

## ATTACHMENT "A": DEVELOPMENT PERMIT GUIDELINES

### Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?		✓	
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?			
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?		✓	
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?		✓	
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?		✓	

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?			✓
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do parking lots have one shade tree per four parking stalls?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?			✓
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?			✓
Is drip or low volume irrigation used?			✓
Are the required written declarations signed by a qualified Certified Irrigation Designer?			✓
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?			✓
Are the site layout, services and amenities easy to understand and navigate?			✓
<b>Lakeside Development</b>			
Are lakeside open spaces provided or enhanced?			✓



COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
<b>Lighting</b>			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?		✓	

Project Rational for Boynton Place Condos June 13, 2019

Attached is a DP submission for the Boynton proposal that makes a significant effort to respond to the concerns highlighted in previous communications.

1. **SITE ENTRIES and Internal Roads-** The number of site entries has been reduced from 4 to 2. The 3 fingers or cul-de-sacs in the road on the lower area have not been connected into loops due to the 10% plus grades along the east property line. To join these would require significant regrading and would lower the unit count on the project. These cul-de-sacs are all less than 110 meters in length. Road widths are at 6 meters with a minimum building separation of 7 meters at garage entries and 9 plus meters at building faces.
2. **SITE GRADING** This layout respects existing site grading and will involve minimal regrading challenges. Maximum road slope is 6%. There will be a few retaining walls which are identified on the grading plan. Most retaining walls are at 1.2 meters height with exceptions where stairs are needed.
2. **STREET ORIENTATION and SETBACKS** All units at the street edge have been oriented with front doors facing the streets. The building face set back is 3 meters from the property line. In the case of the stacked townhouses there are balconies which would encroach this 3 meters to be 1.5 meters from property line. Unit type A can have either their front doors facing the street as shown or between the garages as identified on the site plan. For unit type B the front entry is on second level. There is also a secondary entry beside the garage door on the lowest level. On the stacked units (C and D) the lowest level has their front doors facing the street or on the walk outside of the building. The reduced setback sought as a relaxation on the street edges and edge facing the storm pond are consistent with normal design intent for townhouses facing streets. Courtyard and fence development is proposed as shown in the landscape plan. The buildings present themselves as 2 story buildings keeping an intimate scale along Boynton. On Highpointe Dr there is a larger 4.5M space from back of curb to property line. These buildings step back at the second floor mitigating the 3 floor presentation on the street. Timber Balconies further break down the massing providing a softening of the expression. The rear setback of 7.5 meters facing the adjoining condominium meets bylaw requirements.
3. **PARKING** The site layout achieves the number of stalls required by the bylaw and is resolved with a blend of solutions. The shapes of the roads have been aligned to minimize sight lines of surface stalls and to create a more interesting series of clusters. 42 surface stalls are provided representing a quarter of the total stalls. Many of these will function as visitor parking. Five of these are medium size stalls, 3 are tandem stalls and 4 are stalls for handicapped. Dedicated garages provide 91 stalls that service 62 of the units with a mix of single and double car garages. It is assumed that each garage can qualify for 1 bike stall in addition to the cars. Structured parking is located under block 7 and 8 providing 35 stalls and 9 class 1 bike stalls. This structure is completely

underground on the uphill side and projects beyond the building footprint into the side yard. The down hill side is open and provides for at grade access to the site. 22 carport stalls are placed to break up the garages on unit types C/D and provide access to unit front doors. Access to surface parking on the internal street and the parking structure is by exterior paths between the building blocks linking street facing units to parking internal to the site.

4. **AMENITY AREAS-** Three amenity areas are proposed.

- a. A gazebo / quiet sitting area at the bottom of the site where the prominent view is located over the storm pond and overlooking the valley.
- b. A tot lot is located in the centre of the site.
- c. A community garden plot is located along the side of the site

5. **DENSITY** The proposed density achieves the 120 units maximum stipulated on title. The decision was made to add the parking structure to increase density to a more appropriate level and to reduce the number of surface parking stalls.

6. **UNIT MIX** As a follow up to comments to provide a greater variety of unit sizes 1/3 of the stacked town house units have been increased in area by approximately 300sf each from previous unit areas.

8. **ARCHITECTURE** – The design is a mix of contemporary style with arts and crafts details. Efforts have been made to break up wall surfaces with changes of material, stepping in building and breaking up of roof lines. The stacked unit (A – B) which is prominent on the site incorporates stepping on the top floor to soften the presentation. Block sizes are modest to create an attractive street scape and facilitate slope adaptive design. The color pallet has natural wood and stone contrasted with white trim, charcoal panels and light light grey stucco. Retaining walls will match the charcoal color panels with joint lines details to blend with buildings. The repeating pitched roofs with black asphalt roof tiles is both contemporary and traditional in character. This expression is broken up with horizontal low slope roof projections supported by heavy timber beams. This pattern of roof shapes repeats and softens the modernist expression to be a blend with natural materials and clean dark and white accents.

9. **SITE LIGHTING** – Lighting is achieved with soffit pot lights. Pot lights that are located on the internal roads will be controlled by timer/light meter and will not be controllable from the units. Other pot lights at unit entries not needed for general lighting will be controlled by the units. Two of the garbage areas require additional light to be provided by either a wall mount light and an 8 ft 2.4 meter post with a down light cutoff fixture.

10. **SITE SIGNAGE-** there will be two entry signs. One at each site entry.

# Development Permit & Development Variance Permit DP18-0142 & DVP18-0143



This permit relates to land in the City of Kelowna municipally known as

665 Boynton Place

and legally known as

Lot 5 Sections 31 and 32 Township 26 ODYD Plan KAP86216

and permits the land to be used for the following development:

## **Multi-Family Rowhouse and Stacked Rowhouse**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: December 4, 2018

Decision By: Mayor and Council

Issued Date:

**This permit will not be valid if development has not commenced by December 4, 2020.**

Existing Zone: RM4 Future Land Use Designation: MRM

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Boynton Developments (Kelowna) Ltd. Inc. No. BC1118228

Applicant: Brook Knowles Melchin

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

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Date



## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of December 5, 2017 approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **TBD**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## 5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

# BOYNTON PLACE CONDOS KELOWNA, BC

[illegible]

UNIT TYPES - PARKING SUMMARY												
NUMBER OF UNITS	BUCKET	UNIT AREA (sq. ft.)	UNIT UNITAREA (sq. ft.)	TOTAL UNITAREA (sq. ft.)	SEVERAL	CHN	MATCH	UNIT MONTH	FAULTS (1) (2) (3) (4)	REPAIRS REQUIRED	REPAIRS (1) (2) (3) (4)	TOTAL REPAIRS (1) (2) (3) (4)
UNIT A	22	1,320.0	361.9	351.4	1,008.6	2	94	2.5	1.5	1.5	1.5	1.5
UNIT B	17	1,575.0	357.7	1,050.0	1,050.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C1	13	1,500.0	375.0	1,125.0	1,125.0	1	13	1.1	1.25	1.25	1.25	1.25
UNIT C2	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C3	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C4	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C5	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C6	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C7	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C8	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C9	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C10	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C11	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C12	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C13	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C14	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C15	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C16	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C17	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C18	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C19	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C20	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C21	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C22	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C23	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C24	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C25	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C26	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C27	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C28	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C29	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C30	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C31	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C32	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C33	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C34	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C35	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C36	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C37	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C38	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C39	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C40	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C41	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C42	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C43	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C44	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C45	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C46	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C47	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C48	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C49	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C50	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C51	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C52	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C53	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C54	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C55	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C56	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C57	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C58	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C59	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C60	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C61	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C62	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C63	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C64	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C65	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C66	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C67	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C68	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C69	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C70	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C71	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C72	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C73	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C74	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C75	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C76	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C77	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C78	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C79	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C80	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C81	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C82	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C83	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C84	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C85	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
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UNIT C89	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C90	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C91	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C92	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C93	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C94	12	1,500.0	375.0	1,125.0	1,125.0	1	12	1.1	1.25	1.25	1.25	1.25
UNIT C95	14	1,500.0	375.0	1,125.0	1,125.0	2	14	2.5	1.5	1.5	1.5	1.5
UNIT C96	12	1,500.0	375.0	1,125.0	1,125.0	2	12	2.5	1.5	1.5	1.5	1.5
UNIT C97	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25	1.25	1.25	1.25
UNIT C98	8	1,500.0	375.0	1,125.0	1,125.0	1	8	1.1	1.25	1.25	1.25	1.25
UNIT C99	10	1,500.0	375.0	1,125.0	1,125.0	1	10	1.1	1.25			

**Riddell Architect Ltd**

1118 - 1st Street SW - Calgary, Alberta, Canada T2S 1V1  
tel: 403-296-3100 fax: 403-296-3111 [info@calnet.ca](mailto:info@calnet.ca)

SHEET NO.	SHEET NAME
A-1	GENERAL SHEET
A-2	SITE PLAN
A-3	SITE COVERAGE
A-4	SURVEY
A-5	SITE GRADING PLAN
A-6	SITE OVERVIEW
A-7	WATER SUPPLY
A-8	WASTEWATER
A-9	WASTEWATER
A-10	WASTEWATER
A-11	WASTEWATER
A-12	WASTEWATER
A-13	WASTEWATER
A-14	WASTEWATER
A-15	WASTEWATER

**CTQ**  
1334 St. Paul Street  
Kelowna, BC  
V1Y 2E1

DRAWING LIST - CIVIL	
SHEET No.	SHEET NAME

**CTQ**  
1334 St. Paul Street  
Kelowna, BC  
V1Y 2E1

DRAWING LIST - LANDSCAPING	
SHEET No.	SHEET NAME
L-1	COVER SHEET
L-2	SITE PHOTOS
L-3	LANDSCAPE PLAN
L-4	PLANT LIST & NOTES

# SCHEDULE

A

This forms part of application  
# DP18-0142 DVP18-0142

Planner  
Initials

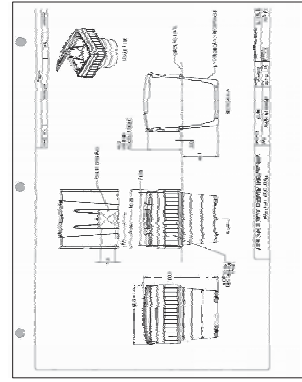
TA

City of  
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COMMUNITY PLANNING



LEGEND

STANDARD ROOM POST FOUND	STANDARD ROOM POST SET	UNIT ENTRY	UNIT ENTRY
POW POST COCKEY OR AND NOTHES FOUND	POW POST COCKEY OR AND NOTHES FOUND	LAMP	FIRE HYDRANT
4" POST LED DOWNLIGHT FUTURE	4" POST LED DOWNLIGHT FUTURE	4" POST LED DOWNLIGHT FUTURE	4" POST LED DOWNLIGHT FUTURE
EXTENDED WALL MOUNTED LED FUTURE	EXTENDED WALL MOUNTED LED FUTURE	EXTENDED WALL MOUNTED LED FUTURE	EXTENDED WALL MOUNTED LED FUTURE
SEASONAL	SEASONAL	SEASONAL	SEASONAL



**CUBE**  
The National  
Development  
Authority

**THE NATIONAL  
DEVELOPMENT  
AUTHORITY**

**THE NATIONAL  
DEVELOPMENT  
AUTHORITY**



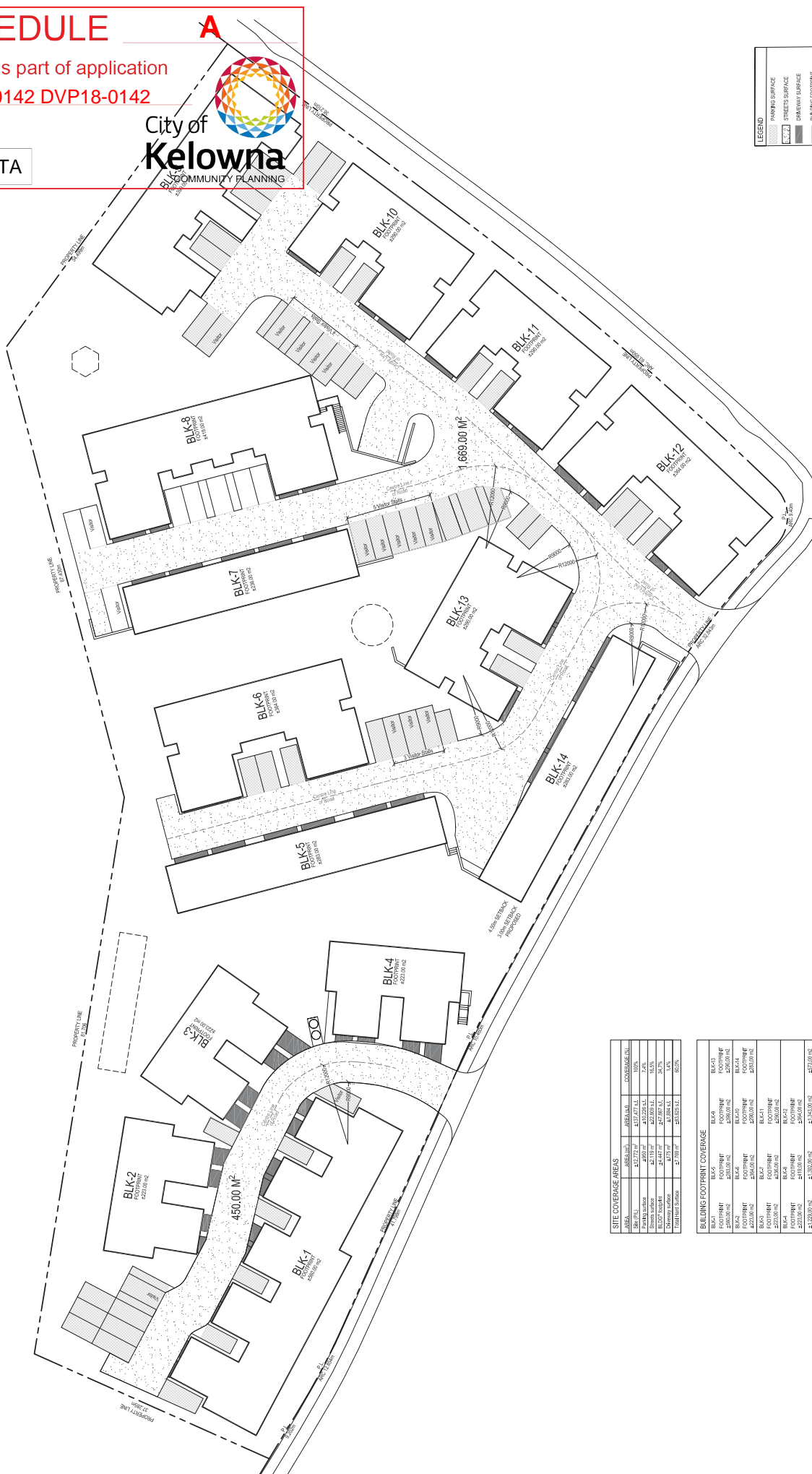
**A**

# DP18-0142 DVP18-0142



City of Kelowna  
COMMUNITY PLANNING

TA



SITE COVERAGE AREAS			
AREA	AREA (m <sup>2</sup> )	AREA (sq ft)	COVERAGE (%)
Site (PL)	12,712 m <sup>2</sup>	137,477 sq ft	100%
Parking surface	4560 m <sup>2</sup>	10,226 sq ft	7.4%
Streets surface	12,119 m <sup>2</sup>	132,869 sq ft	10.5%
BLDG footprint	12,447 m <sup>2</sup>	137,867 sq ft	94.7%
Driveway surface	1,175 m <sup>2</sup>	1,264 sq ft	1.4%

BUILDING FOOTPRINT COVERAGE			
BL-6-1	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-9	FOOTPRINT 250.00 m <sup>2</sup>
BL-6-2	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-10	FOOTPRINT 250.00 m <sup>2</sup>
BL-6-3	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-11	FOOTPRINT 250.00 m <sup>2</sup>
BL-6-4	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-12	FOOTPRINT 250.00 m <sup>2</sup>
BL-6-5	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-13	FOOTPRINT 250.00 m <sup>2</sup>
BL-6-6	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-14	FOOTPRINT 250.00 m <sup>2</sup>
BL-6-7	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-15	FOOTPRINT 250.00 m <sup>2</sup>
BL-6-8	FOOTPRINT 250.00 m <sup>2</sup>	BL-6-16	FOOTPRINT 250.00 m <sup>2</sup>



# SCHEDULE

A

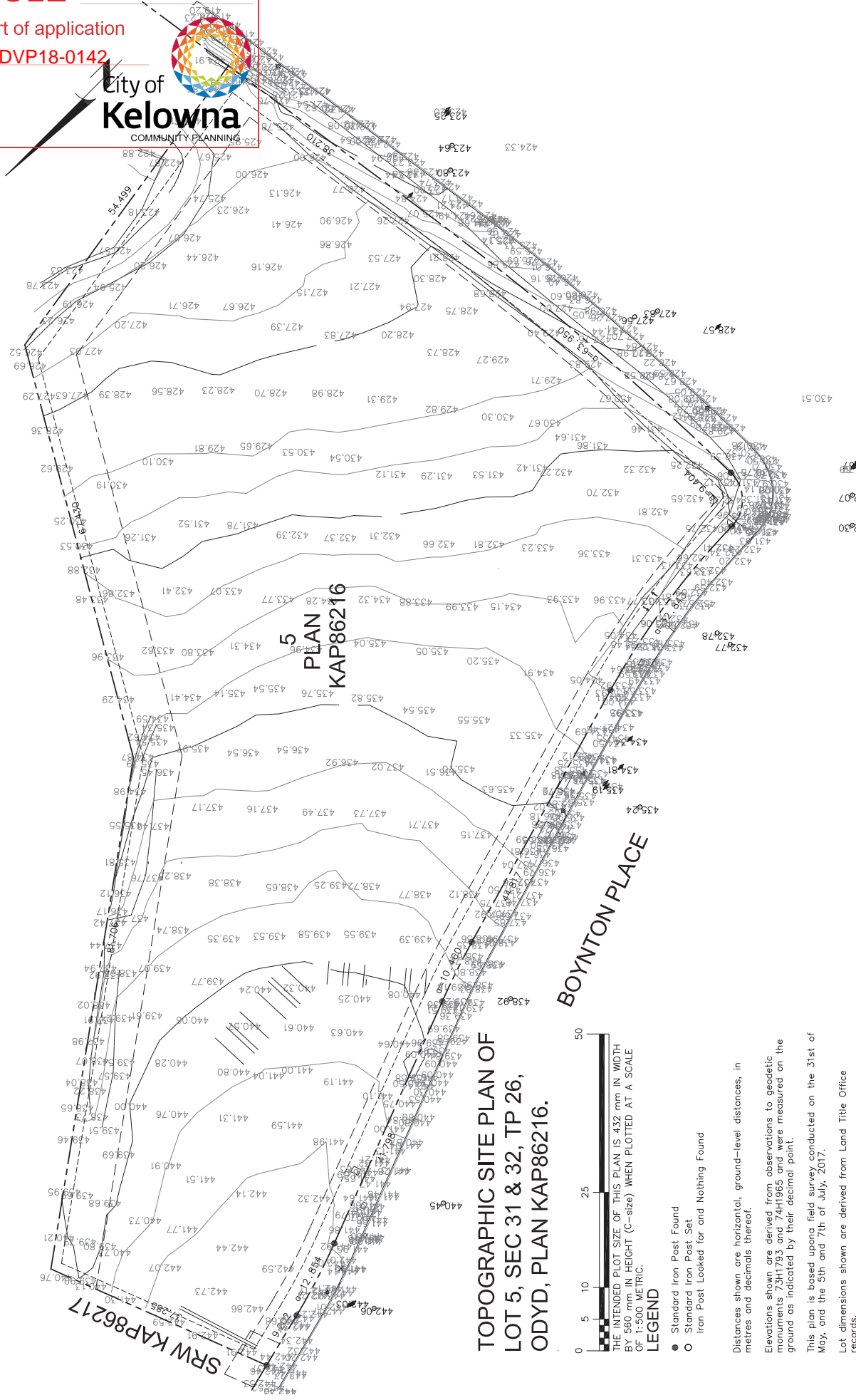
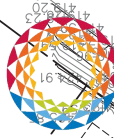
This forms part of application

# DP18-0142 DVP18-0142

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Initials

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City of  
**Kelowna**  
COMMUNITY PLANNING



TOPOGRAPHIC SITE PLAN OF  
LOT 5, SEC 31 & 32, TP 26,  
ODYD, PLAN KAP86216.

BOYNTON PLACE



## LEGEND

- Standard Iron Post Found
- Standard Iron Post Set
- Iron Post Looked for and Nothing Found

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Elevations shown are derived from observations to geodetic monuments 73H1793 and 74H1965 and were measured on the ground as indicated by their decimal point.

This plan is based upon a field survey conducted on the 31st of May, and the 5th and 7th of July, 2017.

Lot dimensions shown are derived from Land Title Office records.

**Riddell Architect LTD**

The Promontory - Kelowna

DEVELOPMENT PERMIT APPLICATION

**SURVEY PLAN**

PROMONTORY DEVELOPMENTS INC.

DP REVISION #2 - 20 SEPTEMBER, 2018

SCALE: 1:275  
17-4239

**A-4**  
DATE: 9/20/2018

# SCHEDULE

A

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# DP18-0142 DVP18-0142

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City of  
**Kelowna**  
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403.266.2100

**The Promontory - KELOWNA**  
665 BOYNTON PLACE LOT 5 SEC 31 & 32 T26 Q1YD PLAN KAP8216  
**DEVELOPMENT PERMIT APPLICATION**

**SITE GRADING PLAN**  
PROMONTORY DEVELOPMENTS INC

DP REVISION #2 20 SEPT 2018

Scale 1cm = 2.5M or reduced @ 1 cm = 5M  
17 4239

**A-5**  
DATE: 9/20/2018



# SCHEDULE B

This forms part of application  
# DP18-0142 DVP18-0143



City of  
Kelowna

Planner  
Initials

TA



Renderings are close representations of building colors, finishes, massing and positioning. The grading shown is limited in its precise refinement and is approximate at specific locations but the overall grades and height relationships of buildings are accurate. Landscaping details are not represented and must be correlated with the landscape plan. The Landscape plan governs all areas of discrepancy.



## MATERIALS:

1. stone - at entries -
2. charcoal hardi panel
3. charcoal hardi siding
4. charcoal metal clad window frames with charcoal 4 inch window casing
5. white vinyl windows with charcoal or white 4 inch window casing
6. vertical wood panels
7. white aluminum fascia, gutters soffit, batton trims
8. charcoal / black textured 25 year shingles
9. wood entry column
10. light warm grey stucco
11. railings black metal, with glass inserts
12. entry doors - either black or natural wood grain
13. garage doors - charcoal or wood grain

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1110 1 St SW, Calgary Alberta  
403.266.2100

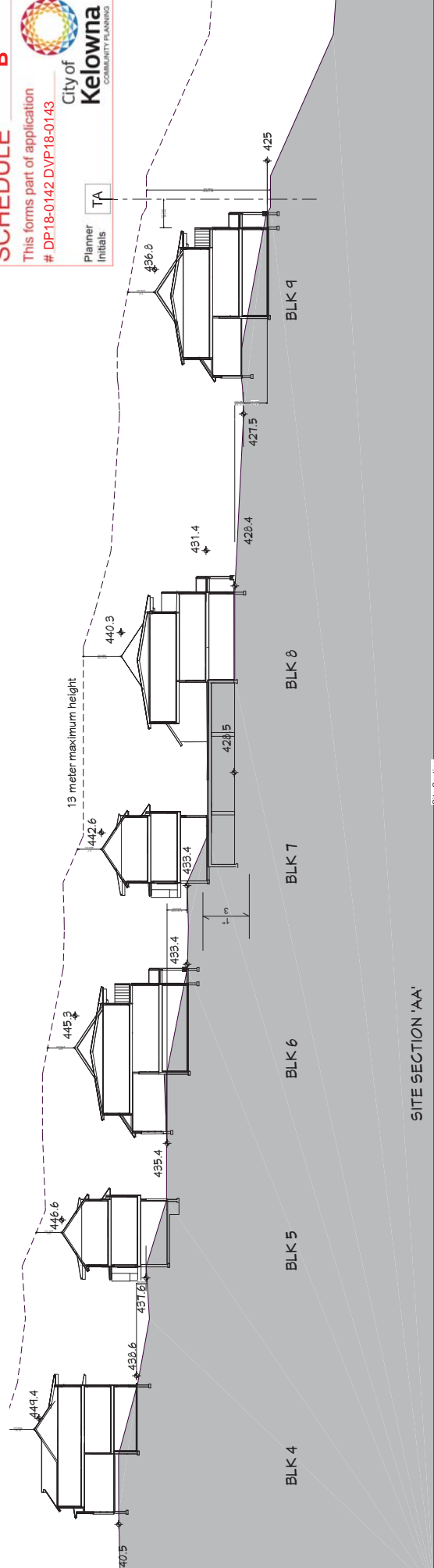
**The Promontory - KELOWNA**  
665 BOYNTON PLACE LOT 5 SEC 31 & 32 T26 QD YD PLAN KAP86216  
**DEVELOPMENT PERMIT APPLICATION**

## SITE OVERVIEW

PROMONTORY DEVELOPMENTS INC DP REVISION #2 20 SEPT 2018

**A-6**  
DATE: 9/20/2018

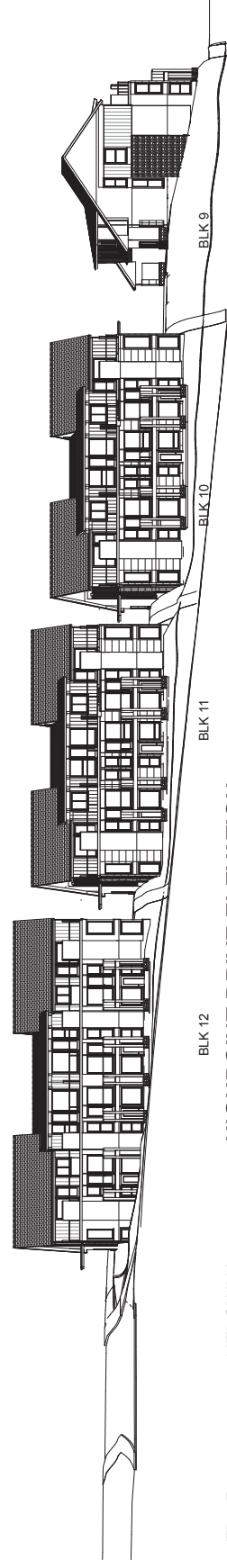
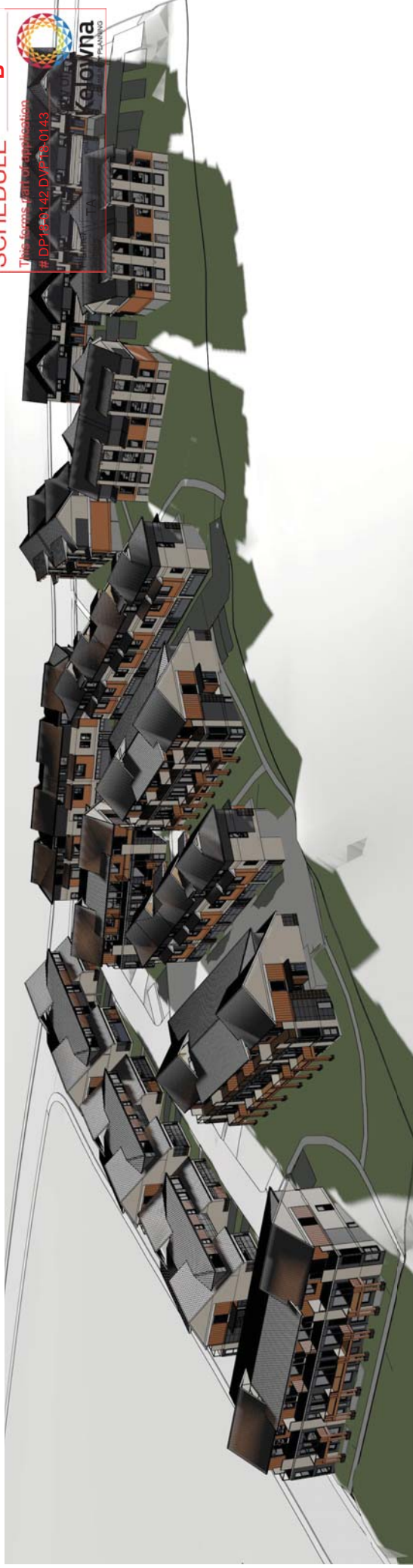
17-4239





**SCHEDULE B**

This forms part of application  
# DP15-0142.DV/FB-0143



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**The Promontory - KELOWNA**  
665 BOYNTON PLACE LOT 5 SEC 31 & 32 TP26 QD YD PLAN KAP8216  
**DEVELOPMENT PERMIT APPLICATION**

**HIGHPOINT DRIVE ELEVATION**  
PROMONTORY DEVELOPMENTS INC DP REVISION #2 20 SEPT 2018

17-4239

**A-8**  
DATE: 9/20/2018

**SCHEDULE B**

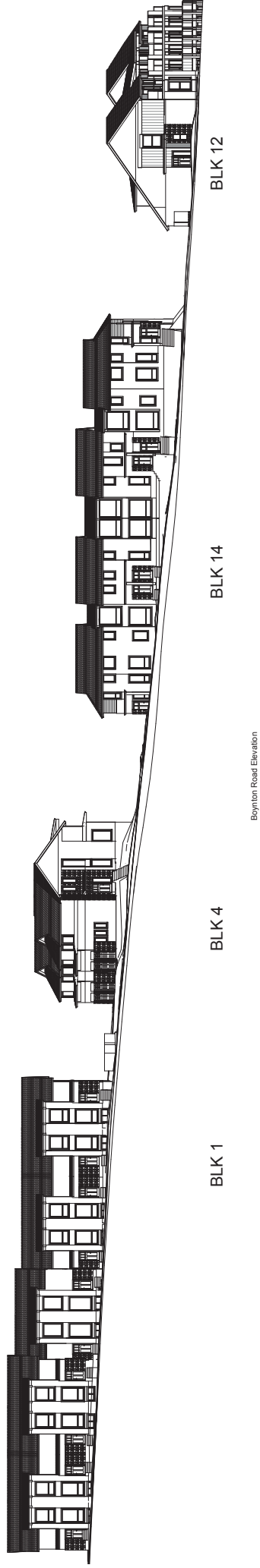
This forms part of application  
# DP18-0142 DVP18-0143



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

TA



Boyn-ton Road Elevation



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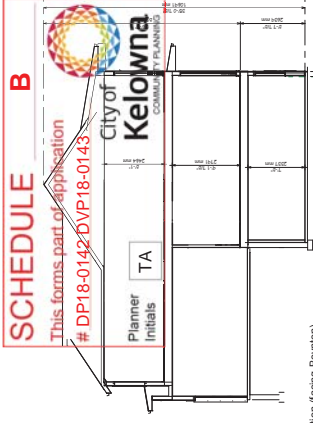
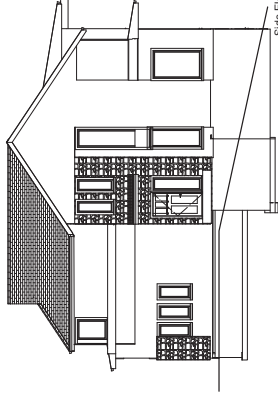
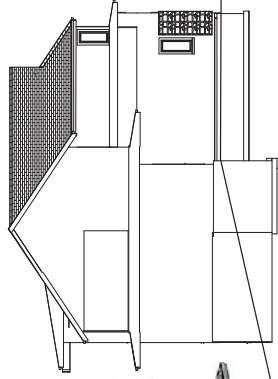
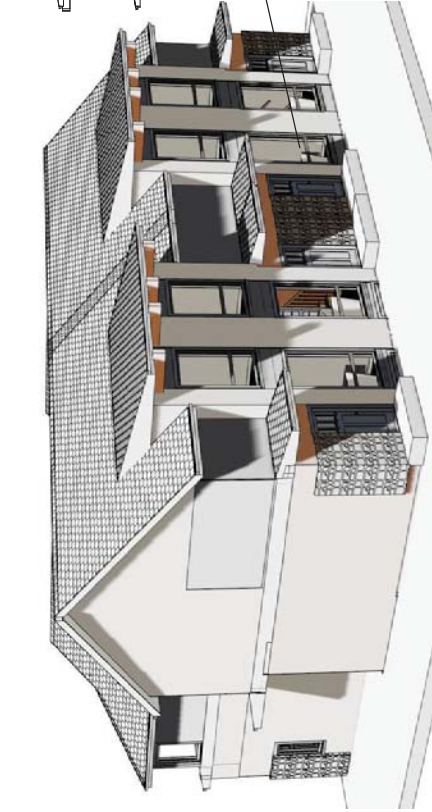
**The Promontory - KELLOWNA**  
665 BOYNTON PLACE LOT 5 SEC 31 & 32 T26 QDYP PLAN KAP86216  
**DEVELOPMENT PERMIT APPLICATION**

**BOYNTON PLACE ELEVATION**  
PROMINTORY DEVELOPMENTS INC DP REVISION #2 20 SEPT 2018

17-4239

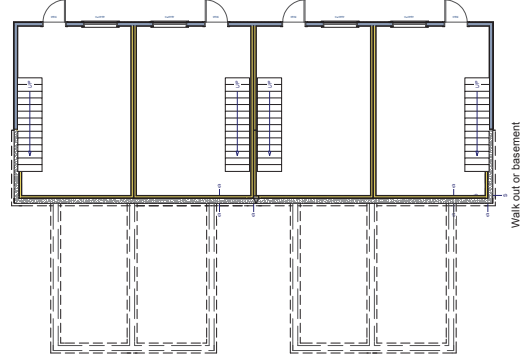
**A-9**  
DATE: 9/20/2018



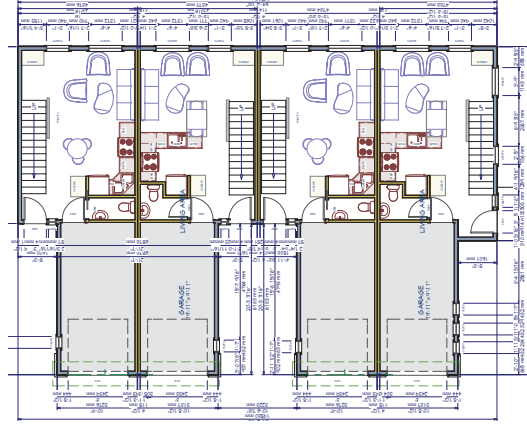


Side Elevation (facing Baynton)

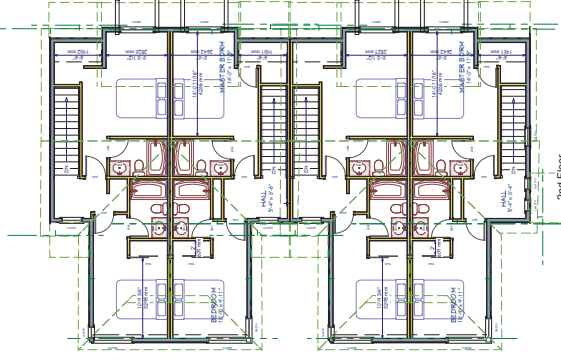
Elevation 4



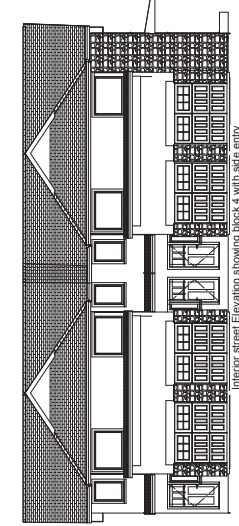
Walk out or basement



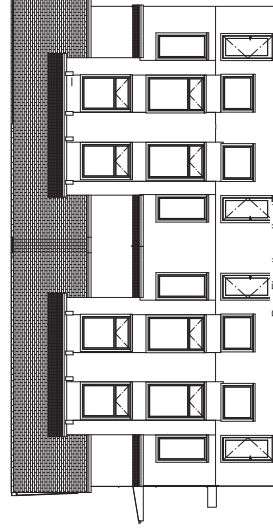
1st Floor with walk out and entry by the garage



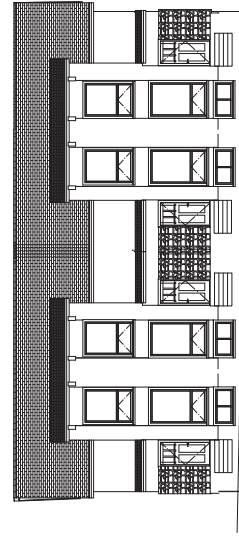
2nd Floor



Interior street Elevation showing block 4 with side entry



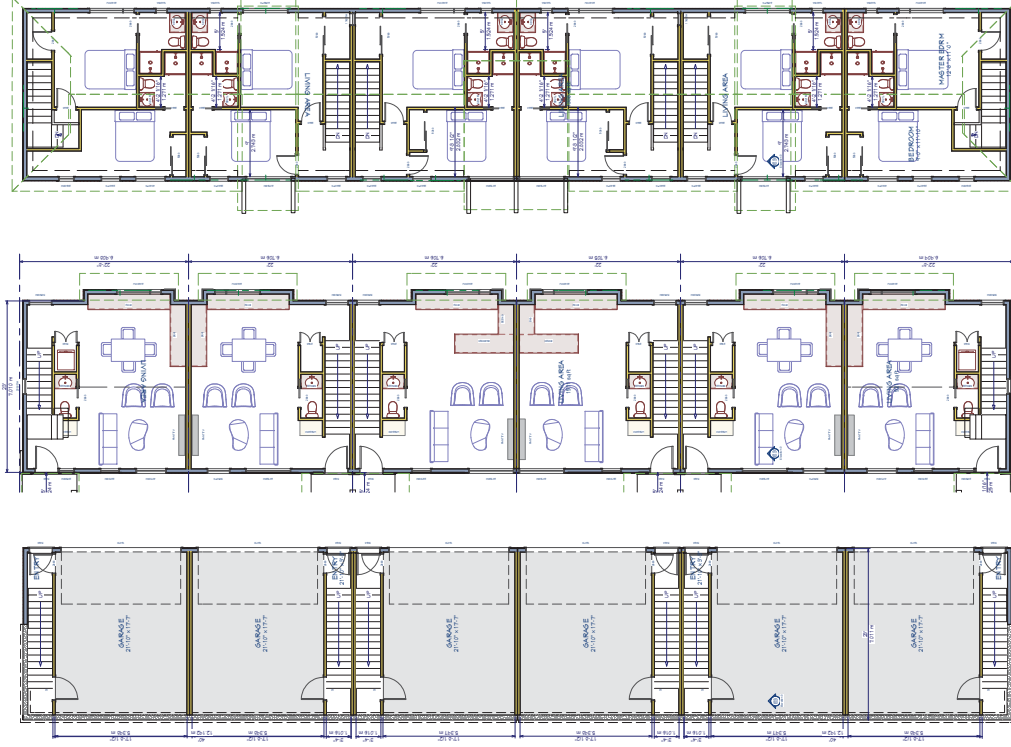
Rear Elevation walk out



Front Elevation with entry on the street

# SCHEDULE B

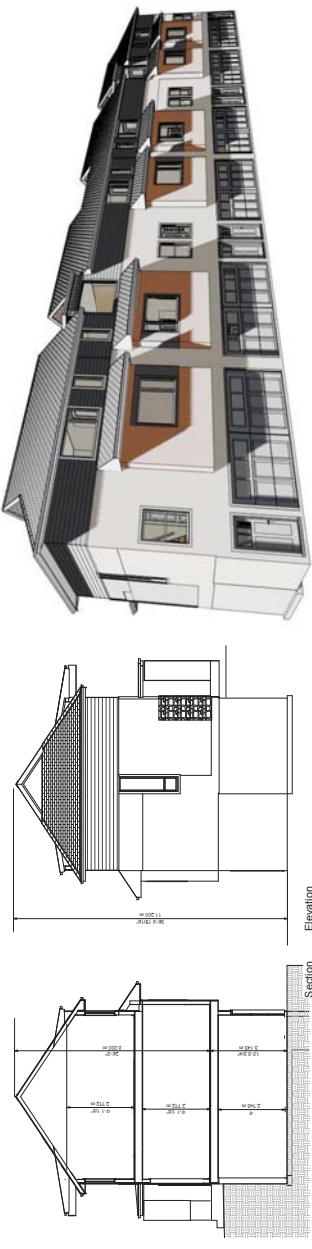
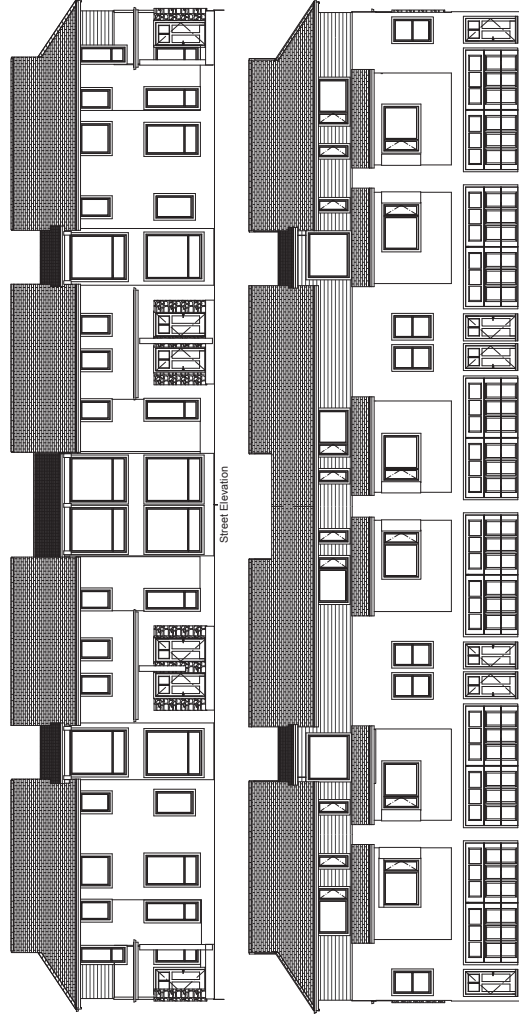
This forms part of application  
# DP-18-0142 DVP18-0143



Basement Garage

1st Floor

2nd Floor



Elevation

Section

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403.266.2100

**The Promontory - KELOWNA**  
665 BOYNTON PLACE LOT 5 SEC 31 & 32 TP26 QD YD PLAN KAP8216  
**DEVELOPMENT PERMIT APPLICATION**

**UNIT TYPE B 1030SF 2 BEDROOMS 2.5 BATHS DOUBLE GARAGE**  
PROMONTORY DEVELOPMENTS INC DP REVISION #2 20 SEPT 2018

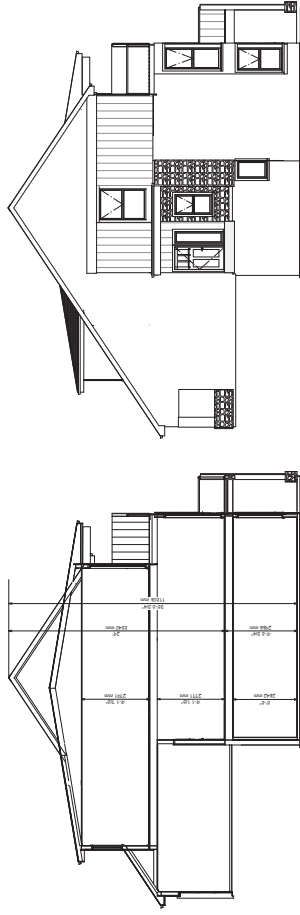
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17-4239  
DATE: 9/20/2018

**A-11**  
9/20/2018

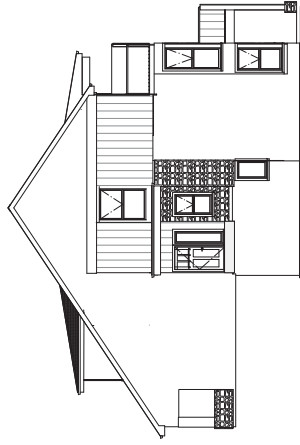


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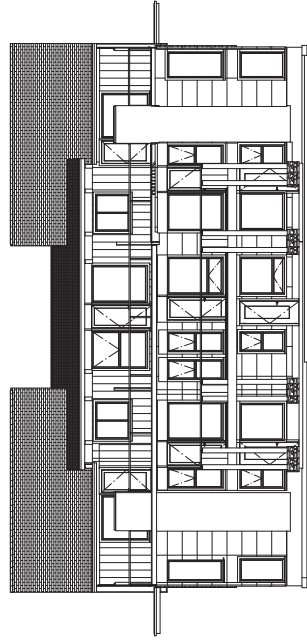
This forms part of application  
# DP18-0142 DVP18-0143



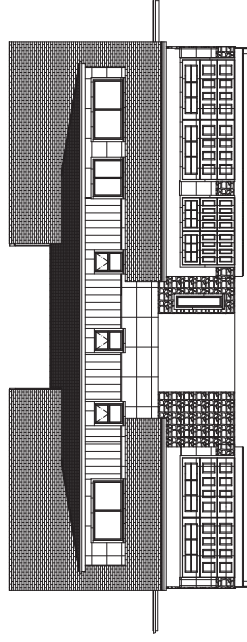
SECTION



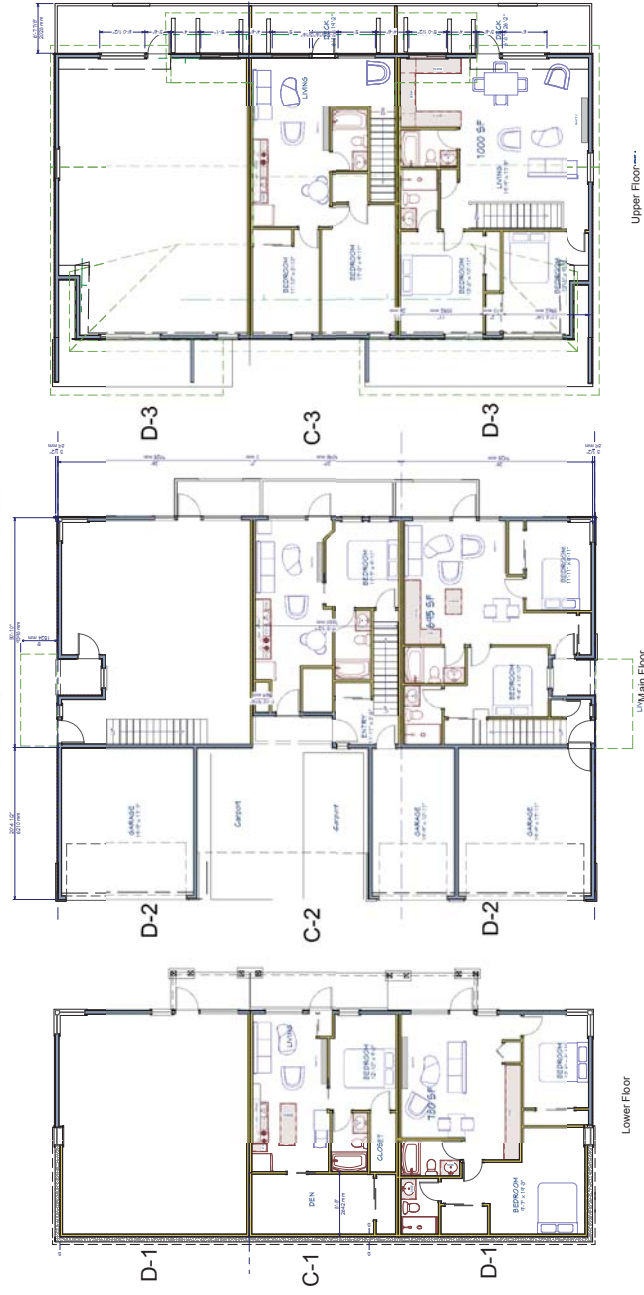
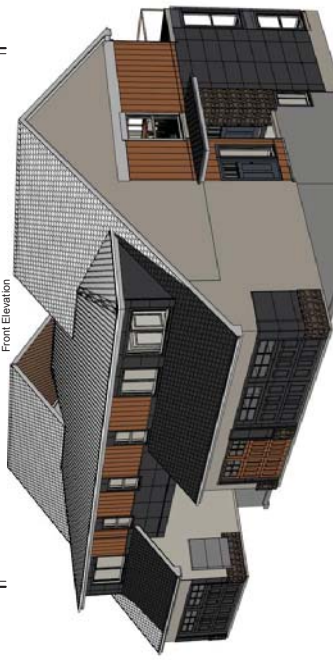
SIDE ELEVATION



Street Elevation



Front Elevation



Lower Floor

Main Floor

Upper Floor

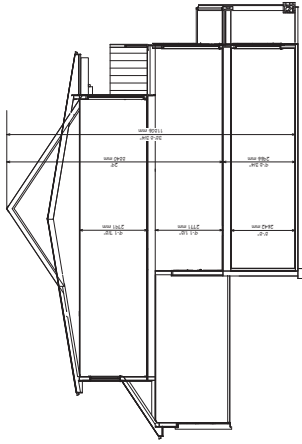
**Riddell Architect Ltd**  
1110 1 St SW, Calgary Alberta  
403.266.2100

**The Prominory Development Kelowna**  
665 BOYNTON PLACE LOT 5 SEC 31 & 32 T26 QD YD PLAN KAP8216  
DEVELOPMENT PERMIT APPLICATION

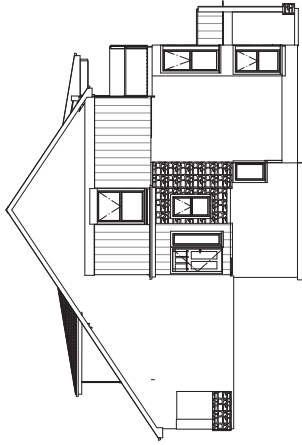
**UNIT TYPE C - D typical 9 UNIT BLK**  
PROMINORY DEVELOPMENTS INC DP REVISION #2 20 SEPT 2018

Scale 1cm = 1M or reduced @ 1 cm = 2M  
17-4239  
DATE: 9/20/2018

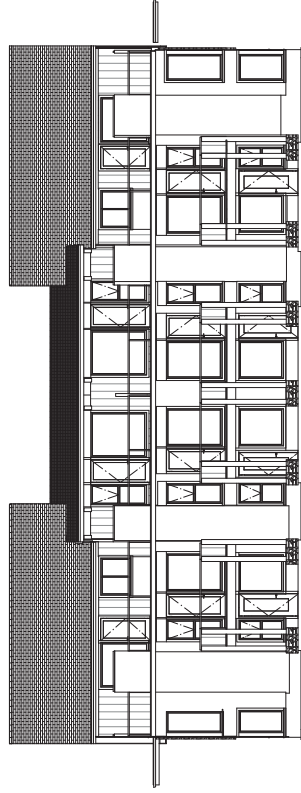
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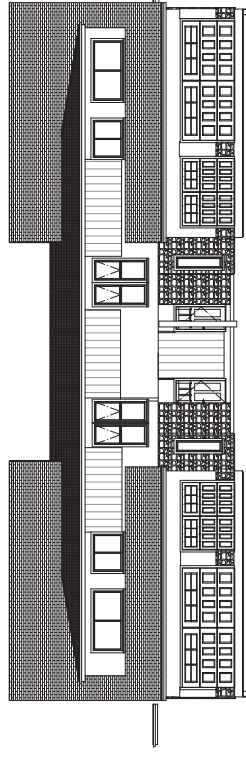
SECTION



SIDE ELEVATION



Rear Elevation



Front Elevation

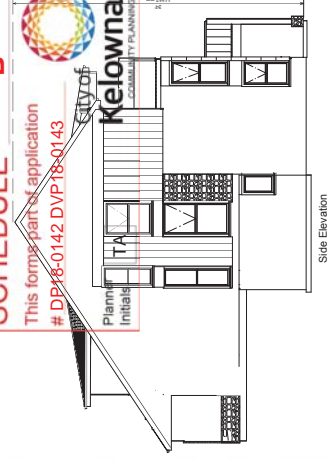
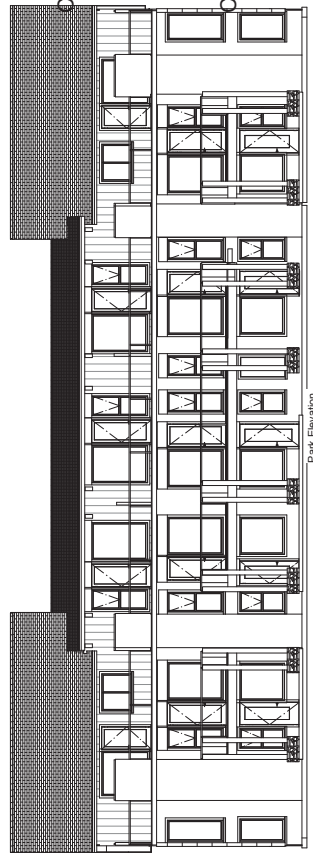
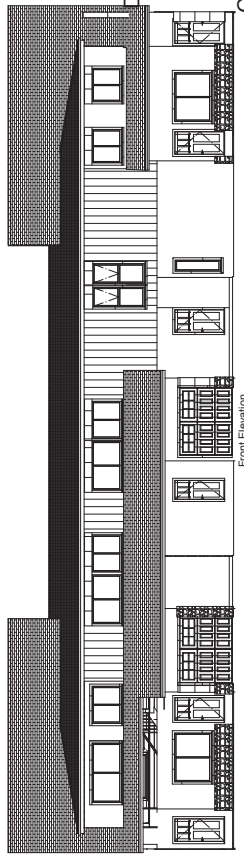


LOWER LEVEL

MAIN FLOOR

UPPER FLOOR



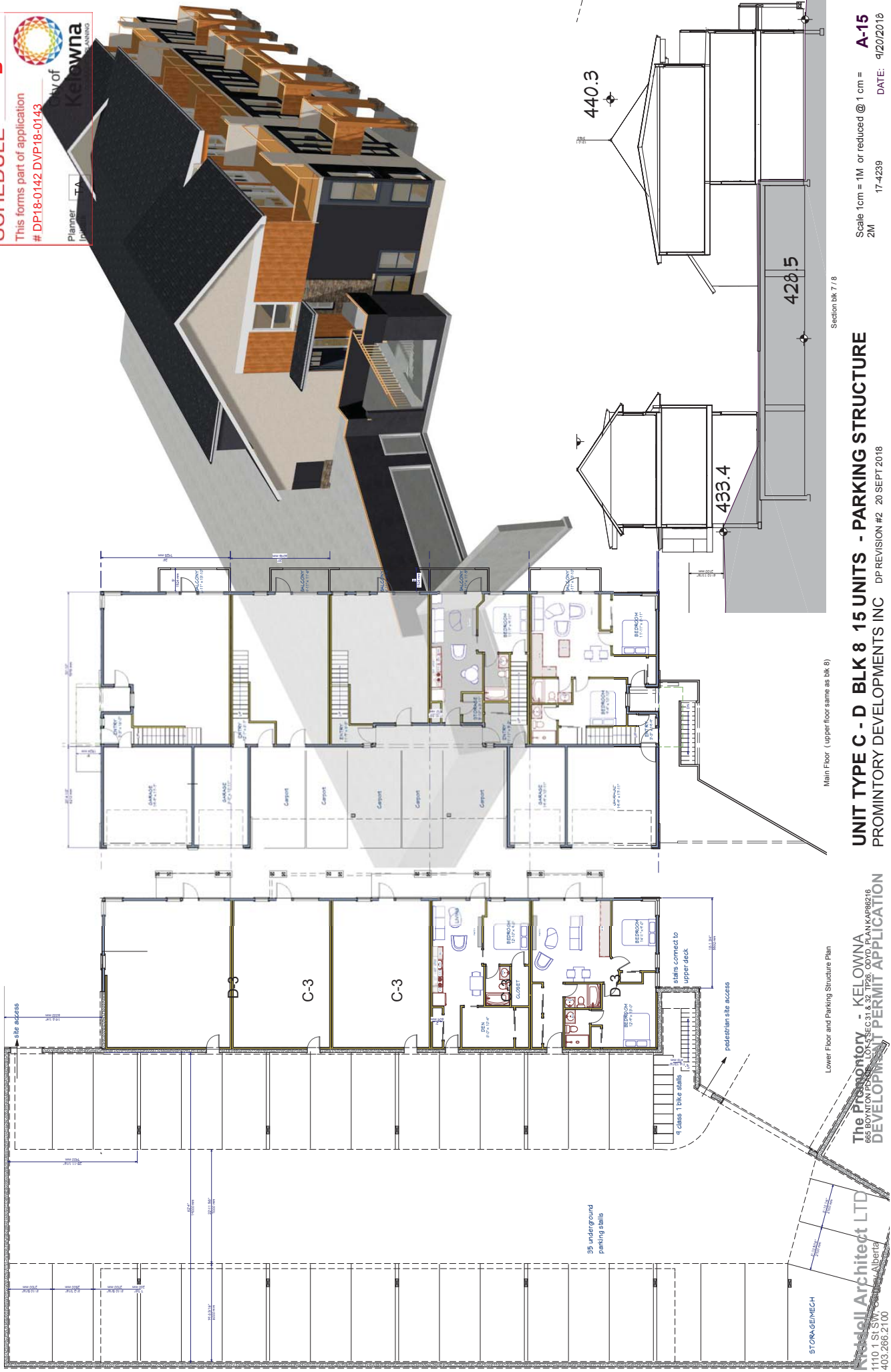


**SCHEDULE B**

This forms part of application  
# DP18-0142 DVP18-0143



City of Kelowna  
COMMUNITY PLANNING  
Planning Initials





- The illud and landscape plan is conceptual only, not for construction
- At plants, material and planting plans are conceptual only, to conform to the Canadian Landscape Standard – Current Edition
- Contractor to provide a warranty and maintenance period of 1 year commencing from the date of completion of the project. The warranty and the maintenance period shall be replaced by the contractor
- At planting areas to be replaced by 450mm of topsoil
- Prior to delivery to site, a representative sample and test results of the topsoil to be used shall be provided to the consultant
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to be down 50 mm depth of topsoil
- All planting beds to be down 50 mm to be irrigated.

- As planting beds and lawn areas to be irrigated.

## Amenity Space Requirements

- 91 Two Bedroom Units x 25 sq.m = 2275 sq.m.
  - 29 One Bedroom Units x 15 sq.m = 435 sq.m
- TOTAL** **2710 sq.m**

- Lawn/Dryland Grass Area = 2673 sq.m
- Shrub Area = 770 sq.m
- Walkway Area = 880 sq.m
- TOTAL 4323 sq.m**



- **Entry Signage**





























25 meters

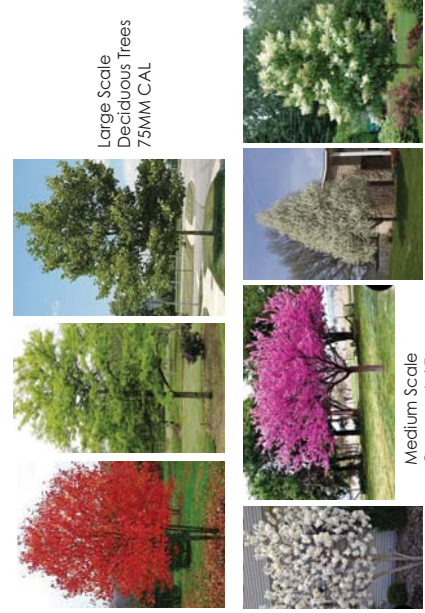


**G&P**  
ENGINEERING PLANNING URBAN DESIGN



SHRUBS, GRASSES, PERENNIALS MIN # 2 POT

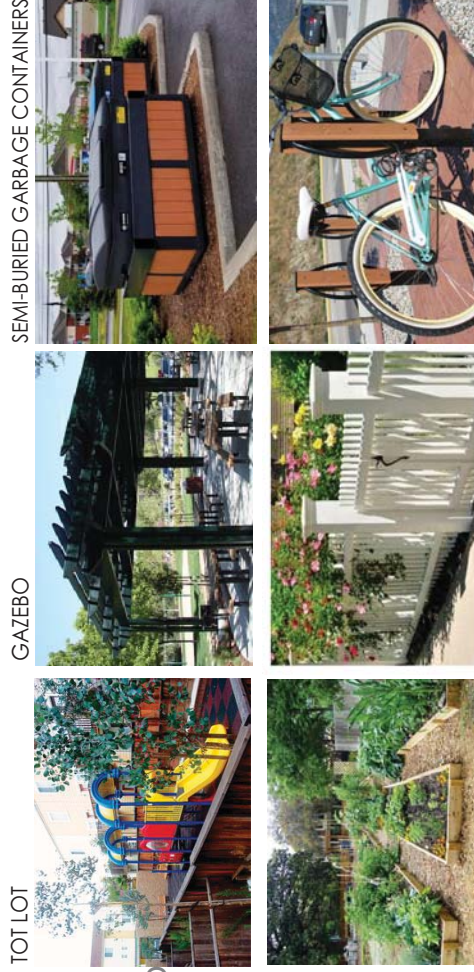
Symbol	Botanical Name	Common Name	Size	Spacing
	Acer rubrum 'Red Sunset'	Red Sunset Maple	75mm cal	
	Gladiolus 'Soleil d'été' 'Skyline'	Skyline Gladiolus	75mm cal	
	Palmetto Palm Tree	Palmetto Palm Tree	75mm cal	
	Magnolia stellata	Star Magnolia	60mm cal	
	Pyrus calleryana 'Charicleaf'	Charicleaf Pear	60mm cal	
	Syringa reticulata 'Ivy Silk'	Ivy Silk Tree	60mm cal	
	Prodris Pina	Prodris Pina	2.4 m ht. 8x8	
	Douglas Fir	Douglas Fir	2.4 m ht. 8x8	
	Red Twig Dogwood	Red Twig Dogwood	1.2m OC	
	Gold Tide Forsythia	Gold Tide Forsythia	1.2m OC	
	Blizzard	Blizzard	1.5m OC	
	Red Ace	Red Ace	1.5m OC	
	Belle de Nancy	Belle de Nancy	1.5m OC	
	Karl Foerster	Karl Foerster	1.5m OC	
	Helleborus	Helleborus	1.5m OC	
	Blue Oat Grass	Blue Oat Grass	1.5m OC	
	Orange Flame Grass	Orange Flame Grass	1.5m OC	
	Fountain Grass	Fountain Grass	1.5m OC	
	White Sage	White Sage	1.5m OC	
	Aster	Aster	1.5m OC	
	Gentle Shepherd	Gentle Shepherd	1.5m OC	
	Purple Waters	Purple Waters	1.5m OC	
	Slate of Ore	Slate of Ore	1.5m OC	
	Lavender	Lavender	1.5m OC	
	Perovskia	Perovskia	1.5m OC	
	Rudbeckia	Rudbeckia	1.5m OC	
	Snow Lady	Snow Lady	1.5m OC	
	Vancouver Island	Vancouver Island	1.5m OC	



Large Scale  
Deciduous Trees  
75MM CAL

Medium Scale  
Ornamental Trees  
60MM CAL

Coniferous Trees 2.4m ht



GAZEBO

TOT LOT

SEMI-BURIED GARBAGE CONTAINERS

BIKE RACK

LOW FENCE ALONG  
BOYNTON/HIGHPOINTE FRONTAGE

COMMUNITY GARDEN





## CONTEXT - Relationship to Adjacent Residential

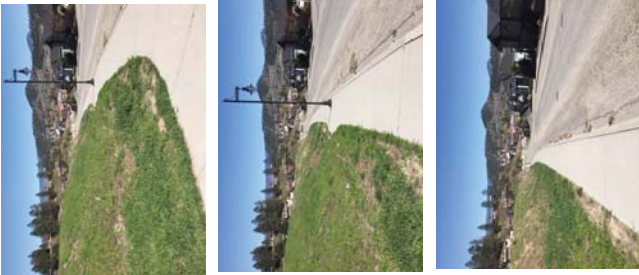




WINSOME HILL - ADJACENT DEVELOPMENT ON BOYNTON PLACE



EXISTING BOYNTON PLACE SIDEWALK AND BOULEVARD



EXISTING HIGHLAND DR. SIDEWALK



EDGE CONDITIONS ALONG EAST PROPERTY LINE

SCHEDULE C

This is a preliminary application

# DP 18-0112-DVP-80743

Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING

# CONTEXT - EXISTING CONDITIONS VIEW TO SITE FROM S.W.





**HYDROZONE AREAS**

1. PROPERTY AREA = 13,702 square meters
2. BUILDING AREA = 5,566 square meters
3. PAVING AREA = 5,154 square meters
4. PAVING STONE/COBBLE/GRANITE WALKWAYS = 1,537 square meters
5. STONE/COBBLE/GRANITE DRIVEWAYS = 1,871 square meters
6. BROWN LANDSCAPE AREA = 1,871 square meters
7. NON-IRRIGATED SEED AREA = 800 square meters

**HYDROZONE LEGEND**

- WATERED MOWN LAWN - Fixed Pop-Up Spray Heads with Precision Spray Nozzles
- MODERATE WATER USE PLANTING - High Efficiency Sub-Surface Drop Emitters
- NATURALIZED MEADOW - NON PLANTED AREA

**HYDROZONE NOTES**

**DESIGN INTENT:**  
THIS DRAWING ILLUSTRATES THE APPROXIMATE DESIGNED DIVISION OF THE LANDSCAPE INTO AREAS OF DIFFERENT WATERING REQUIREMENTS. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

**GROWING MEDIUM:**  
ENSURE THAT ADEQUATE GROWING MEDIUM TYPE AND DEPTHS ARE INSTALLED. IT IS IMPORTANT IN ORDER TO STORE AND RETAIN WATER AND NUTRIENTS FOR PLANT SURVIVAL AND GROWTH. SEE ATTACHED WATER CONSERVATION CALCULATION SPREADSHEET.

**ESTABLISHMENT WATER USE:**  
ALL IRRIGATION ESTABLISHMENT AREAS(S) SHALL BE TEMPORARY AND FOR ESTABLISHMENT AND DROUGHT CONDITIONS ONLY.

**LANDSCAPE WATER BUDGET (WB) = 4,000 cu.m./yr.**  
**ESTIMATED LANDSCAPE WATER USE (WU) = 2,485 cu.m./yr.**  
**WATER BUDGET IS UNDER BY 1,517 cu.m./yr.**



