



Development Permit & Development Variance Permit DP18-0120/DVP18-0121

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

365-367 Hein Road

and legally known as

Strata Lots 1 & 2 Section 27 TWP 26 ODYD Strata Plan KAS2718 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

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

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:

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM5 – Medium Density Multiple Housing

Future Land Use Designation: Multiple Unit Residential (Medium 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: 1918951 Alberta Ltd., Inc. No. 2019189519

Applicant: New Town Services – Jesse Alexander

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.11.6(b): RM5 – Medium Density Multiple Housing Development Regulations

To vary the maximum site coverage from 40% permitted to 47.3% proposed.

Table 8.3.1 Required Off-Street Parking Requirements - Residential Parking

To vary the number of parking spaces from 30 required to 28 proposed.

This Development Permit is valid for two (2) years from the date of 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 **OR** certified cheque in the amount of **\$60,203.69**

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.**

BUILDING / SITE SUMMARY

CIVIC ADDRESS	365 & 367 HEIN ROAD, KELOWNA, BC
LEGAL	LOT CP, PLAN K2718
CURRENT ZONING	RU6 - TWO DWELLING HOUSING
PROPOSED ZONING	RM5 - MEDIUM DENSITY MULTIPLE HOUSING
SITE AREA	1,391.81m ²

SETBACK SUMMARY

SITE SETBACKS	REQUIRED	PROPOSED
FRONT YARD	6 METRES	6 METRES
SIDE YARD	4.5 METRES	4.5 METRES
REAR YARD	9 METRES	9 METRES
FRONT YARD LEVEL 2	6 METRES	6 METRES
SIDE YARD LEVEL 2	7 METRES	7 METRES
REAR YARD LEVEL 2	9 METRES	9 METRES

SITE COVERAGE

SITE COVERAGE	PERMITTED	PROPOSED
40% MAX	556.7 m ²	659 m ² (47.34%) Variance Required
TOTAL COVERAGE	PERMITTED	PROPOSED
65% MAX (BUILDING & HARDSCAPE)	905 m ²	905 m ² (65%)
FLOOR AREA RATIO (FAR)	PERMITTED	PROPOSED
1.1 (BASE)	1.1	-
0.1 MAX (UNDER COVER PARKING BONUS)	0.1x PROVIDED = 0.079	-
	1.179 (1,641 m²)	1.112 (1,547 m²)
BUILDING HEIGHT	PERMITTED	PROPOSED
	4.5 STOREYS	4.5 STOREYS
	18 METRES	14.5 METRES

TENANCIES

	COUNT	%
STUDIO	4	16.5%
1 BEDROOM	11	46%
1 BEDROOM+DEN	5	21%
2 BEDROOM	4	16.5%
TOTAL	24	(100%)

PARKING - REQUIREMENT

VEHICLE PARKING	REQUIRED	
1.0 PER STUDIO	4	
1.25 PER 1 BEDROOM	20	
1.50 PER 2 BEDROOM	6	
0.14 PER DWELLING UNIT	3.36	
TOTAL	33 (33.36)	30 under current parking regulations
		60% FULL SIZED CAR, 40% MEDIUM CAR

PARKING - PROVIDED

VEHICLE PARKING	PROVIDED	
TOTAL	28	VARIANCE REQUIRED
		64% FULL SIZED CAR, 36% MEDIUM CAR

BICYCLES

	REQUIRED	PROVIDED
CLASS 1: 0.5 PER TENANCY	12	30 28
CLASS 2: 0.1 PER TENANCY	3	4

AMENITY

PRIVATE OPEN SPACE	REQUIRED	PROPOSED
7.5m ² PER STUDIO	30 m ²	
15m ² PER 1 BEDROOM	300 m ²	
25m ² PER 2 BEDROOM	30 m ²	
TOTAL	360 m²	407.8 m² ON SITE

NOTE:

- All figures have been based on preliminary information and are subject to verification.
- The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.

SCHEDULE A

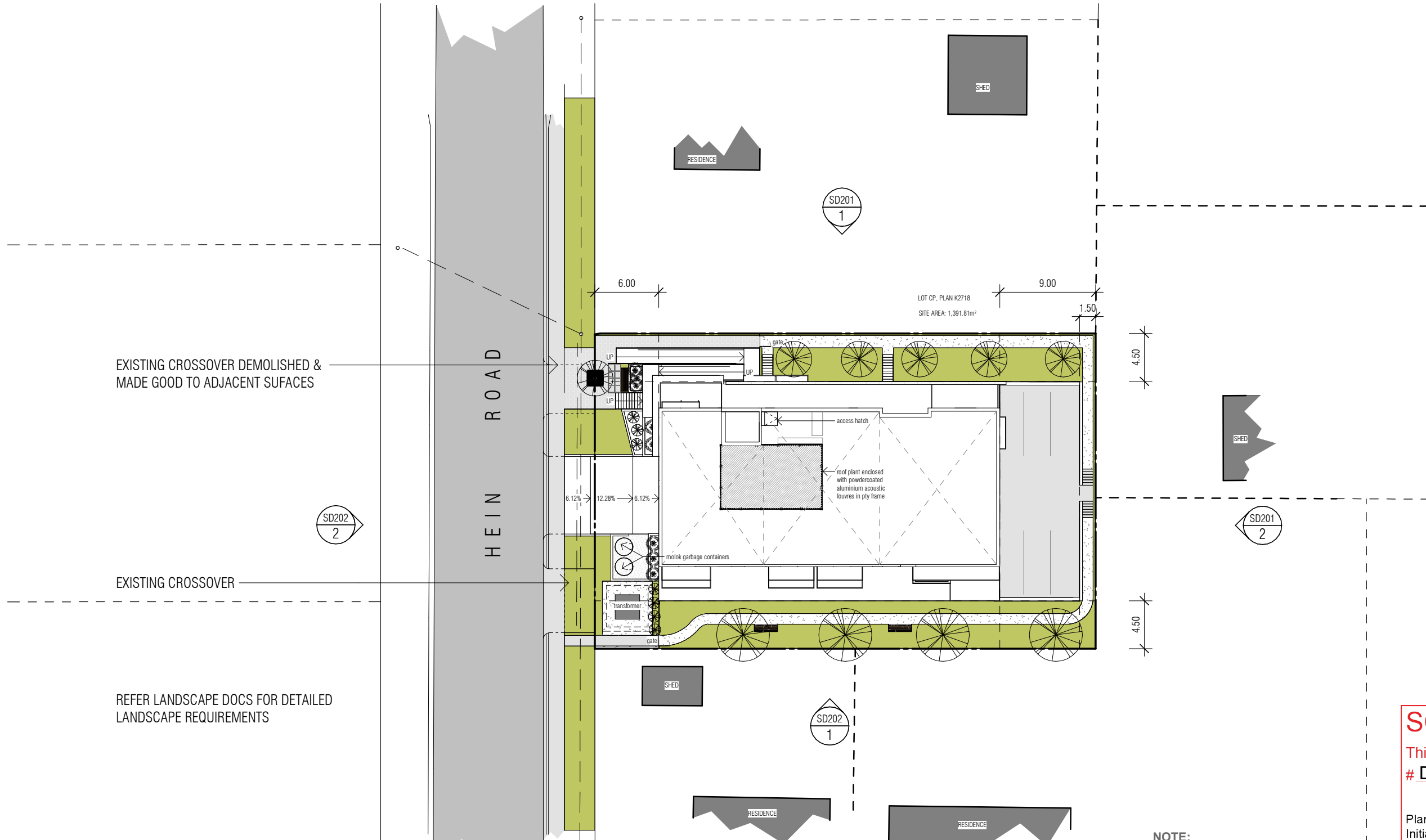
This forms part of application
DP18-0120 & DVP18-012

Planner Initials AJ



City of Kelowna
DEVELOPMENT PLANNING

PRELIMINARY



EXISTING CROSSOVER DEMOLISHED & MADE GOOD TO ADJACENT SUFACES

EXISTING CROSSOVER

REFER LANDSCAPE DOCS FOR DETAILED LANDSCAPE REQUIREMENTS

LOT CP, PLAN K2718
SITE AREA: 1,391.81m²

SCHEDULE A

This forms part of application
DP18-0120 & DVP18-012

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **AJ**

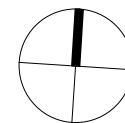
NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

1 SITE PLAN
SCALE 1 : 400

PRELIMINARY

Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION	NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION	NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION	NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE
-	22/03/18	Client Initial Review	NTAE



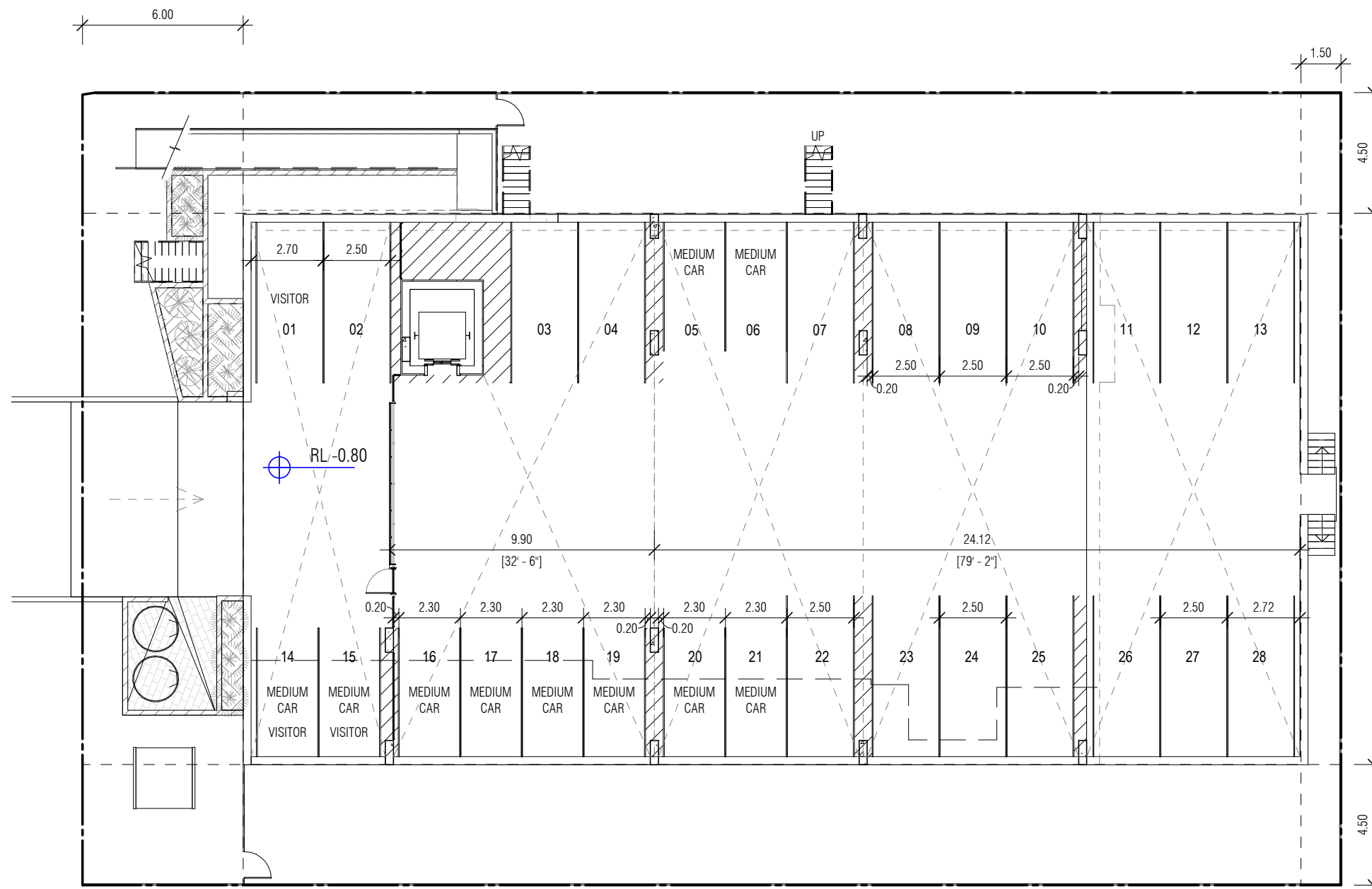
SCHEDULE A

This forms part of application
DP18-0120 & DVP18-012



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **Aj**



PARKING SCHEDULE

Mark	Size	Type
01	2500(w)x6000(d)	STANDARD - END
02	2500(w)x6000(d)	STANDARD - END
03	2500(w)x6000(d)	STANDARD
04	2500(w)x6000(d)	STANDARD - END
05	2300(w)x4800(d)	MEDIUM
06	2300(w)x4800(d)	MEDIUM
07	2500(w)x6000(d)	STANDARD - END
08	2500(w)x6000(d)	STANDARD - END
09	2500(w)x6000(d)	STANDARD
10	2500(w)x6000(d)	STANDARD - END
11	2500(w)x6000(d)	STANDARD - END
12	2500(w)x6000(d)	STANDARD
13	2500(w)x6000(d)	STANDARD - END
14	2300(w)x4800(d)	MEDIUM
15	2300(w)x4800(d)	MEDIUM
16	2300(w)x4800(d)	MEDIUM
17	2300(w)x4800(d)	MEDIUM
18	2300(w)x4800(d)	MEDIUM
19	2300(w)x4800(d)	MEDIUM
20	2300(w)x4800(d)	MEDIUM
21	2300(w)x4800(d)	MEDIUM
22	2500(w)x6000(d)	STANDARD - END
23	2500(w)x6000(d)	STANDARD - END
24	2500(w)x6000(d)	STANDARD
25	2500(w)x6000(d)	STANDARD - END
26	2500(w)x6000(d)	STANDARD - END
27	2500(w)x6000(d)	STANDARD
28	2500(w)x6000(d)	STANDARD - END

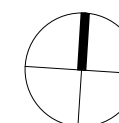
TYPE	COUNT	% of TOTAL	PERMITTED
MEDIUM CAR	10	30.3%	(OF 40%)
STANDARD CAR	18	54.5%	(OF 60%)

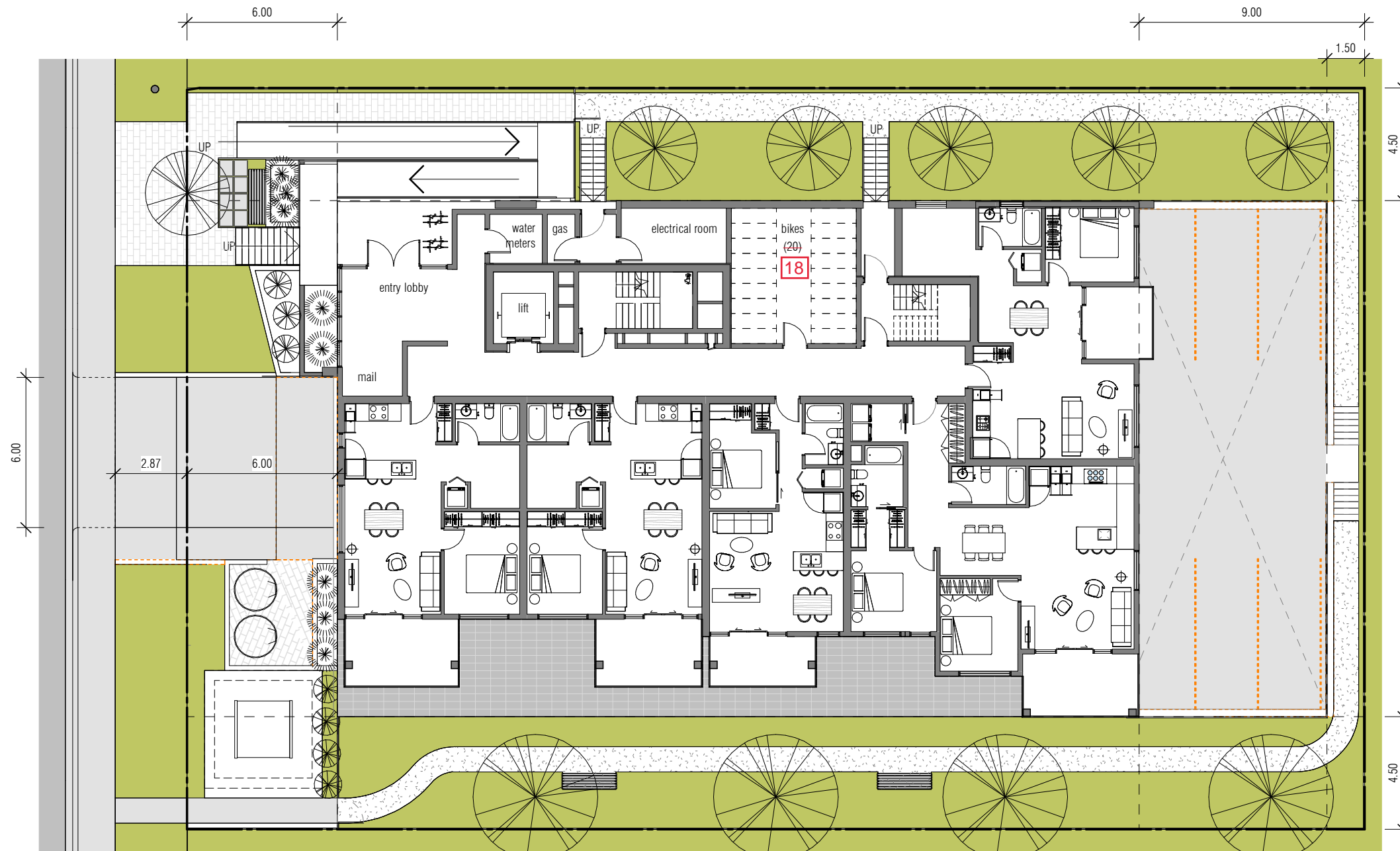
NOTE:

- All figures have been based on preliminary information and are subject to verification.
- The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.

1 Basement
SCALE 1 : 200

PRELIMINARY





NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

SCHEDULE A

This forms part of application
DP18-0120 & DVP18-012

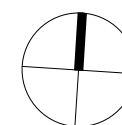
City of Kelowna
DEVELOPMENT PLANNING

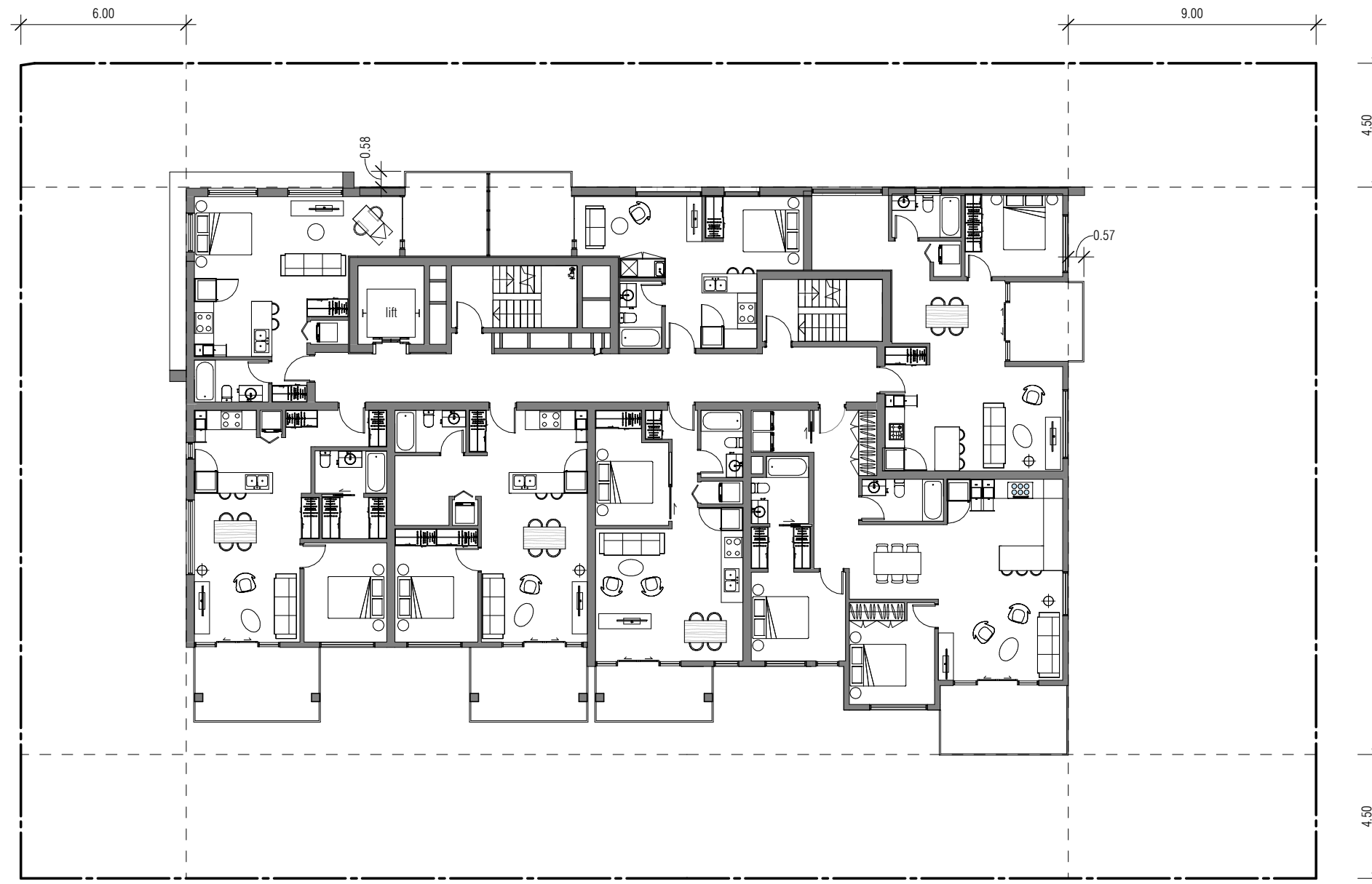
Planner Initials AJ

1 Level 1
SCALE 1 : 200

PRELIMINARY

Revisions	Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION		NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION		NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION		NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION		NTAE
B	18/05/18	DEVELOPMENT PERMIT		NTAE
A	11/05/18	Client Review		NTAE
-	22/03/18	Client Initial Review		NTAE





SCHEDULE A

This forms part of application
 # DP18-0120 & DVP18-012

City of Kelowna
 DEVELOPMENT PLANNING

Planner Initials **AJ**

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

1 Level 2
 SCALE 1 : 200

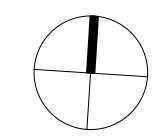
PRELIMINARY



Copyright
 © 2018 New Town Services

Notes
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to New Town Services. If in any doubt whatsoever contact New Town Services.

Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION	NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION	NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION	NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE
-	22/03/18	Client Initial Review	NTAE



Project
 HEIN ROAD APARTMENTS

365 & 367 HEIN ROAD
 KELOWNA, BC, V1X 4A2

Client
 DARSHAN PANNU

300 TERRAI COURT
 KELOWNA, BC, V1X 5V6

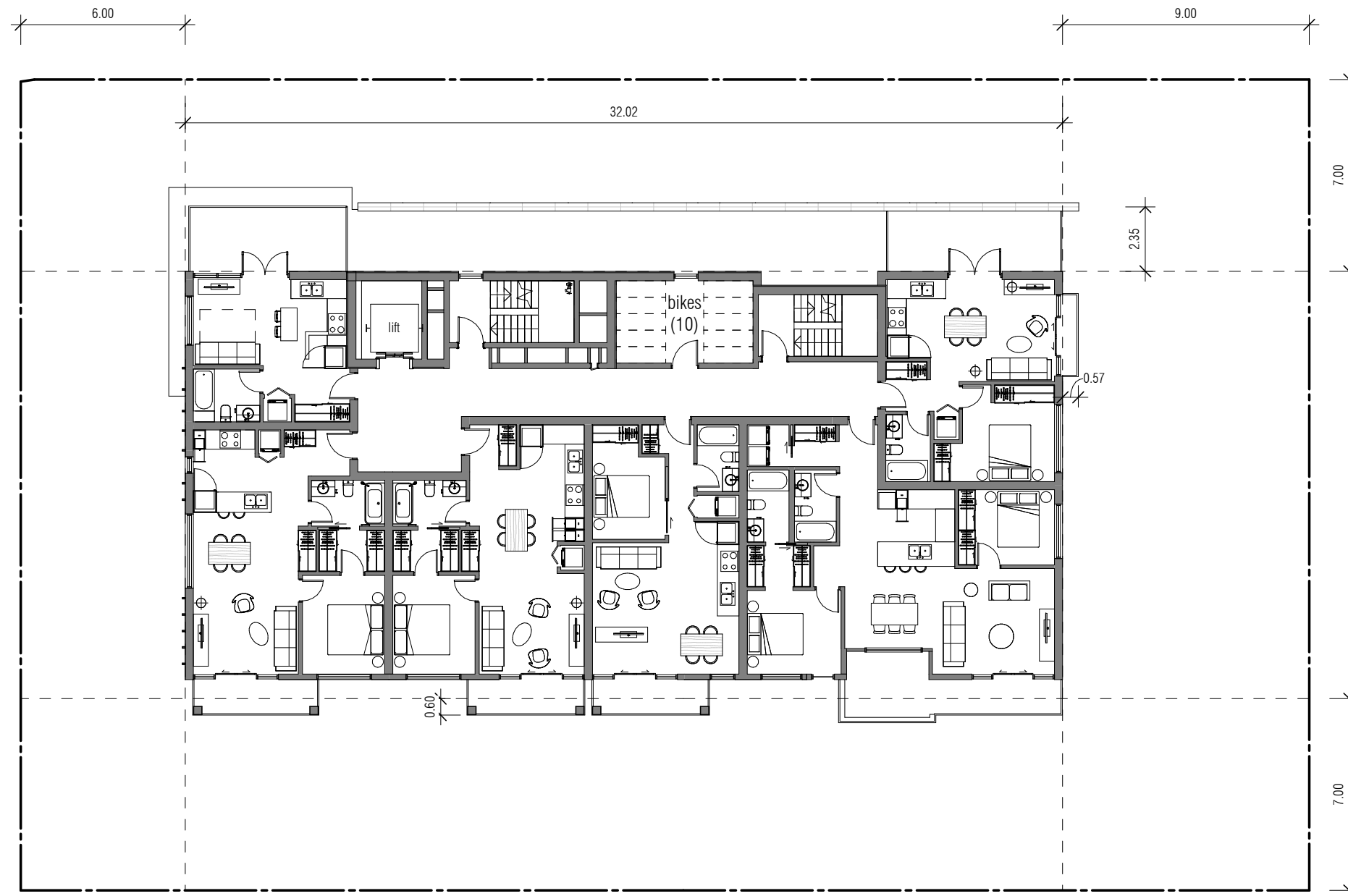
Drawing title
 FLOOR PLAN - LEVEL 2

Date created 22/03/18
 Checked NTAE
 Approved NTAE

Scale 1 : 200 @ 11x17

A 1464 St Paul Street Kelowna BC V1Y 2E6
 E office@newtownservices.net T 1 250 860 8185

Project number 4017
 Drawing number SD007
 Status PRELIMINARY
 Revision F



NOTE:

- 1.
- 2.

All figures have been based on preliminary information and are subject to verification. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.

SCHEDULE A

This forms part of application
DP18-0120 & DVP18-012

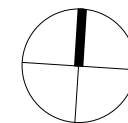

City of Kelowna
DEVELOPMENT PLANNING

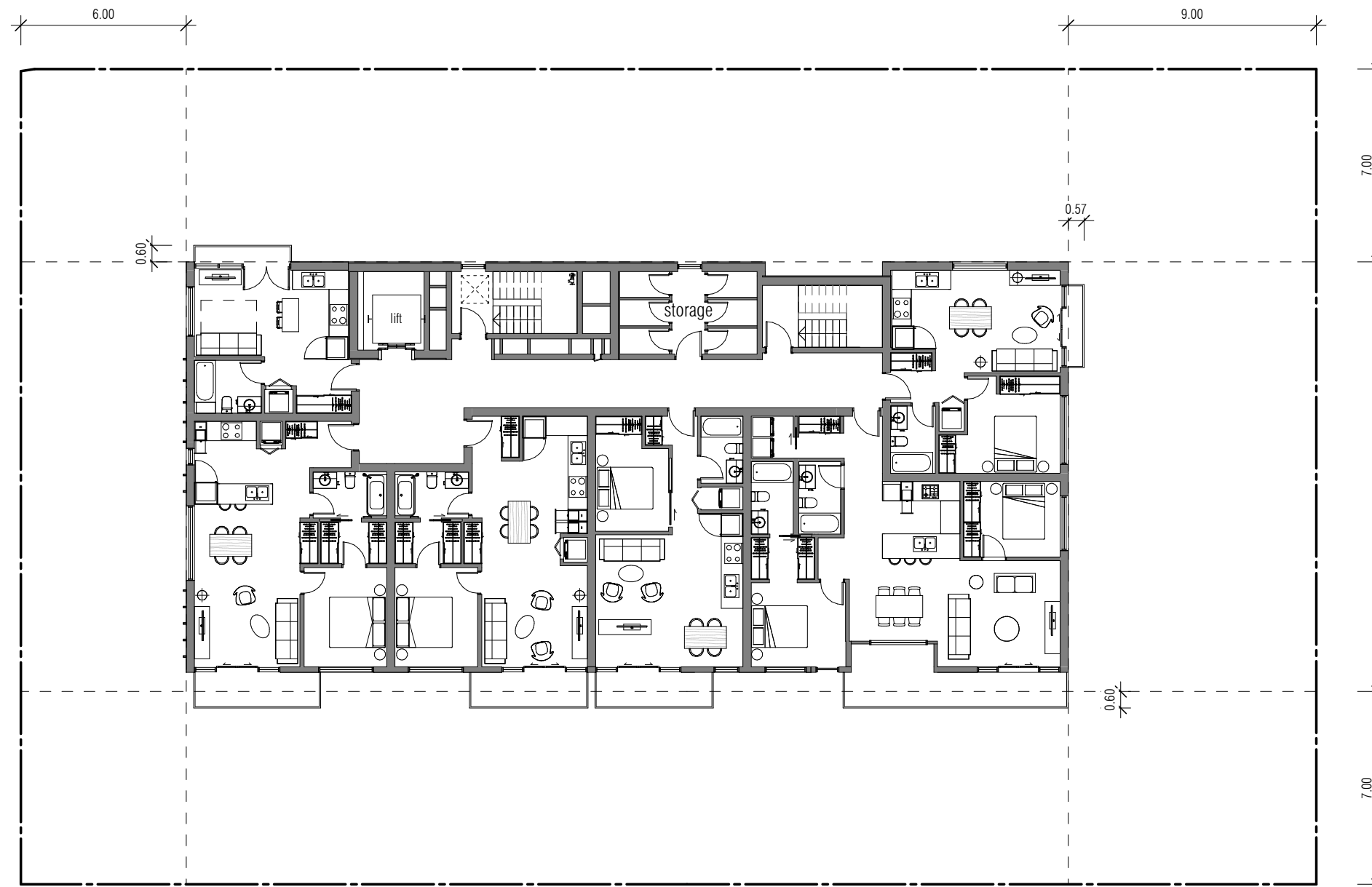
Planner Initials AJ

1 Level 3
SCALE 1 : 200

PRELIMINARY

Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION	NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION	NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION	NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE
-	22/03/18	Client Initial Review	NTAE





SCHEDULE A

This forms part of application
 # DP18-0120 & DVP18-012

City of Kelowna
 DEVELOPMENT PLANNING

Planner Initials **AJ**

NOTE:

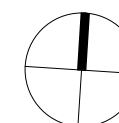
- 1.
- 2.

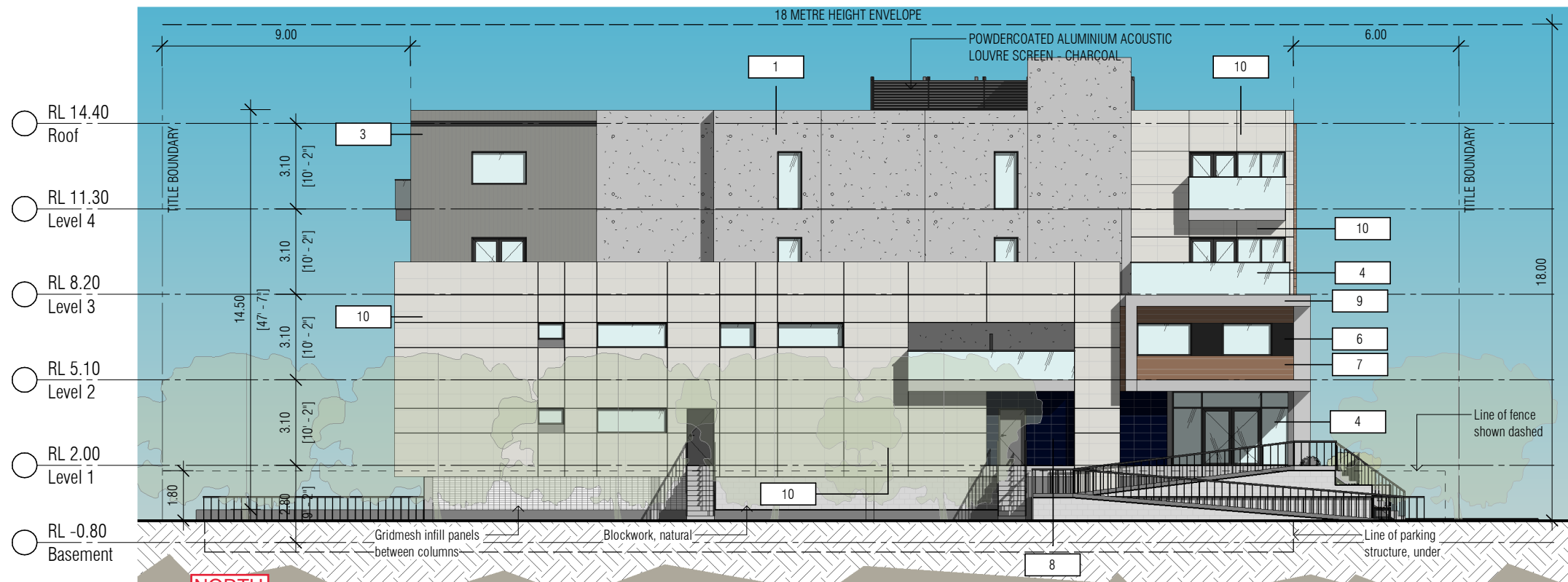
All figures have been based on preliminary information and are subject to verification. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.

1 Level 4
 SCALE 1 : 200

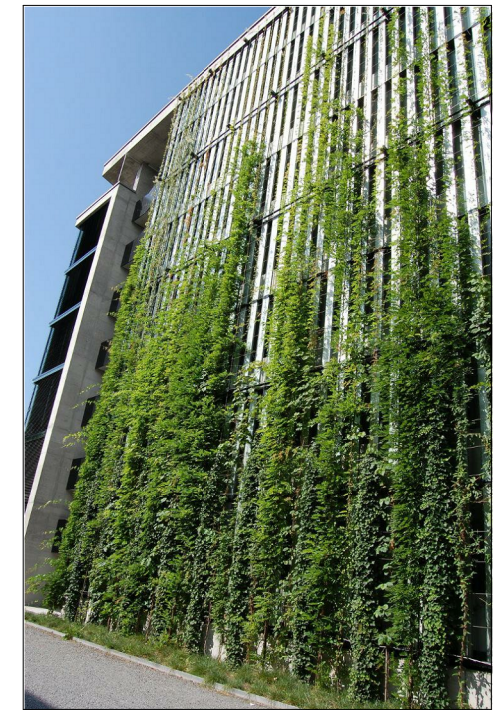
PRELIMINARY

Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION	NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION	NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION	NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE
-	22/03/18	Client Initial Review	NTAE

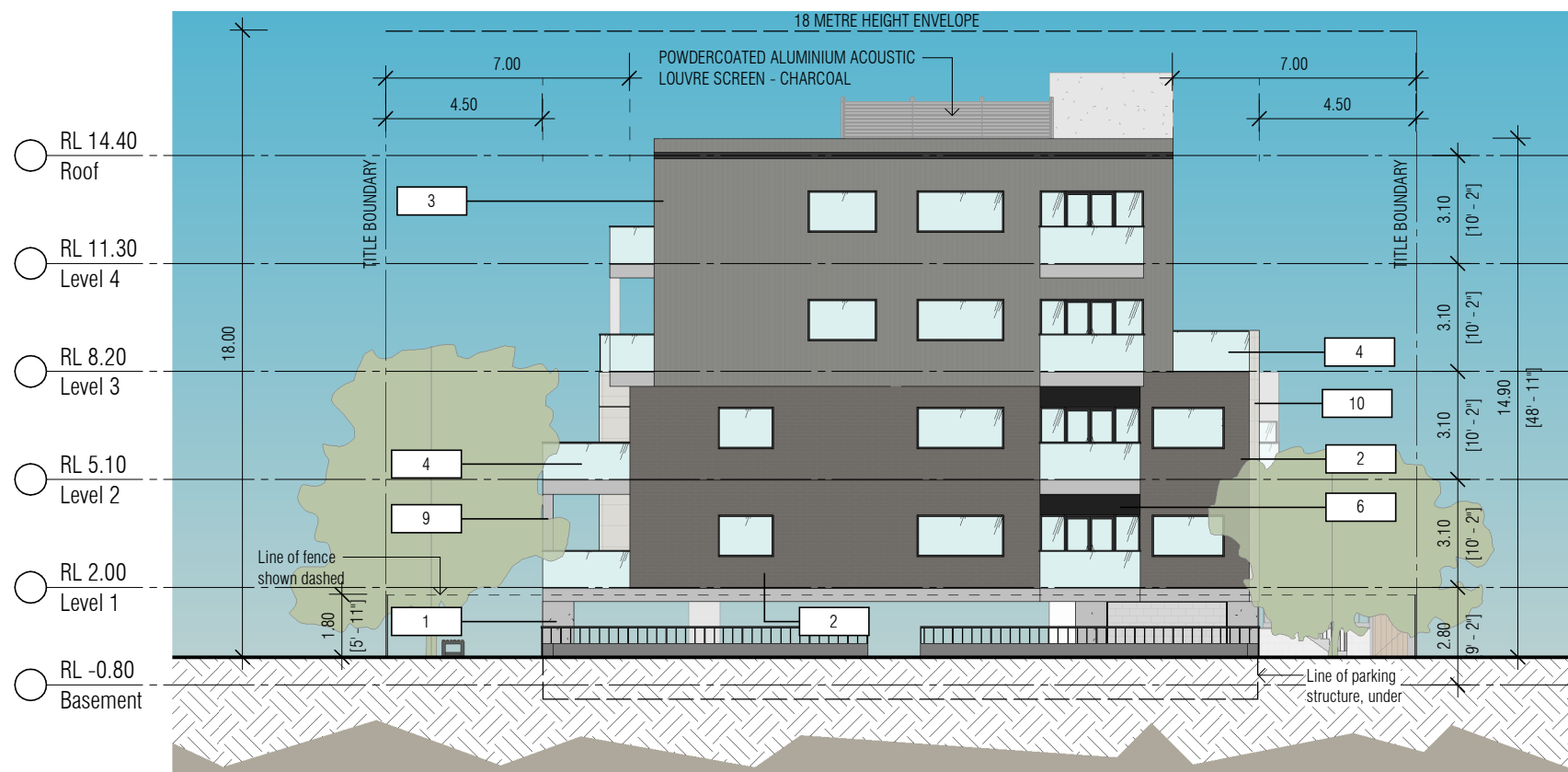




1 SOUTH Elevation
SD003 SCALE 1 : 200



INDICATIVE GREEN WALL ON GRIDMESH, TO PARKING STRUCTURE WALLS, TYPICAL



2 EAST Elevation
SD003 SCALE 1 : 200

LEGEND

- 1 COMPRESSED FIBROUS CEMENT SHEET - STUCCO FINISH - CONCRETE
- 2 THIN BRICK VENEER
- 3 VERTICAL PROFILED METAL CLADDING - CHARCOAL
- 4 GLAZING & BALUSTRADES - CLEAR VISION GLASS
- 5 COMPRESSED FIBROUS CEMENT SHEET - STUCCO FINISH - BLUE
- 6 COMPRESSED FIBROUS CEMENT SHEET - CHARCOAL
- 7 HORIZONTAL METAL PLANK PANELS - TIMBER LOOK
- 8 GLAZED TILE - STACK BOND - MIDNIGHT
- 9 STUCCO - TROWEL FINISH - OFF WHITE
- 10 PANELISED COMPRESSED FIBROUS CEMENT SHEET WITH SHADOWLINE REVEALS - OFF WHITE

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

PRELIMINARY

SCHEDULE B

This forms part of application
DP18-0120 & DVP18-012

Planner Initials **AJ**

City of Kelowna
DEVELOPMENT PLANNING



Copyright
© 2018 New Town Services

Notes
This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to New Town Services. If in any doubt whatsoever contact New Town Services.

Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION	NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION	NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION	NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE
-	22/03/18	Client Initial Review	NTAE

Project
HEIN ROAD APARTMENTS

365 & 367 HEIN ROAD
KELOWNA, BC, V1X 4A2

Client
DARSHAN PANNU

300 TERRAI COURT
KELOWNA, BC, V1X 5V6

Drawing title
ELEVATION - SOUTH & EAST

Date created
22/03/18

Checked
NTAE

Approved
NTAE

Scale
1 : 200 @ 11x17

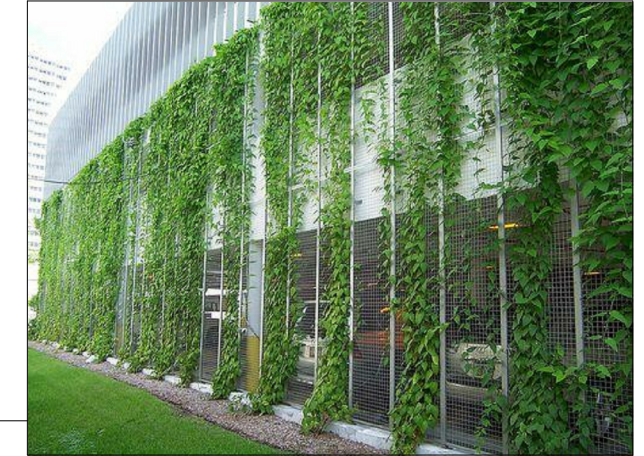
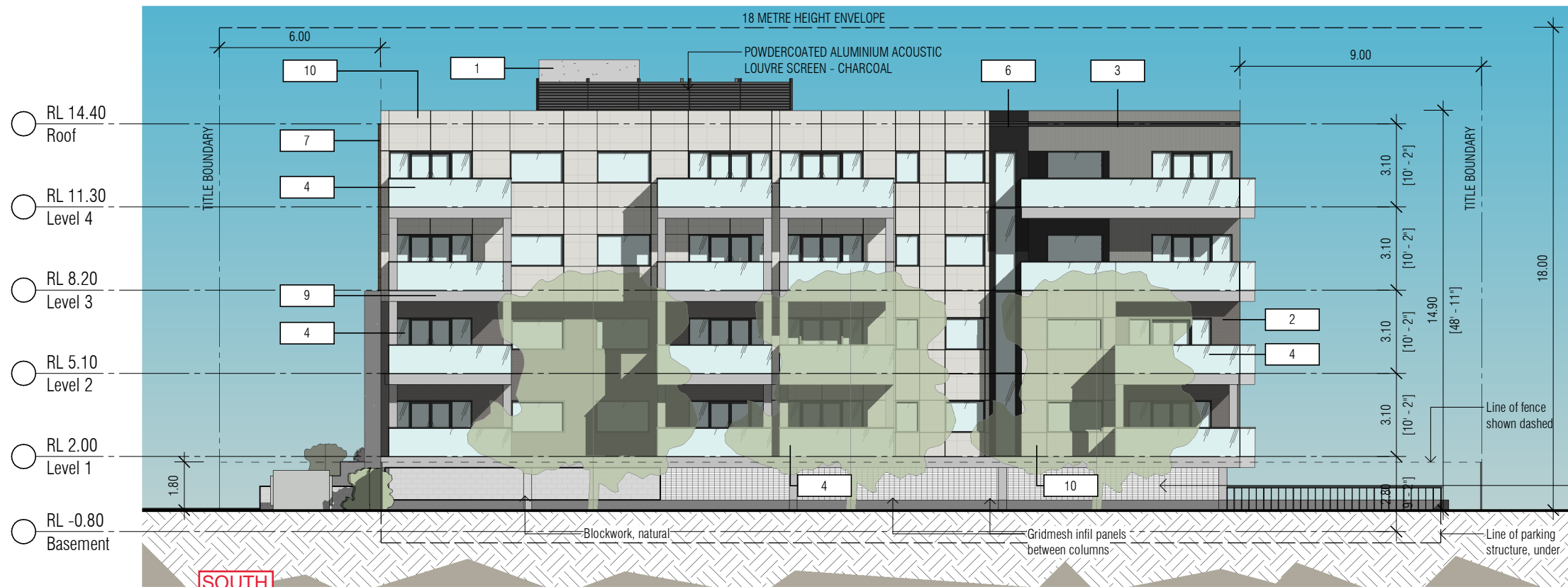
A 1464 St Paul Street Kelowna BC V1Y 2E6
E office@newtownservices.net T 1 250 860 8185

Project number
4017

Drawing number
SD201

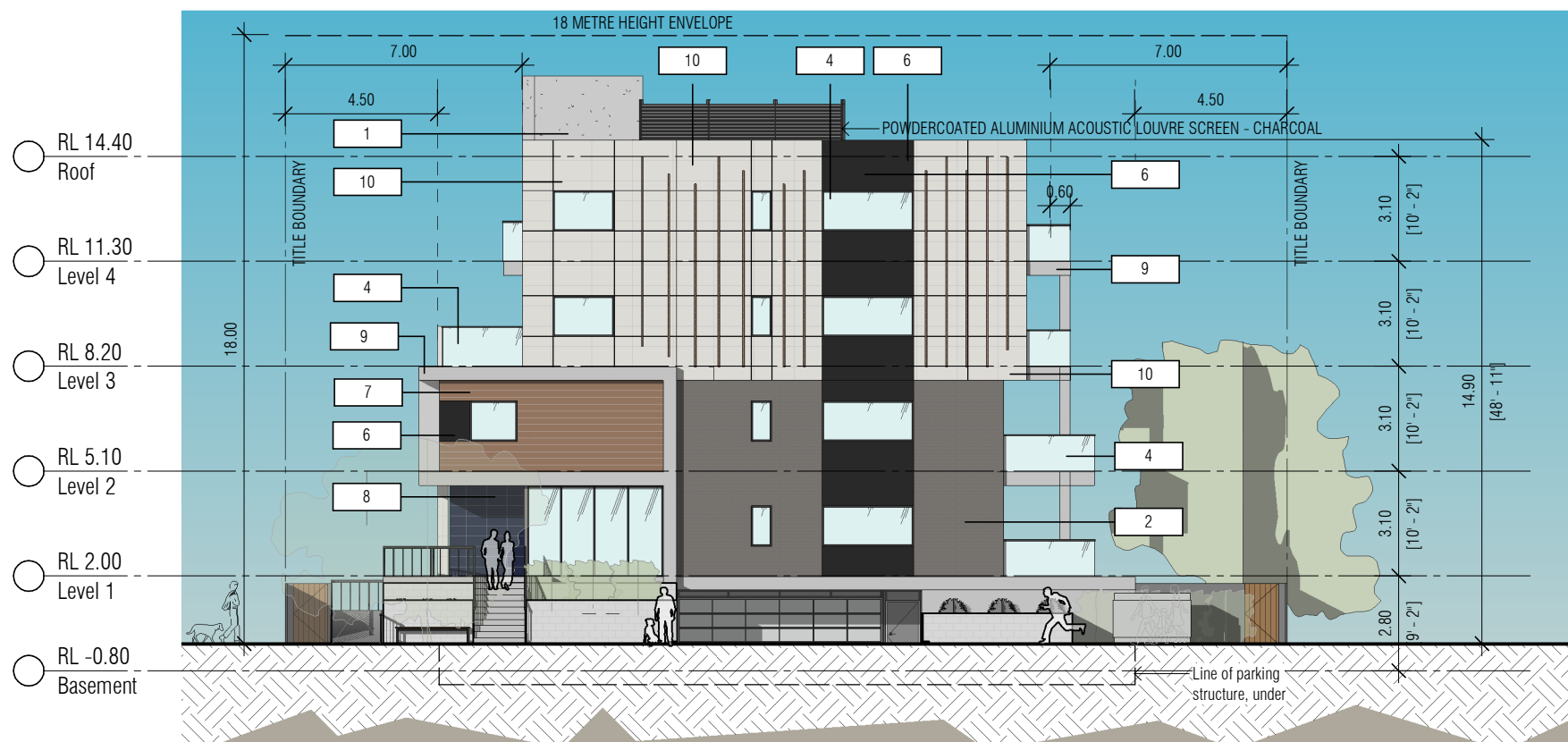
Revision
F

Status
PRELIMINARY



INDICATIVE GREEN WALL ON GRIDMESH TO PARKING STRUCTURE WALL, TYPICAL

1 SOUTH NORTH Elevation
SD003 SCALE 1 : 200



2 WEST Elevation
SD003 SCALE 1 : 200

LEGEND

- 1 COMPRESSED FIBROUS CEMENT SHEET - STUCCO FINISH - CONCRETE
- 2 THIN BRICK VENEER
- 3 VERTICAL PROFILED METAL CLADDING - CHARCOAL
- 4 GLAZING & BALUSTRADES - CLEAR VISION GLASS
- 5 COMPRESSED FIBROUS CEMENT SHEET - STUCCO FINISH - BLUE
- 6 COMPRESSED FIBROUS CEMENT SHEET - CHARCOAL
- 7 HORIZONTAL METAL PLANK PANELS - TIMBER LOOK
- 8 GLAZED TILE - STACK BOND - MIDNIGHT
- 9 STUCCO - TROWEL FINISH - OFF WHITE
- 10 PANELISED COMPRESSED FIBROUS CEMENT SHEET WITH SHADOWLINE REVEALS - OFF WHITE

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

PRELIMINARY

SCHEDULE B

This forms part of application # DP18-0120 & DVP18-012

Planner Initials **AJ**

City of Kelowna DEVELOPMENT PLANNING

Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION	NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION	NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION	NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE
-	22/03/18	Client Initial Review	NTAE
			App'd



6



3



8



2



10



"ONESIDE8" HORIZONTAL BIKE RACK - BIKEKEEPER

5



1



7



"ULTRA SPACE SAVER SQUARED" VERTICAL BIKE RACK - DERO

SCHEDULE B

This forms part of application
DP18-0120 & DVP18-012

Planner Initials **AJ**

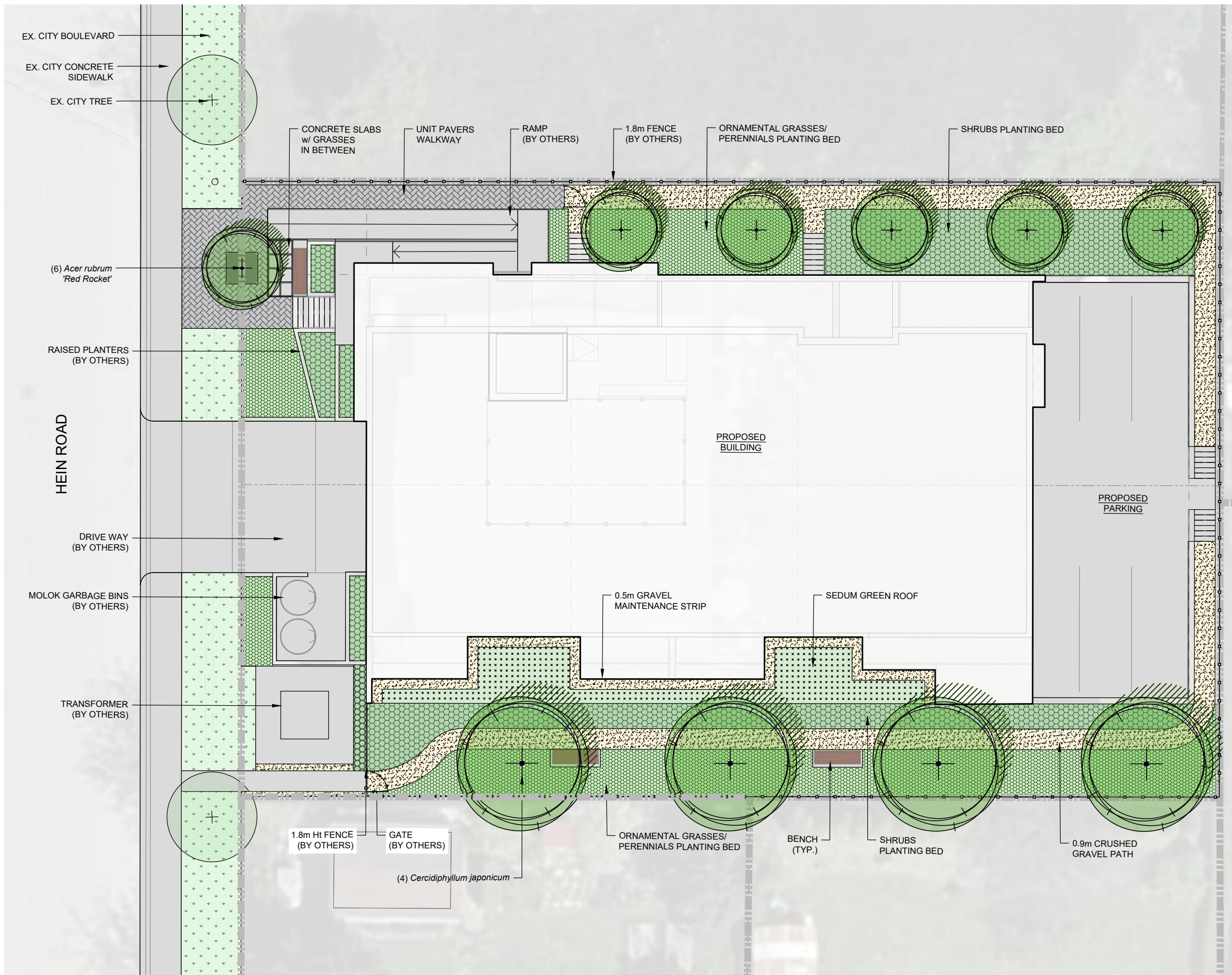
LEGEND

- 1 COMPRESSED FIBROUS CEMENT SHEET - STUCCO FINISH - CONCRETE
- 2 THIN BRICK VENEER
- 3 VERTICAL PROFILED METAL CLADDING - CHARCOAL
- 4 GLAZING & BALUSTRADES - CLEAR VISION GLASS
- 5 NOT USED
- 6 COMPRESSED FIBROUS CEMENT SHEET - CHARCOAL
- 7 HORIZONTAL METAL PLANK PANELS - TIMBER LOOK
- 8 GLAZED TILE - STACK BOND - MIDNIGHT
- 9 STUCCO - TROWEL FINISH - OFF WHITE
- 10 PANELISED COMPRESSED FIBROUS CEMENT SHEET WITH SHADOWLINE REVEALS - OFF WHITE

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

PRELIMINARY



SITE PLAN LEGEND:

- DECIDUOUS TREES
- EX. STREET TREES
- PROPERTY LINE
- FENCE (BY OTHERS)
- BRUSHED CONCRETE PATHWAY (BY OTHERS)
- SOD BOULEVARD
- ORNAMENTAL GRASSES / PERENNIALS PLANTING BED
- SHRUBS PLANTING BED
- SEDUM GREEN ROOF
- CRUSHED GRAVEL PATH
- UNIT PAVERS
- BENCH

SCHEDULE C

This forms part of application
DP18-0120 & DVP18-012

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **AJ**

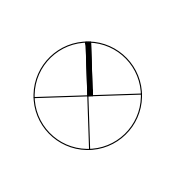
LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. 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 (Ht.xWd.)
Trees Deciduous				
<i>Acer rubrum 'Red Rocket'</i>	Red Rocket Maple	6cm Cal	B&B	9.0m x 4.0m
<i>Cercidiphyllum japonicum</i>	Katsure Tree	6cm Cal	B&B	8.0m x 8.0m
Shrubs				
<i>Euonymus alatus 'Compactus'</i>	Dwarf Winged Burning Bush	#01	Potted	2.0m x 1.5m
<i>Cornus alba 'Elegantissima'</i>	Silver Leaf Dogwood	#01	Potted	2.5m x 2.0m
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	#01	Potted	1.0m x 2.0m
Grasses				
<i>Calamagrostis x acutiflora 'Overdam'</i>	Variiegated Reed Grass	#01	Potted	1.2m x 0.9m
<i>Deschampsia cespitosa 'Goldtau'</i>	Tufted Hair Grass	#01	Potted	0.75m x 0.75m
Perennials				
<i>Echinacea purpurea 'Magnus'</i>	Magnus Coneflower	#01	Potted	0.9m x 0.6m
<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.9m x 0.9m
<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Coneflower	#01	Potted	0.6m x 0.6m
<i>Eupatorium dubium 'Baby Joe'</i>	Dwarf Joe Pye Weed	#01	Potted	0.75m x 0.9m
Roof				
<i>Sedum sp. 'Mix'</i>	Stonecrop Mix	#01	Potted	0.3m x 0.5m

REPRESENTATIVE IMAGES:



NO.	DATE (MM/DD/YY)	REVISION
2	01/08/19	RE-ISSUED FOR DEVELOPMENT PERMIT
1	05/10/18	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: GM
CHK'D: BD
DATE: 05/10/18
SCALE: 1:200



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
Authenticity and Regional Expression			
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?	✓		
Context			
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?			✓
Relationship to the Street			
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?			✓
Massing and Height			
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?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
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?	✓		
Public and Private Open Space			
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?	✓		
Site Access			
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?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?		✓	
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
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?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
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?	✓		
Amenities, Ancillary Services and Utilities			
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?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?		✓	
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?			✓

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



1 Perspective from North West
SCALE NTS



2 Perspective from South East
SCALE NTS



3 Perspective from South West
SCALE NTS

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

PRELIMINARY

Revisions

Rev	Date	Reason for issue	App'd
F	21/10/19	DEVELOPMENT PERMIT REVISION	NTAE
E	23/08/19	DEVELOPMENT PERMIT REVISION	NTAE
D	30/07/19	DEVELOPMENT PERMIT REVISION	NTAE
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE

Drawing title
PERSPECTIVES