



Raman Bestoon - Architect AIBC

IBA Architecture Inc.

2448 - 1055 West Georgia Street

Vancouver, BC Canada V6E 3P3

604 909 1267 | info@ibarch.ca

200 DUNDAS ROAD, BC DEVELOPMENT PERMIT APPLICATION

DESIGN RATIONALE



2023.07.17

Prepared by:

IBA Architecture Inc.

2448 - 1055 W Georgia St., Vancouver BC, V6E 3P3
604 909 1267 | info@ibarch.ca | www.ibarch.ca

To be submitted to:

Planning Department
City of Kelowna

1.0 OVERVIEW

The town housing development proposal effectively meets the main objectives set by the City of Kelowna for this type of development. The project's architect and city planning officials have collaborated on strategies to minimize the impact of the development on the natural environment, topography, open space, and visual appeal of the City of Kelowna. The OCP Land use Designation was adopted accordingly, and the aimed Zoning: MF1 accepts that the form and character may include *multiple dwelling housing* units.

We are confident that the triplex and fourplex townhouse designs we propose fulfill all the requirements of the OCP and offer affordable housing for the Kelowna market. These designs have proven to be a popular choice for mid-level housing needs.

2.0 PROJECT DESCRIPTION

This multi-family development takes advantage of the favorable topography of the land. The townhouse project is situated along Dundas Road and features seven residential units, including triplex and fourplex configurations that are designed to complement the site's topographic setting and road/grading.

The development occupies roughly 0.3 acres of land and is located among both single-family and multifamily residential areas. The architectural design incorporates a variety of floor plan options and section developments, including two-story walk-out units that add to the neighborhood's diverse housing mix.

The exterior design of the building was carefully planned to blend in with the surrounding neighborhood and meet the preferences of the participants involved in the preliminary design process. The outcome is a refined craftsman style with a modern and lively appearance.

Furthermore, the buildings were constructed with parameters that promote energy efficiency and cost-effectiveness. Rather than making the facade overly complex or elaborate, the buildings stand out through the use of color, architectural features, and landscaping. The layout of the facade and the ratio of opaque walls to openings were also considered during the design process.

Special attention was given to the landscaped areas and to the interface with the pedestrian connectivity between the development and the neighborhood.

3.0 SITE AND PARKING ACCESS

The proposed roads and the architectural design giving a responsible and conscious solution from many perspectives: cost efficiencies, yield efficiencies, tax impact to municipality, neighborhood character and efficient use of the land.

Regarding parking, out parking spots have been provided, with a minimum driveway length of 6.5 m, and provisions for visitor on-site parking as per the Parking and Loading zoning bylaw.

4.0 ZONING AND OCP AMENDMENT

The current zone for this site is RU1. The developer has proposed a rezoning application to MF1. Our recommendation to the city of Kelowna is to approve the rezoning for the following reasons:

- The site will become more suitable for development.
- The developer believes that the project's design quality can serve as a model for future developments in the area, benefiting the neighborhood.
- The proposed unit area will cater to the residents' needs by providing larger units with multiple bedrooms that the community desires.

▪

5.0 SUSTAINABILITY AND CRIME PREVENTION

This increased density over the traditional or even small-lot residential forms of housing are not only able to help mitigate increasing costs for renters but also enables efficiencies in achieving reductions in cost of city services per capita, energy consumption, carbon footprint, heat island effect, ...

Envelope details that prevent water and moisture ingress, yet still allow the assemblies to dry, will prevent mould growth. Reducing thermal bridging combined with appropriate thermal insulation will reduce heating and cooling loads. Providing windows in all of the occupied spaces allows natural day lighting and reducing energy consumption required for illumination. Operable windows also allow for natural ventilation, thus reducing the need for mechanical ventilation to provide fresh air and adding "livability".

Extensive use of materials from natural sources is used to the largest extent possible and thereby reduces the carbon footprint accordingly. A properly designed and detailed building will also reduce heating and cooling loads, increase air quality, and reduce energy consumption.

Carefully selected landscaping material will help reduce the project's use of water. This will prove an attractive, colourful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Special attention was placed on the connection to the adjacent parks, which should provide a style of development which is highly desirable within the Kelowna community.

The design of the buildings and landscaping promote natural surveillance and do not provide opportunistic hiding spaces. The entrances are clearly visible from the street and well-lit public sidewalks surround the building.

The intentions of CPTED have been addressed in the following ways: well-maintained entrances and frontages are intended to promote pride in ownership amongst the residents. This will discourage vandalism, encourage surveillance, and improve the site's overall maintenance. The ground-oriented entrance has been provided to reinforce this principle.

The social lifestyle of the site will help promote further surveillance and territorial reinforcement. Separation of private, semi-private and public spaces will be achieved with overall landscaping and finish materials to separate and add comfort to the residents and visitors. Large windows help to provide eyes to the street and surrounding areas. To support interaction and familiarity among the residents and users, an abundance of common outdoor space has been provided.

Site lighting to the streetscape and pathways will be clearly lit, to illuminate the faces of users, and provide illumination levels that do not create high contrast areas that could potentially conceal offenders.

This unique and attractive project will endure due to its sense of community and its prominent streetscape and connection to the surrounding neighborhood. It also provides well-thought-out external traffic patterns.

6.0 LANDSCAPING

The Developer has provided an appealing landscape solution that matches the architectural style of the project and complements the character of the surrounding neighborhoods. Families will have access to green spaces and play areas for children to enjoy the outdoors. The use of carefully selected landscaping materials will help reduce the project's water usage. Annual and perennial shrubs have been chosen for the internal and Dundas Road areas, as well as special groupings near the building ends, providing a variety of colors and textures. Trees will also be planted along the roads to provide shade, privacy, and path definition as they mature over time.

The landscape concept for the boundary areas, and the small community gardens, will provide a visually exciting and high volume of green space.

7.0 SUMMARY

The team behind the project believes that by combining a high-quality design with cutting-edge technology, pedestrian-friendly landscaping, and modern building materials, they can create a functional and highly desirable residential neighborhood. The hope is that this project will be the first of many in an area that is vital to the sustainable growth of the City on an international level. They are excited to receive your enthusiastic support and recognition for all the positive changes this project will bring to the community.

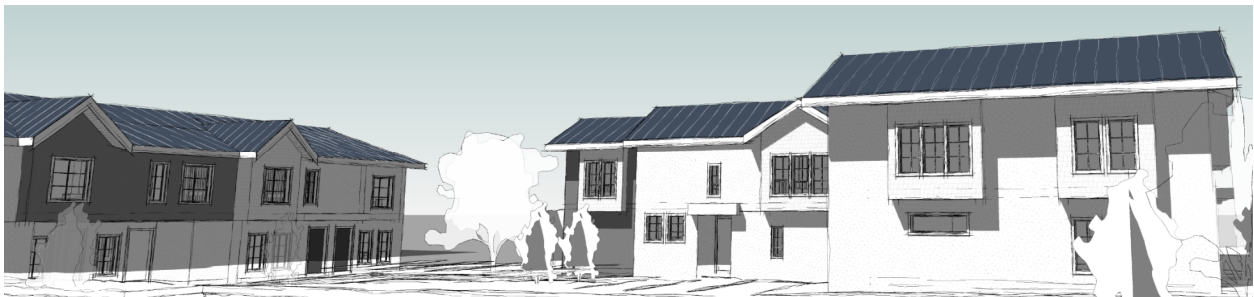
8.0 ARCHITECTURAL RENDERINGS



View From Dundas.

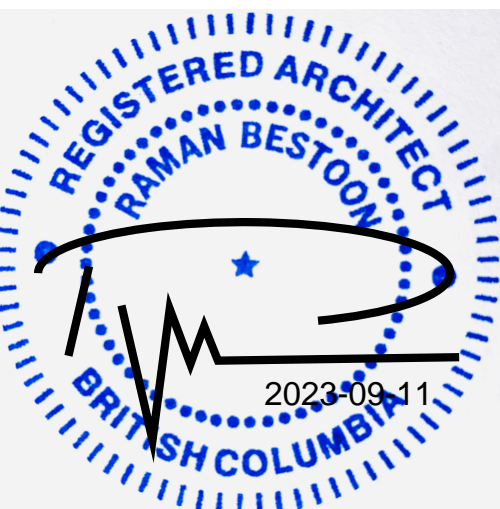


View From inside project.



View From inside project.

END



200 DUNDAS TOWNHOUSES

200 DUNDAS ROAD, KELOWNA BC

ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name
A 0.00	COVER SHEET
A 0.04	ZONING ANALYSIS
A 0.05	CONTEXT
A 0.06	SOLAR STUDY
A 1.00	SITE PLAN
A 2.01	FOURPLEX FLOOR PLANS
A 2.02	FOURPLEX ROOF PLAN
A 2.03	UNIT #5,#6 & #7 FLOOR PLANS
A 2.04	UNIT #5,#6 & #7 ROOF PLAN
A 3.00	FOURPLEX EXTERIOR ELEVATIONS
A 3.02	UNIT #5,#6 & #7 EXTERIOR ELEVATIONS

NO.	DATE	BY	DESCRIPTION
1-	2023.09.11		DP SUBMISSION

ISSUED FOR
DEVELOPMENT
PERMIT

PROJECT
**200 DUNDAS
TOWNHOUSES**

ADDRESS
200 DUNDAS ROAD, KELOWNA, BC V1X 3X7

SHEET TITLE
COVER SHEET

A 0.00

ARCHITECTURAL:

IBA ARCHITECTURE INC.

CONTACT: RAMAN BESTOON
2448 1055 GEORGIA STREET,
VANCOUVER BC, V6E3P3
PHONE: 604.909.1267
EMAIL: RAMAN@IBARCH.CA

SURVEYOR:

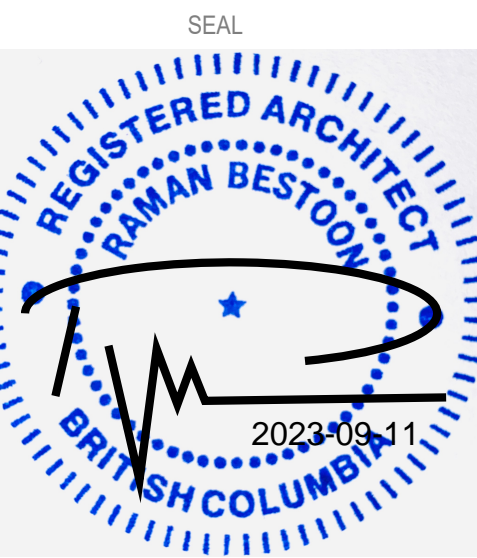
BENNETT LAND SURVEYING LTD.

CONTACT: LAND SURVEYING LTD.
221 1470 ST. PAUL STREET
KELOWNA, BC
PHONE: 250.763.5711
EMAIL: KELOWNA@BENNETTSURVEYS.COM

LANDSCAPE:

MEGHAN NIMEGEERS LANDSCAPE DESIGN

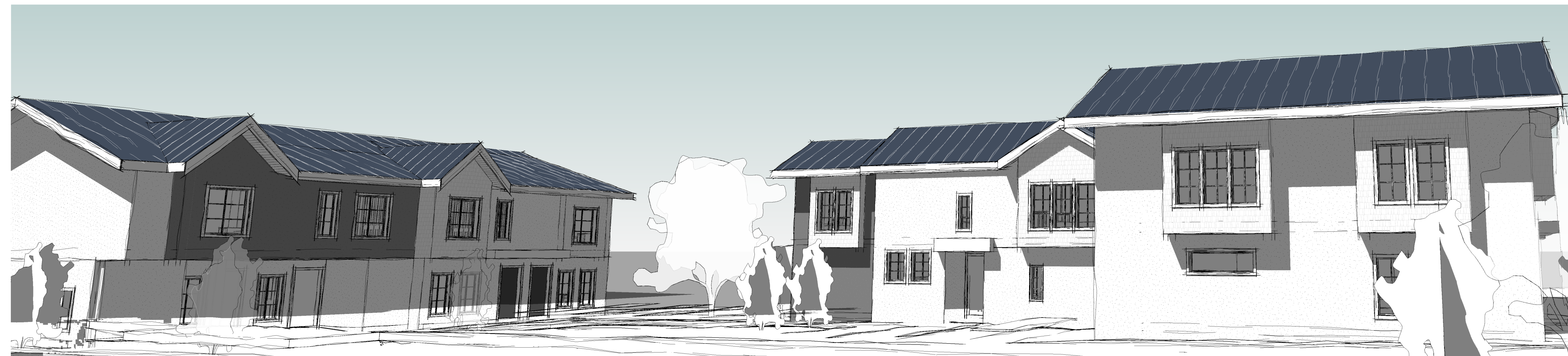
PHONE: 250.864.3873
EMAIL: MEGHANNIMEGEERS@GMAIL.COM



1 1- FOURPLEX 3D VIEW
A 0.03



2 2- VIEW FROM DUNDAS
A 0.03



3 3- VIEW FROM INSIDE PROPERTY
A 0.03

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**200 DUNDAS
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ADDRESS
200 DUNDAS ROAD, KELOWNA, BC V1X 3X7

SHEET TITLE
3D VIEW

A 0.03

DESIGNED: Designer DRAWN: Author
SCALE: FILE: A23-05

ZONING LOCATION MAP:



REFERENCE SYMBOL LEGEND:

GRID LINE	ASSEMBLY TYPE	ASSEMBLY TYPE REFERENCE	CEILING TYPE REFERENCE
DRAWING NUMBER	DRAWING NUMBER	BUILDING SECTION MARKER	INTERIOR ELEVATION KEY
SHEET NUMBER	SHEET NUMBER	WALL SECTION MARKER	DOOR TYPE REFERENCE
DRAWING NUMBER SHEET TITLE (BACK REFERENCE)	DRAWING NUMBER SHEET NUMBER	WINDOW TYPE REFERENCE	ROOM REFERENCE
DETAIL REFERENCE	REVISION CLOUD		

PLAN SYMBOL LEGEND:

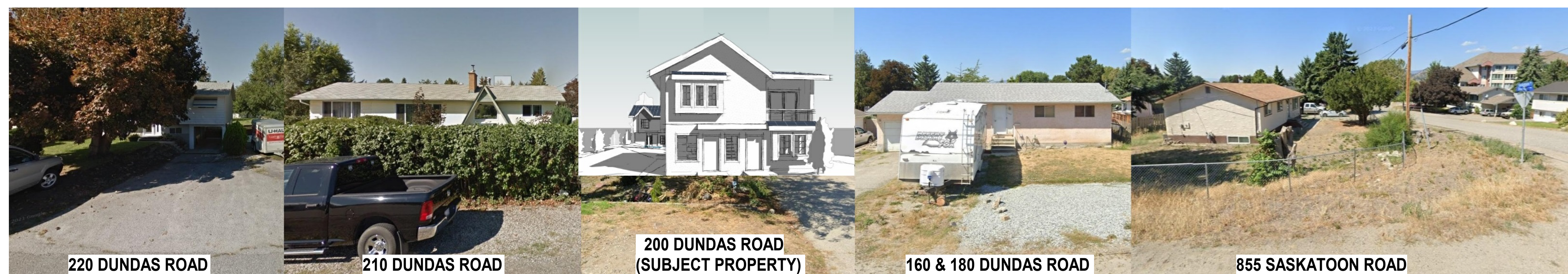
PROPERTY LINE	WORK POINT, CONTROL POINT OR DATUM POINT
SETBACK LINE	NORTH SYMBOL

PROJECT DISCIPTION :

This development of townhouses is located along Dundas Road and features 7 residential units. The buildings vary in type, including triplex and fourplex configurations that are designed to complement the topography and road/grading of the area.

The architectural design offers a variety of floor plan options and section developments to create an appealing and diverse housing mix in the neighborhood. Two-storey walk-out units proposed to add to the attractive options available.

STREET SCAPE :



PROPERTY INFORMATION

CIVIL ADDRESS:	200 DUNDAS ROAD, KELOWNA BC
LEGAL ADDRESS:	PLAN: 20473 LOT: 6
CURRENT ZONING:	RU1
PROPOSED ZONING:	MF1
LOT AREA:	1,229.1 m ² (Me) 13,230 ft ² (Im)
NEW CONSTRUCTION AREA:	342.6 m ² (Me) 3,688 ft ² (Im)
NUMBER OF NEW BUILDINGS:	2

BUILDING AND SITE INFORMATION

BUILDING FOOTPRINT:	342.6 m ² (Me)	3,688 ft ² (Im)
TOTAL NET FLOOR AREA (NFA):	702.1 m ² (Me)	7,557 ft ² (Im)
TOTAL GROSS FLOOR AREA (NFA):	702.1 m ² (Me)	7,557 ft ² (Im)
NUMBER OF STOREYS:	2	
IMPERMEABLE SURFACES:	526.6 m ² (Me)	5,688 ft ² (Im)

ZONING INFORMATION

ZONING BYLAW:	CITY OF SALMON ARM BYLAW NO.2303	
13 ZONING:	MF1	
13.1 PRINCIPLE USES:	INFILL HOUSING	
13.2 ACCESSORY USES:	N/A	
13.4 SUBDIVISION REGULATIONS:	REQUIRED:	PROPOSED:
MIN. SITE WIDTH:	7.5 m	21.3 m
MIN. SITE DEPTH:	30.0 m	57.6 m
MIN. SITE AREA:	278 m ²	1,229 m ²
13.5 DEVELOPMENT REGULATIONS:	REQUIRED:	PROPOSED:
MAX SITE COVERAGE:	55% (75% WITH IMPERMEABLE SURFACES)	27.9% (71.5% WITH IMPERMEABLE SURFACES)
MAX BUILDING HEIGHT:	2 STOREY / 8 m	2 STOREY / 7.8 m
MIN. FRONT YARD SETBACK:	4.0 m	4 m
MIN. REAR YARD SETBACK:	3.0 m	3 m
MIN. SIDE YARD SETBACK:	2.1 m	2.1 m
FLOOR AREA RATIO (FAR):	0.8 WITH LANE	0.57
X.X OTHER REGULATIONS:	REQUIRED:	PROPOSED:
OTHER REGULATIONS 1	MIN. COMMON AND PRIVATE AMENITY SPACE: N/A	1415 SF
OTHER REGULATIONS 2	MAX BUILDING FRONTAGE: 100m	17.1m

PARKING CALCULATION

8.2 & 8.3 & 8.4 PARKING AND LOADING:					
	WIDTH:	LENGTH:	HEIGHT:	PROPOSED:	PERCENTAGE:
REGULAR SIZE STALLS:	2.5 m	6.0 m	2.2 m	4	40%
SMALL SIZE STALLS: * 100% OF STALLS MAY BE SMALL SIZE	2.3 m	4.8 m	2.0 m	5	50%
ACCESSIBLE STALLS: MIN X SPACES FOR xx SPACES	3.7 m	6.0 m	2.3 m	1	10%
	TOTAL PROPOSED:			10	
PARKING REQUIREMENTS + CALCULATIONS	TOTAL REQUIRED =			[7 x 1.1 (2-BED UNIT) + 0.14 x 7 (VISITOR) + 1(Accessible)] = 10	

BICYCLE PARKING

8.5 BICYCLE PARKING:		
	CALCULATION:	PROPOSED:
CLASS I (LONG TERM): 0.75 PER 2-BED UNITS	N/A	0
CLASS II (SHORT TERM): 4 OR 1 PER 5 UNITS	4	4



IBA ARCHITECTURE INC.

DESIGN | DEVELOPMENT CONSULTING

2448 - 1055 GEORGIA STREET, VANCOUVER, BC V6E 3P3
PHONE: 604-689-1507
WWW.IBARCH.CA

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NO.	DATE	BY	DESCRIPTION
1-	2023.09.11		DP SUBMISSION

ISSUED FOR DEVELOPMENT PERMIT

PROJECT
200 DUNDAS TOWNHOUSES

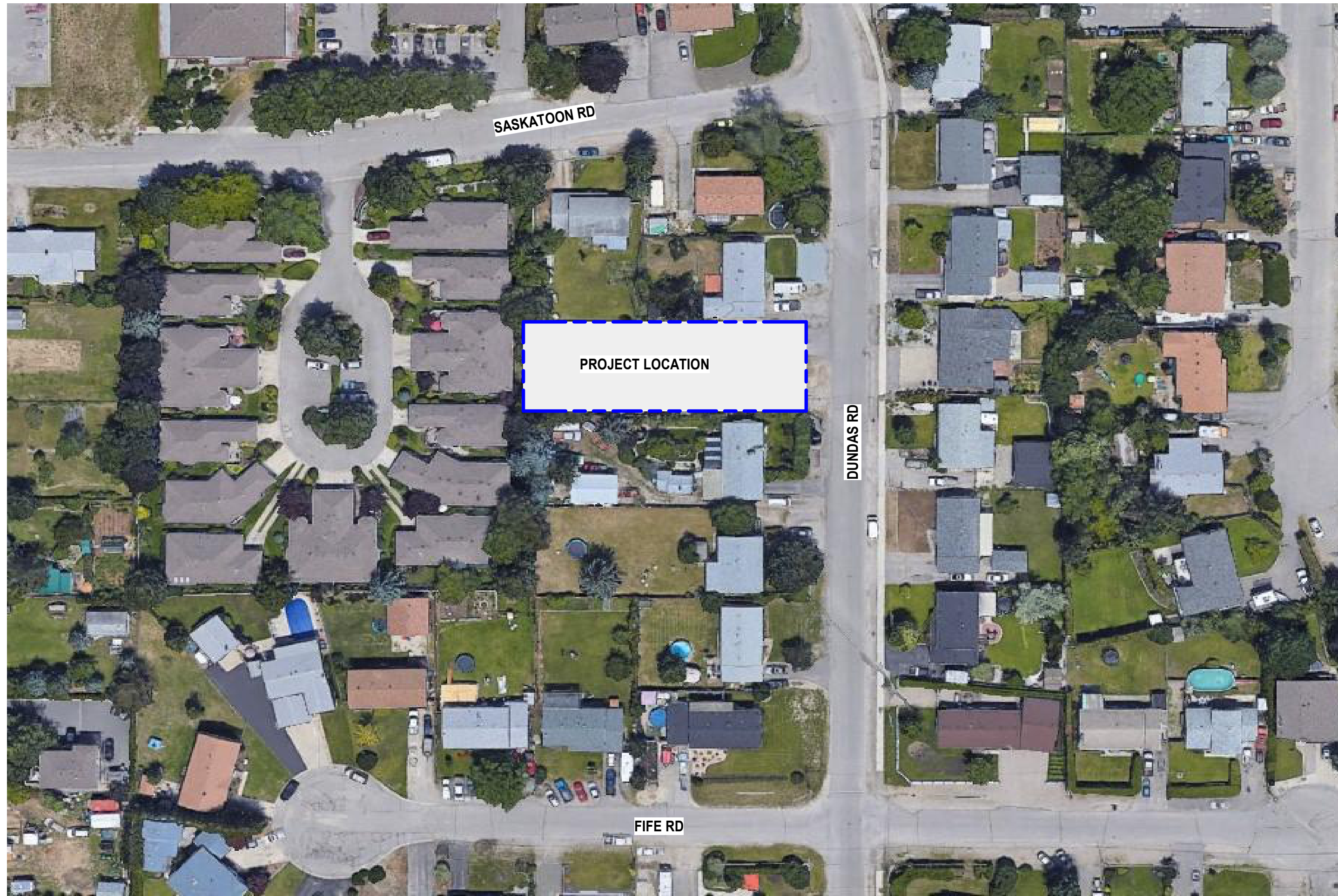
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200 DUNDAS ROAD, KELOWNA, BC V1X 3X7

SHEET TITLE
ZONING ANALYSIS

A 0.04

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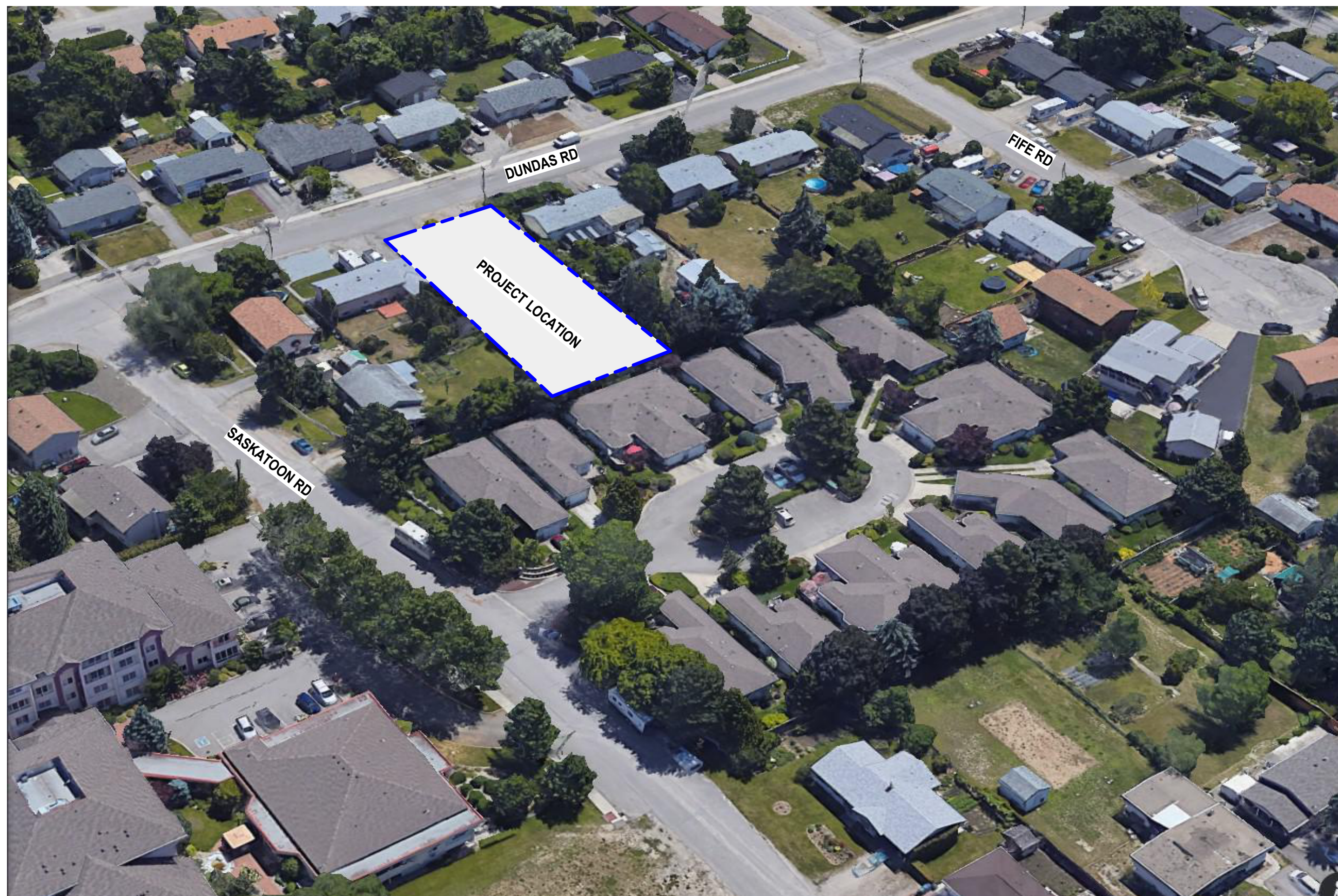
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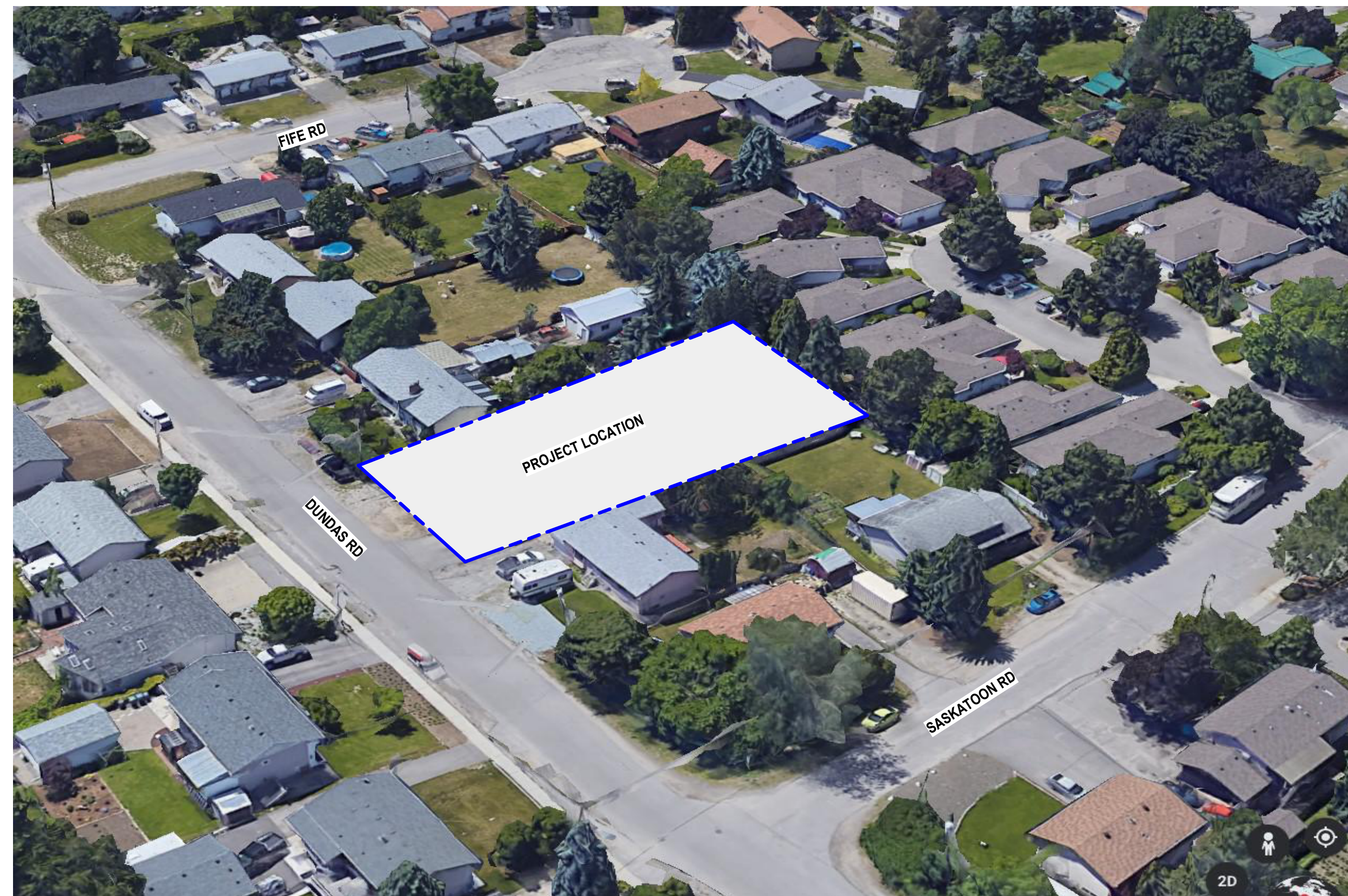
AERIAL VIEW



SOUTHEAST VIEW



NORTHWEST VIEW



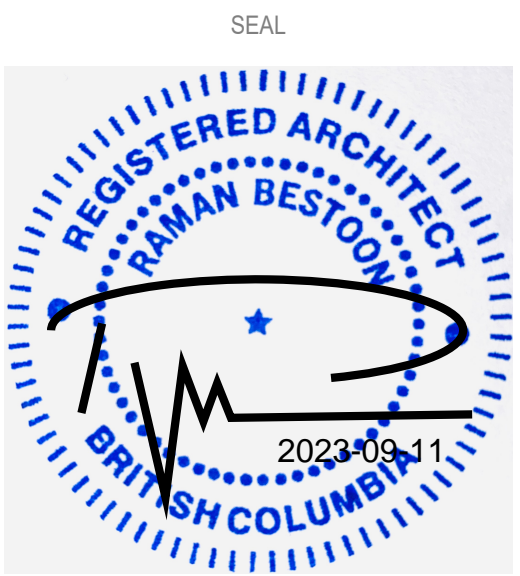
NORTHEAST VIEW



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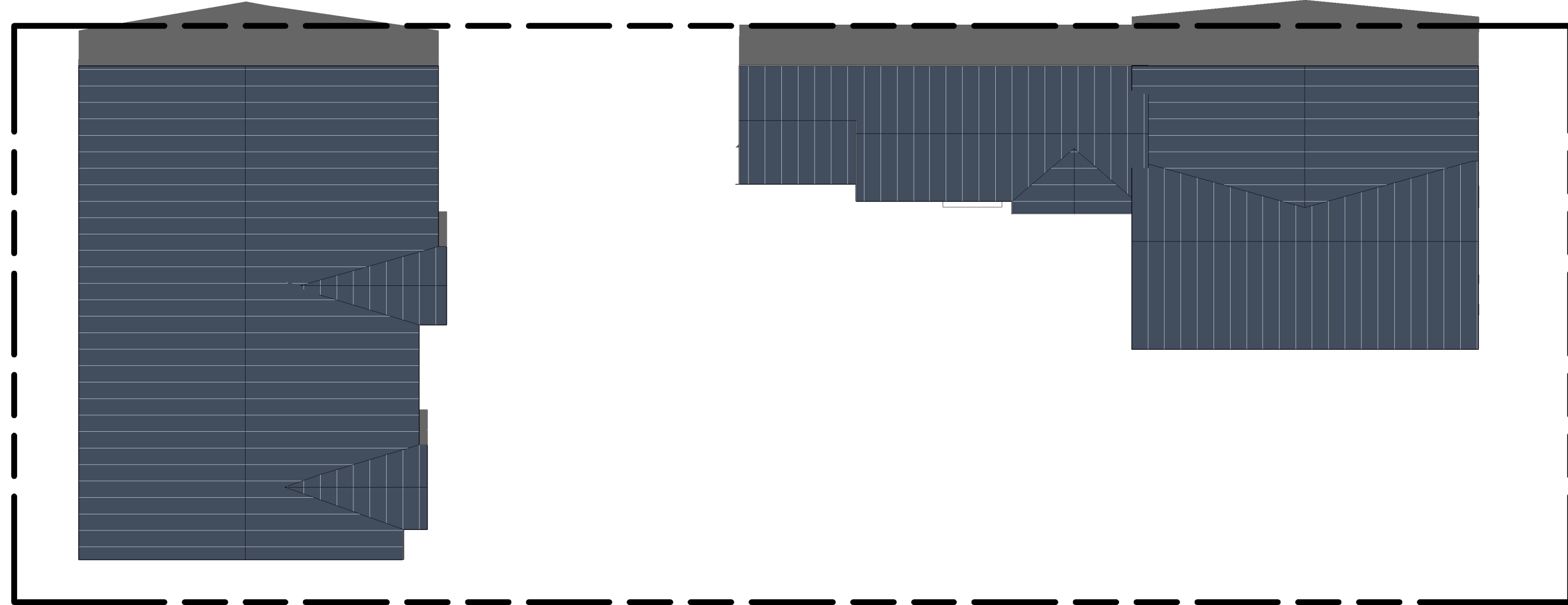
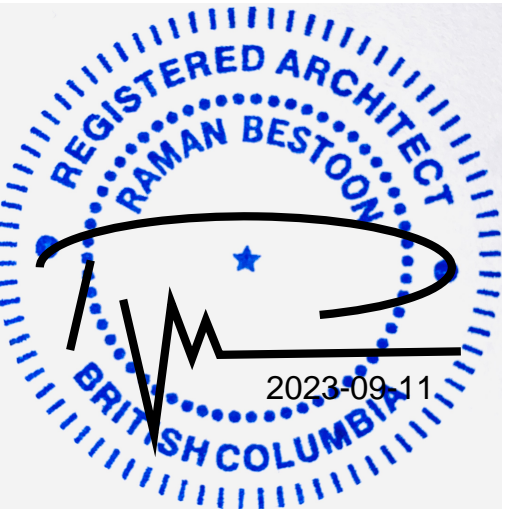
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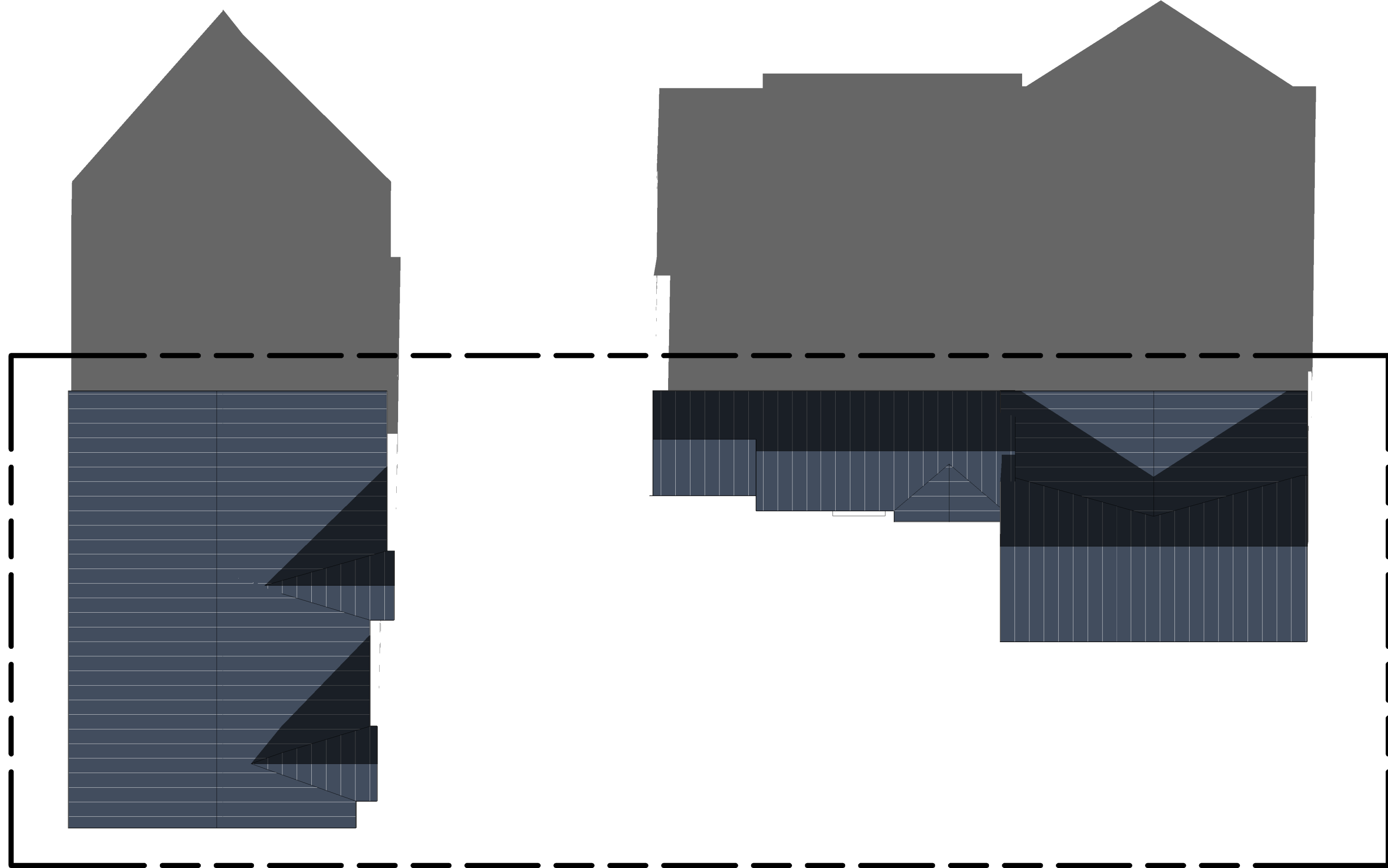
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CONTEXT

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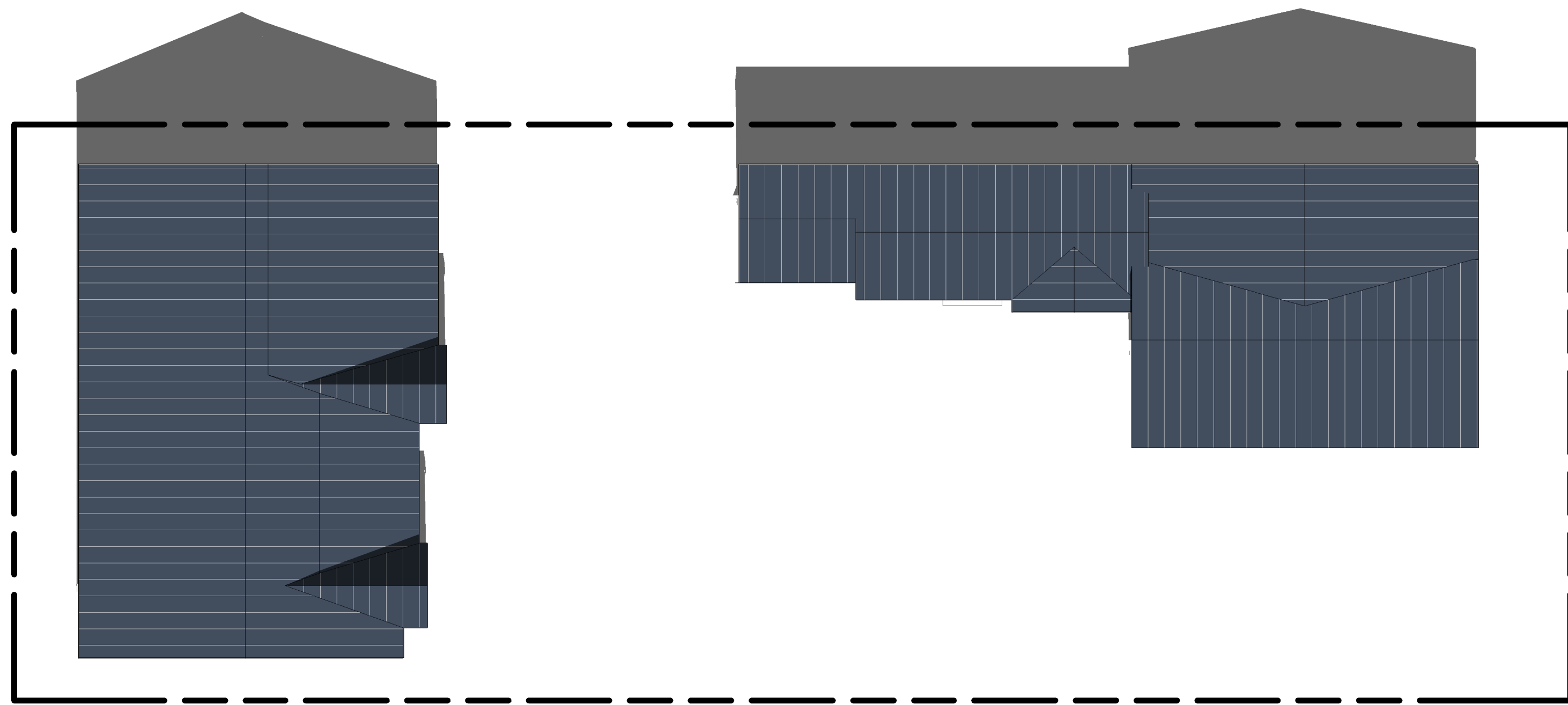
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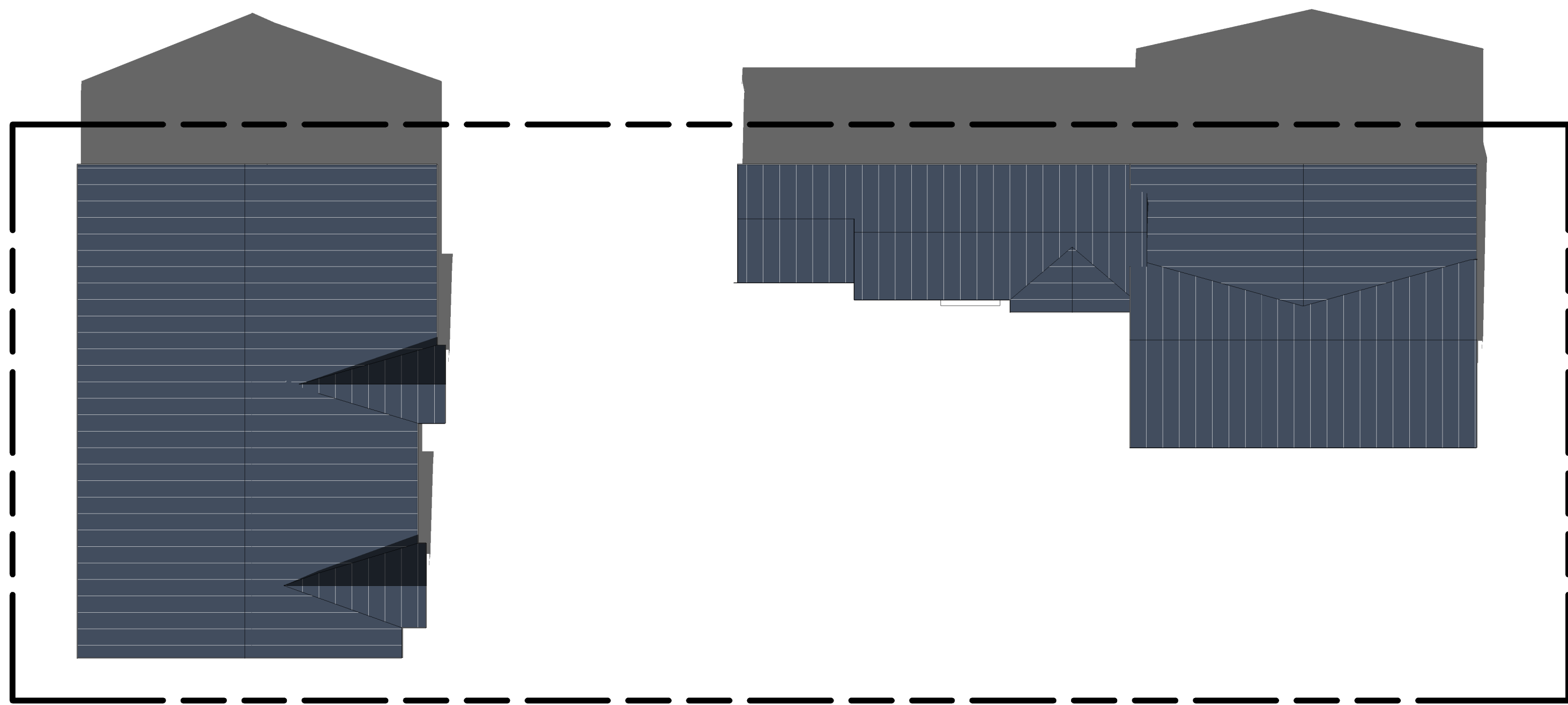
2 SUMMER SOLSTICE @ 12PM
A 0.06 1:150



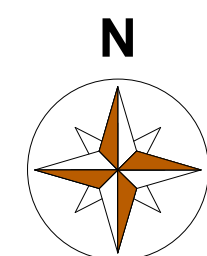
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A 0.06 1:150



5 SPRING SOLSTICE @ 12 PM
A 0.06 1:150



6 FALL SOLSTICE @ 12 PM
A 0.06 1:150



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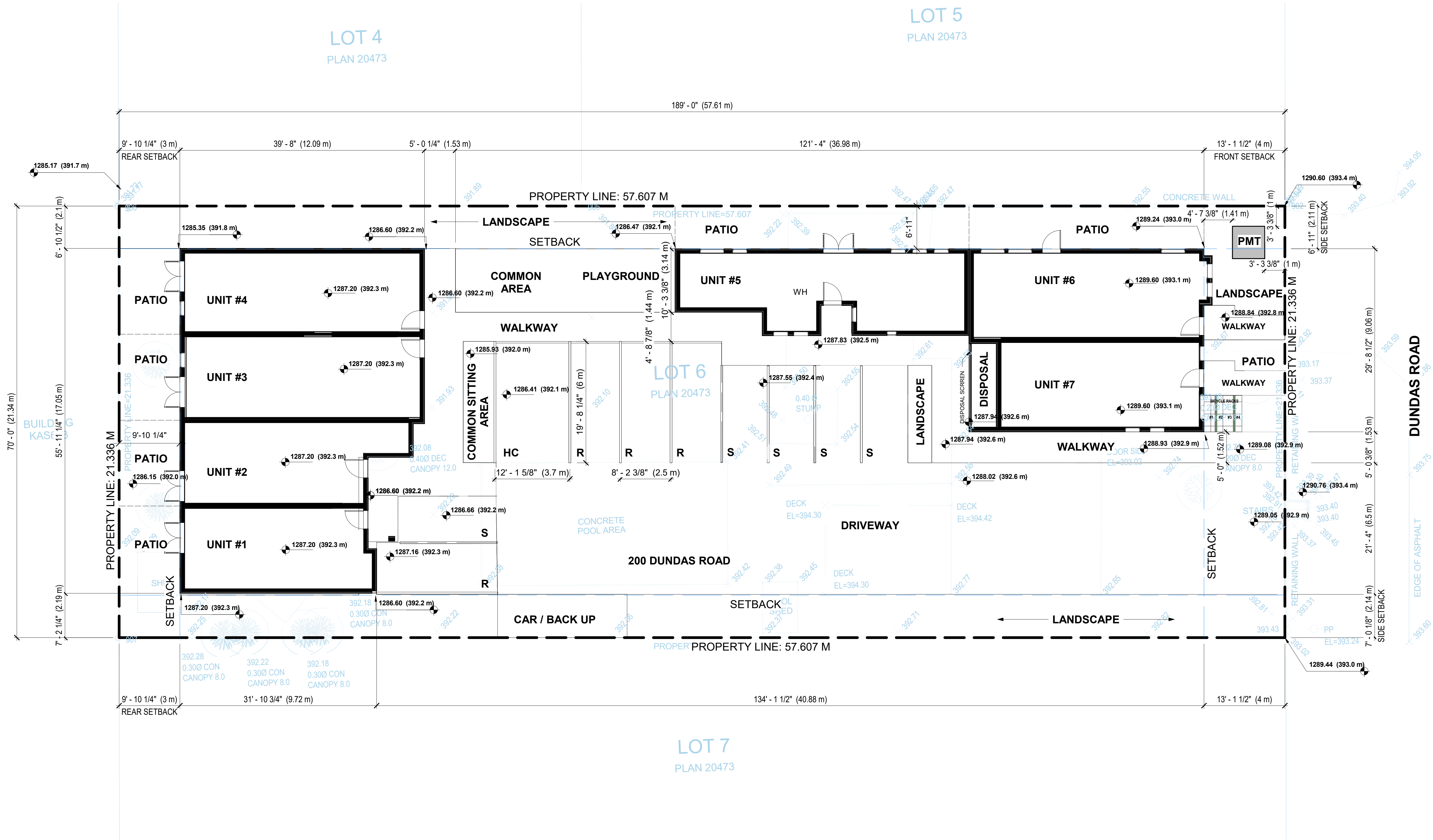
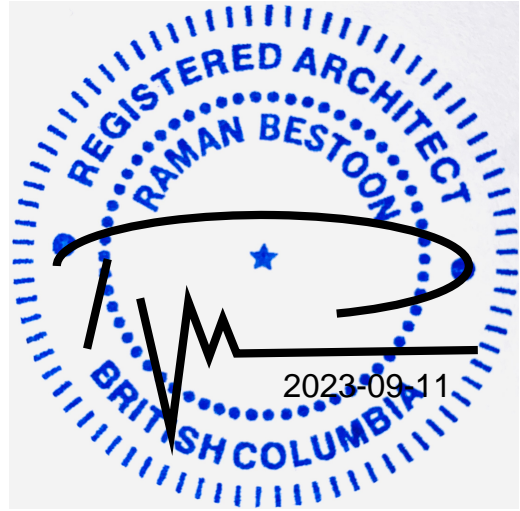
PROJECT
200 DUNDAS TOWNHOUSES

ADDRESS
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SHEET TITLE
SOLAR STUDY

A 0.06

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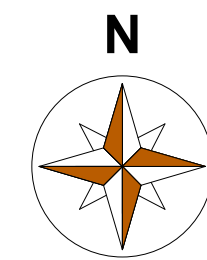
PROJECT
**200 DUNDAS
TOWNHOUSES**

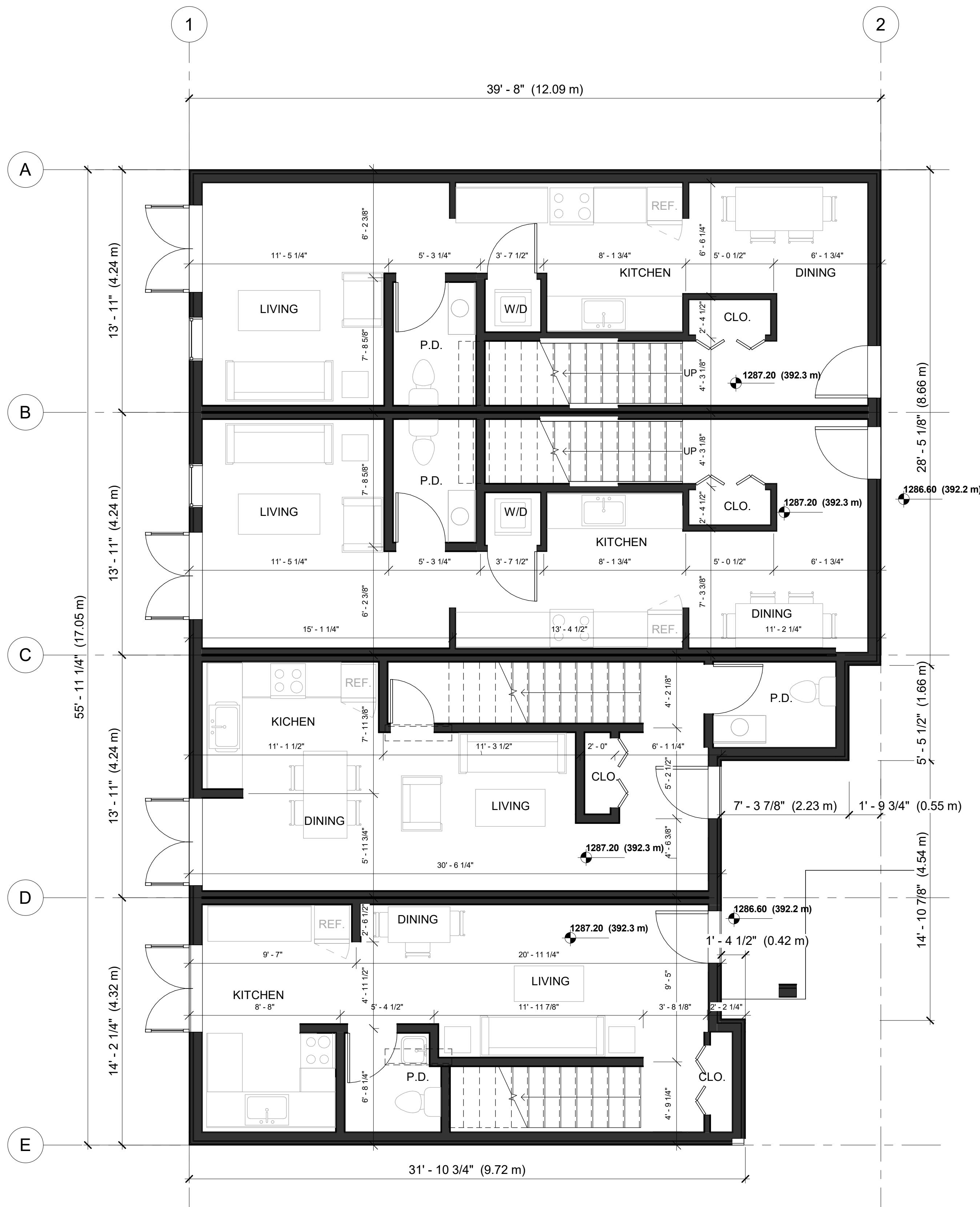
ADDRESS
200 DUNDAS ROAD, KELOWNA, BC V1X 3X7

SHEET TITLE
SITE PLAN

A 1.00

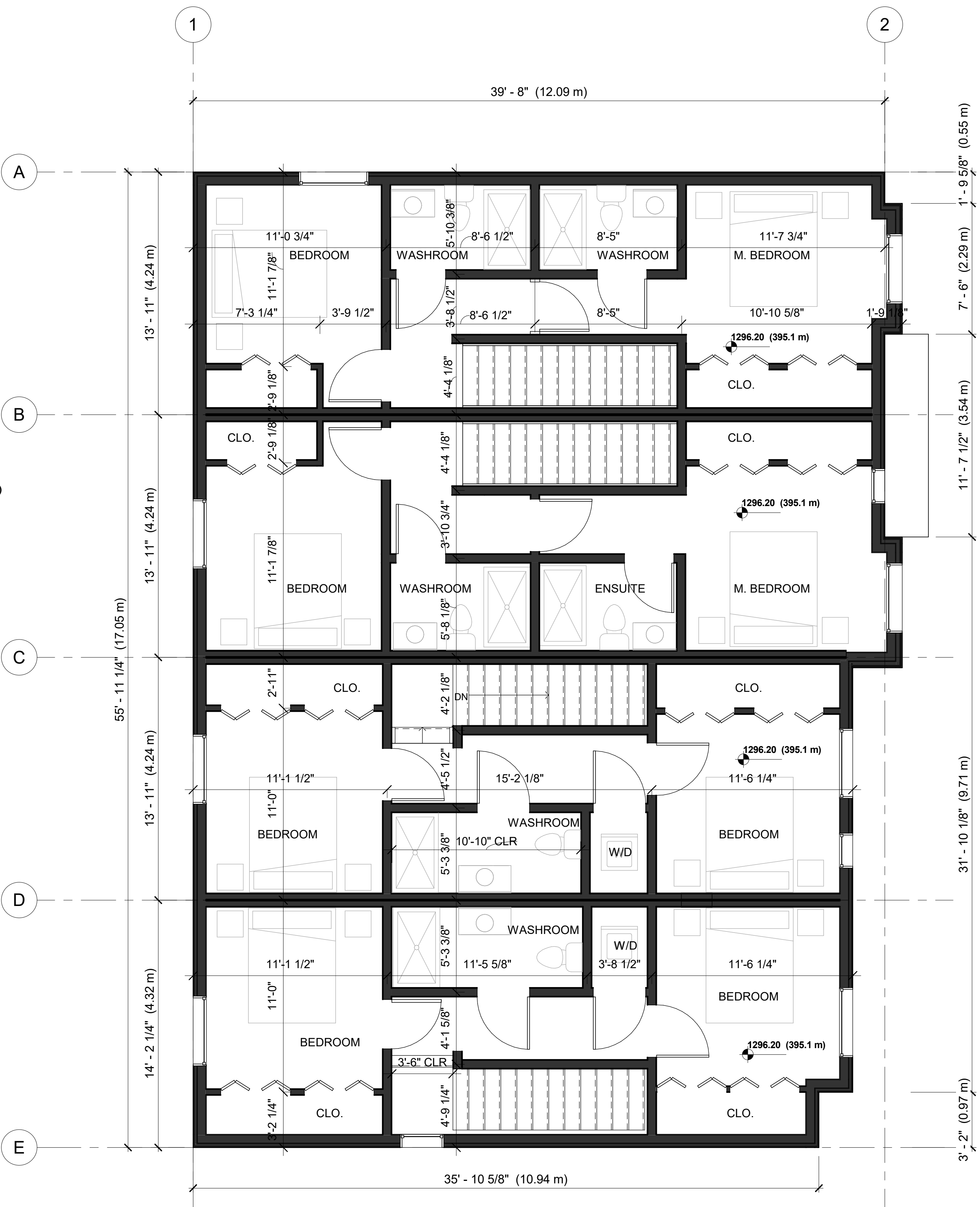
1 SITE PLAN
A 1.00 1/8" = 1'-0"





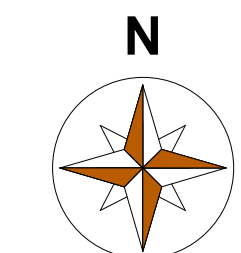
BUILDING AREA = 2017 SQFT

1 A-1 MAIN FLOOR PLAN - FOURPLEX
A 2.01 1/4" = 1'-0"



BUILDING AREA = 2177 SQFT

2 A-2 SECOND FLOOR PLAN - FOURPLEX
A 2.01 1/4" = 1'-0"



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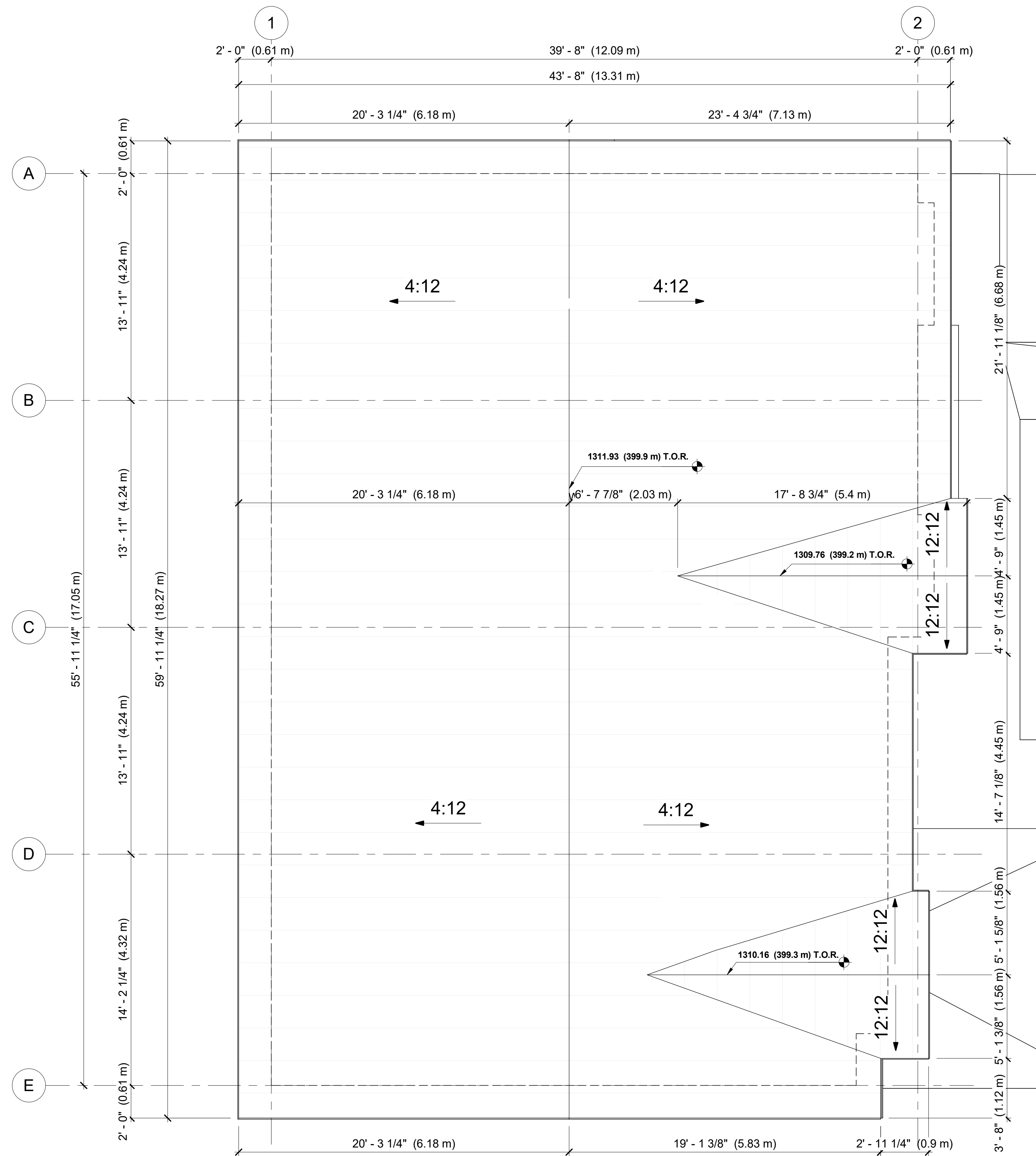
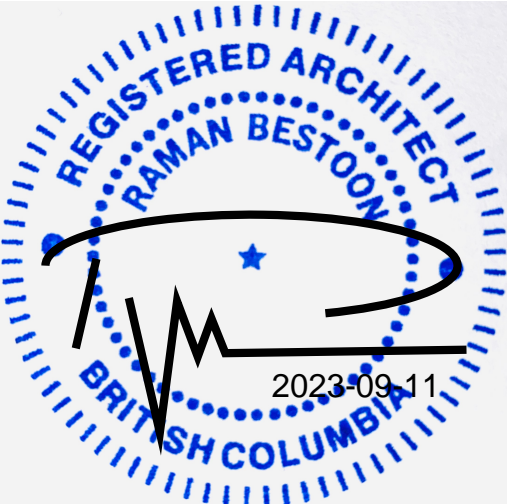
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FOURPLEX FLOOR PLANS

A 2.01

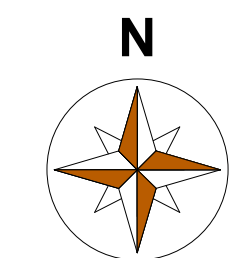
DESIGNED: Designer DRAWN: JEA

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1 A-3 ROOF PLAN - FOURPLEX
A 2.02 1/4" = 1'-0"



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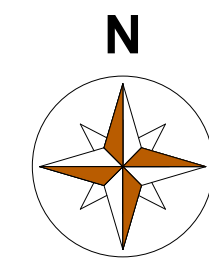
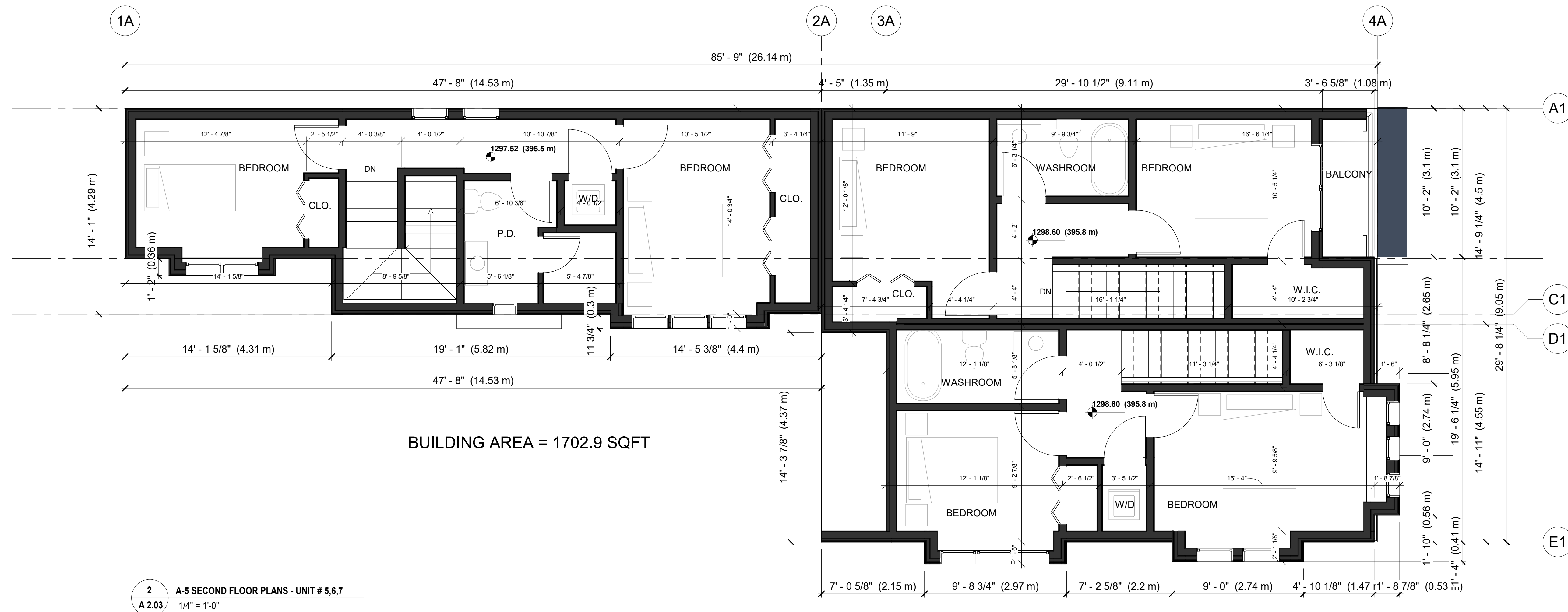
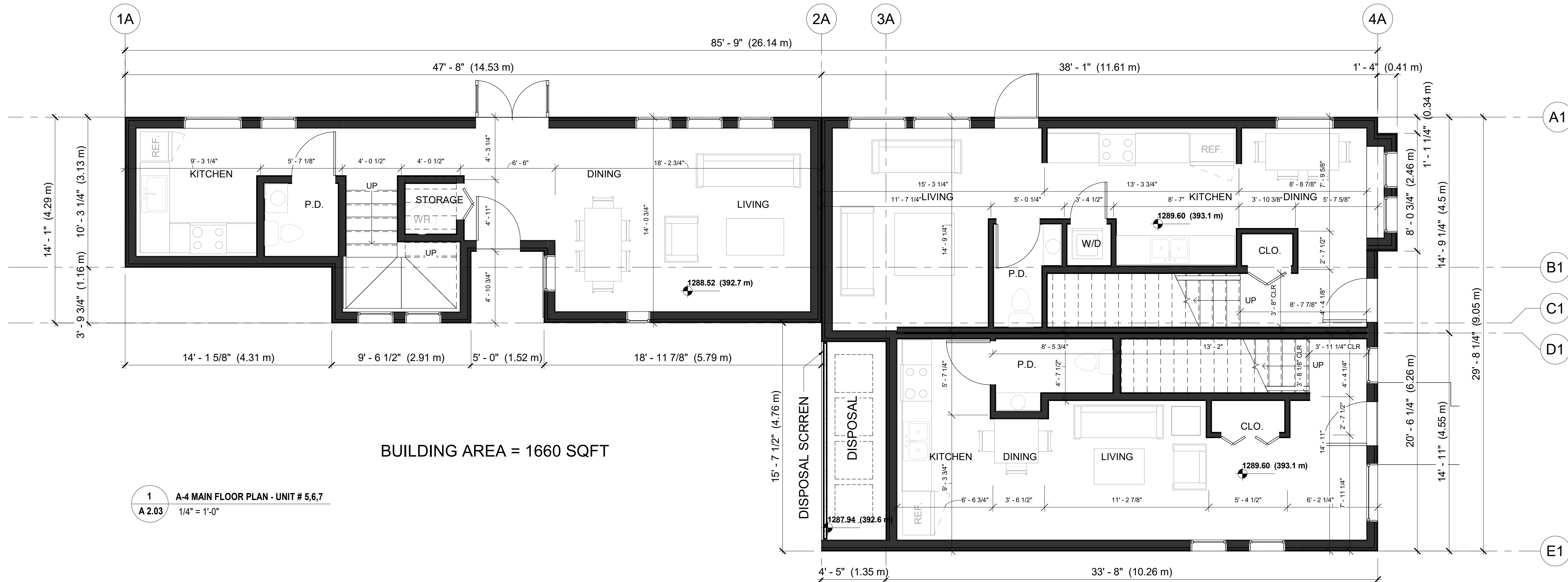
PROJECT
**200 DUNDAS
TOWNHOUSES**

ADDRESS
200 DUNDAS ROAD, KELOWNA, BC V1X 3X7

SHEET TITLE
FOURPLEX ROOF PLAN

A 2.02

DESIGNED: Designer DRAWN: JEA
SCALE: 1/4" = 1'-0" FILE: A23-05



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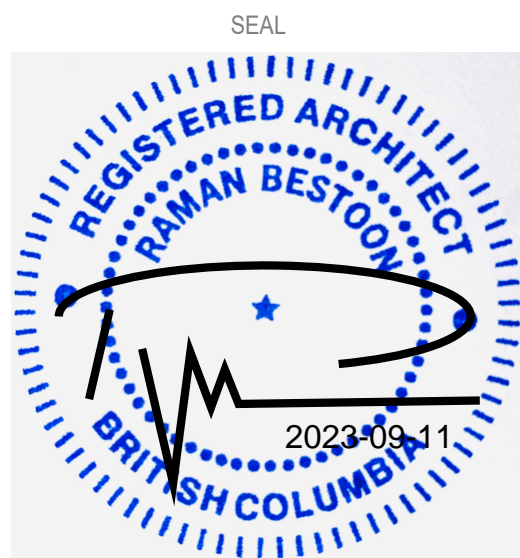
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SHEET TITLE
UNIT #5,#6 & #7 FLOOR PLANS

A 2.03



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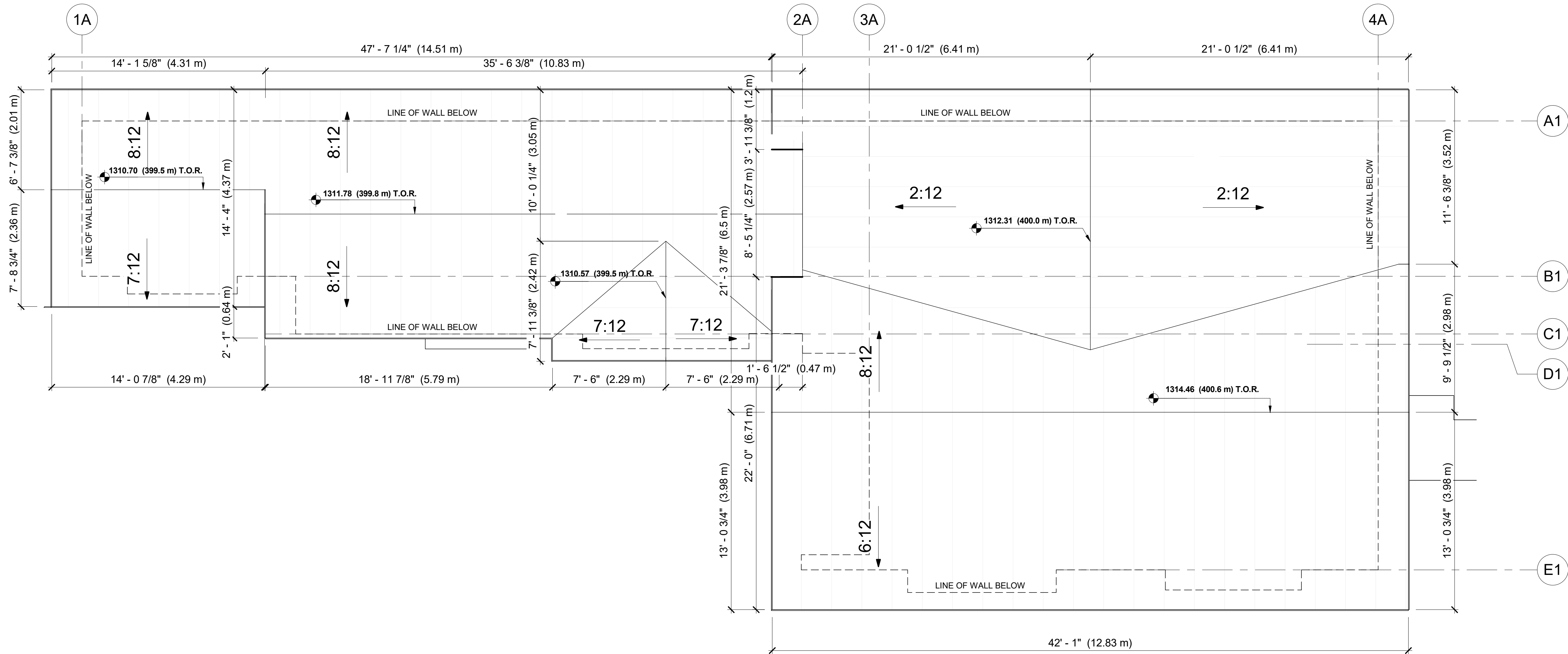
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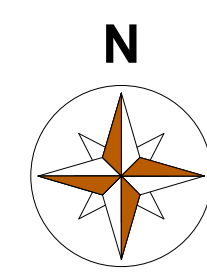
SHEET TITLE
UNIT #5, #6 & #7 ROOF PLAN

A 2.04

DESIGNED:	Designer	DRAWN:	Author
SCALE:	1/4" = 1'-0"	FILE:	A23-05



1 A-6 ROOF PLAN - UNIT # 5,6,7
A 2.04 1/4" = 1'-0"

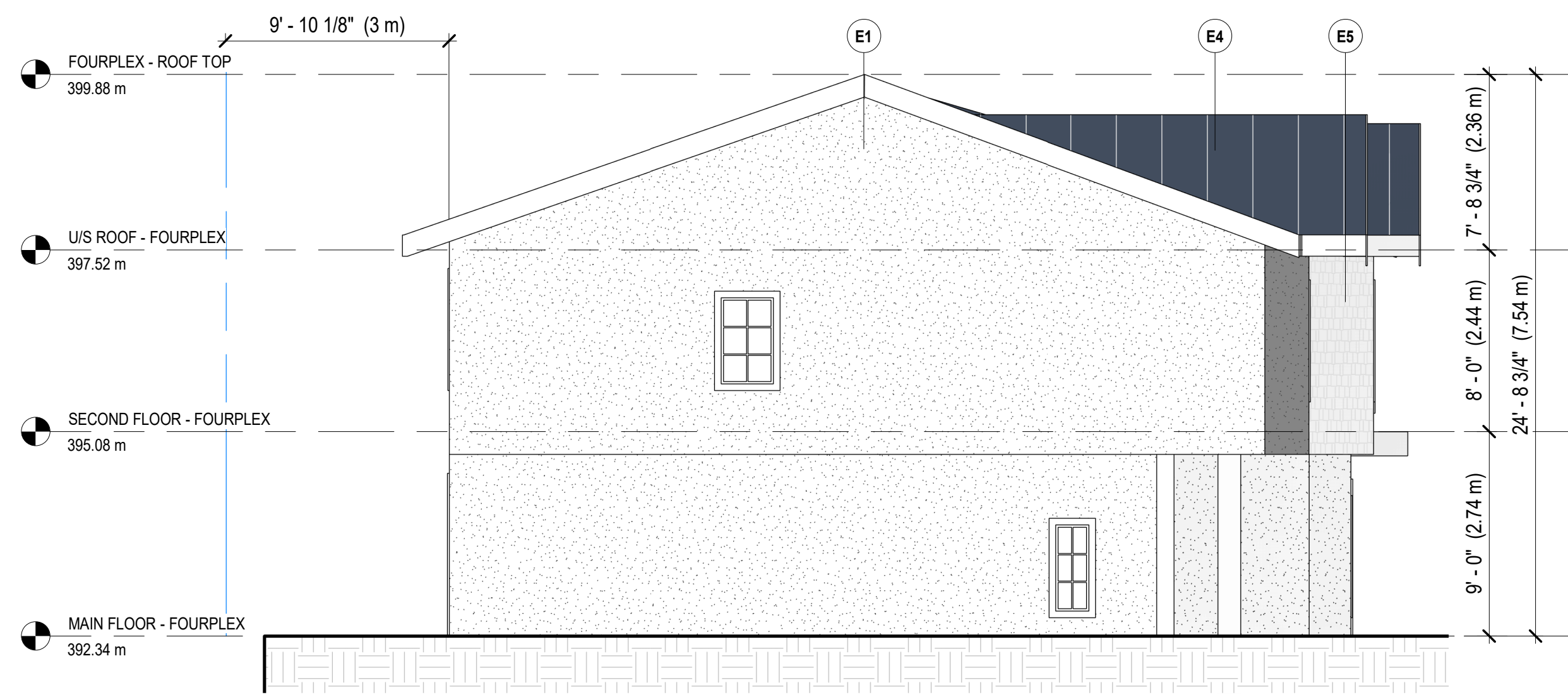




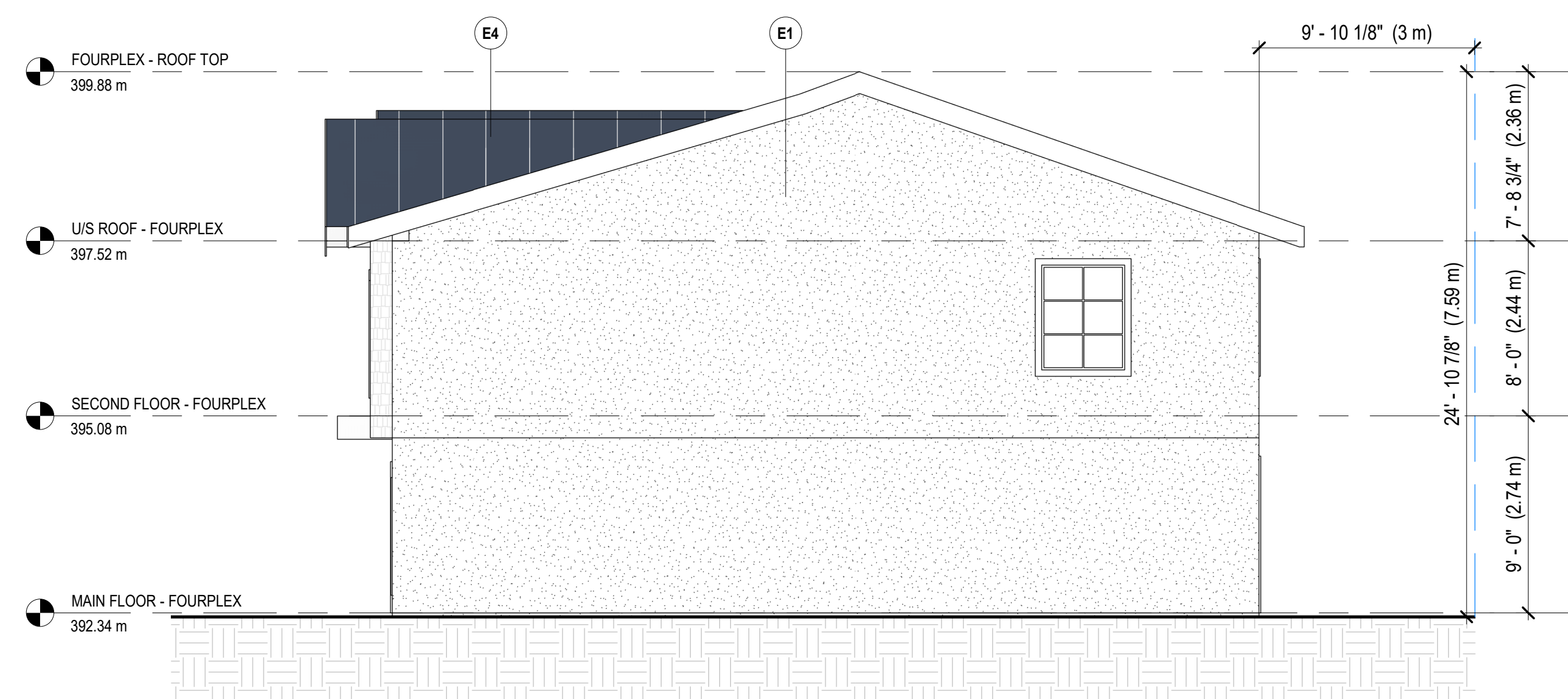
1 FOURPLEX WEST ELEVATION
A 3.00 3/16" = 1'-0"



3 FOURPLEX EAST ELEVATION
A 3.00 3/16" = 1'-0"

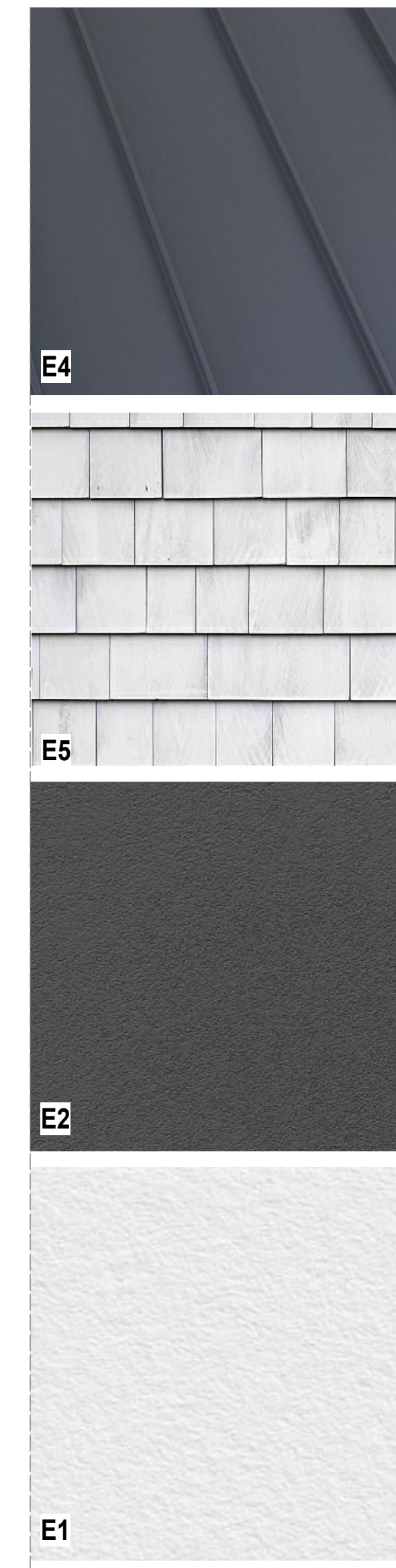


2 FOURPLEX SOUTH ELEVATION
A 3.00 3/16" = 1'-0"



4 FOURPLEX NORTH ELEVATION
A 3.00 3/16" = 1'-0"

MATERIAL BOARD



MATERIAL LEGEND	
MATERIAL ID:	DESCRIPTION:
E1	STUCCO SMOOTH FINISH / WHITE
E2	STUCCO SMOOTH FINISH / DARK GREY
E4	STANDING SEAM METAL ROOF PANEL
E5	COMPOSITE SHINGLE SIDING / WHITE EXTERIOR FINISHES



IBA ARCHITECTURE INC.
DESIGN | DEVELOPMENT CONSULTING

2448 - 1055 GEORGIA STREET, VANCOUVER, BC V6E 3P3
PHONE: 604-609-1337
WWW.IBARCH.CA

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NO.	DATE	BY	DESCRIPTION
1-	2023.09.11	DP	SUBMISSION

ISSUED FOR
DEVELOPMENT
PERMIT

PROJECT
**200 DUNDAS
TOWNHOUSES**

ADDRESS
200 DUNDAS ROAD, KELLOWNA, BC V1X 3X7

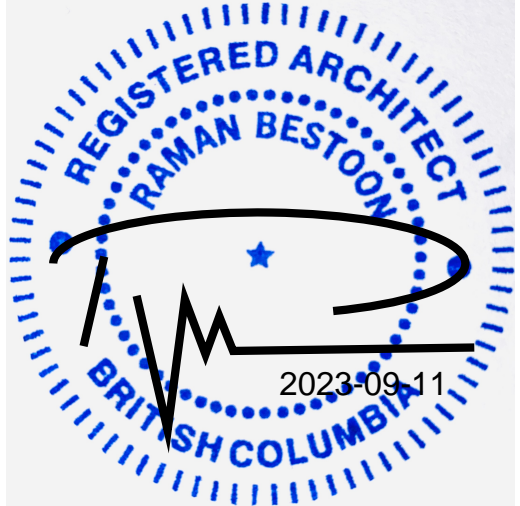
SHEET TITLE
FOURPLEX EXTERIOR ELEVATIONS

A 3.00

DESIGNED: IBA DRAWN: IBA

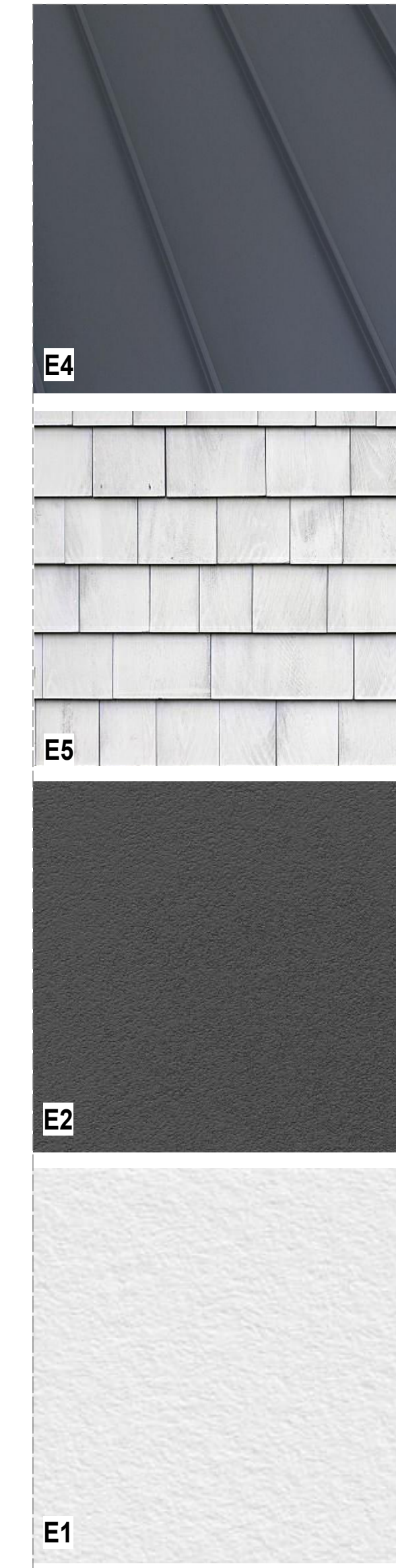
SCALE: As indicated FILE: A23-05

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Inc\Projects\2023\A23-05 200 Dundas Road\3.0
CADD\200 Dundas Road - Site - DP.rvt



MATERIAL LEGEND	
MATERIAL ID:	DESCRIPTION:
E1	STUCCO SMOOTH FINISH / WHITE
E2	STUCCO SMOOTH FINISH / DARK GREY
E4	STANDING SEAM METAL ROOF PANEL
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MATERIAL BOARD



NO.	DATE	BY	DESCRIPTION
1-	2023.09.11	DP	SUBMISSION

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PROJECT
200 DUNDAS TOWNHOUSES

ADDRESS
200 DUNDAS ROAD, KELOWNA, BC V1X 3X7

SHEET TITLE
UNIT #5, #6 & #7 EXTERIOR ELEVATIONS

A 3.02

DESIGNED: Designer DRAWN: JEA

SCALE: As indicated FILE: A23-05

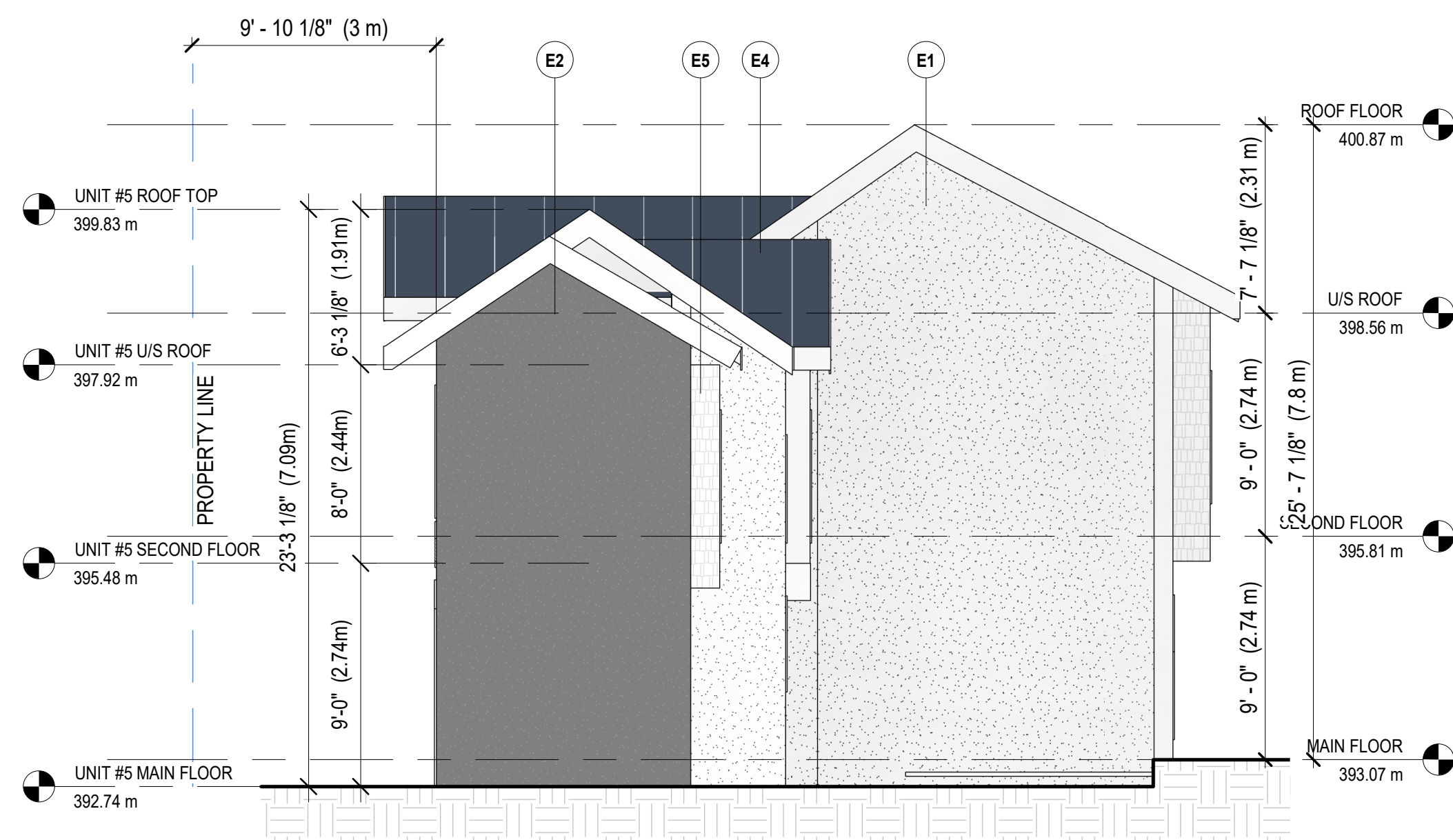
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CADD/200 Dundas Road - Site - DP.rvt



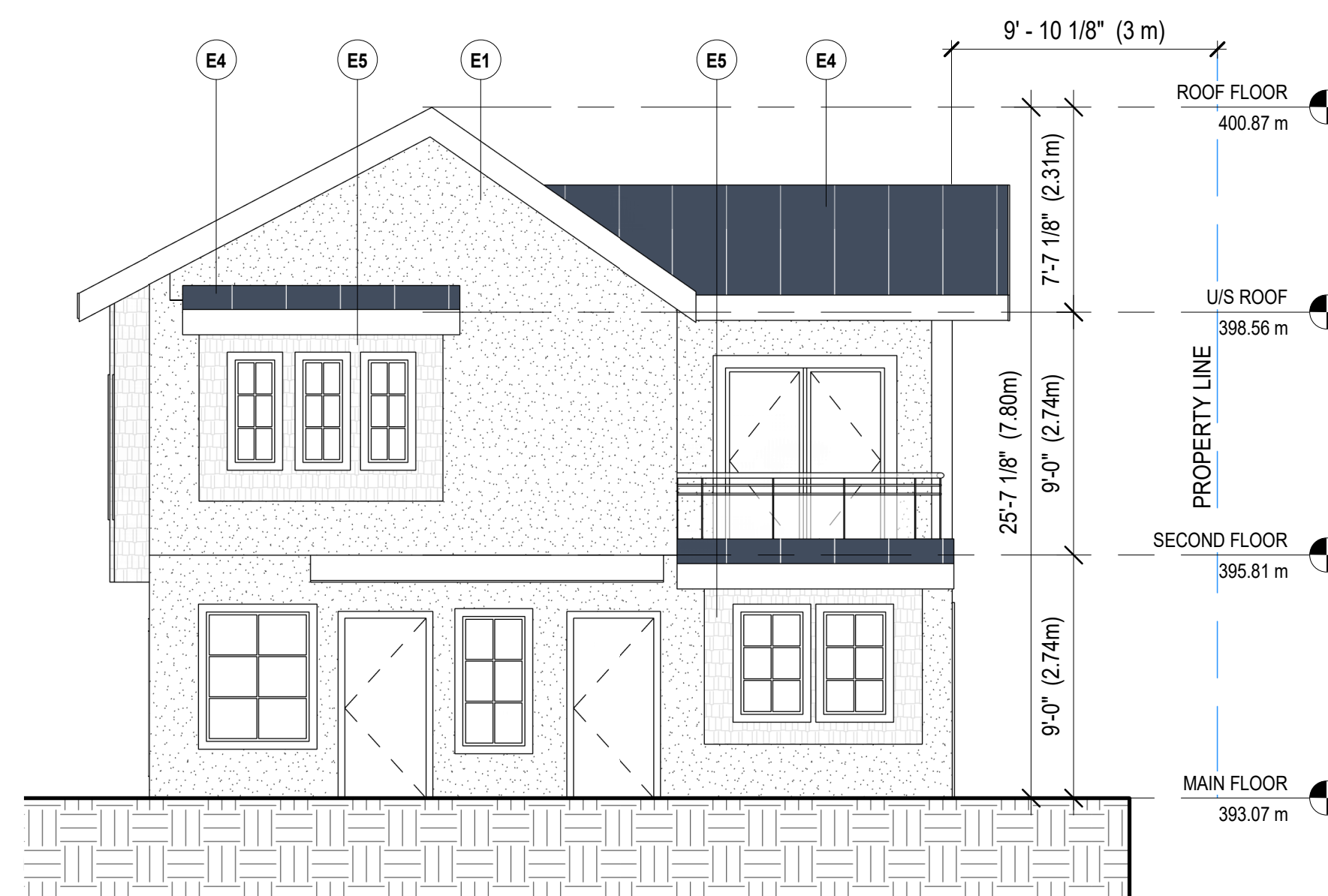
3 UNIT #5, #6 & #7 NORTH ELEVATION
A 3.02 3/16" = 1'-0"



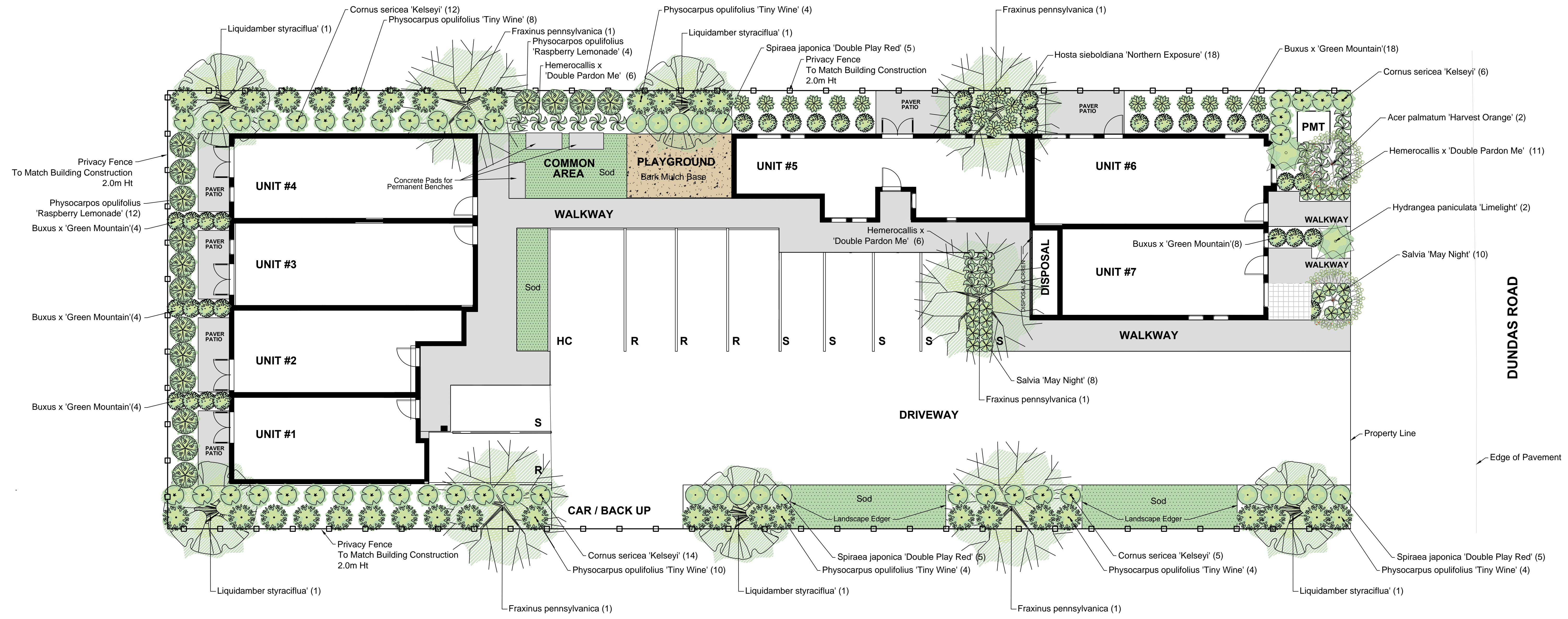
4 UNIT #5, #6 & #7 SOUTH ELEVATION
A 3.02 3/16" = 1'-0"



2 UNIT #5, #6 & #7 WEST ELEVATION
A 3.02 3/16" = 1'-0"



1 UNIT #5, #6 & #7 EAST ELEVATION
A 3.02 3/16" = 1'-0"



200 Dundas Road Landscape Plan

Plant List

Qty	Botanical	Common	Size
5	Fraxinus pennsylvanica	Green ash	50mm Cal. Min.
5	Liquidambar styraciflua	American sweetgum	50mm Cal. Min.
2	Acer palmatum 'Harvest Orange'	'Harvest Orange' Japanese Maple	35mm Cal. Min.
34	Physocarpus opulifolius 'Tiny Wine'	'Tiny Wine' Ninebark	#2
16	Physocarpus opulifolius 'Raspberry Lemonade'	Raspberry Lemonade Ninebark	#2
37	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	#2
15	Spiraea japonica 'Double Play Red'	'Double Play Red' Spiraea	#2
38	Buxus x 'Green Mountain'	Green Mountain Boxwood	#2
2	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#5
23	Hemerocallis x 'Double Pardon Me'	'Double Pardon Me' Daylily	#1
18	Hosta sieboldiana 'Northern Exposure'	'Northern Exposure' Hosta	#1
18	Salvia nemerosa 'May Night'	'May Night' Salvia	#1

Notes:

- Planting beds to be dressed with Kettle Valley Rock Mulch and have a landscape fabric underlay.
- Site to be watered with a fully automated underground irrigation system.
- All structures to have positive drainage.
- All materials and landscape methods to conform to BCLNA standards.
- All plant material to be locally sourced.
- Landscape edger to be used wherever sod meets rock or bark mulch.
- Benches to be Standard Bench with Backrest from Monarch Structures or Equivalent.
- Patios to be constructed with 8x8" EOPRIORA water permeable pavers in a running bond pattern.



Standard Bench with Backrest from Monarch Structures or similar.



Pavers - Water Permeable Colour- Charcoal

Landscape Standards (7.2)	Zone	Proposed
Min. Tree Amount	9	10 Lg / 2 sm
Min. Deciduous Tree Caliper	LG - 5cm/SM - 3 cm	LG - 5cm/SM - 3.5 cm
Min. Ratio Between Tree Sizes	Large: Min 50%/- Small: Max 25%	
Min. Growing Medium Area	75%	75%
Min. Growing Media volumes per tree	Lg - 30m3 / Sm - 15m3	Lg - 30m3 / Sm - 15m3
Retention of existing trees on site?	No	
Landscape graded areas	No significant slope	
Fence Height	2.0m Ht	
Riparian management area?	No	
Surface parking lot?	Yes	
Refuse and recycle bins screened?	Yes	

