

Development Permit & Development Variance Permit

DP25-0086 DVP25-0087



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

1070 Ellis Street

and legally known as

Lot 2 District Lot 139 ODYD Plan KAP86331

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

DP25-0086 DVP25-0087

Planner
Initials

MT



City of
Kelowna
DEVELOPMENT PLANNING

Date of Council Approval: May 13, 2025

Development Permit Area: Form & Character

Existing Zone: UC1 – Downtown Urban Centre

Future Land Use Designation: UC – Urban Centre

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: Waterscapes Homes Ltd., Inc. No. BCo767408

Applicant: Waterscapes Homes Ltd.

Nola Kilmartin
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. DP25-0086 and Development Variance Permit No. DVP25-0087 for Lot 2 District Lot 139 ODYD Plan KAP86331, located at 1070 Ellis Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the buildings to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land in accordance with Schedule "C";
4. 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;
5. The applicant be required to make a payment into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b in Zoning Bylaw No. 12375;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

AND THAT variance to the following sections of Zoning Bylaw No. 12375 be granted:

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the minimum building separation from 30.0 m permitted to 27.0 m proposed;

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the maximum floor plate above the sixth storey from 750 m² permitted to 817 m² proposed for Tower 1, 765 m² proposed for Tower 2, 849 m² proposed for Tower 3, and 890 m² proposed for Tower 4, for the seventh storey only.

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the minimum setback above the podium from 3.0 m permitted to 0.0 m proposed for Towers 2, 3, and 4.

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the maximum podium height from 16.0 m permitted to 16.94 m proposed.

Section 14.11 – Commercial and Urban Centre Zone Development Regulations, Footnote .2

To vary the minimum setback above 16.0 m in height from a lot line abutting another property from 4.0 m permitted to 0.0 m proposed.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council 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 **\$1,108,960.50**

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. HOUSING OPPORTUNITIES RESERVE FUND

Housing Opportunities Reserve Fund Payment in the amount of \$2,282,000.00 required for 2% of the total number of dwelling units authorized by the building permit in accordance with Table 6.8.b in Zoning Bylaw No. 12375.

5. INDEMNIFICATION

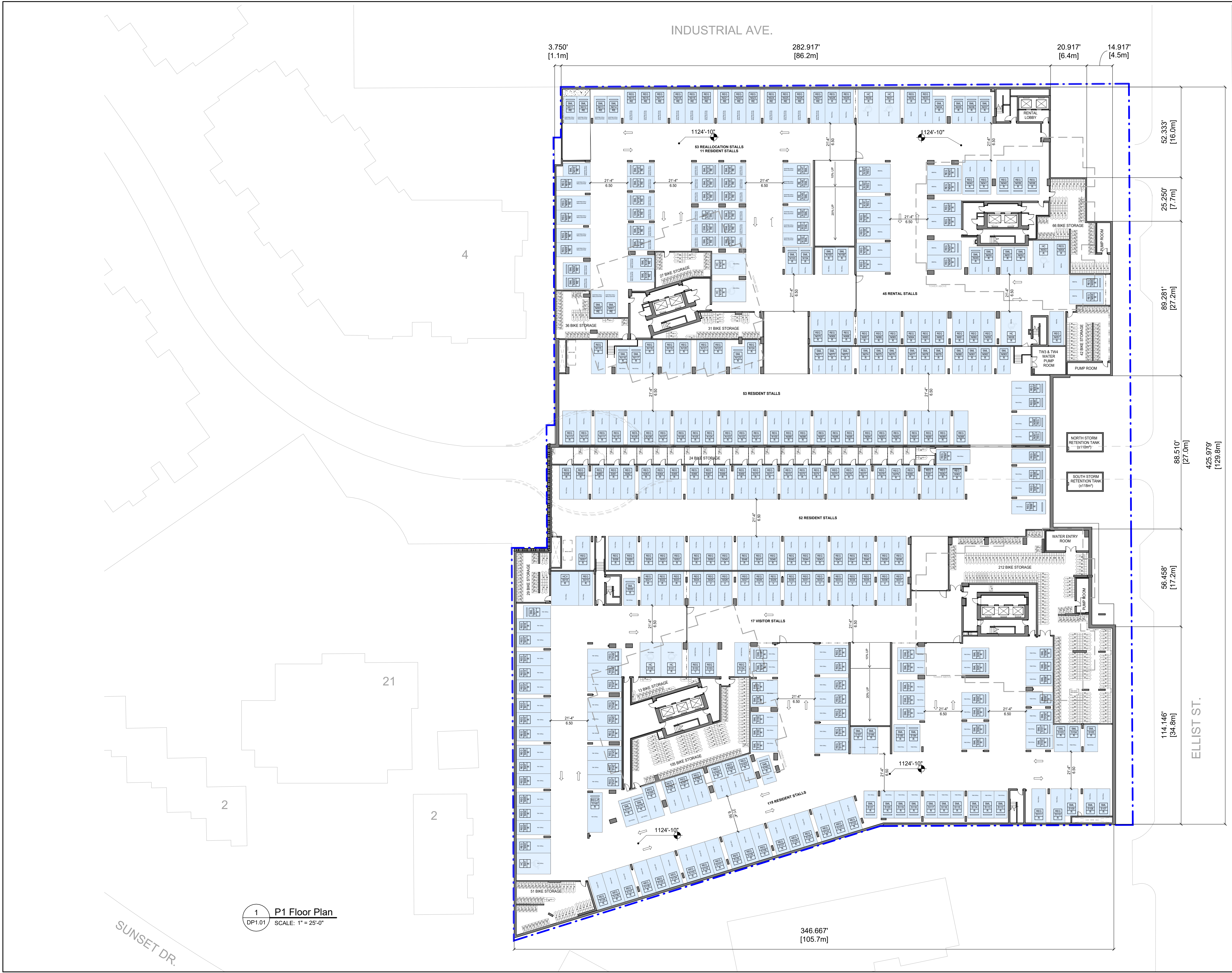
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**

ATTACHMENT		A
This forms part of application		
# DP25-0086 DVP25-0087		
Planner Initials	MT	 City of Kelowna DEVELOPMENT PLANNING



1 P1 Floor Plan
DP1.01 SCALE: 1" = 25'-0"

CLIENT

Ledingham McAllister

LEDINGHAM McALLISTER

1285 WEST PENDER STREET 3RD FLOOR
VANCOUVER, BC V6E4B1

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14
B	DP AMENDMENT 01	2025-04-15

SCHEDULE A

This forms part of application
DP25-0086 DVP25-0087

Planner Initials **MT**

City of Kelowna
DEVELOPMENT PLANNING

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACALUS
BRITISH COLUMBIA

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

THE VINTAGE

LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)

DRAWN BY:
EP/TM/ZY/PT/AC

PROJECT MGR:
SC

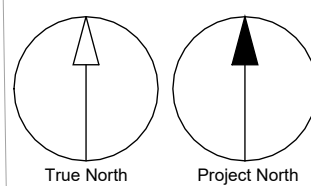
CHECKED BY:
SC

APPROVED BY:
LM

SHEET TITLE

P1 FLOOR PLAN

SHEET NUMBER	ISSUE
DP1.01	B



SUNSET DR.

1 L1 FLOOR PLAN
SCALE: 1" = 25'-0"

6.083'
[1.9m]

4

21

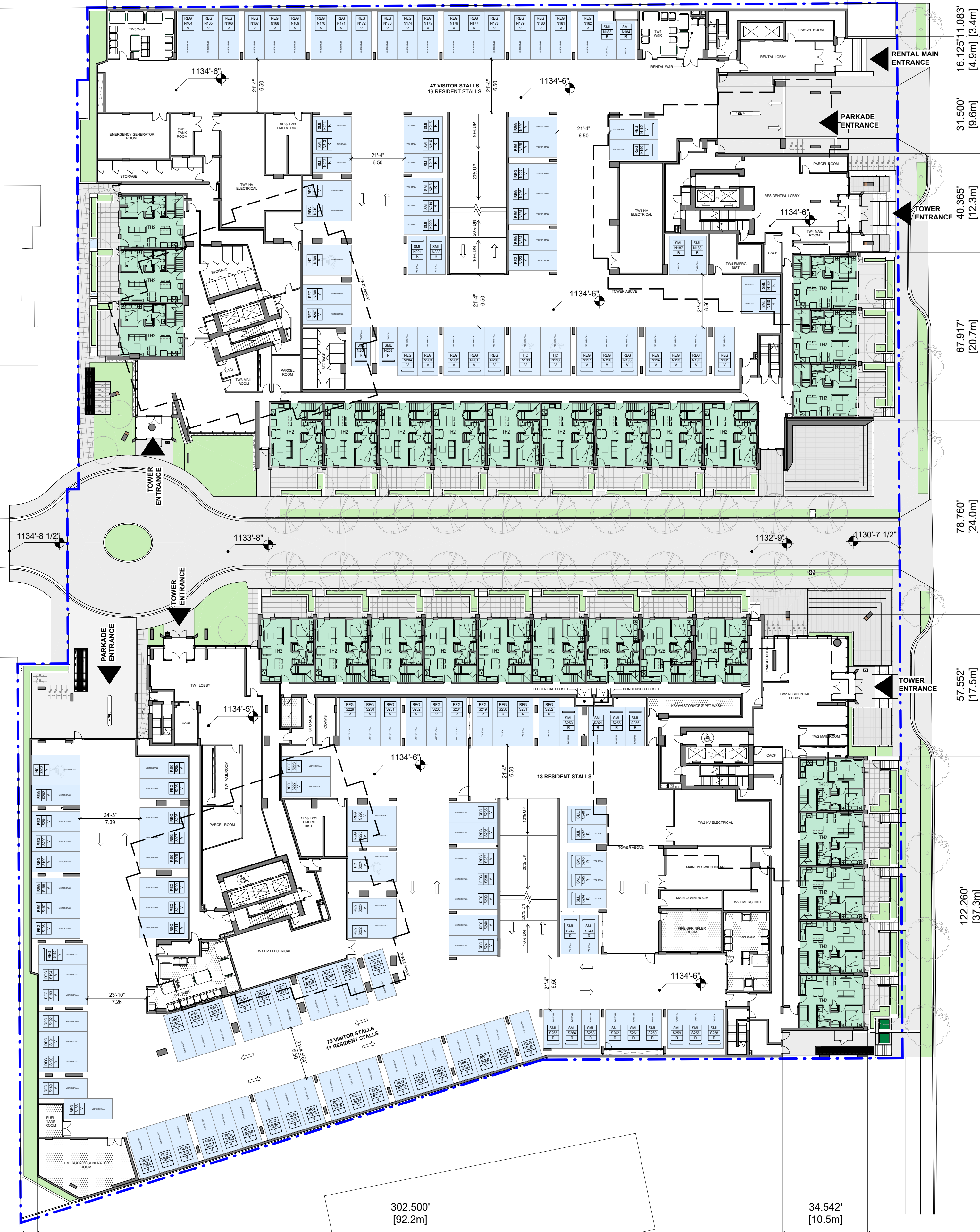
2

INDUSTRIAL AVE.

7.417'
[2.3m]

300.833'
[91.7m]

19.500'
[5.9m]



302.500'
[92.2m]

34.542'
[10.5m]

ELLIST ST.

57.552'
[17.5m]

78.760'
[24.0m]

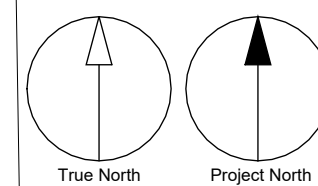
67.917'
[20.7m]

40.365'
[12.3m]

31.500'
[9.6m]

16.125'
[4.9m]

GASTON AVE.



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Ledingham McAllister

LEDINGHAM McALLISTER

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Planner Initials **MT**

City of **Kelowna**
DEVELOPMENT PLANNING

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACALUS
BRITISH COLUMBIA

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PROJECT

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1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)

DRAWN BY:
EP/TM/ZY/PT/AC

PROJECT MGR:
SC

CHECKED BY:
SC

APPROVED BY:
LM

SHEET TITLE

L1 FLOOR PLAN

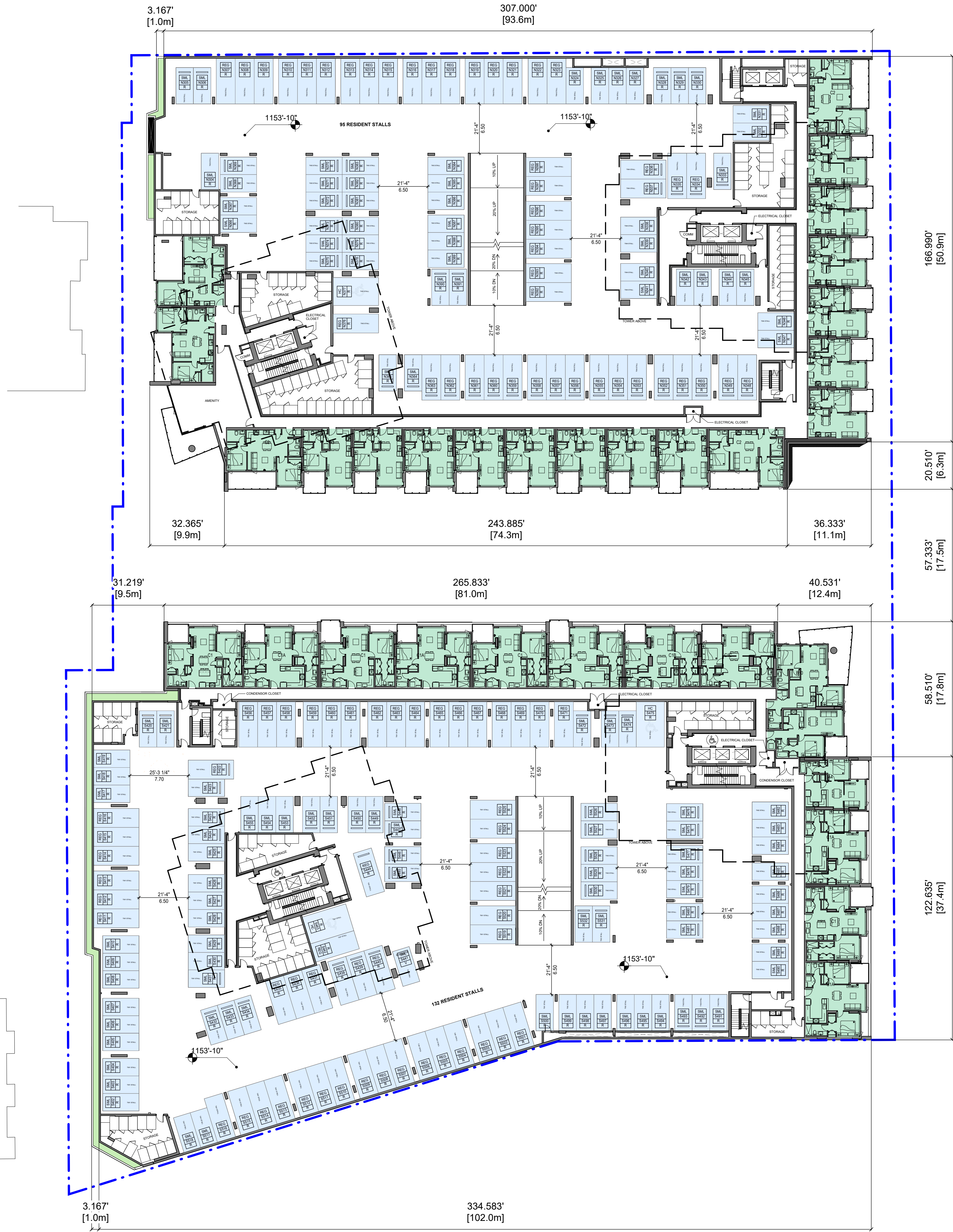
SHEET NUMBER

DP1.02

ISSUE

B

1 L3 FLOOR PLAN
SCALE: 1" = 25'-0"



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Ledingham McAllister

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DP25-0086 DVP25-0087
City of Kelowna
Planner Initials MT

CONSULTANTS

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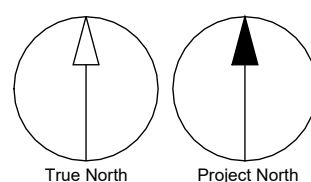
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PROJECT
THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

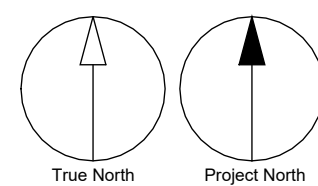
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30260934 (AIBI - 135775)
DRAWN BY:
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CHECKED BY:
SC
PROJECT MGR:
SC
APPROVED BY:
LM

SHEET TITLE
L3 FLOOR PLAN

SHEET NUMBER
DP1.04
ISSUE
B



1 L3 FLOOR PLAN
SCALE: 1" = 25'-0"



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Planner Initials MT
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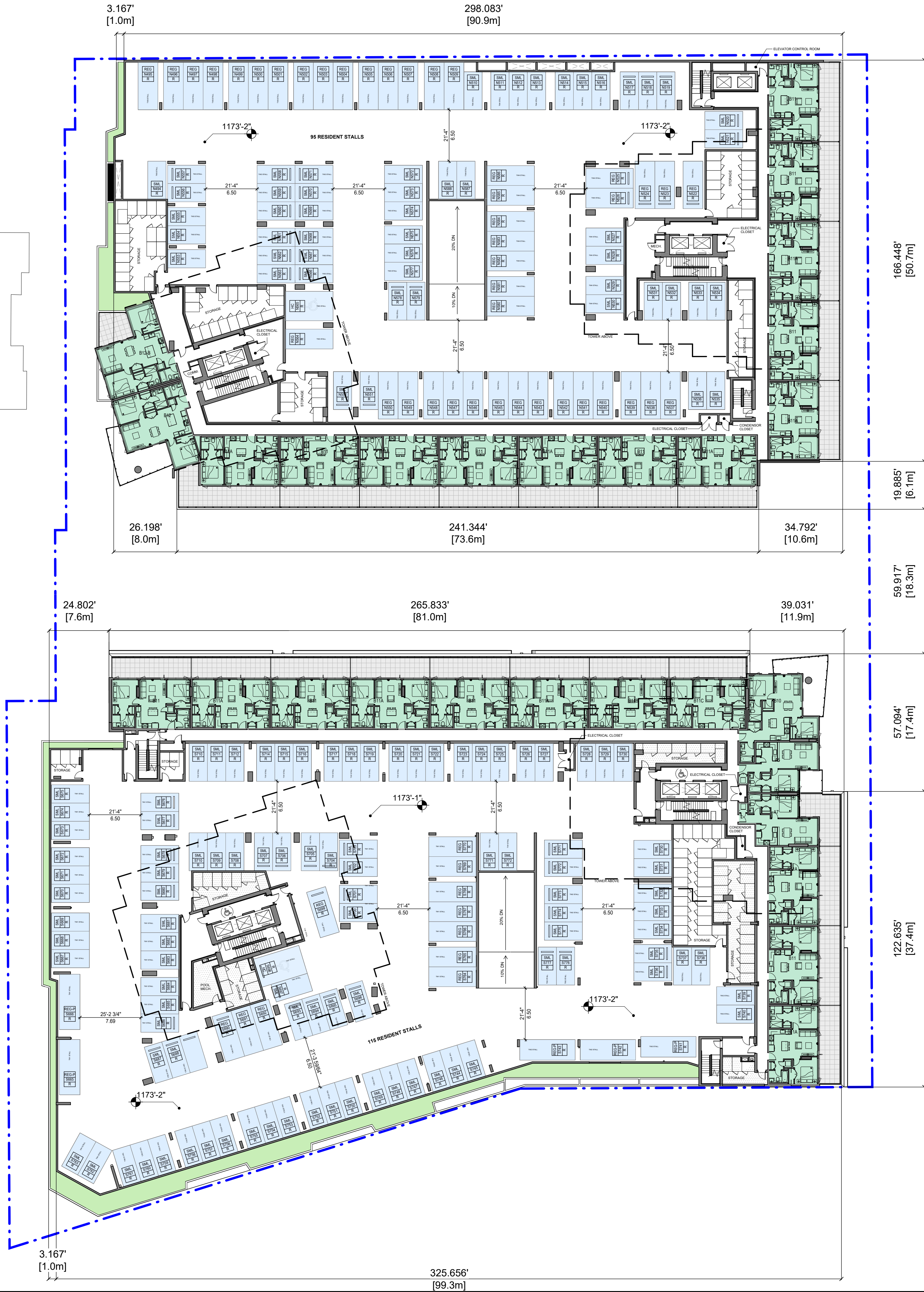
PROJECT
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1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)
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CHECKED BY:
SC
PROJECT MGR:
SC
APPROVED BY:
LM

SHEET TITLE
L4 FLOOR PLAN

SHEET NUMBER
DP1.05
ISSUE
B

1 L5 FLOOR PLAN
SCALE: 1" = 25'-0"



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SCHEDULE A
This forms part of application
DP25-0086 DVP25-0087
City of Kelowna
Planner Initials MT

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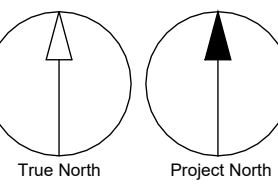
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PROJECT
THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)
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PROJECT MGR:
SC
CHECKED BY:
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APPROVED BY:
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SHEET TITLE
L5 FLOOR PLAN


SHEET NUMBER
DP1.06
ISSUE
B





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Ledingham McAllister



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SCHEDULE A


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DP25-0086 DVP25-0087


Planner Initials MT

**City of Kelowna**
DEVELOPMENT PLANNING

CONSULTANTS

SEAL



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PROJECT

THE VINTAGE

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1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)

DRAWN BY:
EP/TM/ZY/PT/AC

CHECKED BY:
SC

PROJECT MGR:
SC

APPROVED BY:
LM

SHEET TITLE

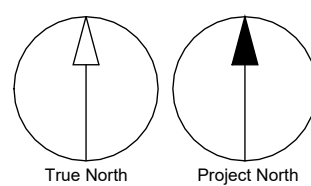
L7 FLOOR PLAN

SHEET NUMBER

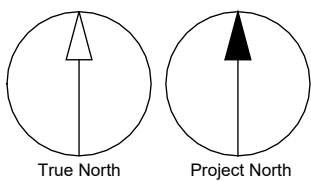
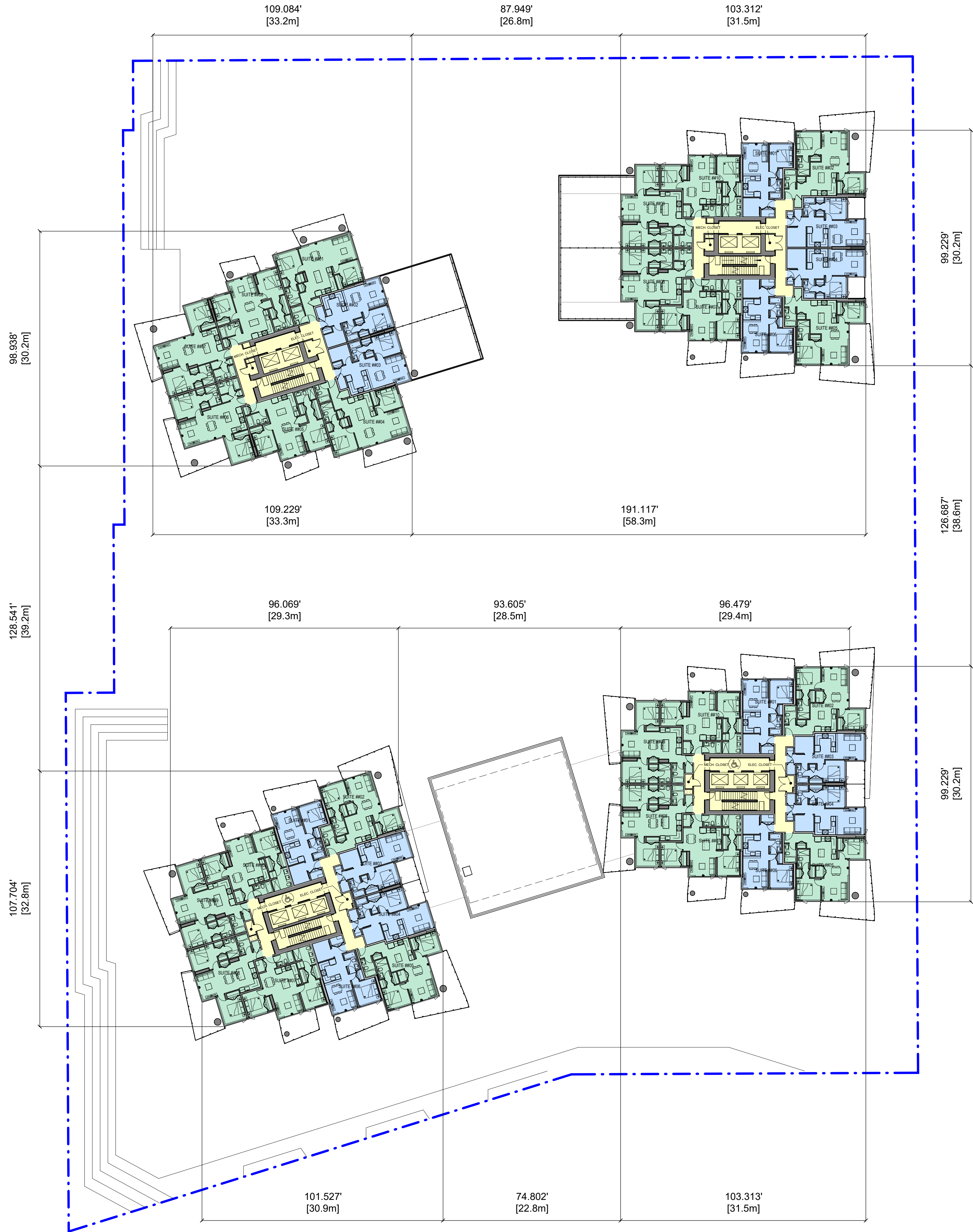
DP1.08

ISSUE

A




1 L8 FLOOR PLAN (TYPICAL)
SCALE: 1" = 25'-0"



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SCHEDULE

A

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DP25-0086 DVP25-0087


Planner
Initials MT




City of
Kelowna
DEVELOPMENT PLANNING

CONSULTANTS

SEAL





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PROJECT

THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)

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CHECKED BY:
SC

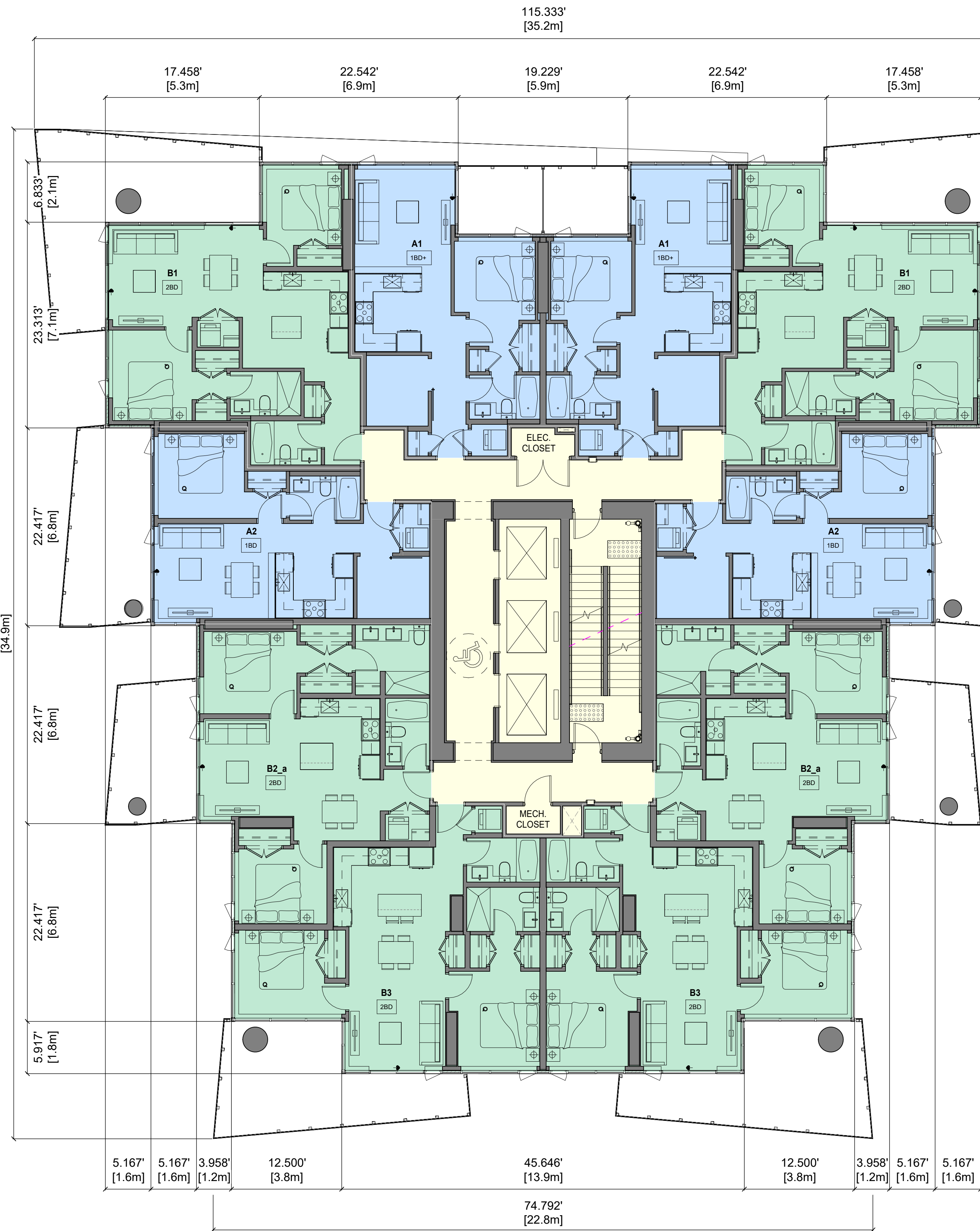
PROJECT MGR:
SC

APPROVED BY:
LM

SHEET TITLE

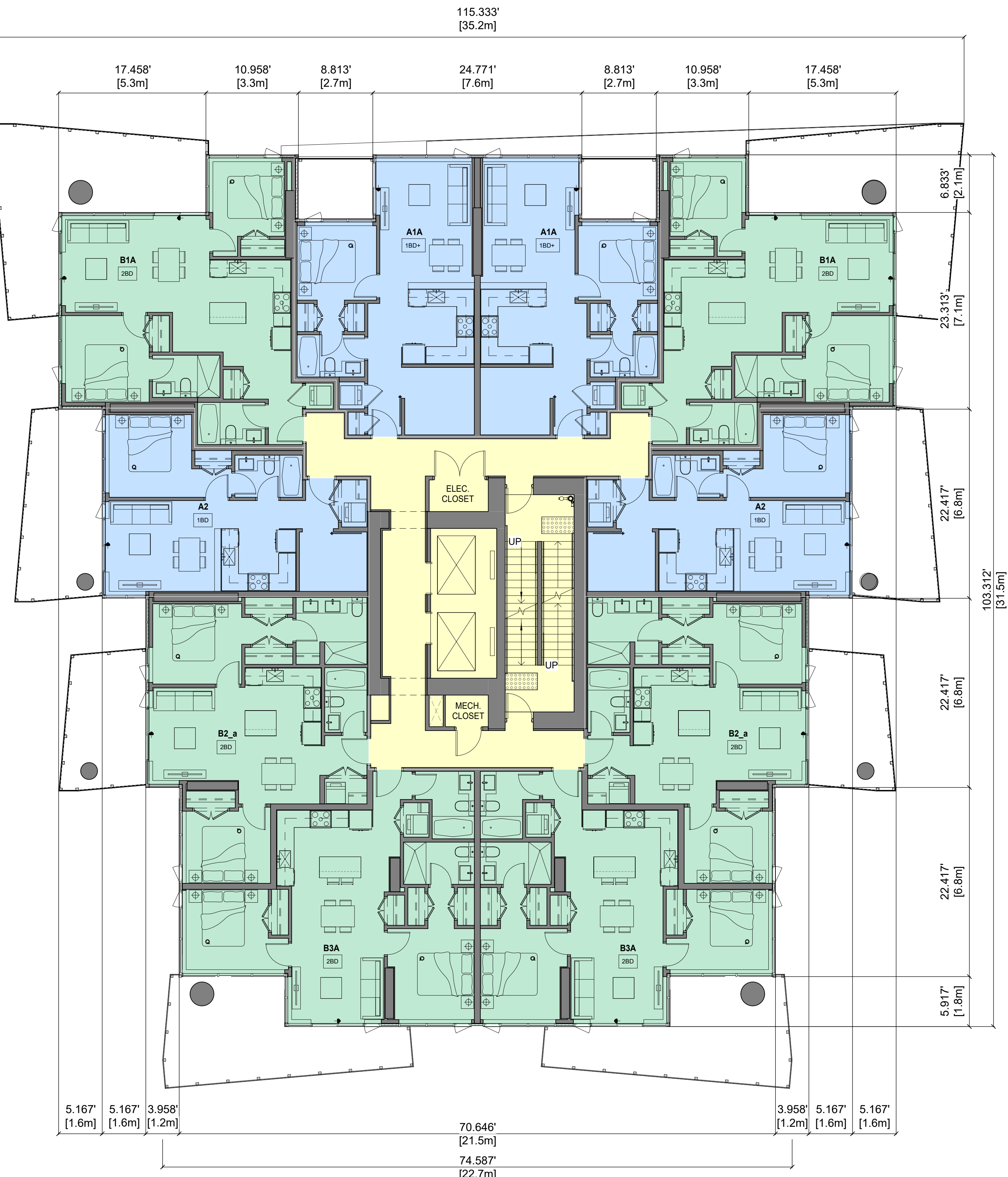
L8 FLOOR PLAN (TYPICAL)

SHEET NUMBER	ISSUE
DP1.09	A



GROSS
8073 sft
750 sqm

T1 / T2



GROSS
8073 sft
750 sqm

T4

CLIENT
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VANCOUVER, BC V6E4B1

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DP25-0086 DVP25-0087
Planner Initials **MT**

City of Kelowna
DEVELOPMENT PLANNING

CONSULTANTS

SEAL



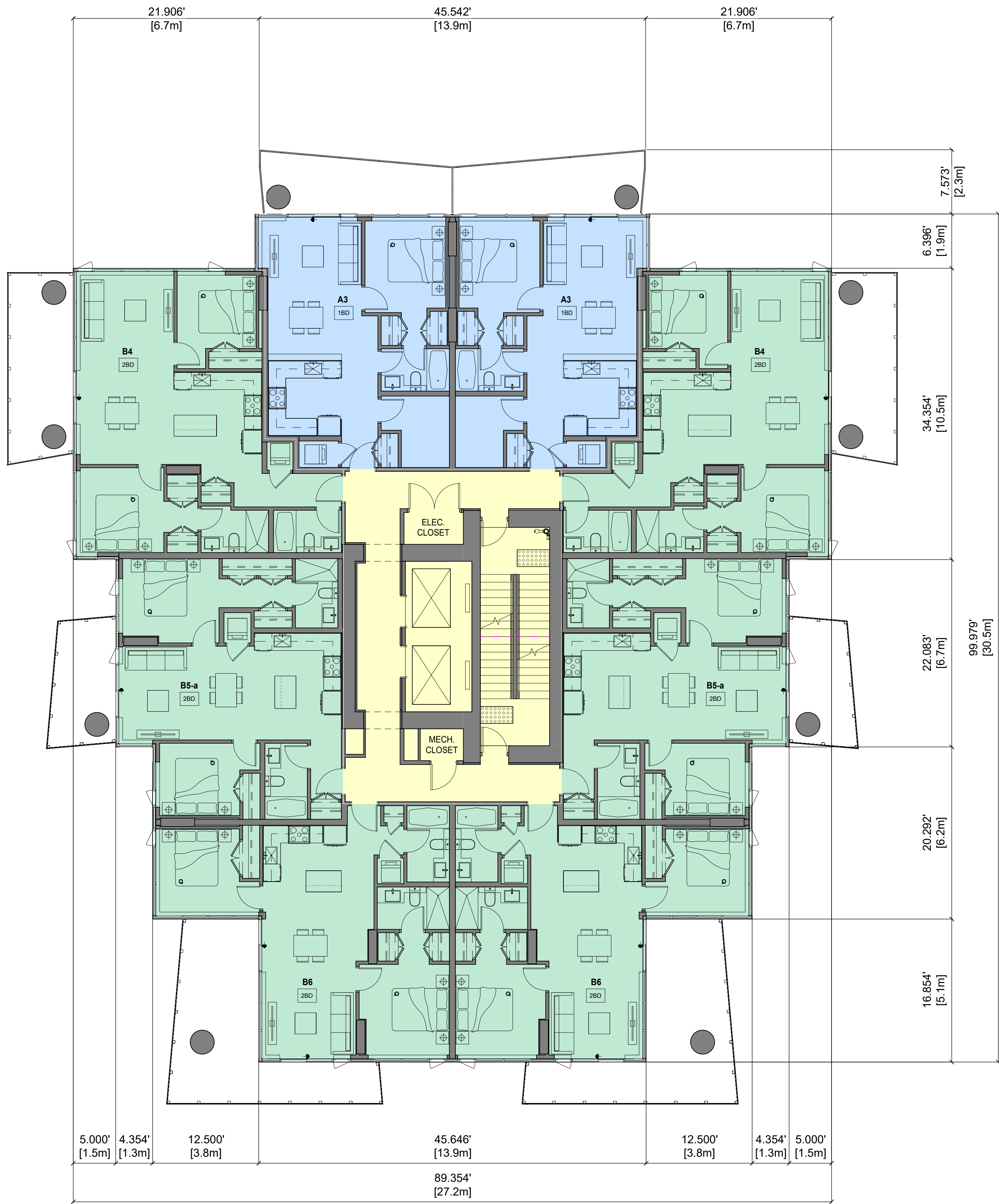
 **ARCADIS**
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
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PROJECT
THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO: 30260934 (AIBI - 135775)	
DRAWN BY: EP/TM/ZY/PT/AC	CHECKED BY: SC
PROJECT MGR: SC	APPROVED BY: LM

SHEET TITLE
TYPICAL TOWER PLAN
T1,T2,T4

SHEET NUMBER DP1.10	ISSUE A
--------------------------------------	--------------------------




GROSS
7707 sft
716 sqm

T3

CLIENT

Ledingham McAllister



LEDINGHAM McALLISTER

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VANCOUVER, BC V6E4B1

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City of Kelowna


DEVELOPMENT PLANNING

CONSULTANTS

SEAL



REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA



ARCADIS

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CHECKED BY:
SC

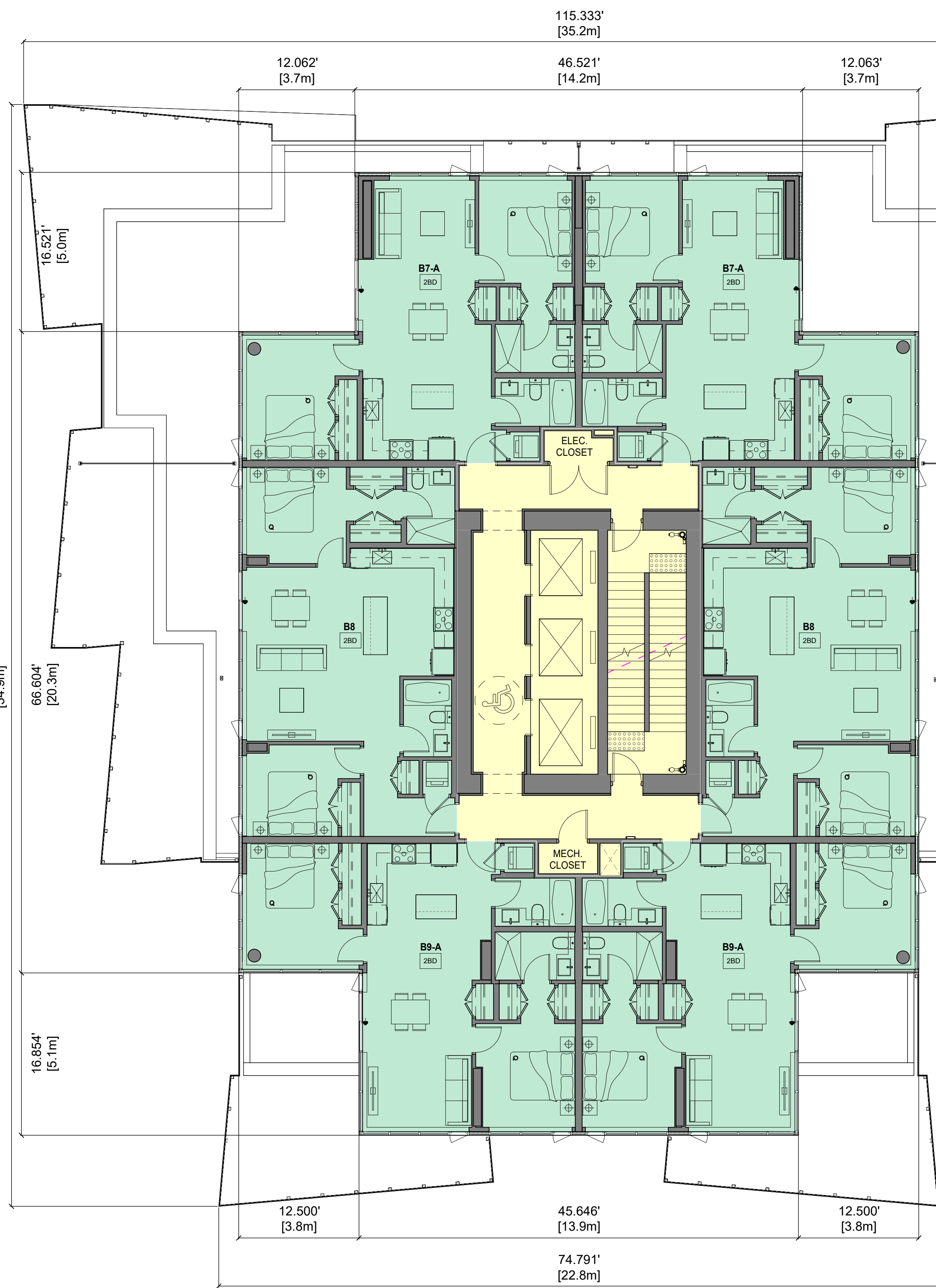
PROJECT MGR:
SC

APPROVED BY:
LM

SHEET TITLE

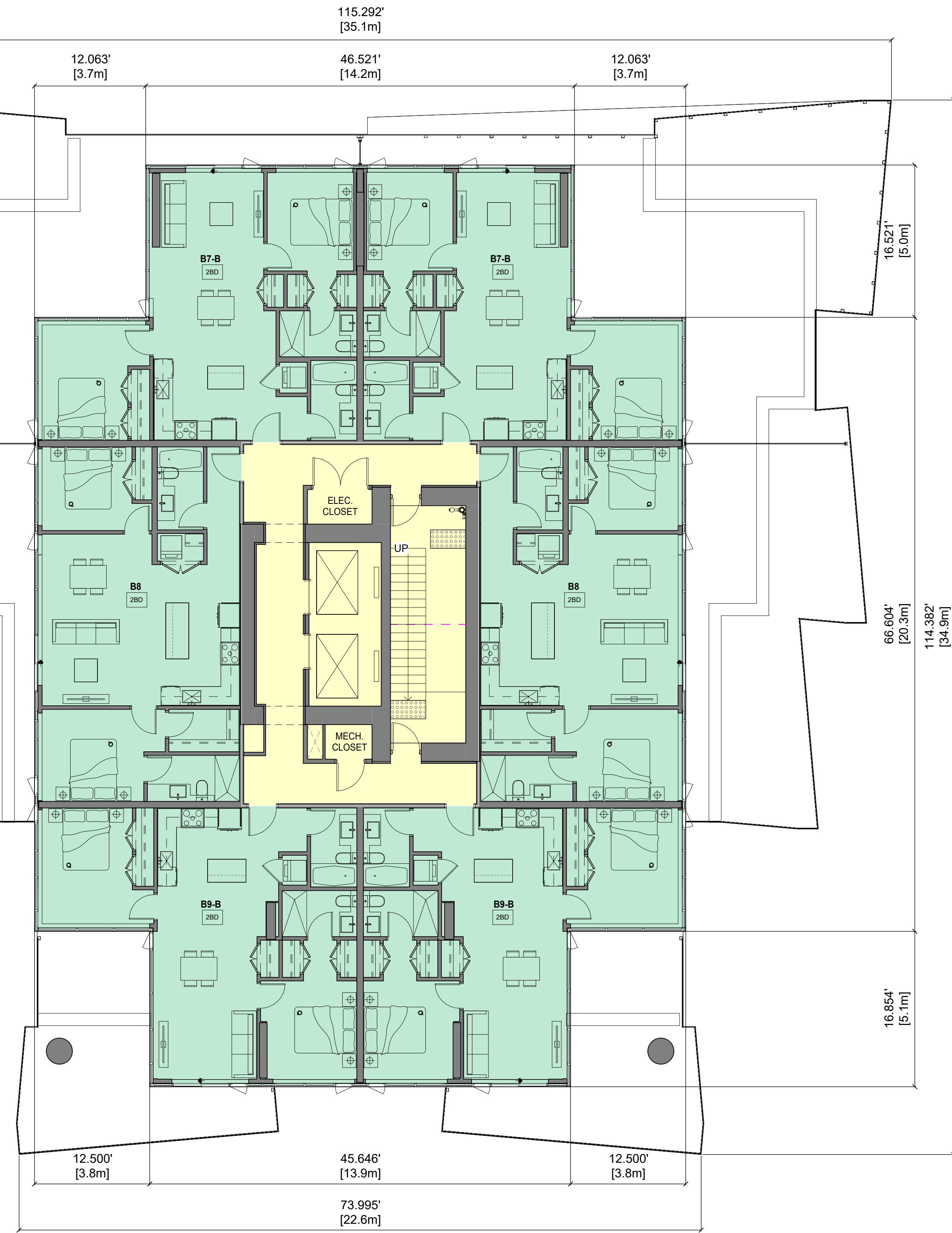
TYPICAL TOWER PLAN T3

SHEET NUMBER	ISSUE
DP1.11	A



T1 / T2

GROSS
6140 sft
570 sqm



T3 / T4

GROSS
6140 sft
570 sqm

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Ledingham McAllister

LEDINGHAM McALLISTER
1285 WEST PENDER STREET 3RD FLOOR
VANCOUVER, BC V6E4B1

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14

SCHEDULE A
This forms part of application
DP25-0086 DVP25-0087
City of Kelowna
Planner Initials MT
DEVELOPMENT PLANNING

CONSULTANTS

SEAL



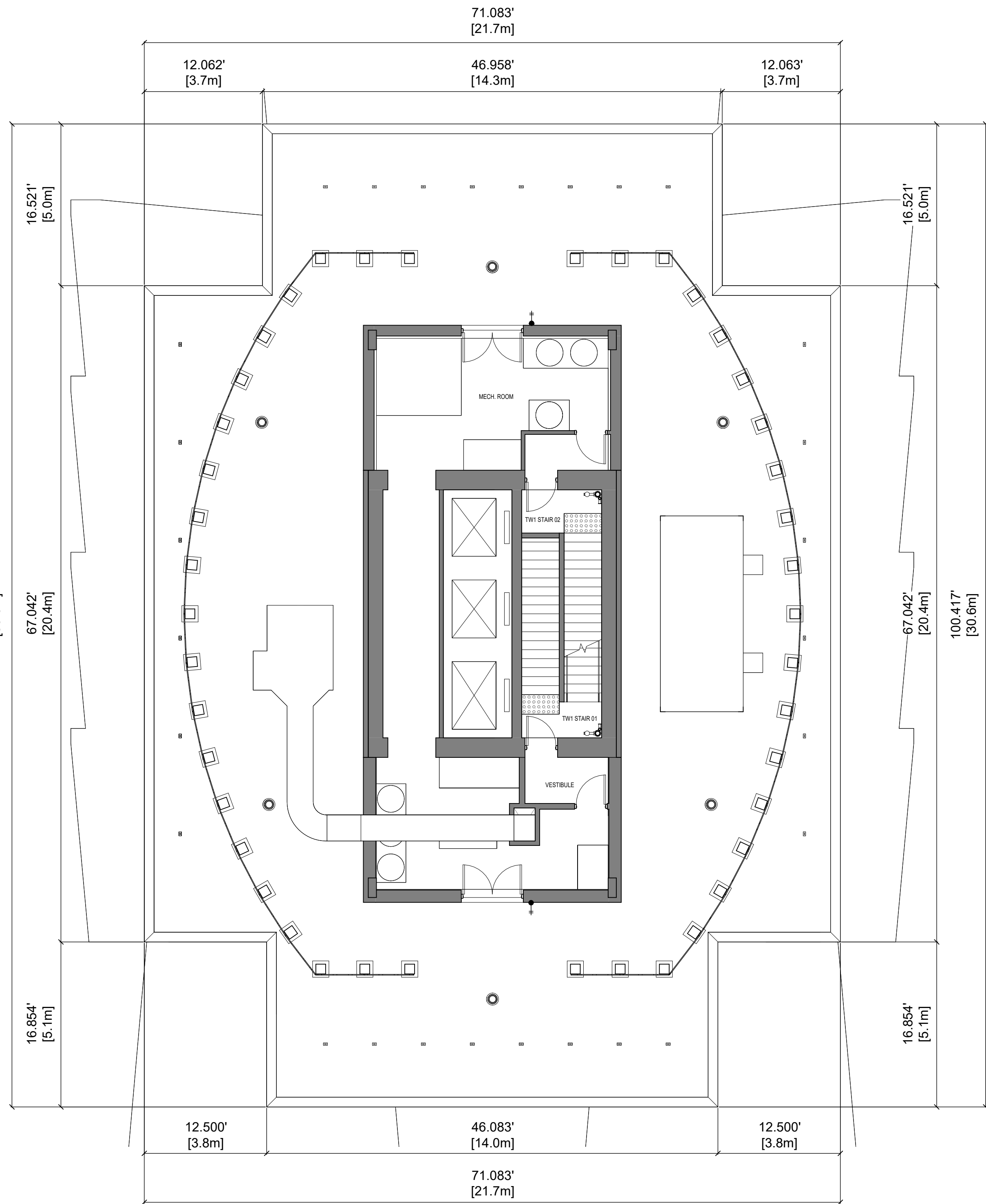
ARCADIS
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT
THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

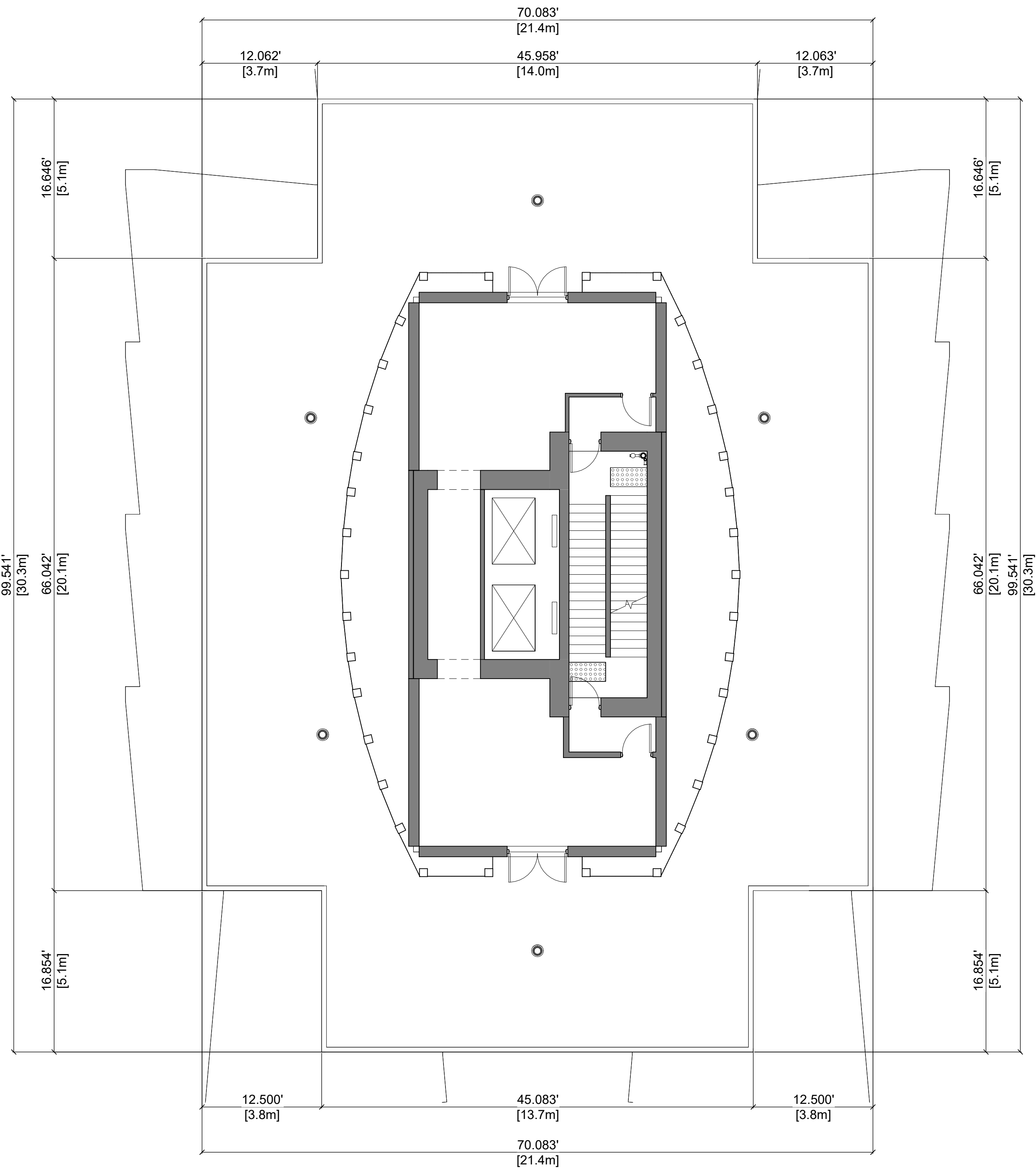
PROJECT NO:
30260934 (AIBI - 135775)
DRAWN BY: EP/TM/ZY/PT/AC
CHECKED BY: SC
PROJECT MGR: SC
APPROVED BY: LM

SHEET TITLE
TYPICAL PENTHOUSE
T1,T2,T3,T4

SHEET NUMBER
DP1.12
ISSUE
A




T1 / T2



T3 / T4

CLIENT

Ledingham McAllister



LEDINGHAM McALLISTER

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VANCOUVER, BC V6E4B1

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Arcadis Professional Services (Canada) Inc.
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ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14

SCHEDULE A

This forms part of application
DP25-0086 DVP25-0087


Planner Initials MT



City of Kelowna
DEVELOPMENT PLANNING

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PROJECT

THE VINTAGE

LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

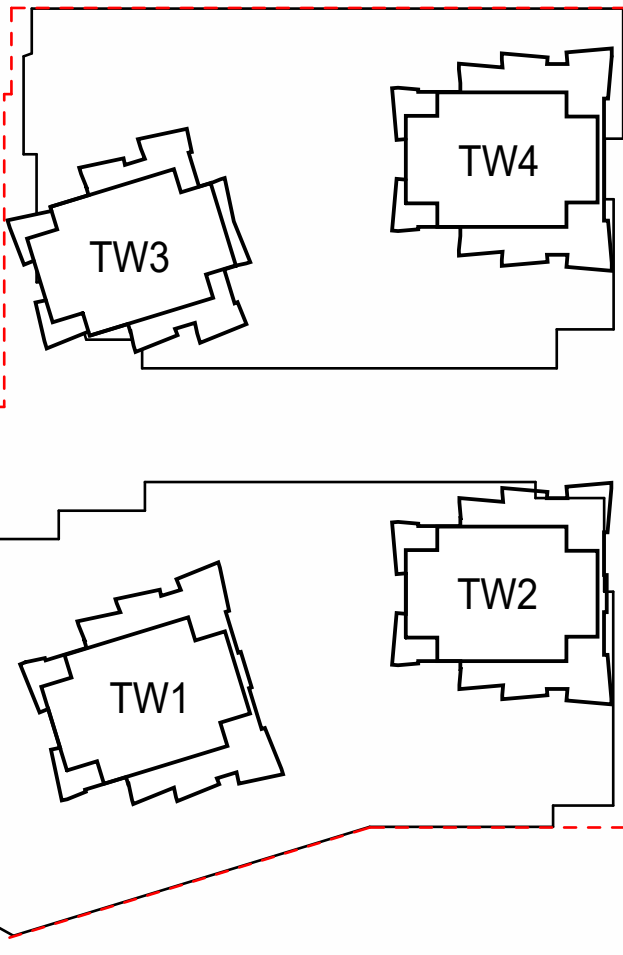
PROJECT NO:
30260934 (AIBI - 135775)

DRAWN BY: EP/TM/ZV/PT/AC	CHECKED BY: SC
PROJECT MGR: SC	APPROVED BY: LM

SHEET TITLE

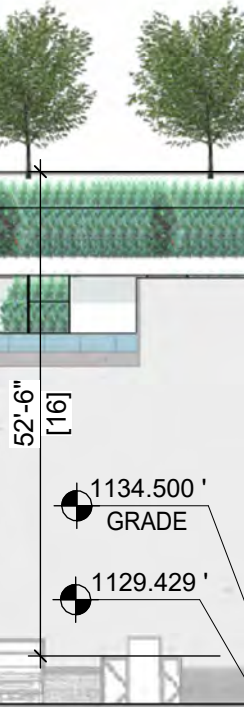
TYPICAL TOWER ROOF

SHEET NUMBER	DP1.13	ISSUE	A
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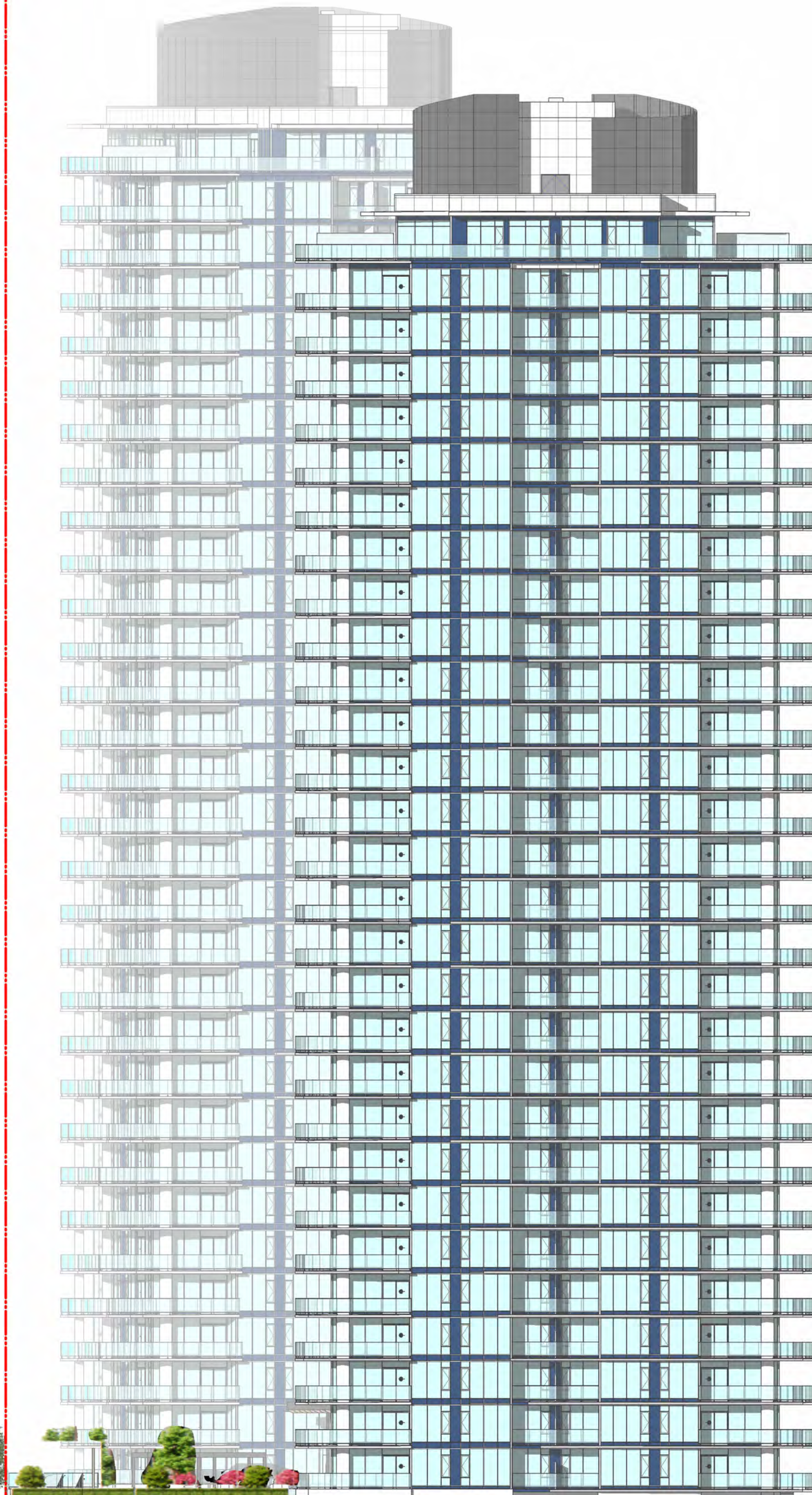


- LIST OF MATERIALS:**
- WINDOW WALL SYSTEM:
 - A. VISION GLASS LOW-E INSULATED GLASS UNITS
 - B. ANODIZED ALUMINUM FRAMES
 - C. SPANDREL GLASS ICD OPACI-COAT #6-3377 - WATER FAIRY
 - GLAZED BALCONY GUARDS - ANODIZED TOP MOUNTED ALUMINUM FRAMING CLEAR TEMPERED GLASS
 - PAINTED CONCRETE
 - A. BENJAMIN MOORE "ICE MIST" 2123-70
 - B. RGB "9-36-88" (COLOUR TO MATCH #6-3377 - WATER FAIRY SPANDREL)
 - COMPOSITE METAL PANEL - "ARCTIC WHITE"
 - COMPOSITE METAL PANEL - "WOODGRAIN" ALUCOBOND PLUS (4MM ACM) CHESTNUT
 - FROSTED GLASS PRIVACY SCREEN
 - PERFORATED METAL SCREEN

ONE WATER



TOWER 1 (BEYOND)



- MECH. ROOF (T2) 459' - 4"
- MACHINE ROOM (T2) 448' - 10"
- ROOF (T2) 438' - 8"
- LEVEL 34 (T2 PH) 427' - 10"
CROSSOVER - T2 ONLY
- LEVEL 33 (T1 & T2) 417' - 0"
- LEVEL 32 (T1 & T2) 407' - 4"
- LEVEL 31 (T1, T2 & T3) 397' - 8"
- LEVEL 30 CROSSOVER 388' - 0"
- LEVEL 29 378' - 4"
- LEVEL 28 (T1, T2 & T3) 368' - 8"

TOWER 3 (BEYOND)



- MECH. ROOF (T4) 401' - 4"
- MACHINE ROOM (T4) 390' - 10"
- ROOF (T4) 380' - 8"
- LEVEL 28 (T4 PH) 369' - 10"
CROSSOVER - T4 ONLY
- LEVEL 27 359' - 0"
- LEVEL 26 349' - 4"
- LEVEL 25 339' - 8"
- LEVEL 24 330' - 0"
- LEVEL 23 320' - 4"
- LEVEL 22 310' - 8"
- LEVEL 21 301' - 0"
- LEVEL 20 291' - 4"
- CROSSOVER 281' - 8"
- LEVEL 18 272' - 0"
- LEVEL 17 262' - 4"
- LEVEL 16 252' - 8"
- LEVEL 15 243' - 0"
- CROSSOVER 233' - 4"
- LEVEL 13 223' - 8"
- LEVEL 12 214' - 0"
- LEVEL 11 204' - 4"
- LEVEL 10 194' - 8"
- CROSSOVER 185' - 0"
- LEVEL 08 175' - 4"
- LEVEL 07 165' - 8"
- LEVEL 06 156' - 0"
- PODIUM SLAB 149' - 0"
- LEVEL 05 138' - 8"
- CROSSOVER 129' - 0"
- LEVEL 03 119' - 4"
- LEVEL 02 109' - 8"
- LEVEL 01 100' - 0"
- GEODETIC 345.796 m

"THE VINTAGE" SIGNAGE

"THE VINTAGE" SIGNAGE

1 DP - EXTERNAL EAST ELEVATION
SCALE: 1 : 250

CLIENT
Ledingham McAllister
LEDINGHAM McALLISTER
1285 WEST PENDER STREET 3RD FLOOR
VANCOUVER, BC V6E4B1

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14

SCHEDULE B
This forms part of application
DP25-0086 DVP25-0087
City of Kelowna
Planner Initials MT

CONSULTANTS

SEAL



ARCADIS
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT
THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)
DRAWN BY:
EP/TM/ZY/PT/AC
CHECKED BY:
SC
PROJECT MGR:
SC
APPROVED BY:
LM

SHEET TITLE
BUILDING ELEVATION

SHEET NUMBER
DP2.01
ISSUE
A

- LIST OF MATERIALS:**
- WINDOW WALL SYSTEM:
A. VISION GLASS LOW-E INSULATED GLASS UNITS
B. ANODIZED ALUMINUM FRAMES
C. SPANDREL GLASS ICD OPACI-COAT
#6-3377 - WATER FAIRY
 - GLAZED BALCONY GUARDS -
ANODIZED TOP MOUNTED ALUMINUM FRAMING
CLEAR TEMPERED GLASS
 - PAINTED CONCRETE
A. BENJAMIN MOORE "ICE MIST" 2123-70
B. RGB "9-36-88" (COLOUR TO MATCH
#6-3377 - WATER FAIRY SPANDREL)
 - COMPOSITE METAL PANEL - "ARCTIC WHITE"
 - COMPOSITE METAL PANEL - "WOODGRAIN"
ALUCOBOND PLUS (4MM ACM) CHESTNUT
 - FROSTED GLASS PRIVACY SCREEN
 - PERFORATED METAL SCREEN



CLIENT
Ledingham McAllister
1285 WEST PENDER STREET 3RD FLOOR
VANCOUVER, BC V6E4B1

LEDINGHAM McALLISTER
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VANCOUVER, BC V6E4B1

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Arcadis Professional Services (Canada) Inc.
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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14

SCHEDULE B
This forms part of application
DP25-0086 DVP25-0087
City of Kelowna
Planner Initials MT

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

ARCADIS
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www.arcadis.com

PROJECT
THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)

DRAWN BY:
EP/TM/ZY/PT/AC

CHECKED BY:
SC

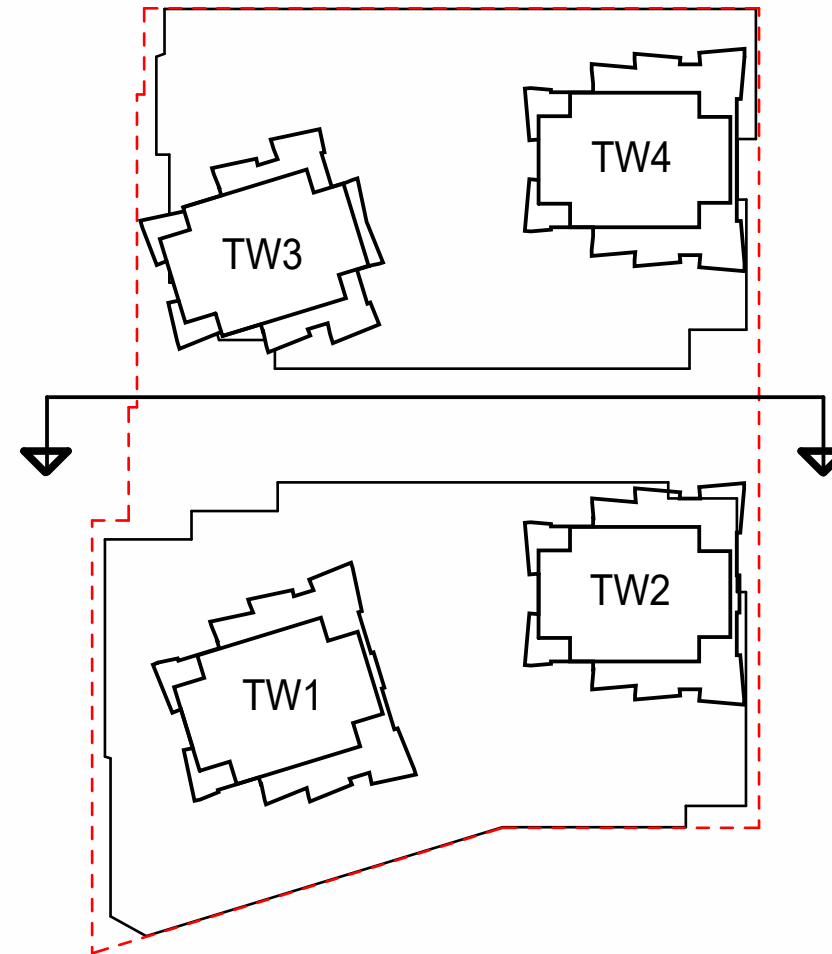
PROJECT MGR:
SC

APPROVED BY:
LM

SHEET TITLE
BUILDING ELEVATION

SHEET NUMBER
DP2.02

ISSUE
A



LIST OF MATERIALS:

- WINDOW WALL SYSTEM:
 - VISION GLASS LOW-E INSULATED GLASS UNITS
 - ANODIZED ALUMINUM FRAMES
 - SPANDREL GLASS ICD OPACI-COAT #6-3377 - WATER FAIRY
- GLAZED BALCONY GUARDS - ANODIZED TOP MOUNTED ALUMINUM FRAMING CLEAR TEMPERED GLASS
- PAINTED CONCRETE
 - BENJAMIN MOORE "ICE MIST" 2123-70
 - RGB "9-36-88" (COLOUR TO MATCH #6-3377 - WATER FAIRY SPANDREL)
- COMPOSITE METAL PANEL - "ARCTIC WHITE"
- COMPOSITE METAL PANEL - "WOODGRAIN" ALUCOBOND PLUS (4MM ACM) CHESTNUT
- FROSTED GLASS PRIVACY SCREEN
- PERFORATED METAL SCREEN




MECH. ROOF (T1)	478' - 8"
MACHINE ROOM (T1)	468' - 2"
ROOF (T1)	458' - 0"
LEVEL 36 (T1 PH)	447' - 2"
CROSSOVER	
LEVEL 35 (T1)	436' - 4"
CROSSOVER	
LEVEL 34 (T1)	426' - 8"
LEVEL 33 (T1 & T2)	417' - 0"
LEVEL 32 (T1 & T2)	407' - 4"
LEVEL 31 (T1, T2 & T3)	397' - 8"
LEVEL 30	388' - 0"
CROSSOVER	
LEVEL 29	378' - 4"
LEVEL 28 (T1, T2 & T3)	368' - 8"
LEVEL 27	359' - 0"
LEVEL 26	349' - 4"
LEVEL 25	339' - 8"
CROSSOVER	
LEVEL 24	330' - 0"
LEVEL 23	320' - 4"
LEVEL 22	310' - 8"
LEVEL 21	301' - 0"
LEVEL 20	291' - 4"
CROSSOVER	
LEVEL 19	281' - 8"
LEVEL 18	272' - 0"
LEVEL 17	262' - 4"
LEVEL 16	252' - 8"
LEVEL 15	243' - 0"
CROSSOVER	
LEVEL 14	233' - 4"
LEVEL 13	223' - 8"
LEVEL 12	214' - 0"
LEVEL 11	204' - 4"
LEVEL 10	194' - 8"
CROSSOVER	
LEVEL 09	185' - 0"
LEVEL 08	175' - 4"
LEVEL 07	165' - 8"
LEVEL 06	156' - 0"
PODIUM SLAB	149' - 0"
LEVEL 05	138' - 8"
CROSSOVER	
LEVEL 04	129' - 0"
LEVEL 03	119' - 4"
LEVEL 02	109' - 8"
LEVEL 01	100' - 0"
GEODETIC	345.796 m

FEATURE GREENWALL

CLIENT

Ledingham McAllister

**LEDINGHAM McALLISTER**
1285 WEST PENDER STREET 3RD FLOOR
VANCOUVER, BC V6E4B1

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Arcadis Professional Services (Canada) Inc.
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No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14

SCHEDULE

B


This forms part of application
DP25-0086 DVP25-0087


Planner Initials MT

City of Kelowna
DEVELOPMENT PLANNING

CONSULTANTS

SEAL





1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

THE VINTAGE

LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)

DRAWN BY:
EP/TM/ZY/PT/AC

CHECKED BY:
SC

PROJECT MGR:
SC

APPROVED BY:
LM

SHEET TITLE

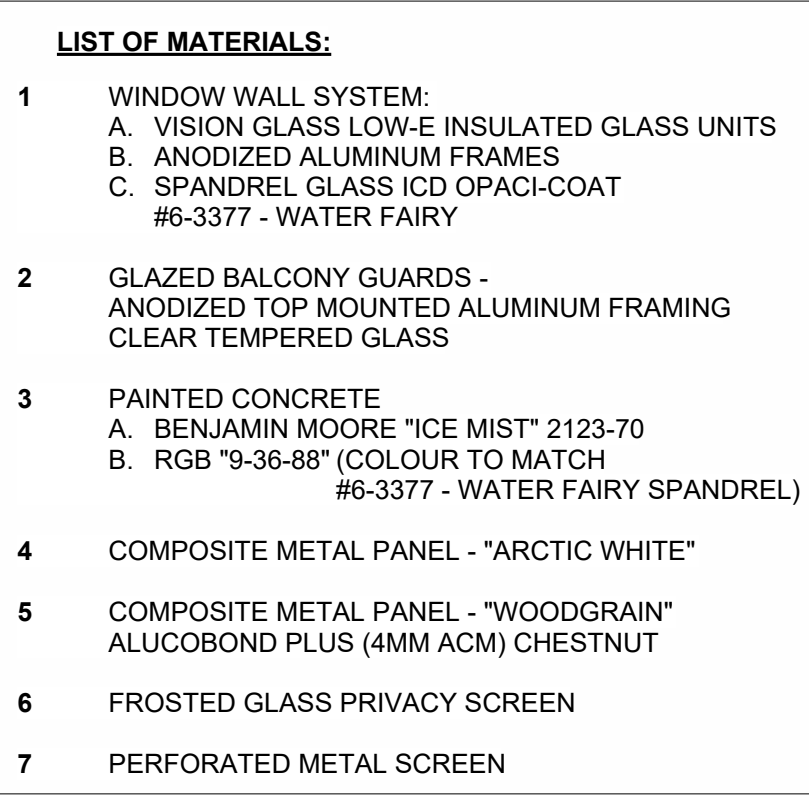
BUILDING ELEVATION

SHEET NUMBER

DP2.03

ISSUE

A




SCALE CHECK	4	5
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formerly IBI Group Professional Services (Canada) Inc.

SCHEDULE		B
This forms part of application		
# DP25-0086 DVP25-0087		
Planner Initials	MT	
		City of Kelowna DEVELOPMENT PLANNING

SEAL



PROJECT NO:
30260934 (AIBI - 135775)

PROJECT MGR:	SC
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SHEET NUMBER

ISSUE

A



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Ledingham McAllister

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VANCOUVER, BC V6E4B1

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formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14

SCHEDULE

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DP25-0086 DVP25-0087
City of Kelowna
Planner Initials MT

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

ARCADIS

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www.arcadis.com

PROJECT

THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIB1 - 135775)

DRAWN BY:
EP/TM/ZY/PT/AC

CHECKED BY:
SC

PROJECT MGR:
SC

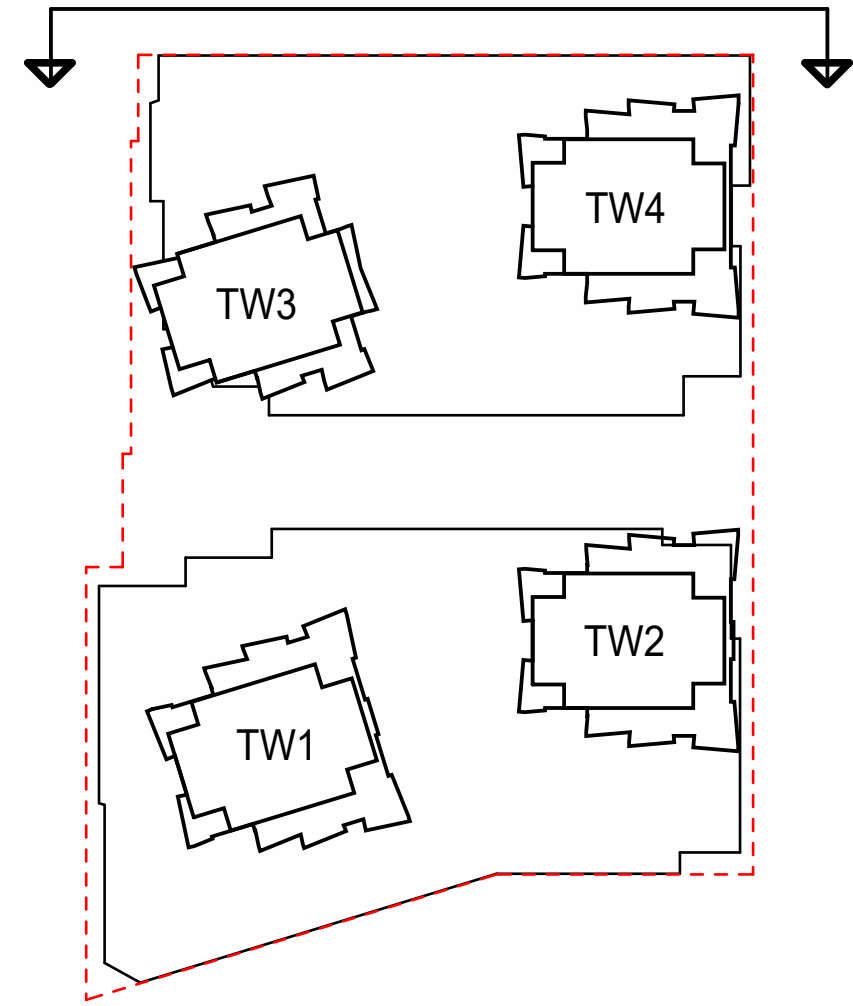
APPROVED BY:
LM

SHEET TITLE
BUILDING ELEVATION

SHEET NUMBER
DP2.05

ISSUE
A

3/13/2025 2:27:38 PM



LIST OF MATERIALS:

- WINDOW WALL SYSTEM:
A. VISION GLASS LOW-E INSULATED GLASS UNITS
B. ANODIZED ALUMINUM FRAMES
C. SPANDREL GLASS ICD OPACI-COAT #6-3377 - WATER FAIRY
- GLAZED BALCONY GUARDS -
ANODIZED TOP MOUNTED ALUMINUM FRAMING
CLEAR TEMPERED GLASS
- PAINTED CONCRETE
A. BENJAMIN MOORE "ICE MIST" 2123-70
B. RGB "9-36-88" (COLOUR TO MATCH #6-3377 - WATER FAIRY SPANDREL)
- COMPOSITE METAL PANEL - "ARCTIC WHITE"
- COMPOSITE METAL PANEL - "WOODGRAIN"
ALUCOBOND PLUS (4MM ACM) CHESTNUT
- FROSTED GLASS PRIVACY SCREEN
- PERFORATED METAL SCREEN



MECH. ROOF (T4) 401' - 4"
MACHINE ROOM (T4) 390' - 10"
ROOF (T4) 380' - 8"
LEVEL 28 (T4 PH) 369' - 10"
CROSSOVER - T4 ONLY

MECH. ROOF (T3) 440' - 0"
MACHINE ROOM (T3) 429' - 6"
ROOF (T3) 419' - 4"
LEVEL 32 (T3 PH) 408' - 6"
CROSSOVER - T3 ONLY
LEVEL 31 (T1, T2 & T3) 397' - 8"
LEVEL 30 388' - 0"
CROSSOVER
LEVEL 29 378' - 4"
LEVEL 28 (T1, T2 & T3) 368' - 8"
LEVEL 27 359' - 0"
LEVEL 26 349' - 4"
LEVEL 25 339' - 8"
CROSSOVER
LEVEL 24 330' - 0"
LEVEL 23 320' - 4"
LEVEL 22 310' - 8"
LEVEL 21 301' - 0"
LEVEL 20 291' - 4"
CROSSOVER
LEVEL 19 281' - 8"
LEVEL 18 272' - 0"
LEVEL 17 262' - 4"
LEVEL 16 252' - 8"
LEVEL 15 243' - 0"
CROSSOVER
LEVEL 14 233' - 4"
LEVEL 13 223' - 8"
LEVEL 12 214' - 0"
LEVEL 11 204' - 4"
LEVEL 10 194' - 8"
CROSSOVER
LEVEL 09 185' - 0"
LEVEL 08 175' - 4"
LEVEL 07 165' - 8"
LEVEL 06 156' - 0"
PODIUM SLAB 149' - 0"
LEVEL 05 138' - 8"
CROSSOVER
LEVEL 04 129' - 0"
LEVEL 03 119' - 4"
LEVEL 02 109' - 8"
LEVEL 01 100' - 0"
GEODETIC 345.796 m

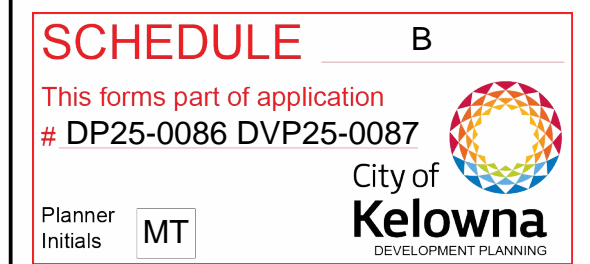
1 DP - EXTERNAL NORTH ELEVATION
SCALE: 1 : 250

CLIENT
Ledingham McAllister
LEDINGHAM McALLISTER
1285 WEST PENDER STREET 3RD FLOOR
VANCOUVER, BC V6E4B1

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formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14



CONSULTANTS

SEAL



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1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT
THE VINTAGE
LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)
DRAWN BY:
EP/TM/ZY/PT/AC
PROJECT MGR:
SC
CHECKED BY:
SC
APPROVED BY:
LM

SHEET TITLE
BUILDING ELEVATION

SHEET NUMBER
DP2.06
ISSUE
A

SCALE CHECK
1" = 10m



List of Materials

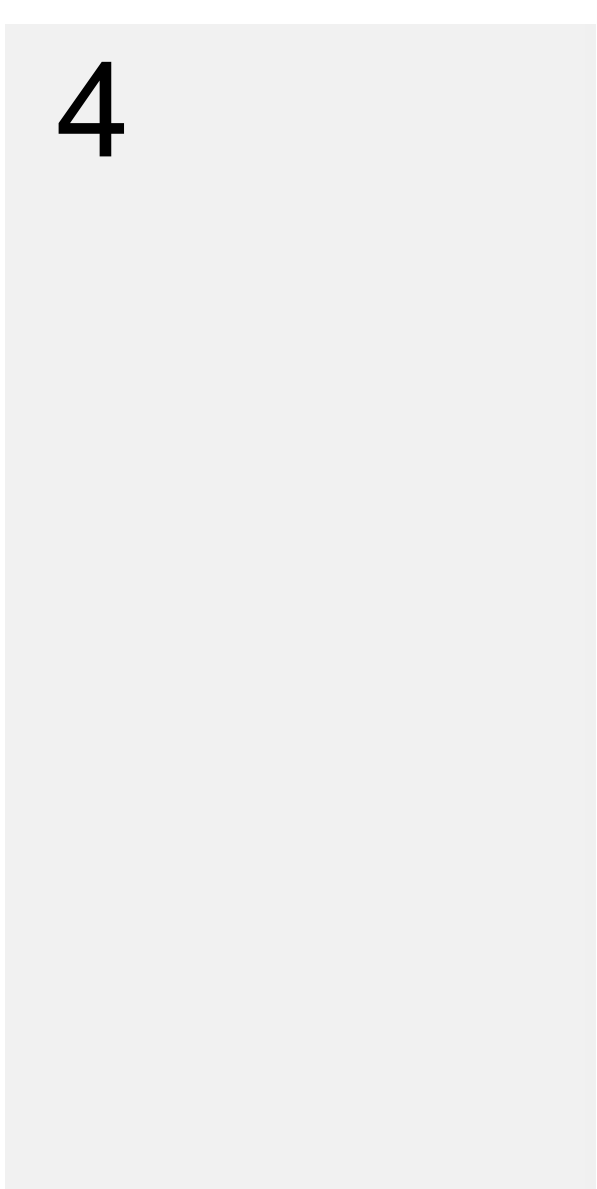
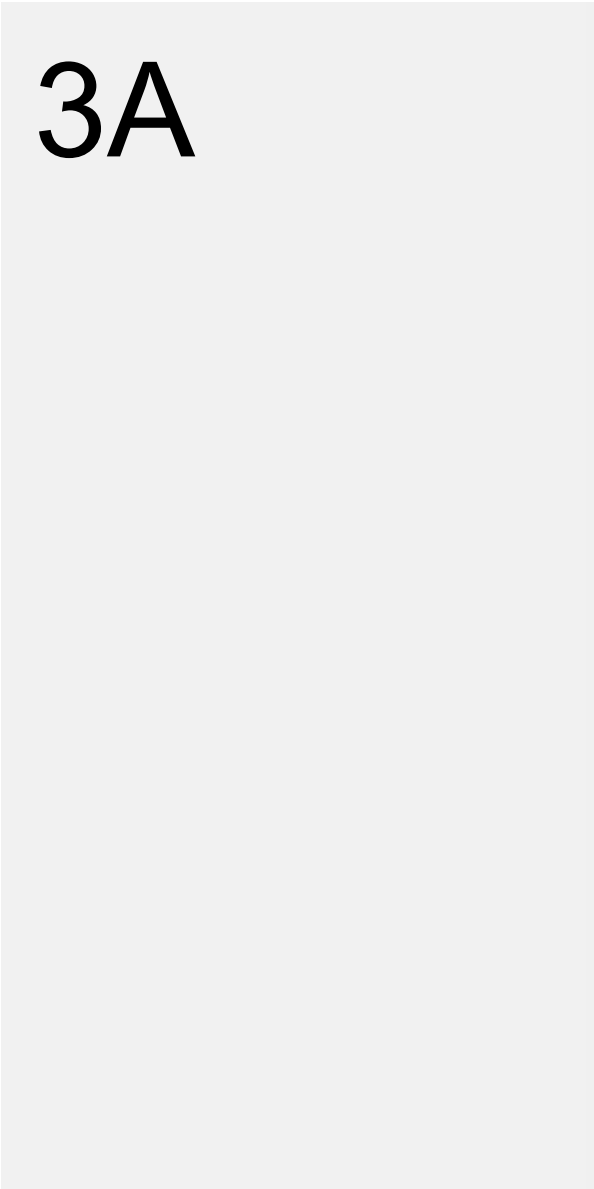
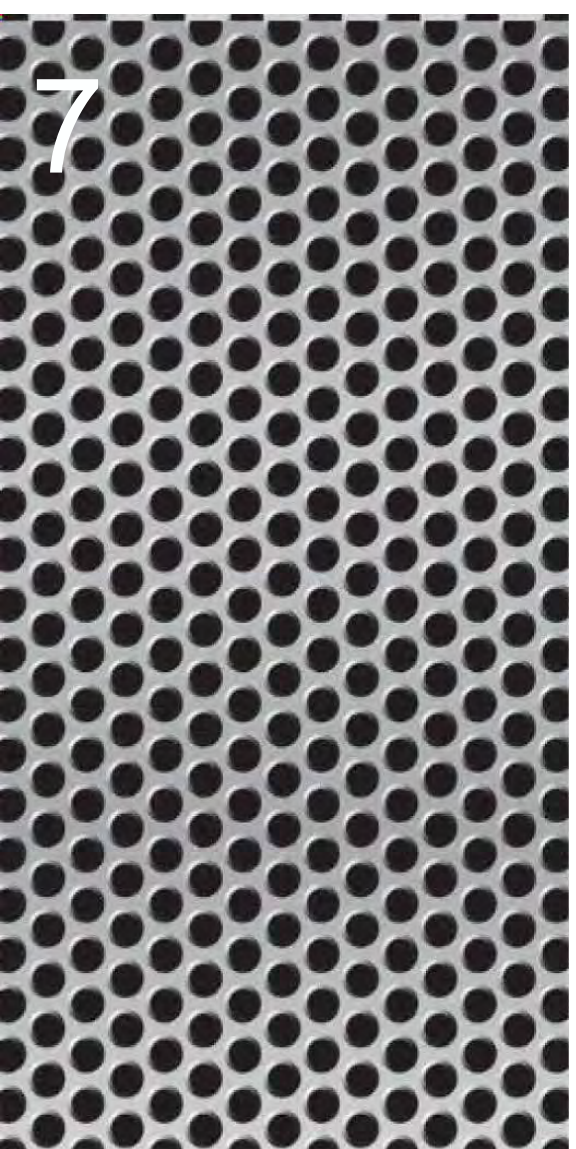
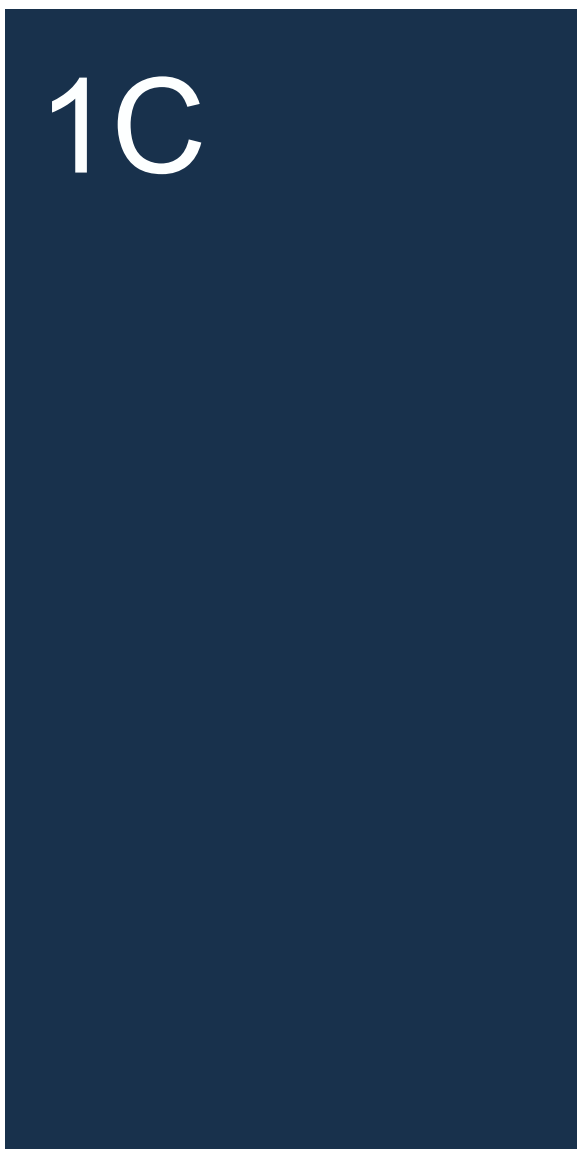
- 1
- WINDOW WALL SYSTEM:
A. VISION GLASS LOW-E INSULATED GLASS UNITS
B. ANODIZED ALUMINUM FRAMES
C. SPANDREL GLASS ICD OPACI-COAT #6-3377 - Water Fairy
- 2
- GLAZED BALCONY GUARDS-
ANODIZED TOP MOUNTED ALUMINUM FRAMING
CLEAR TEMPERED GLASS
- 3
- PAINTED CONCRETE
A. BENJAMIN MOORE "ICE MIST" 2123-70
B. RGB "9 -39 -88" (COLOUR TO MATCH #6-3377 - Water Fairy" SPANDREL)
- 4
- COMPOSITE METAL PANEL - "ARCTIC WHITE"
- 5
- COMPOSITE METAL PANEL - "WOODGRAIN"
ALUCOBOND PLUS (4 MM ACM) CHESTNUT
- 6
- FROSTED GLASS PRIVACY SCREEN
- 7
- PERFORATED METAL SCREEN (PENTHOUSE SCREEN)



LOW - GLAZING UNITS



WINDOW FRAMES GUARDS



CLIENT

Ledingham McAllister



LEDINGHAM McALLISTER

1285 WEST PENDER STREET 3RD FLOOR
VANCOUVER, BC V6E4B1

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT	2025-03-14

SCHEDULEB

This forms part of application
DP25-0086 DVP25-0087

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials MT

CONSULTANTS

SEAL



 **ARCADIS**

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Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

THE VINTAGE

LOT 2, PLAN KAP86331 DISTRICT LOT139,
1070-1130 ELLIS STREET, KELOWNA
B.C. CANADA. V1Y 1Z4

PROJECT NO:
30260934 (AIBI - 135775)

DRAWN BY:
EP/IM/ZY/PT/AC

PROJECT MGR:
SC

CHECKED BY:
SC

APPROVED BY:
LM

SHEET TITLE

MATERIAL BOARD

SHEET NUMBER

DP0.13

ISSUE

A

PROJECT INFORMATION

ADDRESS 1070-1130 ELLIS STREET, KELOWNA, BC
DRAWINGS PREPARED BY: Durante Kreuk Ltd.
LANDSCAPE ARCHITECT: Dylan Chernoff

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L_1.0	COVER SHEET	
L_1.1	PHASE 1&2 GROUND LEVEL PLAN	AS NOTED
L_1.2	PHASE 3&4 GROUND LEVEL PLAN	AS NOTED
L_1.3	PHASE 1&2 PODIUM LEVEL PLAN	AS NOTED
L_1.4	PHASE 3&4 PODIUM LEVEL PLAN	AS NOTED
L_2.1	PHASE 1&2 GROUND LEVEL PLANTING PLAN	1/16"=1'-0"
L_2.2	PHASE 3&4 GROUND LEVEL PLANTING PLAN	1/16"=1'-0"
L_2.3	PHASE 1&2 PODIUM LEVEL PLANTING PLAN	1/16"=1'-0"
L_2.4	PHASE 3&4 PODIUM LEVEL PLANTING PLAN	1/16"=1'-0"
L_3.0	LANDSCAPE SECTIONS	1/8"=1'-0"
L_4.0	REFERENCE IMAGES	

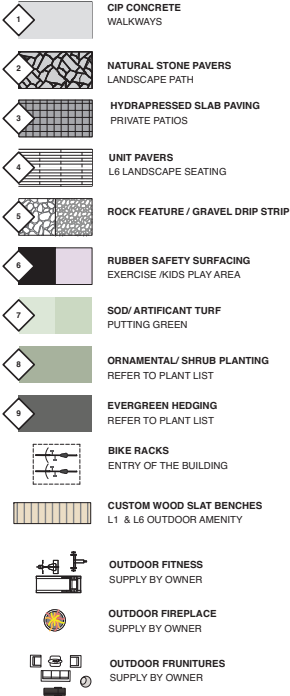
LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, i.e. it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- ALL STREET TREES install 8' x 24" Deep Root Barrier control on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
- For all existing on site services and survey symbols refer to survey drawings.

IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IIA/BC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.
- The irrigation system design and installation shall be in accordance with the irrigation industry of CNLA/CSLA Standards and Guidelines.
- Irrigation system shall be completed with controllers, soil moisture sensors and for rain sensors.
- Native, drought tolerant, low water use plants shall be used wherever possible. Refer to plant list for plant species specified.

MATERIALS LEGEND



LIGHTING LEGEND

Landscape lighting shown for information only. Refer to electrical drawings for final types, quantities and locations.

Key	Description
	Bollard Light
	Wall Light
	Catenary Light

IRRIGATION + HOS BIB LEGEND

Refer to Mechanical drawings for final types and locations.

Key	Description
	Irrigation Stub Out
	Frost-free Hose Bib

PLANT LIST - PHASE

STREET TREES	Street trees species to be approved by City of Kelowna
SYMBOL	QTY
	20
	7

TREES

SYMBOL	QTY	BOTANICAL NAME
	15	Acer palmatum 'Osakazuki'
	11	Acer palmatum 'Waterfall'
	16	Carpinus betulus 'Fastigiata'
	2	Cercis canadensis
	2	Fraxinus americana
	1	Gleditsia triacanthos
	4	Pinus ponderosa
	13	Pseudotsuga menziesii

SHRUBS

SYMBOL	QTY	BOTANICAL NAME
Bt	26	Berberis thunbergii 'Crimson Pygmy' ('Atropurpurea Nana')
Bx	163	Buxus sempervirens 'Green Beauty'
Ck	28	Cornus sericea 'Kelsey'
Ef	115	Euonymus fortunei Canadale Gold
Fi	70	Forsythia x intermedia
Hs2	19	Hydrangea macrophylla 'Bailmer'(Blue)
Hs1	31	Hydrangea macrophylla 'Endless Summer'
jw	135	Juniperus horizontalis 'Wiltonii'
Mn	144	Mahonia aquifolium
Pm	6	Pinus mugo
Pl	28	Potentilla fruticosa 'Red Ace'
Ra	34	Ribes aurum
Su	17	Salix purpurea 'Nana'
Sj	564	Spiraea japonica 'Neon Flash'
T	237	Taxus x media 'Hilli' (Male Plants Only)

GROUNDCOVERS, GRASSES, FERNS & VINES

a	83	allium sphaerocephalon
au	18	Arctostaphylos uva-ursi
cl	32	Calamagrostis x acutiflora 'Karl Foerster'
hs	78	Helictotrichon sempervirens
no	88	Nepeta x 'Droptmore Hybrid'

COMMON NAME
Eastern Redbud
Tupelo

SIZE / SPACING
5 cm Cal.
7cm Cal. B&B

COMMON NAME
Osakazuki Japanese Maple
Waterfall Japanese Maple
Pyramidal European Hornbeam
Eastern Redbud
White Ash
Thornless Honeylocust
Ponderosa Pine
Douglas Fir

SIZE / SPACING
5cm Cal. B&B
3.5m Ht. Multi-stem
5 cm Cal.
5 cm Cal.
5cm Cal. B&B
5cm cal.
3.5m Ht.
3.5m Ht. B&B

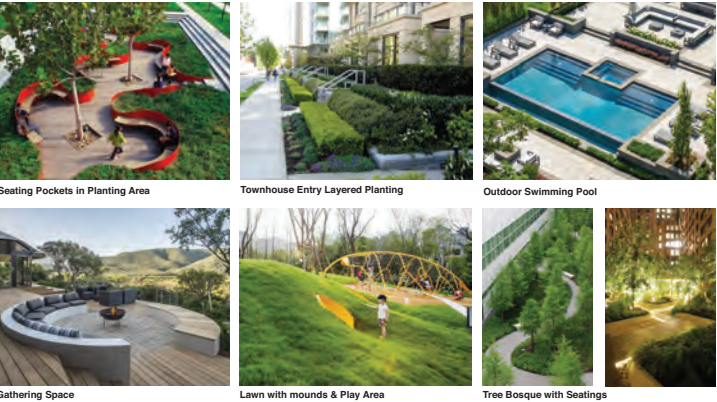
COMMON NAME
Crimson Pygmy Dwarf Japanese Barberry
Columnar Common Boxwood
Kelsey's Dwarf Red-Osier Dogwood
Canadale Gold Euonymus
Border Forsythia
Endless Summer® Hydrangea
Endless Summer Hydrangea
Blue Rug Juniper
Oregon Grape Holly
Swiss Mountain Pine, Mugo Pine
Red Ace Potentilla
Clove Currant
Dwarf Arctic Blue Leaf Willow
Neon Flash Spiraea
Hill's Yew

SIZE / SPACING
#2 Pot / 24" O.C.
#2 pot / 18" O.C.
#2 pot / 24" O.C.
#3 Pot / 36" O.C.
#3 Pot / 36" O.C.
#3 Pot / 36" O.C.
#2 pot / 24" O.C.
#2 pot / 36" O.C.
#3 pot / 36" O.C.
#2 pot / 36" O.C.
#3 pot / 48" O.C.
#2 pot / 36" O.C.
#3 pot / 48" O.C.
#2 Pot / 36" O.C.
4' ht B&B, 18" O.C.

Giant Allium
Bearberry
Foerster'S Feather Reed Grass
Blue Oat Grass
Droptmore Blue Catmint

#1 Pot / 10" O.C.
#1 Pot / 12" O.C.
#2 pot / 24"O.C.
#2 pot / 24" O.C.
#2 pot / 24" O.C.

REFERENCE IMAGES



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Building BC since 1991
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VANCOUVER, BC V6E4B1

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ISSUES	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT SUBMISSION	2025-03-13

KEYPLAN

SCHEDULE C

This forms part of application
DP25-0086 DVP25-0087

City of Kelowna
City of Kelowna
City of Kelowna

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PROJECT

THE VINTAGE
22 WATERLOO

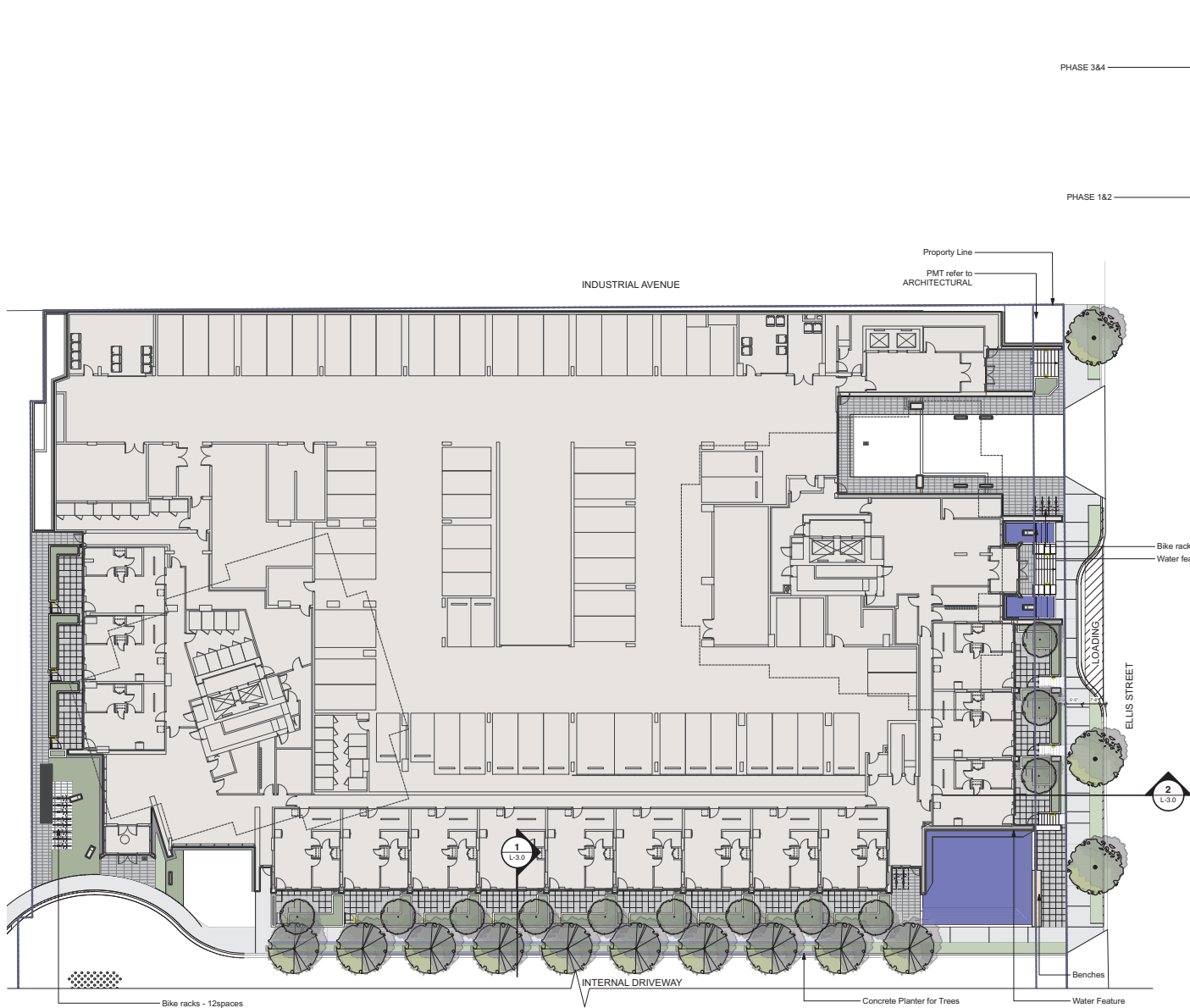
THE VINTAGE
1070-1130 ELLIS STREET,
KELOWNA, BC

PROJECT NO: 21112	CHECKED BY: DC
DRAWN BY: DC	APPROVED BY: DC
PROJECT MGR: JG	

SHEET TITLE

COVER SHEET

SHEET NUMBER	ISSUE
L_1.0	0



1 PHASE 3&4 GROUND FLOOR LANDSCAPE PLAN
L-1.2 1/16"=1'-0"

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City of Kelowna

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KELOWNA, BC

PROJECT NO:
21112

DRAWN BY:
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CHECKED BY:
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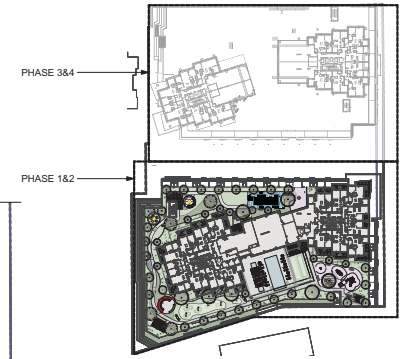
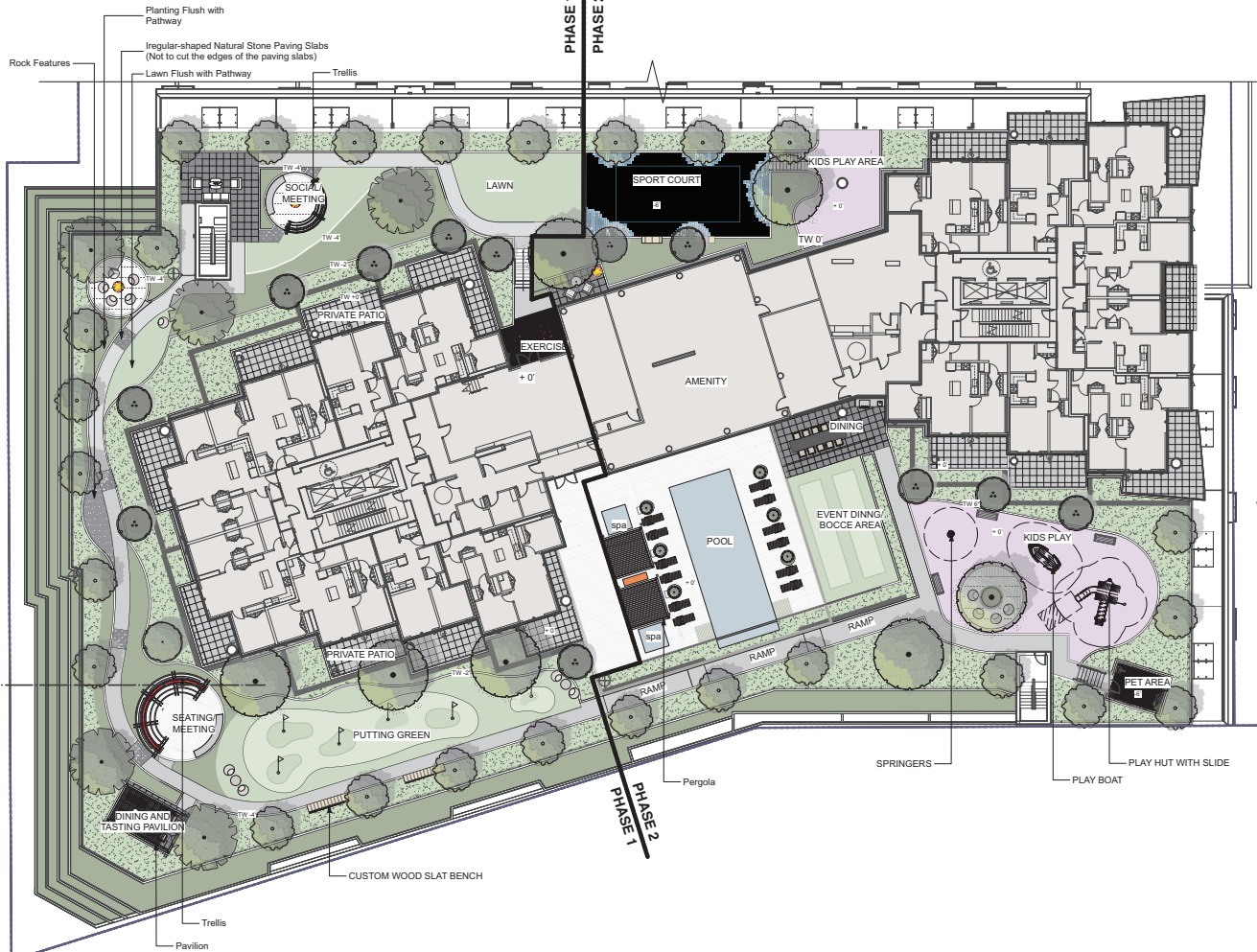
PROJECT MGR:
JG

APPROVED BY:
DC

SHEET TITLE
PHASE 3&4 GROUND LEVEL PLAN

SHEET NUMBER
L_1.2

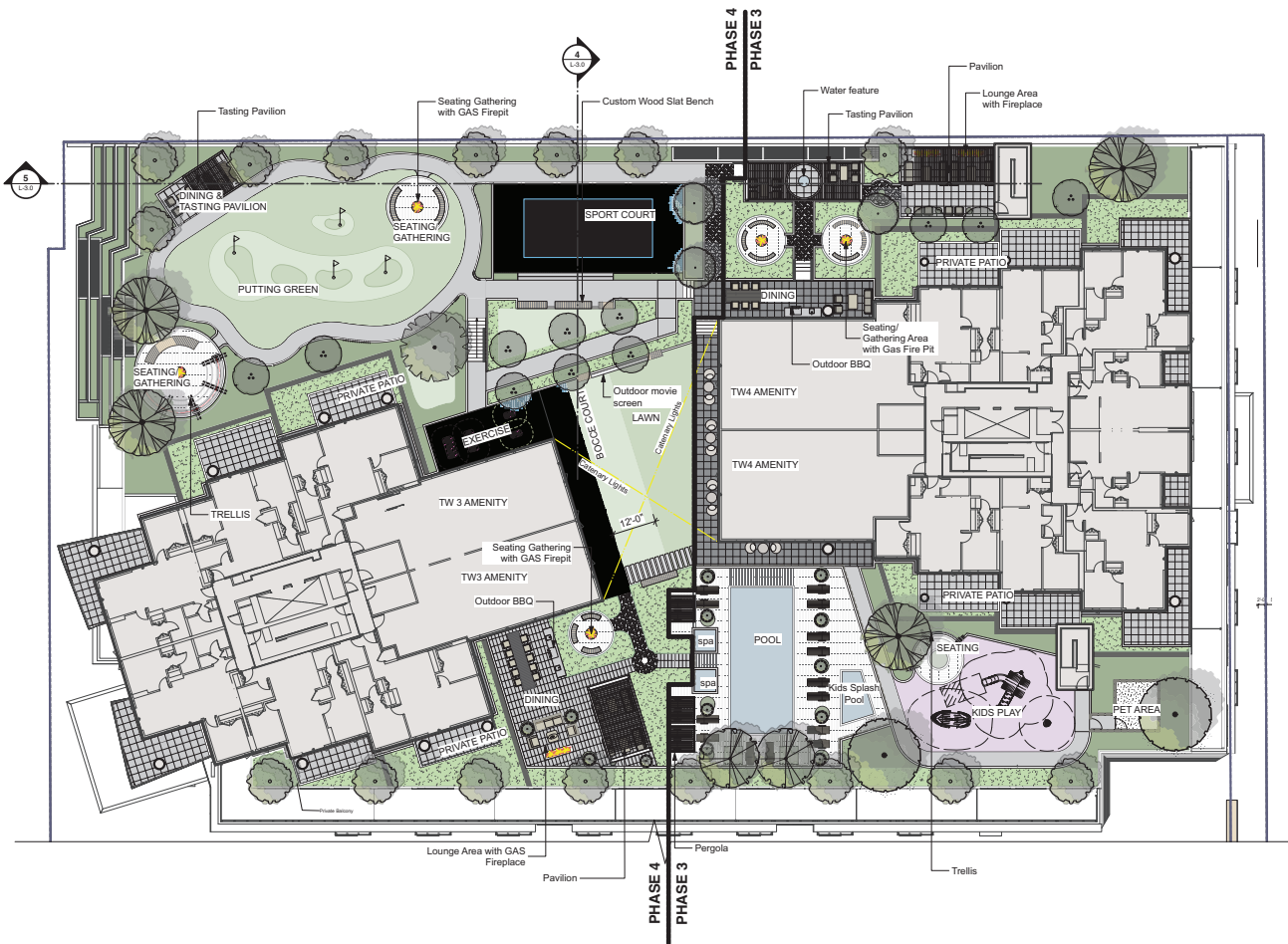
ISSUE
0



8
L.1.3
PODIUM LEVEL KEY PLAN
1:1000

1
L.1.3
PHASE 1 & 2 LEVEL 6 LANDSCAPE PLAN
1/16"=1'-0"

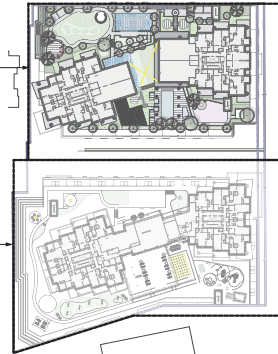
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ISSUES <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT SUBMISSION</td> <td>2025-03-13</td> </tr> </tbody> </table>		No.	DESCRIPTION	DATE	A	DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT SUBMISSION	2025-03-13		
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KEYPLAN <table border="1"> <thead> <tr> <th colspan="2">SCHEDULE C</th> </tr> </thead> <tbody> <tr> <td colspan="2">This forms part of application DP25-0086 DVP25-0087</td> </tr> <tr> <td>Planner initials</td> <td>MT</td> </tr> <tr> <td colspan="2">City of Kelowna</td> </tr> </tbody> </table>		SCHEDULE C		This forms part of application DP25-0086 DVP25-0087		Planner initials	MT	City of Kelowna	
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PROJECT THE VINTAGE 1070-1130 ELLIS STREET, KELOWNA, BC									
PROJECT NO: 21112									
DRAWN BY: JG	CHECKED BY: DC								
PROJECT MGR: JG	APPROVED BY: DC								
SHEET TITLE PHASE 1&2 PODIUM LEVEL PLAN									
SHEET NUMBER L_1.3	ISSUE 0								



1 PHASE 3&4 PODIUM FLOOR LANDSCAPE PLAN
L-14 1/16"=1'-0"

PHASE 3&4

PHASE 1&2



0 PDIOIUM LEVEL KEY PLAN
L-14 1:1000

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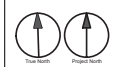
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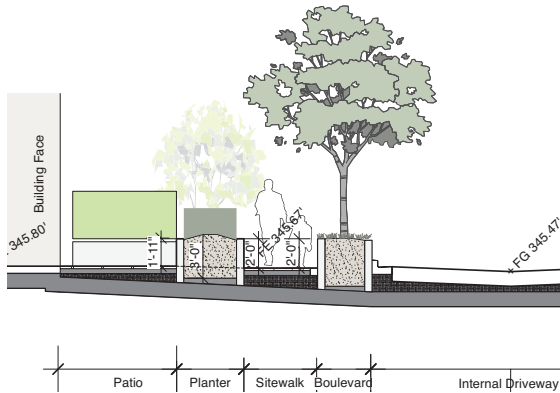
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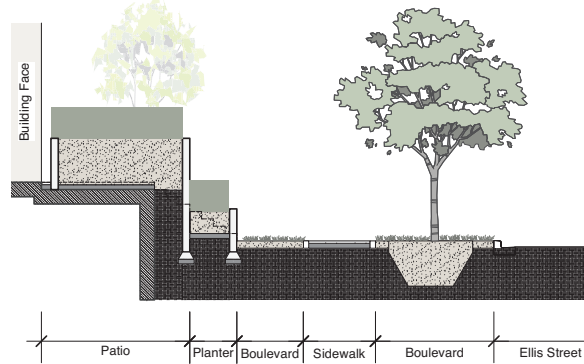
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SHEET TITLE PHASE 3&4 PODIUM LEVEL PLAN	ISSUE 0
SHEET NUMBER L_1.4	

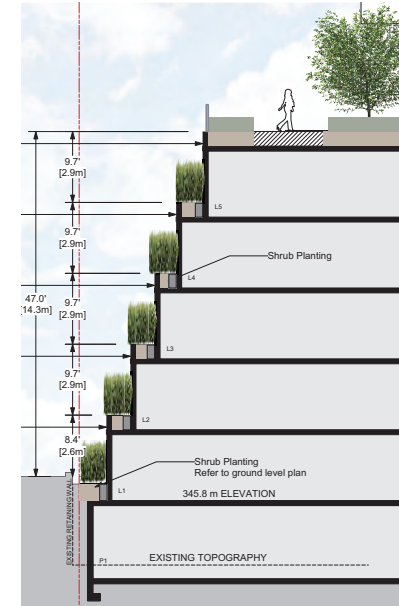




1 SECTION
L 3.0
1/4"=1'-0"



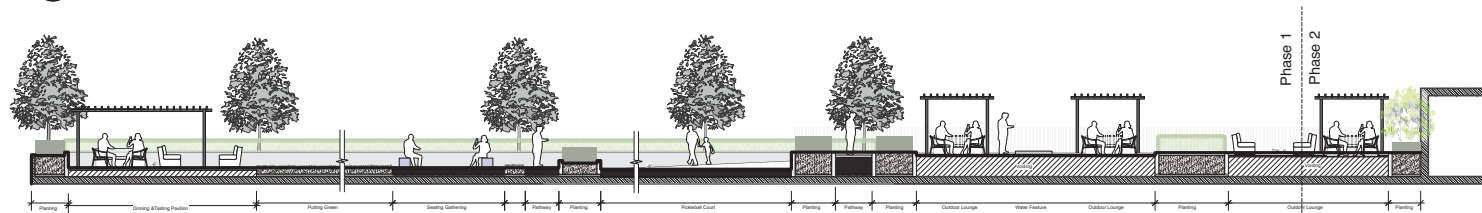
2 SECTION
L 3.0
1/4"=1'-0"



3 SECTION
L 3.0
1/8"=1'-0"



4 SECTION
L 3.0
1/4"=1'-0"



5 SECTION
L 3.0
1/4"=1'-0"

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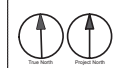
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PROJECT
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KELOWNA, BC

PROJECT NO:
21112
DRAWN BY:
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SHEET TITLE
LANDSCAPE SECTIONS

SHEET NUMBER
L_3.0
ISSUE
0



REFERENCE IMAGES



Seating Pockets in Planting Area



Townhouse Entry Layered Planting



Outdoor Swimming Pool



Gathering Space



Lawn with mounds & Play Area



Tree Bosque with Seatings

REFERENCE IMAGES



Pergola / Wine tasting Pavilion



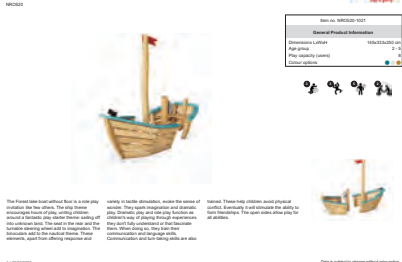
REFERENCE IMAGES

Play tower with slide & curly climber

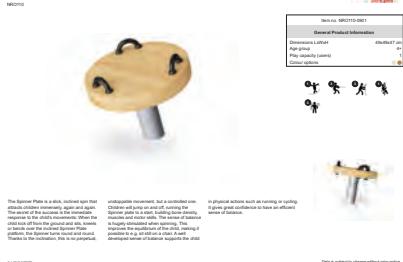


Kids play equipments

Forest Lake Boat, without floor



Spinner Plate

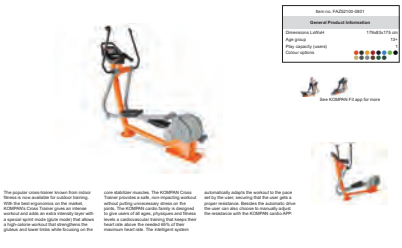


Snail Springer



REFERENCE IMAGES

Cross Trainer Pro



Fitness equipment

Arm Bike Pro



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KEYPLAN

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PROJECT

**THE VINTAGE**
22 WINEBAR

THE VINTAGE
1070-1130 ELLIS STREET,
KELOWNA, BC

PROJECT NO:
2112

DRAWN BY: JG	CHECKED BY:
PROJECT MGR: JG	APPROVED BY:

SHEET TITLE REFERENCE IMAGES	
SHEET NUMBER	ISSUE
L_4.0	0