
CITY OF KELOWNA

MEMORANDUM

DATE: February 4, 2008
FILE NO.: DP07-0297/TA07-0008

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION NO. DP07-0297/TA07-0008 **OWNER:** Porcupine Development Ltd.

AT: 5340 Chute Lake Rd. **APPLICANT:** New Town Architectural
Services Inc.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR A 62 MULTI-FAMILY UNIT, 3
STOREY MIXED-USE BUILDING PROPOSAL.

EXISTING ZONE: CD2 – KETTLE VALLEY COMPREHENSIVE RESIDENTIAL
DEVELOPMENT

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Final Adoption of Zoning Text Amendment Bylaw No 9924. be considered by Council;


AND THAT Council authorize the issuance of Development Permit No. DP07-0297 for Lot A,
Sec. 23, Twp 28, SDYD, Plan KAP80574, located on Chute Lake Rd., 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";
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.

2.0 SUMMARY

The applicant is seeking approval for the form and character of a 62 unit, 3-storey mixed-used
building form on the subject property. In addition, a text amendment is sought for the existing CD2
zone – Kettle Valley Comprehensive Residential Development Type IX form of development to



allow for a 0.2 FAR bonusing for under building parking and to increase the units per hectare (UPH) restriction from 70 UPH required to 107 UPH proposed.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on January 29, 2008, the Advisory Planning Commission reviewed this application, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application DP07-0297 for Lot A, Sec. 23, Twp 28, SDYD, Plan KAP80574, located on Chute Lake Rd., by New Town Architectural Services, to approve the form and character of the proposed mixed-use development.

4.0 PROPOSAL

The applicant is proposing to construct a 62 unit, 3 storey mixed use project in the Village Centre of Kettle Valley. A total of three buildings orientated to all 3 road frontages are proposed. Underground parking is proposed for the entire project, and a semi-private landscaped courtyard situated in the central of the site is designed.

Each building is to be finished with smooth hardi-board and hardi shingles, heritage brick detailing (steps, chimneys, and planting beds), metal flashings and railings, aluminum window frames, and black asphalt roofing. A signature entry point frames the intersection by way of a raised entry feature and circular pinnacle in the roofline. Architectural detailing on the buildings includes covered entries, dormer windows, subroofs, and varied window shapes.

The site plans propose all three of the buildings to have prominence along Main Street, McCarren Street, and Chute Lake Road. The commercial component of the proposal will remain on grade along Main Street with two storeys of residential above. Visitor parking, garbage, loading and access to the parking garage will be off of the existing lane. Notably, the commercial portion will be two sided permitting the potential for access to and from the courtyard area.

Private open space for each unit is to be provided within upper level balconies as well as ground level patio/grass yards. The front units have direct pedestrian access to the street, and the interior landscaped courtyard enhances the livability of the project. A noteworthy amount of landscaping is proposed with a variety of trees and planting beds located throughout the site.

The application meets the requirements of the proposed CD2- Kettle Valley Comprehensive Development Zone as follows:

CRITERIA	PROPOSAL	CD2 ZONE REQUIREMENTS
Site Area (m ²)	6799m ²	4000m ²
Site Width (m)	42.9m	30.0m
Site Depth (m)	92.9m	35.0m
Site Coverage (%)	49%	50%
Maximum No. of Residential Units	107 units per ha ^①	70 units per ha
F.A.R.	1.2 ^②	1.0
Height	16.0m	16.0m
Site Setbacks (m)		
- Front	1.2m	1.2m
- Side	4.0m	4.0m
- Rear	4.0m	4.0m
Private open space	1400m ²	1290m ²
Parking Stalls (#)	Covered = 84 At Grade = 7 Total = 91	1.25 stalls/ 1 bedroom @ 6 units = 8 1.5 stalls/2 bedroom @ 48 units = 72 2 stalls/100 m ² comm @ 557 m ² = 11 Total = 91 stalls
Visitor Parking Stalls (#)	9 stalls	9 stalls (1 stall per 7 dwelling units)
Bicycle Parking	32 spaces	33 (.5 per dwelling unit Class I, 0.1 per dwelling unit Class II)
Loading Stall / Bay	1 stall	1 per 1900 m ² GFA = 1 stall

① A text amendment is sought to increase the number of units per hectare (re-allocating total density for the CD2 zone).

② A text amendment is sought to amend the FAR to include a 0.2 bonus for under-building parking.

4.1 Site Context

The subject property is located on Chute Lake Road 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 with the exception of the village centre commercial site to the north.

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

Engineered fire flows required to determine if present hydrant location, number of hydrants, and hydrant volume will be adequate. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw 7900. Detailed code analysis for fire department/fire fighter access, exiting and building classification required. . No parking signs maybe required in the lanes etc. as per article 2.5.1.5 of the BC Fire Code. Supply detail equivalencies, if any.

5.2 Inspections Department

Ensure fire fighting access is met from lane to amenity building, also access to exits from this building. 50 ft. fire fighting access to be met at all buildings, all principle entrances to be within 50 ft. of street. Spatial separation requirements may not be met between buildings, no code analysis provided or fire walls indicated, buildings appear to be 4 storeys. Exit stairs must to lead to public road or open space. Ensure handicap access requirements

met at all residential units and commercial tenant spaces. All items to be dealt with at building permit stage.

5.3 Works and Utilities
As attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The proposed project offers a reasonable degree of human scale and visual interest. The project is located in the Kettle Valley village centre, and the siting of the buildings on this prominent neighborhood intersection creates a strong sense of identity. There are two well-identified pedestrian entry points that enhance the connectivity of the site with the pedestrian traffic. The massing and street rhythm of the buildings are pedestrian orientated by enhancing the single family residential character through the creation of front yards with features such as porches, patios, gates and pedestrian access from the sidewalks to create a more vibrant street level of activity. The architectural style and color selection is in harmony with the style that dominates the form and character of the Kettle Valley neighborhood.

The internal courtyard and amenity area is multi-tiered with various hard and soft landscaping treatments, paving patterns, risers, and raised planter beds to create a dynamic outdoor amenity area. The courtyard space will serve multiple objectives, offering a public plaza where outdoor seating for commercial units may benefit from, in addition to amenity features for the residential units. Rather than a utilitarian asphalt treatment, the surface offers a hierarchy of consistent treatments (e.g., stamped asphalt or concrete, concrete pavers, etc.) such that the space appears responsive to pedestrian enjoyment. It is encouraged that all exterior foundation walls exposed to view be detailed in a manner consistent with the degree of visual interest on the exterior elevations generally.

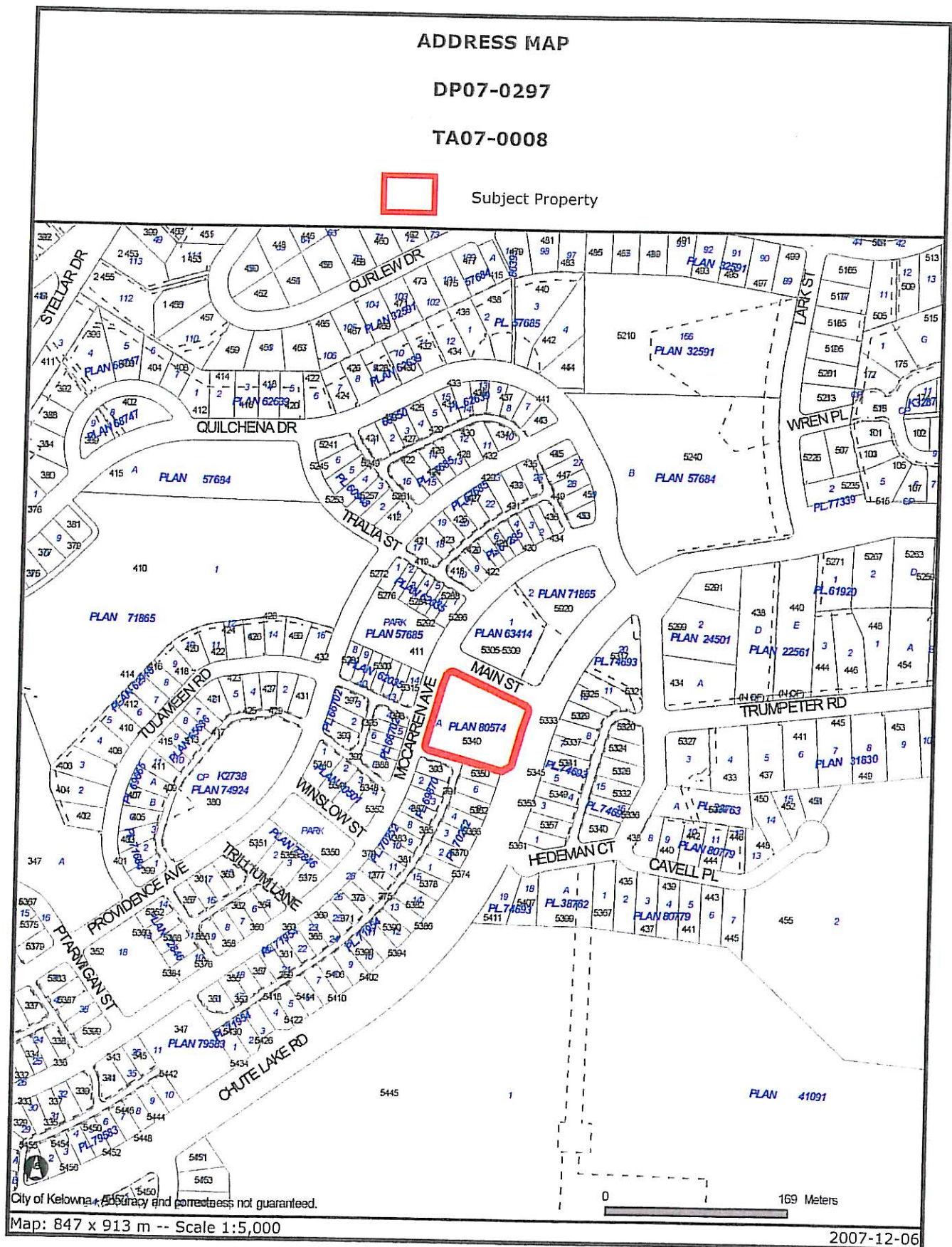
In summary, this project will be a rich addition to the Kettle Valley community as it provides a high degree of visual interest and human scale as well as strong connections to the public realm.


Shelley Gambacort
Current Planning Supervisor

Attach.
SG/dn

ATTACHMENTS

- Location of subject property
- Site plan
- Landscaping Plan
- Elevations
- Letter of Rationale from Applicant



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.



November 30, 2007

Our File: 3144

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Danielle Noble

Dear Danielle

**Re: Development Permit Application and Text Amendment – 5340 Chute lake Road
Kelowna B.C.**

This development proposal will adhere to the requirements of the Kettle Valley Comprehensive Development Zone as described in the City of Kelowna Zoning Bylaw No. 8000.

Project Description

The subject lot is presently zoned CD2. The proposal is for a development permit in order to build a 62 unit, 3 storey mixed-use multifamily strata buildings. In addition to the development permit we are applying for a text amendment to the existing zoning to allow for the .2 FSR bonusing for under building parking and for the 70 UPH restriction to be increased to 107 UPH

Project Description

The project is located over what is currently a vacant lot in the designated Village Center of the Kettle Valley housing development. The lot is boarded by Chute lake road on the east, Main Street on the north, McCarren on the west and a residential lane on the south. Access to the under ground parking will be by way of lane.

There are 105 parking spaces provided in a secured garage on the lowest level of the building and 1 on grade parking space to fulfill the 106 spaces required.

The siting of the project respects the intent of the Type IX Kettle Valley CD zone for this area 50% site coverage and the height restrictions.

The original site plan described in the type IX CD zone shows buildings along Main Street and Macarren with a large parking lot in the middle of the site. We are proposing to maintain these two buildings but add a third three-story building along Chute lake road. Place all of the parking underground and replace the surface parking lot with a semi-private landscaped courtyard in the middle of the project.

The 8170 sq.ft. commercial space will remain on grade along Main Street with two storys of residential above. The lobbies for the residential will be at the corner of Main Street and

McCarren and via the courtyard. Visitor parking, garbage, loading and access to the parking garage will be off the existing lane. The commercial space will be two sided allowing the potential for access to/from the courtyard.

Design Rational

The main concept of the project is to maximize the livability while at the same time providing a vibrant addition to the Kettle Valley Village Center.

This is achieved by providing the density in the appropriate areas while at the same time respecting the existing single-family residential scale of Kettle Valley.

The density has been placed along the high traffic roads i.e. Main Street, Chute Lake Road and McCarren Road. This emphasizes a strong town center facade while opening up usable space within the courtyard for the community and tenants. The buildings mass and rhythm along McCarren and Chute lake reinforcing the single family residential by creating front yards for the main floor units through the introduction of porches, patios, gates and direct pedestrian access from the sidewalks.

The interior landscape courtyard is integral part of enhancing the livability of the project. As well serving as an outdoor amenity for the residential units and commercial, the courtyard will be a visual asset to the community as a whole.

The elevation treatments through rustication and fenestration continues the classic tradition of Kettle Valley with a variation of traditional exterior materials combined with architectural detailing in keeping with The Kettle Valley Design Guidelines. The variation of lap siding, brick and shakes, all in a similar colour palette to the rest of Kettle Valley provides visual interest through colour as well as texture. The elevations are further articulated by bay windows with raised dormers. The various projecting bays and balconies extend from the facade provide additional visual interest to the buildings form.

Overall, these design elements are incorporated to create an attractive and rational elevation.

Text Amendment Rational

We are requesting a text amendment to the bylaw to allow for a small increase of density. This would be achieved by allowing us the .2 FSR bonus for under building parking. We believe that our design is consistent with other Multi-family zones, which do allow a density bonus for under building parking; which we have achieved by eliminating surface parking and providing more usable green space.

The 70 UPH restriction listed in CD2 type IX zoning was negotiated to a higher number by Kettle Valley and our client. The original formula would have restricted the site to 40 units; we are adhering to the negotiated number of 62.

I trust that you will find our application in good order. For further building statistics, please refer to the cover page of the drawings, A0.0. Please contact our office if you require any further information.

Sincerely,



Patrick McCusker MAIBC RAIC
Principal
Newtown Architectural Services

CITY OF KELOWNA
MEMORANDUM

Date: December 19, 2007
File No.: DP07-0297 TA07-0008
To: Planning and Development Officer (DN)
From: Development Engineering Manager (SM)
Subject: Subdivision Application – PLR Requirements

LOCATION: 5340 Chute Lake Rd	ZONE CD-2 Type IX
APPLICANT: New Town Architectural Services	
LEGAL: Lot A Plan 80574 Sec 23 Twp 28 District SDYD	

WORKS AND SERVICES REQUIREMENTS

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Sergio Sartori

The following Works & Services are required for this subdivision:

.1) General

Provide easements and right of way as required.

.2) Geotechnical Report

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:

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards.

.3) Water

- a) The property is located within the City service area.
- b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.

.4) Sanitary Sewer

Provide an adequately sized sanitary sewer service connection.

.5) Drainage

A comprehensive drainage site management plan and design to comply with the City's Drainage Design and Policy Manual, is a requirement of this application.

.6) Roads

- a) The Chute Lake Road frontage is constructed to a full urban standard.
- b) The Main Street frontage has been upgraded to a full urban standard except a sidewalk. A sidewalk is required to be constructed along the frontage of Main Street.
- c) The McCarren Street frontage is constructed to a full urban standard.

.7) Power and Telecommunication Services and Street Lights

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Design and Construction

Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

.9) Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.10) Other Engineering Comments

Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands:

.11) Charges and Fees

- a) Sewer Specified Area Administration Fee of \$250.00 to amend service boundary.
- b) Water Specified Area Administration Fee of \$250.00 to amend service boundary.
- c) Water Extended Service Area Latecomers:

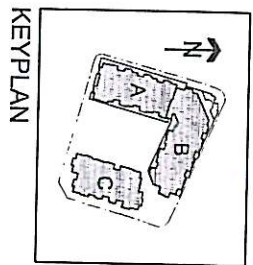
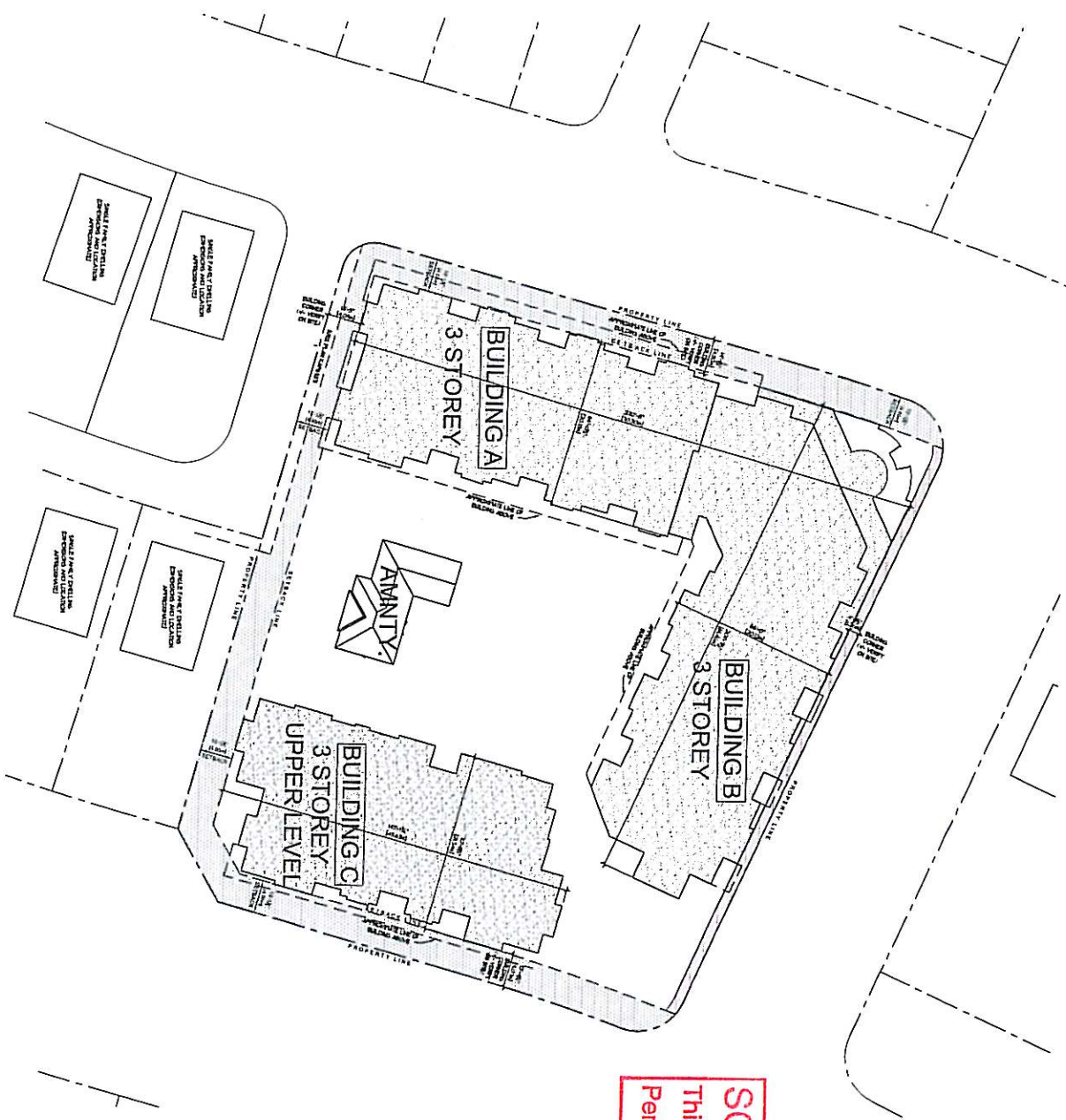
ESA#	Frontender	Component	Anniversary (rates increase)	*Rate/unit \$
1	Kettle Valley	Intake/pipe/PS/etc	April 16, 2008	320
9	Kettle Valley	Adam's Reservoir	Sept. 28, 2008	1253

Steve Muenz, P.Eng.
Development Engineering Manager

DC

SCHEDULE A
This forms part of development
Permit # DP04-0297

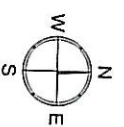




SCHEDULE B
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 Permit # D004-0297

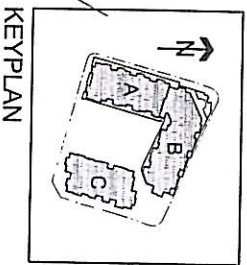
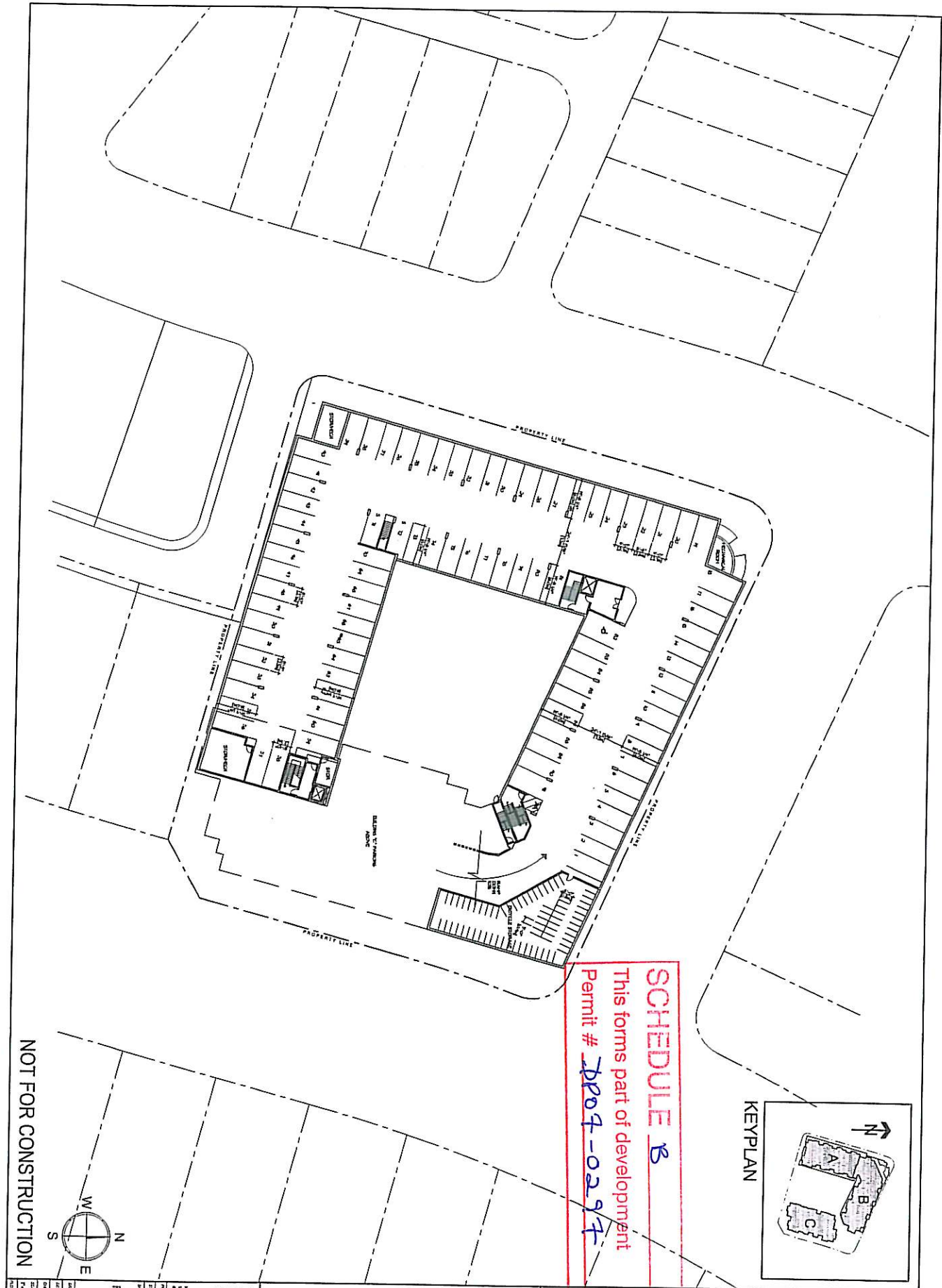
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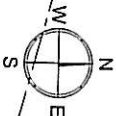
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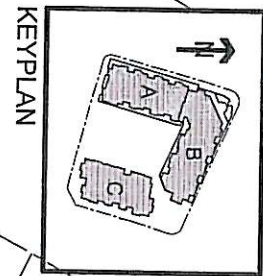
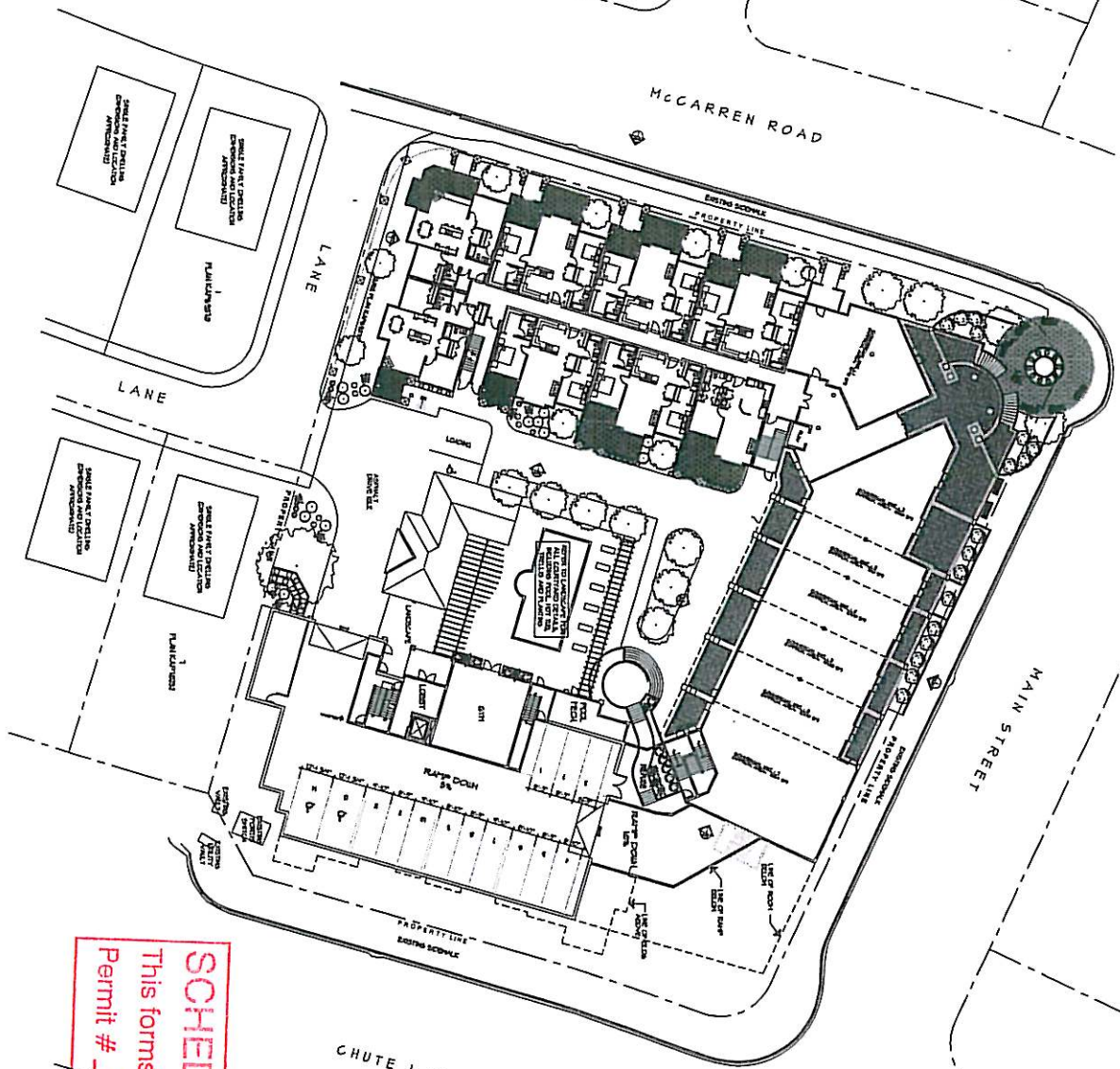


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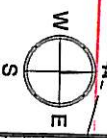
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STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC		NEW TOWN ARCHITECTURAL 1000 Highway 100, Kelowna, BC V1Y 9V7 Tel: 250-860-1111 Fax: 250-860-1112 Email: info@newtownarchitectural.com
PROJECT: STATION SQUARE DATE: 01/10/04 DRAWN BY: J. BROWN CHECKED BY: J. BROWN APPROVED BY: J. BROWN	SCALE: 1/8" = 1'-0" SHEET: A1.00 TOTAL SHEETS: 1	PREPARED BY: J. BROWN DATE: 01/10/04



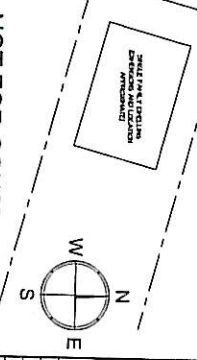
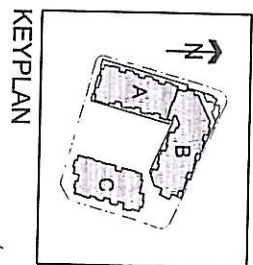
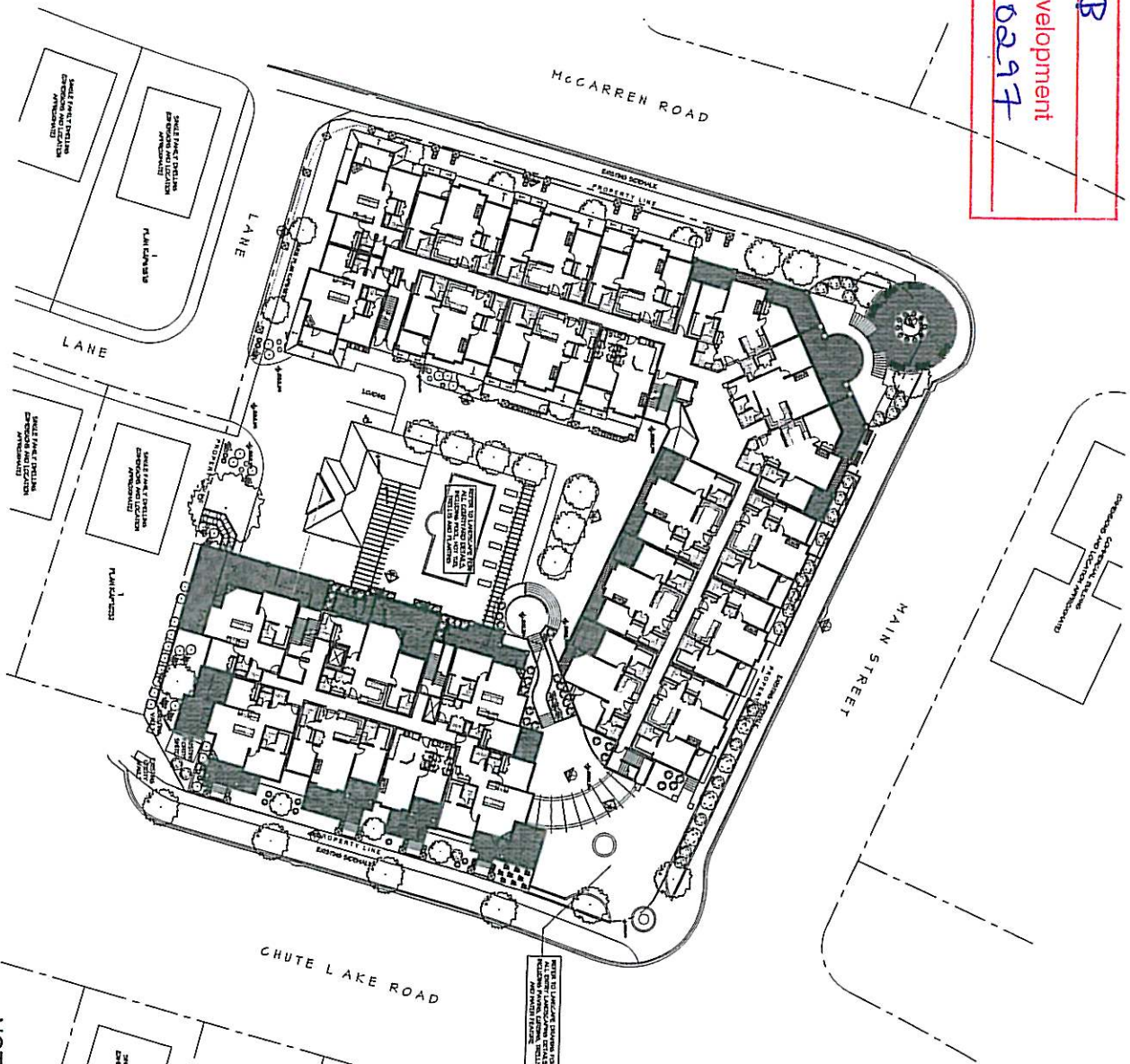
SCHEDULE B
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 Permit # 5807-0297



NOT FOR CONSTRUCTION

STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC		NEW TOWN ARCHITECTURAL 1111 1/2 ST. W. VANCOUVER, BC V6H 2G6 TEL: 604-681-1111 FAX: 604-681-1112 E-MAIL: info@newtownarchitectural.com	PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: [Date]
SHEET NO. A1.01 TOTAL SHEETS: 1	SCALE: 1" = 100'-0"	PROJECT NO. [Number]	CLIENT: [Name]

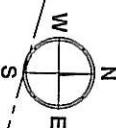
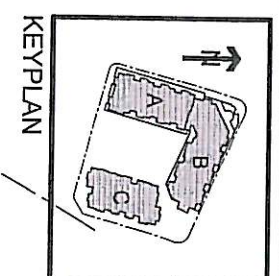
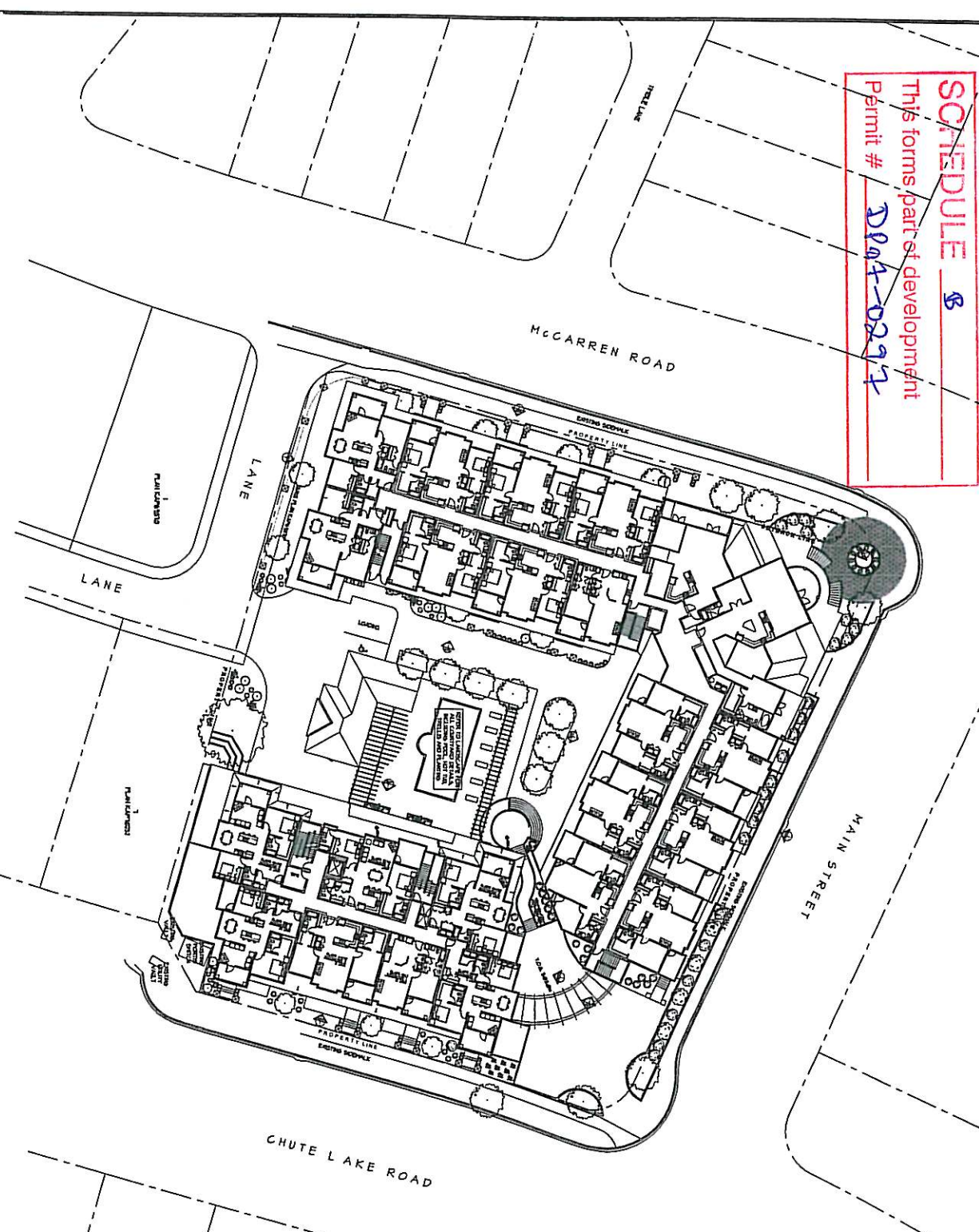
SCHEDULE B
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 Permit # D104-0297



NOT FOR CONSTRUCTION

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LEVEL 2 SITE PLAN		SCALE: 1/8" = 1'-0" DATE: 12/12/2010

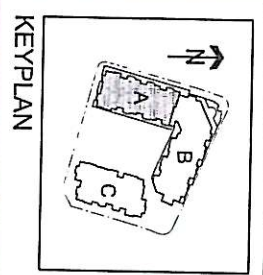
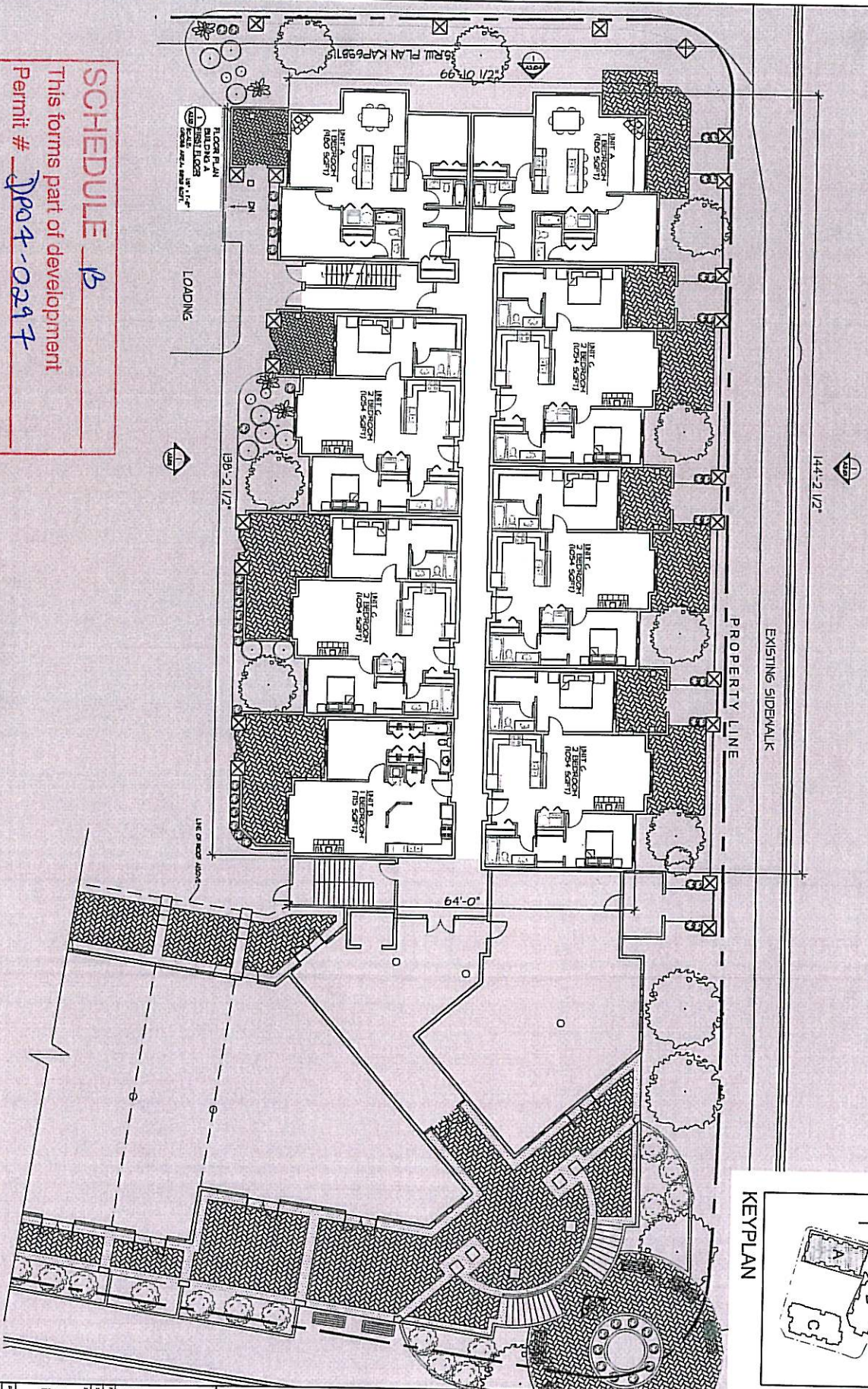
SCHEDULE 8
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 Permit # D804-0297



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NEW TOWN ARCHITECTURAL INC.		STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC	
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SCHEDULE B
 This forms part of development
 Permit # 2004-0297



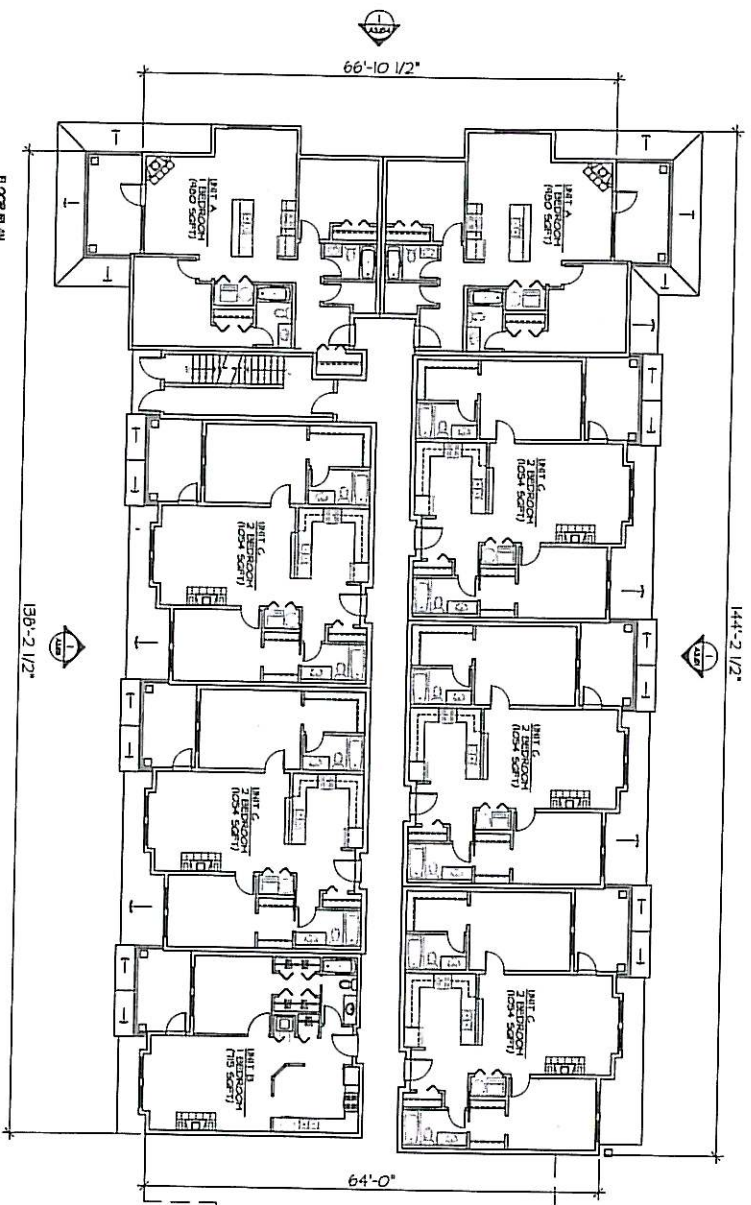
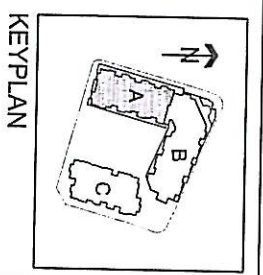
STATION SQUARE
 STATION SQUARE
 5340 CHUTE LAKE ROAD
 KELOWNA, BC

NEW TOWN
 ARCHITECTS
 1 1/2 FLOOR

BUILDING A
 FIRST FLOOR
 A2.10

DATE	2004-02-27
BY	ARCHITECT
CHECKED	ARCHITECT
SCALE	1/8" = 1'-0"
PROJECT	STATION SQUARE
DATE	2004-02-27

SCHEDULE B
 This forms part of development
 Permit # D07-0217



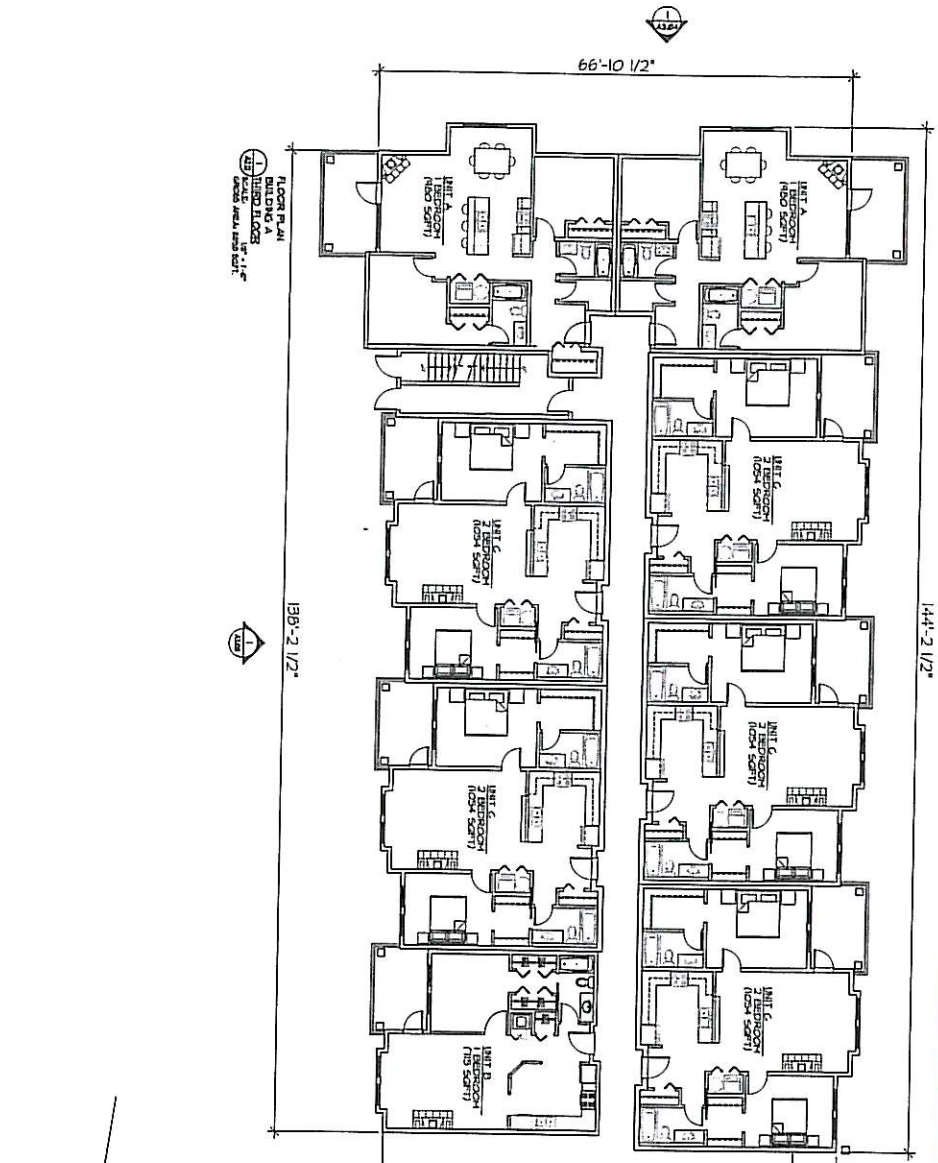
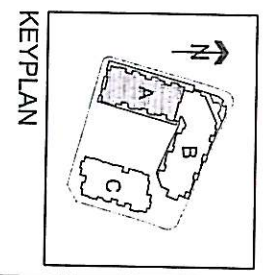
FLOOR PLAN
 BUILDING A
 SECOND FLOOR
 100' x 144'
 AREA 14,400 SQ. FT.

CONNECTION TO
 BUILDING B

NOT FOR CONSTRUCTION

STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC		NEW TOWN ARCHITECTURAL 1, H. C.	5000 Highway 99, Kelowna, BC V1Y 1Y1 Tel: 250-860-1111 Fax: 250-860-1112 Email: info@newtown.ca Website: www.newtown.ca
PROJECT NO: 2014 SHEET NO: 101 DATE: 01/11/14	PROJECT NO: 2014 SHEET NO: 101 DATE: 01/11/14	PROJECT NO: 2014 SHEET NO: 101 DATE: 01/11/14	PROJECT NO: 2014 SHEET NO: 101 DATE: 01/11/14
BUILDING A SECOND FLOOR		BUILDING A SECOND FLOOR	
TITLE: A2.11 SCALE: 1/8" = 1'-0"		TITLE: A2.11 SCALE: 1/8" = 1'-0"	

SCHEDULE B
 This forms part of development
 Permit # 2804-0297



FLOOR PLAN
 BUILDING A
 THIRD FLOOR
 138'-2 1/2"

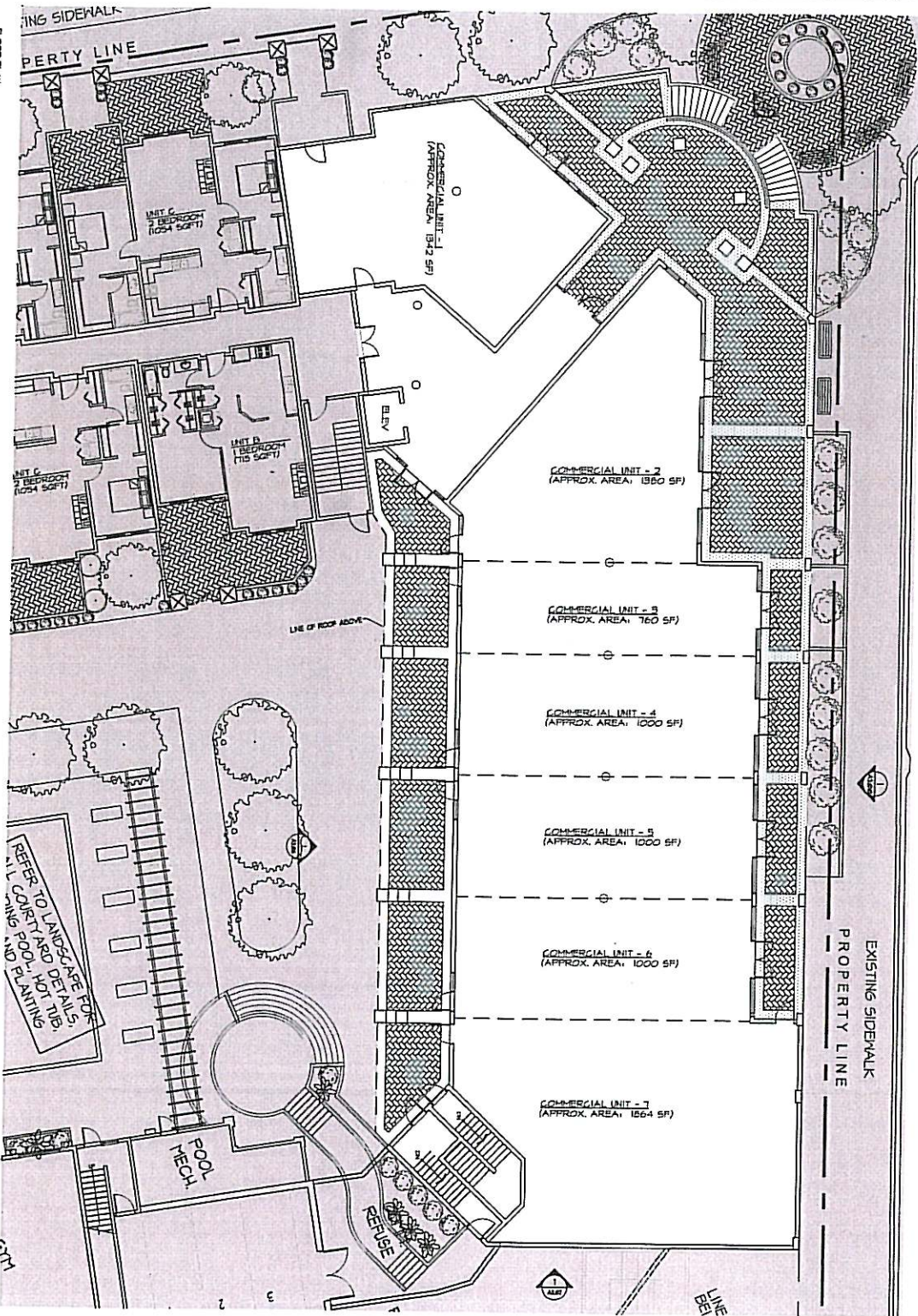
CONNECTION TO
 BUILDING B

NOT FOR CONSTRUCTION

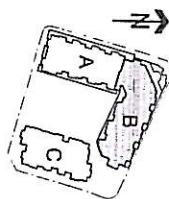
STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC		NEW TOWN ARCHITECTURAL INC. 1000 Highway 100, Kelowna, BC V1Y 9V7 Tel: (250) 860-1111 Fax: (250) 860-1112 Website: www.newtownarchitectural.com	PROJECT NO. 2804 DATE: 01/11/2011 DRAWN BY: [Signature] CHECKED BY: [Signature]	BUILDING A THIRD FLOOR A2.12	SHEET NO. 12 OF 12
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SCHEDULE B

This forms part of development.
Permit # D04-0297



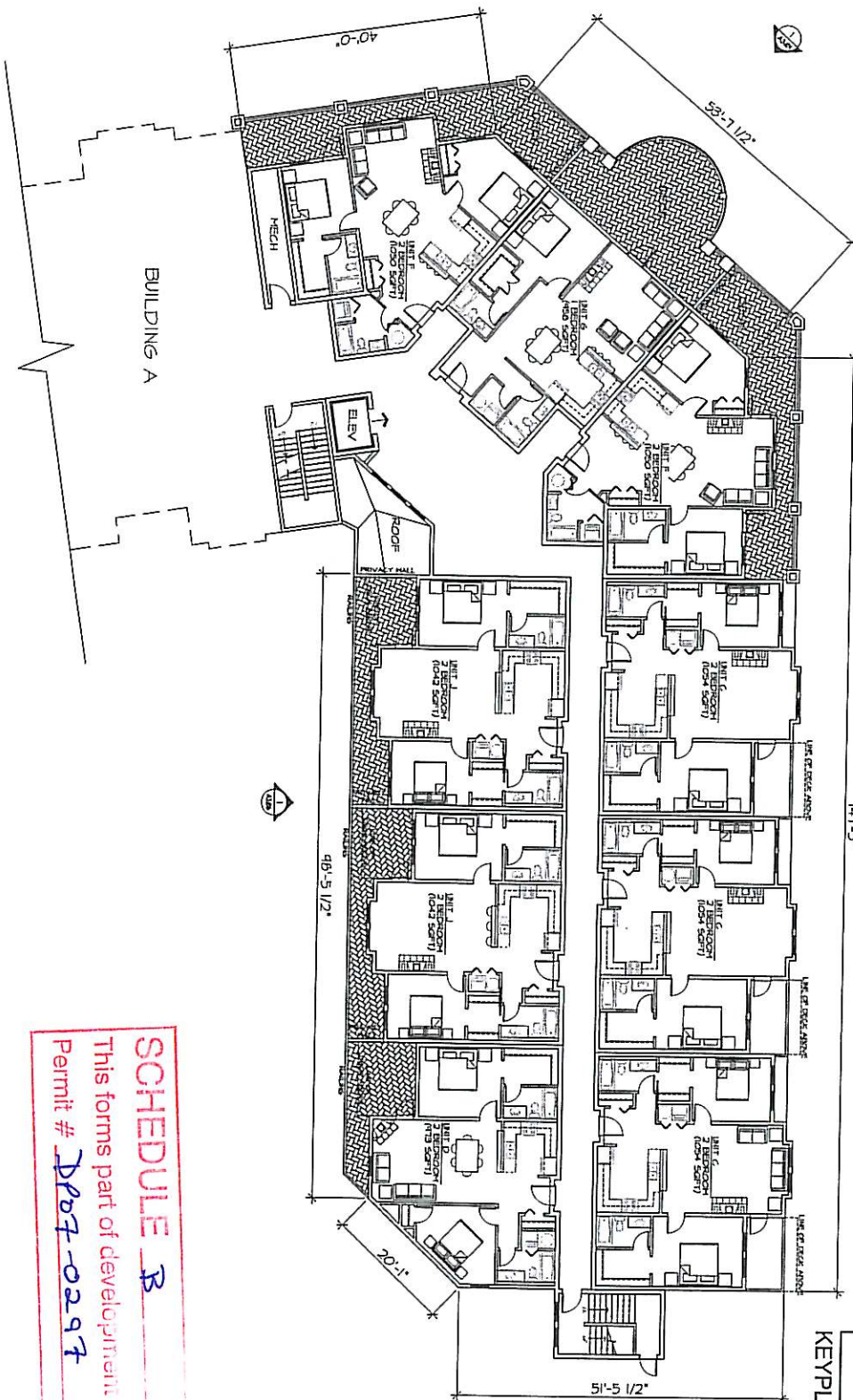
KEYPLAN



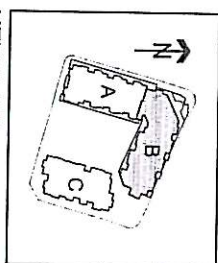
NOT FOR CONSTRUCTION

<p>STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC</p>		<p>NEW TOWN ARCHITECTURAL</p>	<p>DATE: 2004-02-20 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>
<p>BUILDING B FIRST FLOOR</p>		<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 2004-02-20</p>

FLOOR PLAN
BUILDING B
SECOND FLOOR
1/8" = 1'-0"
Overall Area: 1444 sq'



KEY PLAN



SCHEDULE B
This forms part of development
Permit # D807-0297

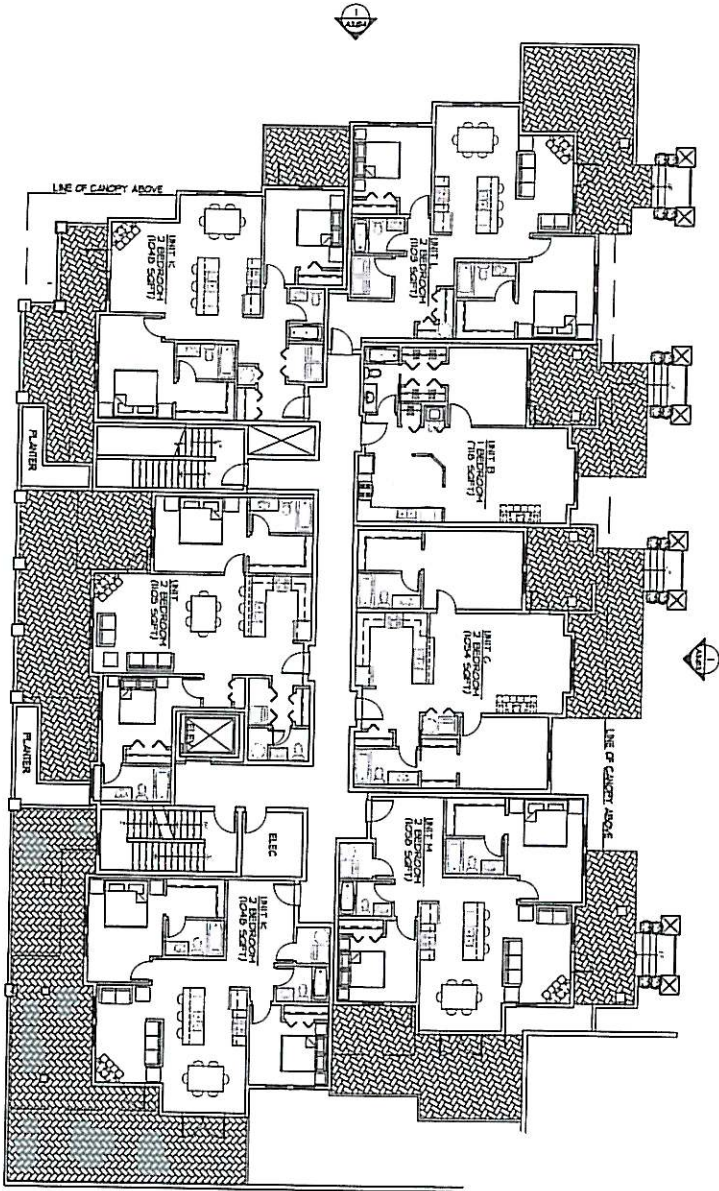
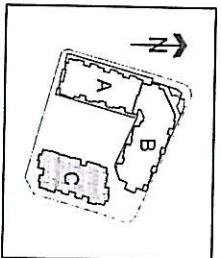
NOT FOR CONSTRUCTION

<p>NOT TO SCALE FOR INFORMATION ONLY THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS</p>	<p>STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC</p>	<p>NEW TOWN ARCHITECTURE NEW TOWN ARCHITECTURE ARCHITECTS 1000 BROADVIEW AVENUE SUITE 100 KELOWNA, BC V1Y 9V6 TEL: 250-860-1234 FAX: 250-860-1235 WWW.NTARCHITECTURE.COM</p>	<p>BUILDING B SECOND FLOOR BUILDING B SECOND FLOOR A2.21</p>	<p>DATE: 10/10/2018 DESIGN: NT ARCHITECTS SCALE: 1/8" = 1'-0" PROJECT: STATION SQUARE</p>
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DATE	NEW YORK
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KEY PLAN



FLOOR PLAN
BUILDING C
1ST & 2ND FLOORS
SCALE: 1/8" = 1'-0"

SCHEDULE B

This forms part of development
Permit # D207-0297

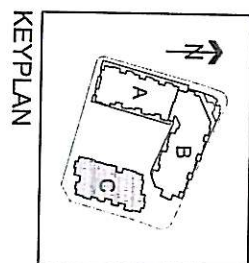
NOT FOR CONSTRUCTION

STATION SQUARE
STATION SQUARE
5340 CHUTE LAKE ROAD
KELOWNA, BC

NEW TOWN
ARCHITECTURAL
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BUILDING C
1ST & 2ND FLOORS
A2.30



KEYPLAN

SCHEDULE B
This forms part of development
Permit # D904-0297

NOT FOR CONSTRUCTION

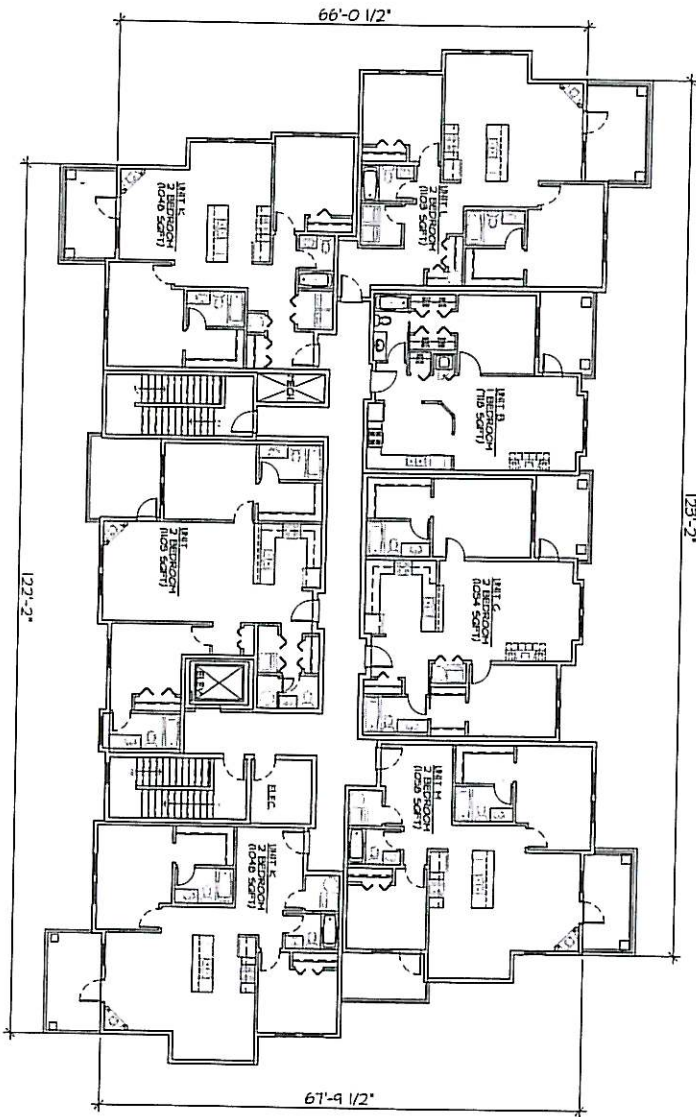
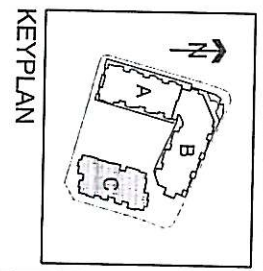
STATION SQUARE
STATION SQUARE
5340 CHUTE LAKE ROAD
KELOWNA, BC

NEW TOWN ARCHITECTURAL SERVICES

BUILDING C
2ND FLOOR

A2.31

DATE: 10/10/2001



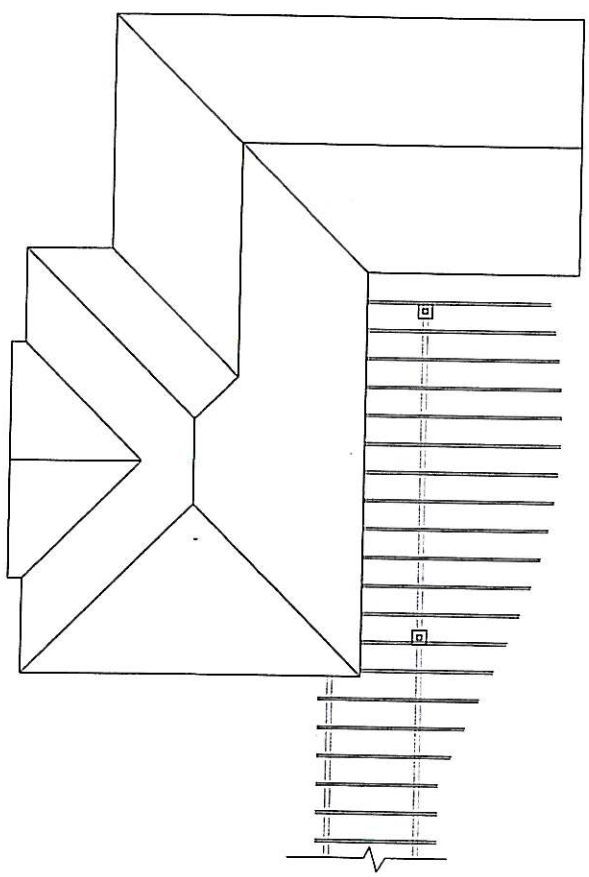
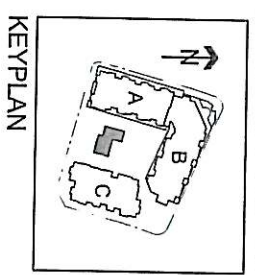
1:2000 PLAN
3RD FLOOR
1/8" = 1'-0"

SCHEDULE B
This forms part of development
Permit # D807-0297

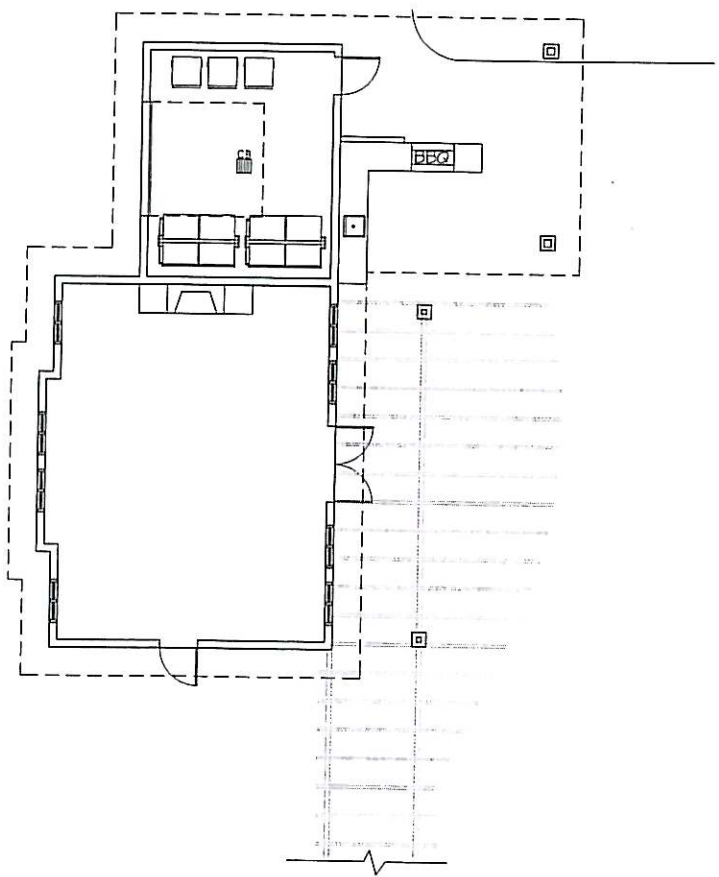
NOT FOR CONSTRUCTION

<p>STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC</p>		<p>NEW TOWN ARCHITECTURAL INC.</p>		<p>DATE: 2007-02-27 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]</p>	
<p>BUILDING C 3RD FLOOR</p>		<p>PERMIT NO: A2.32</p>		<p>DATE: 2007-02-27</p>	

SCHEDULE B
 This forms part of development
 Permit # D004-0297



ROOF PLAN
 ARCHITECT AND
 ENGINEER
 1/2" = 1'-0"

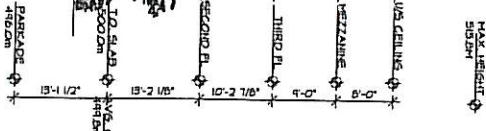
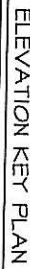


FLOOR PLAN
 ARCHITECT AND
 ENGINEER
 1/2" = 1'-0"

NOT FOR CONSTRUCTION

STATION SQUARE STATION SQUARE 5340 CHUTE LAKE ROAD KELOWNA, BC		NEW TOWN ARCHITECTURAL 1 1/2" = 1'-0"
ADDRESS 5340 CHUTE LAKE ROAD KELOWNA, BC	PROJECT NO. 100-1000	DATE 10/10/00
DRAWN BY J. B. BROWN	CHECKED BY J. B. BROWN	SCALE 1/2" = 1'-0"
BUILDING C 3RD FLOOR	SHEET NO. A2.32	TOTAL SHEETS 10

This forms part of development Permit # DP040297



NOT FOR CONSTRUCTION

STATION SQUARE
STATION SQUARE
5340 CHUTE LAKE ROAD
KELOWNA, BC

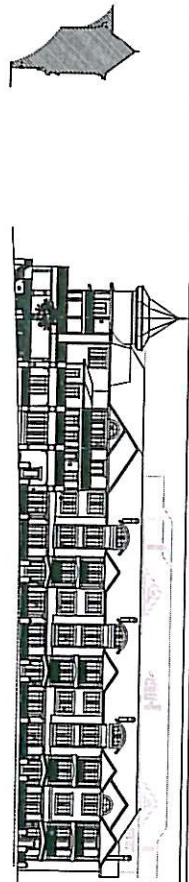
NEW TOWN ARCHITECTURAL

ELEVATION
MAIN STREET

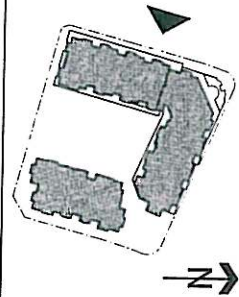
MEC	A3.00
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DATE

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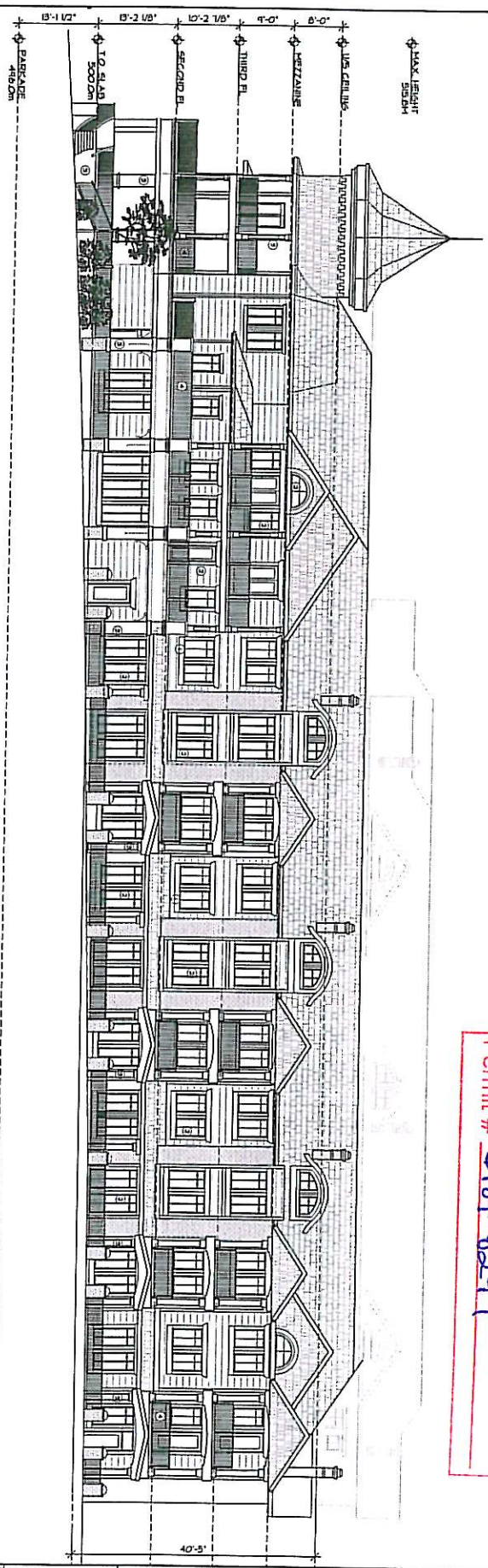
ELEVATION REFERENCE N.T.S.



ELEVATION KEY PLAN

ELEVATION FINISH LEGEND	
	1 PAINTED HARDWOOD
	2 PAINTED BRICK
	3 PAINTED SIDING
	4 PAINTED HARDWOOD PANEL
	5 PAINTED HARDWOOD PANEL
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SCHEDULE B
This forms part of development
Permit # D807-0297



NOT FOR CONSTRUCTION

NEW TOWN
ARCHITECTURAL
1 N.E.

STATION SQUARE
STATION SQUARE
5340 CHUTE LAKE ROAD
KELOWNA, BC

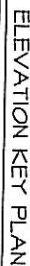
ELEVATION
McCAIGEN ROAD

DATE
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REVISION
A3.01

SCALE
1/8" = 1'

DATE
2018-08-10



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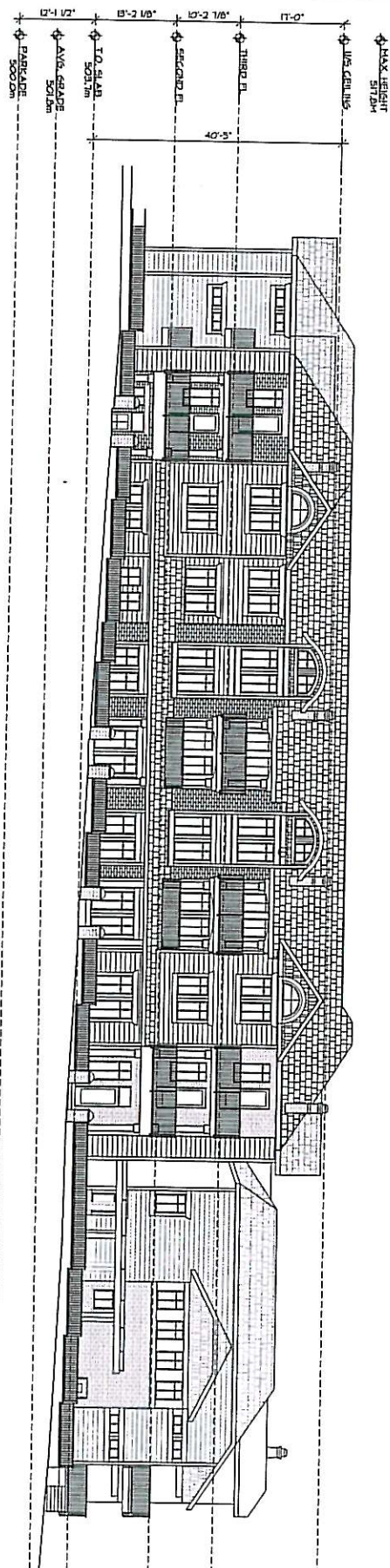
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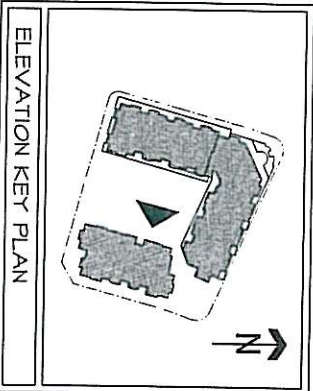
4622

DATE _____

NOT FOR CONSTRUCTION

SCHEDULE B
This forms part of development
Permit # DP07-0297





ELEVATION FINISH LEGEND

1	PAINTED WOOD - LIGHT
2	PAINTED WOOD - DARK
3	PAINTED WOOD - WHITE
4	PAINTED WOOD - GREY
5	PAINTED WOOD - BROWN
6	PAINTED WOOD - BLACK
7	PAINTED WOOD - RED
8	PAINTED WOOD - BLUE
9	PAINTED WOOD - GREEN
10	PAINTED WOOD - PURPLE
11	PAINTED WOOD - PINK
12	PAINTED WOOD - SILVER
13	PAINTED WOOD - GOLD
14	PAINTED WOOD - IRIDESCENT
15	PAINTED WOOD - METALLIC
16	PAINTED WOOD - GLOSS
17	PAINTED WOOD - MATTE
18	PAINTED WOOD - SMOOTH
19	PAINTED WOOD - TEXTURED
20	PAINTED WOOD - WOOD GRAIN
21	PAINTED WOOD - CARVED
22	PAINTED WOOD - STAINED
23	PAINTED WOOD - POLISHED
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91	PAINTED WOOD - POLISHED
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95	PAINTED WOOD - POLISHED
96	PAINTED WOOD - UNFINISHED
97	PAINTED WOOD - PAINTED
98	PAINTED WOOD - STAINED
99	PAINTED WOOD - POLISHED
100	PAINTED WOOD - UNFINISHED

SCHEDULE B
This forms part of development
Permit # D007-0297

STATION SQUARE
STATION SQUARE
5340 CHUTE LAKE ROAD
KELOWNA, BC

NEW TOWN
ARCHITECT

ELEVATION
PLAZA WEST

DATE
A3.03

BY
[Signature]

FOR
[Signature]

NOTES

1. SEE SCHEDULE B FOR FINISHES

2. SEE SCHEDULE C FOR MATERIALS

3. SEE SCHEDULE D FOR DIMENSIONS

4. SEE SCHEDULE E FOR NOTES

5. SEE SCHEDULE F FOR DETAILS

6. SEE SCHEDULE G FOR ELEVATIONS

7. SEE SCHEDULE H FOR SECTIONS

8. SEE SCHEDULE I FOR FOUNDATIONS

9. SEE SCHEDULE J FOR ROOFS

10. SEE SCHEDULE K FOR INTERIORS

11. SEE SCHEDULE L FOR EXTERIORS

12. SEE SCHEDULE M FOR LANDSCAPE

13. SEE SCHEDULE N FOR UTILITIES

14. SEE SCHEDULE O FOR TRANSPORTATION

15. SEE SCHEDULE P FOR ENVIRONMENTAL

16. SEE SCHEDULE Q FOR HISTORIC

17. SEE SCHEDULE R FOR ARCHITECTURAL

18. SEE SCHEDULE S FOR ENGINEERING

19. SEE SCHEDULE T FOR ELECTRICAL

20. SEE SCHEDULE U FOR MECHANICAL

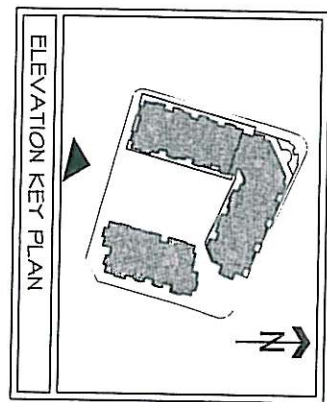
21. SEE SCHEDULE V FOR PLUMBING

22. SEE SCHEDULE W FOR FIRE

23. SEE SCHEDULE X FOR SAFETY

24. SEE SCHEDULE Y FOR ACCESSIBILITY

25. SEE SCHEDULE Z FOR OTHER

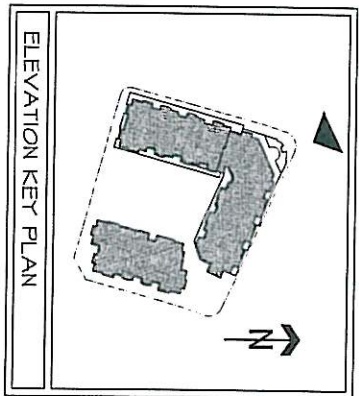


ELEVATION FINISH LEGEND

	PAINTED HARD-SIDE SHINGLES	①
	PAINTED HARD-SIDE SHINGLES	②
	PAINTED HARD-SIDE SHINGLES	③
	PAINTED HARD-SIDE SHINGLES	④
	PAINTED HARD-SIDE SHINGLES	⑤
	PAINTED HARD-SIDE SHINGLES	⑥
	PAINTED HARD-SIDE SHINGLES	⑦
	PAINTED HARD-SIDE SHINGLES	⑧
	PAINTED HARD-SIDE SHINGLES	⑨
	PAINTED HARD-SIDE SHINGLES	⑩
	PAINTED HARD-SIDE SHINGLES	⑪
	PAINTED HARD-SIDE SHINGLES	⑫
	PAINTED HARD-SIDE SHINGLES	⑬
	PAINTED HARD-SIDE SHINGLES	⑭
	PAINTED HARD-SIDE SHINGLES	⑮
	PAINTED HARD-SIDE SHINGLES	⑯
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	PAINTED HARD-SIDE SHINGLES	⑱
	PAINTED HARD-SIDE SHINGLES	⑲
	PAINTED HARD-SIDE SHINGLES	⑳
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	PAINTED HARD-SIDE SHINGLES	㊿

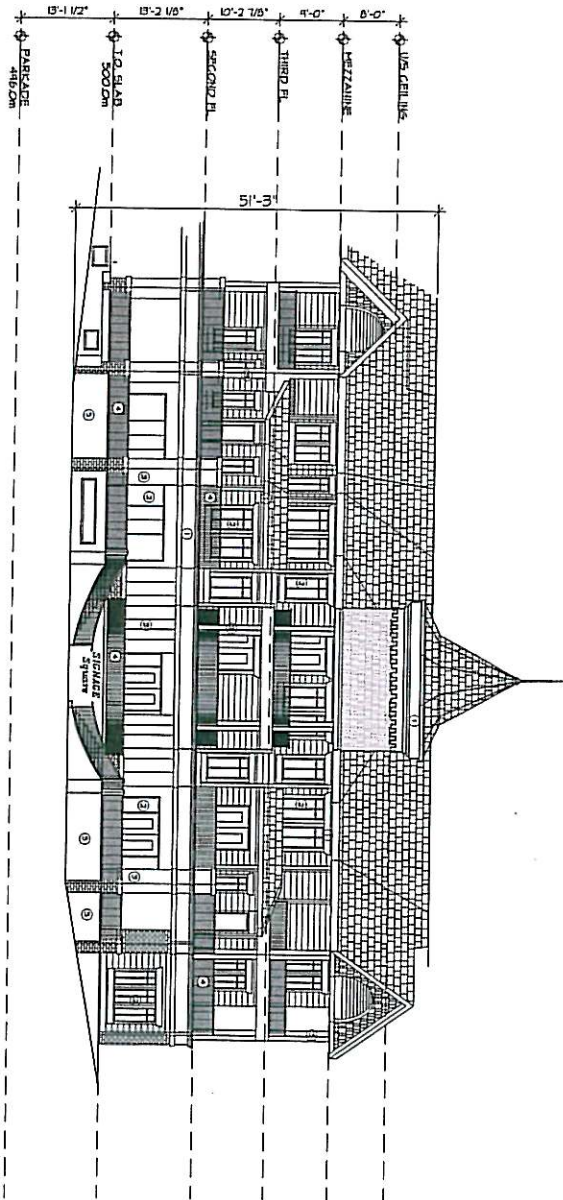
SCHEDULE B
 This forms part of development
 Permit # DP04-0297

NOT FOR CONSTRUCTION



ELEVATION FINISH LEGEND

	1 PAINTED MASONRY
	2 PAINTED BRICK
	3 PAINTED CONCRETE
	4 PAINTED METAL
	5 PAINTED WOOD
	6 PAINTED GLASS
	7 PAINTED STONE
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	97 PAINTED STONE PANEL
	98 PAINTED TILE PANEL
	99 PAINTED PLASTER PANEL
	100 PAINTED CEMENT PANEL



SCHEDULE B
 This forms part of development
 Permit # D804-02291

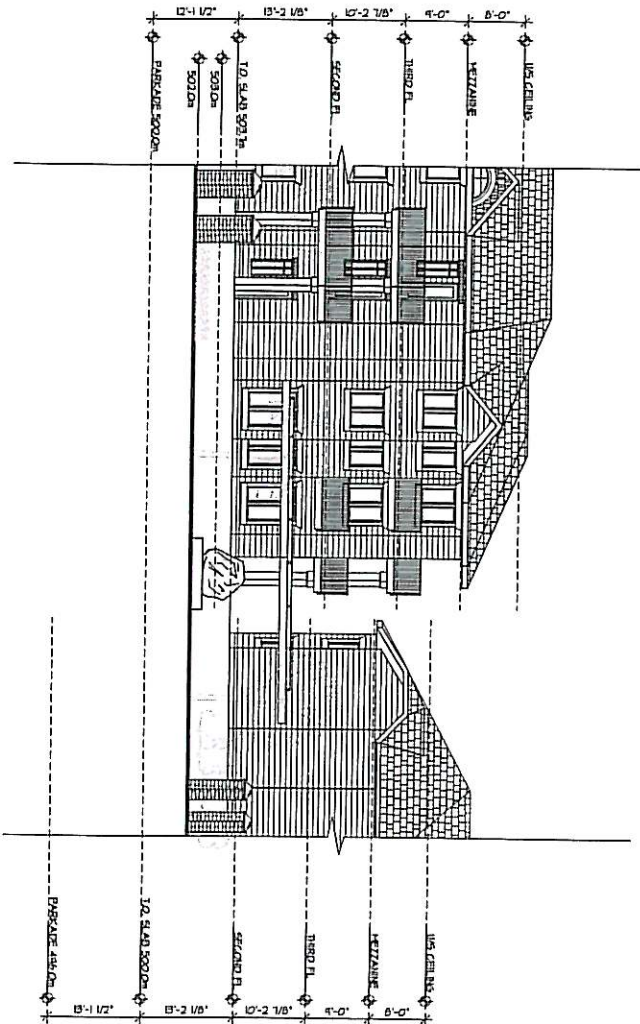
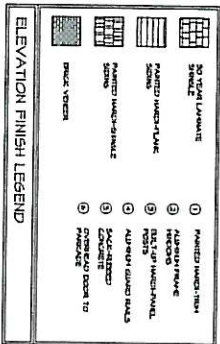
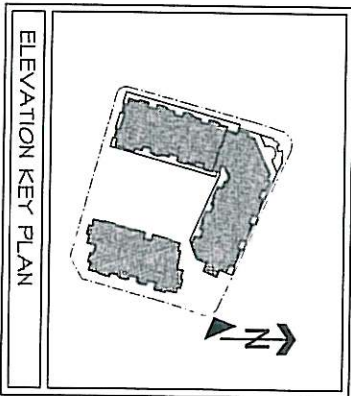
NOT FOR CONSTRUCTION

STATION SQUARE
 STATION SQUARE
 5340 CHUTE LAKE ROAD
 KELOWNA, BC

NEW TOWN ARCHITECTURAL
 1000 24 STREET, SUITE 100, KELOWNA, BC V1Y 9A9
 TEL: 250-860-1111
 FAX: 250-860-1112
 WWW.NTARCH.COM

ELEVATION MAIN ENTRY
 SCALE: A3.05
 DATE: 10/1/17
 DRAWN BY: [Signature]

SCHEDULE B
This forms part of development
Permit # DP004-0297



STATION SQUARE
STATION SQUARE
5340 CHUTE LAKE ROAD
KELOWNA, BC

NEW TOWN

ARCHITECTURAL SERVICES

1644 Pounding Bone, Kansas, Inc. PO Box 1644
PO Box 1644 - PO Box 1644 - PO Box 1644
PO Box 1644 - PO Box 1644 - PO Box 1644

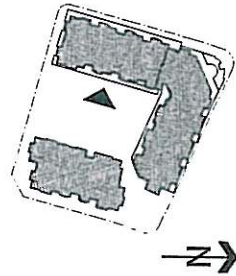
NAME	CHANDRA MO
SECTION	
DATE	A3.07
TIME	

FILED DATE	FILED BY
NOV 20 2001	

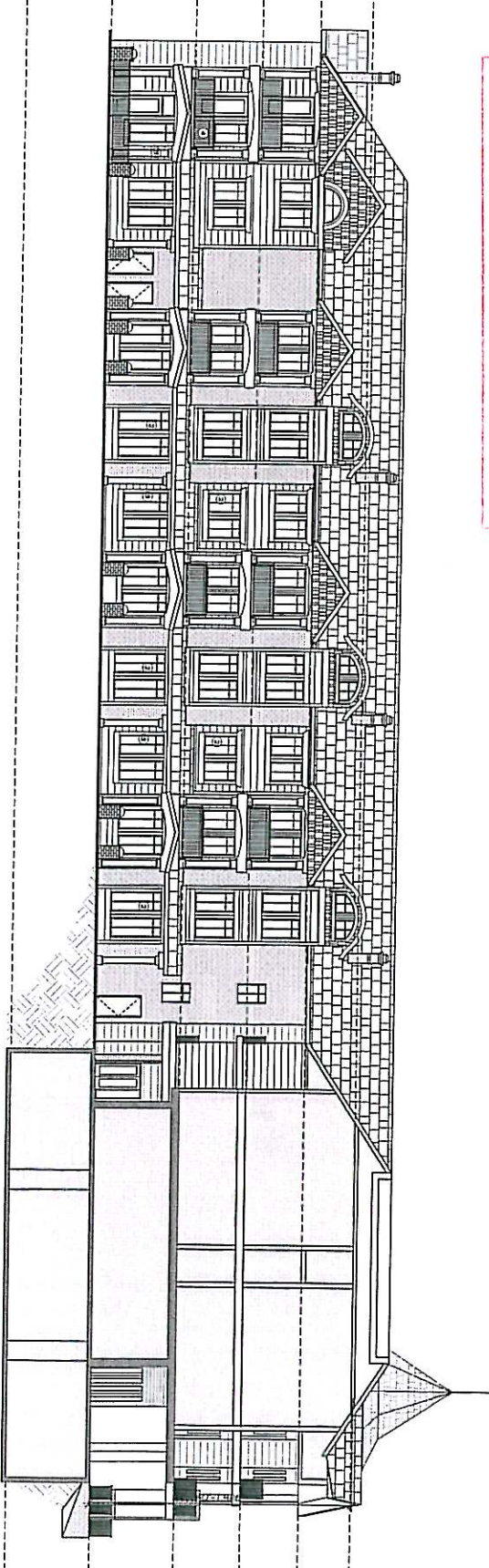
SCHEDULE B

This forms part of development
Permit # D107-0297

ELEVATION KEY PLAN



ELEVATION FINISH LEGEND	
	PAINTED FINISH
	PAINTED BRICK
	PAINTED CONCRETE
	PAINTED METAL
	PAINTED WOOD
	PAINTED GLASS
	PAINTED STONE
	PAINTED BRICK
	PAINTED CONCRETE
	PAINTED METAL
	PAINTED WOOD
	PAINTED GLASS
	PAINTED STONE



STATION SQUARE
STATION SQUARE
5340 CHUTE LAKE ROAD
KELOWNA, BC

NEW TOWN
ARCHITECTURAL

2000 Highway 100, Kelowna, BC V1Y 9Y9
Tel: 250-860-0000 Fax: 250-860-0001
www.newtownarchitectural.com

PROJECT NO. 1014

DATE: 01/10/10

SCALE: 1/8" = 1'

PROJECT: 1014

DATE: 01/10/10

SCALE: 1/8" = 1'

PROJECT: 1014

DATE: 01/10/10

SCALE: 1/8" = 1'

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PROJECT: 1014

DATE: 01/10/10

SCALE: 1/8" = 1'

PROJECT: 1014

DATE: 01/10/10

SCALE: 1/8" = 1'

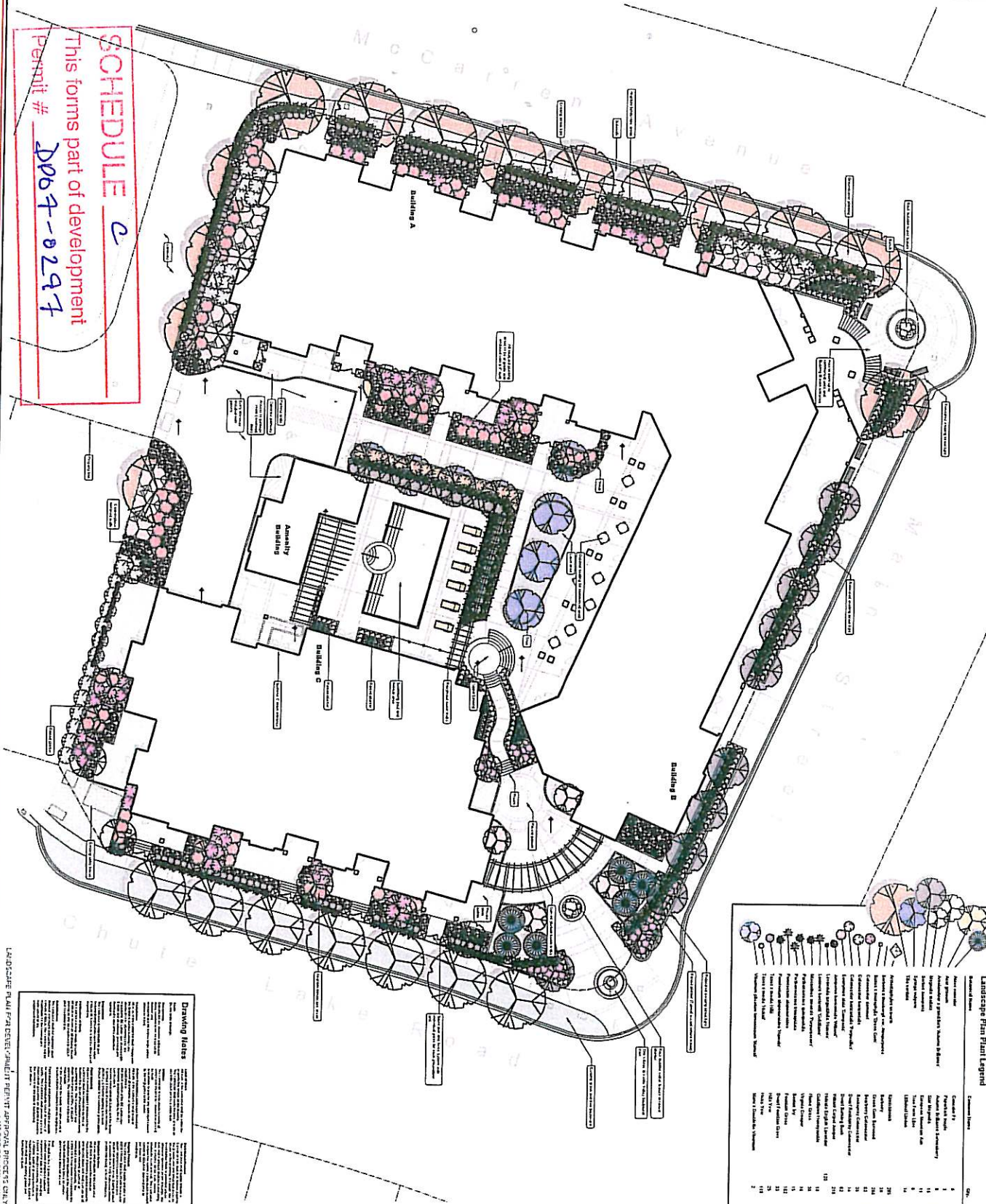
PROJECT: 1014

DATE: 01/10/10

SCALE: 1/8" = 1'

PROJECT: 1014

SCHEDULE C
This forms part of development
Permit # **D067-0297**



LANDSCAPE PLAN PREPARED BY: LANDIT PERMIT APPROVAL PROJECTS ONLY
NOT FOR CONSTRUCTION

Drawing Notes

1. All plantings are to be installed by the contractor.
2. All plantings are to be installed by the contractor.
3. All plantings are to be installed by the contractor.
4. All plantings are to be installed by the contractor.
5. All plantings are to be installed by the contractor.

Kettle Valley Project

5340 Cinte Lake Road
Kelowna, BC

Issue / Revision:

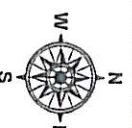
Issue / Revision	Issued For
1	Rev. 28, 07
2	
3	
4	
5	

Project No: 07-044
Design By: DJ
Checked By: FC
Date: May 28, 2007
Scale: 1:100



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

L.I. of I
Conceptual
Landscape Plan



Site Plan Information
Provided By:
Northwest Architectural Services
1450 Highway 1, Kelowna, BC
(250) 868-8115

*Rough Sawn
Stained Arbors*

Asphalt Shingles

Smooth Hardi Trim

Eavestroughing

*Metal: Flashings
Railings*

*Lapped Smooth Hardi
Board and Hardi
Shingles*

Heritage Brick

*Clear Glass W/
Aluminum Window
Frames*

5340
CHUTE LAKE ROAD

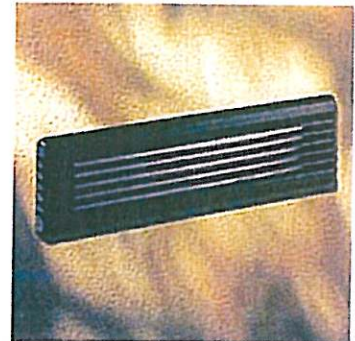
SCHEDULE B

This forms part of development
Permit # DP07-0291

LANDSCAPE AND BUILDING LIGHTING SELECTION



BALCONY AND
ENTRANCE WAY
SCONCES. THREE
SIZES WILL BE USED
THROUGHOUT THE
PROJECT

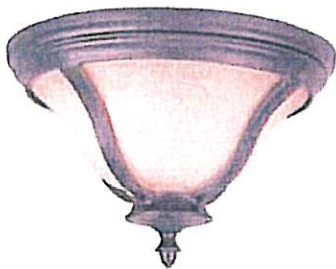


STEPLIGHTING AND
RECESSED LIGHTING
INTO AREA FEATURES
AND SITTING AREAS



WALKWAY AND LANDSCAPING
WAYFINDING LIGHTING
COURTYARD SIDE

SCHEDULE <u>B</u>
This forms part of development
Permit # <u>DP07-0297</u>



UNIT ENTRY AND
COMMON AREA
CEILING FIXTURES



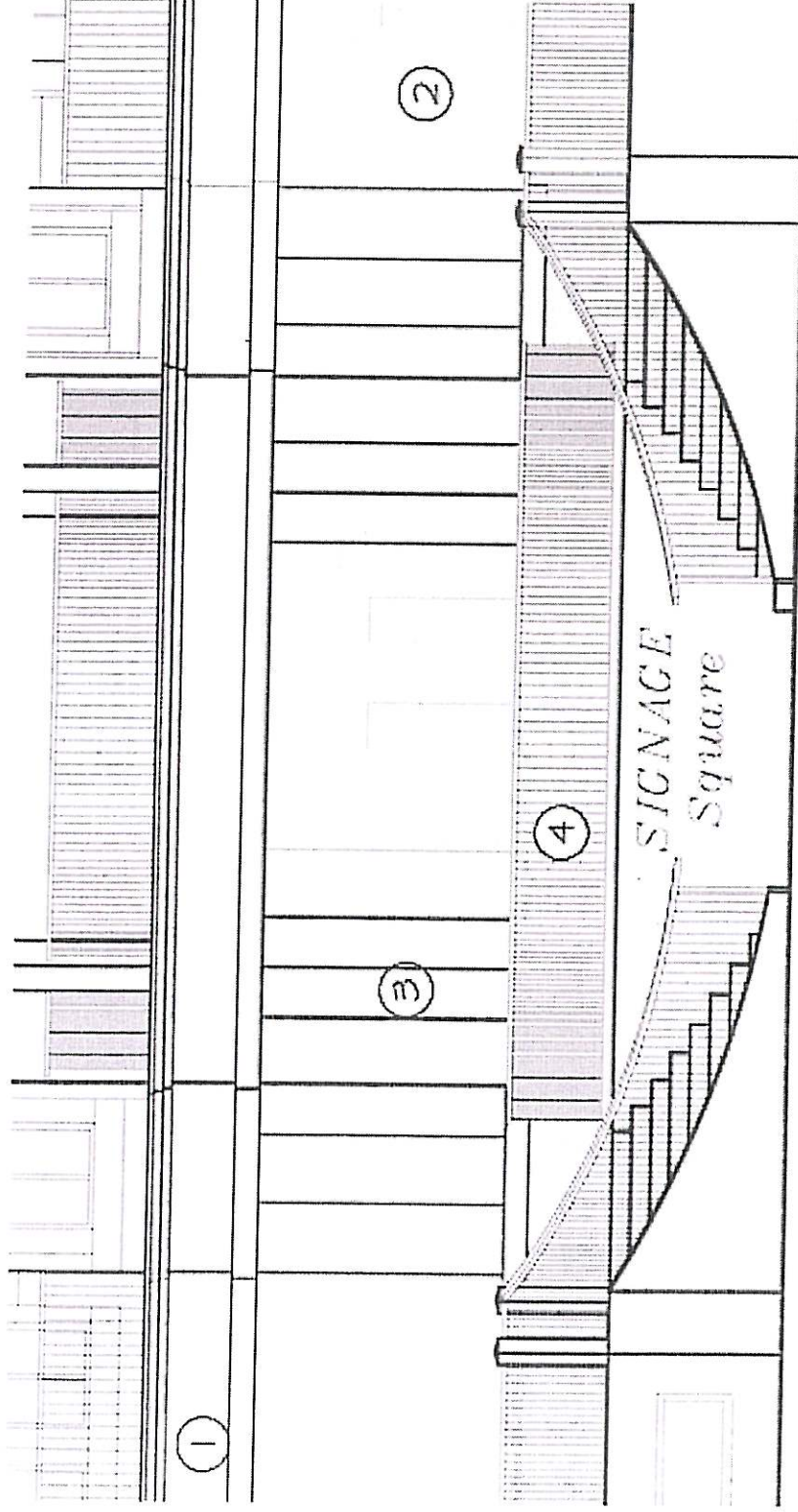
NIGHT TIME FOOTTRAFFIC
LIGHTING THAT WILL NOT
DISTURB THE RESIDENCE

SCHEDULE B

This forms part of development

Permit # P07-0297

Signage Treatment & Location



- Metal Sign Approx 30"H x 66"L
- Black Powder Coated Finish
- Located at the corner of Main Street and McCarren Ave
- Wall Mounted

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REVISIONS

PROJECT

5340 CHUTE LAKE ROAD
KETTLEVALLEY PROJECT
5340 CHUTE LAKE ROAD
KELOWNA, BC

NEW TOWN
ARCHITECTURAL
SERVICES INC.

150 Packer Street Kelowna, BC, V1Y 1P3
Tel: 250-860-8855 - Fax: 250-860-0955
E-mail address: info@newtownarchitect.com

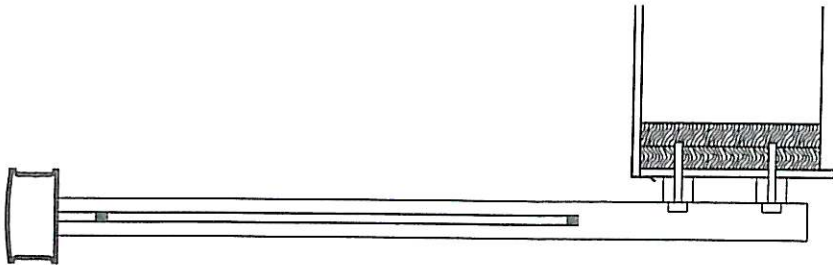
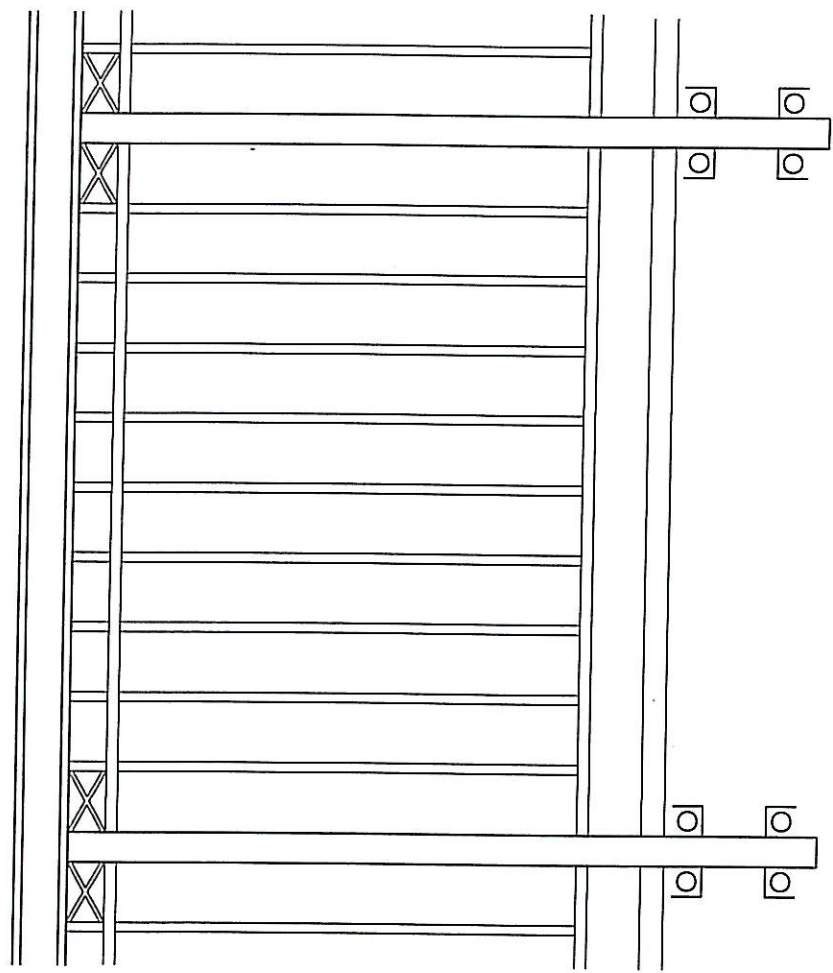
PROJECT No. 3144

DATE

SHEET TITLE

RAILING
DESIGN

DRAWN: PHS	PROJECT No.
DESIGN: PHS	
CHECKED:	
SCALE:	
1/8" = 1'-0"	
PLOT DATE:	



REVISION B
This is a part of development
Permit # D004-0297