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

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**DATE:** September 29, 2008

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION:** DP08-0066 / DVP08-0177  
**AT:** 1520-1550 Union Road

**APPLICANT:** Blenk Development Corp.  
**OWNERS:** Glenwest Properties Ltd.,  
Inc. No. A41229

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT FOR THE FORM AND CHARACTER OF THE 191 UNIT APARTMENT BUILDING

TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE HEIGHT OF THE SIERRA SCAPE RETAINING WALL FROM 1.2M PERMITTED TO 12M PROPOSED

**OCP DESIGNATION:** COMM – Commercial & MRM – Multiple Unit Residential – Med. Density  
**PROPOSED OCP DESIGNATION:** MRM – Multiple Unit Residential – Medium Density

**EXISTING ZONE:** C3 – Community Commercial & RM5 – Medium Density Multiple Housing  
**PROPOSED ZONE:** RM5 – Medium Density Multiple Housing

**REPORT PREPARED BY:** Alec Warrender

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## 1.0 RECOMMENDATION

THAT Council NOT authorize the issuance of Development Permit No. DP08-0066 Lot 4, Sec. 9, Twp. 23 ODYD, Plan KAP86750, located at 1520-1550 Union Road, Kelowna, B.C.

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP08-0177 Lot 4, Sec. 9, Twp. 23 ODYD, Plan KAP86750, located at 1520-1550 Union Road, Kelowna, B.C.

## 2.0 SUMMARY

The Development Permit seeks to address the form and character of the proposed 191 unit development as part of the continuing development at 'Wilden'. A Development Variance Permit is required to vary the regulation for retaining walls from 1.2m permitted to 12m proposed. As the subject property is located in a Hazardous Conditions and Environmental Development Permit area, a Natural Environment Development Permit has also submitted in order to address the clearing and earthworks associated with this project.

### 3.0 ADVISORY PLANNING COMMISSION

At a meeting held on June 12, 2008, the APC passed the following motion

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0066, for 2025 Begbie Road; Lot A, Plan 69724, Twp. 23, Secs. 4, 5, 8, 9, 16 & 17, ODYD by CEI Architecture Planning (T. McLennan), to obtain a development permit for the form and character of the 191 unit apartment building.

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP08-0177, for 2025 Begbie Road; Lot A, Plan 69724, Twp. 23, Secs. 4, 5, 8, 9, 16 & 17, ODYD by CEI Architecture Planning (T. McLennan), to obtain a development variance permit to vary the height of the Sierra Scape retaining wall from the 1.2 m permitted to the 10 m proposed.

### 4.0 THE PROPOSAL

The proposed development will consist of two four storey apartment buildings with a total of 191 units. The project has a good street appeal as a result of having the required parking located beneath the buildings. The colours and materials will fit well with the surrounding development and landscape. The projects exterior will consist of gray cultured stone at the ground floor, red siding with natural coloured wood trim and charcoal asphalt roof shingles. In order to have a level building area, and to provide structural support to the proposed building, the applicant intends to construct a landscaped Sierra Scape retaining wall. The proposed retaining wall varies in height 5.5m to 12m, as such a Development Variance Permit is required. At the centre of the development an amenity area for the residents has been proposed, in order to support the pool / amenity area a 10m high concrete retaining wall is required.

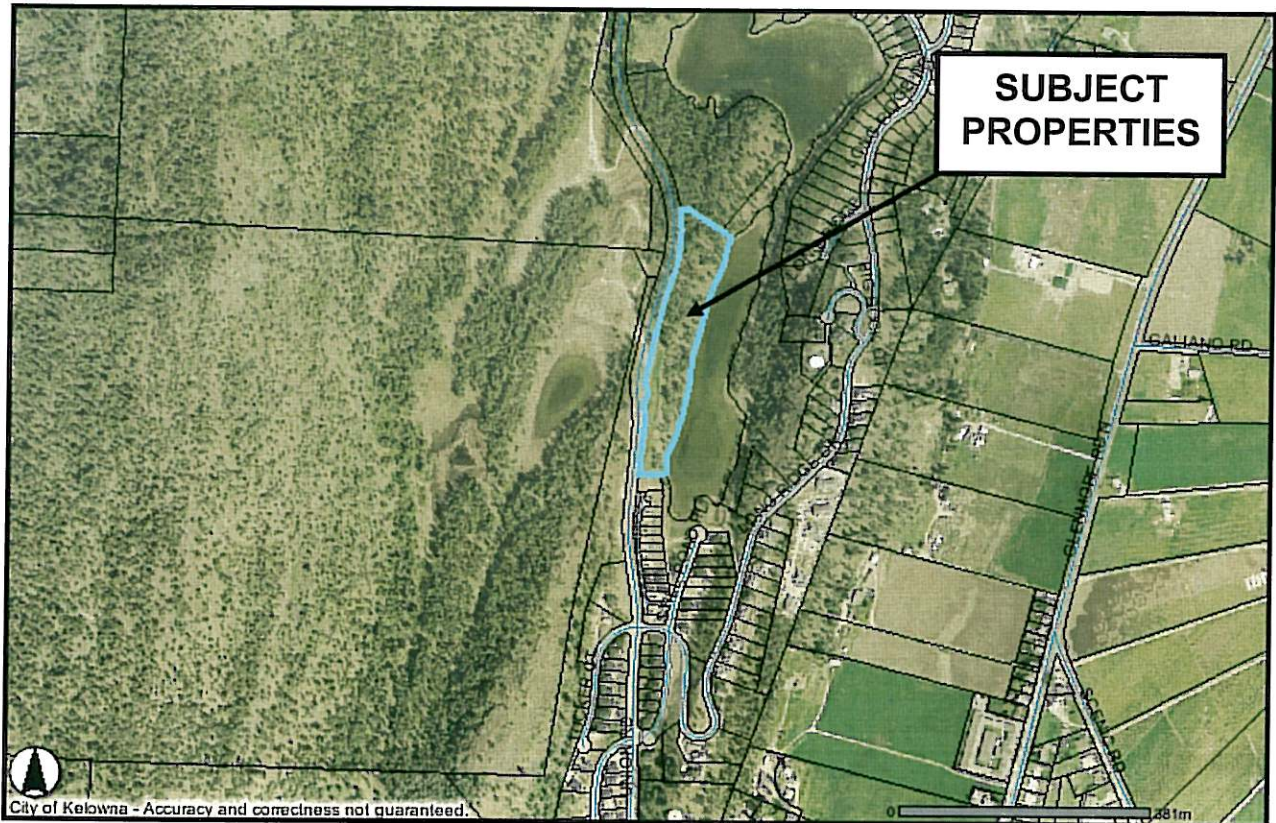
The application conforms to the City's Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	RM5 REQUIREMENTS
Site Area (m <sup>2</sup> )	23,995 m <sup>2</sup>	1400 m <sup>2</sup>
Site Width (m)	Meets Requirement	35.0 m
Site Depth (m)	Meets Requirement	30.0 m
<b>Development Regulations</b>		
Floor Area Ratio (FAR)	0.79	1.1
Height (m)	15.3 m – 4 storeys	16.5m / 4 storeys
Site Coverage (%)	24%	40% - Buildings
<b>Setbacks (m)</b>		
- Front (west)	6.0 m	6.0 m
- Rear (east)	15 m	9.0 m
- Side (north)	7.5 m	7.5 m
- Side (south)	7.5 m	7.5 m
Private open space	Meets Requirements	25m <sup>2</sup>
Parking Stalls (#)	273 stalls	273 stalls
Bicycle Parking	Class I: 96 Class II: 20	Class I: 96 Class II: 20



#### 4.1 Site Location Map

1520-1550 Union Road



#### 4.2 Site Context

The subject property is located in the Wilden development between Union Road and Still Pond in the Village Centre area. Refer to the subject property map for zoning context.

#### 5.0 CURRENT DEVELOPMENT POLICY

The key policies applicable to the proposed developments:

5.1 **Application of Alternative Hillside Development Standards** (Section 7.1.3) states: "Consider alternative hillside development standards for hillside areas proposed to be on urban services and having no through roads or larger areas planned on a comprehensive neighbourhood basis. Due to the hillside development potential for impacts on adjacent lands Hazardous Condition Development Permits will be considered for an entire title area, notwithstanding that portions of the site may contain areas of lesser slopes."

5.2 **Visual Impact** (Section 7.1.4) states: "Retain the option of requiring those pursuing development of visually prominent slopes and ridgelines to submit a report providing information on the anticipated aesthetic impacts of the proposed development."

5.3 **Development Permit Guidelines for the Protection of the Natural Environment, its Ecosystems and Biological Diversity – Guidelines for Development** (Section 7.11) includes statements regarding the preservation of natural areas and slopes particularly

relative to emphasizing cluster development. Refer to pages 7-14 and 7-15 of the OCP for further information.

- 5.4 **Multiple Unit Development Permits** (Section 8.1.57) states: "Require multiple unit housing developments within the RM Zones of Zoning Bylaw 8000 to comply with Development Permit conditions (please refer to Section 8.2 for information on Development Permit conditions)."
- 5.5 **Development Permit Guidelines for Form and Character of Multiple Unit Development** (Section 8.2): Objectives for Multiple Unit Residential Development:
- "All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
  - All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
  - All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, and community cohesiveness).
  - All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
  - All development should promote safety and security of persons and property within the urban environment (CPTED)"

## 6.0 TECHNICAL COMMENTS

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

## 7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The rezoning and OCP amendment applications were supported by the APC at the December 18<sup>th</sup> 2007 meeting. Staff were also supportive of the rezoning and OCP amendment applications associated with this development, they have been through the Public Hearing and are sitting at 3<sup>rd</sup> reading. While the form and character of the proposed buildings are generally well suited to the context, Staff do have concerns with a few aspects of the development.

The Glenmore Highlands Area Structure Plan for this site indicates that a 25m wildlife corridor would be provided. However, as a result of the Union road location the size of the site has been reduced from what had been anticipated in the ASP. Therefore, to facilitate this development project as proposed, a retaining wall is now required. The proposed retaining wall runs up to and along the length of the OCP's 15m Riparian Management Setback. The applicant has agreed to provide a covenant (wildlife corridor) for the 15m Riparian Management Setback. The applicant has also indicated that a small corridor would be included underneath Union Road as a means of allowing reptiles and other small animals to safely move across the road. Staff would have preferred to have had the original 25m wildlife corridor secured through a covenant as outlined in the Glenmore Highlands Area Structure Plan.

The Glenmore Highlands ASP indicates that the wildlife corridors in this area are environmentally sensitive lands that should be maintained in their natural state and that they are not developable. In order to help mitigate the overall impact of constructing a wall to facilitate the project they are proposing to construct a Sierra Scape retaining wall. As the Sierra



Scape retaining wall is landscaped it will help to reduce the visual impact of the retaining system. However, Staff are concerned with the visual impact that results from the 10m high concrete portion of the wall that is used to support the pool / amenity area.

#### 8.0 ALTERNATE RECOMMENDATION

THAT Final Adoption of OCP Amending Bylaw No. 9980 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 9981 be considered by Council;

THAT the Council authorize the issuance of Development Permit No. DP08-0066, Lot 4, Sec. 9, Twp. 23 ODYD, Plan KAP86750, located at 1520-1550 Union Road, 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.

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the development permit application in order for the permit to be issued.

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0177 for Lot 4, Sec. 9, Twp. 23 ODYD, Plan KAP86750, located at 1520-1550 Union Road, Kelowna, B.C, subject to:

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

Section 7.5.9 Fencing & Retaining Walls – Height

Vary the height of the proposed retaining wall from 1.2m permitted to 12m proposed.

  
Shelley Gambacort  
Planning and Development Services

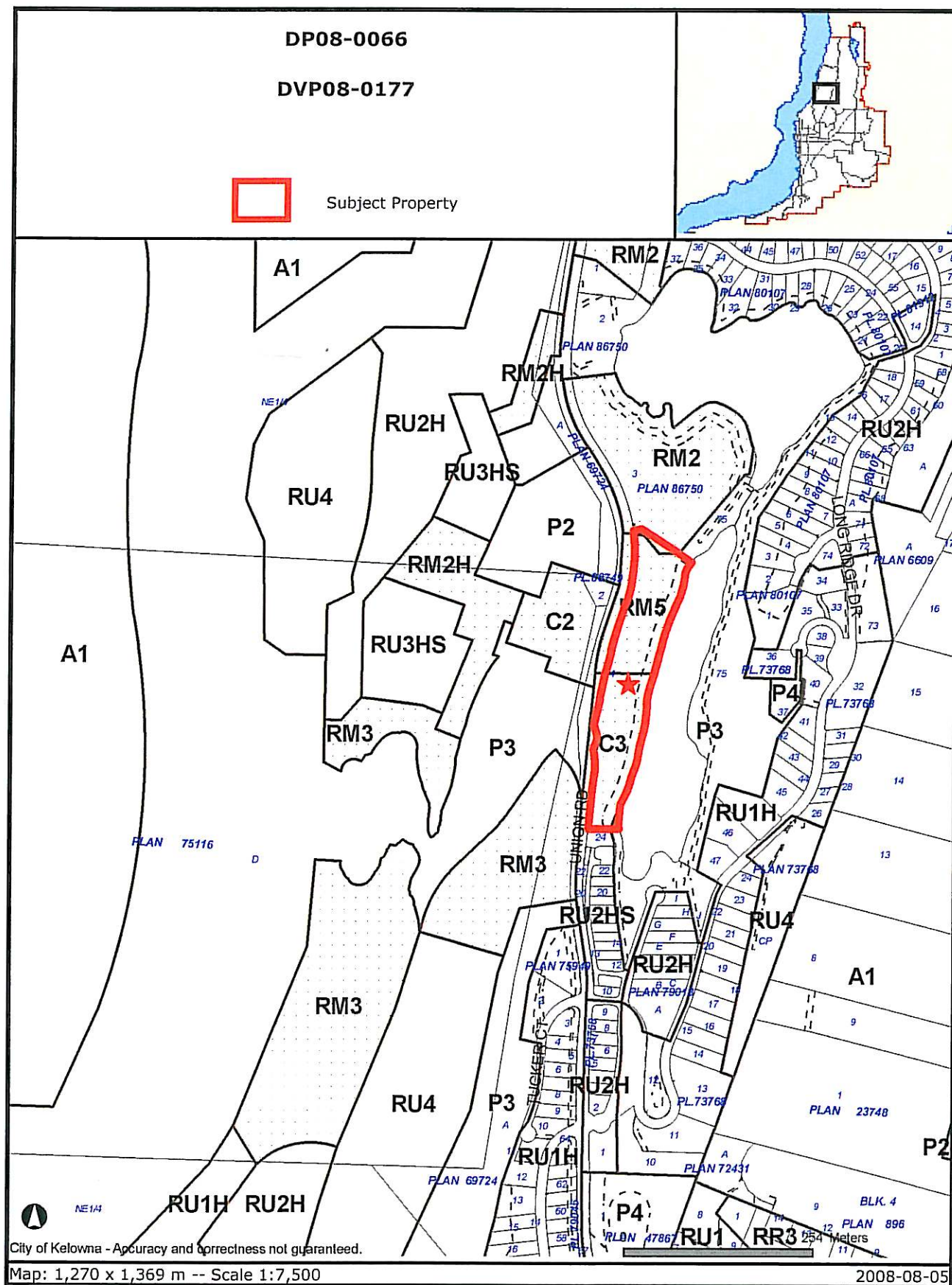
Approved for Inclusion 

Jim Paterson  
Director of Planning & Development Services

JP/SG/aw

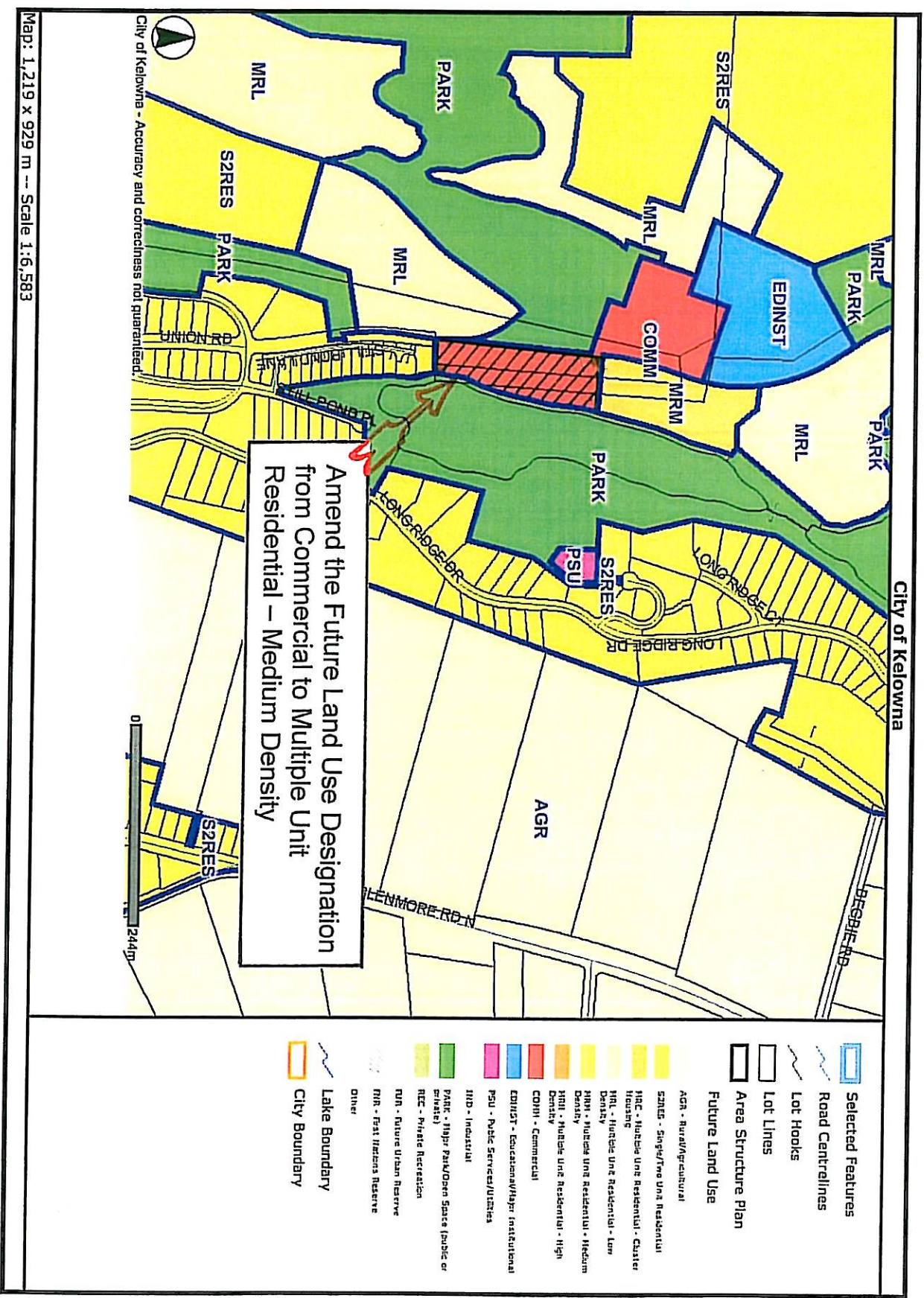
## **ATTACHMENTS**

Subject Property/Zoning Map  
Subject Property/Official Community Plan Map  
Site Plan & Elevations  
Landscape Plan  
Sierra Scape wall - Examples

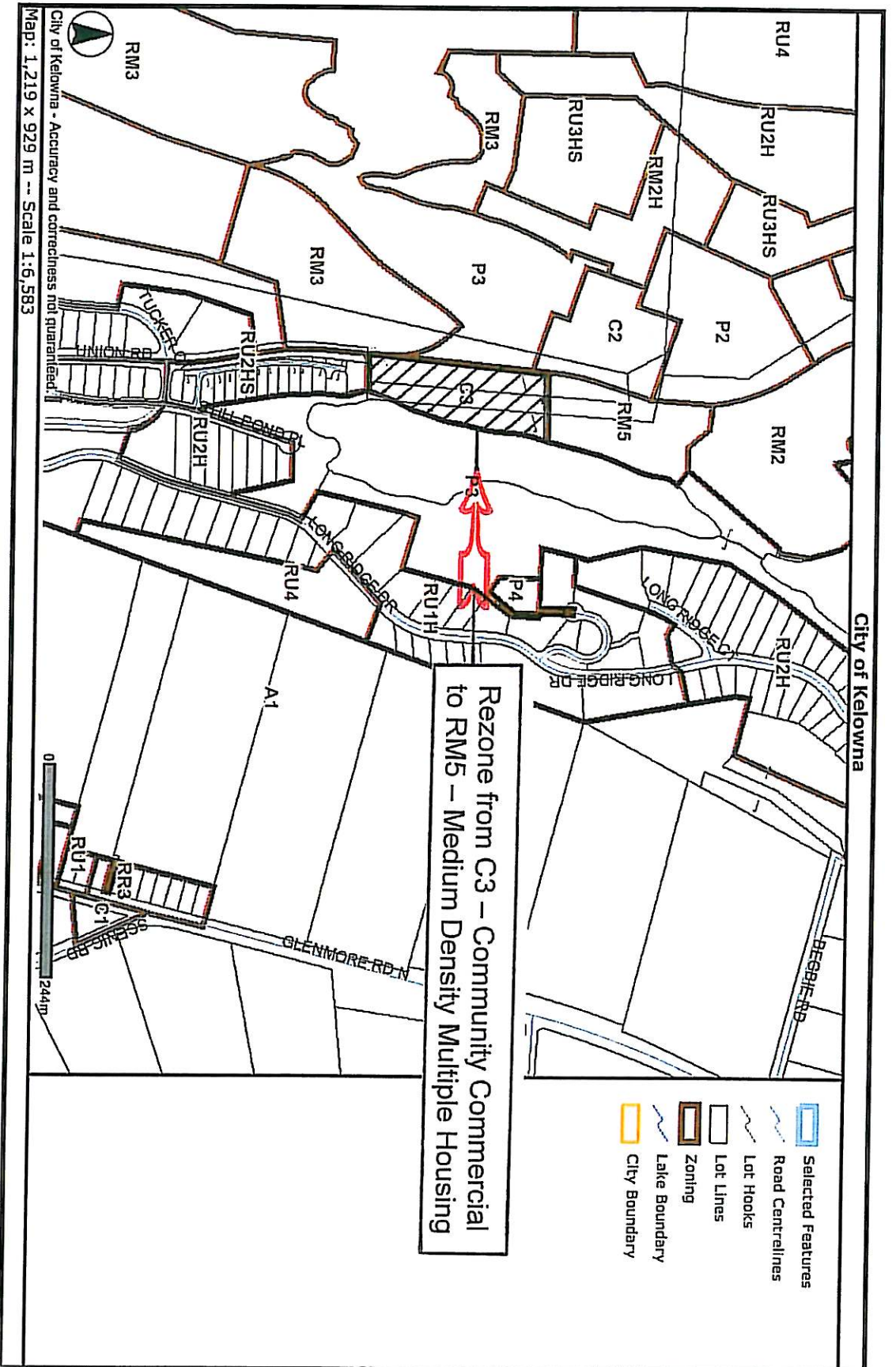


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



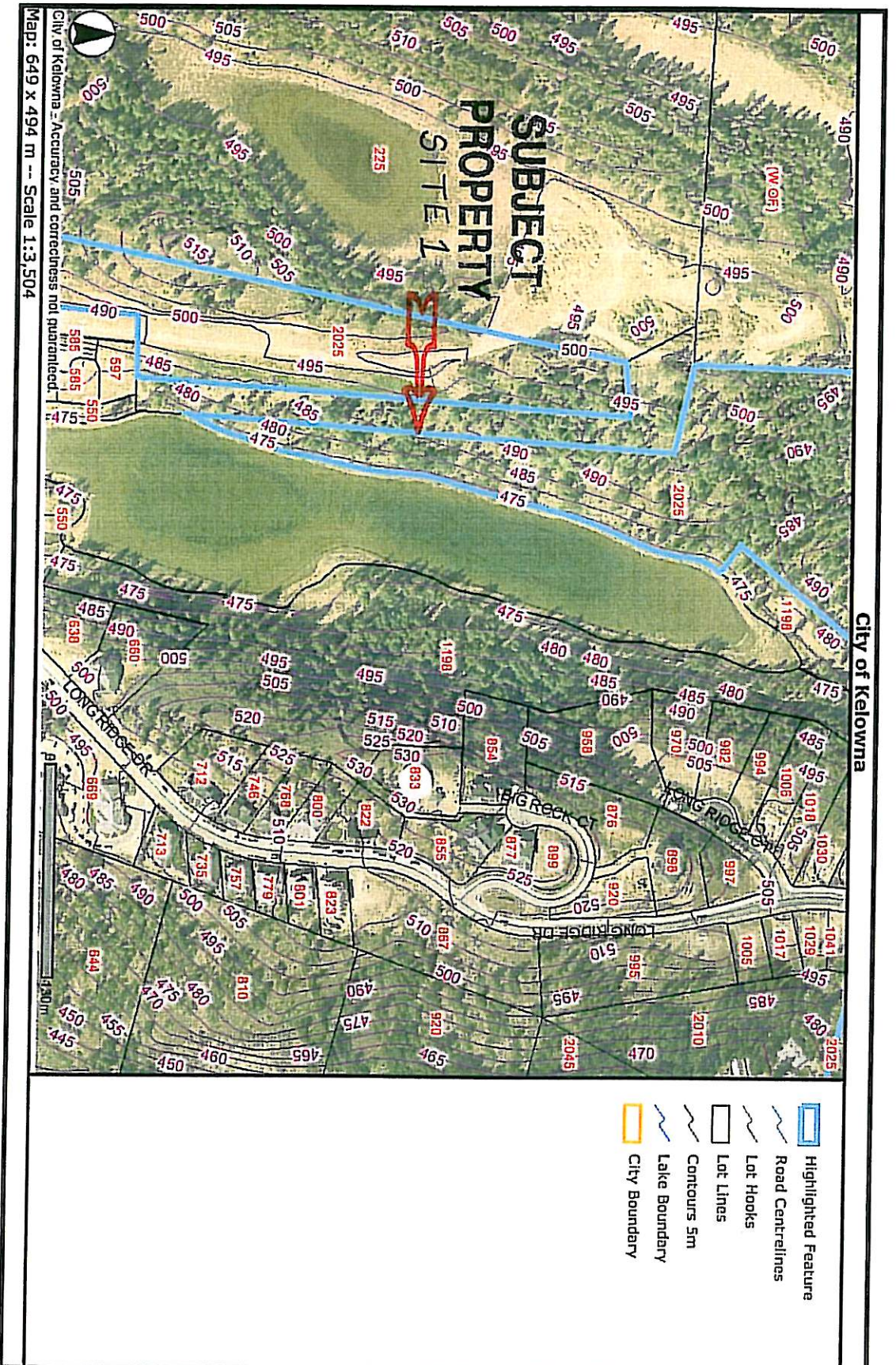


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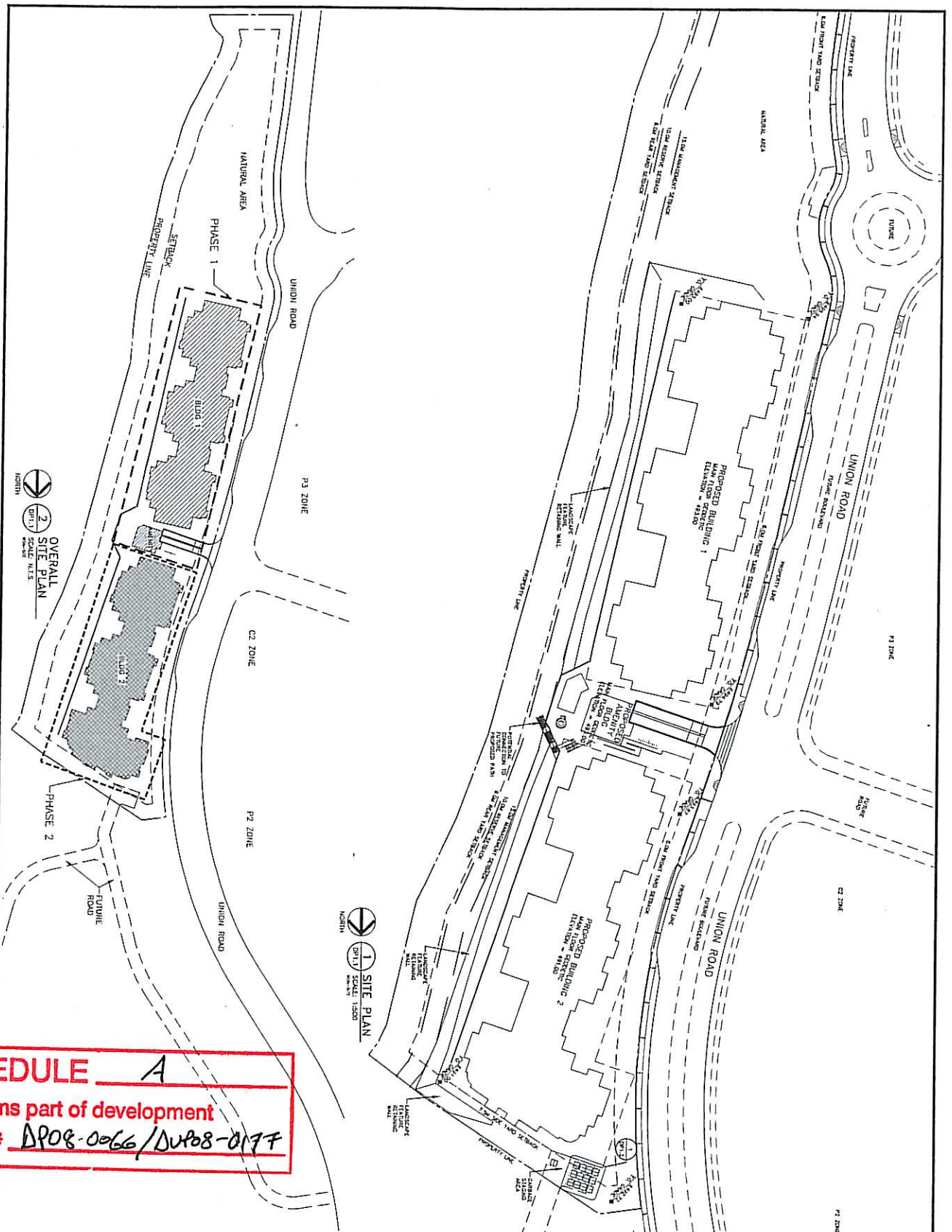
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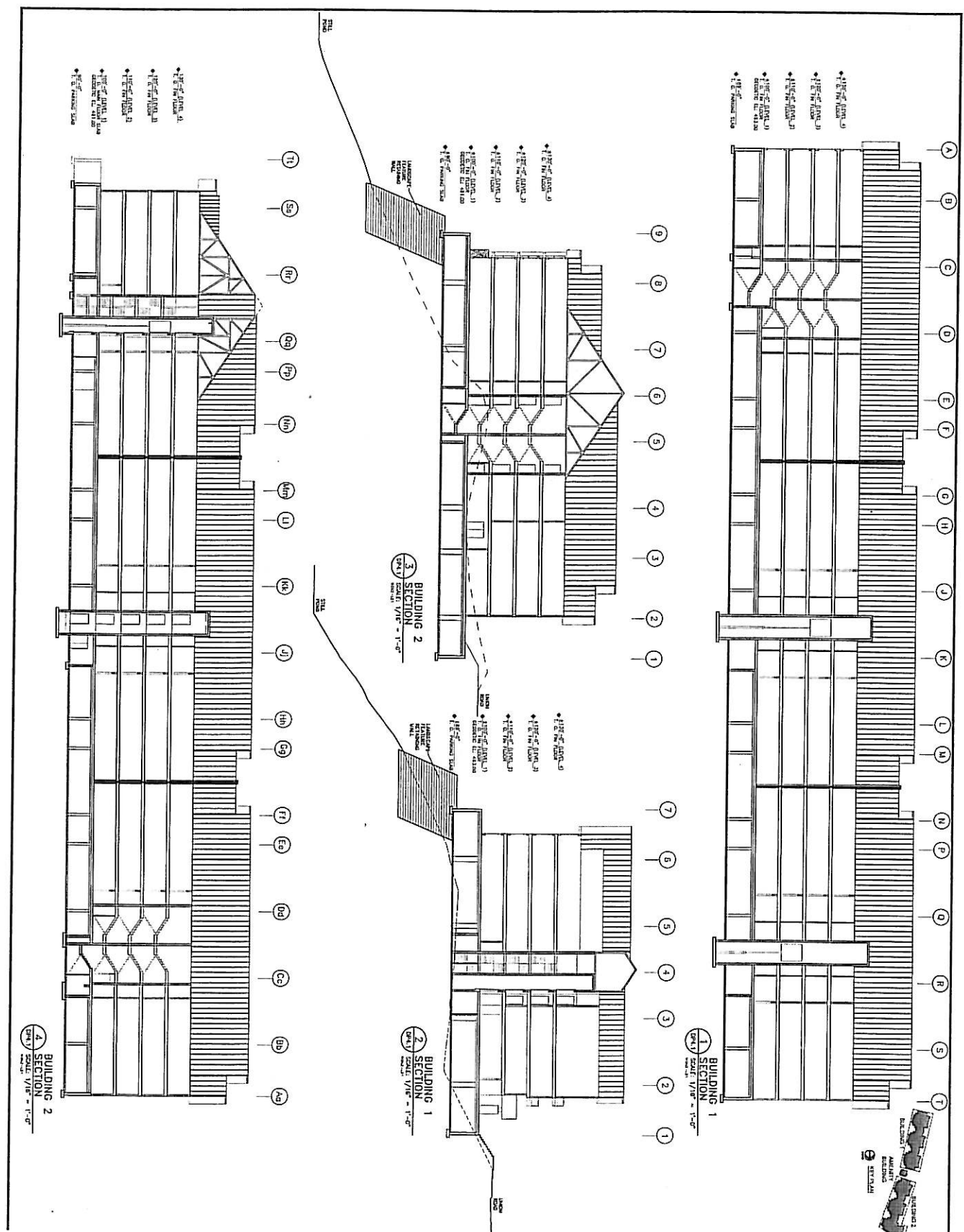
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.





**SCHEDULE A**  
 This forms part of development  
 Permit # DP08-0066/DP08-0177

<b>cei</b> ARCHITECTURE PLANNING INTERIORS VANCOUVER, VICTORIA, KELLOWNA 1170 BAYVIEW AVENUE, SUITE 100 VANCOUVER, BC V6E 1A1 TEL: 604.681.1111		PROJECT NAME <b>STILL POND          RESIDENCE          AT WILDEN          KELLOWNA, B.C.</b> WILDEX CONSTRUCTION CORP.	PROJECT NO. <b>27095</b> DRAWING NO. <b>DP1.1</b>
DATE <b>2007-12-28</b> DRAWN <b>DP1.1</b>	CHECKED <b>DP1.1</b>	PROJECT NO. <b>27095</b>	DRAWING NO. <b>DP1.1</b>

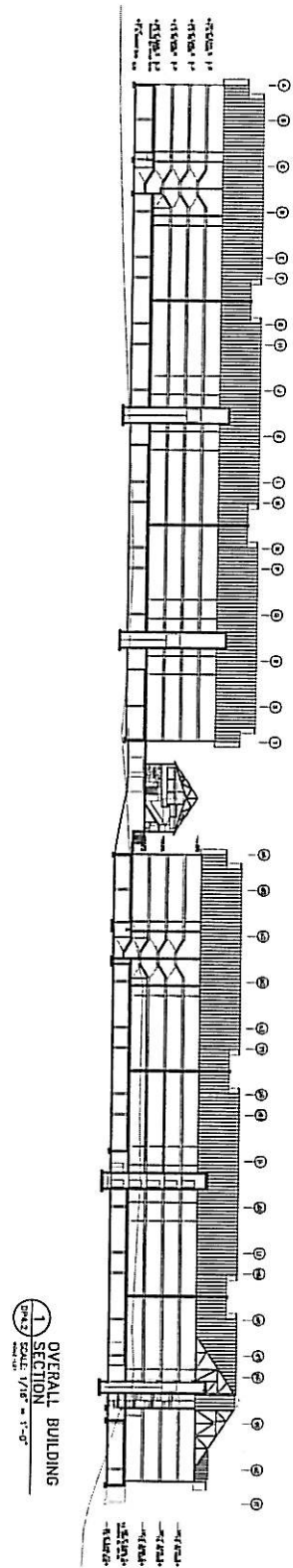


**cei** ARCHITECTURE  
PLANNING  
INTERIORS

1000 WEST 10TH AVENUE  
SUITE 100  
VANCOUVER, BC V6H 2G6  
TEL: 604-681-1111  
FAX: 604-681-1112  
WWW.CEI-ARCHITECTURE.COM

**IMPERIAL**

27095 DP4.1



**cei**  
ARCHITECTURE  
PLANNING  
INTERIORS

## RESULTS

## CONCLUSIONS

**IMPERIAL**

In California cities established  
before and in 1970 the book.

BUILD FOR		RECEPTION
NO.	DATE	CLIENT REVIEW
51	03-03-23	

**PROJECT TITLE**

STILL POND  
RESIDENCE  
AT WILDEN  
KELOWNA, B.C.

WILDEI CONSTRUCTION CORP.

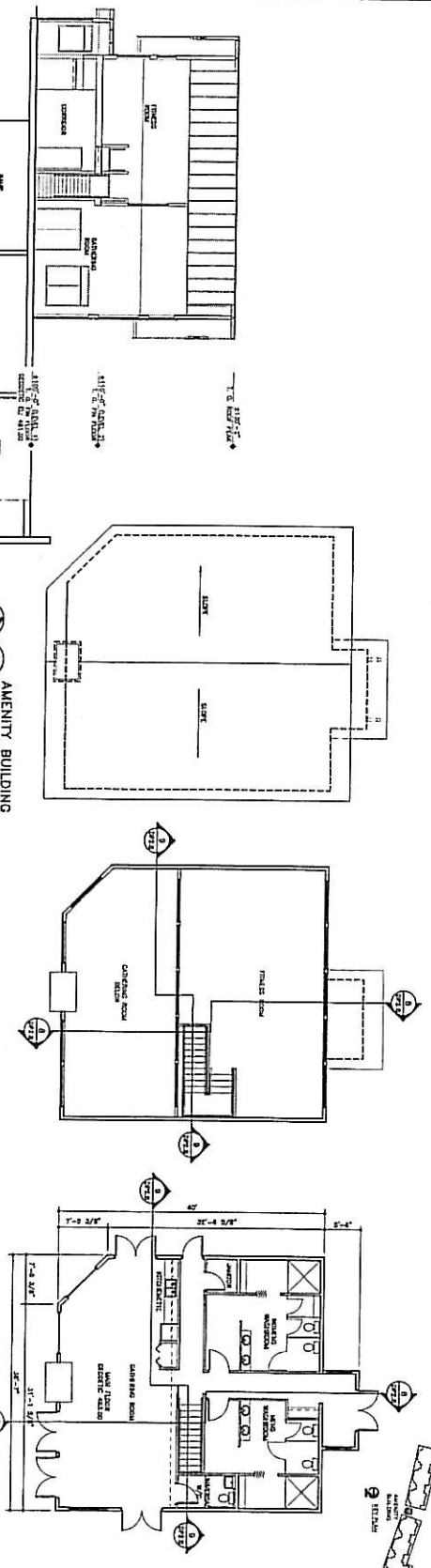
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OVERALL BUILDING  
SECTION

DATE	2001.12.28	SHAW
PLST DATE		
CDR FILE	WOM-401	
PROJECT NO.		CHANGE NO.

27095 DP4.2





**3 AMENTY BUILDING  
ROOF PLAN**  
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DATE: 11/11/11

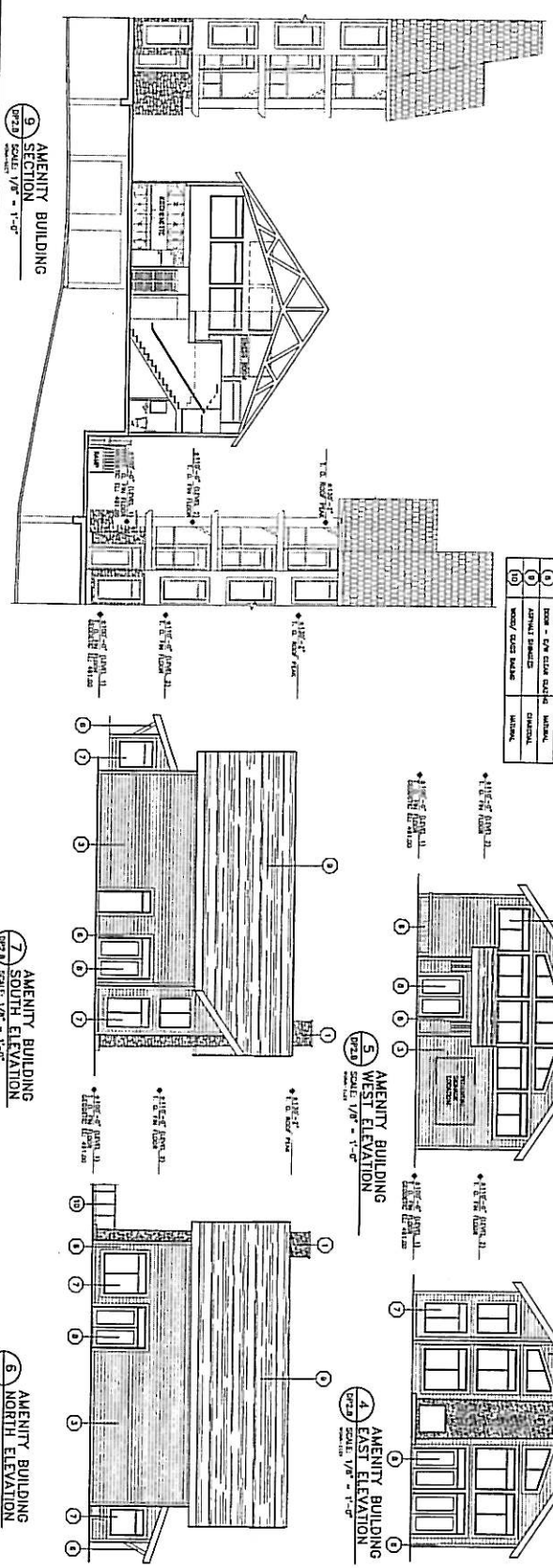
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SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
DATE: 11/11/11

**1 AMENTY BUILDING  
MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
DATE: 11/11/11

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CEILING	100	SQ. FT.
2	FLOOR	100	SQ. FT.
3	WALL	100	SQ. FT.
4	DOOR	100	SQ. FT.
5	WINDOW	100	SQ. FT.
6	STAIR	100	SQ. FT.
7	ELEVATOR	100	SQ. FT.
8	MECHANICAL	100	SQ. FT.
9	ELECTRICAL	100	SQ. FT.
10	PLUMBING	100	SQ. FT.

**5 AMENTY BUILDING  
WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
DATE: 11/11/11

**4 AMENTY BUILDING  
EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
DATE: 11/11/11



**9 AMENTY BUILDING  
SECTION**  
SCALE: 1/8" = 1'-0"  
DATE: 11/11/11

**7 AMENTY BUILDING  
SOUTH ELEVATION**  
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DATE: 11/11/11

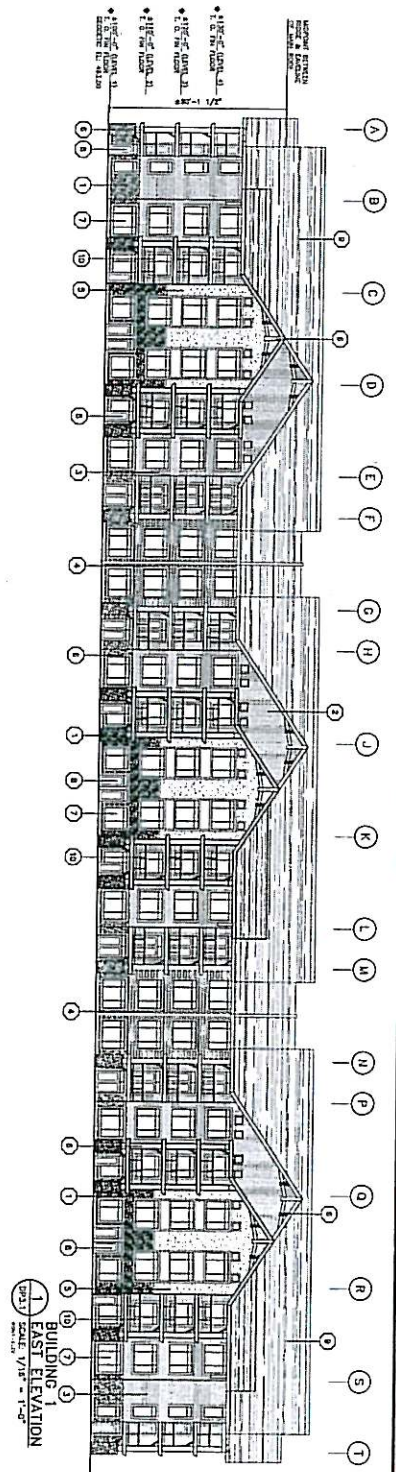
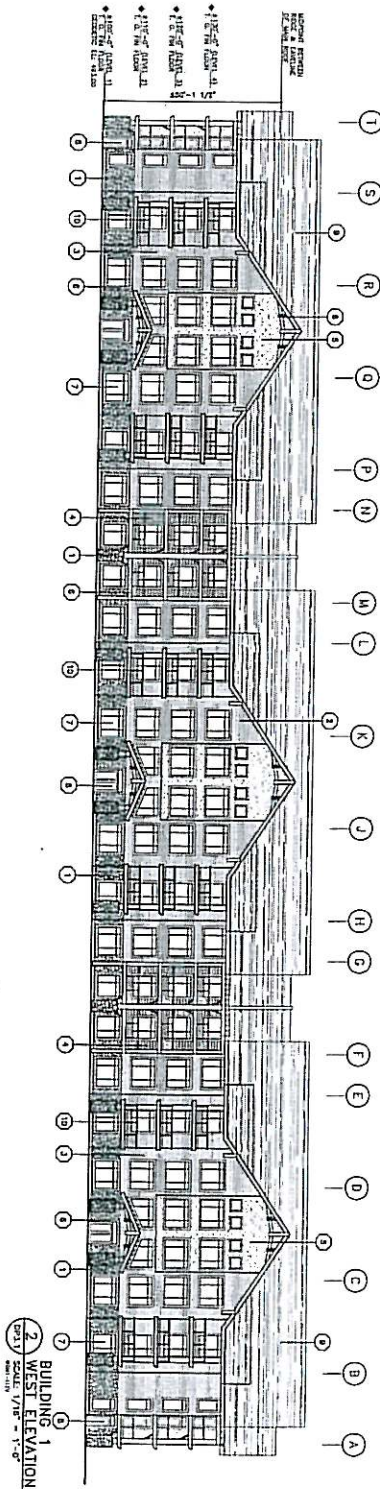
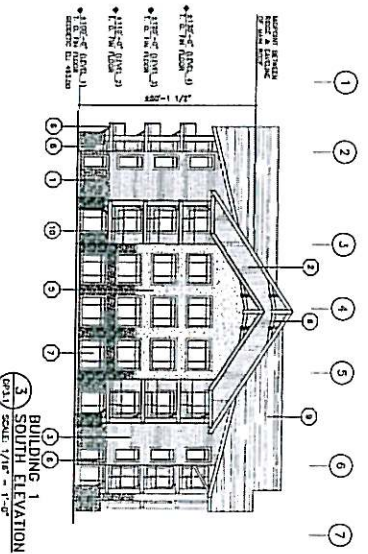
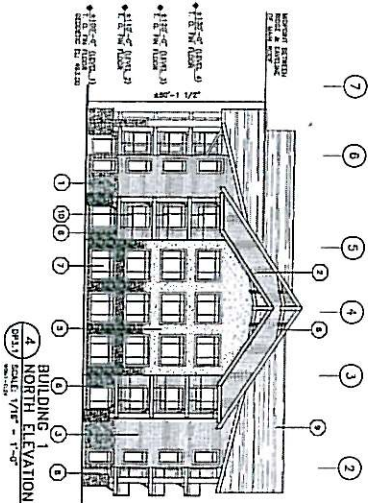
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# SCHEDULE B

This forms part of development

Permit # DP08-0066 / DP08-0177

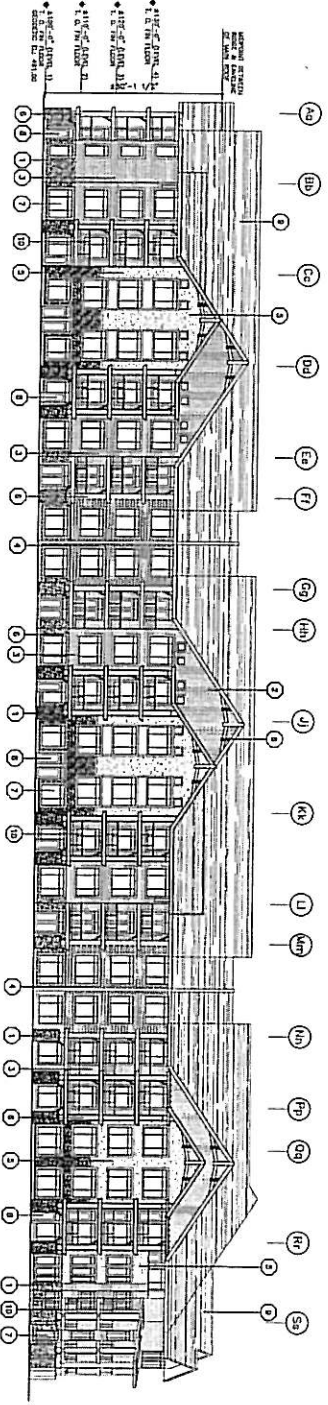
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5	CLADDING - GLASS	SQ. FT.
6	CLADDING - CERAMIC	SQ. FT.
7	CLADDING - PLASTER	SQ. FT.
8	CLADDING - CONCRETE	SQ. FT.
9	CLADDING - OTHER	SQ. FT.
10	CLADDING - TOTAL	SQ. FT.



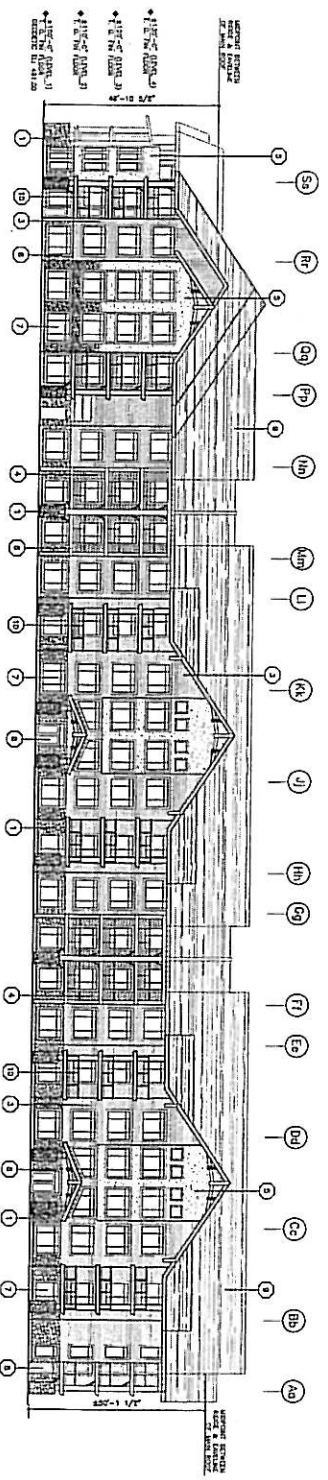
<p><b>cei</b> ARCHITECTURE PLANNING INTERIORS</p> <p>3000 WEST 10TH AVENUE SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.CEI-ARCHITECTURE.COM</p>		<p><b>IMPERIAL</b></p> <p>1000 WEST 10TH AVENUE SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.IMPERIAL-ARCHITECTURE.COM</p>	
<p><b>PROJECT TITLE</b></p> <p>STILL POND RESIDENCE AT WILDEN KELOWNA, B.C.</p>		<p><b>CLIENT</b></p> <p>WILDEN CONSTRUCTION CORP.</p>	
<p><b>DATE</b></p> <p>27095</p>		<p><b>SCALE</b></p> <p>DP3.1</p>	



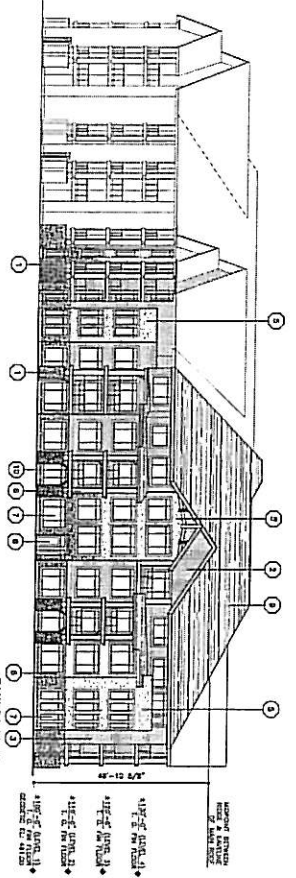
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7	CLADDING - PLASTER	10
8	CLADDING - OTHER	5
9	CLADDING - TOTAL	1985
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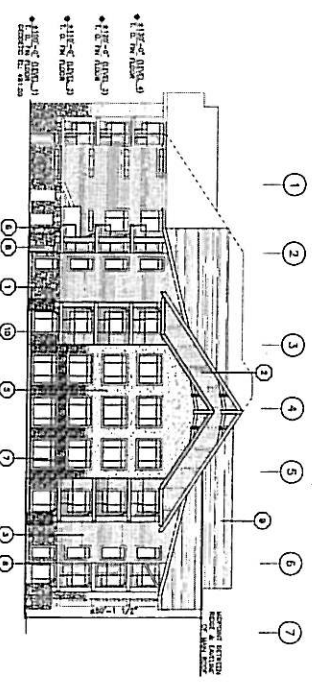
**BUILDING 2  
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SCALE 1/8" = 1'-0"



**BUILDING 2  
WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**BUILDING 2  
NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**BUILDING 2  
SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

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INTERIORS

1000 WEST 10TH AVENUE  
SUITE 100  
VANCOUVER, BC V6H 2G6  
TEL: 604-681-1111  
FAX: 604-681-1112  
WWW.CEI-ARCHITECTURE.COM

CONTRACT NO.

**IMPERIAL**

NO.	DATE	DESCRIPTION
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02	04-04-11	EXTERIOR DETAIL - PLASTER APPLICATION

PROJECT TITLE

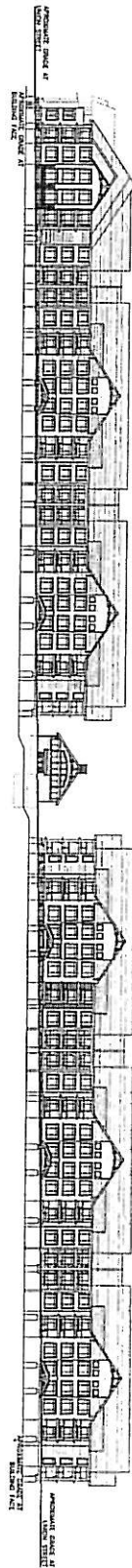
**STILL POND  
RESIDENCE  
AT WILDEN  
KELOWNA, B.C.**

WILDER CONSTRUCTION CORP.

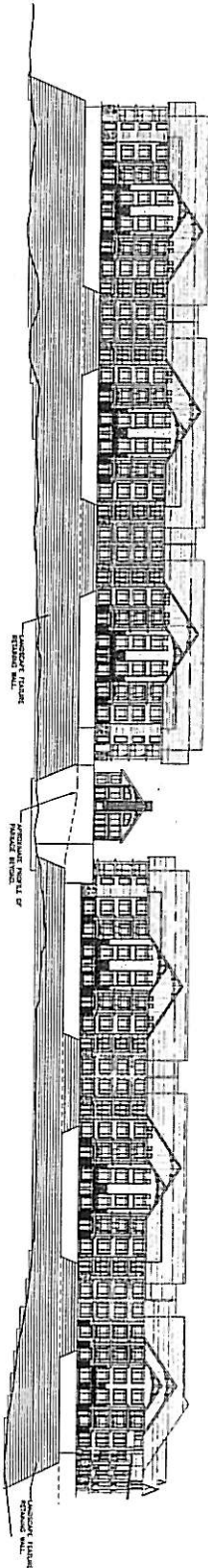
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ELEVATIONS**

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DRAWING NO.: DP3.2





1. STREETSCAPE - UNION ROAD  
SCALE 1/2" = 1'-0"



2. OVERALL ELEVATION FROM STILL POND  
SCALE 1/2" = 1'-0"

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PLANNING  
INTERIORS  
1000 WEST 10TH AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112  
WWW.CEI-ARCHITECTURE.COM

CONSTRUCTION

# IMPERIAL

NO. 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
TEL: 303.733.1111 FAX: 303.733.1112  
WWW.CEI-ARCHITECTURE.COM

CONSTRUCTION

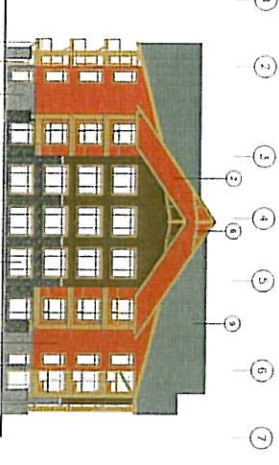
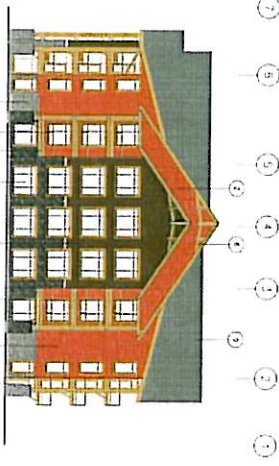
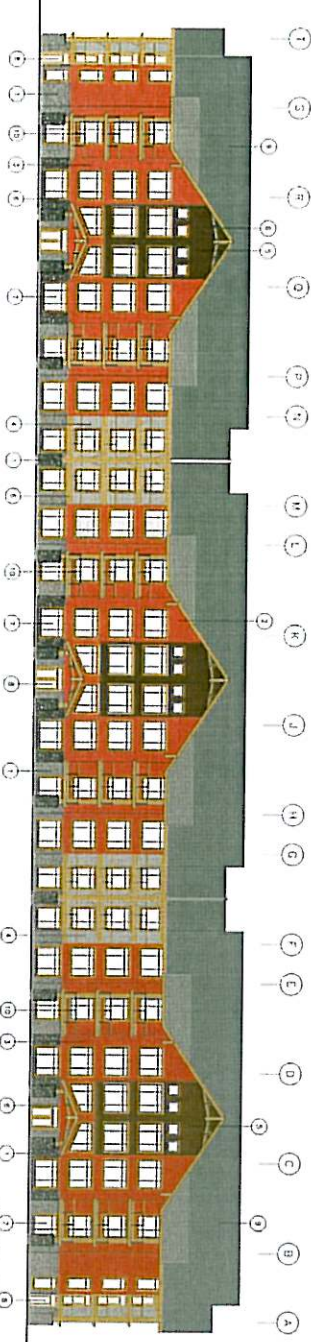
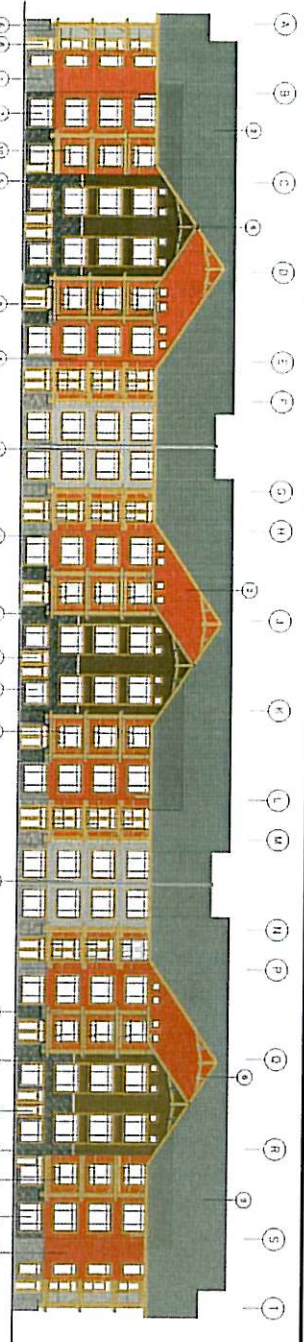
STILL POND  
RESIDENCE  
AT WILDEN  
KELOWNA, B.C.


WILDEN CONSTRUCTION CORP.

## STREETSCAPE ELEVATIONS

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PROJECT NO.	27095	DATE	2008.03.20
PROJECT NO.	27095	DATE	2008.03.20

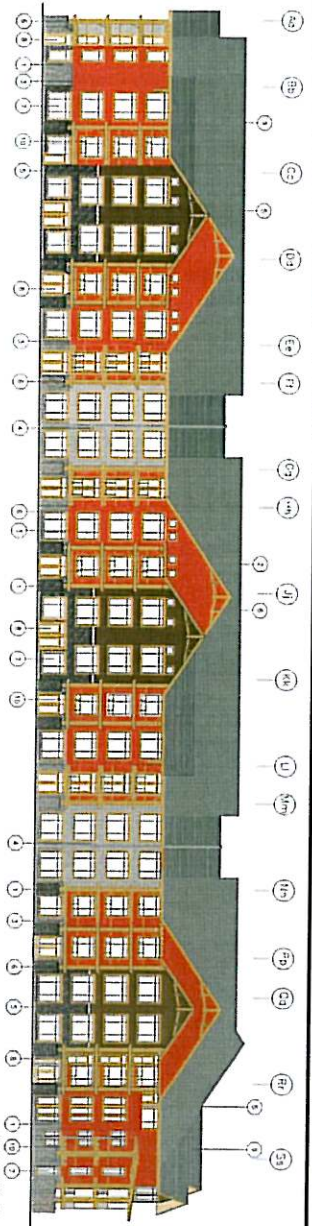
This architectural section drawing illustrates a multi-story building with a red-tiled roof and a central staircase. The drawing is oriented vertically and includes a grid of circular markers labeled with letters and numbers. The building's structure is shown in cross-section, revealing internal details such as windows, doors, and structural elements. The roof is depicted with a red-tiled pattern, and the central staircase is a prominent feature. The drawing is framed by a grid of circular markers, with letters (A through Z) on the left and numbers (1 through 26) on the right, indicating specific locations within the building's footprint.



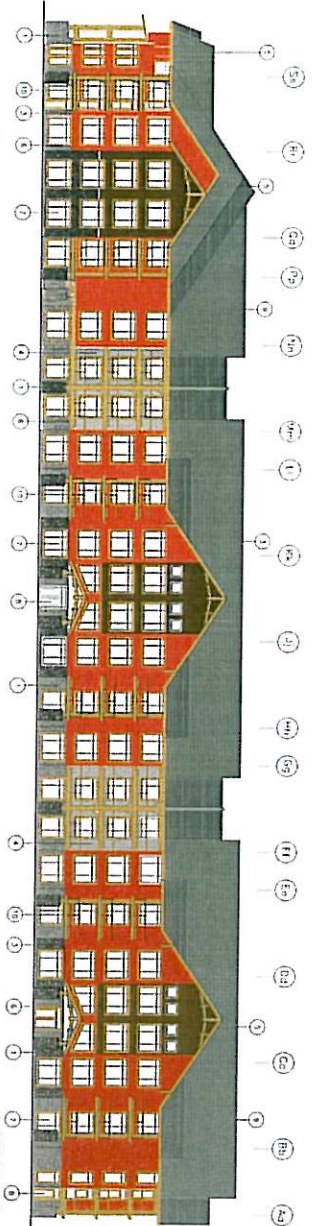
 <p><b>cei</b> CONSTRUCTIVE ELEVATIONS INTERIORS</p> <p>INCORPORATED 10000 Highway 10, Suite 100 Edmonton, Alberta T6C 2E4 Tel: (403) 443-1111 Fax: (403) 443-1112 17000 10th St. # 200 Box 440 Edmonton, Alberta T6C 2E4 Tel: (403) 443-1111 / 1-203-361-1111 Fax: (403) 443-1112 McGill College, Suite 1000</p>	<p>CONTRACTORS</p>	<p><b>IMPERIAL</b></p>	<p>EDUCATION</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REDESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>10-10-93</td> <td>ST. ELMEN'S TRUST</td> </tr> </tbody> </table>	NO.	DATE	REDESCRIPTION	01	10-10-93	ST. ELMEN'S TRUST	<p>PROJECT TITLE</p> <p><b>STILL POND RESIDENCE AT WILDEN KELOWNA, B.C.</b></p> <p><b>WILDEN CONSTRUCTION CORP.</b></p>	<p>DRAWING TITLE</p> <p><b>BUILDING 1 ELEVATIONS</b></p> <p>DATE: <u>270995</u> DRAWN: _____          PLOT DATE: <u>270995</u> CHECKED: _____          JOB FILE: <u>270995</u> DRAWING NO: _____</p>	<p>PROJECT NO: <b>270995</b> DRAWING NO: <b>DP3.1C</b></p>
NO.	DATE	REDESCRIPTION										
01	10-10-93	ST. ELMEN'S TRUST										



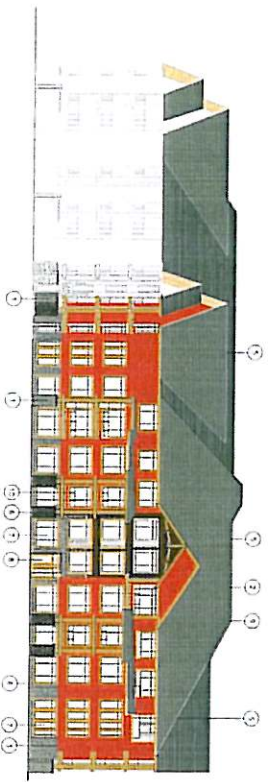
1	PROJECT NO.	27095
2	CLIENT NAME	WILDEI CONSTRUCTION CORP.
3	PROJECT NAME	STILL POND RESIDENCE AT WILDEN
4	DATE	2013
5	DESIGNER	IMPERIAL ARCHITECTURE
6	SCALE	1/8" = 1'-0"
7	DATE	2013
8	PROJECT NO.	27095
9	CLIENT NAME	WILDEI CONSTRUCTION CORP.
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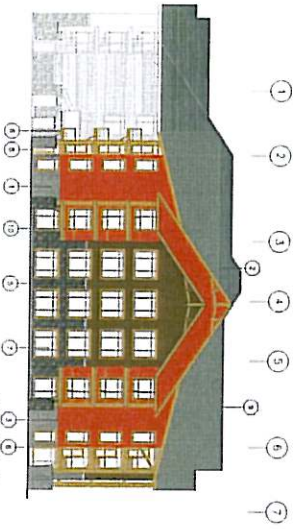
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EAST ELEVATION  
SCALE 1/8" = 1'-0"



2 BUILDING 2  
WEST ELEVATION  
SCALE 1/8" = 1'-0"



4 BUILDING 2  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



3 BUILDING 2  
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



ce! architecture  
1000 WEST 10TH AVENUE  
SUITE 200  
VANCOUVER, BC V6H 2G6  
TEL: 604.681.1111  
WWW.CE1ARCHITECTURE.COM

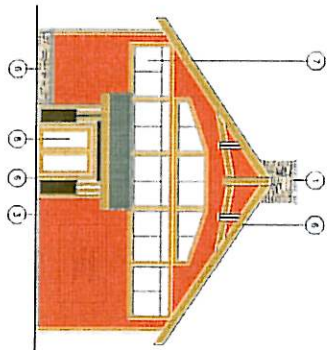
IMPERIAL  
ARCHITECTURE  
1000 WEST 10TH AVENUE  
SUITE 200  
VANCOUVER, BC V6H 2G6  
TEL: 604.681.1111  
WWW.IMPERIALARCHITECTURE.COM

STILL POND  
RESIDENCE  
AT WILDEN  
KELOWNA, B.C.  
WILDEI CONSTRUCTION CORP.

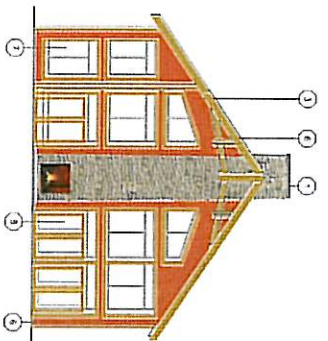
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SHEET: 27095 DP3.2C  
PROJECT NO. 27095

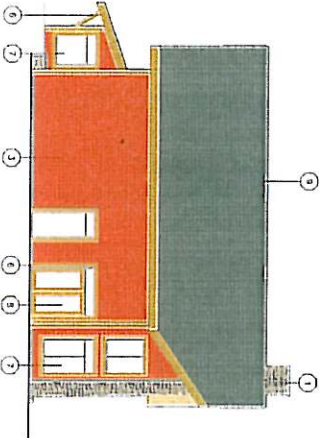
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(1)	CLAYED STONE	CHALK	
(2)	WETON STONE	CHALK	
(3)	WETON STONE	CHALK	
(4)	SHINGLED STONE	CHALK	
(5)	SHINGLED STONE	CHALK	
(6)	WOOD SHINGLING / TRAIL	CHALK	
(7)	WOOD - CLAY CLAYING	CHALK	
(8)	WOOD - CLAY CLAYING	CHALK	
(9)	WOOD - CLAY CLAYING	CHALK	
(10)	WOOD - CLAY CLAYING	CHALK	



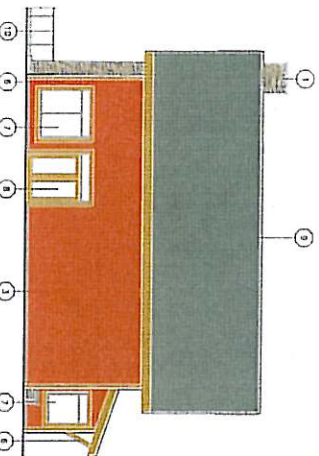
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WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 AMENITY BUILDING  
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 AMENITY BUILDING  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 AMENITY BUILDING  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1. PREPARED FOR: J. & J. BUILDING  
2. PREPARED BY: J. & J. BUILDING  
3. PREPARED FOR: J. & J. BUILDING  
4. PREPARED BY: J. & J. BUILDING  
5. PREPARED FOR: J. & J. BUILDING  
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10. PREPARED BY: J. & J. BUILDING

DATE: \_\_\_\_\_  
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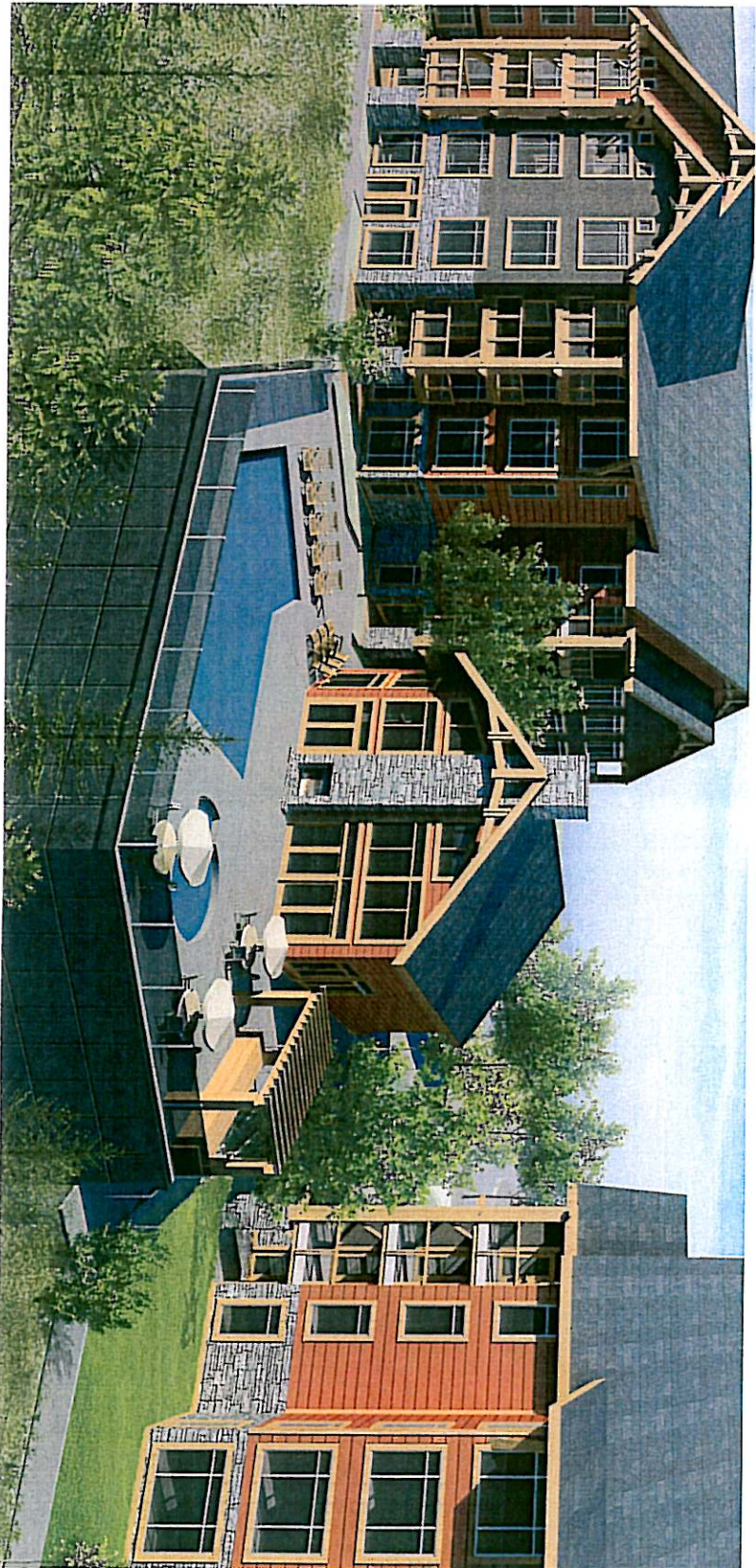
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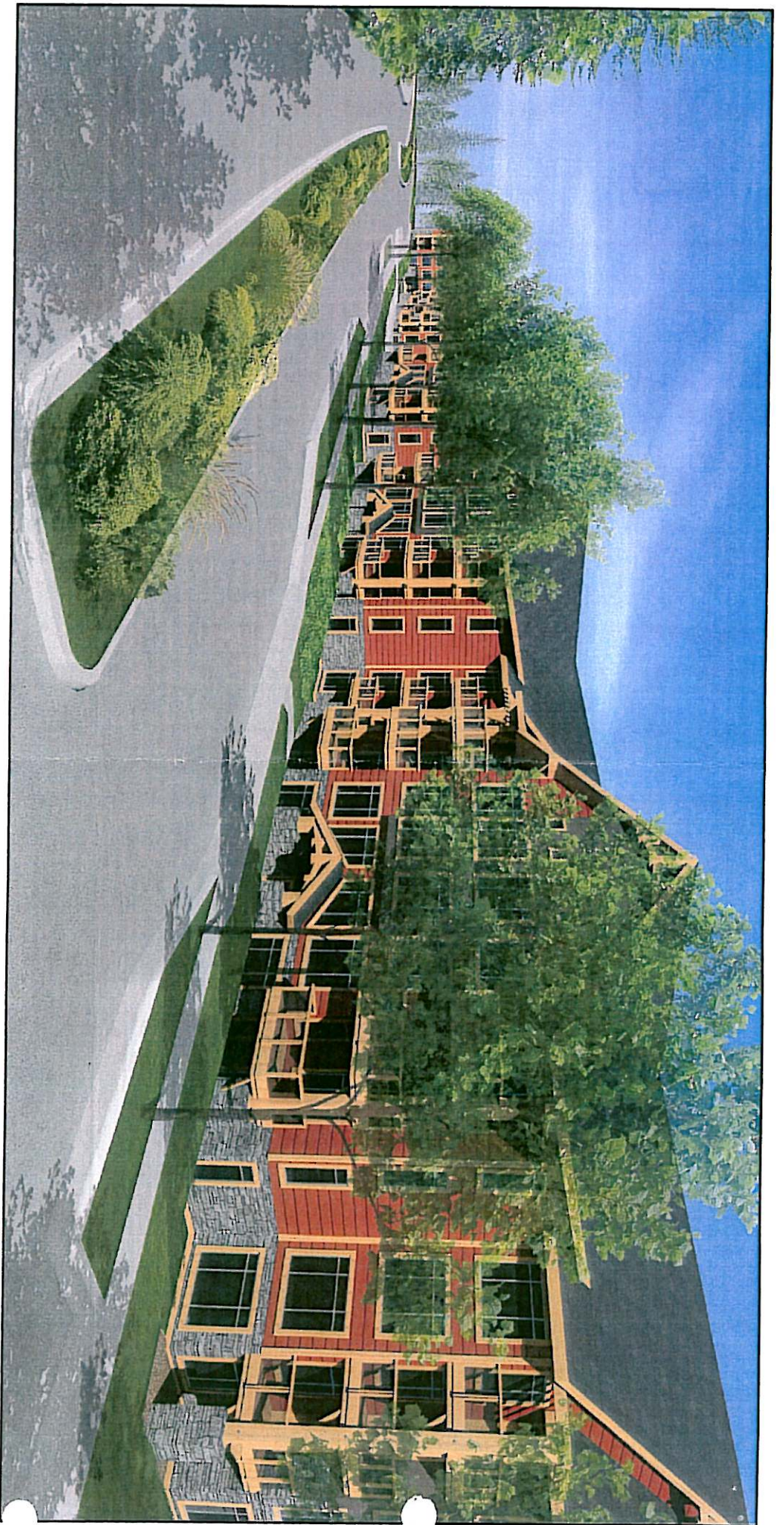
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NO. 7: \_\_\_\_\_  
NO. 8: \_\_\_\_\_  
NO. 9: \_\_\_\_\_  
NO. 10: \_\_\_\_\_



27095 - STILL POND RESIDENCES  
AMENITY CONCEPTUAL RENDERING  
ISSUED JULY 15, 2008







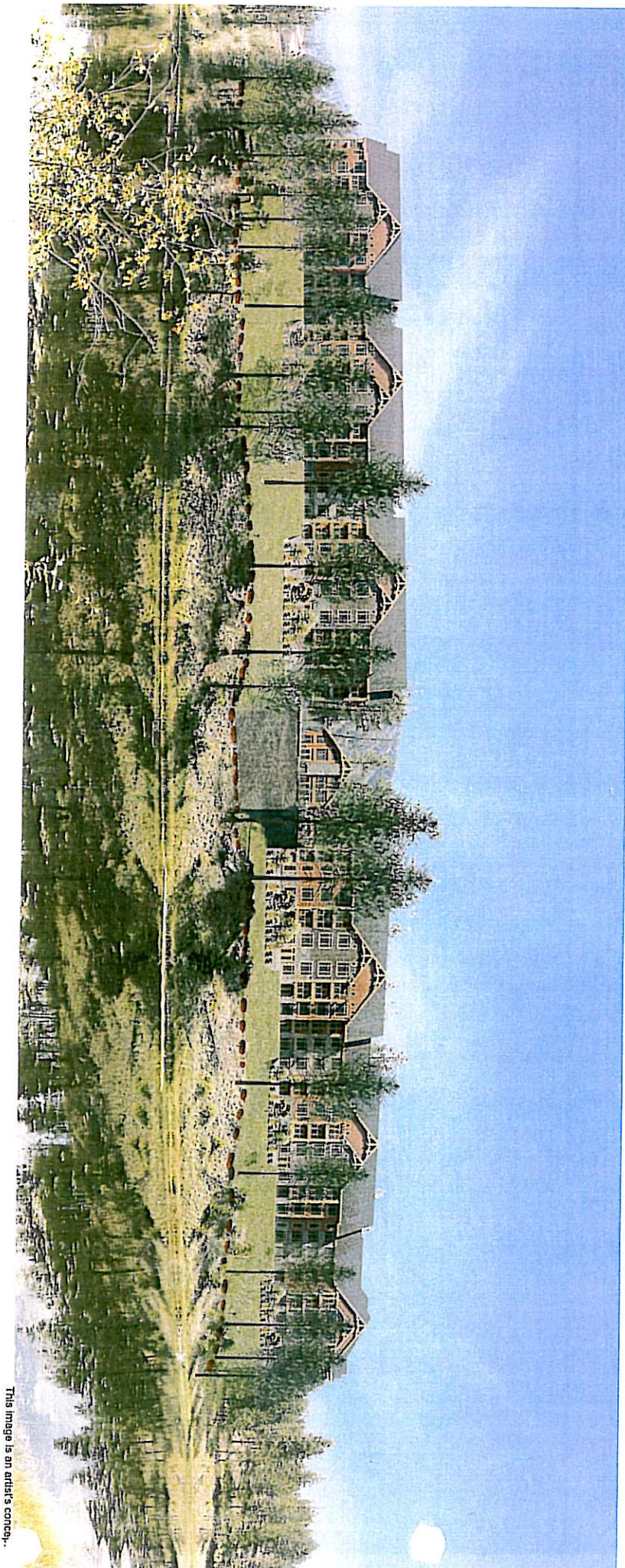
## STILL POND RESIDENCES AT WILDEN

27095: 2008-03-11: SCALE: N.T.S.

NOTE: THIS IMAGE IS AN ARTIST'S CONCEPT  
AND MAY NOT ACCURATELY REFLECT THE  
INFORMATION PROVIDED IN THIS PACKAGE



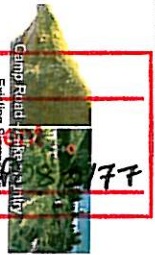
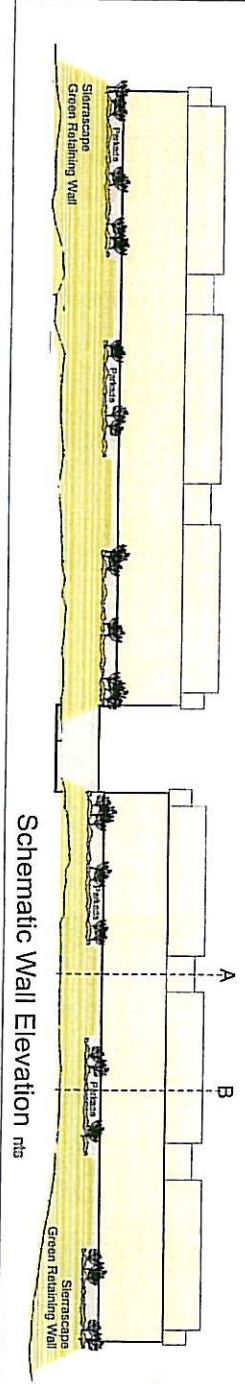
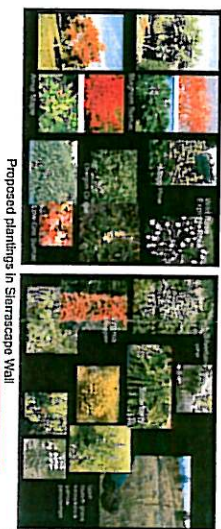
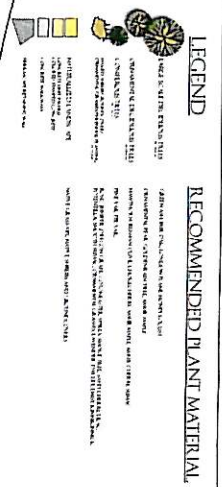
27095 - STILL POND RESIDENCES  
POND SIDE CONCEPTUAL RENDERING  
ISSUED JULY 15, 2008




This image is an artist's concept.

Bottom of Sierra Scape Wall





**SCHEDULE**  
This forms part of development.  
Permit # DP08-0006/OLU 15/77



**cei**  
ARCHITECTURE  
PLANNING  
INTERIORS

VANCOUVER VICTORIA KELLOWNA  
TEL: 604.681.8700  
F: 604.681.8701  
www.cei.ca  
1000 Burrard Street  
V6C 1B1  
BC Canada V6C 1B1

**CLIENTS**

**CTO**  
Construction Ltd.

**METRIC**  
3150 UNIVERSITY AVENUE  
VANCOUVER, BC V6T 1C6

**PROJECT TITLE**

STILL POND  
RESIDENCE  
AT WILDEN  
KELOWNA, B.C.

**WILDMAN CONSTRUCTION CORP.**

**PHASE TITLE**

CONCEPTUAL

**DATE**

2007.12.26

**BY**

DAVID

**FOR**

WILDMAN CONSTRUCTION CORP.

**PROJECT NO.**

00000000



File: DVP08-0177

Application

File: DVP08-0177

Type: DEVP VARIANCE PERMIT

File Circulation

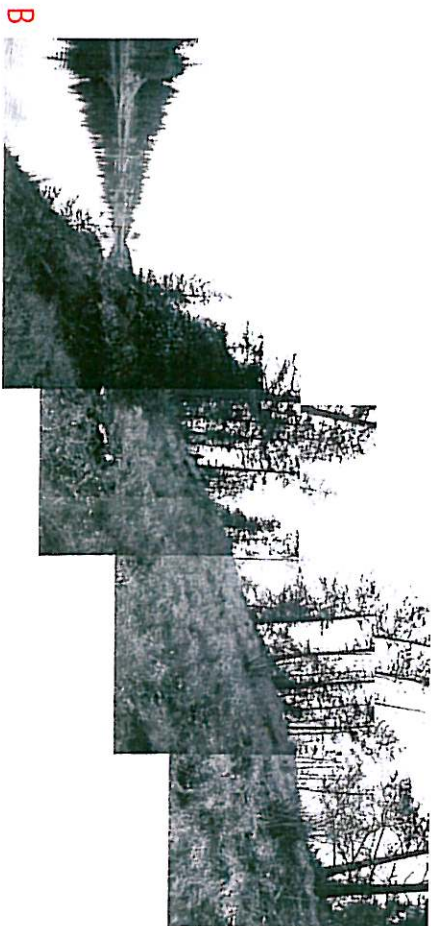
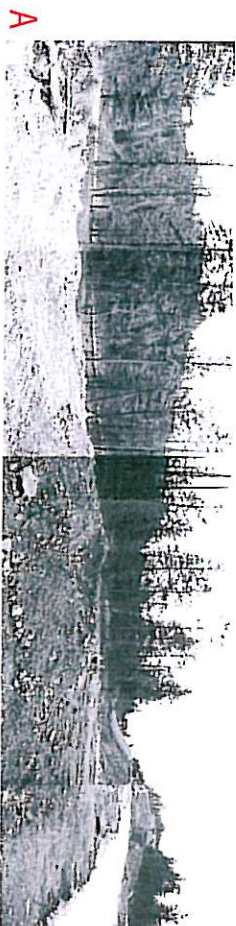
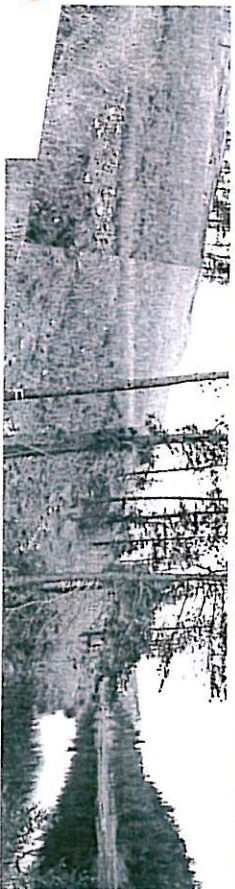
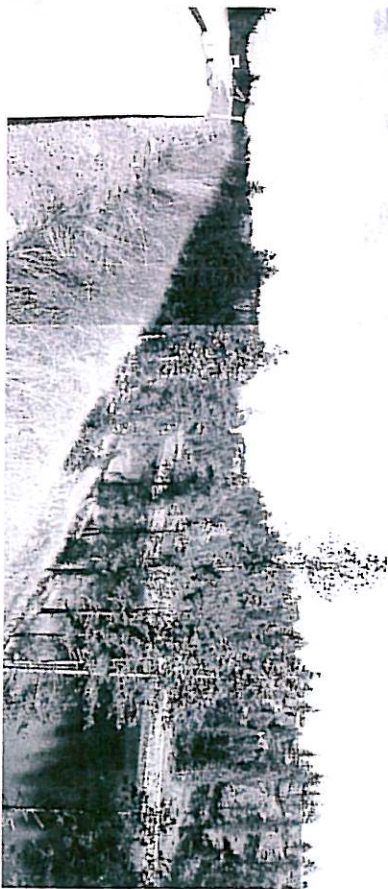
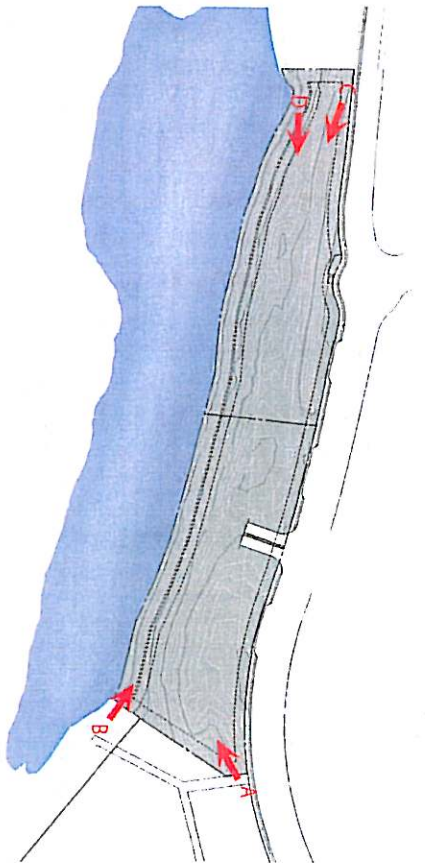
Seq	Out	In	By	Comment
	Environment Manager			Please refer to comments relating to DP08-0063, and emailed to CG and AW.
	2008-07-17	2008-08-01		Development footprint encroaches on 25m wildlife corridor identified in the ASP.
	Fire Department			This submission does not appear to address any of our original concerns as submitted
	2008-07-17	2008-07-31	JBROLUNE	(see below). This submission lacks detail to verify if any of the below have been met, therefore, they are re-included.
				DP-08-0066 2025 BEGBIE RD
				Not met:
				Fire Department access routes can not be further than 15m from the principal entrance.
				Fire department connection is required as per 3.2.5.16 of the BCBC.
				Exiting from the parkade is not direct to the exterior and incomplete.
				Still Pond elevation shows a five story building plans do not show the building is non combustibile must meet BCBC 2006 requirements.
				Incomplete drawings:
				A detailed code analysis is required to address type of occupancy, fire department access, fire flows, hydrant location, exiting, building height, building construction, fire protection systems, variances if any.
				Also See comments from DP07-0212:
				On all 6.00m wide roads No Parking signs are required on both sides of the road as per article 2.5.1.5 of the BC Fire Code. Detailed drawings of the Fire Department turn a round are required showing article 3.2.5.6 of the BC Building Code is met.
	Inspections Department			No comment
	2008-07-17	2008-07-18	RREADY	
	Works & Utilities			see documents tab
	2008-07-17	2008-08-01		



File: DP08-0066

Seq	Out	In	By	Comment
	Parks Manager			
	2008-03-26	2008-04-18	TBARTON	Parks recommends that the proposed trail corridor together with the riparian area along the lake be transferred/dedicated to the City. City ownership will ensure long term environmental protection and effective trail maintenance.
	Public Health Inspector			
	2008-03-26	2008-04-23		We recommend that the applicant construct the trail as part of the development to the Parks Division's trail standard for a 1.5m wide gravel trail.
	RCMP			No comments
	2008-03-26	2008-05-08		No comment
	School District No. 23			No response
	2008-03-26	2008-05-23		
	Shaw Cable			Owner/Developer to supply and install an underground conduit system per Shaw Cable drawings and specifications
	2008-03-26	2008-04-07		
	Telus			TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
	2008-03-26	2008-04-22		
	Terasen Utility Services			No comment
	2008-03-26	2008-04-29		
	Works & Utilities			See document tab
	2008-03-26	2008-04-21		





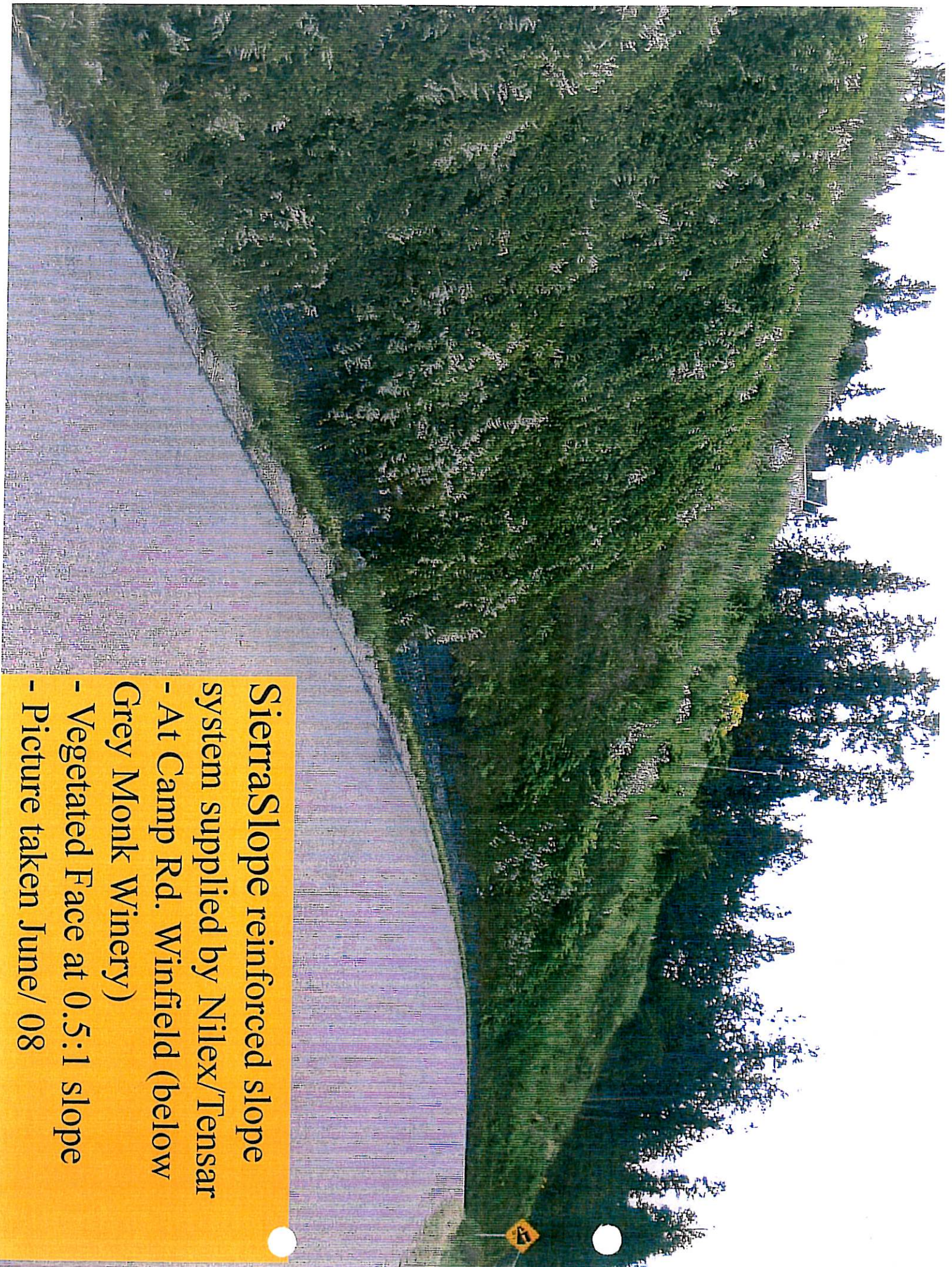
PROJECT 27084 DATE 07-10-10

# WILDEN MULTI-FAMILY

SITE ANALYSIS







Sierra Slope reinforced slope  
system supplied by Nilex/Tensar

- At Camp Rd. Winfield (below  
Grey Monk Winery)
- Vegetated Face at 0.5:1 slope
- Picture taken June/ 08



**Figure A.**  
Wildlife Crossing Concept

Project: Union Road Apartment Site  
 Location: Wilden, Kelowna B.C.  
 Project No.: 07-112-07  
 Prepared for: Blank Development Corp.  
 Drawn by: KH  
 Checked by: KH  
 Projection: NAD 83 - UTM Zone 11 North  
 Date: July, 2008



Proposed Crossing location:  
 To be installed with function with traffic circle development.  
 Slope and corridor treatment prescriptions to be developed  
 involving coarse woody debris and revegetation. Barrier  
 featuring landscape rock features to be integrated into design  
 to prevent road mortality and to direct small wildlife to crossing.

