



CITY OF KELOWNA
MEMORANDUM

DATE: August 31, 2007
FILE NO.: DP07-0066/DVP07-0067
TO: City Manager
FROM: Planning & Development Services Department

DEVELOPMENT PERMIT APPLICATION OWNER: PENTAR HOMES LTD.
NO. DP07-0066
DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. DVP07-0067

AT: 2142 VASILE ROAD **APPLICANT:** MEIKLEJOHN
ARCHITECTS LTD.

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE
CONSTRUCTION OF A 5 STOREY APARTMENT BUILDING ON
THE SUBJECT PROPERTY,

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY;
1. MAXIMUM HEIGHT FROM 4 STOREYS (16.5M) PERMITTED
TO 5 STOREYS (17.9M) PROPOSED,
2. MAXIMUM SITE COVERAGE FOR BUILDINGS, PARKING
AND PAVEMENT FROM 60% PERMITTED TO 65.7%
PROPOSED,
3. OFF-STREET PARKING FROM 81 STALLS REQUIRED TO
76 STALLS PROVIDED.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9812 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP07-0066 for Lot A, DL 129, O.D.Y.D., Plan KAP84193 (revised legal description), located on Vasile Road, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";

3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0067; Lot A, DL 129, O.D.Y.D., Plan KAP84193 (revised legal description), located on Vasile Road,, Kelowna, B.C.;

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

Section 8.1 – Off-Street Vehicle Parking, from 81 stalls required to 76 stalls proposed,

Section 13.11.6(b) – Development Regulations, vary site coverage for buildings, driveways and parking areas from 60% permitted to 65.7% proposed,

Section 13.11.6(c) – Development Regulations, vary building height from 16.5 m or 4 storeys permitted to 17.9m or 5 storeys proposed

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

There has been application made to rezone the subject properties from the RU1- Large Lot Housing zone to the RM5-Medium Density Multiple Housing Zone. As the outstanding servicing issues have been addressed, it is now appropriate for Council to consider adoption of the zone amending bylaw, and the associated Development Permit and Development Variance Permit applications.

This Development Permit seeks permission to building a 5 storey, 56 unit multiple unit apartment building. There has also been application made for a Development Variance Permit to vary;

- the building height from 4 storeys (16.5m) permitted to 5 storeys (17.9m) proposed,
- site coverage from 60% permitted to 65.7% proposed, and
- off-street parking from 81 stalls required to 76 stalls provided.

2.1 Advisory Planning Commission

The above noted applications (DP07-0066 & DVP07-0067) were reviewed by the Advisory Planning Commission at the meeting of April 11, 2007 and the following recommendation were passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP07-0066 for 2138, 2140, 2142 & 2150 Vasile Road/Lots 6, 7, 8 & 9, Plan 15777, Sec. 20, Twp. 26, ODYD, by Meiklejohn Arch. Inc (J. Meiklejohn), for the form and character of a 5 storey, 56 unit multiple family residential building;

THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP07-0067 for 2138, 2140, 2142 & 2150 Vasile Road/Lots 6, 7, 8 & 9, Plan 15777, Sec. 20, Twp. 26, ODYD, by Meiklejohn Arch. Inc (J. Meiklejohn), to vary the maximum building height from 4 storeys permitted to 5 storeys proposed;

THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP07-0067 for 2138, 2140, 2142 & 2150 Vasile Road/Lots 6, 7, 8 & 9, Plan 15777, Sec. 20, Twp. 26, ODYD, by Meiklejohn Arch. Inc (J. Meiklejohn) to vary the maximum site coverage for buildings, parking and paved areas from 60% permitted to 65% proposed; to vary the front yard setback from 6.0m required to 5.8m proposed.

NOTE: The front yard setback variance has been removed. The Advisory Planning Commission never recommended on the proposed parking variance.

3.0 BACKGROUND

3.1 The Proposal

The proposed 56-unit building would be contemporary in style and measure 5 storeys in height. The underground parkade for the development would be accessed via a drive-aisle on the northeast corner of the development. The proposal allows for 76 parking stalls, all of which would be located beneath the building. Eight of these stalls will be designated as visitor parking.

The applicant is planning to provide a mix of units including one and two bedroom townhouse style units, one and two bedroom condo type units. Townhouse units will face both south (Agassiz Road) and east (Vasile Road) and will allow for "walk-up" style access.

The pedestrian entrance to the building faces Vasile Road. Each of these units as well as all other units in the main building will have an interior entry. Access from the parkade to each level of the development will be via an elevator. Each of the units within the development will have access to private terrace/patio areas.

In order to facilitate the development proposal described above, the applicant is also seeking support for several variances which include:

- Variance to building height from 4 storeys permitted to 5 storeys proposed.
- Variance to site coverage for buildings and parking from 60% permitted to 65.7% proposed.
- Variance to parking from 81 stalls required to 76 stalls proposed.

The base of the proposed parking structure facing Vasile and Agassiz Roads is designed to be faced with a dark red coloured brick veneer. The north and west faces of the parking structure are faced with grey coloured concrete, and detailed with several horizontal cast in place reveal lines to provide a degree of visual interest.

The bulk of the exterior of the residential units are faced with a horizontal "Hardi-Plank" siding material in a tan colour for the wall areas, and "Iron Grey" for detail areas around the corner window areas. The gable roof ends and dormer wall areas are designed to be finished with a "Natural Cedar" coloured "Hardi-Shingle" material. The deck railings are proposed to be a black coloured prefinished metal system.

The sloped roof areas are proposed to be finished with a black coloured asphalt shingle product.

The landscape plan provided in support of the application indicates a substantial amount of plantings around the perimeter of the development site, and include an existing row of Spruce trees located along the west property line.

The application meets the requirements of the RM5 – Medium Density Multiple Housing zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Lot Area (m ²)	4456m ²	1400m ²
Lot Depth (m)	87.46m	35.0m
Lot Width (m)	51.24m	30.0m
Area of Buildings at Grade	4028m ²	N/A
Site Coverage (%)(Buildings)	36.9	40%
Site Coverage (%)(Buildings and paved areas)	65.7% ❶	60%
Floor Area Ratio (FAR)	1.29	1.3
Parking Spaces	76 ❷	81
Bicycle Parking	34	34
Storeys (#)	17.9m or 5 ❸	16.5m or 4 storeys
Setbacks(m)(Apartment)		
- Front (Agassiz)	6.0m	6.0m
- Rear	9.0m	9.0m
- Side (e)	7.5m	7.5m
- Side (w)	4.5m	4.5m
Private Open Space	924m ²	660m ²
Drive Aisle Width	7m	7m
Refuse Bins (Setback from abutting residential areas)	9.0m	3m

❶ Note: The applicant is seeking a variance to site coverage for buildings and parking from 60% permitted to 65.7% proposed.

❷ Note: The applicant is seeking a variance to number of parking stalls from 76 stalls required to 81 stalls proposed.

❸ Note: The applicant is seeking a variance to building height from 4 storeys permitted to 5 storeys proposed.

3.2 Site Context

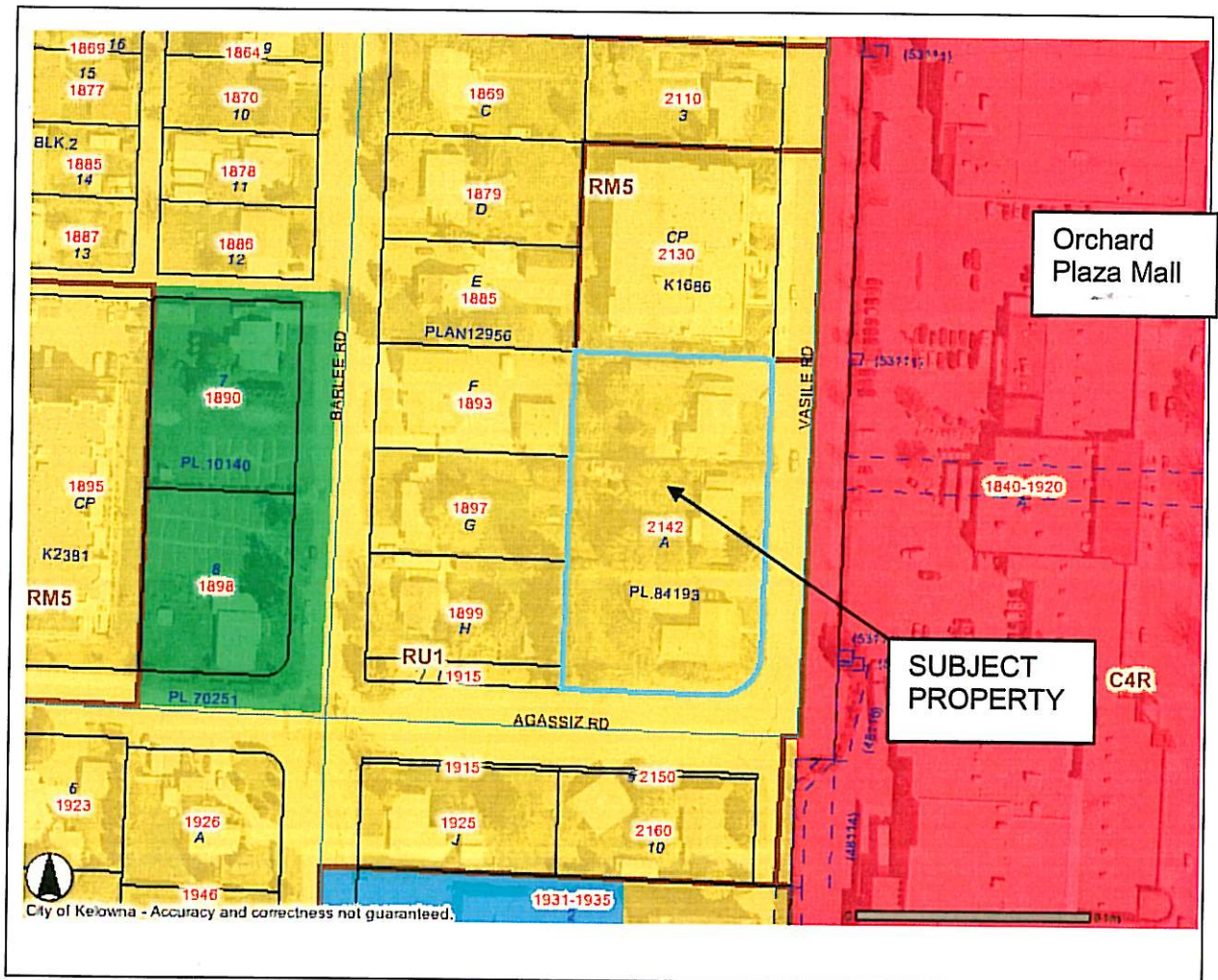
The subject properties are located on the south side of West Avenue between Abbott Street and Pandosy Street.

Adjacent zones and uses are:

- North - RM5 – Medium Density Multiple Housing (Single Family Dwelling)
- East - C4RLS – Urban Centre Commercial – Retail Liquor Sales (Orchard Plaza Mall)
- South - RU1 – Large Lot Housing (Single Family Dwelling)
- West - RU1 – Large Lot Housing (Single Family Dwelling)

SITE LOCATION MAP

Subject Properties: 2138, 2140, 2142, 2150 Vasile Road



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The applicant is seeking to rezone the subject properties to the RM5 – Medium Density Multiple Housing zone which is consistent with the Official Community Plan Future Land Use Designation of Medium Density Multiple Family (Map 19.1). This zone provides for medium density apartments with a maximum height of four storeys.

The Official Community Plan also contains the following objectives for context and design for new multiple family developments:

Objectives for Multiple Unit Residential Development

All development should;

- be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, and community cohesiveness).
- should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- should promote safety and security of persons and property within the urban environment (CPTED).

Multiple Family Development Guidelines

Landscaping

Landscaping should:

- Provide noise buffering
- Enhance the edges of buildings
- Screens parking areas from view
- Provides visual buffers of new buildings
- Provides colour
- Creates shade
- Retains required sight distances (from roadways)
- Contributes to a sense of personal safety and security
- Provide equal access for mobility-challenged individuals
- Incorporates existing vegetation with special character

Relationship to the Street

- First storey provide ground-level access
- The principle front entranceway is clearly identifiable.

Building Massing

- Sub-roofs, dormers, balconies, and bay windows are provided.
- Variation between architectural bays within each façade is provided.

Walls

- End walls visible from the public street are finished to achieve an attractive appearance.

Environmental Considerations

- The applicant has not indicated any environmental or sustainability principles that would be incorporated into this proposal. The applicant has not completed the City's Sustainability Checklist.

Crime Prevention

- Guidelines for Crime Prevention Through Environmental Design Guidelines (CPTED) should be followed.

Ancillary Services/Utilities

- Loading, garbage and other ancillary services are located at the rear of buildings.

Amenities

- The developer has not proposed any common amenity space other than private patios.

Access

- Vehicle access and on-site circulation minimizes interference with pedestrian movement.

Parking

- Underground parking is provided.

3.3.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas. The plan also encourages redeveloping transitional areas to increase densities for more efficient use of existing land. Also recommended is that the City will emphasize a density of development higher than presently occurring to allow for more efficient use of the land.

3.3.3 Crime Prevention Through Environmental Design

MULTIPLE UNIT RESIDENTIAL BUILDINGS:

In higher density residential areas, there is a much greater number of public areas to consider. These include shared interior hallways, elevators, laundry rooms and parking areas. However, multiple dwelling buildings don't necessarily

mean multiple problems. There's a certain amount of truth to the old saying; "There's safety in numbers", and with neighbours who take responsibility for each other, there's no reason why a multiple dwelling building or development cannot be a safe place to live.

CPTED Guidelines

Natural Surveillance

- wherever feasible, ground-oriented units enable surveillance over outdoor activity areas and the street;
- building entrances and exterior doors should be clearly visible from the street or by neighbours;
- all doors that open to the outside should be well-lit;
- all four facades of a building should have windows;
- parking spaces should be assigned to each unit located adjacent to that unit, and not marked by unit numbers (a numbered parking space separated from its assigned residential unit might enable pursuit of a victim without enabling surveillance over the space);
- visitor parking should be designated;
- the lower branches of existing trees should be kept at least ten feet (3 metres) off the ground;
- parking areas should be visible from windows and doors;
- parking areas and pedestrian walkways should be well-lit;
- dumpsters should not create blind spots or hiding areas;
- elevators and stairwells should be clearly visible from windows and doors;
- shrubbery should be no more than three feet (one metre) high for clear visibility;
- buildings should be sited so that the windows and doors of one unit are visible from another;
- stairwells should be well-lit and open to view; not behind solid walls.

Territorial Reinforcement

- property lines should be defined by landscaping or fencing which does not create a visual barrier;
- low shrubbery and fencing should allow visibility from the street;
- building entrances should create a strong sense of identity and presence on the street with the use of architectural elements, lighting and /or landscaping;
- balconies should be large enough to provide a useable activity area for residents, thereby increasing influence over the adjacent neighbourhood;
- mail-boxes should be located next to the appropriate residences.

Natural Access Control

- balcony railings should never be a solid opaque material;
- entrances into parking lots should be defined by landscaping, or architectural design;

- hallways should be well-lit;
- where feasible, no more than four apartments should share the same entrance;
- elevators and stairwells should be centrally located;
- access to the building should be limited to no more than two points.

Target Hardening

- cylinder dead bolt locks should be installed on all exterior doors;
- where necessary, entrances to parking lots may be monitored by a guard;
- common building entrances should have locks that automatically lock when the door closes;
- common doorways should have windows and be key-controlled by residents;
- door hinges should be located on the interior side of the door;
- door knobs should be 40 inches (1 m.) from window panes;
- sliding glass doors should have one permanent door on the outside and on the inside moving door should have a lock device and a pin.

4.0 TECHNICAL COMMENTS

The technical comments have been addressed as part of the associated rezoning application (Z07-0028).

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with the proposed development. The proposed design of the building is a reasonable form of development for the neighbourhood.

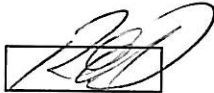
Now that the conditions associated with the zone amending bylaw have been concluded, it is appropriate for Council to consider adoption of the bylaws, and to consider the associated Development Permit application.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.



Shelley Gambacort
Current Planning Supervisor

Approved for inclusion



David Shipclark
Acting Director of Planning & Development Services

RS/PMc/pmc
Attach.

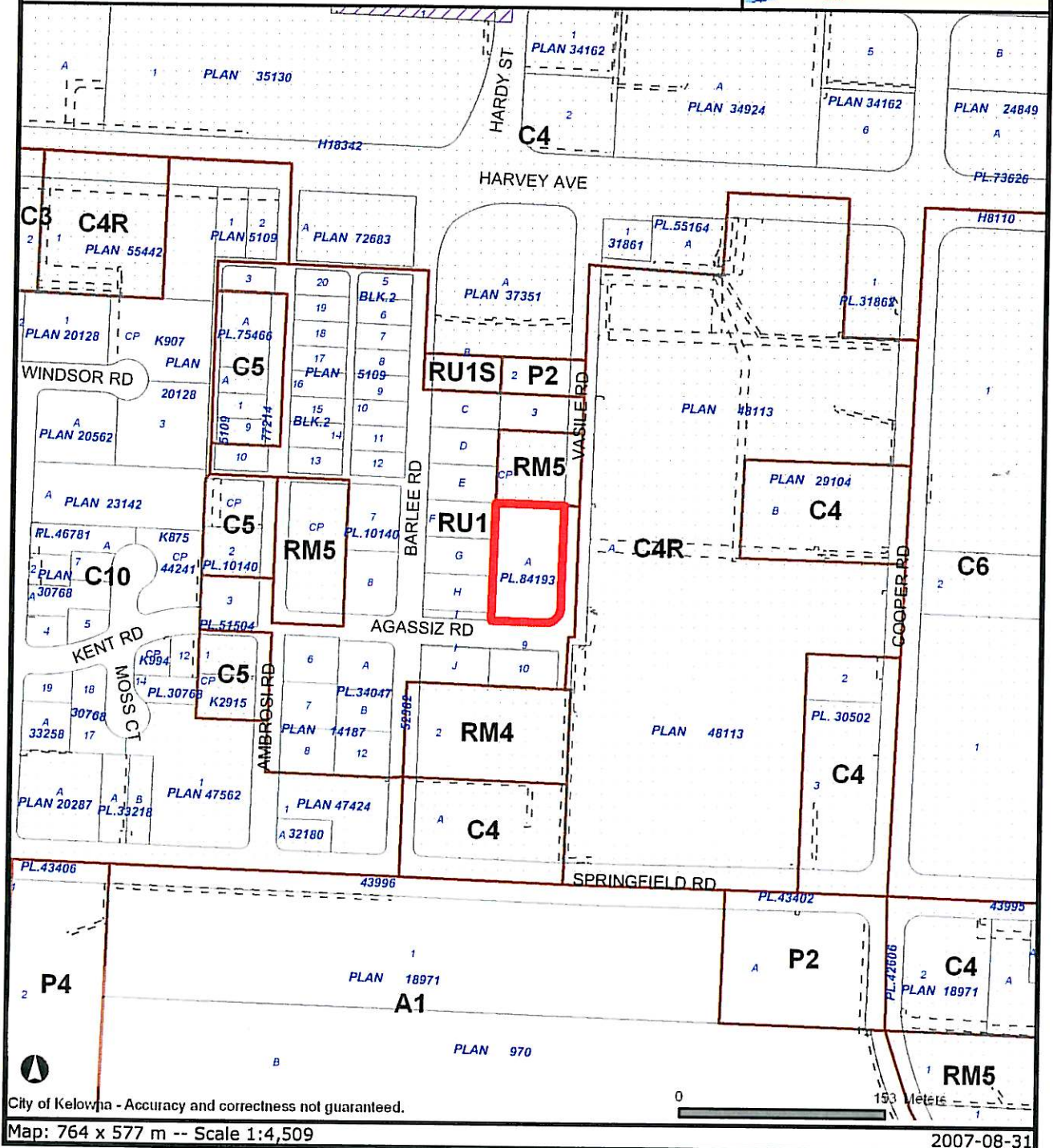


Application

DP07-0066



Subject Property



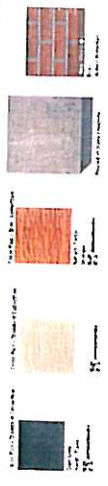
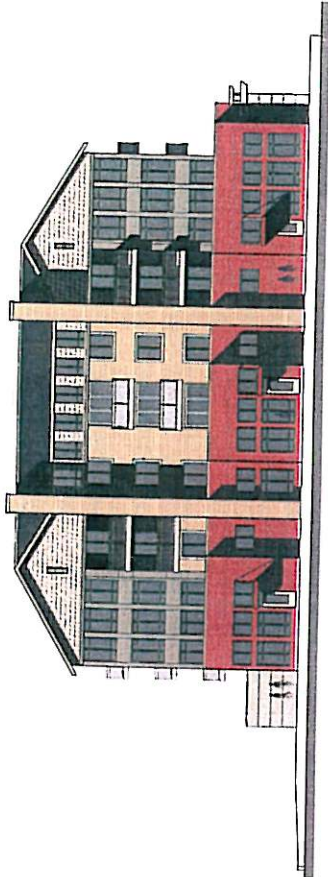
City of Kelowna - Accuracy and correctness not guaranteed.

Map: 764 x 577 m -- Scale 1:4,509

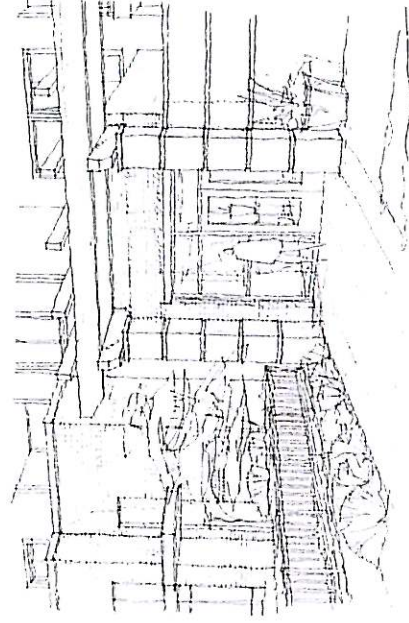
2007-08-31

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.

PENTAR VASILE 4 STOREY CONDO



EXTERIOR MATERIALS



EXTERIOR RENDERING - MAIN ENTRY



EXISTING SITE
LOOKING NW ALONG VASILE RD.



EXISTING SITE
LOOKING SW ALONG VASILE RD.



EXISTING SITE
LOOKING W DOWN AGASSIZ RD.



EXTERIOR RENDERING
LOOKING NW ALONG VASILE RD.

Project No. _____
 Date: _____
 Title: _____
 Scale: _____
 Author: _____
 Checked: _____
 Date: _____

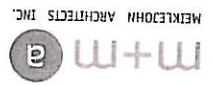
PENTAR VASILE
 4-STOREY
 CONDOMINIUM
 KELOWNA, B.C.

PAO OF.

COLOUR RENDERING &
 SITE PHOTOS

DATE	2007-05-10
BY	PAO
SCALE	AS SHOWN
TITLE	PAO
PROJECT	PAO

RE-ISSUED FOR
 DEVELOPMENT PERMIT
 2007-05-10



MEKLEDOHN ARCHITECTS INC.

11111 11111 11111
 11111 11111 11111
 11111 11111 11111
 11111 11111 11111
 11111 11111 11111

m+m
 MERLEON ARCHITECTS INC.

RE-ISSUED FOR
 DEVELOPMENT PERMIT
 2007-05-10



Copyright reserved. The right of priority for
 this drawing is reserved for the architect. No
 part of this drawing may be reproduced or
 transmitted in any form or by any means
 electronic, mechanical, photocopying, recording,
 or by any information storage and retrieval
 system, without the prior written permission
 of the architect.

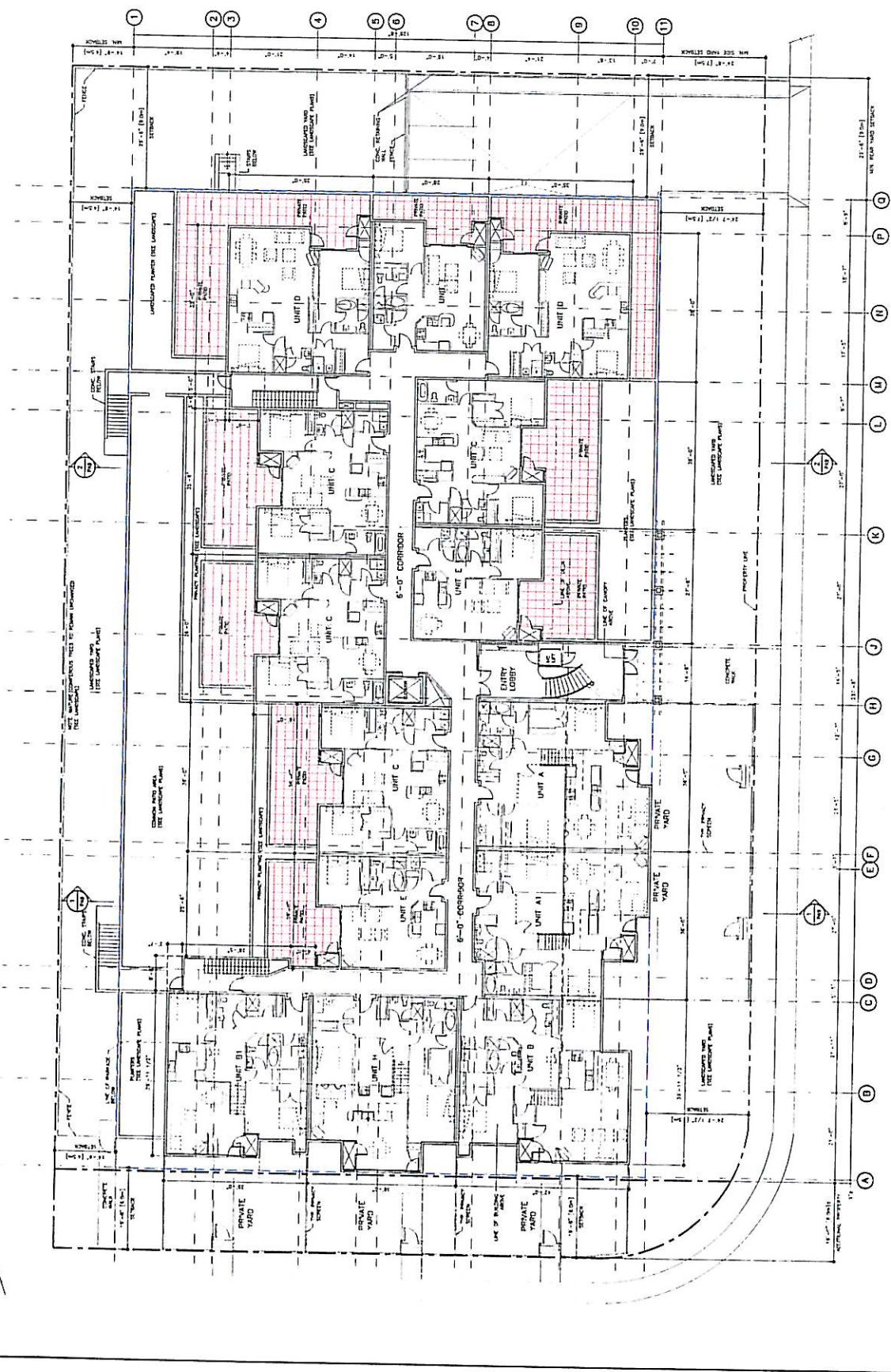
No.	Revised	By	Date
1.	ISSUED FOR PERMIT	MM	05/10/07
2.	ISSUED FOR PERMIT	MM	05/10/07

Project Name
PENTAR VASTILE
4-STORY
CONDOMINIUM
 KENNESAW, G.C.

PA3 OF **07**

1ST
FLOOR PLAN

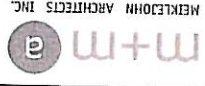
Scale	AS SHOWN
Date	05/10/07
Drawn by	MM
Checked by	MM
Project No.	07-001
Sheet No.	PA3
Total Sheets	07



1ST FLOOR PLAN
 SCALE: 1/8"=1'-0"

VASILE ROAD

11111 11111 11111
 11111 11111 11111
 11111 11111 11111
 11111 11111 11111
 11111 11111 11111



RE-ISSUED FOR
 DEVELOPMENT PERMIT
 2007-05-10



Copyright Reserved. This floor plan and all other contents are the property of the architect and shall not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

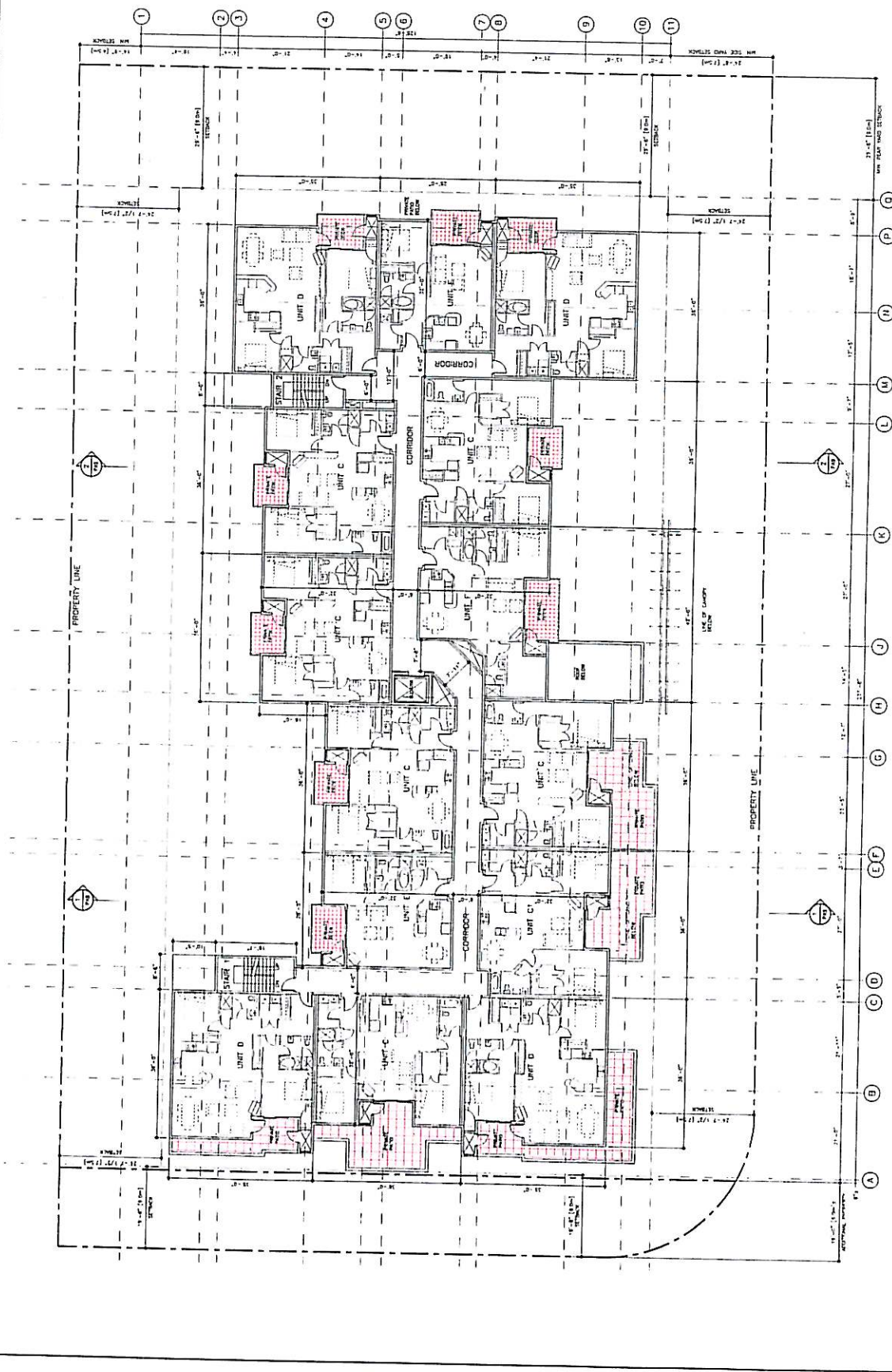
No.	Revised	By	Date
1.	Issue	11/11/06	11/11/06
2.	Issue	11/11/06	11/11/06
3.	Issue	11/11/06	11/11/06
4.	Issue	11/11/06	11/11/06
5.	Issue	11/11/06	11/11/06
6.	Issue	11/11/06	11/11/06
7.	Issue	11/11/06	11/11/06
8.	Issue	11/11/06	11/11/06
9.	Issue	11/11/06	11/11/06
10.	Issue	11/11/06	11/11/06
11.	Issue	11/11/06	11/11/06

PENTAR VASILE
 4-STORY
 CONDOMINIUM
 KELOWNA, B.C.

PA4 OF 07

2ND FLOOR PLAN

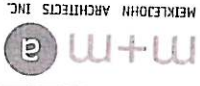
DATE	11/11/06
SCALE	1/4" = 1'-0"
PROJECT	PENTAR VASILE
CLIENT	11111 11111 11111
ARCHITECT	m+m architects inc.
DATE	11/11/06
SCALE	1/4" = 1'-0"
PROJECT	PENTAR VASILE
CLIENT	11111 11111 11111
ARCHITECT	m+m architects inc.



2ND FLOOR PLAN
 1/4" SCALE 1:31.5" = 1'-0"

VASILE ROAD

MEKLEJOHN ARCHITECTS INC.
 1000 W. 10th St.
 Tallahassee, FL 32310
 Phone: 904.224.8888
 Fax: 904.224.8889



REISSUED FOR
 DEVELOPMENT PERMIT
 2007-05-10



Copyright reserved. This plan and design have been prepared by the undersigned architect in accordance with the laws and regulations of the State of Florida and the local laws and regulations of the City of Tallahassee, Florida.

1. Project Name	PENTAR VASTILE 4-STORY CONDOMINIUM
2. Project Address	1000 W. 10th St., Tallahassee, FL 32310
3. Project Number	PA5 OF.
4. Project Date	2007-05-10
5. Project Status	Development Permit
6. Project Owner	MEKLEJOHN ARCHITECTS INC.
7. Project Designer	MEKLEJOHN ARCHITECTS INC.
8. Project Engineer	MEKLEJOHN ARCHITECTS INC.
9. Project Architect	MEKLEJOHN ARCHITECTS INC.
10. Project Consultant	MEKLEJOHN ARCHITECTS INC.
11. Project Contractor	MEKLEJOHN ARCHITECTS INC.
12. Project Subcontractor	MEKLEJOHN ARCHITECTS INC.
13. Project Supplier	MEKLEJOHN ARCHITECTS INC.
14. Project Manufacturer	MEKLEJOHN ARCHITECTS INC.
15. Project Installer	MEKLEJOHN ARCHITECTS INC.
16. Project Maintainer	MEKLEJOHN ARCHITECTS INC.
17. Project Operator	MEKLEJOHN ARCHITECTS INC.
18. Project User	MEKLEJOHN ARCHITECTS INC.
19. Project Beneficiary	MEKLEJOHN ARCHITECTS INC.
20. Project Stakeholder	MEKLEJOHN ARCHITECTS INC.

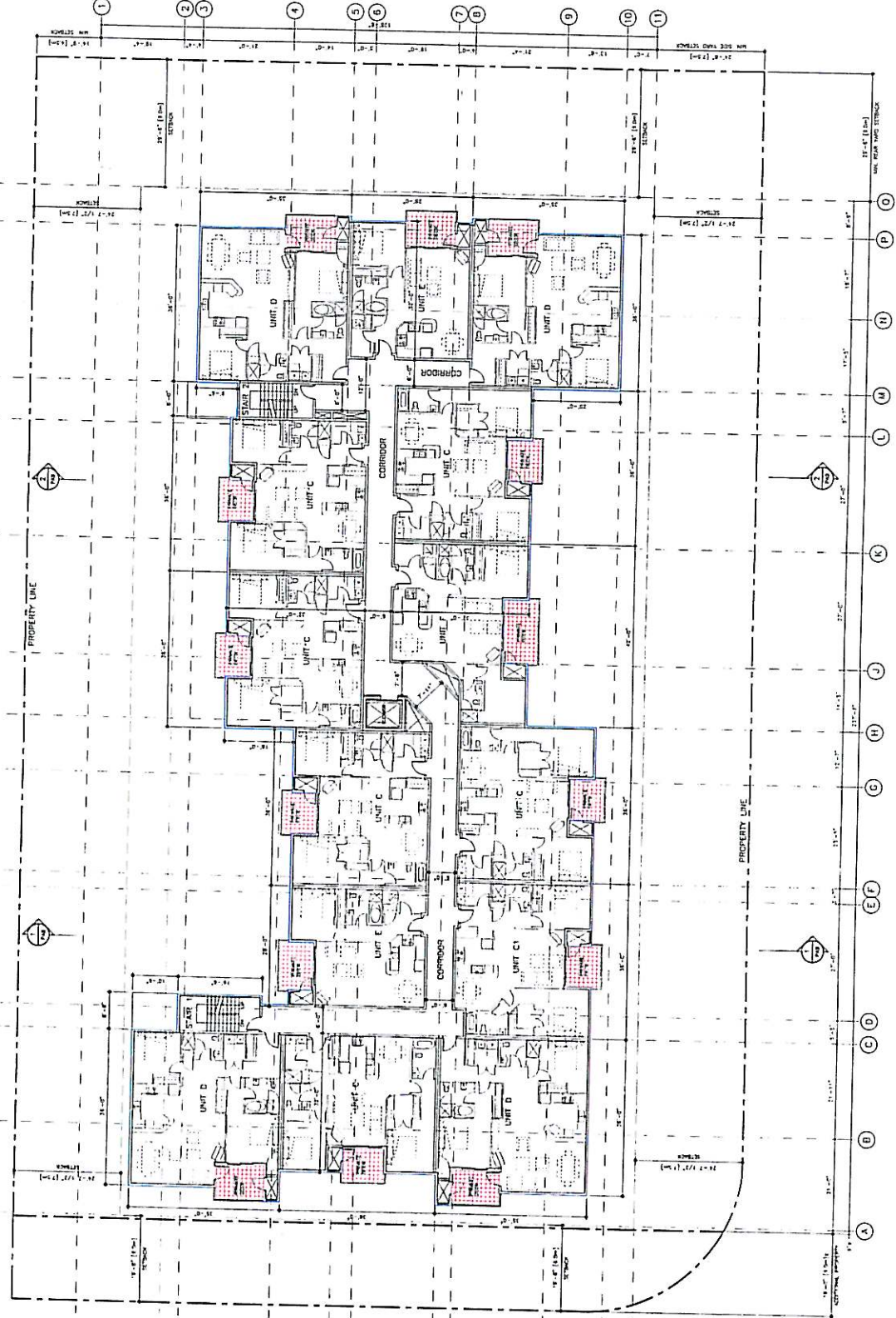
PENTAR VASTILE
 4-STORY
 CONDOMINIUM
 TALLAHASSEE, FL

PA5 OF.

MEKLEJOHN ARCHITECTS INC.
 1000 W. 10th St.
 Tallahassee, FL 32310
 Phone: 904.224.8888
 Fax: 904.224.8889

3rd FLOOR PLAN

DATE	2007-05-10
BY	MEKLEJOHN ARCHITECTS INC.
SCALE	1/8" = 1'-0"
PROJECT	PENTAR VASTILE 4-STORY CONDOMINIUM
NO.	21
DATE	2007-05-10



3rd FLOOR PLAN
 SCALE: 1/8" = 1'-0"

3rd FLOOR FOOTPRINT = 17,203 SF
 (NOT INCLUDING DECKS)

VASILE ROAD

RE-ISSUED FOR
DEVELOPMENT PERMIT
2007-05-10

MEKLEDON ARCHITECTS INC.
m+m



Legend

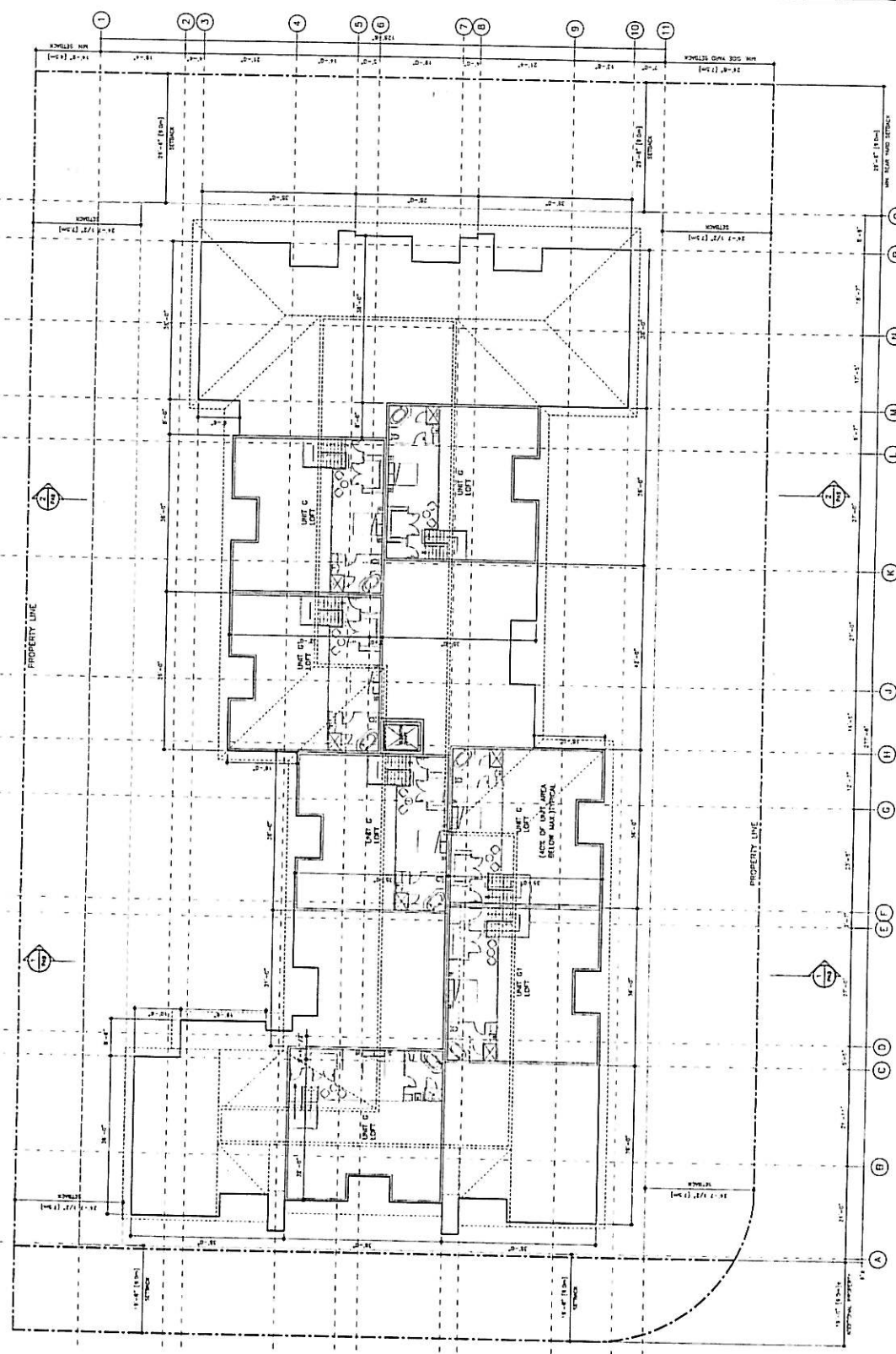
1	UNIT C
2	UNIT D
3	UNIT E
4	UNIT F
5	UNIT G
6	UNIT H
7	UNIT I
8	UNIT J
9	UNIT K
10	UNIT L
11	UNIT M

PENTAR VASILE
4-STORY
CONDOMINIUM
KELOWNA, B.C.

PA7 OF

4TH
FLOOR LOFTS
PLAN

DATE	2007-04-18
BY	M.A. & S.A.
CHECKED	M.A. & S.A.
SCALE	1/4" = 1'-0"
PROJECT	PENTAR VASILE
CLIENT	...

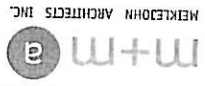


4TH FLOOR LOFT PLAN
SCALE: 1/4" = 1'-0"

4TH FLOOR LOFT FOOTPRINT = 3,002 SF

VASILE ROAD

MEKLEDON ARCHITECTS INC.
 1000 W. 10th St.
 Suite 100
 Kelowna, B.C. V1Y 9V6
 Tel: 250.860.1111
 Fax: 250.860.1112
 Email: info@mekledon.com



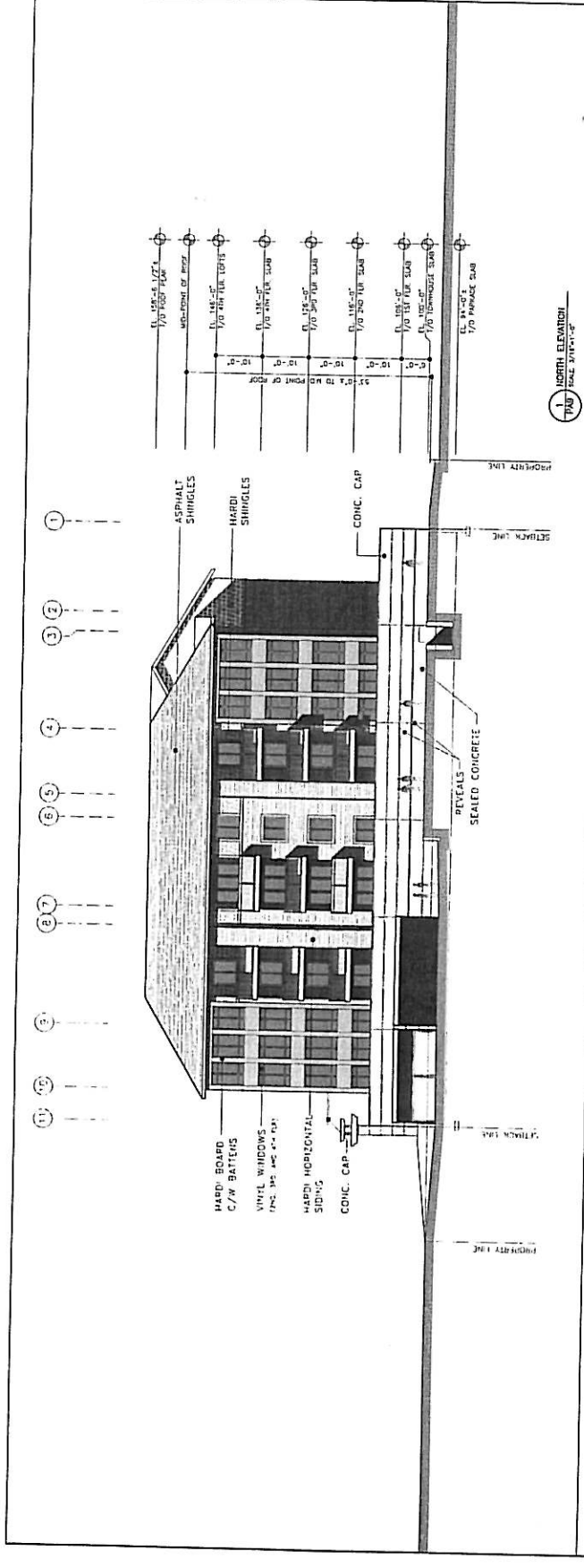
RE-ISSUED FOR
 DEVELOPMENT PERMIT
 2007-05-10

Project No. PA9
 4-STOREY
 CONDOMINIUM
 KELOWNA, B.C.

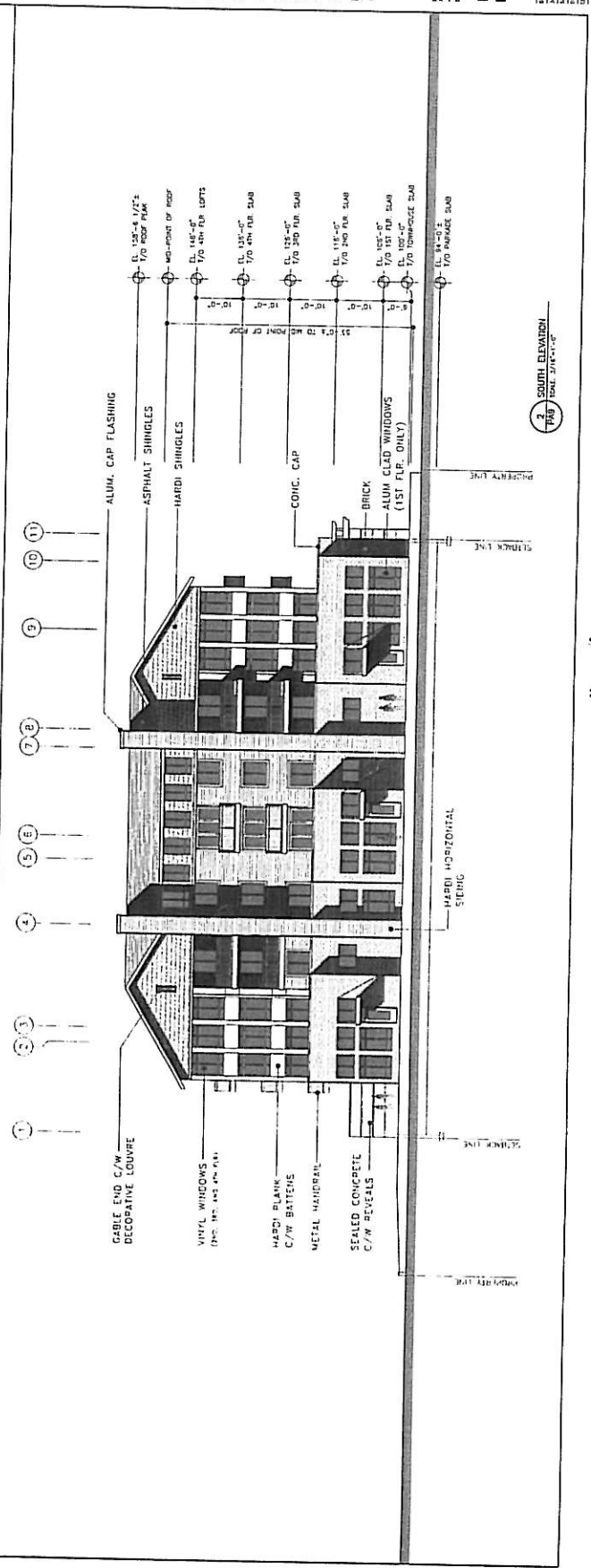
PA9 OF 07

BUILDING
 ELEVATIONS

DATE	2007-05-10
BY	MEKLEDON
SCALE	1/8" = 1'-0"
PROJECT	4-STOREY CONDOMINIUM
LOCATION	KELOWNA, B.C.
CLIENT	MEKLEDON
STATUS	RE-ISSUED FOR DEVELOPMENT PERMIT



1 NORTH ELEVATION
 SCALE 3/16" = 1'-0"

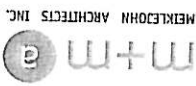


2 SOUTH ELEVATION
 SCALE 3/16" = 1'-0"

SCHEDULE "B" 2

10
m+m
 MERKLEDOHN ARCHITECTS INC.
 1000 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8200
 FAX: 303.733.8201
 WWW.MERKLEDOHN.COM

RE-ISSUED FOR
 DEVELOPMENT PERMIT
 2007-05-10



Copyright Reserved. This plan and schedule shall be used only for the project and location specified herein. No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of the architect.

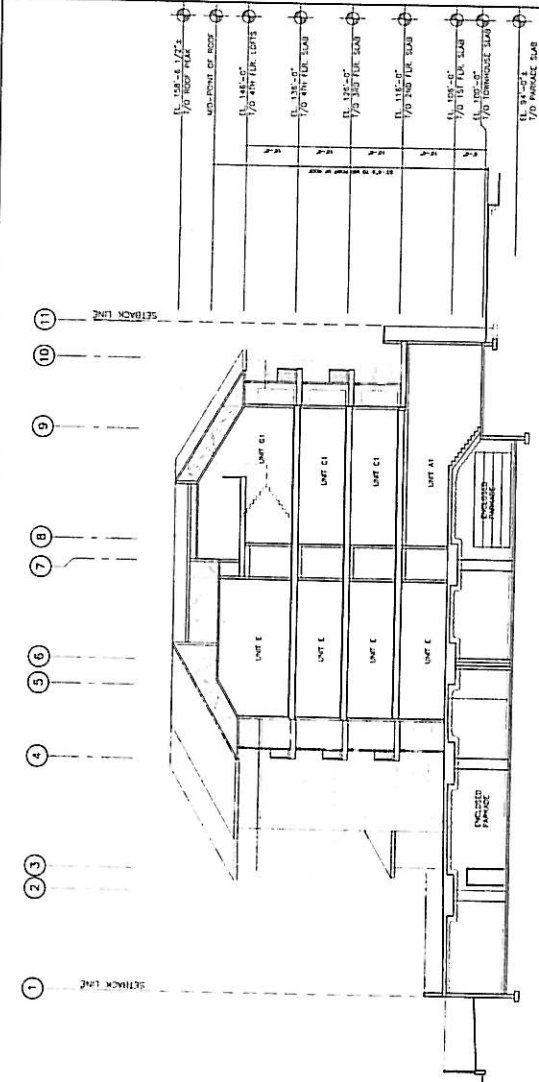
NO.	DATE	DESCRIPTION
1.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
2.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
3.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
4.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
5.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
6.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
7.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
8.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
9.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
10.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
11.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT

Project No. PA10
PENTAR VASTLE
4-STORY
CONDOMINIUM
 KELDOWNA, B.C.

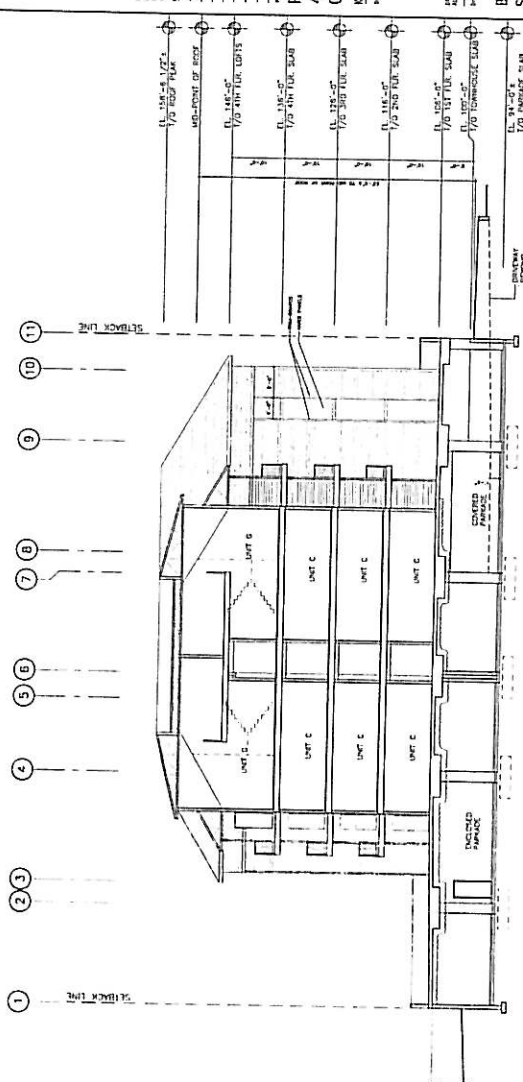
PA10
 OF

SHEET NO. 10 OF 10
 BUILDING SECTIONS

NO.	DATE	DESCRIPTION
1.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
2.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
3.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
4.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
5.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
6.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
7.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
8.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
9.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
10.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT
11.	2007-05-10	ISSUED FOR DEVELOPMENT PERMIT



1 BUILDING SECTION
 PA10 SCALE: 3/32"=1'-0"



2 BUILDING SECTION
 PA10 SCALE: 3/32"=1'-0"

Donna Lains, mbsalis
Landscape architect
3405 Columbia Blvd
Portland, Oregon 97202
503-241-1111
www.donnalains.com

Pentair Vasele Condominium

Landscape Concept



Plant List

city	botanical name	common name	planted size	max. height
1	Acer glabrum	Smooth-barked maple	41 gal	15 m
2	Acer palmatum	Japanese maple	41 gal	6 m
3	Abies balsamea	Blue spruce	7.5 cm cal	8 m
4	Thuja occidentalis	Green cedar	7.5 cm cal	8 m
5	Juniperus horizontalis	Creeping juniper	2 m	2 m
6	Juniperus procumbens	Ground juniper	2 m	2 m
7	Juniperus horizontalis	Creeping juniper	2 m	2 m
8	Juniperus horizontalis	Creeping juniper	2 m	2 m
9	Juniperus horizontalis	Creeping juniper	2 m	2 m
10	Juniperus horizontalis	Creeping juniper	2 m	2 m
11	Juniperus horizontalis	Creeping juniper	2 m	2 m
12	Juniperus horizontalis	Creeping juniper	2 m	2 m
13	Juniperus horizontalis	Creeping juniper	2 m	2 m
14	Juniperus horizontalis	Creeping juniper	2 m	2 m
15	Juniperus horizontalis	Creeping juniper	2 m	2 m

SCHEDULE 'C'