

## 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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Do parking lots have one shade tree per four parking stalls?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?			✓
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?			✓
<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?			✓
Are lake views protected?			✓



COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓



EMIL ANDERSON CONSTRUCTION (EAC) Inc.

<b>ATTACHMENT B</b>	
This forms part of application	
# DP17-0283 DVP17-0284	
Planner Initials	TA
City of Kelowna COMMUNITY PLANNING	

December 7, 2017

City of Kelowna  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

Attn: Trisa Brandt  
Planner, City of Kelowna

Re: **Cantina Court**  
**Design Rationale Statement**

Dear Ms. Brandt,

This letter provides an overview of EAC's proposed Low Density Row Housing (hillside area) development located at 680 Cantina Court, Kelowna BC. This letter forms part of Development Permit and Development Variance Permit application submitted to the City. We trust this, in addition to previous information submitted in support of a land swap/rezoning proposal will provide the supporting information needed for review. Should any additional information be required, we are happy to address any questions with support of our project consultants.

We ask that you please circulate this information to the necessary departments for comment and approval.

### **Site Description**



This 0.731 acre irregularly shaped property is currently zoned C2 – Neighborhood Commercial. Rezoning application has been circulated to at the City and comments received (file number Z-17-0091).

This property is bound on the north, east, and west sides by City property zoned P4, and on the south by Cantina Court. There is an existing City right-of-way crossing the center of the lot for existing City storm infrastructure.

A land swap proposal has been reviewed by City staff and been supported by City Council. The proposed land swap was driven by site constraints, both grading and site dimension. The swap is yet to be executed through land titles, and will result in a parcel area approximately 0.613 acres.

### **Proposed Land Use**

EAC has opted to rezone the property to RM2h. Working with a local home designer and CTQ Consultants, EAC is proposing a low density row housing development which will integrate nicely with the existing neighborhood.

The overall focus and intent for this development is based on the sites surrounding uses and EAC's background in the area. The site is within a vast single family residential zone with some low density housing nearby. This building design approach compliments the look and feel of a single family dwelling.

The site design is based on the transitional principles of public, semi-private and private open spaces, creating a modern form. All aspects of the site and building have been utilized for a social lifestyle yet ensuring privacy.

The 3 bedroom, contemporary units proposed for this development will increase the diversity of housing options available within the neighborhood. The additional much needed density in this particular area will be welcomed by the target markets and provides outdoor privacy through the large outdoor stepped patios and balconies.

The project will be targeted by purchasers who have the features of a single family home but in a small strata development allowing for group interaction and security of knowing that your neighbors are monitoring external activities whilst you are away.

It is also noted that the proposed development is located within an existing established residential urban footprint of the neighborhood, allowing pedestrians and cyclists immediate access to local parks and common amenities.

### **Form and Character**

The six units which have been placed on the site integrate with the sloping terrain and are situated with views of the city and partial views of the lake. Views are best from the upper elevations of the site on the east end.

Each of the units contain 3 bedrooms and all of the comforts required for discerning new home buyers, as well as those scaling down from larger homes. Large storage spaces are provided within each unit to allow for a multitude of uses. Practically, these will be used for storage of outdoor furniture, and many of the items which those downsizing typically retain for a period of time.

The combination of materials and colors selected reinforce a residential and modern quality throughout the development. Both textured stucco and wood grain cladding and trim throughout will add emphasize this character. Colors and materials were inspired by the surrounding Okanagan hillsides and existing homes. Landscaping throughout the site also integrates the local and natural vegetation and will complement the developments overall form and character.



**UNIT 3&4 - FRONT PERSPECTIVE**



**UNIT 3&4 - RIGHT PERSPECTIVE**



**UNIT 3&4 - LEFT PERSPECTIVE**



**UNIT 3&4 - REAR PERSPECTIVE**

Separation of private, semi-private and public spaces will be achieved with the use of grade changes, rails and/or fencing, and landscaping and finish materials to separate and add comfort to the residence. Trees will be planted in the front and rear yards to make the space more desirable and promote usage.

### **Site Design**

As noted above and seen in the submitted plans and above rendering, the site has considerable grade change, as well as a knoll in the northeastern portion of the site. The proposed building layout takes advantage of the gentlest slopes in the southwest area, but due to the size of the proposed unit footprints, re-grading at the rear of the buildings is required.

Utilizing walk-out structures for units 1-5 makes the most efficient use of the natural grade. Unit 5/6 as proposed will encroach on the slope of the knoll, as such a combination of a walk-out and walk-up units is best suited to interface with the hillside, minimizing the impact to the surrounding area.

It is noted that through the land swap proposal process, it was shown that this layout will require minor back sloping and remediation towards the existing knoll, within an area that will be City property as per the swap boundaries. This was supported by City staff, with condition of trail construction from Cantina Court to the knoll peak, with look-out bench.

### Access and Servicing

As noted in the application form, a Development Variance Permit will be required for site access as designed, with a driveway access for each unit. While it is understood this is not typical for a strata development, it makes best use of an already spatially challenging site, as a common entry and internal fronting road would not fit, and is also a preferred function for a site with access via a hillside road only. Supporting correspondence from past discussion is included for your reference.

Driveway construction will require removal of an existing driveway letdown and reconstruction of curb as required adding new letdowns along Cantina Court. Relocation of a single street light is also required to accommodate driveways in the locations shown. This was the most suitable location, as the alternate would require relocation of existing Telus pedestal, which we have been informed by Telus is a much larger impact vs. relocating the street light.

Public utilities are in place to service this lot. Preliminary plans indicate a reduction to cover over the existing storm main routed through the site, however it is very likely that minimum 1.0m cover can be maintained through detailed grading design. In the event that cover cannot be maintained, the existing main may easily be lowered between Cantina Court and the South Ridge Drive ditch network.

CTQ has identified that the existing sanitary connection off Cantina Court is at too high an elevation to service units 1-4. A new connection and rear lot servicing is proposed.

A single water connection will service all the units, with a single City meter as shown on the civil engineering plans.

Finally, it is proposed that the intersection of Cantina Court and South Ridge Drive be improved. It is proposed that the north Cantina Court curb tie be re-aligned to widen the intersection, as the existing intersection is based on previous hillside standards and the upgrade will also improve function of the non-perpendicular intersection.

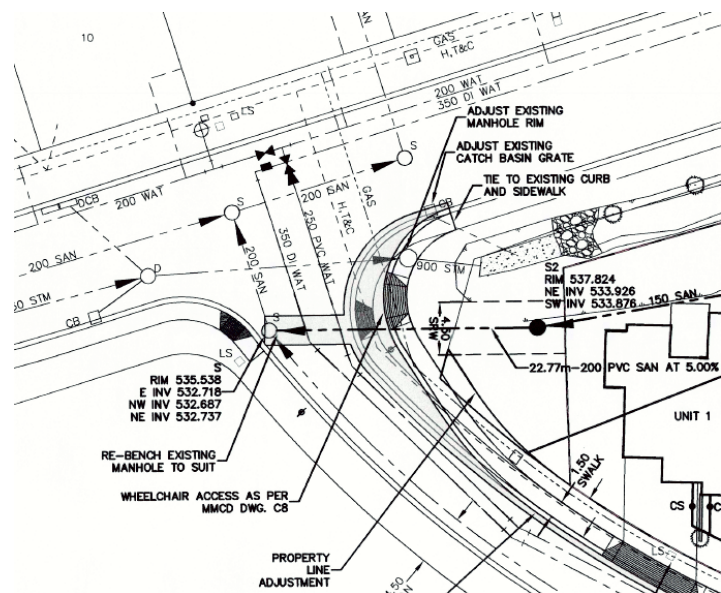
If there are any questions about the information contained within, please don't hesitate to contact the undersigned at 250-763-8232 x289.

Yours truly,

Emil Anderson Construction (EAC) Inc.



Matthew J. Temple, P.Eng  
Development Manager



# Development Permit & Development Variance Permit DP17-0283 & DVP17-0284

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

68o Cantina Court

and legally known as

Lot A, DL1688S, SDYD, Plan KAP71342, Except Plan EPP80944

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

Multi-Family Row Housing (Semi-Detached)

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: CITY COUNCIL

Issued Date:

Development Permit Area: Comprehensive Development Permit – Multi-Family

**This permit will not be valid if development has not commenced by October 1, 2020.**

Existing Zone: RM2h – Low Density Row Housing (hillside)

**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: Gillen Investments Inc. BCo528682

Emil Anderson Construction Co. Ltd. Co172775

Applicant: Emil Anderson Construction Co. Ltd. Co172775

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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.

AND THAT variances to the following sections of Subdivision, Development, & Servicing Bylaw No. 7900:

### **Section 4.6: Curb and Gutter, Sidewalks and Bike Lanes**

To allow the property to have more than 1 driveway per street frontage (1 permitted, 6 proposed);

This Development Permit is valid for two (2) years from the date of December 4, 2018 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 **\$86,250.00**

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.

#### 4. INDEMNIFICATION

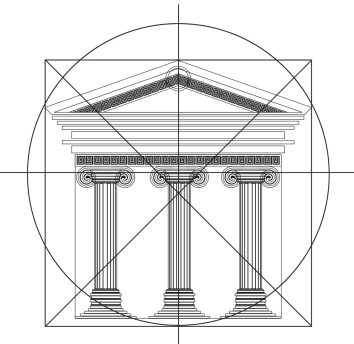
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**





inArtifex  
Design Ltd.

#301-1630 Pandosy St.  
Kelowna, BC V1Y 1P7  
236.420.3600  
info@inartifex.com  
www.inartifex.com



Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

SITE PLAN

DATE:  
2017-12-05

SCALE:  
1/16"=1'

VERSION NO.  
1.0

SHEET NO.:  
A-1

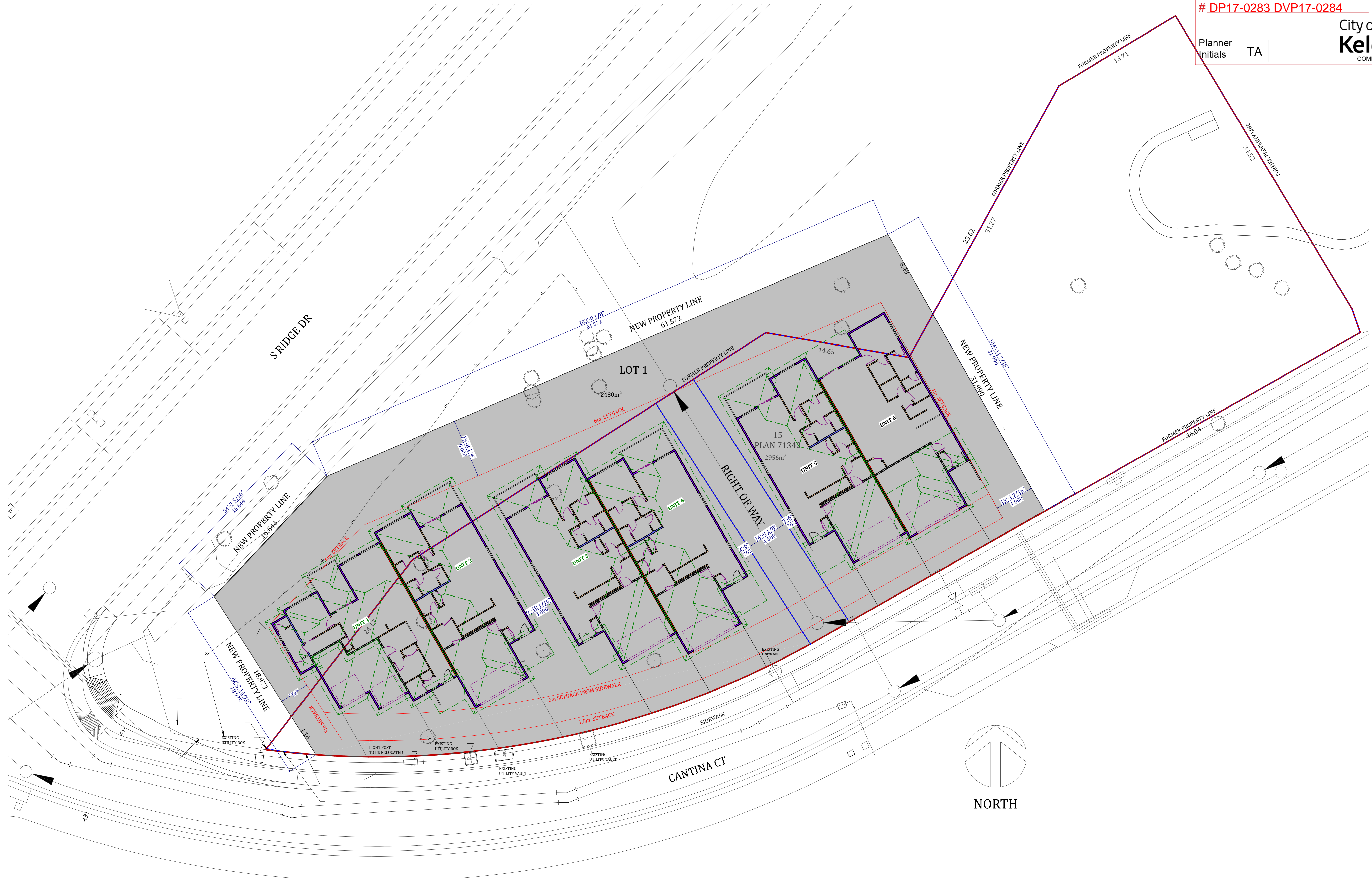
## SCHEDULE

A

This forms part of application  
# DP17-0283 DVP17-0284



Planner  
Initials TA



### SITE COVERAGE:

UNIT 1&2:	366 SQ.MT.
UNIT 3&4	365 SQ.MT.
UNIT 5&6	372 SQ.MT.
TOTAL BUILDING AREA:	1,103 SQ.MT.
SITE AREA:	2,480 SQ.MT.
SITE COVERAGE:	44.47%

### SITE COVERAGE:

TOTAL BUILDING AREA:	1,103 SQ.MT.
DRIVEWAYS:	201 SQ.MT.
TOTAL AREA:	1,304 SQ.MT.
SITE AREA:	2,480 SQ.MT.
SITE COVERAGE:	52.58%



Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

SITE SECTION

DATE:

2017-12-05

SCALE:

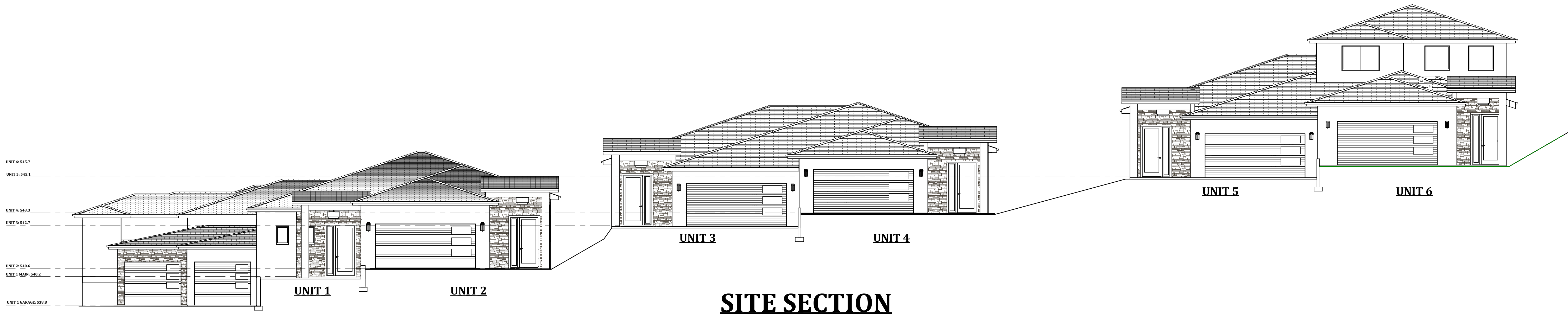
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VERSION NO.

1.0

SHEET NO.:

A-2





SCHEDULE

This forms part of application  
# DP17-0283 DVP17-0284

Planner  
Initials

TA

City of  
Kelowna

COMMUNITY PLANNING

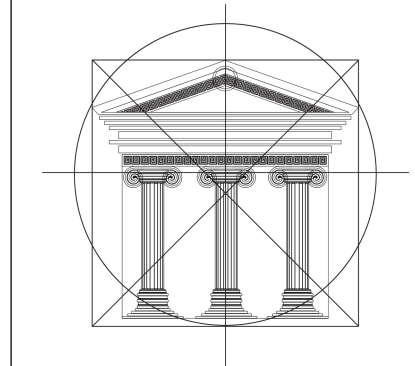
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**SOUTH STREET PERSPECTIVE**



**SOUTH-WEST STREET PERSPECTIVE**



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Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

SITE  
PERSPECTIVE

DATE:  
2017-12-05

SCALE:  
NTS

VERSION NO.  
**1.0**

SHEET NO.:  
**A-3**





**SCHEDULE**

B

This forms part of application  
# DP17-0283 DVP17-0284

Planner  
Initials

TA

City of  
**Kelowna**  
COMMUNITY PLANNING

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**UNIT 1&2 - FRONT PERSPECTIVE**



**UNIT 1&2 - LEFT PERSPECTIVE**

**UNIT 1&2 - RIGHT PERSPECTIVE**



**UNIT 1&2 - REAR PERSPECTIVE**

Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

UNIT 1&2  
PERSPECTIVES

DATE:

2017-12-05

SCALE:

NTS

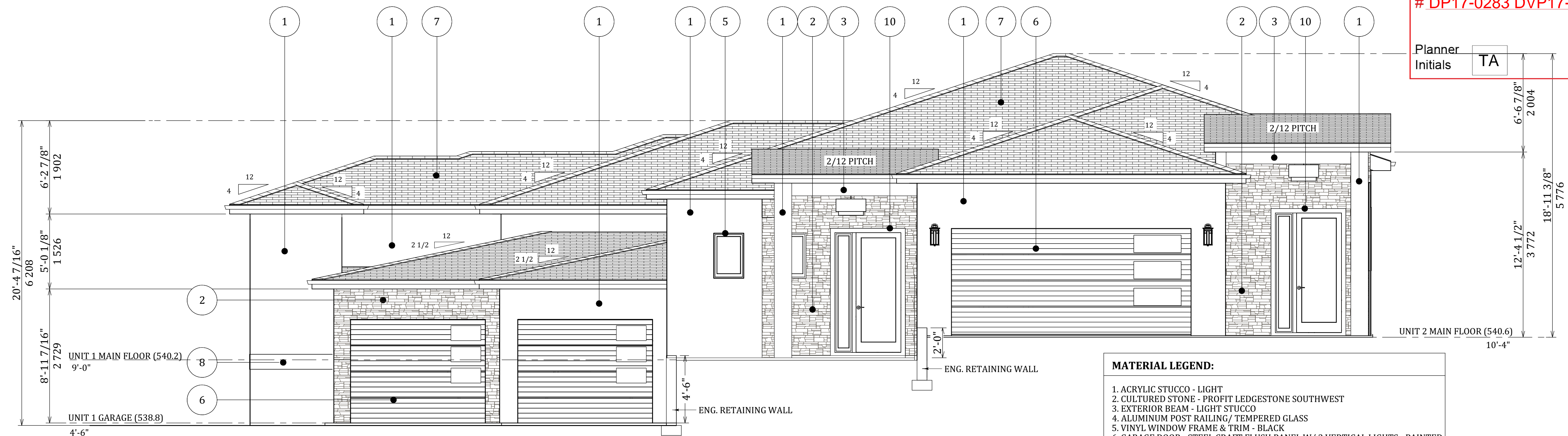
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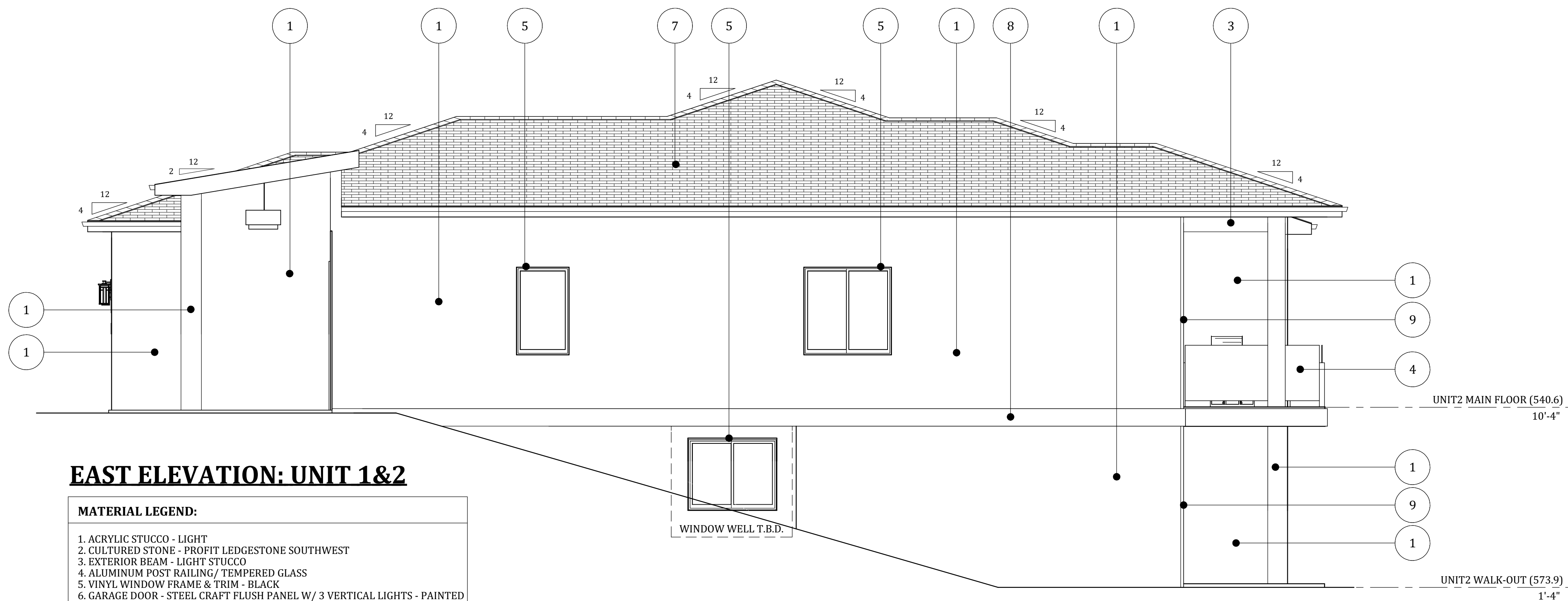
**A-4**





**SOUTH ELEVATION: UNIT 1&2**

- MATERIAL LEGEND:**
1. ACRYLIC STUCCO - LIGHT
  2. CULTURED STONE - PROFIT LEDGESTONE SOUTHWEST
  3. EXTERIOR BEAM - LIGHT STUCCO
  4. ALUMINUM POST RAILING/ TEMPERED GLASS
  5. VINYL WINDOW FRAME & TRIM - BLACK
  6. GARAGE DOOR - STEEL CRAFT FLUSH PANEL W/ 3 VERTICAL LIGHTS - PAINTED
  7. ROOFING SHINGLES - IKO DYNASTY - GLACIER
  8. 12" BELLY BAND - ACRYLIC STUCCO
  9. CORNER BOARD / WOOD
  10. FRONT DOOR - STAIN
  11. SOFFITS/FASCIA - GENTEK - IRON ORE
  12. DRIVEWAY - EXPOSED AGGREGATE
  13. FRONT WALKWAY - EXPOSED AGGREGATE
  14. EXTERIOR LIGHTING - FIXTURES - BLACK
  15. DECK SURFACE - WEATHERDEK - DESIGNER PLUS GRANITE
  16. DECK RAILINGS - DEK SMART FRAMELESS
  17. PATIO - BROOM FINISH CONCRETE
  18. SAGIPER N. AM. - KNOTTY MAPLE



**EAST ELEVATION: UNIT 1&2**

- MATERIAL LEGEND:**
1. ACRYLIC STUCCO - LIGHT
  2. CULTURED STONE - PROFIT LEDGESTONE SOUTHWEST
  3. EXTERIOR BEAM - LIGHT STUCCO
  4. ALUMINUM POST RAILING/ TEMPERED GLASS
  5. VINYL WINDOW FRAME & TRIM - BLACK
  6. GARAGE DOOR - STEEL CRAFT FLUSH PANEL W/ 3 VERTICAL LIGHTS - PAINTED
  7. ROOFING SHINGLES - IKO DYNASTY - GLACIER
  8. 12" BELLY BAND - ACRYLIC STUCCO
  9. CORNER BOARD / WOOD
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  16. DECK RAILINGS - DEK SMART FRAMELESS
  17. PATIO - BROOM FINISH CONCRETE
  18. SAGIPER N. AM. - KNOTTY MAPLE

**SCHEDULE**

**B**

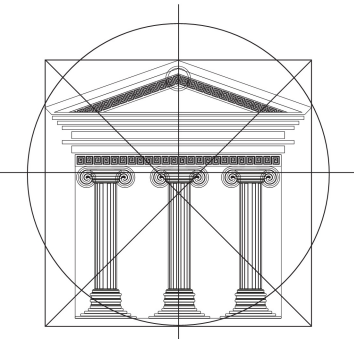
This forms part of application  
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Planner  
Initials

TA

6'-6 7/8"  
2'004  
12'-4 1/2"  
3'772  
18'-11 3/8"  
5'776  
10'-4"



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Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

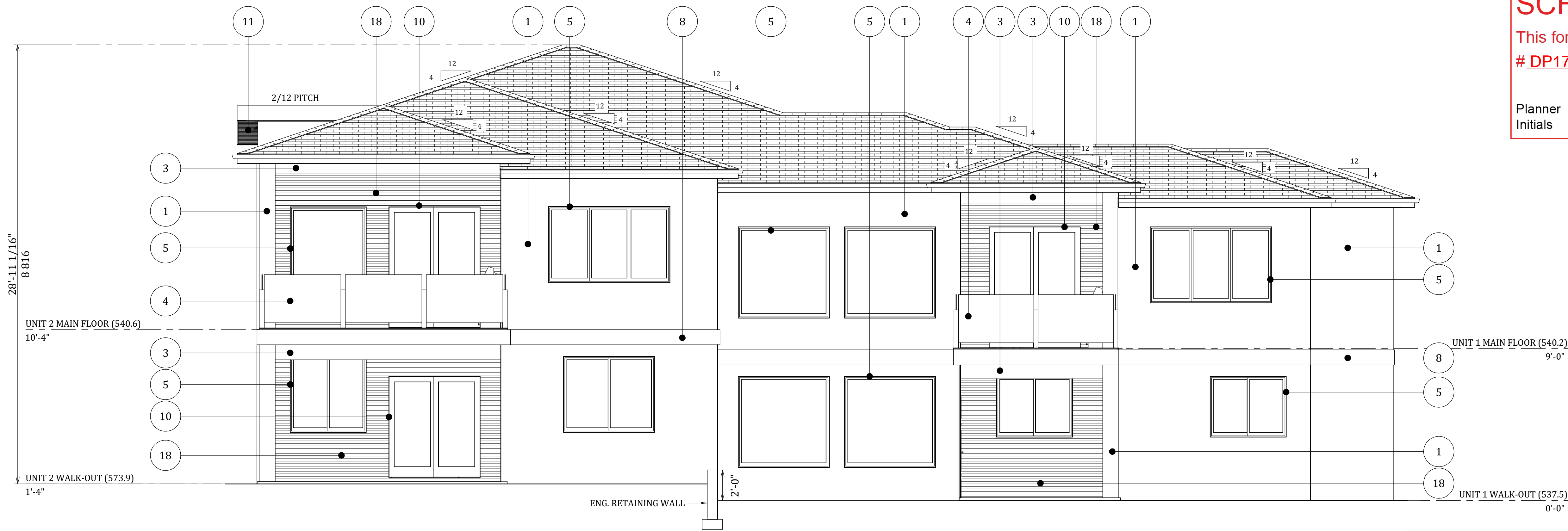
UNIT 1&2  
ELEVATIONS

DATE:  
2017-12-05

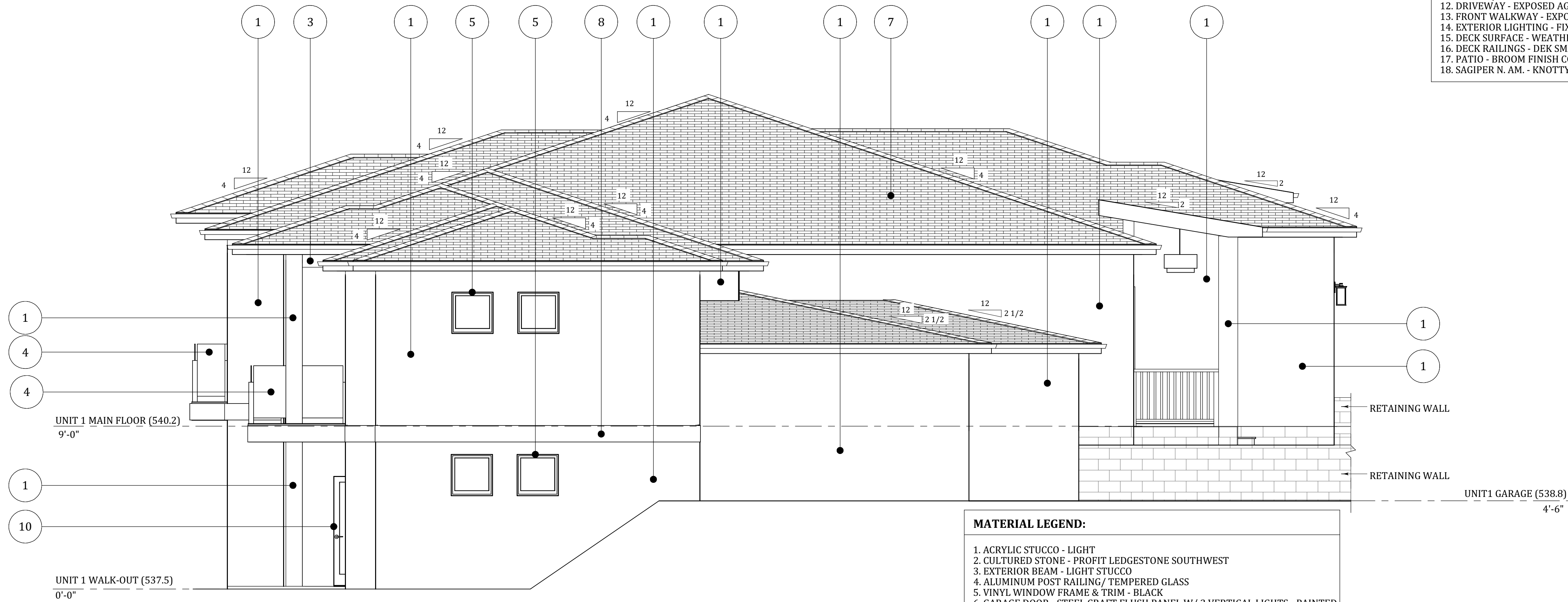
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VERSION NO.  
**1.0**

SHEET NO.:  
**A-5**



**NORTH ELEVATION: UNIT 1&2**



**WEST ELEVATION: UNIT 1&2**

SCHEDULE

B

This forms part of application  
# DP17-0283 DVP17-0284

Planner  
Initials

TA

City of  
Kelowna

COMMUNITY PLANNING





#301-1630 Pandosy St.  
Kelowna, BC V1Y 1P7  
236.420.3600  
info@inartifex.com  
www.inartifex.com



Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:  
  
UNIT 1&2  
ELEVATIONS

DATE:  
  
2017-12-05

SCALE:  
  
1/4"=1'

VERSION NO.  
  
1.0

SHEET NO.:  
  
A-6





SCHEDULE

B

This forms part of application

# DP17-0283 DVP17-0284

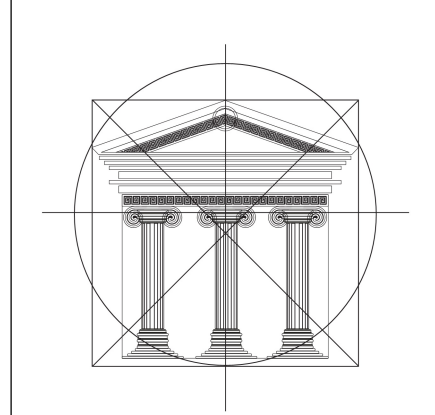
Planner

Initials

TA

City of Kelowna

COMMUNITY PLANNING



inArtifex

Design Ltd.

#301-1630 Pandosy St.

Kelowna, BC V1Y 1P7

236.420.3600

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Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

UNIT 3&4  
PERSPECTIVES

DATE:

2017-12-05

SCALE:

NTS

VERSION NO.

1.0

SHEET NO.:

A-10

**UNIT 3&4 - FRONT PERSPECTIVE**



**UNIT 3&4 - LEFT PERSPECTIVE**



**UNIT 3&4 - RIGHT PERSPECTIVE**



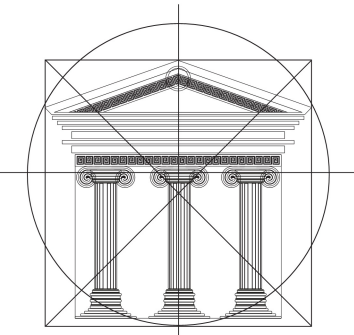
**UNIT 3&4 - REAR PERSPECTIVE**



SCHEDULE B

This forms part of application  
# DP17-0283 DVP17-0284

Planner  
Initials TA



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680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

UNIT 3&4  
ELEVATIONS

DATE:

2017-12-05

SCALE:

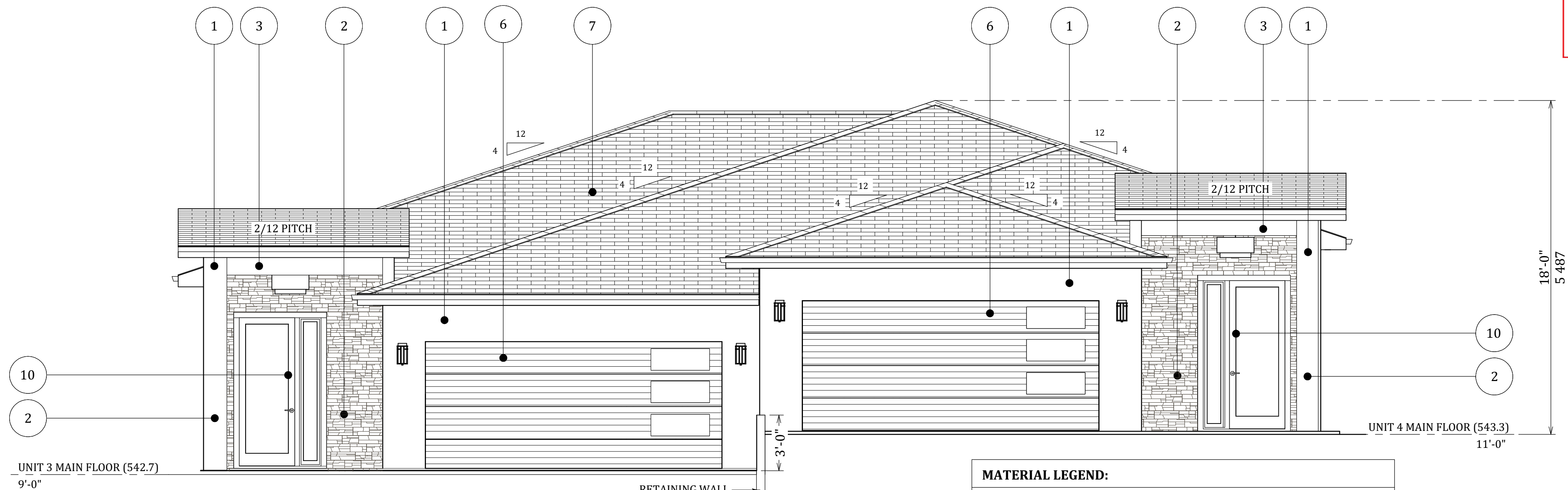
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VERSION NO.

1.0

SHEET NO.:

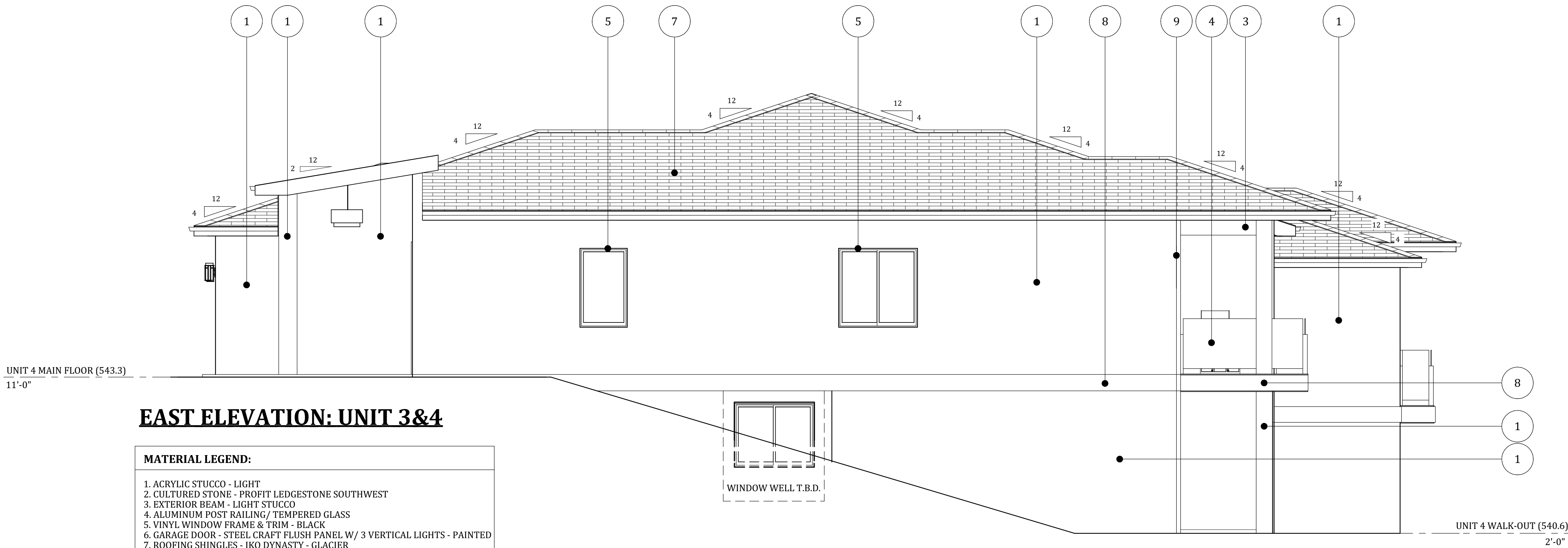
A-11



**SOUTH ELEVATION: UNIT 3&4**

**MATERIAL LEGEND:**

1. ACRYLIC STUCCO - LIGHT
2. CULTURED STONE - PROFIT LEDGESTONE SOUTHWEST
3. EXTERIOR BEAM - LIGHT STUCCO
4. ALUMINUM POST RAILING/ TEMPERED GLASS
5. VINYL WINDOW FRAME & TRIM - BLACK
6. GARAGE DOOR - STEEL CRAFT FLUSH PANEL W/ 3 VERTICAL LIGHTS - PAINTED
7. ROOFING SHINGLES - IKO DYNASTY - GLACIER
8. 12" BELLY BAND - ACRYLIC STUCCO
9. CORNER BOARD / WOOD
10. FRONT DOOR - STAIN
11. SOFFITS/FASCIA - GENTEK - IRON ORE
12. DRIVEWAY - EXPOSED AGGREGATE
13. FRONT WALKWAY - EXPOSED AGGREGATE
14. EXTERIOR LIGHTING - FIXTURES - BLACK
15. DECK SURFACE - WEATHERDEK - DESIGNER PLUS GRANITE
16. DECK RAILINGS - DEK SMART FRAMELESS
17. PATIO - BROOM FINISH CONCRETE
18. SAGIPER N. AM. - KNOTTY MAPLE

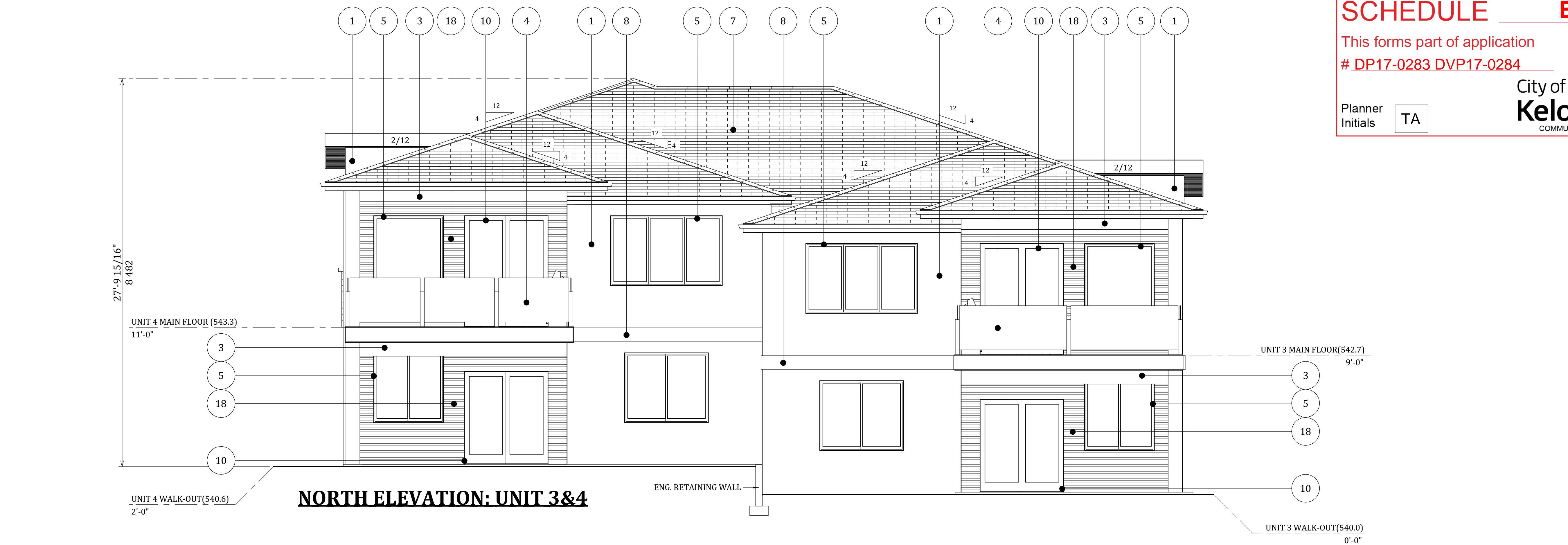


**EAST ELEVATION: UNIT 3&4**

**MATERIAL LEGEND:**

1. ACRYLIC STUCCO - LIGHT
2. CULTURED STONE - PROFIT LEDGESTONE SOUTHWEST
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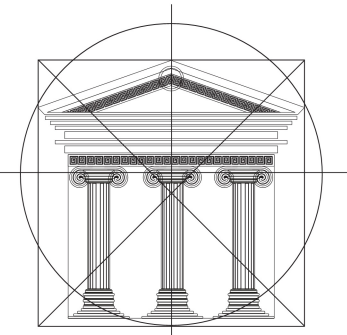




SCHEDULE B

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Planner  
Initials TA



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680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

UNIT 3&4  
ELEVATIONS

DATE:

2017-12-05

SCALE:

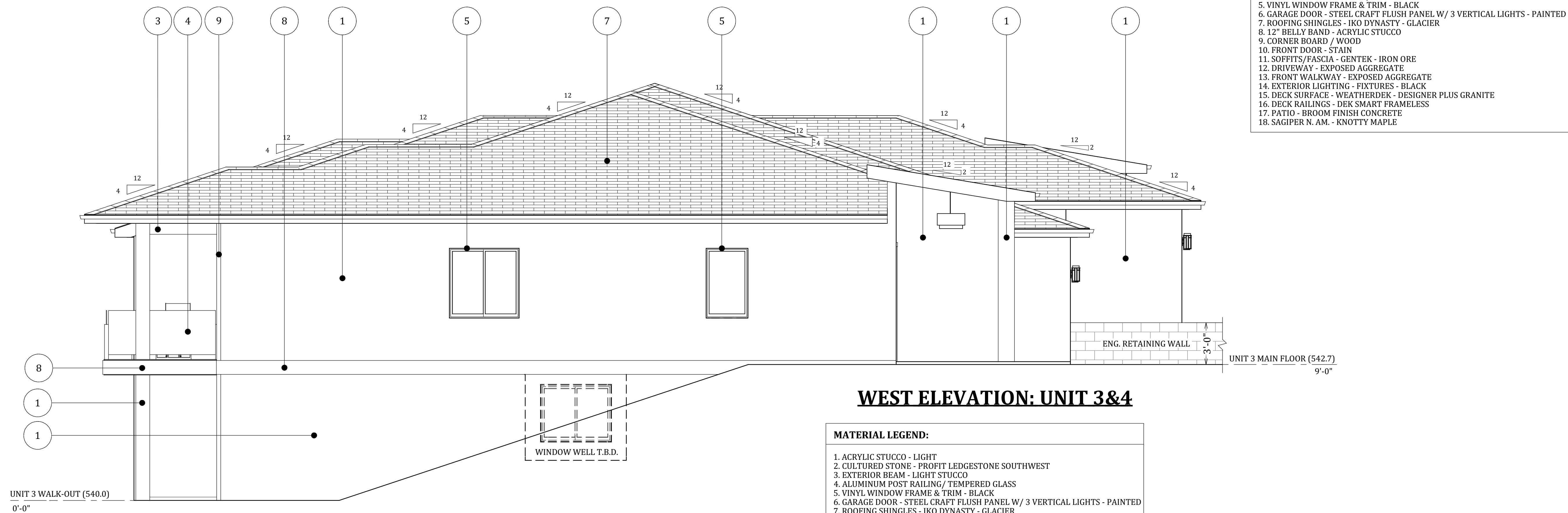
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VERSION NO.

1.0

SHEET NO.:

A-12



MATERIAL LEGEND:

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18. SAGIPER N. AM. - KNOTTY MAPLE

WEST ELEVATION: UNIT 3&4

MATERIAL LEGEND:

1. ACRYLIC STUCCO - LIGHT
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17. PATIO - BROOM FINISH CONCRETE
18. SAGIPER N. AM. - KNOTTY MAPLE





**UNIT 5&6 - FRONT PERSPECTIVE**



**UNIT 5&6 - LEFT PERSPECTIVE**



**UNIT 5&6 - RIGHT PERSPECTIVE**



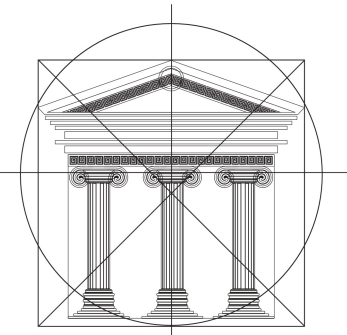
**UNIT 5&6 - REAR PERSPECTIVE**

**SCHEDULE**

**B**

This forms part of application  
# DP17-0283 DVP17-0284

Planner  
Initials TA



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Proposed  
Project For:

CANTINA  
COURT

DUPLEX  
HOUSING

680 CANTINA  
CT.  
KELOWNA, BC

Sheet Title:

UNIT 5&6  
PERSPECTIVES

DATE:

2017-12-05

SCALE:

NTS

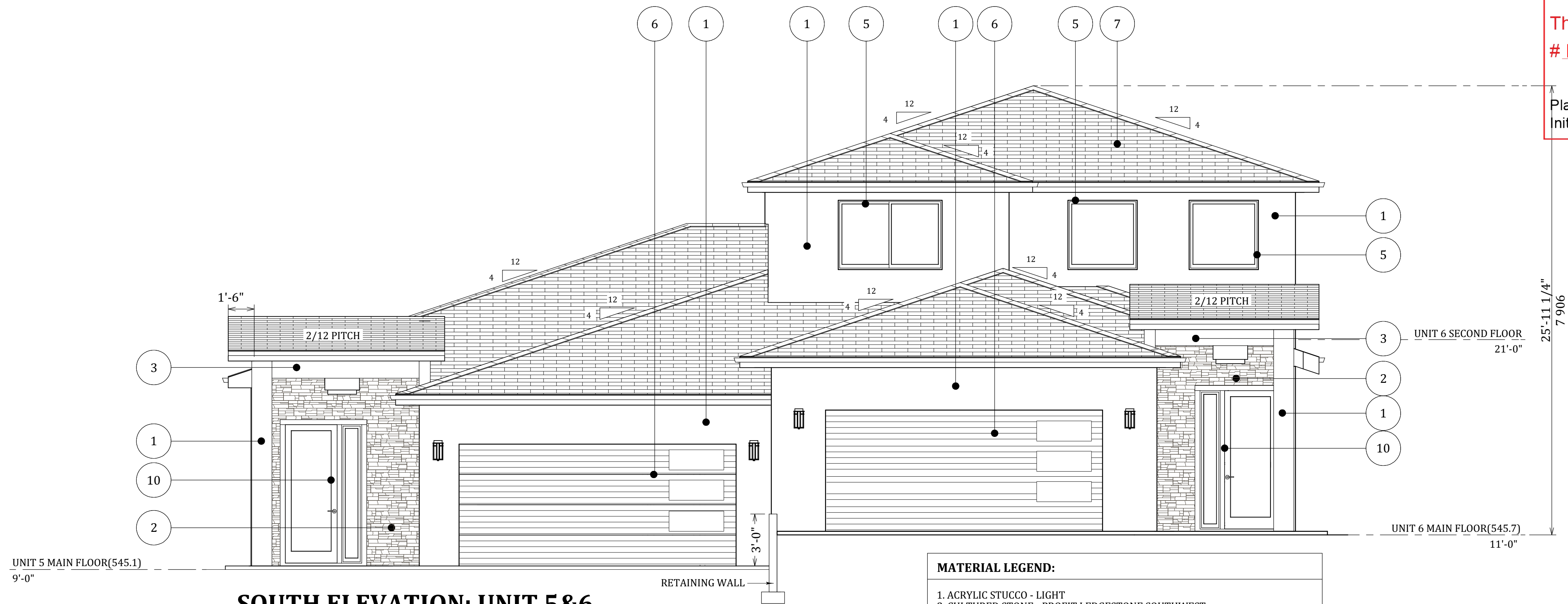
VERSION NO.

**1.0**

SHEET NO.:

**A-16**

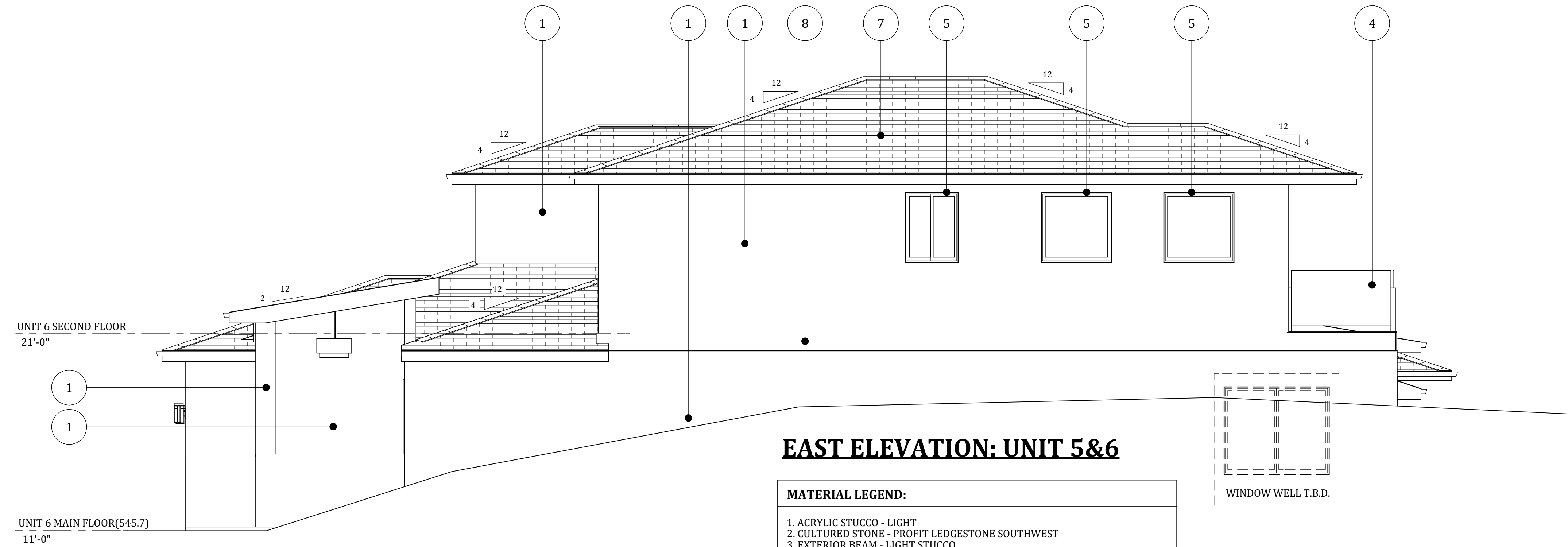




**SOUTH ELEVATION: UNIT 5&6**

**MATERIAL LEGEND:**

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15. DECK SURFACE - WEATHERDEK - DESIGNER PLUS GRANITE
16. DECK RAILINGS - DEK SMART FRAMELESS
17. PATIO - BROOM FINISH CONCRETE
18. SAGIPER N. AM. - KNOTTY MAPLE



**EAST ELEVATION: UNIT 5&6**

**MATERIAL LEGEND:**

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**SCHEDULE**

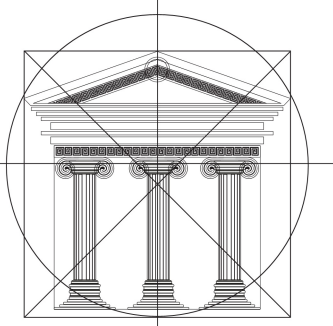
**B**

This forms part of application  
# DP17-0283 DVP17-0284



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **TA**



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HOUSING**

**680 CANTINA  
CT.  
KELOWNA, BC**

Sheet Title:

**UNIT 5&6  
ELEVATIONS**

DATE:

**2017-12-05**

SCALE:

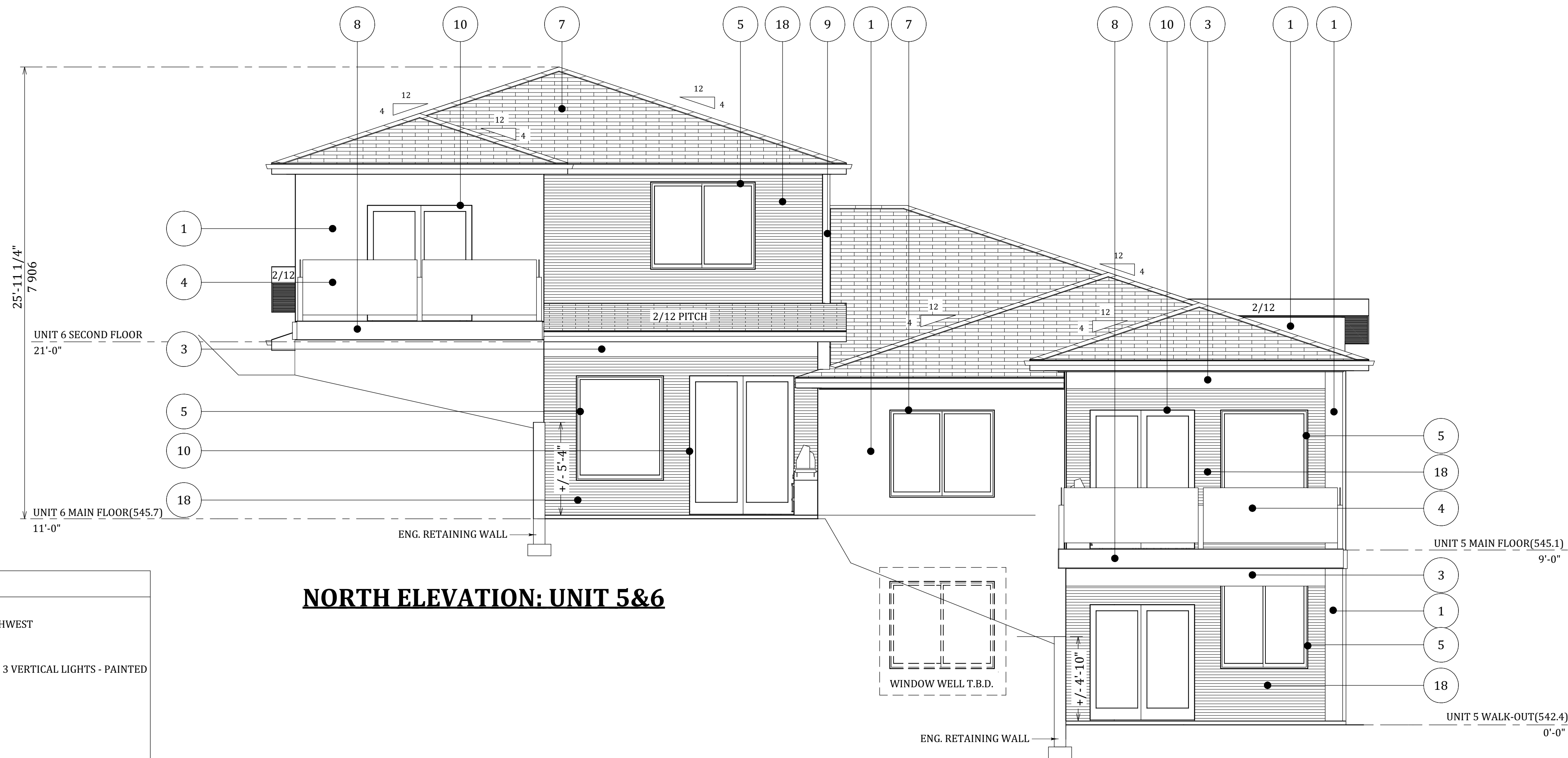
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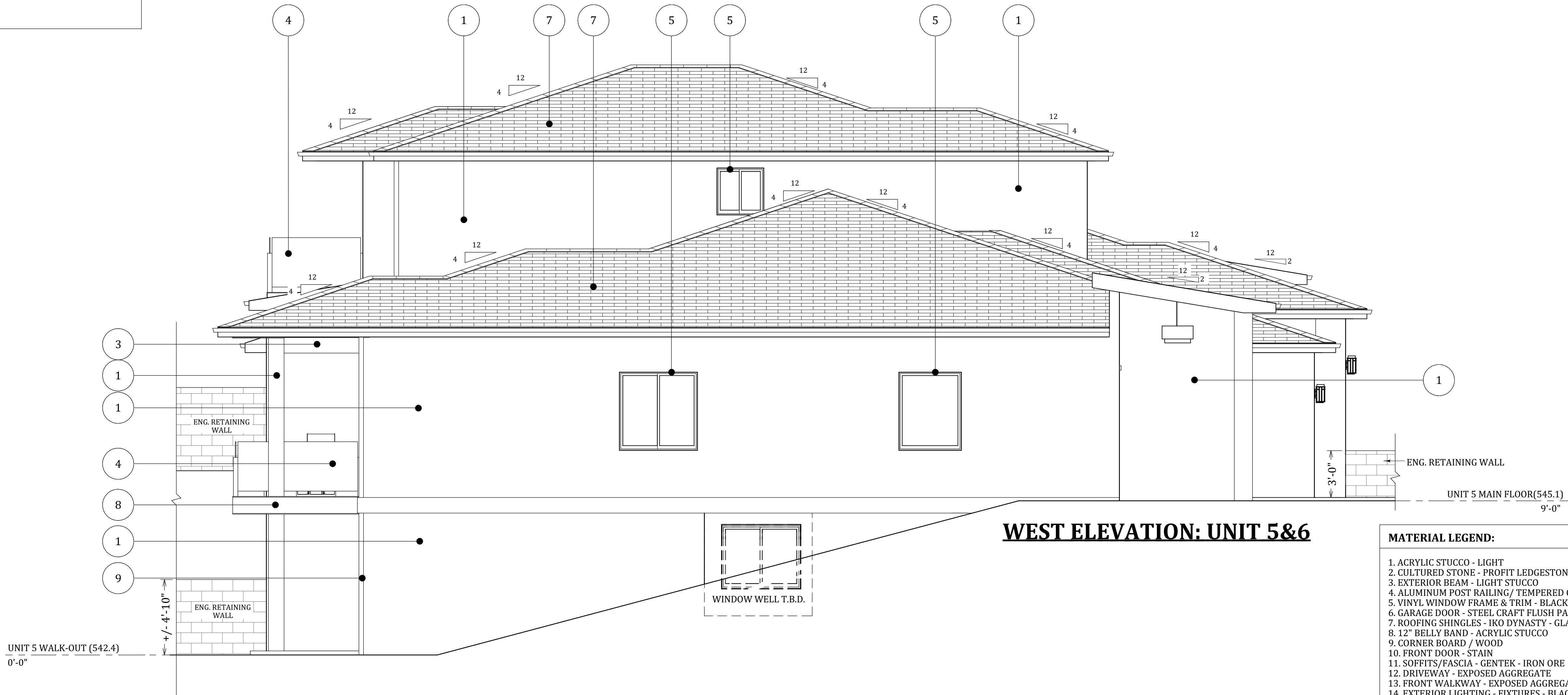
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SHEET NO.:

**A-17**



MATERIAL LEGEND:	
1.	ACRYLIC STUCCO - LIGHT
2.	CULTURED STONE - PROFIT LEDGESTONE SOUTHWEST
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6.	GARAGE DOOR - STEEL CRAFT FLUSH PANEL W/ 3 VERTICAL LIGHTS - PAINTED
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9.	CORNER BOARD / WOOD
10.	FRONT DOOR - STAIN
11.	SOFFITS/FASCIA - GENTEK - IRON ORE
12.	DRIVEWAY - EXPOSED AGGREGATE
13.	FRONT WALKWAY - EXPOSED AGGREGATE
14.	EXTERIOR LIGHTING - FIXTURES - BLACK
15.	DECK SURFACE - WEATHERDEK - DESIGNER PLUS GRANITE
16.	DECK RAILINGS - DEK SMART FRAMELESS
17.	PATIO - BROOM FINISH CONCRETE
18.	SAGIPER N. AM. - KNOTTY MAPLE



MATERIAL LEGEND:	
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2.	CULTURED STONE - PROFIT LEDGESTONE SOUTHWEST
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12.	DRIVEWAY - EXPOSED AGGREGATE
13.	FRONT WALKWAY - EXPOSED AGGREGATE
14.	EXTERIOR LIGHTING - FIXTURES - BLACK
15.	DECK SURFACE - WEATHERDEK - DESIGNER PLUS GRANITE
16.	DECK RAILINGS - DEK SMART FRAMELESS
17.	PATIO - BROOM FINISH CONCRETE
18.	SAGIPER N. AM. - KNOTTY MAPLE

SCHEDULE

B

This forms part of application

# DP17-0283 DVP17-0284

Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING

#301-1630 Pandosy St.  
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Proposed Project For:

CANTINA COURT

DUPLEX HOUSING

680 CANTINA CT.  
KELOWNA, BC

Sheet Title:

UNIT 5&6 ELEVATIONS

DATE:

2017-12-05

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-18



SHRUBS, GRASSES, PERENNIALS MIN # 2 POT



# CANTINA COURT

## Conceptual Landscape Plan

### SCHEDULE

C

This forms part of application  
# DP17-0283 DVP17-0284



**Hydroseeding Treatment**  
All disturbed areas will be hydroseeded with the following seed mix. (Approved by City of Kelowna)  
**Dryland Grass Mix Seed Blend (% by weight)**  
Application Rate 150kg/ha  
Crested Wheat Grass 20  
Perennial Ryegrass 15  
Slender Wheat Grass 10  
Tall Wheat Grass 10  
Hard Fescue 10  
Creeping Red Fescue 10  
Annual Ryegrass 10  
Fall Ryegrass 15  
Seed mix to be certified #1 Grade.  
Dryland grass hydroseeded areas to receive an annual broadcast fertilizer treatment for the first 3 years.  
**Year one** 400kg/ha (18-18-18)  
**Years two and three** 300kg/ha (20-10-10)  
Weeding as required to ensure weed control within the hydroseeded areas.  
The proposed landscape prescription is based on no irrigation for the hydroseeded areas.

Southridge Drive

PARK LAND

Viewpoint bench on concrete pad

+/- 1.0 m compacted crush path

Cantina Court

Existing ditch  
bull rushes and poplars

Proposed retaining walls-typ

rock mulch-typ

Limit of Disturbance

sidewalk

### Notes

- All plants, material and planting practices to conform to the BCLNA 'BC Landscape Standard' - Current Edition
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- The illustrated landscape plan is conceptual only..not for construction.
- All planting areas to receive 450mm of topsoil
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo - Grow mulch.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability.
- Recommended hydroseeding time of March/April in the Spring or late September to November in the Fall.
- All planting beds and lawn areas to be irrigated.

Dryland Grass mix on disturbed natural areas  
Sodded lawn area

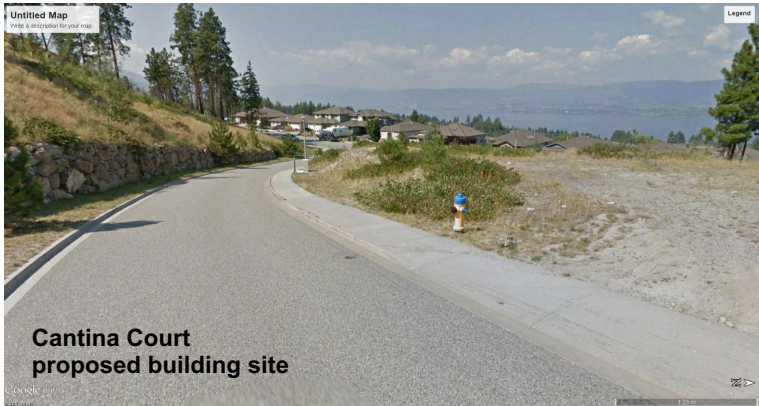
Plant List			
Symbol	Botanical Name	Common Name	Size
	Acer rubrum 'Red Sunset'	Red Sunset Maple	75mm cal
	Crataegus crus-galli inermis	Thornless Cocksaur Hawthorne	60mm cal
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	60mm cal
	Pinus ponderosa	Ponderosa Pine	1.8m ht
	Cornus sericea	Red Twig Dogwood	#2
	Euonymus alata compacta	Dwarf Burning Bush	#2
	Forsythia 'Mindor'	Show Off Forsythia	#2
	Mahonia nervosa	Dwarf Oregon Grape	#2
	Perovskia atriplicifolia	Russian Sage	#2
	Philadelphus lewisii 'Blizzard'	Blizzard Mockorange	#2
	Pinus mugo pumilio	Dwarf Mugo Pine	#2
	Potentilla fruticosa 'Red Ace'	Red Ace Potentilla	#2
	Rosa 'Ramblin Red'	Ramblin Red Rose	#2
	Syringa vulgaris 'Belle de Nancy'	Belle de Nancy Lilac	#2
	Calamagrostis 'Karl Foerster'	Karl Foerster Reed grass	#2
	Festuca ovina Elijah Blue	Elijah Blue Fescue	#2
	Helictotrichon sempervirens	Blue Oat Grass	#2
	Hermocallis 'Stella d'Oro' (yellow)	Stella D'Oro Daylily	#2
	Hosta 'Regal Splendor'	Regal Splendor Hosta	#2
	Lavandula angustifolia 'Munstead'	Munstead Lavender	#2
	Rudbeckia hirta 'Goldsturm'	Goldsturm Gloriosa Daisy	#2

CTQ  
ENGINEERING PLANNING URBAN DESIGN



0 5 15 25 METERS





# CANTINA COURT Conceptual Landscape Plan

