

THE PINES TOWNHOUSE DEVELOPMENT

ISSUED FOR DP AMENDMENT


LOT 1, MCKINLEY BEACH

MARCH 10, 2023

SCHEDULE A

This forms part of application
DP22-0222

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING



#100-1353 Ellis Street
Kelowna, BC V1Y 1Z9
p:236.420.3550
www.bluegreenarchitecture.com

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RECORD OF ISSUES

NO.	DATE	DESCRIPTION
A	2022.08.19	ISSUED FOR DP
B	2023.03.10	ISSUED FOR DP AMENDMENT

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
1		

Project

THE PINES
TOWNHOMES
LOT 1, MCKINLEY BEACH
KELOWNA, BC

Sheet Title
COVER SHEET

Job Number 21.1006

Date 2023.03.10

Scale

Revision Number 0

Drawing Number

A0.0



SHEET #	SHEET NAME
A0.1	UNIT SUMMARY
A1.0	SITE PLAN - OVERALL
A1.1	SITE PLAN - ENLARGED
A1.2	VIEWS
A2.01	BUILDINGS 1-4 A2-UNITS
A2.02	BUILDINGS 7-10 B-UNITS
A2.03	BUILDINGS 11-13 C-UNITS
A2.04	BUILDINGS 5&6,14-16 A1 UNITS
A3.01	STREET ELEVATIONS
A3.02	STREET ELEVATIONS
A3.03	STREET ELEVATIONS & SECTION
A4.01	MATERIAL BOARD

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Lot 1 The Pines

Table for Bid 1 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 2 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 3 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 4 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 5 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 6 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 7 (2 units) showing unit details, FAR, and subtotals for two 3-bedroom plus bonus room units.



Lot 1 The Pines

Table for Bid 4 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 5 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 6 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 7 (2 units) showing unit details, FAR, and subtotals for two 3-bedroom plus bonus room units.

Table for Bid 8 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 9 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 10 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.



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Table for Bid 7 (2 units) showing unit details, FAR, and subtotals for two 3-bedroom plus bonus room units.

Table for Bid 8 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 9 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 10 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 11 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 12 (2 units) showing unit details, FAR, and subtotals for two 3-bedroom plus bonus room units.

Table for Bid 13 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.



Lot 1 The Pines

Table for Bid 10 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 11 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 12 (2 units) showing unit details, FAR, and subtotals for two 3-bedroom plus bonus room units.



Lot 1 The Pines

Table for Bid 13 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 14 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.

Table for Bid 15 (3 units) showing unit details, FAR, and subtotals for three 3-bedroom plus bonus room units.



Lot 1 The Pines

Table for Bid 16 (2 units) showing unit details, FAR, and subtotals for two 3-bedroom plus bonus room units.

SCHEDULE A This forms part of application # DP22-0222 City of Kelowna COMMUNITY PLANNING

BLUEGREEN ARCHITECTURE INC #100-1355 Elks Street Kelowna, BC V1Y 1Z9

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RECORD OF ISSUES table with columns NO., DATE, DESCRIPTION

RECORD OF REVISIONS table with columns NO., DATE, DESCRIPTION

Project

THE PINES

TOWNHOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

Sheet Title

UNIT SUMMARY

Job Number 21.1006

Date 2023.03.10

Scale

Revision Number 0

Drawing Number

A0.1



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Project

THE PINES

TOWNHOMES

LOT 1, MCKINLEY BEACH
KELOWNA, BC

Sheet Title

SITE PLAN - OVERALL

Job Number 21.1006

Date 2023.03.10

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

ZONING INFORMATION LOT 1 The Pines

ZONING

Schedule B Comprehensive Development Zones
CD-18 Village Center Area 1 on Map
Use: Low Density

	MINIMUM	ACTUAL	NOTES
LOT WIDTH (FRONTAGE HILLTOWN DRIVE)	0 m	136 m*	*VARIABLES
LOT DEPTH	0 m	108 m*	*VARIABLES
LOT AREA	0 m	11264.4 sqm*	
TOTAL GROSS FLOOR AREAS	991.47 sq	9210.76 sqm	Buildings 1-14
TOTAL BUILDING AREAS	42562 sq	39561.01 sqm	Buildings 1-14
NET AREAS FOR F.A.R.	75025 sq	6647.13 sqm	Buildings 1-14
BUILDING COVERAGE AREA			
BUILDING AREA	42562.00 SF	39561.01 SIA	
Driveways (hard surface)	7900.00 SF	723.91 SIA	
Paved roads & visitor parking	20800.00 SF	2211.02 SIA	
Permeable Pavers	0.00 SF	0.00 SIA	
Total Paved Site Coverage	31700.00	2944.93 SIA	
Total Paved & Bld Area	74262.00	6976.94 SIA	
FLOOR AREA RATIO (FAR)			
Ratio based on:	MAXIMUM	ACTUAL	
TOTAL	0.650	0.561	
SITE COVERAGE			
BUILDING AREA ON SITE	MAXIMUM	ACTUAL	
BUILDING AREA & SITE COVERAGE	100%	35.10%	
	100%	61.20%	
SETBACKS			
MINIMUM	Provided		
Front Yard (west facing Hilltown drive)	0 m	3 m	3m allocated along Hilltown Drive per McKinley Beach bylaws
Side Yard (north facing amenity building)	0 m	0 m	
Rear Yard (backing main building)	0 m	0 m	
Side yard (south facing retention pond)	0 m	0 m	
BUILDING HEIGHT AREA 1			
MAXIMUM	ACTUAL		
8 1/2 Stories (28.2m)	38'-0" (11.682m) 3 Stories		
PRIVATE OPEN SPACE			
14.4.6			
(b) MINIMUM AREAS OF PRIVATE OPEN SPACE			
7.5 sq m / bachelor dwelling			
15 sq m / 1 bedroom dwelling			
25 sq m / dwelling with +1 bedroom			
	REQUIRED	PROVIDED AT UNITS	
0 Studio Units (under 40sqm)	86 sqm/unit	0 sqm	
0 1 Bedroom Units	813 sqm/unit	0 sqm	
0 2 Bedroom Units	825 sqm/unit	0 sqm	
44 3 Bedroom Units	825 sqm/unit	1100 sqm	
TOTAL PRIVATE OPEN SPACE		1100 sqm	11840 SF
Central Shared Green Space 1		1000 sqm	10764 SF
Provided TOTAL PRIVATE OPEN SPACE		1400.00 sqm	15717 SF

Lot 1 The Pines

PARKING CALCULATIONS

	Required	Provided	Stall Dimension
Per table 8.2.1.1 Residential Parking: Required 1.5 spaces per unit minimum	1.5	67.5	
Per table 8.2.1.1 Residential Parking: Required 2.0 spaces per unit maximum	2	90.0	
TOWNHOUSE HOUSING RESIDENTIAL PARKING SUMMARY			
Per table 8.2.1.1 Residential Parking: Required 1.5 - 2 spaces per unit.	45	90	Regular stall 3.0m x 6.0m (incl. stall of Garage)
		0	Small Car Stall 2.5M x 4.0M (incl. Garage)
			Allowable 50% small car
			Small stall 2.3x4.8 (Regular stall 2.5x6.0)
VISITOR PARKING CALCULATIONS			
Min. No. Residential Stalls required	6.0	11	
0.14 Res. Stalls @ 1 stall per req'd stalls			
			1 Floor stall 3.9m x 6.0m
			Van Stall Floor stall 3.9m x 1.5m x 6.0m
TOTAL RESIDENTIAL AND VISITOR STALLS REQUIRED	74	101	
NO RESIDENTIAL LOADING REQUIRED	N/A		
BIKE PARKING			
RESIDENTIAL Short term stalls (1 per 5 units)	9	9	
	1 Stalls per 5 dwell Unit		
TOTAL SHORT TERM PROVIDED	9	9	



2023-03-10 04:35:55 PM

A1.0

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Project
THE PINES
 TOWNHOMES
 LOT 1, MCKINLEY BEACH
 KELOWNA, BC

Sheet Title
**BUILDINGS 1, 2, 3, 7 & 8
 A2-UNITS**

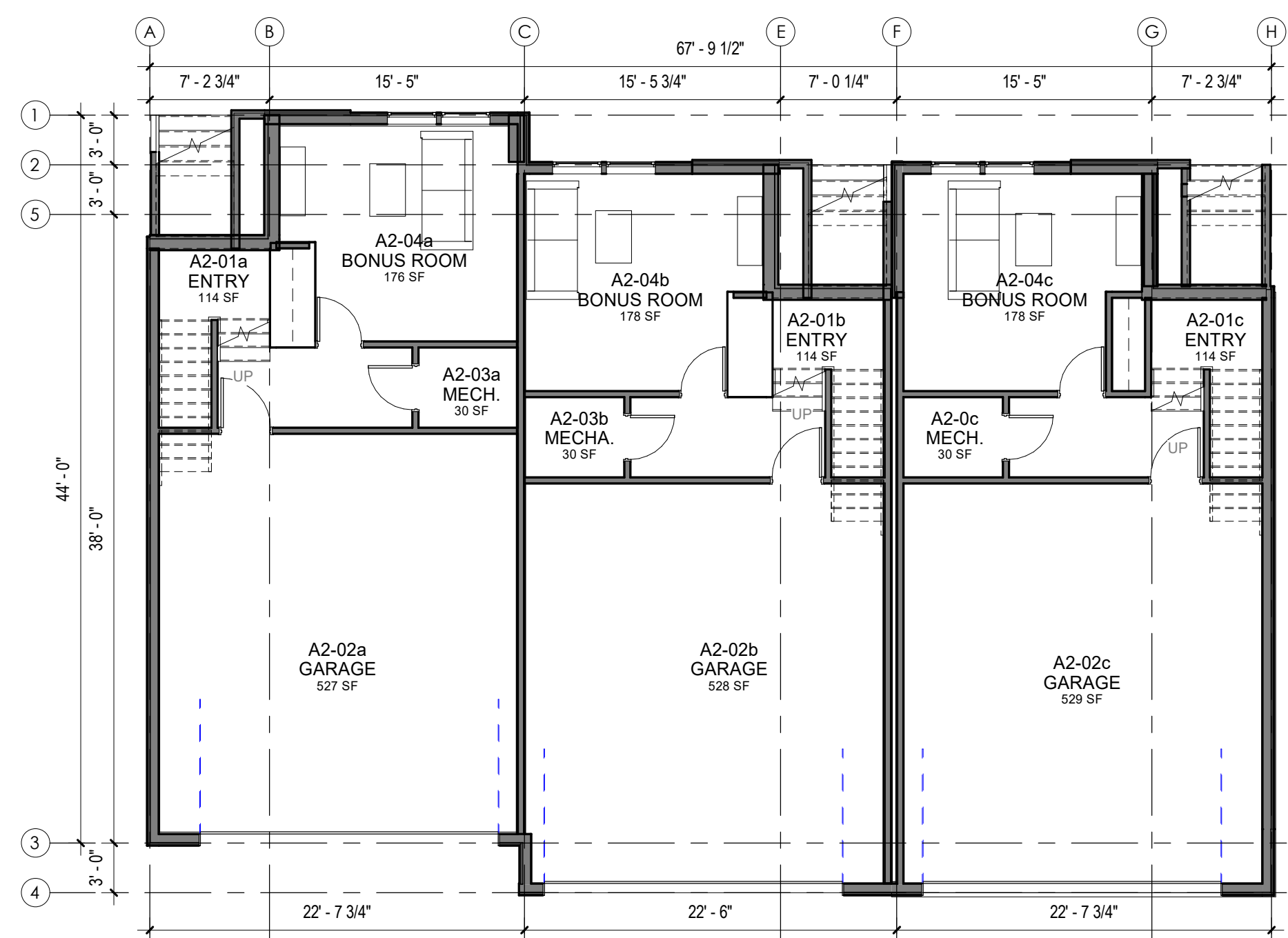
Job Number 21.1006
 Date 2023.03.10
 Scale 1/8" = 1'-0"
 Revision Number 0
 Drawing Number

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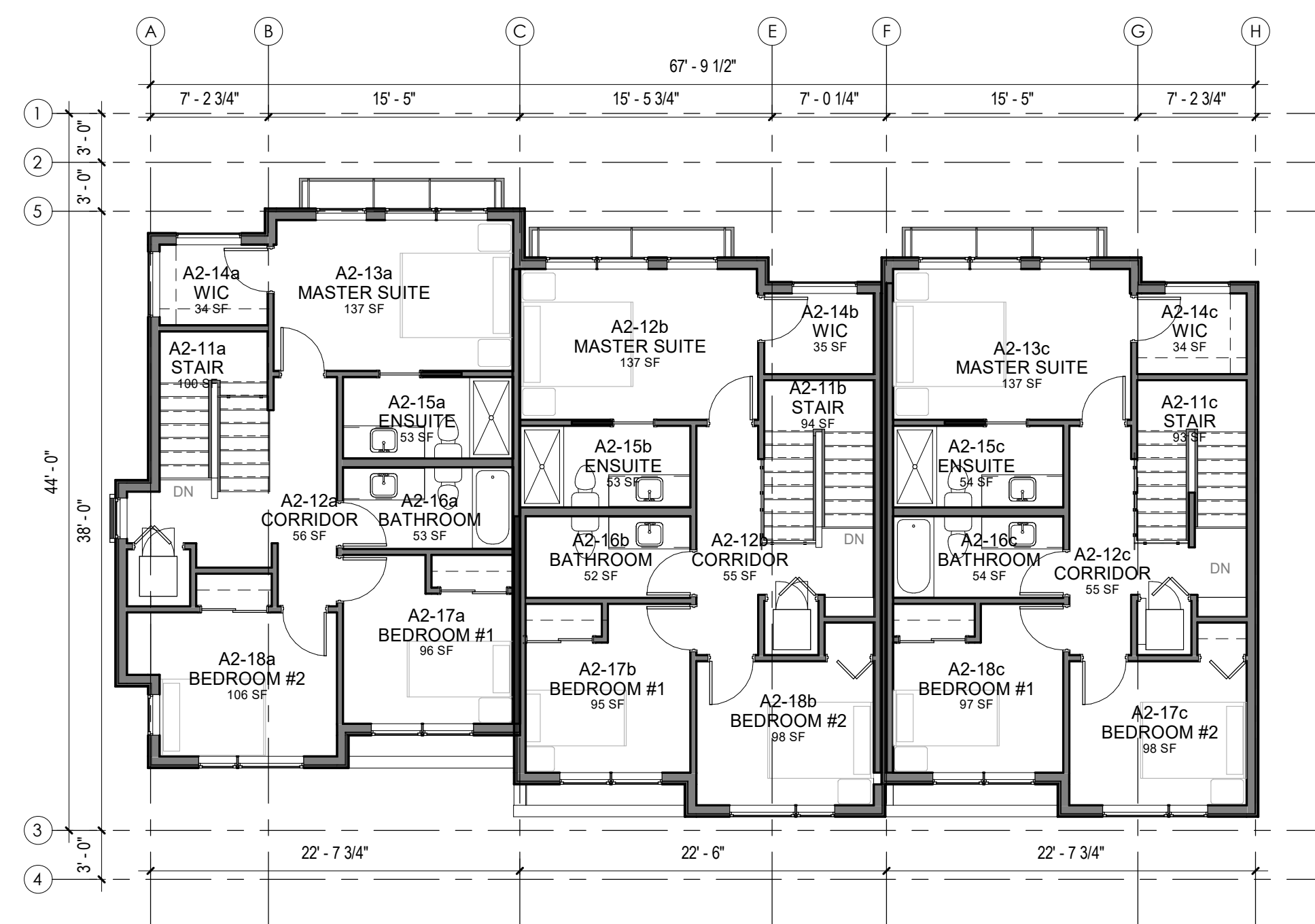
Planner Initials **SS**

City of Kelowna
 COMMUNITY PLANNING

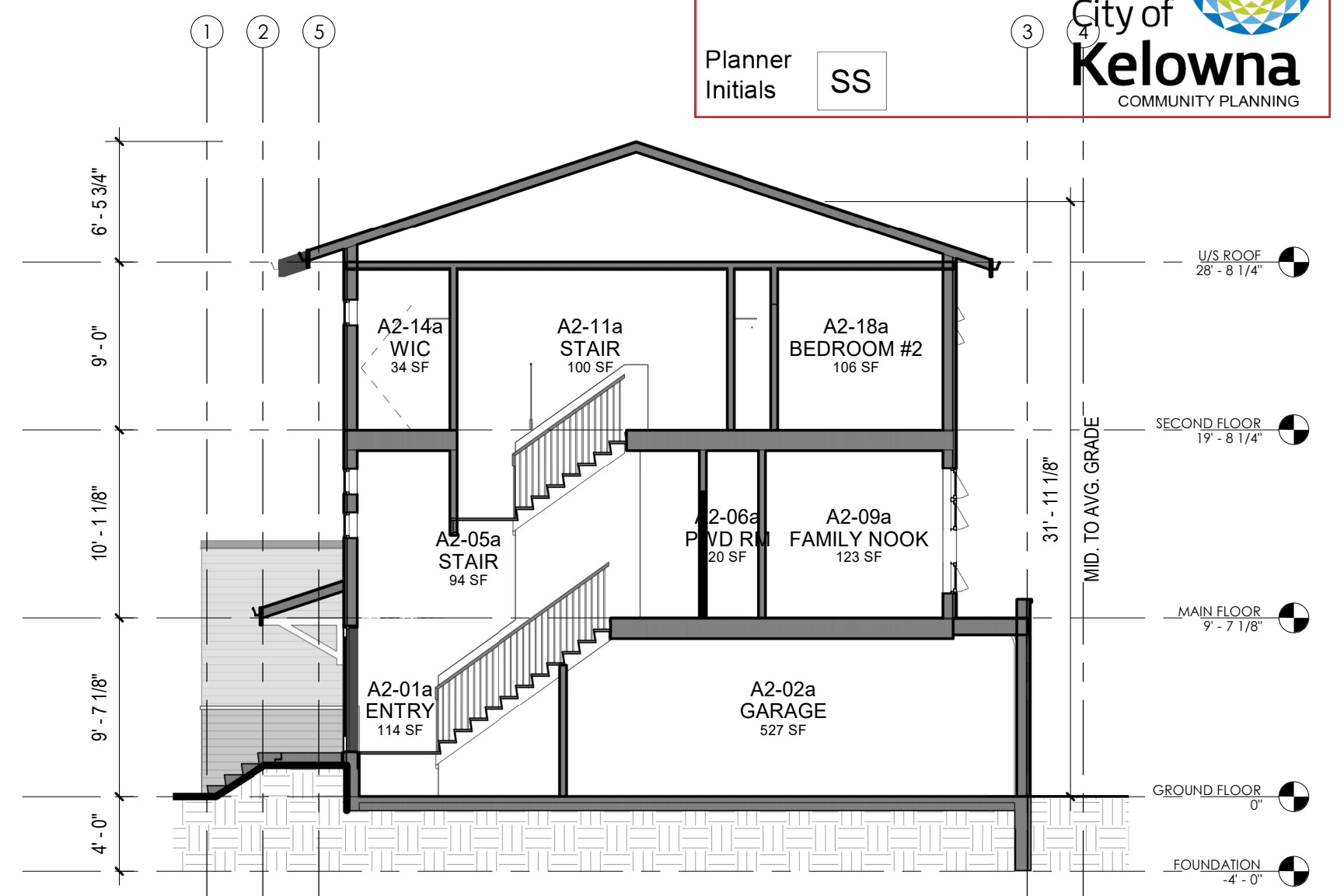
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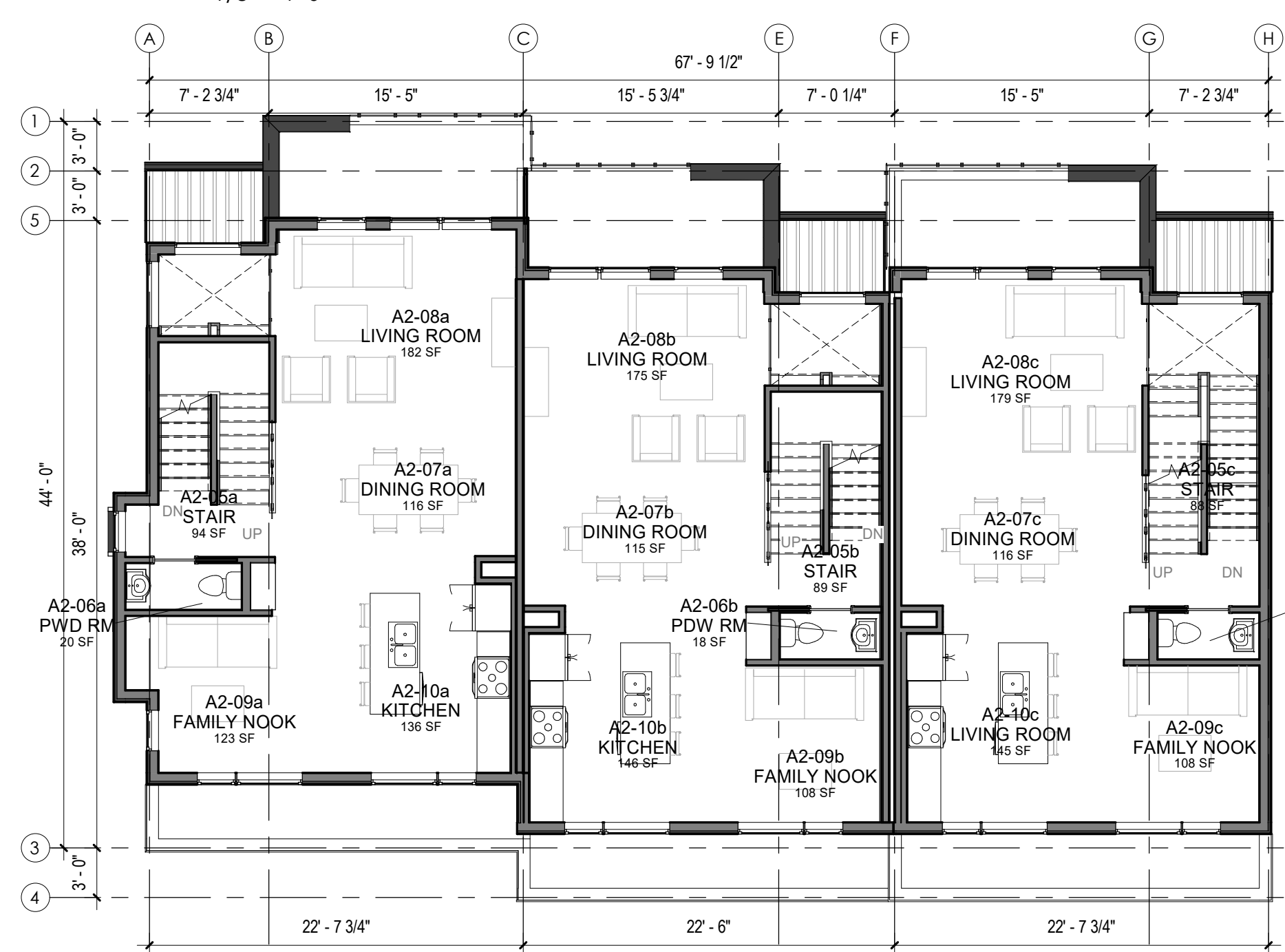
1 GROUND FLOOR - BUILDINGS 1, 2, 3, 7 & 8 A2-UNITS
 1/8" = 1'-0"



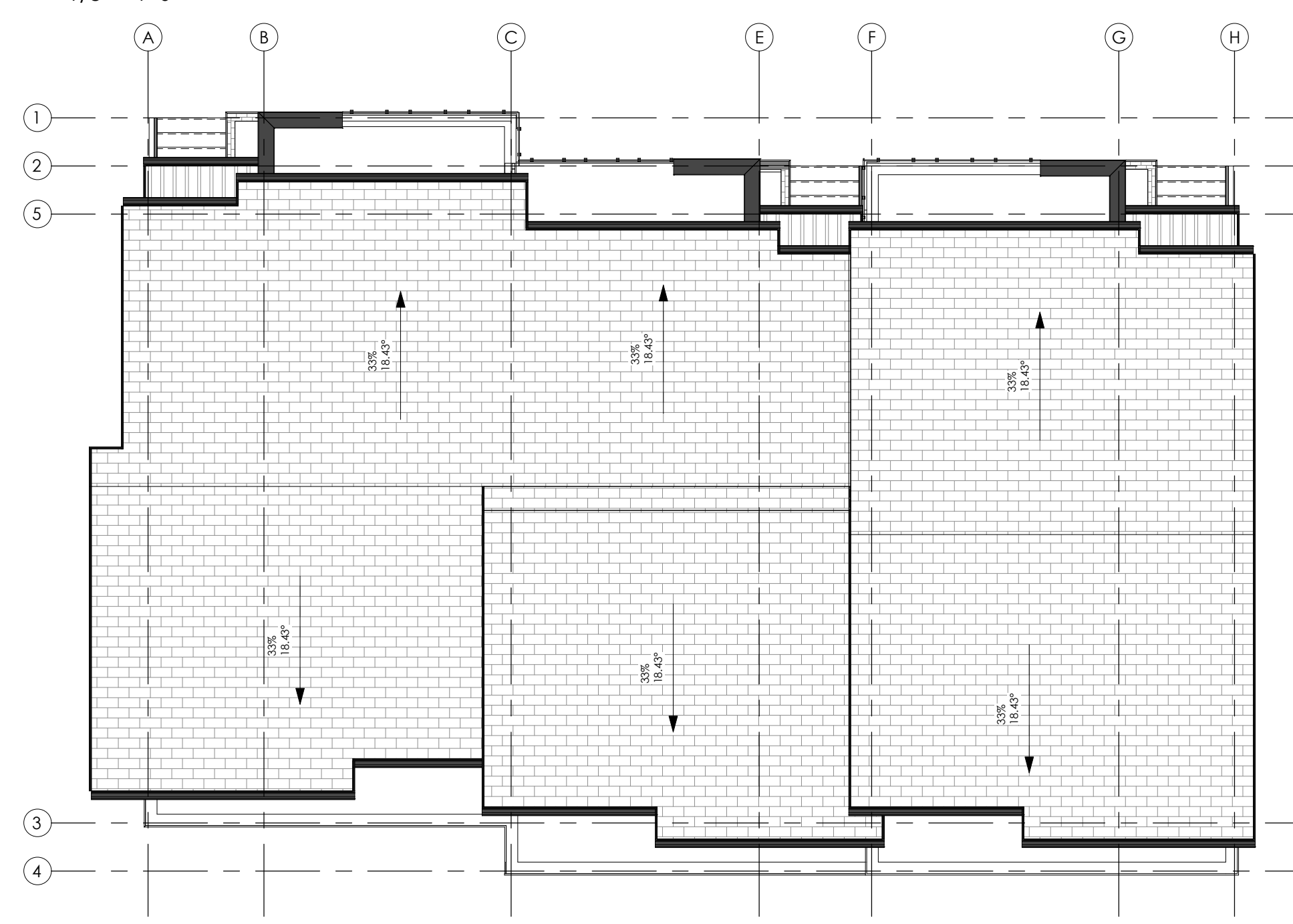
3 SECOND FLOOR - BUILDINGS 1, 2, 3, 7 & 8 A2-UNITS
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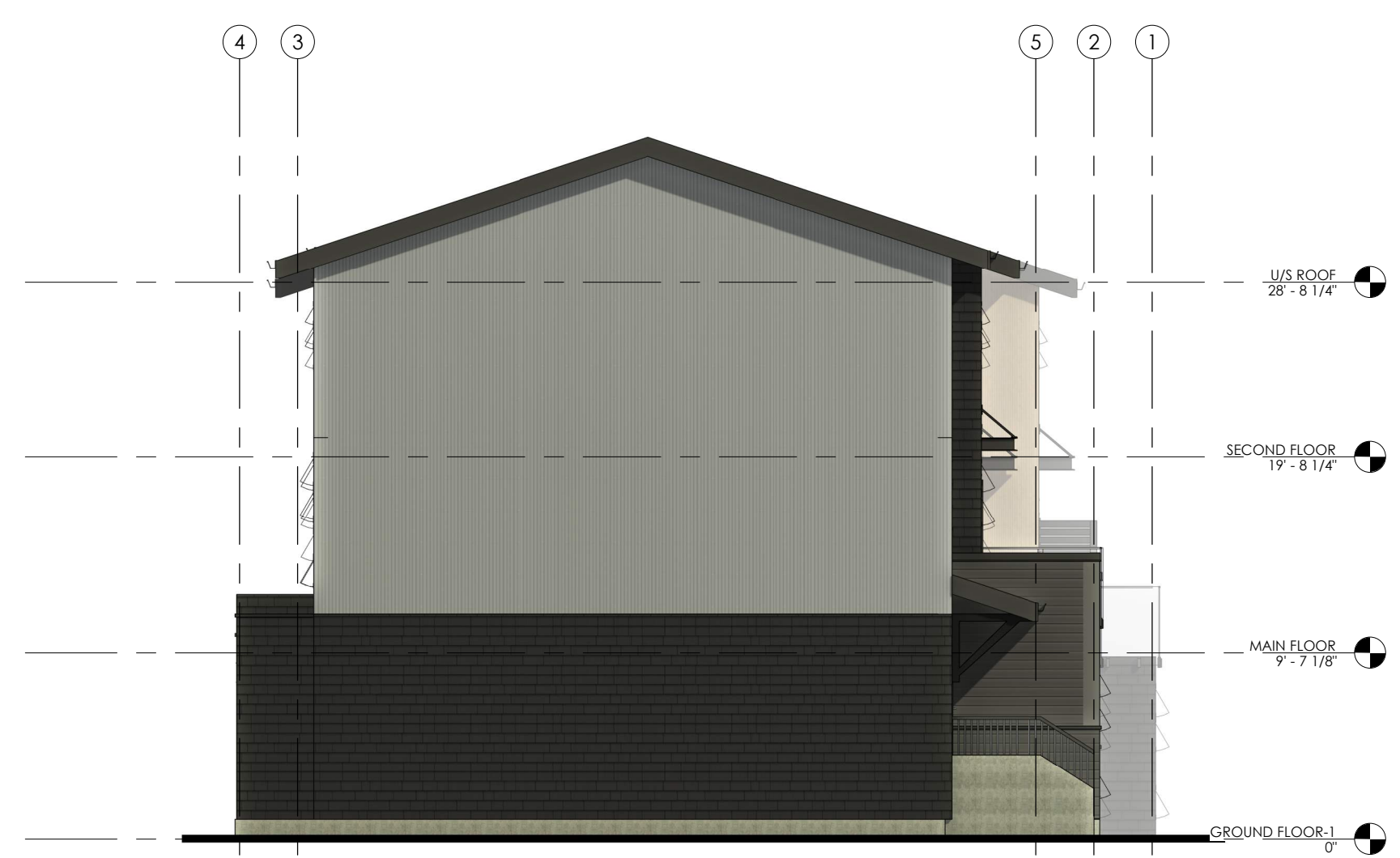
9 BUILDINGS 1, 2, 3, 7 & 8 SECTION
 1/8" = 1'-0"



2 MAIN FLOOR - BUILDINGS 1, 2, 3, 7 & 8 A2-UNITS
 1/8" = 1'-0"



4 ROOF PLAN - BUILDINGS 1, 2, 3, 7 & 8 A2-UNITS
 1/8" = 1'-0"



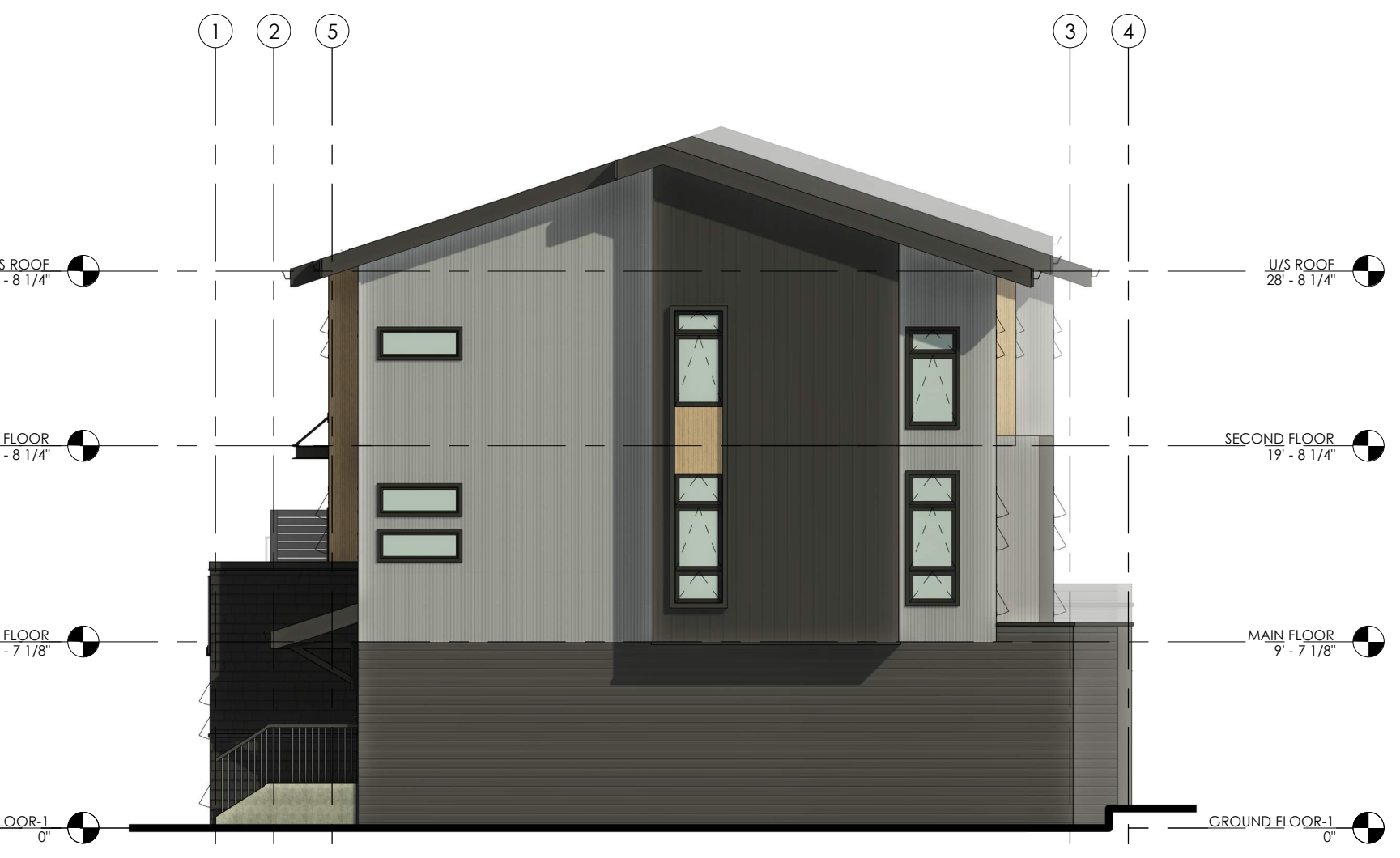
5 BUILDINGS 1, 2, 3, 7 & 8 WEST ELEVATION
 1/8" = 1'-0"



7 BUILDINGS 1, 2, 3, 7 & 8 SOUTH ELEVATION
 1/8" = 1'-0"



8 BUILDINGS 1, 2, 3, 7 & 8 NORTH ELEVATION
 1/8" = 1'-0"



6 BUILDINGS 1, 2, 3, 7 & 8 EAST ELEVATION
 1/8" = 1'-0"

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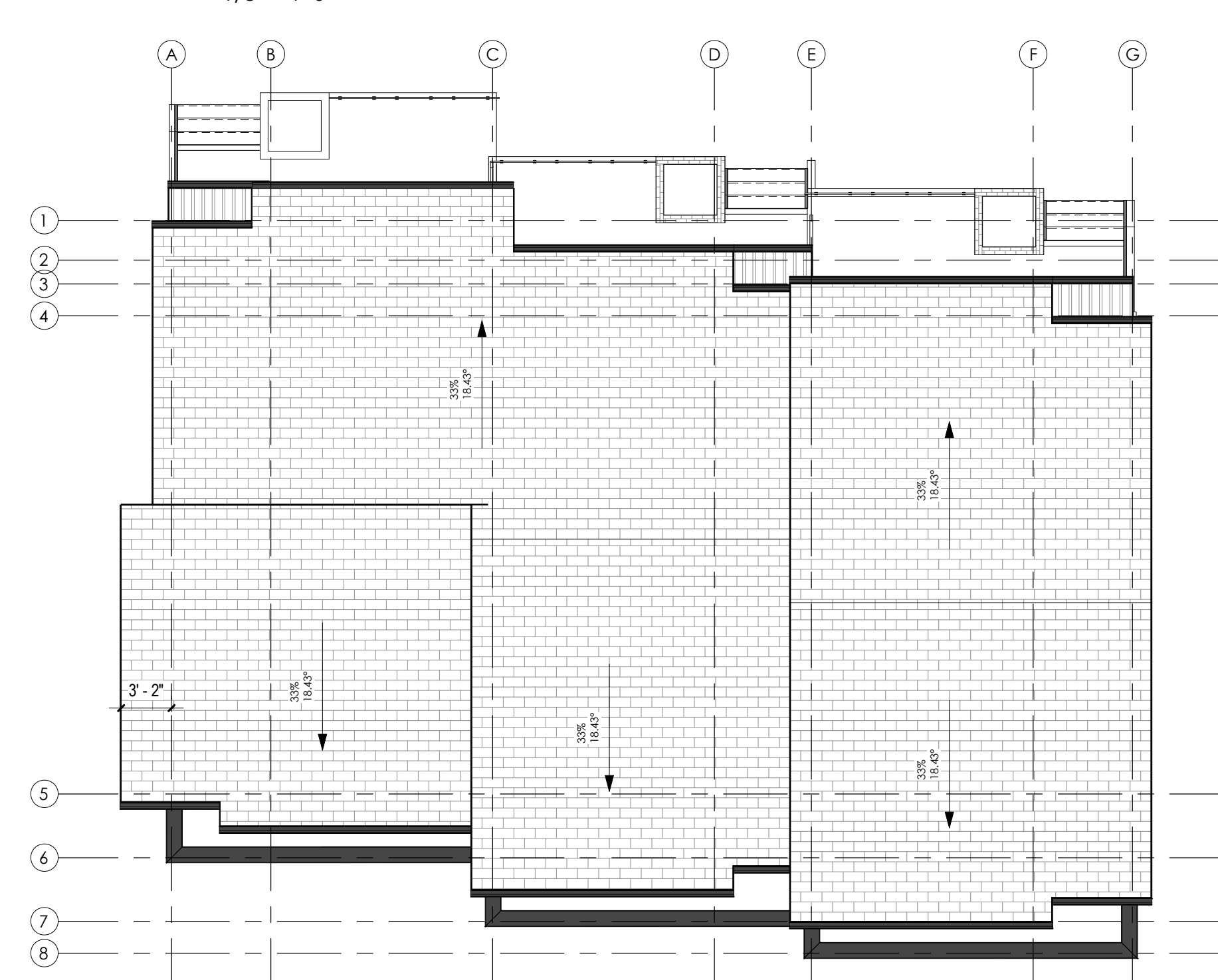
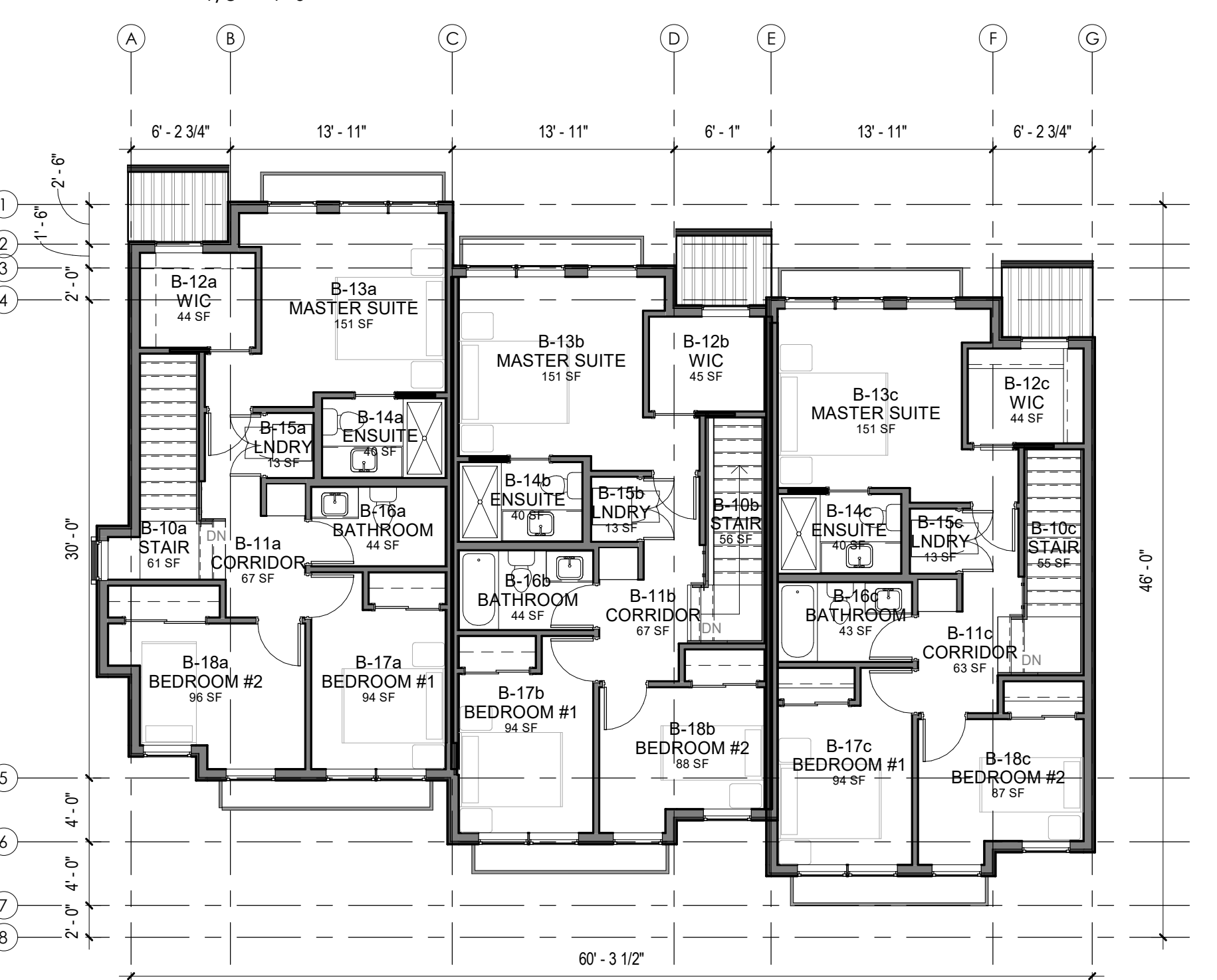
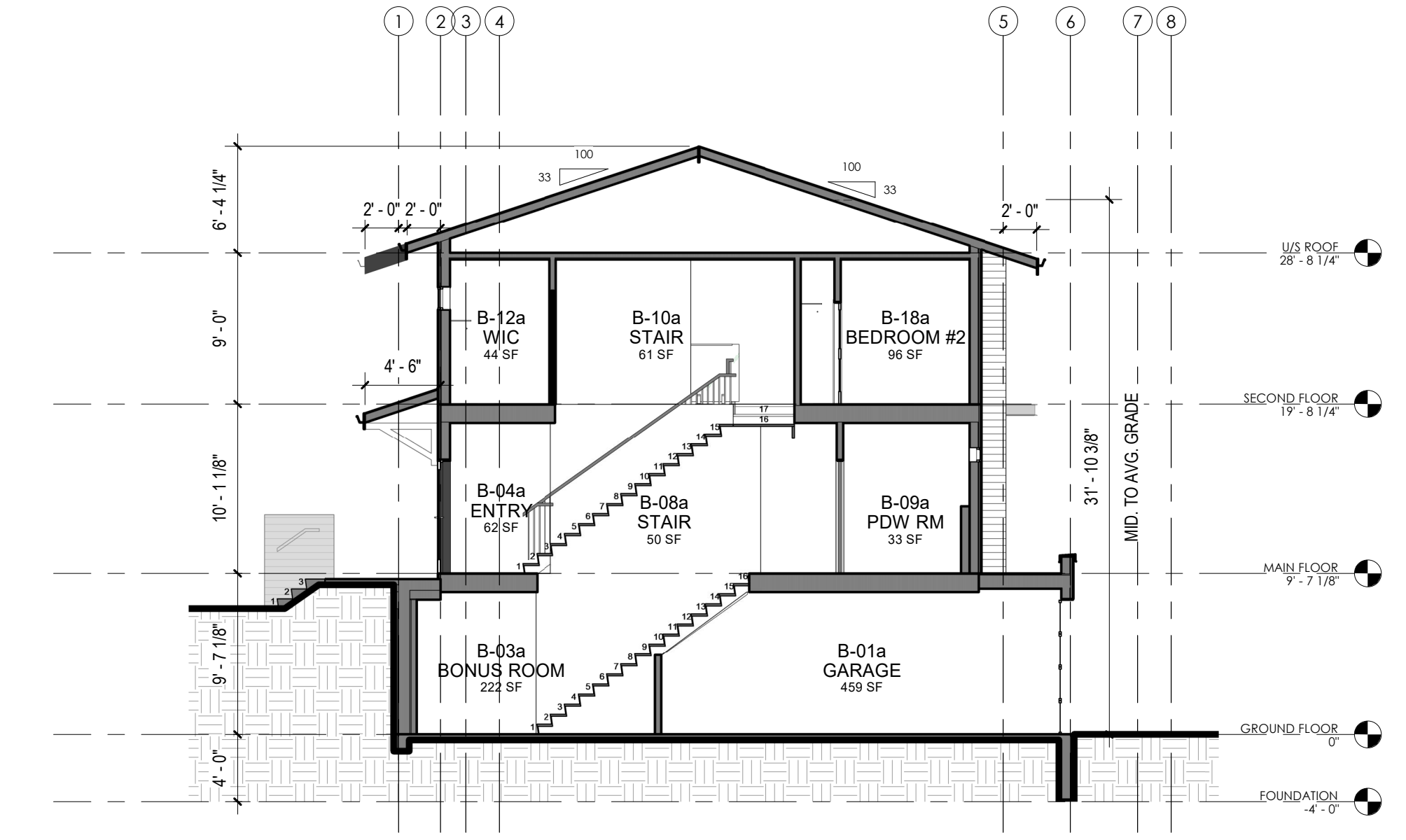
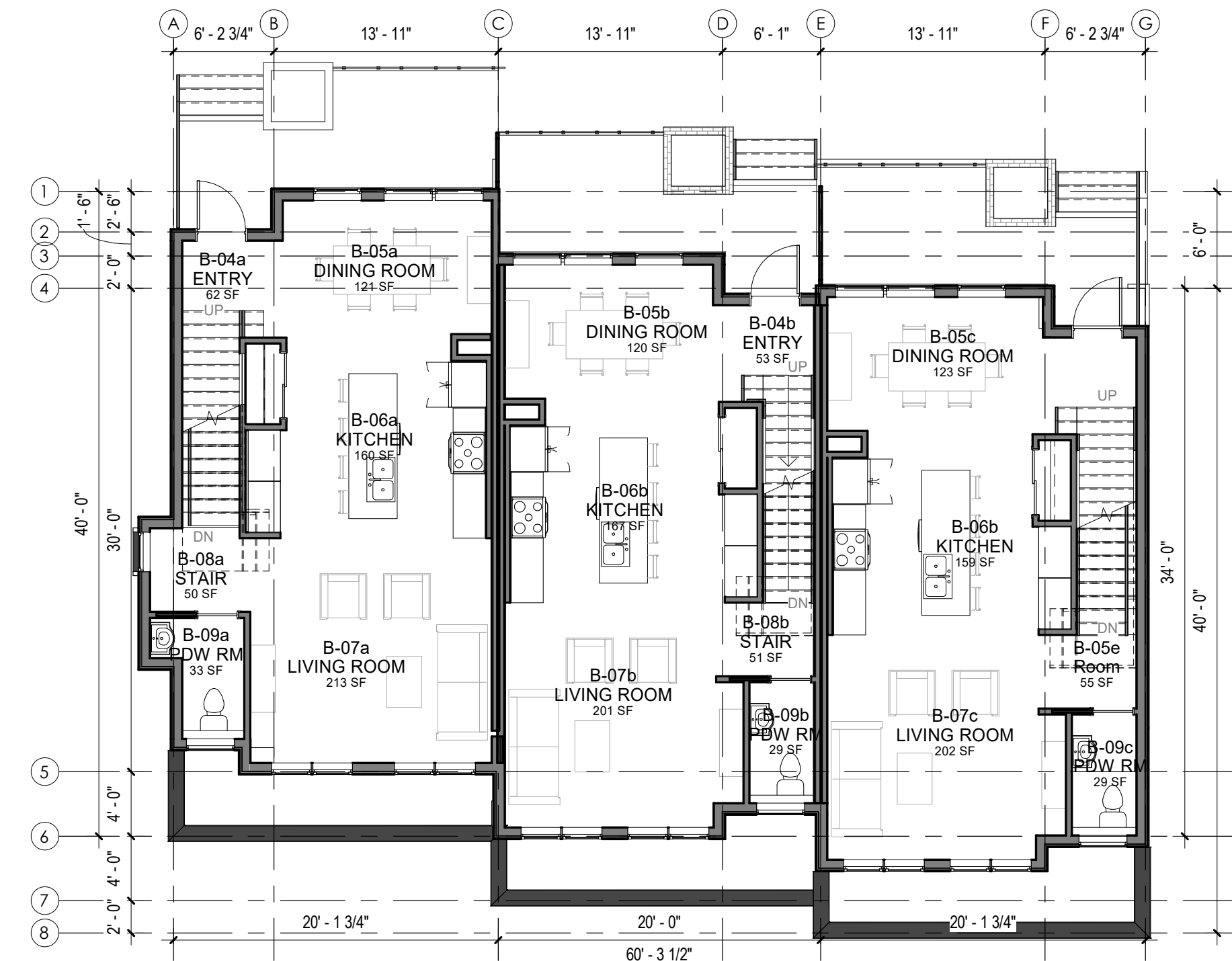
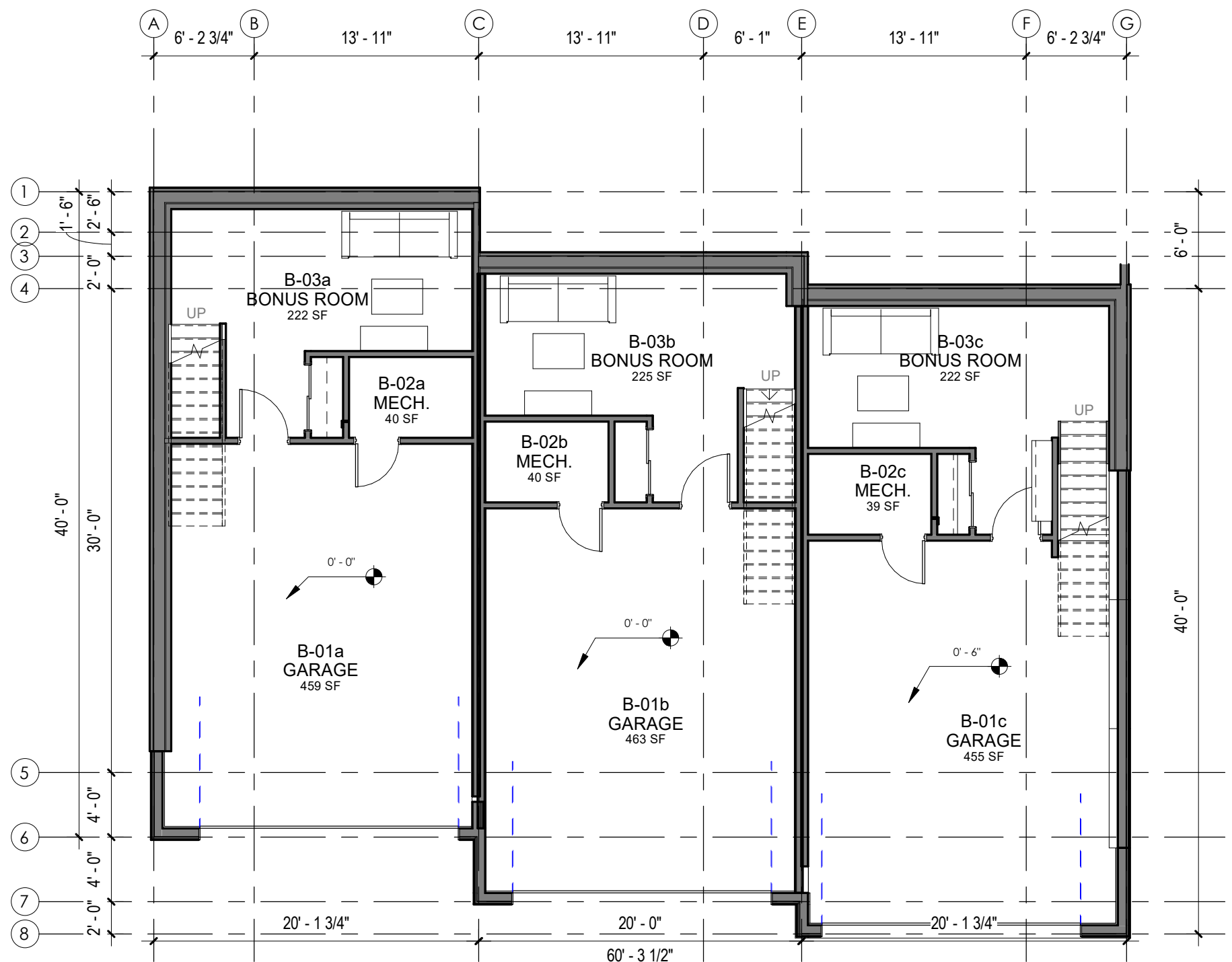
Project
THE PINES
 TOWNHOMES
 LOT 1, MCKINLEY BEACH
 KELOWNA, BC

Sheet Title
**BUILDINGS 6, 11, 15, 16
 B-UNITS**

Job Number 21.1006
 Date 2023.03.10
 Scale 1/8" = 1'-0"
 Revision Number 0
 Drawing Number

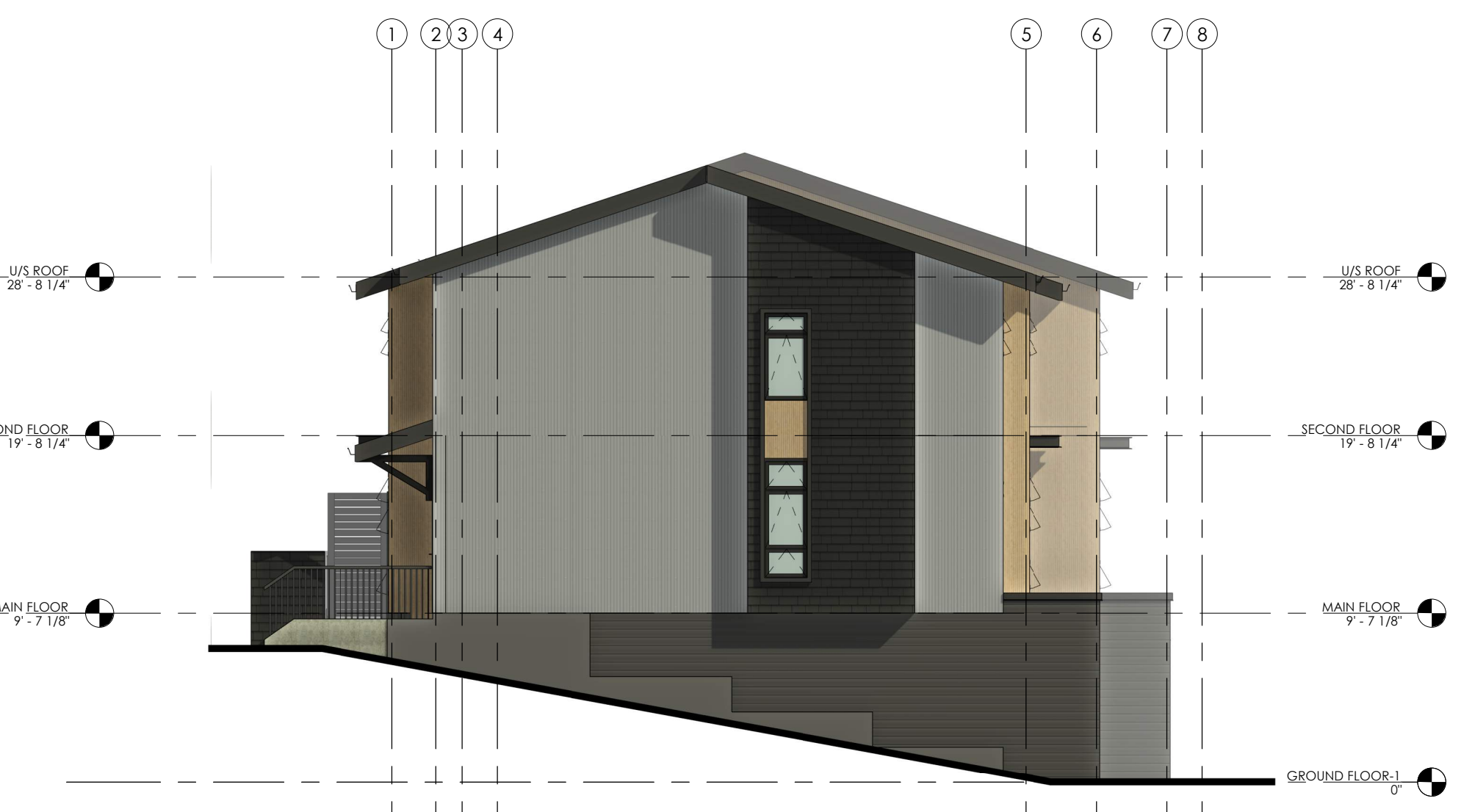
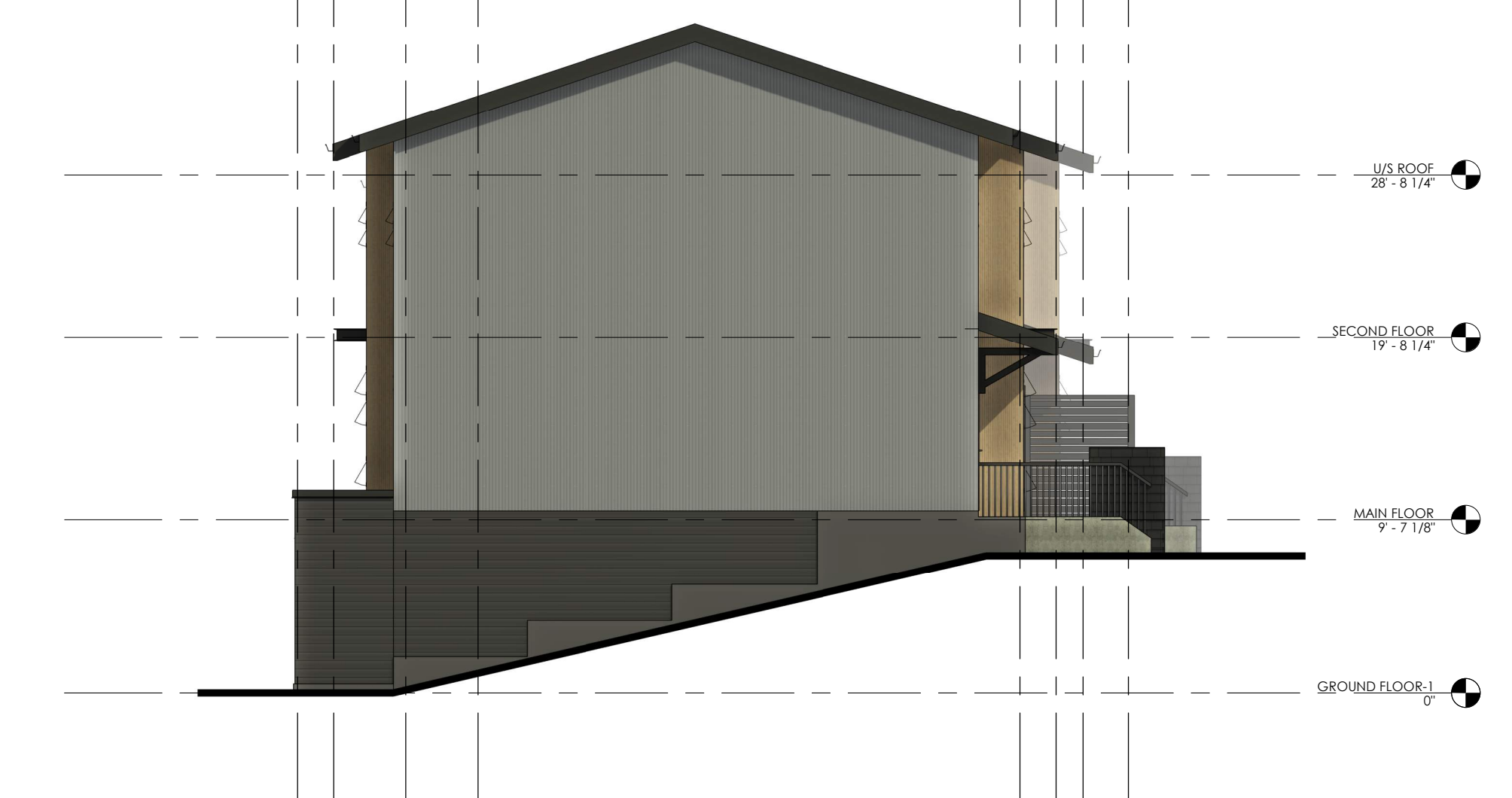
A2.02

NOTE: THE END UNIT BUMP OUT APPEARS ON UNITS (#602, #1101 & #1602 ONLY)
 BUILDING #6 & #16 ARE DUPLEX



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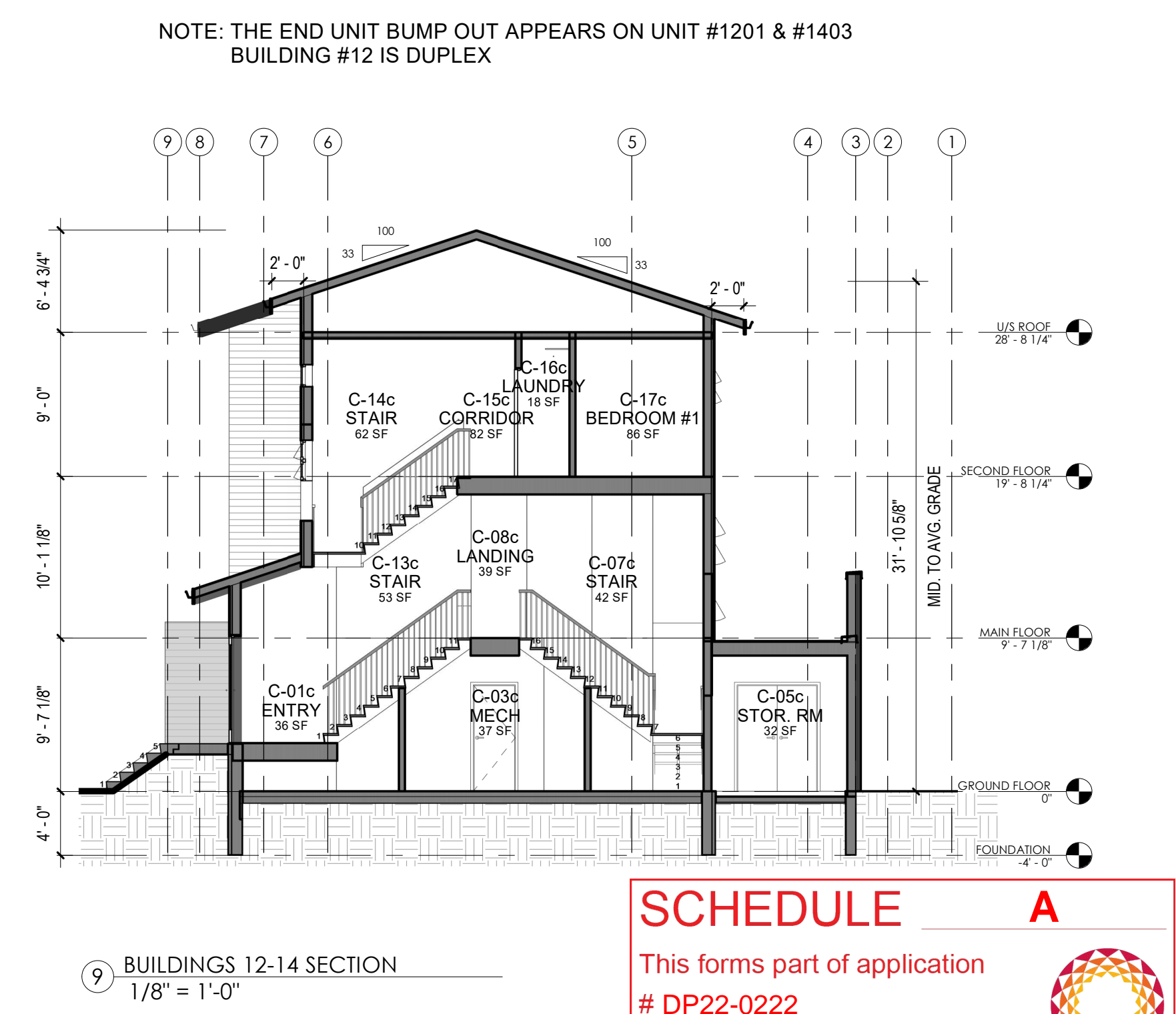
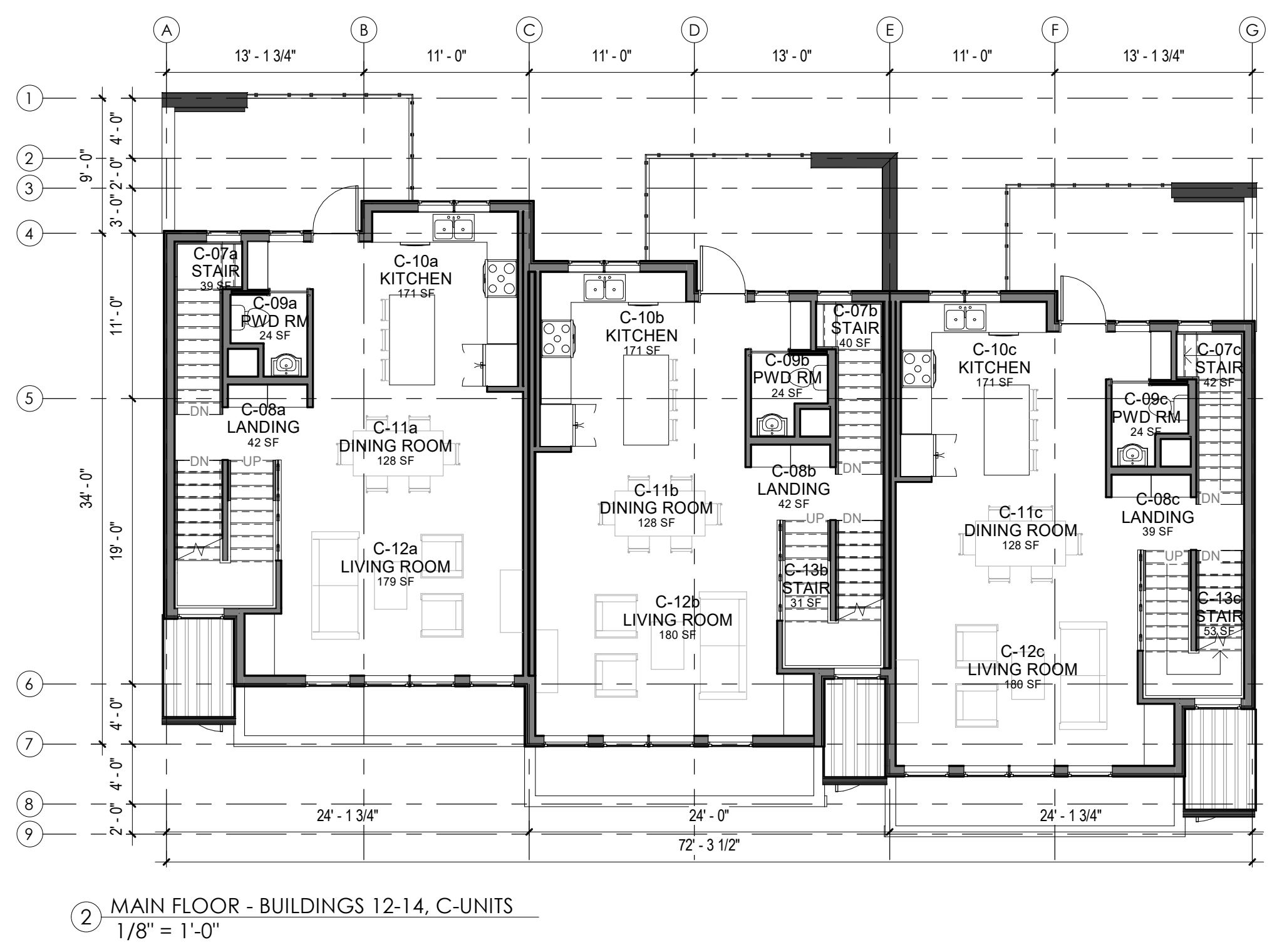
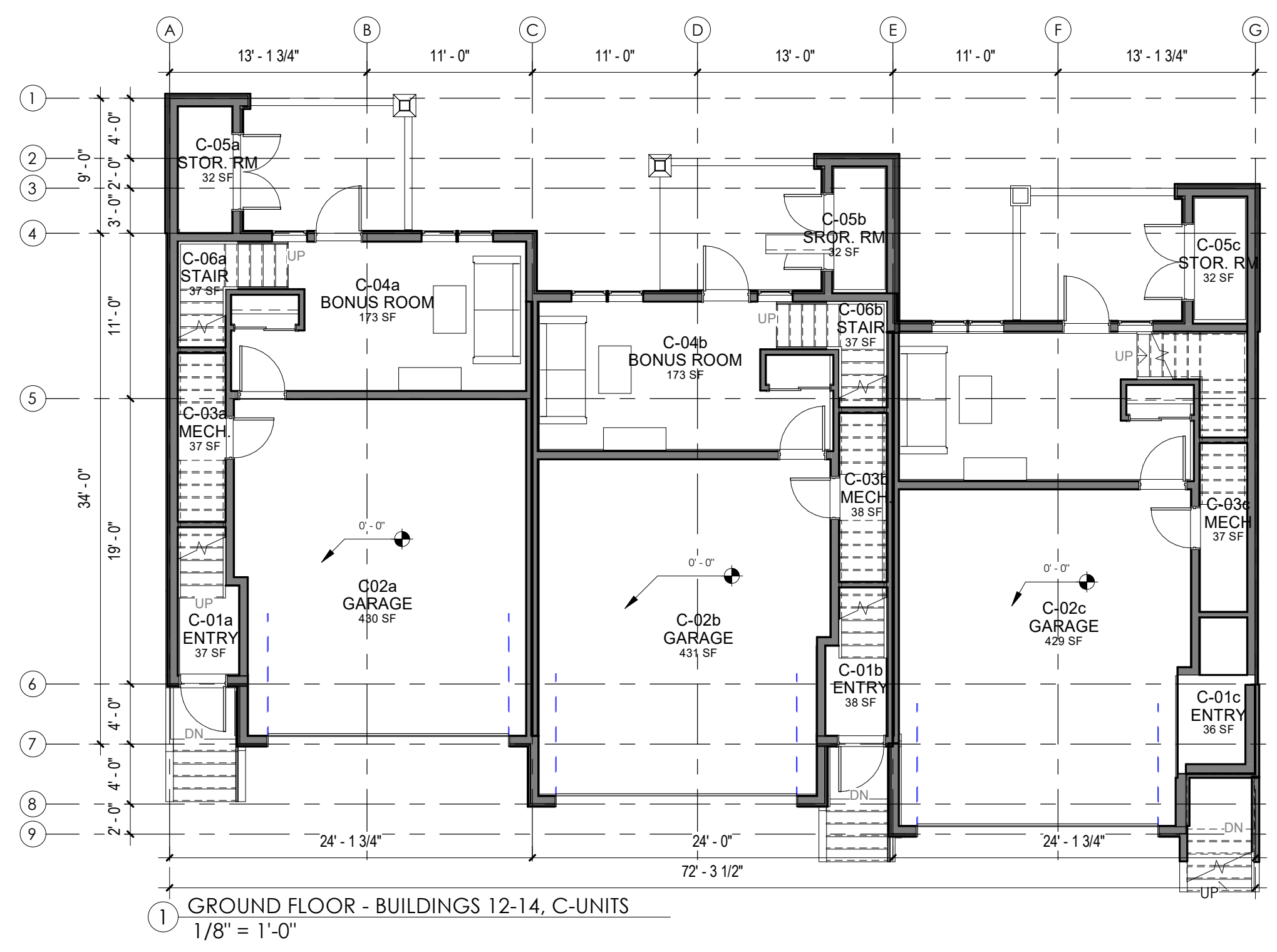
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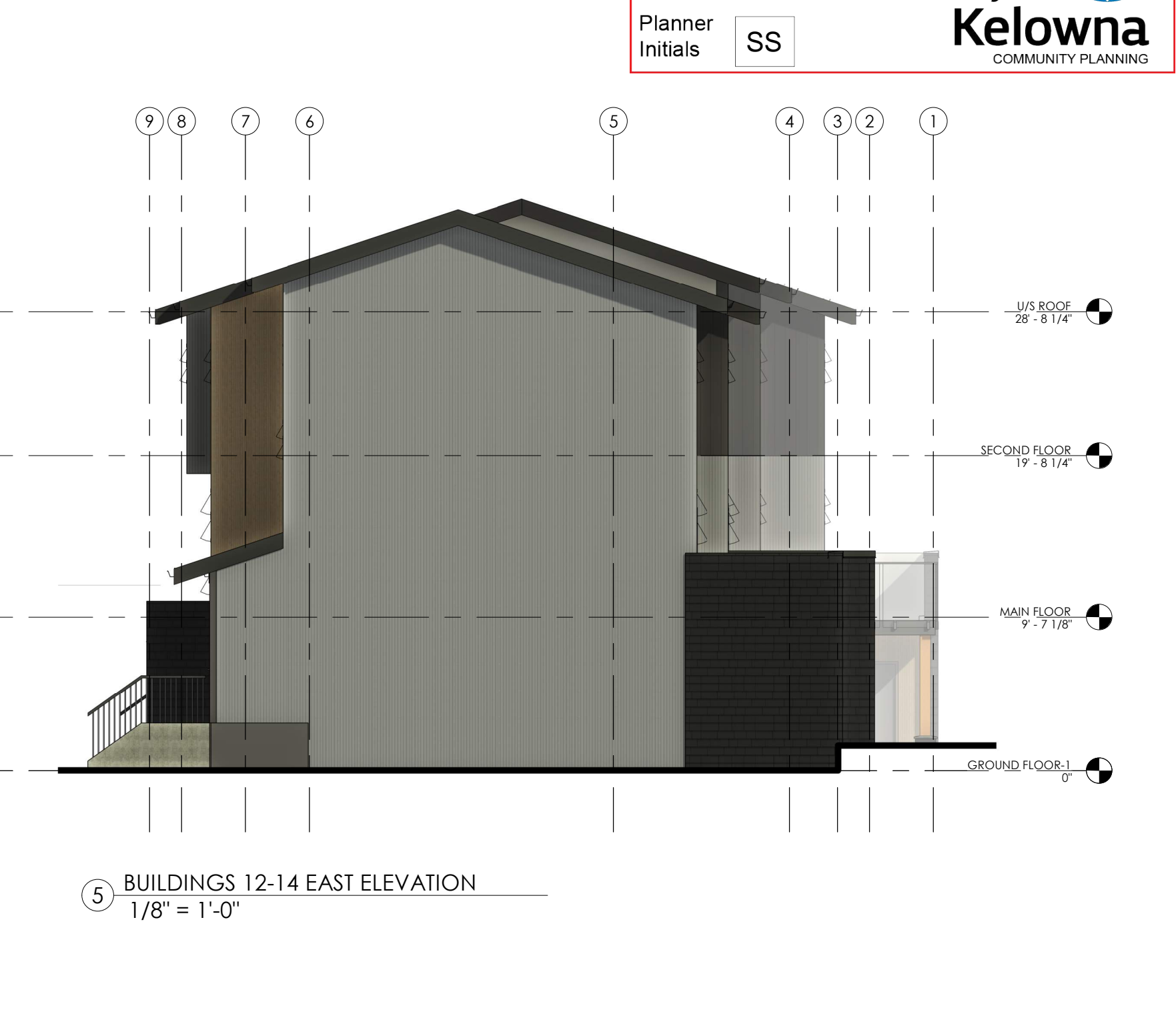
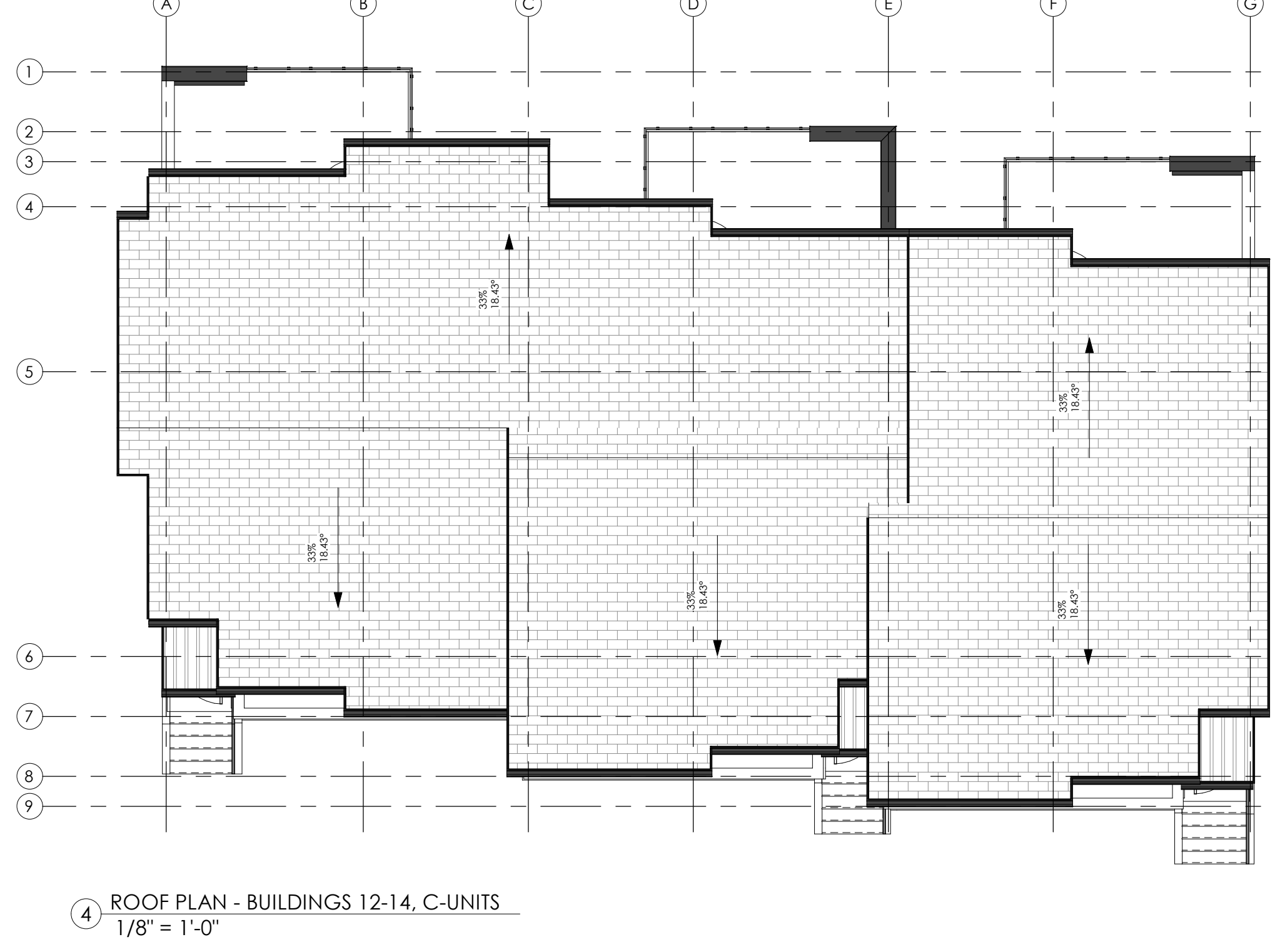
Sheet Title
**BUILDINGS 12-14
 C-UNITS**

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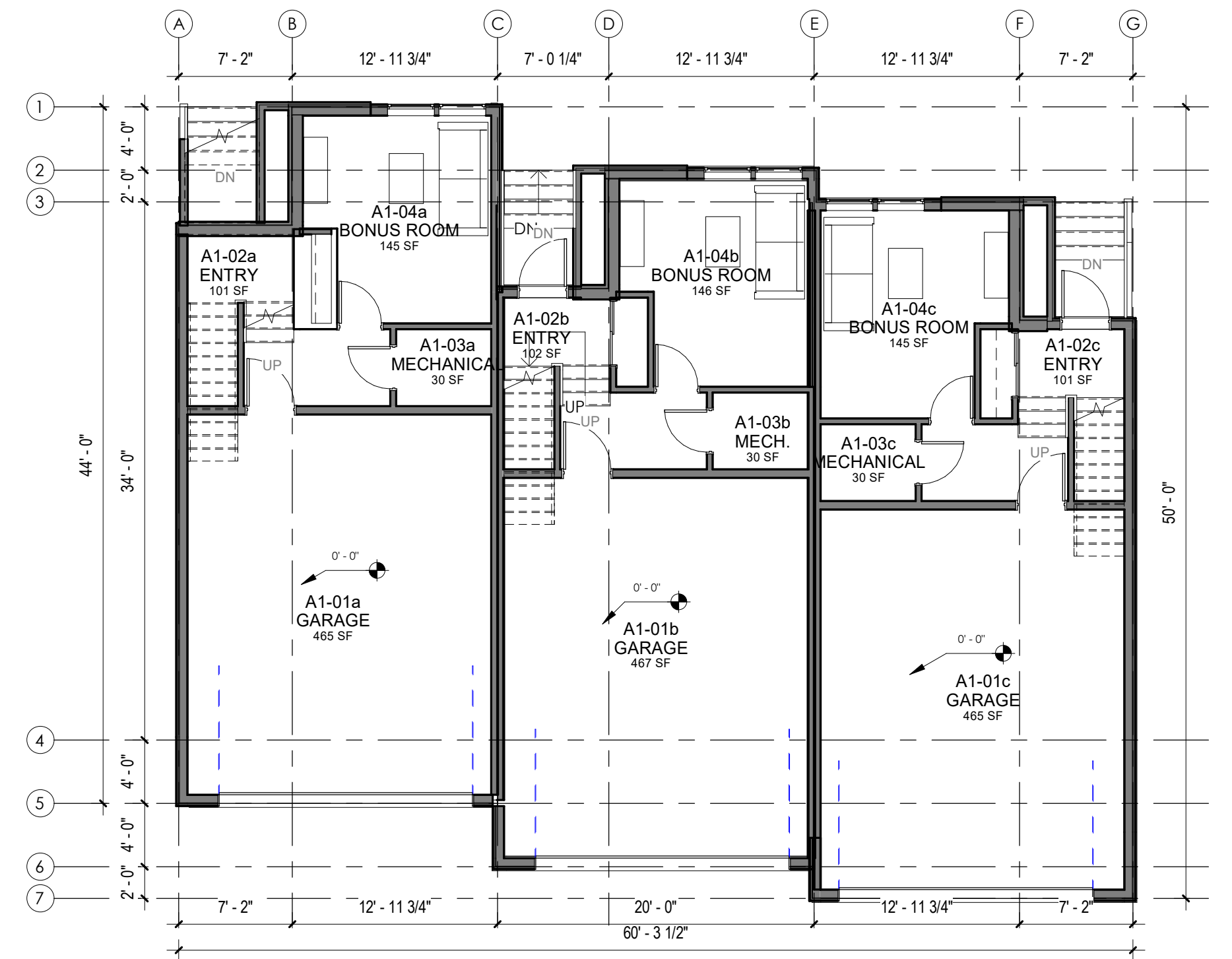
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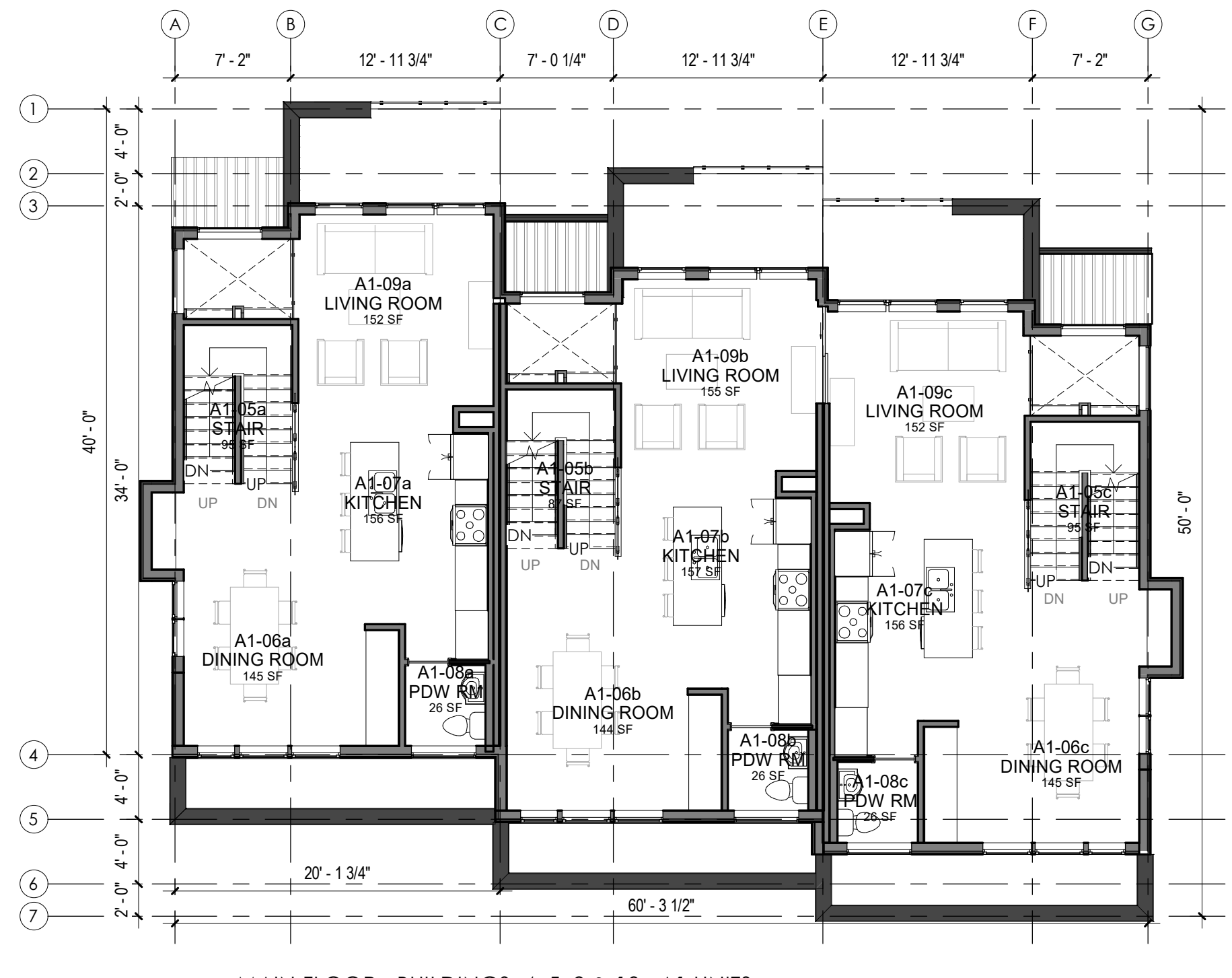
THE PINES
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 LOT 1, MCKINLEY BEACH
 KELOWNA, BC

Sheet Title
**BUILDINGS 4, 5, 9 & 10
 A1 UNITS**

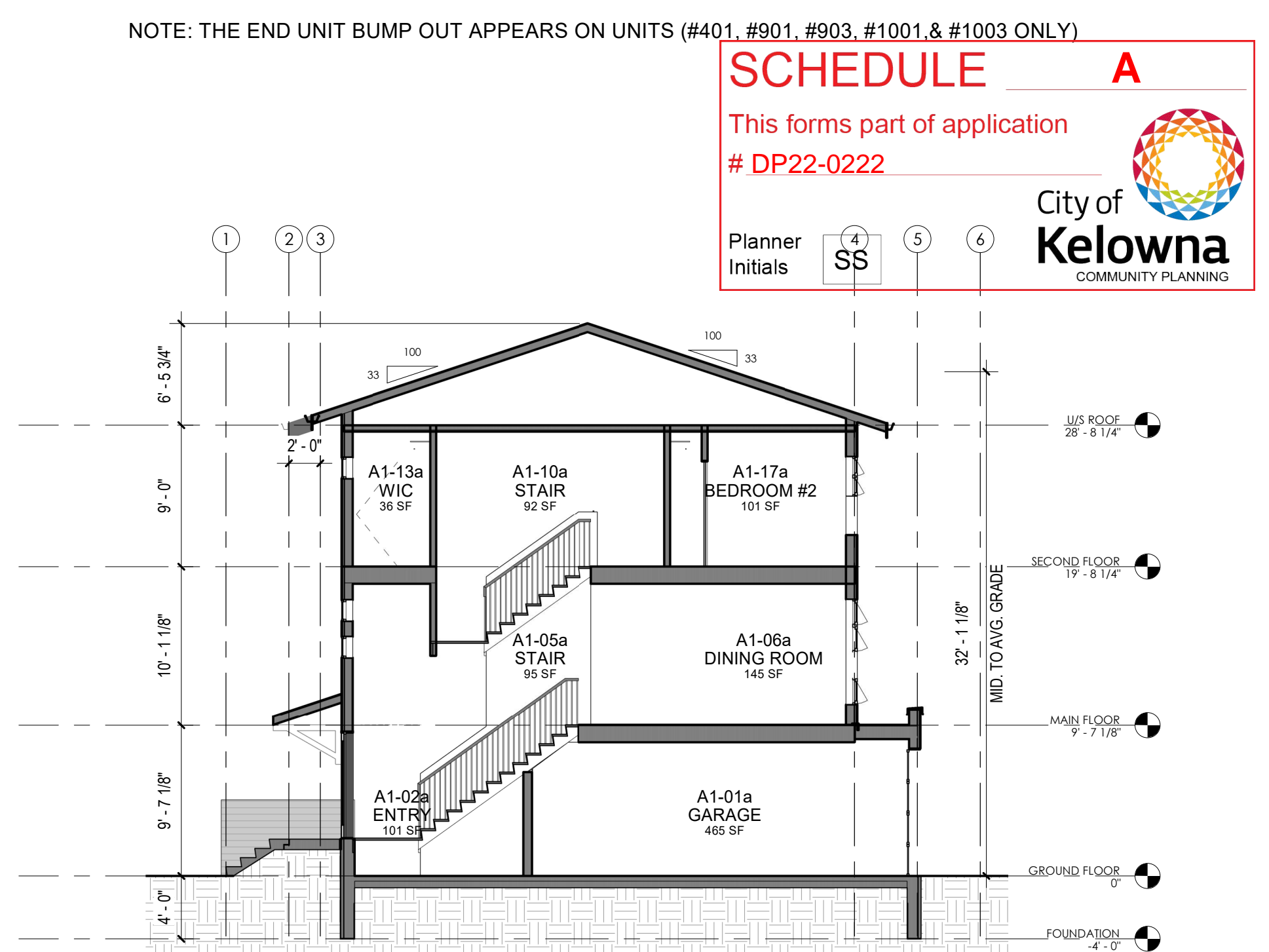
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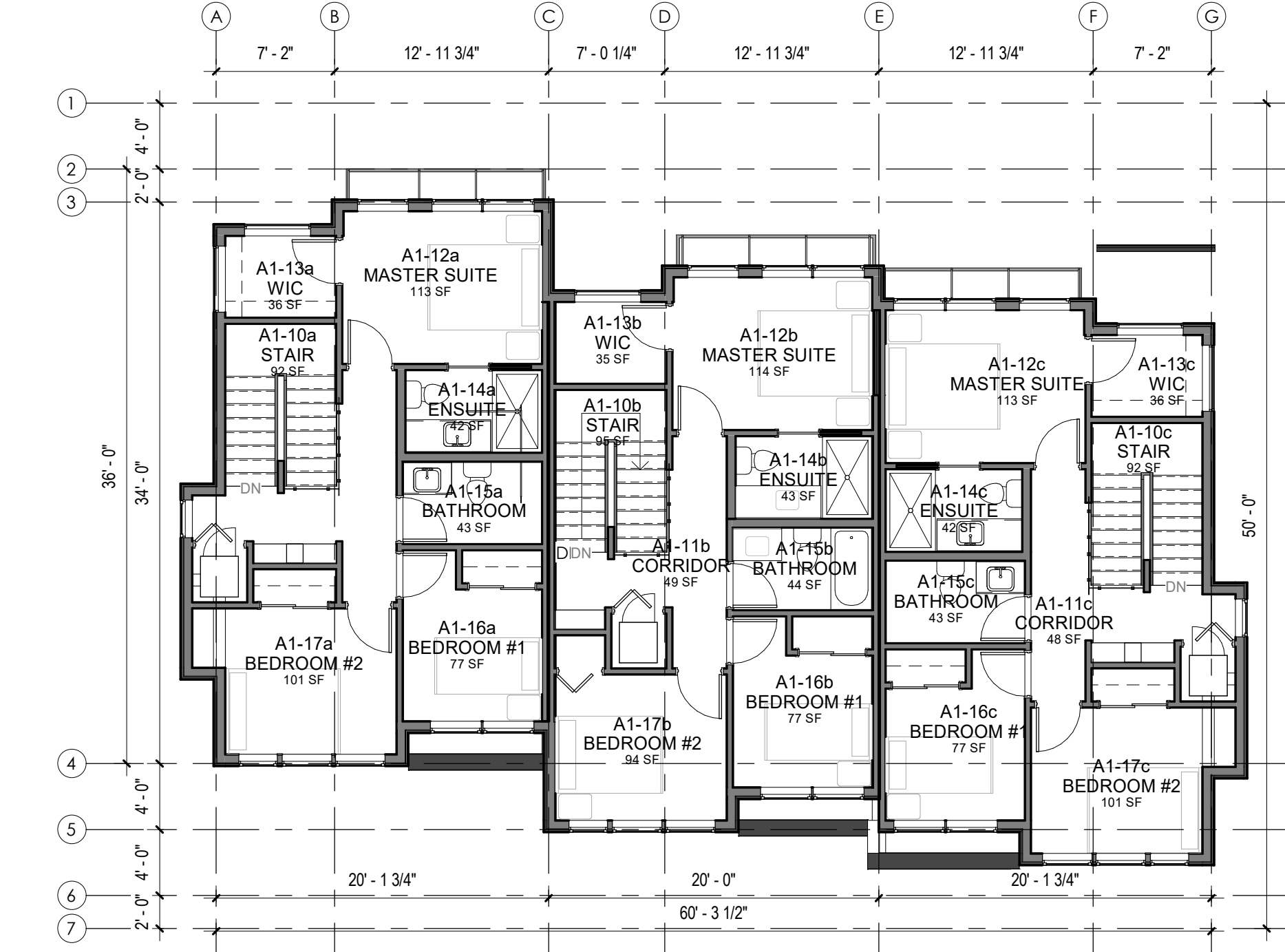
1 GROUND FLOOR - BUILDINGS 4, 5, 9 & 10, A1 UNITS
 1/8" = 1'-0"



2 MAIN FLOOR - BUILDINGS 4, 5, 9 & 10, A1 UNITS
 1/8" = 1'-0"



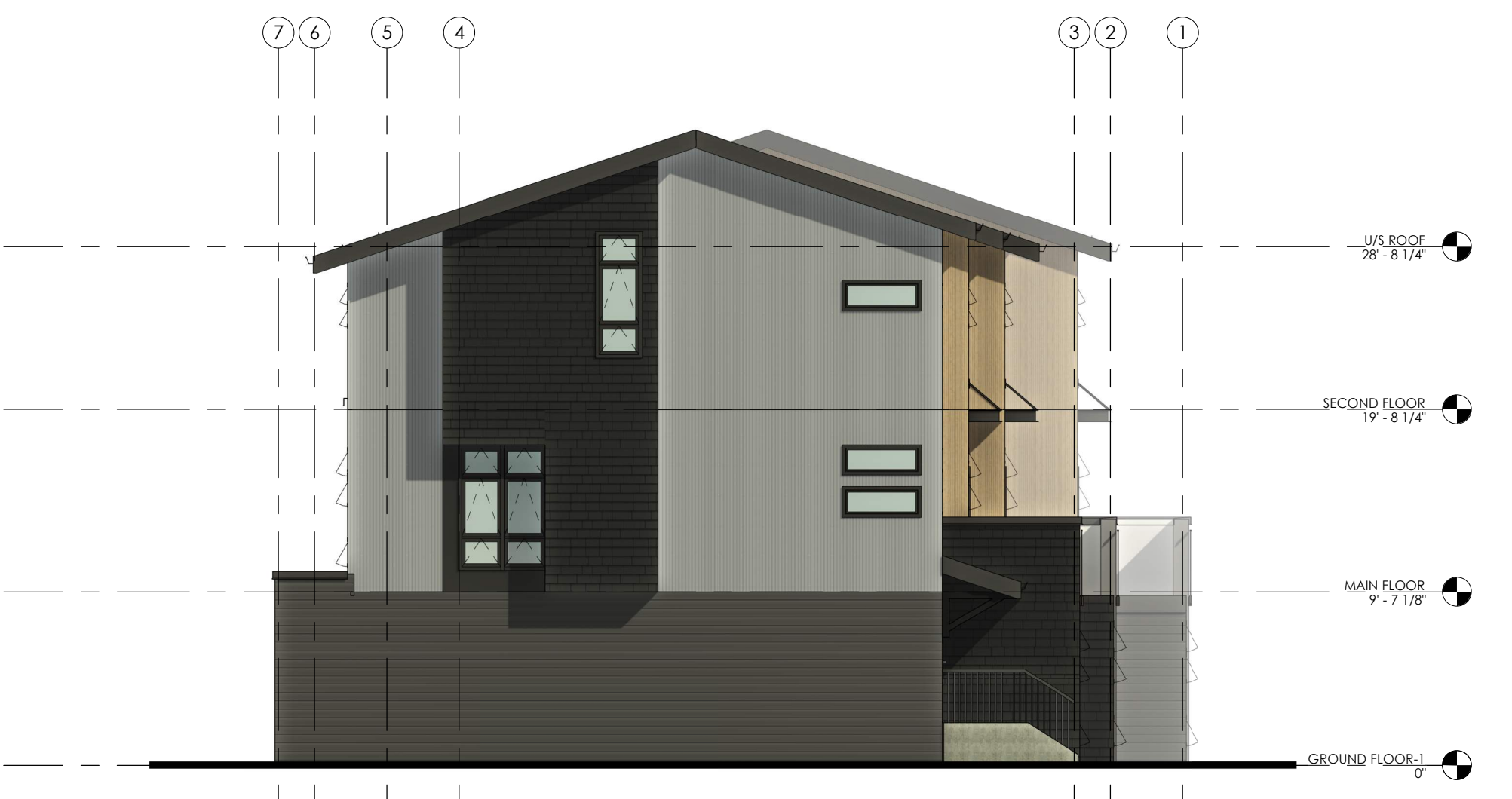
9 BUILDINGS 4, 5, 9 & 10 SECTION
 1/8" = 1'-0"



3 SECOND FLOOR - BUILDINGS 4, 5, 9 & 10, A1 UNITS
 1/8" = 1'-0"



4 ROOF PLAN - BUILDINGS 4, 5, 9 & 10, A1 UNITS
 1/8" = 1'-0"



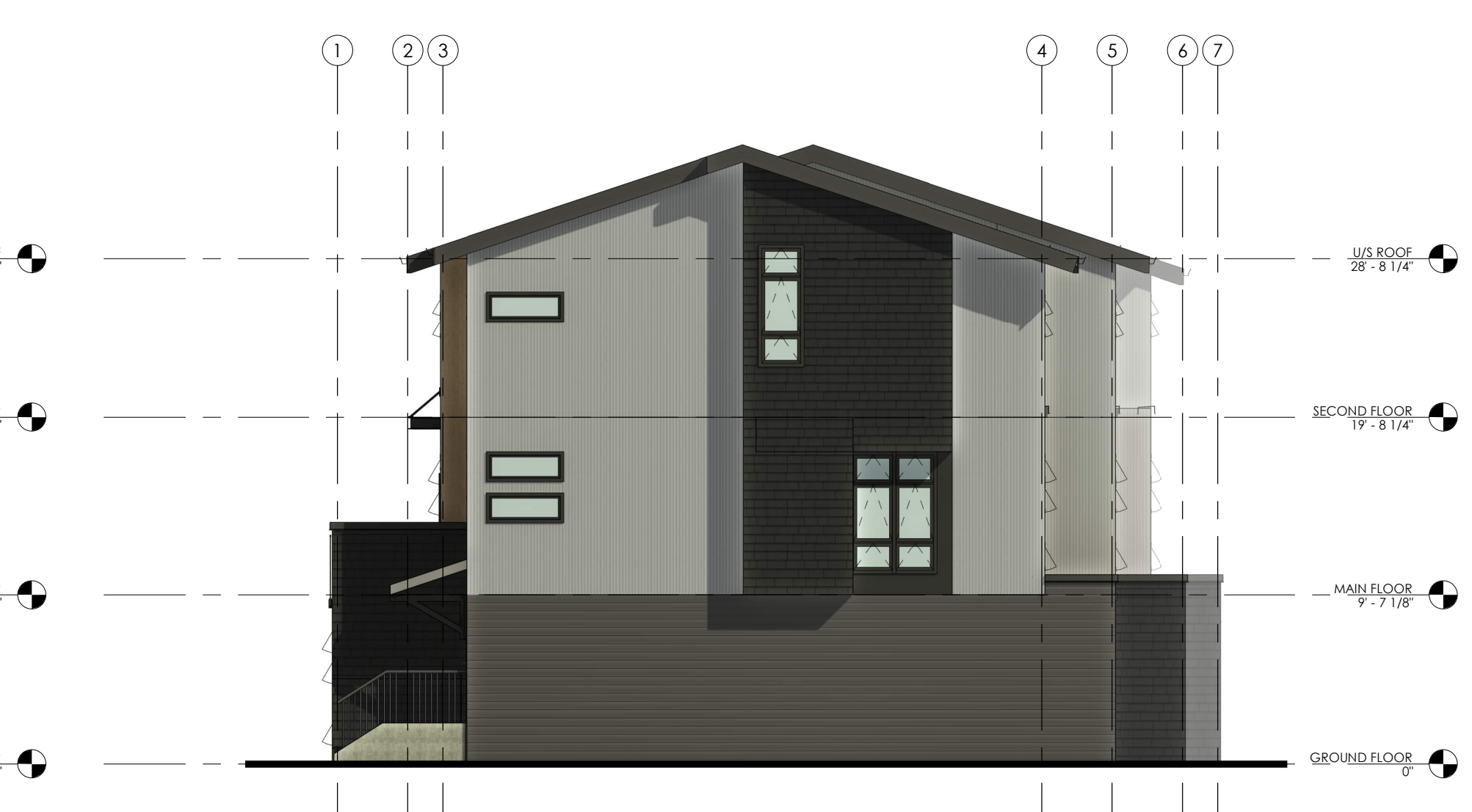
5 BUILDINGS 4, 5, 9 & 10 EAST ELEVATION
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7 BUILDINGS 4, 5, 9 & 10 SOUTH ELEVATION
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8 BUILDINGS 4, 5, 9 & 10 NORTH ELEVATION
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6 BUILDINGS 4, 5, 9 & 10 WEST ELEVATION
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