

Memo



Date: September 08, 2010

To: City Manager

From: Community Sustainability Division

File No: DP10-0099 **Applicant:** New Town Architecture Services Inc.

At 5300 Main St **Owner:** Tree Tops (Kettle Valley) Developments Ltd.

Purpose: To consider a Development Permit for the form and character of a mixed-use building consisting of 1287 m² of commercial space, 15 townhomes, and 18 apartments.

Zone: CD2 - Kettle Valley Comprehensive Residential Development

Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT Council rescind Development Permit No. DP07-0297 for Lot A Section 23 Township 28 SDYD Plan KAP80574, located at 5300 Main St, Kelowna, BC and that the Land Title Office be notified to remove the Development Permit from the subject property's State of Title;

THAT Council authorize the issuance of Development Permit No. DP10-0099 for Lot A Section 23 Township 28 SDYD Plan KAP80574, located at 5300 Main St, 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 is proposing a mixed-use development for the subject property consisting of approximately 1287 m² of commercial space, 15 townhomes, and 18 apartments.

3.0 ADVISORY PLANNING COMMISSION

At the August 3, 2010 meeting of the Advisory Planning Commission, it was resolved:

THAT the Advisory Planning Commission support Development Permit Application No. DP10-0099 for 5300 Main Street for the form and character of a mixed-use building consisting of 1300 m² of commercial space, 15 townhomes and 18 apartments.

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Members commented that they would like the applicant to work on ground floor private amenity space and enhanced landscape buffering, while the internal courtyard / parking area should be treated with substantial landscaping.

4.0 BACKGROUND

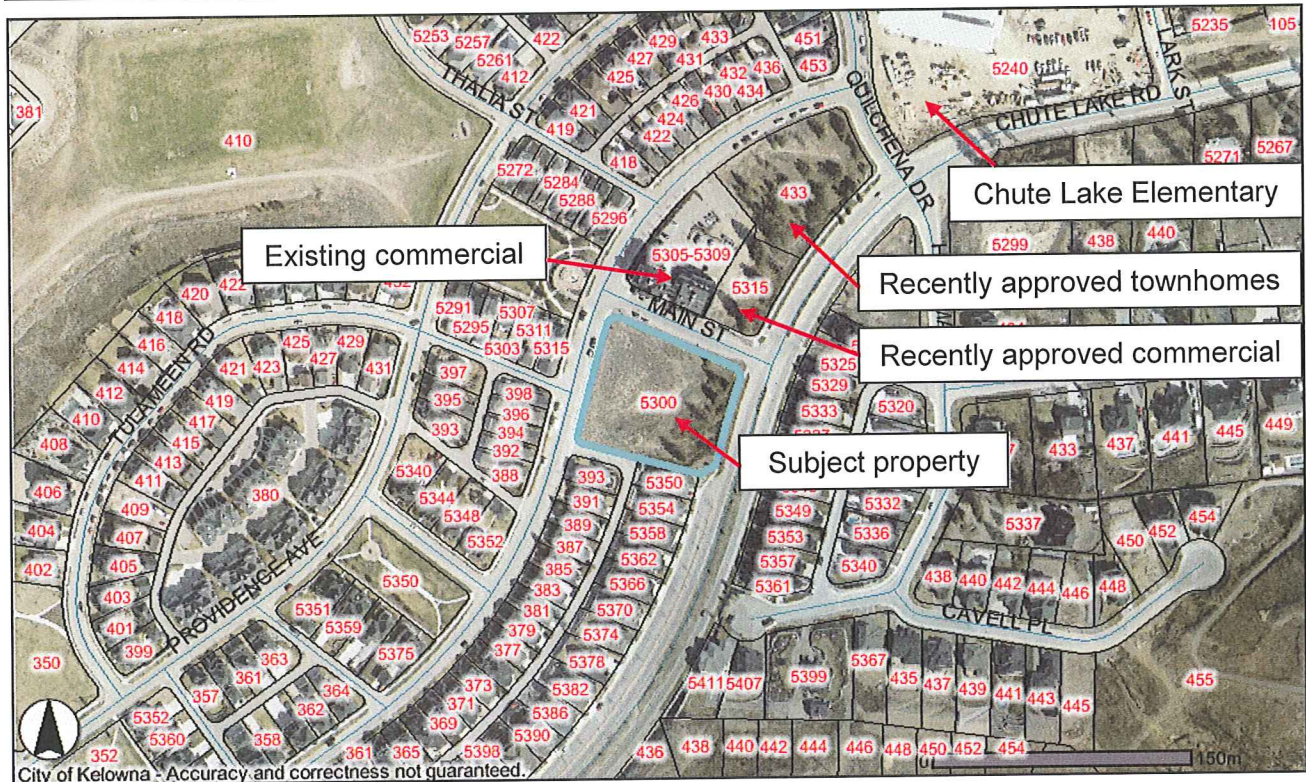
A previous Development Permit for the property (DP07-0297) was approved by Council in 2008, but the applicant has subsequently determined the need for modifications to the project which exceed the scope of what would normally be accommodated with an amendment to the DP. Changes include a switch from apartment housing format to townhouse format for two of the three buildings, as well as significant modifications to the courtyard area that serve to lessen the amount of on-site landscaping and amenity. However, a reduction in site coverage overall is proposed, while setbacks and height are proposed to remain unchanged.

5.0 SITE CONTEXT

The subject property is located in the Kettle Valley Village Centre in the Southwest Mission alongside a variety of land uses. This site, together with the commercial parcel across Main St, forms the core of the village centre and has significant prominence given three street frontages on important roadways, the large size of the lot, and the site's role as the centre of the commercial catchment area for most of the Kettle Valley area.

Specifically, the adjacent zones and land uses are:

| Direction | Zoning Designation | Land Use |
|--------------|---------------------|---|
| North | CD2 (Kettle Valley) | Existing commercial building and two recently Council-authorized Development Permits for a 1254 m ² commercial building and for 21 townhomes adjacent to Chute Lake Elementary |
| East & South | CD2 (Kettle Valley) | Single detached dwellings |
| West | CD2 (Kettle Valley) | Single detached dwellings and park area |



City of Kelowna - Accuracy and correctness not guaranteed.

6.0 PROPOSAL

The application seeks to permit a mixed-use development consisting of 1287 m² of commercial space, 15 townhomes, and 18 apartments on Main St in the Kettle Valley Village Centre. Architecturally the project is compatible with the styles built and proposed for Kettle Valley, and successfully addresses all three street frontages.

Unit sizes and configurations vary over the project. All townhomes provide three bedrooms and most are 2144 sq ft in size, though two units are larger (2251 and 2569 sq ft). Apartments provide from one to three bedrooms and vary in size from 833 sq ft to 2251 sq ft.

The proposed development compares with the Zoning Bylaw No. 8000 requirements for the CD2 - Kettle Valley Comprehensive Residential Development zone as follows:

| Criteria | Proposed | CD-2 Zone Requirement (Type IX) |
|-----------------------------|--|--|
| Lot Area | 5797 m ² | 4000 m ² |
| Lot Coverage | 42.8 % | 50% |
| Front Yard (Main St) | 1.2 m | 1.2 m with 1.2 m projection allowance for awnings; 3.0 m maximum |
| Rear Yard (lane) | 4.0 m, with 2.0 m encroachment | 4 m for townhomes, with 2 m encroachment allowance |
| Side Yard (Chute Lake Rd) | 1.2 m | 1.2 m |
| Side Yard (McCarren Ave) | 4.0 m | 1.2 m for mixed use; 4 m for townhomes, with 2 m encroachment allowance |
| FAR | 1.10 | 1.0 + 0.13 bonus for under building parking |
| Number of Residential Units | 57 units per hectare | Max. 107 units per hectare |
| Apartment Housing Access | Separate from commercial uses | Access to grade shall be separate from commercial uses |
| Height | 3 storeys and less than 16 m | 16 m and 3 storeys |
| Private Open Space | 658 m ² (not including area within required setbacks) | 15 m ² per 1-bedroom unit @ 1 unit = 15 m ² 20 m ² per 2+ bedroom unit @ 32 units = 640 m ² TOTAL = 655 m ² |

| | | |
|--------------------------|---|---|
| Car Parking | <p>46 stalls underground</p> <p>16 stalls in townhome garages</p> <p>14 stalls on townhome driveways (tandem)</p> <p>14 stalls under courtyard trellis</p> <p>TOTAL = 90 stalls</p> | <p><u>Residential</u></p> <p>1.25 stalls per 1-bedroom unit @ 1 unit = 1.3 stalls</p> <p>1.5 stalls per 2-bedroom unit @ 16 units = 24 stalls</p> <p>2.0 stalls per 3+ bedroom unit @ 16 units = 32 stalls</p> <p><u>Commercial</u></p> <p>2.0 stalls per 100 m² of retail @ 1000 m² = 20 stalls</p> <p>2.5 stalls per 100 m² of office @ 287 m² = 7.2 stalls</p> <p><u>TOTAL</u></p> <p>= 84.5 = 85 stalls</p> |
| Visitor Parking | 5 visitor stalls on surface | 1 visitor stall per every 7 dwelling units @ 33 units = 4.7 = 5 visitor stalls |
| Small Car Parking | 32 small car stalls | Max. 40% of required stalls @ 84 stalls = 33 small car stalls |
| Parking Stall Dimensions | Parking stall dimensions comply. | <p>Regular: 2.5 m x 6.0 m, or 2.7 m x 6.0 m if wall or column obstruction on one side</p> <p>Small: 2.5 m x 5.0 m, or 2.7 m x 5.0 m if wall or column obstruction on one side</p> |
| Loading Spaces | 1 loading space on surface | 1 per 1900 m ² @ 1287 m ² = 0.68 = 1 loading space |
| Bicycle Parking | <p>Class I: 20 in townhome garages and in the parkade</p> <p>Class II: 12 provided in two racks of 6; one rack located toward at corner of McCarren Ave and Main St, and the other on Chute Lake Rd</p> | <p><u>Residential</u></p> <p>Class I: 0.5 per dwelling = 17</p> <p>Class II: 0.1 per dwelling = 4</p> <p><u>Commercial</u></p> <p>Class I: 0.2 per 100 m² = 3</p> <p>Class II: 0.6 per 100 m² = 8</p> <p>TOTAL = 20 Class I, 12 Class II</p> |

7.0 POLICY AND REGULATION

Kelowna 2020 - Official Community Plan

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

Urban Centre Policies:

Mixed Uses. Work towards increasing the number of buildings with mixed uses by encouraging developers to incorporate retail uses on the lower storeys with office and/or residential above. Hotel uses could also be incorporated in all Urban Centres except Neighbourhood Centres.

Commercial Policies:

Southwest Mission Commercial. Encourage the commercial component of the Southwest Mission Sector Plan to accommodate approximately 14,000 to 18,600 m², between Kettle Valley and Neighbourhood 3, in line with the OCP Village Centre definition.

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.

Transportation Policies:

Transit-Friendly Developments. Ensure that major new residential (multiple unit), institutional and commercial developments are "transit-friendly". Transit-friendly developments should include access along sidewalks to the nearest transit stop, which ideally should not be further than a five-minute walk from the development.

8.0 TECHNICAL COMMENTS

See attached.

9.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed mixed-use development is consistent with the City of Kelowna Official Community Plan future land use designation (commercial on Main St and multi-unit residential - medium

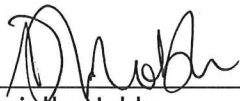
density on the remainder of the site) and represents a positive addition to the Kettle Valley Village Centre.

The proposal demonstrates a commitment to a high standard of form and character including architectural form, materials (hardiplank and brick), and colours that are coordinated with the existing Kettle Valley Village Centre buildings. Architectural detailing incorporates windows, balconies, and ground floor patio opportunities that serve to animate the street. In addition, the building anchors the principal, vital intersections of the village centre. Rooflines are varied with different styles and dormer treatments in order to reduce overall building bulk.


All vehicle movement, parking, and garage doors are internal and on site, and a significant proportion of the required parking is provided underground. Townhouse front doors are present on Chute Lake Rd and McCarren Ave, serving to enhance the streetscape, while commercial uses are present on Main St and, crucially, at the corners of the building (Main & McCarren and Main & Chute Lake). Staff

Subsequent to the Advisory Planning Commission meeting, the applicant has provided revised floor plans which include additional detail, but landscape enhancements were not proposed.

Existing water infrastructure at the Adam's Reservoir is at capacity for this area and additional reservoir capacity will need to be constructed prior to this or other developments moving forward.



Daniëlle Noble
Manager, Urban Land Use

Approved for inclusion: 
Shelley Gambacort
Director, Land Use Management

Attachments

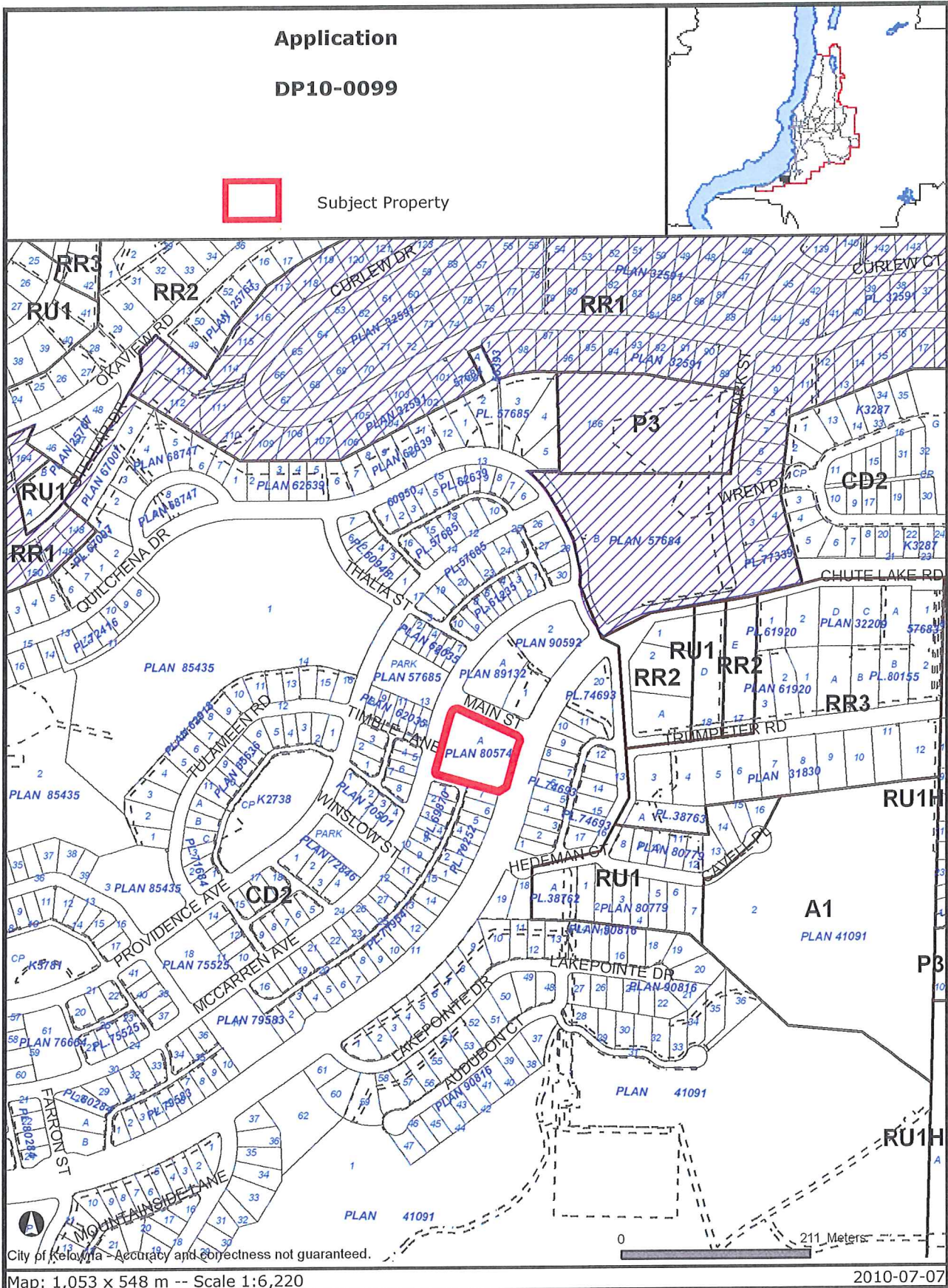
Subject property map
Technical comments (3 pages)
Sustainability checklist (3 pages)

Schedules

A (1 of 5) - Site plan
A (2-5 of 5) - Level 0, 1, 2, 3 floor plans

B (1-3 of 9) - Elevations
B (4-5 of 9) - Renderings
B (6 of 9) - Material and colour board
B (7-9 of 9) - Railing, signage, and lighting design and details

C (1-2 of 2) - Landscape plan and details



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.

CITY OF KELOWNA
MEMORANDUM

Date: July 12, 2010
File No.: DP10-0099
To: Planner II / Urban Land Use (AB)
From: Development Engineering Manager (SM)
Subject: 5300 Main Street – Lot A, Plan 80574

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 (to be confirmed). 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 is being built. The development permit will not be issued until the new infrastructure is completed.**

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) Main Street 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.

6. Latecomers

- a) Water Extended Service Area Latecomers:

| ESA# | Frontender | Component | Anniversary (rates increase) | *Rate/unit \$ |
|------|---------------|-----------|---------------------------------|------------------|
| 14 | Kettle Valley | Reservoir | TBD | TBD |
| | | | | |
| | | | | |
| | | | | |

*(these fees are to be confirmed at time of building permit)
 *(to be determined TBD)

Steve Muenz, P. Eng.
 Development Engineering Manager

ss



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 Village Square @ Kettle Valley
 Applicant Name Paul Schuster
 Organization New Town Architecture

ECONOMIC SUSTAINABILITY

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

ENVIRONMENTAL SUSTAINABILITY

| | Score | Points |
|--|-------|--------|
| Green Building Certification being sought <input type="checkbox"/> LEED <input type="checkbox"/> BuiltGreen, Green Globe or other (please specify) _____ | 0 | 5 |
| Recycled Materials used in Building Construction | 0 | 2 |

Green Space

| | | |
|---|---|-----|
| Environmentally-Sensitive Areas Permanently Protected (through a covenant, park dedication, etc.) or No Disruption of an Environmentally Sensitive Area | 5 | 2-5 |
| Design includes Shared Green Space (ie. Rooftop garden, community garden) | 0 | 5 |
| Environmentally-Sensitive Areas Protected during construction phase (ie. Fenced) or No Environmentally Sensitive Area to protect | 2 | 2-3 |
| Redevelopment of a Brownfield Site (existing development site) | 2 | 2 |
| Waste Management Plan | 0 | 2 |

Air Quality

| | | |
|--|---|---|
| Proximity to Transit Stop (IF APPLICABLE, SELECT ONE FROM LIST) <input checked="" type="checkbox"/> Less than 400 metres (1-4 minute walk) <input type="checkbox"/> 400 - 800 metres (5-10 minute walk) <input type="checkbox"/> 800- 1200 metres (10-15 minute walk) <input type="checkbox"/> 1200-2400 metres (15- 30 minute walk) | 5 | 5 |
| Co-op Car(s) or Transit Passes for Building Occupants (secured through an agreement) | 0 | 4 |
| Natural Ventilation (ie. Windows that open) | 2 | 3 |
| | 2 | 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 | 1 |
| <input checked="" type="checkbox"/> 5 + | 2 | 2 |
| No Fast Food Drive Thru facilities | 1 | 1 |

Water Quality & Quantity

| | | |
|--|---|---|
| Recycling of grey water | 0 | 4 |
| 50% of area outside of permitted site coverage is permeable or unpaved surface | 0 | 2 |
| Hydrogeological Assessment Completed (for the protection and management of groundwater and surface water) or Hydrogeological Assessment Not Applicable | 2 | 2 |
| Irrigation system employs conservation technology (ie. Drip irrigation) or No irrigation system required for landscaping | 2 | 2 |
| Rainwater collection or Water conservation beyond building code requirements | 0 | 2 |
| Xeriscaping for water conservation or Landscaping with indigenous vegetation (drought resistant) | 2 | 2 |

Energy Conservation

| | | |
|---|----|-----|
| Renewable Energy Source(s) for Building, such as geo-thermal, solar photovoltaic, air pumps, etc. Please Specify: _____ | 0 | 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 | 0 | 2 |
| Energy Efficient Features (lighting, appliances, etc.) | 1 | 1 |
| SUBTOTAL | 37 | 60 |
| | 30 | |

SOCIAL SUSTAINABILITY

| | Score | Points |
|---|-------|--------|
| Site 1200 metres or less (15 minute walk) to: | | |
| ▶ Daycare/School | 2 | 2 |
| ▶ Medical Facilities | 2 | 2 |
| ▶ Parks | 2 | 2 |
| ▶ Shopping | 2 | 2 |
| ▶ Restaurant/Café | 2 | 2 |
| Housing Agreement for Affordable Housing, Purpose Built Rental Development or Housing Includes Secondary Suite(s) | 0 | 5 |
| Provides Indoor or Outdoor Social/Recreational Amenity (i.e. community meeting place, dog park, public community garden, etc.). Please Specify: _____ | 0 | 2-3 |
| Designed According to Crime Preventions Through Environmental Design (CPTED) Principles (staff can provide document) | 2 | 2 |
| SUBTOTAL | 8 | 20 |

CULTURAL SUSTAINABILITY

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

| | | |
|--|----|-----|
| Public Art Provision or Significant Public Amenity (i.e. covered walkway, fountain, etc.) Please Specify: <u>fountain/covered walkways</u> | 3 | 1-3 |
| Connectivity from site to Parks, Bike Paths, Pedestrian Walkways, or Local Amenities (shops, medical centre, etc.) | 2 | 2 |
| SUBTOTAL | 14 | 15 |

BONUS

| | Score | Points |
|---|------------------|--------|
| Other Sustainability Measure(s), including but not limited to: <ul style="list-style-type: none"> ▶ Rehabilitation of a Natural Feature (i.e. wetland); Green Roof; Accessible Design Beyond Building Code; Child-Friendly Design. Please provide details below | 0 | 1-10 |
| ECONOMIC SUBTOTAL | 20 | 20 |
| ENVIRONMENTAL SUBTOTAL | 30 37 | 60 |
| SOCIAL SUBTOTAL | 8 | 20 |
| CULTURAL SUBTOTAL | 14 | 15 |
| TOTAL | 74 72 | 125 |

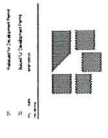
ADDITIONAL DETAILS

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 or drop it off on the 2nd floor of City Hall.

Thank you.

Notes:
 1. All dimensions are in feet and inches.
 2. All areas are in square feet.
 3. All areas are in square feet.
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 9. All areas are in square feet.
 10. All areas are in square feet.

- Legend:
- 1. 10' x 10' Grid
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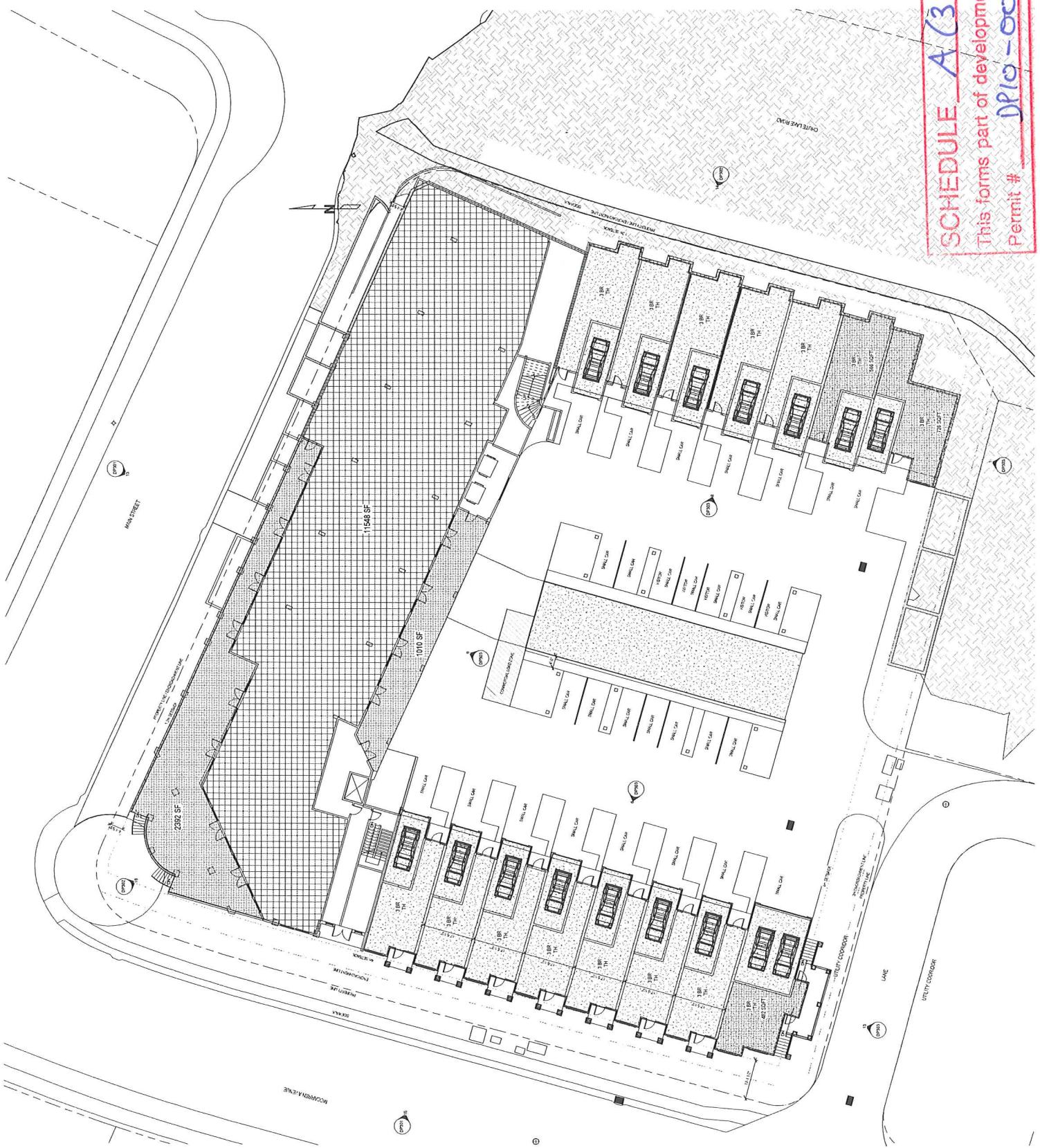


NEW TOWN
 ARCHITECTURE
 URBAN PLANNING

1100 W. 10TH STREET
 SUITE 100
 WICHITA, KS 67202
 PH: 781-393-1100
 WWW.NEWTOWNARCHITECTURE.COM

| | |
|-------------|-----------------------|
| PROJECT NO. | VILLAGE SQUARE |
| DATE | 11/11/11 |
| SCALE | AS SHOWN |
| DESIGNED BY | NEW TOWN ARCHITECTURE |
| DATE | 11/11/11 |
| PROJECT NO. | DP10-0099 |
| DATE | 11/11/11 |
| PROJECT NO. | DP202 |

SCHEDULE A (315)
 This forms part of development
 Permit # **DP10-0099**



NOTES:
 1. THIS PLAN IS THE PROPERTY OF NEW TOWN ARCHITECTURE URBAN PLANNING AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF NEW TOWN ARCHITECTURE URBAN PLANNING IS STRICTLY PROHIBITED.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND EXISTING CONDITIONS.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND APPROVALS.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL AND HISTORICAL INFORMATION.
 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNITY AND PUBLIC INPUT.
 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL AND TITLE INFORMATION.
 8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL AND BUDGET INFORMATION.
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 11. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACT AND AGREEMENT INFORMATION.
 12. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY REPORTING AND DOCUMENTATION INFORMATION.
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 21. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC AND FINANCIAL INFORMATION.
 22. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL AND HERITAGE INFORMATION.
 23. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SCIENTIFIC AND TECHNICAL INFORMATION.
 24. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ARTS AND CREATIVITY INFORMATION.
 25. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WELL-BEING AND QUALITY OF LIFE INFORMATION.
 26. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUITY AND INCLUSION INFORMATION.
 27. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RESILIENCE AND ADAPTABILITY INFORMATION.
 28. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SUSTAINABILITY AND CLIMATE INFORMATION.
 29. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INNOVATION AND LEADERSHIP INFORMATION.
 30. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PARTNERSHIP AND COLLABORATION INFORMATION.
 31. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPARENCY AND ACCOUNTABILITY INFORMATION.
 32. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INTEGRITY AND ETHICS INFORMATION.
 33. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RESPECT AND DIGNITY INFORMATION.
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 36. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY GLOBAL AND INTERNATIONAL INFORMATION.
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 48. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY OVERT AND COVERT INFORMATION.
 49. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL AND ILLEGAL INFORMATION.
 50. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHICAL AND UNETHICAL INFORMATION.
 51. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MORAL AND IMMORAL INFORMATION.
 52. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY JUST AND UNJUST INFORMATION.
 53. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY GOOD AND BAD INFORMATION.
 54. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHT AND WRONG INFORMATION.
 55. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TRUE AND FALSE INFORMATION.
 56. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY REAL AND UNREAL INFORMATION.
 57. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ACTUAL AND POTENTIAL INFORMATION.
 58. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EXISTING AND NON-EXISTING INFORMATION.
 59. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CURRENT AND FUTURE INFORMATION.
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 61. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PRESENT AND FUTURE INFORMATION.
 62. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY NOW AND THEN INFORMATION.
 63. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY HERE AND THERE INFORMATION.
 64. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WHERE AND WHEN INFORMATION.
 65. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY HOW AND WHY INFORMATION.
 66. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WHAT AND WHO INFORMATION.
 67. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WHICH AND WHICH INFORMATION.
 68. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WHETHER AND WHETHER INFORMATION.
 69. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY IF AND IF INFORMATION.
 70. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY AS AND AS INFORMATION.
 71. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LIKE AND LIKE INFORMATION.
 72. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UNLIKE AND UNLIKE INFORMATION.
 73. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SAME AND SAME INFORMATION.
 74. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY DIFFERENT AND DIFFERENT INFORMATION.
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 76. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UNEQUAL AND UNEQUAL INFORMATION.
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 78. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WORSE AND WORSE INFORMATION.
 79. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MORE AND MORE INFORMATION.
 80. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FEWER AND FEWER INFORMATION.
 81. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LONGER AND LONGER INFORMATION.
 82. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SHORTER AND SHORTER INFORMATION.
 83. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FASTER AND FASTER INFORMATION.
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 98. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LESSER AND LESSER INFORMATION.
 99. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MORE AND MORE INFORMATION.
 100. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FEWER AND FEWER INFORMATION.

- SYMBOLS:
- 1. 1" = 1' SCALE
 - 2. 1/4" = 1' SCALE
 - 3. 1/8" = 1' SCALE
 - 4. 1/16" = 1' SCALE
 - 5. 1/32" = 1' SCALE
 - 6. 1/64" = 1' SCALE
 - 7. 1/128" = 1' SCALE
 - 8. 1/256" = 1' SCALE
 - 9. 1/512" = 1' SCALE
 - 10. 1/1024" = 1' SCALE
 - 11. 1/2048" = 1' SCALE
 - 12. 1/4096" = 1' SCALE
 - 13. 1/8192" = 1' SCALE
 - 14. 1/16384" = 1' SCALE
 - 15. 1/32768" = 1' SCALE
 - 16. 1/65536" = 1' SCALE
 - 17. 1/131072" = 1' SCALE
 - 18. 1/262144" = 1' SCALE
 - 19. 1/524288" = 1' SCALE
 - 20. 1/1048576" = 1' SCALE
 - 21. 1/2097152" = 1' SCALE
 - 22. 1/4194304" = 1' SCALE
 - 23. 1/8388608" = 1' SCALE
 - 24. 1/16777216" = 1' SCALE
 - 25. 1/33554432" = 1' SCALE
 - 26. 1/67108864" = 1' SCALE
 - 27. 1/134217728" = 1' SCALE
 - 28. 1/268435456" = 1' SCALE
 - 29. 1/536870912" = 1' SCALE
 - 30. 1/1073741824" = 1' SCALE
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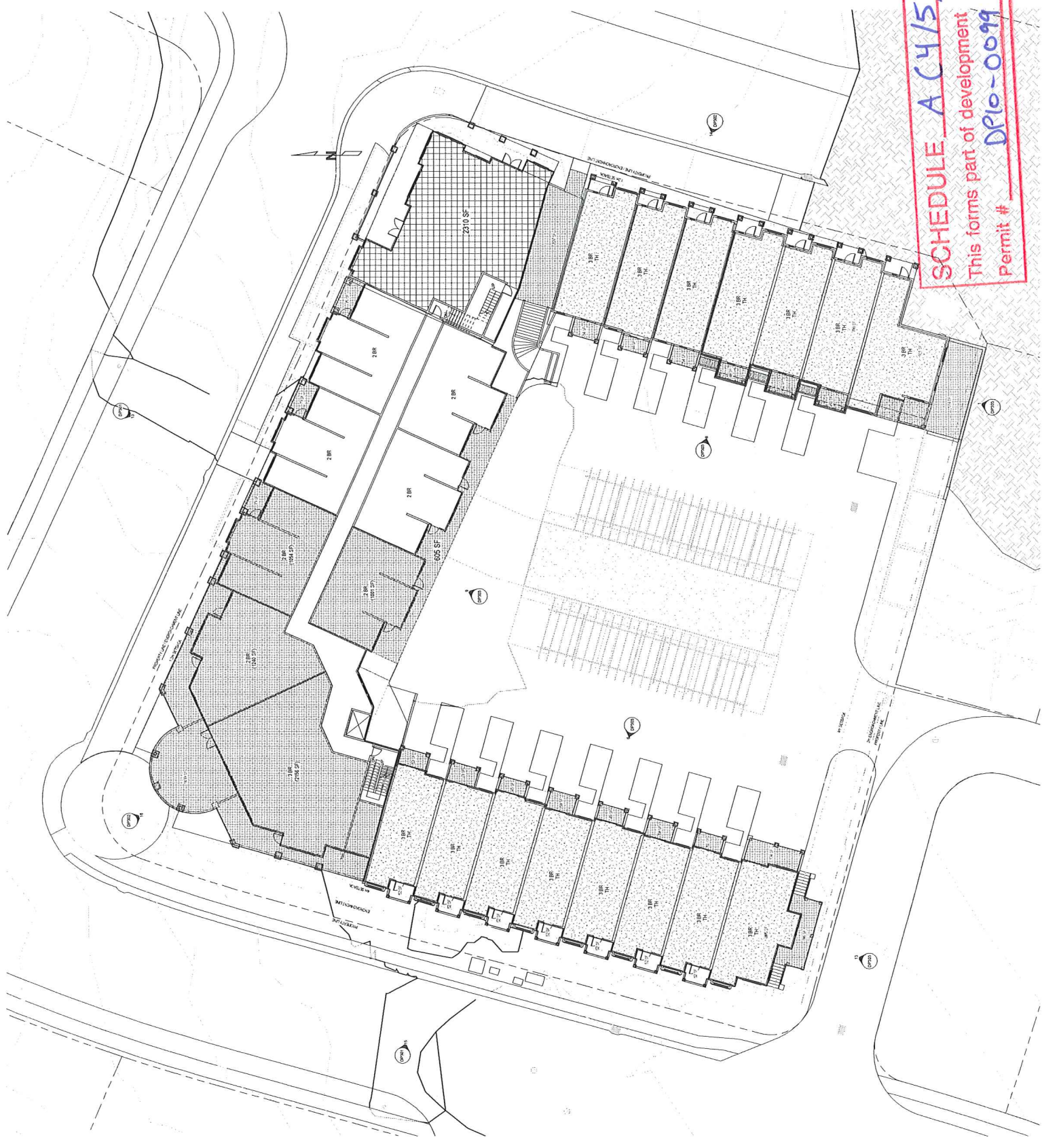
NEW TOWN ARCHITECTURE URBAN PLANNING
 1425 MARKET STREET, SUITE 100
 NEW TOWN, MASSACHUSETTS 01890
 PHONE: 978-251-1111
 FAX: 978-251-1112
 WWW.NTARCHITECTURE.COM

VILLAGE SQUARE
 1425 MARKET STREET
 NEW TOWN, MASSACHUSETTS 01890
 PROJECT: 2144
 DRAWING: 202-115
 LEVEL: 02

DATE: 02/15/15
 DRAWN BY: JCS
 CHECKED BY: JCS
 PERMIT # DP10-0099

DP203

SCHEDULE A (4/5)
 This forms part of development
 Permit # DP10-0099



NOTE:
 1. This drawing is the property of the Architect and is not to be used for any other purpose without the written consent of the Architect.
 2. The Architect is not responsible for the accuracy of the information provided by the client or for the results of the development.
 3. The Architect is not responsible for the accuracy of the information provided by the client or for the results of the development.
 4. The Architect is not responsible for the accuracy of the information provided by the client or for the results of the development.
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 8. The Architect is not responsible for the accuracy of the information provided by the client or for the results of the development.
 9. The Architect is not responsible for the accuracy of the information provided by the client or for the results of the development.
 10. The Architect is not responsible for the accuracy of the information provided by the client or for the results of the development.

- THE DEVELOPER**
- 100% Completed
 - 75% Completed
 - 50% Completed
 - 25% Completed
 - Not Started
- THE ARCHITECT**
- 100% Completed
 - 75% Completed
 - 50% Completed
 - 25% Completed
 - Not Started

NEW TOWN ARCHITECTURE URBAN PLANNING
 1435 PARSONS STREET
 WASHINGTON, DC 20004
 TEL: 202-462-1111 FAX: 202-462-1112
 WWW.NTARCHITECTURE.COM

VILLAGE SQUARE

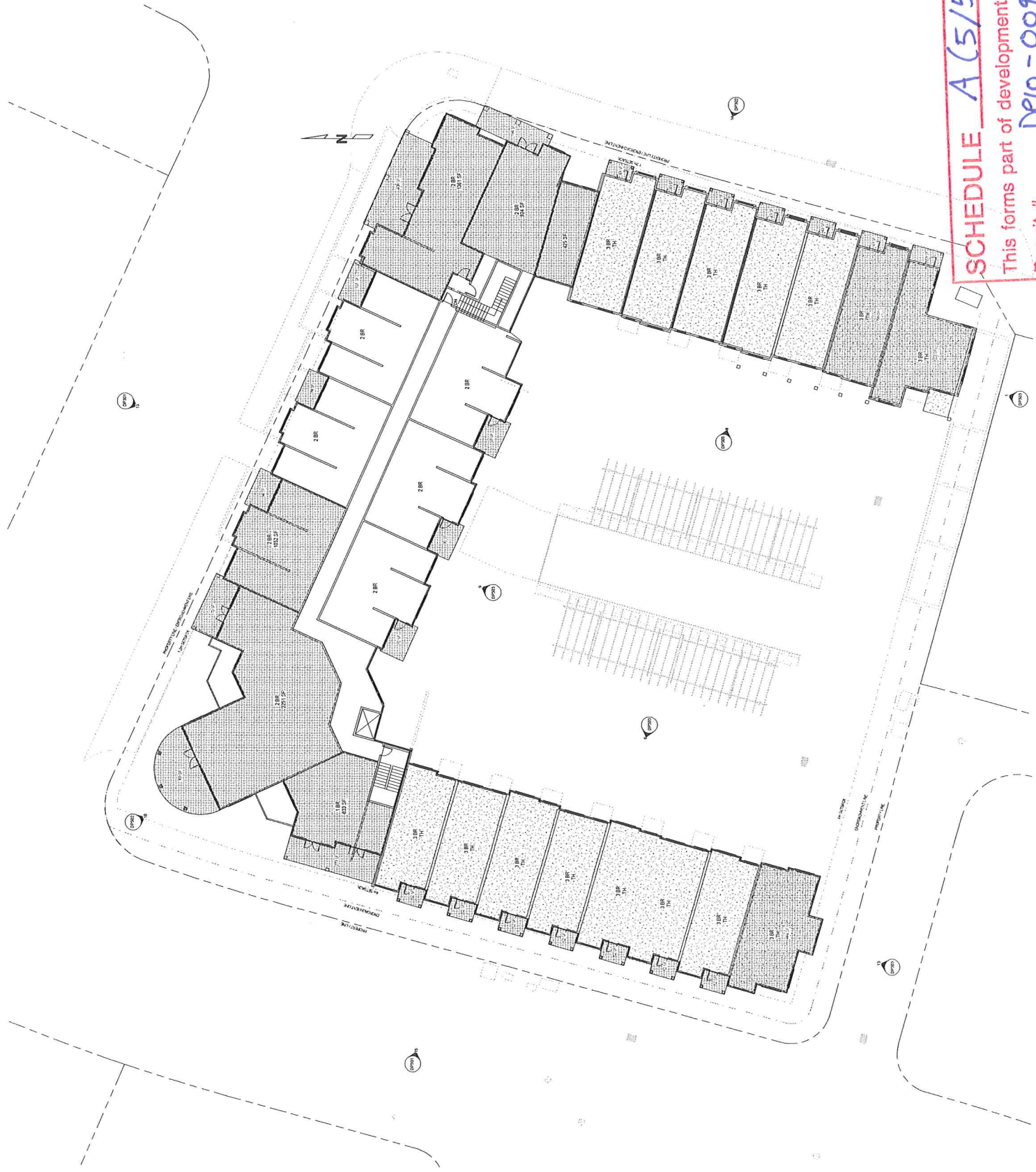
PROJECT NO. 1108
 SHEET NO. 1108-1
 DATE: 05/11/11

LEVEL 03

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

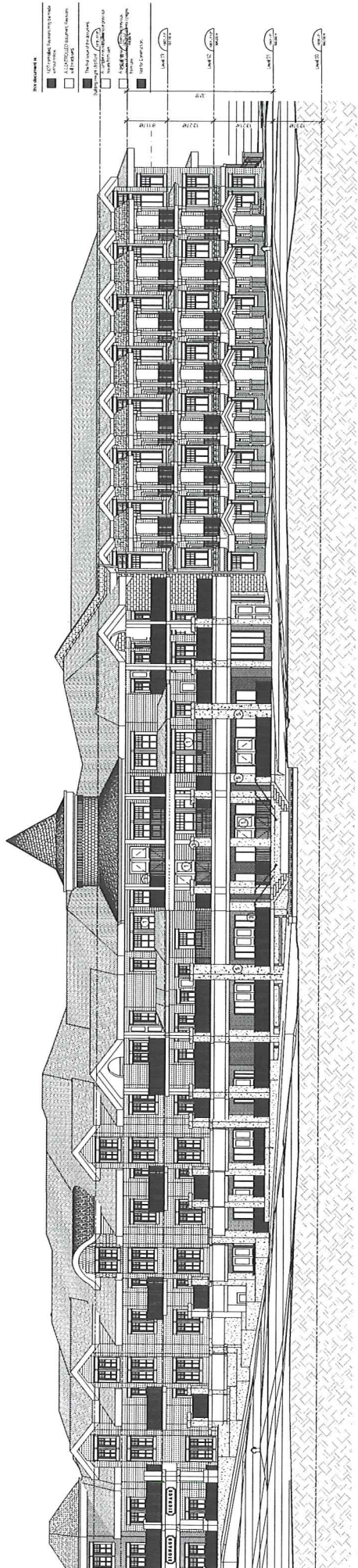
DATE: 05/11/11

PERMIT # **DP10-0099**

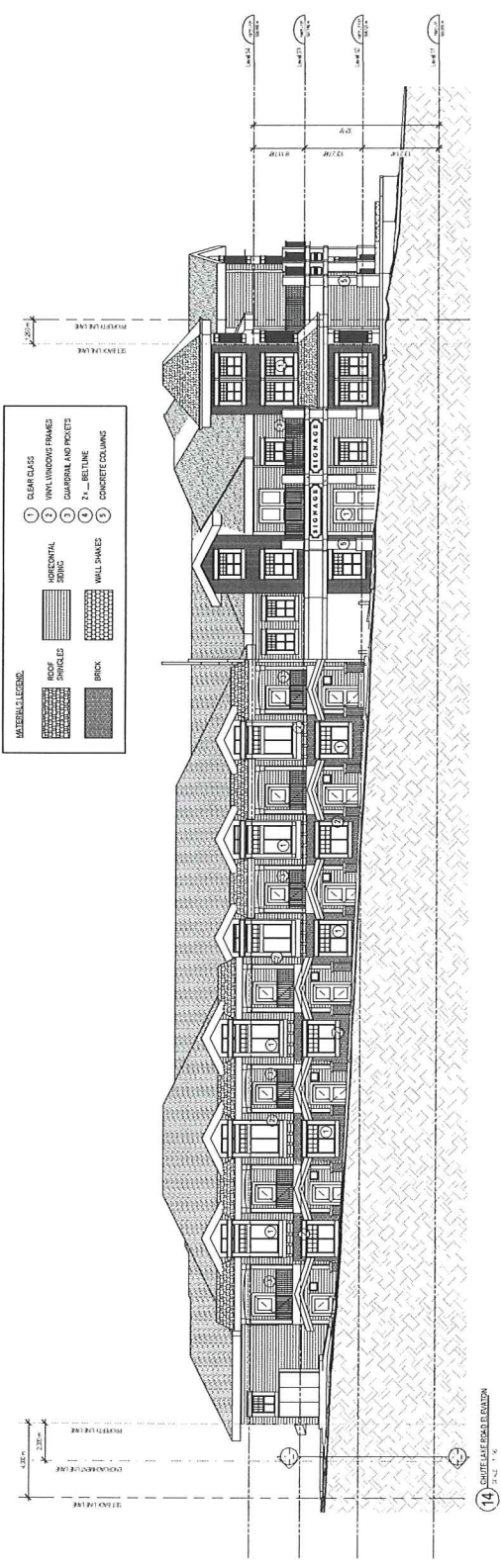


SCHEDULE A (5/5)
 This forms part of development
 permit # **DP10-0099**

NOTE:
 1. THIS DRAWING IS THE PROPERTY OF NEW TOWN ARCHITECTURE URBAN PLANNING AND SHALL REMAIN THE PROPERTY OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 2. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 4. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 5. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 6. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 7. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 8. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 9. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.
 10. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING.



16 VILLAGE ELEVATION
 SCALE: 1/8"



14 VILLAGE ELEVATION
 SCALE: 1/8"

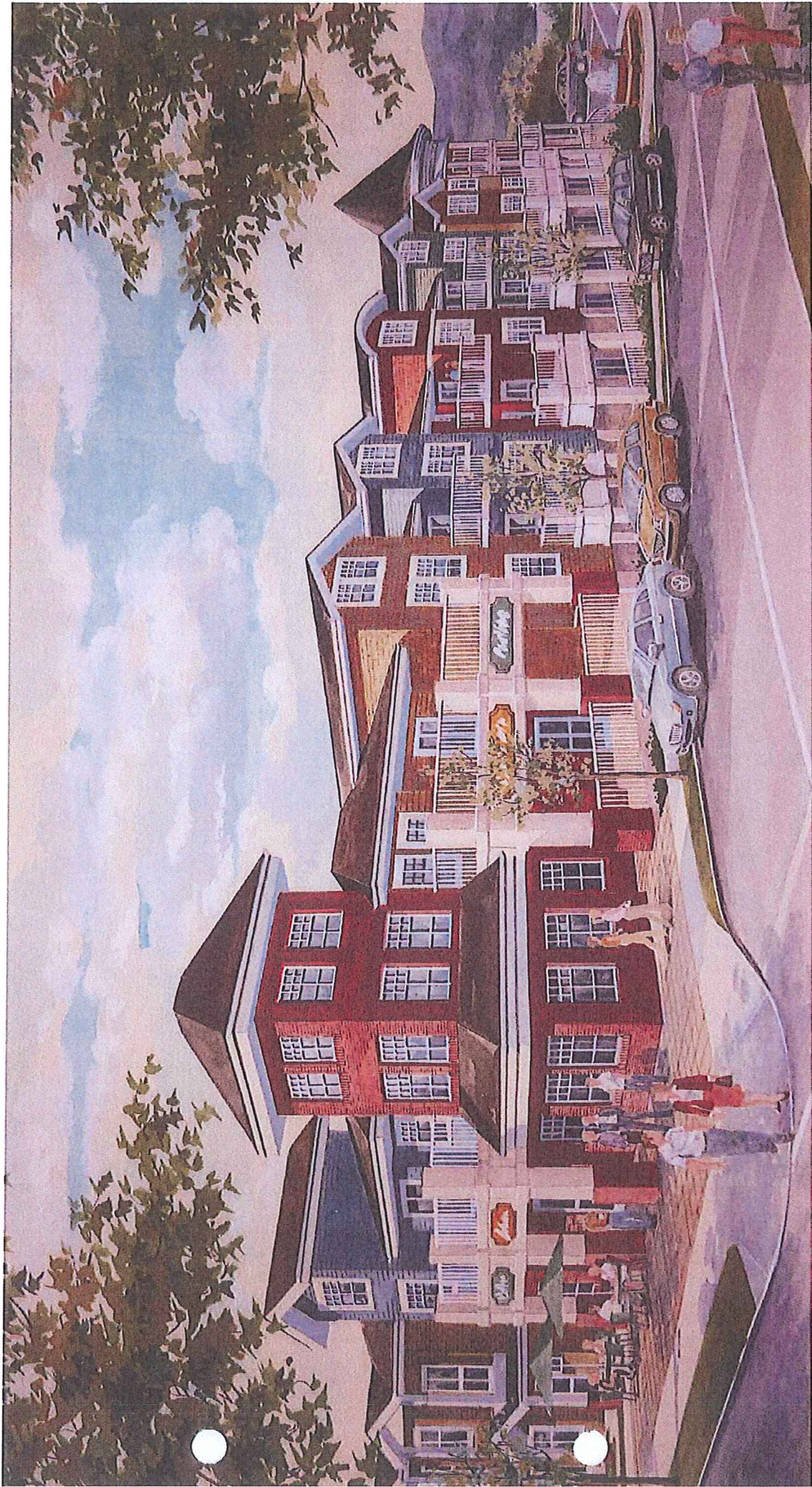
SCHEDULE B (2/9)
 This forms part of development
 Permit # **DP10-0099**

NEW TOWN ARCHITECTURE URBAN PLANNING
 1425 PARKWAY AVENUE
 SUITE 100
 WASHINGTON, DC 20004
 WWW.NTARCHITECTURE.COM

PROJECT: VILLAGE SQUARE
 CITY: ALEXANDRIA
 COUNTY: FAIRFAX
 STATE: VA

DATE: 1/14/10
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

PERMIT # **DP10-0099**



SCHEDULE B (4/9)

This forms part of development

Permit # D10-0099



SCHEDULE B (5/9)

This forms part of development

Permit # DP10-0099

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

5340
CHUTE LAKE ROAD

SCHEDULE B (6/9)

This forms part of development

Permit # DP10-0099

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REVISIONS:

PROJECT:

5340 CHUTE LAKE ROAD
 KETTLEVALLEY PROJECT
 5340 CHUTE LAKE ROAD
 KELOWNA, BC

NEW TOWN
 ARCHITECTURAL
 SERVICES
 I N C.

1450 Pandey Street, Kelowna, BC, V1Y 1P3
 Tel: 250-860-885 Fax: 250-860-0988
 e-mail address: architect@newtown.ca

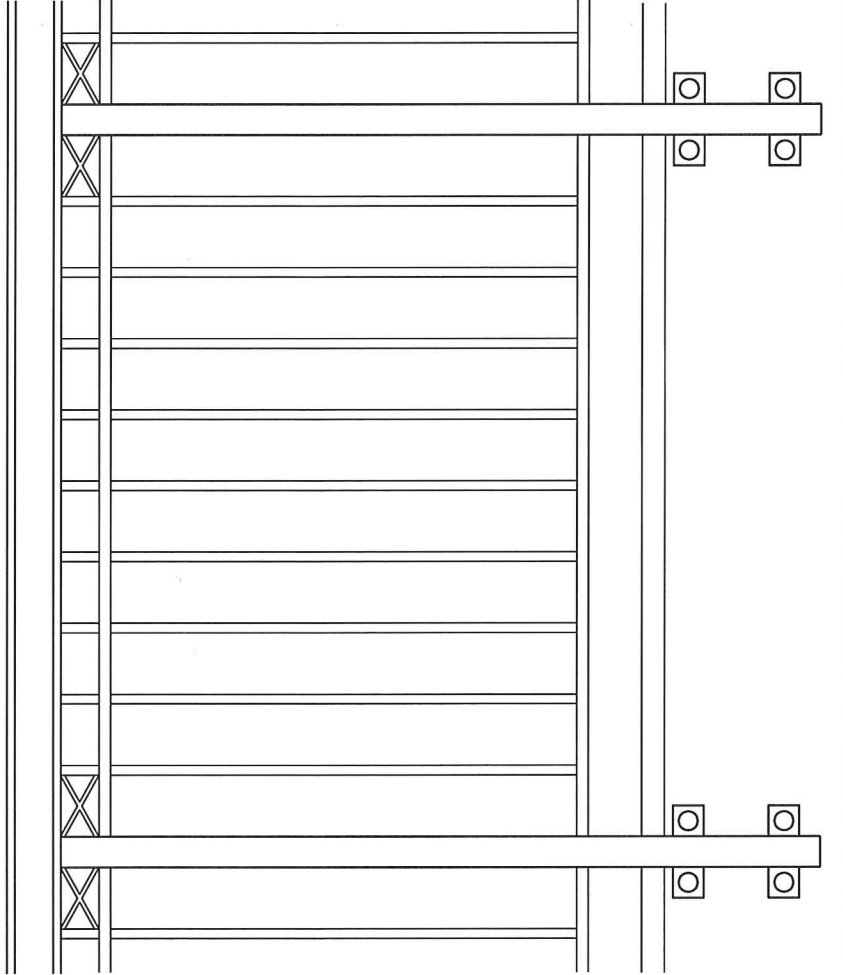
PROJECT No: 3144

DATE:

SHEET TITLE:

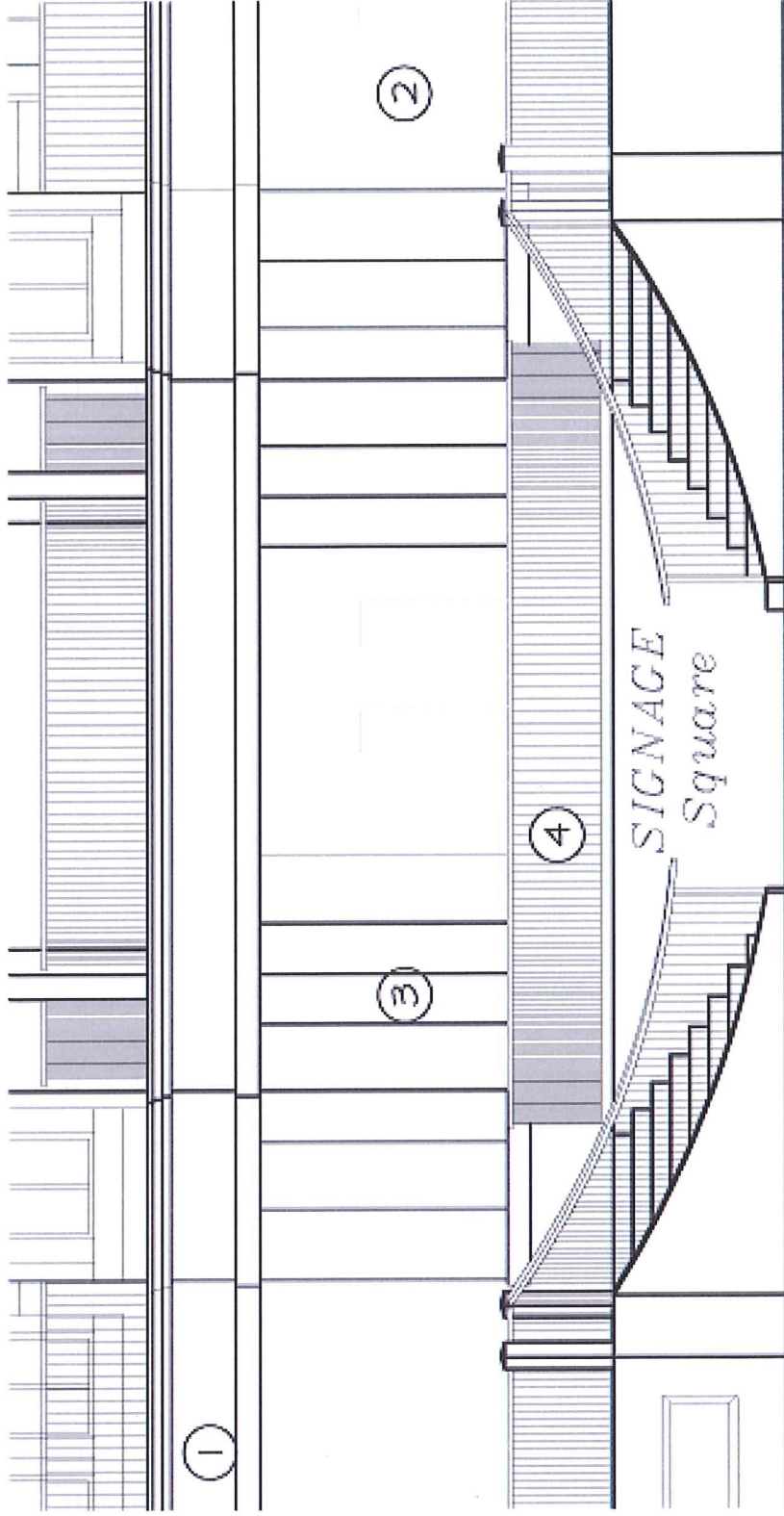
**RAILING
 DESIGN**

| | |
|--------------|-------------|
| DRAWN: P+S | PROJECT No: |
| DESIGN: P+S | |
| CHECKED: | |
| SCALE: | |
| 1/8" = 1'-0" | |
| PLLOT DATE: | |



SCHEDULE B (7/7)
 This forms part of development
 Permit # **DP10-007**

Signage Treatment & Location



- Metal Sign Approx 30"H x 66"L
- Black Powder Coated Finish
- Located at the coner of Main Street and McCarren Ave
- Wall Mounted

LANDSCAPE AND BUILDING LIGHTING SELECTION



BALCONY AND
ENTRANCE WAY
SCONCES. THREE
SIZES WILL BE USED
THROUGHOUT THE
PROJECT



STEPLIGHTING AND
RECESSED LIGHTING
INTO AREA FEATURES
AND SITTING AREAS



WALKWAY AND LANDSCAPING
WAYFINDING LIGHTING
COURTYARD SIDE



UNIT ENTRY AND
COMMON AREA
CEILING FIXTURES



NIGHT TIME FOOTTRAFFIC
LIGHTING THAT WILL NOT
DISTURB THE RESIDENCE

SCHEDULE B (9/9)
This forms part of development
Permit # DP10-0099

Date: 28-Jun-2010
Requestor: (PB85108)
Folio:

TITLE SEARCH PRINT
NEW TOWN PLANNING SERVICES INC.
TITLE - LB239220

Time: 14:44:28
Page 001 of 003

KAMLOOPS LAND TITLE OFFICE TITLE NO: LB239220
FROM TITLE NO: LA124470

APPLICATION FOR REGISTRATION RECEIVED ON: 12 SEPTEMBER, 2008
ENTERED: 19 SEPTEMBER, 2008

REGISTERED OWNER IN FEE SIMPLE:
TREE TOPS (KETTLE VALLEY) DEVELOPMENTS LTD., INC.NO. BC0821721
PO BOX 9
PORT MOODY, BC
V3H 3E1

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 026-622-971
LOT A SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN
KAP80574

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT 127398E (DD 281356F) OVER THAT PART OF THE
NW 1/4 OF SEC 14 TWP 28 SDYD DESCRIBED IN DD 281356F

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE KJ18170

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE KK14526

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL
ACT, SEE KN15267

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE KW84627

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE LB200775

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY

KR87528 2001-09-20 14:27

REGISTERED OWNER OF CHARGE:

CITY OF KELOWNA

KR87528

REMARKS: INTER ALIA

OPTION TO PURCHASE

LB239222 2008-09-12 14:25

REGISTERED OWNER OF CHARGE:

KETTLE VALLEY HOLDINGS LTD.

Date: 28-Jun-2010
Requestor: (PB85108)
Folio:

TITLE SEARCH PRINT
NEW TOWN PLANNING SERVICES INC.
TITLE - LB239220

Time: 14:44:28
Page 002 of 003

INCORPORATION NO. 551772
IN TRUST SEE KL117945
LB239222

RIGHT OF FIRST REFUSAL
LB239223 2008-09-12 14:26
REGISTERED OWNER OF CHARGE:
KETTLE VALLEY HOLDINGS LTD.
INCORPORATION NO. 551772
IN TRUST SEE KL117945
LB239223

MORTGAGE
CA914976 2008-09-12 15:06
REGISTERED OWNER OF CHARGE:
CANADIAN WESTERN BANK
CA914976
REMARKS: MODIFIED BY CA1298625

ASSIGNMENT OF RENTS
CA914977 2008-09-12 15:06
REGISTERED OWNER OF CHARGE:
CANADIAN WESTERN BANK
CA914977
REMARKS: MODIFIED BY CA1298626

PRIORITY AGREEMENT
CA917320 2008-09-16 10:16
REMARKS: GRANTING CA914976 PRIORITY OVER LB239222

PRIORITY AGREEMENT
CA917321 2008-09-16 10:16
REMARKS: GRANTING CA914977 PRIORITY OVER LB239222

PRIORITY AGREEMENT
CA917322 2008-09-16 10:16
REMARKS: GRANTING CA914976 PRIORITY OVER LB239223

PRIORITY AGREEMENT
CA917323 2008-09-16 10:16
REMARKS: GRANTING CA914977 PRIORITY OVER LB239223

MODIFICATION
CA1298625 2009-10-05 11:34
REMARKS: MODIFICATION OF CA914976

MODIFICATION
CA1298626 2009-10-05 11:34
REMARKS: MODIFICATION OF CA914977

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

| | | |
|----------------------|---------------------------------|-----------------|
| Date: 28-Jun-2010 | TITLE SEARCH PRINT | Time: 14:44:28 |
| Requestor: (PB85108) | NEW TOWN PLANNING SERVICES INC. | Page 003 of 003 |
| Folio: | TITLE - LB239220 | |

PENDING APPLICATIONS: NONE