# Development Permit & Development Variance Permit DP20-0061/DVP20-0062

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

**Lot 4, Section 31, Township 26, ODYD, Plan EPP100150; Lot 5, Section 31, Township 26, ODYD, Plan EPP100150; and, Lot 6, Section 31, Township 26, ODYD, Plan EPP100150**

and legally known as

**1450 Cara Glen Court, 1430 Cara Glen Court, and 1420 Gara Glen Court**

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 Council Decision | October 27th 2020 |
| Decision By: | COUNCIL |
| Development Permit Area: | Comprehensive Development Permit Area |
| Existing Zone: | RM4 |
| Future Land Use Designation: | MRM |

## 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: | Ryan Peak ULC, Inc.no. A0066628 |
| Applicant: | Dan Greenhalgh – Kirkoff Construction |
| Planner: | Alex Kondor, Planner Specialist, MCIP, RPP |

_____ _____

Terry Barton
Community 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 variance to the following Section of Zoning Bylaw No. 8000 be granted:

**Section 13.10.6: RM4 – Transitional Low Density – Development Regulations**

(c) to vary the maximum height from the lesser of 13.0m or 3 storeys permitted to the lesser of 19m or 5 storeys proposed.

(d) to vary the minimum front yard setback from 6.0m to 3.0m proposed.

(e) to vary the minimum side yard setback from 2.3m permitted to 0.0m proposed.

**Section 13.10.7 (b): RM4 – Transitional Low Density – Other Regulations**

To vary the continuous building frontage from 40.0m to 62.0m 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 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 owner 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 **$ TBD**

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.**

Plotted: June 15, 2020 at 9:01:17am by Nicole

SCHEDULE A

This forms part of application

# DP20-0061/DVP20-0062

City of Kelowna DEVELOPMENT PLANNING

Planner Initials ak

## SITE PLAN

SCALE: 1'-0"=40'-0"

## SITE RECONCILIATION: LOT 4

CIVIC ADDRESS: 510 and 550 Clifton Rd KELOWNA, BC

LEGAL ADDRESS: Lots 1 & 2 Section 31 Township Osoyoos Division Yale District Plan KAP86216

ZONE: RM4

GROSS SITE: 66784 SF / 6,206.6 M² 1.534 AC / 0.62 HA

NET SITE: 49464.31 SF / 4595.4 M² 1.136 AC / 0.50 HA

DENSITY (ON GROSS):
MAXIMUM FSR: 0.85*
0.65 ALLOWABLE WITH A 0.20 ADDITIONAL FOR U//G PARKADE
MAXIMUM AREA =66,807 SF X 0.85 =56,786.0 SF

PROPOSED: 60 UNITS 54,842 SF = 0.82 FSR

LOT COVERAGE:
ALLOWABLE: MAXIMUM 50%
PROPOSED RESIDENTIAL: 15049 SF / 49,464 SF = 30.4%

PARKING:
RESIDENTIAL REQUIRED: 1.0 STALLS / BACHELOR x 7 UNITS = 7 STALLS
1.25 STALLS / 1 BEDROOM x 23 UNITS = 28.75 STALLS
1.5 STALLS / 2 BEDROOM x 26 UNITS = 39 STALLS
2.0 STALLS / 3 BEDROOM x 4 UNITS = 8 STALLS
TOTAL= 83 STALLS
(INCL. 1 VAN-ACCESSIBLE & 3 ACCESSIBLE STALLS)

VISITOR REQUIRED: 1 VISITOR STALL / 7 RESIDENTIAL UNITS x 60 UNITS = 9 STALLS (INCL. 1 ACCESSIBLE STALL)

RESIDENTIAL PROPOSED: 89 STALLS (83 REGULAR +2 SMALL +1 VAN-ACCESS. +3 ACCESS.)
VISITOR PROPOSED: 11 STALLS (10 REGULAR +1 ACCESS.)

BICYCLE PARKING:
LONG TERM REQUIRED: 0.75 SPACES / 2 BED OR LESS UNIT x 56 UNITS = 42 SPACES
1.0 SPACES / 3 BED UNIT x 4 UNITS = 4 SPACES
TOTAL= 46 SPACES

SHORT TERM REQUIRED: 6 PER ENTRANCE x 1 ENTRANCE = 6 SPACES

LONG TERM PROPOSED: 48 SPACES (UNDERGROUND)
SHORT TERM PROPOSED: 8 SPACES (SURFACE AT ENTRANCE)

PRIVATE OPEN SPACE:
REQUIRED: 7.5m² / BACHELOR x 7 UNITS = 52.5m²
15.0m² / 1 BEDROOM x 23 UNITS = 345m²
25.0m² / 2+ BEDROOM x 30 UNITS = 750m²
**TOTAL= 1147.5m²

**10% OF REQUIRED OPEN SPACE CAN BE TRANSFERRED TO A MULTI-RESIDENTIAL SHARED GARDEN

## SITE RECONCILIATION: LOT 5

CIVIC ADDRESS: 510 and 550 Clifton Rd KELOWNA, BC

LEGAL ADDRESS: Lots 1 & 2 Section 31 Township Osoyoos Division Yale District Plan KAP86216

ZONE: RM4

GROSS SITE: 70069 SF / 6,509.6 M² 1.609 AC / 0.65 HA

NET SITE: 51841.3 SF / 4816.2 M² 1.190 AC / 0.48 HA

DENSITY (ON GROSS):
MAXIMUM FSR: 0.85*
0.65 ALLOWABLE WITH A 0.20 ADDITIONAL FOR U//G PARKADE
MAXIMUM AREA =70,069 SF X 0.85 =59,558.7 SF

PROPOSED: 61 UNITS 54,842 SF = 0.78 FSR

LOT COVERAGE:
ALLOWABLE: MAXIMUM 50%
PROPOSED RESIDENTIAL: 14181 SF / 51,841 SF = 27.4%

PARKING:
RESIDENTIAL REQUIRED: 1.0 STALLS / BACHELOR x 7 UNITS = 7 STALLS
1.25 STALLS / 1 BEDROOM x 23 UNITS = 28.75 STALLS
1.5 STALLS / 2 BEDROOM x 27 UNITS = 40.5 STALLS
2.0 STALLS / 3 BEDROOM x 4 UNITS = 8 STALLS
TOTAL= 85 STALLS
(INCL. 1 VAN-ACCESSIBLE & 3 ACCESSIBLE STALLS)

VISITOR REQUIRED: 1 VISITOR STALL / 7 RESIDENTIAL UNITS x 61 UNITS = 9 STALLS (INCL. 1 ACCESSIBLE STALL)

RESIDENTIAL PROPOSED: 92 STALLS(83 REGULAR +2 SMALL +1 VAN-ACCESS. +3 ACCESS.)
VISITOR PROPOSED: 11 STALLS (10 REGULAR +1 ACCESS.)

BICYCLE PARKING:
LONG TERM REQUIRED: 0.75 SPACES / 2 BED OR LESS UNIT x 57 UNITS = 42.75 SPACES
1.0 SPACES / 3 BED UNIT x 4 UNITS = 4 SPACES
TOTAL = 47 SPACES

SHORT TERM REQUIRED: 6 PER ENTRANCE x 1 ENTRANCE = 6 SPACES

LONG TERM PROPOSED: 48 SPACES (UNDERGROUND)
SHORT TERM PROPOSED: 8 SPACES (SURFACE AT ENTRANCE)

PRIVATE OPEN SPACE:
REQUIRED: 7.5m² / BACHELOR x 7 UNITS = 52.5m²
15.0m² / 1 BEDROOM x 23 UNITS = 345m²
25.0m² / 2+ BEDROOM x 31 UNITS = 775m²
**TOTAL= 1172.5m²

**10% OF REQUIRED OPEN SPACE CAN BE TRANSFERRED TO A MULTI-RESIDENTIAL SHARED GARDEN

## SITE RECONCILIATION: LOT 6

CIVIC ADDRESS: 510 and 550 Clifton Rd KELOWNA, BC

LEGAL ADDRESS: Lots 1 & 2 Section 31 Township Osoyoos Division Yale District Plan KAP86216

ZONE: RM4

GROSS SITE: 163870 SF / 15,203.4 M² 3.757 AC / 1.52 HA

NET SITE: 105241.7 SF / 9777.3 M² 2.416 AC / 0.98 HA

DENSITY (ON GROSS):
MAXIMUM FSR: 0.85*
0.65 ALLOWABLE WITH A 0.20 ADDITIONAL FOR U//G PARKADE
MAXIMUM AREA =163,648 SF X 0.85 =139,100.8 SF

PROPOSED: 117 UNITS 109,684 SF = 0.67 FSR

LOT COVERAGE:
ALLOWABLE: MAXIMUM 50%
PROPOSED RESIDENTIAL: 29,230 SF / 105,242 SF = 27.8%

PARKING:
RESIDENTIAL REQD: 1.0 STALLS / BACHELOR x 14 UNITS = 14 STALLS
1.25 STALLS / 1 BEDROOM x 44 UNITS = 55 STALLS
1.5 STALLS / 2 BEDROOM x 51 UNITS = 76.5 STALLS
2.0 STALLS / 3 BEDROOM x 8 UNITS = 16 STALLS
TOTAL= 162 STALLS
(INCL. 2 VAN-ACCESS & 6 ACCESS STALLS)

PARKING CONTINUED:
VISITOR REQUIRED: 1 VISITOR STALL / 7 RESIDENTIAL UNITS x 117 UNITS = 17 STALLS (INCL. 2 ACCESSIBLE STALLS)

RESIDENTIAL PROPOSED BUILDING C: 92 STALLS (83 REG +2 SMALL +1 VAN-ACCESS. +3 ACCESS.)
RESIDENTIAL PROPOSED BUILDING D: 92 STALLS (83 REG + 2 SMALL +1 VAN- ACCESS. +3 ACCESS.)
TOTAL= 184 STALLS

VISITOR PROPOSED BUILDING C: 12 STALLS (11 REGULAR + 1 ACCESS.)
VISITOR PROPOSED BUILDING D: 11 STALLS (10 REGULAR + 1 ACCESS.)
TOTAL= 23 STALLS

BICYCLE PARKING:
LONG TERM REQUIRED: 0.75 SPACES/2BED OR LESS UNITx109 UNITS=81.75 SPACES
1.0 SPACES / 3 BED UNIT x 8 UNITS = 8 SPACES
TOTAL = 90 SPACES

SHORT TERM REQUIRED: 6 PER ENTRANCE x 2 ENTRANCES = 12 SPACES

LONG TERM PROPOSED BUILDING C: 48 SPACES (UNDERGROUND)
LONG TERM PROPOSED BUILDING D: 48 SPACES (UNDERGROUND)
TOTAL= 96 SPACES

SHORT TERM PROPOSED BUILDING C: 8 SPACES (SURFACE AT ENTRANCE)
SHORT TERM PROPOSED BUILDING D: 8 SPACES (SURFACE AT ENTRANCE)
TOTAL= 16 SPACES

PRIVATE OPEN SPACE:
REQUIRED: 7.5m² / BACHELOR x 14 UNITS = 105m²
15.0m² / 1 BEDROOM x 44 UNITS = 660m²
25.0m² / 2+ BEDROOM x 59 UNITS = 1475m²
**TOTAL= 2240.0m²

**10% OF REQUIRED OPEN SPACE CAN BE TRANSFERRED TO A MULTI-RESIDENTIAL SHARED GARDEN

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APPLICATION INFORMATION
APPLICANT: Kerkhoff Construction
CONTACT INFORMATION:
#205 - Progress Way
Chilliwack, BC. V2R 0E6
604 824 4122

2 2020-06-03 DEVELOPMENT PERMIT RESUBMISSION
1 2019-12-20 ISSUED FOR DEVELOPMENT PERMIT

REVISIONS

CONSULTANT

CLIENT
**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd Kelowna, BC**

DRAWING TITLE
**SITE PLAN**

DATE 2019.10.19 FILE NO.
DWN. AL/NV
CHK. ch 1913

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-1.01**

File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kirkwood\DP\1913 Site Plan.dwg - Layout: DP-1.01

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
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Plotted: June 15, 2020 at 9:01:24am by Nicole

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CONSULTANT

CLIENT
**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd Kelowna, BC**

DRAWING TITLE
**SITE PLAN LOT 4 & 5**

DATE 2019.10.19 FILE NO.
DWN. AL/NV
CHK. ch 1913

SCHEDULE A
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# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

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SHEET NO.
**DP-1.01a**

File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kelowna\DP\1913 Site Plan.dwg - Layout: DP-1.01a

SCHEDULE A

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# DP20-0061/DVP20-0062

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials ak

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LOT 7

LOT 6

BUILDING C

BUILDING D

PRIVATE OPEN SPACE
7003 SQ. FT.

PRIVATE OPEN SPACE
2627 SQ. FT.

PRIVATE OPEN SPACE
4702 SQ. FT.

PRIVATE OPEN SPACE
2916 SQ. FT.

PROPOSED ACCESS STAIRS FROM BLDG B TO BLDG C

PROPOSED ACCESS STAIRS FROM BLDG B TO BLDG C OR PATH

EXISTING PATH

PROPOSED 1.8M PATH

GARBAGE/ RECYCLING BELOW

GARBAGE BELOW

RECYCLING BELOW

RESIDENTIAL LOT COVERAGE LINE

LINE OF PARKADE ACCESS BELOW

CONCRETE RETAINING WALL

PATH CONSTRUCTED TO HERE

PROPOSED 3M PATH WITH 5M SRW

FUTURE DRIVE-AISLE

ALLEN BLOCK WALL

ELECTRICAL VAULTS

CURB CUT TO BE ALTERED

PROPOSED 10M SRW

SF HOME ADJACENT 477.0 APPROX GRADE AT MAIN WITH BASEMENT/ LOWER LEVEL

9.8% SLOPE

8.5% SLOPE

NORTH

## SITE PLAN
SCALE: 1'-0"=20'-0"

| | |
|---|---|
| 2 | 2020-06-03 DEVELOPMENT PERMIT RESUBMISSION |
| 1 | 2019-12-20 ISSUED FOR DEVELOPMENT PERMIT |

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**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd Kelowna, BC**

DRAWING TITLE
**SITE PLAN LOT 6**

DATE 2019.10.19 FILE NO.
DWN. AL/NV
CHK. ch **1913**

SCHEDULE A

This forms part of application
# DP20-0061/DVP20-0062

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials ak

SEAL

SHEET NO.
**DP-1.01b**

File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kelowna\DP\1913 Site Plan.dwg - Layout: DP-1.01b

Plotted: June 15, 2020 at 9:04:58am by Nicole

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

## BUILDING A- EAST ELEVATION
SCALE: 3/32" = 1'-0"

## BUILDING A- WEST ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
3. GLASS / ALUMINUM RAILING
4. 1x4 CEMENT BOARD TRIM
5. 1X10 CEMENT BOARD TRIM w METAL FLASHING
6. 1x12 CEMENT BOARD TRIM w METAL FLASHING
7. THROUGH WALL FLASHING
8. PRIVACY SCREEN (ALUMINUM FRAME c/w FROSTED GLASS)
9. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
10. P.V.C. WINDOW
11. P.V.C. SLIDING DOOR
12. FIBERGLASS SWING DOOR
13. METAL EXIT DOOR
14. WOOD POST CLAD IN CEMENT BOARD
15. HEAVY TIMBER
16. CONCRETE (ARCHITECTURAL FINISH OR PAINTED)
17. DECORATIVE WOOD BRACKET

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PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**BUILDING A ELEVATIONS**

DATE 2019.10.19 FILE NO.
DWN. NV
CHK. ch 1913

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

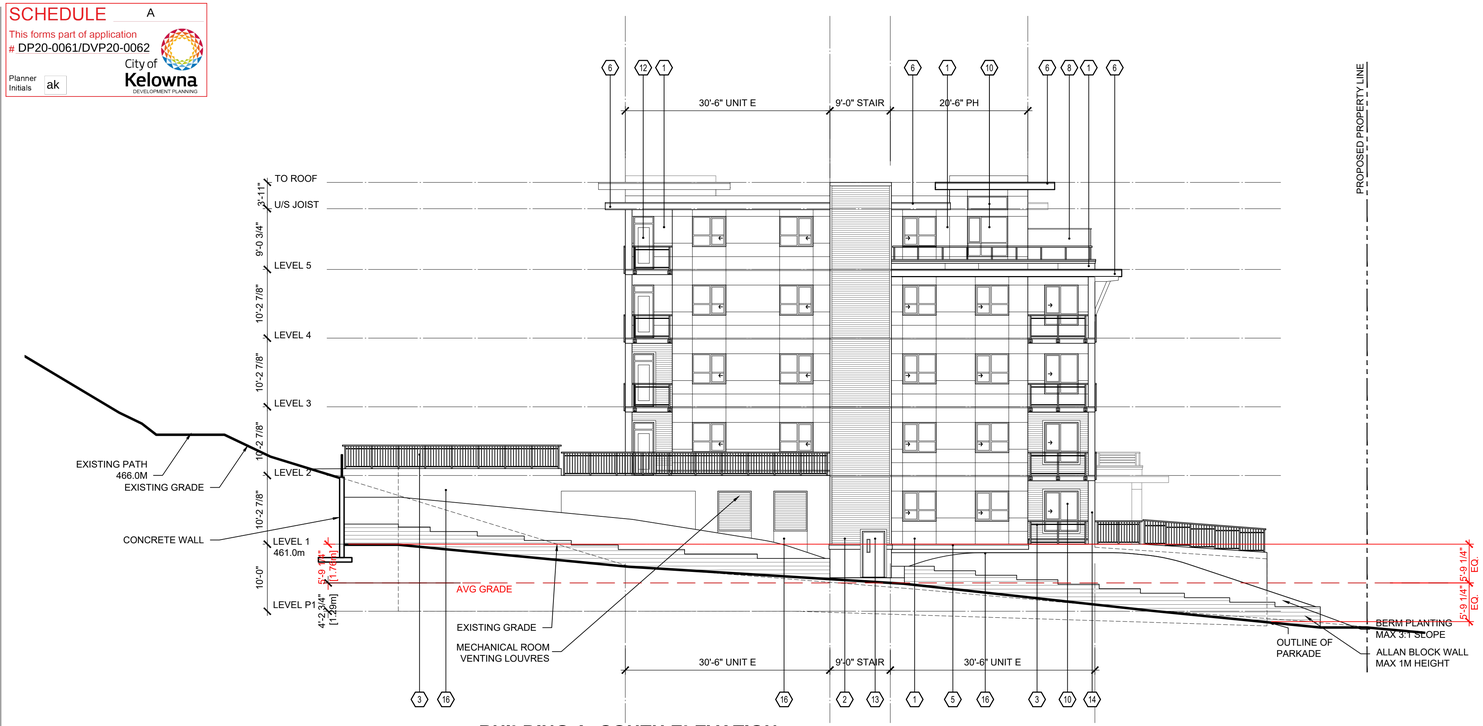
SEAL

SHEET NO.
**DP-2.07**

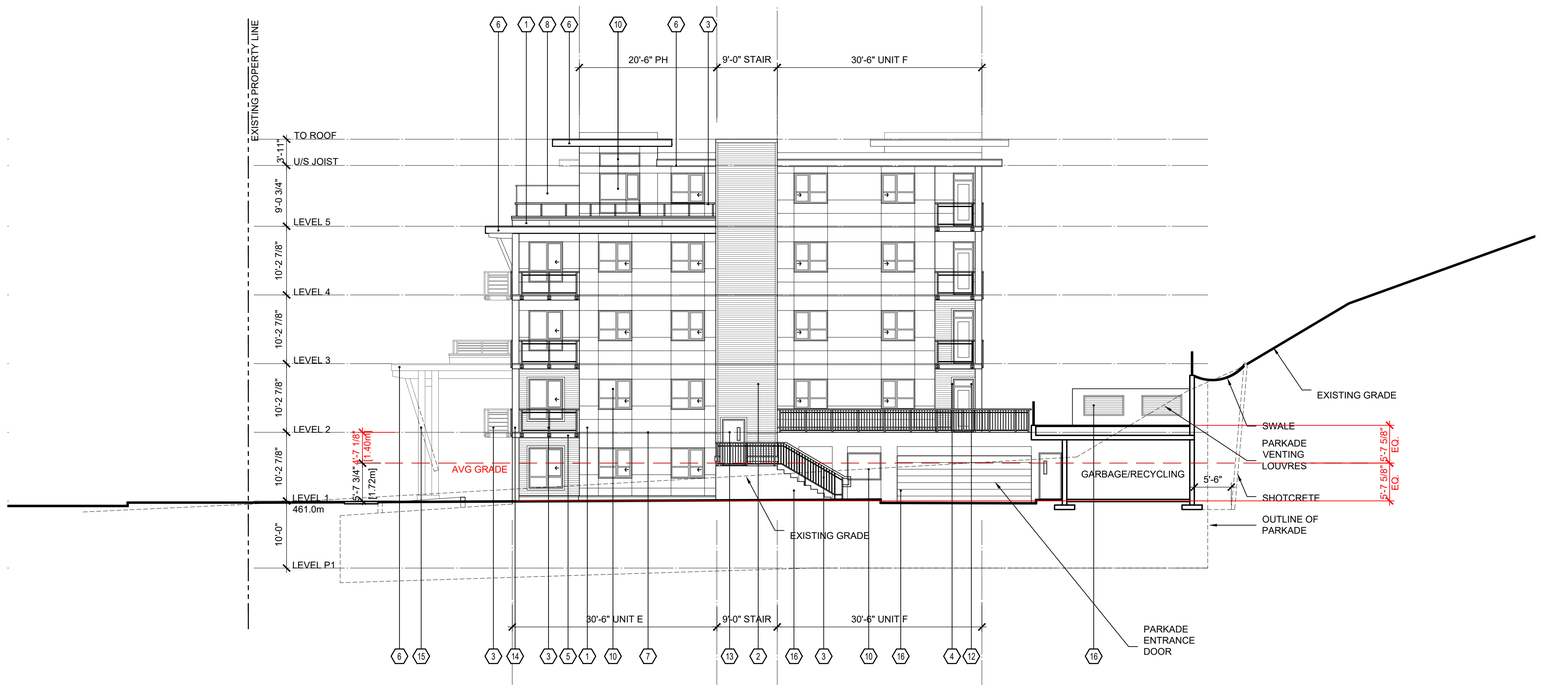
File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kelowna\DP\1913 building a elevation.dwg - Layout: DP-2.07

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

Plotted: June 15, 2020 at 9:05:03am by Nicole




## BUILDING A- SOUTH ELEVATION
SCALE: 3/32" = 1'-0"




## BUILDING A- NORTH ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
3. GLASS / ALUMINUM RAILING
4. 1x4 CEMENT BOARD TRIM
5. 1X10 CEMENT BOARD TRIM w METAL FLASHING
6. 1x12 CEMENT BOARD TRIM w METAL FLASHING
7. THROUGH WALL FLASHING
8. PRIVACY SCREEN (ALUMINUM FRAME c/w FROSTED GLASS)
9. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
10. P.V.C. WINDOW
11. P.V.C. SLIDING DOOR
12. FIBERGLASS SWING DOOR
13. METAL EXIT DOOR
14. WOOD POST CLAD IN CEMENT BOARD
15. HEAVY TIMBER
16. CONCRETE (ARCHITECTURAL FINISH OR PAINTED)
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REVISIONS

CONSULTANT

CLIENT
**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**BUILDING A ELEVATIONS**

DATE **2019.10.19** FILE NO. **1913**
DWN. **NV**
CHK. **ch**

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL

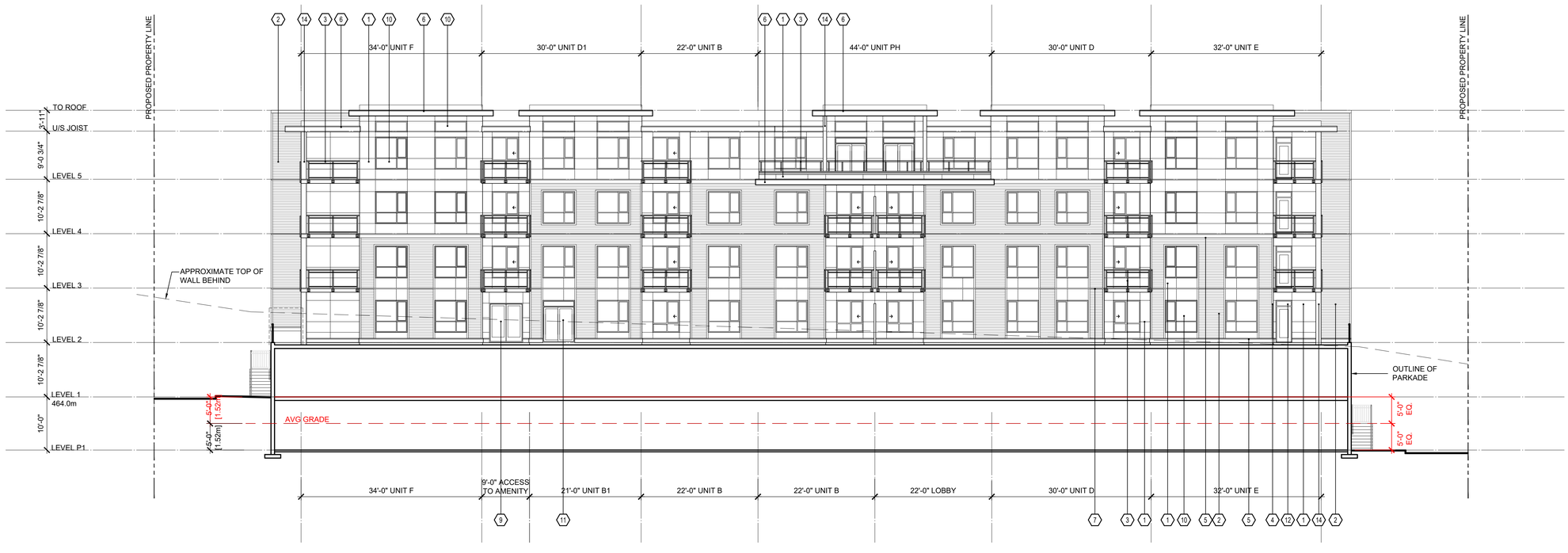
SHEET NO.
**DP-2.08**

File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kelowna\DP\1913 building a elevation.dwg - Layout: DP-2.08

Plotted: June 15, 2020 at 9:06:18am by Nicole

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

## BUILDING B- EAST ELEVATION
SCALE: 3/32" = 1'-0"




## BUILDING B- WEST ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
3. GLASS / ALUMINUM RAILING
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**Grand Peaks ULC Inc.**
PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd Kelowna, BC**
DRAWING TITLE
**BUILDING B ELEVATIONS**
DATE **2019.10.19** FILE NO.
DWN. **NV**
CHK. **ch** **1913**

SCHEDULE A
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City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL
SHEET NO.
**DP-3.07**

File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kelowna\DP\1913 building b elevation.dwg - Layout: DP-3.07

SCHEDULE A
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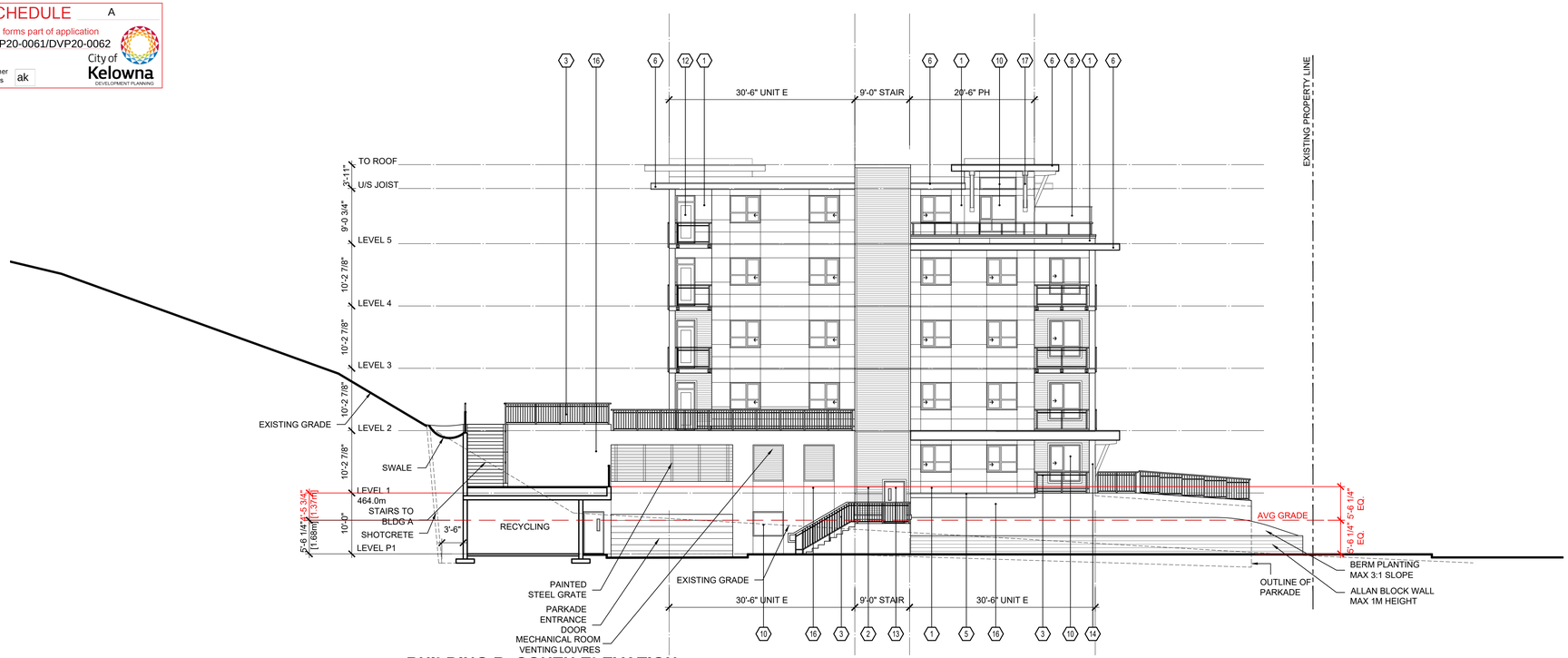
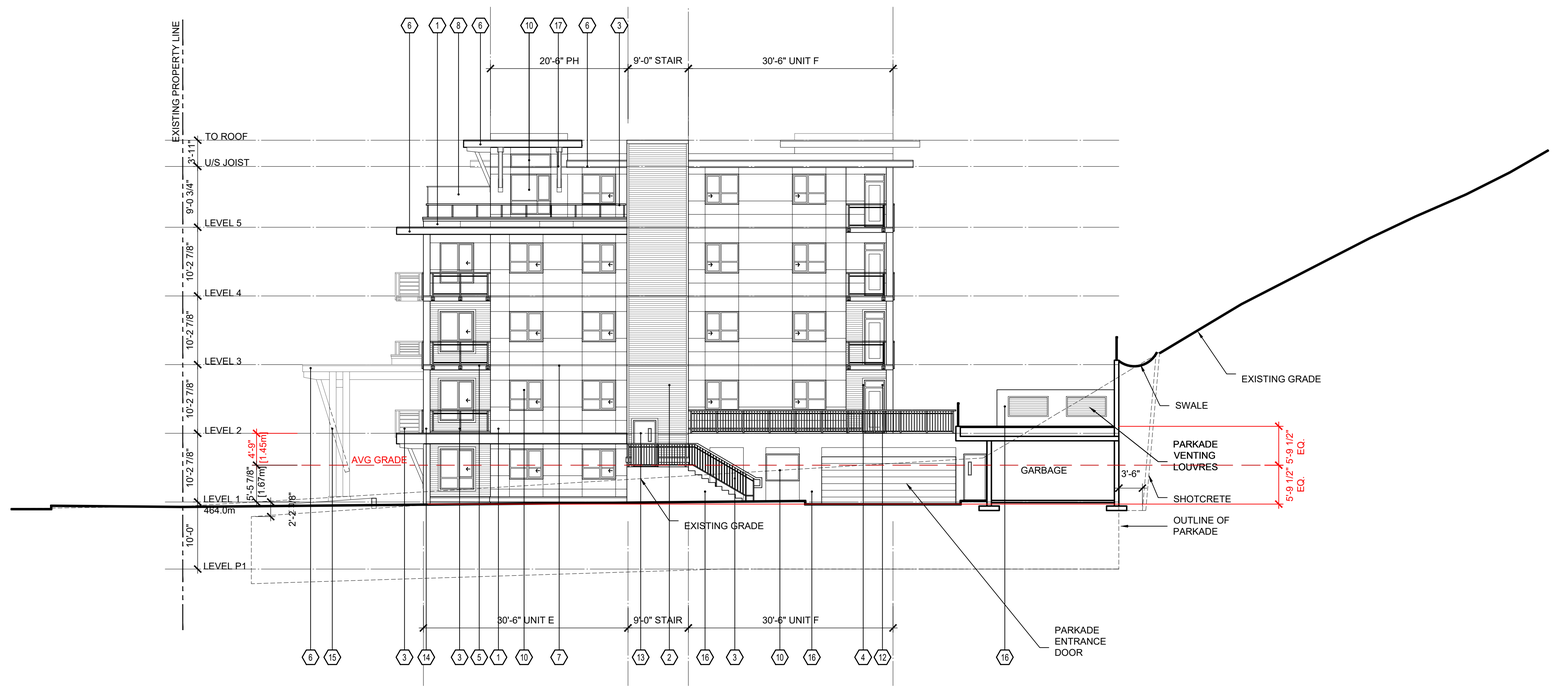
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

Plotted: June 15, 2020 at 9:06:23am by Nicole




## BUILDING B- SOUTH ELEVATION
SCALE: 3/32" = 1'-0"




## BUILDING B- NORTH ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
3. GLASS / ALUMINUM RAILING
4. 1x4 CEMENT BOARD TRIM
5. 1X10 CEMENT BOARD TRIM w METAL FLASHING
6. 1x12 CEMENT BOARD TRIM w METAL FLASHING
7. THROUGH WALL FLASHING
8. PRIVACY SCREEN (ALUMINUM FRAME c/w FROSTED GLASS)
9. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
10. P.V.C. WINDOW
11. P.V.C. SLIDING DOOR
12. FIBERGLASS SWING DOOR
13. METAL EXIT DOOR
14. WOOD POST CLAD IN CEMENT BOARD
15. HEAVY TIMBER
16. CONCRETE (ARCHITECTURAL FINISH OR PAINTED)
17. DECORATIVE WOOD BRACKET

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**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**BUILDING B ELEVATIONS**

DATE 2019.10.19 FILE NO.
DWN. NV
CHK. ch 1913

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-3.08**

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Plotted: June 15, 2020 at 9:07:23am by Nicole

SCHEDULE A
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# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

## BUILDING C- EAST ELEVATION
SCALE: 3/32" = 1'-0"

## BUILDING C- WEST ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
3. GLASS / ALUMINUM RAILING
4. 1x4 CEMENT BOARD TRIM
5. 1X10 CEMENT BOARD TRIM w METAL FLASHING
6. 1x12 CEMENT BOARD TRIM w METAL FLASHING
7. THROUGH WALL FLASHING
8. PRIVACY SCREEN (ALUMINUM FRAME c/w FROSTED GLASS)
9. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
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**Kelowna, BC**

DRAWING TITLE
**BUILDING C ELEVATIONS**

DATE **2019.10.19** FILE NO.
DWN. **NV**
CHK. **ch** **1913**

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City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-4.07**

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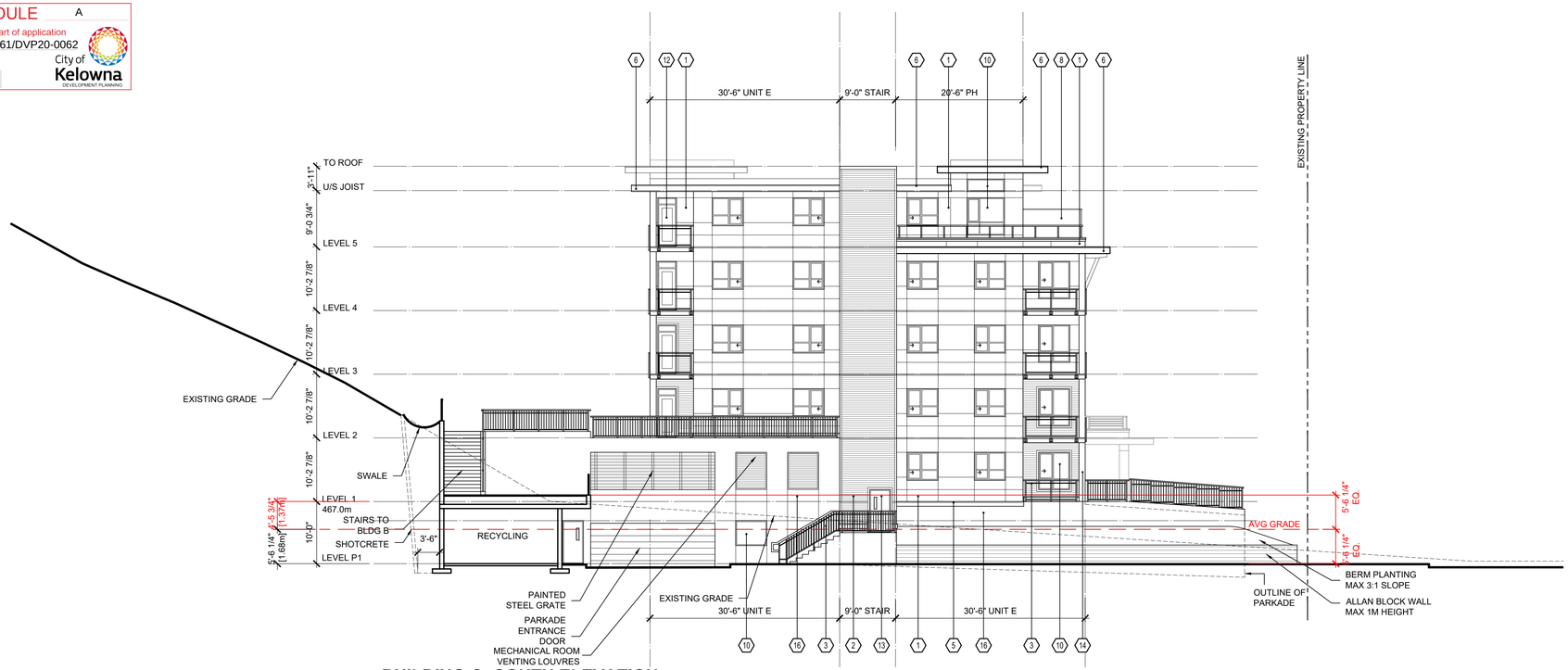


## BUILDING C- SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

## BUILDING C- NORTH ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
3. GLASS / ALUMINUM RAILING
4. 1x4 CEMENT BOARD TRIM
5. 1X10 CEMENT BOARD TRIM w METAL FLASHING
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DRAWING TITLE
**BUILDING C ELEVATIONS**

DATE 2019.10.19 FILE NO.
DWN. NV
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Planner Initials ak

SEAL

SHEET NO.
**DP-4.08**

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Plotted: June 15, 2020 at 9:08:23am by Nicole

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# DP20-0061/DVP20-0062
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## BUILDING D- EAST ELEVATION
SCALE: 3/32" = 1'-0"

## BUILDING D- WEST ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
3. GLASS / ALUMINUM RAILING
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DRAWING TITLE
**BUILDING D ELEVATIONS**

DATE 2019.10.19 FILE NO.
DWN. NV
CHK. ch 1913

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SEAL

SHEET NO.
**DP-5.07**

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Plotted: June 15, 2020 at 9:08:30am by Nicole

SCHEDULE A
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# DP20-0061/DVP20-0062
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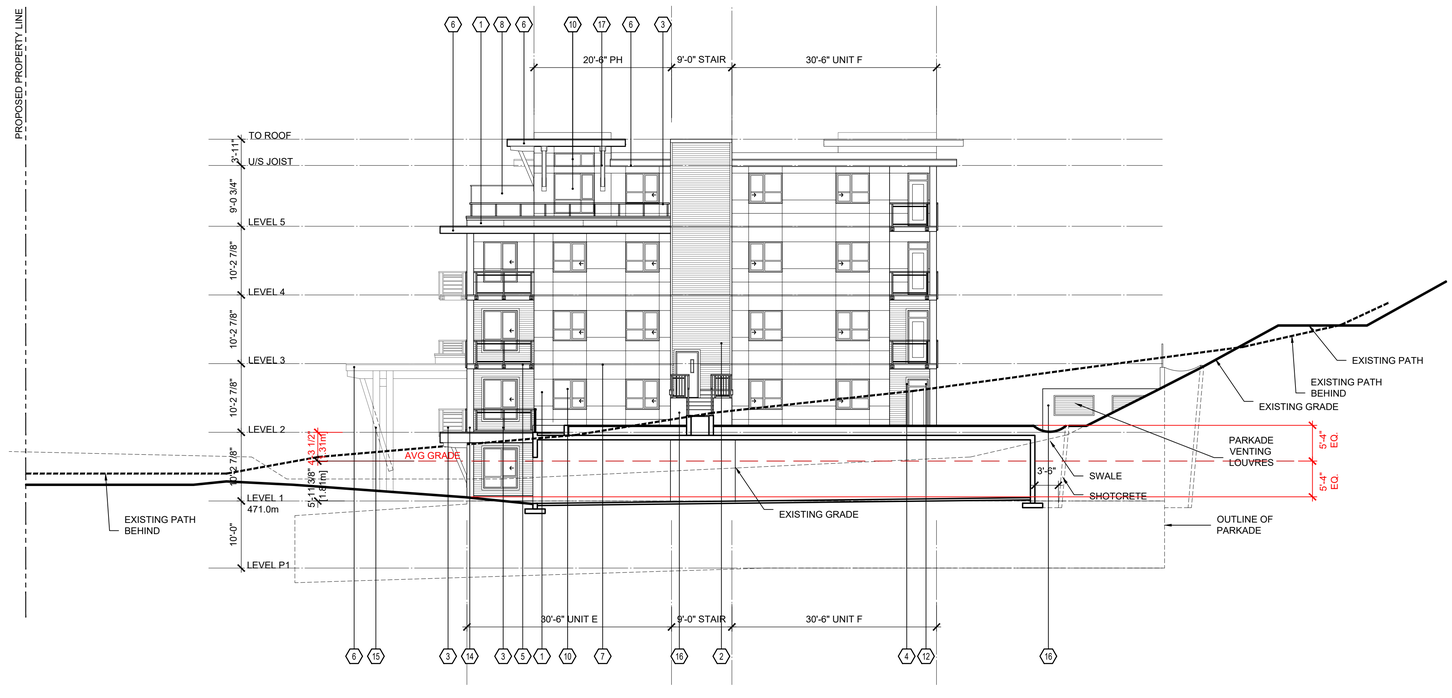
## BUILDING D- SOUTH ELEVATION
SCALE: 3/32" = 1'-0"




## BUILDING D- NORTH ELEVATION
SCALE: 3/32" = 1'-0"

### ELEVATION MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ "EASY TRIM" OR EQUIVALENT ALUMINUM REVEALS, PAINTED TO MATCH PANEL
2. CEMENT BOARD HORIZONTAL SIDING
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PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**BUILDING D ELEVATIONS**

DATE 2019.10.19 FILE NO. 1913
DWN. NV
CHK. ch

SCHEDULE A
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-5.08**

Plotted: June 15, 2020 at 9:01:48am by Nicole

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

## OVERALL STREETSCAPE
SCALE: NTS

## PARTIAL STREETSCAPE
SCALE: 1'-0"=20'-0"

## PARTIAL STREETSCAPE
SCALE: 1'-0"=20'-0"

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DRAWING TITLE
**STREETSCAPE**

DATE 2019.10.19 FILE NO.
DWN. AL
CHK. ch 1913

SCHEDULE B
This forms part of application
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City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-1.02a**

Plotted: June 15, 2020 at 9:01:59am by Nicole

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

## COLOUR SCHEME A

A **Cement board Panel 1:**
James Hardie 'Navajo Beige' smooth

B **Cement board Panel 2:**
James Hardie 'Monterey Taupe' smooth

C **Horizontal Cement board Siding 1:**
James Hardie 'Chestnut Brown'

D **Window Trim & Trim 1:**
To match Benjamin Moore 2129-10 'Midnight Dream'

E **Trim 2:**
To match Benjamin Moore 2125-40 'Shadow Gray'

F **Vinyl Windows & Doors:** White

G **Railings:** Black

H **Lobby Entry Feature & Decorative Wood Brackets:**
Heavy timber with stain

I **Wood Post Clad in Cement Board:**
Paint to match stain of wood brackets

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PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG A**

DATE 2019.10.19 FILE NO. 1913
DWN. DW/NV
CHK. ch

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-1.02b**

Plotted: June 15, 2020 at 9:02:26am by Nicole

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

## COLOUR SCHEME A

A **Cement board Panel 1:**
James Hardie 'Navajo Beige' smooth

B **Cement board Panel 2:**
James Hardie 'Monterey Taupe' smooth

C **Horizontal Cement board Siding 1:**
James Hardie 'Chestnut Brown'

D **Window Trim & Trim 1:**
To match Benjamin Moore 2129-10 'Midnight Dream'

E **Trim 2:**
To match Benjamin Moore 2125-40 'Shadow Gray'

F **Vinyl Windows & Doors:** White

G **Railings:** Black

H **Lobby Entry Feature & Decorative Wood Brackets:**
Heavy timber with stain

I **Wood Post Clad in Cement Board:**
Paint to match stain of wood brackets

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PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG A**

DATE 2019.10.19 FILE NO.
DWN. DW/NV
CHK. ch 1913

SCHEDULE B
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# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL
SHEET NO.
**DP-1.02c**

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

Plotted: June 15, 2020 at 9:02:14am by Nicole

## COLOUR SCHEME B

**A** **Cement board Panel 1:**
James Hardie 'Night Gray' smooth

**B** **Cement board Panel 2:**
James Hardie 'Cobblestone' smooth

**C** **Horizontal Cement board Siding 1:**
James Hardie 'Countrylane Red'

**D** **Window Trim & Trim 1:**
To match Benjamin Moore
2129-10 'Midnight Dream'

**E** **Trim 2:**
To match Benjamin Moore
2125-40 'Shadow Gray'

**F** **Vinyl Windows & Doors:** White

**G** **Railings:** Black

**H** **Lobby Entry Feature & Decorative Wood Brackets:**
Heavy timber with stain

**I** **Wood Post Clad in Cement Board:**
Paint to match stain of wood brackets

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**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG B**

DATE 2019.10.19 FILE NO.
DWN. DW/NV
CHK. ch 1913

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-1.02d**

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

Plotted: June 15, 2020 at 9:02:21am by Nicole

## COLOUR SCHEME B

**A** **Cement board Panel 1:**
James Hardie 'Night Gray' smooth

**B** **Cement board Panel 2:**
James Hardie 'Cobblestone' smooth

**C** **Horizontal Cement board Siding 1:**
James Hardie 'Countrylane Red'

**D** **Window Trim & Trim 1:**
To match Benjamin Moore
2129-10 'Midnight Dream'

**E** **Trim 2:**
To match Benjamin Moore
2125-40 'Shadow Gray'

**F** **Vinyl Windows & Doors:** White

**G** **Railings:** Black

**H** **Lobby Entry Feature & Decorative Wood Brackets:**
Heavy timber with stain

**I** **Wood Post Clad in Cement Board:**
Paint to match stain of wood brackets

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**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG B**

DATE 2019.10.19 FILE NO.
DWN. DW/NV
CHK. ch 1913

SCHEDULE B
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# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-1.02e**

Plotted: June 15, 2020 at 9:02:32am by Nicole

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

## COLOUR SCHEME C

A **Cement board Panel 1:**
James Hardie 'Cobblestone' smooth

B **Cement board Panel 2:**
James Hardie 'Night Gray' smooth

C **Horizontal Cement board Siding 1:**
Fisher 'Cedar Tone 2.0'

D **Window Trim & Trim 1:**
To match Benjamin Moore 2129-10 'Midnight Dream'

E **Trim 2:**
To match Benjamin Moore 2125-40 'Shadow Gray'

F **Vinyl Windows & Doors:** White

G **Railings:** Black

H **Lobby Entry Feature & Decorative Wood Brackets:**
Heavy timber with stain

I **Wood Post Clad in Cement Board:**
Paint to match stain of wood brackets

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**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG C**

DATE 2019.10.19 FILE NO.
DWN. DW/NV
CHK. ch 1913

SCHEDULE B
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SHEET NO.
**DP-1.02f**

Plotted: June 15, 2020 at 9:02:39am by Nicole

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Planner Initials ak

## COLOUR SCHEME C

A **Cement board Panel 1:**
James Hardie 'Cobblestone' smooth

B **Cement board Panel 2:**
James Hardie 'Night Gray' smooth

C **Horizontal Cement board Siding 1:**
Fisher 'Cedar Tone 2.0'

D **Window Trim & Trim 1:**
To match Benjamin Moore 2129-10 'Midnight Dream'

E **Trim 2:**
To match Benjamin Moore 2125-40 'Shadow Gray'

F **Vinyl Windows & Doors:** White

G **Railings:** Black

H **Lobby Entry Feature & Decorative Wood Brackets:**
Heavy timber with stain

I **Wood Post Clad in Cement Board:**
Paint to match stain of wood brackets

File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kelowna\DP\1913 Colored Streetscape and Schemes.dwg - Layout: DP-1.02g

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e info@focusai.ca

2 2020-06-03 DEVELOPMENT PERMIT RESUBMISSION
1 2019-12-20 ISSUED FOR DEVELOPMENT PERMIT
REVISIONS

CONSULTANT

CLIENT
**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG C**

DATE 2019.10.19 FILE NO.
DWN. DW/NV
CHK. ch 1913

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL
SHEET NO.
**DP-1.02g**

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

Plotted: June 15, 2020 at 9:02:44am by Nicole

## COLOUR SCHEME D

A **Cement board Panel 1:**
James Hardie 'Timber Bark' smooth

B **Cement board Panel 2:**
James Hardie 'Evening Blue' smooth

C **Horizontal Cement board Siding 1:**
James Hardie 'Navajo Beige'

D **Window Trim & Trim 1:**
To match Benjamin Moore
2129-10 'Midnight Dream'

E **Trim 2:**
To match Benjamin Moore
2125-40 'Shadow Gray'

F **Vinyl Windows & Doors:** White

G **Railings:** Black

H **Lobby Entry Feature & Decorative Wood Brackets:**
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I **Wood Post Clad in Cement Board:**
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2 2020-06-03 DEVELOPMENT PERMIT RESUBMISSION
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REVISIONS

CONSULTANT

CLIENT
**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG D**

DATE 2019.10.19 FILE NO.
DWN. DW/NV
CHK. ch 1913

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-1.02h**

Plotted: June 15, 2020 at 9:02:51am by Nicole

SCHEDULE B

This forms part of application
# DP20-0061/DVP20-0062

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials ak

## COLOUR SCHEME D

A **Cement board Panel 1:**
James Hardie 'Timber Bark' smooth

B **Cement board Panel 2:**
James Hardie 'Evening Blue' smooth

C **Horizontal Cement board Siding 1:**
James Hardie 'Navajo Beige'

D **Window Trim & Trim 1:**
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Heavy timber with stain

I **Wood Post Clad in Cement Board:**
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File: Z:\2019 projects\1913 - Grand Peaks - Knox Village - Kelowna\DP\1913 Colored Streetscape and Schemes.dwg - Layout: DP-1.02i

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2 2020-06-03 DEVELOPMENT PERMIT RESUBMISSION
1 2019-12-20 ISSUED FOR DEVELOPMENT PERMIT

REVISIONS

CONSULTANT

CLIENT
**Grand Peaks ULC Inc.**

PROJECT
**CLIFTON ROAD APARTMENTS**
**510 and 550 Clifton Rd**
**Kelowna, BC**

DRAWING TITLE
**COLOR SCHEME BLDG D**

DATE 2019.10.19 FILE NO.
DWN. DW/NV
CHK. ch 1913

SCHEDULE B
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

SEAL

SHEET NO.
**DP-1.02i**

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

# Clifton Road Proposed Apartment Development

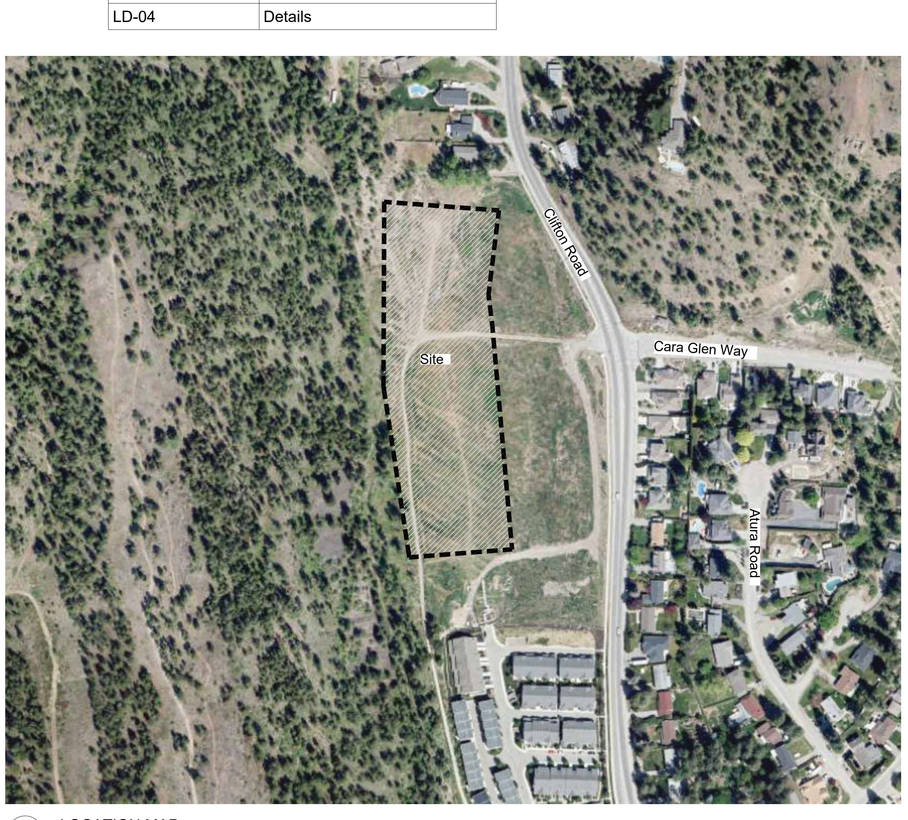
## Re-Issued for Development Permit

| Contact Information | Other Key Contacts: | |
|---|---|---|
| VDZ+A<br>Project Landscape Architecture<br><br>Fort Langley Studio<br>100 - 9181 Church Street<br>Fort Langley, British Columbia, V1M 2R8<br><br>Mount Pleasant Studio<br>102-355 Kingsway<br>Vancouver, British Columbia, V5T 3J7<br><br>Primary project contact:<br>Dana Crossen<br>Dana@vdz.ca<br>604 546-0928<br><br>Alternate contacts (incase away):<br>Stephen Heller<br>Landscape Architect<br>Stephen@vdz.ca<br>o. 604 546- 0925 | Grand Peaks ULC Inc.<br>Project Owner<br><br>4582 South Ulster Street Pkwy<br>Suite 1200<br>Denver, CO 80237 United States | Focus Architecture<br>Project Building Architecture<br><br>Suite 310 - 1848 McCallum Road<br>Abbotsford, British Columbia V2S 0H9<br>t 604.853.5222 f 604.853.5442<br>e info@focusai.ca |
| **Legal Address and Description:** | | |
| Lot 550 + 510 Clifton Road<br>PLAN KAP86216 LOT 1 SECTION 31 TOWNSHIP 26<br>PLAN KAP86216 LOT 2 SECTION 31 TOWNSHIP 26 | | |

1 SITE PLAN OVERVIEW
Scale 1:XX

## Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| L-01 | Cover Sheet |
| L-02 | Overall Site Plan |
| L-03 | Building A Landscape Plan |
| L-04 | Building B Landscape Plan |
| L-05 | Building C Landscape Plan |
| L-06 | Building D Landscape Plan |
| L-07 | Planting Precedents |
| L-08 | Building A Grading Plan |
| L-09 | Building B Grading Plan |
| L-10 | Building C Grading Plan |
| L-11 | Building D Grading Plan |
| LD-01 | Details |
| LD-02 | Details |
| LD-03 | Details |
| LD-04 | Details |




2 LOCATION MAP
Scale 1:XX

VDZ+A
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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC V1M 2R8 | Vancouver, BC V5T 3J7
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SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

| No. | By: | Description | Date |
|---|---|---|---|
| 5. | DC | Re-Issued for DP | July 10, 2020 |
| 4. | DC | Progress Set | July 09, 2020 |
| 3. | DC | Progress Set | June 19, 2020 |
| 2. | DC | Progress Set | June 12, 2020 |
| 1. | DC | Issued For DP | Dec. 20, 2019 |
| No. | By: | Description | Date |

REVISIONS TABLE FOR DRAWINGS

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| No. | By: | Description | Date |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

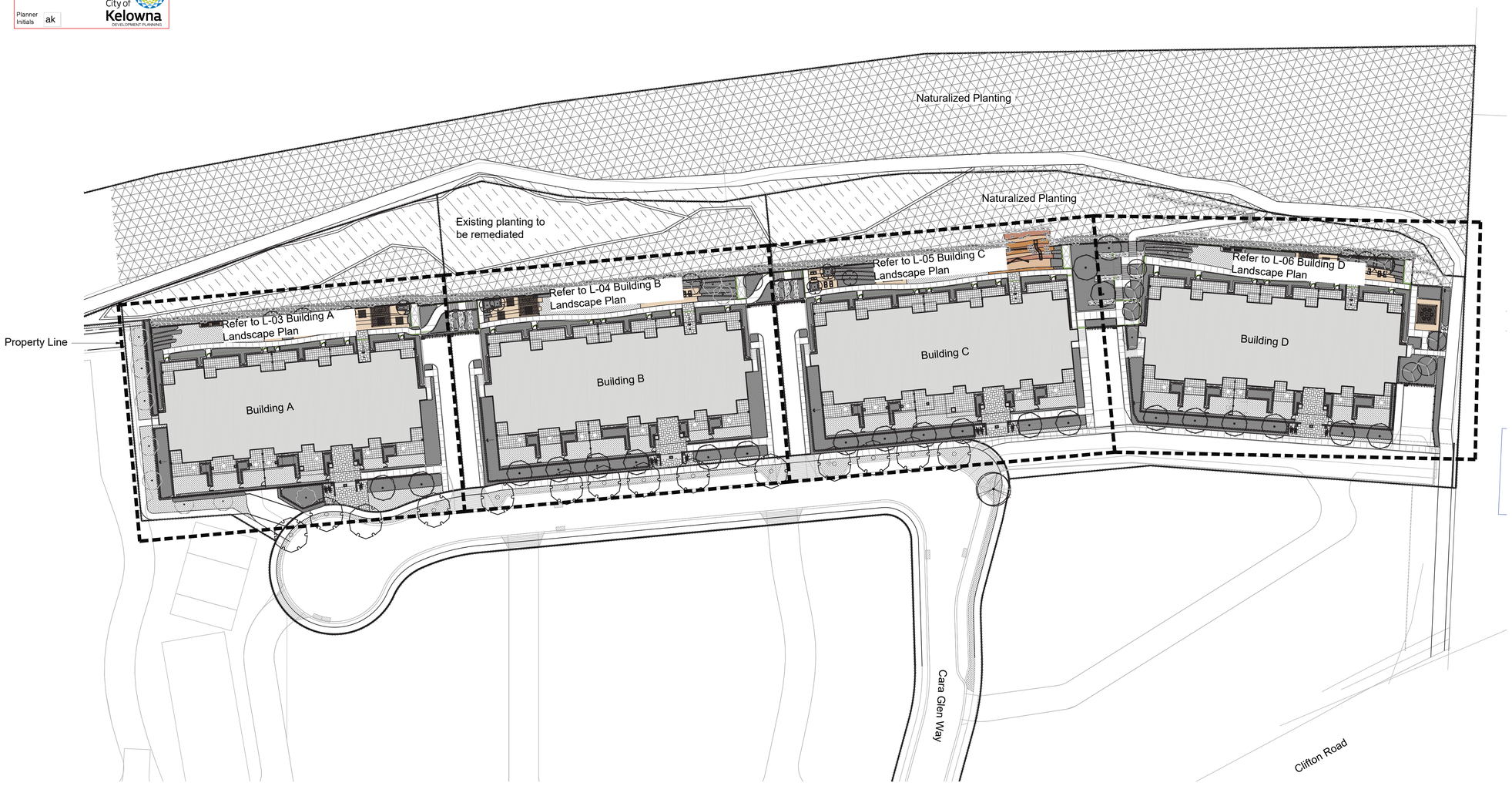
Cara Glen & Clifton Rd.
Kelowna, BC

| | |
|---|---|
| Drawn:<br>LJ<br>DC | Stamp: |
| Checked:<br>SH | |
| Approved:<br>MVDZ | Original Sheet Size:<br>24"x36" |
| Scale:<br>AS SHOWN | CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION. |

Drawing Title: COVER SHEET
NORTH
VDZ Project #: DP2019-69
Drawing #: L-01

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-69 CLIFTON ROAD\5. DWG\SHEETS\L-01 COVER SHEET.DWG

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak




## PLANT SCHEDULE ON SITE TREES

| TREES | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|
| | Acer japonicum / Amur Maple | B&B | 2.5m ht | 10 |
| | Acer rubrum `Autumn Flame` / Autumn Flame Maple | B&B | 6cm cal. | 23 |
| | Aesculus x carnea `Fort McNair` / Red Horsechestnut | B&B | 6cm cal. | 6 |
| | Cercidiphyllum japonicum / Katsura Tree | B&B | 6cm cal. | 10 |
| | Cornus kousa `Milky Way` / Milky Way Kousa Dogwood | B&B | 6cm cal. | 7 |

## PLANT SCHEDULE STREET TREES

| TREES | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|
| | Acer rubrum `Red Sunset` / Red Sunset Maple | B&B; 6cm cal, 1.8m std | 14 |
| | Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust | B&B; 6cm cal, 1.8m std | 1 |

1:500 0 5m 10 15 20 25 30 35 40 45 50 55 60 65 70 75


VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

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V1M 2R8

MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7

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SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak


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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: LJ DC

Checked: SH

Approved: MVDZ

Scale: 1:500

Stamp:

Original Sheet Size: 24"x36"


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Drawing Title: OVERALL SITE PLAN

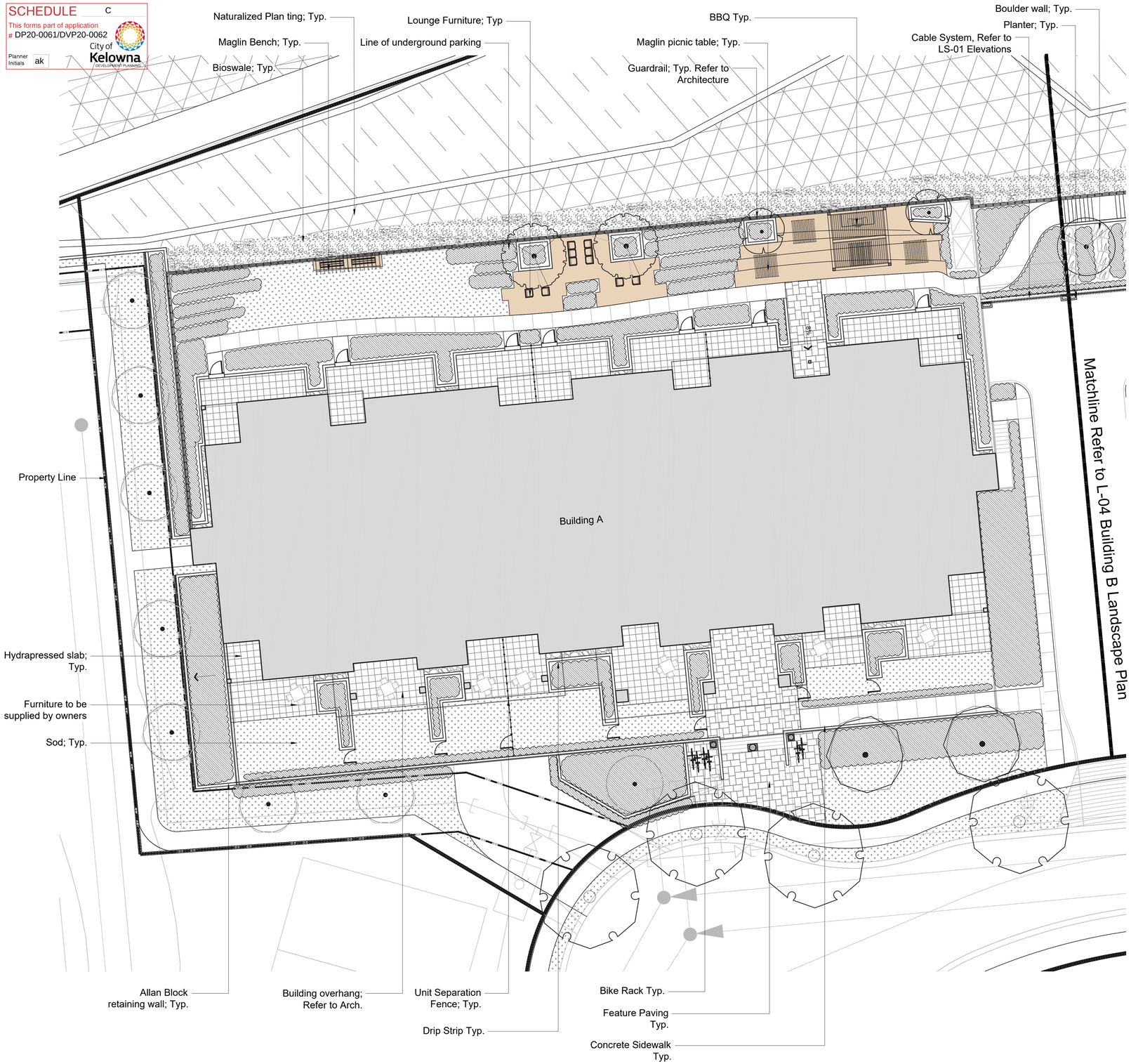
NORTH

VDZ Project #: DP2019-69

Drawing #: L-02


Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-69 CLIFTON ROAD\5. DWG\SHEETS\L-02 OVERALL SITE PLAN.DWG

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak




1 BUILDING A LANDSCAPE PLAN
Scale 1:150

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

## HARDSCAPE MATERIALS

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 7,8 LD-01 | CONCRETE SLAB<br>Colours: TBD |
| | 7,8 LD-01 | CONCRETE SIDEWALK |
| | 2 LD-02 | FEATURE PAVERS<br>Pattern: Venetian Cobble Pattern<br>Colour: Granite<br>Type: Venetian Cobble<br>Manufacturer: Abbotsford Concrete |
| | 1 LD-02 | HYDRAPRESSED SLABS<br>Type: The New York Stone Series<br>Size: 610mm x 610mm x 50mm (24" x 24" x 2")<br>Colour: Natural<br>Manufacturer: Abbotsford Concrete |
| | 3 LD-02 | DRIP STRIP |
| | 4,5 LD-02 | ALLAN BLOCK RETAINING WALL |

## SOFTSCAPE MATERIALS

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | | NATURALIZED PLANTING<br>See Critical Landscape Notes for Specifications |
| | | SOD<br>See Critical Landscape Notes for Specifications |
| | 4,5,6 LD-01 | SHRUB PLANTING |
| | | SOD<br>See Critical Landscape Notes for Specifications |

## SITE FURNISHINGS/LIGHTING

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 2 LD-02 | BIKE RACK<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier:<br>Mount: |
| | 4 LD-03 | BENCH<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier:<br>Mount: |
| | 6 LD-04 | PLANTER/POT<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier: |

## FENCING

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 1 LD-05 | PRIVACY FENCE |
| | 5 LS-01 | CABLE SYSTEM |
| | | GUARD RAIL<br>Refer to Architecture |
| | 1 LD-03 | GATE |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SCHEDULE C
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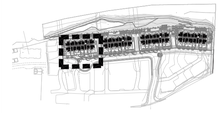
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

Key Map (NTS)

| No. | By: | Description | Date |
|---|---|---|---|
| 5. | DC | Re-Issued for DP | July 10, 2020 |
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| 3. | DC | Progress Set | June 19, 2020 |
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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DC LJ
Checked: SH
Approved: MVDZ
Scale: 1:150
Stamp:
Original Sheet Size: 24"x36"


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Drawing Title: BUILDING A LANDSCAPE PLAN
NORTH
VDZ Project #: DP2019-69
Drawing #: L-03


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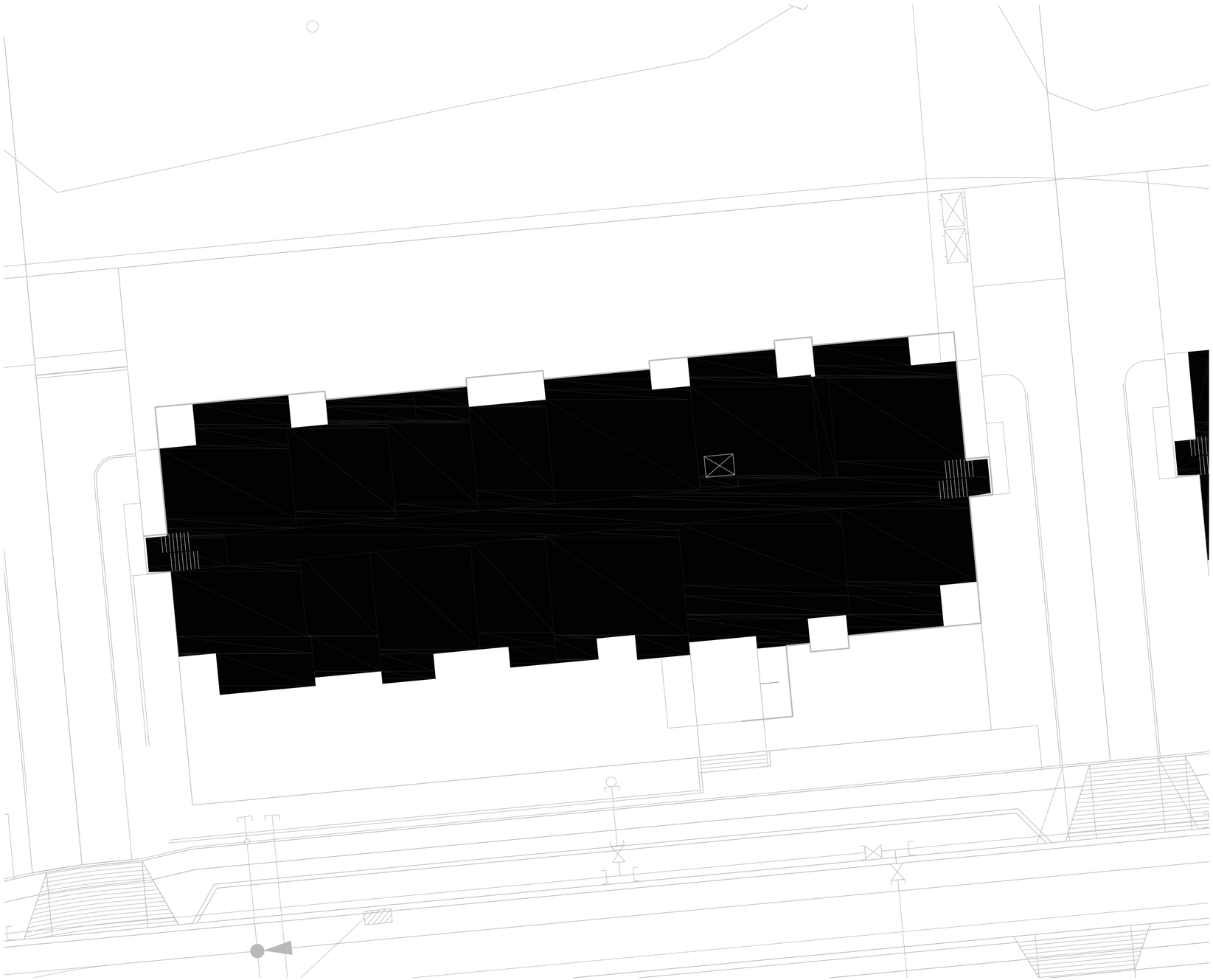
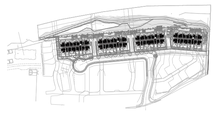
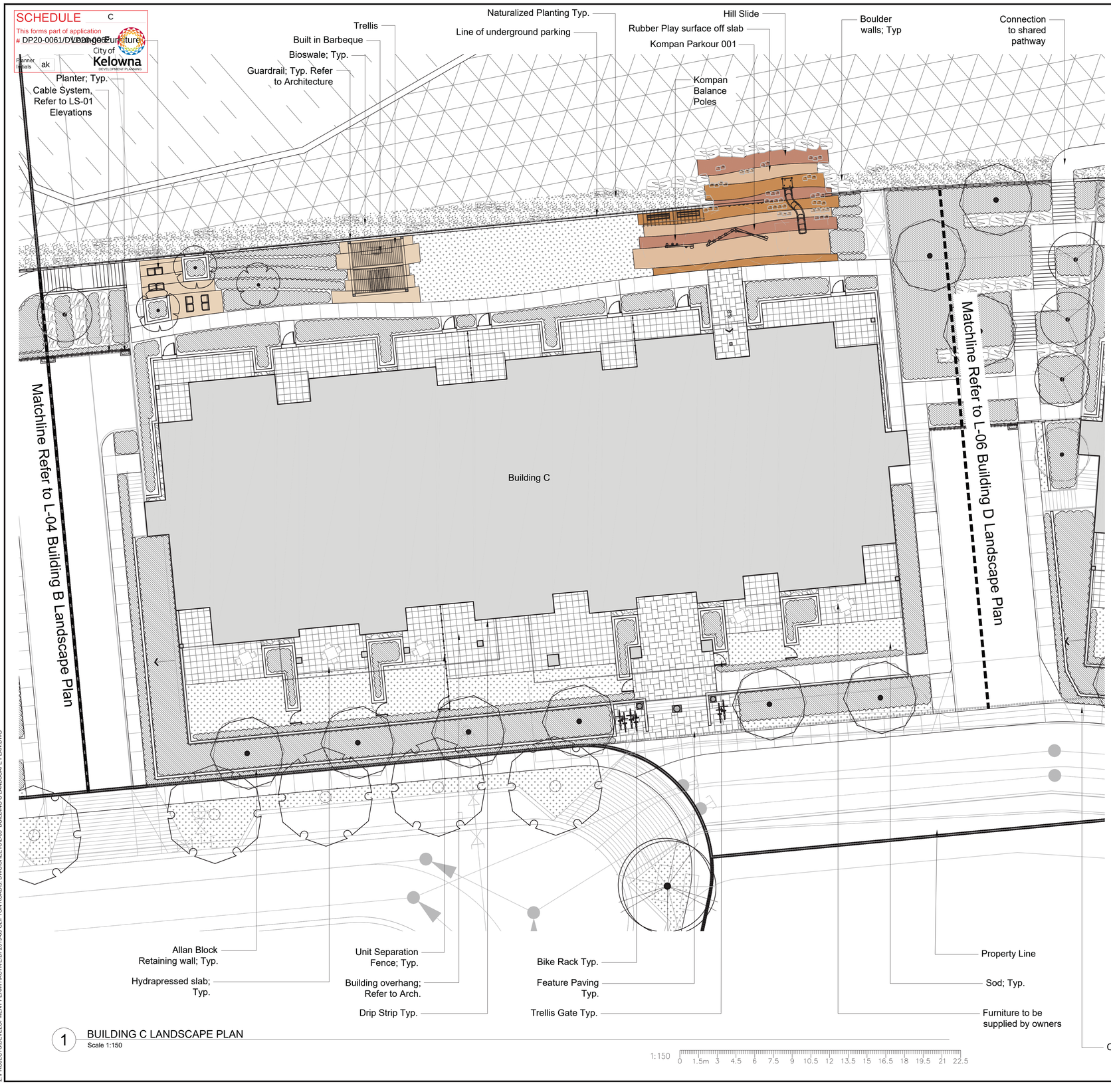




SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak




1 BUILDING C LANDSCAPE PLAN
Scale 1:150

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

## HARDSCAPE MATERIALS

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 7,8 LD-01 | CONCRETE SLAB<br>Colours: TBD |
| | 7,8 LD-01 | CONCRETE SIDEWALK |
| | 2 LD-02 | FEATURE PAVERS<br>Pattern: Venetian Cobble Pattern<br>Colour: Granite<br>Type: Venetian Cobble<br>Manufacturer: Abbotsford Concrete |
| | 1 LD-02 | HYDRAPRESSED SLABS<br>Type: The New York Stone Series<br>Size: 610mm x 610mm x 50mm (24" x 24" x 2")<br>Colour: Natural<br>Manufacturer: Abbotsford Concrete |
| | 3 LD-02 | DRIP STRIP |
| | 4,5 LD-02 | ALLAN BLOCK RETAINING WALL |

## SOFTSCAPE MATERIALS

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | | NATURALIZED PLANTING<br>See Critical Landscape Notes for Specifications |
| | | SOD<br>See Critical Landscape Notes for Specifications |
| | 4,5,6 LD-01 | SHRUB PLANTING |
| | | SOD<br>See Critical Landscape Notes for Specifications |

## SITE FURNISHINGS/LIGHTING

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 2 LD-02 | BIKE RACK<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier:<br>Mount: |
| | 4 LD-03 | BENCH<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier:<br>Mount: |
| | 6 LD-04 | PLANTER/POT<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier: |

## FENCING

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 1 LD-05 | PRIVACY FENCE |
| | 5 LS-01 | CABLE SYSTEM |
| | | GUARD RAIL<br>Refer to Architecture |
| | 1 LD-03 | GATE |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SCHEDULE C
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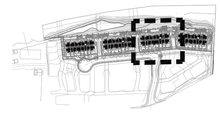
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

Key Map (NTS)

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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DC LJ
Checked: SH
Approved: MVDZ
Scale: 1:150
Stamp:
Original Sheet Size: 24"x36"

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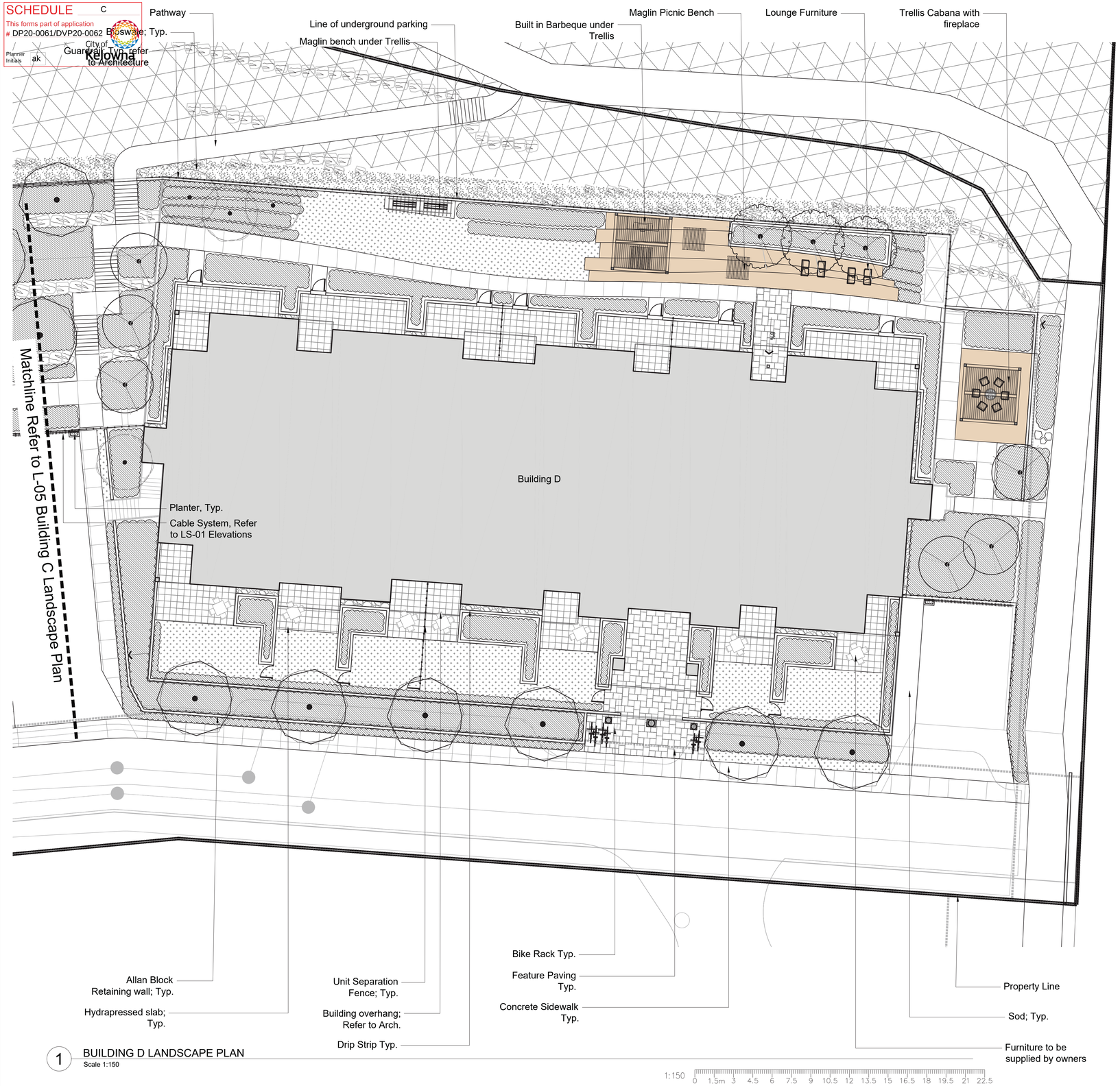
Drawing Title: BUILDING C LANDSCAPE PLAN
NORTH
VDZ Project #: DP2019-69
Drawing #: L-05

Z:\PROJECTS\DEVELOPMENT PERMITACTIVE\DP2019-69 CLIFTON ROAD\5. DWGS\SHEETS\L-05 BUILDING C LANDSCAPE PLAN.DWG

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak




1 BUILDING D LANDSCAPE PLAN
Scale 1:150

## HARDSCAPE MATERIALS

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 7,8 LD-01 | CONCRETE SLAB<br>Colours: TBD |
| | 7,8 LD-01 | CONCRETE SIDEWALK |
| | 2 LD-02 | FEATURE PAVERS<br>Pattern: Venetian Cobble Pattern<br>Colour: Granite<br>Type: Venetian Cobble<br>Manufacturer: Abbotsford Concrete |
| | 1 LD-02 | HYDRAPRESSED SLABS<br>Type: The New York Stone Series<br>Size: 610mm x 610mm x 50mm (24" x 24" x 2")<br>Colour: Natural<br>Manufacturer: Abbotsford Concrete |
| | 3 LD-02 | DRIP STRIP |
| | 4,5 LD-02 | ALLAN BLOCK RETAINING WALL |

## SOFTSCAPE MATERIALS

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | | NATURALIZED PLANTING<br>See Critical Landscape Notes for Specifications |
| | | SOD<br>See Critical Landscape Notes for Specifications |
| | 4,5,6 LD-01 | SHRUB PLANTING |
| | | SOD<br>See Critical Landscape Notes for Specifications |

## SITE FURNISHINGS/LIGHTING

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 2 LD-02 | BIKE RACK<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier:<br>Mount: |
| | 4 LD-03 | BENCH<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier:<br>Mount: |
| | 6 LD-04 | PLANTER/POT<br>Model #:<br>Colour:<br>Manufacturer:<br>Supplier: |

## FENCING

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 1 LD-05 | PRIVACY FENCE |
| | 5 LS-01 | CABLE SYSTEM |
| | | GUARD RAIL<br>Refer to Architecture |
| | 1 LD-03 | GATE |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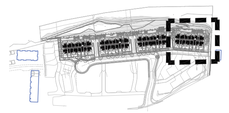
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

Key Map (NTS)

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|---|---|---|---|
| 5. | DC | Re-Issued for DP | July 10, 2020 |
| 4. | DC | Progress Set | July 09, 2020 |
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Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

| | |
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| Drawn: DC LJ | Stamp: |
| Checked: SH | |
| Approved: MVDZ | Original Sheet Size: 24"x36" |
| Scale: 1:150 | |

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Drawing Title: BUILDING D LANDSCAPE PLAN

NORTH

VDZ Project #: DP2019-69

Drawing #: L-06

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SCHEDULE C
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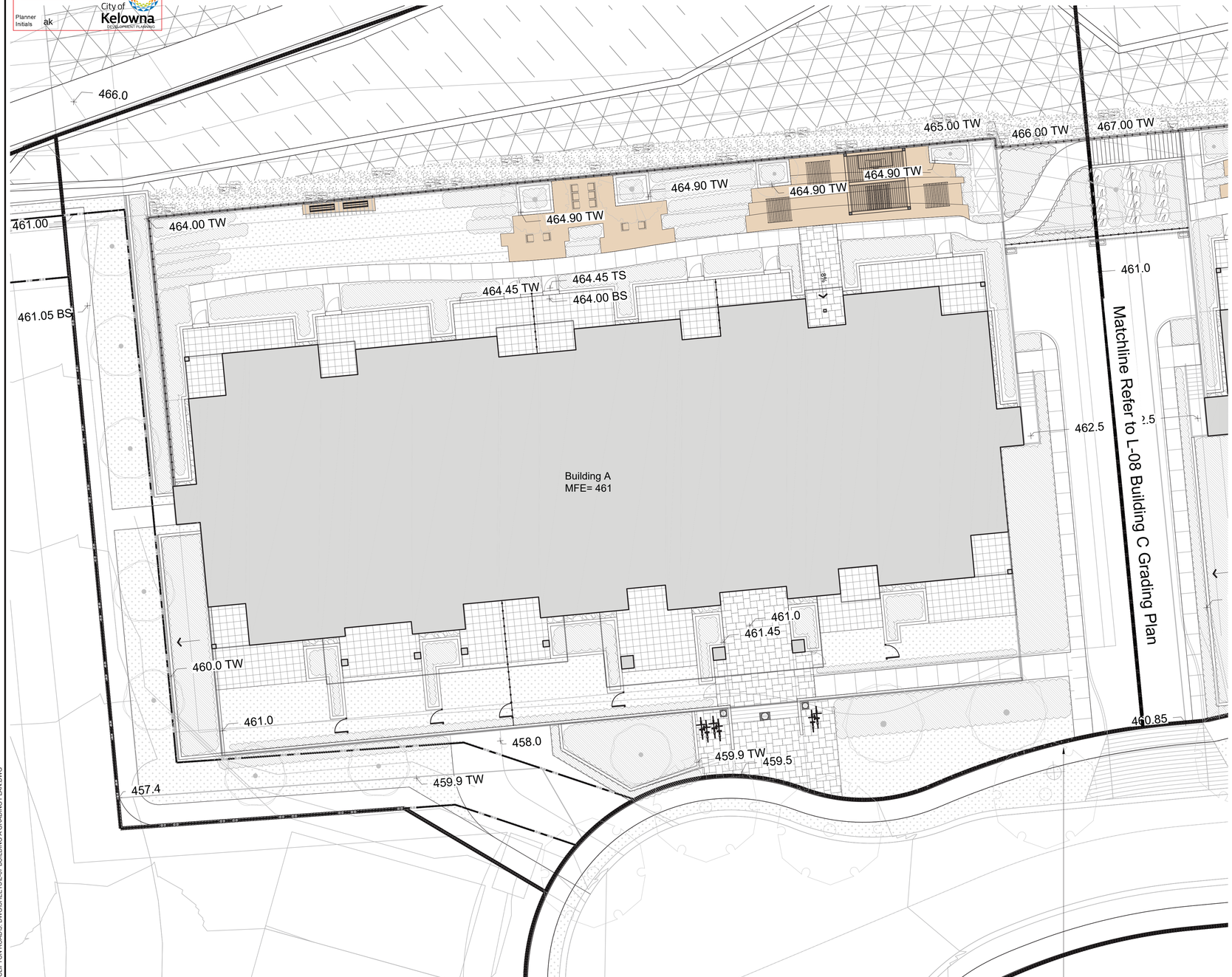
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING




## GRADING

| KEY | DESCRIPTION |
|---|---|
| 470.61 | PROPOSED GRADE BY LANDSCAPE |
| 8% | PROPOSED SLOPE BY LANDSCAPE |
| | ALLAN BLOCK RETAINING WALL |

1 BUILDING A GRADING PLAN
Scale 1:150

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5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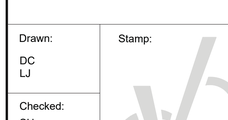
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING

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Kelowna, BC

Drawn: DC LJ

Checked: SH

Approved: MVDZ

Original Sheet Size: 24"x36"

Scale: 1:150


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Drawing Title: BUILDING A GRADING PLAN

NORTH

VDZ Project #: DP2019-69

Drawing #: L-07


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SCHEDULE C
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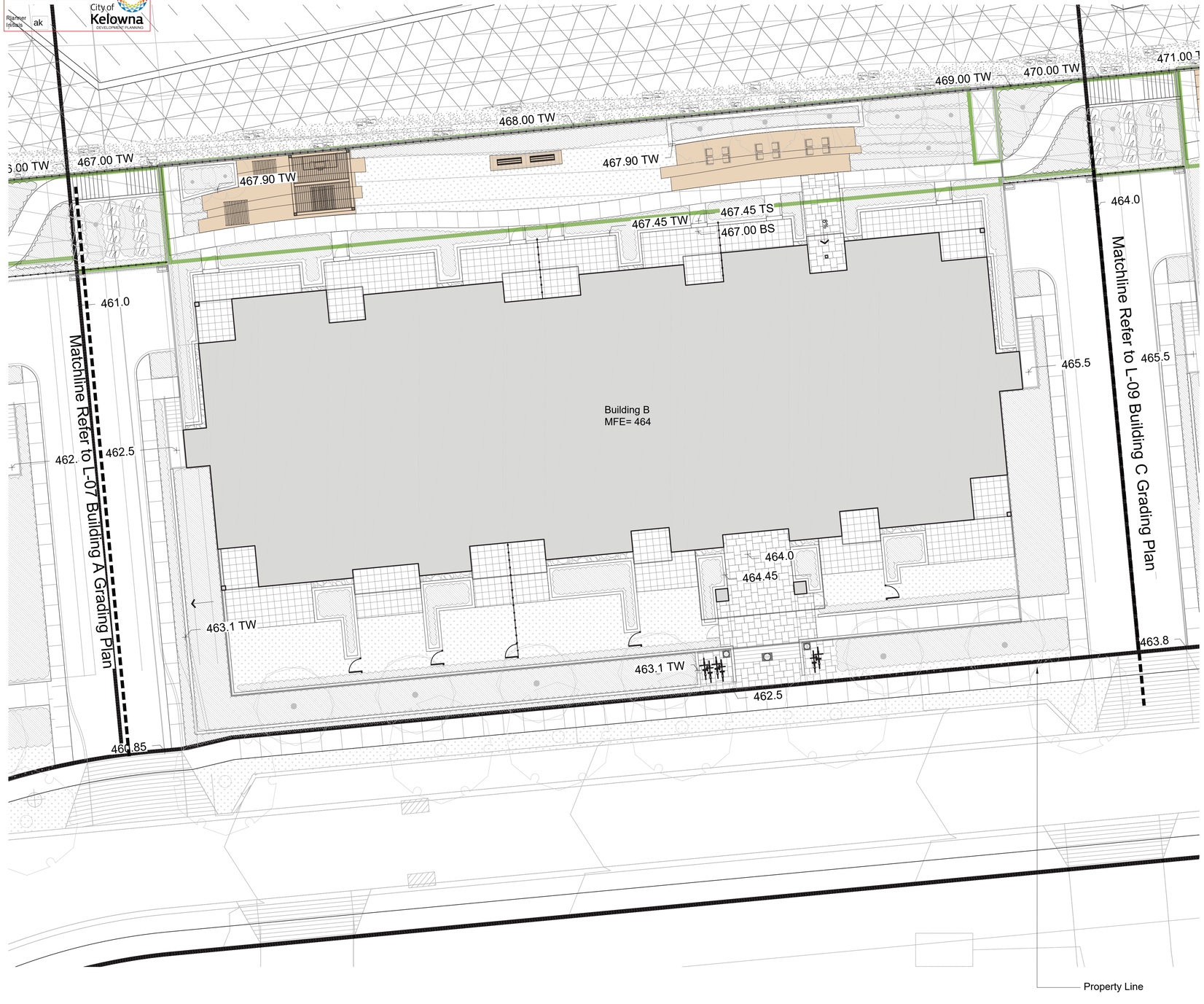
Planner Initials ak




1 BUILDING B GRADING PLAN
Scale 1:150

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

## GRADING

| KEY | DESCRIPTION |
|---|---|
| 470.61 | PROPOSED GRADE BY LANDSCAPE |
| 8% | PROPOSED SLOPE BY LANDSCAPE |
| | ALLAN BLOCK RETAINING WALL |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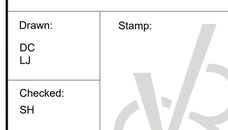
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

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Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DC LJ
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Drawing Title: BUILDING B GRADING PLAN
NORTH
VDZ Project #: DP2019-69
Drawing #: L-08


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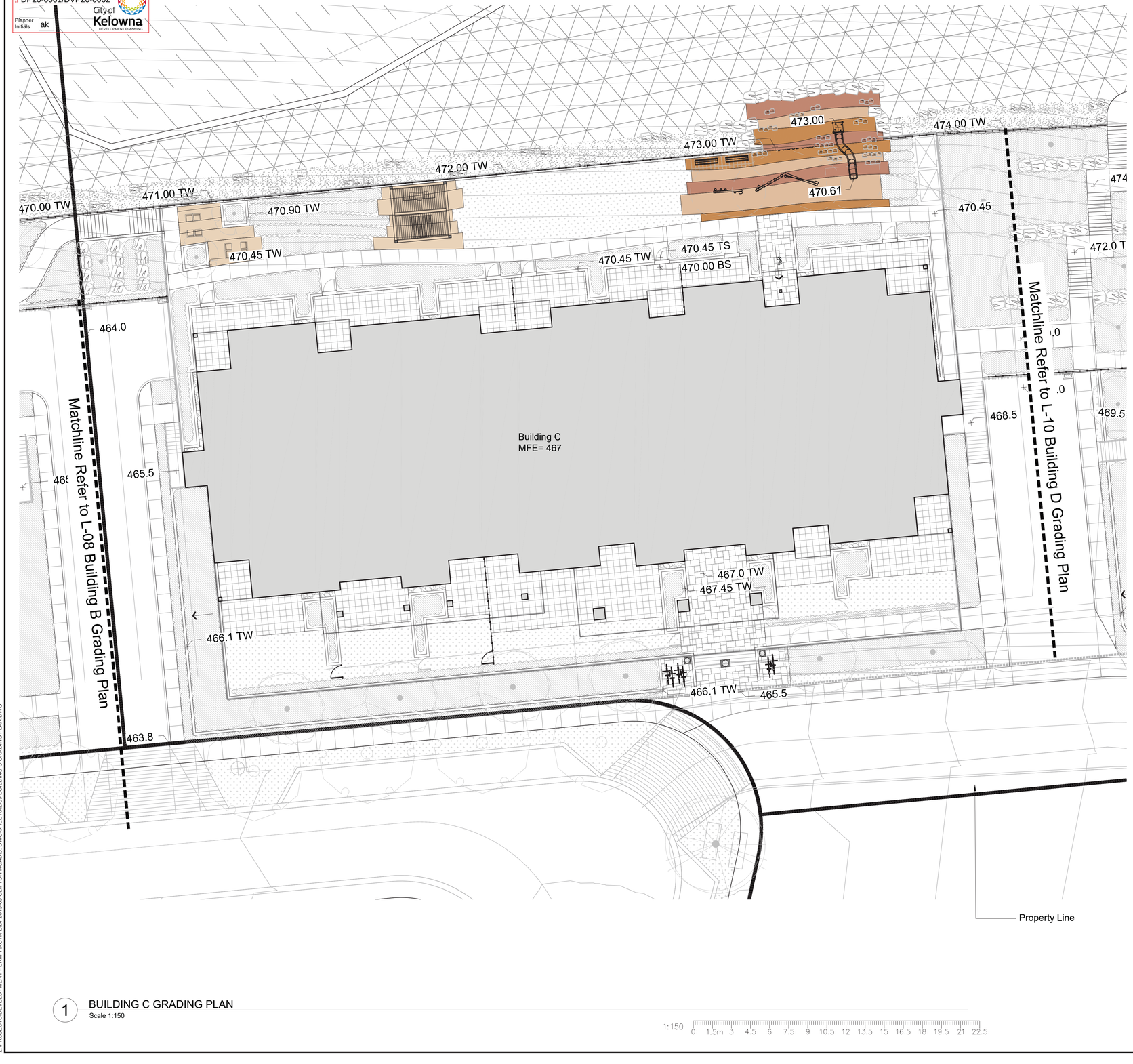


## GRADING

| KEY | DESCRIPTION |
|---|---|
| 470.61 | PROPOSED GRADE BY LANDSCAPE |
| 8% | PROPOSED SLOPE BY LANDSCAPE |
| | ALLAN BLOCK RETAINING WALL |

1 BUILDING C GRADING PLAN
Scale 1:150

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5


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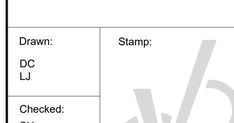

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Project:

**PROPOSED APARTMENT DEVELOPMENT**

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NORTH

Drawing Title: BUILDING C GRADING PLAN

VDZ Project #: DP2019-69

Drawing #: L-09


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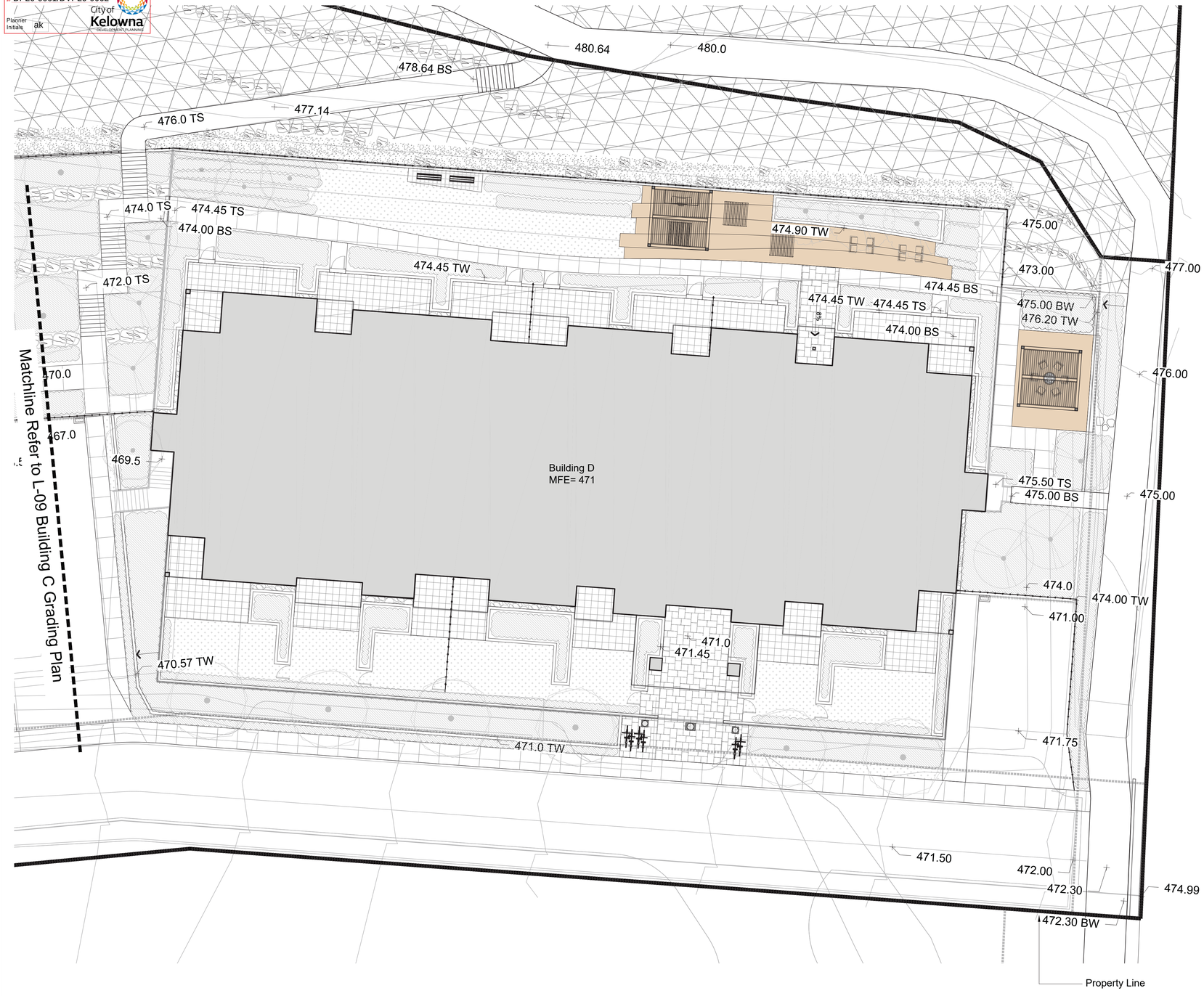


## GRADING

| KEY | DESCRIPTION |
|---|---|
| 470.61 | PROPOSED GRADE BY LANDSCAPE |
| 8% | PROPOSED SLOPE BY LANDSCAPE |
| | ALLAN BLOCK RETAINING WALL |

1 VIEW TITLE
Scale 1:150

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

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NORTH

Drawing Title: BUILDING D GRADING PLAN

VDZ Project #: DP2019-69

Drawing #: L-10

SCHEDULE C
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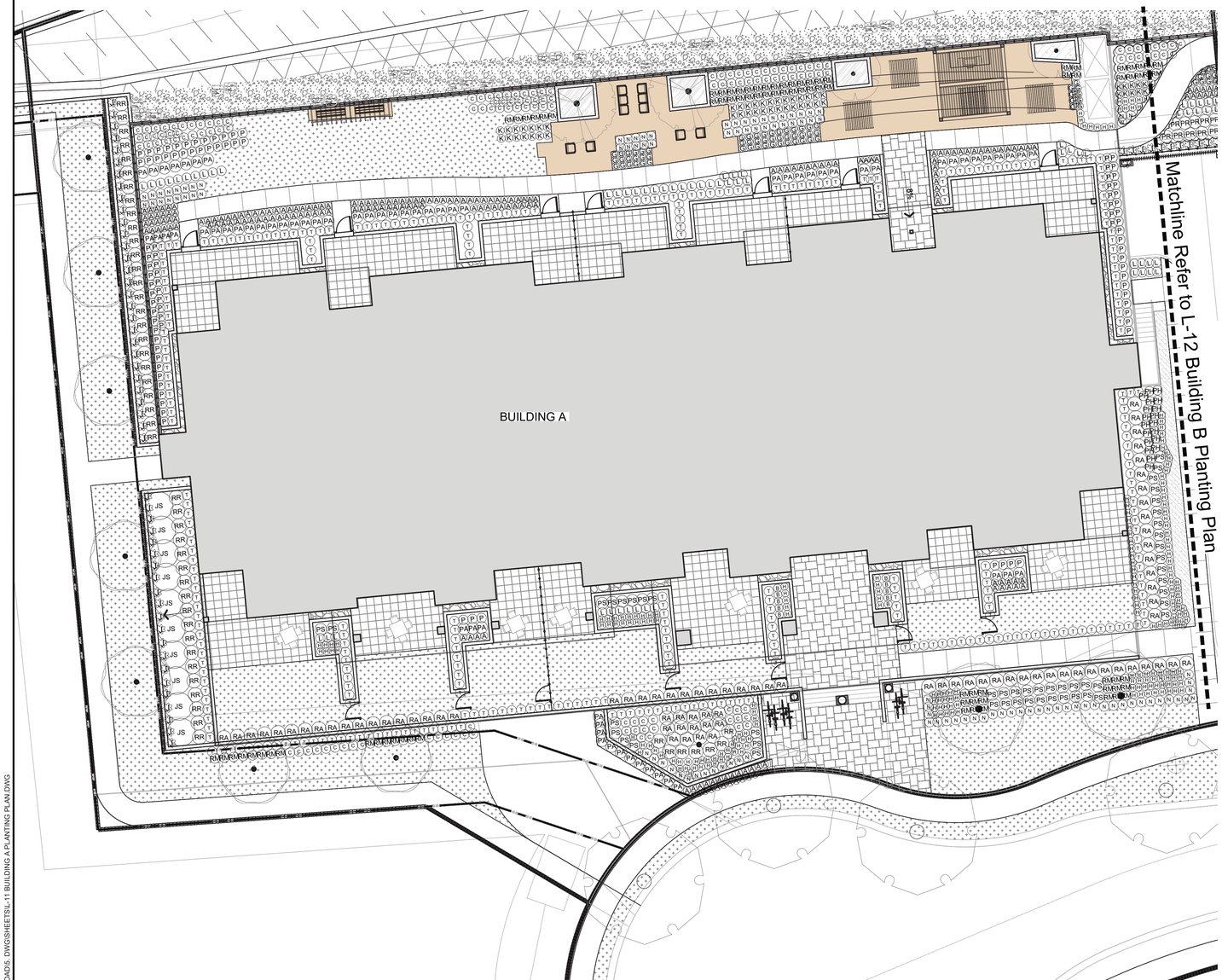
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING




## PLANT SCHEDULE

| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| B | Buxus sempervirens `Green Velvet` / Green Velvet Boxwood<br>Nursery grown, well established | #2 | 0.50m | 40 |
| JS | Juniperus sabina `Scandia` / Scandia Juniper<br>Nursery grown, well established | #3 | 1.75m | 41 |
| PS | Philadelphus x `Snow Dwarf` / Dwarf Mock Orange<br>Nursery grown, well established | #2 | 0.75m | 240 |
| PM | Pinus mugo `Pumilio` / Mugo Pine<br>Nursery grown, well established | #3 | 0.90m | 16 |
| PR | Potentilla fruticosa `Red Ace` TM / Red Ace Potentilla<br>Nursery grown, well established | #2 | 0.80m | 117 |
| RA | Ribes alpinum / Alpine Currant<br>Nursery grown, well established | #2 | 0.90m | 352 |
| RR | Rosa rugosa / Rugosa Rose<br>Nursery grown, well established | #2 | 0.90m | 217 |
| RM | Rosa x `Meicoublan` / White Meidiland<br>Nursery grown, well established | #2 | 0.60m | 99 |
| T | Taxus x media `Hicksii` / Hicks Yew<br>Nursery grown, well established | 1.2m ht. | 0.60m | 1,290 |

| GRASSES | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| G | Bouteloua gracilis / Blue Grama<br>Nursery grown, well established | #2 | 0.45m | 348 |
| C | Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass<br>Nursery grown, well established | #2 | 0.60m | 381 |
| PA | Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass<br>Nursery grown, well established | #2 | 0.75m | 484 |

| ANNUALS/PERENNIALS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| A | Gaillardia aristata `Arizona Sun` / Arizona Sun Blanket Flower<br>Nursery grown, well established | #2 | 0.45m | 889 |
| H | Hemerocallis x `Rocket City` / Rocket City Daylily<br>Nursery grown, well established | #2 | 0.45m | 976 |
| IG | Iris germanica `Red Rider` / Bearded Iris<br>Nursery grown, well established | #2 | 0.60m | 119 |
| K | Kniphofia hirsuta `Fire Dance` / Fire Dance Red Hot Poker<br>Nursery grown, well established | #2 | 0.50m | 226 |
| L | Lavandula angustifolia / English Lavender<br>Nursery grown, well established | #2 | 0.60m | 234 |
| N | Nepeta x faassenii `Dropmore` / Catmint<br>Nursery grown, well established | #2 | 0.60m | 443 |
| P | Perovskia atriplicifolia `Blue Spires` / Russian Sage<br>Nursery grown, well established | #2 | 0.60m | 459 |
| PH | Polygonatum x hybridum / Solomon`s Seal<br>Nursery grown, well established | #2 | 0.60m | 19 |

| BULBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| ALL SU7 | Allium x `Summer Beauty` / Summer Beauty Allium | #1 | 0.45m | 69 |

| VINE/ESPALIER | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| J | Clematis x `Jackmani` / Clematis<br>Nursery grown, well established. Staked to climb up trellis | #3 | 0.60m | 134 |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| | Cotoneaster dammeri `Coral Beauty` / Bearberry Cotoneaster<br>Nursery grown, well established | #1 | 600mm | 508 |
| | Iberis sempervirens / Candytuft<br>Nursery grown, well established | #1 | 300mm | 388 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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SCHEDULE C
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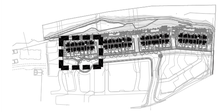
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING



Key Map (NTS)

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Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DR DC

Checked: SH

Approved: MVDZ

Scale: 1:150

Stamp:

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Drawing Title: BUILDING A PLANTING PLAN

NORTH

VDZ Project #: DP2019-69

Drawing #: L-11

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SCHEDULE C
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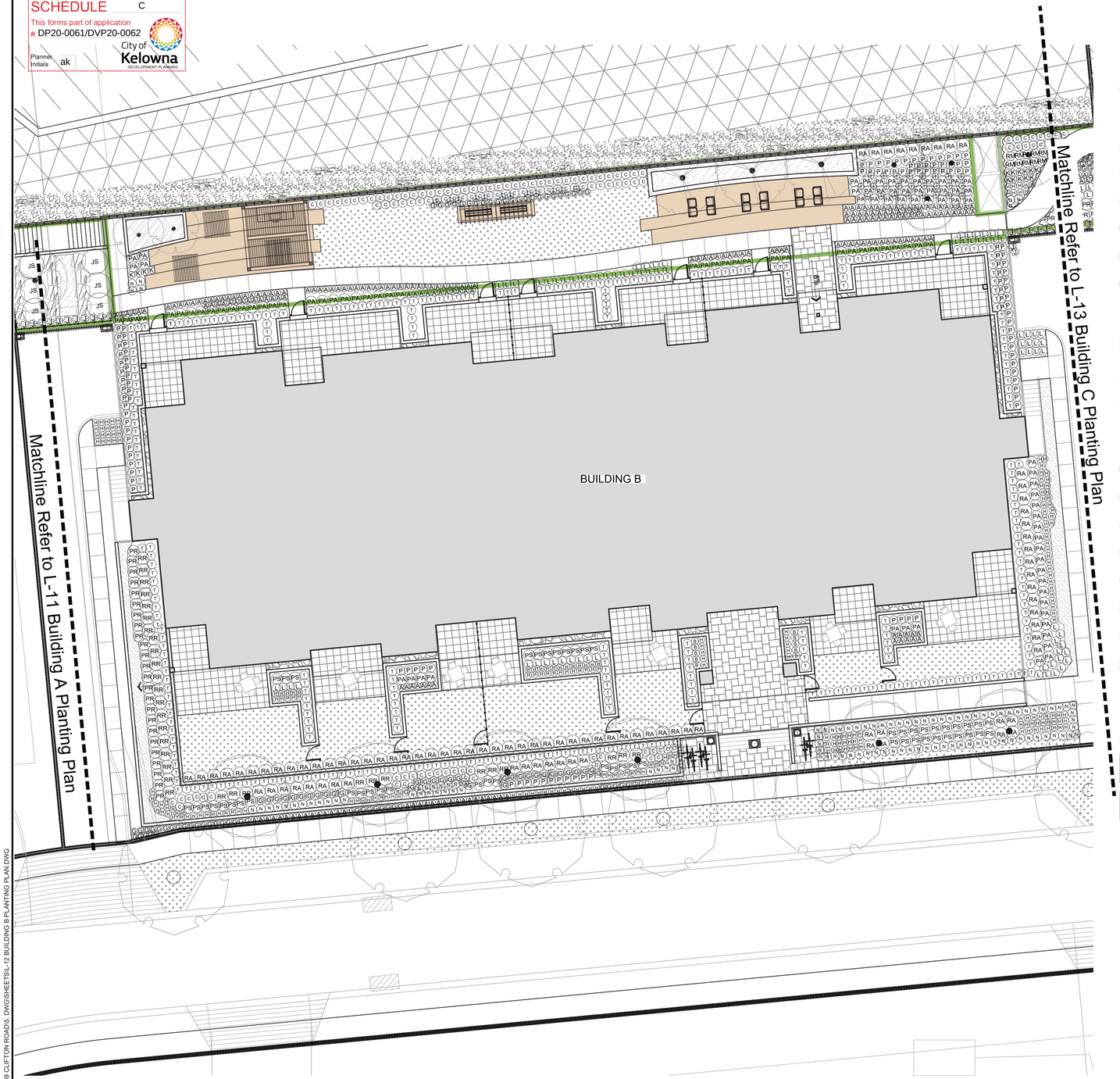


## PLANT SCHEDULE

| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
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| JS | Juniperus sabina `Scandia` / Scandia Juniper<br>Nursery grown, well established | #3 | 1.75m | 41 |
| PS | Philadelphus x `Snow Dwarf` / Dwarf Mock Orange<br>Nursery grown, well established | #2 | 0.75m | 240 |
| PM | Pinus mugo `Pumilio` / Mugo Pine<br>Nursery grown, well established | #3 | 0.90m | 16 |
| PR | Potentilla fruticosa `Red Ace` TM / Red Ace Potentilla<br>Nursery grown, well established | #2 | 0.80m | 117 |
| RA | Ribes alpinum / Alpine Currant<br>Nursery grown, well established | #2 | 0.90m | 352 |
| RR | Rosa rugosa / Rugosa Rose<br>Nursery grown, well established | #2 | 0.90m | 217 |
| RM | Rosa x `Meicoublan` / White Meidiland<br>Nursery grown, well established | #2 | 0.60m | 99 |
| T | Taxus x media `Hicksii` / Hicks Yew<br>Nursery grown, well established | 1.2m ht. | 0.60m | 1,290 |

| GRASSES | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| G | Bouteloua gracilis / Blue Grama<br>Nursery grown, well established | #2 | 0.45m | 348 |
| C | Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass<br>Nursery grown, well established | #2 | 0.60m | 381 |
| PA | Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass<br>Nursery grown, well established | #2 | 0.75m | 484 |

| ANNUALS/PERENNIALS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| A | Gaillardia aristata `Arizona Sun` / Arizona Sun Blanket Flower<br>Nursery grown, well established | #2 | 0.45m | 889 |
| H | Hemerocallis x `Rocket City` / Rocket City Daylily<br>Nursery grown, well established | #2 | 0.45m | 976 |
| IG | Iris germanica `Red Rider` / Bearded Iris<br>Nursery grown, well established | #2 | 0.60m | 119 |
| K | Kniphofia hirsuta `Fire Dance` / Fire Dance Red Hot Poker<br>Nursery grown, well established | #2 | 0.50m | 226 |
| L | Lavandula angustifolia / English Lavender<br>Nursery grown, well established | #2 | 0.60m | 234 |
| N | Nepeta x faassenii `Dropmore` / Catmint<br>Nursery grown, well established | #2 | 0.60m | 443 |
| P | Perovskia atriplicifolia `Blue Spires` / Russian Sage<br>Nursery grown, well established | #2 | 0.60m | 459 |
| PH | Polygonatum x hybridum / Solomon`s Seal<br>Nursery grown, well established | #2 | 0.60m | 19 |

| BULBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| ALL SU7 | Allium x `Summer Beauty` / Summer Beauty Allium | #1 | 0.45m | 69 |

| VINE/ESPALIER | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| J | Clematis x `Jackmani` / Clematis<br>Nursery grown, well established. Staked to climb up trellis | #3 | 0.60m | 134 |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| | Cotoneaster dammeri `Coral Beauty` / Bearberry Cotoneaster<br>Nursery grown, well established | #1 | 600mm | 508 |
| | Iberis sempervirens / Candytuft<br>Nursery grown, well established | #1 | 300mm | 388 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-69 CLIFTON ROAD\5. DWG\SHEETS\L-12 BUILDING B PLANTING PLAN.DWG

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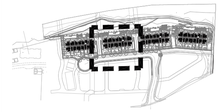
SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak



Key Map (NTS)

| No. | By: | Description | Date |
|---|---|---|---|
| 5. | DC | Re-Issued for DP | July 10, 2020 |
| 4. | DC | Progress Set | July 09, 2020 |
| 3. | DC | Progress Set | June 19, 2020 |
| 2. | DC | Progress Set | June 12, 2020 |
| 1. | DC | Issued For DP | Dec. 20, 2019 |

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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DC LJ

Checked: SH

Approved: MVDZ

Scale: 1:150

Stamp:

Original Sheet Size: 24"x36"

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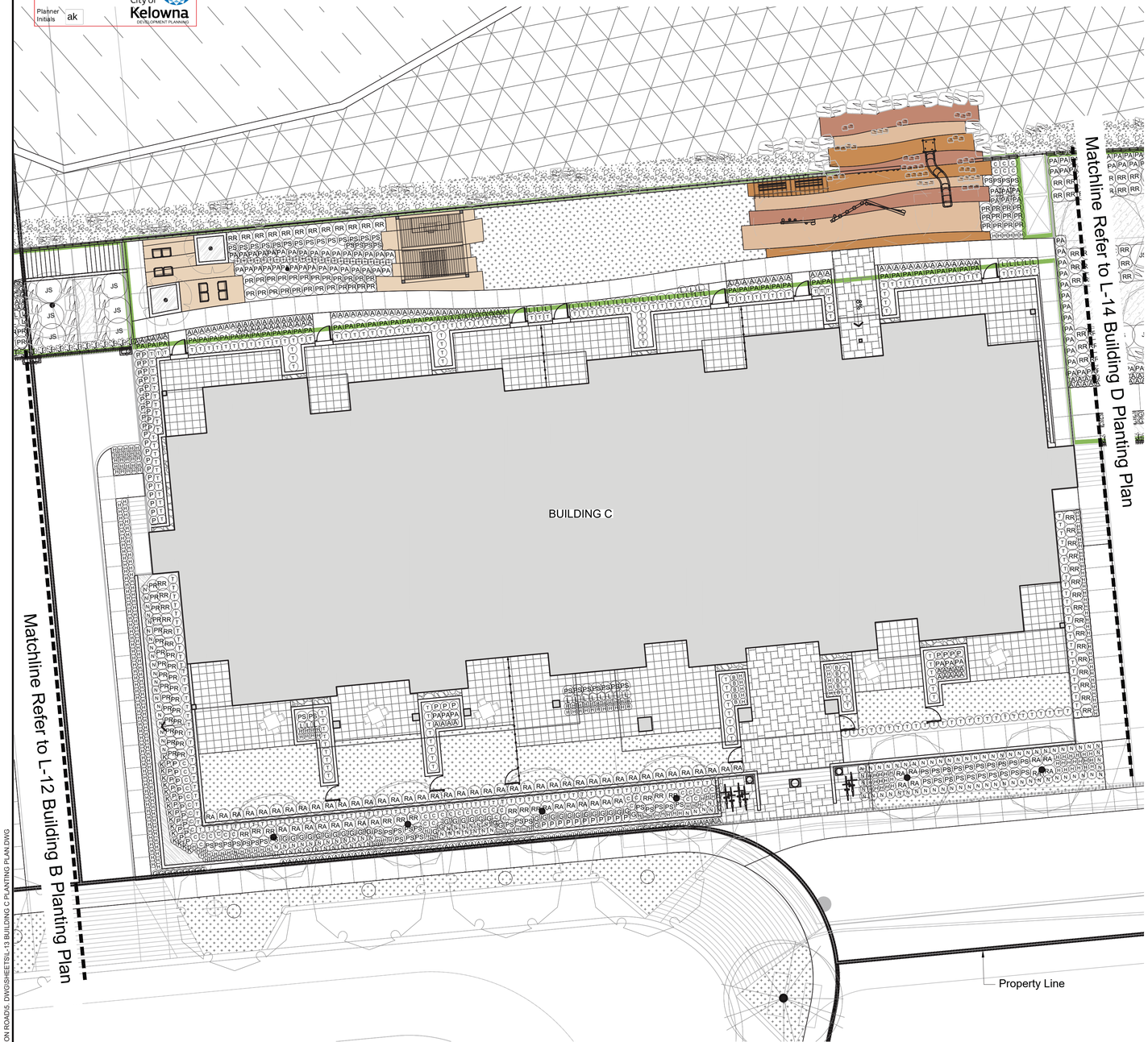
Drawing Title: BUILDING B PLANTING PLAN

NORTH

VDZ Project #: DP2019-69

Drawing #: L-12

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING




## PLANT SCHEDULE

| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| B | Buxus sempervirens `Green Velvet` / Green Velvet Boxwood<br>Nursery grown, well established | #2 | 0.50m | 40 |
| JS | Juniperus sabina `Scandia` / Scandia Juniper<br>Nursery grown, well established | #3 | 1.75m | 41 |
| PS | Philadelphus x `Snow Dwarf` / Dwarf Mock Orange<br>Nursery grown, well established | #2 | 0.75m | 240 |
| PM | Pinus mugo `Pumilio` / Mugo Pine<br>Nursery grown, well established | #3 | 0.90m | 16 |
| PR | Potentilla fruticosa `Red Ace` TM / Red Ace Potentilla<br>Nursery grown, well established | #2 | 0.80m | 117 |
| RA | Ribes alpinum / Alpine Currant<br>Nursery grown, well established | #2 | 0.90m | 352 |
| RR | Rosa rugosa / Rugosa Rose<br>Nursery grown, well established | #2 | 0.90m | 217 |
| RM | Rosa x `Meicoublan` / White Meidiland<br>Nursery grown, well established | #2 | 0.60m | 99 |
| T | Taxus x media `Hicksii` / Hicks Yew<br>Nursery grown, well established | 1.2m ht. | 0.60m | 1,290 |

| GRASSES | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| G | Bouteloua gracilis / Blue Grama<br>Nursery grown, well established | #2 | 0.45m | 348 |
| C | Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass<br>Nursery grown, well established | #2 | 0.60m | 381 |
| PA | Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass<br>Nursery grown, well established | #2 | 0.75m | 484 |

| ANNUALS/PERENNIALS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| A | Gaillardia aristata `Arizona Sun` / Arizona Sun Blanket Flower<br>Nursery grown, well established | #2 | 0.45m | 889 |
| H | Hemerocallis x `Rocket City` / Rocket City Daylily<br>Nursery grown, well established | #2 | 0.45m | 976 |
| IG | Iris germanica `Red Rider` / Bearded Iris<br>Nursery grown, well established | #2 | 0.60m | 119 |
| K | Kniphofia hirsuta `Fire Dance` / Fire Dance Red Hot Poker<br>Nursery grown, well established | #2 | 0.50m | 226 |
| L | Lavandula angustifolia / English Lavender<br>Nursery grown, well established | #2 | 0.60m | 234 |
| N | Nepeta x faassenii `Dropmore` / Catmint<br>Nursery grown, well established | #2 | 0.60m | 443 |
| P | Perovskia atriplicifolia `Blue Spires` / Russian Sage<br>Nursery grown, well established | #2 | 0.60m | 459 |
| PH | Polygonatum x hybridum / Solomon`s Seal<br>Nursery grown, well established | #2 | 0.60m | 19 |

| BULBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| ALL SU7 | Allium x `Summer Beauty` / Summer Beauty Allium | #1 | 0.45m | 69 |

| VINE/ESPALIER | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| J | Clematis x `Jackmani` / Clematis<br>Nursery grown, well established. Staked to climb up trellis | #3 | 0.60m | 134 |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| | Cotoneaster dammeri `Coral Beauty` / Bearberry Cotoneaster<br>Nursery grown, well established | #1 | 600mm | 508 |
| | Iberis sempervirens / Candytuft<br>Nursery grown, well established | #1 | 300mm | 388 |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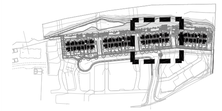
SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING

Key Map (NTS)

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| 2. | DC | Progress Set | June 12, 2020 |
| 1. | DC | Issued For DP | Dec. 20, 2019 |

REVISIONS TABLE FOR DRAWINGS


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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DC LJ

Checked: SH

Approved: MVDZ

Scale: 1:150

Stamp:

Original Sheet Size: 24"x36"


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Drawing Title: BUILDING C PLANTING PLAN

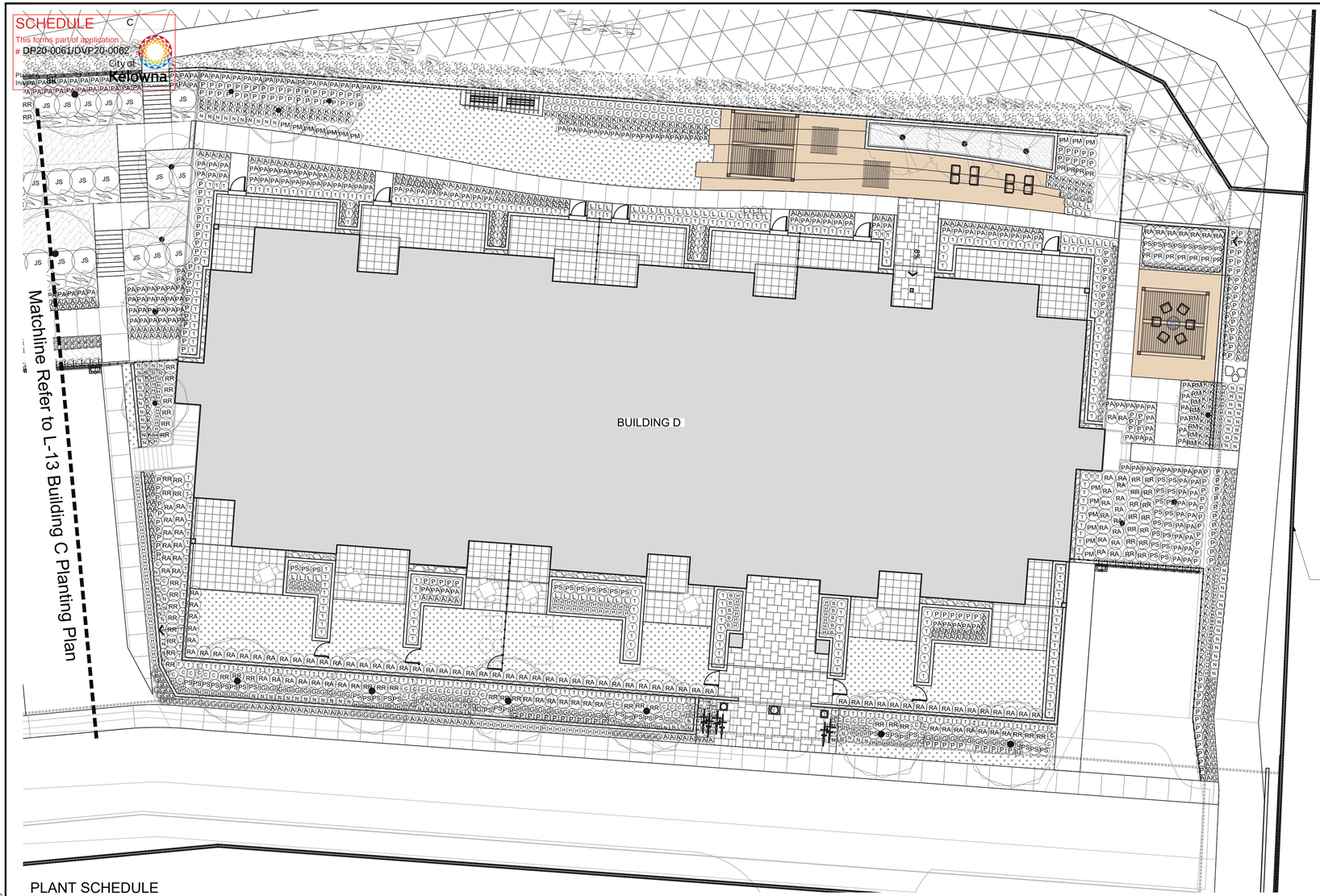
NORTH

VDZ Project #: DP2019-69

Drawing #: L-13

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-69 CLIFTON ROAD\5. DWG\SHEETS\L-13 BUILDING C PLANTING PLAN.DWG

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna
Planner Initials AK




## PLANT SCHEDULE

| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| B | Buxus sempervirens `Green Velvet` / Green Velvet Boxwood<br>Nursery grown, well established | #2 | 0.50m | 40 |
| JS | Juniperus sabina `Scandia` / Scandia Juniper<br>Nursery grown, well established | #3 | 1.75m | 41 |
| PS | Philadelphus x `Snow Dwarf` / Dwarf Mock Orange<br>Nursery grown, well established | #2 | 0.75m | 240 |
| PM | Pinus mugo `Pumilio` / Mugo Pine<br>Nursery grown, well established | #3 | 0.90m | 16 |
| PR | Potentilla fruticosa `Red Ace` TM / Red Ace Potentilla<br>Nursery grown, well established | #2 | 0.80m | 117 |
| RA | Ribes alpinum / Alpine Currant<br>Nursery grown, well established | #2 | 0.90m | 352 |
| RR | Rosa rugosa / Rugosa Rose<br>Nursery grown, well established | #2 | 0.90m | 217 |
| RM | Rosa x `Meicoublan` / White Meidiland<br>Nursery grown, well established | #2 | 0.60m | 99 |
| T | Taxus x media `Hicksii` / Hicks Yew<br>Nursery grown, well established | 1.2m ht. | 0.60m | 1,290 |

| GRASSES | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| G | Bouteloua gracilis / Blue Grama<br>Nursery grown, well established | #2 | 0.45m | 348 |
| C | Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass<br>Nursery grown, well established | #2 | 0.60m | 381 |
| PA | Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass<br>Nursery grown, well established | #2 | 0.75m | 484 |

| ANNUALS/PERENNIALS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| A | Gaillardia aristata `Arizona Sun` / Arizona Sun Blanket Flower<br>Nursery grown, well established | #2 | 0.45m | 889 |
| H | Hemerocallis x `Rocket City` / Rocket City Daylily<br>Nursery grown, well established | #2 | 0.45m | 976 |
| IG | Iris germanica `Red Rider` / Bearded Iris<br>Nursery grown, well established | #2 | 0.60m | 119 |
| K | Kniphofia hirsuta `Fire Dance` / Fire Dance Red Hot Poker<br>Nursery grown, well established | #2 | 0.50m | 226 |
| L | Lavandula angustifolia / English Lavender<br>Nursery grown, well established | #2 | 0.60m | 234 |
| N | Nepeta x faassenii `Dropmore` / Catmint<br>Nursery grown, well established | #2 | 0.60m | 443 |
| P | Perovskia atriplicifolia `Blue Spires` / Russian Sage<br>Nursery grown, well established | #2 | 0.60m | 459 |
| PH | Polygonatum x hybridum / Solomon`s Seal<br>Nursery grown, well established | #2 | 0.60m | 19 |

| BULBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| ALL SU7 | Allium x `Summer Beauty` / Summer Beauty Allium | #1 | 0.45m | 69 |

| VINE/ESPALIER | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| J | Clematis x `Jackmani` / Clematis<br>Nursery grown, well established. Staked to climb up trellis | #3 | 0.60m | 134 |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| | Cotoneaster dammeri `Coral Beauty` / Bearberry Cotoneaster<br>Nursery grown, well established | #1 | 600mm | 508 |
| | Iberis sempervirens / Candytuft<br>Nursery grown, well established | #1 | 300mm | 388 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5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SCHEDULE C
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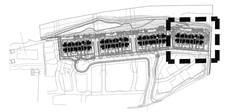
City of Kelowna
Planner Initials AK

Key Map (NTS)

| No. | By: | Description | Date |
|---|---|---|---|
| 5. | DC | Re-Issued for DP | July 10, 2020 |
| 4. | DC | Progress Set | July 09, 2020 |
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| 2. | DC | Progress Set | June 12, 2020 |
| 1. | DC | Issued For DP | Dec. 20, 2019 |

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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DC LJ

Checked: SH

Approved: MVDZ

Stamp:

Original Sheet Size: 24"x36"

Scale: 1:150


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Drawing Title: BUILDING D PLANTING PLAN

NORTH

VDZ Project #: DP2019-69

Drawing #: L-14


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SCHEDULE C
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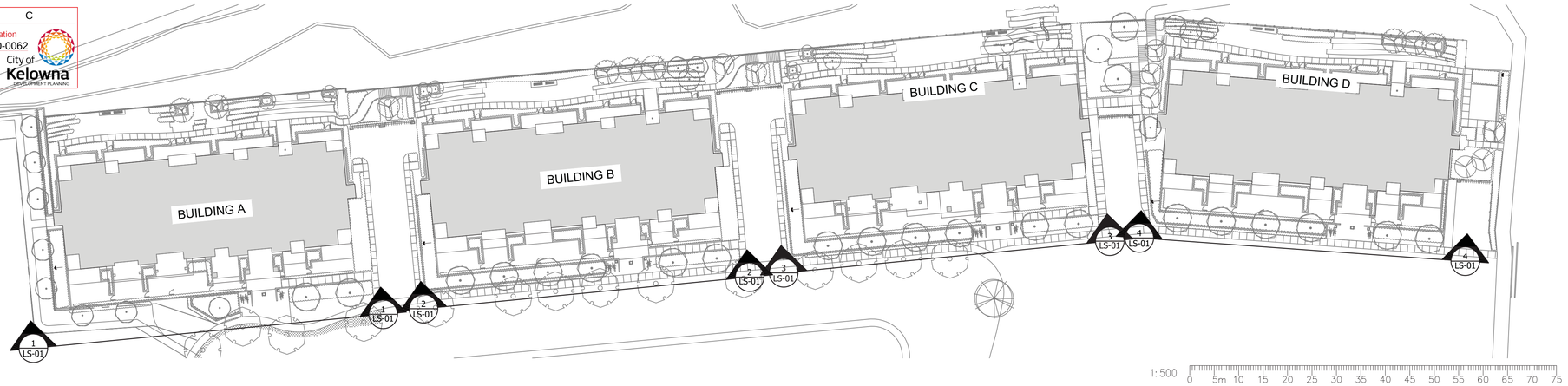
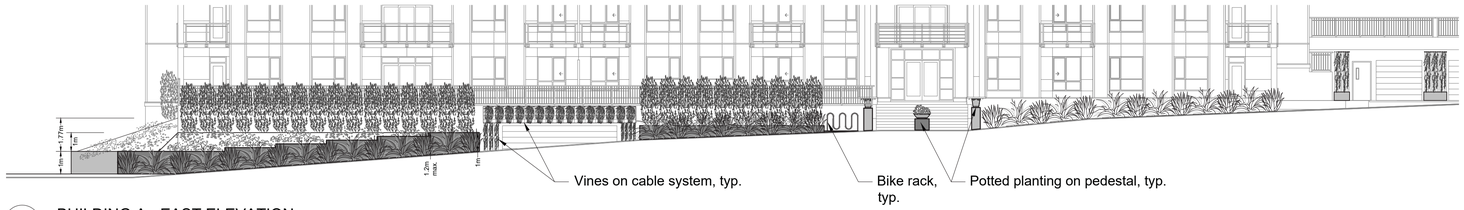
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak

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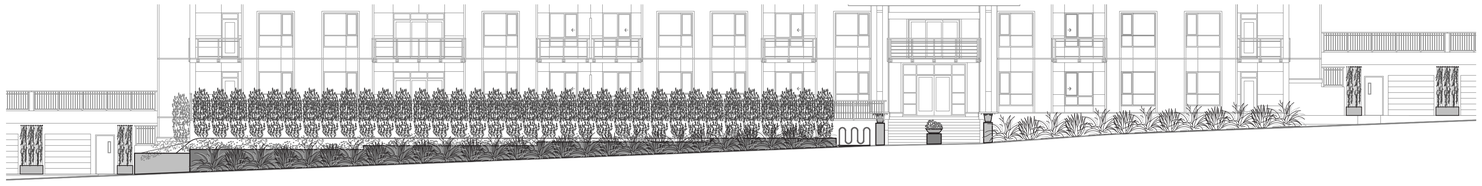
Scale 1:150



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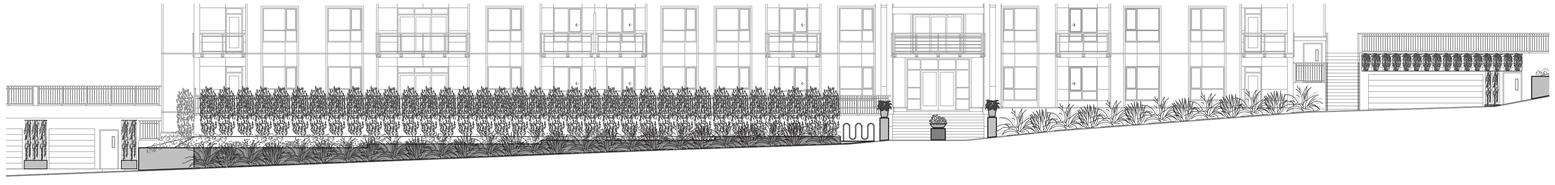
Scale 1:150



3 BUILDING C - EAST ELEVATION
Scale 1:150

4 BUILDING D - EAST ELEVATION
Scale 1:150

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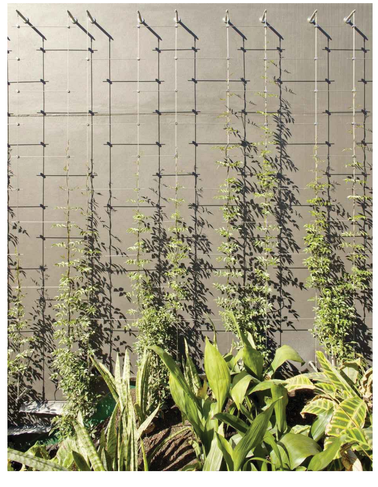

5 STEEL CABLE SYSTEM
NTS

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-69 CLIFTON ROAD\5. DWG\SHEETS\LS-01 SECTIONS.DWG


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SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak


| No. | By: | Description | Date |
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| 5. | DC | Re-Issued for DP | July 10, 2020 |
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REVISIONS TABLE FOR SHEET

Project:

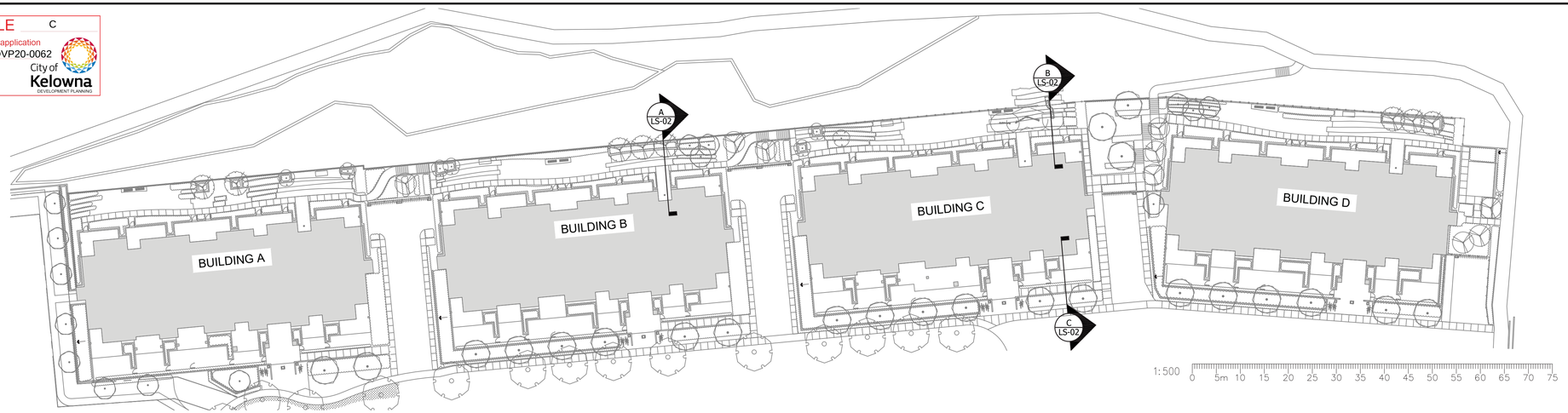
**PROPOSED APARTMENT DEVELOPMENT**

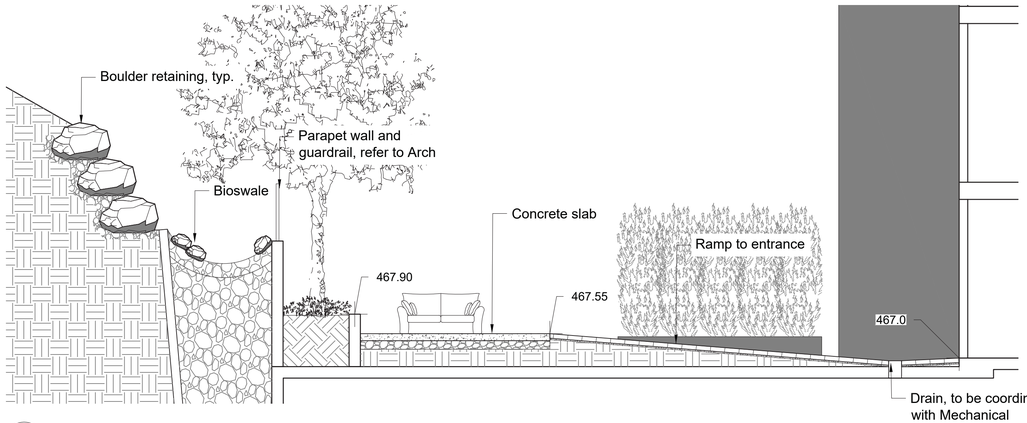
Cara Glen & Clifton Rd.
Kelowna, BC

| | |
|---|---|
| Drawn: AL | Stamp: |
| Checked: SH | |
| Approved: MVDZ | Original Sheet Size: 24"x36" |
| Scale: AS SHOWN | CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION. |

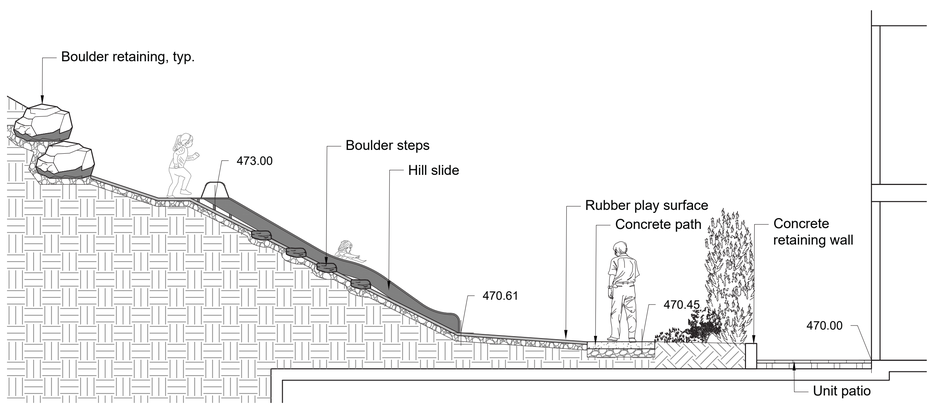
Drawing Title: ELEVATIONS
NORTH
VDZ Project #: DP2019-69
Drawing #: LS-01

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING

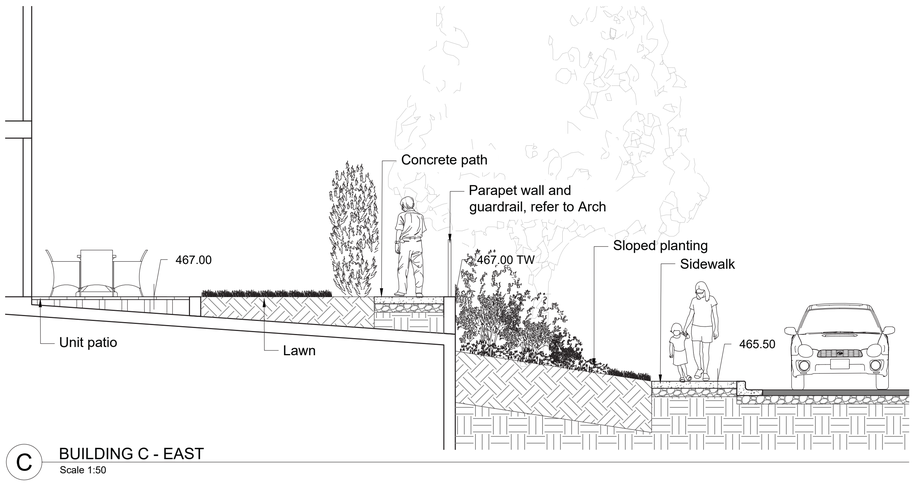



A BUILDING B - WEST
Scale 1:50




B BUILDING C - WEST
Scale 1:50




C BUILDING C - EAST
Scale 1:50

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-69 CLIFTON ROAD\6. DWG\SHEETS\LS-02 SECTIONS.DWG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MOUNT PLEASANT STUDIO
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SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING


| No. | By: | Description | Date |
|---|---|---|---|
| 5. | DC | Re-Issued for DP | July 10, 2020 |
| 4. | DC | Progress Set | July 09, 2020 |
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| 2. | DC | Progress Set | June 12, 2020 |
| 1. | DC | Issued For DP | Dec. 20, 2019 |

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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: AL
Checked: SH
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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Drawing Title: SECTIONS
NORTH
VDZ Project #: DP2019-69
Drawing #: LS-02

SCHEDULE C
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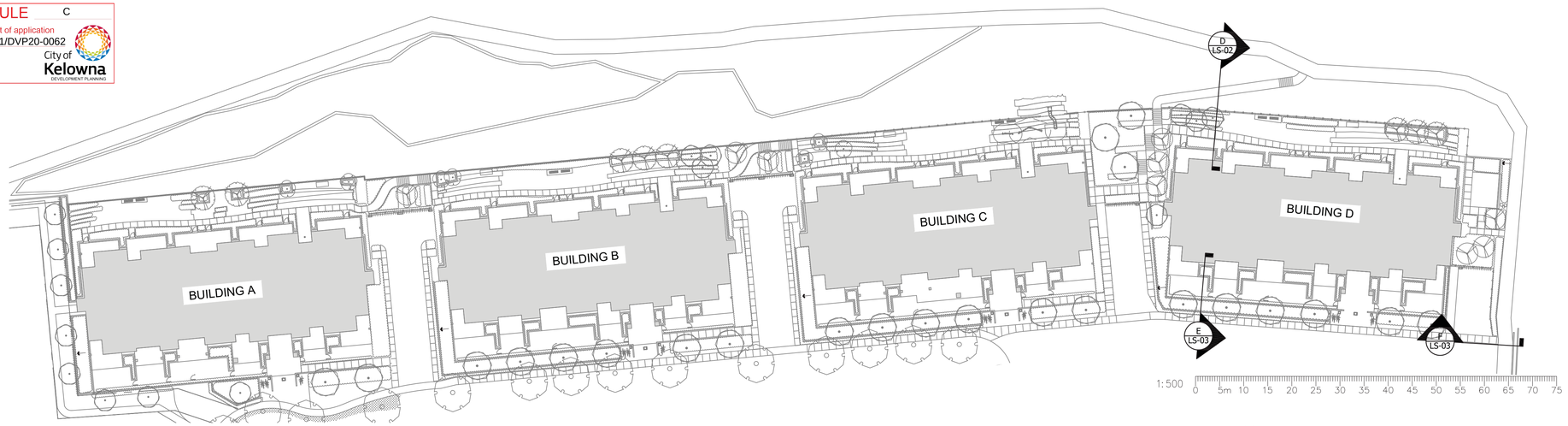
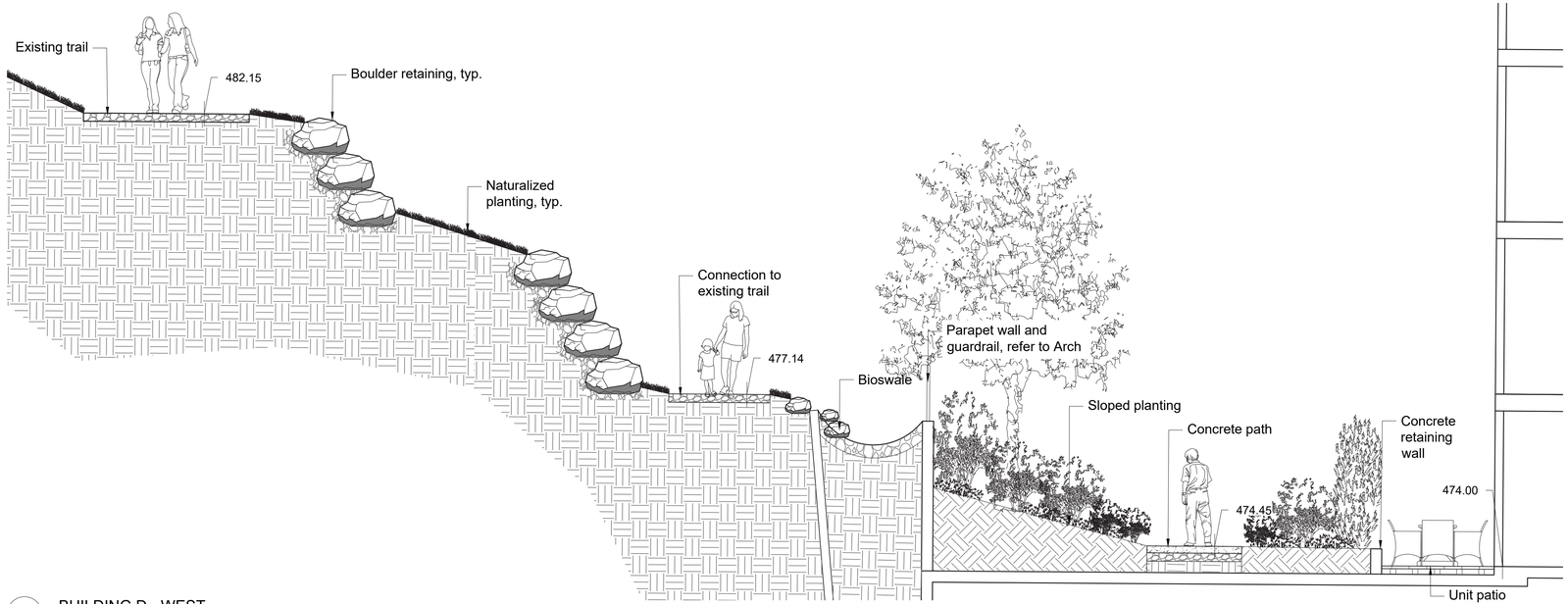
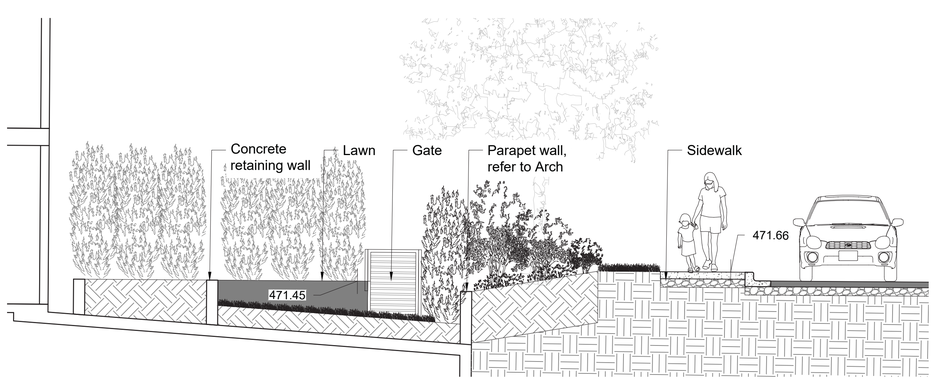
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak




D BUILDING D - WEST
Scale 1:50

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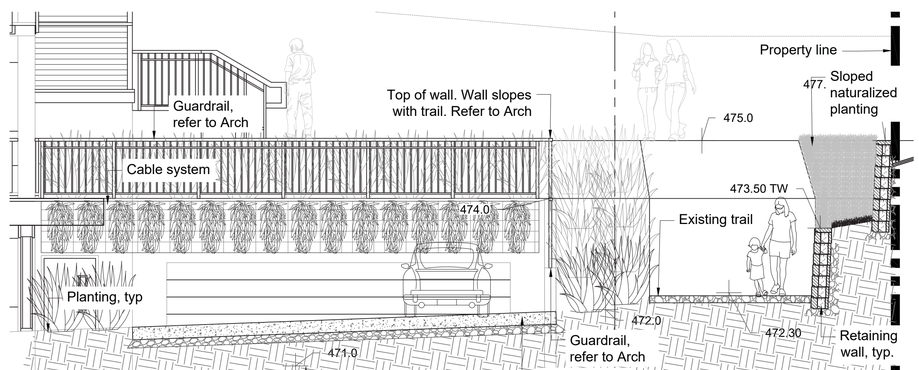


F BUILDING D - NORTH
Scale 1:50

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-69 CLIFTON ROAD\5. DWG\SHEETS\LS-03 SECTIONS.DWG

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Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

| | |
|---|---|
| Drawn: AL | Stamp: |
| Checked: SH | |
| Approved: MVDZ | Original Sheet Size: 24"x36" |
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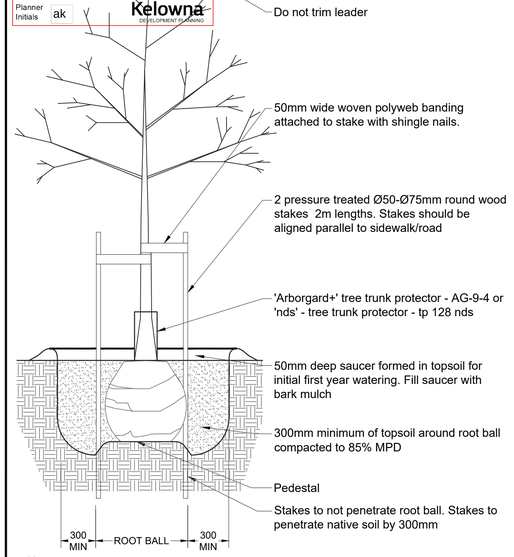
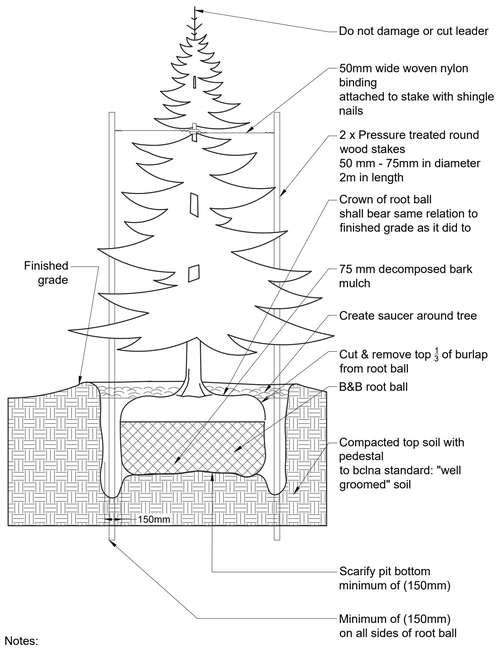
Drawing Title: SECTIONS
NORTH CLIFTON
VDZ Project #: DP2019-69
Drawing #: LS-03

SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak



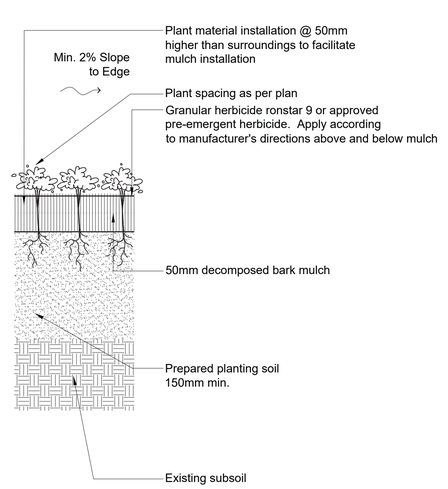

Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

## 1 DECIDUOUS TREE PLANTING
Scale 1:25

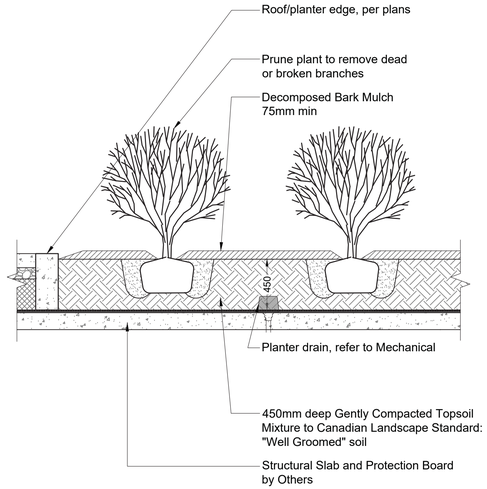



Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

## 2 CONIFEROUS TREE PLANTING
Scale 1:25

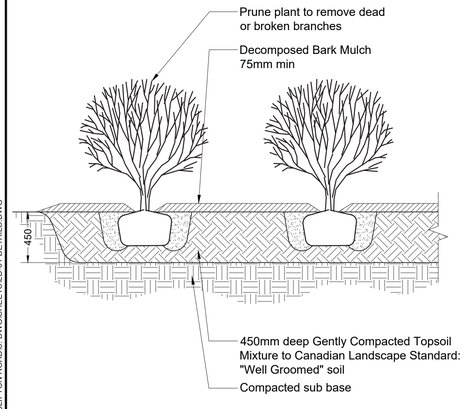



## 3 GROUNDCOVER PLANTING
Scale 1:10



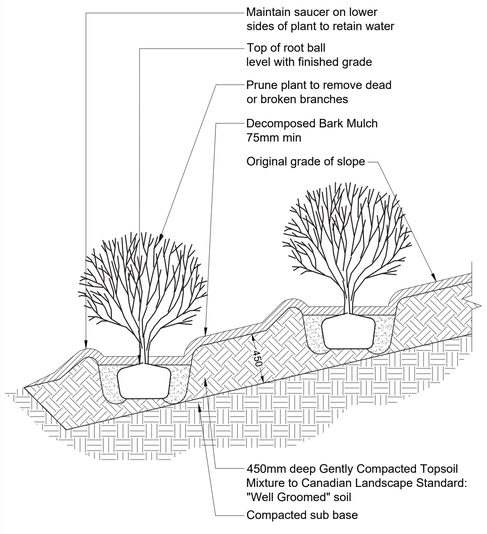

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

## 4 SHRUB PLANTING ON SLAB
Scale 1:25



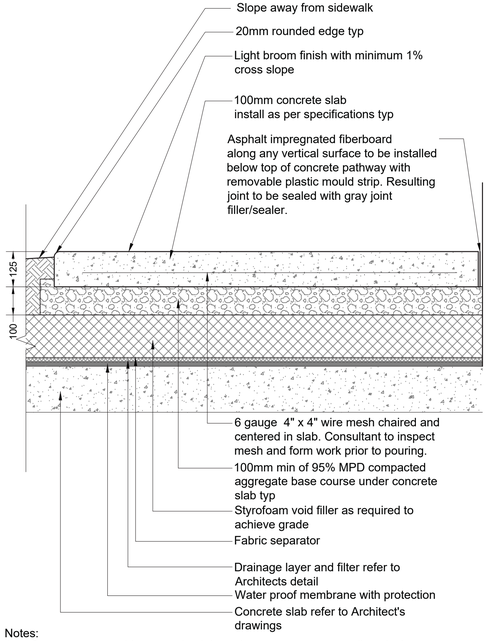

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

## 5 SHRUB PLANTING
Scale 1:25



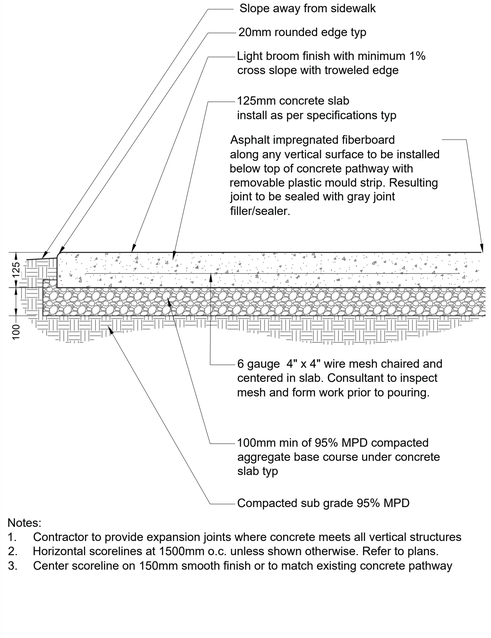

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

## 6 SHRUB PLANTING ON SLOPE
Scale 1:25




Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scorelines at 1500mm o.c. unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway

## 7 CONCRETE ON SLAB
Scale 1:10




Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scorelines at 1500mm o.c. unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway

## 8 BROOM FINISH CONCRETE
Scale 1:10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SCHEDULE C
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City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak


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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: LJ
Checked: SH
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"


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Drawing Title: DETAILS
VDZ Project #: DP2019-69
Drawing #: LD-01


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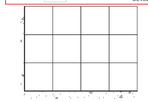
# DP20-0061/DVP20-0062

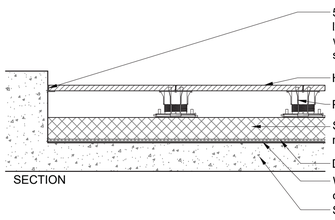
Planner Initials ak

City of Kelowna
DEVELOPMENT PLANNING



PATIO SLAB LAYOUT PLAN
Scale 1:40

Patio Slab Details:
Type: Lexington Tile Slabs
Size: 400mm x 400mm x 45mm
Colours: Sterling
Pattern: Grid
Manufacturer: Barkman
www.barkmanconcrete.com
Brian Nemez
778-689-7670

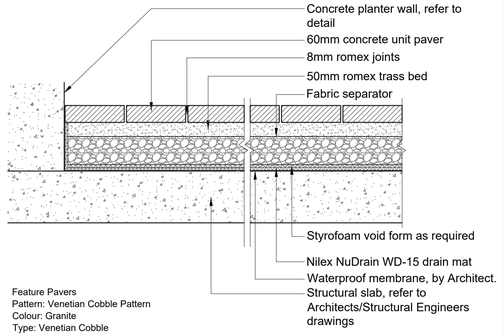



SECTION

LEXINGTON TILE

NOTES:
1. Or approved substitute.
2. Pedestal Height not to exceed 914mm height. Use styrofoam void form as required to make up elevation difference.

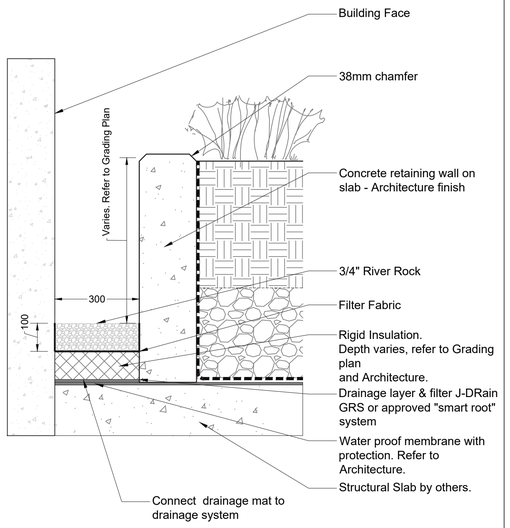
## 1 HYDRAPRESSED SLABS
Scale 1:10




Feature Pavers
Pattern: Venetian Cobble Pattern
Colour: Granite
Type: Venetian Cobble
Manufacturer: Abbotsford Concrete

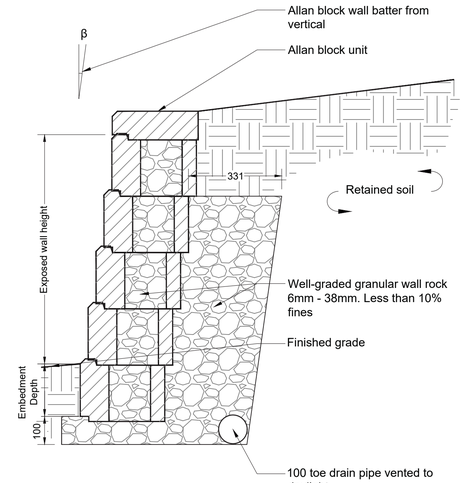
Notes:
1. Install all components as per manufacturer's specifications.

## 2 FEATURE PAVERS ON SLAB
Scale 1:10

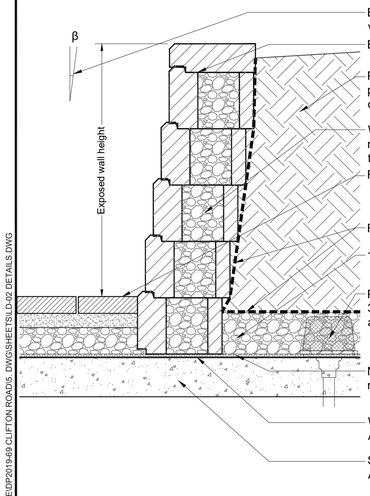



Notes:
1. Refer to drawings for drip-strip widths, minimum 300mm.
2. Pressure Treated Board to be used when Drip-Strip is adjacent to soft landscaping.

## 3 DRIP STRIP ON SLAB
Scale 1:10

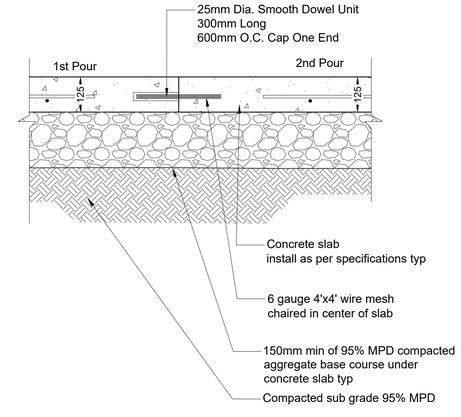



## 4 ALLAN BLOCK RETAINING WALL
Scale 1:10

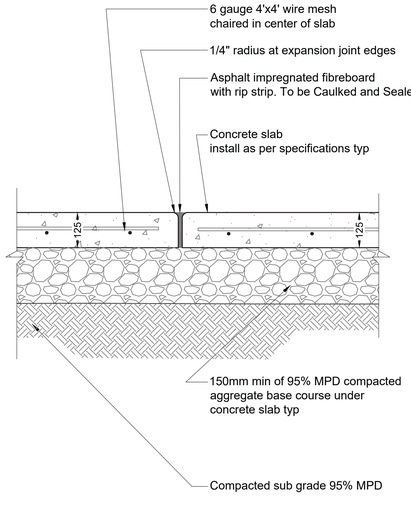



NOTE:
1. All walls over 1.2m in height will need to be Structurally Engineered.
2. All planters to be connected to Slab drainage system.

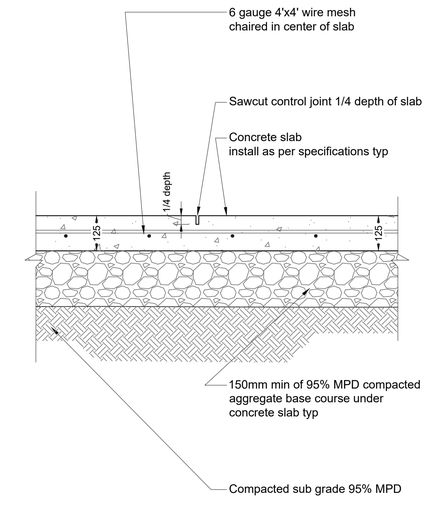
## 5 ALLAN BLOCK RETAINING WALL ON SLAB
Scale 1:10




## 6 CONCRETE PAVING
Scale 1:10




## 7 EXPANSION JOINT DETAIL
Scale 1:10




## 8 CONTROL JOINT DETAIL
Scale 1:10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Project:

**PROPOSED APARTMENT DEVELOPMENT**

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Kelowna, BC

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Checked: SH

Approved: MVDZ

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Drawing Title: DETAILS

VDZ Project #: DP2019-69

Drawing #: LD-02


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Planner Initials ak

Gate Precedent Image

## 1 GATE
NTS

Model #: SLBRGP-37
Colour: Black
Manufacturer: Wishbone
Supplier: Wishbone
Mount: Surface
Capacity: 2 Bikes

Notes:
1. Or approved equal

## 2 BIKE RACK
NTS

**MLPT210-S-PC-WCA** — **210 SERIES**

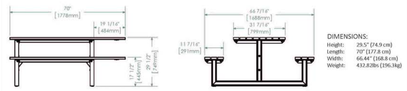
MATERIALS: Table frame is made from 3" x 2-3/8" structural I-Beam with mitered corners. Horizontal support beams are used for super stability and structural integrity, Surface material is high density paper composite.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled. Holes (0.5") are provided for securing to base.

TO SPECIFY: Select MLPT210-S-PC-WCA
Choose:
- Powdercoat Color

OPTIONS:
- Gaming board (GB)
- Wheelchair accessibility (WCA)
- IPE Wood (W)
- Surface Mount (S)




DIMENSIONS:
Height: 29.5" (74.9 cm)
Length: 70" (177.8 cm)
Width: 66.44" (168.8 cm)
Weight: 432.82lbs (196.3kg)

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## 3 MAGLIN PICNIC TABLE
NTS

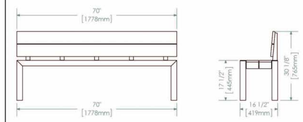
**MLB1055-PC** — **1055 SERIES**

MATERIALS: The bench frame is constructed from formed steel and the tops employ 3/4" HDPC.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. The legs have 9/16" holes for anchoring.

TO SPECIFY: Select MLB1055-PC
Choose:
- Powdercoat Color
- HDPC Color (Charcoal, Sandstone)




DIMENSIONS:
Height: 30.13" (76.5cm)
Length: 70" (177.8cm)
Depth: 16.5" (41.9cm)
Weight: 139.47lbs (63.3kg)

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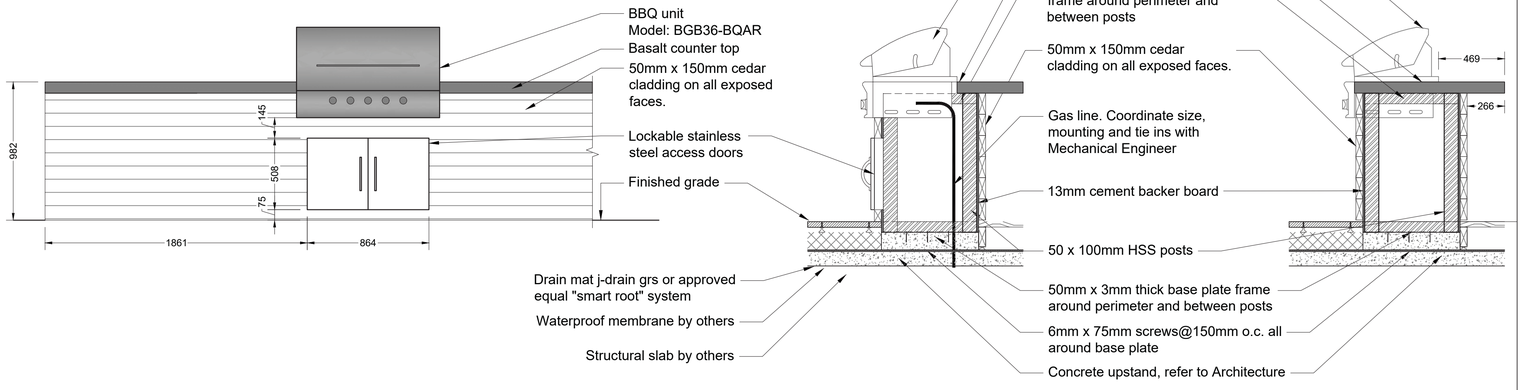
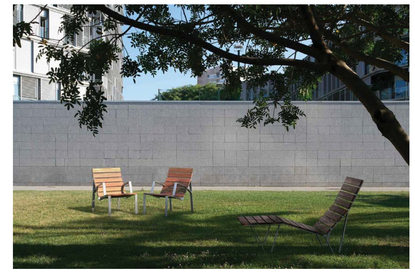
## 4 MAGLIN BENCH
NTS

Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
2. Contractor to submit shop drawings for approval.
3. BBQ grill to be installed per manufacturers specifications.
4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
5. BBQ Unit model BGB36-BQAR by Fisher & Paykel, or approved equal.
6. Cedar cladding to be treated with Sikkens Cetol SRD. Colour: Mahogany




## 5 BUILT IN BARBEQUE
Scale 1:20



Lounge Furniture Precedent Image

## 8 LOUNGE FURNITURE
NTS


VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
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SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak


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| 5. | DC | Re-Issued for DP | July 10, 2020 |
| 4. | DC | Progress Set | July 09, 2020 |
| 3. | DC | Progress Set | June 19, 2020 |
| 2. | DC | Progress Set | June 12, 2020 |
| 1. | DC | Issued For DP | Dec. 20, 2019 |
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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn: DC LJ
Checked: SH
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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Drawing Title: DETAILS
VDZ Project #: DP2019-69
Drawing #: LD-03

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SCHEDULE C

This forms part of application
# DP20-0061/DVP20-0062

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials ak

Hill Slide Precedent Image

Boulders in Rubber Precedent Image

## 1 PLAY GROUND
NTS

**NRO817**
### Balance poles

KOMPAN Let's play

| Elevated Activities: 0 | Accessible Elevated Activities | Accessible Ground Level Activities | Accessible Ground Level Play Types |
|---|---|---|---|
| Present | 0 | 1 | 1 |
| Required | 0 | 1 | 1 |

Balance poles are a unique structure to add to your playground. This piece of commercial equipment is equipped with four wooden blocks of different sizes skewered with sturdy poles to test young children's balance as they move from one to the other. This is an excellent way for children to build their coordination, while having some fun at the same time.

| | |
|---|---|
| **Product Line** | Nature Play |
| **Category** | Robinia Climbing |
| **Age from** | 5 - 12 |
| **Max. fall height (CM)** | 58 |
| **Total height (CM)** | 260 |
| **Safety Zone** | 15.6 m2 |

ASTM SURFACE

KOMPAN INC.605 W Howard Lane, Suite 101
Austin, TX 78753 Phone: 1 (800) 426-9788
USSales@kompan.com | www.kompan.us

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## 2 KOMPAN BALANCE POLES
NTS

**NRO856**
### Parkour 001

KOMPAN Let's play

| Elevated Activities: 0 | Accessible Elevated Activities | Accessible Ground Level Activities | Accessible Ground Level Play Types |
|---|---|---|---|
| Present | 0 | 2 | 1 |
| Required | 0 | 1 | 1 |

| | |
|---|---|
| **Product Line** | Nature Play |
| **Category** | Robinia Balancing |
| **Age from** | 5 - 12 |
| **Max. fall height (CM)** | 170 |
| **Total height (CM)** | 170 |
| **Safety Zone** | 32.7 m2 |

ASTM WOOD

KOMPAN INC.605 W Howard Lane, Suite 101
Austin, TX 78753 Phone: 1 (800) 426-9788
USSales@kompan.com | www.kompan.us

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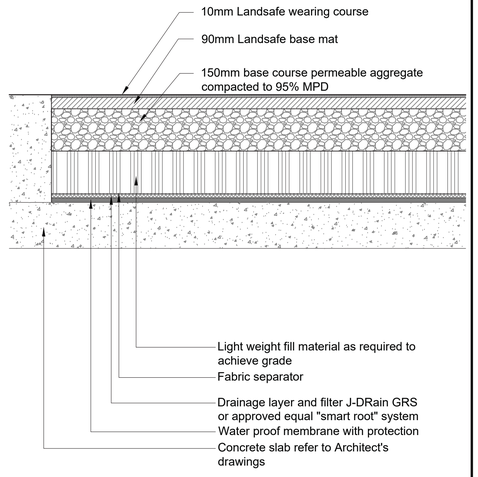
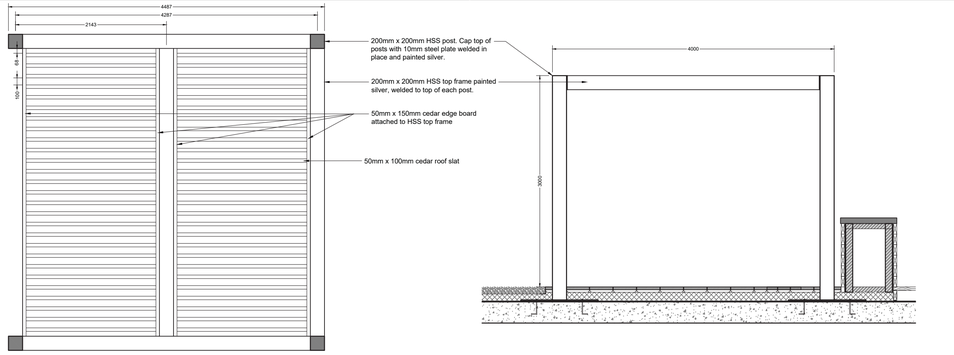
## 3 KOMPAN PARKOUR 001
NTS




## 4 RUBBER ON SLAB
Scale 1:10




NOTES:
1. All steel to be painted silver to match site furnishings.
2. All cedar to be treated with Sikkens Cetol SRD. Colour: Mahogany
3. All hardware and fasteners to be hot dipped galvanized and painted silver.

## 5 TRELLIS CABANA
Scale 1:20

## 6 PLANTER
NTS


VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn:
DRAWN1
DRAWN2

Checked:
CHECKED

Approved:
APPROVED

Stamp:

Original Sheet Size:
24"x36"

Scale:
AS SHOWN


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Drawing Title: DETAILS

VDZ Project #: DP2019-69

Drawing #: LD-04


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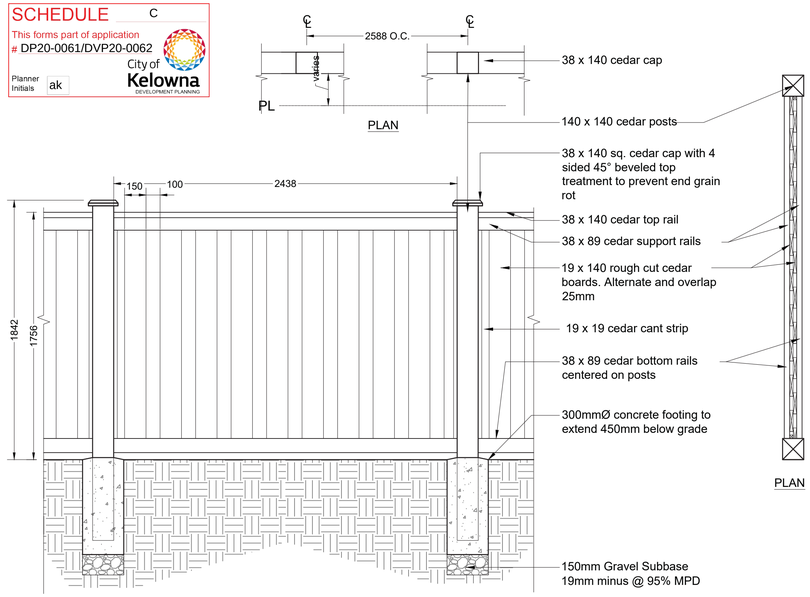
SCHEDULE C
This forms part of application
# DP20-0061/DVP20-0062
City of Kelowna DEVELOPMENT PLANNING
Planner Initials ak




Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guildelines part 3.12.
2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

1 PRIVACY FENCE
Scale 1:20


VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

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V1M 2R8

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SCHEDULE C
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REVISIONS TABLE FOR SHEET

Project:

**PROPOSED APARTMENT DEVELOPMENT**

Cara Glen & Clifton Rd.
Kelowna, BC

Drawn:
DRAWN1
DRAWN2

Checked:
CHECKED

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Drawing Title: DETAILS
VDZ Project #: DP2019-69
Drawing #: LD-05


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