

# Memo



**Date:** May 4, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** DP10-0003

**Applicant:** Architecturally Distinct Solutions Inc.

**At:** 590 Clifton Rd

**Owner:** 0814112 BC Ltd.

**Purpose:** To consider a Development Permit for the form and character of an 86 unit townhouse development.

Report Prepared by: Andrew Browne

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## 1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP10-0003 for Lot 3 Section 31 Township 26 ODYD Plan KAP86216, located on 590 Clifton Road, Kelowna, BC subject to the following:

- a) THAT the dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) THAT the exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- d) 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;
- f) The applicant be required to satisfy the Development Engineering Branch & Infrastructure Planning (Parks) requirements prior to issuance of the Development Permit.

## 2.0 SUMMARY

A townhouse development consisting of 86 units within 11 buildings is proposed for the subject property, and the applicant is seeking a Development Permit for the form and character of the project.

## 3.0 ADVISORY PLANNING COMMISSION

During the March 30, 2010 meeting of the Advisory Planning Commission, the following resolution was recorded in the minutes:

THAT the Advisory Planning Commission support Development Permit Application No. DP10-0033, for 590 Clifton Road, to allow a development permit for form and character of a 79-unit townhouse development.

The following anecdotal comment was made by the Commission:

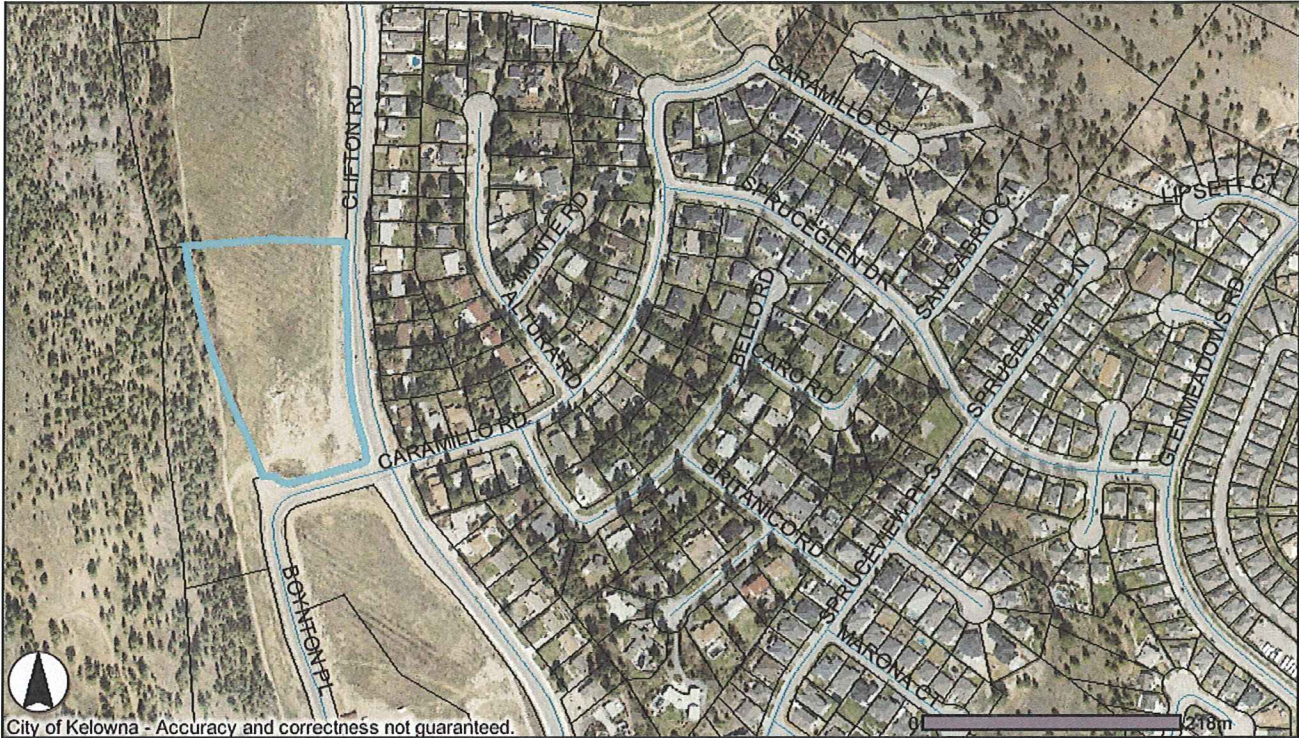
The Advisory Planning Commission support this application, however, they would like the Applicant to continue working with the Land Use Management Department to improve



streetscape frontage along Clifton Road, including end unit design, colour/material selection, and to select materials such as translucent fencing and effective landscaping so there is pedestrian scale on Clifton Road.

**4.0 SITE CONTEXT**

The subject property is located in the Glenmore - Clifton - Dilworth OCP sector at the intersection of Clifton Road and Caramillo Road, alongside predominantly residential land uses and the Kathleen Lake lands that have been acquired and included within Knox Mountain Park.



Specifically, the adjacent zones and land uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RM4 - Transitional Low Density Housing	Vacant land
East	RR3 - Rural Residential 3	Detached dwellings
South	RM4 - Transitional Low Density Housing	Vacant land
West	RM4 - Transitional Low Density Housing P3 - Parks and Open Space	Vacant land Knox Mountain Park

**5.0 PROPOSED DEVELOPMENT**

The application seeks to permit an 86 unit townhouse project over 11 buildings. Included in the proposal are future plans for a twelfth building on the northwest portion of the site, intended either as seniors apartment housing or supportive/special needs housing. A Development Permit for the form and character of the twelfth building will be required at such time as the landowner intends to proceed.

The proposed Knox Mountain Village Residential Design Guidelines established by the original developer describe the larger project as follows:

“Knox Mountain Village is planned to be an authentic Okanagan community comprised of town homes, condominiums, mid-rise and high-rise residential, seniors’ living facilities, limited convenience commercial services and the Commonage linear trail system. Linkage

to the City of Kelowna's Knox Mountain Park trail system will also be accomplished during the development of Knox Mountain Village."

The purposes of the Knox Mountain Village Residential Design Guidelines are described as follows:

These Design Guidelines illustrate and describe planning, architecture and landscape design issues that are appropriate for the residential and mixed-use neighborhoods within the Village. The guidelines are intended to encourage high quality design and development, a common thread of design characteristics, creativity and innovation within the residential neighborhoods and mixed-use commercial areas."

The 'Guiding Principles' for implementation of the overall vision include environmental integrity, sense of place, scale, enriched community character and lifestyle, neighbourhood diversity, and connectivity.

The proposed development compares with the Zoning Bylaw No. 8000 requirements for the RM4 - Transitional Low Density Housing zone as follows:

Criteria	Proposed	RM4 Zone Requirement
FAR	0.57	0.65
Site coverage (buildings)	31.0%	50%
Site coverage (buildings, driveways, and parking)	54.5%	60%
Height	12.3 m and 3 storeys	Lesser of 13.0 m or 3 storeys
Site front yard (Caramillo Rd)	4.5 m	6.0 m, or 4.5 m for any portion of a building 2 storeys or less
Site side yard (Clifton Rd)	4.5 m	2.3 m, or 4.5 m for any portion of a building over 2 storeys; 4.5 m from a flanking street
Site side yard	4.5 m	2.3 m, or 4.5 m for any portion of a building over 2 storeys; 4.5 m from a flanking street
Site rear yard	7.5 m	7.5 m, or 9.0 m for any portion of a building over 2 storeys
Separation between buildings	3.25 m	3.0 m
Private open space	Approx. 1069 m <sup>2</sup> provided at the front, rear, and sides of units and 1247 m <sup>2</sup> provided as common open space = 2316 m <sup>2</sup>	25 m <sup>2</sup> for units larger than 1 bedroom @ 79 units = 1975 m <sup>2</sup> 15 m <sup>2</sup> for 1 bedroom units @ 7 units = 105 m <sup>2</sup> Total = 2080 m <sup>2</sup>

Continuous building frontage	63.6 m for 2-storey	40.0 m for 3-storey building 65.0 m for 2-storey building
Auto Parking	171 stalls provided in double garages, single garages, driveways, and site parking not attached to a particular unit (inclusive of visitor parking)	2 stalls per unit larger than 3 bedrooms @ 79 units = 158 1.25 stalls per 1 bedroom unit @ 7 units = 8.75 = 9 Total = 167 stalls
Bicycle Parking	Class I: 80 (within garages) Class II: 9	Class I: 0.5/unit = 43 Class II: 0.1/unit = 9

## 6.0 POLICY AND REGULATION

### Kelowna 2020 - Official Community Plan

The subject property is designated as Multi Unit Residential - Medium Density for future land use. Relevant policies are included below.

#### Housing Policies:

Infrastructure Availability. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently.

Apartments and Townhouses. Encourage development to contribute to the City's goal of, over the 2000 - 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings.

Ground-Oriented Housing. Encourage the development of ground-oriented multiple unit housing as an affordable housing choice for the rental or ownership markets, including families with children, in those areas where Map 19.1 indicates necessary densities as being appropriate. Ground oriented housing is defined as housing where each dwelling unit has direct access to the unit and private open space at grade level.

Family Housing. Encourage family-oriented townhouses or apartment housing, and work to achieve some family housing that conforms to the City's definitions of affordability (see 8.1.16), especially within, and in proximity to, Urban Centre areas.

Housing Variety. Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices.

Integration. Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.

#### Development Permit Guidelines for Form and Character of Multiple Unit Development:

Landscaping. Landscaping should: provide noise buffering, complement building's architectural features, enhance the edges of buildings, screen parking areas from view, provide colour, create shade, create design interest, incorporate native plants where practical, and incorporate xeriscape vegetation and principles.

Relationship to the Street. First storey units should ideally provide ground-level access and outdoor amenity space. The principle front entranceway should be clearly identified and in scale

with the development. Porches are encouraged where they are part of the established neighbourhood character.

Building Massing. Developments with multiple, separate buildings should be designed in such a manner that individual buildings contain different, but compatible shapes, masses, and/or exterior finishes. Developments should be sensitive to and compatible with the massing and rhythm of the established streetscape. Sub-roofs, dormers, balconies, and bay windows should be encouraged. Variation between architectural bays within each façade is 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.

Amenities. Appropriate high quality public spaces, which provide links to surrounding areas and open space relief within the development should be encouraged.

Access. Vehicle access and on-site circulation shall minimize interference with pedestrian movement.

### **Transportation Policies:**

Pedestrian Connections. Promote enhanced pedestrian connections upon redevelopment.

Linear Park Connections. Integrate pedestrian routes with park system linear parks.

Cyclist/Pedestrian Shortcuts. Encourage the provision of combined walking/cycling paths to provide short-cuts connecting new residential subdivisions and destinations such as schools, transit stops, recreation facilities and employment nodes.

## **7.0 TECHNICAL COMMENTS**

See attached Development Application File Circulation Report (2 pages) and Development Engineering Branch Technical Comments (4 pages).

## **8.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

This application represents the first development proposal in the Knox Mountain Village area that is likely to proceed to construction for a group of multi-unit residential parcels, all of which are currently vacant, and as a result this project has the potential to set the tone for the surrounding development parcels. A diverse mix of housing (723-1932 sq ft) is proposed on site, including modest 1-bedroom basement units, compact 2-storey trail front townhomes, and a mix of larger townhomes. This mix represents a significant improvement from the original format of uniform housing proposed.

The subject property slopes downward, north to south, and features a slight draw on the western side of the site. Buildings run perpendicular to the direction of slope, allowing for fewer steps in foundation and decreased construction expense. The applicant asserts that the topographic conditions necessitated this building arrangement, resulting in limited streetscape interaction on Clifton Road.

Staff have worked with the applicant to achieve site plan improvements, including: increased common open space for children and families, more variety in building layout, and landscaping, fencing, and Clifton Road streetscape improvements. The applicant group has placed importance on private yard areas for the townhomes, both front and rear, and the homes also feature direct pedestrian access from on-site walkways (in addition to vehicular access on the garage side).

A trail traverses the site on the west side, associated with Knox Mountain Park, and the applicant intends that Buildings 9 to 11 will feature doors and gates directly onto the trail. This initiative is supported by Infrastructure Planning as it should result in increased use of the trail as well as surveillance and overlook for safety.

Proposed materials include vinyl siding (horizontal and board and batten), vinyl gable shingles with wood effect, smart board exterior trim, and asphalt/fibreglass shingles. Small areas of elevations are to be finished with cultured stone and rough-sawn timber features for aesthetic effect. While vinyl siding is not usually a preferred material for projects with higher density, staff understand that the applicant group is determined to bring their product to market at a moderate price point in recognition of the residential real estate market today.

The Advisory Planning Commission affirmed Staff's initial concerns regarding the project's treatment of Clifton Road. Namely, the Commission was seeking improvements to the streetscape, including end unit design (facing Clifton Rd), colour/material selection, and non-solid fencing with effective landscaping to achieve a pedestrian scale on Clifton Road.

The applicant group responded with additional drawings and explanatory renderings as well as some architectural and landscape improvements. End-unit elevations facing Clifton Rd have been modestly adjusted to present a better image to the street, and the issue of circulation has been addressed with a number of pedestrian entrances directly from Clifton Rd to the internal site pedestrian pathways.

Land Use Management recommends support for the project given that modest improvements have been achieved to site open space, the Clifton Rd streetscape, and the unique and innovative trail-front units proposed.



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Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:   
Shelley Gambacort  
Director, Land Use Management

### Attachments

Location and zoning map  
Development Application File Circulation Report (2 pages)  
Development Engineering Branch Technical Comments (4 pages)

### Schedules

A (1 of 13) - Site plan & project data (A100)  
A (2 of 13) - Buildings 1 & 2 block plans (A105)  
A (3 of 13) - Buildings 3 & 4 block plans (A106)  
A (4 of 13) - Buildings 5 & 6 block plans (A107)  
A (5 of 13) - Buildings 7, 8, 9, 10 & 11 block plans (A108)  
A (6 of 13) - Typical 2 storey floor plans (A109)  
A (7 of 13) - Typical split-level floor plans (A110)  
A (8 of 13) - Typical 3 storey floor plans (A111)  
A (9 of 13) - Typical compact 3 storey floor plans (A112)  
A (10 of 13) - Typical alternate compact 3 storey floor plans (A113)

A (11 of 13) - Building foundation plans (A114)

A (12 of 13) - Typical unit sections (A301)

B (1 of 19) - Elevations (A201)

B (2 of 19) - Elevations (A202)

B (3 of 19) - Elevations (A203)

B (4 of 19) - Elevations (A204)

B (5 of 19) - Elevations (A205)

B (6 of 19) - Elevations (A206)

B (7 of 19) - Material sample sheet

B (8 of 19) - Colour sample sheet

B (9 of 19) - Rendering - View from Caramillo Rd entrance

B (10 of 19) - Rendering - View east between buildings 1 & 2

B (11 of 19) - Rendering - View east of building 3 with basement suite

B (12 of 19) - Rendering - View northwest from Clifton Rd & Caramillo Rd intersection

B (13 of 19) - Rendering - View from Clifton Rd

B (14 of 19) - Rendering - View between buildings 4 & 5 of pedestrian pathway

B (15 of 19) - Rendering - View from Clifton Rd showing elevations and fencing/landscaping

B (16 of 19) - Rendering - View from Clifton Rd showing elevations and fencing/landscaping

B (17 of 19) - Rendering - View from Clifton Rd showing elevations and fencing/landscaping

B (18 of 19) - Rendering - View from public trail showing elevations and fencing/landscaping

B (19 of 19) - Rendering - View north from internal strata road

C (1 of 7) & A (13 of 13) - Landscape plan (L-1)

C (2 of 7) - Lot plan (L-2)

C (3 of 7) - Lot plan (L-3)

C (4 of 7) - Clifton Rd. section (L-4)

C (5 of 7) - Pathway section (L-5)

C (6 of 7) - Clifton Rd. elevation (L-6)

C (7 of 7) - Landscape phase plan (L-7)

#### **Date Application Accepted**

January 8, 2010 \*

\* Staff worked with the applicant on comments and revisions from Feb 1-Apr 30, 2010 with an intermediate APC meeting date of Mar 30, 2010.



File: DP10-0003

Application

File: DP10-0003

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
	B.C. Assessment Authority (info only)		n/a	
	2010-01-08	2010-01-08		
	Building & Permitting		JFRICK	Building permit required. Architectural & engineered drawings and schedules are required. Comprehensive building code analysis is to be provided. The fire department should review and make comment on the possible dead-end at the north end of the internal roadway.
	2010-01-08	2010-02-11		
2	Building & Permitting		TKOWAL	1) Townhouse blocks may require firewall(s) depending upon the code analysis for each building. 2) Spatial calculations to be provided for between buildings of 9 & 10 and 10 & 11. This may affect the amount of glazing allowed on the sides of these buildings. 3) Structural Engineer may be required for cantilever floor joists on buildings 7,8,9,10 and 11 depending on floor system used. This will be reviewed at building permit application stage. 4) Structural Engineer is required for overheight foundation walls and firewall(s)(if required) at time of building permit application 5) Geotechnical Engineer required for foundations on fill at time of building permit application. Provide BCBC schedules and reports
	2010-01-08	2010-04-26		
	Development Engineering Branch			See "Documents" Tab.
	2010-01-08	2010-02-26		
	Environment			The Environment & Land Use Branch reviewed the application and advise the following information must be submitted as part of a Hazardous Condition Development Permit application:
	2010-01-08	2010-01-18		
				<input type="checkbox"/> Hazardous Condition Development Permit Application <input type="checkbox"/> Site Profile or Site Profile Waiver <input type="checkbox"/> State of title <input type="checkbox"/> Owner's Authorization If the applicant is not the registered land owner <input type="checkbox"/> Description of proposed work <input type="checkbox"/> Copy of relevant registered Section 219 Covenant(s) For natural environment & geotechnical issues (i.e.: riparian zones, steep slopes, wildlife corridors, park setbacks, wildfire, etc.) <input type="checkbox"/> Geotechnical Report Prepared by a registered professional geotechnical engineer (see Geotechnical Reports Terms of Reference for details). Must refer to the lot plans submitted and soil stabilization required through landscape development.
				Drawings: Please submit 1 large set of drawings and 4 sets of 11" X 17" drawings
				<input type="checkbox"/> Site plan Showing roads, building sites and natural features to the appropriate scale (1:1000 recommended), in metric units, with a north arrow. Additional site cross sections will be required if the proposed grade elevation is higher than the existing/natural grade.
				<input type="checkbox"/> Site Services - Original Contour and Lot Grading Plan
				<input type="checkbox"/> Lot Drainage Plan for on-site water management (Lot Drainage Plan should correspond to geotechnical report requirements). Indicate the direction and location of surface water runoff entering and exiting the site from all adjacent properties. This shall be done with topographic contour lines and appropriate arrows. Indicate what type of system(s) will be used to convey runoff away from the proposed structure(s) (show the location of roof leader splash pads or rock pits, perimeter drain rock pits, pool backwash rock pits etc.).
	Fire Department		GDAFT	Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. Consideration should be given to the future Multi-Family Apartment development to this property and the availability of the water supply meeting the fire flow requirements. No Parking signs should be provided along the entire access roadway through out this development. Additional visitor parking should be considered further to the north in the development as parking on the access roadway is a concern.
	2010-01-08	2010-01-21		
	FortisBC			No comment.
	2010-01-08	2010-02-20		

File: DP10-0003

Seq	Out	In	By	Comment
	Infrastructure Planning 2010-01-08	2010-01-25	TBARTON	<p>Infrastructure Planning has reviewed this development application and submitted the following concerns and comments to Development Services:</p> <p>1.0 Utilities</p> <p>The applicant is required to submit a conceptual utilities drawing showing the routing for water, storm and sewer. The drawing should also indicate who will be responsible for maintaining the utilities e.g. City or Strata.</p> <p>Operating and maintaining utilities within a strata road is problematic for the City. Staff recommend the applicant consider dedicating the north-south road through the subject property and establish one strata on the east side and another strata on the west side.</p> <p>2.0 Parks</p> <p>The applicant needs to clarify the proposed public parking off Caramillo Rd. Who is responsible for maintaining the parking lot? Is the parking lot part of the road dedication for Caramillo Rd?</p> <p>The natural open space and trail corridor on the western side is required to be dedicated to the City as shown on the applicant's Site Plan.</p>
	Public Health Inspector 2010-01-08	2010-01-21		No comment.
	RCMP 2010-01-08	2010-03-25		No comment.
	Real Estate & Building Services Manager 2010-01-08	2010-01-18	KGENCE	<p>See "Remarks" Tab and also see DP10-0003 file for attached RE&amp;BS Comments on site plan.</p> <p>2010-01-18 RE&amp;BS 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 Real Estate &amp; Building Services Department requires a full-sized copy, together with an 8 1/2 x 11 copy, of any survey plans.</p> <p>Owner/Developer to supply and install an underground conduit system as per Shaw Cable drawings and specifications.</p>
	Shaw Cable 2010-01-08	2010-01-14		Owner/Developer to supply and install an underground conduit system as per Shaw Cable drawings and specifications.
	Telus 2010-01-08	2010-02-11		Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.
	Terasen Utility Services 2010-01-08	2010-01-20		Please be advised that Terasen Gas' facilities will not be adversely affected as our pipeline is located in the roadway and the subject property is not currently being serviced. Therefore, Terasen Gas has no objection to the proposed development.

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

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**Date:** February 15, 2010  
**File No.:** DP10-0003  
**To:** Land Use Management (AB)  
**From:** Development Engineering Manager (SM)  
**Subject:** 590 Clifton Rd. 75 unit multi family - Lot 3, Plan 86216

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The Development Engineering Branch have the following comments and requirements associated with this development application. The Development Engineering Technologist for this project is Derek Corning.

The original road alignment as proposed in Applications Z04-0078 & S06-0078 has been changed. In addition, this proposed development is a strata. These changes impact the initial traffic and utility concepts. A requirement of this development is to revise the aforementioned applications so as to ensure that future traffic circulation and utility requirements are workable.

These changes should be noted on all the abutting properties so that future developments are aware of these changes.

1. Domestic Water and Fire Protection

- a) The proposed development site is serviced with a 250mm diameter water service. 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. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure. Only one water service is permitted. If a new service location is desired, the existing service must be removed at the applicant's cost. The bonding security for these required upgrades must be provided by the applicant prior to the issuance of the Building Permit.
- b) A water meter is mandatory for this development as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must apply for the meter 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.

2. Sanitary Sewer

- a) The proposed development site is serviced with a 150mm-diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this development and if the existing service is adequate.
- b) Only one sanitary service is permitted and all unused services must be removed at the applicant's cost.

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), and recommendations for onsite drainage containment and disposal systems. The storm drainage plan must correspond with the Knox Mountain Village Overall Storm Water Management Plan submitted by Protech consultants Oct 14, 2008 as part of the original lot subdivision.
- b) Provide a lot-grading plan.

4. Road Improvements

- a) Caramillo Rd. has been fully urbanized however the existing road stub for the future Boyton Road extension must be modified due to the change in road network. Submit a design plan illustrating the proposed intersection layout, ensuring all geometric design standards can be met. The bonding security for these required upgrades must be provided by the applicant prior to the issuance of the Building Permit.
- b) Damage to existing sidewalk sections/curb and gutter may occur during the excavation and construction period. Replacement of damaged works will be at the developer's expense.

5. Road Dedication and Development Requirements

By registered plan to provide the following:

- a) Grant statutory rights of way required for utility services. Specifically the required utility corridors for 510 and 550 Clifton Road which would have been built within the extension of Boyton Road.
- b) Provide a mutual access agreement between the subject lot and lot 2, plan 86216.
- c) Provide a utility servicing plan for review.
- d) Review and revise file S06-0078 to reflect any changes incurred due to the elimination of Boyton Road to the Clifton Cara Glen intersection.

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. Design and Construction

- a) Design, construction supervision and inspection of all 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 265. 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 Development Engineering Branch. The design drawings must first be "Issued for Construction" by the City Engineer. Upon examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

#### 8. 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.

#### 9. 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 geotechnical engineering 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.
- f) Ability of the site to dispose of the storm water and its potential effect on the adjacent properties

10. 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.

11. Bonding and Levy Summary

Bonding

Road access modifications	\$ TBD
Potential service upgrades	\$ TBD
<b>Total Bonding</b>	<b>\$ TBD</b>

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. 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 issuance of the building permit.

12. Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).
- c) Water Extended Service Area Latecomers:

ESA#	Frontender	Component	Anniversary (rates increase)	*Rate/unit \$
12	Ryans Peak	Grainger Reservoir	November 27, 2010	678.70

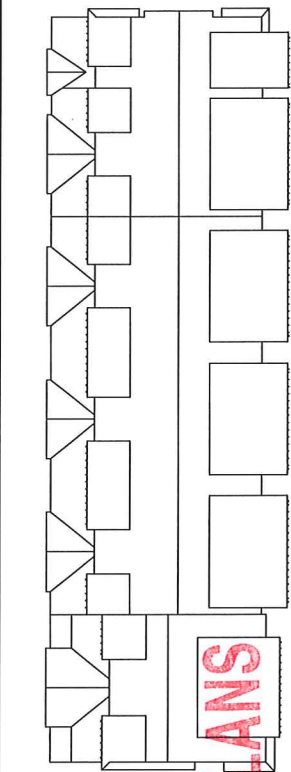
13. Administration Charge

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 the total off-site construction costs, not including design. 5% GST will be added.





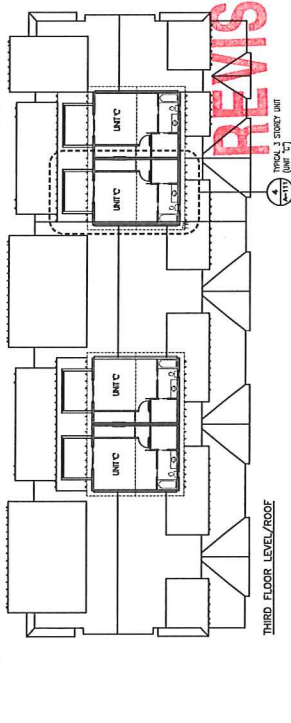




**REVISED PLANS**

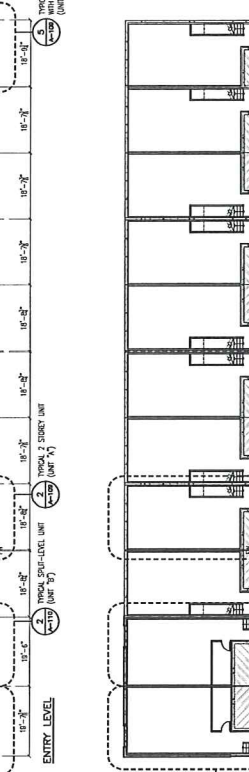
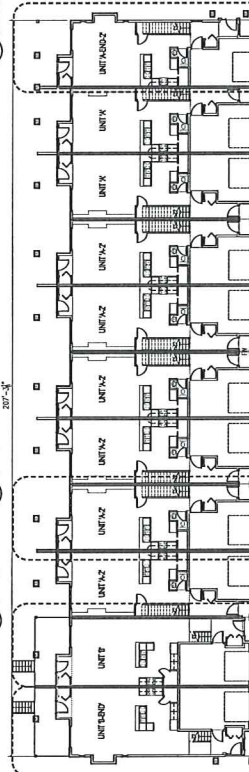
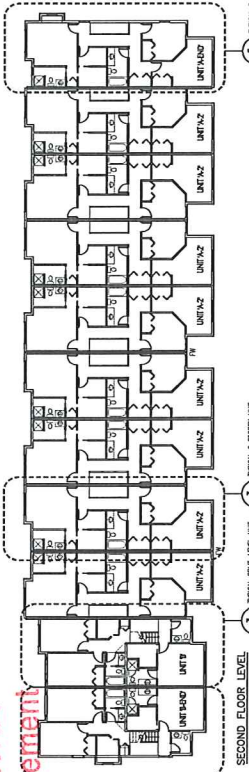
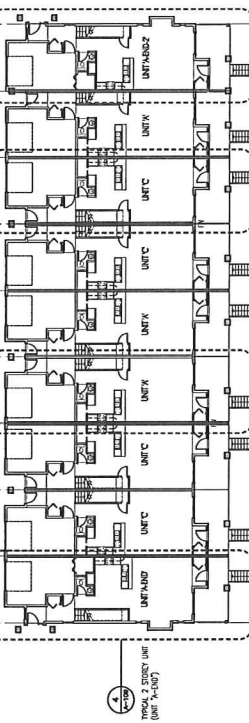
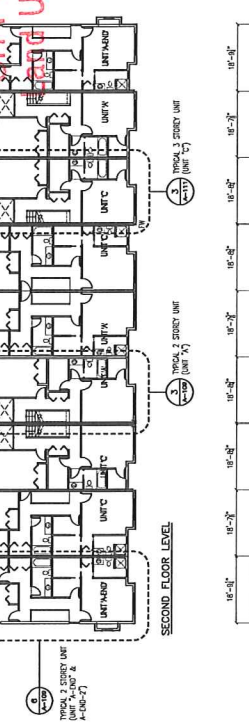
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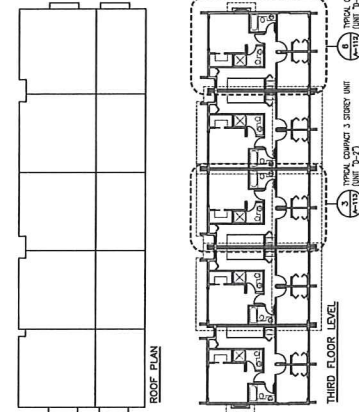
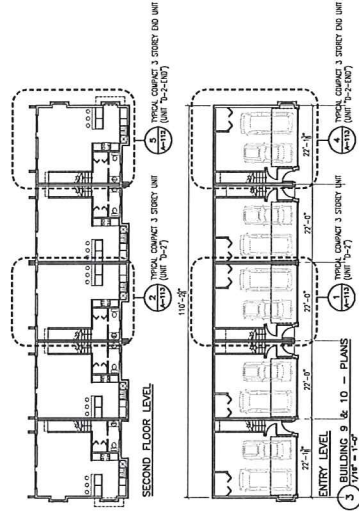
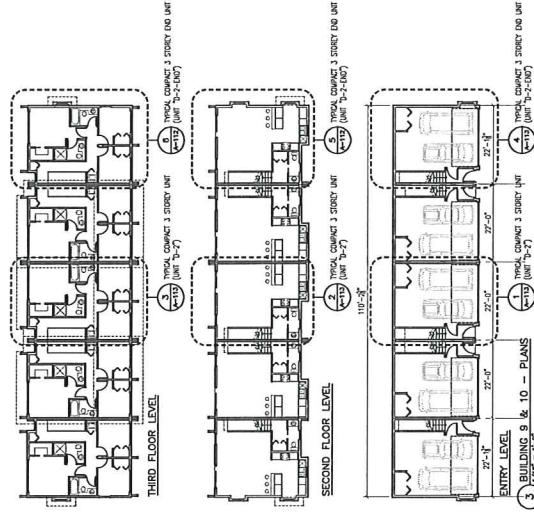
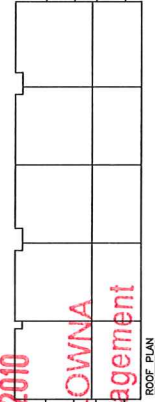
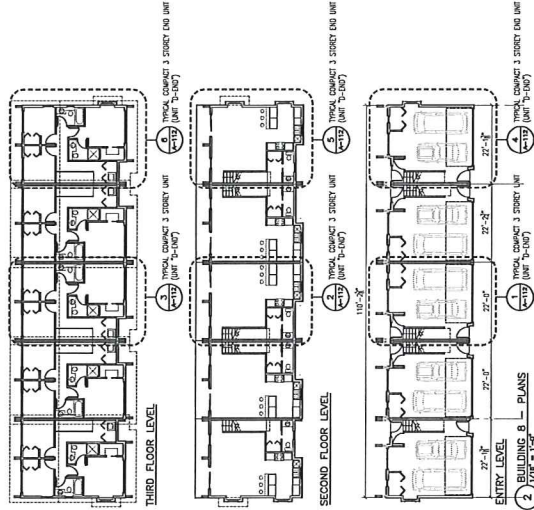
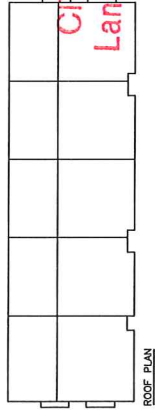
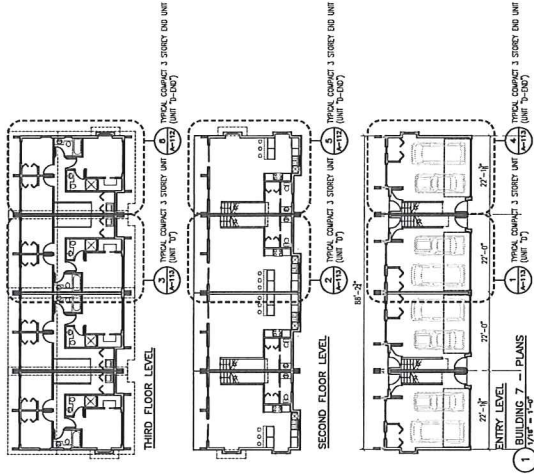
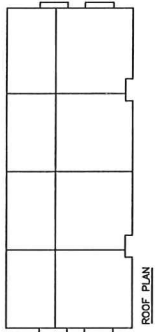
**SCHEDULE A (4 of 3)**  
 This forms part of development  
 Permit # DP10-0003

1 BUILDING 5 - PLANS  
 2 BUILDING 6 - PLANS

# REVISED PLANS

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**SCHEDULE A (5 of 13)**  
This forms part of development  
Permit # **DP10-0003**

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**UNIT C FIRST FLOOR PLAN**  
17-FL-3-000000

AREA: 723 SF

**UNIT C SECOND FLOOR PLAN**  
17-FL-3-000000

AREA: 723 SF

**UNIT TYPE C FIRST FLOOR PLAN**  
17-FL-3-000000

AREA: 723 SF

**UNIT TYPE C SECOND FLOOR PLAN**  
17-FL-3-000000

AREA: 723 SF

REVISED PLANS

APR 21 2010

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**UNIT TYPE A FIRST FLOOR PLAN**  
17-FL-3-000000

AREA: 473 SF

**UNIT TYPE A SECOND FLOOR PLAN**  
17-FL-3-000000

AREA: 473 SF

**UNIT TYPE B FIRST FLOOR PLAN**  
17-FL-3-000000

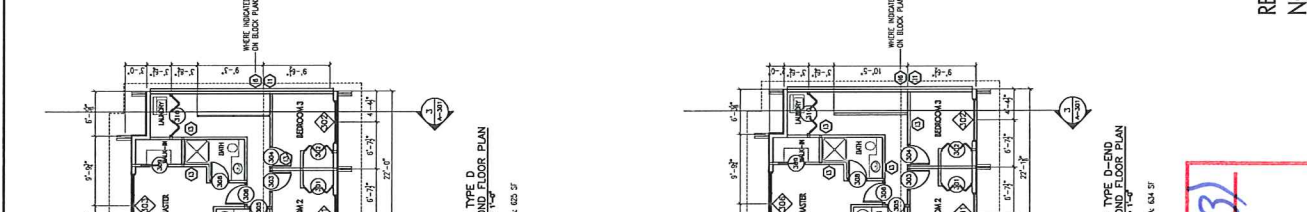
AREA: 573 SF

**UNIT TYPE B SECOND FLOOR PLAN**  
17-FL-3-000000

AREA: 573 SF

SCHEDULE A (8 of 12) UNIT TYPES A-END, A-END-2  
 This forms part of development Permit # DP10-0003

DOOR SCHEDULE		WINDOW SCHEDULE	
MARK	SIZE	MARK	SIZE
101	36" x 80"	101	36" x 48"
102	36" x 80"	102	36" x 48"
103	36" x 80"	103	36" x 48"
104	36" x 80"	104	36" x 48"
105	36" x 80"	105	36" x 48"
106	36" x 80"	106	36" x 48"
107	36" x 80"	107	36" x 48"
108	36" x 80"	108	36" x 48"
109	36" x 80"	109	36" x 48"
110	36" x 80"	110	36" x 48"



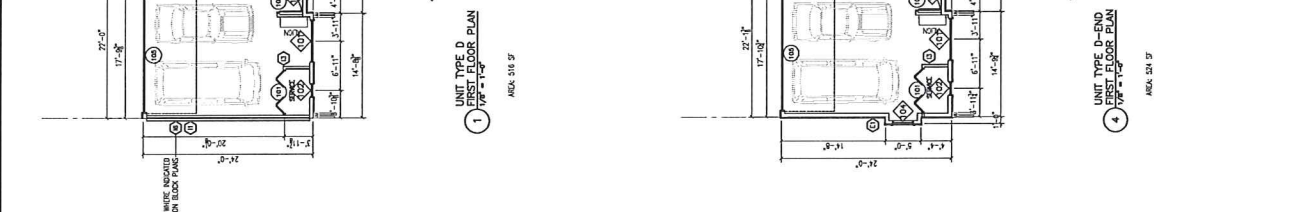
DOOR SCHEDULE		WINDOW SCHEDULE	
MARK	SIZE	MARK	SIZE
101	36" x 80"	101	36" x 48"
102	36" x 80"	102	36" x 48"
103	36" x 80"	103	36" x 48"
104	36" x 80"	104	36" x 48"
105	36" x 80"	105	36" x 48"
106	36" x 80"	106	36" x 48"
107	36" x 80"	107	36" x 48"
108	36" x 80"	108	36" x 48"
109	36" x 80"	109	36" x 48"
110	36" x 80"	110	36" x 48"



DOOR SCHEDULE		WINDOW SCHEDULE	
MARK	SIZE	MARK	SIZE
101	36" x 80"	101	36" x 48"
102	36" x 80"	102	36" x 48"
103	36" x 80"	103	36" x 48"
104	36" x 80"	104	36" x 48"
105	36" x 80"	105	36" x 48"
106	36" x 80"	106	36" x 48"
107	36" x 80"	107	36" x 48"
108	36" x 80"	108	36" x 48"
109	36" x 80"	109	36" x 48"
110	36" x 80"	110	36" x 48"



DOOR SCHEDULE		WINDOW SCHEDULE	
MARK	SIZE	MARK	SIZE
101	36" x 80"	101	36" x 48"
102	36" x 80"	102	36" x 48"
103	36" x 80"	103	36" x 48"
104	36" x 80"	104	36" x 48"
105	36" x 80"	105	36" x 48"
106	36" x 80"	106	36" x 48"
107	36" x 80"	107	36" x 48"
108	36" x 80"	108	36" x 48"
109	36" x 80"	109	36" x 48"
110	36" x 80"	110	36" x 48"



**REVISED PLANS**  
 APR 2 1 2010  
 CITY OF KELOWNA  
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**SCHEDULE A (9 of 13)**  
 This forms part of development  
 Permit # **DP10-0003**

REVISED DP ISSUE -  
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**UNIT TYPE D-2 FIRST FLOOR PLAN**  
AREA: 504 SF

**DOOR SCHEDULE**

MARK	DOOR	SIZE	NOTES
01	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
02	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
03	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
04	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
05	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
06	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
07	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
08	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
09	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
10	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
11	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
12	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
13	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
14	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
15	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
16	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
17	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
18	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
19	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
20	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
21	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
22	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
23	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
24	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
25	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
26	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
27	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
28	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
29	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
30	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
31	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
32	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
33	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
34	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
35	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
36	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
37	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
38	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
39	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
40	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
41	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
42	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
43	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
44	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
45	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
46	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
47	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
48	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
49	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
50	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
51	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
52	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
53	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
54	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
55	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
56	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
57	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
58	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
59	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
60	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
61	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
62	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
63	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
64	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
65	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
66	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
67	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
68	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
69	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
70	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
71	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
72	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
73	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
74	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
75	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
76	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
77	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
78	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
79	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
80	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
81	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
82	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
83	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
84	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
85	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
86	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
87	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
88	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
89	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
90	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
91	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
92	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
93	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
94	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
95	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
96	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
97	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
98	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
99	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
100	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"

**WINDOW SCHEDULE**

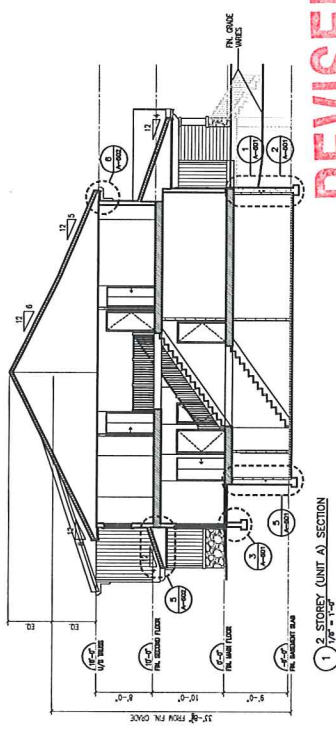
MARK	WIDTH	HEIGHT	Sill Height
01	36"	48"	4"
02	36"	48"	4"
03	36"	48"	4"
04	36"	48"	4"
05	36"	48"	4"
06	36"	48"	4"
07	36"	48"	4"
08	36"	48"	4"
09	36"	48"	4"
10	36"	48"	4"
11	36"	48"	4"
12	36"	48"	4"
13	36"	48"	4"
14	36"	48"	4"
15	36"	48"	4"
16	36"	48"	4"
17	36"	48"	4"
18	36"	48"	4"
19	36"	48"	4"
20	36"	48"	4"
21	36"	48"	4"
22	36"	48"	4"
23	36"	48"	4"
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25	36"	48"	4"
26	36"	48"	4"
27	36"	48"	4"
28	36"	48"	4"
29	36"	48"	4"
30	36"	48"	4"
31	36"	48"	4"
32	36"	48"	4"
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36	36"	48"	4"
37	36"	48"	4"
38	36"	48"	4"
39	36"	48"	4"
40	36"	48"	4"
41	36"	48"	4"
42	36"	48"	4"
43	36"	48"	4"
44	36"	48"	4"
45	36"	48"	4"
46	36"	48"	4"
47	36"	48"	4"
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49	36"	48"	4"
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52	36"	48"	4"
53	36"	48"	4"
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55	36"	48"	4"
56	36"	48"	4"
57	36"	48"	4"
58	36"	48"	4"
59	36"	48"	4"
60	36"	48"	4"
61	36"	48"	4"
62	36"	48"	4"
63	36"	48"	4"
64	36"	48"	4"
65	36"	48"	4"
66	36"	48"	4"
67	36"	48"	4"
68	36"	48"	4"
69	36"	48"	4"
70	36"	48"	4"
71	36"	48"	4"
72	36"	48"	4"
73	36"	48"	4"
74	36"	48"	4"
75	36"	48"	4"
76	36"	48"	4"
77	36"	48"	4"
78	36"	48"	4"
79	36"	48"	4"
80	36"	48"	4"
81	36"	48"	4"
82	36"	48"	4"
83	36"	48"	4"
84	36"	48"	4"
85	36"	48"	4"
86	36"	48"	4"
87	36"	48"	4"
88	36"	48"	4"
89	36"	48"	4"
90	36"	48"	4"
91	36"	48"	4"
92	36"	48"	4"
93	36"	48"	4"
94	36"	48"	4"
95	36"	48"	4"
96	36"	48"	4"
97	36"	48"	4"
98	36"	48"	4"
99	36"	48"	4"
100	36"	48"	4"

**UNIT TYPE D-2 SECOND FLOOR PLAN**  
AREA: 503 SF

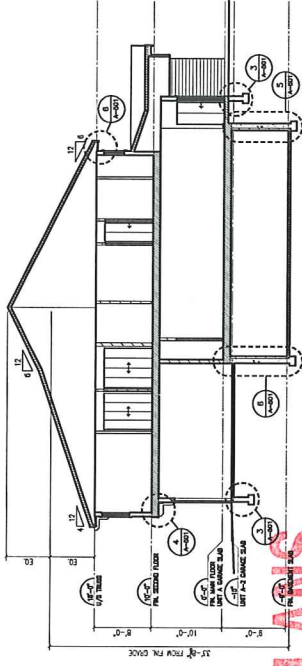
**DOOR SCHEDULE**

MARK	DOOR	SIZE	NOTES
01	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
02	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
03	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
04	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
05	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
06	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
07	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
08	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
09	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
10	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
11	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
12	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
13	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
14	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
15	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
16	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
17	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
18	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
19	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
20	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
21	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
22	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
23	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
24	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
25	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
26	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
27	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
28	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
29	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
30	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
31	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
32	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
33	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
34	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
35	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
36	1-1/2" x 6-6"	6-6"	1-1/2" x 6-6"
37	1-1/2" x		

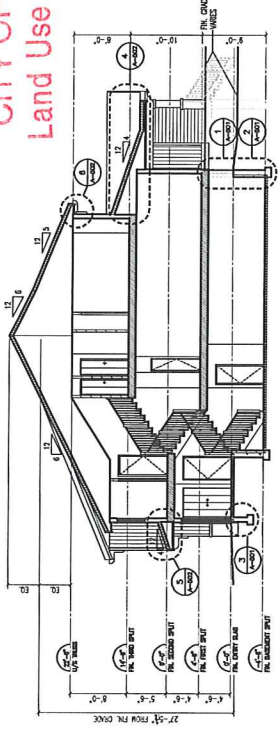




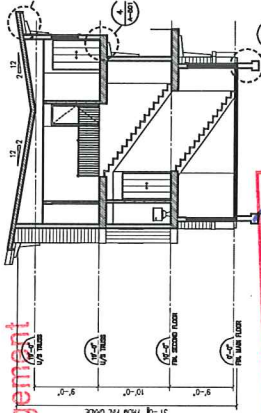
1 2 STOREY (UNIT A) SECTION  
1/8" = 1'-0"



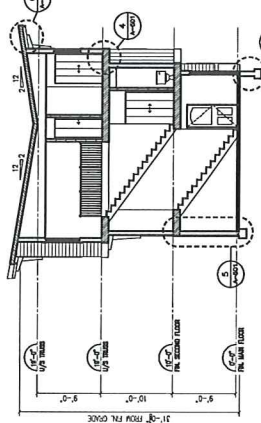
1B 3 STOREY (UNIT A-2) SECTION B  
1/8" = 1'-0"



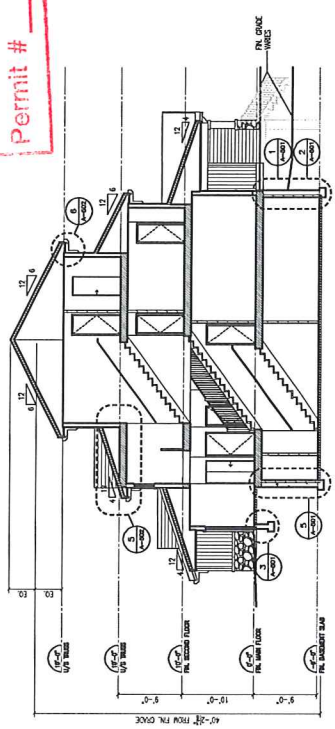
2 2ND LEVEL (UNIT B) SECTION  
1/8" = 1'-0"



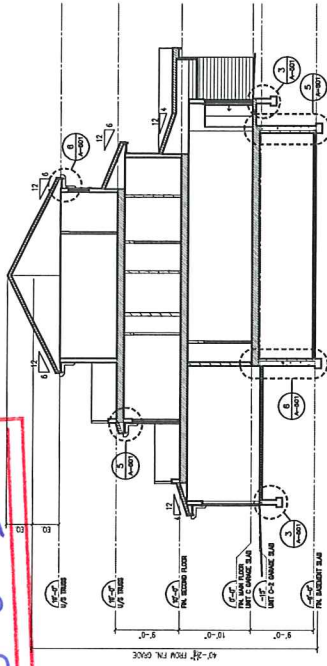
3 COMPACT 3 STOREY (UNIT D) SECTION  
1/8" = 1'-0"



3B COMPACT 3 STOREY (UNIT D-2) SECTION  
1/8" = 1'-0"



4 3 STOREY (UNIT C) SECTION  
1/8" = 1'-0"



4B 3 STOREY (UNIT C-2) SECTION B  
1/8" = 1'-0"

**REVISED PLANS**

APR 21 2010

CITY OF KELOWNA  
Land Use Management

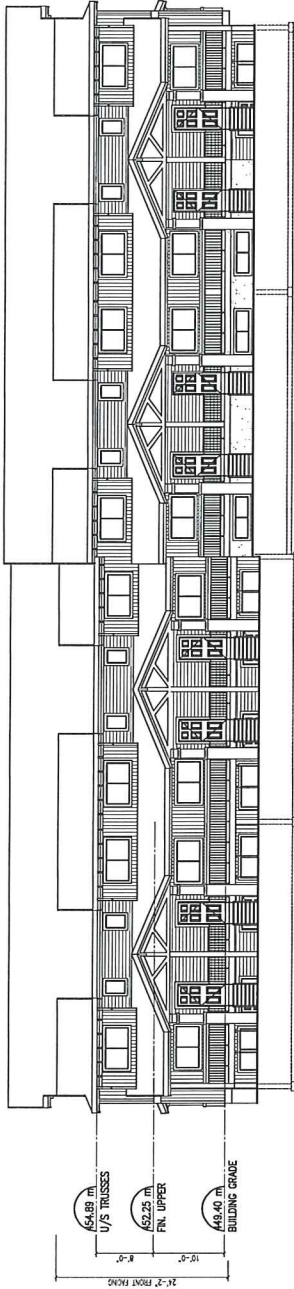
**SCHEDULE A (12 of 12)**  
This forms part of development  
Permit # **DP10-0003**

REVISED DP ISSUE -  
NOT FOR CONSTRUCTION

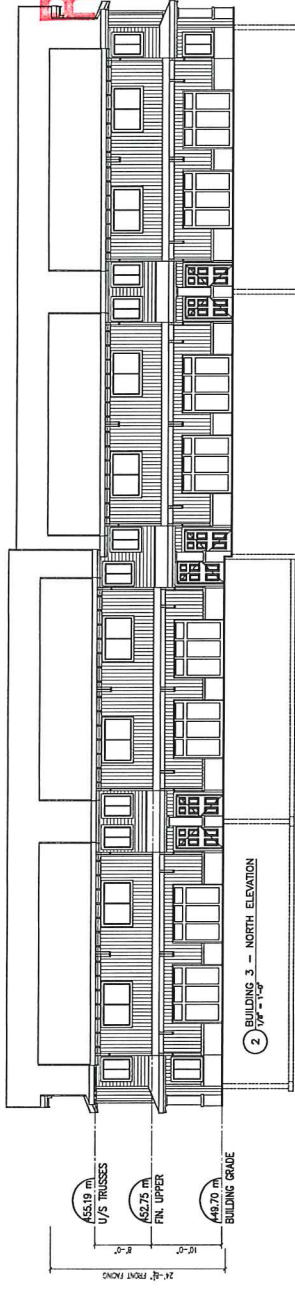


PROJECT KNOX MOUNTAIN VILLAGE - LOT 3 MULTI-FAMILY RESIDENTIAL DEVELOPMENT	DISTINCT SOLUTIONS INC. ELEVATION DRAWING TITLE	DATE 12/14/09	REV. NO. 1	DESCRIPTION 12.09 - DEVELOPMENT PERMIT SUBMISSION
CREATED BY A-202	DRAWING NUMBER 19-A-010	DATE 12/14/09	REV. NO. 1	DESCRIPTION 12.09 - DEVELOPMENT PERMIT SUBMISSION
DATE 12/14/09	REV. NO. 1	DESCRIPTION 12.09 - DEVELOPMENT PERMIT SUBMISSION	<p>THIS DRAWING IS THE PROPERTY OF DISTINCT SOLUTIONS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF DISTINCT SOLUTIONS INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.</p>	

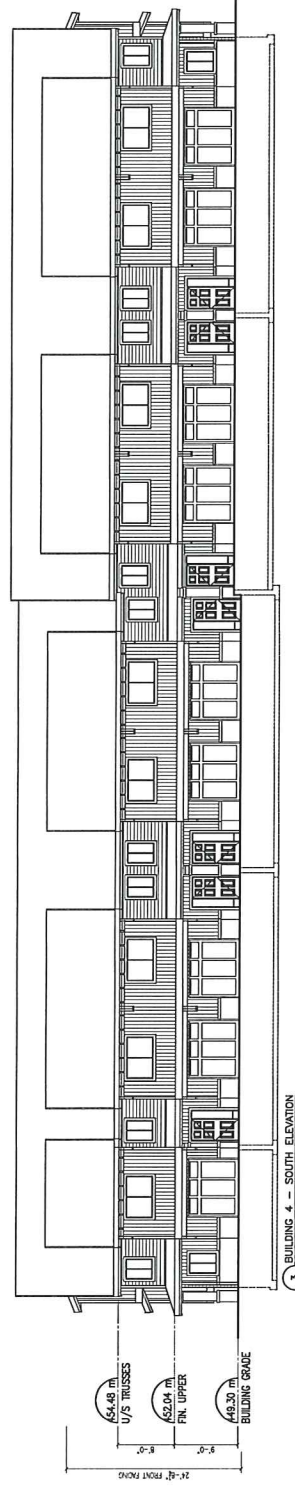
**REVISED PLANS**  
**APR 2 1 2010**  
**CITY OF KELOWNA**  
**Land Use Management**



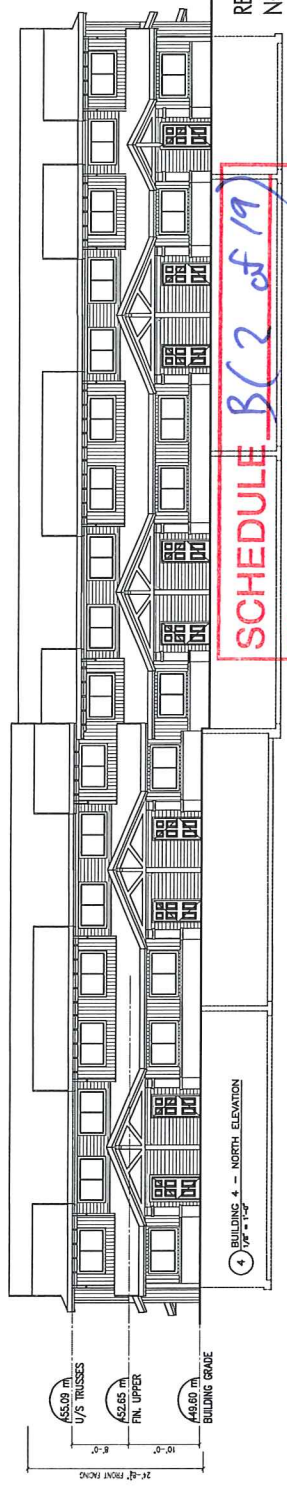
1 BUILDING 3 - SOUTH ELEVATION  
1/8" = 1'-0"



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



3 BUILDING 4 - SOUTH ELEVATION  
1/8" = 1'-0"

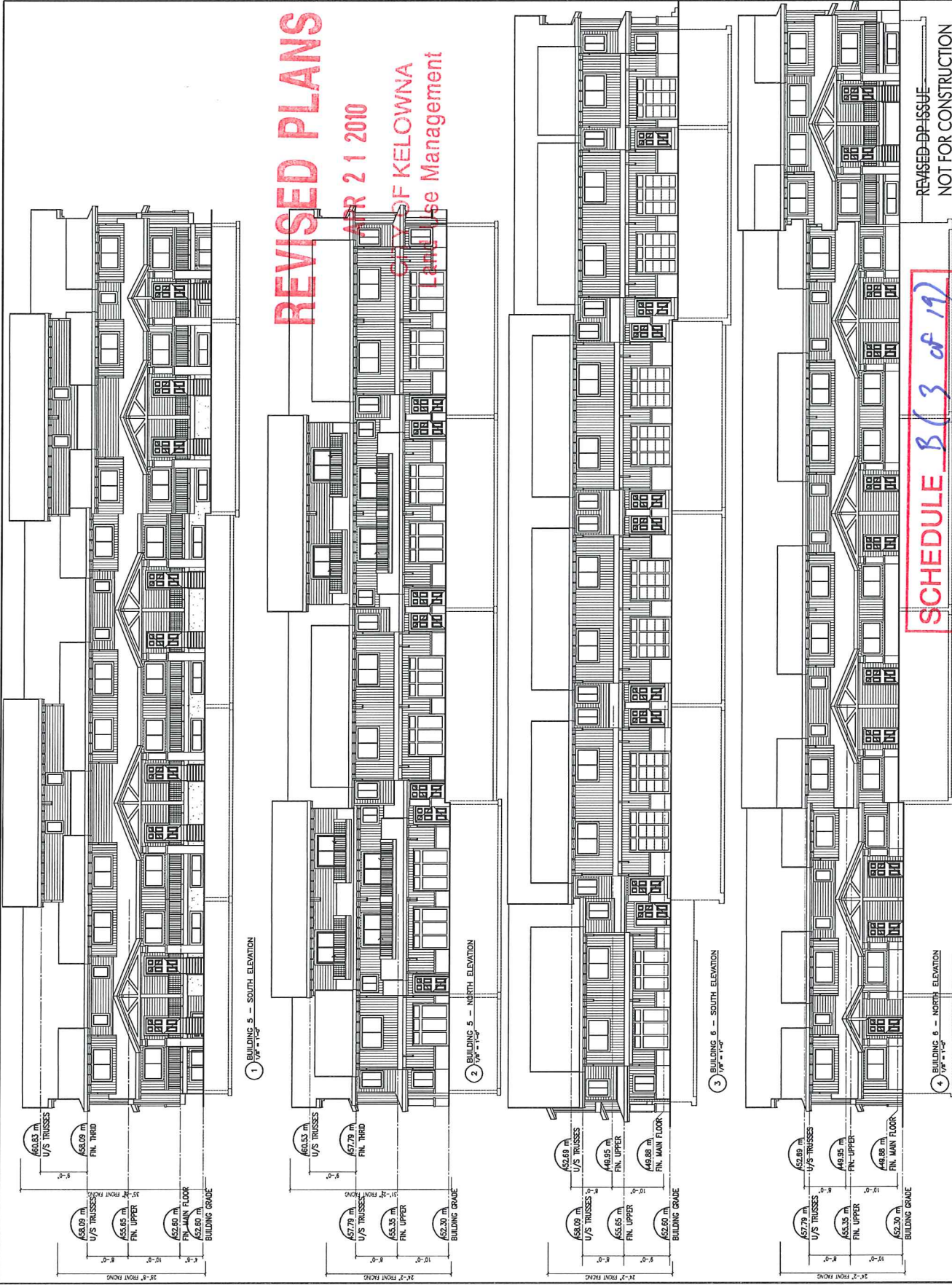


4 BUILDING 4 - NORTH ELEVATION  
1/8" = 1'-0"

**SCHEDULE B (2 of 19)**  
 This forms part of development  
 Permit # **DP10-0003**

REVISED DP ISSUE -  
 NOT FOR CONSTRUCTION

PROJECT: KOOK KOUANAVILLAGE - LOT 3 MULTI-FAMILY RESIDENTIAL DEVELOPMENT ELEVATIONS TITLE SOLUTIONS INC. 27502 Main Street, Suite 200 Kelowna, BC V1Y 9V6 Tel: 250.860.8888	DATE: 27-NOV-09 JOB NUMBER: 090007	DESIGNER: M. COO	REVISIONS:
DRAWN BY: [Blank] CHECKED BY: [Blank] SCALE: 1/8" = 1'-0" SHEET: [Blank] OF [Blank]		REVISIONS: [Blank] DATE: [Blank]	



REVISED PLANS

APR 21 2010

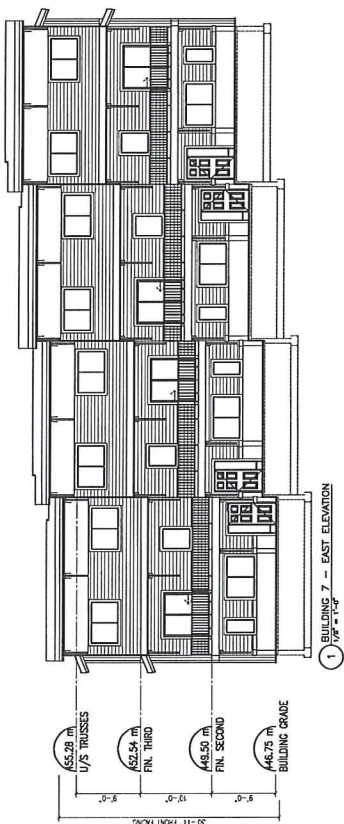
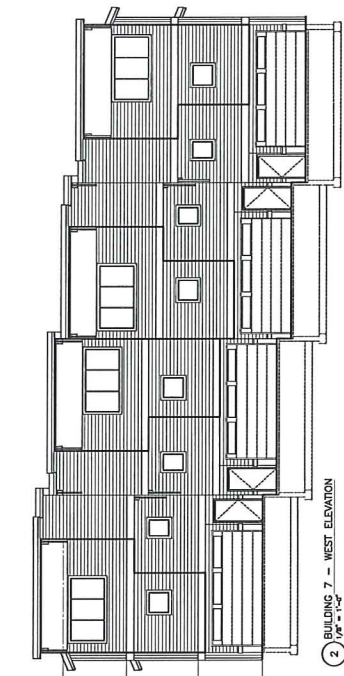
CITY OF KELOWNA  
Land Use Management

SCHEDULE B (3 of 19)

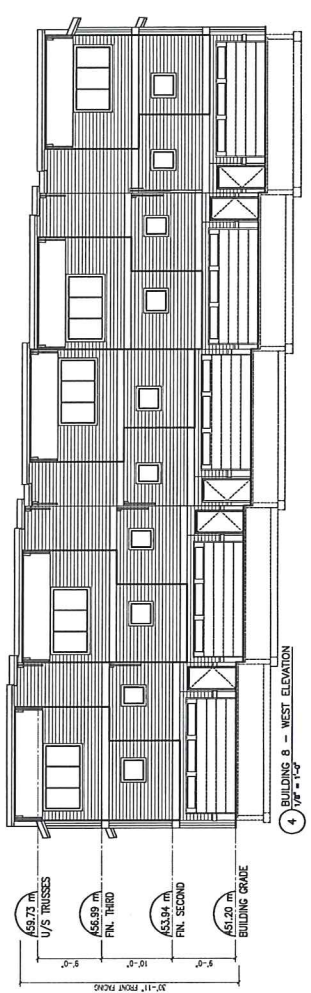
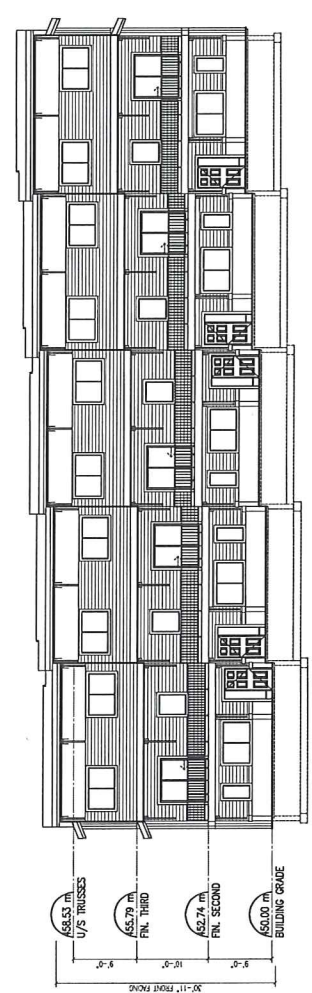
This forms part of development  
Permit # DP10-0003

REVISED-DP-ISSUE  
NOT FOR CONSTRUCTION

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**REVISED PLANS**  
 APR 23 2010  
 CITY OF KELOWNA  
 Land Use Management



**SCHEDULE B (4 of 19)**  
 This forms part of development  
 Permit # **DP10-0003**

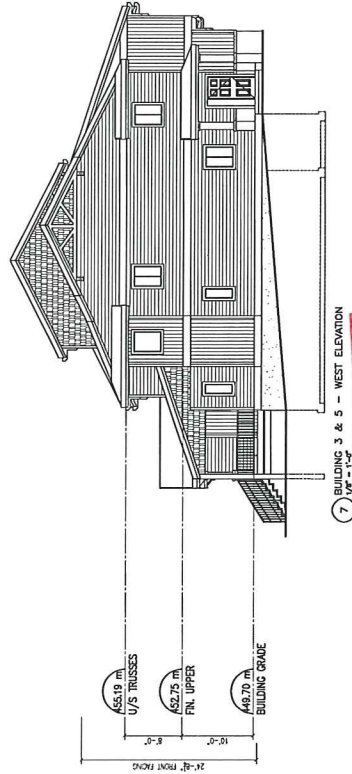
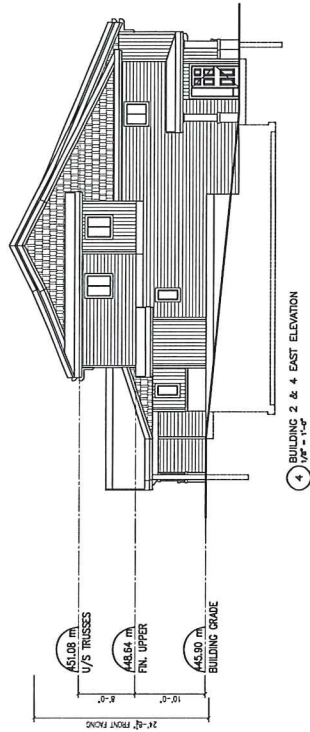
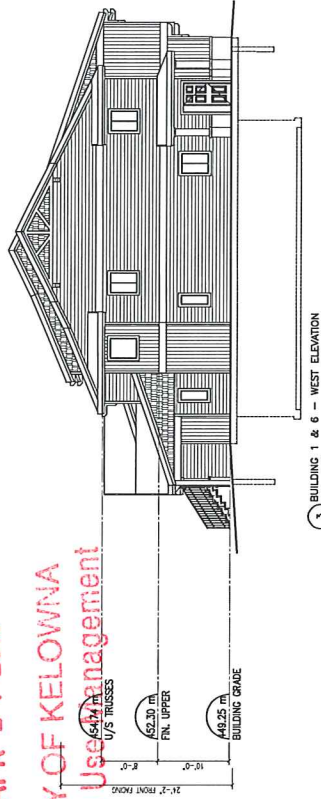
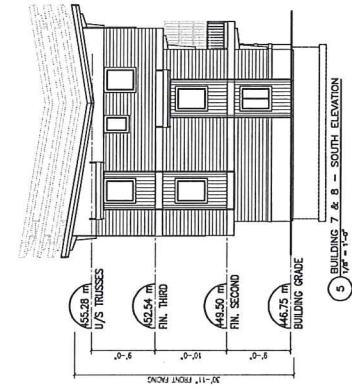
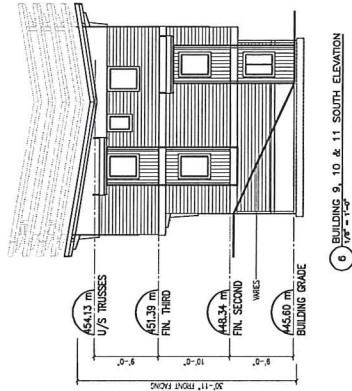
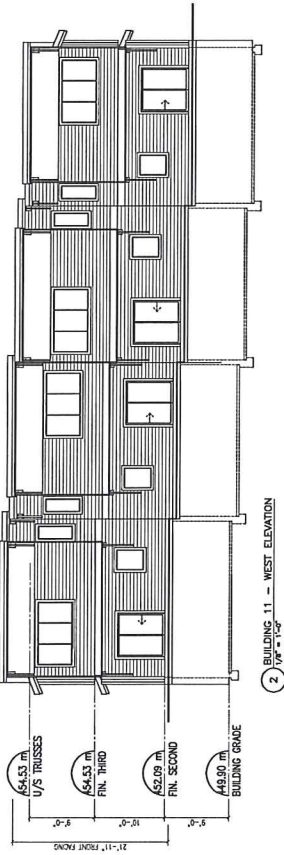
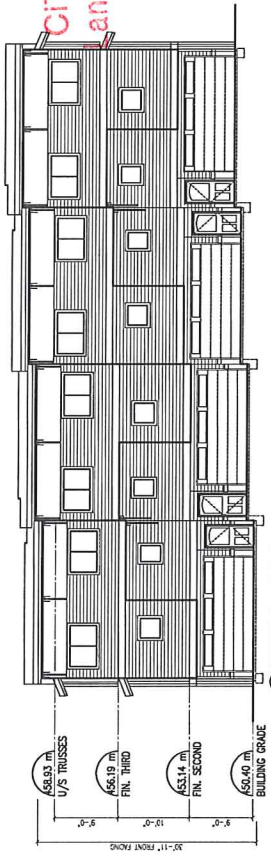
REVISED DP ISSUE -  
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# REVISED PLANS

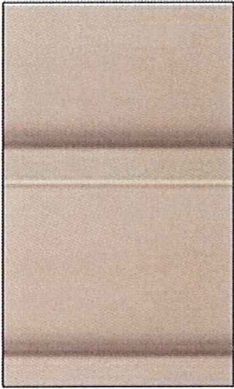
APR 21 2010

CITY OF KELOWNA  
and Use Management



**SCHEDULE B (6 of 19)**  
This forms part of development  
Permit # **DP10-0003**

REVISED DP ISSUE -  
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**VERTICAL SIDING**  
(Gentek - 7" Vinyl Board and Batton  
Colours from Typical Colour Selections)



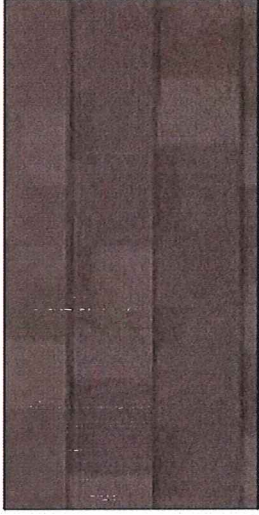
**RETAINING WALL SURFACE**  
(Concrete Split Face)



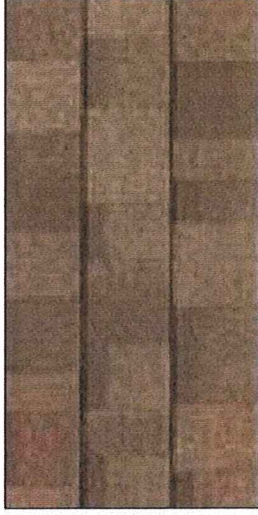
**TEXTURED EXTERIOR TRIM**  
(Smart Board Exterior Trim)



**CULTURED STONE**  
(Southern LedgeStone - Colour Fog by Dow)



**ASPHALT SHINGLE**  
(Driftwood - IKO)



**ASPHALT SHINGLE**  
(Weatherwood - IKO)



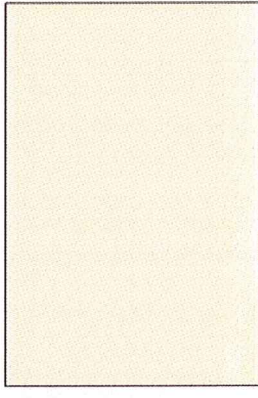
**VINYL DECKING**  
(Match Duradek Taupe)



**WOOD TIMBERS / WOOD FENCING**  
(Rough-sawn fir and Cedar fencing -  
stain to match Old Masters Dark Walnut)



**EXPOSED RESIDENTIAL GABLES**  
(Vinyl Shakes - FOUNDRARY)



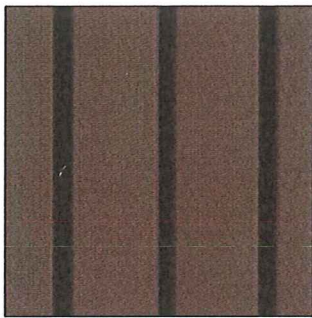
**ALUMINUM HANDRAILS**  
(Powder Coated Aluminum - to match  
Duradek Beige)

# REVISED PLANS

APR 23 2010

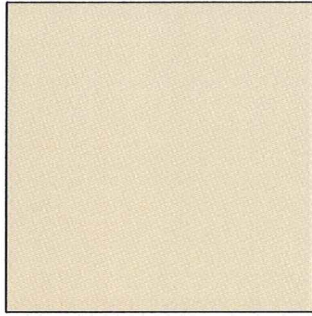
CITY OF KELOWNA  
Land Use Management

**SCHEDULE B (7 of 19)**  
This forms part of development  
Permit # DL10-0003

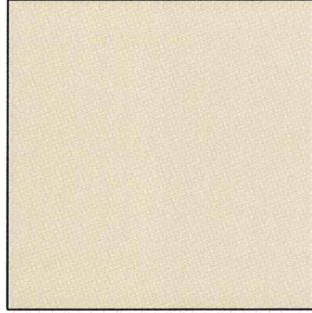


HORIZONTAL SIDING  
(Gentek - Sequoia Select  
Double 5" Horizontal  
Colours from Typical Colour  
Selections)

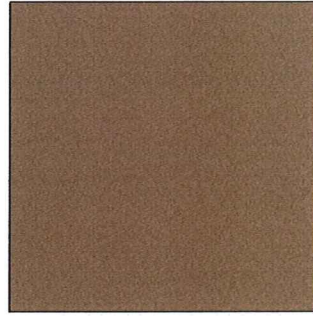
TYPICAL GENTEK COLOUR SELECTIONS:



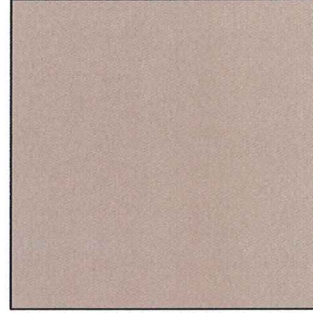
Canyon Clay - Gentek



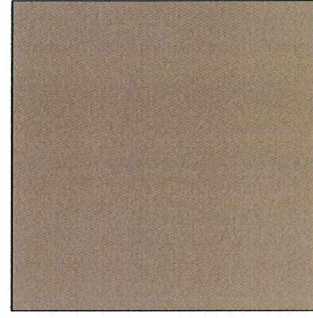
Wicker - Gentek



Saddle Brown - Gentek



Pebble - Gentek



Dark Drift - Gentek

REVISED PLANS

APR 23 2010

CITY OF KELOWNA  
Land Use Management

SCHEDULE B (8 of 19)  
This forms part of development  
Permit # DP10-0003



590 Clifton Road

(view from Caramillo Road Entrance, looking north)

April 2010

**REVISED PLANS**

APR 21 2010

CITY OF KELOWNA

Land Use Management



SCHEDULE B (7 of 19)  
This forms part of development  
Permit # D10-0003



590 Clifton Road

(view between Buildings 1 & 2 looking east - illustrating picket fenced yards)

April 2010

REVISED PLANS

APR 21 2010

CITY OF KELOWNA  
Land Use Management



SCHEDULE B (10 of 19)  
This forms part of development  
Permit # D10-0003

www.distinctsolutions.ca  
#204-2903 Pandosy St., Kelowna, BC V1Y 1W1



## 590 Clifton Road

(view looking east at Building 3 from main strata road - illustrating typical basement residence entry) APR 2 1 2010

April 2010

**REVISED PLANS**

CITY OF KELOWNA  
Land Use Management



SCHEDULE BC(11 of 19)  
This forms part of development  
Permit # Df10-0003

# 590 Clifton Road

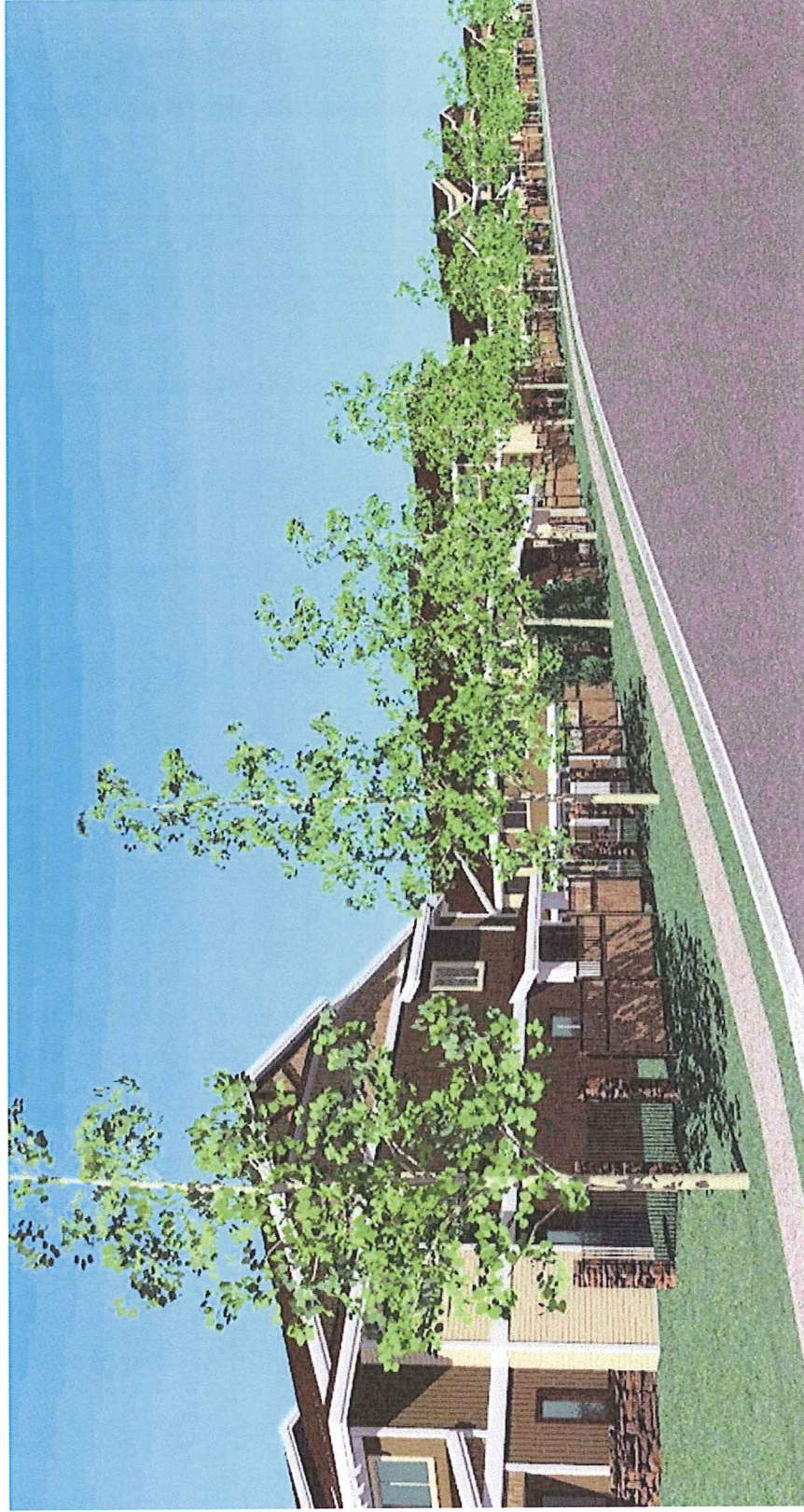
(view from intersection of Caramillo Road and Clifton Road, looking northwest)

April 2010

# REVISED PLANS

APR 21 2010

CITY OF KELOWNA  
Land Use Management



SCHEDULE B (12 of 19)  
This forms part of development  
Permit # D10-0003



## 590 Clifton Road

(view from Clifton Road, looking east down a typical strata road - refer to landscape drawings for Land Use Management Fence details)

April 2010

## REVISED PLANS

APR 21 2010

CITY OF KELOWNA

Land Use Management



SCHEDULE B (B of 19)  
This forms part of development  
Permit # D10-0003



## 590 Clifton Road

(view between 4 & 5 looking west - illustrating a typical pedestrian walkway between buildings)

March 2010

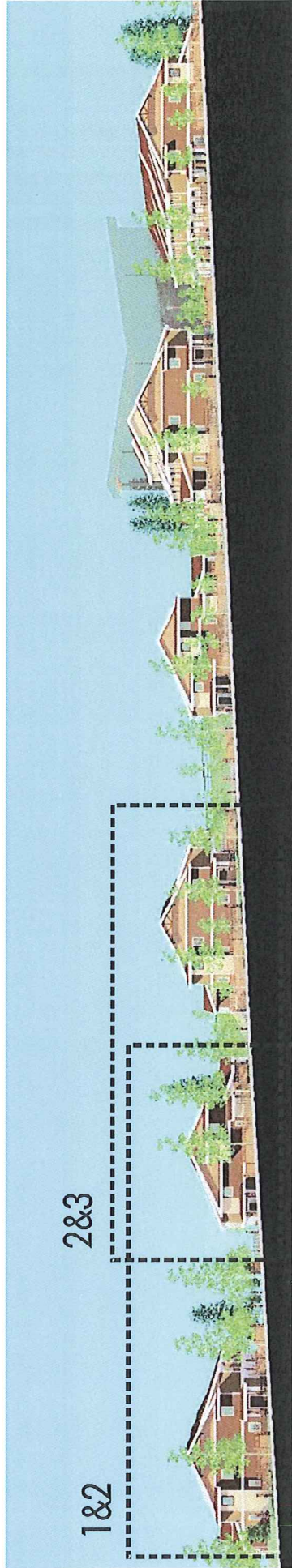
## REVISED PLANS

APR 21 2010

CITY OF KELOWNA  
Land Use Management



SCHEDULE B (14 of 19)  
This forms part of development  
Permit # DP10-0003



1&2

## 590 Clifton Road

(view from Clifton Road illustrating east elevations and fence patterns - refer to landscape drawings for fence details)

April 2010

## REVISED PLANS

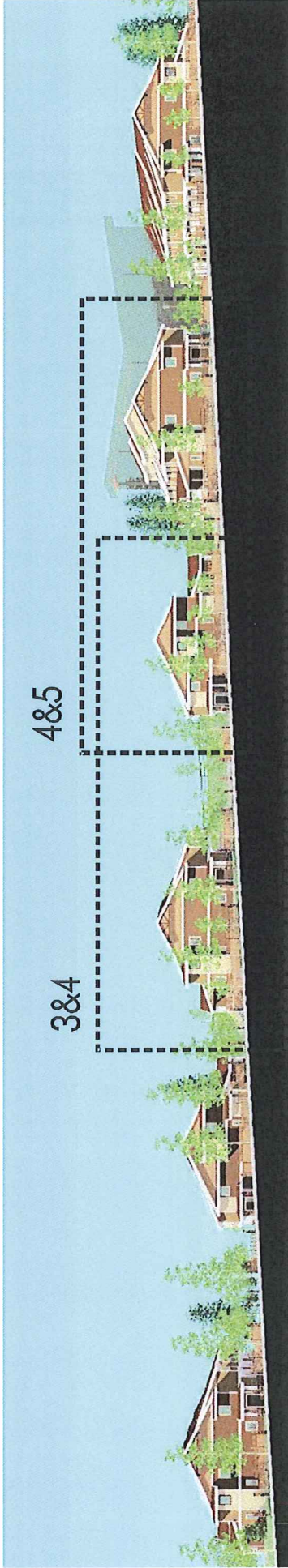
APR 21 2010

CITY OF KELOWNA  
Land Use Management

2&3



SCHEDULE B (15 of 19)  
This forms part of development  
Permit # DP10-0003



3&4

## 590 Clifton Road

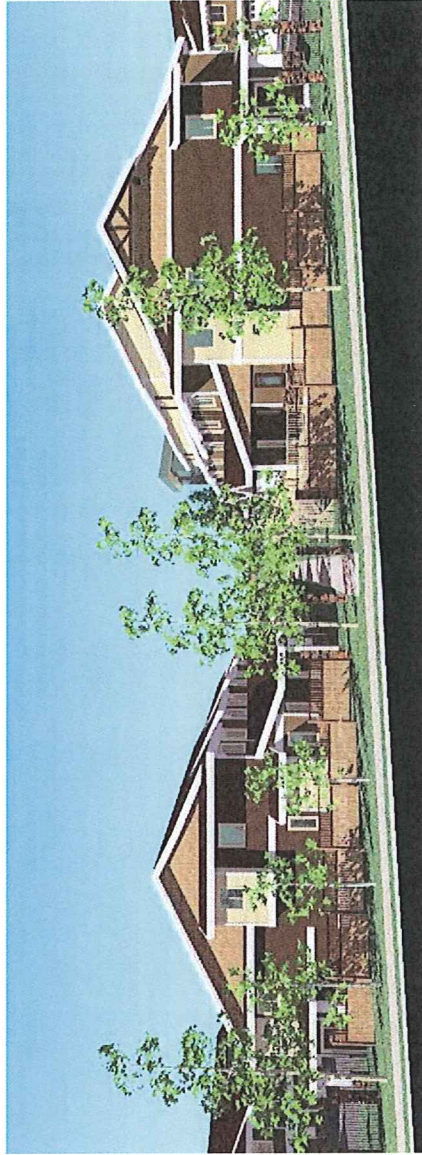
(view from Clifton Road illustrating east elevations and fence patterns - refer to landscape drawings for fence details)

April 2010

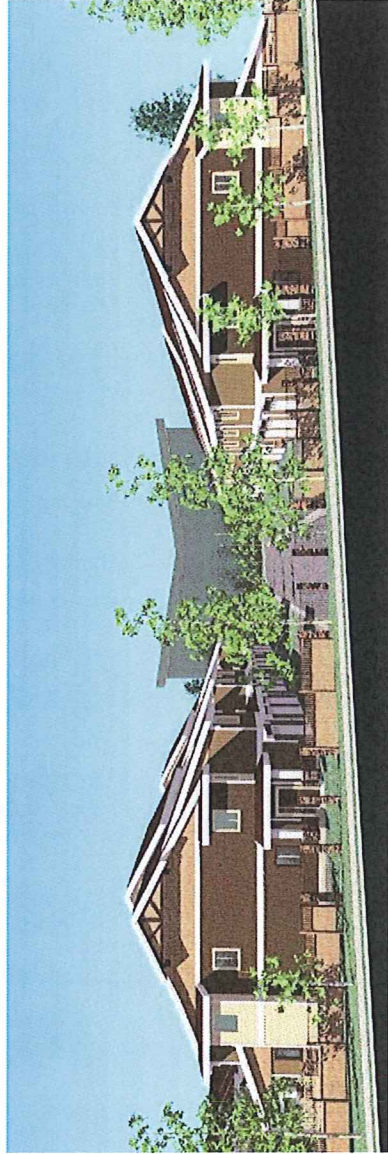
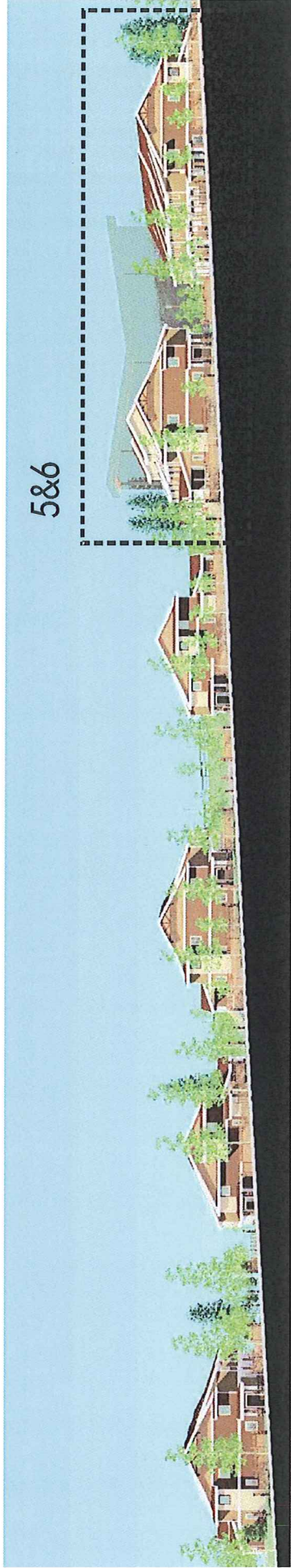
## REVISED PLANS

APR 21 2010  
CITY OF KELOWNA  
Land Use Management

4&5



SCHEDULE B (16 of 17)  
This forms part of development  
Permit # D10-0003



5&6

## 590 Cliffon Road

(view from Cliffon Road illustrating east elevations and fence patterns - refer to landscape drawings for fence details)

April 2010

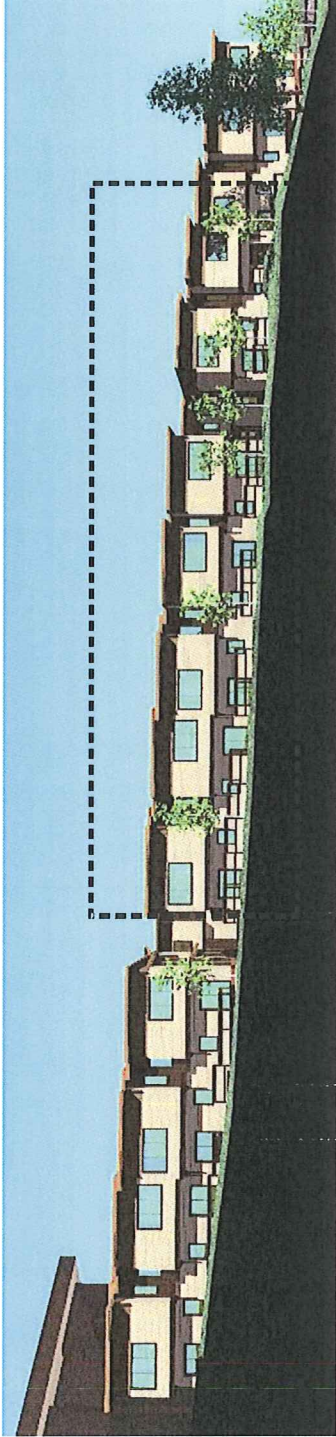
**REVISED PLANS**

APR 21 2010

CITY OF KELOWNA  
Land Use Management



SCHEDULE B (17 of 19)  
This forms part of development  
Permit # D10-0003



# REVISED PLANS

APR 21 2010

CITY OF KELOWNA  
Land Use Management



## 590 Clifton Road

(view from public trail along west edge of property illustrating elevations and fencing oriented toward the trail - refer to landscape drawings for fence details)

April 2010

SCHEDULE B (18 of 19)  
This forms part of development  
Permit # D10-0003





590 Clifton Road

(view from strata road looking north)

April 2010

**REVISED PLANS**

APR 2 1 2010

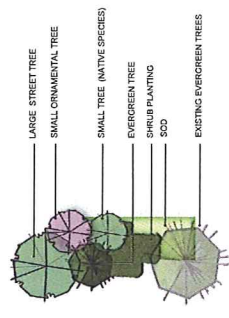
CITY OF KELOWNA  
Land Use Management



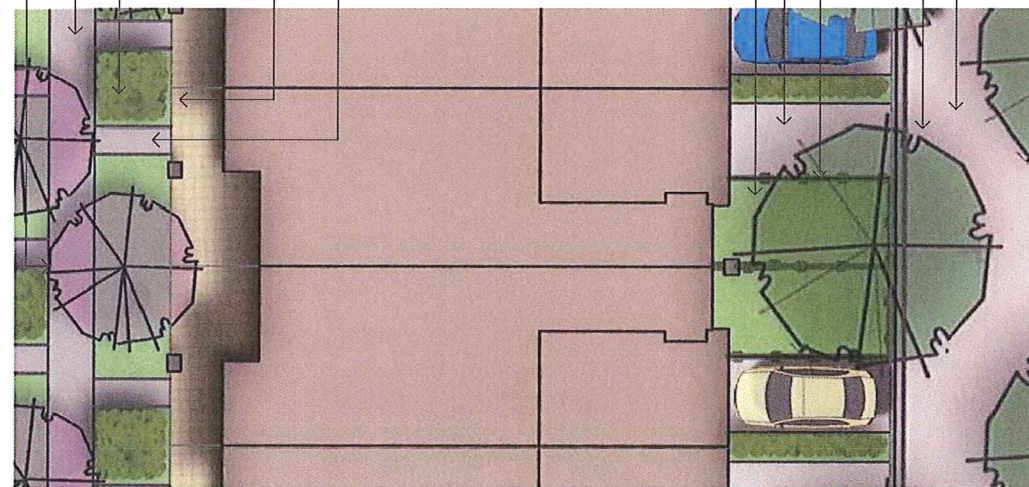
SCHEDULE B (19 of 19)  
This forms part of development  
Permit # D10-0003



LEGEND



- ORNAMENTAL TREE PLANTING (TYPICAL)
- JAPANESE LILAC / EASTERN RED BUD
- NEIGHBOURHOOD CONCRETE WALKWAY
- DECORATIVE SHRUB / GRASS / PERENNIAL PLANTING (TYPICAL):
- ROSEGLOW BARBERRY
- PERENNIAL PLANTING BUSH
- OREGON GRAPE
- ALPINE CURRANT
- KOREAN FEATHER REED GRASS
- STELLA DE ORO DAYLILLY
- DWARF YELLOW IRIS
- LITTLE BUNNY FOUNTAIN GRASS
- DECORATIVE CONCRETE PATIO SPACE



- DECORATIVE SHRUB / GRASS / PERENNIAL PLANTING (TYPICAL):
- ROSEGLOW BARBERRY
- PERENNIAL PLANTING BUSH
- OREGON GRAPE
- ALPINE CURRANT
- KOREAN FEATHER REED GRASS
- STELLA DE ORO DAYLILLY
- DWARF YELLOW IRIS
- LITTLE BUNNY FOUNTAIN GRASS
- RAISED DECK
- ASPHALT DRIVEWAY



ACCESS LANE

PRIVATE CONCRETE PATHWAY

- DECORATIVE SHRUB / GRASS / PERENNIAL PLANTING (TYPICAL):
- DWARF BUNNY BUSH
- OREGON GRAPE
- DWARF KOREAN LILAC
- MICHIGAN FOUNTAIN REED GRASS
- STELLA DE ORO DAYLILLY
- LITTLE BUNNY FOUNTAIN GRASS
- ASPHALT DRIVEWAY
- RAISED DECK (SEE ARCHITECTURAL DRAWINGS)

CONCRETE STEPPING STONE PATHWAY

- PERENNIAL STREET TREE (TYPICAL)
- REDMOND LINDEN

1 CITY HOME PLAN VIEW - TYPICAL

2 3 STOREY TOWNHOME PLAN VIEW - TYPICAL

REVISED PLANS  
APR 30 2010  
CITY OF KELOWNA  
Land Use Management

NO.	DATE	DESCRIPTION
5	2010	ISSUED FOR ALL CONCEPT PERMIT
4	2010	ISSUED FOR CLIENT REVIEW
3	2010	ISSUED FOR PRE-CONSTRUCTION
2	2010	ISSUED FOR DEVELOPMENT PERMIT
1	2010	ISSUED

PROJECT: KNOX MOUNTAIN VILLAGE  
CLIENT: R. NADON  
CONSULTANT: [Name]



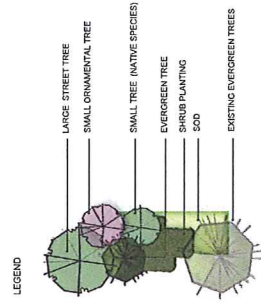
DATE	BY	FOR
1/75		

LOT PLAN  
SHEET NO. L-2

SCHEDULE (2 of 7)  
This forms part of development  
Permit # D10-0003



- 3m WIDE CITY OF KELOWNA AGGREGATE PATHWAY
- CONIFEROUS TREE (TYPICAL)
  - DOUGLAS FIR
- CONCRETE STEPPING STONES
- NATIVE HYDRANGEA (SEE LEGEND)
- SPUTTER RAIL FENCING WITH ACCESS TO PATHWAY
- SOD LAWN
- DECORATIVE CONCRETE PATIO WITH GRADE LEVEL ACCESS
- CONIFEROUS TREE (TYPICAL)
  - MOUNTAIN LEMBER PINE
  - AUSTRALIAN PINE
- DECORATIVE SHRUB / GRASS / PERENNIAL PLANTING (TYPICAL):
  - ROSEGLOW BARBERRY
  - DWARF BURNING BUSH
  - GREGSON GRAPE
  - ALPINE CURRANT
  - KOREAN FEATHER REED GRASS
  - STELLA DE BRO DAVILLY
  - DWARF YELLOW IRIS
  - LITTLE BUNNY FOUNTAIN GRASS
- RAISED DECK
- ASPHALT DRIVEWAY
- DECORATIVE SHRUB / GRASS / PERENNIAL PLANTING (TYPICAL):
  - DWARF BURNING BUSH
  - GREGSON GRAPE
  - DWARF KOREAN LILAC
  - DWARF SPIDER PLANT
  - MANGAL CONSELONES
  - STELLA DE BRO DAVILLY
  - LITTLE BUNNY FOUNTAIN GRASS
- RAISED DECK (SEE ARCHITECTURAL DRAWINGS)



- LARGE STREET TREE
- SMALL ORNAMENTAL TREE
- SMALL TREE (NATIVE SPECIES)
- EVERGREEN TREE
- SHRUB PLANTING
- SOD
- EXISTING EVERGREEN TREES

NOT FOR CONSTRUCTION

# REVISED PLANS

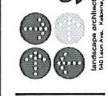
APR 30 2010

CITY OF KELOWNA  
Land Use Management

NO.	DATE	DESCRIPTION
1	2010	ISSUED FOR DEVELOPMENT PERMIT
2	2010	ISSUED FOR LOCAL PERMIT REVIEW
3	2010	ISSUED FOR FINAL APPROVAL
4	2010	ISSUED FOR DEVELOPMENT PERMIT

PROJECT: KNOX MOUNTAIN VILLAGE  
CLIENT: R. MADON  
DRAWN BY: [Name]

**SCHEDULE ((3 of 7))**  
This forms part of development  
Permit # **D10-0003**



site360  
landscape architecture • urban design • planning • engineering  
1000 University Ave. Kelowna, BC V1Y 9X6

PROJECT NO.	DATE	PROJECT TITLE	SCALE
175	2010	LOT PLAN	L-3

3 STOREY TOWNHOME PLAN VIEW - TYPICAL

# REVISED PLANS

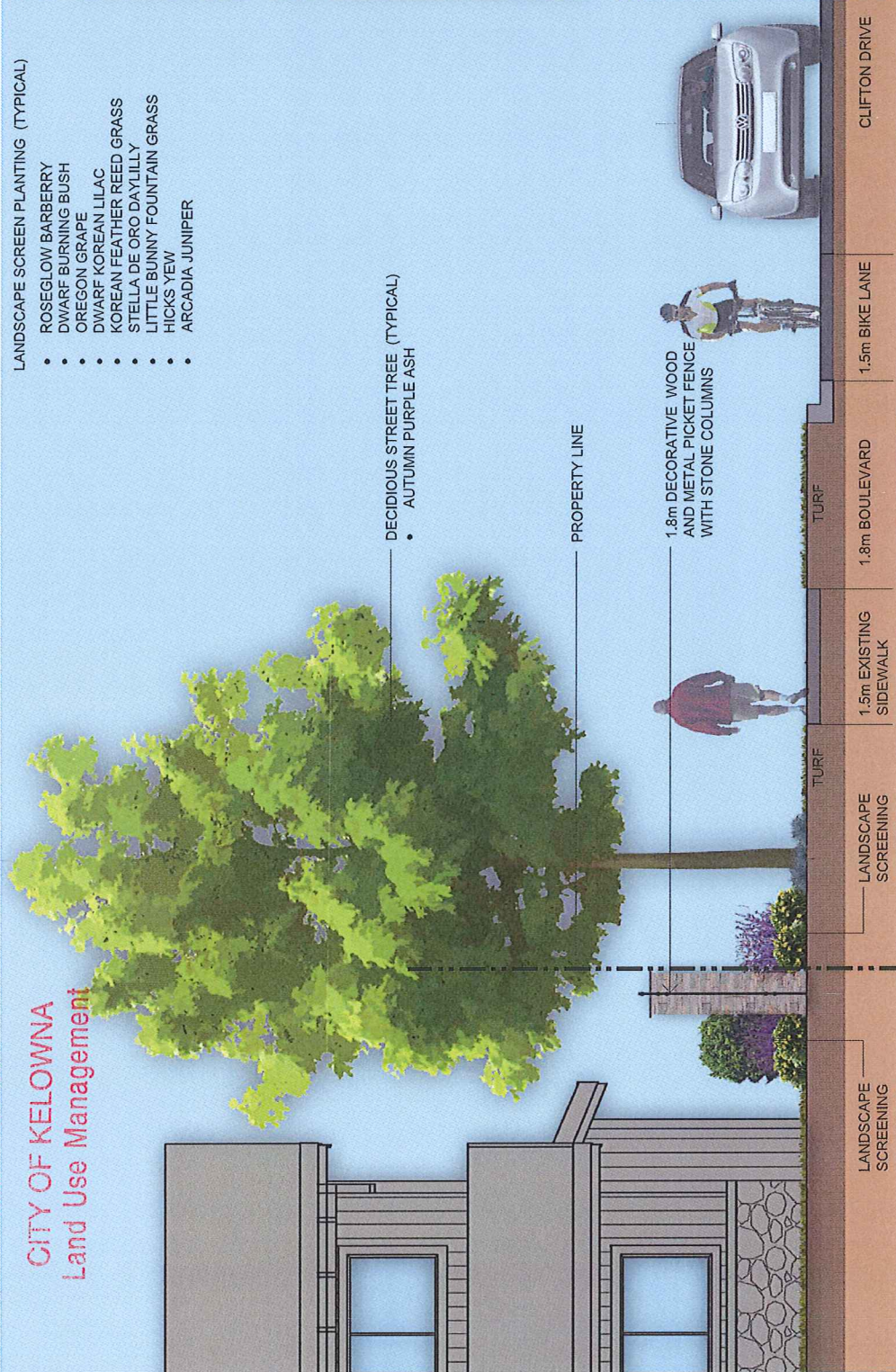
APR 30 2010

CITY OF KELOWNA  
Land Use Management

### LANDSCAPE SCREEN PLANTING (TYPICAL)

- ROSEGLOW BARBERRY
- DWARF BURNING BUSH
- OREGON GRAPE
- DWARF KOREAN LILAC
- KOREAN FEATHER REED GRASS
- STELLA DE ORO DAYLILLY
- LITTLE BUNNY FOUNTAIN GRASS
- HICKS YEW
- ARCADIA JUNIPER

### FENCE CHARACTER IMAGES



NO.	DATE	DESCRIPTION
5		ISSUED FOR PRELIMINARY PERMIT
4		ISSUED FOR FINAL REVIEW
3		ISSUED FOR PERMIT
2		ISSUED FOR DEVELOPMENT PERMIT

PROJECT: KNOX MOUNTAIN VILLAGE  
OWNER: RANADON  
CONSULTANT:

**SCHEDULE C (4 of 17)**  
This forms part of development  
Permit # DP10-0003



DATE	BY	DESCRIPTION
15/0		

PROJECT NO. 1550  
SHEET NO. L-4

# REVISED PLANS

APR 30 2010

CITY OF KELOWNA  
Land Use Management



**SCHEDULE C (5 of 17)**  
This forms part of development  
Permit # **D10-0003**

DESIGNED BY	PROJECT	SHEET TITLE
DRAWN BY	DATE	PATHWAY SECTION
CHECKED BY	DATE	SHEET NO.
PROJECT NO.	ISSUANCE	SHEET NO.
SCALE	1:50	L-5



PROJECT: KNOX MOUNTAIN VILLAGE  
CLIENT: R.NADON  
CONSULTANT:

NO.	DATE	DESCRIPTION
5	2010	ISSUED FOR LAND DEVELOPMENT PERMIT
4	2010	ISSUED FOR SALE PER REVIEW
3	2010	ISSUED FOR REVISIONS
2	2010	ISSUED FOR ENVIRONMENTAL PERMIT



STONE ENTRY COLUMNS  
 ORNAMENTAL SHRUB PLANTING  
 ORNAMENTAL GRASS PLANTING  
 DECIDUOUS STREET TREE

BUILDING 2

BUILDING 3

DECORATIVE METAL PICKET FENCING

STEPPED DECORATIVE WOOD FENCING

PUBLIC ACCESS PATHWAY WITH METAL PICKET PANELS

STEPPED DECORATIVE WOOD FENCING

PUBLIC ACCESS PATHWAY WITH METAL PICKET PANELS

# REVISED PLANS

APR 30 2010  
 CITY OF KELOWNA  
 Land Use Management

- LANDSCAPE SCREEN PLANTING (TYPICAL)
- ROSEGLOW BARBERRY
  - DWARF BURNING BUSH
  - OREGON GRAPE
  - DWARF KOREAN LILAC
  - KOREAN FEATHER REED GRASS
  - STELLA DE ORO DAYLILLY
  - LITTLE BUNNY FOUNTAIN GRASS
  - HICK YEW
  - ARCADIA JUNIPER

NO.	DATE	DESCRIPTION
5	2010	REVISOR DEVELOPMENT PLAN
4	2010	ISSUED FOR CITY REVIEW
3	2010	ISSUED FOR PERMITTING
2	2010	ISSUED FOR DEVELOPMENT PLAN

PROJECT: KNOX MOUNTAIN VILLAGE  
 CLIENT: RIMADON  
 CONSULTANT:

**SCHEDULE C (6 of 17)**  
 This forms part of development  
 Permit # **D10-0003**









site360  
 LANDSCAPE ARCHITECTURE & PLANNING  
 1000 UNIVERSITY AVENUE, SUITE 100  
 VANCOUVER, BC V6P 4R2  
 TEL: 604.278.2222

DESIGNER	PROJECT	SHEET TITLE
DRAWN BY	DATE	CLIFTON DR. ELEVATION
CHECKED BY	DATE	SHEET NO.
PROJECT NO.	ISSUES	
SCALE	1:200	L-6

# REVISED PLANS

APR 30 2010

CITY OF KELOWNA  
Land Use Management

- LEGEND
-  LARGE STREET TREE
  -  SMALL ORNAMENTAL TREE
  -  SMALL TREE (NATIVE SPECIES)
  -  EVERGREEN TREE
  -  SHRUB PLANTING
  -  SOD
  -  EXISTING EVERGREEN TREES
  -  PHASE BOUNDARY LINE



DATE	11/11/10
PROJECT NO.	L-7
SCALE	1:400



**SCHEDULE C (17 of 17)**  
 This forms part of development  
 Permit # **D10-0003**

PROJECT: KNOX MOUNTAIN VILLAGE  
 CLIENT: R. MADON  
 CONSULTANT:

NO.	DATE	DESCRIPTION
5		REVISED FOR DEVELOPMENT PERMIT
4		ISSUED FOR CLIENT REVIEW
3		ISSUED FOR INFORMATION
2		ISSUED FOR DEVELOPMENT PERMIT

