

ATTACHMENT **A**
This forms part of application
DP21-0115
Planner Initials **ak**
City of Kelowna DEVELOPMENT PLANNING



Development Permit DP21-0115

City of Kelowna

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

1455 Cara Glen Court

and legally known as

Lot 3, Plan EPP100150, Section 31, Township 26

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 September 13th 2021

Decision By: COUNCIL

Development Permit Area: Urban Design

Existing Zone: RM4 – Transitional Low-Density Housing

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Prime Clifton Homes Ltd.

Applicant: Dan Greenhalgh – Kerkhoff Construction

Planner: Alex Kondor

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 associated 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 in the amount of \$ 220,630.00

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.**

SCHEDULE B

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DP21-0115

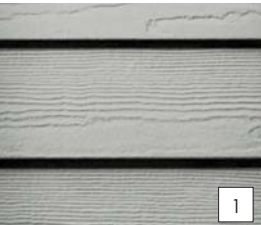


City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **AK**



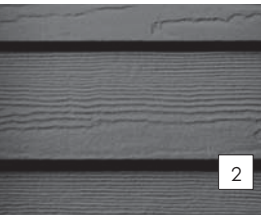
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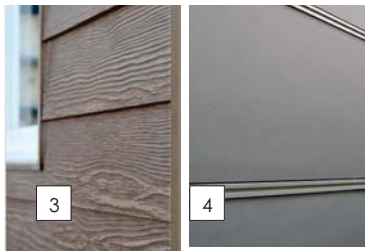
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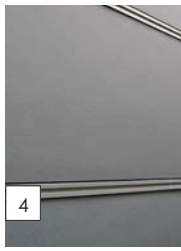
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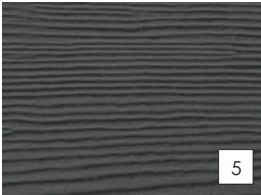
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EXTERIOR FINISH LEGEND

- 1 HARDBE PANEL SMOOTH FINISH
HARDBE DREAM COLLECTION
COL: NANTUCKET #0604
TRIM/REVEAL - LIGHT GREY
- 2 HARDBE LAP SIDING 5"
SMOOTH FINISH
HARDBE DREAM COLLECTION
COL: MOUNTAIN ASH #0649
- 3 ACCENT 1:
WOODTONE RUSTIC SERIES
COL: CARBOU TRAILS
- 4 HARDBE PANEL SMOOTH FINISH
HARDBE DREAM COLLECTION
COL: MOUNTAIN ASH #0649
TRIM/REVEAL - MATCH COLOUR
- 5 ACCENT 2:
HARDBE LAP SIDING 5"
SMOOTH FINISH
HARDBE DREAM COLLECTION
COL: VOLCANO GRAY #0700
- 6 CULTURED STONE
PRO-FIT ALPINE LEDGESTONE
COLLECTION
COL: BLACK MOUNTAIN
- 7 ALUMINUM RAILING HORIZONTAL
RAILING W/ GLASS
COL: MATT BLACK
- 8 FASCIA BOARD AND SOFFIT
HARDBE DREAM COLLECTION
COL: VOLCANO GRAY #0700
- 9 VINYL RESIDENTIAL WINDOWS
COL: BLACK
WINDOW TRIM: HARDBE TRIM
TO MATCH MOUNTAIN ASH
- 10 WOOD ACCENT COLUMN W/
CONCRETE BASE
STAIN GRADE WOOD
COL: MATCH CARBOU TRAILS
- 11 DECORATIVE SUN CANOPY
ACCENT TRELLIS
STAIN GRADE WOOD
COL: MATCH CARBOU TRAILS
- 12 GARAGE DOOR (VARIOUS SIZES)
COL: MATT BLACK
- 13 METAL STANDING SEAM
AT SHED ROOF
COL: SILVER
- 14 FLAT ROOF AT ENTRY



**BLUE GREEN
ARCHITECTURE INC.**

KELOWNA:

#100 - 1353 Ellis Street
Kelowna, BC. V1Y 1Z9
p: 236.420.3550
f: 778.753.1448

KAMLOOPS:

2 - 436 Lorne Street
Kamloops, BC. V2C 1W3
p: 250.374.1112
www.bluegreenarchitecture.com

**PROJECT TITLE: DP LOT 3 1455 CARA GLEN RD
MATERIAL BOARD**

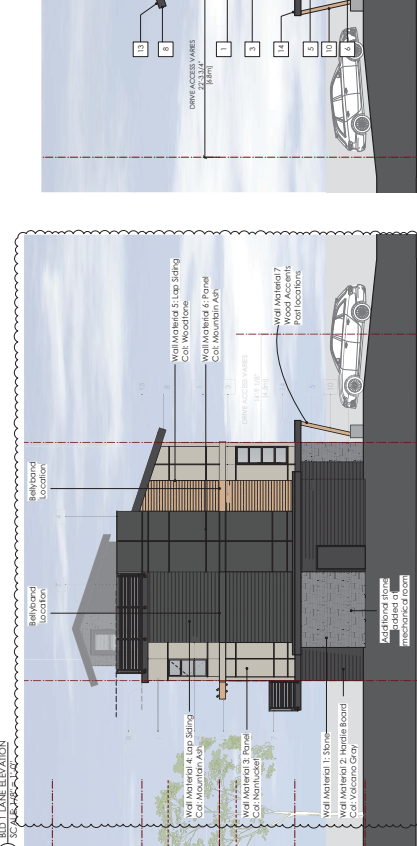
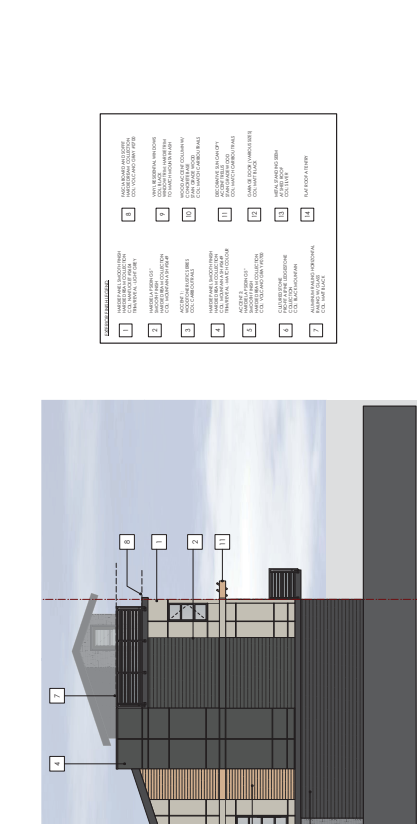
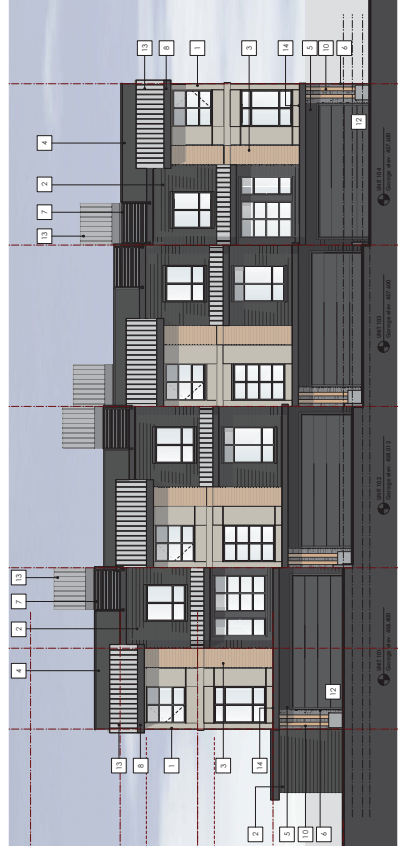
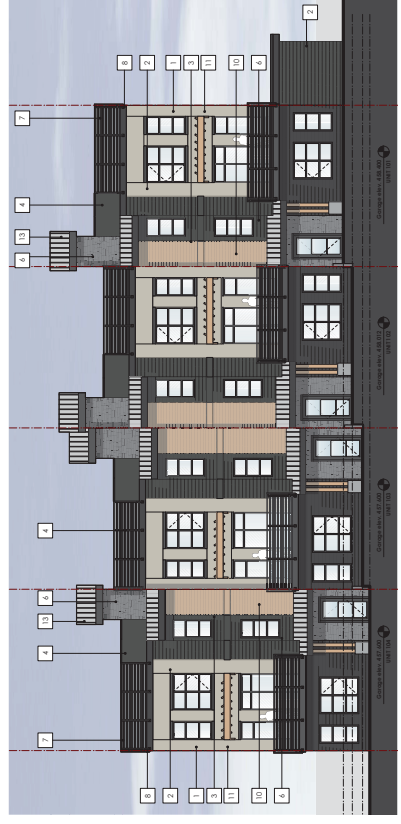
Date 2021.05.05

SCALE: NTS

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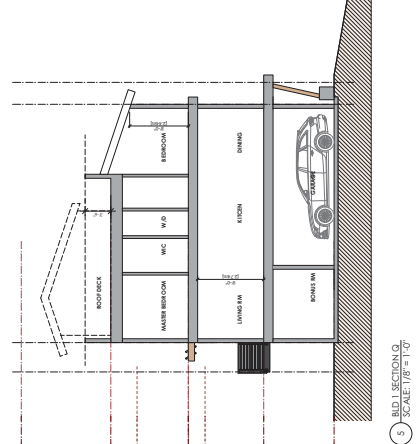
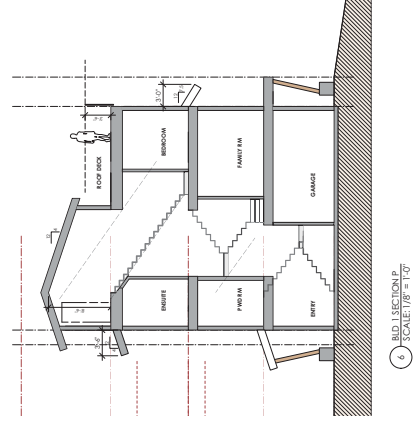
ISSUED FOR:

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE REPRODUCED OR USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PRIOR WRITTEN PERMISSION. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ANY ERRORS OR OMISSIONS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.



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CLIFTON RD
 LOT 3

RM4 ZONING

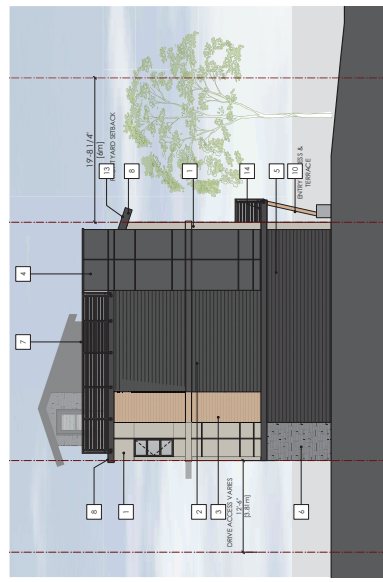
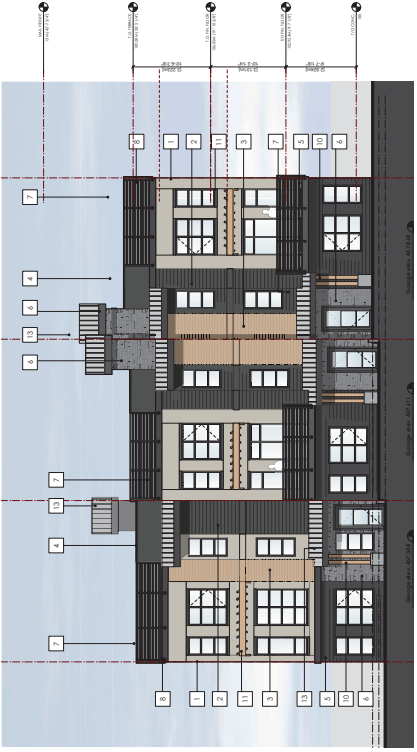
145 CHS OFF-COAST, SEWINGHAM BC

BUILDING 2
 ELEVATIONS & SECTIONS

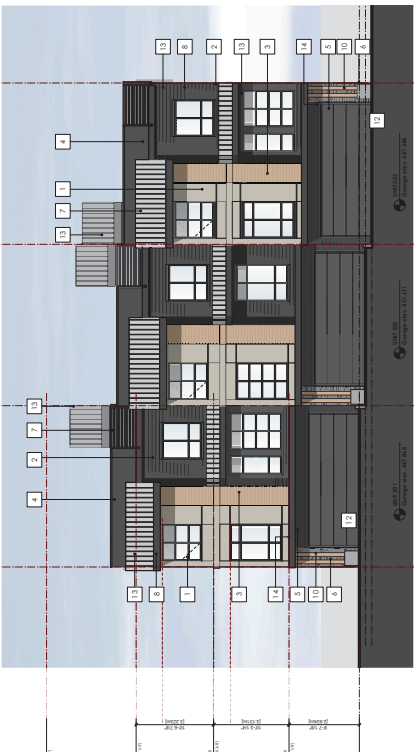
PLAN NUMBER: 21-889
 DATE: 2021.02.15
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PROJECT NUMBER: _____
 SHEET NUMBER: _____

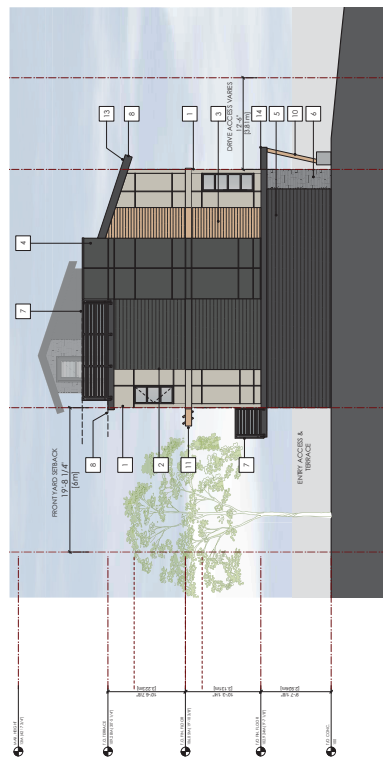
3-A2.03



4. BID 2 SIDE ELEVATION - NON STREET SIDE
 SCALE: 1/8" = 1'-0"



1. BID 2 SIDE ELEVATION - SIDE YARD
 SCALE: 1/8" = 1'-0"

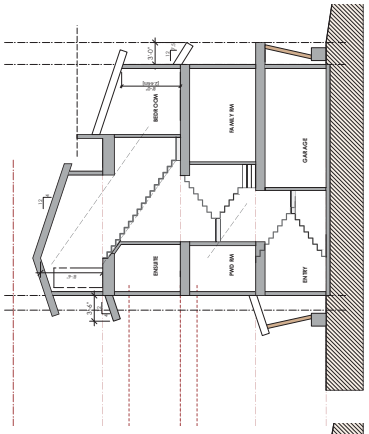


3. BID 2 SIDE ELEVATION - SIDE YARD
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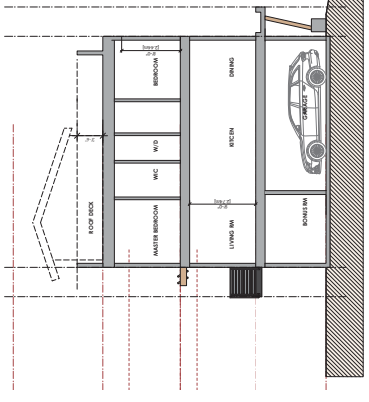
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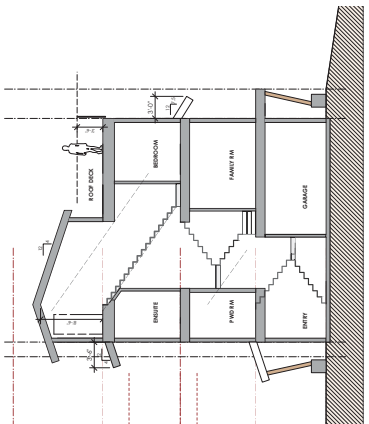
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 DEVELOPMENT SERVICES



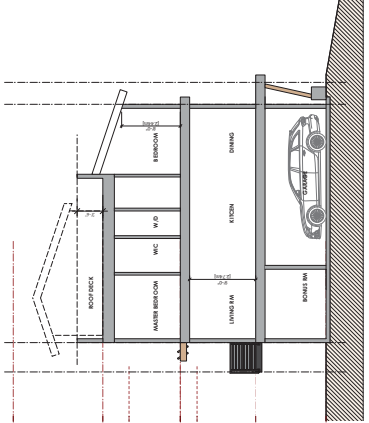
8. BID 2 SECTION 8
 SCALE: 1/8" = 1'-0"



7. BID 2 SECTION 7
 SCALE: 1/8" = 1'-0"

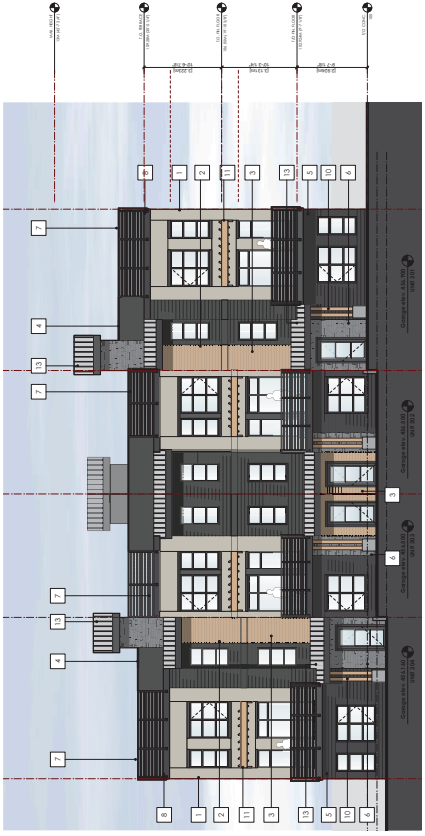


6. BID 2 SECTION 6
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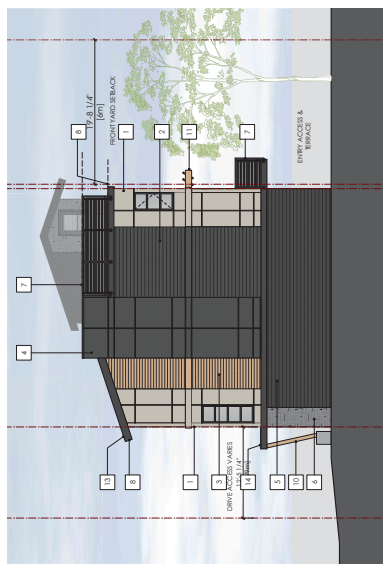


5. BID 2 SECTION 5
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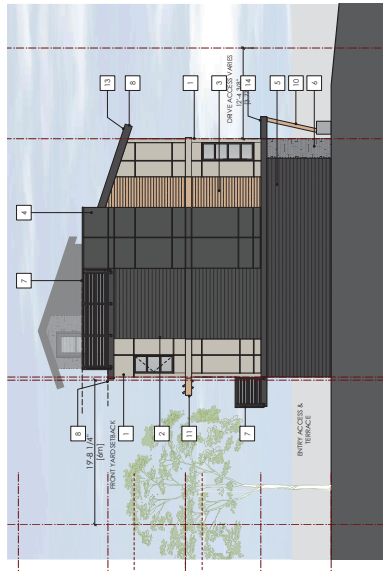
BUILDING 2 LOT 3



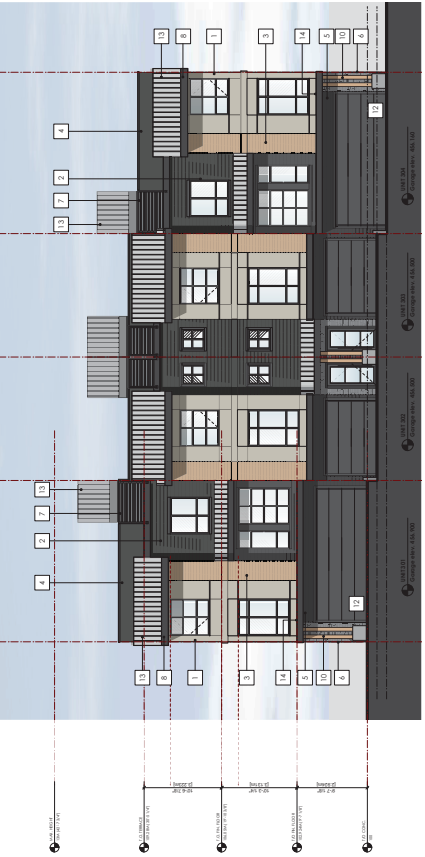
1 BID 3 ELEVATION - NON STREET VIEW
 SCALE: 1/8" = 1'-0"



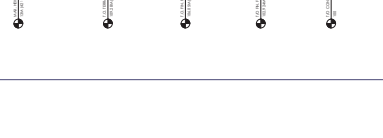
2 BID 3 ELEVATION - NON STREET VIEW
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3 BID 3 ELEVATION - NON STREET VIEW
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4 BID 3 ELEVATION - NON STREET VIEW
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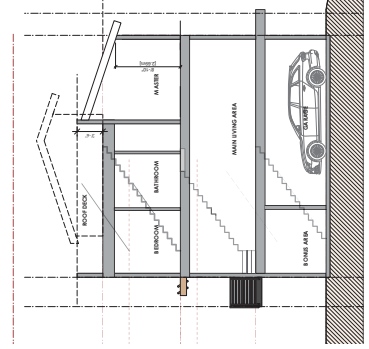
5 BID 3 ELEVATION - NON STREET VIEW
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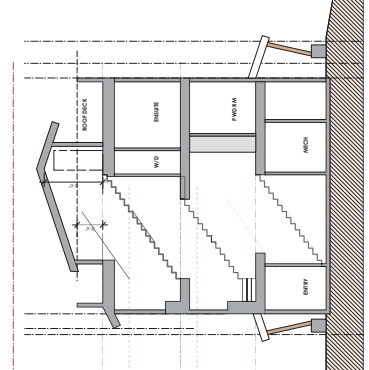
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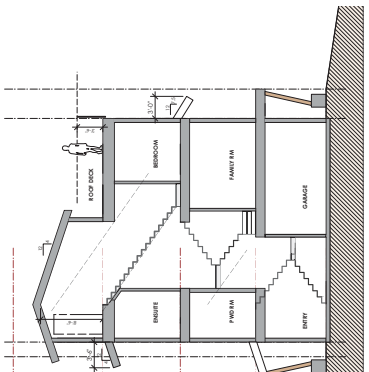
City of Kelowna
 REGIONAL DEVELOPMENT DEPARTMENT



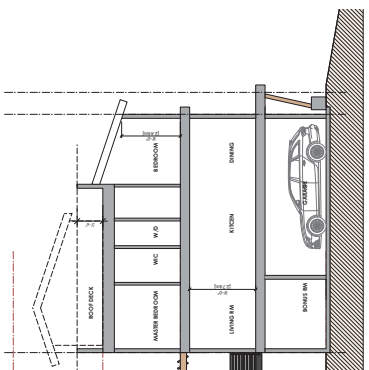
6 BID 3 SECTION G
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7 BID 3 SECTION F
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106 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

107 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

108 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

109 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

110 BID 3 SECTION 0
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111 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

112 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

113 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

114 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

115 BID 3 SECTION 0
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116 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

117 BID 3 SECTION 0
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118 BID 3 SECTION 0
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121 BID 3 SECTION 0
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122 BID 3 SECTION 0
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123 BID 3 SECTION 0
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124 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

125 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

126 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

127 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

128 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

129 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

130 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

131 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

132 BID 3 SECTION 0
 SCALE: 1/8" = 1'-0"

CLIFTON RD
 LOT 3

RM4 ZONING

145 CHAS. GIBSON COURT, Burnaby BC

PROJECT: BUILDING 4
 ELEVATIONS & SECTIONS

PLAN NUMBER: 21-589

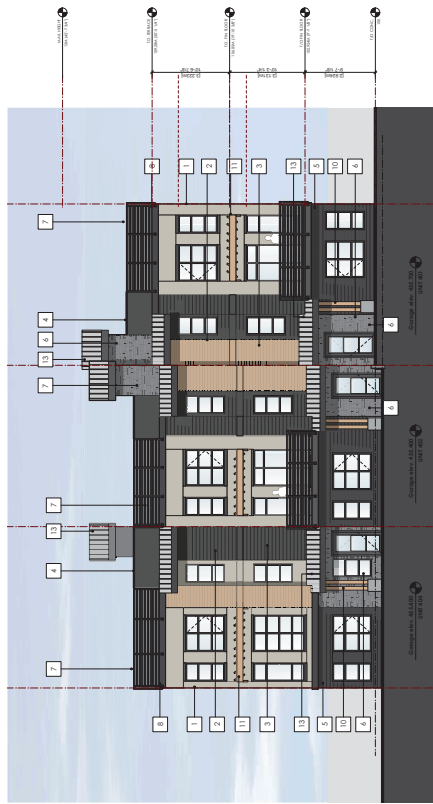
DATE: 2021.02.15

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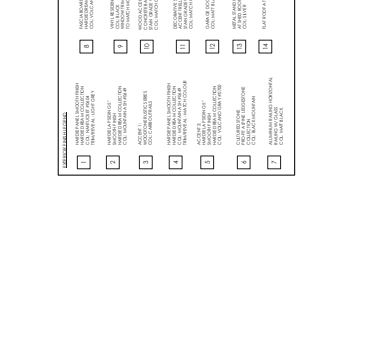
PROJECT NUMBER: 0

3-A2.07

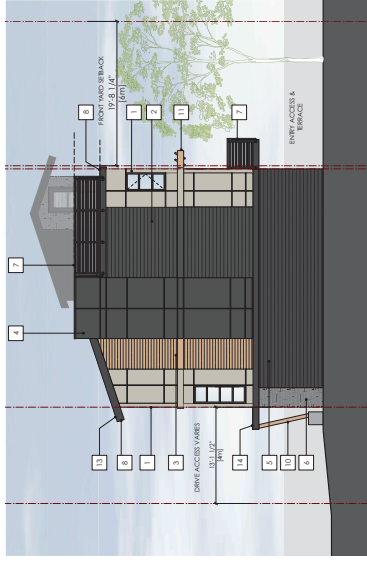
BUILDING 4 LOT 3



1. BID 1 ELEVATION - FRONT STREET VIEW
 SCALE: 1/8" = 1'-0"



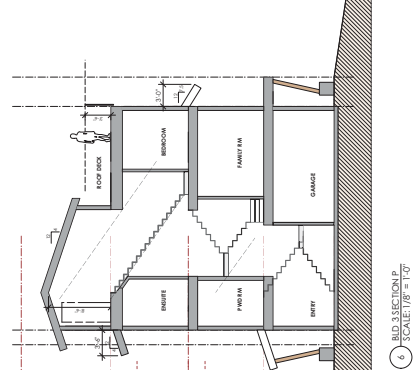
4. BID 4 ELEVATION - SIDE YARD
 SCALE: 1/8" = 1'-0"



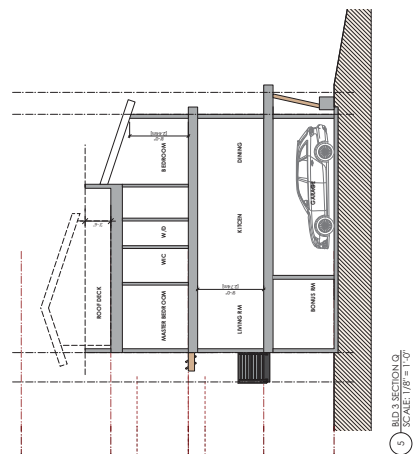
3. BID 4 ELEVATION - NON-STREET VIEW
 SCALE: 1/8" = 1'-0"

SCHEDULE B
 This being part of application
 DP21-0115
 for
 rezoning
 from
 RM4
 to
 RM4 ZONING
 City of Kelsonna
 AK

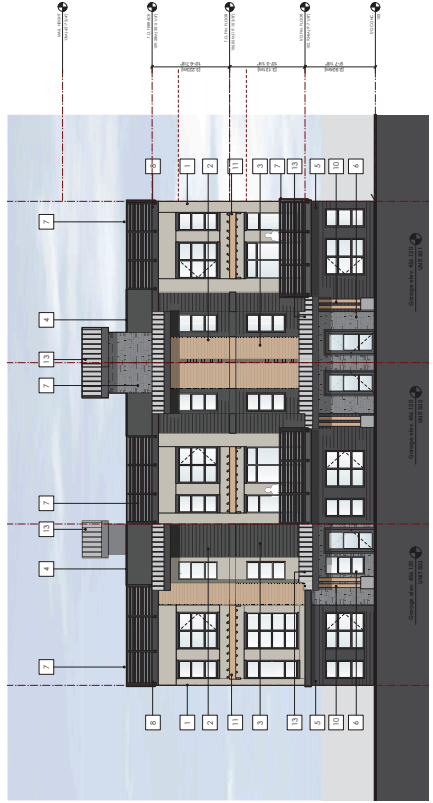
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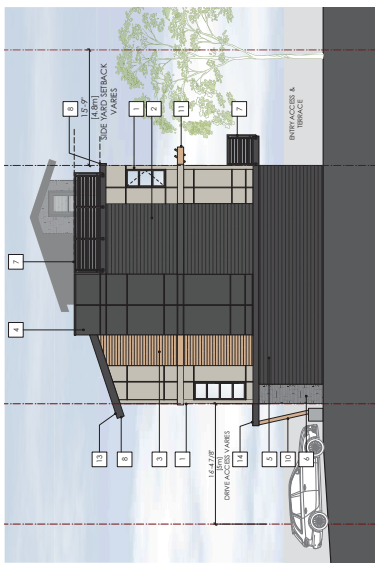
6. BID 3 SECTION F
 SCALE: 1/8" = 1'-0"



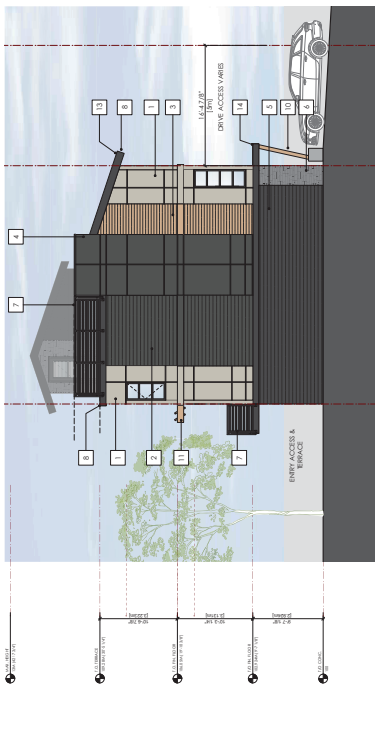
5. BID 3 SECTION G
 SCALE: 1/8" = 1'-0"



1. BID 5 ELEVATION SCALE: 1/8" = 1'-0"



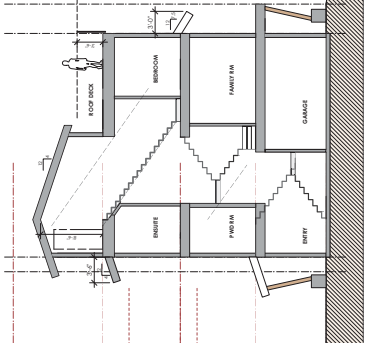
4. BID 5 ELEVATION - NON STREET SIDE SCALE: 1/8" = 1'-0"



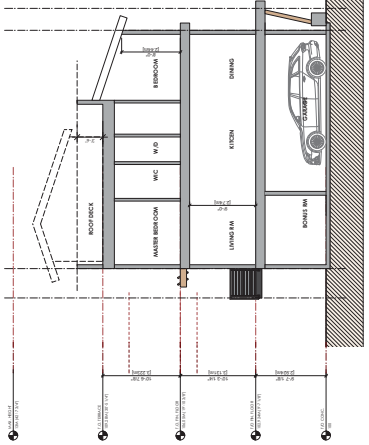
3. BID 5 ELEVATION - STREET SIDE SCALE: 1/8" = 1'-0"

LEGEND

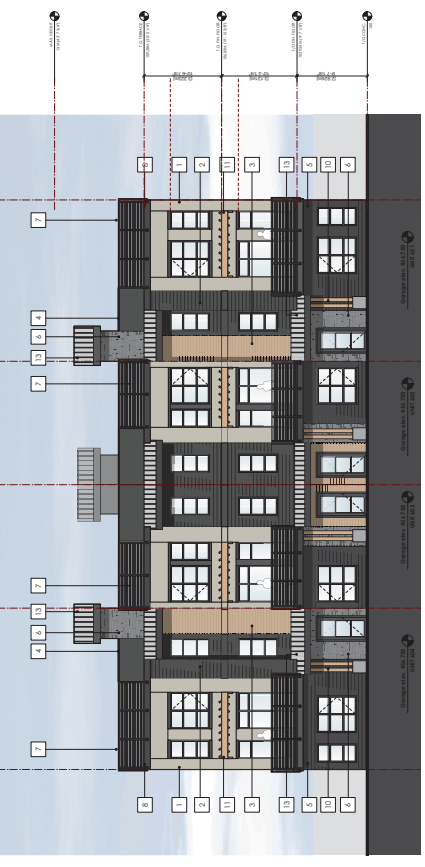
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6. BID 5 SECTION SCALE: 1/8" = 1'-0"



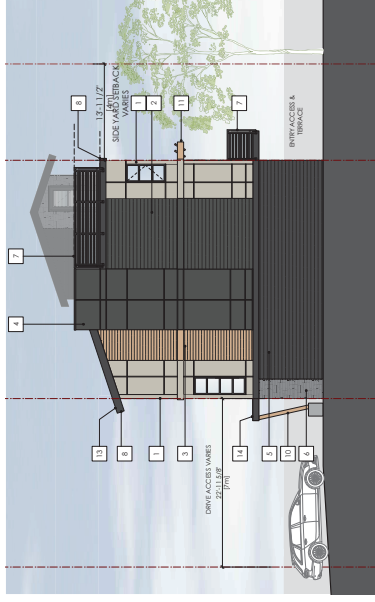
5. BID 5 SECTION SCALE: 1/8" = 1'-0"



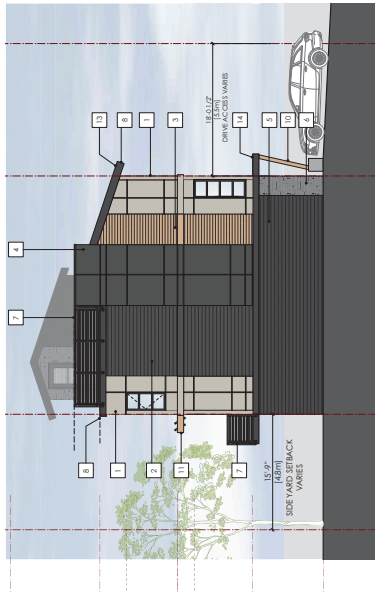
1. BID 4 LANE ELEVATION
 SCALE: 1/8" = 1'-0"



1. BID 4 LANE ELEVATION
 SCALE: 1/8" = 1'-0"



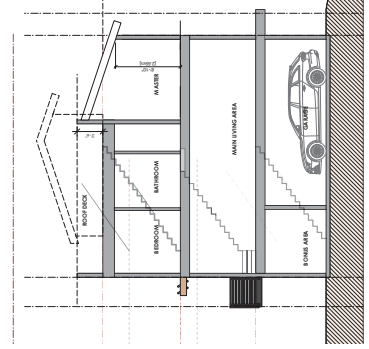
4. BID 4 SIDE ELEVATION - NON-STREET SIDE
 SCALE: 1/8" = 1'-0"



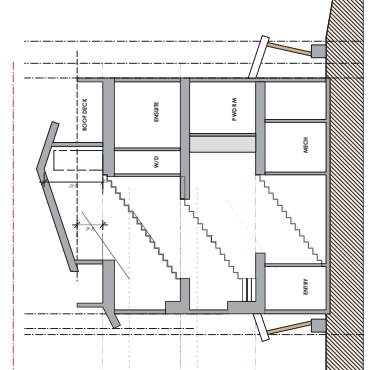
3. BID 4 SIDE ELEVATION - NON-STREET SIDE
 SCALE: 1/8" = 1'-0"

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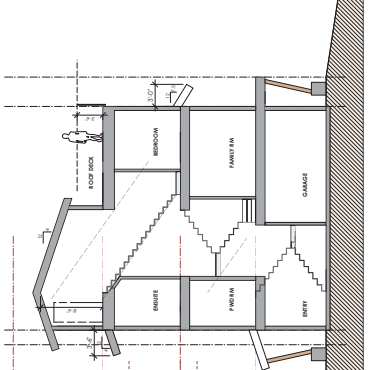
SCHEDULE
 DPZ-0115
 This forms part of application
 Project: _____
 Address: _____
 City of Kelowna
 AK



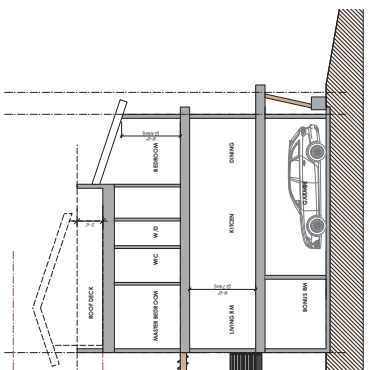
8. BID 4 SECTION F
 SCALE: 1/8" = 1'-0"



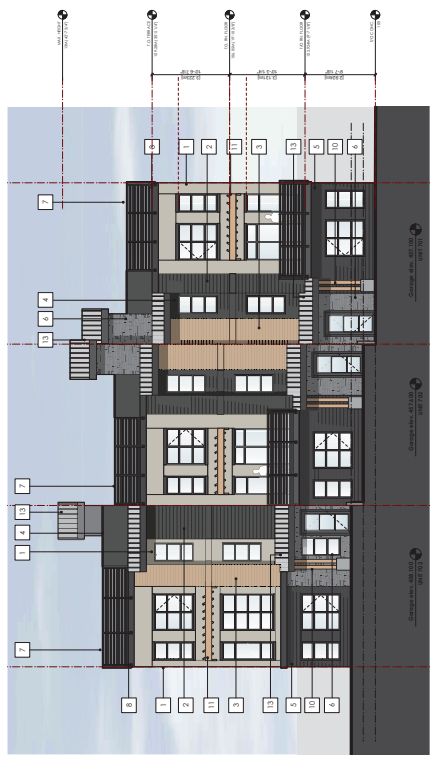
7. BID 4 SECTION E
 SCALE: 1/8" = 1'-0"



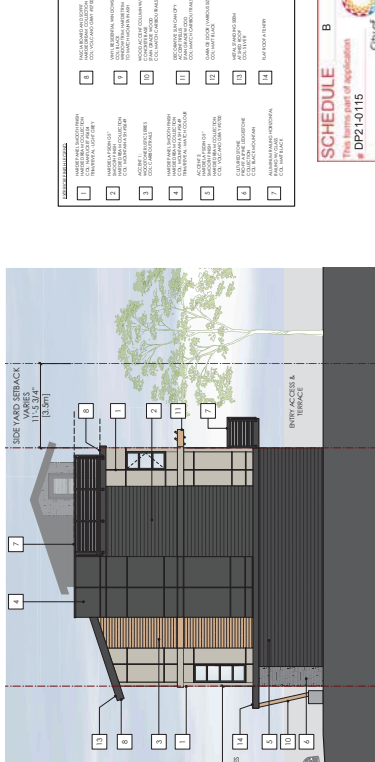
6. BID 4 SECTION G
 SCALE: 1/8" = 1'-0"



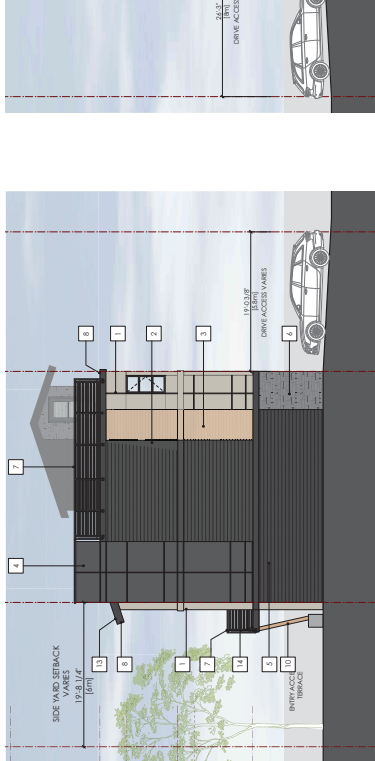
5. BID 4 SECTION D
 SCALE: 1/8" = 1'-0"



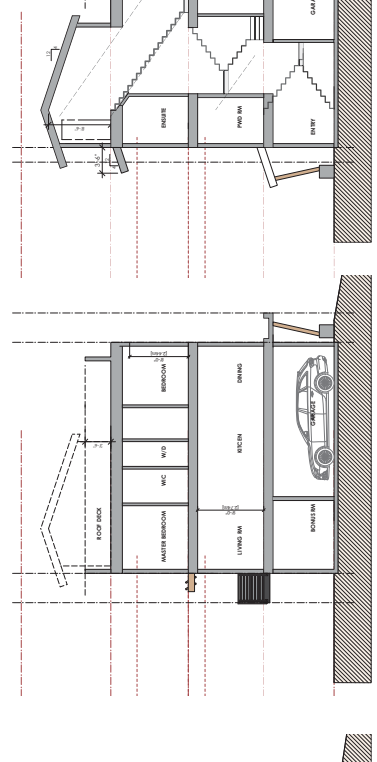
1. BID 7 FANE ELEVATION
 SCALE: 1/8" = 1'-0"



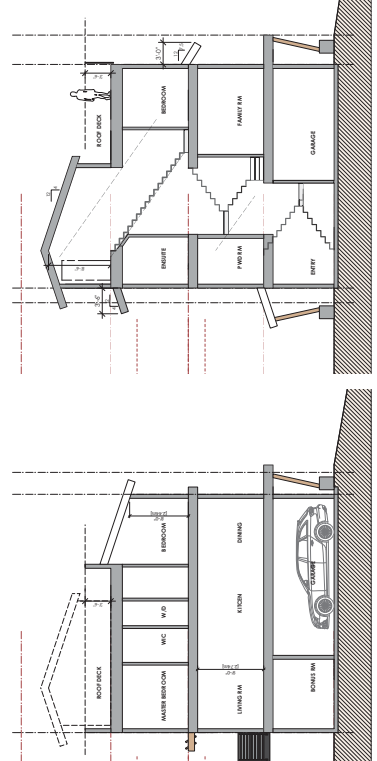
4. BID 7 SIDE ELEVATION - STREET SIDE
 SCALE: 1/8" = 1'-0"



3. BID 7 SIDE ELEVATION - NON-STREET SIDE
 SCALE: 1/8" = 1'-0"



7. BID 7 SECTION 1
 SCALE: 1/8" = 1'-0"



6. BID 7 SECTION 2
 SCALE: 1/8" = 1'-0"



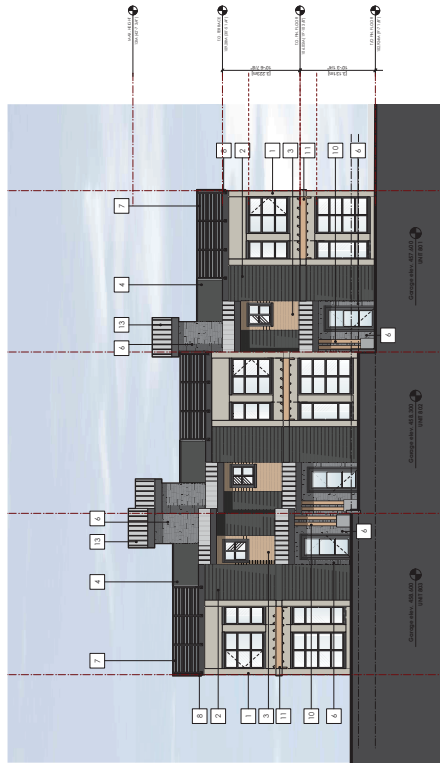
8. BID 7 SECTION 3
 SCALE: 1/8" = 1'-0"

SCHEDULE B
 This forms part of application # DP21-01115
 City of Kelowna

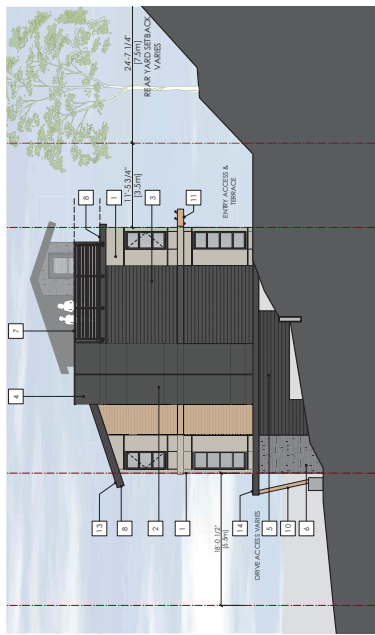
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SCHEDULE B
 This forms part of application # DP21-01115
 City of Kelowna

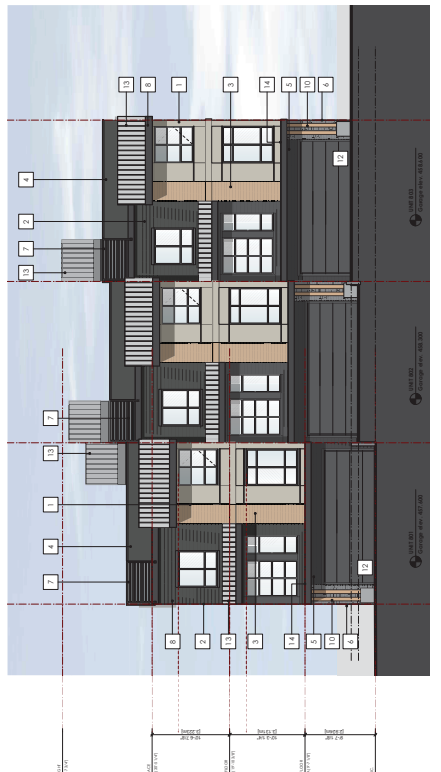
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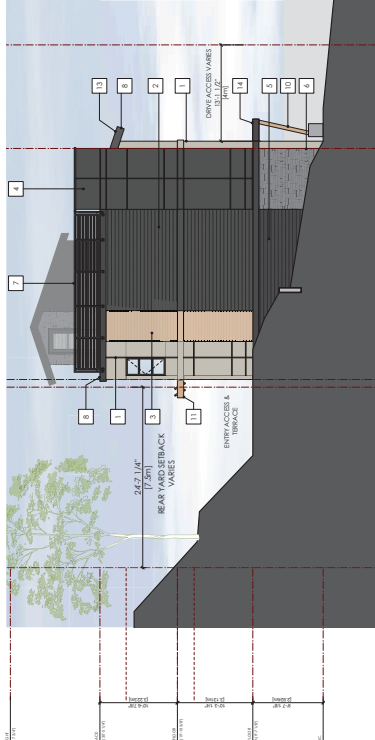
1. SIDELINE ELEVATION SCALE 1/8" = 1'-0"



4. BID. & SIDE ELEVATION - SIDE YARD SCALE 1/8" = 1'-0"



1. SIDELINE ELEVATION SCALE 1/8" = 1'-0"

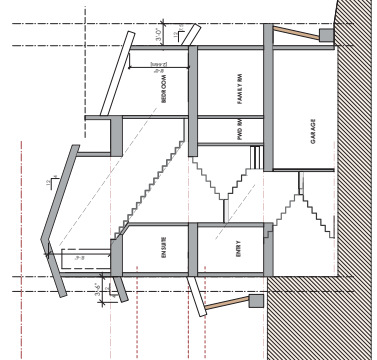


3. BID. & SIDE ELEVATION - SIDE YARD SCALE 1/8" = 1'-0"

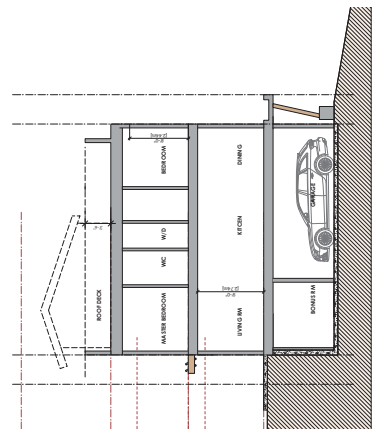
LEGEND

1	WOOD SHAKES (HORIZONTAL)
2	WOOD SHAKES (VERTICAL)
3	WOOD SHAKES (DIAGONAL)
4	WOOD SHAKES (RANDOM)
5	WOOD SHAKES (SHINGLES)
6	WOOD SHAKES (SLATS)
7	WOOD SHAKES (PLANKS)
8	WOOD SHAKES (BOARDS)
9	WOOD SHAKES (TREX)
10	WOOD SHAKES (COMPOSITE)
11	WOOD SHAKES (METAL)
12	WOOD SHAKES (GLASS)
13	WOOD SHAKES (STONE)
14	WOOD SHAKES (BRICK)
15	WOOD SHAKES (CONCRETE)
16	WOOD SHAKES (ASPHALT)
17	WOOD SHAKES (PAVING)
18	WOOD SHAKES (ROOFING)
19	WOOD SHAKES (SHEATHING)
20	WOOD SHAKES (CLADDING)
21	WOOD SHAKES (SIDING)
22	WOOD SHAKES (TRIM)

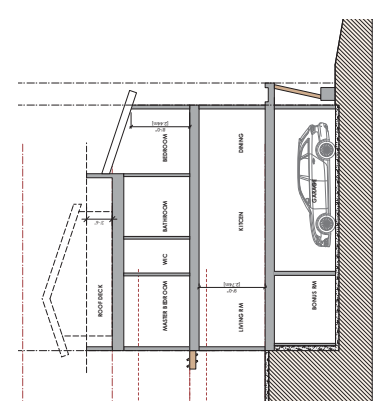
SCHEDULE B
 This is a part of application
 DP21-0115
 Project: AK
 City of Kelowna
 2021.02.15



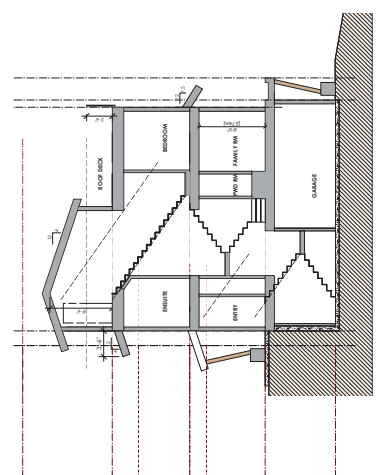
8. BID. SECTION 8 SCALE 1/8" = 1'-0"



7. BID. SECTION 7 SCALE 1/8" = 1'-0"



5. BID. & SECTION 5 SCALE 1/8" = 1'-0"



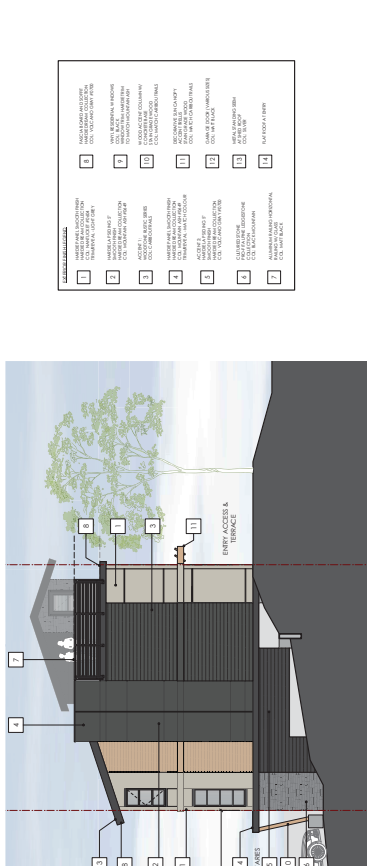
6. BID. & SECTION 6 SCALE 1/8" = 1'-0"



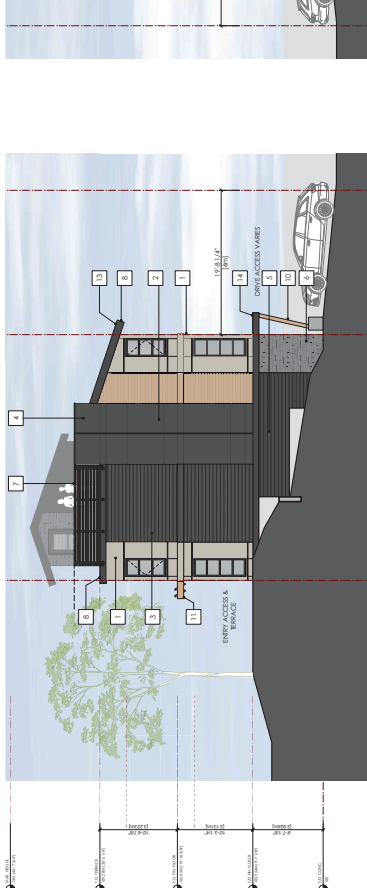
1. BID 1 ELEVATION - SIDE YARD
 SCALE 1/8" = 1'-0"



2. BID 2 ELEVATION - SIDE YARD
 SCALE 1/8" = 1'-0"



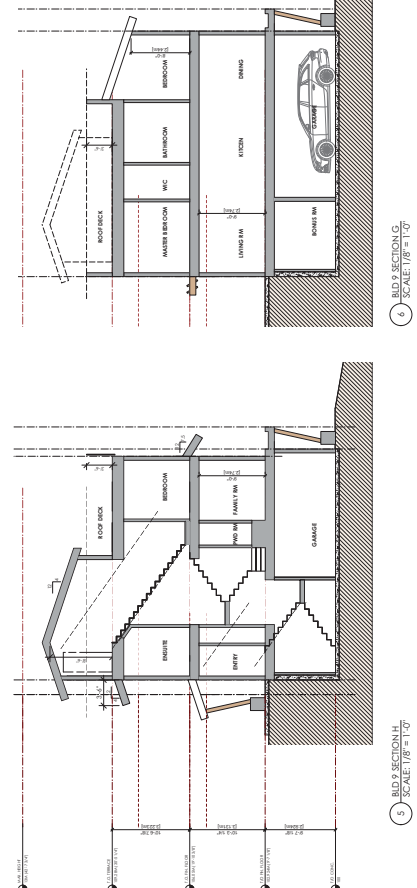
3. BID 3 ELEVATION - NON-SIDE YARD
 SCALE 1/8" = 1'-0"



4. BID 4 ELEVATION - SIDE YARD
 SCALE 1/8" = 1'-0"



5. BID 5 SECTION - SIDE YARD
 SCALE 1/8" = 1'-0"



6. BID 6 SECTION - SIDE YARD
 SCALE 1/8" = 1'-0"

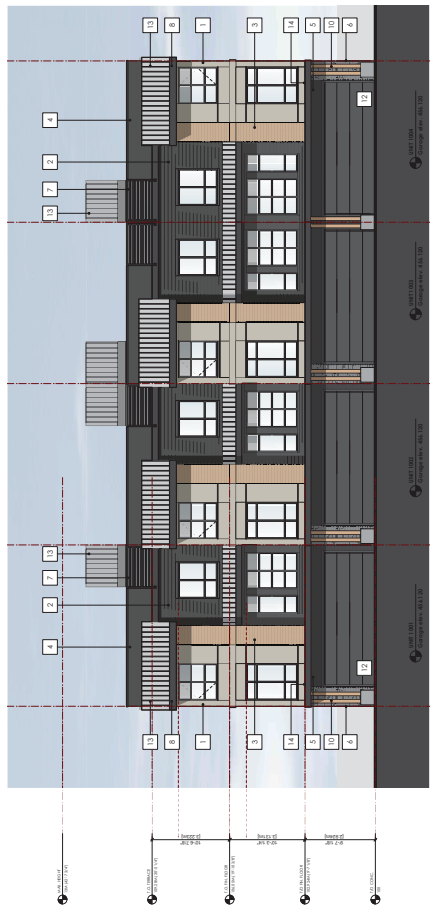
LEGEND

1	WOOD SHAKES (HORIZONTAL)	11	WOOD SHAKES (VERTICAL)
2	WOOD SHAKES (DIAGONAL)	12	WOOD SHAKES (RANDOM)
3	WOOD SHAKES (RANDOM)	13	WOOD SHAKES (RANDOM)
4	WOOD SHAKES (RANDOM)	14	WOOD SHAKES (RANDOM)
5	WOOD SHAKES (RANDOM)	15	WOOD SHAKES (RANDOM)
6	WOOD SHAKES (RANDOM)	16	WOOD SHAKES (RANDOM)
7	WOOD SHAKES (RANDOM)	17	WOOD SHAKES (RANDOM)
8	WOOD SHAKES (RANDOM)	18	WOOD SHAKES (RANDOM)
9	WOOD SHAKES (RANDOM)	19	WOOD SHAKES (RANDOM)
10	WOOD SHAKES (RANDOM)	20	WOOD SHAKES (RANDOM)

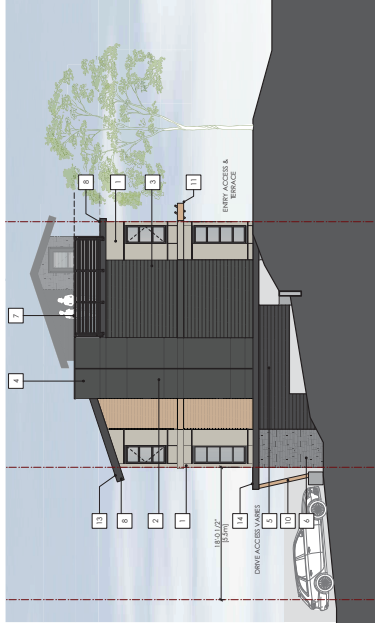
SCHEDULE B
 This form part of application # DP21-0115
 City of Kelowna
 Planning & Development
 2021



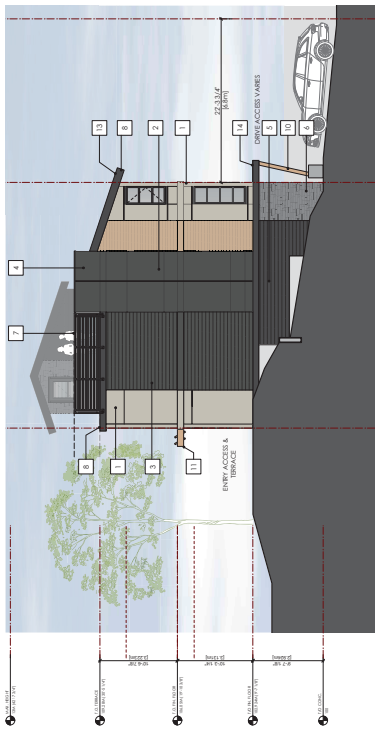
1 BID 10 LINE ELEVATION
 SCALE 1/8" = 1'-0"



1 BID 10 LINE ELEVATION
 SCALE 1/8" = 1'-0"



4 BID 10 SIDE ELEVATION-NON-DELT AFD
 SCALE 1/8" = 1'-0"

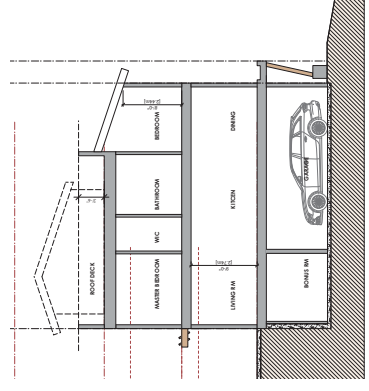


3 BID 10 SIDE ELEVATION-NON-STREET VIEW
 SCALE 1/8" = 1'-0"

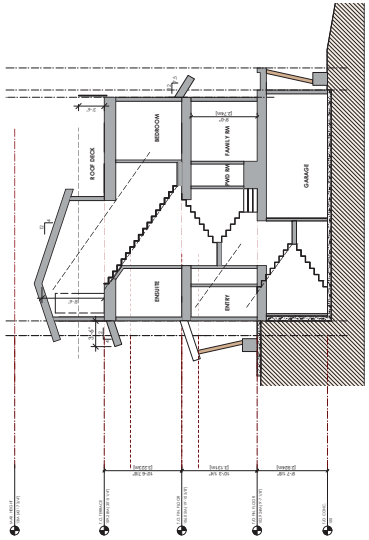
LEGEND

1	WOOD SHAKES (1/2" x 6" x 12")
2	WOOD SHAKES (1/2" x 6" x 12")
3	WOOD SHAKES (1/2" x 6" x 12")
4	WOOD SHAKES (1/2" x 6" x 12")
5	WOOD SHAKES (1/2" x 6" x 12")
6	WOOD SHAKES (1/2" x 6" x 12")
7	WOOD SHAKES (1/2" x 6" x 12")
8	WOOD SHAKES (1/2" x 6" x 12")
9	WOOD SHAKES (1/2" x 6" x 12")
10	WOOD SHAKES (1/2" x 6" x 12")
11	WOOD SHAKES (1/2" x 6" x 12")
12	WOOD SHAKES (1/2" x 6" x 12")
13	WOOD SHAKES (1/2" x 6" x 12")
14	WOOD SHAKES (1/2" x 6" x 12")
15	WOOD SHAKES (1/2" x 6" x 12")
16	WOOD SHAKES (1/2" x 6" x 12")
17	WOOD SHAKES (1/2" x 6" x 12")

SCHEDULE B
 DP21-0115
 Kelowna
 City of Kelowna
 Planning & Development



5 BID 10 SECTION H
 SCALE 1/8" = 1'-0"

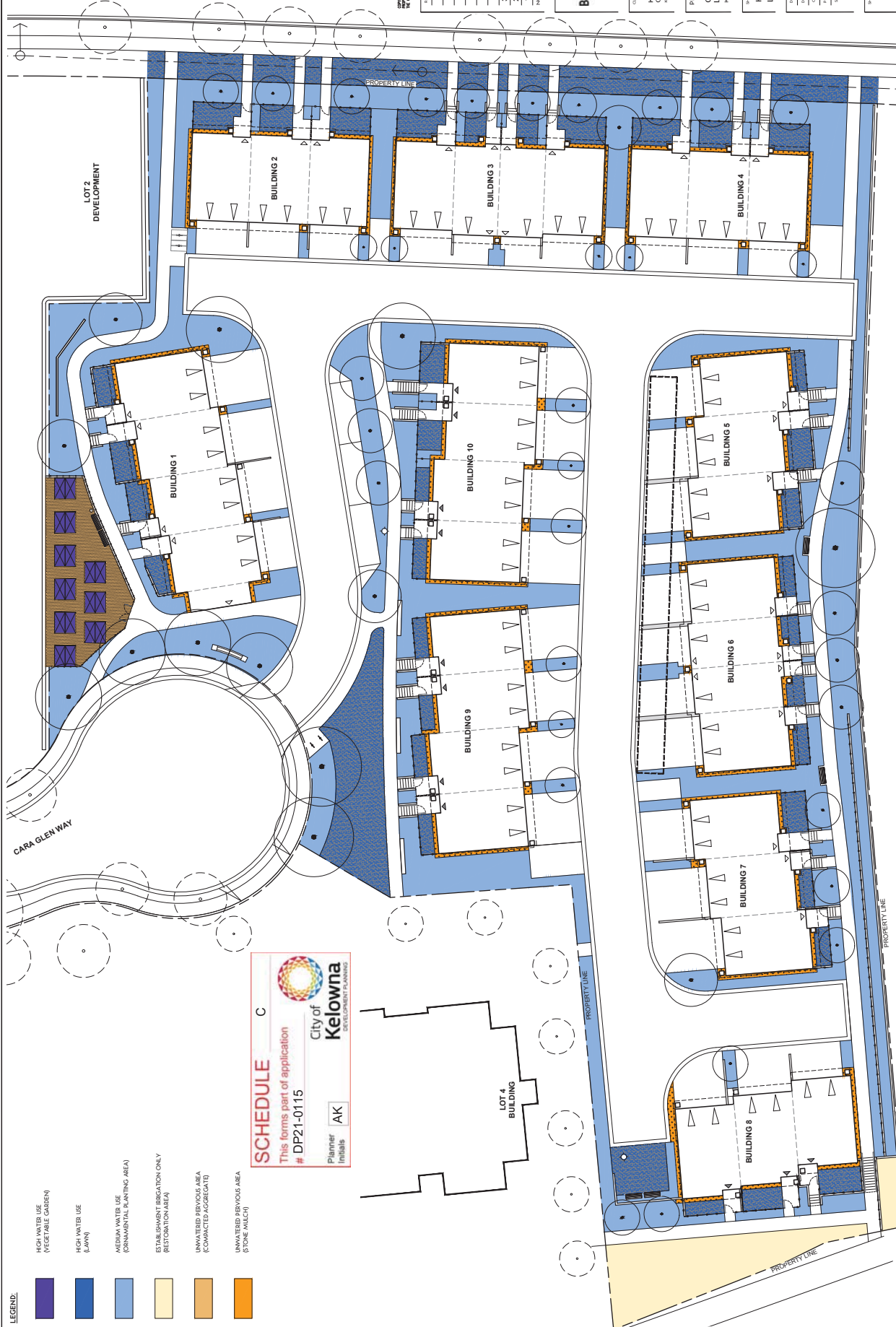


5 BID 10 SECTION H
 SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION









CLIFTON ROAD



LOT 2 DEVELOPMENT

CARA GLEN WAY

LEGEND:

-  HIGH WATER USE (VEGETABLE GARDEN)
-  HIGH WATER USE (LAWNS)
-  MEDIUM WATER USE (ORNAMENTAL PLANTING AREA)
-  ESTABLISHMENT SIBIGATION ONLY (RESTORATION AREA)
-  UNWATERED PERVIOUS AREA (COMPACTED AGGREGATE)
-  UNWATERED PERVIOUS AREA (STONE MULCH)

SCHEDULE C
 This forms part of application # DP21-0115
 City of Kelowna
 DEVELOPMENT PERMITTING
 Planner Initials AK

NO.	DATE	DESCRIPTION
3	11/15/2021	REVISED FOR OUP
2	11/15/2021	REVISED FOR OUP
1	11/15/2021	REVISED FOR PERMITS

BENCH
 1-800-363-2262
 11200 BENCH DRIVE

KERKHOFF
 ARCHITECTURE
 KELOWNA, B.C.

PROJECT:
 CLIFTON ROAD
 LOT 3
 RECONSTRUCTION

HYDROZONE PLAN:
 LOT 3

DESIGNER: LK
 DRAWN BY: LK
 CHECKED BY: PK
 PROJECT NO: PK-2021-0115
 SCALE: 1:200
 SHEET NO: L-2

