

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: March 18, 2019

Decision By: Council

Issued Date: March 18, 2019

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by March 18, 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

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 **\$984,695.60**

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

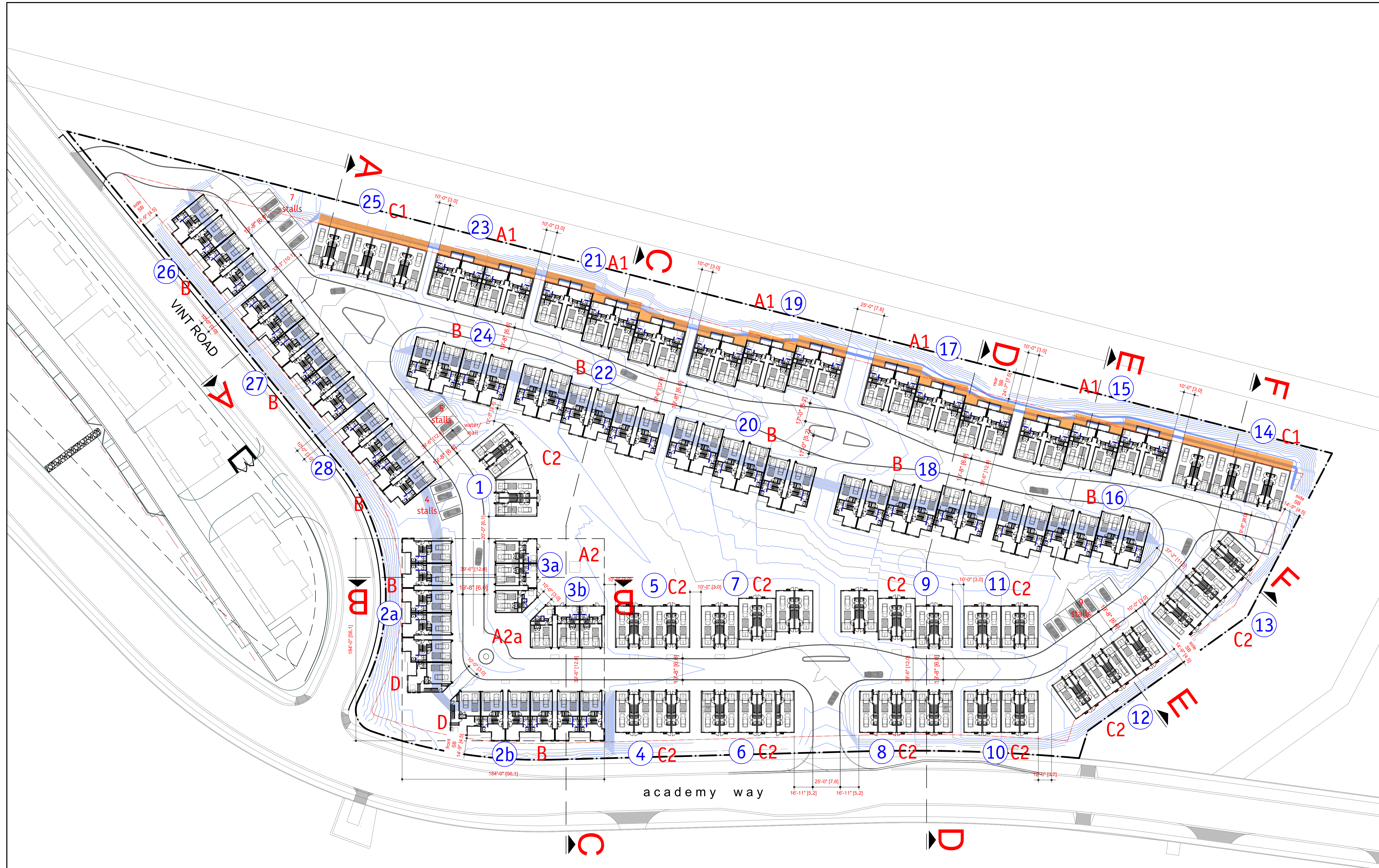
building no.			±sf	±sf	±sf
1	C1	L1	gfa	106	
			garage	526	
		L2	gfa	597	
			deck		49
		L3	gfa	654	
			subtotal	1,357	526 49
	C1a		2 units	2,714	1,052 98
		L1	gfa	106	
			garage	526	
		L2	gfa	597	
			deck		49
		L3	gfa	639	
			subtotal	1,342	526 49
			2 units	2,684	1,052 98
			total	5,398	2,104 196 ±sf
				501.5	195.5 18.2 ±sm
				5,398	2,104 196 ±sf
				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
	D		subtotal	1,811	426 140
			5 units	9,055	2,130 700
		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
	D		subtotal	1,811	426 140
			5 units	9,055	2,130 700
		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
	A2a		2 units	3,860	870 140
		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
				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
	A2a		2 units	3,860	870 140
		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
				5,532	1,280 210 ±sf
				513.9	118.9 19.5 ±sm

BUILDING & FLOOR AREAS

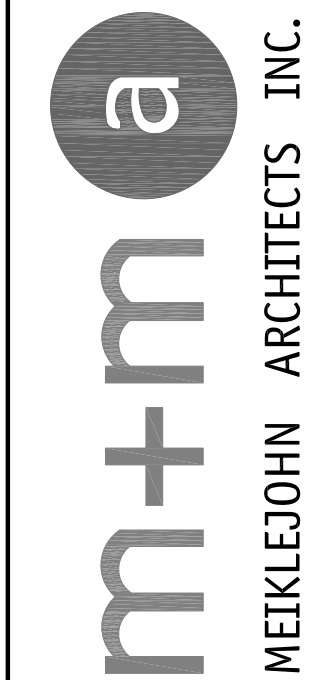
building no.			±sf	±sf	±sf
4	C2	L1	gfa	106	
			garage	526	
		L2	gfa	597	
			deck		49
		L3	gfa	654	
			subtotal	1,357	526 49
	C2a		2 units	2,714	1,052 98
		L1	gfa	106	
			garage	526	
		L2	gfa	597	
			deck		49
		L3	gfa	639	
			subtotal	1,342	526 49
			2 units	2,684	1,052 98
			total	5,398	2,104 196 ±sf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

BUILDING & FLOOR AREAS

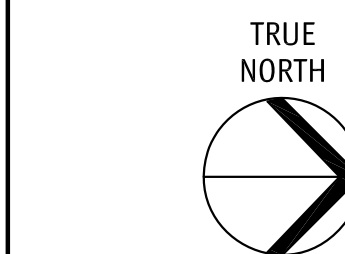
building no.			±sf	±sf	±sf	
25			8,142	3,156	294 ±sf	
			756.4	293.2	27.3 ±sm	
15	A1	L1	gfa	360		
			garage		435	
		L2	gfa	785		
			deck			70
	L3	gfa	785			
		total	1,930	435	70	
		6 units	11,580	2,610	420 ±sf	
			1,075.8	242.5	39.0 ±sm	
17			11,580	2,610	420 ±sf	
			1,075.8	242.5	39.0 ±sm	
19			11,580	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	
		1,009.5	237.5	78.0 ±sm		
		total	242,068	69,706	12,900 ±sf	
			22,490.4	6,475.9	1,198.5 ±sm	
			gfa	garage	deck	



233 BERNARD AVENUE
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TEL: 250.762.3004
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"

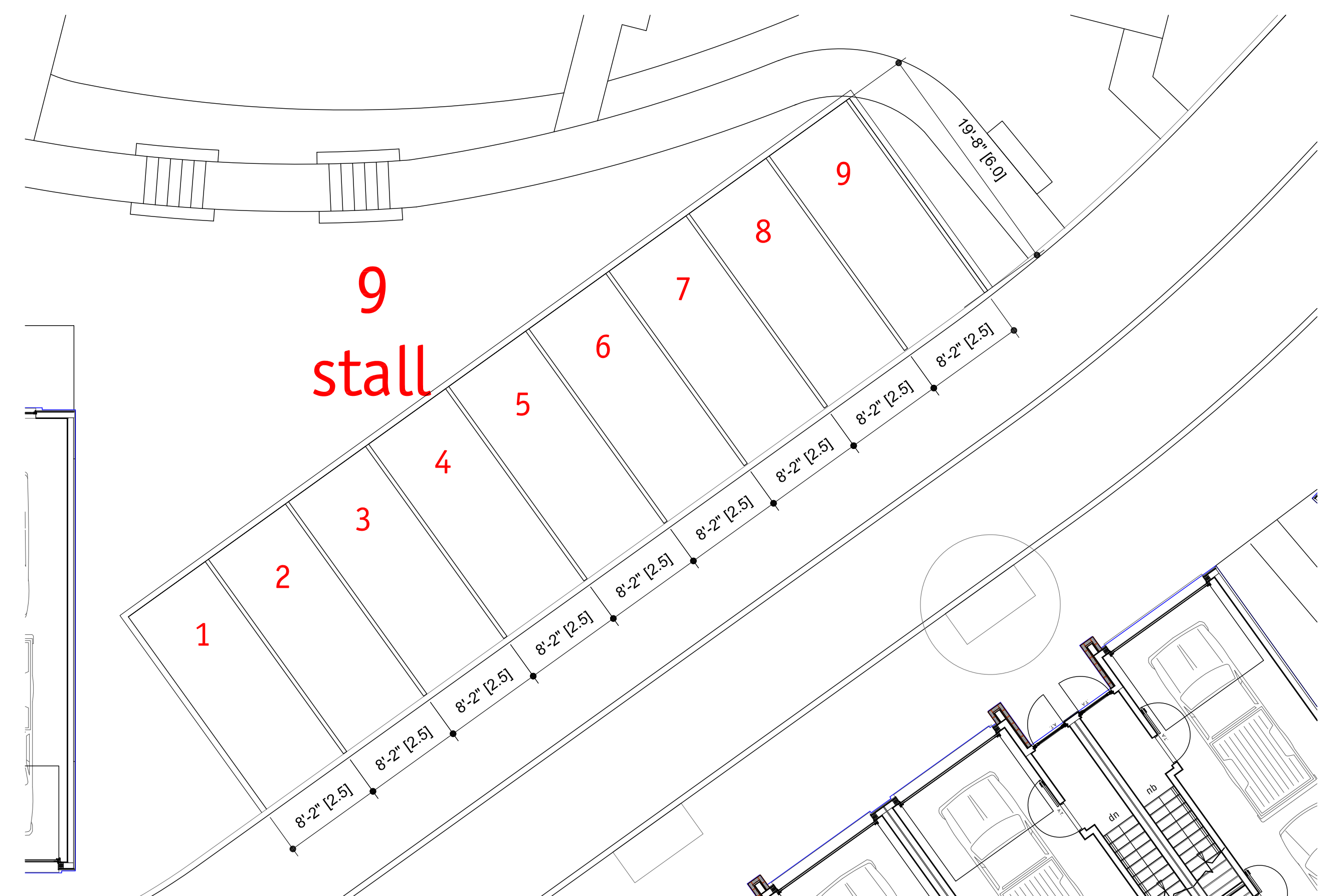
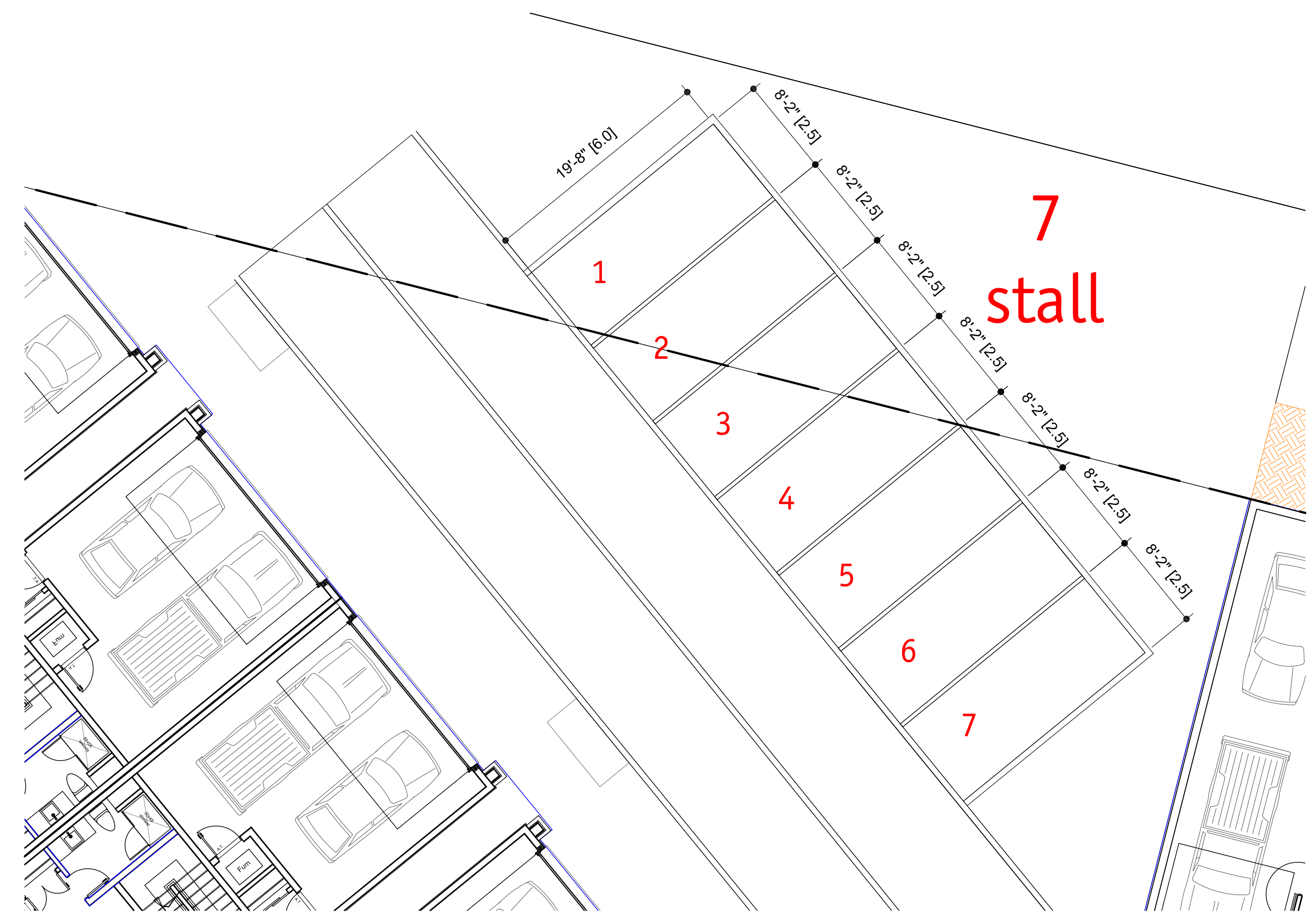
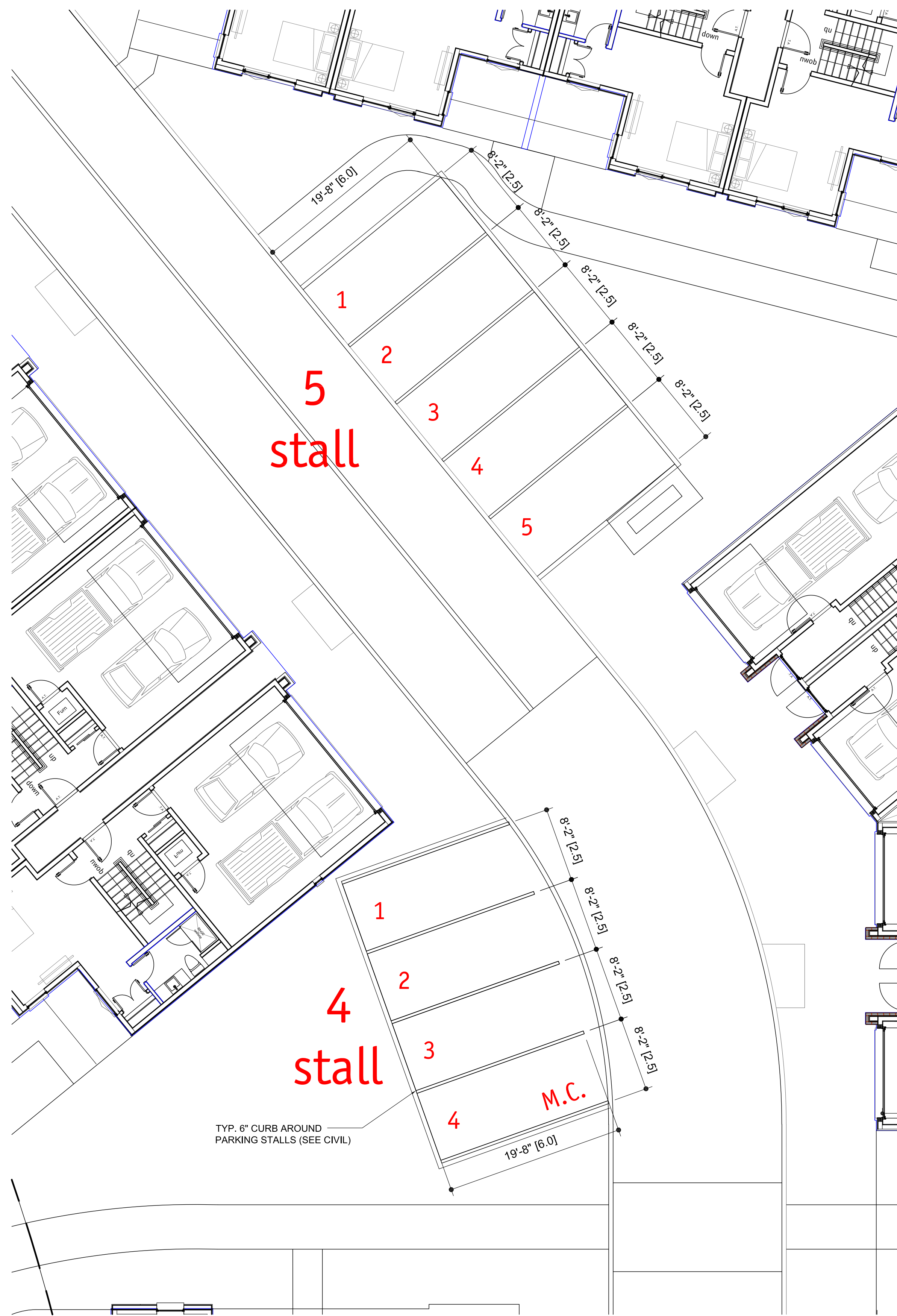
Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

SCHEDULE A

This forms part of application
DP18-0150

Planner
Initials KB





SCHEDULE A

This forms part of application
DP18-0150

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

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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01	2018-06-04	issued for 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

A2.02

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

Drawing Title
PARKING STALL DIMENSION

1/8"=1'-0"

Date	2018-11-20
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

City of Kelowna

COMMUNITY PLANNING

2019-01-28

revised

DP

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000



1

A2.10

SITE ELEVATION (ACADEMY WAY)

SCALE: 1"= 20'-0"



2

A2.10

SITE ELEVATION (VINT ROAD)

SCALE: 1"= 20'-0"

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03	2018-08-21	issued for pricing
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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
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

Project Title

ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC

Lot 10 & 11, EPP53793

Drawing Number

A2.10

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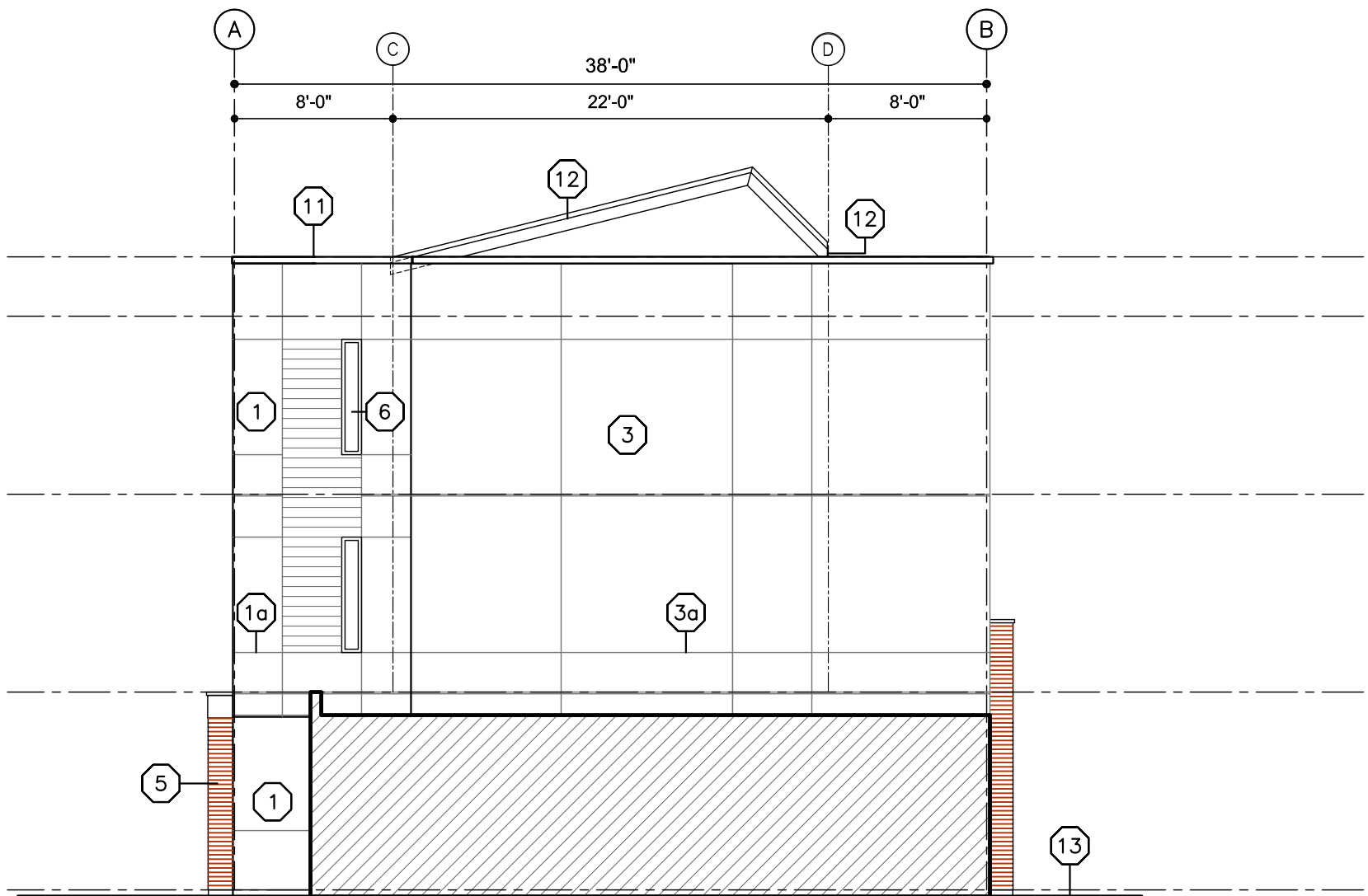
Drawing Title

SITE ELEVATIONS

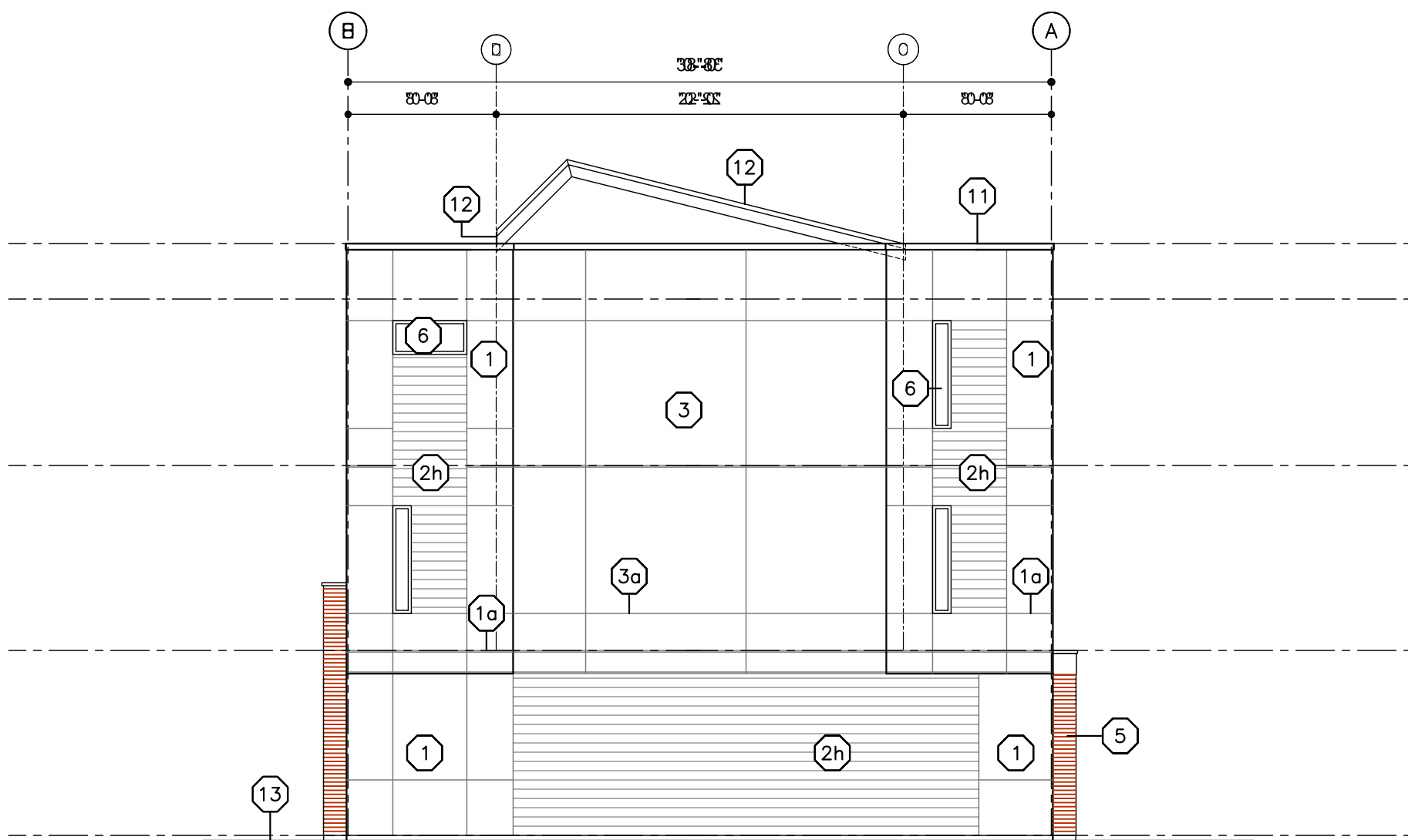
1"= 20'-0"

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

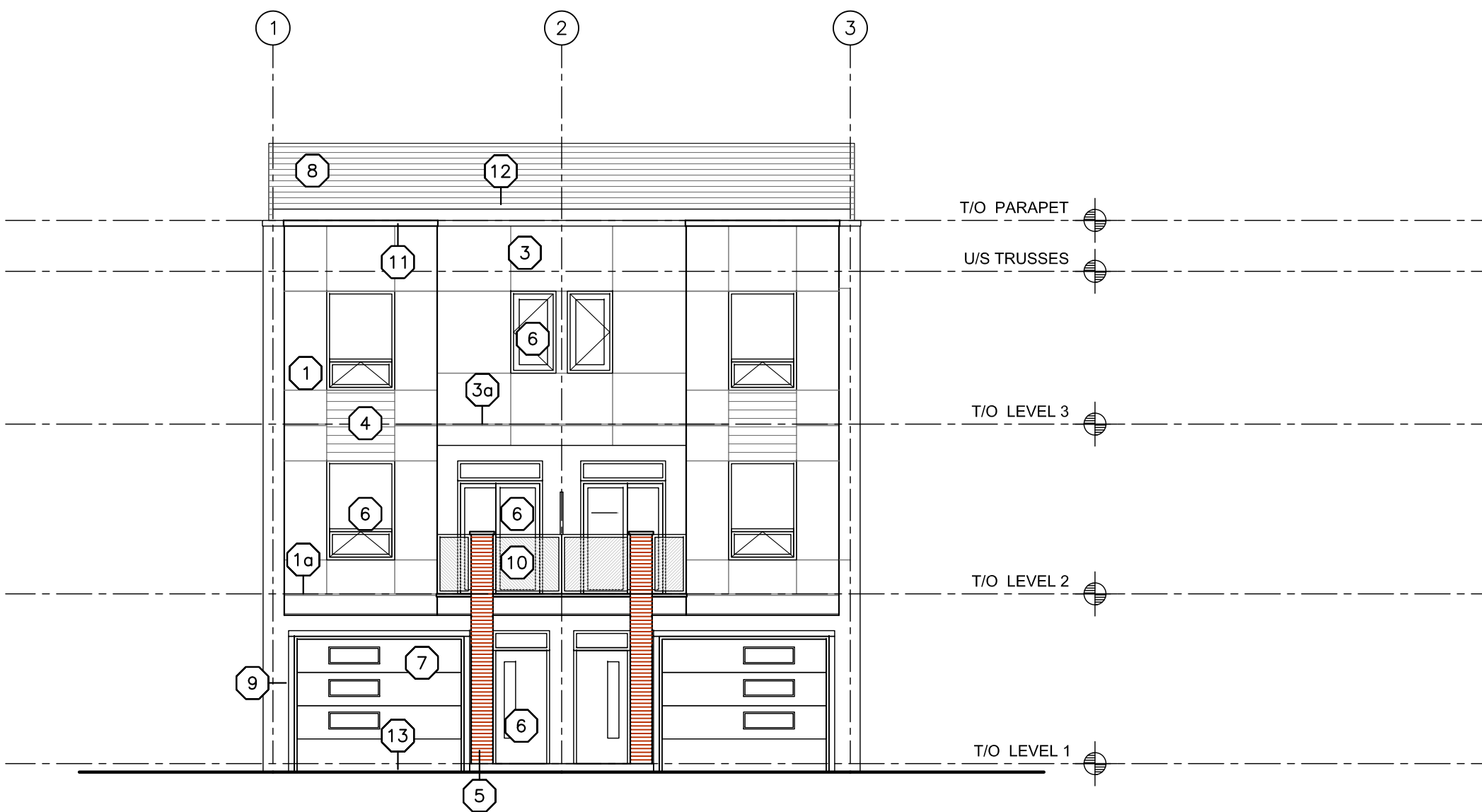
BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1	STUCCO
1o	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W VERT. BATTENS
3	HARDIE 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



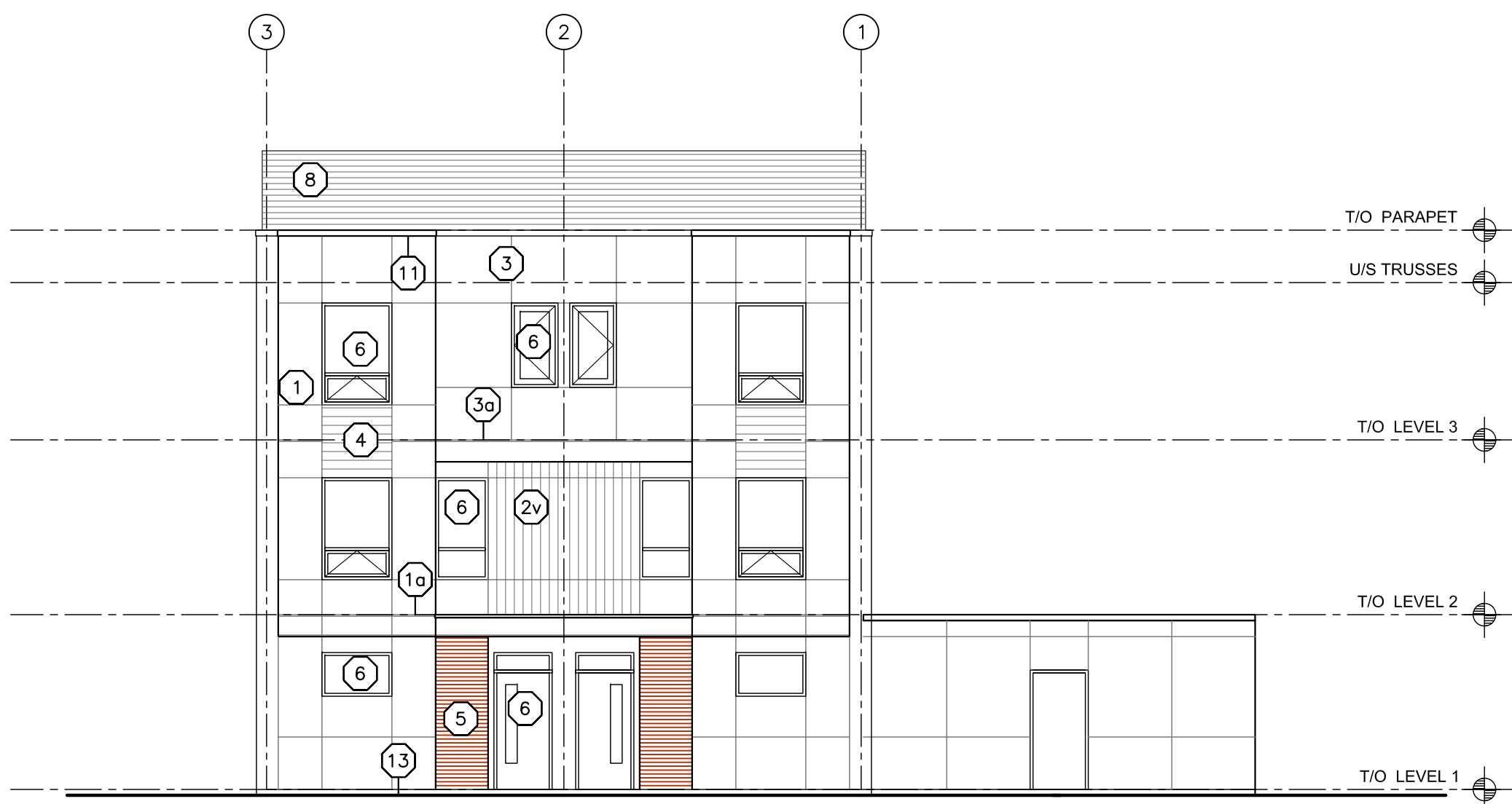
2
A4.01
SIDE ELEVATION (C2)
SCALE: 1/8"=1'-0"



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"

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

SCHEDULE B

This forms part of application
DP18-0150

Planner
Initials KB



233 BERNARD AVENUE
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2019-01-28
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
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

Project Title
ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.01

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Drawing Title
Exterior Elevations
Building 1

1/8"=1'0"

Date	2019-01-28
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	8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES
10	STUCCO REVEAL/CONTROL JOINT	9	HARDIE TRIM
2h	HORIZONTAL HARDIE PLANK SIDING	10	ALUMINUM/GLASS RAILING
2v	VERTICAL SIDING: HARDIE PANELS C/W VERT. BATTENS	11	PREFINISHED SHEET STEEL FLASHING CAP
3	HARDIE PANEL CLADDING	12	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
3a	HARDIE CONTROL JOINT	13	LINE OF FINISHED GRADE (V.O.S.)
4	HORIZONTAL WOOD GRAIN CLADDING	14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION
5	BRICK VENEER		
6	VINYL WINDOW/DOOR		
7	OVERHEAD DOOR		

SCHEDULE

B

This forms part of application
DP18-0150

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Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

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07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

Project Title

ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.02

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

Drawing Title

Exterior Elevations
Building 2

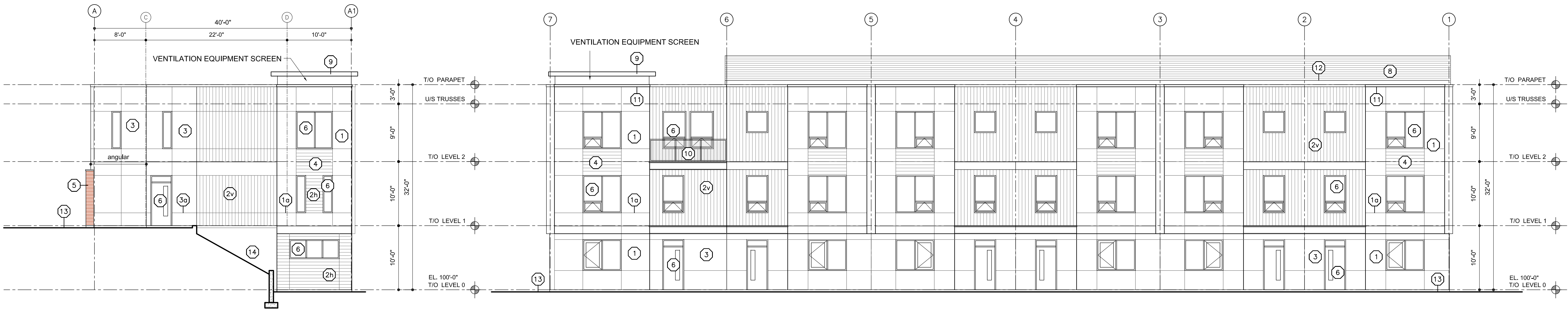
1/8"=1'0"

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM



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

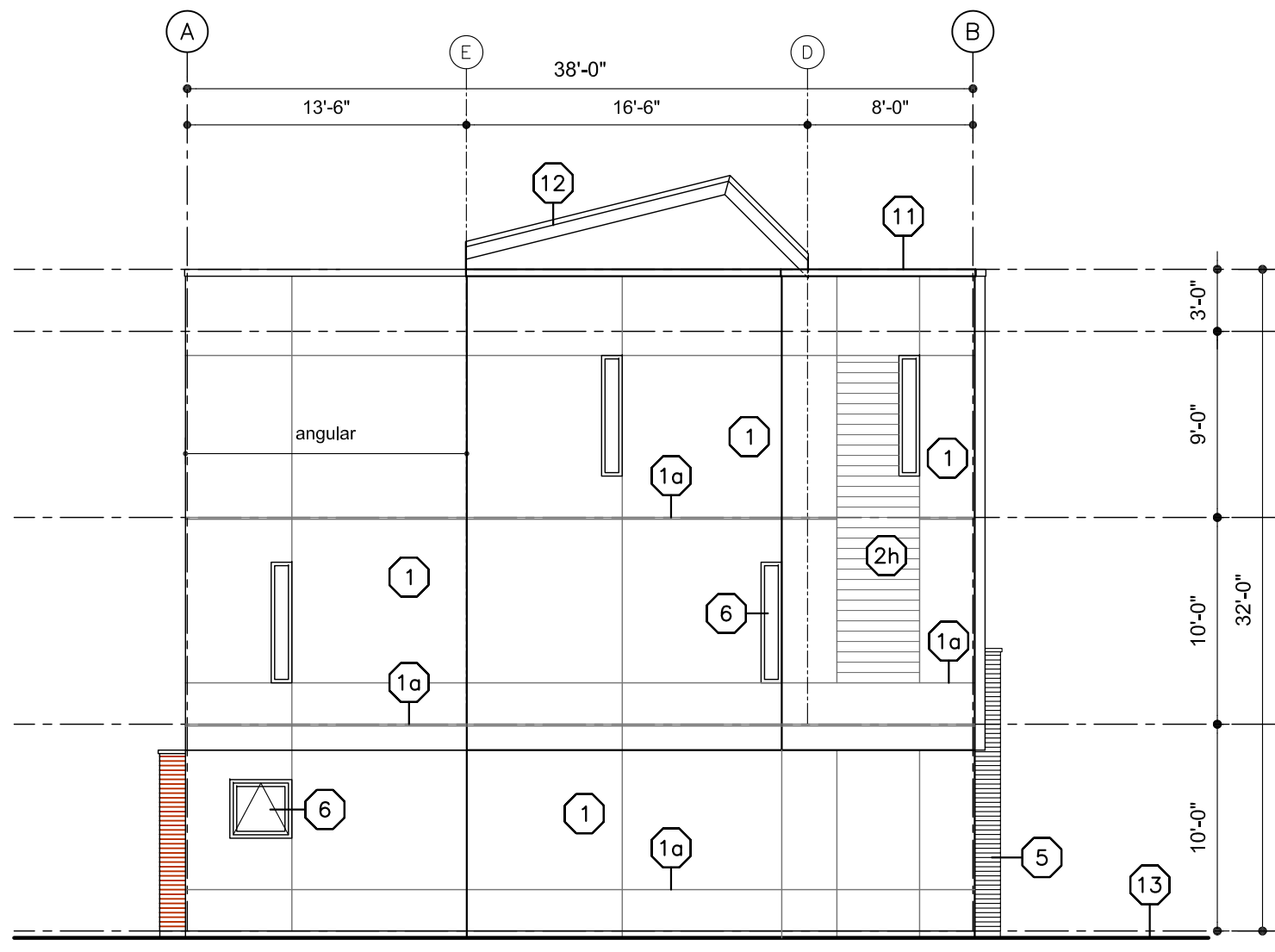
1 FRONT ELEVATION (UNITS B+D)
A4.02 SCALE: 1/8"=1'-0"



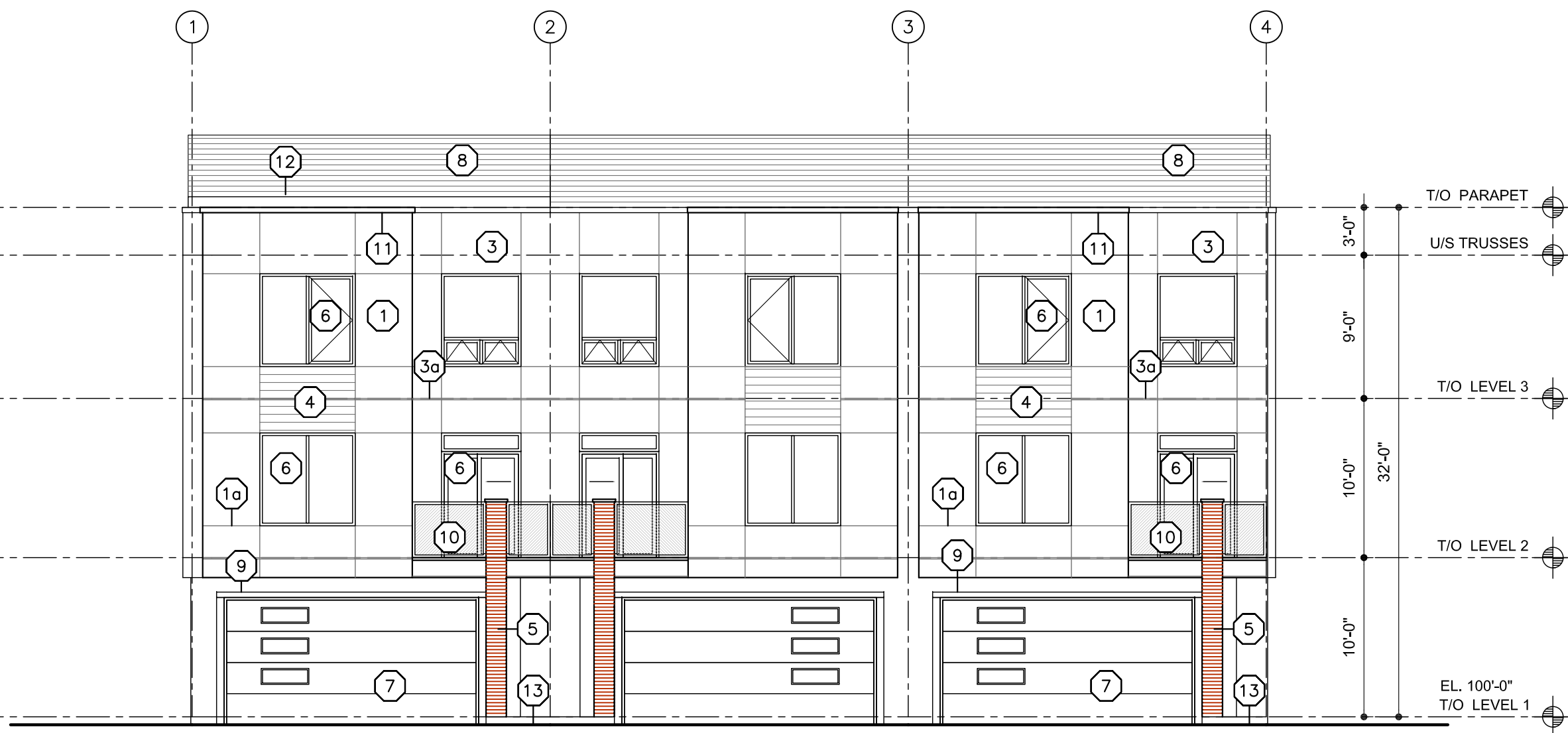
4 SIDE ELEVATION (UNIT D)
A4.02 SCALE: 1/8"=1'-0"

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

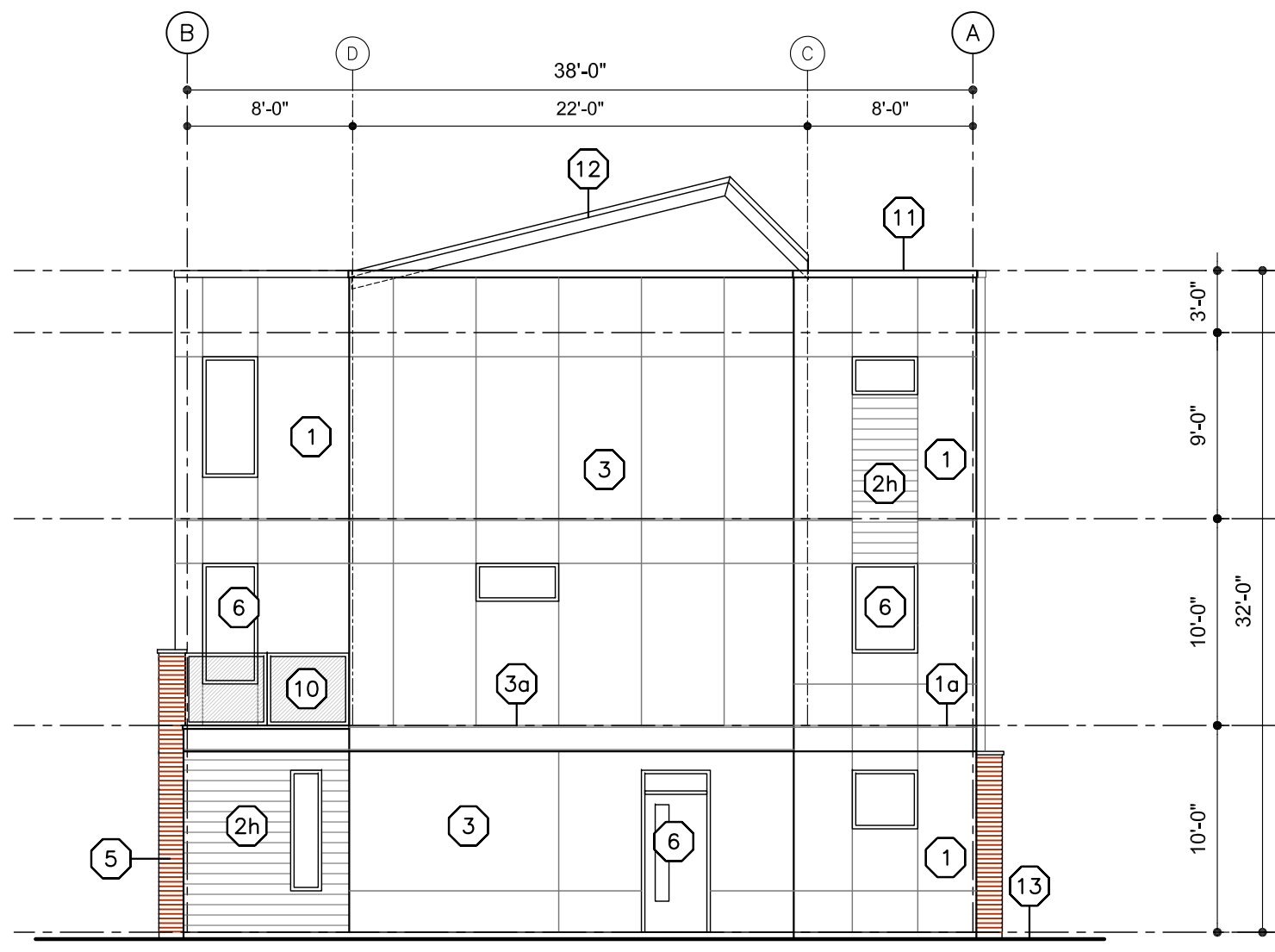
BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W VERT. BATTENS
3	HARDIE 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



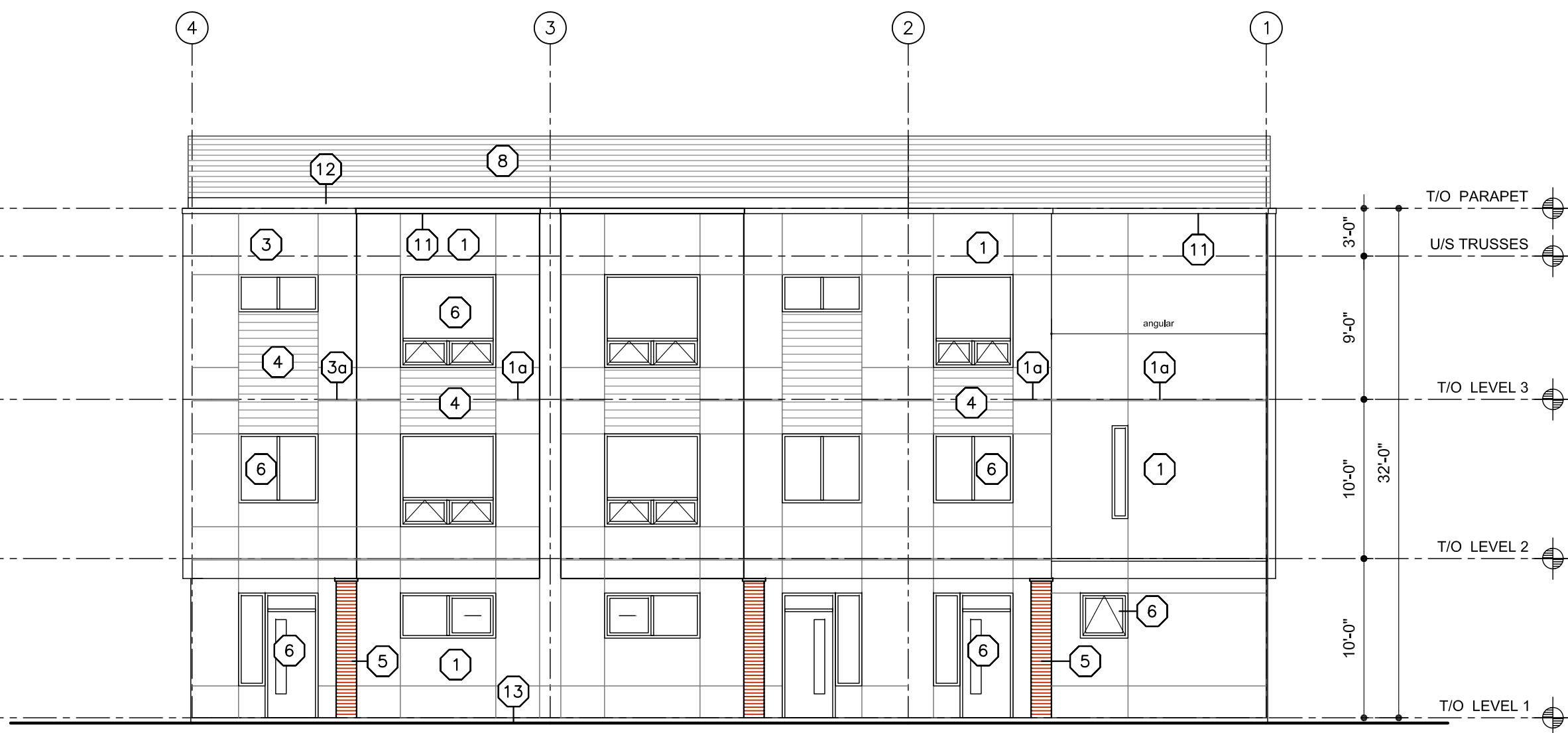
2
A4.03
SIDE ELEVATION (UNIT A2a)
SCALE: 1/8"=1'-0"



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



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



3
A4.03
BACK ELEVATION (UNIT A2/A2a)
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



2019-01-28

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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
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

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

1/8"=1'0"

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

SCHEDULE B

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DP18-0150

Planner
Initials KB



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09	2018-11-29	Phase 3 BP
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Project Title
ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.04

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
Exterior Elevations
Buildings 4+5
(sim bldgs. 10+11)
1/8"=1'0"

Date	2019-01-28
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 VERT. 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

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000



1
A4.04 FRONT ELEVATION (UNITS C2+C2a)
SCALE: 1/8"=1'-0"



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

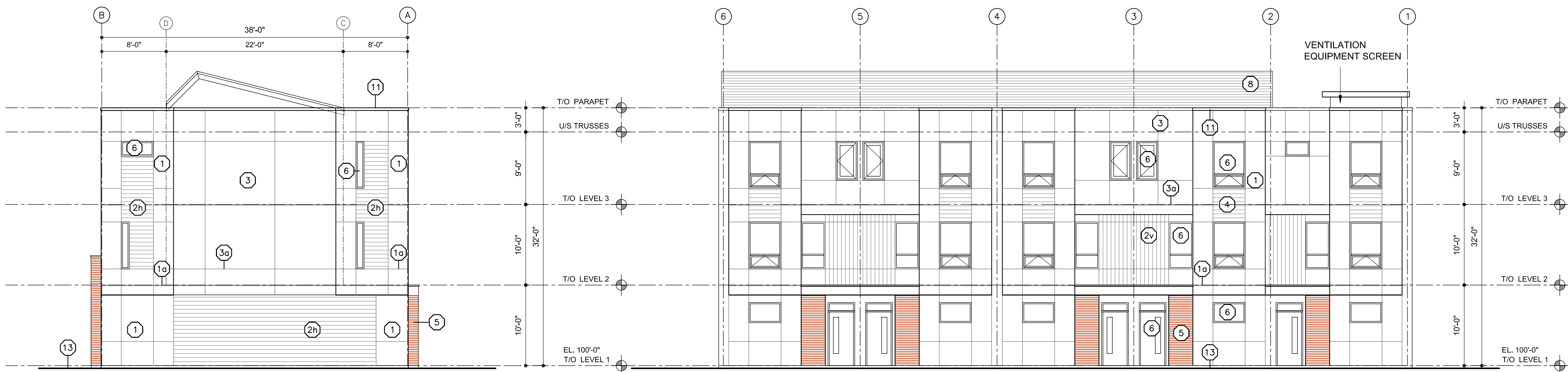
2
A4.04 BACK ELEVATION (UNITS C2+C2a)
SCALE: 1/8"=1'-0"

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

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



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

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

SCHEDULE

B

This forms part of application
DP18-0150

Planner
Initials KB

City of Kelowna

COMMUNITY PLANNING

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

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08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

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 6 (sim bldg. 8)

1/8"=1'0"

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

SCHEDULE

B

This forms part of application
DP18-0150

Planner
Initials KB



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V1Y 6N2
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EMAIL: kel-mai@shaw.ca



2019-01-28
revised
DP



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

1
A4.07
FRONT ELEVATION (C2/C2a)
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 VERT. 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
A4.07
BACK ELEVATION (C2/C2a)
SCALE: 1/8"=1'-0"

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08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

Project Title

ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.07

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

Exterior Elevations
Building 9 (sim bldg. 7)

1/8"=1'0"

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

SCHEDULE

B

This forms part of application
DP18-0150

Planner Initials KB

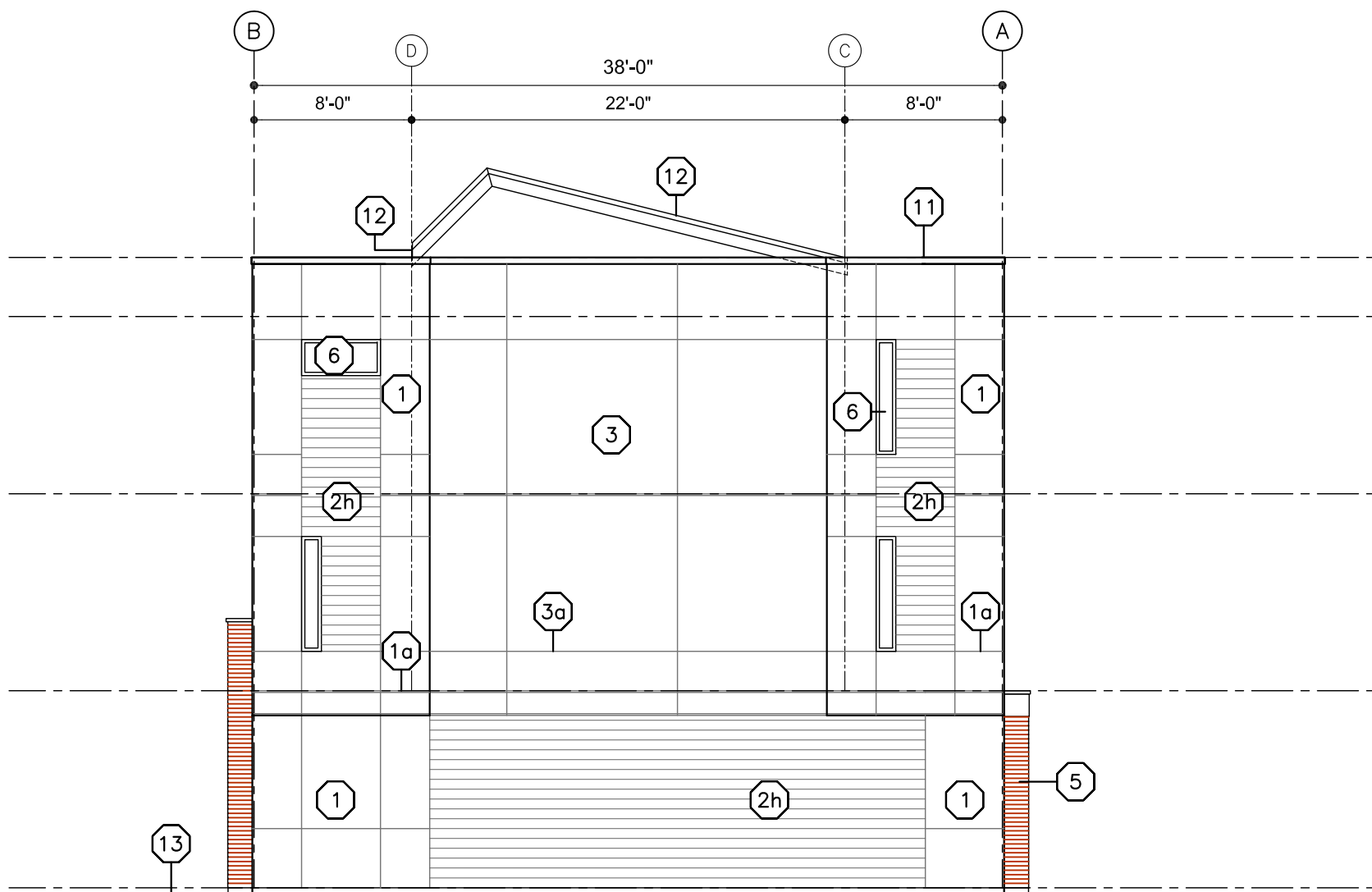
City of Kelowna

COMMUNITY PLANNING

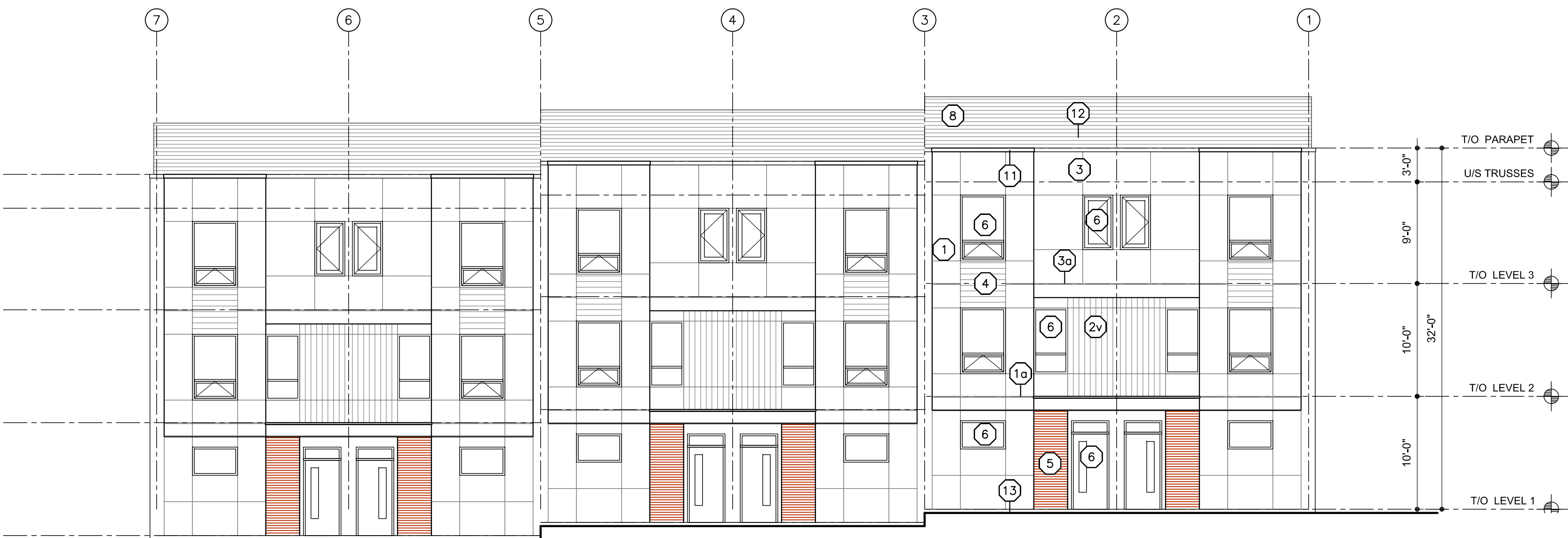
BUILDING ELEVATION KEY NOTE:	
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING: HARDIE PANELS C/W VERT. BATTENS
3	HARDIE 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
A4.12
FRONT ELEVATION (C2)
SCALE: 1/8"=1'-0"



3
A4.12
SIDE ELEVATION (C2)
SCALE: 1/8"=1'-0"



2
A4.12
BACK ELEVATION (C2)
SCALE: 1/8"=1'-0"

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



2019-01-28
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DP

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08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

Project Title

ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.12

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

Drawing Title

Exterior Elevations
Building 13
(sim bldg. 12)
1/8"=1'0"

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

SCHEDULE B

This forms part of application
DP18-0150

Planner Initials KB



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KELOWNA, B.C.
V1Y 6N2
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08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

Project Title

ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.14

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

Drawing Title

Exterior Elevations
Building 14
(sim bldg. 25)
1/8"=1'0"

Date	2019-01-28
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 VERT. 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

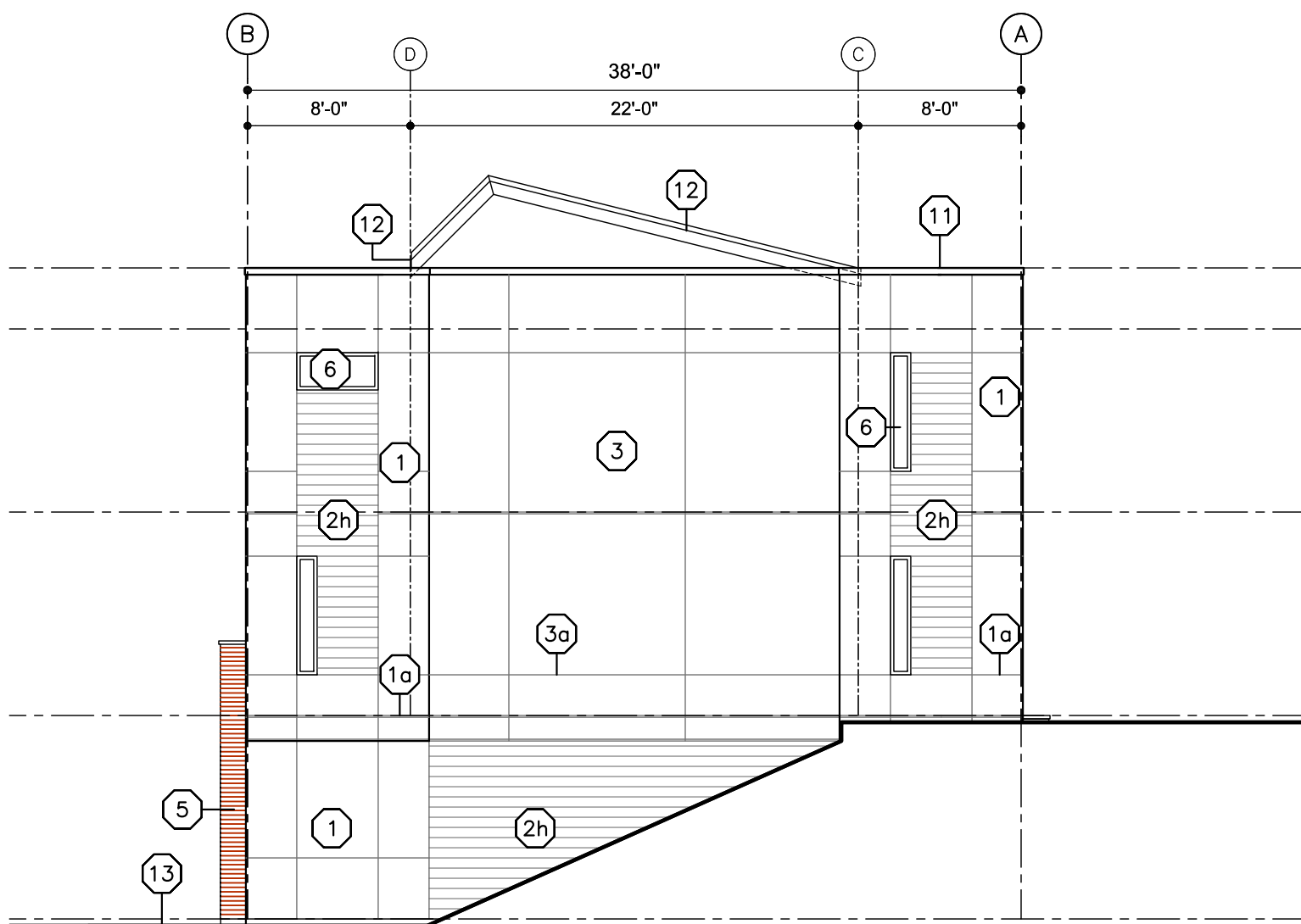
10 ALUMINUM/GLASS RAILING

11 PREFINISHED SHEET STEEL FLASHING CAP

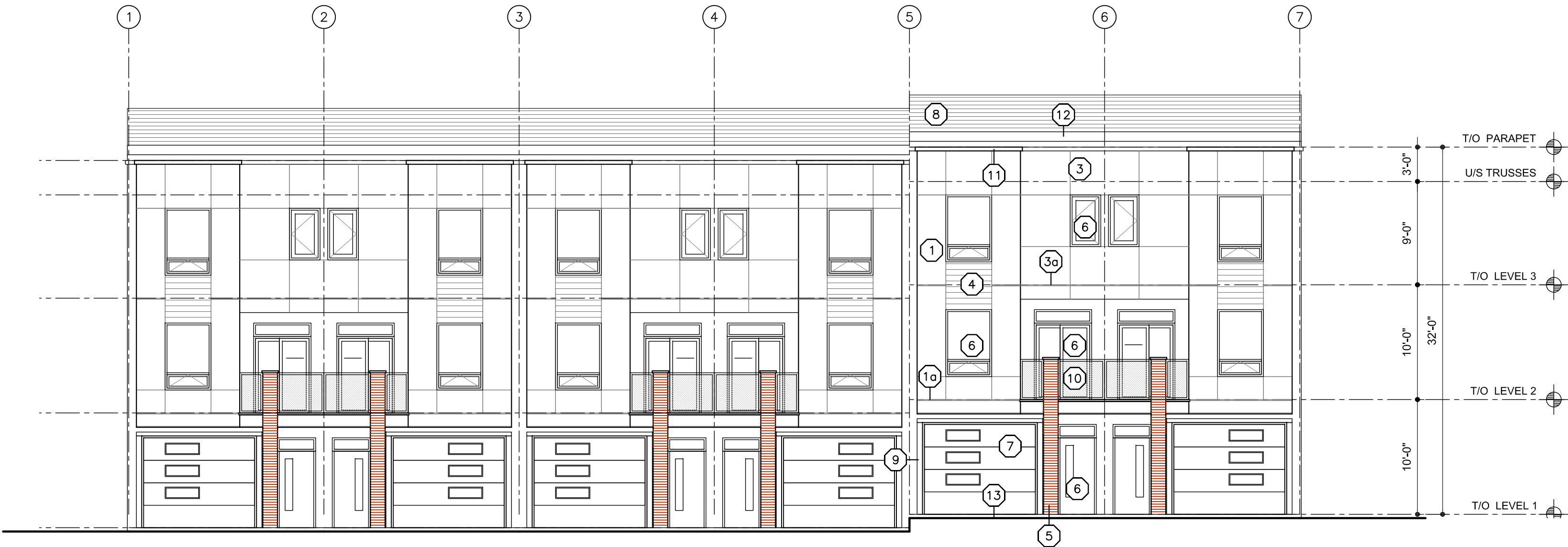
12 PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING

13 LINE OF FINISHED GRADE (V.O.S.)

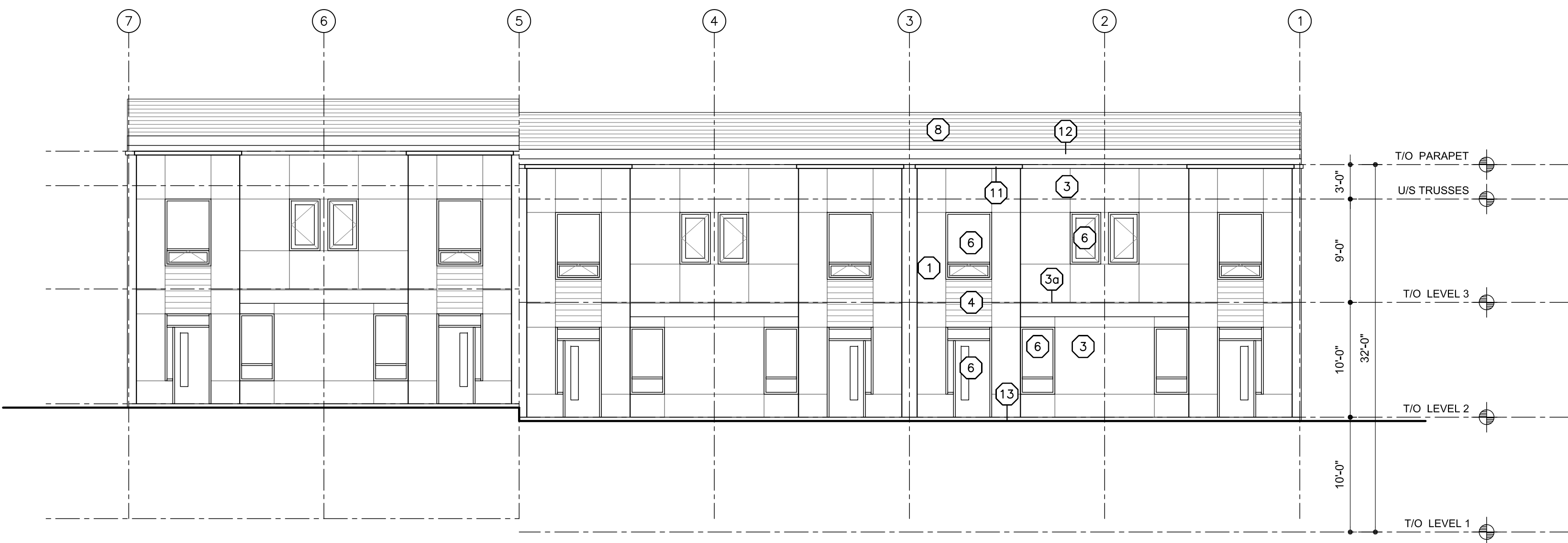
14 PAINT FINISH OVER CEMENT FACED RIGID INSULATION



3 SIDE ELEVATION (C1)
A4.14 SCALE: 1/8"=1'-0"



1 FRONT ELEVATION (C1)
A4.14 SCALE: 1/8"=1'-0"



2 BACK ELEVATION (C1)
A4.14 SCALE: 1/8"=1'-0"

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

SCHEDULE B

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DP18-0150

Planner Initials KB



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KELOWNA, B.C.
V1Y 6N2
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EMAIL: kel-mai@shaw.ca



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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

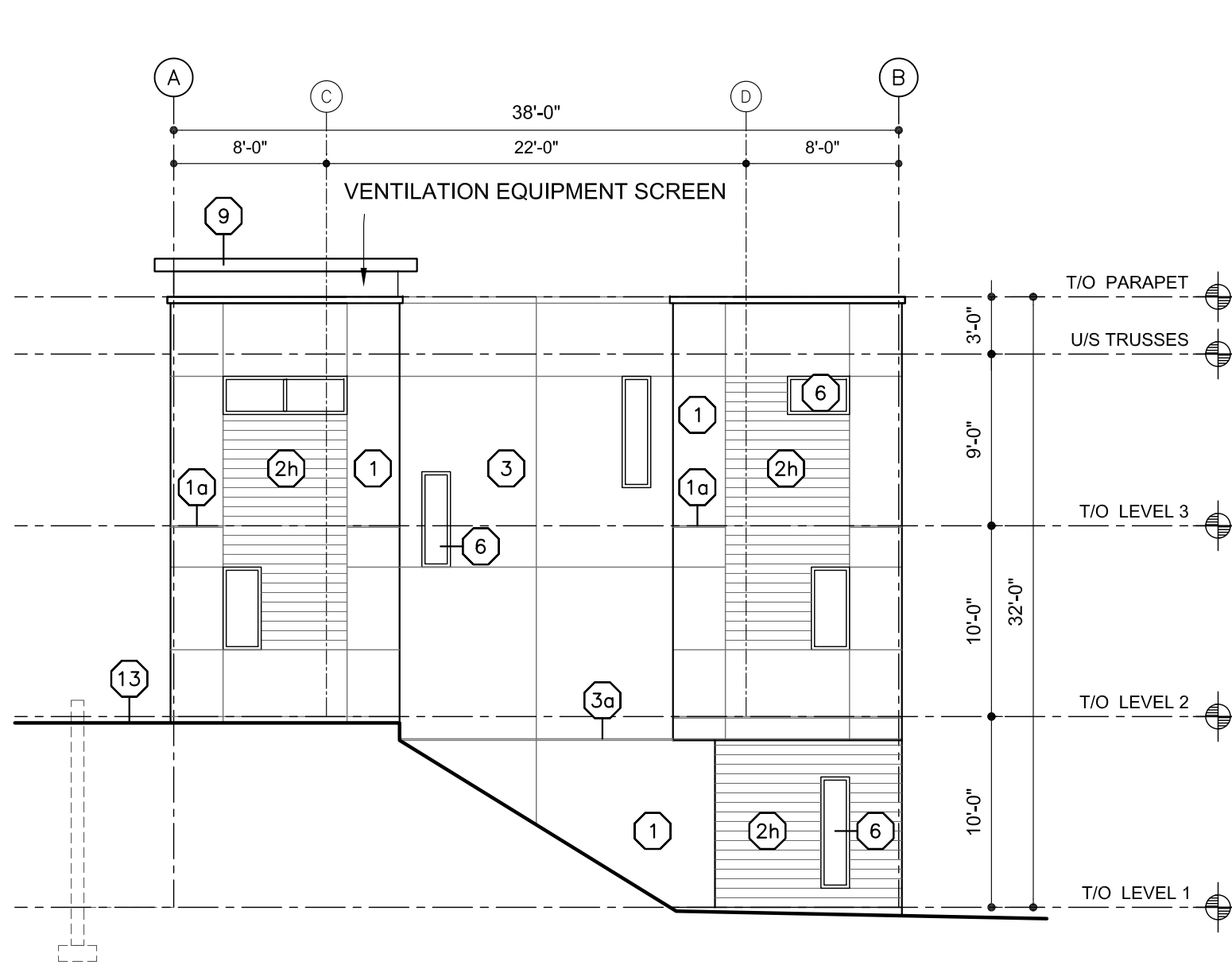
Exterior Elevations
Building 19
(sim bldgs. 15+17+21)
1/8"=1'0"

Date	2019-01-28
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

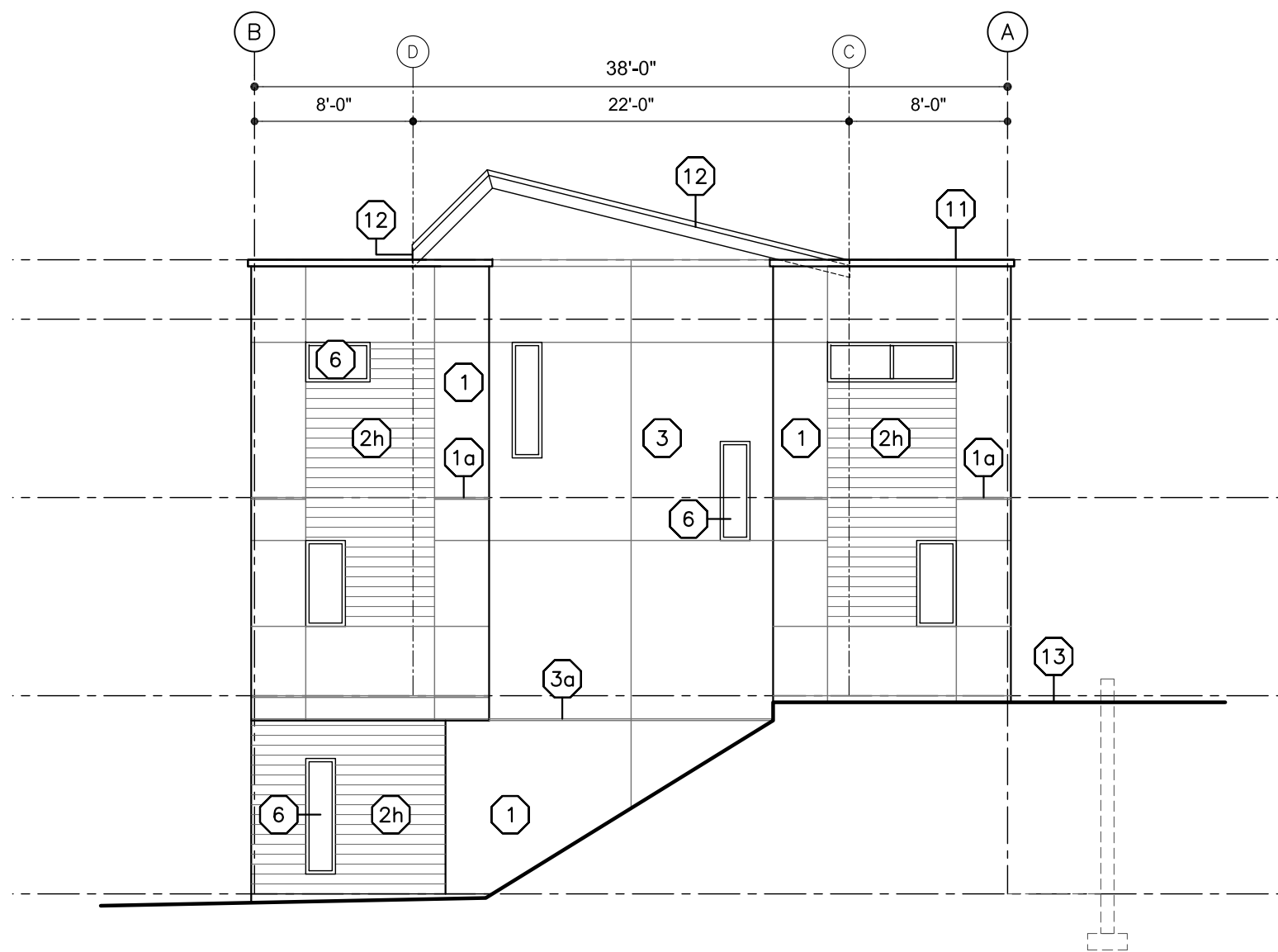
1 STUCCO	7 OVERHEAD DOOR
1a STUCCO REVEAL/CONTROL JOINT	8 LAMINATED FIBREGLOSS/ ASPHALT SHINGLES
2h HORIZONTAL HARDIE PLANK SIDING	9 HARDIE TRIM
2v VERTICAL SIDING: HARDIE PANELS C/W VERT. BATTENS	10 ALUMINUM/GLASS RAILING
3 HARDIE PANEL CLADDING	11 PREFINISHED SHEET STEEL FLASHING CAP
3a HARDIE CONTROL 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	



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



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



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



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

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

SCHEDULE

B

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DP18-0150

Planner
Initials KB



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



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08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

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

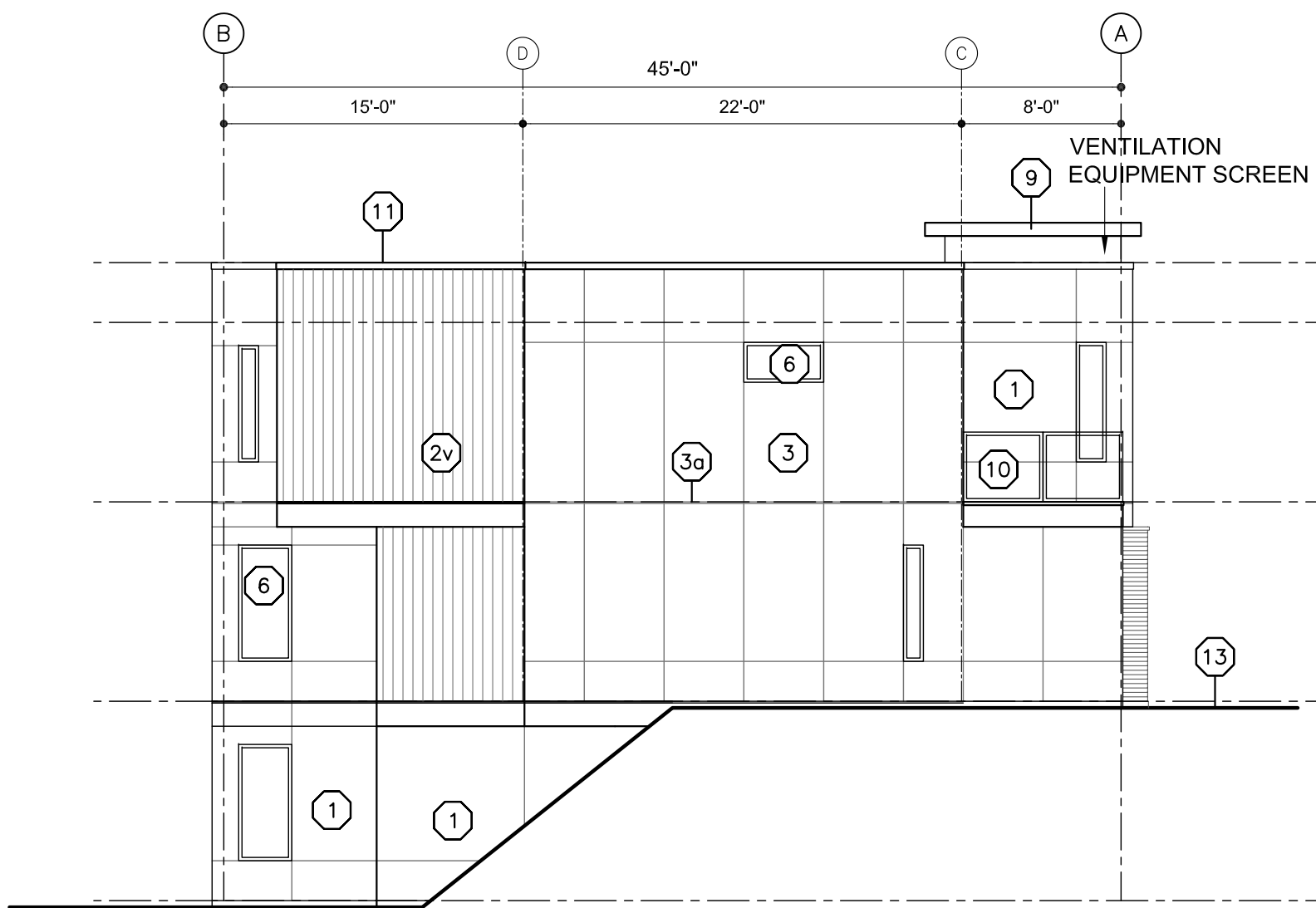
Exterior Elevations
Building 20
(sim bldgs. 16+18+22)
1/8"=1'0"

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

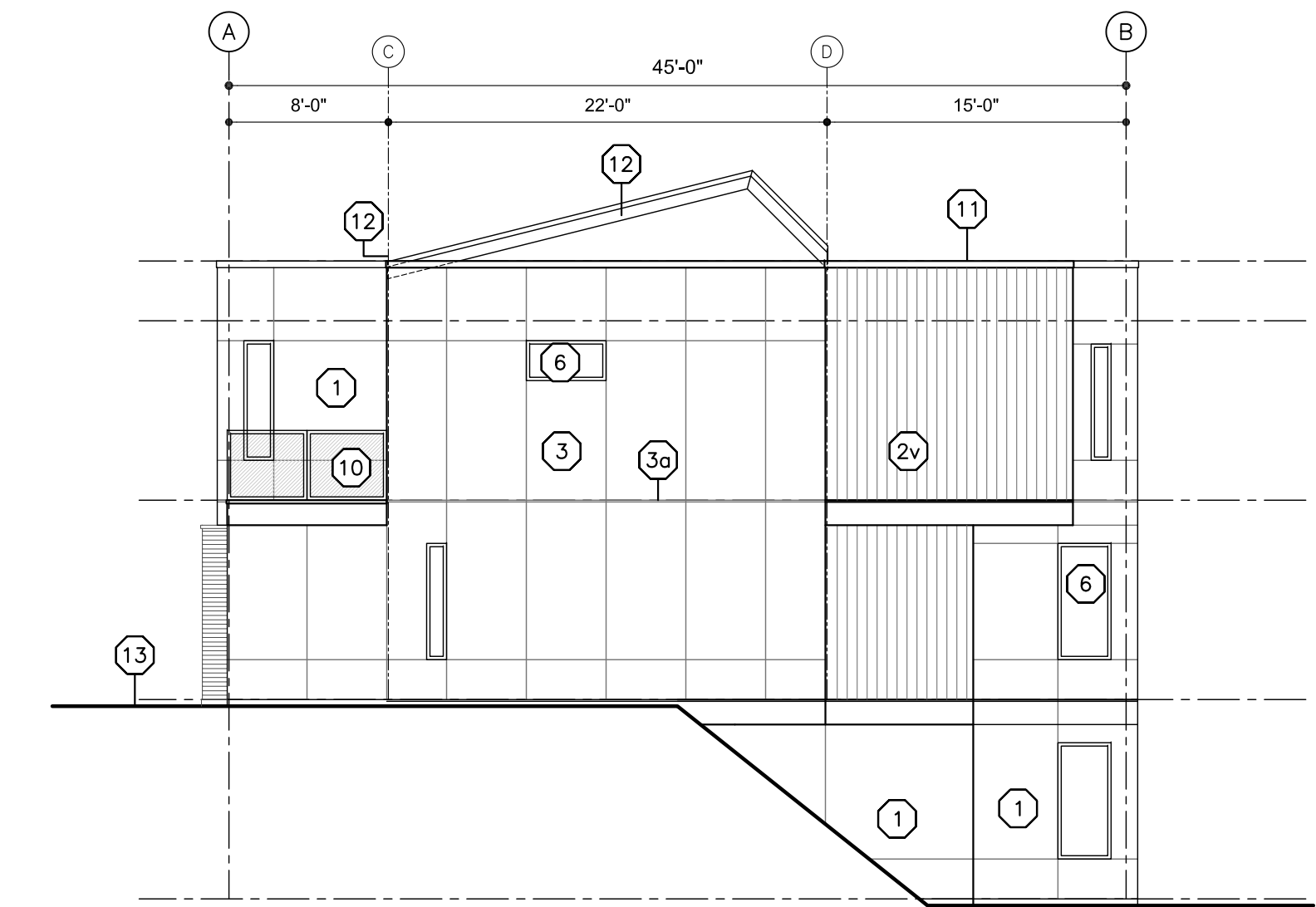
BUILDING ELEVATION KEY NOTE:

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 VERT. 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		



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



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



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



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

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

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



2019-01-28
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
10	2019-01-28	revised DP drawings

Project Title

ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.23

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

Drawing Title

Exterior Elevations
Building 23

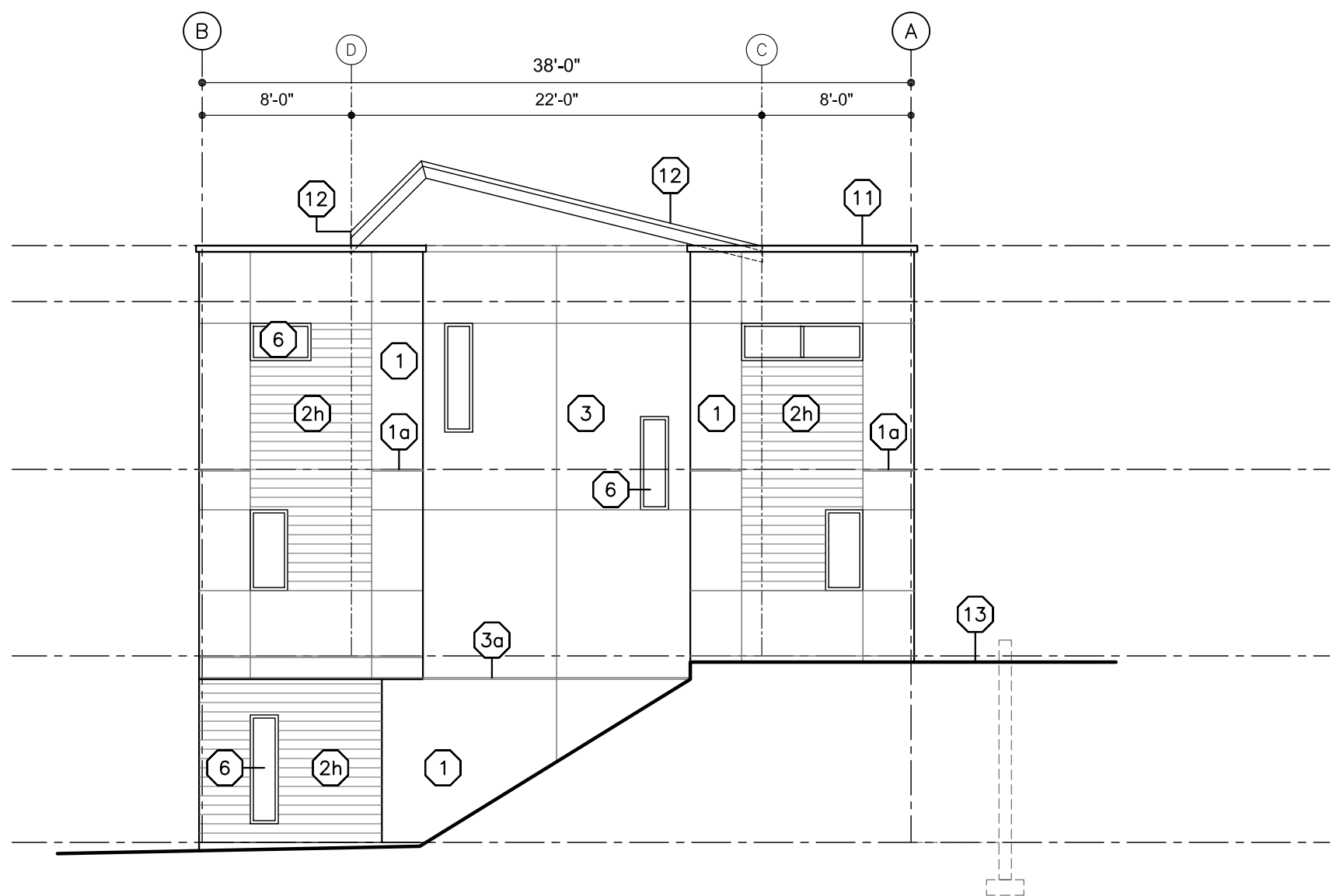
1/8"=1'0"

Date	2019-01-28
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 VERT. 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
A4.23 FRONT ELEVATION (A1)
SCALE: 1/8"=1'-0"



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



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

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000

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 VERT. 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

City of Kelowna

COMMUNITY PLANNING

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

2019-01-28
revised
DP

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08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

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

Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

Side Elevation (B) drawing showing building facade with dimensions and callouts. The drawing includes a ventilation equipment screen on the left. Dimensions include 15'-0" and 45'-0". Callouts include 9, 6, 1, 2v, 3a, 3, 10, 13, and 14.

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

Front Elevation (B) drawing showing building facade with dimensions and callouts. The drawing includes a ventilation equipment screen on the right. Dimensions include 3'-0", 9'-0", 10'-0", 32'-0", and 10'-0". Callouts include 5, 4, 3, 2, 1, 12, 8, 3, 11, 6, 10a, 6, 1, 4, 10, 9, 7, 5, 13, and 1.

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

Side Elevation (B) drawing showing building facade with dimensions and callouts. The drawing includes a ventilation equipment screen on the left. Dimensions include 8'-0", 45'-0", 22'-0", and 15'-0". Callouts include 12, 11, 1, 6, 10, 3, 3a, 2v, 13, 14, and 1.

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

Back Elevation (B) drawing showing building facade with dimensions and callouts. The drawing includes a ventilation equipment screen on the right. Dimensions include 3'-0", 9'-0", 10'-0", 32'-0", and 10'-0". Callouts include 1, 2, 3, 4, 5, 11, 6, 1, 4, 10, 6, 13, 8, 1, and 1.

3 BACK ELEVATION (B)
A4.24 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



2019-01-28
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
09	2018-11-29	Phase 3 BP
10	2019-01-28	revised DP drawings

Project Title
ACADEMY RIDGE
TOWNHOMES

550 Academy Way Kelowna BC
Lot 10 & 11, EPP53793

Drawing Number

A4.27

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

Drawing Title
Exterior Elevations
Building 27

1/8"=1'0"

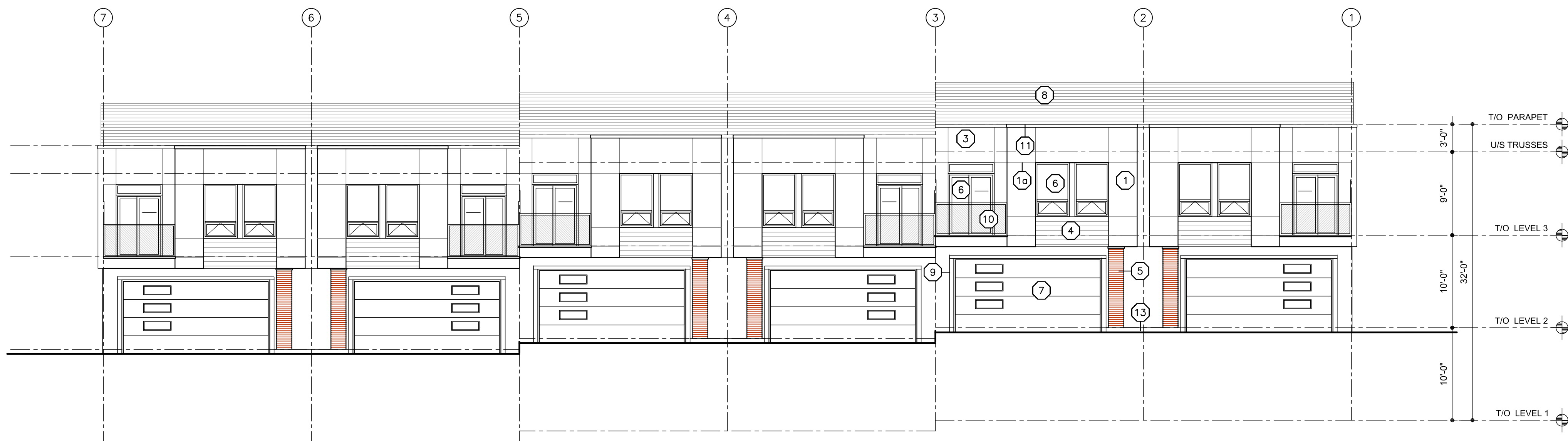
Date	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM

BUILDING ELEVATION KEY NOTE:

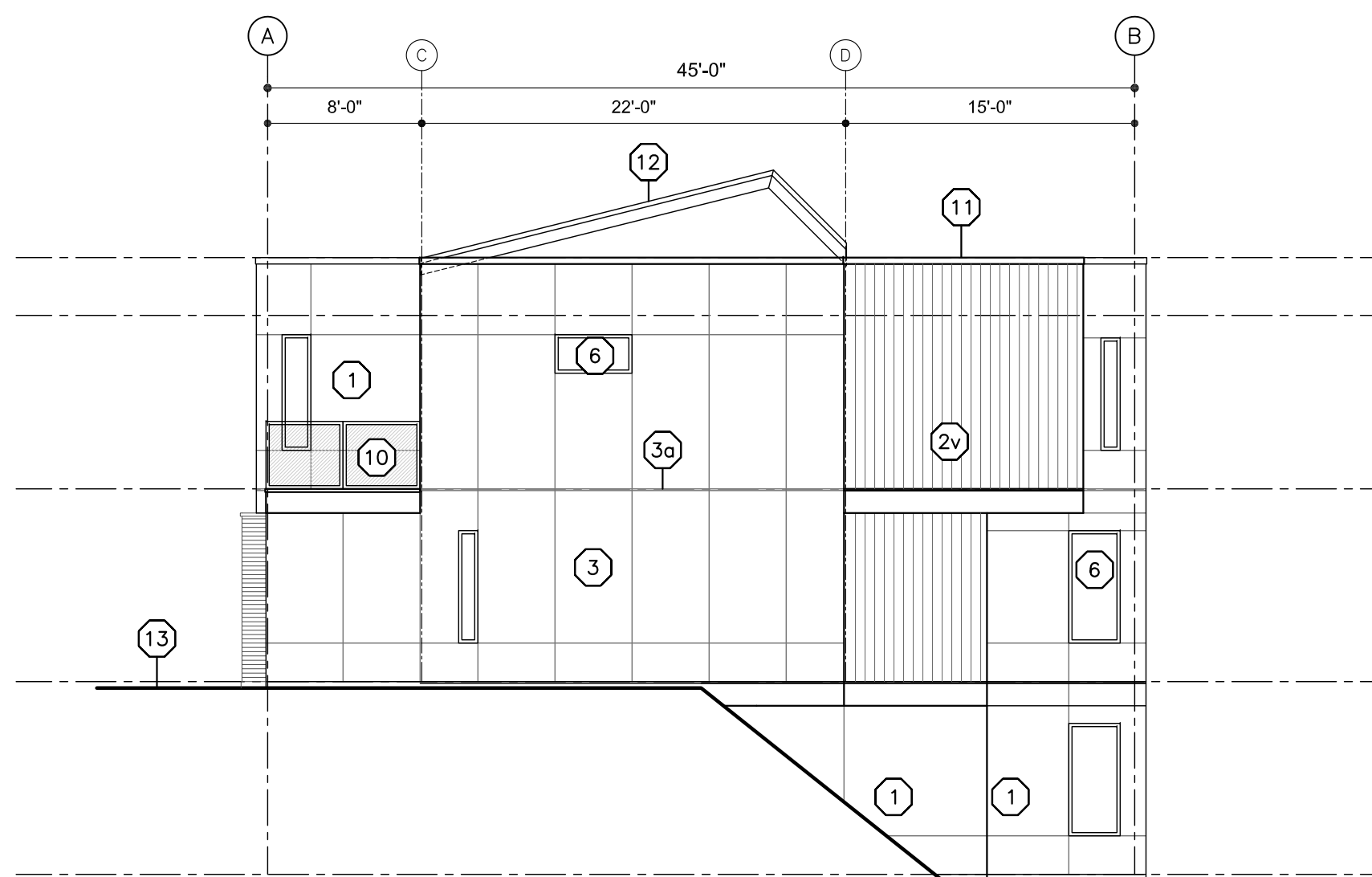
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE

1	STUCCO
1a	STUCCO REVEAL/CONTROL JOINT
2h	HORIZONTAL HARDIE PLANK SIDING
2v	VERTICAL SIDING; HARDIE PANELS C/W VERT. BATTENS
3	HARDIE PANEL CLADDING
3a	HARDIE CONTROL JOINT
4	HORIZONTAL WOOD GRAIN CLADDING
5	BRICK VENEER
6	VINYL WINDOW/DOOR
7	OVERHEAD DOOR
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13	LINE OF FINISHED GRADE (V.O.S.)
14	PAINT FINISH OVER CEMENT FACED RIGID INSULATION

Needs to conform with the 10.0 metre maximum height requirement in Zoning Bylaw No. 8000



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



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



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

SCHEDULE

B

This forms part of application

DP18-0150

Planner

Initials

KB

City of Kelowna

COMMUNITY PLANNING

- 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

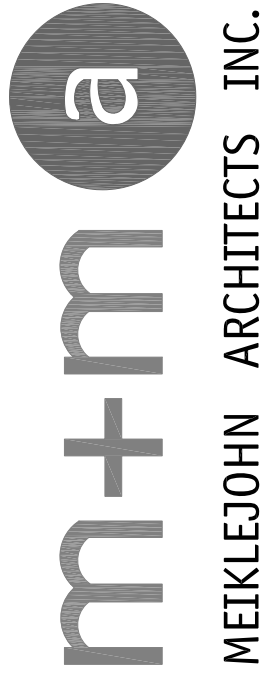
FFE = 100'-14"

FFE = 100'-28"

VENTILATION
EQUIPMENT SCREEN



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



2019-01-28
revised
DP



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08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP
10	2019-01-28	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	2019-01-28
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM



RATIONALE, ENHANCEMENTS & MODIFICATIONS

Accent Colours may be Subject to Change



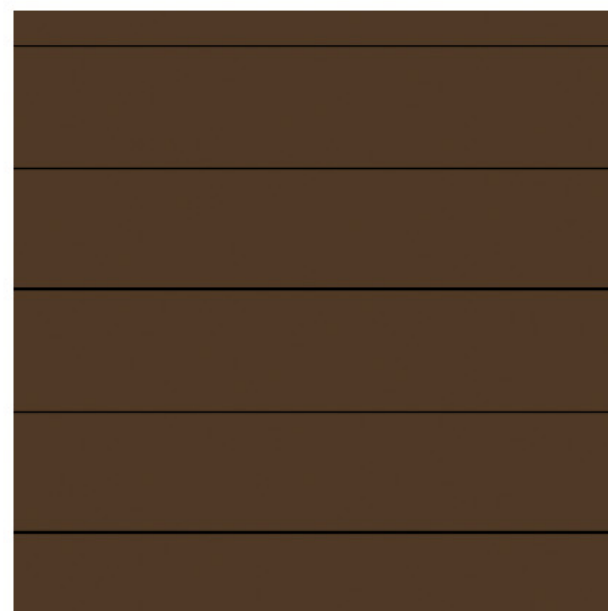
hardie panel
dark grey



hardie panel
light grey



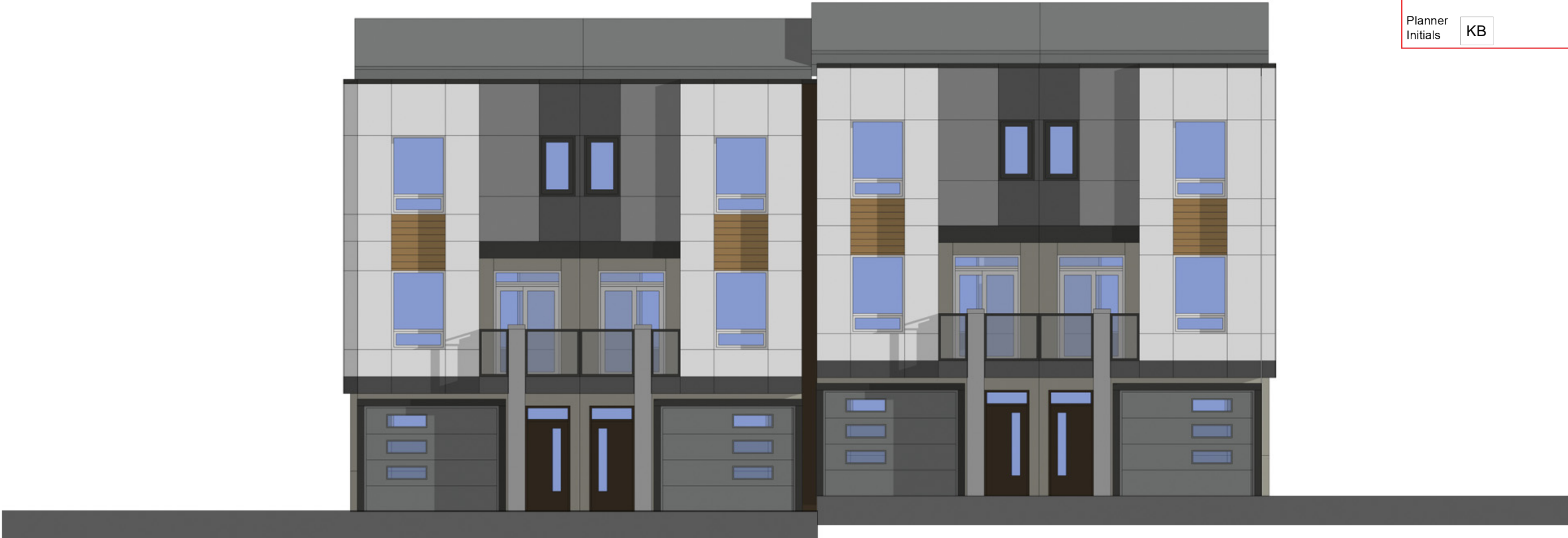
hardie panel
pewter



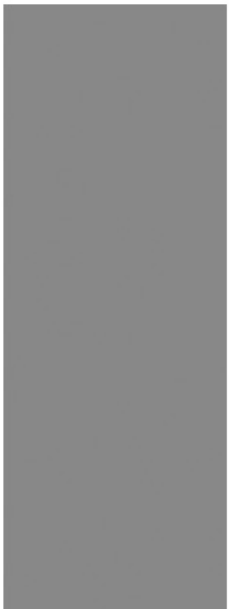
horizontal accent siding



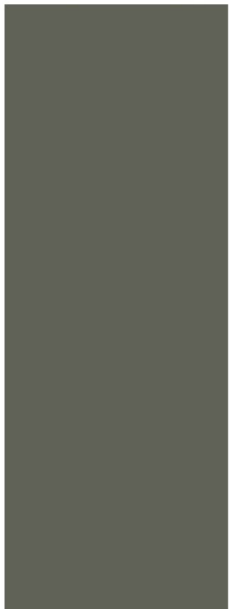
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door+accent strip



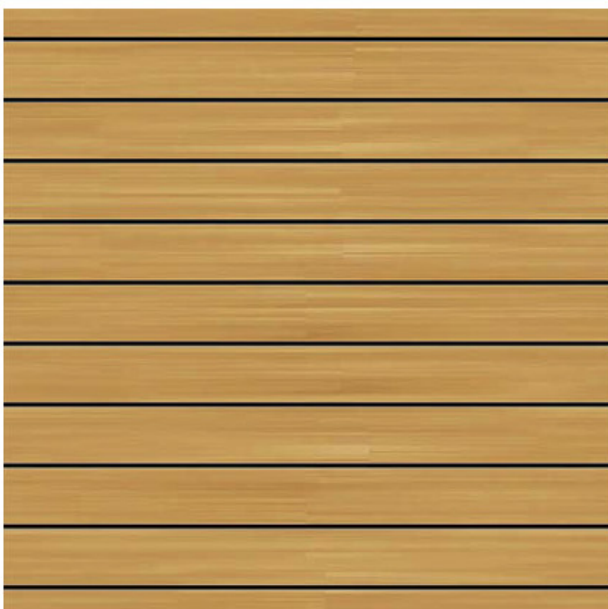
hardie panel
dark grey



hardie panel
light grey



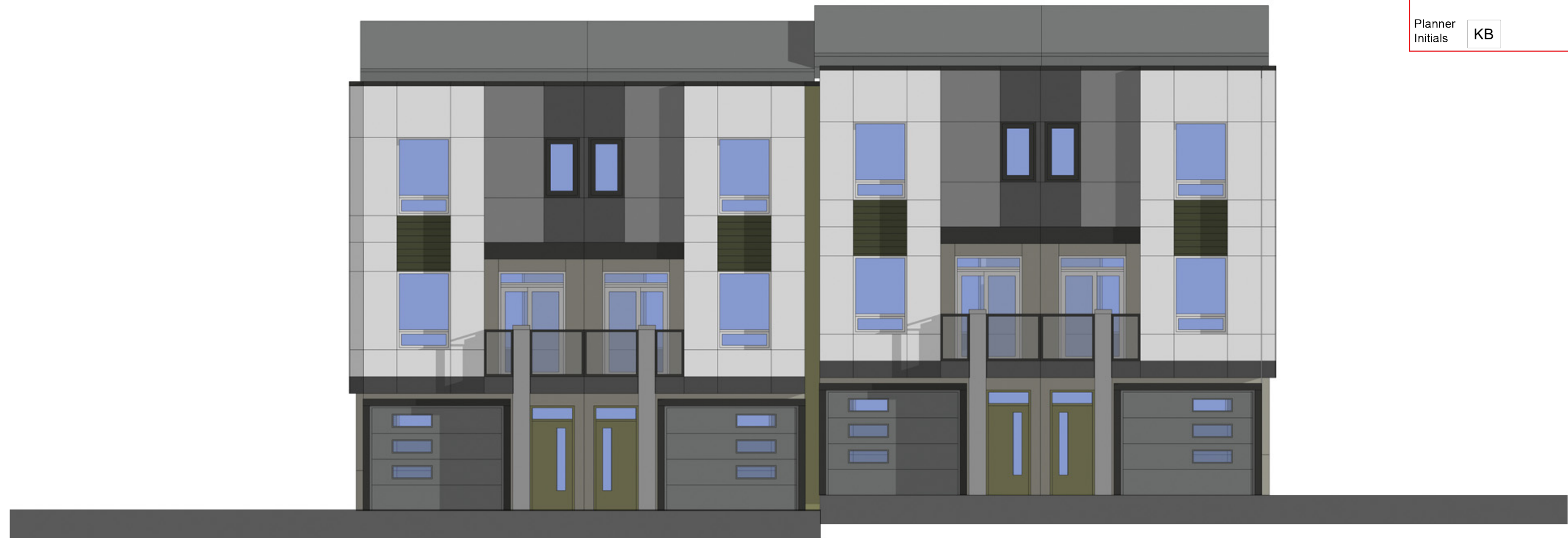
hardie panel
pewter



horizontal accent siding



dark brown
door+accent strip



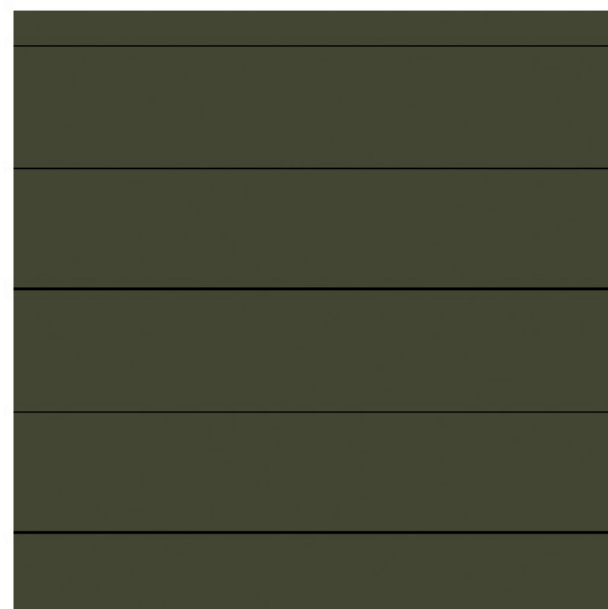
hardie panel
dark grey



hardie panel
light grey



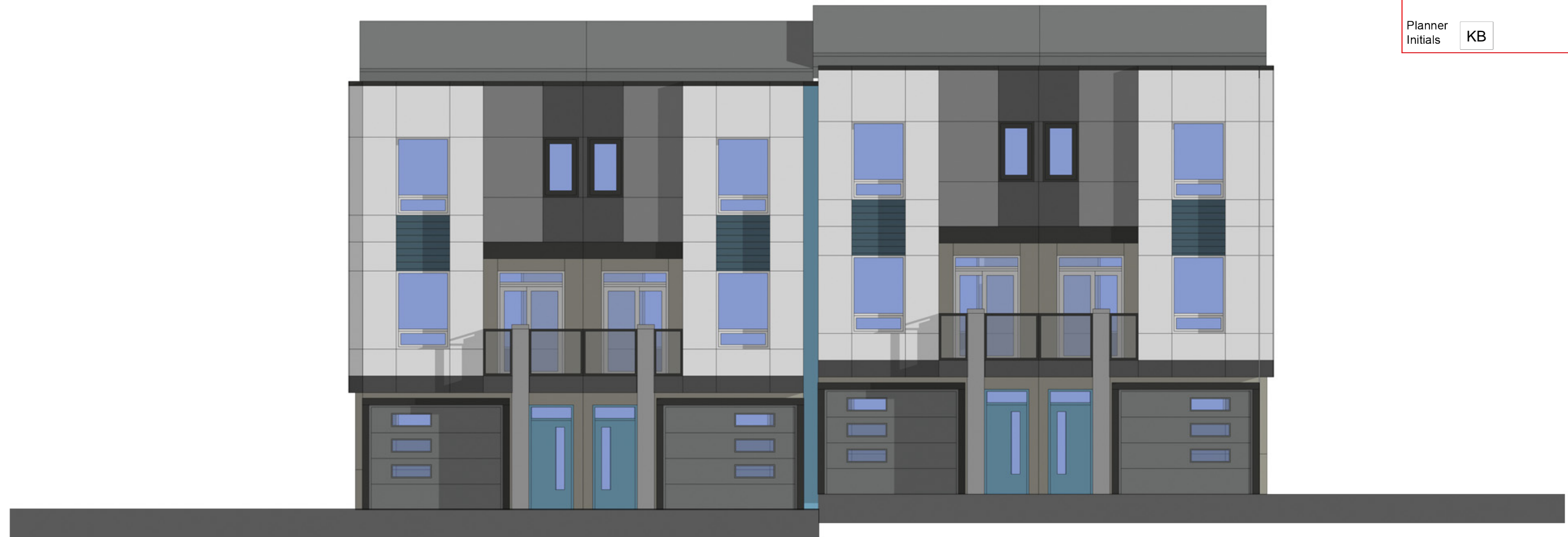
hardie panel
pewter



horizontal accent siding



light green
door+accent strip



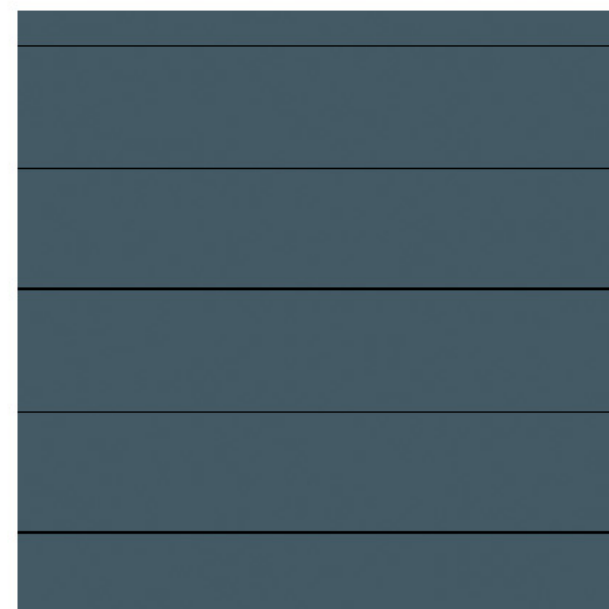
hardie panel
dark grey



hardie panel
light grey



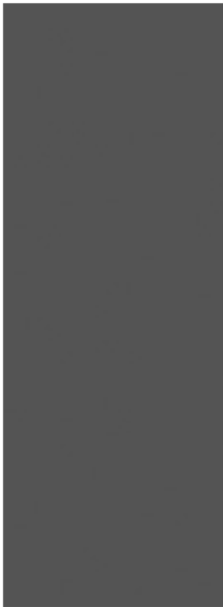
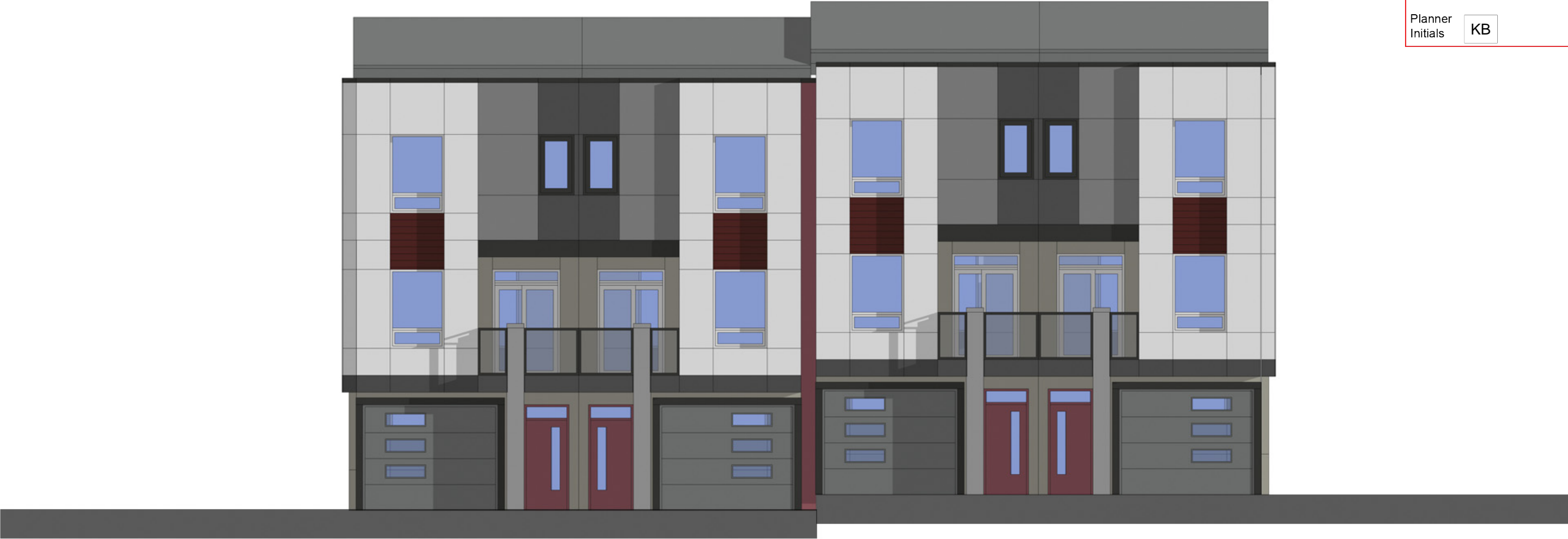
hardie panel
pewter



horizontal accent siding



dark grey
door+accent strip



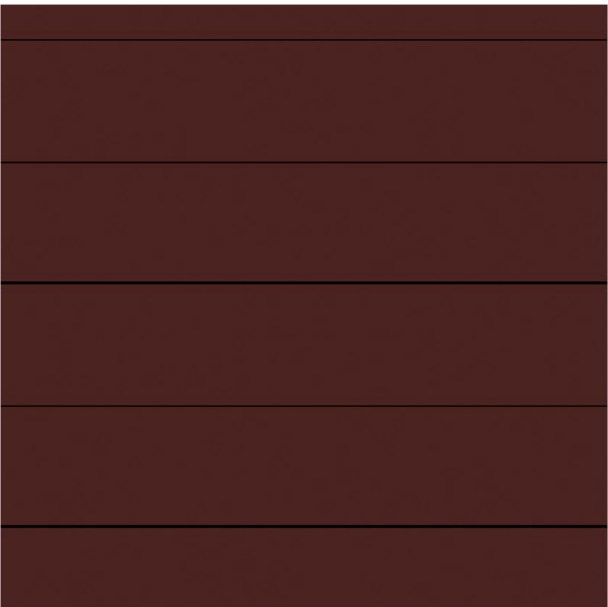
hardie panel
dark grey



hardie panel
light grey



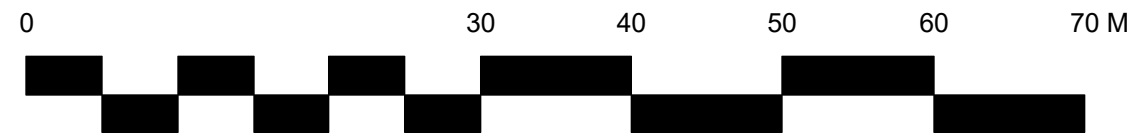
hardie panel
pewter



horizontal accent siding



Pomegranate
door+accent strip



SCHEDULE

C

This forms part of application
DP18-0150

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.

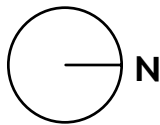
PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER X FREEMANII 'JEFFERSED'	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.
SHRUBS, PERENNIALS & GRASSES			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	317	#01 CONT. /0.75M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	617	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICUM 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	218	#01 CONT. /0.9M O.C. SPACING
BERBERIS THUNBERGII '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
PHYSCOCARPUS 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 'GLAUCOA 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 'GOLDSTURM'	GOLDSTURM 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 'PALIBIN'	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	19.01.25	Review
4		
5		

PROJECT NO

17-142

DESIGN BY

KM

DRAWN BY

NG

CHECKED BY

FB

DATE

JAN. 25, 2019

SCALE

1:500

SEAL

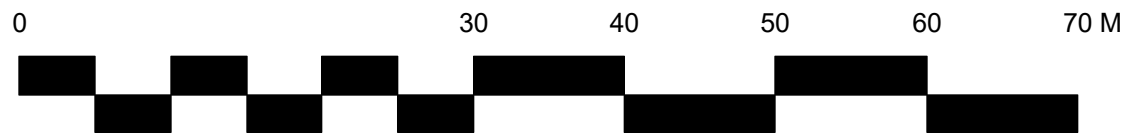


DRAWING NUMBER

L1/4

ISSUED FOR REVIEW ONLY

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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.

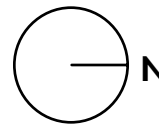
WATER CONSERVATION CALCULATIONS

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

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www.outlanddesign.ca



PROJECT TITLE
ACADEMY RIDGE

Kelowna, BC

DRAWING TITLE
WATER CONSERVATION/
IRRIGATION PLAN

ISSUED FOR / REVISION		
1	18.05.30	Review
2	18.10.19	Review
3	19.01.25	Review
4		
5		

PROJECT NO	17-142
DESIGN BY	KM
DRAWN BY	NG
CHECKED BY	FB
DATE	JAN. 25, 2019
SCALE	1:500

SEAL



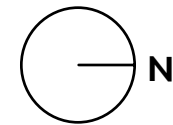
DRAWING NUMBER
L2/4

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PROJECT TITLE

ACADEMY RIDGE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION		
1	18.05.30	Review
2	18.10.19	Review
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5		

PROJECT NO	17-142
DESIGN BY	KM
DRAWN BY	NG
CHECKED BY	FB
DATE	JAN. 25, 2019
SCALE	1:500

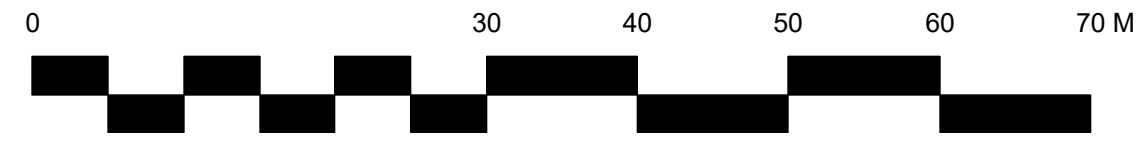
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DRAWING NUMBER

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SCHEDULE C

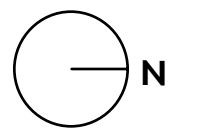
This forms part of application
DP18-0150

Planner
Initials KB



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PROJECT TITLE

ACADEMY RIDGE

Kelowna, BC

DRAWING TITLE

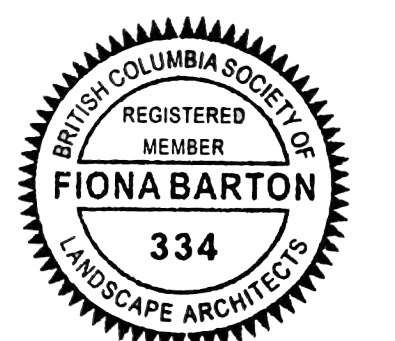
PHASING PLAN

ISSUED FOR / REVISION

1	18.05.30	Review
2	18.10.19	Review
3	19.01.25	Review
4		
5		

PROJECT NO 17-142
DESIGN BY KM
DRAWN BY NG
CHECKED BY FB
DATE JAN. 25, 2019
SCALE 1:500

SEAL



DRAWING NUMBER

L4/4

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CITY OF KELOWNA
MEMORANDUM

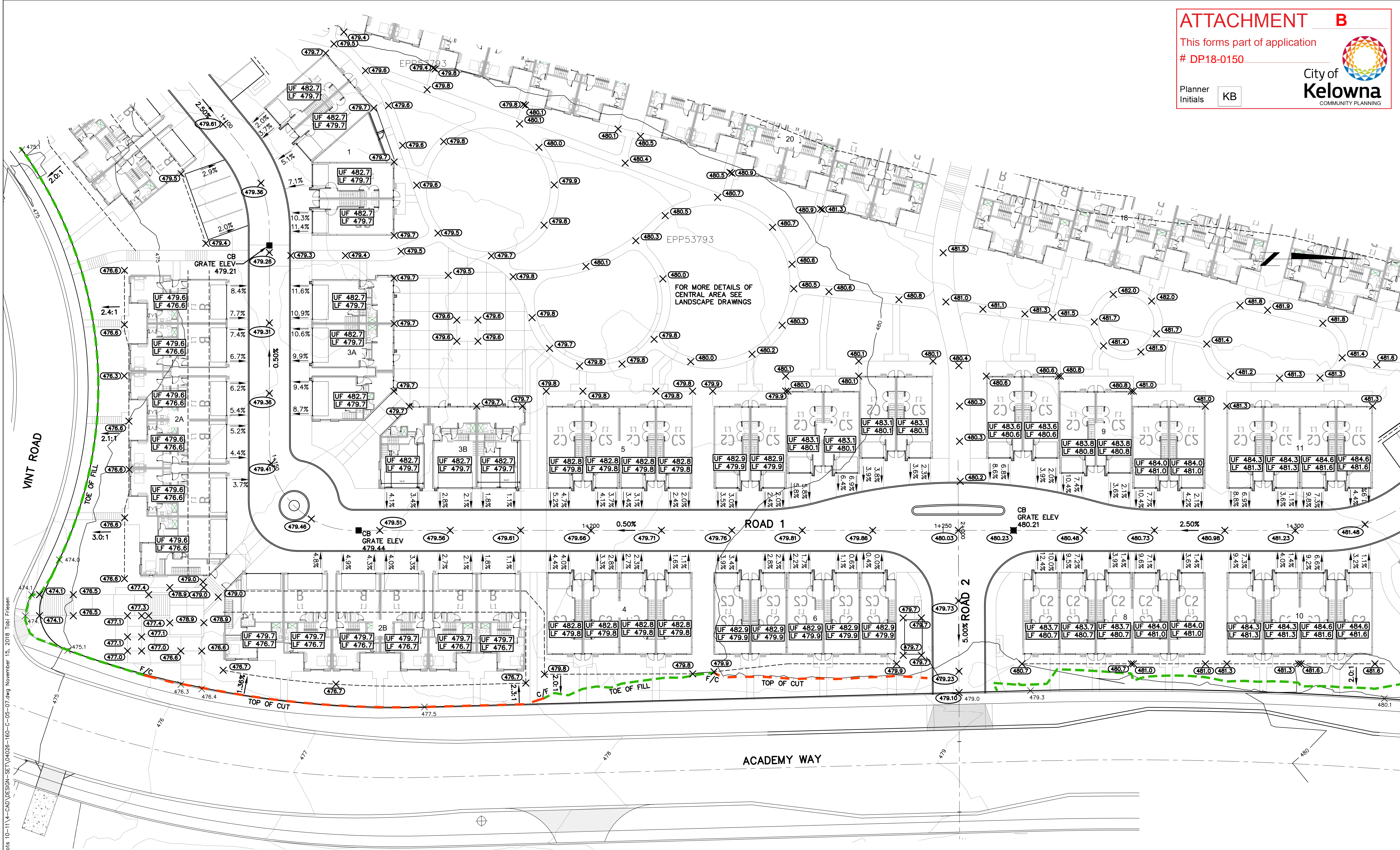
Date: July 18, 2018
File No.: DP18-0150
To: Environmental Coordinator (KB)
From: Development Engineering Manager (JK)
Subject: 610 Academy Way , Plan EPP53793 Form and Character

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



ATTACHMENT B

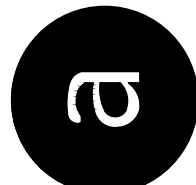
This forms part of application
DP18-0150

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MEKLEJOHN ARCHITECTS INC.

BUILDING PERMIT



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FAX 250 979-1232

Seal



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No.	Date	Revision
3	18.11.07	PER CITY COMMENTS
2	18.10.09	BUILDING PERMIT
1	18.08.27	ISSUED FOR REVIEW AND PRICING

Project Title
ACADEMY RIDGE

KELOWNA, BC
Drawing Number

C-05

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Drawing Title
GRADING PLAN
1 OF 3

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

NOTES:

- DURING CONSTRUCTION OF UNITS ALL PLATFORMS ARE TO BE GRADED TO ENSURE RELIEF FROM STORMWATER RUNOFF.
- ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON AERIAL PHOTO INTERPRETATION AND FIELD SURVEY.
- 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)
- REFER TO GEOTECHNICAL REPORT BY CALIBRE GEOTECHNICAL DATED JANUARY 2, 2018.
- RAIN WATER DOWNSPOUTS TO DISCHARGE ONTO SPLASH GUARDS.
- ROCK WALLS TO BE CERTIFIED BY GEOTECHNICAL ENGINEER.
- WALLS HIGHER THAN 1.2m TO BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL ENGINEER.
- 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 KELOWNA, AND LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT - DFO & BCMOE.

Legend:

- UF 480.0 UPPER FLOOR
LF 477.0 LOWER FLOOR
X(481.09) ROAD GRADE
X(481.2) GROUND GRADE
- TOW TOP OF WALL
X(415.0) TOP OF WALL
BOW BOTTOM OF WALL AT
X(412.0) FINISHED GRADE
- TOE OF WALL
TOE OF WALL AT
GRADE BREAKS
- TOE OF FILL
TOP OF CUT

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ATTACHMENT B

This forms part of application
DP18-0150

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

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m+m
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BUILDING PERMIT

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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

Drawing Number
C-06

Drawing Title
GRADING PLAN
2 OF 3

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

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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
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BUILDING PERMIT

Civil



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No.	Date	Revision
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1	18.08.27	ISSUED FOR REVIEW AND PRICING

Project Title

ACADEMY RIDGE

KELOWNA, BC

Drawing Number

C-07

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Drawing Title
GRADING PLAN
3 OF 3

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



Academy Ridge Development Permit Application DP18-0150 Addendum

January 29, 2019

1. SCALE

Benefits and Opportunities

We recognize that the development is larger than typical townhome developments in Kelowna. While this may be seen as a potential detriment, there are mitigating circumstances as well as significant benefits and opportunities to the larger scale:

- The development is distinctly defined by natural borders: parks to the North and West, roads to the South and East and a major City Park across from Academy Way to the East, lending itself to create a consistent, cohesive neighbourhood.
- The larger size of the land parcel allows the creation of a central park amenity, while still achieving the density requirements.
- The arrangement of homes around the park creates a focus and more intimate feel for the community, rather than just homes and streets.

Design Considerations for Mitigation

Careful consideration was given trying to mitigate some of the aspects of the larger scale by:

- Creating distinct “destination areas”, sort of like “micro neighbourhoods”, that will provide a more intimate feel within the community:
 - "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.

These areas will be thoroughly designed with attention to the streetscape (different street surfaces and patterns), plantings (variety of trees and shrubs), lighting (catenary lighting, for instance), and street furniture.

- Establishing a “people-friendly” neighbourhood by de-emphasizing the importance of automobiles:
 - Living street concept – a shared streetscape designed primarily with the interests of pedestrians and cyclists in mind; and
 - Providing mostly indoor parking (aside from visitor parking) to remove cars from the streets.
- Providing a diversity in product, which will appeal to larger segments of purchasers:

- Smaller, more affordable townhomes for first-time buyers, single professionals, couples without children or students; and
- Medium-sized and larger homes for families who might work in the area (UBC, airport district, etc.) or retired snowbirds, who would like to rent out a portion of their home.
- Full integration of the development's internal park and trail system with the bordering road and park infrastructure.

2. FORM AND CHARACTER

Design Rationale

The design rationale for the form and character of the Academy Ridge development are based on the following principles. The objective is to create a distinct neighbourhood feel, identity and recognition.

- Integration of the development within the existing neighbourhood in terms of:
 - the natural contours and slopes of the site; and
 - architectural context of the neighbouring developments.
- De-emphasizing the buildings in favour of:
 - the topography of the site;
 - the unique spaces within the community;
 - the landscaping of the park amenity; and
 - the design of the "people-friendly" streetscape.
- Symmetry in terms of:
 - buildings arrangements along the roadway providing a symmetrical streetscape; and
 - grouping of buildings around the "destination" areas or "micro neighbourhoods".
- Rhythm in terms of:
 - streetscape arrangement and plantings; and
 - street/sidewalk textures, patterns and materials.
- Balance in terms of combining the contemporary arrangement of the homes with:
 - organic arrangement of the homes and streets based on the natural slopes of the site; and
 - organic forms and shapes of the central park and trail system.

Design Enhancements

We recognize that due to the scale of the development there is a risk of repetitiveness and lack of visual interest. While the topography of the site and the proposed landscaping plan will substantially mitigate this potential risk, further enhancements are being proposed:

- Addition of selective architectural design elements around the "destination" areas or "micro neighbourhoods" to further accentuate key areas, thereby adding increased visual interest, providing height variations to the buildings, and breaking up long roof lines;
- Use of more organic looking materials, such as natural wood-style siding and board & batten siding, both likely in form of Hardie- and/or metal siding, to further integrate the development in its natural environment and amongst the neighbouring developments;
- Modified colour scheme, whereby there will be less colour variation within a building, combined with selective use of bold colours to accentuate key areas in order to create some colour "pop"; and

- Two distinct colour schemes to distinguish the ‘park homes’ along Academy Way and Vint Road from the ‘hillside homes’ on the upper slopes of the neighbourhood.

These design enhancements are in keeping with the City’s Urban Design Guidelines (Chapter 14 of the OCP):

- 4.1 Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.
- 4.3 Design developments with multiple, separate buildings such that individual buildings are of different but compatible shapes, masses, and exterior finishes.
- 6.5 Colour should not be used as the predominant feature of a building (for differentiating buildings).

3. TANDEM PARKING

Design Rationale

The rationale and vision behind tandem garages are based on two main factors:

1. The desire to reduce the importance and visibility of the automobile in favour of a pedestrian-/bicycle-friendly neighbourhood, and
2. Providing an affordable price point for certain segments of the market.

We recognize that it is not the most practical arrangement for two cars, but the alternative to providing the zoning-required two car stalls for a smaller footprint townhome would mean more pavement and open driveway parking.

Mitigation Measures

We are proposing a number of measures to mitigate the impact and restrictions tandem parking may present:

- Our marketing and sales effort will emphasize the living street concept and the vision to reduce the importance of cars. We will disclose the nature and possible downfalls of tandem parking so that buyers are fully aware of it.
- We will be providing a number of alternatives or incentives to reduce the reliance on automobiles:
 - A car share program – we are currently in discussion with Zipcar, who is providing car share services for the Veda micro-suite development. The initial feedback revealed:
 - There is a definite interest in providing more car share services in the neighbourhood;
 - It would require a critical mass of units to be built – maybe when half of Academy Ridge is built out); and
 - Ideally the location of the shared cars would be on Vint Road, so that they are publicly available to other residents, including Academy Ridge, Deerhurst and University Heights.
 - Two car charging systems in two visitor parking spaces;
 - A common area bicycle wash and maintenance room, fully heated and lit, accessible to all Academy Ridge residents;
 - Bicycle racks throughout the neighbourhood; and
 - A bicycle storage mount for all garages.
- Spill over parking to Vint Road (there is no on-street parking on Academy Way) should be minimized as the majority of tandem units is quite far from Vint Road.
- The largest block of visitor parking has been placed close to the tandem units.

The following further provides additional rationale for tandem parking spaces:

1. Townhomes with Tandem Garages provide some Unique Attributes
 - The townhomes typically:
 - have a smaller floor plate, thereby leaving a smaller footprint and requiring less land;
 - allow for a larger depth to width ratio, which achieves benefits in certain community layouts;
 - allow for a smaller overall building size - generally 1,300 - 1,400 sqft;
 - allow for a greater density while still providing a park amenity.
 - They require less resources and are therefore more economical to build.
 - Ultimately townhomes with tandem garages can be sold at a lower, more affordable price point.
2. Tandem Garages Provide a Choice and Meet a Need of the Market (Affordability)
 - Townhomes with tandem garages provide a choice to the home buyer and add to the diversity of the community.
 - Our market research shows that potential buyer segments will include students, first-time buyers, and singles.
 - Affordability is one of their key buying criteria.
3. Tandem Garages Provide for a Better Neighbourhood
 - An alternative to creating an economical townhome would be a single car garage with a car port or open driveway parking.
 - While this would possibly be even more economical to build, it does not fit into our vision of a pedestrian-centric neighbourhood – we want to emphasize the people while reducing the impact and visibility of cars.
 - Significant improvement to the urban quality of neighborhood by accessing two required stalls with just one door vs. a ‘sea’ of garage doors.
4. Tandem Garages Allow for Better Common Spaces
 - The larger depth to width ratio allows to achieve a certain density without requiring more roads and thereby providing for more common park space.
 - Academy Ridge's common park space combined with the carefully designed ‘destinations’ will be very unique and will create a very intimate community feel.
5. There is a Diminishing Need for Garage Space
 - There is an overall trend towards reducing the reliance on a personal vehicle.
 - Car sharing, ride sharing, more public transit and self-driving cars are some of the latest developments affecting the use of personal vehicles.
 - Academy Ridge will have a public transit bus stop right in front of the development on Academy Way.
 - Academy Ridge will be about 10 minutes on foot from the future hilltop commercial village, 15 minutes from Academy Hill and 22 minutes from UBC.
 - The University Village is designed around pedestrians (boulevards, sidewalks, trails, pedestrian overpass, etc.).
 - Other developments in the neighbourhood report a car ownership as low as 0.33 - 0.40 cars per bedroom, which would mean a 3-bedroom unit would technically only require 1.0 - 1.2 garage spaces.
6. Tandem Garages are Very Common
 - They meet the Zoning Bylaw
 - There are numerous examples of developments with tandem garages in Kelowna, West Kelowna, Lake Country, Vancouver, etc.
7. Tandem Garages at Academy Ridge
 - Only 43% of the units will have tandem garages
 - Based on total Gross Livable Area only 35% will have tandem garages (because the tandem units are proportionally smaller and more affordable)

4. TIMING FOR THE INTERNAL PARK/WALKWAY SYSTEM

The construction of the park amenity is planned to be built in stages following each phase. The proposed phased strata plan (Form P), which will need to be approved by the Approving Officer of the City of Kelowna, will show the park boundaries for each phase. These boundaries will follow along the designed trail network of the park.