

Development Permit & Development Variance Permit

DP22-0186 & DVP24-0089



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

1870 Hiltop Crescent

and legally known as

Lot 8 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 23rd, 2024

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: AP3240 Developments LTD., INC. NO. BC1338385

Applicant: Davignon Martin Architecture + Interior Design

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials SS



City of Kelowna
COMMUNITY PLANNING

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. DP22-0186 and Development Variance Permit No. DVP24-0089 for Lot 8 Section 28 Township 23 ODYD PLAN EPP76020 located at 1870 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]: Comprehensive Development Zones, CD18 McKinley Beach, CD18 Development Regulations

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

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 **\$109,520.00**

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.

ATTACHMENT A	
This forms part of application # DP22-0186 DVP24-0089	
Planner Initials	SS
 City of Kelowna COMMUNITY PLANNING	

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

ATTACHMENT <u> A </u>	
This forms part of application # <u>DP22-0186 DVP24-0089</u>	
Planner Initials	<input type="text" value="SS"/>
 City of Kelowna COMMUNITY PLANNING	

DRAFT

ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	200119
2	ISSUED FOR DP APPLICATION	200504
3	ISSUED FOR DP APPLICATION	200644
4	ISSUED FOR DP APPLICATION	200725
5	ISSUED FOR DP APPLICATION	200814
6	ISSUED FOR DP APPLICATION	201123
7	ISSUED FOR DP APPLICATION	201127
8	ISSUED FOR DP APPLICATION	200119
9	ISSUED FOR CLIENT REVIEW	200905
10	ISSUED FOR CLIENT REVIEW	200923
11	ISSUED FOR CLIENT REVIEW	200929
12	ISSUED FOR CLIENT REVIEW	201013
13	ISSUED FOR DP APPLICATION	201102
14	ISSUED FOR DP APPLICATION	200119
15	ISSUED FOR DP APPLICATION	200114

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

City of Kelowna COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2024.05.16

SCALE
N/A

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
Title Sheet

SHEET NUMBER

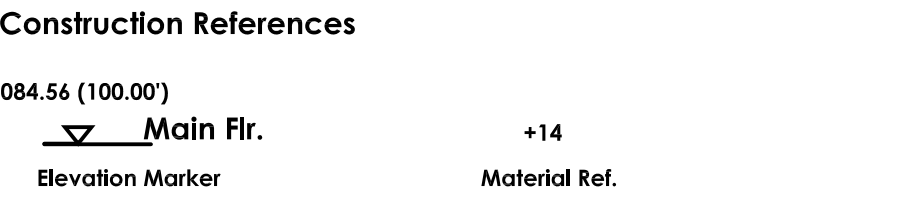
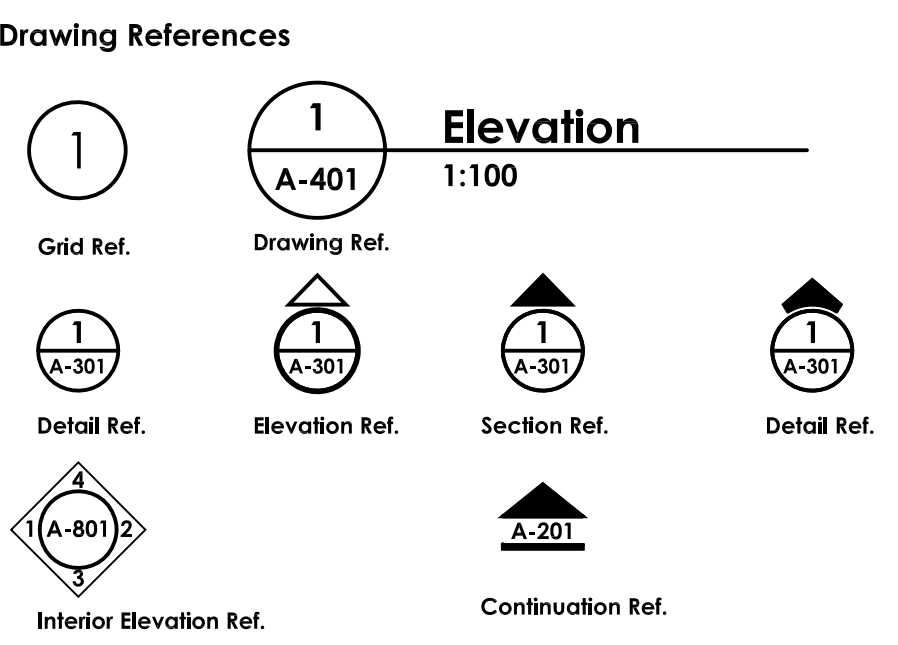
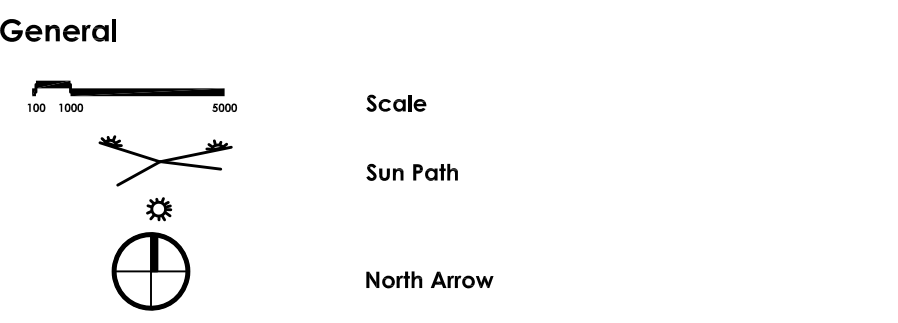
General References

Architectural

Annotation Legend

A.C.T.	Acoustical Ceiling Tiles
A.F.F.	Above Finished Floor
Alum.	Aluminum
Approx.	Approximate
B.D.	Board
Blkg.	Blocking
Btm.	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
Eq.	Equipment
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
Hc.	Handicapped
Hgt.	Height
H.M.	Hollow Metal
Horiz.	Horizontal
Int.	Interior
Jt.	Joint
K.D.	Knock Down
LL.	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
Plbg.	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.	Vegety In Field
W/	With
W/O	Without
Wd.	Wood

Symbol Legend



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
	Pm	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	Milwork specification
	OH	Other hardware
	PF	Plumbing fixtures
	PT	Paint Finish
	SI	Specially Items
	SW	Smallware
	TF	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 8 / EPP76020 / 030-601-711
LOT 8 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 1 - Village Centre

SITE AREA

sq.m.	sq.ft.
3,197.65	34,419.22

LOT COVERAGE 0.41

PROJECT SUMMARY

Building	sq.m.	sq.ft.	#units
TOTAL	1,320.91	14,218.16	83

PARKING SUMMARY

SMALL STALLS	58
REGULAR STALLS	70
ACCESSIBLE STALLS	4
TOTAL STALLS	132
BIKE STALLS	75+3 P1
	6 ON SITE
	84 TOTAL

Consultants

Architectural

Contact Information

Davignon Martin Architecture
Suite 420, 237 8 Avenue SE
Calgary, Alberta, T2G 5C3
Richard Davignon
t 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
Suite 604 - 815 1st Street SW
Calgary, Alberta T2P 1N3
E: dmiller@scatliff.ca

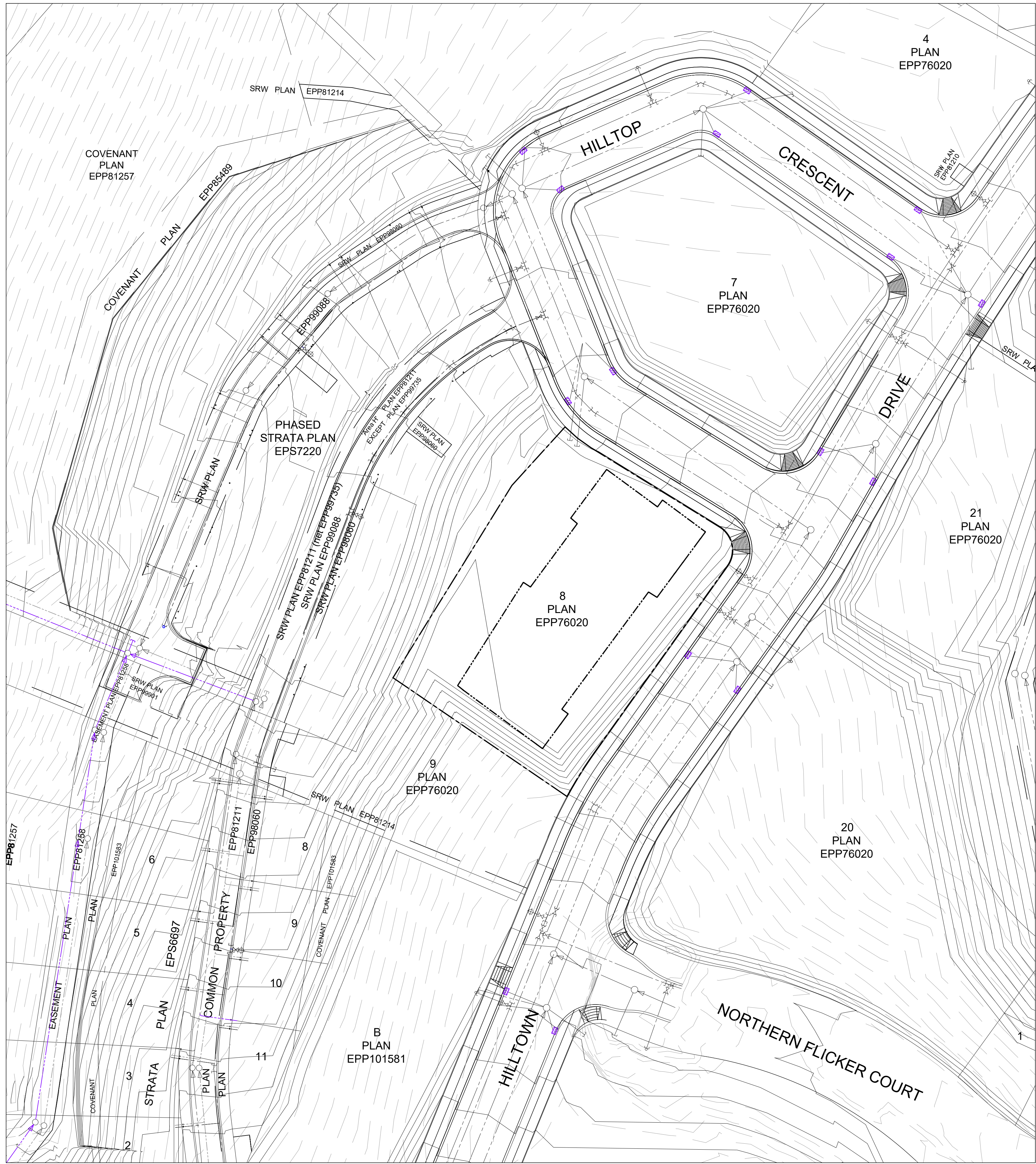
David Paul
Protech Consulting Ltd.
300 - 3275 Lakeshore Road
Kelowna, BC V1W 3S9
E: djames@protech-consulting.com

Key / Site Plan Google Map

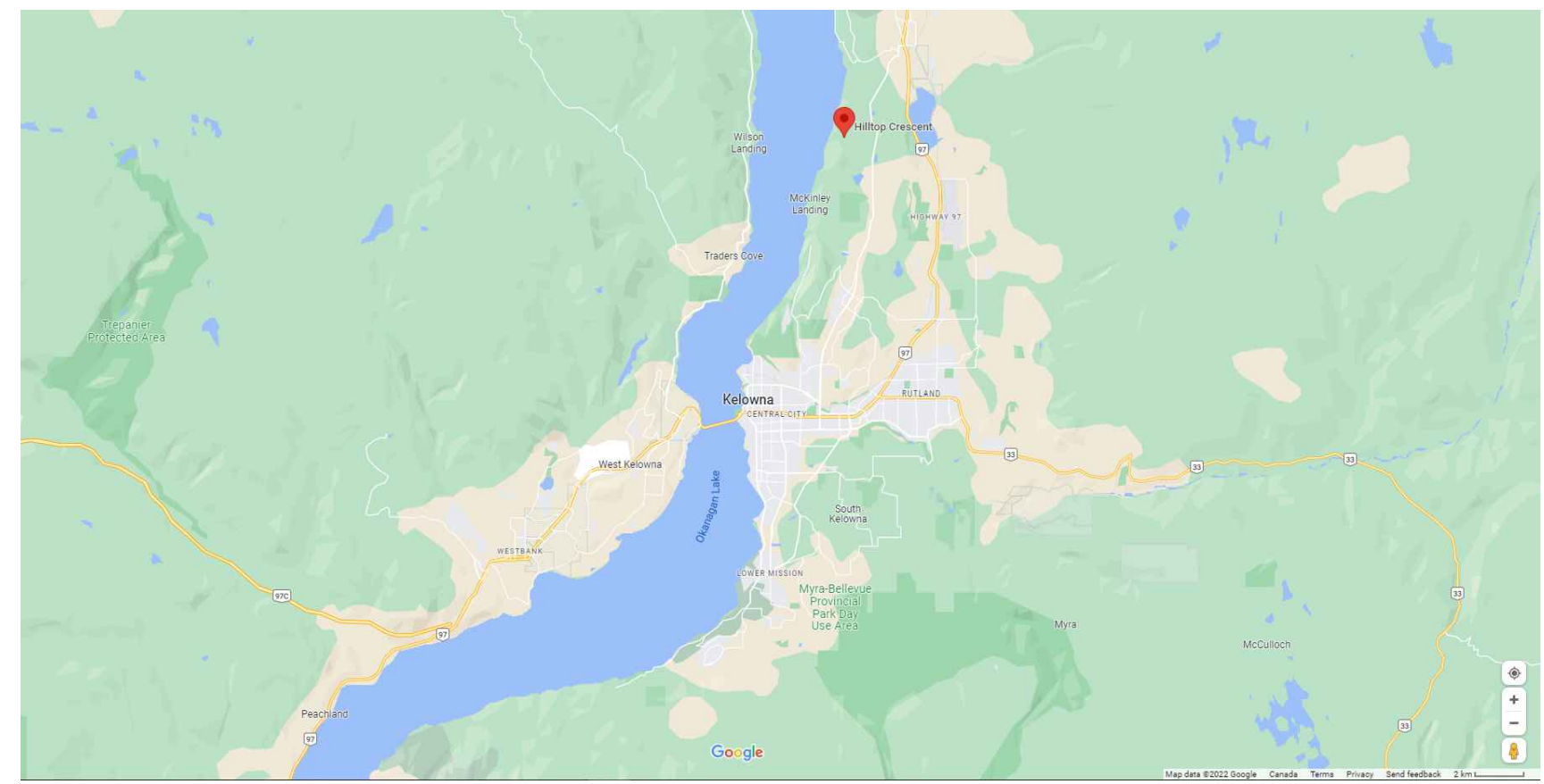


Project Images

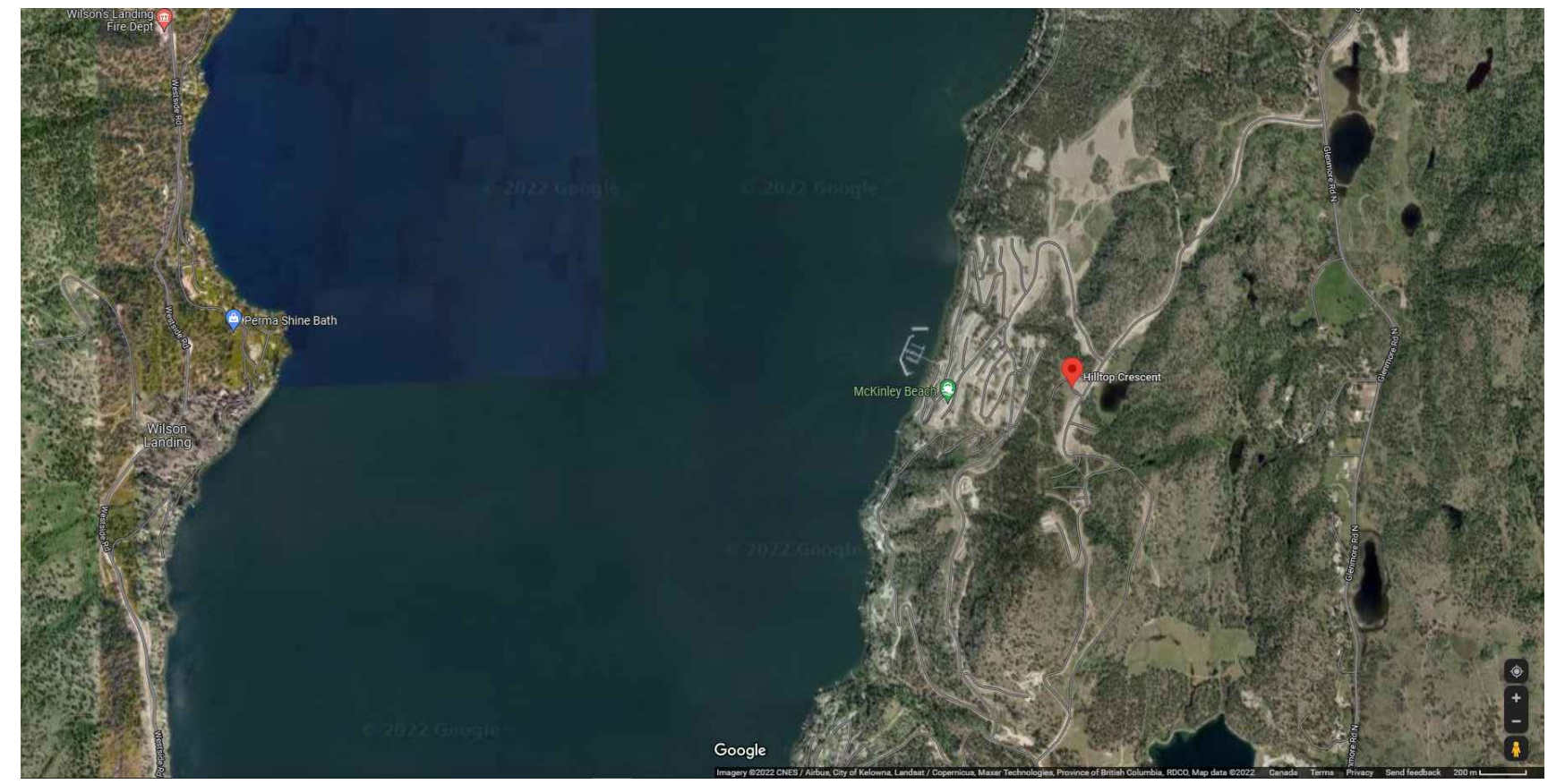




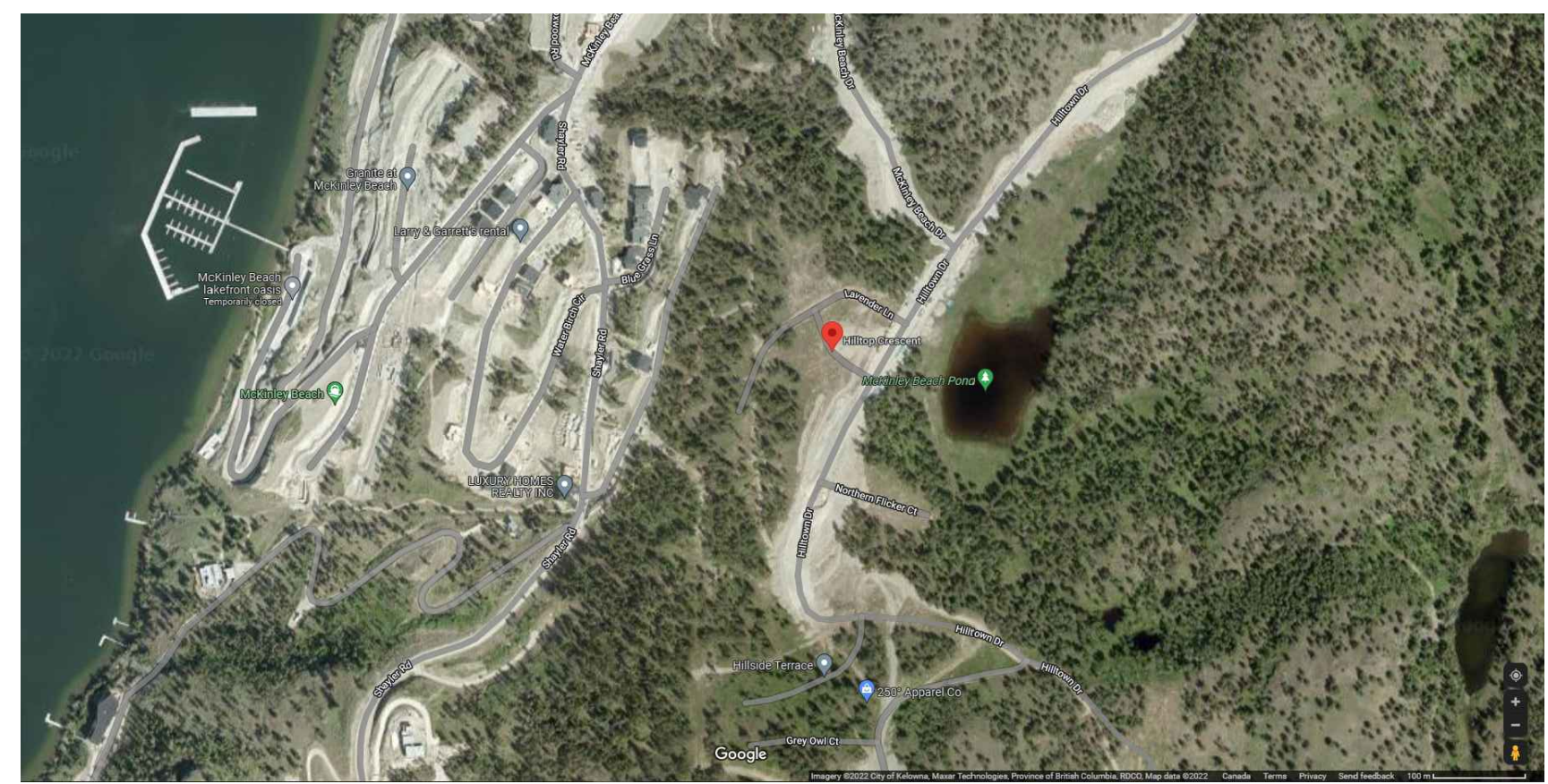
1 CONTEXTUAL SITE PLAN
1:500



SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



VIEW OF LAKE

2021///20

DAVIGNON MARTIN ARCHITECTURE

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

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/4
3	RE-ISSUED FOR DP APPLICATION	2016/4
4	ISSUED FOR DP APPLICATION	2017/5
5	RE-ISSUED FOR DP APPLICATION	2018/4
6	RE-ISSUED FOR DP APPLICATION	2019/12
7	RE-ISSUED FOR DP APPLICATION	2020/12
8	RE-ISSUED FOR DP APPLICATION	2021/3
9	ISSUED FOR CLIENT REVIEW	2022/5
10	ISSUED FOR CLIENT REVIEW	2022/9
11	ISSUED FOR CLIENT REVIEW	2023/3
12	ISSUED FOR CLIENT REVIEW	2023/10
13	RE-ISSUED FOR DP APPLICATION	2024/10
14	RE-ISSUED FOR DP APPLICATION	2024/10
15	RE-ISSUED FOR DP APPLICATION	2024/16

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2024.05.16

SCALE

1:200

PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE

SITE CONTEXT PLAN
AND PHOTOS

SHEET NUMBER

A///001

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5	ISSUED FOR DP APPLICATION	200814
6	ISSUED FOR DP APPLICATION	201123
7	ISSUED FOR DP APPLICATION	201217
8	ISSUED FOR DP APPLICATION	201319
9	ISSUED FOR CLIENT REVIEW	200905
10	ISSUED FOR CLIENT REVIEW	200905
11	ISSUED FOR CLIENT REVIEW	200909
12	ISSUED FOR CLIENT REVIEW	201013
13	ISSUED FOR DP APPLICATION	201102
14	ISSUED FOR DP APPLICATION	201110
15	ISSUED FOR DP APPLICATION	201110
16	ISSUED FOR DP APPLICATION	201114

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089



Planner Initials **SS**

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach
Lot 8

DATE
2024.05.16

SCALE
1:200

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
SITE PLAN

SHEET NUMBER

PROJECT ADDRESS:

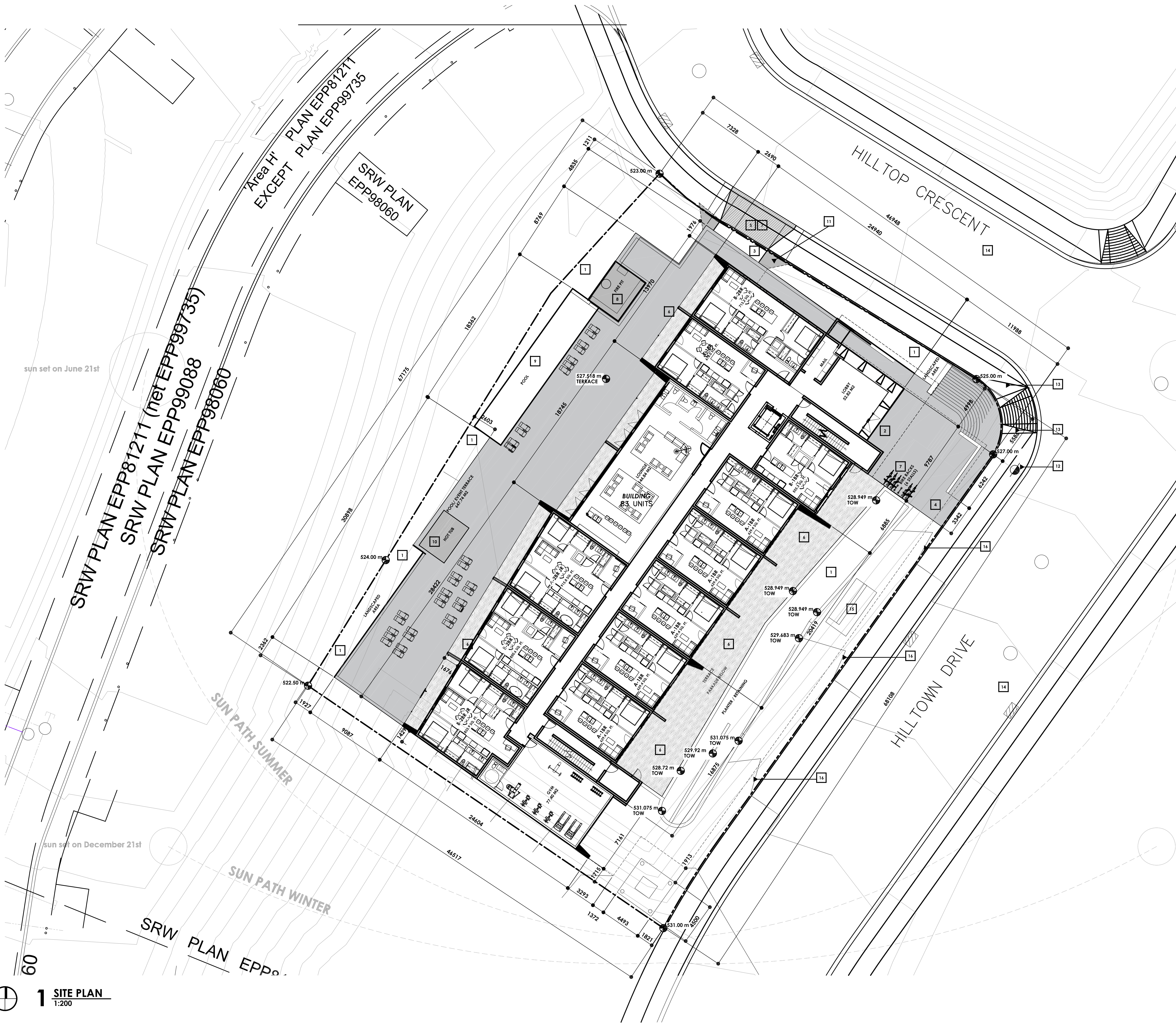
MUNICIPAL ADDRESS:
HILLTOP DRIVE
LEGAL ADDRESS:
LOT 8 / EPP76020 / 030-401-711
LOT 8 SECTION 28 TOWNSHIP 23
OSOYOOS DIVISION YALE DISTRICT PLAN EPP76020
PARCEL AREA: 3197.87 M2
LEVEL 1 AREA: 1200.07 M2
TOTAL SITE COVERAGE: 37.52%

LEGEND:

- 1 PLANTER / LANDSCAPED AREA
- 2 MAIN ENTRANCE
- 3 WASTE AND RECYCLING PICK UP
- 4 NEW ACCESSIBLE ENTRANCE
- 5 PARKADE ENTRANCE
- 6 NEW VINYL DECKING
- 7 BIKE STORAGE ENTRANCE
- 8 FIRE PIT
- 9 POOL
- 10 HOT TUB
- 11 VISIBILITY TRIANGLE
- 12 FIRE HYDRANT - REFER TO CIVIL / DSSP
- 13 PROPOSED SIDEWALK AND CURB CUT
- 14 ASPHALT ROAD
- 15 PROPOSED SIGNAGE LOCATION
- 16 PROPOSED SITE GRADING

SYMBOL LEGEND:

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



1 SITE PLAN
1:200


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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2019
2	ISSUED FOR DP APPLICATION	2019
3	RE-ISSUED FOR DP APPLICATION	2019
4	ISSUED FOR DP APPLICATION	2019
5	RE-ISSUED FOR DP APPLICATION	2019
6	RE-ISSUED FOR DP APPLICATION	2019
7	RE-ISSUED FOR DP APPLICATION	2019
8	RE-ISSUED FOR DP APPLICATION	2019
9	ISSUED FOR CLIENT REVIEW	2019
10	ISSUED FOR CLIENT REVIEW	2019
11	ISSUED FOR CLIENT REVIEW	2019
12	ISSUED FOR CLIENT REVIEW	2019
13	RE-ISSUED FOR DP APPLICATION	2019
14	RE-ISSUED FOR DP APPLICATION	2019
15	RE-ISSUED FOR DP APPLICATION	2019

SCHEDULE A

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DP22-0186 DVP24-0089



City of Kelowna
COMMUNITY PLANNING

Planner
SS

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach
Lot 8

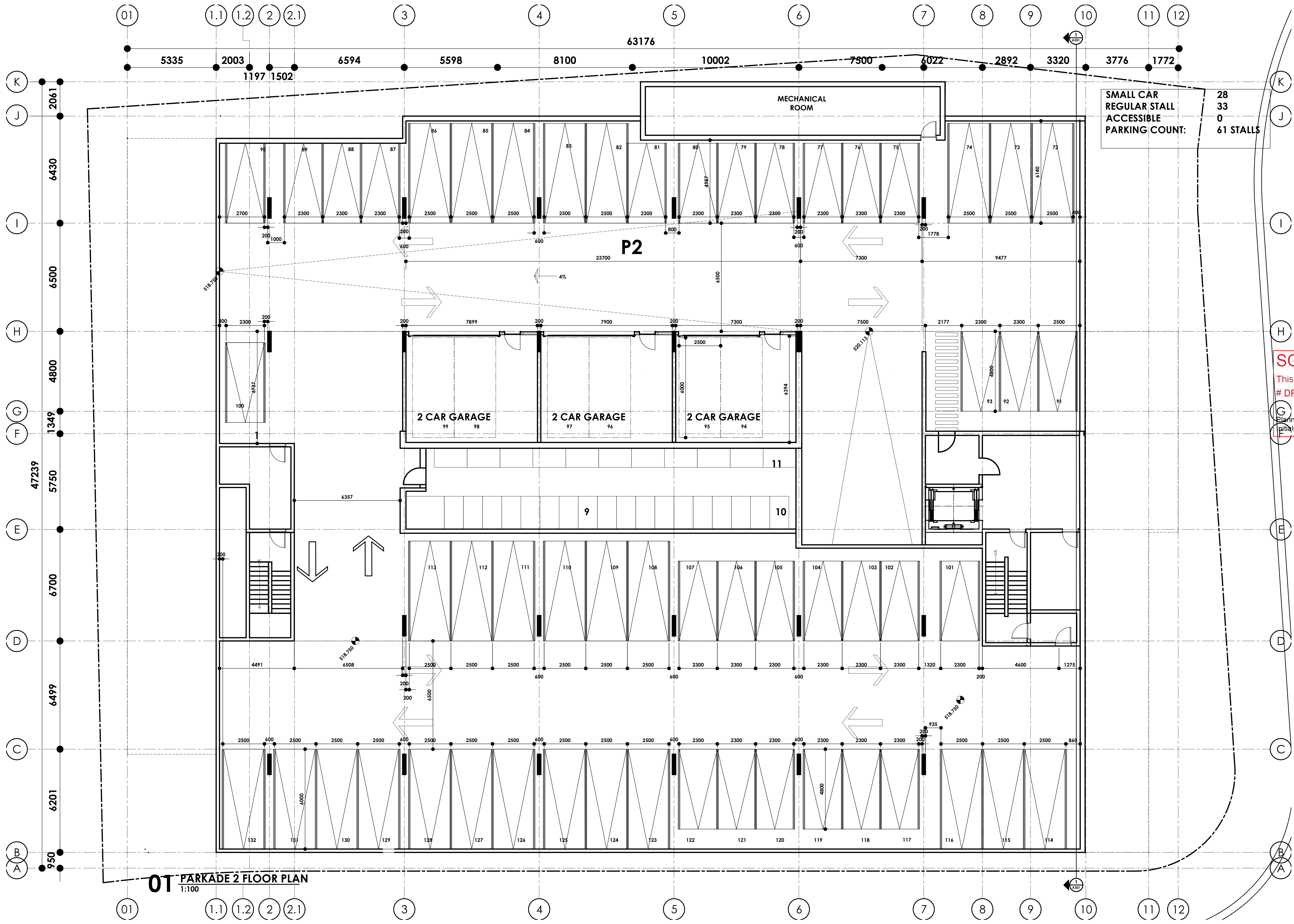
DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist., Plan EPPP76020

SHEET TITLE
LEVEL P2

SHEET NUMBER



01 PARKADE 2 FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	200119
2	ISSUED FOR DP APPLICATION	200124
3	RE-ISSUED FOR DP APPLICATION	200124
4	ISSUED FOR DP APPLICATION	200125
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8	ISSUED FOR DP APPLICATION	200125
9	ISSUED FOR CLIENT REVIEW	200125
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12	ISSUED FOR DP APPLICATION	200125
13	RE-ISSUED FOR DP APPLICATION	200125
14	ISSUED FOR DP APPLICATION	200125
15	RE-ISSUED FOR DP APPLICATION	200125

SCHEDULE A

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City of Kelowna
COMMUNITY PLANNING

Planner
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PROFESSIONAL SEAL(S)
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NOTES

PROJECT
McKinley Beach
Lot 8

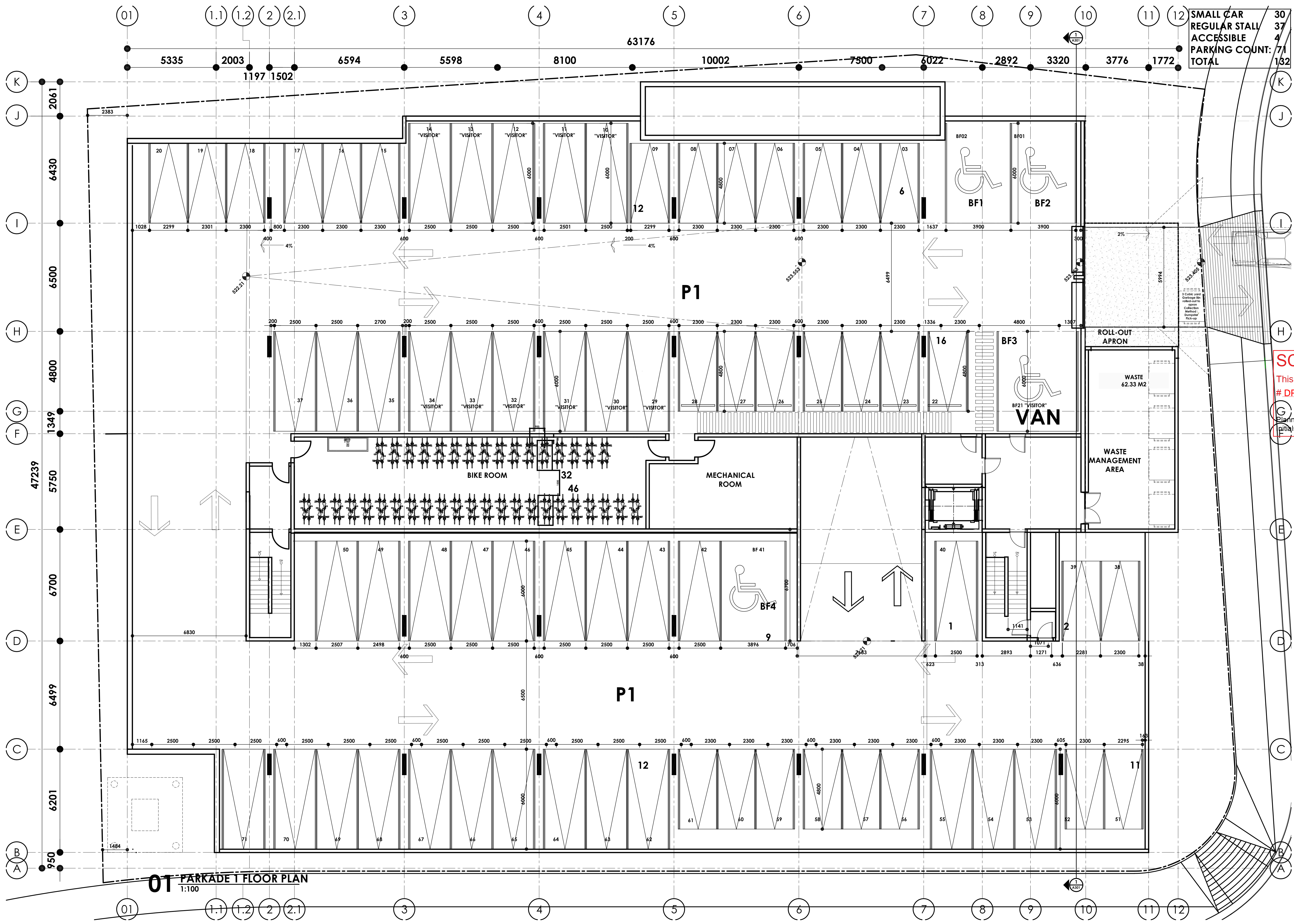
DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososoyos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL P1

SHEET NUMBER



01 PARKADE 1 FLOOR PLAN
1:100

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2	ISSUED FOR DP APPLICATION	2004/4
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4	ISSUED FOR DP APPLICATION	2007/5
5	RE-ISSUED FOR DP APPLICATION	2008/4
6	RE-ISSUED FOR DP APPLICATION	2011/3
7	RE-ISSUED FOR DP APPLICATION	2012/7
8	RE-ISSUED FOR DP APPLICATION	2013/3
9	ISSUED FOR CLIENT REVIEW	2016/2
10	ISSUED FOR CLIENT REVIEW	2016/2
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12	ISSUED FOR CLIENT REVIEW	2016/3
13	RE-ISSUED FOR DP APPLICATION	2017/2
14	RE-ISSUED FOR DP APPLICATION	2017/10
15	RE-ISSUED FOR DP APPLICATION	2018/10
16	RE-ISSUED FOR DP APPLICATION	2019/4

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COMMUNITY PLANNING

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McKinley Beach
Lot 8

DATE
2024.05.16

SCALE
1:100

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Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL 01

SHEET NUMBER

AMENITY SPACE BUILDING:

PRIVATE AMENITY SPACE (BALCONIES)	346.16	M2
OUTDOOR AMENITY (POOL / EVENT)	583.50	M2
GYM	77.40	M2
LOBBY/MAIL	52.82	M2
LOUNGE	144.84	M2



01 MAIN FLOOR PLAN
1:100

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6	RE-ISSUED FOR DP APPLICATION	2017/5
7	RE-ISSUED FOR DP APPLICATION	2017/12
8	RE-ISSUED FOR DP APPLICATION	2017/12
9	ISSUED FOR CLIENT REVIEW	2018/5
10	ISSUED FOR CLIENT REVIEW	2019/2
11	ISSUED FOR CLIENT REVIEW	2019/9
12	ISSUED FOR CLIENT REVIEW	2019/3
13	RE-ISSUED FOR DP APPLICATION	2017/10
14	RE-ISSUED FOR DP APPLICATION	2017/10
15	RE-ISSUED FOR DP APPLICATION	2017/10
16	RE-ISSUED FOR DP APPLICATION	2017/10

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach

Lot 8

DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL L2

SHEET NUMBER



01 SECOND FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2019
2	ISSUED FOR DP APPLICATION	2019
3	RE-ISSUED FOR DP APPLICATION	2019
4	ISSUED FOR DP APPLICATION	2019
5	RE-ISSUED FOR DP APPLICATION	2019
6	RE-ISSUED FOR DP APPLICATION	2019
7	RE-ISSUED FOR DP APPLICATION	2019
8	RE-ISSUED FOR DP APPLICATION	2019
9	ISSUED FOR CLIENT REVIEW	2019
10	ISSUED FOR CLIENT REVIEW	2019
11	ISSUED FOR CLIENT REVIEW	2019
12	ISSUED FOR CLIENT REVIEW	2019
13	RE-ISSUED FOR DP APPLICATION	2019
14	RE-ISSUED FOR DP APPLICATION	2019
15	RE-ISSUED FOR DP APPLICATION	2019

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach
Lot 8

DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL L3

SHEET NUMBER



AMENITY SPACE BUILDING:
PRIVATE AMENITY SPACE (BALCONIES) 212.7 M2

Area: 1309 M2

01 TYPICAL FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/4
3	RE-ISSUED FOR DP APPLICATION	2017/5
4	ISSUED FOR DP APPLICATION	2018/4
5	RE-ISSUED FOR DP APPLICATION	2017/5
6	RE-ISSUED FOR DP APPLICATION	2017/5
7	RE-ISSUED FOR DP APPLICATION	2017/7
8	RE-ISSUED FOR DP APPLICATION	2017/12
9	ISSUED FOR CLIENT REVIEW	2018/5
10	ISSUED FOR CLIENT REVIEW	2018/5
11	ISSUED FOR CLIENT REVIEW	2018/9
12	ISSUED FOR DP APPLICATION	2018/3
13	RE-ISSUED FOR DP APPLICATION	2018/2
14	RE-ISSUED FOR DP APPLICATION	2018/10
15	RE-ISSUED FOR DP APPLICATION	2019/4

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**



PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach

Lot 8

DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL L4

SHEET NUMBER



01 FOURTH FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/4
3	RE-ISSUED FOR DP APPLICATION	2017/5
4	ISSUED FOR DP APPLICATION	2018/4
5	RE-ISSUED FOR DP APPLICATION	2017/5
6	RE-ISSUED FOR DP APPLICATION	2017/5
7	RE-ISSUED FOR DP APPLICATION	2017/7
8	RE-ISSUED FOR DP APPLICATION	2017/12
9	ISSUED FOR CLIENT REVIEW	2018/2
10	ISSUED FOR CLIENT REVIEW	2018/2
11	ISSUED FOR CLIENT REVIEW	2018/9
12	ISSUED FOR CLIENT REVIEW	2018/3
13	RE-ISSUED FOR DP APPLICATION	2017/10
14	RE-ISSUED FOR DP APPLICATION	2017/10
15	RE-ISSUED FOR DP APPLICATION	2017/10
16	RE-ISSUED FOR DP APPLICATION	2017/10

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach

Lot 8

DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL L5

SHEET NUMBER



01 FIFTH FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/4
3	ISSUED FOR DP APPLICATION	2015/4
4	ISSUED FOR DP APPLICATION	2017/5
5	ISSUED FOR DP APPLICATION	2018/4
6	ISSUED FOR DP APPLICATION	2017/5
7	ISSUED FOR DP APPLICATION	2017/7
8	ISSUED FOR DP APPLICATION	2017/12
9	ISSUED FOR CLIENT REVIEW	2018/3
10	ISSUED FOR CLIENT REVIEW	2018/5
11	ISSUED FOR CLIENT REVIEW	2018/9
12	ISSUED FOR CLIENT REVIEW	2018/9
13	ISSUED FOR DP APPLICATION	2018/10
14	ISSUED FOR DP APPLICATION	2018/10
15	ISSUED FOR DP APPLICATION	2018/10
16	ISSUED FOR DP APPLICATION	2018/10

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach

Lot 8

DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL L6

SHEET NUMBER

AMENITY SPACE BUILDING:
PRIVATE AMENITY SPACE (BALCONIES) 212.7 M2

Area: 1309 M2

01 SIXTH FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/4
3	RE-ISSUED FOR DP APPLICATION	2016/4
4	ISSUED FOR DP APPLICATION	2017/5
5	RE-ISSUED FOR DP APPLICATION	2018/4
6	RE-ISSUED FOR DP APPLICATION	2017/3
7	RE-ISSUED FOR DP APPLICATION	2017/7
8	RE-ISSUED FOR DP APPLICATION	2018/3
9	ISSUED FOR CLIENT REVIEW	2019/5
10	ISSUED FOR CLIENT REVIEW	2019/5
11	ISSUED FOR CLIENT REVIEW	2019/9
12	ISSUED FOR CLIENT REVIEW	2019/3
13	RE-ISSUED FOR DP APPLICATION	2017/10
14	RE-ISSUED FOR DP APPLICATION	2018/10
15	RE-ISSUED FOR DP APPLICATION	2019/4

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach
Lot 8

DATE
2024.05.16

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Disc, Plan EEP76020

SHEET TITLE
MEZZANINE LEVEL

SHEET NUMBER

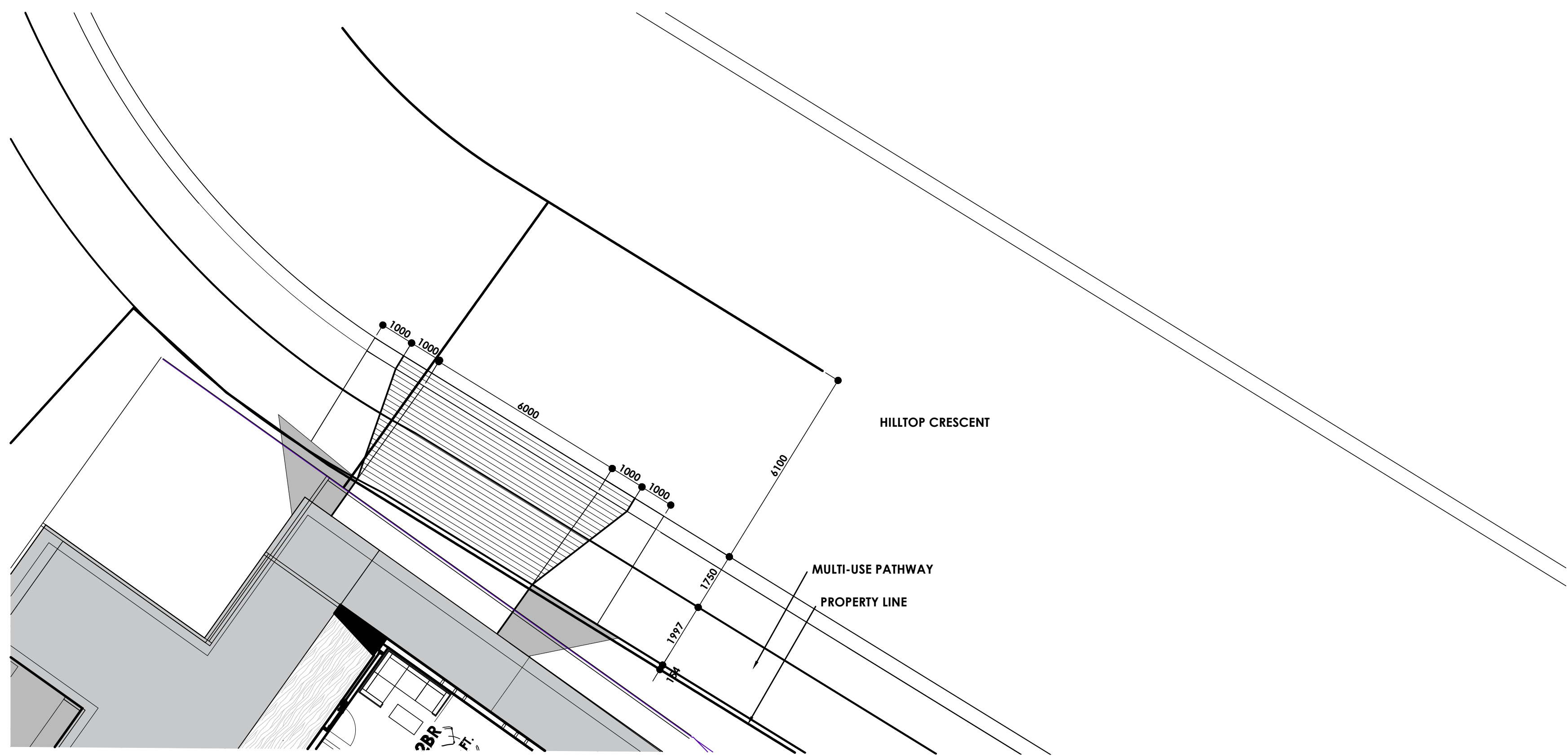


01 ROOF FLOOR PLAN
1:100

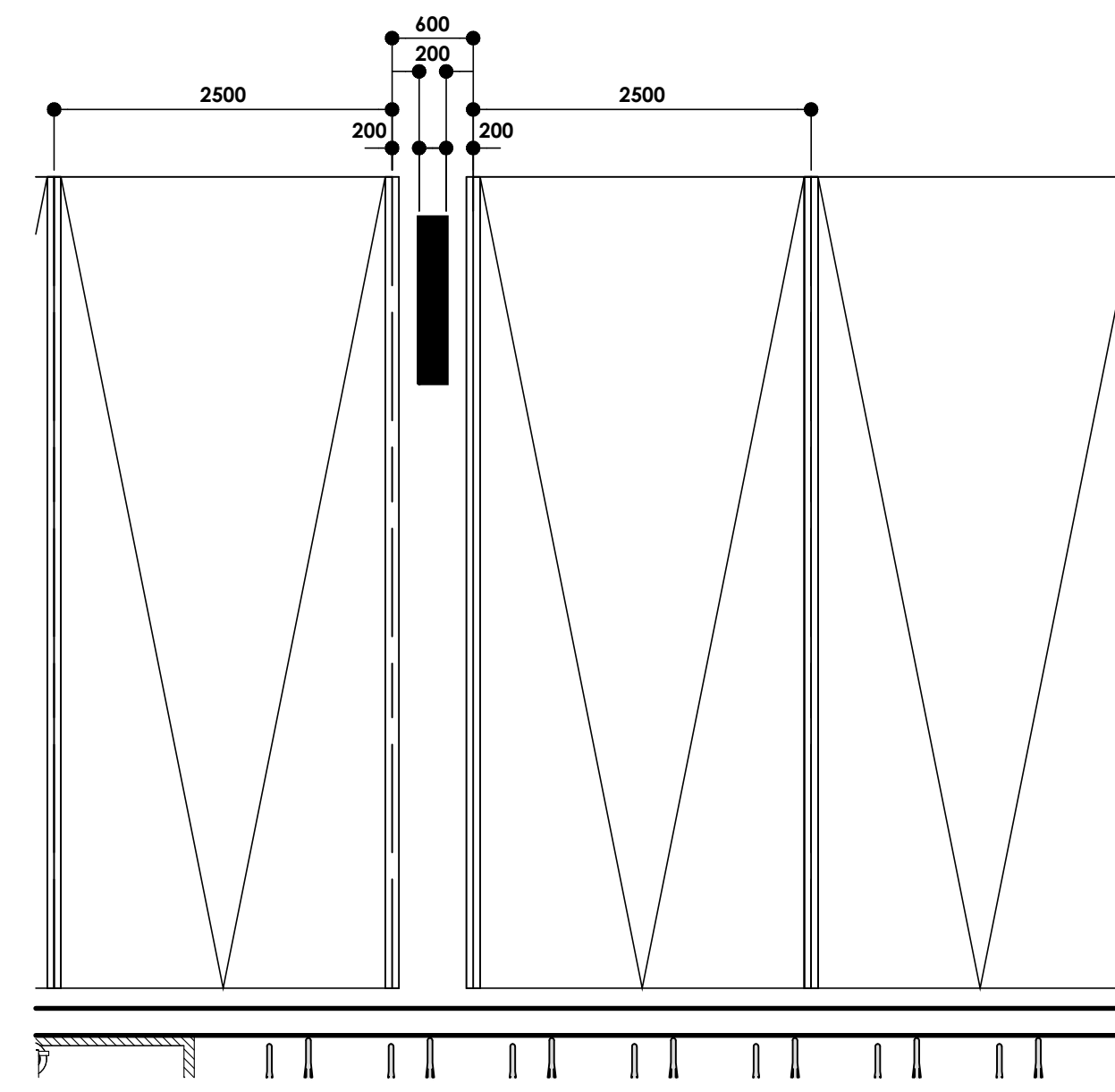
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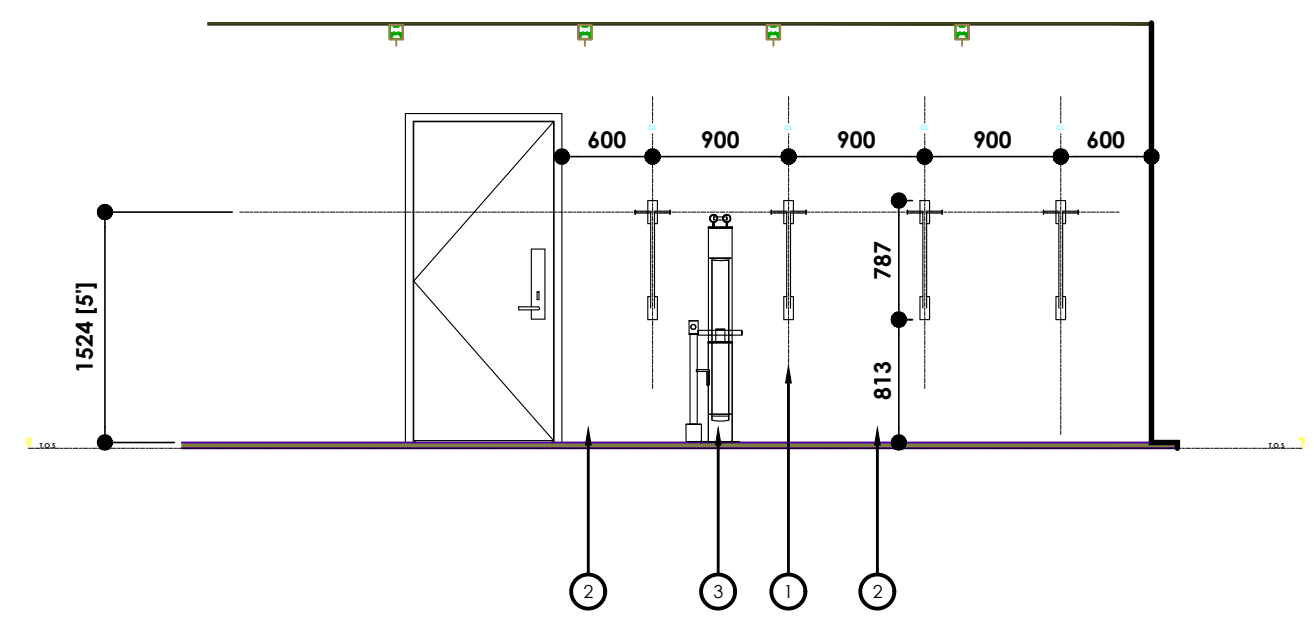
ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	201119
2	ISSUED FOR DP APPLICATION	201504
3	RE-ISSUED FOR DP APPLICATION	201644
4	ISSUED FOR DP APPLICATION	201725
5	RE-ISSUED FOR DP APPLICATION	201814
6	RE-ISSUED FOR DP APPLICATION	201123
7	RE-ISSUED FOR DP APPLICATION	201127
8	RE-ISSUED FOR DP APPLICATION	201313
9	ISSUED FOR CLIENT REVIEW	201902
10	ISSUED FOR CLIENT REVIEW	201902
11	ISSUED FOR CLIENT REVIEW	201909
12	ISSUED FOR CLIENT REVIEW	201913
13	RE-ISSUED FOR DP APPLICATION	201102
14	RE-ISSUED FOR DP APPLICATION	201110
15	RE-ISSUED FOR DP APPLICATION	201514



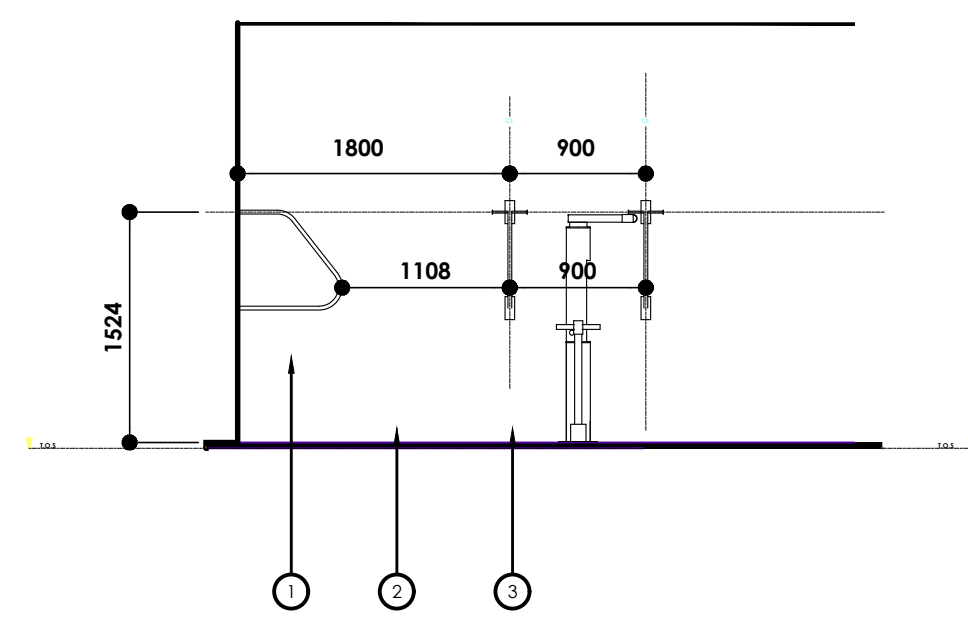
01 ENLARGED SITE PLAN - PARKADE ENTRY
1:100



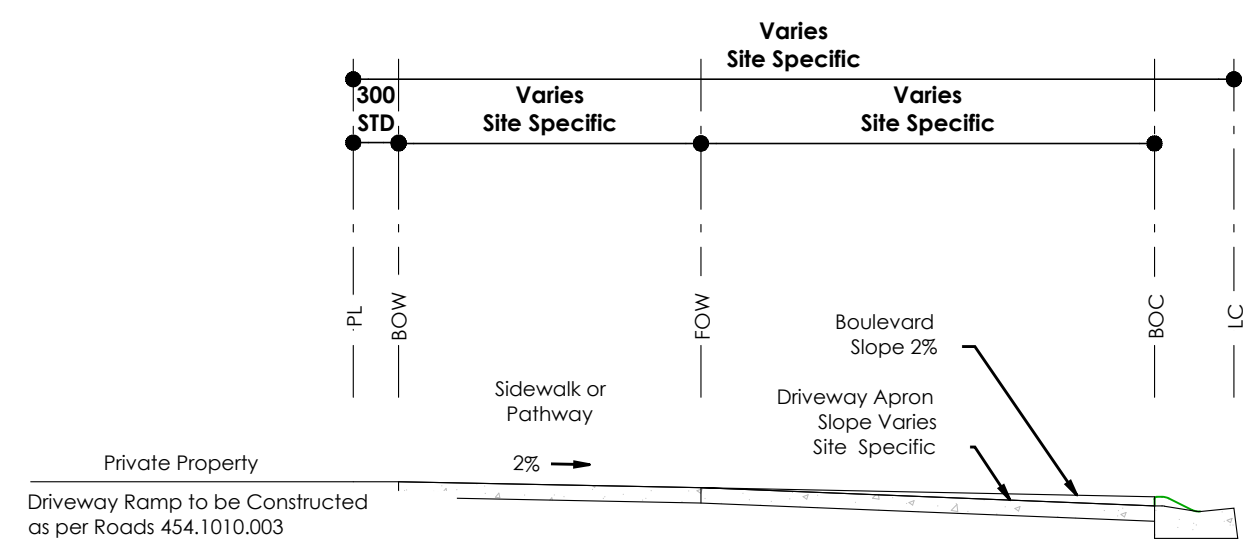
04 PARKING COLUMN (typ.)
1:50



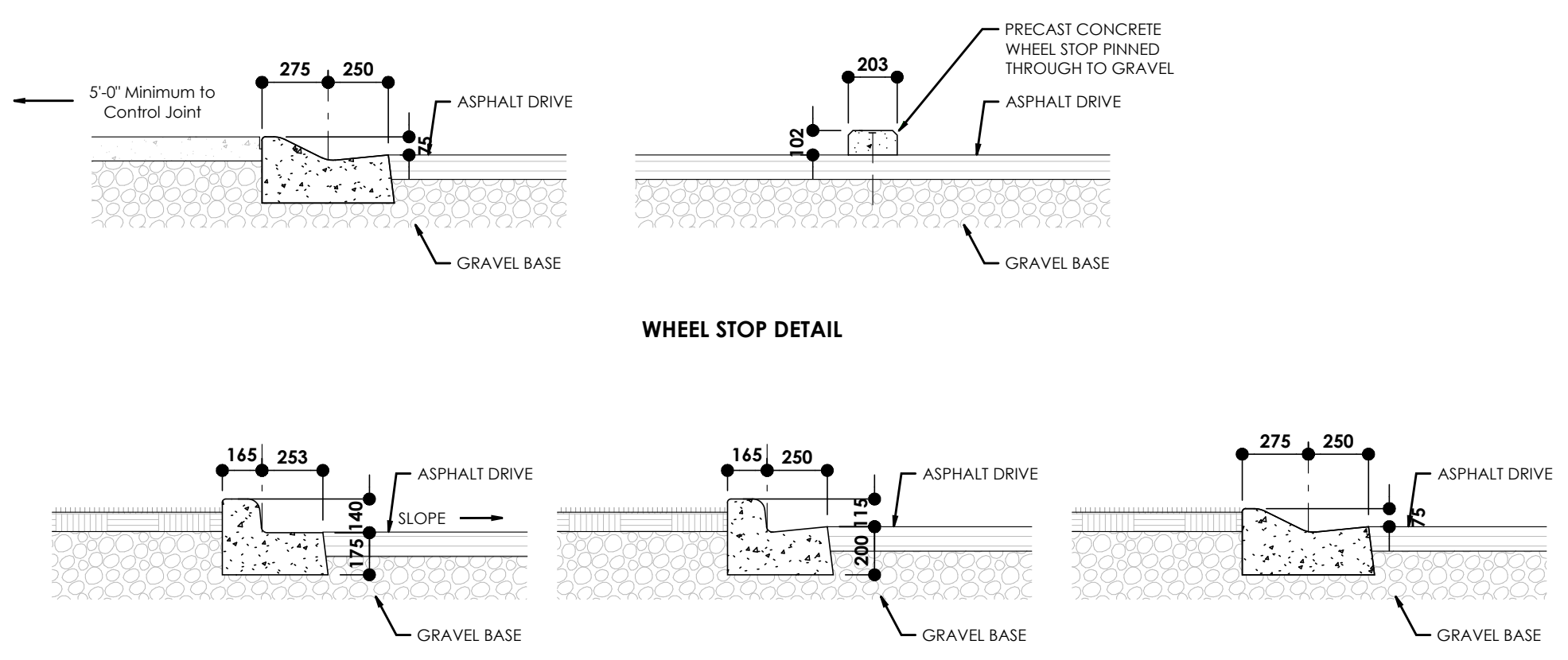
02 ELEVATION 1 (typ.)
1:50



03 ELEVATION 2 (typ.)
1:50



05 SEPARATE SIDEWALK CROSSING SECTION
N/A



06 CURB DETAILS (typ.)
1:25

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

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach
Lot 8

DATE
2024.05.16

SCALE
1:50

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
CALLOUTS, DETAILS

SHEET NUMBER

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/4
3	RE-ISSUED FOR DP APPLICATION	2016/4
4	ISSUED FOR DP APPLICATION	2017/5
5	RE-ISSUED FOR DP APPLICATION	2018/4
6	ISSUED FOR DP APPLICATION	2017/5
7	RE-ISSUED FOR DP APPLICATION	2017/7
8	ISSUED FOR DP APPLICATION	2018/3
9	ISSUED FOR CLIENT REVIEW	2019/5
10	ISSUED FOR CLIENT REVIEW	2019/5
11	ISSUED FOR CLIENT REVIEW	2019/9
12	ISSUED FOR CLIENT REVIEW	2019/3
13	RE-ISSUED FOR DP APPLICATION	2011/10
14	RE-ISSUED FOR DP APPLICATION	2011/10
15	RE-ISSUED FOR DP APPLICATION	2015/4

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2024.05.16

SCALE

1:100

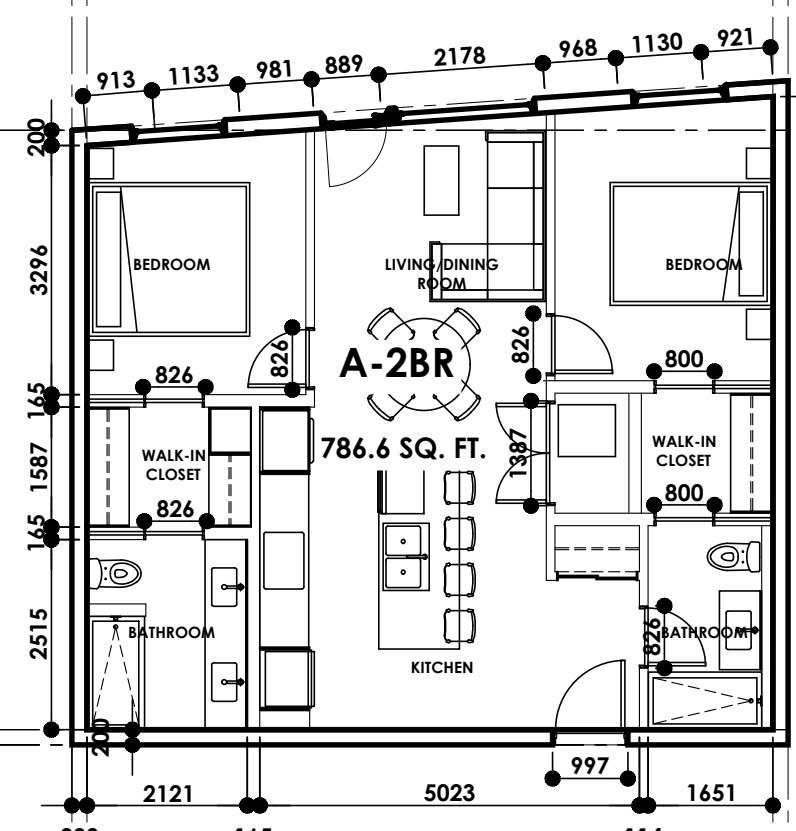
PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist., Plan EPPP76020

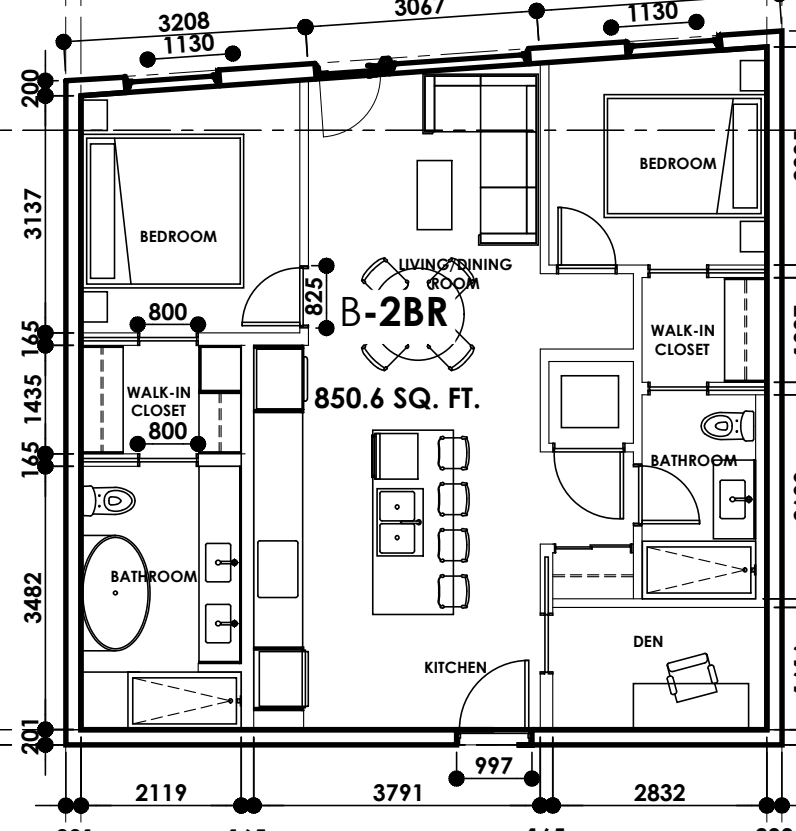
SHEET TITLE

UNITS LAYOUTS

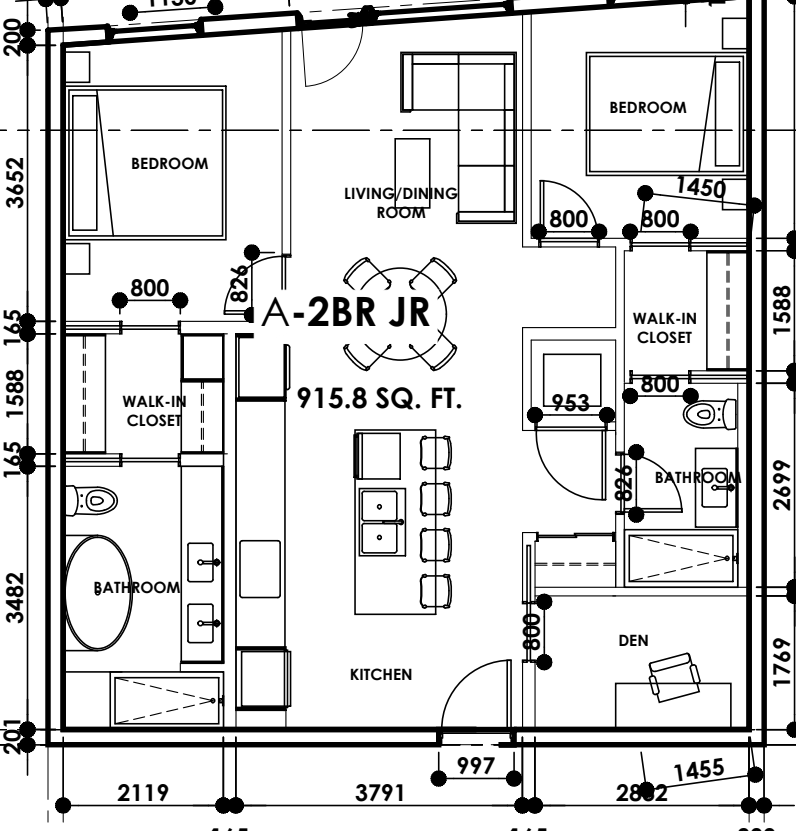
SHEET NUMBER



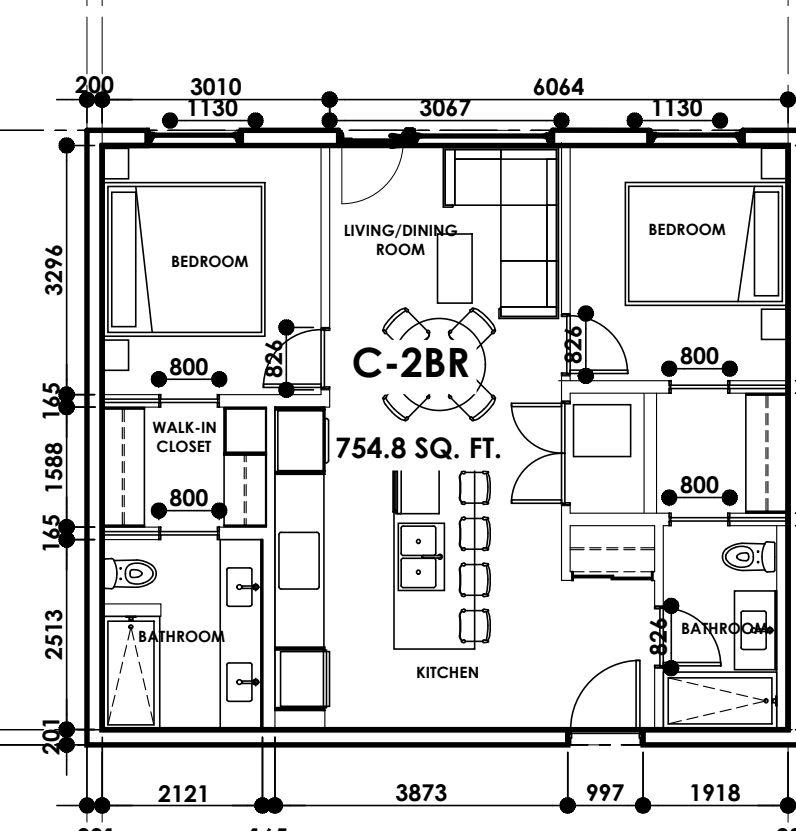
01 LAYOUT TYPE A-2BR
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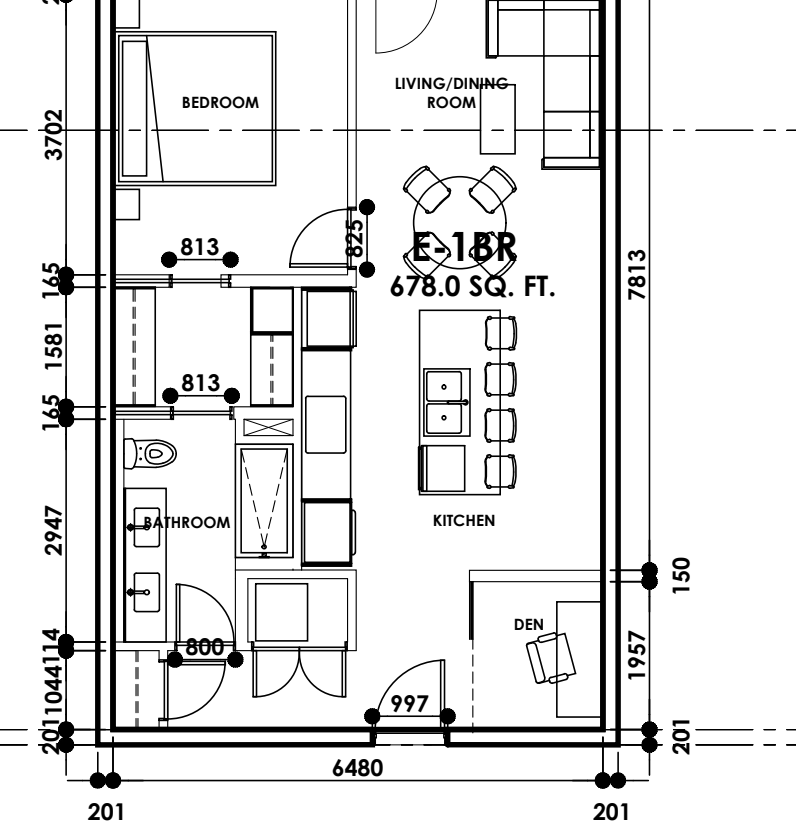
02 LAYOUT TYPE B-2BR
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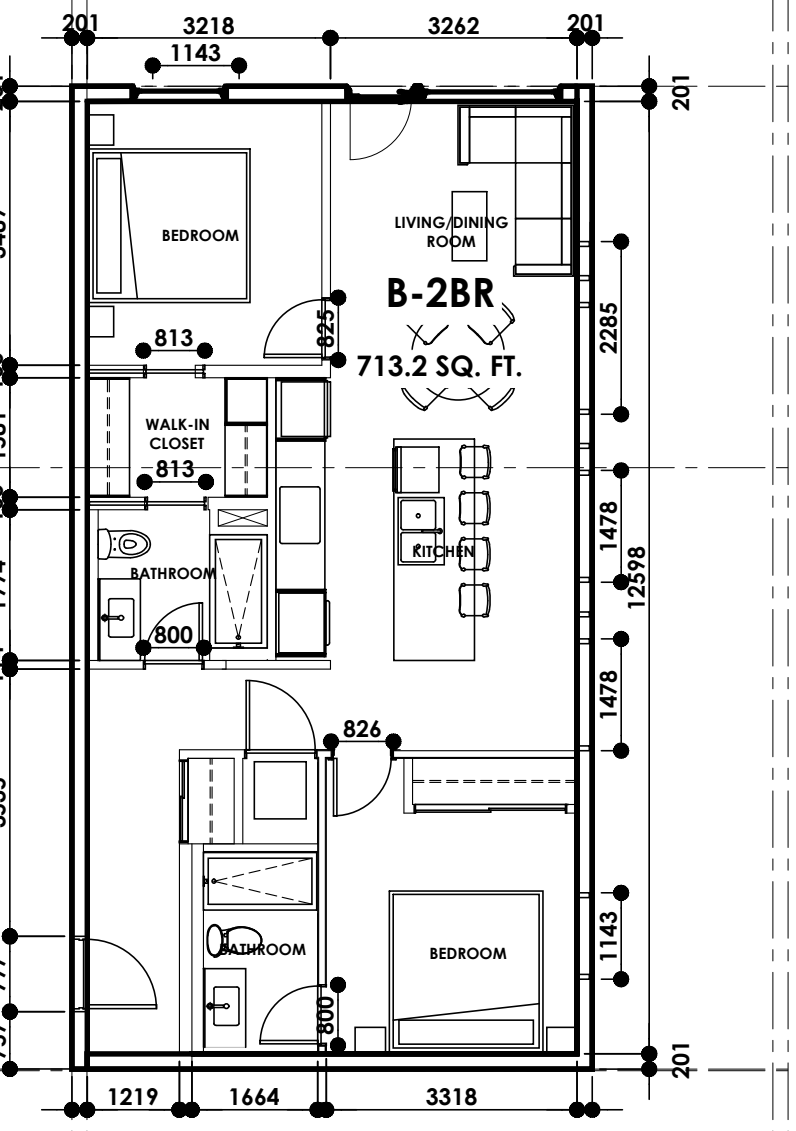
03 LAYOUT TYPE A-2BR JR
1:100



04 LAYOUT TYPE C-2BR
1:100

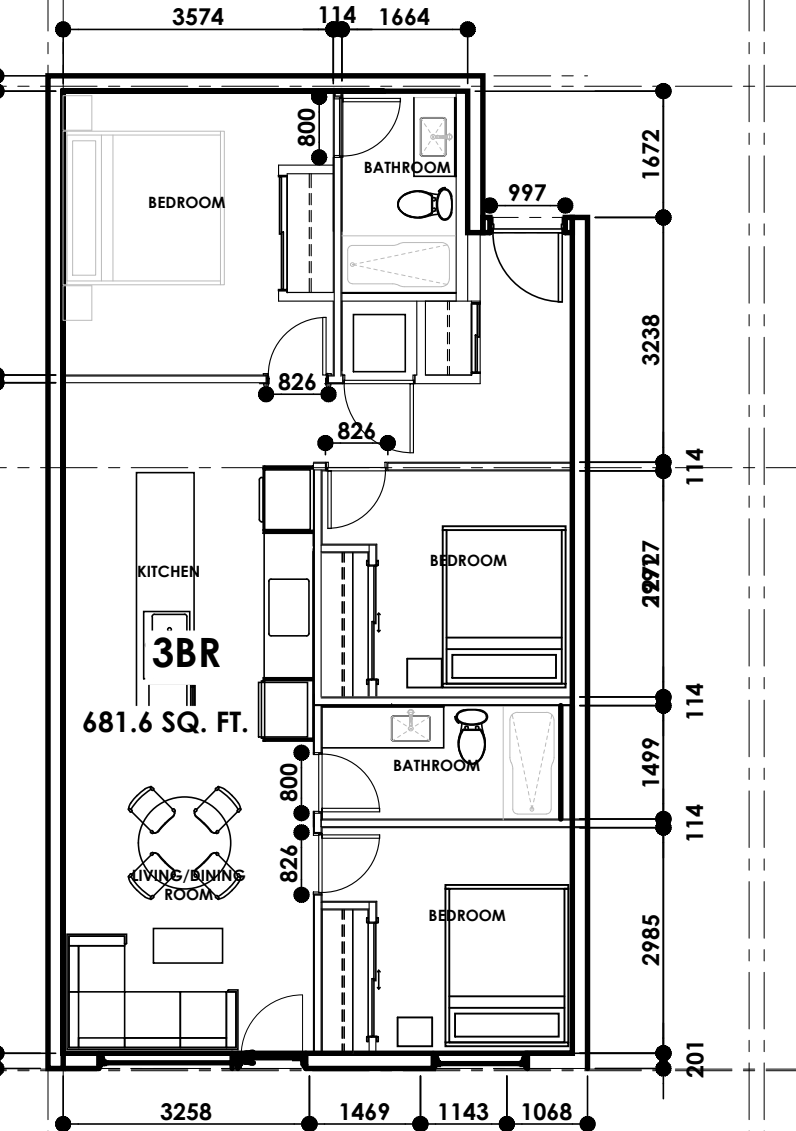


04 LAYOUT TYPE E-1BR
1:100

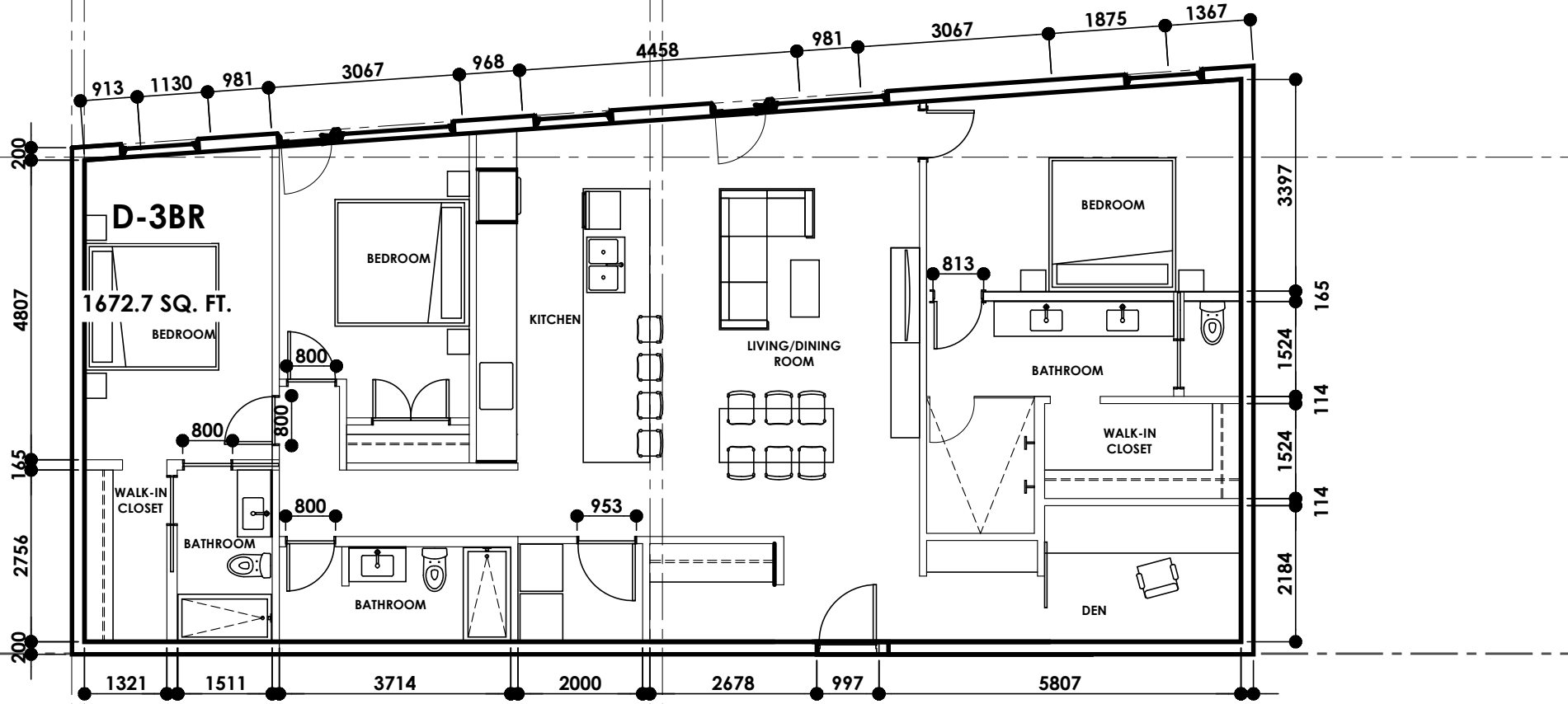


05 LAYOUT TYPE B-2BR
1:100

NOT
USED



07 LAYOUT TYPE G
1:100

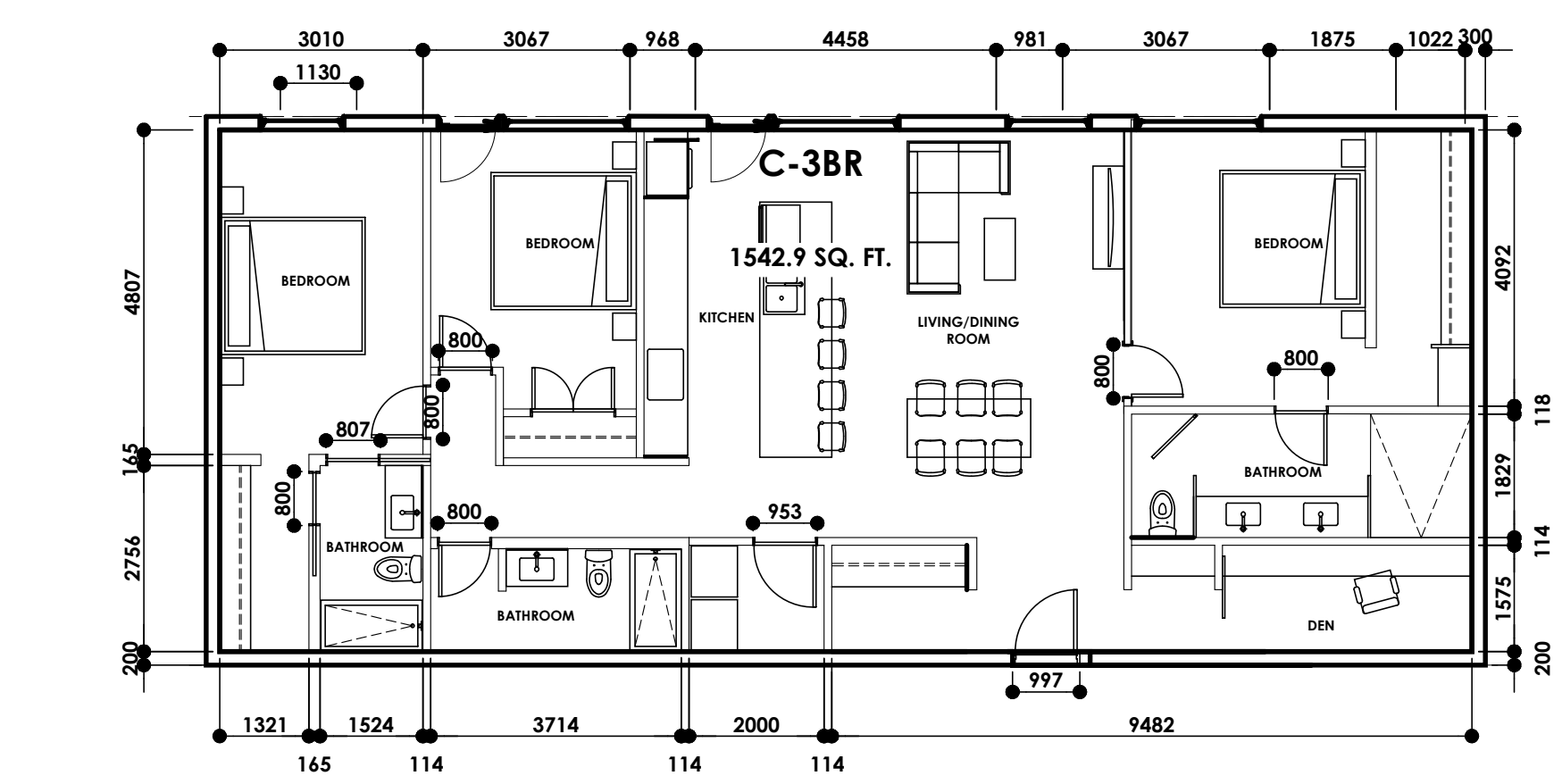


08 LAYOUT TYPE D-3BR
1:100

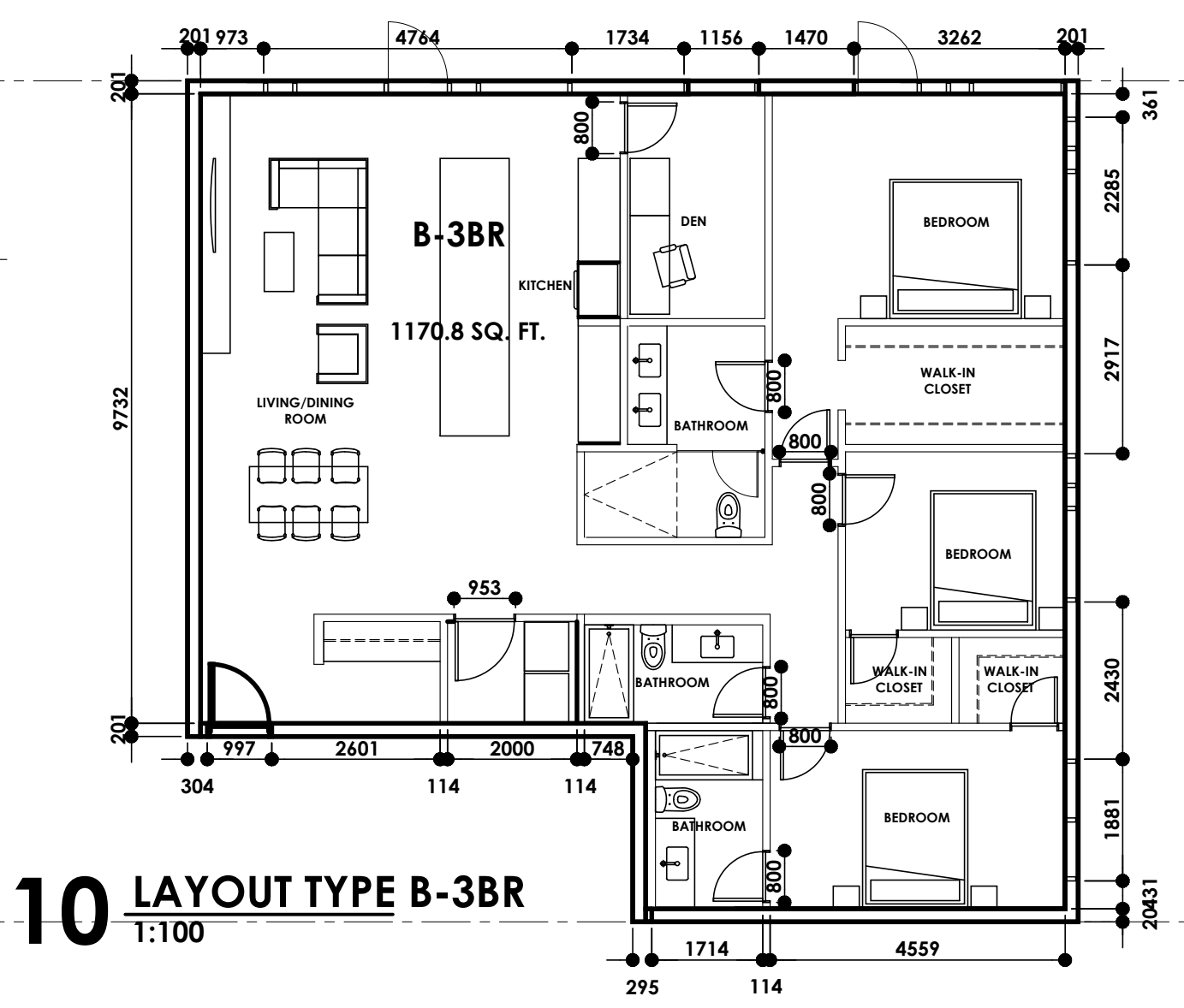
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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/6
3	RE-ISSUED FOR DP APPLICATION	2016/4
4	ISSUED FOR DP APPLICATION	2017/5
5	RE-ISSUED FOR DP APPLICATION	2018/4
6	RE-ISSUED FOR DP APPLICATION	2017/5
7	RE-ISSUED FOR DP APPLICATION	2017/7
8	RE-ISSUED FOR DP APPLICATION	2018/3
9	ISSUED FOR CLIENT REVIEW	2019/5
10	ISSUED FOR CLIENT REVIEW	2019/5
11	ISSUED FOR CLIENT REVIEW	2019/9
12	ISSUED FOR CLIENT REVIEW	2019/3
13	RE-ISSUED FOR DP APPLICATION	2011/10
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15	RE-ISSUED FOR DP APPLICATION	2015/4



09 LAYOUT TYPE C-3BR
1:100



10 LAYOUT TYPE B-3BR
1:100

SCHEDULE A

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2024.05.16

SCALE

1:100

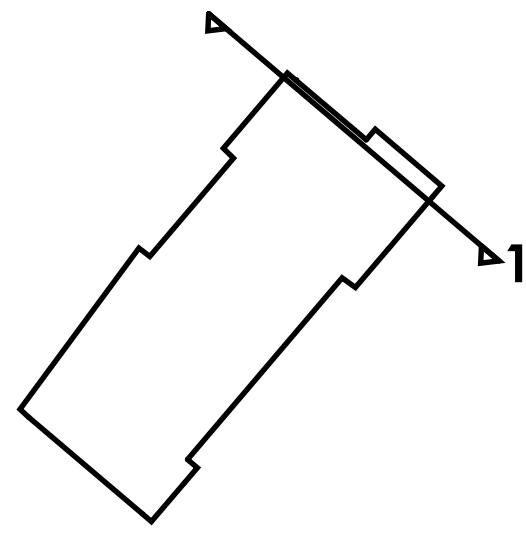
PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

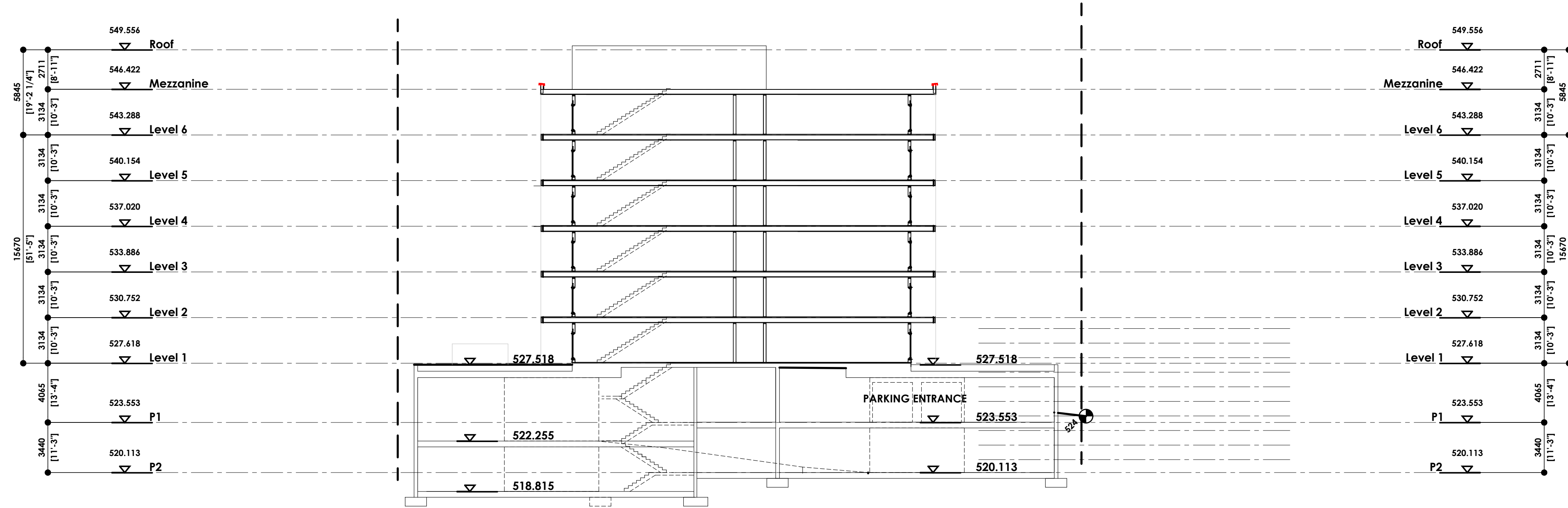
SHEET TITLE

UNITS LAYOUTS

SHEET NUMBER



01 SECTION 1
1:200



2021///20

DAVIGNON MARTIN
ARCHITECTURE

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

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2011/9
2	ISSUED FOR DP APPLICATION	2015/4
3	RE-ISSUED FOR DP APPLICATION	2016/4
4	ISSUED FOR DP APPLICATION	2017/5
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6	RE-ISSUED FOR DP APPLICATION	2017/5
7	RE-ISSUED FOR DP APPLICATION	2017/7
8	RE-ISSUED FOR DP APPLICATION	2017/5
9	ISSUED FOR CLIENT REVIEW	2019/2
10	ISSUED FOR CLIENT REVIEW	2019/2
11	ISSUED FOR CLIENT REVIEW	2019/9
12	ISSUED FOR CLIENT REVIEW	2019/3
13	RE-ISSUED FOR DP APPLICATION	2011/10
14	RE-ISSUED FOR DP APPLICATION	2011/10
15	RE-ISSUED FOR DP APPLICATION	2015/4

SCHEDULE B

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**

City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach

Lot 8

DATE

2024.05.16

SCALE

1:200

PROJECT LOCATION

1870 Hilltop C., Kelowna, BC

Lot 8, Sec 28, Township 23, Osoyoos

Div, Yale Dist, Plan EPPP76020

SHEET TITLE

SECTION 1

SHEET NUMBER

A///301

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REVISION	No.	DATE
1 ISSUED FOR REVIEW		220119
2 ISSUED FOR DP APPLICATION		220504
3 RE ISSUED FOR DP APPLICATION		220624
4 ISSUED FOR DP APPLICATION		220725
5 RE ISSUED FOR DP APPLICATION		220814
6 RE ISSUED FOR DP APPLICATION		221123
7 RE ISSUED FOR DP APPLICATION		220127
8 RE ISSUED FOR DP APPLICATION		220313
9 ISSUED FOR CLIENT REVIEW		220625
10 ISSUED FOR CLIENT REVIEW		220625
11 ISSUED FOR CLIENT REVIEW		220929
12 ISSUED FOR CLIENT REVIEW		230103
13 RE ISSUED FOR DP APPLICATION		231102
14 RE ISSUED FOR DP APPLICATION		240110
15 RE ISSUED FOR DP APPLICATION		240114

SCHEDULE B
This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach
Lot 8

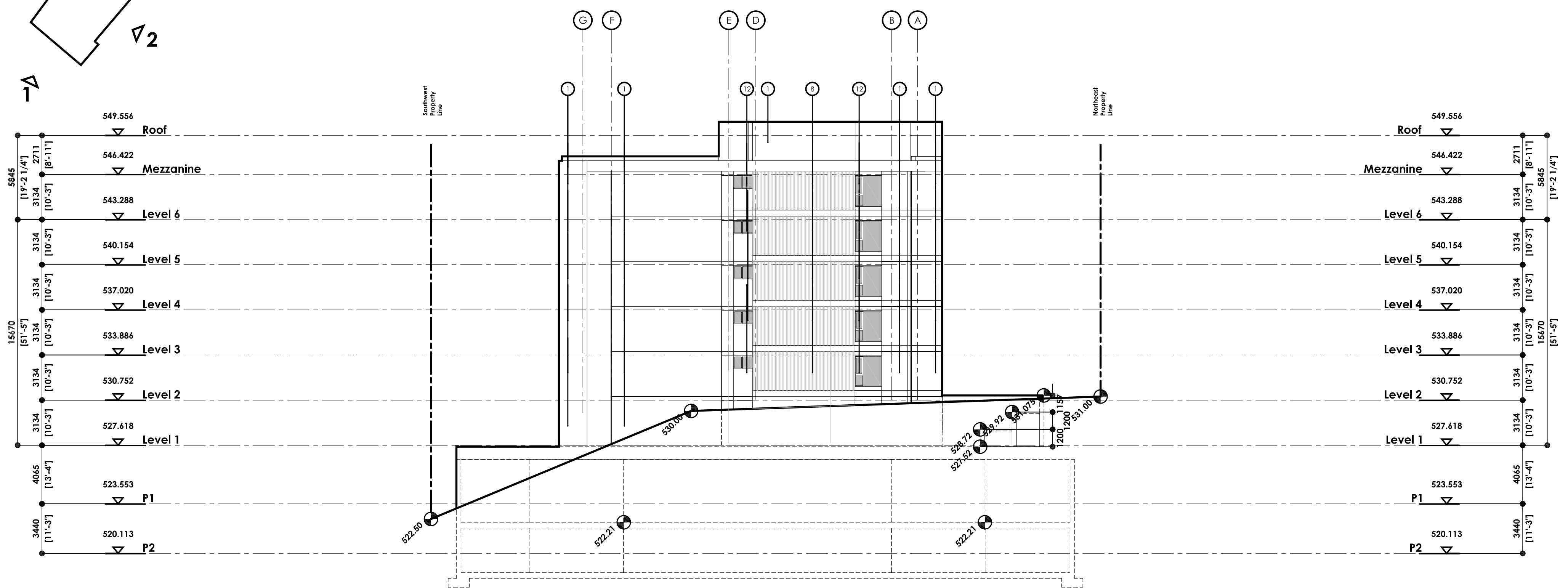
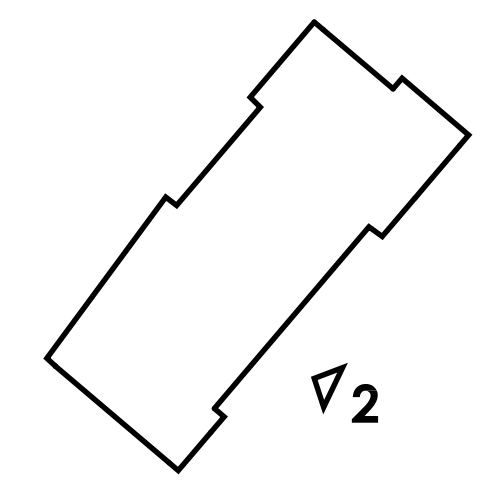
DATE
2024.05.16

SCALE
1:200

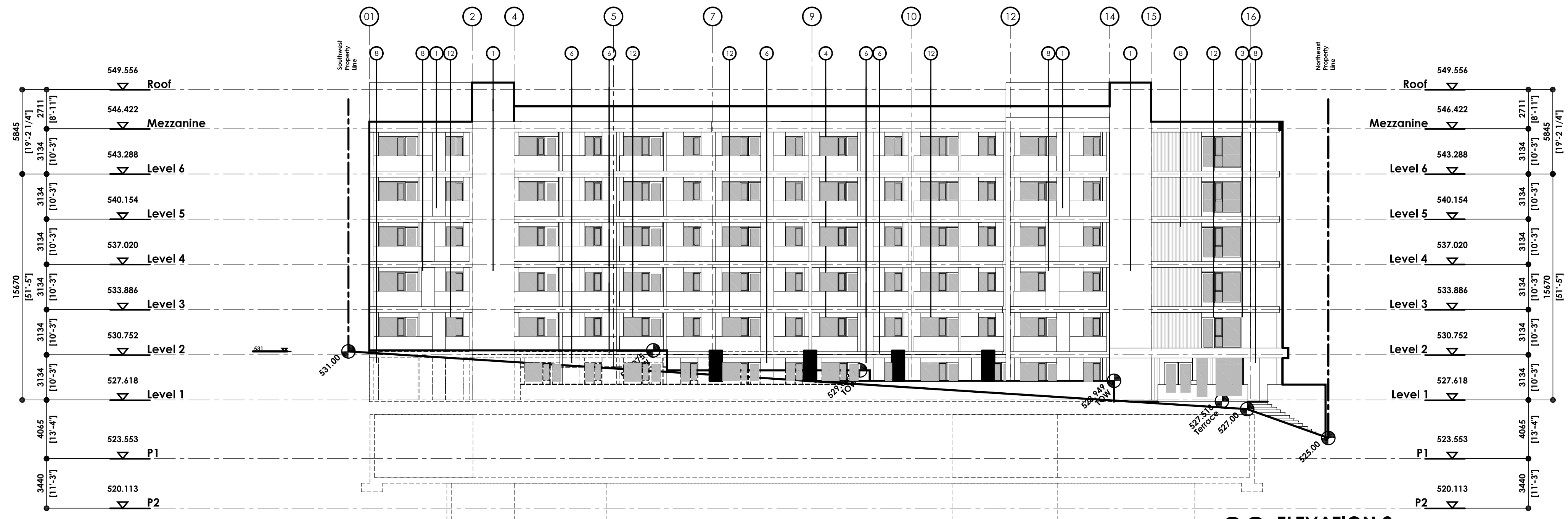
PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososoyo
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
ELEVATIONS 1,2

SHEET NUMBER



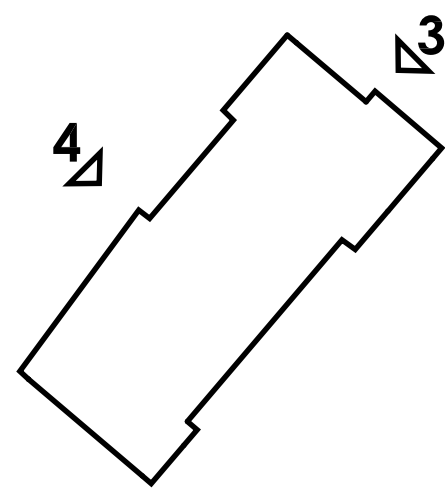
01 ELEVATION 1
1:200
Variance: 0%



02 ELEVATION 2
1:200
Variance: 0%

LEGEND:

EXTERIOR FINISHES	
Tag	Specification
1	VERTICAL: HARDIE PANEL MIDNIGHT BLACK
2	LAP SIDING: HARDIE BOARD BIRCH TREE HORIZONTAL
3	LAP SIDING: HARDIE BOARD MIDNIGHT SOOT
4	Not In Use
5	Masonry
6	HARDIE PANEL: COBBLE STONE
7	METAL SOFFIT: COLOR CHOCOLATE BROWN
8	SIDING: WOOD LIKE COLOR VERTICAL
9	METAL SOFFIT: COLOR WOLF WHITE
10	NATURAL MATERIAL: Concrete Natural
11	PICTURE FRAME ALUMINUM GLASS RAILING
12	FENESTRATION: Metal Clad PVC



2021///20

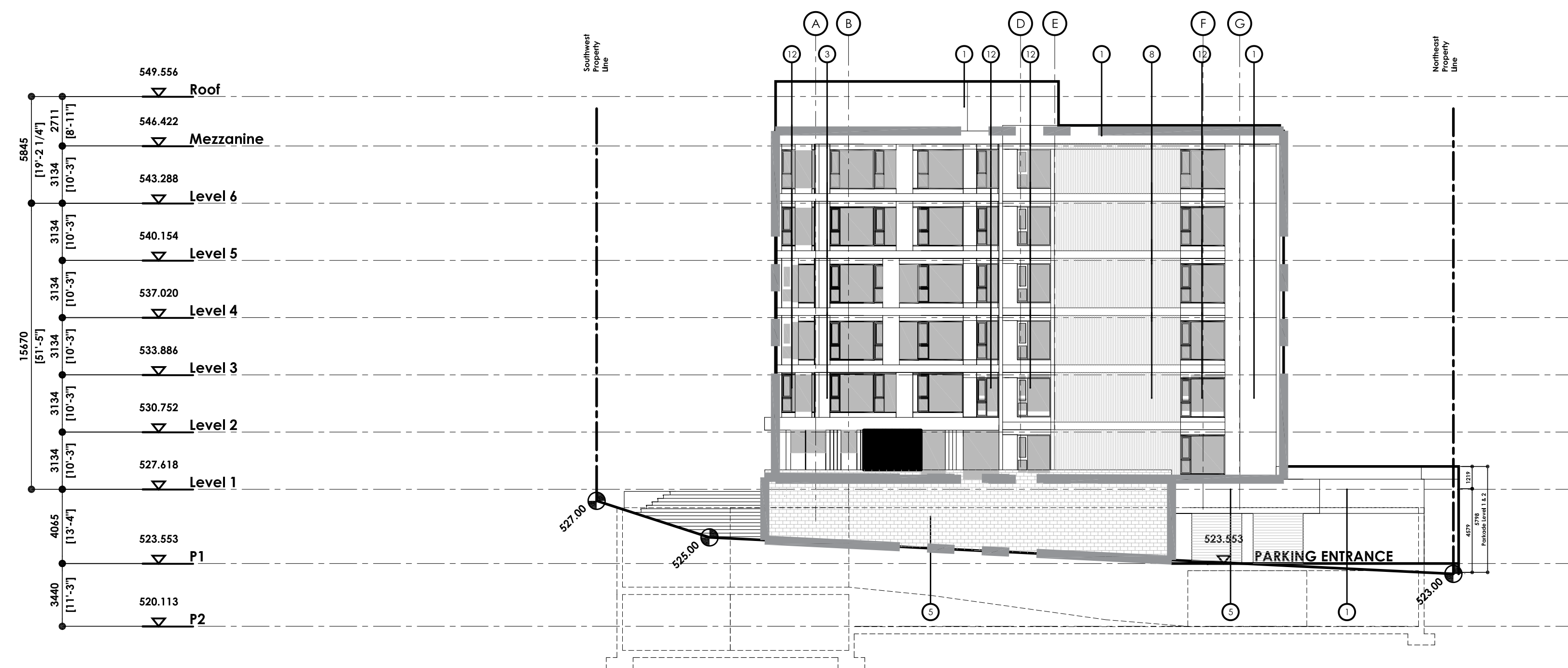
DAVIGNON MARTIN
ARCHITECTURE

suite 420, 23/ 8 avenue se
calgary, alberta -canada
T2G 5C3
403 / 282 6082
davi@nonmarlin.ca

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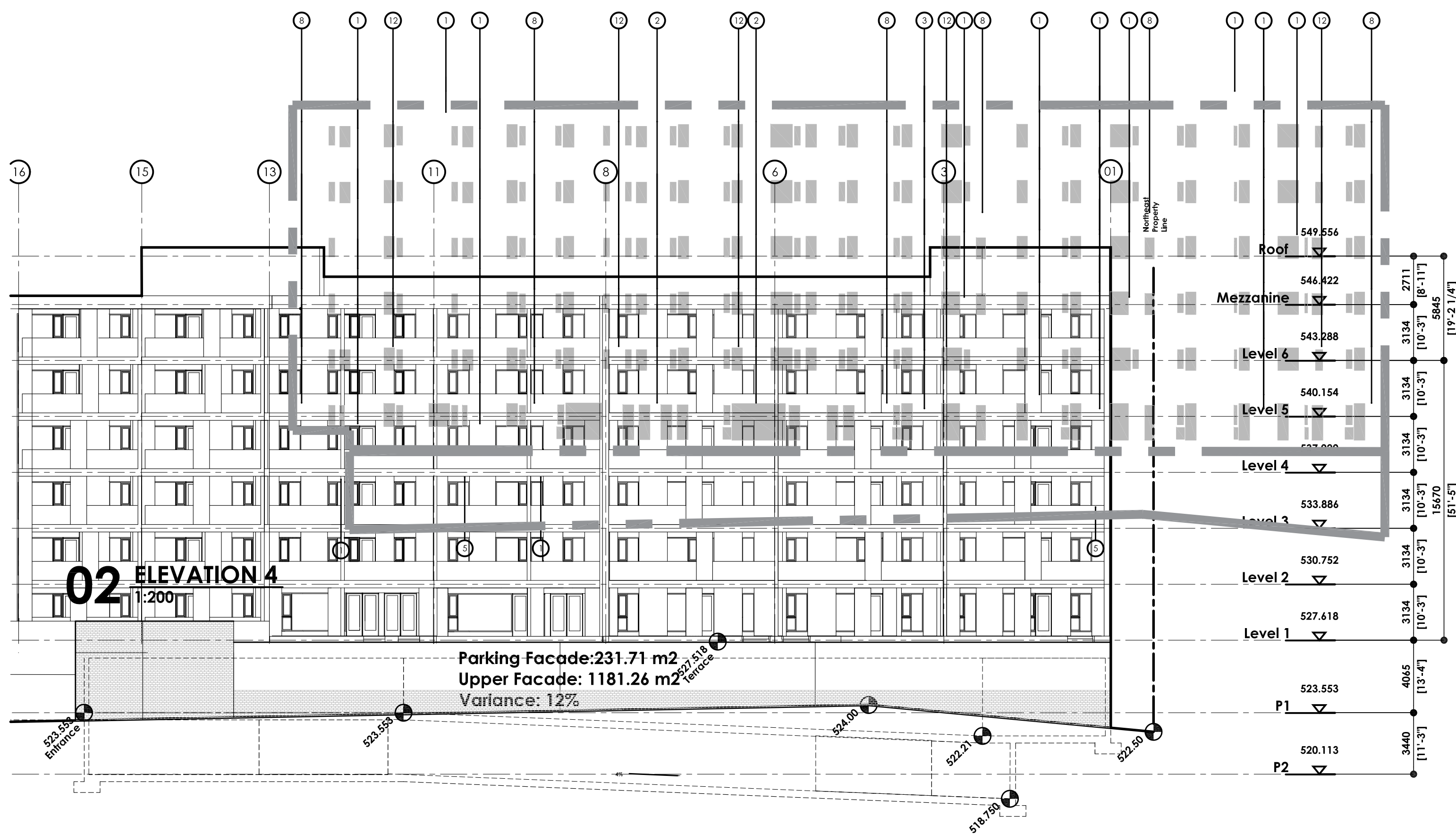
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ISSUE	No.	DATE
REVISION		
1 ISSUED FOR REVIEW		220119
2 ISSUED FOR DP APPLICATION		220504
3 RE ISSUED FOR DP APPLICATION		220524
4 ISSUED FOR DP APPLICATION		220725
5 RE ISSUED FOR DP APPLICATION		220814
6 RE ISSUED FOR DP APPLICATION		221123
7 RE ISSUED FOR DP APPLICATION		220127
8 RE ISSUED FOR DP APPLICATION		220313
9 ISSUED FOR CLIENT REVIEW		220625
10 ISSUED FOR CLIENT REVIEW		220625
11 ISSUED FOR CLIENT REVIEW		220929
12 ISSUED FOR CLIENT REVIEW		230103
13 RE ISSUED FOR DP APPLICATION		231102
14 RE ISSUED FOR DP APPLICATION		240110
15 RE ISSUED FOR DP APPLICATION		240114



01 ELEVATION 3
1:200

Parking Façade: 87.65 m2
Upper Façade: 531.28 m2
Variance: 10%



02 ELEVATION 4
1:200

Parking Façade: 231.71 m2
Upper Façade: 1181.26 m2
Variance: 12%

LEGEND:

EXTERIOR FINISHES	
Tag	Specification
1	VERTICAL: HARDIE PANEL MIDNIGHT BLACK
2	LAP SIDING: HARDIE BOARD BIRCH TREE HORIZONTAL
3	LAP SIDING: HARDIE BOARD MIDNIGHT SOOT
4	Not In Use
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10	NATURAL MATERIAL: Concrete Natural
11	PICTURE FRAME ALUMINUM GLASS RAILING
12	FENESTRATION: Metal Clad PVC

ZONING BYLAW REGULATION FOR THE EXPOSED STOREYS

	1 - A401	2 - A401	1 - A402	2 - A402
Elevation	1	2	3	4
Exposed storey where parking	m2	m2	m2	m2
	13.89	0.00	87.65	231.71
% of PARKING level that includes habitable space	0.00	0.00	0.00	0.00
Area of Façade habitable space			531.28	1181.26
Variance	0.00	0.00	52.59	139.03
			10%	12%

SCHEDULE B
This forms part of application
DP22-0186 DVP24-0089
Planner Initials **SS**
City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2024.05.16

SCALE

1:200

PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososoyo
Div, Yale Dist, Plan EEP76020

SHEET TITLE

ELEVATIONS 3,4

SHEET NUMBER

A///402

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ISSUE	No.	DATE
REVISION		
1 ISSUED FOR REVIEW		2011/9
2 ISSUED FOR DP PRE-APPLICATION		2015/4
3 RE-ISSUED FOR DP PRE-APPLICATION		2016/4
4 ISSUED FOR DP APPLICATION		2017/5
5 RE-ISSUED FOR DP APPLICATION		2018/4
6 RE-ISSUED FOR DP APPLICATION		2011/23
7 RE-ISSUED FOR DP APPLICATION		2011/27
8 RE-ISSUED FOR DP APPLICATION		2013/3
9 ISSUED FOR CLIENT REVIEW		2019/5
10 ISSUED FOR CLIENT REVIEW		2019/5
11 ISSUED FOR CLIENT REVIEW		2019/9
12 ISSUED FOR CLIENT REVIEW		2019/3
13 RE-ISSUED FOR DP APPLICATION		2011/02
14 RE-ISSUED FOR DP APPLICATION		2011/10
15 RE-ISSUED FOR DP APPLICATION		2015/4

SCHEDULE B

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2024.05.16

SCALE

NTS

PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE

Emotive Renders

SHEET NUMBER



01 SE VIEW
NTS



02 NE VIEW
NTS



03 SW VIEW
NTS

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	20119
2	ISSUED FOR DP APPLICATION	20164
3	RE ISSUED FOR DP APPLICATION	20164
4	ISSUED FOR DP APPLICATION	20175
5	RE ISSUED FOR DP APPLICATION	20184
6	ISSUED FOR DP APPLICATION	201123
7	RE ISSUED FOR DP APPLICATION	201127
8	RE ISSUED FOR DP APPLICATION	20113
9	ISSUED FOR CLIENT REVIEW	20165
10	ISSUED FOR CLIENT REVIEW	20165
11	ISSUED FOR CLIENT REVIEW	20169
12	ISSUED FOR CLIENT REVIEW	20113
13	RE ISSUED FOR DP APPLICATION	201102
14	RE ISSUED FOR DP APPLICATION	240110
15	RE ISSUED FOR DP APPLICATION	240114



01 NW VIEW
NTS

SCHEDULE B

This forms part of application
DP22-0186 DVP24-0089

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2024.05.16

SCALE

NTS

PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE

Emotive Renders

SHEET NUMBER

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ISSUE	No.	DATE
REVISION		
1 ISSUED FOR REVIEW		2019
2 ISSUED FOR DP APPLICATION		2019
3 RE-ISSUED FOR DP APPLICATION		2019
4 ISSUED FOR DP APPLICATION		2019
5 RE-ISSUED FOR DP APPLICATION		2019
6 RE-ISSUED FOR DP APPLICATION		2019
7 RE-ISSUED FOR DP APPLICATION		2019
8 RE-ISSUED FOR DP APPLICATION		2019
9 ISSUED FOR CLIENT REVIEW		2019
10 ISSUED FOR CLIENT REVIEW		2019
11 ISSUED FOR CLIENT REVIEW		2019
12 ISSUED FOR CLIENT REVIEW		2019
13 RE-ISSUED FOR DP APPLICATION		2019
14 RE-ISSUED FOR DP APPLICATION		2019
15 RE-ISSUED FOR DP APPLICATION		2019



(9) ALUMINUM SOFFIT: COLOR WOLF WHITE



(12) FENESTRATION: METAL CLAD PVC



(10) CONCRETE NATURAL



(2) LAP SIDING: HARDIE BOARD BIRCH TREE HORIZONTAL



(6) HARDIE PANEL: COBBLE STONE



(1) VERTICAL: HARDIE PANEL MIDNIGHT BLACK



(8) SIDING: WOOD LIKE COLOR VERTICAL



(5) MASONRY VENEER



(7) ALUMINUM SOFFIT: WOOD LIKE COLOR



(3) LAP SIDING: HARDIE BOARD MIDNIGHT SOOT

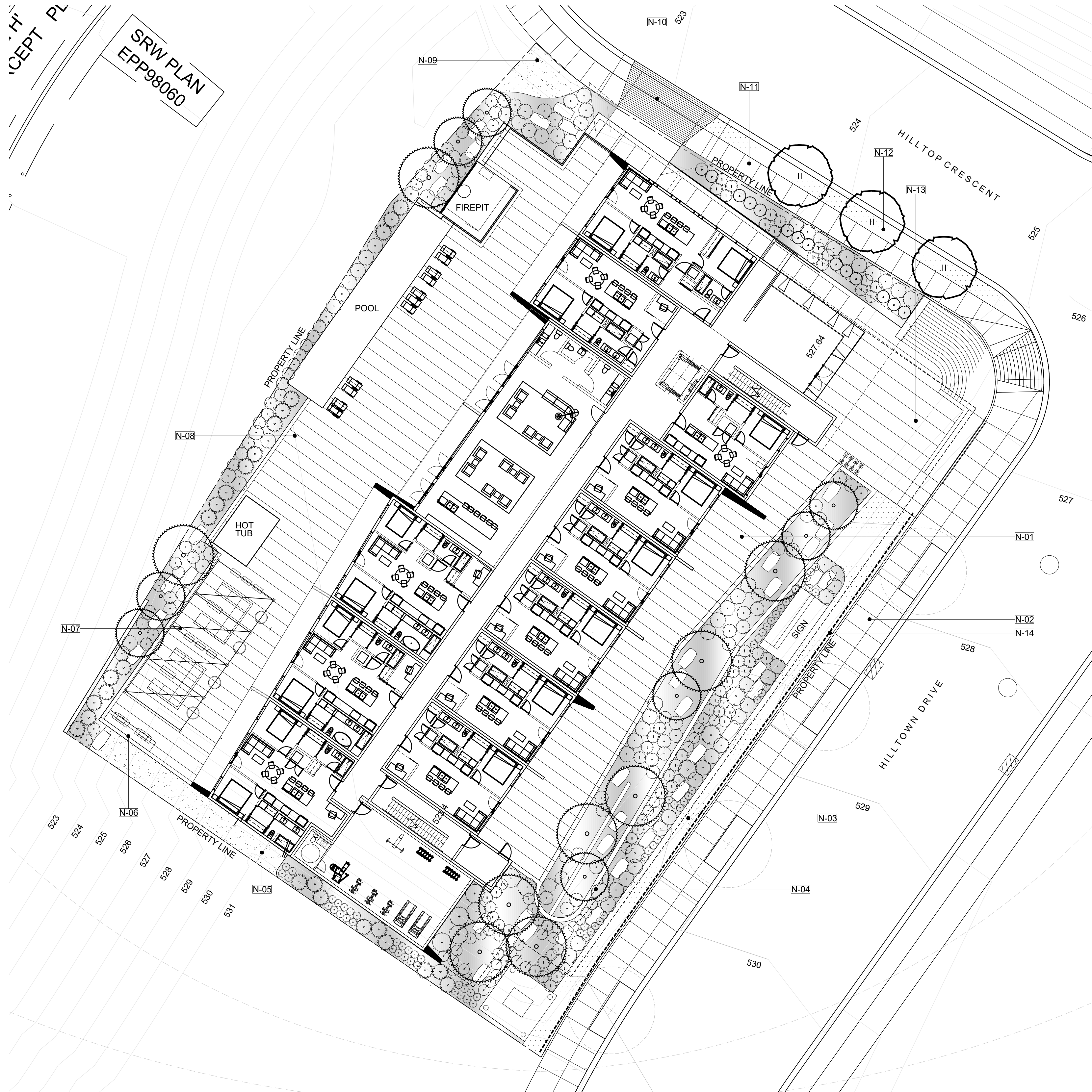
SCHEDULE B
This forms part of application # DP22-0186 DVP24-0089
Planner Initials **SS**
City of Kelowna COMMUNITY PLANNING

PROFESSIONAL SEAL(S) CONSULTANTS

NOTES

PROJECT
McKinley Beach
Lot 8
DATE
2024.05.16
SCALE
NTS
PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos Div., Yale Dist., Plan EPPP76020
SHEET TITLE
Materials Board

SHEET NUMBER



SCHEDULE C
 This forms part of application
 # DP22-0186 DVP24-0089
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials SS

2021//20
DAVIGNON MARTIN
 ARCHITECTURE
 suite #20, 257 8 avenue se
 calgary, alberta canada
 T2C 5C3
 403 / 262 6002
 davignonmartin.ca

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	220119
2	ISSUED FOR DP PRE-APPLICATION	220504
3	ISSUED FOR DP PRE-APPLICATION	220504
4	ISSUED FOR DP APPLICATION	220509
5	ISSUED FOR RESPONSE	240301
6	ISSUED FOR RESPONSE	240301

- 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_8

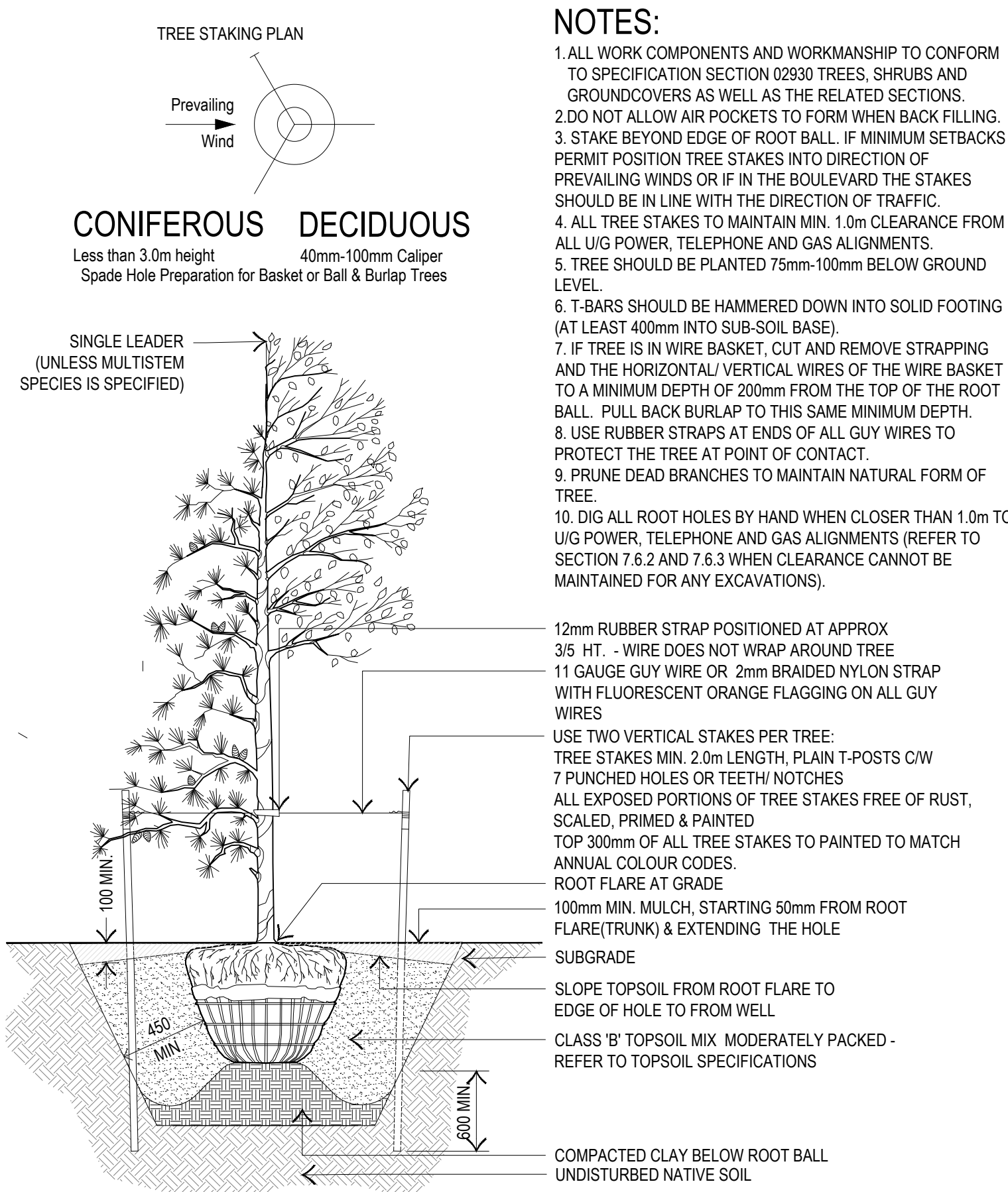
DATE
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SCALE
 As Noted

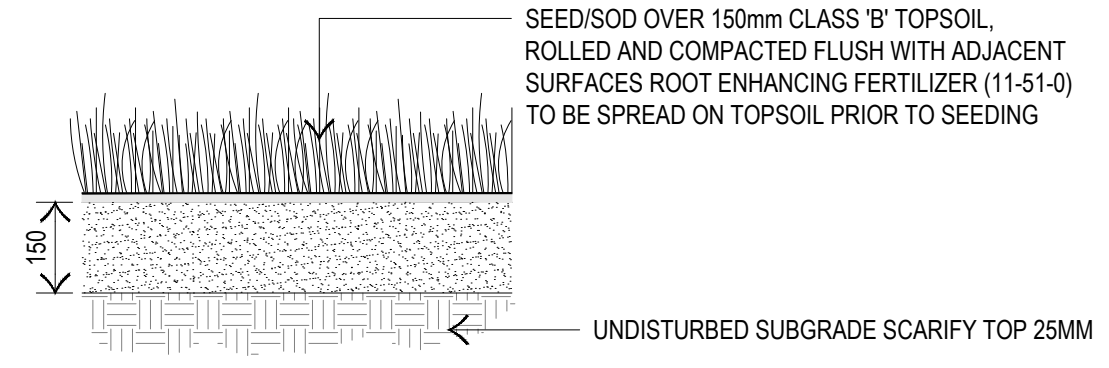
PROJECT LOCATION
 1870-HILLTOP_C
 KELOWNA_BC

SHEET TITLE
 LANDSCAPE PLAN
 + DETAILS

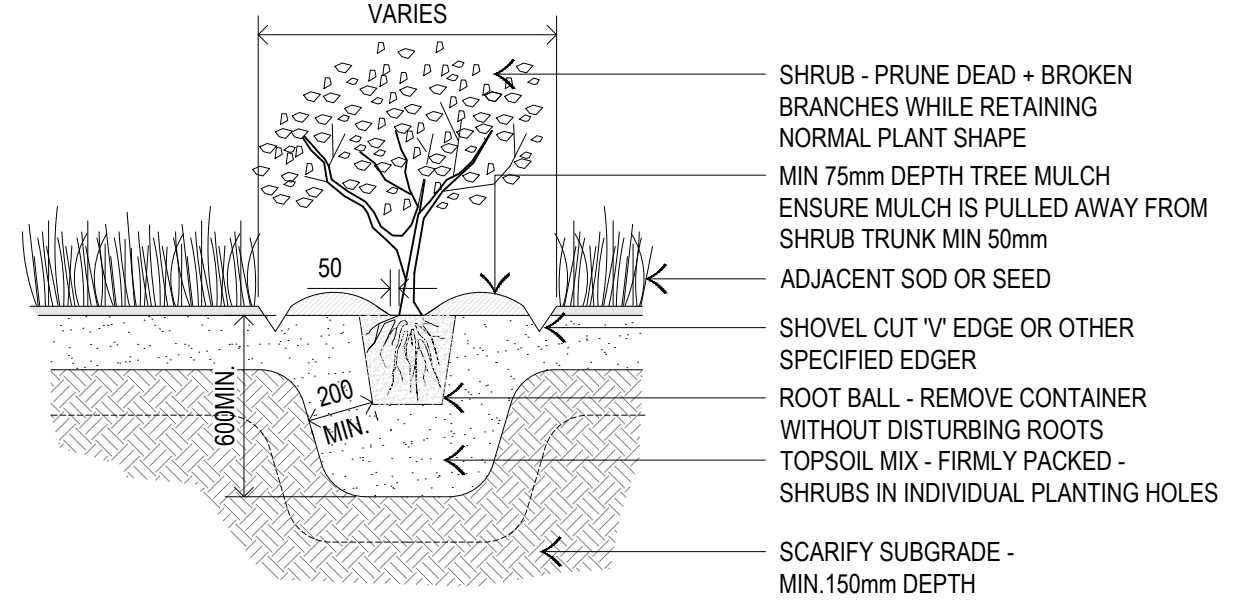
SHEET NUMBER



2 TYPICAL TREE PLANTING DETAIL
 DPL1 SCALE 1:25



3 TYPICAL TURF PLANTING DETAIL
 DPL1 SCALE 1:25



4 TYPICAL SHRUB PLANTING DETAIL
 DPL1 SCALE 1:25

1 LANDSCAPE PLAN
 DPL1 SCALE 1:200

LANDSCAPE DATA
 ZONING:
 CD 18 - COMPREHENSIVE MIXED USE DEVELOPMENT AREA 1 - VILLAGE CENTRE
 CITY OF KELOWNA CONSOLIDATED BYLAW NO. 8000 SECTION 7 LANDSCAPING + SCREENING
 7.6.9 (c) CD Zones shall specify the buffer treatment levels for the CD site
 Level 1-No specific guidelines for the design of the landscape buffer

- FEATURE LEGEND**
- N-01 CONCRETE TERRACE
 - N-02 EXISTING CONCRETE WALKWAY W/ 4 STREET TREES
 - N-03 SLOPED LAWN AREA
 - N-04 CONCRETE RETAINING WALL - REFER TO ARCH
 - N-05 POLLINATOR GARDEN - 2:1 SLOPE
 - N-06 BBQ AREA
 - N-07 AMENITY DECK - MOVEABLE PLANTERS + FURNITURE
 - TIVOLI OVERHEAD LIGHTS
 - N-08 CONCRETE POOL AND EVENT DECK
 - N-09 POLLINATOR GARDEN
 - N-10 PARKADE ENTRANCE
 - N-11 EXISTING CONCRETE WALK
 - N-12 SODDED BOULEVARD W/ STREET TREES
 - N-13 ENTRY PLAZA W/ STAIRS + ACCESSIBLE ENTRY
 - N-14 PROVIDE TREE PROTECTION AS PER BL8042

- PLANTING LEGEND**
 TREES - 38 TOTAL
- LODGEPOLE PINE 9 @ 3.5M HT.
 - LODGEPOLE PINE 8 @ 2.5M HT.
 - EXISTING TREES 4 TOTAL
 - ARMSTRONG MAPLE 3 @ 60MM CAL.
 - COLUMNAR ASPEN 14 @ 60MM CAL.

- SHRUBS - 262 @ 600MM HT / SPRD
 ORNAMENTAL GRASSES - 84/100MM POT
- 26 ROCKY MOUNTAIN JUNIPER
 - 41 SNOWBERRY
 - 41 HORIZONTAL JUNIPER
 - 40 ARCTIC FIRE DOGWOOD
 - 27 WILD ROSE
 - 33 SILVERBERRY
 - 31 OREGAN GRAPE
 - 7 OCEAN SPRAY
 - 5 MUGHO PINE
 - 69 KARL FOERSTER GRASS

- SURFACING LEGEND**
- SOD
 LESS WATER SOD ON 150MM DEPTH TOPSOIL
 - SHREDDED BARK MULCH
 - CONCRETE PAVING
 LIGHT SANDBLASTED CONCRETE W/ CALIFORNIA HAND TROWELLED JOINTS
 - NATURALIZED POLLINATOR SEED MIX:
 TERRAFIX COIR MAT BIODEGRADABLE EROSION CONTROL MAT OR APPROVED EQUAL
- COLOURFUL MISC GRASSLAND MIX (RATE: 40-45KG / HA):
- TUFTED HAIRGRASS 14%
 - BLENDER WHEATGRASS 14%
 - BLUBURBACH (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 CINCDEFOL TRACE
 - GALLARDIA TRACE
 - WOODY GROMWELL TRACE
 - WILD BERGAMOT TRACE
 - SMOOTH ASTER TRACE

DPL1