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**CITY OF KELOWNA**

**MEMORANDUM**

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**DATE:** October 1, 2007  
**FILE NO.:** DP07-0207

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** DP07-0207/DVP07-0220 **OWNER:** Kettle Valley Holdings Ltd.

**AT:** 5800 Mountainside Drive

**APPLICANT:** Mission Group

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF 44 UNITS OF TOWNHOUSE RESIDENTIAL DEVELOPMENT.

TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE HEIGHT OF THE BUILDING TO 10.9 M WHERE 9.5 M IS REQUIRED.

**EXISTING ZONE:** CD2 – KETTLE VALLEY COMPREHENSIVE RESIDENTIAL DEVELOPMENT (TYPE 6)

**REPORT PREPARED BY:** DANIELLE NOBLE

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**1.0 RECOMMENDATION**

THAT Council authorize the issuance of Development Permit No. DP07-0207, Lot 49, Sec. 14, Twp 28, SDYD, Plan KAP84295, located on Mountainside Drive, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B" (with diagonal design elements to be incorporated on garage doors);
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The central paved space and individual garage aprons, currently shown as asphalt, be treated with a unique and distinct treatment (i.e. stamped asphalt or stamped concrete) to offer a degree of distinct visual interest.
5. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping as determined by a professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0220, Lot 49, Sec. 14, Twp 28, SDYD, Plan KAP84295, located on Mountainside Drive, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

CD2 – Kettle Valley Comprehensive Residential Development, Schedule 'B'- 1.4(d) – (Type VI)

A variance to allow the building height of 10.9m where 9.5m is required.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

## 2.0 SUMMARY

The applicant is proposing to construct 44 units of townhouse style development located within eleven buildings in south-eastern Kettle Valley. This project aims to complement the purpose of this Comprehensive Development zone incorporating design guidelines created by the Village of Kettle Valley.

## 3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of September 11<sup>th</sup>, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0207, for 5800 Mountainside Drive, Lot 49, Plan 84295 by The Mission Group (Kettle Valley Development Ltd Partnership), to obtain a Development Permit to establish the form and character of a 44 unit townhouse project.

Note: The height variance application was not formalized until after APC consideration.

## 4.0 PROPOSAL

The applicant is proposing to construct 44 units of townhouse style development. A total of eleven buildings in the form of four-plexes is proposed. Each building is to be finished with taupe siding, pale white trim, dark brown detailing (railings), and black asphalt roofing. Each four-plex will also be accented by one of three colors (clay color, avon green or princeton gold). Architectural detailing on the buildings includes covered entries, select dormer windows, subroofs, and oval windows. One access point from Mountainside Drive leading to internal parking, individual garage access and park area is proposed. The internal park area accommodates a children's playground and other open space for the residents. A comprehensive landscape plan is included, proposing a variety of native species, songbird habitat trees and a centrally located playground for children.

All of the eleven buildings are positioned around the perimeter of the site, and are orientated for functional operational use facing the internal courtyard with individual driveway access provided from the internal drive aisle. Five different building types are proposed on-site, to offer a variety of visual interest and alternate building footprints that are slightly staggered.

Private open space for each unit is to be provided within upper level balconies as well as ground level patio access. Each of the units have access onto a sidewalk with various pedestrian connections through the site to peripheral roads.

The application meets the requirements of the proposed CD2- Kettle Valley Comprehensive Development Zone (Type 6) with variance as noted:

CRITERIA	PROPOSAL	CD2 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	12,500m <sup>2</sup>	5000m <sup>2</sup>
Site Width (m)	>100m	100m
Site Coverage (%)	28%	45%
F.A.R.	35 units per ha	35 units per ha
Height	10.9m <sup>①</sup>	9.5m
Total Floor Area Proposed	6967m <sup>2</sup>	
Site Setbacks (m)		
- Front (4 property boundaries)	4.0m	2.0m
- Rear	N/A	6.0m
Private open space	4500m <sup>2</sup>	20.0m <sup>2</sup> per 1 or more bedroom dwelling (880 m <sup>2</sup> )
Separation between principal buildings	3.0m	3.0m
Parking Stalls (#)	88 spaces (incl. garages) 13 visitor spaces	88 spaces (2 spaces / 3 bedroom) 7 visitor
Driving Aisle Width	6.0 m	6.0 m (one way driving aisle, 90 degree parking)
Bicycle Parking	44 spaces (within garages)	27 (.5 per dwelling unit Class I, 0.1 per dwelling unit Class II)

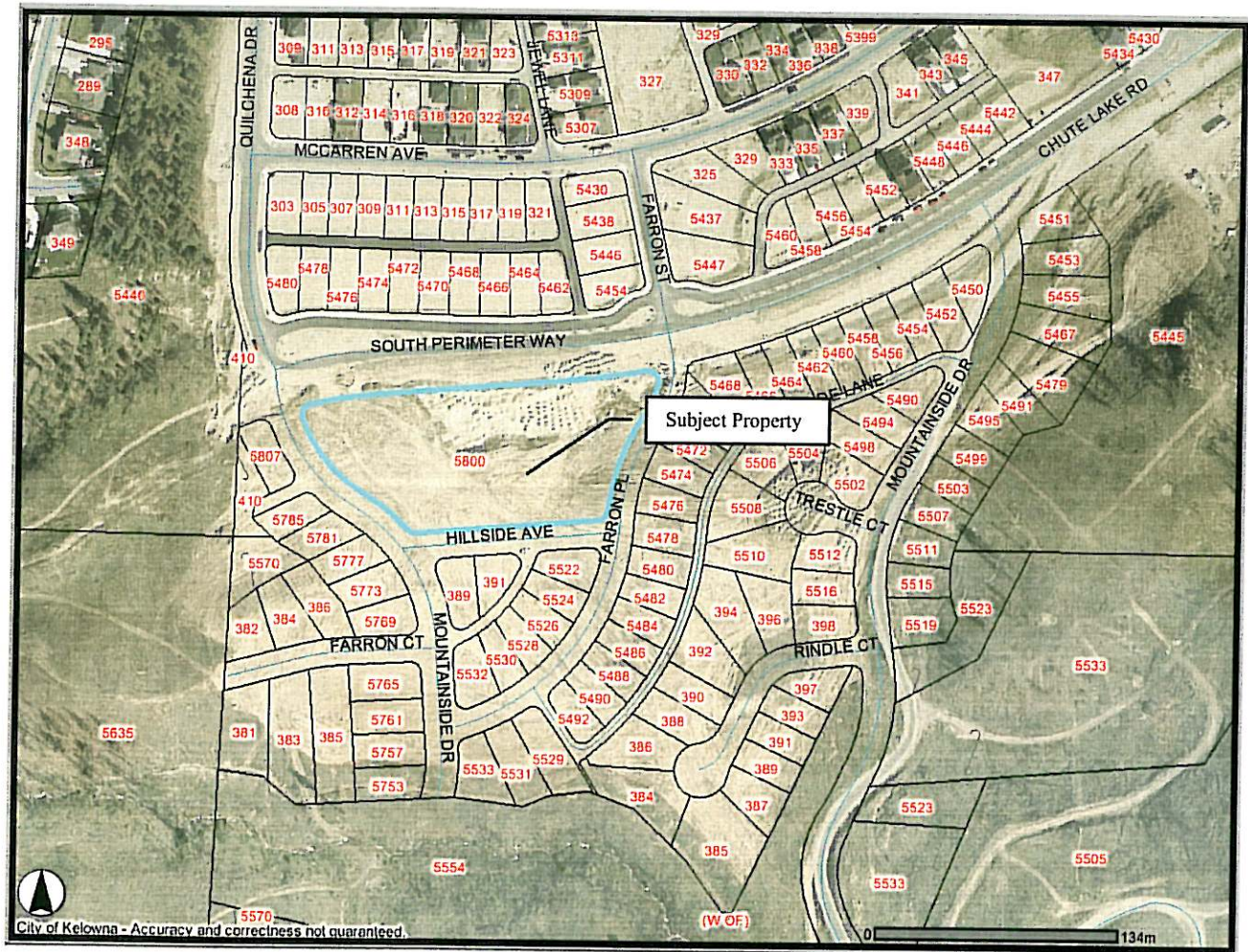
① A variance is required to vary the height of the proposed buildings to 10.9m where 9.5m is permitted.

#### 4.1 Site Context

The subject property is located on Mountainside Drive within the Kettle Valley Development. Adjacent properties are part of the CD2 Kettle Valley Comprehensive Residential Development. The adjacent land uses consist primarily of single detached dwellings.



#### 4.2 Site Location Map



#### 4.3 Existing Development Potential

The site is located in the CD2 - Kettle Valley Comprehensive Residential Development Zone. The purpose of the CD2 zone is to provide a zone for the development of a variety of residential uses, a mixed-use village centre, institutional, and park uses all integrated into a planned residential neighborhood.

#### 4.4 Development Policies

##### 4.4.1 City of Kelowna Strategic Plan (2004)

One of the objectives of the Strategic Plan includes the construction of housing forms and prices that meet the needs of Kelowna residents; the achievement of accessible, high quality living and working environments; and the sensitive integration of new development with heritage resources and existing urban, agricultural and rural areas.



4.4.2 Official Community Plan (OCP)

The future land use designation of the subject property is Medium Density Multiple Housing. The proposed designation of CD2 is therefore consistent with the Official Community Plan. Several elements of the proposed building design are consistent with the Multiple Dwelling Housing Guidelines as listed in the OCP. Examples of elements of the building design that are consistent with the design guidelines are as follows:

Relationship to the Street

- First storey units should ideally provide ground-level access and outdoor amenity space
- The principal front entranceway should be clearly identified and in scale with the development.

Building Massing

- Sub-roofs, dormers, balconies, and bay windows should be encouraged.

Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

Crime Prevention

- Guidelines for Crime Prevention through Environmental Design Guidelines (CPTED) should be followed.

Parking

- Underground parking is encouraged.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Detailed drawings and a code analysis is required showing article 3.2.5.6 and 3.2.5.5 of the BC Building Code is met. No parking signs maybe required as per article 2.5.1.5 of the BC Fire Code. Engineered fire flows are required and will help determine hydrants locations and if more than 90 l/sec is required. Three and four plex housing require 90 l/sec and apartments and row housing require 150l/sec as per City of Kelowna Subdivision Bylaw. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

5.2 FortisBC

No response.

5.3 Inspections Department

Ensure 8 ft. min. spatial separation met on projections between buildings.

5.4 Interior Health

City water and sanitary sewer required.

5.5 Parks Manager

1. The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the residents to be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

2. The boulevard trees will be the maintenance responsibility of Parks Division. However, the Applicant will be responsible for watering and replacement of trees during the establishment period, for at least one growing season after planting.

5.6 Shaw Cable

Owner/developer to install conduit.

5.7 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

5.8 Works & Utilities

**.1 General**

- a) Sidewalk, curb and gutter have been completed on all frontages of this development as part of City File; S05-0163.
- b) A Lot Grading and Storm water Management plan are required.
- c) Our information on this multifamily lot indicates that there is a 150mm water service and 200mm sanitary service connections. The applicant is required to confirm this; if upgrades are required, the City will install them at the cost to the owner.
- d) Provide adequate Fire protection. Based on Row housing the property requires a minimum of 150 l/s fire flow. Confirm that this is available and provide FUS calculations for the buildings being constructed to confirm the actual needs.
- e) Confirm that Fire Hydrant locations are suitable with Michael Neid of the Fire Department.

**.2 Charges and Fees**



## a) Water Extended Service Area Latecomers:

ESA#	Frontender	Component	Anniversary (rates increase)	*Rate/unit \$
1	Kettle Valley	Intake/pipe/PS etc	April 16,2008	320
9	Kettle Valley	Adam's Reservoir	Sept. 28,2007	1193

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Overall, this multi-family townhouse project fulfills the objectives of the comprehensive multi-family guidelines within the Kettle Valley community. The form and character of the proposed project is visually-rich with attention to material selection and detailing that conveys a residential character consistent with the Kettle Valley area. The proposed project offers a reasonable degree of human scale and visual interest. The project is oriented around a crescent/internal courtyard which creates a strong sense of identity. The ground orientation of the units to the adjoining streets is highly commendable. There is a well-identified pedestrian path that enhances the central space as well as secondary paths between the units that connect the space to the adjoining streets. The absence of fences and gates creates a more open and inviting project. Notably, the central space complimented by landscaping serves multiple functions as the principal access for resident vehicles, garage access, and amenity open space.

To its benefit, crime prevention through environmental design supports the high degree of surveillance of this open space, and offers a degree of comfort and safety for all residents to enjoy the courtyard area. While the paving surface has not been indicated on the submission, the recommendation is that the central space be treated more as a public plaza where pedestrians and vehicles can coexist on an equal footing. Rather than a utilitarian asphalt treatment, the surface should offer a hierarchy of consistent treatments (e.g., stamped asphalt or concrete, concrete pavers, etc.) such that the space appears less like a laneway and more like a plaza, especially when not all the vehicles are present.

The roof height requires a variance due to the steep pitch of the roof. The roof form is not considered to be imposing when seen from the adjoining spaces at grade. Additionally, the steeper pitch is seen to be integral to the overall form that is intended.

The weakest aspects of the proposed project are: i) the proliferation and predominance of garage doors facing the central area, and ii) lack of ready access to the central area from the units. Therefore, the project could be enhanced by modifying the garage doors to incorporate some diagonal elements to soften the regularity of the grid pattern proposed and to reference the angles of the gable forms. The applicant has favorably endorsed that design detail. Additionally, the garages or internal drive aisle should be treated with a surface pattern (i.e. stamped asphalt) to further soften the visual impact of extended areas of pavement.



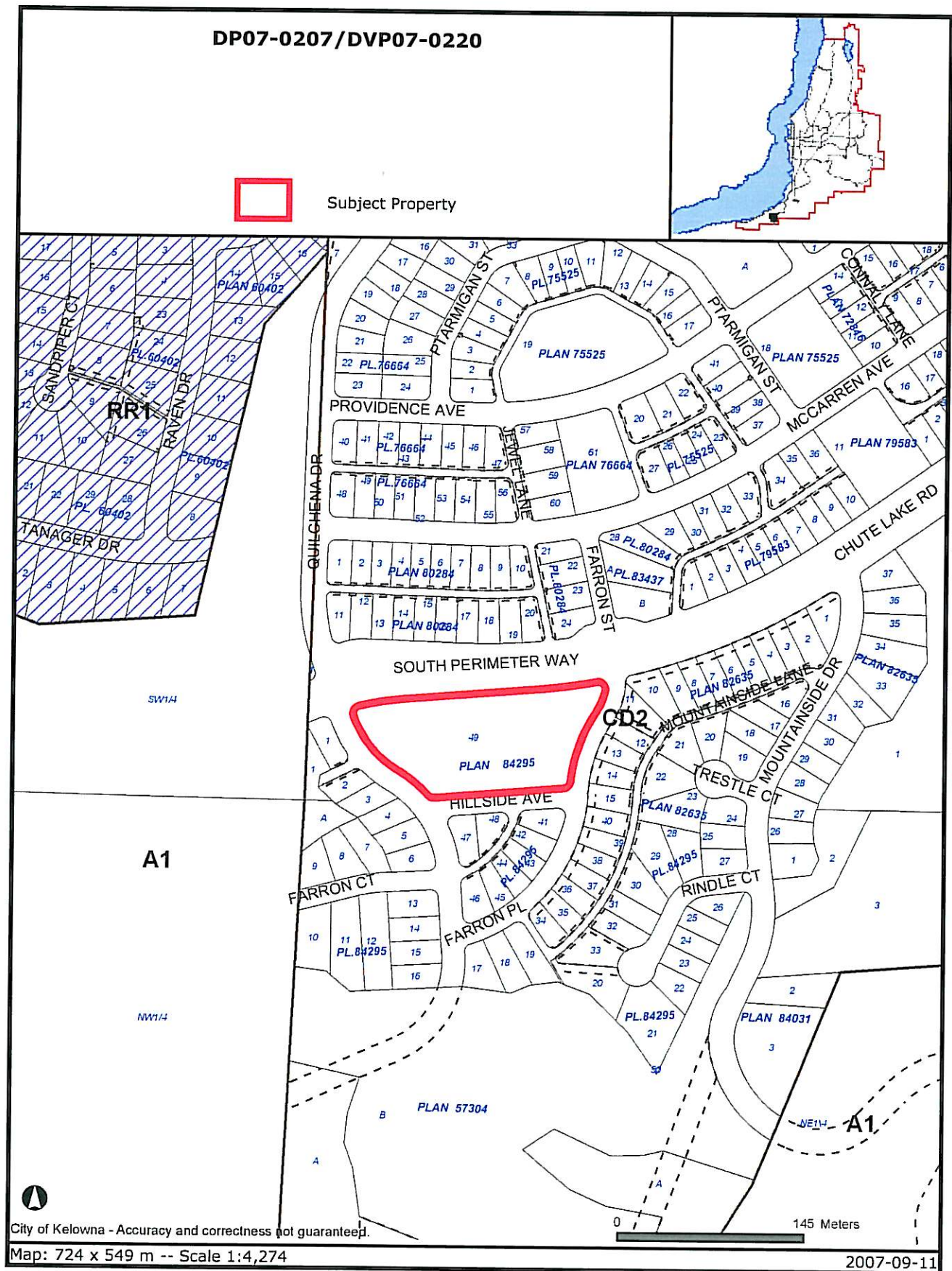
Shelley Gambacort  
Current Planning Supervisor

Attach.  
SG/DN

**ATTACHMENTS**

- Location of subject property
- Site plan
- Landscaping Plan
- Elevations
- Floor Plans
- Proposed Color Board
- Kelowna Sustainability Checklist

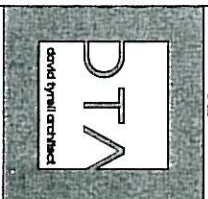




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



PROJECT NO. 07-211  
Winsonne Green Properties  
Kelowna, B.C.



3011 10th Avenue  
Kelowna, BC V1Y 9A1  
Tel: 250-860-1111  
Fax: 250-860-1112  
www.dtm.ca

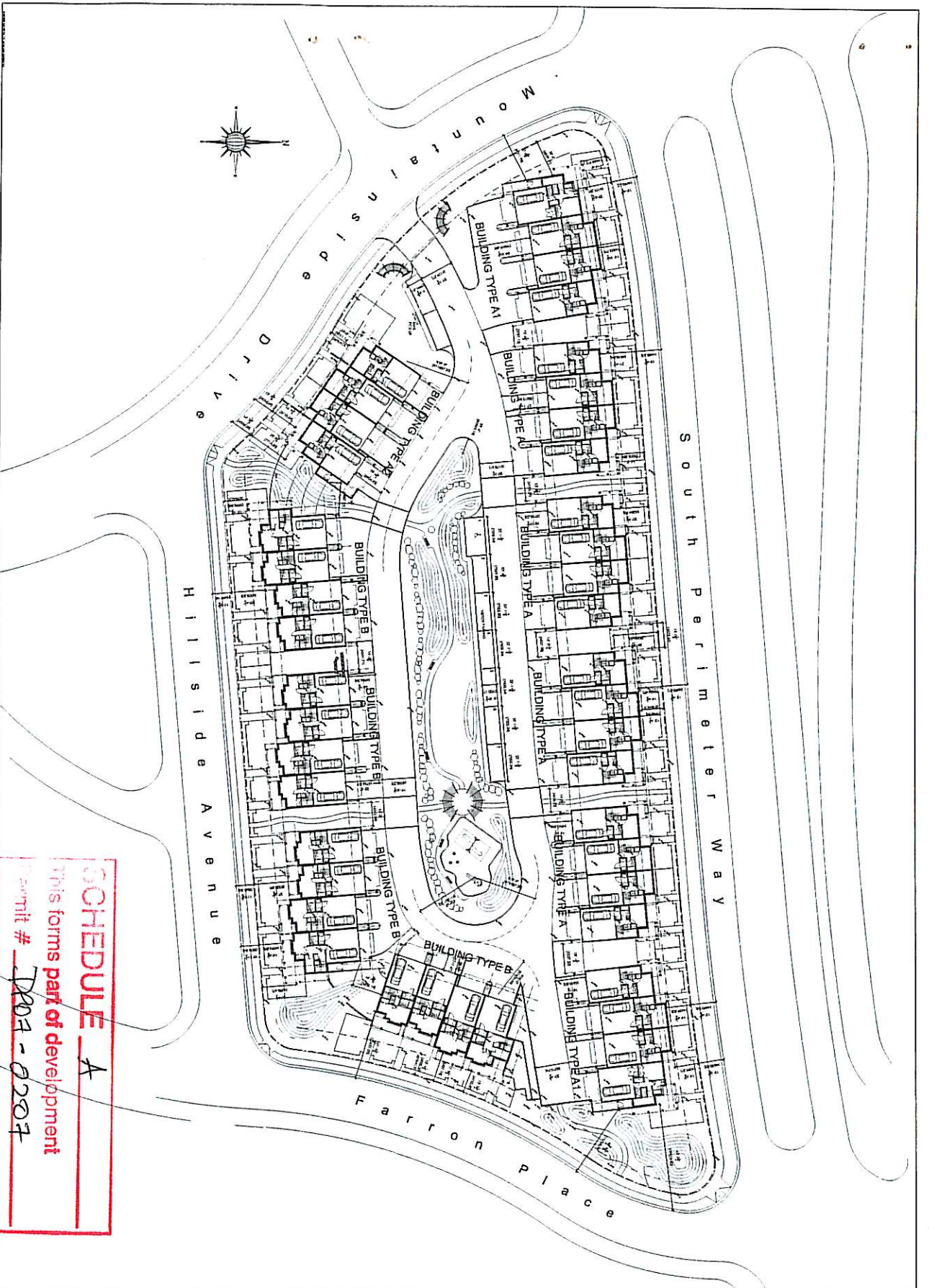
SITE PLAN  
GARAGE LEVEL

DATE: 11-28-20

A00

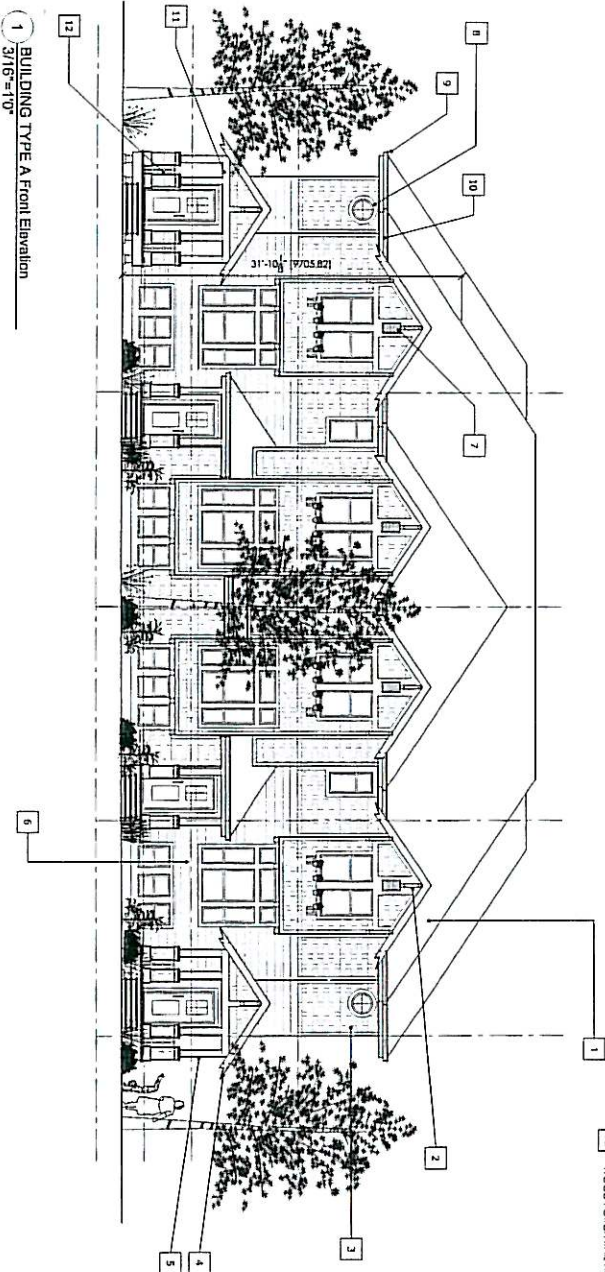
DATE: 11-28-20  
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**SCHEDULE A**  
This forms part of development  
Permit # 2024-02207





- 1 HIGH FRONTLINE DUNDON SHINGLE ON A 12 PITCH
- 2 4X4 WOOD BRACE
- 3 HANDIC SHINGLE STYLE SONG
- 4 10" WIDE GABLE FACIA BOARD
- 5 BRX WOOD POST
- 6 HANDIC HORIZONTAL SILE SONG
- 7 GABLE VENT PAINTED
- 8 1X4 WINDOW IRM
- 9 5" ALUMINUM GUTTER FREEPAID BRADICIAL PROFILE
- 10 8" HIP ROOF FACIA
- 11 BRX WOOD BEAM
- 12 WOOD PORCH PAL AND GUARD

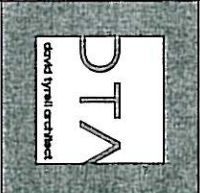


1 BUILDING TYPE A Front Elevation  
3/16 = 1" = 0'

**SCHEDULE B**  
This forms part of development  
Permit # DPOF-0207

Wisconsin Green Properties  
Kelowna, B.C.

PROJECT NO. 07-343



Kelvie Valley Townhomes  
Kelvie Valley  
Kelowna, B.C.

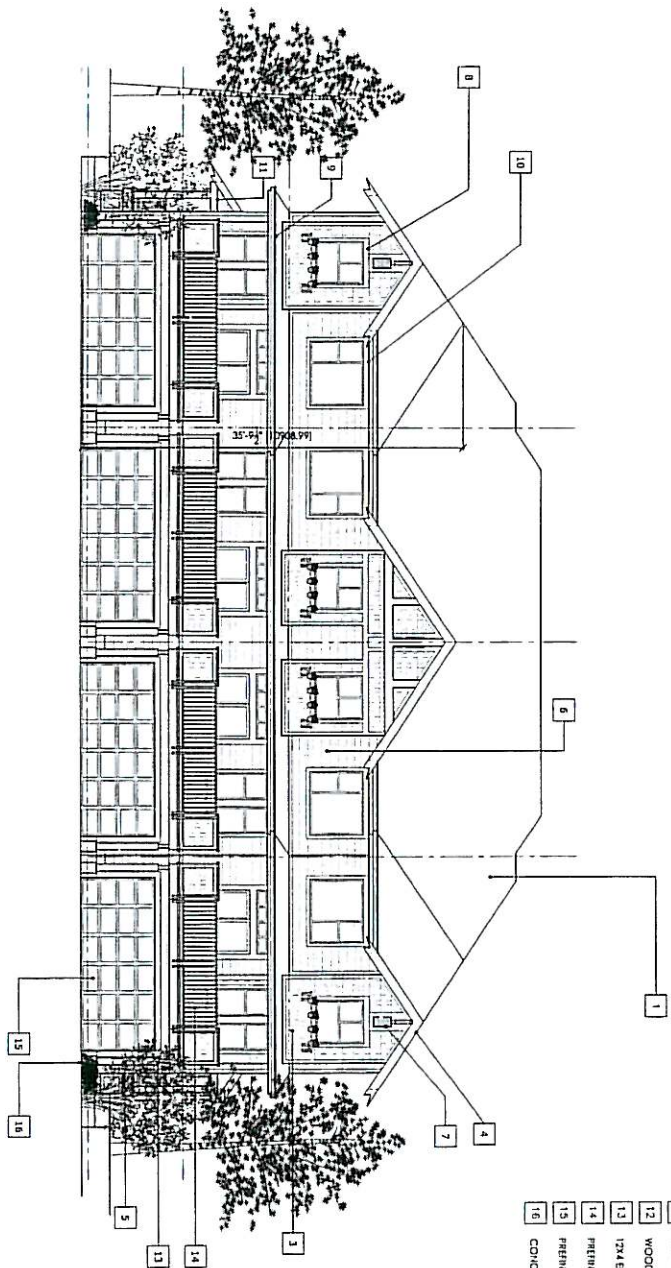
PROPOSED  
BUILDING A  
FRONT  
ELEVATION

DATE: 08.12.07

A5

SCALE: As Shown  
DATE: 08.12.07  
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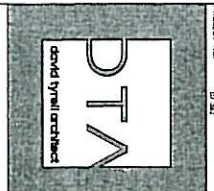
- 1 HIGH PROFILE EUROPE SHINGLE ON 8:12 PITCH
- 2 4X4 WOOD BRACE
- 3 HARDIE SHINGLE STYLE SIDING
- 4 10" WIDE CABLE FASCIA BOARD
- 5 8X8 WOOD POST
- 6 HARDIE HORIZONTAL STYLE SIDING
- 7 CABLE VENT PAINTED
- 8 1X4 WINDOW TRIM
- 9 5" ALUMINUM GUTTER FRESHENED BRACKISH PROFILE
- 10 6" W/8 ROOF FASCIA
- 11 8X8 WOOD BEAM
- 12 WOOD PORCH RAIL AND GUARD
- 13 12X4 ENGINEERED WOOD BEAM (AFTER D.D.)
- 14 FRESHENED ALUMINUM GUARD
- 15 FRESHENED METAL GARAGE DOOR
- 16 CONCRETE FOUNDATION (EXISTING)



1 BUILDING A Back Elevation  
 3/16"=1'0"

**SCHEDULE B**  
 This forms part of development  
 Permit # D007-0207

Winsome Green Properties  
 Kelowna, B.C.



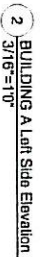
Kellie Valley Townhomes  
 Kellie Valley  
 Kelowna, B.C.

PROPOSED  
 BUILDING A  
 BACK  
 ELEVATION

A6

SCALE: AS SHOWN  
 DATE: 08/12/07  
 DRAWN: JAD

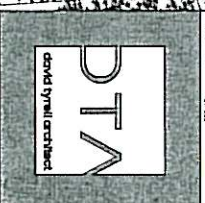




This forms part of development Permit # PD07-0207

SCALE ATTACHED	DATE: 08.17.07
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**Winsome Green Properties**  
Kelowna, B.C.



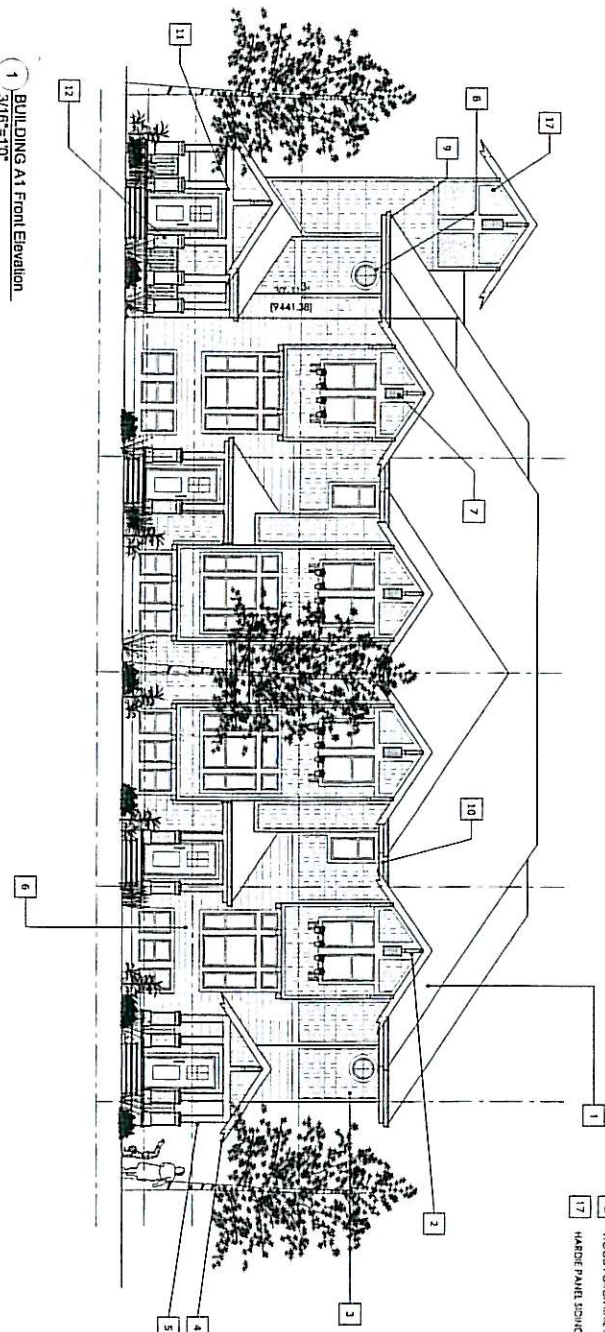
**Kettle Valley Townhomes**  
**Kettle Valley**  
**Kelowna, B.C.**

PROPOSED  
BUILDING A  
FRONT  
ELEVATION

111

100

- |    |   |
|----|---|
| 1  | HIGH PROFILE DUNLOP SHINGLE ON 12 PITCH       |
| 2  | 4x4 WOOD BALCE                                |
| 3  | HAIRDE SHINGLE STYLE DONG                     |
| 4  | 10" WIDE GABLE PALCA BOARD                    |
| 5  | B&B WOOD ROOF                                 |
| 6  | HAIRDE HORIZONTAL STYLE DONG                  |
| 7  | GABLE WHITE PAINTED                           |
| 8  | 1x4 WINDOW TRIM                               |
| 9  | 5 ALUMINUM GUTTER REFINISHED MATERIAL PROFILE |
| 10 | 8" W/ ROOF PALCA                              |
| 11 | B&B WOOD ELEM                                 |
| 12 | WOOD PORCH BAL AND GUARD                      |
| 17 | HAIRDE PANEL DONG, STUCCO SINTEREM            |



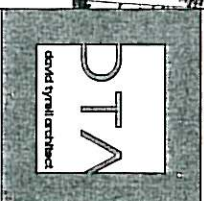
1 BUILDING A1 Front Elevation  
3/16"=1'0"

**SCHEDULE** B

This forms part of development Permit # DP07-0207

**Winsome Green Properties  
Kelowna, B.C.**

PROJECT NO. 07-242



**Kettle Valley Townhomes**  
**Kettle Valley**  
**Kelowna, B.C.**

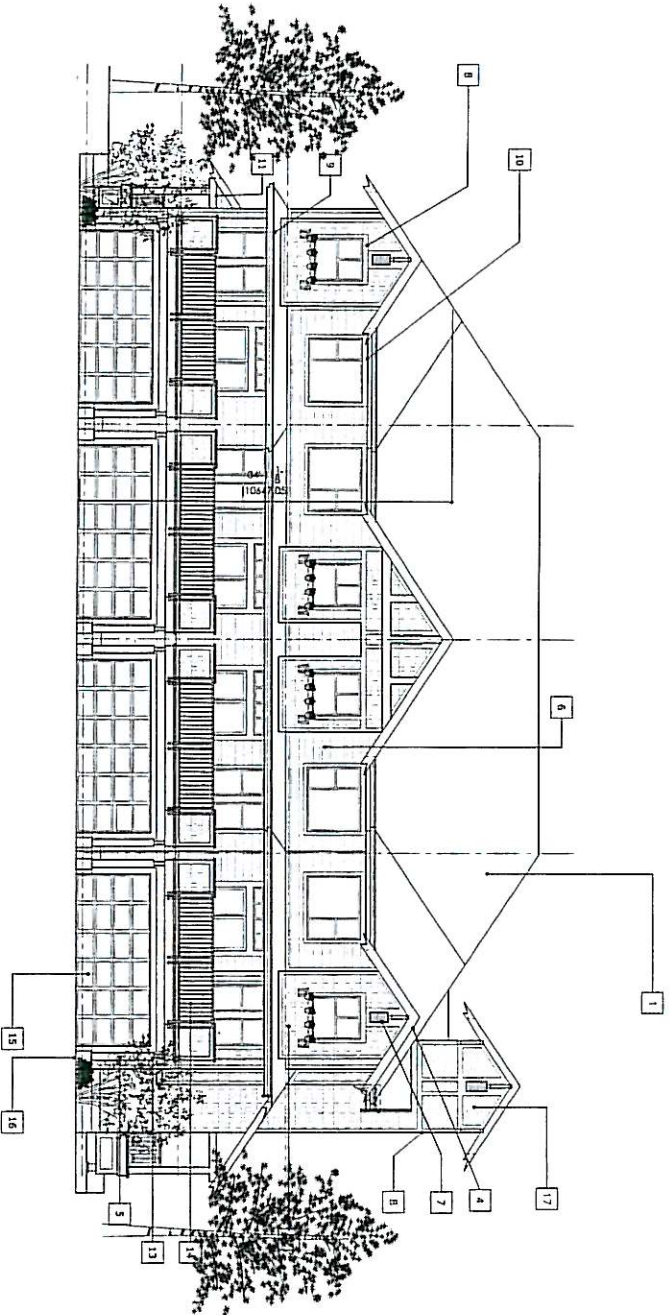
PROPOSED  
BUILDING AT  
FRONT  
ELEVATION

A12

DATE	08/17/07
NAME	GEORGE



- |   |   |    |                                       |
|---|---|----|---------------------------------------|
| 1 | HIGH PROFILE EUROPE SHINGLE ON B1/2 PITCH         | 10 | 8" HP ROOF FASCIA                     |
| 2 | ASA WOOD SHAKE                                    | 11 | B&B WOOD BLANK                        |
| 3 | HANDS SHINGLE STYLE SIDING                        | 12 | WOOD TONGUE & GROOVE GUARD            |
| 4 | UP WOOD GABLE FASCIA BOARD                        | 13 | 12X4 ENLIGHTENED WOOD BLANK AFTER END |
| 5 | B&B WOOD POST                                     | 14 | PREFINISHED ALUMINUM GUARD            |
| 6 | HANDS HORIZONTAL STYLE SIDING                     | 15 | PREFINISHED METAL GARAGE DOOR         |
| 7 | GABLE VENT PAINTED                                | 16 | CONCRETE FOUNDATION/FESTIVAL          |
| 8 | 1X4 WINDOW IRON                                   | 17 | HANDS PANEL SIDING, SHINGO STYLE      |
| 9 | 5" ALUMINUM CUTTER PREFINISHED HORIZONTAL PROFILE |    |                                       |



1 BUILDING A1 Back Elevation  
3/16"=1'0"

## SCHEDULE B

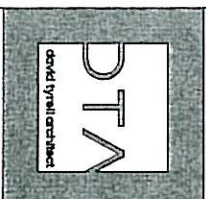
This forms part of development

Permit # D007-0207

A13

Wisconsin Green Properties  
Kelowna, B.C.

PROJECT NO. 07-103



3001, 1000 WESTERN AVE  
VICTORIA, BC V8M 1Y1

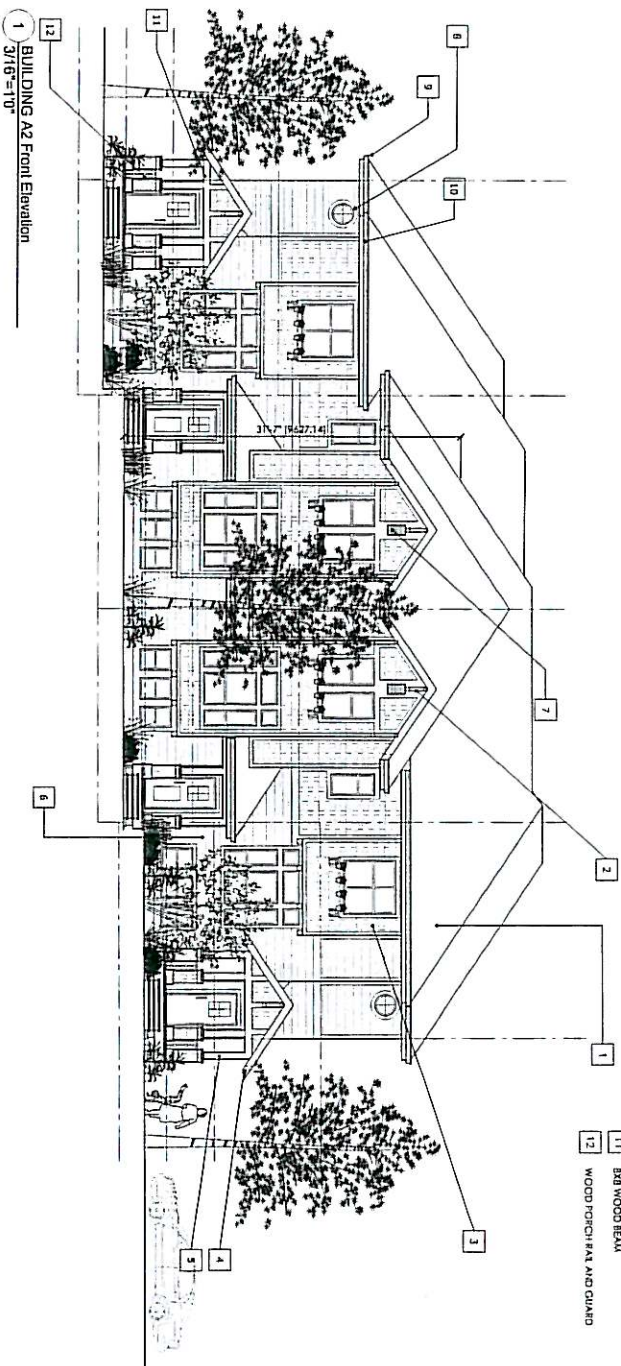
Kelvie Valley Townhomes  
Kelvie Valley  
Kelowna, B.C.

PROPOSED  
BUILDING A1  
BACK  
ELEVATION

DATE: 08.12.07  
DRAWN: JPM  
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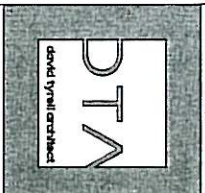
- 1 HIGH PROFILE BUNDED SHINGLE ON 8:12 PITCH
- 2 4X4 WOOD BRACE
- 3 HARDIE SHINGLE STYLE SIDING
- 4 1/2" WIDE GABLE FASCIA BOARD
- 5 B&B WOOD POST
- 6 HARDIE HORIZONTAL STYLE SIDING
- 7 GABLE VEIL PAINTED
- 8 1X4 WINDOW TRIM
- 9 5" ALUMINUM GUTTER WITH MATCHED TRADITIONAL PROFILE
- 10 8" HP ROOF FASCIA
- 11 B&B WOOD BEAM
- 12 WOOD PORCH PILLARS AND GROUND



1 BUILDING A2 Front Elevation  
3/16\"/>

**SCHEDULE B**  
This forms part of development  
Permit # P007-0207

Winsome Green Properties  
Kelowna, B.C.



Kelvie Valley Townhomes  
Kelvie Valley  
Kelowna, B.C.

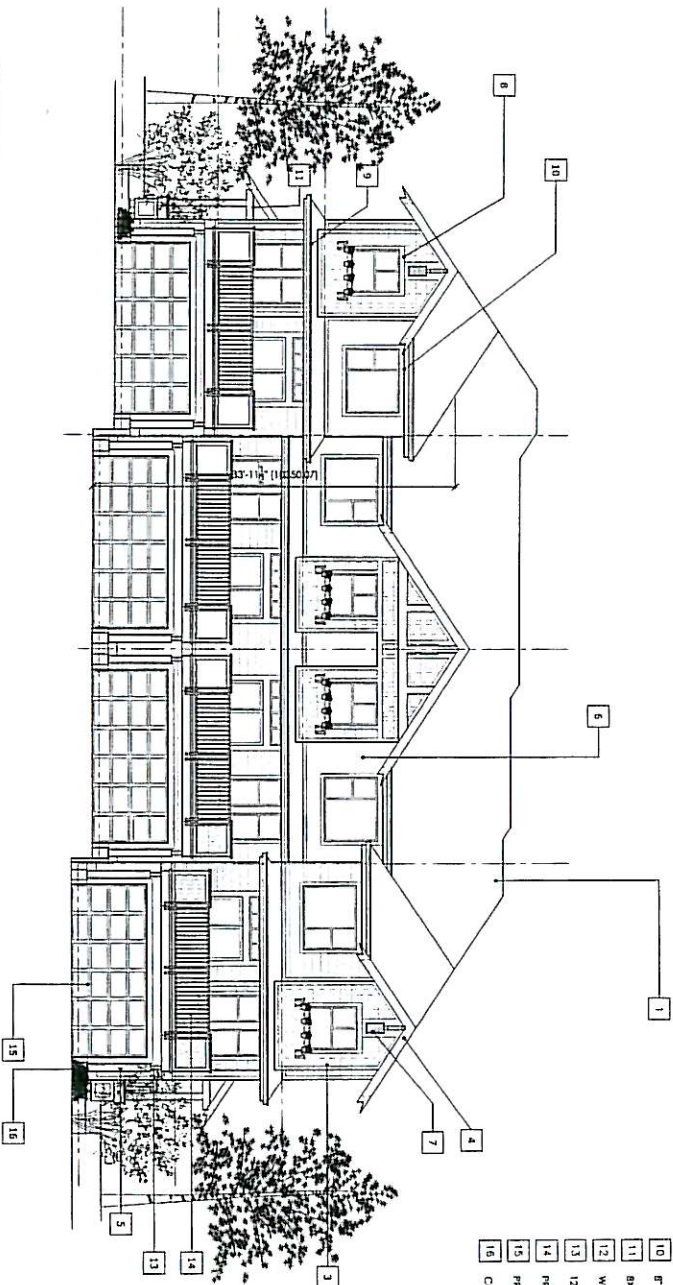
PROPOSED  
BUILDING A2  
FRONT  
ELEVATION

A16

DATE: 11/11/07 DATE: 08.12.07  
DRAWN BY: DATE: 08.12.07



- 1 HIGH PROFILE DUMPO SHINGLE ON 8 1/2 INCH
- 2 4X4 WOOD BRACE
- 3 HARDIE SHINGLE STYLE SIDING
- 4 1/2" WIDE GABLE FASCIA BOARD
- 5 B&B WOOD POST
- 6 HARDIE HORIZONTAL STYLE SIDING
- 7 GABLE VENT PLYWOOD
- 8 1X4 WINDOW TRIM
- 9 5" ALUMINUM CUTTER PREFINISHED TRADITIONAL PROFILE
- 10 6" HIP ROOF FASCIA
- 11 B&B WOOD BEAM
- 12 WOOD PORCH RAIL AND GUARD
- 13 12X4 ENGINEERED WOOD BEAM LAFER P.D.
- 14 PREFINISHED ALUMINUM GUARD
- 15 PREFINISHED METAL GARAGE DOOR
- 16 CONCRETE FOUNDATION/FESTIVAL



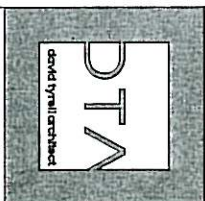
1 BUILDING A2 Back Elevation  
 3/16"=1'-0"

## SCHEDULE B

This forms part of development  
 Permit # 2807-0207

WinSome Green Properties  
 Kelowna, B.C.

PROJECT NO. 07-342



Kelvie Valley Townhomes  
 Kelvie Valley  
 Kelowna, B.C.

PROPOSED  
 BUILDING A2  
 FRONT  
 ELEVATION

A17

DATE: 1/8/17 BY: DR 12/27  
 DRAWN: Tynell CHECKED: Tynell

**Winsome Green Properties**  
Kelowna, B.C.

DTA  
don't yell at them

Kettle Valley Townhomes  
Kettle Valley  
Kelowna, B.C.

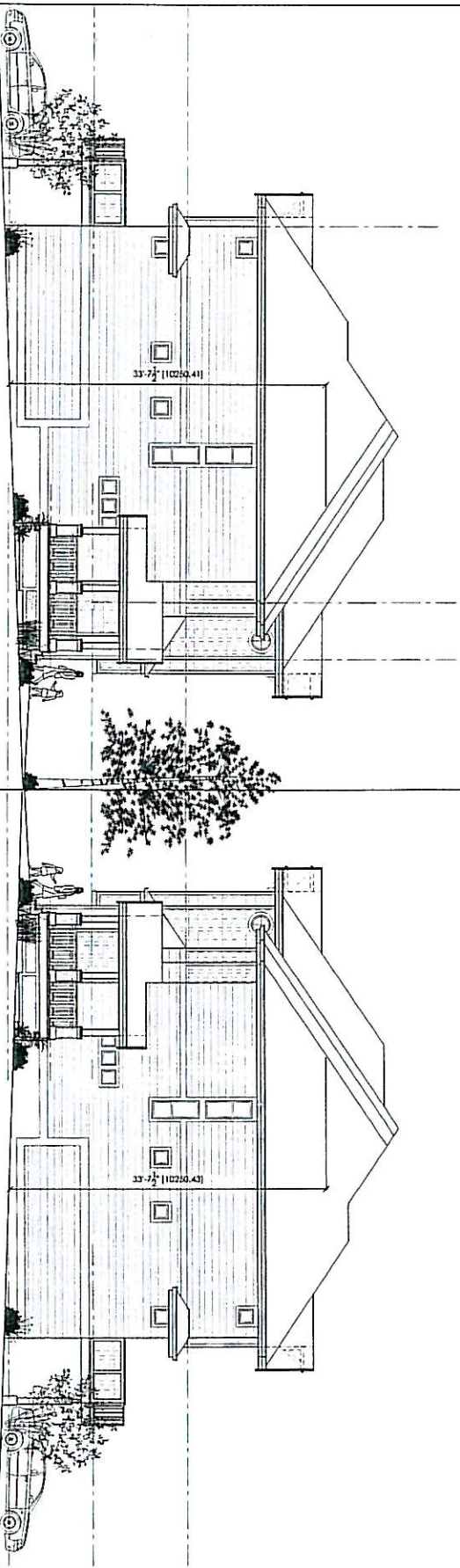
PROPOSED  
BUILDING AND  
FRONT  
ELEVATION

924

ON 2000/01/01

A18

DATE:	08/12/07
TIME:	1:55-1:00
NAME:	062942



1 BUILDING A2 Left Elevation when viewed from the street  
3/16"=1'0"

2 BUILDING A2 Right Elevation  
3/16" = 1'0"

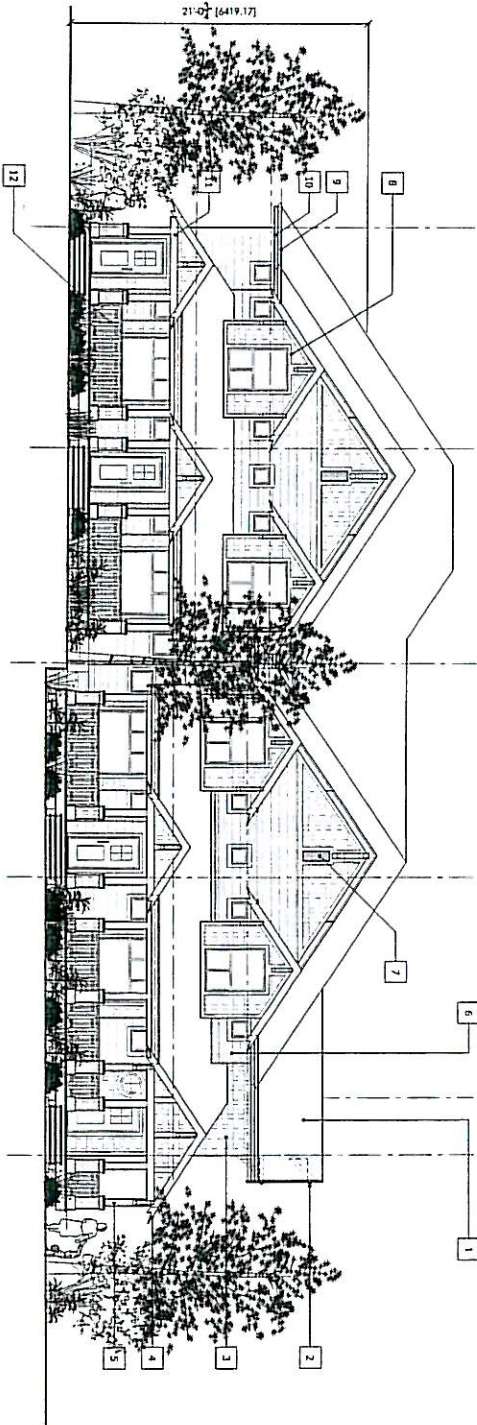
SCHEDULE B

This forms part of development permit # PD07-0204



REVISION DATE  
 ISSUED FOR DP 08.12.07

- 1 HIGH PROFILE DUNDOD SPERICAL CH 8.12 MCH
- 2 4x4 WOOD BRACE
- 3 HARDWOOD SHINGLE TILE SKING
- 4 1/2" WIDE GABLE FACIA BOARD
- 5 Bx3 WOOD POST
- 6 HARDWOOD HORIZONTAL STYLE SKING
- 7 GABLE VENT PAINTED
- 8 1x4 WINDOW TRIM
- 9 5" ALUMINUM GUTTER FRESHENED TRADITIONAL PROFILE
- 10 8" HP ROOF FACIA
- 11 Bx3 WOOD BEAM
- 12 WOOD PORCH RAIL AND GUARD



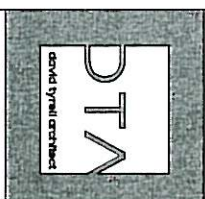
1 BUILDING B Front Elevation  
 1/8" = 1'

# SCHEDULE B

This forms part of development  
 Permit # 2007-5207

FOR REVIEW: 10/10/07  
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PROJECT NO. 07.147  
 Designer: Winsome Green Properties  
 Kelowna, B.C.



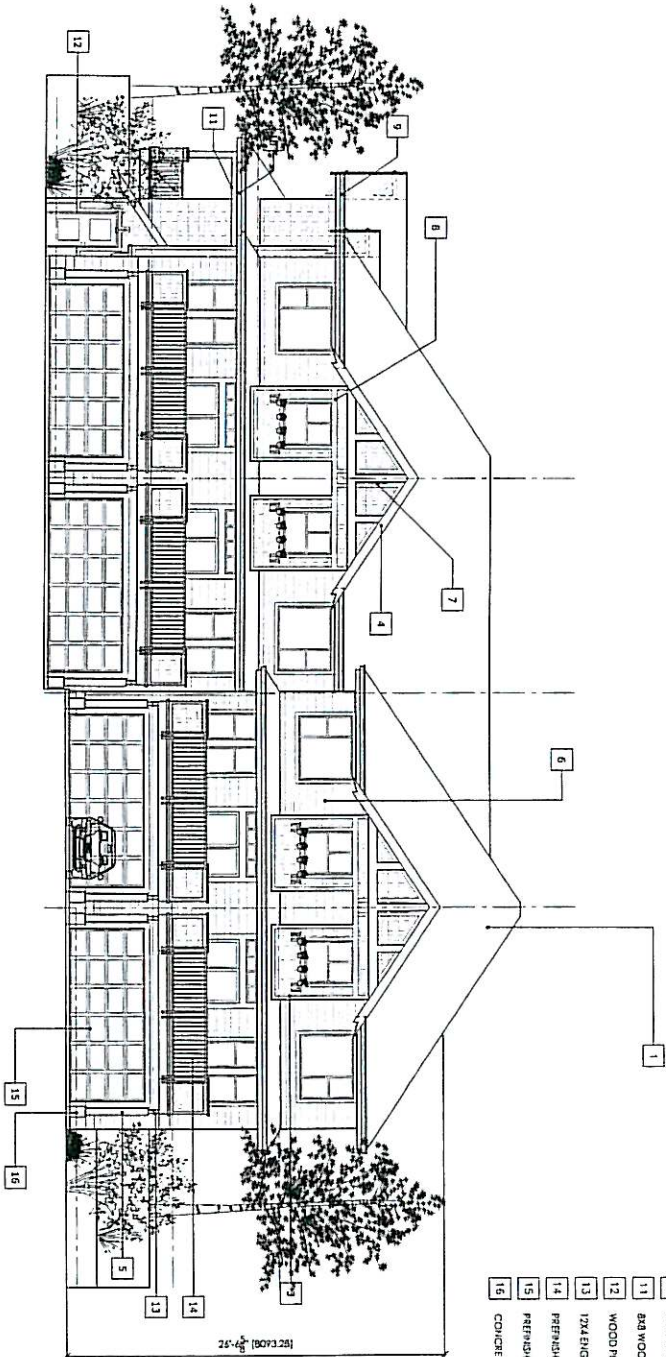
10/11/07  
 Kellie Valley Townhomes  
 Kellie Valley  
 Kelowna, B.C.

BUILDING B  
 FRONT  
 ELEVATION

A23

SCALE: 3/16" = 1' DATE: 08.12.07  
 DRAWN BY: [blank] CHECKED: [blank]

- 1 HIGH FRONT GROUND SINGLE ON 8.12 FTCH
- 2 4x4 WOOD BRACE
- 3 HARD SHIELD STYLE SONG
- 4 10" WIDE GABLE FACIA BOARD
- 5 8x8 WOOD POST
- 6 HARD HORIZONTAL STYLE SONG
- 7 GABLE VENT FANDED
- 8 1x4 WINDOW TRIM
- 9 5" ALUMINUM GUTTER PRE-PAINTED TRADITIONAL PROFILE
- 10 8" HIP ROOF FACIA
- 11 8x8 WOOD BEAM
- 12 WOOD PORCH BAL AND GUARD
- 13 12x4 ENGINEERED WOOD BEAM 14'x8' BUD
- 14 PRE-PAINTED ALUMINUM GUARD
- 15 PRE-PAINTED METAL GARAGE DOOR
- 16 CONCRETE FOUNDATION/FEDERAL

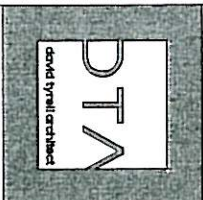


1 BUILDING TYPE B Front Elevation Type2  
 1/8" = 1'

# SCHEDULE B

This forms part of development  
 Permit # D807-02207

Winsona Green Properties  
 Kelowna, B.C.



Kettle Valley Townhomes  
 Kelowna, B.C.

BUILDING B  
 FRONT  
 ELEVATION

A24

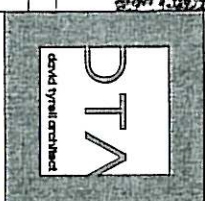
DATE: 2017-10-17  
 DRAWN: [signature]



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Winsome Green Properties  
 Kelowna, B.C.

PROJECT NO. 07-242



2010-10-10 10:00 AM  
 10-10-10 10:00 AM

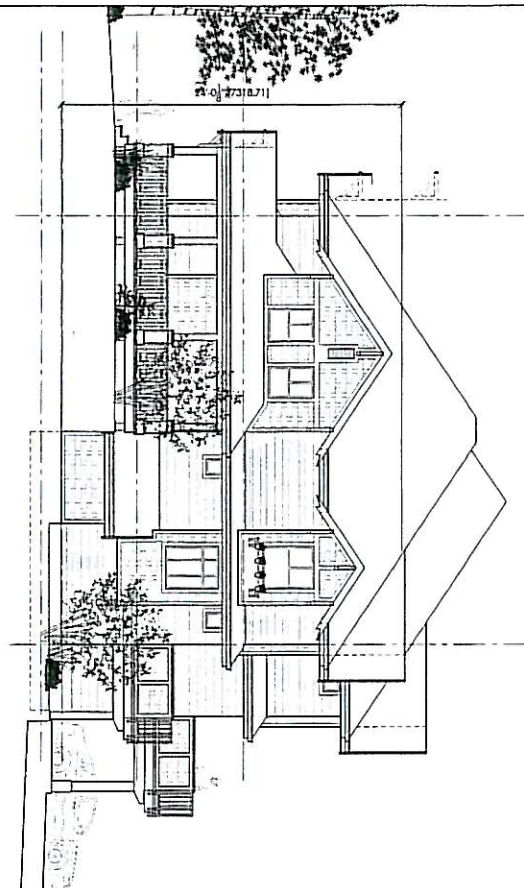
Kellie Valley Townhomes  
 Kellie Valley  
 Kelowna, B.C.

BUILDING B  
 SIDE  
 ELEVATIONS

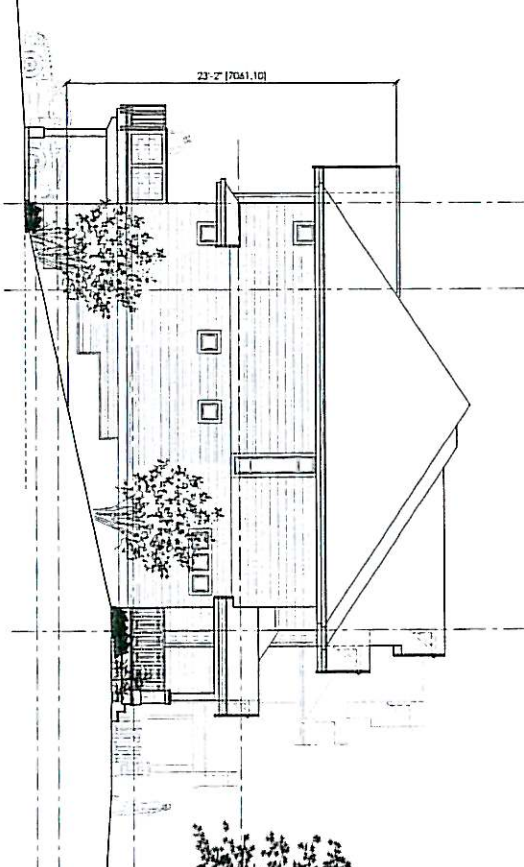
DATE: 08.12.07

A25

DATE: 08.12.07



1 BUILDING B Outside Side with Electrical Room

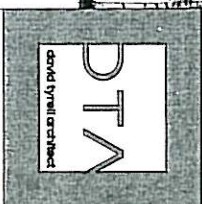


2 BUILDING B Inside Side Elevation

**SCHEDULE B**  
 This forms part of development  
 Permit # 2004-0204

Winnipeg Grain Properties  
 Kelowna, B.C.

PROJECT NO. 07-343



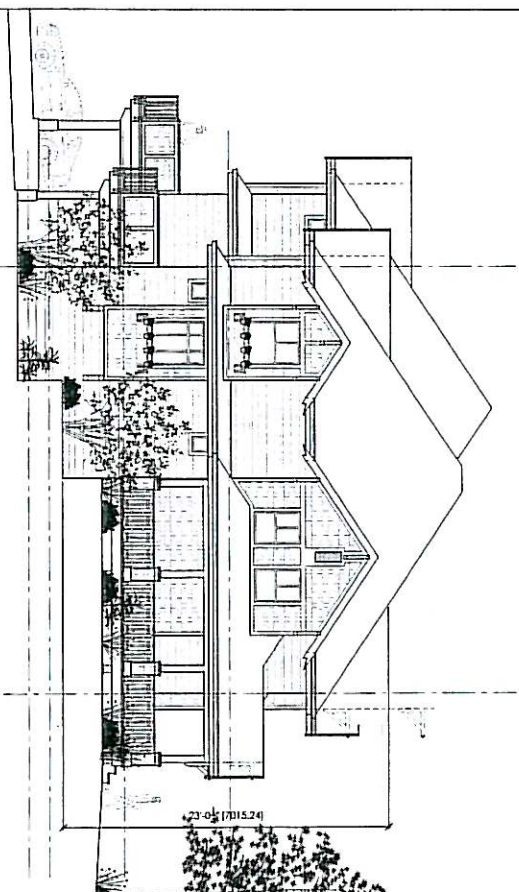
Kelvie Valley Townhomes  
 Kelvie Valley  
 Kelowna, B.C.

BUILDING B  
 SIDE  
 ELEVATION

DATE: 08/12/07

A26

DATE: 08/12/07  
 DRAWN: TML



2 BUILDING TYPE B Outside Side Elevation without electrical room

**SCHEDULE B**

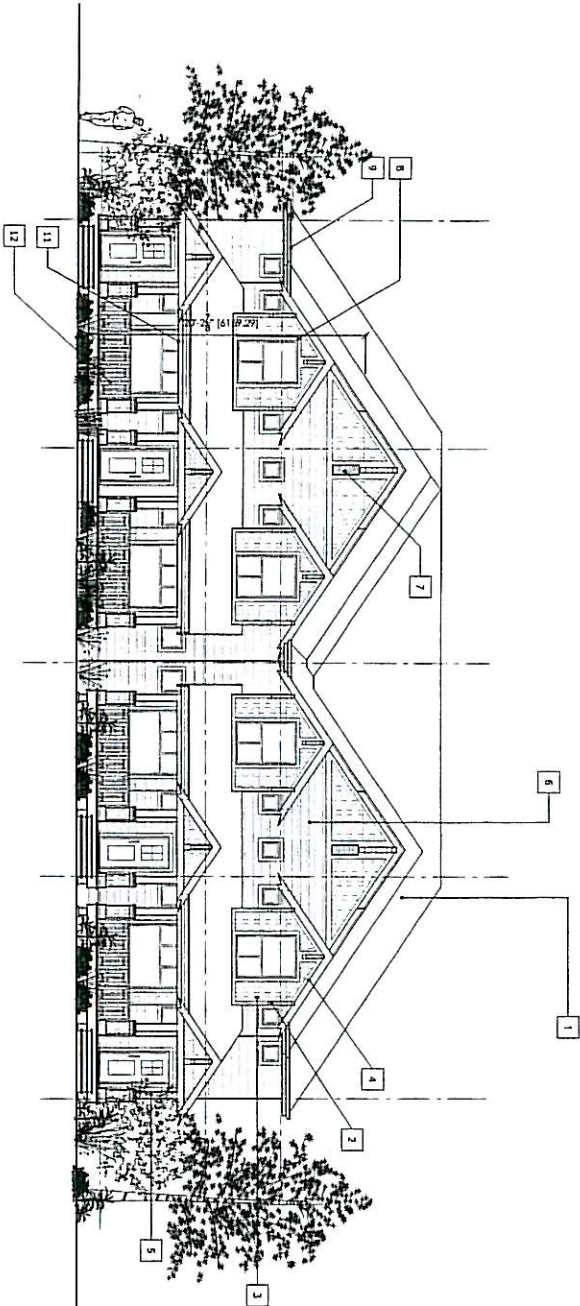
This forms part of development  
 Permit # **PP64-0204**



REVISED

DATE: 08.12.07  
BY: [Signature]

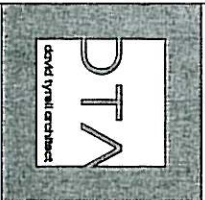
- |    |   |
|----|---|
| 1  | HIGH FRONT DURECO SHINGLE ON 1/2 PITCH          |
| 2  | 4x4 WOOD BRACE                                  |
| 3  | HARDE SHINGLES STYLE SHING                      |
| 4  | 10" WIDE CARLE FACIA BOARD                      |
| 5  | R48 WOOD POST                                   |
| 6  | HARDE HORIZONTAL SHLE SHING                     |
| 7  | CABLE VENT PARED                                |
| 8  | 1X4 WINDOW TRIM                                 |
| 9  | 5" ALUMINUM GUTTER FETTERED TRADITIONAL PROFILE |
| 10 | 8" HIP ROOF FACIA                               |
| 11 | R48 WOOD BEAM                                   |
| 12 | WOOD PORCH BAL AND GUARD                        |
| 13 | 12x4 ENGINEERED WOOD BEAM 14FEET END            |
| 14 | FETTERED ALUMINUM GUARD                         |
| 15 | FETTERED METAL GARAGE DOOR                      |
| 16 | CONCRETE FOUNDATION/FEDRAL                      |



1 BUILDING B1 Front Elevation  
1/8" = 1'-0"

**SCHEDULE 3**  
This forms part of development  
Permit # 3004-0207

Winnipeg Green Properties  
Kelowna, B.C.



Kelley Valley Townhomes  
Kelley Valley  
Kelowna, B.C.

BUILDING B  
ELEVATIONS

A31

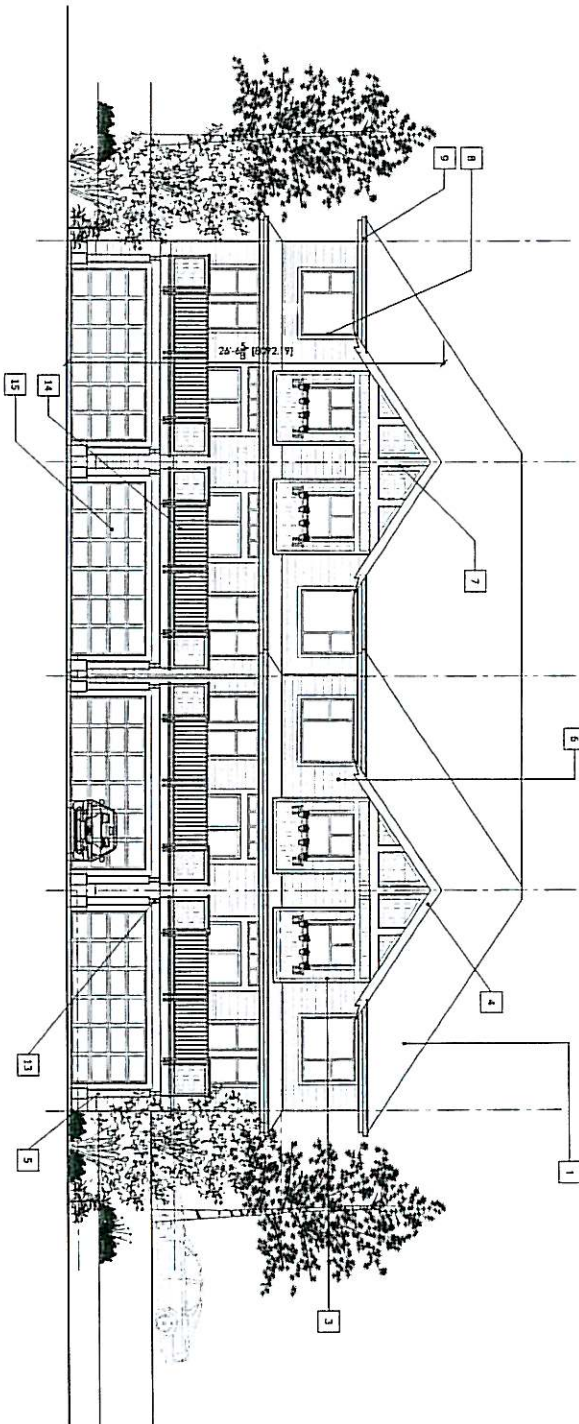
SCALE: 3/8" = 1'-0" DATE: 08.12.07  
DRAWN: [Signature]

ISSUED

DATE  
08/12/07

DATE  
08/12/07

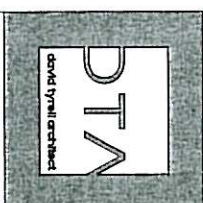
- 1 HIGH / PROFILE EUROPE SHINGLE ON 12 PITCH
- 2 4X4 WOOD BRACE
- 3 HARDIE SHINGLE STYLE SIDING
- 4 10" WIDE GABLE FASCIA BOARD
- 5 8X8 WOOD POST
- 6 HARDIE HORIZONTAL STYLE SIDING
- 7 GABLE VENT PAINTED
- 8 1X4 WINDOW TRIM
- 9 5" ALUMINUM GUTTER PAINTED TO MATCH ROOF
- 10 1" HP ROOF FASCIA
- 11 8X8 WOOD BEAM
- 12 WOOD PORCH RAIL AND GUARD
- 13 1X4 ENGINEERED WOOD BEAM HANGER END
- 14 PREPARED ALUMINUM GUARD
- 15 PREPARED METAL GARAGE DOOR
- 16 CONCRETE FOUNDATION / MEDIAL



1 BUILDING B1 Back Elevation  
DATE: 08/12/07

## SCHEDULE B

This forms part of development  
Permit # D909-0207



DATE: 08/12/07  
PROJECT NO: 08/12/07

Kellie Valley Townhomes  
Kellie Valley  
Kelowna, B.C.

BUILDING B  
ELEVATIONS

DATE: 08/12/07

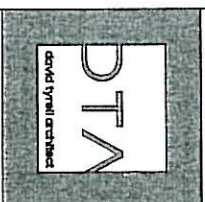
A32

DATE: 08/12/07  
PROJECT NO: 08/12/07

NOT TO SCALE  
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Winsome Green Properties  
Kelowna, B.C.

PROJECT NO. 07-002



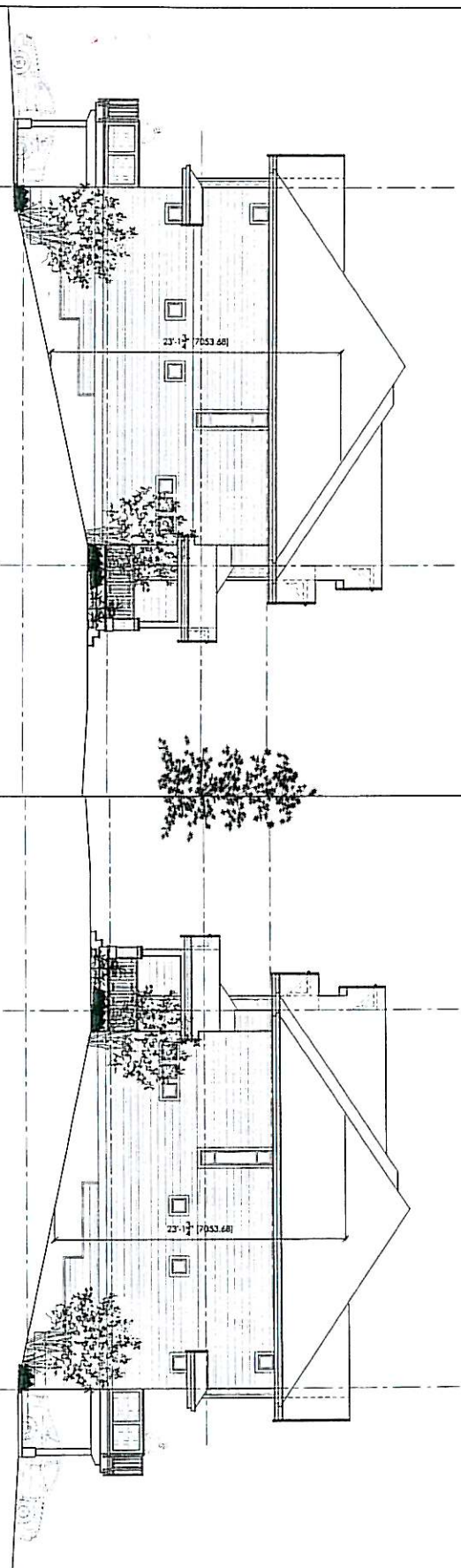
NOT TO SCALE  
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Kelley Valley Townhomes  
Kelley Valley  
Kelowna, B.C.

BUILDING B  
ELEVATIONS

DATE: 08.12.07

A33



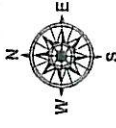
1 BUILDING B1 Left Side Elevation  
2007-02-07

1 BUILDING B1 Right Side Elevation  
2007-02-07

MODULE B  
part of development  
2007-02-07



**SCHEDULE C**  
This forms part of the contract.  
Part's #: DP07-0207



Scale 1:150

**Site Plan Information**

Provided By:

David Tyrell Architect Inc.  
1-2550 Progressive Way  
Aldershot, B.C.  
V2T 6B9

T 604-653-7375

F 604-653-7393

# Grasslands at Kettle Valley

Kelowna, BC

**Issue / Revision:**

1	July 31, 07	Issued For D.P.
2		
3		
4		
5		

Project No.  
Design By  
Checked By  
Date

07-007  
TW  
PC  
July 31, 2007



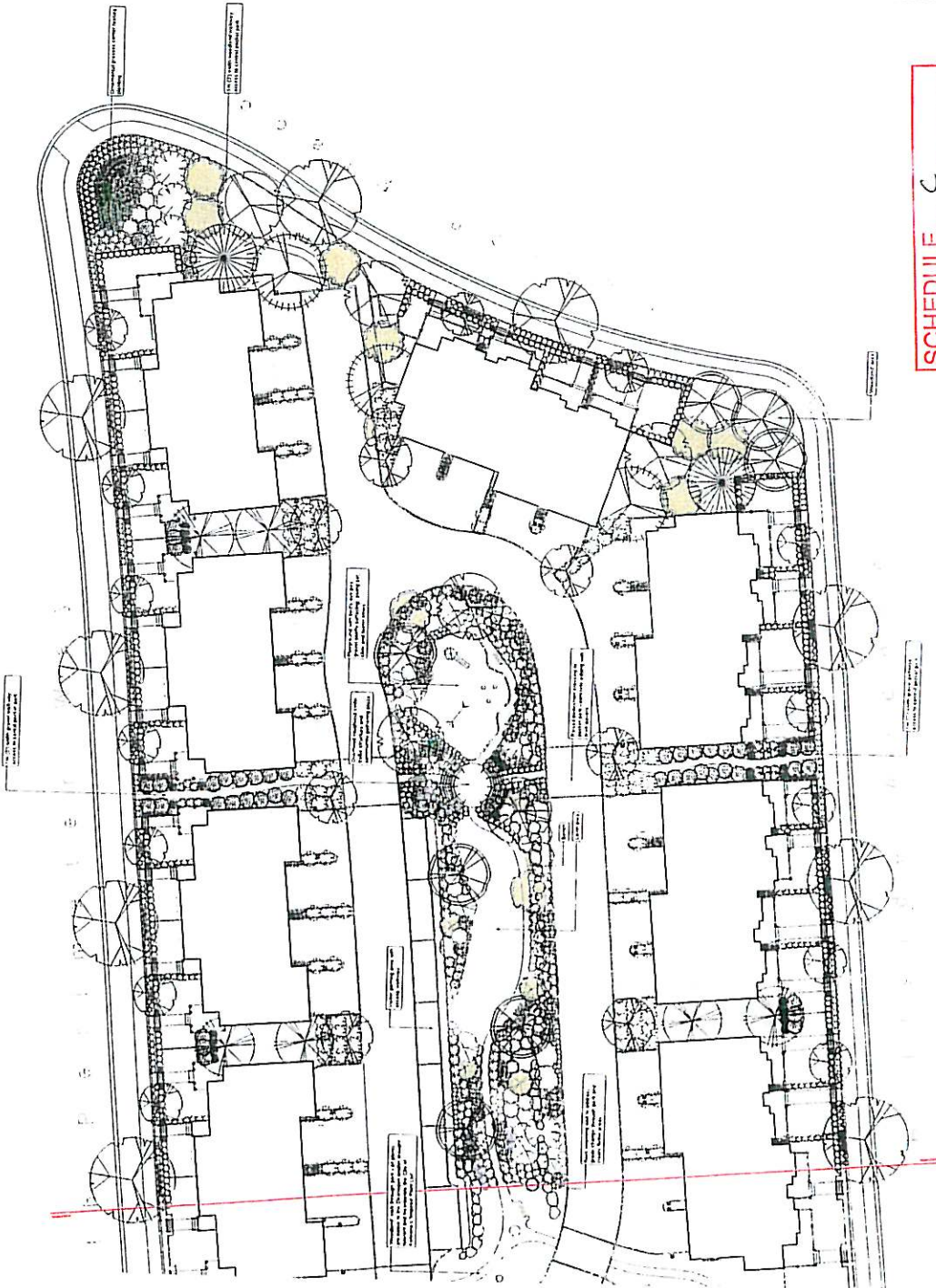
**Outland Design**  
Landscape Architecture  
205-1889 Spall Road  
Kelowna BC V1Y 4R2  
Tel: (250) 868-9270  
Fax: (250) 868-9279  
www.outlanddesign.ca

**L.2 of 2**  
Conceptual  
Landscape Plan

## SCHEDULE C

This forms part of development

Permit # D007-0207





KETTLE VALLEY TOWNHOME DEVELOPMENT

5800 MOUNTAINSIDE DRIVE

KELOWNA, BC



ACCENT A

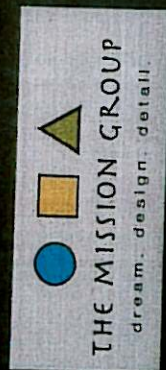
ACCENT SHAKE COLOURS



ACCENT B



ACCENT C



ROOF



WINDOW TRIM COLOUR



RAILING/FABRIC COLOUR



SIDING COLOUR



# KELOWNA SUSTAINABILITY CHECKLIST

## Economic Sustainability

A healthy economy relates to the quality of life for the citizens in our community. The City would like to maintain a balance between the number of jobs and the resident labour force, and ensure those jobs are accessible by transit. Important considerations also include support for local business, job creation, infrastructure efficiency and consideration for and reduction of resource consumption.

1. Comment on **direct employment** created by this project during construction:

a) number and duration of jobs (full time, part time) \_\_\_\_\_

b) types of jobs (e.g., construction, design)  
**Construction, Design, Sales, Marketing**

c) income range of jobs  
\_\_\_\_\_

2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

**Yes/No**

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, green products, local job creation) advanced by this proposal?

**Yes/No**

If yes, describe:

**Energy efficient**

**appliances** \_\_\_\_\_  
\_\_\_\_\_

## Environmental Sustainability

Community and building design can significantly influence resource consumption (e.g., energy, water) and waste generation (e.g., vehicle emissions, solid waste) in the local community. New development should be designed to avoid or minimize negative impacts on the existing natural environment and maximize the benefits of the City's existing infrastructure.

## Built Environment

4. Comment on the following site planning components:

4.1 Walking distance to:

a) bus stop (in kms)  
\_\_\_\_\_

b) trails, greenways, cycling routes (in kms)

**Bike lanes connect Kettle Valley to downtown.**

4.2 Is development located in the Downtown or in one of the City's designated Urban Centres (see Kelowna Official Community Plan Map 6.2) and on lands less than 30% slope (Map 7.1 of Kelowna's Official Community Plan).

**Yes/No**

## KELOWNA SUSTAINABILITY CHECKLIST

4.3 Provides additional support for alternative transportation use (check all that apply):

☐ variance received to provide less parking than required;

☒ bicycle storage;

☐ change rooms (end of trip facilities);

☐ designated parking for car share spaces, high occupancy vehicles (e.g., carpool, vanpool, smart cars, hybrids);

☐ incorporates Transportation Demand Management (TDM)<sup>1</sup> measures;

☐ other, describe:

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<sup>1</sup>Note: for TDM information see  
<http://www.kelowna.ca/CM/Page377.aspx>.

4.4 On site storm water management (e.g., green roof treatment, permeable paving, on-site detention/retention drainage, fish or aquatic habitat protection)

Yes/No

If yes, describe (note ratio of impervious to pervious surfaces):

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4.5 Floodplain mitigation (note: this is a requirement in floodplain areas)

Yes/No

4.6 Will site remediation be part of the development process?

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

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4.7 Mitigation of light pollution (e.g., spill lighting and off-site glare avoided)

Yes/No

If yes, describe:

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4.8 Does the project provide enhanced waste diversion facilities (e.g., on-site recycling for cardboard/bottles cans/other recyclables, or on-site composting)

Yes/No

If yes, describe:

Recycling Bins

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## KELOWNA SUSTAINABILITY CHECKLIST

5. Comment on inclusion of the following water efficiency techniques:

5.1 Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable or reclaimed water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation and Xeriscape Landscaping )

**Yes/No**

If yes, describe:

Native species/drought resistant species to make up part of the landscape design.

5.2 Onsite wastewater treatment?

**Yes/No**

If yes, describe:

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5.3 Water use reduction measures (e.g., low consumption fixtures, storm water irrigation)

**Yes/No**

If yes, describe:

Front loading washing machines, and low-consumption fixtures where possible.

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6. Comment on inclusion of the following methods to reduce energy use and improve air quality:

6.1 Energy efficiency of proposed structures (e.g. building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading,

natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect<sup>2</sup>).

**Yes/No**

If yes, describe:

high efficiency fixtures, furnace

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<sup>2</sup>For more information on the heat island effect, visit <http://eetd.lbl.gov/HeatIsland/>.

6.2 Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, FortisBC Green Power).

**Yes/No**

If yes, describe:

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6.3 Chlorofluocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology?

**Yes/No**

If yes, describe:

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7. Comment on the following methods for sustainable use and reuse of materials and resources:



## KELOWNA SUSTAINABILITY CHECKLIST

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7.1 Management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content).

**Yes/No**

If yes, describe:

Some recycling of construction materials may occur.

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7.2 Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials<sup>3</sup>).

**Yes/No**

If yes, describe:

Will use where possible.

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7.3 Enhanced durability of construction materials (e.g. wall systems, roof materials)

**Yes/No**

If yes, describe:

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7.4 Is LEED<sup>4</sup> certification being pursued for this project?

**Yes/No**

If yes, what level of certification are you aiming for:

Will attempt to have the project BuildGreen BC Certified.

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<sup>3</sup> For more information on environmentally sensitive or recycled construction materials, see <http://www.ecosmart.ca/>.

<sup>4</sup> For more information on LEED (Leadership in Energy and Environmental Design) certification, see

[http://www.usgbc.org/LEED/LEED\\_main.asp](http://www.usgbc.org/LEED/LEED_main.asp).

Or

<http://www.cagbc.org/index.php>

7.5 Has the applicant considered PowerSense Residential/Commercial energy saving initiatives offered by FortisBC:

**Yes/No**

If yes, which initiatives are you pursuing:

Compact Fluorescent light bulb

program.

---

<http://www.fortisbc.com/powersense/about.htm>

## KELOWNA SUSTAINABILITY CHECKLIST

7.6 Has the applicant considered rebate and energy efficiency programs offered by Terasen Gas:

Yes/No

If yes, which initiatives are you pursuing?

Will work with Terasen towards a rebate for reduced energy consumption.

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<http://www.terasengas.com/Residential/default.htm>

8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open.

Yes/No

If yes, describe:

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8.2 Design attempts to maximize exposure to natural light (i.e. through building orientation).

Yes/No

9. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

Yes/No

If yes, describe:

Kettle Valley Village is designed around a Village Centre concept with walkable streets and good natural surveillance.

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10. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)?

Yes/No

If yes, describe:

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11. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

Yes/No

If yes, describe:

The proposed development is within sight of a riparian corridor and is walking distance to 4 neighbourhood parks.

## KELOWNA SUSTAINABILITY CHECKLIST

12. Do any of the City of Kelowna's policies or regulations currently prevent you from implementing identified Sustainability initiatives?

**Yes/No**

If yes, describe:

**Not on this project.** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. Is the proposed residential, commercial or institutional development within a ten-minute walk (approximately 800 meters) from:

a) neighbourhood store or other shopping opportunities

**Yes/No**

b) school

**Yes/No (but coming soon)**

c) community services (e.g., library, community centre)

**Yes/No**

d) child care facility

**Yes/No**

e) health services (e.g., hospital, doctor's office)

**Yes/No**

f) parks or trails

**Yes/No**

g) bus stop

**Yes/No**

h) Other Amenities ?

**Yes/No**

List:

Fitness club, limited office space,

pizzeria \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Natural Environment

14. Comment on green-space and natural environment.

14.1 Is proposed development in an environmental development permit area (eg. Steep Slope, Hazardous Conditions, Wildland Fire, Natural Environment)?

**Yes/No**

If yes, describe:

**Wildland Fire** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

14.2 Was an environmental assessment of the property completed prior to the commencement of design work:

**Yes/No**

14.3 Are any of the following environmental features present on the property:

a) Significant trees **Yes/No/Unknown**

b) Natural grassland areas **Yes/No/Unknown**

c) Riparian areas **Yes/No/Unknown**



## KELOWNA SUSTAINABILITY CHECKLIST

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d) Wildlife (red or blue listed species)  
**Yes/No/Unknown**

e) Wildlife habitat **Yes/No/Unknown**

f) Wildlife corridors **Yes/No/Unknown**

g) Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project? **Yes/No/Unknown**

14.4 Provision of green-space and trees on site (includes retention of existing trees).

**Yes/No**

If yes, note and show calculations for:

h) Amount of green-space in square feet:  
**8000m2** \_\_\_\_\_

i) Amount of usable open space in square feet:  
**4000m2** \_\_\_\_\_

j) Number and percentage of existing trees to be retained on site:  
**No trees exist on-site.** \_\_\_\_\_

k) Number of trees removed:

**No trees exist on-site**

l) Number of trees to be planted:  
**See attached landscape plan.** \_\_\_\_\_

14.5 Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

**Yes/No**

If yes, describe:

**Native species are proposed for the landscape component of the project.**

## Social Sustainability

The primary purpose of a city is to provide for the well being of its residents, labour force and visitors. New development should contribute to the health and safety of Kelowna, as well as enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development should respect local heritage and provide attractive spaces that encourage social interaction.

15. Anticipated price range of units (note price range for both commercial and residential units, if applicable). Average price per square foot: **\$220**

16. Does the proposed development include non-market housing units (affordable housing)?

**Yes/No**

If yes:

a) number of units: \_\_\_\_\_

b) as a percentage of total units: \_\_\_\_\_

c) form of tenure (e.g., rental, co-op, owner): \_\_\_\_\_

d) targeted population, if applicable (e.g. seniors, family): \_\_\_\_\_

## KELOWNA SUSTAINABILITY CHECKLIST

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17. Does the project include rental housing units?

**Yes/No**

If yes:

Number of units:

\_\_\_\_\_

Expected average rent for a one bedroom unit  
\$ \_\_\_\_\_

Expected average rent for a two bedroom unit

\$ \_\_\_\_\_

18. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

**Yes/No**

If yes:

Number of units:

\_\_\_\_\_ **44** \_\_\_\_\_

As a percentage of total units

\_\_\_\_\_ **100%** \_\_\_\_\_

19. Does the project design incorporate Crime Prevention Through Environmental Design (CPTED<sup>5</sup>) principles.

**Yes/No**

<sup>5</sup>For more info on Crime Prevention Through Environmental Design Principles CPTED, see:

<http://www.kelowna.ca/citypage/docs/pdfs/development%20services/crime%20prevention%20thru%20design%20guidelines.pdf>

20. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)?

**Yes/No**

If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc.

**Yes/No**

If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## KELOWNA SUSTAINABILITY CHECKLIST

22. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)?

**Yes/No**

If yes, describe:

Project is consistent with Kettle Valley Design Guidelines.

---

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23. Describe the existing neighbourhood character (i.e., historical, single family, mixed use etc.) and how the proposed development will enhance the adjacent neighbourhood.

Existing Neighbourhood is designed to Village like in character with a mix of housing types and some small-scale commercial type uses.

24. Does the project contain a mix of uses (e.g. residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service)?

**Yes/No**

25. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature?

**Yes/No**

If yes, describe:

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26. Does the project involve provincial designation of a heritage building?

**Yes/No**

27. Are public amenities provided with the development (check all that apply):

- ☐ Public art  
☐ Child care facility  
☐ Walking / Bike Trails  
☐ Other, describe:

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28. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

**Yes/No**

If yes, describe:

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29. Does the proposed development enhance the streetscape?

**Yes/No**

If yes, describe:

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## KELOWNA SUSTAINABILITY CHECKLIST

30. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?

**Yes/No**

If yes, describe:

Children's Play Area, BBQ Area

31. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

**Yes/No**

If yes, describe (e.g., public meetings, residents association meetings, workshops, etc.):

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32. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)?

**Yes/No**

If yes, describe:

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### OTHER

33. Have you engaged any Green Building or LEED experienced consultants in association with this development proposal?

If yes, please list and briefly describe their experience:

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### VERIFICATION BY THE APPLICANT

34. I hereby certify that the information provided on this Kelowna Sustainability Checklist is accurate and truthful to the best of my knowledge and release the contents for use by the City of Kelowna:

Applicant Name: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

35. I have read and considered the Kelowna Sustainability Checklist and have elected not to complete it at this time.

☐ (Check Here if Applicable)