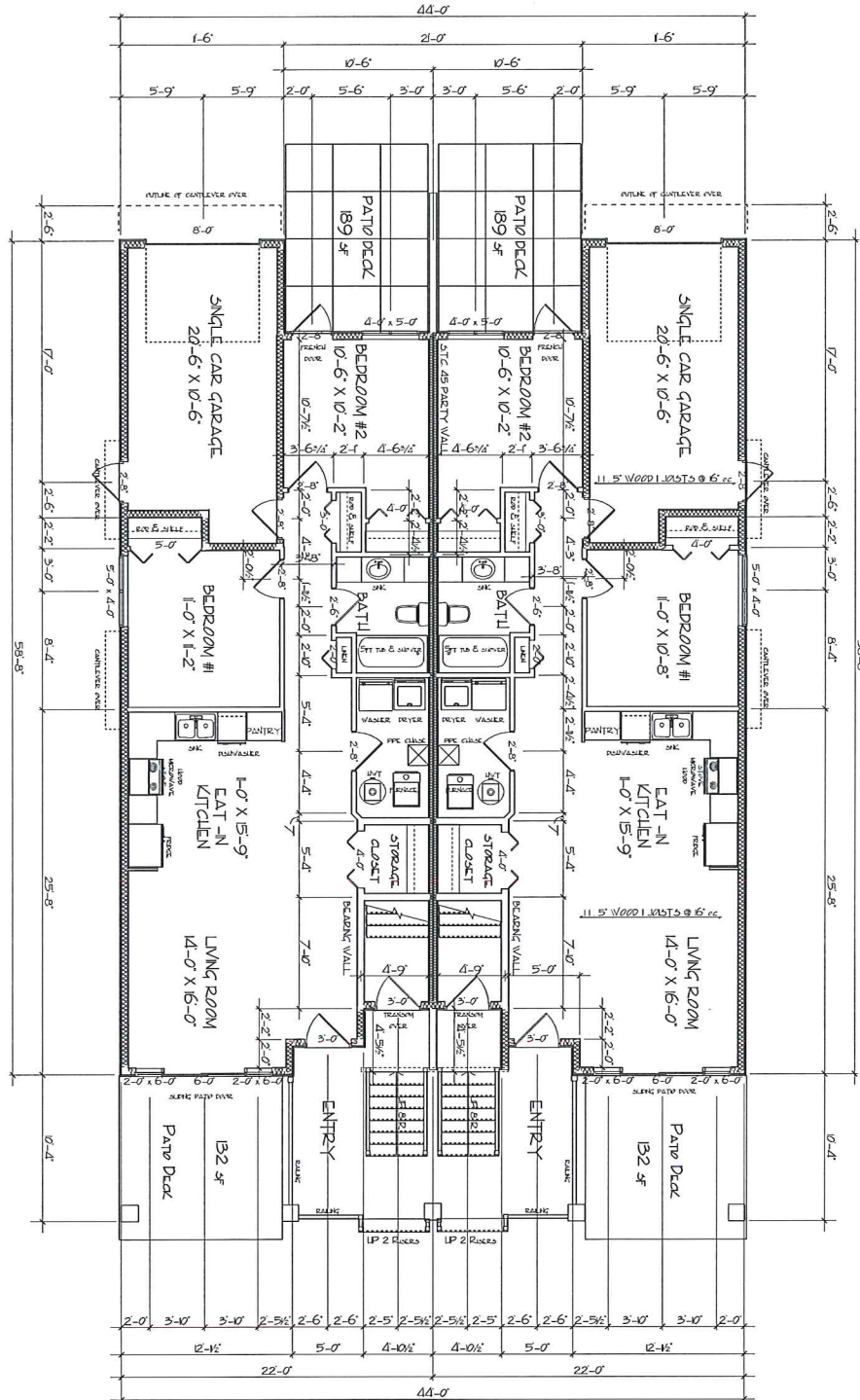


NOTE:  
GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED FOR COMPLIANCE TO NATIONAL AND B.C. BUILDING CODES REGARDING LIVE LOADS, DEAD LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE STABILITY AND FROST PENETRATION FOR THE PROPOSED BUILDING. FINAL GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

# LOWER FLOOR PLAN - 948 SF. PER SIDE

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

## GARAGE - 226 SF. PER SIDE



**NOTE:**

GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED FOR COMPLIANCE TO HITCHIKER FRIED B.C. BUILDING CODES REGARDING LIVE LOADS, DEEP LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING DEPARTMENT'S SUBSTRATE STABILITY AND FROST PENETRATION FOR THE PROPOSED BUILDING. FINAL GARAGE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DOWN AND NO WATER ENTRANCE.



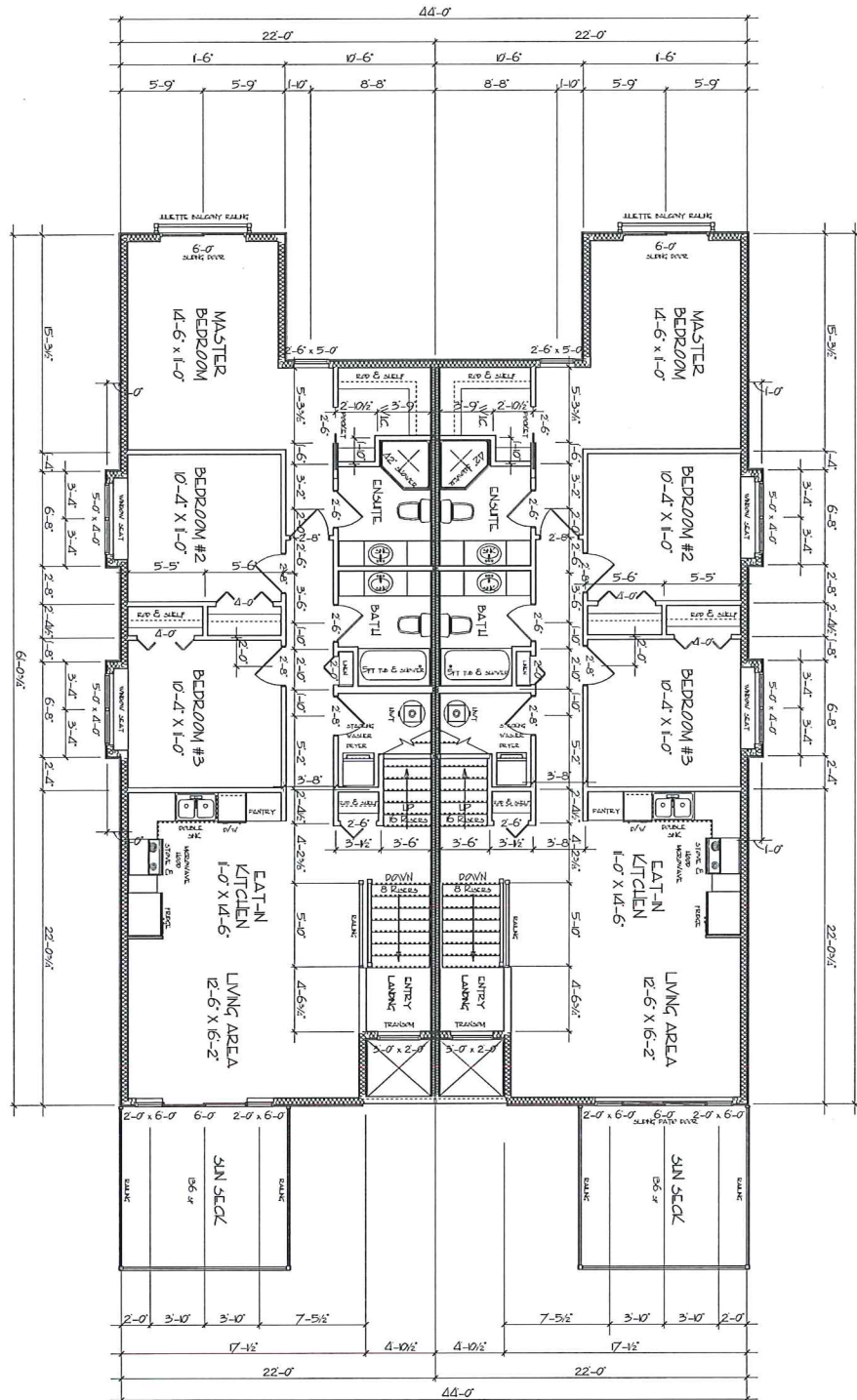
### LOWER FLOOR PLAN

Scale: A5 SHOWN	Approved By:	Drawn By: CLC
Date: 16 JAN 2015		Checked By: B. TAKHAR
1027 CLEMENT AVENUE		Drawing Number: PT1434-02 of 06



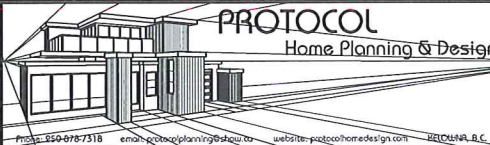
# UPPER FLOOR PLAN - 1190 SF. PER SUITE

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



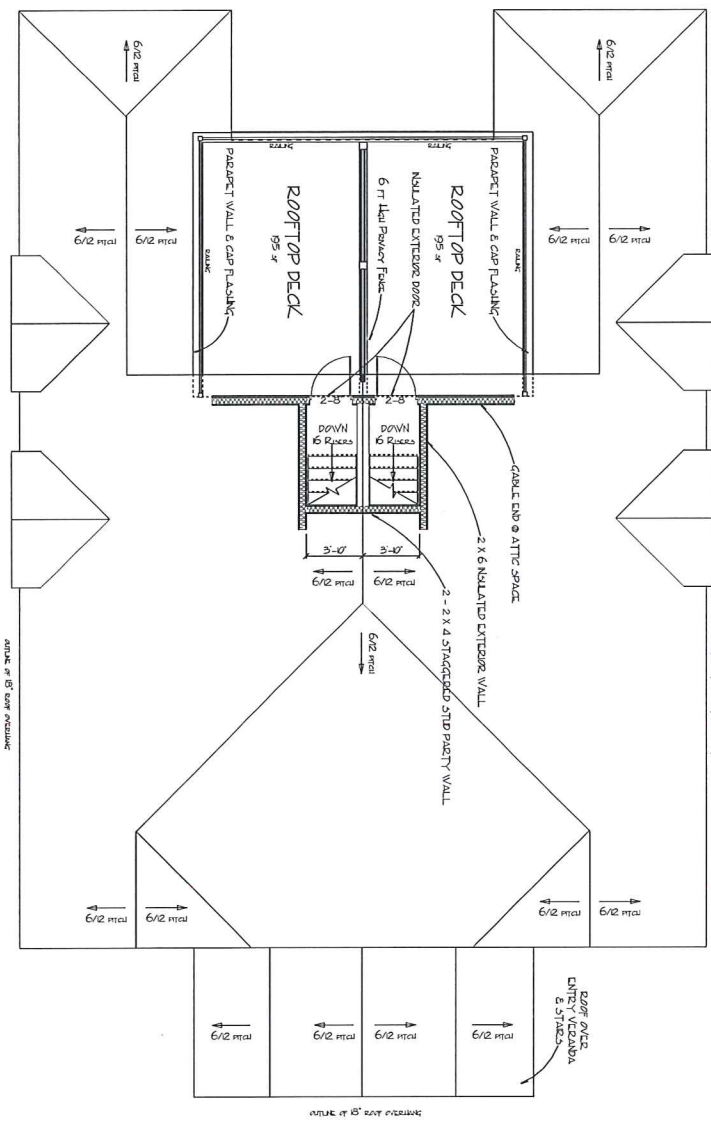
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## UPPER FLOOR PLAN

Scale: AS SHOWN	Approved By:	Drawn By: CLC
Date: 16 JAN 2015		Checked By: E. TAKHAR
1027 CLEMENT AVENUE		Drawing Number: PT1434-03 of 06



NOTE  
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<b>ROOF &amp; ROOF TOP DECK PLAN</b>	
Scale: AS SHOWN	Approved By:
Date: 16 JAN 2015	Checked By: B. TAKHAR
1027 CLEMENT AVENUE	
Drawing Number: PT1434-04 of 06	

# L. SIDE ELEVATION

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

1 X 6 PREENLAMPED COMPOSITE WOOD FENCE BOARD  
 1 X 8 PREENLAMPED COMPOSITE WOOD SP-LASH BOARD  
 EL. 9208 1/2" Top of Finish Floor  
 PRECASTED ALUMINUM LANTERN & BALLASTOR (Color: Tint & Stone)  
 ENCASED COMPOSITE WOOD READING LIGHTS (Color: Tint & Stone)  
 2 X 6 / 8 PREENLAMPED BALU-UP WOOD READING LIGHTS (Color: Tint & Stone)  
 2 X 4 S.P.F. GABLE END FRAMING  
 EL. 9208 1/2" Top of Finish Floor  
 ALL TYPED STONE VENTED FINISH (Color: Tint & Stone or as Permitted)  
 2 X 6 NAILATED EXTERIOR FRAMING WALL  
 3-2 X 6 S.P.F. BALU-UP R.C.C. SUPPORT POSTS SET "OUT" TO 1/2" OF COLUMN W/ ALL TYPED STONE VENTERS & LIGHTING FIXTURES  
 CONCRETE CORNER  
 EL. 9208 1/2" Top of Finish Floor  
 EL. 9208 1/2" Top of Finish Floor  
 FINISHED GRADE TO BE DETERMINED (Provide Scribe to Show @ Corner Permitted)



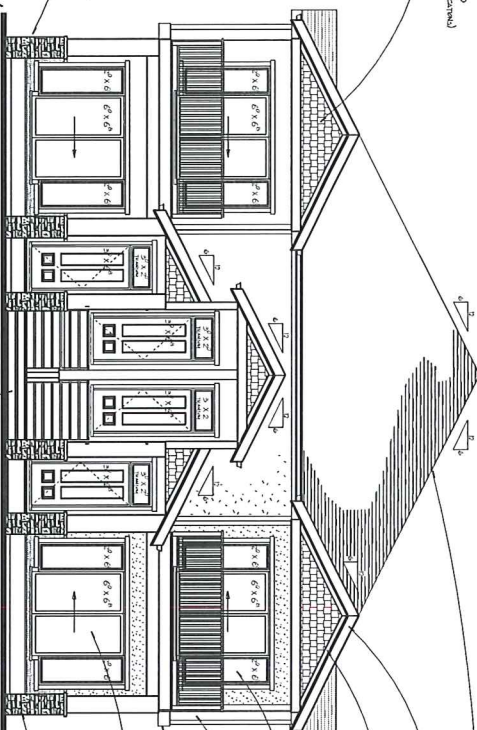
2109 ASPHALT SHINGLE ROOF  
 ENCASED ROOF TRUSSES @ 24" oc  
 1 X 8 GABLE END TRUSS BOARD (Color: Tint & Stone)  
 1 X 6 PREENLAMPED COMPOSITE WOOD FENCE BOARD (Color: Tint & Stone)  
 6" PREENLAMPED FASCIA GUTTER  
 6" FASCIA BOARD BACKING  
 PREENLAMPED VENTED SOFFIT & RAIL (Color: Tint & Stone)  
 PVC WINDOWS w/ POLY-GLAZED SCALD LANT & VENTS  
 SELECT SPECIES & PAINT COLOR AVAILABLE  
 ACRYLIC STICED FINISH w/ 4" CORNER BOARD TRIMS  
 2 X 6 NAILATED EXTERIOR FRAMING WALL  
 4" WINDOW & DOOR TRIMS  
 1 X 8 PREENLAMPED COMPOSITE WOOD SP-LASH BOARD  
 EXTERIOR WINDOW & DOOR TRIMS  
 1 X 6 PREENLAMPED COMPOSITE WOOD SP-LASH BOARD  
 VASCER-PLANK PREENLAMPED COMPOSITE WOOD BOARDS  
 GABLE @ Stone (Color: Tint & Stone)  
 ALL TYPED STONE VENTERS COLUMN BACK  
 FINISHED GRADE TO BE DETERMINED (Provide Scribe to Show @ Corner Permitted)

2109 ASPHALT SHINGLE ROOF  
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# FRONT ELEVATION

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

2109 ASPHALT SHINGLE ROOF  
 ENCASED ROOF TRUSSES @ 24" oc  
 1 X 8 GABLE END TRUSS BOARD (Color: Tint & Stone)  
 1 X 6 PREENLAMPED COMPOSITE WOOD FENCE BOARD (Color: Tint & Stone)  
 6" PREENLAMPED FASCIA GUTTER  
 6" FASCIA BOARD BACKING  
 PREENLAMPED VENTED SOFFIT & RAIL (Color: Tint & Stone)  
 PVC WINDOWS w/ POLY-GLAZED SCALD LANT & VENTS  
 SELECT SPECIES & PAINT COLOR AVAILABLE  
 ACRYLIC STICED FINISH w/ 4" CORNER BOARD TRIMS  
 2 X 6 NAILATED EXTERIOR FRAMING WALL  
 4" WINDOW & DOOR TRIMS  
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 EXTERIOR WINDOW & DOOR TRIMS  
 1 X 6 PREENLAMPED COMPOSITE WOOD SP-LASH BOARD  
 VASCER-PLANK PREENLAMPED COMPOSITE WOOD BOARDS  
 GABLE @ Stone (Color: Tint & Stone)  
 ALL TYPED STONE VENTERS COLUMN BACK  
 FINISHED GRADE TO BE DETERMINED (Provide Scribe to Show @ Corner Permitted)



2109 ASPHALT SHINGLE ROOF  
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2109 ASPHALT SHINGLE ROOF  
 ENCASED ROOF TRUSSES @ 24" oc  
 PRECASTED ALUMINUM LANTERN & BALLASTOR (Color: Tint & Stone)  
 ENCASED COMPOSITE WOOD READING LIGHTS (Color: Tint & Stone)  
 2 X 6 / 8 PREENLAMPED BALU-UP WOOD READING LIGHTS (Color: Tint & Stone)  
 2 X 4 S.P.F. GABLE END FRAMING  
 EL. 9208 1/2" Top of Finish Floor  
 ALL TYPED STONE VENTED FINISH (Color: Tint & Stone or as Permitted)  
 2 X 6 NAILATED EXTERIOR FRAMING WALL  
 3-2 X 6 S.P.F. BALU-UP R.C.C. SUPPORT POSTS SET "OUT" TO 1/2" OF COLUMN W/ ALL TYPED STONE VENTERS & LIGHTING FIXTURES  
 CONCRETE CORNER  
 EL. 9208 1/2" Top of Finish Floor  
 EL. 9208 1/2" Top of Finish Floor  
 FINISHED GRADE TO BE DETERMINED (Provide Scribe to Show @ Corner Permitted)

NOTE:  
 GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AND COMPLIANCE TO ALL BUILDING CODES. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGN VERIFIED FOR COMPLIANCE TO ALL BUILDING CODES. RESISTANCE TO LIVE LOADS, DEAD LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING REGULATIONS. RESISTANCE TO WIND STABILITY AND MOST PENETRATION FOR THE PROPOSED BUILDING. FIVE CODE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE POSITIVE SLOPE TO DRAIN FROM CORNER WATER DRAINAGE.

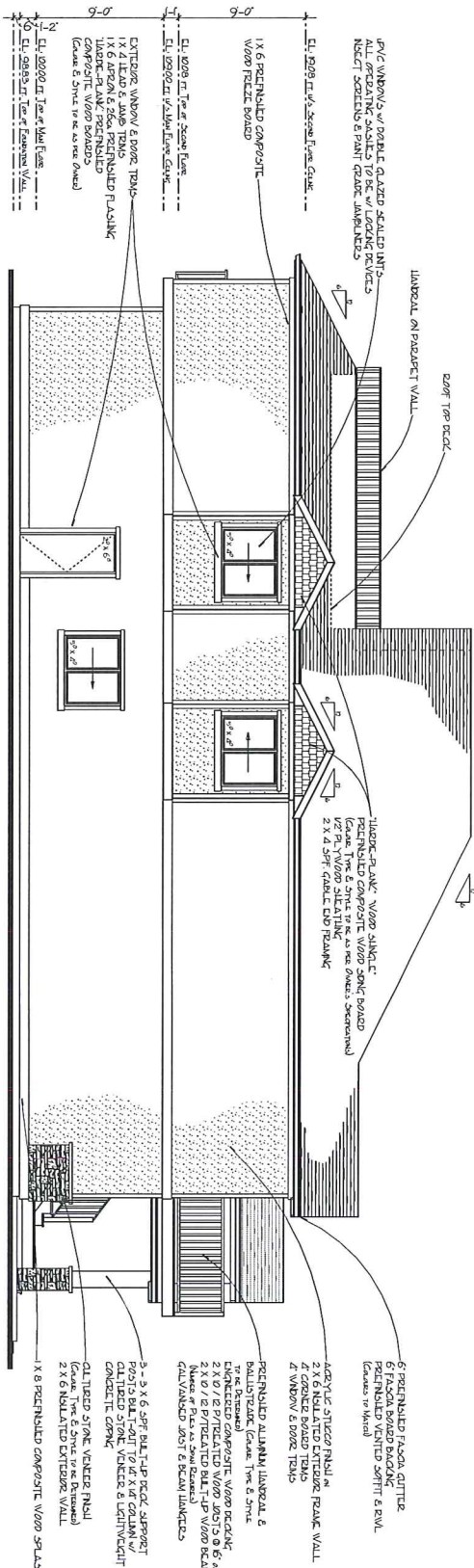
**PROTOCOL**  
 Home Planning & Design  
 Phone: 650-676-7318  
 Email: clement@homeplanninganddesign.com  
 Website: protocolhomeplanninganddesign.com  
 REG. CONTRACTOR B.C.

ELEVATIONS		
Scale: AS SHOWN	Approved By:	Drawn By: CLC
Date: 16 JAN 2015		Checked By: B. TAKHAR
1027 CLEMENT AVENUE		Drawing Number: PTH1434-05 of 06



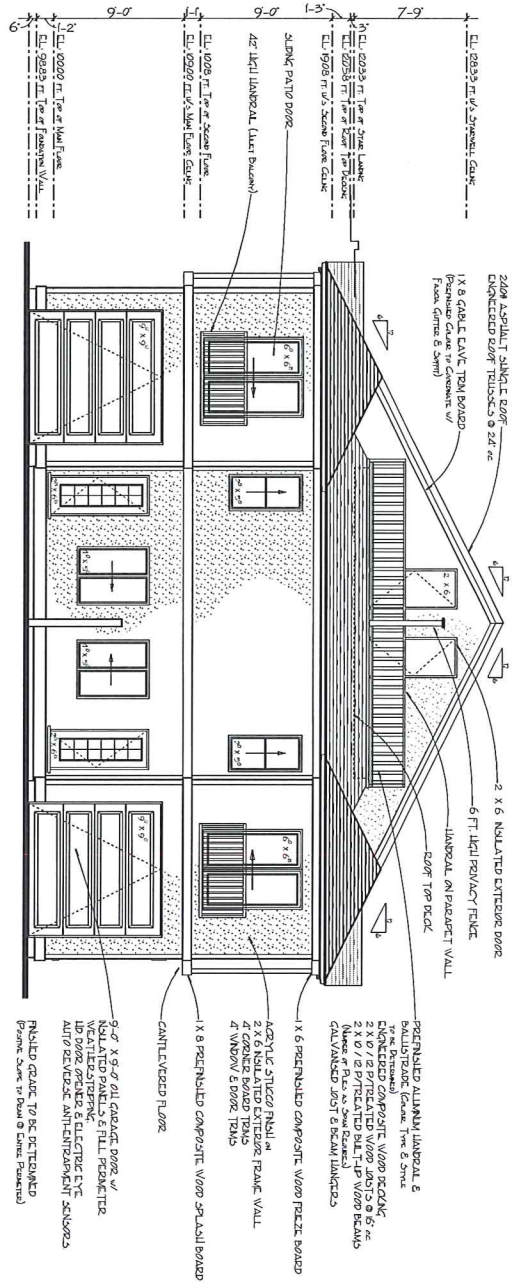
# L. SIDE ELEVATION

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



# REAR ELEVATION

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



**NOTE:**  
GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED FOR COMPLIANCE TO HORIZONTAL AND VERTICAL CURBING REQUIREMENTS. LIVE LOADS, DEAD LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING DEPARTMENT REQUIREMENTS. SUBMIT THE STABILITY AND Frost Penetration FOR THE PROPOSED BUILDING. FINAL CHECK REQUIREMENTS TO BE MET BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

**PROTOCOL**  
Home Planning & Design

Project: 550-078-7318    email: protocolplanning@yahoo.com    website: protocolhomedesign.com    ZELCHINA, B.C.

ELEVATIONS		Scale:	Approved By:	Drawn By:
AS SHOWN		1/4" = 1'-0"		CLC
Date:	16 JAN 2015		Checked By:	B. TAKIAR
1027 CLEMENT AVENUE			Drawing Number:	PT434-06 of 06







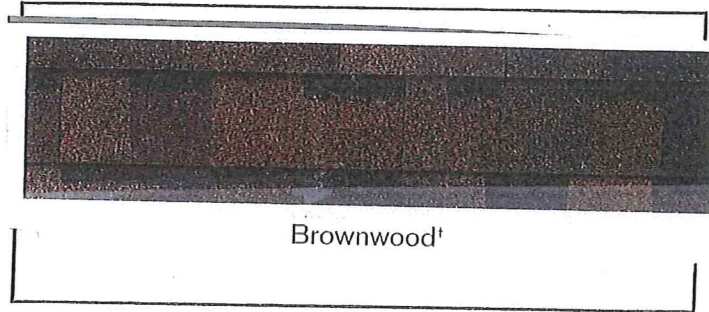
**SCHEDULE " "**

This forms part of development  
Permit # DPO\_\_-0\_\_

1027 CLEMENT AVE

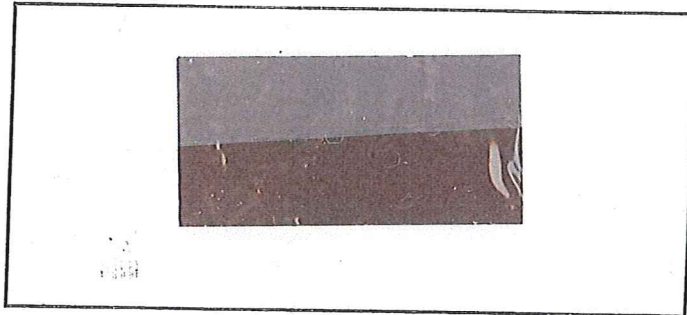
The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:  
Colour:



Main Body:

Material:  
Colour:



Second Colour/Accent Colour:  
(If applicable):

Material:  
Colour:

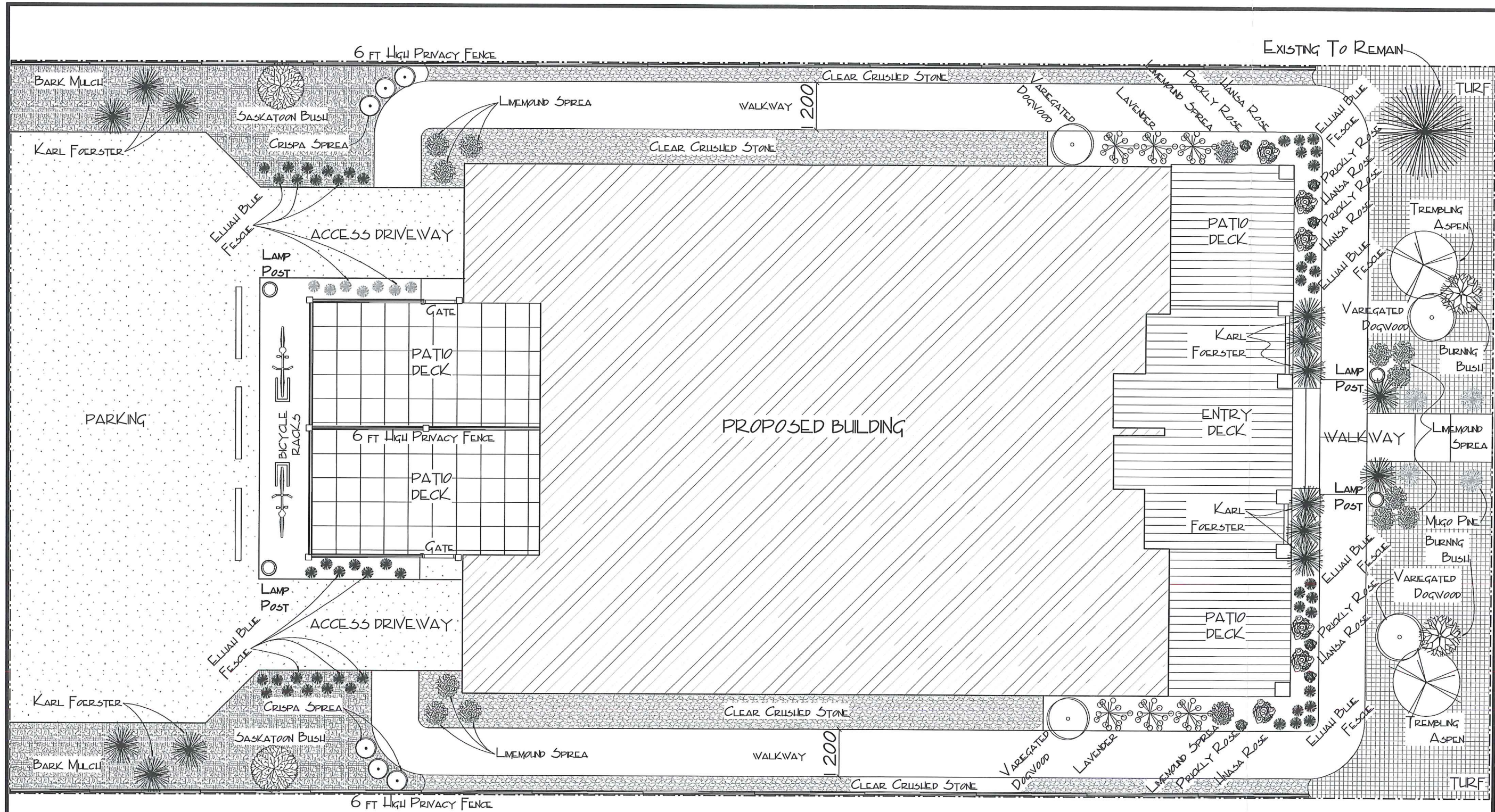


Window/Door/Trim Colour:

Material:  
Colour:

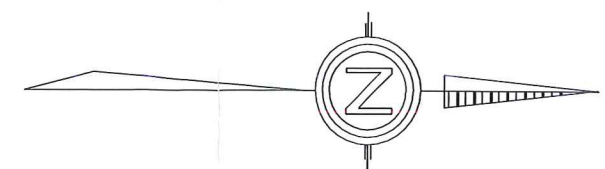




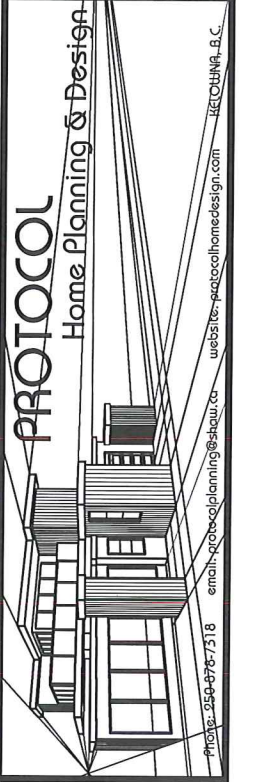


# LANDSCAPE PLAN

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



<b>LANDSCAPE PLAN</b>	
Drawn By: CLC.	Approved By:
Checked By: B. TAKHAR	Scale: A5 5/16" IN
Drawing Number: PT434 LI of LI	Date: 16 JAN 2015
1027 CLEMENT AVENUE	



NOTE:  
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