

# Development Permit DP18-0150



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

**610 Academy Way**

and legally known as

**Parcel A (being a consolidation of Lots 10 & 11 See CA6510572) Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793**

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

**Multiple Dwelling Housing**

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

Date of Decision: January 7, 2019

Decision By: Council

Issued Date: January 7, 2019

Development Permit Area: Comprehensive Development Permit Area

**This permit will not be valid if development has not commenced by January 7, 2021.**

Existing Zone: RM3 – Low Density Multiple Housing Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

**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: Watermark Developments Ltd., Inc. No. BCo642787

Applicant: Meiklejohn Architects

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

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 Council 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 **\$960,820.63**

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.**

BUILDING & FLOOR AREAS

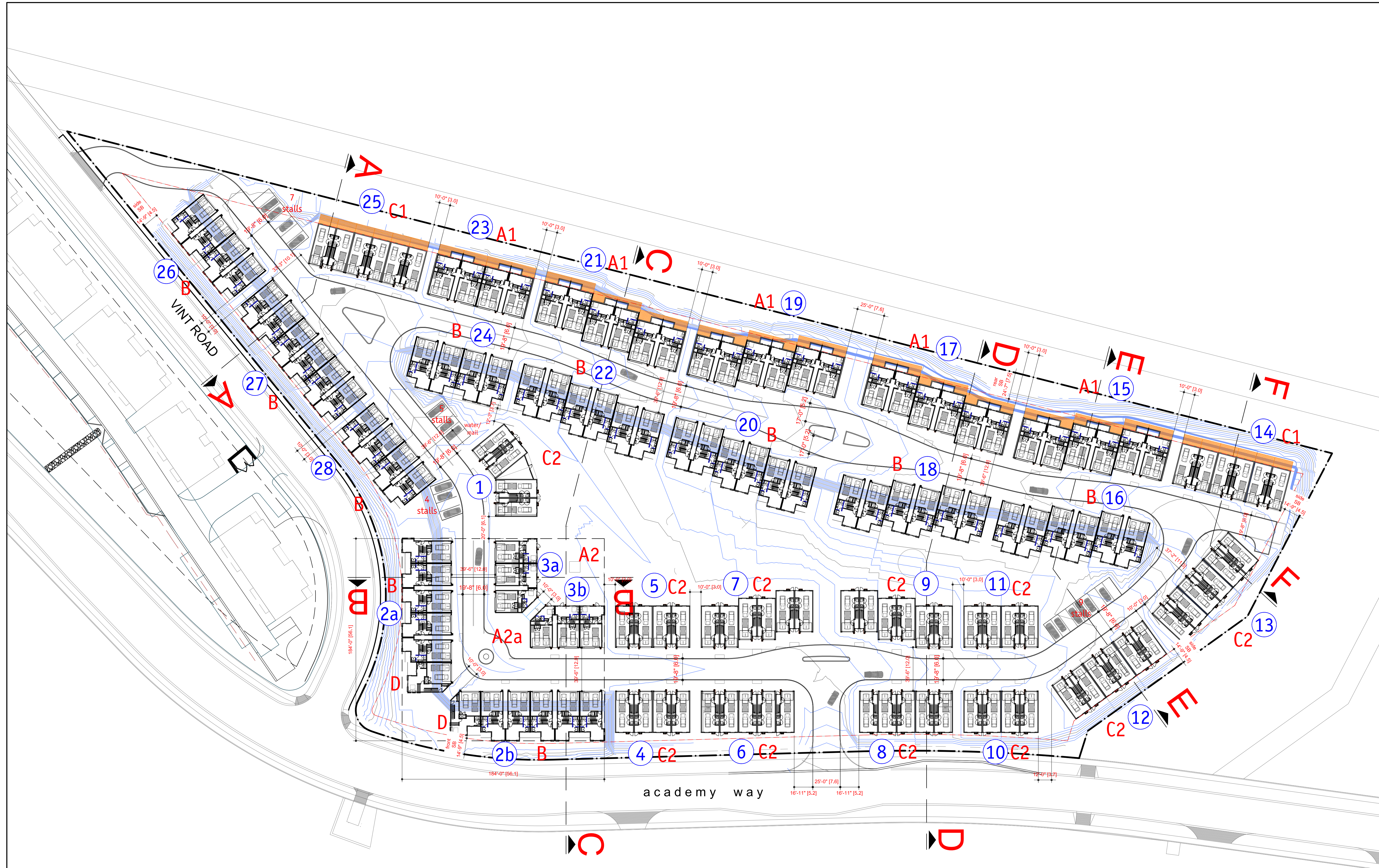
building no.				±sf	±sf	±sf		
1	C1	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	654				
			subtotal	1,357	526	49		
		2 units	2,714	1,052	98			
	C1a	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	639				
			subtotal	1,342	526	49		
			2 units	2,684	1,052	98		
			total	5,398	2,104	196	±sf	
				501.5	195.5	18.2	±sm	
				501.5	195.5	18.2	±sm	
23			5,398	2,104	196	±sf		
			501.5	195.5	18.2	±sm		
2a	B	L0	gfa	444				
			deck			76		
		L1	gfa	444				
			garage		426			
		L2	gfa	923				
			deck			64		
			subtotal	1,811	426	140		
			5 units	9,055	2,130	700		
		D	L0	gfa	532			
				deck			97	
			L1	gfa	523			
				garage		445		
	L2		gfa	972				
			deck			95		
			subtotal	2,027	445	192		
			1 unit	2,027	445	192		
			total	11,082	2,575	892	±sf	
				1,029.6	239.2	82.9	±sm	
	2b	B	L0	gfa	444			
				deck			76	
			L1	gfa	444			
				garage		426		
			L2	gfa	923			
				deck			64	
			subtotal	1,811	426	140		
			5 units	9,055	2,130	700		
D			L0	gfa	532			
				deck			97	
			L1	gfa	523			
				garage		445		
		L2	gfa	972				
			deck			95		
			subtotal	2,027	445	192		
			1 unit	2,027	445	192		
			total	11,082	2,575	892	±sf	
				1,029.6	239.2	82.9	±sm	
3a		A2	L1	gfa	360			
				garage		435		
			L2	gfa	785			
				deck			70	
			L3	gfa	785			
				subtotal	1,930	435	70	
			2 units	3,860	870	140		
	A2a	L1	gfa	292				
			garage		410			
		L2	gfa	690				
			deck			70		
		L3	gfa	690				
			subtotal	1,672	410	70		
			1 unit	1,672	410	70		
			total	5,532	1,280	210	±sf	
				513.9	118.9	19.5	±sm	
		3b	A2	L1	gfa	360		
					garage		435	
L2				gfa	785			
	deck					70		
L3	gfa			785				
	subtotal			1,930	435	70		
			2 units	3,860	870	140		
A2a	L1		gfa	292				
			garage		410			
	L2		gfa	690				
			deck			70		
	L3		gfa	690				
			subtotal	1,672	410	70		
			1 unit	1,672	410	70		
			total	5,532	1,280	210	±sf	
				513.9	118.9	19.5	±sm	

BUILDING & FLOOR AREAS

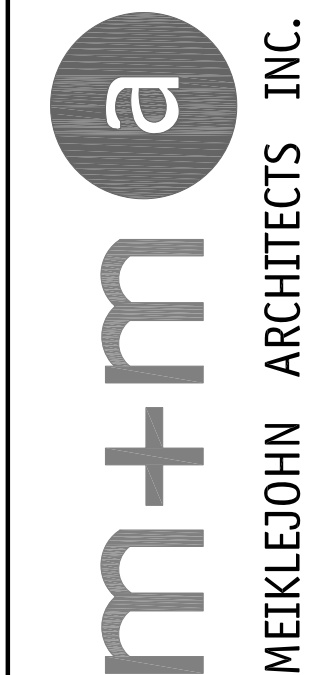
building no.				±sf	±sf	±sf		
4	C2	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	654				
			subtotal	1,357	526	49		
		2 units	2,714	1,052	98			
	C2a	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	639				
			subtotal	1,342	526	49		
			2 units	2,684	1,052	98		
			total	5,398	2,104	196		
				501.5	195.5	18.2		
				5,398	2,104	196		
5			501.5	195.5	18.2			
10			5,398	2,104	196			
11			501.5	195.5	18.2			
6	C2	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	654				
			subtotal	1,357	526	49		
		4 units	5,428	2,104	196			
	C2b	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	647				
			subtotal	1,350	526	49		
			1 units	1,350	526	49		
			total	6,778	2,630	245		
				629.7	244.3	22.8		
				6,778	2,630	245		
8			629.7	244.3	22.8			
12	C2	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	654				
			subtotal	1,357	526	49		
			6 units	8,142	3,156	294		
			total	8,142	3,156	294		
				756.4	293.2	27.3		
				8,142	3,156	294		
13			756.4	293.2	27.3			
	7	C2	L1	gfa	106			
				garage		526		
L2			gfa	597				
			deck			49		
L3			gfa	654				
			subtotal	1,357	526	49		
		3 units	4,071	1,578	147			
	C2a	L1	gfa	106				
			garage		526			
		L2	gfa	597				
			deck			49		
		L3	gfa	639				
			subtotal	1,342	526	49		
			3 units	4,026	1,578	147		
			total	8,097	3,156	294		
				752.2	293.2	27.3		
9			8,097	3,156	294			
			752.2	293.2	27.3			
	14	C1	L1	gfa	106			
			garage		526			
L2			gfa	597				
			deck			49		
L3			gfa	654				
			subtotal	1,357	526	49		
			3 units	4,071	1,578	147		
			C1a	L1	gfa	106		
					garage		526	
				L2	gfa	597		
		deck				49		
	L3	gfa		639				
		subtotal		1,342	526	49		
		3 units		4,026	1,578	147		
		total		8,097	3,156	294		
				752.2	293.2	27.3		

BUILDING & FLOOR AREAS

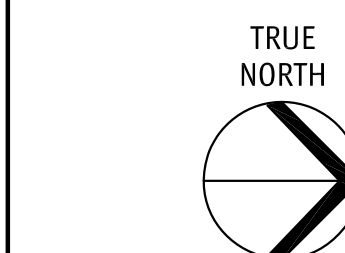
building no.			±sf	±sf	±sf	
25			8,142	3,156	294 ±sf	
			756.4	293.2	27.3 ±sm	
15	A1	L1	gfa	360		
			garage		435	
		L2	gfa	785		
			deck			70
		L3	gfa	785		
			total	1,930	435	70
			6 units	11,580	2,610	420 ±sf
				1,075.8	242.5	39.0 ±sm
17			11,580	2,610	420 ±sf	
			1,075.8	242.5	39.0 ±sm	
			1,075.8	242.5	39.0 ±sm	
19			11,580	2,610	420 ±sf	
			1,075.8	242.5	39.0 ±sm	
21			11,580	2,610	420 ±sf	
			1,075.8	242.5	39.0 ±sm	
16	B	L0	gfa	444		
			deck			76
		L1	gfa	444		
			garage		426	
		L2	gfa	923		
			deck			64
			total	1,811	426	140
			6 units	10,866	2,556	840 ±sf
		10,866	2,556	840 ±sm		
18			10,866	2,556	840 ±sf	
			10,866	2,556	840 ±sm	
20			10,866	2,556	840 ±sf	
			10,866	2,556	840 ±sm	
22			10,866	2,556	840 ±sf	
			10,866	2,556	840 ±sm	
24	B	L0	gfa	444		
			deck			76
		L1	gfa	444		
			garage		426	
		L2	gfa	923		
			deck			64
			total	1,811	426	140
			4 units	7,244	1,704	560 ±sf
		673.0	158.3	52.0 ±sm		
26			7,244	1,704	560 ±sf	
			673.0	158.3	52.0 ±sm	
28			7,244	1,704	560 ±sf	
			673.0	158.3	52.0 ±sm	
27	B	L0	gfa	444		
			deck			76
		L1	gfa	444		
			garage		426	
		L2	gfa	923		
			deck			64
			total	1,811	426	140
			6 units	10,866	2,556	840 ±sf
		10,09.5	237.5	78.0 ±sm		
			22,490.4	6,475.9	1,198.5 ±sm	
			gfa	garage	deck	



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EMAIL: kel-mai@shaw.ca



2018-12-08  
revised  
DP



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No.	Date	Revision
01	2018-06-04	issued for DP
02	2018-07-03	clarify parking requirement
03	2018-08-21	issued for pricing
04	2018-09-26	revised DP drawings
05	2018-10-11	Phase 1 BP
06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP

Project Title  
ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A2.01

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
SITE PLAN

1" = 40'-0"

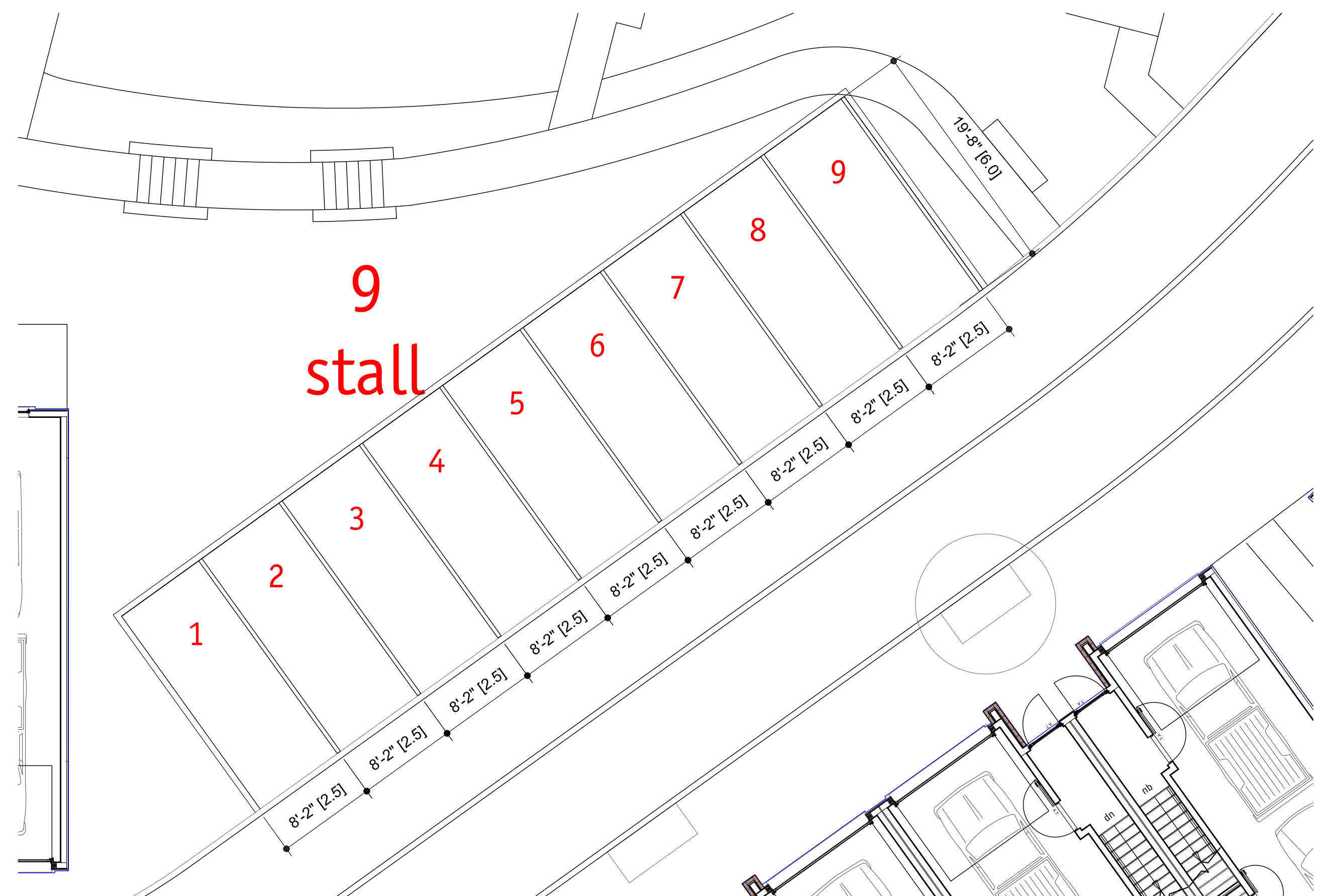
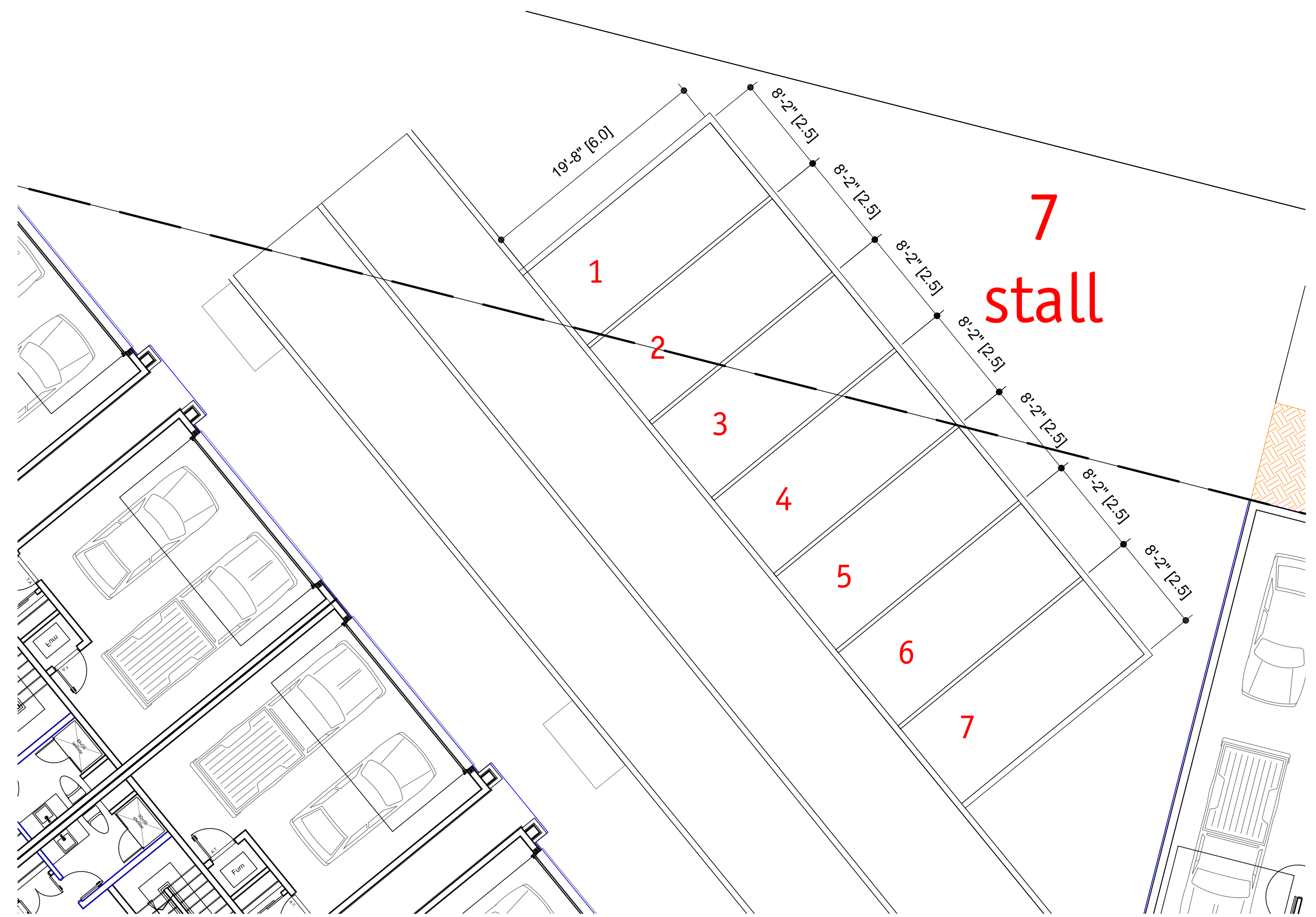
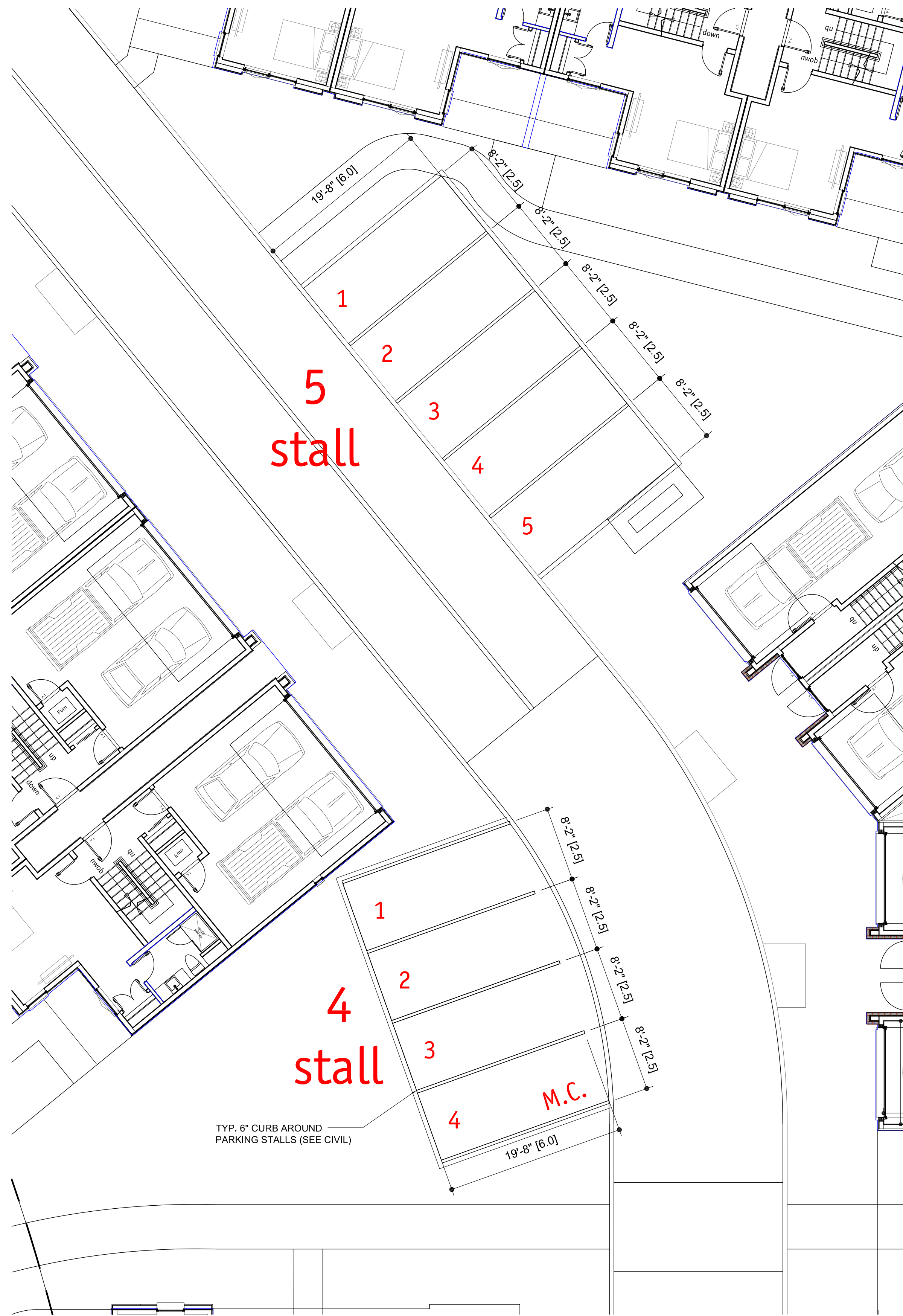
Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

SCHEDULE A

This forms part of application  
# DP18-0150

Planner  
Initials KB

City of Kelowna  
COMMUNITY PLANNING



**SCHEDULE A**

This forms part of application  
# DP18-0150

Planner Initials KB

City of Kelowna  
COMMUNITY PLANNING



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05	2018-10-11	Phase 1 BP
06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title  
**ACADEMY RIDGE  
TOWNHOMES**

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

**A2.02**

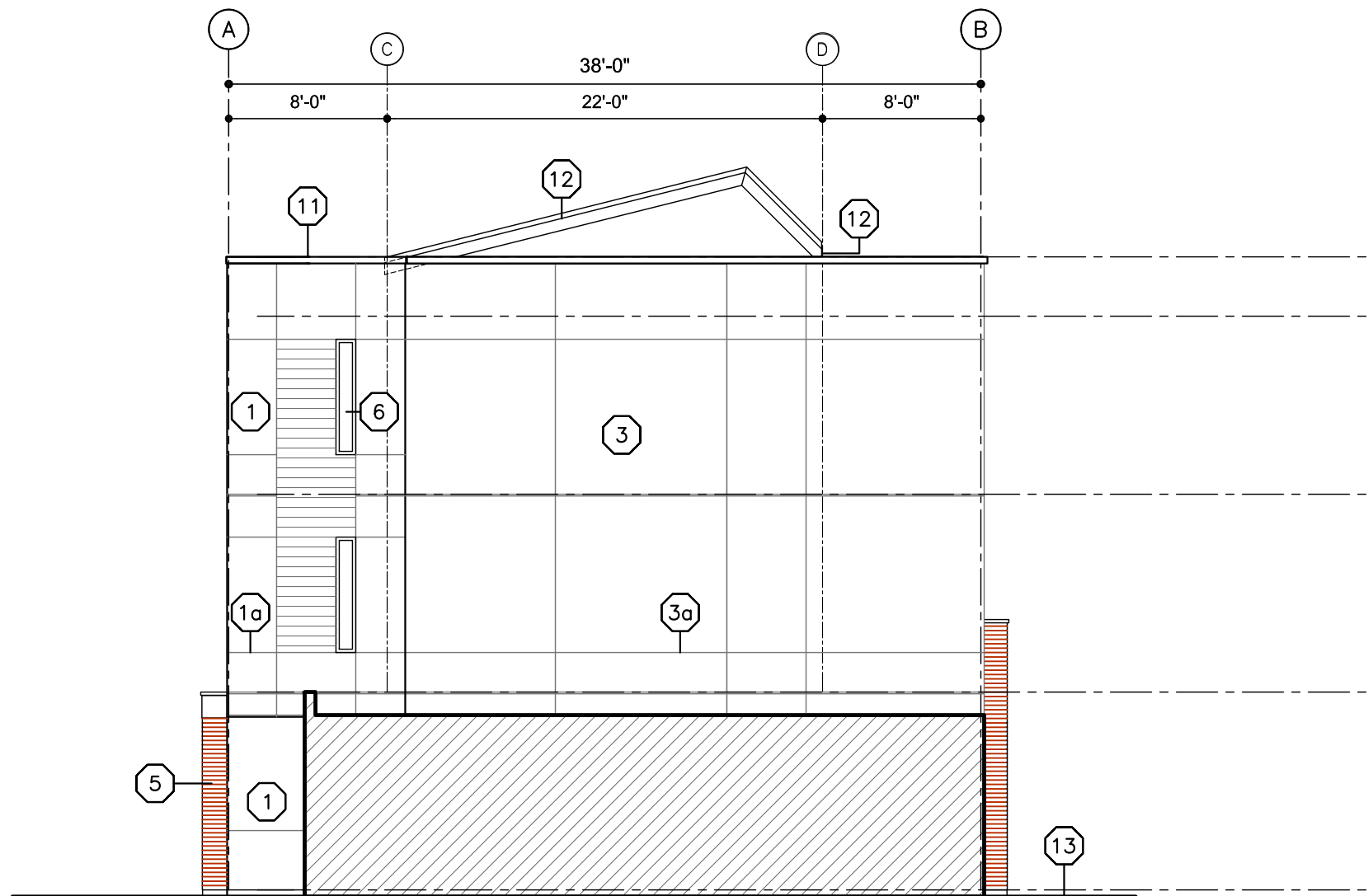
DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title  
**PARKING STALL  
DIMENSION**

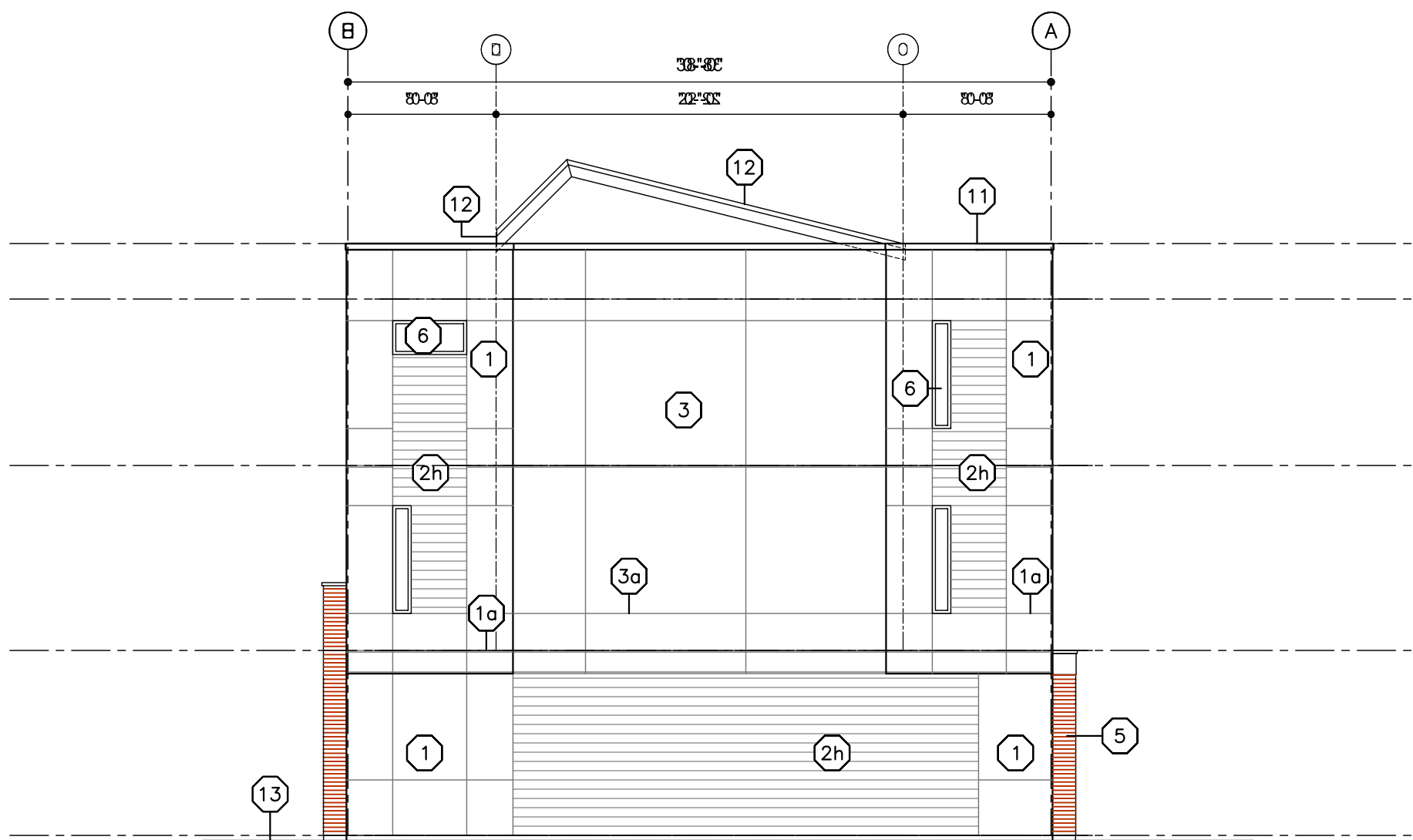
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Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

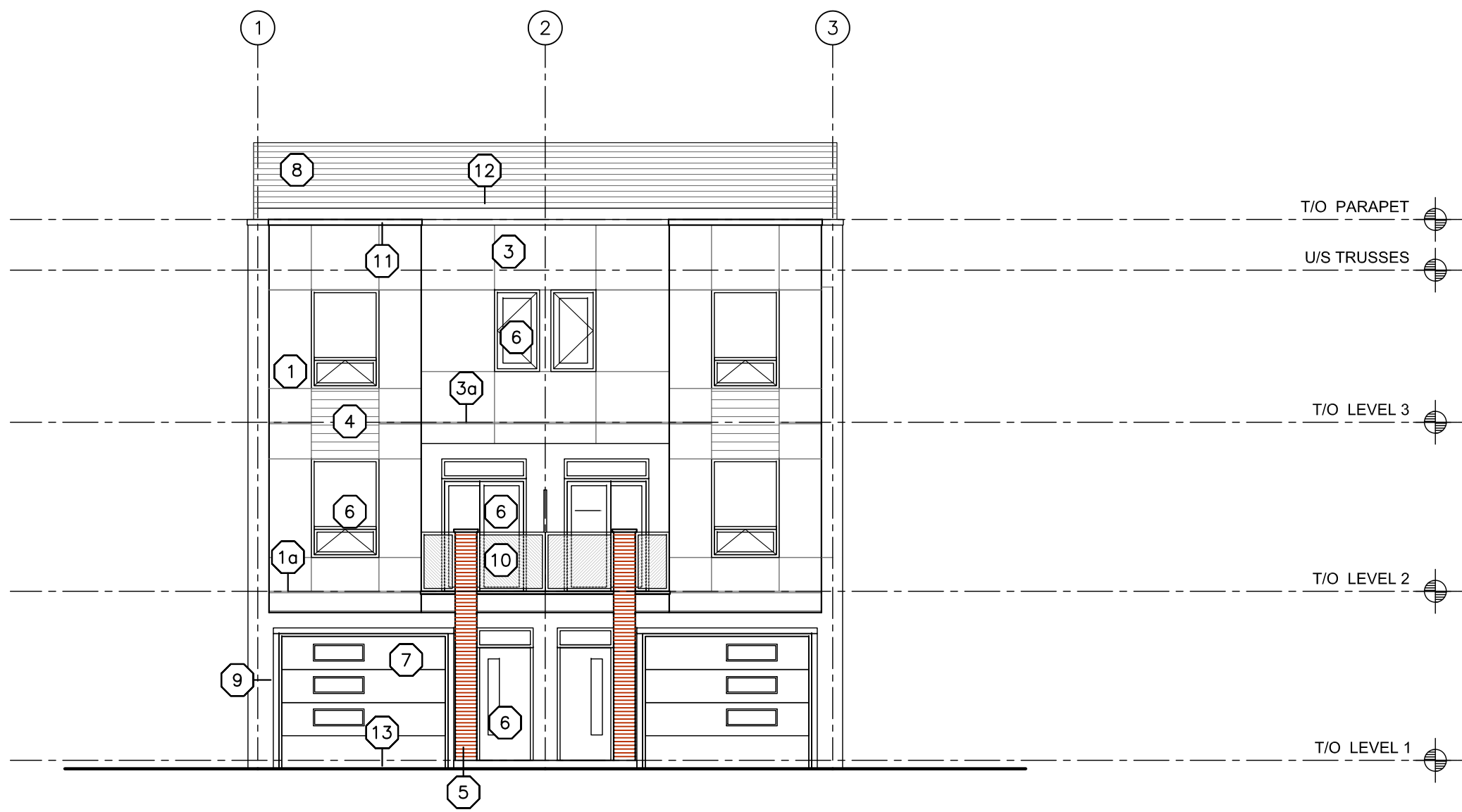
BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1	STUCCO
1o	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3	HARDIE PANEL CLADDING
3o	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9	HARDIE TRIM
10	ALUMINUM/GLASS RAILING
11	PREFINISHED SHEET STEEL FLASHING CAP
12	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



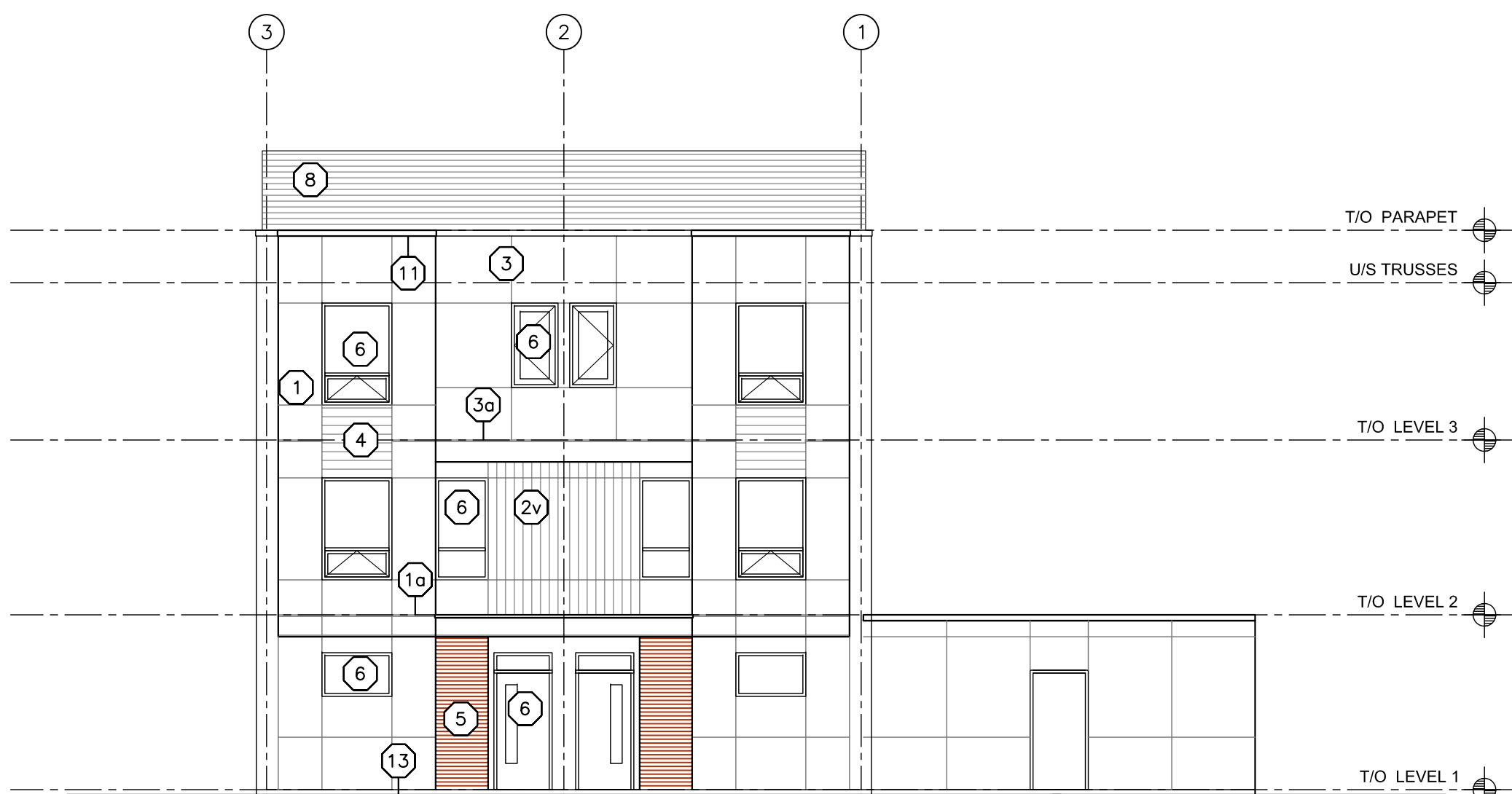
2  
A4.01  
SIDE ELEVATION (C2)  
SCALE: 1/8"=1'-0"



4  
A4.01  
SIDE ELEVATION (C2)  
SCALE: 1/8"=1'-0"



1  
A4.01  
FRONT ELEVATION (C2)  
SCALE: 1/8"=1'-0"



3  
A4.01  
BACK ELEVATION (C2)  
SCALE: 1/8"=1'-0"

## SCHEDULE B

This forms part of application  
# DP18-0150

Planner  
Initials KB



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



2018-11-20  
revised  
DP

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05	2018-10-11	Phase 1 BP
06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A4.01

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title

Exterior Elevations  
Building 1

1/8"=1'0"

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

BUILDING ELEVATION KEY NOTE:

1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE

① STUCCO	⑦ OVERHEAD DOOR
①a STUCCO REVEAL/CONTROL JOINT	⑧ LAMINATED FIBREGLASS/ ASPHALT SHINGLES
②h HORIZONTAL HARDIE PLANK SIDING	⑨ HARDIE TRIM
②v VERTICAL SIDING: HARDIE PANELS C/W BATTENS	⑩ ALUMINUM/GLASS RAILING
③ HARDIE PANEL CLADDING	⑪ PREFINISHED SHEET STEEL FLASHING CAP
③a HARDIE CONTROL JOINT	⑫ PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
④ HORIZONTAL WOOD GRAIN CLADDING	⑬ LINE OF FINISHED GRADE (V.O.S.)
⑤ BRICK VENEER	⑭ PAINT FINISH OVER CEMENT FACED RIGID INSULATION
⑥ VINYL WINDOW/DOOR	

SCHEDULE B

This forms part of application  
# DP18-0150

Planner  
Initials KB



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2018-11-20

revised  
DP

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06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A4.02

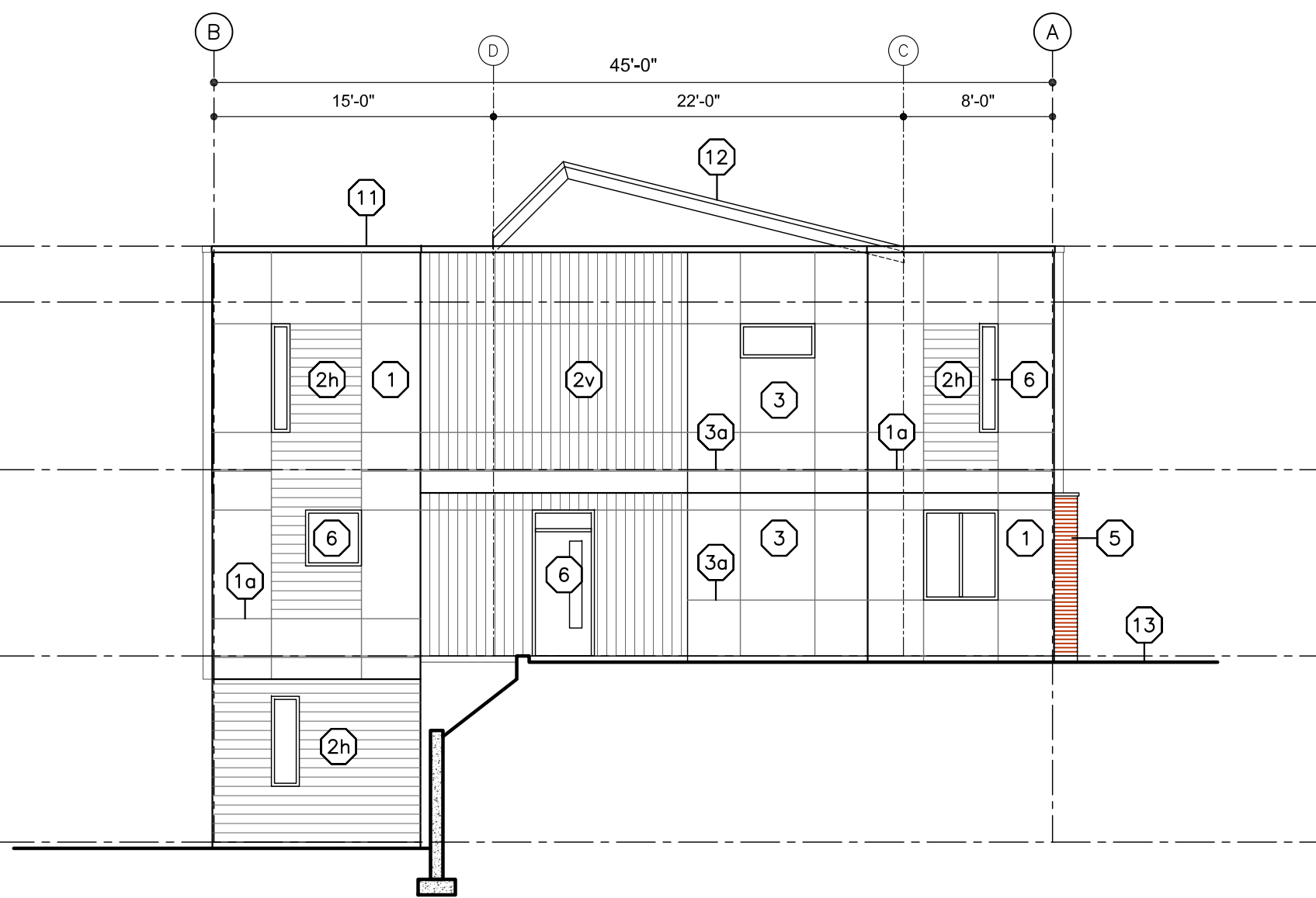
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Drawing Title

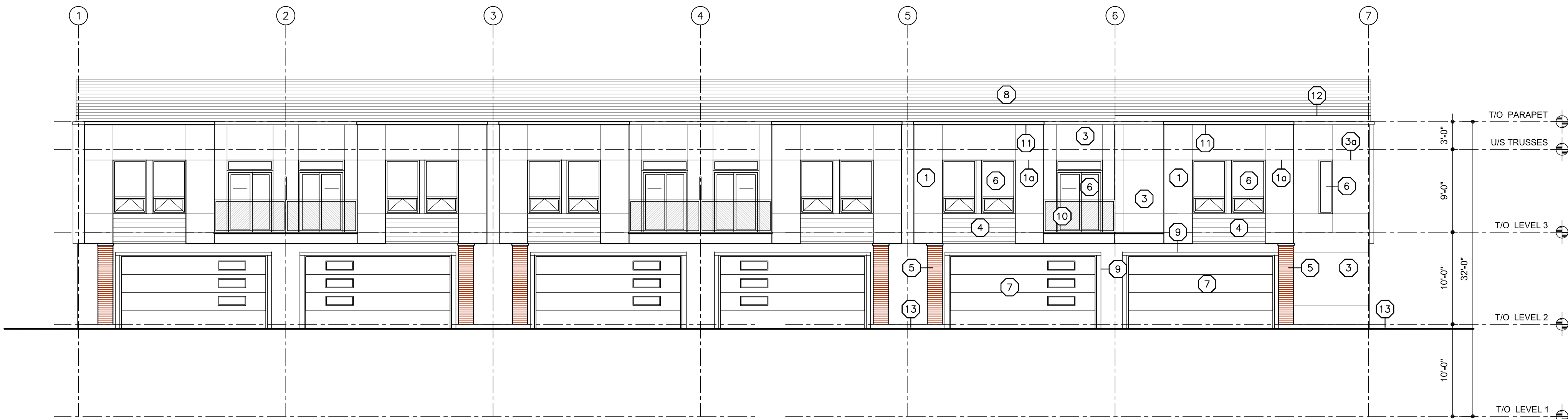
Exterior Elevations  
Building 2

1/8"=1'0"

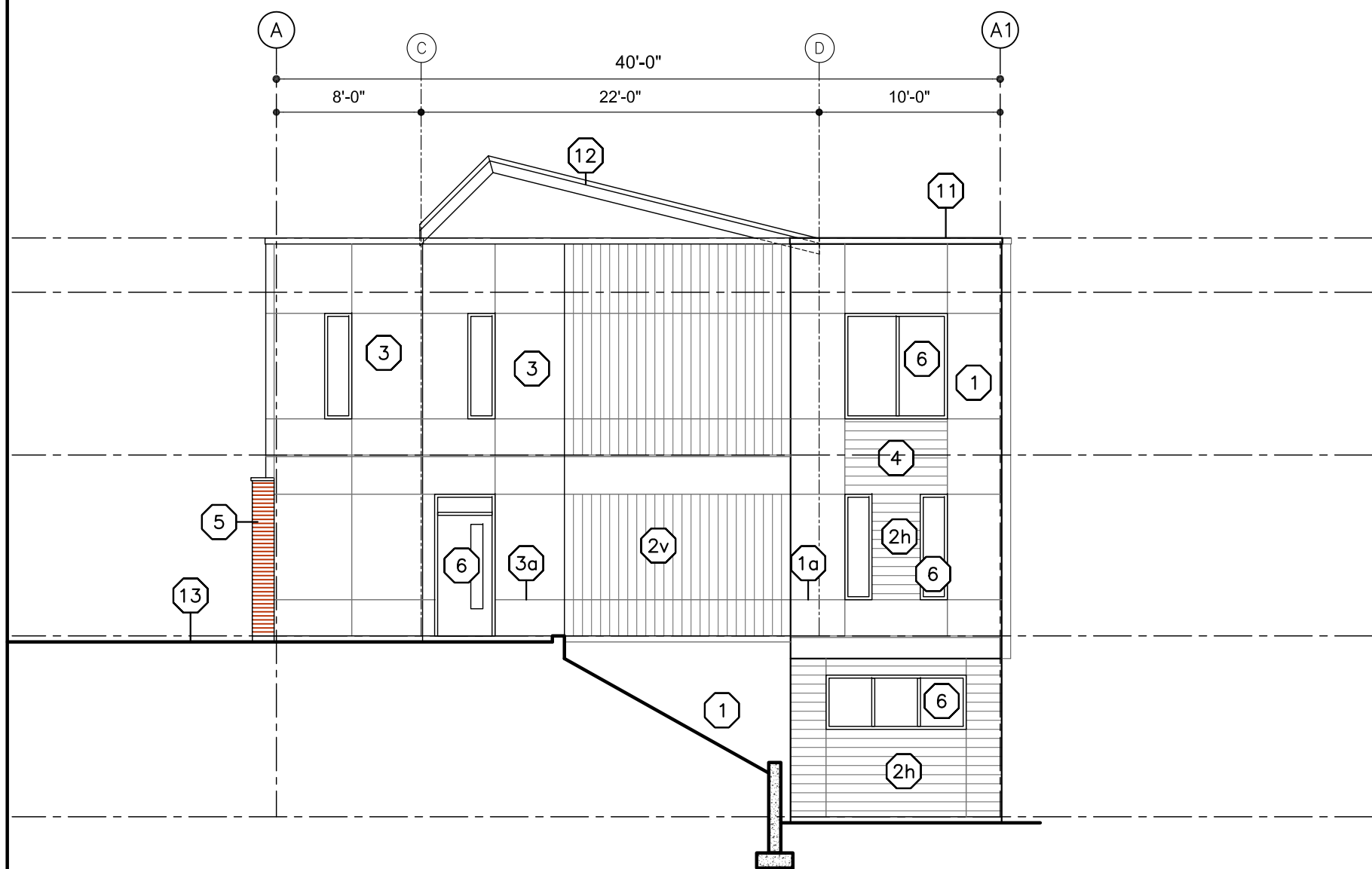
Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM



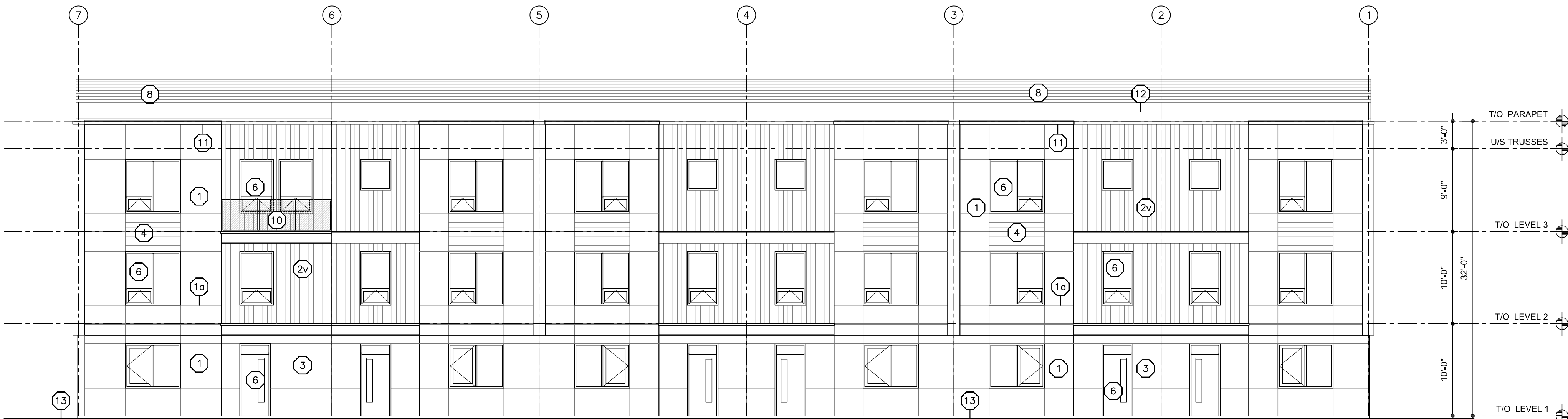
2 SIDE ELEVATION (B)  
A4.02 SCALE: 1/8"=1'-0"



1 FRONT ELEVATION (B/D)  
A4.02 SCALE: 1/8"=1'-0"



4 SIDE ELEVATION (D)  
A4.02 SCALE: 1/8"=1'-0"



3 BACK ELEVATION (B/D)  
A4.02 SCALE: 1/8"=1'-0"

SCHEDULE B

This forms part of application  
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TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



2018-11-20  
revised  
DP

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No.	Date	Revision
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05	2018-10-11	Phase 1 BP
06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A4.03

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

Exterior Elevations  
Building 3

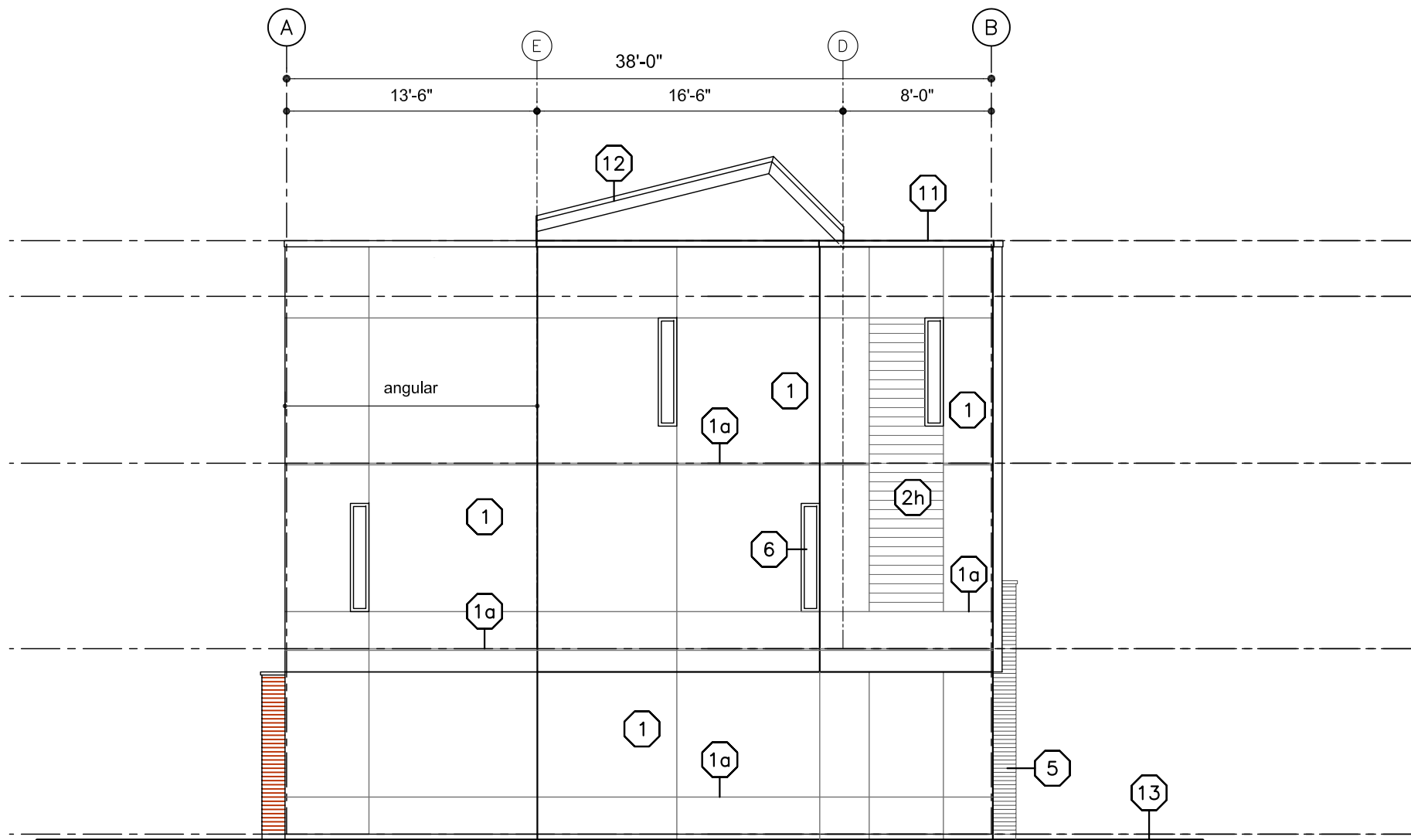
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Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

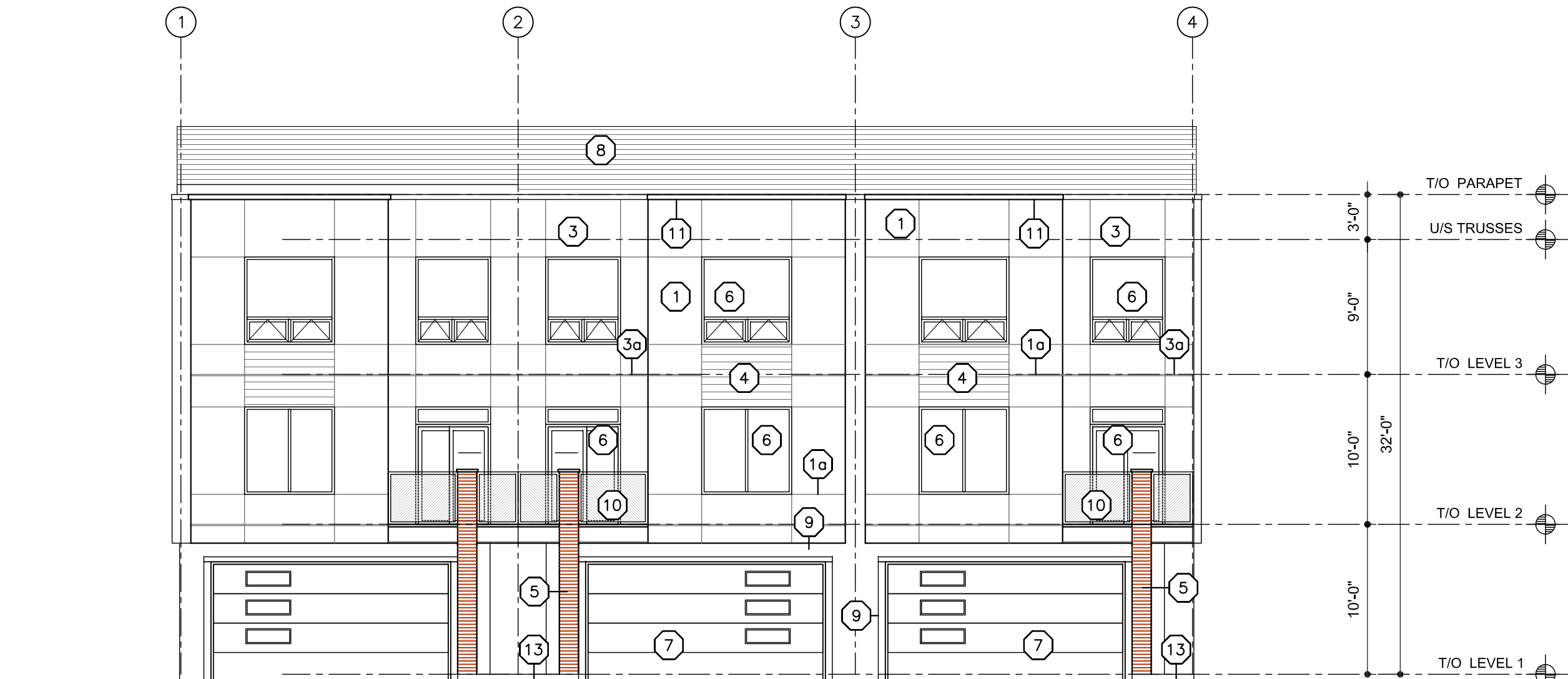
BUILDING ELEVATION KEY NOTE:

1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE

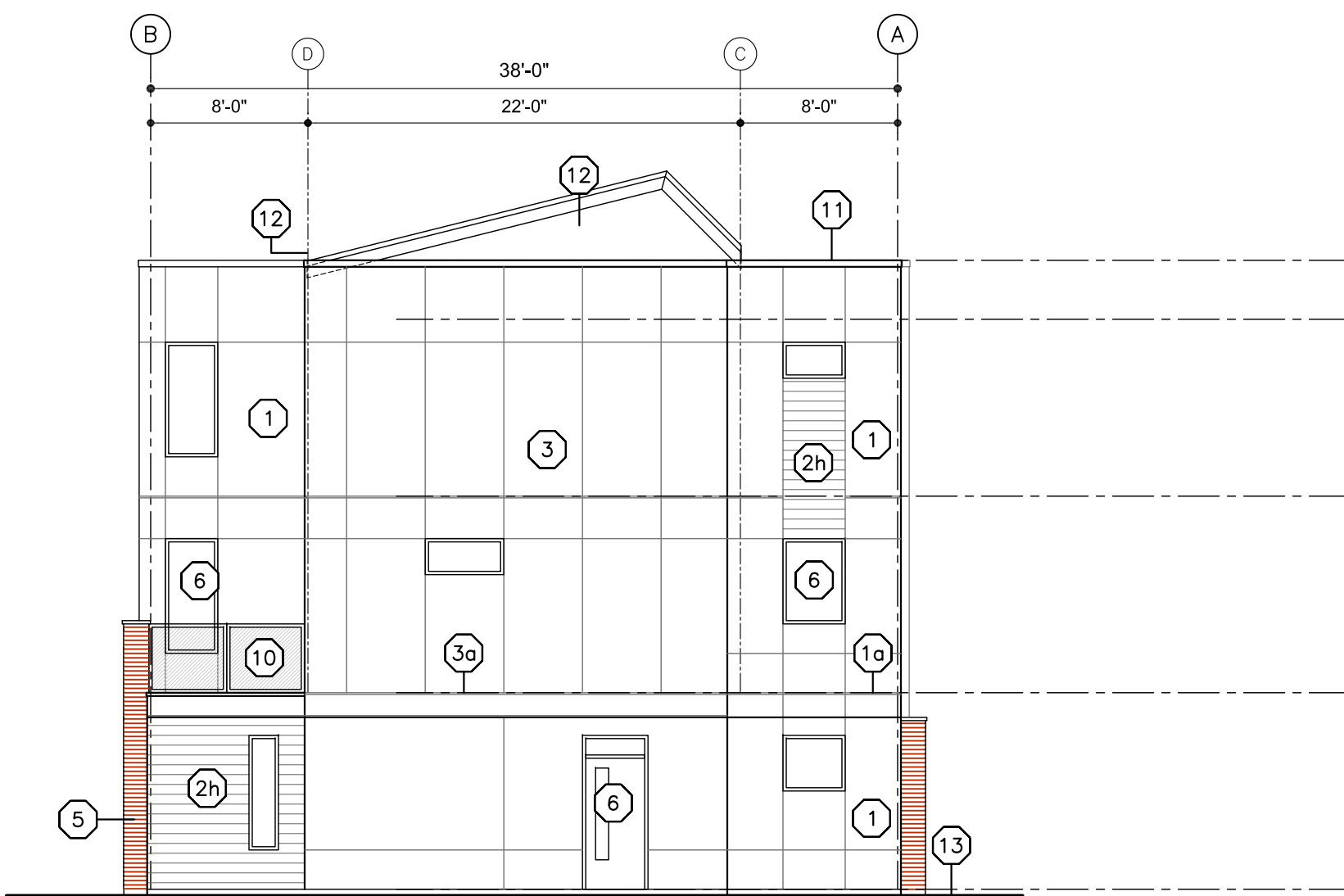
1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3	HARDIE PANEL CLADDING
3a	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9	HARDIE TRIM
10	ALUMINUM/GLASS RAILING
11	PREFINISHED SHEET STEEL FLASHING CAP
12	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



3 SIDE ELEVATION (A2a)  
A4.03 SCALE: 1/8"=1'-0"



1 FRONT ELEVATION (A2/A2a)  
A4.03 SCALE: 1/8"=1'-0"

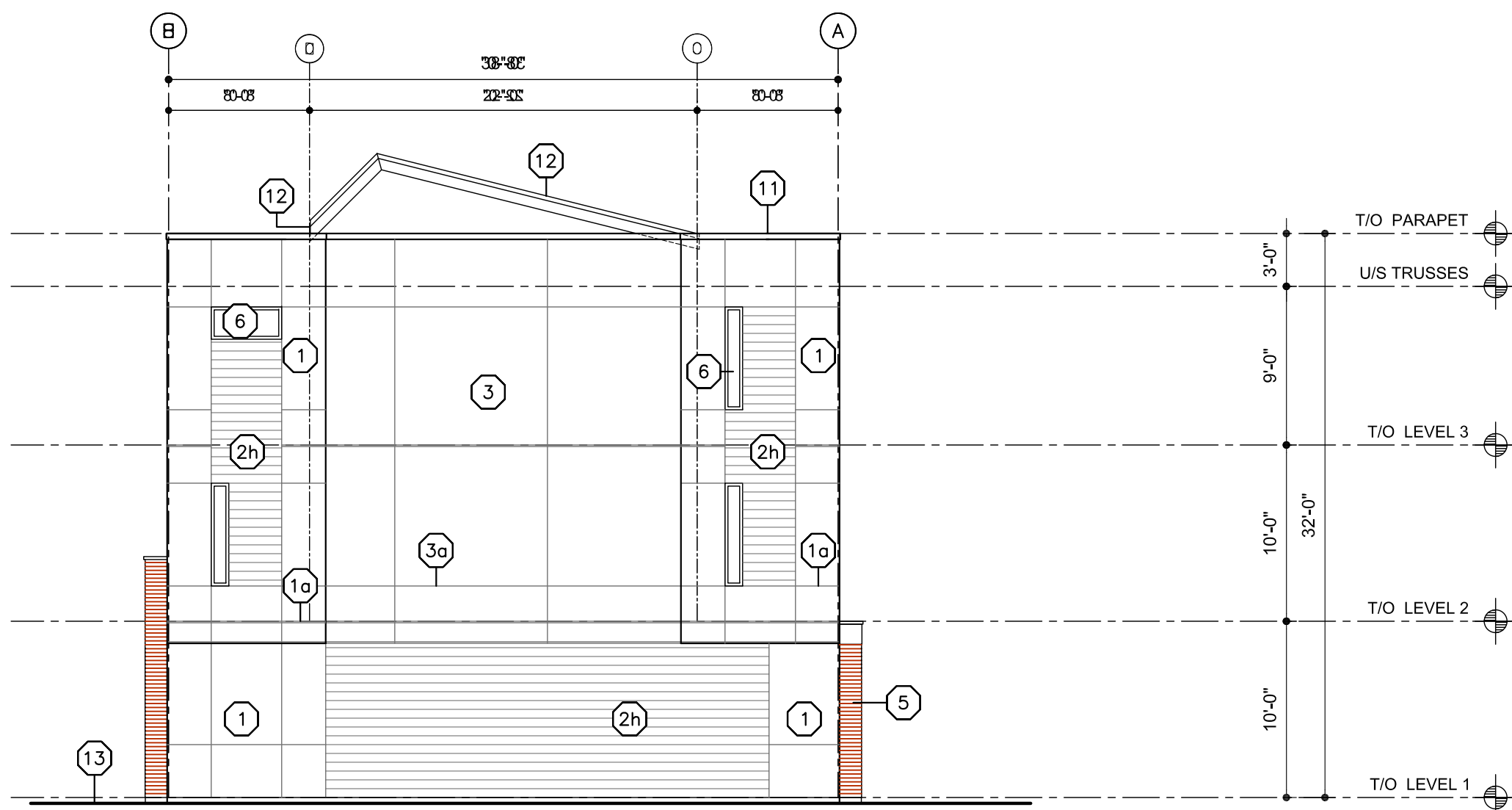


4 SIDE ELEVATION (A2)  
A4.03 SCALE: 1/8"=1'-0"

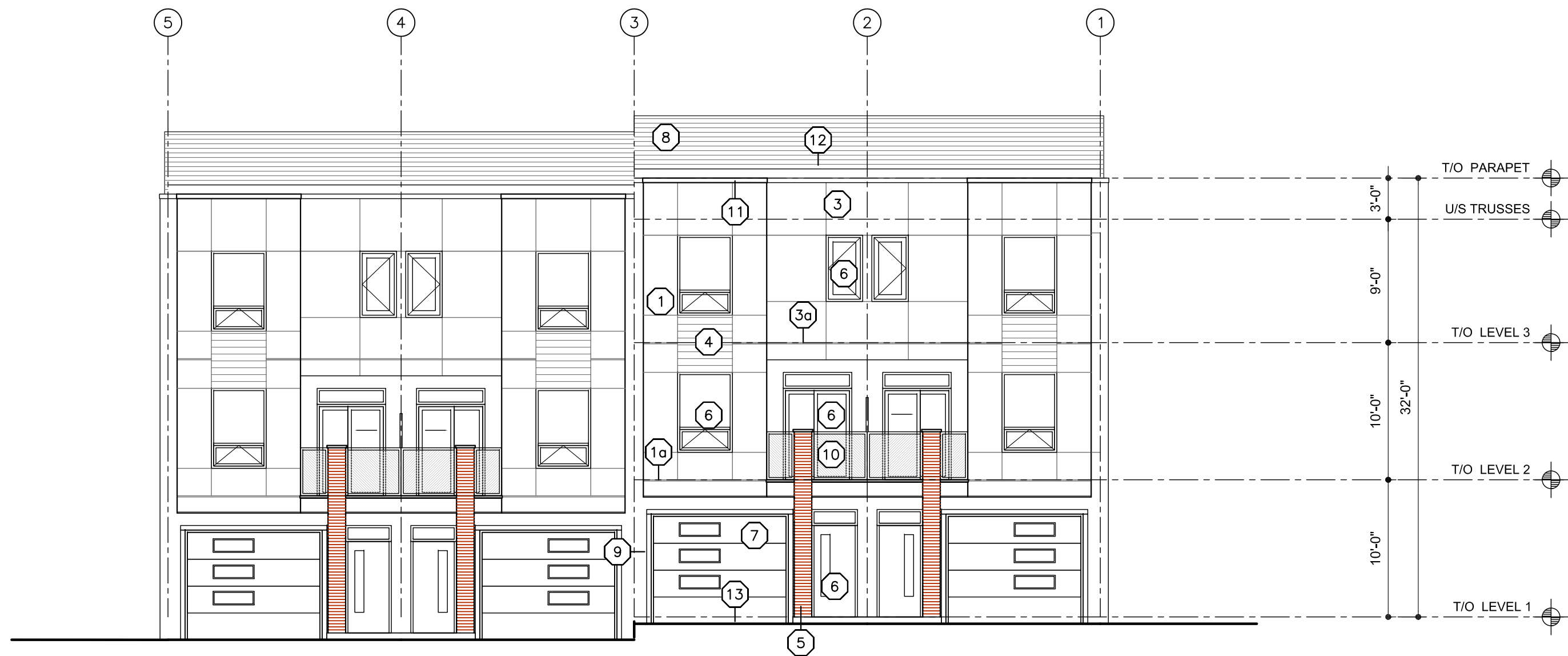


2 BACK ELEVATION (A2/A2a)  
A4.03 SCALE: 1/8"=1'-0"

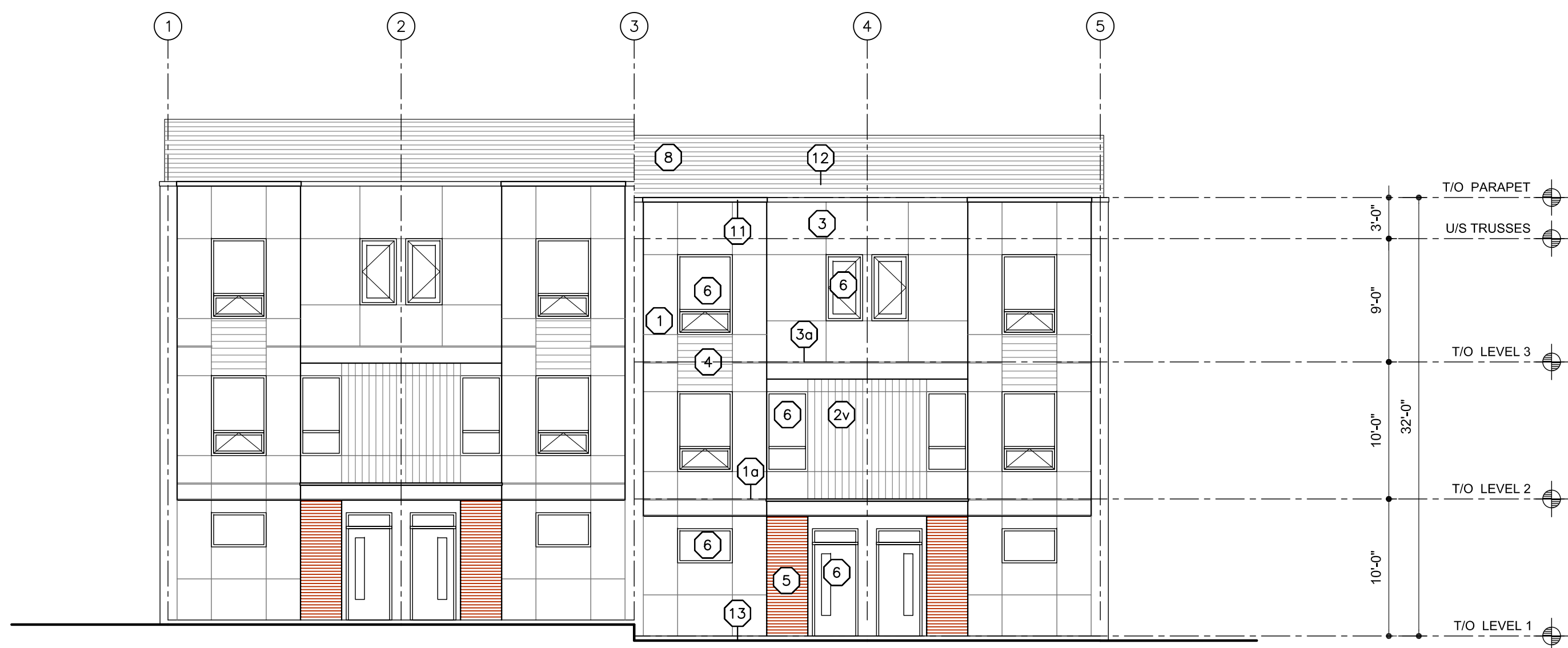
BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3	HARDIE PANEL CLADDING
3a	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9	HARDIE TRIM
10	ALUMINUM/GLASS RAILING
11	PREFINISHED SHEET STEEL FLASHING CAP
12	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



3  
A4.04  
SIDE ELEVATION (C2)  
SCALE: 1/8"=1'-0"



1  
A4.04  
FRONT ELEVATION (C2)  
SCALE: 1/8"=1'-0"



2  
A4.04  
BACK ELEVATION (C2)  
SCALE: 1/8"=1'-0"

2018-11-20  
revised  
DP

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07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

**ACADEMY RIDGE  
TOWNHOMES**

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

**A4.04**

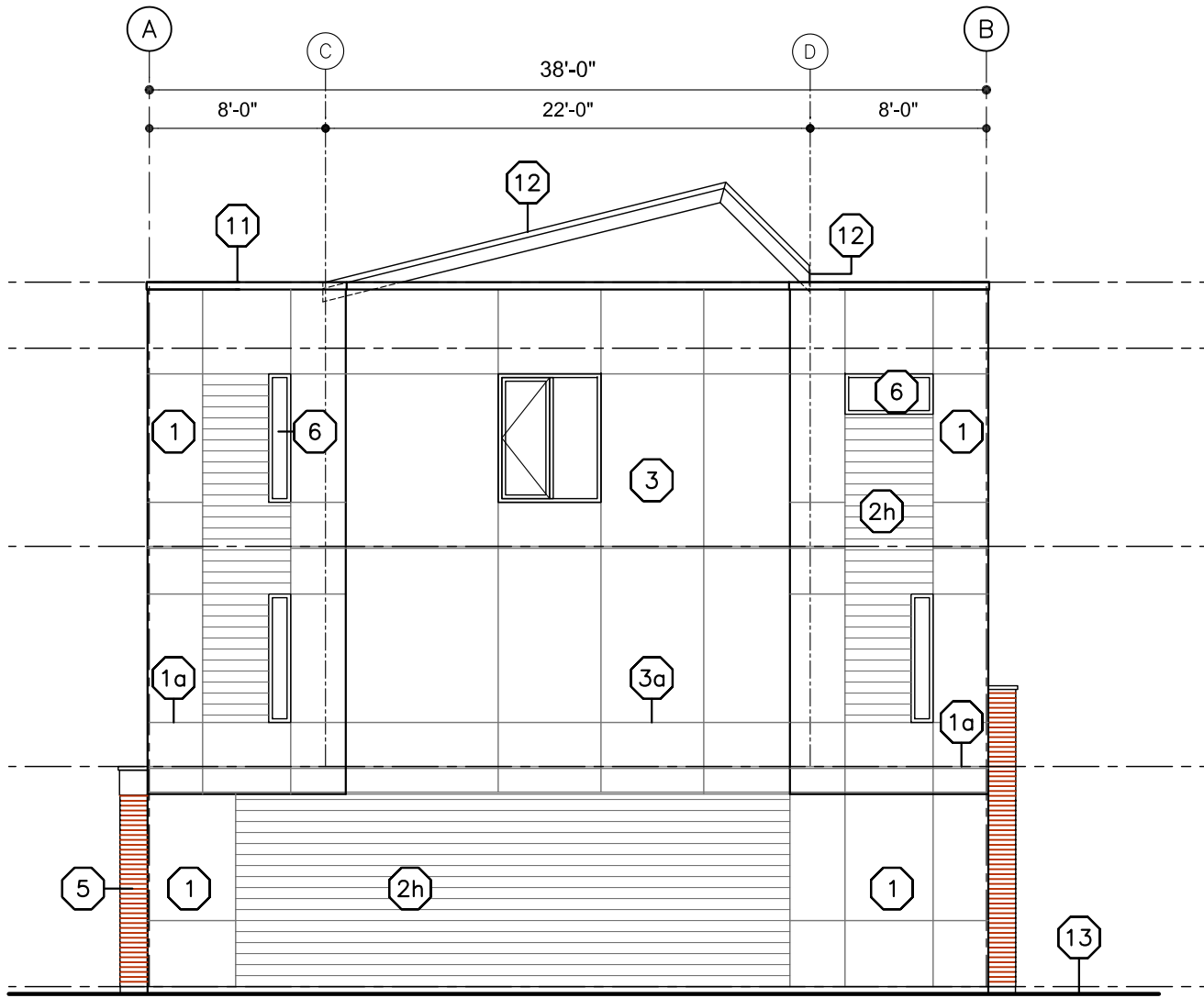
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

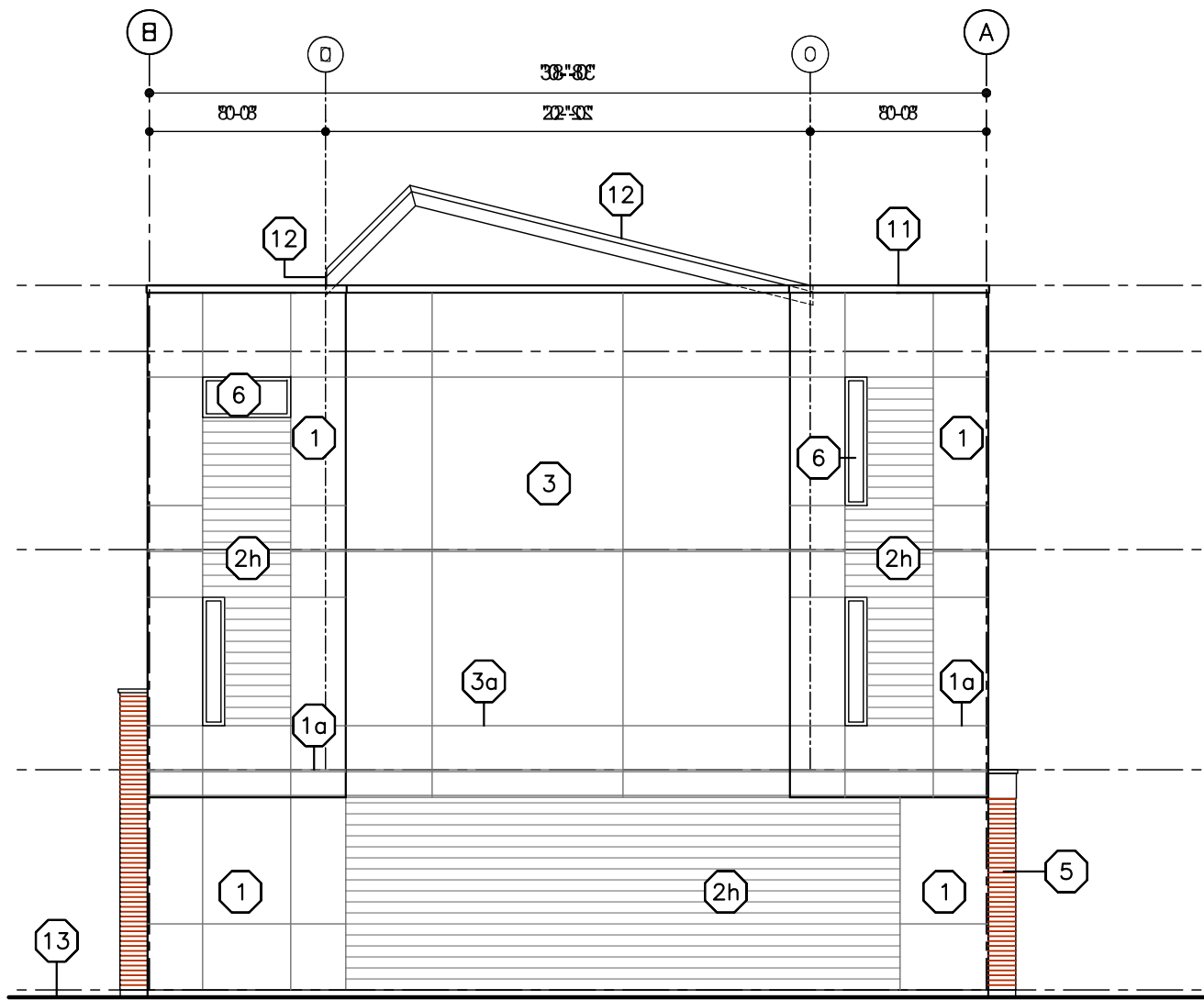
**Exterior Elevations  
Buildings 10+11  
(sim bldgs. 4+5)  
1/8"=1'0"**

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
①	STUCCO
①a	STUCCO REVEAL/CONTROL JOINT
②h	HORIZONTAL HARDIE PLANK SIDING
②v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
③	HARDIE PANEL CLADDING
③a	HARDIE CONTROL JOINT
④	HORIZONTAL WOOD GRAIN CLADDING
⑤	BRICK VENEER
⑥	VINYL WINDOW/DOOR
⑦	OVERHEAD DOOR
⑧	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
⑨	HARDIE TRIM
⑩	ALUMINUM/GLASS RAILING
⑪	PREFINISHED SHEET STEEL FLASHING CAP
⑫	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
⑬	LINE OF FINISHED GRADE (V.O.S.)
⑭	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



2  
A4.06  
SIDE ELEVATION (C2b)  
SCALE: 1/8"=1'-0"



4  
A4.06  
SIDE ELEVATION (C2)  
SCALE: 1/8"=1'-0"



1  
A4.06  
FRONT ELEVATION (C2/C2a/C2b)  
SCALE: 1/8"=1'-0"



3  
A4.06  
BACK ELEVATION (C2/C2a/C2b)  
SCALE: 1/8"=1'-0"

## SCHEDULE B

This forms part of application  
# DP18-0150

Planner  
Initials KB



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



2018-11-20  
revised  
DP

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07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A4.06

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

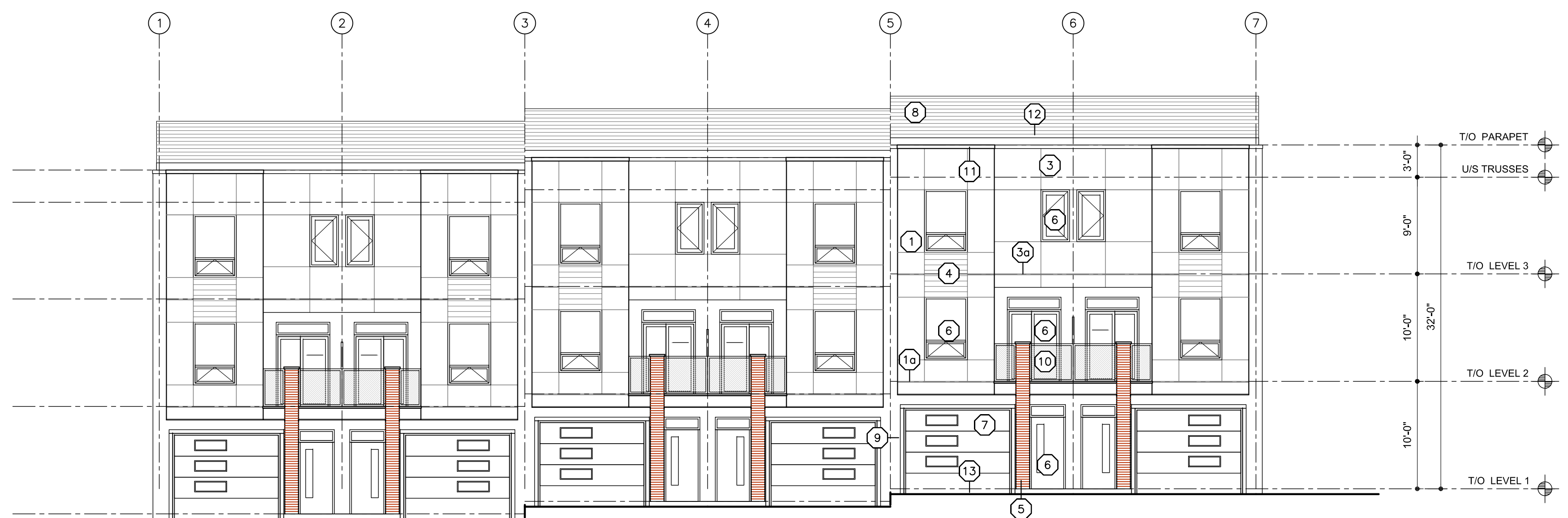
Drawing Title

Exterior Elevations  
Building 8 (sim bldg. 6)

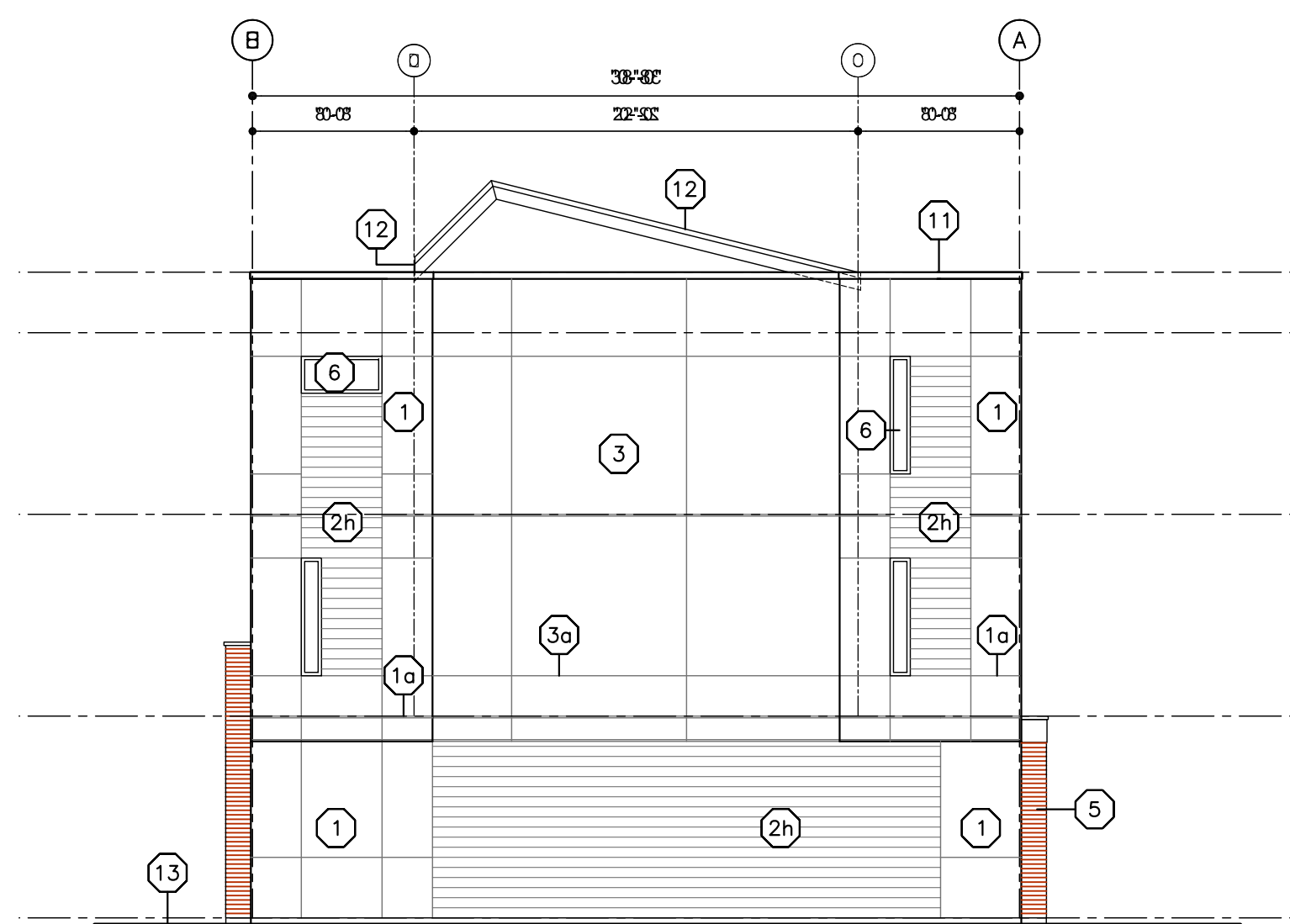
1/8"=1'0"

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHOULD BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
(1)	STUCCO
(1a)	STUCCO REVEAL/CONTROL JOINT
(2h)	HORIZONTAL HARDIE PLANK SIDING
(2v)	VERTICAL SIDING; HARDIE PANELS C/W BATTENS
(3)	HARDIE PANEL CLADDING
(3a)	HARDIE CONTROL JOINT
(4)	HORIZONTAL WOOD GRAIN CLADDING
(5)	BRICK VENEER
(6)	VINYL WINDOW/DOOR
(7)	OVERHEAD DOOR
(8)	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
(9)	HARDIE TRIM
(10)	ALUMINUM/GLASS RAILING
(11)	PREFINISHED SHEET STEEL FLASHING CAP
(12)	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
(13)	LINE OF FINISHED GRADE (V.O.S.)
(14)	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



1 FRONT ELEVATION (C2)  
A4.07 SCALE: 1/8"=1'-0"



3 SIDE ELEVATION (C2)  
A4.07 SCALE: 1/8"=1'-0"



2 BACK ELEVATION (C2)  
A4.07 SCALE: 1/8"=1'-0"

## SCHEDULE      B

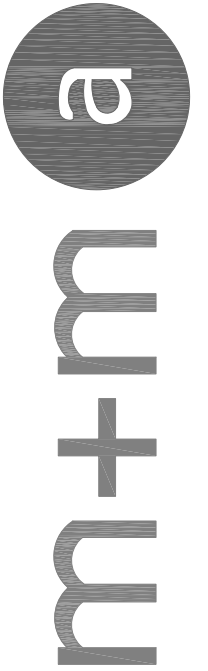
This forms part of application  
# **DP18-0150**



City of Kelowna  
COMMUNITY PLANNING

Planner Initials KB

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



2018-11-20  
revised  
DP

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[illegible]

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

## A4.07

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title


Exterior Elevations  
Building 9 (sim bldg. 7)

$$1/8'' = 1'0''$$

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM



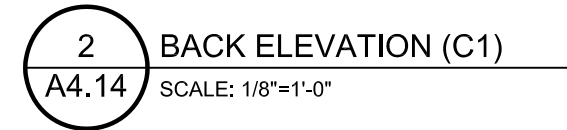
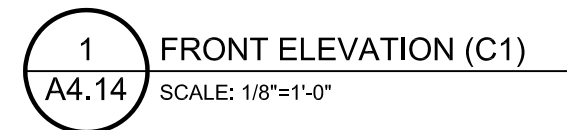
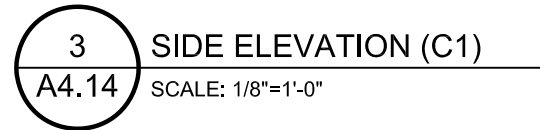


<h1 style="margin: 0; color: #C00000;">SCHEDULE _____</h1> <p style="margin: 0; color: #C00000;">This forms part of application</p> <p style="margin: 0; color: #C00000;"># <u>DP18-0150</u></p>	<div style="font-size: 2em; color: #C00000; font-weight: bold;">B</div>  <p style="margin: 0; color: #000080; font-weight: bold;">City of <b>Kelowna</b> COMMUNITY DEVELOPMENT</p>
<p>Planner Initials</p> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 5px;">KB</div>	

## BUILDING ELEVATION KEY NOTE:

1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE

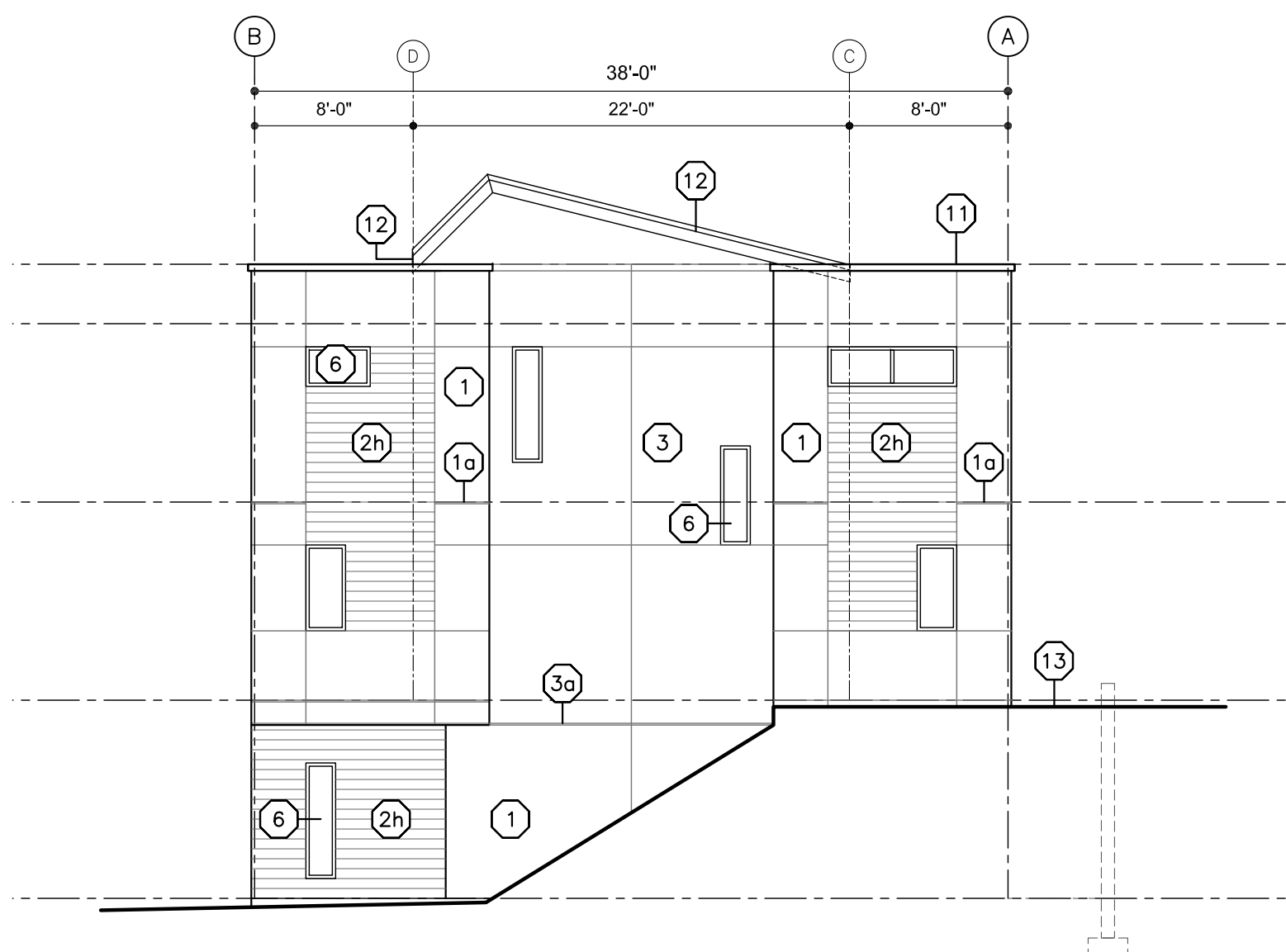
1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3	HARDIE PANEL CLADDING
3a	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9	HARDIE TRIM
10	ALUMINUM/GLASS RAILING
11	PREFINISHED SHEET STEEL FLASHING CAP
12	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



BUILDING ELEVATION KEY NOTE:	
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2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3	HARDIE PANEL CLADDING
3a	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9	HARDIE TRIM
10	ALUMINUM/GLASS RAILING
11	PREFINISHED SHEET STEEL FLASHING CAP
12	REFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



1  
A4.15 FRONT ELEVATION (A1)  
SCALE: 1/8"=1'-0"



3  
A4.15 SIDE ELEVATION (A1)  
SCALE: 1/8"=1'-0"



2  
A4.15 BACK ELEVATION (A1)  
SCALE: 1/8"=1'-0"

## SCHEDULE B

This forms part of application  
# DP18-0150

Planner  
Initials KB



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



2018-11-20  
revised  
DP

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06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title  
**ACADEMY RIDGE  
TOWNHOMES**

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

**A4.15**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**Exterior Elevations  
Building 19  
(sim bldgs. 15+17+21)  
1/8"=1'0"**

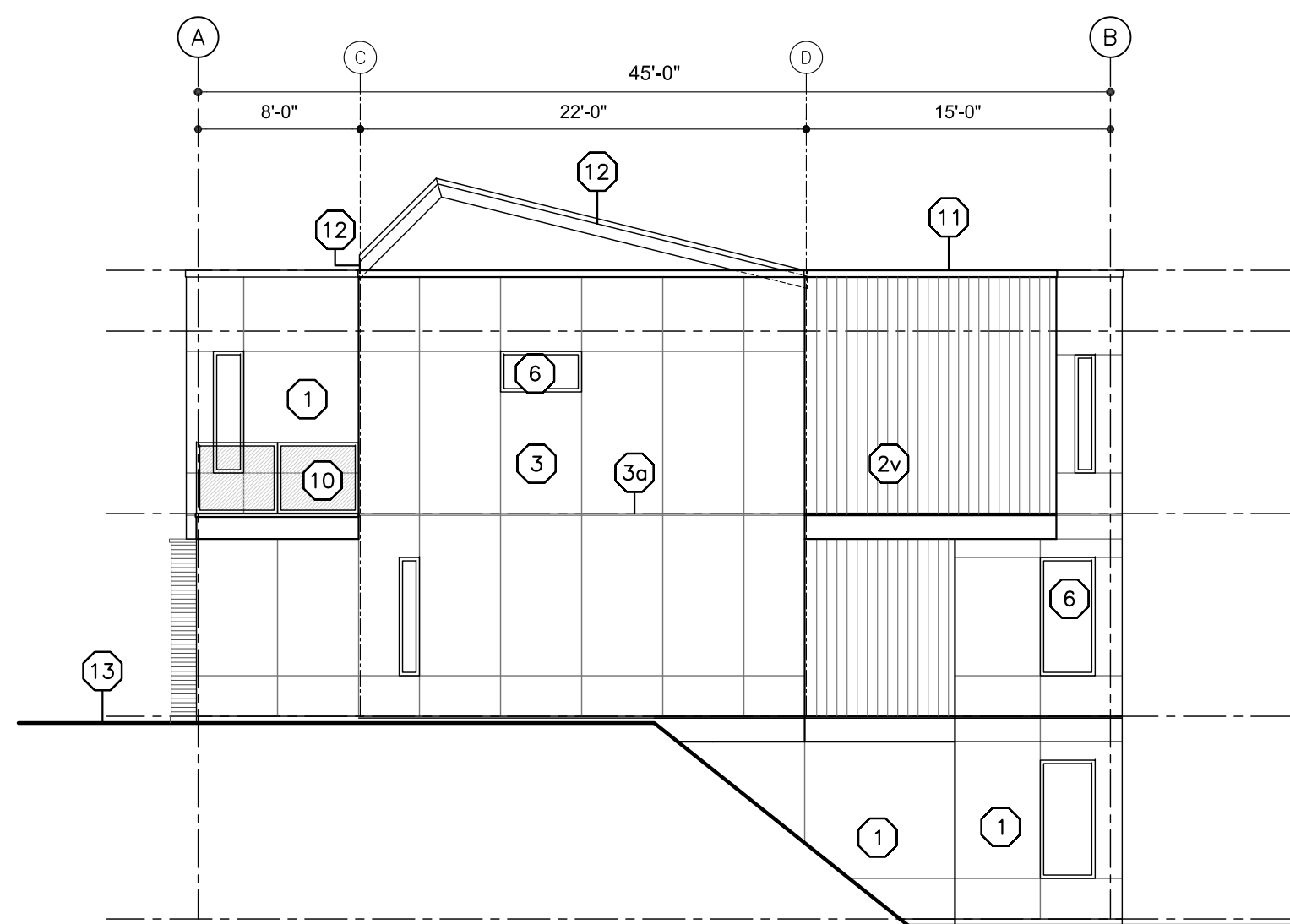
Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

BUILDING ELEVATION KEY NOTE:

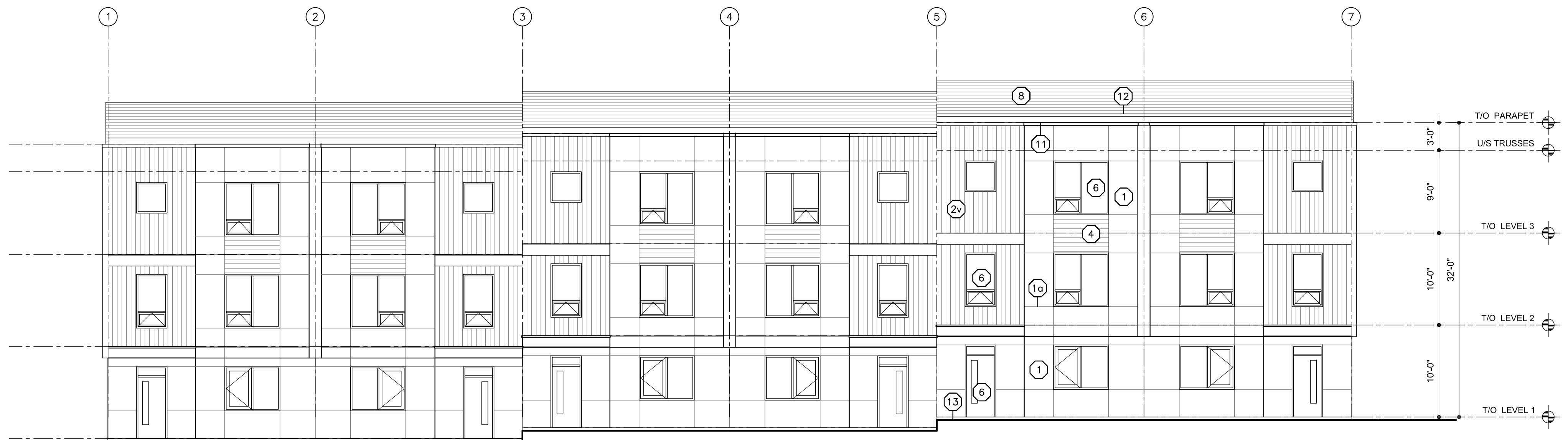
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
  2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
- |    |   |
|----|---|
| 1  | STUCCO  |
| 1a | STUCCO REVEAL/CONTROL JOINT                     |
| 2h | HORIZONTAL HARDIE PLANK SIDING                  |
| 2v | VERTICAL SIDING: HARDIE PANELS C/W BATTENS      |
| 3  | HARDIE PANEL CLADDING                           |
| 3a | HARDIE CONTROL JOINT                            |
| 4  | HORIZONTAL WOOD GRAIN CLADDING                  |
| 5  | BRICK VENEER                                    |
| 6  | VINYL WINDOW/DOOR                               |
| 7  | OVERHEAD DOOR                                   |
| 8  | LAMINATED FIBREGLOSS/ ASPHALT SHINGLES          |
| 9  | HARDIE TRIM                                     |
| 10 | ALUMINUM/GLASS RAILING                          |
| 11 | PREFINISHED SHEET STEEL FLASHING CAP            |
| 12 | REFIN. SHEET STEEL FASCIA/ DRIP FLASHING        |
| 13 | LINE OF FINISHED GRADE (V.O.S.)                 |
| 14 | PAINT FINISH OVER CEMENT FACED RIGID INSULATION |



1  
A4.16  
FRONT ELEVATION (B)  
SCALE: 1/8"=1'-0"



3  
A4.16  
SIDE ELEVATION (B)  
SCALE: 1/8"=1'-0"



2  
A4.16  
BACK ELEVATION (B)  
SCALE: 1/8"=1'-0"

SCHEDULE B

This forms part of application  
# DP18-0150

Planner  
Initials KB



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



2018-11-20

revised  
DP

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06	2018-11-06	Phase 2 BP
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08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A4.16

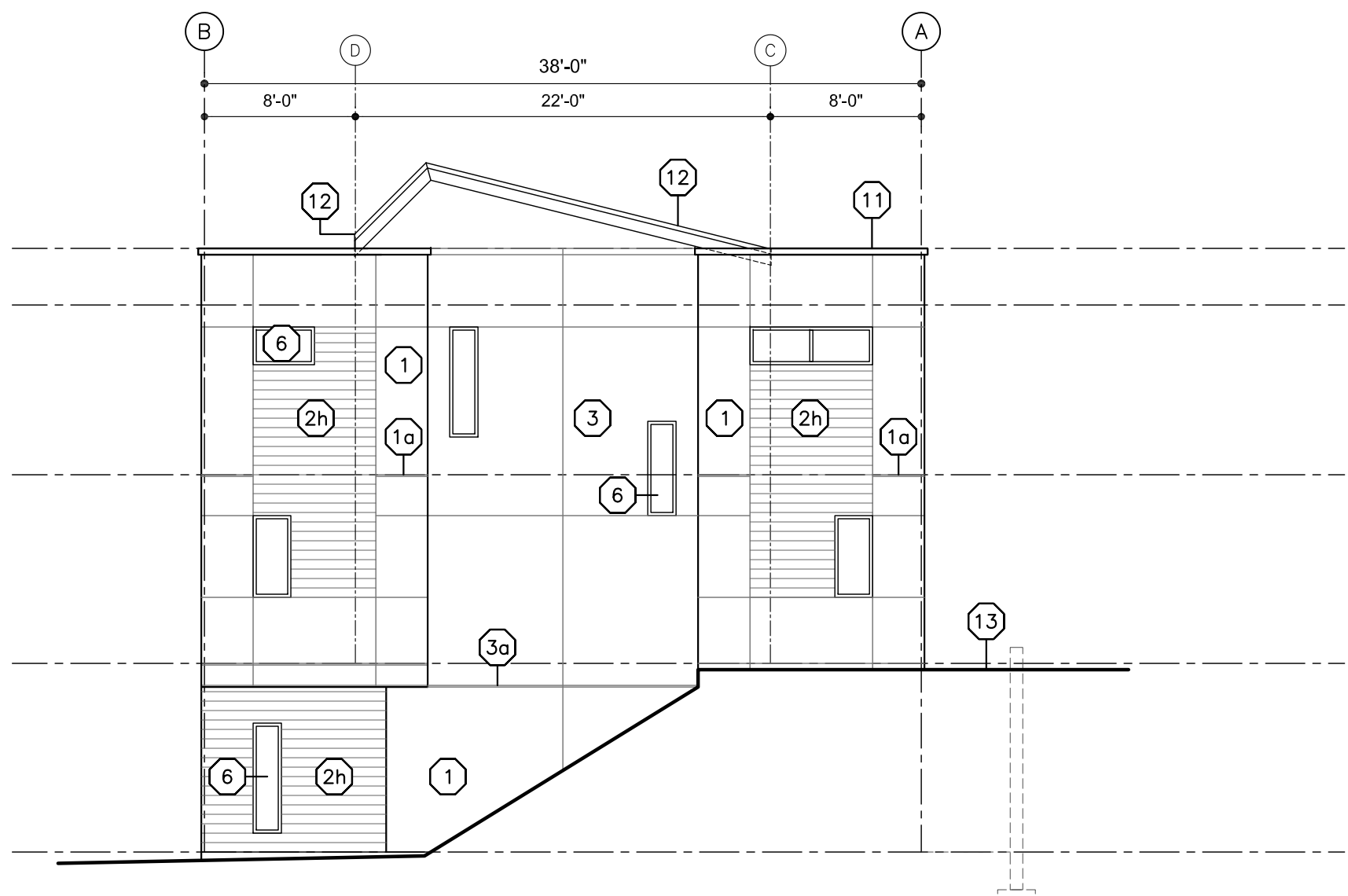
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

Exterior Elevations  
Building 20  
(sim bldgs. 16+18+22)  
1/8"=1'0"

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3	HARDIE PANEL CLADDING
3a	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
8	LAMINATED FIBREGLOSS/ ASPHALT SHINGLES
9	HARDIE TRIM
10	ALUMINUM/GLASS RAILING
11	PREFINISHED SHEET STEEL FLASHING CAP
12	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION



3  
A4.23  
SIDE ELEVATION (A1)  
SCALE: 1/8"=1'-0"



1  
A4.23  
FRONT ELEVATION (A1)  
SCALE: 1/8"=1'-0"



2  
A4.23  
BACK ELEVATION (A1)  
SCALE: 1/8"=1'-0"

## SCHEDULE B

This forms part of application  
# DP18-0150

Planner  
Initials KB



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



2018-11-20  
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DP

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08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A4.23

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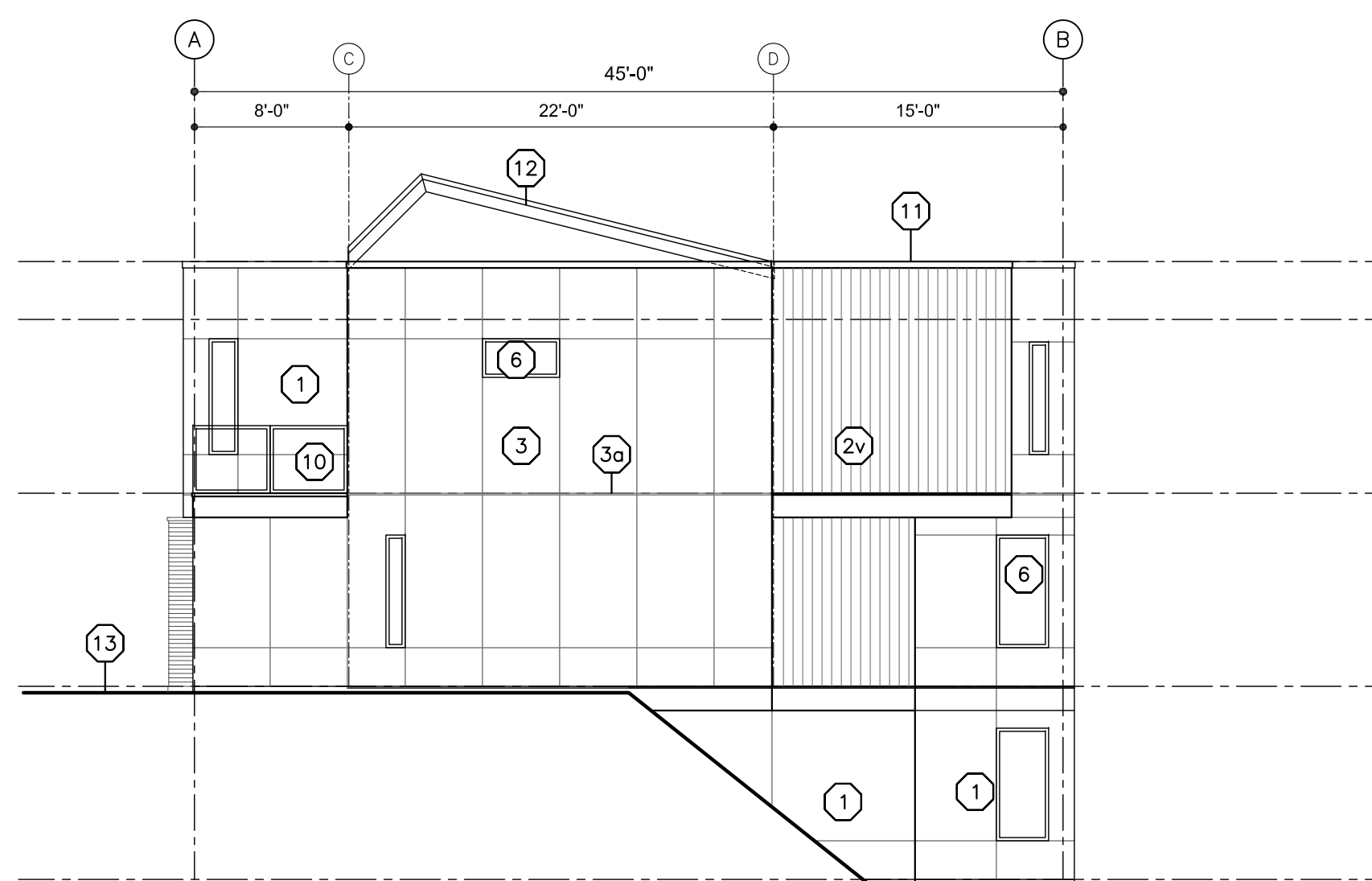
Drawing Title

Exterior Elevations  
Building 23

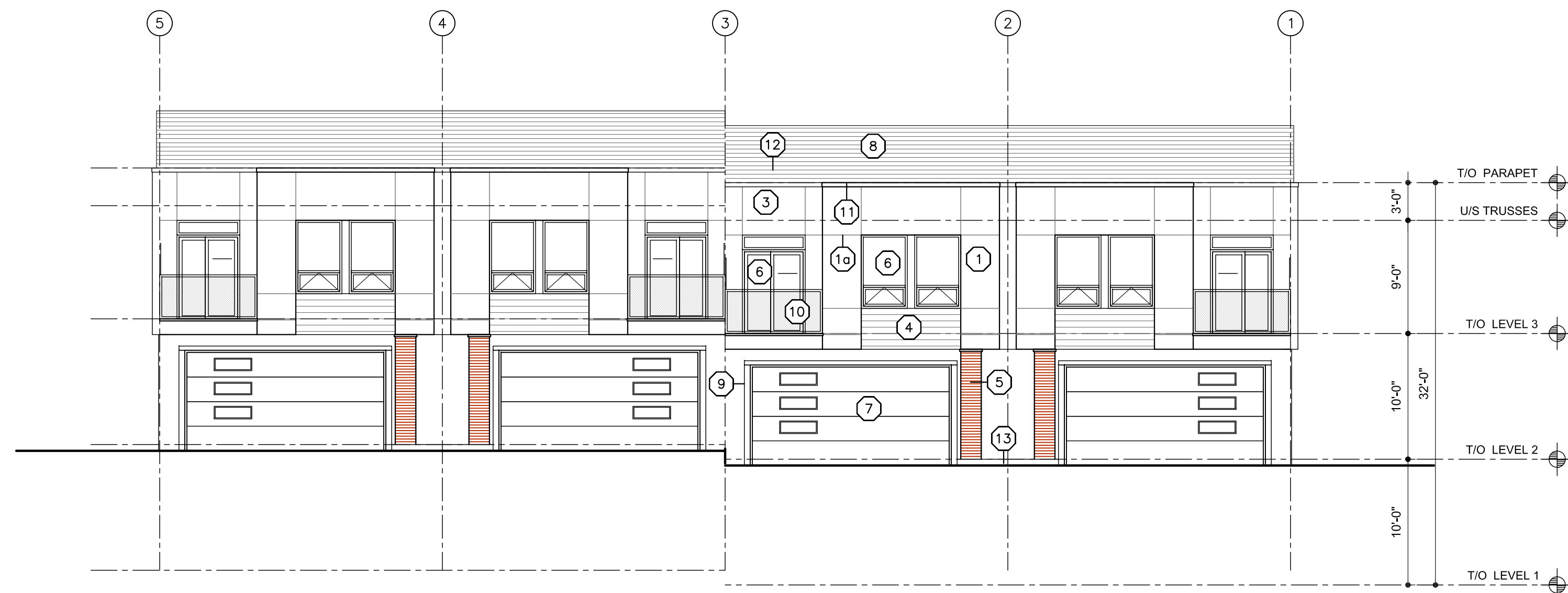
1/8"=1'0"

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

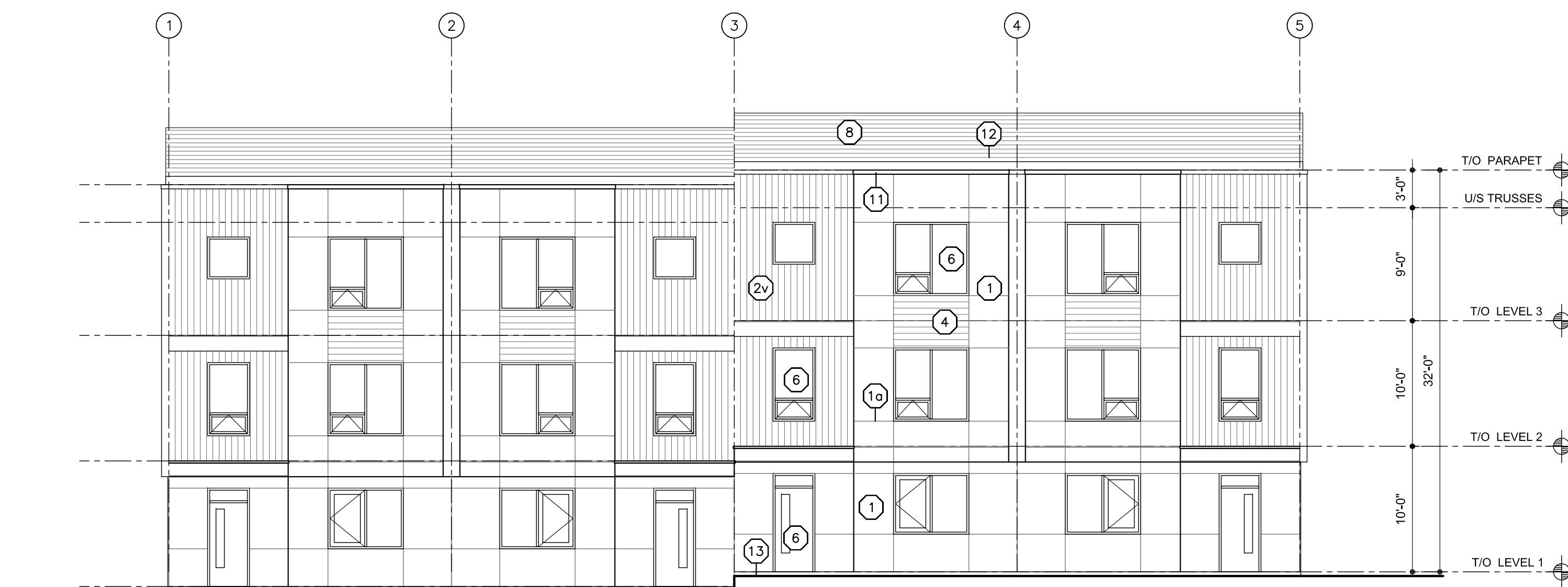
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2.	COLOURS SHOULD BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
①	STUCCO
⑩	STUCCO REVEAL/CONTROL JOINT
②H	HORIZONTAL HARDIE PLANK SIDING
②V	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
③	HARDIE PANEL CLADDING
③a	HARDIE CONTROL JOINT
④	HORIZONTAL WOOD GRAIN CLADDING
⑤	BRICK VENEER
⑥	VINYL WINDOW/DOOR
⑦	OVERHEAD DOOR
⑧	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
⑨	HARDIE TRIM
⑩	ALUMINUM/GLASS RAILING
⑪	PREFINISHED SHEET STEEL FLASHING CAP
⑫	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
⑬	LINE OF FINISHED GRADE (V.O.S.)
⑭	PAINT FINISH OVER CEMENT FACED RIGID INSULATION




3 SIDE ELEVATION (B)  
A4.24 SCALE: 1/8"=1'-0"



1 FRONT ELEVATION (B)  
A4.24 SCALE: 1/8"=1'-0"



2 BACK ELEVATION (B)  
A4.24 SCALE: 1/8"=1'-0"

<h1>SCHEDULE <b>B</b></h1> <p>This forms part of application  <b># DP18-0150</b></p>		 <p>City of  <b>Kelowna</b>  COMMUNITY PLANNING</p>
Planner Initials	<div style="border: 1px solid black; padding: 5px; width: 60px; text-align: center;"> <b>KB</b> </div>	

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca

**m+m**  MEIKLEJOHN ARCHITECTS INC.



**AcademyRidge**  
AT UNIVERSITY VILLAGE

2018-11-20  
revised  
DP

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[illegible]

Project Title

ACADEMY RIDGE  
TOWNHOMES

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

A4.24

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

Exterior Elevations  
Building 24  
(sim bldgs. 26+28)  
1/8"=1'0"

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

m+ma  
MEIKLEJOHN ARCHITECTS INC.

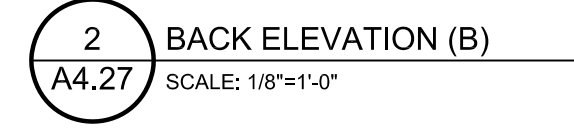
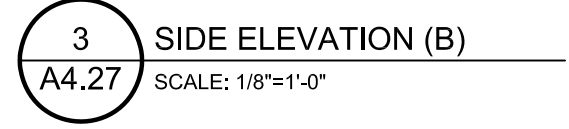
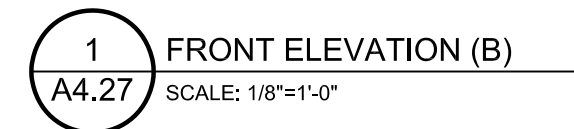
2018-11-20  
revised  
DP

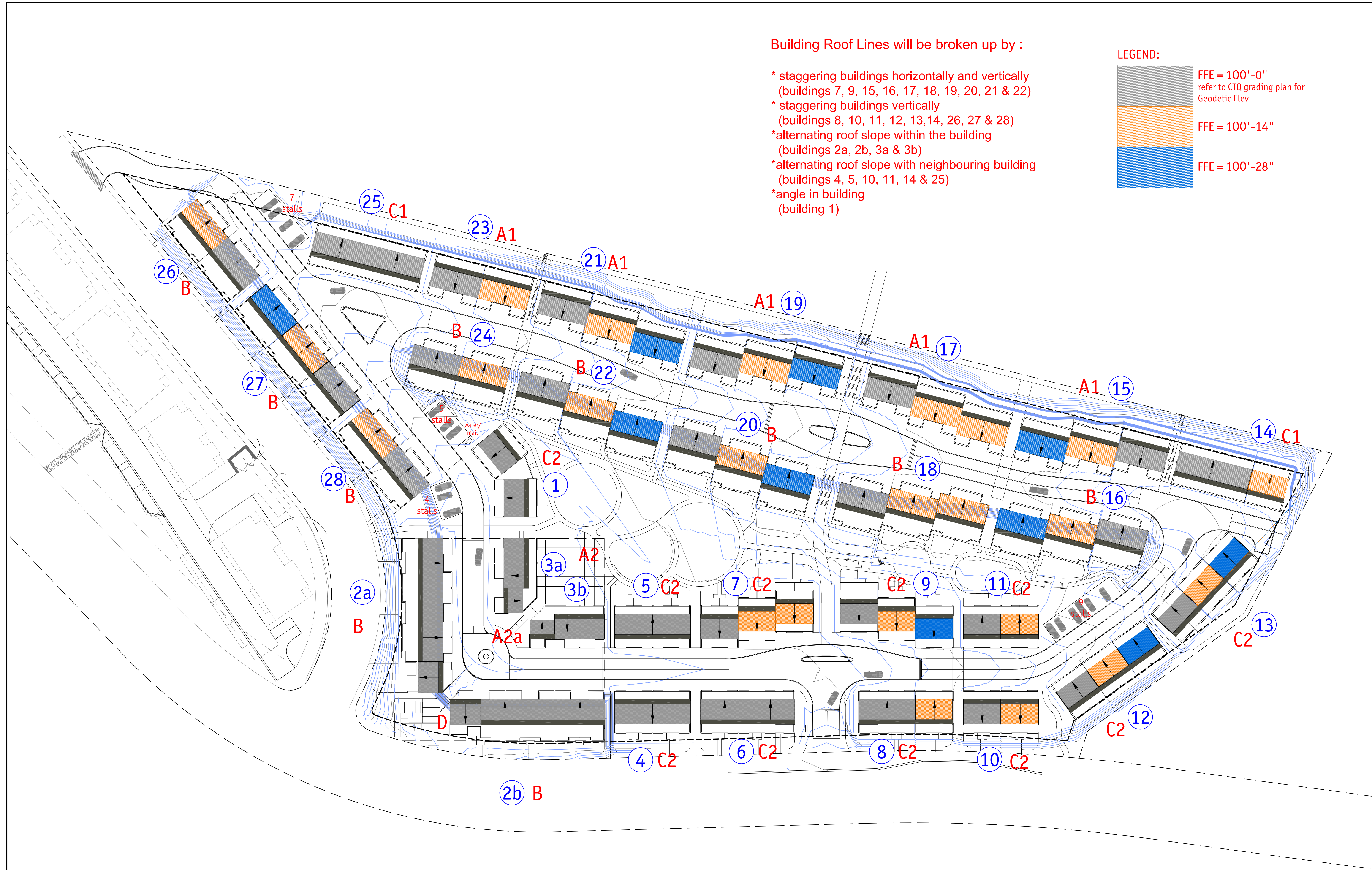
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Date	2018-11-20
Lab No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

City of Kelowna  
COMMUNITY PLANNING

1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3	HARDIE PANEL CLADDING
3a	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9	HARDIE TRIM
10	ALUMINUM/GLASS RAILING
11	PREFINISHED SHEET STEEL FLASHING CAP
12	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION





Building Roof Lines will be broken up by :

- \* staggering buildings horizontally and vertically (buildings 7, 9, 15, 16, 17, 18, 19, 20, 21 & 22)
- \* staggering buildings vertically (buildings 8, 10, 11, 12, 13, 14, 26, 27 & 28)
- \* alternating roof slope within the building (buildings 2a, 2b, 3a & 3b)
- \* alternating roof slope with neighbouring building (buildings 4, 5, 10, 11, 14 & 25)
- \* angle in building (building 1)

LEGEND:

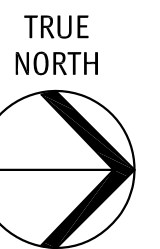
	FFE = 100'-0" refer to CTQ grading plan for Geodetic Elev
	FFE = 100'-14"
	FFE = 100'-28"

201-75 FRONT STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
EMAIL: pen-mai@shaw.ca  
233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca

**m+m**  
MEIKLEJOHN ARCHITECTS INC.

**AR**  
AcademyRidge  
AT UNIVERSITY VILLAGE

2018-09-26



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No.	Date	Revision
01	2018-06-04	issued for DP
02	2018-07-03	clarify parking requirement
03	2018-08-21	issued for pricing
04	2018-09-26	revised DP drawings

Project Title

**ACADEMY RIDGE  
TOWNHOMES**

550 Academy Way Kelowna BC  
Lot 10 & 11, EPP53793

Drawing Number

**A2.05**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**ROOFLINE  
SITE PLAN**

1"=40'

Date	2018-09-17
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

**SCHEDULE B**

This forms part of application  
# DP18-0150

Planner  
Initials KB





hardie panel  
dark grey



hardie panel  
light grey



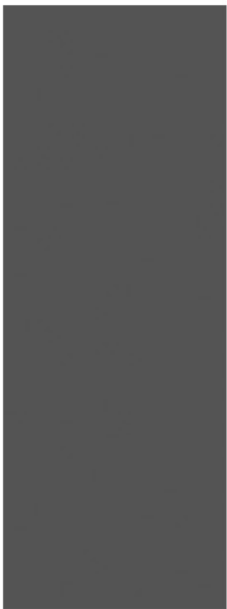
hardie panel  
pewter



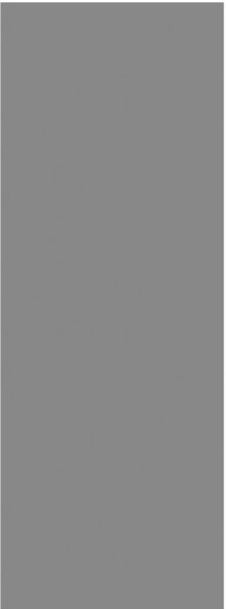
horizontal accent siding



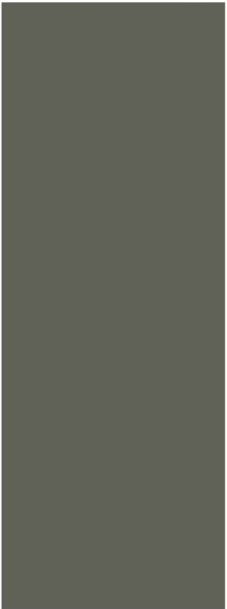
light brown  
door+accent strip



hardie panel  
dark grey



hardie panel  
light grey



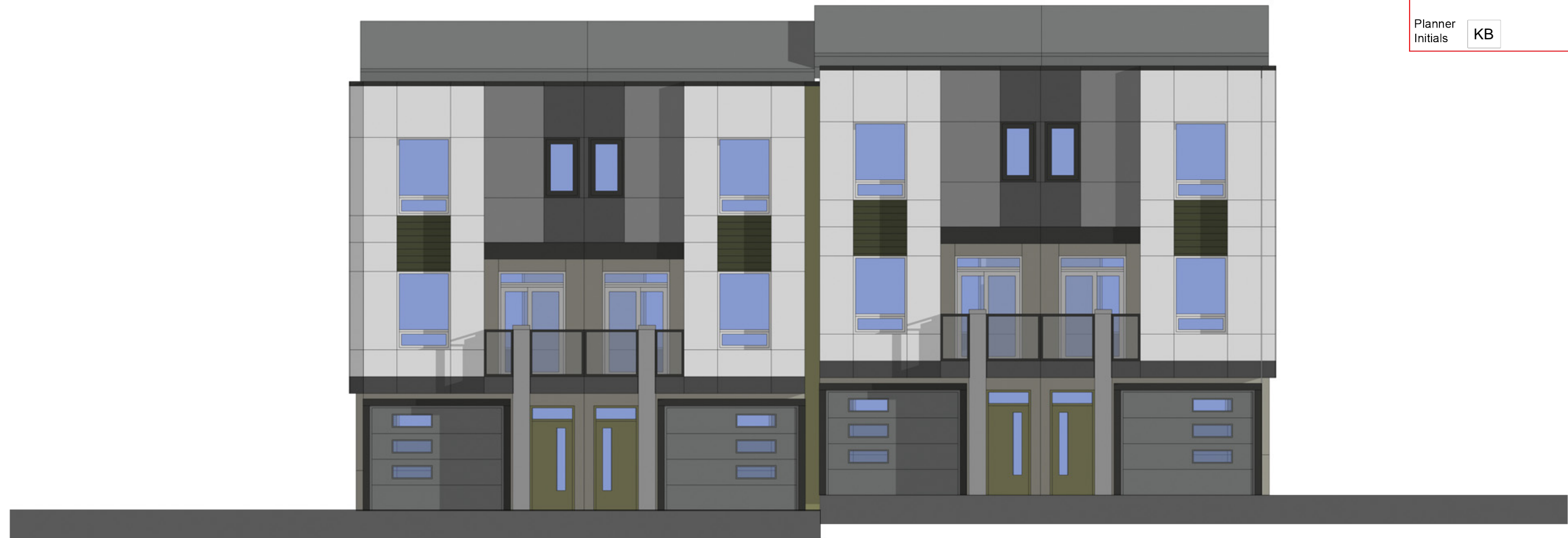
hardie panel  
pewter



horizontal accent siding



dark brown  
door+accent strip



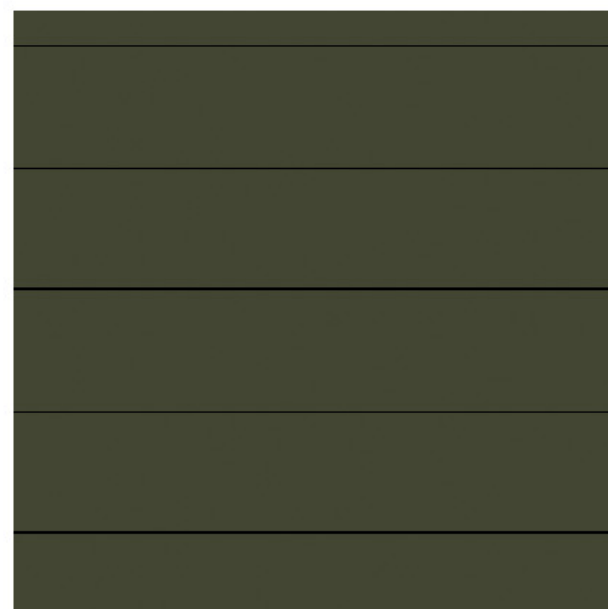
hardie panel  
dark grey



hardie panel  
light grey



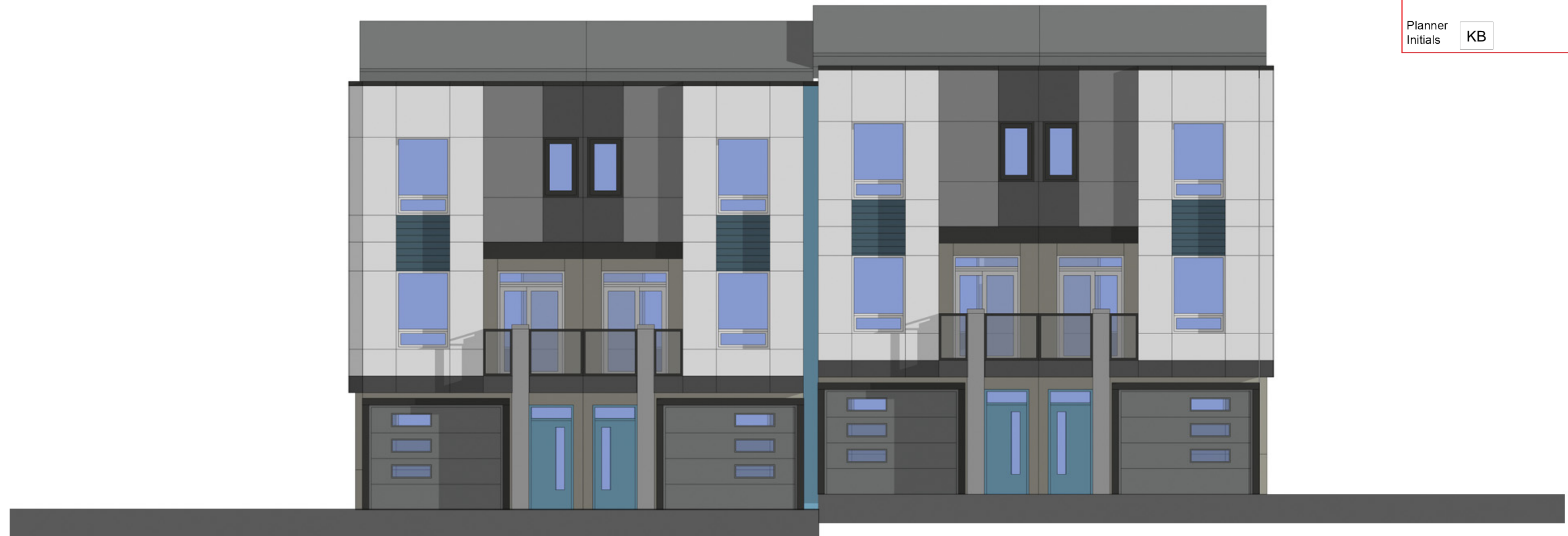
hardie panel  
pewter



horizontal accent siding



light green  
door+accent strip



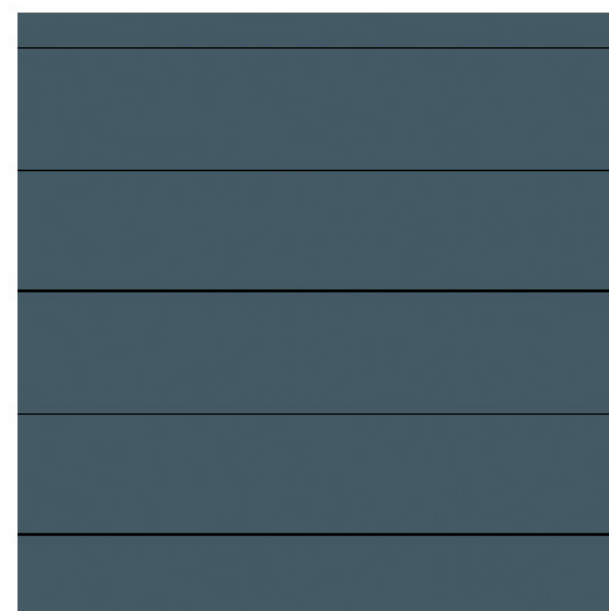
hardie panel  
dark grey



hardie panel  
light grey



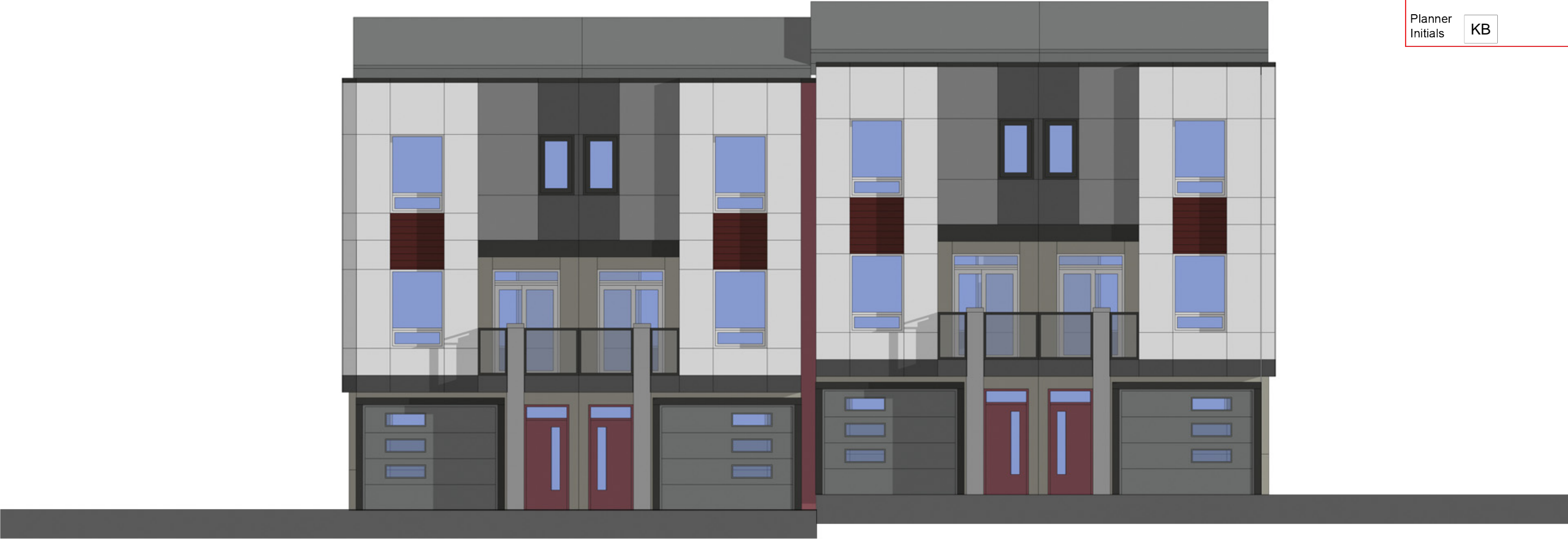
hardie panel  
pewter



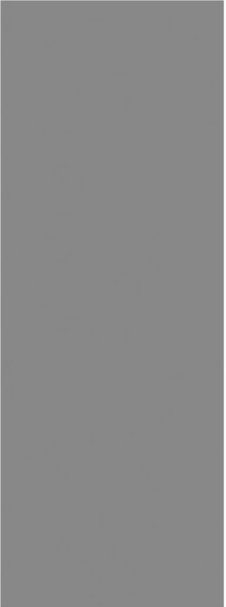
horizontal accent siding



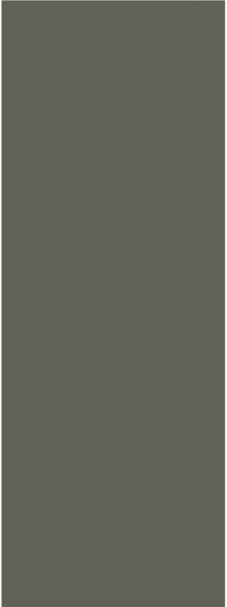
dark grey  
door+accent strip



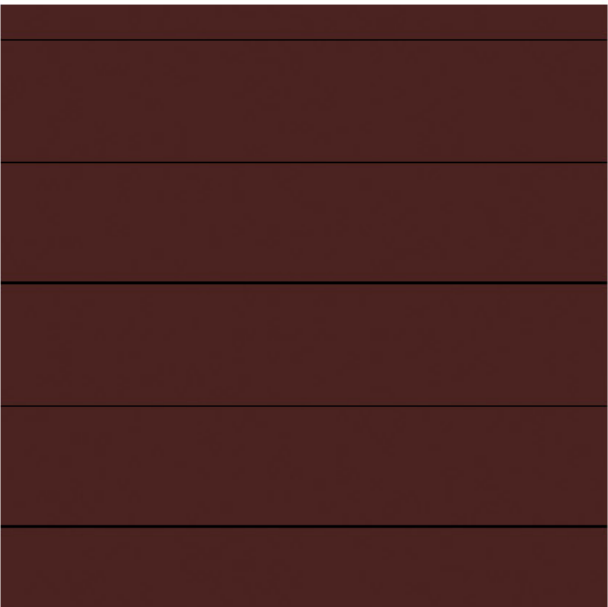
hardie panel  
dark grey



hardie panel  
light grey



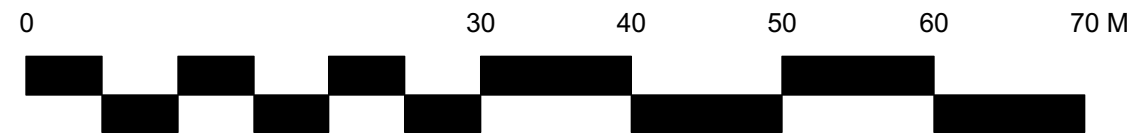
hardie panel  
pewter



horizontal accent siding



Pomegranate  
door+accent strip



SCHEDULE

C

This forms part of application  
# DP18-0150



City of  
Kelowna  
COMMUNITY PLANNING

Planner  
Initials KB

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

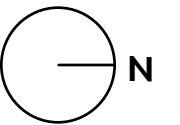
PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>TREES</strong>			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL.
AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	39	6cm CAL.
CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	37	6cm CAL.
PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	44	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK ILIC TREE	69	6cm CAL.
TILIA CORDATA 'CHANCOLE'	CHANCELLOR LINDEN	30	6cm CAL.
<strong>SHRUBS, PERENNIALS &amp; GRASSES</strong>			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	317	#01 CONT. /0.75M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	617	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICUM 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	218	#01 CONT. /0.9M O.C. SPACING
BERBERIS THUNBERGI 'GENTRY'	ROYAL BURGUNDY BARBERRY	143	#02 CONT. /1.2M O.C. SPACING
CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	218	#01 CONT. /0.9M O.C. SPACING
CORNUS ALBA 'COUCHALTI'	GOLDEN VARIEGATED DOGWOOD	52	#05 CONT. /2.0M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	WINGED BURNING BUSH	23	#05 CONT. /3.0M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	MAGNUS CONEFLOWER	317	#01 CONT. /0.75M O.C. SPACING
EUONYMUS ALATUS	BLUE GLOW THISTLE	317	#01 CONT. /0.75M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	317	#01 CONT. /0.75M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	143	#02 CONT. /1.2M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	91	#02 CONT. /1.5M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	143	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	218	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	143	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	143	#01 CONT. /1.2M O.C. SPACING
PHILADELPHUS LEWISII	WILD MOCKORANGE	33	#05 CONT. /2.5M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	52	#05 CONT. /2.0M O.C. SPACING
PICEA OMORICA NANA	DWARF SERBIAN SPRUCE	52	#05 CONT. /2.0M O.C. SPACING
PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	64	#05 CONT. /1.8M O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	64	#02 CONT. /1.8M O.C. SPACING
ROSA MEDILAND 'MEIDOMONAC'	BONICA ROSE	143	#02 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM CONEFLOWER	317	#01 CONT. /0.75M O.C. SPACING
SALIX INTEGRAL 'HAKURA NISHIKI'	HAKURA NISHIKI TRICOLOUR WILLOW	91	#02 CONT. /1.5M O.C. SPACING
SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	143	#02 CONT. /1.2M O.C. SPACING
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	91	#02 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALBIN'	DWARF KOREAN ILIC	91	#05 CONT. /1.5M O.C. SPACING



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

ACADEMY RIDGE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.05.30	Review
2	18.10.19	Review
3		
4		
5		

PROJECT NO

17-142

DESIGN BY

KM

DRAWN BY

NG

CHECKED BY

FB

DATE

OCT. 19, 2018

SCALE

1:500

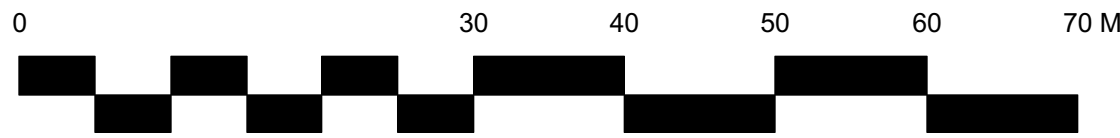
SEAL



DRAWING NUMBER

L1/3

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SCHEDULE C

This forms part of application  
# DP18-0150

Planner  
Initials KB



IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

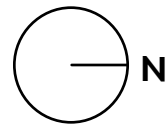
WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 10,194 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 9,934 cu.m. / year  
WATER BALANCE = 260 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

ACADEMY RIDGE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.05.30	Review
2	18.10.19	Review
3		
4		
5		

PROJECT NO 17-142

DESIGN BY KM

DRAWN BY NG

CHECKED BY FB

DATE OCT. 19, 2018

SCALE 1:500

SEAL



DRAWING NUMBER

L2/3

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**CITY OF KELOWNA**

**MEMORANDUM**

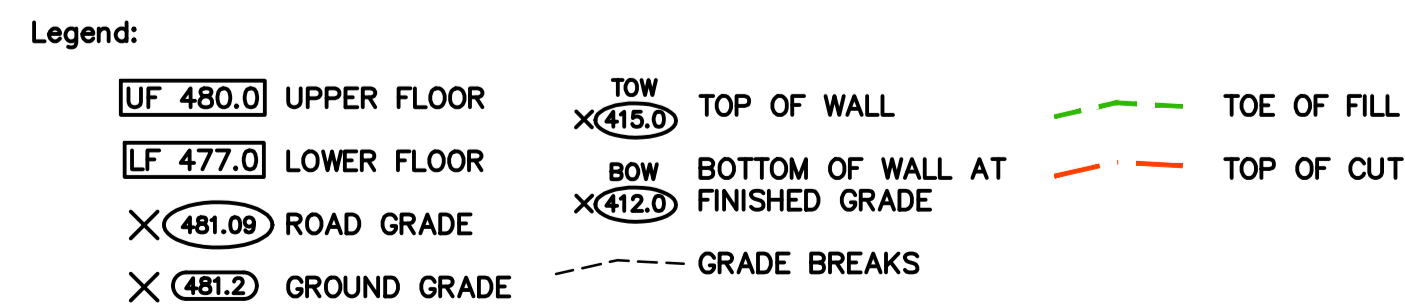
**Date:** July 18, 2018  
**File No.:** DP18-0150  
**To:** Environmental Coordinator (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 610 Academy Way , Plan EPP53793 Form and Character

Development Engineering Services comments and requirements pertaining to a Development Permit for the form and character of multiple dwelling housing (28 row housing buildings, containing 154 units in total)

- a) This Development Permit does not compromise any Municipal infrastructure services.
- b) Minimum site distance must be confirmed for a safe entrance location.
- c) A second Emergency access must be installed on Vint road.
- d) Entry Plaza plantings on Vint rd and Academy way must not block site lines for Vint road.

  
James Kay, P. Eng.  
Development Engineering Manager

RO



1. DURING CONSTRUCTION OF UNITS ALL PLATFORMS ARE TO BE GRADED TO ENSURE RELIEF FROM STORMWATER RUNOFF.
2. ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON AERIAL PHOTO INTERPRETATION AND FIELD SURVEY.
3. TYPICAL SLOPES:  
    CUT SLOPE TO BE 2:1  
    CUT (ROCK) SLOPE TO BE 0.25:1  
    FILL SLOPE TO BE 2:1 OR 1.5:1 (ROCK SLOPE)
4. REFER TO GEOTECHNICAL REPORT BY CALIBRE GEOTECHNICAL DATED JANUARY 2, 2018.
5. RAIN WATER DOWNSPOUTS TO DISCHARGE ONTO SPLASH GUARDS.

6. ROCK WALLS TO BE CERTIFIED BY GEOTECHNICAL ENGINEER.
7. WALLS HIGHER THAN 1.2m TO BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL ENGINEER.
8. ALL WORKS TO MEET MMCD (PLATINUM EDITION) ENVIRONMENTAL PROTECTION SECTION 01 57 01 REQUIREMENTS, BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL--UPLAND WORKS BY CITY OF KELLOWNA, AND LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT - DFO & BCMOE.



ATTACHMENT B

This forms part of application  
# DP18-0150

Planner Initials KB

City of Kelowna  
COMMUNITY PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 5B2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.979.1221  
FAX: 250.762.8707  
EMAIL: kel-mai@shaw.ca

m+m  
MEKLEJOHN ARCHITECTS INC.  
BUILDING PERMIT

Civil  
CTQ  
1334 ST. PAUL STREET  
KELOWNA BC V1Y 2E1  
TEL: 250.979.1221  
FAX: 250.979.1232

Seal

AR  
AcademyRidge  
AT UNIVERSITY VILLAGE

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No.	Date	Revision
2	18.10.09	BUILDING PERMIT
1	18.08.27	ISSUED FOR REVIEW AND PRICING

Project Title  
ACADEMY RIDGE

Kelowna, BC  
Drawing Number  
C-06

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
GRADING PLAN  
2 OF 3

Date	OCTOBER 2018
Job No.	CTQ 04026-160
Scale	1:250
Drawn	TF
Checked	ST

L:\General Data\Projects\04026-160 - Planning for Lots 10-11\4-CAD\DESIGN-SET\04026-160-C-05-07.dwg November 15, 2018 Job: Friesen

Legend:

- UF 480.0 UPPER FLOOR  
LF 477.0 LOWER FLOOR  
X (481.09) ROAD GRADE  
X (481.2) GROUND GRADE
- TOW  
X (413.0) TOP OF WALL  
BOW  
X (412.0) BOTTOM OF WALL AT FINISHED GRADE  
--- GRADE BREAKS
- TOE OF FILL  
--- TOP OF CUT



## ATTACHMENT B

This forms part of application

# DP18-0150

Planner  
Initials KB



262 MAIN STREET  
PENTICTON, B.C.  
V2A 5B2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-mai@shaw.ca



MEIKLEJOHN ARCHITECTS INC.

BUILDING PERMIT

Civil



1334 ST. PAUL STREET  
KELOWNA BC V1Y 2E1  
TEL 250 979-1221  
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Seal



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Project Title

ACADEMY RIDGE

KELOWNA, BC

Drawing Number

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DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
GRADING PLAN  
3 OF 3

Date	NOVEMBER 2018
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## Academy Ridge Townhomes Design Rationale

### 1. Introduction

- Academy Ridge, a townhome project by Watermark Developments Ltd., in conjunction with Academy Ridge GP Ltd., is a low density multiple housing development consisting of 155 townhomes located on Academy Hill in the University District of Kelowna.
- The development is compliant with the RM3 zoning by-law and has no variances.
- The site is located at 550 and 610 Academy Way. It is a 7.95 acre gently sloped, east-facing site, which was the result of the University South Development Plan and subdivision.
- It is surrounded by an extensive park network in the midst of the rapidly growing University South neighbourhood.
- Consistent with the OCP and the University South Development Plan, Academy Ridge is addressing the “missing middle” housing type, providing an affordable multi-unit alternative to single family homes and condominiums.
- The community will comprise a number of different type townhomes appealing to a wide number of residents, ranging from first time buyers to families, empty nesters, university students, and people working in the ever-growing North part of Kelowna (UBC, the airport & surrounding businesses).

### 2. Relevant Site and Location Considerations

- Academy Ridge is located at 550 and 610 Academy Way. It is a 7.95 acre gently sloped, east-facing site, which was the result of the University South Development Plan and subdivision. The site is cleared, serviced and ready for construction.
- The development is surrounded by an extensive park network in the midst of the rapidly growing University South neighbourhood. The site is delineated:
  - to the East by Academy Way and a 7+ acre designated park right across the road,
  - to the South by Vint Road and Deerhurst Estates, and
  - to the West & North by a designated linear park system, with the “gully” nature reserve beyond.
- The neighbouring University South developments consist of:
  - Multi Family:
    - Academy Hill, a 78 unit project - completed in 2014;
    - U One, a 66 unit project - completed in 2015;
    - U Two, a 112 unit project - completed in 2016;
    - U Three, a 87 unit project - completed in 2017;
    - U Five, a 72 unit project - under construction & to be completed in 2018;
    - U Six, a 57 unit project - under construction & to be completed in 2019;
    - Versity 1, a 63 unit rental project - completed in August 2017; and
    - Versity 2, a 108 unit rental project - under construction & to be completed in 2018.
  - Micro Suites:
    - VEDA, a 251 unit rental project - completed in 2016; and
    - VEDA 2, a 316 unit rental project - under construction & to be completed in 2018.
  - Single Family:
    - University Heights, a 216 lot project - currently under construction.
  - Townhomes:
    - Deerhurst Estates, a 19 unit project - completed in 2017.
- Academy Ridge is ideally located
  - within walking distance of:

- the future commercial center of University Village (650 m);
- Aberdeen Hall Preparatory School (900 m); and
- Academy Hill commercial center (1.0 km).
- on the Academy Way public transit corridor with bus stops right in front on Academy Way
- within easy driving distance from:
  - UBC Okanagan (1.8 km);
  - Kelowna International Airport (4.2 km);
  - Orchard Park Shopping Center (about 7 km); and
  - Downtown Kelowna (about 12 km).

### 3. Design Approach and Rationale

#### 3.1 Overview

- The Academy Ridge community design responds to the above-listed site and location considerations through a meticulously and thoughtfully designed development of 155 townhomes organized in 30 separate buildings.
- The community will offer a number of different unit layouts, addressing the needs of a wide range of potential buyers:
  - 68 ± 1,400 sqft 3-bedroom units with 2-car tandem garages;
  - 51 ± 1,900 sqft 3-bedroom units with 2-car side-by-side garages;
  - 34 ± 2,000 sqft 3-bedroom + den units with 2-car side-by-side garages; and
  - 2 ± 2,200 sqft 3-bedroom units with 2-car side-by-side garages.
- All units feature:
  - a balcony directly accessed from the principal living space;
  - a pedestrian entrance off the street, as well as a separate entrance off the back/garden; and
  - a front yard garden area.
- The development is compliant with the RM3 zoning by-law and has no variances.
- The community has been designed to be self-sufficient with regards to parking. Each townhome has a 2-car garage and there are 25 visitor parking stalls distributed around the community. There is also on-street parking on Vint Road.

#### 3.2 Community Concept and Design Principles

The Academy Ridge community is driven by the following concepts and principles:

##### A. Integration

- The site design and grading has been optimized to:
  - fit within the natural contours of the site;
  - maximize views, where possible;
  - connect to existing and proposed trail systems; and
  - be developed with minimal use of retaining walls.
- The architecture is consistent with the contemporary look and feel of the current developments of the University South Developments, namely Academy Hill, U, and Veda.
- The townhouses located around the perimeter of the community have front doors directly facing Academy Way and Vint Road, providing a welcoming face to the surrounding neighbourhood.

##### B. Living Street

Academy Ridge will be the first “people friendly” neighbourhood by embracing the “living street” concept:

- originally implemented in the Netherlands (“woonerf”);
- a street designed primarily with the interests of pedestrians and cyclists in mind and as a social space where people can meet and where children may also be able to play legally and safely;

- these roads are still available for use by motor vehicles (and fully compatible for emergency vehicle access), however their design aims to reduce both the speed and dominance of motorized transport;
- this is achieved using the “shared space” approach, with greatly reduced demarcations between vehicle traffic and pedestrians, such as low/soft curbs, wide sidewalks, no parking on the streets, and planters with trees;
- the goal of shared space is to improve the road safety and vibrancy of roads and junctions, particularly ones with high levels of pedestrian traffic, by encouraging negotiation of priority in shared areas between different road users.

#### C. Accessibility

- Vehicular access will be off of Academy Way on the straightest and flattest section of the road in order to:
  - provide the safest access in terms of grades and sightlines;
  - allow for optimal grades throughout the community; and
  - fit the development within the natural contours of the site.
- Pedestrian/bicycle access to the community will be provided from numerous sides in order to enhance the walkability of the development.
- Consistent with the request from the City of Kelowna, Academy Ridge will allow public access through the community to facilitate access to the parklands beyond and across.

#### D. Destinations

The community will feature a number of meticulously and carefully designed “destinations”, such as:

- “The Gateway”, the entry to the community, designed to present a welcoming sense of arrival;
- “The Square”, a designed focal point of the anchor buildings on the corner of Academy Way and Vint Road, complete with trees and street furniture;
- “The Plaza”, a street- & landscaped meeting place with trees and benches at the top of the development. It also will connect the walk/bike path axis through the development connecting the linear park to the West with The Gateway and the East side bus stop.
- “The Park”, the center piece of the community with open spaces, trees and outdoor furnishings. This attractive and well-designed green space will provide an amenity for all residents and foster interactions between neighbours. Pathways through the park will facilitate pedestrian/bicycle movement through and across the community.

#### E. Symmetry

Symmetry is being used as a strong design element throughout the development:

- the buildings are mostly arranged in pairs/even numbers, sharing a common entry feature;
- the buildings across the street from each other reflect each other, providing a symmetrical streetscape;
- the grouping of buildings around The Gateway is arranged in symmetry of the access road;
- the buildings around The Square form a symmetrical building block; and
- The Plaza is arranged in a strict symmetry, creating an intersection between the road and the pedestrian/bicycle East-West axis through the site.

#### F. Rhythm

The streetscape design is such that it creates a rhythm throughout the community in terms of:

- repetitive tree- and planer spacing;
- repetitive street/sidewalk textures, patterns and materials; and
- symmetrical arrangement roads, sidewalks, trees/planters and buildings.

#### G. Sightlines

- The site design is optimized to fit within the natural contours of the site and to maximize views and sightlines, where possible;

- The areas at The Gateway, The Square and The Plaza are designed such to break up long, straight sightlines, thereby creating a more intimate and liveable community feel.
- The sightline of the Academy Way & Vint Road intersection has been specifically considered. This intersection is currently challenged by the grades of Academy Way, the way Academy Way turns and restricted sightlines. The buildings at that corner (around The Square) are designed such that the entrance grade along Academy Way will be below the boulevard sidewalk, thereby improving the sightline up North along Academy Way significantly.

### 3.3 Architectural Rationale

The architectural concept for the site is to create a strong set of design components that are repeated, with subtle variations and in varying combinations to create variety within a consistent overall language.

- Varied roofline using a combination of flat and 'off-set' sloping shingle roofs.
- Framing elements highlighting oversized windows and wood infill panels.
- Decorative custom garage doors with interesting window placement to enhance street presence.
- Generous patio and deck areas to connect residents to the street and internal landscape areas.

### 3.4 Overall Feel of the Community

A number of measures have been taken to ensure that the community feels livable and friendly:

- A living street concept primarily with the interests of pedestrians and cyclists in mind and as a social space where people can meet and where children may also be able to play legally and safely;
- a welcoming and varied building view from Academy Way with appropriate landscaping, plus a landscape feature at the corner of Academy Way and Vint Road;
- an attractive and inviting vehicular/pedestrian/bicycle entrance to the community with appropriate signage;
- all buildings are arranged in 3 to 6 townhome clusters with an articulated building façade and, in some cases, staggered arrangement, providing visual interest;
- the townhomes within each building block are further articulated through roof forms, a variety of window expressions and feature elements/materials;
- the street presence of each building has been emphasized with a design that has been "grounded" to the site and tied in with the living street concept. The choice of materials and textures combined with the thoughtful placement of trees and planters ensure a pedestrian friendly environment with visually interesting sidewalks/walkways that are safe and easy for all to access;
- the yard in front of each townhome provides a delineation between the public and private realm, and does so in a friendly and inclusive fashion and without the need for barrier fences and gates;
- where possible trees and low-level planting are introduced to complement and enhance the streetscape and delineate the public and private outdoor areas. Visually interesting trees and shrubs are being suggested;
- a generous park area for all residents to access and enjoy; and
- each home has a balcony directly accessed from the principal living space. While providing important opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour-to-neighbour interaction and community overlook improving security and safety in the parking/drive aisle area.

In conclusion we believe that the layout and building design for this project will be sensitive to and compliment adjacent developments, respect its immediate landscape area and be considerate to existing site conditions.