

Memo



Date: May 14, 2010

To: City Manager

From: Community Sustainability Division

File No: DP10-0002

Applicant: New Town Architecture Services Inc.

At 433 McCarren Ave

Owner: Kettle Valley Holdings Ltd.

Purpose: To consider a Development Permit for the form and character of a 21-unit townhouse development.

Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT final adoption of Zoning Bylaw Text Amending Bylaw No. 10318 be considered by Council;
AND THAT Council authorize the issuance of Development Permit No. DP10-0002 for Lot 2 Sections 23 and 24 Township 28 SDYD Plan KAP90592, located on 433 McCarren Ave, 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 requirements prior to issuance of the Development Permit.

2.0 SUMMARY

The applicant has applied for a form and character Development Permit to facilitate a proposed 21-unit townhouse development on the subject property.

3.0 ADVISORY PLANNING COMMISSION

At the March 2, 2010 meeting of the Advisory Planning Commission, it was resolved:

THAT the Advisory Planning Commission support Development Permit Application No. DP10-0002, 5920 Chute Lake Road, to consider the form and character of the proposed 21 unit townhouse development.

The Advisory Planning Commission commented that pedestrian access should be provided to the adjacent commercial development and that landscape enhancements were required.

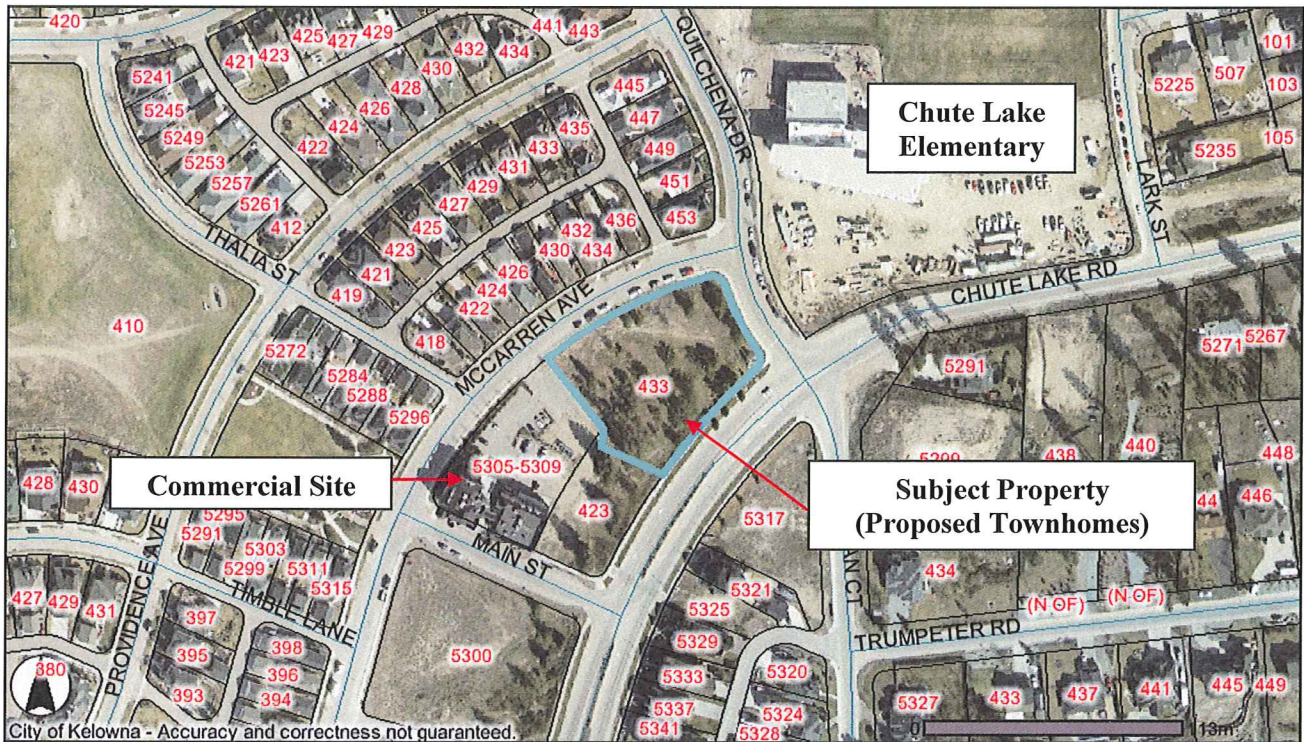
qv

4.0 SITE CONTEXT

The subject property is located in the Kettle Valley Village Centre in the Southwest Mission alongside a variety of land uses, including single detached homes, townhomes, commercial buildings, and a school.

Specifically, the adjacent zones and land uses are:

Direction	Zoning Designation	Land Use
North	CD2 (Kettle Valley)	Elementary school & detached dwellings
East	CD2 (Kettle Valley)	Elementary school & detached dwellings
South	CD2 (Kettle Valley)	Retail, office, commercial, & detached dwellings
West	CD2 (Kettle Valley)	Retail, office, commercial, & detached dwellings



5.0 PROPOSED DEVELOPMENT

The proposal for 21 units of townhomes over three buildings compares with the requirements of the Zoning Bylaw No. 8000 as follows:

Criteria	Proposed	CD2 Zone Requirement for Type VIII (as amended by TA10-0001)
Minimum Parcel Area	4581 m ²	4000 m ²
Maximum FAR	0.96	1.0
Maximum Units	21	21

Maximum Lot Coverage	36.5 %	40 %
Maximum Height	16.0 m	16.0 m
Front Yard (Quilchena Dr)	4.0 m (~3.5 m for architectural encroachments)	4.0 m (2.0 m for architectural encroachments) *
Side Yard (McCarren Ave)	4.0 m (~3 m for architectural encroachments)	4.0 m (2.0 m for architectural encroachments) *
Side Yard (Chute Lake Rd)	4.0 m (no encroachment)	4.0 m (2.0 m for architectural encroachments) *
Rear Yard (commercial site)	4.0 m (~3 m for architectural encroachments)	4.0 m (2.0 m for architectural encroachments) *
Private Open Space	467.5 m ² provided in open space and on decks	20 m ² per dwelling with 1 or more bedrooms = 420 m ²
Automobile Parking	48 stalls (visitor parking proposed to be accommodated on individual unit driveways)	2 stalls per dwelling with 3 or more bedrooms @ 21 units = 42 stalls
Bicycle Parking	Class I = 21 stalls (garages) Class II = 3 stalls	Class I = 11 stalls Class II = 3 stalls
* The CD2 - Kettle Valley Comprehensive Residential Development zone utilizes a base setback (4 m from property line) and a setback for permitted architectural encroachments (2 m from property line). While expressed somewhat differently, this is equivalent in practice to the practice of allowing certain projections into setbacks in conventional zones.		

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:

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:

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.

Ancillary Services/Utilities. Loading, garbage and other ancillary services should be located at the rear of buildings. Utility service connections should be screened from view or be located so as to minimize visual intrusion.

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

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Prominently located at the entrance gateway to Kettle Valley and across the street from Chute Lake Elementary School, the subject property is of high visual importance to the area and, if developed as proposed, will provide an exceptional presence at the corner of Quilchena Drive and Chute Lake Road.

The proposal demonstrates a commitment to a high standard of form and character. Notably, the proposal accommodates the grade challenges on site and each frontage (Chute Lake Road, Quilchena Drive, and McCarren Avenue) features front doors and yards that serve to enhance the streetscape. All vehicle movement, parking, and garage doors are internal and on site.

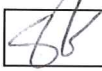
Street-oriented doors, plentiful windows with mullions, varied materials and colours, columns, supporting ridge beams, and a complex but uncluttered roof line provides a richly detailed architectural variety that, somewhat unusually, extends also to the internal and side elevations of the proposed buildings. Proposed materials include feature brick and rough-sawn timber, metal flashing, asphalt shingles, and hardi plank/board/shingles and trim. Proposed colours are playful yet sympathetic to those used elsewhere in the Village of Kettle Valley.

Staff worked with the applicant toward landscape enhancements including a pedestrian path with privacy gate to the adjacent commercial development and additional tree and shrub plantings.

Land Use Management staff recommend support for the Development Permit on the basis that the resulting land use is consistent with the Official Community Plan future land use designation and the development complies with critical design guidelines of the OCP.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion: 
Shelley Gambacort
Director, Land Use Management

Attachments

Subject property and zoning map

Schedules

- A (1 of 13) - Site massing plan (DP1.02)
 - A (2 of 13) - Site plan - 1st level (DP1.03)
 - A (3 of 13) - Building 1 (McCarren) - Floor plan - Level 1 (DP2.11)
 - A (4 of 13) - Building 1 (McCarren) - Floor plan - Level 2 (DP2.12)
 - A (5 of 13) - Building 1 (McCarren) - Floor plan - Level 3 (DP2.13)
 - A (6 of 13) - Building 2 (Quilchena) - Floor plan - Level 1 (DP2.21)
 - A (7 of 13) - Building 2 (Quilchena) - Floor plan - Level 2 (DP2.22)
 - A (8 of 13) - Building 2 (Quilchena) - Floor plan - Level 3 (DP2.23)
 - A (9 of 13) - Building 3 (Chute Lake) - Floor plan - Level 1 (DP2.31)
 - A (10 of 13) - Building 3 (Chute Lake) - Floor plan - Level 2 (DP2.32)
 - A (11 of 13) - Building 3 (Chute Lake) - Floor plan - Level 3 (DP2.33)
 - A (12 of 13) - Site section (DP4.01)
 - A (13 of 13) - Partial site plan showing draft location of Class II bike stalls
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- B (1 of 5) - Elevations - McCarren Ave frontage and Chute Lake Rd frontage (DP3.01)
 - B (2 of 5) - Elevations - Quilchena Dr frontage and McCarren Ave internal (DP3.02)
 - B (3 of 5) - Side elevations (DP3.03)
 - B (4 of 5) - Materials and colours
 - B (5 of 5) - Rendering
-
- C - Landscape plan (L-1)

Date Application Accepted:

January 7, 2010 *

* Staff worked with the applicant on comments and site plan/landscape plan revisions from February 11-April 29, 2010 with an intermediate APC meeting date of March 2, 2010.

File: DP10-0002

Application

File: DP10-0002

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
	B.C. Assessment Authority (info only)			
	2010-01-07	2010-01-07		
	Building & Permitting			
	2010-01-07	2010-02-11	JFRICK	Building permits required. The requirement for engineering needs to be confirmed when more detailed drawings are provided. 15m access from internal roadway is to be confirmed for each unit prior to issuance of the development variance permit.
	Canada Post			
	2010-01-07	2010-01-26		no comments
	Development Engineering Branch			
	2010-01-07	2010-01-19		See "Documents" Tab.
	Fire Department			
	2010-01-07	2010-01-20	GDAFT	The access to the garages is from the lane off McCarren Ave. In the event of a vehicle fire in the lane or garage area, a 6M clear access to all parking garages is requested with "No Parking" signs be provided along the access lane. Fire hydrant locations appear adequate.
	FortisBC			
	2010-01-07	2010-01-26		no comments
	Infrastructure Planning			
	2010-01-07	2010-01-26	TBARTON	No comment
	Ministry of Transportation			
	2010-01-07	2010-01-07		File No. 2010-00095 see TA File
	Planner Specialist (M Stanborough)			
	2010-01-07	2010-01-13	MSTANBOF	No concerns
2	Planner Specialist (M Stanborough)			
	2010-01-07	2010-01-15	MSTANBOF	No concerns
	Policy & Planning			
	2010-01-07	2010-01-11		The subject property is designated as Multiple Unit Residential - medium density in the OCP primarily to accommodate the original proposal for a congregate care facility. This new proposal is for somewhat less density than would be supported on this site, although the building height (3 storeys) would be consistent with the RM4 zone which is included in the definition of the medium density designation.
	The proposed building layout will present an attractive face to each of the three streets that front this property, with each front door visible and accessible directly from the street. All vehicle parking access will be internal with minimal interference with pedestrian movement.			
	It is recommended that this application be supported.			
	Public Health Inspector			No comment.
	2010-01-07	2010-01-21		
	RCMP			
	2010-01-07	2010-01-26		no comments
	Real Estate & Building Services Manager			
	2010-01-07	2010-01-13	KGENGE	See "Remarks" Tab and also see "Remarks" Tab for TA10-0001. 2010-01-13 RE&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 & Building Services Department requires a full-sized copy, together with an 8 1/2 x 11 copy, of any survey plans.
	Shaw Cable			
	2010-01-07	2010-01-14		Owner/Developer to supply and install an underground conduit system as per Shaw Cable drawings and specifications.
	Telus			
	2010-01-07	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			
	2010-01-07	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 and text amendment applications.

CITY OF KELOWNA
MEMORANDUM

Date: January 18, 2010
File No.: DP10-0002, TA10-0001
To: Planner II / Urban Land Use (AB)
From: Development Engineering Manager (SM)
Subject: 5920 Chute Lake Road – Lot B, Plan 89132

The Development Engineering Division has the following requirements associated with this development application.

1. General
 - a) Provide easements as required.
 - b) Existing water infrastructure is at capacity refer to comments under Water.

2. Domestic Water and Fire protection
 - a) The property is located within the City of Kelowna service area.
 - b) Our records indicate that this property has been serviced with a 150mm service off of McCarren Ave. 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.
 - c) **Existing infrastructure at the Adam's Reservoir is at capacity for this area. Further infrastructure will need to be built. It will need to be built either by this development/developer or in conjunction with others. The development permit will not be issued if there is insufficient or no capacity remaining.**

3. Sanitary Sewer
 - a) Provide an adequately sized sanitary sewer connection.

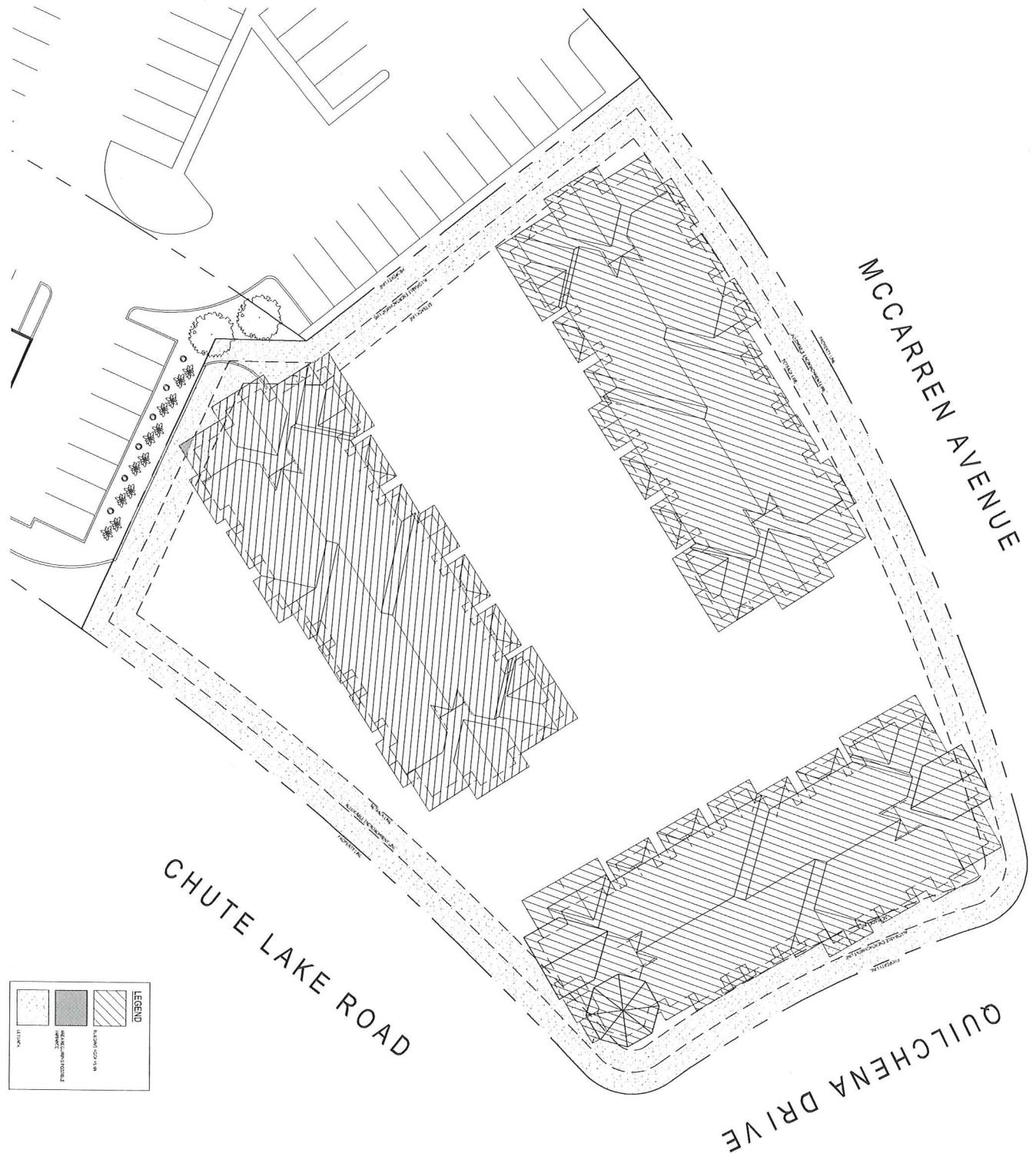
4. Drainage
 - a) The property is not connected to the Municipal storm drainage system therefore a comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application.

5. Roads

- a) McCarren Ave must be upgraded to a full urban standard including sidewalk, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

Steve Muenz, P. Eng.
Development Engineering Manager

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LEGEND

[Dotted pattern]	LIENS
[Diagonal lines /]	LANDSCAPE
[Diagonal lines \]	LANDSCAPE
[Stippled pattern]	LANDSCAPE

NEW TOWN ARCHITECTURE URBAN PLANNING

PROJECT: CHUTE LAKE ROAD
 ADDRESS: 420 McCarren Ave.
 VANTAGE: 420 McCarren Ave.
 VANTAGE: 420 McCarren Ave.

DATE: 05/11/2010
 SCALE: 1/8" = 1'-0"

PROJECT: CHUTE LAKE ROAD
 ADDRESS: 420 McCarren Ave.
 VANTAGE: 420 McCarren Ave.
 VANTAGE: 420 McCarren Ave.

DATE: 05/11/2010
 SCALE: 1/8" = 1'-0"

PROJECT: CHUTE LAKE ROAD
 ADDRESS: 420 McCarren Ave.
 VANTAGE: 420 McCarren Ave.
 VANTAGE: 420 McCarren Ave.

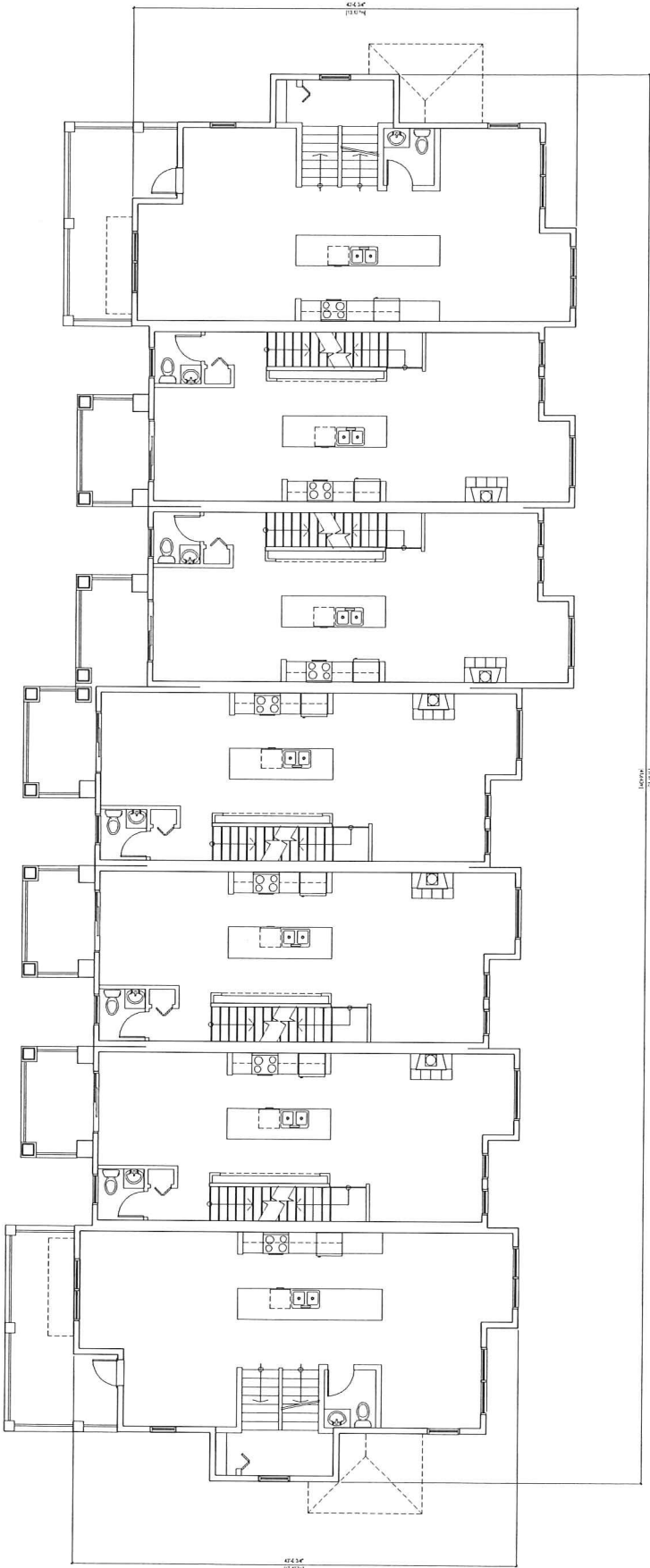
DATE: 05/11/2010
 SCALE: 1/8" = 1'-0"

SCHEDULE A (1 of 13)
 This forms part of development
 Permit # DP10-0002

THE DEVELOPER IS:

- NOT FOR SALE
- NOT FOR RENT
- NOT FOR LEASE
- NOT FOR OCCUPANCY
- NOT FOR CONSTRUCTION
- NOT FOR FINANCING
- NOT FOR INVESTMENT
- NOT FOR RESALE
- NOT FOR TRANSFER
- NOT FOR ASSIGNMENT
- NOT FOR MORTGAGE
- NOT FOR CHARGE
- NOT FOR LIEN
- NOT FOR ENCUMBRANCE
- NOT FOR EASE
- NOT FOR RESTRICTION
- NOT FOR COVENANT
- NOT FOR DEED
- NOT FOR INSTRUMENT
- NOT FOR RECORD
- NOT FOR FILING
- NOT FOR DEPOSIT
- NOT FOR DELIVERY
- NOT FOR ACCEPTANCE
- NOT FOR SIGNATURE
- NOT FOR WITNESSES
- NOT FOR NOTARIZATION
- NOT FOR RECORDING
- NOT FOR INDEXING
- NOT FOR MAPPING
- NOT FOR SURVEYING
- NOT FOR ENGINEERING
- NOT FOR ARCHITECTURE
- NOT FOR PLANNING
- NOT FOR DESIGN
- NOT FOR CONSTRUCTION
- NOT FOR OCCUPANCY
- NOT FOR FINANCING
- NOT FOR INVESTMENT
- NOT FOR RESALE
- NOT FOR TRANSFER
- NOT FOR ASSIGNMENT
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- NOT FOR RECORDING
- NOT FOR INDEXING
- NOT FOR MAPPING
- NOT FOR SURVEYING
- NOT FOR ENGINEERING
- NOT FOR ARCHITECTURE
- NOT FOR PLANNING
- NOT FOR DESIGN

FLOOR PLAN BUILDING 1 - LEVEL 2
DATE: 07/20/2017



SCHEDULE A (4 of 13)
 This forms part of development
 Permit # DP10-0002

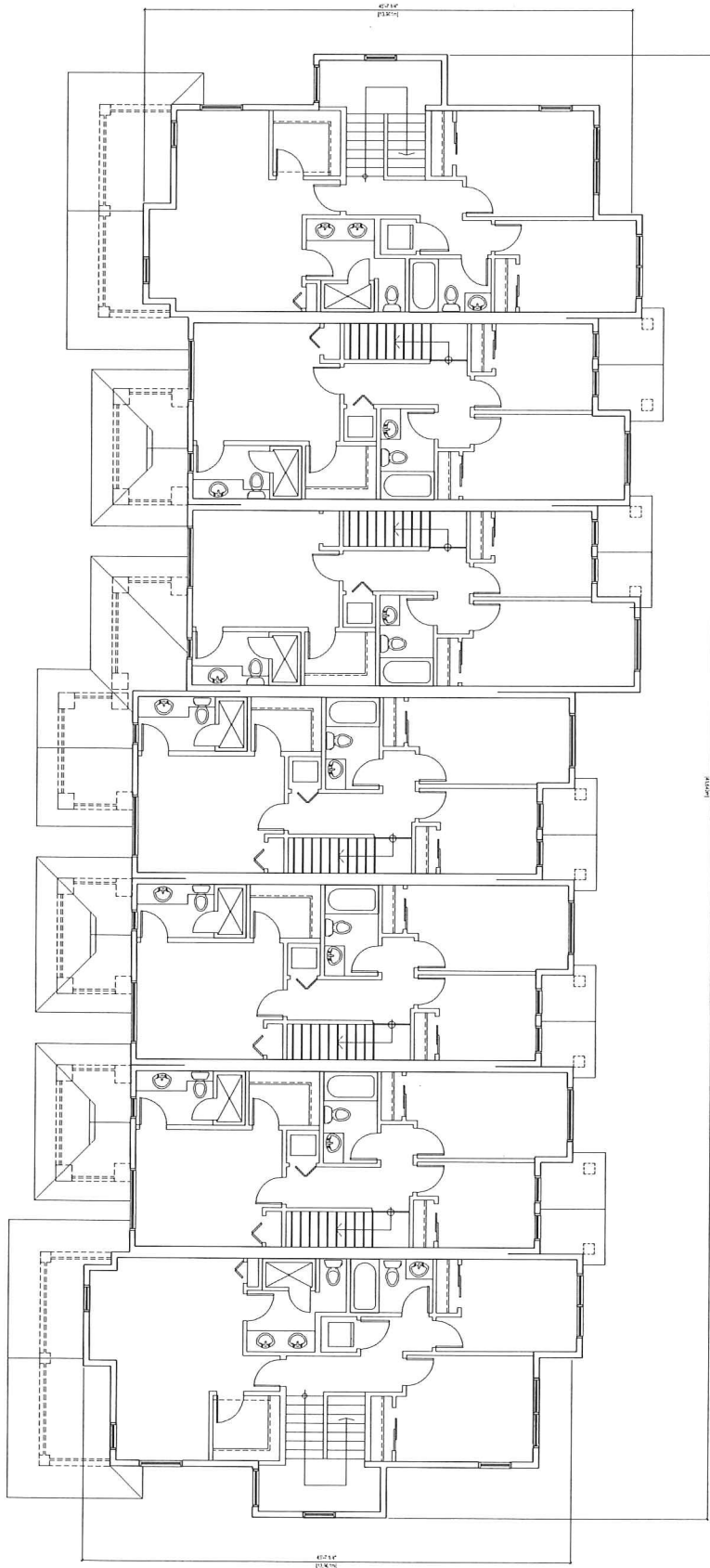
- The following is a list of the items that are included in this schedule.
- All items listed in this schedule are to be provided by the applicant.
- All items listed in this schedule are to be provided by the Council.
- All items listed in this schedule are to be provided by the Council and the applicant.
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NEW TOWN
 ARCHITECTURE
 URBAN PLANNING
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.8800
 WWW: NEWTOWNARCHITECTURE.COM

SEASONS
 MULTIFAMILY
 420 WEST 10TH AVENUE
 DENVER, CO 80202

FLOOR PLAN
 BUILDING 1 (INCORP/REN AVE)
 LEVEL 2
 DATE: 07/20/2017
 TIME: 14:41:52
 DRAWN BY: JAC
 CHECKED BY: JAC

DP2.12
 December 12, 2017 10:29:19 AM

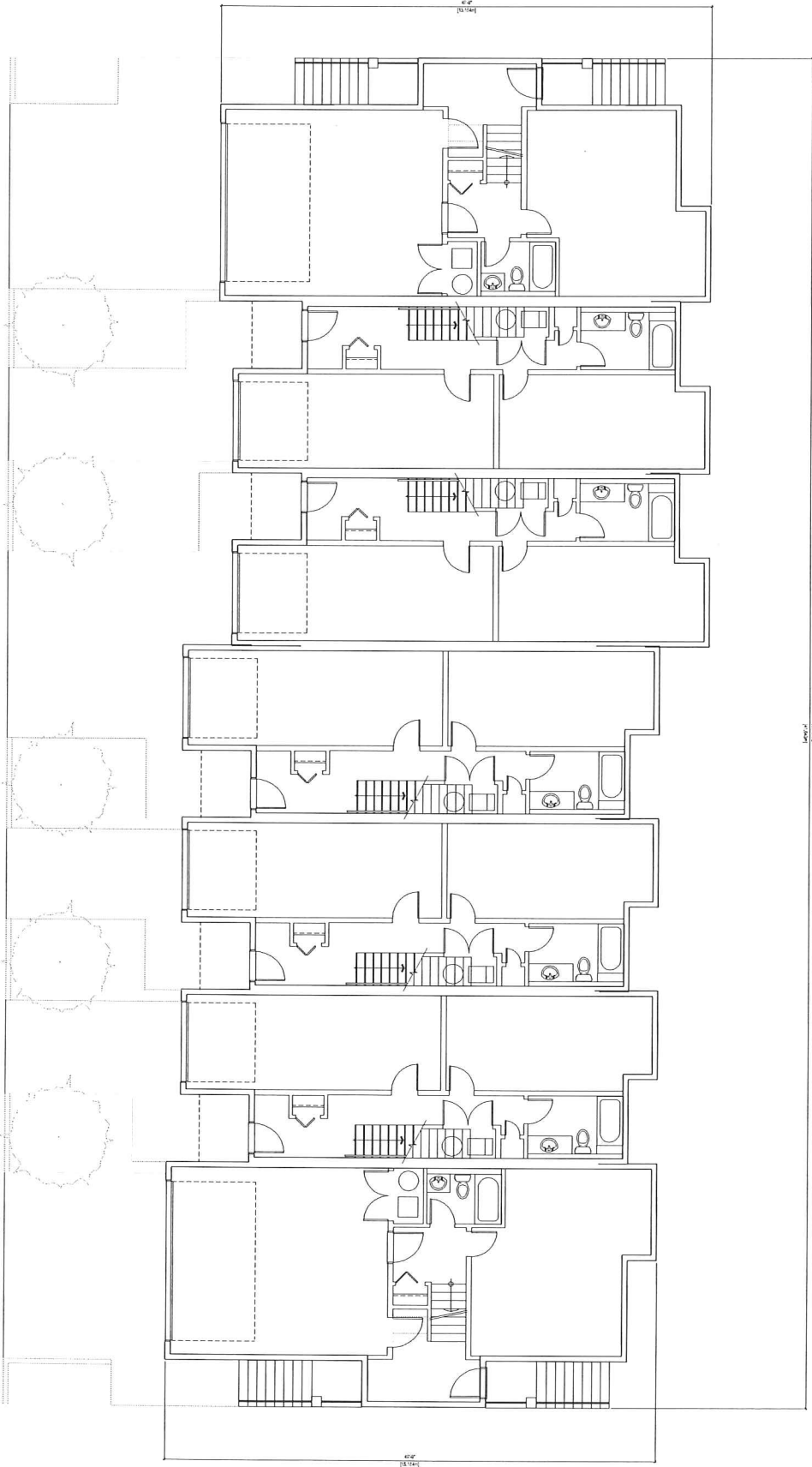


07/17/13

SCHEDULE A (5 of 13)
 This forms part of development
 Permit # DP10-0002

- NOT FOR BUILDING PERMITS
- NOT FOR CONSTRUCTION PERMITS
- NOT FOR PLANNING PERMITS
- NOT FOR ZONING PERMITS
- NOT FOR OTHER PERMITS
- NOT FOR OTHER PERMITS
- NOT FOR OTHER PERMITS
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- NOT FOR OTHER PERMITS
- NOT FOR OTHER PERMITS

FLOOR PLAN, BUILDING 3 - LEVEL 1
 DATE: 04/11/11



DATE: 04/11/11

SCHEDULE A (9 of 13)
 This forms part of development
 Permit # DP10-0002

- NOT FOR BUILDING
- APPROVED SQUARE
- PROVISIONS AND DETAILS
- THE PRESENCE OF THE ARCHITECT
- ARCHITECT'S SIGNATURE
- PROFESSIONAL REGISTERED
- PROFESSIONAL PROJECT

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR COPIING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



NEW TOWN
 ARCHITECTURE
 URBAN PLANNING

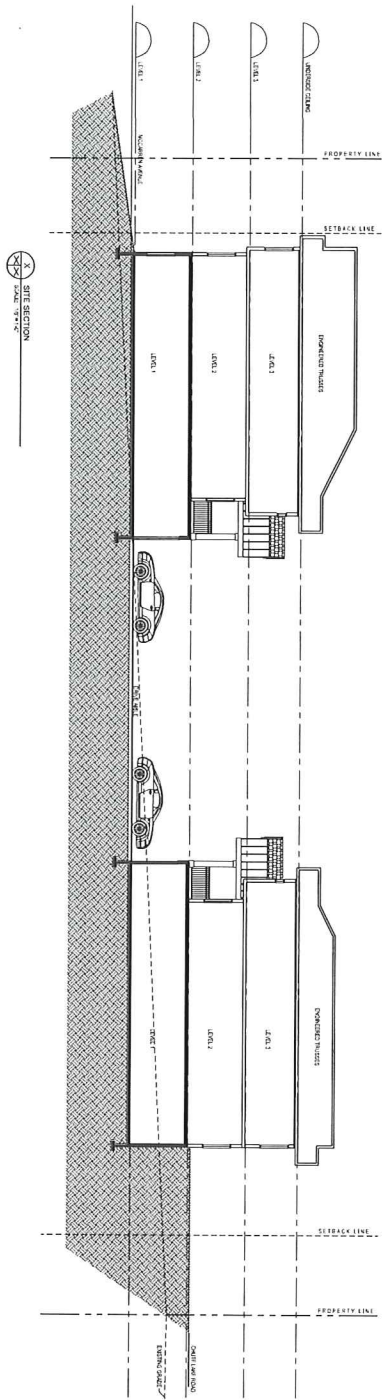
71-2000A Highway
 No. 404
 Scarborough, Ontario
 M1B 4Y1
 Tel: (416) 291-1111
 Fax: (416) 291-1112
 Email: info@newtown.ca
 Website: www.newtown.ca

PROJECT NO: 1000
 SEASONS
 MULTIFAMILY
 420 Midland St. W.
 Toronto, Ontario

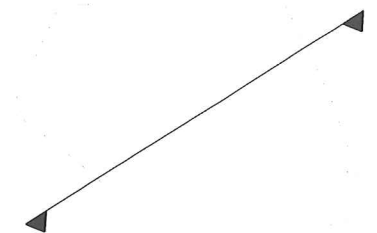
FLOOR PLAN
 BUILDING 3 (CHUTE W/KE RD)
 LEVEL 1
 DATE: 04/11/11

PROJECT NO: 1000
 DP2.31

DATE: 04/11/11
 DRAWN BY: [Name]



KEY PLAN
SCALE 1/8" = 1'-0"



SCHEDULE A (12 of 13)
 This forms part of development
 Permit # DP10-0002

- THE FOLLOWING IS A SUMMARY OF THE INFORMATION REQUIRED FOR THE DEVELOPMENT PERMIT APPLICATION:
- 1. SITE LOCATION AND ADDRESS
 - 2. SITE AREA AND ZONING
 - 3. PROPOSED DEVELOPMENT
 - 4. PROPOSED USES
 - 5. PROPOSED TRAFFIC VOLUMES
 - 6. PROPOSED PARKING
 - 7. PROPOSED UTILITIES
 - 8. PROPOSED LANDSCAPE
 - 9. PROPOSED SIGNAGE
 - 10. PROPOSED LIGHTING
 - 11. PROPOSED SECURITY
 - 12. PROPOSED SAFETY
 - 13. PROPOSED ACCESSIBILITY
 - 14. PROPOSED ENVIRONMENTAL IMPACTS
 - 15. PROPOSED HISTORICAL RESOURCES
 - 16. PROPOSED CULTURAL RESOURCES
 - 17. PROPOSED ARCHITECTURAL QUALITY
 - 18. PROPOSED VISUAL QUALITY
 - 19. PROPOSED SOUND QUALITY
 - 20. PROPOSED AIR QUALITY
 - 21. PROPOSED WATER QUALITY
 - 22. PROPOSED SOIL QUALITY
 - 23. PROPOSED GEOTECHNICAL CONDITIONS
 - 24. PROPOSED SEISMICITY
 - 25. PROPOSED CLIMATE
 - 26. PROPOSED ENERGY EFFICIENCY
 - 27. PROPOSED SUSTAINABILITY
 - 28. PROPOSED COMMUNITY IMPACTS
 - 29. PROPOSED ECONOMIC IMPACTS
 - 30. PROPOSED SOCIAL IMPACTS
 - 31. PROPOSED CULTURAL IMPACTS
 - 32. PROPOSED HISTORICAL IMPACTS
 - 33. PROPOSED VISUAL IMPACTS
 - 34. PROPOSED SOUND IMPACTS
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 - 40. PROPOSED CLIMATE IMPACTS
 - 41. PROPOSED ENERGY IMPACTS
 - 42. PROPOSED SUSTAINABILITY IMPACTS
 - 43. PROPOSED COMMUNITY IMPACTS
 - 44. PROPOSED ECONOMIC IMPACTS
 - 45. PROPOSED SOCIAL IMPACTS
 - 46. PROPOSED CULTURAL IMPACTS
 - 47. PROPOSED HISTORICAL IMPACTS
 - 48. PROPOSED VISUAL IMPACTS
 - 49. PROPOSED SOUND IMPACTS
 - 50. PROPOSED AIR IMPACTS
 - 51. PROPOSED WATER IMPACTS
 - 52. PROPOSED SOIL IMPACTS
 - 53. PROPOSED GEOTECHNICAL IMPACTS
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 - 55. PROPOSED CLIMATE IMPACTS
 - 56. PROPOSED ENERGY IMPACTS
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 - 58. PROPOSED COMMUNITY IMPACTS
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 - 94. PROPOSED SOUND IMPACTS
 - 95. PROPOSED AIR IMPACTS
 - 96. PROPOSED WATER IMPACTS
 - 97. PROPOSED SOIL IMPACTS
 - 98. PROPOSED GEOTECHNICAL IMPACTS
 - 99. PROPOSED SEISMIC IMPACTS
 - 100. PROPOSED CLIMATE IMPACTS

DATE: _____

SCALE: _____

PROJECT NO.: _____

CLIENT: _____

DESIGNER: _____

APPROVER: _____

NEW TOWN
 ARCHITECTURE
 URBAN PLANNING

SEASONS
 MULTISCALE
 ARCHITECTURE

1000 10th Street, NW
 Atlanta, GA 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 Email: info@seasonsarch.com

PROJECT NO.: _____
 CLIENT: _____
 DESIGNER: _____
 APPROVER: _____

DATE: _____

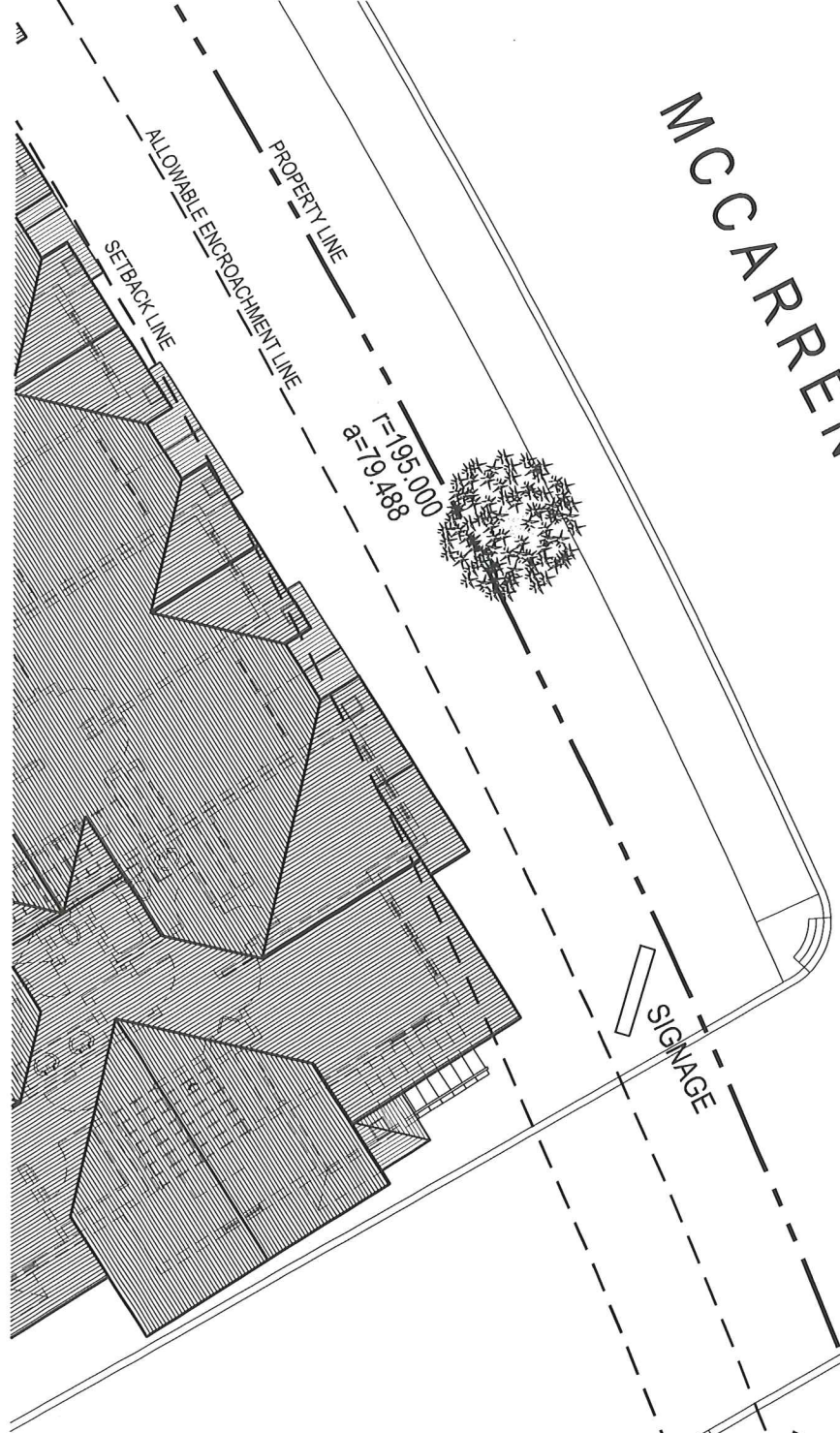
SCALE: _____

SITE SECTION
 SCALE: 1/8" = 1'-0"

DP4.01

March 2, 2017 10:47 AM

MCCARREN AVENUE

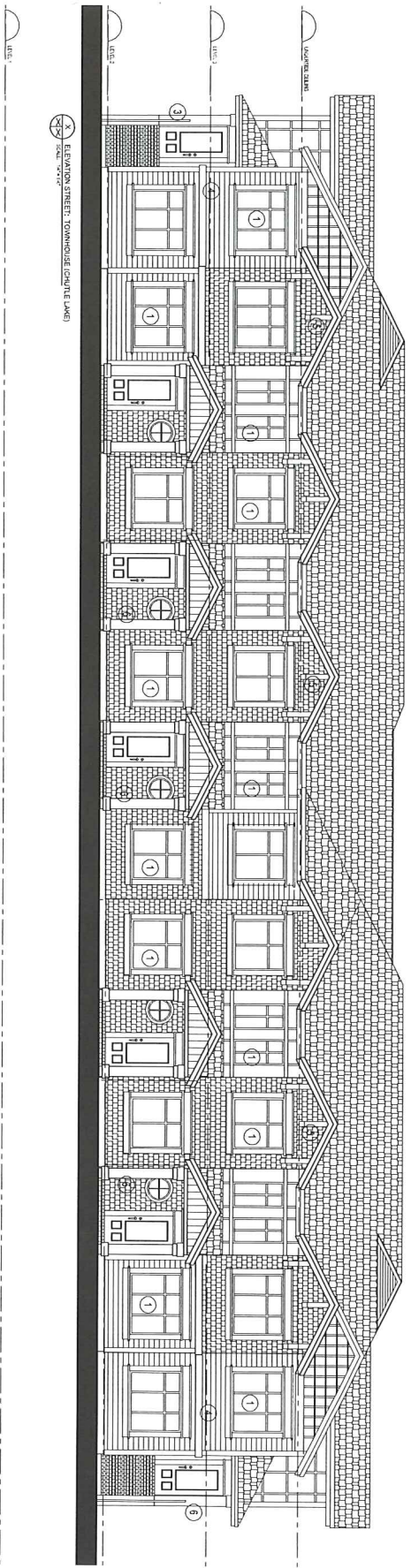


SIGNAGE

BIKE RACK
MINIMUM 3 STALLS

SIGNAGE

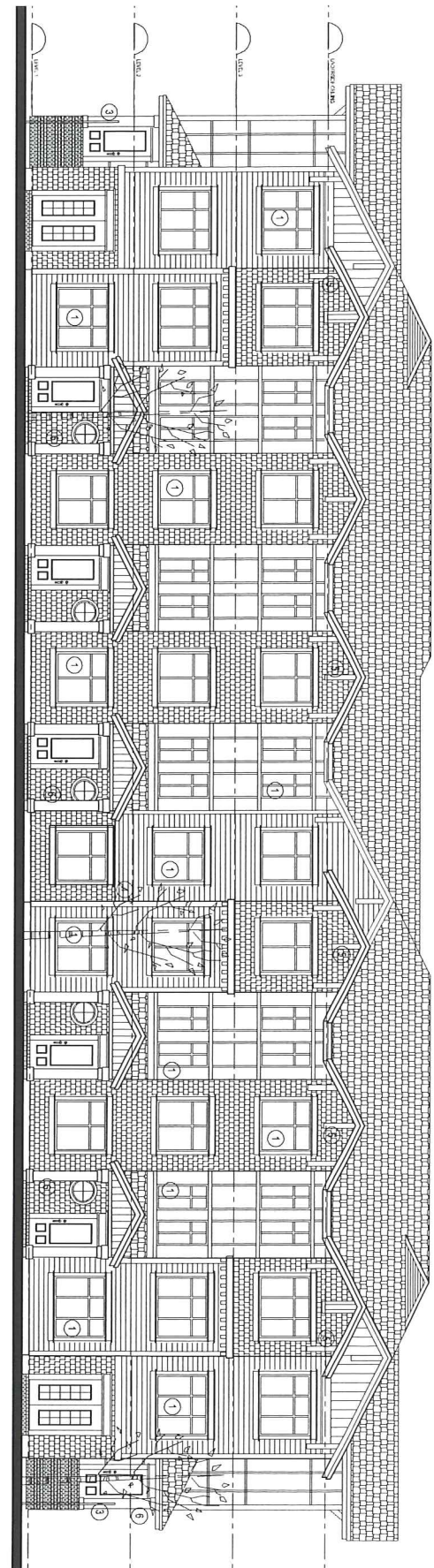
SCHEDULE *DP10 A (13 g 130)*
This forms part of development
Permit # *DP10-0002*



ELEVATION STREET, TOWNHOUSE (RIGHT HAND)

MATERIALS LEGEND:

	BRICK		1 CLEAR GLASS
	ASPHALT SHINGLES (30 YEAR)		2 WINDOW FRAMES
	HORIZONTAL SIDING		3 GUARDRAIL AND POCKETS
	WALL CLADDING - SHINGLES		4 2x4 BELTLINE
	BOARD AND BATTEN		5 DECORATIVE BRACKETS
			6 COLUMNS WITH DECORATIVE CAP AND BASE



ELEVATION STREET, TOWNHOUSE (LEFT HAND)

SCHEDULE B (1 of 5)
 This forms part of development
 Permit # DP10-0002

NOTICE TO THE PUBLIC:
 This is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The City of New Town reserves the right to require changes to this drawing to conform with applicable laws, regulations, and standards. The City of New Town is not responsible for any errors or omissions in this drawing. The City of New Town is not responsible for any damage to property or injury to persons resulting from the use of this drawing. The City of New Town is not responsible for any costs incurred by the applicant in connection with the preparation of this drawing. The City of New Town is not responsible for any costs incurred by the applicant in connection with the review of this drawing. The City of New Town is not responsible for any costs incurred by the applicant in connection with the approval of this drawing. The City of New Town is not responsible for any costs incurred by the applicant in connection with the implementation of this drawing.

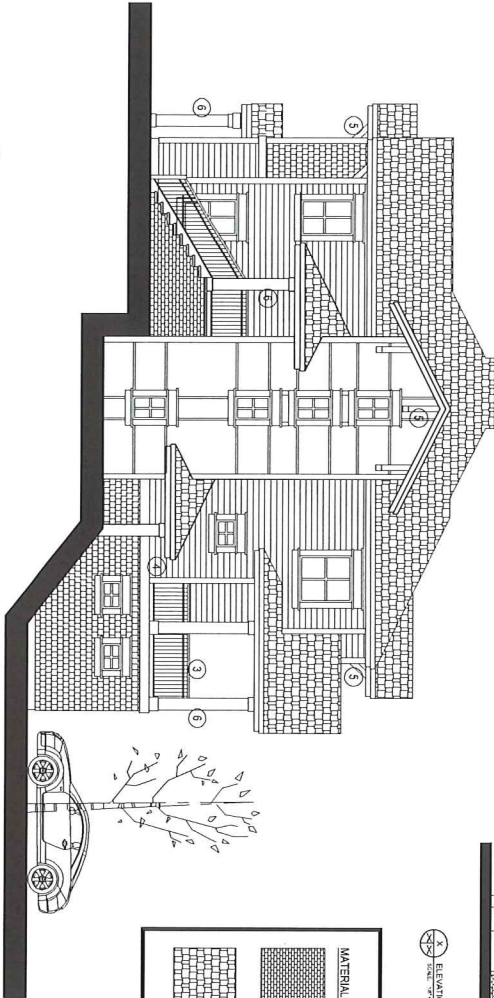
NEW TOWN
 ARCHITECTURE
 URBAN PLANNING

PROJECT: SEASONS
 LOCATION: 4500 Highway 88, New Town, N.S.

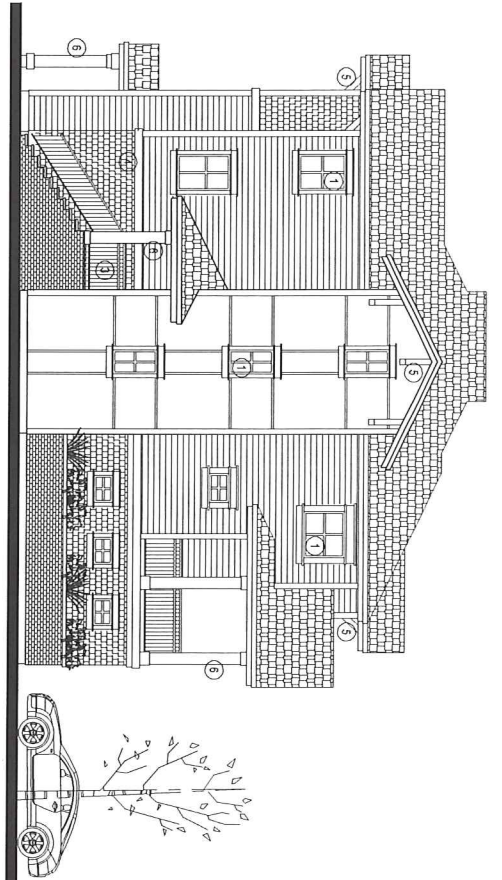
DATE: 2020-03-10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PERMIT # DP301

ⓧ ELEVATION SIDE: TOWNHOUSE (OUTER LANE)



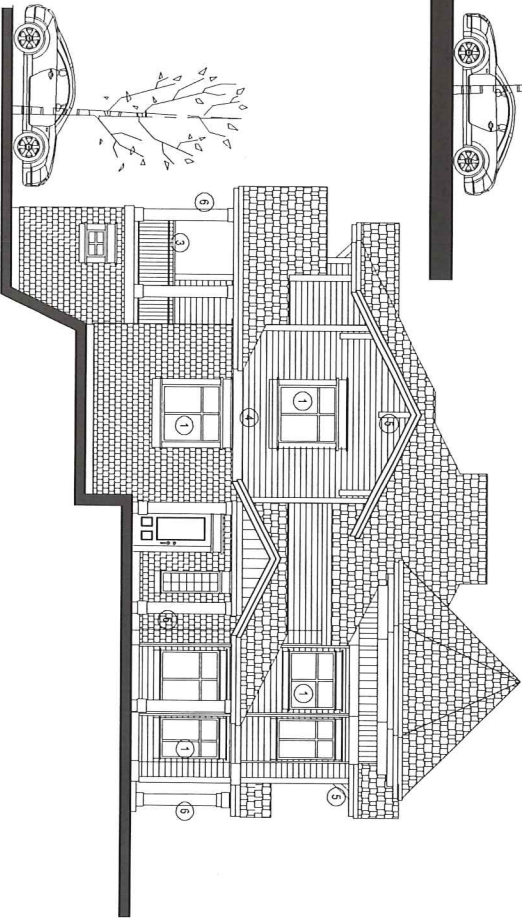
ⓧ ELEVATION SIDE: TOWNHOUSE (MIDDLEBURY)



MATERIALS LEGEND:

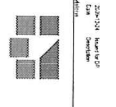
	BRICK		1 CLEAR GLASS
	ASPHALT SHINGLES (30 YEAR)		2 WINDOW FRAMES GUARDRAIL AND PICKETS
	HORIZONTAL SIDING		3 DECORATIVE BRACKETS
	BOARD AND BATTEN		4 2x4 BELTLINE
	DECORATIVE CAP AND BASE		5 DECORATIVE BRACKETS
	WALL CLADDING - SHINGLES		6 COLUMNS WITH DECORATIVE CAP AND BASE

ⓧ ELEVATION SIDE: TOWNHOUSE (GULF CHINA)



NOT FOR CONSTRUCTION
 NOT FOR PERMITS
 NOT FOR CONTRACTS
 NOT FOR BIDDING
 NOT FOR FINANCING
 NOT FOR RECORDS
 NOT FOR ARCHIVAL
 NOT FOR LEGAL PROCEEDINGS
 NOT FOR EVIDENCE
 NOT FOR COURT PROCEEDINGS
 NOT FOR JURY VERDICTS
 NOT FOR SETTLEMENTS
 NOT FOR ARBITRATION
 NOT FOR MEDIATION
 NOT FOR NEGOTIATIONS
 NOT FOR DISPUTES
 NOT FOR LITIGATION
 NOT FOR TRIALS
 NOT FOR APPEALS
 NOT FOR REVISIONS
 NOT FOR CORRECTIONS
 NOT FOR AMENDMENTS
 NOT FOR SUPPLEMENTS
 NOT FOR ADDENDUMS
 NOT FOR CONDITIONS
 NOT FOR SPECIFICATIONS
 NOT FOR DRAWINGS
 NOT FOR SCHEDULES
 NOT FOR EXHIBITS
 NOT FOR REFERENCES
 NOT FOR CITATIONS
 NOT FOR QUOTATIONS
 NOT FOR REFERENCES
 NOT FOR CITATIONS
 NOT FOR QUOTATIONS

SCHEDULE B(3 of 5)
 This forms part of development
 Permit # **DP10-0002**



NEW TOWN ARCHITECTURE URBAN PLANNING
 PROJECT: SEASONS MULTISITE
 ADDRESS: 420 Madison St.
 PROJECT NO: 2020-0001
 DRAWING NO: DP3.03
 DATE: 08/20/2020
 SCALE: 1/4" = 1'-0"

Rough Sawn
Stained Arbors

Asphalt Shingles

Smooth Hardi Trim

Eavestroughing

Metal: Flashings
Railings

Lapped Smooth Hardi
Board and Hardi
Shingles

Heritage Brick

Clear Glass W/
Aluminum Window
Frames

SCHEDULE B (4 of 5)

This forms part of development

Permit # DP10-0002

Seasons

433 McCarren Avenue



SCHEDULE 8 (5 of 5)

This forms part of development

Permit # DP10-0002

