

# Development Permit DP22-0112



This permit relates to land in the City of Kelowna municipally known as 3310 Hilltown Drive

and legally known as Lot B Section 28 Township 23 ODYD Plan EPP101581

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

## CD18 – McKinley Beach Comprehensive Resort Development

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

Date of Council's Decision: September 19<sup>th</sup>, 2022  
Decision By: COUNCIL  
Development Permit Area: Form & Character DPA  
Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development  
Future Land Use Designation: S-RES – Suburban Residential

### **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: Kinnikinnik Developments Inc. No. BCo622664  
Applicant: Adrian Benoit

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Terry Barton  
Development Planning Department Manager  
Planning & Development Services

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Date of Issuance

**ATTACHMENT**     A    

This forms part of application  
# DP22-0112

Planner Initials TC



City of  
**Kelowna**  
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.

**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 **\$103,502.19**

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.**

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

PLAN OF SUBDIVISION OF LOT 10, SECS 28 & 29,  
TP 23, ODYD, PLAN EPP76020, AND LOT 11, SEC 28,  
TP 23, ODYD, PLAN EPP76020.

BCGS 82E.093

SCALE 1:400 METRIC



The intended plot size of this plan is 864mm in width by 560mm in height (D-size) when plotted at a scale of 1:400 METRIC.

LEGEND

- Denotes Control Monument Found
- ⊙ Denotes Standard Capped Post Found
- ⊕ Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna, NAD83(CSRS) 4.0.0.BC.1.

Grid bearings are derived from GNSS ties to geodetic control monuments 96H2138 and 96H2141 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOOT published coordinates and standard deviations for geodetic control monuments 96H2138 and 96H2141.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99991525, which has been derived from geodetic control monuments 96H2145 and 96H2146, as shown on Plans EPP63476, EPP63175 and EPP63173.

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
96H2138	5537562.282	328395.068	0.02
96H2141	5539649.180	328385.474	0.02

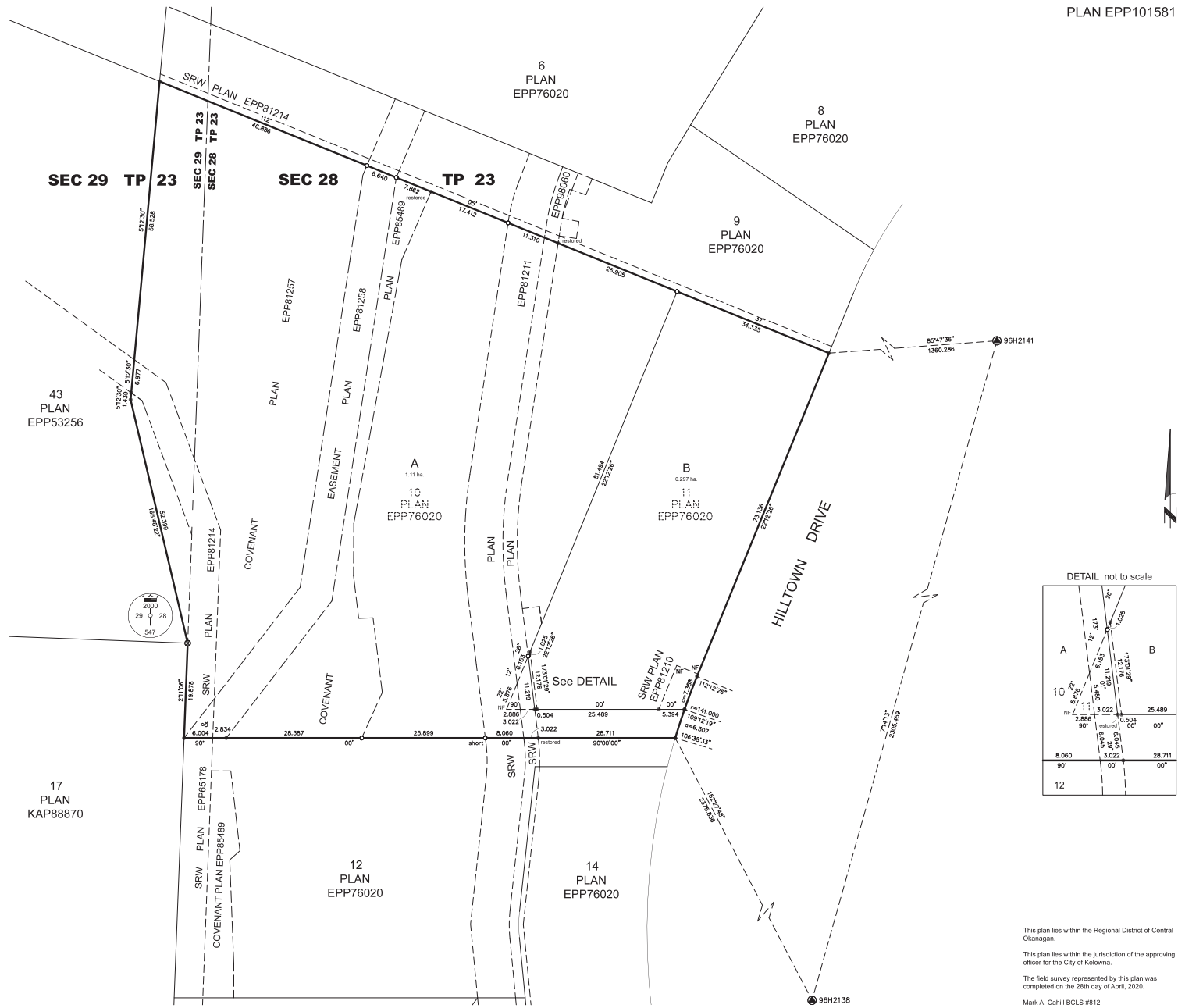
**SCHEDULE A**

This forms part of application  
# DP22-0112

Planner  
Initials **TC**

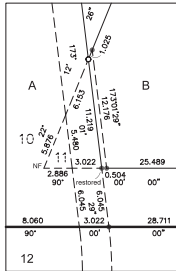


DA Goddard Surveys  
103-358 St. Paul Street, Kelowna BC  
File: 419097-SD



PLAN EPP101581

DETAIL not to scale



This plan lies within the Regional District of Central Okanagan.

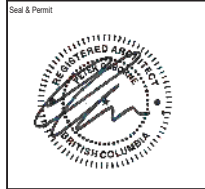
This plan lies within the jurisdiction of the approving officer for the City of Kelowna.

The field survey represented by this plan was completed on the 28th day of April, 2020.

Mark A. Cahill BCLS #812



Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
 -  
 Mechanical Consultant  
 -  
 Electrical Consultant  
 -  
 Civil Consultant  
**PROTECH CONSULTING LTD.**  
 Landscape Consultant  
**ECORA**



**NOT FOR CONSTRUCTION**

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE
Drawing History		
Scale	As indicated	Checked by AD
Project: MCKINLEY BEACH HILLTOWN		
Applicant Name: Adlin Saroit Contact Information: 780 421 8900 Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title  SITE PLAN		
Project Number 5882	Drawing Number DP-101	

**ZONING ANALYSIS:**

**BUILDING INFORMATION**  
 MUNICIPAL ADDRESS  
 3310 HILLTOWN DR, KELOWNA, BC, V1V 2R1

LEGAL ADDRESS  
 PLAN: EPP101581  
 LOT: 9  
 BLOCK: -  
 SECTION: 28 & 29  
 TOWNSHIP: 23

**ZONE**  
 CD18 - MCKINLEY BEACH COMPREHENSIVE  
 RESORT DEVELOPMENT  
 AREA - VILLAGE CENTRE

**PRINCIPAL USE**  
 MULTIPLE DWELLING HOUSING

**MAXIMUM HEIGHT**  
 THE LESSER OF 8.5 STOREYS OR 38.25m

**SETBACKS**  
 REQUIRED SETBACK: 0m  
 REQUIRED PARKING SETBACK: 0m

**PARKING**  
 BYLAW PARKING REQUIREMENT

ACCORDING TO TABLE 8.2.1.1 RESIDENTIAL PARKING:  
 PARKING SPACES REQUIRED: 1.5 - 2.0 SPACES PER 3  
 BEDROOM UNIT = MIN 22.5, MAX 30 SPACES

VISITOR PARKING SPACES REQUIRED: 0.14 - 0.2 SPACES  
 PER UNIT = MIN 2, MAX 3 SPACES

TOTAL RESIDENT PARKING SPACES PROVIDED: 22

VISITOR PARKING SPACES PROVIDED: 2 (1 ACCESSIBLE)

REGULAR PARKING SPACE DIMENSIONS: 6.0 x 2.5m  
 ACCESSIBLE PARKING SPACE DIMENSIONS: 6.0 x 3.9m

PARKING: 480'S OBSTRUCTION ON BOTH SIDES: +0.3m  
 WIDTH

**BIKE PARKING**  
 SHORT TERM BIKE PARKING (TABLE 8.5) MINIMUM BIKE  
 PARKING REQUIRED:

TYPE OF DEVELOPMENT: TOWNHOUSES  
 4 SPACES OR 1 PER UNIT, WHICHEVER IS GREATER  
 TOTAL PROVIDED: 4 STALLS

LONG TERM BIKE PARKING (TABLE 6.5) MINIMUM BIKE  
 PARKING REQUIRED:  
 NOT REQUIRED

BIKE PARKING DEPTH: 1.8m  
 BICYCLE AISLE WIDTH: 1.5m

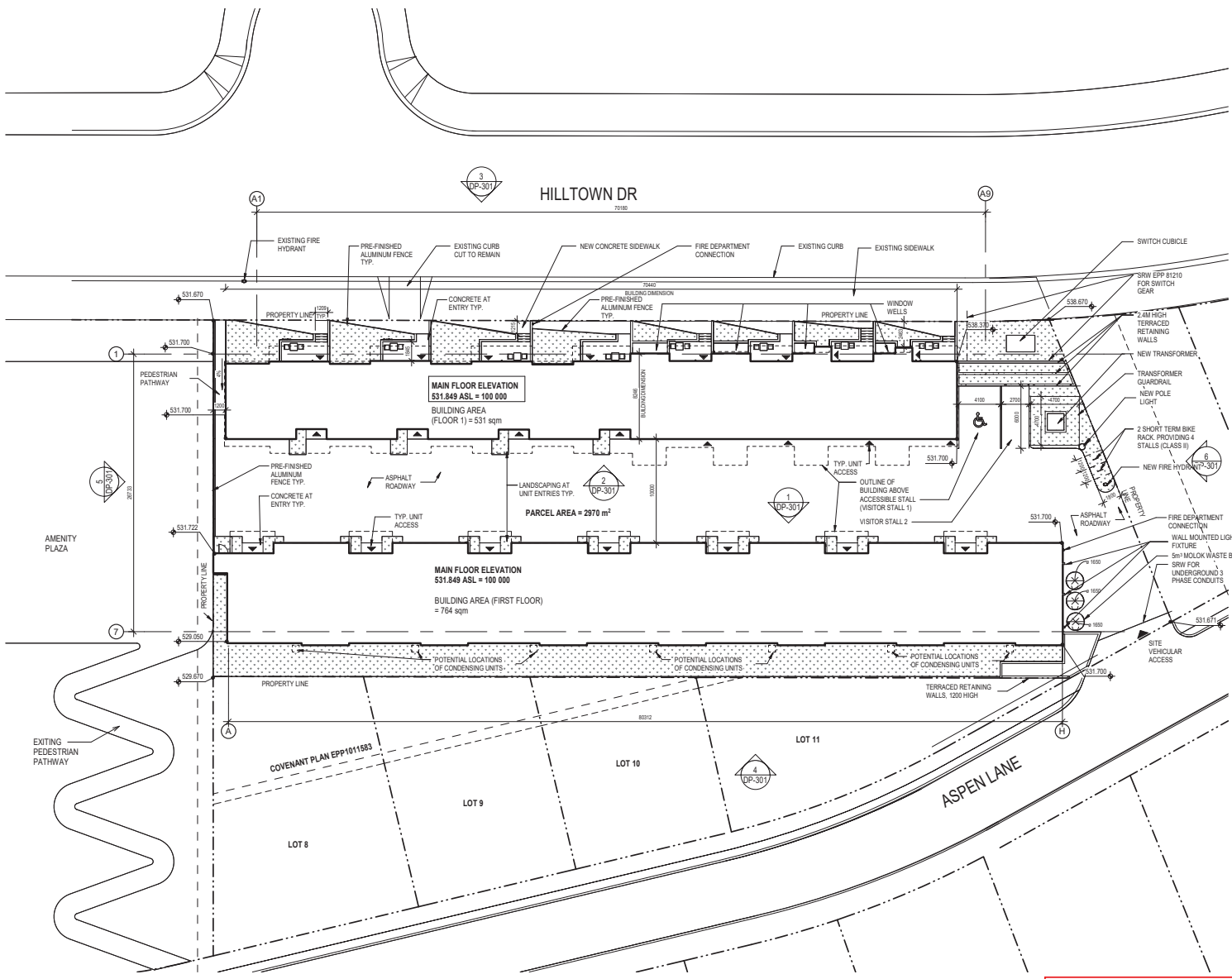
**AREA CALCULATIONS**

GROSS SITE AREA = 2970m<sup>2</sup>  
 GROSS FLOOR AREA = 3827 m<sup>2</sup>  
 SITE COVERAGE OF BUILDINGS = 1442m<sup>2</sup> / 2970m<sup>2</sup> = 48.5%

TOTAL NUMBER OF UNITS  
 15 UNITS TOTAL

UNIT MIX AND COUNT  
 15 THREE BEDROOM UNITS

TOTAL NUMBER OF BEDS  
 45 BEDS TOTAL



2 DP-SITE PLAN  
 Scale: 1:200

**SCHEDULE A**

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 # DP22-0112

Planner Initials **TC**

City of Kelowna  
 DEVELOPMENT PLANNING

DATE: 2022-08-17 11:53 AM  
 USER: ADLIN.SAROIT  
 PROJECT: MCKINLEY BEACH HILLTOWN  
 DRAWING: DP-101



Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
 -  
 Mechanical Consultant  
 -  
 Electrical Consultant  
 -  
 Civil Consultant  
**PROTECH CONSULTING LTD.**  
 Landscape Consultant  
**ECORA**



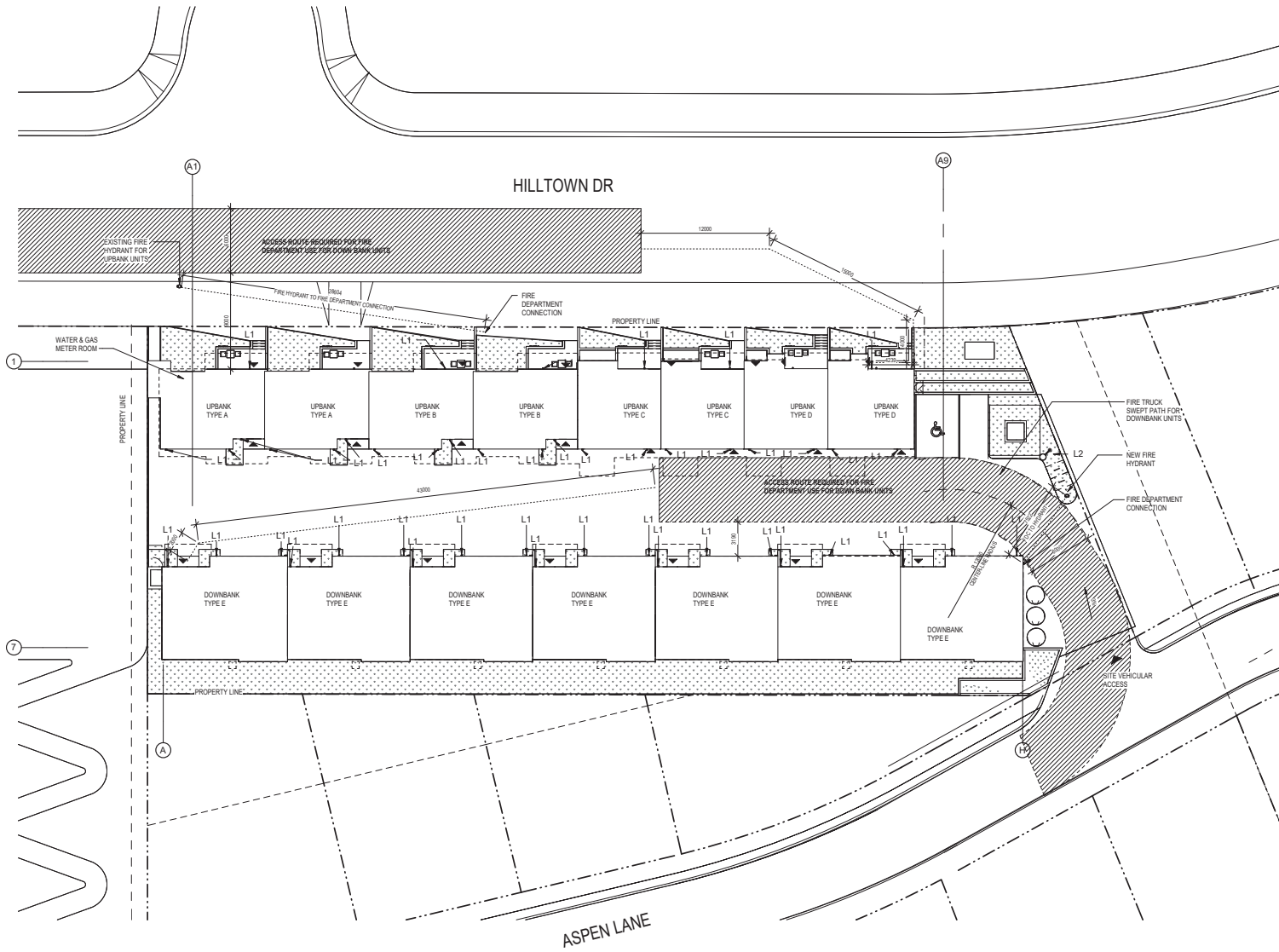
**NOT FOR CONSTRUCTION**

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE
Drawing History		
Scale	As indicated	Checked By AB
Project: MCKINLEY BEACH HILLTOWN		
Applicant Name: Adlin Saroff Contact Information: 780 421 8990 Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title		

WASTE MANAGEMENT, FIRE ACCESS & SITE LIGHTING PLAN

Project Number  
**5882**      Drawing Number  
**DP-102**

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2 DP - GARBAGE & FIRE SWEEP PATH & LIGHTING PLAN  
 Scale: 1:200

**LIGHT FIXTURE TYPE:**  
 L1 - WALL MOUNTED, FULL CUTOFF LIGHT FIXTURE, COLOUR: BLACK  
 L2 - POLE MOUNTED, FULL CUTOFF LIGHT FIXTURE, COLOUR: BLACK

**SCHEDULE A**

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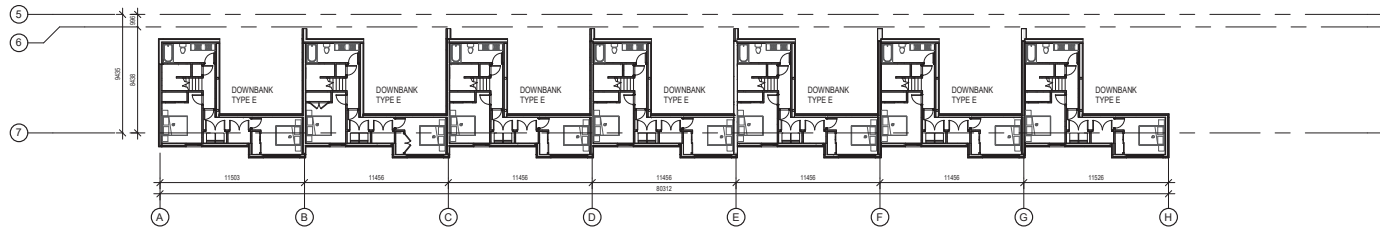
# SCHEDULE A

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# DP22-0112

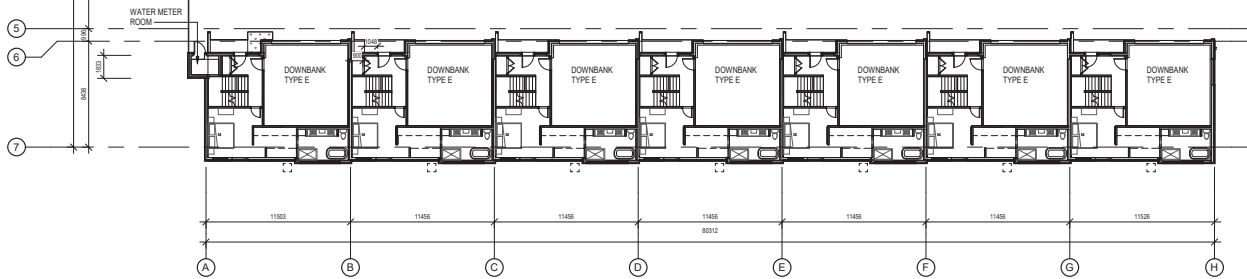
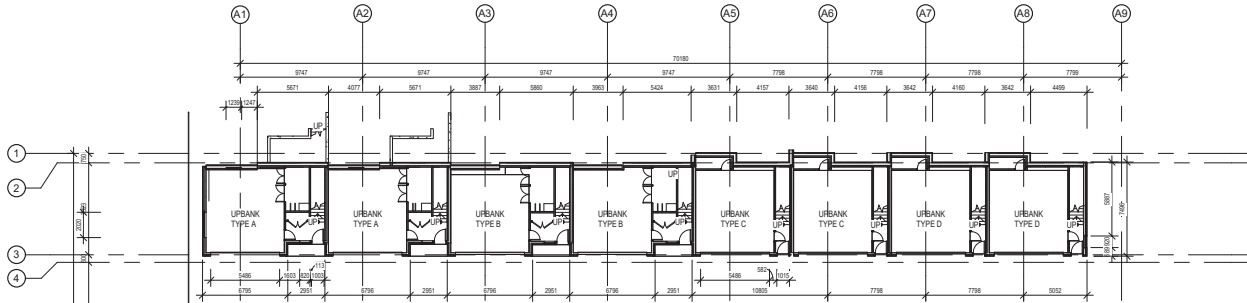
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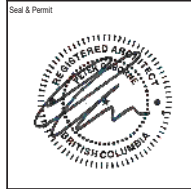
Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
 -  
 Mechanical Consultant  
 -  
 Electrical Consultant  
 -  
 Civil Consultant  
**PROTECH CONSULTING LTD.**  
 Landscape Consultant  
**ECORA**



**1 DP - LOWER LEVEL FLOOR PLAN**  
Scale: 1:200



**2 DP - LEVEL 01 FLOOR PLAN**  
Scale: 1:200



**NOT FOR CONSTRUCTION**

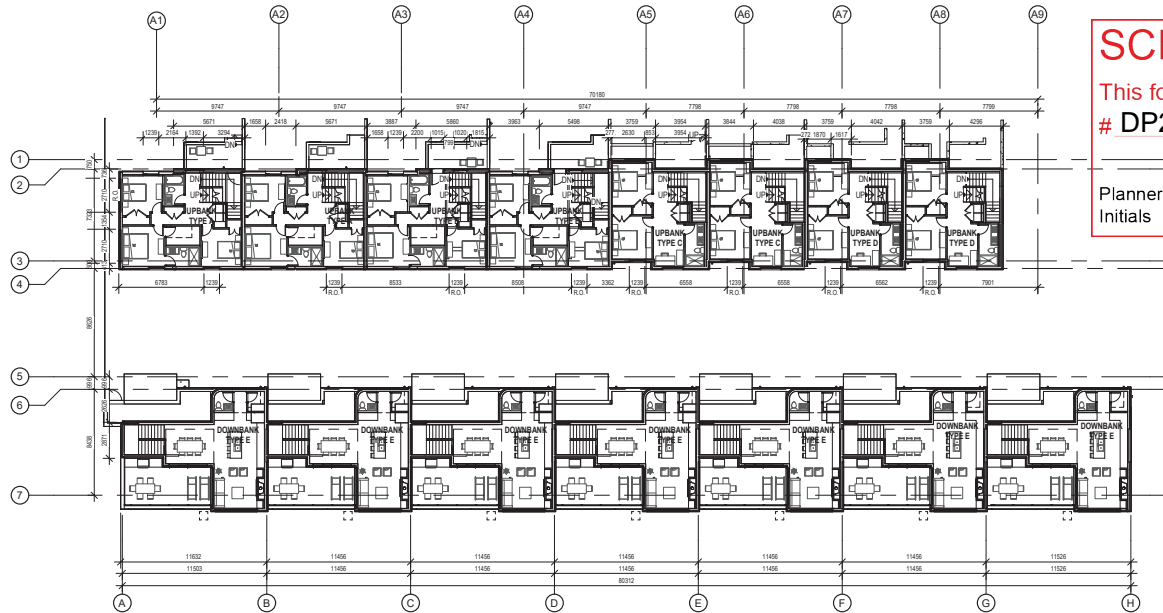
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1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE

Project: **MCKINLEY BEACH HILLTOWN**

Applicant Name: Adlin Saroit  
 Contact Information: 780.421.8900  
 Project Address: 3310 HILLTOWN DR, KELOWNA, BC

Drawing Title: **LOWER LEVEL & LEVEL 01 FLOOR PLAN**

Project Number	Drawing Number
5882	<b>DP-201</b>



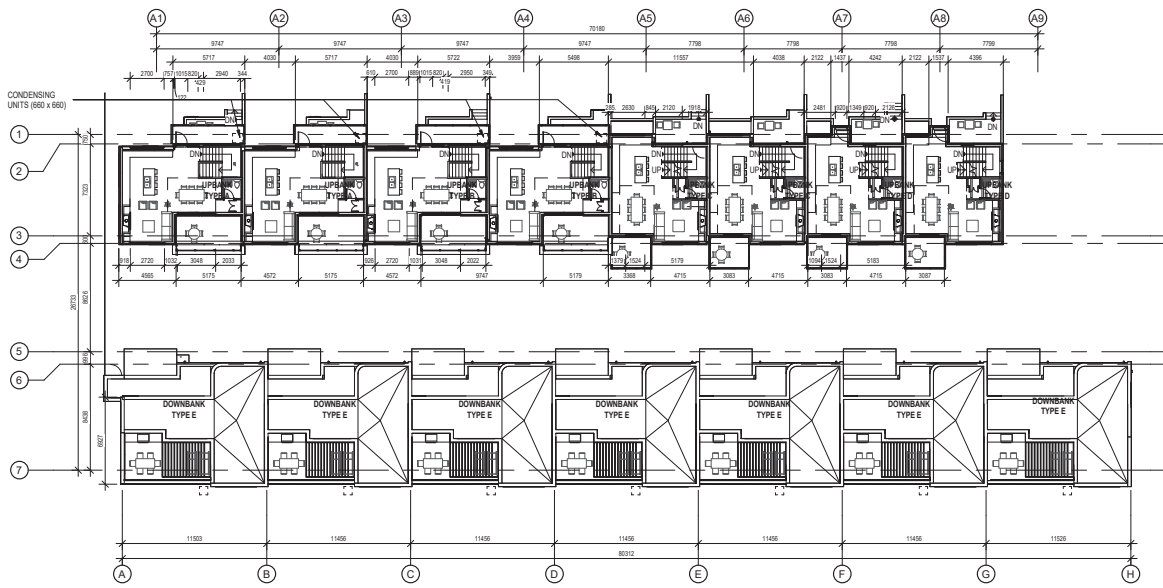
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Planner Initials **TC**

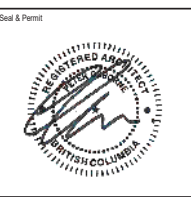
City of  
**Kelowna**  
DEVELOPMENT PLANNING

1 DP - LEVEL 02 FLOOR PLAN  
Scale: 1 : 200



2 DP - LEVEL 03 FLOOR PLANS  
Scale: 1 : 200

Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
-  
Mechanical Consultant  
-  
Electrical Consultant  
-  
Civil Consultant  
**PROTECH CONSULTING LTD.**  
Landscape Consultant  
**ECORA**



**NOT FOR CONSTRUCTION**

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE
Drawing History		
Scale	1 : 200	Checked By AB
Project: <b>MCKINLEY BEACH HILLTOWN</b>		
Applicant Name: Adlin Sarrot Contact Information: 780.421.8900 Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title <b>LEVEL 02 FLOOR PLAN &amp; LEVEL 03 FLOOR PLAN</b>		
Project Number <b>5882</b>	Drawing Number <b>DP-202</b>	



# SCHEDULE A

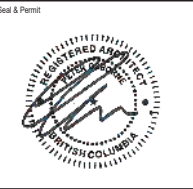
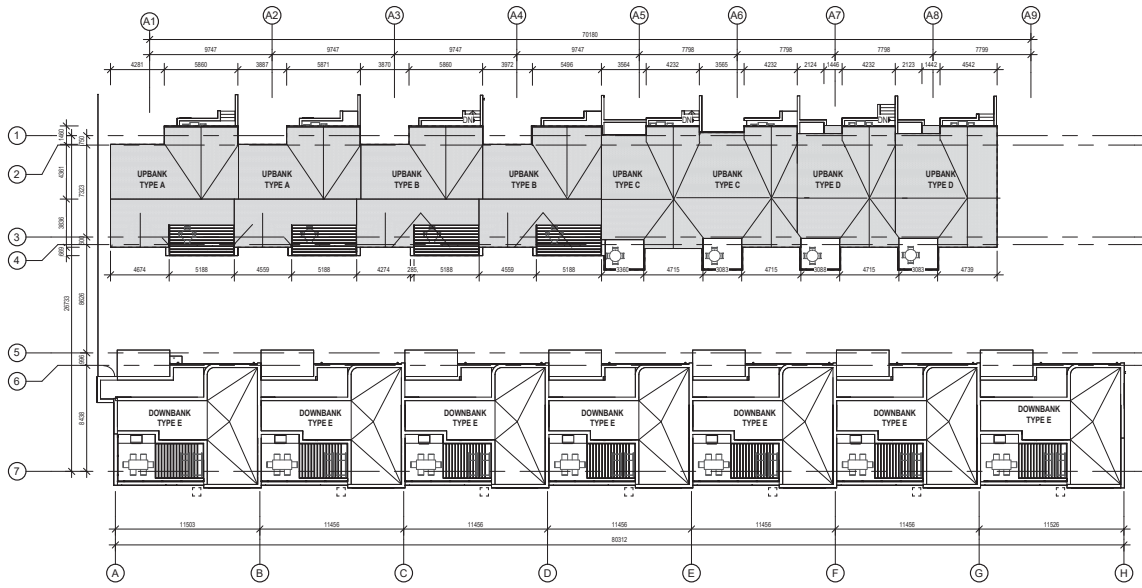
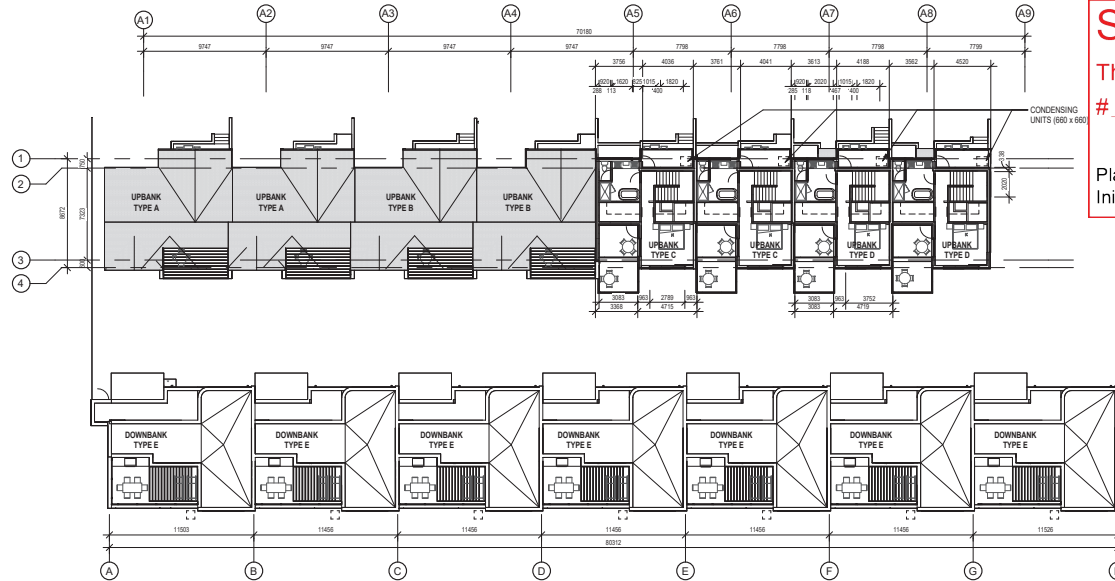
This forms part of application # DP22-0112

Planner Initials **TC**



City of Kelowna  
DEVELOPMENT PLANNING

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
 -  
 Mechanical Consultant  
 -  
 Electrical Consultant  
 -  
 Civil Consultant  
**PROTECH CONSULTING LTD.**  
 Landscape Consultant  
**ECORA**



NOT FOR CONSTRUCTION

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE
Drawing History		
Scale	1:200	Checked By AB
Project: MCKINLEY BEACH HILLTOWN		
Applicant Name: Adlin Saroff Contact Information: 780.421.8900 Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title: LEVEL 04 FLOOR PLAN & ROOF PLAN		
Project Number 5882	Drawing Number <b>DP-203</b>	





# SCHEDULE A

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# DP22-0112



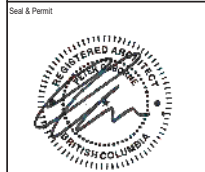
City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**

**INDOOR AREA: 1345 sqft**

**OUTDOOR AREA: 240 sqft**  
**GARAGE: 530 sqft**

Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
-  
Mechanical Consultant  
-  
Electrical Consultant  
-  
Civil Consultant  
**PROTECH CONSULTING LTD.**  
Landscape Consultant  
**ECORA**



**NOT FOR CONSTRUCTION**

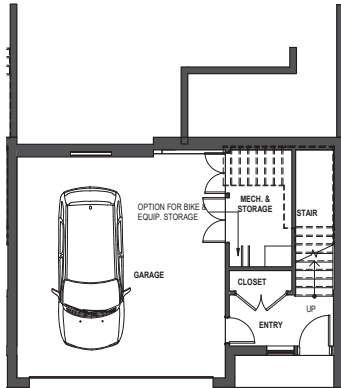
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1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE
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Project: <b>MCKINLEY BEACH HILLTOWN</b>		
Applicant Name: Adlan Sarout Contact Information: 780 421 8900 Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title		

ENLARGED PLANS

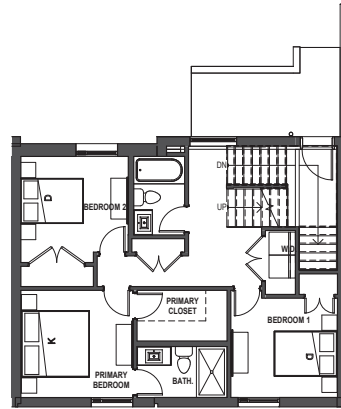
Project Number  
**5882**

Drawing Number  
**DP-204**

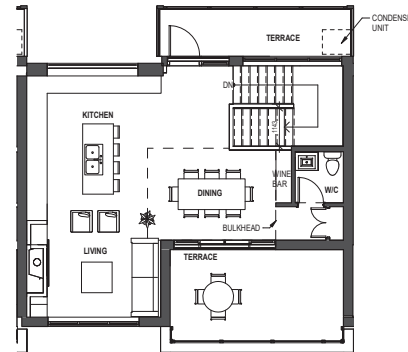
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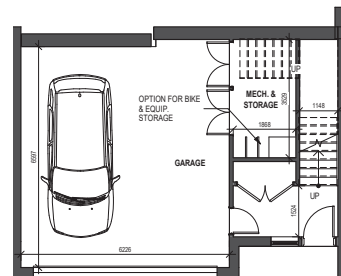
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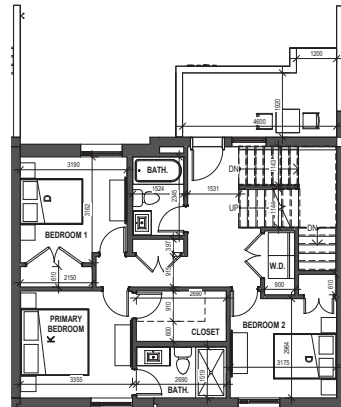
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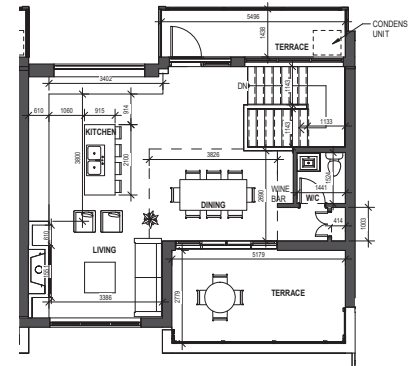
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4 DP - TYP. UPBANK TYPE B - LEVEL 01  
Scale: 1: 75



5 DP - TYP. UPBANK TYPE B - LEVEL 02  
Scale: 1: 75



6 DP - TYP. UPBANK TYPE B - LEVEL 03  
Scale: 1: 75

**INDOOR AREA: 1345 sqft**

**OUTDOOR AREA: 240 sqft**  
**GARAGE: 530 sqft**

# SCHEDULE A

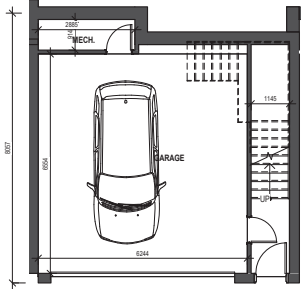
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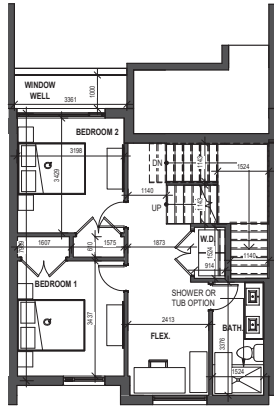


**INDOOR AREA: 1825 sqft**

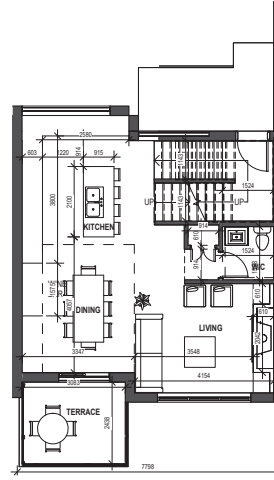
**OUTDOOR AREA: 238 sqft**  
**GARAGE: 450 sqft**



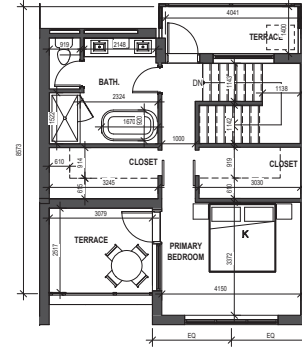
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QP-205 Scale: 1:75



2 DP - TYP. UPBANK C - LEVEL 02  
QP-205 Scale: 1:75



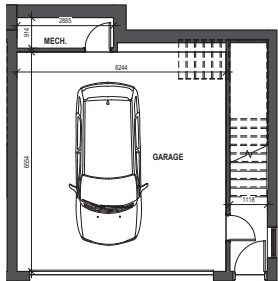
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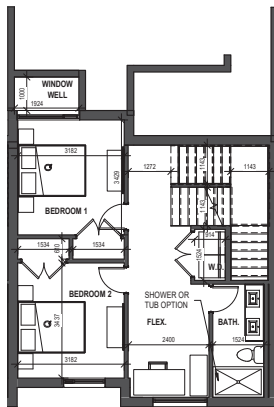
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QP-205 Scale: 1:75

**INDOOR AREA: 1835 sqft**

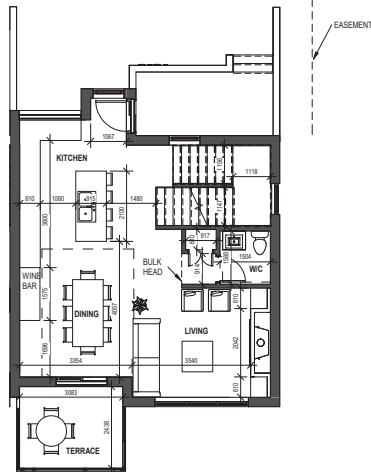
**OUTDOOR AREA: 240 sqft**  
**GARAGE: 450 sqft**



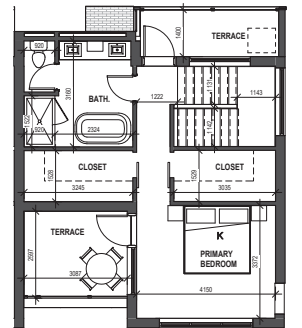
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6 DP - TYP. UPBANK D - LEVEL 02  
QP-205 Scale: 1:75



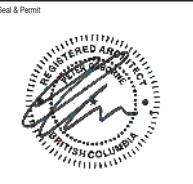
7 DP - TYP. UPBANK D - LEVEL 03  
QP-205 Scale: 1:75



8 DP - TYP. UPBANK D - LEVEL 04  
QP-205 Scale: 1:75



Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
-  
Mechanical Consultant  
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Electrical Consultant  
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Civil Consultant  
**PROTECH CONSULTING LTD.**  
Landscape Consultant  
**ECORA**



**NOT FOR CONSTRUCTION**

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Project: MCKINLEY BEACH HILLTOWN		
Applicant Name: Adlin Saroit Contact Information: 780.421.8900 Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title		

ENLARGED PLANS

Project Number  
**5882**

Drawing Number  
**DP-205**

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**SCHEDULE A**

This forms part of application  
# DP22-0112

Planner Initials **TC**

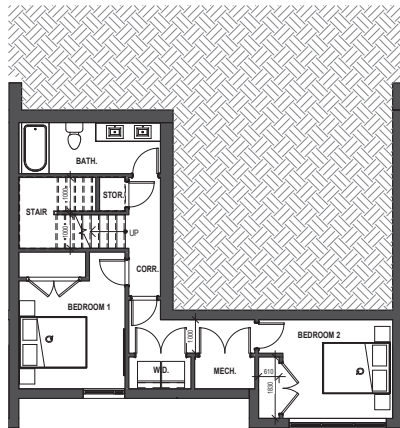
**INDOOR AREA (STANDARD OPTION): 1712 sqft**  
**INDOOR AREA (UPGRADED OPTION): 2215 sqft**

**OUTDOOR AREA : 250 sqft**  
**GARAGE: 470 sqft**

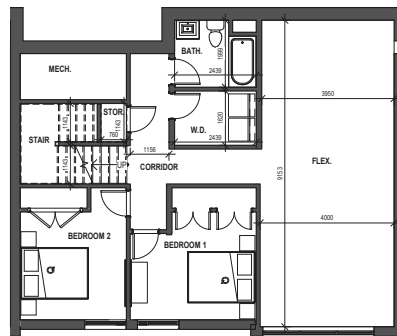
Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
-  
Mechanical Consultant  
-  
Electrical Consultant  
-  
Civil Consultant  
**PROTECH CONSULTING LTD.**  
Landscape Consultant  
**ECORA**



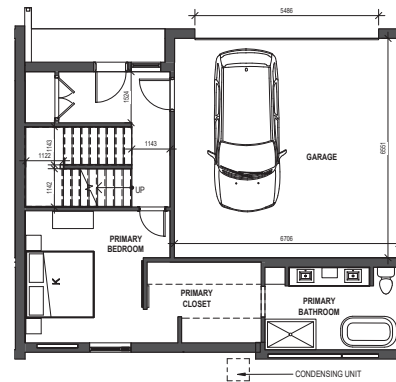
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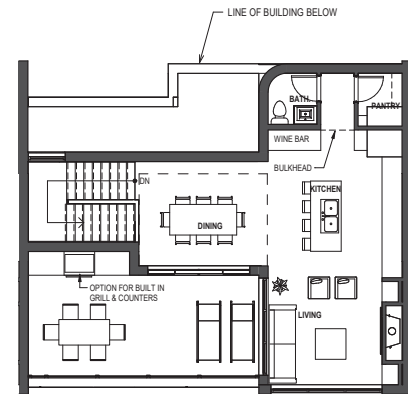
**1** DP - TYP. DOWNBANK - STANDARD BASEMENT OPTION  
Scale: 1: 75



**2** DP - TYP. DOWNBANK - UPGRADED BASEMENT OPTION  
Scale: 1: 75



**3** DP - TYP. DOWNBANK - LEVEL 01  
Scale: 1: 75



**4** DP - TYP. DOWNBANK - LEVEL 02  
Scale: 1: 75

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04

NO.	ISSUED FOR	DATE

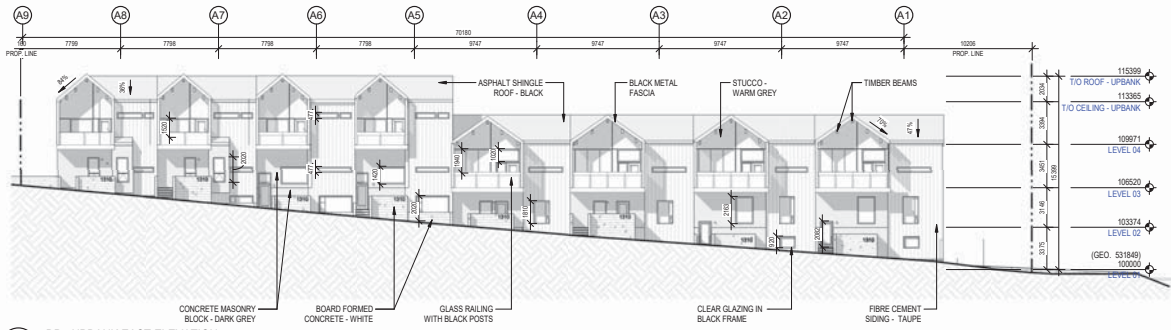
Drawing History

Scale: 1: 75 Checked By: **AB**

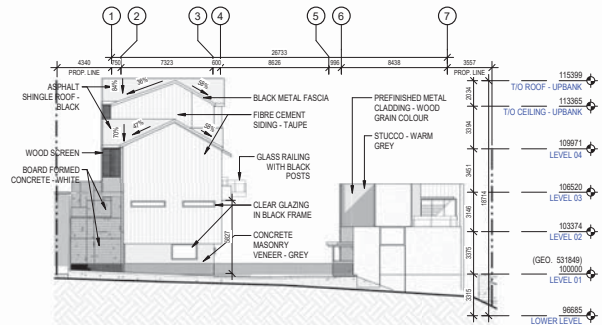
Project: **MCKINLEY BEACH HILLTOWN**  
Applicant Name: Ashlin Sarrot  
Contact Information: 780.421.8900  
Project Address: 3310 HILLTOWN DR, KELOWNA, BC

Drawing Title: **ENLARGED PLANS**

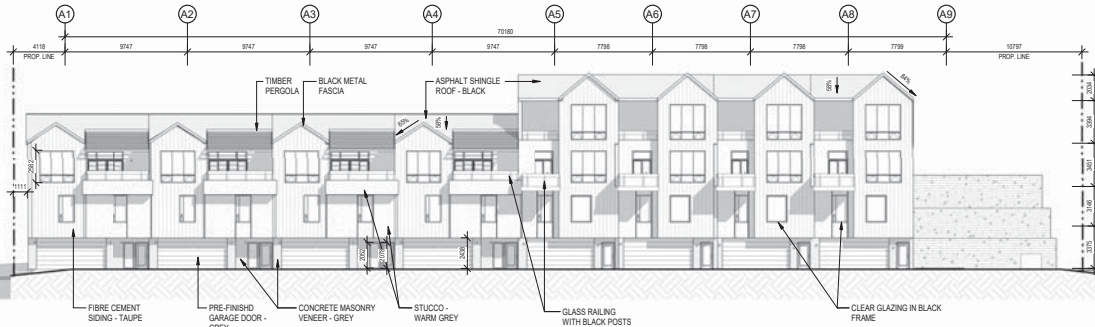
Project Number: **5882** Drawing Number: **DP-206**



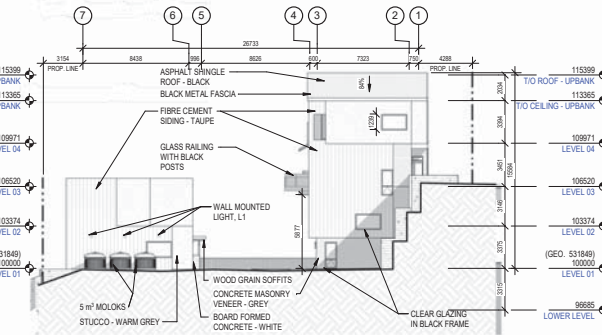
3 DP - UPBANK EAST ELEVATION  
Scale: 1:200



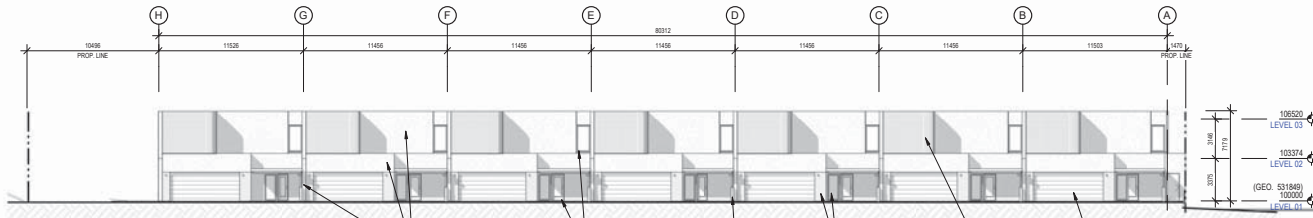
5 DP - NORTH ELEVATION  
Scale: 1:200



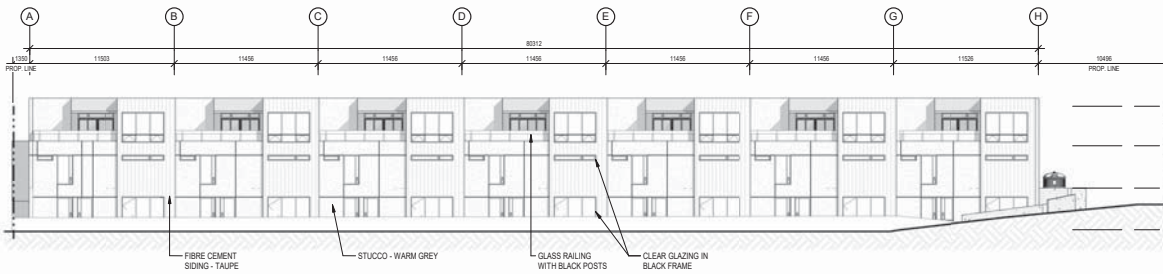
2 DP - UPBANK WEST ELEVATION  
Scale: 1:200



6 DP - SOUTH ELEVATION  
Scale: 1:200



1 DP - DOWNBANK EAST ELEVATION  
Scale: 1:200



4 DP - DOWNBANK WEST  
Scale: 1:200

**SCHEDULE B**

This forms part of application  
# DP22-0112

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING



Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
-  
Mechanical Consultant  
-  
Electrical Consultant  
-  
Civil Consultant  
**PROTECH CONSULTING LTD.**  
Landscape Consultant  
**ECORA**



Seal & Permit



NOT FOR CONSTRUCTION

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE
Drawing History		
Scale	1:200	Checked By AB
Project: MCKINLEY BEACH HILLTOWN		
Applicant Name: Adlan Sarraf Contact Information: 780 421 8090 Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title		

EXTERIOR ELEVATIONS

Project Number	Drawing Number
5882	<b>DP-301</b>

**SCHEDULE** **B**

This forms part of application  
# DP22-0112

Planner Initials TC

  
**City of Kelowna**  
 DEVELOPMENT PLANNING



Project Team:

Prime Consultant  
**GEC ARCHITECTURE**

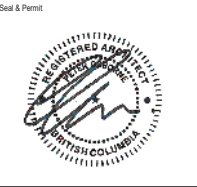
Structural Consultant  
-

Mechanical Consultant  
-

Electrical Consultant  
-

Civil Consultant  
**PROTECH CONSULTING LTD.**

Landscape Consultant  
**ECORA**



**NOT FOR CONSTRUCTION**

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE
Drawing History		
Scale	Checked By	AD
Project:		
MCKINLEY BEACH HILLTOWN		
Applicant Name: Adlin Sarrot		
Contact Information: 780 421 8090		
Project Address: 3310 HILLTOWN DR, KELOWNA, BC		
Drawing Title		

EXTERIOR RENDERINGS

Project Number **5882** Drawing Number **DP-302**



UPBANK UNITS - SOUTHWEST SIDE



UPBANK UNITS - SOUTHWEST SIDE



DOWNBANK UNITS - NORTHWEST SIDE



DOWNBANK UNITS - SOUTHWEST SIDE

**SCHEDULE** **B**

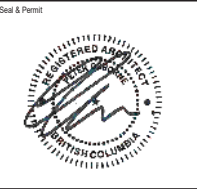
This forms part of application  
# DP22-0112

Planner Initials TC

  
**City of Kelowna**  
 DEVELOPMENT PLANNING



Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
 -  
 Mechanical Consultant  
 -  
 Electrical Consultant  
 -  
 Civil Consultant  
**PROTECH CONSULTING LTD.**  
 Landscape Consultant  
**ECORA**



**NOT FOR CONSTRUCTION**

2	RE-ISSUED FOR DP	2022-08-17
1	ISSUED FOR DP	2022-05-04
NO.	ISSUED FOR	DATE

Drawing History		Checked By
Scale		<b>AD</b>

Project:  
**MCKINLEY BEACH HILLTOWN**

Applicant Name: Adlin Saroit  
 Contact Information: 780 421 8090  
 Project Address: 3310 HILLTOWN DR, KELOWNA, BC  
 Drawing Title

**EXTERIOR RENDERINGS**

Project Number	Drawing Number
<b>5882</b>	<b>DP-303</b>

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UPBANK AND DOWNBANK UNITS - ASPHALT ROADWAY EAST SIDE



UPBANK UNITS - NORTHEAST SIDE



UPBANK UNITS - NORTHWEST SIDE



DOWNBANK UNITS - SOUTHEAST SIDE

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# OUTLAND DESIGN LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



## PROJECT TITLE HILLTOWN LOT 11

Kelowna, BC

## DRAWING TITLE CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	BY
1	21.05.22	Review
2	22.08.16	Review
3		
4		
5		

PROJECT NO.	22-0136
DESIGN BY	AM
DRAWN BY	NS
CHECKED BY	FB
DATE	AUG 16, 2022
SCALE	1:100
PAGE SIZE	24x36
SEAL	

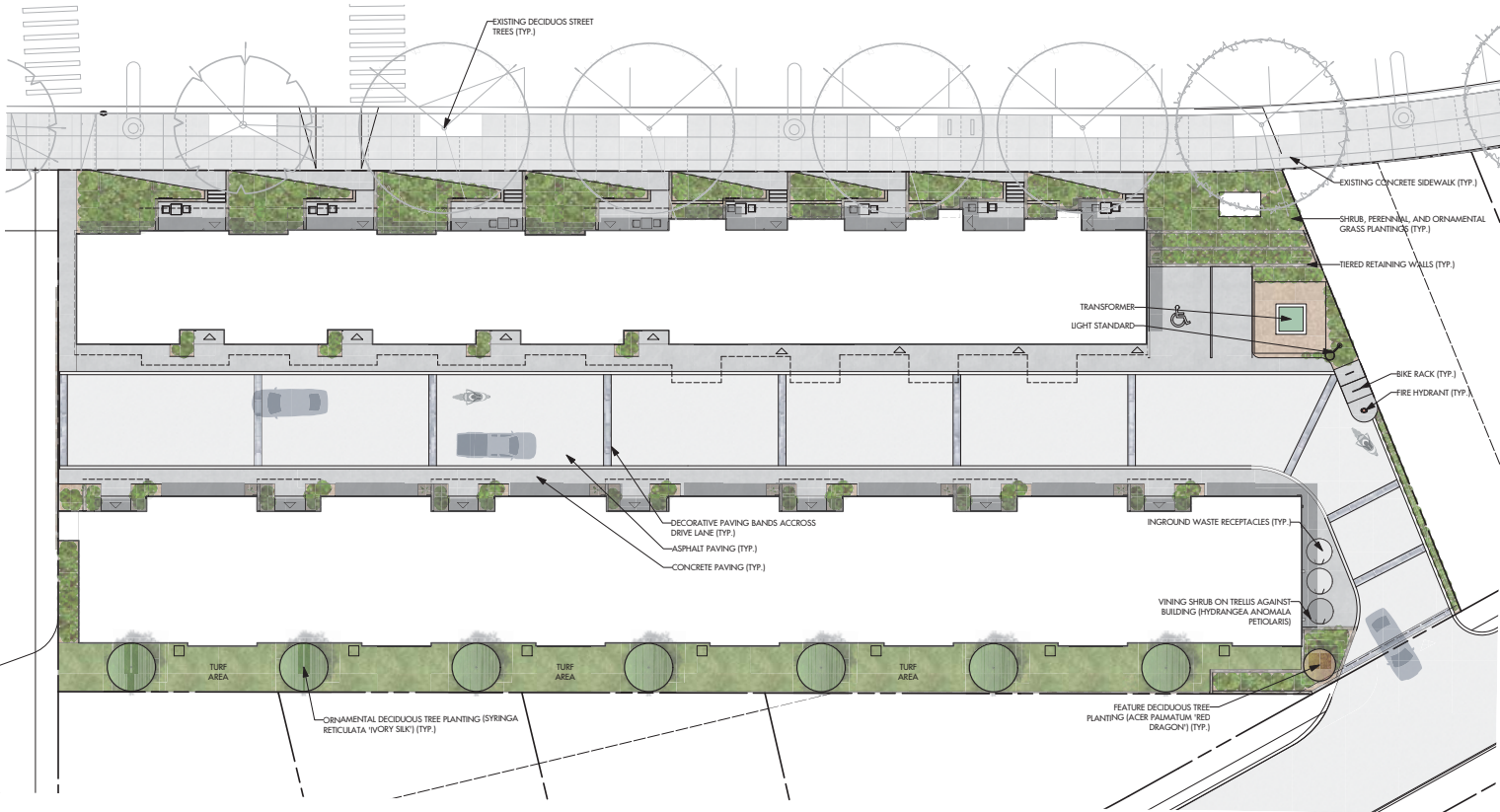


DRAWING NUMBER

# L1/2

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0 5 10 15 20 25 M



### NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

### PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER PALMATUM 'RED DRAGON'	RED DRAGON JAPANESE MAPLE	7	6cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	1	6cm CAL
<b>SHRUBS</b>			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	49	#02 CONT. / 0.75m O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC TREE DOGWOOD	18	#02 CONT. / 1.25m O.C. SPACING
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	9	#02 CONT. / 1.8m O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE HOCKORANGE	19	#02 CONT. / 1.2m O.C. SPACING
BRIES AROMATICA 'GOLD LOW'	GOLD LOW FRAGRANT SUMAC	12	#02 CONT. / 1.5m O.C. SPACING
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	7	#02 CONT. / 2.0m O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	11	#01 CONT. / 1.2m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	11	#01 CONT. / 1.2m O.C. SPACING
LUPINUS 'GALLERY MIX'	GALLERY MIX LUPINE	44	#01 CONT. / 0.6m O.C. SPACING
MONARDA DIDYMA 'ACCOUTIDEI'	PETITE DELIGHT BEE BALM	44	#01 CONT. / 0.6m O.C. SPACING
NERITA F. FAASSONII 'WALKER'S LION'	WALKER'S LION CATMINT	11	#01 CONT. / 1.2m O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	9	#01 CONT. / 1.35m O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	19	#01 CONT. / 0.9m O.C. SPACING

## SCHEDULE C

This forms part of application  
# DP22-0112

Planner  
Initials **TC**



City of  
**Kelowna**  
DEVELOPMENT PLANNING



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE  
**HILLTOWN LOT 11**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION PLAN**

ISSUED FOR / REVISION	DATE	BY
1	21.05.22	Review
2	22.08.16	Review
3		
4		
5		

PROJECT NO.	22-0136
DESIGN BY	AM
DRAWN BY	NS
CHECKED BY	FB
DATE	AUG 16, 2022
SCALE	1:100
PAGE SIZE	24x36
SEAL	



DRAWING NUMBER

**L2/2**

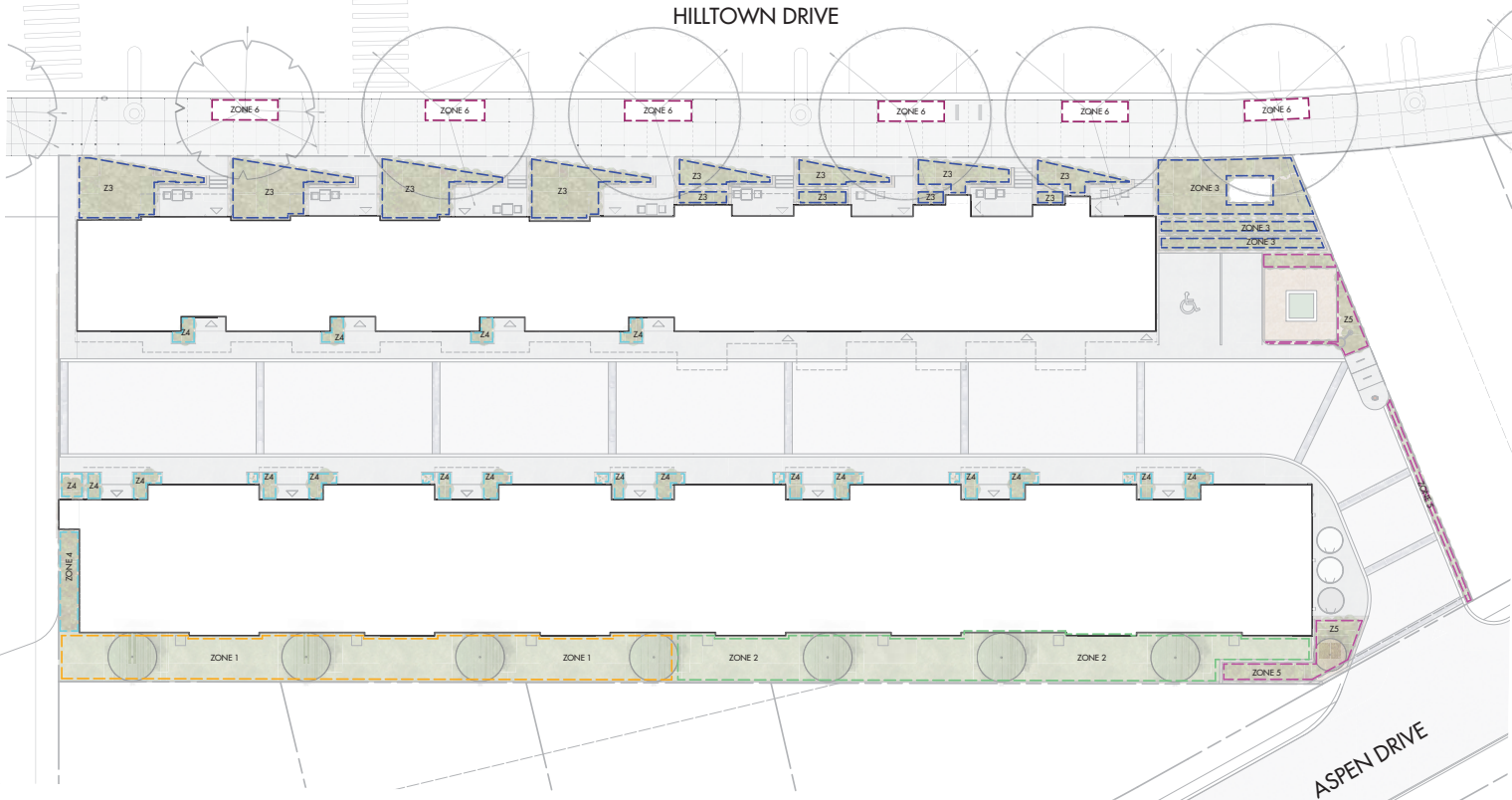
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0 5 10 15 20 25 M



HILLTOWN DRIVE

ASPEN DRIVE



**IRRIGATION LEGEND**

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 128 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDINGS & TREES  
 ESTIMATED ANNUAL WATER USE: 110 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 130 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDINGS & TREES  
 ESTIMATED ANNUAL WATER USE: 111 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 57 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 19 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 35 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING  
 ESTIMATED ANNUAL WATER USE: 12 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 183 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 61 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 40 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 13 cu.m.

**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (MWB) = 313 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (MLU) = 303 cu.m. / year  
 WATER BALANCE = 10 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS.

**SCHEDULE**

**C**

This forms part of application  
**# DP22-0112**

Planner  
 Initials **TC**





## 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</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.						✓
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.					✓	
<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).					✓	
Minimum building separation of 10-12 m 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>						
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.						✓

<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
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.					✓	
Balconies are designed to inset or partially inset and offer privacy, shelter, reducing building bulk and minimize shadowing impact.						✓
Minimum of 10% of total site areas is allocated to common outdoor amenity area.		✓				
Outdoor amenity area provides landscaping, seating, play space and other elements that encourage gathering or recreation.		✓				
Internal road network of townhouse development is serving as additional shared space and is provided with high-quality pavement materials (example: permeable pavers).			✓			
Useable spaces within the open space areas (for sitting, gathering, and playing) are provided.			✓			
<b>3.1.5 Parking</b>						
<b>Parking</b>						
Garage doors are appropriately recessed and designed to limit the visual impact.					✓	
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>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.						✓
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.					✓	