
CITY OF KELOWNA

MEMORANDUM

Date: August 10, 2020
File No.: DP20-0140
To: Land Use Management Department (AJ)
From: Development Engineering Manager (JK)
Subject: 796 Kuipers Crescent

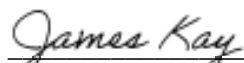
The City's Development Engineering Branch has the following comments and requirements with regard to this application. The Development Engineering Technologist for this project is John Filipenko ASCT

GENERAL COMMENTS

Development Engineering Branch will review and issue for construction the civil engineering design drawings for both the on-site and off-site works.

We have no comment pertaining to the Form and Character of proposed development .

Refer to our comments pertaining to the Environmental Development Permit under file DP19-0226:



James Kay, P.Eng.
Development Engineering Manager

JF

CITY OF KELOWNA

MEMORANDUM

Date: December 13, 2019
File No.: DP19-0226
To: Land Use Management Department (CD)
From: Development Engineering Manager (JK)
Subject: 796 Kuipers Crescent

Development Engineering has the following comments and requirements associated with this application to obtain a Natural Environment Development Permit.

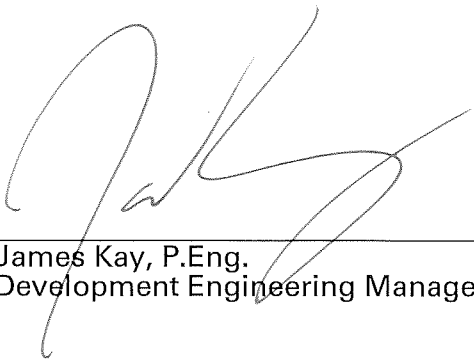
This application will be dealt with directly by the Environment Planning Branch who has the expertise in the ecological domain.

Development Engineering Branch will review and issue for construction the engineering design drawings for all offsite works.

Road access to the reservoir shall be available at all times and shall not be compromised by the proposed onstruction. An SRW is required.

Where Blasting is proposed, refer to BL11647 Amendment No, 1 and the Best Practices guide for Urban Blasting Operations

Confirm that the proposed road grades and turning radii meet the requirements for fire truck access.



James Kay, P.Eng.
Development Engineering Manager
JF

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?			✓
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?			✓
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?			✓
Are public and private open spaces oriented to take advantage of and protect from the elements?			✓
Is there an appropriate transition between public and private open spaces?			✓
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?		✓	
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?			✓
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?			✓
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?			✓
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?			✓
• Retain existing healthy mature trees and vegetation?	✓		
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?		✓	

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?		✓	
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?		✓	
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?		✓	





KUIPERS PEAK DEVELOPMENT



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Development Permit DP20-0140



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

796 Kuipers Cr

and legally known as

Lot 1 District Lot 1688S Similkameen Division Yale District Plan EPP71339

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

Multiple Dwelling Housing

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

Date of Decision November 9, 2020
Decision By: Community Planning Department Manager
Development Permit Area: Comprehensive Development Permit Area
Existing Zone: RM2H -Low Density Row Housing (Hillside Area)
Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Emil Anderson Construction Co. Ltd., Inc.No. C0172775
Applicant: Rory McDowall
Planner: K. Brunet

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.

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 **OR** certified cheque in the amount of **\$306,773.95**

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.**

796 KUIPERS CRESCENT DEVELOPMENT

KELOWNA, BC

SCHEDULE

A

This forms part of application

DP20-0140

Planner

Initials

KB

City of

Kelowna

DEVELOPMENT PLANNING

inArtifex

Design Ltd.

#106 - 460 Doyle Ave.

Kelowna, BC V1Y 0C2

(778) 403-1055

info@inartifex.com

www.inartifex.com

PROJECT INFO:

CIVIC ADDRESS:	796 KUIPERS CRESCENT, KELOWNA, BC
PID:	030-190-037
LEGAL DESCRIPTION:	PLAN EPP71339 LOT 1 DISTRICT LOT 1688S
CURRENT ZONING:	RM2H
PROPOSED:	THIRTEEN DUPLEXES, TWO TRIPLEXES (32 DWELLING UNITS)
LOT AREA:	7.092 ACRES



Proposed
Project For:



Sheet Title:

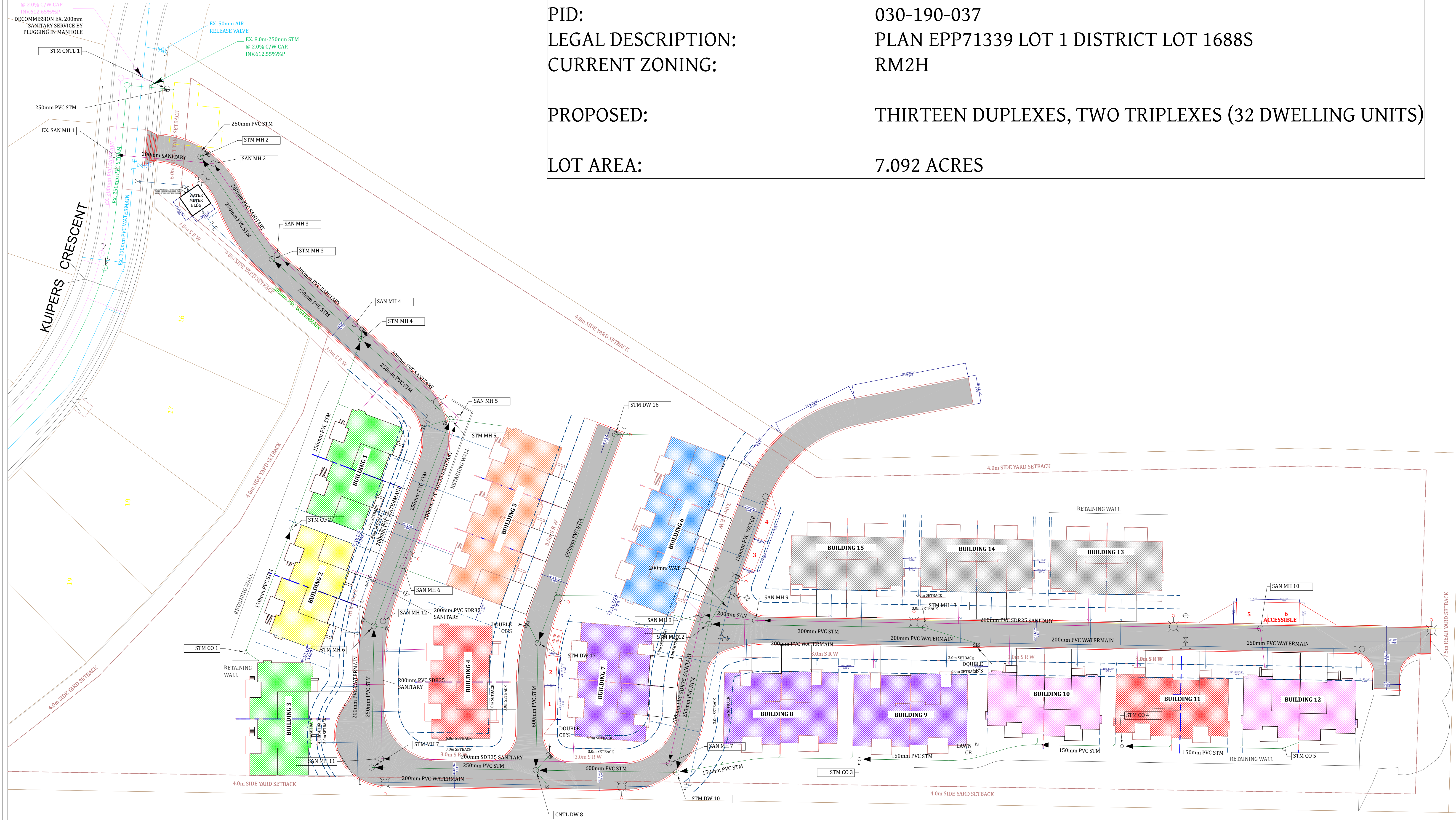
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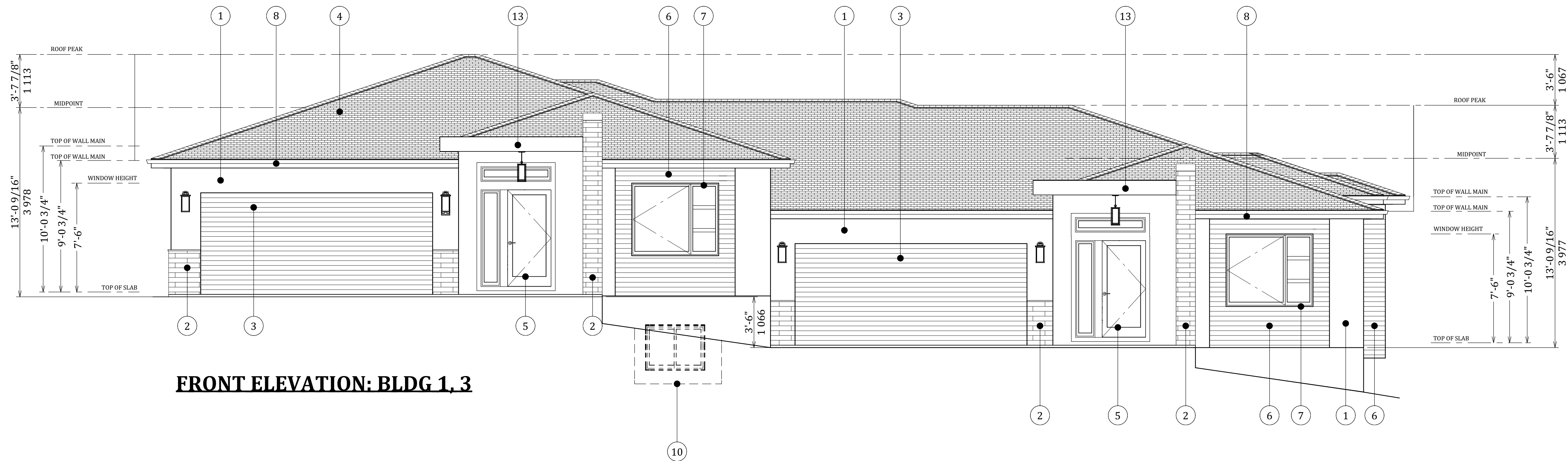
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2020-09-24

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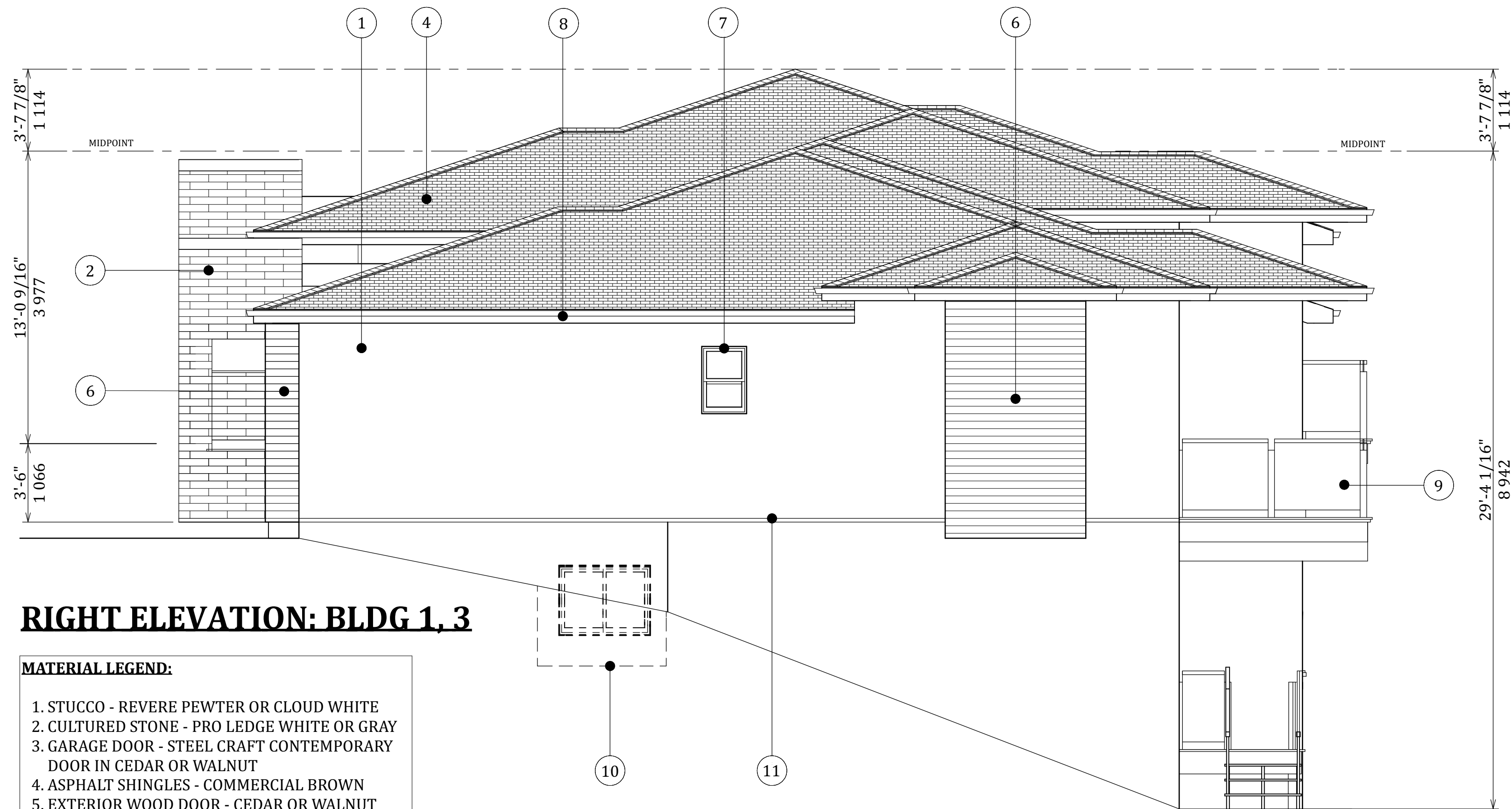
VERSION NO.
1.0

SHEET NO.:
A-1





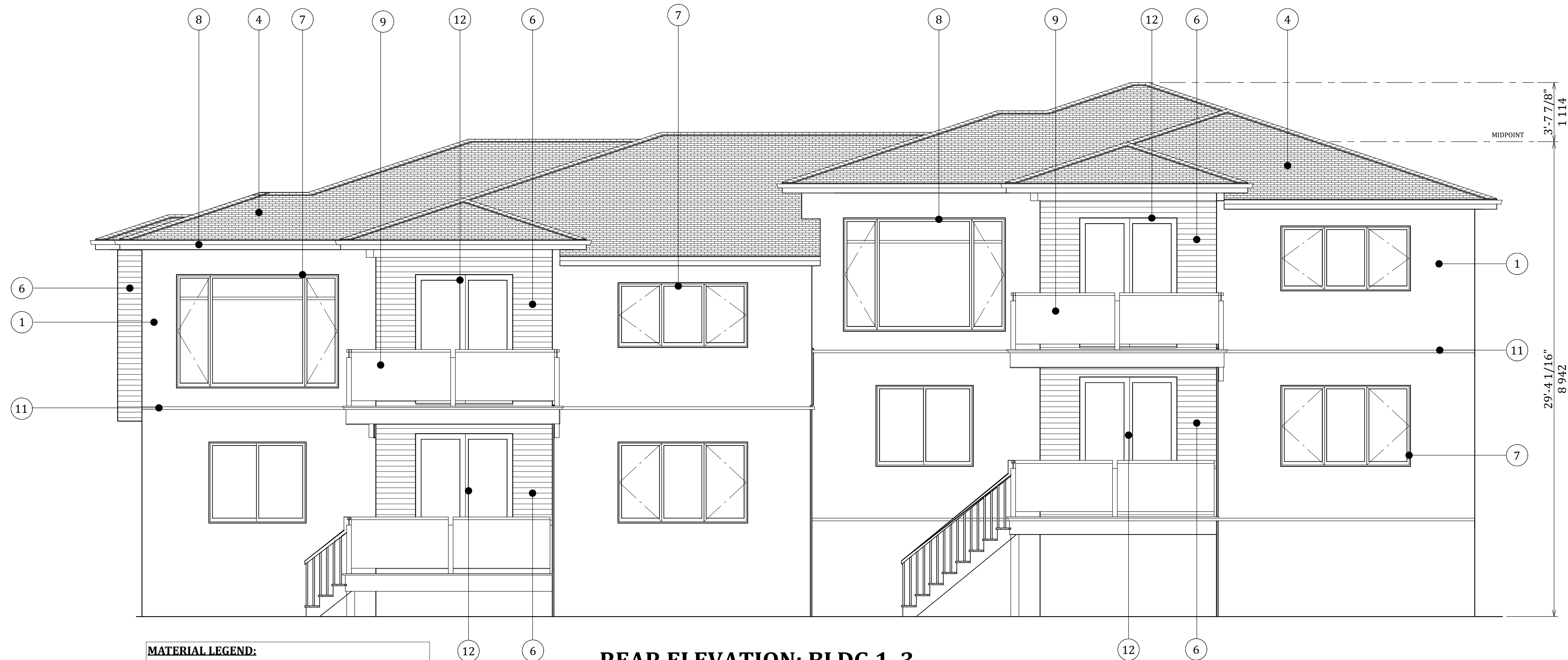
FRONT ELEVATION: BLDG 1, 3



RIGHT ELEVATION: BLDG 1, 3

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

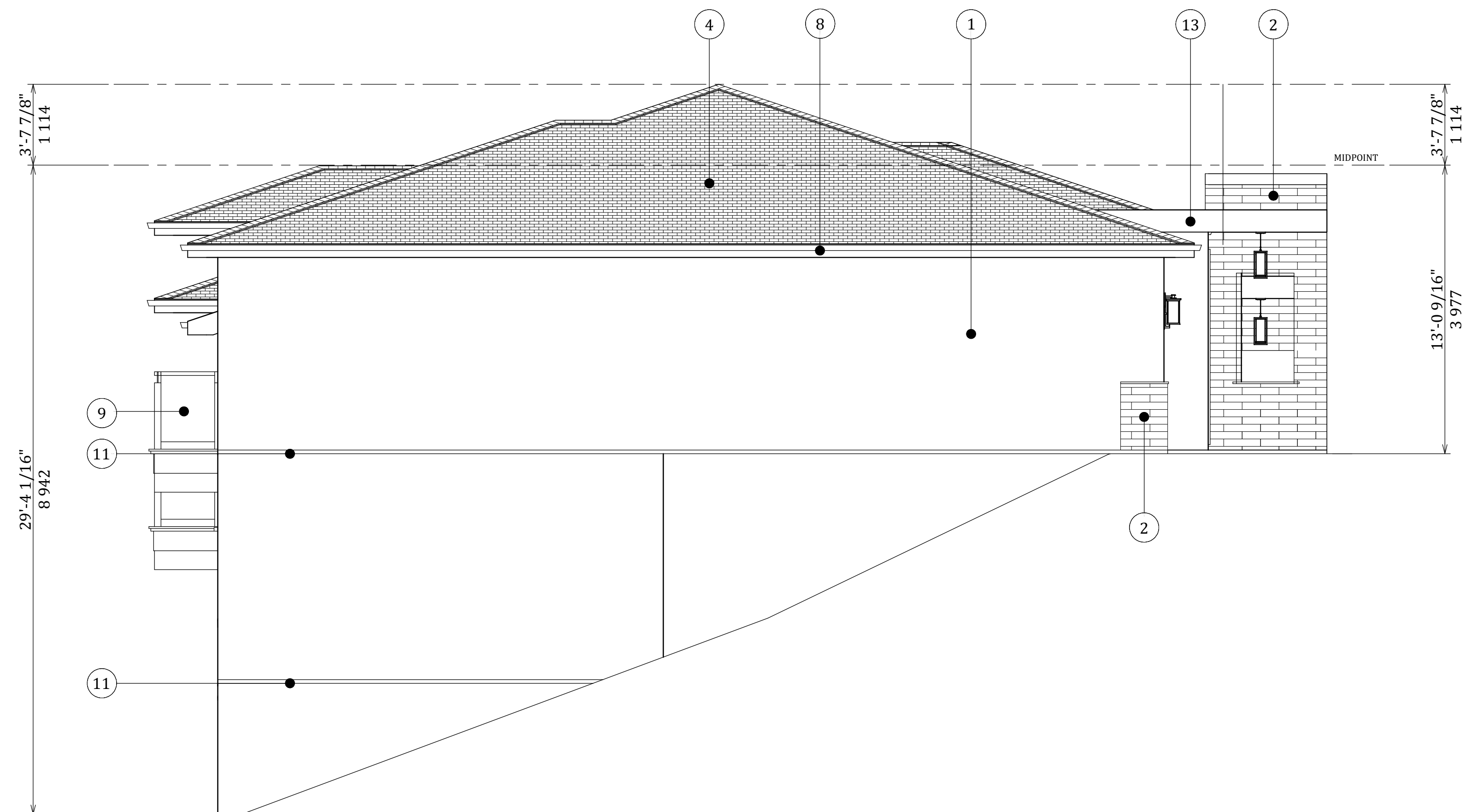
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REAR ELEVATION: BLDG 1, 3



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LEFT ELEVATION: BLDG 1, 3

SCHEDULE

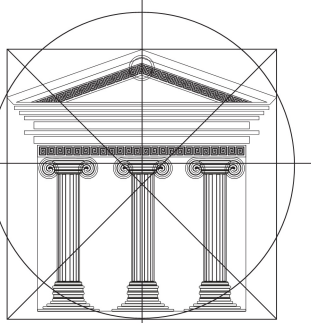
B

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DP20-0140

Planner
Initials

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Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

**BUILDING
1 & 3**

**REAR & LEFT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

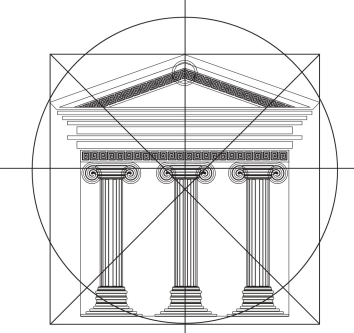
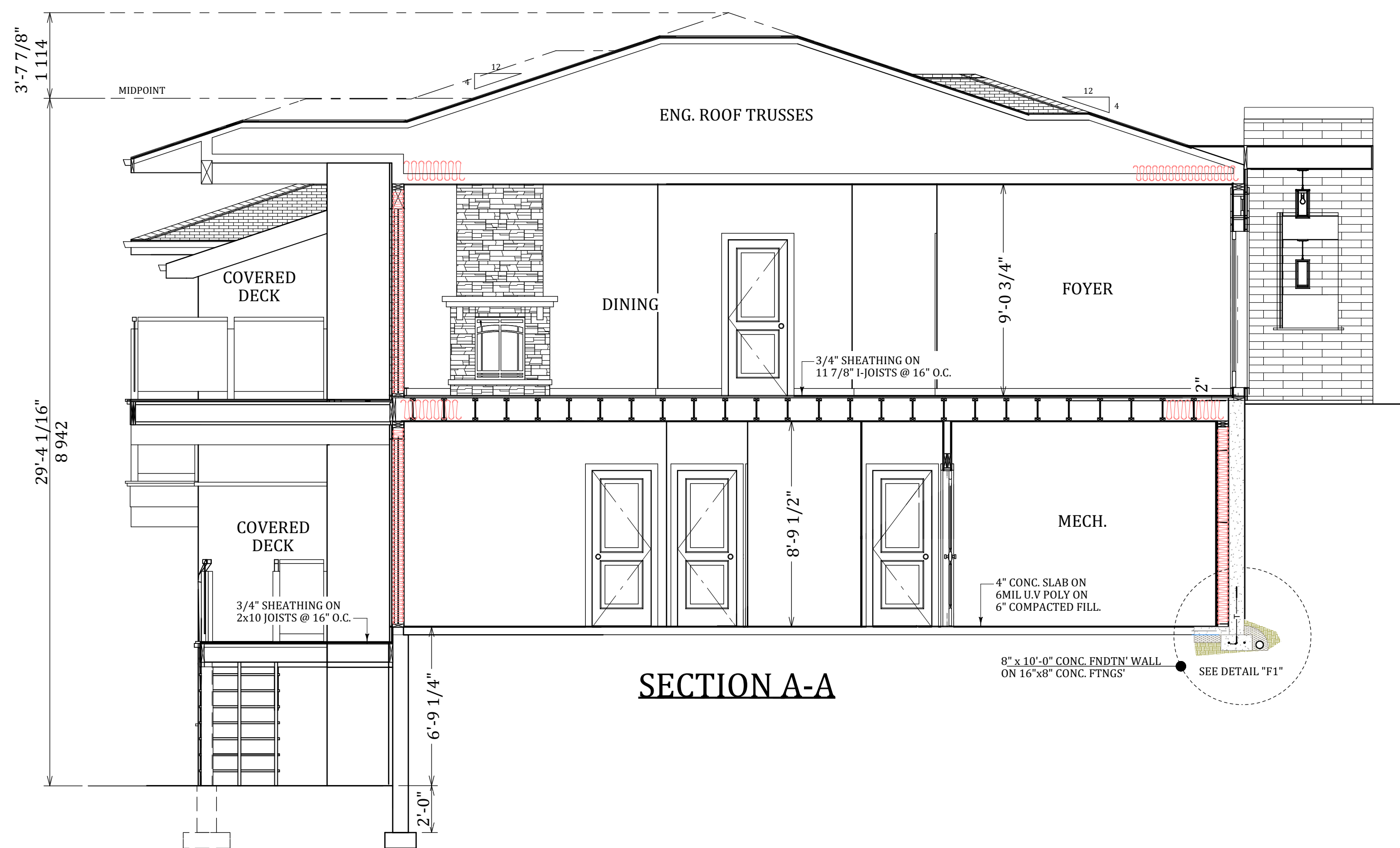
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VERSION NO.

1.0

SHEET NO.:

A-4



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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 1 & 3

SECTION A-A

DATE:

2020-09-03

SCALE:

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VERSION NO.

1.0

SHEET NO.:

A-7

SCHEDULE

B

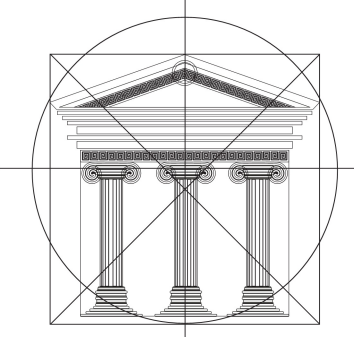
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DP20-0140

Planner
Initials

KB

City of
Kelowna
DEVELOPMENT PLANNING





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Proposed
Project For:



Sheet Title:

BUILDING 2

FRONT &
RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

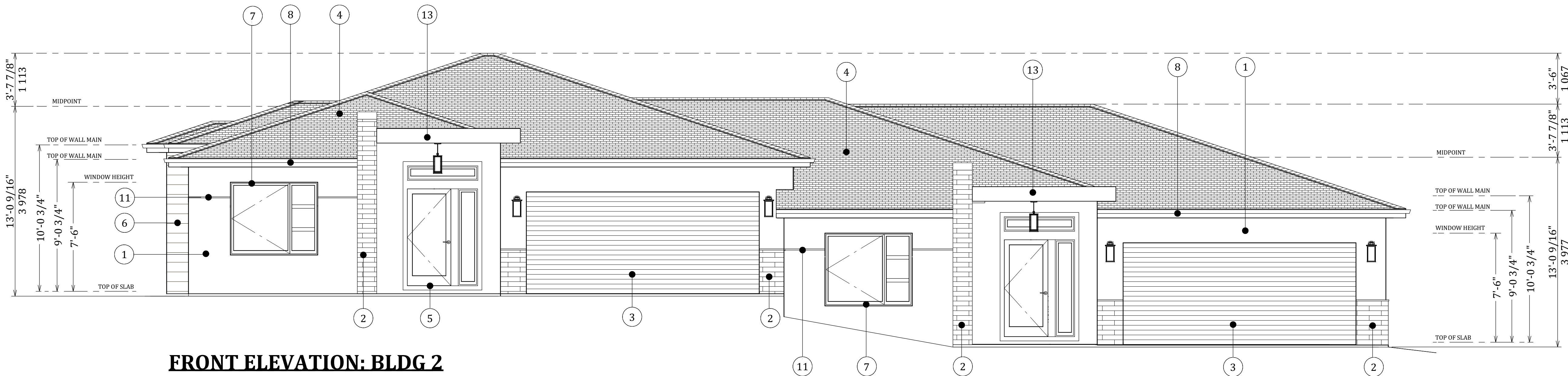
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VERSION NO.

1.0

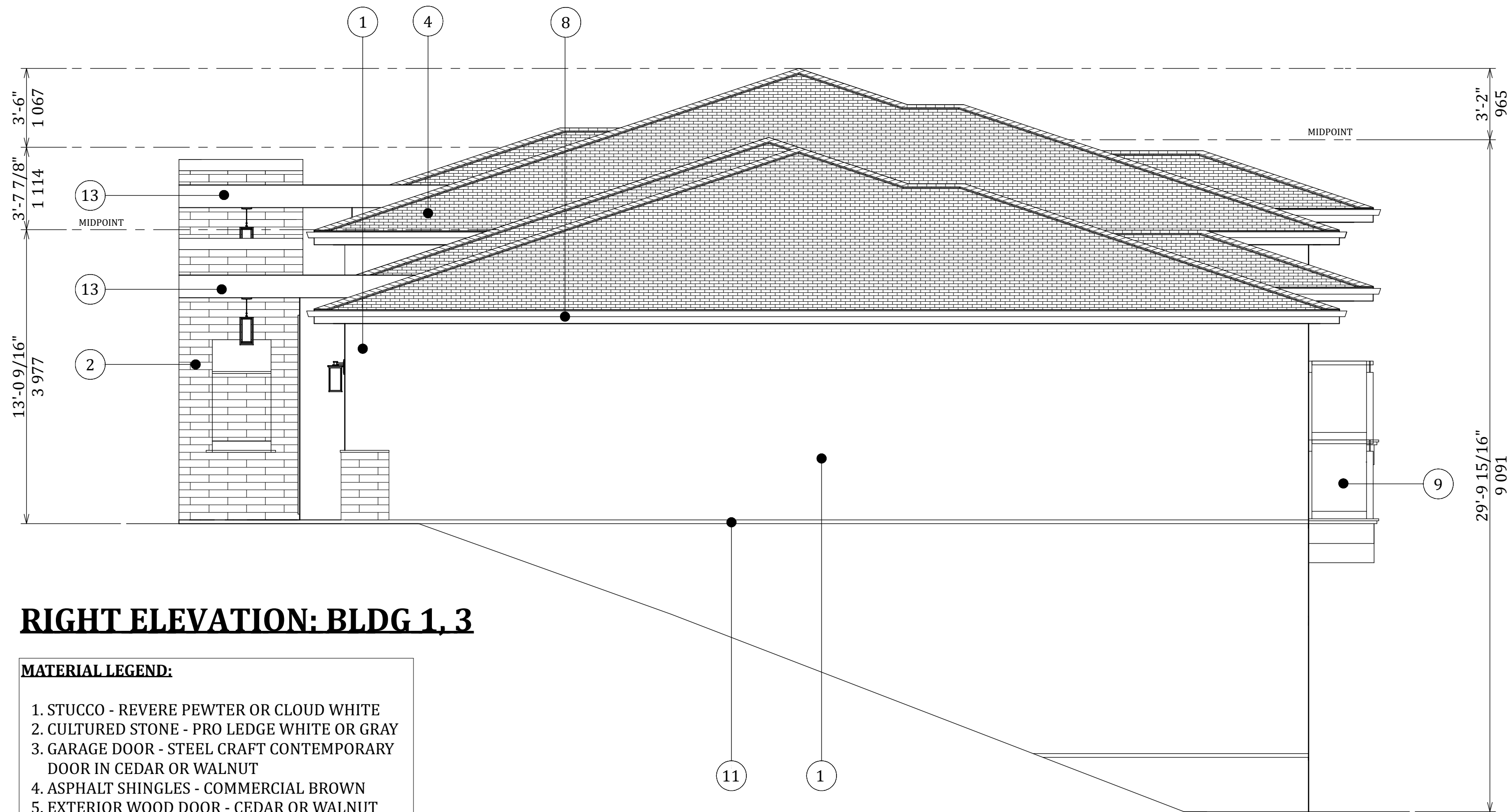
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A-10



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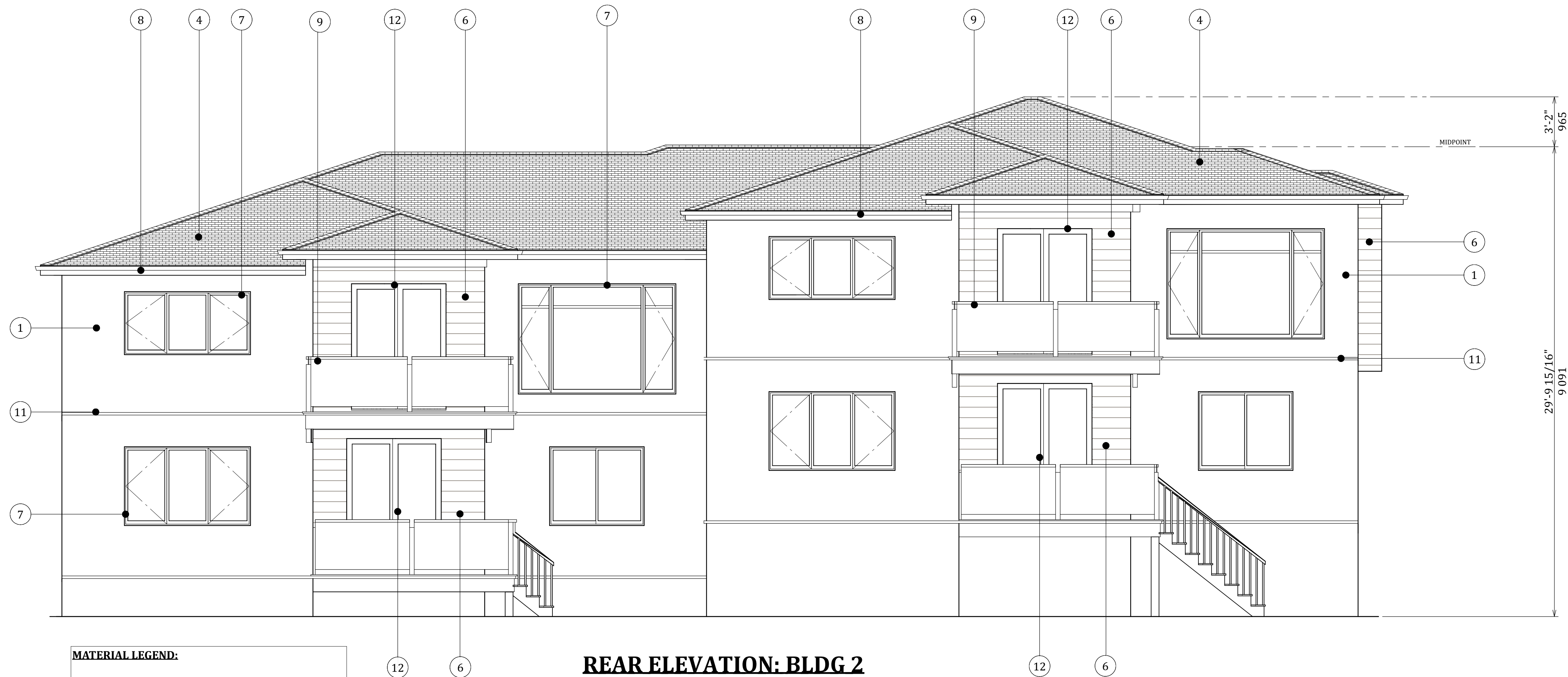
SCHEDULE

B

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DP20-0140

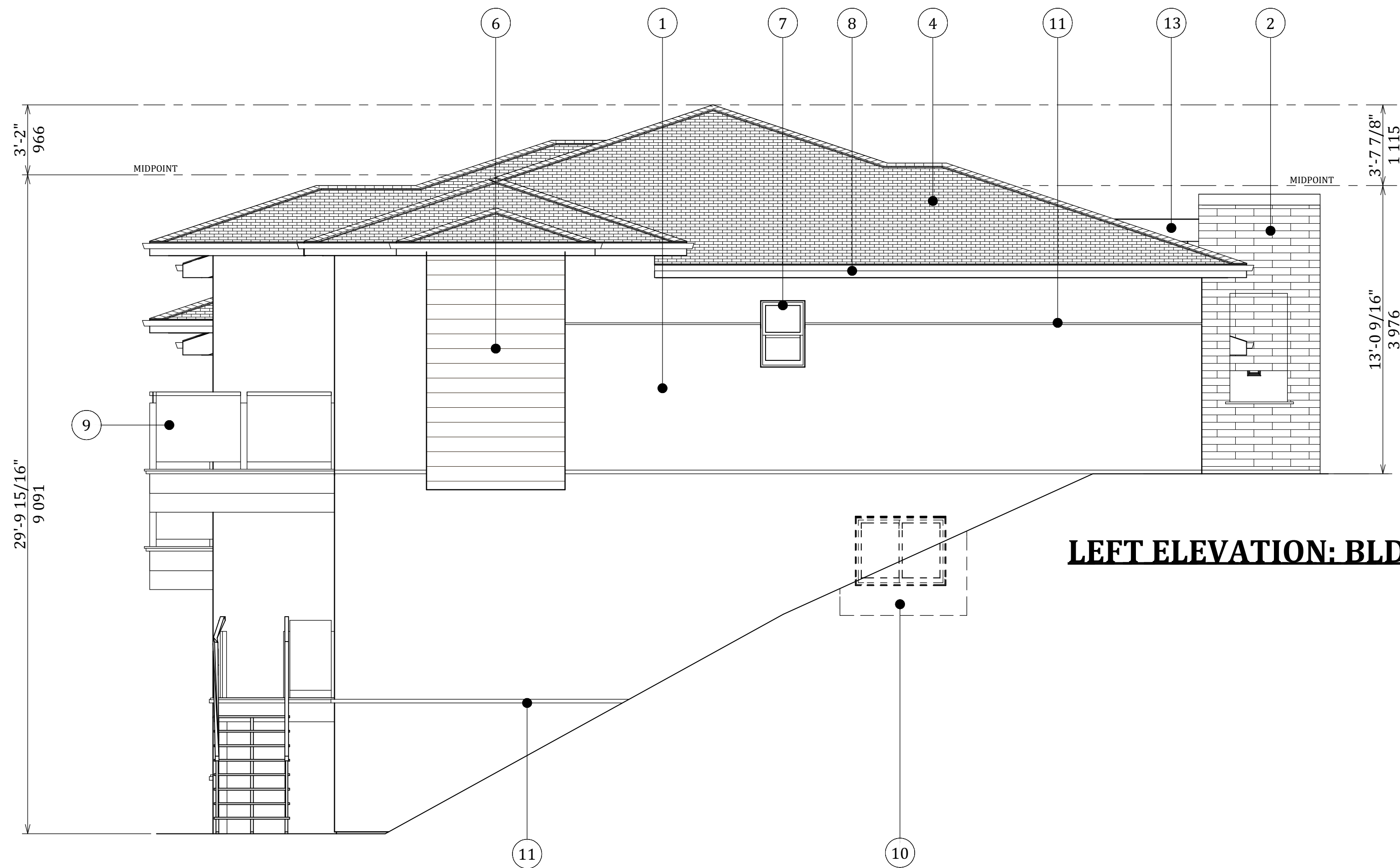
Planner
Initials **KB**





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REAR ELEVATION: BLDG 2



- MATERIAL LEGEND:**
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LEFT ELEVATION: BLDG 2

SCHEDULE

B

This forms part of application

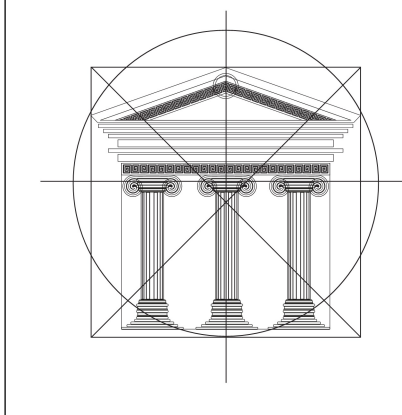
DP20-0140

Planner Initials

KB


City of Kelowna

DEVELOPMENT PLANNING




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DILWORTH HOMES

Proposed Project For:



KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 2

REAR & LEFT ELEVATIONS

DATE:

2020-09-03

SCALE:

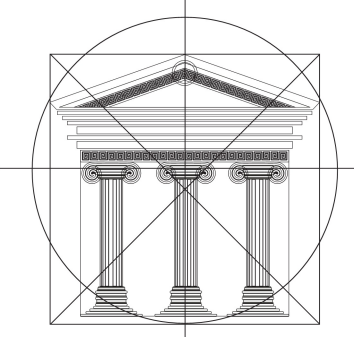
1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-11



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www.inartifex.com



Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 2
SECTION A-A

DATE:

2020-09-03

SCALE:

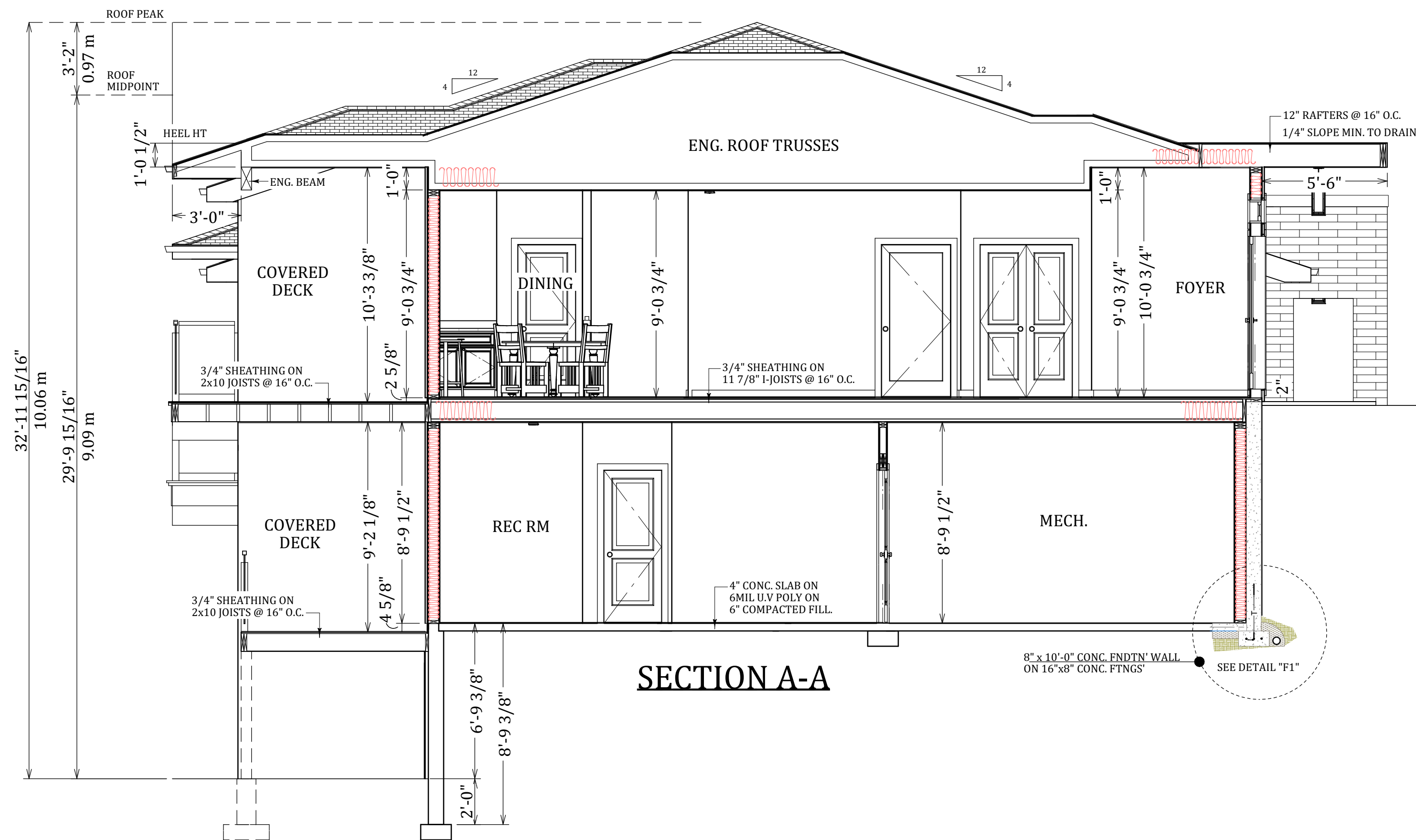
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VERSION NO.

1.0

SHEET NO.:

A-14



SCHEDULE

B

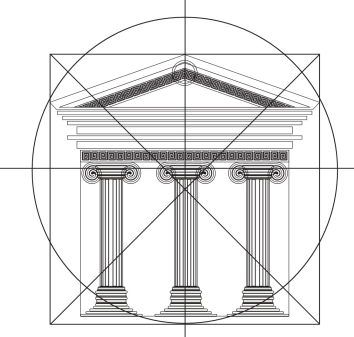
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DP20-0140

Planner
Initials

KB

City of
Kelowna
DEVELOPMENT PLANNING





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Proposed
Project For:



Sheet Title:

**BUILDING
4 & 11**

**FRONT & RIGHT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

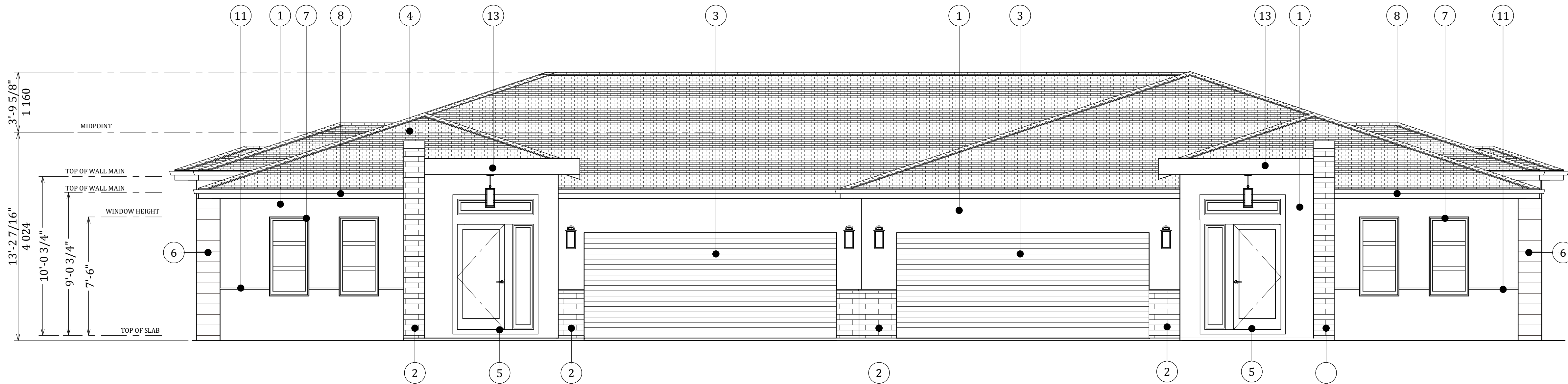
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VERSION NO.

1.0

SHEET NO.:

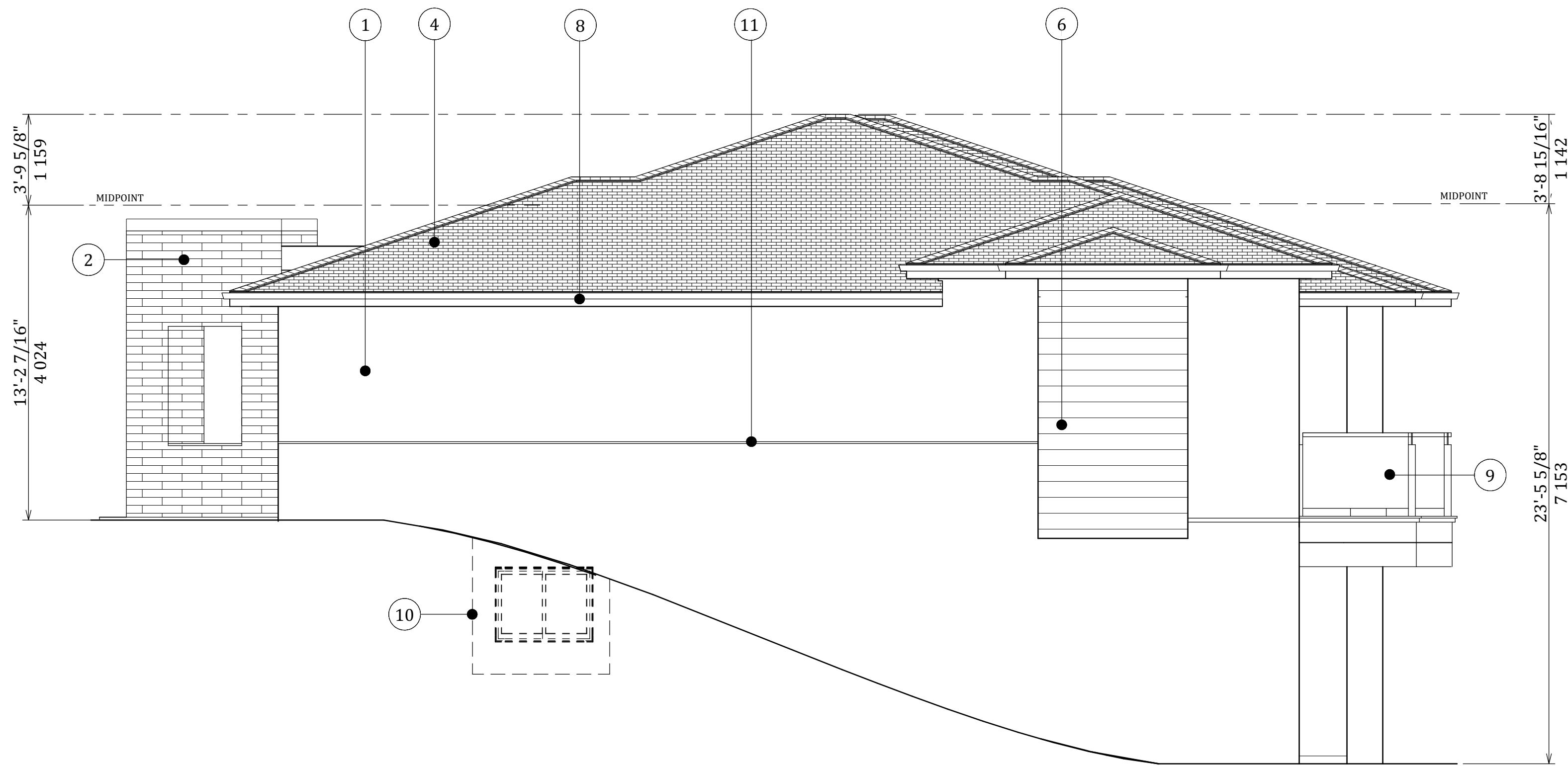
A-17



FRONT ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN



RIGHT ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

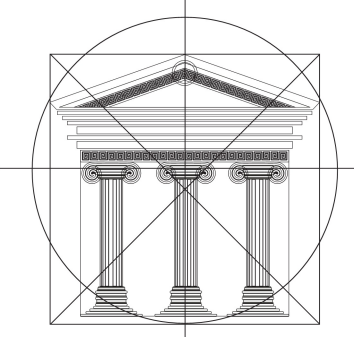
SCHEDULE

B

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Initials **KB**





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Proposed
Project For:



Sheet Title:

BUILDING
4 & 11

REAR & LEFT
ELEVATIONS

DATE:

2020-09-03

SCALE:

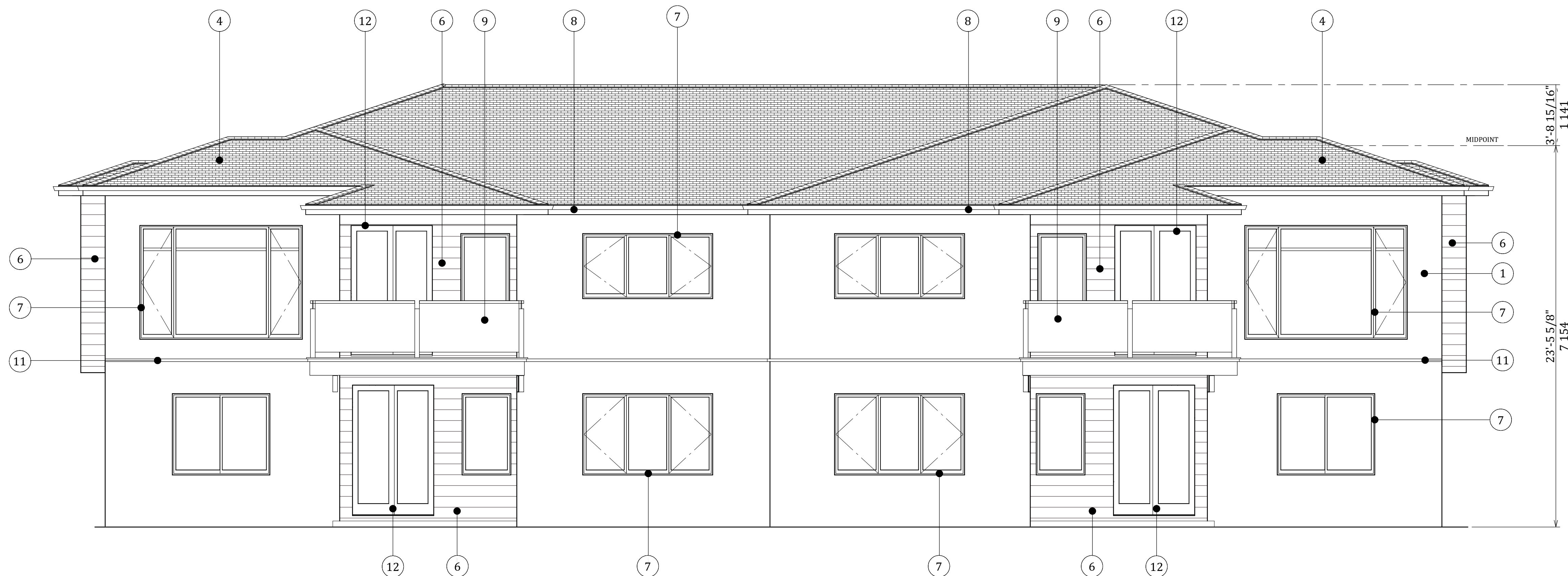
1/4"=1'

VERSION NO.

1.0

SHEET NO.:

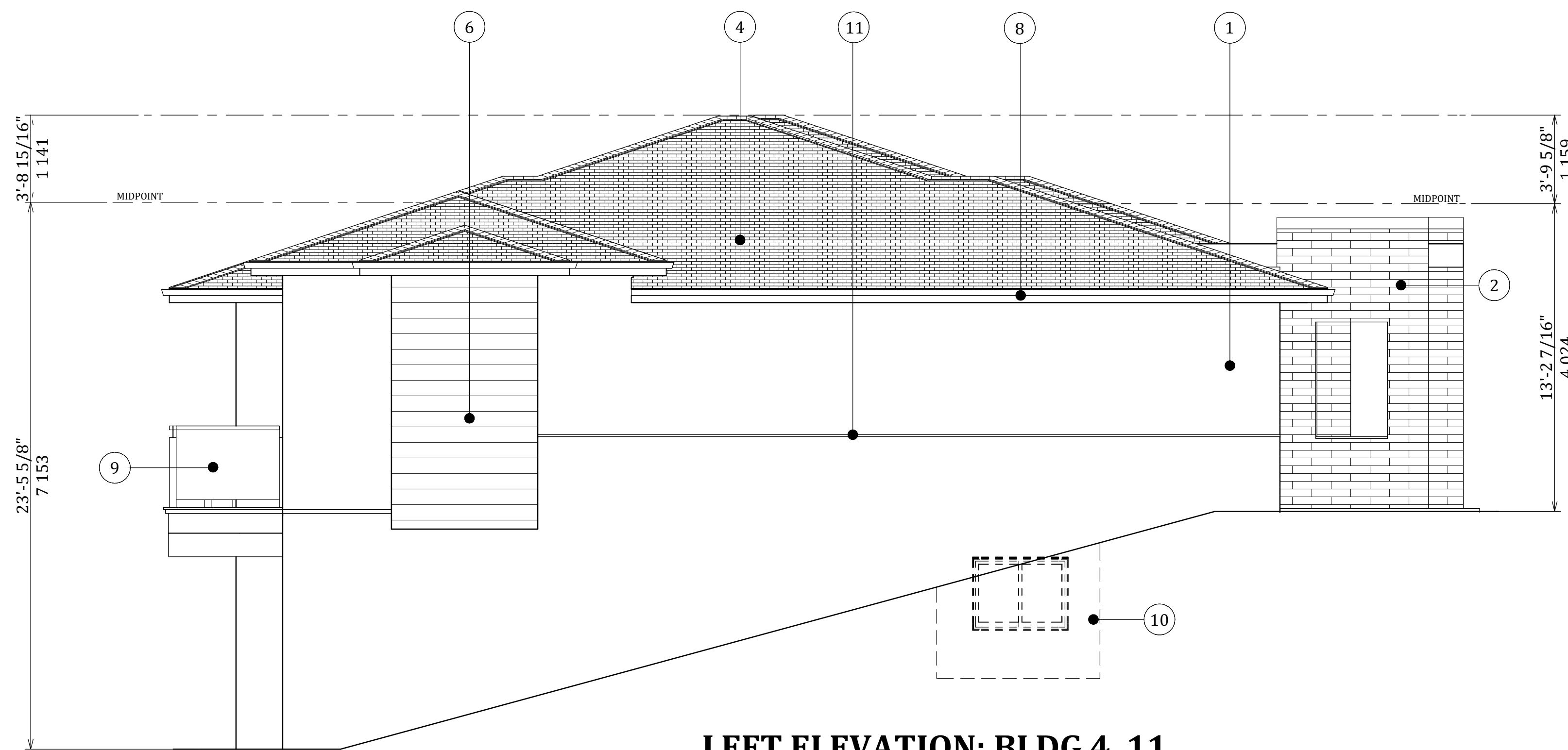
A-18



REAR ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN



LEFT ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

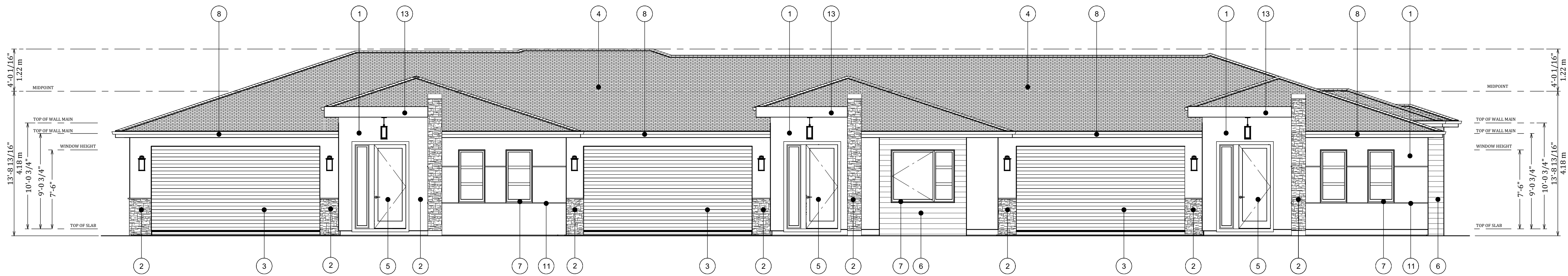
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
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7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

SCHEDULE B

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DP20-0140

Planner
Initials KB



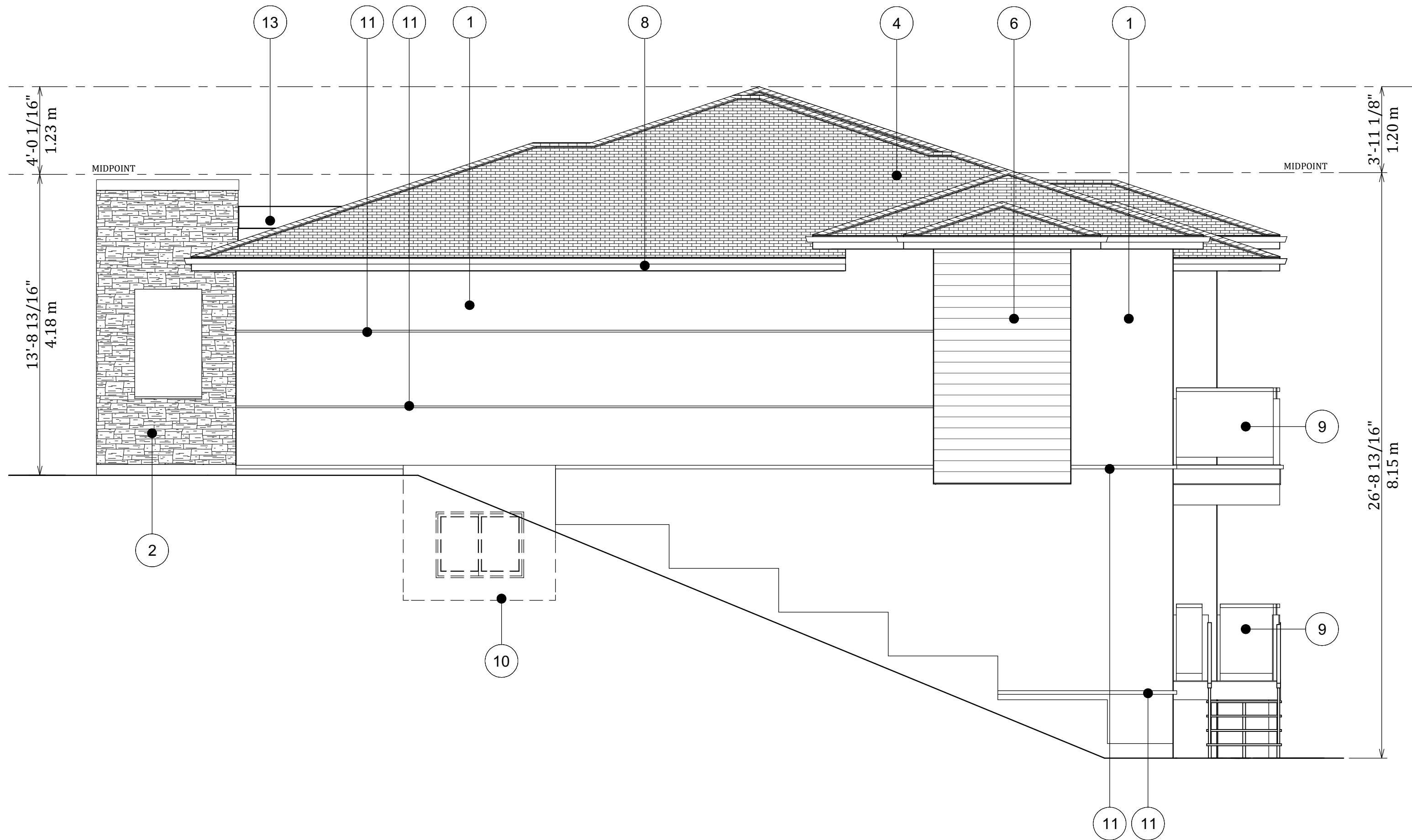


FRONT ELEVATION: BLDG 5
1/6" = 1'

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

RIGHT ELEVATION: BLDG 5
1/4" = 1'



SCHEDULE

B

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Planner Initials

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Proposed
Project For:



Sheet Title:

BUILDING 5

**FRONT &
RIGHT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

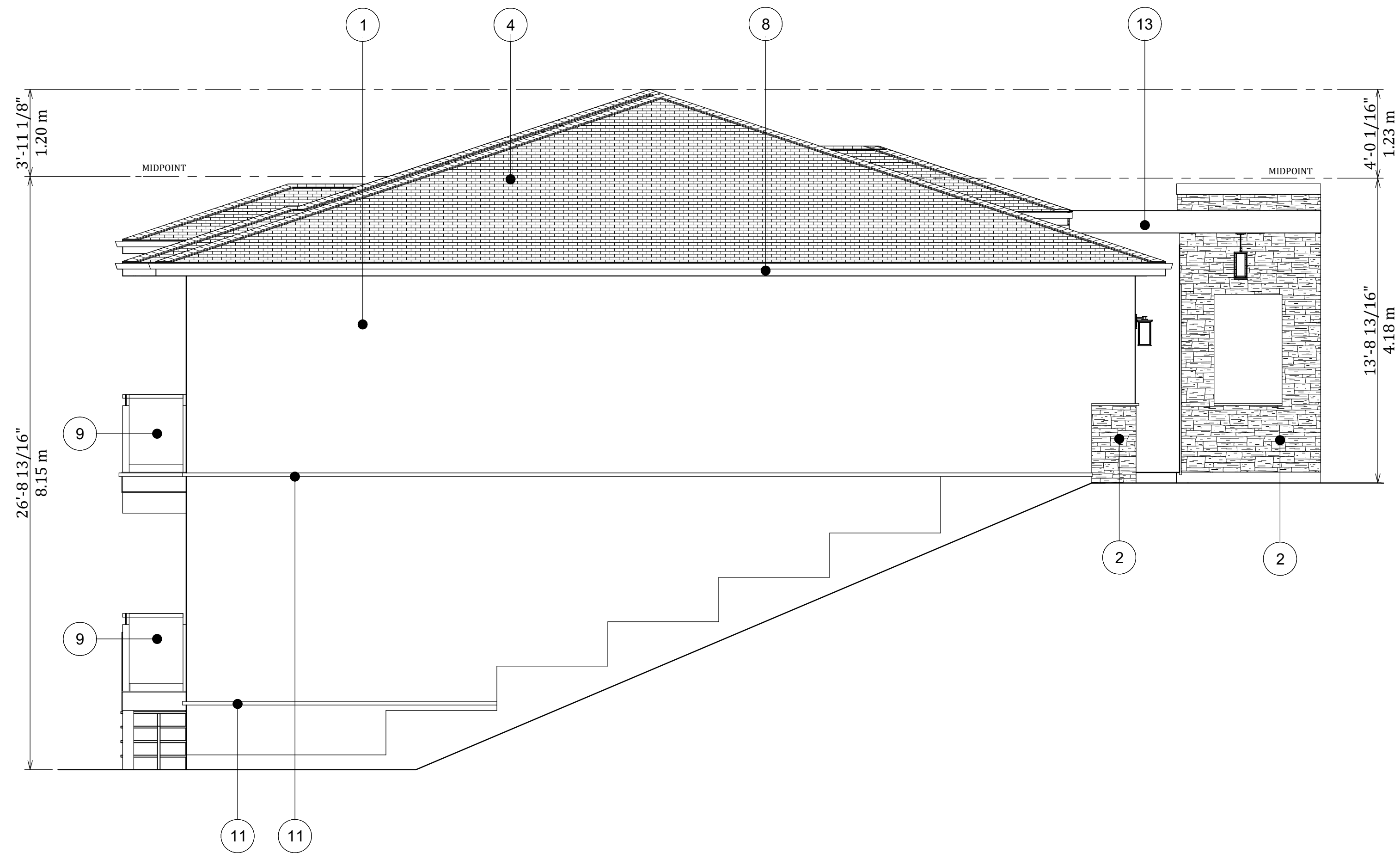
SHEET NO.:

A-23



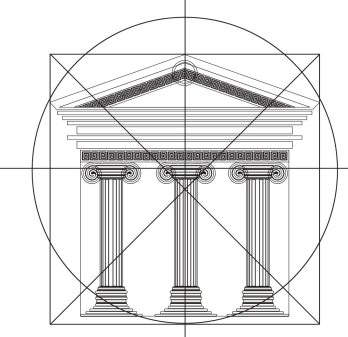
- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

REAR ELEVATION: BLDG 5
1/6" = 1'



- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

LEFT ELEVATION: BLDG 5
1/4" = 1'



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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 5

**REAR & LEFT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-24

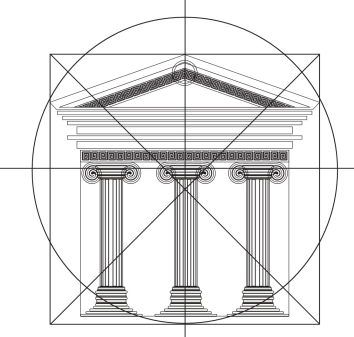
SCHEDULE

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Initials **KB**





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Proposed
Project For:



Sheet Title:

BUILDING 6

FRONT &
RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

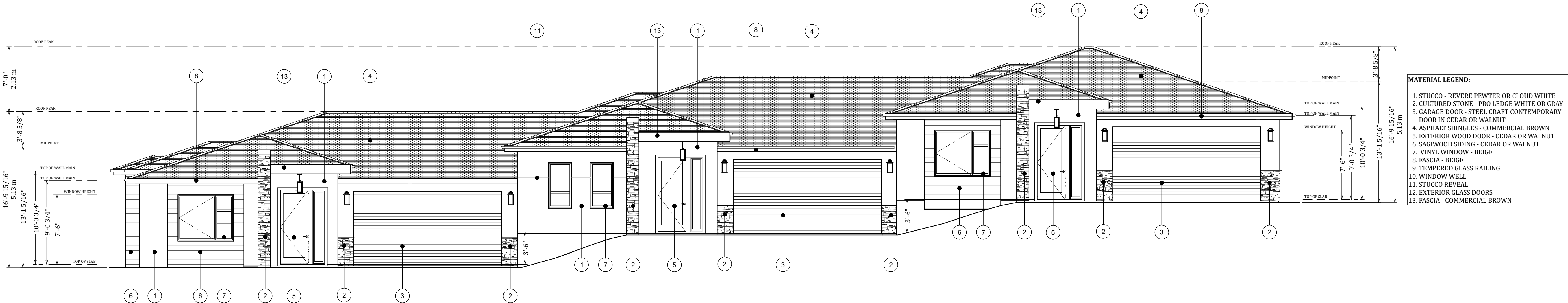
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VERSION NO.

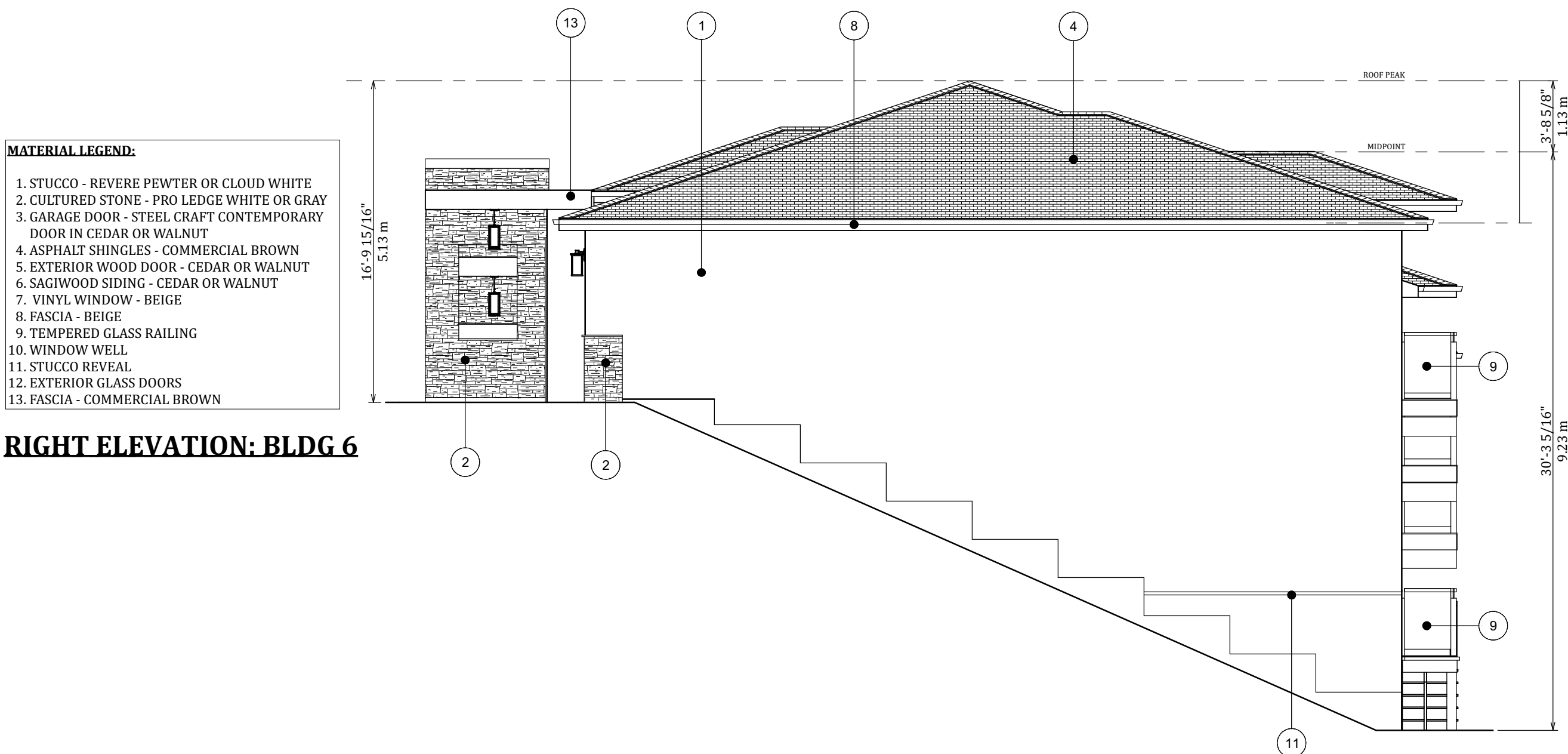
1.0

SHEET NO.:

A-29



FRONT ELEVATION: BLDG 6



RIGHT ELEVATION: BLDG 6

SCHEDULE

B

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Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 6

REAR & LEFT ELEVATIONS

DATE:

2020-09-03

SCALE:

$$1/4''=1'$$

VERSION NO.

1.0

SHEET NO.:

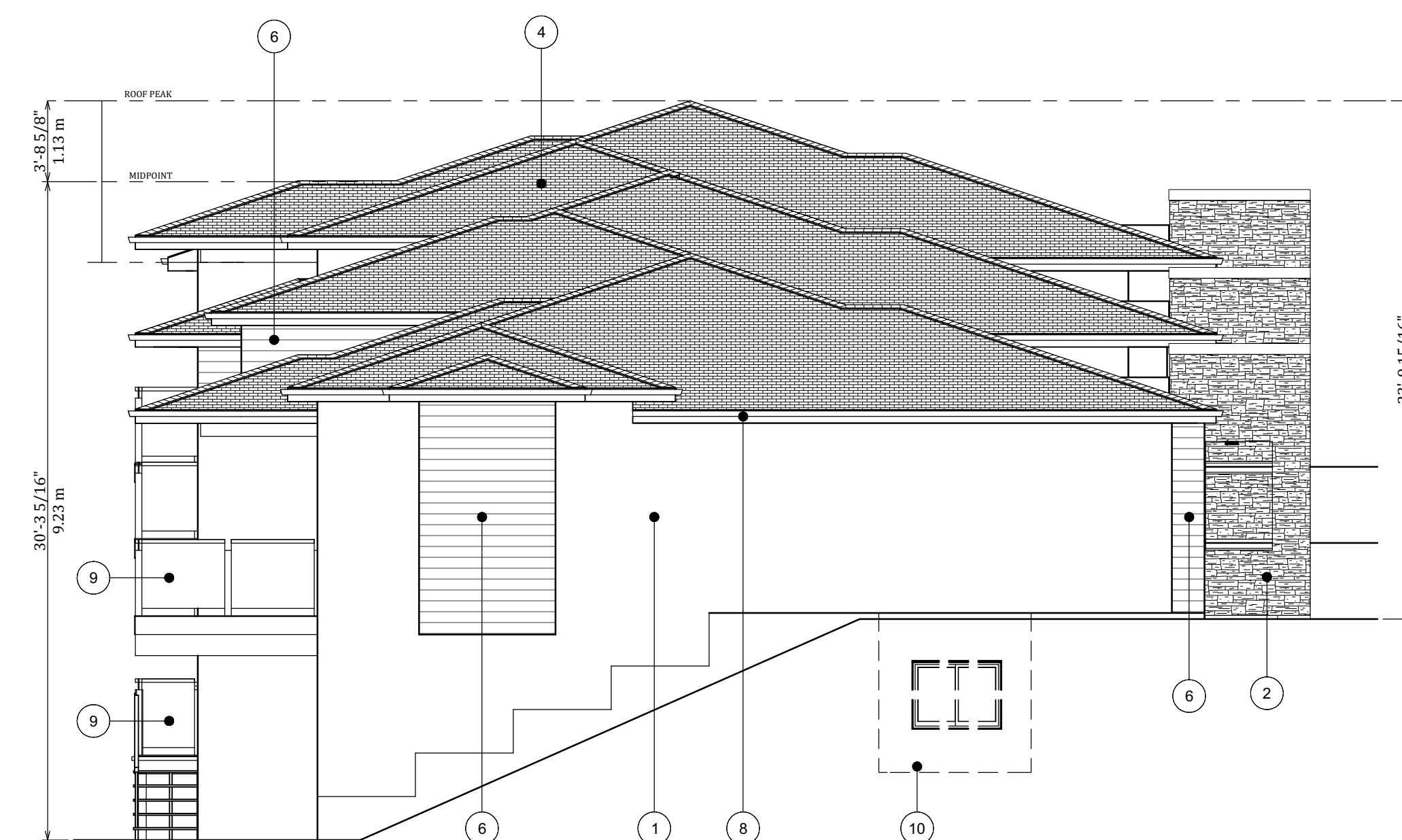
A-30



MATERIAL LEGEND:

1. STUCCO - REVERSE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

REAR ELEVATION: BLDG 6



MATERIAL LEGEND:

1. STUCCO - REVERSE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY
4. DOOR IN CEDAR OR WALNUT
5. ASPHALT SHINGLES - COMMERCIAL BROWN
6. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
7. SAGIWOOD SIDING - CEDAR OR WALNUT
8. VINYL WINDOW - BEIGE
9. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

LEFT ELEVATION: BLDG 6

SCHEDULE

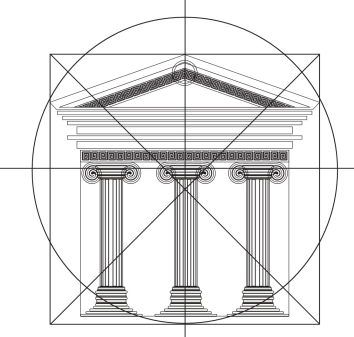
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Planner Initials KB

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Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

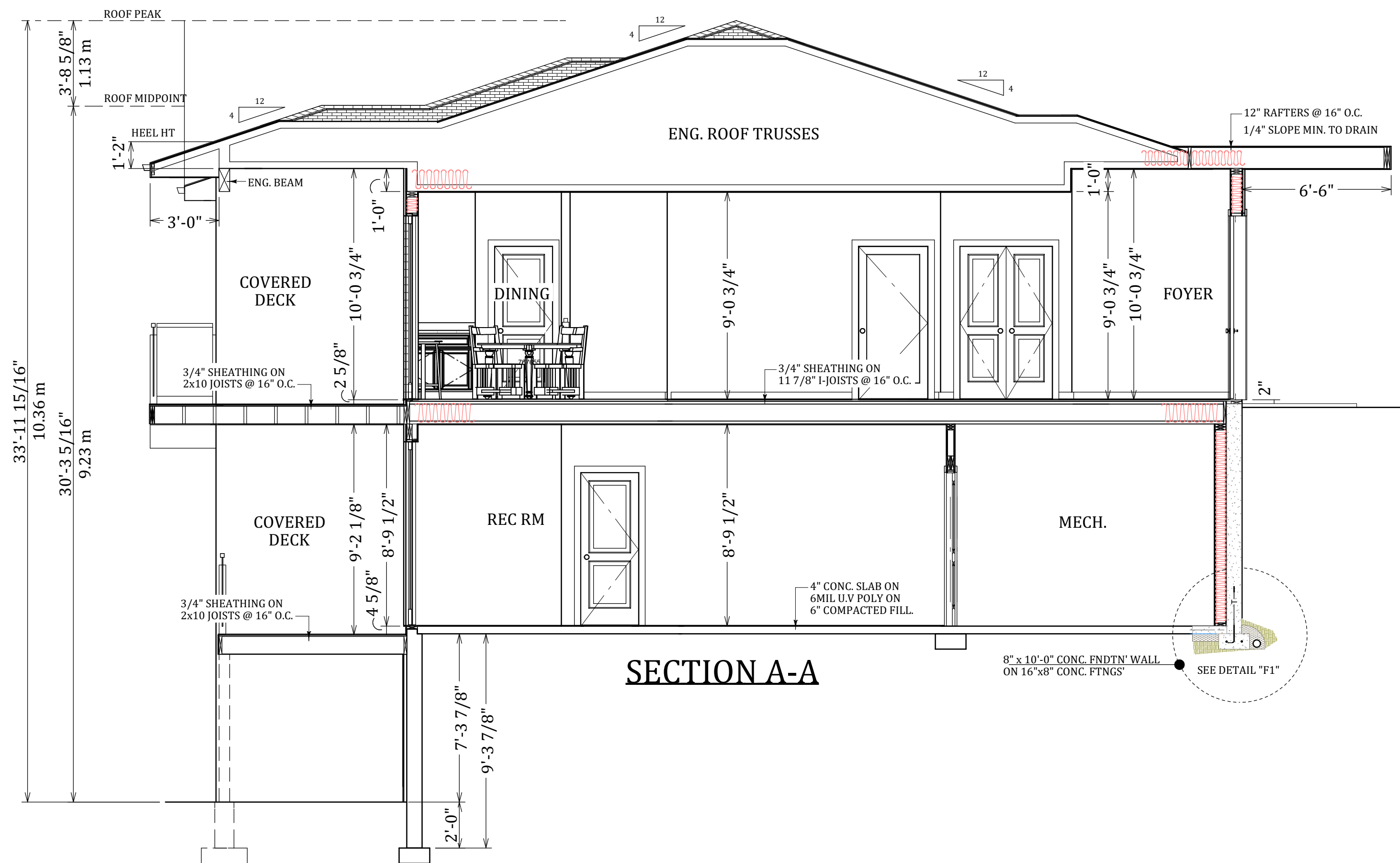
BUILDING 6
SECTION A-A

DATE:
2020-09-03

SCALE:
1/4"=1'

VERSION NO.
1.0

SHEET NO.:
A-33



SCHEDULE

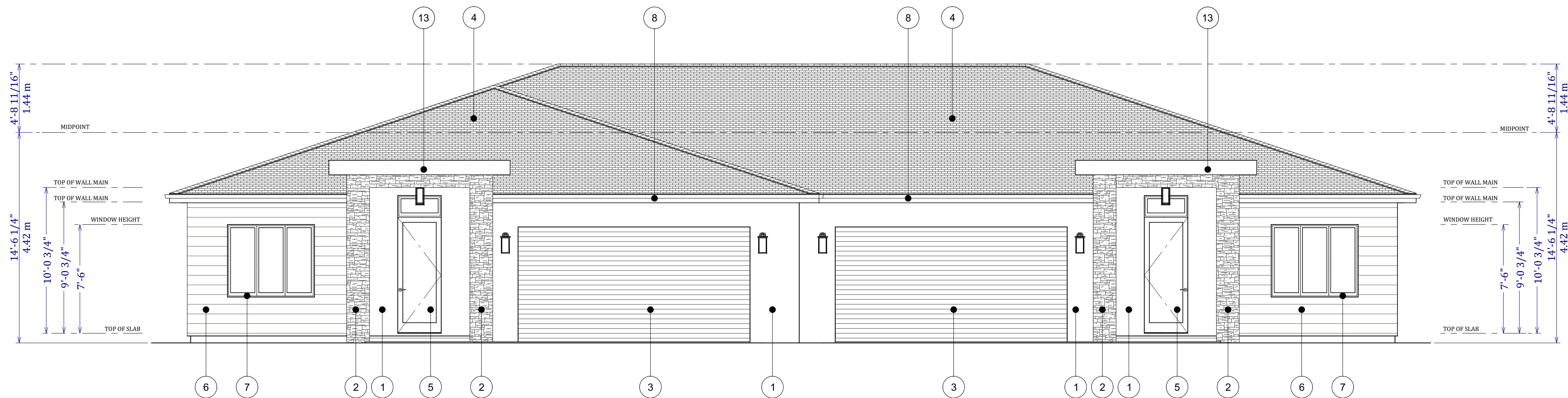
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DP20-0140

Planner
Initials

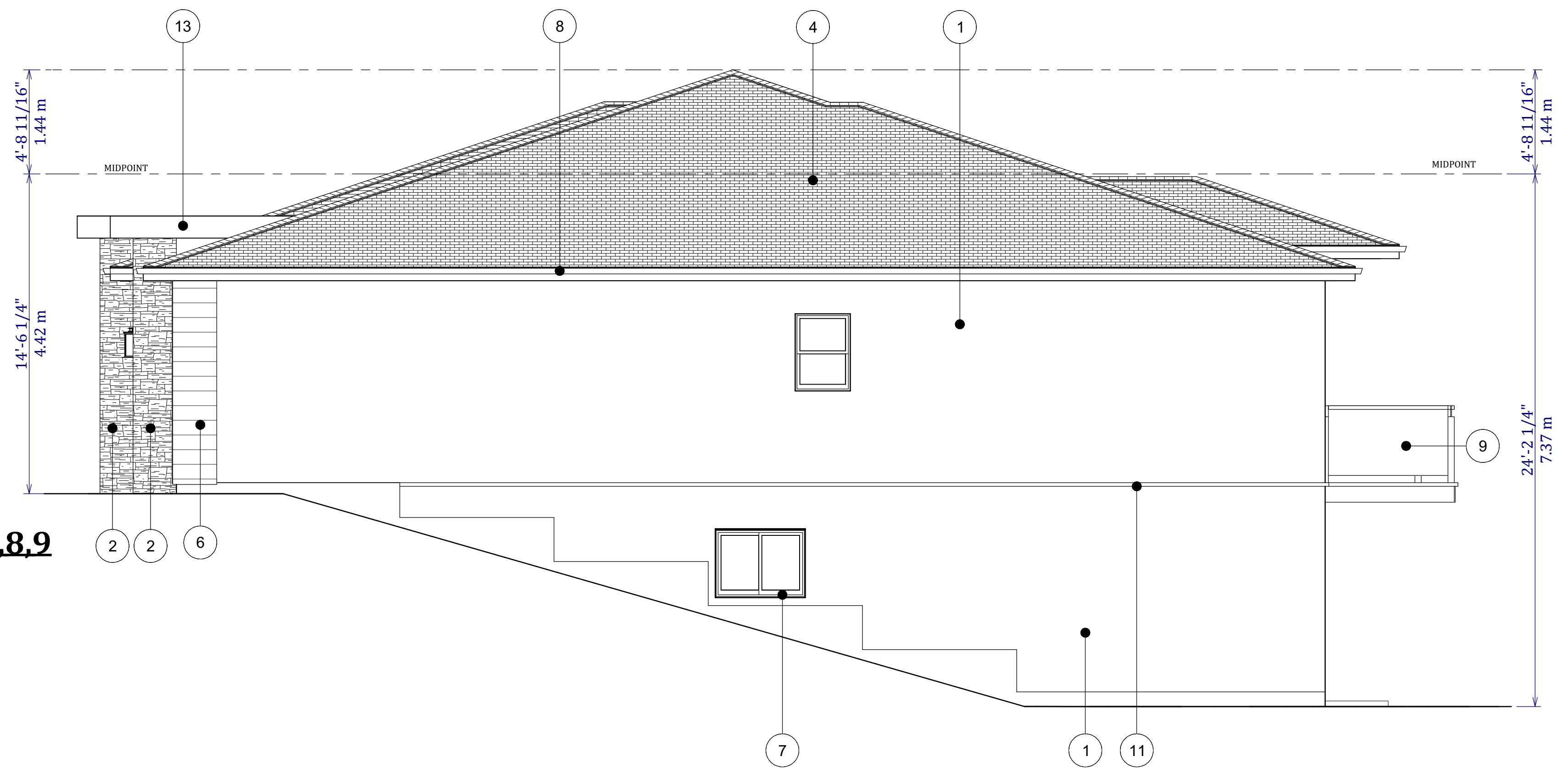
KB

City of
Kelowna
DEVELOPMENT PLANNING



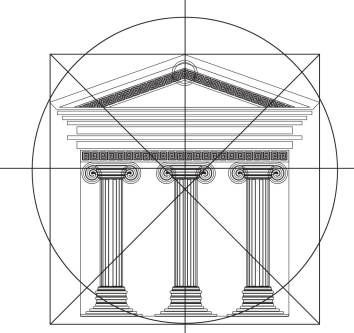
FRONT ELEVATION: BLDG 7,8,9

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN



- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

RIGHT ELEVATION: BLDG 7,8,9



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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 7,8,9

**FRONT &
RIGHT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-36

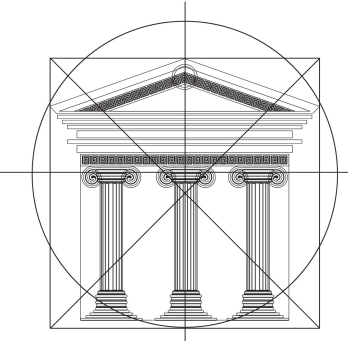
SCHEDULE

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Initials **KB**





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Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 7,8,9

REAR & LEFT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

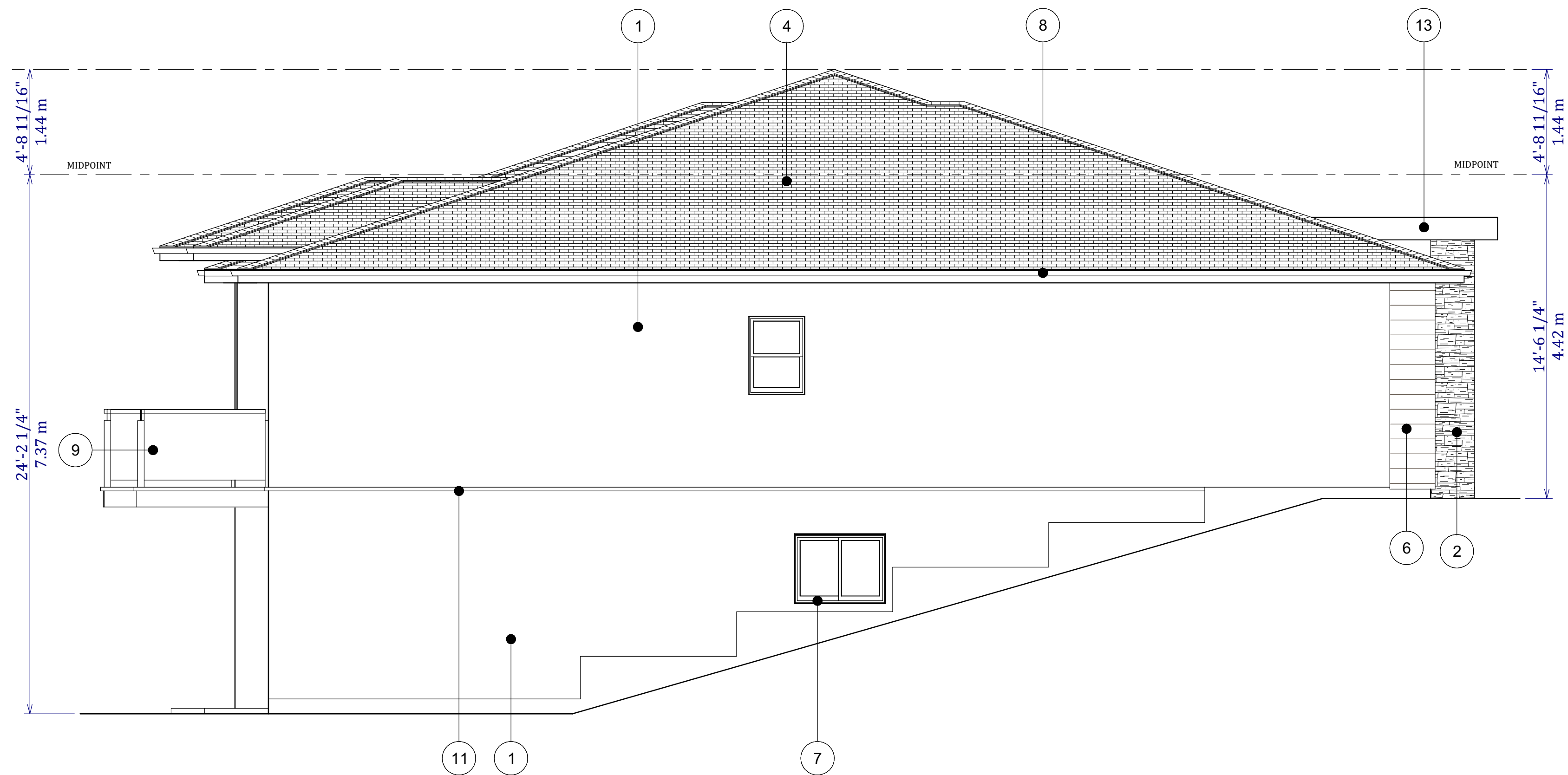
A-37



MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

REAR ELEVATION: BLDG 7,8,9



MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

LEFT ELEVATION: BLDG 7,8,9

SCHEDULE

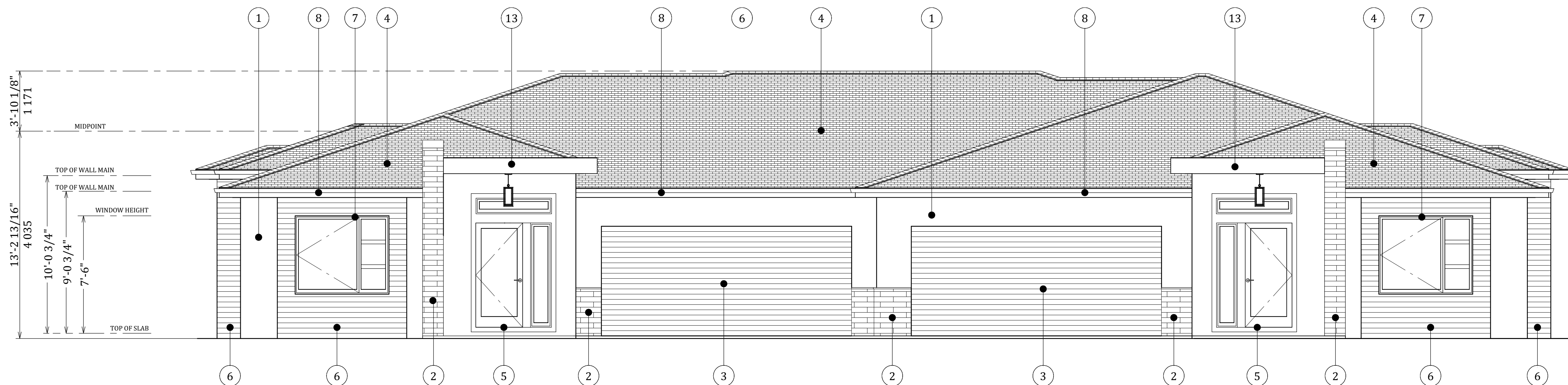
B

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DP20-0140

Planner
Initials KB

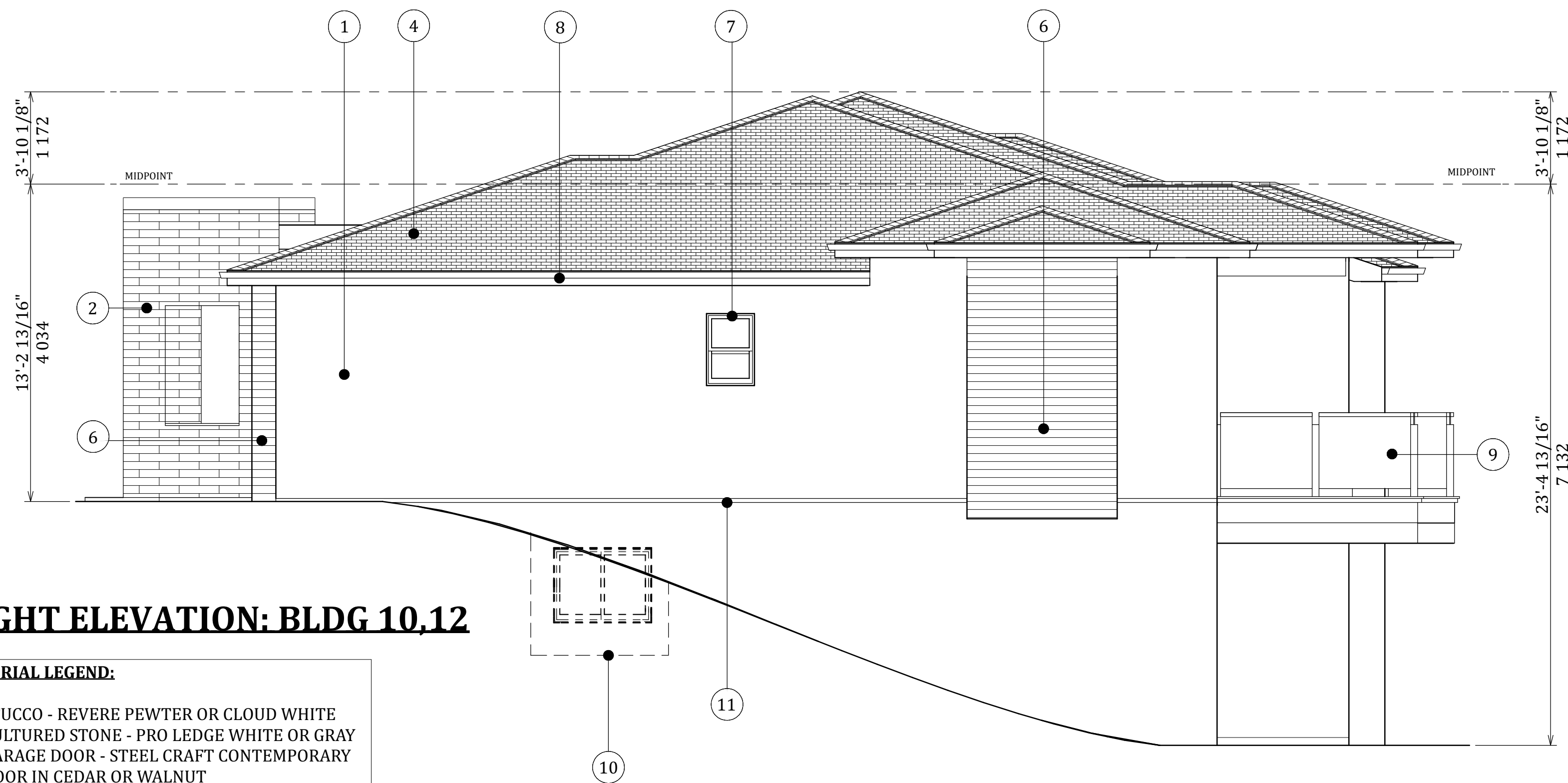


City of
Kelowna
DEVELOPMENT PLANNING



FRONT ELEVATION: BLDG 10, 12

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN



RIGHT ELEVATION: BLDG 10,12

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
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 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

SCHEDULE

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City of Kelowna

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Proposed
Project For:

Sheet Title:

BUILDING
10&12

FRONT & RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

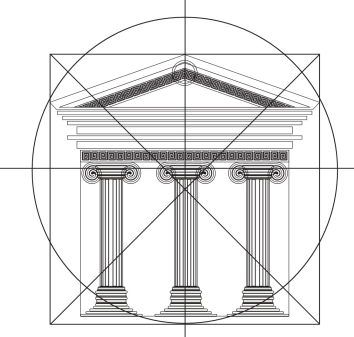
1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-42



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#106 - 460 Doyle Ave.
Kelowna, BC V1Y 0C2
(778) 403-1055
info@inartifex.com
www.inartifex.com



Proposed
Project For:



Sheet Title:

**BUILDING
10&12**

**REAR & LEFT
ELEVATIONS**

DATE:
2020-09-03

SCALE:
1/4"=1'

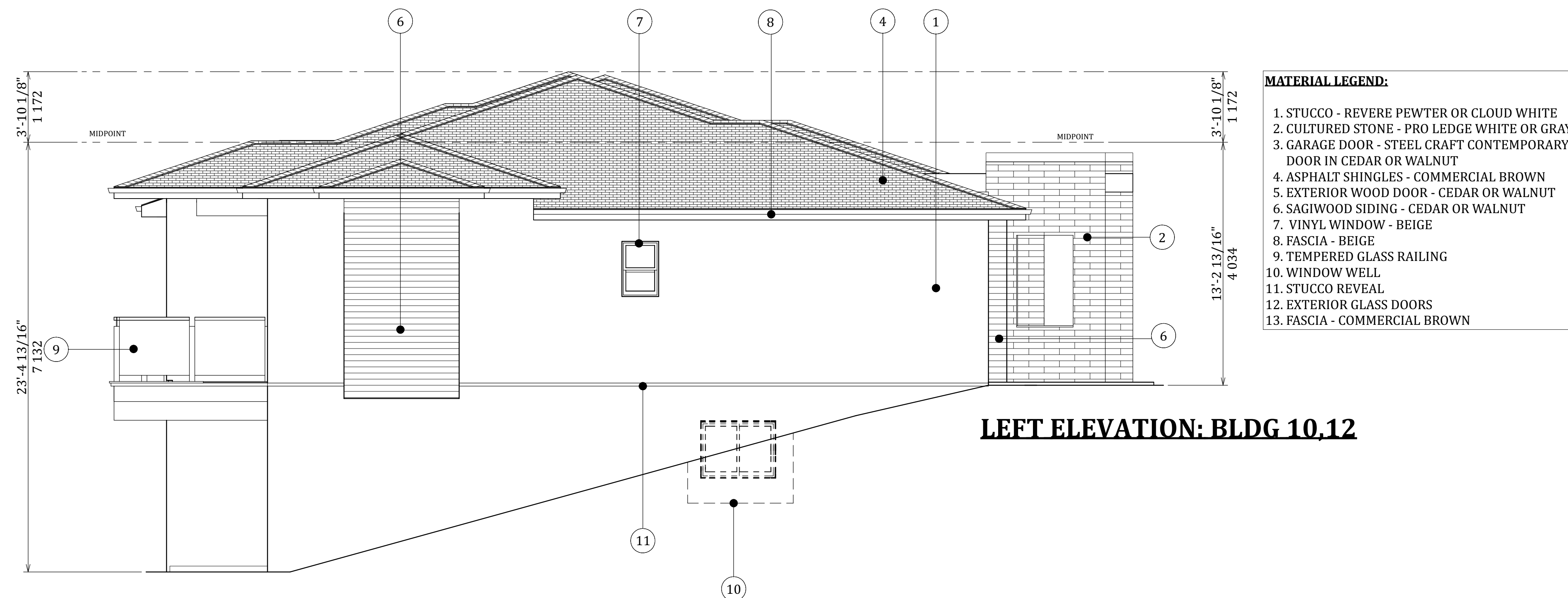
VERSION NO.
1.0

SHEET NO.:
A-43



MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN



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SCHEDULE

B

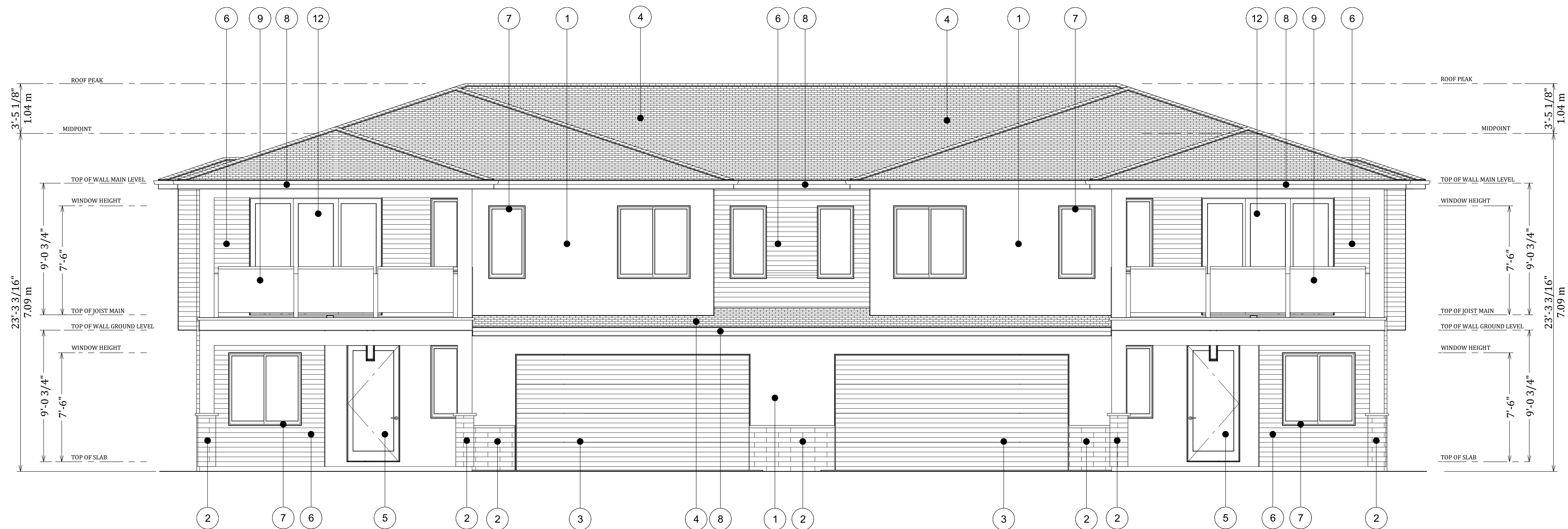
This forms part of application
DP20-0140

Planner
Initials

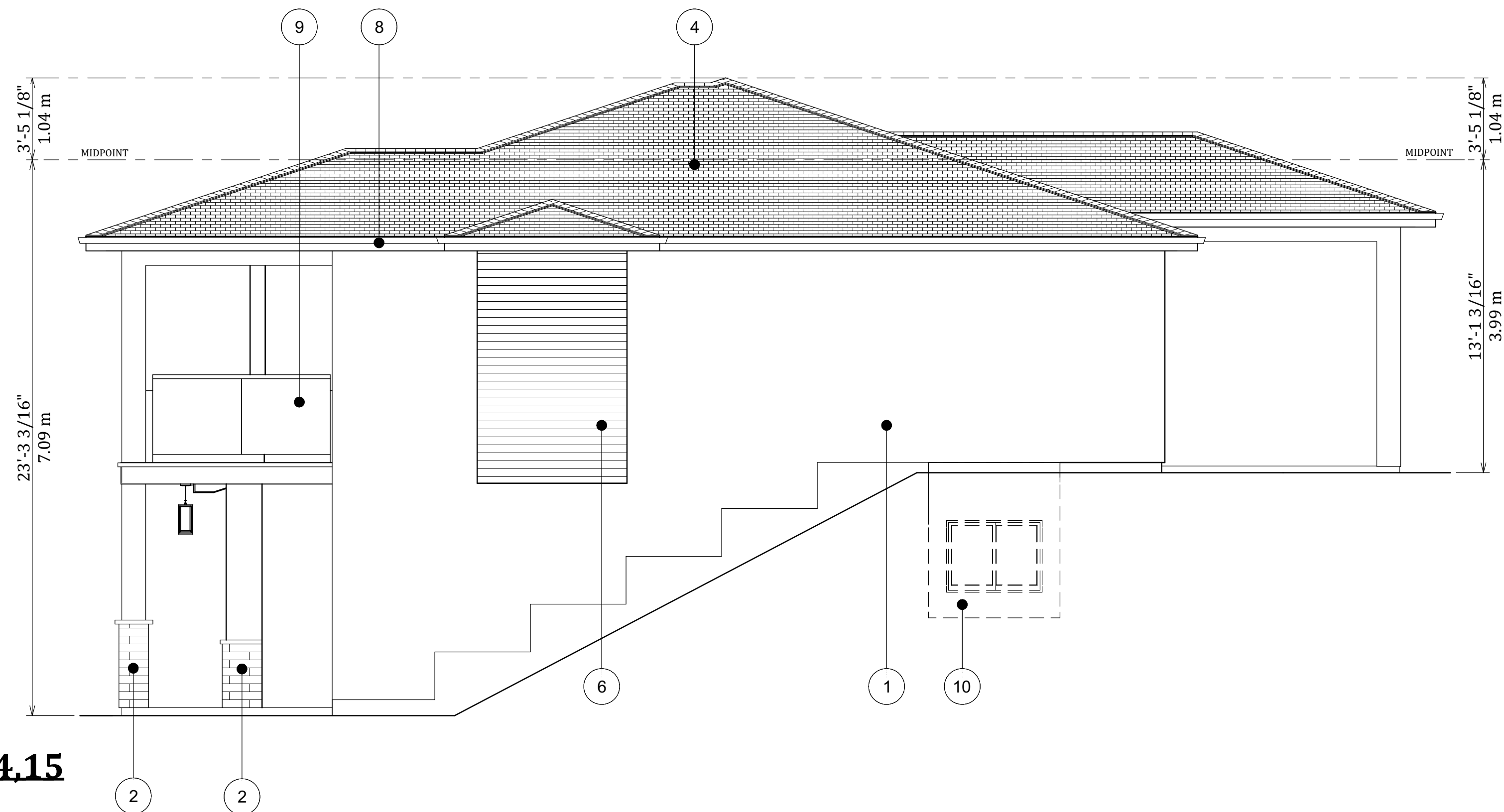
KB

City of
Kelowna
DEVELOPMENT PLANNING





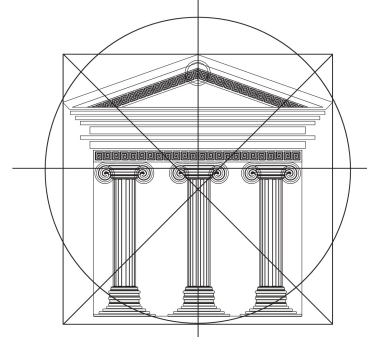
FRONT ELEVATION: BLDG 13,14,15



- MATERIAL LEGEND:**
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RIGHT ELEVATION: BLDG13,14,15

- MATERIAL LEGEND:**
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Proposed
Project For:



Sheet Title:

BUILDING
13, 14, 15

FRONT & RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-48

SCHEDULE

B

This forms part of application

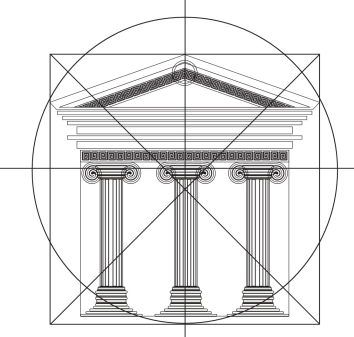
DP20-0140

Planner Initials

KB

City of Kelowna

DEVELOPMENT PLANNING



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Proposed
Project For:



Sheet Title:

BUILDING
13, 14, 15

REAR & LEFT
ELEVATIONS

DATE:

2020-09-03

SCALE:

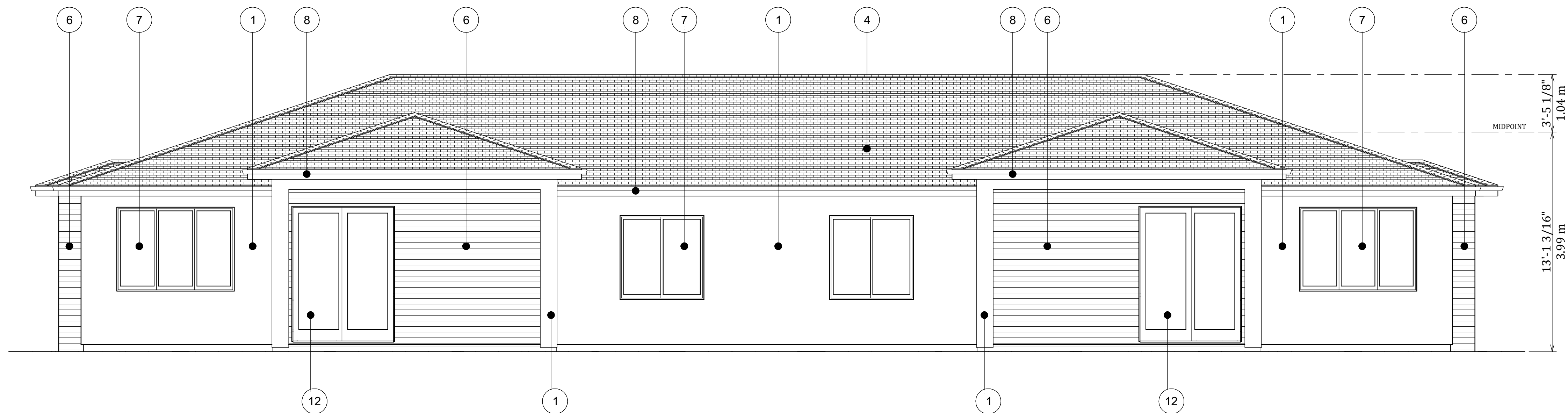
1/4"=1'

VERSION NO.

1.0

SHEET NO.:

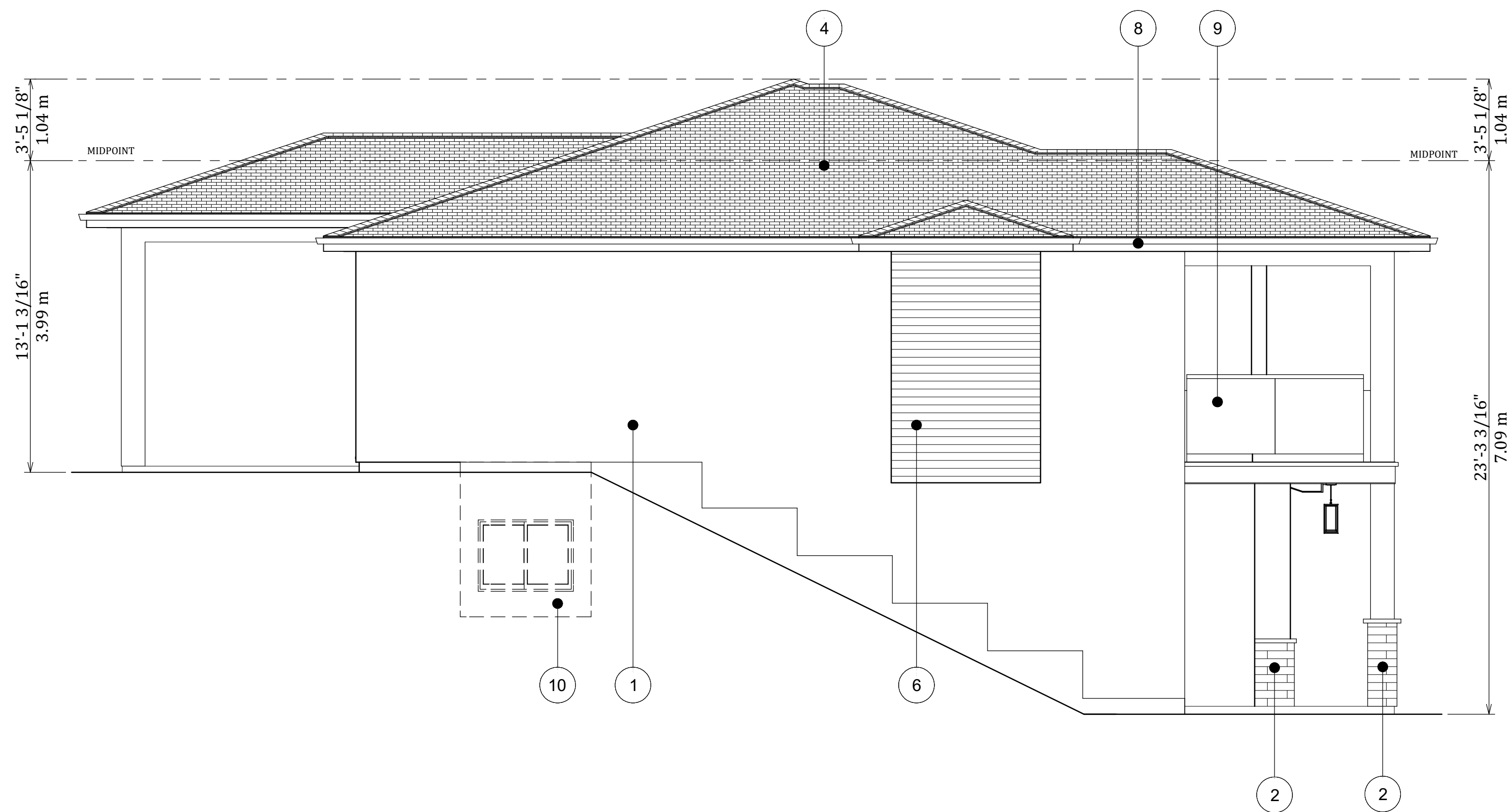
A-49



MATERIAL LEGEND:

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REAR ELEVATION: BLDG 13,14,15



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LEFT ELEVATION: BLDG13,14,15

SCHEDULE

B

This forms part of application
DP20-0140

Planner
Initials KB



KUIPERS PEAK - PROPOSED EXTERIOR COLORS

SCHEDULE

B

This forms part of application

DP20-0140

Planner
Initials

KB

City of
Kelowna

DEVELOPMENT PLANNING



REVERE PEWTER - STUCCO



CLOUD WHITE - STUCCO



CEDAR – SAGIWOOD SIDING



WALNUT – SAGIWOOD SIDING



CEDAR – STEEL CRAFT CONTEMPORARY GARAGE DOOR



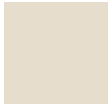
WALNUT – STEEL CRAFT CONTEMPORARY GARAGE DOOR



CEDAR – EXTERIOR WOOD DOOR



WALNUT – EXTERIOR WOOD DOOR



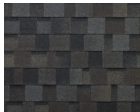
BEIGE – VINYL WINDOW



COMMERCIAL BROWN - FASCIA



BEIGE - FASCIA



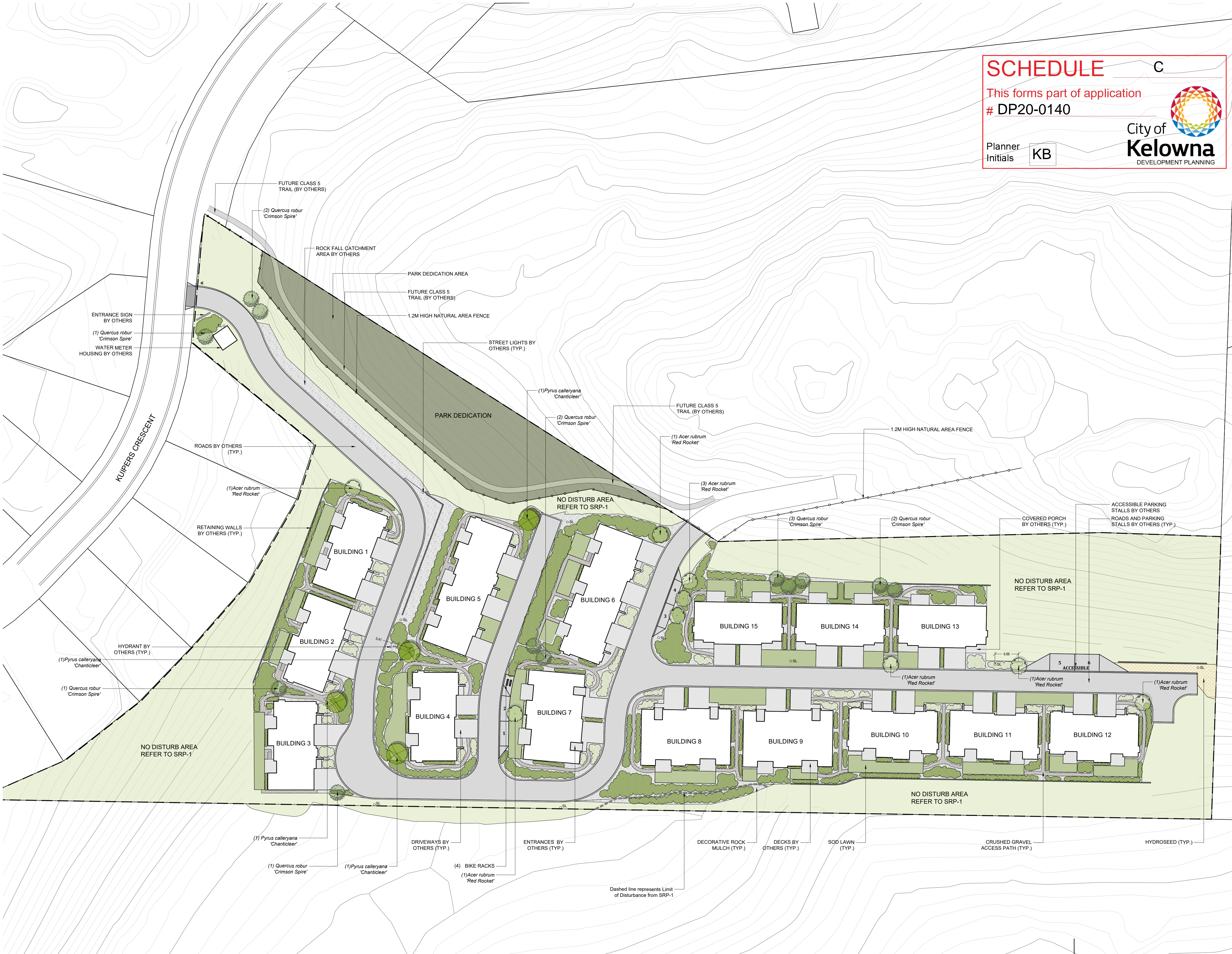
ROOFING – COMMERCIAL BROWN SHINGLES



STONE – PRO-FIT LEDGESTONE WHITE



STONE – PRO-FIT LEDGESTONE GREY



SCHEDULE

C

This forms part of application
DP20-0140

Planner
Initials KB



LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- 1.2M HIGH NATURAL AREA FENCE
- REFER TO SLOPE RESTORATION PLAN SRP-1
- PARK DEDICATION
- DRIVEWAYS, DECK, ENTRANCES (BY OTHERS)
- ROADS AND PARKING STALLS (BY OTHERS)
- RETAINING WALLS (BY OTHERS)
- GRAVEL MULCH
- SOD LAWN
- HYDROSEED
- ORNAMENTAL GRASSES & PERENNIALS PLANTING BED
- ORNAMENTAL GRASSES & SHRUBS PLANTING BED
- ENTRANCE SIGN (BY OTHERS)
- STREET LIGHTS (BY OTHERS)
- HYDRANT (BY OTHERS)
- BIKE RACKS

GENERAL NOTES:

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

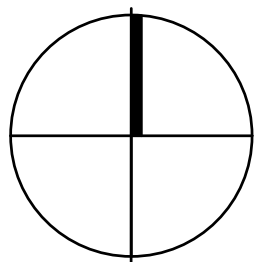
PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (H.LxWd.)	Plant Spacing
Trees Deciduous						
9	<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	4cm Cal	B&B	11.0m x 4.0m	4.0m on centre
4	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	4cm Cal	B&B	12.0m x 6.0m	6.0m on centre
12	<i>Quercus robur</i> 'Crimson Spire'	Crimson Spire Oak	4cm Cal	B&B	13.0m x 4.5m	4.5m on centre
Shrubs						
133	<i>Berberis thunbergii</i> 'Tara'	Emerald Carousel Barberry	#01	Potted	1.5m x 1.5m	1.5m on centre
145	<i>Cornus alba</i> 'Bailhala'	Ivory Halo Dogwood	#01	Potted	1.5m x 1.5m	1.5m on centre
148	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	#01	Potted	1.5m x 1.5m	1.5m on centre
97	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#01	Potted	1.0m x 1.8m	1.8m on centre
138	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	#01	Potted	1.5m x 1.5m	1.5m on centre
Grasses						
105	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#01	Potted	1.5m x 0.9m	0.9m on centre
80	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.0m x 0.9m	0.9m on centre
152	<i>Pennisetum orientale</i> 'Karley Rose'	Karley Rose Oriental Fountain Grass	#01	Potted	1.0m x 1.0m	1.0m on centre
Perennials						
72	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#01	Potted	1.2m x 0.9m	0.9m on centre
80	<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	0.6m x 0.6m	0.6m on centre
95	<i>Eupatorium dubium</i> 'Baby Joe'	Dwarf Joe Pye Weed	#01	Potted	0.75m x 0.9m	0.9m on centre
105	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.9m x 0.9m	0.9m on centre
105	<i>Perovskia atriplicifolia</i>	Russian Sage	#01	Potted	1.25m x 1.0m	1.0m on centre
75	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	1.0m x 0.9m	0.6m on centre

HYDROSEED - SEED MIX

Seed Weight	BOTANICAL NAME	COMMON NAME
40%	<i>Pseudoroegneria spicata</i>	Bluebunch wheatgrass
20%	<i>Festuca campestris</i>	Rough Fescue
10%	<i>Festuca idahoensis</i>	Idaho Fescue
10%	<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot
10%	<i>Achillea millefolium</i>	Common Yarrow
10%	<i>Gaillardia aristata</i>	Blanket Flower

REPRESENTATIVE IMAGES:



NO.	DATE (MM/DD/YYYY)	REVISION
2	10/28/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
1	09/10/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
0	05/04/2020	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: JK
CHK'D: KP
DATE: 05/01/2018
SCALE: 1:500



HYDROZONE LEGEND:

LOW WATER REQUIREMENTS: DROUGHT TOLERANT SHRUBS, GRASSES AND PERENNIALS

MEDIUM WATER REQUIREMENTS: SHRUBS, GRASSES AND PERENNIALS

HIGH WATER REQUIREMENTS: SOD LAWN AREAS

SCHEDULE

C

This forms part of application

DP20-0140

Planner Initials

KB

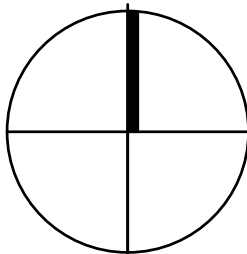
City of Kelowna

DEVELOPMENT PLANNING



PROJECT:
KUIPERS PEAK DEVELOPMENT, 796 KUIPERS CRESCENT, KELOWNA, BC

CLIENT:
EMIL ANDERSON CONSTRUCTION



SEAL

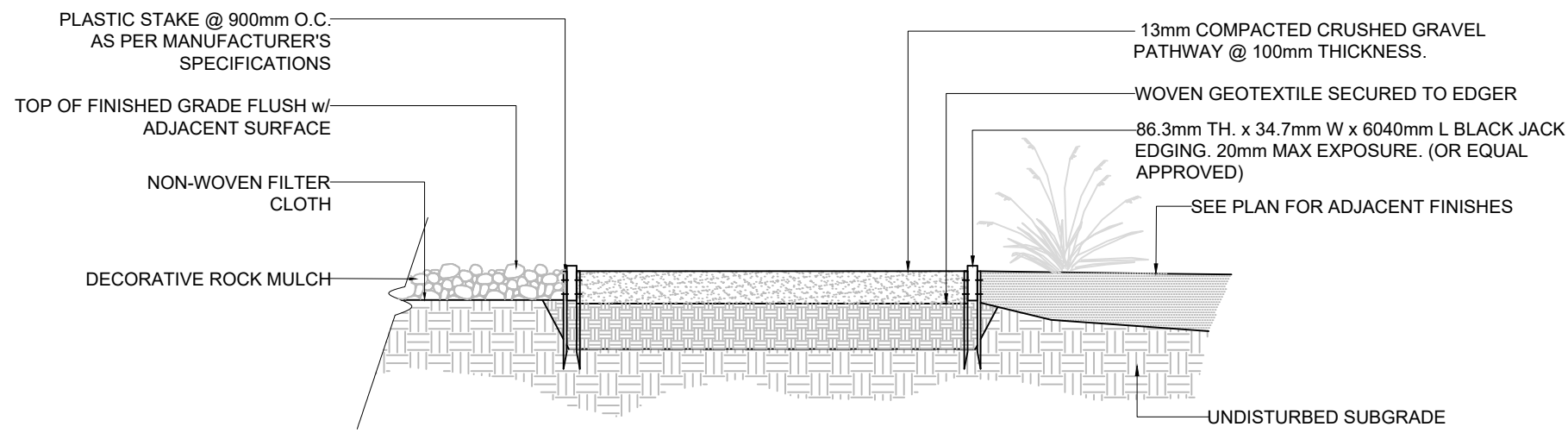
2	10/28/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
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NO.	DATE (MM/DD/YYYY)	REVISION

DESIGN: BD
DRAWN: JK
CHK'D: KP
DATE: 05/01/2018
SCALE: 1:500

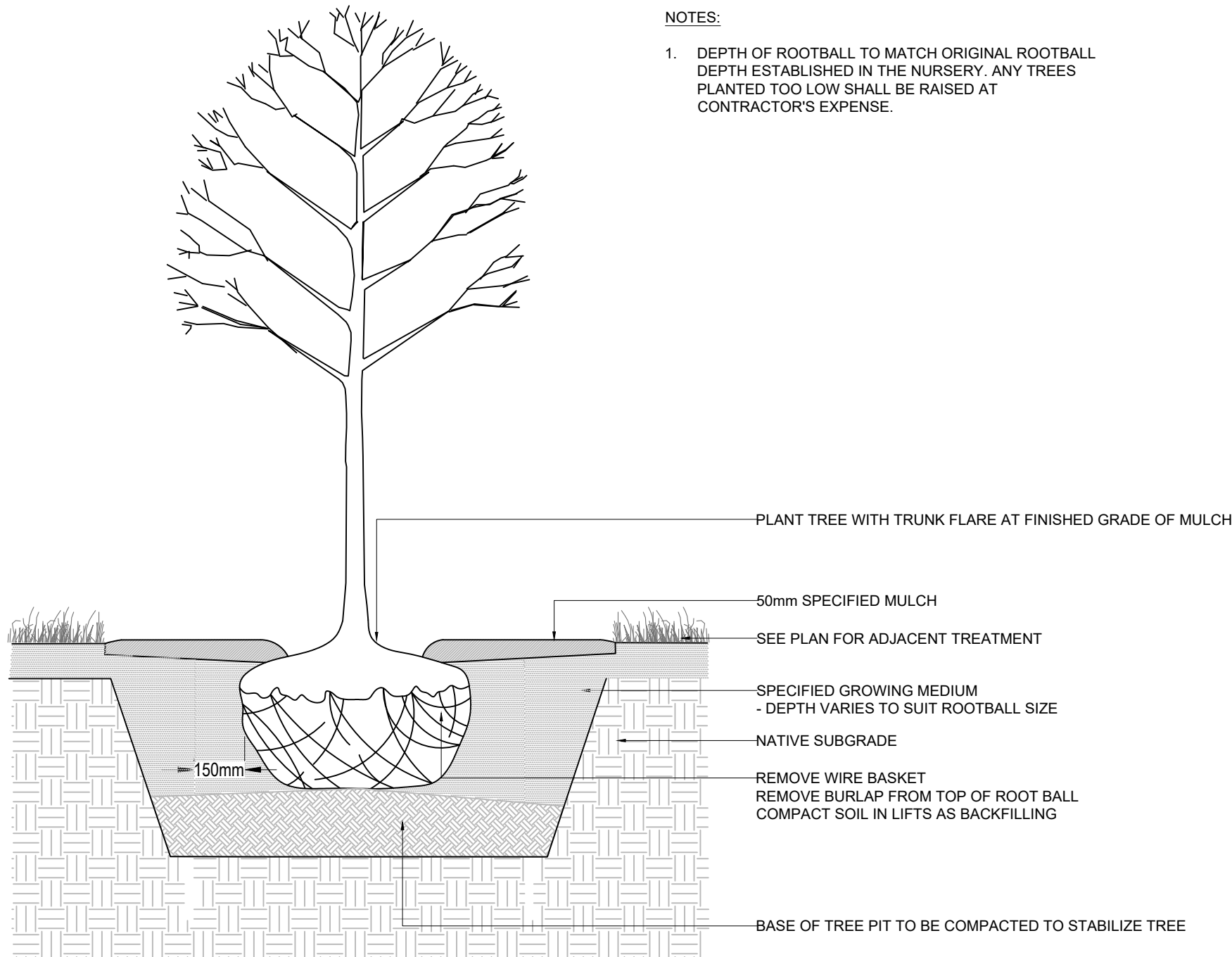
HYDROZONE PLAN

LDP-2

Project No. LK-18-269



1 CRUSHED GRAVEL PATH
LDP1 1:20



4 TREE PLANTING
LDP1 1:20

SPIRAL BIKE RACK

Model Number : SBRP-2 (2 space) SBRP-4 (4 space) SBRP-7 (7 space)

2
SBRP-2

4
SBRP-4

7
SBRP-7

Wishbone site furnishings

PRODUCT SPECIFICATIONS

Hot Dipped Galvanized Steel Frame

Super Durable Powder Coating

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki

Surface Mount

Anti-theft Design. Stainless steel aircraft cable is woven through the spirals to restrict cutting through the spirals

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)

Galvanized Frame Only SBRG-7

Stainless Steel

INST-3 Stainless steel bolt down kit

PRODUCT DIMENSIONS

2 Space	30inches / 762mm
Total Height	28 inches / 660mm
Length	24inches / 610mm
Depth	31lbs / 14kg
4 Space	30inches / 762mm
Total Height	46 inches / 1170mm
Length	24inches / 610mm
Depth	50lbs / 23 kg
7 Space	30inches / 762mm
Total Height	65 inches / 1651mm
Length	24inches / 610mm
Depth	55lbs / 25 kg

DESIGNER NOTES

This four to seven space traditional design adds an extra security feature for those concerned about thief. A Stainless steel aircraft cable is woven through the spirals making it impossible to cut completely through them. Bike racks take a lot of abuse and are susceptible to rust. To minimize this the complete unit is hot dipped galvanized with a further option to powder coat.

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

2 BIKE RACK
LDP1 N.T.S.

