

# HILLTOWN CONDOS

RE-ISSUED FOR DP, MARCH 17, 2023



## ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING  
200-1464 ST. PAUL STREET  
KELOWNA, BC V1Y 2E6  
e: roman@newtownservices.net t: (250) 860-8185

- A0.00D COVER PAGE
- A0.02D ZONING & BYLAW
- A1.01D SITE PLAN
- A3.01D PARKADE 2 FLOOR PLAN
- A3.02D PARKADE FLOOR PLAN
- A3.03D LEVEL 1 FLOOR PLAN
- A3.04D LEVEL 2 FLOOR PLAN
- A3.05D LEVEL 3 FLOOR PLAN
- A3.06D LEVEL 4 FLOOR PLAN
- A3.07D LEVEL 5 FLOOR PLAN
- A3.08D LEVEL 6 FLOOR PLAN
- A4.00D MATERIALS
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS
- A5.01D UNIT PLANS
- A8.01D RENDERINGS
- A9.02D RENDERINGS

## LANDSCAPE

ECORA  
200-2045 ENTERPRISE WAY  
KELOWNA, BC V1Y 9T5  
e: Kim.McNamee t: (250) 469-9757

## CIVIL ENGINEERING

NEW TOWN ARCHITECTURE & ENGINEERING  
200-1464 ST. PAUL STREET  
KELOWNA, BC V1Y 2E6  
e: jacob@newtownservices.ca t: (250) 860-8185

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### Revisions

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project title

HILLTOWN CONDOS

project address

3260 HILLTOWN DRIVE,  
KELOWNA, BC

project legal description

LOT 14 SECTION 28  
TOWNSHIP 23 ODYD PLAN  
EPP76020

project no. 4188

File Path: C:\Users\jacob\Documents\188 - Hilltown, 3260 Pauline St - Cover\_page2023.rvt

drawing title

COVER PAGE

designed Designer scale

drawn Author

checked Checker

drawing no.

**A0.00D**

plotted 3/15/23 9:57:16 AM



PROJECT NAME

ADDRESS:  
3260 HILLTOWN DRIVE, KELOWNA, V1V 2R1, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:  
LOT 14 SECTION 28 TOWNSHIP 23 ODYD PLAN EPP76020

GRADES:  
EXISTING: SLOPED  
PROPOSED: SLOPED

NUMBER OF BUILDINGS:  
1 BUILDINGS (20 UNITS)

ZONING ANALYSIS

EXISTING:  
CD18

FUTURE LAND USE (2040 OCP)  
TRANSIT SUPPORT CORRIDOR

ADJACENT LAND USES:  
NORTH  
SOUTH  
EAST  
WEST

PROPOSED:  
CD18

NO

ZONE  
USE

CD18 ZONING REQUIREMENTS

REQUIRED:  
SITE AREA (m²)  
N/A

PROPOSED:  
1538.7m²

SITE WIDTH (m)  
N/A

56.55m

SITE DEPTH (m)  
N/A

26.39m

DEVELOPMENT REQUIREMENTS

REQUIRED:  
TOTAL NUMBER & TYPES OF UNITS:  
20 UNITS + 2 UNITS PURCHASED  
FROM DEVELOPER (22 UNITS TOTAL)

PROPOSED:  
22 UNITS

FLOOR AREA (GFA/NFA)(m²):  
N/A

3122.15m²

FLOOR AREA RATIO:  
N/A

2.03

BUILDING HEIGHT (m):  
38.25m OR 9 STOREYS

30.2m / 8 STOREYS

SETBACKS (m):  
FRONT (EAST)  
SIDE A (NORTH)  
SIDE B (SOUTH)  
BACK (WEST)

0.0m  
0.0m  
0.0m  
0.0m

3.0m (covenant on title requires 3m setback on ground floor)  
2.8m  
3.6m  
1.1m

AMENITY SPACE (m²):  
OUTDOOR AMENITY SPACE  
INDOOR AMENITY SPACE  
PRIVATE AMENITY SPACE (DECKS)  
TOTAL

81.1 m²  
108.5 m²  
1527.1m²  
1716.7m²

PARKING STALLS:  
APARTMENT:  
1.5 PER 2 BEDROOM  
2.0 PER 3 BEDROOM

21 STALLS (1.5 x 14 = 21)  
16 STALLS (2.0 x 8 = 16)

VISITOR:  
0.14 PER DWELLING UNIT  
TOTAL

3 STALLS (0.14 x 22 = 3.08)  
40 STALLS

TOTAL (PROVIDED)  
44 STALLS

DRIVE AISLE (WIDTH)  
DRIVE AISLE GRADE

6.0 - 6.5m  
8%

6.3 - 7.9m  
1-2%

REGULAR STALL RATIO  
SMALL STALL RATIO

50%  
50%

79.5%  
20.5%

BIKE STALLS:  
0.75 PER BACHELOR / 1 BED / 2 BED  
1.0 PER 3 BEDROOM

11 STALLS (0.75 x 14 = 10.5)  
8 STALLS (1.0 x 8 = 8)

VISITOR (6 PER ENTRANCE)  
TOTAL

6 STALLS  
26 STALLS

TOTAL (PROVIDED)  
26 STALLS

RETAINING WALLS  
MAX HEIGHT

1.2m

3.0m

VARIANCE REQUIRED  
\*SEE SECTIONS TO THE RIGHT



SPECIFIC BUILT FORMS

GROUND ORIENTED:  
REDUCED SETBACK  
MAX. 1st FLOOR HEIGHT  
MIN. 1st FLOOR AREA

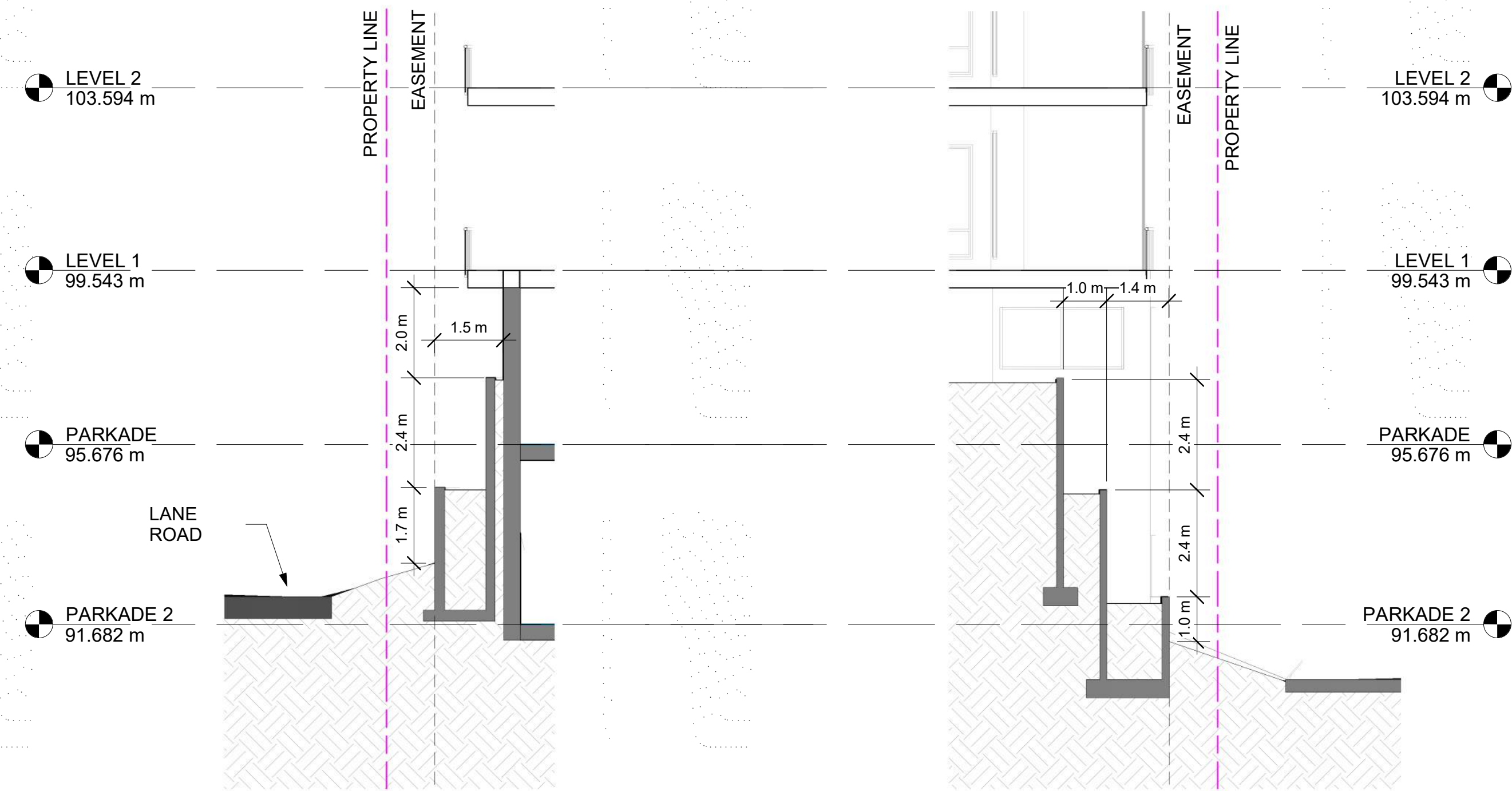
REQUIRED:  
N/A  
N/A  
N/A

PROPOSED:  
N/A  
N/A  
N/A

URBAN & VILLAGE CENTRE (14.11):  
UPPER FLOOR SETBACK ABUTTING STREET  
CORNER LOT TRIANGULAR SETBACK  
URBAN PLAZA

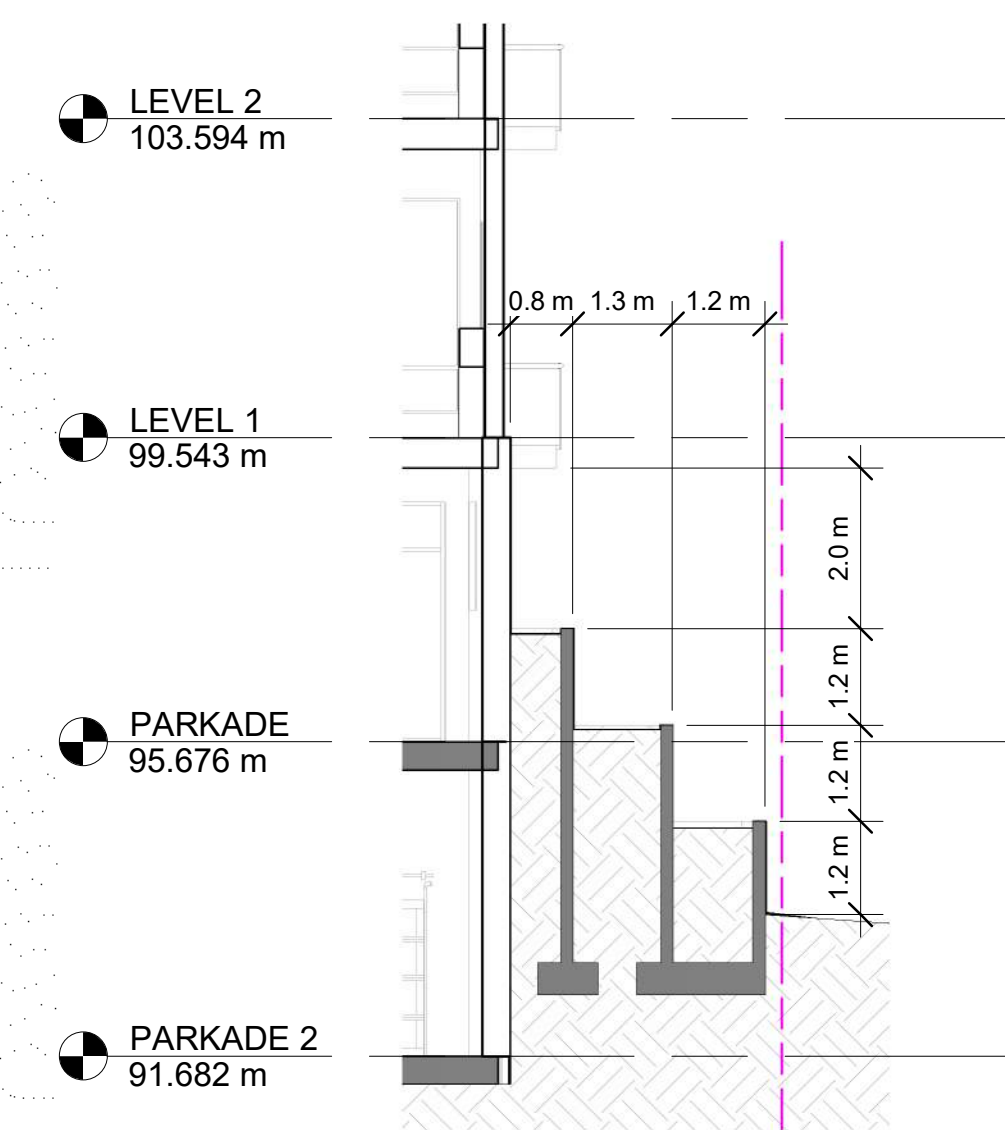
N/A  
N/A  
Y / N

N/A  
N/A  
NO



1 RETAINING WALL SECTION - REAR  
1/8" = 1'-0"

2 RETAINING WALL SECTION - SIDE  
1/8" = 1'-0"



3 RETAINING WALL SECTION - SIDE 2  
1/8" = 1'-0"

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EPP76020

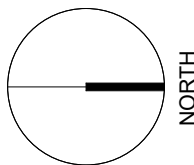
project no. 4188

drawing title  
ZONING &  
BYLAW

designed Designer scale As indicated  
drawn Author  
checked Checker  
drawing no. A0.02D  
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KEYNOTES - SITE	
I.D.	DESCRIPTION



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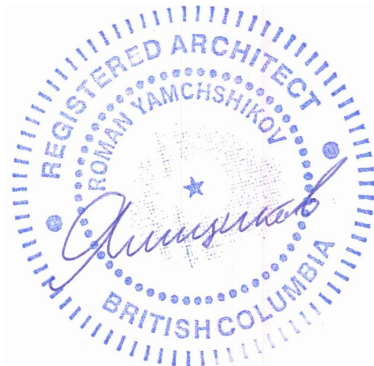
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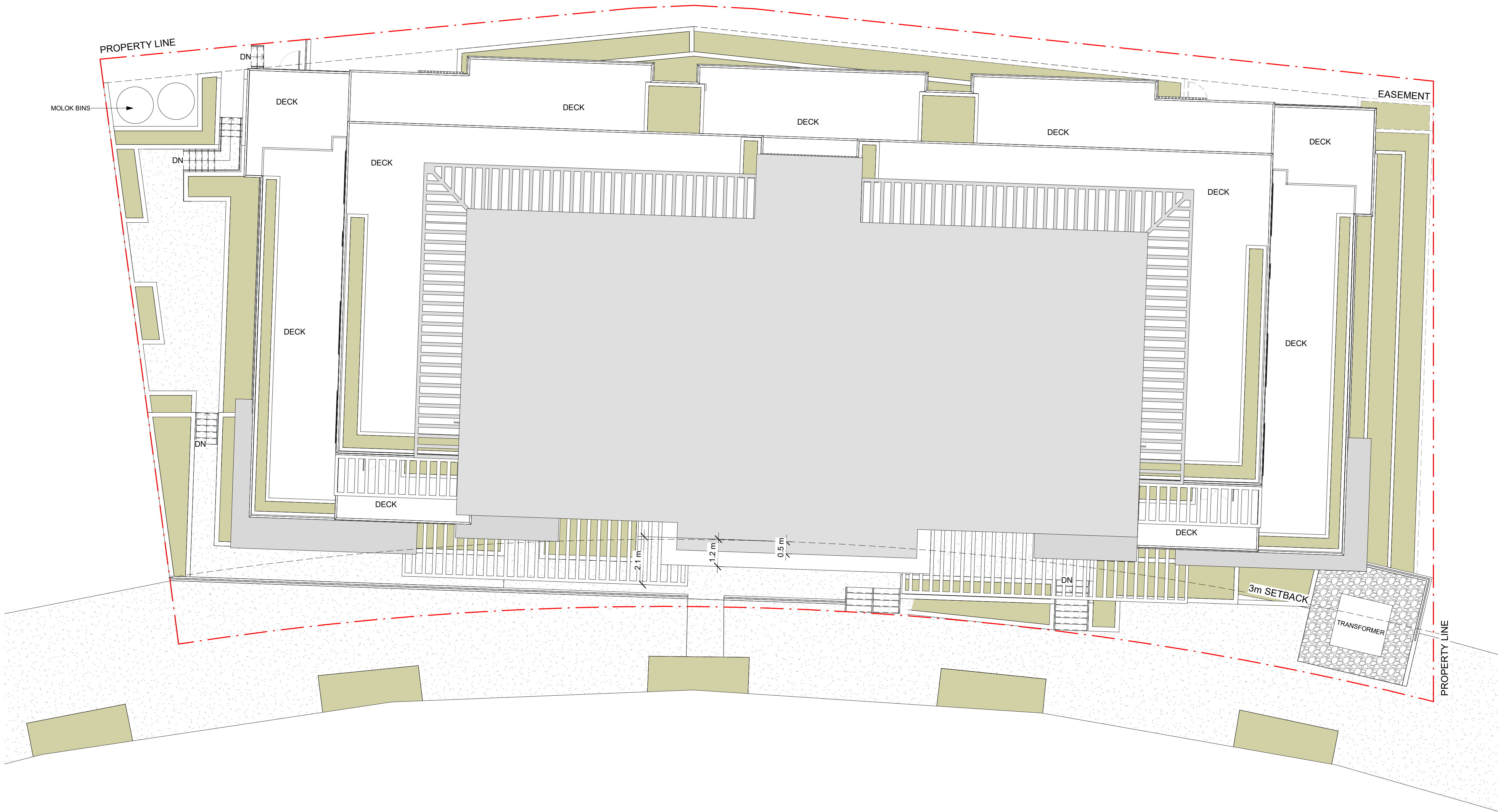
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drawing title  
SITE PLAN

designed Designer scale 1 : 100

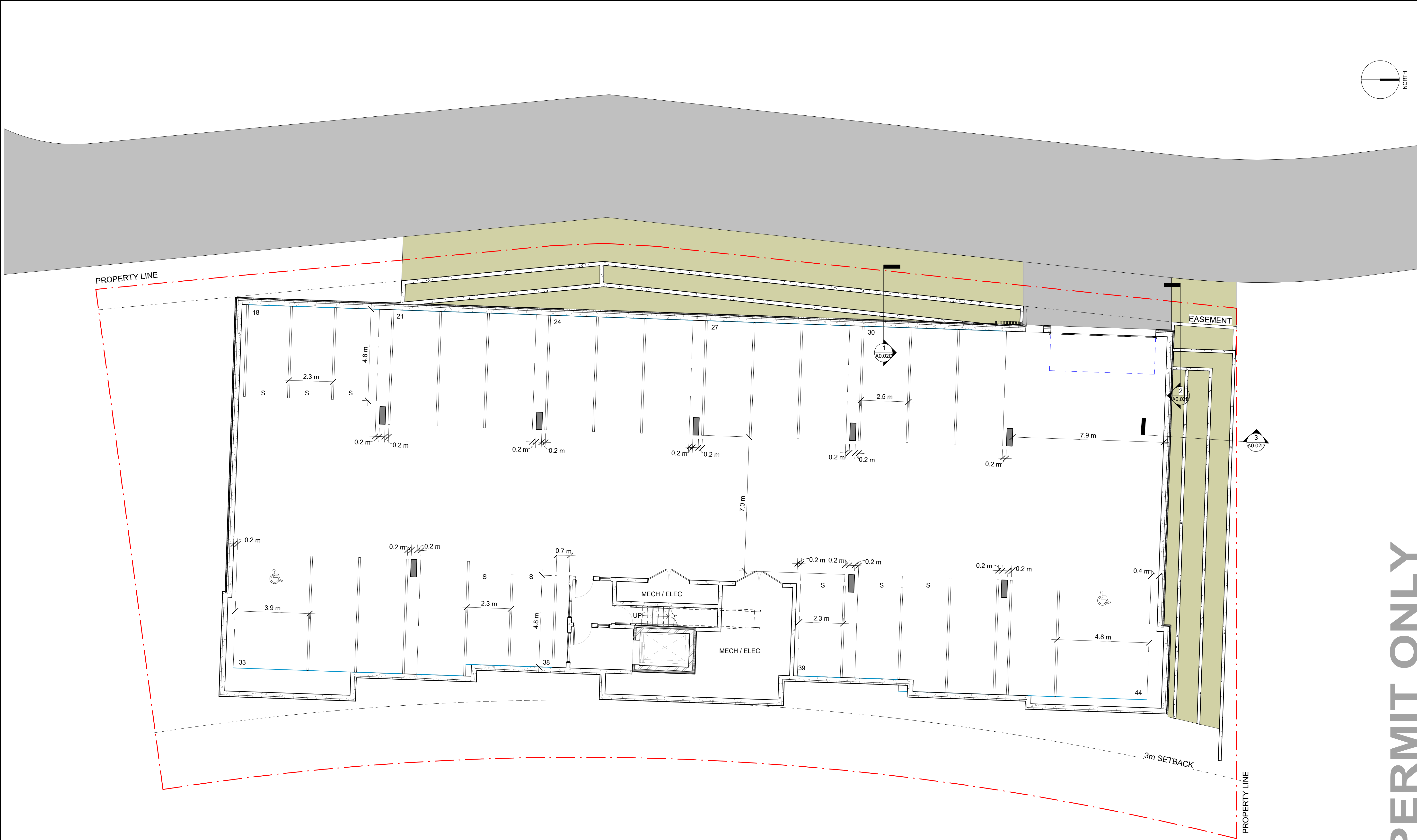
drawn Author

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drawing no.

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HILLTOWN DRIVE

1 PARKADE 2  
1/8" = 1'-0"

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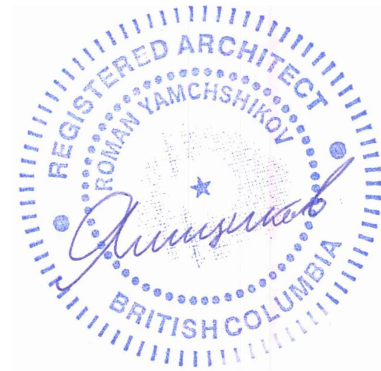
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4188

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drawing title

PARKADE 2  
FLOOR PLAN

designed

scale

1/8" = 1'-0"

drawn

Author

checked

Checker

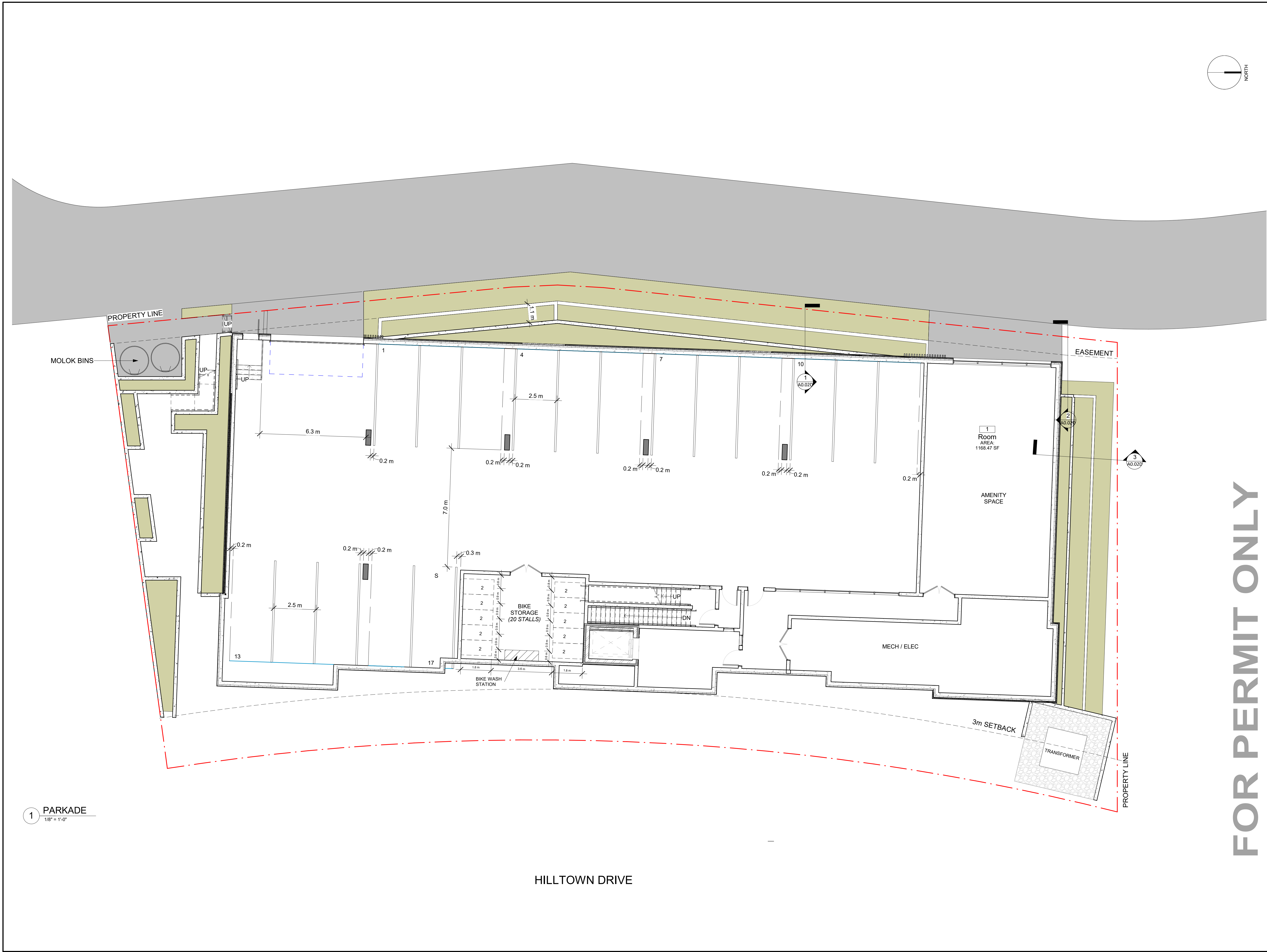
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A3.01D

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drawing title  
**PARKADE  
FLOOR PLAN**

designed	Designer	scale	1/8" = 1'-0"
drawn		Author	
checked		Checker	
drawing no.	<b>A3.02D</b>		
plotted	3/15/23 9:57:28 AM		



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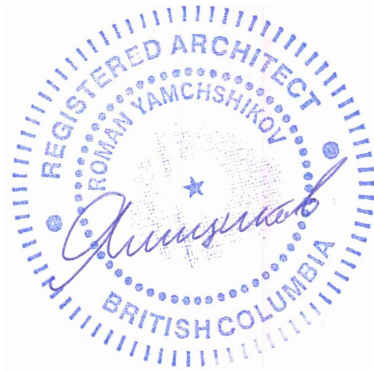
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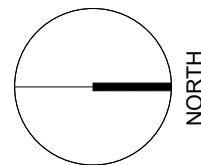
project no. 4188

drawing title  
**LEVEL 1 FLOOR PLAN**

designed Designer scale 1/8" = 1'-0"  
drawn Author  
checked Checker  
drawing no.

**A3.03D**

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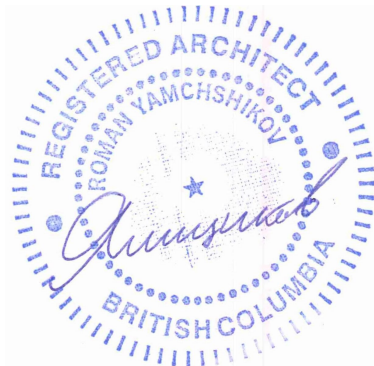
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drawing title

**LEVEL 2 FLOOR  
PLAN**

designed

Designer

scale

1/8" = 1'-0"

drawn

Author

checked

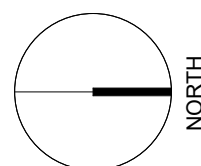
Checker

drawing no.

**A3.04D**

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3/15/23 9:58:12 AM



PROPERTY LINE



HILLTOWN DRIVE

1 LEVEL 2  
1/8" = 1'-0"

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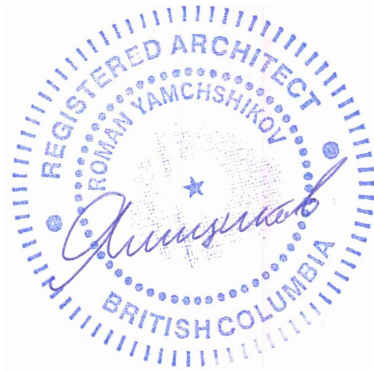
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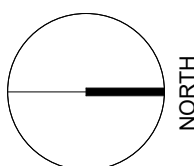
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drawing title  
LEVEL 3 FLOOR  
PLAN

designed Designer scale 1/8" = 1'-0"  
drawn Author  
checked Checker  
drawing no.

A3.05D

plotted 3/15/23 9:58:31 AM



PROPERTY LINE



HILLTOWN DRIVE

1 LEVEL 3

1/8" = 1'-0"



1 ROOF PLAN  
1/8" = 1'-0"



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drawing title

LEVEL 5 FLOOR  
PLAN

designed

Designer

scale

1/8" = 1'-0"

drawn

Author

checked

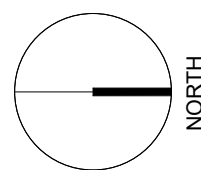
Checker

drawing no.

A3.07D

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PROPERTY LINE

EASEMENT

3m SETBACK

PROPERTY LINE

1 LEVEL 5  
1/8" = 1'-0"

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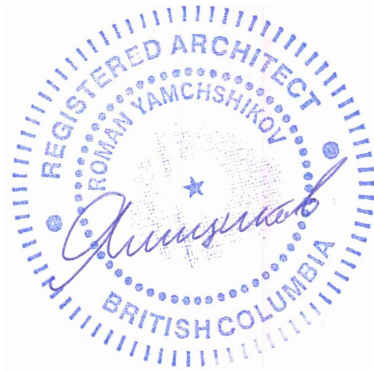
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PLAN

designed

scale

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drawn

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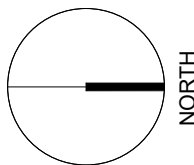
Checker

drawing no.

A3.08D

plotted

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PROPERTY LINE

EASEMENT

DECK

DECK

STORAGE

STORAGE

OFFICE /  
SPARE ROOM

OFFICE /  
SPARE ROOM

21  
3 BR  
AREA:  
1540.92 SF

22  
3 BR  
AREA:  
1540.91 SF

W D

W D

3m SETBACK

PROPERTY LINE

1 LEVEL 6  
1/8" = 1'-0"

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LUX STEEL SIDING - CYPRESS (#1)



MAC STEEL SIDING - METAL BLOCK - ANTHRACITE (#2)



SMOOTH STUCCO - WHITE (#3)



CAST IN PLACE CONCRETE - RETAINING WALLS (#4)



GLASS RAILINGS - BLACK ALUMINUM RAILS (#8)



MOLOK BINS - GARBAGE/RECYCLING (#13)



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Seal



Revisions

No.	DATE	DESCRIPTION
1	NOV 25, 2021	ISSUED FOR REVIEW
2	APRIL 14, 2022	ISSUED FOR REVIEW
3	OCT 31, 2022	ISSUED FOR REVIEW
4	DEC 21, 2022	ISSUED FOR DP
5	MARCH 17, 2023	RE-ISSUED FOR DP

FOR PERMIT ONLY

project title  
HILLTOWN CONDOS

project address  
3260 HILLTOWN DRIVE,  
KELOWNA, BC

project legal description  
LOT 14 SECTION 28  
TOWNSHIP 23 ODYD PLAN  
EPP76020

project no. 4188

File no. C:\Users\james\Documents\4188 - Hilltown, 3260 Hilltown, 23 - Const\_permit2023.dwg

drawing title  
**MATERIALS**

designed Designer scale 1 : 10

drawn Author

checked Checker

drawing no.

**A4.00D**

plotted 3/15/23 9:59:05 AM





1 EAST ELEVATION  
3/32" = 1'-0"



2 NORTH ELEVATION  
3/32" = 1'-0"

## MATERIAL LEGEND

1. LUX STEEL SIDING - CYPRESS
2. MAC STEEL SIDING - METAL BOX - ANTHRACITE
3. SMOOTH STUCCO - WHITE
4. CAST IN PLACE CONCRETE - RETAINING WALLS
5. ALUMINUM WINDOWS
6. STOREFRONT WINDOWS
7. GLASS SLIDING BALCONY DOOR
8. GLASS RAILINGS - BLACK ALUMINUM
9. HORIZONTAL ALUMINUM PIPE RAILING - BLACK (WITH GLASS PANEL BEHIND)
10. ALUMINUM PICKET RAILING - BLACK
11. PARKADE GARAGE DOOR - CHARCOAL
12. GARAGE EXIT DOOR
13. SIGNAGE
14. MOLOK BINS
15. PLANTER
16. SUNSHADE / TRELLIS
17. VERTICAL ALUMINUM TRELLIS WALL
18. TRANSFORMER

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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File No. C:\Users\james\Documents\188 - Hilltown, 3260 Hilltown Dr - Center\_james\2023\188

drawing title  
**BUILDING  
ELEVATIONS**

designed Designer scale As indicated

drawn Author

checked Checker

drawing no.

**A4.01D**

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1 WEST ELEVATION  
3/32" = 1'-0"



2 SOUTH ELEVATION  
3/32" = 1'-0"

MATERIAL LEGEND

- 1. LUX STEEL SIDING - CYPRESS
- 2. MAC STEEL SIDING - METAL BOX - ANTHRACITE
- 3. SMOOTH STUCCO - WHITE
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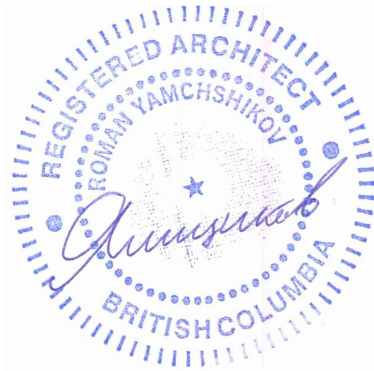
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KELOWNA, BC

project legal description

LOT 14 SECTION 28  
TOWNSHIP 23 ODYD PLAN  
EPP76020

project no.

4188

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drawing title

BUILDING  
ELEVATIONS

designed

Designer

scale

As indicated

drawn

Author

checked

Checker

drawing no.

A4.02D

plotted

3/15/23 9:59:37 AM





FRONT - NORTH EAST ELEVATION



FRONT ELEVATION



REAR - NORTH WEST ELEVATION



REAR - WEST ELEVATION

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project no. 4188

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drawing title  
**RENDERINGS**

designed Designer scale 1 : 10

drawn Author

checked Checker

drawing no.

**A9.01D**

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FRONT ELEVATION



AMENITY SPACE - SOUTH ELEVATION

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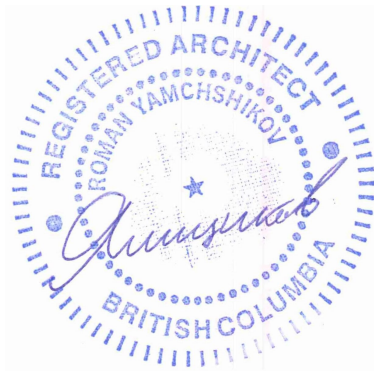
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File Path: C:\Users\james\Documents\188 - Hilltown, 3260 Hilltown Dr - Central\_james2023.dwg

drawing title

RENDERINGS

designed Designer scale 1 : 10

drawn Author

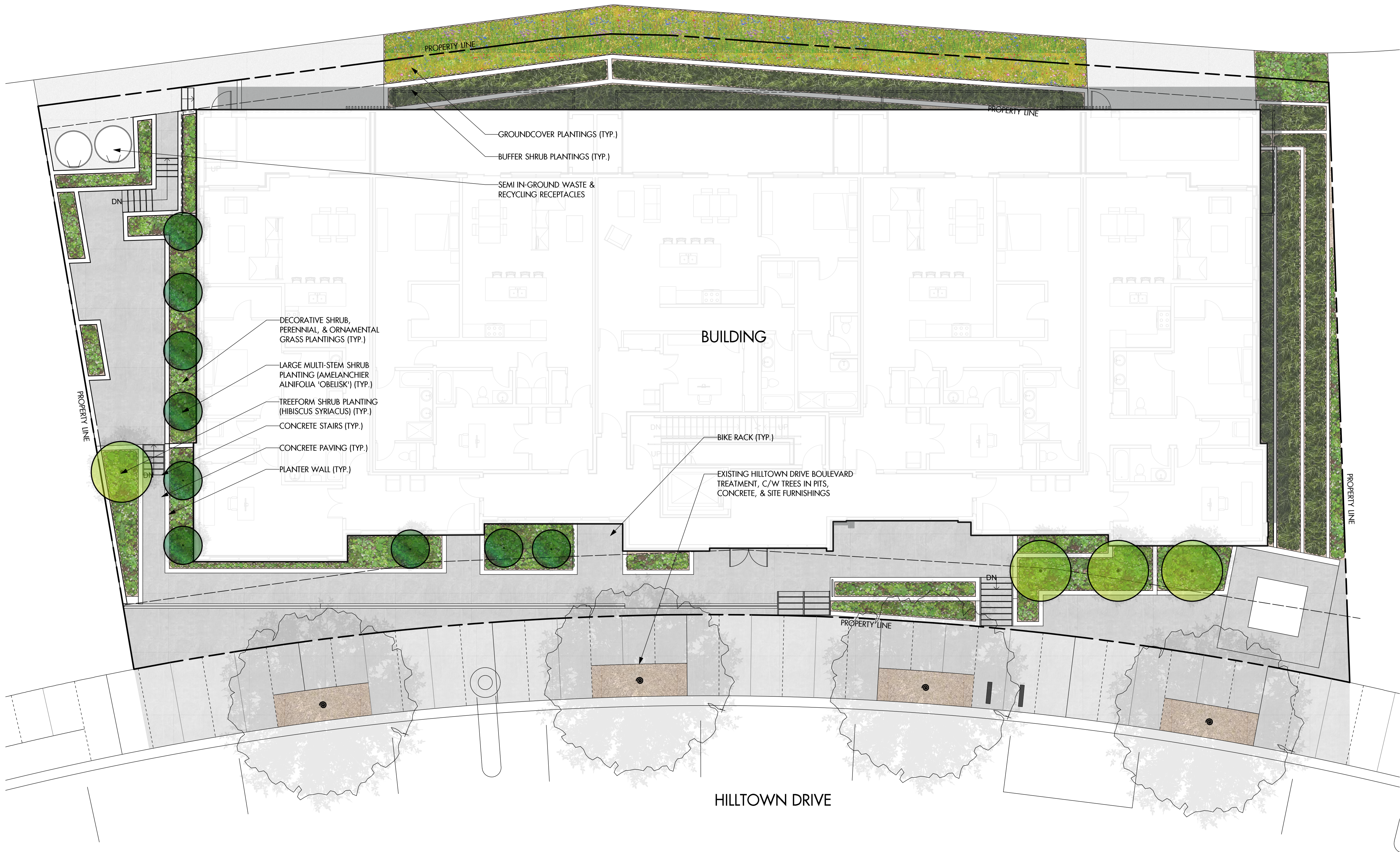
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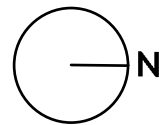


NOTES

- 1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
- 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
- 5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 1.50 DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
- 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>SHRUBS</strong>			
AMELANCHIER ALNIFOLIA 'OBELISK'	OBELISK SASKATOON	9	#05 CONT. /MULTISTEM
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	31	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	45	#02 CONT. /1.0M O.C. SPACING
HIBISCUS SYRIACUS	ROSE OF SHARON	6	#05 CONT. /TREEFORM
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	45	#02 CONT. /1.0M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	31	#02 CONT. /1.2M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	45	#02 CONT. /1.0M O.C. SPACING
<strong>PERENNIALS &amp; GRASSES</strong>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	23	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	19	#01 CONT. /1.0M O.C. SPACING
HOSTA 'STRIPEASE'	STRIPEASE HOSTA	23	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	33	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	13	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	33	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	33	#01 CONT. /0.75M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	19	#01 CONT. /1.0M O.C. SPACING



3260 HILLTOWN DRIVE  
GROUND PLANE

Kelowna, BC

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	22.12.16	Review
2	23.03.16	Review
3		
4		
5		

PROJECT NO.	22-0899
DESIGN BY	NIM
DRAWN BY	NIM
CHECKED BY	FB
DATE	MAR. 16, 2022
SCALE	1:100
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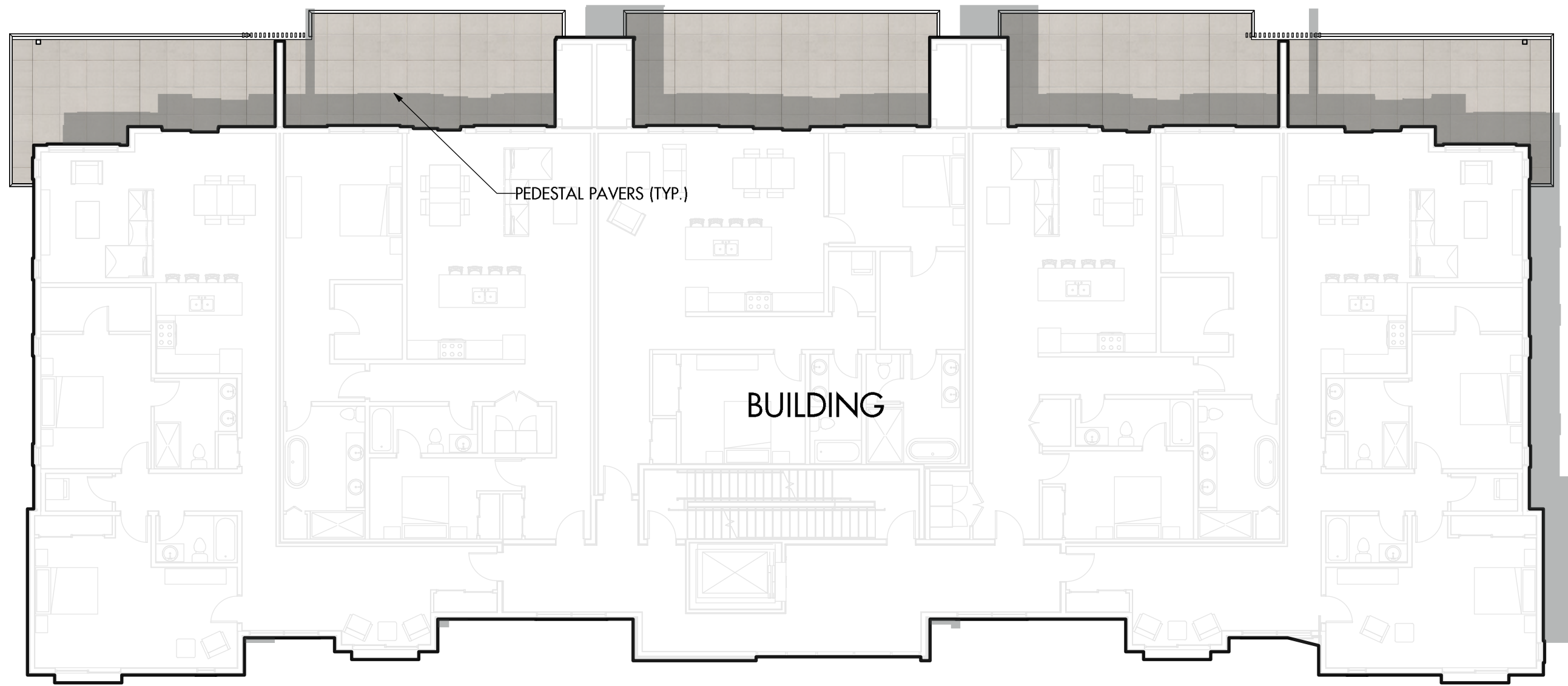
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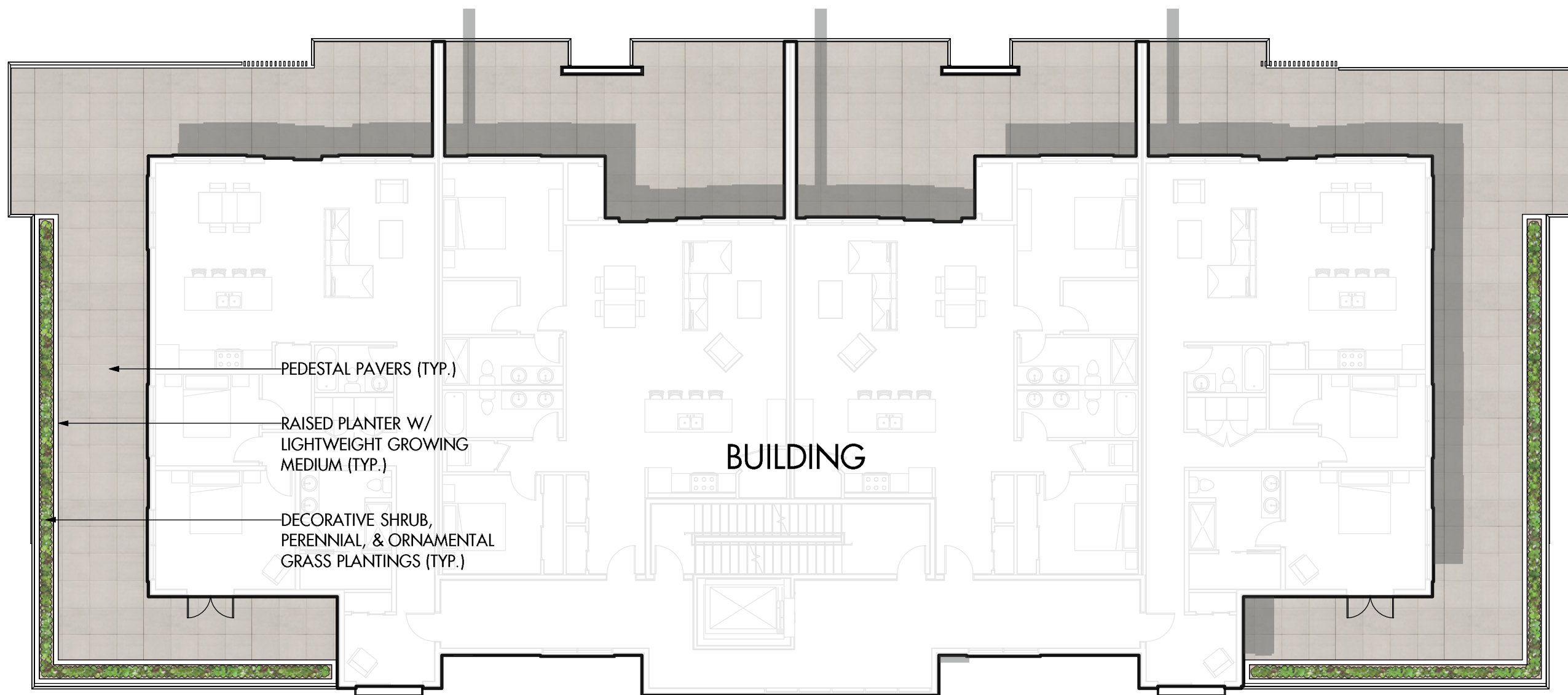
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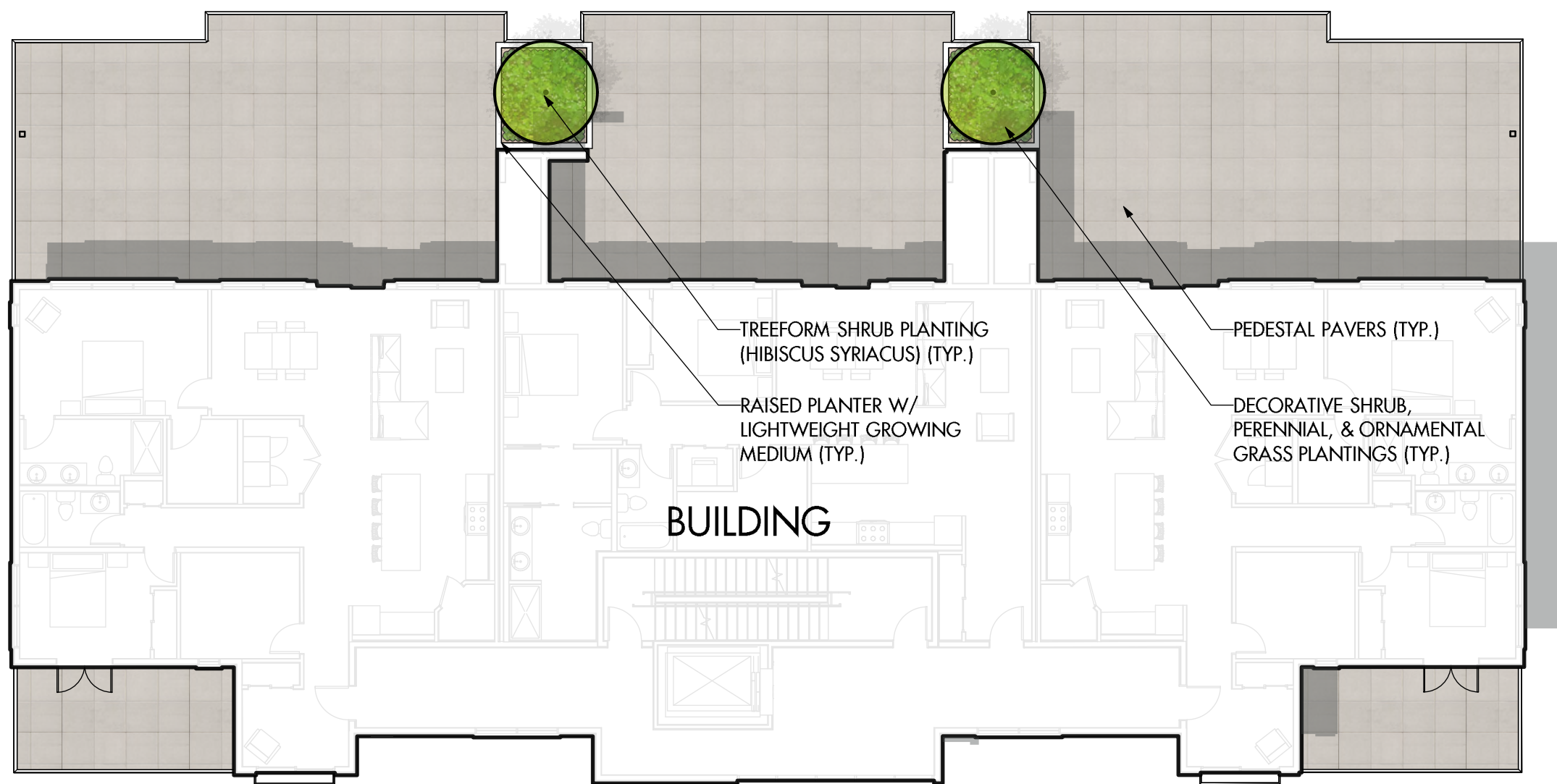




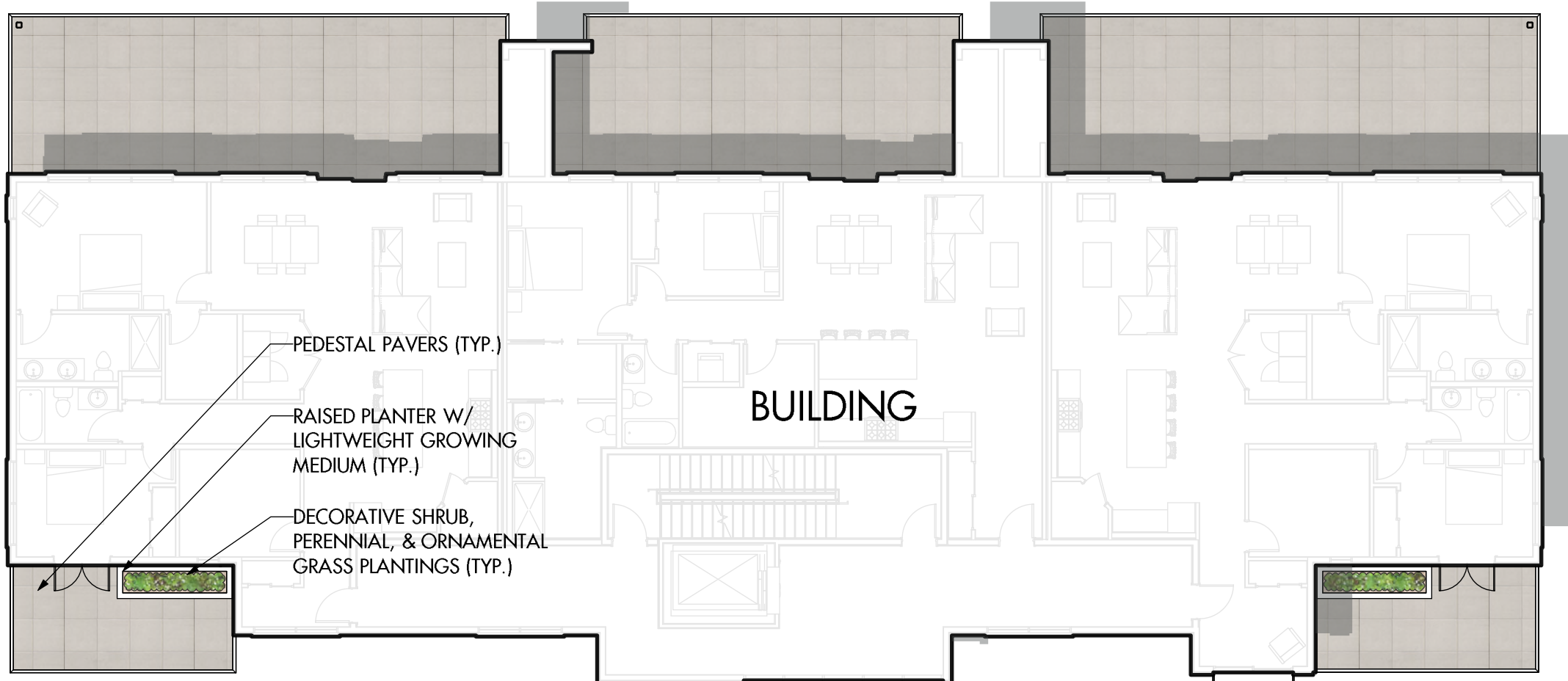
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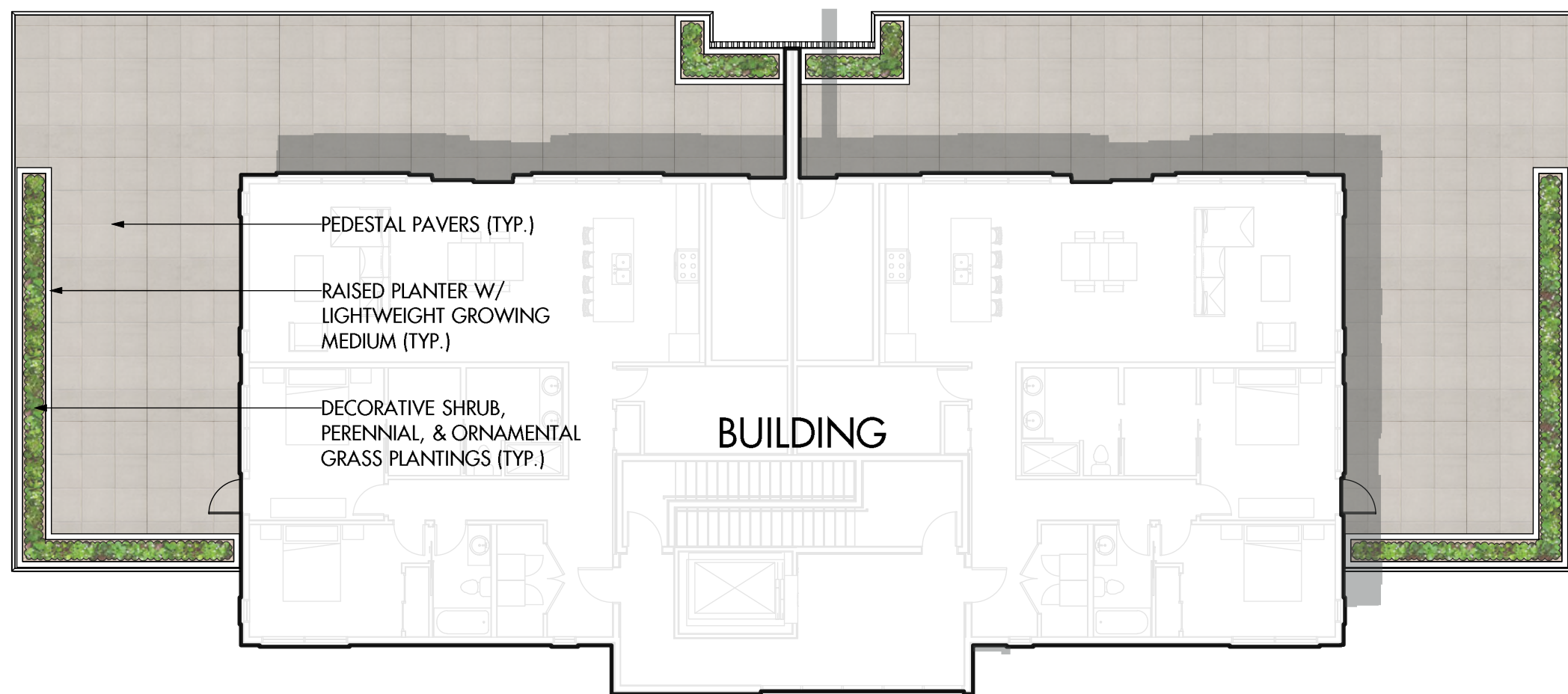
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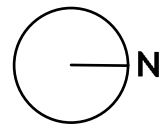
FLOOR 4



FLOOR 5



FLOOR 6



PROJECT TITLE

**3260 HILLTOWN DRIVE  
UPPER LEVELS**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	22.12.16	Review
2	23.03.16	Review
3		
4		
5		

PROJECT NO. 22-0899

DESIGN BY NM

DRAWN BY NM

CHECKED BY FB

DATE MAR. 16, 2022

SCALE 1:150

PAGE SIZE 24x36"

SEAL



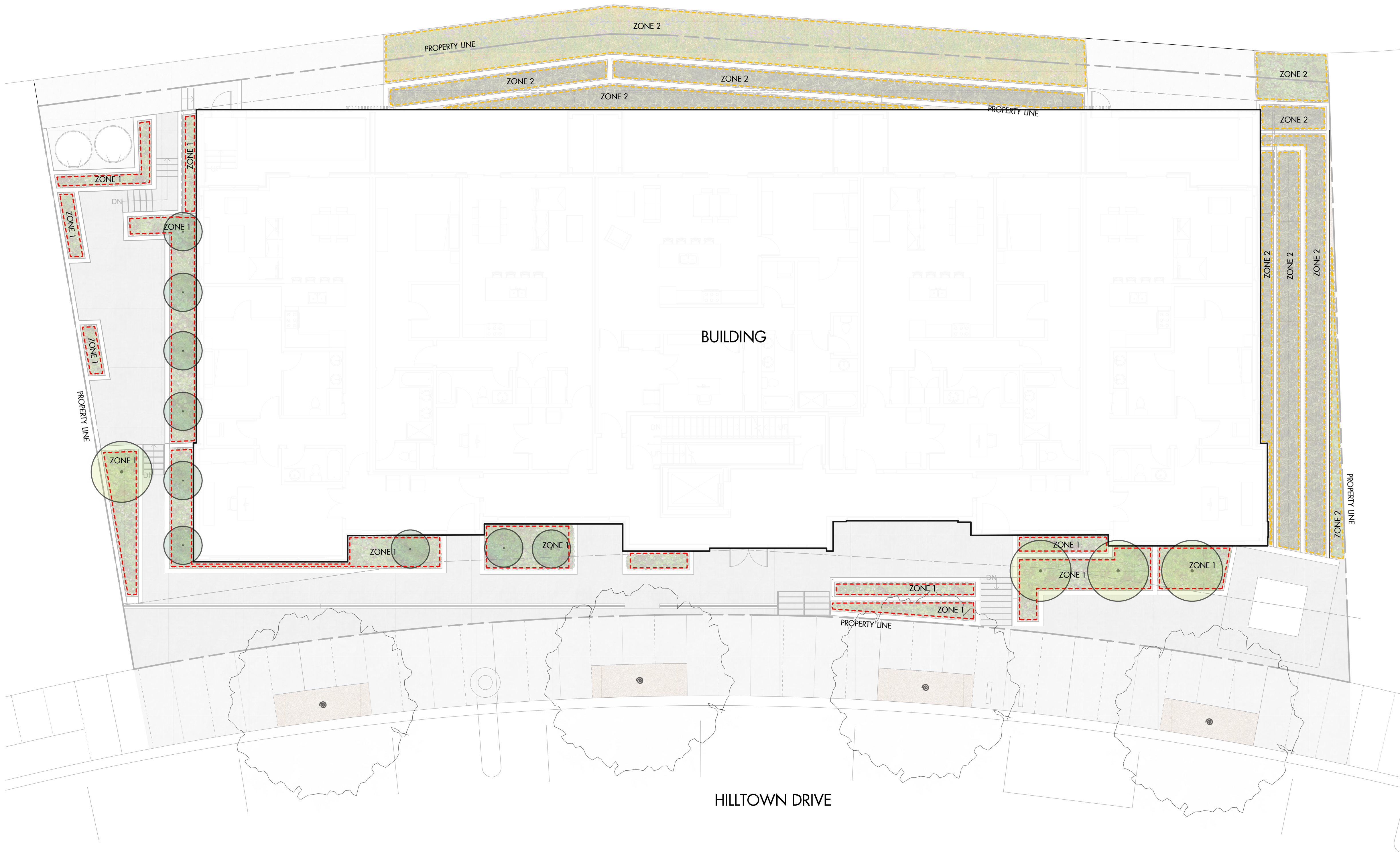
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**L2/4**

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**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 208 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 116 cu.m. / year

WATER BALANCE = 92 cu.m. / year

\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**IRRIGATION LEGEND**

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE  
PLANTING AREAS  
TOTAL AREA: 97 sq.m.  
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 32 cu.m.

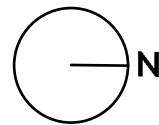
ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE  
PLANTING AREAS  
TOTAL AREA: 190 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 63 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE  
PLANTING AREAS  
TOTAL AREA: 22 sq.m.  
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 7 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE  
PLANTING AREAS  
TOTAL AREA: 12 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 4 cu.m.

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE  
PLANTING AREAS  
TOTAL AREA: 3 sq.m.  
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 1 cu.m.

ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE  
PLANTING AREAS  
TOTAL AREA: 23 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 8 cu.m.



PROJECT TITLE

**3260 HILLTOWN DRIVE  
GROUND PLANE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	22.12.16	Review
2	23.03.16	Review
3		
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PROJECT NO.	22-0899
DESIGN BY	NM
DRAWN BY	NM
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DATE	MAR. 16, 2022
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PAGE SIZE	24x36"

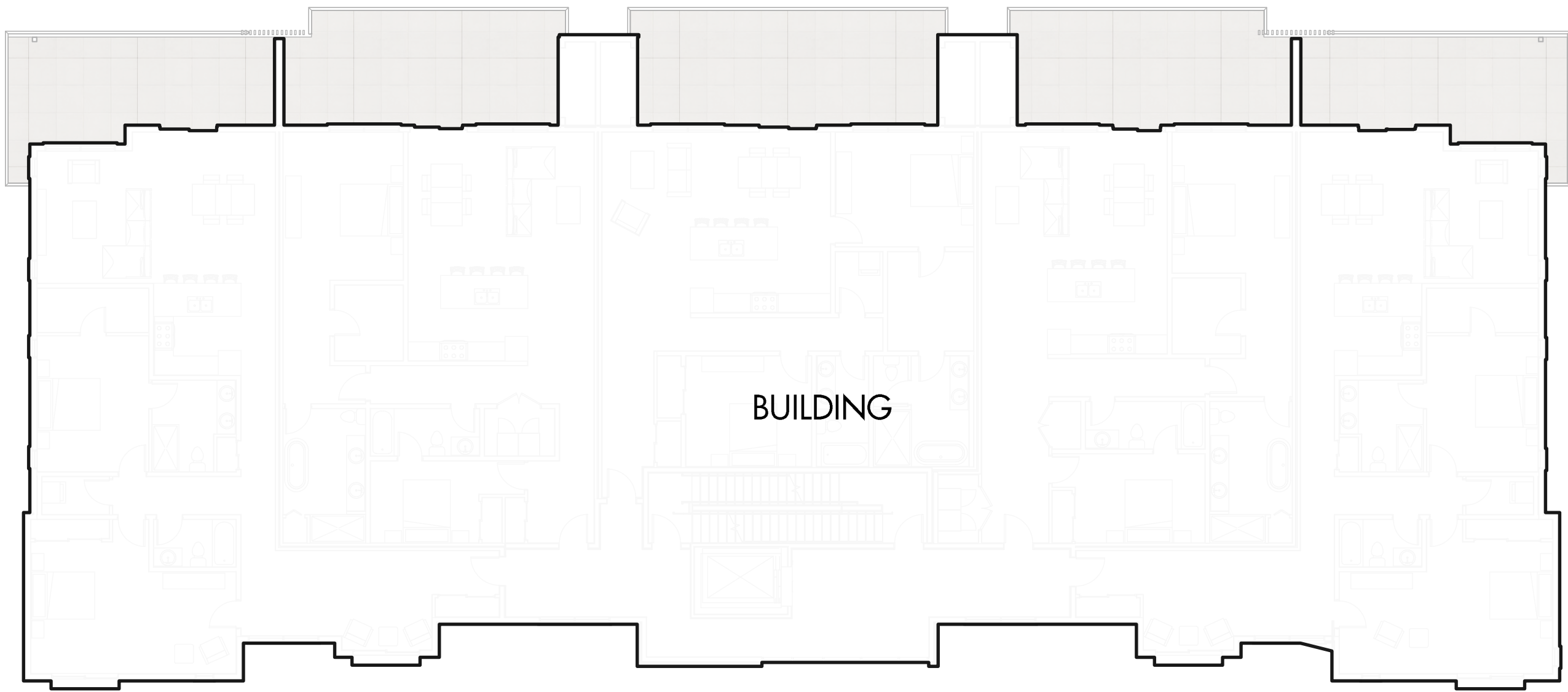
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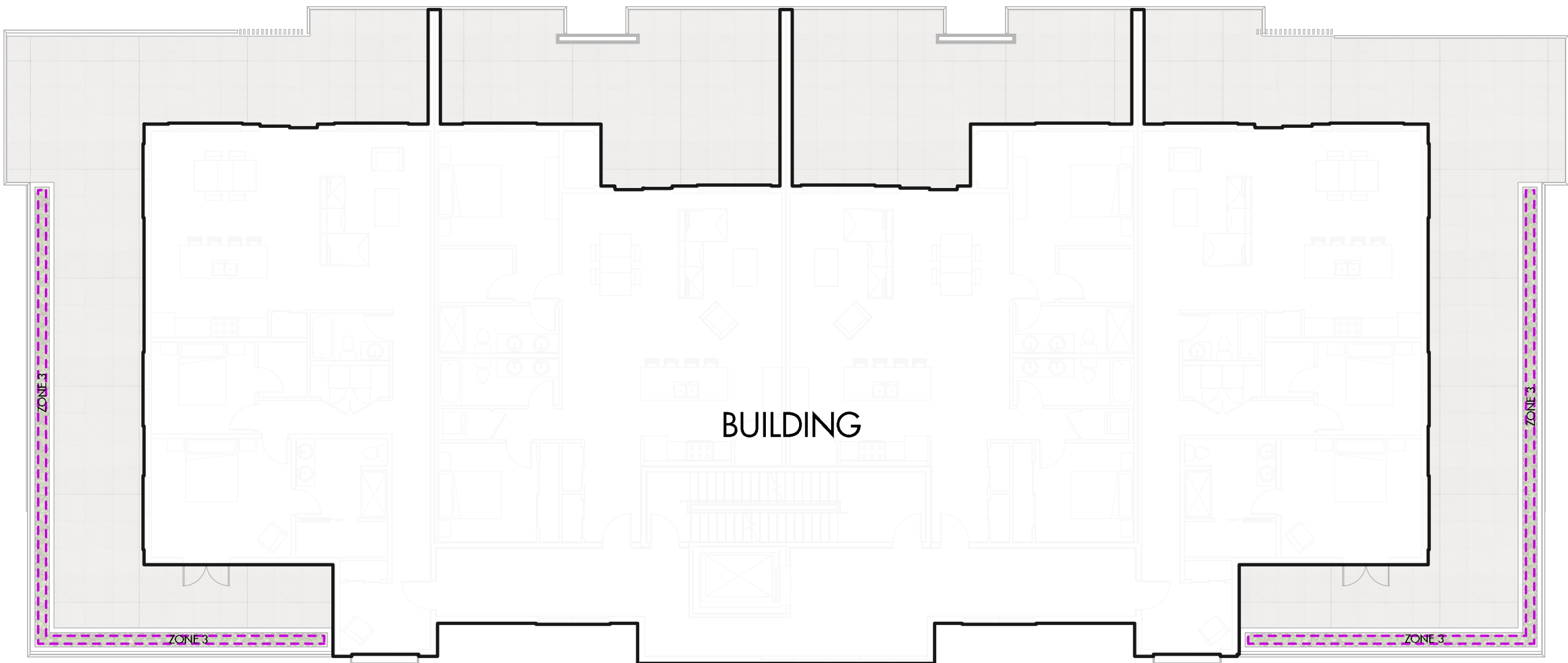
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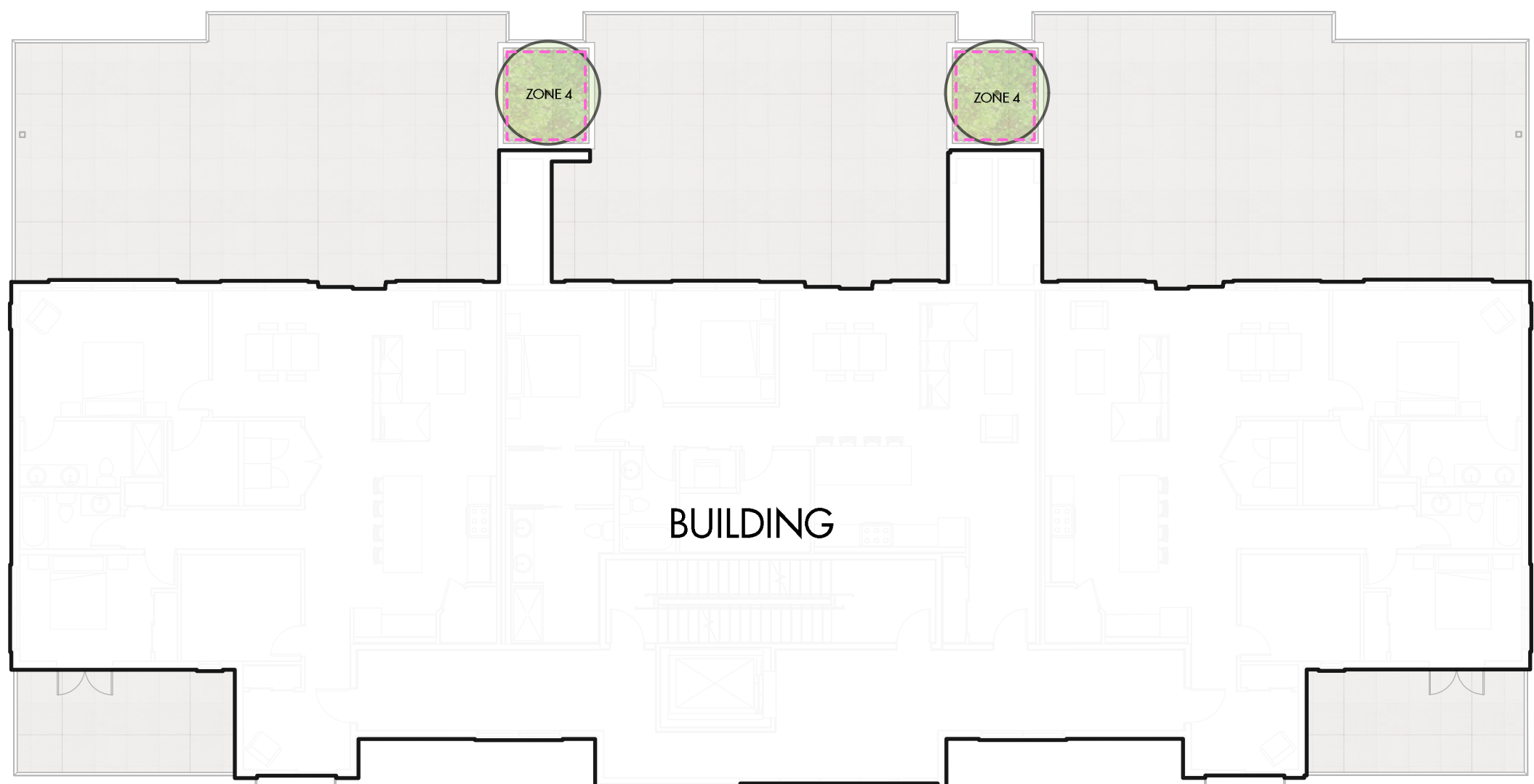




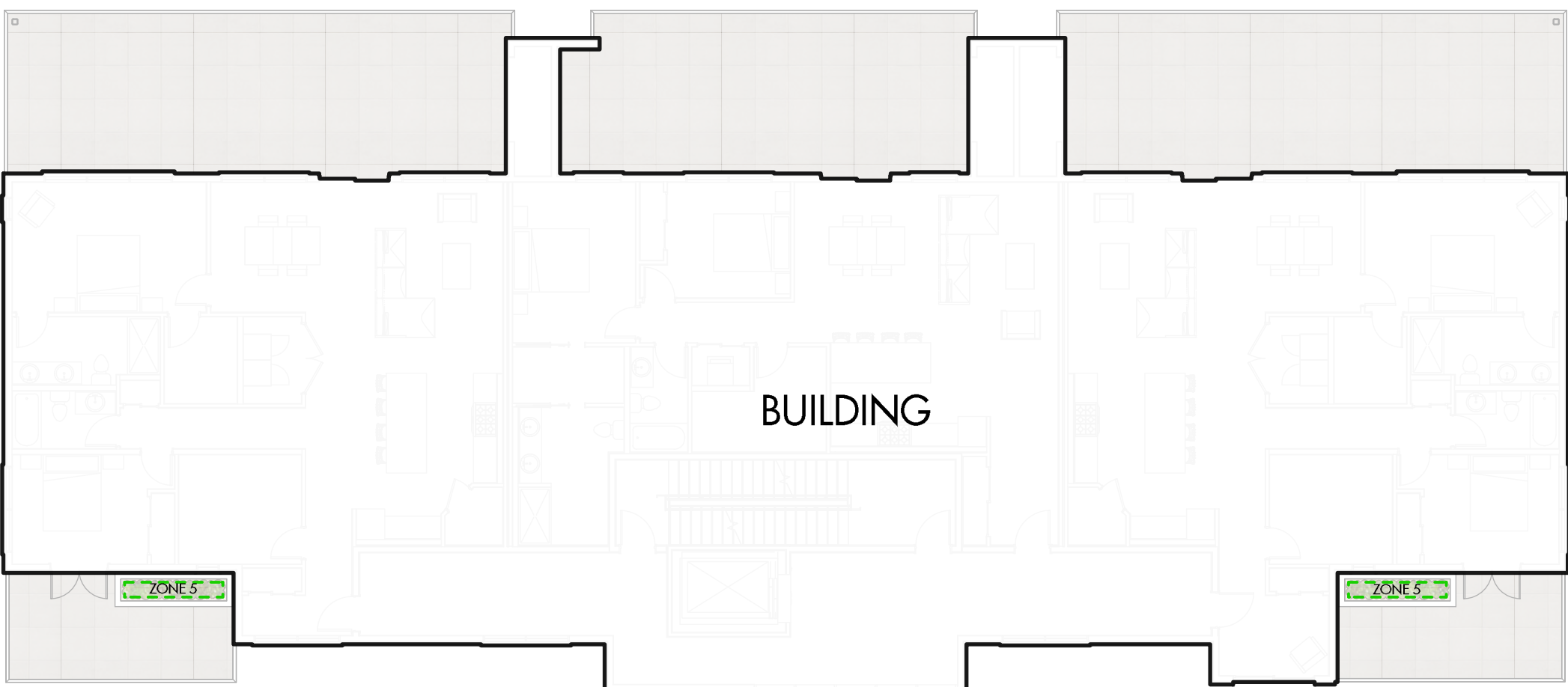
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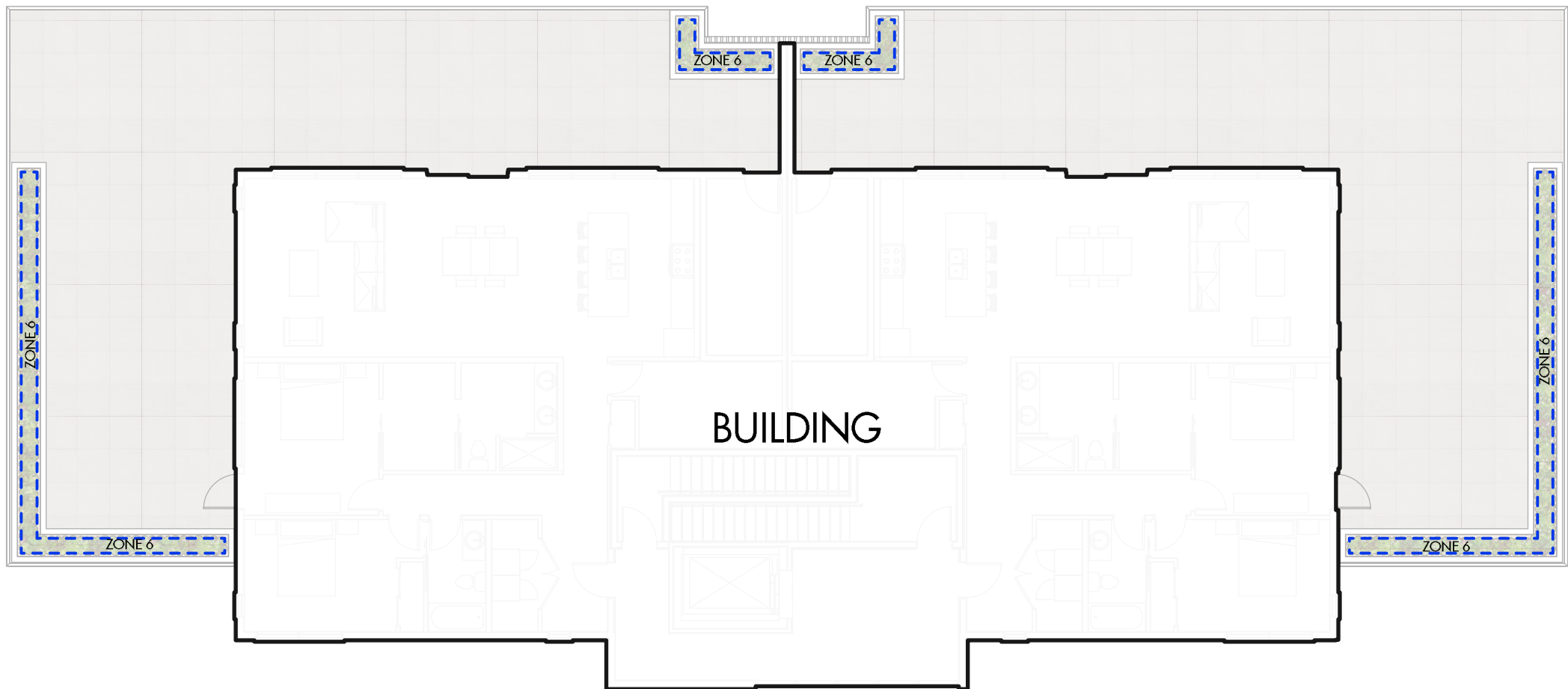
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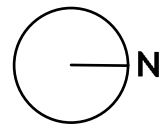
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FLOOR 5



FLOOR 6



PROJECT TITLE

**3260 HILLTOWN DRIVE  
UPPER LEVELS**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

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