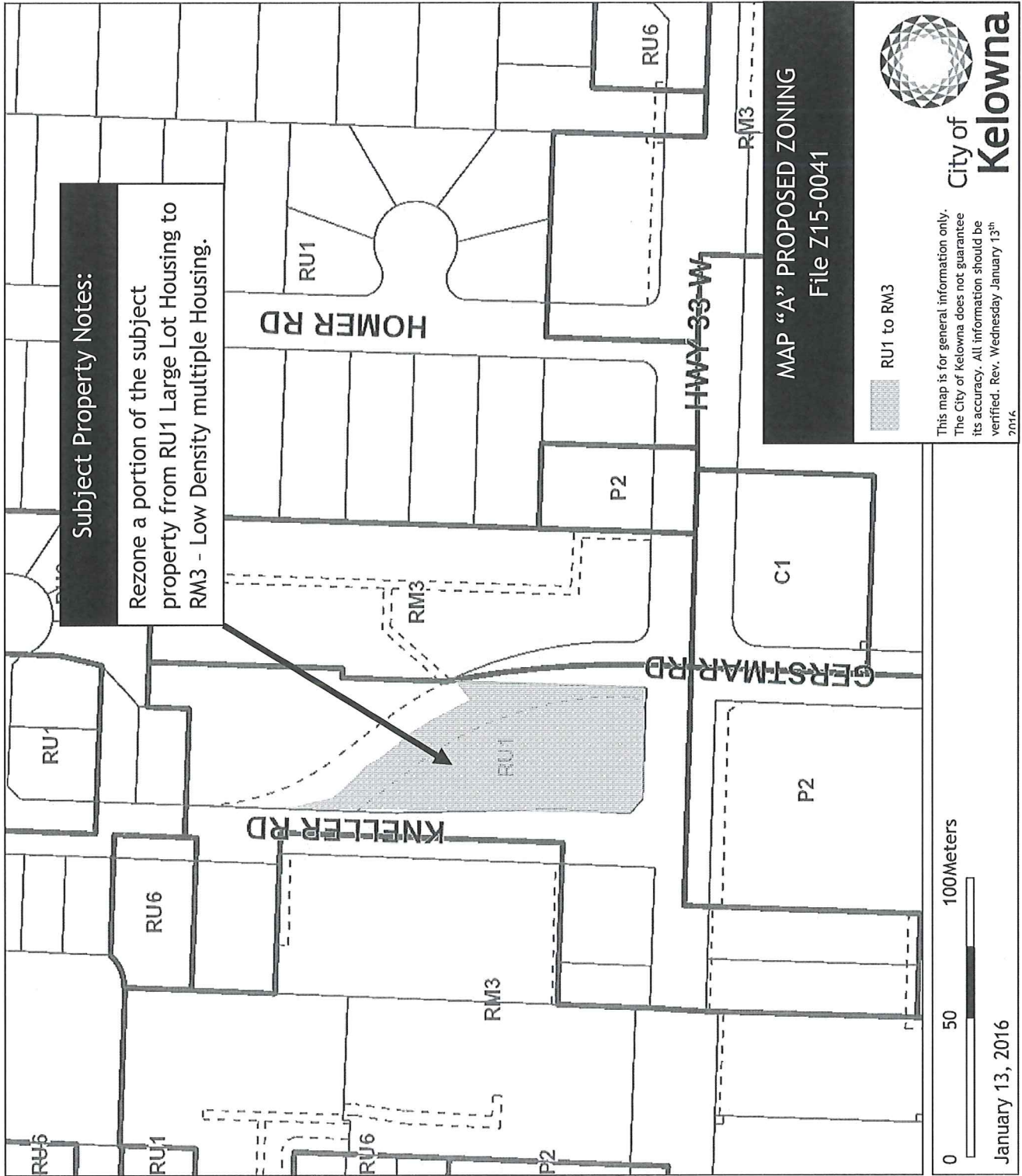


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



PUBLIC INFORMATION SESSION

APPLICATION FOR REZONING (Major) & DEVELOPMENT PERMIT (With Variance)

City of Kelowna File #Z15-0041/DP15-0176/DVP15-0177

An application is underway to rezone a portion of 1170 Hwy 33 from RU1 to RM3 in order to construct a 78-unit, 3 storey apartment building with underground parking. A Parking Variance is also being considered in order to increase the allowed ratio of smaller cars.



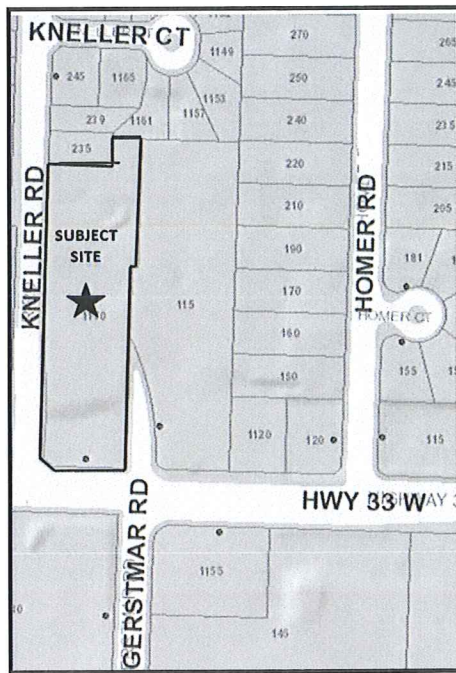
If you are interested in learning more about this application please drop by our information session or contact one of the offices listed below.

**Rutland Seventh Day Adventist Church – 130 Gerstmar Road
Thursday, August 20, 2015 from 4-7PM (drop in)**

Okanagan Metis & Aboriginal Housing Society
Phone: 250-763-7747

New Town Planning Services Inc.
Phone: 250-860-8185





Public Information Session

Thursday, August 20th

4:00 pm – 7:00 pm (drop in)

Rutland Seventh Day

Adventist Church

130 Gerstmar Road

Residents are cordially invited to learn more about our request to rezone a portion of 1170 Hwy 33 to construct a 78-unit apartment building with a parking variance to allow for an increased ratio of smaller cars.

For more information please contact New Town Planning Services at 250-860-8185 or Okanagan Metis & Aboriginal Housing Society at 250-763-7747.

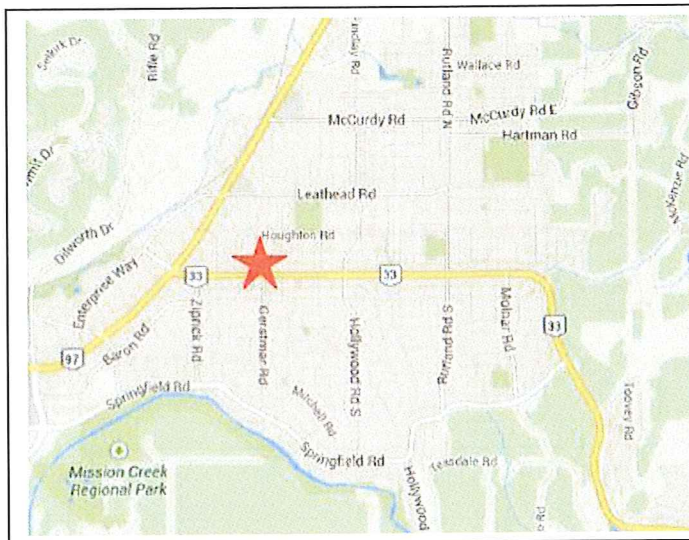


Proposal for Rezoning & Development Permit
Parcel B of Lot 4, Sections 26 & 27, Tp. 26, ODYD, Plan 426
Except Plans 8449, 21711, 24898, KAP58053 and KAP58054

1170 Highway 33W

Introduction

This application is for rezoning and Development Permit to allow for a 78-unit multiple family residential project at 1170 Hwy 33W to be constructed and subsequently managed by the Okanagan Metis and Aboriginal Housing Society.



Site Location: 1170 Hwy 33W

Housing Needs

The Okanagan Metis and Aboriginal Housing Society (OMAHs) is a registered non-profit society dedicated to the provision of below market housing for the community. This type of housing is in critically short supply in the Kelowna region and OMAHS has secured support from BC Housing to fund the land purchase and development for the provision of apartment housing to be rented at 85% of market value.

OMAHs presently owns and manages several housing developments within Kelowna and West Kelowna, including 28 town house units at 115 Gerstmar Road, adjacent to the Subject Site. The new apartment building will become home to the OMAHS main office, allowing for on-site rental management for the new building and satellite management of their other properties.

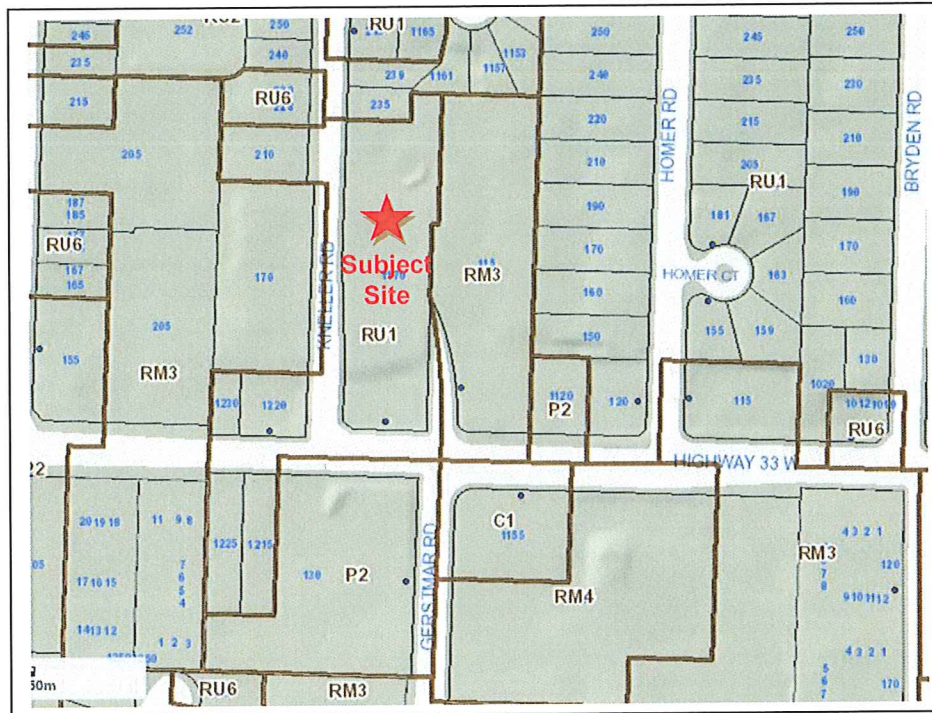
Site Context

The Subject Site is approximately two acres and is presently zoned RU1 (Large Lot Housing). There are currently three residential dwellings situated on the property. The site is surrounded on the north, east and west by established residential properties. There is a small development of single-family residential to the north (Kneller Road and Kneller Court), with multiple-family residential beyond.

Cont...

Multiple family residential developments are also located to the east and west of the Subject Site.

Land uses to the south and southeast, across Highway 33, are institutional (Rutland Seventh-Day Adventist Church) and commercial (Shell gas station).



Site Context: Current Zoning

Policy Context

The application for zoning to RM3 (Low Density Multiple Residential) is consistent with the City of Kelowna's Official Community Plan Generalized Future Land Use Map. Zoning will be advanced concurrently with a Development Permit for the proposed civil works, building and landscaping.

With the planned extension of Gerstmar Road triggered by this development, the Ministry of Transportation and Infrastructure (MoTI) has requested that Kneller Road be closed to through traffic and the applicant proposes to acquire the entire Kneller Road right-of-way and consolidate it with the Subject Site. MOTI has sign-off authority on the zoning application as it abuts Highway 33 and is within 800m of the Provincial Highway.

Site Analysis

The planned extension of Gerstmar Road will bisect the Subject Site in a generally SE to NW axis and ultimately divide the long, narrow property into two smaller properties. The severed portion of the Subject Site not proposed for the development will be subdivided and registered as a separate legal title and will remain zoned as RU-1.

Cont...

Kneller Road Closure & Gerstmar Road Extension

The City of Kelowna Engineering and Planning Departments endorse the sale of the Kneller Road stub to the applicant. The road has several utility easements, alignments and Statutory Right of Way's, the majority of which will be retained in their present locations.

An access easement will be granted to the neighbouring property at 1220 Highway 33 and all traffic to Highway 33 will be closed off at the Kneller road intersection.

Building Form & Character

The proposed 78-unit, 3 storey apartment building is placed on a single level concrete underground parkade with additional parking provided on surface. This 3 storey wood-frame structure is of contemporary Okanagan styling incorporating a flat roof, generous balconies and large frame windows with solar shading. The exterior is finished with fiber cement siding, shingles, and paneling.

The opportunity to provide ground-oriented access to the main floor apartment units has been optimized and each of these homes will have internal corridor access as well as a patio and private access from the street.



Conceptual Building Design: View of proposed development looking northwest

An application for Development Permit is being submitted concurrently with this request for rezoning and conceptual building elevations along with a detailed site plan, parking plan and landscaping plan will be available for review as part of the application and public consultation process.

Proposed Parking Variance (Car Size Ratio)

In response to the geographic qualities of this site and the emerging changes in vehicle preference, we are seeking a variance to the parking ratio between large, medium and small parking stalls as described in Zoning Bylaw Table 8.1.11 for RM3 residential development.

Parking Stall Size	Regulation (RM3)	Provided
Large Car Stalls	50%	33%
Medium Car Stalls	40%	49%
Small Car Stalls	10%	18%

Cont...

Zoning Statistics

The proposed apartment building will be developed in accord with the regulations outlined in the RM3 (Low Density Multiple Family Residential) zone as outlined in the following table.

OMAHS Apartment Zoning Compliance		
Regulation Category	Regulation (RM3)	Provided
Lot Width	30m	61.4m
Lot Depth	30m	44m
Lot Area	900m ²	5,108 m ²
Maximum F.A.R.	0.75	0.65
Building Site Coverage	40%	26%
Building, Driveways & Parking *	60%	60%
Maximum Height	3 storeys / 10m	3 storeys / 9.3m
Accessory Bldg. Height	4.5m	2.4m
Hwy. 33 Setback (Front Yard)	4.5m	4.5m
Front Yard (South)	4.5m	4.5m
Side Yard (East)	1.5m	1.5m
Side Yard (West)	4.5m	20.9m
Rear Setback (North)	4.5m	8.6 m
Parking	102	102
Visitor Parking	12	12
Bike Parking	47	47+

Summary

The proposed OMAHS multiple-family residential project is compliant with the planning intentions envisioned by the Official Community Plan. The development will construct the Gerstmar Road extension replacing the need for an intersection at Kneller Road at Highway 33.

The proposed closure and property consolidation of the Kneller Road stub is assumed and will be a prerequisite approval of the proposed zoning and Development Permit processes. Coordinated application processing is expected to allow Council and the public to fully understand the overall proposal.



Your File #: Z15-0041
eDAS File #: 2015-03920
Date: Aug/13/2015

City of Kelowna

1435 Water Street
Kelowna, British Columbia V1Y 1J4
Canada

Attention: Deb Champion and Adam Cseke

Re: Proposed Bylaw change to 8000 for:
PARCEL B (PLAN B1566) OF LOT 4 SECTIONS 26 AND 27 TOWNSHIP 26
ODYD PLAN 426 EXCEPT PLANS 8449, 21711, 24898, KAP58053, AND
KAP58054

With regard to the above noted City of Kelowna zoning file, the Ministry has reviewed the referral information and has determined no objection to the change in land use through this bylaw and support full closure of Kneller Road provided the following conditions are satisfied:

As indicated in our earlier response, once the extension of Gertsmar Road is constructed, the Kneller Road intersection at Highway 33 will be too close to the signalized intersection of Highway 33 and Gertsmar Road. Closure of Kneller Road will require physical removal of the curb returns and replacement with Ministry standard barrier curb and gutter, complete with drainage works as needed and including appropriate pavement marking revisions on Highway 33. We assume the City will also require the corresponding sidewalk and boulevard treatment to be constructed through the closed road area as part of this project.

For the closure of Kneller Road at Highway 33 we require alternate access to be provided to Lot 3, Plan 2837 (1220 Hwy. 33W) via Gertsmar Road. No direct access will be permitted where alternate access is feasible, reasonable and safe. Provision of future alternate access to the property lying immediately to the west of Lot 3 (1230 Hwy 33W) should also be considered at this time, in order to allow for elimination of the direct highway access in future.

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

All work within the public highway right of way is subject to our Ministry's review and approval. Prior to any activity starting within any portion of Provincial Highway Right of Way all design work details must be submitted and approved by this Ministry demonstrated through permit.

If you have any questions please feel free to contact our Development Approvals department via 250-712-3660.

Yours truly,

A handwritten signature in black ink, appearing to be 'Blaine Garrison', written in a cursive style.

Blaine Garrison
District Development Technician

CITY OF KELOWNA

MEMORANDUM

Date: August 20, 2015
File No.: Z15-0041
To: Urban Planning (AC)
From: Development Engineer Manager (SM)
Subject: 1170 Hwy 33 SW – Parcel B of Lot 4, Plan 426, Sec. 26 & 27, Twp. 26 ODYD

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU1 to RM3 are as follows:

These are W. & U. initial comments and they may be subject to MOT requirements

1. Subdivision
 - a) Provide easements as may be required.
 - b) Dedicate the new alignment of Kneller Road in accordance with the road reserve alignment and requirements registered on the subject property.
 - c) Close the southerly portion of Kneller and register an access agreement in favour of the properties affected by the road closure along the West side of Kneller Road.
 - d) Register a 6.0m. Right of Way over the sanitary sewer within the Kneller Road closure. The Right of Way must extend 3.0m. beyond the up-stream manhole.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

 - a) Overall site suitability for development.
 - b) Presence of ground water and/or springs.
 - c) Presence of fill areas.
 - d) Presence of swelling clays.
 - e) Presence of sulfates.
 - f) Potential site erosion.
 - g) Provide specific requirements for footings and foundation construction.
 - h) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the zone currently applied for under this application.

.../2

A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

4. Sanitary Sewer.

- a) The subject property is serviced by the Municipal wastewater collection system and is located within specified area #1. This application does not trigger any Specified Area charges.
- b) A new sanitary service, sized and conveniently located to accommodate the proposed development may be required. The cost of a new service will be determined when an application for the new service is received by the City Inspection Services Department. The installation of a new service will be at the cost of the owner.

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of the development permit application. The drainage study should indicate the size and location of the ground recharge system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

6. Power and Telecommunication Services.

The subject property is located within the Rutland Town Centre. The services to this development and adjacent overhead distribution are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Road improvements.

a) Kneller/ Gerstmar extension

The applicant is responsible for the construction of the extension of Kneller Road to a paved urban collector standard (SS-R5). The construction consists of curb, gutter and sidewalk on both sides, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. The construction extends from Hwy 33 to the existing sidewalk on the East side and to the opposite of the sidewalk on the West side. The estimated cost for this work, for bonding purpose, would be **\$210,300.00**, inclusive of a bonding contingency (Utility poles relocation not included). The City is currently holding security in the amount of **\$21,885** which will be refunded to the owner upon completion of the works. The security required for this application is **\$188,415.00** (\$210,300-\$21,885).

.../3

b) Hwy 33 at the Kneller Road intersection

The applicant is responsible for the removal of the curb, gutter and sidewalk as well as the catch basins located at the existing curb return and the removal and/or the relocation of utilities as may be required. Construct a new separate sidewalk complete with curb and gutter and boulevard similar to the section along the subject property and a smooth transition to the existing monolithic sidewalk to the West. The cost of this work is estimated at **\$15,300.00** inclusive of a bonding escalation.

c) Hwy 33 at the Gerstmar intersection

This intersection is under the jurisdiction of MOTI. Additional Development Engineering comments may be provided after receiving directions from the MOTI.

8. Engineering.

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer and MOT for the work on Hwy 33

9. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgradings are not identified in the current DCC schedules.

10. Bonding and Levies Summary.

a) Performance Bonding

Gerstmar extension	\$ 188,415.00
Kneller Road closure	\$ 15,100.00
Total Bonding	<u>\$ 203,515.00</u>

Steve Muenz, P.Eng.
Development Engineering Manager

B²

OMAHS 78 UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON GERSTMAR AND HIGHWAY 33



DEVELOPMENT PERMIT SUBMITTAL
NOT FOR CONSTRUCTION



Site Photos

DRAWING LISTS

ARCHITECTURAL	CIVIL	LANDSCAPE
COVER PAGE, SITE PHOTOS, AND DRAWING LISTS	23MT - DT	L-1 CONCEPT PLAN
A0.0 BUILDING SECTIONS	SW, M, AND GRADING PLAN	L-2 HYDROLOGIC PLAN
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A0.2 BUILDING SECTIONS		
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A3.9 BUILDING SECTIONS		
A4.0 BUILDING SECTIONS		
A4.1 BUILDING SECTIONS		



Site Photos

DRAWING LISTS

ARCHITECTURAL	CIVIL	LANDSCAPE
COVER PAGE, SITE PHOTOS, AND DRAWING LISTS	23MT - DT	L-1 CONCEPT PLAN
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A4.0 BUILDING SECTIONS		
A4.1 BUILDING SECTIONS		



Keyplan

2. 2019/03/09 DEVELOPMENT PERMIT	
1. 2019/03/09 SUBMITTED FOR ZONING	Division
No. Date	Division
Revisions	Division
ARCHITECTURE 49	
Suite 202, 1001 W. Broadway Vancouver, BC V6H 2C2 Tel: 604.775.2229	
NEW TOWN SERVICES 350-860-8185 www.newtownservices.ca	
Project: OMAHS 78 UNIT MULTI-FAMILY RESIDENTIAL BUILDING Project No: 1102	
Drawing No: 1102 Drawing Title: COVER PAGE, SITE PHOTOS, AND DRAWING LISTS Date: 2019/03/09 Author: J.P. Checker: J.P. Scale: A0.0 Sheet: 1 of 1	

NOT FOR CONSTRUCTION

June 200 - 1005 VE Broadway
Vancouver BC V6J 4T2
tel. 604 726 6229



project title		OAHAS 78 UNIT MULTI-FAMILY RESIDENTIAL BUILDING	
project no.		11402	
drawing title			
EXTINGUISHING AND BUILDING CODE REVIEW PLANS			
designed by	scale	as shown	
drawn by		3/2"	
checked by		3/2"	
approved by			
A0.2			
sheet			10/27/16



DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2016/05/10	DEVELOPMENT PERMIT
1. 2016/05/08	AMENDED LOT 22/04/02
No. Date	Drawn
Revisions	

ARCHITECTURE 40

Scale: 1/8" = 1'-0" (1/4" = 1'-0")
 Windows: 1/8" = 1'-0" (1/4" = 1'-0")
 Doors: 1/8" = 1'-0" (1/4" = 1'-0")

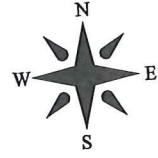


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 www.newtownservices.com

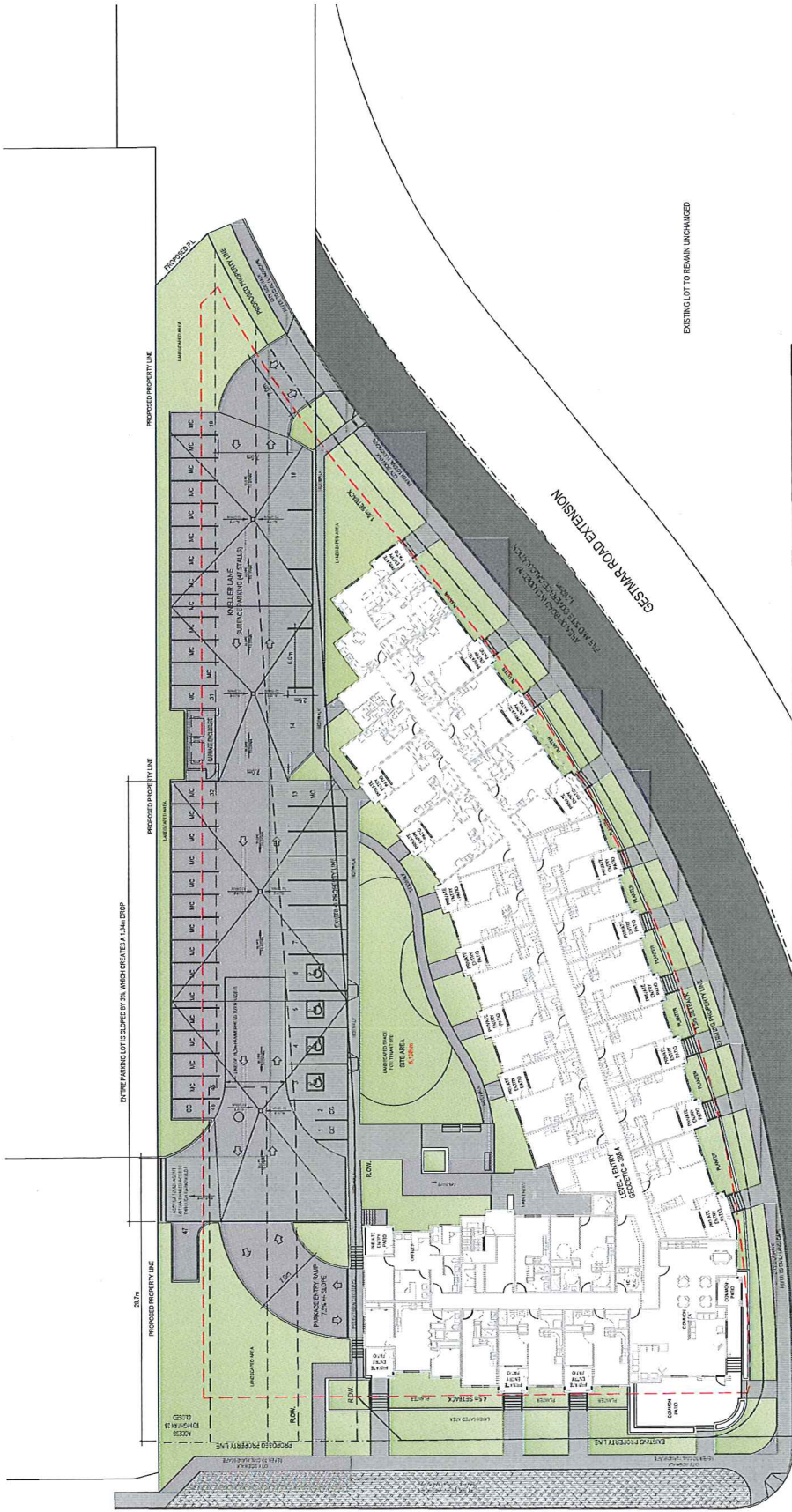
Project No.	OMANS 78 UNIT
Project Name	MULTI-FAMILY
Project Type	RESIDENTIAL BUILDING
Project No.	1102

SITE PLAN

A1.0



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



HIGHWAY 33

DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2014-05-13 DEVELOPMENT PERMIT
2014-05-13 SUBMITTED FOR ZONING
No. Date
Resident

ARCHITECTURE 49

2014-05-13, 10:15 AM, Residency
2014-05-13, 10:15 AM, Residency
2014-05-13, 10:15 AM, Residency



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SERVICES
250.840.8185
WWW.ARTISANMANAGEMENT.COM

Project Title
OMAHA 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No. 1102

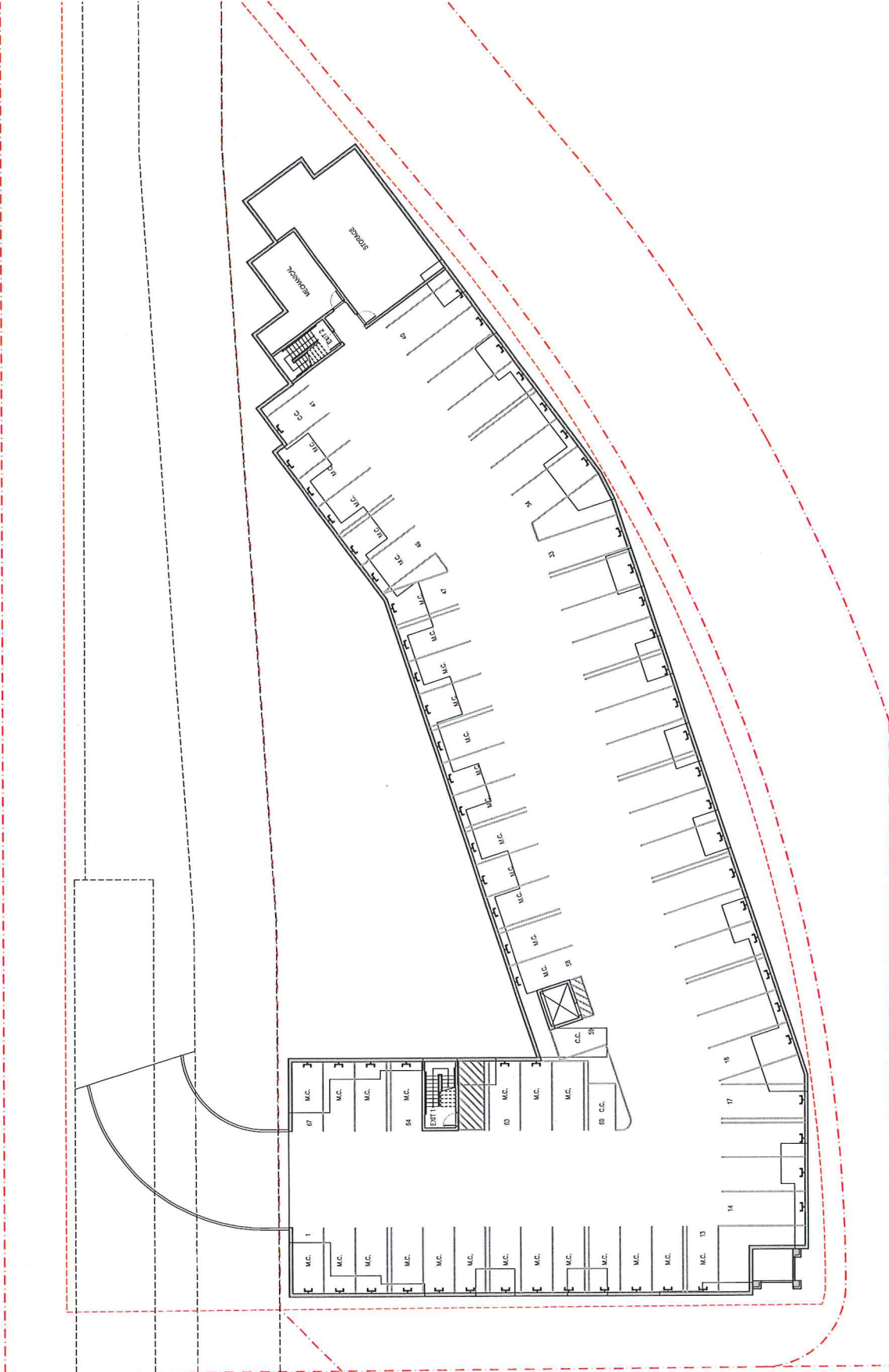
Drawing Title
OMAHA 78 UNIT
PARKADE PLAN

Scale 1/8" = 1'-0"

Sheet 1 of 1

Author A2.0

Check



NOT FOR CONSTRUCTION

ARCHITECTURE 49



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SERVICES**
250-060-0105
www.newtownservices.net

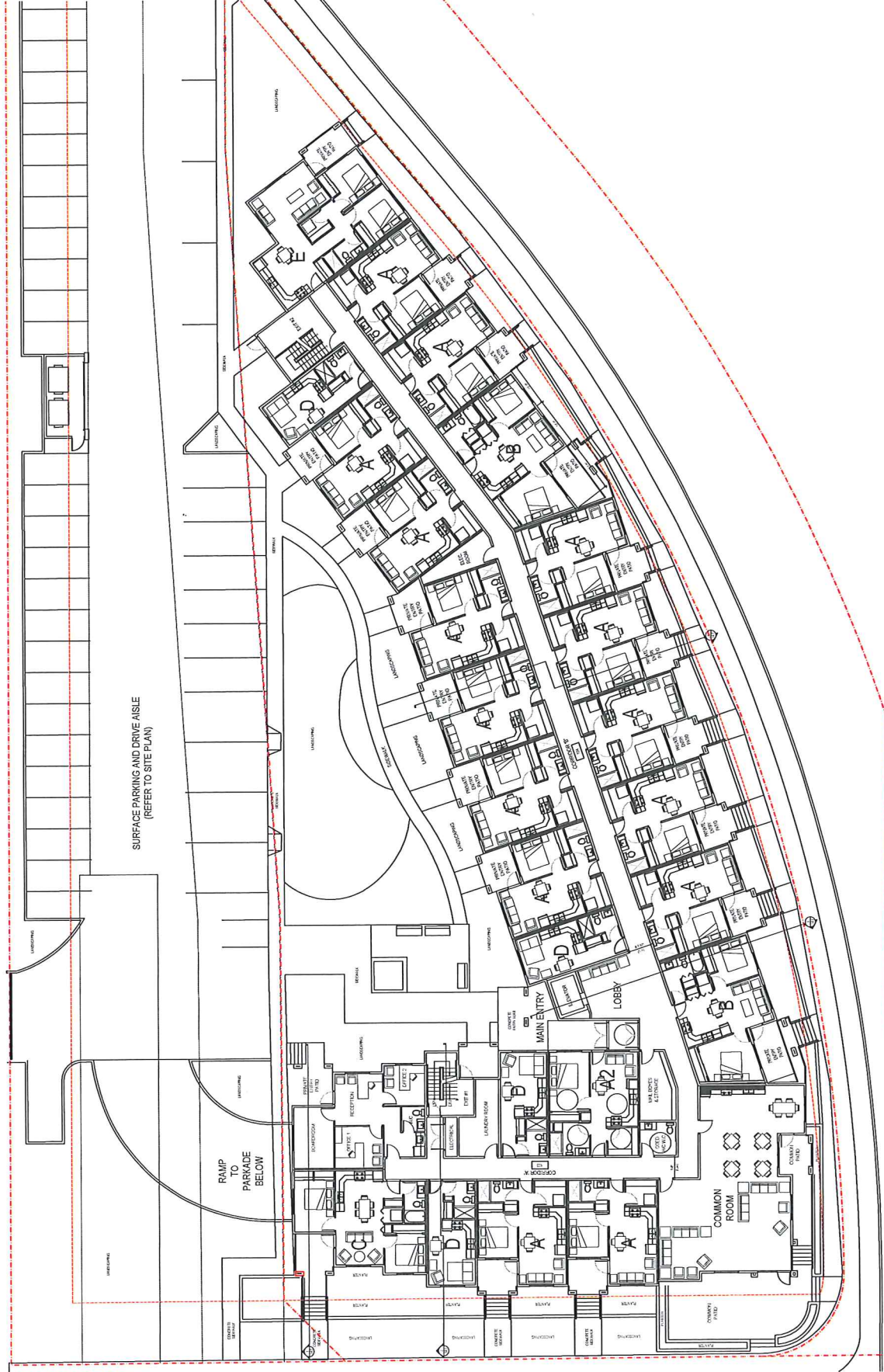
project no.	1662
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drawing title
LEVEL 1
FLOOR PLAN

Sampled	10/10	AD: 100% (100%)
Examined		AD: 100%
Checked		RC: 100%

A2.1

Journal Pre-proof



NOT FOR CONSTRUCTION

No.	Date	Description
1	2015-07-08	SUBMITTED FOR ZONING
2	2015-08-19	DEVELOPMENT PERMIT

ARCHITECTURE 49

July 200 • 1615 W. Broadway
Baltimore, MD 21201-4473
Tel. 800-738-5029



**NEW TOWN
SERVICES**
250.860.0165
www.newtownservices.net

project title
OMAHAS 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

project no.	1002
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drawing title
LEVEL 2
FLOOR PLAN

disrupt	scale	ALL DISRUPT
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Fig. 1	Fig. 2	Fig. 3	Fig. 4	Fig. 5	Fig. 6	Fig. 7	Fig. 8	Fig. 9	Fig. 10	Fig. 11	Fig. 12	Fig. 13	Fig. 14	Fig. 15	Fig. 16	Fig. 17	Fig. 18	Fig. 19	Fig. 20	Fig. 21	Fig. 22	Fig. 23	Fig. 24	Fig. 25	Fig. 26	Fig. 27	Fig. 28	Fig. 29	Fig. 30	Fig. 31	Fig. 32	Fig. 33	Fig. 34	Fig. 35	Fig. 36	Fig. 37	Fig. 38	Fig. 39	Fig. 40	Fig. 41	Fig. 42	Fig. 43	Fig. 44	Fig. 45	Fig. 46	Fig. 47	Fig. 48	Fig. 49	Fig. 50	Fig. 51	Fig. 52	Fig. 53	Fig. 54	Fig. 55	Fig. 56	Fig. 57	Fig. 58	Fig. 59	Fig. 60	Fig. 61	Fig. 62	Fig. 63	Fig. 64	Fig. 65	Fig. 66	Fig. 67	Fig. 68	Fig. 69	Fig. 70	Fig. 71	Fig. 72	Fig. 73	Fig. 74	Fig. 75	Fig. 76	Fig. 77	Fig. 78	Fig. 79	Fig. 80	Fig. 81	Fig. 82	Fig. 83	Fig. 84	Fig. 85	Fig. 86	Fig. 87	Fig. 88	Fig. 89	Fig. 90	Fig. 91	Fig. 92	Fig. 93	Fig. 94	Fig. 95	Fig. 96	Fig. 97	Fig. 98	Fig. 99	Fig. 100	Fig. 101	Fig. 102	Fig. 103	Fig. 104	Fig. 105	Fig. 106	Fig. 107	Fig. 108	Fig. 109	Fig. 110	Fig. 111	Fig. 112	Fig. 113	Fig. 114	Fig. 115	Fig. 116	Fig. 117	Fig. 118	Fig. 119	Fig. 120	Fig. 121	Fig. 122	Fig. 123	Fig. 124	Fig. 125	Fig. 126	Fig. 127	Fig. 128	Fig. 129	Fig. 130	Fig. 131	Fig. 132	Fig. 133	Fig. 134	Fig. 135	Fig. 136	Fig. 137	Fig. 138	Fig. 139	Fig. 140	Fig. 141	Fig. 142	Fig. 143	Fig. 144	Fig. 145	Fig. 146	Fig. 147	Fig. 148	Fig. 149	Fig. 150	Fig. 151	Fig. 152	Fig. 153	Fig. 154	Fig. 155	Fig. 156	Fig. 157	Fig. 158	Fig. 159	Fig. 160	Fig. 161	Fig. 162	Fig. 163	Fig. 164	Fig. 165	Fig. 166	Fig. 167	Fig. 168	Fig. 169	Fig. 170	Fig. 171	Fig. 172	Fig. 173	Fig. 174	Fig. 175	Fig. 176	Fig. 177	Fig. 178	Fig. 179	Fig. 180	Fig. 181	Fig. 182	Fig. 183	Fig. 184	Fig. 185	Fig. 186	Fig. 187	Fig. 188	Fig. 189	Fig. 190	Fig. 191	Fig. 192	Fig. 193	Fig. 194	Fig. 195	Fig. 196	Fig. 197	Fig. 198	Fig. 199	Fig. 200	Fig. 201	Fig. 202	Fig. 203	Fig. 204	Fig. 205	Fig. 206	Fig. 207	Fig. 208	Fig. 209	Fig. 210	Fig. 211	Fig. 212	Fig. 213	Fig. 214	Fig. 215	Fig. 216	Fig. 217	Fig. 218	Fig. 219	Fig. 220	Fig. 221	Fig. 222	Fig. 223	Fig. 224	Fig. 225	Fig. 226	Fig. 227	Fig. 228	Fig. 229	Fig. 230	Fig. 231	Fig. 232	Fig. 233	Fig. 234	Fig. 235	Fig. 236	Fig. 237	Fig. 238	Fig. 239	Fig. 240	Fig. 241	Fig. 242	Fig. 243	Fig. 244	Fig. 245	Fig. 246	Fig. 247	Fig. 248	Fig. 249	Fig. 250	Fig. 251	Fig. 252	Fig. 253	Fig. 254	Fig. 255	Fig. 256	Fig. 257	Fig. 258	Fig. 259	Fig. 260	Fig. 261	Fig. 262	Fig. 263	Fig. 264	Fig. 265	Fig. 266	Fig. 267	Fig. 268	Fig. 269	Fig. 270	Fig. 271	Fig. 272	Fig. 273	Fig. 274	Fig. 275	Fig. 276	Fig. 277	Fig. 278	Fig. 279	Fig. 280	Fig. 281	Fig. 282	Fig. 283	Fig. 284	Fig. 285	Fig. 286	Fig. 287	Fig. 288	Fig. 289	Fig. 290	Fig. 291	Fig. 292	Fig. 293	Fig. 294	Fig. 295	Fig. 296	Fig. 297	Fig. 298	Fig. 299	Fig. 300	Fig. 301	Fig. 302	Fig. 303	Fig. 304	Fig. 305	Fig. 306	Fig. 307	Fig. 308	Fig. 309	Fig. 310	Fig. 311	Fig. 312	Fig. 313	Fig. 314	Fig. 315	Fig. 316	Fig. 317	Fig. 318	Fig. 319	Fig. 320	Fig. 321	Fig. 322	Fig. 323	Fig. 324	Fig. 325	Fig. 326	Fig. 327	Fig. 328	Fig. 329	Fig. 330	Fig. 331	Fig. 332	Fig. 333	Fig. 334	Fig. 335	Fig. 336	Fig. 337	Fig. 338	Fig. 339	Fig. 340	Fig. 341	Fig. 342	Fig. 343	Fig. 344	Fig. 345	Fig. 346	Fig. 347	Fig. 348	Fig. 349	Fig.
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A2.2



DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2018-04-04 DEVELOPMENT PERMIT
1. 2018-04-04 SUBMITTED FOR PERMIT
No. Date Description

ARCHITECTURE 49

Sept 2017 - 2017-10-10 Community
Architectural Review #17
Permit #17-000000000000000000



**NEW TOWN
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230.560.8185
www.newtownservices.net

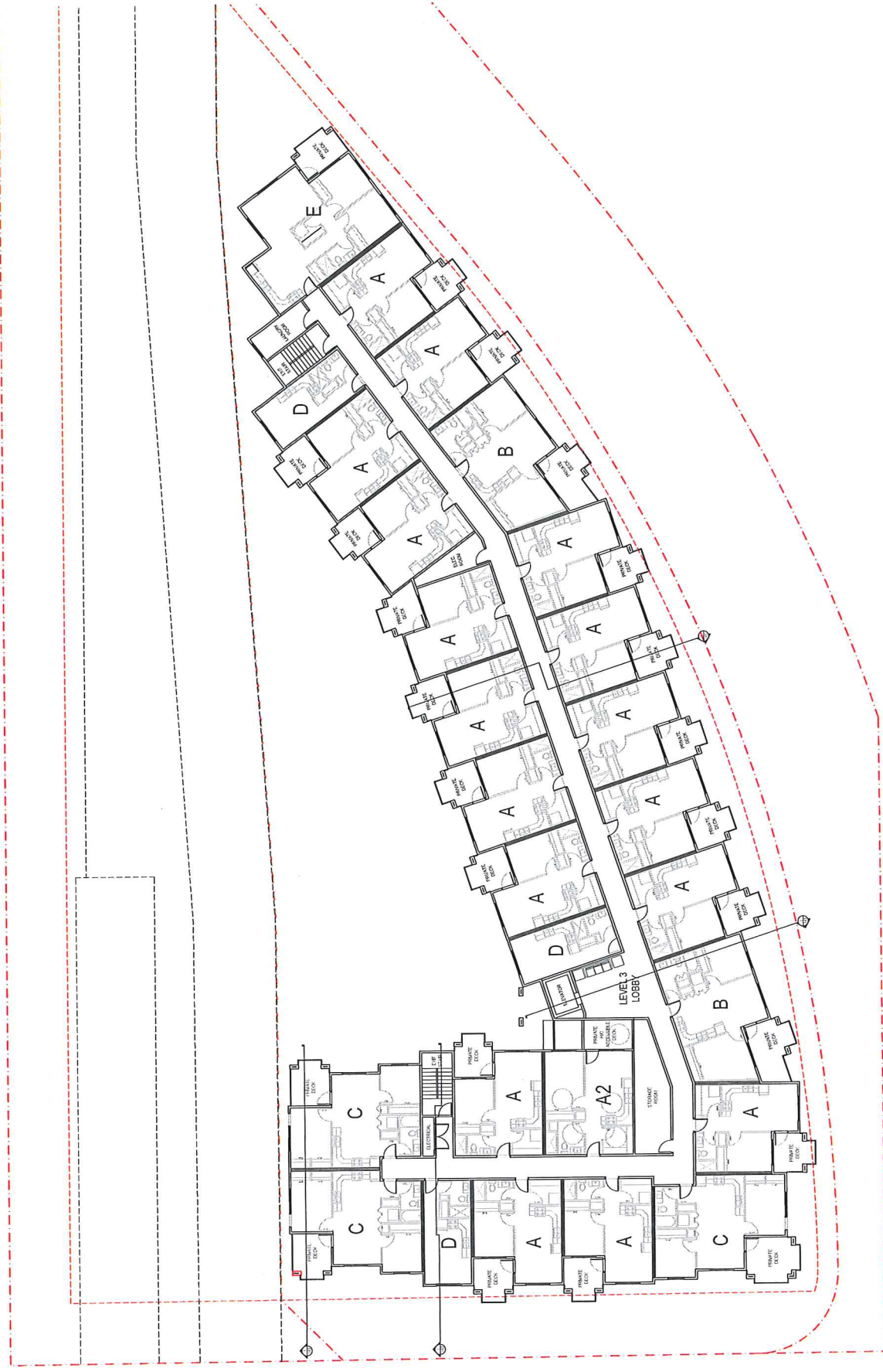
Project Title
OMAHA'S 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No.
11002

Drawing Title
LEVEL 3
FLOOR PLAN

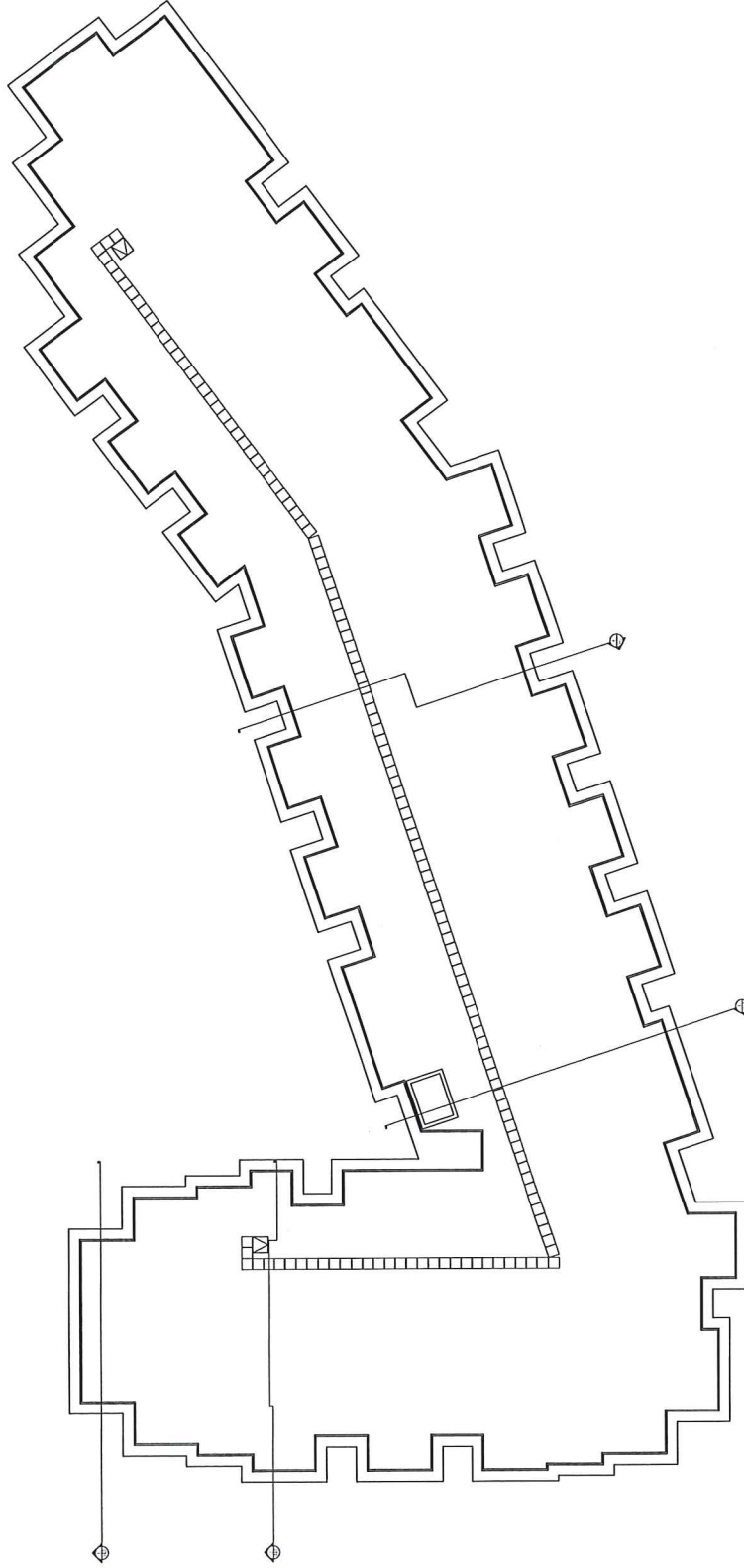
Sheet No.
A2.3

Scale
1/8" = 1'-0"



DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION



2. 2016-03-31 DEVELOPMENT PERMIT
 2. 2016-03-31 SUBMITTED FOR ZONING
 No. Date Division
 Revision

ARCHITECTURE 49

San Jose, CA 95128
 408.281.1111
 www.newtownservices.com



NEW TOWN
 SERVICES
 3800 JEFFERSON AVE
 SAN JOSE, CA 95131
 www.newtownservices.com

PROJECT NO.

OMAHA 78 UNIT
 MULTI-FAMILY
 RESIDENTIAL BUILDING

PROJECT NO.

DRAWING NO.

ROOF PLAN

DATE

BY

SCALE

AS SHOWN

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

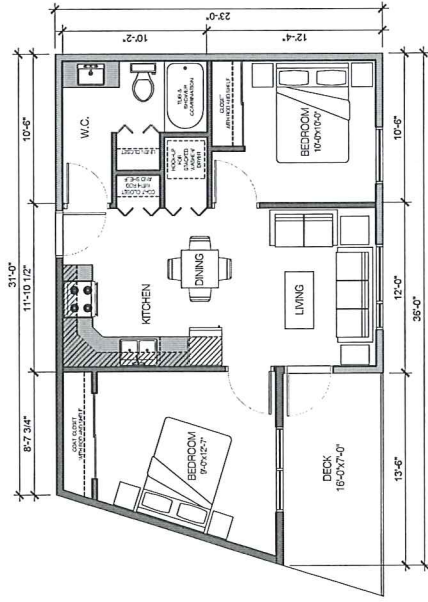
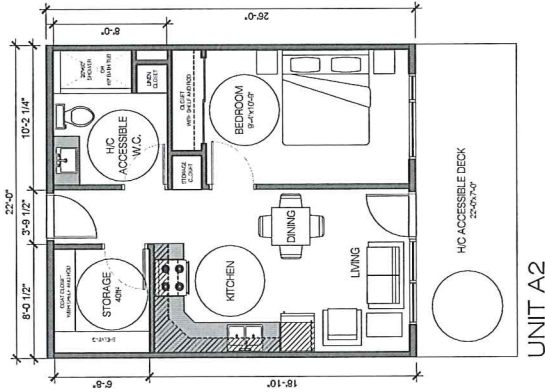
AS NOTED

AS NOTED

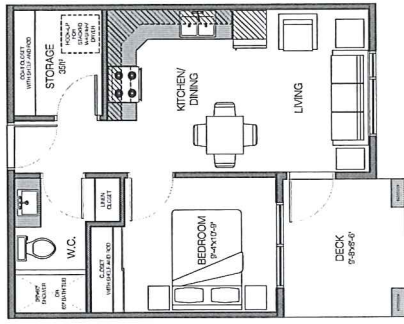
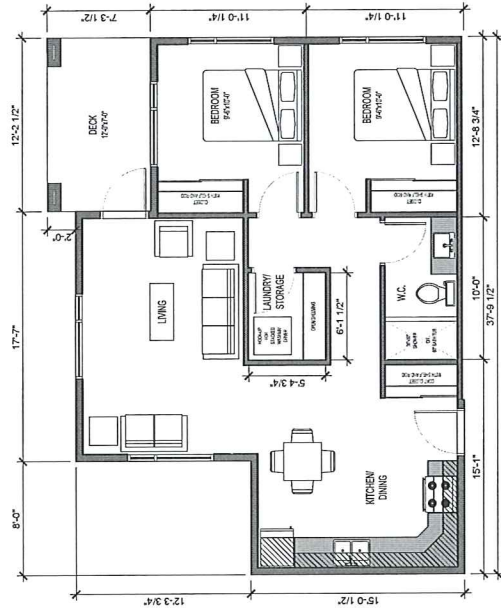
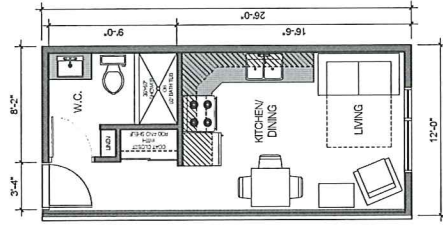
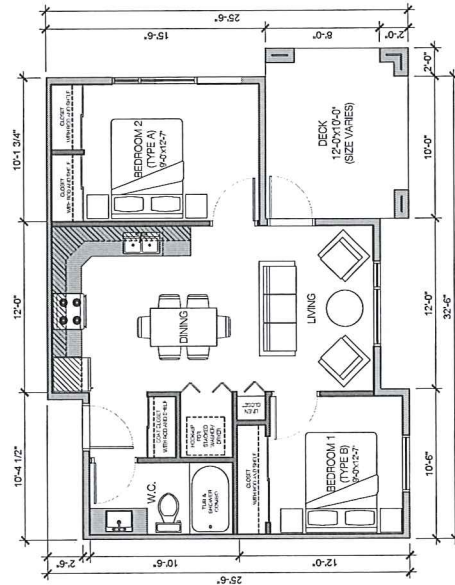
AS NOTED

AS NOTED

AS NOTED

UNIT B
69542 (65m²)

UNIT A2

UNIT A
510ft² (48m²)UNIT E
867ft² (81m²)UNIT D
312ft² (29m²)UNIT C
680ft² (63m²)

DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2014-04-15 DEVELOPMENT PERMIT
1. 2014-04-15 SUBMITTED FOR ZONING
No. Date
Division
Revision

ARCHITECTURE 49

Scale: 1/8" = 1'-0" Survey
Windows: 1/8" = 1'-0" Elevation
Site: 1/8" = 1'-0"

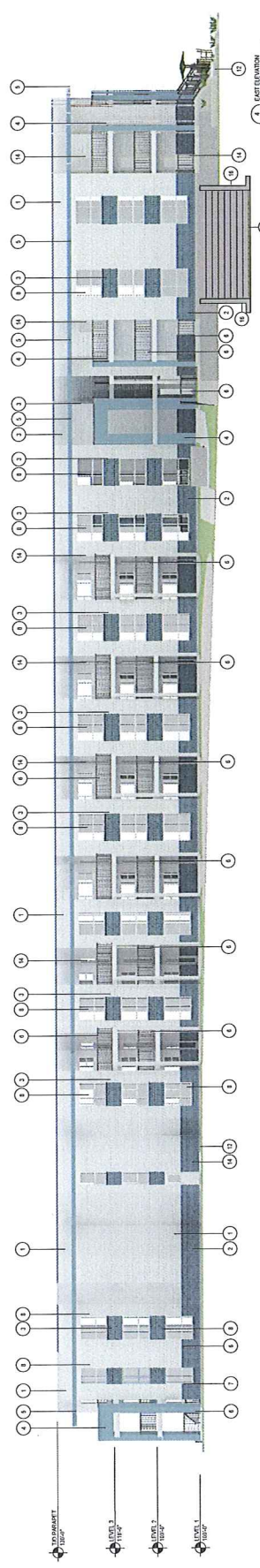
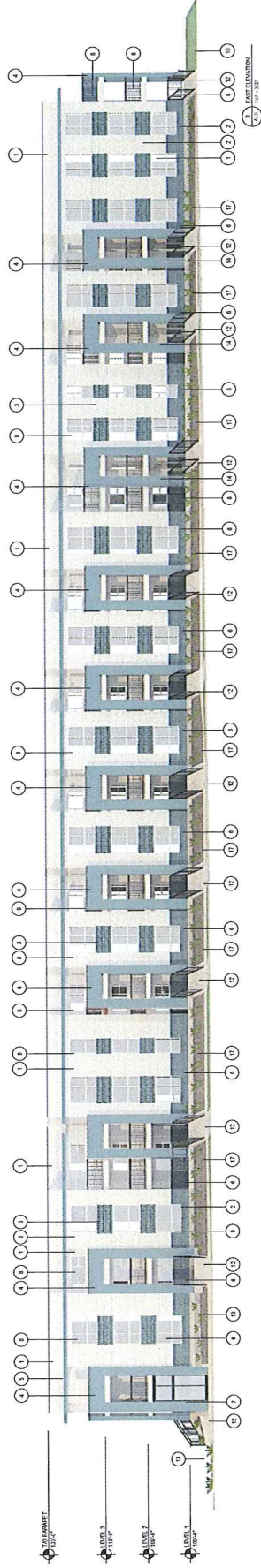
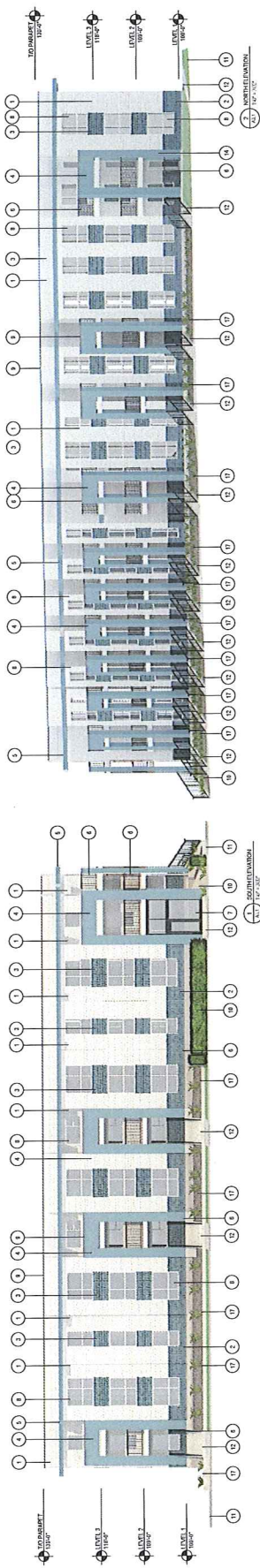


**NEW TOWN
SERVICES**
ARCHITECTS
www.newtownservices.com

PROJECT NO.
OMAHUS 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING
PROJECT NO. 1502

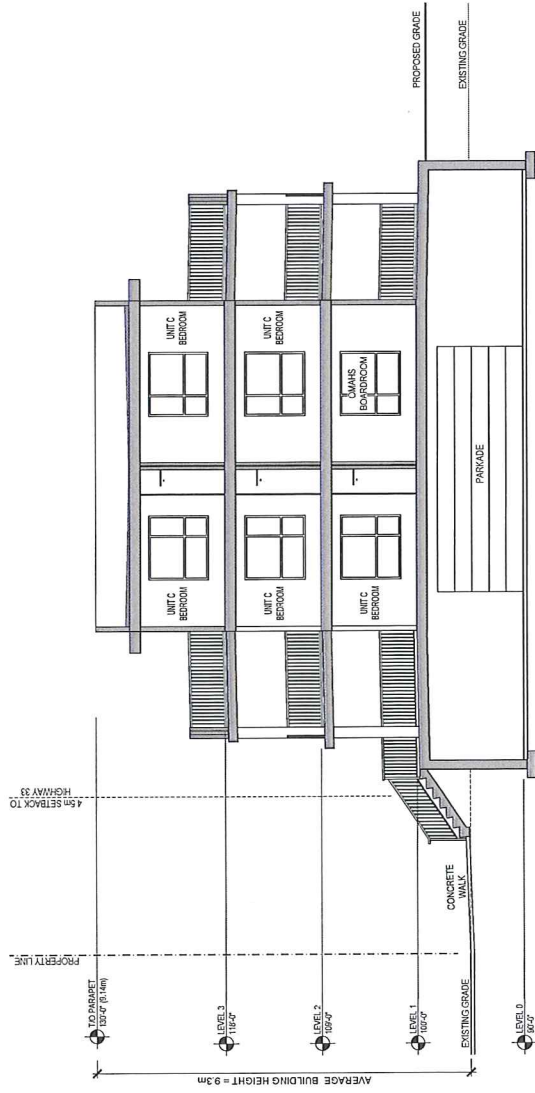
BUILDING ELEVATIONS

DATE: 11/15/14
BY: JLS
CHECKED: JLS
APPROVED: JLS
A3.0



FINISHES SCHEDULE	
1	W/VT LAPPED SIDING - HORIZONTAL
2	W/VT SHINGLES - SHINGLED EDGE SHINGLE
3	W/VT SHINGLES - SHINGLED EDGE SHINGLE
4	CLAY TILE FLOORING WITH ALUMINUM TRUCKS
5	PREPARED METAL ROOFING CLADDING
6	PREPARED METAL GUARDRAILS
7	ALUMINUM FRAMED WINDOWS
8	W/VT FRAMED WINDOWS
9	PREPARED METAL CLIFF PLACING
10	CONCRETE FLOORING PATIOS
11	GRADE - REFER TO LANDSCAPE PLAN
12	EXTERIOR CONCRETE STAIRS
13	EXTERIOR BRIDGE LOCATION
14	PREPARED METAL AND GLASS DOOR
15	PREPARED METAL OVERHEAD DOOR
16	CONCRETE RETAINING WALL
17	RETAINING WALLS FINISHED LANDSCAPE BEDS

[illegible]



1 BUILDING SECTION
SCALE 3/16" = 1'-0"



2 BUILDING SECTION
SCALE 3/16" = 1'-0"

DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2	2015/06/19	DEVELOPMENT PERMIT
1	2015/06/18	LIMITED FOR ZONING
No.	001	Division
Revision		

ARCHITECTURE 49

250-880-8155
www.newtownservices.net



NEW TOWN
SERVICES
350-880-8155
www.newtownservices.net

Project Title
OMAHAS 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No.
1100

Drawing No.
BUILDING SECTIONS

Revised
Date
By
Scale
Sheet No.
A4.0

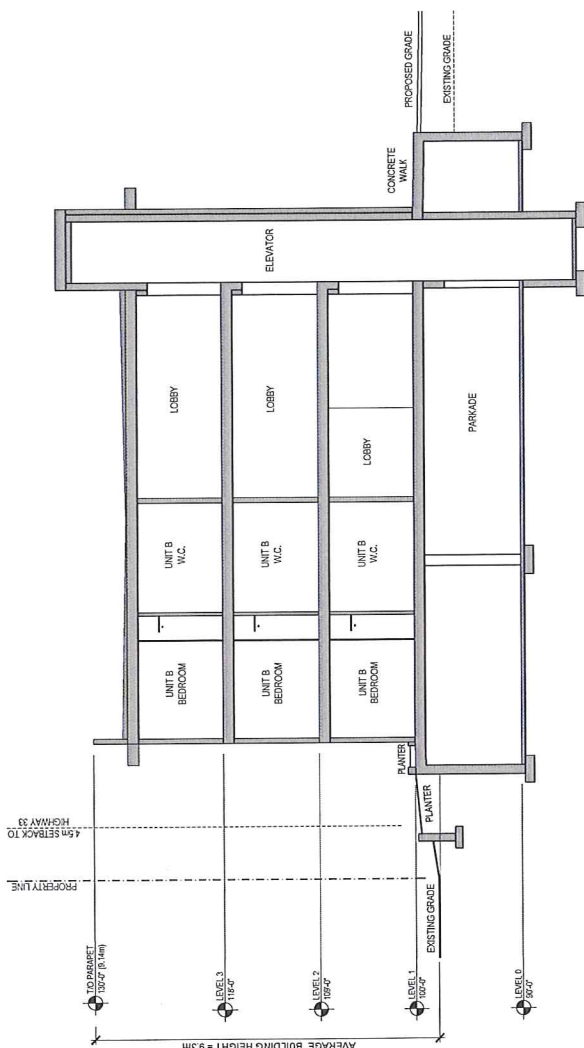
Project No.
1100

Drawing No.
BUILDING SECTIONS

Revised
Date
By
Scale
Sheet No.
A4.0

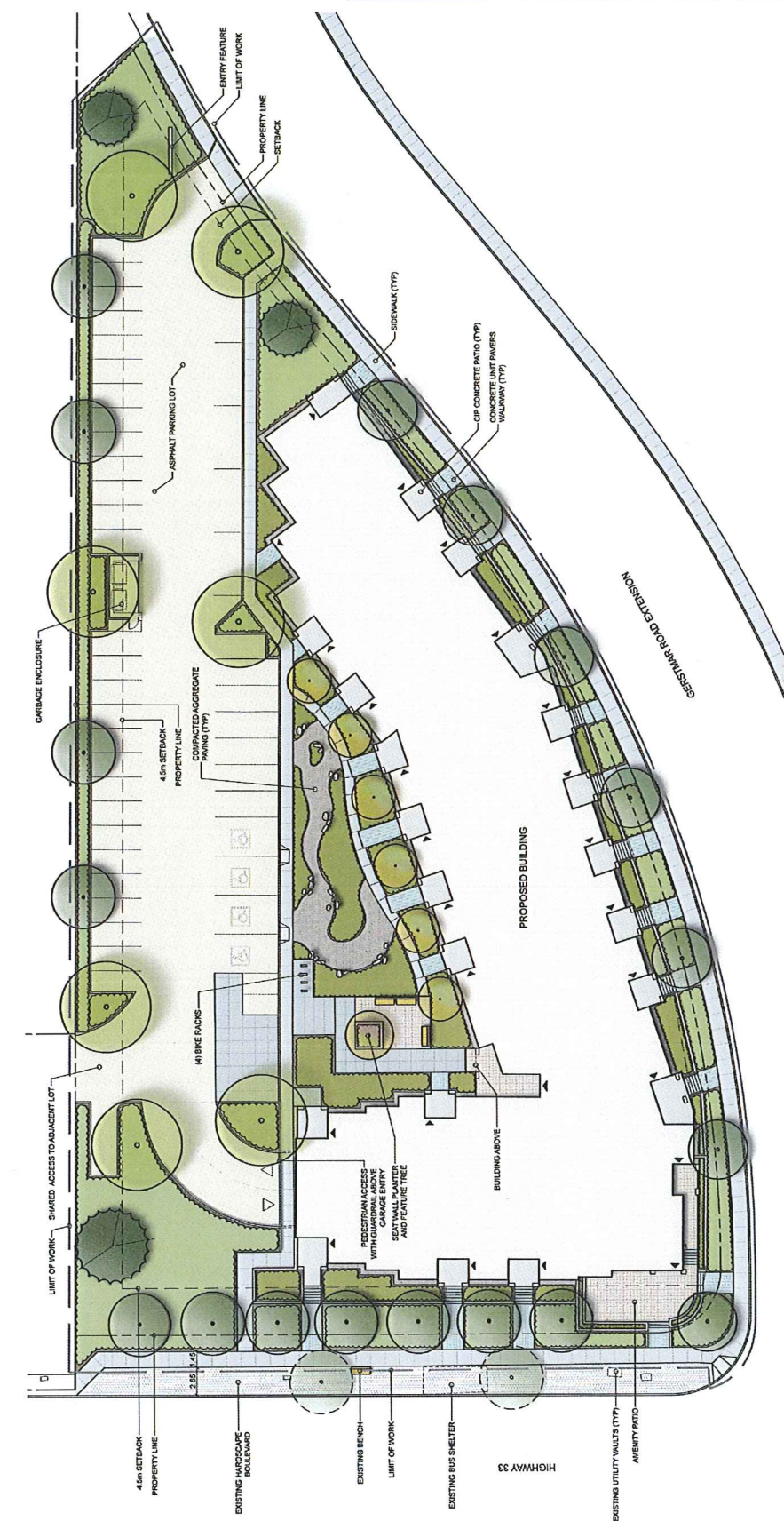


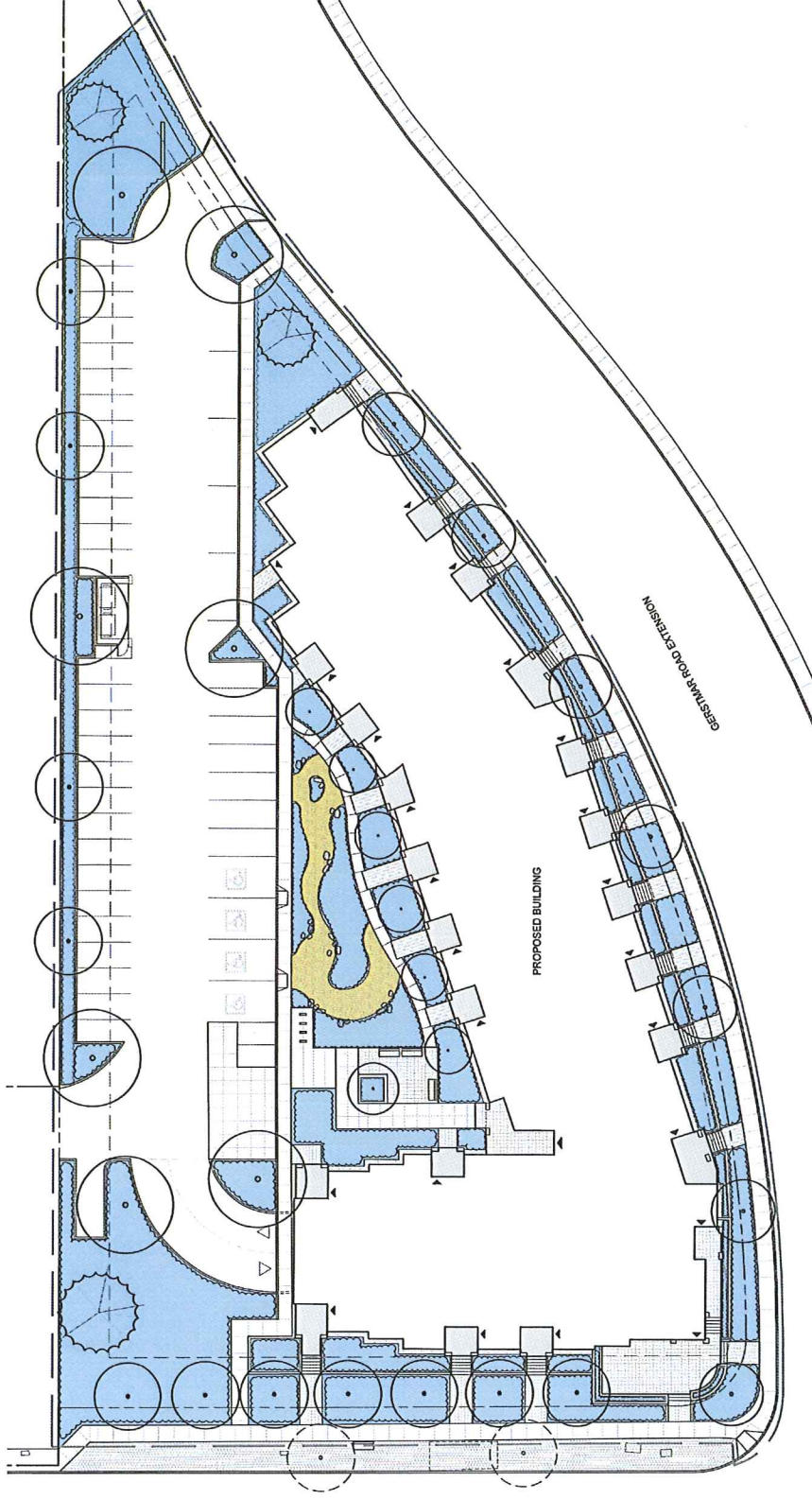
3 BUILDING SECTION
SCALE 3/16" = 1'-0"



4 BUILDING SECTION
SCALE 3/16" = 1'-0"



[illegible]

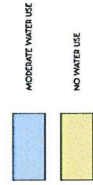


HIGHWAY 33

PROPOSED BUILDING

GESSMAN ROAD EXTENSION

HYDROZONE LEGEND:



NO.	DATE	DESCRIPTION
1	2018-01-15	PRELIMINARY DESIGN
2	2018-02-15	REVISED DESIGN
3	2018-03-15	REVISED DESIGN
4	2018-04-15	REVISED DESIGN



BENCH
SITE DESIGN
1000 GESSMAN ROAD
WILLOWDALE, ONTARIO M2H 1G1

CLIENT:
NEW TOWN SERVICES
REIDOWN, B.C.

CLIENT:
OKANAGAN METIS &
ABORIGINAL HOUSING
SOCIETY
REIDOWN, B.C.

PROJECT:
OKANAGAN METIS &
ABORIGINAL HOUSING
RESIDENTIAL BUILDING
REIDOWN, B.C.

DATE:
2018-04-15

NO.	DATE	DESCRIPTION
1	2018-01-15	PRELIMINARY DESIGN
2	2018-02-15	REVISED DESIGN
3	2018-03-15	REVISED DESIGN
4	2018-04-15	REVISED DESIGN

PROJECT:
OKANAGAN METIS &
ABORIGINAL HOUSING
RESIDENTIAL BUILDING
REIDOWN, B.C.

L-2

