

# Development Permit & Development Variance Permit DP20-0182 / DVP20-0183



This permit relates to land in the City of Kelowna municipally known as 651 Cambridge Ave

and legally known as Lot 1 District Lot 9 ODYD Plan EPP113953

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

## **RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)**

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

Date of Council Decision                      May 10<sup>th</sup>, 2021  
Decision By:                                      COUNCIL  
Development Permit Area:                  Form and Character Development Permit Area  
Existing Zone:                                      RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)  
Future Land Use Designation:                C-NHD – Core Area Neighbourhood

### **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:                      Provincial Rental Housing Corporations, Inc. No. BC0052129  
Applicant:                  Jeff Marin – VanMar Constructors 1097 Inc.

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

<b>ATTACHMENT</b> A	
This forms part of application # DP20-0182 / DVP20-0183	
Planner Initials	<b>TC</b>
City of <b>Kelowna</b> DEVELOPMENT PLANNING 	

**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.
- e) That variance to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A" and Schedule "B":

**Table 8.3.1: Section 8 – Parking and Loading, Required Off-Street Parking Requirements, Residential Parking:**

To vary the parking requirements from 109 stalls required to 79 proposed.

**Section 13.9.6(b) – RM3 - Low Density Multiple Housing Development Regulations:**

To vary the site coverage from 60% permitted to 66% proposed.

**Section 13.9.6(c) – RM3 - Low Density Multiple Housing Development Regulations:**

To vary the height of the building from 10.0m permitted to 14.0m proposed and from 3 storeys to 4 storeys.

**Section 13.9.6(f) – RM3 - Low Density Multiple Housing Development Regulations:**

To vary the rear yard setback from 7.5m permitted to 3.0m 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 use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$233,875.00**

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.

**4. INDEMNIFICATION**

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:



- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

DRAFT

<b>ATTACHMENT</b>	<b>A</b>
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Planner Initials	<b>TC</b>
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

# SCHEDULE

A

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City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**

<b>CIMC ADDRESS</b>	Kingsway Avenue, Kelowna, BC		
<b>LEGAL DESCRIPTION</b>	Lots A, Plan EPP936562, PID 020-420-404, District Lot 9		
<b>ZONING CLASSIFICATION</b>	RMS-R, Low Density Multiple Housing (Residential Rental Tenure)		
<b>GROSS SITE AREA</b>	1.71 Acres	6,927 SM	74,569 SF
<b>PERMITTED FLOOR AREA RATIO (FAR)</b>	0.75	5,196 SM	55,927 SF
<b>PROPOSED FLOOR AREA RATIO (FAR)</b>	<b>0.75</b>	<b>5,195 SM</b>	<b>55,919 SF</b>
<b>PERMITTED SITE COVERAGE</b>	40%	2,771 SM	29,828 SF
<b>PROPOSED SITE COVERAGE (EXCLUDES BALCONIES)</b>	<b>32%</b>	<b>2,248 SM</b>	<b>24,203 SF</b>
<b>PERMITTED MAX. SITE COVERAGE</b>	60%	4,156 SM	44,741 SF
<b>PROPOSED MAX. SITE COVERAGE (EXCLUDES BALCONIES)</b>	<b>66%</b>	<b>4,584 SM</b>	<b>49,128 SF</b>
Townhomes	1,405 SM	15,128 SF	
Apartment	843 SM	9,075 SF	
Driveways and surface parking areas	2,316 SM	24,925 SF	
<b>REQUIRED SETBACKS</b>	North (Flanking Street - Cambridge Ave) 1.5 - 4.5 M East (Rear) 7.5 M South (Flanking Street - Central Ave) 1.5 - 4.5 M West (Front - Kingsway) 6.0 M	4.9 - 14.8 FT 7.5 M 4.9 - 14.8 FT 19.7 FT	
<b>PROPOSED SETBACKS (SEE SITE PLAN)</b>	North (Flanking Street - Cambridge Ave) 1.5 M East (Rear) 3.0 M South (Flanking Street - Central Ave) 1.5 - 6.0 M West (Front - Kingsway) 6.0 M	4.92 FT 9.8 FT 4.9 - 19.7 FT 19.7 FT	(Townhomes have front door facing sheet) (Townhomes have front door facing sheet)
<b>PERMITTED HEIGHT</b>	10 M or 3 Storeys		
<b>PROPOSED HEIGHT</b>	7 M to 14 M or 2 to 4 Storeys		
<b>REQUIRED PRIVATE OPEN SPACE</b>	1 bedroom dwelling unit 2 or more bedroom dwelling unit	15 SM 25 SM	630 SF 825 SF <b>1,455 SM</b> <b>15,602 SF</b>
<b>PROPOSED PRIVATE OPEN SPACE</b>	Townhomes (Balconies & yards) Apartment (Balconies & patios) Outdoor Open Spaces	197 SM 287 SM 1,407 SM	3,805 SF 3,084 SF 15,141 SF <b>1,890 SM</b> <b>22,030 SF</b>

TOWNHOME UNIT SUMMARY										
Unit Type	Lower Floor	Main Floor	Upper Floor	Total (Excl. garage)	No. Of Units	Total FAR (Excl. garage)	Parking in Garage	Parking on Driveway	Balcony Area	Total Balcony
TH-A (2-bedroom)	452	547	0	999	9	8,991 SF	0	9 cars	81 SF	729 SF
TH-A1 (3-bedroom)	458	593	0	1,051	14	14,714 SF	0	14 cars	73 SF	1,022 SF
TH-B (2-bedroom)	83	475	435	993	4	3,972 SF	8 cars	0	93 SF	372 SF
<b>TOTAL</b>					<b>27</b>	<b>27,677 SF</b>	<b>8 cars</b>	<b>23 cars</b>		<b>2,123 SF</b>

TOWNHOME BUILDING SUMMARY				
Building No.	Lower Floor (Incl. Garage)	Main Floor	Upper Floor	Site Coverage
Building 1	1,820 SF	2,280 SF	0 SF	2,280 SF
Building 2	1,820 SF	2,280 SF	0 SF	2,280 SF
Building 3	1,860 SF	2,137 SF	872 SF	2,137 SF
Building 4	1,860 SF	2,137 SF	872 SF	2,137 SF
Building 5	1,820 SF	2,280 SF	0 SF	2,280 SF
Building 6	1,820 SF	2,280 SF	0 SF	2,280 SF
Building 7	1,368 SF	1,734 SF	0 SF	1,734 SF
				<b>15,128 SF (Excludes balconies)</b>

APARTMENT UNIT SUMMARY										
Unit Type	Main Floor	2nd Floor	3rd Floor	4th Floor	No. Of Units	Unit Area	Total FAR Area	Balcony Area Per Unit	Total Balcony	Unit Mix
A (1-bedroom-adaptable)	6	7	7	7	27	563 SF	15,201 SF	69 SF	1,863 SF	56%
A1 (1-bedroom-adaptable)	2	2	2	2	8	595 SF	4,760 SF	72 SF	576 SF	17%
A2 (1-bedroom-adaptable)	0	1	1	1	3	563 SF	1,689 SF	78 SF	234 SF	6%
B (2-bedroom-adaptable)	0	1	1	1	3	688 SF	2,064 SF	69 SF	207 SF	6%
B1 (2-bedroom-adaptable)	0	1	1	1	3	696 SF	2,088 SF	68 SF	204 SF	6%
C (1-bedroom-accessible)	1	1	1	1	4	610 SF	2,440 SF	0 SF	0 SF	8%
<b>Units per Floor</b>	9	13	13	13	<b>48</b>	<b>3,715 SF</b>	<b>28,242 SF</b>		<b>3,084 SF</b>	<b>100%</b>
<b>Unit Area per Floor</b>	5,178 SF	7,688 SF	7,688 SF	7,688 SF						
<b>Common Area per Floor</b>	3,000 SF	1,443 SF	1,409 SF	1,409 SF			7,261 SF Common area excluded from FAR			
<b>Amenity (Main Floor apartment)</b>	960 SF						699 SF Amenity excluded from FAR			
<b>Total Area per Floor</b>	9,077 SF	9,131 SF	9,097 SF	9,097 SF						
<b>Net efficiency per Floor</b>	57 %	84 %	85 %	85 %						
<b>Site Coverage</b>	<b>9,075 SF (Excludes balconies)</b>									

REQUIRED RESIDENT PARKING			
Townhome	1.50 cars/2 Bedroom	20 cars	17%
Townhome	2.00 cars/3 Bedroom	28 cars	23%
Apartment	1.25 cars/1 Bedroom	53 cars	44%
Apartment	1.50 cars/2 Bedroom	9 cars	7%
<b>REQUIRED VISITOR PARKING</b>	0.14 cars/bdwelling	11 cars	9%
Apartment & Townhomes		121 cars	100%
Rental Housing incentives reduction	10% less	12 cars	
<b>TOTAL REQUIRED PARKING</b>		<b>169 cars</b>	
Accessible (From Bylaw Section 8 Table 8.2.19), included in the above total parking		4 cars	
Van-accessible (From Bylaw Section 8 Table 8.2.19), included in the above total parking		1 cars	

PROVIDED RESIDENT PARKING			
Regular size (on surface)	2.5x6.0 M	8'3"x19'8"	17 cars 22%
Small size (on surface)	2.3x4.8 M	7'7"x19'9"	15 cars 19%
Regular size (in townhouse garages)	2.5x6.0 M	8'3"x19'8"	4 cars 5%
Small size (in townhouse garages)	2.3x4.8 M	7'7"x19'9"	4 cars 5%
Regular size (on townhouse driveways)	2.5x6.0 M	8'3"x19'8"	23 cars 29%
Accessible (on surface)	3.7x6.0 M	12'2"x19'8"	4 cars 5%
Van-accessible (on surface)	4.8x6.0 M	15'9"x19'8"	1 cars 1%
<b>PROVIDED VISITOR PARKING</b>	Regular size visitor (on surface)	2.5x6.0 M 8'3"x19'8"	11 cars 14%
<b>TOTAL PROVIDED PARKING</b>			<b>79 cars 100%</b>

REQUIRED LONG-TERM BICYCLE PARKING			
Townhomes with attached garage	Not required	0 bikes	
Townhomes with no attached garage	0.75 bikes/2 bedroom	7 bikes	
	1.00 bike/3 bedroom	14 bikes	
Apartment Building	0.75 bikes/dwelling	36 bikes	
		<b>57 bikes</b>	

PROVIDED LONG-TERM BICYCLE PARKING			
Townhomes with no attached garage		21 bikes	37%
Apartment Building		36 bikes	63%
		<b>57 bikes</b>	<b>100%</b>

REQUIRED SHORT-TERM BICYCLE PARKING			
Townhomes	1 bike/5 dwelling	5 bikes	
Apartment Building	6 bikes/entrance	6 bikes	
		<b>11 bikes</b>	

PROVIDED SHORT-TERM BICYCLE PARKING			
Townhomes		6 bikes	
Apartment Building		6 bikes	
		<b>12 bikes</b>	



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Issued for Public Consultation  
July 24, 2020  
Issued for Development Permit  
August 31, 2020  
Re-issued for Development Permit  
July 30, 2021



2021-07-30

Client

Project

Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Development Summary

N.T.S.  
July 30, 2021

# Development Summary

# A-1.3

# SCHEDULE A

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 # DP20-0182 / DVP20-0183

Planner  
 Initials



City of  
**Kelowna**  
 DEVELOPMENT PLANNING



## Cambridge Avenue



## Central Avenue

**Parking Stall Legend**

	Regular Parking 2.5m x 6.0m 44 of 79		Accessible Parking 3.9m x 6.0m 4 of 79
	Small Parking 2.3m x 4.8m 19 of 79		Van-Accessible Parking 4.8m x 6.0m 1 of 79
	Visitor Regular Parking 2.5m x 6.0m 11 of 79		

- Notes:**
- For all landscape info, refer to Landscape drawings
  - For all civil info, including off-site work, refer to civil drawings
  - This project is to be designed and constructed to meet Step 3 performance requirements of BC Energy Step Code

Site Plan 0 10 20 30 40 50 FT



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 July 24, 2020  
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 July 30, 2021  
 Re-issued for Development Permit  
 December 2, 2021

Richter Street

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Site Plan  
 Apartment/Townhome  
 1" = 30'-0"  
 December 2, 2021

# A-1.4

# SCHEDULE A

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 # DP20-0182 / DVP20-0183



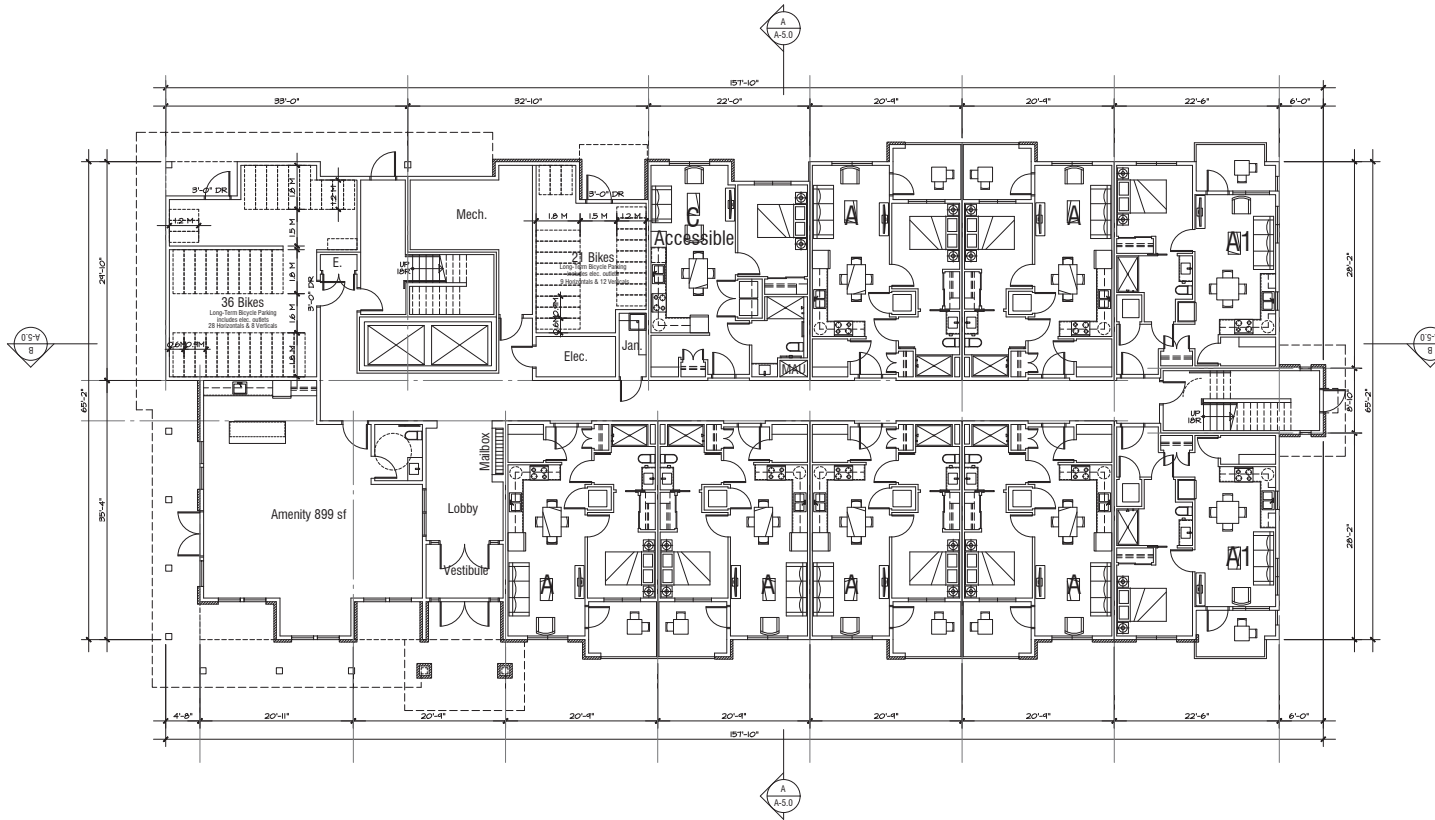
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 DEVELOPMENT PLANNING

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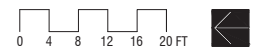
2021-07-30

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment  
 Main Floor Plan  
 1/8" = 1'-0"  
 July 30, 2021

Apartment Main Floor Plan



**A-2.0**

**SCHEDULE A**

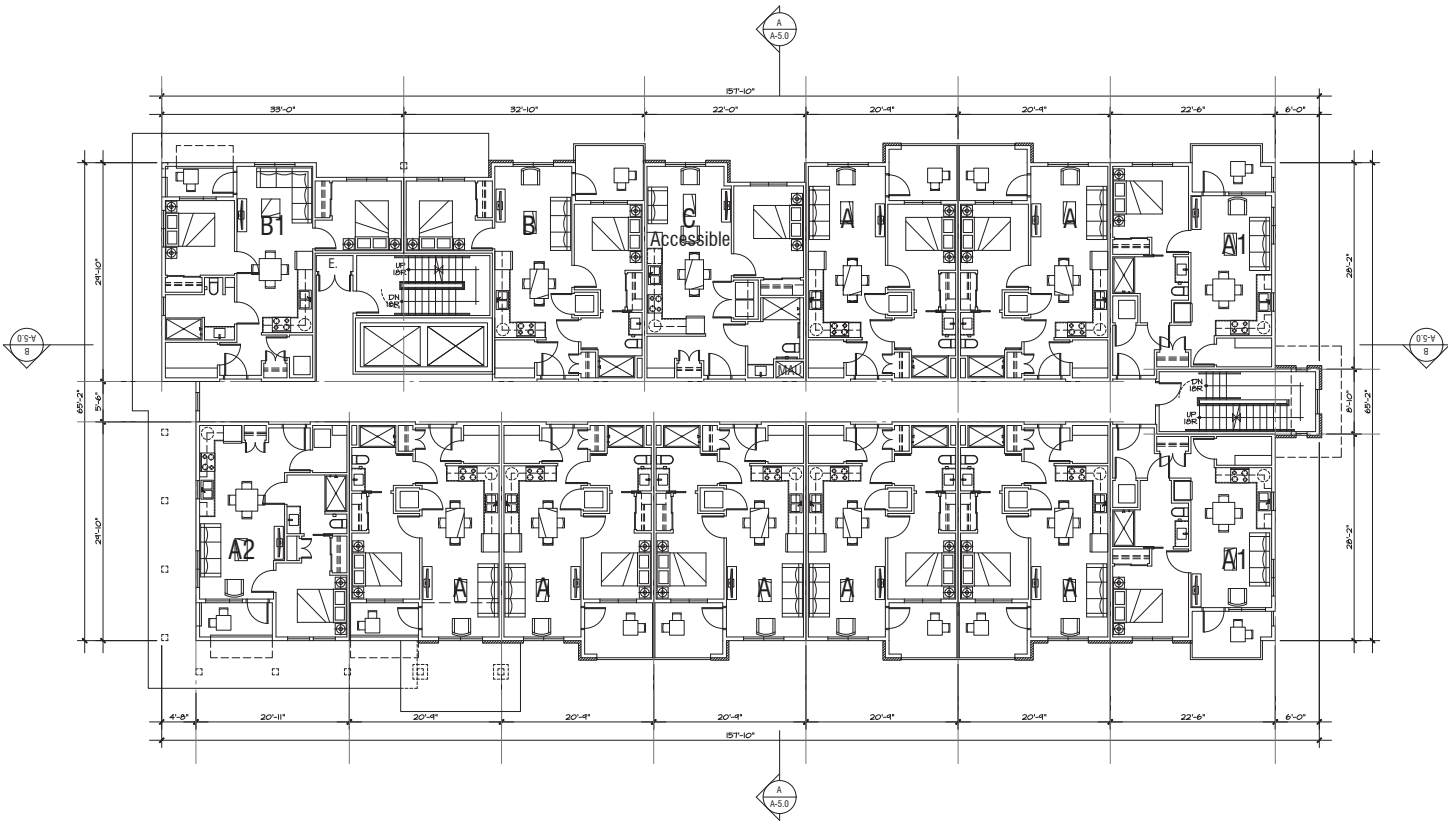
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Revisions:  
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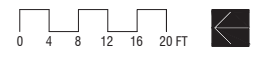
2021-07-30

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment  
 2nd Floor Plan  
 1/8" = 1'-0"  
 July 30, 2021

Apartment 2nd Floor Plan



**A-2.1**

# SCHEDULE A

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City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner  
 Initials **TC**

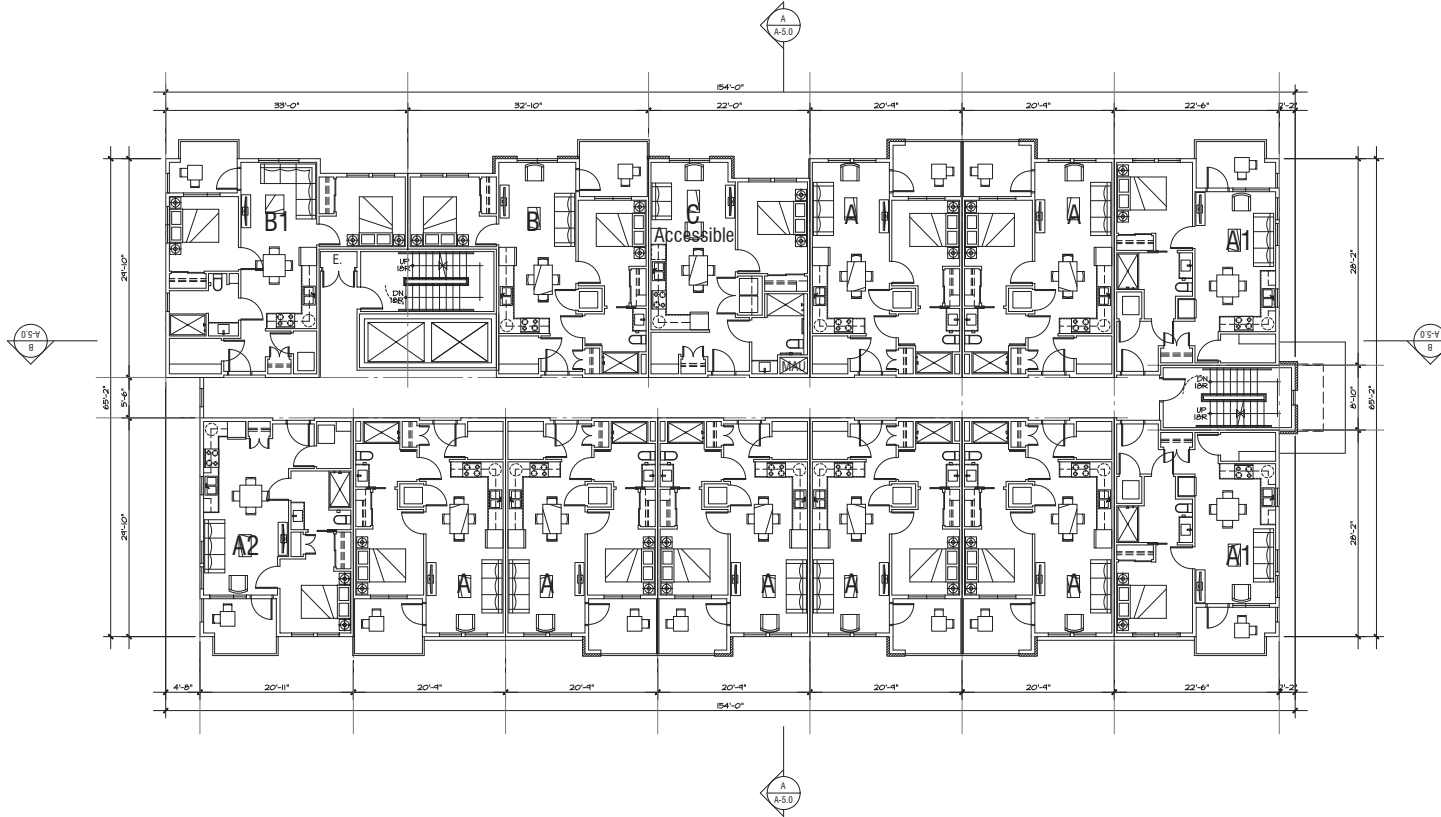


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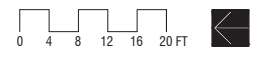
2021-07-30



Client  
 Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment  
 3rd Floor Plan  
 1/8" = 1'-0"  
 July 30, 2021

Apartment 3rd Floor Plan



**A-2.2**

# SCHEDULE A

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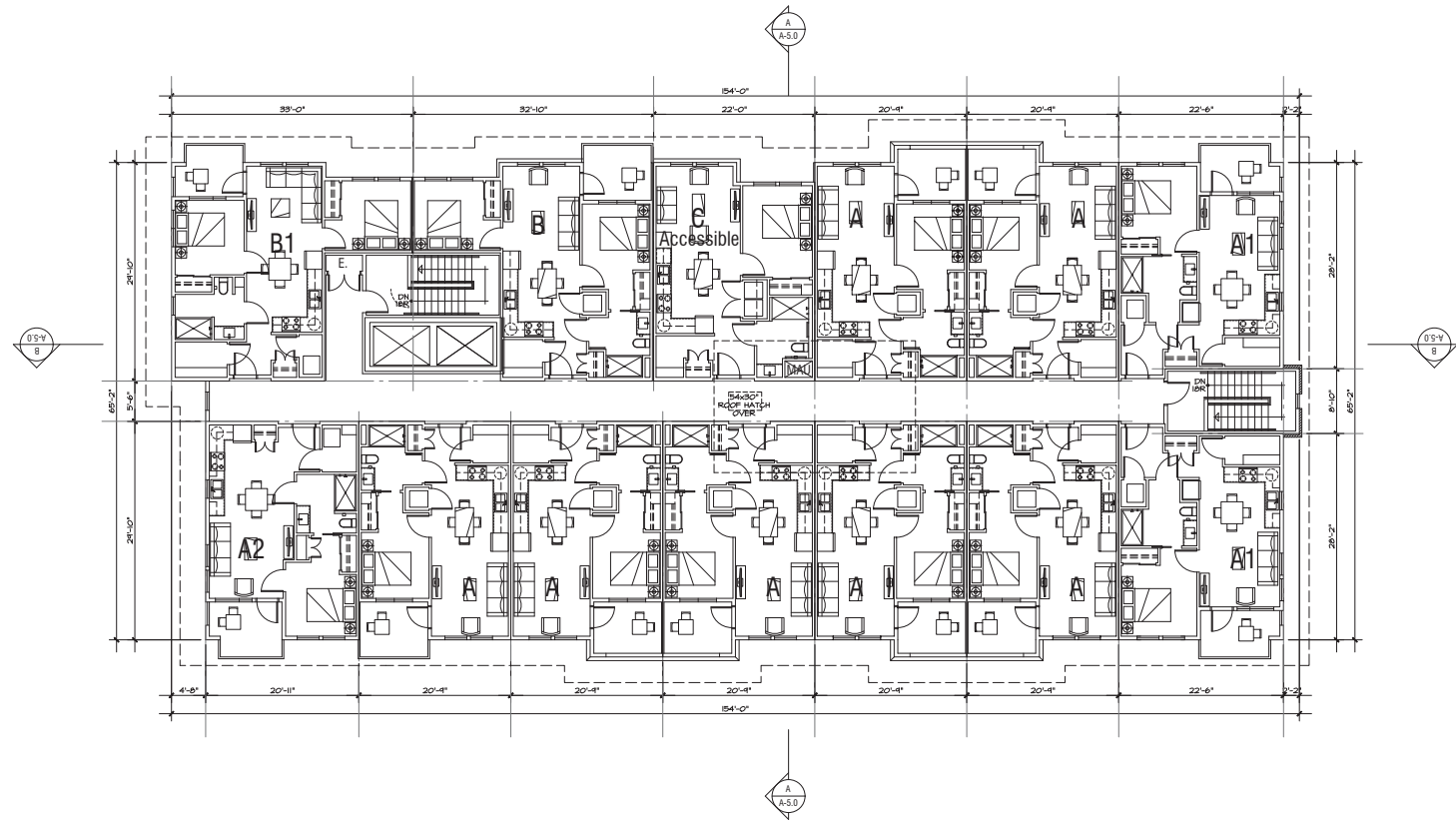
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 DEVELOPMENT PLANNING



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2021-07-30

Client

Project  
 Pleasantvale 2  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment  
 4th Floor Plan  
 1/8" = 1'-0"  
 July 30, 2021

Apartment 4th Floor Plan



# A-2.3



# SCHEDULE A

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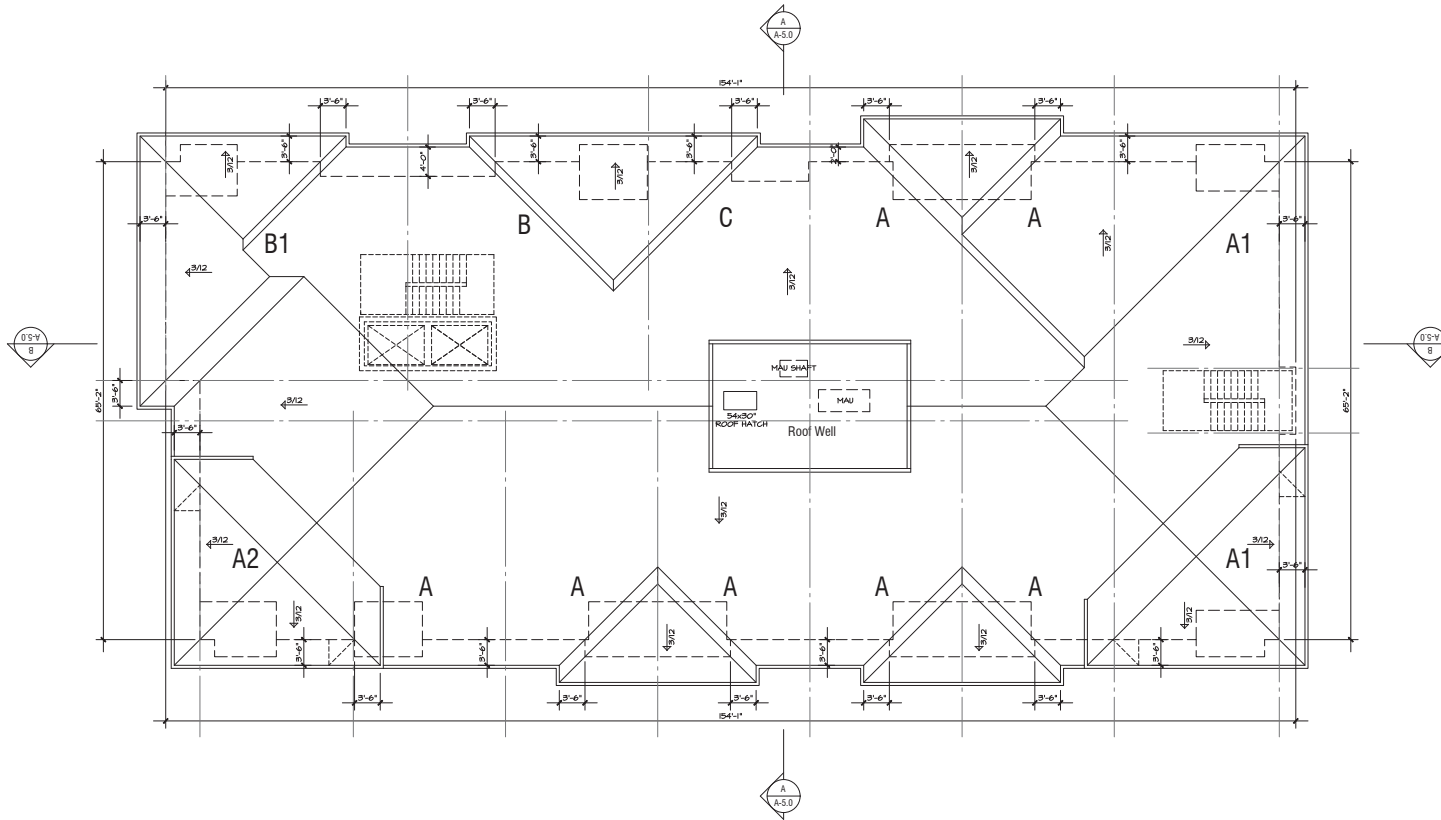
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DEVELOPMENT PLANNING



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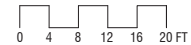


2021-07-30

Client  
  
Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Apartment  
Roof Plan  
1/8" = 1'-0"  
July 30, 2021

## Apartment Roof Plan



# A-2.4

# SCHEDULE A

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Planner Initials **TC**

City of Kelowna  
 DEVELOPMENT PLANNING

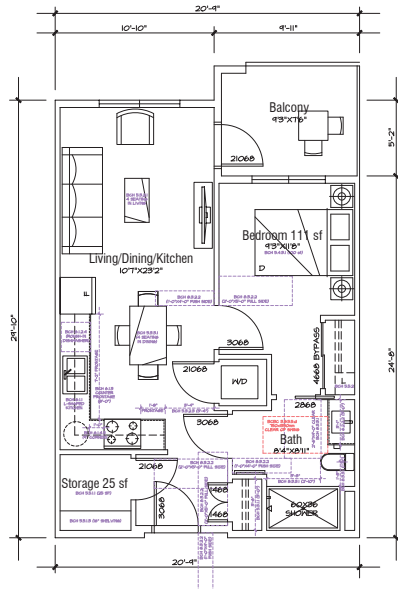


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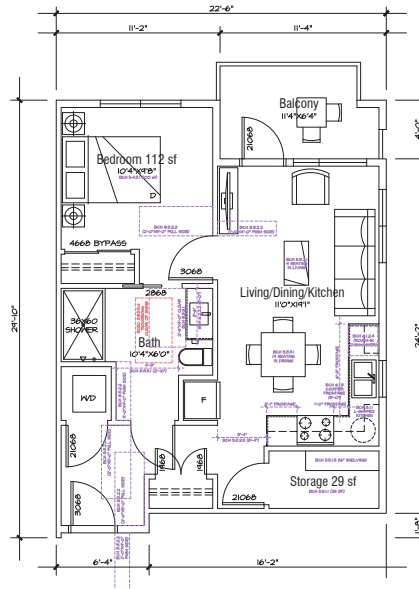
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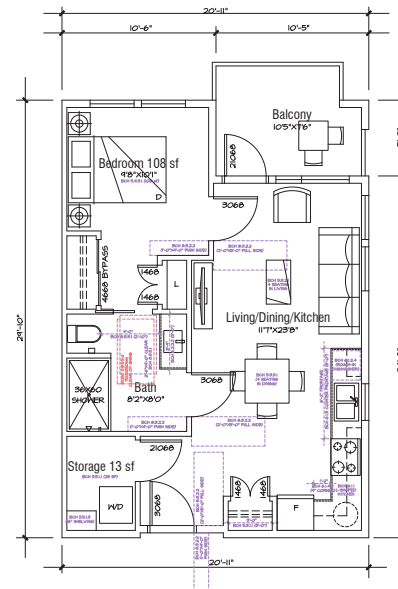
2021-07-30



**UNIT A 1-BEDROOM (ADAPTABLE)**  
 563 sf FSR including 25 sf storage  
 551 sf BCH 5.2 (525 + 5%)



**UNIT A1 1-BEDROOM (ADAPTABLE)**  
 595 sf FSR including 29 sf storage  
 551 sf BCH 5.2 (525 + 5%)



**UNIT A2 1-BEDROOM (ADAPTABLE)**  
 563 sf FSR including 13 sf storage  
 551 sf BCH 5.2 (525 + 5%)

Client

Project  
 Pleasantvale 2  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment Unit Plans  
 Type A, A1, A2  
 1/4" = 1'-0"  
 July 30, 2021

Apartment Units



**A-6.0**

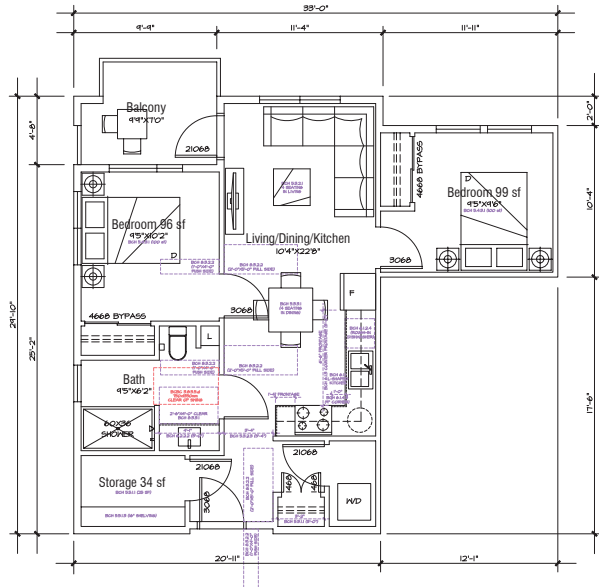
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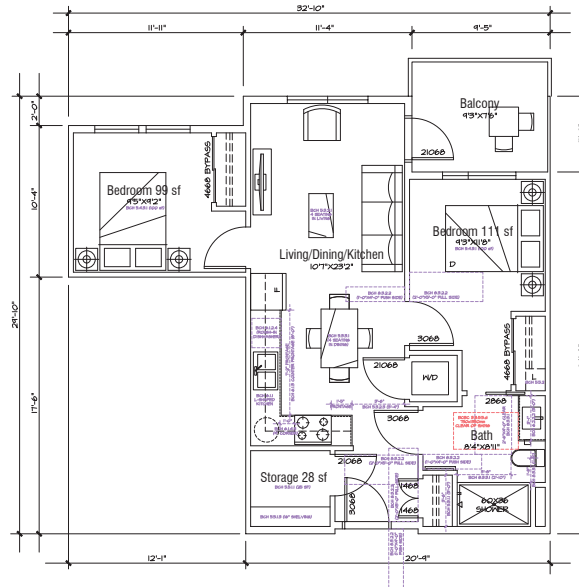


City of  
**Kelowna**  
 DEVELOPMENT PLANNING

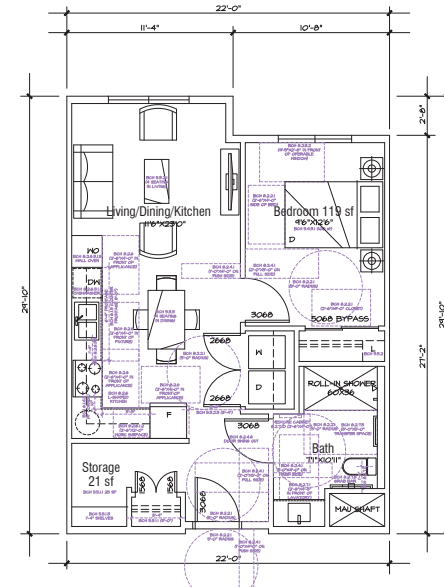
Planner  
 Initials **TC**



**UNIT B1 2-BEDROOM (ADAPTABLE)**  
 696 sf FSR including 34 sf storage  
 761 sf BCH 5.2 (725 + 5%)



**UNIT B2 2-BEDROOM (ADAPTABLE)**  
 688 sf FSR including 28 sf storage  
 761 sf BCH 5.2 (725 + 5%)



**UNIT C 1-BEDROOM (ACCESSIBLE)**  
 610 sf FSR including 21 sf storage  
 588 sf BCH 5.2.1 (525 + 12%)



rdc ARCHITECTS  
 280-110 River St. Vancouver, B.C. V6C 1K7  
 Tel: 604.681.5297 Fax: 604.681.5887

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2021-07-30

Client  
 Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment Unit Plans  
 Type B, B1, C  
 1/4" = 1'-0"  
 July 30, 2021

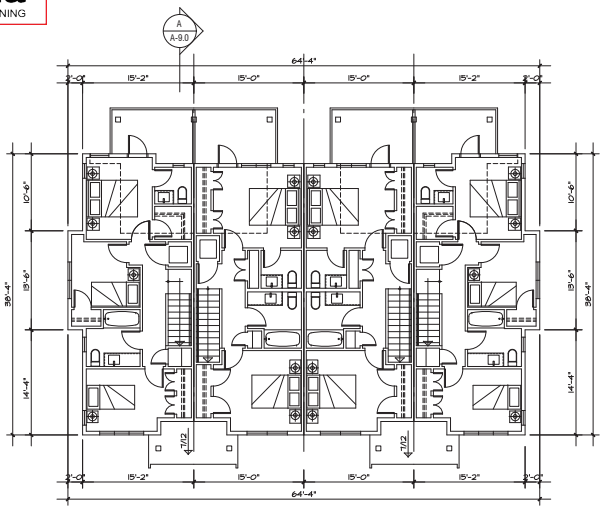


**A-6.1**

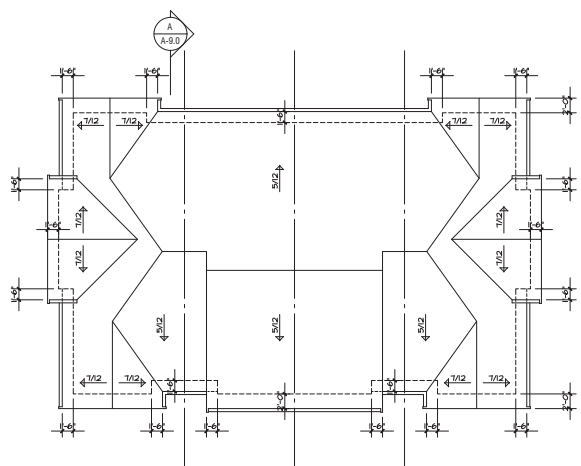
# SCHEDULE A

This forms part of application  
 # DP20-0182 / DVP20-0183

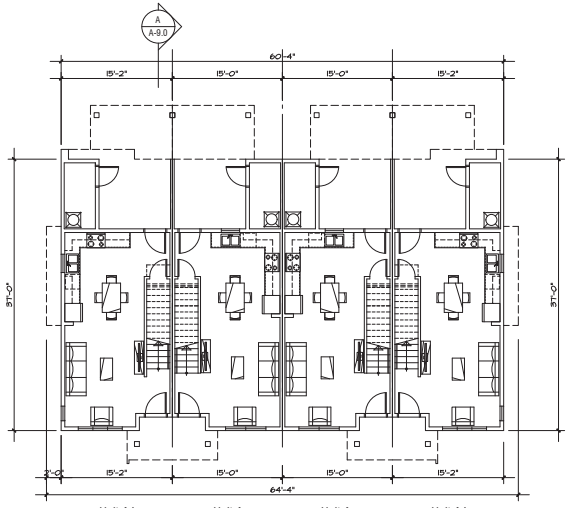
Planner Initials **TC**



Unit A1 596 sf    Unit A 547 sf    Unit A 547 sf    Unit A1 596 sf  
**MAIN FLOOR PLAN**  
 Building Area 2,280 sf



Unit A1    Unit A    Unit A    Unit A1  
**UPPER FLOOR PLAN**



Unit A1 458 sf    Unit A 452 sf    Unit A 452 sf    Unit A1 458 sf  
**LOWER FLOOR PLAN**  
 Building Area 1,820 sf



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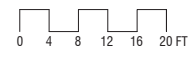
2021-07-30

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome A1 & A  
 4-Plex Plans  
 1/8" = 1'-0"  
 July 30, 2021

Townhome A1 & A 4-Plex Plans



**A-7.0**

# SCHEDULE

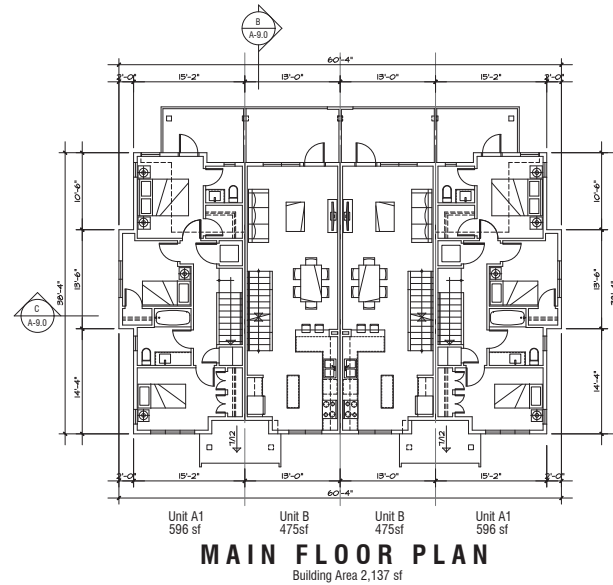
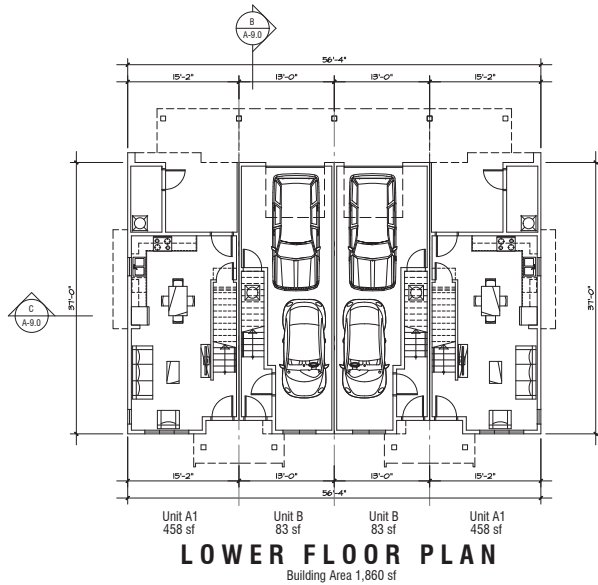
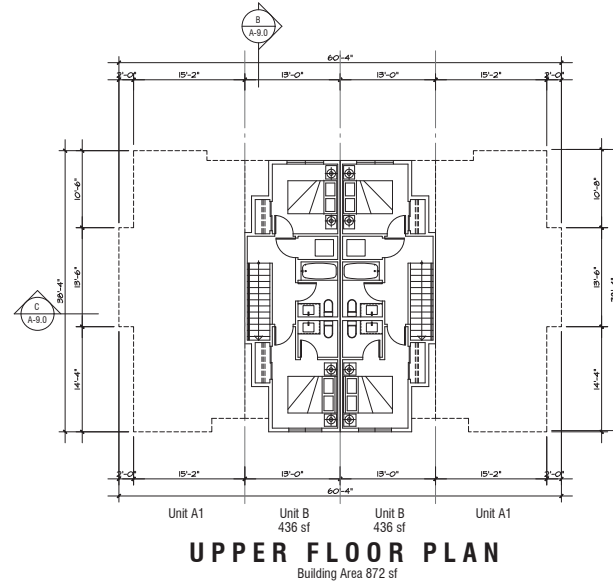
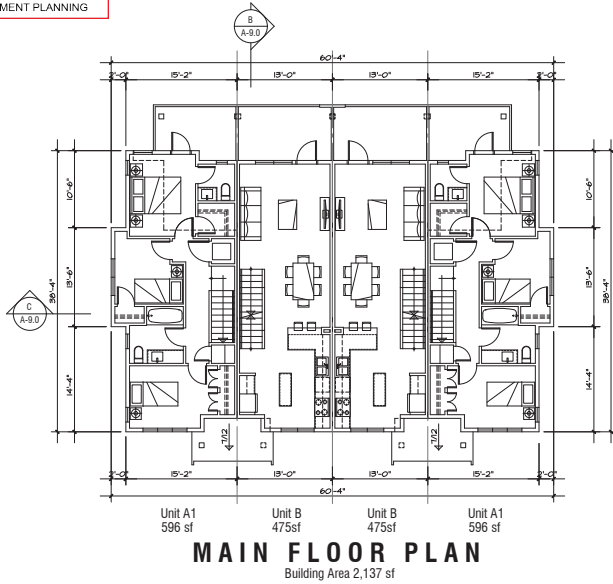
A

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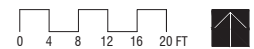
2021-07-30

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome A1 & B  
 4-Plex Plans  
 1/8" = 1'-0"  
 July 30, 2021

## Townhome A1 & B 4-Plex Plans



# A-7.2

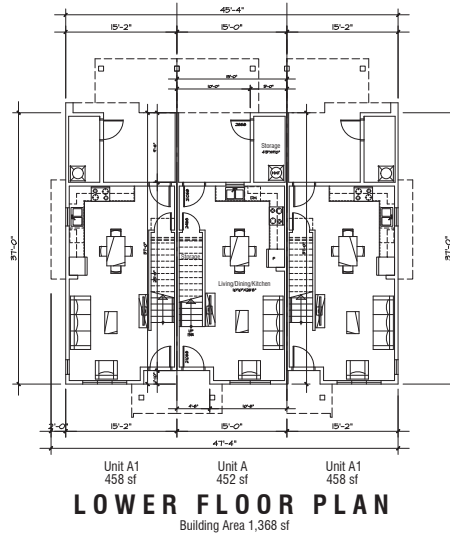
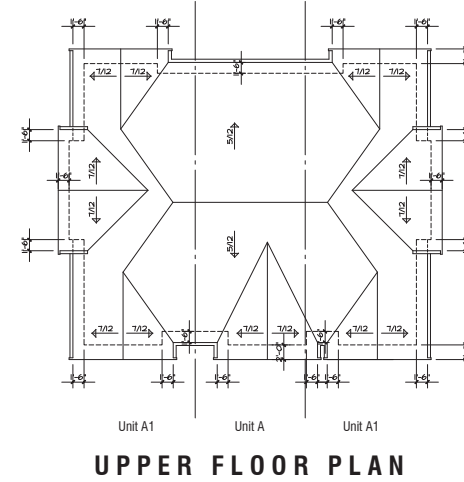
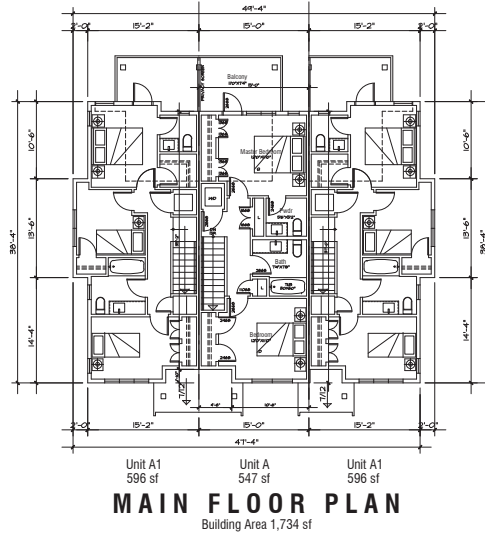
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City of  
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 July 30, 2021



2021-07-30

Client  
 Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome A1 & A  
 3-Plex Plans  
 1/8" = 1'-0"  
 July 30, 2021

## Townhome A1 & A 3-Plex Plans



# A-7.5

# SCHEDULE A

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 # DP20-0182 / DVP20-0183



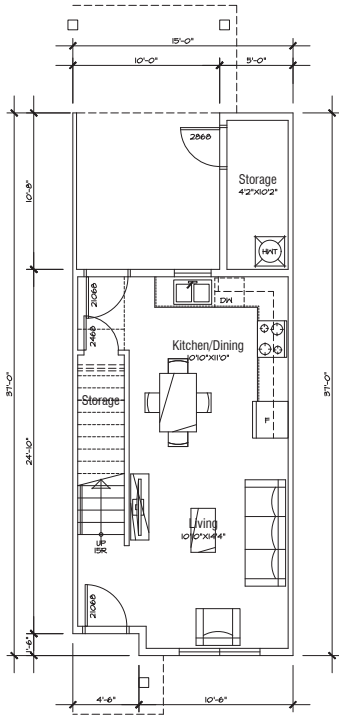
City of  
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 DEVELOPMENT PLANNING

Planner  
 Initials **TC**

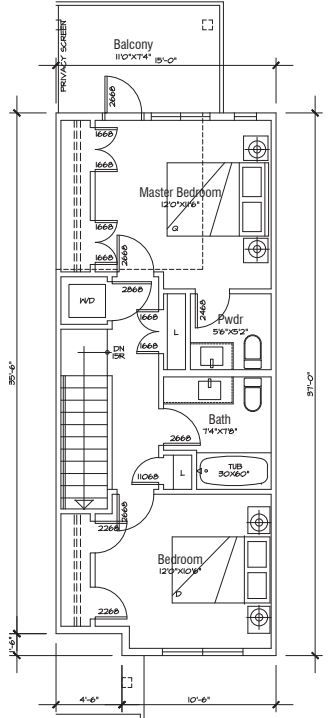


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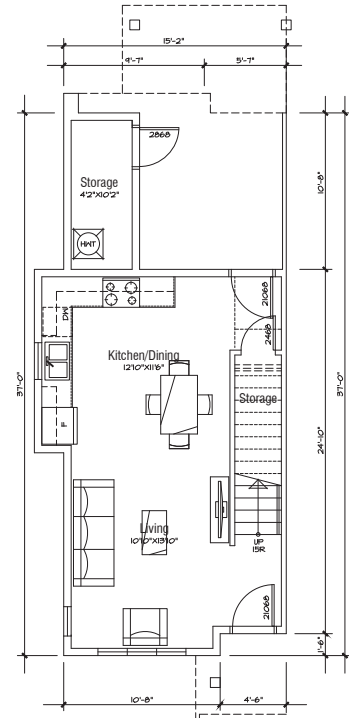
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 July 30, 2021



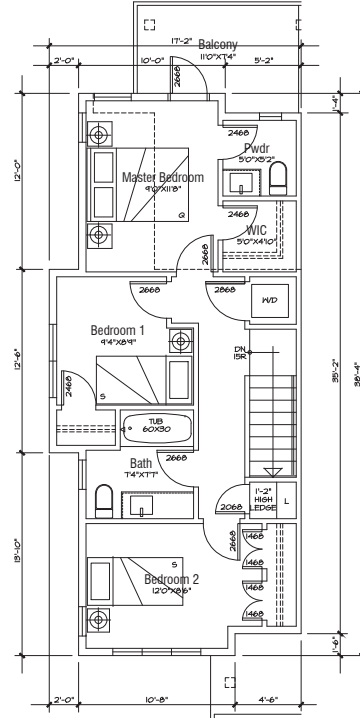
**TOWNHOME TH-A 2-BEDROOM**  
 442 sf  
 990 sf FSR including 53 sf storage



**TOWNHOME TH-A 2-BEDROOM**  
 548 sf  
 990 sf FSR including 53 sf storage



**TOWNHOME TH-A1 3-BEDROOM**  
 473 SF  
 1,076 sf FSR including 55 sf storage



**TOWNHOME TH-A1 3-BEDROOM**  
 593 SF  
 1,076 sf FSR including 55 sf storage

Client  
 Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome Unit Plans  
 Type A, A1  
 1/4" = 1'-0"  
 July 30, 2021

Townhome Units



**A-10.0**



# SCHEDULE

A

This forms part of application

# DP20-0182 / DVP20-0183



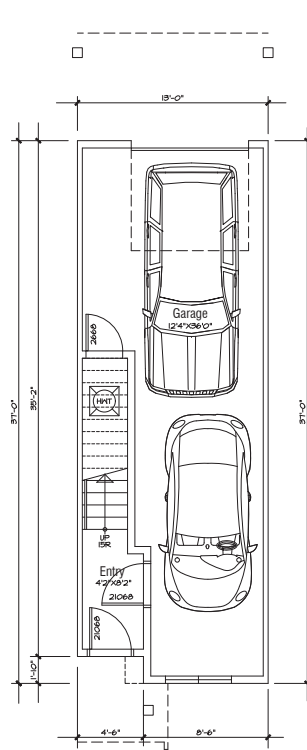
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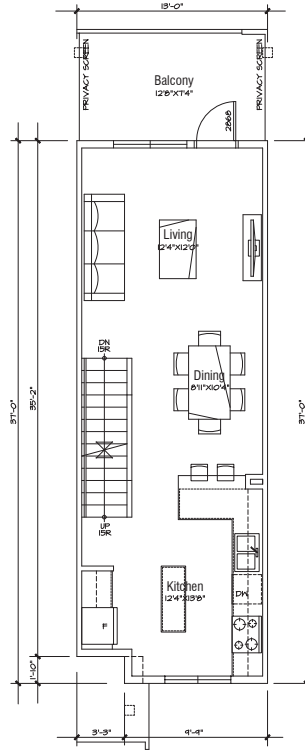
rdc ARCHITECTS  
280-110 Beaver St. Vancouver, B.C. V6B 2P7  
Tel: 604.689.8297 Fax: 604.695.6887

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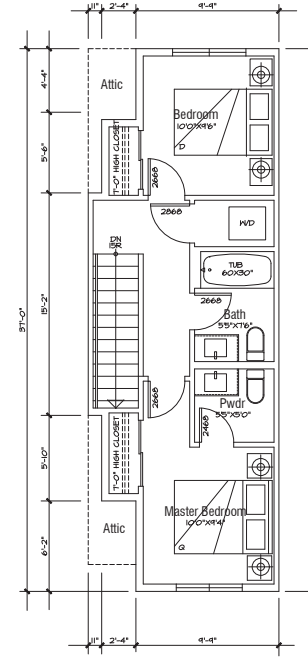
**TOWNHOME TH-B 2-BEDROOM**  
83 sf

993 sf FSR including 83 sf lower floor



**TOWNHOME TH-B 2-BEDROOM**  
475 sf

993 sf FSR including 83 sf lower floor



**TOWNHOME TH-B 2-BEDROOM**  
435 sf

993 sf FSR including 83 sf lower floor



2021-07-30

Client

Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhome Unit Plans  
Type B  
1/4" = 1'-0"  
July 30, 2021

Townhome Units

**A-10.1**

# SCHEDULE B

This forms part of application  
# DP20-0182 / DVP20-0183



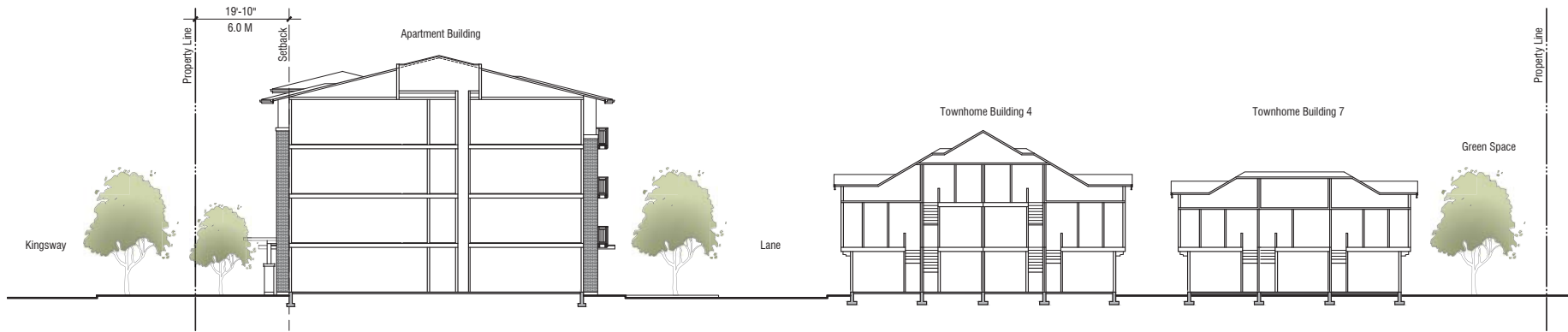
City of  
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DEVELOPMENT PLANNING

Planner  
Initials **TC**



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Issued for Public Consultation  
July 24, 2020  
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August 31, 2020  
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July 30, 2021



SITE SECTION



2021-07-30

Client

Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Site Section  
3/32" = 1'-0"  
July 30, 2021

Site Section

**A-1.6**

**SCHEDULE**

**B**

This forms part of application  
 # DP20-0182 / DVP20-0183



City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner Initials  
**TC**



**CENTRAL AVENUE ELEVATION**



**KINGSWAY ELEVATION**



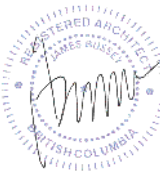
**CAMBRIDGE AVENUE ELEVATION**

Streetscape Elevations 0 5 10 15 20 25 FT



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2021-07-30

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Streetscape Elevations  
 3/32" = 1'-0"  
 July 30, 2021

**A-1.7**

# SCHEDULE B

This forms part of application  
 # DP20-0182 / DVP20-0183



Planner Initials **TC**



**WEST ELEVATION (KINGSWAY)**

## Exterior Finish Legend

◆ Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	◆ Trims	HardieTrim, Smooth, painted, Benjamin Moore 1545 Iron Gate
◆ Flat Roof	SBS membrane w/ light grey cap sheet	◆ Windows	Vinyl Frame Window, black exterior, white interior
◆ Fascia	HardieTrim, Smooth, painted, Benjamin Moore HC-166 Kendall Charcoal	◆ Entry Doors	Aluminum Door and Frame w/ Tempered Safety Glass, black
◆ Lap Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted, Benjamin Moore 1545 Iron Gate	◆ Balcony Doors	Fibre Glass, painted, black
◆ Wall Panels	HardiePanel, Smooth, c/w Fry Reglet reveal joints colour matched, painted, Sherwin-Williams SW 7036 Accessible Beige	◆ Posts & Beams	HardieTrim cladded, Smooth, painted See elev. for colour
◆ Bricks	Mutual Materials Aspen Mission	◆ Guard Rail	Aluminum rails, supports & pickets, black
◆ Concrete Coping	Pre-cast concrete	◆ Privacy Screen	Aluminum Frame w/ Frosted Glazing, black
◆ Trims	HardieTrim, Smooth, painted, Benjamin Moore HC-166 Kendall Charcoal	◆ Gutter & RWL	Pre-finished Aluminum, black
		◆ Soffit	HardieSoffit, Non-Vented, Smooth, painted, c/w 2" white vent strips, Sherwin-Williams SW 7005 Pure White



**SOUTH ELEVATION (CENTRAL AVENUE)**

Apartment Elevations 0 4 8 12 16 20 FT



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2021-07-30

Client  
  
 Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment Elevations  
 1/8" = 1'-0"  
 July 30, 2021

**A-3.0**

# SCHEDULE B

This forms part of application  
 # DP20-0182 / DVP20-0183



Planner Initials TC



**EAST ELEVATION (COURTYARD)**

## Exterior Finish Legend

◆ Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	◆ Trims	HardieTrim, Smooth, painted, Benjamin Moore 1545 Iron Gate
◆ Flat Roof	SBS membrane w/ light grey cap sheet	◆ Windows	Vinyl Frame Window, black exterior, white interior
◆ Fascia	HardieTrim, Smooth, painted, Benjamin Moore HC-166 Kendall Charcoal	◆ Entry Doors	Aluminum Door and Frame w/ Tempered Safety Glass, black
◆ Lap Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted, Benjamin Moore 1545 Iron Gate	◆ Balcony Doors	Fibre Glass, painted, black
◆ Wall Panels	HardiePanel, Smooth, c/w Fry Reglet reveal joints colour matched, painted, Sherwin-Williams SW 7036 Accessible Beige	◆ Posts & Beams	HardieTrim cladded, Smooth, painted See elev. for colour
◆ Bricks	Mutual Materials Aspen Mission	◆ Guard Rail	Aluminum rails, supports & pickets, black
◆ Concrete Coping	Pre-cast concrete	◆ Privacy Screen	Aluminum Frame w/ Frosted Glazing, black
◆ Trims	HardieTrim, Smooth, painted, Benjamin Moore HC-166 Kendall Charcoal	◆ Gutter & RWL	Pre-finished Aluminum, black
		◆ Soffit	HardieSoffit, Non-Vented, Smooth, painted, c/w 2" white vent strips, Sherwin-Williams SW 7005 Pure White



**NORTH ELEVATION (CAMBRIDGE AVENUE)**

Apartment Elevations 0 4 8 12 16 20 FT



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Client  
 Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment Elevations  
 1/8" = 1'-0"  
 July 30, 2021

**A-3.1**



# SCHEDULE

B

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Planner Initials TC



## Apartment Building Facing Kingsway



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2021-07-30

Client:

Project:  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Apartment Rendering  
July 30, 2021

# A-3.2

# SCHEDULE B

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# DP20-0182 / DVP20-0183



City of  
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Planner  
Initials **TC**



Asphalt Shingles  
GAF Timberline HD, Pewter Gray



Wall Panels/Balcony Beams  
Sherwin Williams SW 7036 Accessible Beige



Wall Lap Siding/Trims  
Benjamin Moore 1545 Iron Gate



Fascias/Trims/Beams/Posts  
Benjamin Moore HC-166 Kendall Charcoal



Bricks - Mutual Materials Aspen Mission



- Pitch Roof:** Asphalt Shingles  
GAF Timberline HD, Pewter Gray
- Fascias:** 2x10 HardiTrim Boards, Smooth, painted  
Benjamin Moore HC-166 Kendall Charcoal
- Gutter & RWL:** Pre-finished Aluminum  
Black
- Soffit:** HardieSoffit Panels Non-Vented, Smooth, painted  
c/w 2" white vent strips  
Sherwin Williams 7005 Pure White
- Window Trims:** 2x6 HardiTrim Boards, Smooth, painted  
Benjamin Moore HC-166 Kendall Charcoal
- Window:** Vinyl frames, black exterior white interior
- Wall Trims:** 2x10 HardieTrim Boards, Smooth, painted  
Benjamin Moore 1545 Iron Gate
- Balcony Doors:** Fibre Glass, painted, black
- Guard Rail:** Aluminum rails, supports and pickets  
Black
- Balcony Beam:** Cladded with HardiTrim Boards, Smooth, painted  
Sherwin Williams SW 7036 Accessible Beige
- Wall Panels:** HardiePanel Smooth, c/w Fry Reglet reveal joints colour matched,  
painted, Sherwin Williams SW 7036 Accessible Beige
- Brick Veneer:** Mutual Materials, Aspen Mission
- Beams & Posts:** Cladded with HardiTrim Boards, Smooth, painted  
Benjamin Moore HC-166 Kendall Charcoal
- Concrete Coping:** Pre-cast Concrete
- Flat Roof:** SBS membrane  
Light grey cap sheet
- Entry Door:** Aluminum door and frame  
Tempered safety glass, black
- Wall Siding:** HardiePlank Lap Siding, 6" exposure, smooth, painted,  
Benjamin Moore 1545 Iron Gate



rdc ARCHITECTS  
288-810 Avenue St. Vancouver B.C. V6Z 2W7  
Tel: 604.689.5209 Fax: 604.697.0001

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July 30, 2021



2021-07-30

Client  
**Pleasantvale 2**  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Project  
**Apartment  
Colour & Material**  
1/4" = 1'-0"  
July 30, 2021

## Apartment Colour & Material

# A-4.0



# SCHEDULE

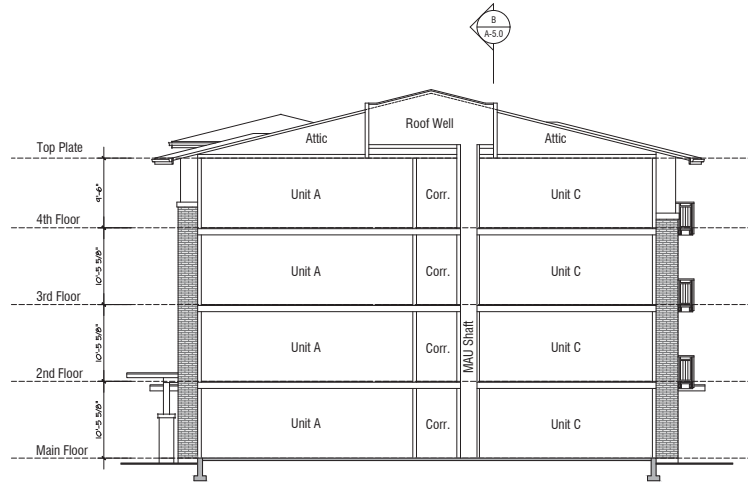
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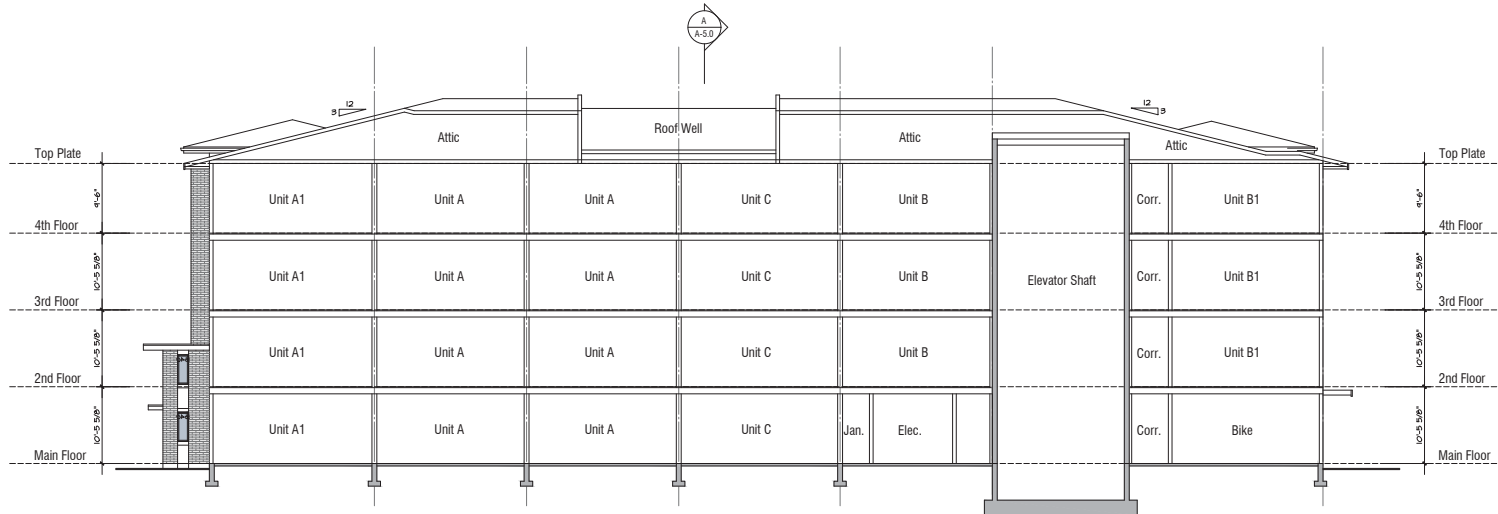


City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner  
 Initials **TC**



**SECTION A**



**SECTION B**

## Apartment Sections



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2021-07-30

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment  
 Sections  
 1/8" = 1'-0"  
 July 30, 2021

# A-5.0

# SCHEDULE B

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# DP20-0182 / DVP20-0183

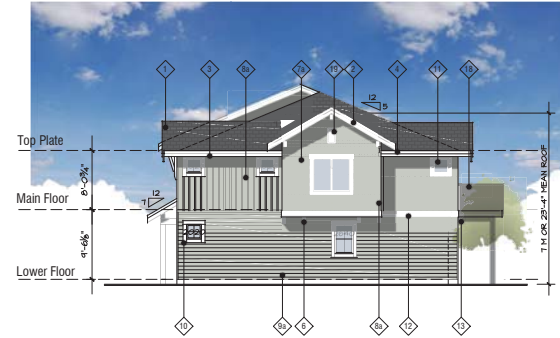


City of  
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DEVELOPMENT PLANNING

Planner  
Initials **TC**



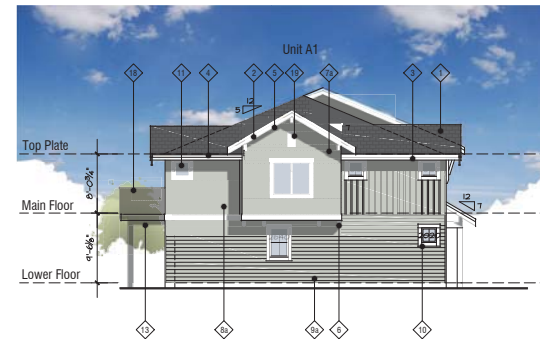
**SOUTH ELEVATION 4-PLEX**  
Buildings 1 & 2 (Buildings 5 & 6 mirrored)



**EAST ELEVATION 4-PLEX**  
Buildings 1 & 2 (Buildings 5 & 6 mirrored)



**NORTH ELEVATION 4-PLEX**  
Buildings 1 & 2 (Buildings 5 & 6 mirrored)



**WEST ELEVATION 4-PLEX**  
Buildings 1 & 2 (Buildings 5 & 6 mirrored)

## Exterior Finish Legend

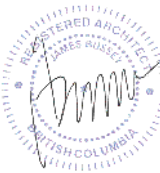
1 Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	5 Brackets	Wood, painted Sherwin Williams SW 7005 Pure White	11 Wall Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted Sherwin Williams SW 7057 Silver Strand	17 Entry Door	Fiberglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
2 Gable Fascias	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	12 Shingle Siding	HardieShingle Siding, 6" exposure, Straight Edge, painted Sherwin Williams SW 7057 Silver Strand	12 Wall Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted Sherwin Williams SW 9140 Blustery Sky	18 Balcony Door	Fiberglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
3 Fascia	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	13 Shingle Siding	HardieShingle Siding, 6" exposure, Straight Edge, painted Sherwin Williams SW 9140 Blustery Sky	13 Trims	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	19 Carport Door	Fiberglass door, painted Sherwin Williams SW 7005 Pure White
4 Gutter & RWL	Pre-finished Aluminum, white	14 Wall Siding	Hardie Board and Batten, Smooth, painted Sherwin Williams SW 7057 Silver Strand	14 Windows	Vinyl Frame Window, white	20 Garage Door	Insulated Metal Overhead door, painted Sherwin Williams SW 7005 Pure White
5 Soffit	HardieSoffit Panels Non-Vented, Smooth, painted c/w 2" vent strips Sherwin Williams SW 7005 Pure White	15 Wall Siding	Hardie Board and Batten, Smooth, painted Sherwin Williams SW 9140 Blustery Sky	15 Bellyband	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	21 Guard Rail	Aluminum rails, supports & pickets, white
		16 Wall Siding	Cladded w/ HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	16 Posts & Beams		22 Decorative Louvre	14" x 26" Wood, painted Sherwin Williams SW 7005 Pure White

## Townhome A1 & A 4-Plex Elevations



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Revised:  
Issued for Public Consultation  
July 24, 2020  
Issued for Development Permit  
August 31, 2020  
Re-issued for Development Permit  
July 30, 2021



2021-07-30

Client

Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhome A1 & A  
4-Plex Elevations

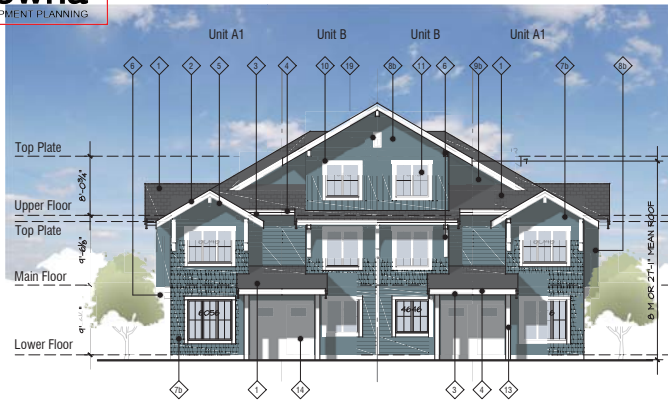
1/8" = 1'-0"  
July 30, 2021

**A-7.1**

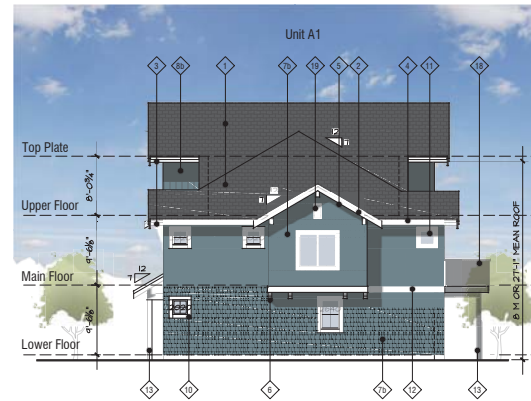
# SCHEDULE B

This forms part of application  
# DP20-0182 / DVP20-0183

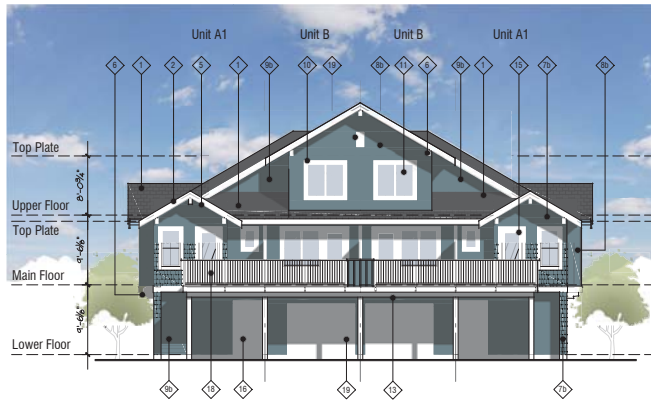
Planner Initials **TC**



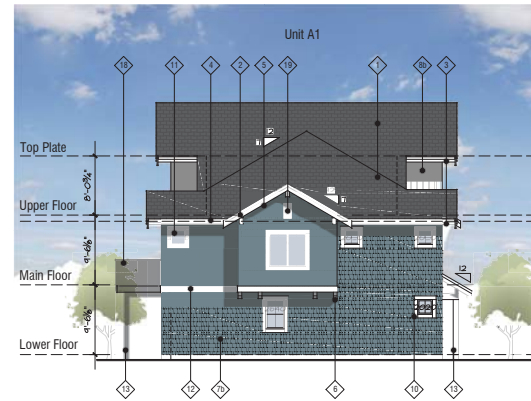
**NORTH ELEVATION 4-PLEX  
Building 4 (Buildings 3 mirrored)**



**WEST ELEVATION 4-PLEX  
Building 4 (Buildings 3 mirrored)**



**SOUTH ELEVATION 4-PLEX  
Building 4 (Buildings 4 mirrored)**



**EAST ELEVATION 4-PLEX  
Building 4 (Buildings 3 mirrored)**

## Exterior Finish Legend

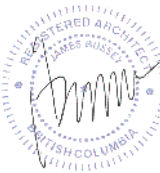
◆ Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	◆ Brackets	Wood, painted Sherwin Williams SW 7005 Pure White	◆ Wall Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted Sherwin Williams SW 7057 Silver Strand	◆ Entry Door	Fiberglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
◆ Gable Fascias	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◆ Shingle Siding	HardieShingle Siding, 6" exposure, Straight Edge, painted Sherwin Williams SW 7057 Silver Strand	◆ Wall Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted Sherwin Williams SW 9140 Blustery Sky	◆ Balcony Door	Fiberglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
◆ Fascia	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◆ Shingle Siding	HardieShingle Siding, 6" exposure, Straight Edge, painted Sherwin Williams SW 9140 Blustery Sky	◆ Trims	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◆ Carpet Door	Fiberglass door, painted Sherwin Williams SW 7005 Pure White
◆ Gutter & RWL	Pre-finished Aluminum, white	◆ Wall Siding	Hardie Board and Batten, Smooth, painted Sherwin Williams SW 7057 Silver Strand	◆ Windows	Vinyl Frame Window, white	◆ Garage Door	Insulated Metal Overhead door, painted Sherwin Williams SW 7005 Pure White
◆ Soffit	HardieSoffit Panels Non-Vented, Smooth, painted c/w 2" vent strips Sherwin Williams SW 7005 Pure White	◆ Wall Siding	Hardie Board and Batten, Smooth, painted Sherwin Williams SW 9140 Blustery Sky	◆ Bellyband	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◆ Guard Rail	Aluminum rails, supports & pickets, white
				◆ Posts & Beams	Cladded w/ HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◆ Decorative Louvre	14" x 26" Wood, painted Sherwin Williams SW 7005 Pure White

# Townhome A1 & B 4-Plex Elevations



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Revised:  
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2021-07-30

Client

Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhome A1 & B  
4-Plex Elevations

1/8" = 1'-0"  
July 30, 2021

# A-7.3

# SCHEDULE

B

This forms part of application

# DP20-0182 / DVP20-0183



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

TC



## Townhomes A1 & A Facing Central Avenue



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2021-07-30

Client

Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhomes A1 & A  
Rendering

July 30, 2021

# A-7.4



# SCHEDULE B

This forms part of application  
# DP20-0182 / DVP20-0183

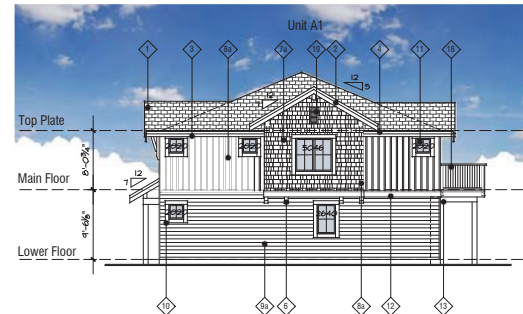


City of  
**Kelowna**  
DEVELOPMENT PLANNING

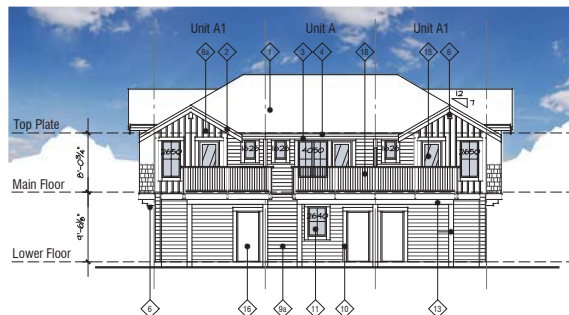
Planner Initials **TC**



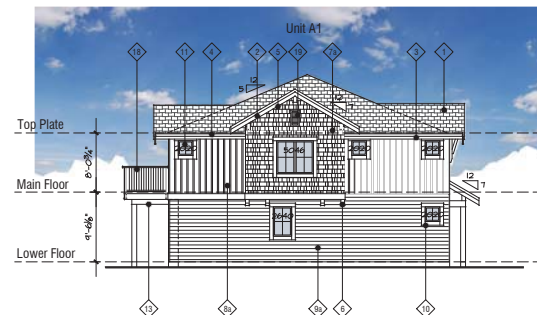
**SOUTH ELEVATION 3-PLEX  
Building 7**



**EAST ELEVATION 3-PLEX  
Buildings 7**



**NORTH ELEVATION 3-PLEX  
Buildings 7**



**WEST ELEVATION 3-PLEX  
Buildings 7**

## Exterior Finish Legend

◇ Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	◇ Brackets	Wood, painted Sherwin Williams SW 7005 Pure White	◇ Wall Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted Sherwin Williams SW 7057 Silver Strand	◇ Entry Door	Fiberglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
◇ Gable Fascias	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◇ Shingle Siding	HardieShingle Siding, 6" exposure, Straight Edge, painted Sherwin Williams SW 7057 Silver Strand	◇ Wall Siding	HardiePlank Lap Siding, 6" exposure, Smooth, painted Sherwin Williams SW 9140 Blustery Sky	◇ Balcony Door	Fiberglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
◇ Fascia	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◇ Shingle Siding	HardieShingle Siding, 6" exposure, Straight Edge, painted Sherwin Williams SW 9140 Blustery Sky	◇ Trims	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◇ Carport Door	Fiberglass door, painted Sherwin Williams SW 7005 Pure White
◇ Gutter & RVL	Pre-finished Aluminum, white	◇ Wall Siding	Hardie Board and Batten, Smooth, painted Sherwin Williams SW 7057 Silver Strand	◇ Windows	Vinyl Frame Window, white	◇ Garage Door	Insulated Metal Overhead door, painted Sherwin Williams SW 7005 Pure White
◇ Soffit	HardieSoffit Panels Non-Vented, Smooth, painted c/w 2" vert strips Sherwin Williams SW 7005 Pure White	◇ Wall Siding	Hardie Board and Batten, Smooth, painted Sherwin Williams SW 9140 Blustery Sky	◇ Bellyband	HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◇ Guard Rail	Aluminum rails, supports & pickets, white
				◇ Posts & Beams	Cladged w/ HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White	◇ Decorative Louvre	14" x 26" Wood, painted Sherwin Williams SW 7005 Pure White

## Townhome A1 & B 4-Plex Elevations



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2021-07-30

Project  
**Pleasantvale 2**  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhome A1 & A  
3-Plex Elevations  
1/8" = 1'-0"  
July 30, 2021

# A-7.6



# Townhome Colour Scheme 1

## Scheme 1 ~ Silver Strand



Asphalt Shingles  
GAF HD Premier, Pewter Gray



Wall Shingles/Lap Siding/Board and Batten  
Sherwin Williams SW 7057 Silver Strand



Fascias/Soffits/Trims/Belly-Bands/Brackets/  
Beams/Posts/Decorative Louvres  
Sherwin Williams SW 7005 Pure White



- Gutter & RWL:** Pre-finished aluminum White
- Fascias:** 2x10 HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Pitch Roof:** Asphalt shingles GAF Timberline HD, Pewter Gray
- Gable Fascias:** 2x4 on 2x10 HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Soffit:** HardieSoffit Panels Non-Vented, Smooth, painted c/w 2" white vent strips Sherwin Williams SW 7005 Pure White
- Brackets:** Wood, painted Sherwin Williams SW 7005 Pure White
- Shingle Siding:** HardieShingle Siding, 6" exposure, Straight Edge Panel Alternate butt joints at corner, painted Sherwin Williams SW 7057 Silver Strand
- Wall Siding:** Hardie Board and Batten, Smooth, painted Sherwin Williams SW 7057 Silver Strand
- Bellyband:** 10" HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Wall Siding:** HardiePlank Lap Siding, 6" exposure, smooth, painted Sherwin Williams SW 7057 Silver Strand
- Window Trims:** 2x6 HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Window:** Vinyl frames, white exterior white interior
- Beams & Posts:** Cladded with HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Entry Door:** Fibreglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
- Guard Rail:** Aluminum rails, supports and pickets White
- Decorative Louvres:** 14" x 26" typ. unless otherwise noted, Wood, painted Sherwin Williams SW 7005 Pure White



2500-10 River St. Vancouver B.C. V6S 0K7  
Tel: 604.697.5259 Fax: 604.697.5487

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2021-07-30

Client:  
Project:  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhome  
Colour & Material Scheme 1  
3/8" = 1'-0"  
July 30, 2021

# SCHEDULE

B

This forms part of application

# DP20-0182 / DVP20-0183

Planner Initials **TC**



# Townhome Colour Scheme 2

## Scheme 2 ~ Blustery Sky



Asphalt Shingles  
GAF HD Premier, Pewter Gray



Wall Shingles/Lap Siding/Board and Batten  
Sherwin Williams SW 9140 Blustery Sky



Fascias/Soffits/Trims/Belly-Bands/Brackets/  
Beams/Posts/Decorative Louvres  
Sherwin Williams SW 7005 Pure White



- Wall Siding:** Board and Batten, painted Sherwin Williams SW 9140 Blustery Sky
- Pitch Roof:** Asphalt Shingles GAF Timberline HD, Pewter Gray
- Fascias:** 2x10 HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Gable Fascias:** 2x4 on 2x10 HardieTrim, Smooth, painted Sherwin Williams SW 7005 Pure White
- Brackets:** Wood, painted Sherwin Williams SW 7005 Pure White
- Gutter & RWL:** Pre-finished Aluminum White
- Soffit:** HardieSoffit Panels, Non-Vented, Smooth, painted c/w 2" white vent strips Sherwin Williams SW 7005 Pure White
- Shingle Siding:** HardieShingle Siding, Straight Edge Panel, Alternate butt joints at corner, painted Sherwin Williams SW 9140 Blustery Sky
- Bellyband:** 10" HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Window Trims:** 2x6 HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Window:** Vinyl frames, white exterior white interior
- Beams & Posts:** Finished with HardieTrim Boards, Smooth, painted Sherwin Williams SW 7005 Pure White
- Entry Door:** Fibreglass door w/ glazed panels, painted Sherwin Williams SW 7005 Pure White
- Guard Rail:** Aluminum rails, supports and pickets White
- Decorative Louvres:** 18" x 18" typ. unless otherwise noted, Wood, painted Sherwin Williams SW 7005 Pure White

**rc ARCHITECTS**  
INCORPORATED  
2580 FV Road in Kelowna BC V1Y 9K7  
Tel: 250.869.5259 Fax: 250.869.5657

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2021-07-30

Client:  
Project:  
**Pleasantvale 2**  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhome  
Colour & Material Scheme 2  
3/8" = 1'-0"  
July 30, 2021



# SCHEDULE B

This forms part of application  
 # DP20-0182 / DVP20-0183



Planner Initials **TC**

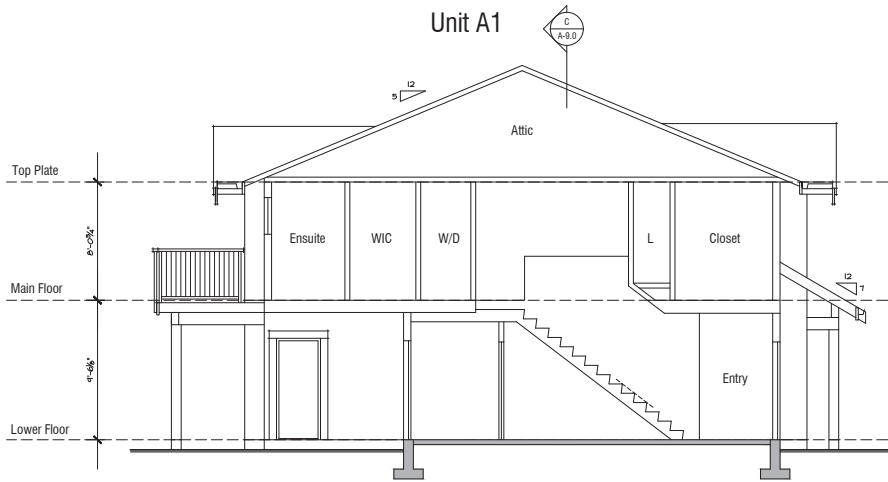


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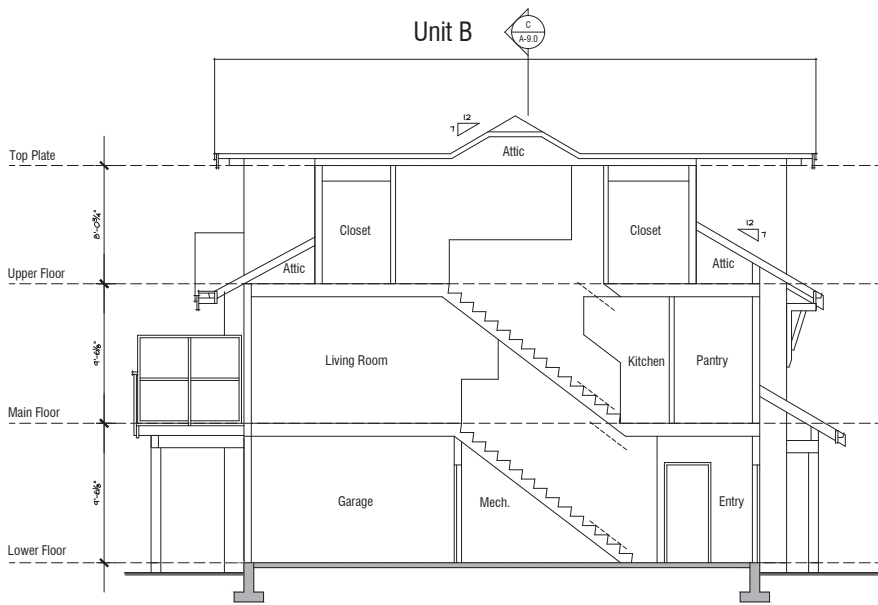
Issued for Public Consultation July 24, 2020  
 Issued for Development Permit August 31, 2020  
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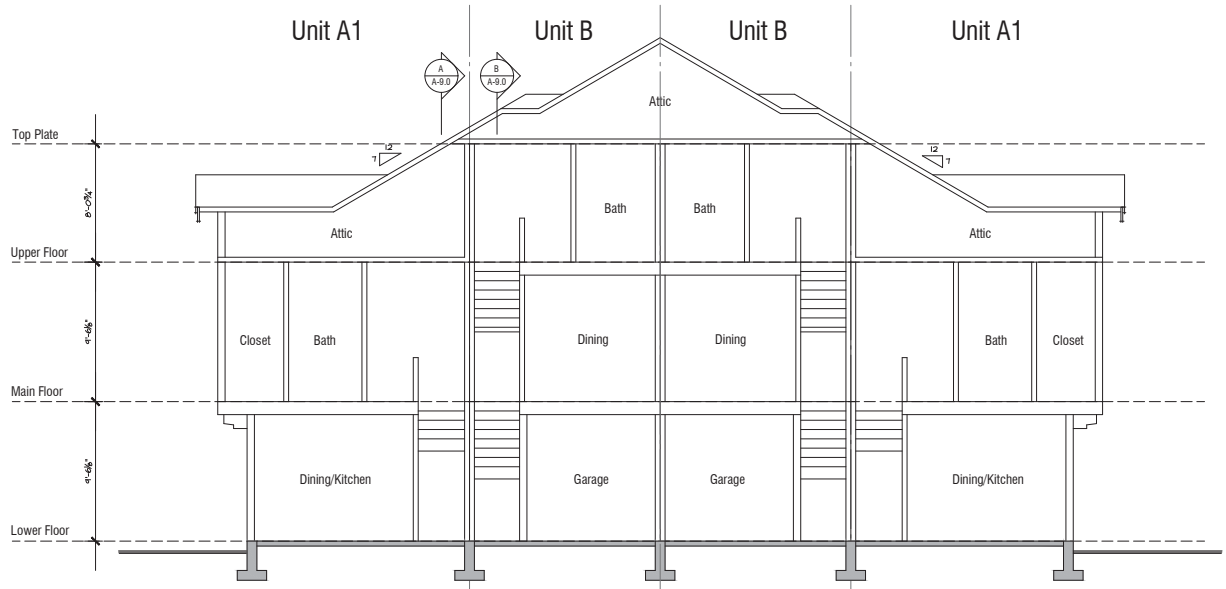
2021-07-30



**SECTION A ~ UNIT A1**



**SECTION B ~ UNIT B**



**SECTION C ~ UNITS A1 & B**

Townhome Sections 0 2 4 6 8 10 FT

Client  
 Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome Sections  
 1/4" = 1'-0"  
 July 30, 2021

**A-9.0**

**SCHEDULE**

C

This forms part of application  
# DP20-0182 / DVP20-0183



Planner Initials TC

CAMBRIDGE AVENUE

KINGSWAY



CENTRAL AVENUE

# PLEASANTVALE 2

## CONCEPTUAL LANDSCAPE PLAN

Provincial Rental Housing Corporation



Issued for DEVELOPMENT PERMIT



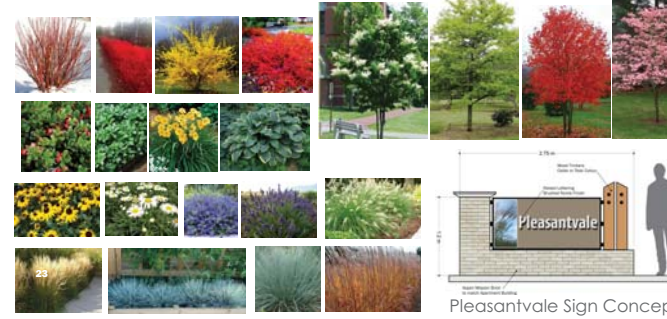
Rev Jan.2022

### Preliminary Plant List

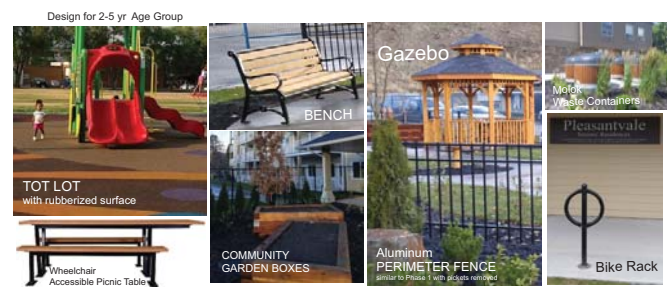
Symbol	Common Name	Botanical name	Size	Comments
20	Skyline Honeylocust	<i>Sleditria triacanthos 'Skyline'</i>		75 mm cal
19	Cornus Florida 'rubra'	<i>Pink Flowering Dogwood</i>		60 mm cal
13	Japanese Tree Lilac	<i>Syringa reticulata</i>		60 mm cal
	Vancouver Jade Kinnikinnick	<i>Arctostaphylos uva ursi 'Vancouver Jade'</i>	No 2 pot	white blooms in April red berries in winter
	Prikarts Aster	<i>Aster frikartii Monch</i>	No 2 pot	blue Aug to Oct
	Karl Foerster Reed grass	<i>Calamagrostis 'Karl Foerster'</i>	No 2 pot	red twigs winter
	Red Twig Dogwood	<i>Cornus sericea</i>	No 2 pot	bright red foliage in fall
	Dwarf Burning Bush	<i>Euonymus alata compacta</i>	No 2 pot	
	Elijah Blue Fescue	<i>Festuca ovina Elijah Blue</i>	No 2 pot	
	Show Off Forsythia	<i>Forsythia 'Mondor'</i>	No 2 pot	bright yellow March
	Penstemon alpestrisoides	<i>Penstemon alpestrisoides</i>	No 2 pot	
	Blue Oat Grass	<i>Helictotrichon sempervirens</i>	No 2 pot	
	Stella D'Oro Daylily	<i>Hemerocallis 'Stella D'Oro' (yellow)</i>	No 2 pot	yellow may to aug
	Regal Splendor Hosta	<i>Hosta 'Regal Splendor'</i>	No 2 pot	white july/Aug
	Munstead Lavender	<i>Lavandula angustifolia 'Munstead'</i>	No 2 pot	purple late June thru August
	Snow Lady Shasta Daisy	<i>Leucanthemum x superbum 'Snow Lady' (white)</i>	No 2 pot	white summer to fall
	Miscanthus sinensis purpurascens	<i>Orange Flame grass</i>	No 2 pot	
	Japanese Spurge	<i>Pachyandra terminalis</i>	No 2 pot	
	Low Gro Fragrant Sumac	<i>Rhus aromatica 'Low Gro'</i>	No 2 pot	
	Goldsturm Gloriosa Daisy	<i>Hudbeckia hirta 'Goldsturm'</i>	No 2 pot	golden yellow late summer into fall

- Lawn
- Dryland Grass Mix
- Bench
- Accessible Picnic Table
- Perimeter Fence

### Suggested Trees, Shrubs, Perennials and Grasses



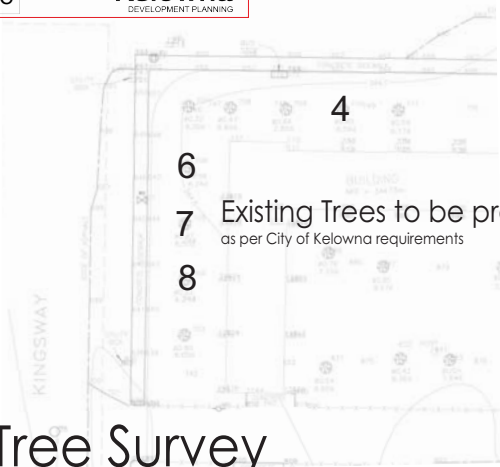
### Kit of Parts



### Notes

- All plants, material and planting practices to conform to Current Platinum Edition MMCD Specifications and Canadian Landscape Standard-Current Edition.
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- Prior to any construction, contractor to verify the location of all existing utilities on the site.
- All shrub and perennial planting areas to receive 450mm of topsoil, lawn 100mm of topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 75 mm depth of Ogo - Grow mulch on Nillex 950 ES Landscape Fabric or approved equal.
- Install Deep Root Tree Root Barrier UB 18-2 along sidewalk edges within 2.0m of tree trunks.
- Planting beds not contained within existing hard edges to be edged with Permaloc Proline aluminum landscape edger as per manufacturers specifications.
- All landscape areas to be irrigated.





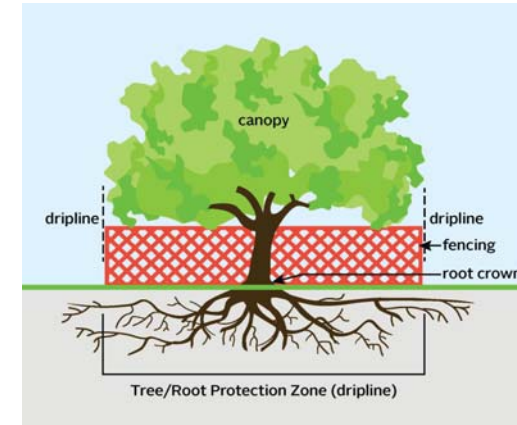
Existing Trees to be protected  
 as per City of Kelowna requirements

## Tree Survey



## Arborist recommendations

Tree #	Tree Type	Diameter (cm)	Height (m)	Condition %	Candidate for retention	Proposed development within critical root zone
1	Norway maple	38	7	60	No	Yes
2	Horse Chestnut	35	10	75	No	Yes
3	Horse Chestnut	41	10	65	No	Yes
4	Horse Chestnut	38	10	75	Yes	Yes
5	Cutleaf Birch	37	7	70	No	Yes
6	European Birch	42	11	85	Yes	Yes
7	Copper Beech	56	10	60	No	Yes
8	European Beech	63	13	80	Yes	Yes
9	Copper Beech	88	13	80	Yes	Yes
10	Cutleaf Birch	34	6	70	No	Yes



## Tree Barrier and Installation as per Schedule C-Bylaw 8042

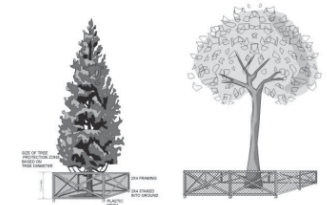
1. Tree Protection Barriers are to be installed prior to any demolition, excavation, or construction on site.
2. Tree Protection Barriers must remain upright and in place throughout the entire construction process.
3. Trees of any size on boulevards must be protected.
4. No incursions inside or against the Tree Protection Barriers are to occur, including, but not limited to: garbage/debris storage, material or equipment storage, porta-potties, soil piling, fill or grade changes, surface treatments or excavations of any kind, equipment fueling or chemical mixing, etc.

### Specifications for Construction

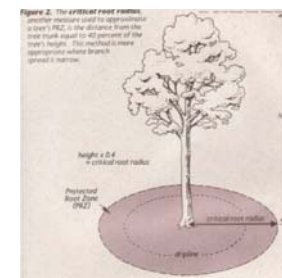
1. 1.2 m (~4') in height;
2. A minimum of 2"x 4" construction to be used for vertical posts, top and bottom rails and crossbracing (in an "X"); round, un-treated vertical posts may be used with a minimum diameter of 9 cm.
3. Spacing between vertical posts to be no further apart than 3.7 m (12') on center.
4. Structure must be sturdy with vertical posts driven firmly into the ground.
5. Continuous plastic mesh screening (e.g. orange snow fencing).
6. Posted with visible signage advising that encroachment inside the protected area is forbidden.
7. Located at distances based on tree diameter, use table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

• For distances not on this table divide the DBH (in cm) by 16.6  
 • Example: 80 cm ÷ 16.6 = 4.8 m



Signage to be posted on each tree protection barrier on at least two sides (weather-proof, 11"x17" minimum size):



PREPARED FOR:  
CTQ Consulting &  
Society of Hope  
Kelowna, BC

PREPARED BY:  
Verna Mumby  
Mumby's Arboriculture Consulting  
305 Westview Road  
KALEDEN, BC V0H 1K0

DATE: October 7, 2020

This report and attachments contain confidential information intended only for the above-mentioned parties. Any disclosure, copying, distribution, or action taken based on it, requires the consent of the above-mentioned parties. Loss or alteration of any part of this report renders the entire report invalid.

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**Certificates of Appraisal and Performance:**

I, Verna Mumby, CERTIFY to the best of my knowledge and belief:

1. I am aware of my duty under Rule 11-2 of the British Columbia Supreme Court Civil Rules to assist the court and not assume the role of advocate for any party, and I certify that this report is made in conformity with that duty, and that if called upon to give testimony, I will do so in conformity with that duty.
2. That the statements of fact contained in this plant appraisal are true, complete, and correct, and that they are made in good faith.
3. I personally have inspected the trees and the property referred to in this report, and have stated my findings accurately.
4. I am the person primarily responsible for the opinions contained in this report.
5. That the appraisal analysis, opinions, and conclusions are limited only to the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
6. That I have no present or prospective interest in the plant(s) or property that is the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
7. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
8. That my analysis, opinions, and conclusions were developed and that they are my own. This appraisal has been prepared in conformity with the Guide for Plant Appraisal (9th Edition, 2000) authored by the Council of Tree & Landscape Appraisers and according to commonly accepted arboricultural practices, scientific procedures and facts. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the appraiser/company can neither guarantee nor be responsible for the accuracy of information provided by others.
9. That the method(s) found in this appraisal are based on a request to determine the value of plant(s) considering reasonable factors of plant appraisal.
10. The information contained in this report covers only those items that were examined and reflect the condition of these items at the time of appraisal. The inspection is limited to visual examination of accessible components without dissection, excavation, or probing. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not have been present at the time of the site visit.
11. The opinions in this Report are given based upon observations made using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place.
12. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.
13. I am a member in good standing with the International Society of Arboriculture (ISA and PNW Chapter of ISA). I have been involved in a full time capacity in the field of arboriculture for over 20 years.
14. Alteration of any part of this report invalidates the entire report.

**Assignment**

Provide an assessment for designer Frank Poland of CTQ Consulting of the trees located on the property owned by Society for Hope in Kelowna, B.C. to determine retention potential during development.

**Observations**

On July 2, 2020, I travelled to the property and assessed twenty- six trees. Map A shows the location of the trees, Table A the tree attributes and Table B the retention potential.

**Map A**



**Table A**

Tree #	Tree Type	DBH (cm)	Height (m)	Condition %	Structural condition
1	Norway maple	38	7	60	Poor
2	Horse Chestnut	35	10	75	Poor
3	Horse Chestnut	41	10	65	Poor
4	Horse Chestnut	38	10	75	Good
5	Cutleaf Birch	37	7	70	Poor
6	European Birch	42	11	85	Good
7	Copper Beech	56	10	60	Fair
8	European Beech	63	13	80	Good
9	Copper Beech	88	13	80	Good
10	Cutleaf Birch	34	6	70	Poor
11	Pin Oak	54	12	70	Good
12	Cutleaf Birch	27	4	70	Poor
13	Cutleaf Birch	38	5	70	Poor
14	Cutleaf Birch	33	5	70	Poor
15	Scarlet Oak	59	13	70	Fair
16	Pin Oak	56	13	70	Fair
17	Standing dead tree				Poor
18	English Oak	67	10	80	Good
19	Horse Chestnut	28	6	50	Poor
20	Crimson King Norway Maple	54	10	85	Poor
21	Pin Oak	30	9	70	Good
22	Pin Oak	30	11	70	Poor
23	Pin Oak	43	12	70	Good
24	English Oak	46	11	80	Good
25	Siberian Elm	80	14	80	Fair
26	Subalpine fir (rare tree)	78	13	85	Good

This site has a good diversity of tree species and of notable size for the City of Kelowna. Many local homeowners talked to me to show their interest in the retention of the trees for the development. I assessed each tree for structural and health attributes. Many trees have been repeatedly topped thereby having poor structure and not safe to retain. Some of the trees had extensive stem or root decay.

Trees #4, 6, 8, 9, 11, 18, 21, 23, 24 and 26 are good candidates to retain on this property but not within the present site plan.



Of the ten trees identified, as good trees to retain only one tree (#23) will not be negatively impacted by the present site plan, see Table B.

**Table B**

Tree #	Tree Type	Good tree to retention	Proposed development within critical root zone	Retainable tree for present site plan
1	Norway maple	No	Yes	No
2	Horse Chestnut	No	Yes	No
3	Horse Chestnut	No	Yes	No
4	Horse Chestnut	Yes	Yes	No
5	Cutleaf Birch	No	Yes	No
6	European Birch	Yes	Yes	No
7	Copper Beech	No	Yes	No
8	European Beech	Yes	Yes	No
9	Copper Beech	Yes	Yes	No
10	Cutleaf Birch	No	Yes	No
11	Pin Oak	Yes	Yes	No
12	Cutleaf Birch	No	No	No
13	Cutleaf Birch	No	No	No
14	Cutleaf Birch	No	No	No
15	Scarlet Oak	No	No	No
16	Pin Oak	No	No	No
17	Standing dead tree	No	Yes	No
18	English Oak	Yes	Yes	No
19	Horse Chestnut	No	Yes	No
20	Crimson King Norway Maple	No	Yes	No
21	Pin Oak	Yes	Yes	No
22	Pin Oak	No	No	No
23	Pin Oak	Yes	No	YES
24	English Oak	Yes	Yes	No
25	Siberian Elm	No	Yes	No
26	Subalpine fir (rare)	YES	Yes	No



**Discussion**

This preliminary report finds ten trees are in good condition and are structurally safe to retain if the site plan is changed. See Map B. The present site plan will impact 9 of the 10 retainable trees because the development is within their critical root zone (CRZ). Being within the CRZ means structural roots will be cut and safe retention of these trees will be difficult to obtain.

Only one tree can be safely retained for the present site plan, tree #23 (identified on the map with a red box). Tree #26 is a RARE tree in the Okanagan and of remarkable size and health and is a heritage tree. I recommend the site plan be redesigned to include the ten healthy trees along with a tree retention plan for pre, post and during construction.

**MAP B**



## FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>CHAPTER 3.0: TOWNHOUSES &amp; INFILL</b>						
<b>3.1 Townhouse Guidelines</b>						
<b>3.1.1 Relationship to the Street</b>						
Townhouse built form is addressing the street frontage and front doors are directly accessible from a public walkway.						✓
End Unit: Townhouse built forms end unit is oriented perpendicularly to the street frontage and has high quality architectural design treatment with main entrance directly accessible from the fronting street.				✓		
Blank façades (without window openings) proposed along the street frontages.			✓			
Prominent entrance features for the main front doors such as stoops, porches, recessed entries, and canopies are provided.						✓
Appropriate transition between public and private realm is being achieved by changes in grade, decorative railings, and planters.						✓
<b>3.1.2 Scale and Massing</b>						
Proposed built form is sympathetic to the neighbourhood context and providing sensitive transition to the adjacent context (existing and future buildings, parks, and open spaces)					✓	
Built Form is establishing a consistent rhythm along the street frontage with articulation of individual units through integration of projections/ recesses (entries and balconies), change in materials of the façade.						✓
Townhouse block is comprising of maximum 6 units.						✓
<b>3.1.3 Site Planning</b>						
Proposed townhouse development is responding sensitively to topography, environmental features and enhancing privacy, livability, safety, and accessibility to the surrounding open space network (if applicable).						✓
Townhouse development is a gated or walled community (such communities are discouraged)		✓				
Proposed townhouse development has a communal amenity building.		✓				
Proposed pedestrian connections are framed with entrances and window openings to provide active edges.					✓	

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Proposed development is providing pedestrian pathways on site to connect the main building entrances, visitor parking areas, to adjacent pedestrian/trail/cycling networks and municipal sidewalks (if applicable).				✓		
Internal pedestrian and vehicular circulation patterns are integrated and connected to existing and planned public street network.						✓
Minimum building separation of 10-12m is provided to accommodate sunlight, reduce overlook between buildings and neighbouring properties.		✓				
Building projections such as balconies are not provided within the setback areas, streets, and amenity areas of the proposed development.						✓
Front yard setbacks on internal roads are responding to the height of the townhouses, for 3 storeys townhouses greater setback is provided to improve livability and solar access.				✓		
<b>3.1.4 Open Spaces</b>						
Townhouse units are designed to have easy access to useable private or semi-private outdoor amenity space.						✓
Front yards are designed to include a pathway from the fronting street to the primary entrance of the unit, landscaping, and semi-private outdoor amenity space.					✓	
Design of private outdoor amenity spaces is having access to sunlight.					✓	
Design of private outdoor amenity spaces is having a railing or fencing to increase privacy.					✓	
Design of private outdoor amenity spaces is having landscaped areas to soften the interface with the street or open spaces.						✓
Design of front patios provide entrance to the unit and is raised a minimum of 0.6m and maximum of 1.2m to create a semi-private zone.		✓				
Balconies are designed to inset or partially inset and offer privacy, shelter, reducing building bulk and minimize shadowing impact.				✓		
Outdoor amenity area provides landscaping, seating, play space and other elements that encourage gathering or recreation.						✓
Outdoor amenity areas are preferred to be located centrally (should not be in an isolated, irregularly shaped areas or impacted by parking, mechanical equipment, or servicing areas).						✓
Larger townhouse development is providing generous shared outdoor amenity area that integrates play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings and other communal uses.						✓
Internal road network of townhouse development is serving as additional shared space and is provided with high-quality pavement materials (example: permeable pavers).			✓			

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Useable spaces within the open space areas (for sitting, gathering, and playing) are provided.						✓
<b>3.1.5 Site Servicing, Access, and Parking</b>						
Landscaping is provided to frame building entrances, soften edges, screen parking garages and to break up long facades.				✓		
<b>Site Servicing:</b> Waste collection systems such as, Molok bins are located away from any public views.		✓				
<b>Parking</b>						
Townhouses facing public streets are provided with a rear-access garage or integrated tuck under parking.						✓
If applicable, centralized parking areas that eliminate the need to integrate parking into individual units are provided.					✓	
Visitor parking with pedestrian connections to the townhouse units is provided in an accessible location (adjacent to townhouse blocks or centralized parking integrated with shared outdoor amenity space).					✓	
<b>Access</b>						
Internal circulation of vehicles is providing necessary turning radii and a safe access and egress.						✓
Large townhouse developments with internal circulation pattern are provided with a minimum of two access/egress points within the site.						✓
Access points are located to minimize the impact of headlights on building interiors.					✓	
Internal vehicular circulation, including pedestrian and open space networks are integrated and connected to the existing and planned street and open space network.						✓
<b>3.1.6 Building Articulation, Features, and Materials</b>						
Façade is designed and articulated to reflect positive attributes of the neighbourhood character.						✓
Strategy to articulate façade: Recessing or projecting of architectural features to highlight the identity of individual units.				✓		
Strategy to articulate façade: main entrance and rooflines features, and other architectural elements have been incorporated in the design.					✓	
Infill townhouses are designed to incorporate design elements, proportions and other characteristics found within the neighbourhood.						✓
Infill townhouses are provided with durable, quality materials similar or contemporary to those found within the neighbourhood.						✓

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
Privacy of units is maintained on site and on adjacent properties by minimizing overlook and direct sight lines from the building. The following strategies have been incorporated in design: <ul style="list-style-type: none"> <li>• Off setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns;</li> <li>• Use of clearstory windows;</li> <li>• Use of landscaping or screening; and</li> <li>• Use of setbacks and articulation of the building.</li> </ul>					✓	
Large townhouse developments with internal circulation pattern are providing modest variation between different blocks of townhouse units, such as change in colour, materiality, building and roof form.						✓

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>CHAPTER 4.0: LOW &amp; MID-RISE RESIDENTIAL</b>						
<b>4.1 Guidelines</b>						
<b>4.1.1 Relationship to the Street</b>						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.						✓
Wherever possible, blank walls at grade are not encouraged.						✓
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.						✓
<b>Residential and Mixed-use Buildings</b>						
Residential buildings at the ground floor have a setback between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.			✓			
A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.						✓
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.		✓				
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.					✓	
<b>4.1.2 Scale and Massing</b>						
Proposed residential building façade has a length of 60m (40m length is preferred).						✓
Proposed residential building has a maximum width of 24m.						✓
<b>4.1.3 Site Planning</b>						

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards.						✓
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.						✓
<b>4.1.4 Site Servicing, Access, and Parking</b>						
Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: <ul style="list-style-type: none"> <li>• Access is from a secondary street, where possible, or from the long face of the block;</li> <li>• Impacts on pedestrians and the streetscape is minimized; and,</li> <li>• There is no more than one curb cut per property.</li> </ul>					✓	
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: <ul style="list-style-type: none"> <li>• On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units;</li> <li>• On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above.</li> </ul>				✓		
<b>4.1.5 Publicly Accessible and Private Open Spaces</b>						
Internal courtyard design provides: <ul style="list-style-type: none"> <li>• amenities such as play areas, barbecues, and outdoor seating where appropriate.</li> <li>• a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.</li> </ul>						✓
<b>4.1.6 Building Articulation, Features &amp; Materials</b>						
Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.					✓	
Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.			✓			
Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline ( <i>See Figure 41</i> ), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.		✓				
<b>Weather Protection</b>						

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.			✓			
Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.				✓		
Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length				✓		

**ATTACHMENT** C

This forms part of application  
 # DP20-0182 / DVP21-0183



City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner  
 Initials **TC**