



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT
DP 24-08

TO: LIVE HOSKINS INC., INC. NO. A0124222
28, 104 ALLARD LINK SW
EDMONTON, AB
T6W 2N2

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 A DISTRICT LOT 486 OSOYOOS DIVISION YALE DISTRICT PLAN EPP135675

(3717 Hoskins Road)

3. This Permit allows for the development of a 7 storey mixed use 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 and other structures is to be in accordance with Schedule 'A';
 - b. The landscaping is to be in accordance with Schedule 'B';
4. 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.
5. If this Development Permit has not been issued within one year from approval, the Development Permit shall be deemed to have been refused and the file will be closed.
6. **This Permit is not a Building Permit.**
7. **This Permit is not a Municipal Highway Permit.**
8. **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.
9. 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

I hereby confirm that I have read and agree with the conditions of Development Permit DP 24-08 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, prepared by Lime Architecture Inc., dated May 21, 2024 (20 pages).

Schedule B:

- Landscape Plan and Estimate, prepared by Ecora Engineering & Resource Group Ltd., dated February 8, 2024 (3 pages).

3717 HOSKINS ROAD, WEST KELOWNA, BC



VIEW FROM CORNER OF HOSKINS ROAD AND DOBBIN ROAD

PROPERTY DESCRIPTION

CIVIC: 3717 HOSKINS ROAD, WEST KELOWNA, BC
LEGAL: PLAN KAP761, BLOCK 5, LOT 6, DL 486, ODYD

CONSULTANT TEAM

OWNER/OPERATOR

Lakeland Living Development Corp.
#240 Royal Vista Place NW
Calgary, AB T3R 0P3
403-819-3055

Contact(s):
Christopher Blake
Ed Romanowski

ARCHITECTURAL

LIME Architecture
205-1626 Richter Street
Kelowna, BC V1Y 2M3
250-448-7801

Contact(s):
Brady Derksen

CIVIL

D. E Piling & Associates
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Kelowna, BC V1Y 4Y7
250-763-2315

Contact(s):
David Mori
Cody Reveen

LANDSCAPE

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2045 Enterprise Way
Kelowna, BC V1Y 9T5
250-469-9757

Contact(s):
Achim Muller

ELECTRICAL

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15 Huron Street
Devon, AB T9G 1G4
780-987-3599

Contact(s):
Jim Kiezik
Todd Naffin

MECHANICAL

PMW Engineering Ltd.
#401-9945 50th Street
Edmonton, AB T6A 0L4
825-203-9999

Contact(s):
Colin Middleton

STRUCTURAL

sorensenTRILOGY
#215-737 Goldstream Avenue
Victoria, BC V9B 2X4
778-265-7360

Contact(s):
Brian Lange

ARCHITECTURAL SHEET LIST

DP-000	COVER SHEET
DP-001	SITE CONTEXT
DP-002	OCP RESPONSE
DP-003	SHADOW STUDIES
DP-004	PROJECT INFORMATION
DP-005	SITE CONTEXT
DP-100	LOWER PARKADE PLAN
DP-101	LEVEL 1 PLAN
DP-102	LEVEL 2 PLAN
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DP-106	LEVEL 6 PLAN
DP-107	ROOFTOP AMENITY PLAN
DP-200	WEST ELEVATIONS
DP-201	NORTH ELEVATIONS
DP-202	EAST ELEVATIONS
DP-203	SOUTH ELEVATIONS
DP-600	PERSPECTIVE VIEWS



PHONE:250-448-7801

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Revision No., Date and Description

04.11.23 FOR DISCUSSION

06.02.23 FOR REVIEW

06.09.23 FOR REVIEW

06.20.23 FOR DISCUSSION

06.23.23 FOR REZONING

06.23.23 FOR DISCUSSION

08.02.23 FOR COORDINATION

11.17.23 FOR REVIEW

11.21.23 REZONING ADDENDUM #1

11.24.23 REISSUE REZONING ADDENDUM #1

12.18.23 FOR COORDINATION

02.05.24 MOTI SETBACK APPLICATION

02.06.24 FOR COORDINATION

02.14.24 FOR REVIEW

02.28.24 FOR COORDINATION

03.06.24 FOR DP

04.01.24 50% BP COORDINATION

04.26.24 FOR 75% BP COORDINATION

05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date

05.21.24

PROJECT

LIVE HOSKINS

DRAWING TITLE

COVER SHEET

Drawing No.

DP-000

DP ADDENDUM #2

Site Description & Current Conditions

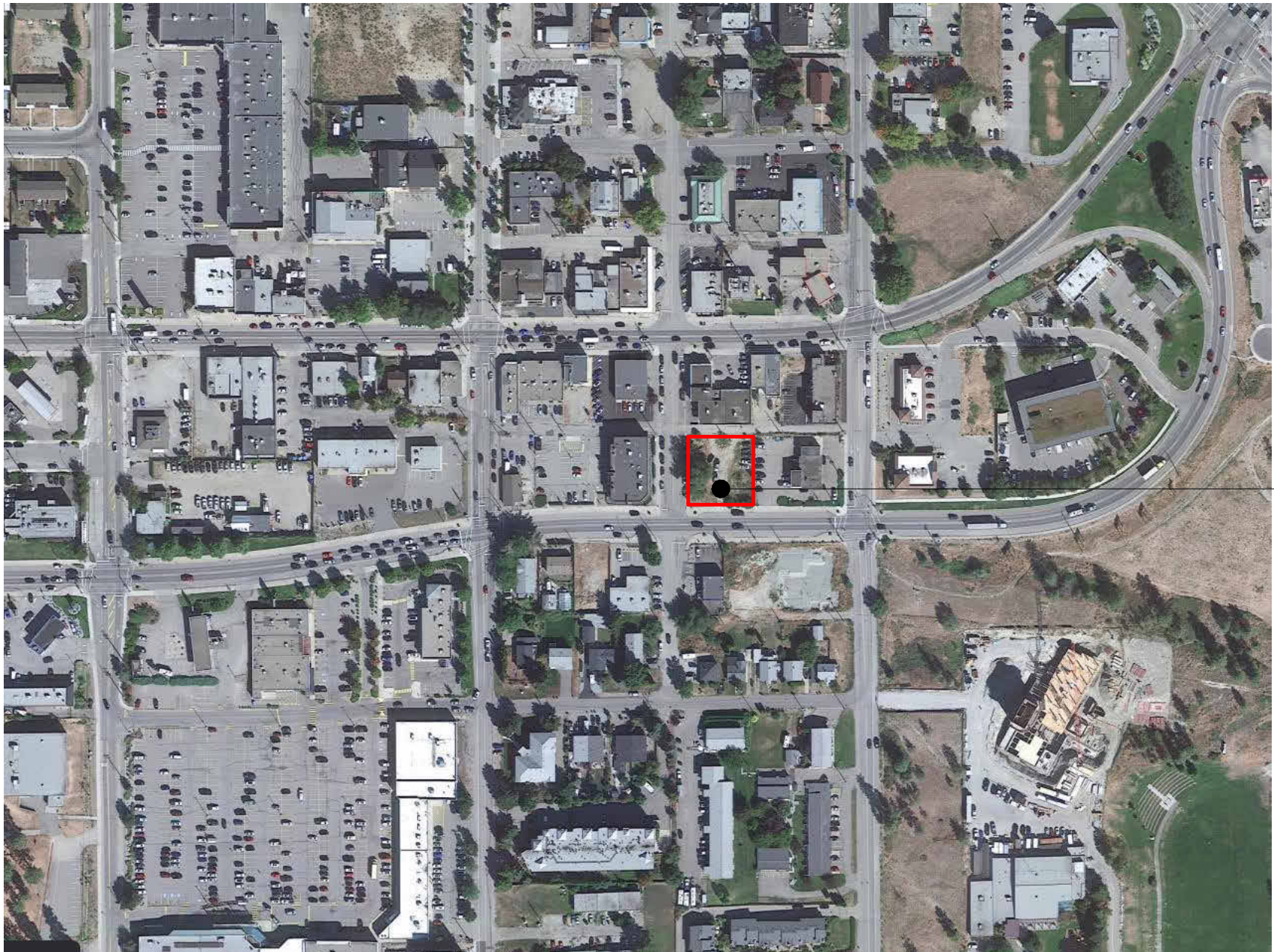
The proposed development consists of a three-lot assembly located at the corner of Hoskins Road and Dobbin Road, with two designated parkade accesses; one from Hoskins Road, the other from a lane. Located in the Westbank Urban Centre Commercial Core, a vibrant and developing area with many amenities, the proposed 7-storey building will offer transitional density between the core of the Urban Centre to the outlying residential areas.

The site is within close proximity to grocery and retail stores, restaurants, schools and parks, civic offices, recreational facilities, and has frequent transit nearby to support the residents.

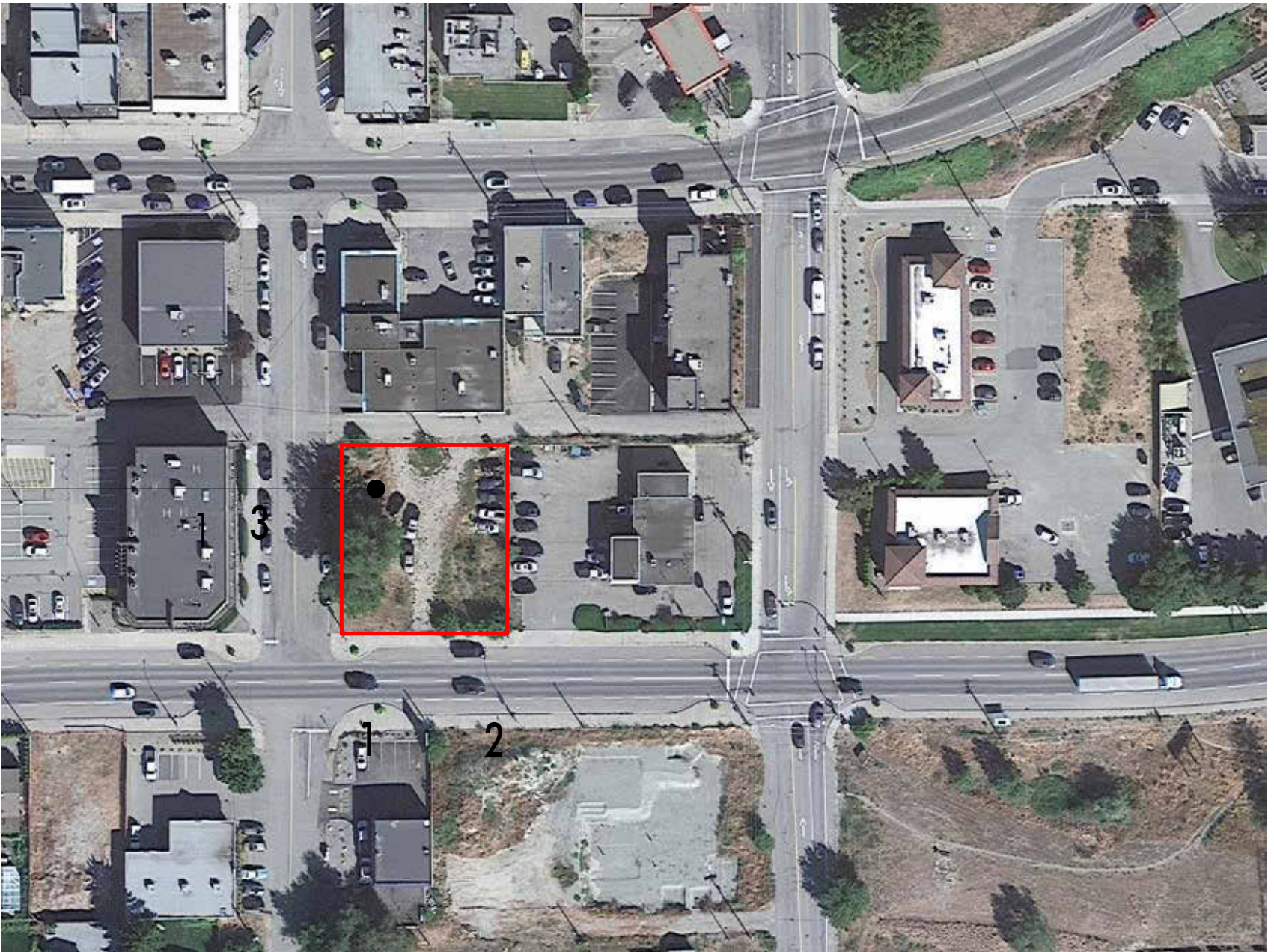
To ensure a cohesive design with the surrounding neighbourhood, the building design calls for a 2m setback along Dobbin Road to align with the existing building to the west across Hoskins Road and to accommodate future expansion of Dobbin Road.



1. VIEW FROM DOBBIN ROAD FACING THE SITE AND HOSKINS ROAD



SITE LOCATION



SITE CONDITION KEY MAP



2. VIEW FROM DOBBIN ROAD FACING THE SITE



3. VIEW FROM HOSKINS ROAD FACING THE SITE AND DOBBIN ROAD

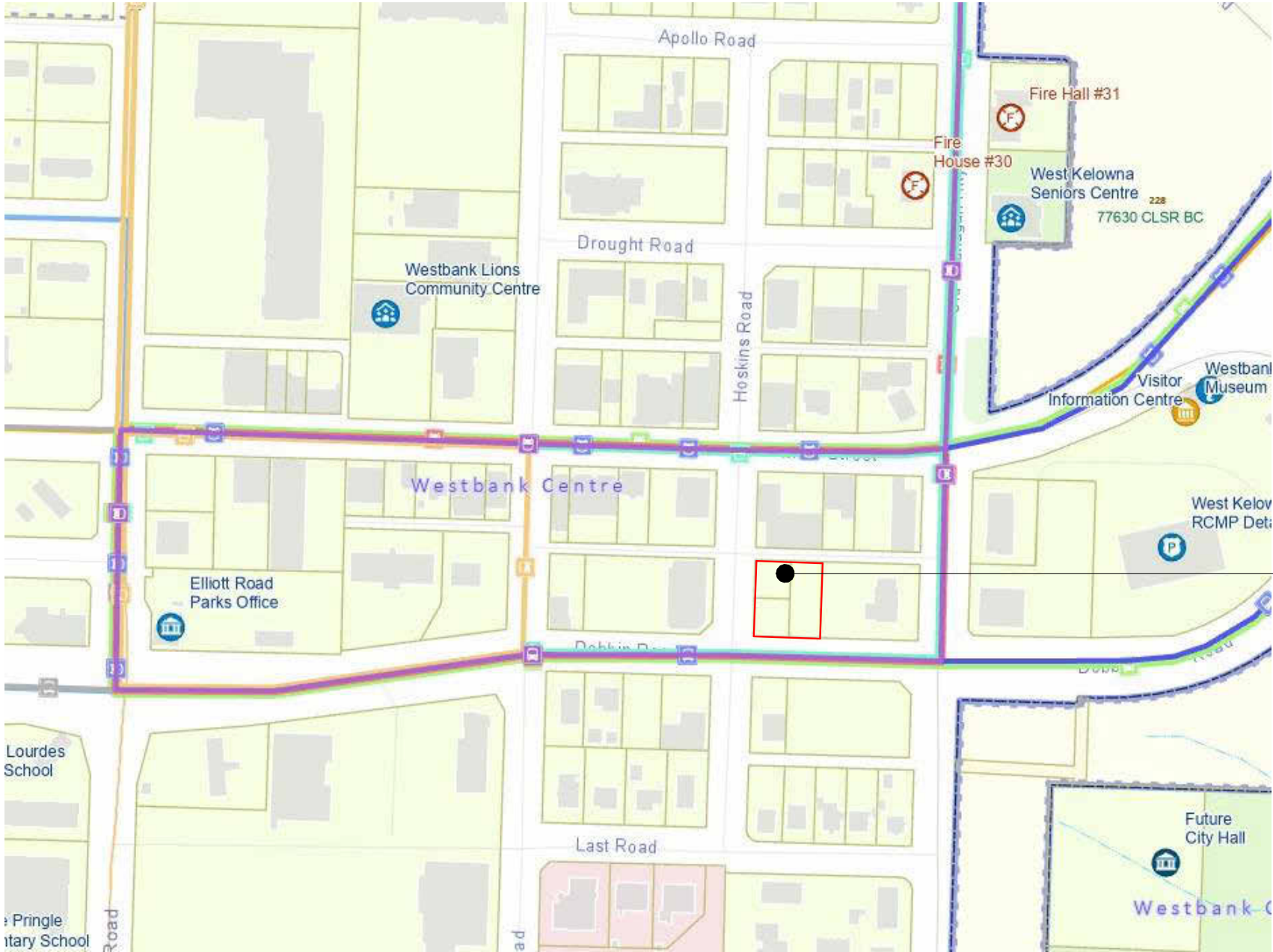
Transportation

Located between Main Street and Dobbin Road, West Kelowna's transportation network is easily accessible to residents who wish to explore other areas in West Kelowna. There are two bus stops nearby on Dobbin Road (180m or a 4-minute walk) and Main Street (120m or a 1-minute walk), and the Elliott Road Transit Exchange (400m or a 6-minute walk), keeping residents connected to the community.

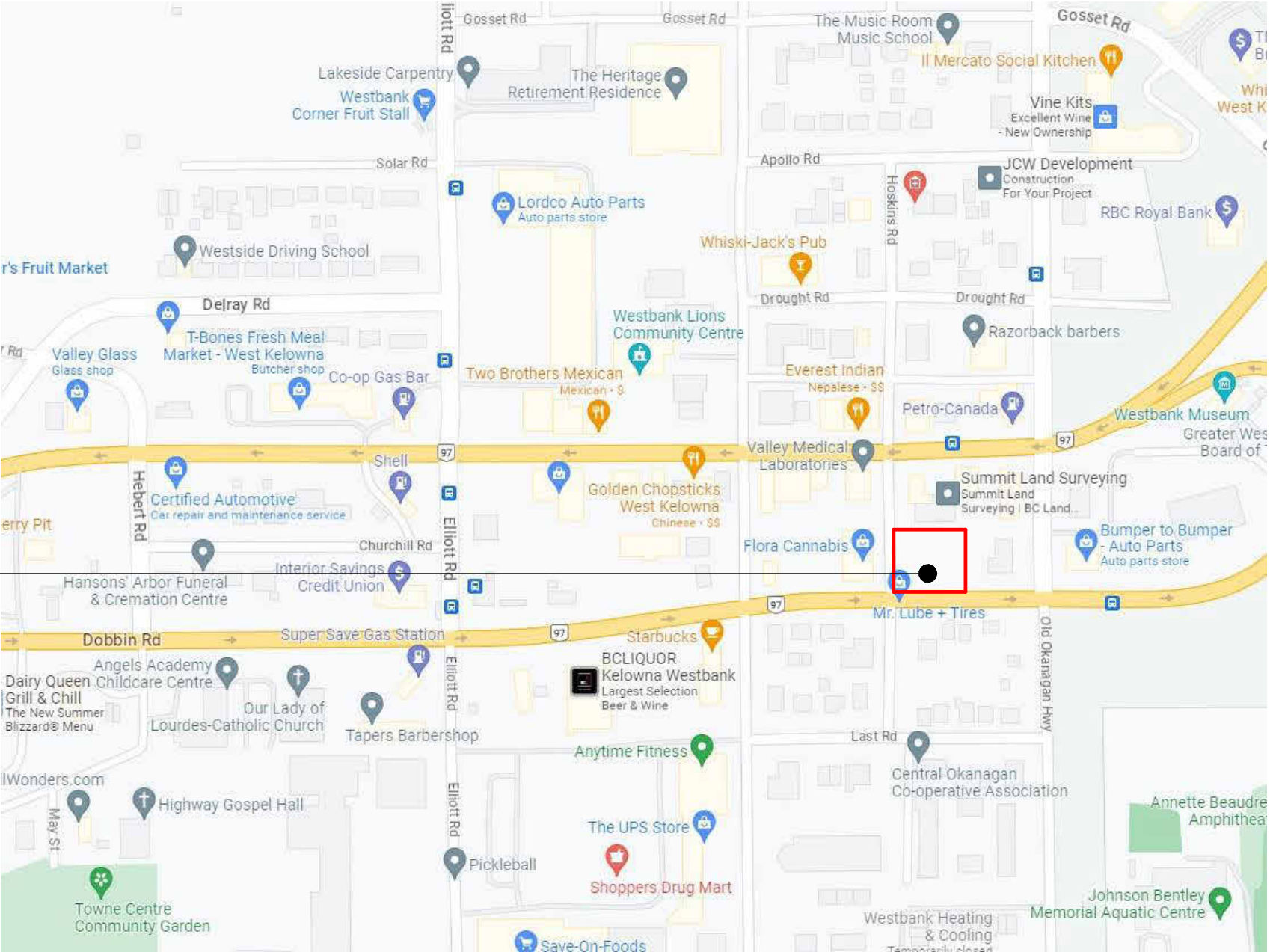
The development is centrally located to provide access to arterial cycling routes along Dobbin Road, Main Street, and along Old Okanagan Highway. Additionally, and as highlighted in the 2040 OCP, there is a collector cycling route along Elliott Road which is 350m away.

The development location and proposed density offers additional benefits to the surrounding area. Given the proximity to restaurants, grocery shopping, parks, and other small businesses, the proposed development will help to support local and small business in the area.

20 - Lakeview
21 - Glenrosa
22 - Peachland
24 - Shannon Lake
25 - East Boundary
28 - Smith Creek
29 - Bear Creek
97 - Okanagan
26 - Old Okanagan
88 - Special



SURROUNDING TRANSIT



LOCAL AMENITIES

PHONE: 250-448-7801

205-1626 Richter Street,
Kelowna, BC V1Y 2M3

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03.06.24 FOR DP

05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

DRAWING TITLE
SITE CONTEXT

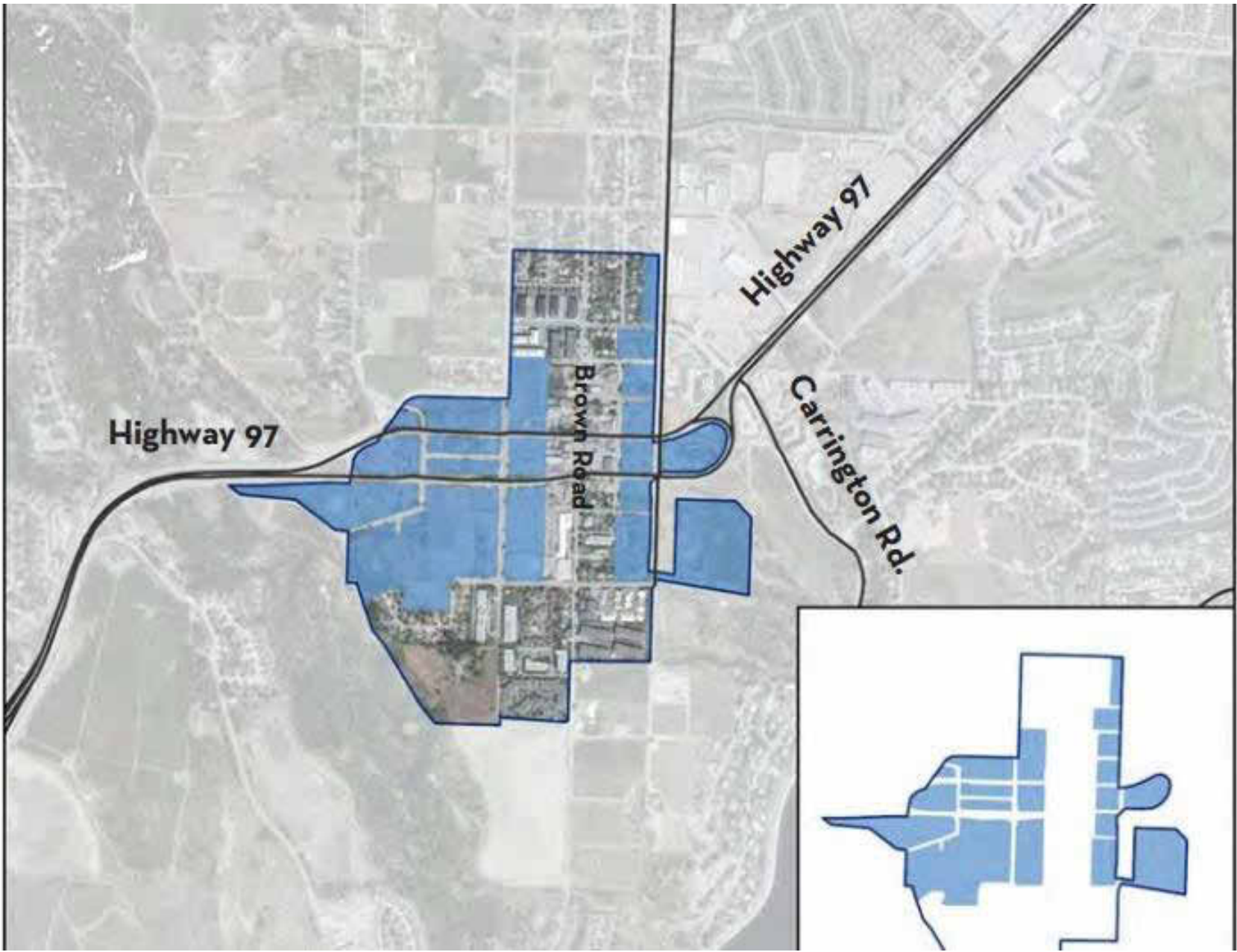
Drawing No.
DP-001

Westbank Urban Centre

The intersection of Hoskins Road and Dobbin Road falls within the newly created Westbank Urban Centre - Commercial Core area. This area is desired for destination commercial and mixed-use developments to support the desired densification of the Urban Centre while enhancing the pedestrian experience. The proposed development is of mixed-use type with residential units and ground-floor commercial units.

The site has rezoned to a CD Zone, which is appropriate given the site's location within the Westbank Urban Centre and the need for different housing options within the commerical core. The OCP identifies this area as mid-rise to high-rise, which the proposed development is in conformance with.

The proposed development responds to the future intentions outlined in the 2040 OCP, as described in detail below.



WESTBANK URBAN CENTRE - COMMERCIAL CORE

Response to Urban Centres

Land Use and Urban Design Guidelines

Development should be primarily commercial or mixed-use to support a transition to the residential shoulders:

- Mixed-use development offering transitional density from the core of the urban centre to the residential shoulders of the urban centre.
- Gound floor commercial units have been provided that will offer destination type services to the community and residents alike

Encourage nature within Urban Centres with design elements:

- Generous rooftop amenity space has been provided

Housing Guidelines

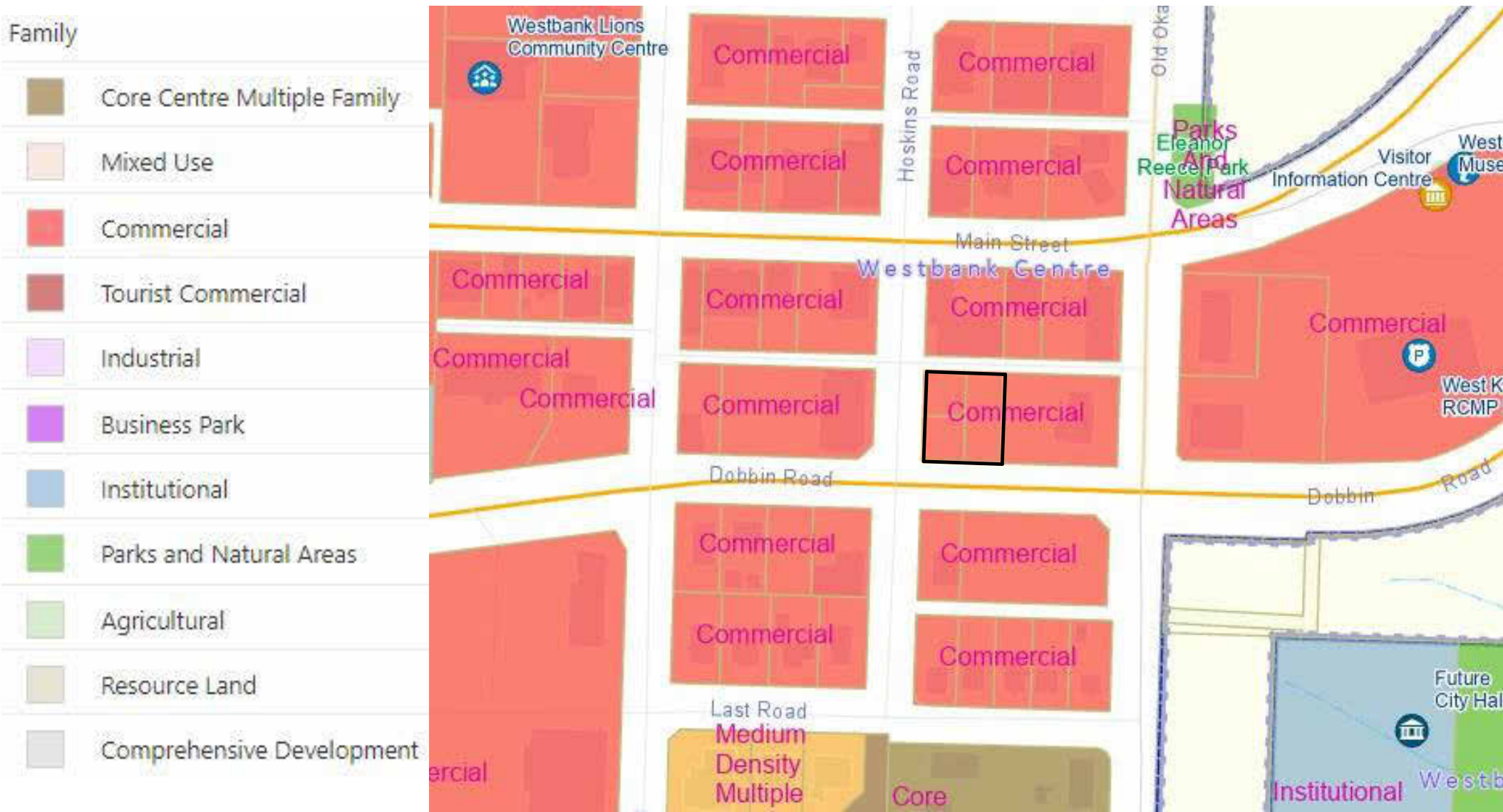
Increase diversity to create inclusive, affordable housing:

- Higher density is being propsoed to ensure that market pricing can remain more affordable
- The design includes private open space and public rooftop amenity space with a variety of seating options to encourage social connections and inclusion

Transportation Guidelines

Promote development that contributes to making walking, cycling, and public transit viable:

- Additional long-term bicycle stalls have been provided
- Property is ideally located near the Westbank Transit Exchange
- To reduce individual auto use, car share vehicles are being offered
- Development is located in close proximity to amenities to permit walking



2040 OCP Future Land Use Plan

Response to Form & Character

Relationship to Street Guidelines

Primary building facade should be oriented to primary street:

- The lobby entry and entry to a commercial unit are oriented to Hoskins Road to provide a more vibrant street experience
- Attractive cladding patterning is included along Hoskins Road & Dobbin Road to highlight the primary street frontages

Provide frequent entrances into commercial/residential units:

- Where possible, main entrances have been oriented to Hoskins Road

Use a high proportion of transparent glazing for ground-level:

- Large, glazing panels at the main entry points have been included to offer dynamic connection to the surrounding areas while ensuring accessible access for all levels of mobility

Scale and Massing Guidelines

Visually integrate buildings into the hillside:

- Lower parkade level will be entirely hidden from view along Hoskins Road
- Building has been stepped back on all sides above the entry level to reduce the overall massing at street level

Publicly-Accessible & Private Open Space Guidelines

Create mindful amenity spaces:

- The rooftop deck is stepped back from the front of the building to reduce its impact
- Large balconies have been provided to each residential unit with large balcony doors to enhance the connections between interior and exterior spaces

Building Articulation, Features, & Material Guidelines


Use building form to generate visual interest, identity, and sense of place:

- Vertical and horizontal articulation provided by large balconies and architectural build-outs along Hoskins Road and Dobbin Road
- Main lobby entrance at the intersection of Dobbin Road and Hoskins Road has been highlighted to create an architectural focal point
- Multiple cladding patterns and colours have been utilized to offer visual variation



2040 OCP Relationship to Street Graphic

DP ADDENDUM #2



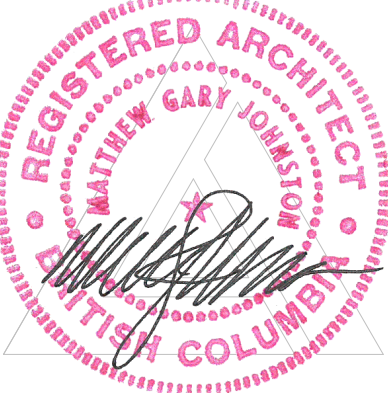
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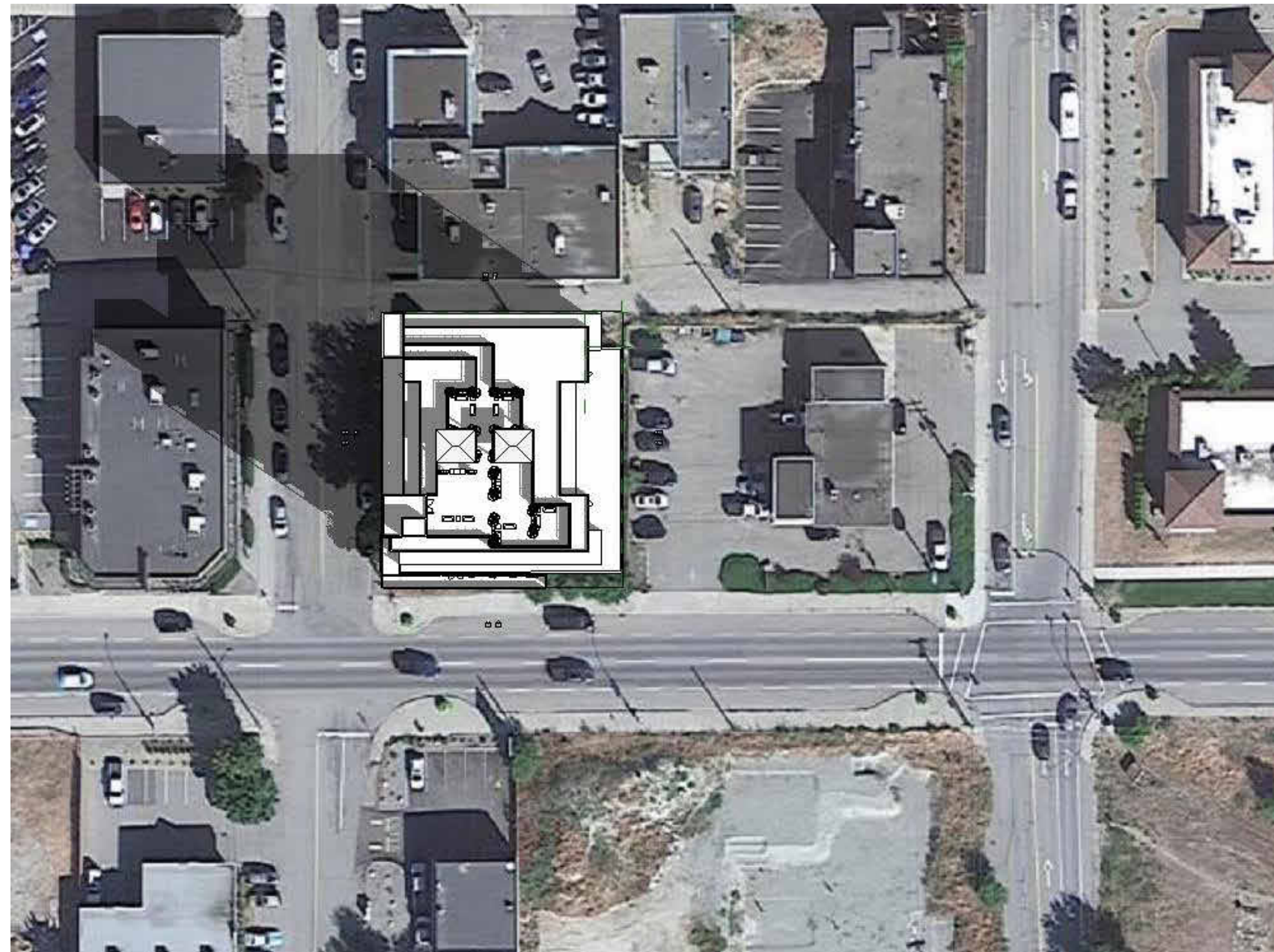
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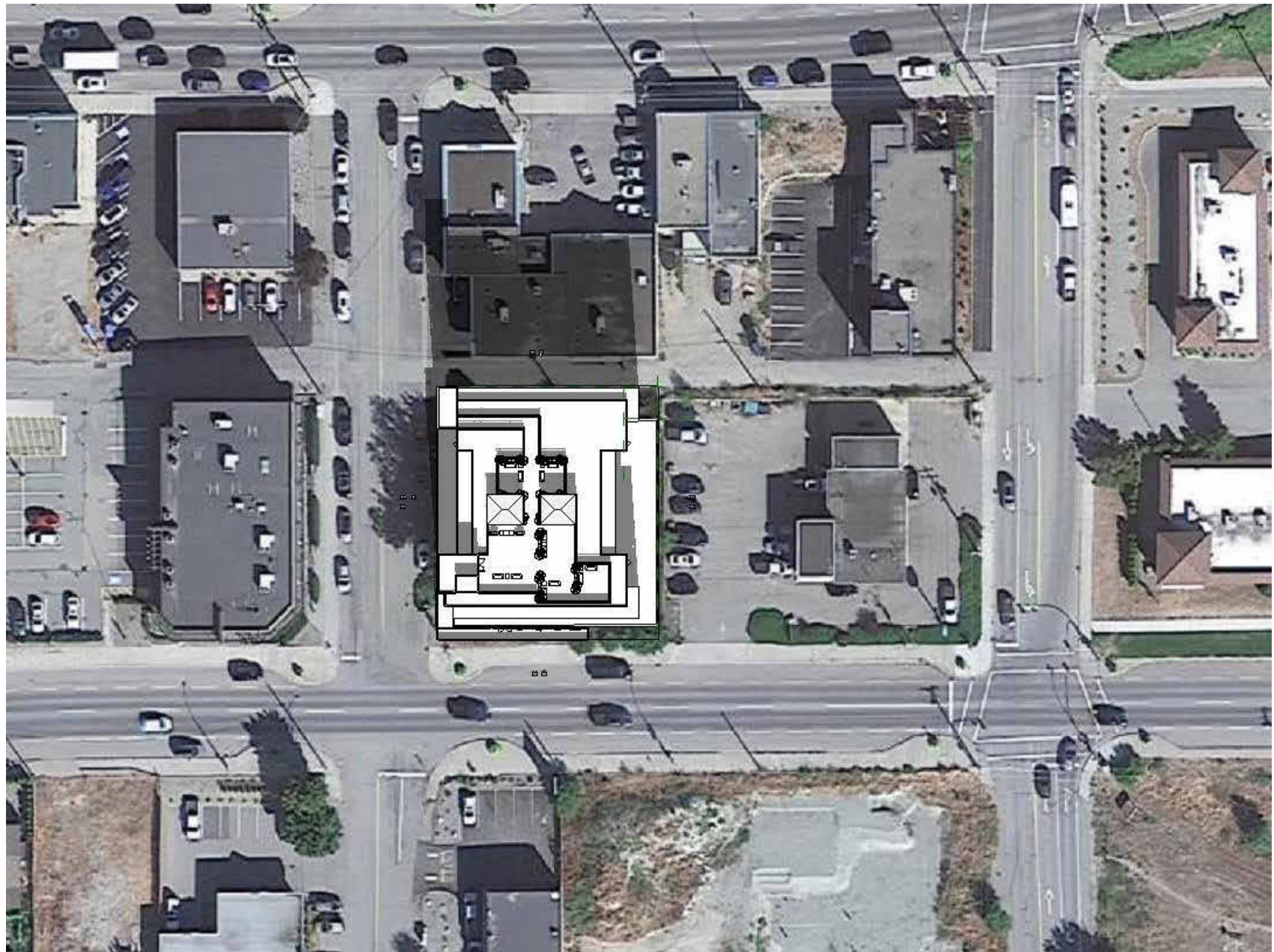
Revision No.	Date	Description
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03.06.24	FOR DP	
05.21.24	DP ADDENDUM #2 (REV. 1)	

Plot Date	05.21.24
PROJECT	LIVE HOSKINS
DRAWING TITLE	OCP RESPONSE
Drawing No.	DP-002

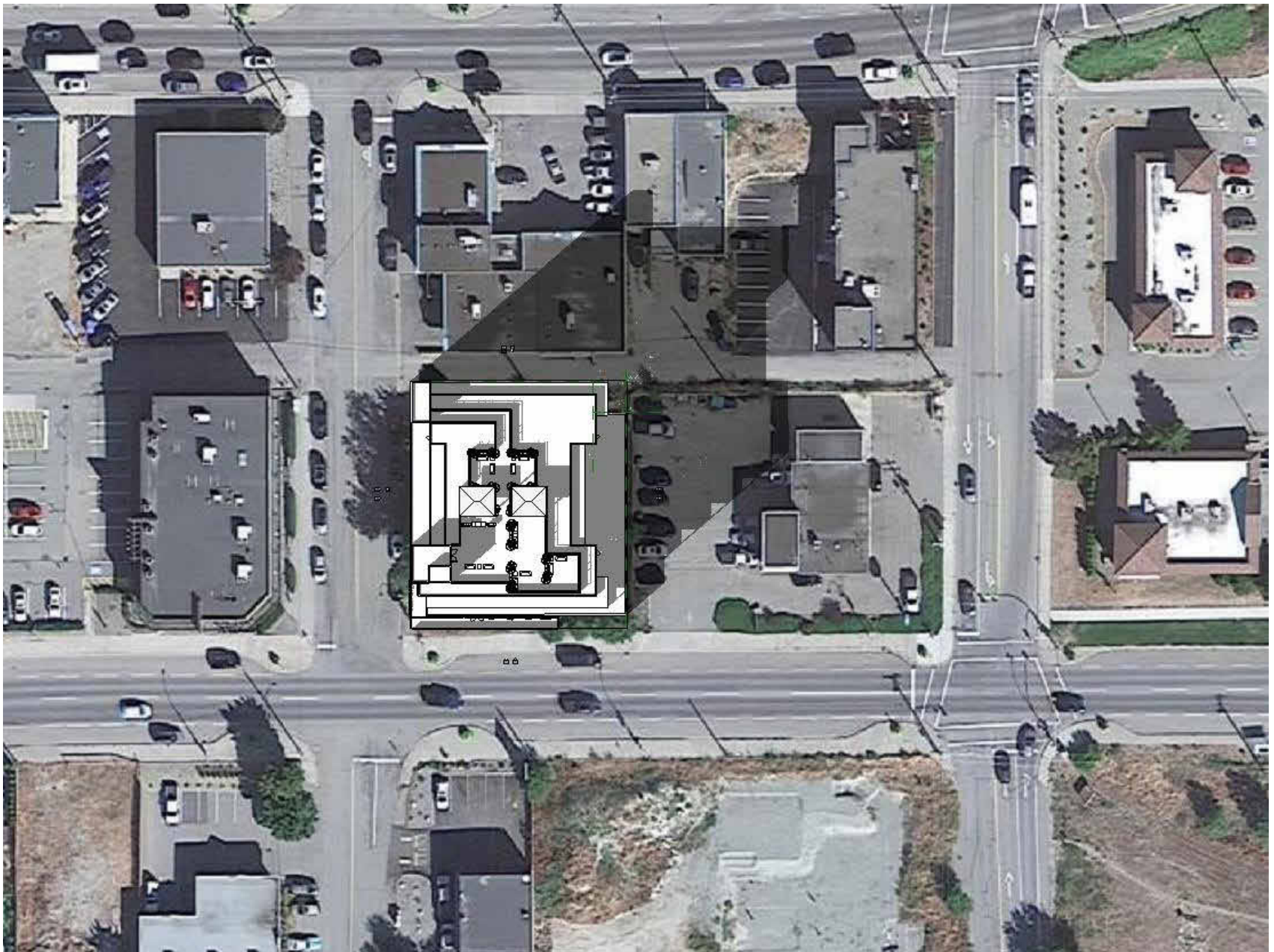




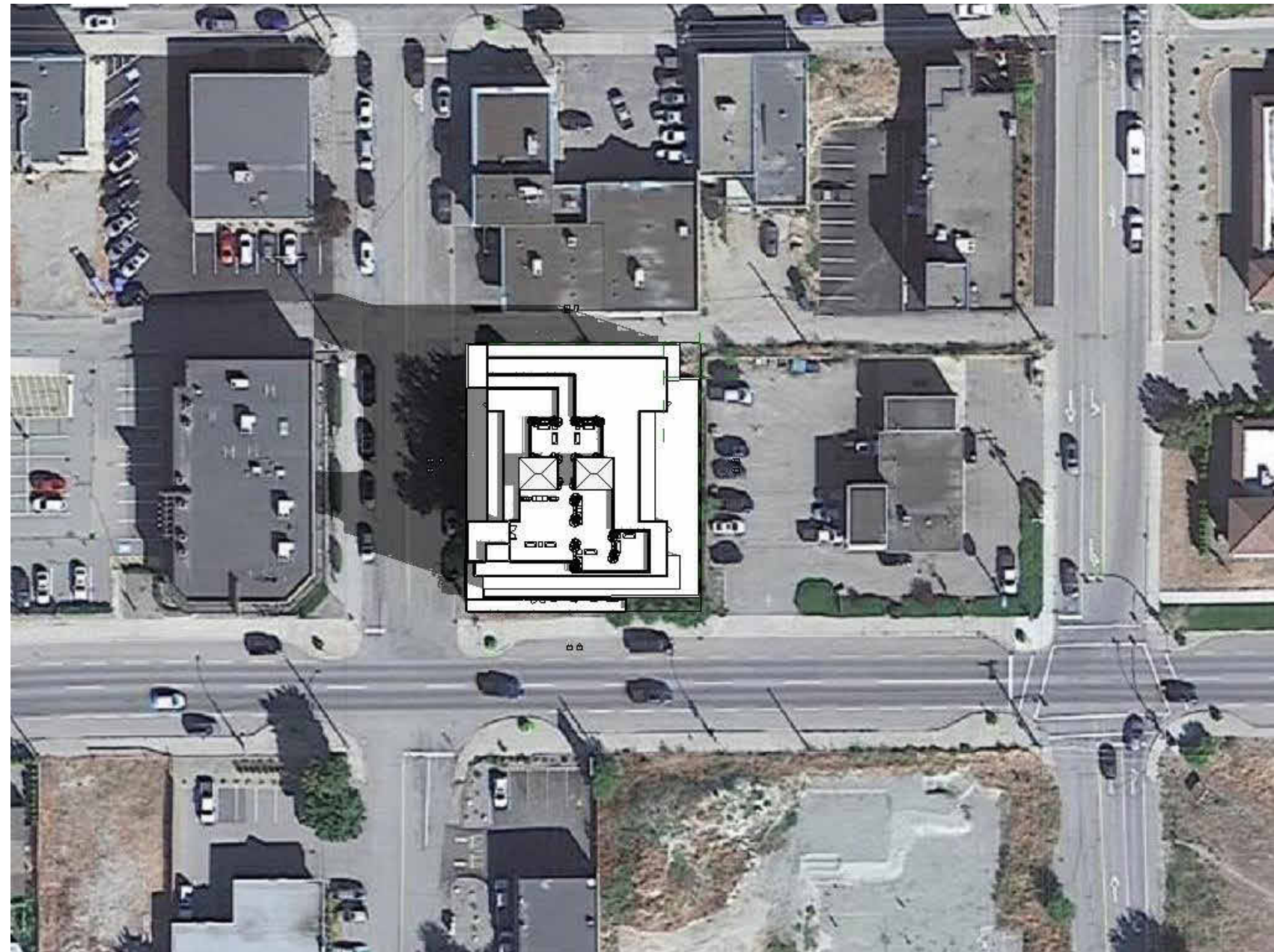
MARCH 21 AT 9am



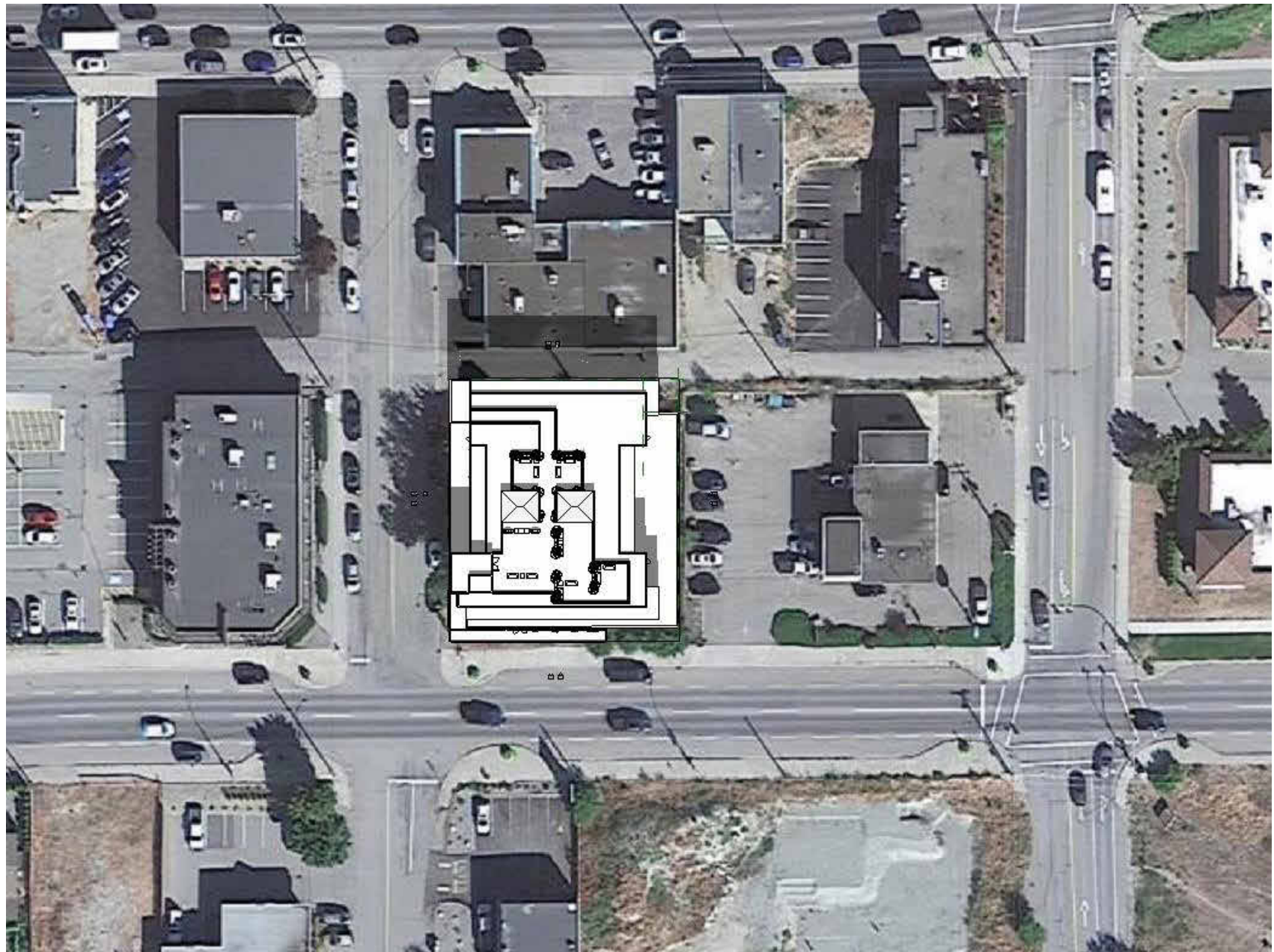
MARCH 21 AT 12pm



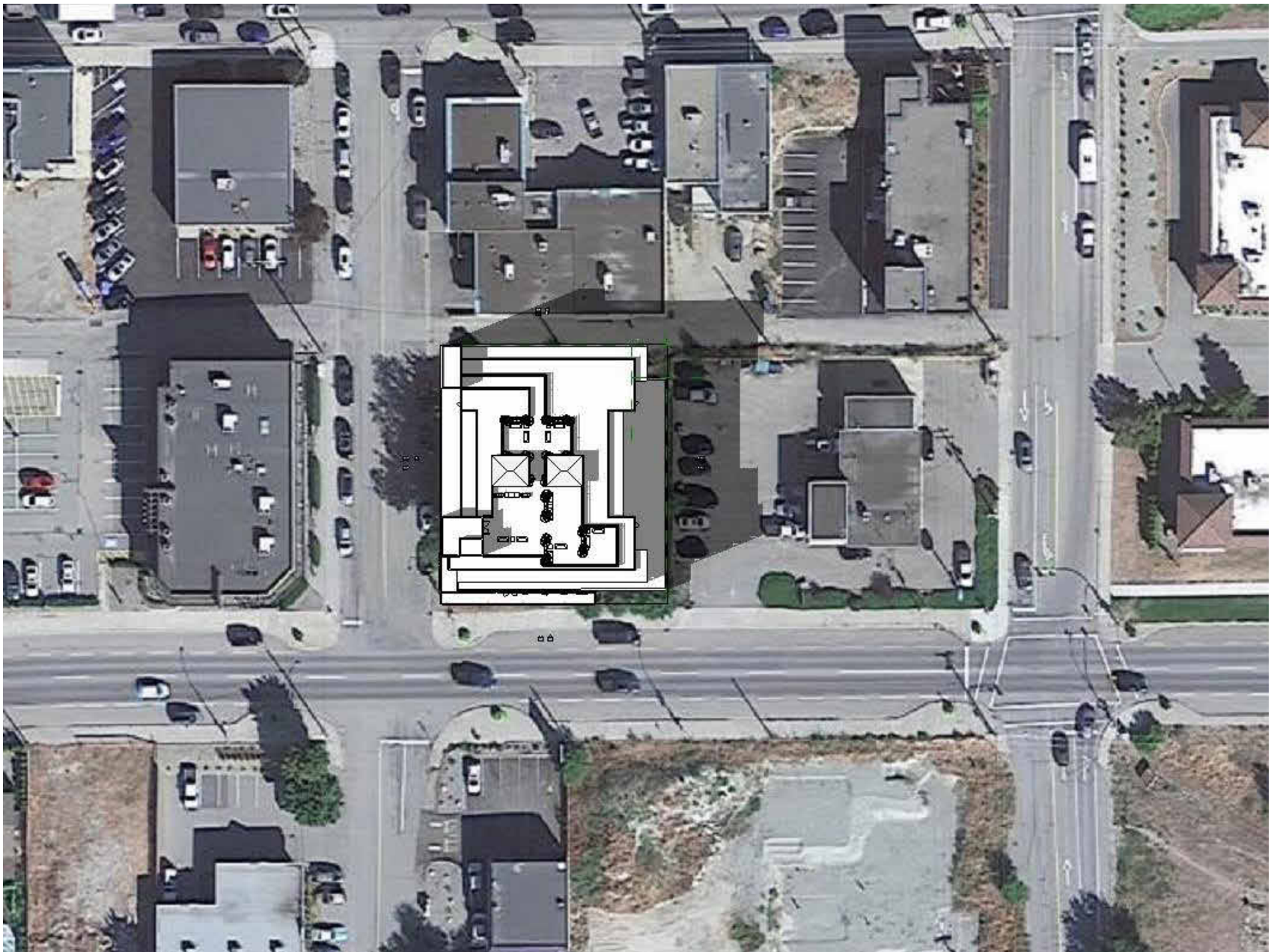
MARCH 21 AT 3pm



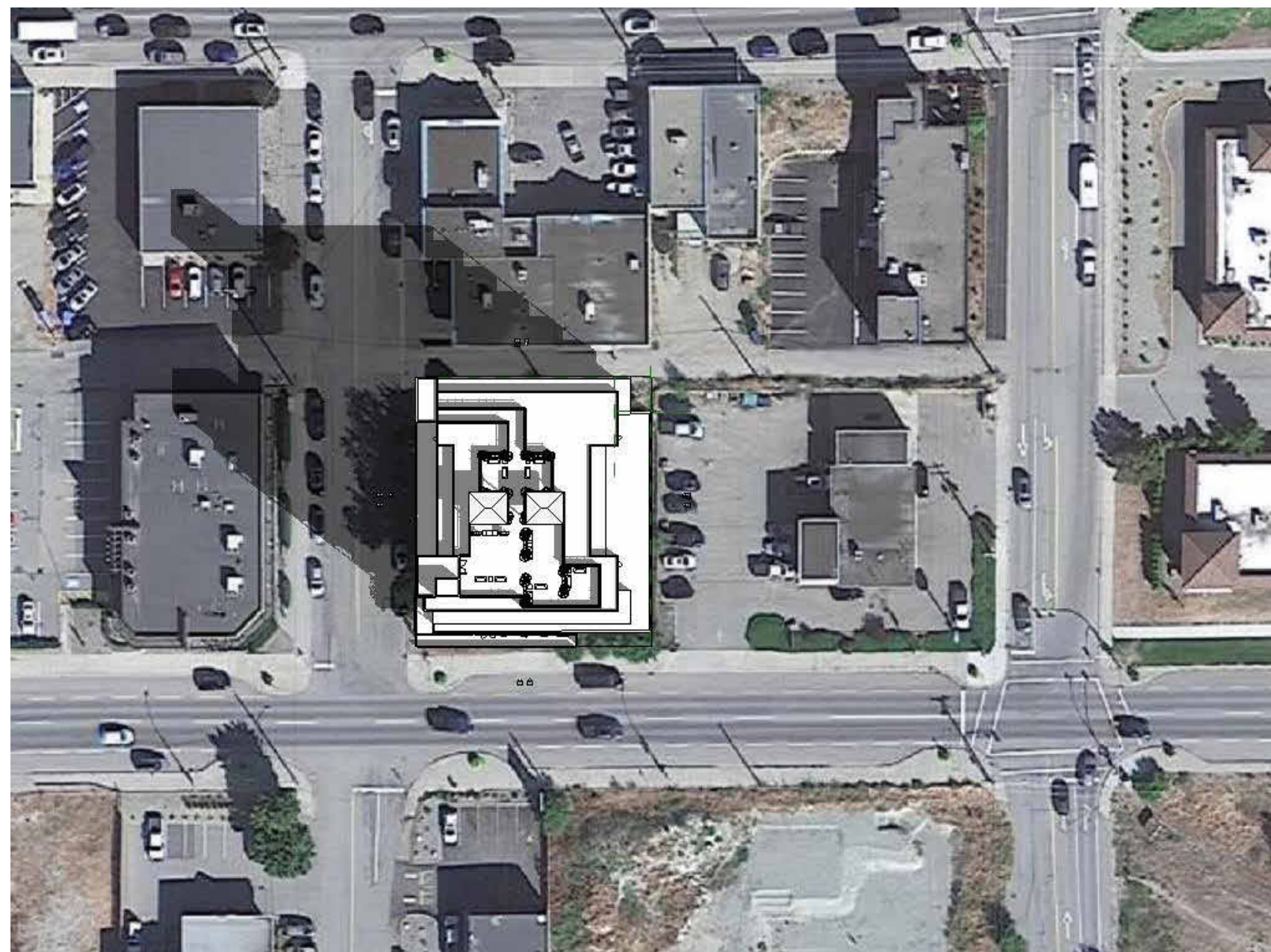
JUNE 21 AT 9am



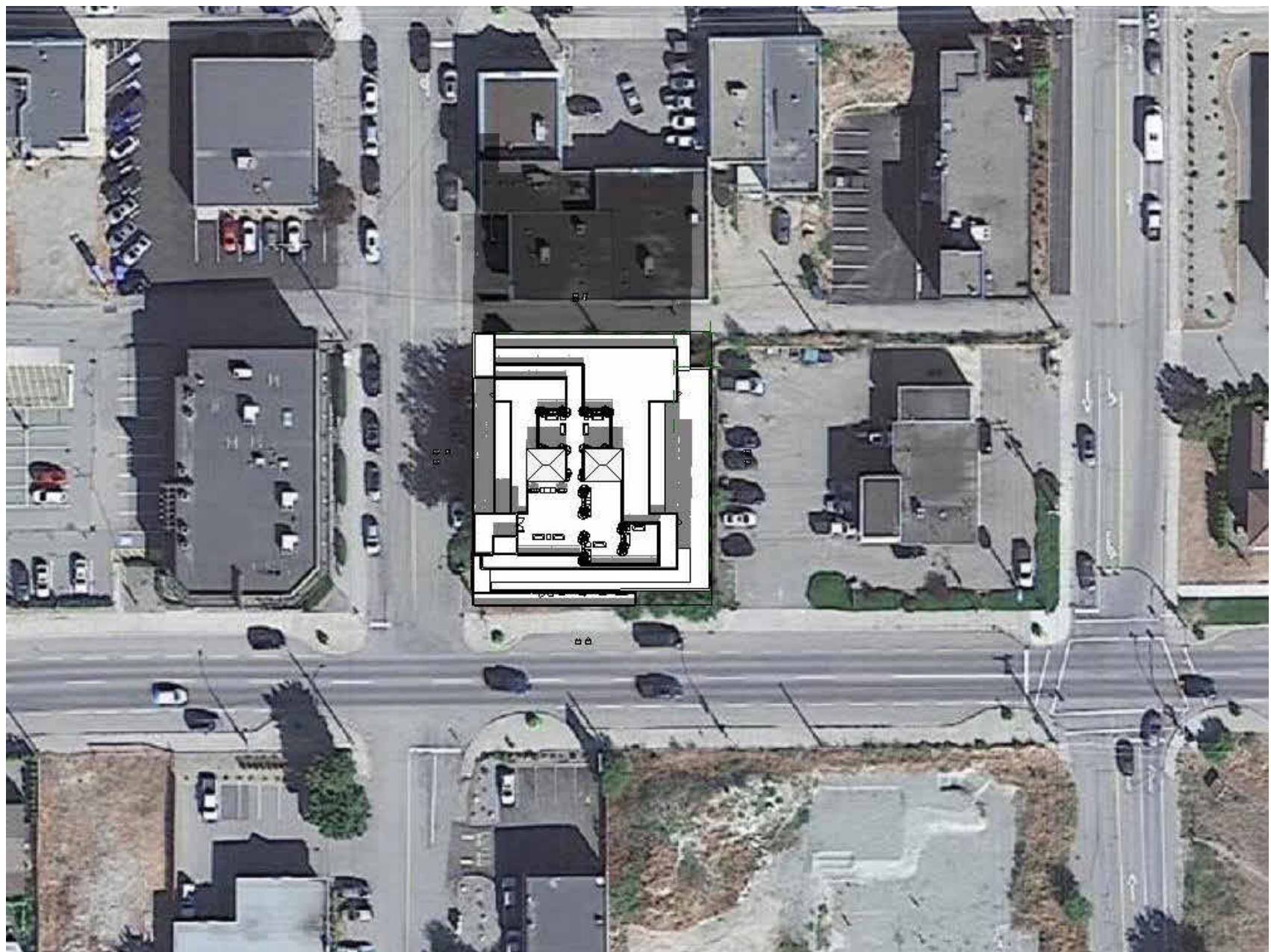
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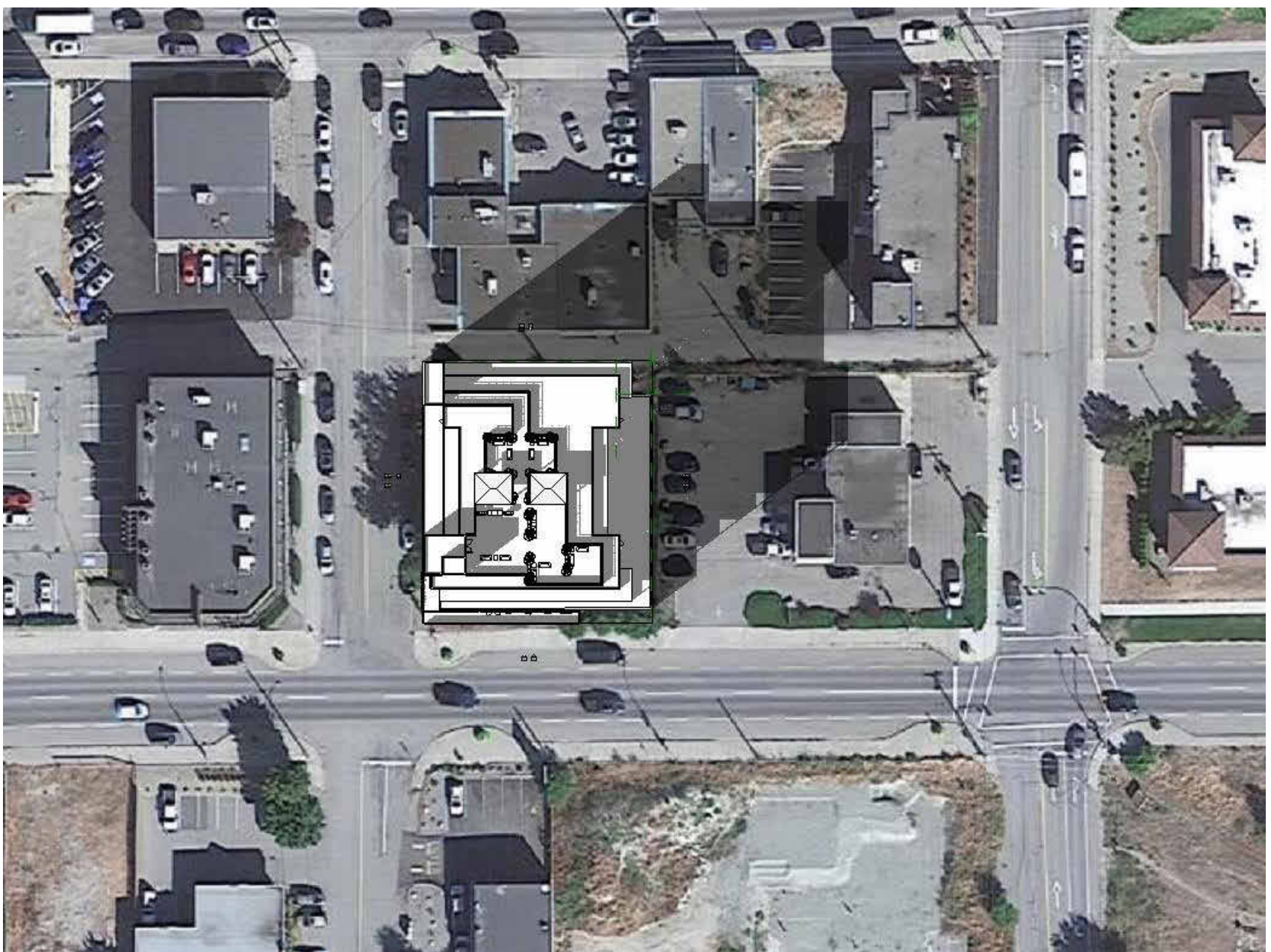
JUNE 21 AT 3pm



SEPTEMBER 22 AT 9am



SEPTEMBER 22 AT 12pm



SEPTEMBER 22 AT 3pm

Revision No., Date and Description
06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.20.23 FOR DISCUSSION
06.23.23 FOR REZONING
06.23.23 FOR DISCUSSION
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03.06.24 FOR DP
05.21.24 DP ADDENDUM #2 (REV. 1)

3717 HOSKINS ROAD, WEST KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 3717 HOSKINS ROAD, WEST KELOWNA, BC
LEGAL: PLAN EPP135675, LOT A, DL 486, ODYD, PID: 032-201-923

ZONING CALCULATIONS:

CURRENT: CITY OF WEST KELOWNA CD12 ZONING
WESTBANK CENTRE URBAN CENTRE

SITE INFORMATION:

GROSS SITE AREA = 13,058 SF (1,213.1 m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	100% (13,058 SF)	91.6% (11,956 SF)
SITE COVERAGE + HARDSCAPING =	100% (23,241 SF)	97.3% (12,702 SF)
MIN. PARCEL SIZE =	1,200 m ²	1,213.1 m ²
FAR =	3.3 (43,091 SF)	3.25 (42,387.6 SF)

CoWK BYLAW HEIGHT = 26m (7 STOREYS)
LIFE-SAFETY HEIGHT (FROM FIRST STOREY) = 18m
24.8m (7 STOREYS - REFER TO A-202)
16.4m (REFER TO A-200)

SHARED AMENITY = 250 m²
MIN. COMMERCIAL = 90 m²
315.4 m²
111.3 m²

YARD SETBACKS:

FRONT YARD = 2m
SIDE YARD = 0m
FLANKING SIDE YARD = 0m
REAR YARD = 0m
2m
0m
0.2m
0m

PARKING CALCULATIONS (REQUIRED PER CURRENT ZONING BYLAW):

STUDIO UNITS =	20 UNITS x 1.0 =	20
1 BEDROOM UNITS =	35 UNITS x 1.0 =	35
2 BEDROOM UNITS =	10 UNITS x 1.25 =	13
CRU 1 = 36.6 m ²	3/ 100 m ² =	1
CRU 2 = 74.7 m ²	2/ 100 m ² =	1
SUBTOTAL =		70

CAR SHARE PROVIDED (REDUCTION OF 3 STALLS/ CAR SHARE + 2 CAR SHARE)		-4
CASH-IN LIEU STALLS		-17
VISITOR =	68 STALLS x 10% = (6.8)	7
TOTAL	56 STALLS	56 STALLS (2 ACCESSIBLE)

SMALL CAR UNDER CD ZONE 38 STALLS (68%) 38 STALLS (68%)

LOADING REQUIRED 1 (OVER 10 UNITS) 1**

BICYCLE STORAGE (RESIDENTIAL):

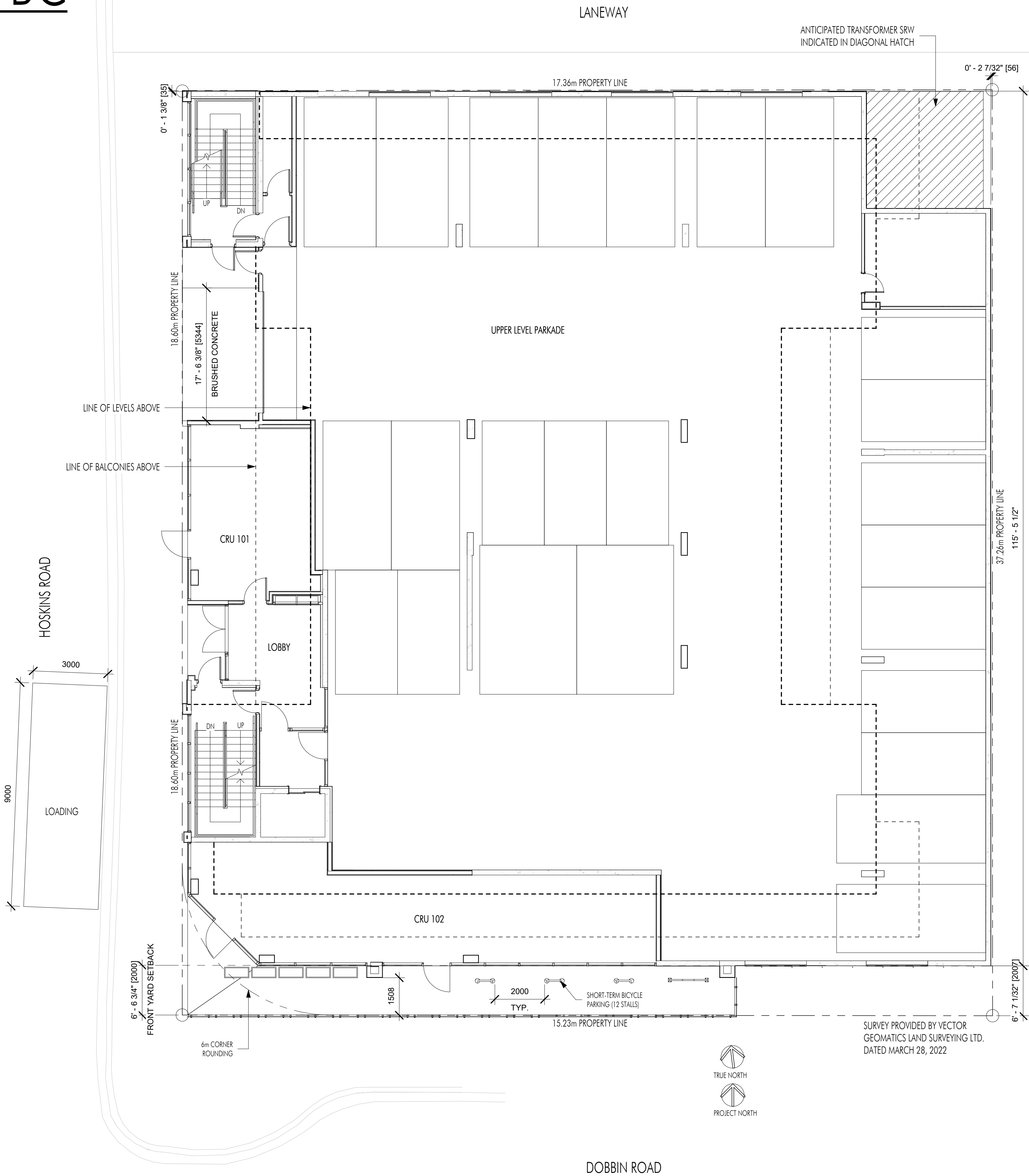
LONG-TERM	65 UNITS x 0.5 = 33	37
SHORT-TERM	65 UNITS x 0.1 = 7	8
TOTAL =	40	45

BICYCLE STORAGE (COMMERCIAL):

CRU 1 & CRU 2 SHORT TERM	1/ 200 m ² = 1	2 (MIN. REQUIRED)
CRU 1 & CRU 2 LONG TERM	1/ 1,000 m ² = 1	2 (MIN. REQUIRED)
TOTAL =	2	4

**PER DISCUSSION WITH THE CITY'S PLANNING DEPARTMENT, THE REQUIRED LOADING STALL IS TO BE PERMITTED ON HOSKINS ROAD

PARKING	
COUNT	TYPE
2	ACCESSIBLE - 90 deg
2	CAR SHARE - 90 deg
14	REGULAR - 90 deg
38	SMALL - 90 deg
56	



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05.17.24 DP ADDENDUM #2
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

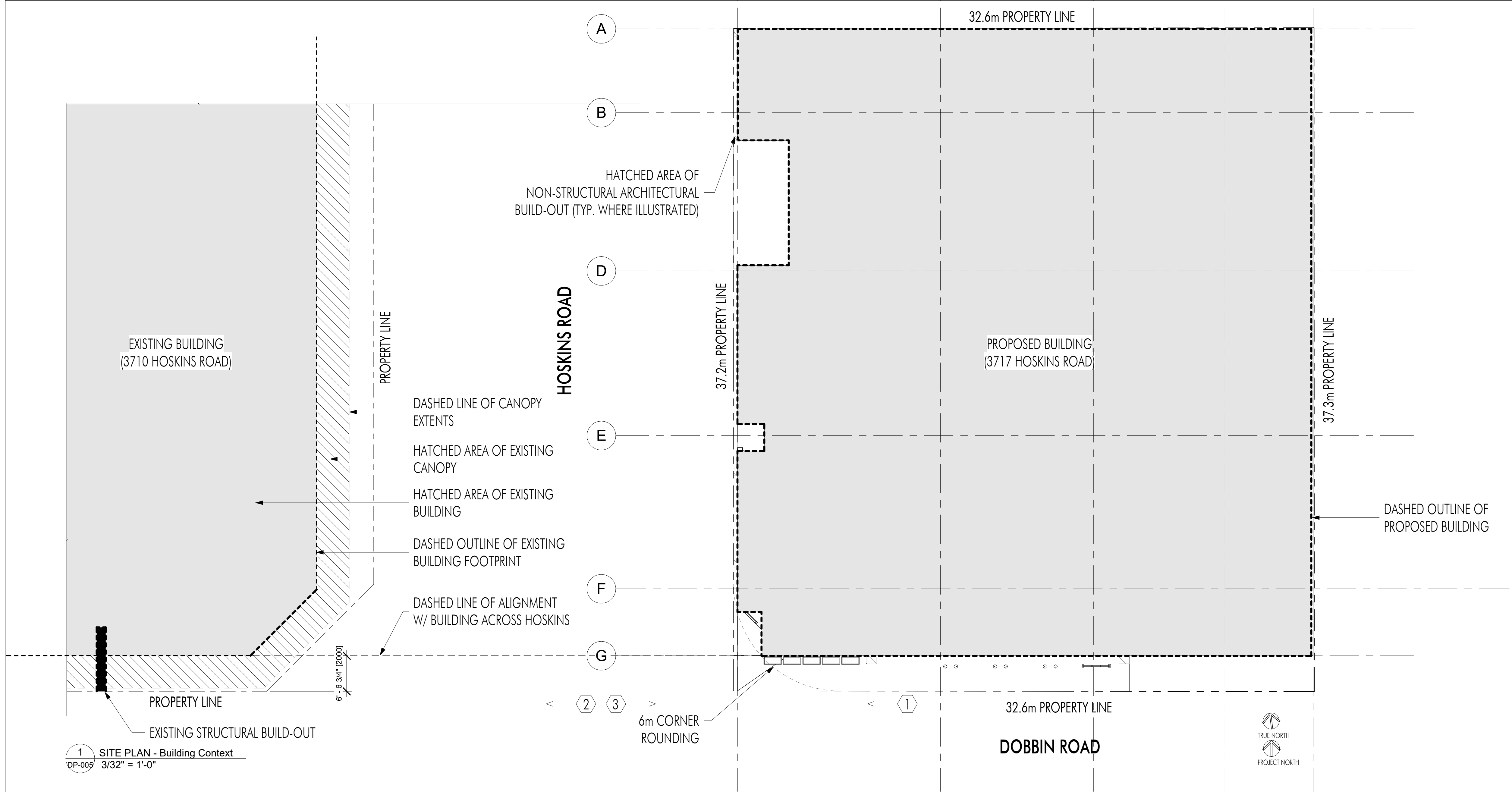
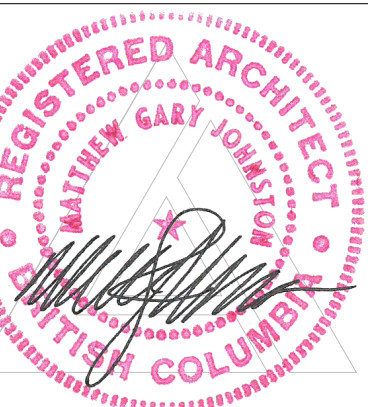
DRAWING TITLE
PROJECT INFORMATION

Drawing No.
DP-004

Revision No., Date and Description
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DRAWING TITLE
SITE CONTEXT

Drawing No.
DP-005



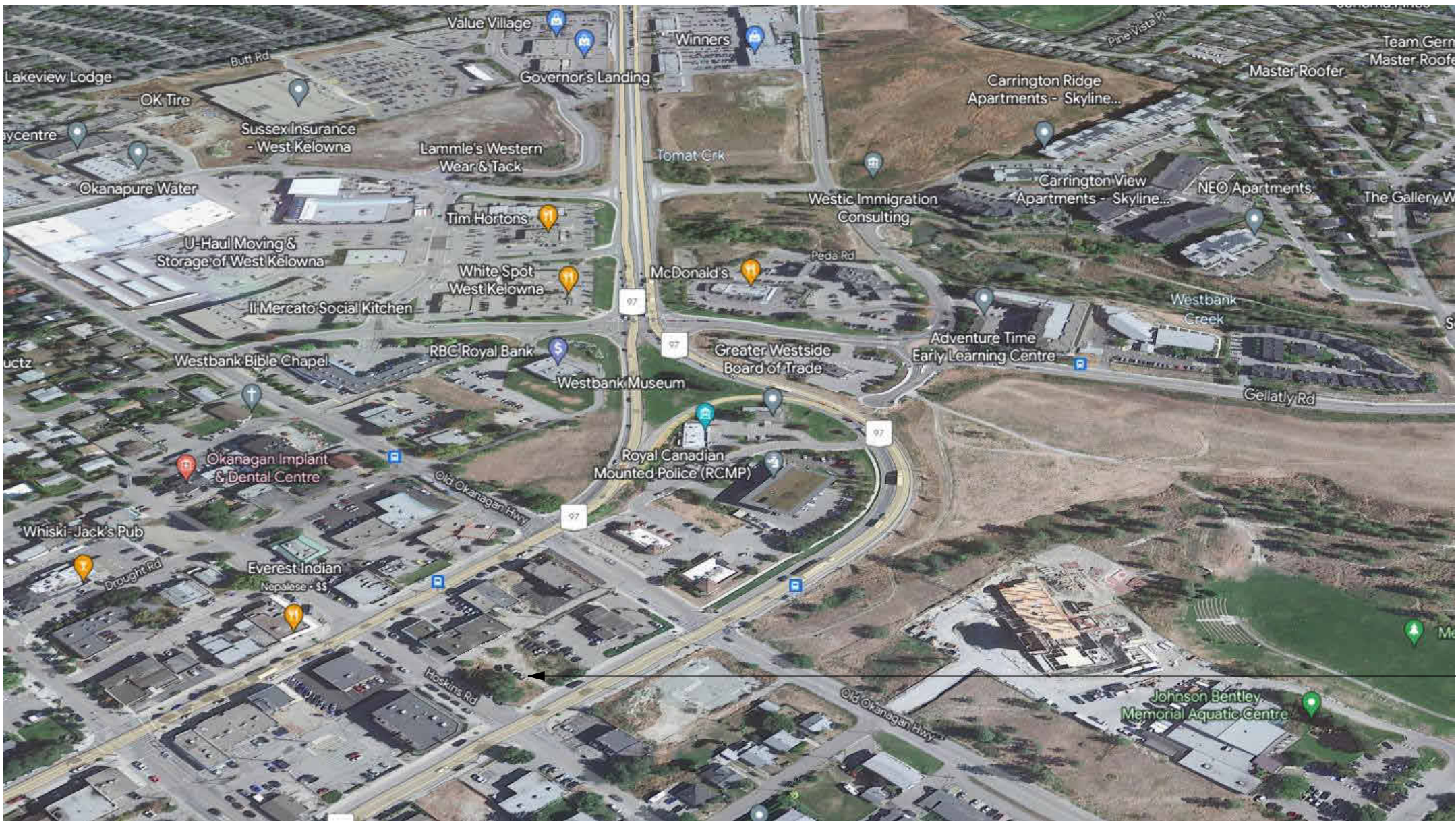
SITE CONTEXT - VIEW 1



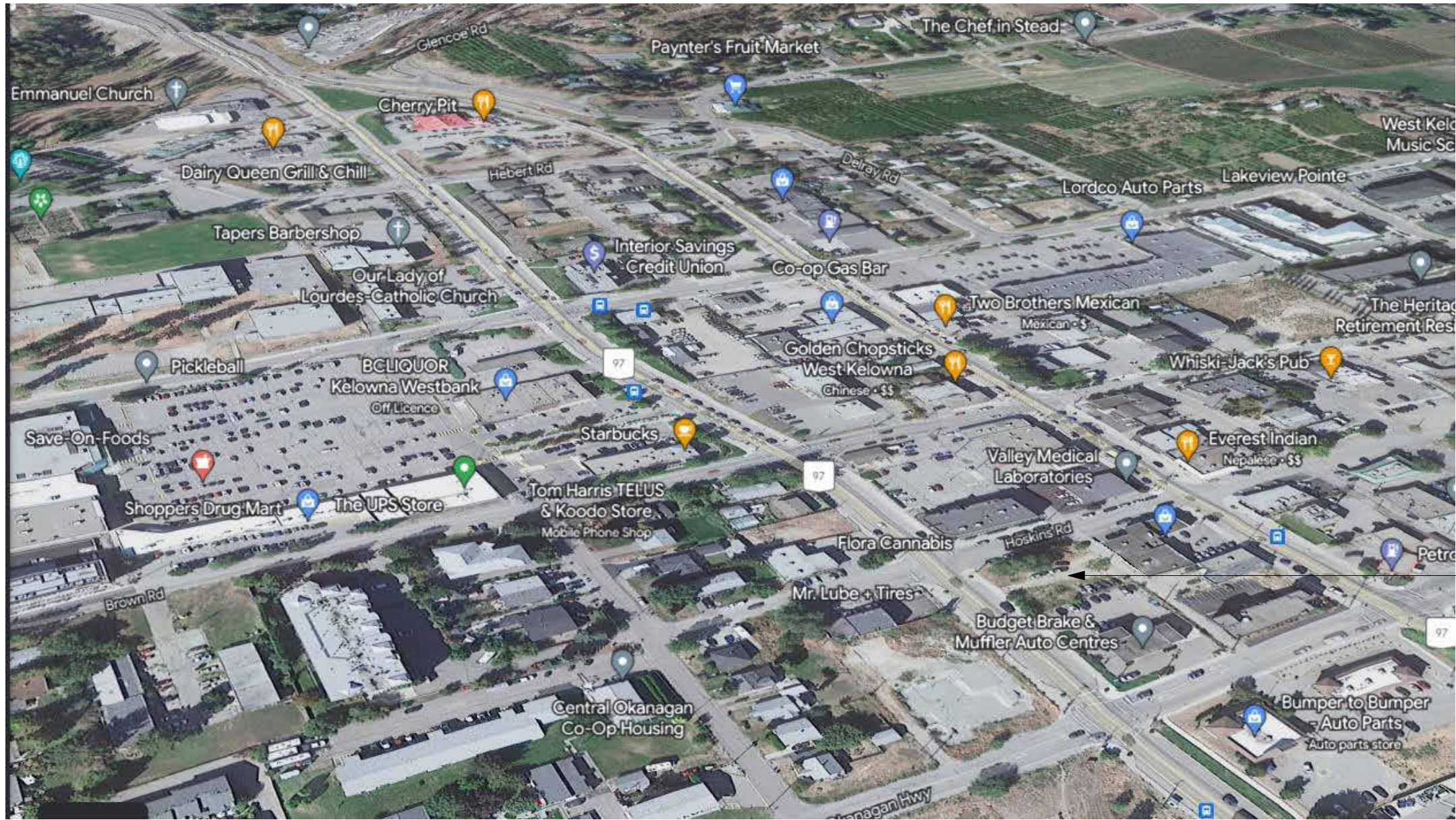
SITE CONTEXT - VIEW 2



SITE CONTEXT - VIEW 3



COMMUNITY CONTEXT - NORTH-WEST



COMMUNITY CONTEXT - SOUTH-EAST



COMMUNITY CONTEXT - SOUTH-WEST



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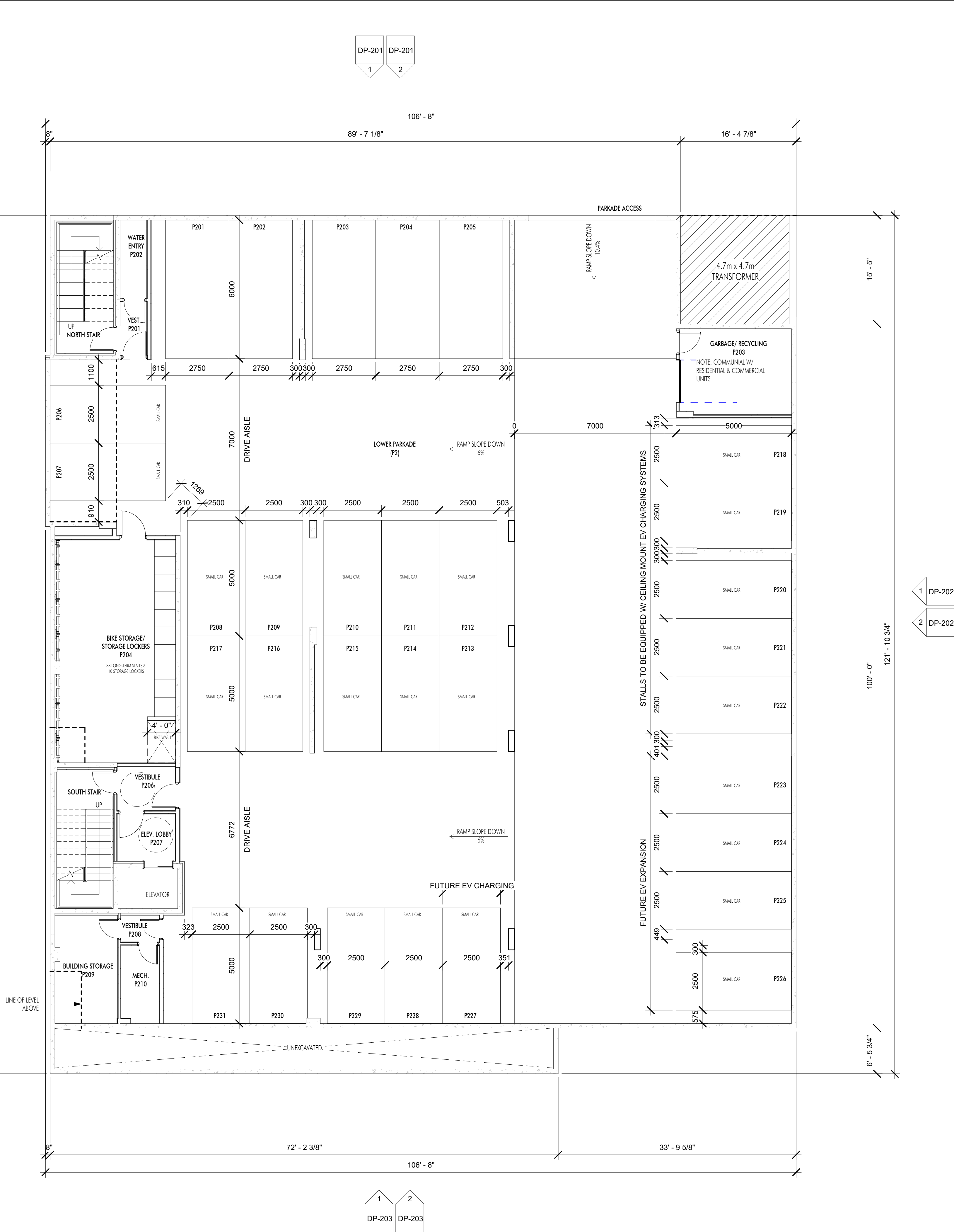
Revision No.	Date	Description
06.09.23	FOR REVIEW	
06.20.23	FOR DISCUSSION	
06.23.23	FOR REZONING	
08.02.23	FOR COORDINATION	
11.17.23	FOR REVIEW	
11.21.23	REZONING ADDENDUM #1	
11.24.23	REISSUE REZONING ADDENDUM #1	
12.18.23	FOR COORDINATION	
02.06.24	FOR COORDINATION	
02.14.24	FOR REVIEW	
03.06.24	FOR DP	
05.21.24	DP ADDENDUM #2 (REV. 1)	

Plot Date 05.21.24
PROJECT LIVE HOSKINS
DRAWING TITLE COMMUNITY CONTEXT
Drawing No. DP-006




UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
BIKE STORAGE/ LOCKERS		588.99 ft²	
BLDG STORAGE		61.16 ft²	
CRU 101		393.47 ft²	
CRU 102		804.06 ft²	
ELECTRICAL		224.14 ft²	
GARBAGE/ RECYCLING		230.91 ft²	
L1 - NORTH STAIR		227.35 ft²	
L1 PARKADE (P1)		9432.41 ft²	
L2 CORRIDOR/ EGRESS STAIR		1431.41 ft²	
L3 CORRIDOR/ EGRESS STAIR		1432.78 ft²	
L4 CORRIDOR/ EGRESS STAIRS		1432.54 ft²	
L5 CORRIDOR/ EGRESS STAIRS		1432.54 ft²	
L6 CORRIDOR/ EGRESS STAIR		1432.54 ft²	
LOBBY/ L1 SOUTH STAIR		528.68 ft²	
LOWER PARKADE (P2)		10249.91 ft²	
LP - NORTH STAIR		229.44 ft²	
LP - SOUTH STAIR		381.40 ft²	
LP - WATER ENTRY		54.70 ft²	
MECH./ BLDG STORAGE		262.02 ft²	
OUTDOOR ROOFTOP AMENITY		3395.19 ft²	
RA - LOBBY/ SOUTH STAIR		351.96 ft²	
RA - NORTH STAIR		192.75 ft²	
UNIT 201	1+DEN	532.55 ft²	193 SF
UNIT 202	1	434.26 ft²	128 SF
UNIT 203	2	679.18 ft²	242 SF
UNIT 204	0	311.65 ft²	87 SF
UNIT 205	1+DEN	529.20 ft²	107 SF
UNIT 206	0	311.65 ft²	88 SF
UNIT 207	1+DEN	530.19 ft²	108 SF
UNIT 208	0	311.65 ft²	88 SF
UNIT 209	1+DEN	529.66 ft²	107 SF
UNIT 210	0	311.65 ft²	87 SF
UNIT 211	2	680.20 ft²	239 SF
UNIT 212	1	434.76 ft²	122 SF
UNIT 213	1+DEN	542.86 ft²	177 SF
UNIT 301	1+DEN	532.55 ft²	193 SF
UNIT 302	1	434.26 ft²	128 SF
UNIT 303	2	679.26 ft²	242 SF
UNIT 304	0	311.65 ft²	87 SF
UNIT 305	1+DEN	528.65 ft²	107 SF
UNIT 306	0	311.65 ft²	88 SF
UNIT 307	1+DEN	529.97 ft²	108 SF
UNIT 308	0	311.65 ft²	88 SF
UNIT 309	1+DEN	529.59 ft²	107 SF
UNIT 310	0	311.65 ft²	87 SF
UNIT 311	2	680.20 ft²	239 SF
UNIT 312	1	434.26 ft²	122 SF
UNIT 313	1+DEN	543.13 ft²	177 SF
UNIT 401	1+DEN	532.55 ft²	193 SF
UNIT 402	1	434.26 ft²	128 SF
UNIT 403	2	679.26 ft²	242 SF
UNIT 404	0	311.65 ft²	87 SF
UNIT 405	1+DEN	528.65 ft²	107 SF
UNIT 406	0	311.65 ft²	88 SF
UNIT 407	1+DEN	529.97 ft²	108 SF
UNIT 408	0	311.65 ft²	88 SF
UNIT 409	1+DEN	529.59 ft²	107 SF
UNIT 410	0	311.65 ft²	87 SF
UNIT 411	2	680.20 ft²	239 SF
UNIT 412	1	434.26 ft²	122 SF
UNIT 413	1+DEN	543.36 ft²	177 SF
UNIT 501	1+DEN	532.55 ft²	193 SF
UNIT 502	1	434.26 ft²	128 SF
UNIT 503	2	679.26 ft²	242 SF
UNIT 504	0	311.65 ft²	87 SF
UNIT 505	1+DEN	528.65 ft²	107 SF
UNIT 506	0	311.65 ft²	88 SF
UNIT 507	1+DEN	529.97 ft²	108 SF
UNIT 508	0	311.65 ft²	88 SF
UNIT 509	1+DEN	529.59 ft²	107 SF
UNIT 510	0	311.65 ft²	87 SF
UNIT 511	2	680.20 ft²	239 SF
UNIT 512	1	434.26 ft²	122 SF
UNIT 513	1+DEN	543.36 ft²	177 SF
UNIT 601	1+DEN	532.55 ft²	193 SF
UNIT 602	1	434.26 ft²	128 SF

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 603	2	679.26 ft²	242 SF
UNIT 604	0	311.65 ft²	87 SF
UNIT 605	1+DEN	528.65 ft²	107 SF
UNIT 606	0	311.65 ft²	88 SF
UNIT 607	1+DEN	529.97 ft²	108 SF
UNIT 608	0	311.65 ft²	88 SF
UNIT 609	1+DEN	529.59 ft²	107 SF
UNIT 610	0	311.65 ft²	87 SF
UNIT 611	2	680.20 ft²	239 SF
UNIT 612	1	434.26 ft²	122 SF
UNIT 613	1+DEN	543.36 ft²	177 SF
TOTAL UNIT AREAS: 87			



1 LOWER PARKADE PLAN
DP-100 1/8" = 1'-0"

DP ADDENDUM #2



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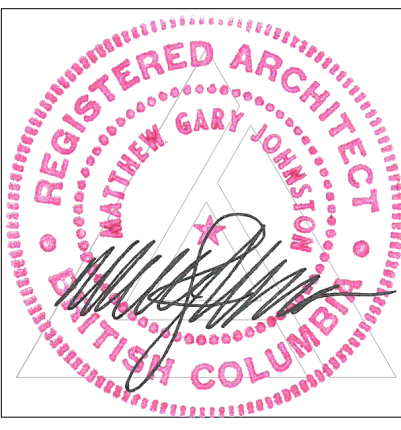
Revision No., Date and Description
02.21.23 FOR REVIEW
02.27.23 FOR REVIEW
03.17.23 FOR REVIEW
04.11.23 FOR DISCUSSION
06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.16.23 FOR REZONING
06.23.23 FOR REZONING
11.21.23 REZONING ADDENDUM #1
11.24.23 REISSUE REZONING ADDENDUM #1
02.05.24 MOTI SETBACK APPLICATION
03.06.24 FOR DP
05.07.24 DP ADDENDUM #1
05.17.24 DP ADDENDUM #2
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

DRAWING TITLE
LOWER PARKADE PLAN

Drawing No.
DP-100



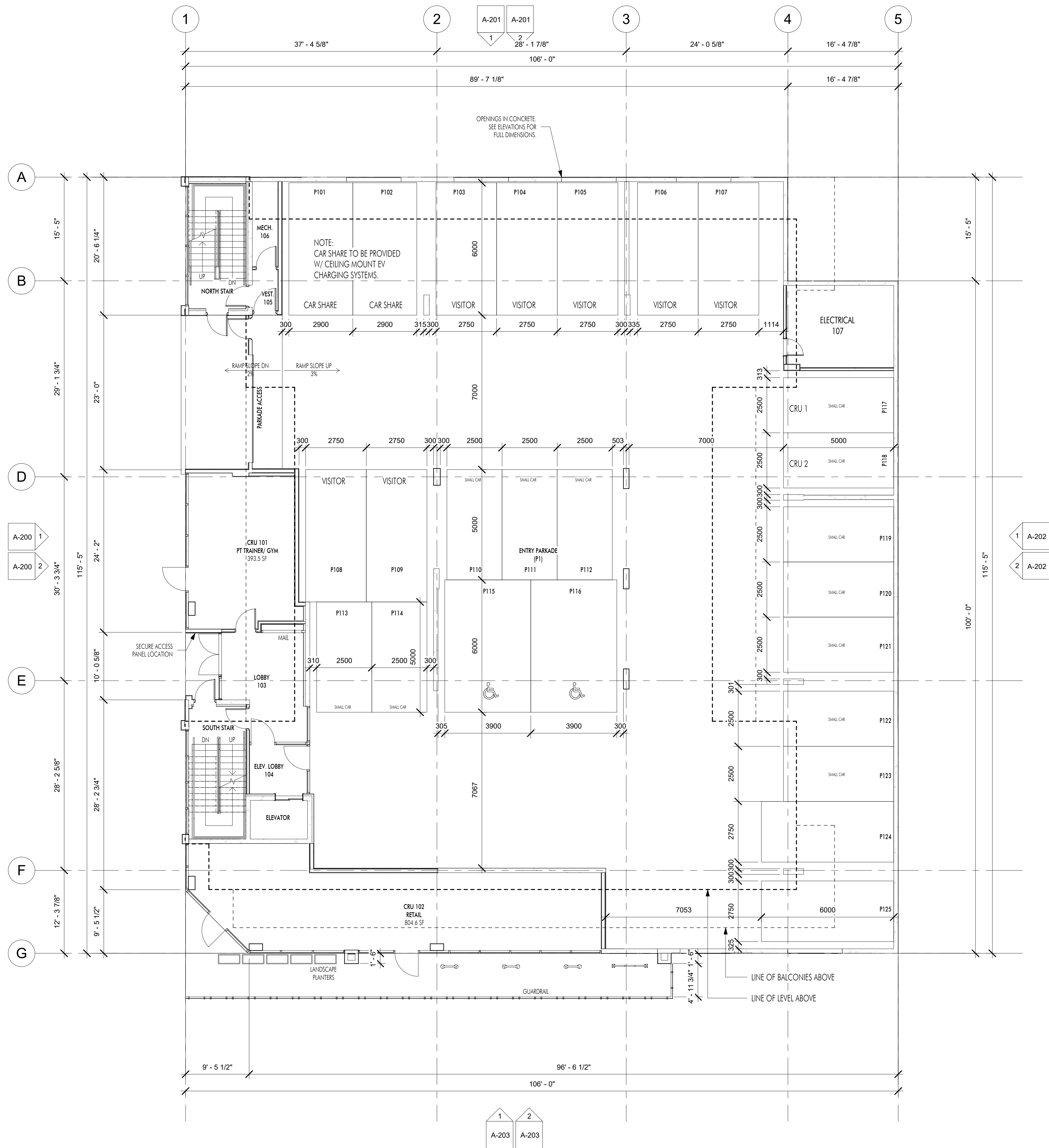
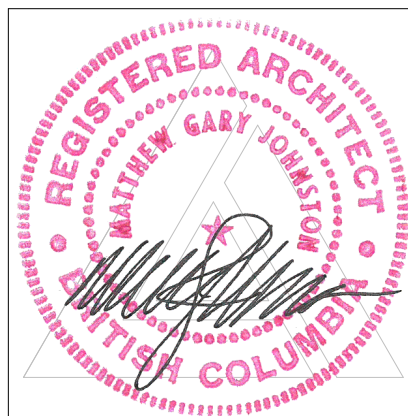
Revision No., Date and Description
01.06.23 FOR REVIEW
02.21.23 FOR REVIEW
02.27.23 FOR REVIEW
03.17.23 FOR REVIEW
06.16.23 FOR REZONING
06.23.23 FOR REZONING
07.24.23 FOR REVIEW
08.02.23 FOR COORDINATION
11.21.23 REZONING ADDENDUM #1
02.05.24 MOTI SETBACK APPLICATION
03.06.24 FOR DP
05.07.24 DP ADDENDUM #1
05.17.24 DP ADDENDUM #2
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

DRAWING TITLE
LEVEL 1 PLAN

Drawing No.
DP-101



1 L1 PLAN
DP-101 1/8" = 1'-0"

IFBP/IFT

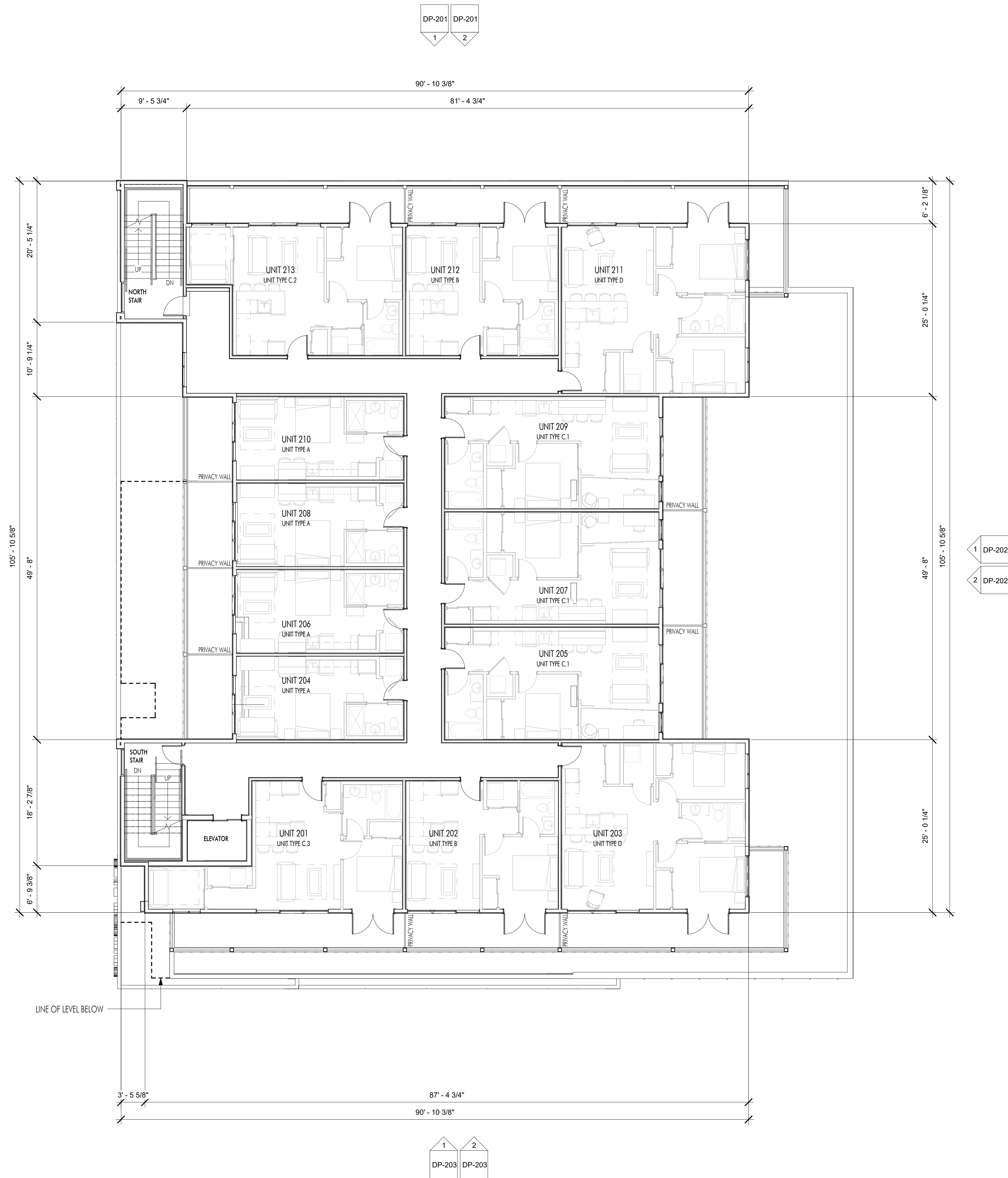
Revision No., Date and Description
01.06.23 FOR REVIEW
02.21.23 FOR REVIEW
02.27.23 FOR REVIEW
03.17.23 FOR REVIEW
04.11.23 FOR DISCUSSION
06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.16.23 FOR REZONING
06.23.23 FOR REZONING
11.21.23 REZONING ADDENDUM #1
11.24.23 REISSUE REZONING ADDENDUM #1
02.05.24 MOTI SETBACK APPLICATION
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
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DRAWING TITLE
LEVEL 2 PLAN

Drawing No.
DP-102



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01.06.23 FOR REVIEW
02.21.23 FOR REVIEW
02.27.23 FOR REVIEW
03.17.23 FOR REVIEW
04.11.23 FOR DISCUSSION
06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.16.23 FOR REZONING
06.23.23 FOR REZONING
11.21.23 REZONING ADDENDUM #1
11.24.23 REISSUE REZONING ADDENDUM #1
02.05.24 MOTI SETBACK APPLICATION
03.06.24 FOR DP
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

DRAWING TITLE
LEVEL 3 PLAN

Drawing No.
DP-103



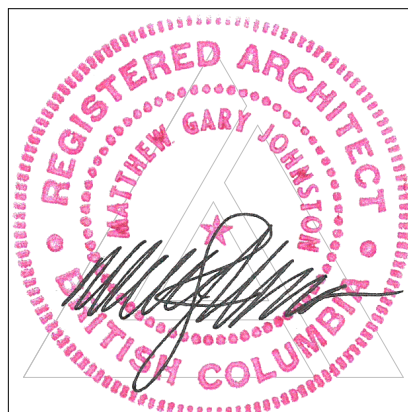
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01.06.23 FOR REVIEW
02.21.23 FOR REVIEW
02.27.23 FOR REVIEW
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06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.16.23 FOR REZONING
06.23.23 FOR REZONING
11.21.23 REZONING ADDENDUM #1
02.05.24 MOTI SETBACK APPLICATION
03.06.24 FOR DP
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

DRAWING TITLE
LEVEL 4 PLAN

Drawing No.
DP-104





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Division No., Date
and Description

06.23 FOR REVIEW
11.23 FOR REVIEW
17.23 FOR REVIEW
7.23 FOR REVIEW
1.23 FOR DISCUSSION
12.23 FOR REVIEW
19.23 FOR REVIEW
6.23 FOR REZONING
6.23 FOR REZONING
11.23 REZONING ADDENDUM #1
14.23 REISSUE REZONING ADDENDUM #1
35.24 MOTI SETBACK APPLICATION
36.24 FOR DP
11.24 DP ADDENDUM #2 (REV. 1)

Print Date

21.24

PROJECT

VE HOSKINS

DRAWING TITLE

EVEL 5 PLAN

Drawing No.

DP-105



DP ADDENDUM #2

Revision No., Date and Description
01.06.23 FOR REVIEW
02.21.23 FOR REVIEW
02.27.23 FOR REVIEW
03.17.23 FOR REVIEW
04.11.23 FOR DISCUSSION
06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.16.23 FOR REZONING
06.23.23 FOR REZONING
12.18.23 FOR COORDINATION
02.05.24 MOTI SETBACK APPLICATION
03.06.24 FOR DP
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

DRAWING TITLE
LEVEL 6 PLAN

Drawing No.
DP-106



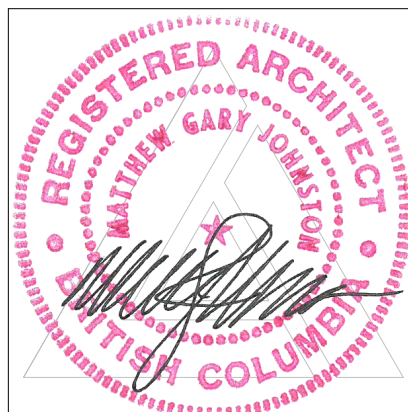
Revision No.	Date	Description
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02.21.23	FOR REVIEW	
02.27.23	FOR REVIEW	
03.17.23	FOR REVIEW	
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06.02.23	FOR REVIEW	
06.09.23	FOR REVIEW	
06.16.23	FOR REZONING	
06.23.23	FOR REZONING	
06.23.23	FOR DISCUSSION	
11.21.23	REZONING ADDENDUM #1	
02.05.24	MOTI SETBACK APPLICATION	
02.14.24	FOR REVIEW	
02.28.24	FOR COORDINATION	
03.06.24	FOR DP	
05.21.24	DP ADDENDUM #2 (REV. 1)	

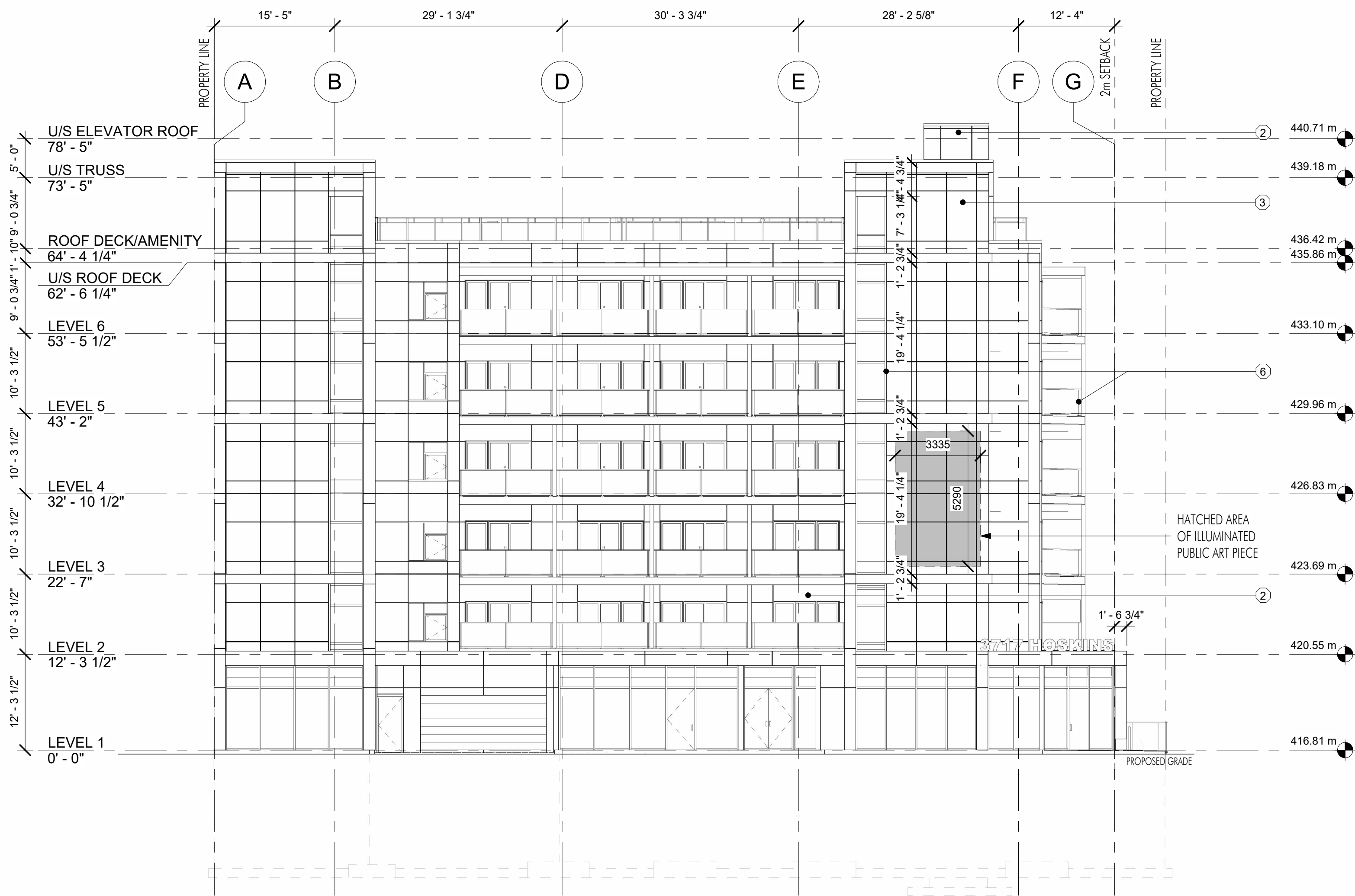
Plot Date
05.21.24

PROJECT
LIVE HOSKINS

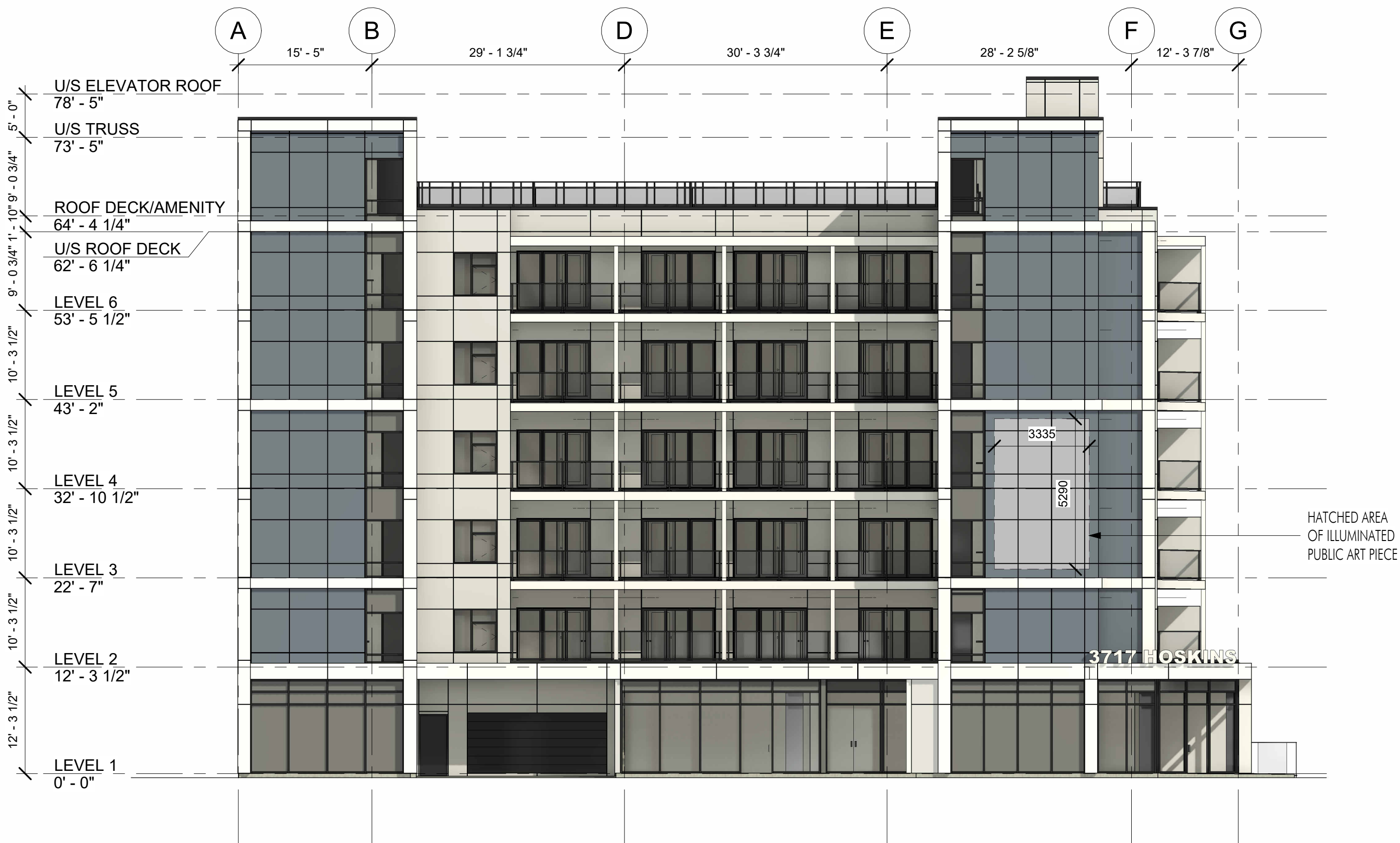
DRAWING TITLE
ROOFTOP
AMENITY PLAN

Drawing No.
DP-107





1 WEST ELEVATION
DP-200 3/32" = 1'-0"



2 WEST ELEVATION (COLOUR)
DP-200 3/32" = 1'-0"

- CODE REFERENCES/LIFE SAFETY NOTES:
1. BUILDING TO BE SPRINKLERED TO ENSURE COMPLIANCE WITH 3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED. PER 3.2.2.50, 18m DISTANCE IS MEASURED FROM THE TOP OF THE FIRST STOREY TO THE UPPERMOST FLOOR LEVEL (HEIGHT ILLUSTRATED IN BOLD IN ADJACENT ELEVATION).
 2. PER 3.2.5., PRINCIPAL ACCESS IS PROVIDED TO THE BUILDING FROM HOSKINS ROAD FRONTAGE. GIVEN THIS, 18m DISTANCE IS MEASURED FROM THIS POINT.
 3. ENCLOSED ROOFTOP AMENITY SPACE TO BE REMOVED. ELEVATOR LOBBY/ROOFTOP ACCESS TO BE PROVIDED BUT IS NOT CONSIDERED A STOREY PER THE CITY OF WEST KELOWNAS ZONING BYLAW AND PER 3.2.1.1.d). OF THE BC BUILDING CODE.
 4. LOWER PARKADE CAN BE CLASSIFIED AS A SEPARATE BUILDING UNDER 3.2.1.2.

- ELEVATION NOTES:
1. ALTERNATE MATERIAL SUPPLIERS ARE ACCEPTABLE PROVIDED THE COLOUR CAN BE MATCHED AND FORM AND CHARACTER IS MAINTAINED.
 2. MINIMUM 42" GUARD, MEASURED FROM TOP OF DECK TO TOP OF GUARD U.N.O.

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS, GRAPHIC: HARDIE PANEL, PAINTED BENJAMIN MOORE, WHITE DOVE OC-17
2		CLADDING: HARDIE PANEL, PAINTED BENJAMIN MOORE, SILVER HALF DOLLAR 2121-40
3		CLADDING, GRAPHIC: HARDIE PANEL, PAINTED BENJAMIN MOORE, BLUE NORMANDY 2129-40
4		FASCIA: HARDIE PLANK, PAINTED BENJAMIN MOORE, WROUGHT IRON 2124-10
5		STAIN: OLD MASTERS, NATURAL
6		WINDOWS, DOORS, RAILING, FLASHING: BLACK
7		SOFFIT: WHITE
8		DECORATIVE SCREEN: BLACK
9		GRAPHIC: PAINTED, BENJAMIN MOORE WHITEHALL BROWN HC-69
10		GRAPHIC: PAINTED, BENJAMIN MOORE GREAT BARRINGTON GREEN HC-122

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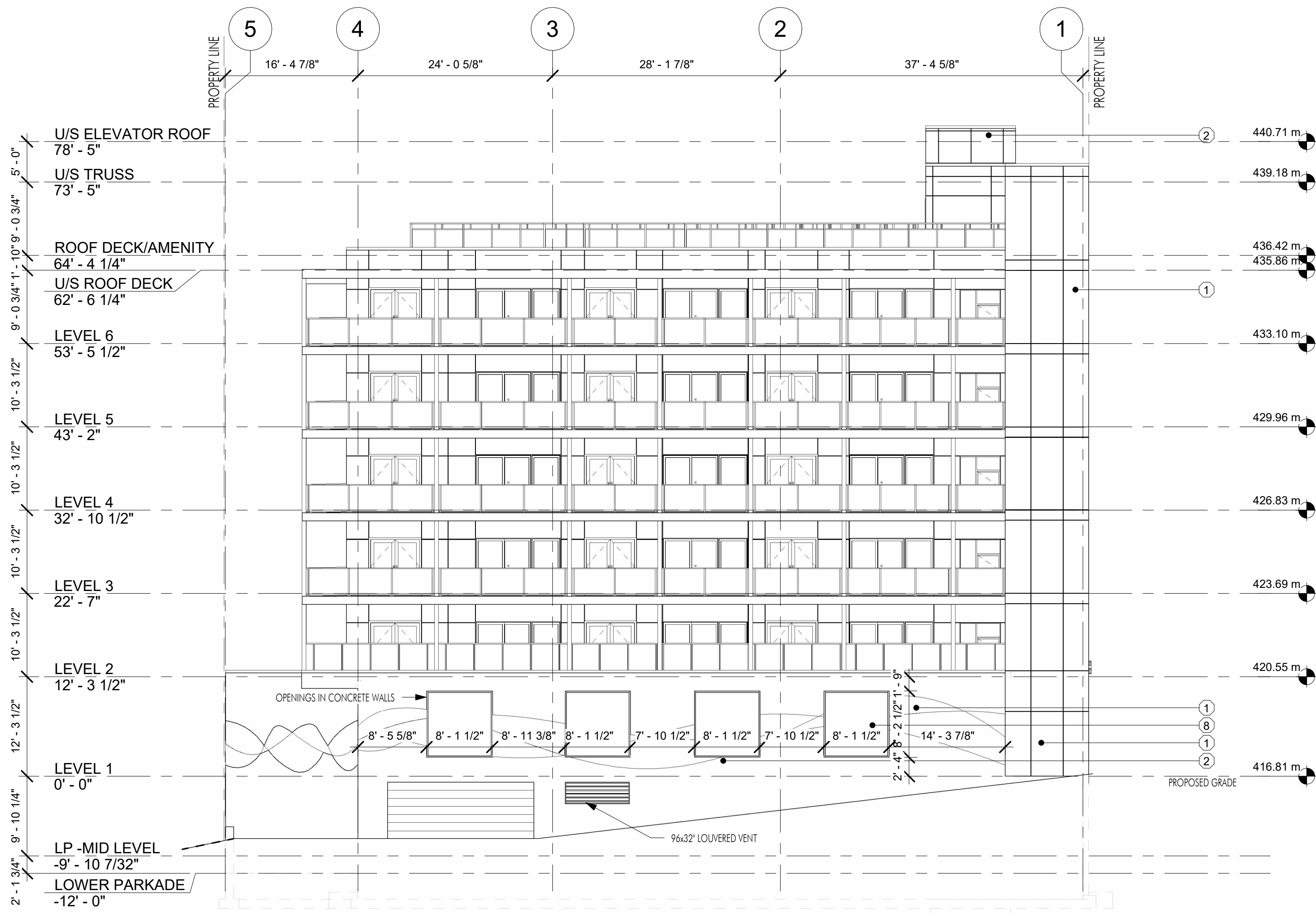
Revision No., Date and Description
04.11.23 FOR DISCUSSION
06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.20.23 FOR DISCUSSION
06.23.23 FOR REZONING
07.24.23 FOR REVIEW
08.02.23 FOR COORDINATION
08.18.23 FOR REVIEW
10.30.23 FOR DISCUSSION
10.31.23 FOR DISCUSSION
11.17.23 FOR REVIEW
11.21.23 REZONING ADDENDUM #1
11.24.23 REISSUE REZONING ADDENDUM #1
12.18.23 FOR COORDINATION
02.05.24 MOTI SETBACK APPLICATION
02.06.24 FOR COORDINATION
02.14.24 FOR REVIEW
02.28.24 FOR COORDINATION
03.06.24 FOR DP
04.01.24 50% BP COORDINATION
04.26.24 FOR 75% BP COORDINATION
05.07.24 DP ADDENDUM #1
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

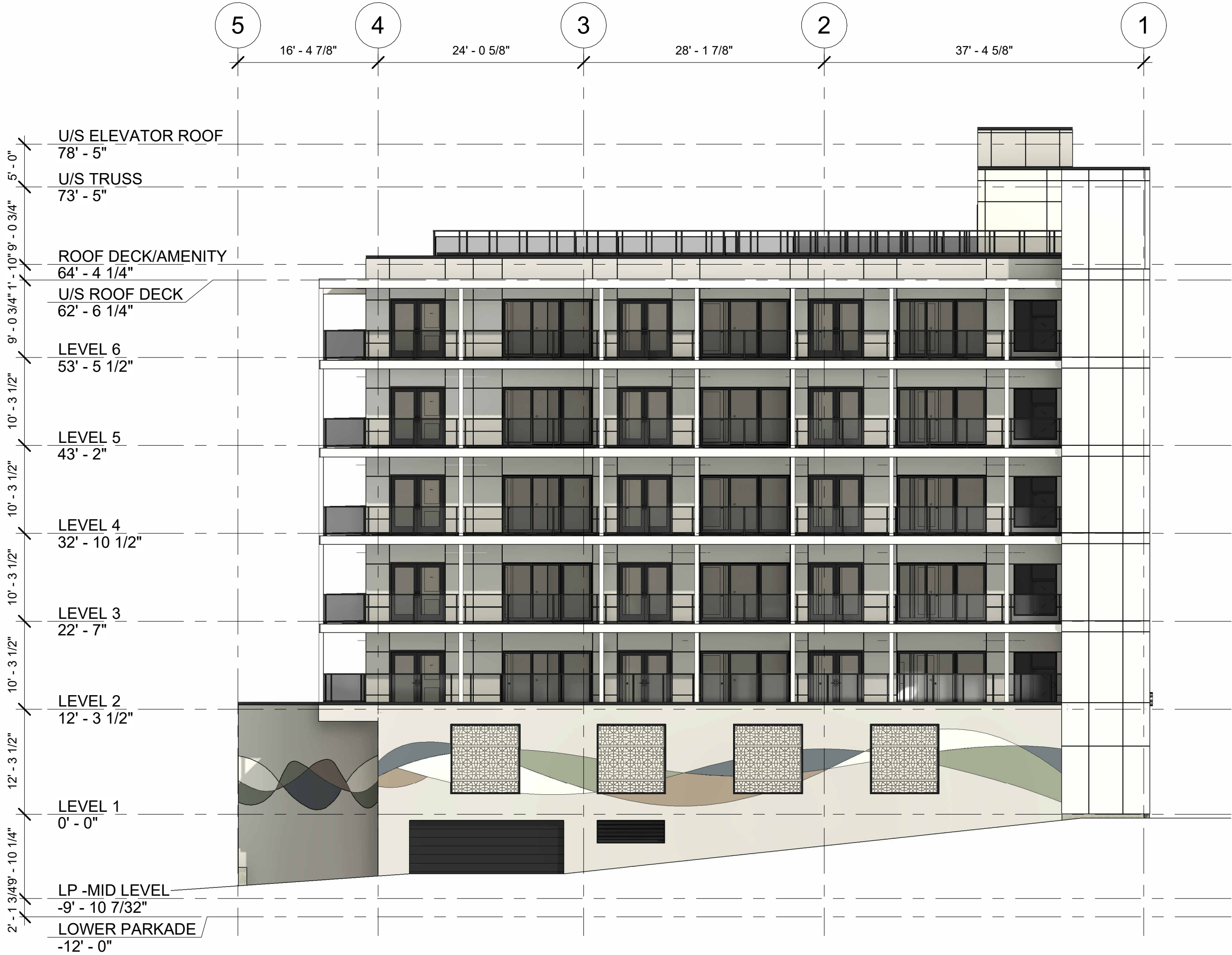
PROJECT
LIVE HOSKINS

DRAWING TITLE
WEST ELEVATIONS

Drawing No.
DP-200



1 NORTH ELEVATION
DP-201 3/32" = 1'-0"



2 NORTH ELEVATION (COLOUR)
DP-201 3/32" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS, GRAPHIC: HARDIE PANEL, PAINTED BENJAMIN MOORE, WHITE DOVE OC-17
2		CLADDING: HARDIE PANEL, PAINTED BENJAMIN MOORE, SILVER HALF DOLLAR 2121-40
3		CLADDING, GRAPHIC: HARDIE PANEL, PAINTED BENJAMIN MOORE, BLUE NORMANDY 2129-40
4		FASCIA: HARDIE PLANK, PAINTED BENJAMIN MOORE, WROUGHT IRON 2124-10
5		STAIN: OLD MASTERS, NATURAL
6		WINDOWS, DOORS, RAILING, FLASHING: BLACK
7		SOFFIT: WHITE
8		DECORATIVE SCREEN: BLACK
9		GRAPHIC: PAINTED, BENJAMIN MOORE WHITEHALL BROWN HC-69
10		GRAPHIC: PAINTED, BENJAMIN MOORE GREAT BARRINGTON GREEN HC-122

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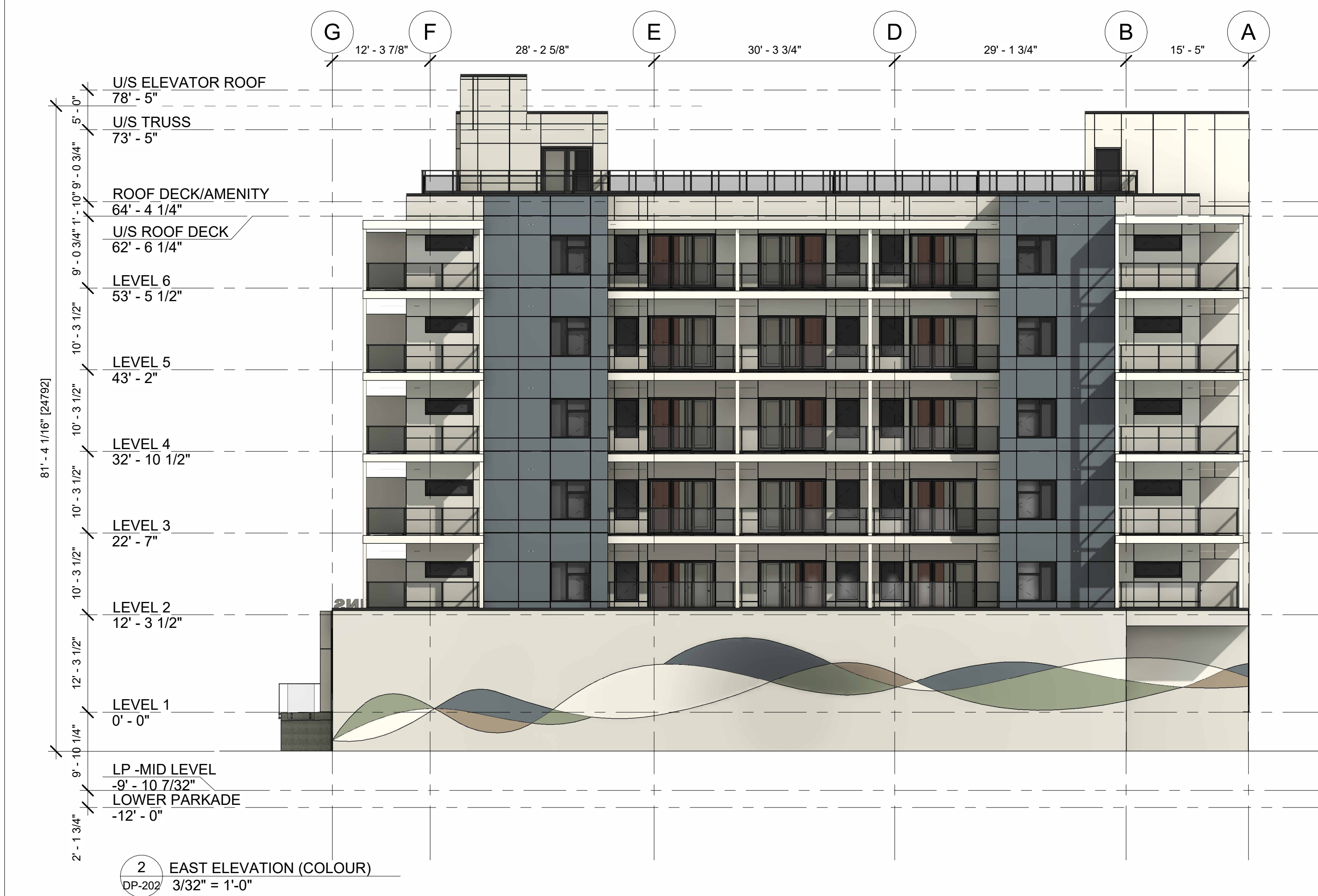
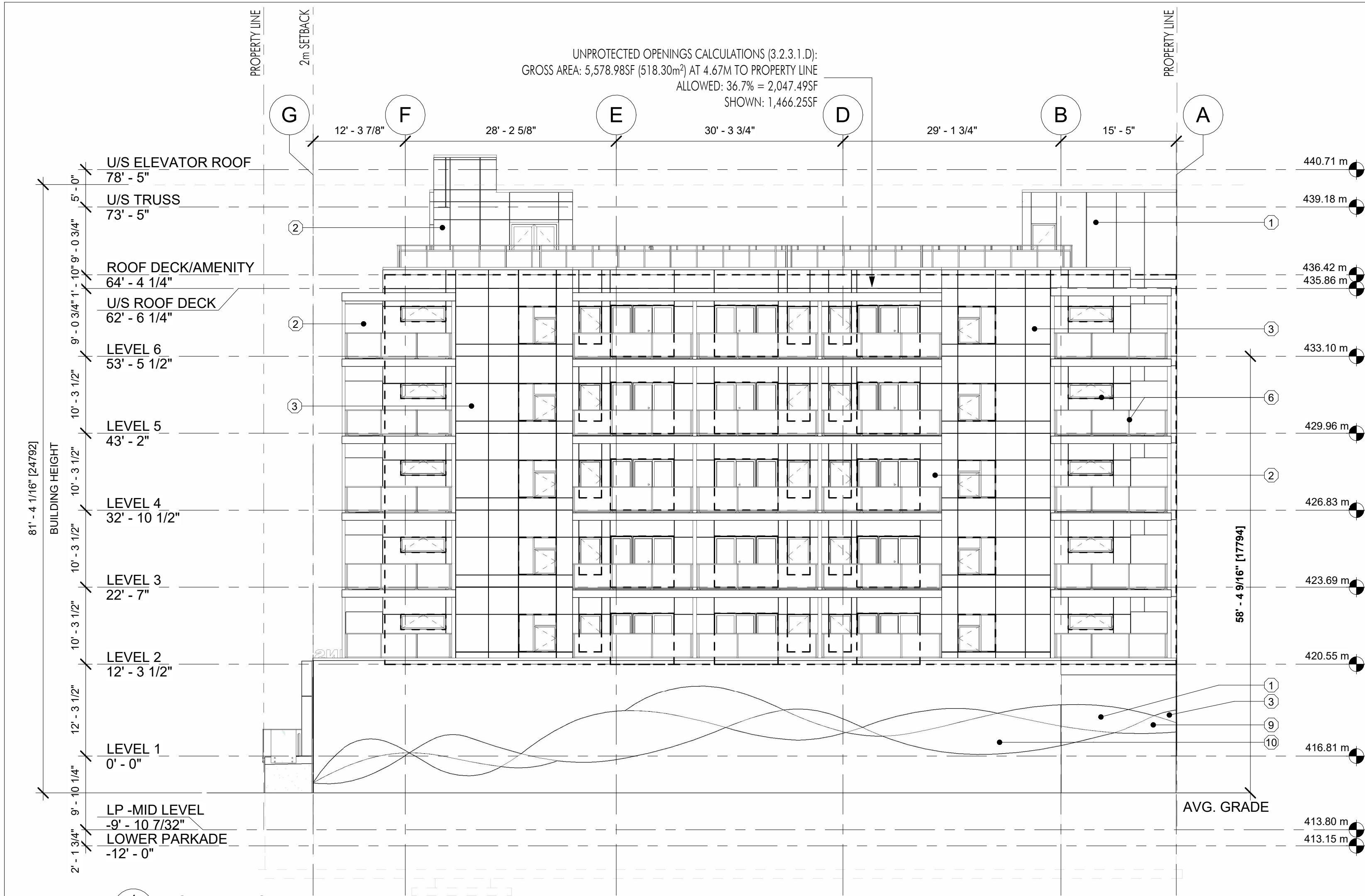
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02.06.24	FOR COORDINATION
02.14.24	FOR REVIEW
02.28.24	FOR COORDINATION
03.06.24	FOR DP
04.01.24	50% BP COORDINATION
04.26.24	FOR 75% BP COORDINATION
05.02.24	FOR REVIEW
05.07.24	DP ADDENDUM #1
05.21.24	DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

DRAWING TITLE
NORTH ELEVATIONS

Drawing No.
DP-201



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS, GRAPHIC: HARDIE PANEL, PAINTED BENJAMIN MOORE, WHITE DOVE OC-17
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8		DECORATIVE SCREEN: BLACK
9		GRAPHIC: PAINTED, BENJAMIN MOORE WHITEHALL BROWN HC-69
10		GRAPHIC: PAINTED, BENJAMIN MOORE GREAT BARRINGTON GREEN HC-122

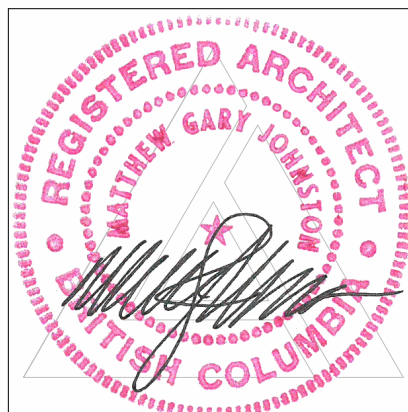
Revision No., Date and Description
04.11.23 FOR DISCUSSION
06.02.23 FOR REVIEW
06.09.23 FOR REVIEW
06.20.23 FOR DISCUSSION
06.23.23 FOR REZONING
07.24.23 FOR REVIEW
08.02.23 FOR COORDINATION
08.18.23 FOR REVIEW
11.17.23 FOR REVIEW
11.21.23 REZONING ADDENDUM #1
11.24.23 REISSUE REZONING ADDENDUM #1
12.18.23 FOR COORDINATION
02.05.24 MOTI SETBACK APPLICATION
02.06.24 FOR COORDINATION
02.14.24 FOR REVIEW
02.28.24 FOR COORDINATION
03.06.24 FOR DP
04.01.24 50% BP COORDINATION
04.26.24 FOR 75% BP COORDINATION
04.30.24 FOR REVIEW
05.02.24 FOR REVIEW
05.07.24 DP ADDENDUM #1
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

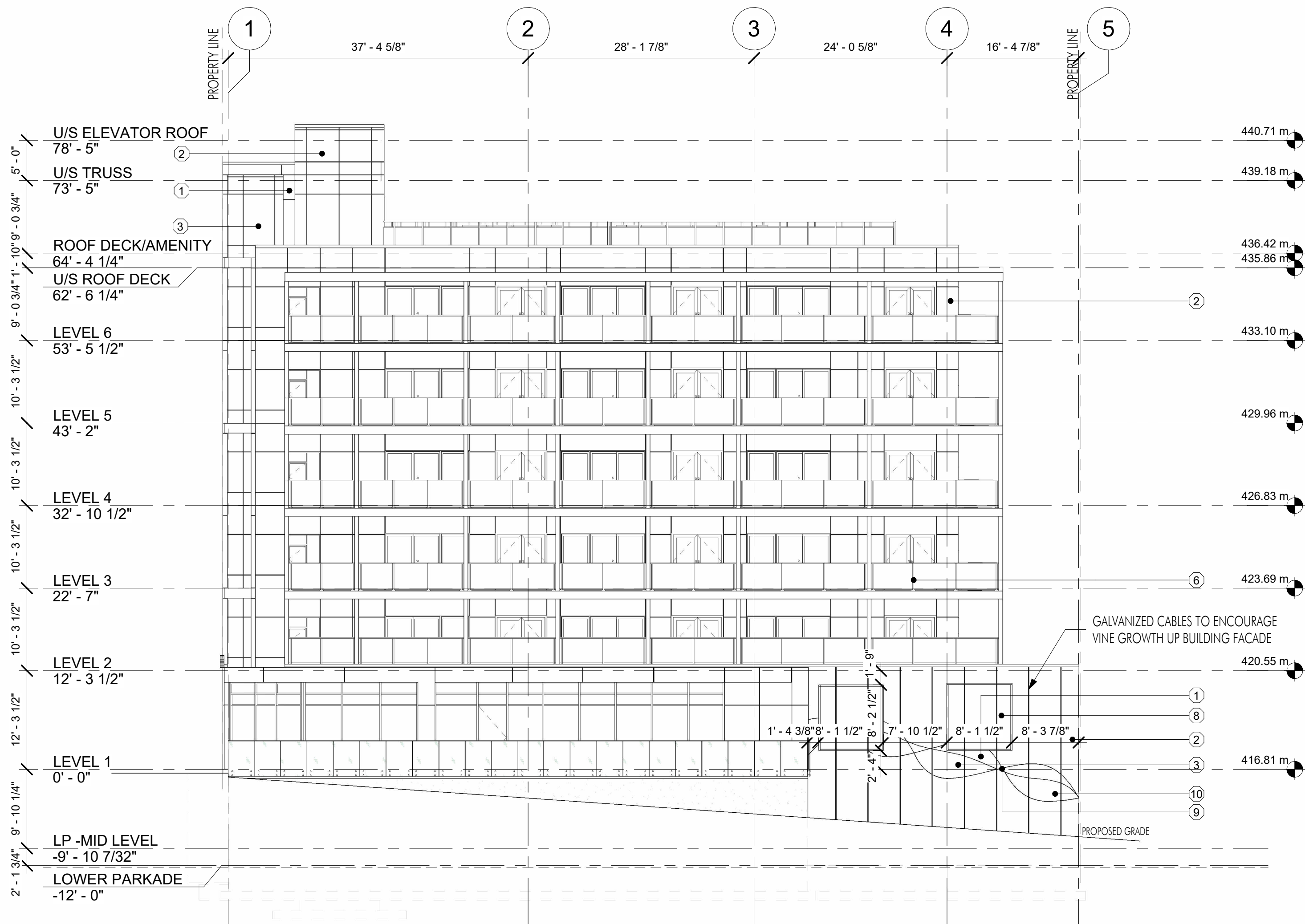
PROJECT
LIVE HOSKINS

DRAWING TITLE
SOUTH
ELEVATIONS

Drawing No.
DP-203



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS, GRAPHIC: HARDIE PANEL, PAINTED BENJAMIN MOORE, WHITE DOVE OC-17
2		CLADDING: HARDIE PANEL, PAINTED BENJAMIN MOORE, SILVER HALF DOLLAR 2121-40
3		CLADDING, GRAPHIC: HARDIE PANEL, PAINTED BENJAMIN MOORE, BLUE NORMANDY 2129-40
4		FASCIA: HARDIE PLANK, PAINTED BENJAMIN MOORE, WROUGHT IRON 2124-10
5		STAIN: OLD MASTERS, NATURAL
6		WINDOWS, DOORS, RAILING, FLASHING: BLACK
7		SOFFIT: WHITE
8		DECORATIVE SCREEN: BLACK
9		GRAPHIC: PAINTED, BENJAMIN MOORE WHITEHALL BROWN HC-69
10		GRAPHIC: PAINTED, BENJAMIN MOORE GREAT BARRINGTON GREEN HC-122



1 SOUTH ELEVATION
DP-203 3/32" = 1'-0"



2 SOUTH ELEVATION (COLOUR)
DP-203 3/32" = 1'-0"



FRONT PERSPECTIVE - CORNER OF HOSKINS AND DOBBIN




REAR PERSPECTIVE - LANEWAY LOOKING TOWARDS HOSKINS



FRONT PERSPECTIVE - HOSKINS LOOKING TOWARDS DOBBIN



REAR PERSPECTIVE - ON DOBBIN LOOKING TOWARDS HOSKINS



PHONE: 250-448-7801

205-1626 Richter Street,
Kelowna, BC V1Y 2M3

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All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

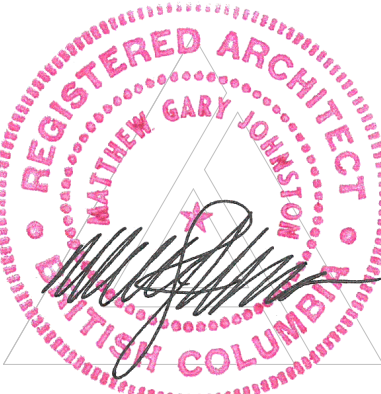
Revision No., Date and Description
03.17.23 FOR REVIEW
04.11.23 FOR DISCUSSION
06.02.23 FOR REVIEW
06.20.23 FOR DISCUSSION
06.23.23 FOR REZONING
07.24.23 FOR REVIEW
08.02.23 FOR COORDINATION
08.18.23 FOR REVIEW
11.21.23 REZONING ADDENDUM #1
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12.18.23 FOR COORDINATION
02.05.24 MOTI SETBACK APPLICATION
02.06.24 FOR COORDINATION
02.14.24 FOR REVIEW
02.28.24 FOR COORDINATION
03.06.24 FOR DP
05.17.24 DP ADDENDUM #2
05.21.24 DP ADDENDUM #2 (REV. 1)

Plot Date
05.21.24

PROJECT
LIVE HOSKINS

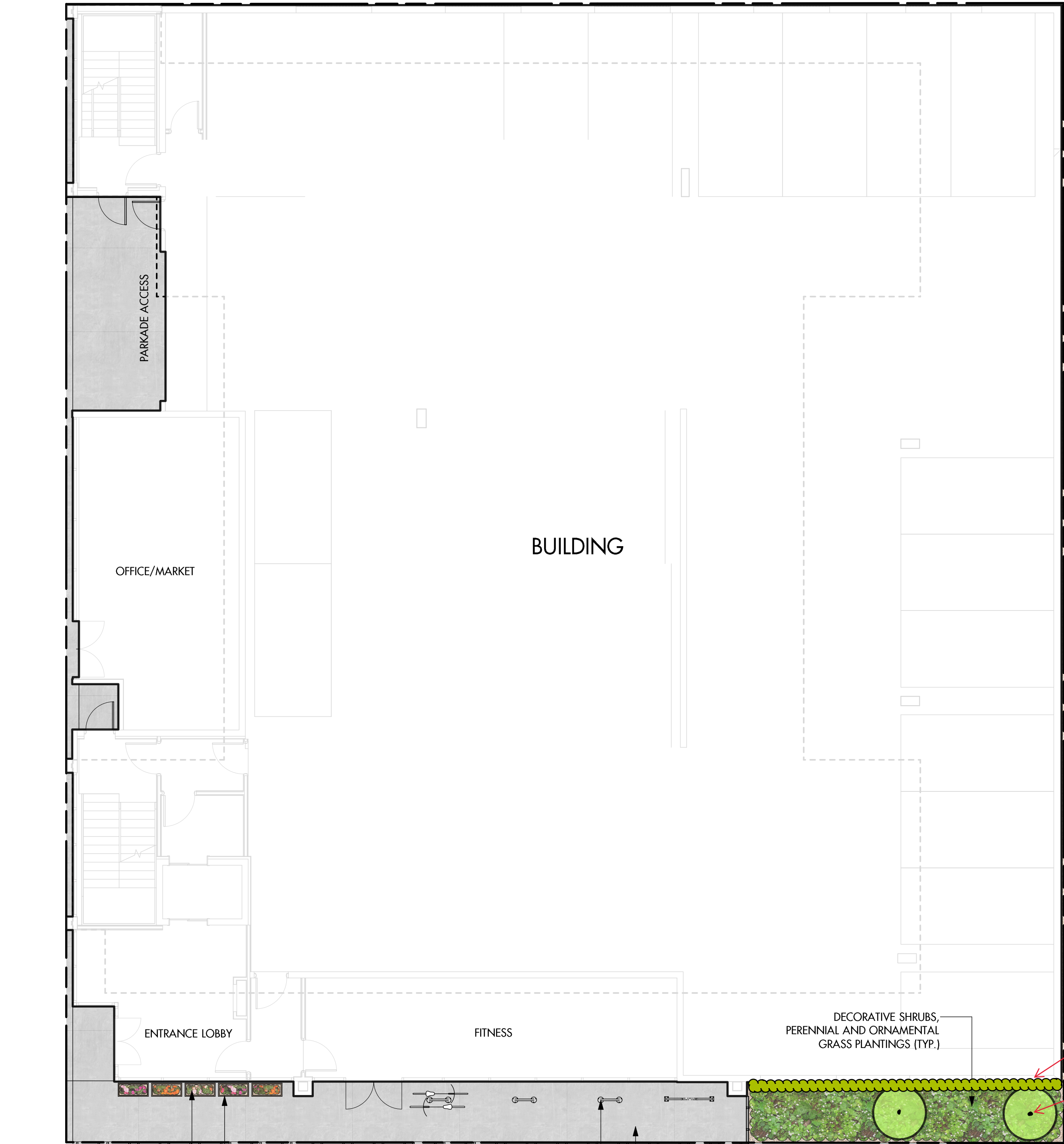
DRAWING TITLE
PERSPECTIVE VIEWS

Drawing No.
DP-600





HOSKINS ROAD



DECORATIVE SHRUBS,
PERENNIAL AND ORNAMENTAL
GRASS PLANTINGS (TYP.)
LANDSCAPE PLANTERS (TYP.)

FITNESS

BUILDING

CONCRETE PAVING (TYP.)
BIKE RACK (TYP.)

DECORATIVE SHRUBS,
PERENNIAL AND ORNAMENTAL
GRASS PLANTINGS (TYP.)

Creeping vines along base of
wall (typ.)

Tall deciduous columnar tree
in between parkade ventilation
(typ.)

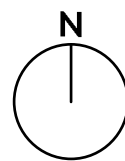
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
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. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT. TURF TO RECEIVE A MINIMUM OF 150mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
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7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
SHRUBS			
BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	2	#02 CONT. /1.5M O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	2	#02 CONT. /1.5M O.C. SPACING
CORNUS ALBA 'ARGENTEO MARGINATA'	VARIEGATE TARTARIAN DOGWOOD	2	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	1	#02 CONT. /2.0M O.C. SPACING
PHILADELPHUS LEWISII	MOCKORANGE	1	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ALCHEMILLA MOLLI	LADY'S MANTLE	2	#01 CONT. /1.0M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOESTER FEATHER REED GRASS	2	#01 CONT. /1.0M O.C. SPACING
ECHINACEA PURPUREA 'MAGNIUS'	MAGNIUS CONEFLOWER	2	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'SUMMERWINE'	SUMMERWINE DAYLILY	2	#01 CONT. /1.0M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	2	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1	#01 CONT. /1.5M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	2	#01 CONT. /1.0M O.C. SPACING



PROJECT TITLE
**3715, 3717 Hoskins Road
& 2424 Dobbin Road
GROUND LEVEL**

West Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	24.02.02	Review
2	24.02.08	Review
3		
4		
5		

PROJECT NO. 230944

DESIGN BY AM

DRAWN BY MC

CHECKED BY GH

DATE FEB. 08, 2024

SCALE 1:100

PAGE SIZE 24"x36"

SEAL

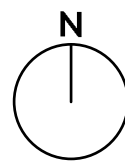


DRAWING NUMBER

LS101

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PROJECT TITLE
**3715, 3717 Hoskins Road
& 2424 Dobbin Road
ROOFTOP LEVEL**

West Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	24.02.02	Review
2	24.02.08	Review
3		
4		
5		

PROJECT NO.	23-0944
DESIGN BY	AM
DRAWN BY	MC
CHECKED BY	GH
DATE	FEB. 08, 2024
SCALE	1:100
PAGE SIZE	24"x36"

SEAL

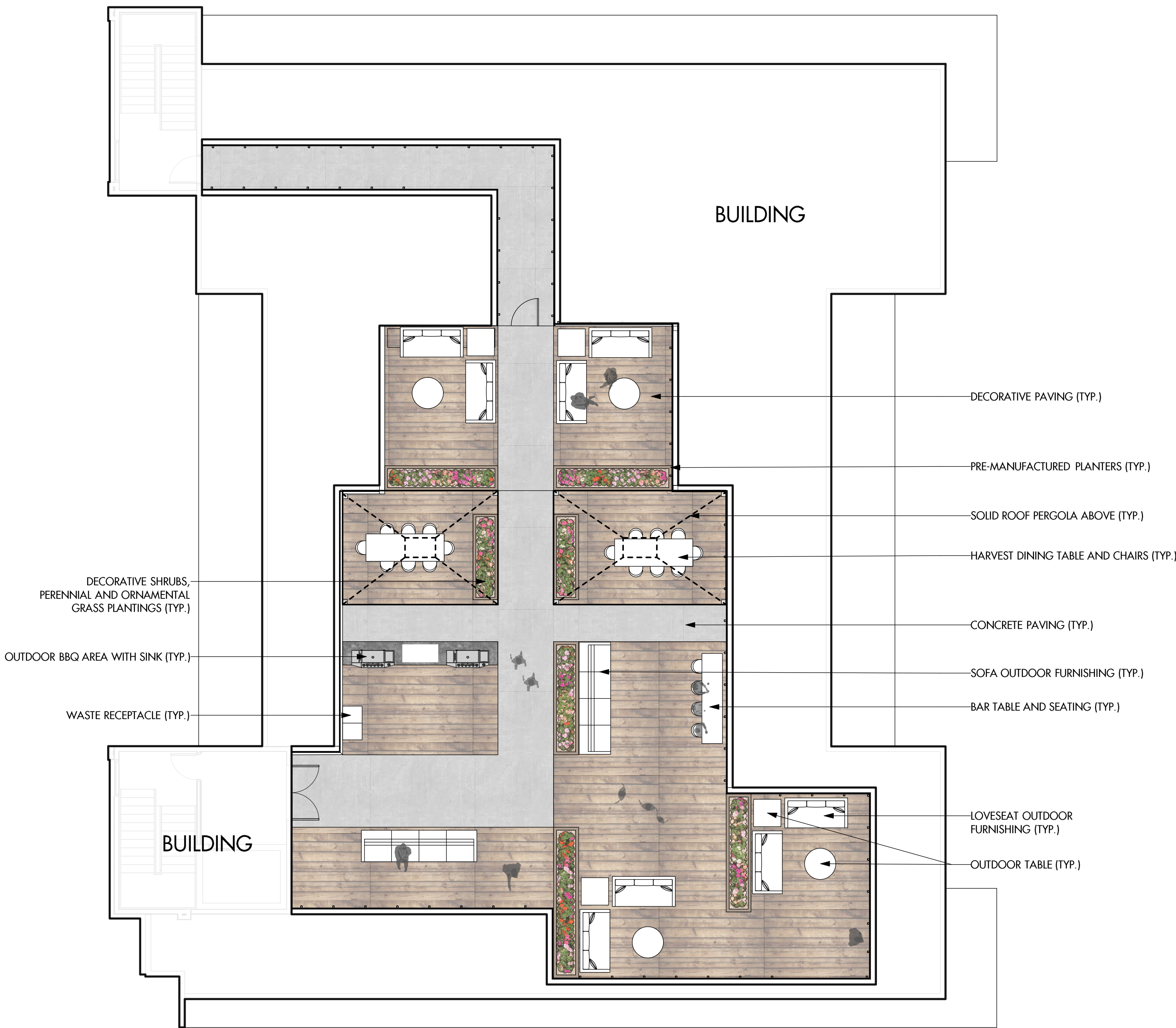


DRAWING NUMBER

LS102

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SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	2	#01 CONT. /1.0M O.C. SPACING



February 08, 2024

3715, 3717 Hoskins Road & 2424 Dobbin Road

Lakeside Land Development Corporation

Attn: Christopher Blake; Ed Romanowski

Via email c/o: Brady Derksen – brady@limearchitecture.com

Re: 3715, 3717 Hoskins Road & 2424 Dobbin Road, West Kelowna, BC – Preliminary Cost Estimate for Bonding

Dear Brady:

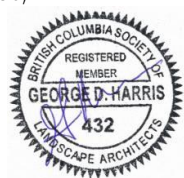
Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the **3715, 3717 Hoskins Road & 2424 Dobbin Road** conceptual landscape plan dated 24.02.08;

- Landscape Improvements: 44 square metres (469 square feet) = \$3,260.00

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,



as per

Ecora Engineering & Resource Group Ltd.

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

ecora.ca