

ATTACHMENT

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This forms part of application

DP22-0127

Planner

Initials

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City of

Kelowna
DEVELOPMENT PLANNING



Kelowna

Development Permit DP22-0127

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

(W OF) Granite Close

and legally known as

Lot 3, Section 29, Township 23, ODYD, Plan EPP71444

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

Row Housing

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

Date of Council Decision: November 14, 2022 COUNCIL

Decision By: Form and Character

Development Permit Area: CD18 - McKinley Beach Resort

Existing Zone: S-RES - Suburban-Residential

Future Land Use Designation:

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., Inc.No. BCo622664

Applicant: North American Property Group

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

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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

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- 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:

- An Irrevocable Letter of Credit in the amount of **\$80,199.64**

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:

- 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.**


LAQUINA	RECORDED	REMOVED
CURRENT ZONING CODE	C20A	C20A
PROPOSED USE	AREA 4 WATERFRONT RESORT	
PARCEL SIZE	3,089.3 m ²	3,089.3 m ²
LOT WIDTH	88.7 m	88.7 m
LOT DEPTH	12.7 m	12.7 m
NET FLOOR AREA	3,123.2 m ²	3,123.2 m ²
BUILDING FOOTPRINT (INC. COVERED AREAS)	N/A	N/A
PAVEMENT COVERAGE	N/A	N/A
MAIN FLOOR COVERAGE	N/A	N/A
FLOOR AREA RATIO	N/A	N/A
MAXIMUM LOT COVERAGE	N/A	N/A
SITE COVERAGE (INC. PARKING AND DRIVEWAYS)	N/A	N/A
MAXIMUM BUILDING HEIGHT	20.5 M (67.0 FT)	20.5 M (67.0 FT)
REMARKS	1. PRIVATE OPEN SPACE - 0.5M	1. PRIVATE OPEN SPACE - 0.5M
PRIVATE OPEN SPACE	1. PRIVATE OPEN SPACE - 0.5M	1. PRIVATE OPEN SPACE - 0.5M
PARKING CALCULATIONS	2 SPACES / UNIT - 18	2 SPACES / UNIT - 18
	VEHICLE IS LAQUINA - 1	VEHICLE IS LAQUINA - 1
	TOTAL REQUIRED - 25	TOTAL REQUIRED - 25

Unit	Number of Units	No. of Bedrooms	Area per floor (sq)					Totals
			0	1	2	3	4	5
Block A (Lower Level)								
Unit A-1	1	3	134	856	882			1,872
Unit A-2	1	3	134	856	882			1,872
Unit A-3	1	3	134	856	882			1,872
Unit A-4	1	3	134	856	882			1,872
Unit A-5	1	3	134	856	882			1,872
Unit A-6	1	3	134	856	882			1,872
Unit A-7	1	3	134	856	882			1,872
Unit A-8	1	3	134	856	882			1,872
Unit A-9	1	3	134	856	882			1,872
Unit A-10	1	3	134	856	882			1,872
Unit A-11	1	3	134	856	882			1,872
Unit A-12	1	3	134	856	882			1,872
Unit A-13	1	3	134	856	882			1,872
Unit A-14	1	3	134	856	882			1,872
Unit A-15	1	3	134	856	882			1,872
Unit A-16	1	3	134	856	882			1,872
Unit A-17	1	3	134	856	882			1,872
Unit A-18	1	3	134	856	882			1,872
Unit A-19	1	3	134	856	882			1,872
Unit A-20	1	3	134	856	882			1,872
Unit A-21	1	3	134	856	882			1,872
Unit A-22	1	3	134	856	882			1,872
Unit A-23	1	3	134	856	882			1,872
Unit A-24	1	3	134	856	882			1,872
Unit A-25	1	3	134	856	882			1,872
Unit A-26	1	3	134	856	882			1,872
Unit A-27	1	3	134	856	882			1,872
Unit A-28	1	3	134	856	882			1,872
Unit A-29	1	3	134	856	882			1,872
Unit A-30	1	3	134	856	882			1,872
Unit A-31	1	3	134	856	882			1,872
Unit A-32	1	3	134	856	882			1,872
Unit A-33	1	3	134	856	882			1,872
Unit A-34	1	3	134	856	882			1,872
Unit A-35	1	3	134	856	882			1,872
Unit A-36	1	3	134	856	882			1,872
Unit A-37	1	3	134	856	882			1,872
Unit A-38	1	3	134	856	882			1,872
Unit A-39	1	3	134	856	882			1,872
Unit A-40	1	3	134	856	882			1,872
Unit A-41	1	3	134	856	882			1,872
Unit A-42	1	3	134	856	882			1,872
Unit A-43	1	3	134	856	882			1,872
Unit A-44	1	3	134	856	882			1,872
Unit A-45	1	3	134	856	882			1,872
Unit A-46	1	3	134	856	882			1,872
Unit A-47	1	3	134	856	882			1,872
Unit A-48	1	3	134	856	882			1,872
Unit A-49	1	3	134	856	882			1,872
Unit A-50	1	3	134	856	882			1,872
Unit A-51	1	3	134	856	882			1,872
Unit A-52	1	3	134	856	882			1,872
Unit A-53	1	3	134	856	882			1,872
Unit A-54	1	3	134	856	882			1,872
Unit A-55	1	3	134	856	882			1,872
Unit A-56	1	3	134	856	882			1,872
Unit A-57	1	3	134	856	882			1,872
Unit A-58	1	3	134	856	882			1,872
Unit A-59	1	3	134	856	882			1,872
Unit A-60	1	3	134	856	882			1,872
Unit A-61	1	3	134	856	882			1,872
Unit A-62	1	3	134	856	882			1,872
Unit A-63	1	3	134	856	882			1,872
Unit A-64	1	3	134	856	882			1,872
Unit A-65	1	3	134	856	882			1,872
Unit A-66	1	3	134	856	882			1,872
Unit A-67	1	3	134	856	882			1,872
Unit A-68	1	3	134	856	882			1,872
Unit A-69	1	3	134	856	882			1,872
Unit A-70	1	3	134	856	882			1,872
Unit A-71	1	3	134	856	882			1,872
Unit A-72	1	3	134	856	882			1,872
Unit A-73	1	3	134	856	882			1,872
Unit A-74	1	3	134	856	882			1,872
Unit A-75	1	3	134	856	882			1,872
Unit A-76	1	3	134	856	882			1,872
Unit A-77	1	3	134	856	882			1,872
Unit A-78	1	3	134	856	882			1,872
Unit A-79	1	3	134	856	882			1,872
Unit A-80	1	3	134	856	882			1,872
Unit A-81	1	3	134	856	882			1,872
Unit A-82	1	3	134	856	882			1,872
Unit A-83	1	3	134	856	882			1,872
Unit A-84	1	3	134	856	882			1,872
Unit A-85	1	3	134	856	882			1,872
Unit A-86	1	3	134	856	882			1,872
Unit A-87	1	3	134	856	882			1,872
Unit A-88	1	3	134	856	882			1,872
Unit A-89	1	3	134	856	882			1,872
Unit A-90	1	3	134	856	882			1,872
Unit A-91	1	3	134	856	882			1,872
Unit A-92	1	3	134	856	882			1,872
Unit A-93	1	3	134	856	882			1,872
Unit A-94	1	3	134	856	882			1,872
Unit A-95	1	3	134	856	882			1,872
Unit A-96	1	3	134	856	882			1,872
Unit A-97	1	3	134	856	882			1,872
Unit A-98	1	3	134	856	882			1,872
Unit A-99	1	3	134	856	882			1,872
Unit A-100	1	3	134	856	882			1,872
Unit A-101	1	3	134	856	882			1,872
Unit A-102	1	3	134	856	882			1,872
Unit A-103	1	3	134	856	882			1,872
Unit A-104	1	3	134	856	882			1,872
Unit A-105	1	3	134	856	882			1,872
Unit A-106	1	3	134	856	882			1,872
Unit A-107	1	3	134	856	882			1,872
Unit A-108	1	3	134	856	882			1,872
Unit A-109	1	3	134	856	882			1,872
Unit A-110	1	3	134	856	882			1,872
Unit A-111	1	3	134	856	882			1,872
Unit A-112	1	3	134	856	882			1,872
Unit A-113	1	3	134	856	882			1,872
Unit A-114	1	3	134	856	882			1,872
Unit A-115	1	3	134	856	882			1,872
Unit A-116	1	3	134	856	882			1,872
Unit A-117	1	3	134	856	882			1,872
Unit A-118	1	3	134	856	882			1,872
Unit A-119	1	3	134	856	882			1,872
Unit A-120	1	3	134	856	882			1,872
Unit A-121	1	3	134	856	882			1,872
Unit A-122	1	3	134	856	882			1,872
Unit A-123	1	3	134	856	882			1,872
Unit A-124	1	3	134	856	882			1,872
Unit A-125	1	3	134	856	882			1,872
Unit A-126	1	3	134	856	882			1,872
Unit A-127	1	3	134	856	882			1,872
Unit A-128	1	3	134	856	882			1,872
Unit A-129	1	3	134	856	882			1,872
Unit A-130	1	3	134	856	882			1,872
Unit A-131	1	3	134	856	882			1,872
Unit A-132	1	3	134	856	882			1,872
Unit A-133	1	3	134	856	882			1,872
Unit A-134	1	3	134	856	882			1,872
Unit A-135	1	3	134	856	882			1,872
Unit A-136	1	3	134	856	882			1,872
Unit A-137	1	3	134	856	882			1,872
Unit A-138	1	3	134	856	882			1,872
Unit A-139	1	3	134	856	882			1,872
Unit A-140	1	3	134	856	882			1,872
Unit A-141	1	3	134	856	882			1,872
Unit A-142	1	3	134	856	882			1,872
Unit A-143	1	3	134	856	882			1,872
Unit A-144	1	3	134	856	882			1,872
Unit A-145	1	3	134	856	882			1,872
Unit A-146	1	3	134	856	882			1,872
Unit A-147	1	3	134	856	882			1,872
Unit A-148	1	3	134	856	882			1,872
Unit A-149	1	3	134	856	882			1,872
Unit A-150	1	3	134	856	882			1,872
Unit A-151	1	3	134	856	882			1,872
Unit A-152	1	3	134	856	882			1,872
Unit A-153	1	3	134	856	882			1,872
Unit A-154	1	3	134	856	882			1,872
Unit A-155	1	3	134	856	882			1,872
Unit A-156	1	3	134	856	882			1,872
Unit A-157	1	3	134	856	882			1,872
Unit A-158	1	3	134	856	882			1,872
Unit A-159	1	3	134	856	882			1,872
Unit A-160	1	3	134	856	882			1,872
Unit A-161	1	3	134	856	882			1,872
Unit A-162	1	3	134	856	882			1,872
Unit A-163	1	3	134	856	882			1,872
Unit A-164	1	3	134	856	882			1,872
Unit A-165	1	3	134	856	882			1,872
Unit A-166	1	3	134	856	882			1,872
Unit A-167	1	3	134	856	882			1,872
Unit A-168	1	3	134	856	882			1,872
Unit A-169	1	3	134	856	882			1,872
Unit A-170	1	3	134	856	882			1,872
Unit A-171	1	3	134	856	882			1,872
Unit A-172	1	3	134	856	882			1,872
Unit A-173	1	3	134	856	882			1,872
Unit A-174	1	3	134	856	882			1,872
Unit A-175	1	3	134	856	882			1,872
Unit A-176	1	3	134	856	882			1,872
Unit A-177	1	3	134	856	882			1,872
Unit A-178	1	3	134	856	882			1,872
Unit A-179	1	3	134	856	882			1,872
Unit A-180	1	3						

Unit	Number of Units	No. of Bedrooms	0	1	2	3	4	5	Totals
Block A (Lower Road)									
Unit A1	1	3	134	856	882				1,872
Garage			530	277					530
Fatio									277
Unit A2	3	3	134	856	882				1,872
Garage			530	277					530
Fatio									277
Block B (Upper Road)									
Unit B1	1	3	119	582	821	800			2,322
Bonus Room			472						472
Garage									442
Fatio									232
Unit B2	2	3	52	98	442				692
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit C	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit D	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit E	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit F	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit G	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit H	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit I	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit J	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit K	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit L	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit M	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit N	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit O	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit P	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit Q	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit R	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit S	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit T	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit U	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit V	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit W	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit X	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit Y	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit Z	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AA	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AB	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AC	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AD	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AE	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AF	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AG	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AH	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AI	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AJ	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AK	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AL	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AM	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AN	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AO	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AP	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AQ	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AR	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AS	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442
Unit AT	1	3	52	98	442				592
Bonus Room			114	554	788	880			2,336
Garage			444						444
Fatio									442

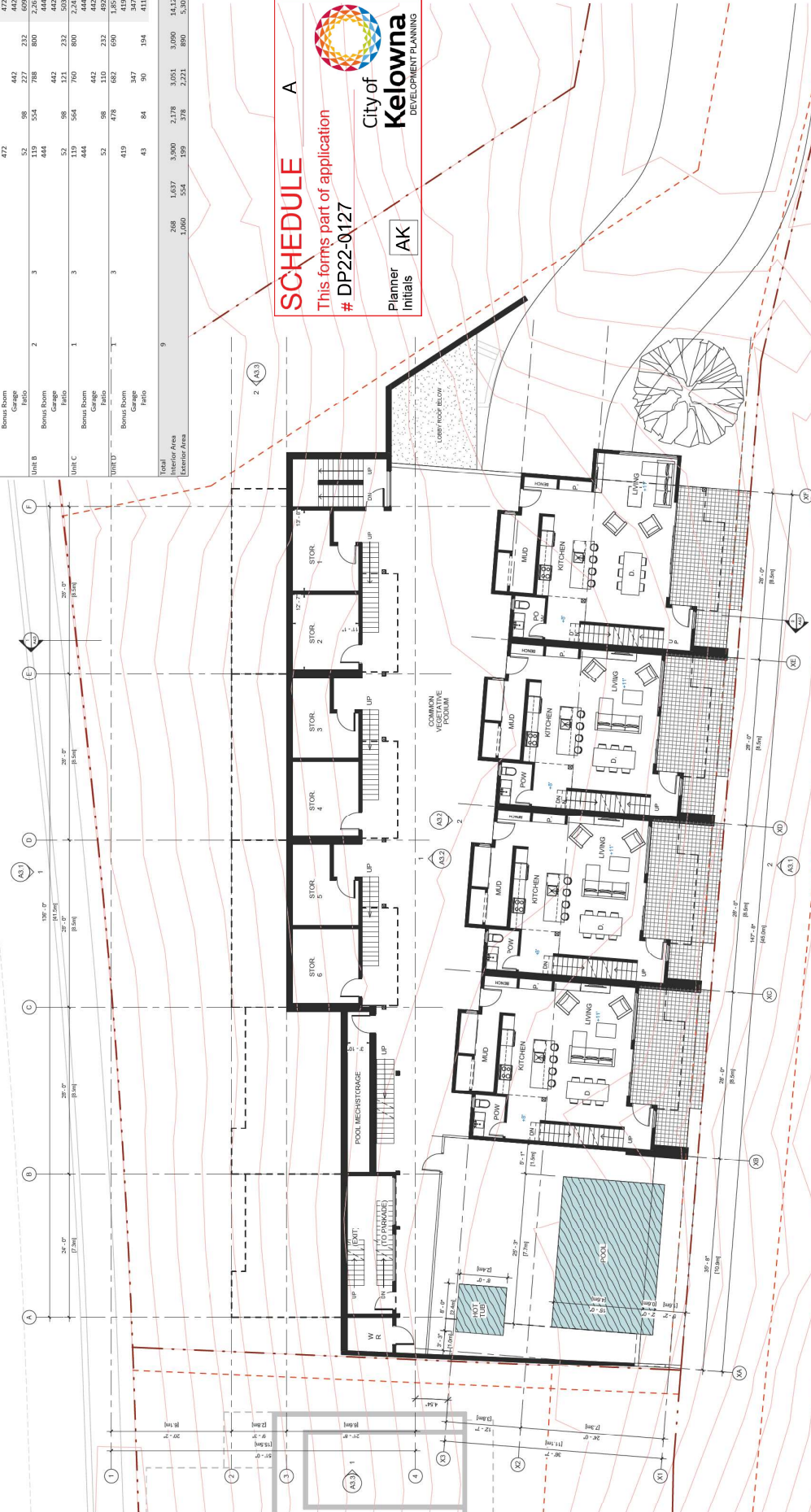
SCHEDULE A

This forms part of application
DP22-0127



City of **Kelowna**
DEVELOPMENT PLANNING

Planner Initials	AK
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Kelowna



1	22.08.22	ISSUED FOR DP
2	22.08.22	ISSUED FOR DP
3	22.08.22	ISSUED FOR DP
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LAQUILA
RESIDENTIAL DEVELOPMENT
LOT 3, MCINLEY BEACH, KELWONA BC

Sheet Title
FLOOR PLAN LEVEL 3

Job Number	21-130
Est	220510
Scale	1/8" = 1'-0"
Revision	0
Drawing Number	0

A2.3

Unit	Number of Units	No. of Bedrooms	0	1	2	3	4	5	Totals
Block A (Lower Road)									
Unit XA	1	3	134	856	882				1,872
Garage			530						530
Fatio			277						277
Unit XB	3	3	134	781	882				2,777
Garage			530						1,590
Fatio			277						277
Block A (Upper Road)									
Unit YA	1	3	119	582	821	800			2,322
Bonus Room			472						472
Garage			52						442
Fatio			52	48					232
Unit YB	2	3	119	554	780	800			2,263
Bonus Room			444						444
Garage			52						442
Fatio			52	98	121	232			503
Unit YC	1	3	119	554	780	800			2,263
Bonus Room			444						444
Garage			52						442
Fatio			52	98	110	232			492
Unit YD	1	3	419	478	682	680			1,659
Bonus Room			419						419
Garage			43	84	90	194			347
Fatio									411
Total	9		268	1,837	3,000	2,178	3,051	3,090	14,124
Interior Area			1,060	554	199	378	2,221	890	5,302
Exterior Area									



SCHEDULE A
This forms part of application
DP22-0127

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **AK**

1 FLOOR PLAN LEVEL 3
1/8" = 1'-0"

NOT FOR CONSTRUCTION

SCHEDULE

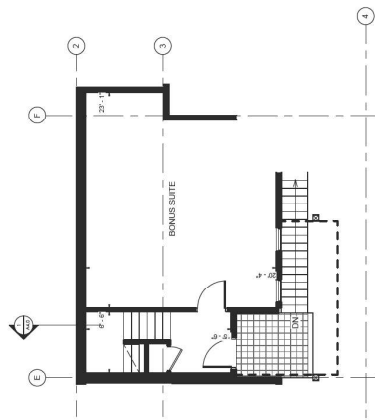
A

This forms part of application
DP22-0127

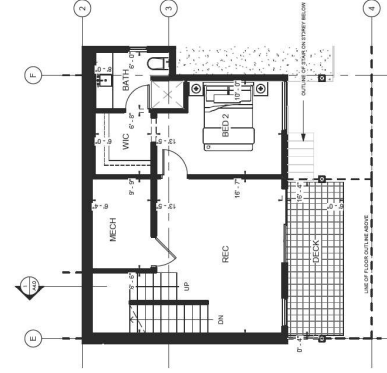


City of
Kelowna
DEVELOPMENT PLANNING

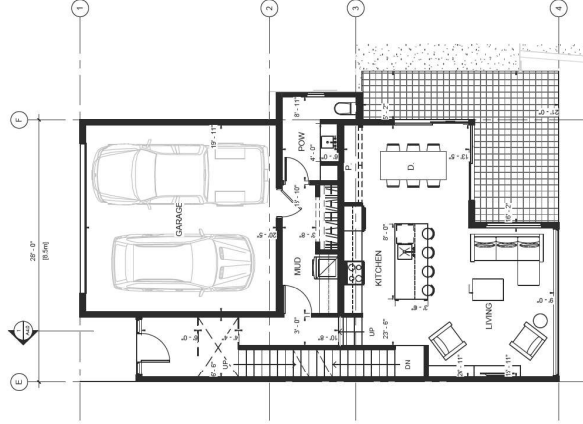
Planner
Initials **AK**



① UNIT A - LEVEL 2
1:75



② UNIT A - LEVEL 3
1:75

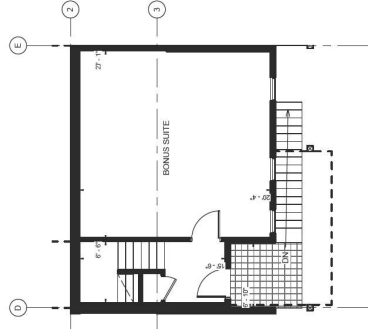


③ UNIT A - LEVEL 4
1:75

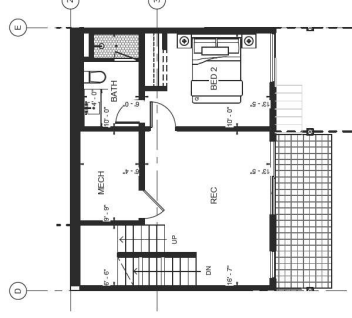


④ UNIT A - LEVEL 5
1:75

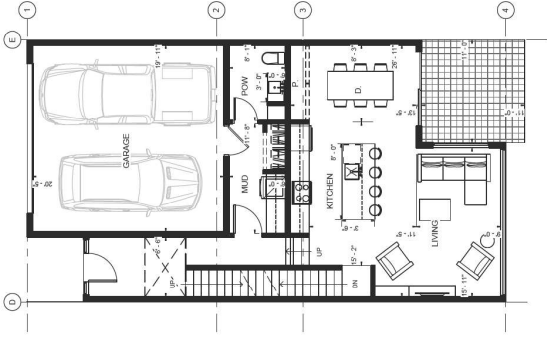
Unit	Number of Units	No. of Bedrooms	Awards per floor (SF)					Totals
			0	1	2	3	4	5
Block B (Upper Road)								
Unit A	1	3			119	582	821	800
Lock-off					472			2,372
Garage							442	472
Unit B	2	3			52	98	232	442
Lock-off					444	554	788	2,372
Garage							442	609
Unit C	1	1			52	97	121	232
Lock-off								444
Garage								505



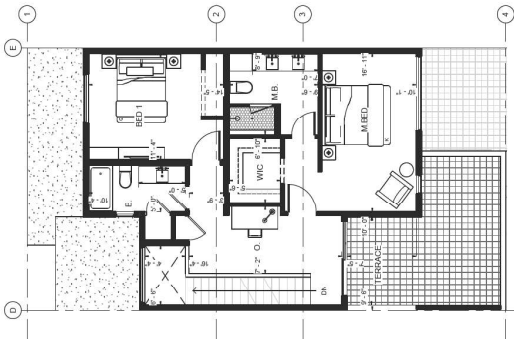
⑤ UNIT B - LEVEL 2
1:75



⑥ UNIT B - LEVEL 3
1:75



⑦ UNIT B - LEVEL 4
1:75



⑧ UNIT B - LEVEL 5
1:75



ISSUED FOR DEVELOPMENT PERMIT
This drawing is not to be used for any other purpose than the one for which it was prepared. It is the responsibility of the user to ensure that the drawing is used in accordance with the conditions of the permit.

Client:
Consultant:

Project:
Location:

Scale:
North Arrow:

Job Number:
Date:

Project:
Location:

Scale:
North Arrow:

Job Number:
Date:

Project:
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North Arrow:

Job Number:
Date:

Project:
Location:

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North Arrow:

NOT FOR CONSTRUCTION

A2.7

SCHEDULE

A

This forms part of application
DP22-0127



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **AK**

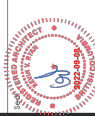


ISSUED FOR
DEVELOPMENT
PERMIT

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Client

Consultant



NOT DATE 1 DESCRIPTION

Project

LAQUILA

RESIDENTIAL

DEVELOPMENT

LOT 3, MCINLEY BEACH,

KELOWNA, BC

Sheet Title

ENLARGED PLAN -

UNIT C & D

Job Number

21139

Est

220510

Scale

1:75

Revision

0

Drawing Number

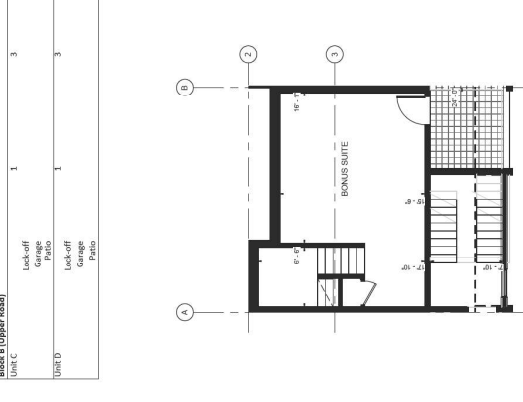
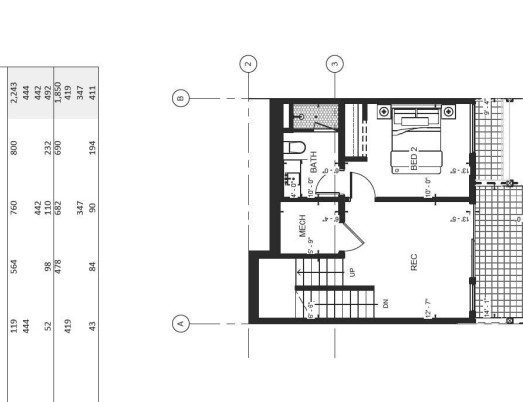
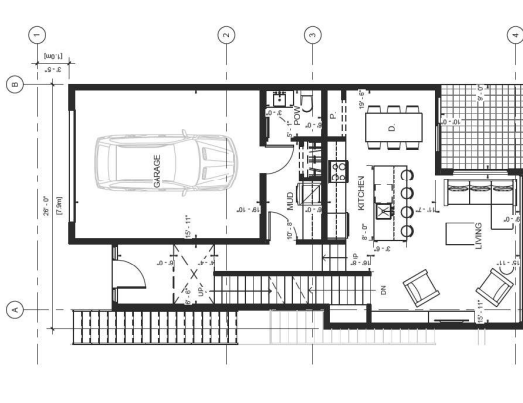
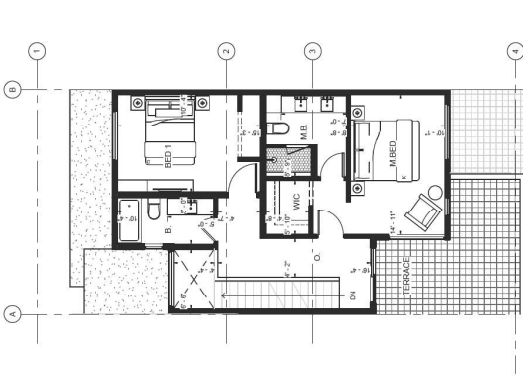
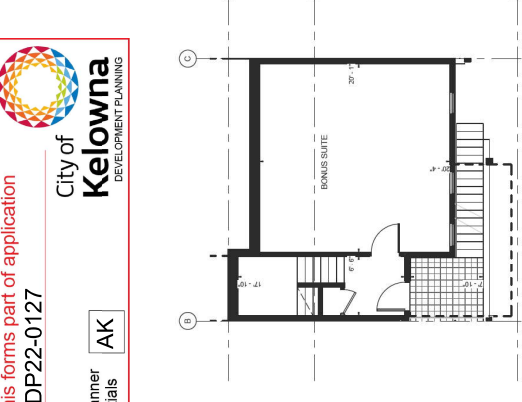
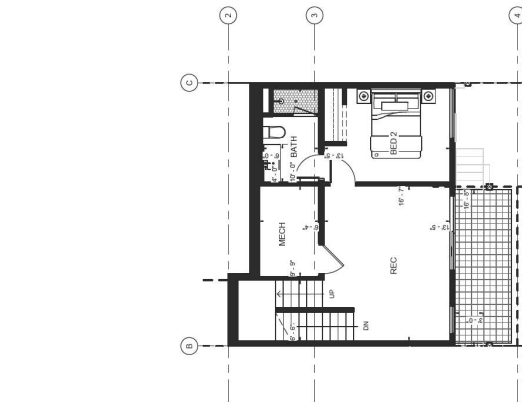
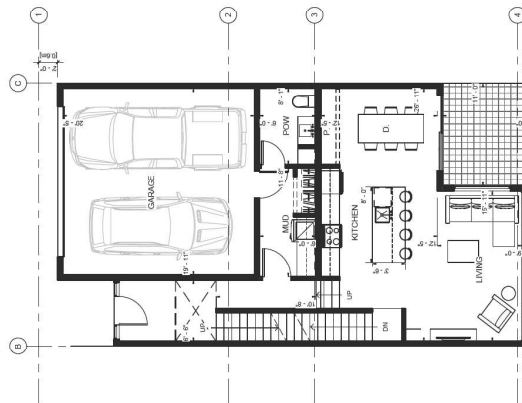
UNIT C - LEVEL 5
1:75

UNIT D - LEVEL 4
1:75

UNIT C - LEVEL 3
1:75

UNIT D - LEVEL 2
1:75

UNIT D - LEVEL 5
1:75



Unit	Number of Units	No. of Bedrooms	Area per Floor (sq ft)	Totals
Block B (Upper Level)				
UNIT C	1	3	564	800
Lock-off			444	2,243
Garage			52	443
Patio			52	492
UNIT D	1	3	419	232
Lock-off			476	682
Garage			43	690
Patio			84	347
			90	194
				411

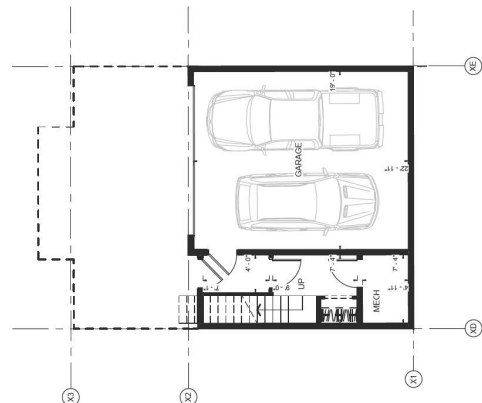
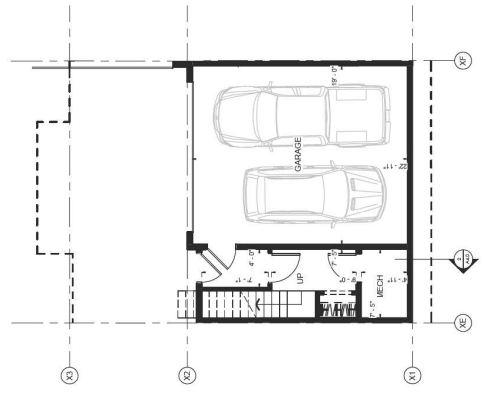
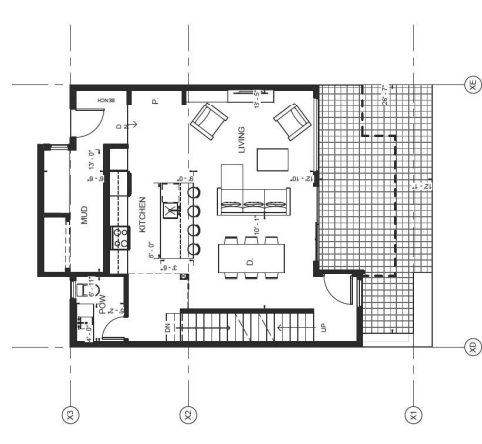
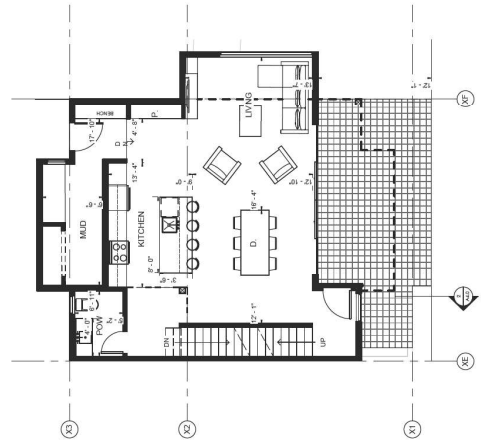
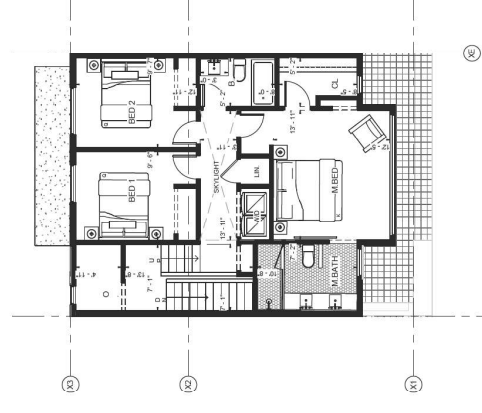
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SCHEDULE _____ A
This forms part of application
DP22-0127

City of Kelowna
Kelowna
DEVELOPMENT PLANNING

Planner Initials **AK**



① UNIT YA - LEVEL 0 1, 75			② UNIT XA - LEVEL 1 1, 75						
Unit	Number of Units	No. of Bedrooms	0	1	2	3	4	5	Totals
Block A (Lower Reef)									
Unit YA	1	3	134	856	882				1,872
Garage			530						530
Patio				277					277
Unit XB	3	3	134	781	882				1,997
Garage			530						530
Patio				277					277

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NOTES:

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1 PRE-FINISHED METAL CORRUGATED SIDING (HORIZONTAL)
COLOUR: CHAMPAGNE METALLIC PVD
MANUFACTURER: CASCADIA METALS

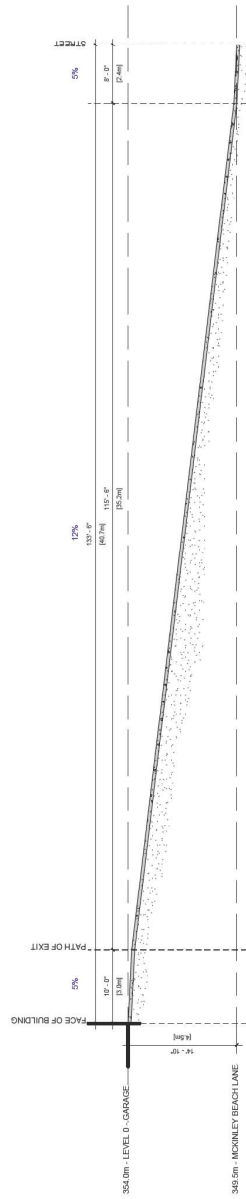
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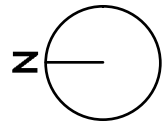


City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: **AK**

Planner Initials
AK



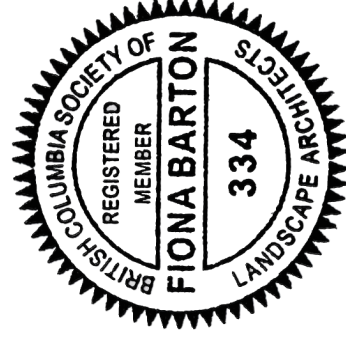


PROJECT TITLE
**LAQUILA LUXURY
STACKED TOWNHOMES**
Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION	
1	22.04.20 Review
2	22.09.23 Review
3	
4	
5	

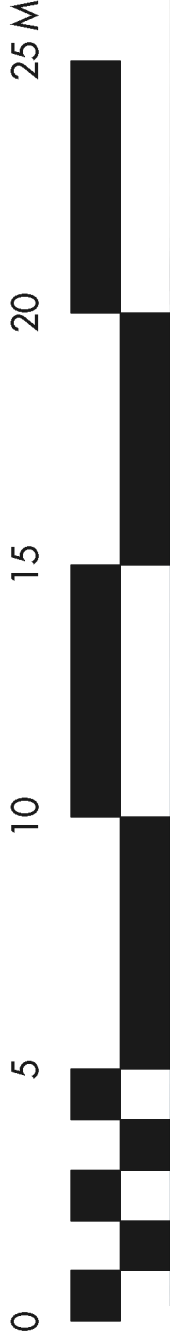
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DRAWING NUMBER

L1/2

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ARROWROOT DRIVE

BUILDING

BUILDING

MCKINLEY
BEACH
LANE

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
PINUS PONDEROSA	PONDEROSA PINE	1	2.5m HT.
SHRUBS			
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	19	#02 CONT. / 1.2m O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	12	#02 CONT. / 1.5m O.C. SPACING
SHRAEA 'SNOWWHITE'	SNOWWHITE SHREA	27	#02 CONT. / 1.0m O.C. SPACING
STRINGA VULGARIS 'PRESIDENT GREY'	PRESIDENT GREY IVY	4	#10 CONT. / AS SHOWN
PERENNIALS AND ORNAMENTAL GRASSES			
ASTILE AUREA 'SUNBELT PASTELS'	SUMMER PASTELS YARROW	19	#01 CONT. / 0.6m O.C. SPACING
ASTILE AUREA 'DEUTCHLAND'	EARLY WHITE ASTIRE	19	#01 CONT. / 0.6m O.C. SPACING
CALAMAGROSIS ACUTEFLOA 'KARI FOERSTER'	FOERSTER'S FEATHER REED GRASS	7	#01 CONT. / 1.0m O.C. SPACING
COREOPSIS GRANDIFLOA 'BABY SUN'	BABY SUN COREOPSIS	19	#01 CONT. / 0.6m O.C. SPACING
HAONECHEIOA MACRA 'AUREOLA'	VAREGATE JAPANESE FOREST GRASS	19	#01 CONT. / 0.6m O.C. SPACING
HOSTA 'FRANS HALS'	FRANS HALS HOSTA	7	#01 CONT. / 1.0m O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	19	#01 CONT. / 0.6m O.C. SPACING
VERONICA SPICATA 'ROYAL CANDLES'	ROYAL CANDLES SPEEDWELL	34	#01 CONT. / 0.45m O.C. SPACING
GROUND COVERS AND VINES			
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	12	#01 CONT. / 1.5m O.C. SPACING
SEDUM FLORIFERUM 'WEHENSTERNHANER'	GOLD STONECROP	25	#01 CONT. / 0.45m O.C. SPACING
SEDUM REFLEXUM 'BLUE LAGOON'	BLUE LAGOON STONECROP	25	#01 CONT. / 0.45m O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	25	#01 CONT. / 0.45m O.C. SPACING

SCHEDULE C

This forms part of application
DP22-0127



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials
AK

LANDSCAPE NOTES

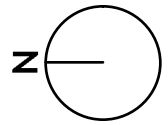
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.I.A. STANDARDS.
2. ALL NATURALIZED AREAS ARE TO BE WATERED FOR ESTABLISHMENT. ALL ORNAMENTAL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB LOCATIONS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
3. TREE AND SHRUB LOCATIONS TO RECEIVE A MINIMUM 75mm WOOD MULCH. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
6. 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.

HYDROSEEDING DRYLAND SEED AREAS:	
BY WEIGHT	BY SPECIES
41%	23%
25%	20%
15%	19%
10%	7%
5%	13%
4%	18%

WILDFLOWER SEED MIXTURE	
BY WEIGHT	
30%	
30%	
35%	
5%	

HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)	
NATIVE SEED	125KG/HECTARE
WILDFLOWER SEED MIXTURE	1KG/HECTARE
FERTILIZER 18-18-18-2, 50% SULPHUR COATED UREA	300KG/HECTARE
MULCH CANFOR ECOFIBRE PLUS TAC GUAR	2,800KG/HECTARE
	3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND, SEED AREA, AND EXPOSED VEGETATED RETAINING WALLS AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.1



PROJECT TITLE

LAQUILA LUXURY
STACKED TOWNHOMES

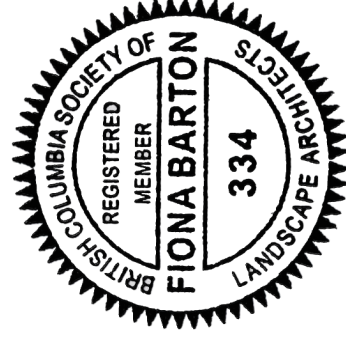
Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/
IRRIGATION PLAN

ISSUED FOR / REVISION	
1	22.04.20 Review
2	22.09.23 Review
3	
4	
5	

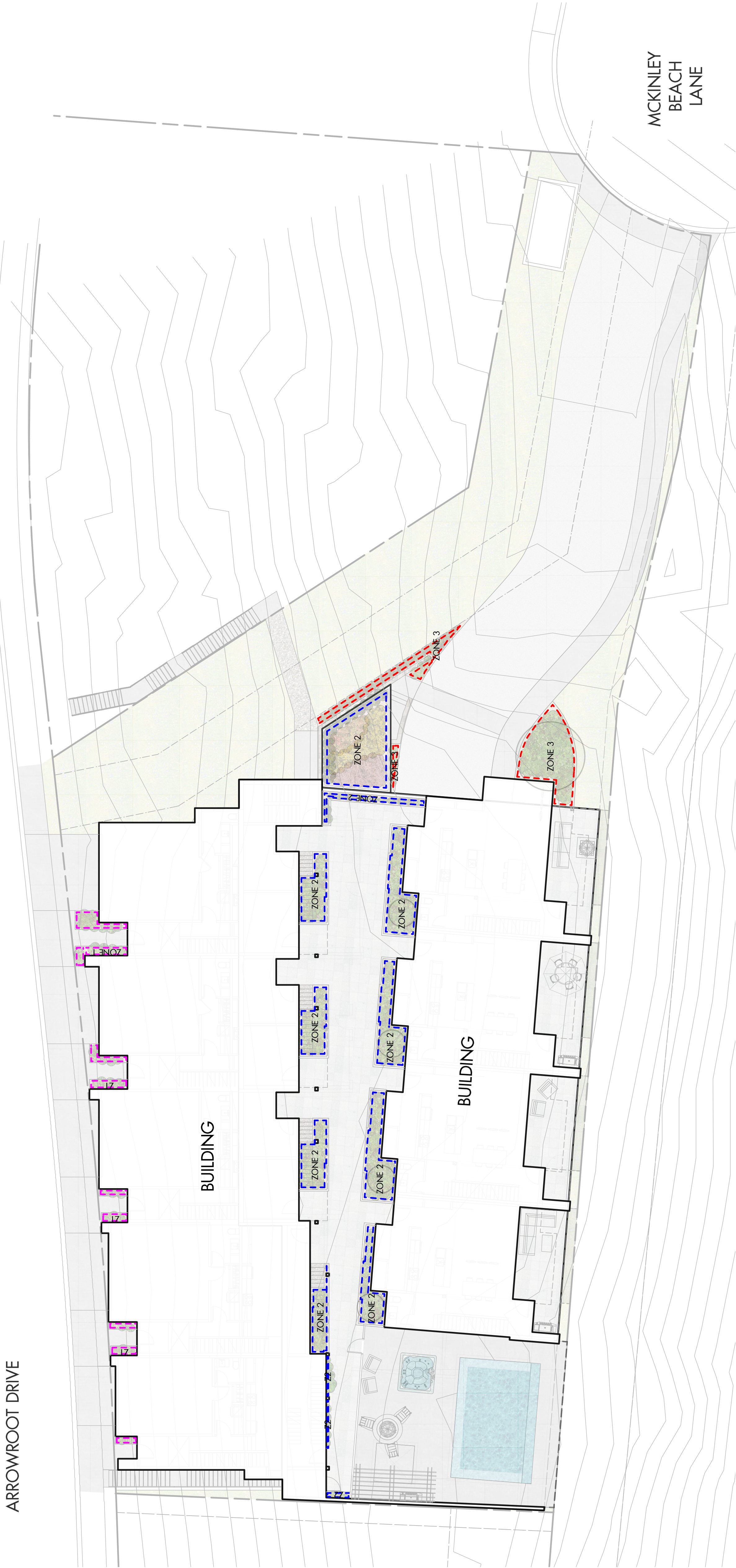
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DRAWING NUMBER

L2/2

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SCHEDULE

C

This forms part of application

DP22-0127

Planner Initials

AK

City of Kelowna

DEVELOPMENT PLANNING

IRRIGATION LEGEND

- ZONE #1 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 13 sq.m
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 4 cu.m.
- ZONE #2 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 27 sq.m
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #3 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 27 sq.m
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 9 cu.m.

IRRIGATION NOTES

- 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).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- 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.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL BE AN ANNUAL VALUE OF 77% FOR THE CITY OF KELOWNA (JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION AND FEATURES.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- 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 (WB) = 352 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 76 cu.m. / year
WATER BALANCE = 276 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES**Planner Initials **AK**

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 & 5 is highly complying)</i>	N/A	1	2	3	4	5
CHAPTER 3.0: TOWNHOUSES & INFILL						
3.1 Townhouse Guidelines						
3.1.1 Relationship to the Street						
Townhouse built form is addressing the street frontage and front doors are directly accessible from a public walkway.					X	
Corner Sites: built form is addressing both street frontages and front doors are directly accessible from a public walkway.						X
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.					X	
Blank façades (without window openings) proposed along the street frontages.					X	
Prominent entrance features for the main front doors such as stoops, porches, recessed entries, and canopies are provided.						X
Appropriate transition between public and private realm is being achieved by changes in grade, decorative railings, and planters.						X
3.1.2 Scale and Massing						
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)						X
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.						X
Townhouse block is comprising of maximum 6 units.						X
3.1.3 Site Planning						
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).					X	
Townhouse development is a gated or walled community (such communities are discouraged)						X
Proposed townhouse development has a communal amenity building.					X	
Proposed pedestrian connections are framed with entrances and window openings to provide active edges.					X	



RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)		1	2	3	4	5
Planner Initials: AK						
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).					X	
Internal pedestrian and vehicular circulation patterns are integrated and connected to existing and planned public street network.					X	
Minimum building separation of 10-12m is provided to accommodate sunlight, reduce overlook between buildings and neighbouring properties.			X			
Building projections such as balconies are not provided within the setback areas, streets, and amenity areas of the proposed development.						X
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.		X				
3.1.4 Open Spaces						
Townhouse units are designed to have easy access to useable private or semi-private outdoor amenity space.					X	
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.						X
Rear yard with undeveloped frontages along streets and open spaces should be avoided.					X	
Design of private outdoor amenity spaces is having access to sunlight.						X
Design of private outdoor amenity spaces is having a railing or fencing to increase privacy.					X	
Design of private outdoor amenity spaces is having landscaped areas to soften the interface with the street or open spaces.					X	
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.					X	
Roof patios are provided with parapets with railings and minimize direct sight lines into nearby units.		X				
Roof patios have access away from primary facades.		X				
Balconies are designed to inset or partially inset and offer privacy, shelter, reducing building bulk and minimize shadowing impact.						X
Minimum of 10% of total site areas is allocated to common outdoor amenity area.					X	
Outdoor amenity area provides landscaping, seating, play space and other elements that encourage gathering or recreation.					X	
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).					X	



RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)		2	3	4	5
Planner Initials AK					
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.				X	
Internal road network of townhouse development is serving as additional shared space and is provided with high-quality pavement materials (example: permeable pavers).		X			
Useable spaces within the open space areas (for sitting, gathering, and playing) are provided.				X	
3.1.5 Site Servicing, Access, and Parking					
Landscaping is provided to frame building entrances, soften edges, screen parking garages and to break up long facades.				X	
Site Servicing: Waste collection systems such as, Molok bins are located away from any public views.				X	
Parking					
Townhouses facing public streets are provided with a rear-access garage or integrated tuck under parking.				X	
If applicable, centralized parking areas that eliminate the need to integrate parking into individual units are provided.				X	
For townhouses facing strata roads, front garages and driveway parking are acceptable. Front garages are architecturally integrated into the building and main building entrances are provided with weather protection.					X
Garage doors are appropriately recessed and designed to limit the visual impact.				X	
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).					X
Access					
Internal circulation of vehicles is providing necessary turning radii and a safe access and egress.				X	
Large townhouse developments with internal circulation pattern are provided with a minimum of two access/egress points within the site.		X			
Access points are located to minimize the impact of headlights on building interiors.					X
Internal vehicular circulation, including pedestrian and open space networks are integrated and connected to the existing and planned street and open space network.				X	
3.1.6 Building Articulation, Features, and Materials					
Façade is designed and articulated to reflect positive attributes of the neighbourhood character.					X

This forms part of application



RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)		# DP22-0127	N/A	1	2	3	4	5
Strategy to articulate façade: Recessing or projecting of architectural features to highlight the identity of individual units.	Planner Initials	AK						X
Strategy to articulate façade: main entrance and rooflines features, and other architectural elements have been incorporated in the design.								X
Infill townhouses are designed to incorporate design elements, proportions and other characteristics found within the neighbourhood.							X	
Infill townhouses are provided with durable, quality materials similar or contemporary to those found within the neighbourhood.							X	
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"> • Off setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns; • Use of clearstory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 								X
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.			X					