

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.

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

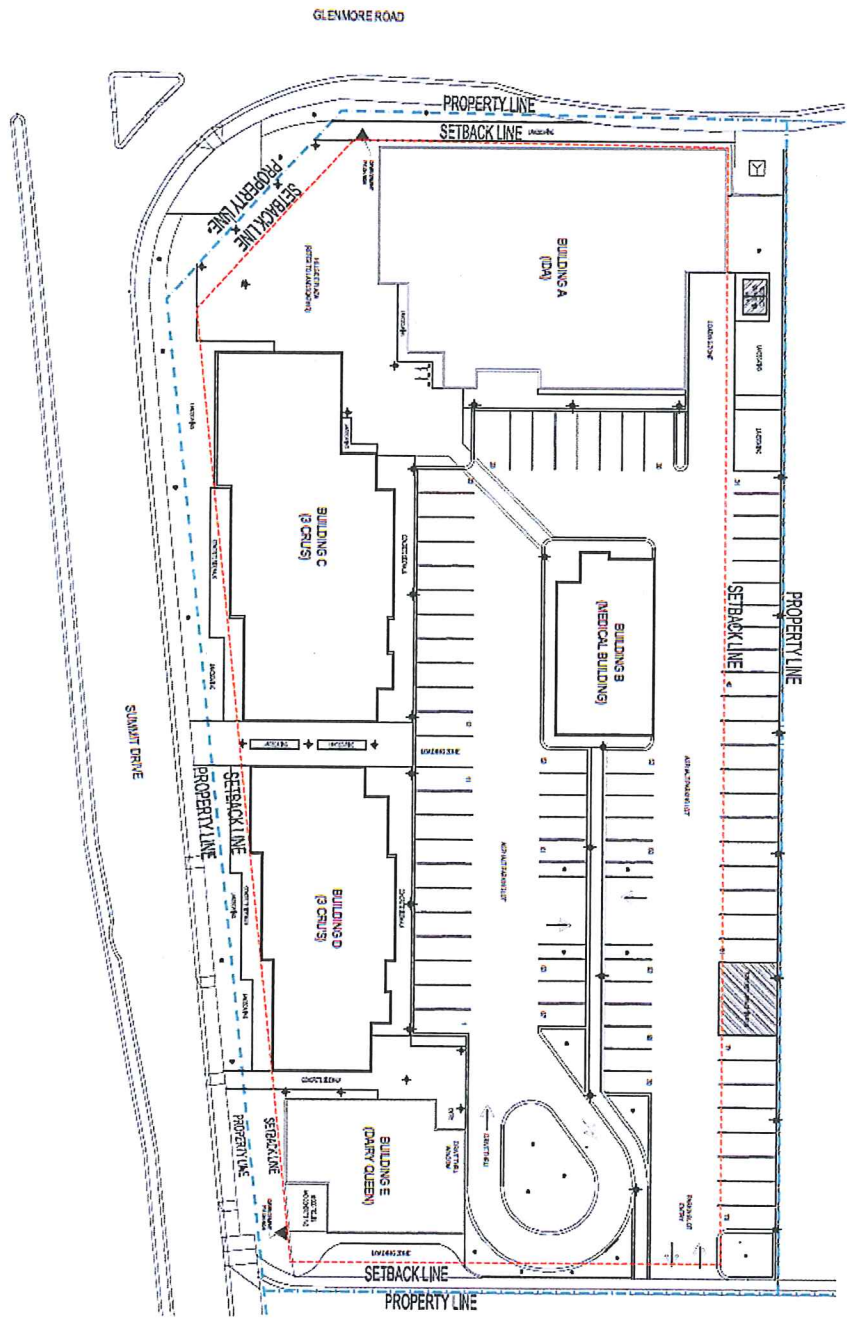
Setback Plan

PROJECT NAME:

Hillside Plaza

Drawing #:

A29



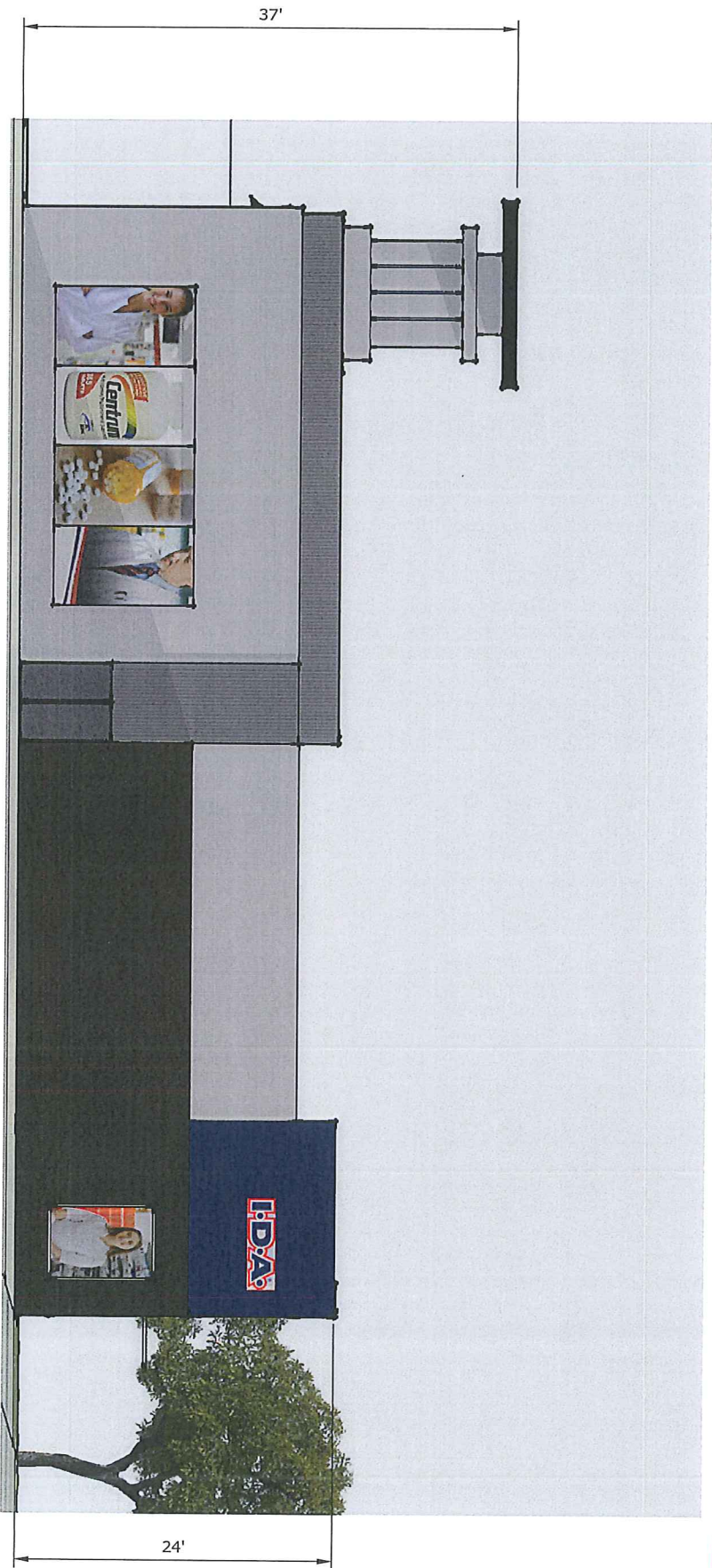
**SETBACKS:**

REAR SETBACK	6.0 m
FRONT SETBACK	3.0 m
SIDE SETBACK	3.0 m
SIDE SETBACK	3.0 m

**SCHEDULE A**  
 This forms part of development  
 Permit # D15 - 0161

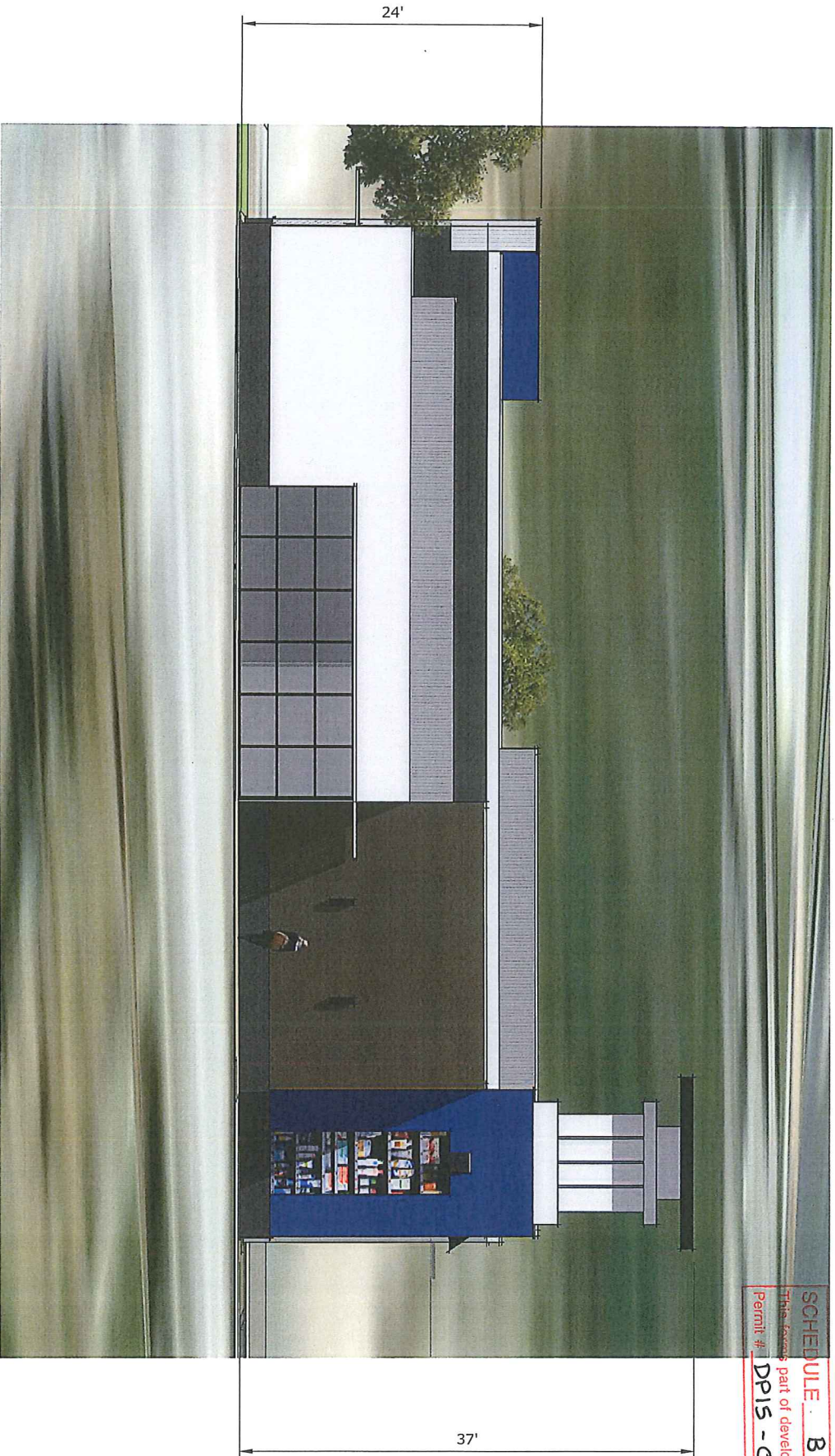


**SCHEDULE B**  
This forms part of development  
Permit # **DP15 - 0161**



**ARCHITECTURE** | 49  
Suite 200 - 1985 W Broadway  
Vancouver BC V6J 4Y3  
604.736.5329  
**NEW TOWN**  
SERVICES  
250-880-8115  
www.newtownservices.com

JOB #: 1599	DESCRIPTION:	PROJECT NAME:	Drawing #:
DATE: Sept. 25, 2015	Building A North Elevation	Hillside Plaza	A2
SCALE: NA			



**SCHEDULE B**  
 This covers part of development  
 Permit # **DP15-0161**

ARCHITECTURE | 49

Suite 200 - 1985 W. Broadway  
 Vancouver, BC, V6J 4T3  
 604.736.5257



**NEW TOWN SERVICES**  
 250.860.8185  
 www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building A  
 South Elevation

PROJECT NAME:

Hillside Plaza

Drawing #:

A3



**SCHEDULE B**  
This forms part of development  
Permit # **DP15-0161**



ARCHITECTURE | 49



250-880-8115  
NEW TOWN SERVICES  
3500 BURNHAMTHORPE AVE. S.  
VANCOUVER, BC V3J 3K9  
604/758-5229

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building A  
East Elevation

PROJECT NAME:

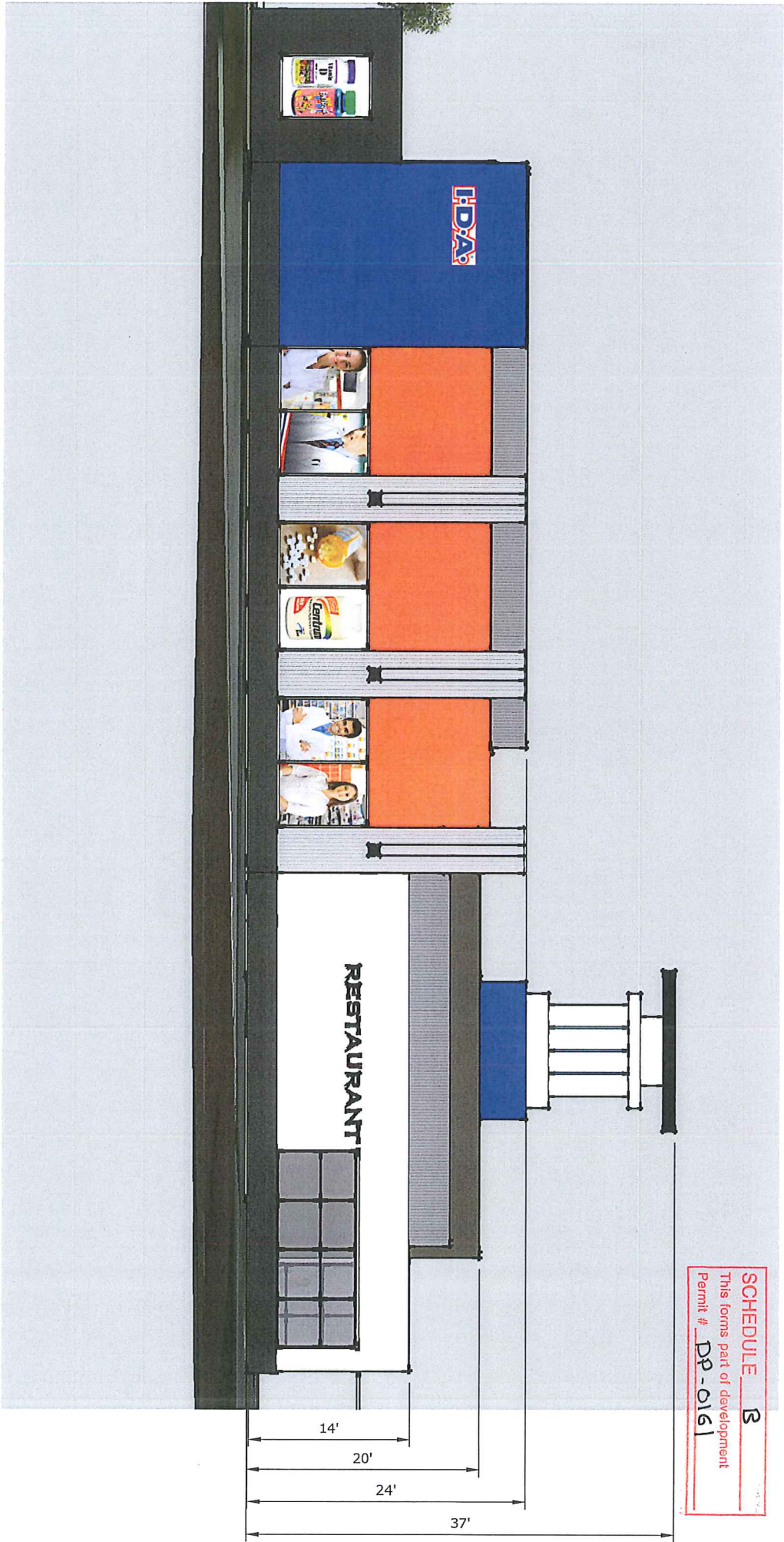
Hillside Plaza

Drawing #:

A4



**SCHEDULE B**  
 This forms part of development  
 Permit # DP-0161



ARCHITECTURE | 49



Suite 200 - 1985 W. Broadway  
 Vancouver, B.C. V6J 4T3  
 604/756-5287

**NEW TOWN SERVICES**  
 220-860-8185  
 www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building A  
 West Elevation

PROJECT NAME:

Hillside Plaza

Drawing #:

A5



SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 49

Suite 200 - 1985 W. Broadway  
Vancouver, BC, V6J 4V3  
604.736.5329



NEW TOWN  
SERVICES  
310-860-8185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building B  
North Elevation

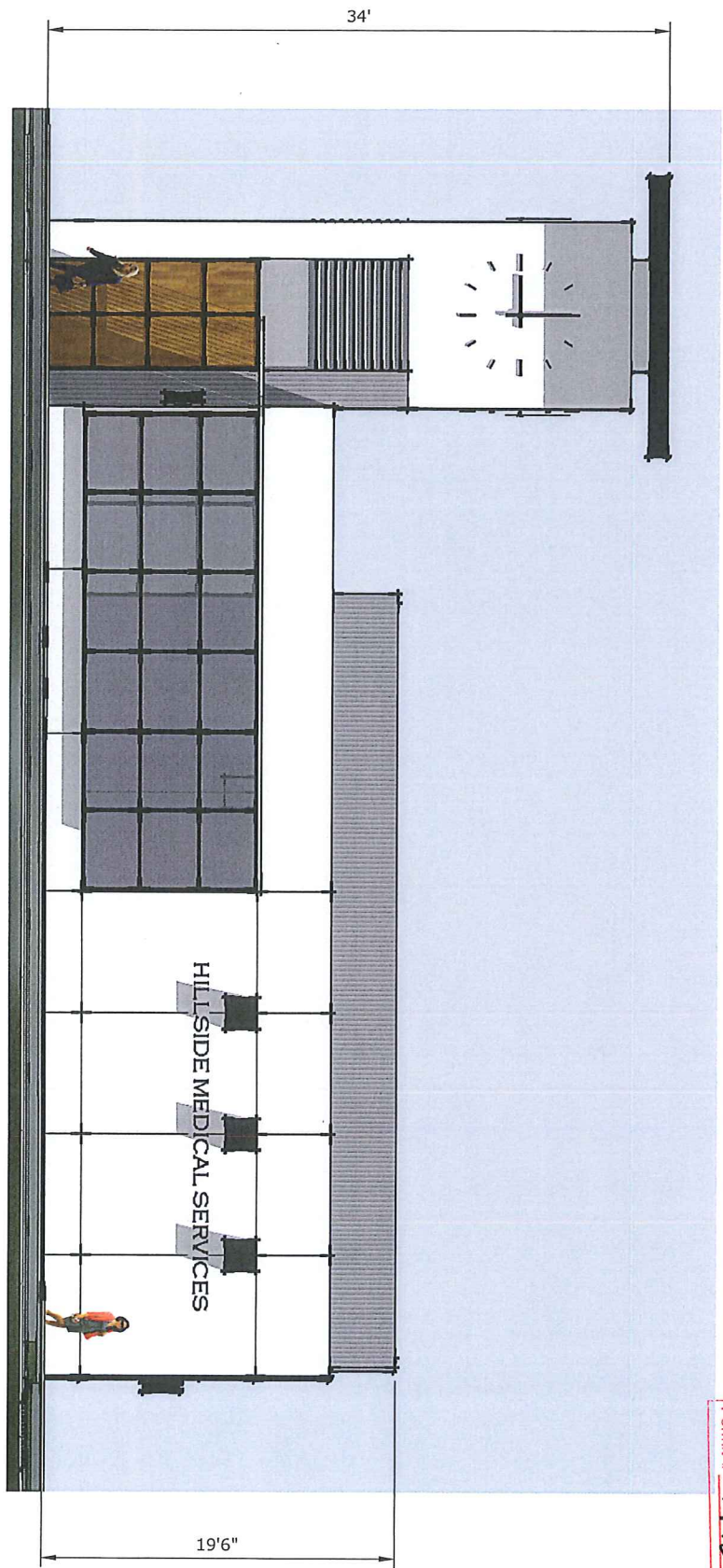
PROJECT NAME:

Hillside Plaza

Drawing #:

A6

**SCHEDULE B**  
This forms part of development  
Permit # **DP15-0161**



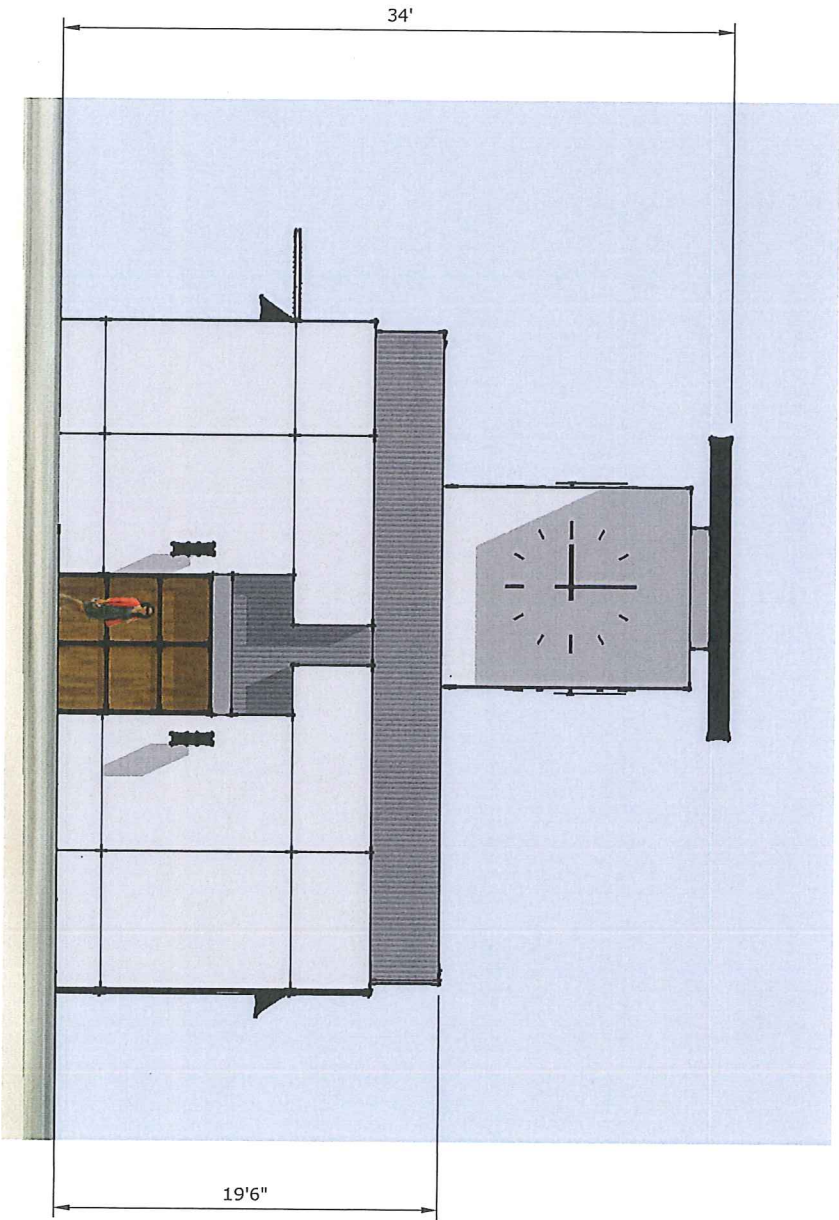
**ARCHITECTURE** | 49  
Suite 200 - 1985 W Broadway  
Vancouver, BC V6J 1Y3  
604/253-8229

**NEW TOWN SERVICES**  
210 - 650 - 6115  
www.newtownservices.com

<b>JOB #:</b> 1599	<b>DESCRIPTION:</b>	<b>PROJECT NAME:</b>	<b>Drawing #:</b>
<b>DATE:</b> Sept. 25, 2015	Building B South Elevation	Hillside Plaza	A7
<b>SCALE:</b> NA			



SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 49

Suite 200 - 1985 W. Broadway  
Vancouver, BC V6J 4Y3  
604.736.5329



NEW TOWN  
SERVICES  
350 - 650 - 8885  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building B  
East Elevation

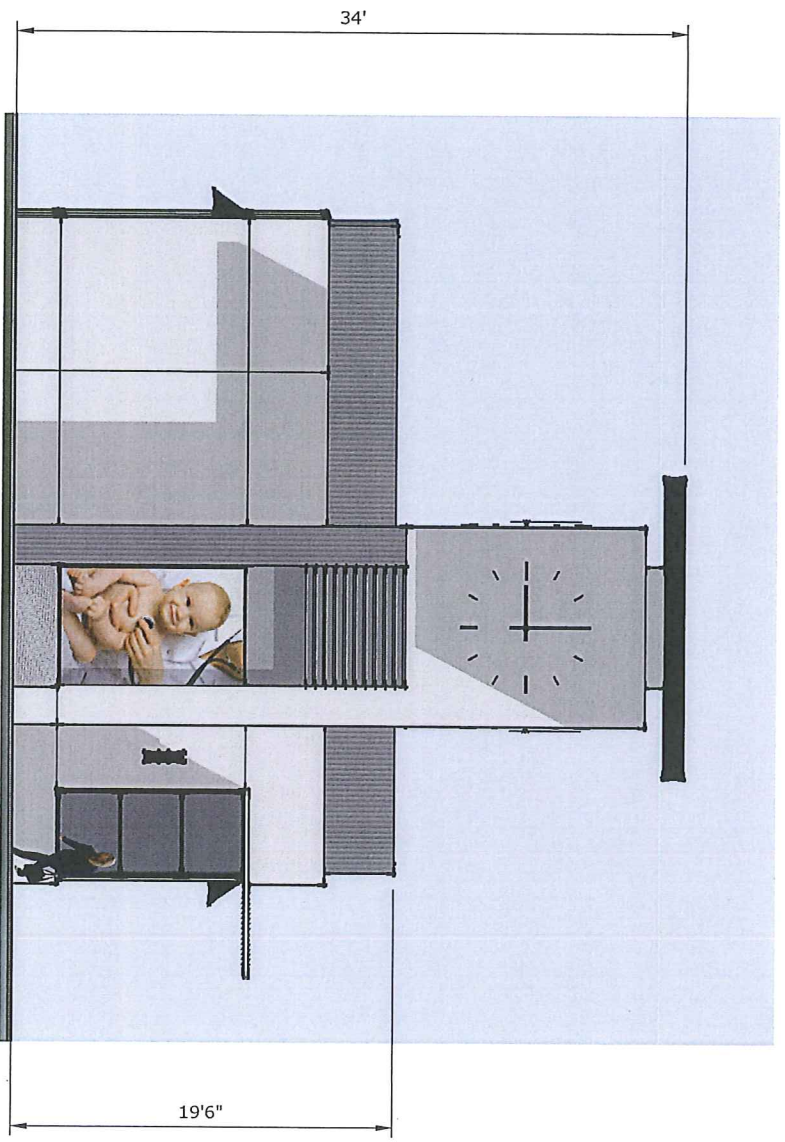
PROJECT NAME:

Hillside Plaza

Drawing #:

A8

SCHEDULE B  
This forms part of development  
Permit # DR15-0161



ARCHITECTURE | 49

Suite 200 - 1985 W. Broadway  
Vancouver, BC V6J 4T3  
604/755-5279



NEW TOWN  
SERVICES  
250-820-0185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building B  
West Elevation

PROJECT NAME:

Hillside Plaza

Drawing #:

A9



SCHEDULE B  
This forms part of development  
Permit # DPI5-0161



ARCHITECTURE | 49

Suite 200, 1985 W. Broadway  
Vancouver, BC V6J 4V3  
604.736.5329



NEW TOWN  
SERVICES  
250.660.8185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building C  
North Elevation

PROJECT NAME:

Hillside Plaza

Drawing #:

A10

SCHEDULE B  
This forms part of development  
Permit # DPI5 - 0161



ARCHITECTURE | 40

Suite 200 - 1985 W. Broadway  
Vancouver, B.C. V6J 4Y3  
604/735.5329



NEW TOWN  
SERVICES  
350-860-8185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building C  
South Elevation

PROJECT NAME:

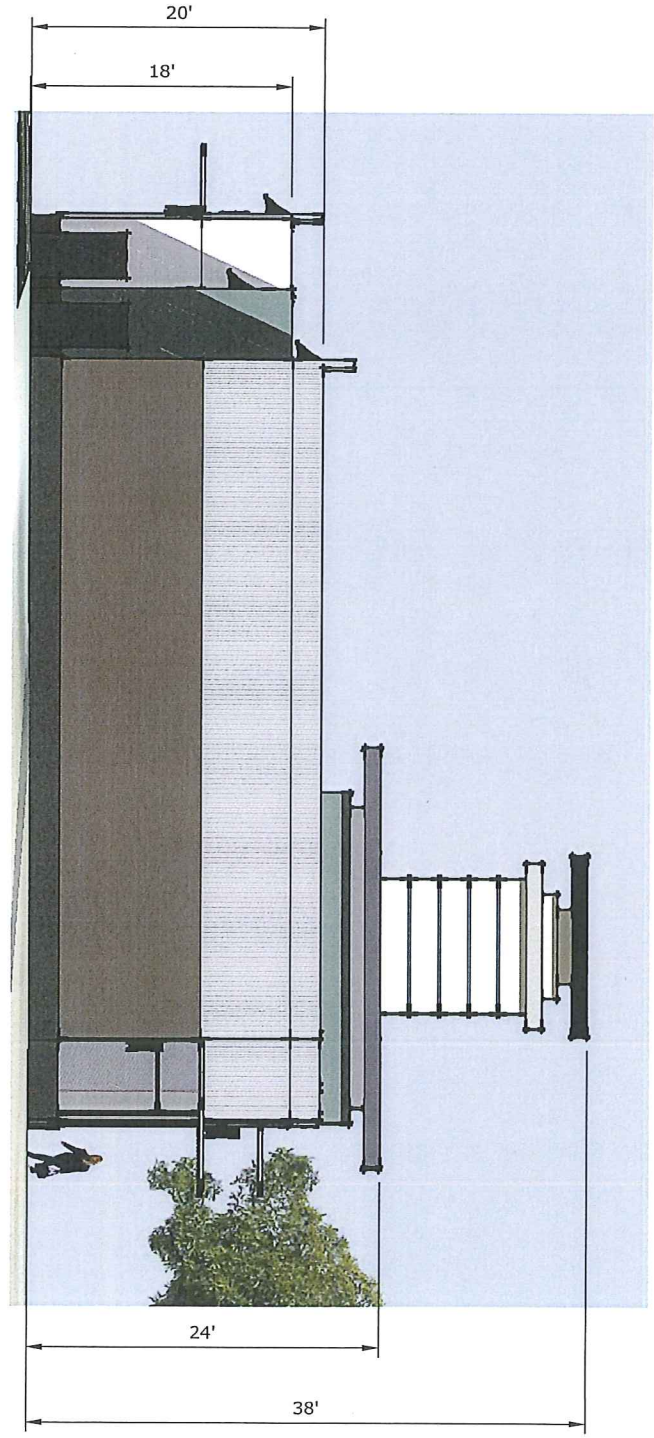
Hillside Plaza

Drawing #:

A11



SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 49

Suite 200 - 1988 W. Broadway  
Vancouver, B.C. V6J 4T3  
604/738-5229



NEW TOWN  
SERVICES  
250-880-8185  
www.newtownservices.com

JOB #: 1599

DATE: Sept 25, 2015

SCALE: NA

DESCRIPTION:

Building C  
East Elevation

PROJECT NAME:

Hillside Plaza

Drawing #:

A12

SCHEDULE B  
This forms part of development  
Permit # DR15-0161



ARCHITECTURE | 49

Suite 200 - 1985 W. Broadway  
Vancouver, BC, V6J 4V3  
604.736.5329



NEW TOWN  
SERVICES  
250-880-0185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building C  
West Elevation

PROJECT NAME:

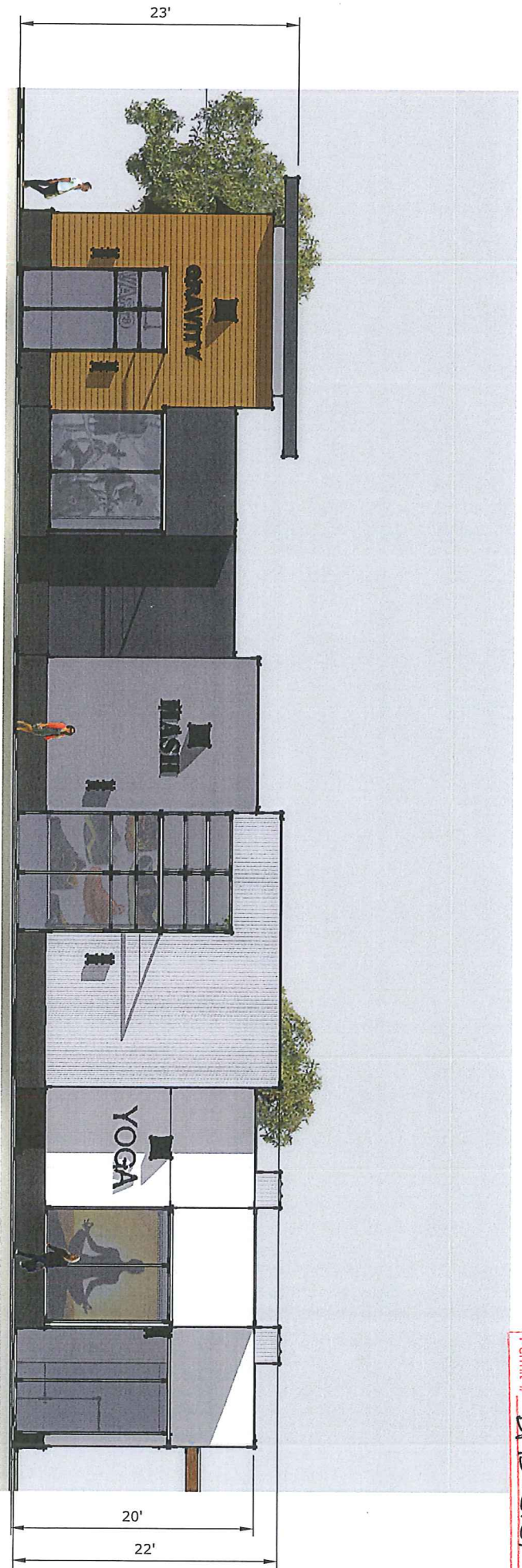
Hillside Plaza

Drawing #:

A13



SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 49



Suite 200 - 1985 W. Broadway  
Vancouver, B.C. V6J 4V3  
604.736.5329

NEW TOWN  
SERVICES  
2550 HASTINGS STREET  
VANCOUVER, BC V6K 1K1

JOB #: 1599

DATE: Sept 25, 2015

SCALE: NA

DESCRIPTION:

Building D  
North Elevation

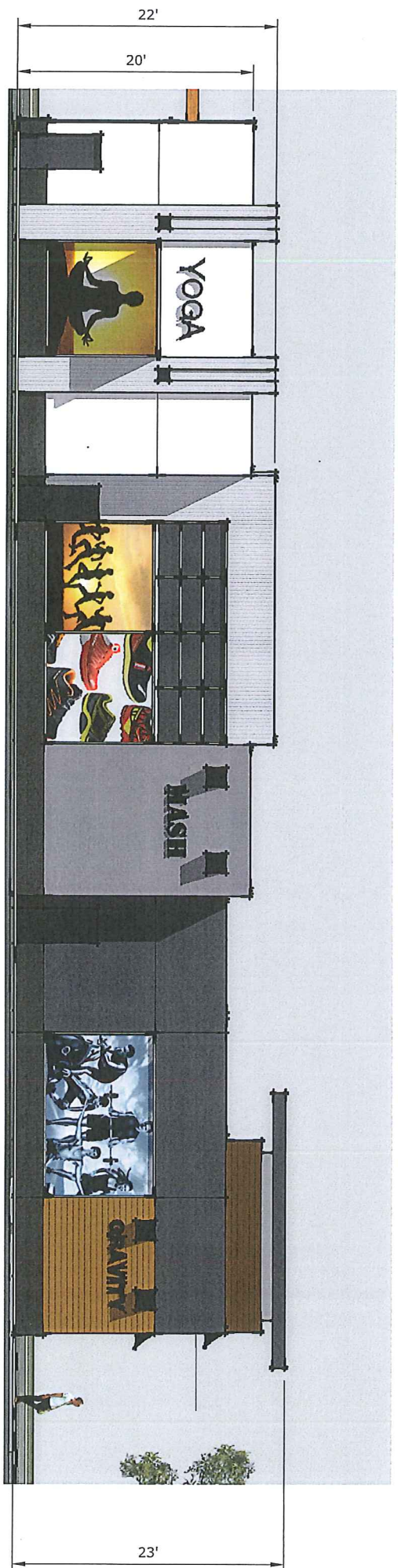
PROJECT NAME:

Hillside Plaza

Drawing #:

A14

SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 49



Site 200 - 1985 W Broadway  
Vancouver, BC V6J 4T3  
604.736.5227

**NEW TOWN SERVICES**  
250.880.8135  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building D  
South Elevation

PROJECT NAME:

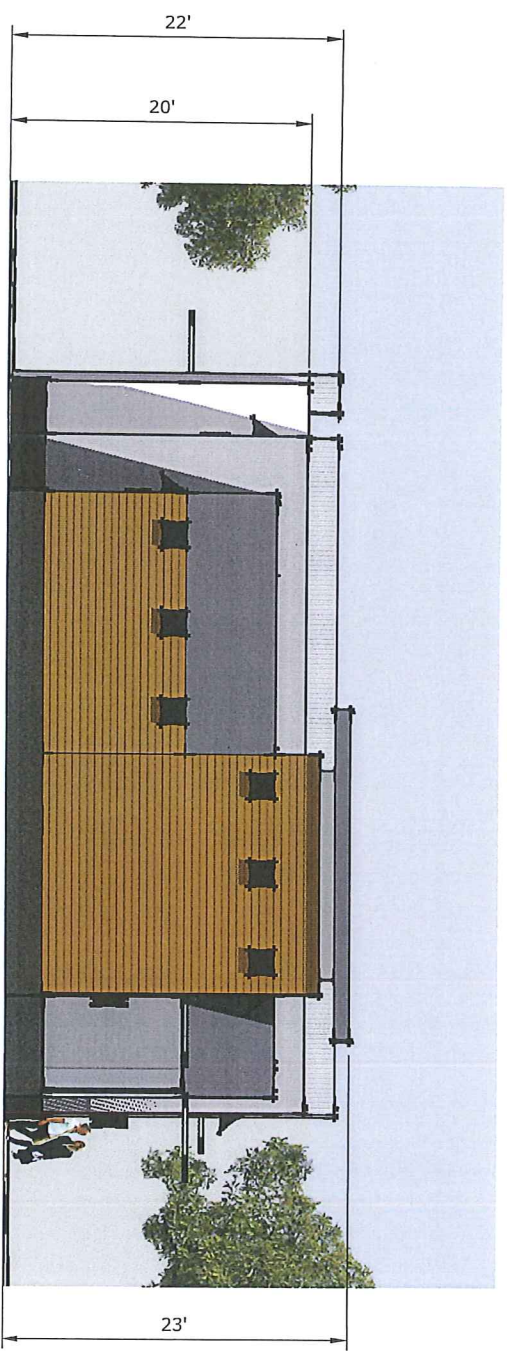
Hillside Plaza

Drawing #:

A15



SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE 40

Suite 200 - 1985 W. Broadway  
Vancouver BC V6J 4Y3  
604.736.5392



NEW TOWN  
SERVICES  
2100, 620, 8185

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building D  
East Elevation

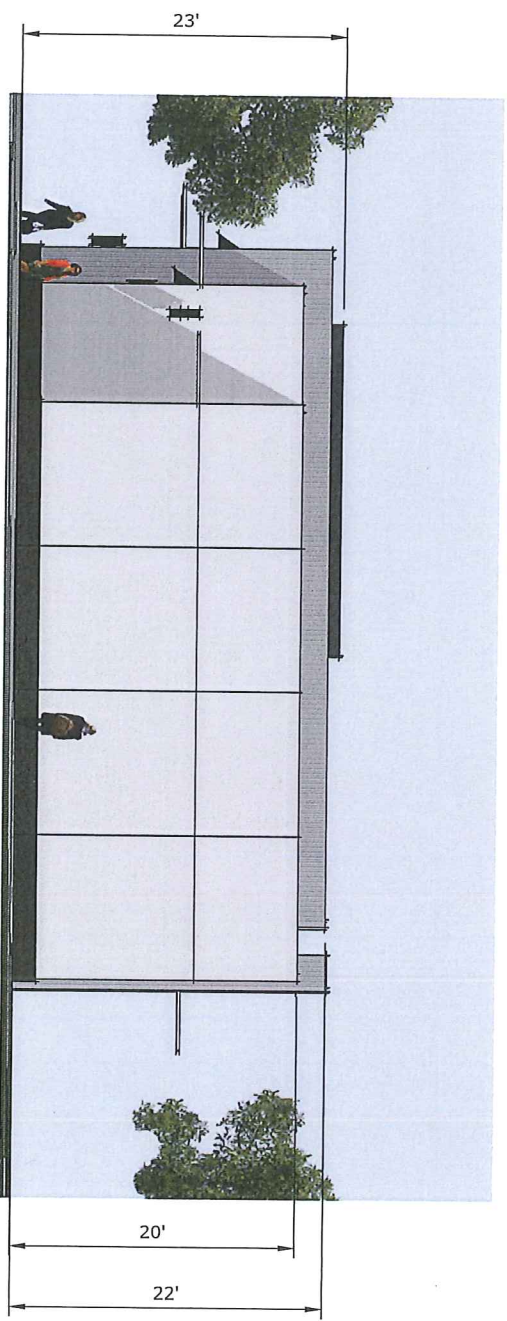
PROJECT NAME:

Hillside Plaza

Drawing #:

A16

SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 49

Suite 200, 1885 W. Broadway  
Vancouver, BC, V6L 4Y3  
604.736.5399



NEW TOWN  
SERVICES  
250.650.8185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building D  
West Elevation

PROJECT NAME:

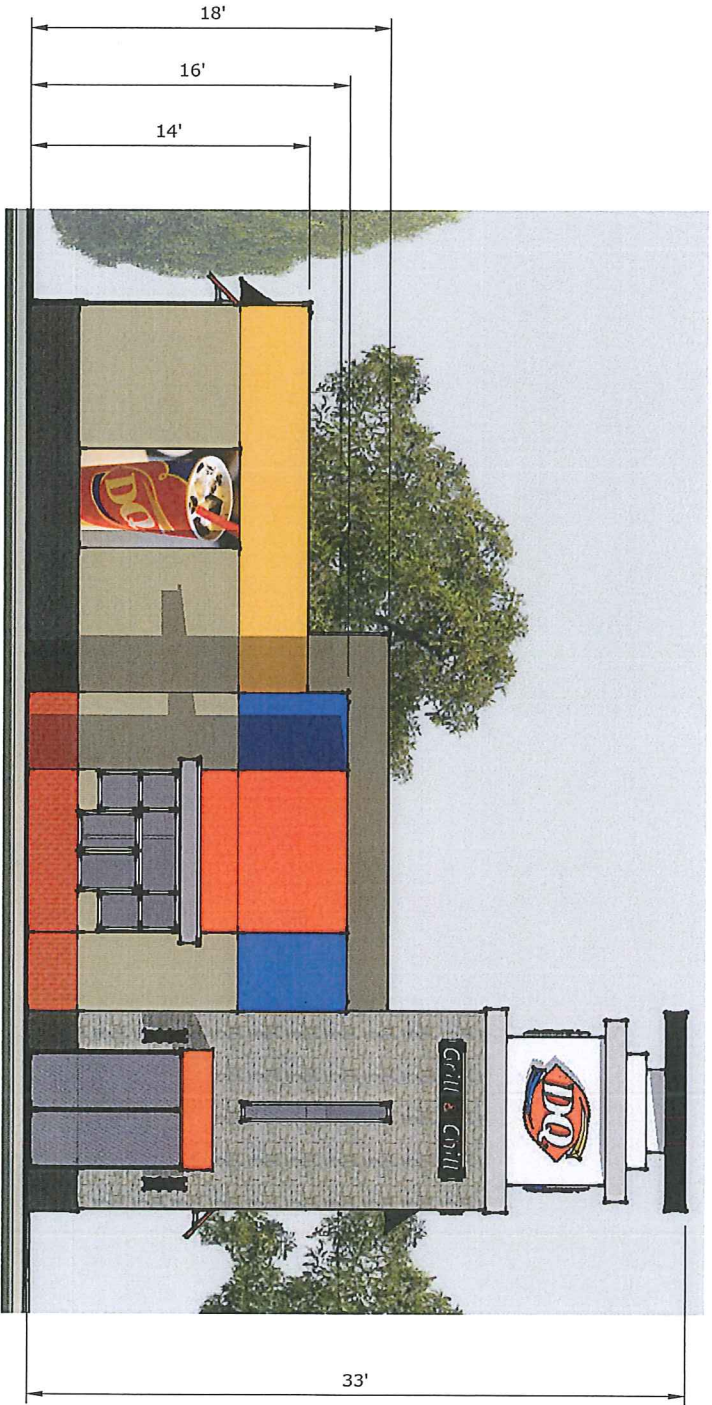
Hillside Plaza

Drawing #:

A17



SCHEDULE   B    
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 40

Suite 200 - 1995 W. Broadway  
Vancouver, B.C. V6J 4Y3  
604.736.5329



NEW TOWN  
SERVICES  
350-660-8185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building E  
North Elevation

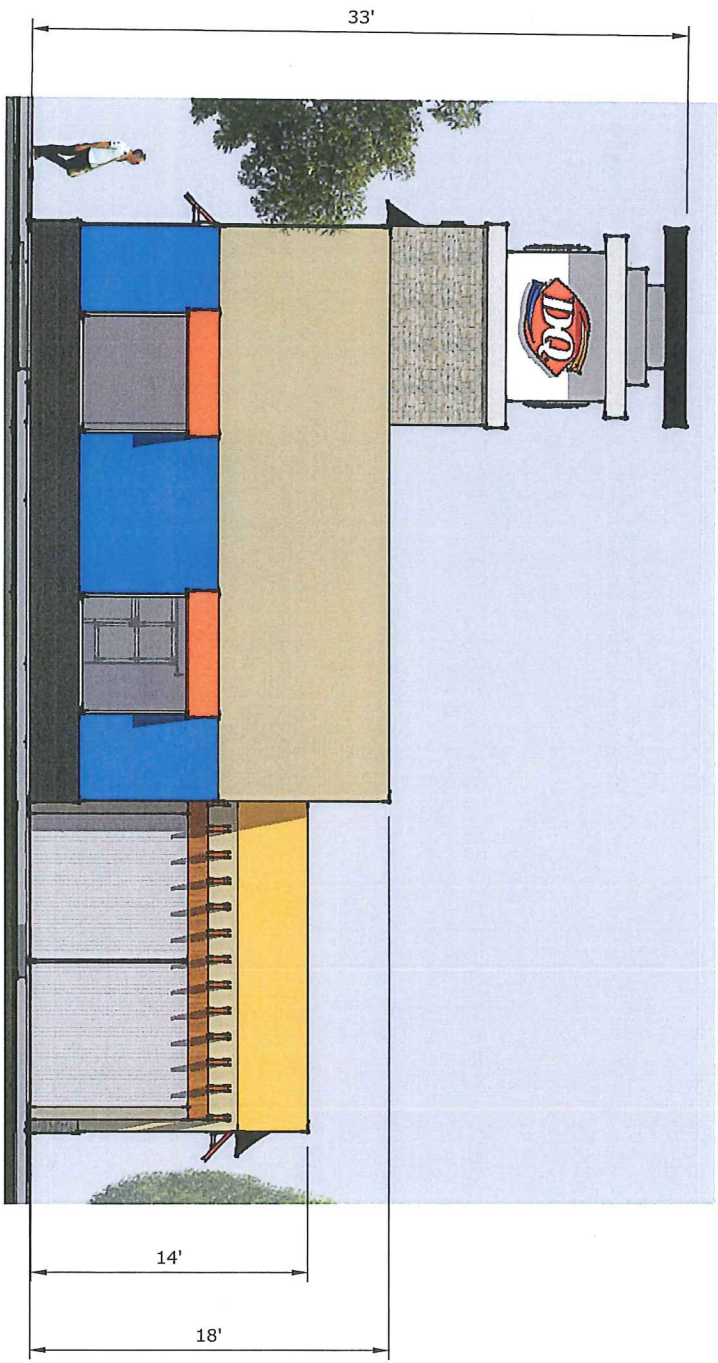
PROJECT NAME:

Hillside Plaza

Drawing #:

A18

SCHEDULE B  
This forms part of development  
Permit # DPS-6161



ARCHITECTURE | 49

Suite 200 - 1985 W. Broadway  
Vancouver, B.C. V6J 4T3  
604.736.5329



NEW TOWN  
SERVICES  
250.660.8185  
www.newtownservices.com

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building E  
South Elevation

PROJECT NAME:

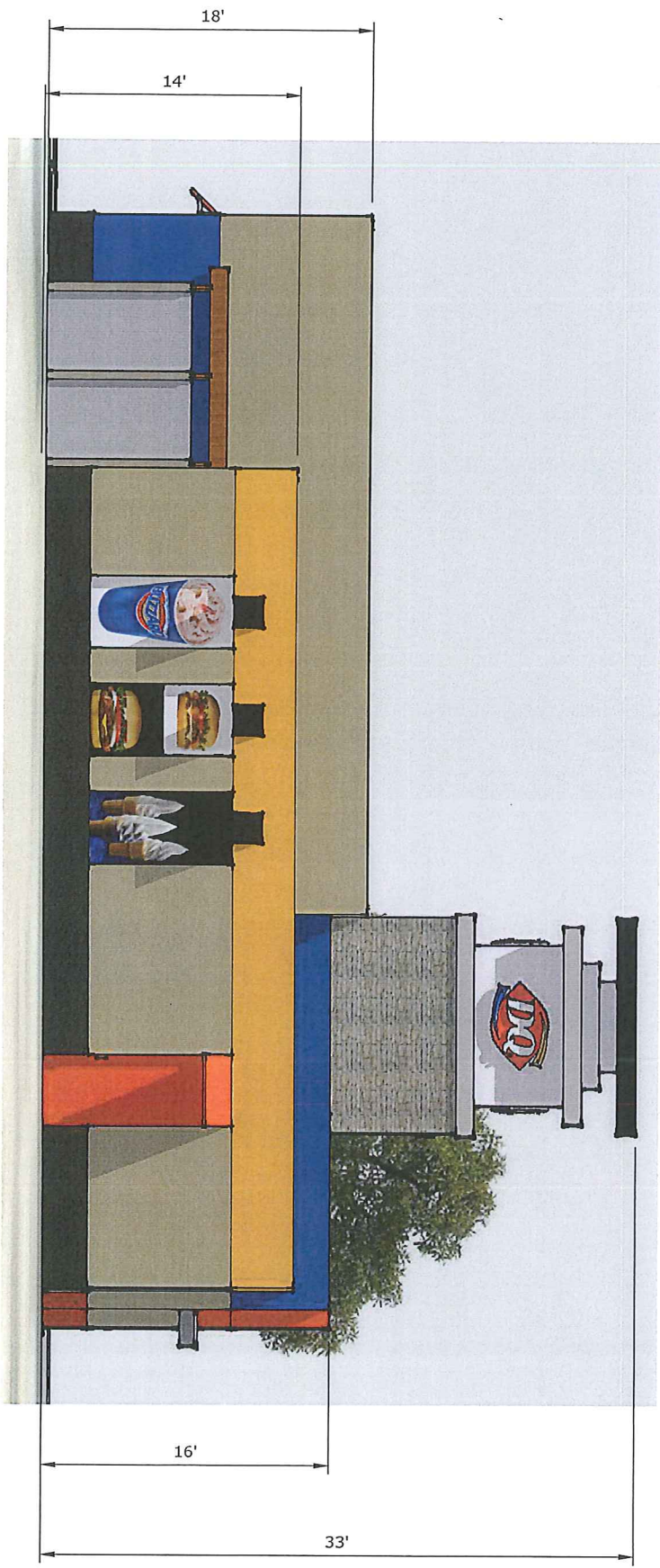
Hillside Plaza

Drawing #:

A19



SCHEDULE B  
This forms part of development  
Permit # DP15-0161



ARCHITECTURE | 49

Suite 200 - 1895 W. Broadway  
Vancouver, BC V6J 4V3  
604.736.5329



NEW TOWN  
SERVICES  
250-660-9185  
www.newtownservices.com

JOB #: 1599

DATE: Sept 25, 2015

SCALE: NA

DESCRIPTION:

Building E  
East Elevation

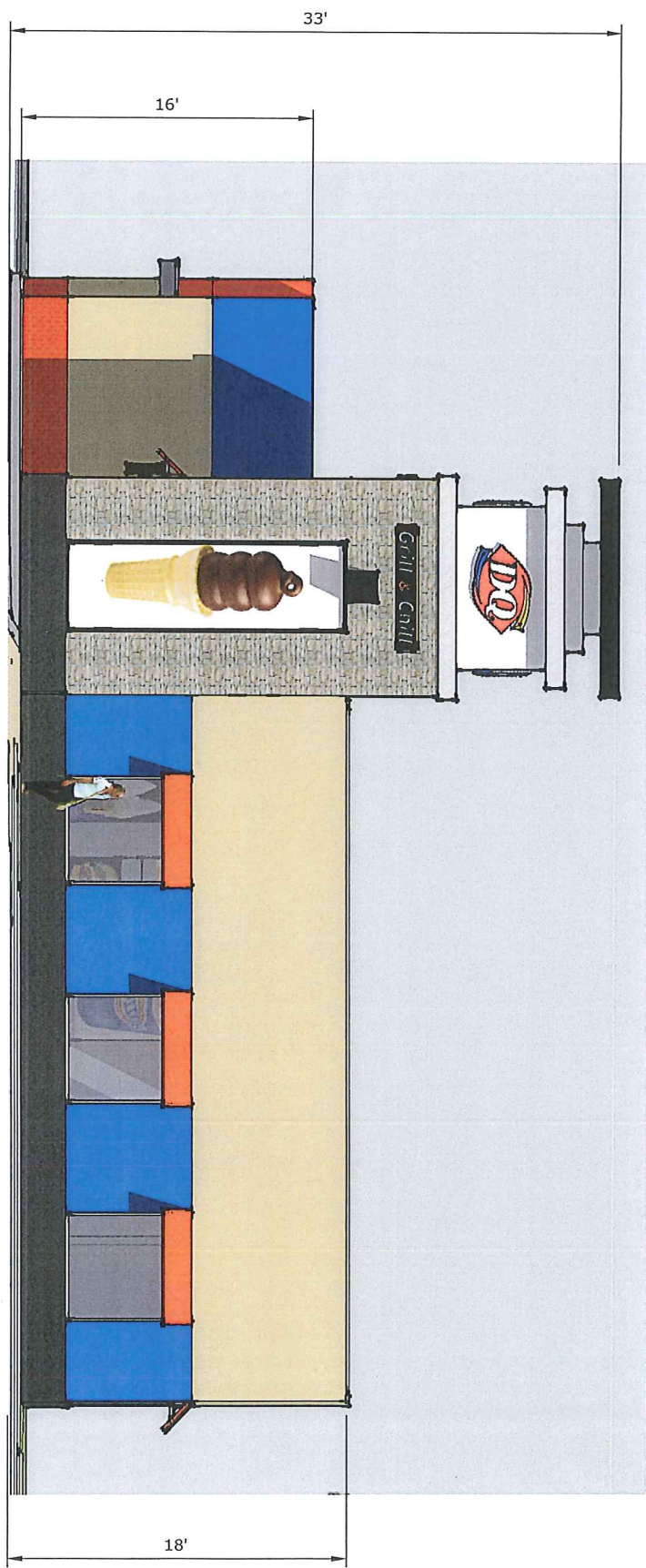
PROJECT NAME:

Hillside Plaza

Drawing #:

A20

SCHEDULE B  
This forms part of development  
Permit # PP15-0161



ARCHITECTURE | 49

Suite 200 - 1985 W. Broadway  
Vancouver, BC, V6J 4V3  
604.736.5329

**NEW TOWN**  
SERVICES  
2500 BROADWAY SUITE 200  
VANCOUVER, BC V6J 4V3

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Building E  
West Elevation

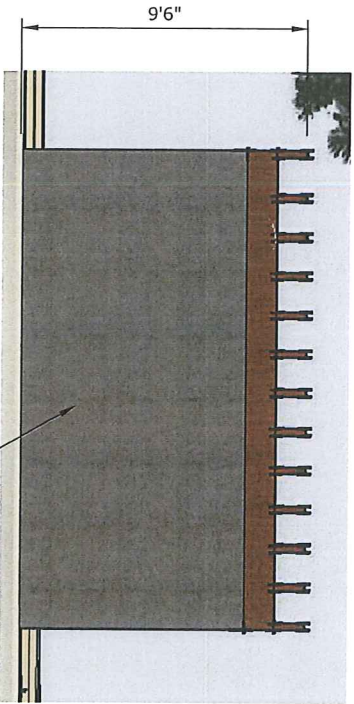
PROJECT NAME:

Hillside Plaza

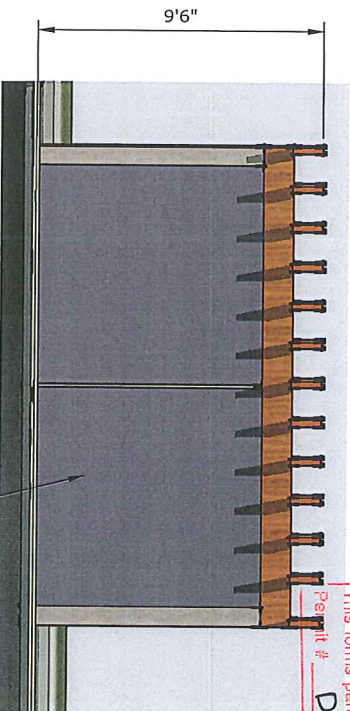
Drawing #:

A21

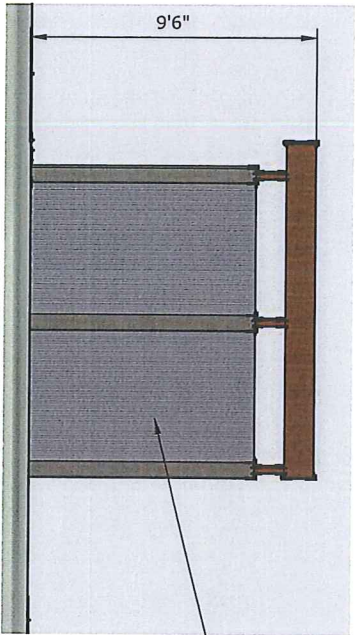




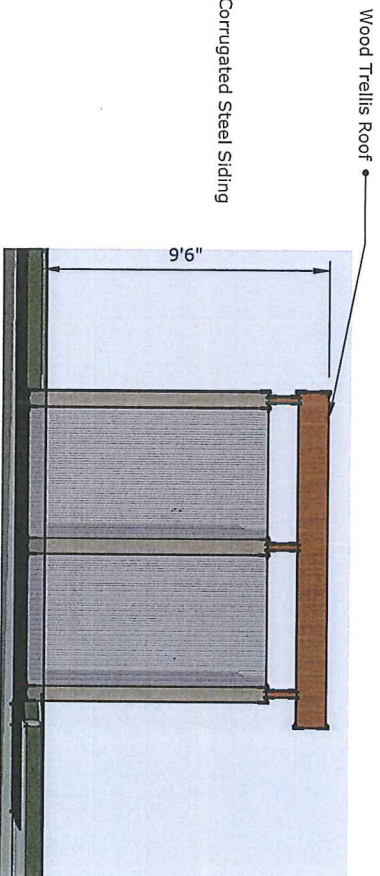
North Elevation



South Elevation



East Elevation



West Elevation

**SCHEDULE**   3    
 This forms part of development  
 Part #   DPS-0161  

ARCHITECTURE | 49

Suite 200 - 1985 W Broadway  
 Vancouver BC V6J 4V3  
 604.736.5329



**NEW TOWN**  
 SERVICES  
 2500 BROADWAY  
 VANCOUVER, BC

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Screened Garbage 1

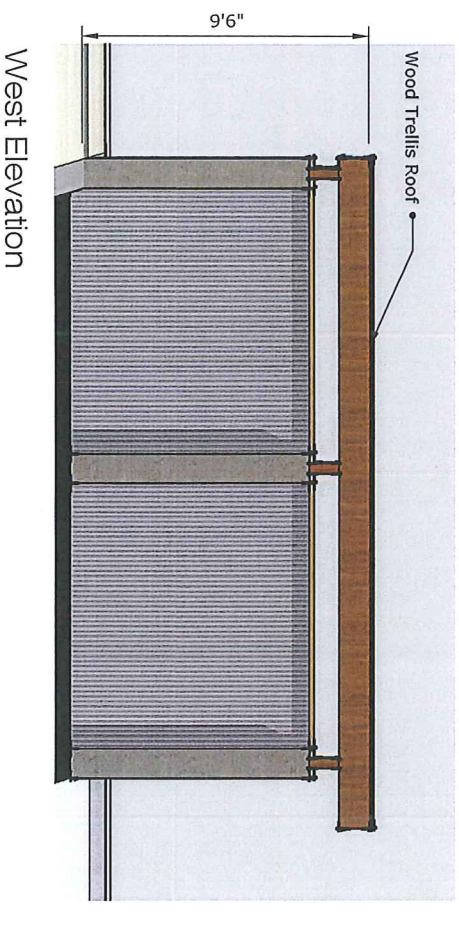
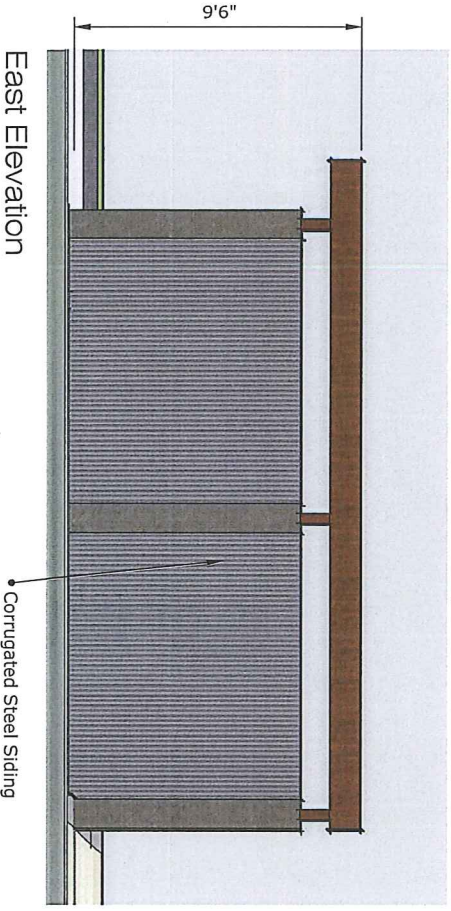
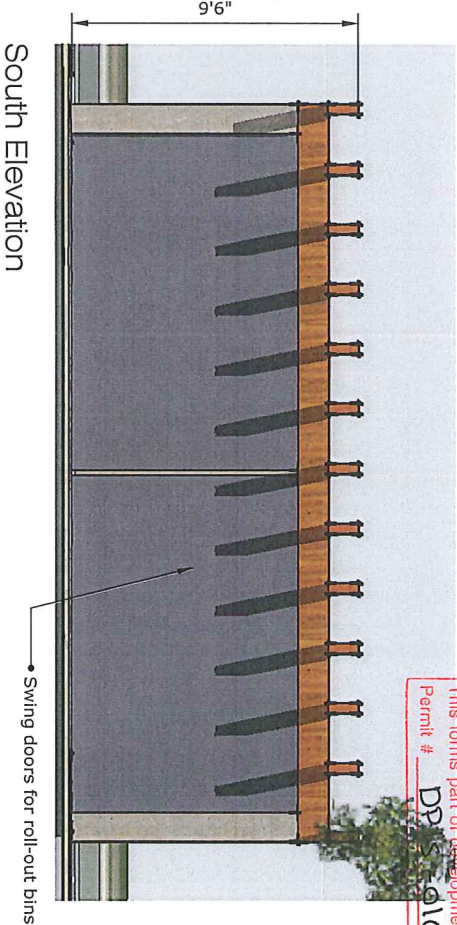
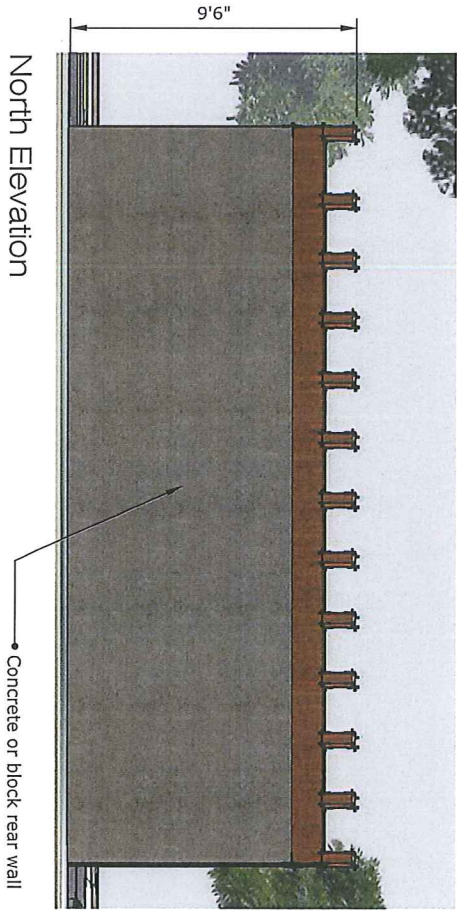
PROJECT NAME:

Hillside Plaza

Drawing #:

A22

**SCHEDULE B**  
 This forms part of development  
 Permit # **DP-9161**



**ARCHITECTURE** | 49  
 Suite 200 - 1985 W Broadway  
 Vancouver, BC V6J 4V3  
 604.736.5329

**NEW TOWN SERVICES**  
 250 - 860 - 0185  
 www.newtownservices.com

JOB #: 1599  
 DATE: Sept. 25, 2015  
 SCALE: NA

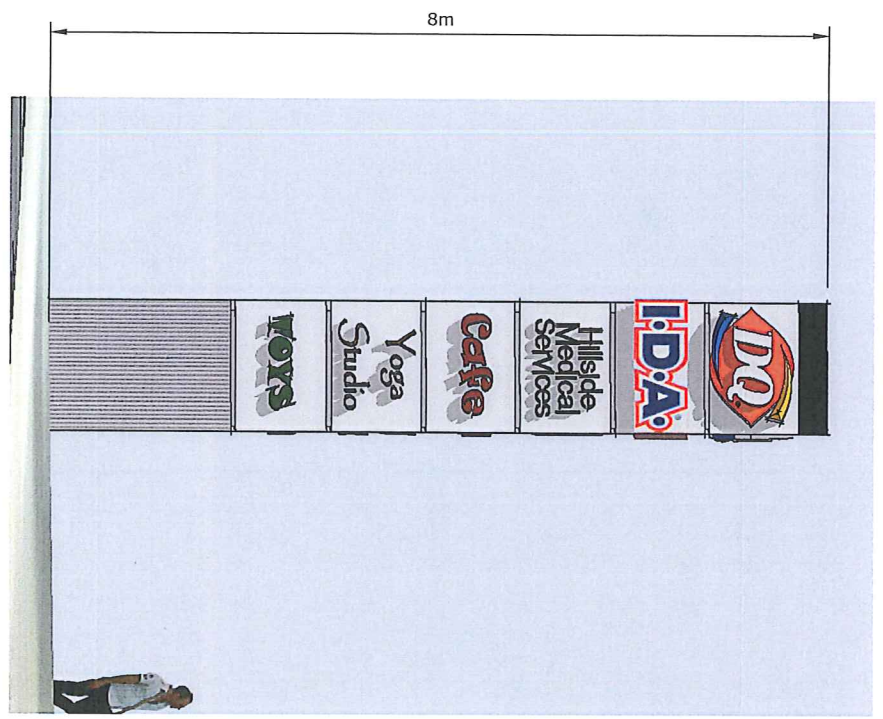
DESCRIPTION:  
 Screened Garbage 2

PROJECT NAME:  
 Hillside Plaza

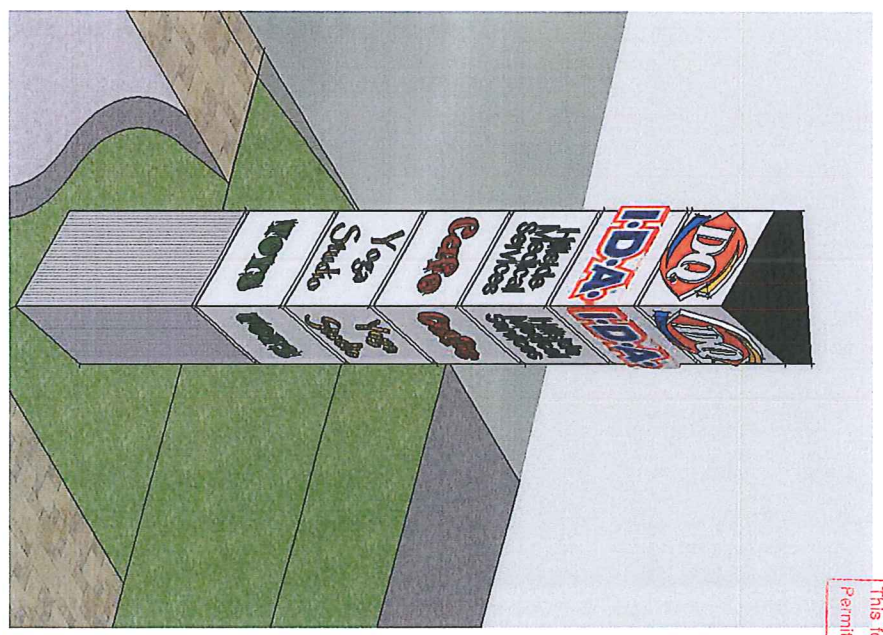
Drawing #:  
 A23



SCHEDULE B  
This forms part of development  
Permit # DP15-0161



Elevation



Oblique View (2 of 3 sides)

ARCHITECTURE 49

Suite 200 - 1995 W. Broadway  
Vancouver, B.C. V6J 4Y3  
604.736.5329



NEW TOWN  
SERVICES  
2500 BROADWAY  
VANCOUVER, BC V6J 4Y3

JOB #: 1599

DATE: Sept. 25, 2015

SCALE: NA

DESCRIPTION:

Free Standing Sign

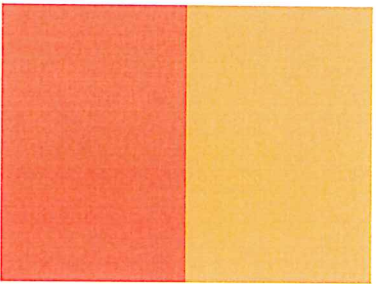
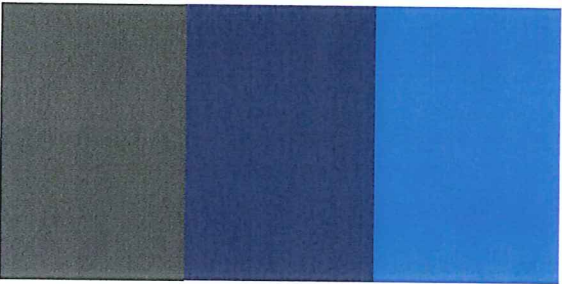
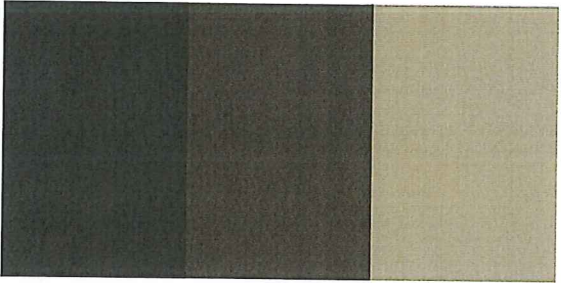
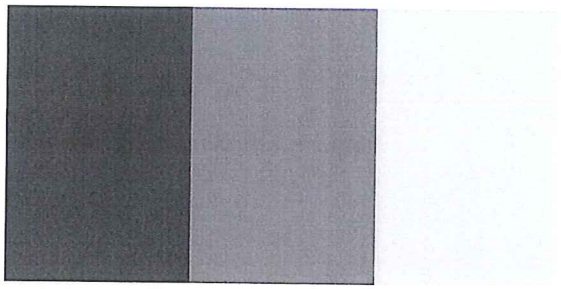
PROJECT NAME:

Hillside Plaza

Drawing #:

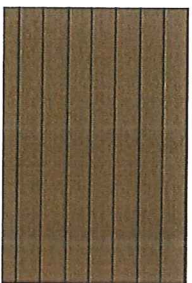
A24

Stucco/Textured Concrete



Fiber Cement Siding

SCHEDULE B  
 This forms part of development  
 Permit # DPS-0161



Cultured Stone Steel Siding



ARCHITECTURE 49



Suite 200 - 1989 W. Broadway  
 Vancouver, BC, V6J 4Y3  
 604.736.5329

NEW TOWN  
 SERVICES  
 250-650-8185  
 www.newtownservices.com

JOB #: 1599

DATE: Sept 25, 2015

SCALE: NA

DESCRIPTION:

Color Palette

PROJECT NAME:

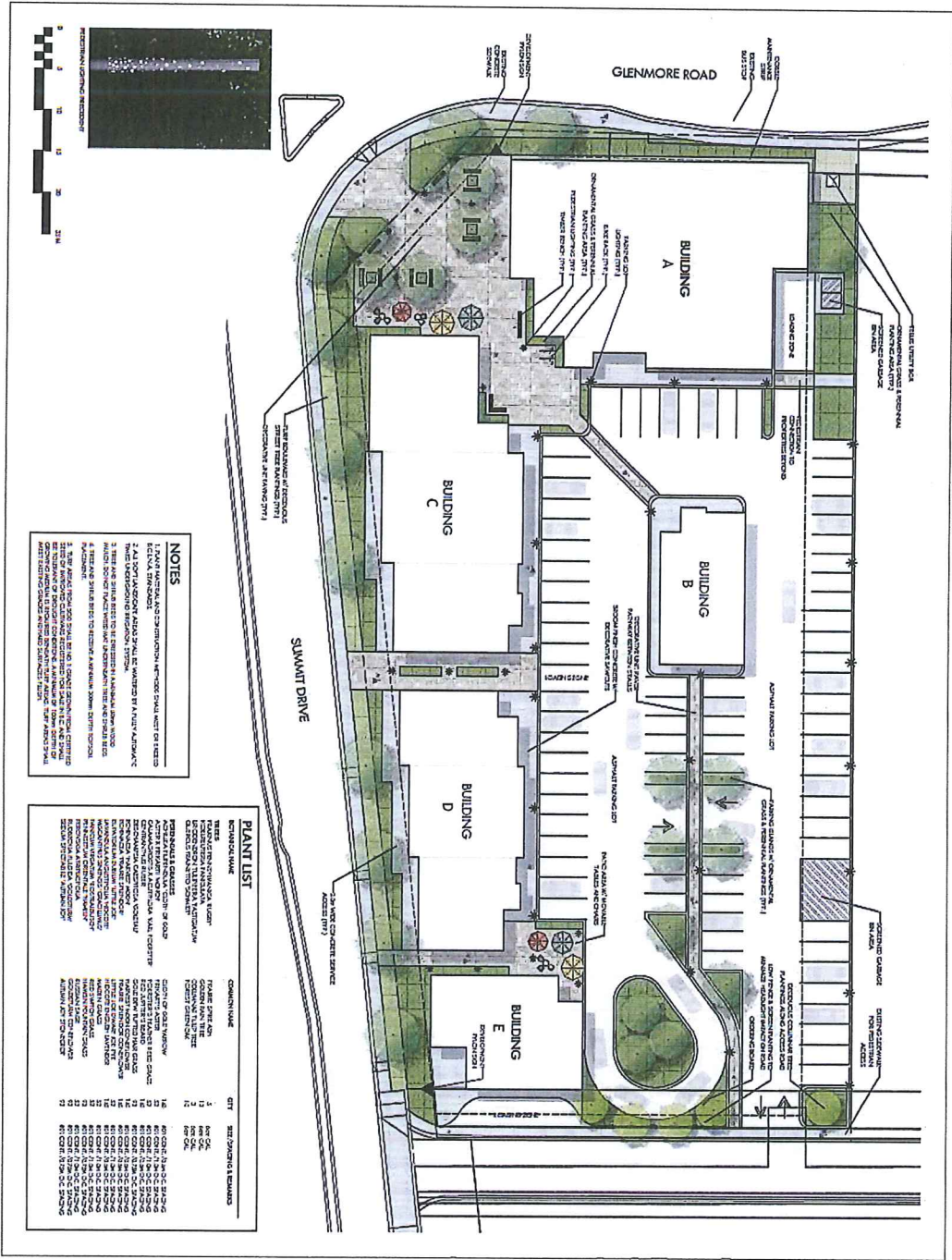
Hillside Plaza

Drawing #:

A25



SCHEDULE C  
 This forms part of development  
 Permit # DP15-0161



**NOTES**

1. LANDSCAPE ARCHITECTURE CONSULTATION WITH THE SMALL UNIT OF THE CITY OF VANCOUVER IS REQUIRED FOR ALL PLANTING AND IRRIGATION SYSTEMS.
2. TREE AND SHrub SPECIES TO BE SElected BY A QUALIFIED LANDSCAPE ARCHITECT AND MUST BE COMPATIBLE WITH THE LOCAL CLIMATE AND SOILS.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER AND THE BC LANDSCAPE ARCHITECTURE SOCIETY.

**PLANT LIST**

PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
1. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
2. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
3. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
4. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
5. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
6. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
7. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
8. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
9. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
10. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
11. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
12. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
13. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
14. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
15. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
16. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
17. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
18. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
19. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
20. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
21. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
22. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
23. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS
24. PLANT NAME	COMMON NAME	QTY	SEE DRAWINGS & REMARKS

PROJECT: **HILLSIDE PLAZA**  
 ARCHITECT: **ARCHITECTURE 49**  
 DATE: **SEP 25, 2015**  
 SCALE: **NA**

JOB #: **1599**  
 DATE: **Sept. 25, 2015**  
 SCALE: **NA**

DESCRIPTION: **Site Plan**  
 PROJECT NAME: **Hillside Plaza**  
 DRAWING #: **A1**

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** July 28, 2015  
**File No.:** DP15-0161  
**To:** Land Use Management Department (RR)  
**From:** Development Engineering Manager  
**Subject:** 720 Valley Road

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Development Engineering has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

1. Water

- a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.

2. Sanitary Sewer

- a) The developer's consulting engineer will determine the development requirements of this development and establish the service needs.
- b) Our records indicate that this property is connected with 150mm diameter sewer service. Service upgrades, if required will be at the applicant's cost and additional bonding will be required.

3. Drainage

- a) The developer's consulting engineer will determine the development requirements of this development and establish the service needs.
- b) Our records indicate that this property is connected with a 200mm diameter sewer service. Service upgrades, if required will be at the applicant's cost and additional bonding will be required. The applicant, at his cost, will arrange for the disconnection of all existing unused services at the mains.
- c) A comprehensive site drainage management plan and design to comply with the Subdivision, Development and Servicing Bylaw is a requirement of this application.



7. Design and Construction.

- a) 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. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No.7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings or reports and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

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Steve Muenz, P. Eng.  
Development Engineering Manager

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