# THE PINES TOWNHOUSE DEVELOPMENT

**ISSUED FOR DP AMENDMENT** 

**MARCH 10, 2023** 

LOT 1, MCKINLEY BEACH



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nis forn	ns pa	art of applic	ation	
DP22-	0222	2		
			City of	
anner tials	SS			OWNA UNITY PLANNING
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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	MATERAL BOARD

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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

NO. DATE DESCRIPTION

RECORD OF REVISIONS

Project
THE PINES

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

Sheet Title

COVER SHEET

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B L U E G R E E ARCHITECTURE IN	N.C.					Lot 1 The
INIT & BUILDING TYPES				2	2023.01.25	
BId 1 (3 units)						
Unit 101 A2.1 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	PRIVATE OPEN SPA 0 SF	CE PROVIDED 0.0 sm	
o searcom plus bones room	Level 02 Level 03	664 SF 685 SF	61.7 sm 63.6 sm	93 SF 0 SF	8.6 sm 0.0 sm	
	Building Area (site coverage)	990 SF	92.0 sm	0.31	0.0 3111	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1695 SF 2339 SF	157.5 sm 217.3 sm			
nit 102 A2 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	0 SF	0.0 0.0 sm	
	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm	
	Building Area (site coverage)	990 SF	92.0 sm	0 31	0.0 3111	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
nit 103 A2 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	O SF	0.0 sm	
	Level 02	640 SF	59.5 sm	93 SF	8.6 sm	
	Level 03 Building Area (site coverage)	663 SF 990 SF	61.6 sm 92.0 sm	O SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
		SF	sm		sm	
IBTOTAL NET area for FAR R total of floor areas all levels (exluding	g mechanical)	<b>4993</b> SF	<b>463.8</b> sm	O SF	0.0 sm	
RIVATE OPEN SPACE SUBTOTAL				279 SF	25.9 sm	
JBTOTAL Building Area	All building area for site coverage	<b>2970</b> SF	179.8 sm			
UBTOTAL Gross Area	All building areas including garage	<b>6925</b> SF	643.3 sm			
Bld 2 (3 units)						
nit 201 A2	Level 01	346 SF	32.1 sm	PRIVATE OPEN SPA 0 SF	CE PROVIDED 0.0 sm	
Bedroom plus bonus room	Level 02	640 SF	59.5 sm	93 SF	8.6 sm	
	Level 03 Building Area (site coverage)	663 SF 990 SF	61.6 sm 92.0 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
nit 202 A2 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
odiodii pidi bandi todii	Level 03	663 SF	61.6 sm	0 SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF <b>1649</b> SF	92.0 sm 153.2 sm			
	Gross Area (1-3 w/ garage)	<b>2293</b> SF	213.0 sm			
nit 203 A2 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
	Level 03	663 SF 990 SF	61.6 sm	O SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	1649 SF	92.0 sm 153.2 sm			
	Gross Area (1-3 w/ garage)	<b>2293</b> SF SF	213.0 sm sm		sm	
SUBTOTAL NET area for FAR  AR total of floor areas all levels (exluding mechanical)		<b>4947</b> SF	<b>459.6</b> sm	0 SF	0.0 sm	
RIVATE OPEN SPACE SUBTOTAL				279 SF	25.9 sm	
JBTOTAL Building Area JBTOTAL Gross Area	All building area for site coverage  All building areas including garage	2970 SF 6879 SF	179.8 sm 639.1 sm			
			907 400 1000 1000 1000 1000 1000 1000 100			
ild 3 (3 units)	Level 01	244 85	32.1 sm	0.05	00	
Bedroom plus bonus room	Level 02	346 SF 640 SF	59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
	Level 03 Building Area (site coverage)	663 SF 990 SF	61.6 sm 92.0 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
nit 302 A2 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
podroom pius ponus 100m	Level 03	663 SF	61.6 sm	93 SF 0 SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF <b>1649</b> SF	92.0 sm 153.2 sm			
	Gross Area (1-3 w/ garage)	<b>2293</b> SF	213.0 sm			
nit 303 A2	Level 01	346 SF	32.1 sm	0 SF	0.0 sm	
3 Bedroom plus bonus room	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF <b>1649</b> SF	92.0 sm 153.2 sm			
	Gross Area (1-3 w/ garage)	<b>2293</b> SF	213.0 sm		2000.0	
JBTOTAL NET area for FAR		SF 4947 SF	sm <b>459.6</b> sm	O SF	0.0 sm	
R total of floor areas all levels (exluding RIVATE OPEN SPACE SUBTOTAL	g mechanical)			279 SF	25.9 sm	
BTOTAL Building Area	All building area for site coverage	<b>2970</b> SF	275.9 sm			
UDTOTAL Cross Area	All building gross including general	4970 CE	/20 1 ama			

All building areas including garage **6879** SF 639.1 sm

B L U E G R E E ARCHITECTURE IN	IC.					Lot
BId 4 (3 units)						
nit 401 A1.1 Bedroom plus bonus room	Level 01	300 SF	27.9 sm	0 SF	0.0 sm	
bedroom plus bonus room	Level 02	556 SF	51.7 sm	78 SF	7.2 sm	
	Level 03 Building Area (site coverage)	604 SF 880 SF	56.1 sm 81.8 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage)	<b>1460</b> SF	135.6 sm			
nit 402 A1	Gross Area (1-3 w/ garage)	<b>2040</b> SF	189.5 sm			
Bedroom plus bonus room	Level 01 Level 02	300 SF 556 SF	27.9 sm 51.7 sm	0 SF 78 SF	0.0 sm 7.2 sm	
	Level 03	581 SF	54.0 sm	0 SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	880 SF <b>1437</b> SF	81.8 sm 133.5 sm			
1-14 400 4.1	Gross Area (1-3 w/ garage)	<b>2017</b> SF	187.4 sm			
Init 403 A1 Bedroom plus bonus room	Level 01	300 SF	27.9 sm	O SF	0.0 sm	
	Level 02 Level 03	556 SF	51.7 sm	78 SF	7.2 sm	
	Building Area (site coverage)	581 SF 880 SF	54.0 sm 81.8 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1437 SF 2017 SF	133.5 sm 187.4 sm			
	Gross Area (1-3 w) garage)	SF	sm		sm	
UBTOTAL NET area for FAR AR total of floor areas all levels (exluding	g mechanical)	<b>4334</b> SF	<b>402.6</b> sm	0 SF	0.0 sm	
RIVATE OPEN SPACE SUBTOTAL				234 SF	21.7 sm	
UBTOTAL Building Area	All building area for site coverage	<b>2640</b> SF	179.8 sm			
UBTOTAL Gross Area	All building areas including garage	<b>6074</b> SF	564.3 sm			
Bld 5 (3 units)						
Init 501 A1				PRIVATE OPEN SPA	CE PROVIDED	
Bedroom plus bonus room	Level 01	300 SF	27.9 sm	O SF	0.0 sm	
	Level 02 Level 03	556 SF 581 SF	51.7 sm 54.0 sm	78 SF 0 SF	7.2 sm 0.0 sm	
	Building Area (site coverage)	880 SF	81.8 sm	0 31	0.0 3111	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	<b>1437</b> SF <b>2017</b> SF	133.5 sm 187.4 sm			
Init 502 A1				0.05	0.0	
! bedroom	Level 01 Level 02	300 SF 556 SF	27.9 sm 51.7 sm	0 SF 78 SF	0.0 sm 7.2 sm	
	Level 03	581 SF	54.0 sm	0 SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	880 SF <b>1437</b> SF	81.8 sm 133.5 sm			
Jnit 503 A1	Gross Area (1-3 w/ garage)	<b>2017</b> SF	187.4 sm			
B bedroom	Level 01	300 SF	27.9 sm	0 SF	0.0 sm	
	Level 02 Level 03	556 SF 581 SF	51.7 sm 54.0 sm	78 SF 0 SF	7.2 sm 0.0 sm	
	Building Area (site coverage)	880 SF	81.8 sm	0 31	0.0 3111	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	<b>1437</b> SF <b>2017</b> SF	133.5 sm 187.4 sm			
	Closs Aled (1-5 w) galage)	SF	sm		sm	
<b>UBTOTAL NET area for FAR</b> AR total of floor areas all levels (exluding	g mechanical)	<b>4311</b> SF	<b>400.5</b> sm	0 SF	0.0 sm	
RIVATE OPEN SPACE SUBTOTAL				234 SF	21.7 sm	
UBTOTAL Building Area	All building area for site coverage	<b>2640</b> SF	179.8 sm			
UBTOTAL Gross Area	All building areas including garage	<b>6051</b> SF	562.1 sm			
Bld 6 (2 units)						
nit 601 B1				PRIVATE OPEN SPA	CE PROVIDED	
Bedroom plus bonus room	Level 01	262 SF	24.3 sm	O SF	0.0 sm	
	Level 02 Level 03	640 SF 642 SF	59.5 sm 59.6 sm	107 SF 0 SF	9.9 sm 0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	960 SF <b>1544</b> SF	89.2 sm 143.4 sm			
	Ref Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	2242 SF	208.3 sm			
Init 602 B1.1 Bedroom plus bonus room	Level 01	262 SF	24.3 sm	0 SF	0.0 sm	
,	Level 02	673 SF	62.5 sm	107 SF	9.9 sm	
	Level 03 Building Area (site coverage)	660 SF 960 SF	61.3 sm 89.2 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage)	1595 SF	148.2 sm			
	Gross Area (1-3 w/ garage)	<b>2293</b> SF SF	213.0 sm sm		sm	
UBTOTAL NET area for FAR AR total of floor areas all levels (exluding	a mechanicall	<b>3139</b> SF	<b>291.6</b> sm	0 SF	0.0 sm	
RIVATE OPEN SPACE SUBTOTAL	g =			214 SF	19.9 sm	
UBTOTAL Building Area	All building area for site coverage	<b>1920</b> SF	179.8 sm			
UBTOTAL Gross Area	All building areas including garage	<b>4535</b> SF	421.3 sm			
	- 000					

Mary	TOTAL NET area for FAR Bedroom plus bonus room  Le Le Le BB BB N N G T1002 A1 Le	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 880 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF 300 SF 556 SF 604 SF 880 SF 1460 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 81.8 sm 133.5 sm 187.4 sm	0 SF 78 SF 0 SF 0 SF 78 SF	0.0 sm 7.2 sm 0.0 sm 0.0 sm 7.2 sm	Unit 1301 C	Level 02 Level 03 Building Area (site coverage)	605 SF 665 SF 944 SF	56.2 sm 61.8 sm	88 SF 106 SF	8.2 sm 9.8 sm
Server field	Bedroom plus bonus room  Le Bin N N G G S S S S S S S S S S S S S S S S	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 880 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF 300 SF 556 SF 604 SF 880 SF 1460 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 81.8 sm 133.5 sm 187.4 sm	0 SF 78 SF 0 SF 0 SF 78 SF	0.0 sm 7.2 sm 0.0 sm 0.0 sm 7.2 sm		Level 02 Level 03 Building Area (site coverage)	605 SF 665 SF 944 SF	56.2 sm 61.8 sm	88 SF 106 SF	8.2 sm 9.8 sm
Martin   M	nit 1002 A1 Bedroom plus bonus room Le Le Le Bit N G Init 1003 A1.1 Bedroom plus bonus room Le Le Le Bit N G G UBITOTAL NET area for FAR AR total of floor areas all levels (evoluding mecha RIVATE OPEN SPACE SUBTOTAL UBITOTAL Building Area A UBITOTAL Gross Area A BIC 11 (3 units)  Init 1101 B.1 Bedroom plus bonus room Le Le Bit N G G Init 1102 B Bedroom plus bonus room Le Le Le Bit N G G Init 1103 B	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 581 SF 880 SF 1437 SF 2017 SF 300 SF 556 SF 604 SF 880 SF 1460 SF 2040 SF	51.7 sm 54.0 sm 81.8 sm 133.5 sm 187.4 sm 27.9 sm 51.7 sm	78 SF	7.2 sm				146.8 sm		
Second part	Bedroom plus bonus room  Le Bis N G  G  UBTOTAL NET area for FAR  AR total of floor areas all levels (educling mechanisms of the process of t	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 880 SF 1460 SF 2040 SF	51.7 sm			3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	605 SF 665 SF 944 SF <b>1580</b> SF	56.2 sm 61.8 sm <i>87.7 sm</i> 146.8 sm	106 SF	9.8 sm
March   Marc	AR total of floor areas all levels (excluding mecha RIVATE OPEN SPACE SUBTOTAL  UBTOTAL Building Area  A  UBTOTAL Gross Area  A  BIC 11 (3 units)  Init 1101 B.1  Bedroom plus bonus room  Le  Bi N G  G  Init 1102 B  Bedroom plus bonus room  Le  Le  Le  Le  Le  Le  Le  Le  Le  L		43E7 CF	81.8 sm 135.6 sm	78 SF	7.2 sm		Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	605 SF 665 SF 944 SF <b>1580</b> SF	56.2 sm 61.8 sm 87.7 sm 146.8 sm	106 SF	9.8 sm
Mary Control (1988)   1989	UBTOTAL Building Area  A  UBTOTAL Gross Area  A  BIC 11 (3 units)  Init 1101 B.1  Bedroom plus bonus room  Le  BB  BB  Init 1102 B  Bedroom plus bonus room  Le  Co  BB  BB  Init 1103 B  Co  Co  Co  Co  Co  Co  Co  Co  Co  C	All building grea for site coverage	435/ 31	<b>404.8</b> sm			FAR total of floor areas all levels (exluding	nechanical)	<b>4740</b> SF	<b>440.3</b> sm		
Mary	UBTOTAL Gross Area  A  BIC 11 (3 units)  Init 1101 B.1  Bedroom plus bonus room  Le  Le  Bi  N  G  G  Init 1102 B  Bedroom plus bonus room  Le  Le  Bi  N  G  G  Init 1103 B		2440.55	170.9 cm	234 SF	21.7 sm		All building group for site coverage	2022 SE	170.9 cm	582 SF	54.1 sm
	Bid 11 (3 units)  Init 1101 B.1 Bedroom plus bonus room  Le BB N G Init 1102 B Bedroom plus bonus room  Le Le Le C BB R N G Init 1103 B											
Part	nit 1101 B.1 Bedroom plus bonus room Le Le Le Bi N G nit 1102 B Bedroom plus bonus room Le Le Le Bi N G O nit 1103 B						 Bld 14 (3 units)					
We can be calculated	Init 1102 B Bedroom plus bonus room Le Le Be N G	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	673 SF 660 SF 960 SF <b>1595</b> SF	62.5 sm 61.3 sm 89.2 sm 148.2 sm	0 SF 107 SF	0.0 sm 9.9 sm		Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	605 SF 693 SF 944 SF <b>1608</b> SF	56.2 sm 64.4 sm 87.7 sm 149.4 sm	88 SF 106 SF	8.2 sm 9.8 sm
Marie Content   Marie Conten	Init 1103 B	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	262 SF 640 SF 642 SF 960 SF <b>1544</b> SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm	107 SF	0.0 sm 9.9 sm		Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	310 SF 605 SF 665 SF 944 SF 1580 SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm	106 SF	8.2 sm 9.8 sm
Substitution   1982   1983   1984   1985	Le Le Bi N	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	262 SF 640 SF 642 SF 960 SF 1544 SF 2242 SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm 208.3 sm	107 SF	9.9 sm 0.0 sm		Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	605 SF 665 SF 944 SF 1580 SF 2214 SF	56.2 sm 61.8 sm 87.7 sm 146.8 sm 205.7 sm	106 SF	9.8 sm 0.0 sm
Subtrivial Labelling Area   All building area for alle coverage   2880 SF   179.8 sm   Subtrivial Labelling area including garage   277.5 S   279.8 sm   Subtrivial Labelling area including garage   279.8 sm	AR total of floor areas all levels (exluding mecha	echanical)	01			0.0 sm	FAR total of floor areas all levels (exluding	nechanical)	01	0111		0.0 sm
SUBTOTAL Gross Aeea   All building areas including garage   470 SF   617 A sm   CFR   CF		All building one for the course	22 2000	170.0	321 SF	29.8 sm		All building area for site coverage	2832 SF	179.8 sm	582 SF	54.1 sm
Sid 12 (2 units)   Sid 15 (3 u							glores to the control of the control					
PRIVATE OPEN SPACE PROVIDE   Unit 1301 C.]   PRIVATE OPEN SPACE PROVIDE   Unit 1501 B   Bedroom plus bonus room   Level 01   242 SF   24.3 sm   0.5 F   0.5 s							 BId 15 (3 units)					
Unit 120 C   Bedrioom plus bonus room   Level 01   Start   Sta	init 1201 C.1 Bedroom plus bonus room Le Le Bi N	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	605 SF 693 SF <b>944</b> SF <b>1608</b> SF	56.2 sm 64.4 sm 87.7 sm 149.4 sm	88 SF 106 SF	8.2 sm 9.8 sm		Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	640 SF 642 SF 960 SF <b>1544</b> SF	59.5 sm 59.6 sm 89.2 sm 143.4 sm	0 SF 107 SF	0.0 sm 9.9 sm
SUBTOTAL NET area for FAR  3188 SF  296.2 sm  0 SF  0.0 sm  FAR lotal of floor areas all levels (evaluding mechanical)  PRIVATE OPEN SPACE SUBTOTAL  SUBTOTAL Building Area  All building area for site coverage  1888 SF  179.8 sm  0 SF  0.0 sm  0 SF  0.0 sm  107 SF  9.9 sm  107 SF  9.9 sm  0 SF  0.0 sm  107 SF  9.9 sm  107 SF  9.9 sm  108 SF  109 S	Init 1202 C Bedroom plus bonus room Le Le Bi N	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	310 SF 605 SF 665 SF <b>944</b> SF <b>1580</b> SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm	106 SF	9.8 sm	3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	262 SF 640 SF 642 SF 960 SF <b>1544</b> SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm	107 SF	0.0 sm 9.9 sm
Gross Area (1-3 w/ garage) 2242 SF 208.3 sm	UBTOTAL NET area for FAR AR total of floor areas all levels (exluding mecha RIVATE OPEN SPACE SUBTOTAL	rchanical)	<b>3188</b> SF	<b>296.2</b> sm				Level 02 Level 03 Building Area (site coverage)	640 SF 642 SF 960 SF	59.5 sm 59.6 sm 89.2 sm	107 SF	9.9 sm
									<b>2242</b> SF	208.3 sm		em

 SUBTOTAL Gross Area
 All building areas including garage
 6726 SF
 624.8 sm

Unit 701 A2				PRIVATE OPEN SPA	CE PROVIDED
3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	0 SF	0.0 sm
	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF 1649 SF	92.0 sm 153.2 sm		
	Gross Area (1-3 excloding garage)	2293 SF	213.0 sm		
Unit 702 A2 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	0 SF	0.0 0.0 sm
o boardon providence	Level 02	640 SF	59.5 sm	93 SF	8.6 sm
	Level 03 Building Area (site coverage)	663 SF <b>990</b> SF	61.6 sm 92.0 sm	0 SF	0.0 sm
	Net Unit area (1-3 excluding garage)	1649 SF	153.2 sm		
Unit 703 A2	Gross Area (1-3 w/ garage)	<b>2293</b> SF	213.0 sm		
3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm
	Level 03	663 SF	61.6 sm	0 SF	0.0 sm
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	<b>990</b> SF <b>1649</b> SF	92.0 sm 153.2 sm		
	Gross Area (1-3 w/ garage)	<b>2293</b> SF	213.0 sm		
		SF	sm		sm
SUBTOTAL NET area for FAR FAR total of floor areas all levels (exluding	mechanical)	<b>4947</b> SF	<b>459.6</b> sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL	,			279 SF	25.9 sm
SUBTOTAL Building Area	All building area for site coverage	<b>2970</b> SF	275.9 sm		
SUBTOTAL Gross Area	All building areas including garage	<b>6879</b> SF	639.1 sm		
BId 8 (3 units)					
Unit 801 A2 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	PRIVATE OPEN SPA 0 SF	CE PROVIDED 0.0 sm
as assistant transfer of the second transfer	Level 02	640 SF	59.5 sm	93 SF	8.6 sm
	Level 03 Building Area (site coverage)	663 SF <b>990</b> SF	61.6 sm 92.0 sm	0 SF	0.0 sm
	Net Unit area (1-3 excluding garage)	1649 SF	153.2 sm		
	Gross Area (1-3 w/ garage)	<b>2293</b> SF	213.0 sm		
Unit 802 A2 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	0 SF	0.0 sm
	Level 02	640 SF	59.5 sm	93 SF	8.6 sm
	Level 03 Building Area (site coverage)	663 SF <b>990</b> SF	61.6 sm 92.0 sm	0 SF	0.0 sm
	Net Unit area (1-3 excluding garage)	1649 SF	153.2 sm		
	Gross Area (1-3 w/ garage)	<b>2293</b> SF	213.0 sm		
Unit 803 A2.1 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	0 SF	0.0 sm
o beardonn plos bonos room	Level 02	664 SF	61.7 sm	93 SF	8.6 sm
	Level 03 Building Area (site coverage)	685 SF <b>990</b> SF	63.6 sm 92.0 sm	0 SF	0.0 sm
	Net Unit area (1-3 excluding garage)	1695 SF	157.5 sm		
	Gross Area (1-3 w/ garage)	<b>2339</b> SF	217.3 sm		
SUBTOTAL NET area for FAR FAR total of floor areas all levels (exluding	mechanicall	<b>4993</b> SF	<b>463.8</b> sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL				279 SF	25.9 sm
SUBTOTAL Building Area	All building area for site coverage	<b>2970</b> SF	275.9 sm		
SUBTOTAL Gross Area	All building areas including garage	<b>6925</b> SF	643.3 sm		
Bld 9 (3 units )					
				BB0 / BF 5	OF PROVIET
Unit 901 A1.1 3 Bedroom plus bonus room	Level 01	300 SF	27.9 sm	PRIVATE OPEN SPA 0 SF	CE PROVIDED 0.0 sm
**************************************	Level 02	556 SF	51.7 sm	78 SF	7.2 sm
	Level 03 Building Area (site coverage)	604 SF 880 SF	56.1 sm 81.8 sm	0 SF	0.0 sm
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1460 SF 2040 SF	135.6 sm 189.5 sm		
Unit 902 A1					
3 Bedroom plus bonus room	Level 01 Level 02	300 SF 556 SF	27.9 sm 51.7 sm	0 SF 78 SF	0.0 sm 7.2 sm
	Level 03	581 SF	54.0 sm	O SF	0.0 sm
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	880 SF <b>1437</b> SF	81.8 sm 133.5 sm		
Unit 903 A1.1	Gross Area (1-3 w/ garage)	<b>2017</b> SF	187.4 sm		
3 Bedroom plus bonus room	Level 01	300 SF	27.9 sm	O SF	0.0 sm
	Level 02 Level 03	556 SF 604 SF	51.7 sm 56.1 sm	78 SF 0 SF	7.2 sm 0.0 sm
	Building Area (site coverage)	880 SF	81.8 sm	0.31	0.0 3111
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1460 SF 2040 SF	135.6 sm 189.5 sm		
SUBTOTAL NET area for FAR		4357 SF	<b>404.8</b> sm	0 SF	0.0 sm
FAR total of floor areas all levels (exluding	mechanical)				
PRIVATE OPEN SPACE SUBTOTAL				234 SF	21.7 sm
SUBTOTAL Building Area	All building area for site coverage	<b>2640</b> SF	179.8 sm		
SUBIOIAL Gross Area	All bullaing areas including garage	6UY/ 5F	566.4 sm		

Lot 1 The Pines

BId 16 (2 units)						
Unit 1601 B				PRIVATE OPEN SPA	CE PROVIDED	
3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	262 SF 640 SF 642 SF 960 SF <b>1544</b> SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm	0 SF 107 SF 0 SF	0.0 sm 9.9 sm 0.0 sm	
H-14 1 (00 B 1	Gross Area (1-3 w/ garage)	<b>2242</b> SF	208.3 sm		0.0	
Unit 1602 B.1 3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	262 SF 673 SF 660 SF 960 SF 1595 SF	24.3 sm 62.5 sm 61.3 sm 89.2 sm 148.2 sm	0 SF 107 SF 0 SF	0.0 0.0 sm 9.9 sm 0.0 sm	
	Gross Area (1-3 w/ garage)	<b>2293</b> SF SF	213.0 sm			
SUBTOTAL NET area for FAR		3139 SF	sm 291.6 sm	0 SF	0.0 sm	
FAR total of floor areas all levels (exite PRIVATE OPEN SPACE SUBTOTAL				214 SF	19.9 sm	
SUBTOTAL Building Area	All building area for site coverage	<b>1920</b> SF	179.8 sm			
SUBTOTAL Gross Area	All building areas including garage	<b>4535</b> SF	421.3 sm			
TOTAL AREAS;						
SUBTOTAL NET Building Area for FAR total of floor areas all level		<b>70475</b> SF	<b>6547.1</b> sm			
SUBTOTAL Building Area	All building area for site coverage	<b>42562</b> SF	<b>3954.0</b> sm			
SUBTOTAL Gross Area	All building areas including garage	<b>99147</b> SF	<b>9210.8</b> sm			
PRIVATE OPEN SPACE SUBTOTA	AL .			4953 SF	460.1 sm	

SCHEDULE	<b>A</b>
This forms part of ap	plication
Planner Initials SS	City of Kelowna

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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

THE PINES

NO. DATE DESCRIPTION RECORD OF REVISIONS

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

UNIT SUMMARY

Sheet Title

Job Number 21.1006 2023.03.10

Revision Number Drawing Number



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RECORD OF REVISIONS

TOWHNOMES

LOT 1, MCKINLEY BEACH

KELOWNA, BC

SITE PLAN - OVERALL

21.1006 2023.03.10 1/64" = 1'-0' Revision Number







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> > THE PINES

LOT 1, MCKINLEY BEACH KELOWNA, BC

TOWHNOMES

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

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

A2.02



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D. DATE DESCRIPTION RECORD OF REVISIONS THE PINES

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

BUILDINGS 12-14 C-UNITS

Job Number 21.1006 2023.03.1 1/8" = 1'-0' Revision Number Drawing Number

A2.03

