



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT WITH VARIANCES
DP 21-01

TO: PATRICIA ANN GRAHAM
816 FULLER AVENUE
KELOWNA, BC
V1Y 6X3

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

LOT 9 DISTRICT LOT 486 OSOYOOS DIVISION YALE DISTRICT PLAN 4086

(2405 Bering Road)

3. This Permit allows for the development of fourteen (14) townhouse units in one building in the **Westbank Urban Centre Development Permit Area** subject to the following conditions and related schedules:
 - a. The siting, form, exterior design, and finish of buildings is to be in accordance with Schedule 'A';
 - b. The landscape works to be in accordance with Schedule 'B';
 - c. The following variances to Zoning Bylaw No. 0265 are included as part of this Development Permit:
 - i. That the exterior side parcel boundary setback (s.10.11.5(g)iv.) be decreased from 6.0 m to 0.9m.
 - ii. That the front parcel boundary setback (s. 10.11.5(g)i.) be decreased from 6.0 m to 0.1m.
 - iii. That the minimum distance parking must be from the exterior side parcel boundary (s.4.3.2(b)) be reduced from 3.0m to 1.5m.
 - iv. That the required number of standard parking spaces (s.4.4.1(a)) be reduced from 17 to 15.
 - v. That the minimum two-way access aisle width (s.4.4.2.(a)) be reduced from 7.0m to 1.5m along the lane.
 - vi. That the maximum permitted driveway width for townhouse uses (s.4.4.3.(b).ii.a) be increased from 7.0m to 30.61m along the lane.
4. As a condition of the issuance of this Permit, the City of West Kelowna is holding a landscape security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the Permit within the time provided, the City of West Kelowna may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out below, the security shall be returned to the Permittee. There is filed accordingly:

An Irrevocable Letter of Credit or Bank Draft in the amount of \$22,140.94

5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any change be required to this permit, please ensure that you obtain written approval from the City of West Kelowna prior to making any changes.
6. If this Development Permit has not been issued within one year from approval, Development Permit with Variance DP 21-01 shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. **This Permit is not a Municipal Highway Permit.**
9. **This is not an Archaeology Permit.**
 - A. All archaeological sites in B.C. are protected under the Heritage Conservation Act. This applies to whether sites are located on public or private land and whether the site is known or unknown. If you think you have uncovered an archaeological site during a building project or renovation, please do not disturb the site further and call B.C.'s Archaeology Branch immediately at (250) 953-3334. Branch archaeologists will review your project plans and make recommendations to manage site impacts and secure the required permitting.
10. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. (_____) PASSED BY THE MUNICIPAL COUNCIL ON (_____)

Signed on _____

Corporate Officer

As received on _____, there is filed accordingly an Irrevocable Letter of Credit or Bank Draft deposit in the amount of \$22,140.94 for landscaping works outlined in the above permit.

I hereby confirm that I have read and agree with the conditions of Development Permit with Variances DP 21-01 and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on _____

Property Owner or Agent

ISSUED on _____

Attached Schedules:

Schedule A:

- Architectural Plans (cover sheet, site plan, floor plans, roof plan, exterior elevations, building sections, and material board), prepared by Novation Architecture Inc., dated August 22, 2023 (15 pages).

Schedule B:

- Landscape Plan, prepared by Ecora Engineering & Resource Group Ltd., dated September 26, 2023, and Estimate dated August 2, 2023 (2 pages).

H:\DEVELOPMENT SERVICES\PLANNING\3060 Development Permits\3060-20 Permits\2021\DP 21-01 2405 Bering Rd\Permit_Security

CONSULTANTS:

ARCHITECTURAL
 NOVATION ARCHITECTURE
 302-2237 LECKIE ROAD
 KELOWNA, BC V1Y 9T1
 TEL. (236) 420-4144
 FAX. (250) 000-0000

LANDSCAPE
 ECORA ENGINEERING & RESOURCE
 GROUP LTD.
 2045 ENTERPRISE WAY
 KELOWNA, BC V1Y 9T5
 TEL. (250) 469-9757

CIVIL
 D E PILLING & ASSOCIATES
 540 GROVES AVENUE
 KELOWNA, BC V1Y 4Y7
 TEL. (250) 763-2315

ZONING ANALYSIS:

Address: 2405 Bering Road
 Legal: PID: 010-582-533 Lot 9 KAP 4086

Zoning (Current): R4
 Permitted Use: Refer to Zoning bylaw #0265
 Zoning: (Proposed) R4
 Permitted Use: Refer to Zoning bylaw #0265 section 10.11

Site Area:	1,507.8	sq.m.
(pre-dedication)	16,230	sq.ft.
Site Area:	0.1508	Ha
(post-dedication)	1,498.3	sq.m.
	16,129	sq.ft.
	0.1498	Ha

	ALLOWED		PROPOSED	
Min Lot Width	30.0	m	38.1	m
Min Lot Depth	30.0	m	39.6	m
Min Parcel Size	1400.0	m ²	1508	m ²

	ALLOWED		PROPOSED	
Front yard	6.0	m	0.1	m
Side yard (East)	6.0	m	0.9	m
Side yard (West)	4.5	m	6.6	m
Rear Yard	7.5	m	11.5	m

Parcel Coverage Maximum 50%

Floor Area Ratio 1.00 = (1,508 m²)

Building Height Lesser of 12m or 3 storeys

Parking 1.0 per 1 Bed dwelling unit (7 units)
 1.5 per 2+ Bed dwelling units (7 units)
 10% required parking as visitor

Bicycle Class 1 - 0.5/unit = 7
 Class 2 - 0.1/unit or 2 min. = 2

ALLOWED/REQUIRED		PROPOSED	
753.9	sq.m.	425.9	sq.m.
8,115	sq.ft.	4,584	sq.ft.

ALLOWED/REQUIRED		PROPOSED	
1,507.8	sq.m.	1,128.0	sq.m.
16,230	sq.ft.	12,142	sq.ft.

ALLOWED/REQUIRED		PROPOSED	
1,128	sq.m.	12,142	sq.ft.
377	sq.m.	4,056	sq.ft.
353	sq.m.	3,795	sq.ft.
399	sq.m.	4,290	sq.ft.

Required		Provided	
7.0	spaces	16	spaces
10.5	spaces	16	spaces
1.4	spaces	16	spaces
19	spaces	16	spaces

Visitor Provided		Required	
2	spaces	7	spaces
16	spaces	0	spaces
2	spaces	2	spaces
2	spaces	2	spaces

Class 1 Required		Class 2 Required	
7	spaces	2	spaces
0	spaces	2	spaces
2	spaces	2	spaces
2	spaces	2	spaces

CONTEXT SITE PLAN:



DRAWING INDEX:

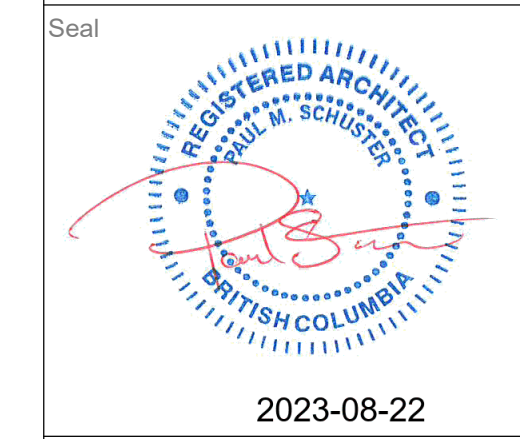
ARCHITECTURAL DRAWING LIST

NO.	NAME
A0.00	COVER SHEET
A1.00	SITE PLAN
A2.02	MAIN FLOOR PLAN (AREA A)
A2.03	MAIN FLOOR PLAN (AREA B)
A2.04	SECOND FLOOR PLAN (AREA A)
A2.05	SECOND FLOOR PLAN (AREA B)
A2.06	THIRD FLOOR PLAN (AREA A)
A2.07	THIRD FLOOR PLAN (AREA B)
A2.08	ROOF PLAN (AREA A & B)
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS

ILLUSTRATIONS:



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1	20210111	ISSUED FOR DP



project title
 Legacy Town Homes

2405 Bering Road, West Kelowna, British Columbia

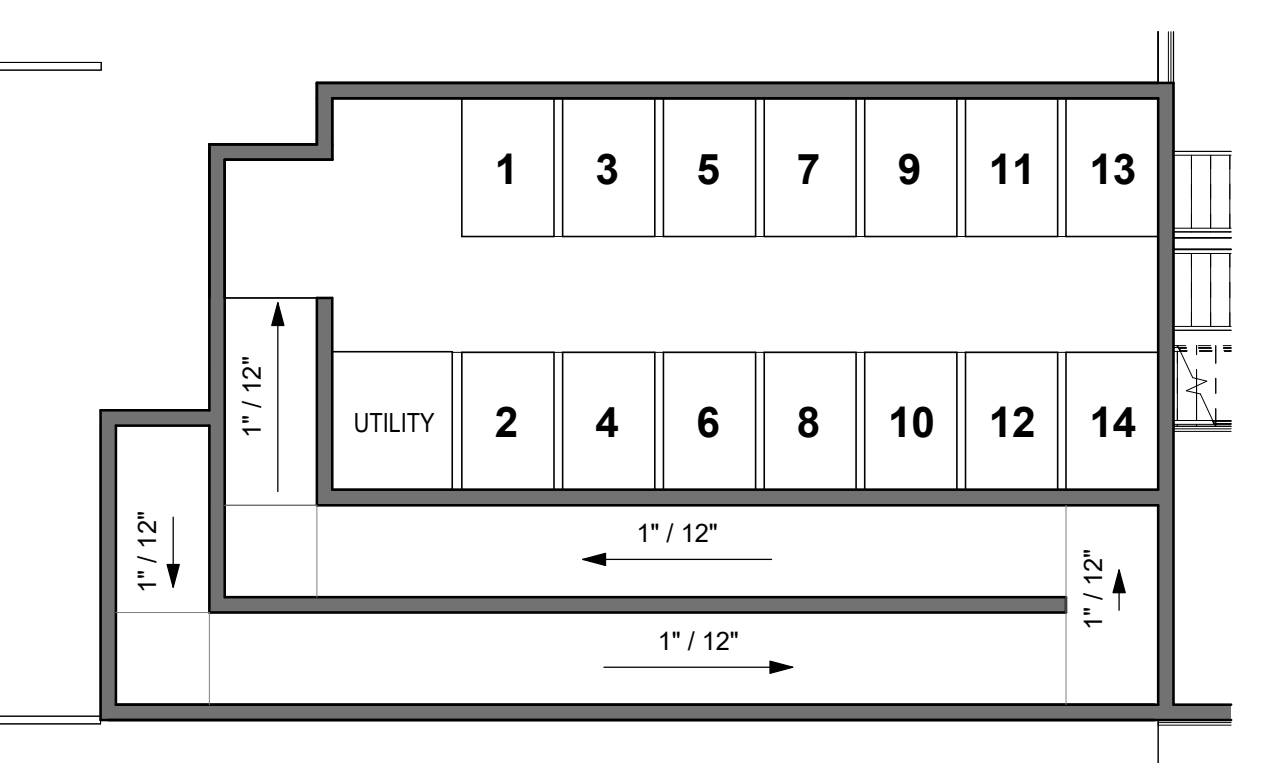
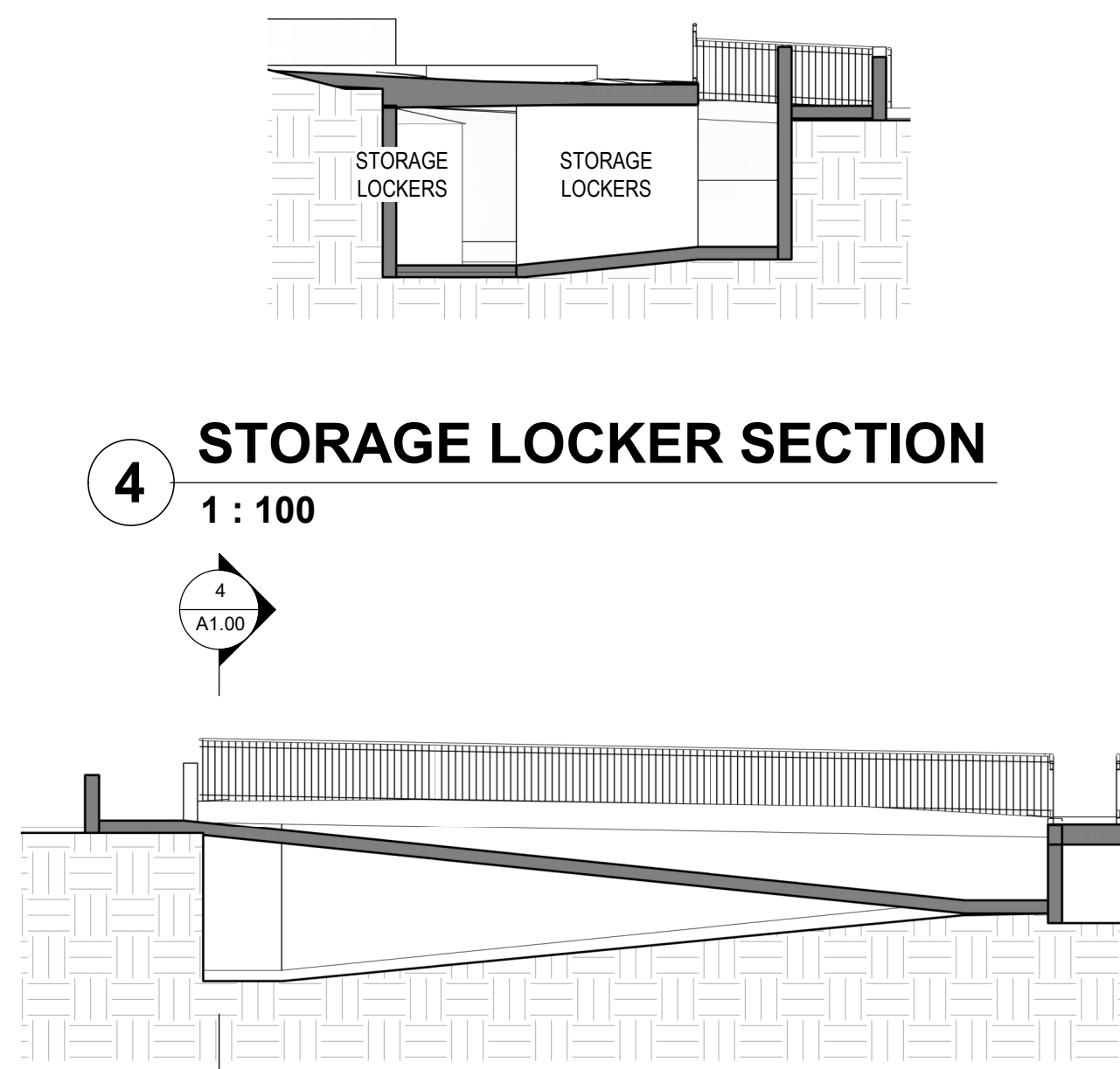
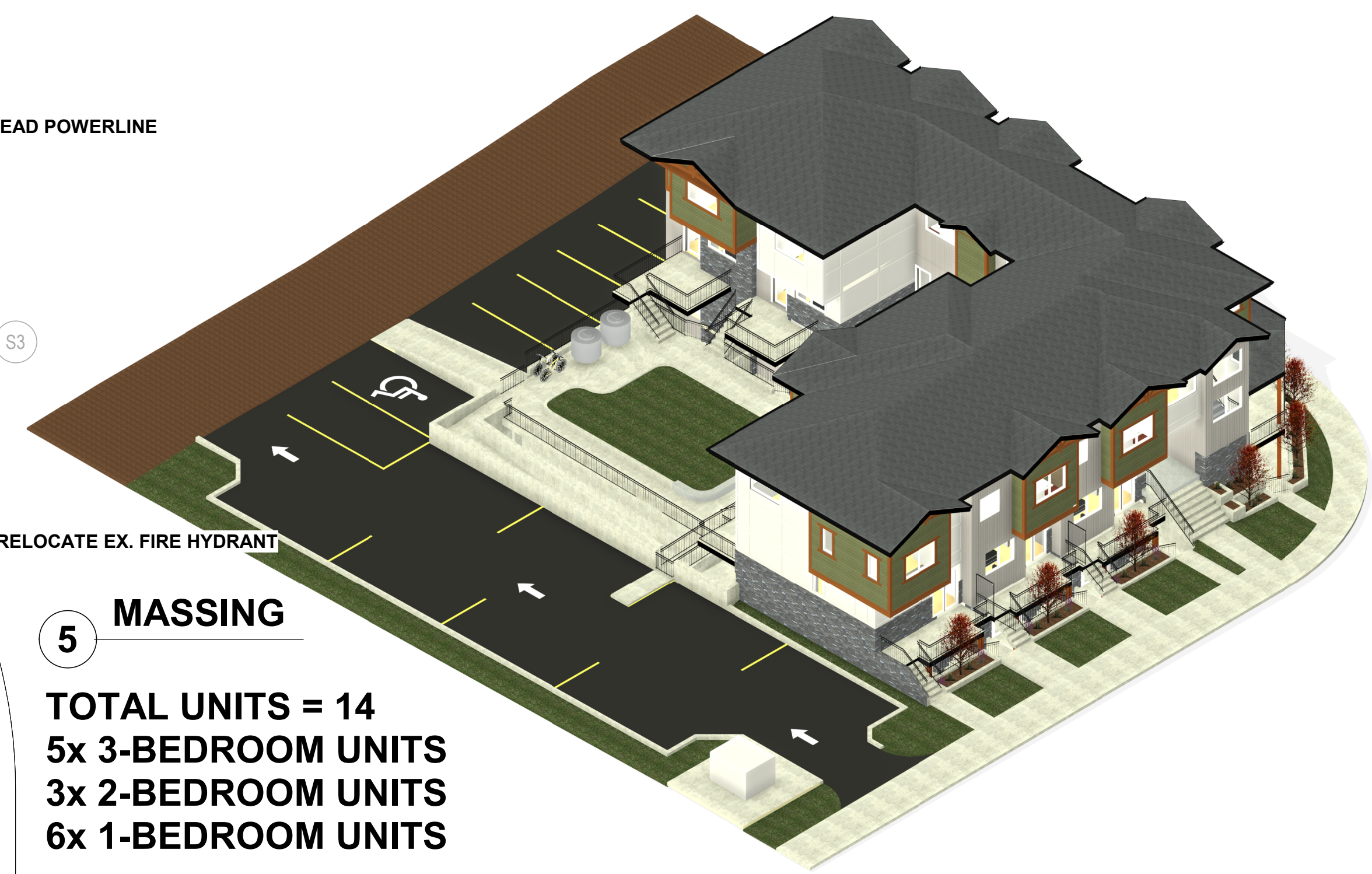
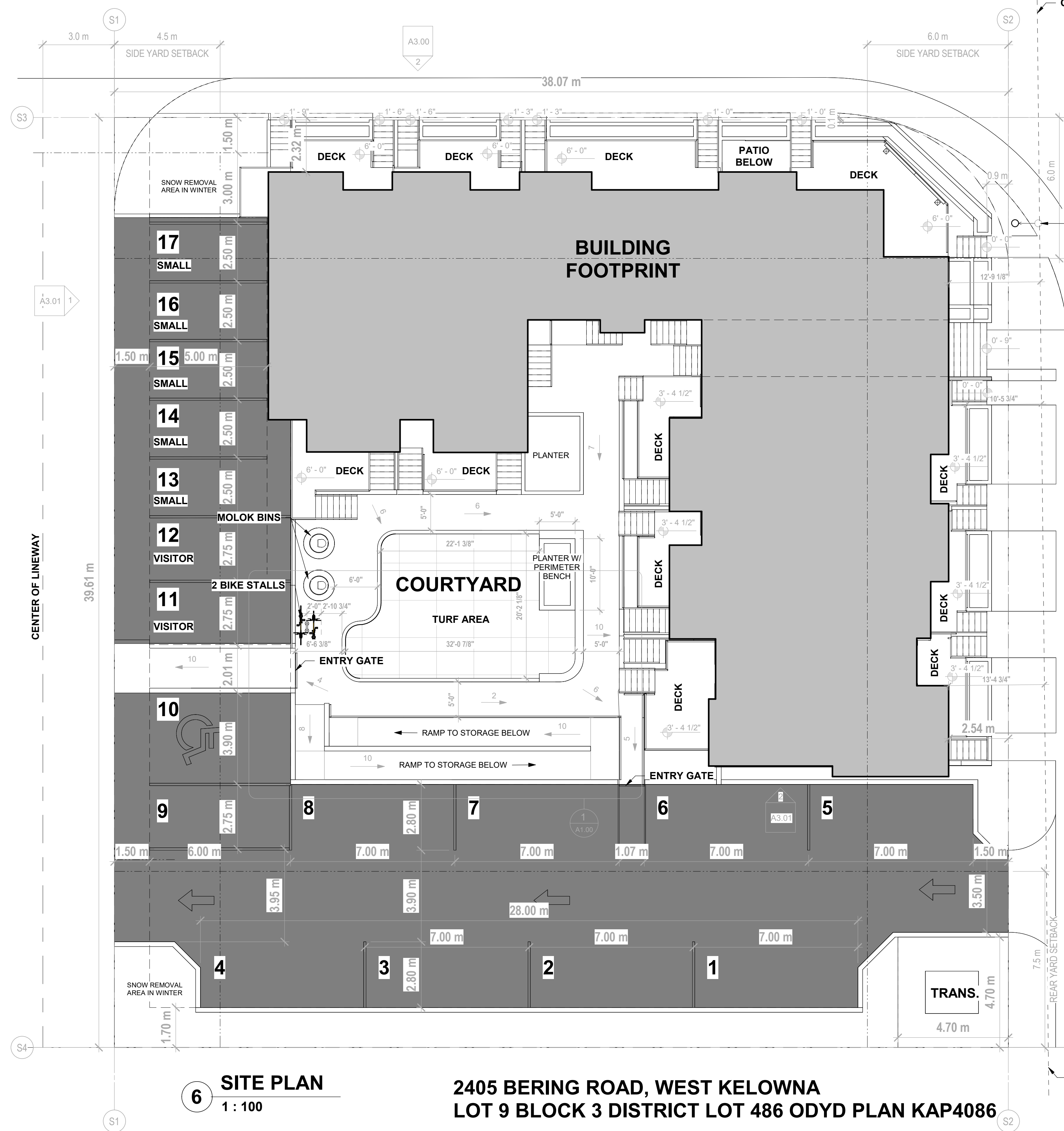
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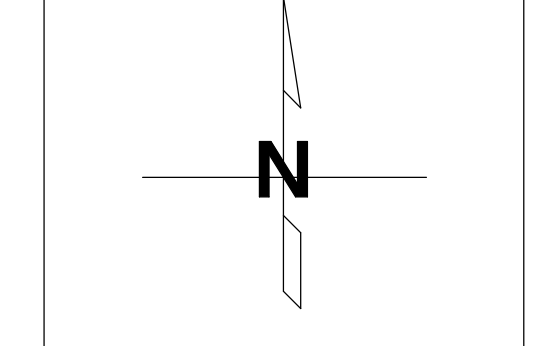


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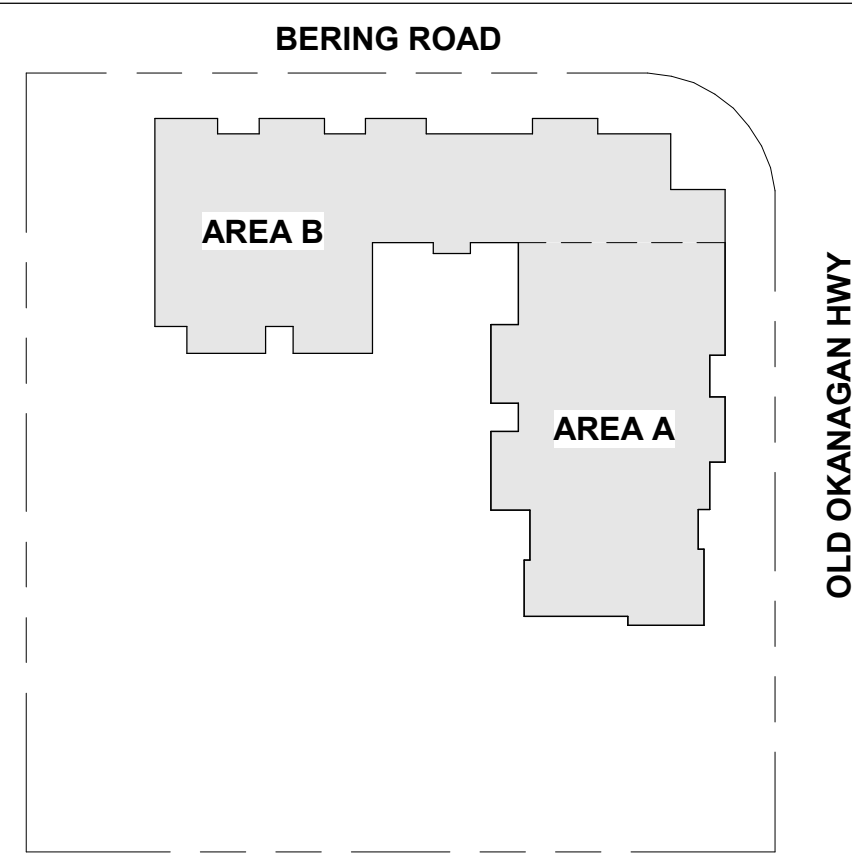
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British Columbia

project no. 2013

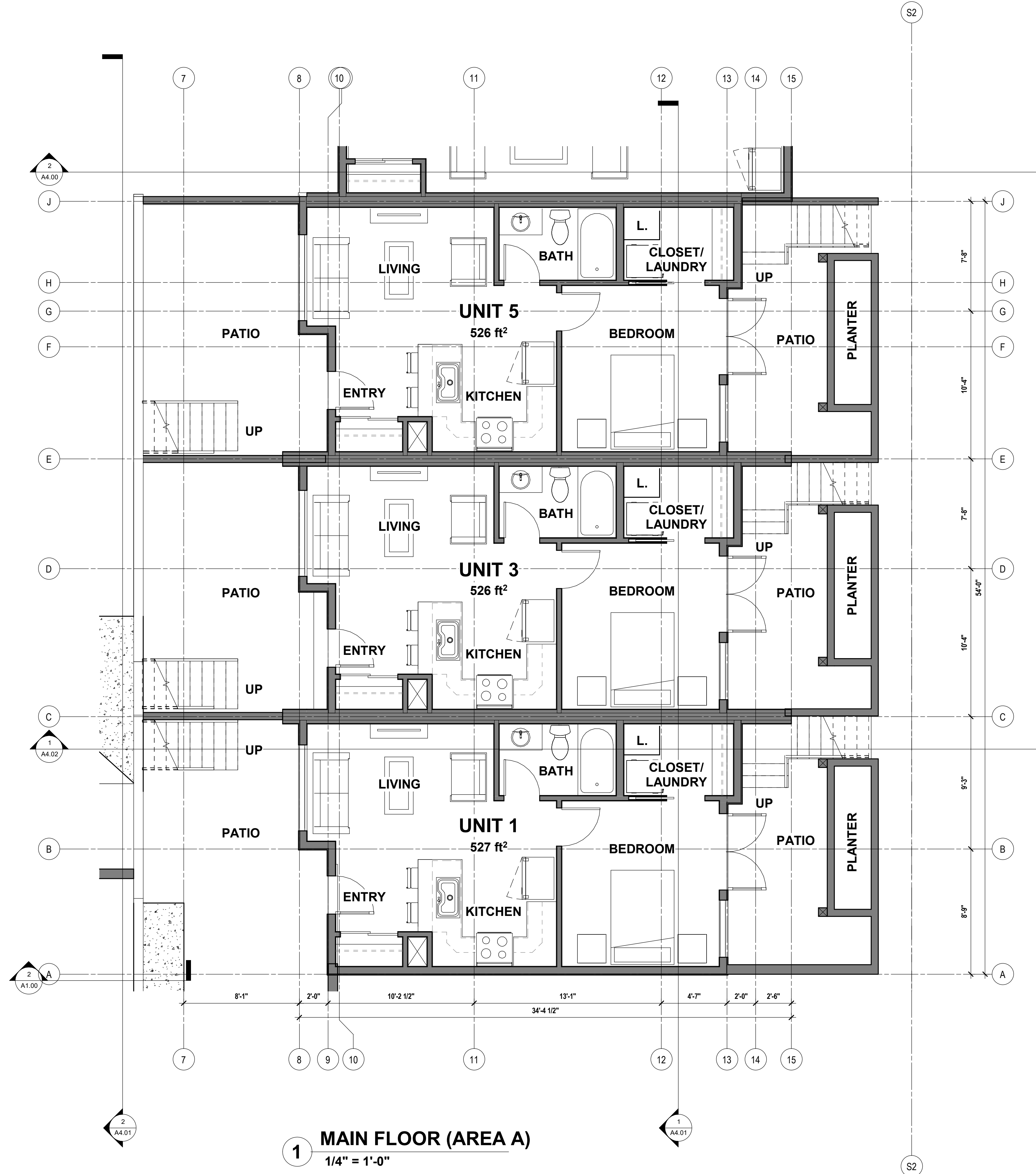
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SITE PLAN

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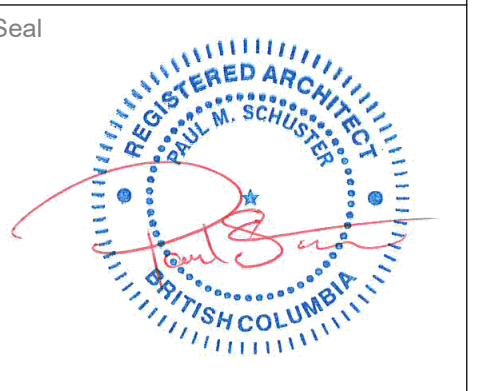
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2 KEY PLAN - MAIN FLOOR (AREA A)
SCALE: 1/32" = 1'-0"



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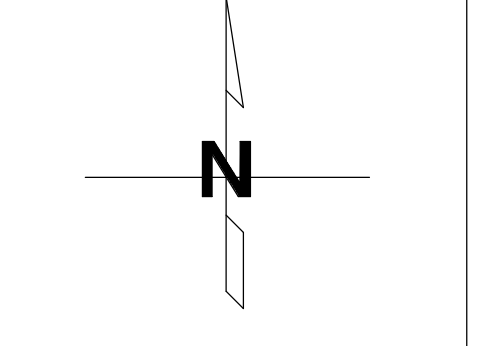
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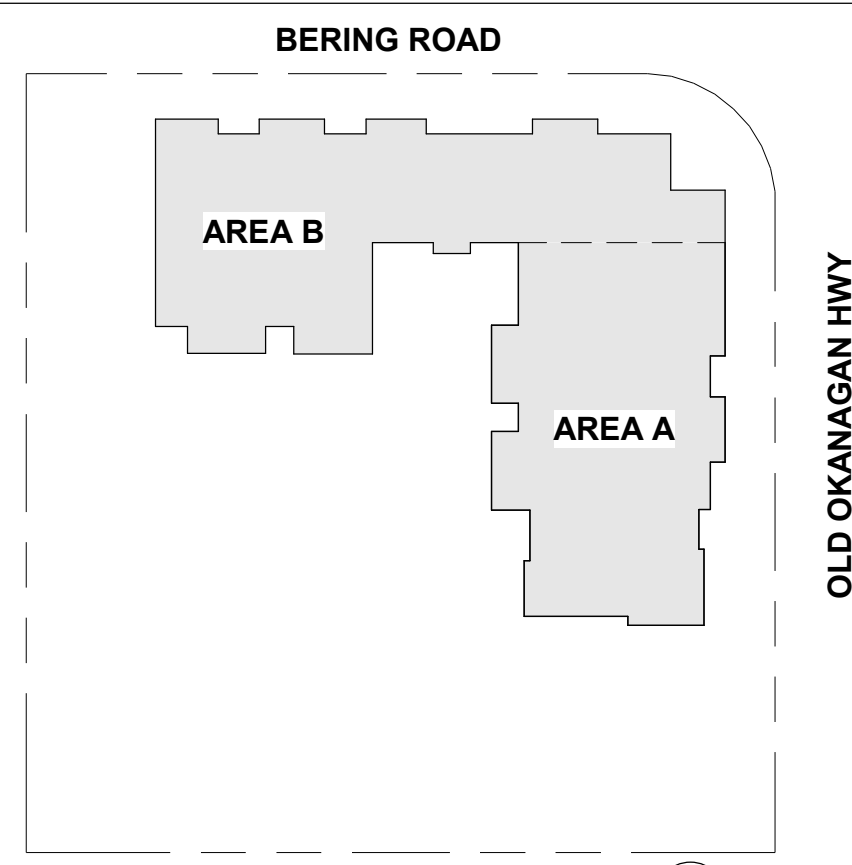
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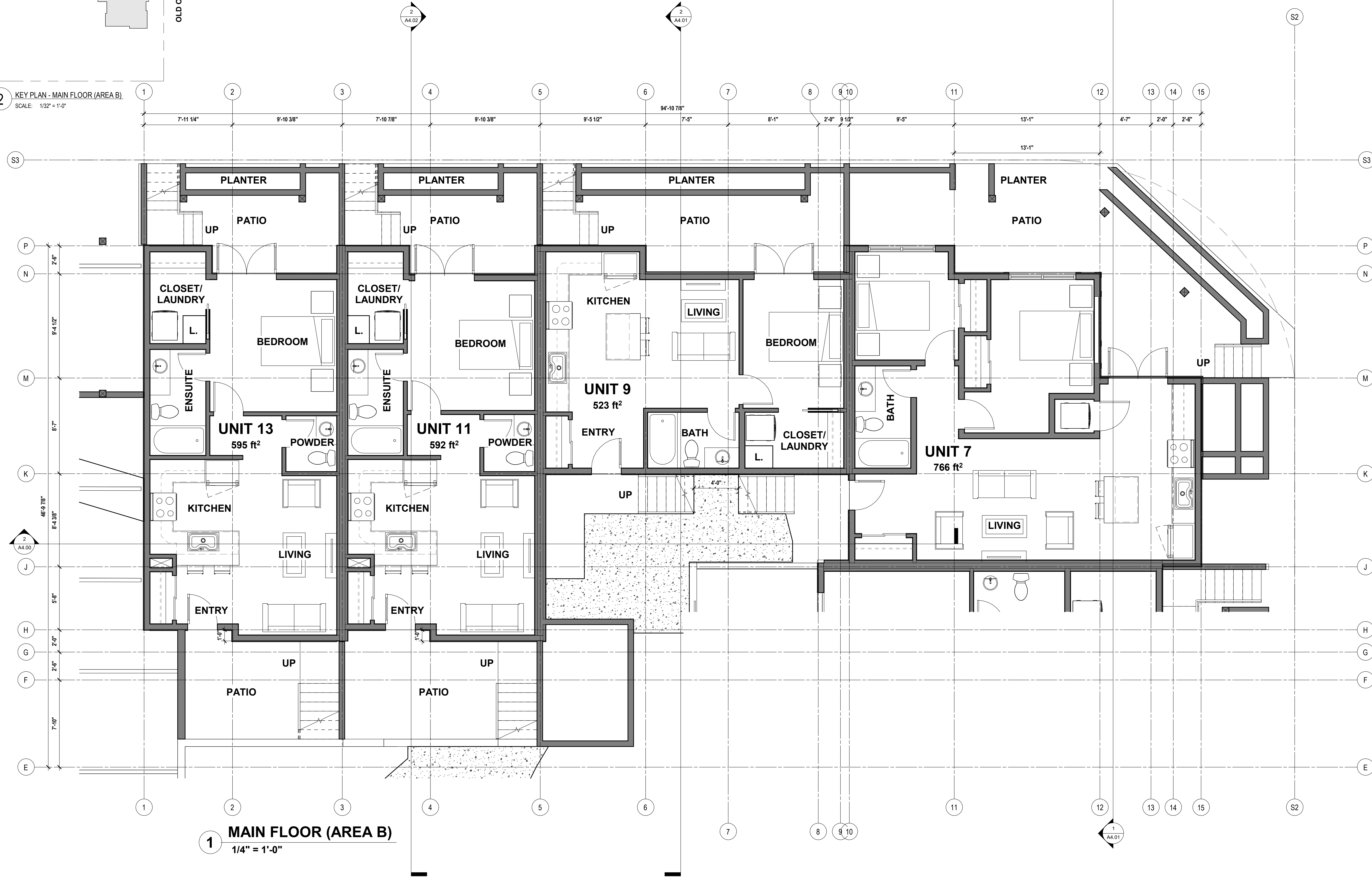
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MAIN FLOOR PLAN (AREA A)

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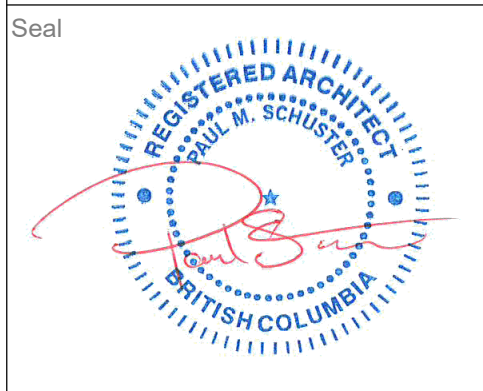
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2 KEY PLAN - MAIN FLOOR (AREA B)
SCALE: 1/32" = 1'-0"



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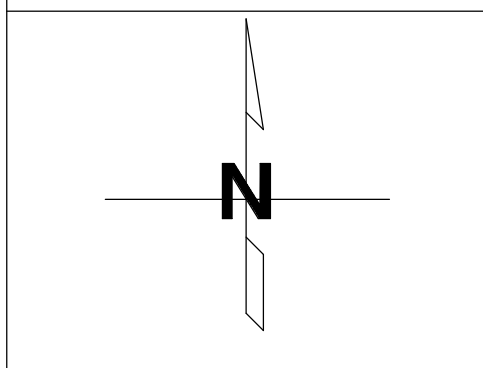
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2405 Bering Road, West Kelowna, British Columbia

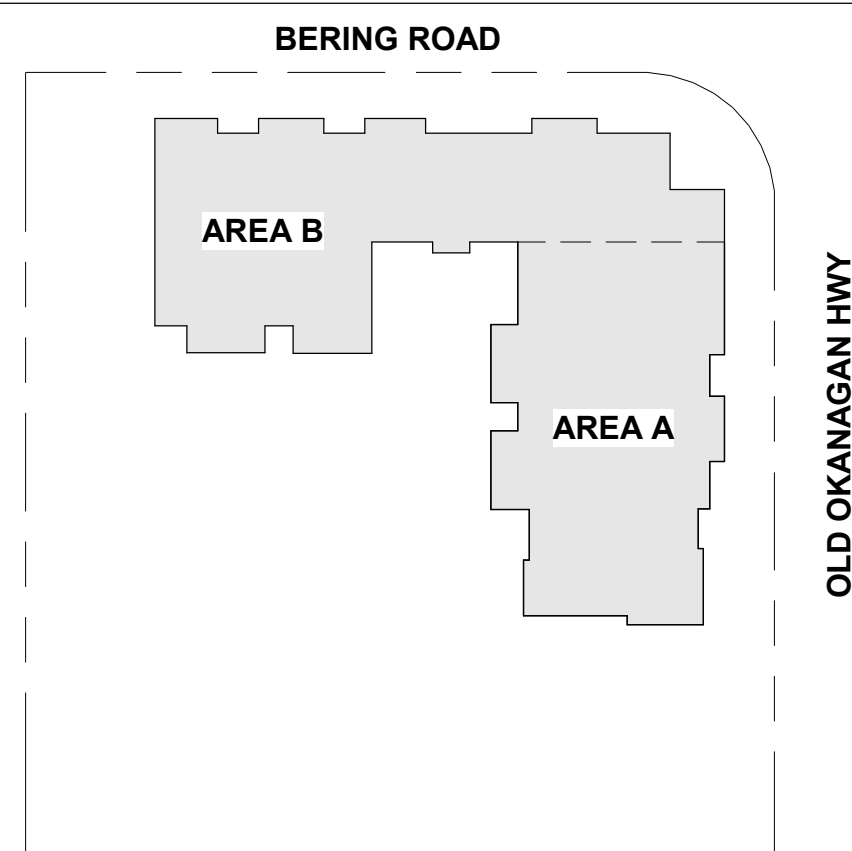
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MAIN FLOOR PLAN (AREA B)

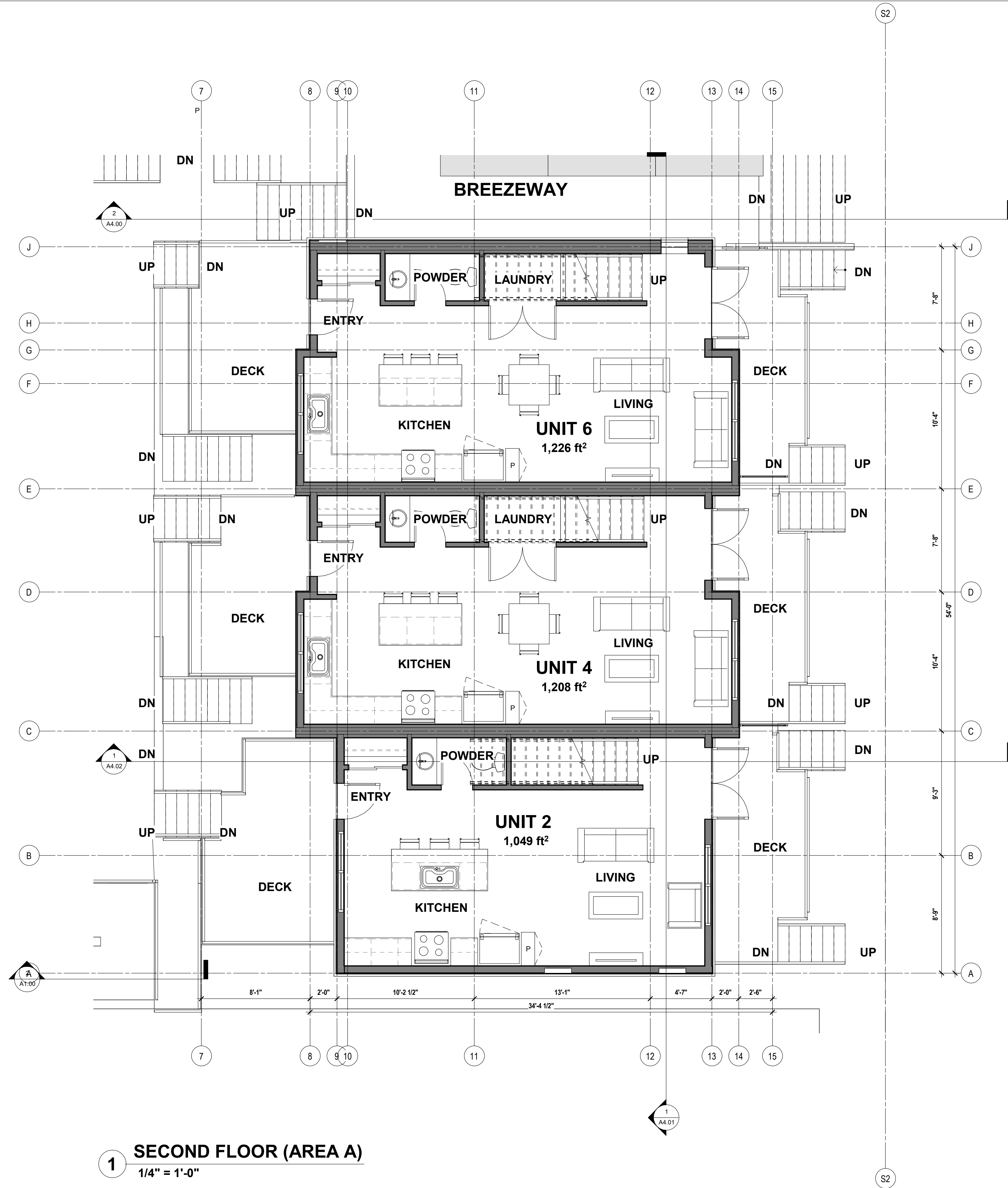
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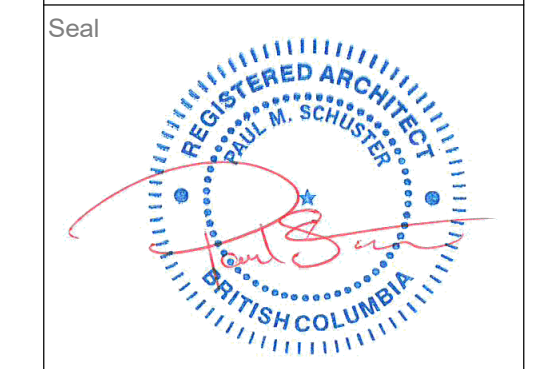


2 KEY PLAN - SECOND FLOOR (AREA A)
SCALE: 1/32" = 1'-0"



1 SECOND FLOOR (AREA A)
1/4" = 1'-0"

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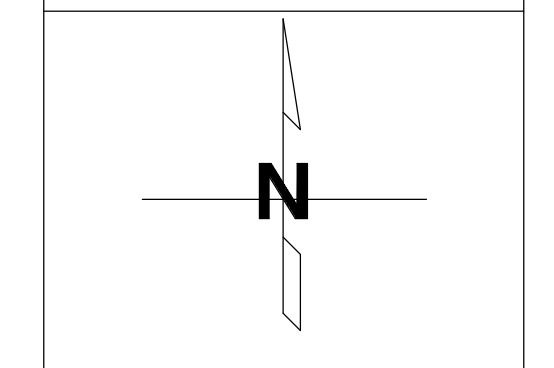


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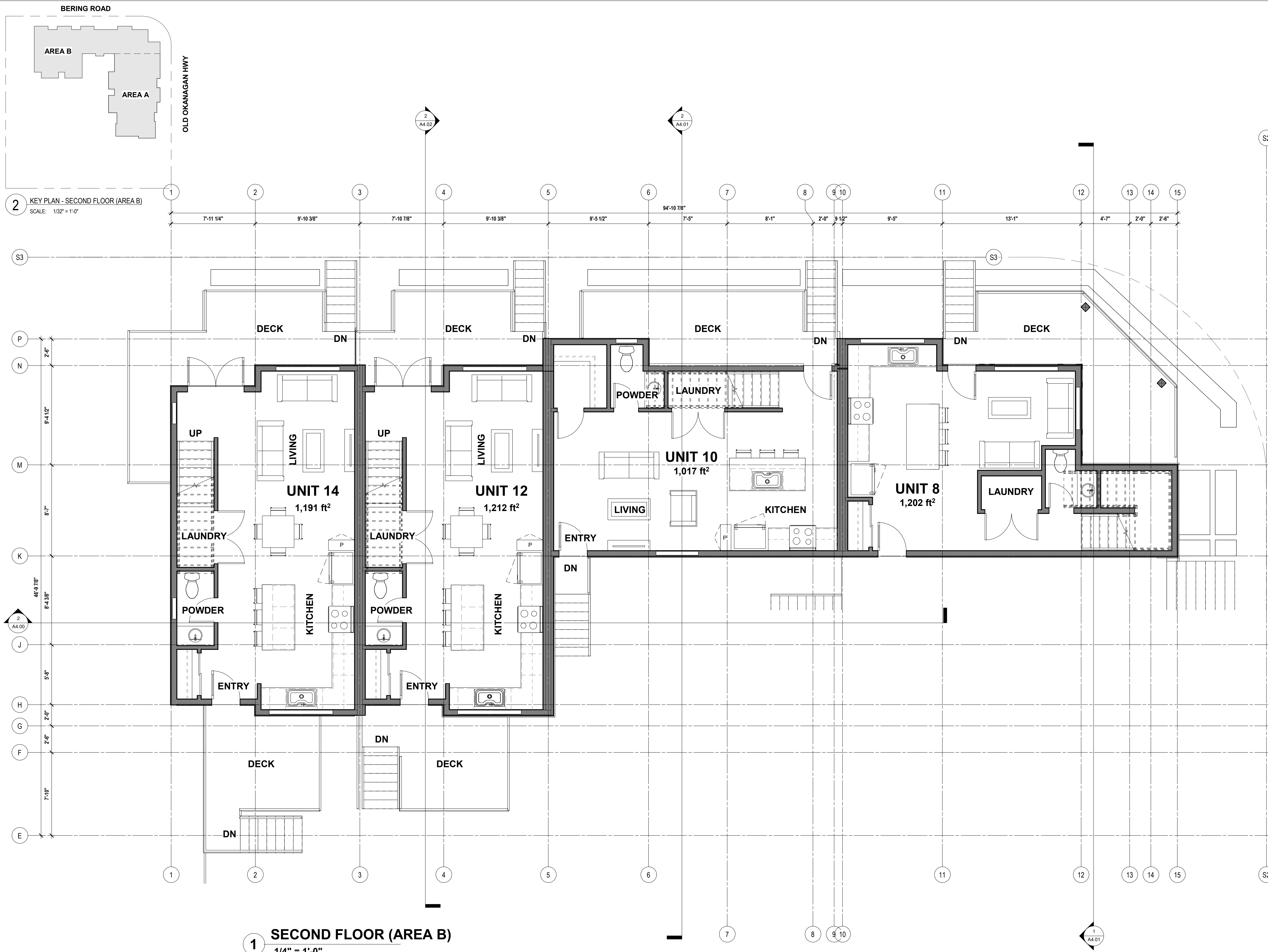
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drawing title
SECOND FLOOR PLAN
(AREA A)

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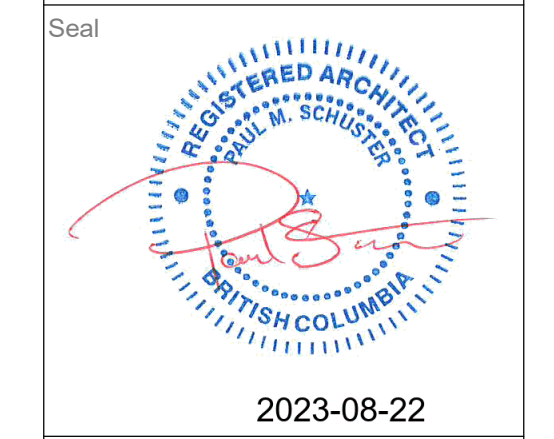
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2 KEY PLAN - SECOND FLOOR (AREA B)
SCALE: 1/32" = 1'-0"

1 SECOND FLOOR (AREA B)
1/4" = 1'-0"

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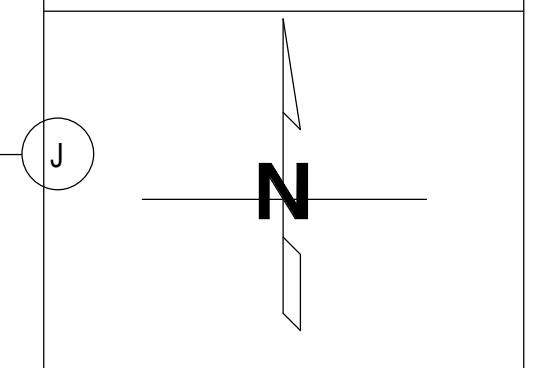
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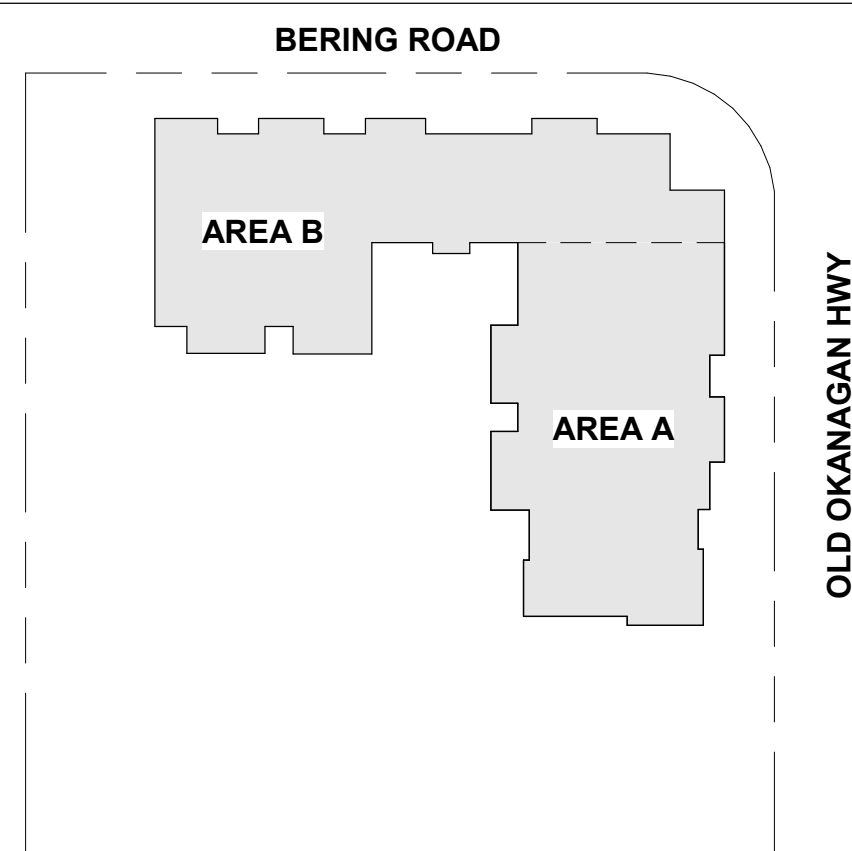
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Project no. 2013

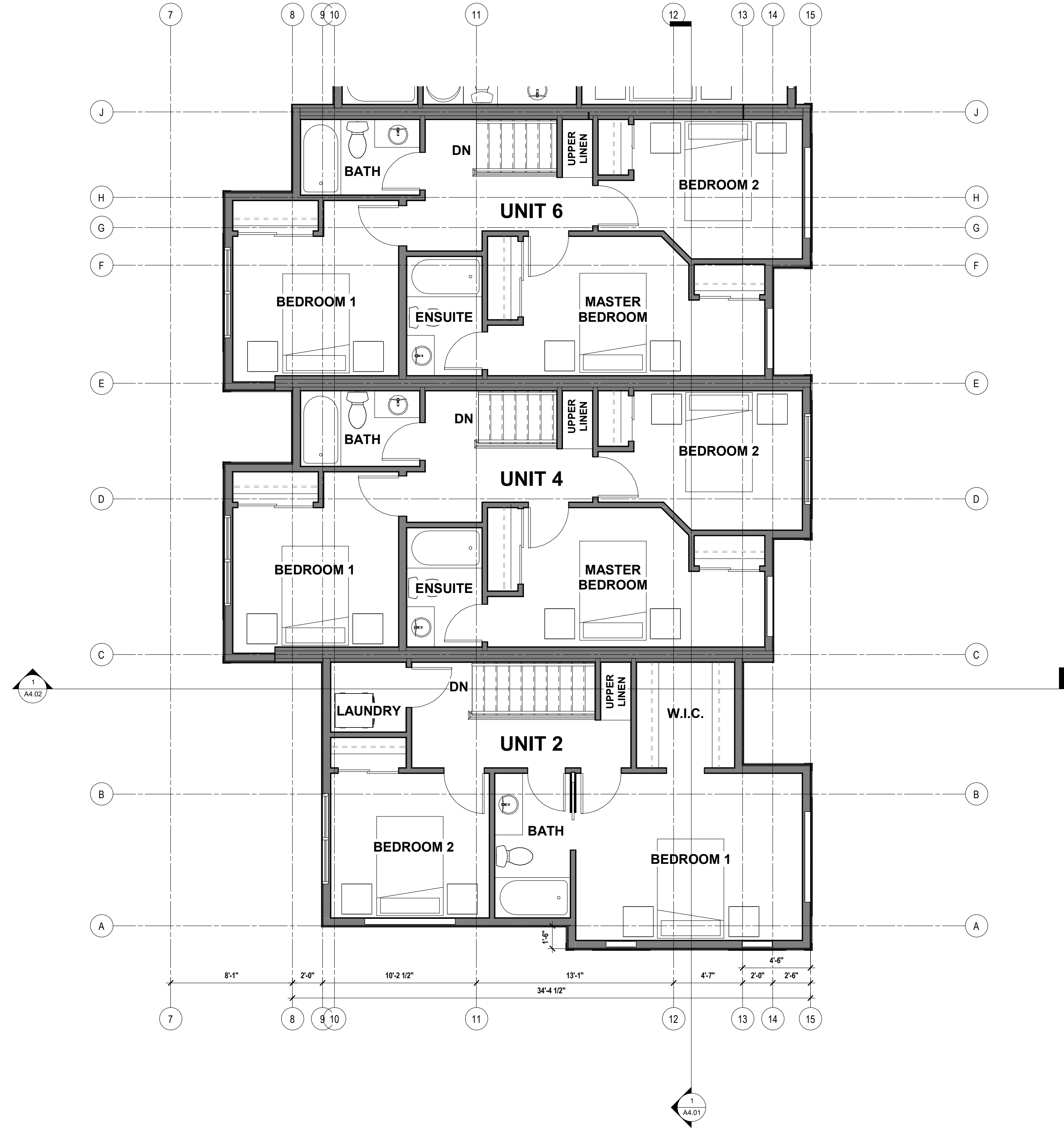
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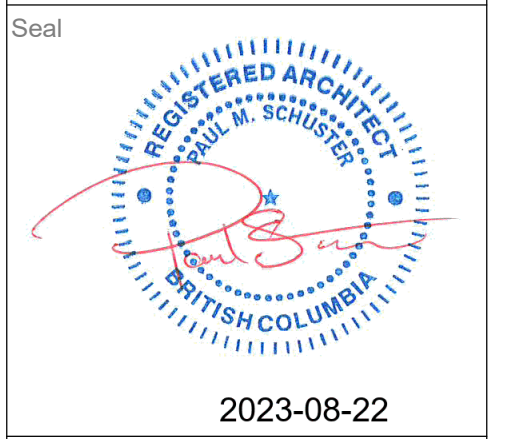


2 KEY PLAN - THIRD FLOOR (AREA A)
SCALE: 1/32" = 1'-0"



1 THIRD FLOOR (AREA A)
1/4" = 1'-0"

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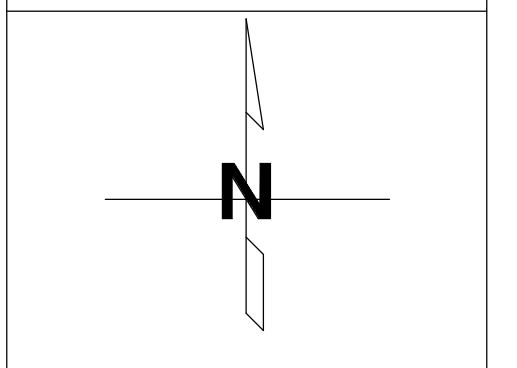


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KELOWNA BC V1X 6Y5

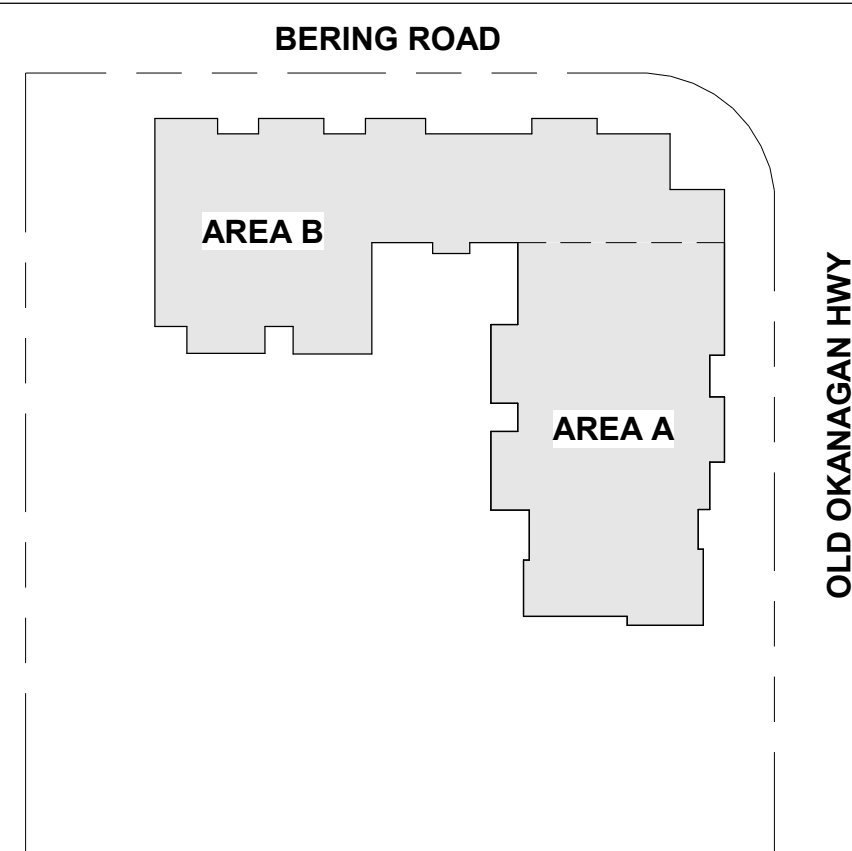
project title
Legacy Town Homes
2405 Bering Road, West Kelowna,
British Columbia

project no. **2013**

drawing title
THIRD FLOOR PLAN (AREA A)

designed	PS	scale	As indicated
drawn	BD		
checked	PS		

drawing no. **A2.06**
plotted 8/22/2023 1:54:35 PM

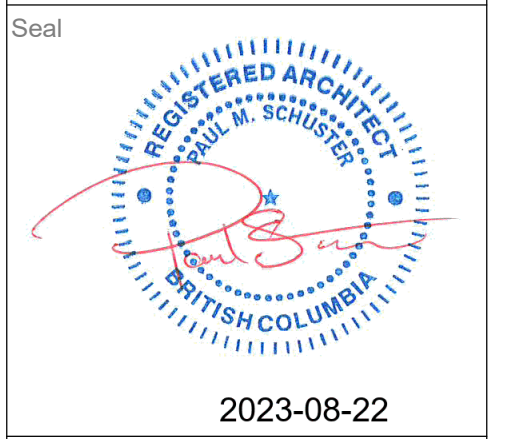


1 KEY PLAN - THIRD FLOOR (AREA B)
SCALE: 1/32" = 1'-0"



2 THIRD FLOOR (AREA B)
1/4" = 1'-0"

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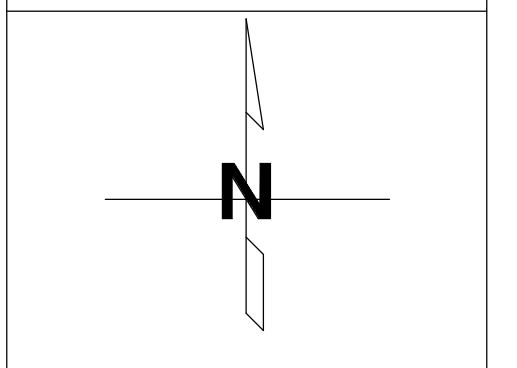
this document is:

<input checked="" type="checkbox"/>	NOT controlled. Revisions may be made without notice.
<input type="checkbox"/>	A CONTROLLED document. Revisions will be advised.
<input checked="" type="checkbox"/>	The first issue of the document.
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No.	Date	Description
1	20230822	ISSUED FOR DP



NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Legacy Town Homes

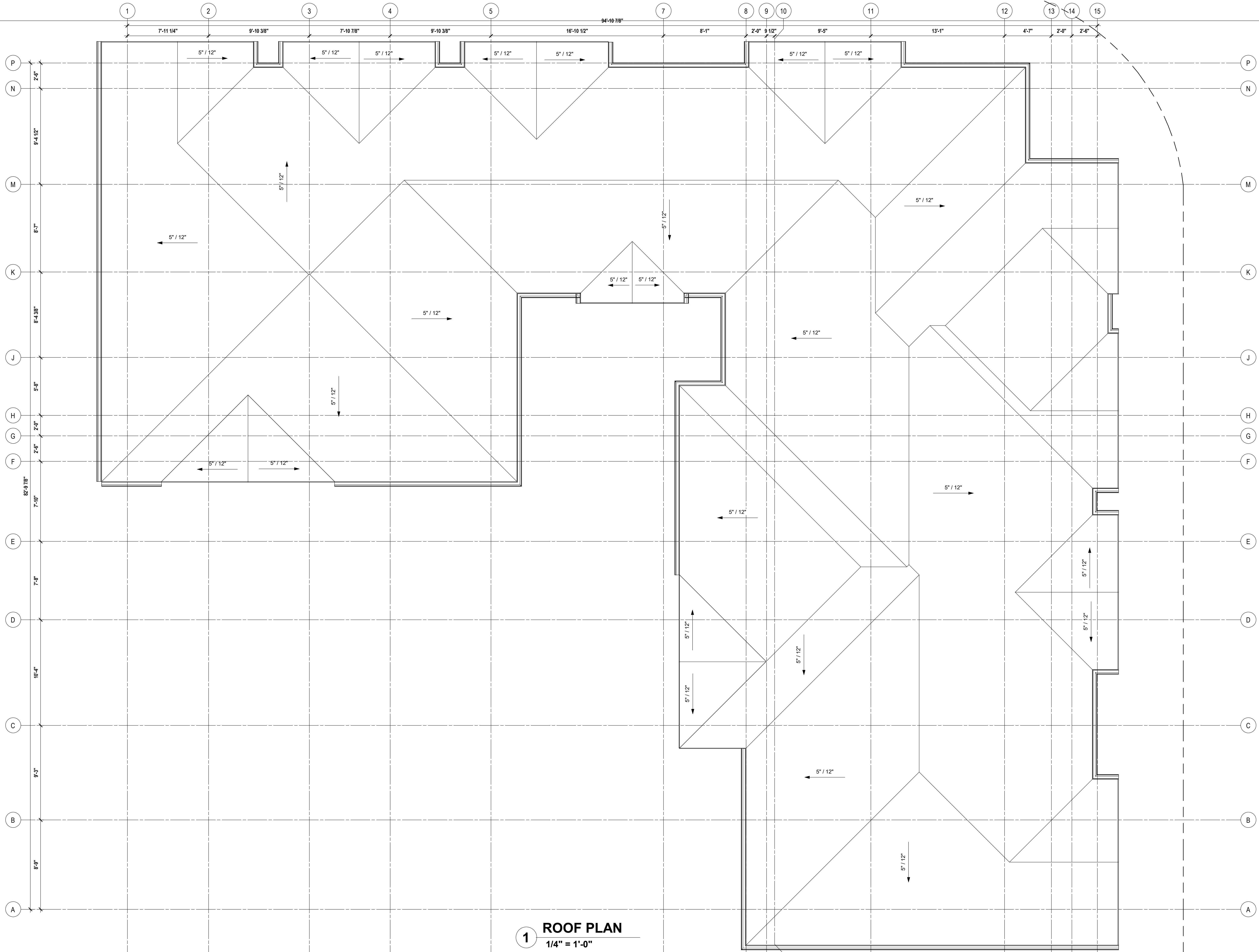
2405 Bering Road, West Kelowna,
British Columbia

project no. 2013

drawing title
THIRD FLOOR PLAN (AREA B)

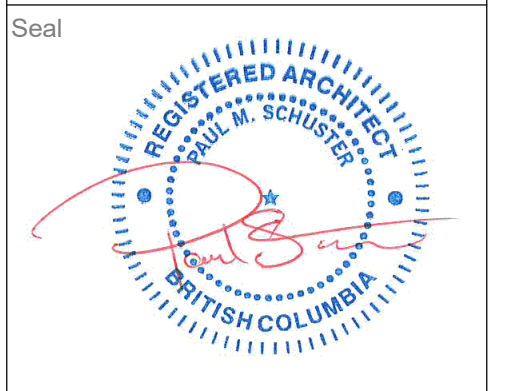
designed	PS	scale	As indicated
drawn	BD		
checked	PS		

drawing no. **A2.07**
plotted 8/22/2023 1:54:36 PM



1 ROOF PLAN
1/4" = 1'-0"

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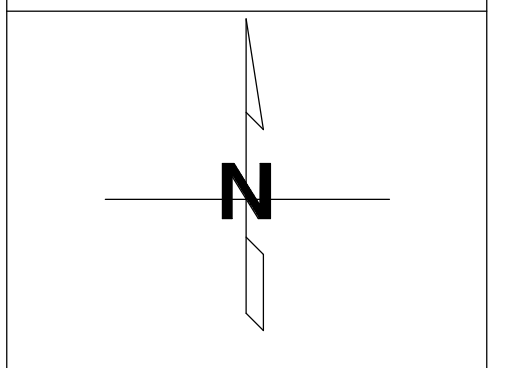
2023-08-22

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No.	Date	Description
2	20230822	ISSUED FOR DP
1	20210111	ISSUED FOR DP



NOVATION
ARCHITECTURE LTD.
 302 - 2237 LECKIE ROAD
 KELOWNA BC V1X 6Y5

project title
Legacy Town Homes
 2405 Bering Road, West Kelowna,
 British Columbia

project no. 2013

drawing title
ROOF PLAN (AREA A & B)

designed	PS	scale	1/4" = 1'-0"
drawn	BD		
checked	PS		

drawing no. **A2.08**
 plotted 8/22/2023 1:54:37 PM

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No.	Date	Description
2	20230822	ISSUED FOR DP
1	20210111	ISSUED FOR DP
Revisions		



project title
 Legacy Town Homes
 2405 Bering Road, West Kelowna, British Columbia
 project no. 2013

drawing title
 EXTERIOR ELEVATIONS

designed	PS	scale	3/16" = 1'-0"
drawn	BD		
checked	PS		
drawing no.	A3.00		

plotted 8/22/2023 1:54:42 PM



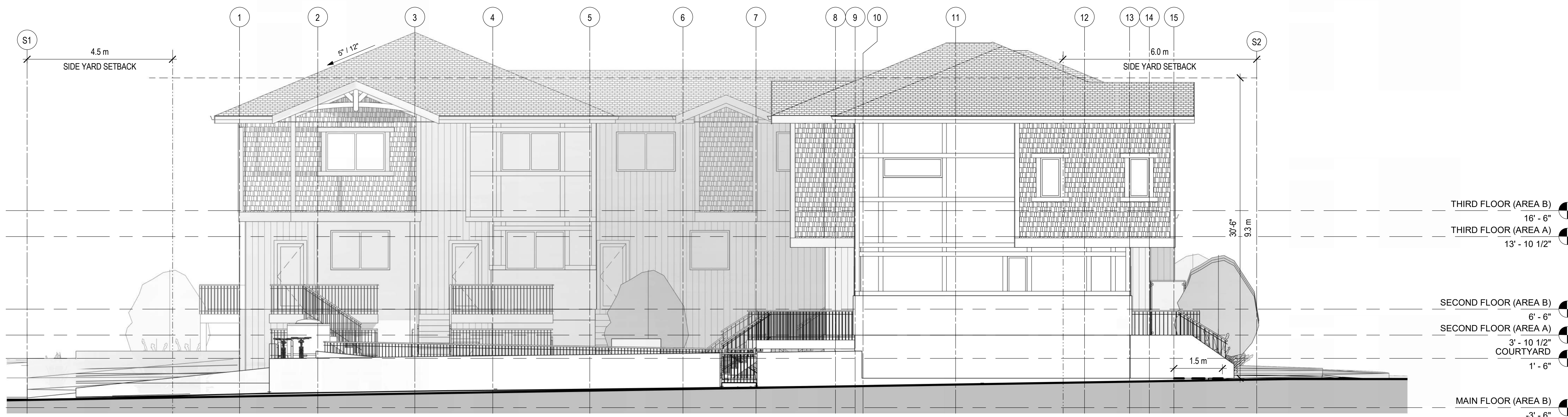
2 NORTH ELEVATION
 3/16" = 1'-0"

- THIRD FLOOR (AREA B) 16' - 6"
- THIRD FLOOR (AREA A) 13' - 10 1/2"
- SECOND FLOOR (AREA B) 6' - 6"
- SECOND FLOOR (AREA A) 3' - 10 1/2"
- COURTYARD 1' - 6"



1 EAST ELEVATION
 3/16" = 1'-0"

- THIRD FLOOR (AREA B) 16' - 6"
- THIRD FLOOR (AREA A) 13' - 10 1/2"
- SECOND FLOOR (AREA B) 6' - 6"
- SECOND FLOOR (AREA A) 3' - 10 1/2"
- COURTYARD 1' - 6"

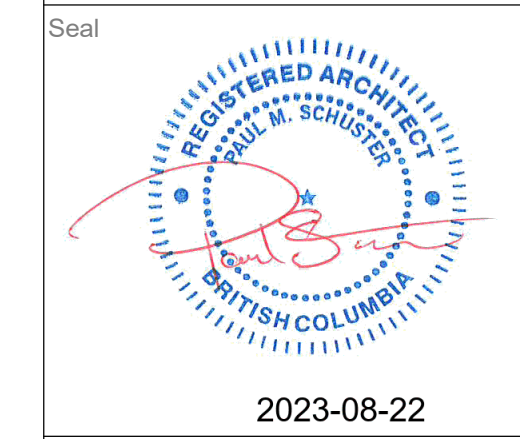


2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

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No.	Date	Description	Revisions
2	20230822	ISSUED FOR DP	
1	20210111	ISSUED FOR DP	



project title
Legacy Town Homes

2405 Bering Road, West Kelowna, British Columbia

project no. 2013

drawing title
EXTERIOR ELEVATIONS

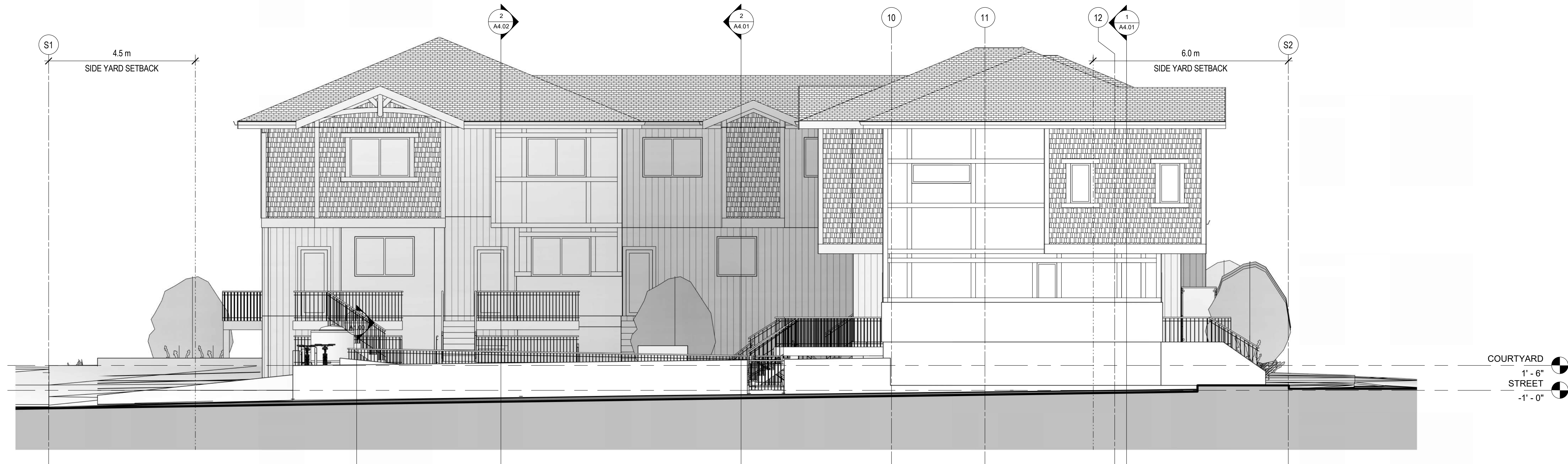
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drawn	BD		
checked	PS		

drawing no.
A3.01

plotted
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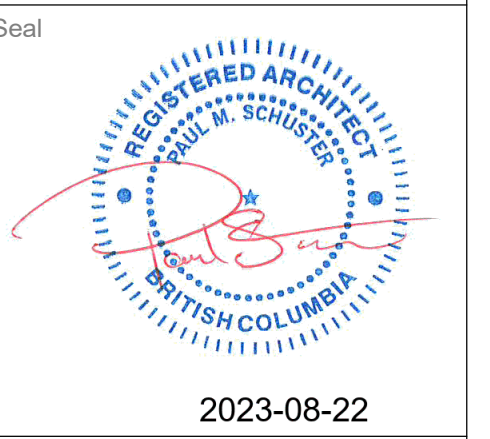


SECTION B
3/16" = 1'-0"



SECTION A
3/16" = 1'-0"

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1	20210111	ISSUED FOR DP	

NOVATION
ARCHITECTURE LTD.
 302 - 2237 LECKIE ROAD
 KELOWNA BC V1X 6Y5

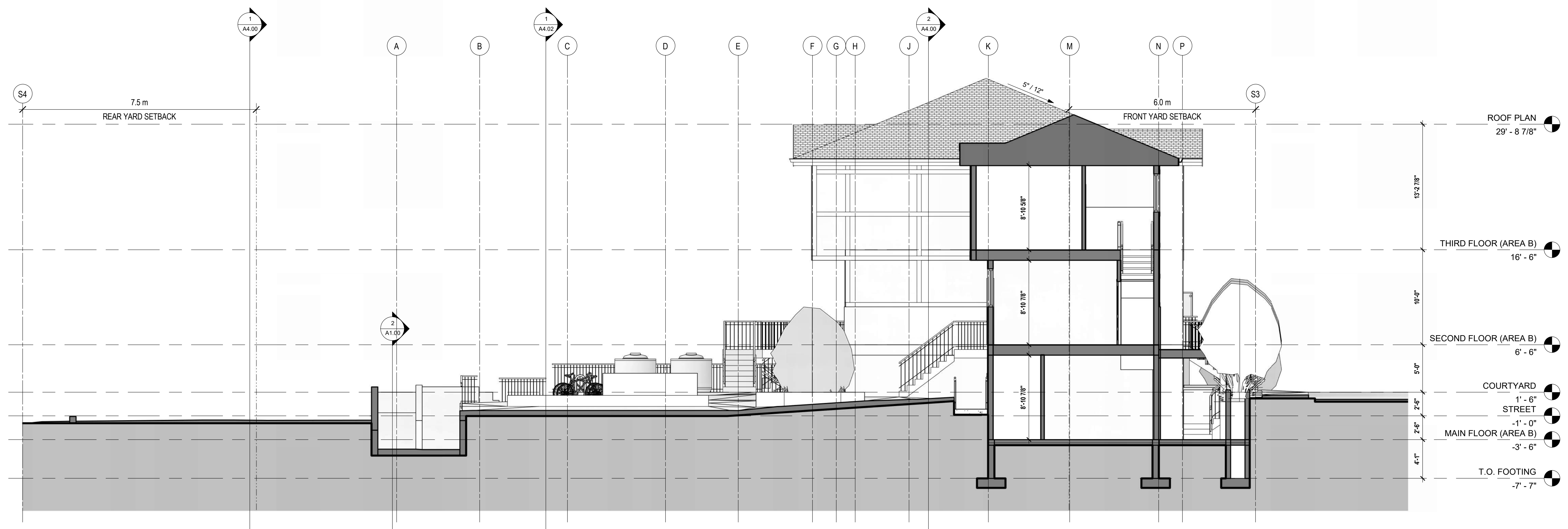
project title
 Legacy Town Homes
 2405 Bering Road, West Kelowna,
 British Columbia

project no. 2013

drawing title
 BUILDING SECTIONS

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drawn	BD		
checked	PS		

drawing no.
A4.00
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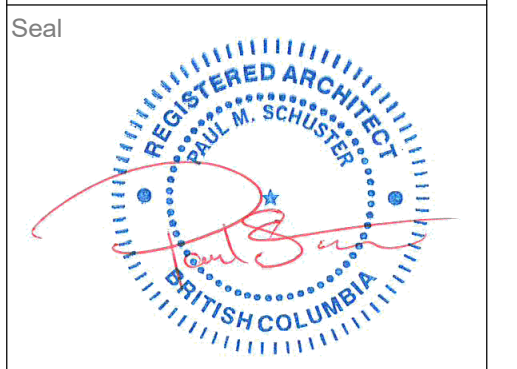


2 SECTION D
3/16" = 1'-0"



1 SECTION C
3/16" = 1'-0"

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No.	Date	Description
2	20230822	ISSUED FOR DP
1	20210111	ISSUED FOR DP



project title
Legacy Town Homes

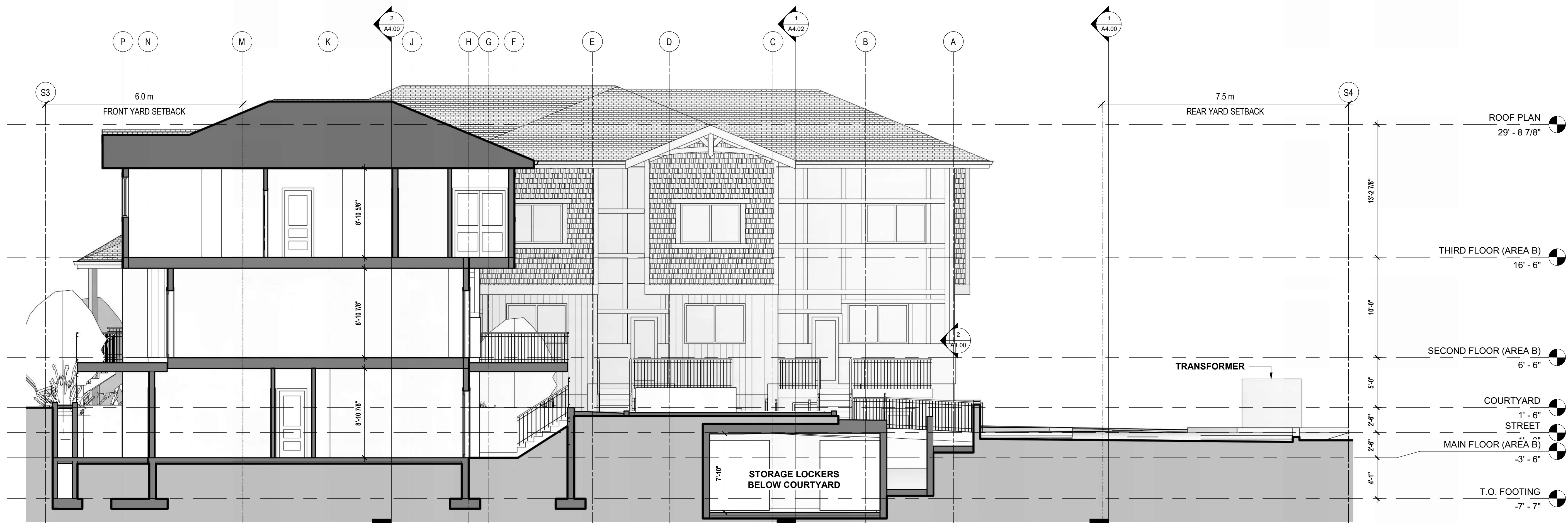
2405 Bering Road, West Kelowna, British Columbia

project no. 2013

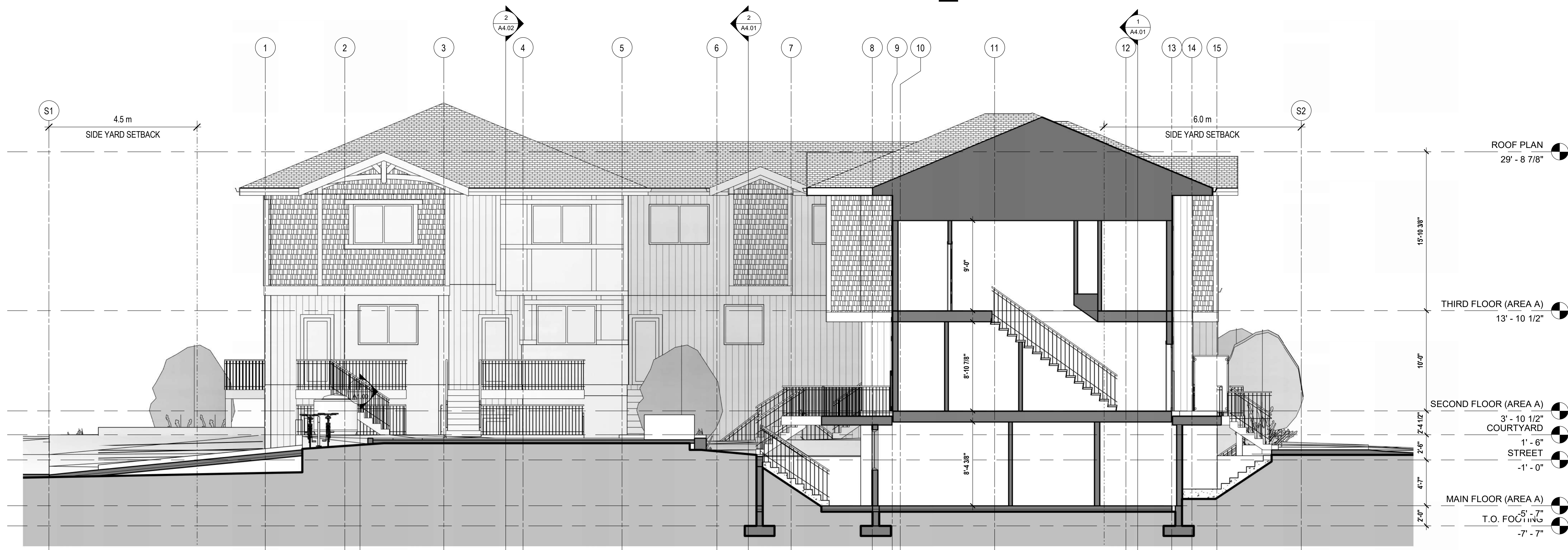
drawing title
BUILDING SECTIONS

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drawn	BD		
checked	PS		

drawing no. **A4.01**
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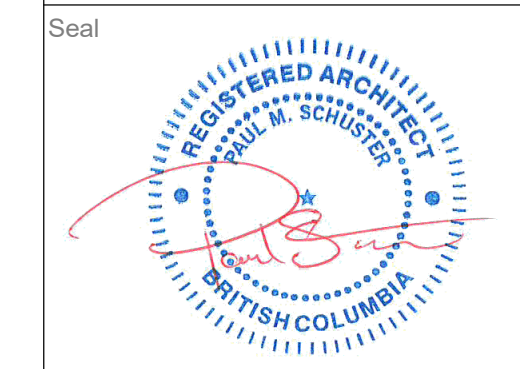


2 SECTION F
3/16" = 1'-0"



1 SECTION E
3/16" = 1'-0"

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No.	Date	Description	Revisions
2	20230822	ISSUED FOR DP	
1	20210111	ISSUED FOR DP	



project title
Legacy Town Homes

2405 Bering Road, West Kelowna, British Columbia

project no. 2013

drawing title
BUILDING SECTIONS

designed	PS	scale	3/16" = 1'-0"
drawn	BD		
checked	PS		
drawing no.			

A4.02

plotted 8/22/2023 1:52:22 PM



BLACK ALUMINIUM FASCIAS, SOFFITS, FLASHINGS & RAILINGS

GREEN SHAKE SIDING

WOOD BEAMWORK



WHITE BOARD AND BATTEN

GREY VERTICAL SIDING

DARK STONE SIDING

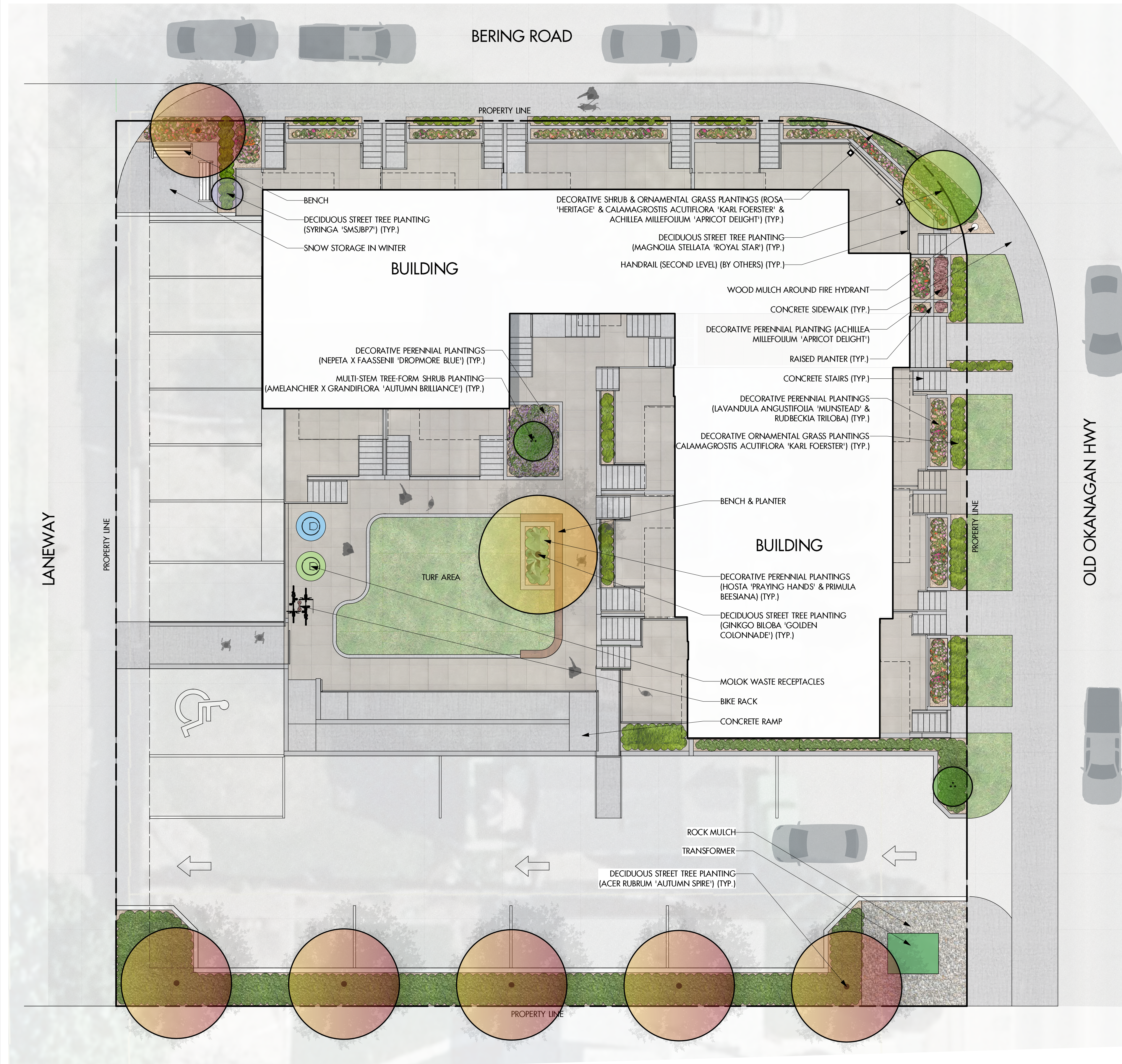


CLEAR GLASS

WHITE VINYL FRAMES

LEGACY TOWN HOMES

2405 BERING ROAD



ALLIAN BLOCK PLANTERS



HERITAGE ROSES



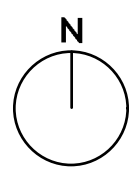
TURF AMENITY SPACE

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN ON PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1.0m DEPTH TOPSOIL PLACEMENT.
5. TURF FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 200mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / REMARKS
TREES			
ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE RED MAPLE	6	6m CAL.
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY	2	#15 CONT. / MULTI-STEM
GINKGO BILOBA 'GOLDEN COLONNADE'	GOLDEN COLONNADE GINKGO	1	6m CAL.
MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1	6m CAL.
SYRINGA 'SMSJB7'	BLOOMERANG DARK PURPLE LILAC	1	6m CAL.
SHRUBS			
ROSA 'HERITAGE'	HERITAGE ROSE	27	#02 CONT. / 1.2m O.C. SPACING
PERENNIALS			
ACHILLEA MILLEFOLIUM 'APRICOT DELIGHT'	APRICOT DELIGHT YARROW	55	#01 CONT. / 0.75m O.C. SPACING
CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	38	#01 CONT. / 1.2m O.C. SPACING
HOSTA 'PRAYING HANDS'	PRAYING HANDS HOSTA	4	#01 CONT. / 0.6m O.C. SPACING
LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	13	#01 CONT. / 0.9m O.C. SPACING
NEPETA X FAASSENII 'DROPMORE BLUE'	DROPMORE BLUE CATMINT	9	#01 CONT. / 0.9m O.C. SPACING
PRIMULA BEESIANA	BEES PRIMROSE	4	#01 CONT. / 0.6m O.C. SPACING
RUBECKIA TRILOBA	THREE LOBED CONEFLOWER	13	#01 CONT. / 0.9m O.C. SPACING



PROJECT TITLE

LEGACY TOWNHOMES
2405 BERING ROAD

West Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
3	21.11.17	Review
4	23.01.20	Review
5	23.08.02	Review
6	23.09.20	Review
7	23.09.26	Review

PROJECT NO. 20089

DESIGN BY PH

DRAWN BY TR

CHECKED BY FB

DATE SEP. 26, 2023

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

L1/1

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Wednesday, August 2, 2023

Novation Architecture

302-2237 Leckie Road,

Kelowna, BC V1Y 9T1

Attn: Brandon Dobroskay

Tel: (236) 420-4144

Email: brandon@novationarchitecture.com

Re: Legacy Townhomes– Preliminary Cost Estimate for Bonding

Dear Brandon:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Legacy Townhomes conceptual landscape plan dated 23.08.02;

- Landscape Improvements: 236 square meters (2,540 square feet) = \$17,712.75

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of West Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

A handwritten signature in black ink, appearing to read "Fiona".

Fiona Barton, MBCSLA, CSLA

as per

Ecora Engineering & Resource Group Ltd.

200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757

ecora.ca