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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** December 13, 2007  
**TO:** City Manager  
**FROM:** Planning & Development Services Department  
**APPLICATION NO.** DP07-0257      **APPLICANTS:** Garry Tomporowski Architect Ltd.  
/DVP07-0258

**AT:** 129 Wyndham Crescent      **OWNER:** 0794942 BC Ltd.

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT IN ORDER TO CONSTRUCT  
A FOUR STOREY, 50 UNIT APARTMENT HOUSING BUILDING.  
TO VARY THE NORTHERN AND SOUTHERN SIDE YARD SETBACKS  
FROM 7.5M REQUIRED TO 4.5M PROPOSED  
TO VARY THE ALLOWABLE BUILDING PROJECTION (ON THE DECK  
STRUCTURES). FROM 0.6M PERMITTED TO 1.68M PROPOSED

**EXISTING ZONE:** RM5 – MEDIUM DENSITY MULTIPLE HOUSING  
**REPORT PREPARED BY:** DANIELLE NOBLE

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**1.0 RECOMMENDATION**

THAT Council authorize the issuance of Development Permit No. DP07-0257 for Lot 26, Sec. 4, Twp 23, ODYD, Plan KAP51847, located on Wyndham Crescent, 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 Attachment "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Attachment "B";
3. Landscaping to be provided on the land be in general accordance with Attachment "C", as amended;
4. 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 estimate value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete #4 of the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0258 for Lot 26, Sec. 4, Twp 23, ODYD, Plan KAP51847, located on Wyndham Crescent, Kelowna, B.C.

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

**Section 6.4.2 – Projection Into Yards**

To vary the projection into a side yard to 1.68m proposed where 0.6m is permitted.

**Section 13.11.6(e) – Development Regulations**

To vary the minimum site side yard (northern and southern) to 4.5m proposed where 7.5m is required.

**2.0 SUMMARY**

This application is to seek approval for the form and character of a four-storey, 50-unit apartment housing development proposed for the vacant subject property. Variances to the northern and southern side yard setbacks and allowable buildable projections into side yards are also being sought.

**3.0 BACKGROUND**

**3.1 The Proposal**

The applicant is proposing a 50 unit apartment building in the Glenmore area on the subject property. Zoning for the property already conforms, and the proposal is generally compliant with the RM5 development regulations. While access will be via Wyndham Crescent, the building will have a streetscape presence along Union Road and the future collector bypass.

The 4 storey building will have an underground parkade which will accommodate the majority of the required parking, accessed through a circular plaza area in the front of the building. A secondary pedestrian access is proposed to connect to the Union Road frontage, along with another pedestrian path to the east of the building.

Siding materials and colours are shown on the attached colour board.

Project statistics show that there are to be 50 2-bedroom units (with a variety of floorplans). The proposed development meets the requirements of the RM5 – Medium Density Multiple Housing zone, as follows with variances as noted immediately following the table:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
<b>Subdivision Regulations</b>		
Lot Area (m <sup>2</sup> )	4,257 m <sup>2</sup>	1400 m <sup>2</sup>
Lot Depth (m)	100.75 m	35.0 m
<b>Development Regulations</b>		
Floor Area Ratio	1.23	1.3 (0.2 bonus for underground parking)
Site Coverage	38% 55%	40% (buildings) 60% (buildings, parking areas, and driveways)

Height	14.1 m 4 storeys	16.5 m or 4 storeys
Front Yard	15 m	6.0 m
Side Yard (north)	4.5 m*	7.5 m (> 2 storeys)
Side Yard (south)	4.5 m*	7.5 m (> 2 storeys)
Side Yard (flanking)	7.5 m	7.5 m (> 2 storeys)
Rear Yard (Union Rd.)	9.0 m	9.0 m
Other Regulations		
Minimum Parking Requirements	75 spaces	<u>Residential:</u> 1.5 per 2-bdrm unit Total required: 75 spaces
Visitor Parking	7 spaces	1 for every 7 required is to be designated for visitor parking = 7 spaces
Bicycle Parking	Class 1 = 25 stalls Class 2 = 5 stalls	Class 1 = 25 stalls Class 2 = 5 stalls
Building Projection	1.68 m* projection (for units 202, 302, 402)	0.6 m
Private Open Space	1,404 m <sup>2</sup>	25 m <sup>2</sup> x 50 units = 1,250 m <sup>2</sup>

\* = variance requested

### 3.2 Site Context

The subject property is located on Wyndham Crescent, between Union and Glenmore Roads. The surrounding neighbourhood is a collection of many zones. More specifically, the adjacent land uses are as follows:

North	A1 – Agriculture 1
East	C5 – Transition Commercial (currently vacant)
South	P3 – Parks & Open Space (Wyndham Park)
West	RM2 – Low Density Row Housing (currently single family dwelling)



### 3.3 Site Map



## 4.0 POLICY AND REGULATION

### 4.1.1 Kelowna 2020 – Official Community Plan

The Official Community Plan contains the following objectives for context and design for new multiple family developments:

#### Objectives for Multiple Unit Residential Development

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).



- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, and community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

## **5.0 TECHNICAL COMMENTS**

### **5.1 Fire Department**

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

### **5.2 Inspections Department**

The proposed changes to the design of the building with the addition of the firewall and the hydrant proposal will deal with our code concerns to get this application to plan check stage.

### **5.3 Parks Department**

1. The applicant is proposing a side yard setback variance from the property line adjacent to Wyndham Park. To mitigate the visual impact to the park, we recommend the applicant incorporate a vegetative screen containing both deciduous and evergreen trees along the property line.

2. The applicant is proposing a concrete retaining wall along the property line with the park. This will create maintenance, vandalism and graffiti problems. By considering the Crime Prevention Through Environmental Design Guidelines (CPTED), we recommend the applicant remove the concrete retaining wall and to install a minimum 1.2 metre high (4 foot) high black vinyl chain link fence (or approved equivalent) located 150 mm (6 inches) within the private property.

3. 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.

### **5.4 Works and Utilities Department**

As attached.

## **6.0 PLANNING & DEVELOPMENT SERVICES COMMENTS**

The proposed multi-family project is seeking approval for the form and character of this residential complex. The initial staff review noted that the balconies were generous size and

this was commendable. Given the unique access to this site, the project had some distinct planning challenges with orientation of the building.

However, building design suggestions were brought forward for the applicant to incorporate into revised elevations. Staff had commented on façade improvements that would enhance the project by having additional emphasis on the main entrance as a strong place of entry and identity and stronger expression of colour choice on the exterior building materials to liven up the building and create accents on the building.

The proposed landscaping is strategic, and the open plaza on the eastern side of the site aims to incorporate open lawn areas and walkways to access future pedestrian paths for the neighbourhood. Revisions to the landscape buffer adjacent to Wyndham Park have been incorporated to create a more distinct buffer and to ensure adequate visual screening from the subject property and the park through strategic evergreen plantings.

The side yard setback and building projection variances being sought are a product to accommodate the unique configuration of the site and the appropriation of land along the east property boundary to accommodate the future Glenmore Bypass. Additionally, the applicants felt that alternate siting of the building on the property would compromise viewscales for select units and that the projections for the balconies being sought will not have a direct impact on any abutting property owners.



Shelley Gambacort  
Current Planning Supervisor  
SG/dn

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## ATTACHMENTS

Location of subject property  
Rendering  
Site Plan  
Elevations & Floor Plans  
Landscape Plan

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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** November 26, 2007  
**File No.:** DP07-0257  
**To:** Planning & Development Services Department (DN)  
**From:** Development Engineer Manager (SM)  
**Subject:** 129 Wyndham Crescent – Lots 26 Plan KAP51847

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The Works & utilities Department comments and requirements regarding this application are as follows:

1. General

- a) Provide easements as may be required.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide specific requirements for footings and foundation construction.
- h) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.../2

3. Domestic water and fire protection.

This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the zone currently applied for under this application.

4. Sanitary Sewer.

- a) The subject property is serviced by the Municipal wastewater collection system and is located within specified area #1.



- b) Our records indicate a 150mm diameter sanitary service connection exists to this site.

5. Drainage.

- a) A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the ground recharge system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.
- b) Our records indicate a 200mm diameter storm service connection exists to this site.

6. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Road improvements.

a) Wyndham Crescent

All improvement requirements have been completed as part of a previous subdivision (city file; S90-055). As shown in the site plan driveway access is permitted on Wyndham Crescent.

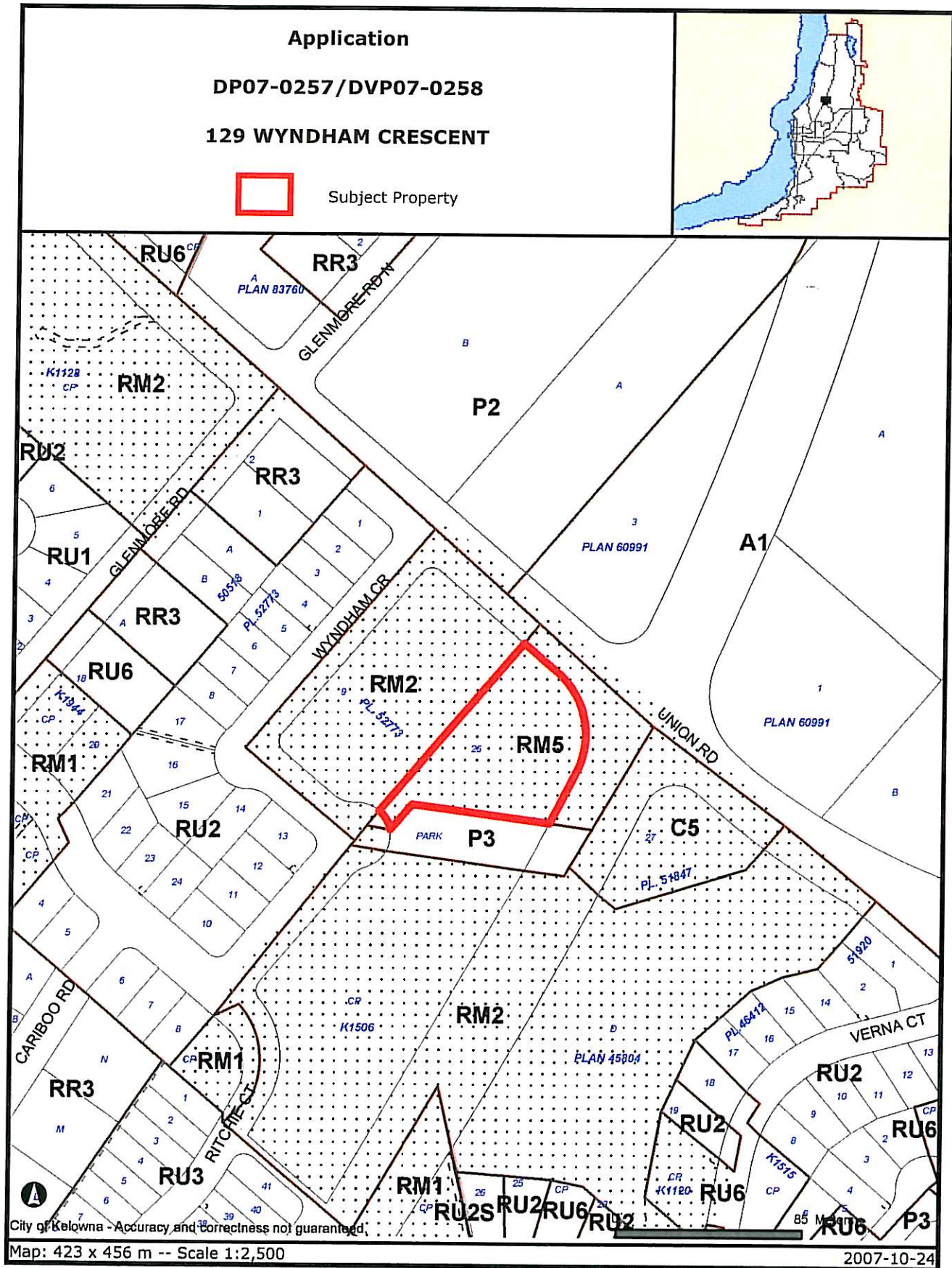
b) Union Road & Glenmore Bypass

Union Road & Glenmore Bypass improvement requirements have been dealt with in the form of cash in lieu of construction as part of previous rezoning and subdivision files (Z92-1012 & S90-055). Driveway access is not permitted onto Union Road or Glenmore Bypass

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Steve Muenz, P.Eng.  
Development Engineering Manager

SS



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.



SCHEDULE B  
This forms part of development  
Permit # DPO7-0254

OPTION 4





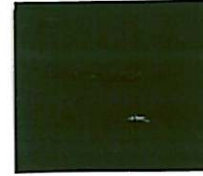
# WYNDHAM CRESCENT

## Kelowna BC

### **FASCIA, WINDOW TRIM AND BELLYBANDS**

Materials 1 and 3 on A4.1 and A4.2

Dark Brown



### **STUCCO**

Material 4 on A4.1 and A4.2

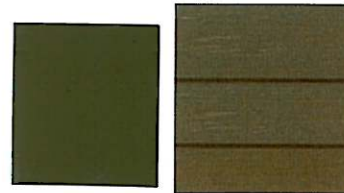
Taupe



### **HARDIE PLANK SIDING**

Material 5 on A4.1 and A4.2

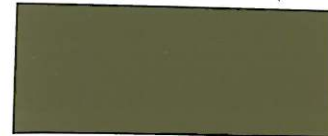
Dark Olive



### **HARDIE PLANK PANEL SIDING**

Material 6 on A4.1 and A4.2

Light Olive



### **STONE**

Material 7 on A4.1 and A4.2

Charcoal and Light Grey



### **ASPHALT SHINGLES**

Material 8 on A4.1 and A4.2

Two Tone Black



**SCHEDULE B**

This forms part of development

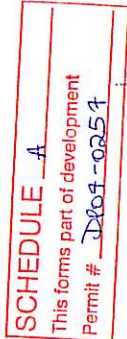
Permit # DP07-0257

Development Permit Colour Board October 27, 2007(revised Nov.12)

*gt*

**Garry Tomporowski**  
Architect Ltd

243 - 1889 Springfield Road  
Kelowna, BC Canada V1Y 5V5  
Phone: 250/979.1668 Fax: 250/979.4366



# SITE PLAN

Form	NYC	A1.1	FILE REF-52
DOCS	01		
DATE	1/18/2000		
BY	06.38.07		

- THIS DRAWING MUST NOT BE COPIED.
- VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
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- ANY REPRODUCTION MUST BEAR THIS NAME AS ARCHITECT.

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DRAWINGS  
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WYNDHAM CR.

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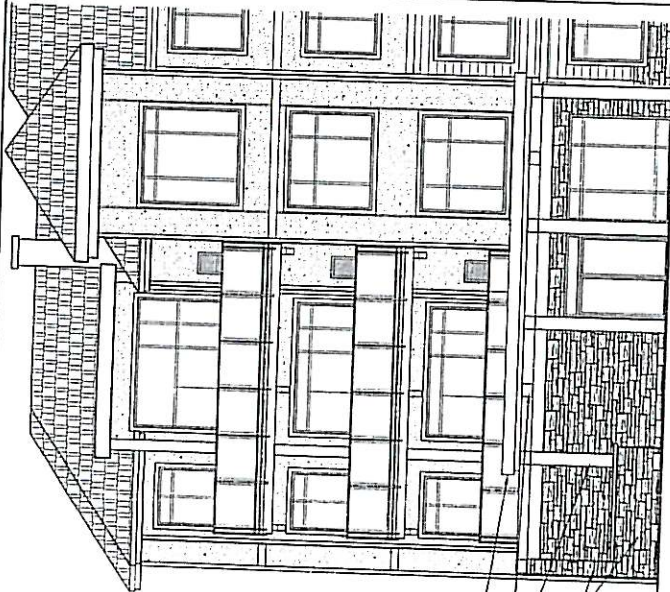


## Permit # \_\_\_\_\_

- CURVED FLAT CANOPY ROOF WITH TORCH ON MERVANE
- 10 x 10 ROUGH SAWN WOOD BEAM
- 10 x 10 ROUGH SAWN WOOD POST
- STONE CLAD COLUMN AND LEDGE

2	MAPLE ENTRANCE
MAP 2	MAPLE 2

3. REAL POSITION: ENTRANCE, RELATION TO UNDERGROUND

[illegible]

NOT FOR CONSTRUCTION  
DEVELOPMENT PERMIT  
DRAWINGS

- THIS ENDSURED MUST NOT BE SOLID.
- WHY? ALL DISCREPANCIES AND SOCIAL PRIOR TO COMMENCEMENT OF WORK. REPORT ALL FINDINGS AND CHANGES TO THE PROJECT.
- WORKERS AND SUPERVISORS ARE NOT ALLOWED TO LEAVE WITHIN PERMISSION FROM THE PROJECT.
- THIS ENDSURED IS THE EXISTENCE PROPERTY OF THE PROJECT.
- ANY INVESTIGATION MUST BE IN THE NAME OF THE PROJECT.

eta

SAVITRY T. SINGH (Mrs.)  
240-1228, Hyderabad Rd  
Hyderabad, Andhra Pradesh  
500 001

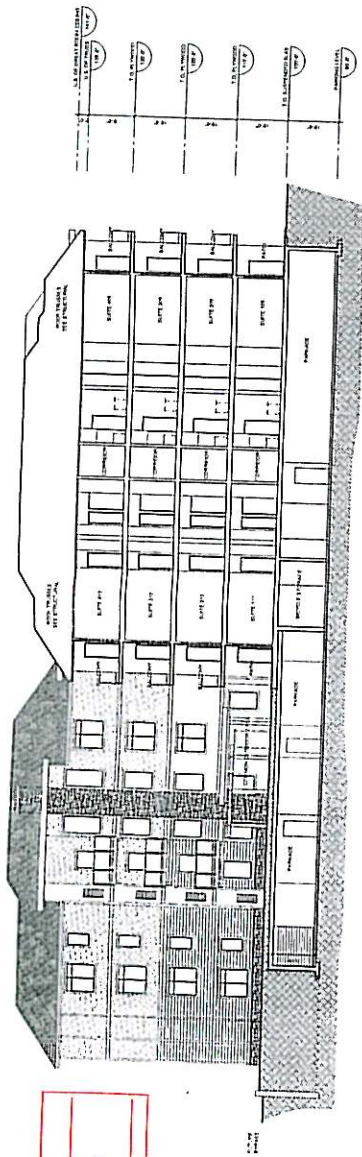
50 UNIT RESIDENTIAL  
DEVELOPMENT  
111 WYNDHAM CT.  
KELONTIA, DC  
VIV/VF

## ENTRANCE DETAILS

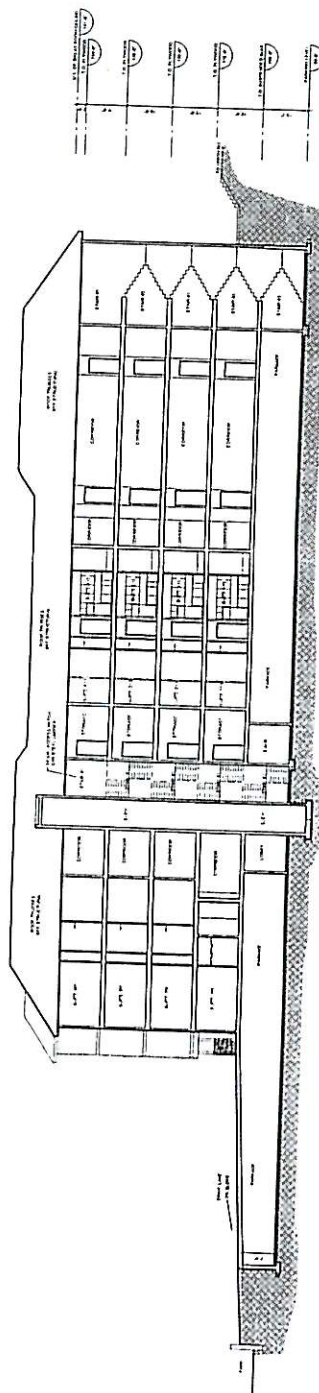
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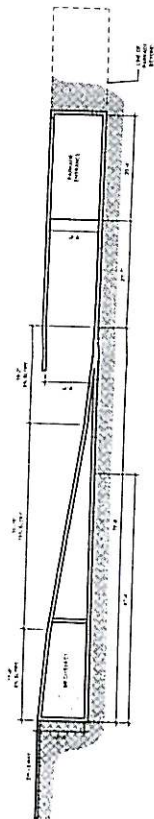
SCHEDULE B  
This forms part of development  
Permit # DP07-0257



2010-2011  
BUDGET SECTION



BLDG. SECTION  
322-1.02

[illegible]

eta

Garry Thompson/Architect Ltd.  
243-1828 Springfield Rd  
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Fax: (250) 879-4366  
Telephone: (250) 879-1828  
email: [classified@archez.ca](mailto:classified@archez.ca)

30 UNIT RESIDENTIAL  
DEVELOPMENT  
125 WYNDHAMCK  
KELOWNA BC  
V4V 1Y4

\_\_\_\_\_

BUILDING SECTIONS

CHG	SKETCH NO.
CHG	A5.1
GT	
1/16"=1'-0"	
07.24.07	FILE: A07.13

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DEVELOPMENT PERMIT  
DRAWINGS

		10/17/27	PMIC	2	ISSUED FOR CR
		10/20/27	PMIC	1	CLIENT REVIEW
		DATE	BY	NO	REASON

1





**SCHEDULE B**  
This forms part of development  
Permit # **2007-02257**



WYNDHAM RD



**AREAS BREAKDOWN**

AREA	AREA (SQ FT)	AREA (SQ M)
PLAZA	1174 15 FT	108 15 SQ M
DRIVE	1174 15 FT	108 15 SQ M
WALK	1174 15 FT	108 15 SQ M
TOTAL	3522 45 FT	325 05 SQ M

NOTE: 1. THE TOTAL AREA OF THE SITE IS 1174 15 SQ FT. THE TOTAL AREA OF THE PLAZA, DRIVE, AND WALK IS 3522 45 SQ FT. THE TOTAL AREA OF THE SITE IS 1174 15 SQ FT. THE TOTAL AREA OF THE PLAZA, DRIVE, AND WALK IS 3522 45 SQ FT.

AREA	AREA (SQ FT)	AREA (SQ M)
PLAZA	1174 15 FT	108 15 SQ M
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DEVELOPMENT PERMIT  
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/10/07	1. INITIAL DESIGN
2	10/10/07	2. INITIAL DESIGN
3	10/10/07	3. INITIAL DESIGN
4	10/10/07	4. INITIAL DESIGN
5	10/10/07	5. INITIAL DESIGN
6	10/10/07	6. INITIAL DESIGN
7	10/10/07	7. INITIAL DESIGN
8	10/10/07	8. INITIAL DESIGN
9	10/10/07	9. INITIAL DESIGN
10	10/10/07	10. INITIAL DESIGN

gta

Garry Thompson Architects Ltd.  
2143-1802 Springfield Rd  
V1V 5V5  
Tel: (250) 739-4216  
Fax: (250) 739-4216  
www.gtaarchitects.com

30 UNIT RESIDENTIAL  
DEVELOPMENT  
12 WYNDHAM CR  
KELLOWNA, B.C.  
V1V 1V1

SECOND & THIRD  
FLOOR PLAN

NO.	DATE	DESCRIPTION
1	10/10/07	1. INITIAL DESIGN
2	10/10/07	2. INITIAL DESIGN
3	10/10/07	3. INITIAL DESIGN
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8	10/10/07	8. INITIAL DESIGN
9	10/10/07	9. INITIAL DESIGN
10	10/10/07	10. INITIAL DESIGN

A2.3

NO.	DATE	DESCRIPTION
1	10/10/07	1. INITIAL DESIGN
2	10/10/07	2. INITIAL DESIGN
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5	10/10/07	5. INITIAL DESIGN
6	10/10/07	6. INITIAL DESIGN
7	10/10/07	7. INITIAL DESIGN
8	10/10/07	8. INITIAL DESIGN
9	10/10/07	9. INITIAL DESIGN
10	10/10/07	10. INITIAL DESIGN



0.20 2.10.314  
FOURTH FLOOR

NOT FOR CONSTRUCTION  
DRAWINGS  
DEVELOPMENT PERMIT



Garry Temporewski Architect Ltd.  
243-1622 Springfield Rd  
Kelowna, British Columbia  
V1Y 2V3  
Fax: (250) 878-4386  
Telephone: (250) 878-1828  
e-mail: gtemp@shaw.ca

PROJECT 50 UNIT RESIDENTIAL  
DEVELOPMENT  
117 WYNDHAM CR  
KELOWNA BC  
V1Y 1Y8

UNIT 201, 301, 401  
BETH TOL

PROJECT	RHC	DATE	07-13-07
DESIGNER	GT	FILE	A07-12
SCALE	1/4" = 1'-0"	A3.1	

UNIT 02  
1254 SQ.FT.



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DRAWINGS  
DEVELOPMENT PERMIT

DATE	BY	AGE	REASON
8-28-01	RAC	1	CLIENT REVIEW
10-18-01	RAC	2	ISSUED FOR DP

**WIA**

eta

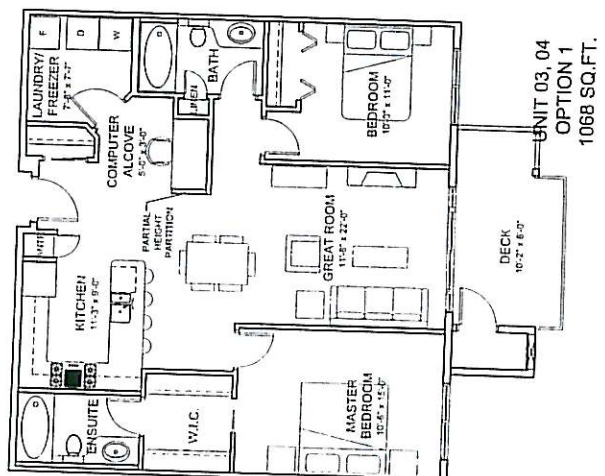
Gerry Thompson Architects Ltd.  
243-1832 Springfield Rd  
Kelowna, British Columbia  
V1Y 2V2  
Fax: (250) 879-4386  
Telephone: (250) 878-1838  
email: [Voffice@shatzig.ca](mailto:Voffice@shatzig.ca)

UNIT RESIDENTIAL  
DEVELOPMENT  
11 WYNDHAM  
KILLOWNA BC  
V6V 1Y6

**FOR INFO**

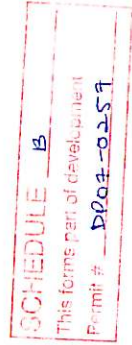
UNIT 103,203,303,403  
104,204,304,404

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PROJECT	CLY	
SCALE	1/4" = 1'-0"	
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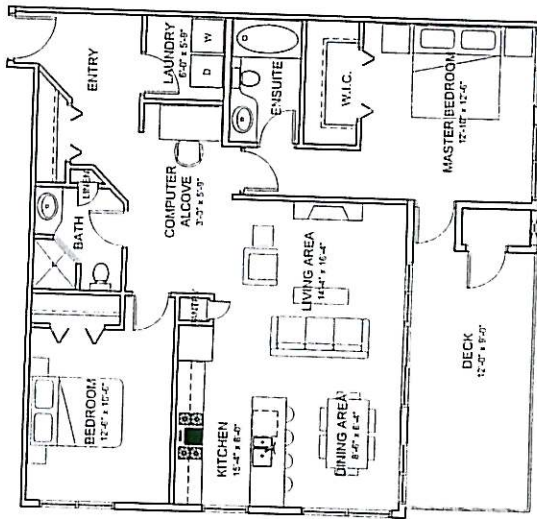
SCHEDULE B  
This forms part of development  
Permit # D804-0257





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UNIT 06  
1149 SQ.FT.

SCHEDULE B  
This forming part of development  
Permit # 2807-02-57

gta

Gary Thompson Architect Ltd.  
245-1828 Springfield Rd.  
V1V 1S5  
Fax: (250) 879-1225  
Telephone: (250) 879-1828  
www.gtaarchitects.ca

PROJECT  
59 UNIT RESIDENTIAL  
DEVELOPMENT  
HAYWARD  
KELOWNA B.C.  
V1Y 1Y7

UNIT 206, 306, 406

Drawn BY	DATE
Checked BY	
Scale	1/4" = 1'-0"
Sheet	0113.07
File	1149-02-57

A3.6

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DEVELOPMENT PERMIT  
DRAWINGS

[illegible]

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27a

Gerry Tomporewski Architect Ltd.  
243-1825 Springfield Rd  
Kelowna, British Columbia,  
V1Y 5V3  
Fax: (250) 879-4388  
Telephone: (250) 875-1825  
email: glactice@shaw.ca

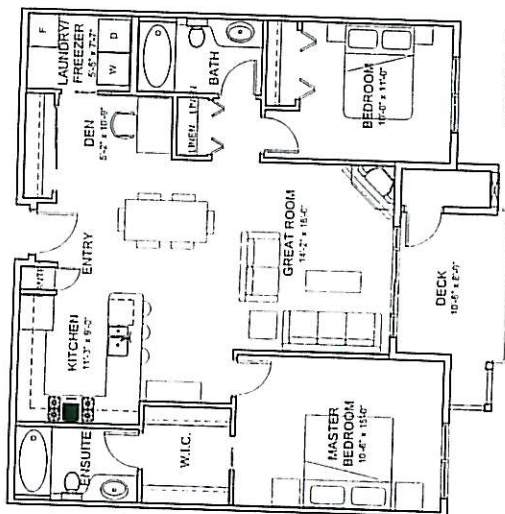
50 UNIT RESIDENTIAL  
DEVELOPMENT  
119 WYNDHAM  
KILGONA BC  
VW 1Y6

111

UNIT 107,207,307,407  
108,208,308,408

Rev	RMC	DATE	FILED
DESIGNED BY			
Rev	1/2" x 1/4"	07.13.07	A3.7

**SCHEDULE B**  
This form is part of the following Permit # **APR-0257**



UNIT 07, 08  
1093 SQ.FT.

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DRAWINGS  
DEVELOPMENT PERMIT

[illegible]

eta

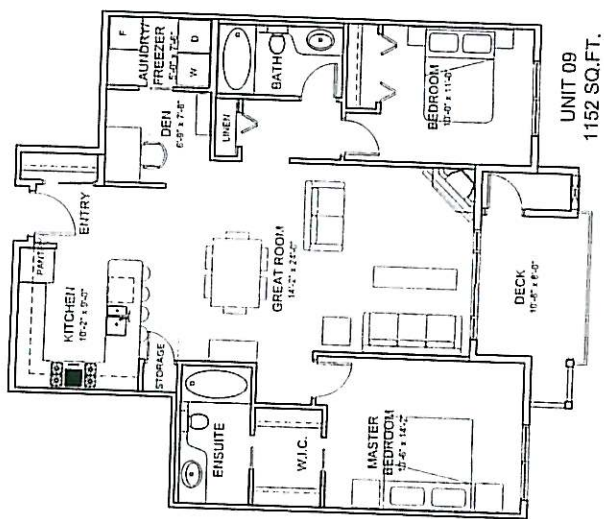
Garry Thompson&P Architects Ltd.  
243-1000 Springfield Rd  
Kelowna, British Columbia,  
V1Y 5A5  
Fax: (250) 879-4366  
Telephone: (250) 879-1665  
email: [staff@garthoshaiz.ca](mailto:staff@garthoshaiz.ca)

PROJECT  
50 UNIT RESIDENTIAL  
DEVELOPMENT  
BY WYNDHAMICK  
KELONTA B.C.  
V.V.V.

UNIT 109,209,309,409

DocID	RMC	DocID	FILE: A02-13
DocID	CT	DocID	FILE: A02-13
DocID	1/4" x 1/4"	DocID	FILE: A02-13

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105 copies left of development  
Sheet # D907-0257





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DEVELOPMENT PERMIT  
NOT FOR CONSTRUCTION

NO.	REV.	DATE	DESCRIPTION
1	1	12/01/01	ISSUED FOR PERMIT
2	1	12/01/01	ISSUED FOR PERMIT
3	1	12/01/01	ISSUED FOR PERMIT
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8	1	12/01/01	ISSUED FOR PERMIT
9	1	12/01/01	ISSUED FOR PERMIT
10	1	12/01/01	ISSUED FOR PERMIT

NOT

gta

G.T.A. Architectural Ltd.  
243-1825 Springfield Rd.  
V8V 2Y5  
Fax: (250) 579-4325  
Telephone: (250) 579-1825  
www.gtaarchitects.com

50 UNIT RESIDENTIAL  
DEVELOPMENT  
HAWTHORNE  
KELLOWAY, B.C.  
V8V 1Y6

SHEET 10

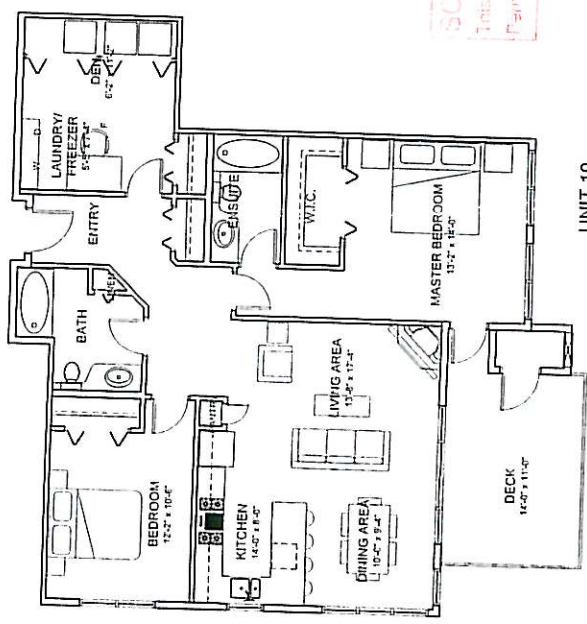
UNIT 110, 210, 310, 410

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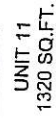
A3.9

FILE: A3.9.12

SCHEDULE - B  
This is a part of development  
Project # 240-0257



UNIT 10  
1239 SQ. FT.



eta

**PROJECT**  
50 UNIT RESIDENTIAL  
DEVELOPMENT  
177 WYNDHAMER  
KILLONA DC  
V.V.V.V.

UNIT 111,211,311,411

Plasma	PHC	9427-02
ORGANIC		
GT		
WWT	1/4" x 1/4"	
SW	07.13.07	P2181 607-12

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- VERIFY ALL DIMENSIONS AND CARLUM'S PRIOR TO COMMENCEMENT OF WORK, REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT
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DRAWINGS  
DEVELOPMENT PERMIT

DISPATCH					
	DATE	BY	FILE	CHECKED BY	REMARKS
	10.17.87	PAC-2		RECEIVED FOR EIP	
	10.23.87	PAC-3		CHECKED RETURN	

PLAN







## PLANT LIST

[illegible]

## LANDSCAPE DEVELOPMENT DATA

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY TO A MINIMUM STANDARD SPECIFICATIONS ESTABLISHED IN THE LANDSCAPE STANDARDS PUBLISHED BY THE CITY OF LOS ANGELES.
- THE LANDSCAPE DESIGN DESCRIBED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MUST HAVE VARIATIONAL SELECTIONS FOR AVAILABILITY.
- SHRUBS AND TREES CLUSTERED ARE TO BE PLACED WITHIN PLANNING BELTS. ALL PLANTING BELTS SHALL HAVE LANDSCAPE FABRIC AND ATTACHED MULCH.
- ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED IN ALL LANDSCAPE BELTS.

SCHEDULE C  
This forms part of development  
Form # DEPT-2015

WYNDHAM CRESCENT

0176484.2 INC LTD



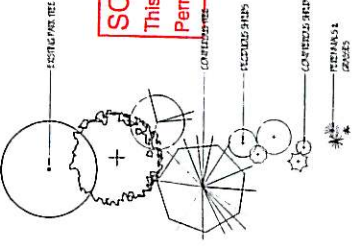
site 360

LANDSCAPE PLAN

$$L=7$$

REDUCED

# LEGEND



## SCHEDULE C

This forms part of development  
Permit # 1001-0257

### PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
AA	ARIES AMABILIS	SAVY TREE	3	2.5m H	10M
AG	ACER GRACILE	PAPERBARK MAPLE	7	2.5m H	10M
AR	ACER RUBRUM	AUTUMN BURNING MAPLE	4	2.5m H	10M
PS	PRUNUS SYLVESTRIS	SWISS STONE PINE	4	2.5m H	10M
PN	PRUNUS VIRGINIANA	PRINCERS MAY	8	2.5m H	10M
SH	SHRUBS	BAILEY'S SELECT SCHUBERT	9	2.5m H	10M

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CK	CORNUS KESSELERING	KEESER'S CORNUS	24	#3	POT
HD	HYDRANGEA PANDOLATA	OCEAN GRAY	24	#3	POT
HP	HYDRANGEA PANDOLATA	UNIQUE	24	#3	POT
JP	JUNIPERUS HORIZONTALIS	COMPACT JUNIPER	76	#2	POT
MR	MANISIA REPERENS	CREeping MANISIA	8	#2	POT
PE	PERISTEUM FRUTICOSUM	PERISTEUM FRUTICOSUM	73	#2	POT
PI	PICIA PUNGEUS	MESA VERDE	58	#3	POT
PM	PRUNUS MUDO PINE	SWAMP MUDO PINE	4	#3	POT
PC	PRUNUS X CISTINA	PURPLE LEAF BANDOCHERRY	12	#3	POT
SC	SAMBUCUS CAERULEA	BLUE ELDERBERRY	31	#3	POT

### GRASSES / GROUNDCOVERS / PERENNIALS / ANNUALS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CB	CAMPANULA BELLIDIFLORA	BELLFLOWER	78	#1	POT
CP	CAMPANULA PERSICIFOLIA	BELLFLOWER	12	#1	POT
LA	LAVANDULA ANGSTROFOLIA	MUNSTEAD LAVENDER	170	#1	POT
PL	PACHYCLADIA LACHRYMOSA	PEONY	44	#1	POT
PA	PAPAYER ORIENTALE	ORIENTAL POPPY	53	#1	POT
VI	VIOLA UNIOR	PERENNIAL	7	#1	POT

### LANDSCAPE DEVELOPMENT DATA

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A.
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. SHRUB AND TREE CLUSTER AREAS TO BE PLACED WITHIN PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE LANDSCAPE FABRIC AND APPROVED MULCH.
5. AN AUTOMATIC TIMED IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPE AREAS.

REDUCED

### WYNDHAM CRESCENT

070484-2 BC LTD

070484-2

NO.	DESCRIPTION
1	Site Plan
2	Plant List
3	Grass / Groundcover / Perennial / Annual
4	Water Feature
5	Lighting
6	Other

NO.	DESCRIPTION
1	Site Plan
2	Plant List
3	Grass / Groundcover / Perennial / Annual
4	Water Feature
5	Lighting
6	Other



NO.	DESCRIPTION
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2	Plant List
3	Grass / Groundcover / Perennial / Annual
4	Water Feature
5	Lighting
6	Other

NO.	DESCRIPTION
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2	Plant List
3	Grass / Groundcover / Perennial / Annual
4	Water Feature
5	Lighting
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2	Plant List
3	Grass / Groundcover / Perennial / Annual
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3	Grass / Groundcover / Perennial / Annual
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5	Lighting
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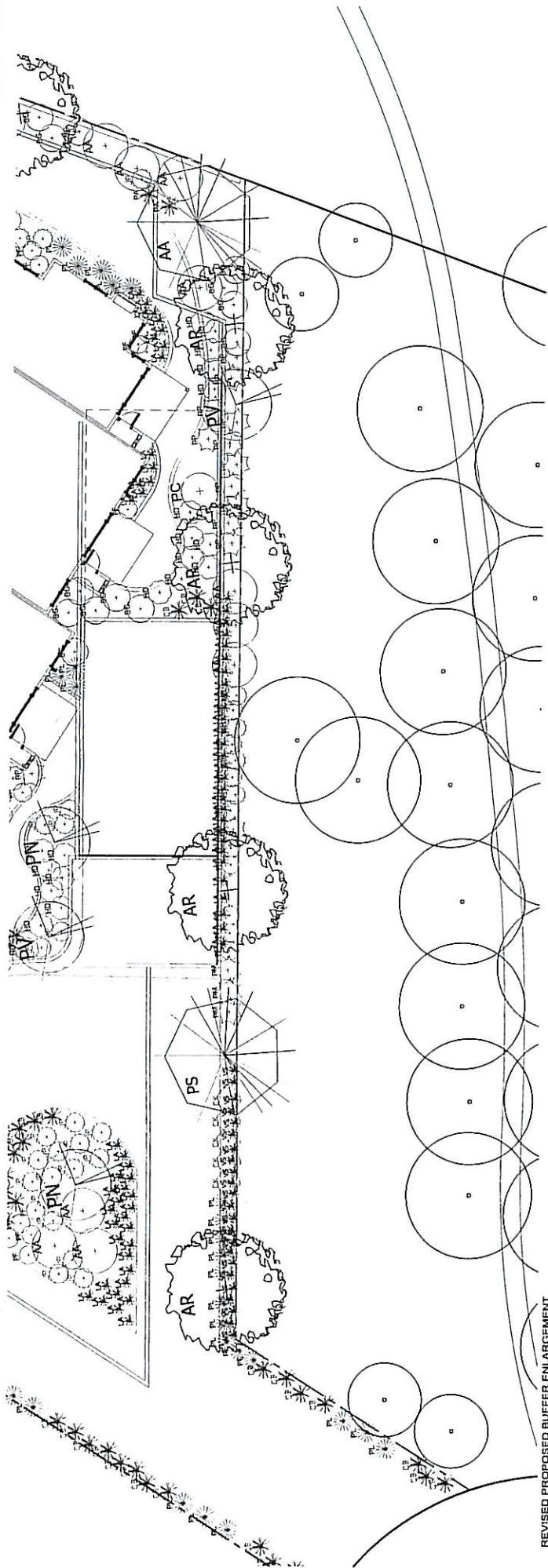
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4	Water Feature
5	Lighting
6	Other

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5	Lighting
6	Other

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1	Site Plan
2	Plant List
3	Grass / Groundcover / Perennial / Annual
4	Water Feature
5	Lighting
6	Other

NO.	DESCRIPTION
1	Site Plan
2	Plant List
3	Grass / Groundcover / Perennial / Annual
4	Water Feature
5	Lighting
6	Other





REVISED PROPOSED BUFFER ENLARGEMENT

**SCHEDULE C**  
This forms part of development  
Permit # 1807-0257



REVISED PROPOSED BUFFER ELEVATION

**REDUCED**

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	18/07/2018
2	REVISED FOR PERMIT	18/07/2018
3	REVISED FOR PERMIT	18/07/2018

**WYNDHAM CRESCENT**  
18/07/2018  
07/14/14-2 BC LTD  
18/07/2018



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	18/07/2018
2	REVISED FOR PERMIT	18/07/2018
3	REVISED FOR PERMIT	18/07/2018

**REVISED BUFFER**  
18/07/2018  
07/14/14-2 BC LTD  
18/07/2018