

## DEVELOPMENT PERMIT GUIDELINES

### Comprehensive Development Permit Area

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

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

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are top, middle and bottom building elements distinguished?	✓		
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?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building's architectural features and mitigate undesirable elements?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>		✓	
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Respect required sightlines from roadways and enhance public views?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Retain existing healthy mature trees and vegetation?</li> </ul>		✓	
<ul style="list-style-type: none"> <li>Use native plants that are drought tolerant?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Define distinct private outdoor space for all ground-level dwellings?</li> </ul>	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do parking lots have one shade tree per four parking stalls?		✓	
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
<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?	✓		

# Development Permit & Development Variance Permit DP18-0018/DVP 18-0019



This permit relates to land in the City of Kelowna municipally known as  
1044-1074 Cawston Avenue  
and legally known as

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

## **Multiple Dwelling Housing**

USE as per Zoning Bylaw

## **Apartment Housing**

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

Date of Council Decision April 9, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive

**This permit will not be valid if development has not commenced by April 9, 2021.**

Existing Zone: Future Land Use Designation:

## **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: Sukhdarshan Singh

Applicant: New Town Services Inc.

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

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Date

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

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

This Development Permit is valid for two (2) years from the date of 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 **\$113,437.50**
- b) A certified cheque in the amount of **\$113,437.50**

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.**

# NOW CANADA | 40-UNIT MULTI-FAMILY

ADDRESS: 1044, 1052, & 1074 CAWSTON AVE., KELOWNA, BC

## ARCHITECTURAL DRAWING LIST

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1464 St. Paul Street Kelowna, B.C., V1Y 2E6  
Roman Yarmchshikov, Architect AIBC  
ph: 250 860 8185, fax: 250 860 0985  
roman@newtownservices.net

A001	COVER PAGE AND DWG LIST
A002	ZONING & CODE ANALISYS
A102	RENDERINGS
A103	RENDERINGS
A200	SITE PLAN
A300	PARKADE FLOOR PLAN
A301	FIRST FLOOR PLAN
A302	SECOND FLOOR PLAN
A303	THIRD FLOOR PLAN
A304	FOURTH FLOOR PLAN
A400	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS

## LANDSCAPE DRAWING LIST

WSP INC.  
700-1631 Dickson Ave. Kelowna, B.C., V1Y 0B5  
Teri Canteen  
ph: 250 980 5520  
teri.cantin@wsp.com

LDP-1	SITE PLAN
LDP-2	HYDROZONE PLAN

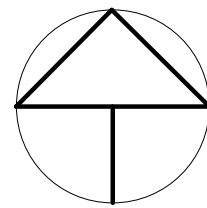
## CIVIL DRAWING LIST

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1464 St. Paul Street Kelowna, B.C., V1Y 2E6  
ph: 250 860 8185, fax: 250 860 0985  
jacob@newtownservices.net

STORM WATER MANAGEMENT PLAN



TRUE NORTH



GROSS CONSTRUCTION AREA		
Level	Name	Area
PARKADE	PARKADE GROSS AREA	11439 SF
LEVEL 1	L1 GROSS AREA	9389 SF
LEVEL 2	L2 GROSS AREA	9189 SF
LEVEL 3	L3 GROSS AREA	8253 SF
LEVEL 4	L4 GROSS AREA	8266 SF
		46537 SF

UNIT TYPOLOGY AND COUNT		
Name	Count	Area
1BR ACC	8	589 SF ... 603 SF
1BR AD	4	542 SF ... 548 SF
1BR AD 2	2	534 SF ... 535 SF
1BR AD 3	1	668 SF
1BR AD 4	1	531 SF
1BR+D AD	4	678 SF ... 770 SF
2BR AD 2	3	839 SF ... 921 SF
2BR AD 3	2	749 SF ... 751 SF
2BR AD 4	3	723 SF ... 986 SF
3BR AD	4	1038 SF ... 1053 SF
3BR AD 2	3	921 SF ... 932 SF
3BR AD 3	2	944 SF ... 945 SF
STUDIO AD	3	353 SF ... 397 SF
40		
ACC	ACCESSIBLE	
AD	ADAPTABLE	



CONTEXT PLAN: 1044, 1052, & 1074  
CAWSTON AVE., KELOWNA

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SEAL

Revisions		
No	Date	Description
3	JAN 10, 2019	RE-ISSUED FOR DP

project title  
NOW CANADA  
40-UNIT MULTI-FAMILY

project address  
1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC  
project no. 4068

file no.  
drawing title  
COVER PAGE AND  
DWG LIST

designed scale  
drawn R.B.R.Y.  
checked R.Y.  
drawing no.

plotted  
JAN 10, 2019  
**A001**

## ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING:	
RU6 & RU7	RM5

## RM5 ZONING REQUIREMENTS: ALLOWEDPROPOSED

FAR:		
1.1 (1.2 IF PARKING IS ENTIRELY UNDER LIVING SPACE)		1.155
SITE AREA:		
2371.5 m2 (25,526.61 sf)		
NET BUILDING AREA:		
2739.0 m <sup>2</sup> (29,482 sf) BASED ON 1.155 FAR		2523.43 m <sup>2</sup> (27,161.97 sf)
MAX SITE COVERAGE FOR BUILDINGS:		
40%		45.4%
MAX SITE COVERAGE INCL PARKING & DRIVEWAYS:		
65%		71.9%
BUILDING HEIGHT:		
4.5 STOREYS OR 18m		4.5 STOREYS / 15.2m
SETBACKS:		
FRONT:	1.5m FOR FIRST 2.5 STOREYS 6.0m FOR UPPER 2 STOREYS	3.66m FOR FIRST 2 STOREYS 6.0m FOR UPPER 2 STOREYS
SIDE:	4.5m FOR FIRST 2.5 STOREYS 7.0m FOR UPPER 2 STOREYS	4.5m FOR FIRST 2 STOREYS 7.0m FOR UPPER 2 STOREYS
REAR:	7.0m	16.9m
PRIVATE OPEN SPACE:		
REQUIRED: 747.5 m <sup>2</sup>	BALCONIES/ PATIOS: OPEN PRIVATE SPACE AT GROUND LEVEL: TOTAL PROVIDED:	478.36 m <sup>2</sup> 614.37 m <sup>2</sup> 1092.73 m <sup>2</sup>
PARKING AND LOADING:		
BACHELOR (STUDIO):	3 x 1.0 = 3 STALLS	PROVIDED: 62 STALLS
1 BEDROOM:	20 x 1.25 = 25 STALLS	FULL-SIZE: 26 STALLS (42%)
2 BEDROOM:	8 x 1.5 = 12 STALLS	MEDIUM-SIZE: 30 STALLS (48%)
3 BEDROOM:	9 x 2.0 = 18 STALLS	SMALL CAR: 6 STALLS (10%)
TOTAL:	58 STALLS	
BICYCLE		
40 UNITS x 0.5 STALLS = 20 STALLS (CLASS I)		PROVIDED: 24 BIKE STALLS
40 UNITS x 0.1 STALLS = 4 STALLS (CLASS II)		
TOTAL:	24 STALLS	

## BUILDING STATISTICS:

BUILDING AREA: 1,063 SM (11,445 SF)	
GROSS CONSTRUCTION AREA: 3,264.6 SM (35,140 SF)	
UNIT TYPOLOGY & COUNT:	
BACHELOR (STUDIO):	3
1 BEDROOM:	20
2 BEDROOM:	8
3 BEDROOM:	9
TOTAL:	40
NUMBER OF STOREYS: 4	

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URBAN PLANNING  
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SEAL

Revisions

No	Date	Description
3	JAN 10, 2019	RE-ISSUED FOR DP

project title

NOW CANADA  
40-UNIT MULTI-FAMILY

project address

1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC

project no.

4068

file no.

drawing title

ZONING & CODE  
ANALISYS

designed

scale

drawn

R.B./R.Y.

checked

R.Y.

drawing no.

A002

plotted JAN 10, 2019



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project no. 4068

file no.  
drawing title  
RENDERINGS

designed	scale
drawn	R.B./R.Y.
checked	R.Y.
drawing no.	

**A102**  
plotted JAN 10, 2019



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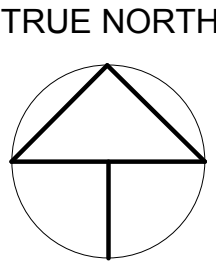
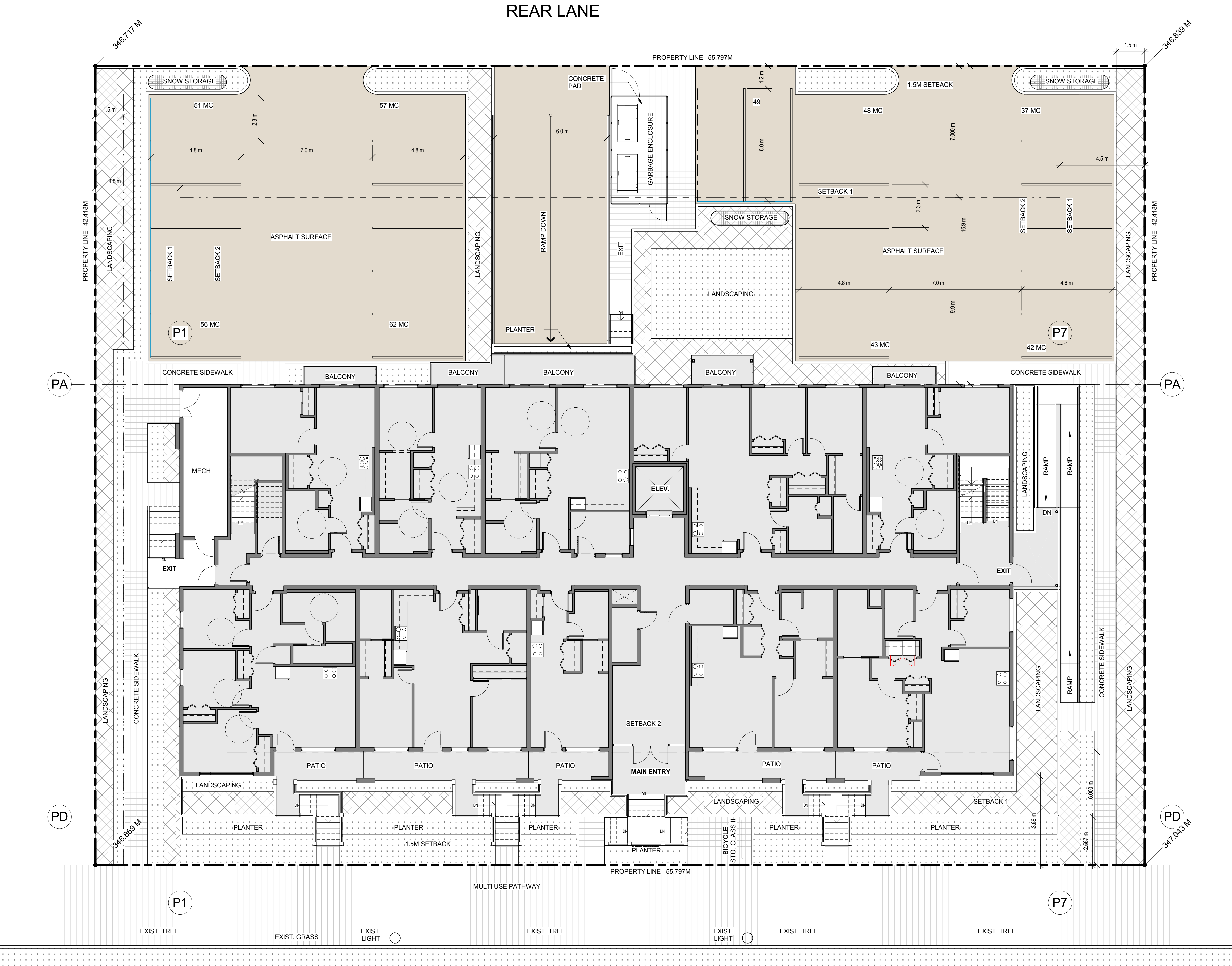
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project no. 4068

drawing title  
RENDERINGS

designed	scale
drawn	R.B./R.Y.
checked	R.Y.
drawing no.	<b>A103</b>
plotted	JAN 10, 2019



SCHEDULEA

This forms part of application  
# DP18-0018 DVP18-0019

Planner  
Initials LK

City of  
Kelowna  
COMMUNITY PLANNING

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AVE., KELOWNA, BC

project no. 4068

file no.

drawing title  
SITE PLAN

designed scale 1 : 100

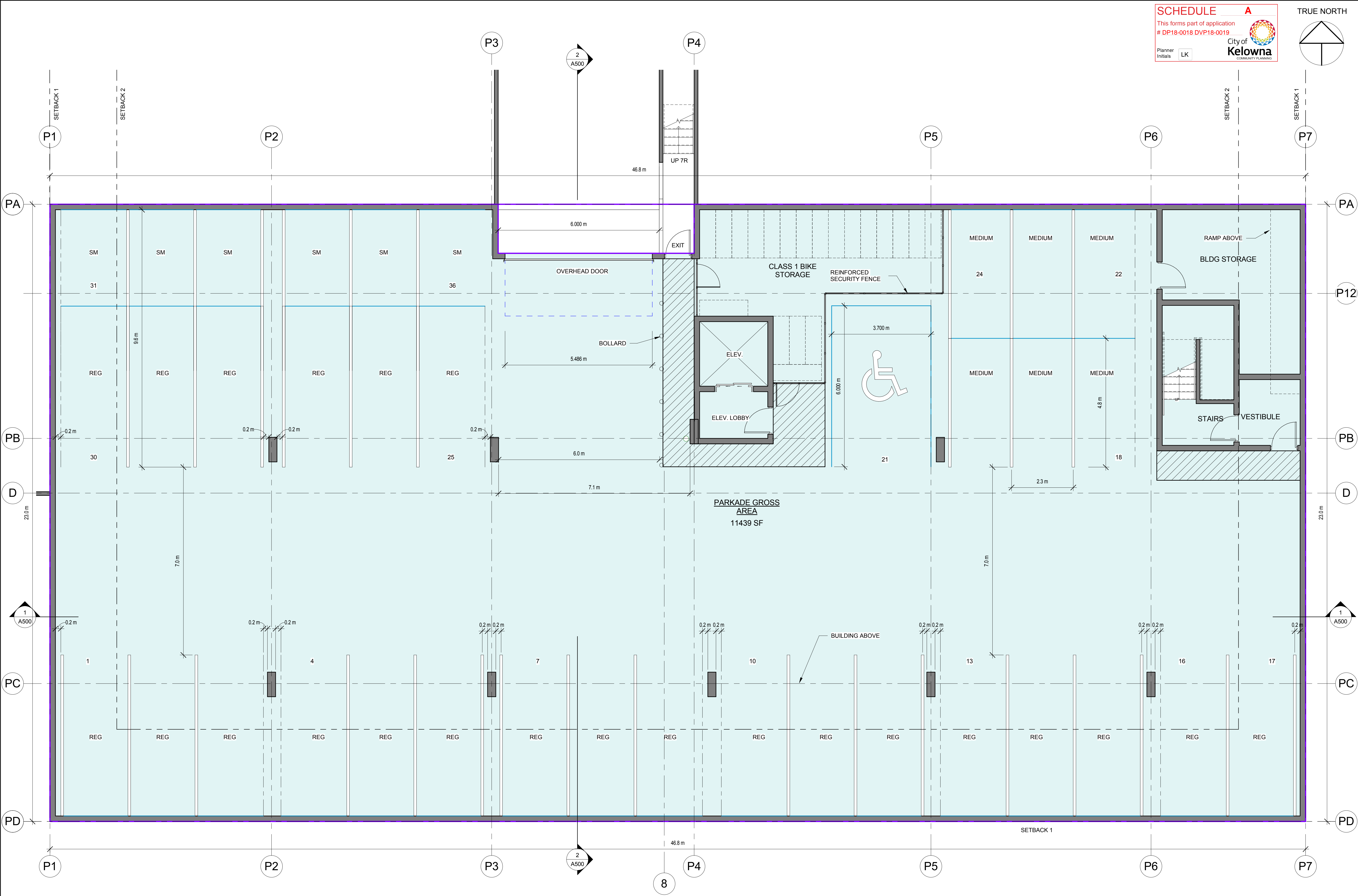
drawn R.B./R.Y.

checked R.Y.

drawing no.

A200

plotted JAN 10, 2019

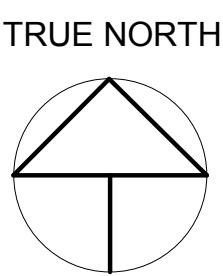


SCHEDULE A

This forms part of application  
# DP18-0018 DVP18-0019

Planner  
Initials LK

City of Kelowna  
COMMUNITY PLANNING



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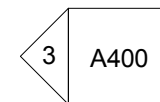
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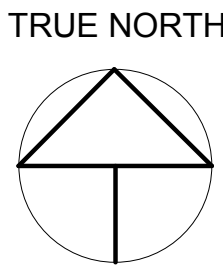
file no.

drawing title  
PARKADE FLOOR  
PLAN

designed	scale 3/16" = 1'-0"
drawn	R.B./R.Y.
checked	R.Y.
drawing no.	

plotted JAN 10, 2019

A300



1 LEVEL 1  
3/16" = 1'-0"

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project address  
**1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC**  
project no. **4068**  
drawing title  
**FIRST FLOOR PLAN**

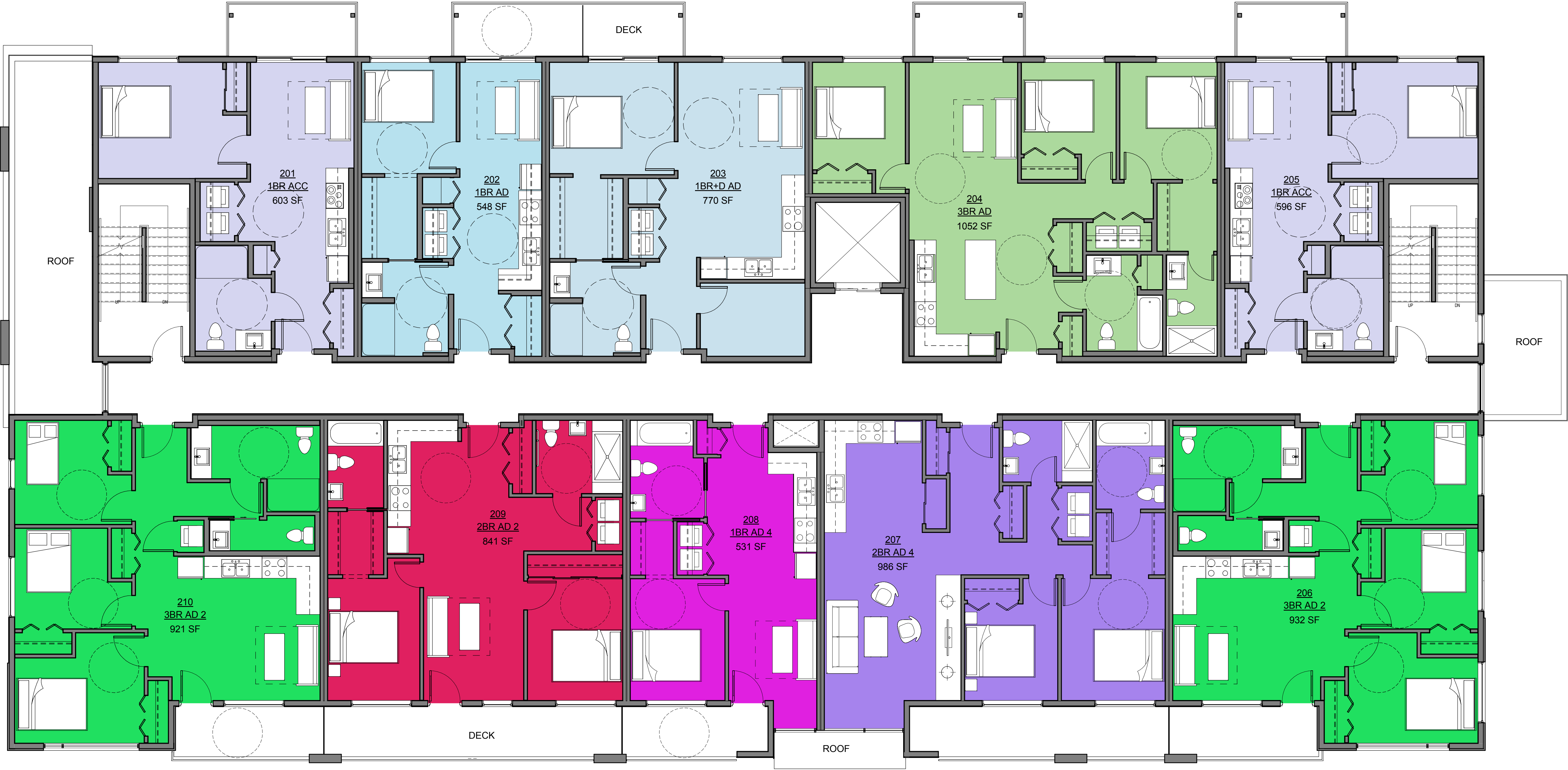
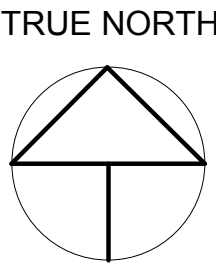
designed \_\_\_\_\_ scale 3/16" = 1'-0"  
drawn \_\_\_\_\_ R.B./R.Y.  
checked \_\_\_\_\_ R.Y.  
drawing no. **A301**  
plotted JAN 10, 2019

SCHEDULEA

This forms part of application  
# DP18-0018 DVP18-0019

Planner  
Initials LK

  
City of  
Kelowna  
COMMUNITY PLANNING



1 LEVEL 2  
3/16" = 1'-0"

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This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



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ARCHITECTURE  
URBAN PLANNING  
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SEAL

Revisions		
No	Date	Description
3	JAN 10, 2019	RE-ISSUED FOR DP

project title

NOW CANADA  
40-UNIT MULTI-FAMILY

project address

1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC

project no.

4068

file no.

drawing title

SECOND FLOOR  
PLAN

designed

scale 3/16" = 1'-0"

drawn

R.B./R.Y.

checked

R.Y.

drawing no.

A302

plotted

JAN 10, 2019

SCHEDULE

A

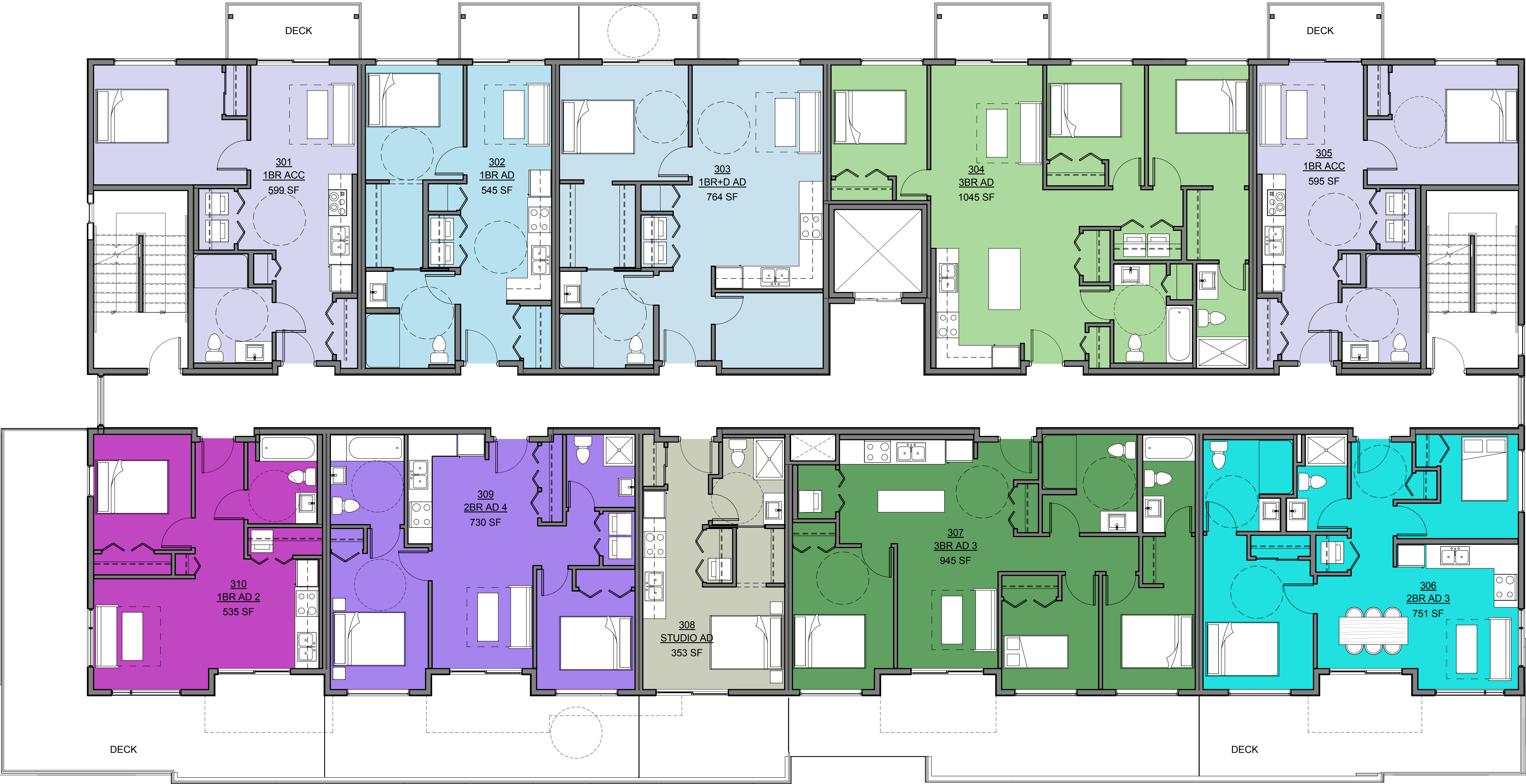
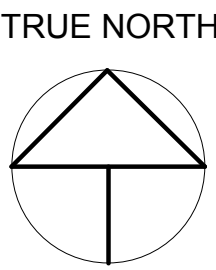
This forms part of application  
# DP18-0018 DVP18-0019

Planner  
Initials

LK

City of  
Kelowna

COMMUNITY PLANNING



1 LEVEL 3  
3/16" = 1'-0"

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Revisions		
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project title  
NOW CANADA  
40-UNIT MULTI-FAMILY

project address  
1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC

project no. 4068

file no.

drawing title  
THIRD FLOOR PLAN

designed	scale	3/16" = 1'-0"
drawn	R.B./R.Y.	
checked	R.Y.	
drawing no.		

plotted JAN 10, 2019

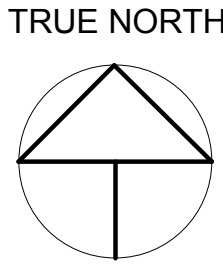
A303

SCHEDULE A

This forms part of application  
# DP18-0018 DVP18-0019

Planner  
Initials LK

  
City of  
Kelowna  
COMMUNITY PLANNING



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Revisions		
No	Date	Description
3	JAN 10, 2019	RE-ISSUED FOR DP

project title  
NOW CANADA  
40-UNIT MULTI-FAMILY

project address  
1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC

project no. 4068

file no.

drawing title  
FOURTH FLOOR  
PLAN

designed scale 3/16" = 1'-0"

drawn R.B./R.Y.

checked R.Y.

drawing no.

plotted JAN 10, 2019

A304



1 LEVEL 4  
3/16" = 1'-0"



EXTERIOR MATERIAL LEGEND	
1.	ARCHITECTURAL CONCRETE
2.	HARDI PANEL - WHITE
3.	HARDI PANEL - DARK BROWN
4.	HARDI PANEL - GRAY-BLUE
5.	BRICK VANEER - BROWN
6.	ALUMINUM RAILINGS - BLACK
7.	ALUMINUM CURTAIN WALL
8.	EXTERIOR ALUMINUM ENTRY DOORS
9.	ROOF TOP UNIT
10.	METAL GARAGE DOOR - INSULATED
11.	METAL CAP-FLASHING
12.	PRIVACY SCREEN
13.	PHOTOVOLTAIC PANELS
14.	STRUCTURAL COLUMN

SCHEDULE B

This forms part of application  
# DP18-0018 DVP18-0019

Planner  
Initials

LK

City of Kelowna

COMMUNITY PLANNING



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project title

NOW CANADA  
40-UNIT MULTI-FAMILY

project address

1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC

project no.

4068

file no.

drawing title

EXTERIOR  
ELEVATIONS

designed

scale

As Indicated

drawn

R.B./R.Y.

checked

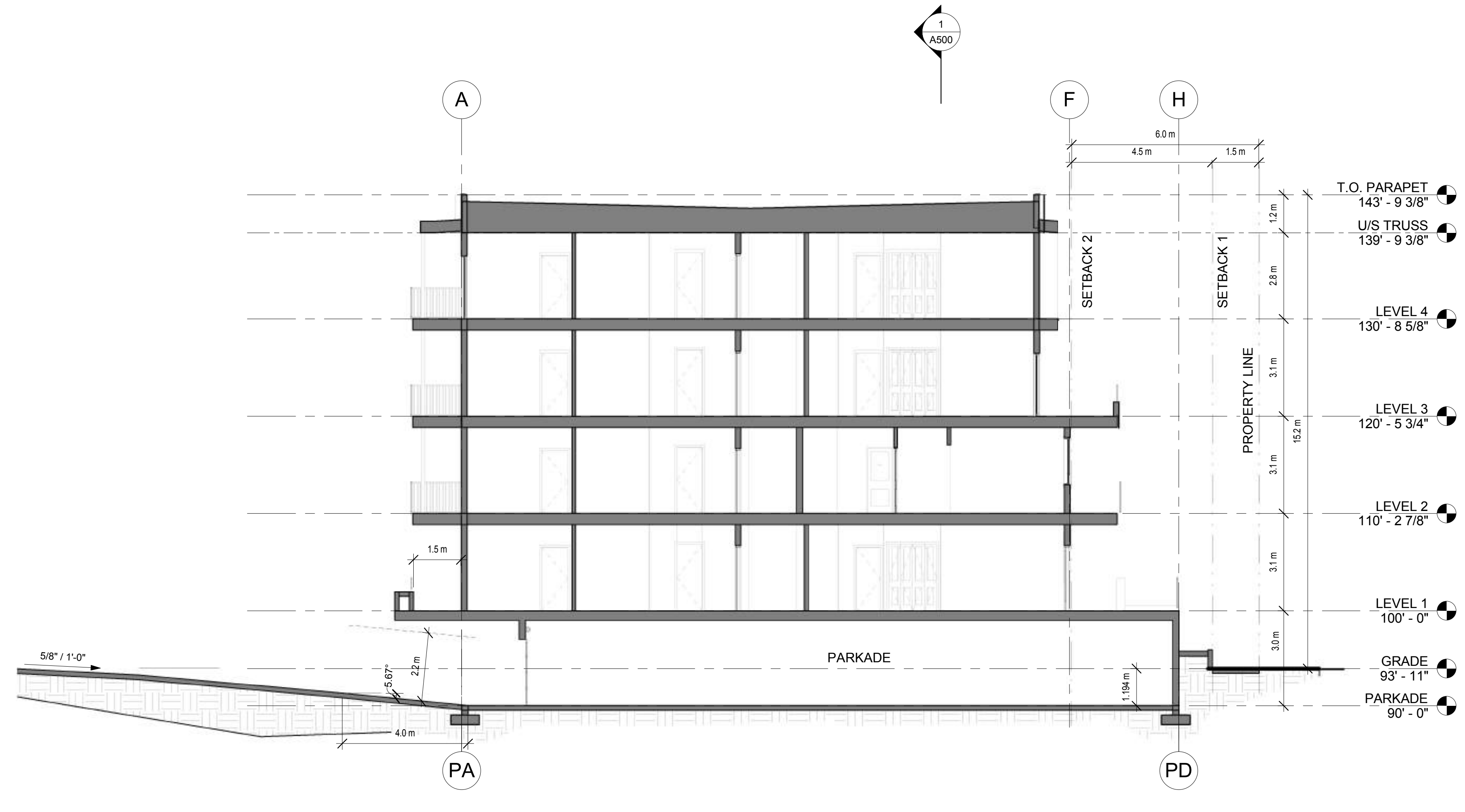
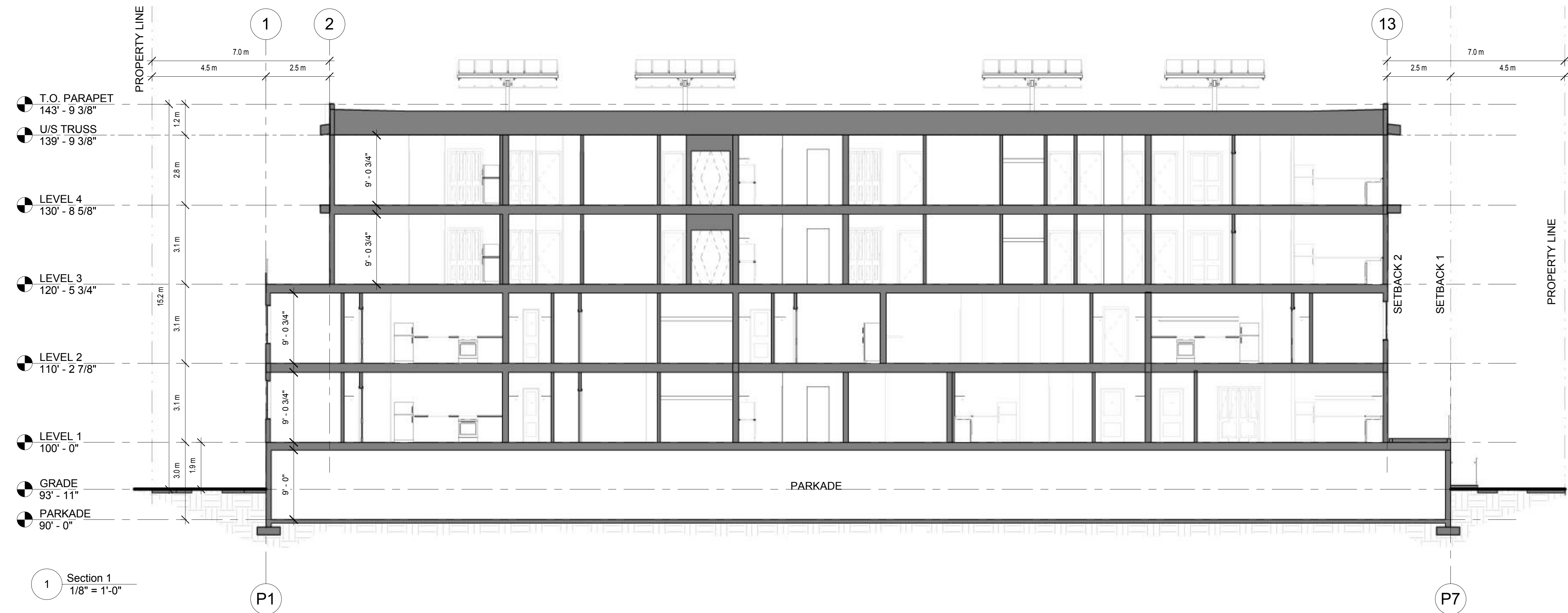
R.Y.

drawing no.

A400

plotted

JAN 10, 2019



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SEAL

Revisions

No	Date	Description
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project title

NOW CANADA  
40-UNIT MULTI-FAMILY

project address

1044, 52, & 74 CAWSTON  
AVE., KELOWNA, BC

project no.

4068

file no.

drawing title

BUILDING SECTIONS

designed

scale

1/8" = 1'-0"

drawn

R.B./R.Y.

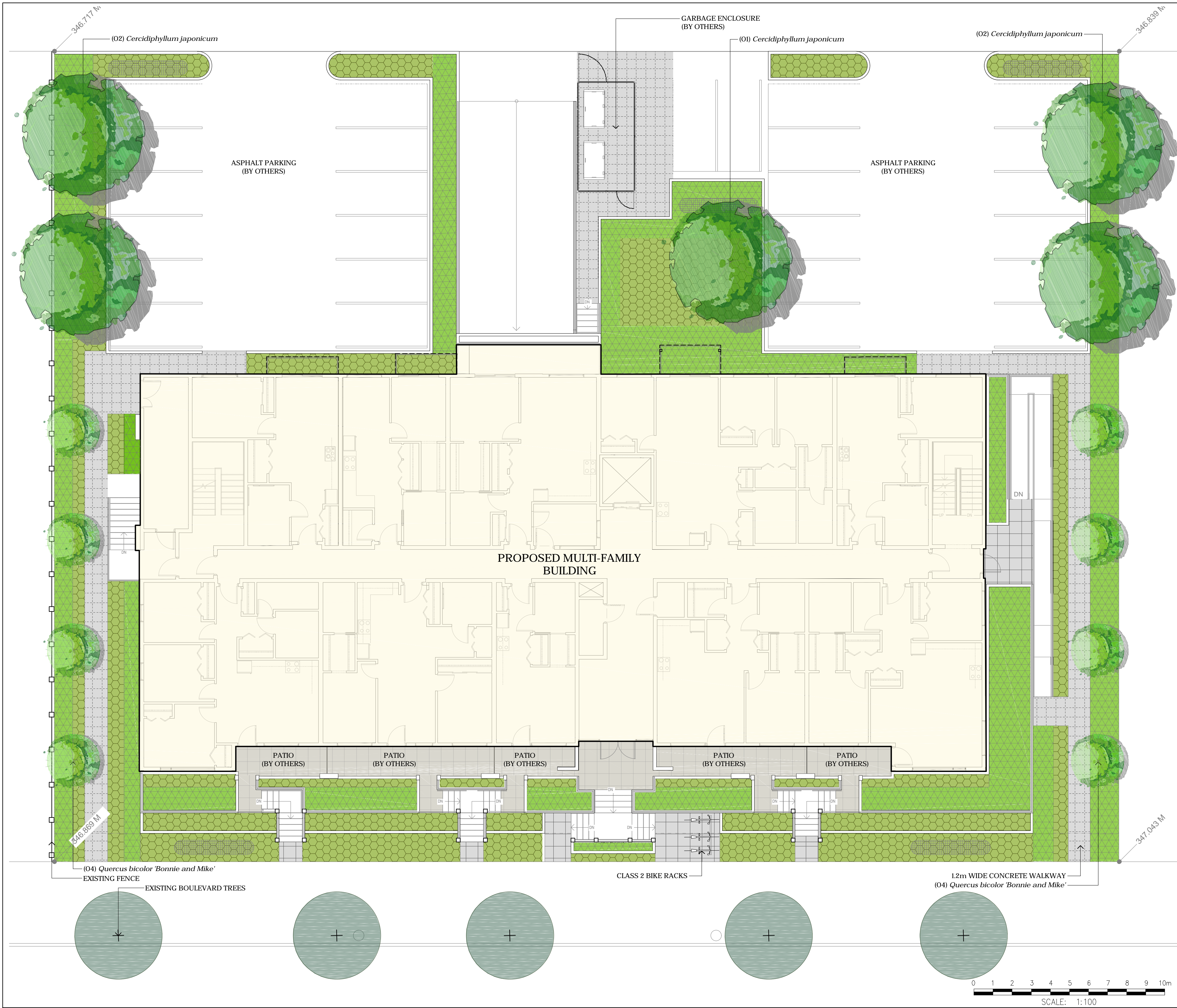
checked

R.Y.

drawing no.

**A500**

plotted JAN 10, 2019



SITE PLAN LEGEND:

- DECIDUOUS TREE
- PROPERTY LINE
- GRASS / PERENNIAL MULCHED PLANTING BEDS
- SHRUB PLANTING MULCHED PLANTING BEDS
- PATIO (BY OTHERS)
- CONCRETE WALKWAY
- BIKE RACK

LANDSCAPE DEVELOPMENT DATA:

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (HtxWd.)
<b>Trees Deciduous</b>				
<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B	12.0m x 8.0m
<i>Quercus bicolor 'Bonnie and Mike'</i>	Beacon Oak	6cm Cal	B&B	12.0m x 4.5m
<b>Shrubs / Grasses</b>				
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#01	Potted	1.0m x 1.0m
<i>Cornus alba 'Bailhalo'</i>	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	#01	Potted	2.0m x 2.0m
<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Hair Grass	#01	Potted	1.0m x 1.5m
<i>Pennisetum alopecuroides 'Red Head'</i>	Red Head Fountain Grass	#01	Potted	1.2m x 1.2m
<b>Perennials</b>				
<i>Allium 'Globemaster'</i>	Persian Onion		bulb	
<i>Echinacea purpurea 'Magnus'</i>	Magnus Coneflower	#01	Potted	1.0m x 0.75m
<i>Nepeta x fassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.90m x 0.90m
<i>Rudbeckia hirta 'Indian Summer'</i>	Black Eyed Susan	#01	Potted	0.75m x 1.0m

REPRESENTATIVE IMAGES

*Cercidiphyllum japonicum*

*Quercus bicolor 'Bonnie and Mike'*

*Euonymus alatus 'Compactus'*

*Buxus 'Green Gem' with Allium*

*Cornus alba 'Bailhalo'*

*Echinacea purpurea 'Magnus'*

*Nepeta x fassenii 'Walker's Low'*

*Rudbeckia hirta 'Indian Summer'*

*Pennisetum alopecuroides 'Red Head'*

*Miscanthus sinensis 'Gracillimus'*

Bike Racks