
CITY OF KELOWNA
MEMORANDUM

DATE: July 31, 2008
FILE NO.: DP08-0002

TO: City Manager

FROM: Planning & Development Services Department

DEVELOPMENT PERMIT APPLICATION NO. DP08-0002 **OWNER:** 792220 BC LTD. DBA
CANADIAN ADULT
COMMUNITIES

AT: 1255, 1265-1269, 1275, 1295 **APPLICANT:** CANADIAN ADULT
GORDON DRIVE, 1254, 1262-
1264, 1274, 1284, 1290
PHEASANT STREET

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE
CONSTRUCTION OF A 157 UNIT SENIORS APARTMENT
BUILDING

EXISTING ZONE: RU6 – TWO DWELLING HOUSING
C1 – LOCAL COMMERCIAL

PROPOSED ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Official Community Plan Amending Bylaw No. 9875 be amended at third reading by changing the legal description of Strata Lots 1 & 2, DL 137, O.D.Y.D., Strata Plan KAS3209 to Lot A, DL 137, O.D.Y.D., Plan KAP86933, and that Final Adoption of Official Community Plan Amending Bylaw No. 9875 be considered by Council;

THAT Zone Amending Bylaw No. 9876 be amended at third reading by changing the legal description of Strata Lots 1 & 2, DL 137, O.D.Y.D., Strata Plan KAS3209 to Lot A, DL 137, O.D.Y.D., Plan KAP86933, and that Final Adoption of Zone Amending Bylaw No. 9876 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP08-0002 for Lots 1, 2, & 3, DL 137, O.D.Y.D., Plan 8502, Lots A & B, DL 137, O.D.Y.D., Plan KAP74652, Lots 1 & 2, DL 137, O.D.Y.D., Plan KAP78322, Lots A & B, DL 137, O.D.Y.D., Plan 11663, and Lot A, DL 137, O.D.Y.D., Plan KAP86933, located on Gordon Drive and Pheasant Street, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";

2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "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 estimated value of the landscaping, as determined by a professional landscaper;
5. The applicant register a plan of subdivision at Land Titles Office in Kamloops to consolidate the subject properties to one title.

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

2.0 SUMMARY

The applicant is proposing to develop the subject properties with a 4 storey, 157 unit, apartment style building to be operated as a senior's congregate housing development.

The associated OCP amendment to amend the future land use designation of the subject properties and the rezoning application to rezone the subject properties from the existing RU6 – Two Dwelling Housing and C1 – Local Commercial zones to the proposed RM5 – Medium Density Multiple Housing zone were supported, and both the OCP amending bylaw and the zone amending bylaws both received 3rd reading on November 13, 2007.

Now that the outstanding servicing issues have been addressed, it is now appropriate for Council to consider the final adoption of the OCP & zone amending bylaws, and to consider the Development Permit application.

2.1 Advisory Planning Commission

The above noted application (DP08-0002) was reviewed by the Advisory Planning Commission at the meeting of February 26, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No DP08-0002, for 1255, 1265-1269, 1275, 1285, & 1295 Gordon Drive; 1254, 1262-1264, 1274, 1284 & 1290 Pheasant Street, Lots 1 & 2, Plan 8502; Lot A, Plan 74652; Lot 1, Plan 78322; Lot A, Plan 11663; Lot 3, Plan 8502; Lot CP, Plan K3209; Lot B, Plan 74652; Lot 2, Plan 78322, Lot B, Plan 11663, by Canadian Adult Communities (E. Hall), to rezone from the I1-Business Industrial zone to obtain a Development Permit for construction of a 161 unit seniors residential complex.

3.1 The Proposal

The applicant is proposing to develop the subject properties with a 4 storey apartment style building to be operated as a senior's congregate housing development. The building is designed to provide 157 residential units, in a blend of one and two bedroom

layouts. The development is proposed to have a net floor area of 10,725 m². The building is designed in a “H” configuration, with the central area of the “H” to provide space for amenities and service to the building residents.

The site plan provided indicates a central driveway from Pheasant Street to provide access to a surface parking area for 12 vehicles and the underbuilding parking areas under each of the two building legs, as well as access to the loading area. There is also a central driveway from Gordon Drive that provides access to a surface parking area for 14 vehicles, and a circular drop-off area adjacent to the main entry to the front of the building. The main entry to the development is also identified with a porte cochere feature. There is also a right of way located along the south boundary of the development site which will form part of the bike trail network through the neighbourhood.

The exterior of the proposed building is designed in a style that is reminiscent of a Frank Lloyd Wright prairie style building by utilizing a blend of wood and stone natural exterior finish materials, and the incorporation of a low slope roof with broad overhangs.

The landscape plan provided indicates plantings around the proposed building, and a pathway system to provide trail around the subject property and around the proposed building.

The proposal as compared to the RM5 zone requirements is as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Area (m ²)	10,040m ²	1,400m ²
Site Width (m)	98 m	30m
Site Coverage (%)	37.27% buildings 53% bldg, park'g & drwys	40% buildings 60% bldg, park'g and drwys
Total Floor Area (m ²) (net)	10,725 m ²	11,044 m ² @ FAR=1.1
F.A.R.	1.07	F.A.R. = 1.1 max (without bonus)
Storeys (#)	4 Storeys	4 storeys or 16.5 m
Setbacks (m)		
- Front (Gordon Dr.)	6.0 m	6.0m min
- Front (Pheasant St.)	9.0 m	6.0m min
- North Side	7.5 m	4.5 m min for 2½ storey 7.5 m min for over 2½ storey
- South Side	7.5 m	4.5 m min for 2½ storey 7.5 m min for over 2½ storey
Parking Stalls (#)	72 stalls provided	65 stalls required

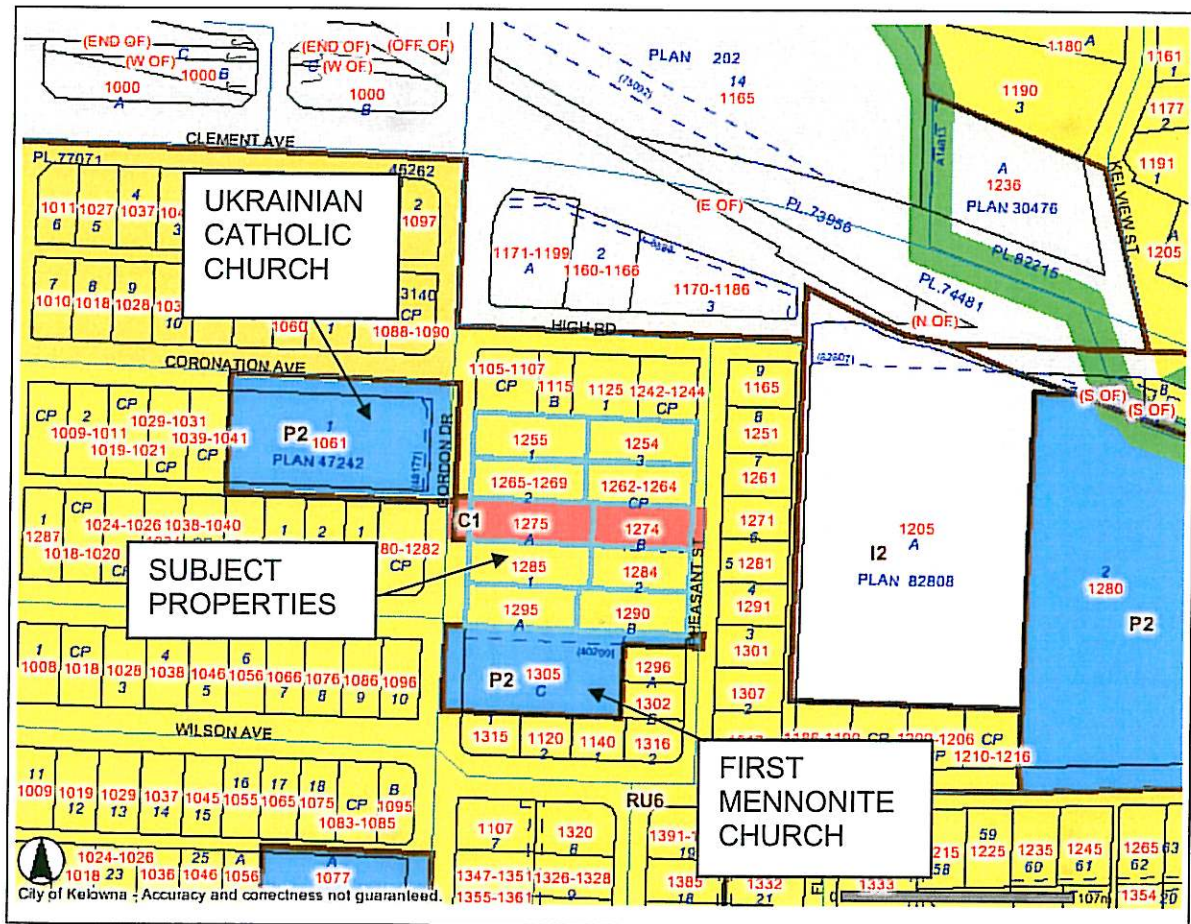
Parking calculations:

112	one bedroom units	112 beds
36	two bedroom units	72 beds
9	studio units	9 beds
161 units		193 beds @ 1 stall / 3 beds = 65 stalls required

3.2 Site Context

The existing single and two unit residential neighbourhood was created by subdivision in the late 1950's. The bulk of the housing stock dates back to that era. The area is generally flat and level.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - RU6 – Two Dwelling Housing
- East - RU6 – Two Dwelling Housing
- South - P2 – Education and Minor Institutional (First Mennonite Church)
- West - RU6 – Two Dwelling Housing
- P2 – Education and Minor Institutional (Ukrainian Catholic Church)

3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs

The City of Kelowna Strategic Plan 2004 also states as Goal 3;

“To foster a the social and physical well-being of residents and visitors “

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 3;

1. Realize construction of housing forms and prices that meet the needs of Kelowna residents.
2. Achieve accessible, high quality living and working environments.
3. Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following comments which have been submitted are attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff have worked with the applicant to address issues raised during the review process. The applicant has stepped a portion of the northern façade of the proposed building back 9.0m from the adjacent property line to reduce the visual impact of the new building on the neighbours. As well, the landscape plan has been revisited to improve the proposed landscaping around the proposed development.

The applicant has provided a 4.5m right of way along the south boundary of the development site in order to accommodate the proposed trail to connect the neighbourhood with the nearby Rails with Trails system.

The applicant has submitted a summary report reviewing the proposal for CPTED Guidelines.

The applicant has worked with Staff to provide a trail route through the site to provide neighbourhood connection to the Rails With Trails system, as well as revisit the site plan to accommodate suitable access to the site. Staff recommend for positive consideration by Council.

A handwritten signature in black ink, appearing to read 'Shelley Gambacort', is written over a horizontal line.

Shelley Gambacort
Planning and Development Services

PMc/pmc
Attach.

Attachments

Subject Property Map
Schedules A, B & C (10 pages)
CPTED Analysis Report (2 pages)
Works and Utilities Dept requirements
Print out of Circulation Comments

File: DP08-0002

Application

File: DP08-0002

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-01-21	2008-01-21		
				Community Development & Real Estate Mgr
	2008-01-21	2008-01-24	SALEXAND	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 1/2 x 11 copy, of any survey plans.
				Fire Department
	2008-01-21	2008-01-30	GDAFT	No comments
2				Fire Department
	2008-01-21	2008-02-13	GDAFT	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. Main entry is to be 3-15 M from Road. The west parkade exit doors are to swing in the direction of exit travel.
				FortisBC
	2008-01-21	2008-04-14		No response
				Inspections Department
	2008-01-21	2008-02-14	RREADY	Ensure bicycle and handicap parking requirements met. Drawings submitted show exit stairways with no doors exiting to the exterior. Ensure 15m fire fighting access met to each building.
				Kelowna Regional Transit/Operations Mgr
	2008-01-21	2008-01-21		No comment.
				Mgr Policy, Research & Strategic Plannin
	2008-01-21	2008-02-15		Comments too extensive for posting here. Please refer to related email dated February 15, 2008.
				Park/Leisure Services Dir. (info only)
	2008-01-21	2008-01-21		
				Parks Manager
	2008-01-21	2008-01-27	TBARTON	No comment
				Public Health Inspector
	2008-01-21	2008-02-04		Plans have been forwarded to community care facilities licensing
				RCMP
	2008-01-21	2008-01-25		no comment
				School District No. 23
	2008-01-21	2008-03-04		No response.
				Shaw Cable
	2008-01-21	2008-01-21		Owner/developer to install underground conduit system
				TDM - (Works and Utilities)
	2008-01-21			
				Telus
	2008-01-21	2008-01-21		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				Terasen Utility Services
	2008-01-21	2008-01-21		No comment.
				Works & Utilities
	2008-01-21	2008-03-10		see documents tab

CITY OF KELOWNA

MEMORANDUM

Date: June 2, 2008
File No.: DP08-0002

To: Planning & Development Services Department (PMcV) **Revised Comments**

From: Development Engineering Manager

Subject: Proposed Northwood Retirement Resort Canadian Adult Communities
1274 Pheasant Street 1275 Gordon Drive Plan 74652 Lots A, B

The Works & Utilities Department have the following comments and requirements associated with this development permit application.

Refer to City Files Z07-0050 and OCP07-0016 for Works and Utilities comments and requirements. The road and utility upgrading requirements outlined in these reports will be a requirement of this development. Amend the following items.

Item 4 (b) remove paragraph and replace with: Amend the application so that only one proposed Gordon Drive access is shown. The location of the driveway access may line up with the proposed main entrance to the building.

Remove all reference to a cross access agreement requirement.

Add: Should traffic conditions dictate, the City reserves the right to restrict access to Gordon Drive to right in and right out only with a raised median,

Item 5 (c) Remove paragraph and replace with:
Provide a 4.2 meter wide lane reserve along the southerly property boundary of this development for the Rails with Trails link.

Item 11 Adjust the administration charge GST amount:
\$2,847.60 (\$2712.00 + **135.60** GST)

1. Development Permit and Site Related Issues

- (a) **Rails with Trails:** A 4.2 meter wide lane reserve is required along the southerly property boundary of this development for a pedestrian, cyclist corridor, which will link the Rails with Trails from Spall Road to the downtown area. The developer will work with the City to achieve the ultimate design along his frontage, complete with slope retention details that can be incorporated in the developer's Landscaping Drawings. The hard surface details, signage and signal control designs will be provided by the City.
- (b) **Pheasant Street:** The Urbanisation of Pheasant Street will require the removal of driveway letdowns and curb, construction of a new barrier curb and gutter, installation of street lights as required and re-location or adjustment of existing utility appurtenances to accommodate the construction.

- (c) The typical 1.5m concrete monolithic sidewalk will not be constructed on Pheasant Street. A smooth hard surfaced 4.05m wide pedestrian, cyclist corridor will be constructed in its place. The cost difference will be the responsibility of the City. The corridor plans are being prepared by City staff at this time and preliminary designs will be soon available to the developer.. The developer will work with the City to achieve the ultimate design along his frontage.

Construction of the pedestrian, cyclist corridors will be budgeted by the City.

2. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service.

3. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

4. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

CITY OF KELOWNA

MEMORANDUM

Date: July 24, 2007
File No.: Z07-0050 OCP07-0016

To: Planning & Development Services Department (PMcV)

From: Development Engineering Manager

Subject: Proposed Northwood Retirement Resort Canadian Adult Communities
1274 Pheasant Street 1275 Gordon Drive Plan 74652 Lots A, B

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-6 to RM-5. The road and utility upgrading requirements outlined in this report will be a requirement of this development.
The Development Engineering Technologist for this project is John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) The existing ten lots are serviced with small diameter copper water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new larger metered water service.
- (c) The estimated cost of this construction for bonding purposes is **\$ 24,000.00**
If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) The applicant, at his cost, will arrange for the decommissioning of the ten existing small diameters services. The estimated cost of this work for bonding purposes is **\$10,000.00**
- (e) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (f) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) A flow analysis check by the City has determined the impact of additional flow contributions to the existing Wilson avenue sanitary sewer system. The existing sewer lift station is in poor condition and not sufficient in capacity to support the proposed development needs. Replacement of the sewer lift station will be required. The City will partner with the developer to facilitate the upgrade of the sanitary sewer lift station. Based on this development's projected peak flow of 4.0 litres per second, the developer's contribution towards the cost of the sanitary lift station replacement is determined to be **\$207,200.00**
- (b) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The existing ten lots are connected with small diameter sewer services. The applicant, at his cost, will arrange for the installation of one new larger service, as well as the capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$16,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$ 8,000.00**
- (b) Provide a lot-grading plan.

4. Road Improvements

- (a) Gordon Drive: The existing curb and monolithic sidewalk fronting this development is in a deteriorated state with redundant driveway letdowns. The decommissioning of existing services and construction of a new access driveway will also require curb cuts and sidewalk removal. It is anticipated that the existing curb and sidewalk will be replaced for the full frontage of this development and upgrades will also include the re-location or adjustment of existing utility appurtenances to accommodate this construction. The estimated cost of the road improvements for bonding purposes is **\$39,800.00**
- (b) Amend the current application so that only one proposed Gordon Drive access is shown opposite to the Cawston Avenue intersection.

Register a cross access agreement in favour of Lot C Plan 40170 which will facilitate a future common Gordon Drive access driveway. This agreement need only cover the obligation of the current application, but the site driveway and parking layout must be configured to permit the future common driveways to operate.

- (c) Pheasant Street: The Urbanisation of Pheasant Street will require the removal of driveway letdowns, construction of a monolithic sidewalk, upgrade of the existing catchbasin to a side inlet standard, installation of street lights as required and re-location or adjustment of existing utility appurtenances to accommodate the construction. The estimated cost of this construction for bonding purposes is **\$28,700.00**

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Provide an additional highway allowance widening of 1.28 meters for the frontage of Pheasant Street to achieve a right-of-way width of 15.0 meters.
- (b) Lot consolidation is required.
- (c) Register a cross access agreement in favour of Lot C Plan 40170
- (d) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary

(a) Bonding

Gordon Drive frontage improvements	\$ 39,800.00
Pheasant Street frontage improvements	\$ 28,700.00
Service upgrades	\$ 58,000.00
Total Bonding	\$126,500.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

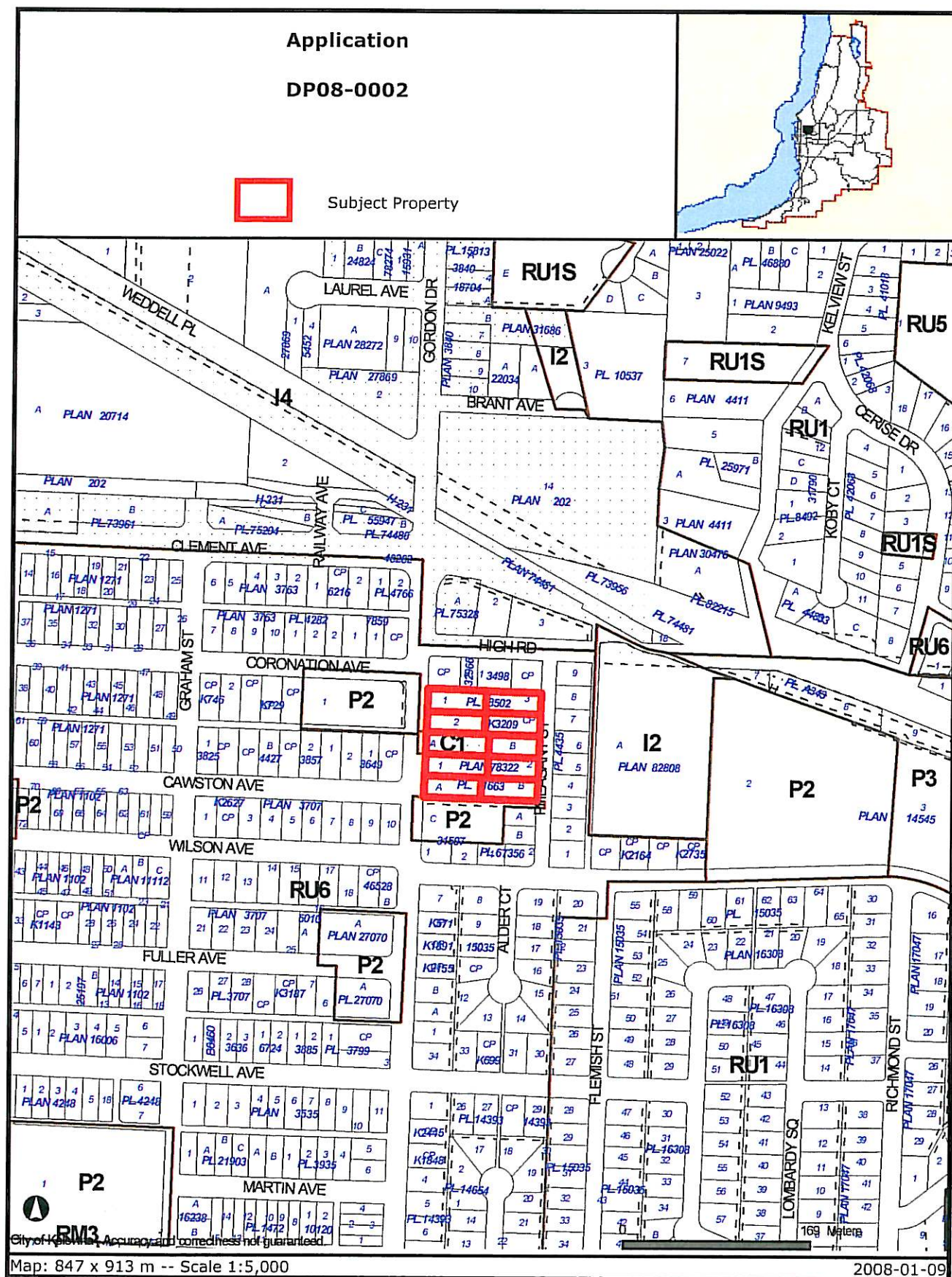
The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw.

(b) Levies

Developer's contribution to Sewer lift station Upgrade	\$207,200.00
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11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST) in the amount of **\$2,874.72** (\$2712.00 + 162.72 GST)



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.

NORTHWOOD RETIREMENT RESORT

ROOF - Laminated Shingles



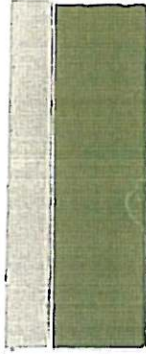
CONCRETE BLOCK - Base Colour



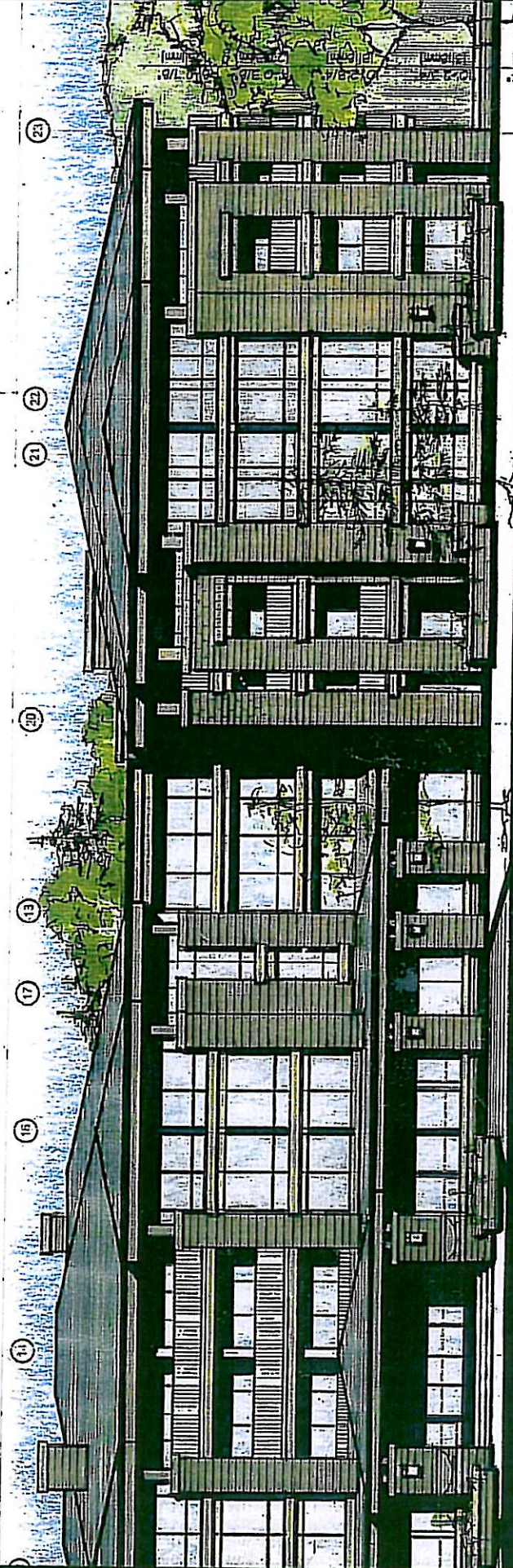
Detail / Trim



ACRYLIC STUCCO



DETAILING - Railings
Windows
Gutters
Downspouts



SCHEDULE "B"

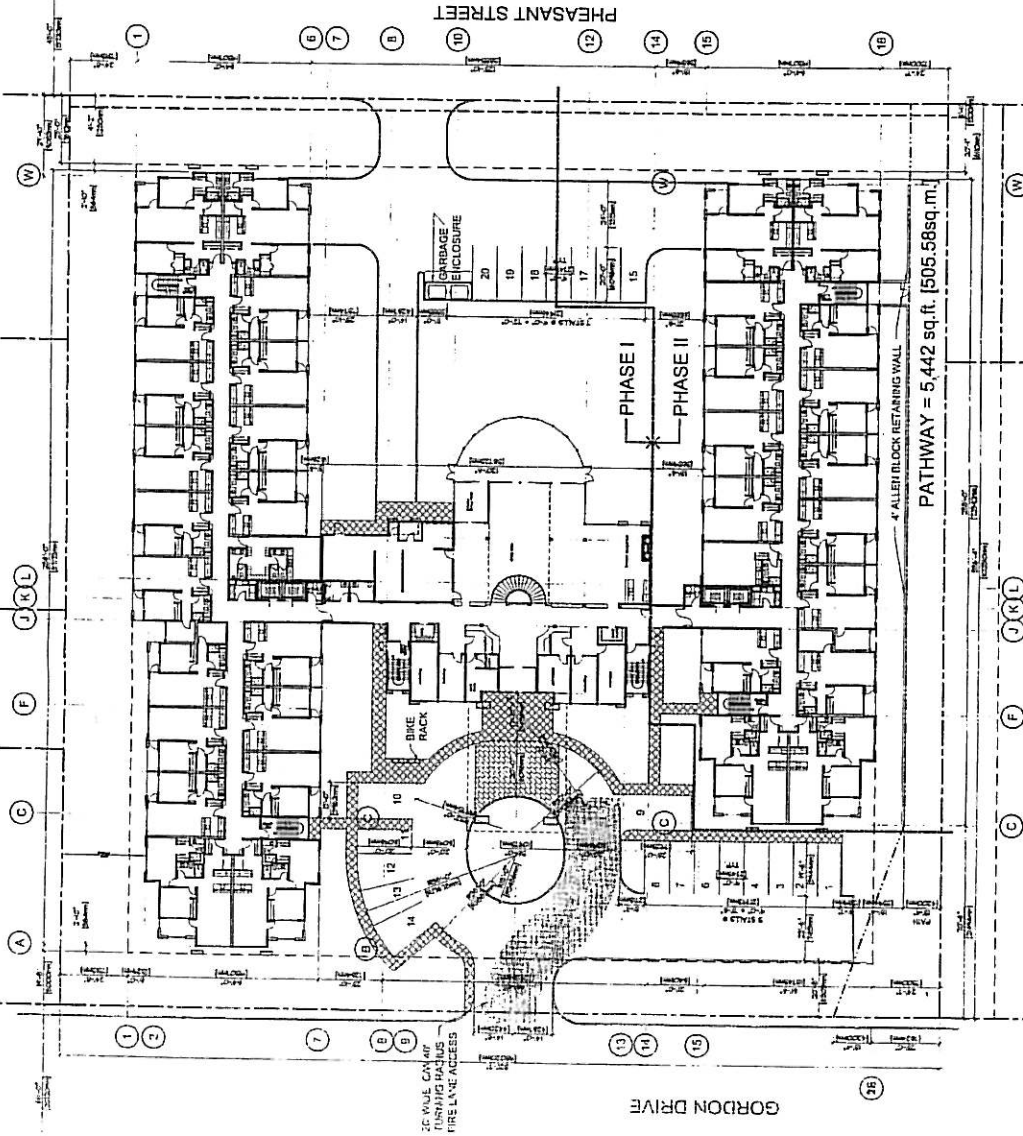


Walter Street Architecture Inc.
1000 West 10th Avenue, Suite 100, Vancouver, BC V6H 1A5

CORNATION AVENUE

LEGAL DESCRIPTION OF
CONSOLIDATION OF
PLAN 8502 LOTS 1,2,3,4
PLAN 74652 LOTS A,B
PLAN 78322 LOT 1, LOT 2 (36952)
PLAN 11663 LOTS A,B

CAWSTON AVENUE



NO.	1	2	3	4	5
REVISION NO.					
DATE					
DEVELOPER'S NAME	NORTHWOOD REGENCY RETIREMENT RESORT				
PROJECT NO.	KELOWNA, B.C.				
DRAWING TITLE	SITE PLAN				
CHECKED BY	A1.1				
DATE	2003				
PROJECT NO.	11663				
DRAWING NO.	A1.1				

water steel structures inc.
1201 1/2 ST. W. #100
VANCOUVER, B.C. V6Z 1K1
TEL: 604-271-1111
FAX: 604-271-1112
WWW.WATERSTEELSTRUCTURES.COM

PROJECT:
NORTHWOOD
REGENCY RETIREMENT RESORT
KELOWNA, B.C.

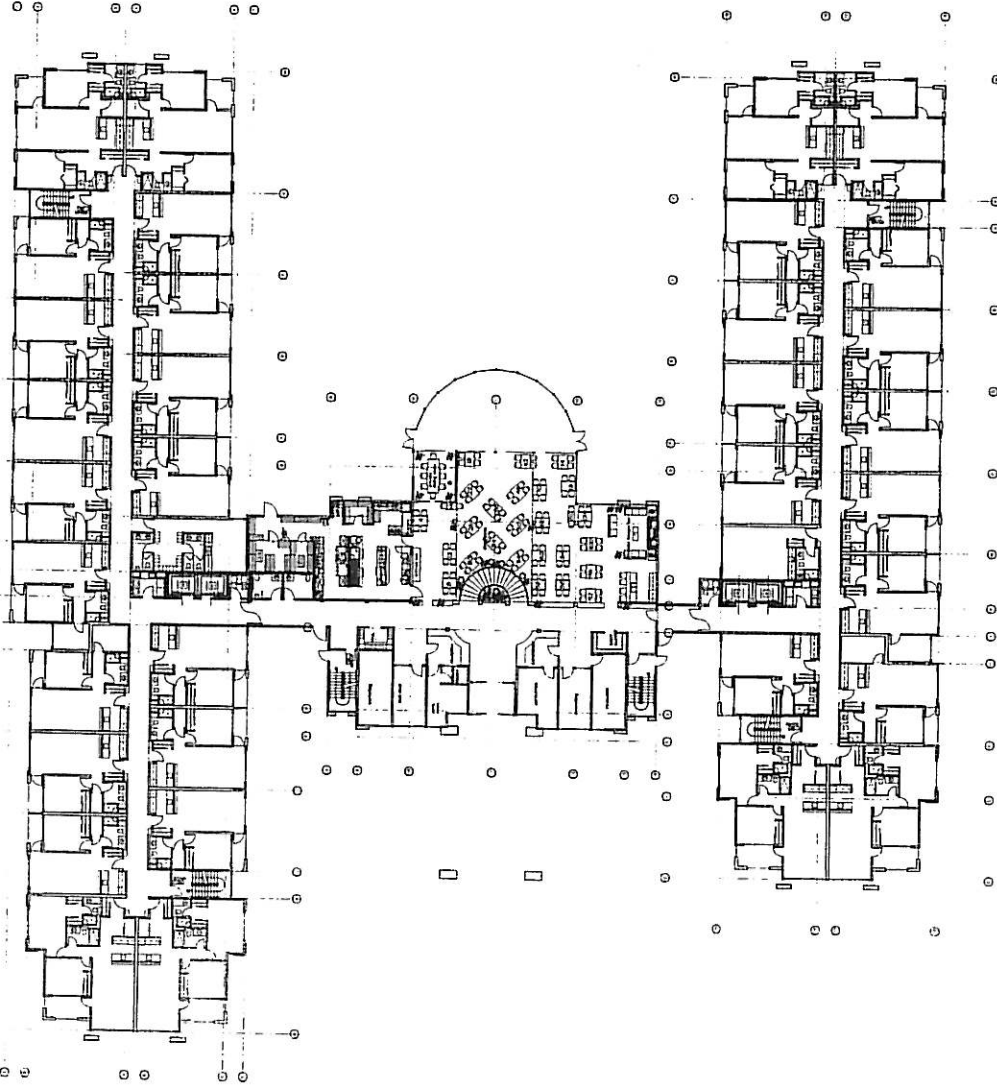
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SITE PLAN

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DATE:
2003

PROJECT NO.:
11663

DRAWING NO.:
A1.1



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1	DEVELOPMENT PERMIT
DATE	12/12/2003
REVISION NO.	001



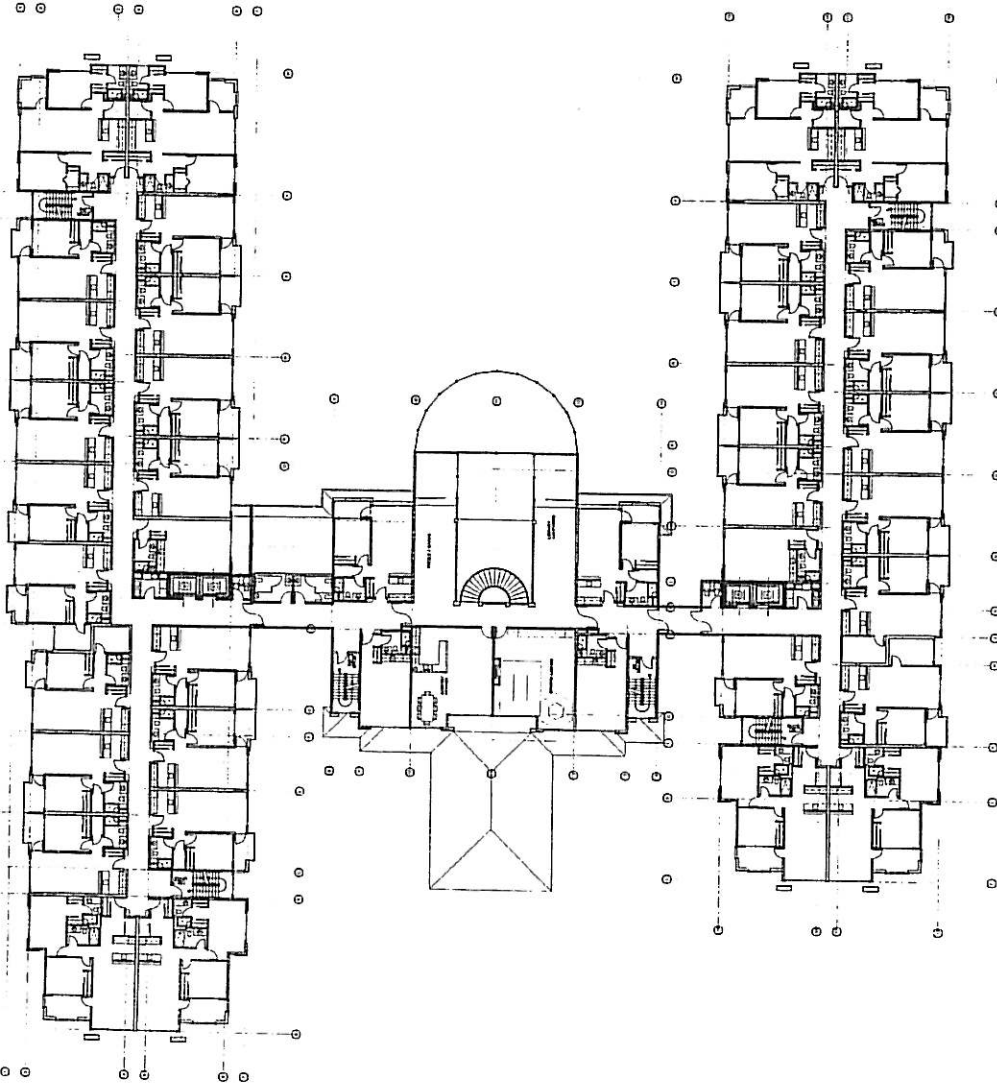
Walter Street Architecture, Inc.
Doug Lane
10000 10th Street, Suite 100
P.O. Box 10000
Kelowna, B.C. V1Y 1T7
Tel: (250) 860-2225
Fax: (250) 860-2226
Email: info@walterstreet.com

PROJECT:
NORTHWOOD
REGENCY RETIREMENT RESORT
KELOWNA, B.C.

DRAWING TITLE:
MAIN FLOOR PLAN

DESIGNED BY:	DL
DATE:	12/12/2003
PROJECT NO.:	001

A2.2



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100			



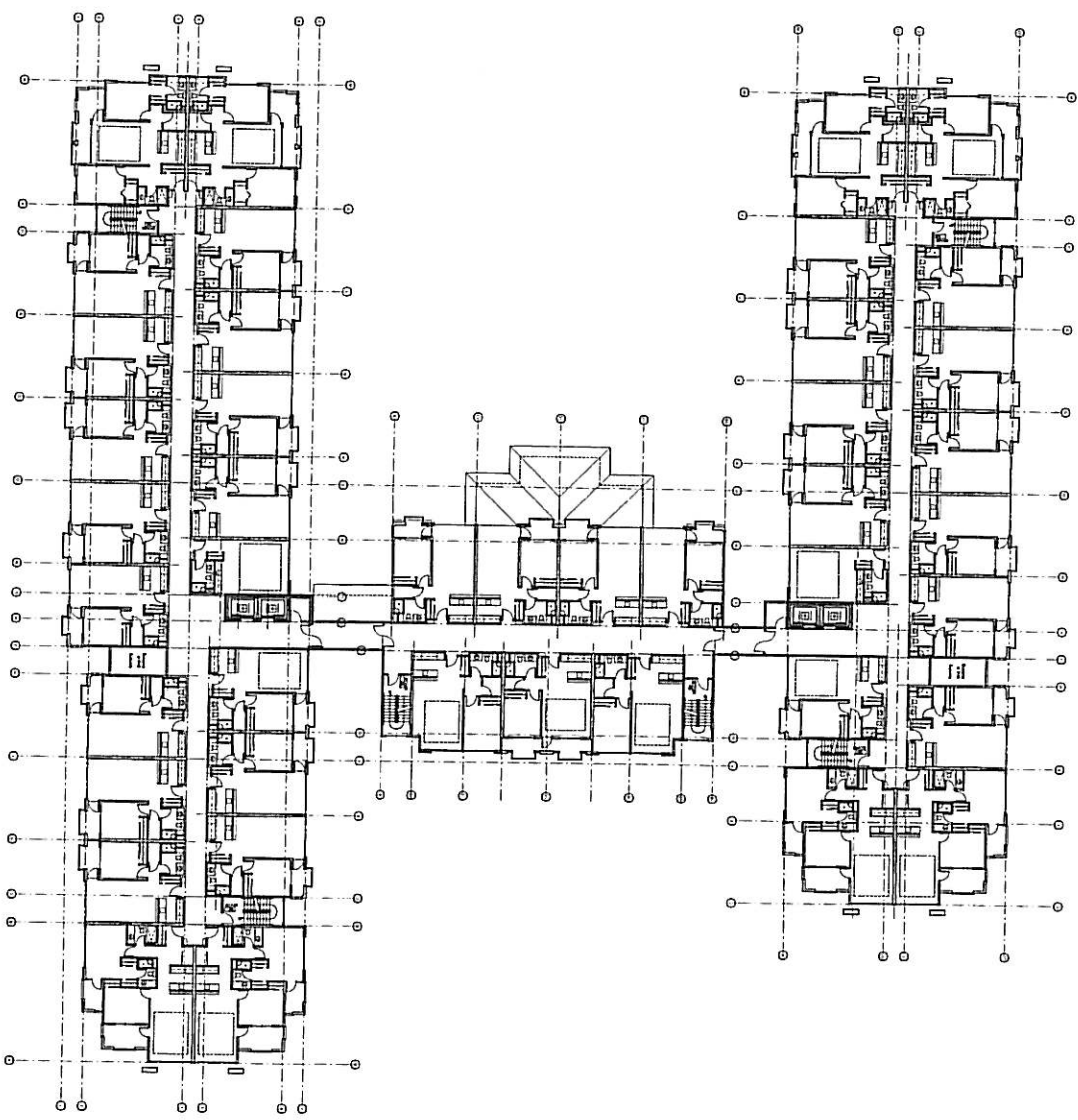
Doug Lane
 Doug Lane Architecture Inc.
 1000 West 10th Avenue, Suite 100
 Kelowna, BC V1Y 1Y7
 P: 250.762.2215 F: 250.762.4581 E: info@dglane.ca
 Website: www.dglane.ca

PROJECT:
NORTHWOOD
 REGENCY RETIREMENT RESORT
 KELOWNA, B.C.

DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN BY: PL	DATE: APRIL 2009	PROJECT NO.:
CHECKED BY: PL	SCALE: 1/8" = 1'-0"	CHANGING NO.:

A2.3



5	
4	
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2	
1	
NO.	REVISION NO.
	DATE



Walter Steel Architecture Inc.
10000 International Parkway, Suite 100
P.O. Box 10000, Dallas, Texas 75210
Phone: 214.343.4343 Fax: 214.343.4344
Email: info@waltersteel.com

PROJECT:

NORTHWOOD
REGENCY RETIREMENT RESORT

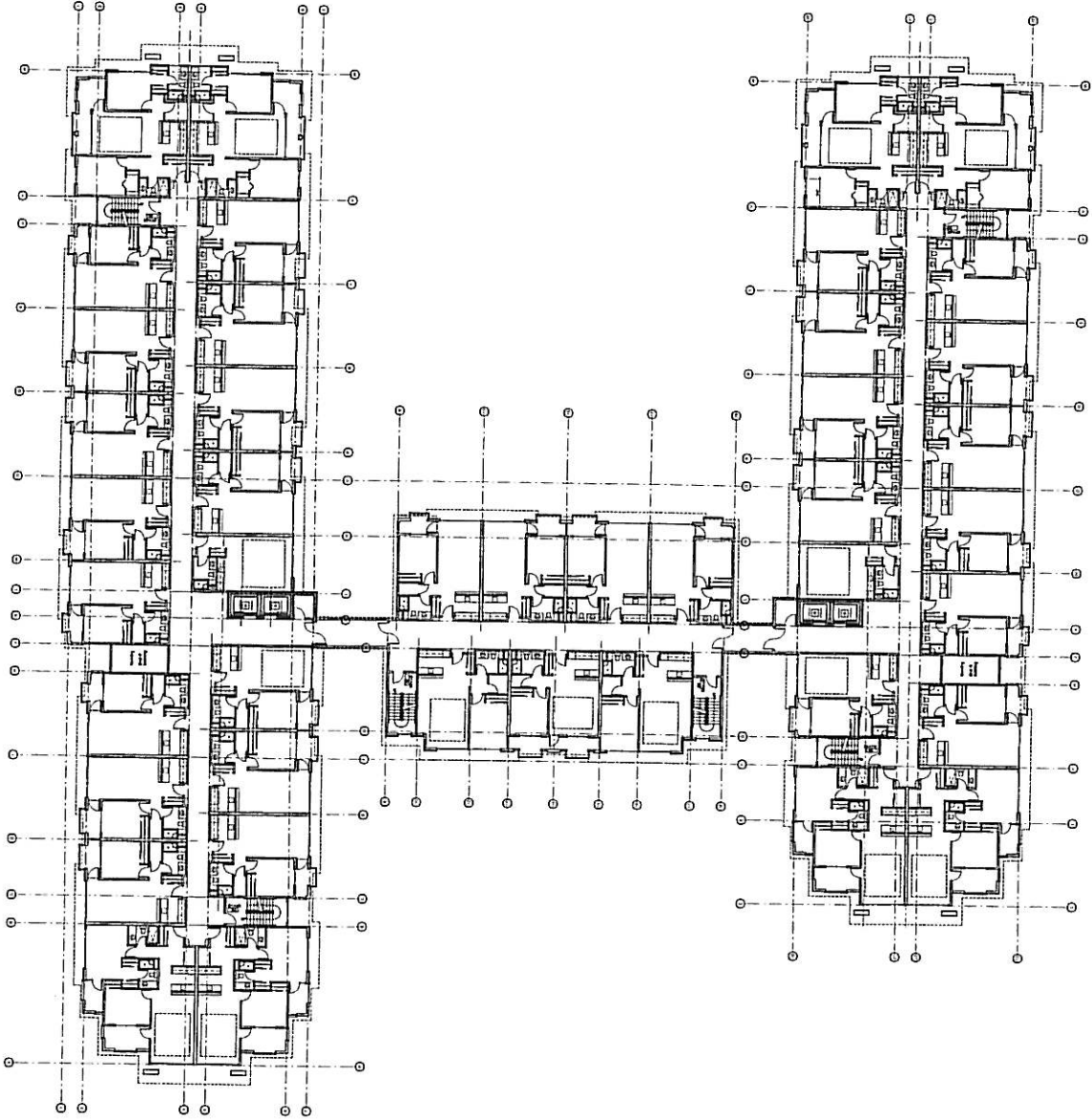
MELODYVA, B.C.

DRAWING TITLE:

THIRD FLOOR PLAN

DRAWN BY:	REVIEWED BY:
DATE:	DATE:
PROJECT NO.:	DRAWING NO.:

A2.4



NO.	REVISION NO.	DATE
1	DEVELOPMENT POINT	DEC. 2007
2		
3		
4		
5		



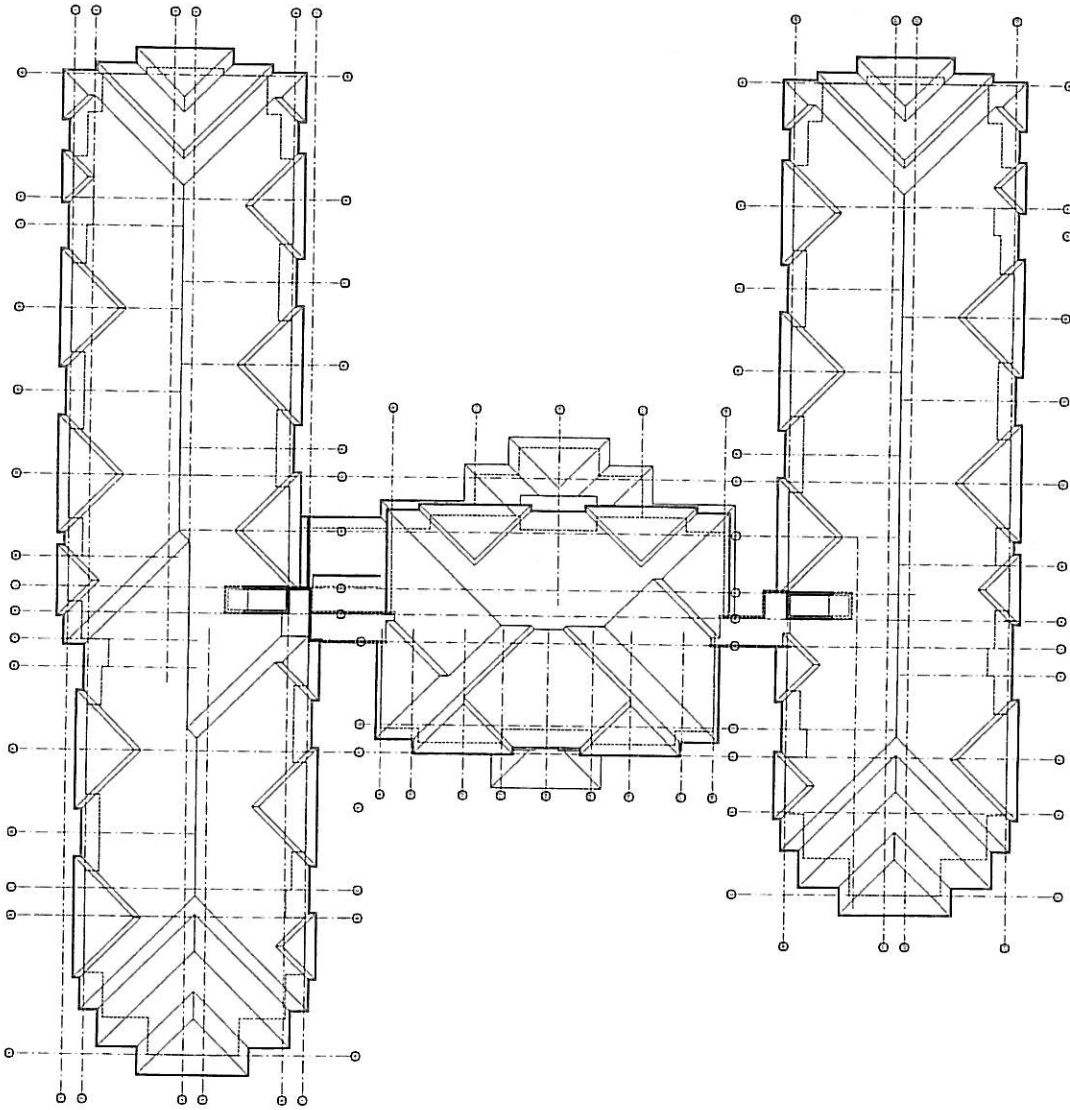
Water Street Architecture Inc.
Doug Laine
P. 252.762.2233 F. 252.762.4324 E. dslaine@waterstreetarch.com
Suite 2 1522 Water Street, Victoria, BC V1Y 1Y7

PROJECT:
NORTHWOOD
REGENCY RETIREMENT RESORT
KELOWNA, B.C.

DRAWING TITLE:
FOURTH FLOOR PLAN

DESIGNED BY:	DATE:	PROJECT NO.:
NO.	DEC-2007	
SCALE:	3/32"=1'	DRAWING NO.:

A2.5



5	
4	
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2	
1	DEVELOPMENT POINT
NO.	REVISION NO.
	DATE



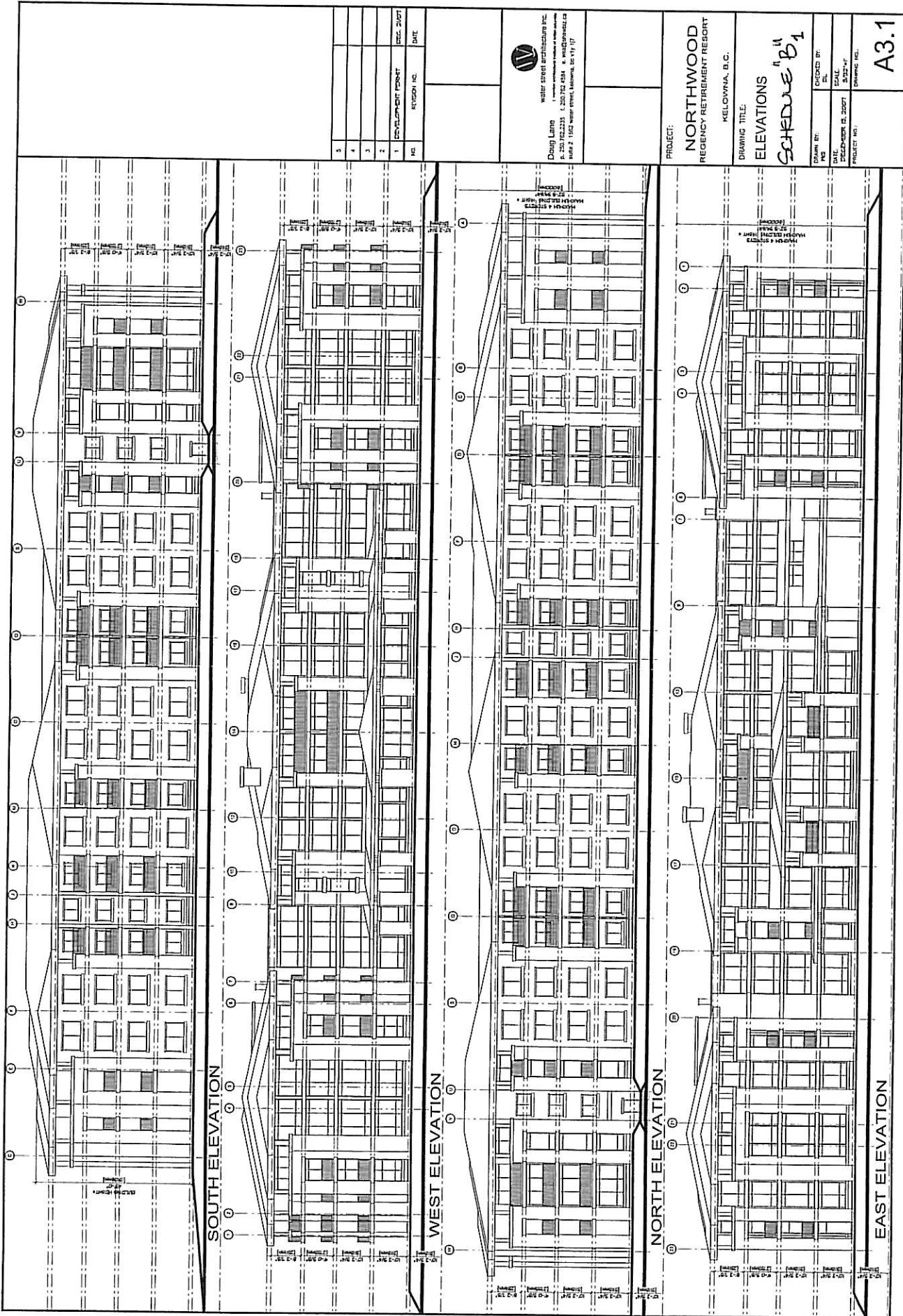
W&S Architects
1000 North Street, Suite 100
New York, NY 10002
Tel: 212 691 1234
Fax: 212 691 1235
www.wands.com

PROJECT:
NORTHWOOD
REGENCY RETIREMENT RESORT
KELOWNA, B.C.

DRAWING TITLE:
ROOF PLAN

DRAWN BY:	DESIGNED BY:
PD	TS
DATE:	SCALE:
PROJECT NO. 10001	1/8"=1'-0"
PROJECT NO.:	DRAWING NO.:

A2.6



NO.	REVISION NO.	DATE
1	DEVELOPMENT PROJECT	DEC. 2007
2		
3		



Doug Latre
Water Street Architecture Inc.
1000 North 10th Street, Suite 200
P.O. Box 1000, Washington, DC 20004
Phone: 202.775.4334
Fax: 202.775.4335
Email: dlatre@waterstreetarch.com

PROJECT:

NORTHWOOD
REGENCY RETIREMENT RESORT
KELOWNA, B.C.

DRAWING TITLE:

ELEVATIONS

Schedule B₁

DESIGNED BY:	DATE:	PROJECT NO.:
PL	5-22-07	

A3.1



R3 Regimen & Refinement Resorts

**Northwood
Retirement
Residence**
Kelowna, BC

Issue / Revision:		
1	Issued for O.P.	12.21.07
2	Re-issued for O.P.	06.06.08
3		
4		
5		

Project No. 07-094
 Design By FC
 Drawn By SP
 Checked By FC
 Date June 8, 2003
 Scale 1"=200'



OutLand
DESIGN
Landscape Architecture

**Conceptual
Landscape Plan**

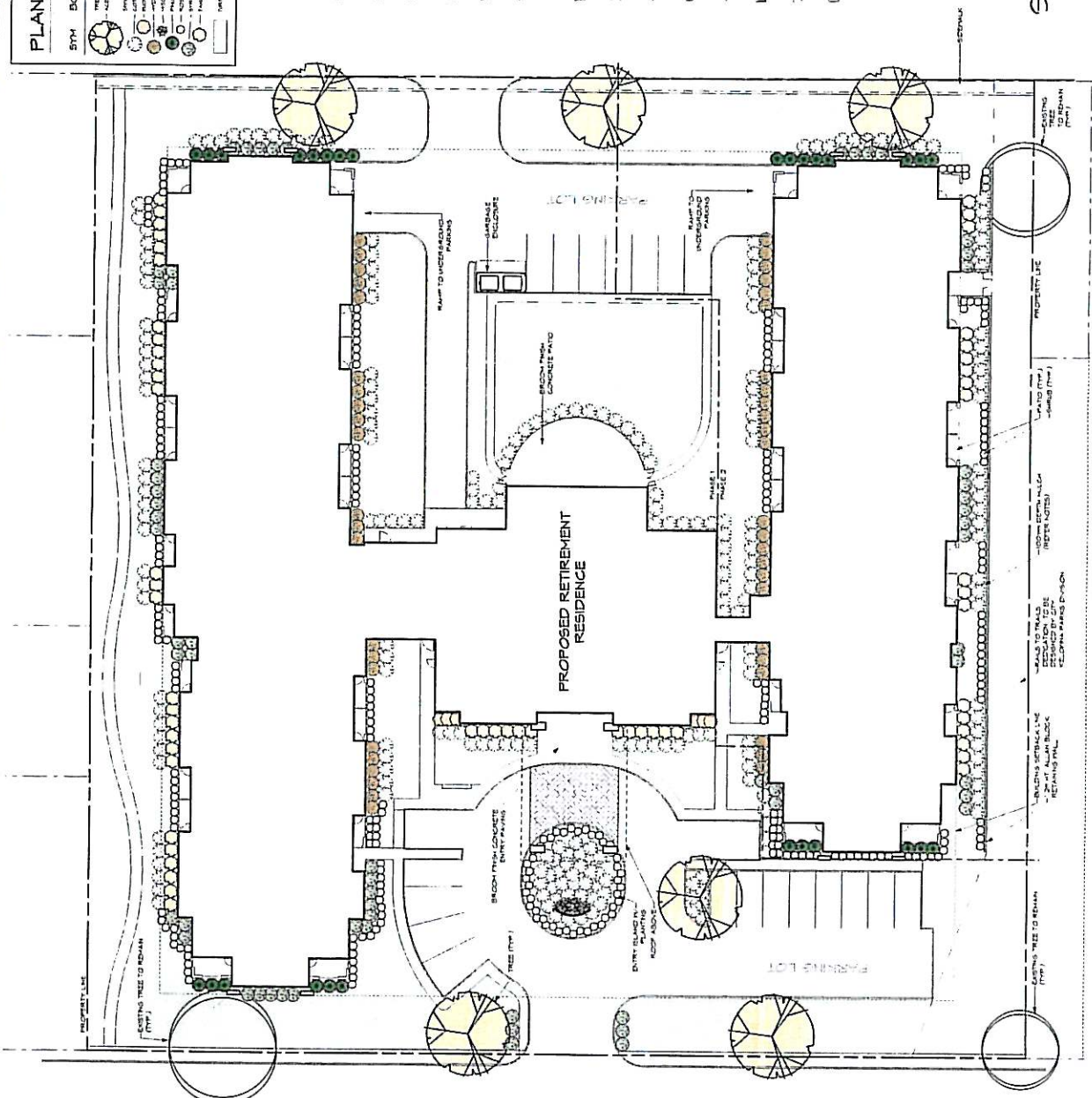
PLANT LIST

[illegible]

NOTES

[illegible]

SCHEDULE "C"



6 O R D O N D R I V E