

# Memo



**Date:** August 9, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** DP10-0091 **Applicant:** Mission Group (JoAnne Adamson)

**At:** 625 Boynton Pl **Owner:** Clifton Properties Ltd.

**Purpose:** To consider a Development Permit for the form and character of an 83 unit townhouse development.

Report Prepared by: Andrew Browne

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## 1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP10-0091 for Lot 4 Sections 31 and 32 Township 26 ODYD Plan KAP86216, located on 625 Boynton Place, 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

A townhouse development consisting of 83 units within 17 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 July 20, 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. DP10-0091, for 620 Boynton Place, for the form and character of an 83 unit townhouse development.

The following anecdotal comment was made by the Commission:

A handwritten signature in black ink, appearing to be a stylized 'M' or 'A'.



While the Advisory Planning Commission supports the Development Permit, the Members suggested that further landscaping be considered for the retention pond in order to enhance the area so that it is more aesthetically pleasing for the area residents.

#### 4.0 SITE CONTEXT

The subject property is located in the Glenmore - Clifton - Dilworth OCP sector at the intersection of Clifton Road and Boynton Place, 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:

Direction	Zoning Designation	Land Use
North	RM4 - Transitional Low Density Housing	Council authorized DP10-0003 for 86 townhouses
East	RR3 - Rural Residential 3 RR3s - Rural Residential 3 with Secondary Suite	Detached dwellings
South	RU1 - Large Lot Housing	Detached dwellings
West	RM4 - Transitional Low Density Housing P3 - Parks and Open Space	Vacant land Knox Mountain Park

#### 5.0 THE PROPOSAL

The application seeks to permit an 83 unit townhouse project over 17 buildings. 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	0.56	0.65



Site coverage (buildings)	27.3%	50%
Site coverage (buildings, driveways, and parking)	47.7%	60%
Height	12.0 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 (Boynton Rd and neighbouring property)	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	~ 50 m (including stormwater detention area)	7.5 m, or 9.0 m for any portion of a building over 2 storeys
Separation between buildings	3.65 m	3.0 m
Private open space	1828 m <sup>2</sup> provided outside of required setbacks, 1460 m <sup>2</sup> provided within required setbacks, and 3780 m <sup>2</sup> provided at landscaped stormwater detention pond	25 m <sup>2</sup> for units larger than 1 bedroom @ 83 units = 2075 m <sup>2</sup>
Continuous building frontage	15.9 - 39.1 m	40.0 m for 3-storey building 65.0 m for 2-storey building
Auto Parking	166 stalls in garages and 12 surface stalls for visitors = 178	2 stalls per unit larger than 3 bedrooms @ 83 units = 166
Bicycle Parking	Class I: 42 in garages Class II: 9 in exterior racks	Class I: 0.5/unit = 42 Class II: 0.1/unit = 9

Proposed materials include horizontal vinyl siding, vinyl shingles, painted wood trim, metal flashing, vinyl frame windows, and asphalt shingles. Small areas of elevations are to be finished with cultured stone and accent wood features for aesthetic effect. While vinyl siding is not usually a preferred material for projects with higher density, staff note that the project demonstrates good detailing and understand that the applicant group is targeting an entry-level market.

Included in the proposal is a children's play area beside a resident community garden, complete with planting beds and hose bibs, and a path network that includes the stormwater retention pond at the south end of the site.

## 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<sup>1</sup>:

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<sup>2</sup>:

Landscaping. Landscaping should: enhance public views, provide noise buffering, complement building's architectural features, enhance the edges of buildings, screen parking areas from view, provide visual buffers of new buildings, provide colour, create shade, create design interest, facilitate access, enjoyment and social activities for all authorized users, incorporate native plants where practical, and incorporate xeri-scape 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

<sup>1</sup> Kelowna 2020 - Official Community Plan - Chapter 8, Pages 4-9

<sup>2</sup> Kelowna 2020 - Official Community Plan - Chapter 8, Pages 12-15



5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

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. Vehicle access from arterial or collector roads is discouraged.

### Transportation Policies<sup>3</sup>:

Pedestrian Connections. Promote enhanced pedestrian connections upon redevelopment.

## 7.0 TECHNICAL COMMENTS

See attached.

## 8.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

This application represents the second development proposal for a group of multi-unit residential parcels alongside Clifton Road, adjacent to Knox Mountain Park, and the site is directly across Boynton Place from a recently approved townhome project.

The subject property slopes downward, north to south, and features a draw along the central axis of the site (see attached topographic map). Buildings generally run perpendicular to the direction of slope, except fronting Boynton Place, where they front the street. While this arrangement of buildings results in limited streetscape interaction on Clifton Road, it does provide for a less visually dominant massing that better reflects the character of the single detached dwellings on the eastern side of Clifton Road.

The project architect proposes a compatible variety of exterior finishing materials, with good attention to detailing and relief, resulting in a unified architectural presence. Hip roofs and gable roof elements, with wood timber accents, provide reasonable visual interest to rooflines. The provision of a path network, community garden, and children's play area is commendable.

Internal site circulation successfully pays heed to both pedestrian and vehicular movement, with varied paving treatment and sidewalks, while vehicles and garages are not dominant. The importance of the pedestrian is also emphasized visually by the presence of amenities such as the community garden, children's play area, and extensive landscaping.

Following the recommendation of the Advisory Planning Commission, the applicant has enhanced the level of landscaping proposed for the stormwater retention open space area (additional plantings and an expanded trail with sitting area) and is providing additional pedestrian connectivity between the internal site circulation network and the Clifton Road frontage.

Ground-oriented townhouse units are ideal for creating comfortable family housing, and the applicant proposes exclusively 3-bedroom units which should be of a viable size for young families. Staff appreciate the provision of family-oriented townhomes as apartment style housing is also permitted by the zoning. Given the affordability challenges presented by conventional single detached housing, the provision of additional townhouse units within the City should serve to improve access to family housing.

Given the early stage of development for the surrounding multi-unit residential parcels, this project should be able to serve as a good example of townhome architecture and exterior detailing.

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<sup>3</sup> Kelowna 2020 - Official Community Plan - Chapter 12, Pages 8-9



Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:

Shelley Gambacort

Director, Land Use Management



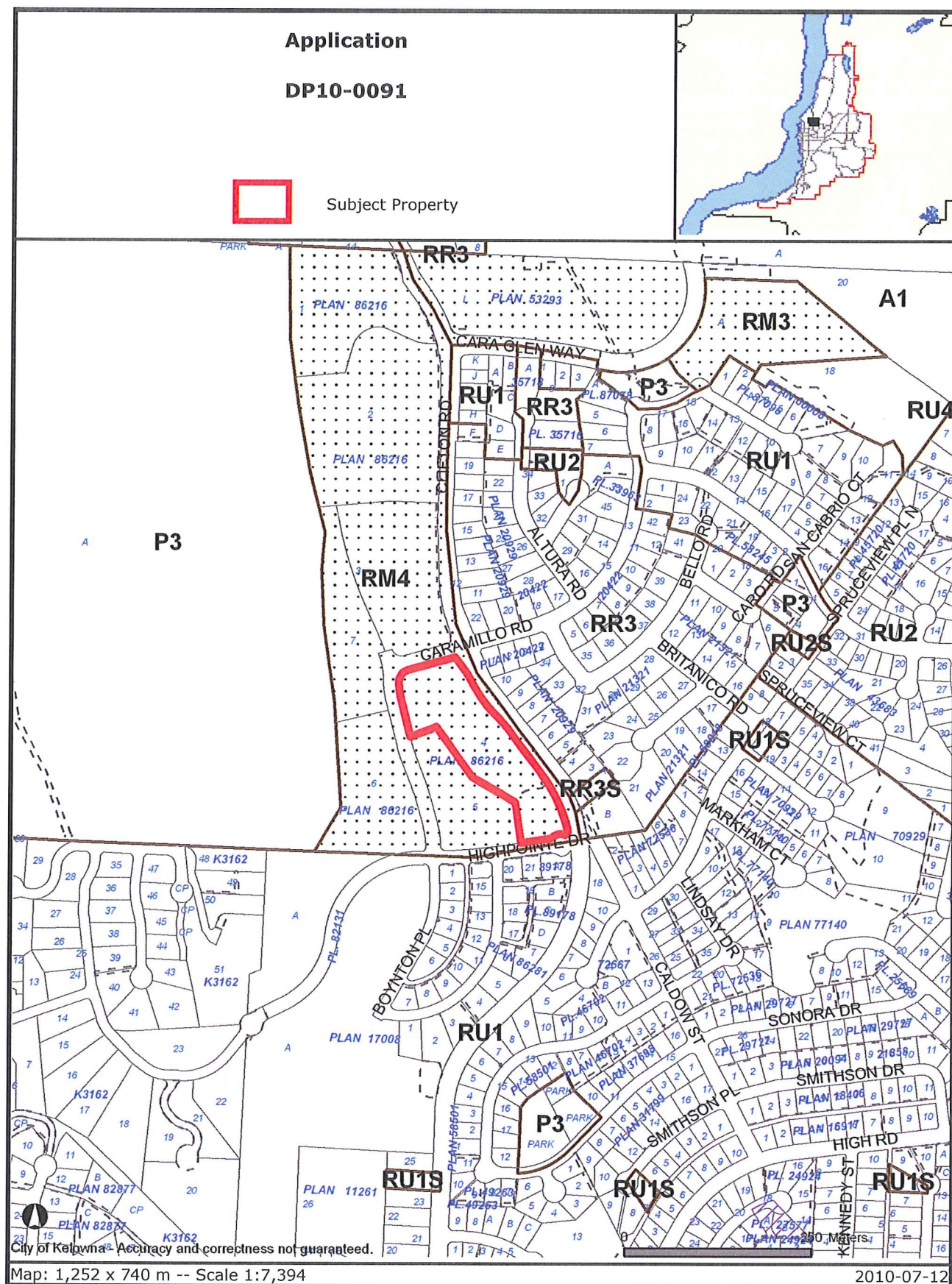
### Attachments

Subject property map and contour map, 1 m (2 pages)  
Site photographs (2 pages)  
Development Application File Circulation Report  
Development Engineering technical comments (4 pages)  
Interior Health Authority technical comments  
Applicant's Design Rationale Letter and Sustainability Checklist (6 pages)

### Schedules (all are 11" x 17" drawings for purpose of permit issuance)

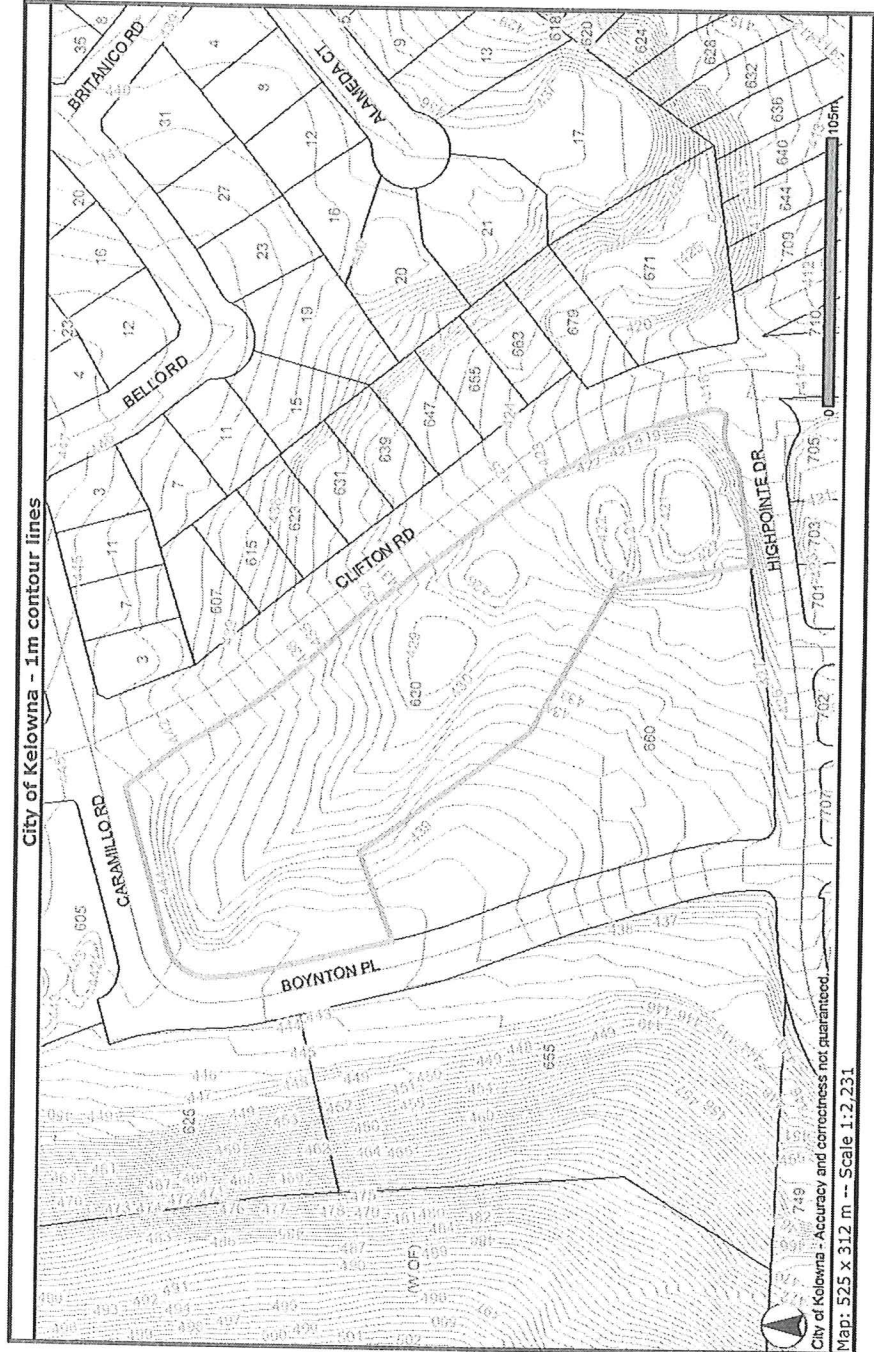
- |   |          |   |
|---|----------|---|
| A | (1 of 5) | Site plan   |
|   | (2 of 5) | Building 1 Floor Plans                              |
|   | (3 of 5) | Building 6 Floor Plans                              |
|   | (4 of 5) | Building 6 Floor Plans                              |
|   | (5 of 5) | Building 17 Floor Plans                             |
| B | (1 of 9) | Building 1 Elevations                               |
|   | (2 of 9) | Building 6 Elevations                               |
|   | (3 of 9) | Building 17 Elevations                              |
|   | (4 of 9) | Material Schedule/Exterior Legend - Scheme 1        |
|   | (5 of 9) | Material Schedule/Exterior Legend - Scheme 2        |
|   | (6 of 9) | Material and Colour Sample Board                    |
|   | (7 of 9) | Colour rendering - Clifton Road & Boynton Place     |
|   | (8 of 9) | Colour rendering - Clifton Road Side Elevation      |
|   | (9 of 9) | Clifton Road Site Elevation and Section             |
| C | (1 of 3) | Landscape Plan                                      |
|   | (2 of 3) | Landscape Plan - Detail - Stormwater Retention Area |
|   | (3 of 3) | Landscape Plan - Phasing                            |





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





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Type: DEVELOPMENT PERMIT

Seq	Out	In	By	Comment
B.C. Assessment Authority (info only)				Information only.
2010-06-18	2010-06-18			
Building & Permitting				
2010-06-18	2010-07-05		TKOWAL	<p>1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits</p> <p>2) Potential spatial separation issues between buildings. Provide spatial separation calculations with the building permit application.</p> <p>3) Geotechnical report and schedules required for any fill that will be placed to support the building structures</p> <p>4) The Engineering Department to review and comment on both the site drainage system and the geotechnical report to ensure consistency and good engineering practices are being implemented with the placement of the engineered fill.</p> <p>5) Geotechnical Engineering schedules are required to be submitted at time of building permit application for any structure entirely or partly on engineered fill.</p> <p>6) Structural Engineering schedules and drawings are required for tall foundation walls. If the building are either on engineered fill or partially engineered fill we strongly recommend that the foundation be completely designed and reviewed by an Engineering consultant.</p> <p>7) The Building Permit drawings are to clearly identify the fire separation assemblies.</p> <p>8) Full Plan check for Building Code related issues will be done at time of Building Permit applications</p> <p>See documents tab.</p>
Development Engineering Branch				
2010-06-18	2010-07-22			
Fire Department				
2010-06-18	2010-06-30		GDAFT	<p>Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. No Parking signs should be provided along the access roadway if the road is 6M in width. Additional visitor parking should be considered in this development as parking on the access roadway is a concern.</p> <p>No comment.</p>
FortisBC				
2010-06-18	2010-07-23			
Infrastructure Planning				
2010-06-18	2010-07-23			No comment.
Public Health Inspector				
2010-06-18	2010-07-26			Hard copy of letter (Interior Health, Vernon) in file. PDF saved in P:\drive.
RCMP				
2010-06-18	2010-06-28			No comment.
Real Estate & Building Services Manager				
2010-06-18	2010-06-29		KGENGE	<p>RE&amp;BS Comments for Inclusion in Council Report: Please contact the Manager, Real Estate Services, 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 ½ x 11 copy, of any survey plans.</p> <p>Owner/Developer to install an underground conduit system as per Shaw Cable drawings and specifications.</p> <p>Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.</p> <p>No comment.</p>
Shaw Cable				
2010-06-18	2010-06-23			
Telus				
2010-06-18	2010-07-26			
Terasen Utility Services				
2010-06-18	2010-07-23			

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** July 20, 2010  
**File No.:** DP10-0091  
**To:** Land Use Management (AB)  
**From:** Development Engineering Manager (SM)  
**Subject:** 620 Boynton Place 83 unit RM4 - Lot 4, 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.

1. Domestic Water and Fire Protection

- a) The proposed development site is serviced with a 200mm 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.

- b) Provide a lot-grading plan.
- c) The existing storm works on Caramillo Road that outlet into the North West property corner shall be modified to reflect that there will not be any public storm works onsite excluding the existing detention facility.

4. Road Improvements

- a) Caramillo Road, Clifton Road and Boynton Place have been fully urbanized during the subdivision stage.
- 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

If the storm detention facilities are dedicated to the City, the maintenance of these facilities would be taken over by the City.

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

Caramillo Storm main	\$ TBD
Potential service upgrades	\$ TBD
Total Bonding	\$ TBD

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.

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Steve Muenz, P. Eng.  
Development Engineering Manager  
DC



# Interior Health

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## DEVELOPMENT PERMIT RESPONSE SUMMARY

July 22, 2010

**Your File #:** DP10-0091  
(Ryan Peak ULC)

**Referral Agency:** City of Kelowna – Brenda Nelmes  
**Owner/Applicant:** Ryan Peak ULC Inc.  
c/o Mission Group – JoAnne Adamson  
620-1632 Dickson Avenue  
Kelowna, B.C. V1Y 7T2

**Legal Description:** Lot 4, Sec. 31 & 32, Twp. 26, ODYD, Plan KAP86216

**Site Location:** 660 Boynton Place, Kelowna, B.C.

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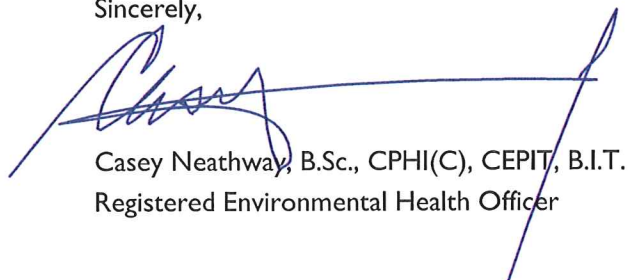
Thank you for the opportunity to provide comment on the above-named Development Permit application. Interior Health's recommendations are based on compliance with all applicable sections of the *B.C. Sewerage System Regulation* (B.C. Reg. 326, 2004), and the *B.C. Drinking Water Protection Act* (S.B.C. 2001, c.9) and its Regulations. We welcome the option to offer input to ensure that all newly proposed developments reflect the best options for public health protection and healthy built environments.

***The above-named application does not appear to affect the interests of this office.***

Based on the size and location of this development, we trust that it will be fully serviced by community drinking water and sewerage systems. We also note that healthy community concepts appear to have been considered in this development proposal (e.g. high density, affordable housing, pedestrian opportunities), which we commend.

If you have any questions or require further information, please don't hesitate to contact the undersigned.

Sincerely,



Casey Neathway, B.Sc., CPHI(C), CEPIT, B.I.T.  
Registered Environmental Health Officer



## DESIGN RATIONALE

### SITE

*The site area is approximately 5.189 acres (including the existing detention area) with frontage on Clifton Road to the east, Caramillo Road to the north and Boynton Place to the west.*

*There is a substantial site gradient to Clifton Road from north to south by approximately 18 meters. Within the site area itself, there is an internalized land swale.*

### CONTEXT

*Lot 4 is located in the central portion of the Comprehensive Development known as the Knox Mountain Village.*

*Single family residences are located across Clifton Road to the east, an existing detention pond area to the south, a future residential development site to the west and a proposed townhome development to the north across Caramillo Road.*

### DEVELOPMENT PROGRAM

*The proposed residential development will consist of 83 ground oriented townhomes to provide a highly desired form of accommodation for family-oriented, affordable housing in close proximity to an Urban Centre.*

*A variety of townhome types and sizes have been included to respond to the diversity of the market expectations.*

*Pedestrian connections are provided within the site itself and are well connected to the adjoining pedestrian fabric around the site to gain access to the natural and neighboring amenities. A central open space amenity is provided with direct pedestrian connections to all of the homes.*

### DESIGN RESPONSE

*The proposed building locations and massing follows the intent of the Knox Mountain Village guidelines while recognizing the difficult site grading implications of the steeply slope of site profiles.*

*As much as possible, the building orientation takes advantage of having a basement garage level on the lower side and a ground level access on the upper side of the buildings to provide ground level access to the main floor living level.*

*Care has been taken to articulate the facades of the building sides facing Clifton Road and building frontages facing Caramillo Road and Boynton Place. A variety of entrance*

*features, bay windows, planter boxes and covered veranda forms have been incorporated. As a result, a friendly interesting and varied streetscape is provided to all the street frontages.*

*Access to this development is provided from Boynton Place. A secondary emergency vehicle only access is also provided to Clifton Road.*

*The composition of building components and selection of materials and colors is intended to express a delightful character and expression of durability and building quality.*

*It is expected that individual home garbage and recycling collection will be provided by a private contractor.*

*Site security and safety has been carefully considered to provide a sense of security, safety and belonging. Clear visibility to our site areas are provided by the adjacent townhome overviews and clarity of street views from all vantage points. Secluded and dead end view areas have been avoided with the proposed site plan.*





Land Use Management  
1435 Water Street  
Kelowna, BC V1Y 1J4  
250 469-8626  
kelowna.ca/landuse  
sustainability@kelowna.ca

# Sustainability Checklist

Commercial or Multi-unit Development  
(no Rezoning)

Project Name or Location	<u>Winsome Hill</u>
Applicant Name	<u>JoAnne Adamson</u>
Organization	<u>Mission Group</u>

## ECONOMIC SUSTAINABILITY

	Score	Points
Proximity to Urban or Village Centre (IF APPLICABLE, SELECT ONE FROM LIST)		
<input type="checkbox"/> Less than 400 metres (1-4 minute walk)		5
<input type="checkbox"/> 400 - 800 metres (5-10 minute walk)		4
<input type="checkbox"/> 800- 1200 metres (10-15 minute walk)		3
<input type="checkbox"/> 1200-2400 metres (15- 30 minute walk)		2
Development Will Create Long-term Permanent Employment beyond Construction Phase, to a maximum of 5 jobs		2-5
Building uses: (IF APPLICABLE, SELECT ONE FROM LIST)		
<input type="checkbox"/> 3 or more uses (ie. Office space, retail & residential)		3
<input type="checkbox"/> 2 uses or types of residential (ie. retail & residential or townhouse & low-rise apartments)		2
Employs local contractors (some, most or all) during construction	<u>5</u>	2-5
Construction products and supplies sourced within the region	<u>2</u>	1-2
SUBTOTAL	<u>7</u>	20

## ENVIRONMENTAL SUSTAINABILITY

	Score	Points
Green Building Certification being sought		
<input type="checkbox"/> LEED		5
<input checked="" type="checkbox"/> BuiltGreen, Green Globe or other (please specify) _____	<u>3</u>	3
Recycled Materials used in Building Construction	<u>1</u>	2

### Green Space

Environmentally-Sensitive Areas Permanently Protected (through a covenant, park dedication, etc.)		2-5
or		
No Disruption of an Environmentally Sensitive Area	<u>5</u>	5
Design includes Shared Green Space (ie. Rooftop garden, community garden)	<u>3</u>	2-3
Environmentally-Sensitive Areas Protected during construction phase (ie. Fenced)	<u>2</u>	2
or		
No Environmentally Sensitive Area to protect		
Redevelopment of a Brownfield Site (existing development site)		2
Waste Management Plan	<u>2</u>	2

### Air Quality

Proximity to Transit Stop (IF APPLICABLE, SELECT ONE FROM LIST)		
<input type="checkbox"/> Less than 400 metres (1-4 minute walk)		5
<input type="checkbox"/> 400 - 800 metres (5-10 minute walk)		4
<input checked="" type="checkbox"/> 800- 1200 metres (10-15 minute walk)	<u>3</u>	3
<input checked="" type="checkbox"/> 1200-2400 metres (15- 30 minute walk)	<u>2</u>	2
Co-op Car(s) or Transit Passes for Building Occupants (secured through an agreement)		2
Natural Ventilation (ie. Windows that open)	<u>2</u>	2



Safe & Accessible Bicycle Storage Facilities	2	2
Trees planted on the site beyond zoning requirements (not including any replacement trees)		
<input type="checkbox"/> 1-5 trees		1
<input checked="" type="checkbox"/> 5 +	2	2
No Fast Food Drive Thru facilities	1	1

**Water Quality & Quantity**

Recycling of grey water		4
50% of area outside of permitted site coverage is permeable or unpaved surface	2	2
Hydrogeological Assessment Completed (for the protection and management of groundwater and surface water)		
or		2
Hydrogeological Assessment Not Applicable	2	
Irrigation system employs conservation technology (ie. Drip irrigation)		
or		2
No irrigation system required for landscaping	2	
Rainwater collection		
or		2
Water conservation beyond building code requirements		
Xeriscaping for water conservation		
or	2	2
Landscaping with indigenous vegetation (drought resistant)		

**Energy Conservation**

Renewable Energy Source(s) for Building, such as geo-thermal, solar photovoltaic, air pumps, etc. Please Specify: <u>Still under review</u>		2-4
Building Orientated and/or Designed to Maximize Energy Savings	2	2
Low Energy Windows Installed throughout Building(s)	2	2
Pre-Heating Water Energy Technology to be Employed		2
Energy Efficient Features (lighting, appliances, etc.)	1	1
	<del>38</del>	60

SUBTOTAL

39

**SOCIAL SUSTAINABILITY**

	Score	Points
Site 1200 metres or less (15 minute walk) to:		
▶ Daycare/School	2	2
▶ Medical Facilities		2
▶ Parks	2	2
▶ Shopping		2
▶ Restaurant/Café		2
Housing Agreement for Affordable Housing, Purpose Built Rental Development or Housing Includes Secondary Suite(s)		5
Provides Indoor or Outdoor Social/Recreational Amenity (i.e. community meeting place, dog park, public community garden, etc.). Please Specify: _____	3	2-3
Designed According to Crime Preventions Through Environmental Design (CPTED) Principles (staff can provide document)	2	2
	<del>5</del>	20

SUBTOTAL

19

**CULTURAL SUSTAINABILITY**

	Score	Points
Voluntary Streetscaping Improvements, such as benches, planters, or lighting upgrades	4	2-4
City Design Guidelines & Staff Comments Addressed in Project Design	3	1-3
Heritage Site Identified and Recommendations for Conservation Followed	3	1-3
or		
No Disturbance to a Heritage Site/No Heritage Site		3

Public Art Provision or Significant Public Amenity (i.e. covered walkway, fountain, etc.) Please Specify: _____		1-3
Connectivity from site to Parks, Bike Paths, Pedestrian Walkways, or Local Amenities (shops, medical centre, etc.)	2	2
SUBTOTAL	12	15

**BONUS**

	Score	Points
Other Sustainability Measure(s), including but not limited to: ► Rehabilitation of a Natural Feature (i.e. wetland); Green Roof; Accessible Design Beyond Building Code; Child-Friendly Design. Please provide details below <b>Beautification of detention pond.</b>	5	1-10
ECONOMIC SUBTOTAL	7	20
ENVIRONMENTAL SUBTOTAL	38	60
SOCIAL SUBTOTAL	5	20
CULTURAL SUBTOTAL	12	15
TOTAL	67	125

92

**ADDITIONAL DETAILS**

See attached - "Sustainability Checklist - Additional Comments"

Thank you for taking the time to complete the City of Kelowna Sustainability Checklist. Once you have completed the checklist, please email it to [sustainability@kelowna.ca](mailto:sustainability@kelowna.ca) or drop it off on the 2<sup>nd</sup> floor of City Hall.

Thank you.



## **Winsome Hill**

### **Sustainability Checklist - Additional Comments**

Winsome Hill is a townhome development at the corner of Clifton Road and Caramillo Road. Although the site is not located in an urban centre, it is located in a growth area as shown on the New Housing Distribution Map, part of the Official Community Plan.

The 83 unit townhome community is designed to interact with the neighbourhood. Buildings that front a street, engage it. This interaction will beautify the streetscape and create a pedestrian friendly experience.

Winsome Hill will be a Built Green community. Energy conserving initiatives will be incorporated and the possibility of heating and cooling using geo-thermal heating and cooling is being researched. Winsome Hill will contain a substantial amount of green space designated as both individual and community space, such as children's playground and community garden. Also, all the homes will connect to an internal pedestrian spine running through the property further encouraging people to walk. This pedestrian spine leads to the trailhead located at Knox Mountain Park.

The onsite detention pond will allow the community to treat all of their own storm water. The proposal development includes plans to hydro seed this area and add walking paths intended to encourage residents to enjoy this space as well.



RAYMOND LEKEEM  
& ASSOCIATES, INC.  
3000 10th Avenue, Suite 100, Vancouver, B.C. V6P 4G1  
Tel: (604) 271-1111 Fax: (604) 271-1112

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Revisions:  
None  
Issued for Development Permit

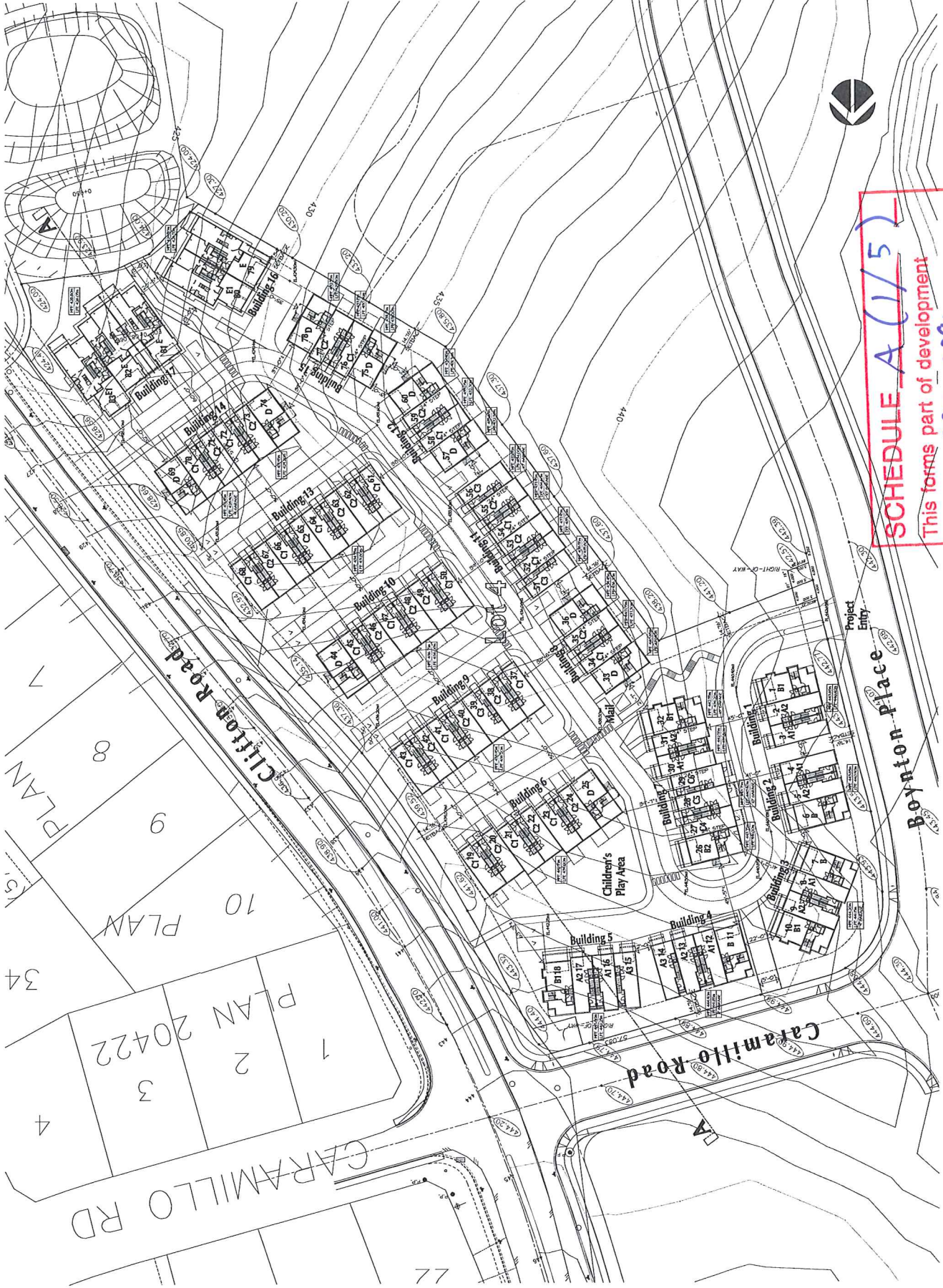
Winsome Hill  
Townhome Community  
Boynton Place,  
Kelowna, B.C.  
for  
Mission Group

Site Plan  
JUNE 09, 2010  
1" = 30'-0"

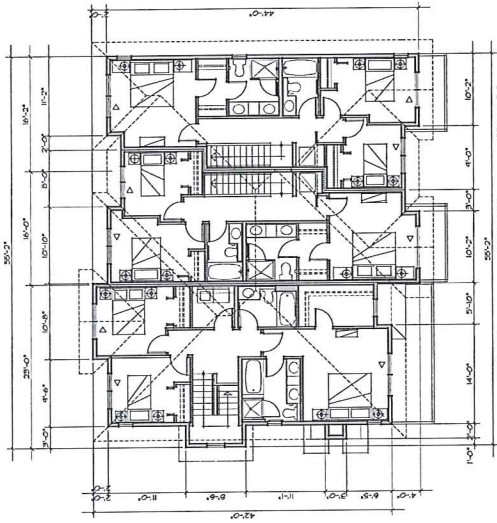
sk-2.0



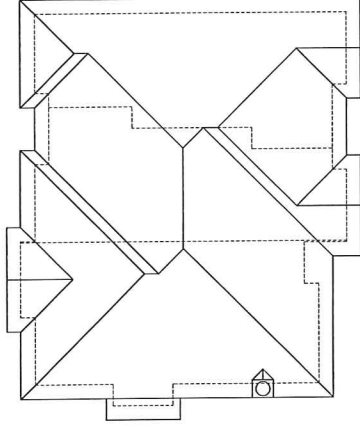
**SCHEDULE A (1/5)**  
This forms part of development  
Permit # **D90-0091**



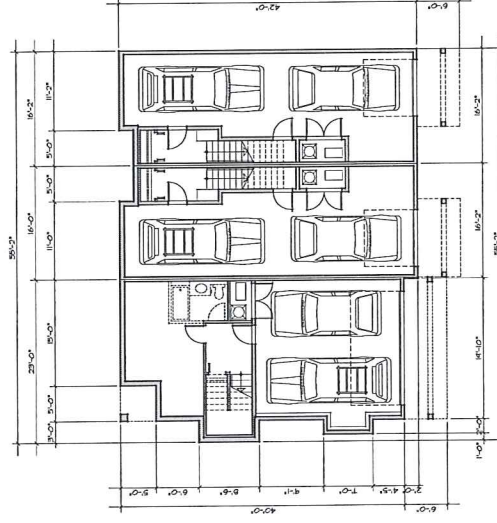




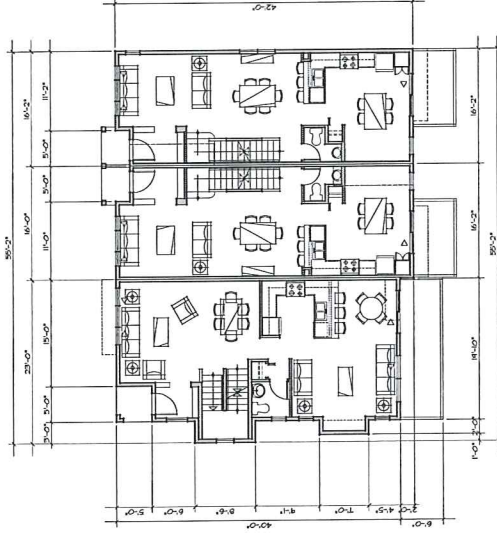
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 UPPER FLOOR PLAN



**BUILDING NO. 1**  
 ROOF PLAN



**BUILDING NO. 1**  
 LOWER FLOOR PLAN



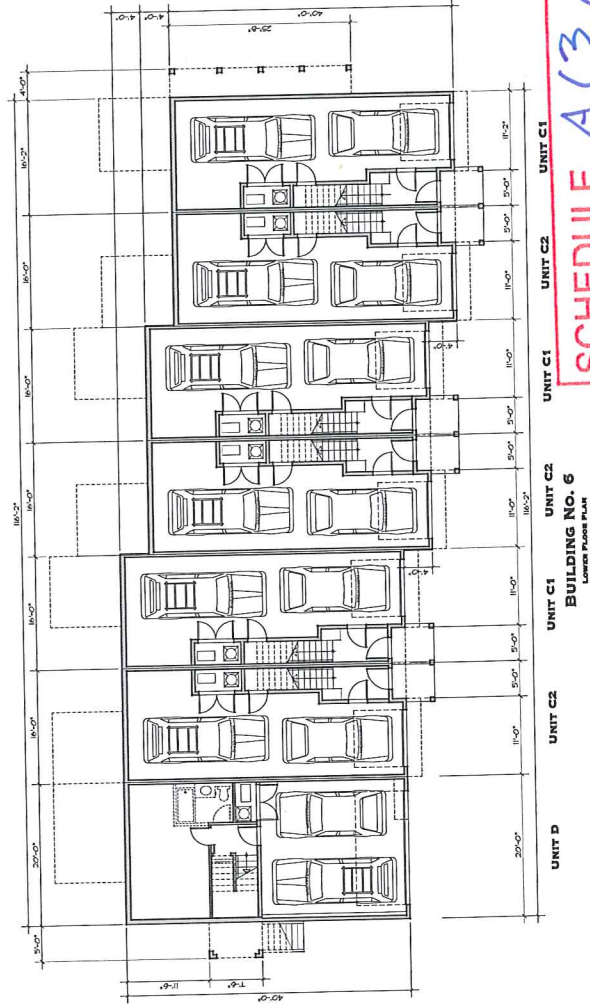
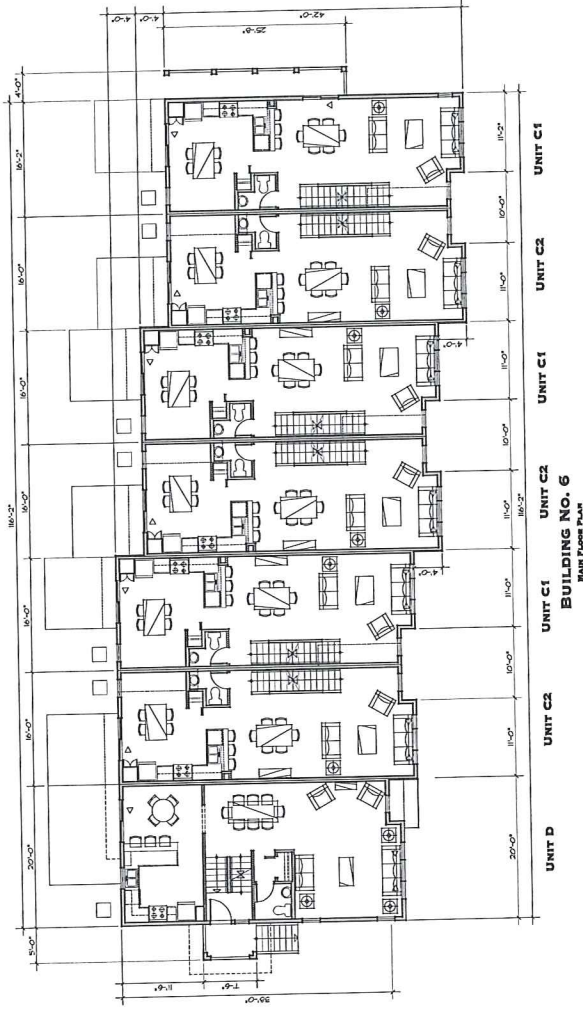
**BUILDING NO. 1**  
 MAIN FLOOR PLAN

**Winsome Hill**  
 Townhome Community  
 Baynton Place,  
 Kelowna, B.C.  
 for  
 Mission Group

**Building 1**  
**Floor Plans**  
 JUNE 08, 2010  
 1/8" = 1'-0"

**SCHEDULE A (2/5)**  
 This forms part of development  
 Permit # **DP10-0091**

**sk-3.0**



UNIT C1 UNIT C2

SCHEDULE A(3/5)

This forms part of development

Permit # DP10-0091





**RAYMOND LETKEMAN**  
ARCHITECT  
1000 10th Avenue, Suite 100  
Vancouver, BC V6Z 1A1  
Tel: 604.681.3333 Fax: 604.681.3331

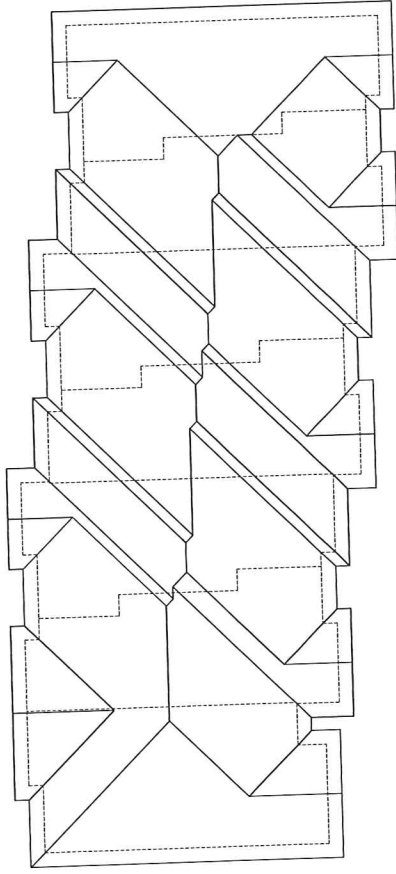
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Revised:  
June 09, 2010  
Issued for Development Permit

**Winsome Hill**  
Townhome Community  
Boynton Place,  
Kelowna, B.C.  
for  
Mission Group

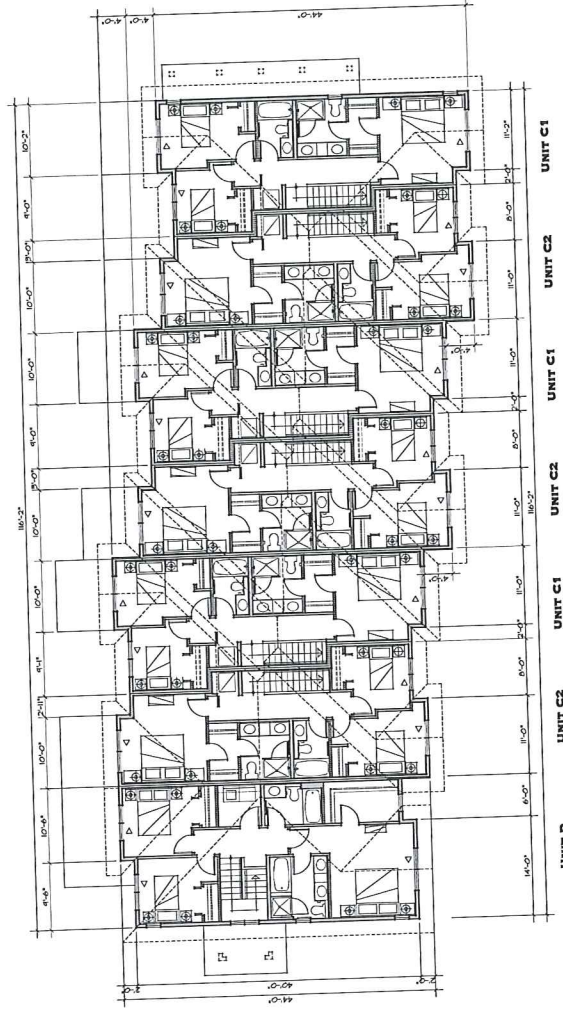
**Building 6**  
**Floor Plans**  
JUNE 09, 2010  
1/8" = 1'-0"

sk-3.11



UNIT D      UNIT C2      UNIT C1      UNIT C2      UNIT C1      UNIT C2      UNIT C1      UNIT C2      UNIT C1

**BUILDING NO. 6**  
Roof Plan



UNIT D      UNIT C2      UNIT C1      UNIT C2      UNIT C1      UNIT C2      UNIT C1      UNIT C2      UNIT C1

**BUILDING NO. 6**  
Units Floor Plan

**SCHEDULE A(4/5)**  
This forms part of development  
Permit # **DP10-0091**



**RAYMOND LEKEEMAN**  
Architect  
1000 Lakeshore Blvd. E., Suite 400  
Toronto, Ontario M5G 1S7  
Tel: 416-593-5337 Fax: 416-593-5331

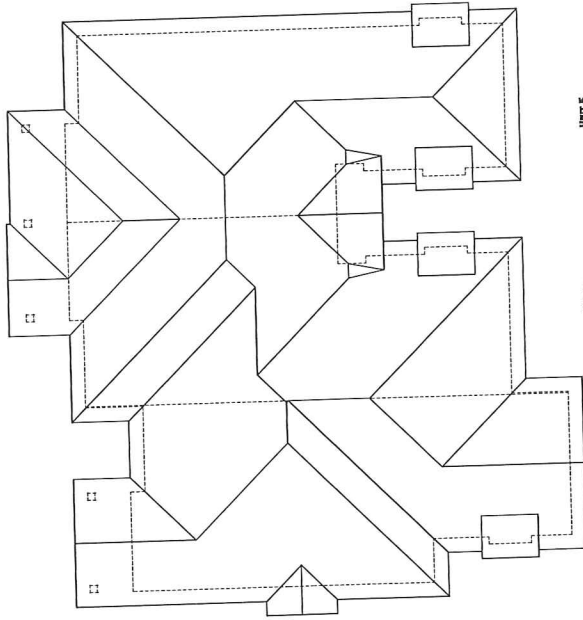
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Revisions:  
June 09, 2010  
Issued for Development Permit

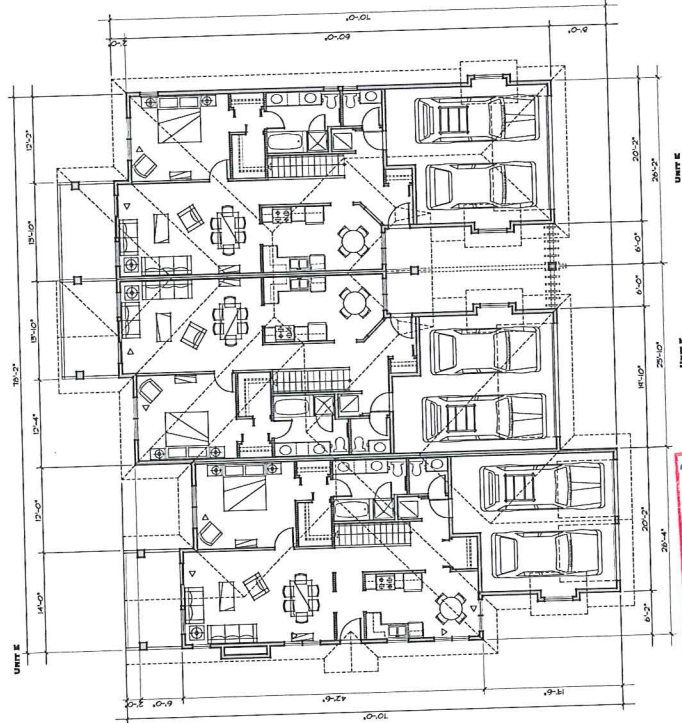
**Winsome Hill**  
Townhome Community  
Boynton Place,  
Kelowna, B.C.  
for  
Mission Group

**Building 17**  
Floor Plans  
JUNE 09, 2010  
1/8" = 1'-0"

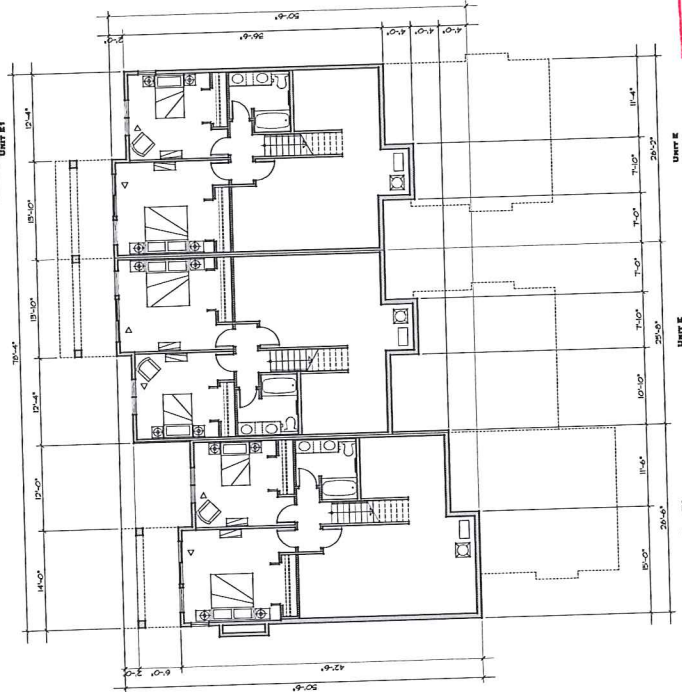
sk-3333



**UNIT E**  
**BUILDING NO. 17**  
ROOF PLAN



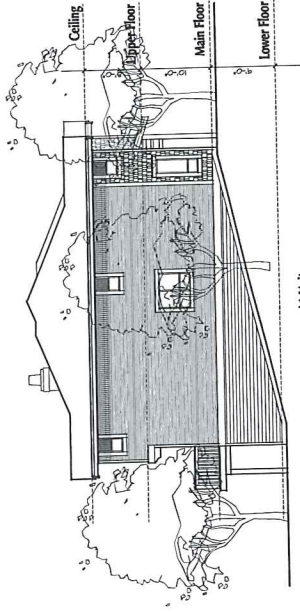
**UNIT E**  
**BUILDING NO. 17**  
MAIN FLOOR PLAN



**UNIT E**  
**BUILDING NO. 17**  
LOWER FLOOR PLAN

**SCHEDULE A(5/5)**  
This forms part of development  
Permit # **DP10-0091**

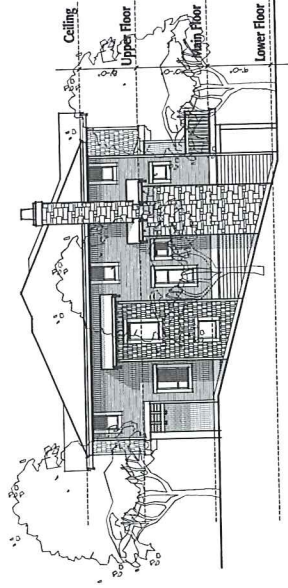




### Side Elevation Building 1

Rear Elevation  
Building 1

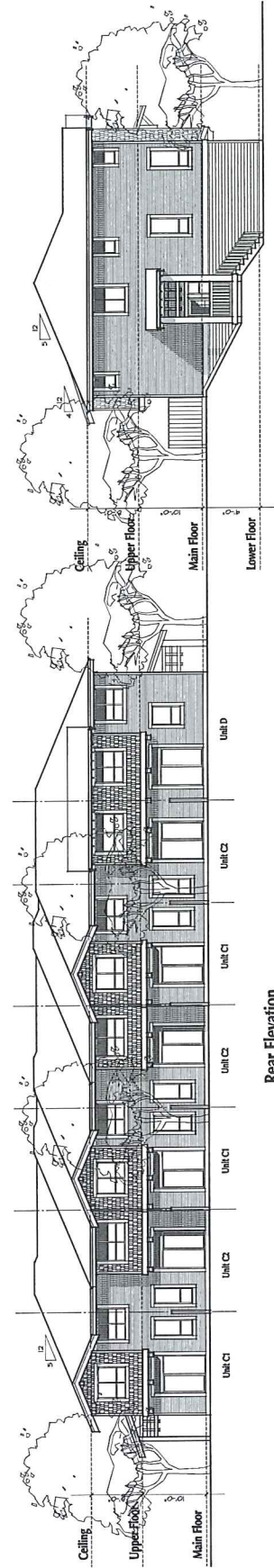
### Front Elevation Building 1



**Side Elevation  
Building 1**

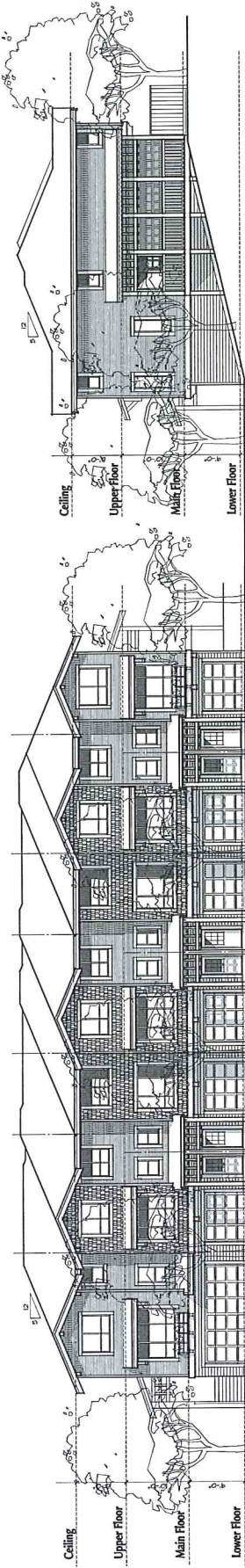
for  
Mission Group
$$1/\lambda^2 = 1/\lambda_0^2$$

**SCHEDULE B(119)**  
This forms part of development  
Permit # **DP10-0091**



**Rear Elevation  
Building 6**

**Unit D  
Side Elevation  
Building 6**

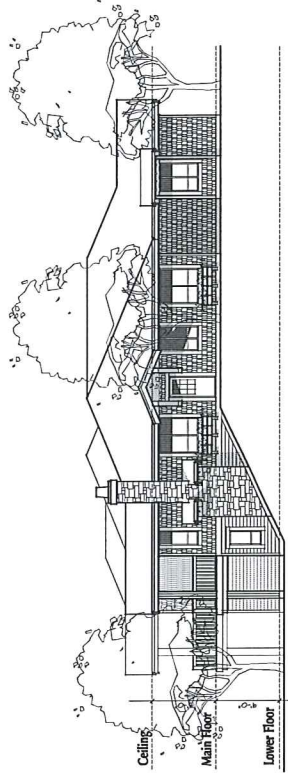


**Front Elevation  
Building 6**

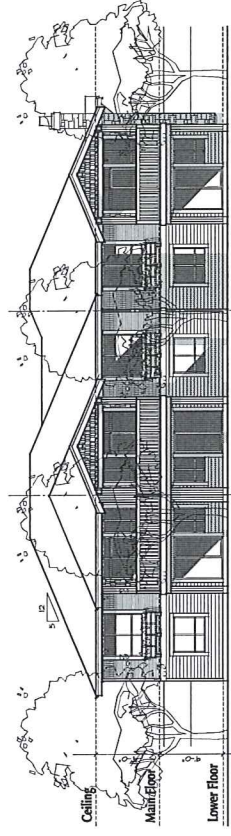
**Unit C1  
Side Elevation  
Building 6**

**SCHEDULE B (2/9)**  
This forms part of development  
Permit # **DP10-0091**

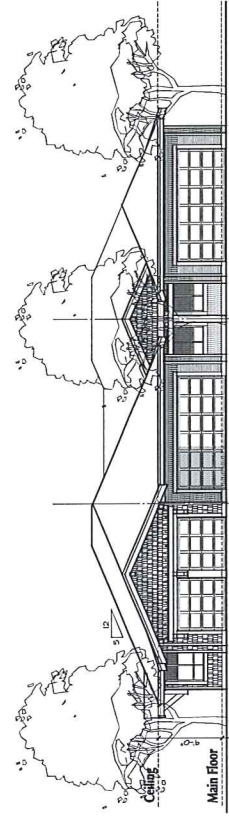




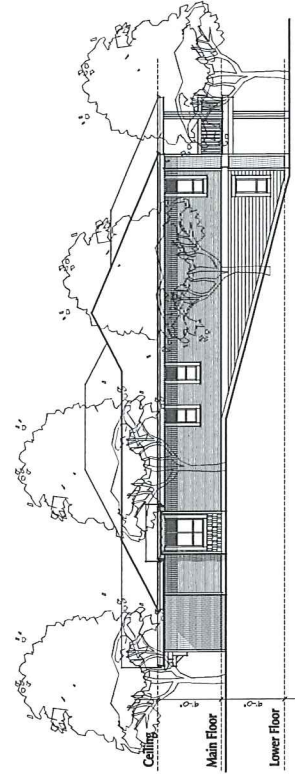
E1 Unit  
Side Elevation  
Building 17



E1 Unit  
Rear Elevation  
Building 17



E1 Unit  
Front Elevation  
Building 17



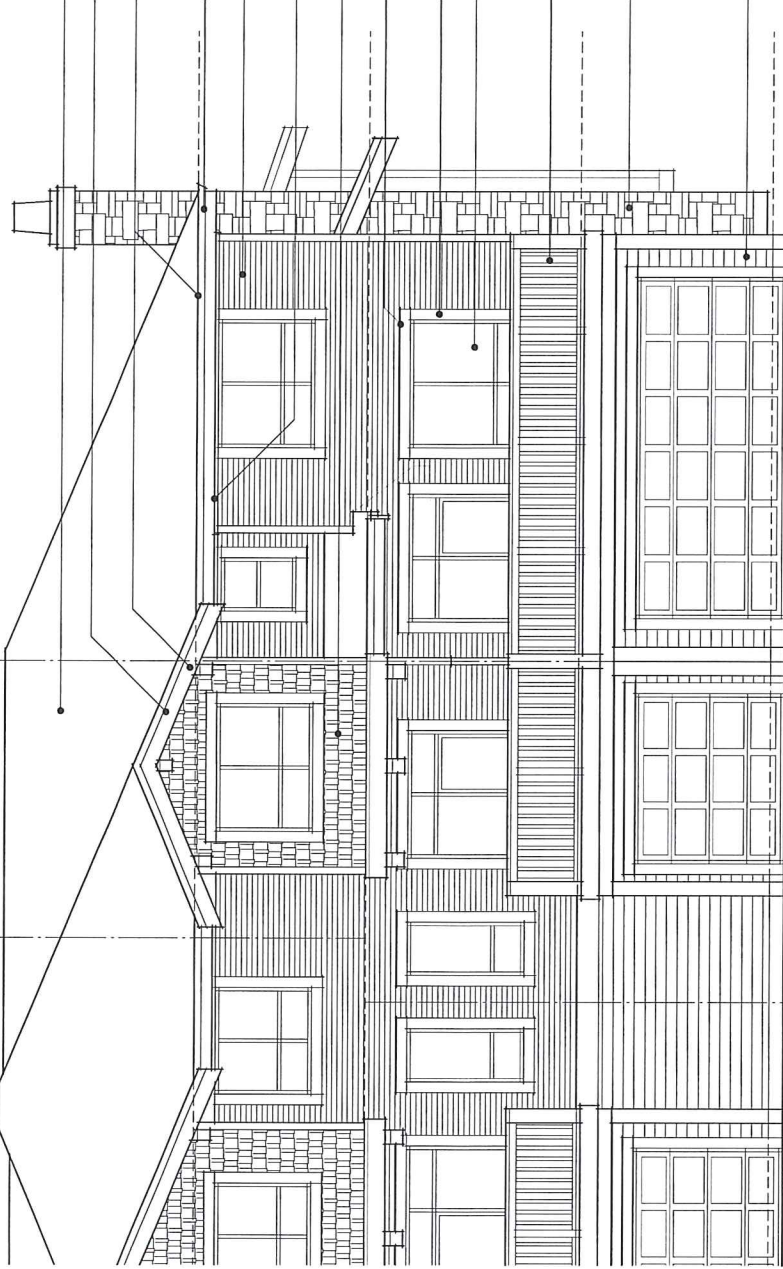
E1 Unit  
Side Elevation  
Building 17

**SCHEDULE B (3/9)**  
This forms part of development  
Permit # **DP10-0091**

1.6-k-S



Material Schedule



**RAYMOND LETKEMAN**  
Architect  
200-410-1111  
200-410-1111  
200-410-1111

June 09, 2010  
Issued for Development Permit

**Winsome Hill**  
Townhome Community  
Baynton Place,  
Kelowna, B.C.  
for  
Mission Group

**Materials and  
Colour Schedule  
Scheme 2**  
JUNE 09, 2010  
1/4" = 1'-0"

sk-6.2

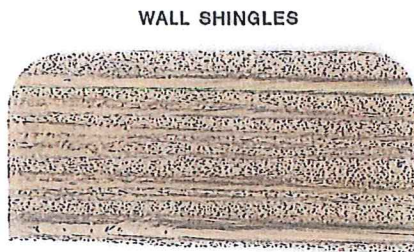
Exterior Finish Legend - Colour Scheme 2

1	Roof	Asphalt Roof Shingles	"Weathered Wood", 30 Years, Cambridge, IKO	6	Windows	Double Glazing Set in Vinyl Frames	Standard White Colour	11	Entry Door	Panel Type, Painted	"Iron Mountain", 2134-30, Benjamin Moore
2	Cable Fascias	2 x 4 on 2 x 10 Wood, Painted	"French Canes", OC-41, Benjamin Moore	7	Balcony Railings	Aluminum, Baked Enamel Finish	Standard Black Colour	12	Lower Floor Siding	Vinyl Bevel Siding	"Terra Clay", Double 4.5, Nantucket, Wyck
3	Stone Veneer	Cultured Stone Veneer	"Aspen", CSI 20008, Country Lodestone	8	Window / Door Trims	2 X 6 Wood, Painted	"French Canes", OC-41, Benjamin Moore	13	Gutters / R.W.L.	Pre-finished Metal	Menu, Standard to Match "Pebble", Centek Metal
4	Wall Shingles	Vinyl Shingles, 6.5" Exposure	"Coastal Cedar", Coastal Series, Nalite RoughSawn Cedar Shingles	9	Wall Siding	Vinyl Bevel Siding	"Terra Clay", Triple 3 Nantucket, Wyck	14	Roof Soffit	Aluminum Perforated Soffit	"Pebble", Centek Metal
5	Pots / Brackets / Braces	Solid Wood Members, Painted	"French Canes", OC-41, Benjamin Moore	10	Metal Flashing	Pre-finished Metal	"Pebble", Centek Metal	15	Belly Band	2 x 10 Wood Trim, Painted	"French Canes", OC-41, Benjamin Moore

**SCHEDULE B(5/9)**  
This forms part of development  
Permit # **DP10-0091**

**SCHEDULE B (6/9)**  
 This forms part of development  
 Permit # **DP10-0091**

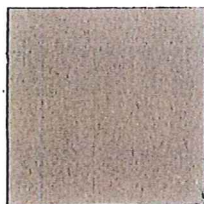
SCHEME TWO



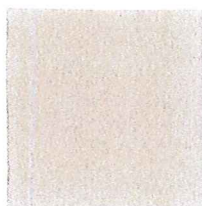
2-RAILINGS



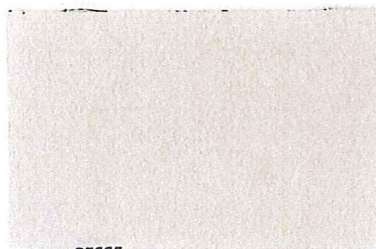
2-ALL TRIM



ENTRY DOOR



WALL SIDING

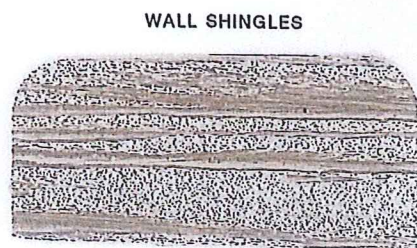


WINDOWS

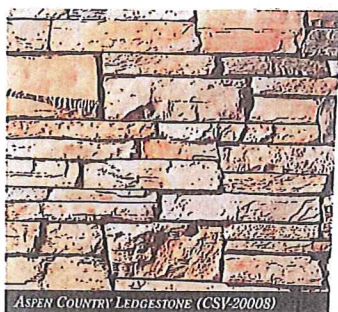


ROOF

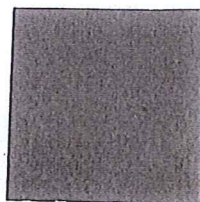
SCHEME ONE



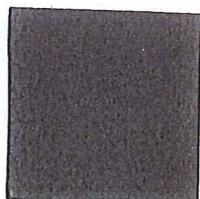
ACCENT STONE



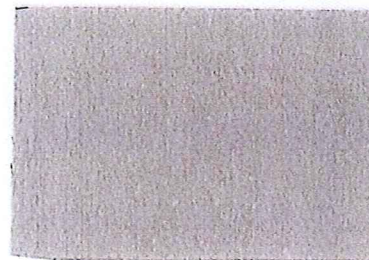
CULTURED STONE



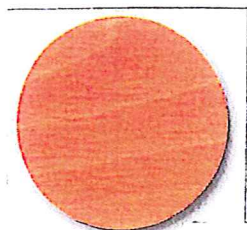
1-ALL TRIM



1-RAILINGS



WALL SIDING



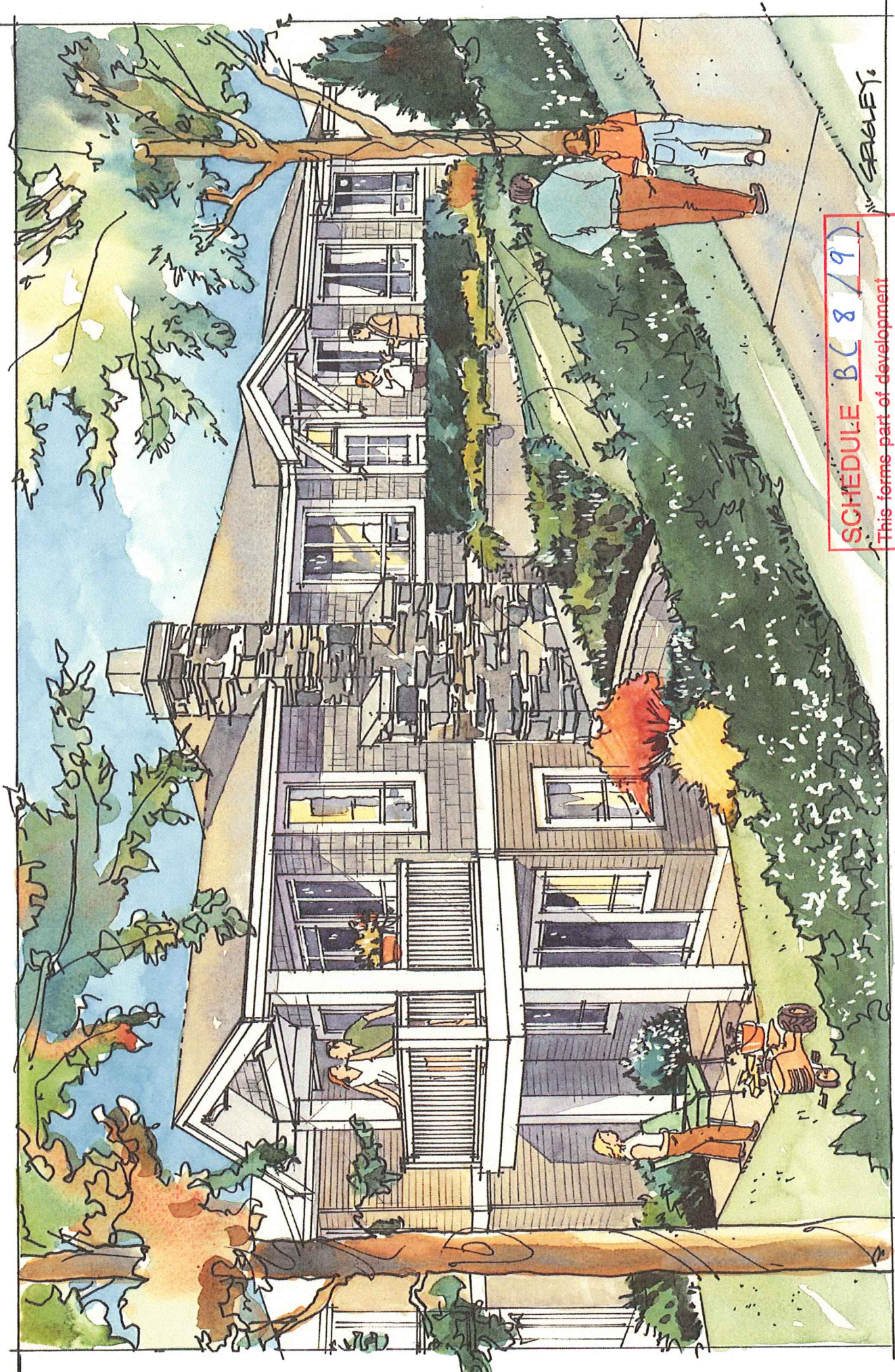




SCHEDULE B(7/9)  
This form is part of development  
Permit # DP10-0091

SR16150





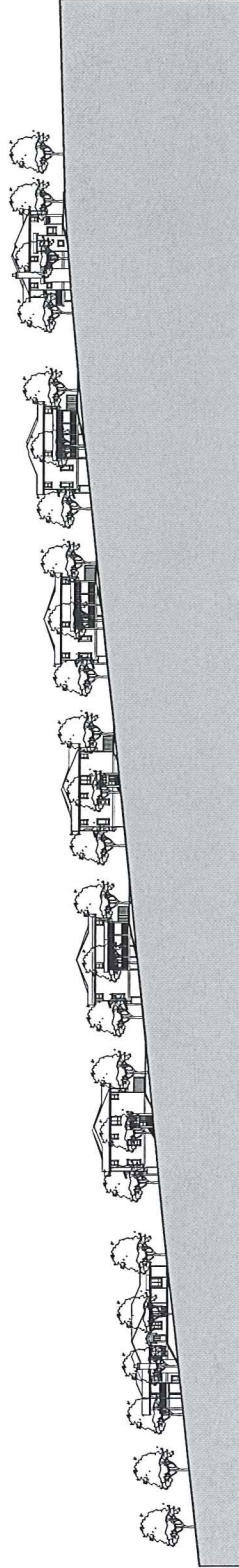
SCHEDULE B ( 8 / 9 )

This forms part of development

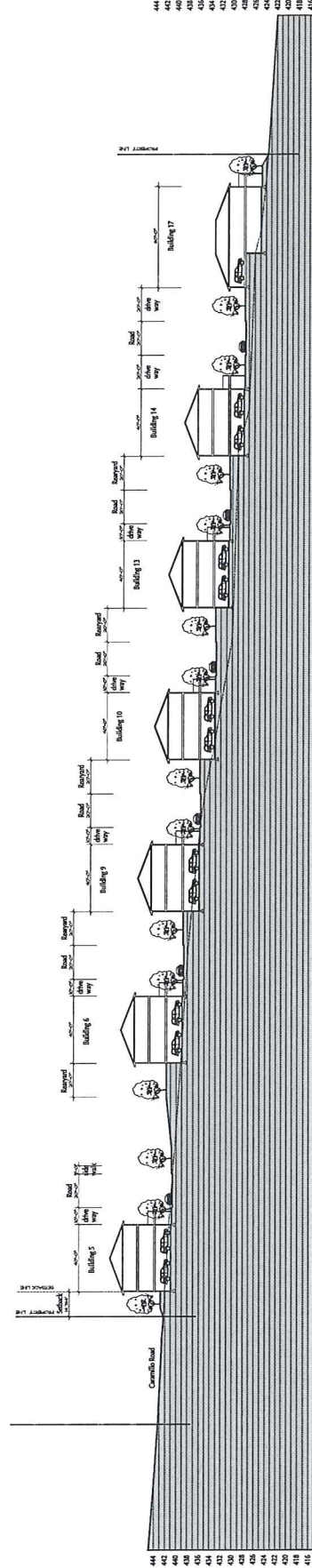
Permit # DP10-0091

SEALEY





# CLIFTON ROAD ELEVATION



## SITE SECTION A-A

**SCHEDULE B (9/19)**  
This forms part of development  
Permit # **DP10-0091**

**Winsome Hill**  
Townhome Community  
Boyrton Place,  
Kelowna, B.C.  
for  
Mission Group

**Site Section A-A**  
Clifton Rd Elevation

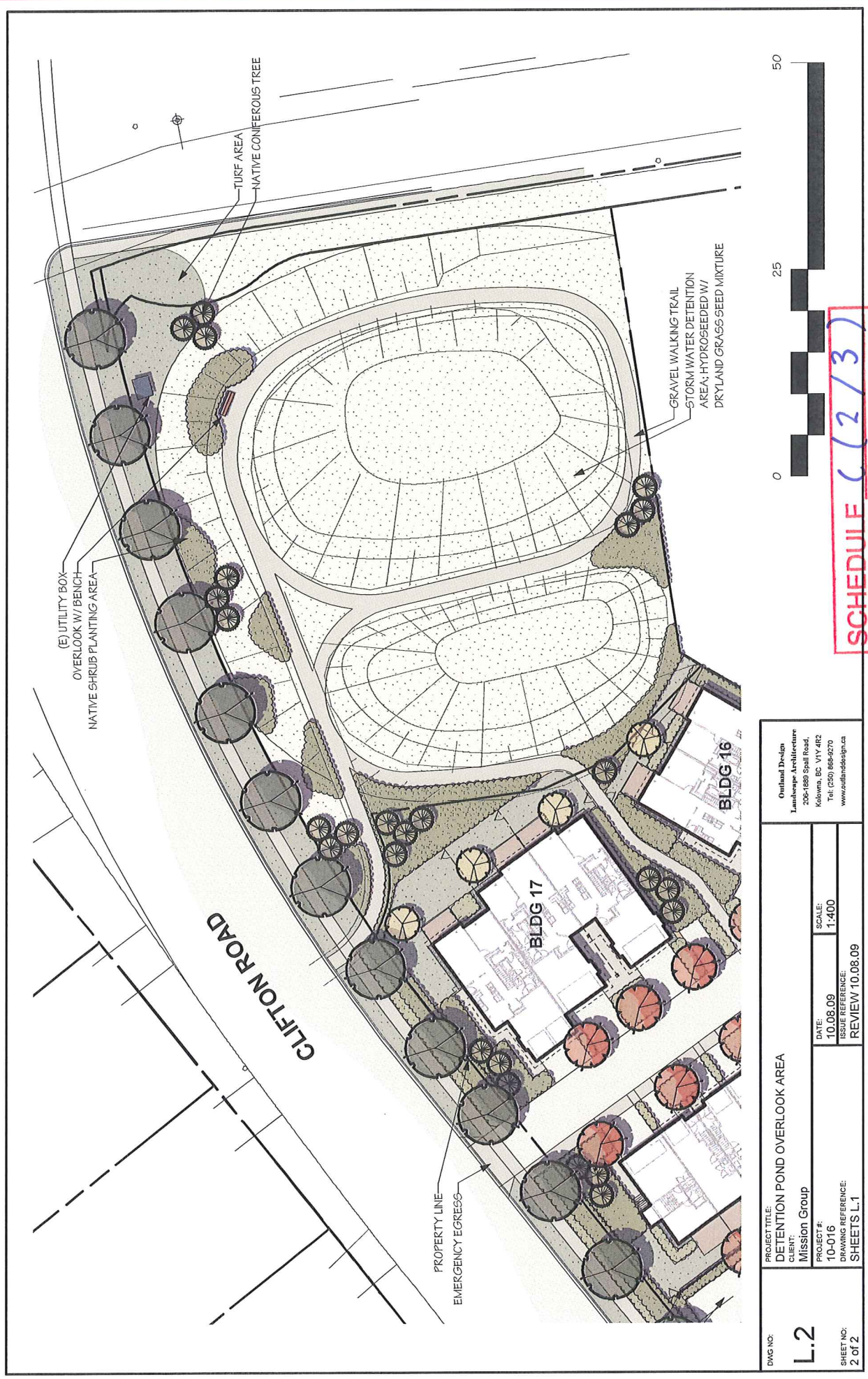
JUNE 06, 2010  
1" = 30'0"

**sk-5.0**









DWG NO: <b>L.2</b> SHEET NO: 2 of 2	PROJECT TITLE: <b>DETENTION POND OVERLOOK AREA</b>		
	CLIENT: <b>Mission Group</b>		
	PROJECT #: <b>10-016</b>	DATE: <b>10.08.09</b>	SCALE: <b>1:400</b>
	DRAWING REFERENCE: <b>SHEETS L.1</b>		

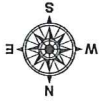
Outland Design  
 Landscape Architecture  
 200-1889 Spall Road,  
 Kelowna, BC V1Y 4B2  
 Tel: (250) 866-9270  
 www.outlanddesign.ca

**SCHEDULE (2/3)**  
 This forms part of development  
 Permit # **DP10-0091**





**SCHEDULE (3/3)**  
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 Permit # DP10-0091



Site Plan Information  
 Provided By:  
 Raymond Brown, Inc.  
 Suite 205-279 Homer Street, Vancouver, BC  
 (604) 681-3339

**Winsome  
 Hill  
 Townhome  
 Community**  
 Kelowna, BC

Based for / Revision:	
1	Review
2	
3	
4	
5	
	10.08.10

Project No: 10016  
 Drawn By: SP  
 Checked By: AC  
 Date: 10.20.10  
 Scale: 1:500



Seal:

**Outland**  
 100-1000 Road 10  
 Kelowna, BC V1Y 4K2  
 Tel: (250) 864-0275  
 www.outlandeng.ca

Phasing  
 Plan  
**P.1**  
 of 1

ISSUED FOR REVIEW ONLY