

Development Permit

DP22-0192

ATTACHMENT A

This forms part of application

DP22-0192

Planner
Initials

MT

City of
Kelowna
COMMUNITY PLANNING



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

1885 Norther Flicker Ct

and legally known as

Lot 19 Section 28 Township 23 ODYD Plan EPP76020

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: July 24, 2023

Development Permit Area: Form & Character

Existing Zone: CD18 – McKinley Beach Resort

Future Land Use Designation: S-RES – Suburban Residential

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: WD MB Kelowna Nominee Corp., Inc. No. BC1385473

Applicant: Zeidler Architecture

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. DP22-0192 for Lot 19 Section 28 Township 23 ODYD Plan EPP76020 located at 1885 Northern Flicker Ct, 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;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property 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 **\$395,718.75**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

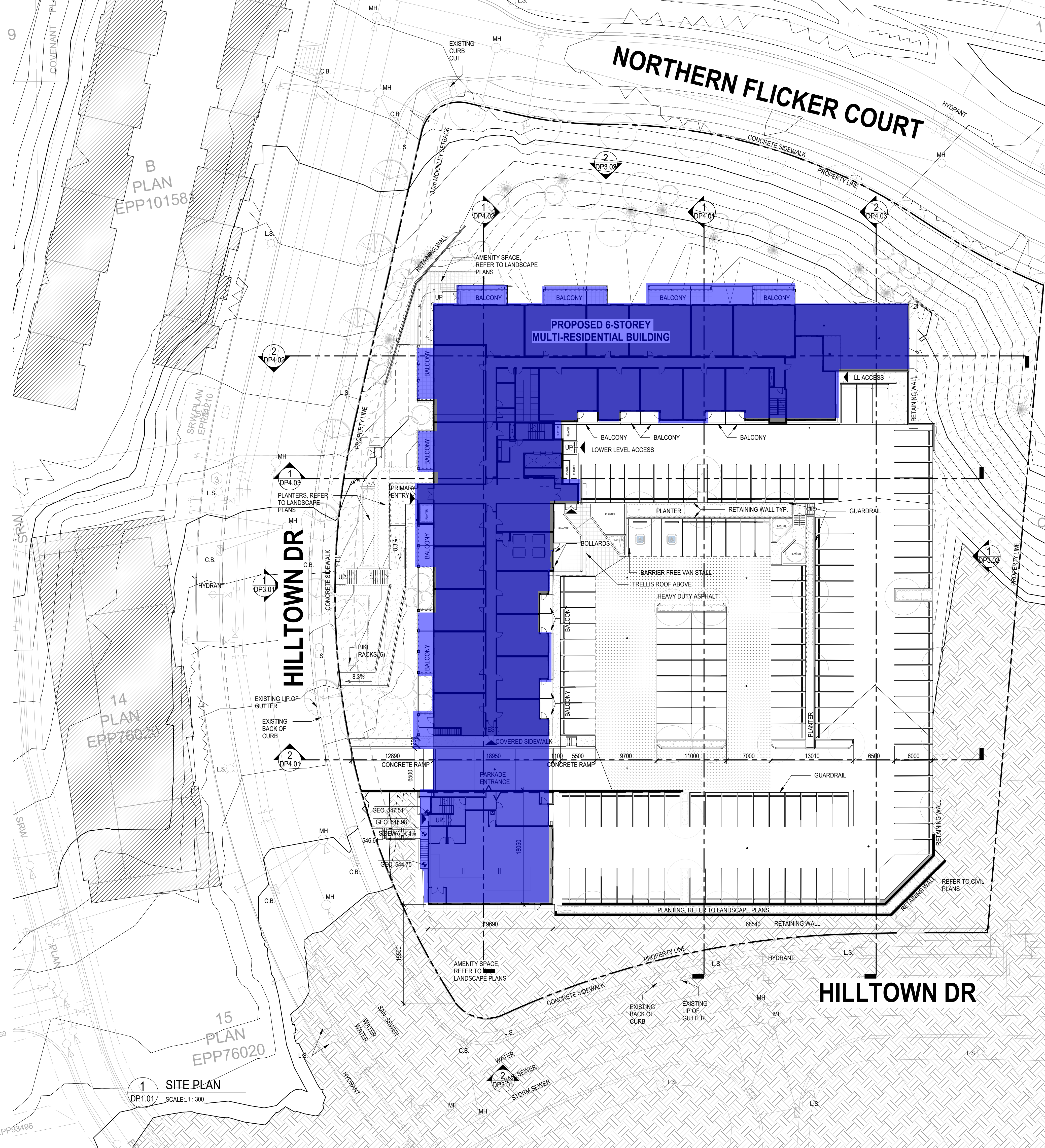
4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

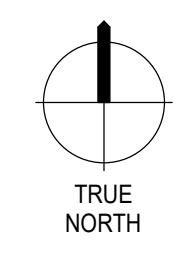
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**



SCHEDULE A
 This forms part of application
 # DP22-0192
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials **MT**



Zeidler Architecture

300, 640 - 8 Avenue SW
 Calgary, Alberta T2P 1G7
 T 403 233 2525 | zeidler.com



LEGEND

- WATER
- SAN. SEWER
- STORM SEWER
- GAS
- U.G. TELEPHONE
- PROJECTIONS FROM FLOORS ABOVE
- MANHOLE ○ MH
- POWER POLE ● P.P.
- LAMP STANDARD □ L.S.
- CATCH BASIN ▨ C.B.
- HYDRANT ⊕

GENERAL NOTES

- FOR PUBLIC TREE LOCATIONS, REFER TO LANDSCAPE PLAN
- FOR ALL UTILITY LOCATIONS, REFER TO CIVIL SERVICING PLAN
- FOR ALL PROPOSED GRADES, REFER TO CIVIL PLAN

SITE PLAN LEGEND

- PROPERTY LINES
- SETBACK LINES
- R.O.W. SETBACK LINES
- LINE OF PARKADE BELOW
- PROPOSED BUILDINGS
- HEAVY DUTY ASPHALT
- BLDGs & AREA BY OTHERS (N.I.C.)

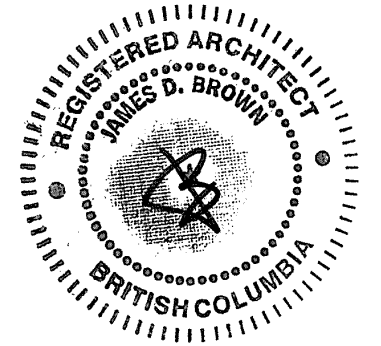
SETBACK REQUIREMENTS

MIN. FRONT YARD AND FLANKING YARD SETBACK	0.0m
MIN. FRONT YARD AND FLANKING YARD SETBACK FOR ANY ATTACHED OR DETACHED GARAGE OR CARPORT	0.0m
MIN. SIDE YARD SETBACK	0.0m
MIN. REAR YARD SETBACK	0.0m
MIN. REAR YARD SETBACK ON WIDE LOTS	0.0m
MIN. SETBACK BETWEEN PRINCIPAL BUILDINGS	0.0m
MIN. SETBACK FROM THE CD ZONE BOUNDARY	10.5m

DP-PARKING PROVIDED

STALL SIZE	STALL TYPE	STALL COUNT
PARKADE		
6000x2300mm-90 deg	SMALL STALL_2	5
6000x2500mm-90 deg	REGULAR STALL	74
6000x3300mm-90 deg	BARRIER FREE VAN	1
6000x3700mm-90 deg	BARRIER FREE	1
SURFACE		
5500x2300mm-90 deg	SMALL STALL_3	2
5500x2500mm-90 deg	SMALL STALL_1	87
6000x2300mm-90 deg	SMALL STALL_2	26
6000x2500mm-90 deg	REGULAR STALL	55
6000x3300mm-90 deg	BARRIER FREE VAN	1
6000x3700mm-90 deg	BARRIER FREE	1
172	STALLS PROVIDED: 253	

NOTE
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 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



EPP103913

4	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
3	ISSUED FOR DP RESPONSE	2023-06-05
2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
McKINLEY BEACH MULTI-RESIDENTIAL

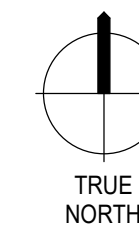
PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC, V1V 2B5

TITLE
SITE PLAN

PROJECT NO. 222-068	DRAWN Author	CHECKED Checker
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DRAWING NO. DP1.01	REVISION NO. 4
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Autodesk Docs://McKinley Beach/AR_222-068_WMB_R23.rvt
7/13/2023 12:00:52 PM



SCHEDULE A

This forms part of application
DP22-0192

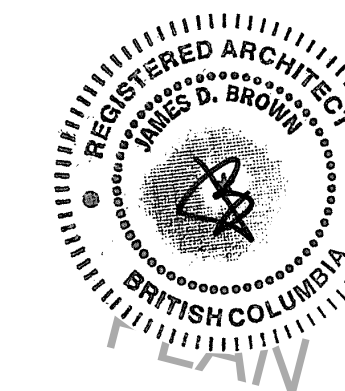
Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING



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3	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
2	ISSUED FOR DP RESPONSE	2023-06-05
1	ISSUED FOR DP RE-SUBMISSION	2023-04-14

NO.	ISSUE/REVISION	DATE
-----	----------------	------

NOT FOR CONSTRUCTION

PROJECT

**McKINLEY BEACH
MULTI-RESIDENTIAL**

PROJECT ADDRESS
1885 NORTHERN FLICKER COURT
KELOWNA, BC, V1V 2B5

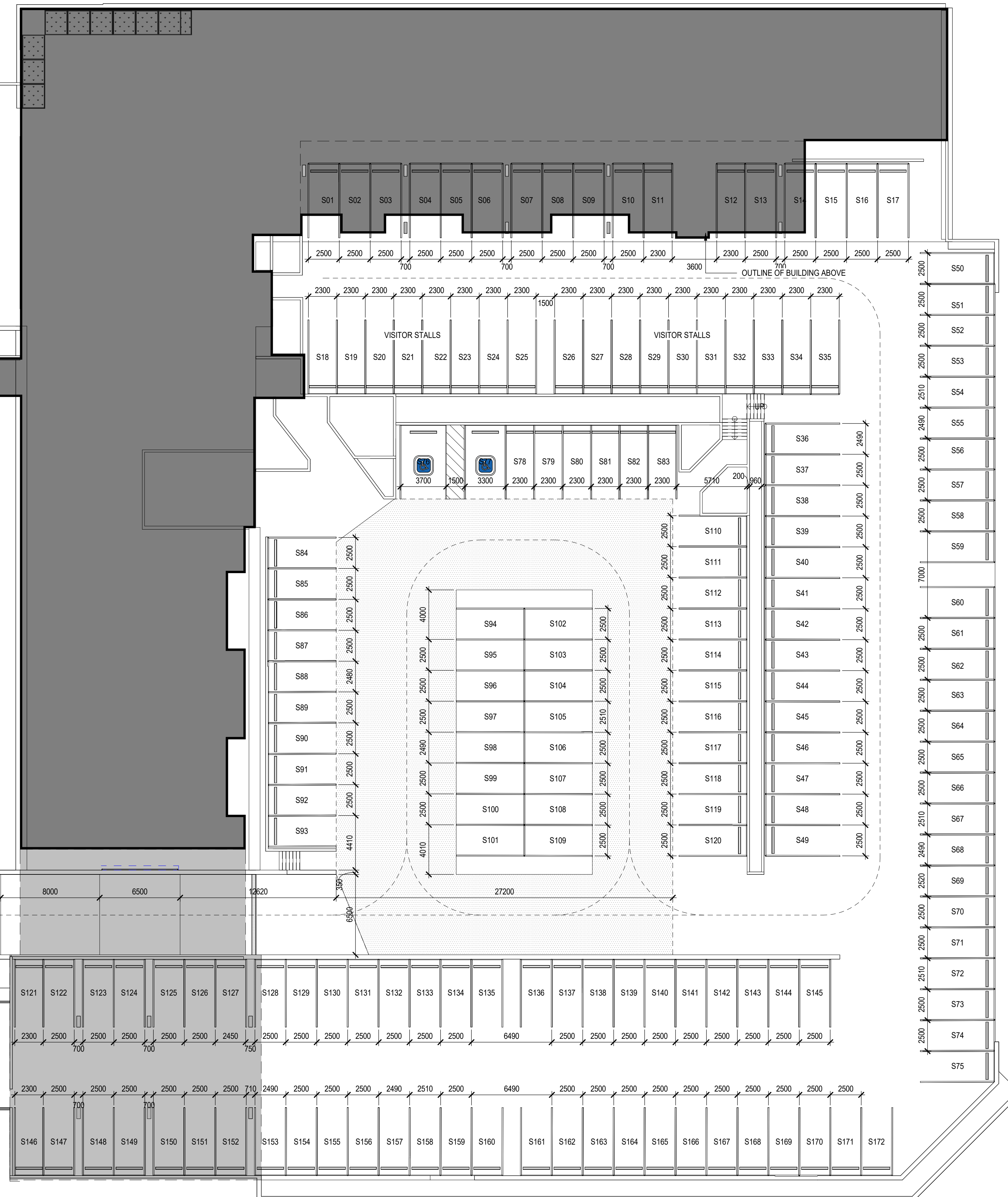
TITLE

PARKING LEVEL

PROJECT NO. 222-068	DRAWN Author	CHECKED Checker
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DRAWING NO.	REVISION NO.
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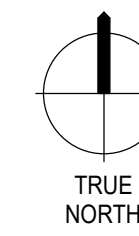
DP1.02



COVENANT

1

DP- PARKING PROVIDED		
STALL SIZE	STALL TYPE	STALL COUNT
PARKADE		
6000x2300mm-90 deg	SMALL STALL_2	5
6000x2500mm-90 deg	REGULAR STALL	74
6000x3300mm-90 deg	BARRIER FREE VAN	1
6000x3700mm-90 deg	BARRIER FREE	1
81		
SURFACE		
5500x2300mm-90 deg	SMALL STALL_3	2
5500x2500mm-90 deg	SMALL STALL_1	87
6000x2300mm-90 deg	SMALL STALL_2	26
6000x2500mm-90 deg	REGULAR STALL	55
6000x3300mm-90 deg	BARRIER FREE VAN	1
6000x3700mm-90 deg	BARRIER FREE	1
172		
STALLS PROVIDED: 253		



SCHEDULE A

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DP22-0192

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

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2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT

**McKINLEY BEACH
MULTI-RESIDENTIAL**

PROJECT ADDRESS

1885 NORTHERN FLICKER COURT
KELOWNA, BC, V1V 2B5

TITLE

**FLOOR PLAN -
PARKADE**

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP2.01	4

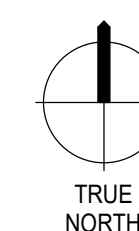
DP2.01



Department Legend

- BLDG SERVICES
- CORES/EGRESS
- PARKADE

1 DP_LEVEL PARKADE
SCALE: 1:200



SCHEDULE A

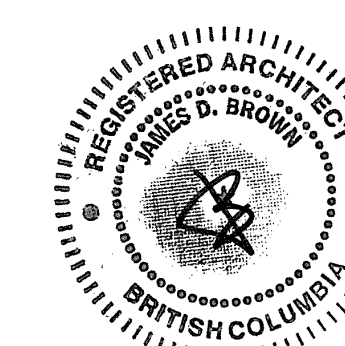
This forms part of application
DP22-0192

Planner Initials **MT**

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- 4 ISSUED FOR AMENDED DP RESPONSE 2023-07-14
- 3 ISSUED FOR DP RESPONSE 2023-06-05
- 2 ISSUED FOR DP RE-SUBMISSION 2023-04-14
- 1 ISSUED FOR DEVELOPMENT PERMIT 2022-09-29

NO. ISSUE/REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

**McKINLEY BEACH
MULTI-RESIDENTIAL**

PROJECT ADDRESS

1885 NORTHERN FLICKER COURT
KELOWNA, BC, V1V 2B5

TITLE

**FLOOR PLAN -
LOWER LEVEL**

PROJECT NO. 222-068
DRAWN Author
CHECKED Checker

DRAWING NO. DP2.02 REVISION NO.

DP2.02



DP-UNIT COUNTS

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BDRM	4
2 BDRM	3
TOTAL	7

LEVEL 1

1 BDRM	15
2 BDRM	6
3 BDRM	2
TOTAL	23

LEVEL 2

1 BDRM	17
2 BDRM	9
3 BDRM	2
TOTAL	28

LEVEL 3

1 BDRM	17
2 BDRM	11
3 BDRM	2
TOTAL	30

LEVEL 4

1 BDRM	17
2 BDRM	11
3 BDRM	2
TOTAL	30

LEVEL 5

1 BDRM	17
2 BDRM	11
3 BDRM	2
TOTAL	30

LEVEL 6

1 BDRM	10
2 BDRM	6
TOTAL	16

TOTAL UNITS 164

DP- BDRM TYPE COUNT

BDRM TYPES	UNIT COUNT
1 BDRM	97
2 BDRM	57
3 BDRM	10
TOTAL UNITS:	164

DP-UNIT TYPES

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BED A	4
2 BED A1	1
2 BED A2	2
TOTAL	7

LEVEL 1

1 BED A	5
1 BED B	6
1 BED C	1
1 BED D	1
1 BED SM	1
2 BED A1	1
2 BED A2	4
2 BED C	1
3 BED A	1
3 BED B	1
STUDIO BED A	1
TOTAL	23

LEVEL 2

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
TOTAL	28

LEVEL 3

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
TOTAL	30

LEVEL 4

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
TOTAL	30

LEVEL 5

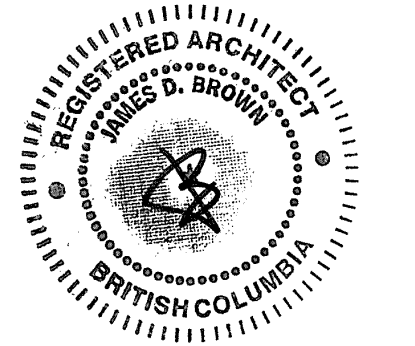
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
TOTAL	30

LEVEL 6

1 BED A	3
1 BED B	6
1 BED E	1
2 BED A1	2
2 BED A2	1
2 BED B	1
2 BED D	2
TOTAL	16

TOTAL UNITS 164

1 DP_LEVEL LOWER
SCALE: 1: 200



4	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
3	ISSUED FOR DP RESPONSE	2023-06-05
2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

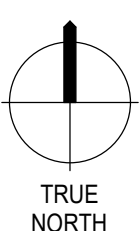
PROJECT
**McKINLEY BEACH
 MULTI-RESIDENTIAL**

PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC, V1V 2B5

TITLE
FLOOR PLAN - LEVEL 1

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP2.03	4



SCHEDULE A
 This forms part of application
 # DP22-0192
 Planner Initials **MT**
 City of Kelowna
 COMMUNITY PLANNING

DP-UNIT COUNTS

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BDRM	4
2 BDRM	3
	7

LEVEL 1

1 BDRM	15
2 BDRM	6
3 BDRM	2
	23

LEVEL 2

1 BDRM	17
2 BDRM	9
3 BDRM	2
	28

LEVEL 3

1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 4

1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 5

1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 6

1 BDRM	10
2 BDRM	6
	16

TOTAL UNITS 164

DP-BDRM TYPE COUNT

BDRM TYPES	UNIT COUNT
1 BDRM	97
2 BDRM	57
3 BDRM	10
TOTAL UNITS:	164

DP-UNIT TYPES

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BED A	4
2 BED A1	1
2 BED A2	2
	7

LEVEL 1

1 BED A	5
1 BED B	6
1 BED C	1
1 BED D	1
1 BED SM	1
2 BED A1	1
2 BED A2	4
2 BED C	1
3 BED A	1
3 BED B	1
STUDIO BED A	1
	23

LEVEL 2

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
	28

LEVEL 3

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 4

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 5

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 6

1 BED A	3
1 BED B	6
1 BED E	1
2 BED A1	2
2 BED A2	1
2 BED B	1
2 BED D	2
	16
TOTAL UNITS	164

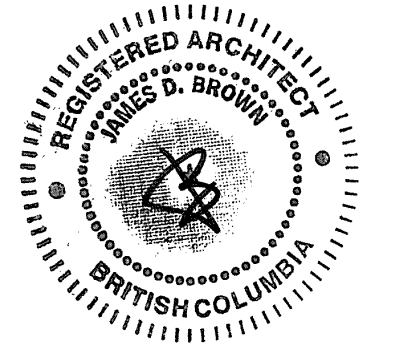


Department Legend

- 1 BDRM
- 2 BDRM
- 3 BDRM
- AMENITY
- BLDG SERVICES
- CORES/EGRESS
- STORAGE

1 FLOOR PLAN- LEVEL 1
 DP2.03 SCALE: 1:200

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NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
McKINLEY BEACH MULTI-RESIDENTIAL

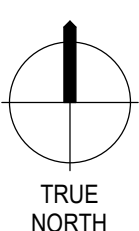
PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC, V1V 2B5

TITLE
FLOOR PLAN - LEVEL 2

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP2.04	4

DP2.04



SCHEDULE A
 This forms part of application # DP22-0192
 Planner Initials: MTT
 City of Kelowna COMMUNITY PLANNING

DP-UNIT COUNTS	
UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BDRM	4
2 BDRM	3
	7

LEVEL 1	
UNIT TYPES	UNIT COUNT
1 BDRM	15
2 BDRM	6
3 BDRM	2
	23

LEVEL 2	
UNIT TYPES	UNIT COUNT
1 BDRM	17
2 BDRM	9
3 BDRM	2
	28

LEVEL 3	
UNIT TYPES	UNIT COUNT
1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 4	
UNIT TYPES	UNIT COUNT
1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 5	
UNIT TYPES	UNIT COUNT
1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 6	
UNIT TYPES	UNIT COUNT
1 BDRM	10
2 BDRM	6
	16

TOTAL UNITS 164

DP- BDRM TYPE COUNT	
BDRM TYPES	UNIT COUNT
1 BDRM	97
2 BDRM	57
3 BDRM	10
	TOTAL UNITS: 164

DP-UNIT TYPES	
UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BED A	4
2 BED A1	1
2 BED A2	2
	7

LEVEL 1	
UNIT TYPES	UNIT COUNT
1 BED A	5
1 BED B	6
1 BED C	1
1 BED D	1
1 BED SM	1
2 BED A1	1
2 BED A2	4
2 BED C	1
3 BED A	1
3 BED B	1
STUDIO BED A	1
	23

LEVEL 2	
UNIT TYPES	UNIT COUNT
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
	28

LEVEL 3	
UNIT TYPES	UNIT COUNT
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 4	
UNIT TYPES	UNIT COUNT
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 5	
UNIT TYPES	UNIT COUNT
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 6	
UNIT TYPES	UNIT COUNT
1 BED A	3
1 BED B	6
1 BED E	1
2 BED A1	2
2 BED A2	1
2 BED B	1
2 BED D	2
	16

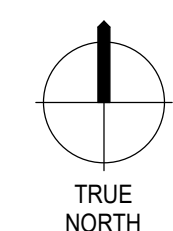
TOTAL UNITS 164



Department Legend

- 1 BDRM
- 2 BDRM
- 3 BDRM
- AMENITY
- BLDG SERVICES
- CORES/EGRESS
- STORAGE

1 FLOOR PLAN - LEVEL 2
 DP2.04 SCALE: 1:200



SCHEDULE A

This forms part of application
DP22-0192

Planner Initials **MT**



DP-UNIT COUNTS

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BDRM	4
2 BDRM	3
TOTAL	7

DP-UNIT TYPES

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BED A	4
2 BED A1	1
2 BED A2	2
TOTAL	7

LEVEL 1

1 BDRM	15
2 BDRM	6
3 BDRM	2
TOTAL	23

LEVEL 1

1 BED A	5
1 BED B	6
1 BED C	1
1 BED D	1
1 BED SM	1
2 BED A1	1
2 BED A2	4
2 BED C	1
3 BED A	1
3 BED B	1
STUDIO BED A	1
TOTAL	23

LEVEL 2

1 BDRM	17
2 BDRM	9
3 BDRM	2
TOTAL	28

LEVEL 2

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
TOTAL	28

LEVEL 3

1 BDRM	17
2 BDRM	11
3 BDRM	2
TOTAL	30

LEVEL 3

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
TOTAL	30

LEVEL 4

1 BDRM	17
2 BDRM	11
3 BDRM	2
TOTAL	30

LEVEL 4

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
TOTAL	30

LEVEL 5

1 BDRM	17
2 BDRM	11
3 BDRM	2
TOTAL	30

LEVEL 5

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
TOTAL	30

LEVEL 6

1 BDRM	10
2 BDRM	6
TOTAL	16

LEVEL 6

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
TOTAL	30

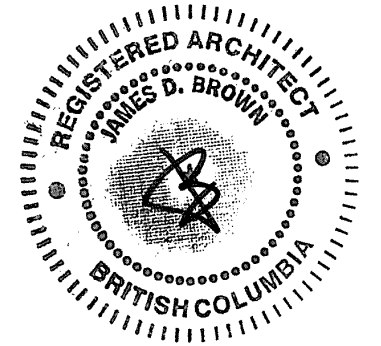
DP-BDRM TYPE COUNT

BDRM TYPES	UNIT COUNT
1 BDRM	97
2 BDRM	57
3 BDRM	10
TOTAL UNITS:	164

NOTE

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NO.	ISSUE/REVISION	DATE
4	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
3	ISSUED FOR DP RESPONSE	2023-06-05
2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**McKINLEY BEACH
MULTI-RESIDENTIAL**

PROJECT ADDRESS

1885 NORTHERN FLICKER COURT
KELOWNA, BC, V1V 2B5

TITLE

**FLOOR PLAN - LEVEL
3**

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

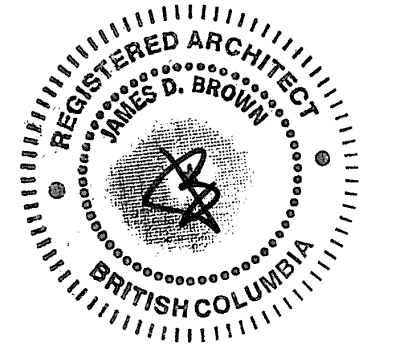
DRAWING NO.	REVISION NO.
DP2.05	4

DP2.05



1 DP LEVEL 3
SCALE: 1:200

NOTE
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4	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
3	ISSUED FOR DP RESPONSE	2023-06-05
2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

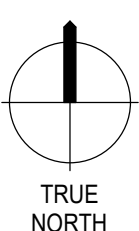
PROJECT
**McKINLEY BEACH
 MULTI-RESIDENTIAL**

PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC, V1V 2B5

TITLE
**FLOOR PLAN - LEVEL
 4**

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP2.06	4



SCHEDULE A
 This forms part of application
 # DP22-0192
 Planner Initials **MT**
 City of Kelowna
 COMMUNITY PLANNING

DP-UNIT COUNTS	
UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BDRM	4
2 BDRM	3
7	

LEVEL 1	
1 BDRM	15
2 BDRM	6
3 BDRM	2
23	

LEVEL 2	
1 BDRM	17
2 BDRM	9
3 BDRM	2
28	

LEVEL 3	
1 BDRM	17
2 BDRM	11
3 BDRM	2
30	

LEVEL 4	
1 BDRM	17
2 BDRM	11
3 BDRM	2
30	

LEVEL 5	
1 BDRM	17
2 BDRM	11
3 BDRM	2
30	

LEVEL 6	
1 BDRM	10
2 BDRM	6
16	

TOTAL UNITS	164
--------------------	------------

DP- BDRM TYPE COUNT	
BDRM TYPES	UNIT COUNT
1 BDRM	97
2 BDRM	57
3 BDRM	10
TOTAL UNITS:	164

DP-UNIT TYPES	
UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BED A	4
2 BED A1	1
2 BED A2	2
7	

LEVEL 1	
1 BED A	5
1 BED B	6
1 BED C	1
1 BED D	1
1 BED SM	1
2 BED A1	1
2 BED A2	4
2 BED C	1
3 BED A	1
3 BED B	1
STUDIO BED A	1
23	

LEVEL 2	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
28	

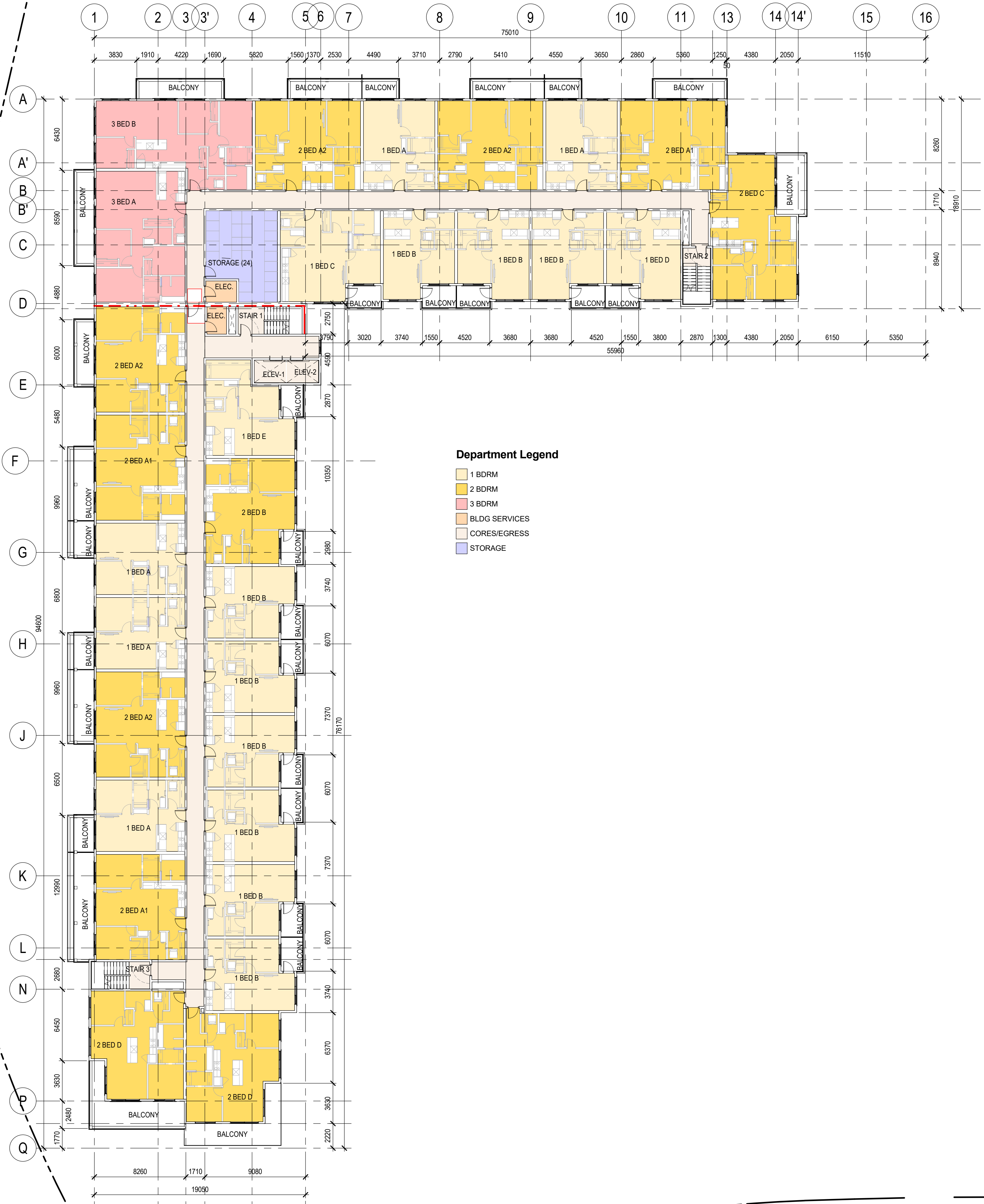
LEVEL 3	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
30	

LEVEL 4	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
30	

LEVEL 5	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
30	

LEVEL 6	
1 BED A	3
1 BED B	6
1 BED E	1
2 BED A1	2
2 BED A2	1
2 BED B	1
2 BED D	2
16	

TOTAL UNITS	164
--------------------	------------

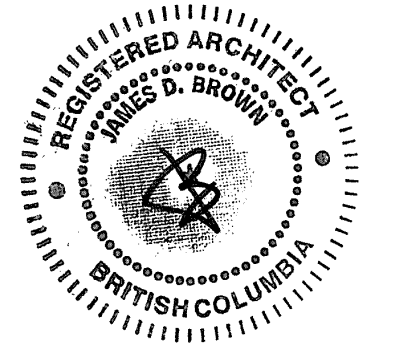


Department Legend

- 1 BDRM
- 2 BDRM
- 3 BDRM
- BLDG SERVICES
- CORES/EGRESS
- STORAGE

1 DP_LEVEL 4
 SCALE: 1:200

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3	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
2	ISSUED FOR DP RESPONSE	2023-06-05
1	ISSUED FOR DP RE-SUBMISSION	2023-04-14

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
**McKINLEY BEACH
 MULTI-RESIDENTIAL**

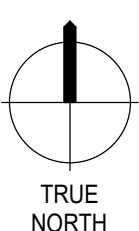
PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC, V1V 2B5

TITLE
**FLOOR PLAN - LEVEL
 5**

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP2.07	3

DP2.07



Department Legend

- 1 BDRM
- 2 BDRM
- 3 BDRM
- BLDG SERVICES
- CORES/EGRESS
- STORAGE

SCHEDULE A
 This forms part of application
 # DP22-0192
 Planner Initials **MT**
 City of Kelowna
 COMMUNITY PLANNING

DP-UNIT COUNTS

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BDRM	4
2 BDRM	3
	7

DP-UNIT TYPES

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BED A	4
2 BED A1	1
2 BED A2	2
	7

LEVEL 1

1 BDRM	15
2 BDRM	6
3 BDRM	2
	23

LEVEL 1

1 BED A	5
1 BED B	6
1 BED C	1
1 BED D	1
1 BED SM	1
2 BED A1	1
2 BED A2	4
2 BED C	1
3 BED A	1
3 BED B	1
STUDIO BED A	1
	23

LEVEL 2

1 BDRM	17
2 BDRM	9
3 BDRM	2
	28

LEVEL 2

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
	28

LEVEL 3

1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 3

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 4

1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 4

1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 5

1 BDRM	17
2 BDRM	11
3 BDRM	2
	30

LEVEL 5

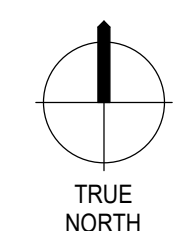
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
2 BED D	2
3 BED A	1
3 BED B	1
	30

LEVEL 6

1 BDRM	10
2 BDRM	6
	16
TOTAL UNITS	164

DP- BDRM TYPE COUNT

BDRM TYPES	UNIT COUNT
1 BDRM	97
2 BDRM	57
3 BDRM	10
TOTAL UNITS:	164



SCHEDULE A
This forms part of application
DP22-0192

Planner Initials **MT**



Department Legend

- 1 BDRM
- 2 BDRM
- AMENITY
- BLDG SERVICES
- CORES/EGRESS

DP-UNIT COUNTS

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BDRM	4
2 BDRM	2
LEVEL 1	
1 BDRM	15
2 BDRM	6
3 BDRM	2
LEVEL 2	
1 BDRM	17
2 BDRM	9
3 BDRM	2
LEVEL 3	
1 BDRM	17
2 BDRM	11
3 BDRM	2
LEVEL 4	
1 BDRM	17
2 BDRM	11
3 BDRM	2
LEVEL 5	
1 BDRM	17
2 BDRM	11
3 BDRM	2
LEVEL 6	
1 BDRM	10
2 BDRM	6
TOTAL UNITS	
	164

DP-BDRM TYPE COUNT

BDRM TYPES	UNIT COUNT
1 BDRM	97
2 BDRM	57
3 BDRM	10
TOTAL UNITS:	
	164

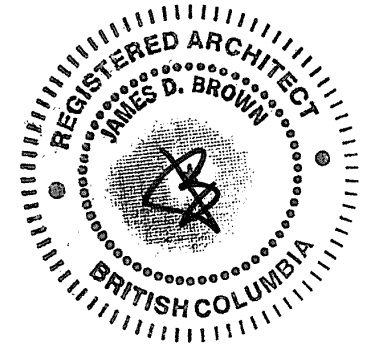
DP-UNIT TYPES

UNIT TYPES	UNIT COUNT
LOWER LEVEL	
1 BED A	4
2 BED A1	1
2 BED A2	2
LEVEL 1	
1 BED A	5
1 BED B	6
1 BED C	1
1 BED D	1
1 BED SM	1
2 BED A1	1
2 BED A2	4
2 BED C	1
3 BED A	1
3 BED B	1
STUDIO BED A	1
LEVEL 2	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
LEVEL 3	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
LEVEL 4	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
LEVEL 5	
1 BED A	5
1 BED B	9
1 BED C	1
1 BED D	1
1 BED E	1
2 BED A1	3
2 BED A2	4
2 BED B	1
2 BED C	1
3 BED A	1
3 BED B	1
LEVEL 6	
1 BED A	3
1 BED B	6
1 BED E	1
2 BED A1	2
2 BED A2	1
2 BED B	1
2 BED D	2
TOTAL UNITS	
	164

NOTE

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NO.	ISSUE/REVISION	DATE
4	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
3	ISSUED FOR DP RESPONSE	2023-06-05
2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

McKINLEY BEACH MULTI-RESIDENTIAL

PROJECT ADDRESS

1885 NORTHERN FLICKER COURT
KELOWNA, BC, V1V 2B5

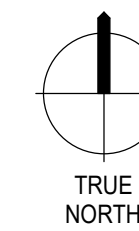
TITLE

FLOOR PLAN - LEVEL 6

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP2.08	4

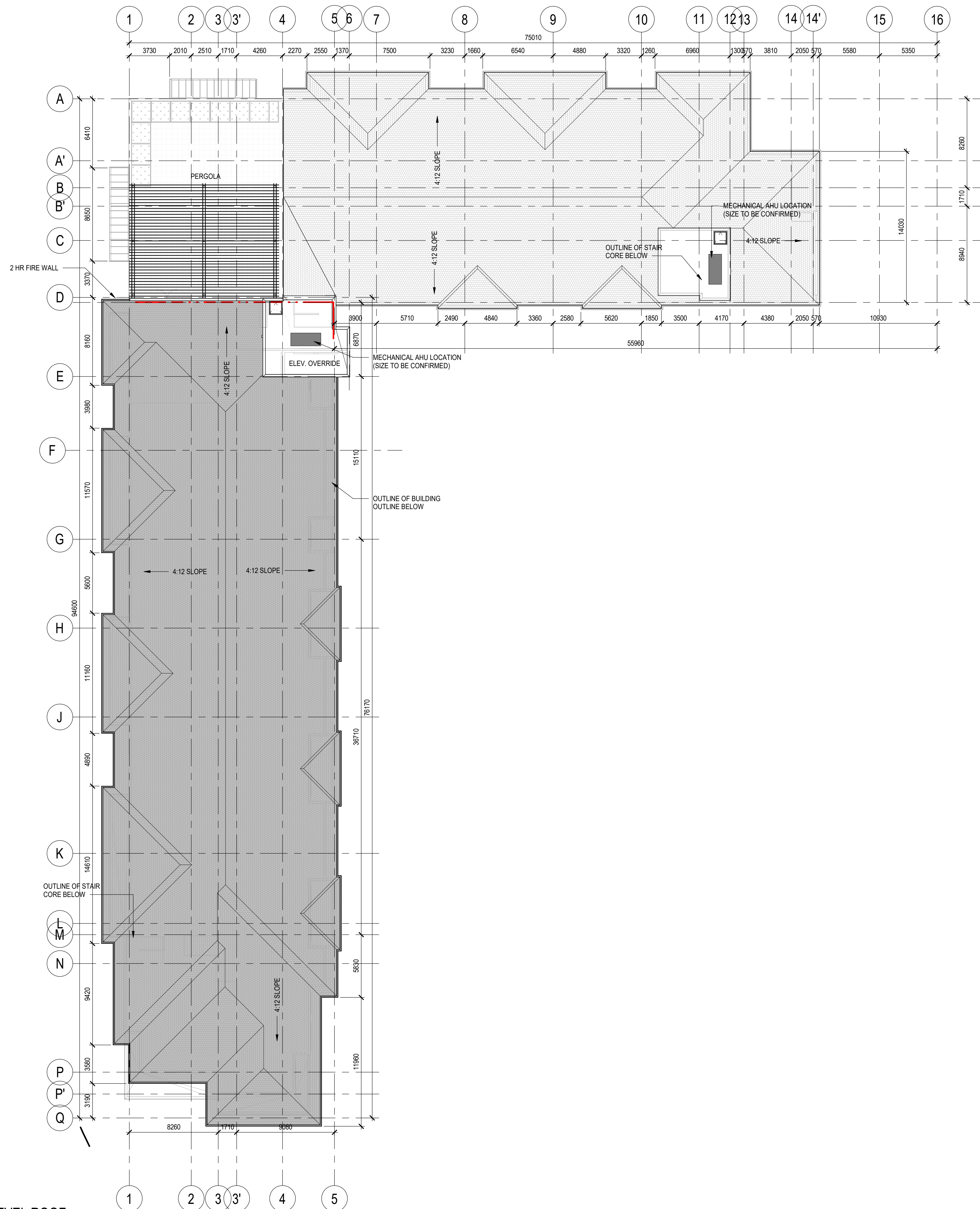
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SCHEDULE A

This forms part of application
DP22-0192

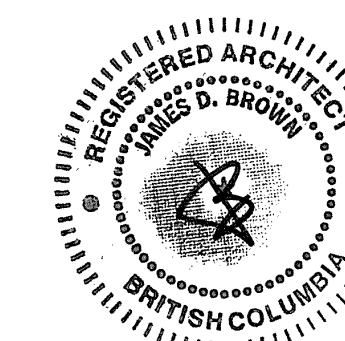
Planner Initials **MT**



NOTE

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4	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
3	ISSUED FOR DP RESPONSE	2023-06-05
2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT

**McKINLEY BEACH
MULTI-RESIDENTIAL**

PROJECT ADDRESS

1885 NORTHERN FLICKER COURT
KELOWNA, BC, V1V 2B5

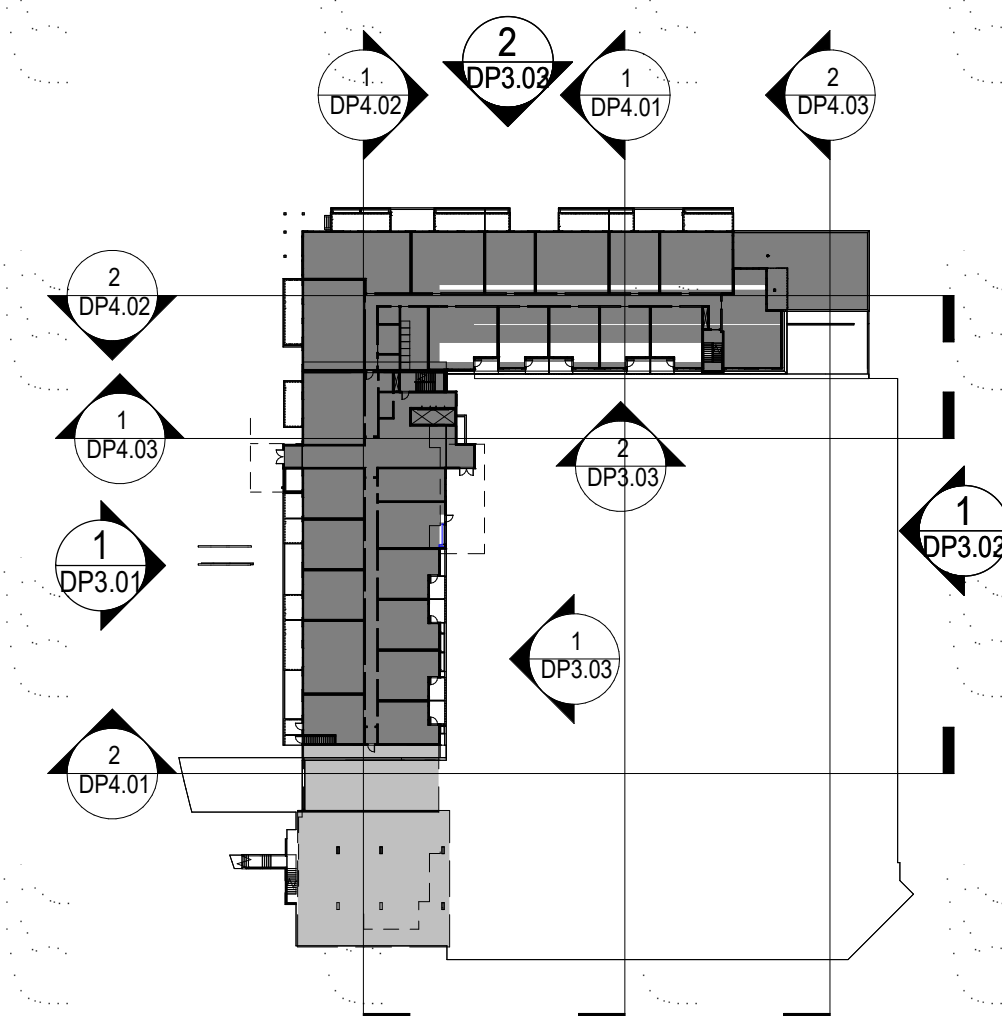
TITLE

ROOF PLAN

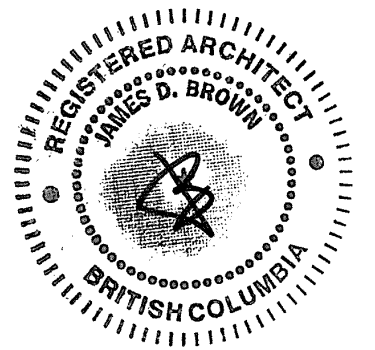
PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP2.09	4

MATERIAL LEGEND			
	1 ASPALT SHINGLES - COLOUR LIGHT GREY		4 CEMENTITIUS SHAKE CLADDING - COLOUR PEWTER & GREY
	2 PRE-FINISHED ALUMINUM FLASHING - COLOUR DARK		5 CEMENTITIUS BOARD & BATTEN - COLOUR LIGHT
	3 ALUMINUM SOFFIT - COLOUR WHITE WASHED WOOD		6 CONCRETE FORM LINER PATTERNING - GREY
	7 CEMENTITIUS PANEL CLADDING WITH REVEAL SYSTEM - COLOUR LIGHT		8 CEMENTITIUS SMART BOARD TRIM - COLOUR LIGHT
	10 ALUMINUM DOUBLE GLAZED VINYL WINDOW (BLACK EXTERIOR)		11 DOUBLE GLAZED FIBERGLASS PATIO DOOR WITH TRANSOM (BLACK EXTERIOR)
	13 WOOD TRELLIS - COLOUR NATURAL		12 ALUMINUM STORE FRONT SYSTEM (BLACK EXTERIOR)
	14 METAL PICKET GUARDRAIL (BLACK POWDER COAT)		



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SCHEDULE B
This forms part of application # DP22-0192
City of Kelowna COMMUNITY PLANNING
Planner Initials MT

3	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
2	ISSUED FOR DP RESPONSE	2023-06-05
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE
-----	----------------	------

NOT FOR CONSTRUCTION

PROJECT
McKINLEY BEACH MULTI-RESIDENTIAL

PROJECT ADDRESS
1885 NORTHERN FLICKER COURT
KELOWNA, BC V1V 2B5

TITLE
BUILDING ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

DRAWING NO.	REVISION NO.
DP3.01	3

DP3.01

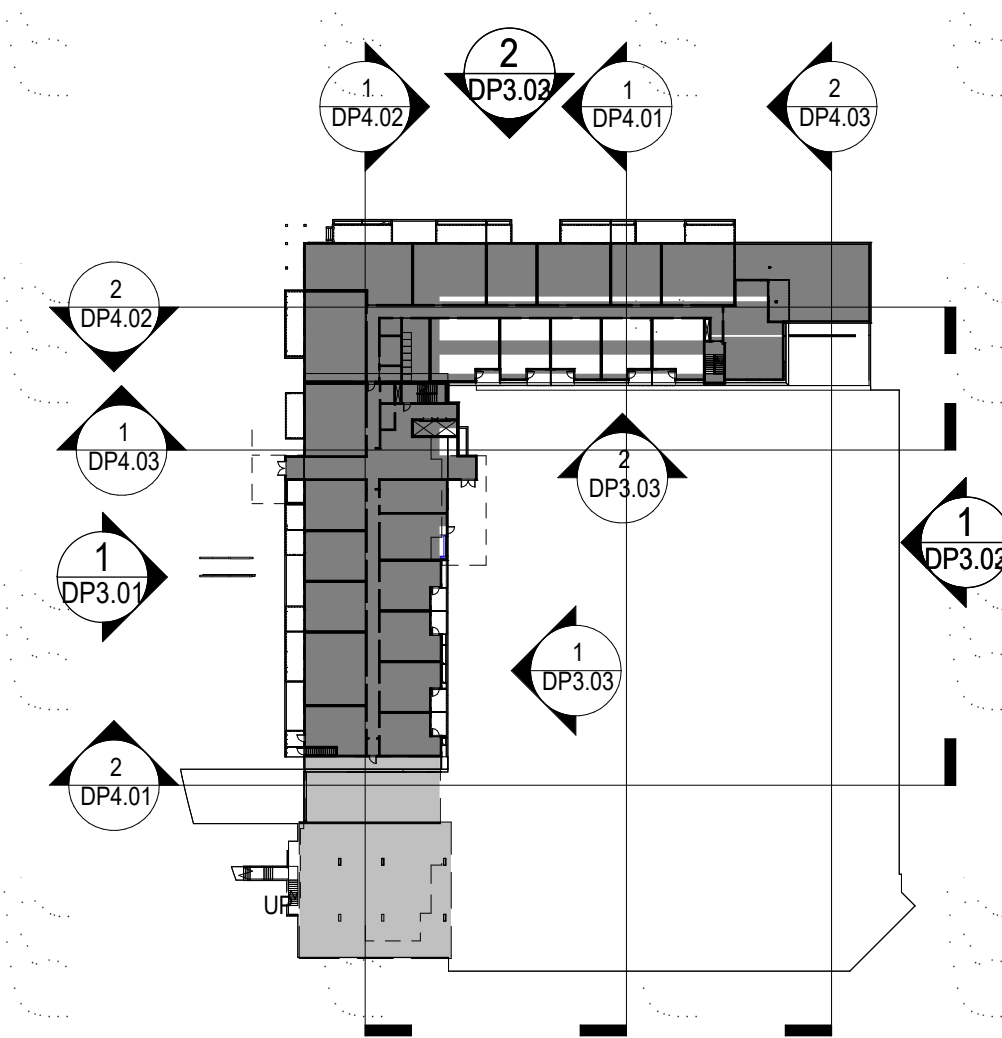


1 WEST ELEVATION
SCALE: 1:200

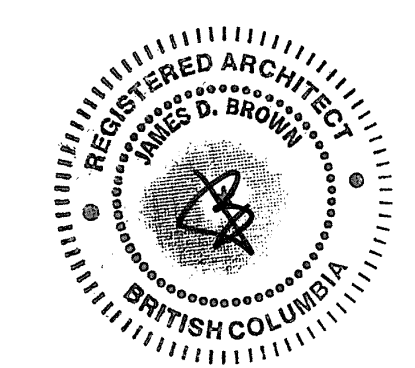


2 SOUTH ELEVATION
SCALE: 1:200

MATERIAL LEGEND			
	1 ASPALT SHINGLES - COLOUR LIGHT GREY		4 CEMENTITIIOUS SHAKE CLADDING - COLOUR PEWTER & GREY
	2 PRE-FINISHED ALUMINUM FLASHING - COLOUR DARK		5 CEMENTITIIOUS BOARD & BATTEN - COLOUR LIGHT
	3 ALUMINUM SOFFIT - COLOUR WHITE WASHED WOOD		6 CONCRETE FORM LINER PATTERNING - GREY
	7 CEMENTITIIOUS PANEL CLADDING WITH REVEAL SYSTEM - COLOUR LIGHT		9 CEMENTITIIOUS SMART BOARD TRIM - COLOUR DARK
	10 ALUMINUM DOUBLE GLAZED VINYL WINDOW (BLACK EXTERIOR)		11 DOUBLE GLAZED FIBERGLASS PATIO DOOR WITH TRANSOM (BLACK EXTERIOR)
	13 WOOD TRELLIS - COLOUR NATURAL		12 ALUMINUM STORE FRONT SYSTEM (BLACK EXTERIOR)
	14 METAL PICKET GUARDRAIL (BLACK POWDER COAT)		

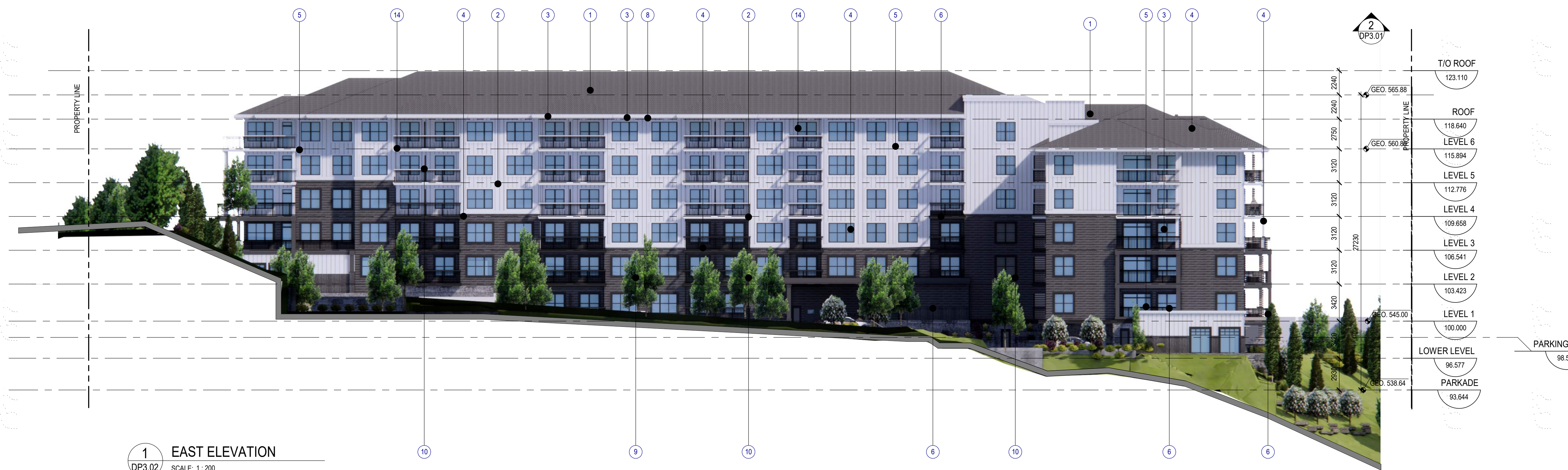


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SCHEDULE B
 This forms part of application
 # DP22-0192
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials MT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
2	ISSUED FOR DP RESPONSE	2023-06-05
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29



1 EAST ELEVATION
 DP3.02 SCALE: 1 : 200

NOT FOR CONSTRUCTION

PROJECT
McKINLEY BEACH MULTI-RESIDENTIAL

PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC, V1V 2B5

TITLE
BUILDING ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
222-088	Author	Checker

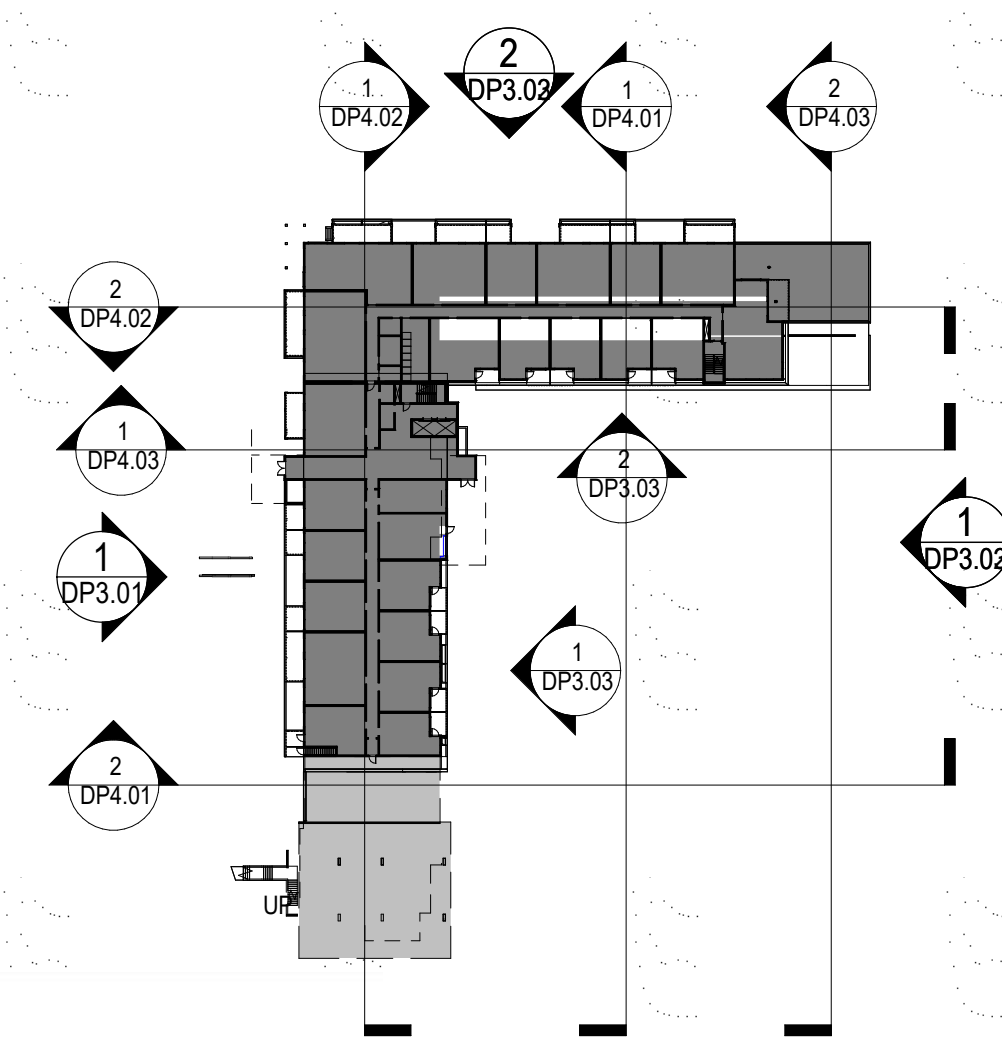
DRAWING NO.	REVISION NO.
DP3.02	3

DP3.02

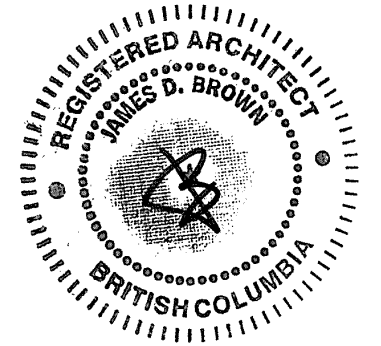


2 NORTH ELEVATION
 DP3.02 SCALE: 1 : 200

MATERIAL LEGEND			
	1 ASPALT SHINGLES - COLOUR LIGHT GREY		4 CEMENTITIIOUS SHAKE CLADDING - COLOUR PEWTER & GREY
	2 PRE-FINISHED ALUMINUM FLASHING - COLOUR DARK		5 CEMENTITIIOUS BOARD & BATTEN - COLOUR LIGHT
	3 ALUMINUM SOFFIT - COLOUR WHITE WASHED WOOD		6 CONCRETE FORM LINER PATTERNING - GREY
	7 CEMENTITIIOUS PANEL CLADDING WITH REVEAL SYSTEM - COLOUR LIGHT		8 CEMENTITIIOUS SMART BOARD TRIM - COLOUR LIGHT
	10 ALUMINUM DOUBLE GLAZED VINYL WINDOW (BLACK EXTERIOR)		9 CEMENTITIIOUS SMART BOARD TRIM - COLOUR DARK
	13 WOOD TRELLIS - COLOUR NATURAL		11 DOUBLE GLAZED FIBERGLASS PATIO DOOR WITH TRANSOM (BLACK EXTERIOR)
	14 METAL PICKET GUARDRAIL (BLACK POWDER COAT)		12 ALUMINUM STORE FRONT SYSTEM (BLACK EXTERIOR)



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SCHEDULE B
This forms part of application # DP22-0192
Planner Initials **MT**
City of Kelowna COMMUNITY PLANNING

3	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
2	ISSUED FOR DP RESPONSE	2023-06-05
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
McKINLEY BEACH MULTI-RESIDENTIAL

PROJECT ADDRESS
1885 NORTHERN FLICKER COURT
KELOWNA, BC, V1V 2B5

TITLE
BUILDING ELEVATIONS

PROJECT NO. 222-088	DRAWN Author	CHECKED Checker
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DRAWING NO. DP3.03	REVISION NO. 3
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1 EAST ELEVATION 2
SCALE: 1 : 200



2 SOUTH ELEVATION 2
SCALE: 1 : 200



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- SETBACK
- C.I.P. CONCRETE PAVING w/ SAWCUTS
- CONCRETE UNIT PAVERS
- EDGER
- RAISED PLANTER
- CRUSHED AGGREGATE

PLANTING LEGEND

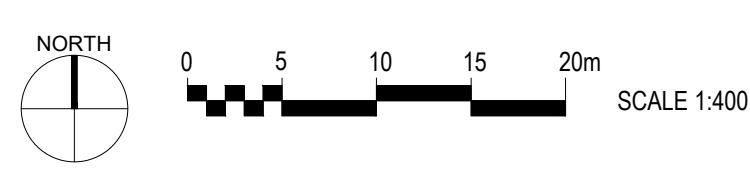
- NATIVE ORNAMENTAL PLANTING
- NATIVE SEED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE

DEVELOPMENT PERMIT NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Gleditsia triacanthos var. inermis</i>	THORNLESS HONEY LOCUST	50mm Cal.	B&B	12.00m x 12.00m
<i>Populus tremula 'Erecta'</i>	SWEDISH COLUMNAR ASPEN	50mm Cal.	B&B	12.00m x 3.00m
<i>Pinus flexilis 'vanderwolf's pyramid'</i>	VANDERWOLF'S PYRAMID PINE	2m ht	B&B	9.00m x 4.500m
GRASSES / PERENNIALS / SHRUBS				
<i>Amelanchier alnifolia 'Regent'</i>	SASKATOON	#03	POTTED	1.50m x 1.50m
<i>Calamagrostis 'Karl Foerster'</i>	FEATHER REED GRASS	#02	POTTED	1.50m x 0.90m
<i>Cornus sericea 'Kelsey'</i>	KELSEY DWARF DOGWOOD	#03	POTTED	0.90m x 0.90m
<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	#02	POTTED	0.90m x 0.60m
<i>Juniperus horizontalis</i>	CREeping JUNIPER	#02	POTTED	0.60m x 2.00m
<i>Pennisetum alopecuroides 'Little Bunny'</i>	FOUNTAIN GRASS 'LITTLE BUNNY'	#02	POTTED	0.60m x 0.60m
<i>Philadelphus lemoinei 'Avalanche'</i>	MOCK ORANGE AVALANCHE	#02	POTTED	1.50m x 2.00m
<i>Rudbeckia fulgida 'Goldsturm'</i>	GOLDSTORM CONE FLOWER	#02	POTTED	0.60m x 0.60m



1 LANDSCAPE SITE PLAN
L-01 SCALE: 1:400

SCHEDULE C
This forms part of application
DP22-0192

Planner Initials **MT**

REVISION:

REV	DATE	DESCRIPTION	BY
3A	2023-07-12	RE-ISSUED FOR DP	--
2A	2023-06-02	RE-ISSUED FOR DEVELOPMENT PERMIT	BL
1A	2023-04-14	ISSUED FOR DEVELOPMENT PERMIT	--
0A	2022-09-29	ISSUED FOR DEVELOPMENT PERMIT	--

SEAL:

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ORIGINAL SCALE: _____ DATE: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DRAWN BY (OPTIONAL): _____

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

DISCIPLINE:

WSP Canada Inc.
Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-980-5500 | www.wsp.com

PROJECT NUMBER: 221-10123-00
CLIENT:
WEXFORD DEVELOPMENT
CLIENT REF. #: --

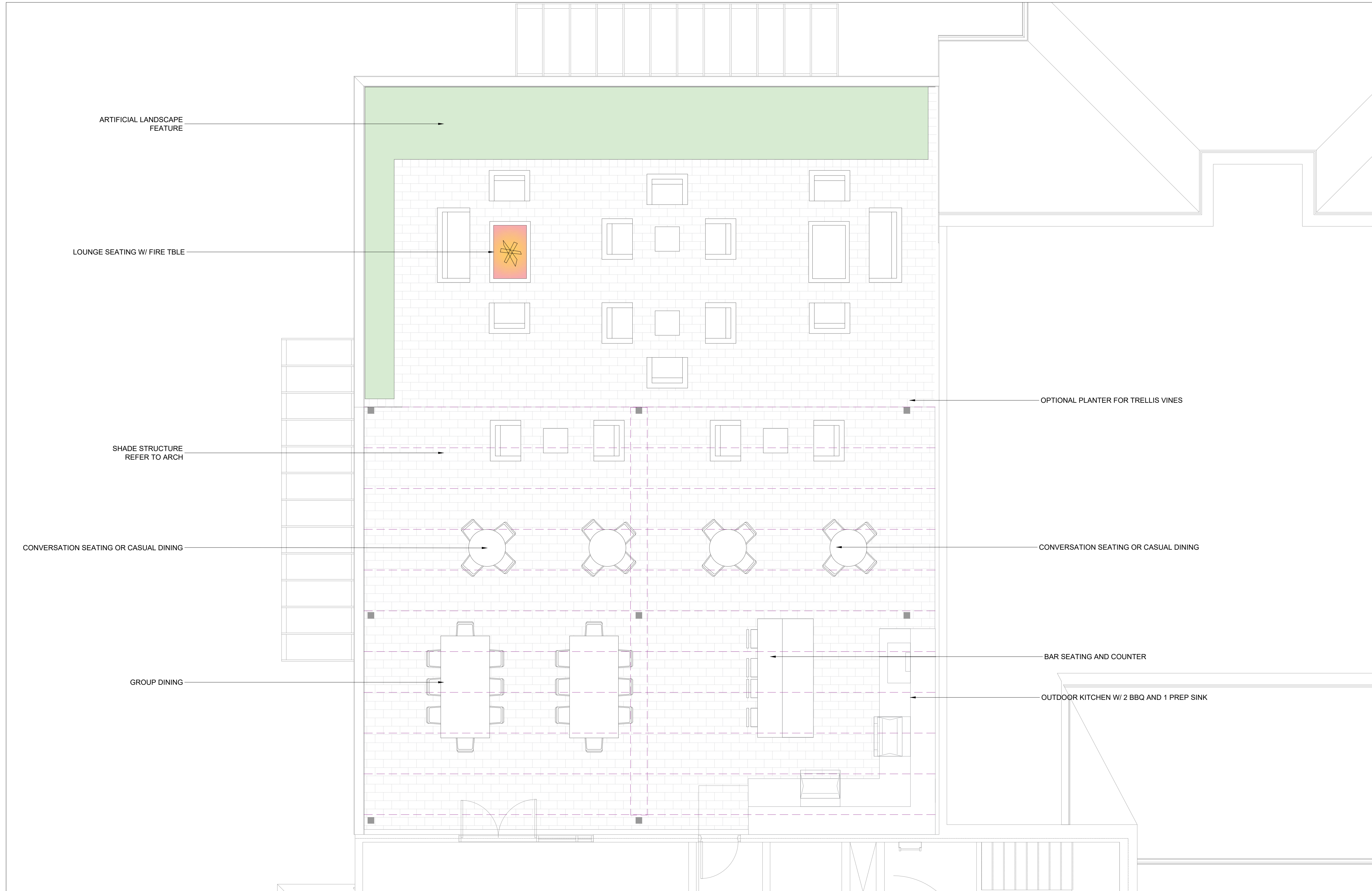
PROJECT:
MCKINLEY BEACH FLICKER COURT

TITLE:
LANDSCAPE PLAN

DRAWING NUMBER: **L-01** REV: **2A**

CTR: T:\2023\07\12 - 11:37 AM
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CTB: 2023-07-12 11:37 AM FILE: p:\projects\2022\21-10123-00_1085_flicker_court\B_sch\3_sch\03_sch\02-10123-00_L-02.dwg



ARTIFICIAL LANDSCAPE FEATURE

LOUNGE SEATING W/ FIRE TBLE

SHADE STRUCTURE REFER TO ARCH

CONVERSATION SEATING OR CASUAL DINING

GROUP DINING

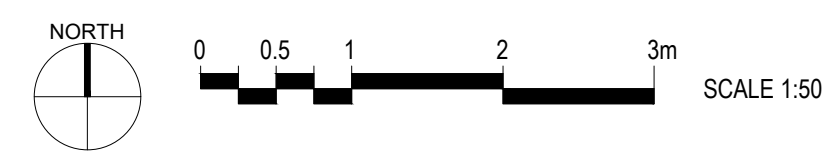
OPTIONAL PLANTER FOR TRELLIS VINES

CONVERSATION SEATING OR CASUAL DINING

BAR SEATING AND COUNTER

OUTDOOR KITCHEN W/ 2 BBQ AND 1 PREP SINK

1 FLOOR 6 LANDSCAPE SITE PLAN
L-02 SCALE: 1:400



SCHEDULE C

This forms part of application # DP22-0192

Planner Initials **MT**

REVISION:

REV	DATE	DESCRIPTION	BY
3A	2023-07-12	RE-ISSUED FOR DP	--
2A	2023-06-02	RE-ISSUED FOR DEVELOPMENT PERMIT	BL
1A	2023-04-14	ISSUED FOR DEVELOPMENT PERMIT	--
0A	2022-09-29	ISSUED FOR DEVELOPMENT PERMIT	--

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ORIGINAL SCALE: _____ DATE: _____

APPROVED BY: _____

CHECKED BY: _____

DRAWN BY (OPTIONAL): _____

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE:

WSP Canada Inc.
Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-980-5500 | www.wsp.com

PROJECT NUMBER: 221-10123-00

CLIENT:

WEXFORD DEVELOPMENT

CLIENT REF. #: --

PROJECT:

MCKINLEY BEACH FLICKER COURT

TITLE:

FLOOR 6 SITE PLAN

DRAWING NUMBER: **L-02** REV: **2A**

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.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
 Townhouses & Infill

Page 18-19

Chapter 4
 Low & Mid-Rise
 Residential &
 Mixed Use

Page 18-34

Chapter 5
 High-Rise
 Residential &
 Mixed Use

Page 18-42

*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 <i>(1 is least complying & 5 is highly complying)</i>	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 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall 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 of 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Underground (where the high water table allows) 					✓	

<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability. 	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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.						✓
i. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
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: <ul style="list-style-type: none"> • 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.							✓
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SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	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: <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> • 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.					✓	
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 internal courtyards to: <ul style="list-style-type: none"> • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. 				✓		

<ul style="list-style-type: none"> Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 						
d. Design mid-block connections to include active frontages, seating and landscaping.	✓					
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
<p>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:</p> <ul style="list-style-type: none"> • 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.						✓
<p>f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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.	✓				



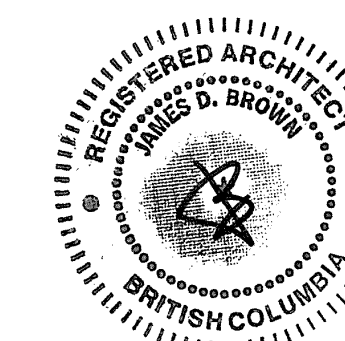
NORTHEAST VIEW



NORTHWEST VIEW

NOTE

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ATTACHMENT C
 This forms part of application
 # DP22-0192

Planner Initials **MT**

City of Kelowna
 COMMUNITY PLANNING

4	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
3	ISSUED FOR DP RESPONSE	2023-06-05
2	ISSUED FOR DP RE-SUBMISSION	2023-04-14
1	ISSUED FOR DEVELOPMENT PERMIT	2022-09-29

NO.	ISSUE/ REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
**McKINLEY BEACH
 MULTI-RESIDENTIAL**

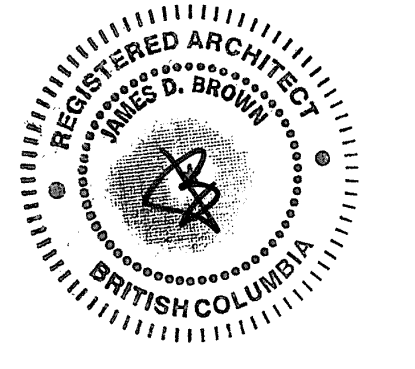
PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC, V1V 2B5

TITLE
3D VIEWS

PROJECT NO.	DRAWN	CHECKED
222-068	Author	Checker

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DP0.03	4

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ATTACHMENT C
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 Planner Initials MT
 City of Kelowna
 COMMUNITY PLANNING

3	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
2	ISSUED FOR DP RESPONSE	2023-06-05
1	ISSUED FOR DP RE-SUBMISSION	2023-04-14
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
**McKINLEY BEACH
 MULTI-RESIDENTIAL**

PROJECT ADDRESS
 1885 NORTHERN FLICKER COURT
 KELOWNA, BC V1V 2B5

TITLE
3D VIEWS

PROJECT NO. 222-068	DRAWN Author	CHECKED Checker
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DRAWING NO. REVISION NO.

DP00.4



SOUTHEAST VIEW



SOUTHWEST VIEW



NORTH WEST AMENITY VIEW



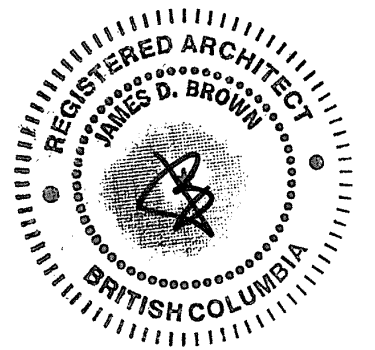
SOUTH WEST AMENITY VIEW



WEST BALCONY VIEW

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ATTACHMENT C
 This forms part of application # DP22-0192
 Planner Initials: MT
 City of Kelowna COMMUNITY PLANNING

2	ISSUED FOR AMENDED DP RESPONSE	2023-07-14
1	ISSUED FOR DP RESPONSE	2023-06-05
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
McKINLEY BEACH MULTI-RESIDENTIAL

PROJECT ADDRESS
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 KELOWNA, BC, V1V 2B5

TITLE
3D VIEWS

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DP00.5	2

DP00.5