

Development Permit & Development Variance Permit

DP22-0163 & DVP23-0106



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

1830 Hilltop Crescent

and legally known as

Lot 5 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.

ATTACHMENT A

This forms part of application

DP22-0163 & DVP23-0106

Planner
Initials

SS



Date of Council Approval: August 15th, 2023

Development Permit Area: Form and 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: AP1830 Developments Ltd. Inc. No. BC1338382

Applicant: Davignon Martin Architecture + Interior Design

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. DP22-0163 and Development Variance Permit No. DVP23-0106 for Lot 5 Section 28 Township 23 ODYD PLAN EPP76020 located at 1830 Hilltop Crescent, 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 THAT variances to the following section[s] of Zoning Bylaw No. 12375 be granted:

Section 15.4.5[.3]: CD18 Development Regulations

To vary the minimum amount of habitable space within an exposed storey from 60% required to 0% proposed.

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 **\$145,432.50**

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.

DRAFT

General References

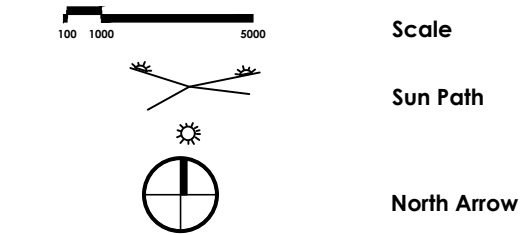
Architectural

Annotation Legend

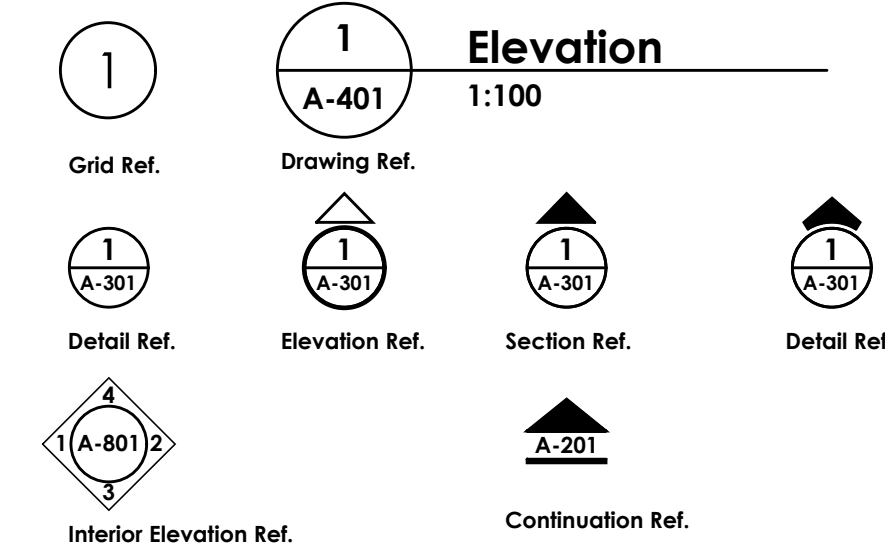
A.C.T.	Acoustical Ceiling Tiles
A.F.F.	Above Finished Floor
Alum.	Aluminum
Approx.	Approximate
B.D.	Board
Blkg.	Blocking
Bltm.	Bottom
Cg.	Ceiling
Cl.	Centerline
Clr.	Clear
C.M.U.	Concrete Masonry Unit
Col.	Column
Conc.	Concrete
C.T.F.	Cut to Fit
C/W	Completed With
Dwgs.	Drawings
Ea.	Each
Elec.	Electrical
Eq.	Equal
Equip.	Equipment
Ex.	Existing
Ext.	Exterior
F.F.	Face of Finish
F.O.	Finished Opening
F.S.	Face of Stud
Fin.	Finish
Fl.	Floor
F.R.T.	Fire Retardant Treated
Ga.	Gauge
Galv.	Galvanized
G.C.	General Contractor
G.w.b.	Gypsum Wall Board
Hgt.	Height
H.C.	Handicapped
H.M.	Hollow Metal
Horiz.	Horizontal
Int.	Interior
Jl.	Joint
K.D.	Knock Down
L.L.	Lease Line
Max.	Maximum
Mdf.	Medium Density Fiberboard
Mfg.	Manufacturer
Mech.	Mechanical
Min.	Minimum
Misc.	Miscellaneous
Mtd.	Mounted
Mtl.	Metal
N.I.A.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Centre
O.F.C.I.	Owner Furnished, Contractor Installed
O.F.O.I.	Owner Furnished, Owner Installed
Pbig.	Plumbing
P.M.	Project Manager
Pwd.	Plywood
Prefab.	Prefabricated
Rad.	Radius
R.C.P.	Reflected Ceiling Plan
Req'd	Required
R.O.	Rough opening
Ref.	Reference
Sim.	Similar
Stl.	Steel
Struct.	Structural
Susp.	Suspended
Temp.	Temporary
T.B.D.	To Be Determined
Typ.	Typical
U.N.O.	Unless Noted Otherwise
V.I.F.	Verify In Field
W/	With
W/O	Without
Wd.	Wood

Symbol Legend

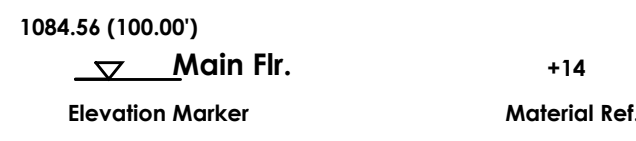
General



Drawing References



Construction References



Reference Legend

Wall Type	Ew	Exterior wood wall
	Es	Exterior steel stud wall
	Em	Exterior masonry unit wall
	Pw	Partition interior wood wall
	Ps	Partition interior steel stud wall
	Fm	Partition interior masonry unit wall
	1.0	Fire rating requirement
	1	Main Assembly Type reference
	a	Sub-Assembly Type reference
	5	Exterior Finish reference
Window Type	w	Window
	25	Window number
Door Type	d1	Door Number
	45	Fire rating requirement
Specification Tag	001	Specification reference
	AP	Appliances & equipment
	AW	Artwork
	FF	Floor Finish
	FT	Furniture specification
	GL	Glass Specification
	LF	Lighting fixture
	MF	Mechanical fixtures
	MT	Metal Specification
	MW	Millwork specification
	OH	Other hardware
	PF	Plumbing fixtures
	PT	Point Finish
	SI	Specialty Items
	SW	Smallware
	SW	Structures Wiring
	TF	Tile Finish
Room Number	001	Room reference
	24 x 12	Size
	Office	Use / type

General Information

Architectural

Project Address

MUNICIPAL ADDRESS:
 Hilltop Drive
LEGAL ADDRESS:
 Lot 5 / EPP76020 / 030-601-681
 LOT 5 SECTION 28 TOWNSHIP 23
 OSOYOOS DIVISION YALE DISTRICT PLAN EPP76020

Project Classification

National Building Code - BC Edition
 City of Kelowna Zoning Bylaw

Zoning:
 CD18 - Comprehensive Mixed Use Development
 Area I - Village Centre

SITE AREA	
sq.m.	sq.ft.
11,682.00	125,744.00

LOT COVERAGE 0.19

PROJECT SUMMARY				
Building	sq.m.	sq.ft.	#units	#parking
1 (WEST)	1,493.00	16,167.39	36	
2 (EAST)	738.00	7,951.30	84	
TOTAL	2,231.00	24,118.690	120	220

Consultants

Architectural

Contact Information

Davignon Martin Architecture
 Suite 420, 237 8 Avenue SE
 Calgary, Alberta, T2G 5C3
 Richard Davignon
 † 403.282.6082
 e richard@davignonmartin.ca

Structural

Contact Information

Mechanical

Contact Information

Electrical

Contact Information

Other

Contact Information

Deron Miller
 Scatliff Miller Murray [SMM] Landscape
 E: dmiller@scatliff.ca

Sergio Rueda-Guevara
 Morrison Hershfield
 E: srueda@morrisonhershfield.com

Sheet Reference

Architectural

Page Title

A-000	Title Sheet
A-001	Site Plan
A-002	Site Plan
A-101	Level P2
A-102	Level P1
A-103	Level L1
A-104	Level L2
A-105	Level L3
A-106	Level L4
A-107	Level L5
A-108	Level L6
A-109	Level L7
A-110	Callouts / Details
A-111	Entrance Callouts
A-111.1	Ramp Section
A-112	Units Layouts

A-401	Elevations
A-402	Elevations
A-403	Elevations
A-404	Elevations
A-405	Elevations

R-101	Emotive Renders
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Structural

Page Title

S-100	Structural sheets
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Mechanical

Page Title

M-100	Mechanical sheets
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Electrical

Page Title

E-100	Electrical sheets
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DAVIGNON MARTIN ARCHITECTURE

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 T2G 5C3
 † 403 / 282 6082
 rdavignonmartin.ca

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2023.19
2	ISSUED FOR DP PRE-APPLICATION	2023.06
3	RE-ISSUED FOR DP PRE-APPLICATION	2023.04
4	ISSUED FOR DP APPLICATION	2023.02
5	RE-ISSUED FOR DP APPLICATION	2023.04
6	ISSUED FOR DP APPLICATION	2023.02
7	RE-ISSUED FOR DP APPLICATION	2023.02
8	RE-ISSUED FOR DP APPLICATION	2023.04
9	RE-ISSUED FOR DP APPLICATION	2023.12
10	RE-ISSUED FOR DP APPLICATION	2023.08

PROFESSIONAL SEAL(S)
 CONSULTANTS



NOTES

PROJECT
 McKinley Beach
 Lot 5

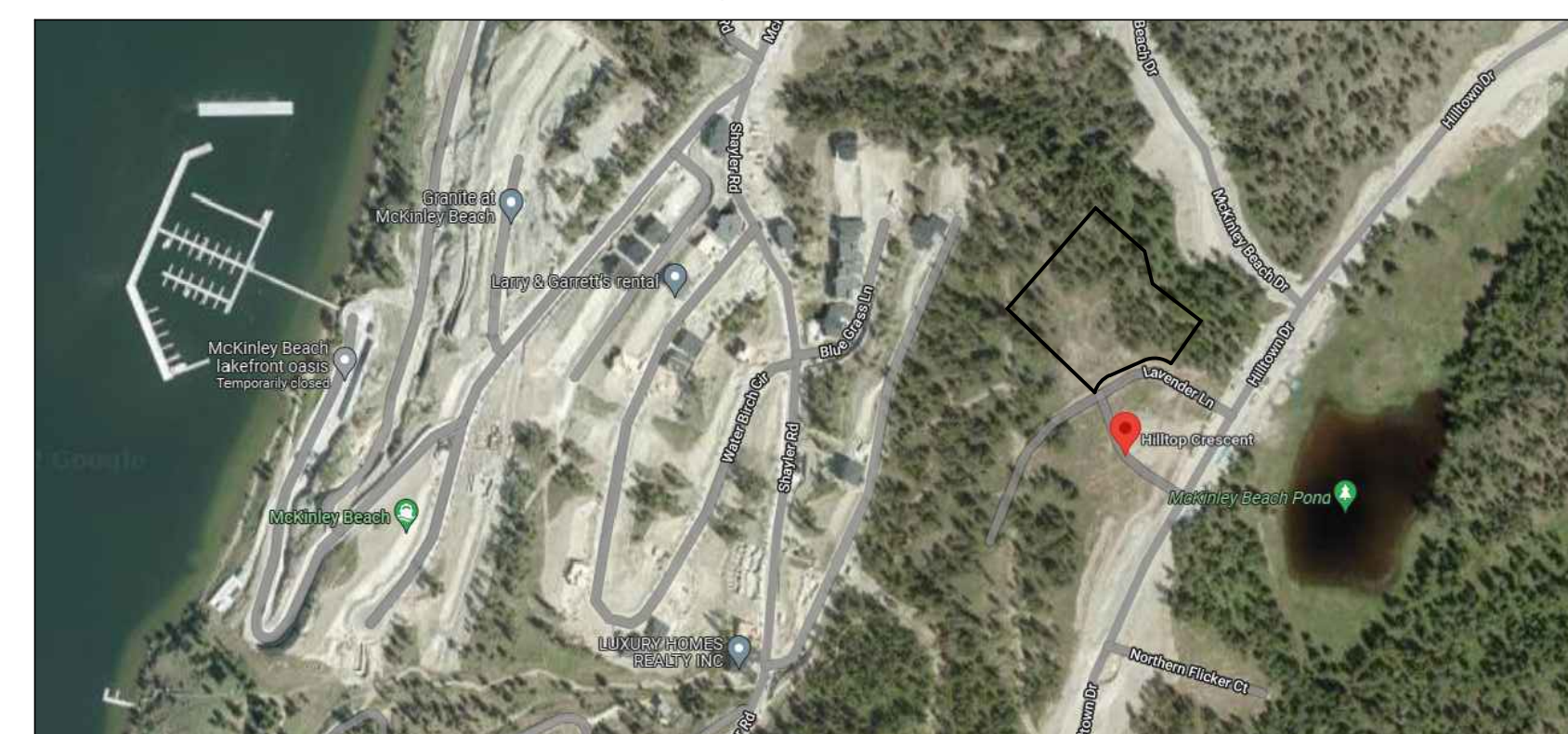
DATE
 2023.06.08
 SCALE
 N/A

PROJECT LOCATION
 1830 Hilltop C., Kelowna, BC
 Lot 5, Sec 28, Township 23, Osoyoos
 Div., Yale District, Plan EPP76020

SHEET TITLE
 Title Page

SHEET NUMBER

Key / Site Plan Google Map



Project Images



SCHEDULE A

This forms part of application
DP22-0163 DVP23-0106

Planner Initials **SS**



COVENANT PLAN EPP81257

LEGEND:

- | | |
|---|--|
| 1 PROPOSED PROPERTY LINE | 8 NEW STAMPED CONCRETE WALKWAY |
| 2 COVENANT PLAN LINE | 9 COVERED COURTYARD |
| 3 WASTE AND RECYCLING | 10 EAST BUILDING LOBBY |
| 4 NEW PRIVATE ROAD TO BE COMPLETED PRIOR TO OCCUPANCY ON STREET PARKING | 11 WEST BUILDING LOBBY |
| 5 BIKE RACKS | 12 CORNER VISIBILITY TRIANGLE - 1P2007 (348) |
| 6 BIKE STORAGE | 13 DRIVEWAY SURFACE MATERIAL: ASPHALT |
| | 14 PROPOSED SIGNAGE FEATURE |
| | 15 TRANSFORMER |

SYMBOL LEGEND:

- | | |
|-------------------------------------|---|
| — SITE PROPERTY LINE | UR UTILITY ROOM |
| — BUILDING SETBACK LINE | CB CATCH BASIN |
| — LINE OF BUILDING PROJECTION ABOVE | NEW HYDRANT - REFER TO CIVIL / DSSP |
| — EXISTING U/G GAS | XXXX.XX FG FINISH GRADE AT BUILDING |
| — EXISTING U/G WATER | XXXX.XX BOW FINISH GRADE AT BACK OF WALK |
| — EXISTING U/G STORM | XXXX.XX BC FINISH GRADE AT BACK OF CURB |
| — EXISTING U/G SANITARY | XXXX.XX BOS FINISH GRADE AT BACK OF SLAB |
| — EXISTING O/H ELECTRICAL | XXXX.XX TOB FINISH GRADE AT TOP OF BASEMENT |

PROPERTY SCHEDULE:

PLAN: EPP76020
MUNICIPAL ADDRESS: HILLTOP DRIVE
LEGAL ADDRESS: LOT 5 / EPP76020 / 030-401-481
LOT 5 SECTION 28 TOWNSHIP 23
OSOYOOS DIVISION YALE DISTRICT PLAN EPP76020
PARCEL AREA: 11481.97 M2
LEVEL 1 AREA: 2231.00 M2
TOTAL SITE COVERAGE: 19%

2021//19

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7	RE-ISSUED FOR DP APPLICATION	2021/27
8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08

PROFESSIONAL SEAL(S)
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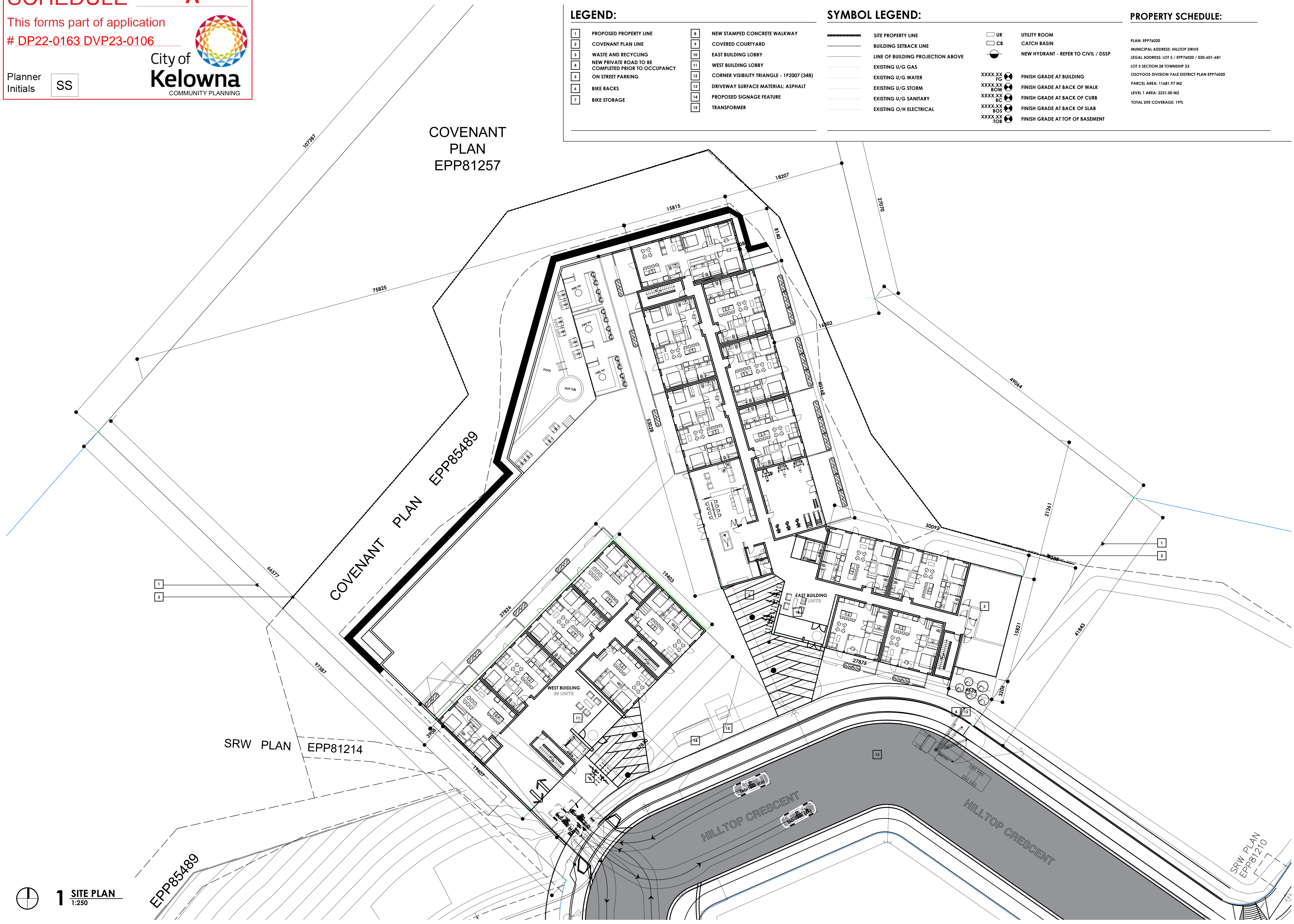
NOTES

PROJECT
McKinley Beach
Lot 5
DATE
2023.06.08
SCALE
1:250
PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos Div., Yale District, Plan EPP76020
SHEET TITLE
SITE PLAN

SHEET NUMBER

A//002

1 SITE PLAN
1:250



SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**



SMALL CAR	49
REGULAR STALL	60
ABUTTING COLUMN	80
ACCESSIBLE	4+1 VAN
PARKING COUNT:	114 STALLS

01 PARKADE LEVEL P2 FLOOR PLAN
1:200

2021///19

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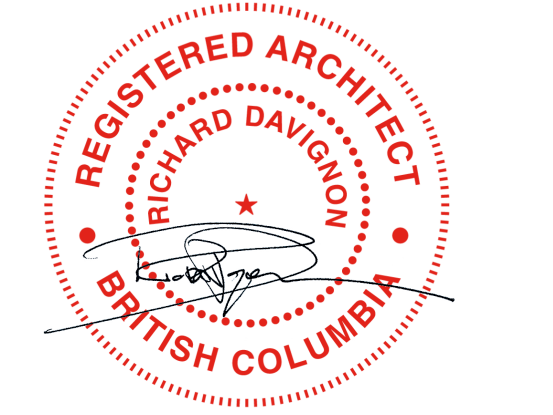
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10 RE-ISSUED FOR DP APPLICATION		2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

Level P2

SHEET NUMBER

A///101

SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**



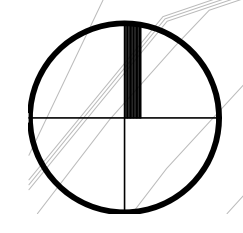
COVENANT PLAN EPP 85489

LEVEL P1
4000M2
106 STALLS

VAN

SMALL CAR	49
REGULAR STALL	53
ABUTTING COLUMN	72
ACCESSIBLE	3+1 VAN
PARKING COUNT:	106 STALLS

01 PARKADE LEVEL P1 FLOOR PLAN
1:200



2021///19

DAVIGNON MARTIN
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8 RE-ISSUED FOR DP APPLICATION		2024/04
9 RE-ISSUED FOR DP APPLICATION		2023/12
10 RE-ISSUED FOR DP APPLICATION		2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Ososyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

Level P1

SHEET NUMBER

A///102

SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106

Planner
Initials **SS**



AMENITY SPACE BUILDING 1:

PRIVATE AMENITY SPACE (BALCONIES)	315.71 M2
COMMON AMENITY SPACE	1535.52 M2
GYM	75.15 M2
ENTRY /LOBBY	59.82 M2
LOUNGE	122.16 M2
WASHROOMS	9.66 M2

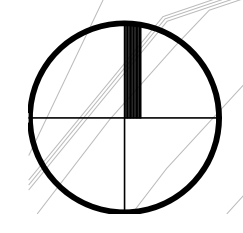
AMENITY SPACE BUILDING 2:

PRIVATE AMENITY SPACE (BALCONIES)	75.53 M2
ENTRY /LOBBY	92.53 M2

COVENANT PLAN EPP 85489



01 MAIN FLOOR PLAN
1:200



2021///19

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6 RE-ISSUED FOR DP APPLICATION		2021/23
7 RE-ISSUED FOR DP APPLICATION		2021/27
8 RE-ISSUED FOR DP APPLICATION		2024/04
9 RE-ISSUED FOR DP APPLICATION		2023/12
10 RE-ISSUED FOR DP APPLICATION		2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE
2023.06.08

SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Level 01

SHEET NUMBER

A///103

SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**

AMENITY SPACE BUILDING 1:

PRIVATE AMENITY SPACE (BALCONIES) 283.65 M2

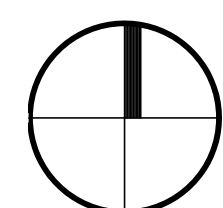
AMENITY SPACE BUILDING 2:

PRIVATE AMENITY SPACE (BALCONIES) 144.24 M2

COVENANT PLAN EPP 85489



01 SECOND FLOOR PLAN
1:200



2021///19

DAVIGNON MARTIN
ARCHITECTURE

suite 420, 237 8 avenue se
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davignonmartin.ca

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8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2025/12
10	RE-ISSUED FOR DP APPLICATION	2026/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

Level 02

SHEET NUMBER

A///104

SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**

AMENITY SPACE BUILDING 1:

PRIVATE AMENITY SPACE (BALCONIES) 296.63 M2

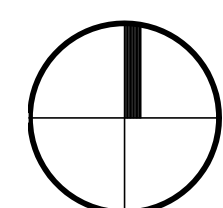
AMENITY SPACE BUILDING 2:

PRIVATE AMENITY SPACE (BALCONIES) 144.24 M2

COVENANT PLAN EPP 85489



01 THIRD FLOOR PLAN
1:200



2021///19

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ARCHITECTURE

suite 420, 237 8 avenue se
calgary, alberta canada
T2G 5C3
403 / 282 6082
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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2021/19
2	ISSUED FOR DP PRE-APPLICATION	2020/06
3	RE-ISSUED FOR DP PRE-APPLICATION	2020/04
4	ISSUED FOR DP APPLICATION	2020/02
5	RE-ISSUED FOR DP APPLICATION	2020/16
6	RE-ISSUED FOR DP APPLICATION	2021/03
7	RE-ISSUED FOR DP APPLICATION	2021/27
8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2025/12
10	RE-ISSUED FOR DP APPLICATION	2026/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE
2023.06.08

SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Level 03

SHEET NUMBER

A///105

SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**

AMENITY SPACE BUILDING 1:

PRIVATE AMENITY SPACE (BALCONIES) 296.63 M2

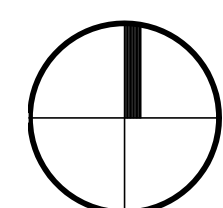
AMENITY SPACE BUILDING 2:

PRIVATE AMENITY SPACE (BALCONIES) 144.24 M2

COVENANT PLAN EPP 85489



01 FOURTH FLOOR PLAN
1:200



2021///19

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7	RE-ISSUED FOR DP APPLICATION	2021/27
8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

Level 04

SHEET NUMBER

A///106

SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106



Planner Initials **SS**

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PRIVATE AMENITY SPACE (BALCONIES) 296.63 M2

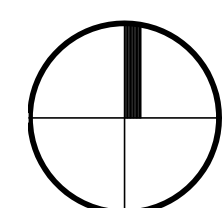
AMENITY SPACE BUILDING 2:

PRIVATE AMENITY SPACE (BALCONIES) 144.24 M2

COVENANT PLAN EPP 85489



01 FIFTH FLOOR PLAN
1:200



2021///19

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8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2025/12
10	RE-ISSUED FOR DP APPLICATION	2026/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

Level 05

SHEET NUMBER

A///107

SCHEDULE

A

This forms part of application
DP22-0163 DVP23-0106



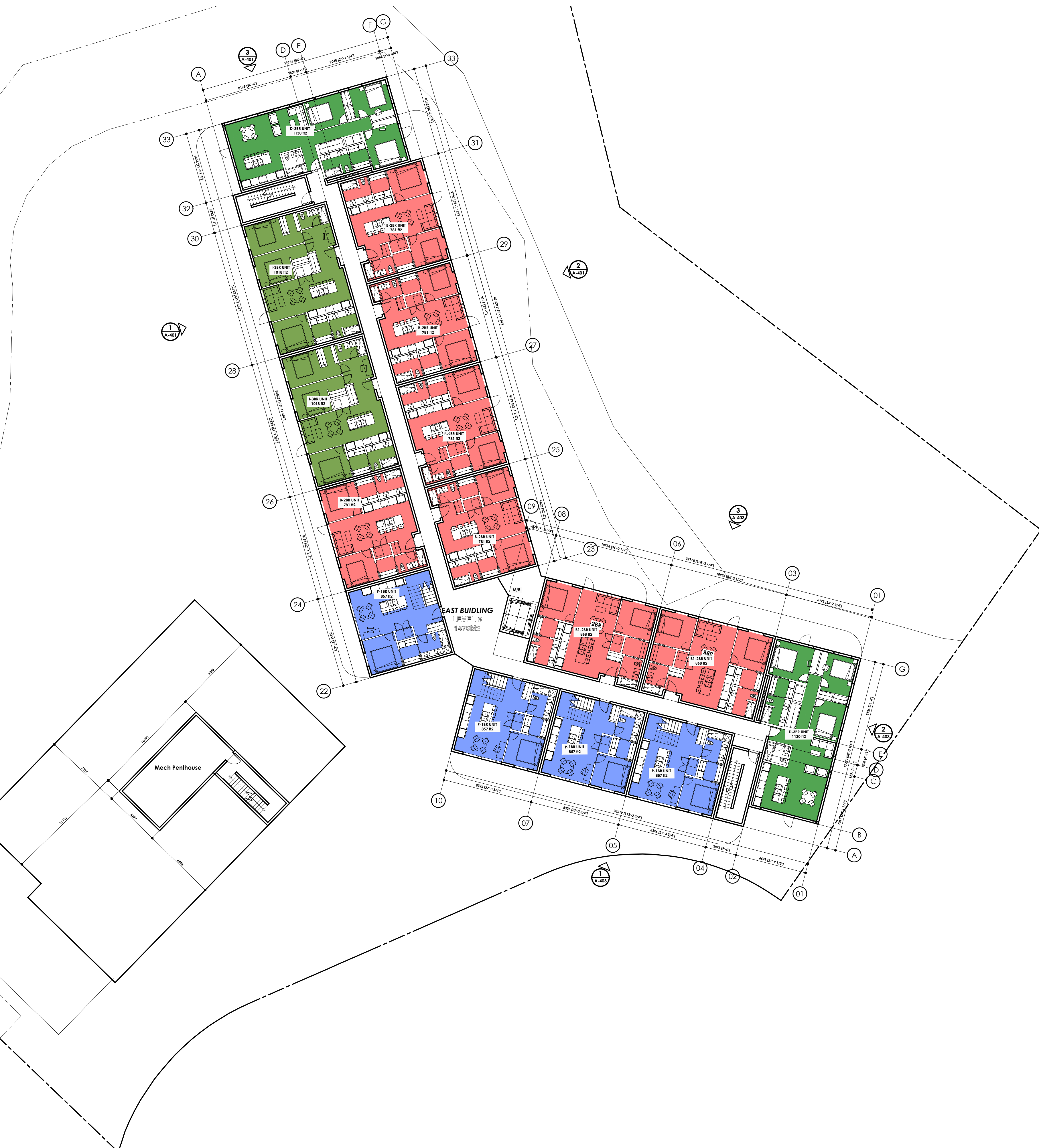
City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**

AMENITY SPACE BUILDING 1:

PRIVATE AMENITY SPACE (BALCONIES) 296.63 M2

COVENANT PLAN EPP 85489



1
A-607

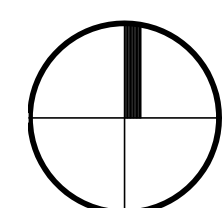
2
A-607

3
A-607

2
A-607

1
A-607

01 SIXTH FLOOR PLAN
1:200



2021///19

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5	RE-ISSUED FOR DP APPLICATION	2020/16
6	RE-ISSUED FOR DP APPLICATION	2021/03
7	RE-ISSUED FOR DP APPLICATION	2021/27
8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2025/12
10	RE-ISSUED FOR DP APPLICATION	2026/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE
2023.06.08

SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Level 06


SHEET NUMBER

A///108

SCHEDULE A

This forms part of application
DP22-0163 DVP23-0106

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING

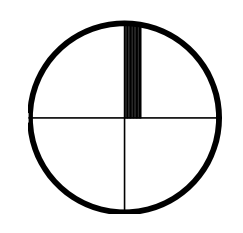
AMENITY SPACE BUILDING 1:

PRIVATE AMENITY SPACE (BALCONIES)	296.63 M2
COMMON AMENITY SPACE	795.01 M2



COVENANT PLAN EPP 85489

01 SEVENTH FLOOR PLAN
1:200



2021///19

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ISSUE	No.	DATE
REVISION		
1 ISSUED FOR REVIEW		202119
2 ISSUED FOR DP PRE-APPLICATION		202006
3 RE-ISSUED FOR DP PRE-APPLICATION		202004
4 ISSUED FOR DP APPLICATION		202002
5 RE-ISSUED FOR DP APPLICATION		202016
6 RE-ISSUED FOR DP APPLICATION		202103
7 RE-ISSUED FOR DP APPLICATION		202107
8 RE-ISSUED FOR DP APPLICATION		202404
9 RE-ISSUED FOR DP APPLICATION		202512
10 RE-ISSUED FOR DP APPLICATION		202608

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

Level 07

SHEET NUMBER

A///109

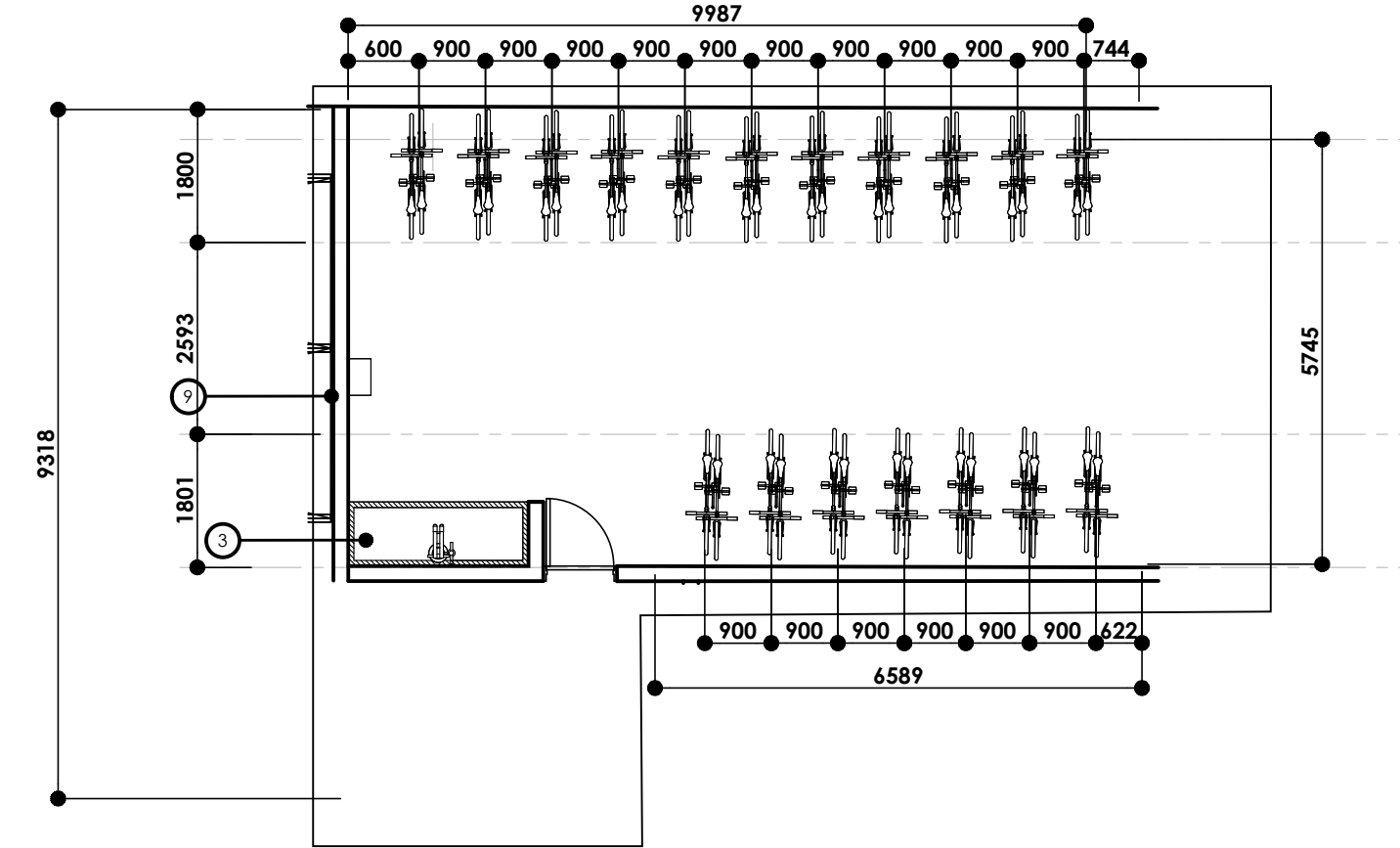
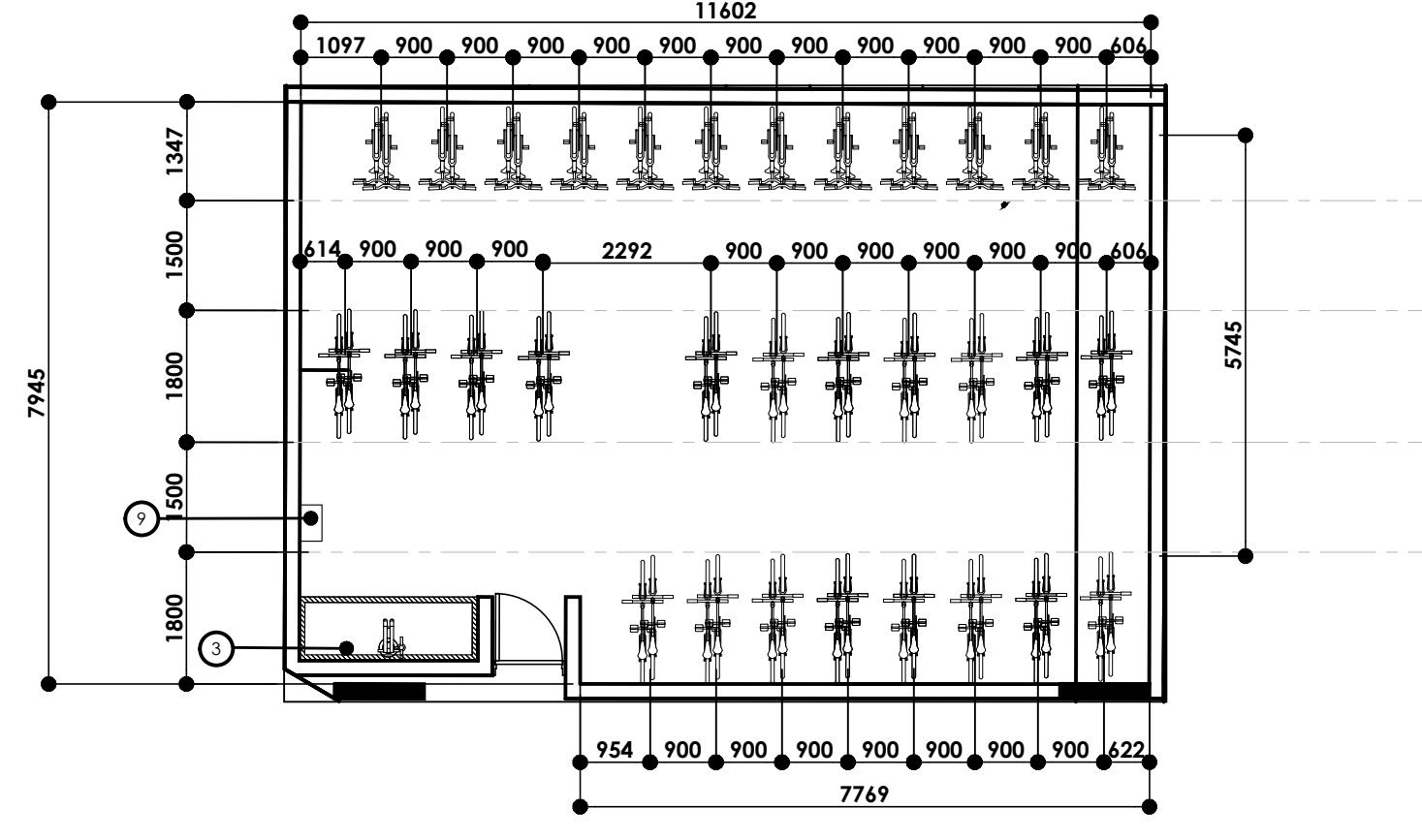
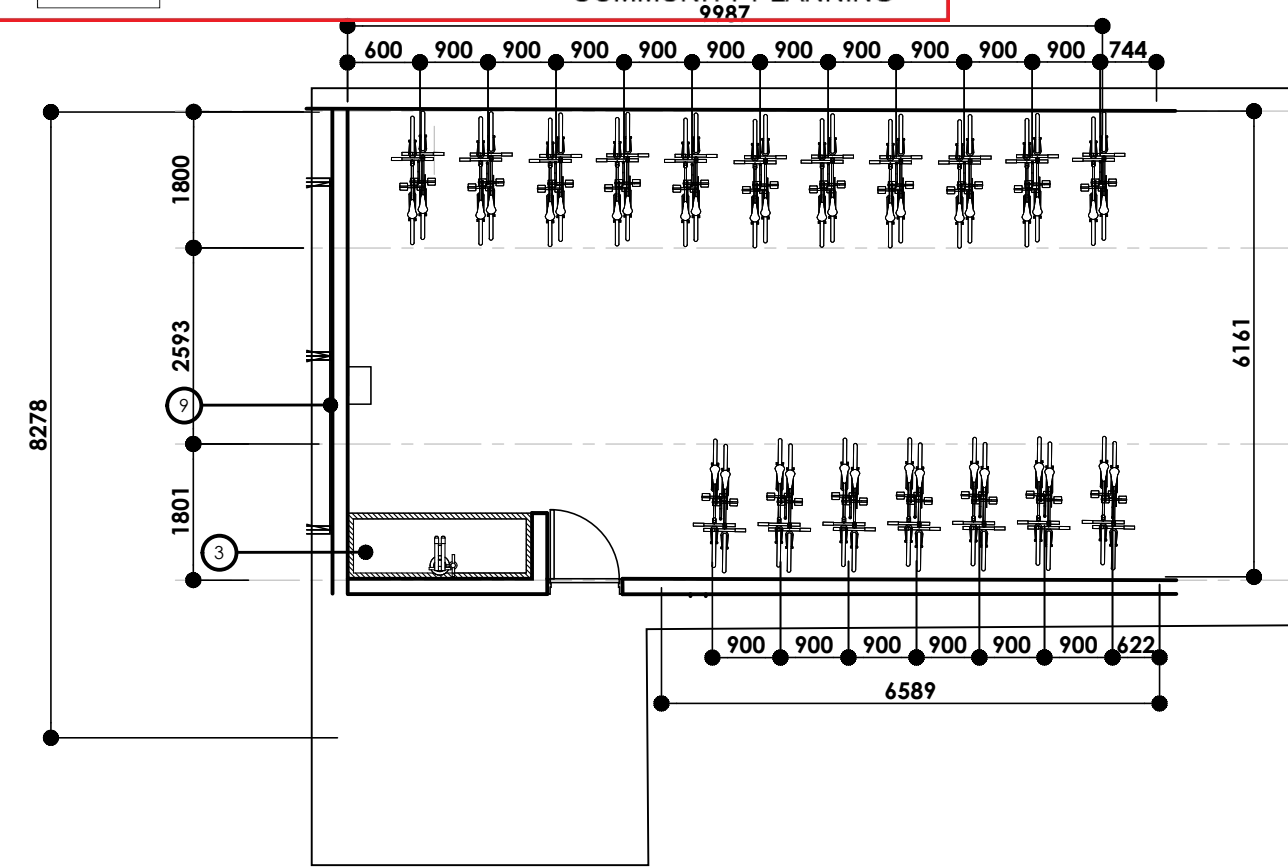
SCHEDULE A

This forms part of application
DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

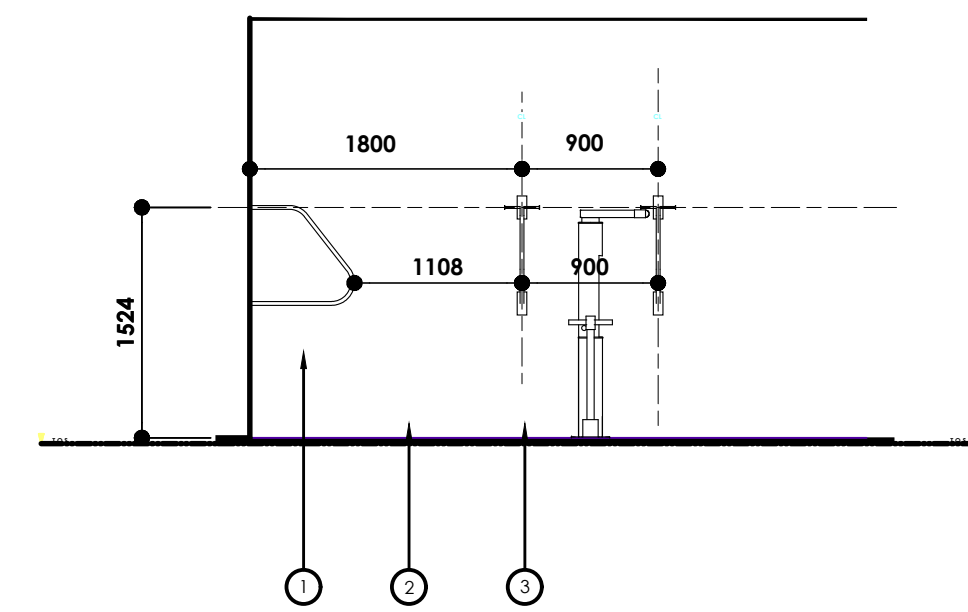
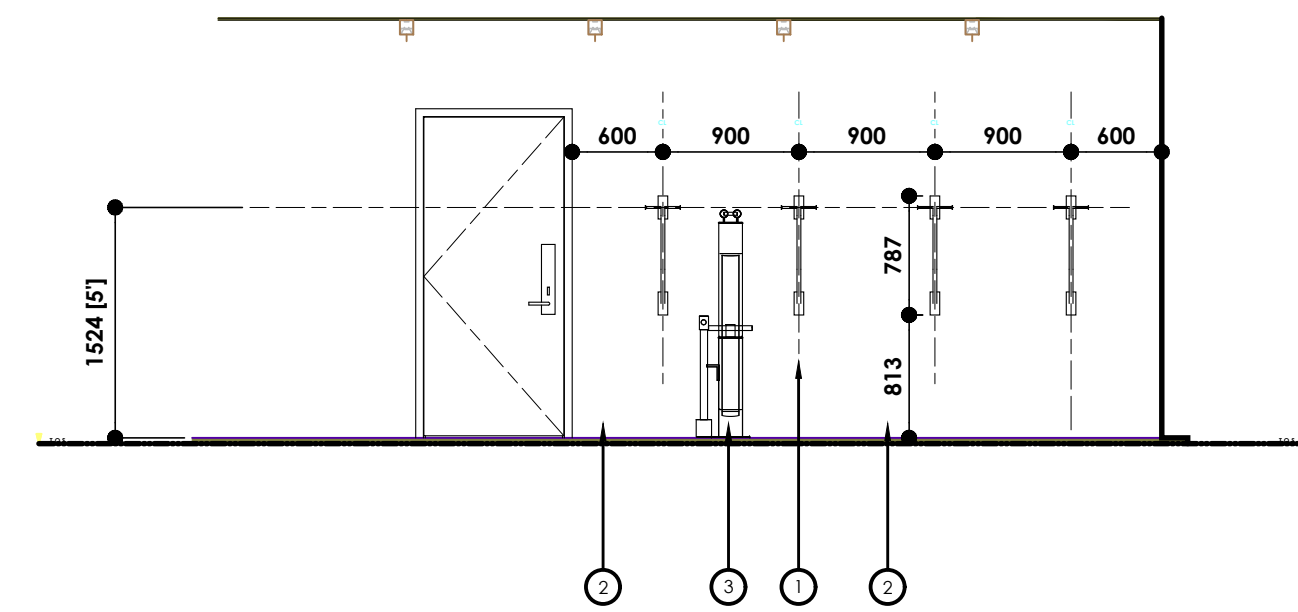
Planner
Initials **SS**



01 BICYCLE ROOM P1 FLOOR ENLARGED PLAN
1:100

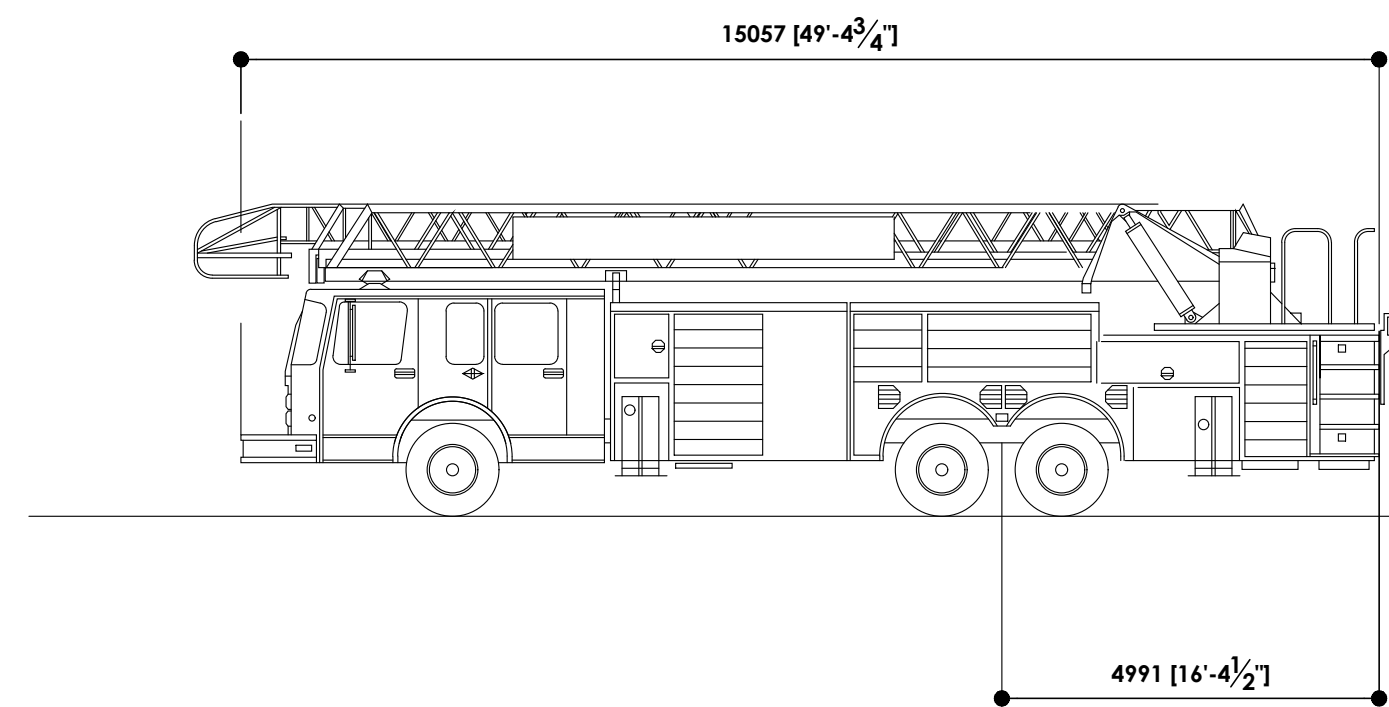
02 BICYCLE ROOM P1 FLOOR ENLARGED PLAN
1:100

03 BICYCLE ROOM P2 FLOOR ENLARGED PLAN
1:100



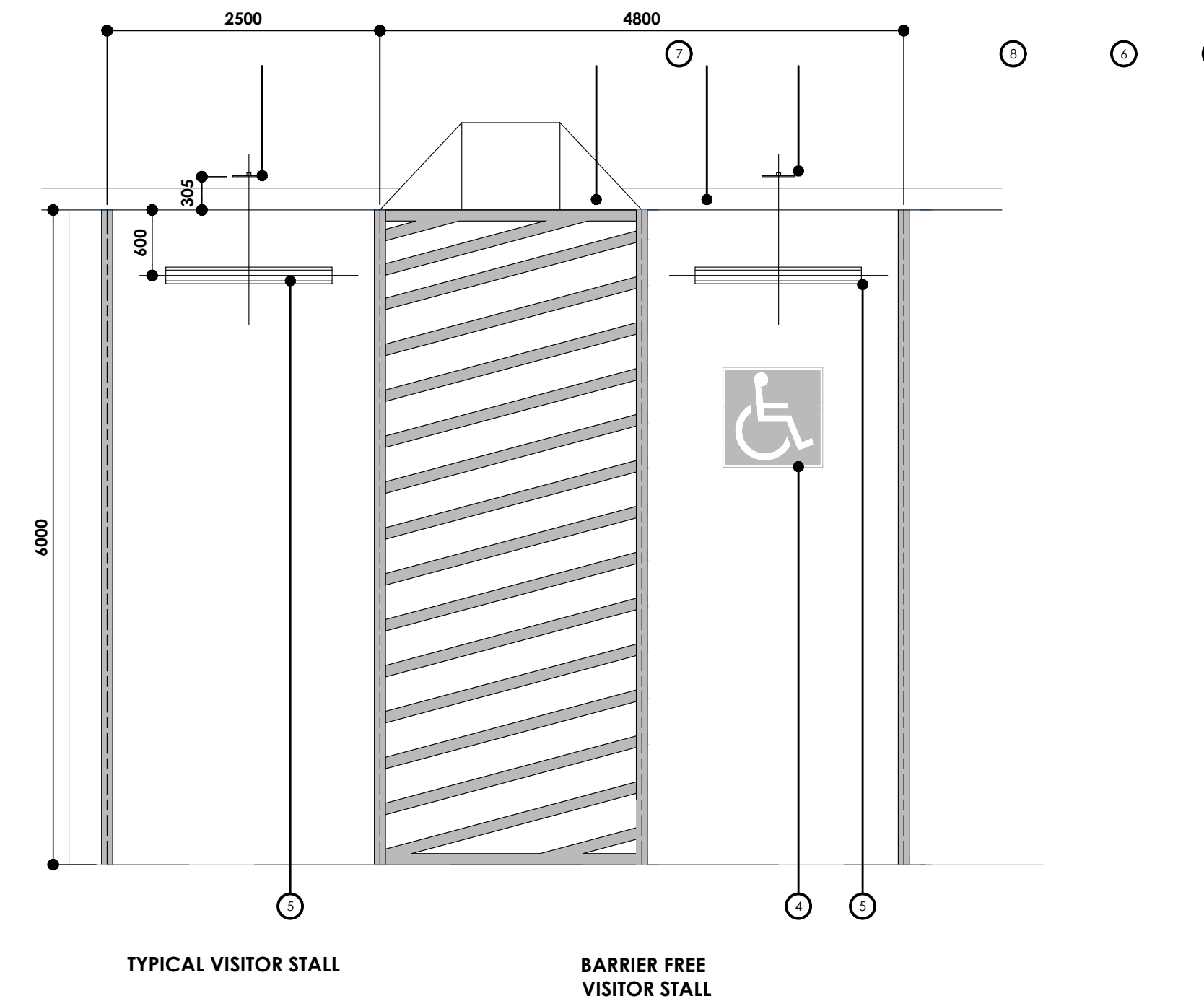
04 ELEVATION 1 (typ.)
1:50

05 ELEVATION 2 (typ.)
1:50



SPARTAN GLADIATOR CLASSIC GA40M
WIDTH: 2.54M
TRACK: 2.54M
TURNING RADIUS CURB TO CURB: 38'8"
TURNING RADIUS WALL TO WALL: 42'6"

07 SPARTAN GLADIATOR CLASSIC
1:100



TYPICAL VISITOR STALL

BARRIER FREE VISITOR STALL

06 PARKING STALLS (typ.)
1:50

LEGEND:

- ① SQUARED STEEL CHANNEL VERTICAL BIKE STORAGE SYSTEM
Use Dero Ultra Space Saver Single or Approved Equivalent
- ② POWDER COAT FINISH
Sandblast & Use Prismatic Thick TGIC Powder Coat System in Black or Approved Equivalent
- ③ BIKE REPAIR STATION W/ INCLUDED REPAIR TOOLS
Use Dero Fixit w/ Air Kit 3 or Approved Equivalent
- ④ WHEELCHAIR SYMBOL
- ⑤ PRECAST CONCRETE WHEEL STOP
- ⑥ CONCRETE CURB
- ⑦ 'PERMIT REQUIRED' SIGNAGE
- ⑧ CURB RAMP
- ⑨ ELECTRIC BIKE TIRE PUMP W/20' COIL HOSE & SCHRADER & PRESTA VALVE INFLATION ADAPTERS

2021///19

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6 RE-ISSUED FOR DP APPLICATION		2021/23
7 RE-ISSUED FOR DP APPLICATION		2021/27
8 RE-ISSUED FOR DP APPLICATION		2024/04
9 RE-ISSUED FOR DP APPLICATION		2023/12
10 RE-ISSUED FOR DP APPLICATION		2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE
2023.06.08
SCALE
1:50

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
CALLOUTS, DETAILS

SHEET NUMBER

A///110

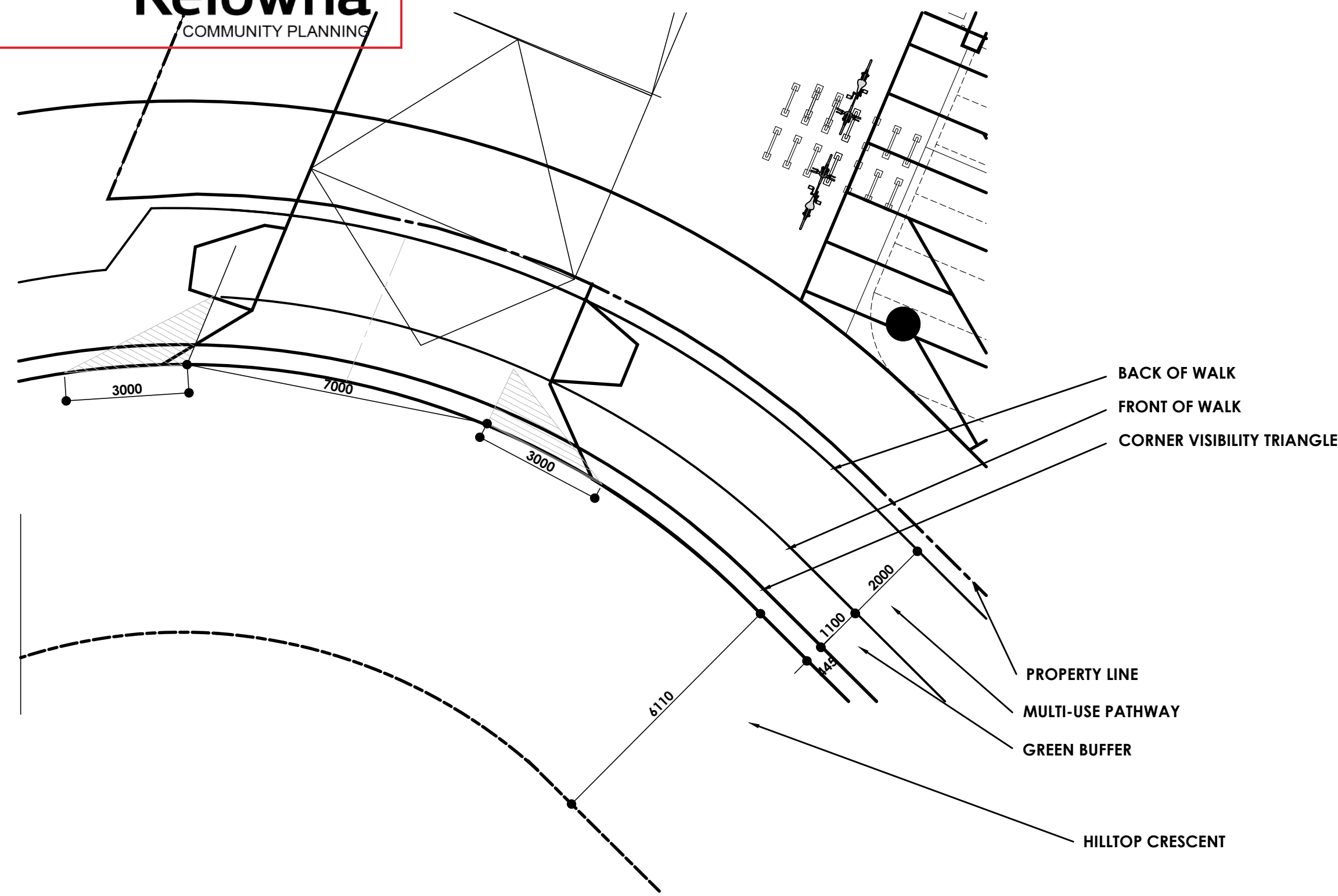
SCHEDULE A

This forms part of application
DP22-0163 DVP23-0106

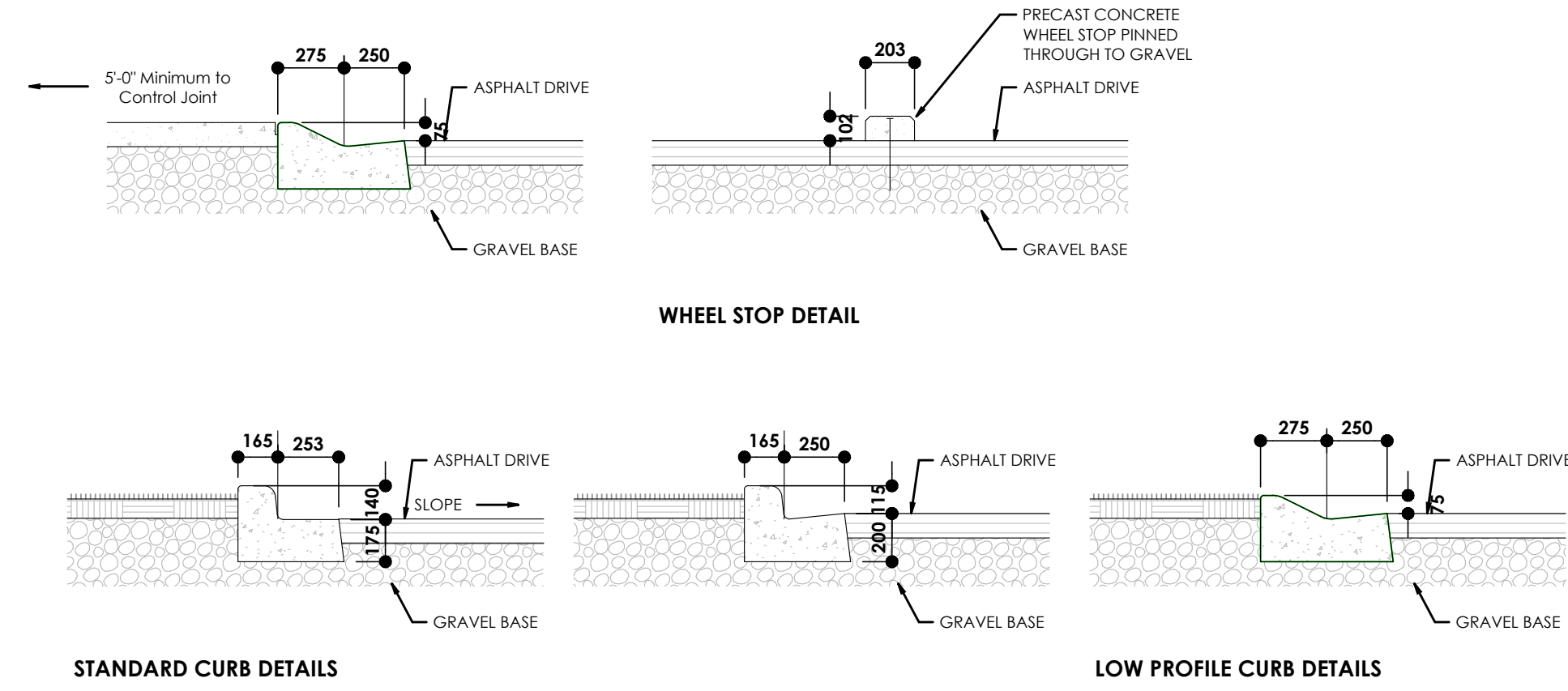


City of Kelowna
COMMUNITY PLANNING

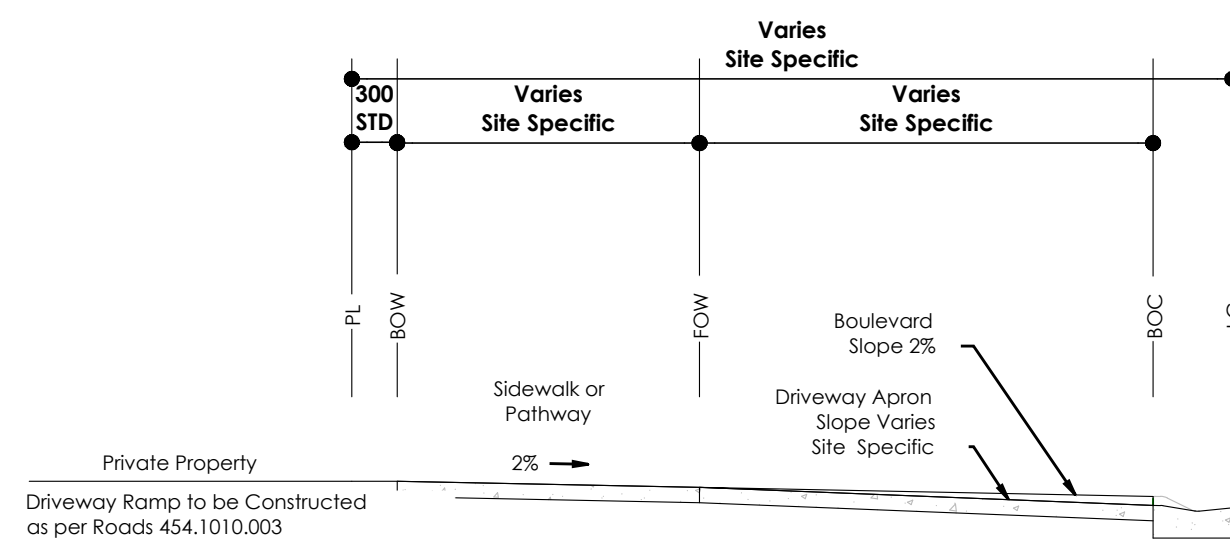
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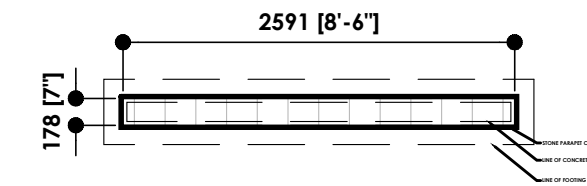
01 ENLARGED SITE PLAN - WEST ENTRY
1:100



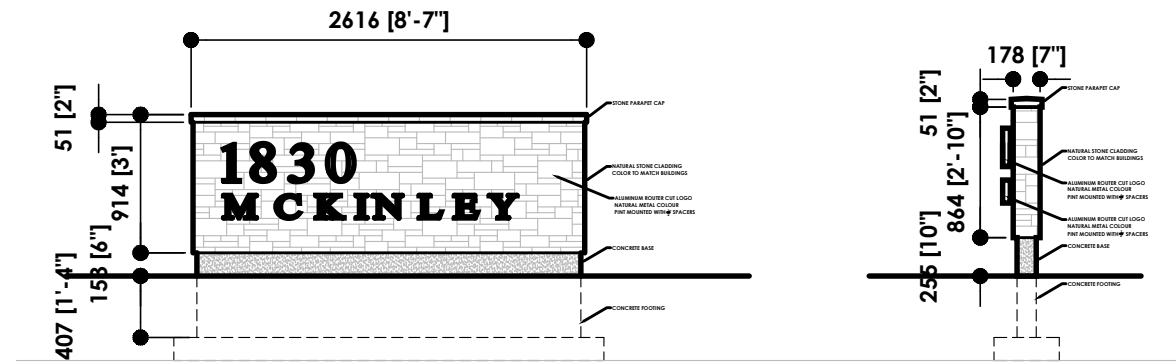
03 CURB DETAILS (typ.)
1:25



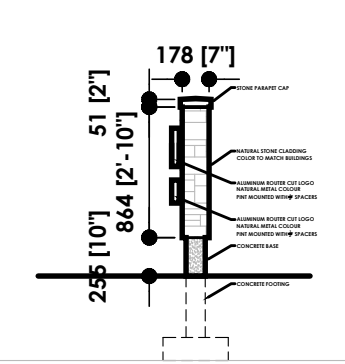
02 SEPARATE SIDEWALK CROSSING SECTION
N/A



04 ENTRY SIGNAGE - PLAN
1:100



05 ENTRY SIGNAGE - ELEVATION
1:100



06 ENTRY SIGNAGE - SIDE ELEVATION
1:100

2021///19

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9 RE-ISSUED FOR DP APPLICATION		2023/12
10 RE-ISSUED FOR DP APPLICATION		2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE
2023.06.08
SCALE
1:50

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
CALLOUTS, DETAILS

SHEET NUMBER

A///111

SCHEDULE A

This forms part of application
DP22-0163 DVP23-0106

Planner Initials **SS**



2021///19

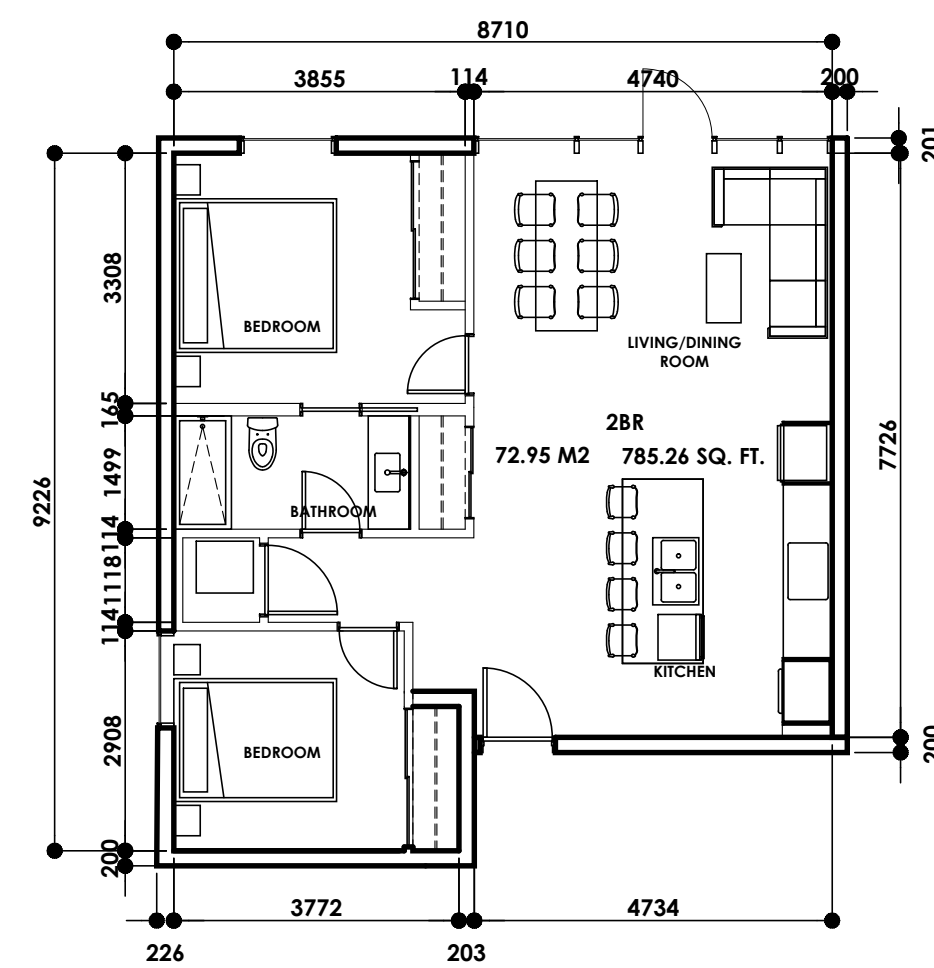
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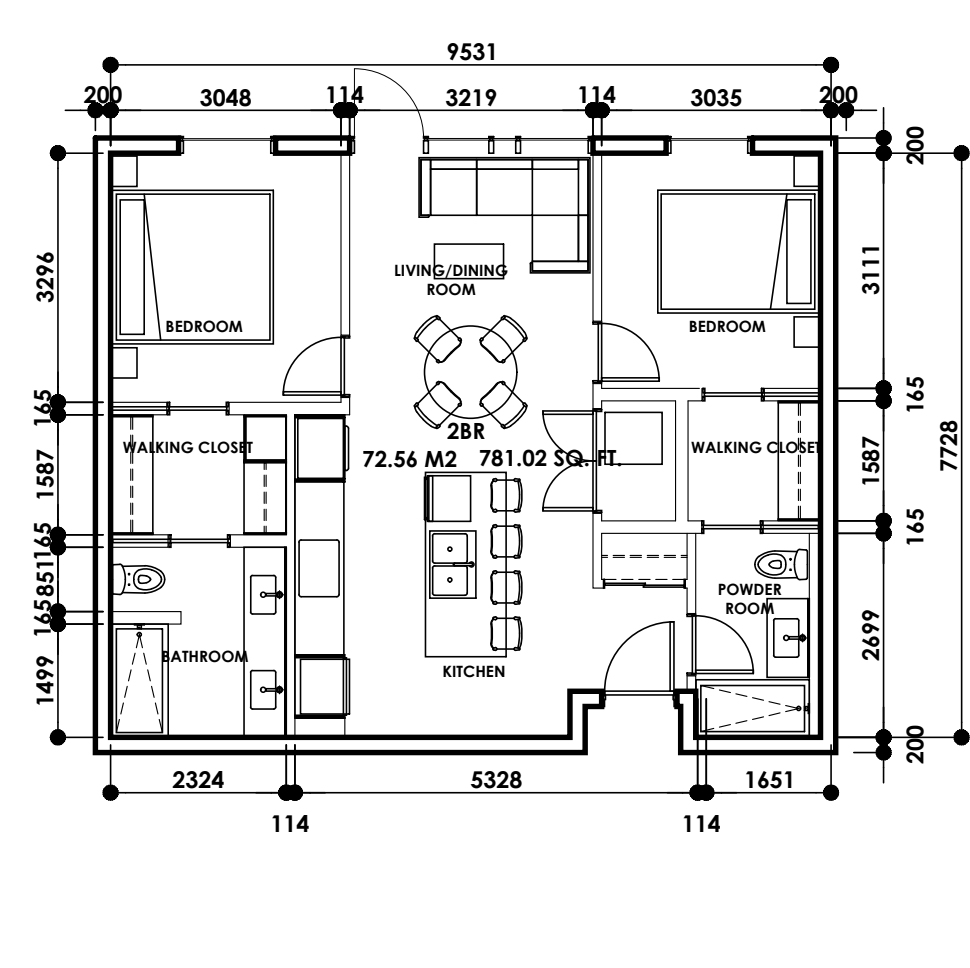
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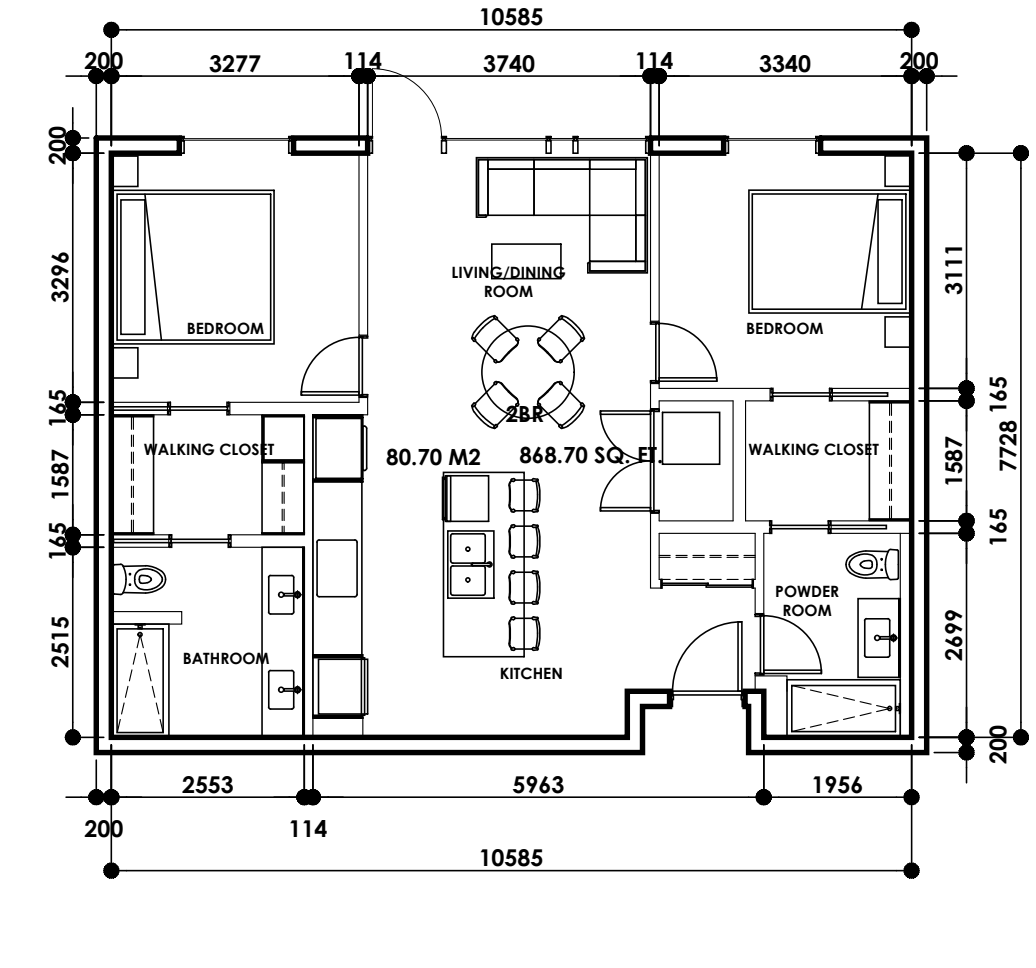
ISSUE	No.	DATE
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9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08



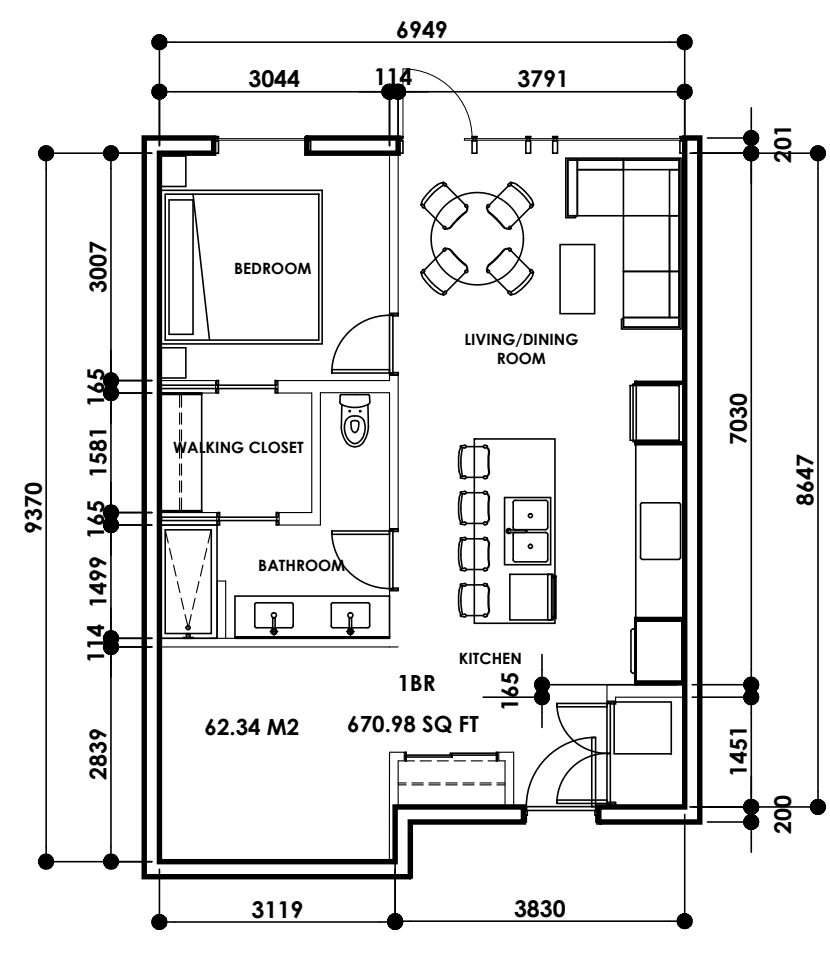
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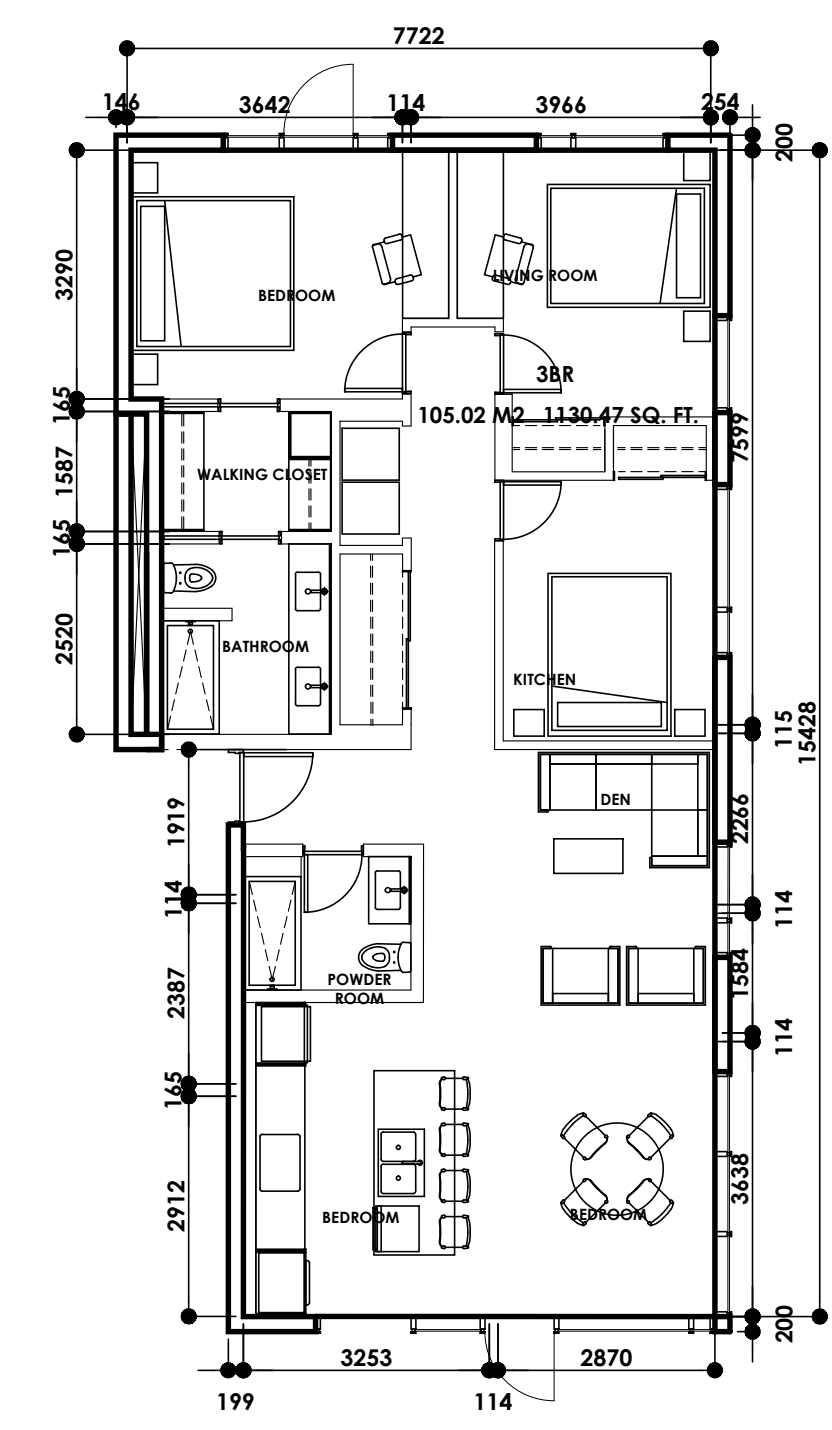
02 LAYOUT TYPE B
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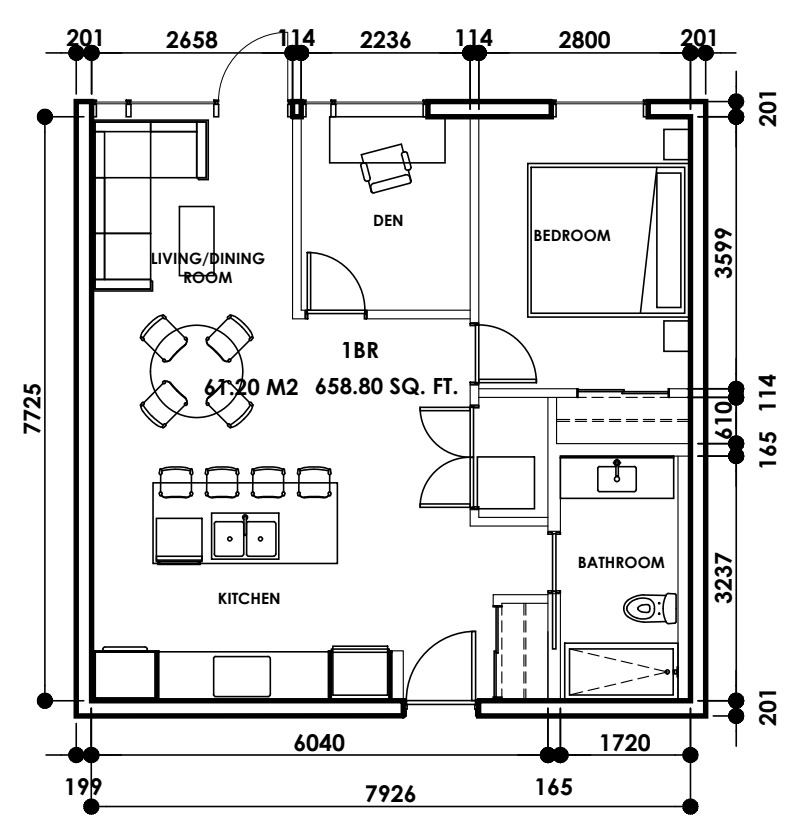
03 LAYOUT TYPE B1
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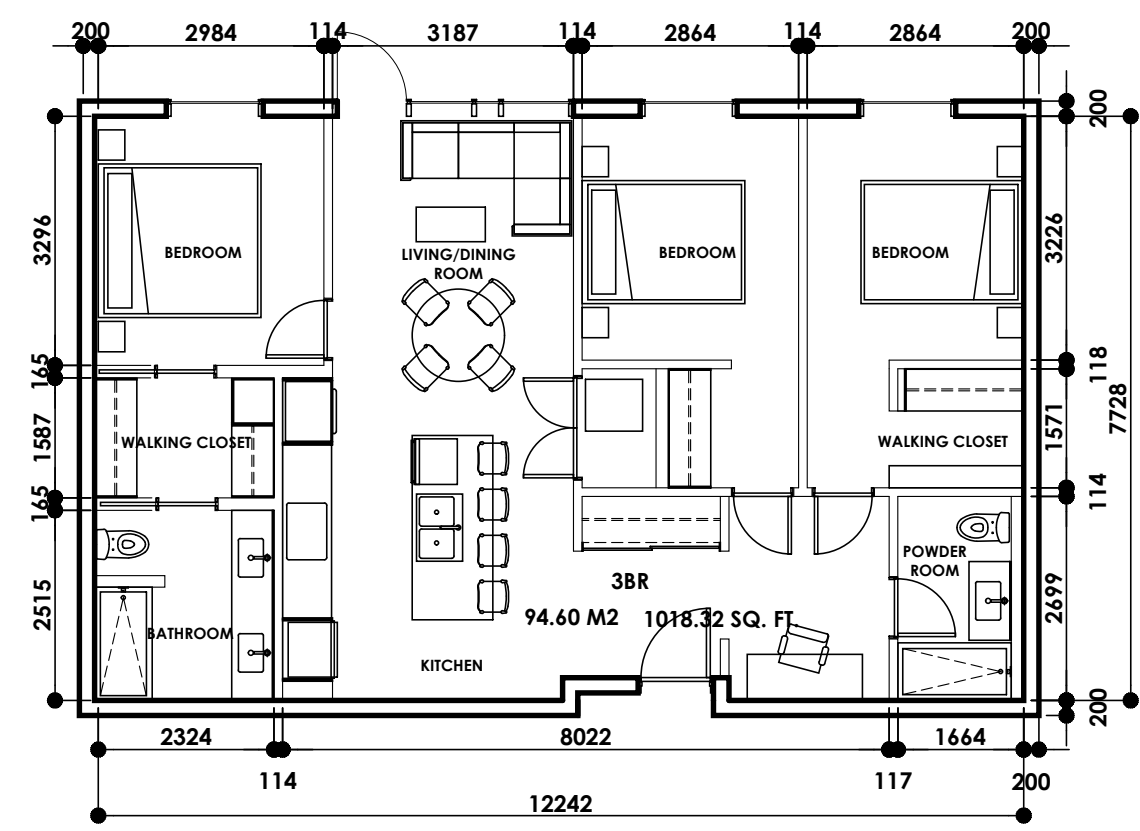
04 LAYOUT TYPE C
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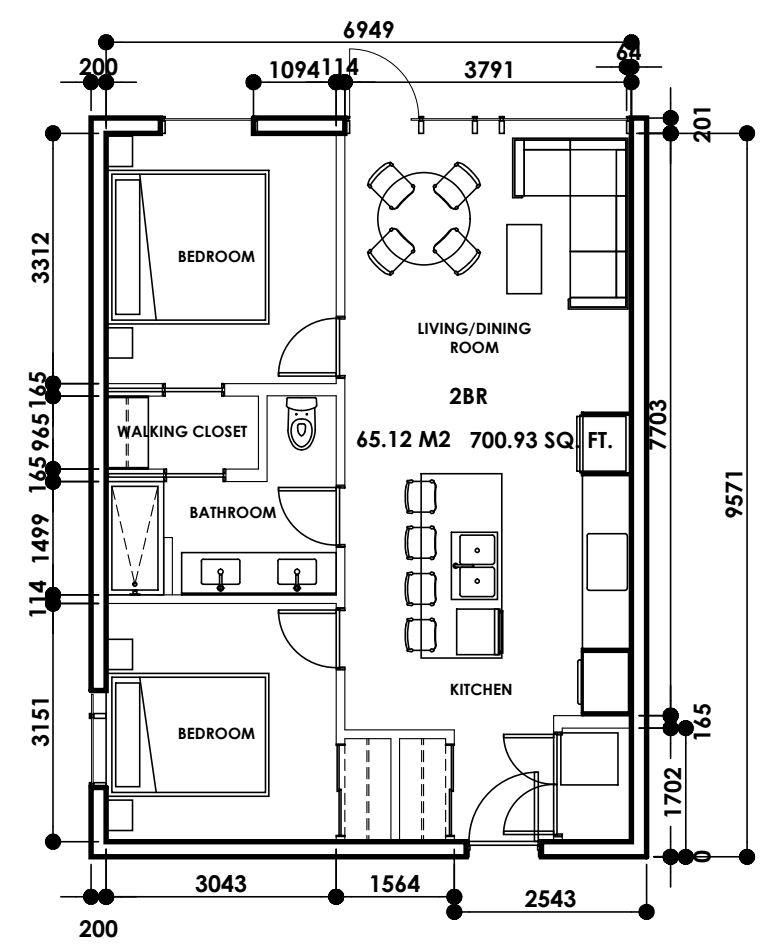
05 LAYOUT TYPE D
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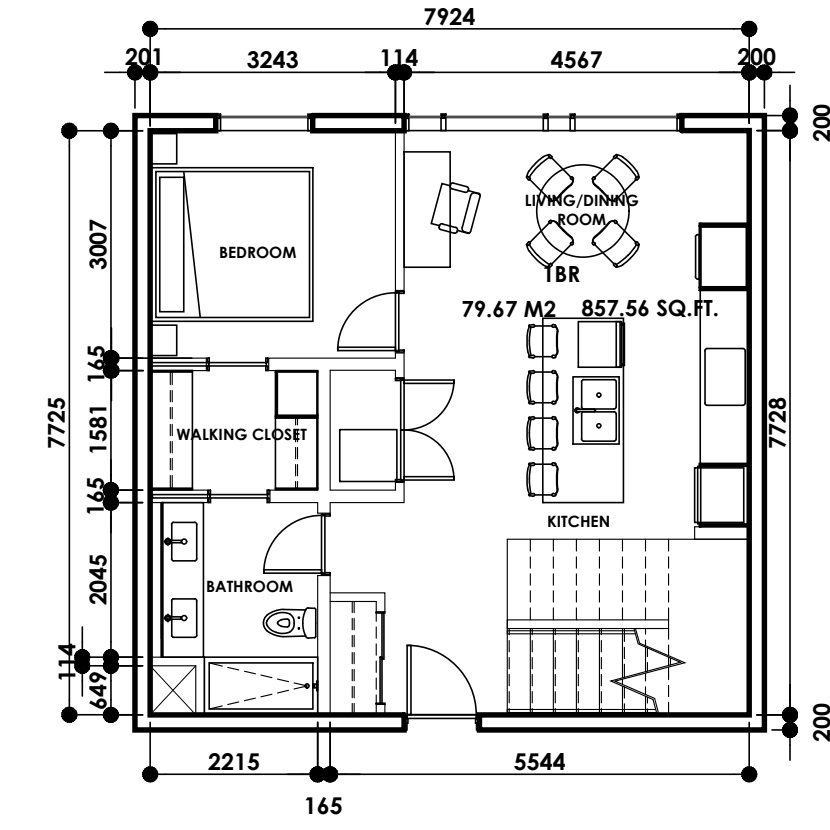
06 LAYOUT TYPE E
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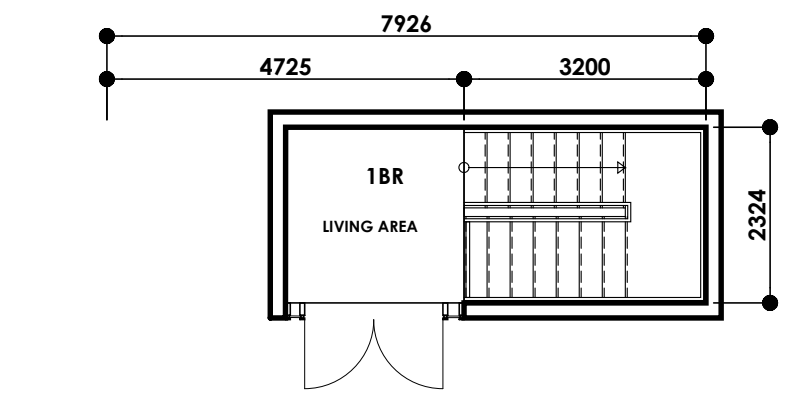
07 LAYOUT TYPE I
1:100



08 LAYOUT TYPE L
1:100



09 LAYOUT TYPE P
1:100



10 UPPER LAYOUT TYPE P
1:100

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:100

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

UNITS LAYOUTS

SHEET NUMBER

SCHEDULE B

This forms part of application
DP22-0163 DVP23-0106



Planner Initials **SS**

2021///19

DAVIGNON MARTIN ARCHITECTURE

suite 420, 237 8 avenue se
calgary, alberta canada
T2G 5C3
403 / 282 6082
davignonmartin.ca

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REVISION		
1	ISSUED FOR REVIEW	2021/19
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3	RE-ISSUED FOR DP PRE-APPLICATION	2020/04
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7	RE-ISSUED FOR DP APPLICATION	2021/27
8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE

2023.06.08

SCALE

1:50

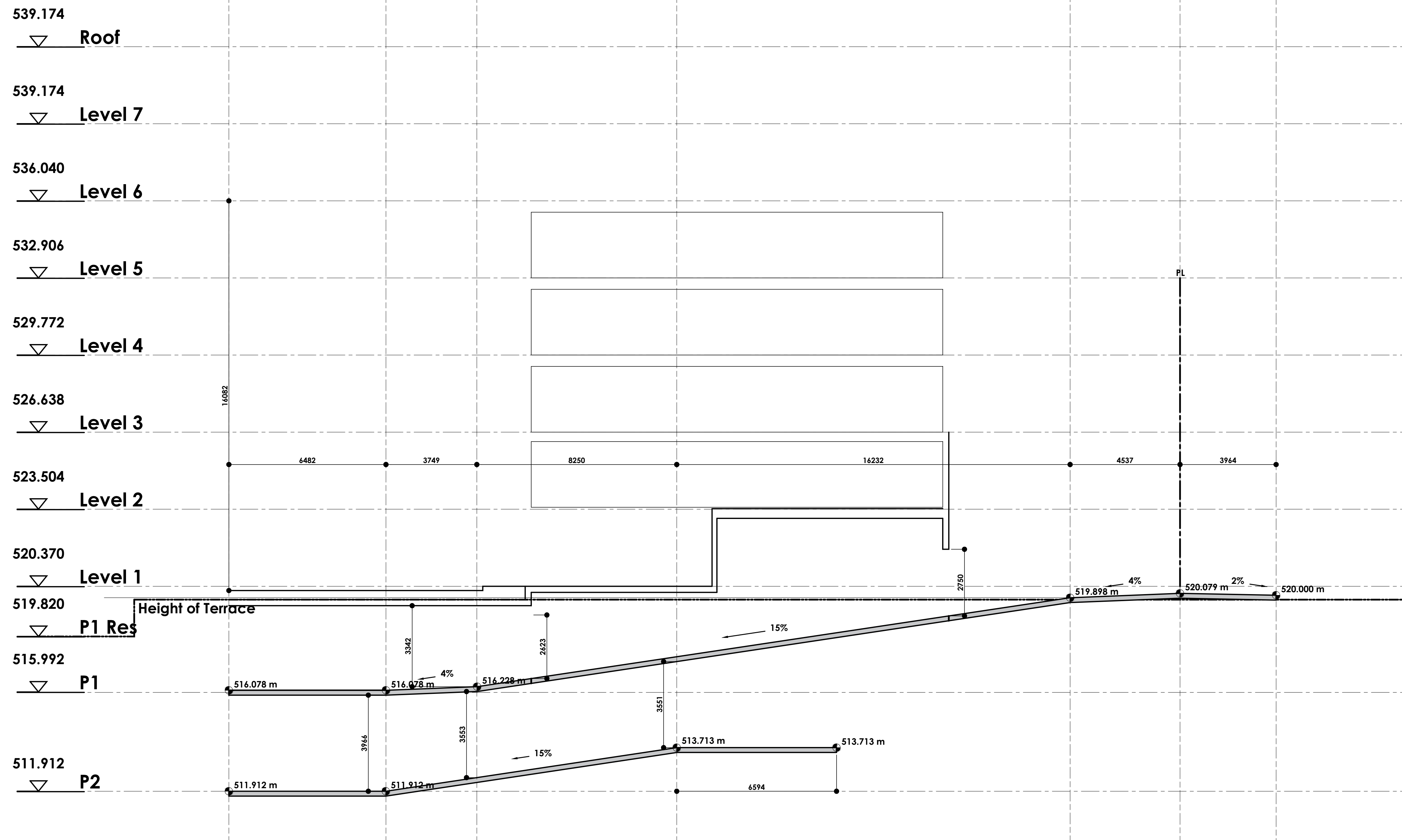
PROJECT LOCATION

1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE

RAMP SECTION

SHEET NUMBER



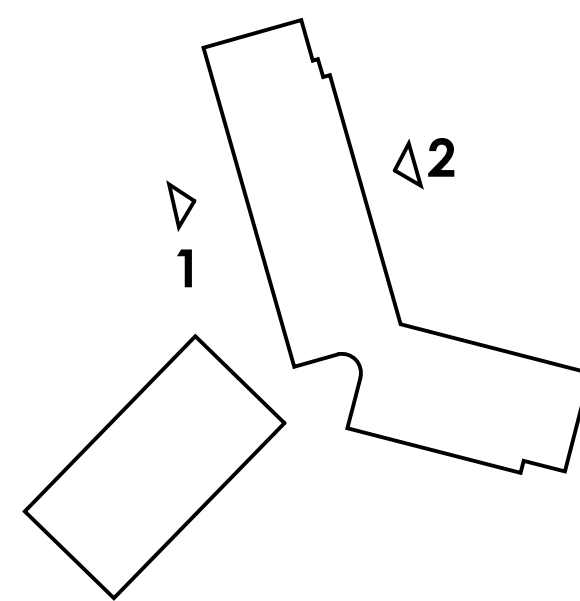
01 RAMP SECTION 1:100

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8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08



01 ELEVATION 1
1:200

Parking Facade: 0 m2
Variance: 0 m2
0%



SCHEDULE B

This forms part of application
DP22-0163 DVP23-0106

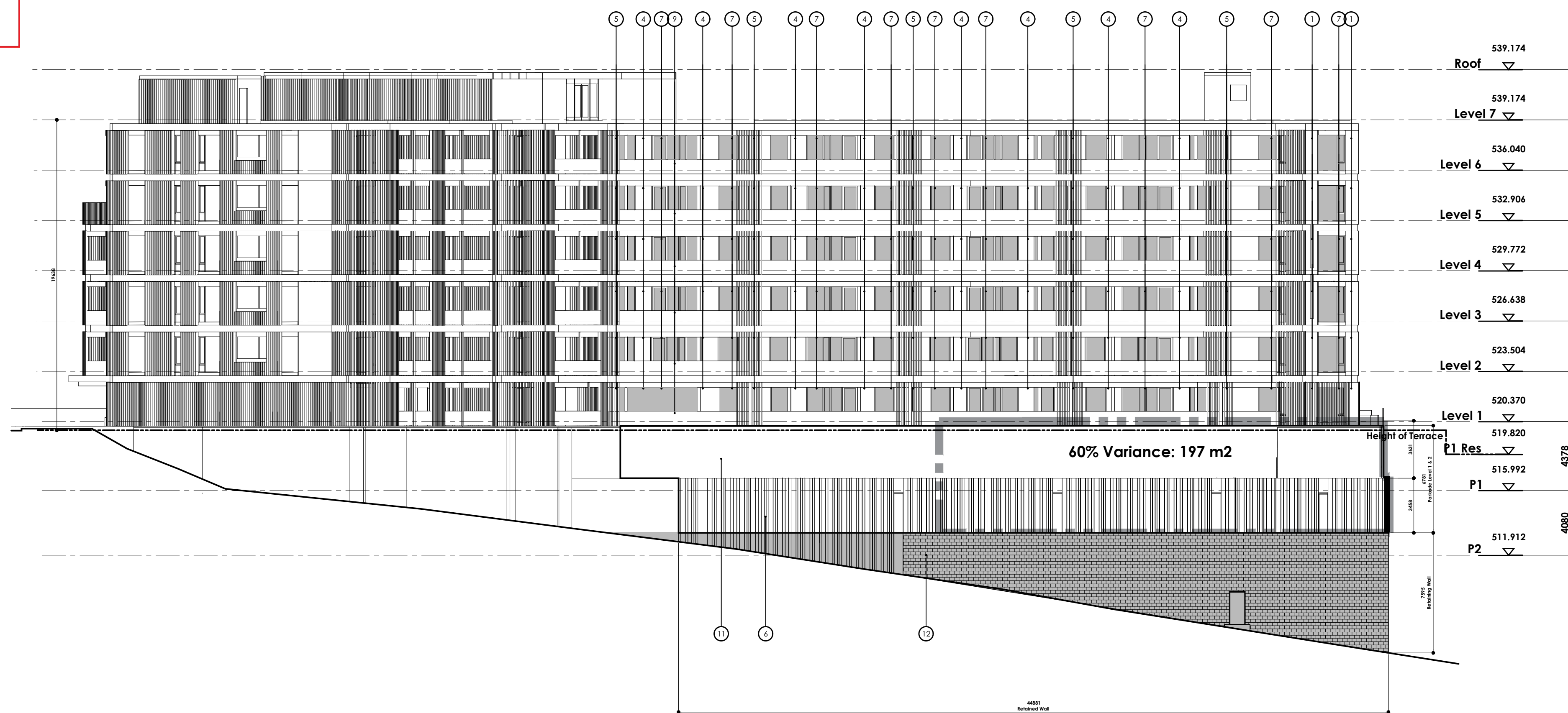


City of
Kelowna
COMMUNITY PLANNING

Planner Initials **SS**

02 ELEVATION 2
1:200

Parking Facade: 328 m2
Variance: 197 m2
60%



LEGEND:

EXTERIOR FINISHES

No.	Description
1	LAQUE FORBODT Hestonwood Side and Matt Stone
2	LAQUE FORBODT Hestonwood Concrete/Stone/Black/White/White/White
3	LAQUE FORBODT Hestonwood Brown/Black
4	LAQUE FORBODT Hestonwood Black/White
5	LAQUE FORBODT Hestonwood Black/White
6	LAQUE FORBODT Hestonwood Black/White
7	LAQUE FORBODT Hestonwood Black/White
8	LAQUE FORBODT Hestonwood Black/White
9	LAQUE FORBODT Hestonwood Black/White
10	LAQUE FORBODT Hestonwood Black/White
11	LAQUE FORBODT Hestonwood Black/White
12	LAQUE FORBODT Hestonwood Black/White
13	LAQUE FORBODT Hestonwood Black/White
14	LAQUE FORBODT Hestonwood Black/White
15	LAQUE FORBODT Hestonwood Black/White
16	LAQUE FORBODT Hestonwood Black/White
17	LAQUE FORBODT Hestonwood Black/White
18	LAQUE FORBODT Hestonwood Black/White
19	LAQUE FORBODT Hestonwood Black/White
20	LAQUE FORBODT Hestonwood Black/White

PROPERTY LINE

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE
2023.06.08

SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Elevation 1,2

SHEET NUMBER

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8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

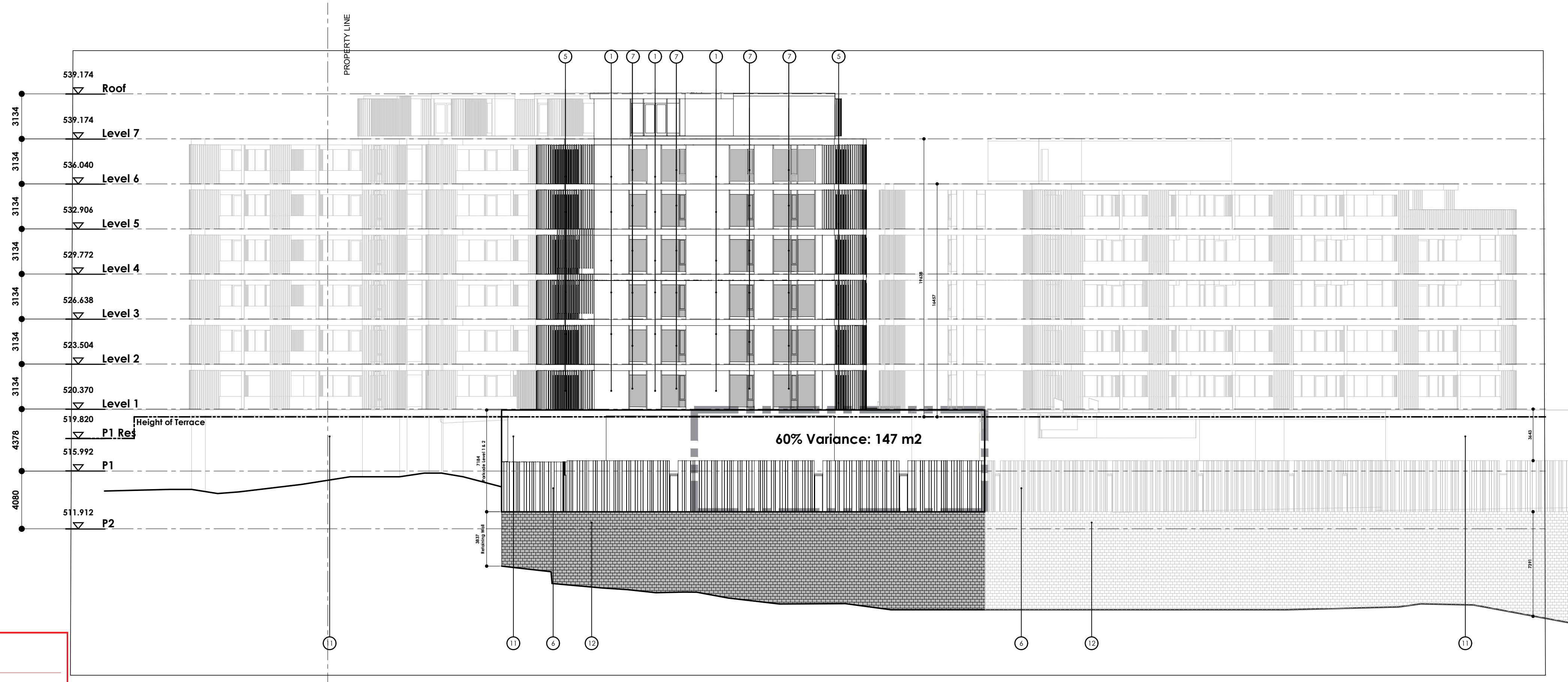
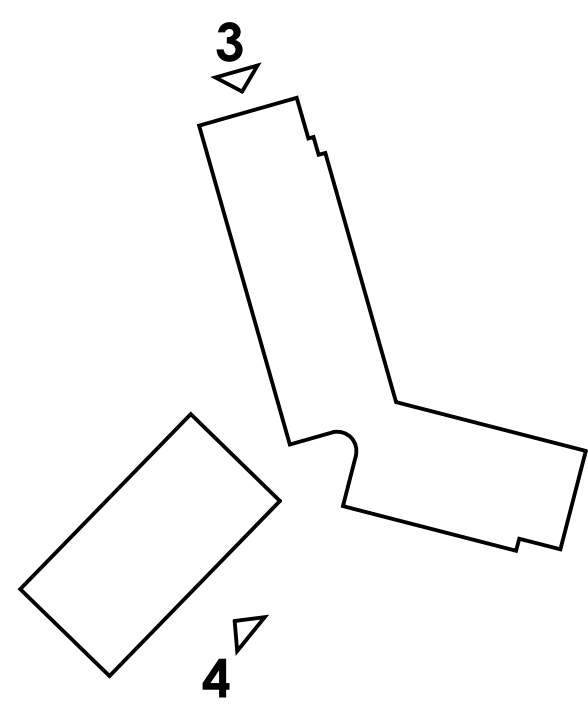
PROJECT
McKinley Beach
Lot 5

DATE
2023.06.08
SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Ososyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Elevation 3,4

SHEET NUMBER



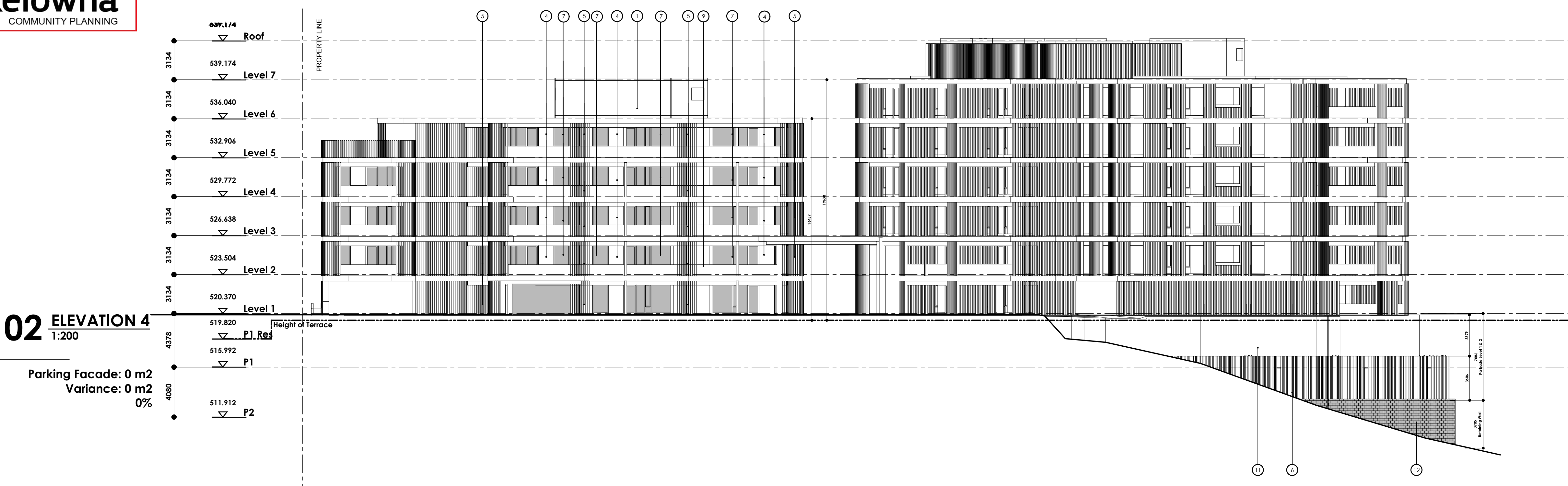
01 ELEVATION 3
1:200
Parking Facade: 245 m2
Variance: 147 m2
60%

SCHEDULE B

This forms part of application
DP22-0163 DVP23-0106

City of Kelowna
COMMUNITY PLANNING

Planner Initials **SS**



02 ELEVATION 4
1:200
Parking Facade: 0 m2
Variance: 0 m2
0%

- LEGEND:**
- EXTERIOR FINISHES
- 1 LARDE FLOORING: Resilient Vinyl Tile and Matt Stone
 - 2 LARDE FLOORING: Resilient Vinyl Tile and Matt Stone - Light Grey
 - 3 LARDE FLOORING: Hardie Board on Brans Wall
 - 4 LARDE FLOORING: Hardie Board on Brans Wall
 - 5 LARDE FLOORING: Hardie Board on Brans Wall
 - 6 LARDE FLOORING: Hardie Board on Brans Wall
 - 7 LARDE FLOORING: Hardie Board on Brans Wall
 - 8 LARDE FLOORING: Hardie Board on Brans Wall
 - 9 LARDE FLOORING: Hardie Board on Brans Wall
 - 10 LARDE FLOORING: Hardie Board on Brans Wall
 - 11 LARDE FLOORING: Hardie Board on Brans Wall
 - 12 LARDE FLOORING: Hardie Board on Brans Wall

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10	RE-ISSUED FOR DP APPLICATION	2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT
McKinley Beach
Lot 5

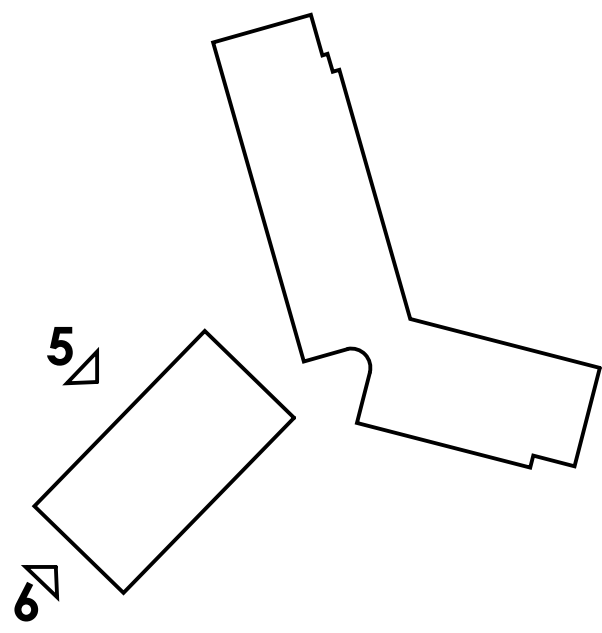
DATE
2023.06.08

SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Ososyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Elevation 5,6

SHEET NUMBER



01 ELEVATION 5
1:200

Parking Facade: 398 m2
Variance: 240 m2
60%



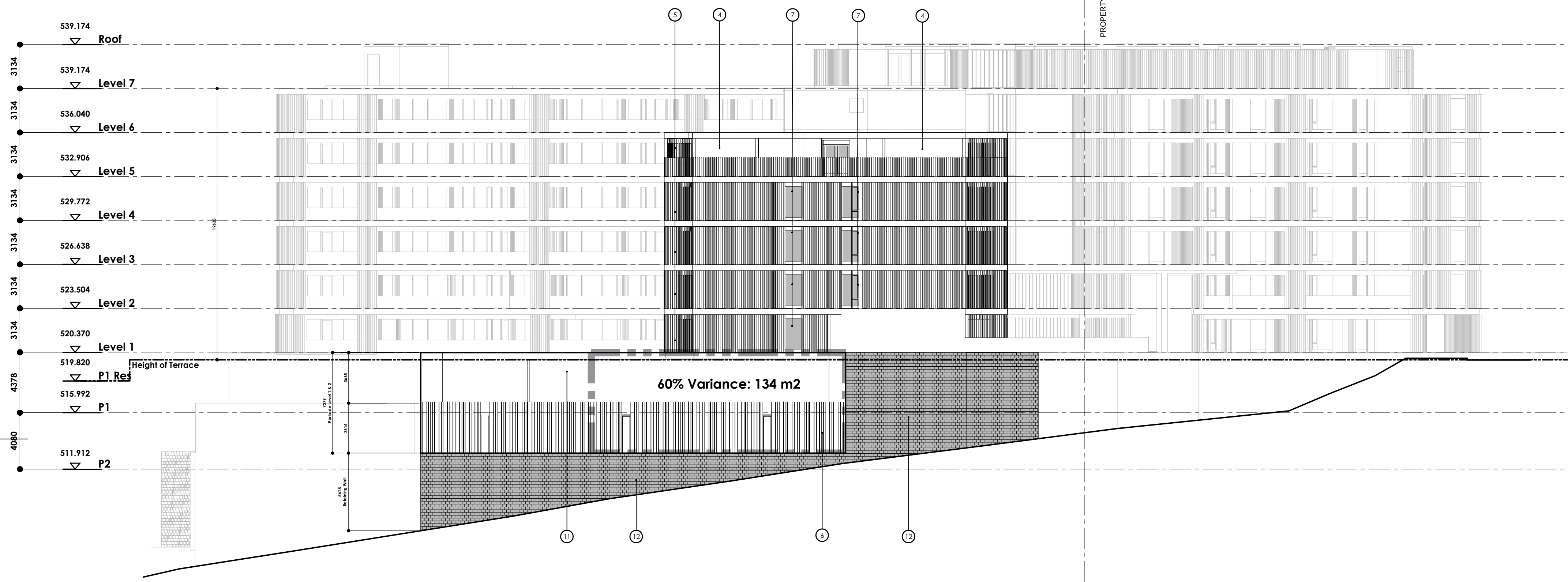
SCHEDULE B

This forms part of application
DP22-0163 DVP23-0106

Planner Initials **SS**

LEGEND:

- EXTERIOR FINISHES
- 1. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone
 - 2. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Light Grey
 - 3. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 4. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 5. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 6. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 7. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 8. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 9. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 10. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 11. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 12. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 13. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 14. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 15. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 16. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 17. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 18. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 19. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey
 - 20. LAMBE POLYBOND™ Polyurethane Siding and Matt Stone Dark Grey



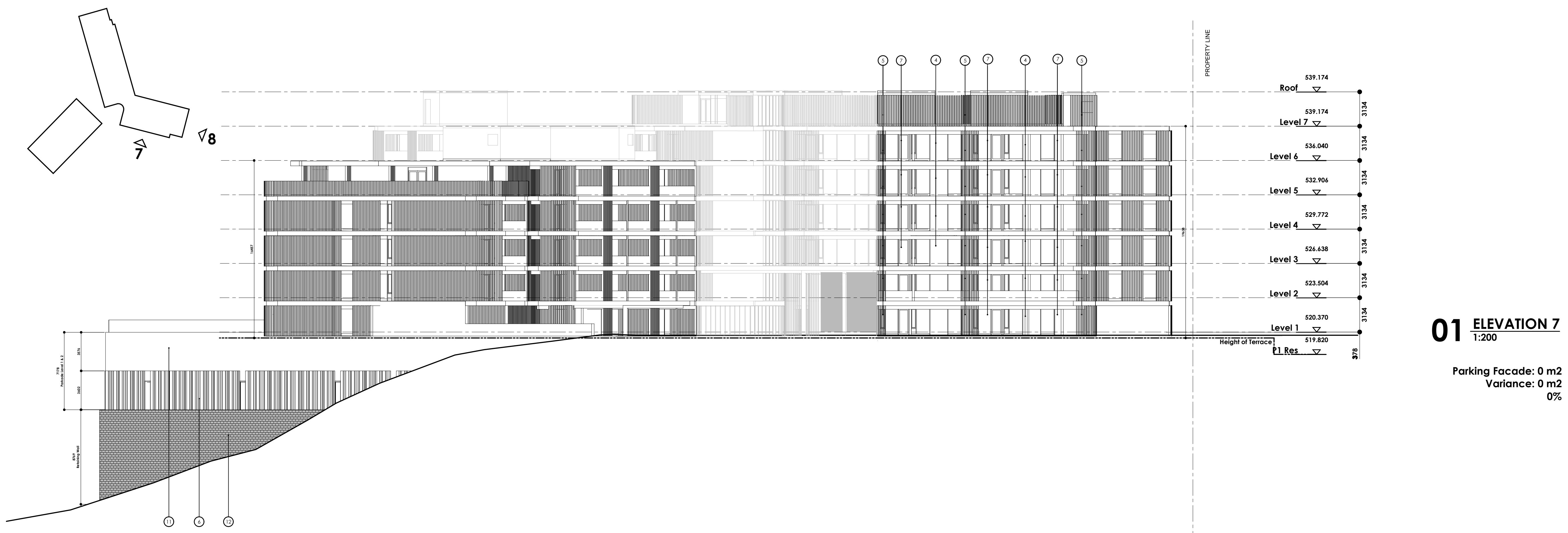
02 ELEVATION 6
1:200

Parking Facade: 398 m2
Variance: 240 m2
60%

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9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08



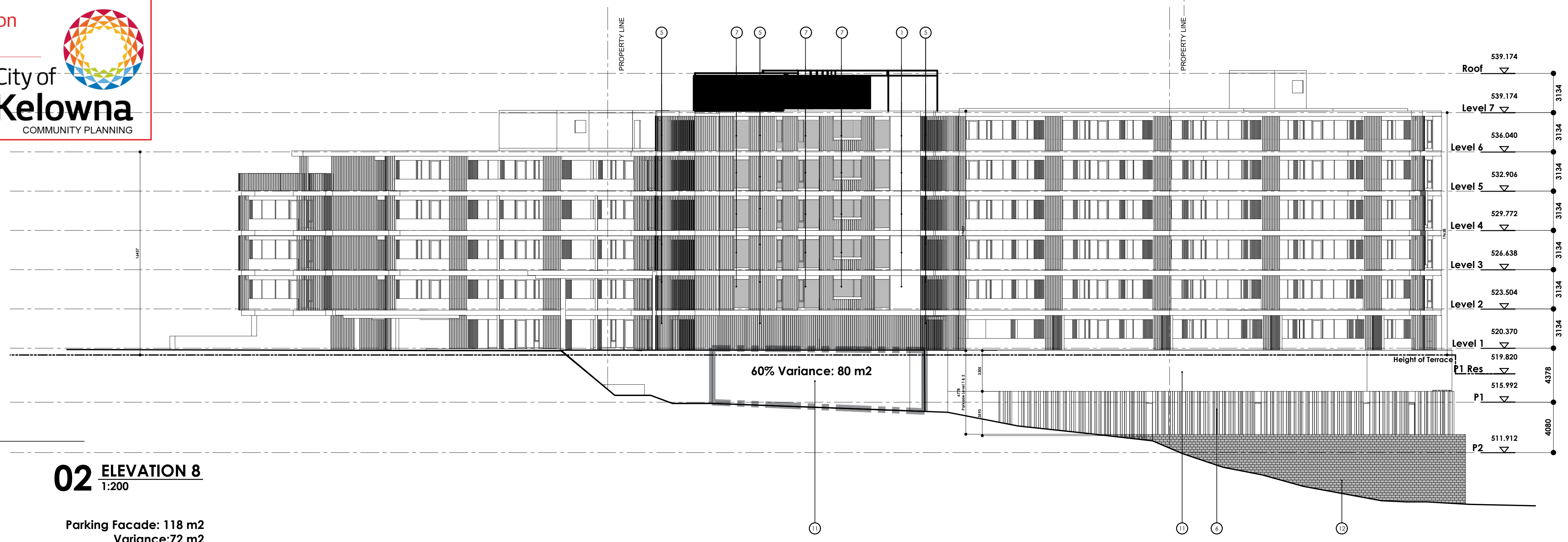
01 ELEVATION 7
1:200
Parking Facade: 0 m2
Variance: 0 m2
0%

SCHEDULE B

This forms part of application
DP22-0163 DVP23-0106

Planner Initials **SS**

City of Kelowna
COMMUNITY PLANNING



02 ELEVATION 8
1:200
Parking Facade: 118 m2
Variance: 72 m2
60%

- LEGEND:**
- EXTERIOR FINISHES
- 1. UNFINISHED CONCRETE
 - 2. UNFINISHED CONCRETE WITH FORMWORK
 - 3. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK
 - 4. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY
 - 5. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK
 - 6. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK
 - 7. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK
 - 8. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK
 - 9. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK
 - 10. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK
 - 11. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK
 - 12. UNFINISHED CONCRETE WITH FORMWORK AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK AND LIGHT GRAY AND BRICKWORK

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

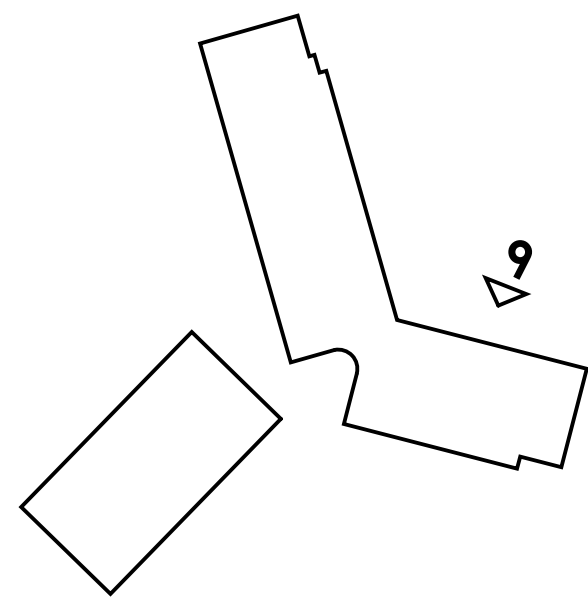
PROJECT
McKinley Beach
Lot 5

DATE
2023.06.08
SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos Div., Yale District, Plan EPP76020

SHEET TITLE
Elevation 7, 8

SHEET NUMBER



SCHEDULE B

This forms part of application
DP22-0163 DVP23-0106

Planner Initials **SS**

City of Kelowna
COMMUNITY PLANNING

2021///19

DAVIGNON MARTIN
ARCHITECTURE

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Habitable Facade: 63%
Parkade + Retaining Wall: 37%

01 ELEVATION 9
1:200

LEGEND:

EXTERIOR FINISHES

Key	Description
1	LARGE FLOOR: Reproducible Solid wood floor (10m)
2	LARGE FLOOR: Reproducible Solid wood floor (10m) with light oak
3	LARGE FLOOR: Reproducible Solid wood floor (10m)
4	CEILING: Reproducible Solid wood floor (10m)
5	CEILING: Reproducible Solid wood floor (10m)
6	CEILING: Reproducible Solid wood floor (10m)
7	CEILING: Reproducible Solid wood floor (10m)
8	CEILING: Reproducible Solid wood floor (10m)
9	CEILING: Reproducible Solid wood floor (10m)
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15	CEILING: Reproducible Solid wood floor (10m)
16	CEILING: Reproducible Solid wood floor (10m)
17	CEILING: Reproducible Solid wood floor (10m)
18	CEILING: Reproducible Solid wood floor (10m)
19	CEILING: Reproducible Solid wood floor (10m)
20	CEILING: Reproducible Solid wood floor (10m)

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10	RE-ISSUED FOR DP APPLICATION	2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT
McKinley Beach
Lot 5

DATE
2023.06.08

SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Elevation 9

SHEET NUMBER

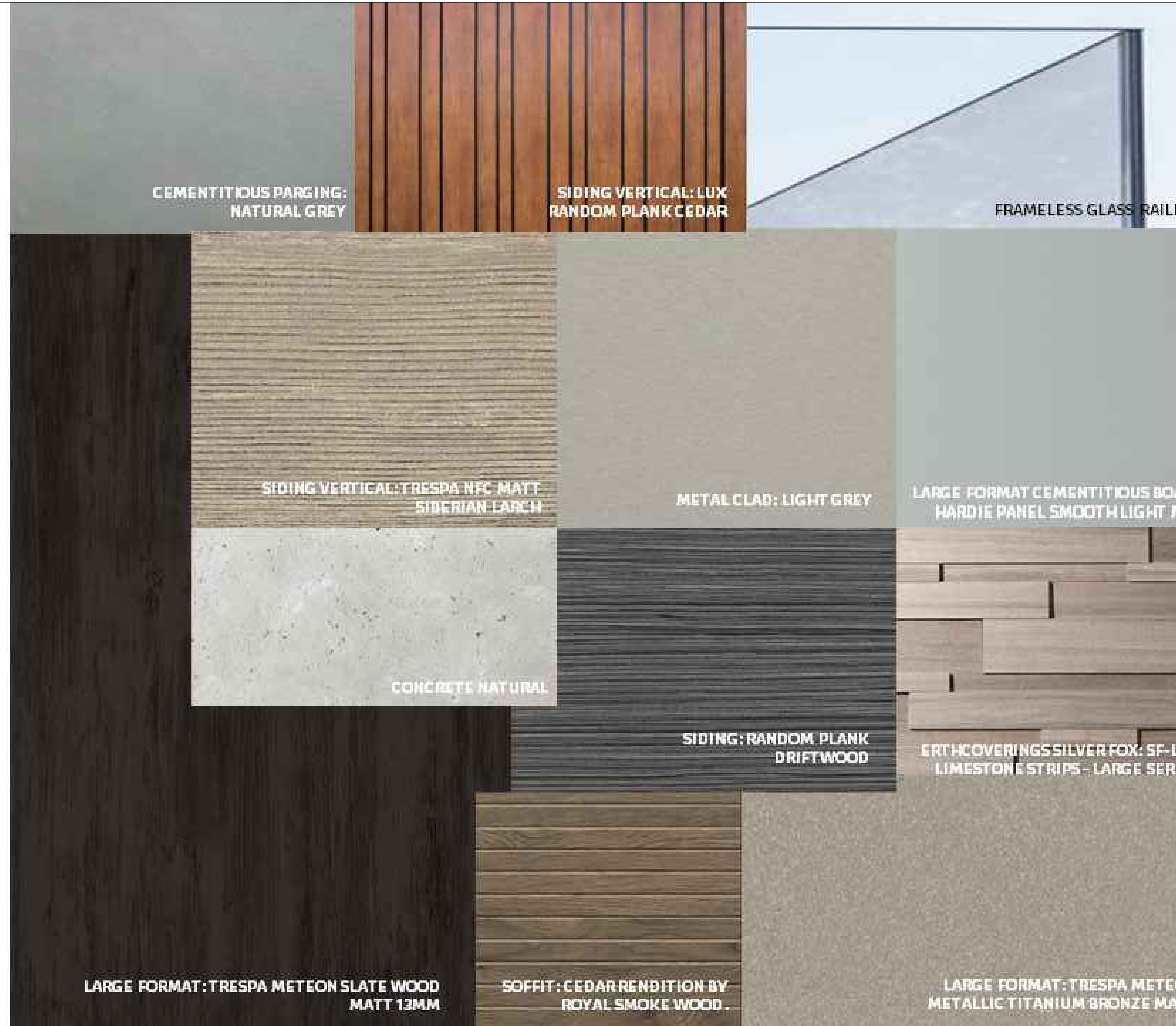
SCHEDULE B

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DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**



2021///19

DAVIGNON MARTIN
ARCHITECTURE

suite 420, 237 8 avenue se
calgary, alberta canada
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davignonmartin.ca

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6	RE-ISSUED FOR DP APPLICATION	2021/03
7	RE-ISSUED FOR DP APPLICATION	2021/27
8	RE-ISSUED FOR DP APPLICATION	2024/04
9	RE-ISSUED FOR DP APPLICATION	2023/12
10	RE-ISSUED FOR DP APPLICATION	2024/08

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT
McKinley Beach
Lot 5

DATE
2023.06.08

SCALE
N/A

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Materials Board

SHEET NUMBER

SCHEDULE B

This forms part of application
DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**



01 SW VIEW
NTS



03 SE VIEW
NTS



02 NW VIEW
NTS

2021///19

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ISSUE	No.	DATE
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1 ISSUED FOR REVIEW		202119
2 ISSUED FOR DP PRE-APPLICATION		202006
3 RE-ISSUED FOR DP PRE-APPLICATION		202004
4 ISSUED FOR DP APPLICATION		202002
5 RE-ISSUED FOR DP APPLICATION		202016
6 RE-ISSUED FOR DP APPLICATION		202103
7 RE-ISSUED FOR DP APPLICATION		202107
8 RE-ISSUED FOR DP APPLICATION		202404
9 RE-ISSUED FOR DP APPLICATION		202312
10 RE-ISSUED FOR DP APPLICATION		202408

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 5

DATE
2023.06.08

SCALE
1:200

PROJECT LOCATION
1830 Hilltop C., Kelowna, BC
Lot 5, Sec 28, Township 23, Osoyoos
Div., Yale District, Plan EPP76020

SHEET TITLE
Emotive Renders
Building 1

SHEET NUMBER

R///101

SCHEDULE C

This forms part of application
DP22-0163 DVP23-0106



Planner Initials SS

City of Kelowna
COMMUNITY PLANNING

NORTH

PROJECT DATA

ZONING: CD 18 - COMPREHENSIVE MIXED USE DEVELOPMENT
AREA 1 - VILLAGE CENTRE

ZONING BYLAW 12375: SECTION 7.2 LANDSCAPING STANDARDS

SITE AREA: 11682.00 M2

LANDSCAPE CALCULATIONS

LANDSCAPE AREA SETBACKS	0.00
TOTAL TREES REQUIRED (1/155m ² OF TOTAL SETBACK AREA PROVIDED)	0
TOTAL TREES PROVIDED	14

PLANTING LEGEND

TREES - 14 TOTAL

- ARMSTRONG MAPLE
2 @ 70MM CAL.
- LOGEPOLE PINE
7 @ 3.5M HT.
- LOGEPOLE PINE
5 @ 2.5M HT.
- EXISTING TREES
APPROXIMATE LOCATIONS IN GOVERNMENT
TREES TO REMAIN UNDISTURBED

SHRUBS - 147@600MM HT
ORNAMENTAL GRASSES - 106/100MM POT

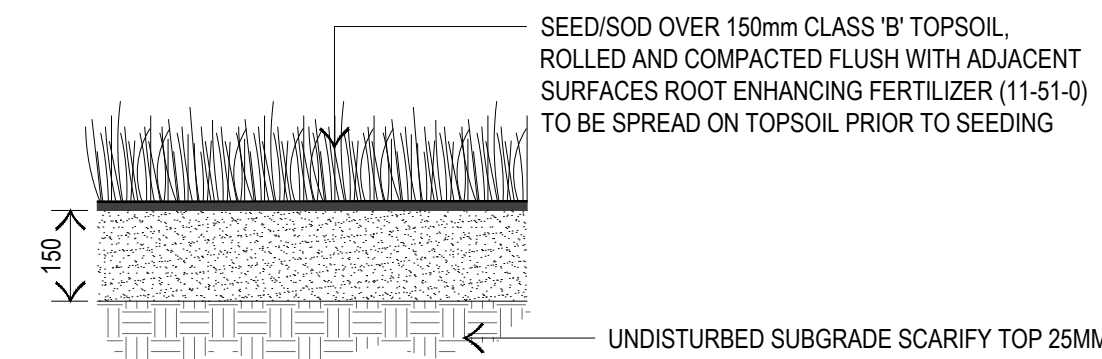
- 20 HORIZONTAL JUNIPER
- 30 WILD ROSE
- 48 SILVERBERRY
- 12 OREGAN GRAPPE
- 21 CREEPING OREGAN GRAPE
- 16 OCEAN SPRAY
- 106 KARL FOERSTER GRASS

FEATURE LEGEND

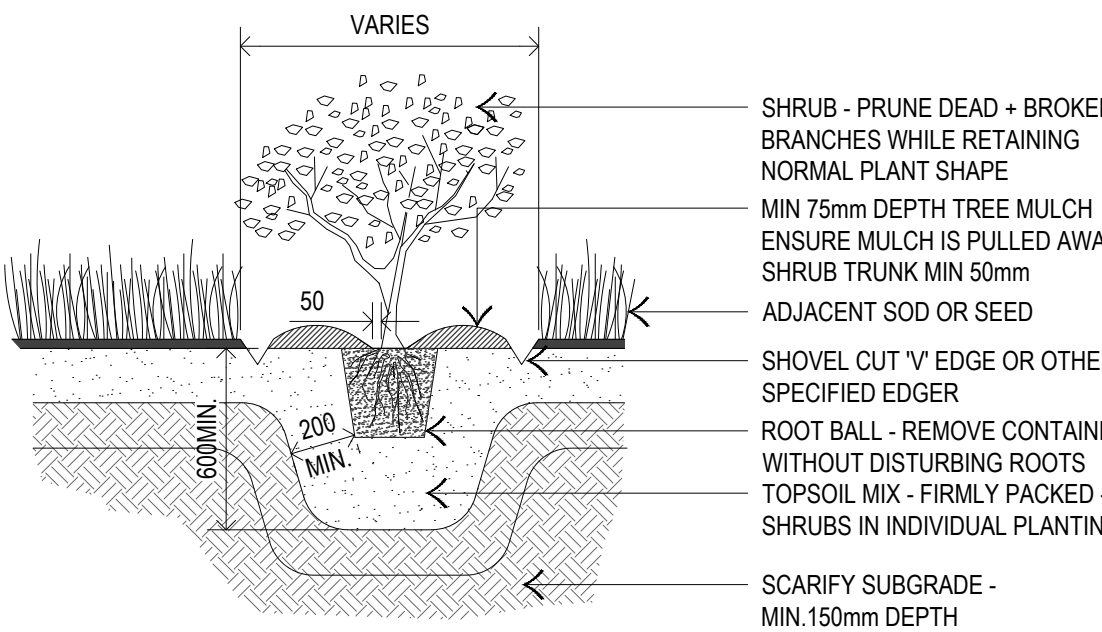
- N-01 BACKLESS LINEAR BENCH
- N-02 MULTI-USE LAWN AREA
- N-03 ENTRY PLAZA
- N-04 PUBLIC SIDEWALK
- N-05 SYNTHETIC TURF MULTI-USE LAWN
- N-06 TIVOLI CATENARY LIGHTS
- N-07 NATURALIZED EDGE- TREES/SHRUBS PLANTED INTO SEEDED AREA
- N-08 LOUNGE AREA W/ GAS FIREPIT
- N-09 PREFABRICATED PLANTERS W/ ANNUALS PLANTING
- N-10 LARGE PLANTER POTS W/ ANNUALS PLANTING
- N-11 MOVEABLE BISTRO STYLE TABLES + CHAIRS
- N-12 BBQ GRILLES X 4 W/ FOOD PREP COUNTER
- N-13 BIKE RACKS

SURFACING LEGEND

- SOD
LESS WATER SOD ON 150MM DEPTH TOPSOIL
- SYNTHETIC TURF
RYMAR DURABLE 90
- ROCK MULCH
45MM DIA. TAN CLEAN CRUSHED ROCK
- CONCRETE PAVING
LIGHT SANDBLASTED CONCRETE W/ CALIFORNIA HAND
TROWELLED JOINTS
- COMPOSITE WOOD DECKING
- GRANULAR SURFACING
15MM DIA. TAN CRUSHED ROCK
- NATURALIZED POLLINATOR SEED MIX:
COLOURFUL MEXIC GRASSLAND MIX (RATE: 40-45KG / HA):
TUFTED HAIR GRASS 14%
SLENDER WHEATGRASS 14%
BELUBURCH (SIANO) FESCUE 14%
ROCKY MOUNTAIN FESCUE 14%
WESTERN WHEATGRASS 14%
FOWL BLUEGRASS 14%
ROUGH HAIRGRASS 8%
GREEN NEEDLE GRASS 8%
CANADA MILKVETCH 3%
PURPLE PRAIRIE CLOVER 3%
BLUE FLAX 3%
PHILADELPHIA FLEABANE 1%
WHITE CHANDLERFOR 1%
GALLARDIA TRACE
WOODY GROMWELL TRACE
WILD BERGAMOT TRACE
SMOOTH ASTER TRACE



2 TYPICAL SEED / SOD DETAIL
DPL1 1:25



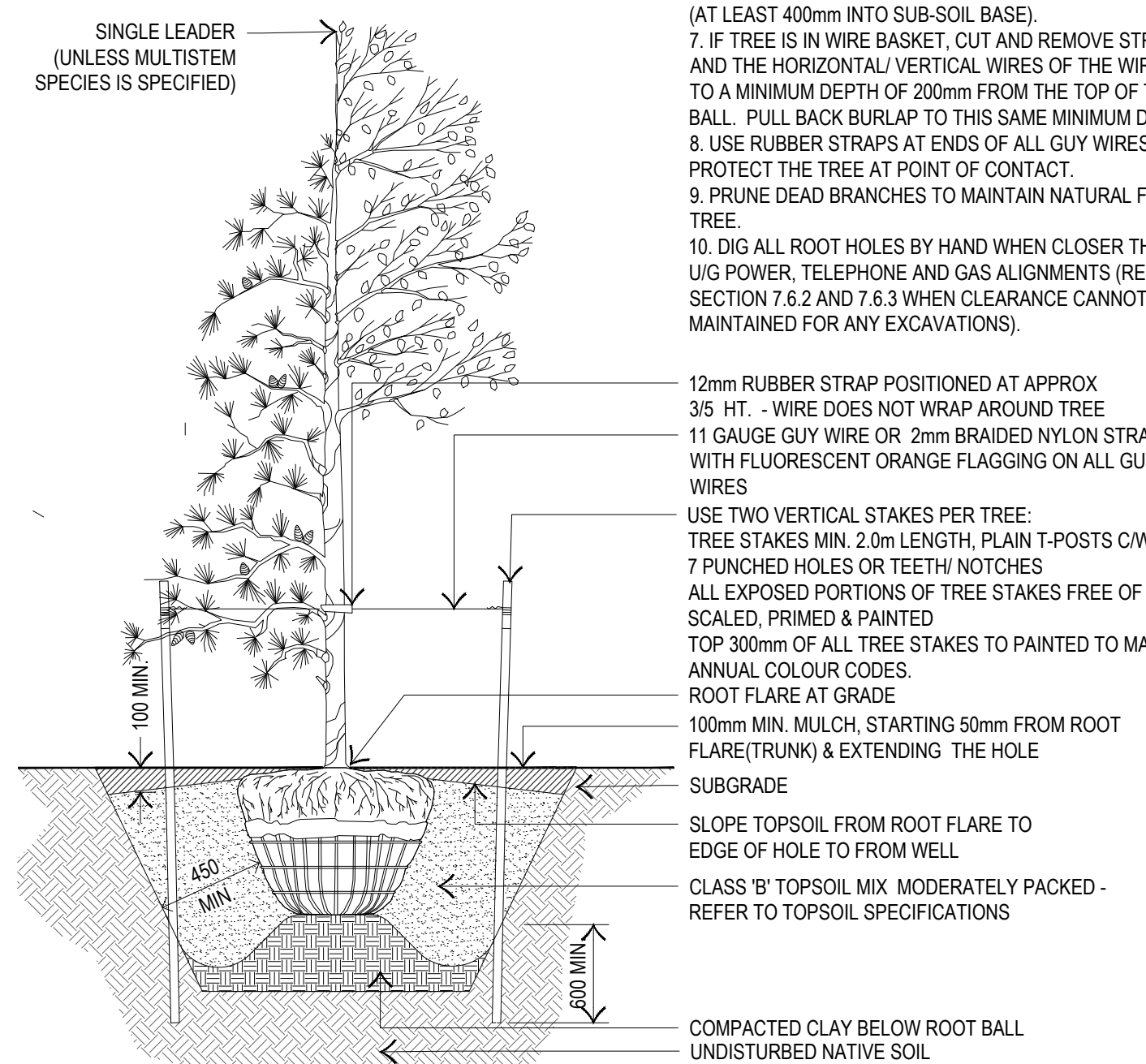
3 TYPICAL SHRUB PLANTING DETAIL
DPL1 1:25

NOTES:

- ALL WORK COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02300 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- STAKE BEYOND EDGE OF ROOT BALL. IF MINIMUM SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
- ALL TREE STAKES TO MAINTAIN MIN. 1.0m CLEARANCE FROM ALL UG POWER, TELEPHONE AND GAS ALIGNMENTS.
- TREE SHOULD BE PLANTED 75mm-100mm BELOW GROUND LEVEL.
- T-BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOIL BASE).
- IF TREE IS IN WIRE BASKET, CUT AND REMOVE STRAPPING AND THE HORIZONTAL VERTICAL WIRES OF THE WIRE BASKET TO A MINIMUM DEPTH OF 200mm FROM THE TOP OF THE ROOT BALL. PULL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
- USE RUBBER STRAPS AT ENDS OF ALL GUY WIRES TO PROTECT THE TREE AT POINT OF CONTACT.
- PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE.
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO UG POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).

CONIFEROUS DECIDUOUS

Less than 3.0m Height 40mm-100mm Caliper
Spade Hole Preparation for Basket or Ball & Burlap Trees



4 TYPICAL TREE PLANTING DETAIL
DPL1 1:25

1 LANDSCAPE PLAN
DPL1 1:300

2021//19

DAVIGNON MARTIN
ARCHITECTURE

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The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations must be reported to the Architect.

ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	220119
2	ISSUED FOR DP PRE-APPLICATION	220506
3	ISSUED FOR DP PRE-APPLICATION	220504
4	ISSUED FOR DP APPLICATION	220719
5	ISSUED FOR DP APPLICATION	221104
6	ISSUED FOR DP APPLICATION	220407

GENERAL NOTES

- ALL LANDSCAPE CONSTRUCTION, INCLUDING ALL HARD AND SOFT LANDSCAPING, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF KELOWNA SPECIFICATIONS OR AS NOTED ON THE DRAWINGS.
- ALL TREES AND SHRUBS TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES ALL PLANT MATERIAL SHALL BE LOCALLY GROWN BRITISH COLUMBIA NURSERY STOCK.
- ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS.
- ALL PLANTING BEDS IN NON-NATURALIZED AREAS TO HAVE A MIN. 75mm DEPTH BARK MULCH.
- ALL LANDSCAPE AREAS IN NON-NATURALIZED AREAS TO BE EQUIPPED WITH A LOW-WATER HIGH EFFICIENCY IRRIGATION SYSTEM.

PROFESSIONAL SEAL(S)

CONSULTANTS

[SMM]
LANDSCAPE ARCHITECTS

NOTES

PROJECT
McKinley Beach
Lot 5

DATE
2023.04.07
SCALE

PROJECT LOCATION
Kelowna

SHEET TITLE
Landscape Plan

SHEET NUMBER

DPL1

[SMM]

SCHEDULE C

This forms part of application

DP22-0163 DVP23-0106



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **SS**

McKinley Lot05 | Budget Cost Estimate: Landscape Works

Date: July 7, 2023

Project Name: McKinley Lot05

Town File Number:

Prepared by: Scatliff+ Miller+ Murray inc. [SMM]

1.0 Softscape | On Site Works

Item	Description	Qty	Unit	Unit Cost	Total Estimated Cost
1.1	Coniferous Trees – 3.5m ht	7	ea	\$750.00	\$5250.00
1.2	Coniferous Trees – 2.5m ht	5	ea	\$650.00	\$3250.00
1.3	Deciduous Trees - 70mm caliper	2	ea	\$600.00	\$1200.00
1.4	Deciduous Shrubs - #3	127	ea	\$25.00	\$3302.00
1.5	Coniferous Shrubs - #3	20	ea	\$35.00	\$700.00
1.6	Ornamental Grasses – 10cm pot	106	ea	\$15.00	\$1590.00
1.7	Sod	537	m2	\$6.50	\$3490.50
1.8	Naturalized Seed	414	m2	\$2.00	\$828.00
1.9	Shredded Bark Mulch	209	m2	\$10.00	\$2090.00
1.10	Topsoil + Fine Grading	1136	m2	\$10.00	\$12496.00

Softscape Sub-total: \$34,196.00

2.0 Hardscape | On Site Works

2.1	Concrete Walkways	822	m2	\$50.00	\$41,100.00
2.2	Composite Decking	305	m2	\$50.00	\$15,250.00
2.3	Synthetic Turf	27	m2	\$250.00	\$6750.00
2.4	Prefab Planters	31	ea	\$150.00	\$4650.00
2.5	Bench	5	ea	\$1200.00	\$6000.00
2.6	Bike Racks	28	ea	\$300.00	\$8400.00

Hardscape Sub-total: \$82,150.00

TOTAL ON SITE LANDSCAPE WORKS: \$116,346.00

GRAND TOTAL ON SITE LANDSCAPE WORKS: \$116, 346.00

We trust you will find the above in order.

Sincerely,

SCATLIFF+MILLER+MURRAY landscape architects

Deron Miller Principal BES MLArch BCSLA AALA CSLA