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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** June 4, 2008  
**TO:** City Manager  
**FROM:** Planning & Development Services Department

**APPLICATION** Z07-0082 / DVP07-0247      **APPLICANT:** New Town Architectural Services  
**AT:** 443 Christleton Avenue              **OWNER:** Bruckal Developments Corp.

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE;

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING  
**PROPOSED ZONE** RU6 – TWO DWELLING HOUSING

**REPORT PREPARED BY:** Alec Warrender

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## **1.0 RECOMMENDATION**

THAT Rezoning Application No. Z07-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, District Lot 14, ODYD, Plan 1335, located at 443 Christleton Avenue, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer.

## **2.0 SUMMARY**

The applicant has applied to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing in order to accommodate two semi-detached housing developments. Should this development proceed a Preliminary Layout Review (PLR) application has been submitted in order to begin the process of subdividing the lot. The applicant has also applied for a Development Variance Permit to address two variances for the semi detached housing unit facing Birch Avenue. The site coverage for the buildings must be varied from 40% permitted to 47% proposed and for the buildings and parking from 50% permitted to 65% proposed.

**2.1 Background**

The applicant had originally proposed to rezone the subject property to the RM1 – Four Dwelling Housing Zone and the amend the Official Community Plan's (OCP) Future Land Use Designation from Single / Two Unit Residential to Multiple Unit Residential – Low Density. This initial application was not supported by the APC and Staff encouraged the applicant to provide a proposal that was consistent with the existing Single / Two Unit Residential OCP designation.

**3.0 ADVISORY PLANNING COMMISSION**

At a meeting held on December 4, 2007 the APC passed the following motion:

THAT the Advisory Planning Commission **not** support Official Community Plan Amendment Application No. OCP07-0030, for 443 & 471-473 Christleton Avenue, Lot 9, Plan 1335 & Lot CP, Plan K2478, Twp. 25, Sec. 13, ODYD by New Town Architectural (P. McCusker), to amend the future land use designation from Single/Two Unit Residential to Multiple Unit Residential (Low Density).

*Comment: The APC and the neighbouring residents were concerned with the increase in density that was originally proposed. As such, the application was not supported. The applicant has since designed a project that is more consistent with the density seen within the area and is supported by the current OCP designation.*

**4.0 THE PROPOSAL**

The subject property is a large lot fronting both Birch and Christleton Avenues. The applicant is proposing to construct one semi-detached housing unit facing Birch Avenue and another semi-detached housing unit fronting Christleton Avenue. Vehicle access to both sites is to be provided by the rear lane, with pedestrian connections to the respective street frontages. Finishing materials and colours are detailed on the elevation drawings and attached colour/materials board. The development will be accessed from the rear lane, a hammerhead turnaround will be provided

The application compares to the requirements of the RU6 zone as follows:

<b>Zoning Bylaw No. 8000</b>			
<b>CRITERIA</b>	<b>PROPOSAL</b>		<b>RU6 REQUIREMENTS (FOR DUPLEX)</b>
	<b>Christleton Ave</b>	<b>Birch</b>	
Lot Area	957 m <sup>2</sup>	812 m <sup>2</sup>	700 m <sup>2</sup>
Lot Width	24 m	24 m	18.0 m
Lot Depth	40 m	34 m	30.0 m
<b>Development Regulations</b>			
Site Coverage (buildings)	40%	47% (V1)	40%

Site Coverage (buildings/parking)	48%	65% (V2)	50%
<b>New Duplex Dwelling</b>			
Height	6.9 m	7.2 m	2 ½ storeys / 9.5 m
Front Yard	5 m	4.5 m	4.5 m or 6.0 m to a garage
Side Yard (w)	2.3 m	2.1	2.3 m (2 - 2½ storey) 2.0 (1 – 1½ storey)
Side Yard (e)	2.3 m	2.1	2.3 m (2 - 2 ½ storey)
Rear Yard	6.0m	1.5 m	6.0m (1 – 1 ½ storey) 1.5 m Accessory buildings
<b>Other Requirements</b>			
Parking Stalls (#)	4 spaces	4 spaces	4 spaces
Private Open Space	338 m <sup>2</sup>	195 m <sup>2</sup>	30 m <sup>2</sup> per dwelling

4.1 Site Map

443 Christleton Avenue



**4.2 Site Context**

The subject property is addressed from Christleton Avenue but also fronts Birch Avenue, which is just south of the Kelowna General Hospital, mid-block between Pandosy and Abbott Street. The surrounding area has been developed primarily as a single- and two-family neighbourhood. More specifically, the adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 – Large Lot Housing RU2s – Medium Lot Housing with Secondary Suite zone	Residential
East	RU6 – Two Dwelling Housing zone RU1 – Large Lot Housing zone	Residential
South	RU1 – Large Lot Housing zone	Residential
West	RU1 – large Lot Housing zone	Residential

**4.3 Existing Development Potential**

The property is zoned RU1 – Large Lot Housing. The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

4.3.1 Kelowna 2020 Official Community Plan (OCP)

*Future Land Use Designation* - The property is designated Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. The proposed project would be an appropriate land use within this designation

**5.0 TECHNICAL COMMENTS**

**5.1 Inspections Services**

No Concerns

**5.2 Works & Utilities**

See Attached

**6.0 PLANNING AND DEVELOPMENT SERVICES**

The proposed zone is inconsistent with what can be seen in the surrounding area. There are a number of properties within this area that have the RU6 – Two Dwelling housing zone while others have been rezoned to allow secondary suites.

This project introduces a more contemporary architectural style on the street than exists today. Due to the modern style and the larger massing the overall design of the project is somewhat inconsistent with the smaller single-family home pattern that prevails. There is also a deviation from the established street plane on Christleton Avenue, given that the existing single-family houses have generous setbacks from the street ( $\pm 10$  m), whereas these buildings would be sited at the minimum 4.5 m setback line.

However, strong efforts have been made to incorporate a mix of materials that provide texture to the building, and an obvious residential quality. Furthermore, the pattern of elements on the façade help break down the mass of the building. Staff consider this development a unique response to infill development.



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Shelley Gambacort  
Current Planning Supervisor  
SG / aw

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**ATTACHMENTS**

**Location of subject property**  
**Site Plan**  
**Elevations and building section**  
**Landscape Plan**  
**Exterior Colour Scheme**

PLANNING  
DEPARTMENT  
CITY OF TORONTO



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** April 8, 2008  
**File No.:** S08-0023  
**To:** Planning and Development Officer (NW)  
**From:** Development Engineering Manager (SM)  
**Subject:** Subdivision Application – PLR Requirements

<b>LOCATION:</b> 443 Christleton Ave. Lot 9 Plan 1335 Sec 13 Twp 25 ZONE RU1
<b>APPLICANT:</b> Brukal Developments Corp.
<b>LEGAL:</b> Lot 9 D.L. 14 Plan 1335

**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 Final Approval of a subdivision plan.

The Development Engineering Technologist for this project is Derek Corning EIT.

The following Works & Services are required for this subdivision:

**.1) General**

Where there is a possibility of a high water table; non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

**.2) Geotechnical Report**

Provide a modified geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Any special requirements for construction of driveways, utilities and building structures.
- (iv) Recommendations for roof drains and perimeter drains.
- (v) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (vi) Recommendations for items that should be included in a Restrictive Covenant.
- (vii) Any items required in other sections of this document.

**.3) Water**

- a) The property is located within the City of Kelowna service area.
- b) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- c) Provide a new water service for the proposed lot fronting Birch Avenue.
- d) The existing lot is serviced from Christleton Avenue with a small diameter (13-mm) copper water service, which is substandard. Disconnect and provide a new water service to meet current by-law requirements.
- e) Service upgrades can be provided by the City at the applicant's cost.

**.4) Sanitary Sewer**

Our records indicate that this property is serviced with two 100mm-diameter sanitary sewer services. Inspection Chambers shall be installed onto the sanitary services at the developers cost.

**.5) Drainage**

- (a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw require that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- (b) Provide a detailed Lot Grading Plan.

**.6) Roads**

- a) Christleton Avenue must be upgraded to a full urban standard (SS-R3) along the full frontage of the proposed lot A, including curb and gutter, fillet pavement, storm sewer system and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost for this work is estimated at **\$16,000.00** and is inclusive of a bonding escalation.
- b) Birch Avenue must be upgraded to a full urban standard (SS-R4) along the full frontage of the proposed lot B, including curb and gutter, sidewalk, fillet pavement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost for this work is estimated at **\$10,000.00** and is inclusive of a bonding escalation.
- c) The laneway will not be extended through the subject property however it is necessary to provide a dedicated hammerhead turnaround within the property to accommodate car movements. **Provide design drawings and dedicate the necessary property for the hammerhead turnaround. The minimum dimensions for the turnaround are shown in the attached drawing.**
- d) Provide an additional highway allowance widening of half of the ultimate 15.0m road right of way for the widening of Birch Avenue. **This widening is to be accomplished by a dedication on the subdivision plan.**

**.7) Power and Telecommunication Services and Street Lights**

- a) The new service to the proposed lot must be underground.
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) 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.
- e) Remove aerial trespass(es)

**.8) Design and Construction**

- a) 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.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

**.9) Servicing Agreements for Works and Services**

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.

**.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) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c) A hydrant levy charge of \$250.00 per lot (not required if developer installs a fire protection system – mains and hydrants).

**.12) Bonding and Levies Summary**

Performance Bonding

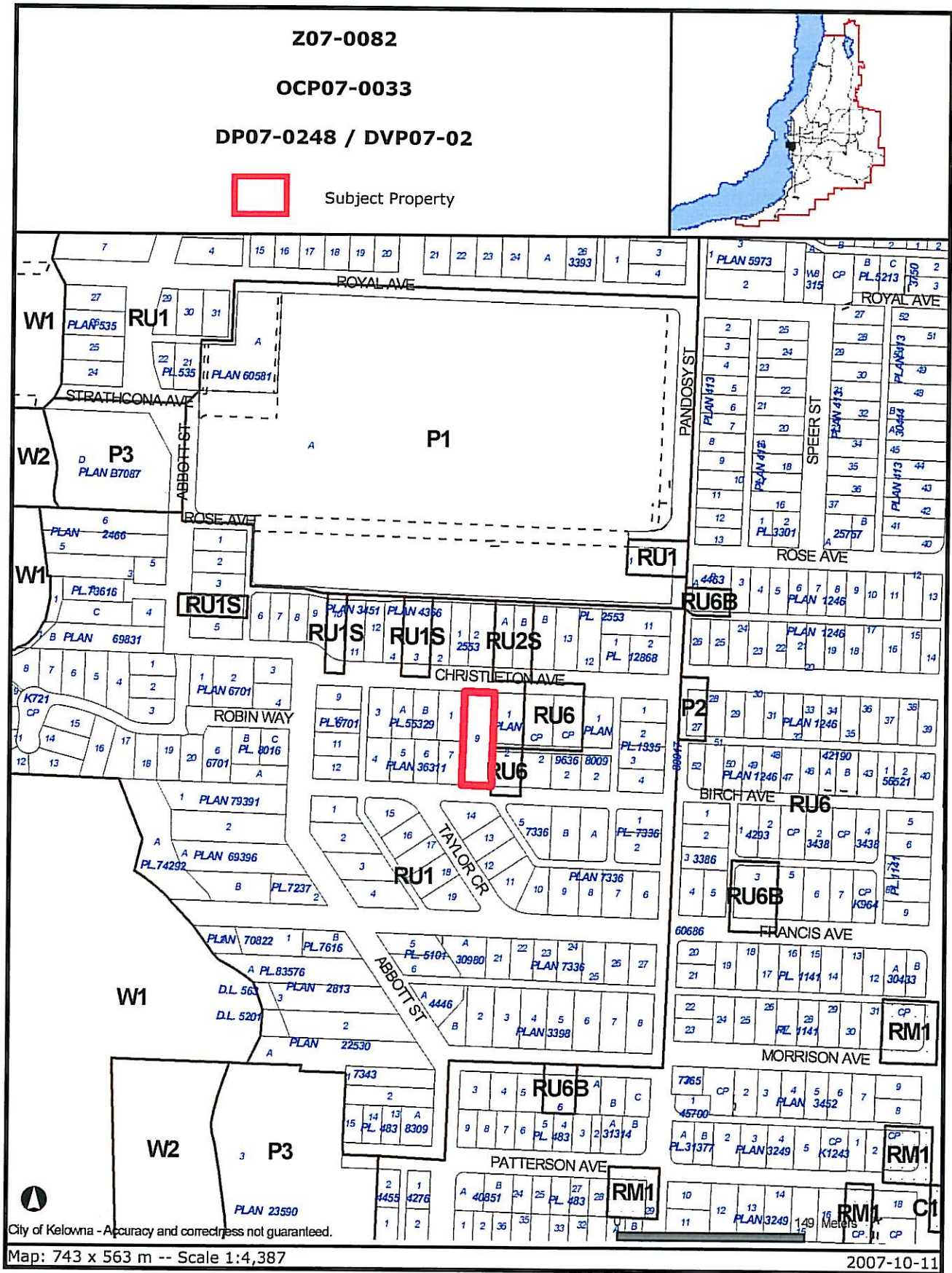
Cristleton Ave. Frontage upgrade  
Birch Ave. frontage upgrade

**\$ 16,000.00**  
**\$ 10,000.00**

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to **\$13,900.00 for Christleton Ave. and \$8,600.00 for Birch Ave.**

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Steve Muenz, P.Eng.  
Development Engineering Manager  
DC



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.

# ILLUSTRATIVE RENDERING



## PROJECT STATISTICS:

### STATISTICS - RMU

**Address:** 471-473 & 443 Christison Avenue, Inch Avenue (address determined upon subdivision) Karawa DC  
**Legal:** 1. State Lots 1 & 2, District Lot 14, COVD, State Plan KAS2470  
 2. Lot 9, DL 14, COVD, District Plan 1135

**Zoning (Current):** 471-473 Christison - RMU, 443 Christison - RMU  
**Permitted Use:** RMU - single detached housing and compatible secondary uses, RUS - two dwelling units per lot

**Zoning (Proposed):** RUS  
**Permitted Use:** Two dwelling units per lot

Site Area	471 & 473 Christison	443 Christison	RMU
Required	837 sq m	837 sq m	812 sq m
Proposed	10,250 sq m	10,259 sq m	8,741 sq m
Min. Lot Width (Required 18 m.)	24 m	24 m	24 m
Min. Lot Depth (Required 30 m.)	43 m	40 m	34 m

Site Area	471 & 473 Christison	443 Christison	RMU
Required	837 sq m	837 sq m	812 sq m
Proposed	10,250 sq m	10,259 sq m	8,741 sq m

Setbacks	Required	Proposed
Front yard	4.5 m	7.5 m
Side yard	2.0 m	1.5 m
First level	2.0 m	
Second level	2.5 m	

Setbacks	Required	Proposed
Front yard	5 m	5 m
Side yard	2.3 m	2.3 m
Rear yard	1.5 m	1.5 m
From Accessory bldg	1.5 m	1.5 m

Building Site Coverage	Maximum 40%
Allowed	30.3 sq m
Proposed	32.2 sq m
40%	4.120 sq m
4.111 sq m	

Building Site Coverage	Maximum 40%
Allowed	30.3 sq m
Proposed	32.2 sq m
40%	4.120 sq m
4.111 sq m	

Building Site Coverage	Maximum 40%
Allowed	32.5 sq m
Proposed	32.2 sq m
47%	3.466 sq m
4.117 sq m	

Building Site Coverage	Maximum 50%
Allowed	41.2 sq m
Proposed	43.9 sq m
45%	5.150 sq m
4.939 sq m	

Building Site Coverage	Maximum 50%
Allowed	41.2 sq m
Proposed	43.9 sq m
45%	5.150 sq m
4.939 sq m	

Building Site Coverage	Maximum 50%
Allowed	40.6 sq m
Proposed	27.7 sq m
65%	4.371 sq m
5.678 sq m	

Building Site Coverage	Maximum 50%
Allowed	40.6 sq m
Proposed	27.7 sq m
65%	4.371 sq m
5.678 sq m	

### Private Open Space

Required 20 sq m per unit

471 & 473 Christison	Required	Proposed
80 sq m	322 sq m	88 m
843 sq m	3,841 sq m	

443 Christison	Required	Proposed
80 sq m	322 sq m	88 m
843 sq m	3,841 sq m	

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### Height

Proposed 15.5 m

RMU allows lesser of 9.5 m or 7.5 stories

471 & 473 Christison	Allowed	Proposed
8.5 m	15.5 m	
31.2 m	22.7 m	

443 Christison	Allowed	Proposed
8.5 m	15.5 m	
31.2 m	22.7 m	

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8.5 m	15.5 m	
31.2 m	22.7 m	

443 Christison	Allowed	Proposed
8.5 m	15.5 m	
31.2 m	22.7 m	

## LEGEND (SYMBOLS)

**BUILDING SECTION / WALL SECTION**  
 SECTION NUMBER  
 LOCATION OF SECTION DRAWING

**DETAIL**  
 DETAIL NUMBER  
 LOCATION OF DETAIL DRAWING

**UNIT SYMBOL**      **DESCRIPTION**

D100A      DOOR NUMBER - SEE DOOR SCHEDULE

3/06/B      DOOR SIZE: WIDTHxHEIGHT IN FEETxINCH

W1      WINDOW TYPE - SEE WINDOW DETAILS

4/05/B      WINDOW SIZE: WIDTHxHEIGHT IN FEETxINCH

100      ROOM NUMBER - SEE ROOM FINISH SCHEDULE

W1      ASSEMBLY TYPE - SEE CONSTRUCTION SCHEDULE

1      EXTERIOR FINISH - REFER TO ELEVATION

Partition (2 per dwelling unit required)

471 & 473 Christison	Required	Proposed
4.0 spaces	4 spaces	
2 spaces	2 spaces	

443 Christison	Required	Proposed
4.0 spaces	4 spaces	
2 spaces	2 spaces	

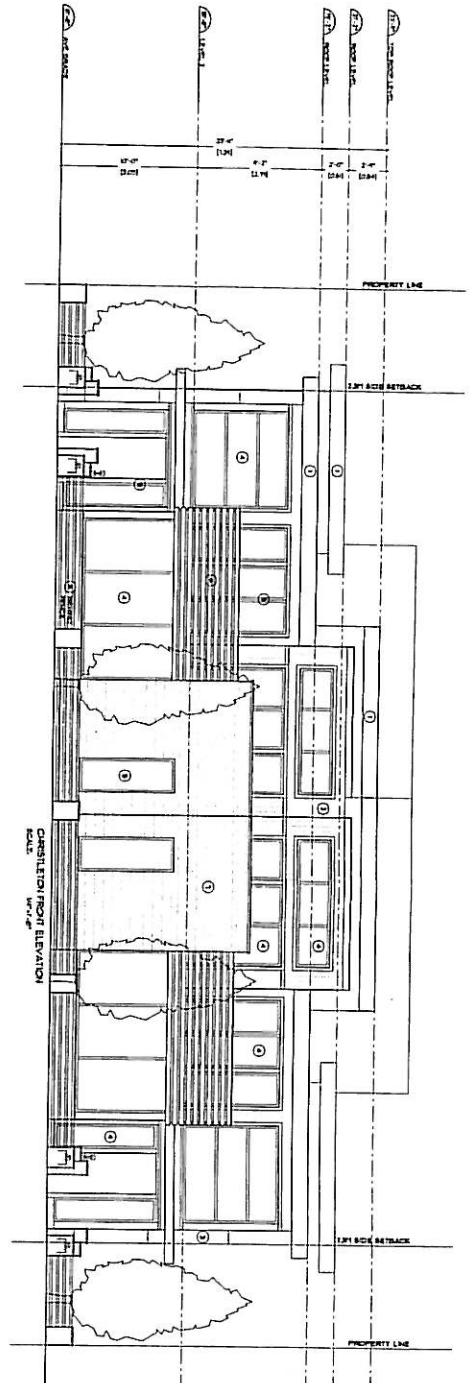
443 Christison	Required	Proposed
4.0 spaces	4 spaces	
2 spaces	2 spaces	

443 Christison	Required	Proposed
4.0 spaces	4 spaces	
2 spaces	2 spaces	

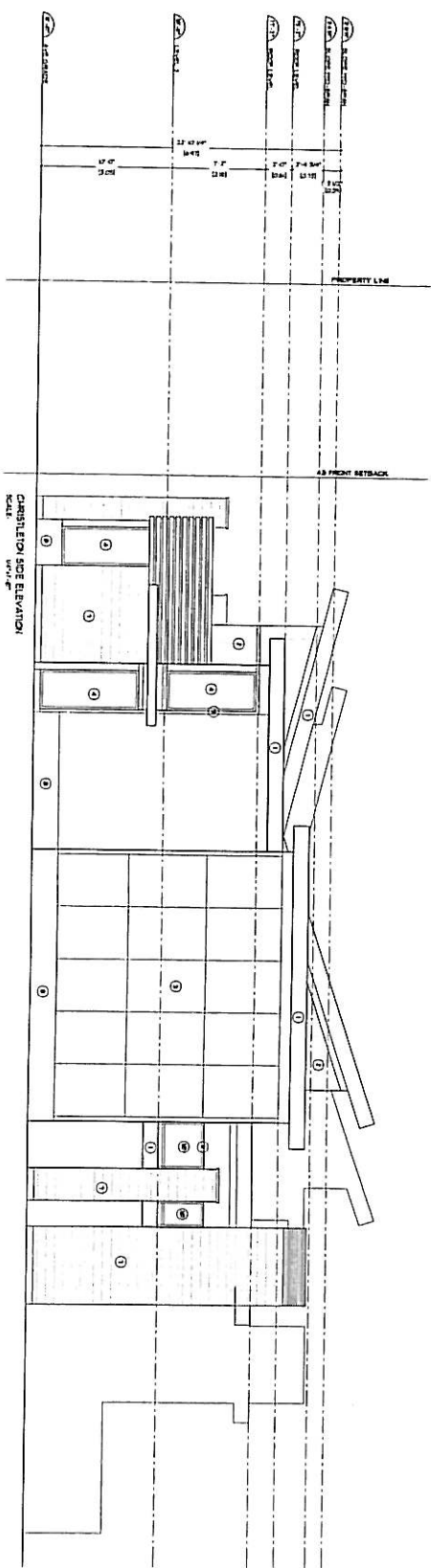
UNIT	#	sq ft	Total sq ft
Unit A	2	2,351	4,702
Unit B	2	2,351	4,702
Unit C	1	2,447	2,447
Unit D	1	2,447	2,447
TOTAL	6	12,547	12,547

Landscaping Buffer	Front	Level	REA
	1		
Side	Level	3	3.0 m
Rear	Level	3	3.0 m





- LEGEND**
- 1 HAND FASCIA
  - 2 PETAL BONES
  - 3 STITCH LAMIN BOARD PANELS
  - 4 TERRAZZO BROWN
  - 5 POLISHED UNDO
  - 6 WOOD SLATS
  - 7 BRICK
  - 8 CONCRETE
  - 9 CLEAR ANODIZED ALUMINUM
  - 10 TILED AND RAISED
  - 11 TILED AND RAISED
  - 12 ALUMINUM RAILINGS



**NOT FOR CONSTRUCTION**

## Christleton Townhomes

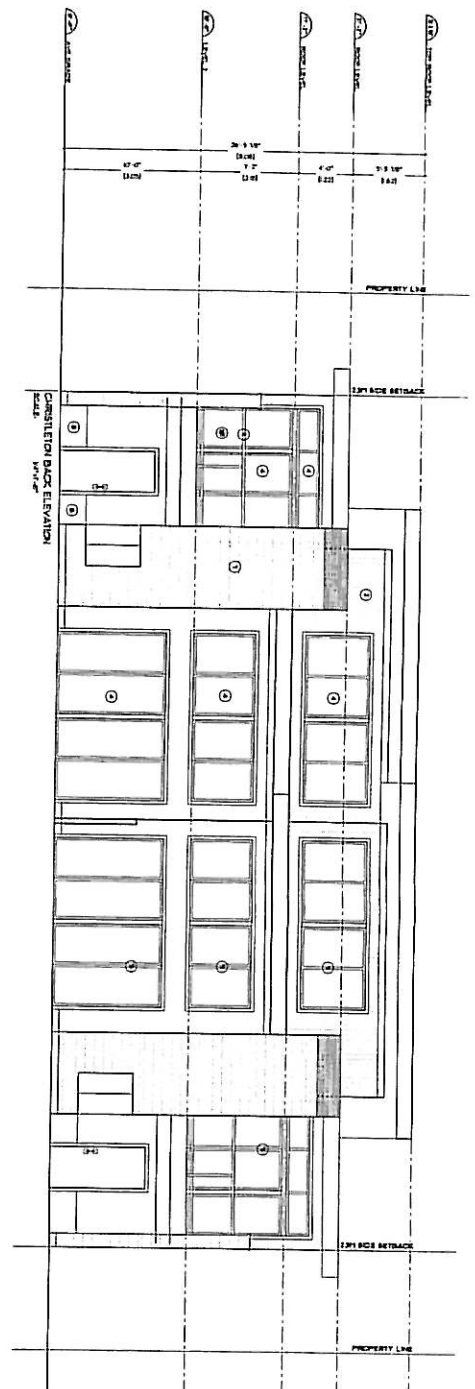
471-473 & 443 Christleton Ave, Kelowna BC

**NEW TOWN**  
Architectural  
Inc.

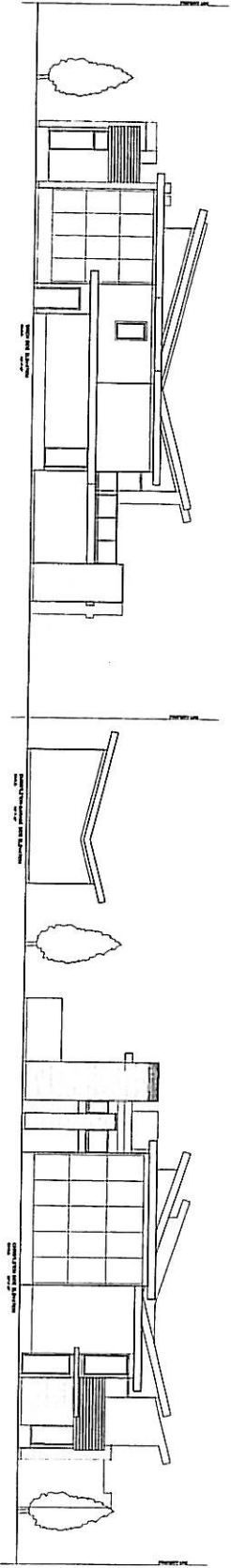
**ELEVATIONS**  
UNITS A & B

Scale: **A3.0**

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- LEGEND:**
- 1 HARDY FASCIA
  - 2 METAL SIDING
  - 3 SPONGE LAYER BOARD PANELS
  - 4 THERMALLY BROKEN INSULATED WINDOW
  - 5 PATTERNED WINDOW
  - 6 WOOD SLATS
  - 7 BRICK
  - 8 CONCRETE
  - 9 CERAMIC TILED ALUMINUM FLOORS AND WALLS
  - 10 ALUMINUM RAILINGS



**NOT FOR CONSTRUCTION**

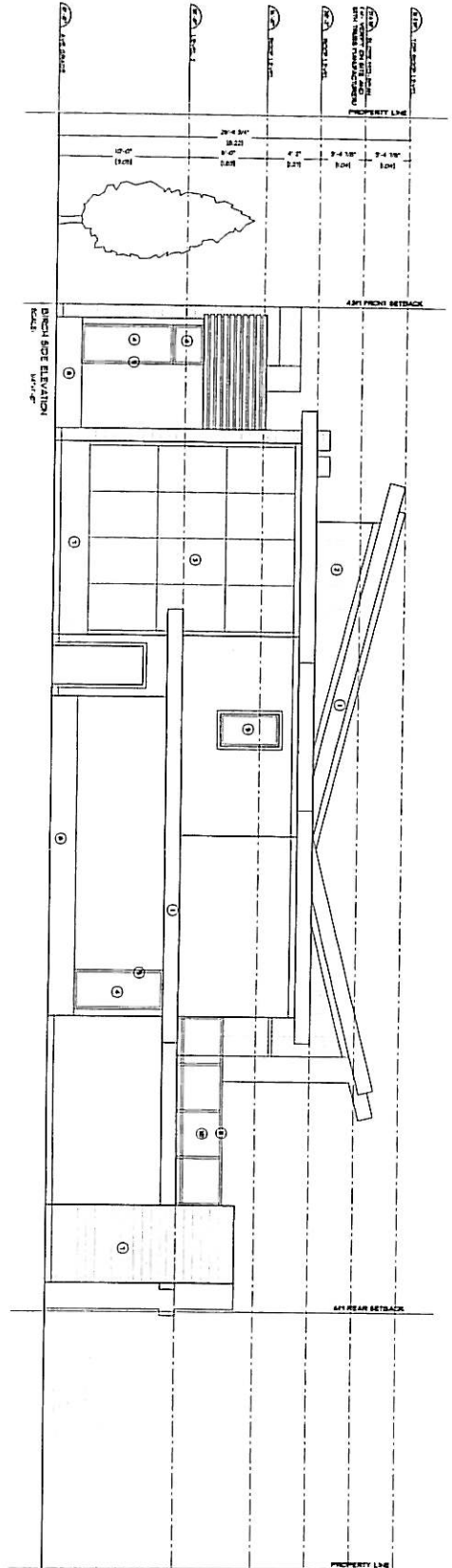
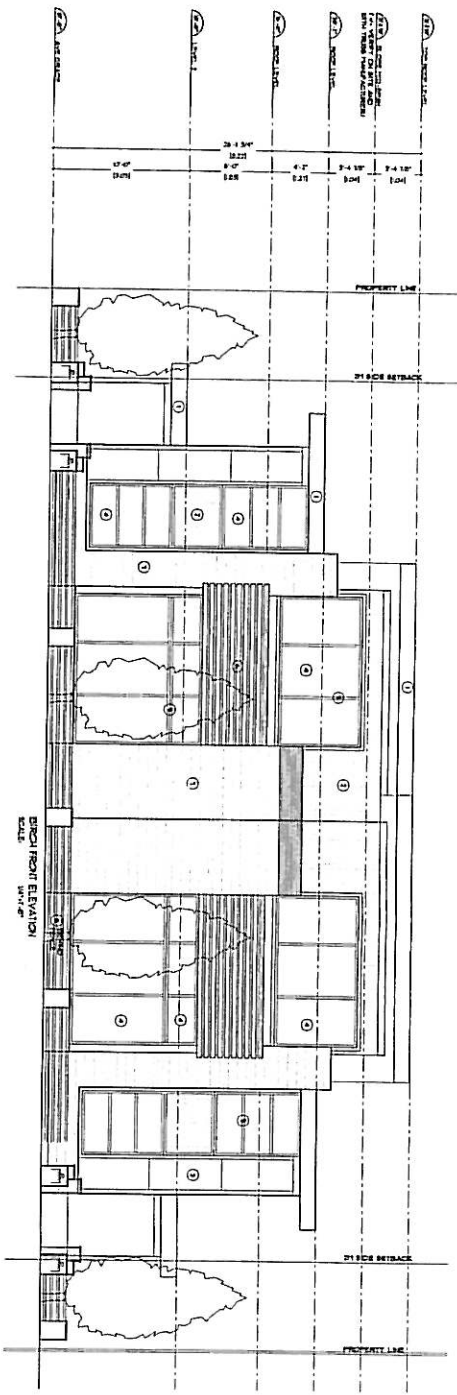
## Christleton Townhomes

471-473 & 443 Christleton Ave, Kelowna BC

**NEW TOWN ARCHITECTURAL**

**ELEVATIONS**  
UNITS A 1 B

Sheet No. **A3.1**



- LEGEND:**
- ① HARDY FASCIA
  - ② PETAL SIDING
  - ③ SHOWN HARDY BOARD PANELS
  - ④ THERMALLY BROKEN INSULATED WINDOW
  - ⑤ FROSTED WINDOW
  - ⑥ WOOD SLATS
  - ⑦ BRICK
  - ⑧ CONCRETE
  - ⑨ CLEAR ANODIZED ALUMINUM FULLERS AND FINES
  - ⑩ TYPED GLASS
  - ⑪ ALUMINUM RAILINGS

**NOT FOR CONSTRUCTION**

**Christleton Townhomes**  
471-473 & 443 Christleton Ave, Kelowna BC

**NEW TOWN ARCHITECTURAL**  
Architectural & Design Services

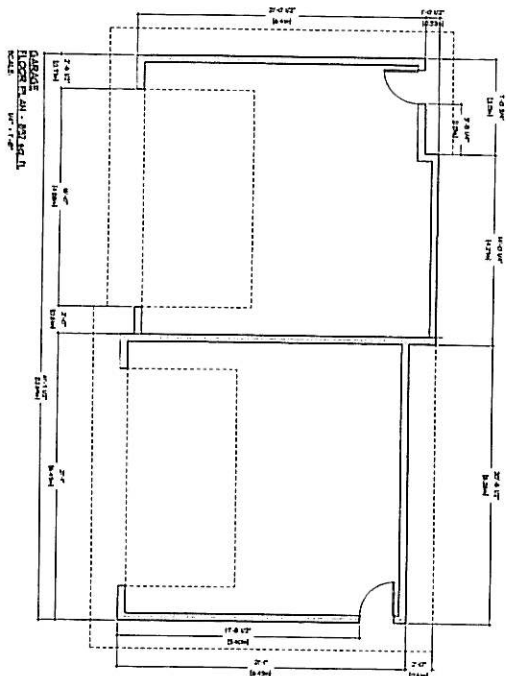
3070 Parkside Blvd, Kelowna, BC V1Y 9P1  
Tel: 250-860-1111 Fax: 250-860-1112  
www.newtownarchitectural.com

PROJECT: NEW TOWN ARCHITECTURAL  
DATE: 2018-05-18  
SCALE: AS SHOWN

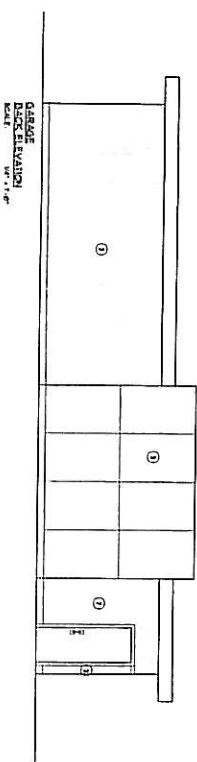
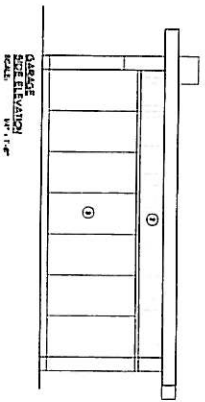
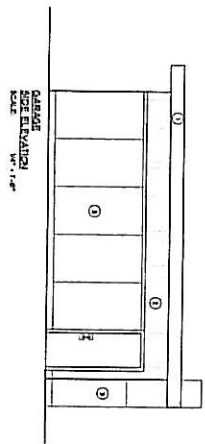
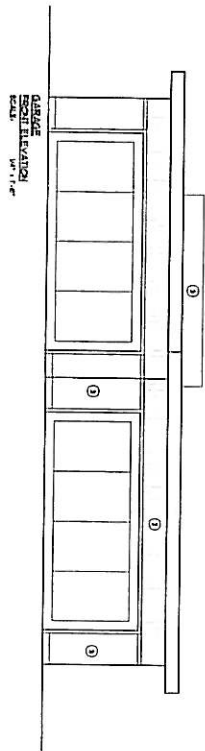
**ELEVATIONS UNITS C & D**

Sheet No: **A3.2**





- LEGEND**
- ① LAMIN PLYWOOD
  - ② STAIN BOND
  - ③ SMOOTH LAMIN BOARD PANELS
  - ④ THERMALLY BROKEN
  - ⑤ RELATED WINDOW
  - ⑥ WINDOW SLATS
  - ⑦ BRICK
  - ⑧ CONCRETE
  - ⑨ CLEAR ANODIZED ALUMINUM
  - ⑩ TYPED GLASS
  - ⑪ ALUMINUM BALUNES



**NOT FOR CONSTRUCTION**

# Christleton Townhomes

471-473 & 443 Christleton Ave, Kelowna BC

**NEW TOWN**  
Architectural

**GARAGE PLAN AND ELEVATIONS**

Project No.	AS.0
Client	
Scale	
Date	
Sheet No.	
Total Sheets	

These drawings are the property of the Architect and are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in these drawings. The Architect is not responsible for any construction defects or delays in construction.

BRICK (EBONY)

CORRUGATED METAL SIDING

HARD FASCIA

ROOFING

WOOD SLATS

GLASS (CLEAR & COLORED)

ALUMINUM FRAMES / TRIM (CLEAR)

SMOOTH HARD PANELS

# CHRISTLETON TOWNHOMES

COLOR SCHEME #1