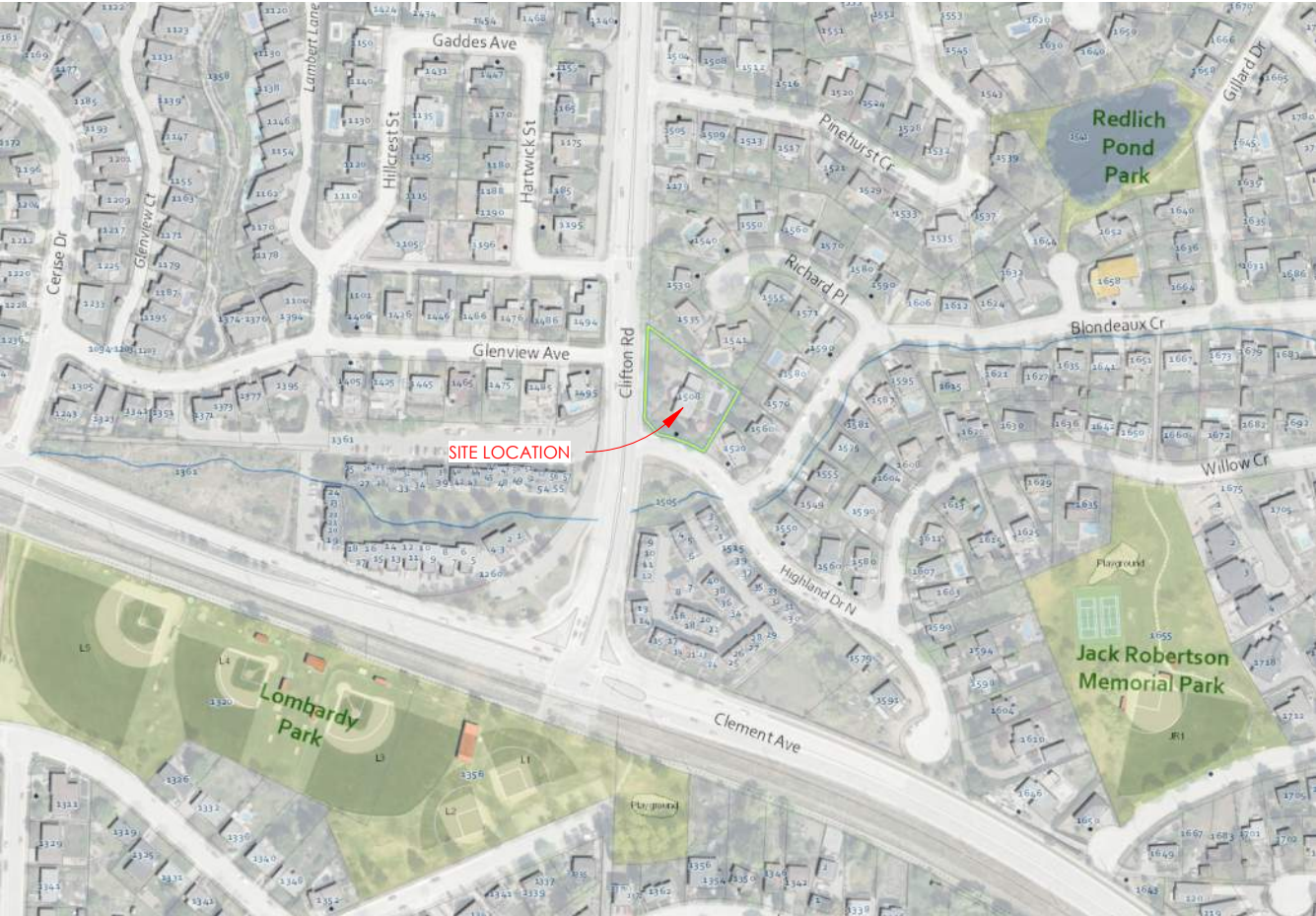
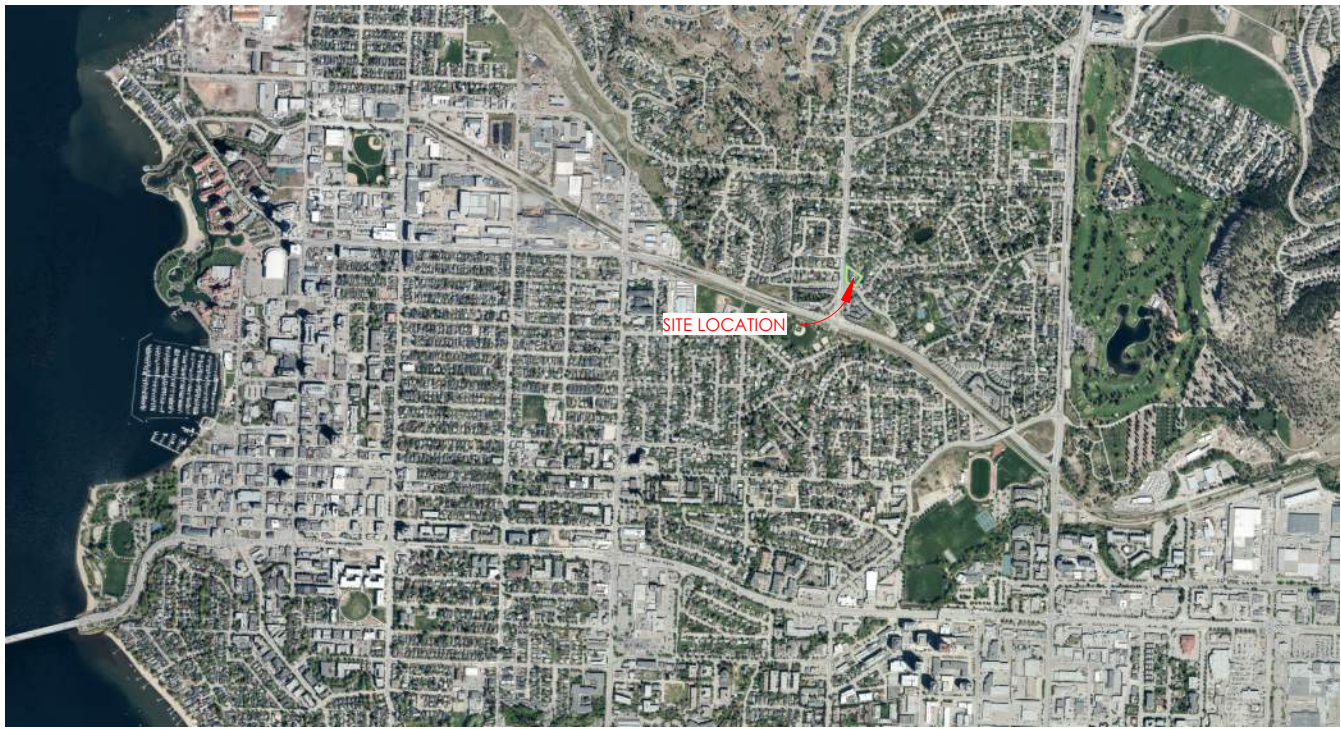


THE HIGHLAND

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2024.11.13

1508 Highland Dr. N. Kelowna BC, V1Y 4K5
PLAN KAP21281 LOT 1 SECTION 29
TOWNSHIP 26 EXC EPT PLAN KAP85729.

LOCATION MAP



CLIENT:

INNOCEPT DEVELOPMENTS.

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CONSULTANTS:

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CIVIL:

ALPINE ENGINEERING
CONTACT: JASON ANGUS
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EMAIL:



LANDSCAPE:

CTQ CONSULTANTS LTD.
CONTACT: BYRON DOUGLAS
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LIST OF DRAWINGS:

ARCHITECTURAL DRAWING LIST		
SHEET NUMBER		SHEET NAME
A0.0		COVER SHEET
A1.0		SURVEY
A1.4		SITE PLAN -17 UNITS
A2.0		UNIT #1-#4 FLOOR PLAN
A2.1		UNIT #1-#4 FLOOR PLAN
A2.2		UNIT #1-#4 FLOOR PLAN
A2.3		UNIT #5-#10 FLOOR PLAN
A2.4		UNIT #5-#10 FLOOR PLAN
A2.5		UNIT #5-#10 FLOOR PLAN
A2.6		UNIT #11-#14 FLOOR PLAN
A2.7		UNIT #11-#14 FLOOR PLAN
A2.8		UNIT #11-#14 FLOOR PLAN
A2.9		UNIT #15-#17 FLOOR PLAN
A2.10		UNIT #15-#17 FLOOR PLAN
A2.11		UNIT #15-#17 FLOOR PLAN
A3.0		BUILDING ELEVATIONS
A3.1		BUILDING ELEVATIONS
A3.2		BUILDING ELEVATIONS
A3.3		BUILDING ELEVATIONS
A3.4		BUILDING ELEVATIONS
A3.5		BUILDING ELEVATIONS
A3.6		PERSPECTIVES
A4.0		SITE SECTIONS

Highland Townhouses		
Zoning Bylaw No 12375		
CURRENT ZONING: RU1	REQUIRED	PROVIDED
PRINCIPLE USE	MF2	MF2
	TOWNHOUSE	TOWNHOUSE
PARCEL SIZE	MINIMUM 900 M²	2513 M²
LOT WIDTH	MINIMUM 20 M	36 m
LOT DEPTH	MINIMUM 30 M	50 m
NET FLOOR AREA	N/A	2058 M²
GROSS FLOOR AREA	N/A	2630 M²
PARKADE FLOORPLATE	N/A	849 M²
MAIN FLOOR FLOORPLATE	N/A	849 M²
FLOOR AREA RATIO	1.0	0.82
IMPERMEABLE SURFACE AREA		986 M2 - ASPHALT DRIVE AISLE + STAIRS
MAXIMUM LOT COVERAGE (BUILDINGS)	55%	34%
MAXIMUM LOT COVERAGE (BUILDINGS & IMPERMEABLE SURFACES)	80%	73%
MAXIMUM BUILDING HEIGHT	11M (3 STOREY)	MAX 10.1M (3 STOREY)
SETBACKS (FRONT)	FRONT YARD (WEST/SOUTH) - 3M - 9'-10 1/9"	FRONT YARD - WEST/SOUTH (WEST/SOUTH) - 3M
SETBACKS (REAR)	REAR YARD (NORTH) - 4.5M - 14'-9 1/6"	REAR YARD - NORTH (NO LANE) - 4.5M
SETBACKS (SIDE)	SIDE YARD (EAST) - 3M - 9'-10 1/9"	SIDE YARD - EAST (NO LANE) - 3M
SETBACKS (LANDSCAPE)	3M	3M
BUILDING FRONTAGE	MAXIMUM 100M	24 m
ON A TRANSIT SUPPORTIVE CORRIDOR?	NO	NO
WITHIN URBAN CORE / CORE AREA?	YES	YES
LANE ACCESS?	NO	NO
ABUTS AN RU1, RU2, RU3, RU4 OR RUS ZONE?	YES	
UNIT NUMBER		17 UNITS (5 3-BEDS & 12 2 BEDS)
PARKING REQUIREMENTS	Min (1.4 x 12) + (1.6 X 5) = 24.8 stalls	
VISITOR PARKING REQUIREMENTS	Min 0.14 spaces & Max 0.2 spaces per dwelling = 0.14 X 17 = 2.38 stalls	
ACCESSIBLE PARKING	1 stall	
TOTAL PARKING	27 stalls	TOTAL 28 STALLS (INCLUDE 2 VISITORS AND 1 ACCESSIBLE)
MINIMUM BICYCLE PARKING REQUIRED	0 LONG-TERM PARKING SPACE & 4 SHORT-TERM PARKING SPACE	4 SHORT-TERM PARKING SPACE
LANDSCAPE AREA	UP TO A MAX OF 3M LOCATED INTO A REQUIRED SETBACK	356m²
MINIMUM GROWING MEDIUM AREA	356 X 75% = 267 m² (75% SOIL-BASED LANDSCAPING GROUNDCOVER IN LANDSCAPE AREAS)	267 m²
COMMON AND PRIVATE AMENITY SPACE	15m² X 17 = 255m² (15 m² PER DWELLING UNIT WITH MORE THAN 1 BEDROOM)	273 m²
PRIVATE BALCONY & PATIO AREA		204 m²
COMMON AMENITY SPACE	4m² X 17 = 68m² (4m² PER DWELLING UNIT WITHIN THE REQUIRED SETBACK AREAS)	69 m²

DISCLAIMER: SITE RENDERING IS AN ARETISTIC IMPRESSION ONLY FOR FORM AND CHARACTER AND NOT AN ACCURATE REPRESENTATION OF FINAL ARCHITECTURE, LANDSCAPE, OR CIVIL DESIGN; REFER TO DETAILED DEIGH DRAWINGS FOR APPLICABLE DISAPLINE



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D	2024.11.04	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

1		

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
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Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

COVER SHEET

Job Number 24.1264

Date 2024.11.14

Scale 12" = 1'-0"

Revision Number 0

Drawing Number

A0.0

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RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

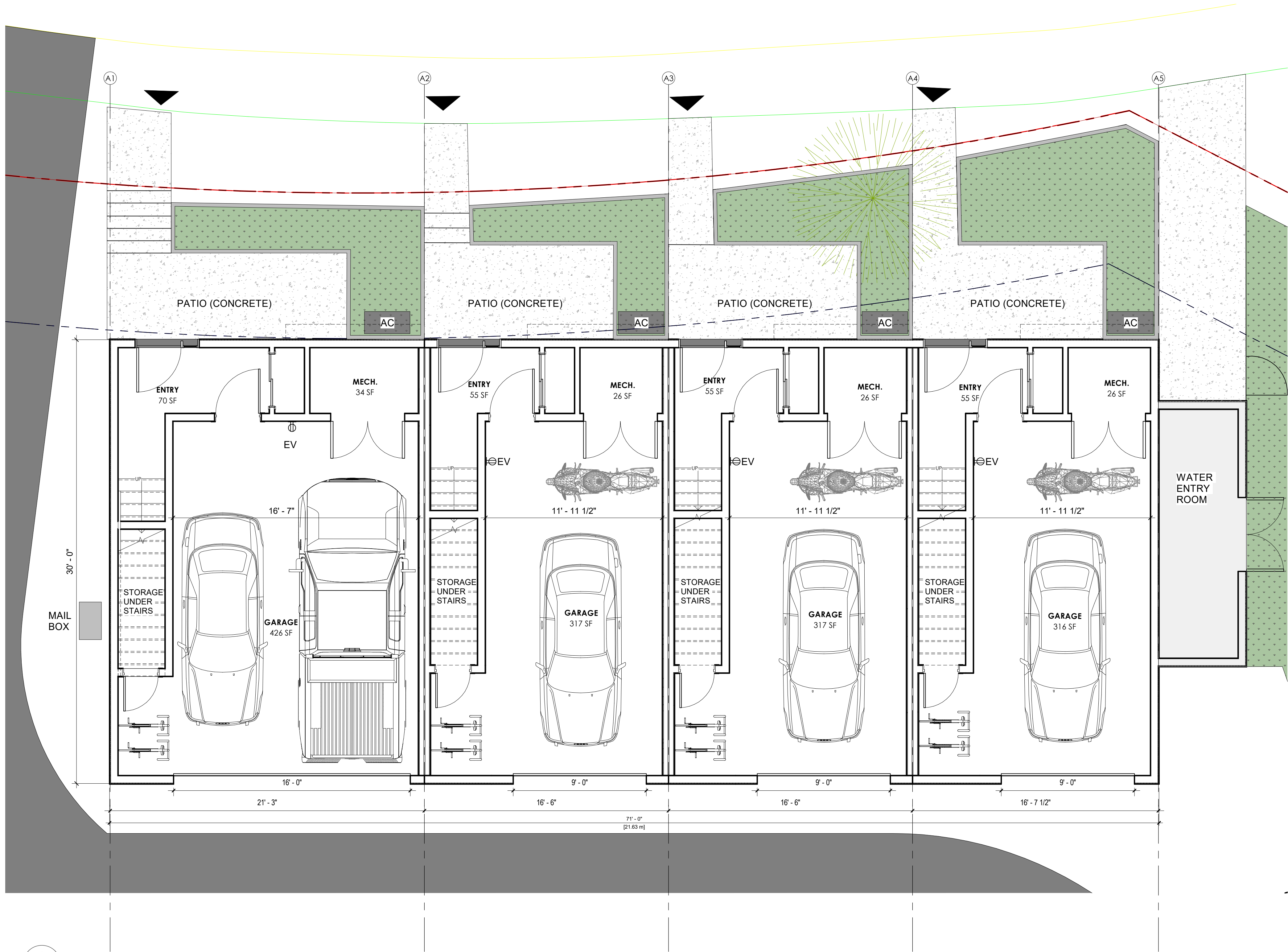
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SURVEY

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Drawing Number	

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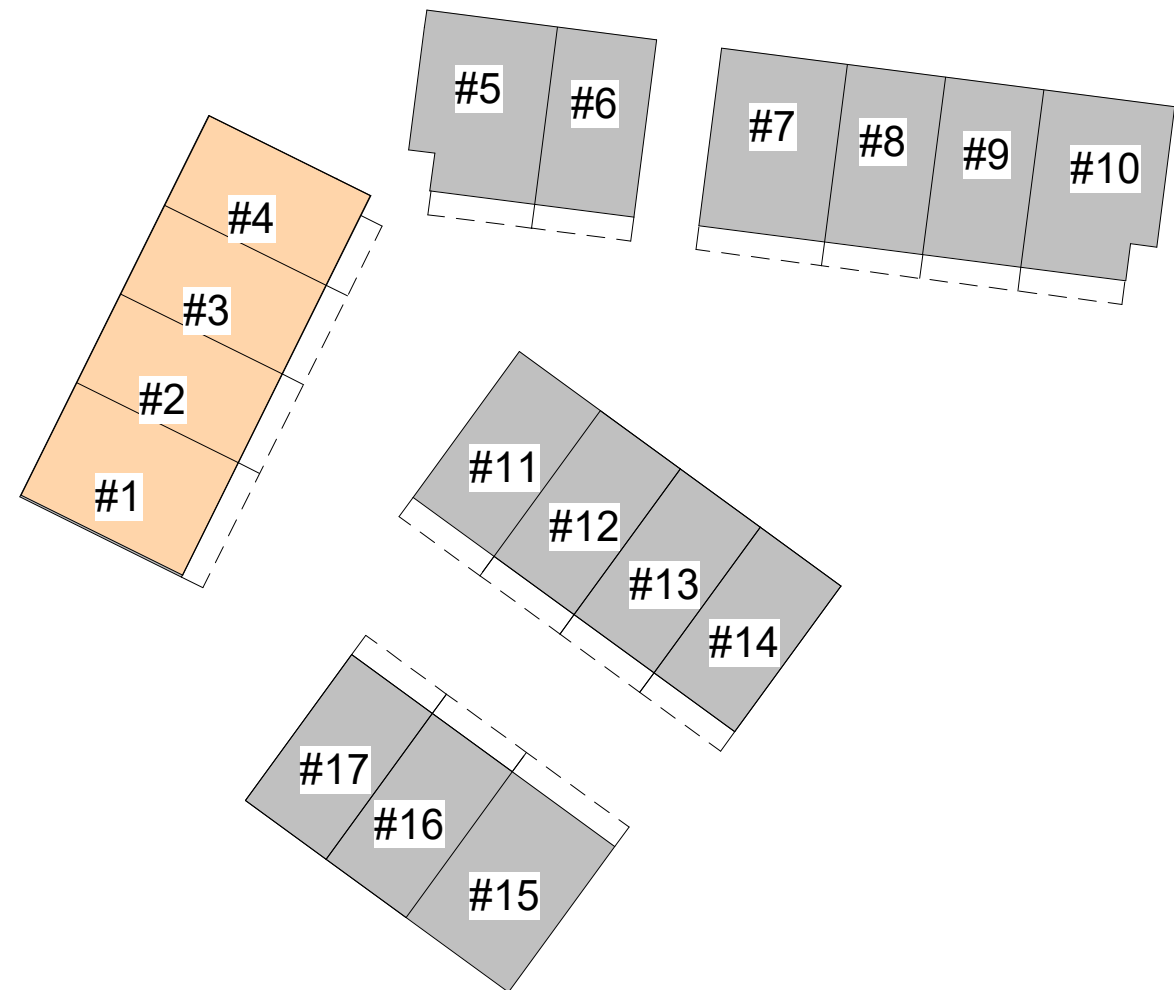
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1
A2.0

LEVEL 1- UNIT #1-#4
1/4" = 1'-0"






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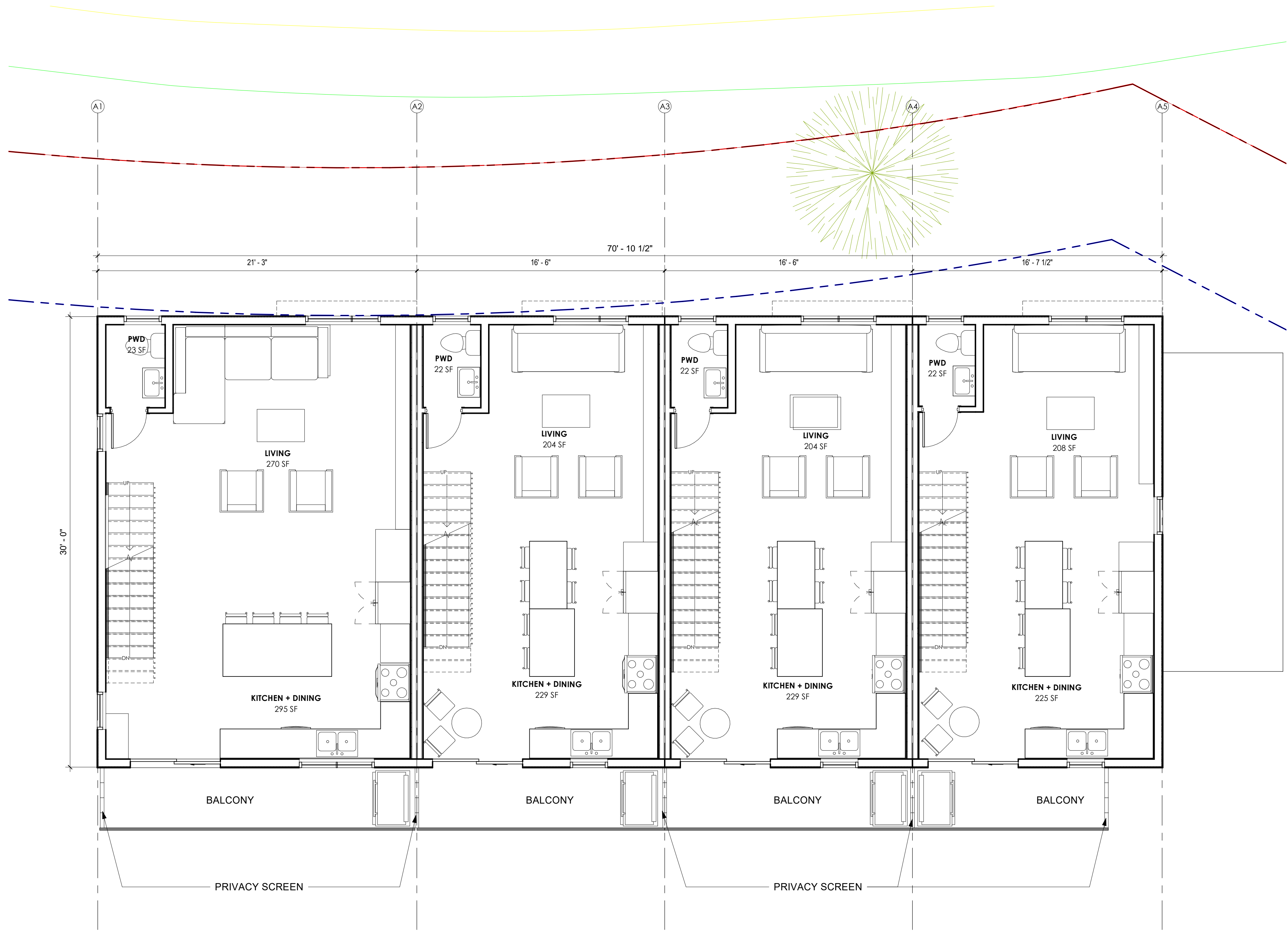
Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #1-#4 FLOOR PLAN

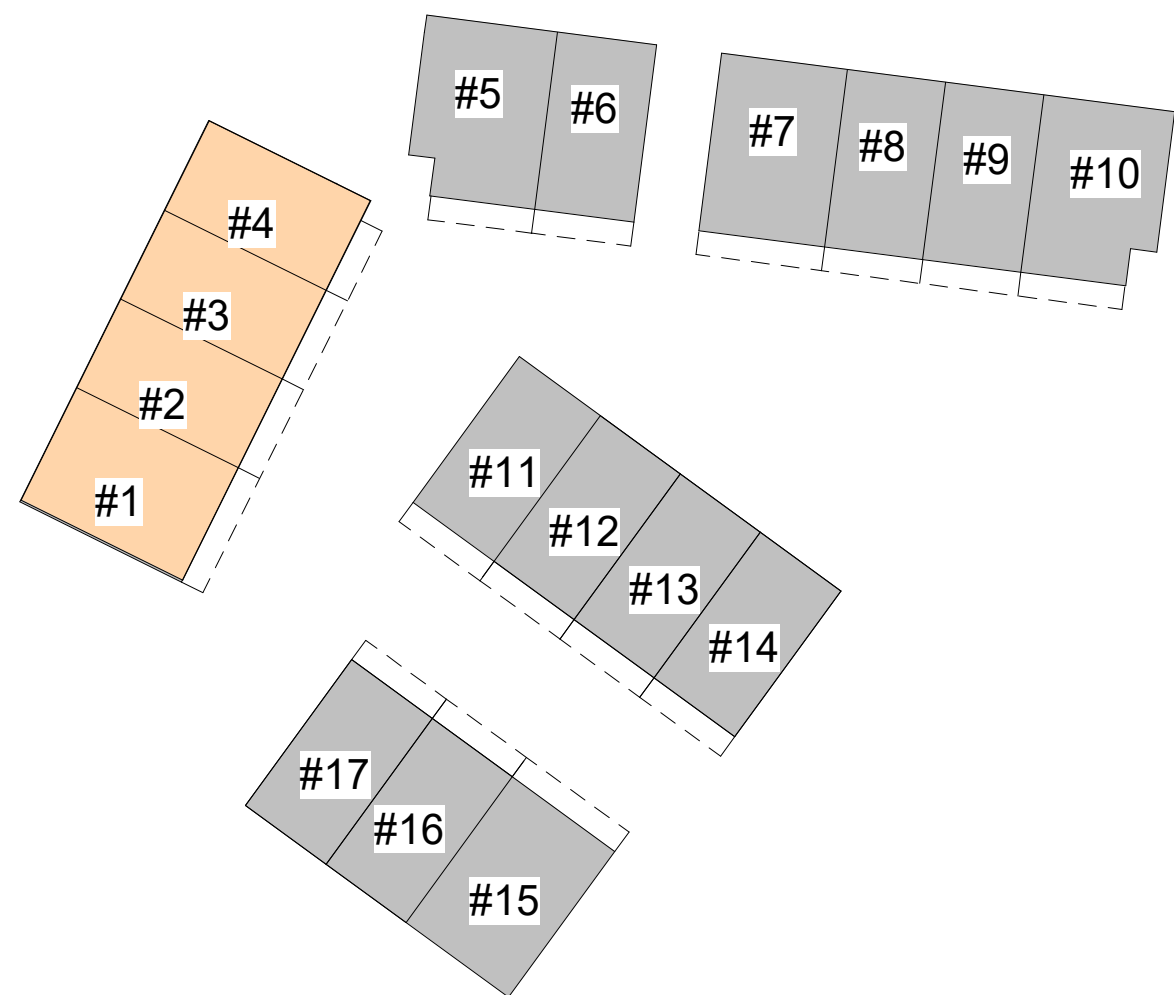
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1
A2.1 LEVEL 2- UNIT #1-#4
1/4" = 1'-0"





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E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

UNIT #1-#4 FLOOR PLAN

Job Number 24.1264

Date 2024.11.14

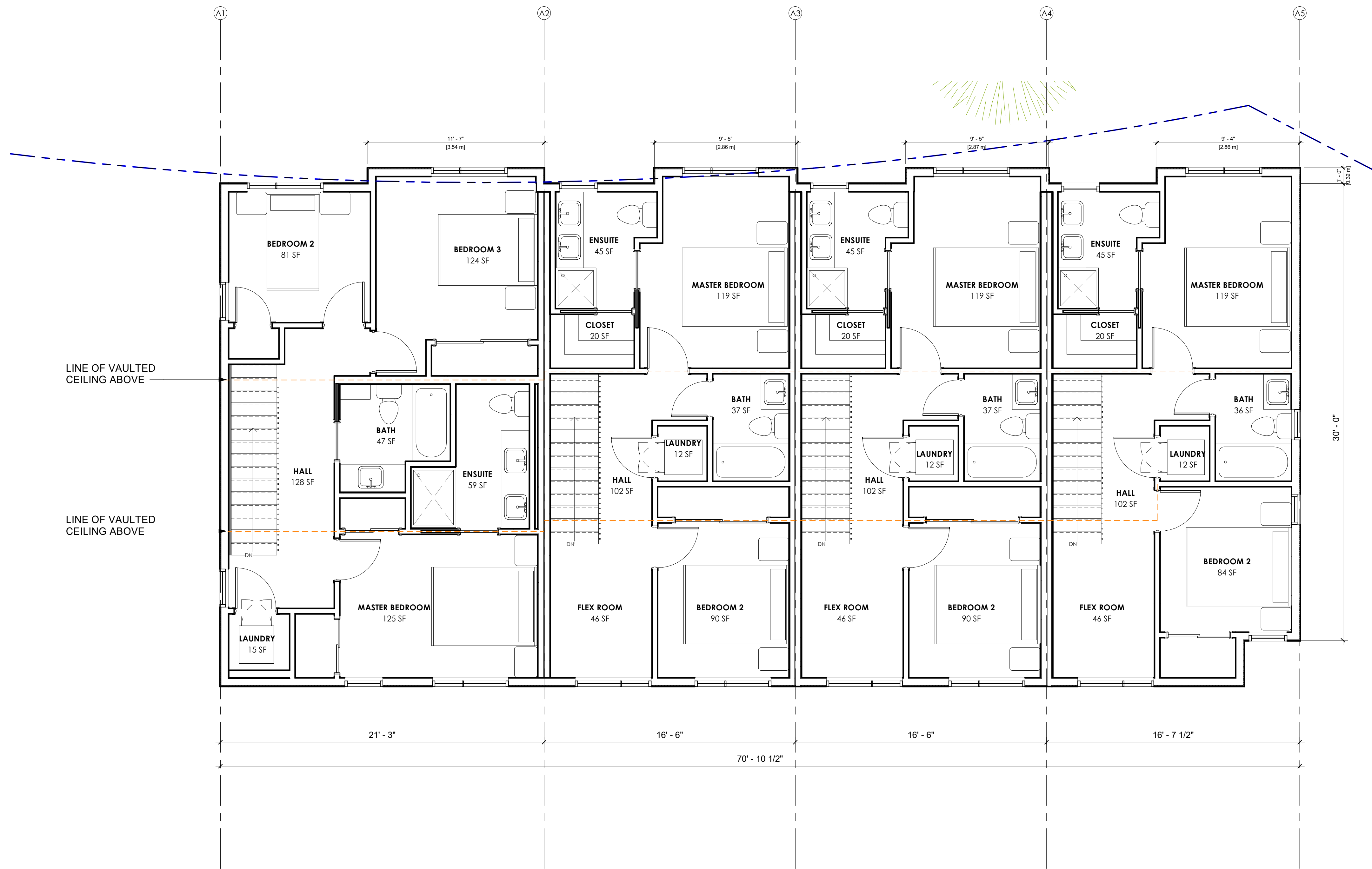
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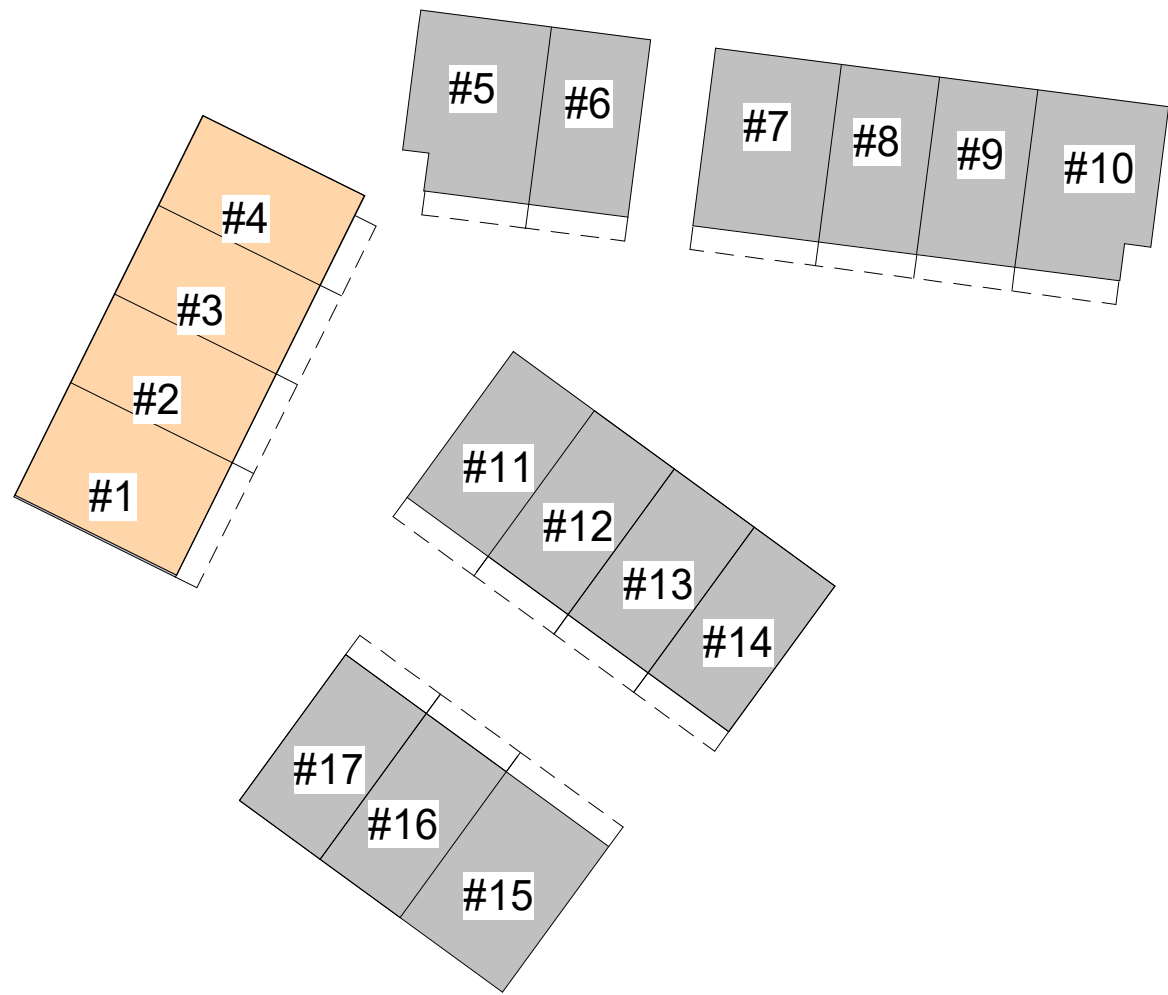
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1
A2.2 LEVEL 3- UNIT #1-#4
1/4" = 1'-0"







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D	2024.11.04	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

UNIT #1-#4 FLOOR PLAN

Job Number

24.1264

Date

2024.11.14

Scale

As indicated

Revision Number

0

Drawing Number

A2.2

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E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project
THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #5-#10 FLOOR PLAN

Job Number 24.1264

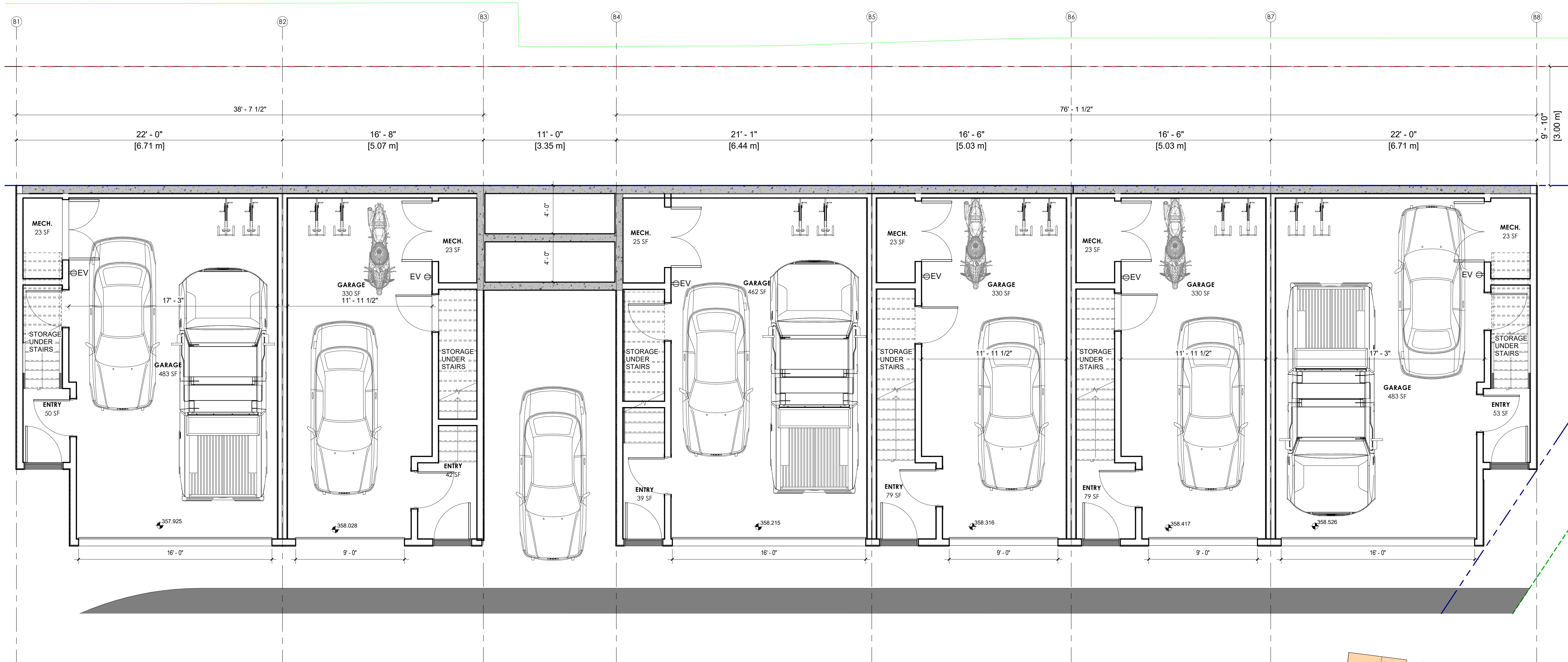
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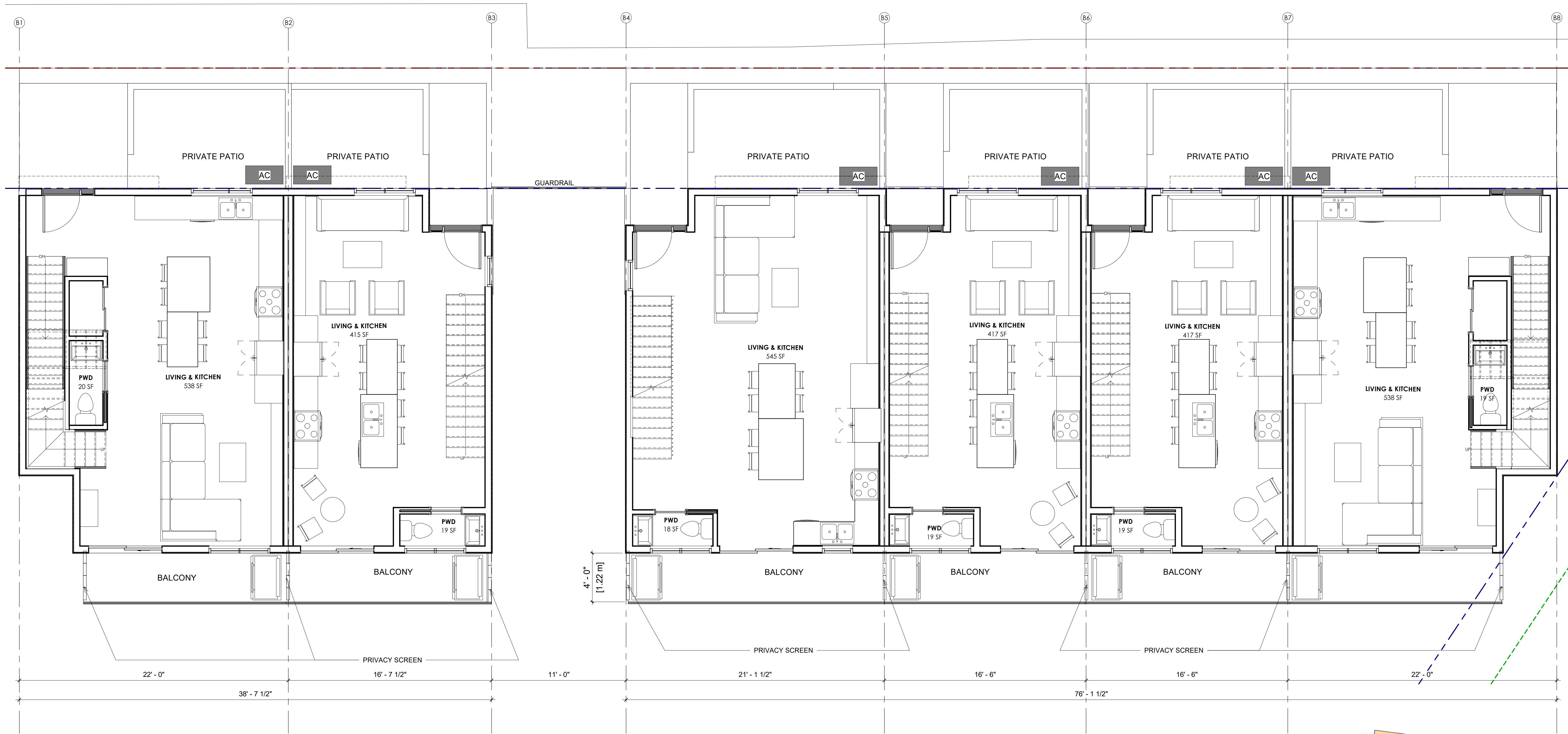
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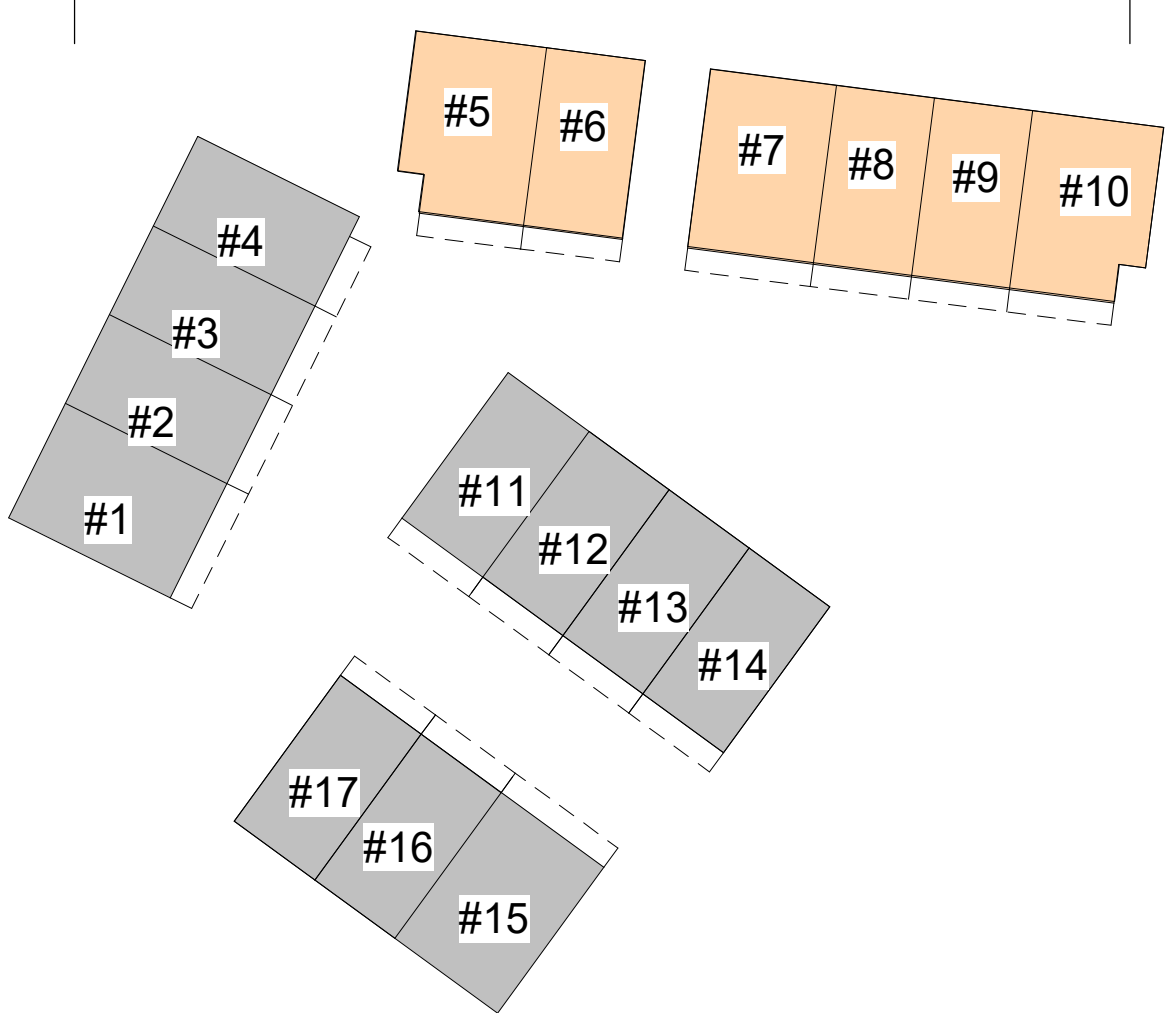
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1 LEVEL 1- UNIT #5-#10
A2.3 1/4" = 1'-0"



1
A2.4
LEVEL 2- UNIT #5-#10
1/4" = 1'-0"








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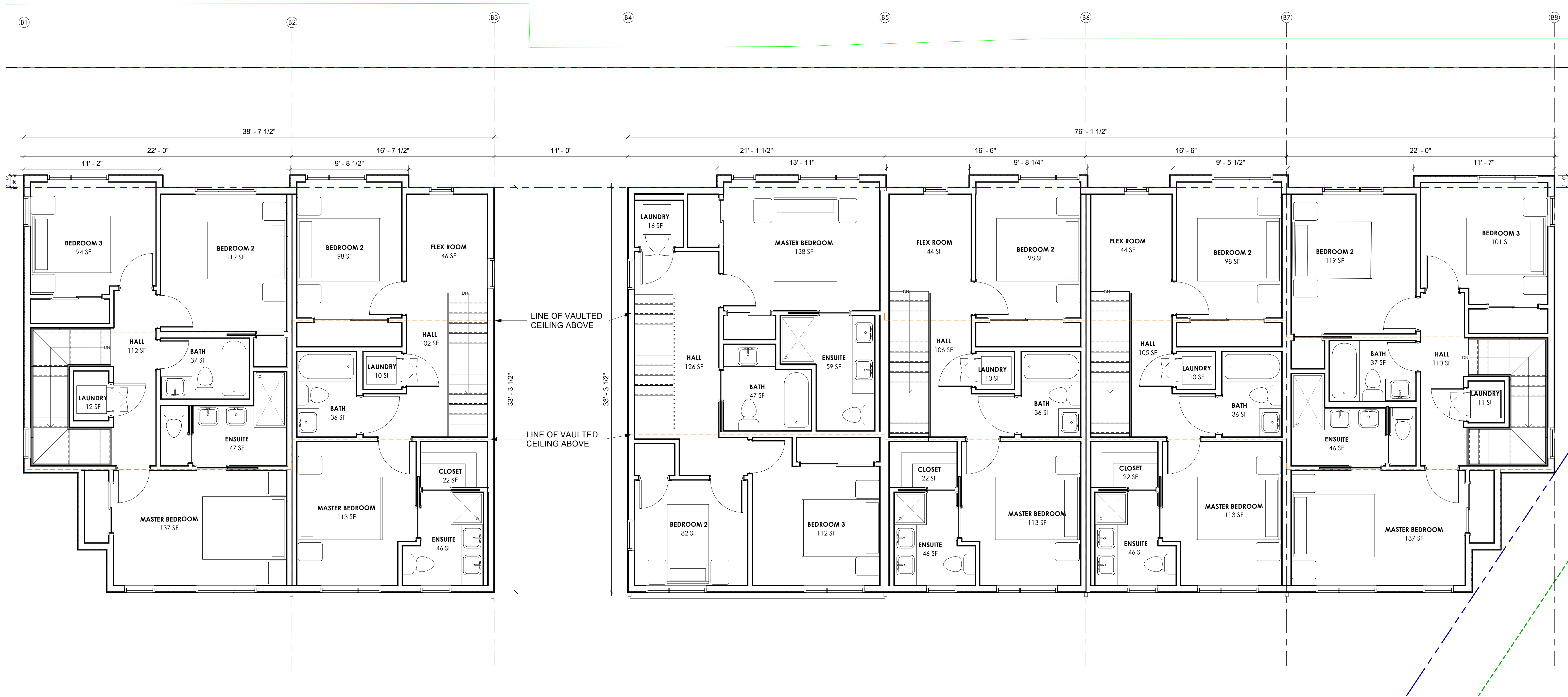
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E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
Project THE HIGHLAND ROW HOUSING 1508 Highland Dr. N. Kelowna BC, V1Y 4K5		
Sheet Title UNIT #5-#10 FLOOR PLAN		
Job Number	24.1264	
Date	2024.11.14	
Scale	As indicated	
Revision Number	0	
Drawing Number		

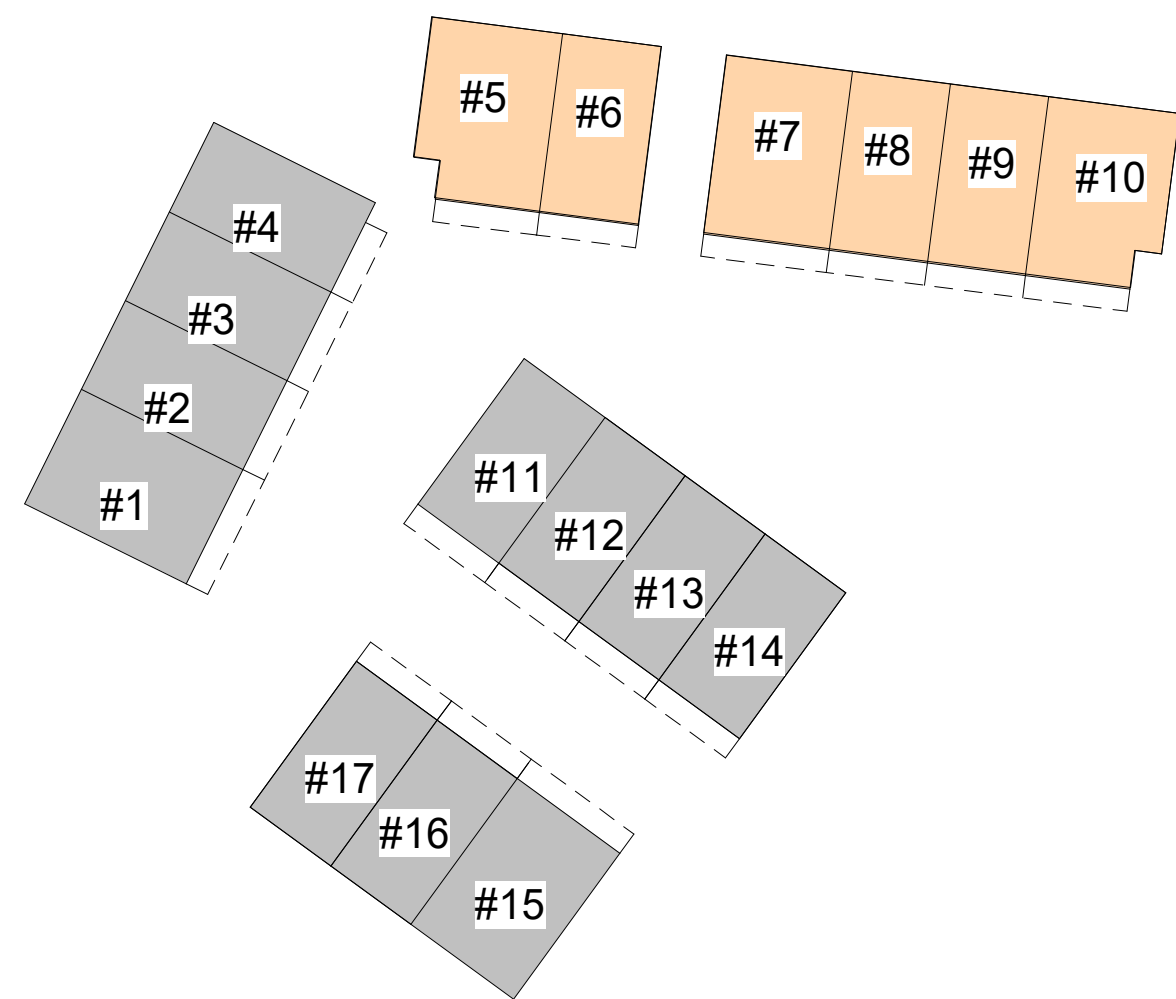
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1
A2.5

LEVEL 3- UNIT #5-#10
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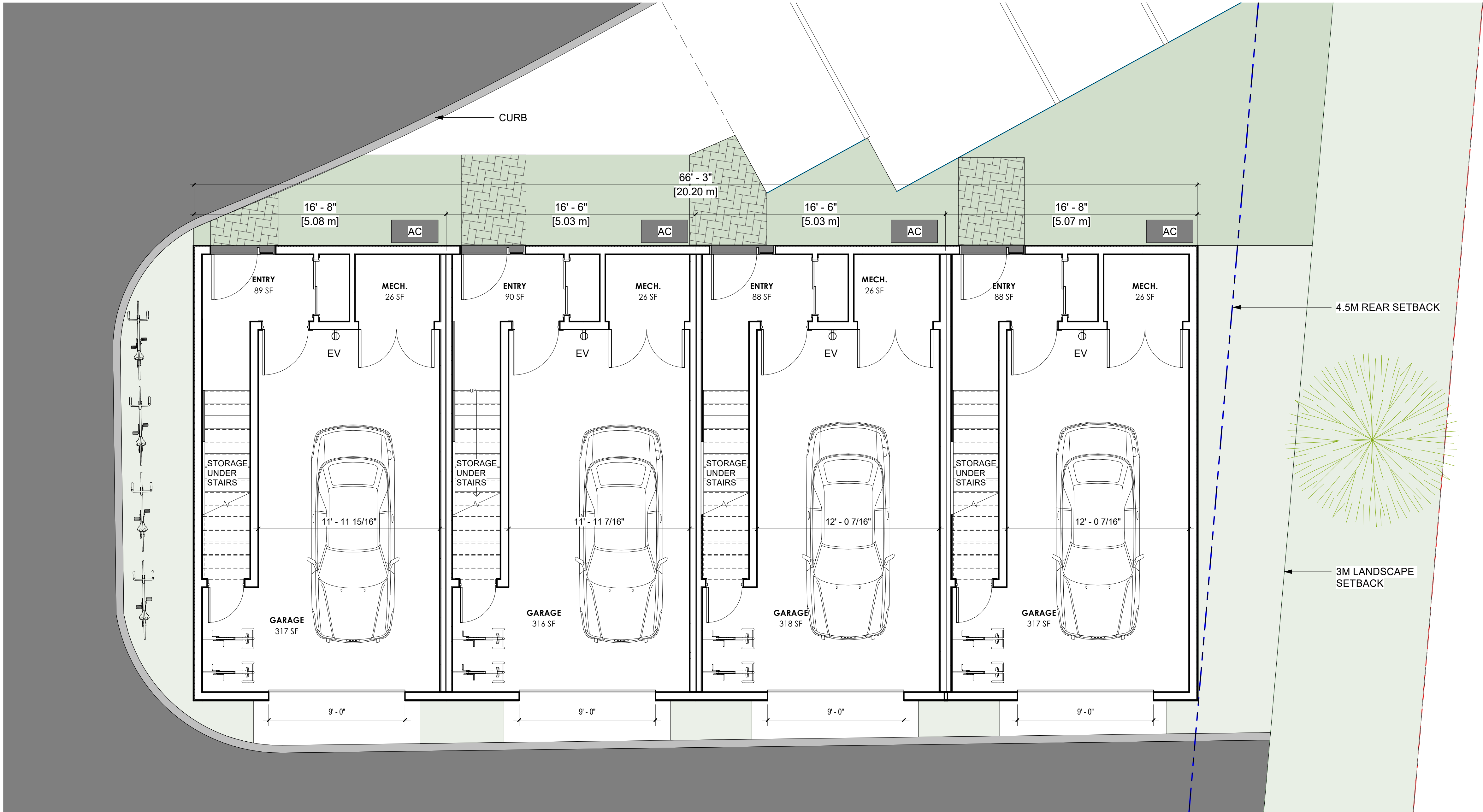
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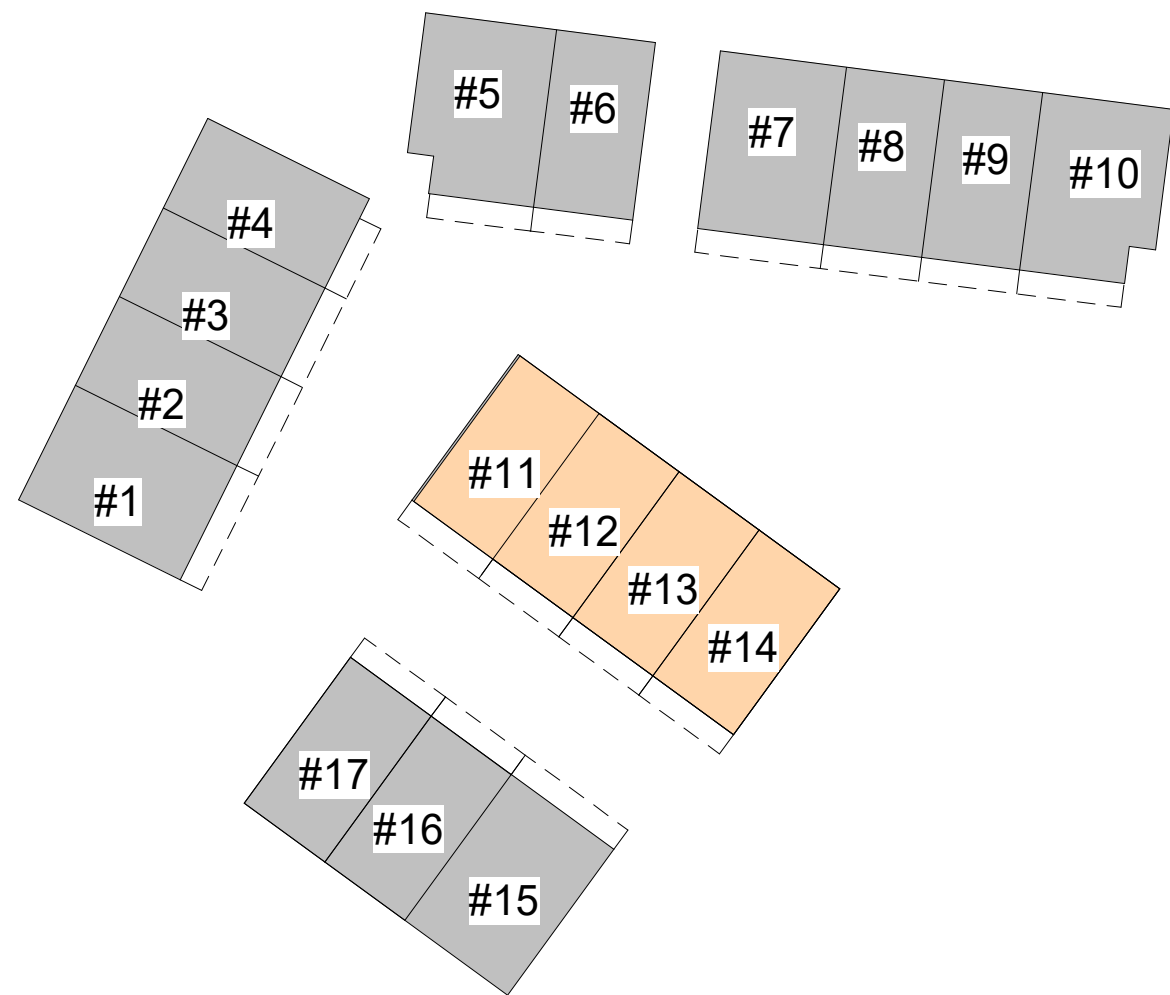
RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
Project		
THE HIGHLAND		
ROW HOUSING		
1508 Highland Dr. N. Kelowna BC, V1Y 4K5		
Sheet Title		
UNIT #5-#10 FLOOR PLAN		
Job Number	24.1264	
Date	2024.11.14	
Scale	As indicated	
Revision Number	0	
Drawing Number		

A2.5

2024-11-14 3:46 PM



1 LEVEL 1- UNIT #11-#14
A2.6 1/4" = 1'-0"



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ALPINE
ctq

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C	2024.09.06	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #11-#14 FLOOR PLAN

Job Number
24.1264

Date
2024.11.14

Scale
As indicated

Revision Number
0

Drawing Number

A2.6



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D	2024.11.04	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

UNIT #11-#14 FLOOR
PLAN

Job Number 24.1264

Date 2024.11.14

Scale As indicated

Revision Number 0

Drawing Number

A2.7

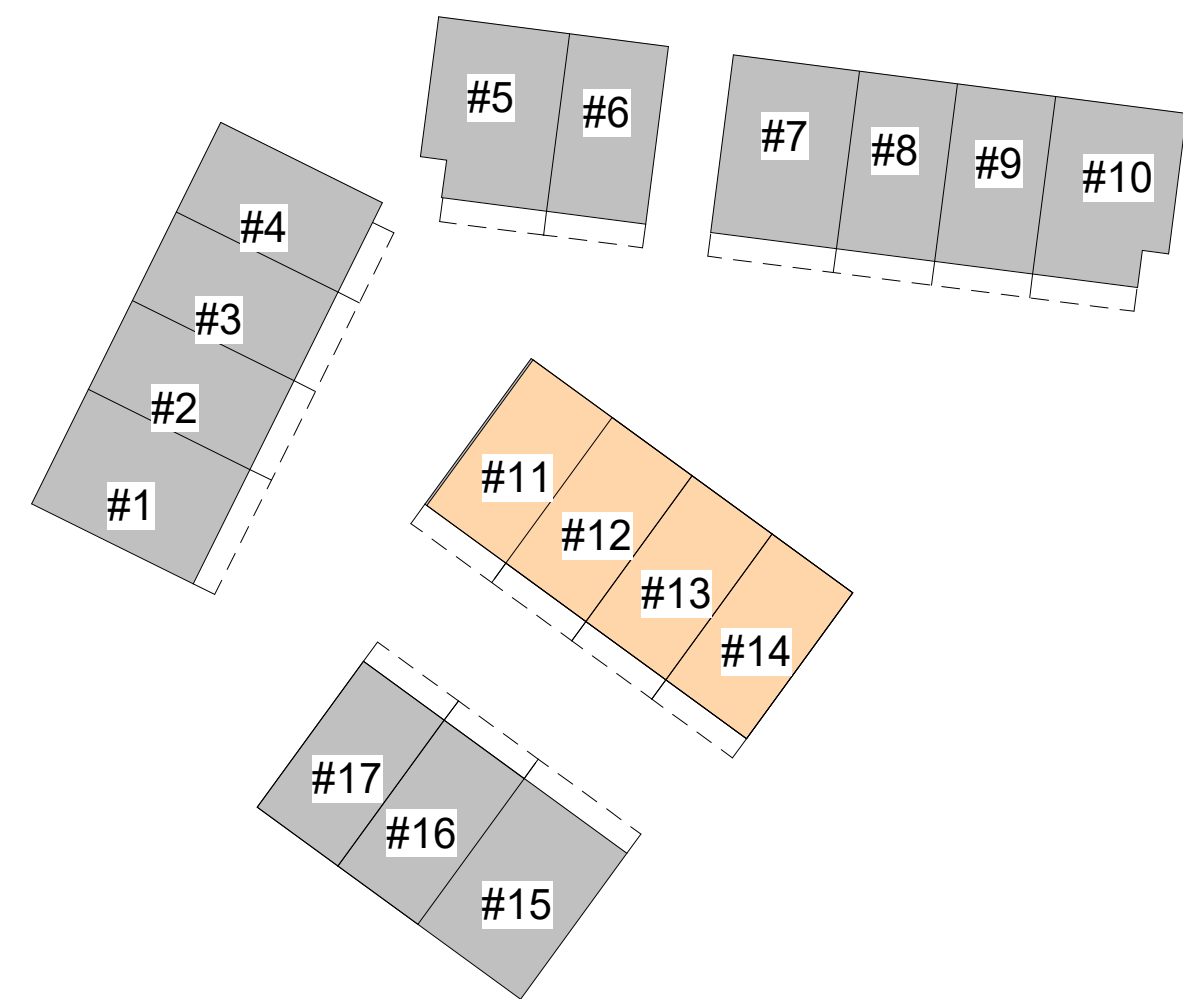
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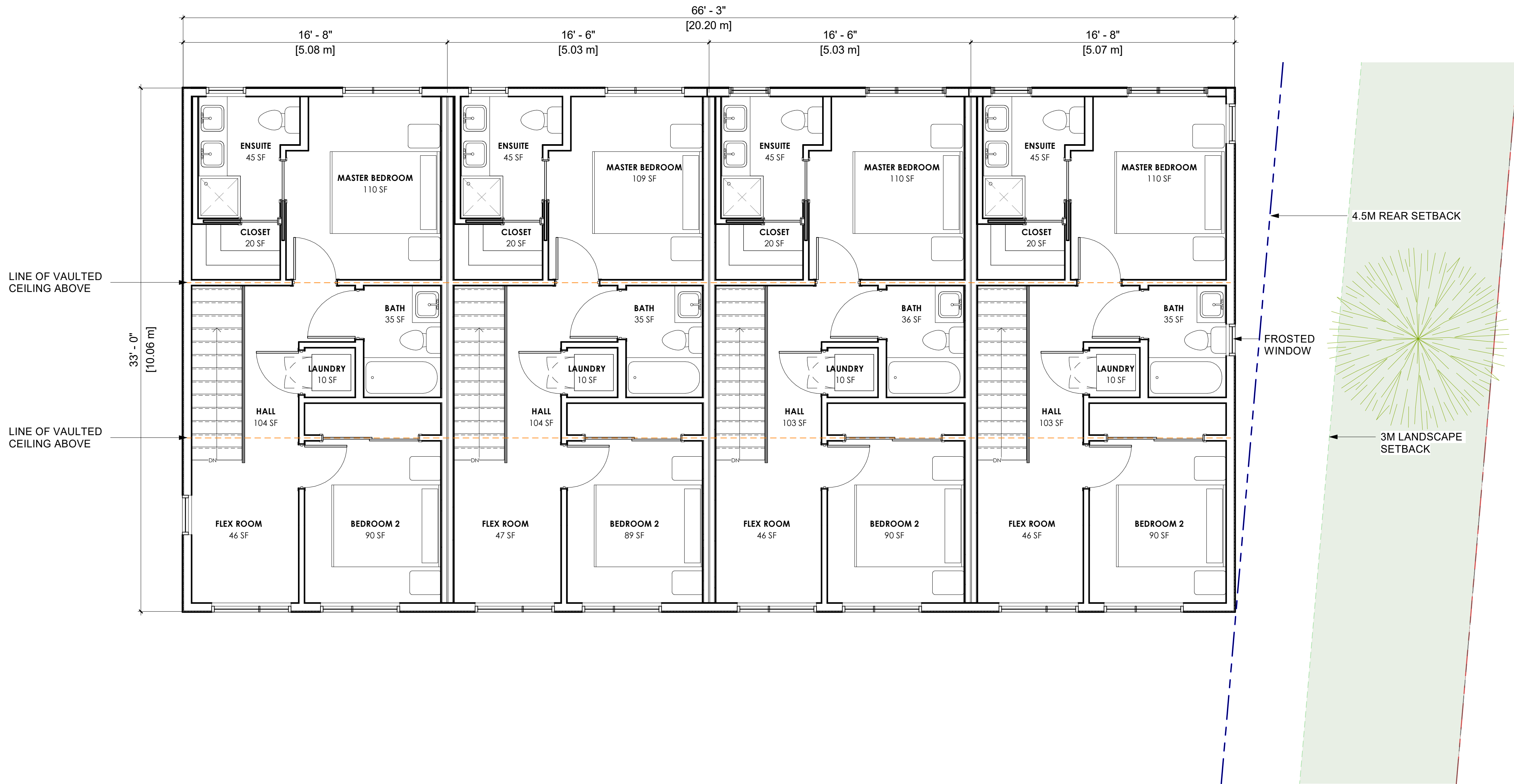


4.5M REAR SETBACK

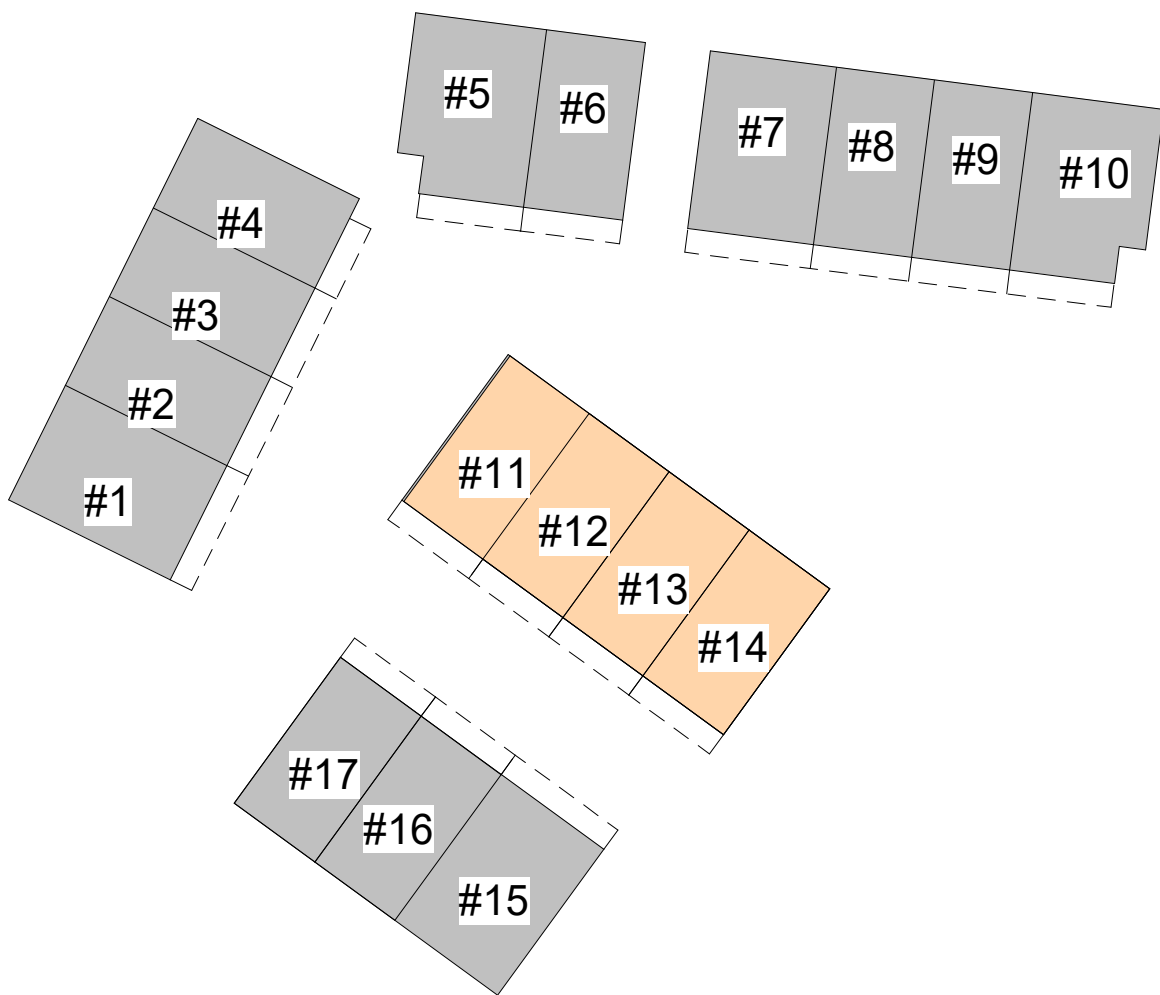
3M LANDSCAPE
SETBACK


1
A2.7 LEVEL 2- UNIT #11-#14
1/4" = 1'-0"





1
A2.8 LEVEL 3- UNIT #11-#14
1/4" = 1'-0"







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NO.	DATE	DESCRIPTION

Project
THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #11-#14 FLOOR PLAN

Job Number
24.1264

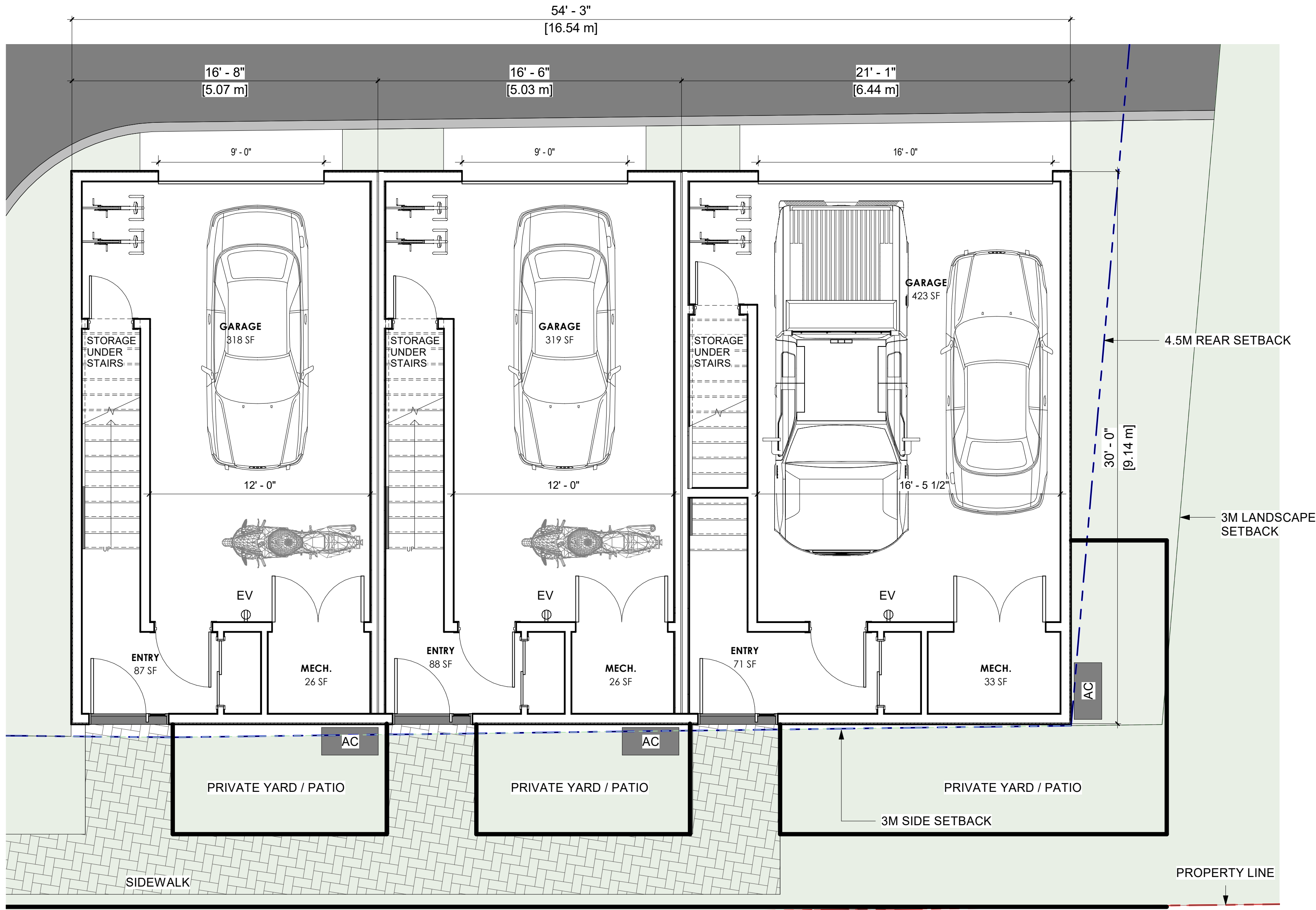
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2024.11.14

Scale
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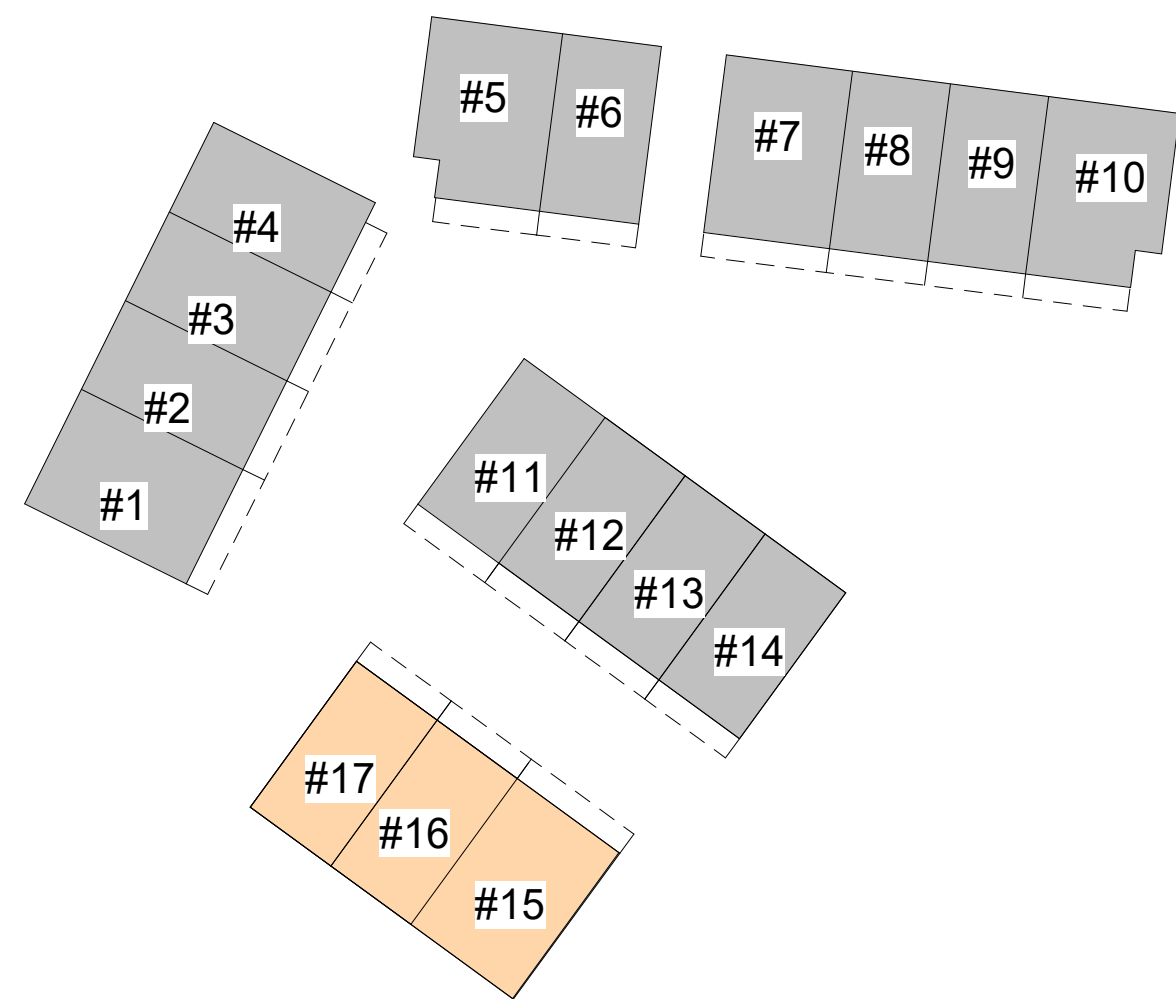
Revision Number
0


Drawing Number
A2.8

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1 LEVEL 1- UNIT #15-#17
A2.9 1/4" = 1'-0"







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Sheet Title
UNIT #15-#17 FLOOR PLAN

Job Number 24.1264

Date 2024.11.14

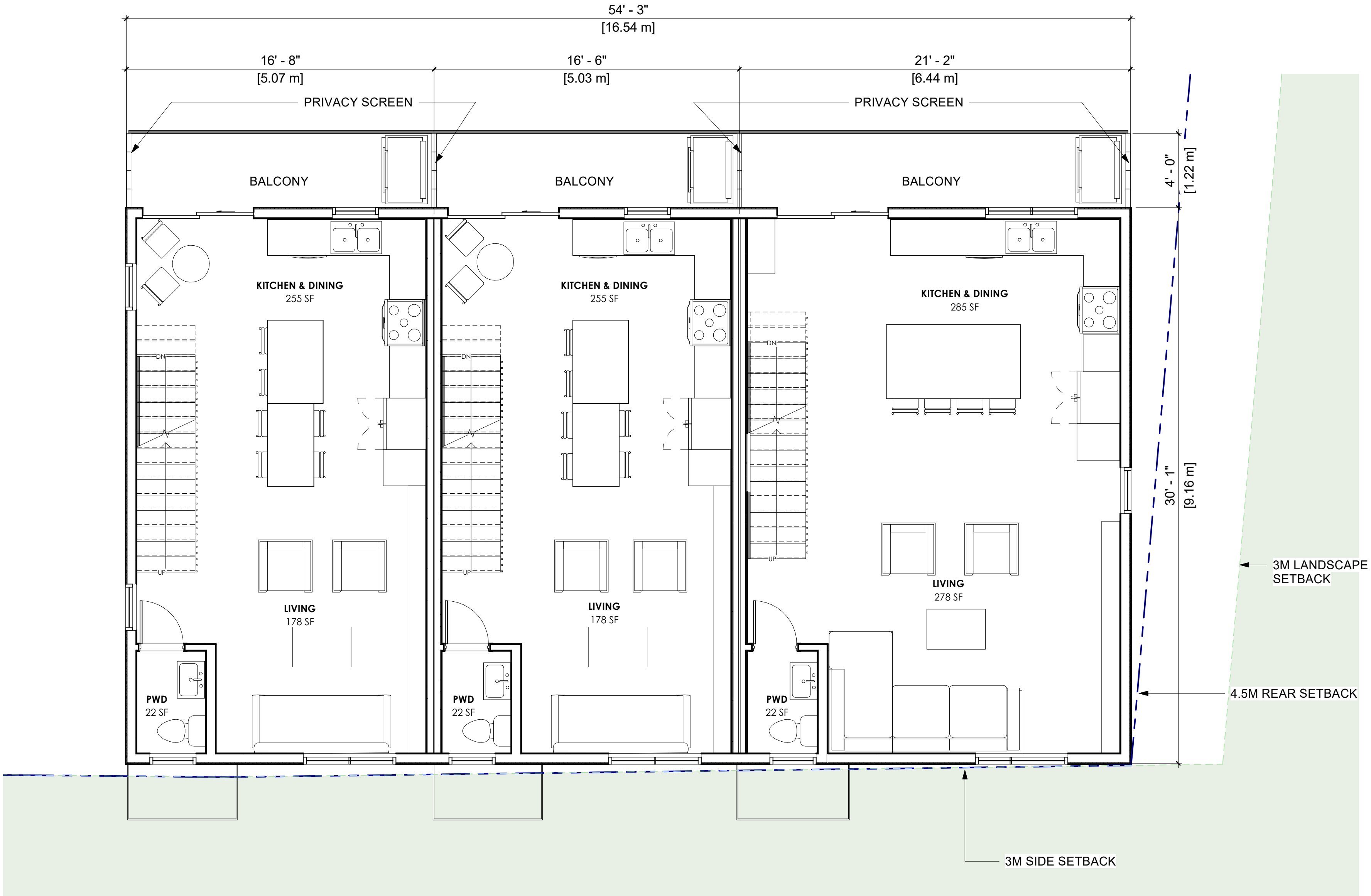
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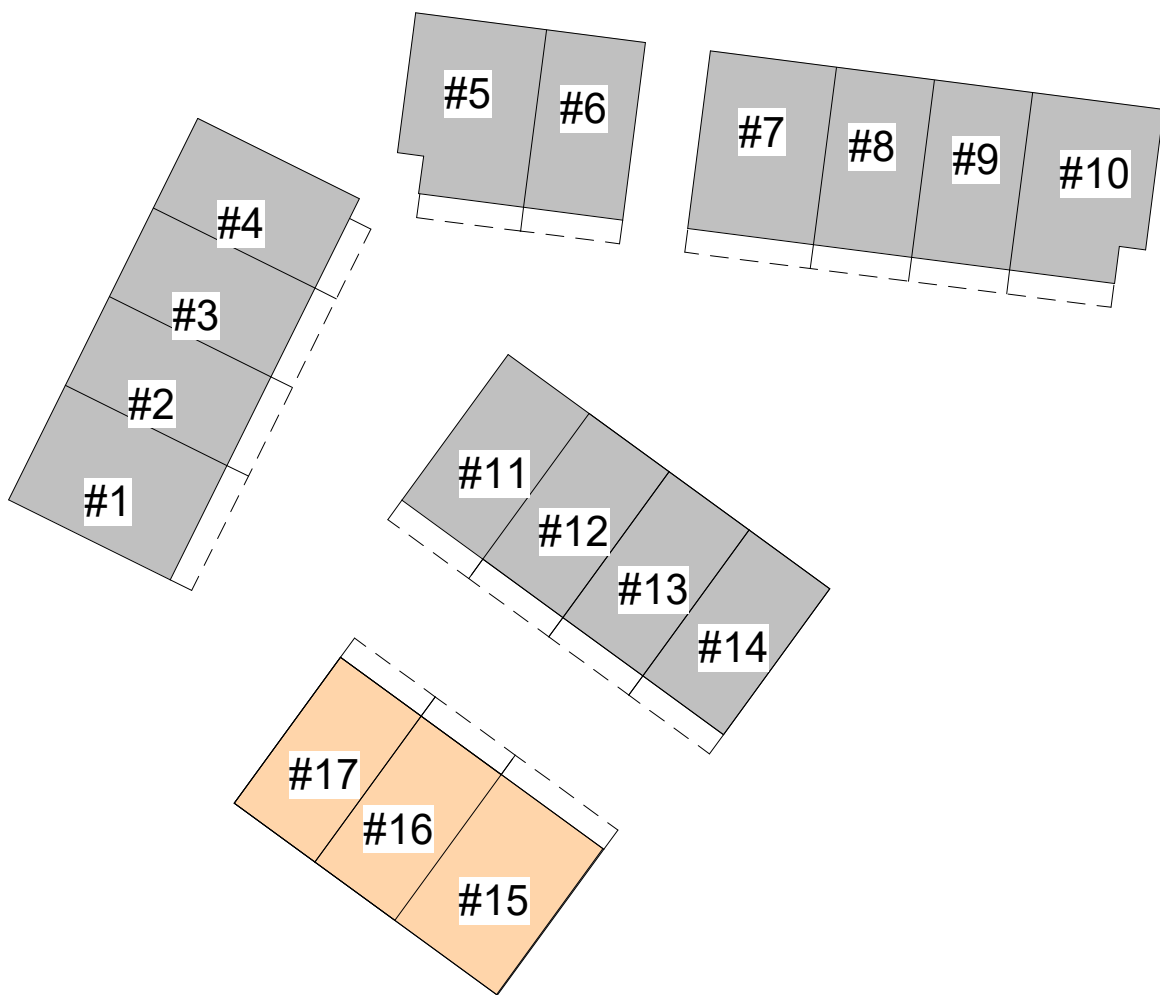
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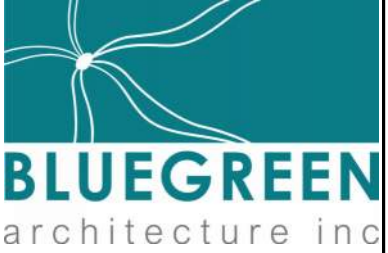
A2.9

2024-11-14 3:50:01 PM



1 LEVEL 2- UNIT #15-#17
A2.10 1/4" = 1'-0"





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Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

UNIT #15-#17 FLOOR PLAN

Job Number

24.1264

Date

2024.11.14

Scale

As indicated

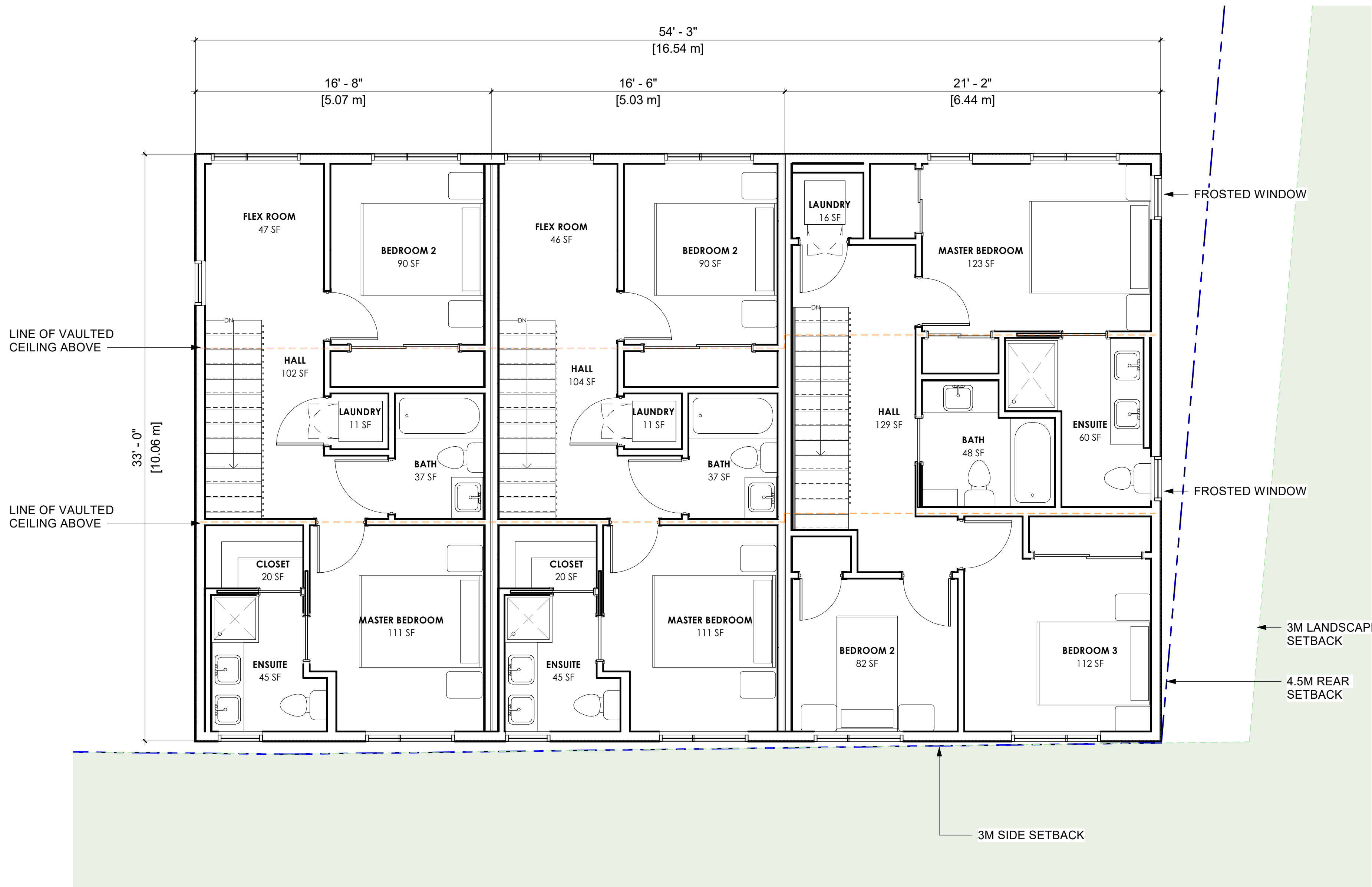
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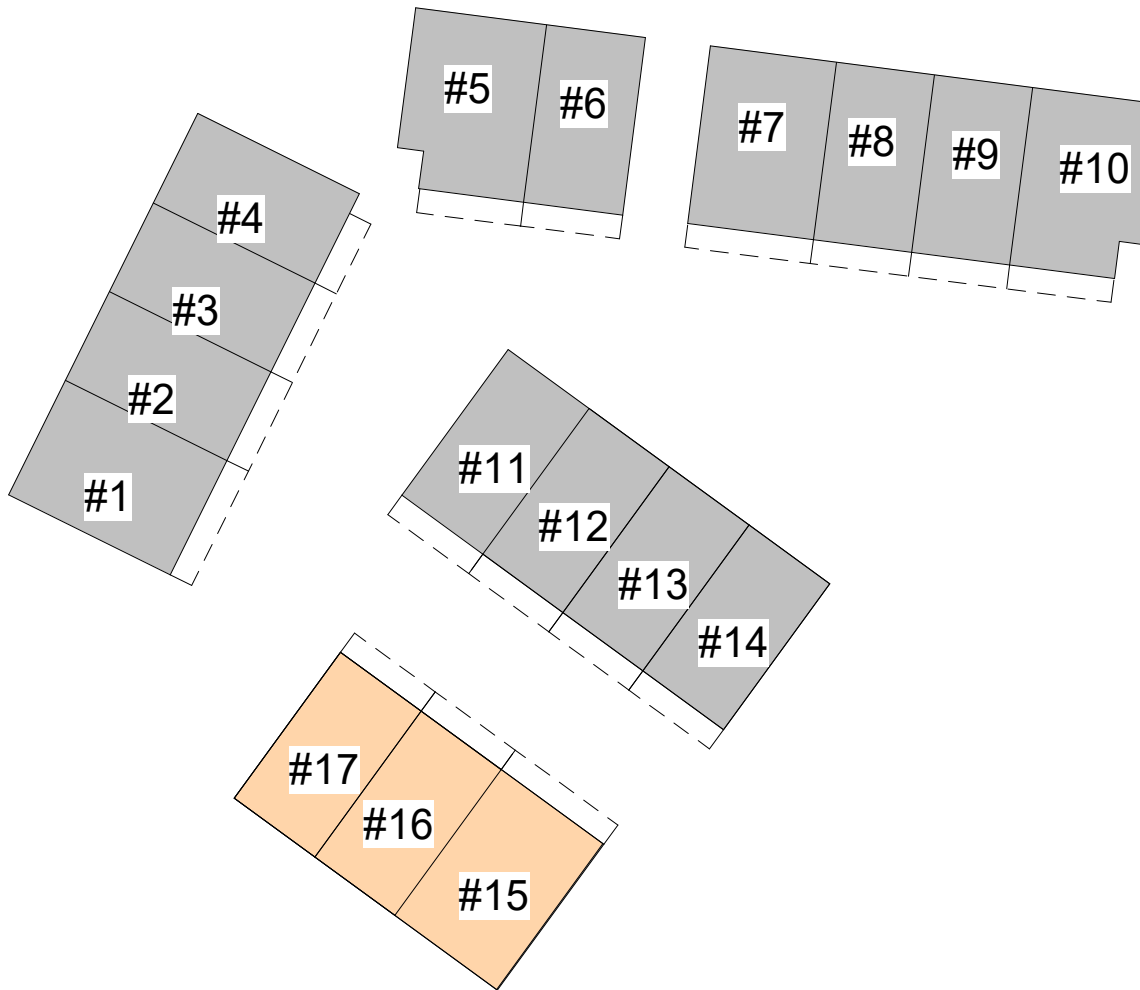
Drawing Number

A2.10

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1 LEVEL 3- UNIT #15-#17
A2.11 1/4" = 1'-0"



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D	2024.11.04	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
Project		
THE HIGHLAND		
ROW HOUSING		
1508 Highland Dr. N. Kelowna BC, V1Y 4K5		
Sheet Title		
UNIT #15-#17 FLOOR PLAN		
Job Number	24.1264	
Date	2024.11.14	
Scale	As indicated	
Revision Number	0	
Drawing Number	A2.11	

2024-11-14 3:50:01 PM



1 SOUTH ELEVATION - UNIT #1-#4
A3.0 3/16" = 1'-0"



2 NORTH ELEVATION - UNIT #1-#4
A3.0 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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D	2024.11.04	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
Project THE HIGHLAND ROW HOUSING 1508 Highland Dr. N. Kelowna BC, V1Y 4K5		
Sheet Title BUILDING ELEVATIONS		
Job Number 24.1264		
Date 2024.11.14		
Scale As indicated		
Revision Number 0		
Drawing Number A3.0		

2024-11-14 3:504 PM



1 WEST ELEVATION - UNIT #5-#10
A3.1 3/16" = 1'-0"



2 EAST ELEVATION - UNIT #5-#10
A3.1 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
1		

Project
THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
BUILDING ELEVATIONS

Job Number
24.1264

Date
2024.11.14

Scale
As indicated

Revision Number
0

Drawing Number
A3.1



1 EAST ELEVATION - UNIT #1-#4
A3.2 3/16" = 1'-0"



2 WEST ELEVATION - UNIT #1-#4
A3.2 3/16" = 1'-0"



4 SOUTH ELEVATION - UNIT #5-#10
A3.2 3/16" = 1'-0"



3 NORTH ELEVATION - UNIT #5-#10
A3.2 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE, JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE, JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION
1		
2		
3		
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7		
8		
9		
10		



2 WEST ELEVATION - UNIT #11-14
A3.3 3/16" = 1'-0"



1 EAST ELEVATION - UNIT #11-14
A3.3 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
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- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)





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Sheet Title BUILDING ELEVATIONS		
Job Number	24.1264	
Date	2024.11.14	
Scale	As indicated	
Revision Number	0	
Drawing Number	A3.3	

2024-11-14 3:50:09 PM



1 EAST ELEVATION - UNIT #15-#17
A3.4 3/16" = 1'-0"



2 WEST ELEVATION - UNIT #15-#17
A3.4 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
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- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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C	2024.09.04	RE-ISSUED FOR REZONING
D	2024.11.04	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

BUILDING ELEVATIONS

Job Number 24.1264

Date 2024.11.14

Scale As indicated

Revision Number 0

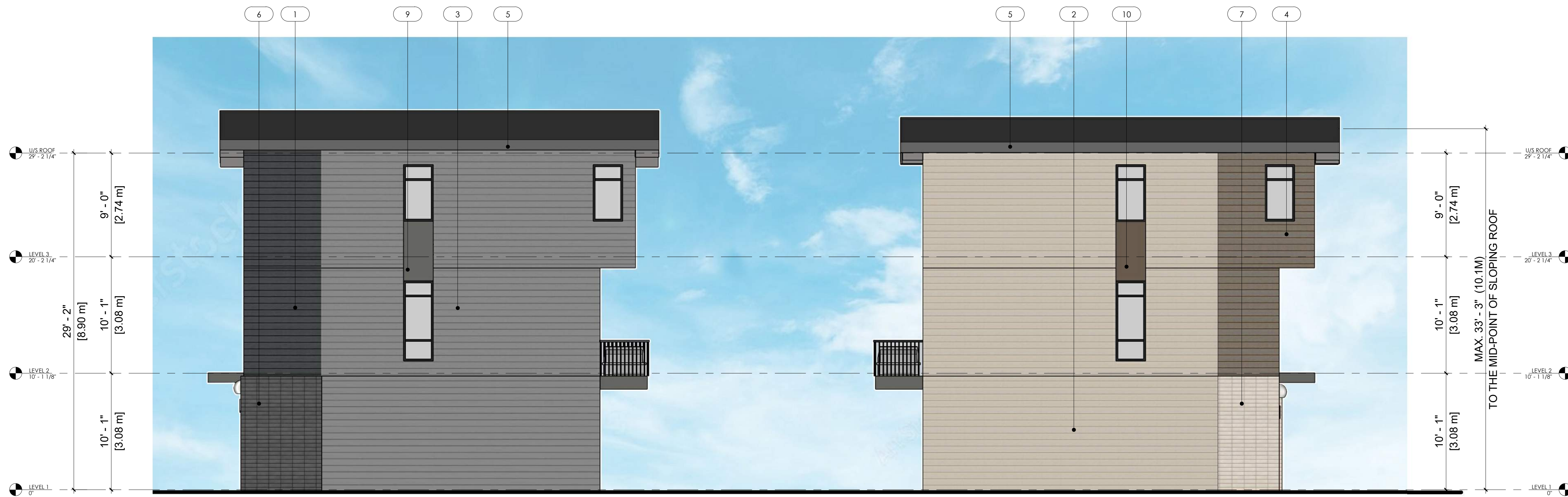
Drawing Number

A3.4

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1 SOUTH ELEVATION - UNIT #11-#17
A3.5 3/16" = 1'-0"



2 NORTH ELEVATION - UNIT #11-#17
A3.5 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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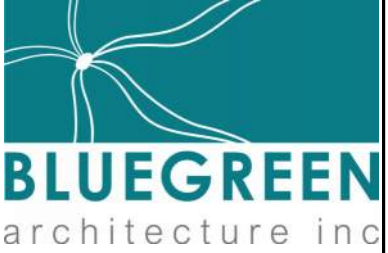
Seal

RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
B	2024.06.19	ISSUED FOR DP
C	2024.09.04	RE-ISSUED FOR REZONING
D	2024.11.04	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
Project		
THE HIGHLAND		
ROW HOUSING		
1508 Highland Dr. N. Kelowna BC, V1Y 4K5		
Sheet Title		
BUILDING ELEVATIONS		
Job Number	24.1264	
Date	2024.11.14	
Scale	As indicated	
Revision Number	0	
Drawing Number	A3.5	

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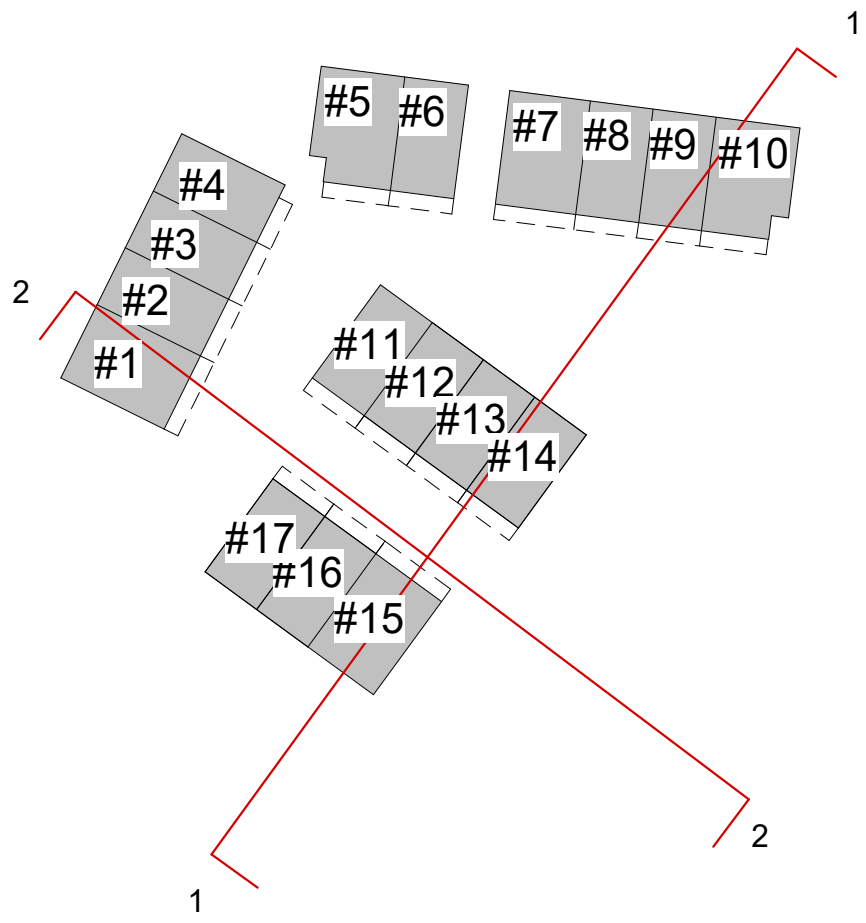
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E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
Project		
THE HIGHLAND		
ROW HOUSING		
1508 Highland Dr. N. Kelowna BC, V1Y 4K5		
Sheet Title		
PERSPECTIVES		
Job Number 24.1264		
Date 2024.11.14		
Scale		
Revision Number 0		
Drawing Number		

A3.6

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E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
SITE SECTIONS

Job Number
24.1264

Date
2024.11.14

Scale
1" = 50'-0"

Revision Number
0

Drawing Number
A4.0

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