ATTACHMENT A
This forms part of application
DP21-0179
Planner Initials MT
City of Kelowna COMMUNITY PLANNING

Development Permit

DP21-0179

City of Kelowna

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

1055 Frost Road

and legally known as

Lot 1 District Lot 579 SDYD Plan EPP74481

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

Apartment Housing

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

Date of Council Approval:	**May 15, 2023**
Development Permit Area:	Form & Character
Existing Zone:	MF3 – Apartment Housing
Future Land Use Designation:	VC – Village Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

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:	Highstreet Canyon Falls Apartments Ltd., Inc. No. BC1311111
Applicant:	Highstreet Ventures Inc.

_____

Terry Barton
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

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

THAT Council authorizes the issuance of Development Permit No. DP21-0179 for Lot 1 District Lot 579 SDYD Plan EPP74481 located at 1055 Frost Road, Kelowna, BC, subject to the following:

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";

d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect.

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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$2,154,327.96**

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 <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

SCHEDULE **A**

This forms part of application

DP21-0179

City of **Kelowna** COMMUNITY PLANNING

Planner Initials MT

1 OVERALL SITE PLAN
1 : 600

LEGEND KEY

- RETAINING WALL
- OVERHEAD POWER
- PROPERTY LINE
- BUILDING SETBACK FROM PROPERTY LINE
- PROPOSED SUBDIVISION
- PROPOSED GRADE XXX.XX
- EXISTING GRADE XXX.XX
- FUTURE PHASE
- FIRE HYDRANT
- STREET LIGHT
- ACCESSIBLE PARKING
- VISITOR PARKING V
- CATCH BASIN
- MAN HOLES
- STOP SIGN S
- NO PARKING N

BUILDING AREAS

NW Building	Ground Floor	349 sq.m	**SW Building**	Ground Floor	321 sq.m
	Main Floor	2123 sq.m		Main Floor	1692sq.m
	2nd Floor	1938 sq.m		2nd Floor	1692 sq.m
	3rd Floor	1938 sq.m		3rd Floor	1692 sq.m
	4th Floor	1932 sq.m		4th Floor	1692 sq.m
	Total	**8280 sq.m**		**Total**	**7089 sq.m**
NE Building	Ground Floor	360 sq.m	**SE Building**	Ground Floor	283 sq.m
	Main Floor	2123 sq.m		Main Floor	1487 sq.m
	2nd Floor	1938 sq.m		2nd Floor	1487 sq.m
	3rd Floor	1938 sq.m		3rd Floor	1487 sq.m
	4th Floor	1932 sq.m		4th Floor	1487 sq.m
	Total	**8291 sq.m**		**Total**	**6231 sq.m**
	FA =	**16571m²**	**Comm. Bld.**	Main Floor	450 sq.m
		1.657ha		**Total**	**450 sq.m**
				FA =	**13770m²**
					1.377ha

Project Data (Site A)

Legal Description:	Lot 1 District Lot 579 Simikameen Division Yale District Plan EPP74481
Site Area 1:	**1.484 ha**
Site Area 2:	**1.701 ha**
Zoning:	Multi-Dwelling Zone (MF3)
Address:	1055 Frost Road, Kelowna, BC
Maximum Site Coverage: Site 1	**0.96 ha** (65% of Parcel Area)
Proposed Site Coverage: Site 1	**0.48 ha** (32.4% of Parcel Area)
Maximum Site Coverage: Site 2	**1.1 ha** (65% of Parcel Area)
Proposed Site Coverage: Site 2	**0.36 ha** (21.6% of Parcel Area)
Total Non-Permeable Area:	1.2 ha (37.7% of combined Site 1 & Site 2)
Total Permeable Area:	2.4 ha (75.4% of combined Site 1 & Site 2)
Density Permitted:	FAR of (1.3)
Density Proposed Site 1:	1.656 ha of floor area / 1.48 ha site = FAR (1.1)
Density Proposed Site 2:	1.377 ha of floor area / 1.70 ha site = FAR (0.80)
Height - Permitted:	The lesser of 22.0 m to a max 6 - Storeys
Height - Proposed:	All buildings are the lesser of 22.0m max and 5 - Storeys
Front Yard Setback:	3.0m
Rear Yard Setback:	4.5m
Side Yard Setback:	3.0m

Dwelling Unit Type Counts

Building NW / NE (Lot 1)	# Of 2 Bedrooms + Den	= 26
	# Of 2 Bedrooms	= 90
	# Of 1 Bedrooms	= 28
	# Of 1 Bed Bachelor	= 16
	Total	**= 160**
Building SW / SE (Lot 2)	# Of 2 Bedrooms + Den	= 21
	# Of 2 Bedrooms	= 75
	# Of 1 Bedrooms	= 24
	# Of 1 Bed Bachelor	= 16
	Total	**= 136**

Parking Requirements

Min. Parking Required (NW / NE):			
	2 Bedroom + Den	x 1.5	= 39 Parking Stalls
	2 Bedroom	x 1.5	= 135 Parking Stalls
	1 Bedroom	x 1.25	= 35 Parking Stalls
	Bachelor	x 1.0	= 16 Parking Stalls
	Visitor	162 x 0.14	= 22 Parking Stalls
	Total		**= 247 Parking Stalls**
Max. Parking Required (NW / NE):			
	2 Bedroom + Den	x 2.0	= 52 Parking Stalls
	2 Bedroom	x 2.0	= 180 Parking Stalls
	1 Bedroom	x 1.6	= 45 Parking Stalls
	Bachelor	x 1.25	= 20 Parking Stalls
	Visitor	160 x 0.2	= 32 Parking Stalls
	Total		**= 329 Parking Stalls**
Parking Provided: NW / NE: (Lot 1)	Resident Parking		= 219 Parking Stalls
	Visitor Parking		= 23 Parking Stalls
	Barrier Free		= 4 Parking Stalls
	Total		**= 247 Parking Stalls**
Long-Term Bike Parking Required (NW / NE):			
	0.5 / 1 / 2 Bedroom	x 0.75	= 120 Stalls
	Total		**= 60 Stalls Per Building**
Bike Parking Provided (NW / NE): (dimensions as outlined in Table 8.5.1 Minimum Dimensions for Bicyle Parking)			
	Long Term Bike Parking (1.8m x 0.6m)		= 120 Stalls
	Short Term Bike 6 per entrance		= 6 Stalls
	Total		**= 126 Stalls**
Min. Parking Required (SW / SE):			
	2 Bedroom + Den	x 1.5	= 32 Parking Stalls
	2 Bedroom	x 1.5	= 113 Parking Stalls
	1 Bedroom	x 1.25	= 30 Parking Stalls
	Bachelor	x 1.0	= 16 Parking Stalls
	Visitor	136 x 0.14	= 19 Parking Stalls
	Total		**= 210 Parking Stalls**
Max. Parking Required (SW / SE):			
	2 Bedroom + Den	x 2.0	= 42 Parking Stalls
	2 Bedroom	x 2.0	= 150 Parking Stalls
	1 Bedroom	x 1.6	= 38 Parking Stalls
	Bachelor	x 1.25	= 16 Parking Stalls
	Visitor	136 x 0.2	= 27 Parking Stalls
	Total		**= 273 Parking Stalls**
Parking Provided (SW / SE): (Lot 2)	Resident Parking		= 194 Parking Stalls
	Visitor Parking		= 19 Parking Stalls
	Barrier Free		= 5 Parking Stalls
	Total		**= 218 Parking Stalls**
Long-Term Bike Parking Required (SW):			
	0.5 / 1 / 2 Bedroom	x 0.75	= 54 Stalls
	Total		**= 54 Stalls**
Long-Term Bike Parking Required (SE):			
	0.5 / 1 / 2 Bedroom	x 0.75	= 48 Stalls
	Total		**= 48 Stalls**
Bike Parking Provided (SW): (dimensions as outlined in Table 8.5.1 Minimum Dimensions for Bicyle Parking)			
	Long Term Bike Parking (1.8m x 0.6m)		= 55 Stalls
	Short Term Bike 6 per entrance		= 6 Stalls
	Total		**= 61 Stalls**
Bike Parking Provided (SE):			
	Long Term Bike Parking		= 48 Stalls
	Short Term Bike 6 per entrance		= 6 Stalls
	Total		**= 54 Stalls**
Parking Total:	Lot 1 = 250 Parking Stalls		
	Lot 2 = 216 Parking Stalls		
	Total = 466 Parking Stalls		

HIGHSTREET ARCHITECTURE INC

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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REVISED FOR REISSUED DP	2023-02-07
4	REISSUED FOR DP	2023-04-28

ASCENT | HIGHSTREET

OVERALL SITE PLAN

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-100

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE A
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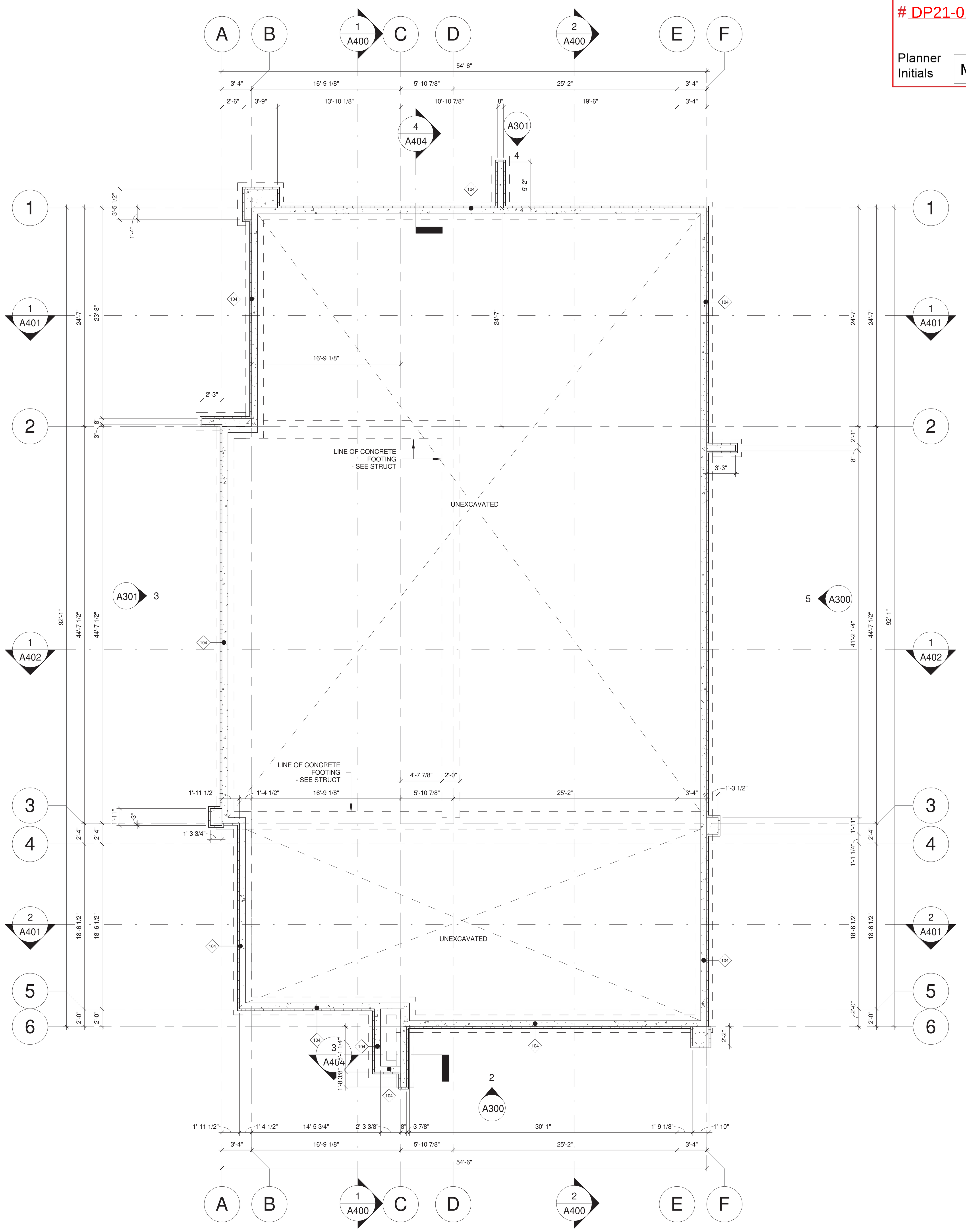
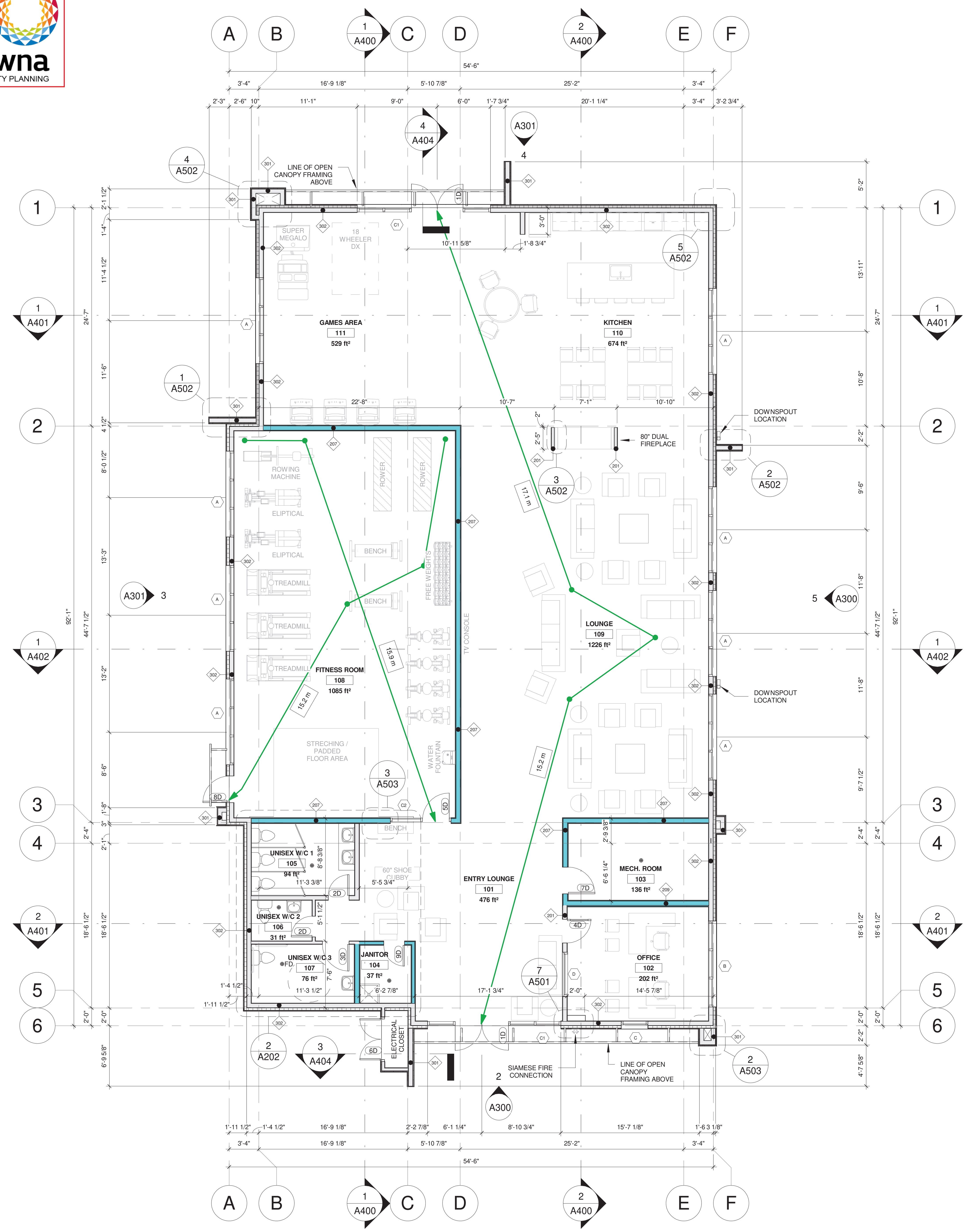


1 FOUNDATION PLAN
A-200 1/8" = 1'-0"



2 MAIN FLOOR
A-200 1/8" = 1'-0"

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REGISTERED ARCHITECT SUMAN CHAKRABORTY BRITISH COLUMBIA

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No.	Description	Date
1	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

FOUNDATION / MAIN FLOOR PLAN

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

Drawn by A.W.
Checked by S.C. / W.L.
Project Date 2022-09-16

A-200

Scale As indicated

SCHEDULE **A**

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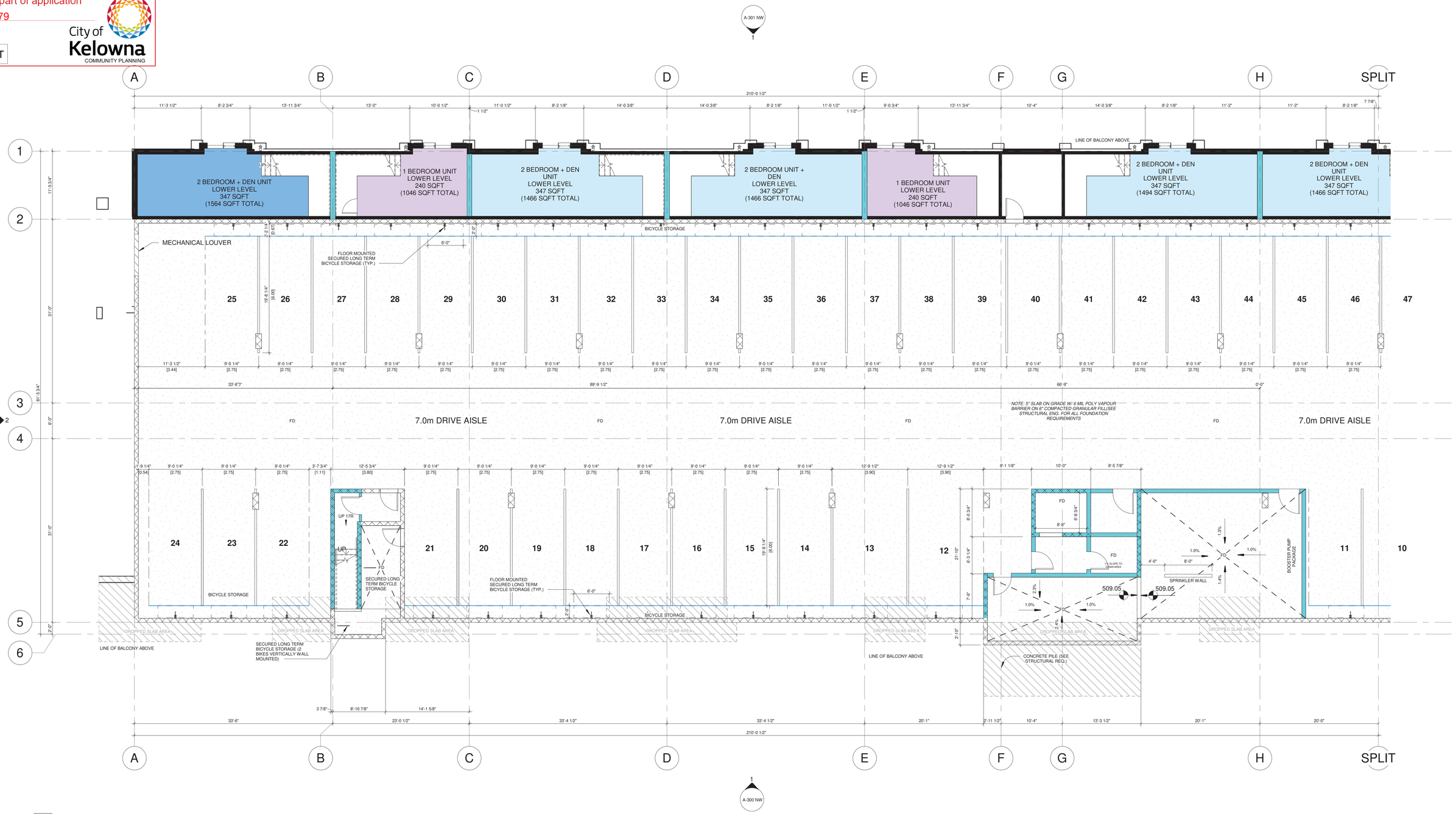

1 PARTIAL PARKADE FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

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REGISTERED ARCHITECT S. CHARLESWORTH BRITISH COLUMBIA

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2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-200 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

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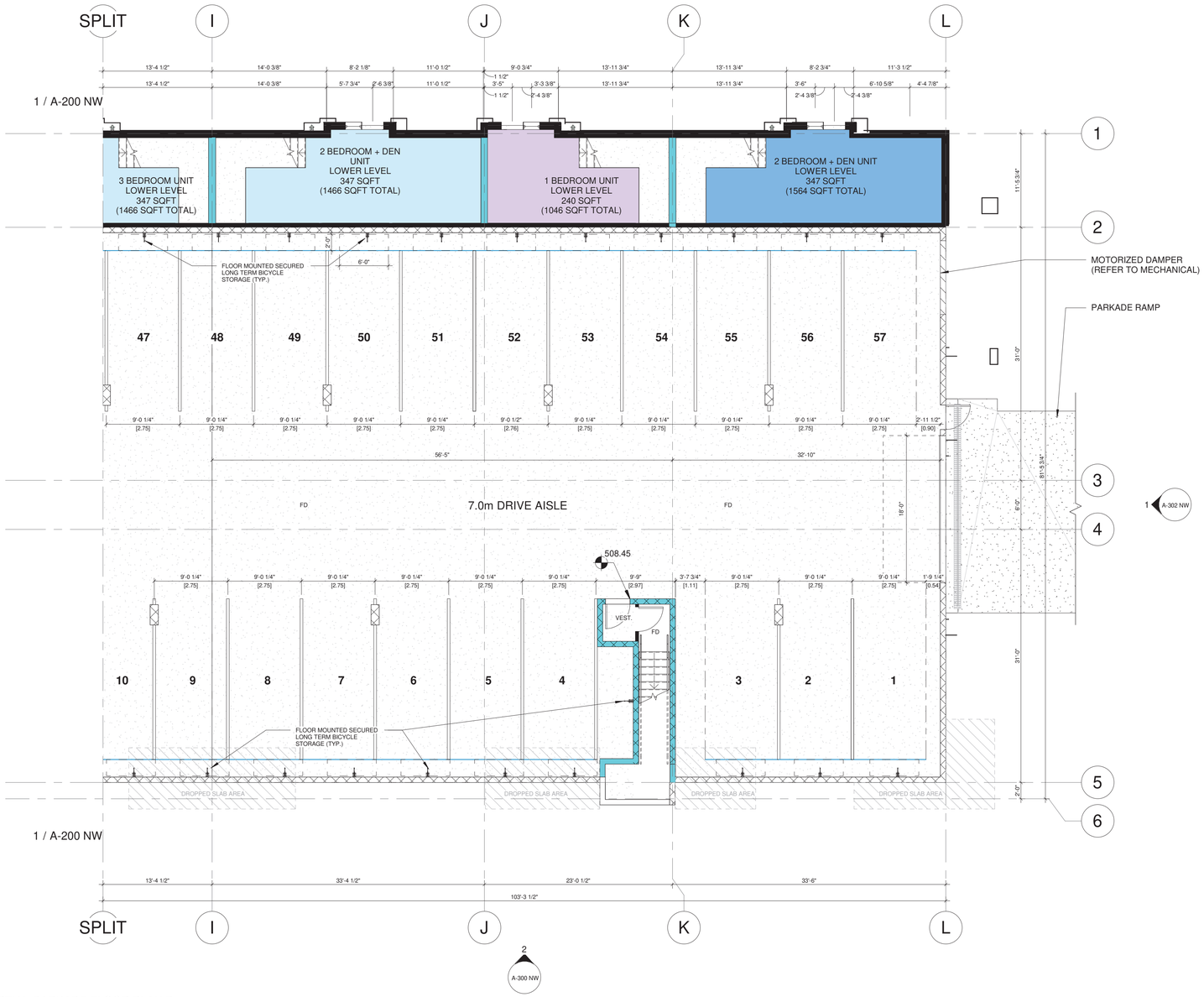

1 PARTIAL PARKADE FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

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2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-201 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

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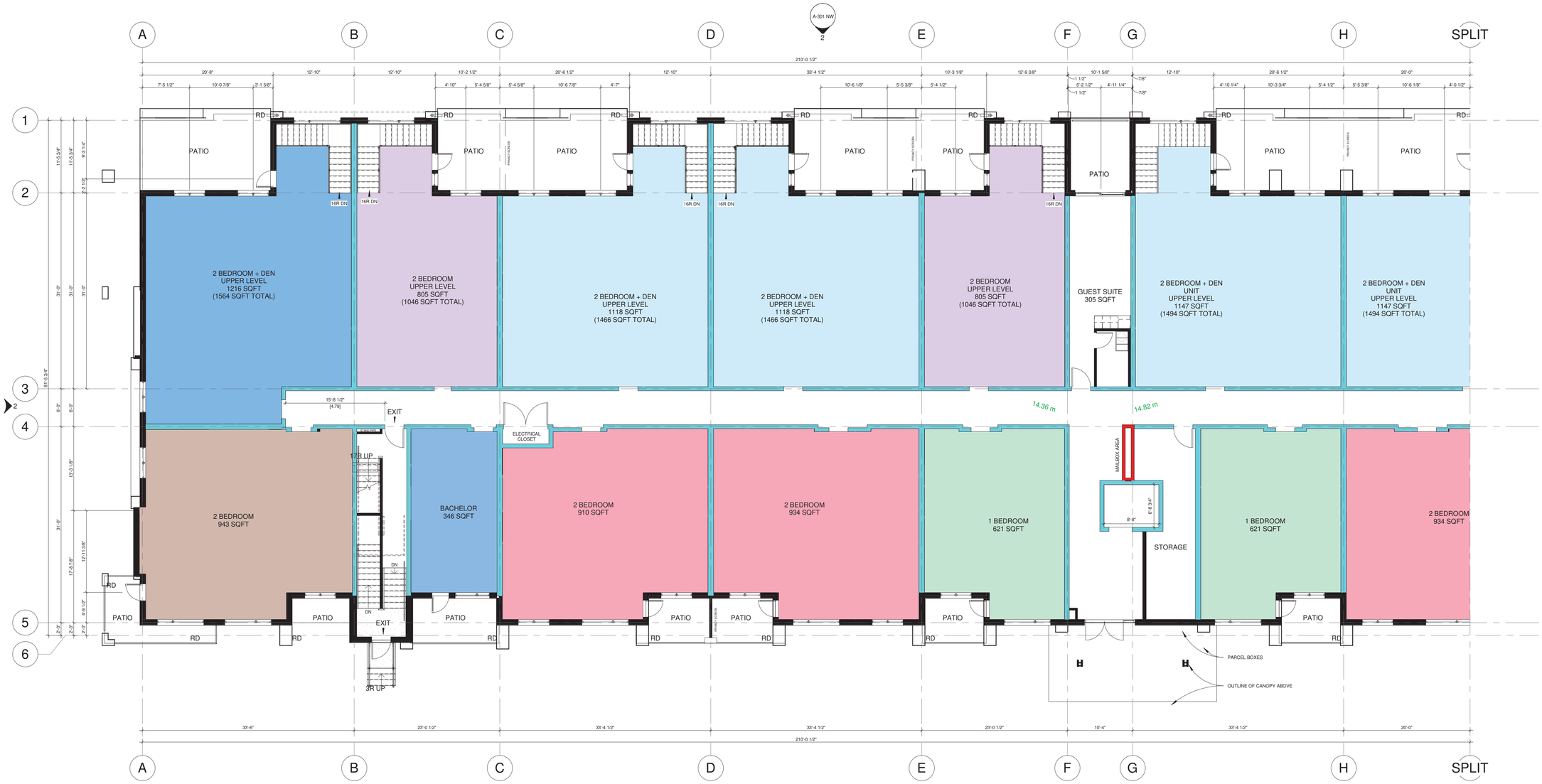

1 PARTIAL MAIN FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC
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SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA

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ELECTRICAL
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210-1715 Dickson Ave
Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-202 NW

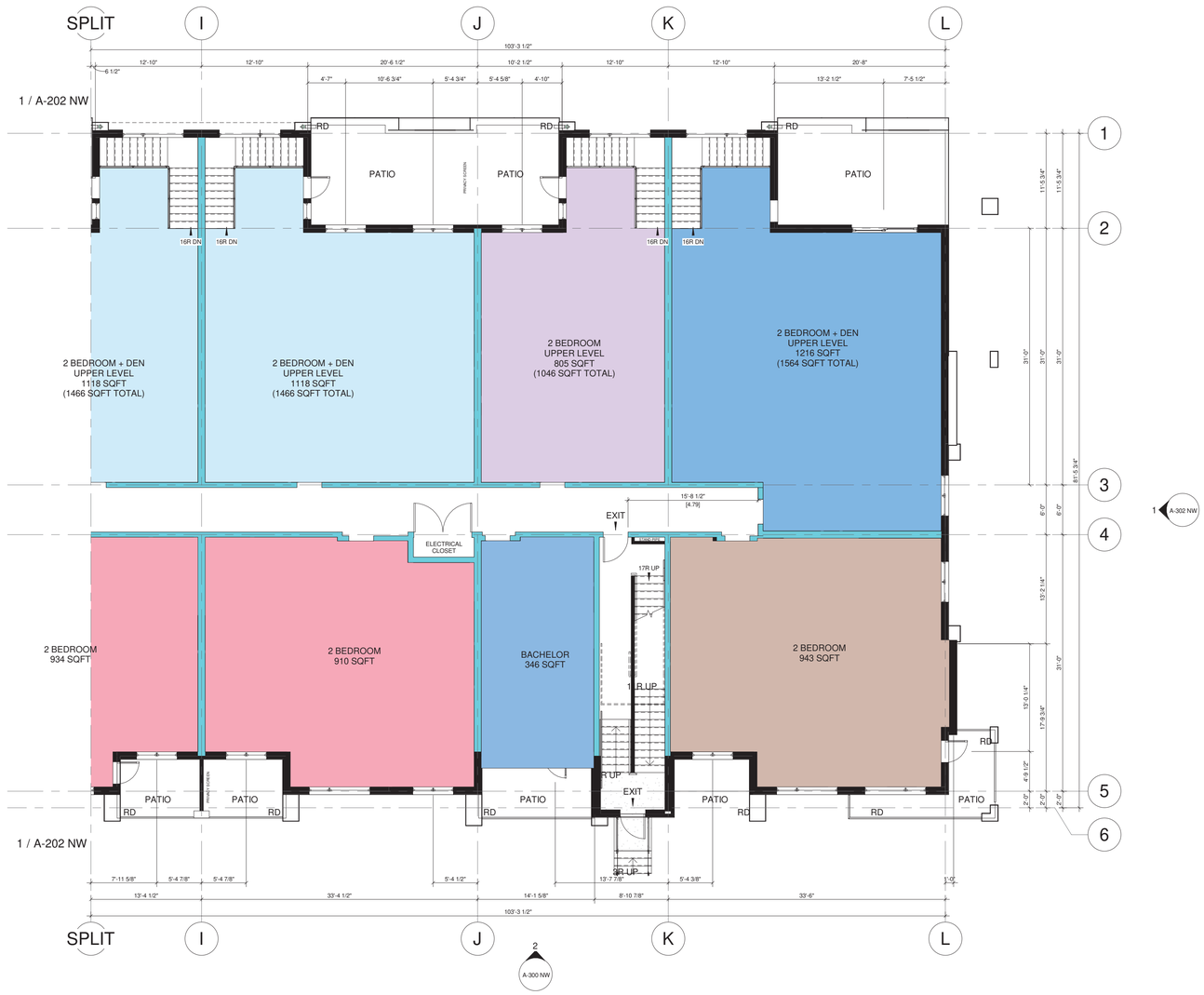
Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

City of **Kelowna**
COMMUNITY PLANNING

Planner Initials MT



1 PARTIAL MAIN FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

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Fax: 778.946.6251
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Sub Consultants:
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ECOSCAPE LTD.
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Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
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Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
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FIRE PROTECTION
TEMPEST FIRE PROTECTION
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T8N 6W2
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FLOOD PLAIN
RSB ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-203 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

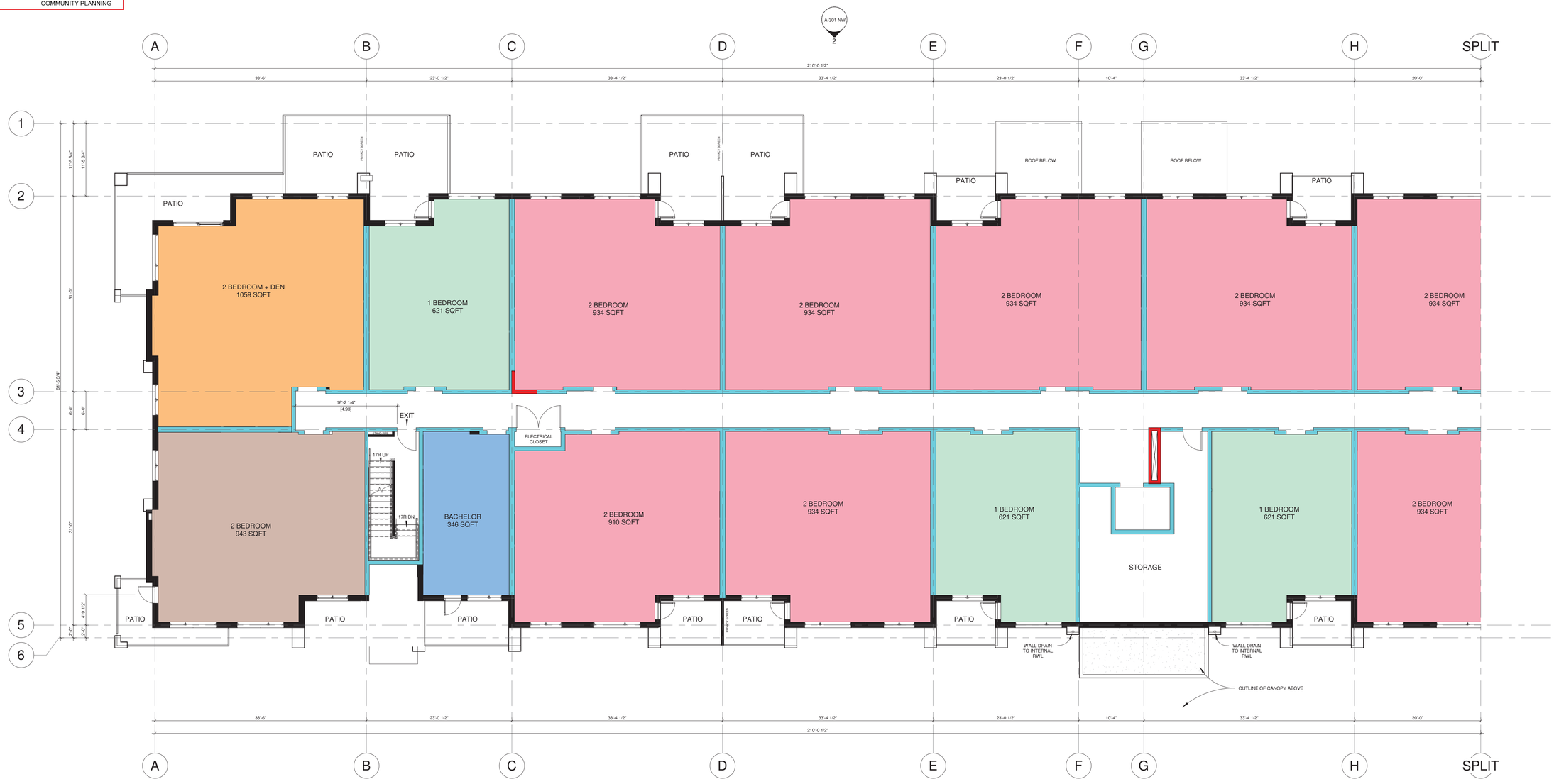
SCHEDULE **A**

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL SECOND FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET
ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
THOMAS CHARLES WILLIAMS
BRITISH COLUMBIA

Prime Consultant:
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Sub Consultants:
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EDA PLANNING + URBAN DESIGN
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Phone: 780.423.4990

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RSB ENGINEERING
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Phone: 250.762.9993

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INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL SECOND FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-204 NW

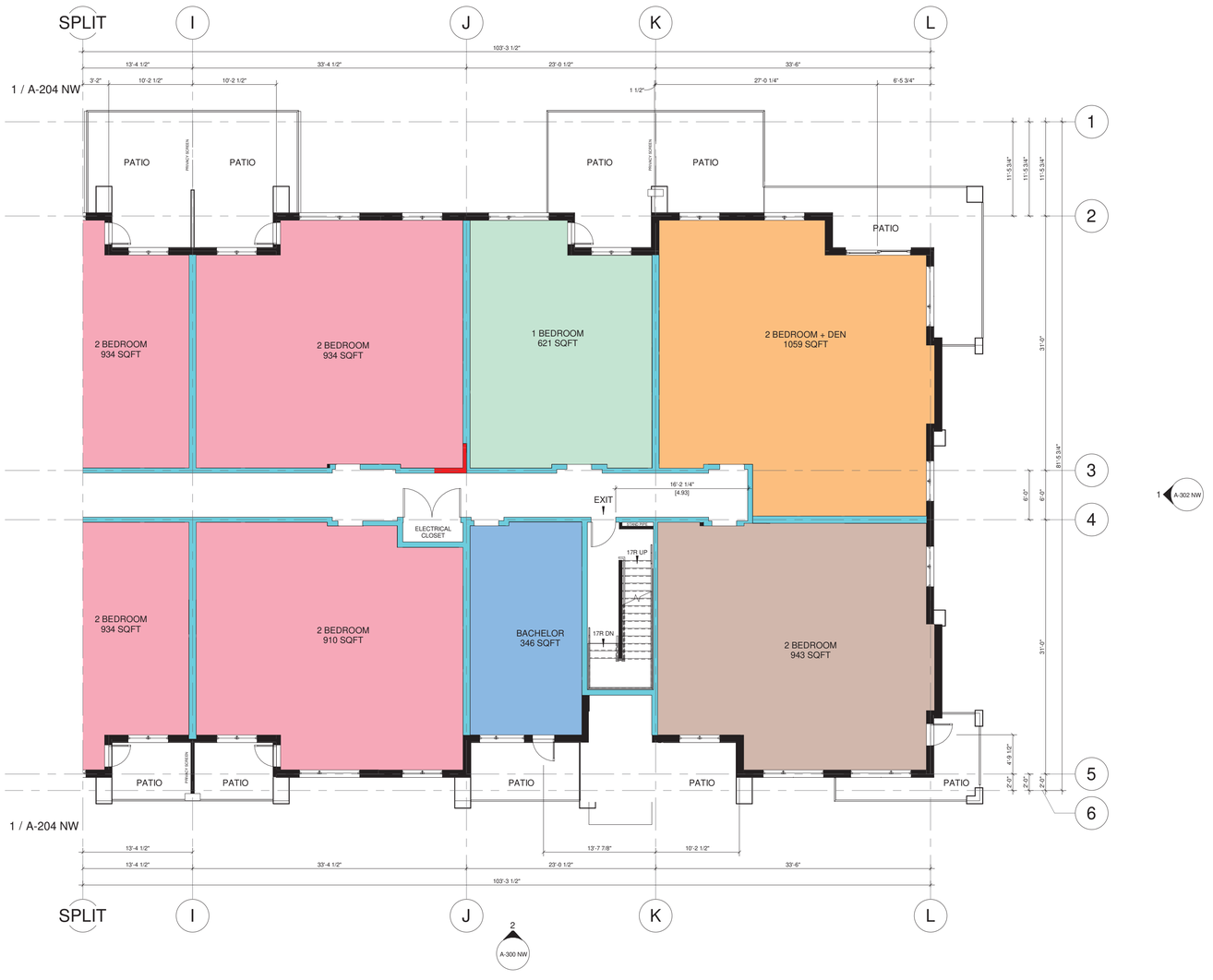
Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL SECOND FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

Prime Consultant:
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Fax: 778.946.6251
Email: info@hsarch.ca

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ECOSCAPE LTD.
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Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

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EDA PLANNING + URBAN DESIGN
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Phone: 780.423.4990

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Phone: 250.542.1357

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FLOOD PLAIN
RSB ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL SECOND FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-205 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

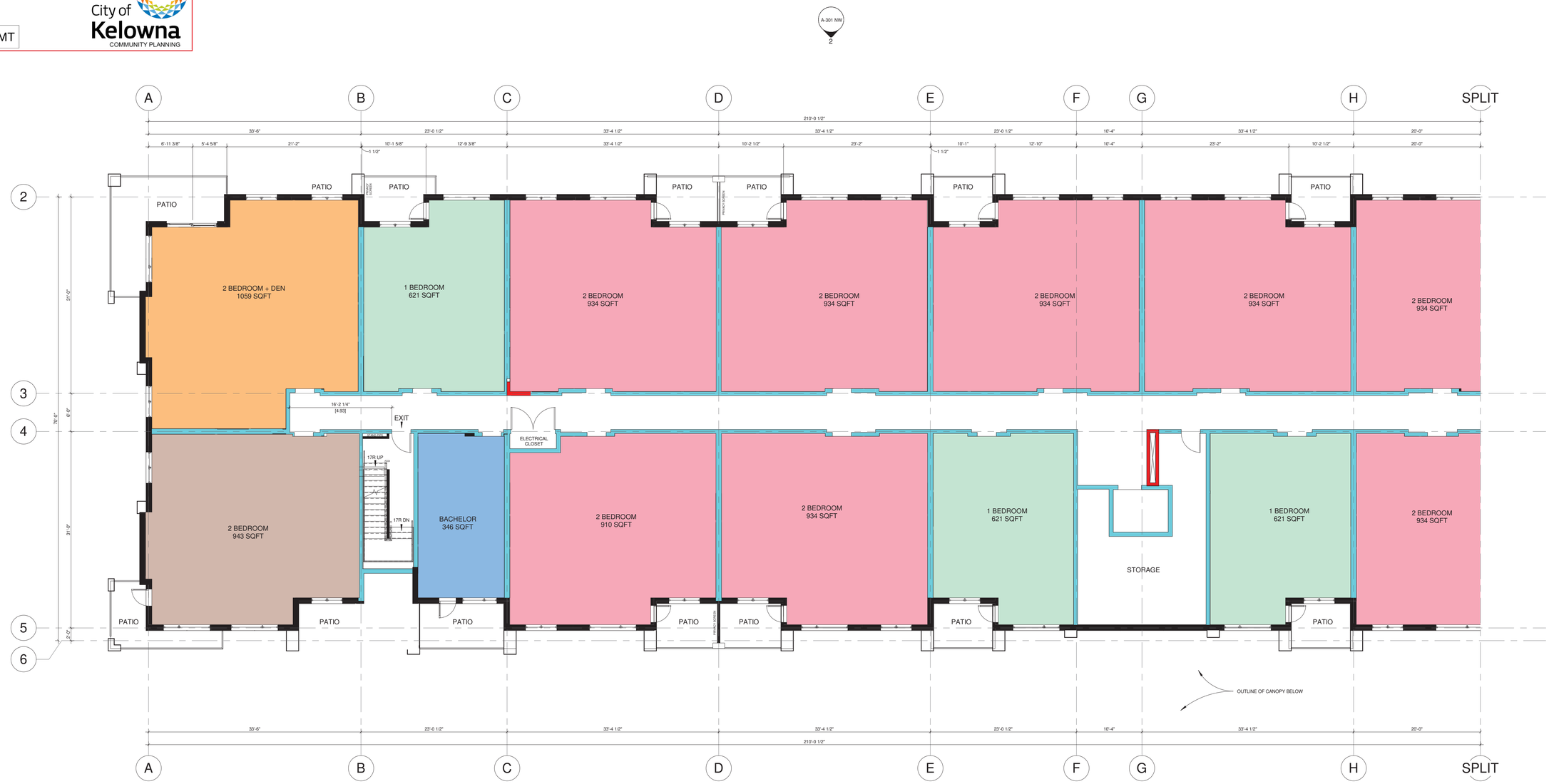
SCHEDULE **A**

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL THIRD FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET
ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
PROFESSIONAL CHARACTER
BRITISH COLUMBIA

Prime Consultant:
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Fax: 778.946.6251
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Sub Consultants:
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ECOSCAPE LTD.
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Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

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EDA PLANNING + URBAN DESIGN
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Phone: 780.423.4990

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R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
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B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
D.E. Pilling & Associates Ltd.
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Kelowna, B.C. V1Y 4Y7
Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
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T8N 6W2
Phone: 780.459.2288

MECHANICAL
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Kelowna, B.C. V1Y 8N3
Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
210-1715 Dickson Ave
Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-206 NW

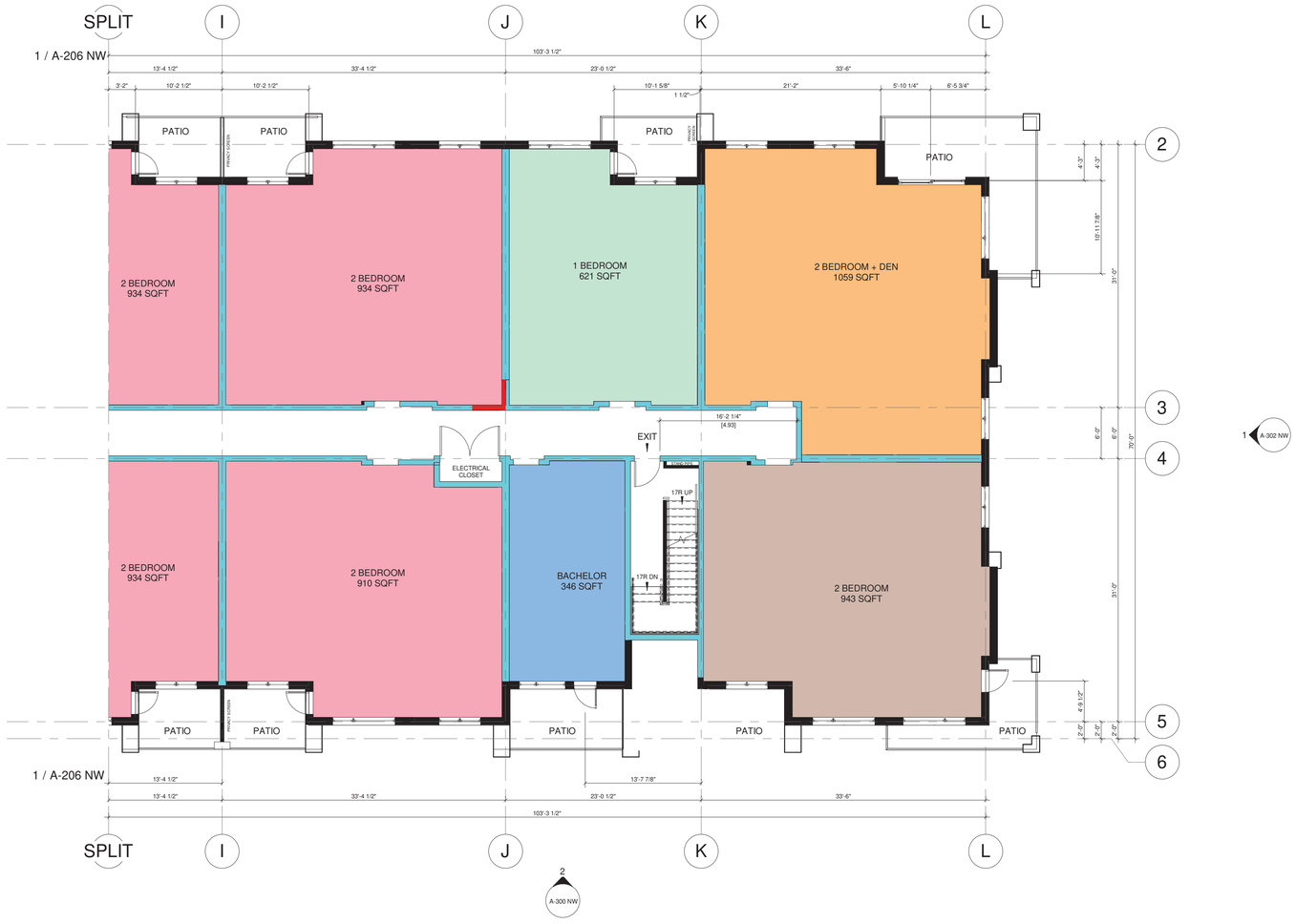
Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL THIRD FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT PROFESSIONAL DESIGN CHARACTER PROVINCE OF BRITISH COLUMBIA

Prime Consultant:
ARCHITECTURAL
HIGHSTREET ARCHITECTURE INC.
1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4
Phone: 778.946.6250
Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
ENVIROMENTAL
ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
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Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
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Phone: 250.542.1357

CIVIL
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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-207 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE A

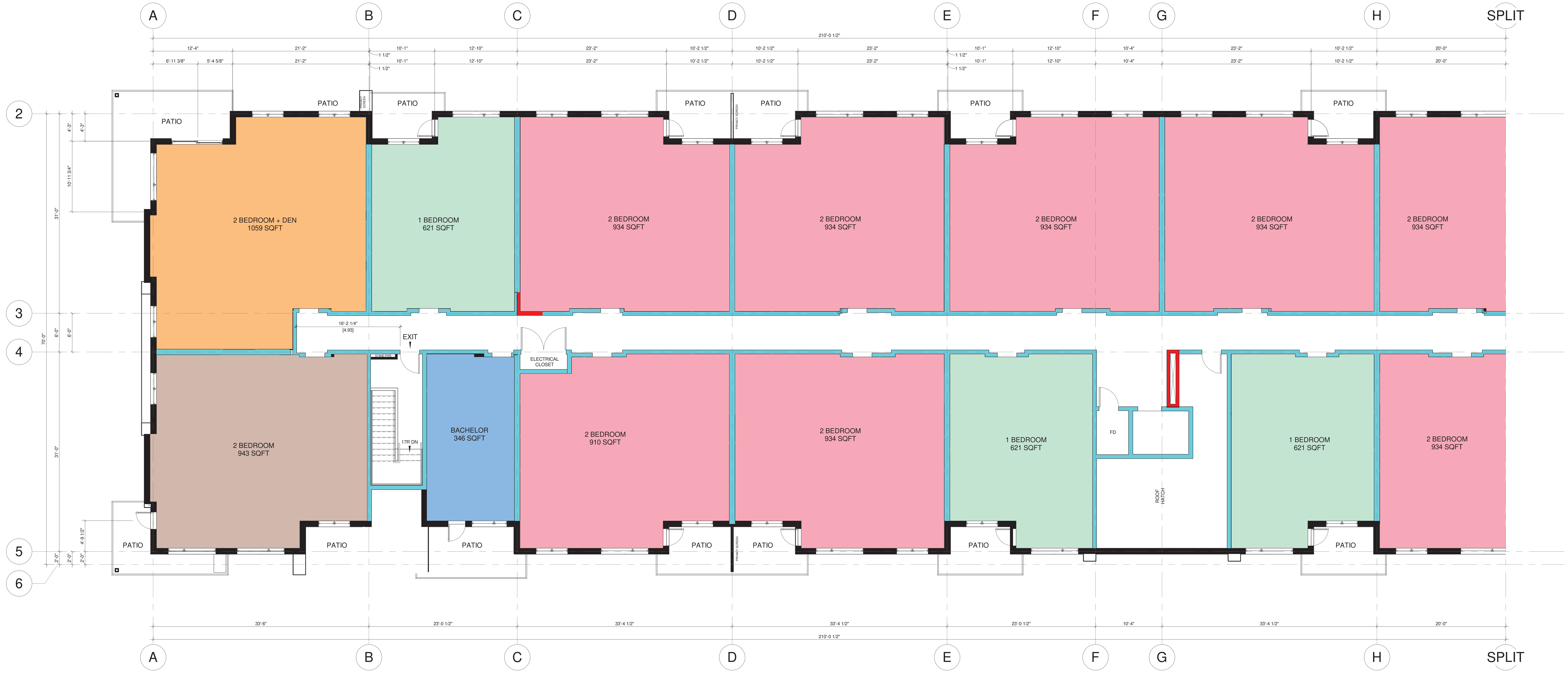
This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna

COMMUNITY PLANNING



1 PARTIAL FOURTH FLOOR PLAN A

1/8" = 1'-0"

Wall Colour Legend

1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT CHAKRABORTY BRITISH COLUMBIA

Prime Consultant:
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HIGHSTREET ARCHITECTURE INC.
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Fax: 778.946.6251
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Sub Consultants:
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ECOSCAPE LTD.
102-450 Neave Crt.
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Phone: 250.808.3474

LANDSCAPE
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Phone: 780.423.4990

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Phone: 250.762.9993

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INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
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Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL FOURTH FLOOR PLAN A

PROJECT: ASCENT

1055 FROST ROAD, KELOWNA

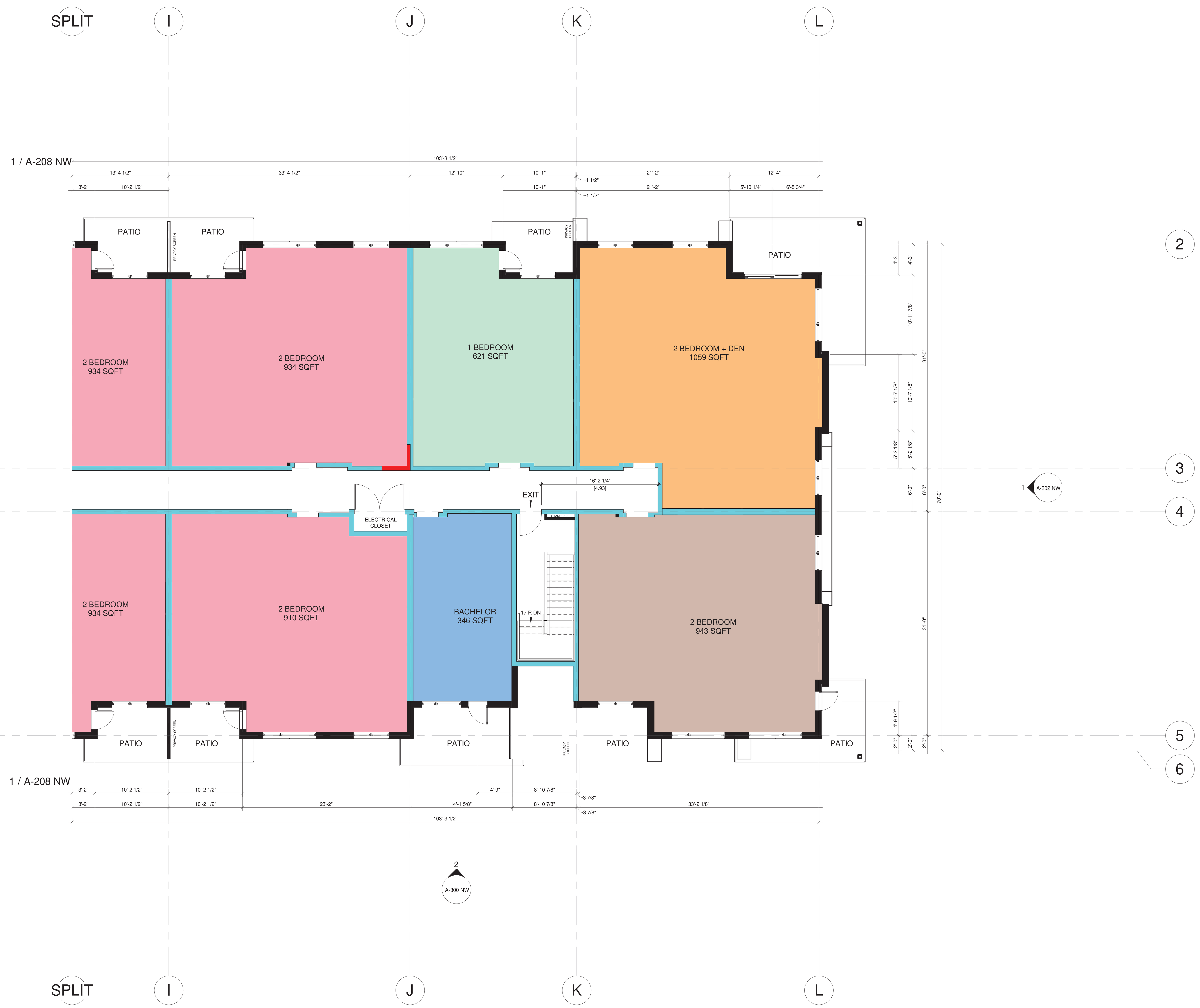
A-208 NW

Drawn by A.W.

Checked by S.C. / W.L.

Scale 1/8" = 1'-0"

SCHEDULE A
This forms part of application
DP21-0179
City of Kelowna
COMMUNITY PLANNING
Planner Initials: MT



1 PARTIAL FOURTH FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT SUMAN CHAKRABORTY BRITISH COLUMBIA

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Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
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ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
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Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

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R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
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ASCENT HIGHSTREET

PARTIAL FOURTH FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-209 NW

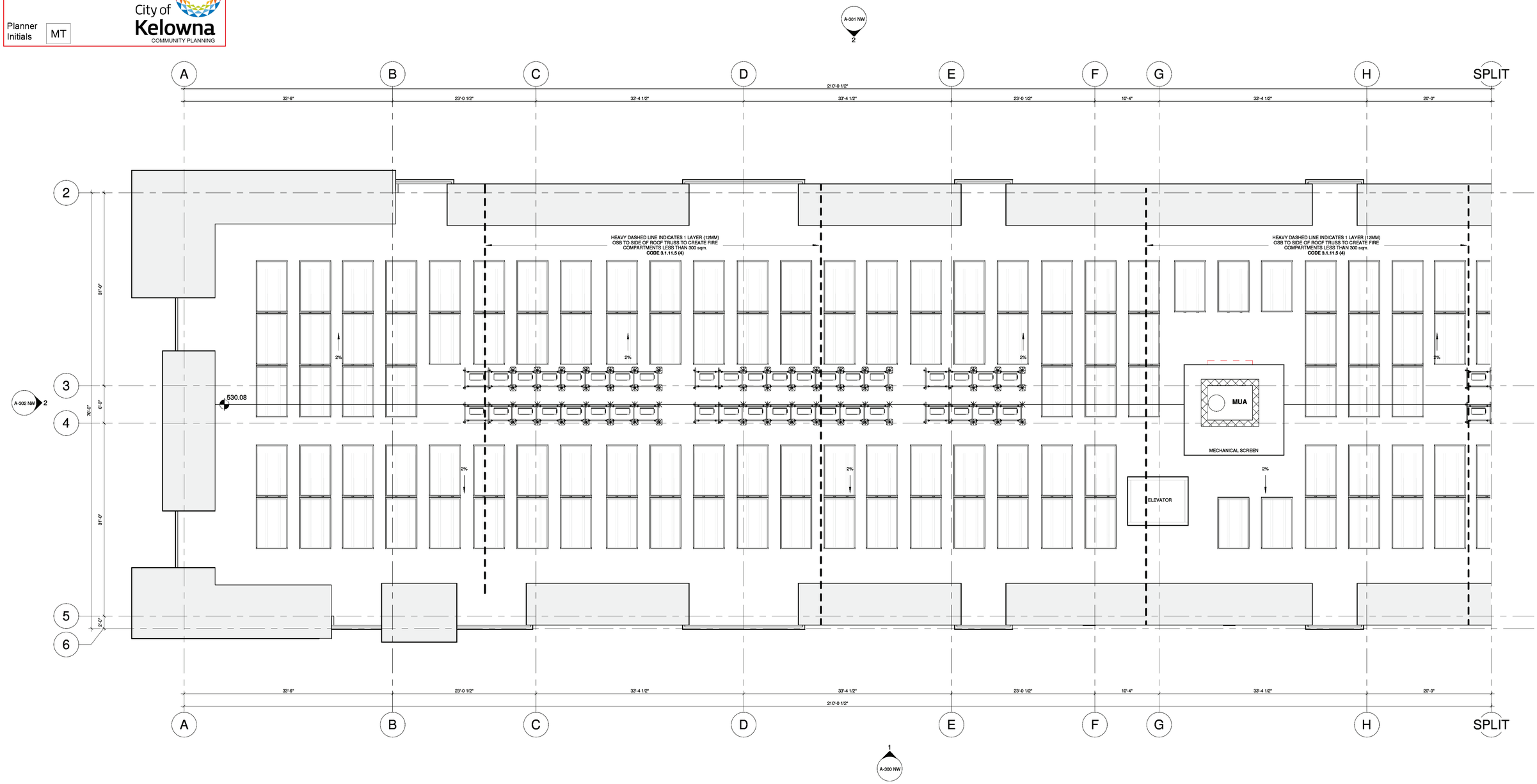
Drawn by: A.W.
Checked by: S.C. / W.L.
Scale: 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL ROOF PLAN A
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC

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SEAL

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ENVIROMENTAL
ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
Kelowna, B.C. V1Y 4Y7
Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
190 Carleton Dr #109, St. Albert, AB
T8N 6W2
Phone: 780.459.2288

MECHANICAL
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Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
210-1715 Dickson Ave
Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT | HIGHSTREET

PARTIAL ROOF PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-210 NW

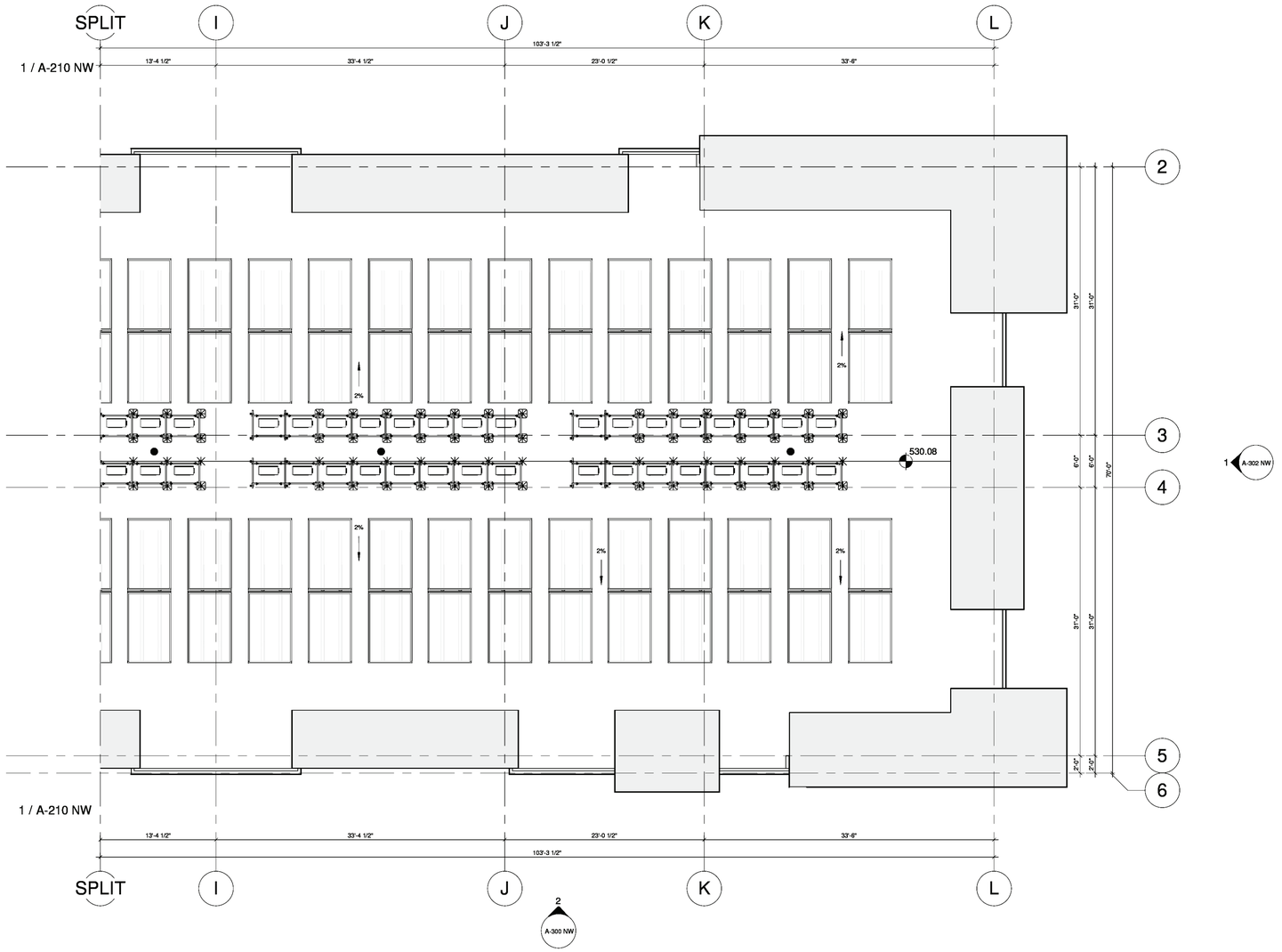
Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL ROOF PLAN B
1/8" = 1'-0"

North

SEAL

Prime Consultant:
ARCHITECTURAL
HIGHSTREET ARCHITECTURE INC.
1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4
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Fax: 778.946.6251
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Sub Consultants:
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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL ROOF PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-211 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

1 PARTIAL MAIN FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
HIGHSTREET ARCHITECTURE INC.
PROVINCE OF BRITISH COLUMBIA

Prime Consultant:
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Fax: 778.946.6251
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Kelowna B.C. Canada, V1V 2M2
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B.C. V1T 7X7
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-203 NE

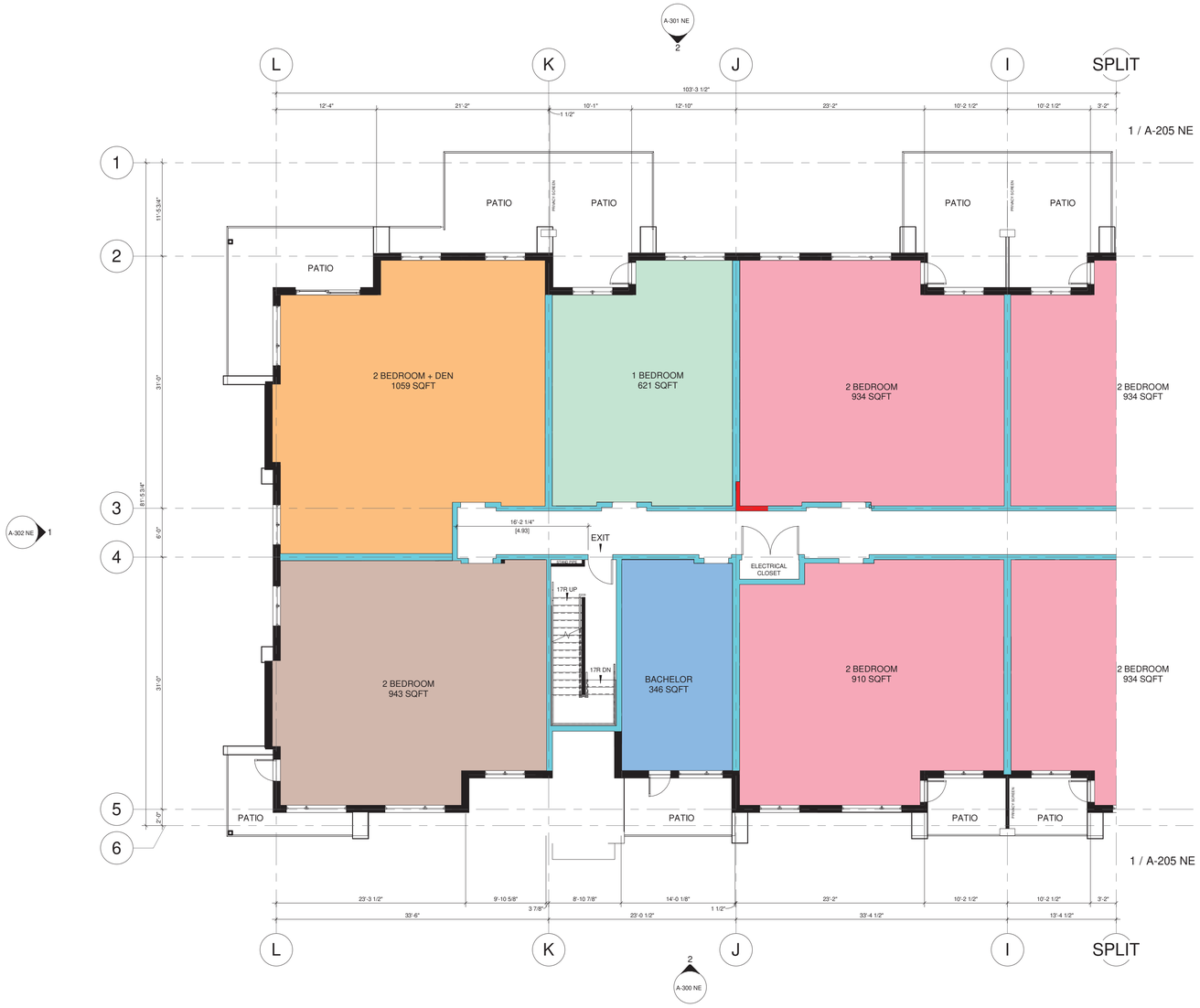
Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL SECOND FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT PROFESSIONAL CHARACTER PROVINCE OF BRITISH COLUMBIA

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Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
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ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
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Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

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STRUCTURAL CONSULTANTS
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B.C. V1T 7X7
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CIVIL
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Phone: 780.459.2288

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FLOOD PLAIN
RSB ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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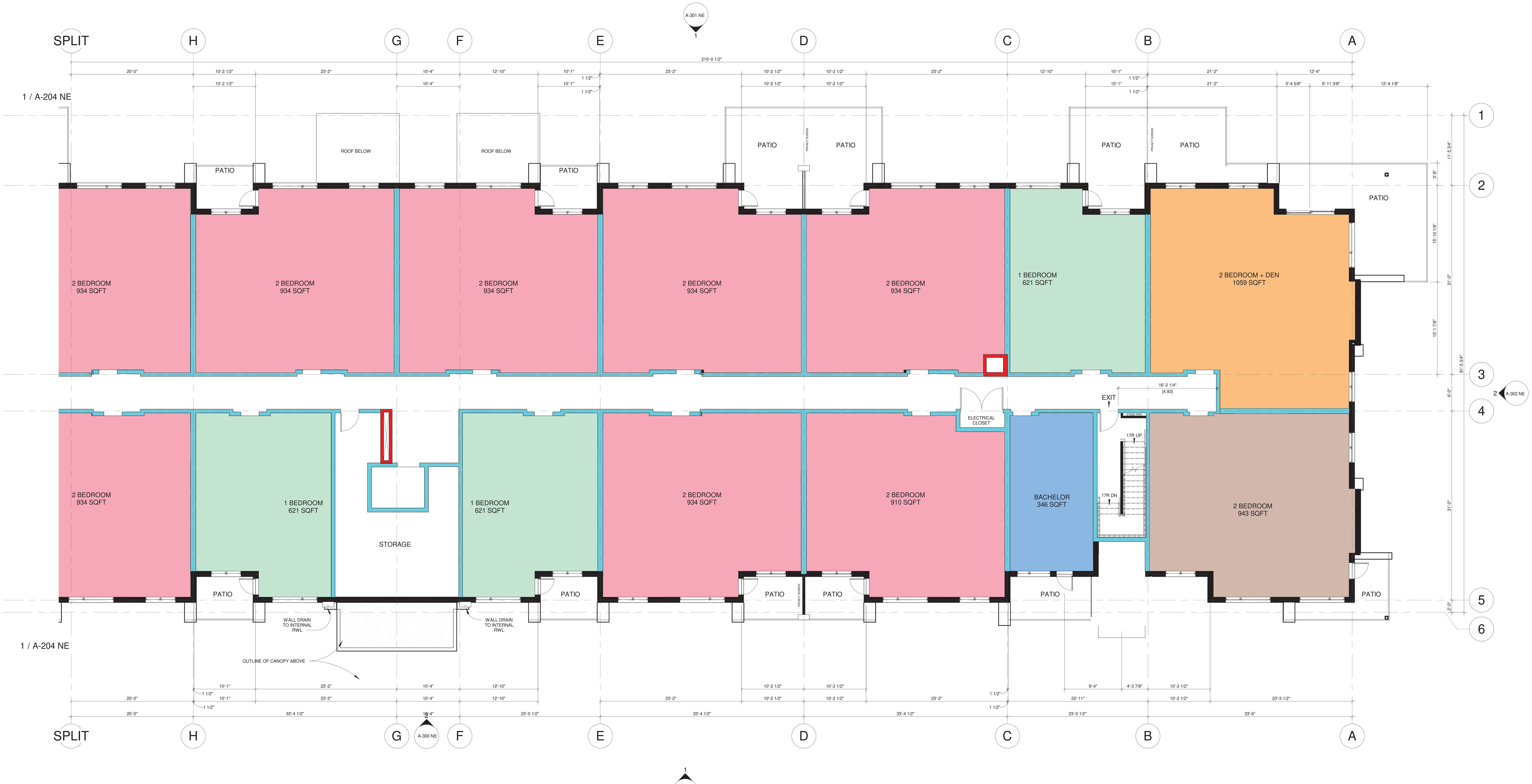
ASCENT HIGHSTREET

PARTIAL SECOND FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-204 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"



1 PARTIAL SECOND FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

Prime Consultant:
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Fax: 778.946.6251
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Sub Consultants:
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ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
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B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
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Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
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T8N 6W2
Phone: 780.459.2288

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Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
210-1715 Dickson Ave
Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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No.	Description	Date
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ASCENT HIGHSTREET

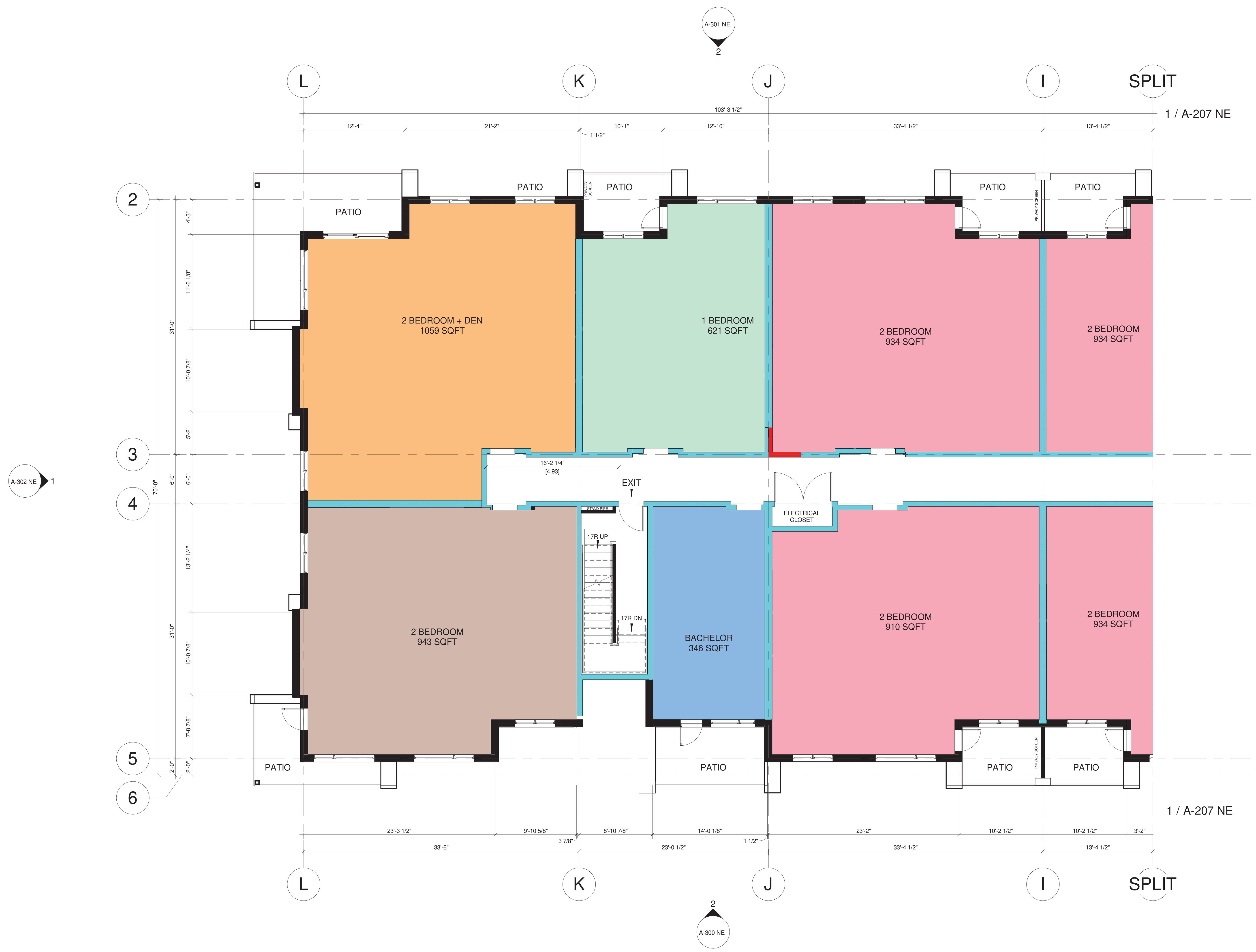
PARTIAL SECOND FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-205 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE A
This forms part of application
DP21-0179
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT



1 PARTIAL THIRD FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL
Wall Colour Legend
1/8" = 1'-0"
North

HIGHSTREET
ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL
REGISTERED ARCHITECT SUMAN CHAKRABORTY BRITISH COLUMBIA

Prime Consultant:
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Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
ENVIROMENTAL
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Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
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FIRE PROTECTION
TEMPEST FIRE PROTECTION
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T8N 6W2
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MECHANICAL
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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-206 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

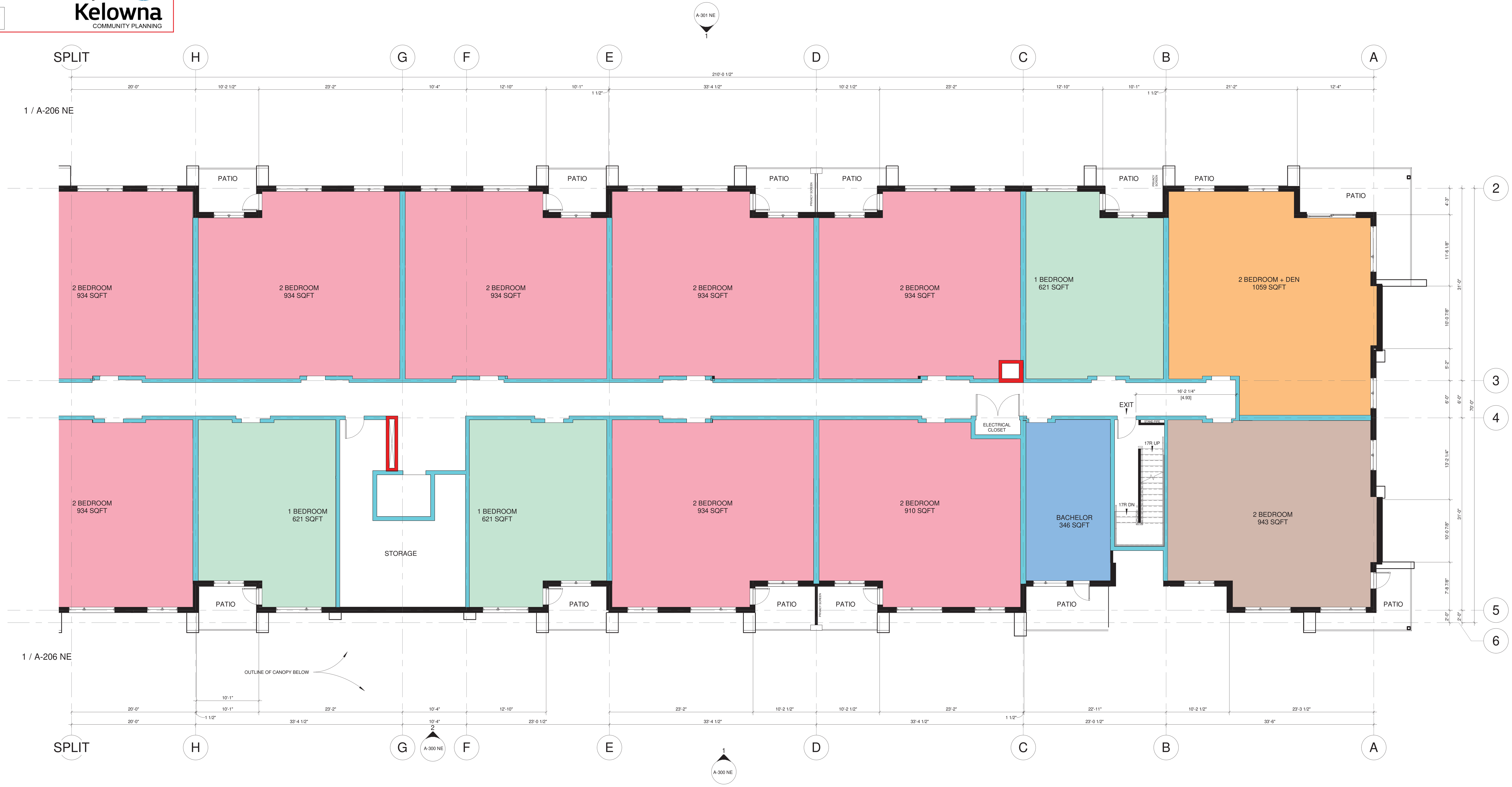
SCHEDULE A

This forms part of application

DP21-0179

City of Kelowna COMMUNITY PLANNING

Planner Initials MT



1 PARTIAL THIRD FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

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Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

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5) THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & DATA, AND REPORT ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

SEAL

REGISTERED ARCHITECT SUMAN CHAKRABORTY BRITISH COLUMBIA

Prime Consultant:
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Sub Consultants:
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ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-207 NE

Drawn by A.W.

Checked by S.C. / W.L.

Scale 1/8" = 1'-0"

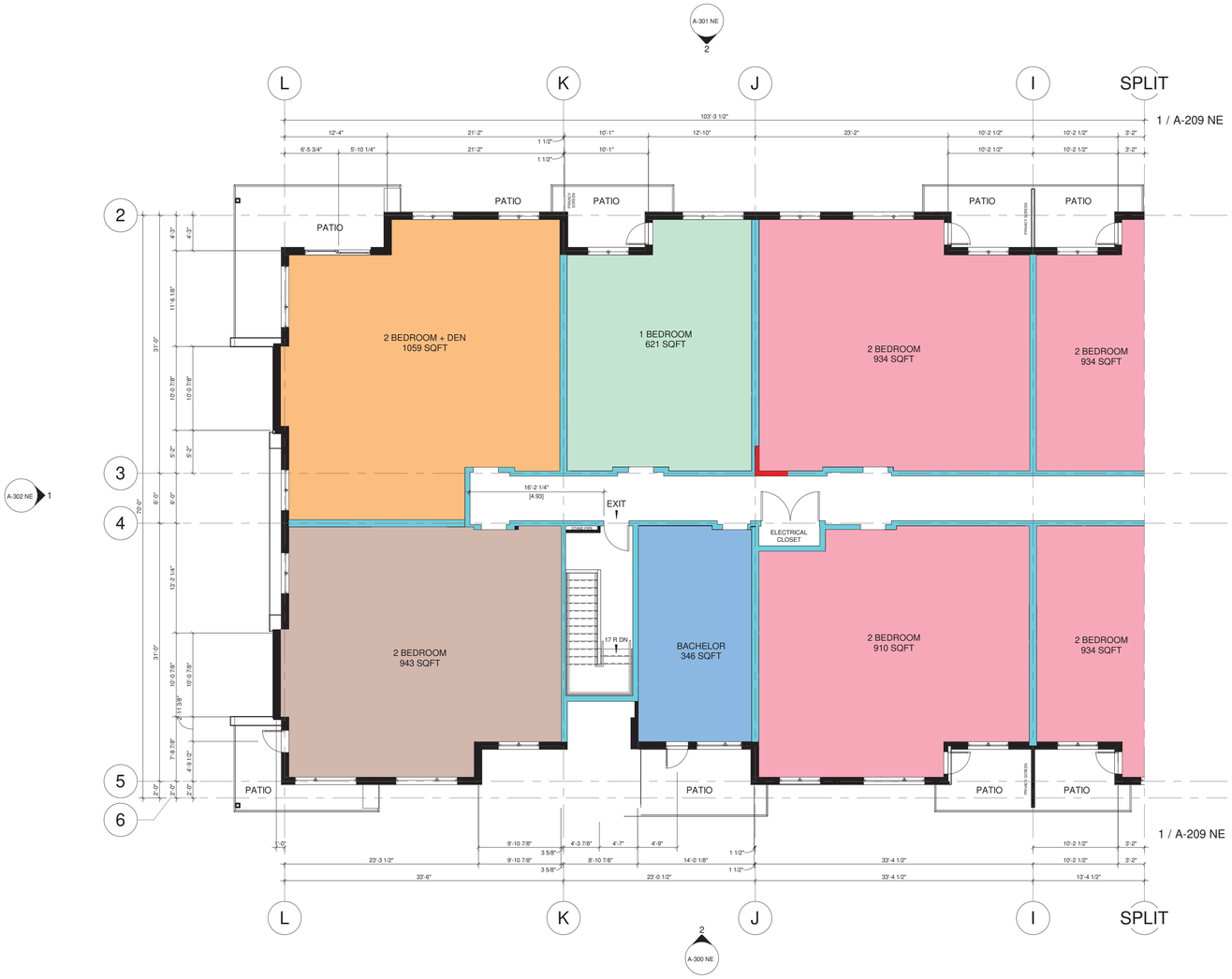
SCHEDULE **A**

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL FOURTH FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
SHARON CHARRON
PROVINCE OF BRITISH COLUMBIA

Prime Consultant:
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GEOTECHNICAL
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Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL FOURTH FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-208 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

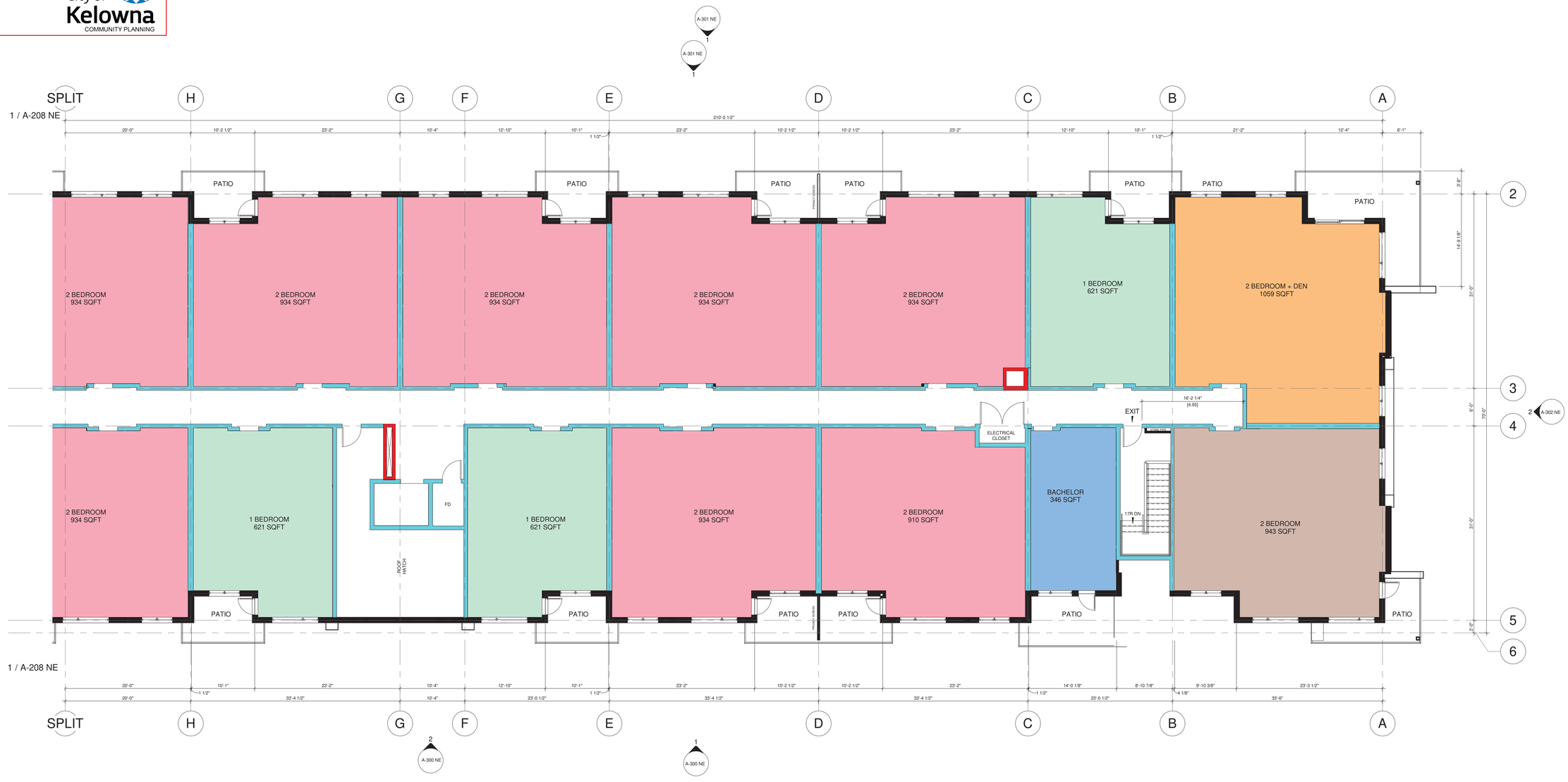
SCHEDULE **A**

This forms part of application

DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



1 PARTIAL FOURTH FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET
ARCHITECTURE INC
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SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA

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EDA PLANNING + URBAN DESIGN
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STRUCTURAL CONSULTANTS
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Phone: 250.542.1357

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TEMPEST FIRE PROTECTION
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T8N 6W2
Phone: 780.459.2288

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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL FOURTH FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-209 NE

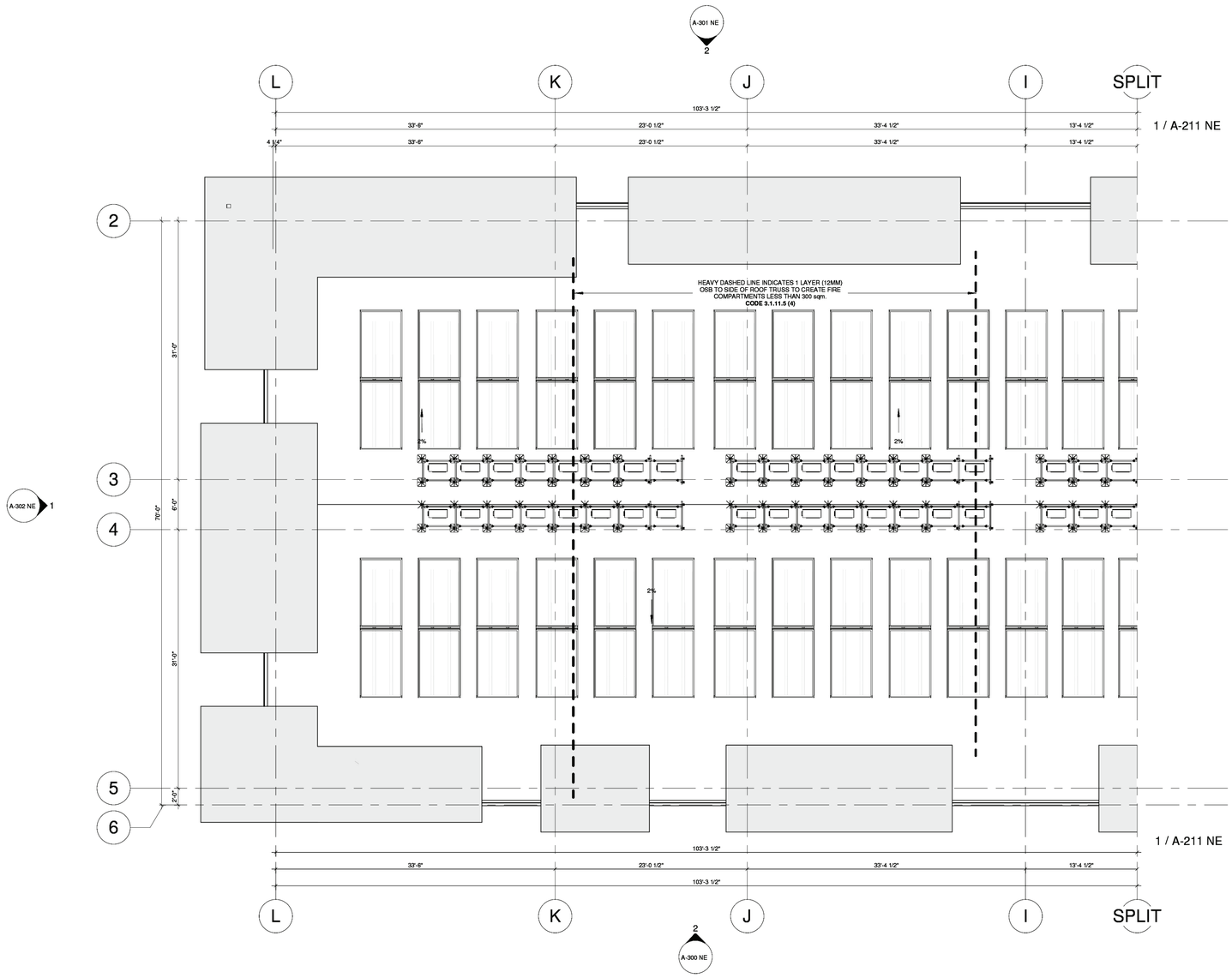
Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL ROOF PLAN A
1/8" = 1'-0"

North

HIGHSTREET
ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

Prime Consultant:
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1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT | HIGHSTREET

PARTIAL ROOF PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-210 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

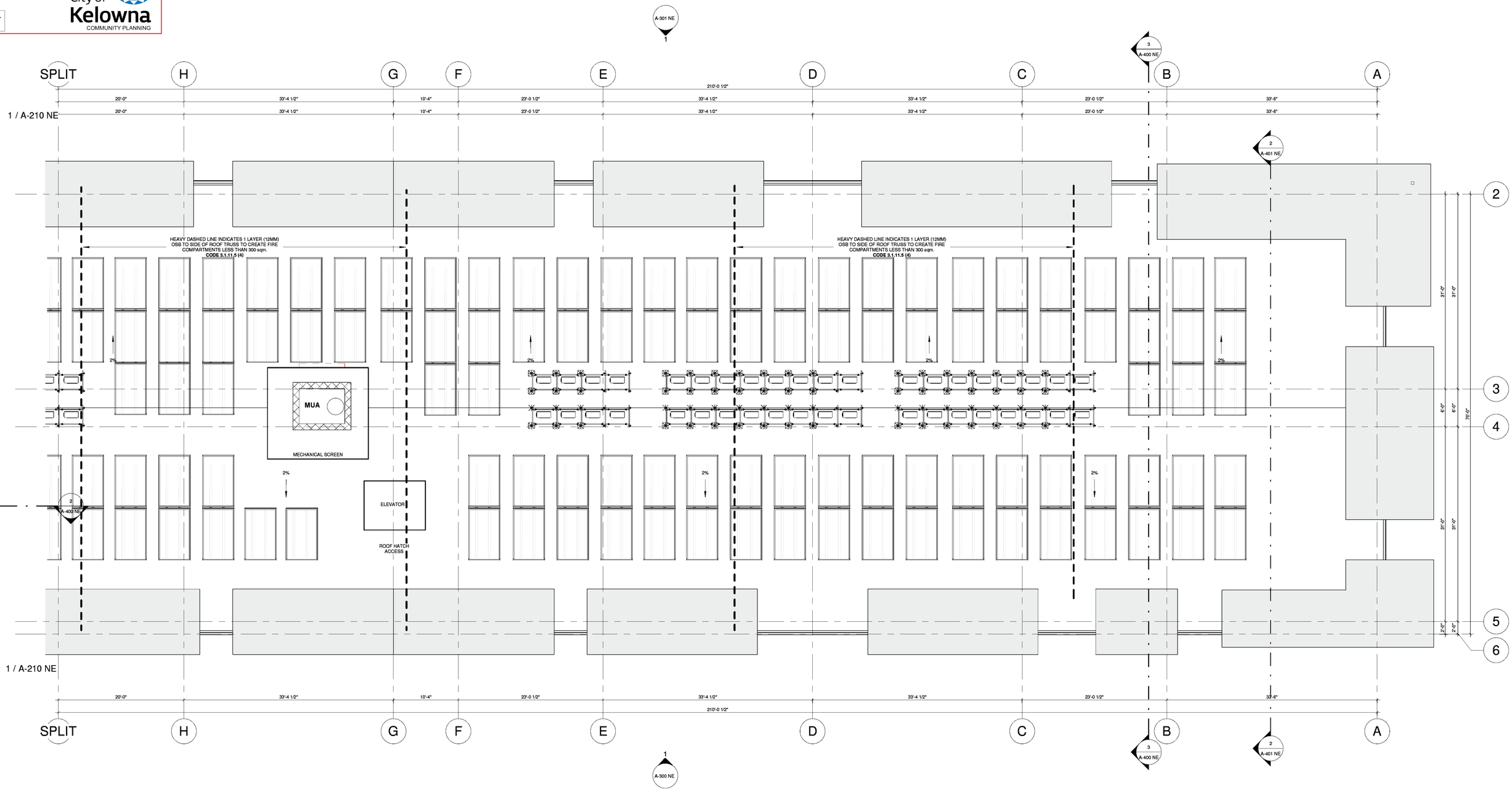
SCHEDULE **A**

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL ROOF PLAN B
1/8" = 1'-0"

North

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V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL ROOF PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-211 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

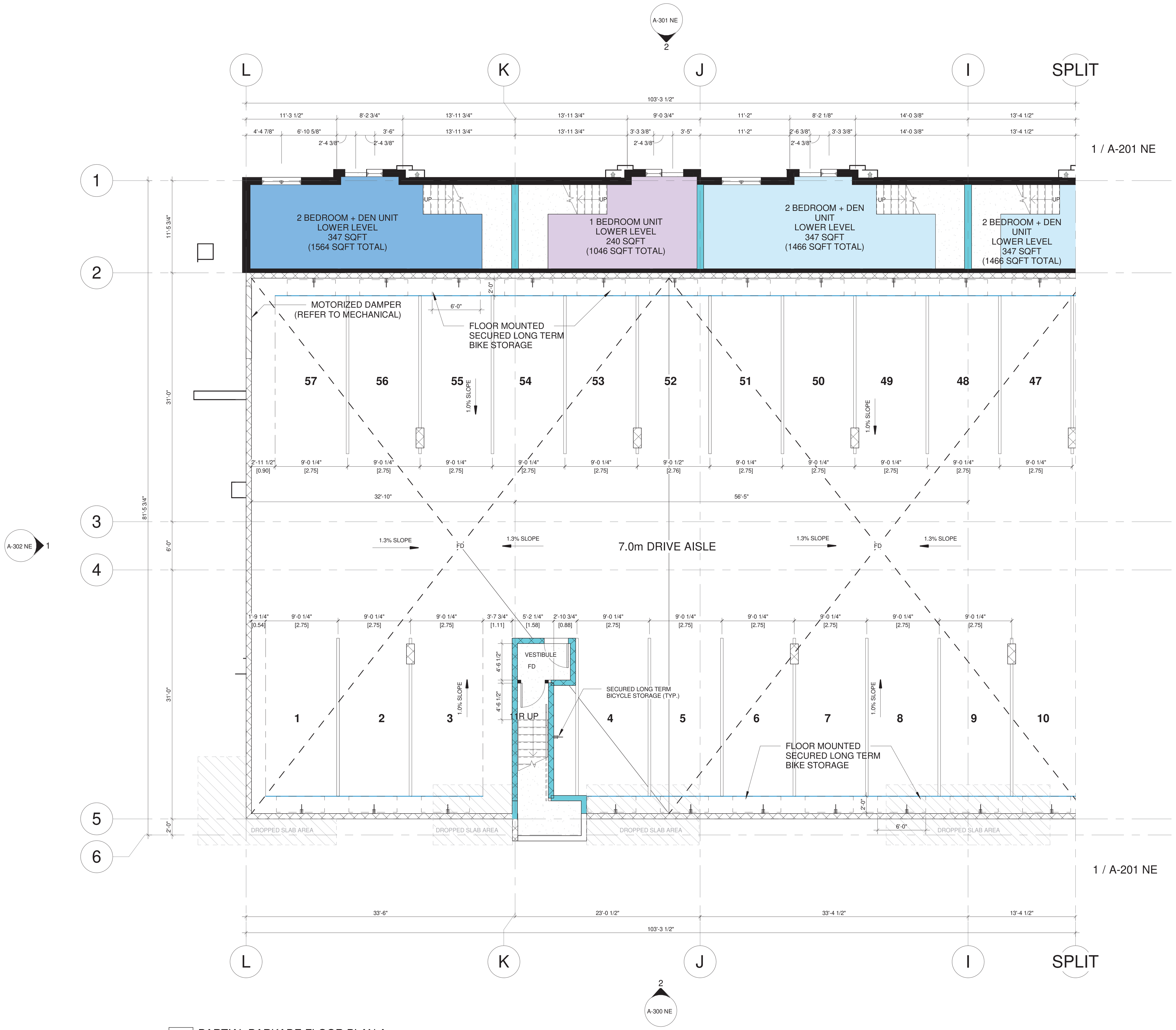
SCHEDULE A

This forms part of application

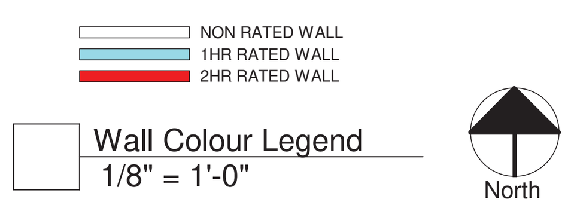
DP21-0179

City of Kelowna COMMUNITY PLANNING

Planner Initials MT



PARTIAL PARKADE FLOOR PLAN A
1/8" = 1'-0"



Wall Colour Legend
1/8" = 1'-0"

HIGHSTREET ARCHITECTURE INC

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4) THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE CONSULTANT.
5) THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & DATA, AND REPORT ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

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INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-200 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

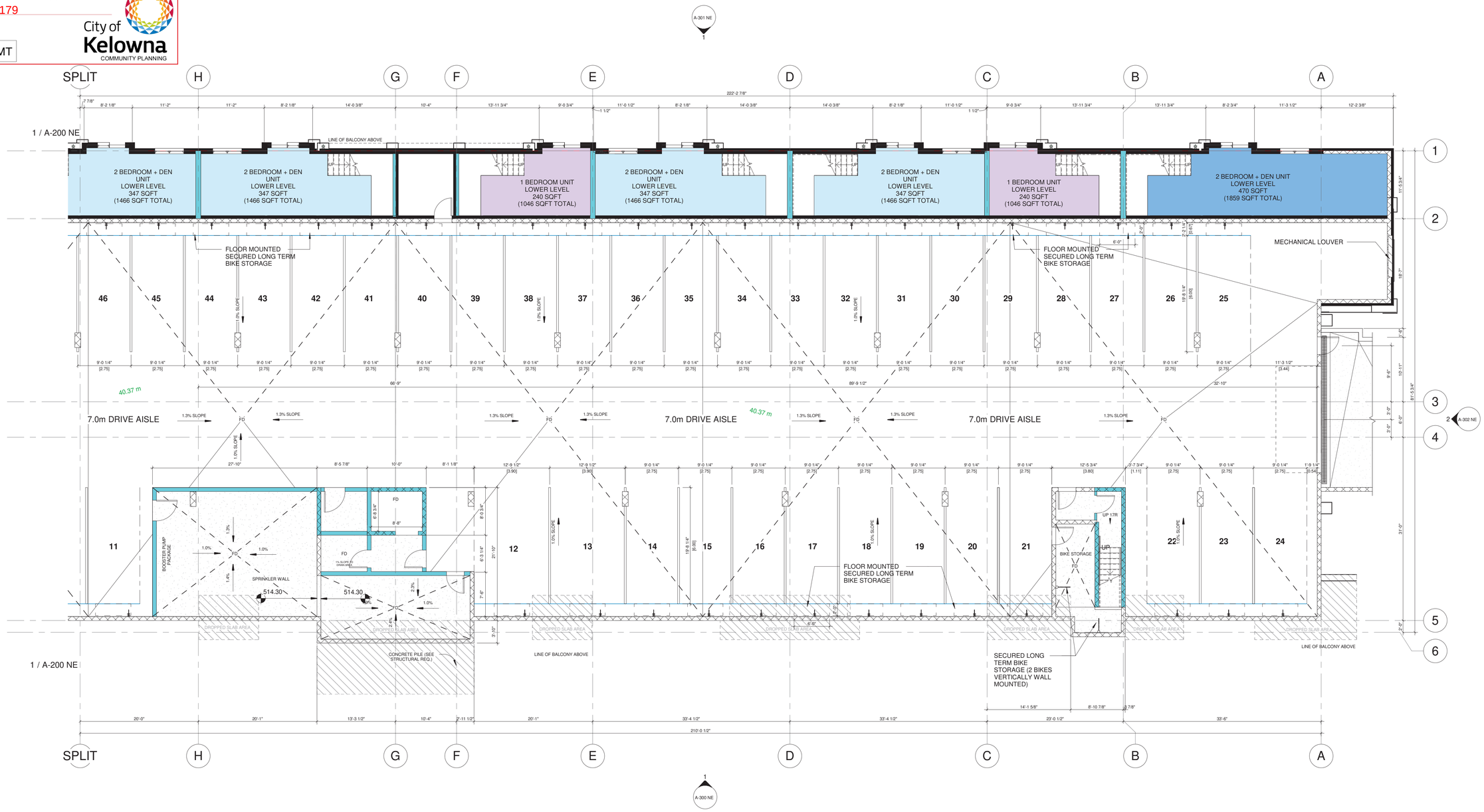
SCHEDULE **A**

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL PARKADE FLOOR PLAN B
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET ARCHITECTURE INC

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SEAL

Prime Consultant:
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-201 NE

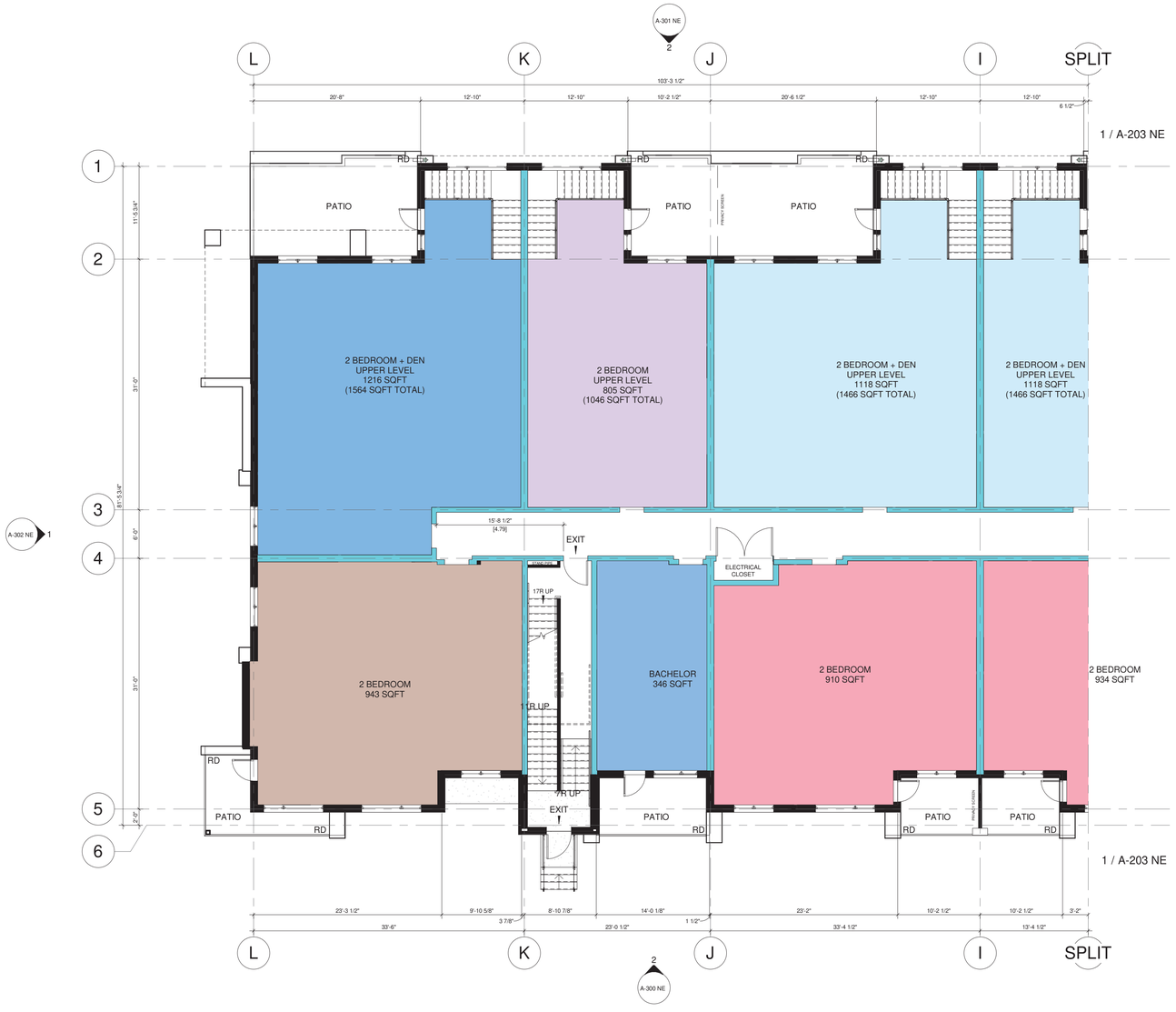
Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



1 PARTIAL MAIN FLOOR PLAN A
1/8" = 1'-0"

NON RATED WALL
1HR RATED WALL
2HR RATED WALL

Wall Colour Legend
1/8" = 1'-0"

North

HIGHSTREET
ARCHITECTURE INC
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SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA

Prime Consultant:
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ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-202 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale 1/8" = 1'-0"

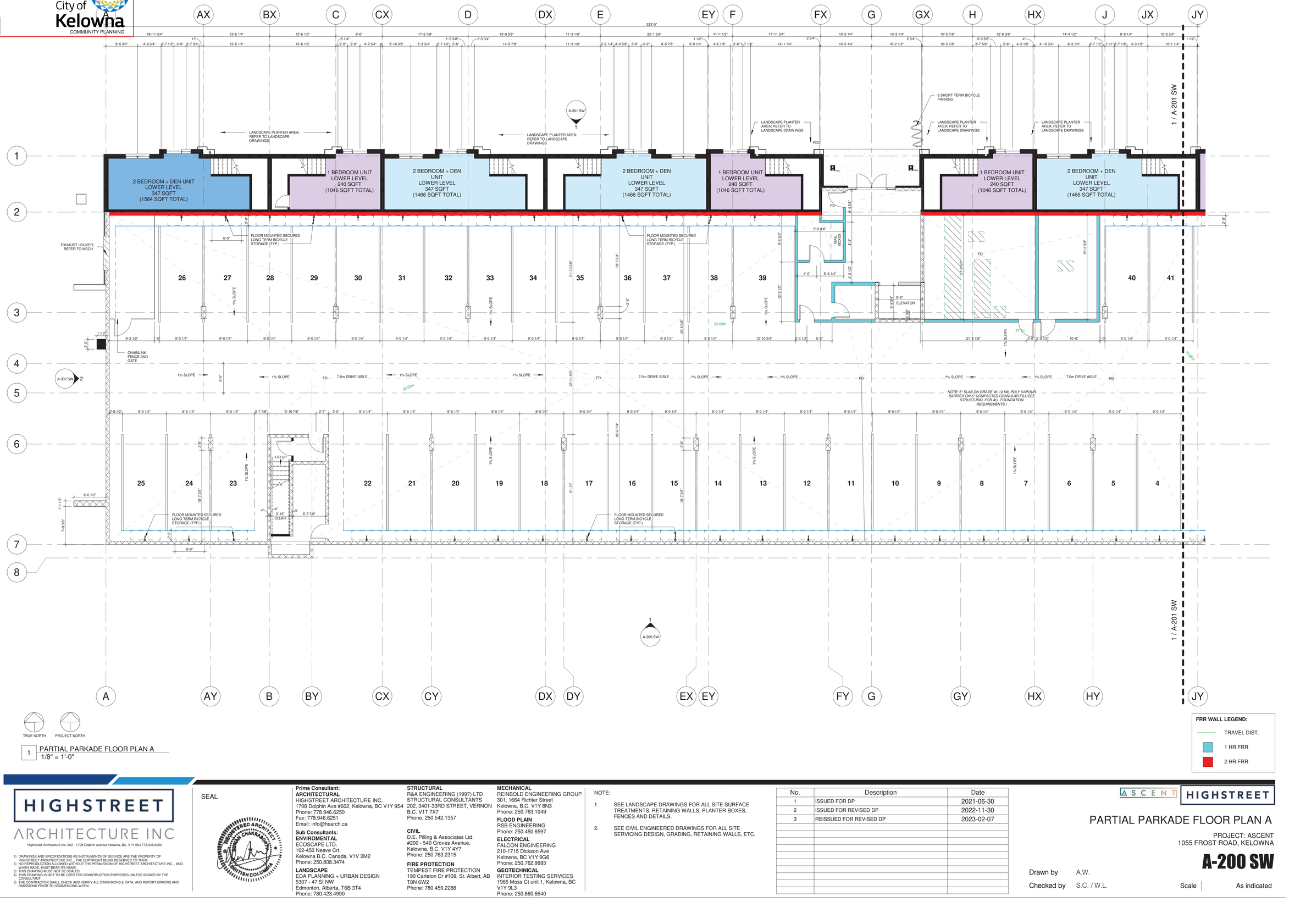
SCHEDULE **A**

This forms part of application

DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL PARKADE FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

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ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-200 SW

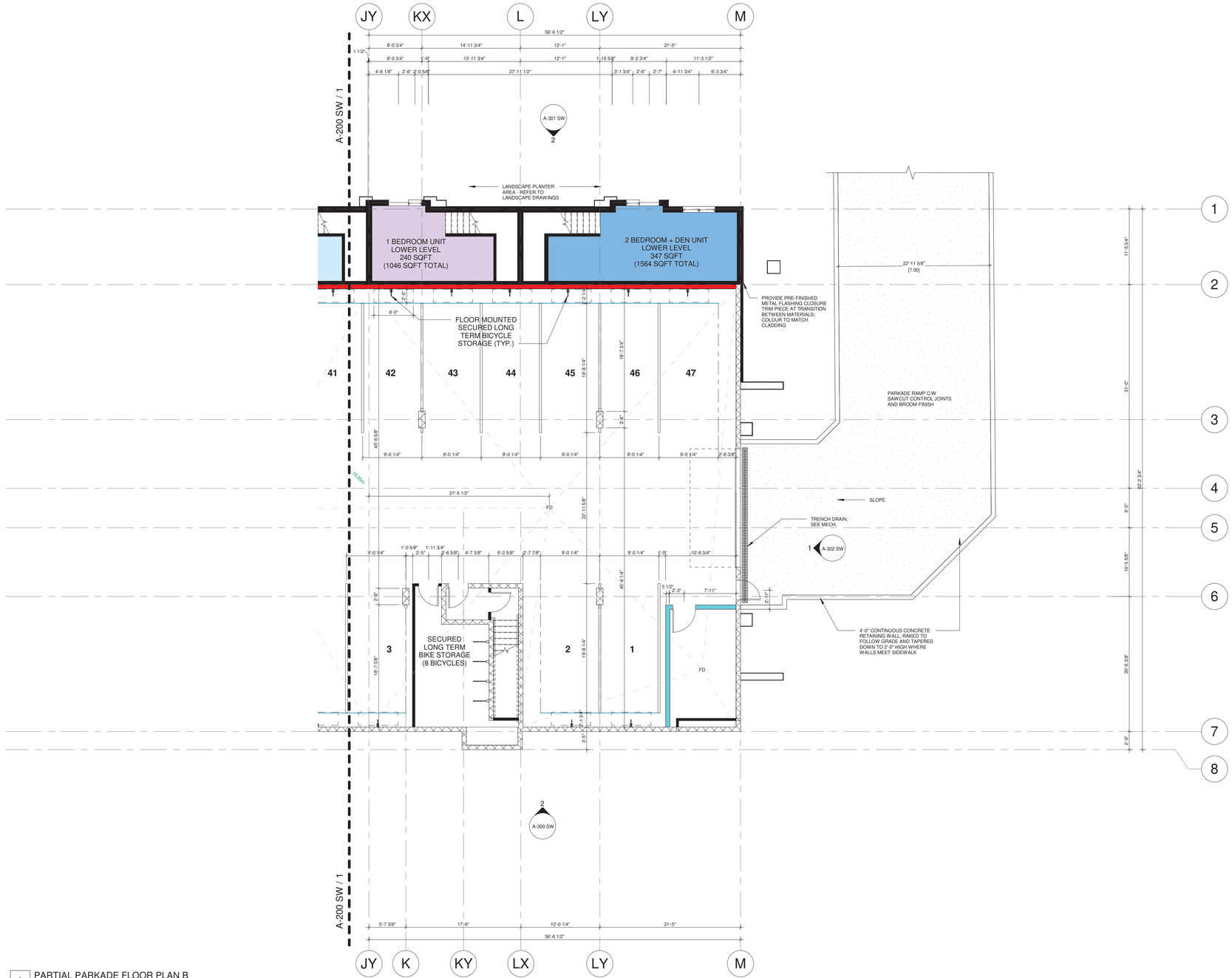
Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



TRUE NORTH PROJECT NORTH

1 PARTIAL PARKADE FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT PROFESSIONAL CHARACTER PROVINCE OF BRITISH COLUMBIA

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T8N 6W2
Phone: 780.459.2288

MECHANICAL
REINBOLD ENGINEERING GROUP
301, 1684 Richter Street
Kelowna, B.C. V1Y 8N3
Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
210-1715 Dickson Ave
Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-201 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application

DP21-0179

City of Kelowna COMMUNITY PLANNING

Planner Initials MT

TRUE NORTH PROJECT NORTH

1 PARTIAL MAIN FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT BRITISH COLUMBIA

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LANDSCAPE
EDA PLANNING + URBAN DESIGN
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Phone: 780.423.4990

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R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
B.C. V1T 7X7
Phone: 250.542.1357

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D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
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Phone: 250.763.2315

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TEMPEST FIRE PROTECTION
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-204 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

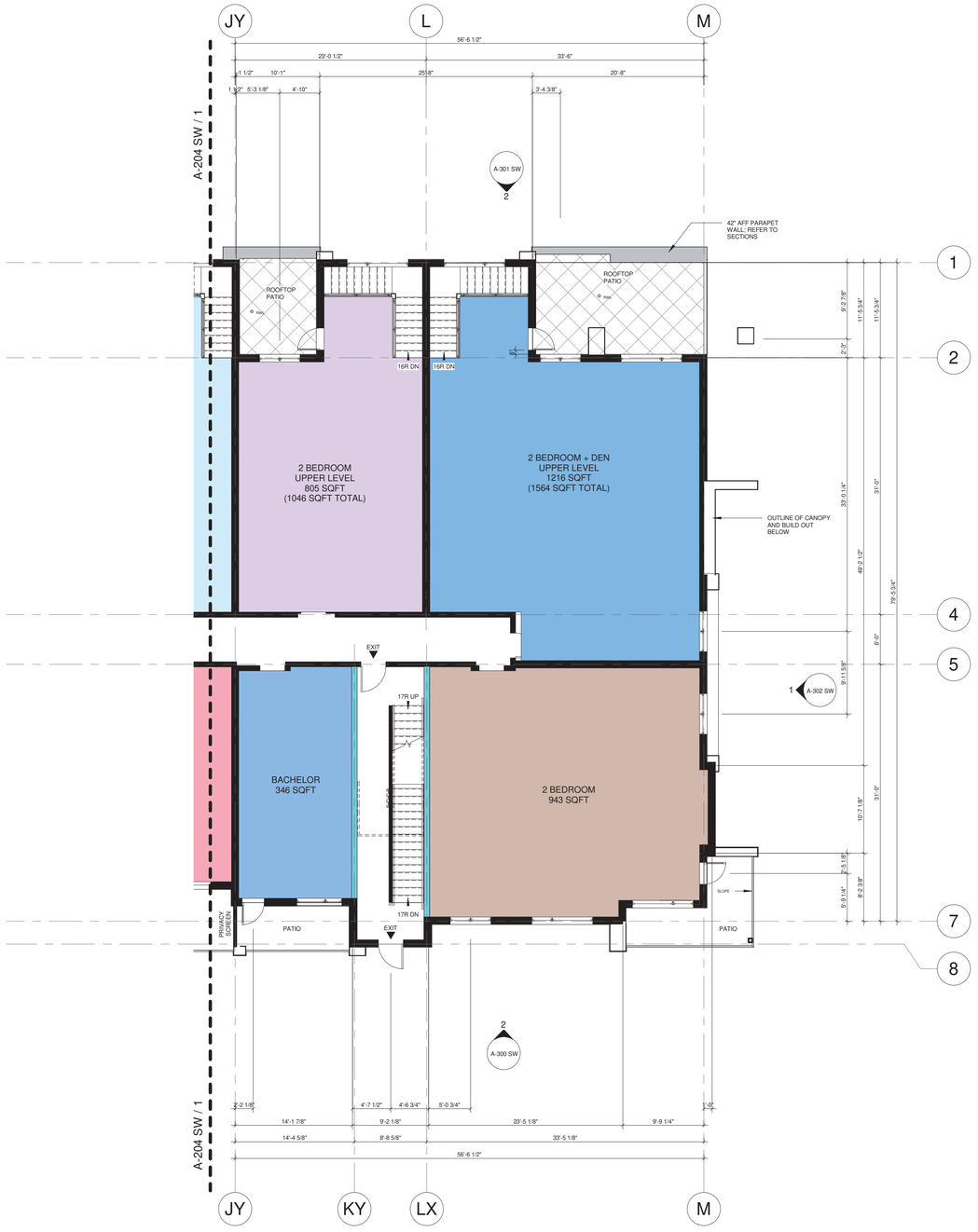
SCHEDULE **A**

This forms part of application

DP21-0179

City of **Kelowna**
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL MAIN FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-205 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

TRUE NORTH PROJECT NORTH

1 PARTIAL SECOND FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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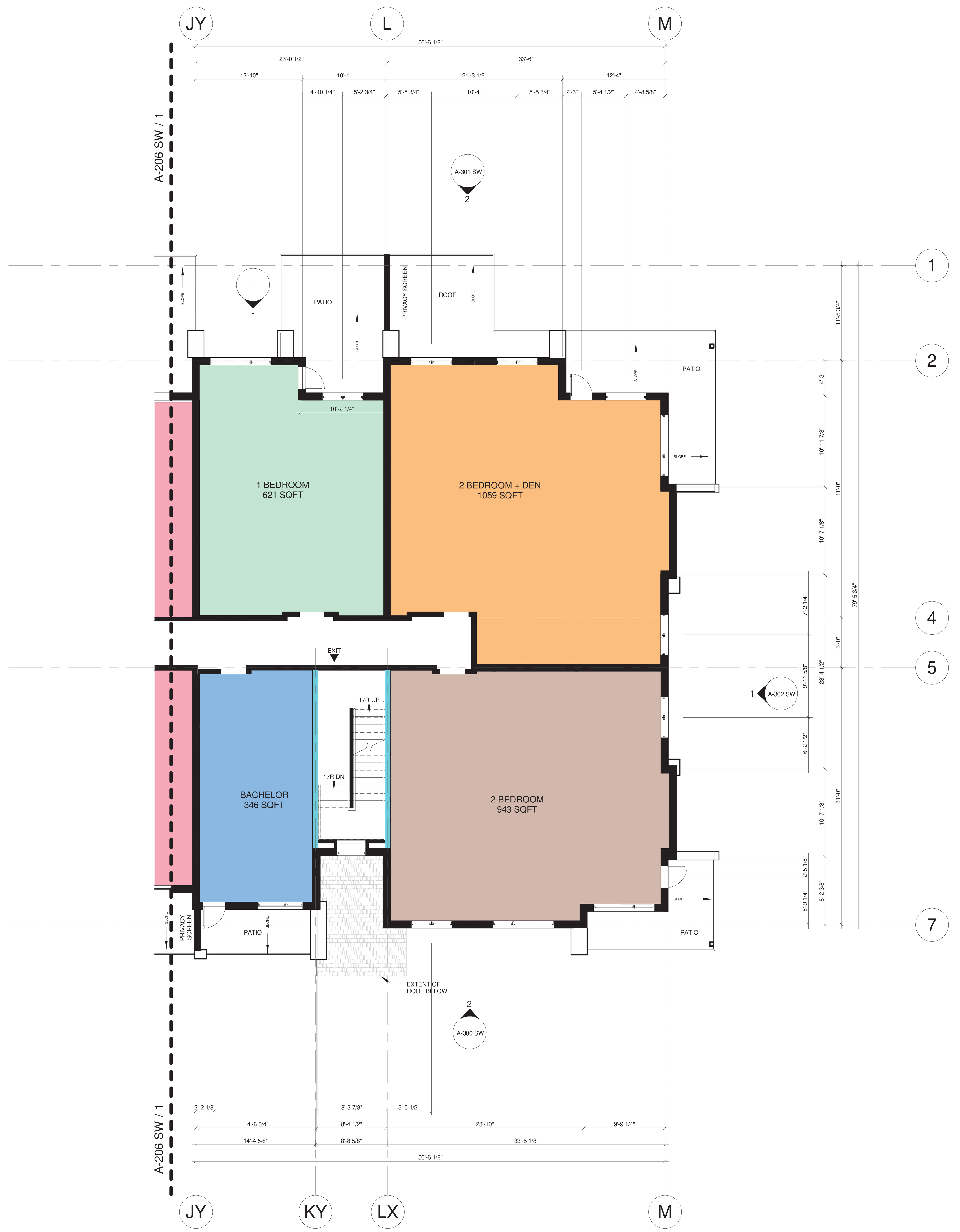
ASCENT | HIGHSTREET

PARTIAL SECOND FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-206 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated



TRUE NORTH
PROJECT NORTH

1 PARTIAL SECOND FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:

- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET
ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

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Phone: 250.542.1357

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Phone: 250.763.2315

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FLOOD PLAIN
RSB ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT
HIGHSTREET

PARTIAL SECOND FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-207 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE A

This forms part of application

DP21-0179

City of Kelowna COMMUNITY PLANNING

Planner Initials: MT

1 PARTIAL THIRD FLOOR PLAN A
1/8" = 1'-0"

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT SUMAN CHAKRABORTY BRITISH COLUMBIA

Prime Consultant:
ARCHITECTURAL
HIGHSTREET ARCHITECTURE INC.
1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4
Phone: 778.946.6250
Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
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ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
Kelowna, B.C. V1Y 4Y7
Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
190 Carleton Dr #109, St. Albert, AB
T8N 6W2
Phone: 780.459.2288

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REINBOLD ENGINEERING GROUP
301, 1664 Richter Street
Kelowna, B.C. V1Y 8N3
Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

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FALCON ENGINEERING
210-1715 Dickson Ave
Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-208 SW

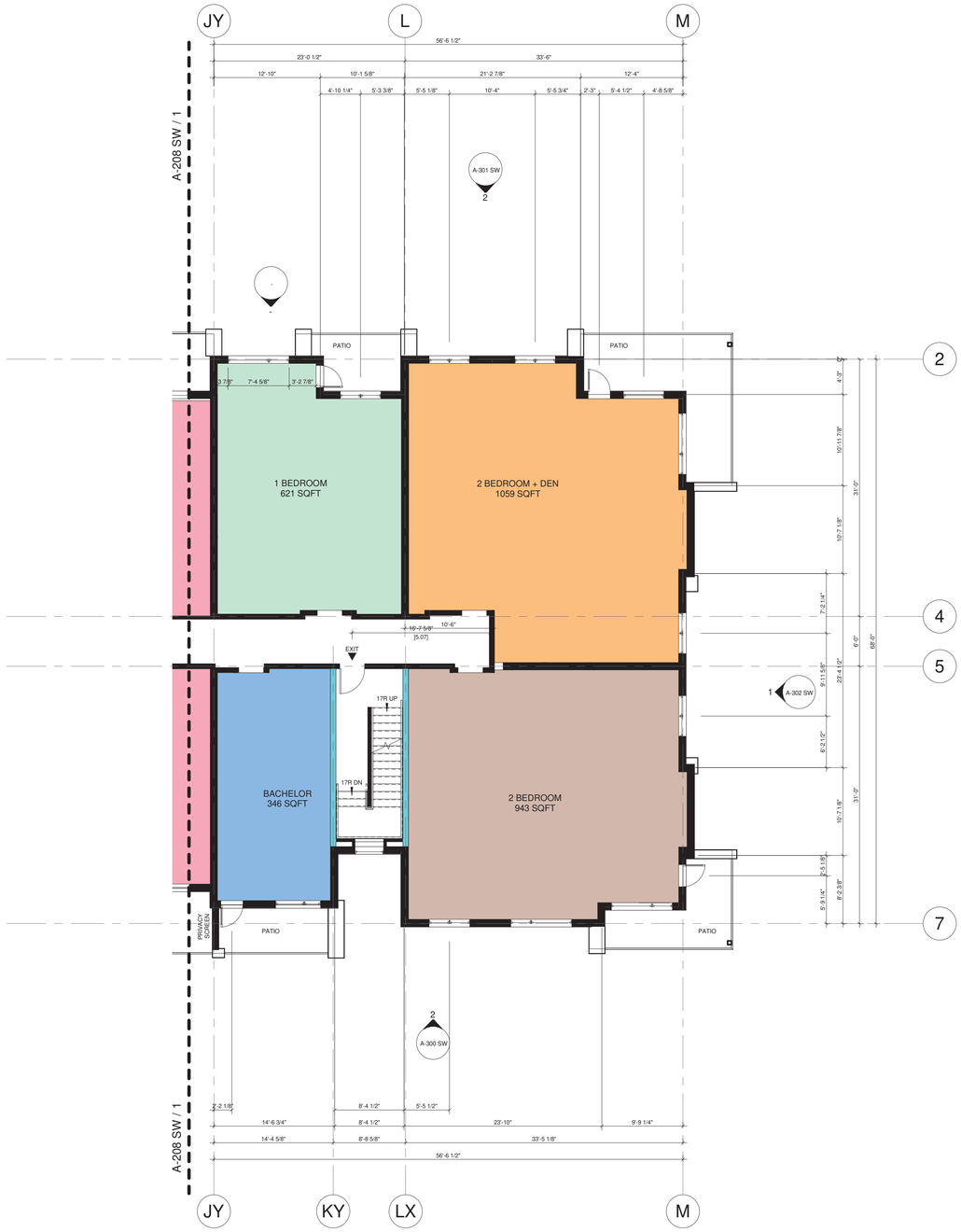
Drawn by A.W.
Checked by S.C. / W.L.
Scale: As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL THIRD FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT S. CHAKRABARTI BRITISH COLUMBIA

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Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
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Phone: 780.423.4990

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ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-209 SW

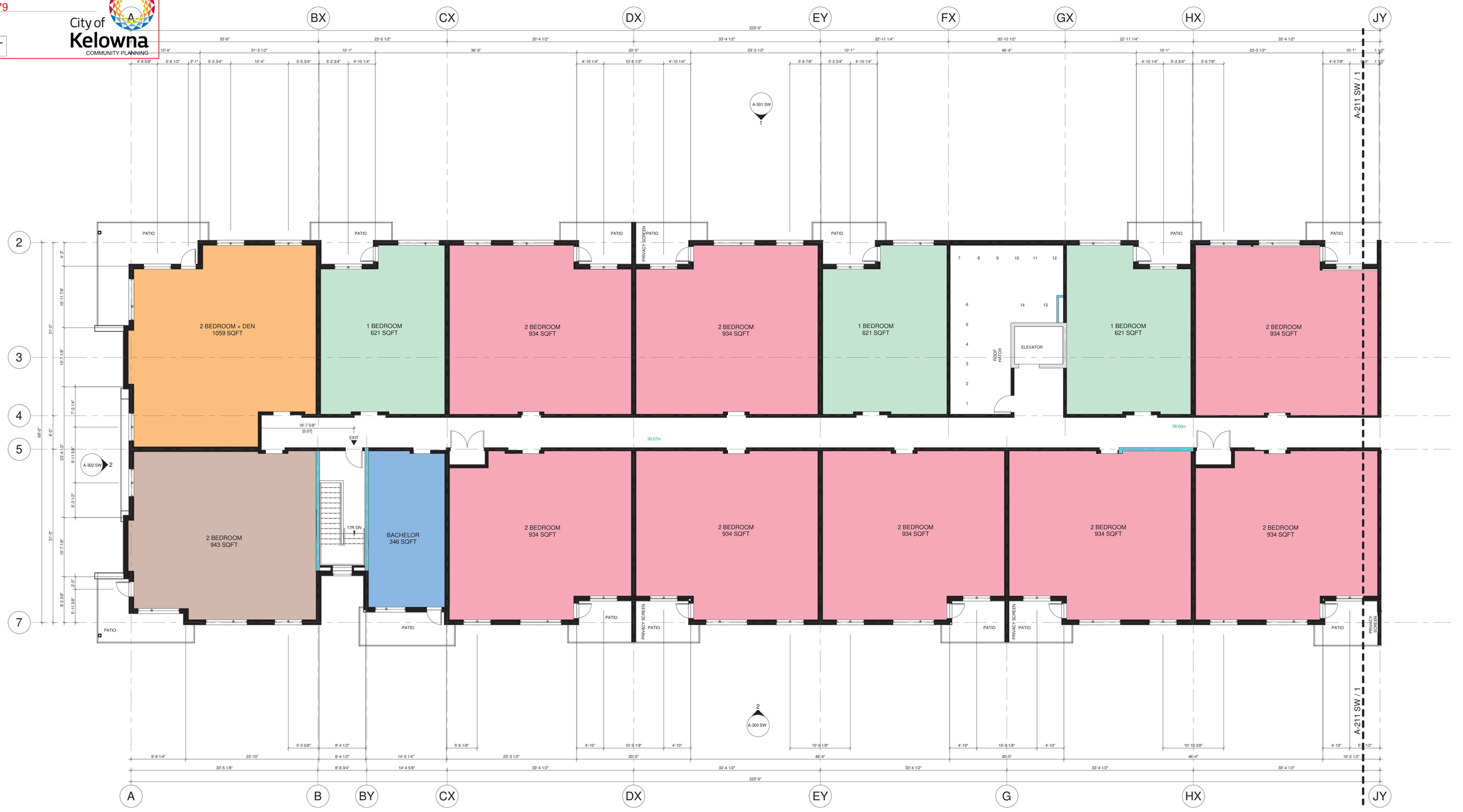
Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



TRUE NORTH PROJECT NORTH

1 PARTIAL FOURTH FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT BRITISH COLUMBIA

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ASCENT HIGHSTREET

PARTIAL FOURTH FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-210 SW

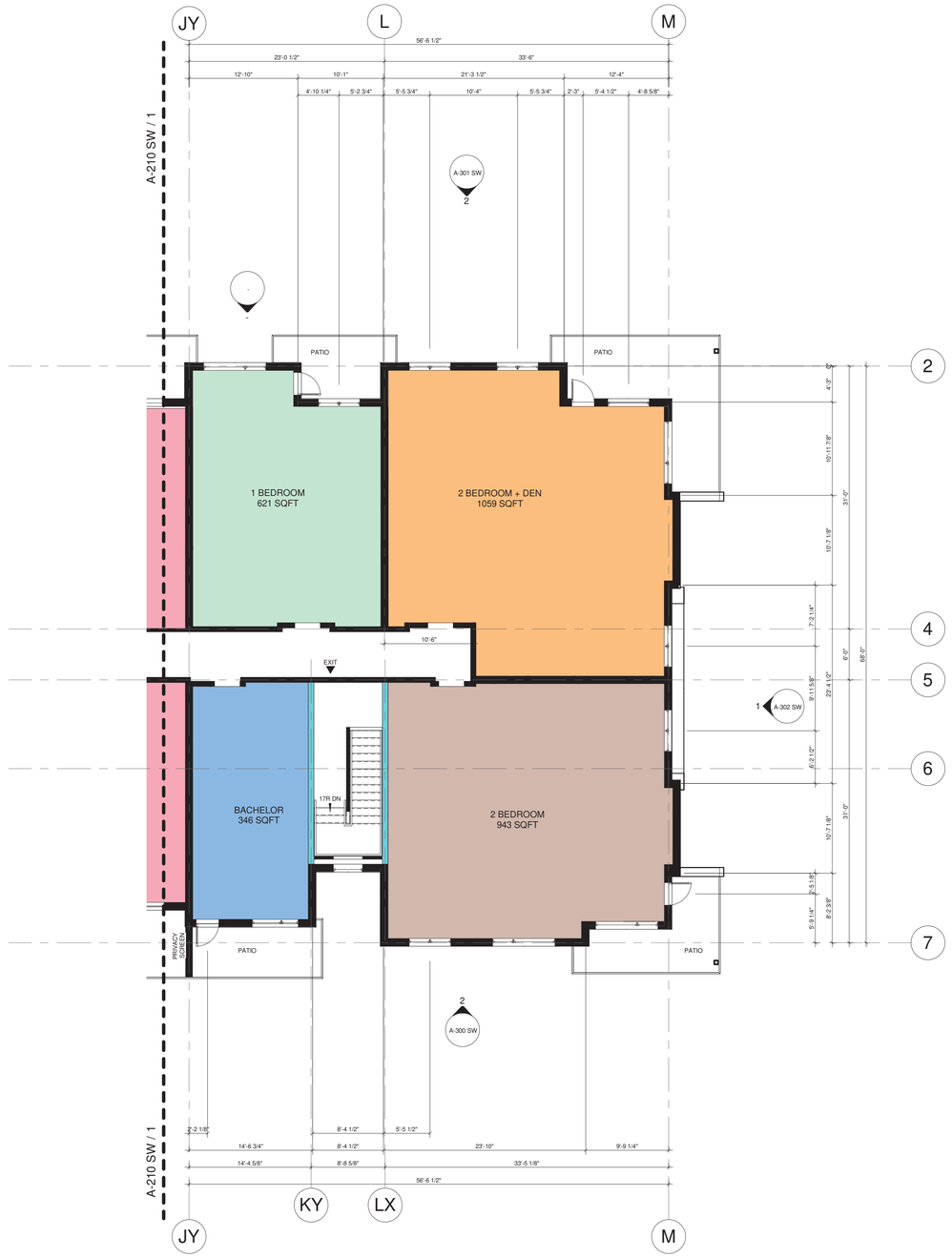
Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL FOURTH FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT PROFESSIONAL DESIGN CHARACTERISTIC PROVINCE OF BRITISH COLUMBIA

Prime Consultant:
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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL FOURTH FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-211 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

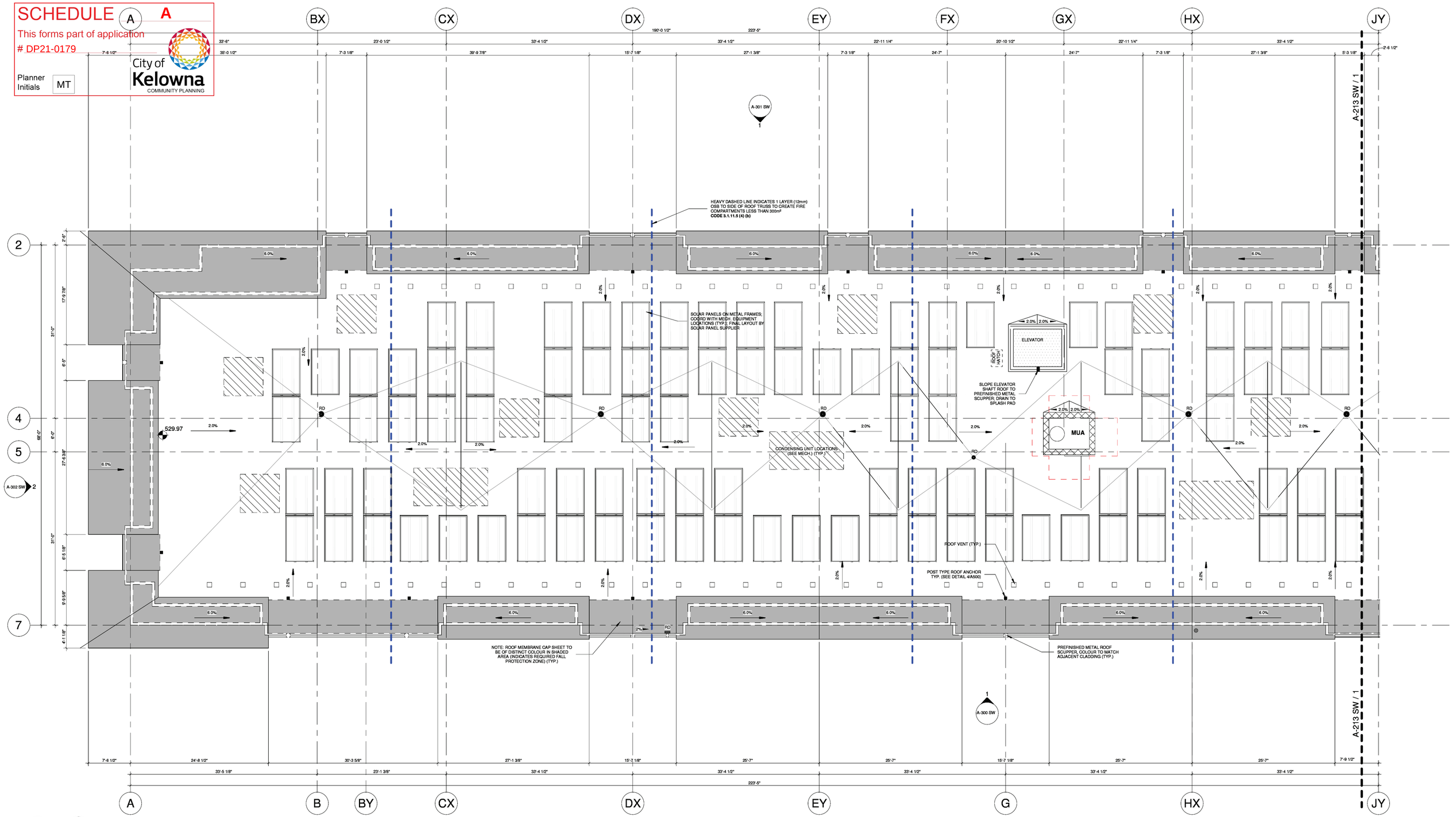
SCHEDULE A

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



TRUE NORTH PROJECT NORTH

1 PARTIAL ROOF PLAN A
1/8" = 1'-0"

HIGHSTREET

ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT S. CHAMBERLAIN BRITISH COLUMBIA

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Email: info@hsarch.ca

Sub Consultants:
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102-450 Neave Crt.
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LANDSCAPE
EDA PLANNING + URBAN DESIGN
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STRUCTURAL CONSULTANTS
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CIVIL
D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
Kelowna, B.C. V1Y 4Y7
Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
190 Carleton Dr #109, St. Albert, AB
T8N 6W2
Phone: 780.459.2288

MECHANICAL
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FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL ROOF PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-212 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

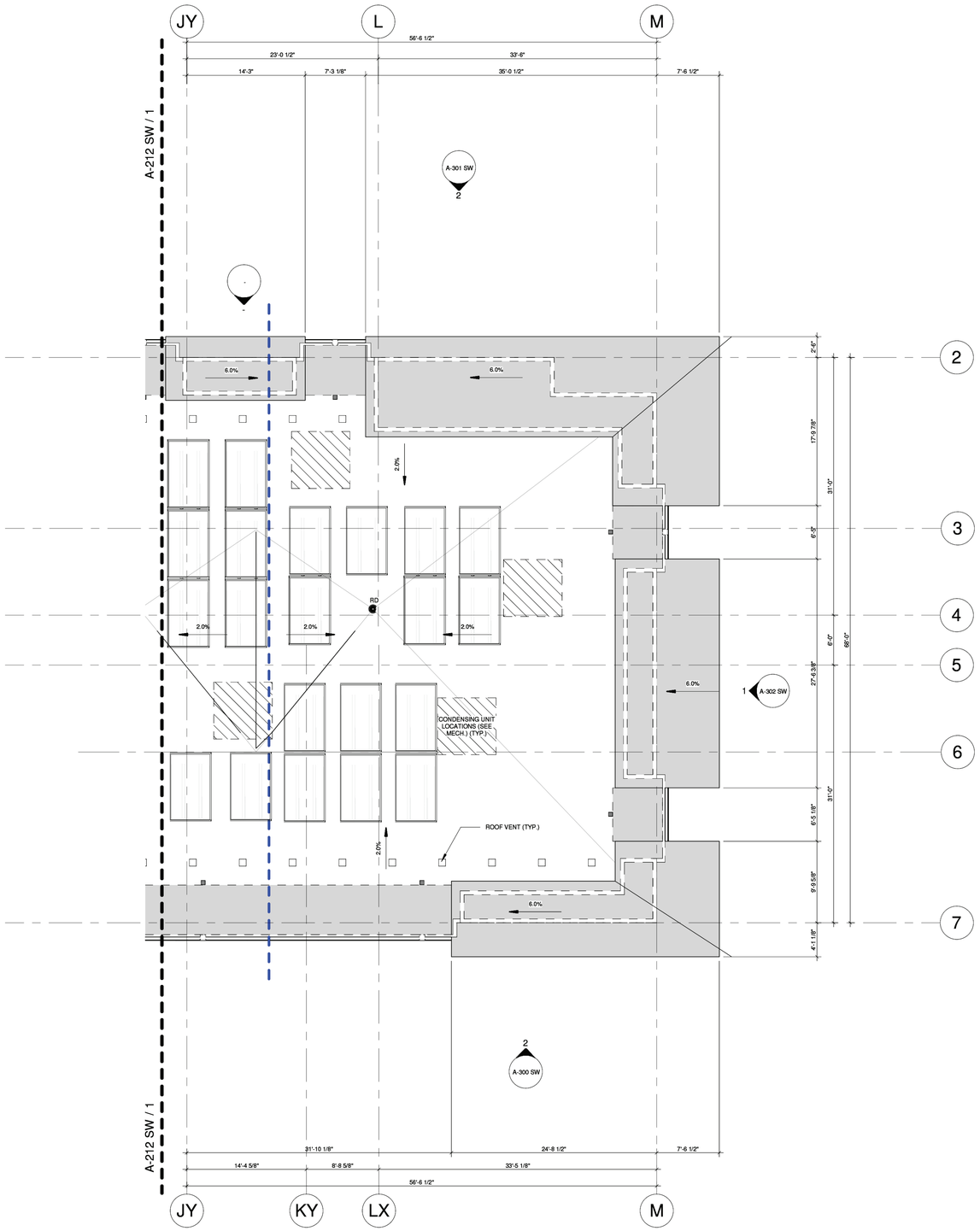
SCHEDULE **A**

This forms part of application

DP21-0179

City of **Kelowna** COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL ROOF PLAN B
1/8" = 1'-0"

HIGHSTREET
ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

Prime Consultant:
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Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
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TEMPEST FIRE PROTECTION
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T8N 6W2
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FLOOD PLAIN
RSB ENGINEERING
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FALCON ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL ROOF PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-213 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

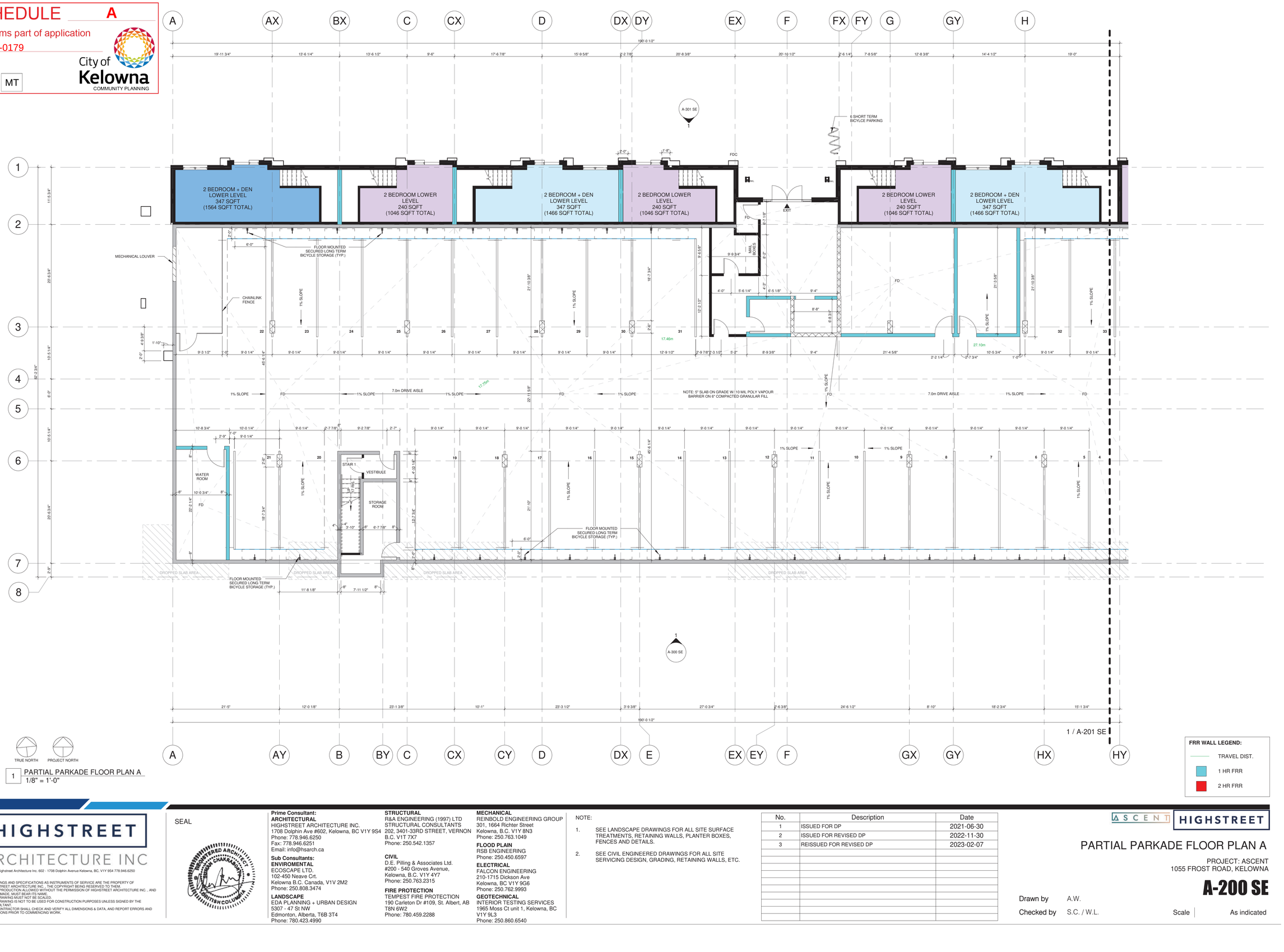
SCHEDULE **A**

This forms part of application

DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL PARKADE FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT JASON CHARKAWY PROVINCE OF BRITISH COLUMBIA

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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-200 SE

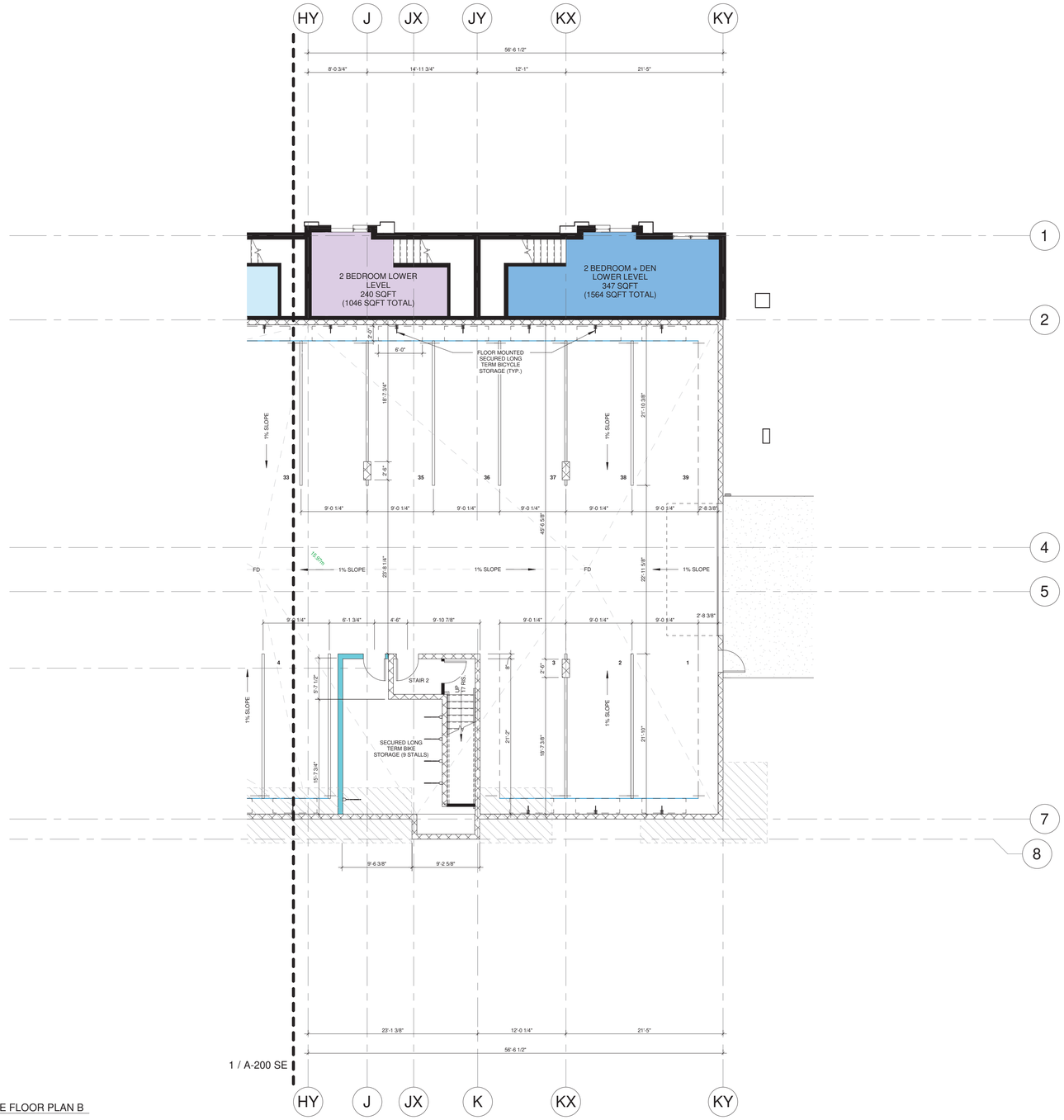
Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL PARKADE FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT BRITISH COLUMBIA

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TEMPEST FIRE PROTECTION
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T8N 6W2
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Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
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ELECTRICAL
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL PARKADE FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-201 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE A
This forms part of application
DP21-0179
Planner Initials MT
City of Kelowna COMMUNITY PLANNING

1 PARTIAL MAIN FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

Prime Consultant:
ARCHITECTURAL
HIGHSTREET ARCHITECTURE INC.
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Fax: 778.946.6251
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Sub Consultants:
ENVIROMENTAL
ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
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Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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No.	Description	Date
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3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-204 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

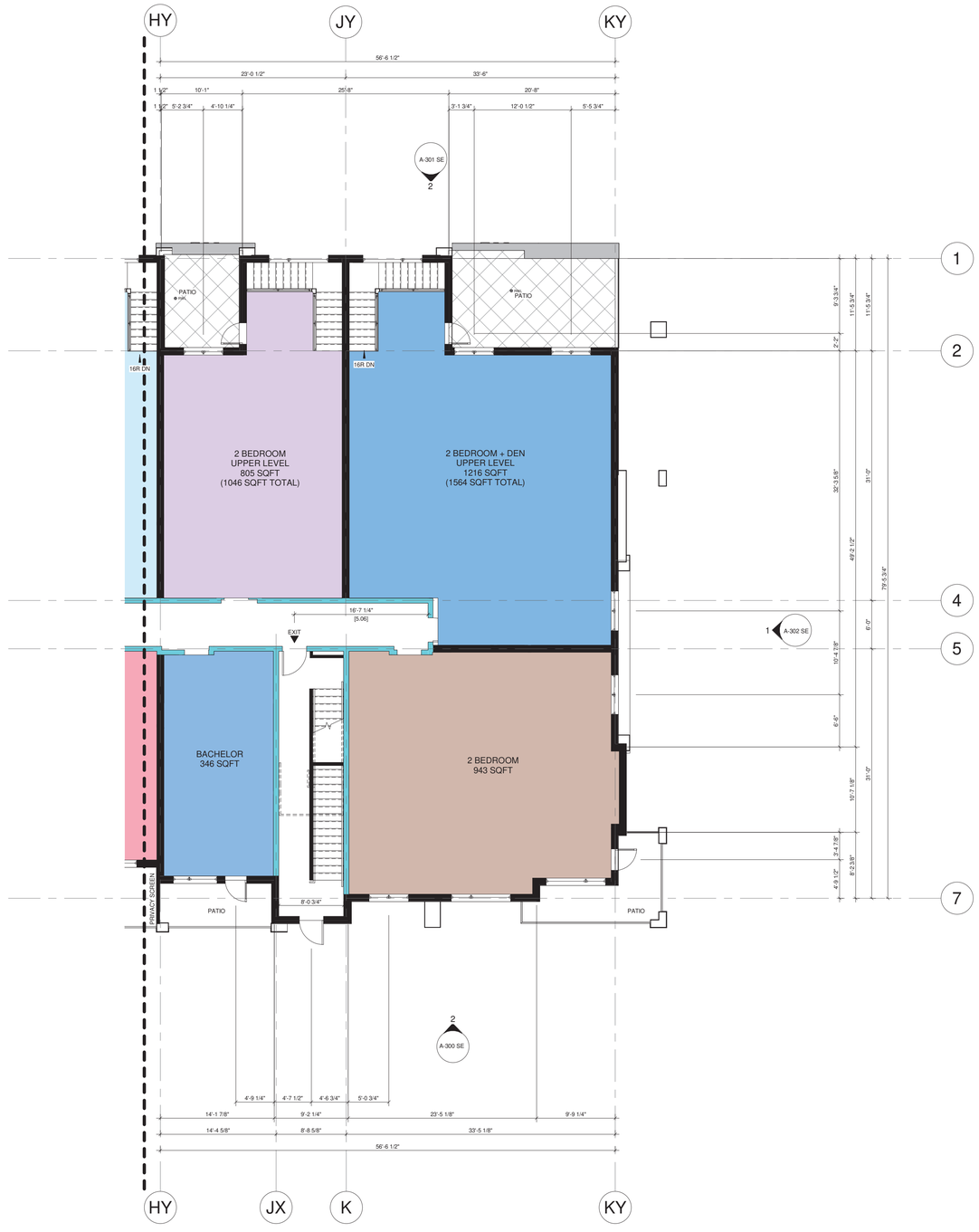
SCHEDULE **A**

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



TRUE NORTH PROJECT NORTH

1 PARTIAL MAIN FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:

- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
ROMAN CHAKRABARTI
PROVINCE OF BRITISH COLUMBIA

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Fax: 778.946.6251
Email: info@hsarch.ca

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Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

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EDA PLANNING + URBAN DESIGN
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Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
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B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
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Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL MAIN FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-205 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

TRUE NORTH PROJECT NORTH

1 PARTIAL SECOND FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

Prime Consultant:
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HIGHSTREET ARCHITECTURE INC.
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TEMPEST FIRE PROTECTION
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Phone: 780.459.2288

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FLOOD PLAIN
RSB ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
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V1Y 9L3
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NOTE:

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ASCENT HIGHSTREET

PARTIAL SECOND FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-206 SE

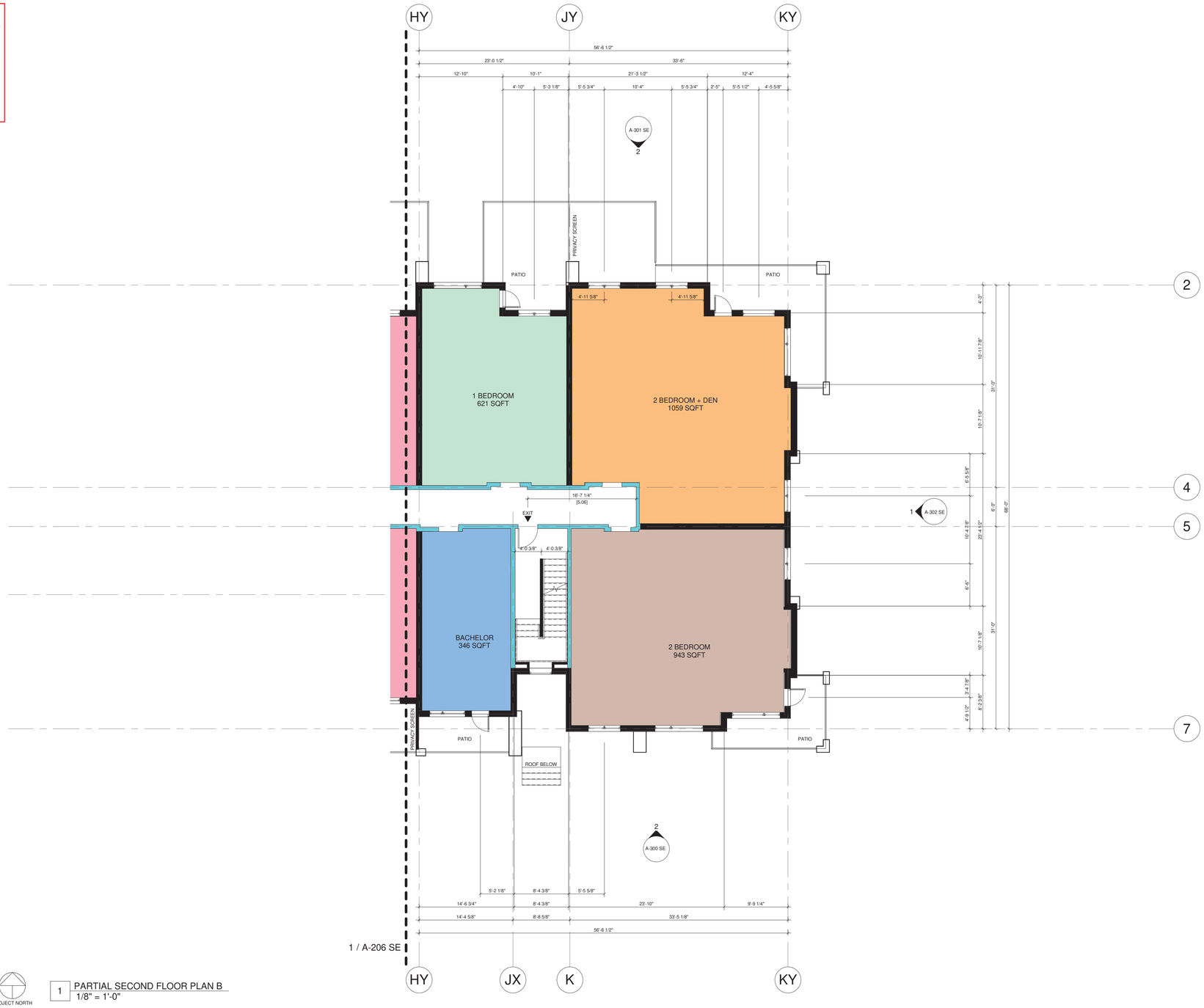
Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



TRUE NORTH PROJECT NORTH

1 PARTIAL SECOND FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT SHAWN CHAKRAVARTY PROVINCE OF BRITISH COLUMBIA

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INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

PARTIAL SECOND FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-207 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

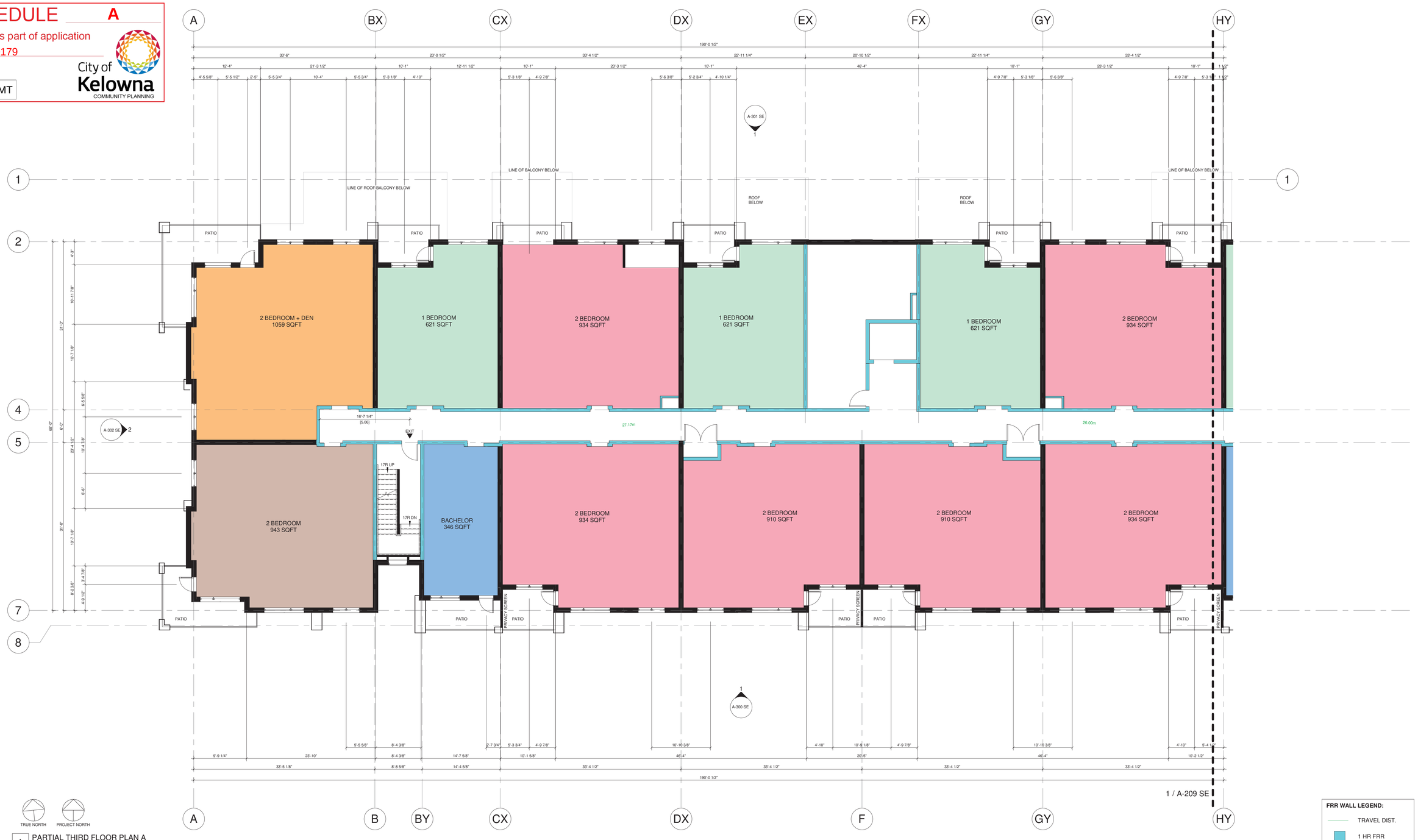
SCHEDULE **A**

This forms part of application

DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL THIRD FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

Prime Consultant:
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HIGHSTREET ARCHITECTURE INC.
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Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
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102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
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Phone: 780.423.4990

STRUCTURAL
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STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
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Phone: 250.542.1357

CIVIL
D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
Kelowna, B.C. V1Y 4Y7
Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
190 Carleton Dr #109, St. Albert, AB
T8N 6W2
Phone: 780.459.2288

MECHANICAL
REINBOLD ENGINEERING GROUP
301, 1664 Richter Street
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Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
210-1715 Dickson Ave
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-208 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

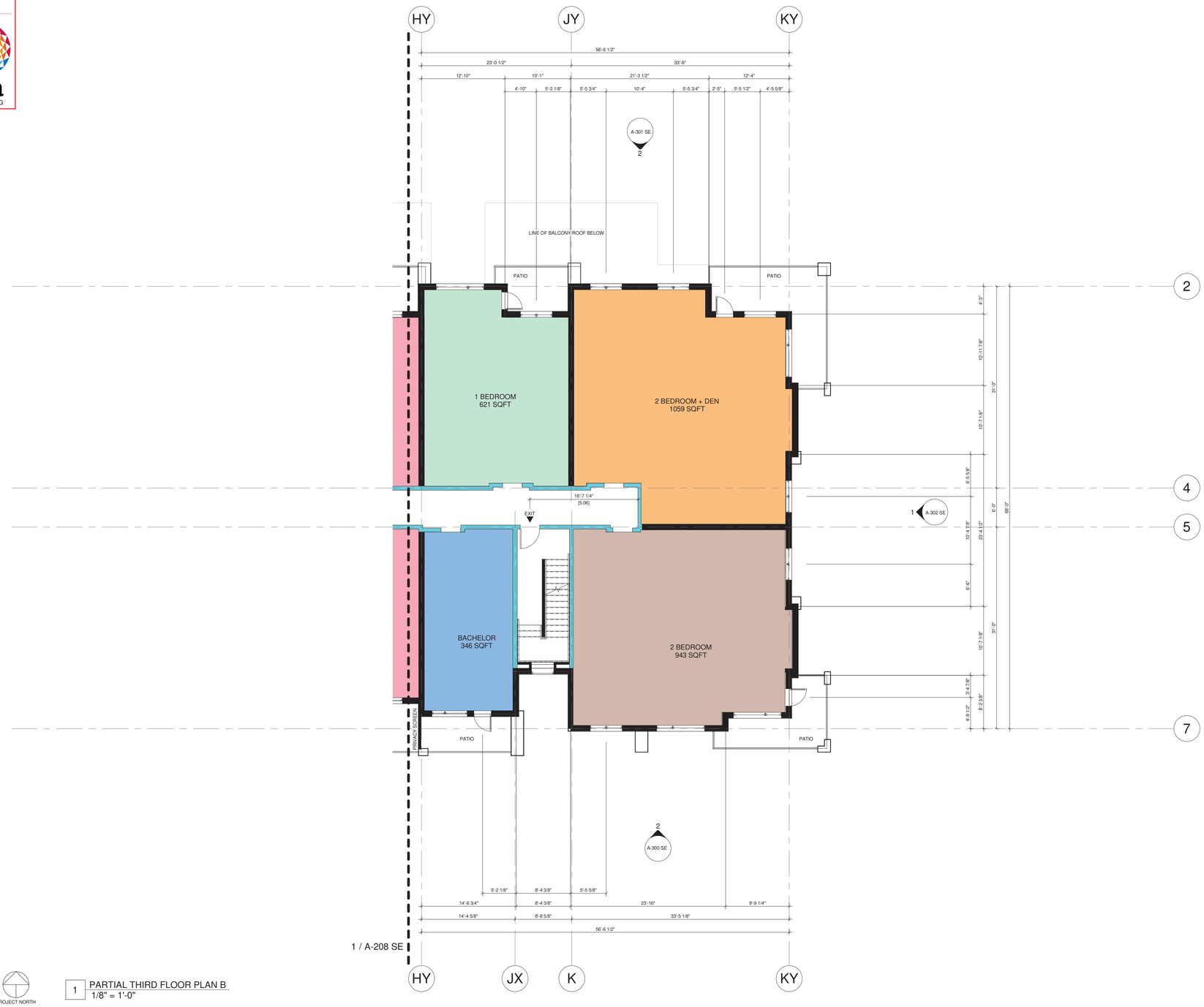
SCHEDULE **A**

This forms part of application

DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL THIRD FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:

- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT SOUMYA CHAKRABORTY BRITISH COLUMBIA

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FLOOD PLAIN
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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
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ASCENT HIGHSTREET

PARTIAL THIRD FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-209 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

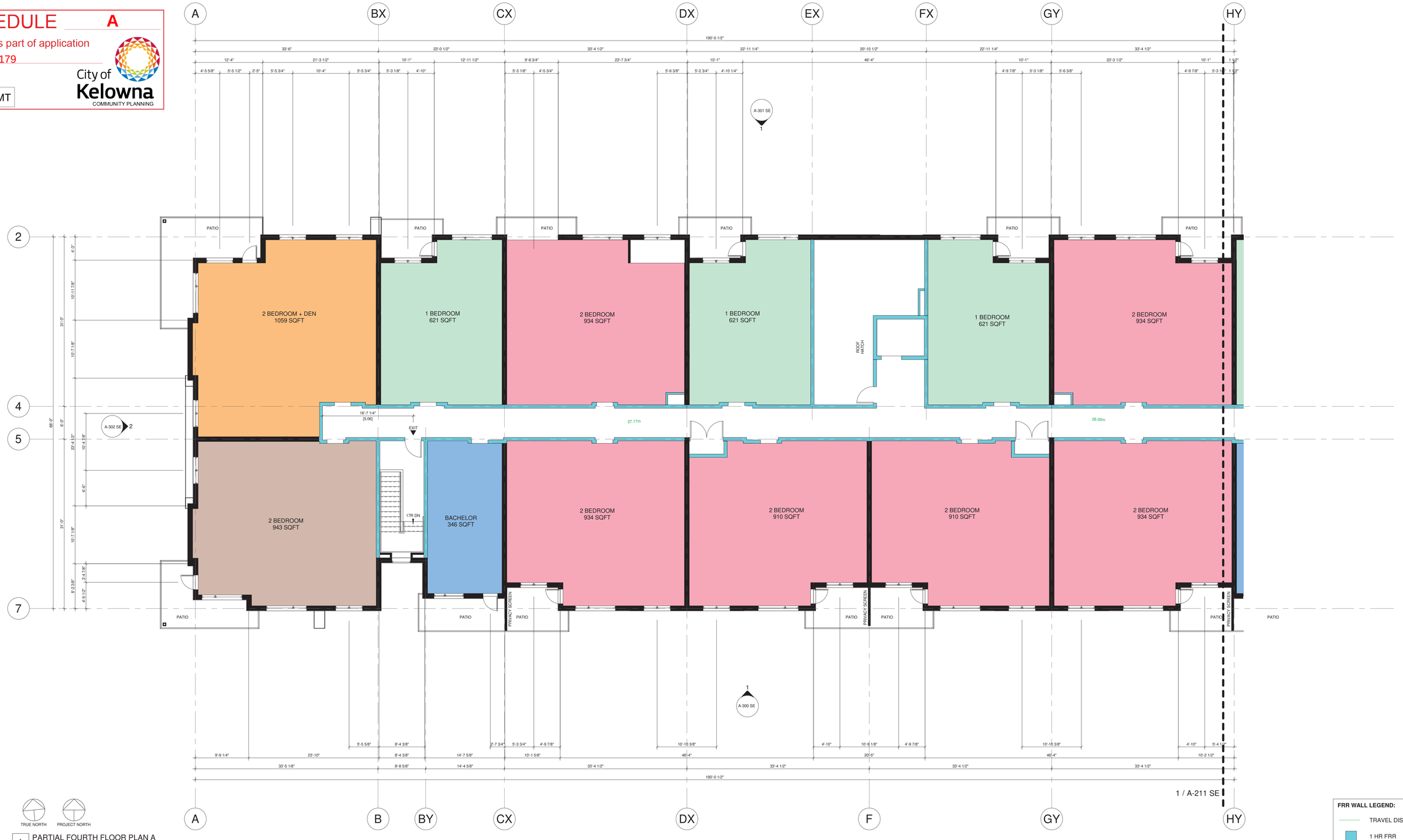
SCHEDULE **A**

This forms part of application

DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL FOURTH FLOOR PLAN A
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

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SEAL

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EDA PLANNING + URBAN DESIGN
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Edmonton, Alberta, T6B 3T4
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B.C. V1T 7X7
Phone: 250.542.1357

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Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

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Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL FOURTH FOOR PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-210 SE

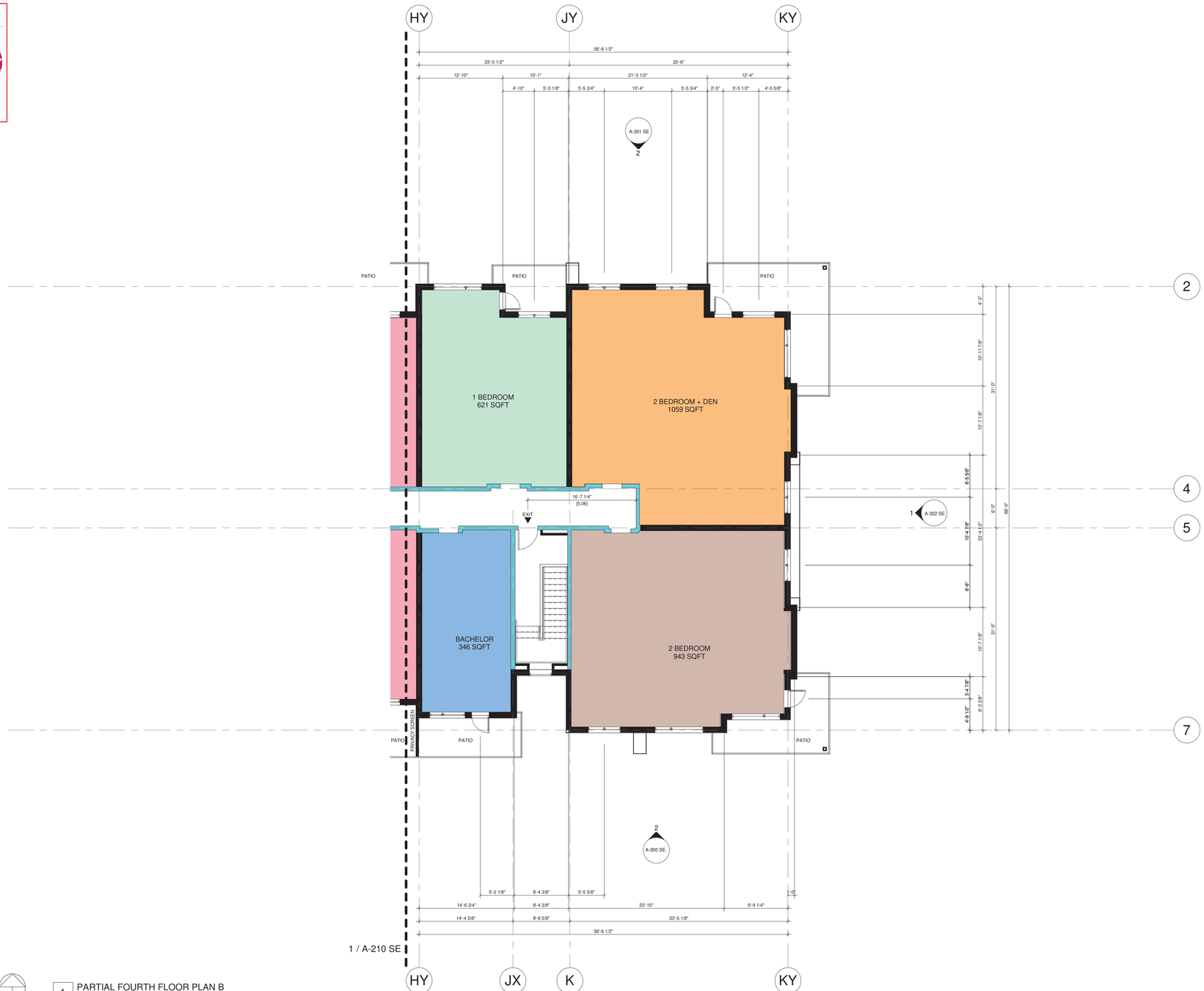
Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **A**

This forms part of application
DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL FOURTH FLOOR PLAN B
1/8" = 1'-0"

FRR WALL LEGEND:
- TRAVEL DIST.
- 1 HR FRR
- 2 HR FRR

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT SOUMYA CHAKRABORTY BRITISH COLUMBIA

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Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
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ECOSCAPE LTD.
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Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
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Phone: 780.423.4990

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STRUCTURAL CONSULTANTS
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Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
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T8N 6W2
Phone: 780.459.2288

MECHANICAL
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Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
210-1715 Dickson Ave
Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

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ASCENT HIGHSTREET

PARTIAL FOURTH FLOOR PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-211 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

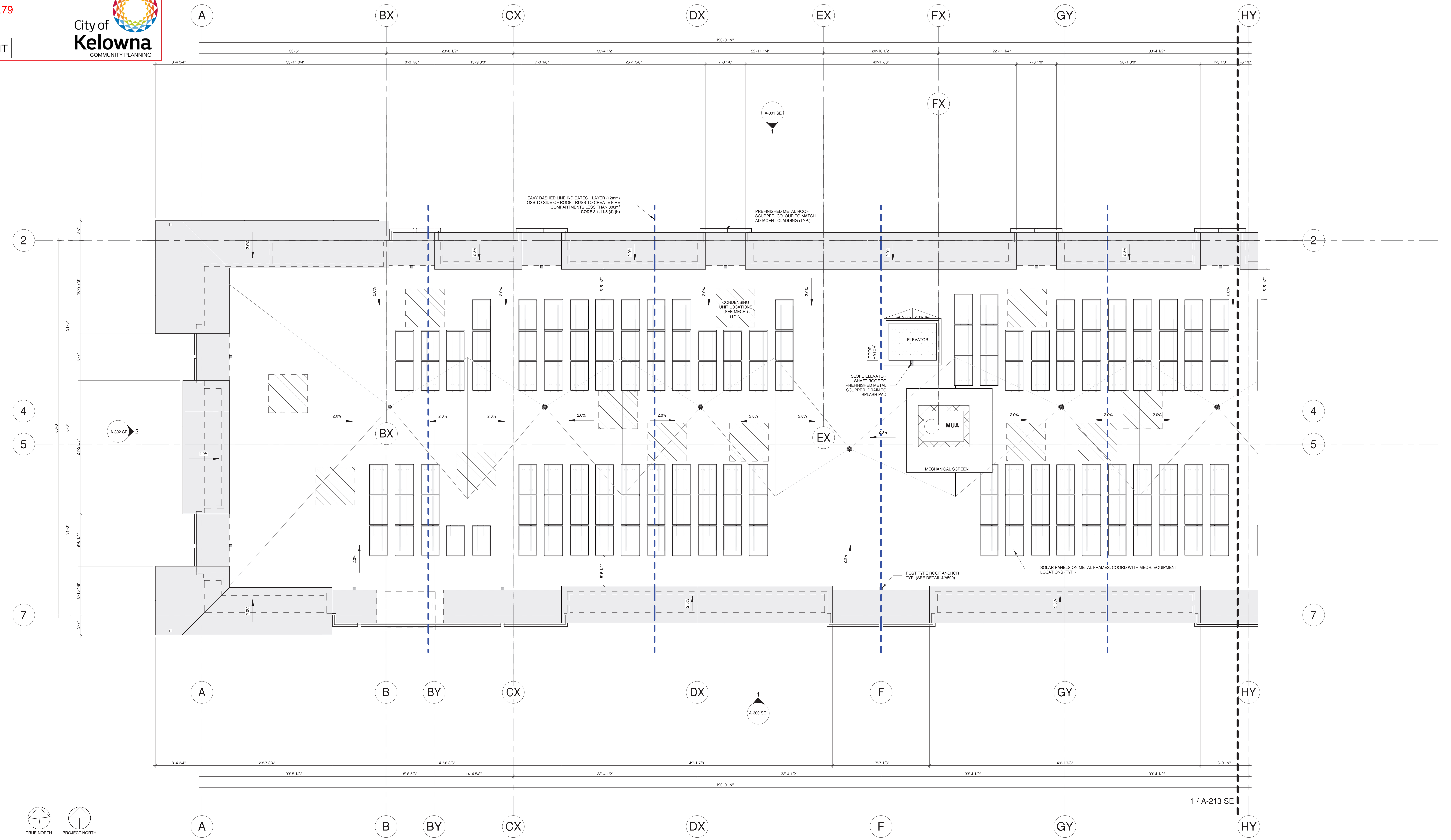
SCHEDULE A

This forms part of application

DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials: MT



1 PARTIAL ROOF PLAN A
1/8" = 1'-0"

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT BRITISH COLUMBIA

Prime Consultant:
ARCHITECTURAL
HIGHSTREET ARCHITECTURE INC.
1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4
Phone: 778.946.6250
Fax: 778.946.6251
Email: info@hsarch.ca

Sub Consultants:
ENVIROMENTAL
ECOSCAPE LTD.
102-450 Neave Crt.
Kelowna B.C. Canada, V1V 2M2
Phone: 250.808.3474

LANDSCAPE
EDA PLANNING + URBAN DESIGN
5307 - 47 St NW
Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

STRUCTURAL
R&A ENGINEERING (1997) LTD
STRUCTURAL CONSULTANTS
202, 3401-33RD STREET, VERNON
B.C. V1T 7X7
Phone: 250.542.1357

CIVIL
D.E. Pilling & Associates Ltd.
#200 - 540 Groves Avenue,
Kelowna, B.C. V1Y 4Y7
Phone: 250.763.2315

FIRE PROTECTION
TEMPEST FIRE PROTECTION
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MECHANICAL
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FLOOD PLAIN
RSB ENGINEERING
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ELECTRICAL
FALCON ENGINEERING
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Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL ROOF PLAN A

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-212 SE

Drawn by A.W.

Checked by S.C. / W.L.

Scale: As indicated

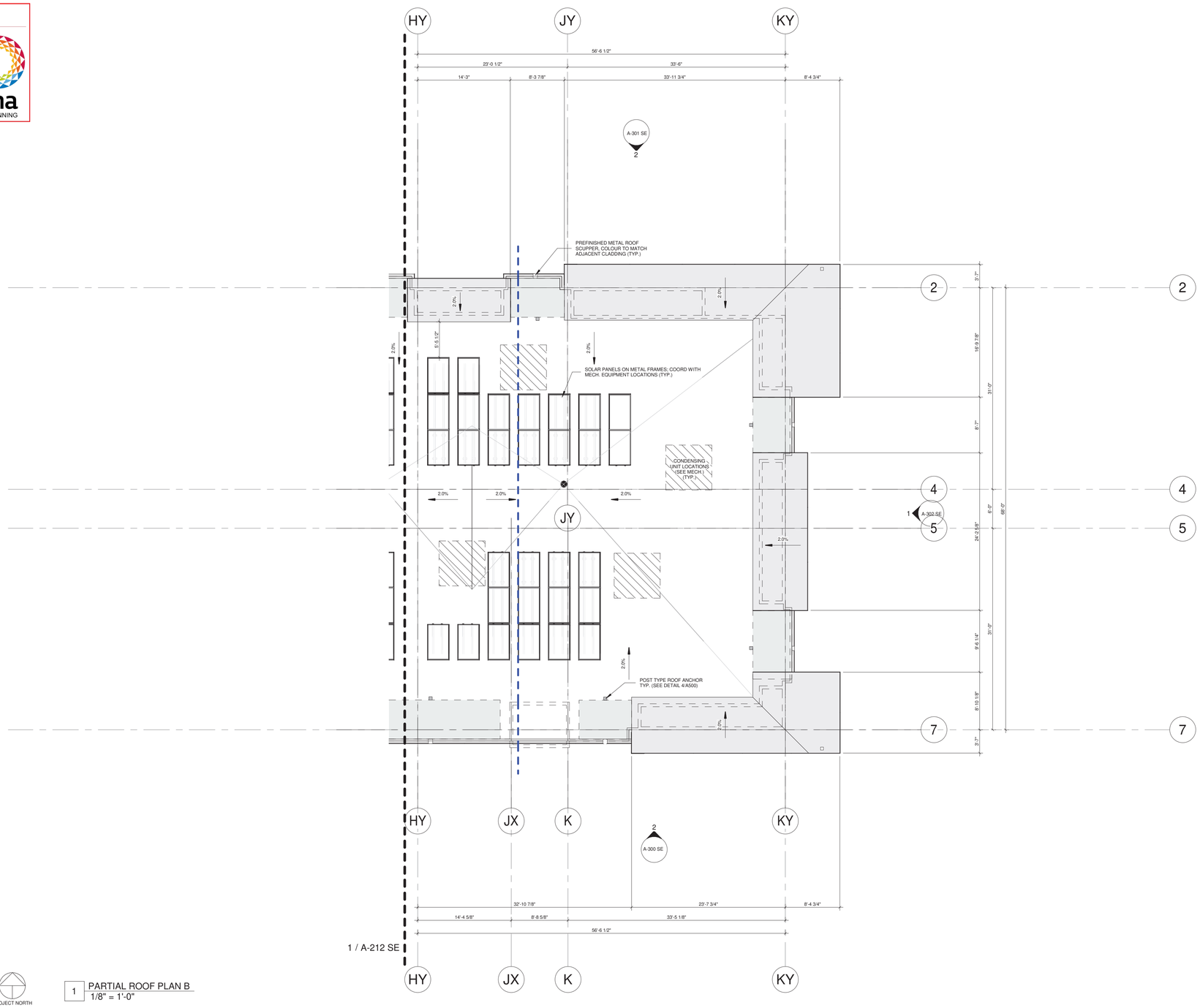
SCHEDULE **A**

This forms part of application

DP21-0179

City of **Kelowna**
COMMUNITY PLANNING

Planner Initials MT



TRUE NORTH PROJECT NORTH

1 PARTIAL ROOF PLAN B
1/8" = 1'-0"

HIGHSTREET
ARCHITECTURE INC
Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

Prime Consultant:
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Phone: 250.808.3474

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Edmonton, Alberta, T6B 3T4
Phone: 780.423.4990

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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

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ASCENT HIGHSTREET

PARTIAL ROOF PLAN B

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-213 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **B**

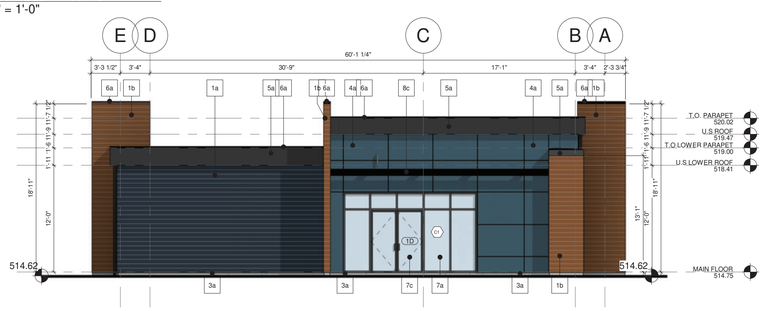
This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna COMMUNITY PLANNING

2 SOUTH ELEVATION DP
A-100-CB 1/8" = 1'-0"



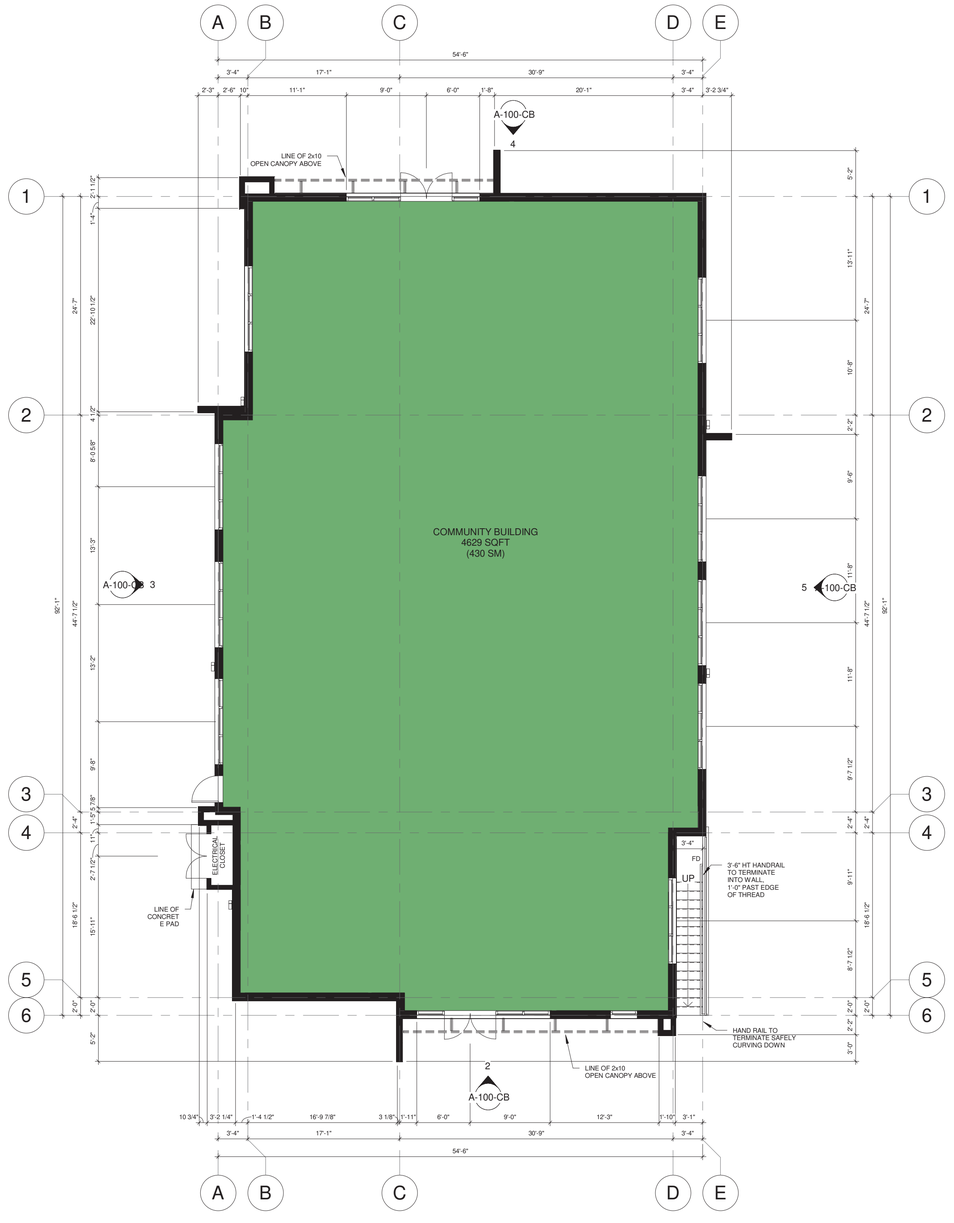
4 NORTH ELEVATION DP
A-100-CB 1/8" = 1'-0"

3 WEST ELEVATION DP
A-100-CB 1/8" = 1'-0"

5 EAST ELEVATION DP
A-100-CB 1/8" = 1'-0"

Exterior Finish Materials Legend

1.)	**SIDING**	
1a	Horizontal cedar texture fibre cement siding (Straight Edge) 8-1/4" panel (7" Exposure) - Product: Hardie - Colour: "Dark Blue"	
1b	Horizontal cedar texture fibre cement siding (Straight Edge) 8-1/4" panel (7" Exposure) - Product: Hardie - Colour: "Cedar"	
1c	Horizontal cedar texture fibre cement siding (Straight Edge) 8-1/4" panel (7" Exposure) - Product: Hardie - Colour: "Night Gray"	
3.)	**STUCCO/EIFS**	
	Concrete Faced Insulation Panels	
4.)	**PANELS**	
4a	Vertical Smooth Panel: Hardie - Colour: "Evening Blue"	
5.)	**FACE BOARDS**	
5a	Aluminum fascia	
6.)	**TRIMS/FLASHING**	
6a	Metal Flashing - Colour: Black	
7.)	**DOORS/WINDOWS**	
7a	Aluminum Storefront Glazing - Colour: "Charcoal"	
7b	Vinyl Windows - Colour: "Charcoal Grey"	
7c	Insulated metal door - Colour: "Charcoal"	
7d	Exterior metal louver door - Colour: "Charcoal"	
8.)	**DECORATIVE ELEMENTS**	
8a	Exterior Light	
8b	Rain water leader - Colour: "Charcoal"	
8c	Open Canopy Framing - Colour: Black	



1 MAIN FLOOR DP
A-100-CB 1/8" = 1'-0"

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

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No.	Description	Date

ASCENT HIGHSTREET

COMMUNITY BUILDING PLAN & ELEVATIONS

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

Drawn by A.W.
Checked by S.C. / W.L.
Project Date 2022-09-16

A-100-CB

Scale As indicated

1 NW Building South Elevation A
1/8" = 1'-0"

2 NW Building South Elevation B
1/8" = 1'-0"

SCHEDULE **B**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		**7.)**	**TRIMS/FLASHING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: BLACK		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY		7d	THRU WALL FLASHING - COLOUR: "DARK GREY"	
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: REDWOOD		**8.)**	**DOORS/WINDOWS**	
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
3.)	**STUCCO/EIFS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4.)	**FACE BOARDS**		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY		**9.)**	**DECORATIVE ELEMENTS**	
5.)	**SOFFITS**		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5a	VINYL SOFFIT - COLOUR: MAPLE		9b	EXTERIOR LIGHT	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
6.)	**DECK/FLOORS**		9d	RAIN WATER LEADER - COLOUR: "GREY"	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		9e	CANOPY POST - COLOUR: "CHARCOAL GREY"	
6b	VINYL DECKING		9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
			9g	DECK POST - COLOUR: "WHITE"	
			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

NW BUILDING - SOUTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-300 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

1 NW Building North Elevation A
1/8" = 1'-0"

2 NW Building North Elevation B
1/8" = 1'-0"

SCHEDULE **B**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		7.)	**TRIMS/FLASHING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: BLACK		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY		7d	THRU WALL FLASHING - COLOUR: "DARK GREY"	
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: REDWOOD		8.)	**DOORS/WINDOWS**	
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
3.)	**STUCCO/EIFS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4.)	**FACE BOARDS**		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY		9.)	**DECORATIVE ELEMENTS**	
5.)	**SOFFITS**		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5a	VINYL SOFFIT - COLOUR: MAPLE		9b	EXTERIOR LIGHT	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
6.)	**DECK/FLOORS**		9d	RAIN WATER LEADER - COLOUR: "GREY"	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		9e	CANOPY POST - COLOUR: "CHARCOAL GREY"	
6b	VINYL DECKING		9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
			9g	DECK POST - COLOUR: "WHITE"	
			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

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ASCENT | HIGHSTREET

NW BUILDING - NORTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-301 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **B**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

1 NW Building East Elevation
1/8" = 1'-0"

2 NW Building West Elevation
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		**7.)**	**TRIMS/FLASHING**
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: BLACK		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY		7d	THRU WALL FLASHING - COLOUR: "DARK GREY"
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: REDWOOD		**8.)**	**DOORS/WINDOWS**
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
3.)	**STUCCO/EIFS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"
3a	CONCRETE FACED INSULATION PANELS		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
4.)	**FACE BOARDS**		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY		**9.)**	**DECORATIVE ELEMENTS**
5.)	**SOFFITS**		9a	RAILINGS - PREFINISHED ALUMINUM BLACK
5a	VINYL SOFFIT - COLOUR: MAPLE		9b	EXTERIOR LIGHT
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
6.)	**DECK/FLOORS**		9d	RAIN WATER LEADER - COLOUR: "GREY"
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			9g	DECK POST - COLOUR: "WHITE"
			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

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NOTE:

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ASCENT HIGHSTREET

NW BUILDING - EAST / WEST ELEVATIONS

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-302 NW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

1 NE Building South Elevation A
1/8" = 1'-0"

2 NE Building South Elevation B
1/8" = 1'-0"

SCHEDULE **B**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		7.)	**TRIMS/FLASHING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY		7d	THRU WALL FLASHING - COLOUR: "GREY"	
1j	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE) 8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY		8.)	**DOORS/WINDOWS**	
3.)	**STUCCO/EIFS**		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
4.)	**FACE BOARDS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
5.)	**SOFFITS**		9.)	**DECORATIVE ELEMENTS**	
5a	VINYL SOFFIT - COLOUR: GREY		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY		9b	EXTERIOR LIGHT	
6.)	**DECK/FLOORS**		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		9d	RAIN WATER LEADER - COLOUR: "GREY"	
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			9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
			9g	DECK POST - COLOUR: "WHITE"	
			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

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ASCENT HIGHSTREET

NE BUILDING - SOUTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-300 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

1 NE Building North Elevation B
1/8" = 1'-0"

2 NE Building North Elevation A
1/8" = 1'-0"

SCHEDULE **B**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH MATERIALS LEGEND

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1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
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1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY		7d	THRU WALL FLASHING - COLOUR: "GREY"	
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			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

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Phone: 250.763.1049

FLOOD PLAIN
RSB ENGINEERING
Phone: 250.450.6597

ELECTRICAL
FALCON ENGINEERING
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Kelowna, BC V1Y 9G6
Phone: 250.762.9993

GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FORREVISED DP	2023-02-07

ASCENT | HIGHSTREET

NE BUILDING - NORTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-301 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE B
This forms part of application
DP21-0179
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT

1 NE Building West Elevation
1/8" = 1'-0"

2 NE Building East Elevation
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE	■
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM	■
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY	■
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY	■
1j	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE) 8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY	■
3.)	**STUCCO/EIFS**	
3a	CONCRETE FACED INSULATION PANELS	
4.)	**FACE BOARDS**	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"	■
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"	■
5.)	**SOFFITS**	
5a	VINYL SOFFIT - COLOUR: GREY	■
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY	■
6.)	**DECK/FLOORS**	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	
6b	VINYL DECKING	

7.)	**TRIMS/FLASHING**	
7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	■
7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	■
7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	■
7d	THRU WALL FLASHING - COLOUR: "GREY"	■
8.)	**DOORS/WINDOWS**	
8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	■
8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	■
8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	■
8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	■
8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	■
9.)	**DECORATIVE ELEMENTS**	
9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
9b	EXTERIOR LIGHT	
9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
9d	RAIN WATER LEADER - COLOUR: "GREY"	
9e	CANOPY POST - COLOUR: "CHARCOAL GREY"	
9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
9g	DECK POST - COLOUR: "WHITE"	
9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

HIGHSTREET
ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

SEAL

REGISTERED ARCHITECT
SUMAN CHAKRABORTY
BRITISH COLUMBIA

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ASCENT HIGHSTREET

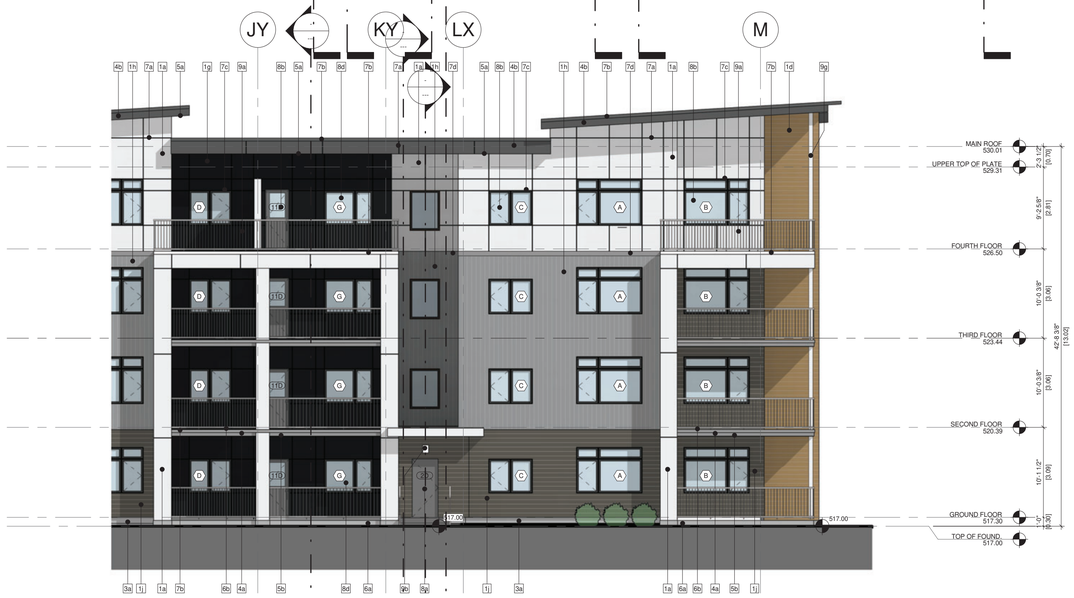
NE BUILDING - EAST / WEST ELEVATIONS

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-302 NE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

1 SW Building South Elevation A
1/8" = 1'-0"



2 SW Building South Elevation B
1/8" = 1'-0"

SCHEDULE **B**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		7.)	**TRIMS/FLASHING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY		7d	THRU WALL FLASHING - COLOUR: "GREY"	
1j	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE) 8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY		8.)	**DOORS/WINDOWS**	
3.)	**STUCCO/EIFS**		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
4.)	**FACE BOARDS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
5.)	**SOFFITS**		9.)	**DECORATIVE ELEMENTS**	
5a	VINYL SOFFIT - COLOUR: GREY		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY		9b	EXTERIOR LIGHT	
6.)	**DECK/FLOORS**		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		9d	RAIN WATER LEADER - COLOUR: "GREY"	
6b	VINYL DECKING		9e	CANOPY POST - COLOUR: "CHARCOAL GREY"	
			9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
			9g	DECK POST - COLOUR: "WHITE"	
			9h	UNIT SIGNAGE	

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V1Y 9L3
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NOTE:

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ASCENT HIGHSTREET

SOUTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-300 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

1 SW Building North Elevation B
1/8" = 1'-0"

2 SW Building North Elevation A
1/8" = 1'-0"

SCHEDULE B

This forms part of application
DP21-0179

City of Kelowna
COMMUNITY PLANNING

Planner Initials: MT

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY	
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY	
1j	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE) 8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY	
3.)	**STUCCO/EIFS**	
3a	CONCRETE FACED INSULATION PANELS	
4.)	**FACE BOARDS**	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"	
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"	
5.)	**SOFFITS**	
5a	VINYL SOFFIT - COLOUR: GREY	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY	
6.)	**DECK/FLOORS**	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	
6b	VINYL DECKING	
7.)	**TRIMS/FLASHING**	
7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
7d	THRU WALL FLASHING - COLOUR: "GREY"	
8.)	**DOORS/WINDOWS**	
8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
9.)	**DECORATIVE ELEMENTS**	
9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
9b	EXTERIOR LIGHT	
9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
9d	RAIN WATER LEADER - COLOUR: "GREY"	
9e	CANOPY POST - COLOUR: "CHARCOAL GREY"	
9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
9g	DECK POST - COLOUR: "WHITE"	
9h	UNIT SIGNAGE	

HIGHSTREET ARCHITECTURE INC

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NOTE:

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ASCENT | HIGHSTREET

NORTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-301 SW

Drawn by: A.W.
Checked by: S.C. / W.L.
Scale: As indicated

SCHEDULE **B**

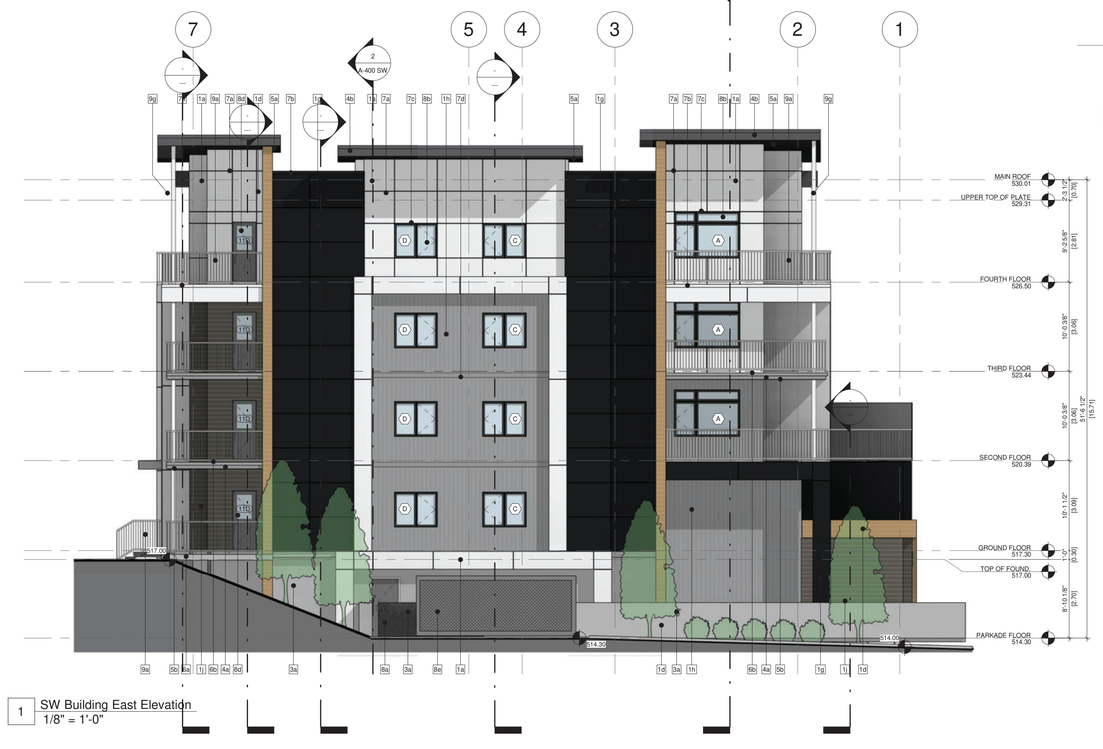
This forms part of application

DP21-0179

City of **Kelowna**
COMMUNITY PLANNING

Planner Initials MT

2 SW Building West Elevation
1/8" = 1'-0"



1 SW Building East Elevation
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		7.)	**TRIMS/FLASHING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY		7d	THRU WALL FLASHING - COLOUR: "GREY"	
1j	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE) 8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY		8.)	**DOORS/WINDOWS**	
3.)	**STUCCO/EIFS**		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
4.)	**FACE BOARDS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
5.)	**SOFFITS**		9.)	**DECORATIVE ELEMENTS**	
5a	VINYL SOFFIT - COLOUR: GREY		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY		9b	EXTERIOR LIGHT	
6.)	**DECK/FLOORS**		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		9d	RAIN WATER LEADER - COLOUR: "GREY"	
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ASCENT HIGHSTREET

EAST / WEST ELEVATIONS

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-302 SW

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

1 SE Building South Elevation A
1/8" = 1'-0"

2 SE Building South Elevation B
1/8" = 1'-0"

SCHEDULE B

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		7.)	**TRIMS/FLASHING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: BLACK		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY		7d	THRU WALL FLASHING - COLOUR: "DARK GREY"	
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: REDWOOD		8.)	**DOORS/WINDOWS**	
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
3.)	**STUCCO/EIFS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4.)	**FACE BOARDS**		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY		9.)	**DECORATIVE ELEMENTS**	
5.)	**SOFFITS**		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5a	VINYL SOFFIT - COLOUR: MAPLE		9b	EXTERIOR LIGHT	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
6.)	**DECK/FLOORS**		9d	RAIN WATER LEADER - COLOUR: "GREY"	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		9e	CANOPY POST - COLOUR: "CHARCOAL GREY"	
6b	VINYL DECKING		9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
			9g	DECK POST - COLOUR: "WHITE"	
			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

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Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

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GEOTECHNICAL
INTERIOR TESTING SERVICES
1965 Moss Ct unit 1, Kelowna, BC
V1Y 9L3
Phone: 250.860.6540

NOTE:

1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

ASCENT HIGHSTREET

SOUTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-300 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

1 SE Building North Elevation B
1/8" = 1'-0"

2 SE Building North Elevation A
1/8" = 1'-0"

SCHEDULE B

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH MATERIALS LEGEND

1.)	**SIDING**		7.)	**TRIMS/FLASHING**	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: BLACK		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY		7d	THRU WALL FLASHING - COLOUR: "DARK GREY"	
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: REDWOOD		8.)	**DOORS/WINDOWS**	
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
3.)	**STUCCO/EIFS**		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4.)	**FACE BOARDS**		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY		9.)	**DECORATIVE ELEMENTS**	
5.)	**SOFFITS**		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5a	VINYL SOFFIT - COLOUR: MAPLE		9b	EXTERIOR LIGHT	
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"	
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			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

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REGISTERED PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA

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ASCENT HIGHSTREET

NORTH ELEVATION

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-301 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

SCHEDULE **B**

This forms part of application
DP21-0179

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

1 SE Building East Elevation
1/8" = 1'-0"

2 SE Building West Elevation
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EXTERIOR FINISH MATERIALS LEGEND

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1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
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REGISTERED ARCHITECT JORDAN CHADWICK BRITISH COLUMBIA

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ASCENT HIGHSTREET

EAST / WEST ELEVATIONS

PROJECT: ASCENT
1055 FROST ROAD, KELOWNA

A-302 SE

Drawn by A.W.
Checked by S.C. / W.L.
Scale As indicated

PLANT SCHEDULE - AREA 1

TREES	QTY	COMMON NAME	SIZE
	15	NORWEGIAN SUNSET MAPLE	60MM CAL.
	1	AUTUMN FLAME MAPLE	60MM CAL.
	3	AUTUMN BRILLIANCE TREE FORM	50MM CAL.
	5	DOGWOOD	1.8M HT.
	20	SPRING SNOW CRABAPPLE	50MM CAL.
	2	RUBY VASE PERSIAN PARROTIA	50MM CAL.
	8	FASTIGIATE COLORADO SPRUCE	2.5M HT.
	11	DOUGLAS FIR	2.5M HT.
	24	COLUMNAR MOUNTAIN ASH	60MM CAL.

SHRUBS	QTY	COMMON NAME	SIZE
	30	BALSAM FIR	600MM SP.
	35	SASKATOON SERVICEBERRY	450MM HT.
	33	TRUE DWARF BOXWOOD	305MM HT.
	65	TATARIAN DOGWOOD	305MM HT.
	53	BEARBERRY COTONEASTER	305MM HT.
	4	MINI PENNY HYDRANGEA	#5 POT
	75	SAVIN JUNIPER	900MM SPR.
	83	DART`S GOLD NINEBARK	450MM HT.
	29	DIABOLO NINEBARK	1200 MM HT.
	2	PACIFIC RHODODENDRON	#2 POT
	62	ALPINE CURRANT	450MM HT.
	50	KIMBERLEY WILD ROSE	600MM HT.
	33	BRIDAL WREATH SPIREA	1200 MM HT.
	82	COMMON WHITE SNOWBERRY	1200 MM HT.

PERENNIALS	QTY	COMMON NAME	SIZE
	10	RED YARROW	200MM HT.
	19	DELFT LACE ASTILBE	200MM HT.
	149	YOUNIQUE WHITE ASTILBE	200MM HT.
	37	FEATHER REED GRASS	400MM HT.
	43	JOE PYE WEED	400MM HT.
	59	RUBY STELLA DAYLILY	200MM HT.
	21	STELLA DE ORO DAYLILY	200MM HT.
	50	PLANTAIN LILY	1200 MM HT.
	13	FOUNTAIN GRASS	450MM HT.
	14	RUSSIAN SAGE	450MM HT.
	15	MAY NIGHT SAGE	200MM HT.

1 - LANDSCAPE PLAN AREA 1

SCALE 1:300

LANDSCAPE NOTES

1. ALL WORK TO CONFORM WITH CANADIAN LANDSCAPE STANDARDS CURRENT EDITION
2. ALL EXISTING TREES ARE TO BE PROTECTED DURING CONSTRUCTION. ADEQUATE FENCING/HOARDING SHOULD BE ERECTED PRIOR TO CONSTRUCTION TO ENSURE THE TREES AND THEIR ROOTS ARE PROTECTED.
3. ALL TREES MUST BE HIGH HEADED WITH FULL UNIFORM CROWNS AND WELL DEVELOPED LEADERS. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL PLANT MATERIAL MUST CONFORM TO CNLA STANDARDS.
4. ALL PLANTING MUST CONFORM TO CITY OF KELOWNA MINIMUM STANDARD UTILITY SETBACKS.
5. ALL TREE PLANTING ADJACENT UTILITIES TO BE HAND DUG.
6. SHRUB PLANTING TO HAVE MINIMUM 300mm TOPSOIL WITH MINIMUM 100mm DEPTH ROCK MULCH PULLED BACK FROM PLANT STEMS AND TREE TRUNKS TO ALLOW FOR AIR CIRCULATION TO THE ROOT SYSTEM.
7. THERE WILL BE NO SUBSTITUTIONS OF MATERIAL, PRODUCTS,SIZE, OR QUANTITIES WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. ANY UNDERSIZED MATERIAL WILL NOT BE ACCEPTED AND WILL BE REQUIRED TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. FOR PLANTING SPECIFICATIONS, REFER TO PLANTING SCHEDULE AND TREE/SHRUB PLANTING DETAILS.
9. REFER TO CIVIL ENGINEERING DRAWNGS FOR UTILITY SERVICING AND SITE GRADING PLAN.
10. ROCK MULCH TO EXTEND UNDER ALL CANTILEVERED BALCONIES.
11. ALL PLANTING BED OR ROCK MULCH GROUND COVERERS ADJACENT TURF ARE TO BE SEPARATED BY ALUMINUM EDGING.
12. ALL ABOVE GROUND ELECTRICAL FURNITURE INCLUDING UTILITY BOXES AND TRANSFORMERS TO BE WRAPPED FOLLOWING BC HYDRO GUIDELINES.
13. ALL TREES TO HAVE MINIMUM 3 CUBIC METERS OF SOIL MIX AND ADEQUATE GROWING SPACE, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND CITY OF KELOWNA..

UTILITY SETBACK INFORMATION

TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM THE CENTER OF THE TREE TRUNK, FROM ABOVE AND BELOW GRADE UTILITIES AND PROPERTY LINES AS FOLLOWS:

DISTANCE FROM LIGHT STANDARDS/POWER HARDWARE	3.5m
DISTANCE FROM FIRE HYDRANTS	3.5m
DISTANCE FROM STOP SIGNS	3.5m
DISTANCE FROM YIELD SIGNS	3.5m
DISTANCE FROM TRANSIT ZONES	3.5m*
DISTANCE FROM OTHER SIGNS	2.0m
DISTANCE FROM PRIVATE PROPERTY ON WALKWAY ROW	2.0m
DISTANCE FROM PRIVATE PROPERTY ON OPEN PARKLAND	3.0m
DISTANCE FROM PRIVATE PROPERTY ON BOULEVARDS	1.0m
DISTANCE FROM SHALLOW UNDERGROUND UTILITIES	1.0m
DISTANCE FROM GAS OR OIL ROW CONTACT UTILITY	
DISTANCE FROM DEEP UNDERGROUND UTILITIES	1.5m
DISTANCE FROM SANITARY AND STORM SEWERS	1.8m
DISTANCE TO SANITARY AND STORM SEWERS AND MANHOLES	2.0m
DISTANCE FROM WATER MAINS	2.5m

*ENSURE TREES DO NOT CREATE SIGHTLINE OBSTRUCTIONS FOR VEHICLES APPROACHING TRANSIT ZONES

TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM THE CENTER OF THE TREE TRUNK, TO WALKWAY AND ROADS AS FOLLOWS:

ARTERIAL ROAD MEDIAN CURB FACE	2.0m*
COLLECTOR ROAD MEDIAN CURB FACE	3.15m*
LOCAL ROAD MEDIAN CURB FACE	2.6m*
ARTERIAL ROAD BOULEVARD CURB FACE	2.0-3.0m**
COLLECTOR ROAD BOULEVARD CURB FACE	1.25m*
LOCAL ROAD BOULEVARD CURB FACE	1.25m*
INDUSTRIAL COLLECTOR ROAD MEDIAN CURB FACE	2.65m
INDUSTRIAL LOCAL ROAD MEDIAN CURB FACE	3.15m*
INDUSTRIAL COLLECTOR ROAD BOULEVARD CURB FACE	1.65m
INDUSTRIAL LOCAL ROAD BOULEVARD CURB FACE	1.25m
DISTANCE FROM DRIVEWAYS	1.5m
DISTANCE FROM SIDEWALKS	1.0m

SCHEDULE C

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna COMMUNITY PLANNING

LANDSCAPE STATISTICS:

IN ACCORDANCE WITH THE CITY OF KELOWNA ZONING BYLAW SECTION 7.2, THE FOLLOWING LANDSCAPE PROVISIONS AREA REQUIRED:

- ONE TREE IS REQUIRED PER 55m2 OF LANDSCAPE AREA OR 1 TREE PER 10 LINEAR METRES OF LANDSCAPE AREA (WHICHEVER IS MORE). THE RATIO OF TREES SHALL BE A MINIMUM OF 50% FOR LARGE TREES AND A MAXIMUM OF 25% FOR SMALL TREES.
- LANDSCAPE AREA MEANS THE AREA LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK AREAS, REAR YARD SETBACK AREAS, AND INDUSTRIAL SIDE YARD SETBACK AREAS SETBACK AREA UP TO A MAXIMUM OF 3.0 METERS.

MF3 REQUIRED SETBACKS:
FRONT YARD: 3.0m
SIDE YARD (STEELE): 3.0m
SIDE YARD (ELDERBERRY): 4.5m
REAR YARD: 4.5m

SETBACK AREA TOTAL: 2803

TREES REQUIRED TOTAL: 51
TREES PROVIDED: **214**
- CONIFEROUS: 35
- DECIDUOUS: 179

SHRUBS PROVIDED: **1,618**

EXISTING TREES TO BE REMOVED: 2
EXISTING TREES TO REMAIN: 13

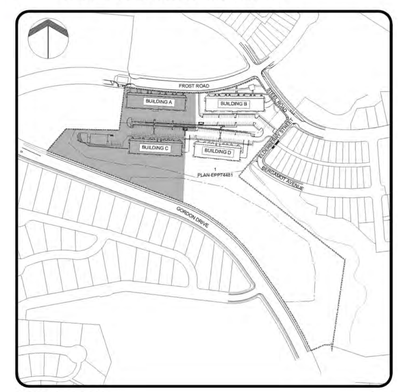
TOTAL NON-PERMEABLE AREA: 12,145m²
TOTAL PERMEABLE AREA: 25,780m²

LEGEND

- PROPERTY LINE
- BOUNDARY OF WORK
- LANDSCAPE EDGER
- SMALL FORMAT RETAINING WALL
- LARGE FORMAT RETAINING WALL
- GUARD RAIL
- HAND RAIL
- WOOD RAIL FENCE
- COMMUNITY GARDEN BOX
- BIKE REPAIR STATION
- CERTIFIED #1 CULTIVATED SOD ON 150mm TOPSOIL
- NATURALIZED SEED MIX ON 300mm TOPSOIL- NO MOW
- MEADOW SEED MIX ON 150mm TOPSOIL
- PLANT BED c/w 100MM DEPTH, 25MM Ø BASALT DECORATIVE ROCK
- PRIVATE DECK
- ASPHALT DRIVEWAY
- EXISTING VEGETATION TO REMAIN
- EXISTING SOD
- WASTE RECEPTACLE
- BENCH
- PYLON SIGN
- BIKE RACK
- BREAKAWAY BOLLARDS
- EARTH BIN
- TRAIL SIGN
- EXISTING TREE TO BE REMAIN AND PROTECTED
- EXISTING TREE TO BE REMOVED
- COMMUNITY GARDEN - 100MM DEPTH, 25MM Ø BASALT DECORATIVE ROCK
- DECORATIVE ROCK - 100MM DEPTH, 23MM Ø BASALT DECORATIVE ROCK
- MAINTENANCE EDGE - 100MM DEPTH, 25MM Ø BASALT DECORATIVE ROCK
- GRANULAR WALKWAY - 100MM DEPTH, 10MM Ø GRANITE CRUSHED CHIPS
- CONCRETE WALK
- DECORATIVE CONCRETE
- SOIL CEMENT

KEY NOTES

SYMBOL	DESCRIPTION
1	CONCRETE WALK
2	DECORATIVE CONCRETE
3	SOD 150MM DEPTH TOPSOIL
4	NATURALIZED SEED MIX 150MM DEPTH TOPSOIL
5	MEADOW SEED MIX 150MM DEPTH TOPSOIL
6	PLANTING BED 600MM DEPTH TOPSOIL (TREE PLANTING) AND 300MM DEPTH TOPSOIL (ORNAMENTAL PLANTING), 100MM DEPTH 25MM Ø BASALT DECORATIVE ROCK
8	DECORATIVE ROCK 100MM DEPTH 23MM Ø BASALT DECORATIVE ROCK
9	MAINTENANCE EDGE 100MM DEPTH 25MM Ø BASALT DECORATIVE ROCK. REFER TO DRAWING 2 OF L500
10	GRANULAR WALKWAY 100MM DEPTH 10MM Ø MINUS GRANULAR FINE. REFER TO DRAWING 1 OF L500
11	ALUMINUM LANDSCAPE EDGER. REFER TO DRAWING 6 OF L530
12	METAL HAND RAIL. REFER TO DRAWING 6 OF L500
13	1.2M HEIGHT BLACK ALUMINUM GUARD RAIL ON RETAINING WALL. REFER TO DETAIL 3 ON DRAWING L510
15	1.2M HEIGHT WOOD RAIL FENCE REFER TO DETAIL 4 ON DRAWING L510
17	SMALL FORMAT RETAINING WALL. REFER TO DRAWING 1 OF L510
18	LARGE FORMAT RETAINING WALL. REFER TO DRAWING 1 OF L510
20	FREE STANDING PYLON SIGN. REFER TO DRAWING 3 OF L520
24	BIKE RACK. REFER TO DETAIL 5 ON DRAWING L520
27	EARTH BIN. REFER TO DRAWING 6 OF L520
29	EXISTING VEGETATION TO REMAIN
30	EXISTING TREE TO BE REMOVED
31	CONCRETE STEP. REFER TO DETAIL 5 ON DRAWING L500
32	CURB RAMP. REFER TO DETAIL 3 ON DRAWING L500



KEY PLAN NTS

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FIRE PROTECTION
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1.	ISSUED FOR ENVIRONMENTAL DEVELOPMENT PERMIT	2023-02-01

Seal

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April 28, 2023

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778.946.6250

Date	2023-04-28
Drawn by	AC
Checked by	WP

LANDSCAPE PLAN AREA 1

PROJECT: CANYON FALLS , KELOWNA

Drawing No. **L100**

Project No. 619-002 Scale AS SHOWN

1 - LANDSCAPE PLAN AREA 2

SCALE 1:400

PLANT SCHEDULE - AREA 2

TREES	QTY	COMMON NAME	SIZE
	10	NORWEGIAN SUNSET MAPLE	60MM CAL.
	1	AUTUMN FLAME MAPLE	60MM CAL.
	9	DOGWOOD	1.8M HT.
	6	EXISTING TREE	
	26	SPRING SNOW CRABAPPLE	50MM CAL.
	7	RUBY VASE PERSIAN PARROTIA	50MM CAL.
	5	NORWAY SPRUCE	3.0M HT.
	7	PYRAMIDAL WHITE PINE	2.5M HT.
	4	DOUGLAS FIR	2.5M HT.
	15	BURR OAK	70MM CAL.
	28	COLUMNAR MOUNTAIN ASH	60MM CAL.
	8	JAPANESE TREE LILAC	60MM CAL.

SHRUBS	QTY	COMMON NAME	SIZE
	66	SASKATOON SERVICEBERRY	450MM HT.
	14	HEARTLEAF BERGENIA	1200 MM HT.
	164	TRUE DWARF BOXWOOD	305MM HT.
	129	TATARIAN DOGWOOD	305MM HT.
	13	HEDGEROW S GOLD VARIEGATED DOGWOOD	305MM HT.
	69	BEARBERRY COTONEASTER	305MM HT.
	9	MINI PENNY HYDRANGEA	#5 POT
	100	SAVIN JUNIPER	900MM SPR.
	132	DART`S GOLD NINEBARK	450MM HT.
	22	DIABOLO NINEBARK	1200 MM HT.
	9	PACIFIC RHODODENDRON	#2 POT
	77	ALPINE CURRANT	450MM HT.
	24	KIMBERLEY WILD ROSE	600MM HT.
	51	ROSE	#2 POT
	33	BRIDAL WREATH SPIREA	1200 MM HT.
	62	COMMON WHITE SNOWBERRY	1200 MM HT.

PERENNIALS	QTY	COMMON NAME	SIZE
	10	GOATSBEARD	1200 MM HT.
	55	DELFT LACE ASTILBE	200MM HT.
	114	YOUNIQUE WHITE ASTILBE	200MM HT.
	38	FEATHER REED GRASS	400MM HT.
	24	JOE PYE WEED	400MM HT.
	118	RUBY STELLA DAYLILY	200MM HT.
	49	STELLA DE ORO DAYLILY	200MM HT.
	44	PLANTAIN LILY	1200 MM HT.
	6	FOUNTAIN GRASS	450MM HT.
	72	MAY NIGHT SAGE	200MM HT.

LEGEND

- PROPERTY LINE
- BOUNDARY OF WORK
- LANDSCAPE EDGER
- SMALL FORMAT RETAINING WALL
- LARGE FORMAT RETAINING WALL
- GUARD RAIL
- HAND RAIL
- WOOD RAIL FENCE
- COMMUNITY GARDEN BOX
- BIKE REPAIR STATION
- CERTIFIED #1 CULTIVATED SOD ON 150mm TOPSOIL
- NATURALIZED SEED MIX ON 300mm TOPSOIL- NO MOW
- MEADOW SEED MIX ON 150mm TOPSOIL
- PLANT BED c/w 100MM DEPTH, 25MM Ø BASALT DECORATIVE ROCK
- PRIVATE DECK
- ASPHALT DRIVEWAY
- EXISTING VEGETATION TO REMAIN
- EXISTING SOD
- WASTE RECEPTACLE
- BENCH
- PYLON SIGN
- BIKE RACK
- BREAKAWAY BOLLARDS
- EARTH BIN
- TRAIL SIGN
- EXISTING TREE TO BE REMAIN AND PROTECTED
- EXISTING TREE TO BE REMOVED
- COMMUNITY GARDEN - 100MM DEPTH, 25MM Ø BASALT DECORATIVE ROCK
- DECORATIVE ROCK - 100MM DEPTH, 23MM Ø BASALT DECORATIVE ROCK
- MAINTENANCE EDGE - 100MM DEPTH, 25MM Ø BASALT DECORATIVE ROCK
- GRANULAR WALKWAY - 100MM DEPTH, 10MM Ø GRANITE CRUSHED CHIPS
- CONCRETE WALK
- DECORATIVE CONCRETE
- SOIL CEMENT

KEY NOTES

SYMBOL	DESCRIPTION
1	CONCRETE WALK
2	DECORATIVE CONCRETE
3	SOD 150MM DEPTH TOPSOIL
4	NATURALIZED SEED MIX 150MM DEPTH TOPSOIL
5	MEADOW SEED MIX 150MM DEPTH TOPSOIL
6	PLANTING BED 600MM DEPTH TOPSOIL (TREE PLANTING) AND 300MM DEPTH TOPSOIL (ORNAMENTAL PLANTING), 100MM DEPTH 25MM Ø BASALT DECORATIVE ROCK ON 5.2OZ FILTER FABRIC
7	COMMUNITY GARDEN SURFACE 100MM DEPTH 25MM Ø BASALT DECORATIVE ROCK ON 5.2OZ FILTER FABRIC. REFER TO DRAWING 4 OF L500
8	DECORATIVE ROCK 100MM DEPTH 23MM Ø BASALT DECORATIVE ROCK ON 5.2OZ FILTER FABRIC
9	MAINTENANCE EDGE 100MM DEPTH 25MM Ø BASALT DECORATIVE ROCK ON 5.2OZ FILTER FABRIC
10	GRANULAR WALKWAY 100MM DEPTH 10MM Ø MINUS GRANULAR FINE ON 5.2 OZ FILTER FABRIC REFER TO DRAWING 1 OF L500
11	ALUMINUM LANDSCAPE EDGER. REFER TO DRAWING 6 OF L530
12	METAL HAND RAIL. REFER TO DRAWING 6 OF L500
13	1.2M HEIGHT BLACK ALUMINUM GUARD RAIL ON RETAINING WALL. REFER TO DETAIL 3 ON DRAWING L510
14	1.2M HEIGHT BLACK ALUMINUM GUARD RAIL. REFER TO DETAIL 2 ON DRAWING L510
15	1.2M HEIGHT WOOD RAIL FENCE REFER TO DETAIL 4 ON DRAWING L510

SYMBOL	DESCRIPTION
17	SMALL FORMAT RETAINING WALL. REFER TO DRAWING 1 OF L510
18	LARGE FORMAT RETAINING WALL. REFER TO DRAWING 1 OF L510
19	BREAKAWAY BOLLARDS
20	FREE STANDING PYLON SIGN. REFER TO DRAWING 3 OF L520
21	COMMUNITY GARDEN BOX. REFER TO DRAWING 4 OF L520
22	COMMUNITY GARDEN STORAGE CONTAINER
23	BENCH. REFER TO DETAIL 1 ON DRAWING L520
24	BIKE RACK. REFER TO DETAIL 5 ON DRAWING L520
25	PERGOLA. REFER TO DRAWING 1 OF L521
26	WASTE RECEPTACLE. REFER TO DRAWING 2 OF L520
27	EARTH BIN. REFER TO DRAWING 6 OF L520
28	TRAIL SIGN. REFER TO DRAWING 2 OF L540
29	EXISTING VEGETATION TO REMAIN
30	EXISTING TREE TO BE REMOVED
31	CONCRETE STEP. REFER TO DETAIL 5 ON DRAWING L500
32	CURB RAMP. REFER TO DETAIL 3 ON DRAWING L500

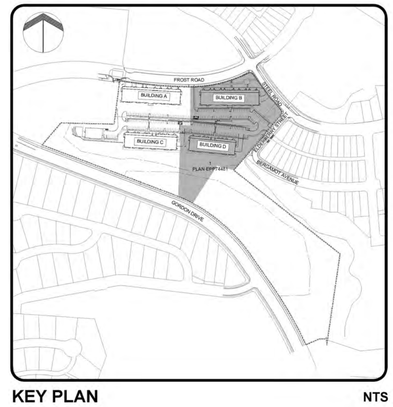
SCHEDULE C

This forms part of application

DP21-0179

Planner Initials MT

City of Kelowna COMMUNITY PLANNING



KEY PLAN NTS

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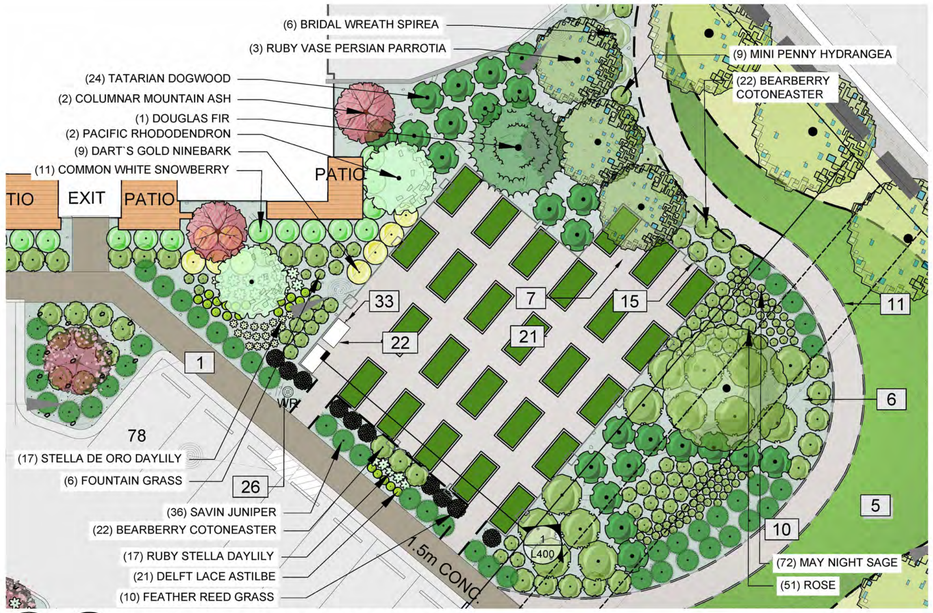
Date	2023-04-28
Drawn by	AC
Checked by	WP

LANDSCAPE PLAN AREA 2

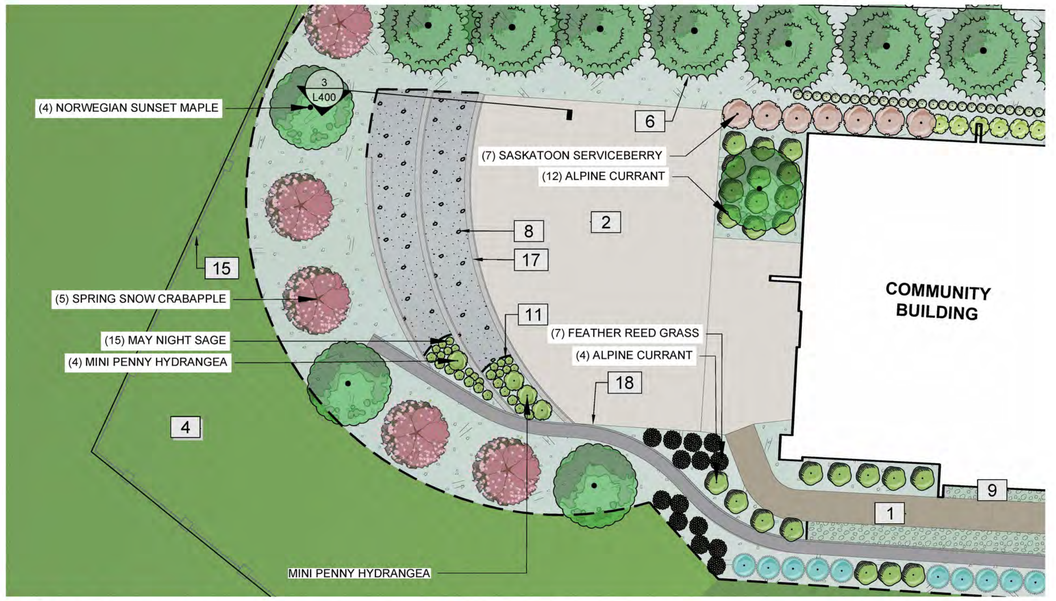
PROJECT: CANYON FALLS , KELOWNA

Drawing No.	L110		
Project No.	619-002	Scale	AS SHOWN



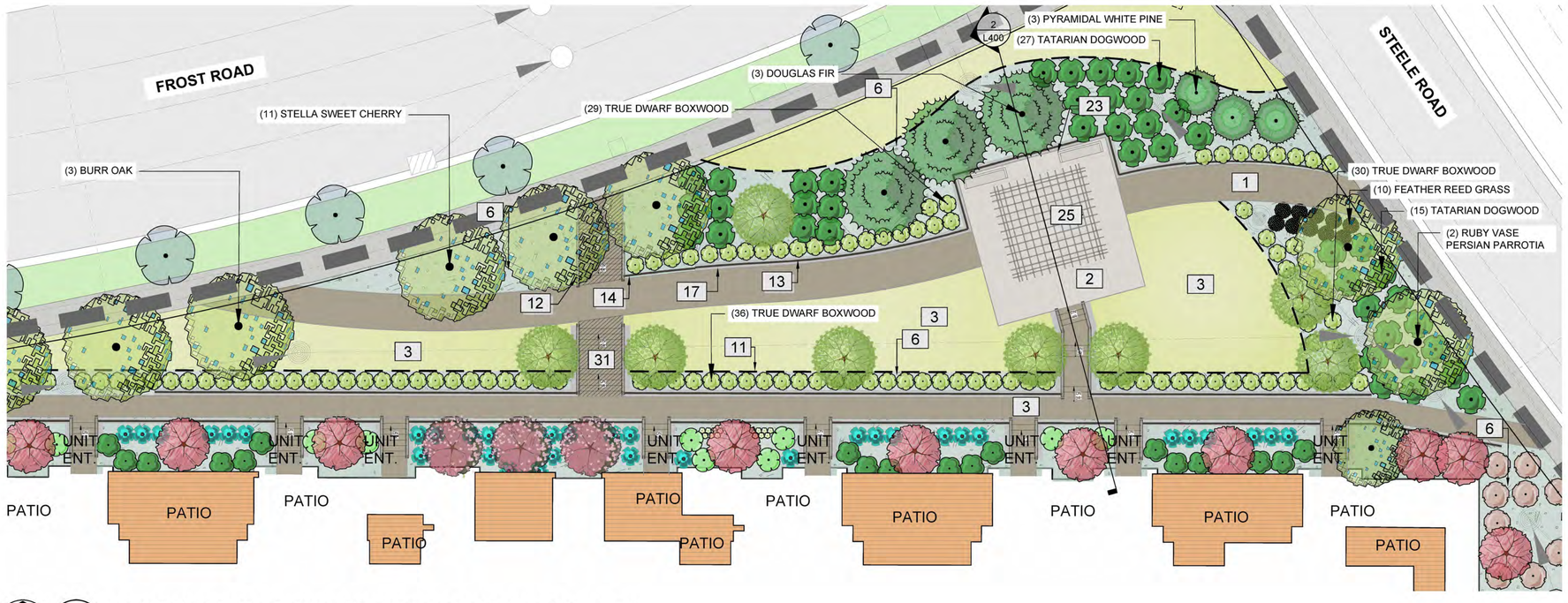
1 L110 COMMUNITY GARDEN ENLARGEMENT PLAN

SCALE 1:150



3 L100 COMMUNITY BUILDING AND AMPHITHEATRE ENLARGEMENT PLAN

SCALE 1:150



2 L110 OPEN SPACE @ FROST ROAD AND STEELE ROAD ENLARGEMENT PLAN

SCALE 1:150

KEY NOTES

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31	CONCRETE STEP. REFER TO DETAIL 5 ON DRAWING L500
33	HOSE BIB. REFER TO DETAIL 1 ON DRAWING L540

SCHEDULE C
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Planner Initials MT
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Date	2023-04-28
Drawn by	AC
Checked by	WP

LANDSCAPE ENLARGEMENT PLAN

PROJECT: CANYON FALLS , KELOWNA

Drawing No. **L300**

Project No. 619-002 | Scale AS SHOWN

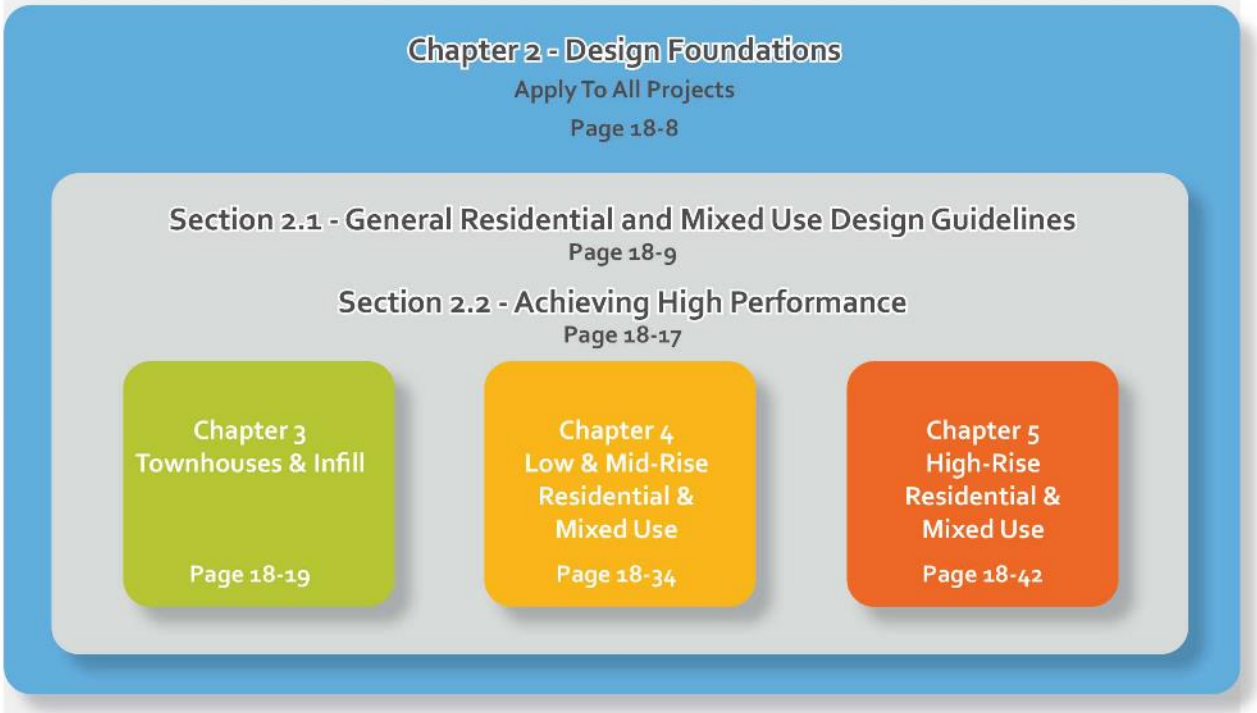
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations : apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.



***Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.**

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.					✓	
b. On corner sites, orient building facades and entries to both fronting streets.				✓		
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					✓	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.				✓		
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater street wall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ratio is appropriate for a lane or mid-block connection condition provided the street wall height is no greater than 3 storeys.						✓
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.				✓		
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.						✓

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.					✓	
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).						✓
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.					✓	
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.						✓
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);				✓		

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.						✓
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						✓
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						✓
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓ ✓
f. Provide weather protection such as awnings and canopies at primary building entries.				✓		
g. Place weather protection to reflect the building's architecture.					✓	
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	✓					
i. Provide visible signage identifying building addresses at all entrances.	✓					

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.				✓		
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.					✓	
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m 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 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						✓
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.				✓		
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.						✓
4.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.						✓
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and						✓

• Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.						✓
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.				✓		
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.				✓		
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.					✓	
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.					✓	
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.						✓
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Outdoor amenity areas						
c. Design plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.						✓
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential						✓

buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings 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.						✓
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.				✓		
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs.	✓					
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.					✓	
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓

j.	Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k.	Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.	✓					
l.	Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					


ATTACHMENT C
This forms part of application
DP21-0179
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING