



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT WITH VARIANCES
DP 21-36

TO: SHANNON GREENS DEVELOPMENTS LTD., INC. NO. BC1268350
8136 – 192ND STREET
SURREY, BC
V4N 5S9

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

LOT A DISTRICT LOT 2602 OSOYOOS DIVISION YALE DISTRICT PLAN KAP80333

(2237 Shannon Lake Road)

3. This Permit allows for the development of thirty-seven (37) units in one apartment building in the **Multiple Family and Intensive Residential, Hillside, and Sensitive Terrestrial Ecosystem Development Permit Areas** subject to the following conditions and related schedules:
 - a. The siting, form, exterior design, and finish of buildings is to be in accordance with Schedule 'A';
 - b. The landscape works to be in accordance with Schedule 'B';
 - c. All construction activities to be conducted on the land in accordance with Schedule 'C' and the following conditions;
 - i. Prior to any construction on the lands, the property owner is to install and maintain the required erosion and sediment control works.
 - ii. Environmental monitoring is required as part of this development permit including but not limited to a pre-construction meeting, reports following visits during construction, and a report following completion of the project. All reports must be sent to the Planning Department for review.
 - d. The following variances to Zoning Bylaw No. 0265 are included as part of this Development Permit:
 - i. That the maximum retaining wall height (s.3.14.1) be increased from 2.5m to 4.0m;
 - ii. That the maximum building height (s.10.10.5(f)) be increased from 10.0m to a maximum of 3 storeys to 16.69m to a maximum of 4 storeys;
 - iii. That the minimum front parcel boundary setback (s.10.10.5(g).i.) be reduced from 4.5m to 0.0m;
4. As a condition of the issuance of this Permit, the City of West Kelowna is holding 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 Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the Permit within the time provided, the

City of West Kelowna may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out below, the security shall be returned to the Permittee. There is filed accordingly:

An Irrevocable Letter of Credit or Bank Draft in the amount of \$38,176.56 (Landscape Security); and

An Irrevocable Letter of Credit or Bank Draft in the amount of \$54,798.38 (Remediation Security)

5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any change be required to this permit, please ensure that you obtain written approval from the City of West Kelowna prior to making any changes.
6. If this Development Permit has not been issued within one year from approval, Development Permit with Variance DP 21-36 shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. **This Permit is not a Municipal Highway Permit.**
9. **This is not an Archaeology Permit.**
 - A. All archaeological sites in B.C. are protected under the Heritage Conservation Act. This applies to whether sites are located on public or private land and whether the site is known or unknown. If you think you have uncovered an archaeological site during a building project or renovation, please do not disturb the site further and call B.C.'s Archaeology Branch immediately at (250) 953-3334. Branch archaeologists will review your project plans and make recommendations to manage site impacts and secure the required permitting.
10. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. (_____) PASSED BY THE MUNICIPAL COUNCIL ON
(_____)

Signed on _____

Corporate Officer

As received on _____, there is filed accordingly an Irrevocable Letter of Credit or Bank Draft deposit in the amount of \$38,176.56 for landscaping works outlined in the above permit.

As received on _____, there is filed accordingly an Irrevocable Letter of Credit or Bank Draft deposit in the amount of \$54,798.38 for remediation works outlined in the above permit.

As received on _____, there is filed accordingly a no build no disturb covenant with the Land Title Office in accordance with the environmental and geotechnical reports outlined in the above permit.

I hereby confirm that I have read and agree with the conditions of Development Permit with Variances DP 21-36 and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on _____

Property Owner or Agent

ISSUED on _____

Attached Schedules:

Schedule A:

- Architectural Plans, prepared by New Town Architecture & Engineering Inc., dated December 8, 2023 (17 pages).

Schedule B:

- Landscape Plan, prepared by Ecora Engineering & Resource Group Ltd., dated July 14, 2023, and Estimate dated July 14, 2023 (2 pages).

Schedule C:

- Draft Civil Drawings, prepared by New Town Architecture & Engineering Inc., dated December 15, 2023 (10 pages).
- Servicing Feasibility Study, prepared by New Town Architecture & Engineering Inc., dated December 22, 2021 (13 pages).
- Environmental Report, prepared by Ecoscape Environmental Consultants Ltd., dated November 2023 (60 pages).
- Geotechnical Report, prepared by Ecora Engineering & Resource Group Ltd., dated October 2023 (92 pages).

H:\DEVELOPMENT SERVICES\PLANNING\3060 Development Permits\3060-20 Permits\2021\DP 21-36 2237 Shannon Lake Rd\Permit_Security

SHANNON GREENS

RE-ISSUED FOR DP, 2023-12-08



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Report all errors and omissions to the Architect.



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ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Seal



Revisions

No.	DATE	DESCRIPTION
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2	2023-02-01	RE-ISSUED FOR DP
3	2023-05-05	RE-ISSUED
4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION

ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
E: roman@newtownservices.net T: 250.860.8185

- A000D COVER PAGE
- A101D ZONING & BYLAW
- A201D SITE PLAN
- A300D LOWER PARKING LEVEL
- A301D UPPER PARKING LEVEL
- A302D RESIDENTIAL LEVEL 1 PLAN
- A303D RESIDENTIAL LEVEL 2 PLAN
- A304D RESIDENTIAL LEVEL 3 PLAN
- A305D RESIDENTIAL ROOF PLAN
- A400D MATERIALS
- A401D BUILDING ELEVATIONS
- A402D BUILDING ELEVATIONS
- A501D SECTIONS
- A900D RENDERINGS
- A901D RENDERINGS
- A902D RENDERINGS
- A903D RENDERINGS

CIVIL

NEW TOWN ARCHITECTURE & ENGINEERING
1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
E: jacob@newtownservices.net T: 250.860.8185

- 001 COVER PAGE
- 002 EXISTING SITE PLAN
- 003 PROPOSED SITE PLAN
- 004 EXISTING GRADING PLAN
- 005 PROPOSED GRADING PLAN
- 006 STORMWATER MANAGEMENT PLAN
- 007 EROSION & SEDIMENT CONTROL PLAN
- 008 SITE CROSS SECTION 1
- 009 SITE CROSS SECTION 2
- 010 SITE CROSS SECTION 3

LANDSCAPE

ECORA, Kim McNamee
200 - 2045 ENTERPRISE WAY
KELOWNA, V1Y 9T5
E: kim.mcnamee@ecora.ca T: 250.469.9757

L/1/ CONCEPTUAL LANDSCAPE PLAN

GEOTECHNICAL

ECORA, Jeff Redwood, P.Eng.
284 MAIN STREET
PENTICTON, V2A 5B2
E: jeff.redwood@ecora.ca T: 250.492.2227

GEOTECHNICAL ASSESMENT REPORT

project title

SHANNON GREENS

project address

2237 SHANNON LAKE RD
WEST KELOWNA, BC

project no. 4145

file no. C:\Users\jredwood\OneDrive\Documents\4145_Shanon\Drawings\DP

drawing title

COVER PAGE

designed LA scale

drawn LA

checked JA

drawing no.

A000D

plotted 08/12/2023 10:56:32 AM

SHANNON GREENS

ADDRESS:
2237 SHANNON LAKE ROAD, WEST KELOWNA, V4T 2W9, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:
LOT 4 DISTRICT LOT 2602 OSOYOOS DIVISION YALE DISTRICT PLAN KAP80333

GRADES:
EXISTING: HILLSIDE (STEEP SLOPE) PROPOSED: HILLSIDE (STEEP SLOPE)

NUMBER OF BUILDINGS:
1 BUILDING (37 UNITS)

ZONING ANALYSIS

EXISTING: R3 - LOW DENSITY MULTIPLE RESIDENTIAL ZONE **PROPOSED:** R3 - LOW DENSITY MULTIPLE RESIDENTIAL ZONE

R3 ZONING REQUIREMENTS

REQUIRED:	PROPOSED:
MIN. SITE AREA (m ²) 1000m ²	6150.34m ²
MIN. USEABLE AREA (m ²) 700m ²	4,458.70m ²
MIN. SITE FRONTAGE (m) 30.0m	151.89m
MAXIMUM SITE COVERAGE FOR BUILDINGS (%) 40%	23.5%

DEVELOPMENT REQUIREMENTS

REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS: 37 UNITS	4x JR 1BR 15x 1BR UNIT 15x 2BR UNIT 3x 3BR UNIT

FLOOR AREA (GFA/NFA)(m²):
4,612.76m² MAXIMUM (BASED ON 0.75FAR) 3550.49m² (1,447.19m² GFA FOR SITE COVERAGE)

FLOOR AREA RATIO:
0.75 0.58

BUILDING HEIGHT (m):
9.0m / 3 STOREYS 16.69m / PARKADE
W/ 3 STOREYS ABOVE **VARIANCE**

SETBACKS (m):
FRONT (WEST) 4.5m 0.0m (TO STAIR) **VARIANCE**
SIDE A (NORTH) 3.0m 60.4m
SIDE B (SOUTH) 3.0m 3.0m
REAR (EAST) 7.5m 20.5m

PRIVATE OPEN SPACE (m ²):	DECKS	OPEN SPACE@GRADE	BLDG AMENITY
LEVEL 1 9 x 25m ² = 225m ²	137.96m ²	2,360.7m ²	
LEVEL 2 13 x 25m ² = 325m ²	130.29m ²		
LEVEL 3 15 x 25m ² = 375m ²	138.38m ²		
TOTAL	406.32m²	2,360.7m²	171.04m²

PARKING STALLS:	REGULAR	51 STALLS
46 STALLS	19 x 1BR x 1.0 = 19 STALLS	5 SMALL
15 x 2BR x 1.5 = 22.5 STALLS	3 x 3BR x 1.5 = 4.5 STALLS	44 REGULAR
		2 HC

ACCESSIBLE - part of VISITOR - part of LOADING:
2 2
10% (= 4.6 STALLS) 5
1 1

BIKE STALLS:	CLASS I	CLASS II
0.5 x 37 = 18.5	38	
0.1 x 37 = 3.7	4	

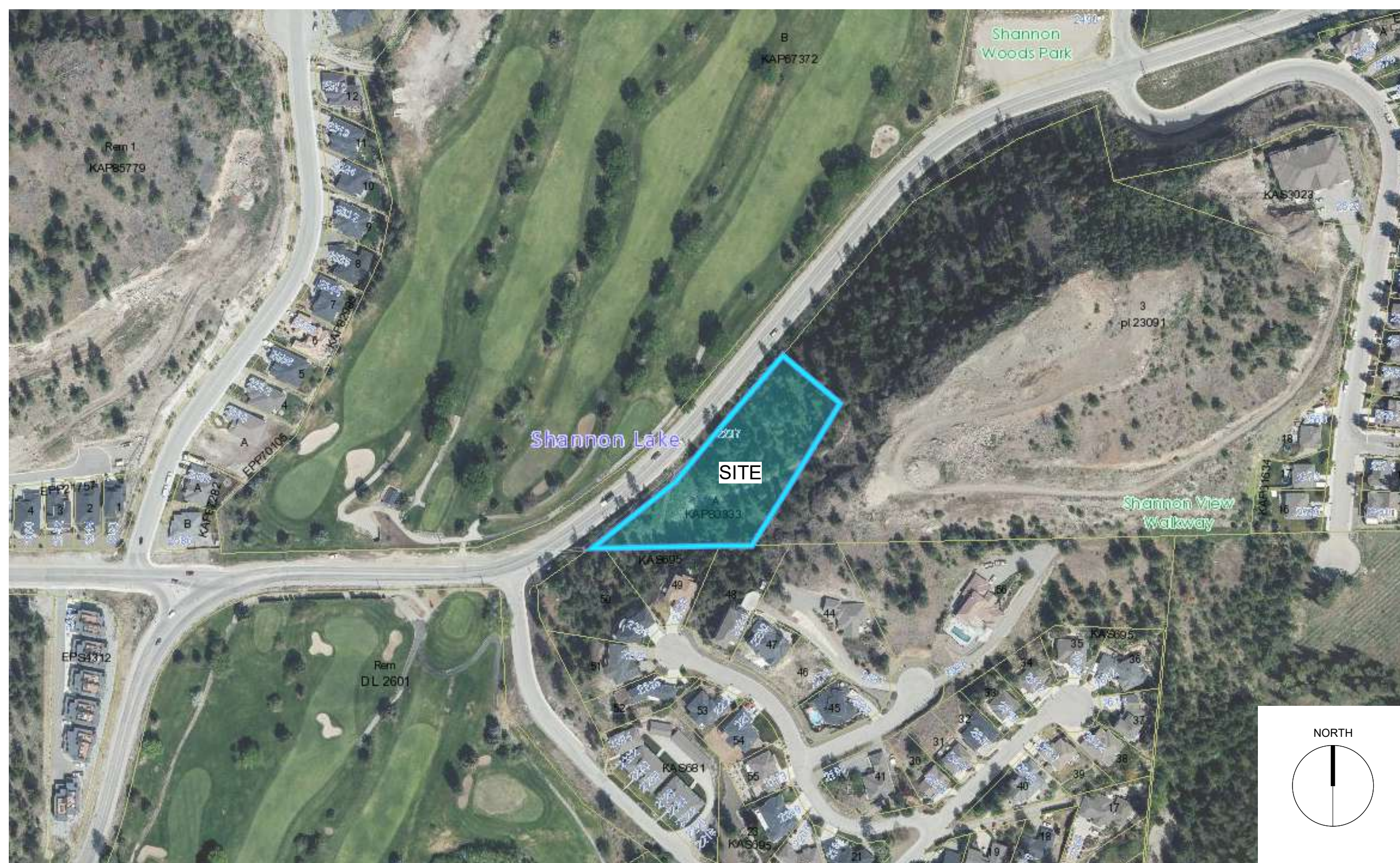
UNIT CALCULATION & AREAS		UNIT CALCULATION & AREAS	
RESIDENTIAL LEVEL 1			
1BR	1686.15 SF	63.75 m ²	
1BR	614 SF	57.04 m ²	
1BR: 2	1300.15 SF	120.79 m ²	
2BR	897.89 SF	83.42 m ²	
2BR	812.3 SF	75.47 m ²	
2BR	844.43 SF	78.45 m ²	
2BR	844.9 SF	78.49 m ²	
2BR: 4	3399.54 SF	315.83 m ²	
3BR	1241.3 SF	115.32 m ²	
3BR: 1	1241.3 SF	115.32 m ²	
JR 1BR	442.17 SF	41.08 m ²	
JR 1BR	440.77 SF	40.95 m ²	
JR 1BR: 2	882.94 SF	82.03 m ²	
6823.93 SF	633.96 m ²		
RESIDENTIAL LEVEL 2			
1BR	617.02 SF	57.32 m ²	
1BR	686.15 SF	63.75 m ²	
1BR	591.62 SF	54.96 m ²	
1BR	613.13 SF	56.96 m ²	
1BR	591.62 SF	54.96 m ²	
1BR	525.27 SF	48.8 m ²	
1BR: 6	3624.79 SF	338.75 m ²	
2BR	814.32 SF	75.65 m ²	
2BR	900.37 SF	83.65 m ²	
2BR	846.95 SF	78.68 m ²	
2BR	844.9 SF	78.49 m ²	
2BR: 4	3406.54 SF	318.46 m ²	
3BR	1077.81 SF	100.13 m ²	
3BR: 1	1077.81 SF	100.13 m ²	
JR 1BR	442.17 SF	41.08 m ²	
JR 1BR	440.77 SF	40.95 m ²	
JR 1BR: 2	882.94 SF	82.03 m ²	
8992.08 SF	835.39 m ²		
RESIDENTIAL LEVEL 3			
1BR	615 SF	57.14 m ²	
1BR	591.54 SF	54.96 m ²	
1BR	617.02 SF	57.32 m ²	
1BR	685.74 SF	63.71 m ²	
1BR	624.09 SF	57.98 m ²	
1BR	591.62 SF	54.96 m ²	
1BR	525.27 SF	48.8 m ²	
1BR: 7	4250.28 SF	394.86 m ²	
2BR	900.37 SF	83.65 m ²	
2BR	814.32 SF	75.65 m ²	
2BR	738.86 SF	68.84 m ²	
2BR	711.14 SF	66.07 m ²	
2BR	734.38 SF	68.23 m ²	
2BR	781.9 SF	72.64 m ²	
2BR	819.77 SF	76.16 m ²	
2BR: 7	5503.74 SF	511.04 m ²	
3BR	1077.86 SF	100.14 m ²	
3BR: 1	1077.86 SF	100.14 m ²	
10828.88 SF	1006.04 m ²		
26644.9 SF	2475.39 m ²		
37			

BUILDING AMENITY			
Level	Name	Area	m2
RESIDENTIAL LEVEL 1	FLEX ROOM	196.4 SF	18.25 m ²
RESIDENTIAL LEVEL 1	GYM	584.25 SF	54.28 m ²
ROOFTOP PLAN	ROOFTOP PATIO	1060.46 SF	98.52 m ²
			171.04 m ²

Area Schedule for FAR		
Level	Area	m2
LOWER PARKING LEVEL	1074.14 SF	99.79 m ²
UPPER PARKING LEVEL	1074.14 SF	99.79 m ²
RESIDENTIAL LEVEL 1	11609.85 SF	1078.59 m ²
RESIDENTIAL LEVEL 2	11547.19 SF	1072.77 m ²
RESIDENTIAL LEVEL 3	12296.45 SF	1142.38 m ²
ROOFTOP PLAN	615.4 SF	57.17 m ²
	38217.16 SF	3550.49 m ²

SITE COVERAGE		
Level	Area	m2
UPPER PARKING LEVEL	15577.43 SF	1447.19 m ²

PRIVATE DECK AREAS		
Level	Area	m2
RESIDENTIAL LEVEL 1	1481.72 SF	137.66 m ²
RESIDENTIAL LEVEL 2	1402.42 SF	130.29 m ²
RESIDENTIAL LEVEL 3	1489.48 SF	138.38 m ²
Grand total: 45	4373.62 SF	406.32 m ²



EXISTING PROPERTY FROM SHANNON LAKE ROAD



EXISTING PROPERTY FROM SHANNON LAKE ROAD



ROOFTOP PUBLIC AMENITY SPACE

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5	2023-12-08	RE-ISSUED FOR DP

project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
**ZONING &
BYLAW**

designed LA scale 1 : 10

drawn LA

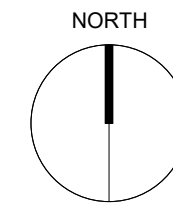
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drawing no. **A101D**

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KEYNOTES - SITE

I.D.	DESCRIPTION
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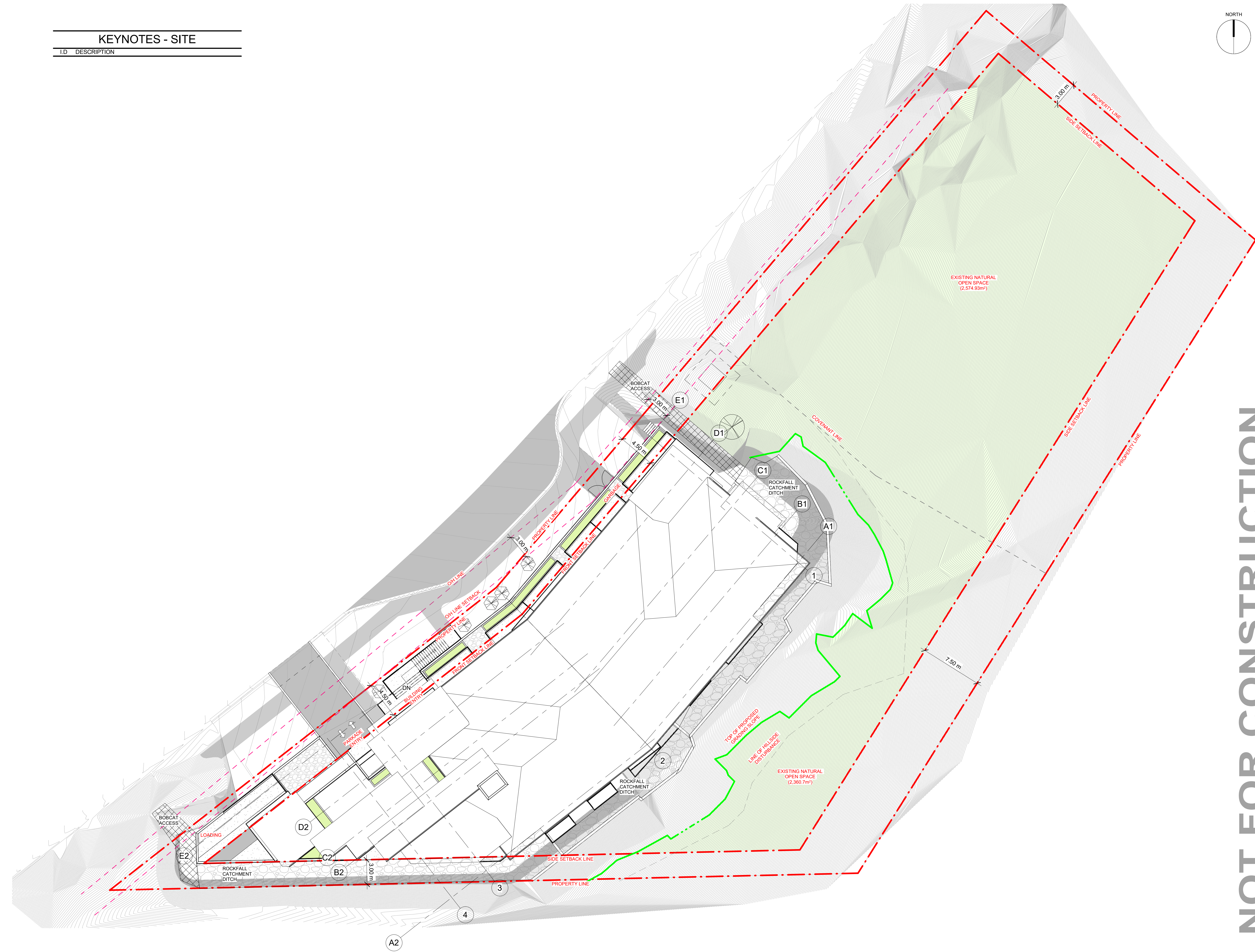
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project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
SITE PLAN

designed **LA** scale **1 : 200**

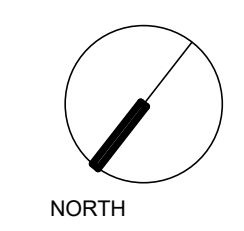
drawn **LA**

checked **JA**

drawing no. **A201D**

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KEYNOTES - FLOOR PLAN
I.D. DESCRIPTION



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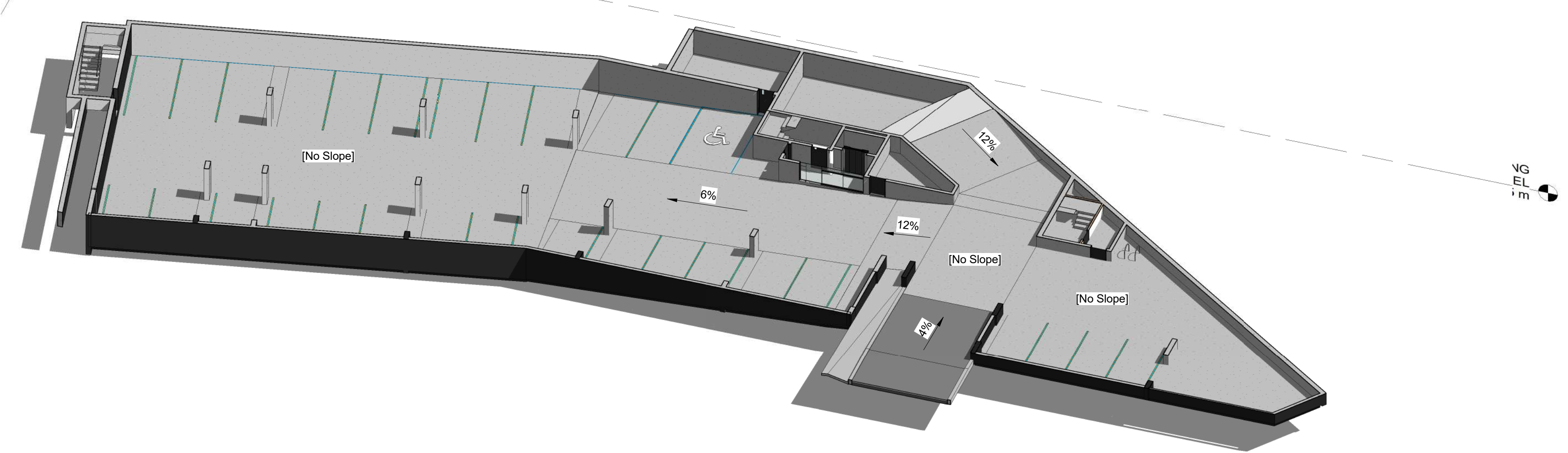
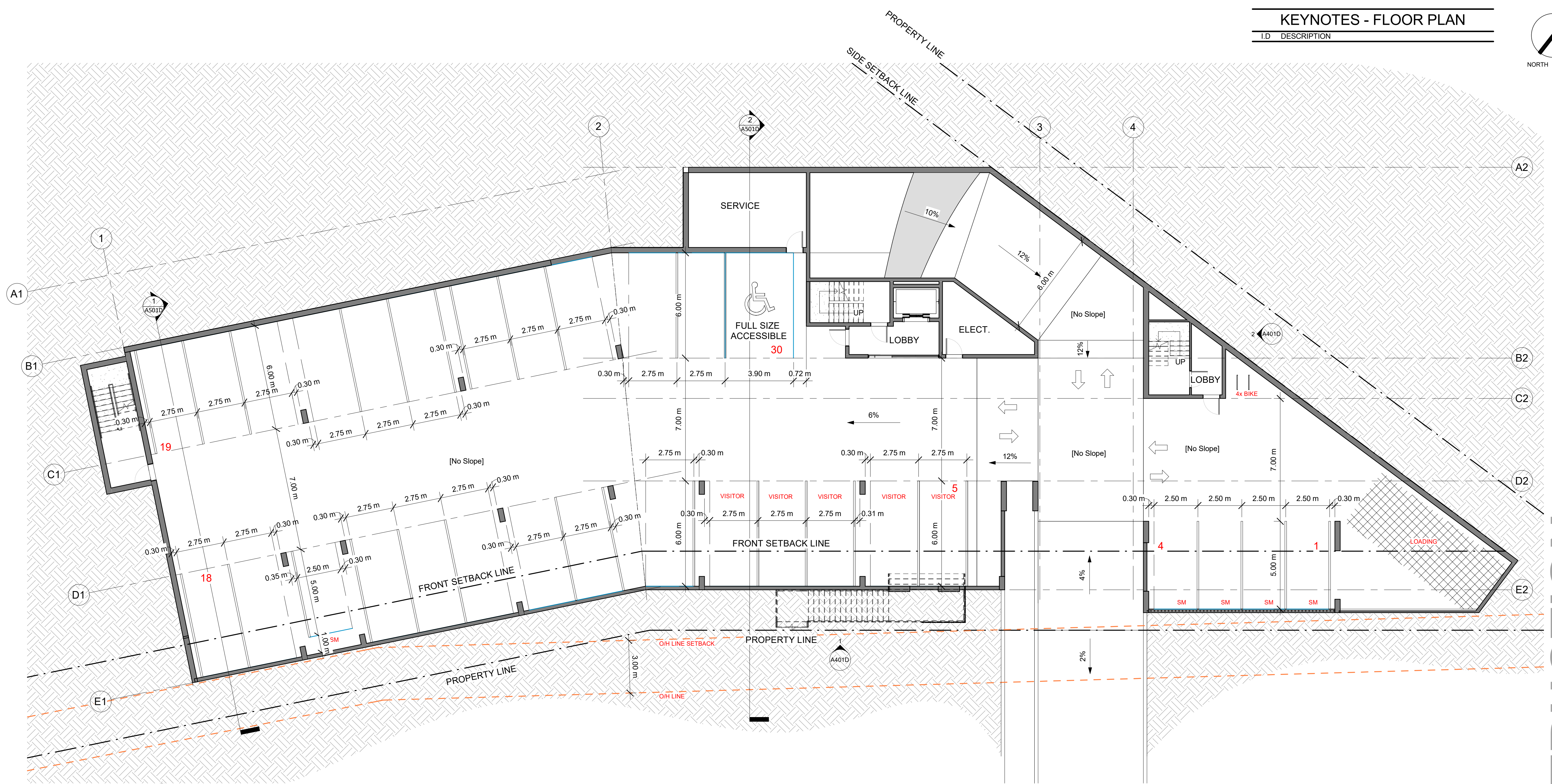
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2 LOWER PARKING LEVEL - 3D

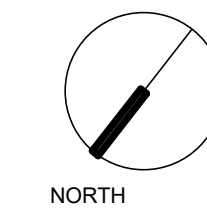
project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
LOWER PARKING LEVEL

designed LA scale 1" = 10'-0"
drawn LA
checked JA
drawing no. **A300D**
plotted 08/12/2023 10:56:41 AM



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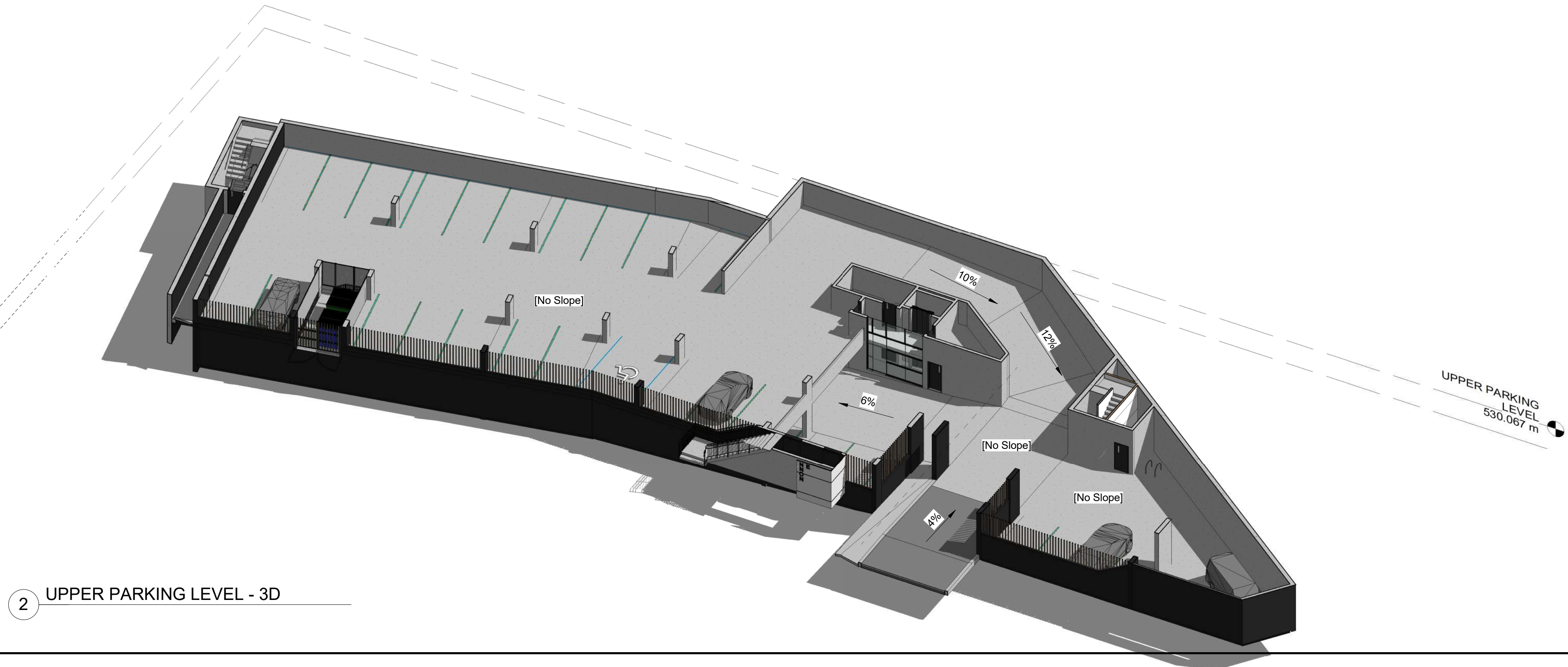
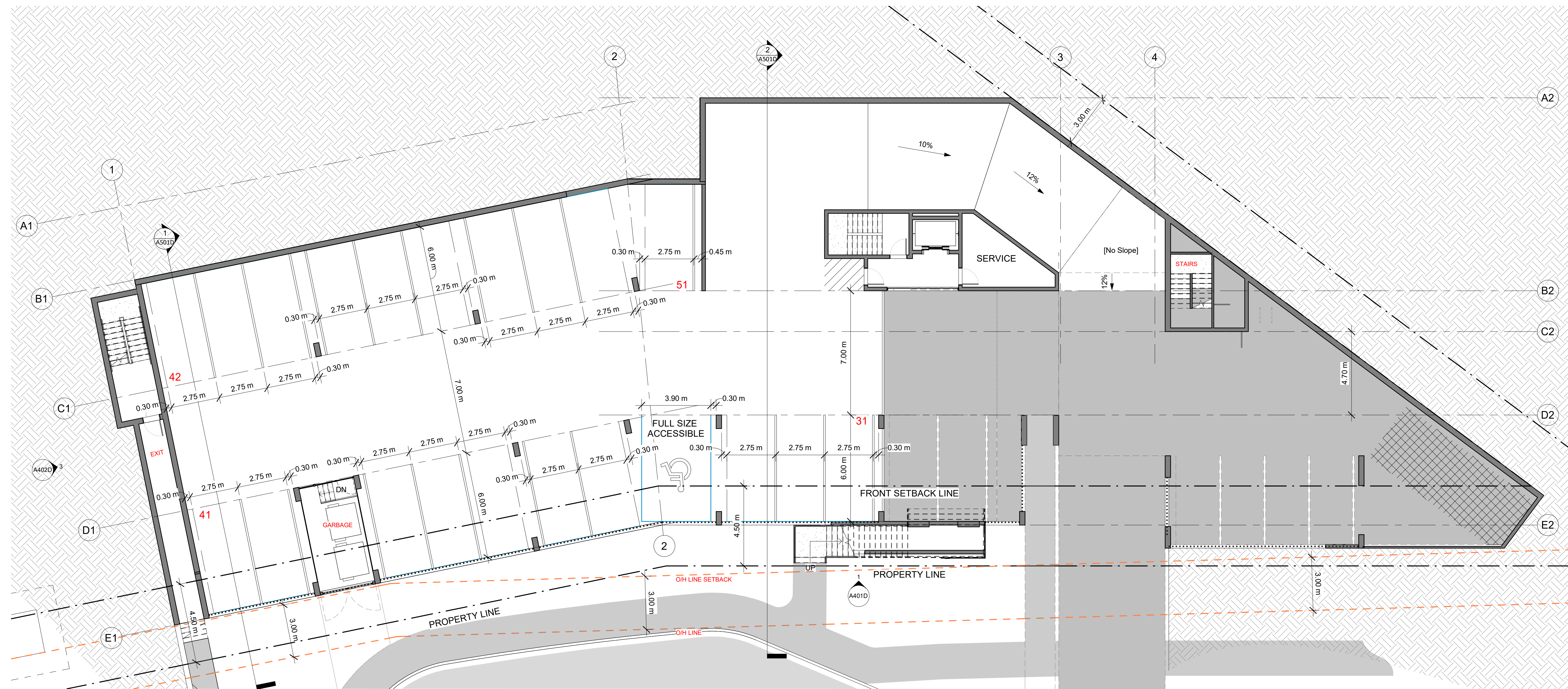
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**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
**UPPER
PARKING
LEVEL**

designed LA scale **1" = 10'-0"**
 drawn LA
 checked JA
 drawing no. **A301D**
 plotted 08/12/2023 10:56:45 AM



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SHANNON GREENS

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**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
**RESIDENTIAL
LEVEL 1 PLAN**

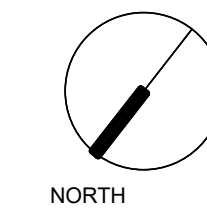
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drawn _____ author _____

checked _____ checker _____

drawing no. **A302D**

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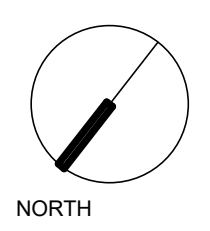
project no. **4145**

drawing title
**RESIDENTIAL
LEVEL 2 PLAN**

designed LA scale 1" = 10'-0"
drawn LA
checked JA
drawing no. **A303D**
plotted 08/12/2023 10:57:11 AM

KEYNOTES - FLOOR PLAN

I.D.	DESCRIPTION
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Revisions

No.	DATE	DESCRIPTION
1	2021-12-23	ISSUED FOR DP
2	2023-02-01	RE-ISSUED FOR DP
3	2023-05-05	RE-ISSUED
4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP



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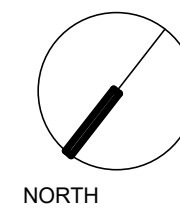
project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
**RESIDENTIAL
LEVEL 3 PLAN**

designed LA scale **1" = 10'-0"**
 drawn LA
 checked JA
 drawing no. **A304D**
 plotted 08/12/2023 10:57:30 AM



NORTH

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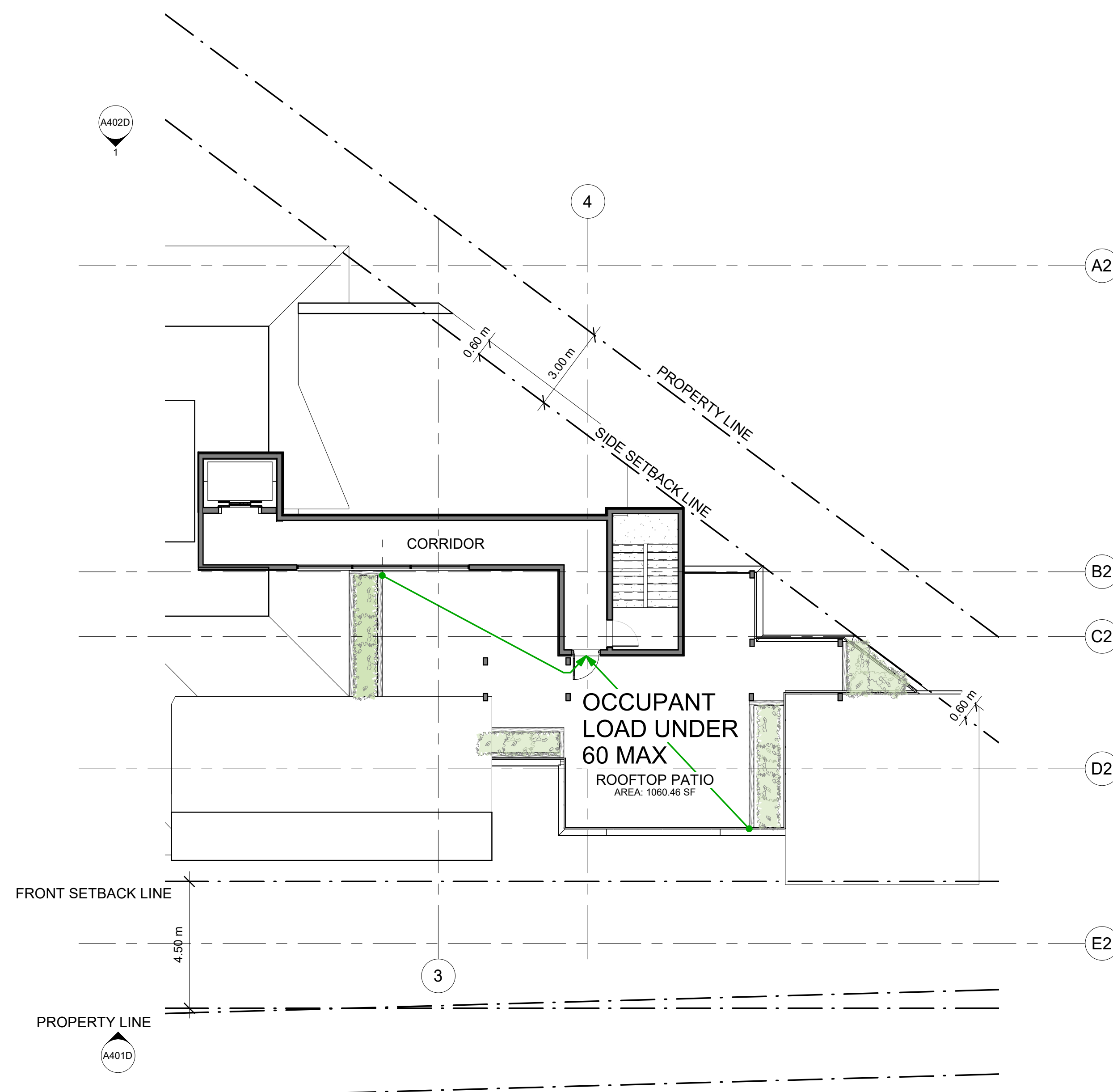
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Seal



Revisions

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3	2023-05-05	RE-ISSUED
4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP



NOT FOR CONSTRUCTION

project title

SHANNON GREENS

project address

**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

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drawing title

**RESIDENTIAL
ROOF PLAN**

designed LA scale 1" = 10'-0"

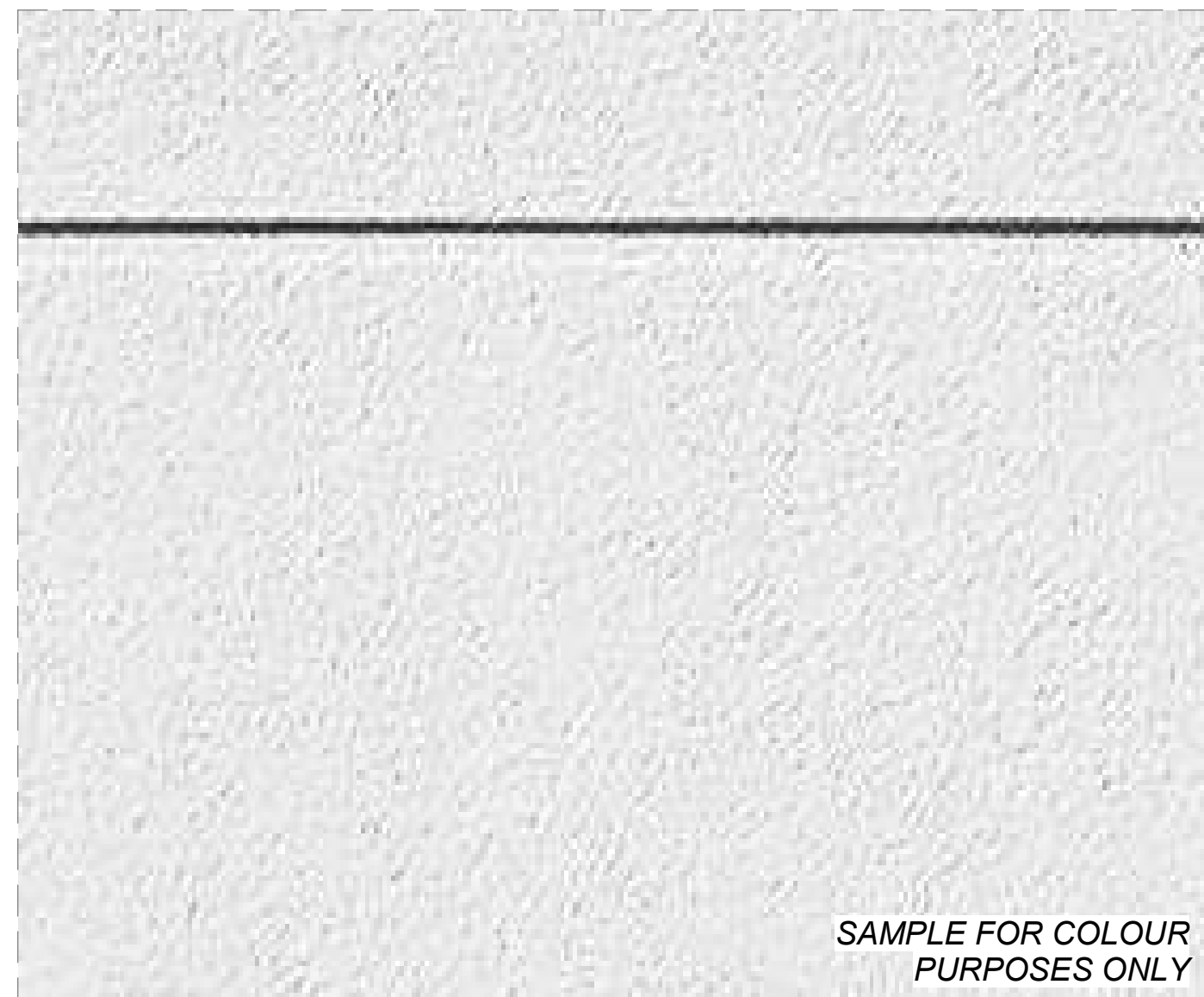
drawn LA

checked JA

drawing no. **A305D**

plotted 08/12/2023 10:57:31 AM

MANUFACTURER: JAMES HARDIE
 PRODUCT: HARDIE PANEL VERTICAL SIDING C/W REVEAL
 COLOUR & CODE: ARCTIC WHITE
 I.D NUMBER: 1.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: JAMES HARDIE
 PRODUCT: HARDIE PANEL
 COLOUR & CODE: BLACK
 I.D NUMBER: 2.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: JAMES HARDIE
 PRODUCT: FIBER CEMENT SHINGLE SIDING PANEL
 COLOUR & CODE: WHITE
 I.D NUMBER: 3.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: -
 PRODUCT: WOOD BATTENS - PARKADE SCREENING
 COLOUR & CODE: 4.
 I.D NUMBER: 4.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: -
 PRODUCT: ALUMINUM PICKET RAILING
 COLOUR & CODE: BLACK
 I.D NUMBER: 5.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: -
 PRODUCT: WOOD GRAIN SOFFIT
 COLOUR & CODE: -
 I.D NUMBER: 6.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: -
 PRODUCT: EXPOSED CONCRETE - PAINTED
 COLOUR & CODE: CHARCOAL
 I.D NUMBER: 7.



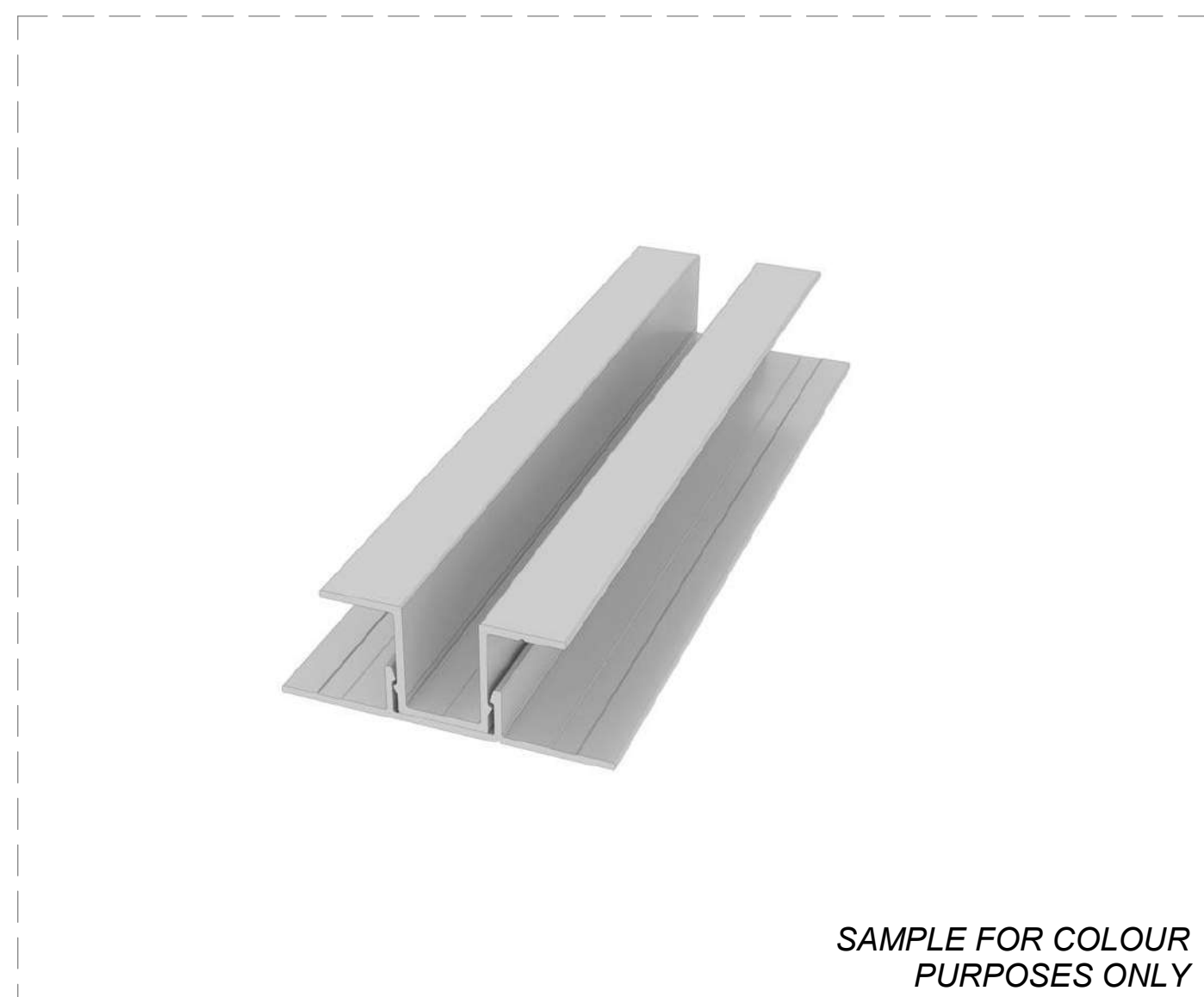
SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: -
 PRODUCT: GLASS RAILING
 COLOUR & CODE: 8.
 I.D NUMBER: 8.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: EZ TRIM
 PRODUCT:
 COLOUR & CODE:
 I.D NUMBER: 9.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: N/A
 PRODUCT: VINYL WINDOW
 COLOUR & CODE: CLEAR GLASS; BLACK/TAN FRAME (REF. TO ELEV.)
 I.D NUMBER: 10.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: N/A
 PRODUCT: EXTERIOR BIKE RACK
 COLOUR & CODE: N/A
 I.D NUMBER: 11.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: -
 PRODUCT: HOUSE NUMBERS - LED BACKLIT
 COLOUR & CODE: BLACK
 I.D NUMBER: 12.



SAMPLE FOR COLOUR PURPOSES ONLY

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3	2023-05-05	RE-ISSUED
4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION

project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
 WEST KELOWNA, BC**

project no. **4145**

file no. C:\Users\LA\AppData\Local\Microsoft\OneDrive\OneDrive\Documents\4145\4145.dwg

drawing title
MATERIALS

designed **LA** scale **1 : 10**

drawn **LA**

checked **JA**

drawing no. **A400D**

plotted **08/12/2023 10:57:31 AM**

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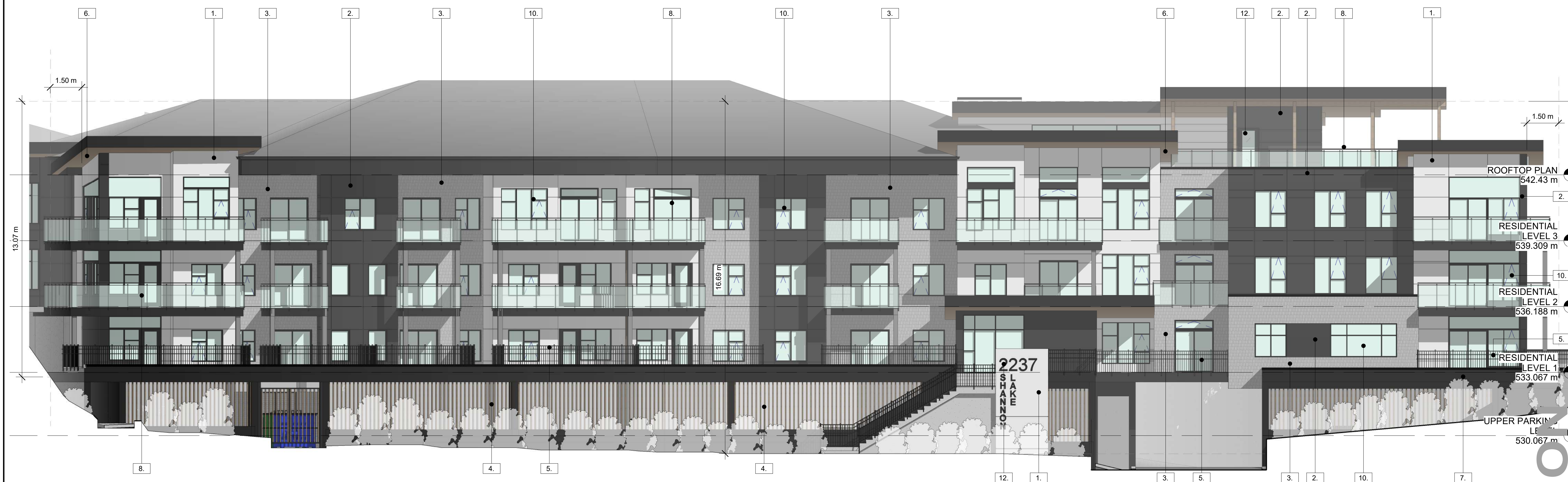
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No.	DATE	DESCRIPTION
1	2021-12-23	ISSUED FOR DP
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3	2023-05-05	RE-ISSUED
4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

1. FIBRECEMENT PANEL W/REVEALS (SMOOTH); COLOUR WHITE
2. FIBRECEMENT PANEL W/REVEALS (SMOOTH); COLOUR BLACK
3. FIBER CEMENT SHINGLE SIDING PANELS; COLOUR WHITE
4. NOT USED
5. NOT USED
6. SOFFIT - WOOD GRAIN FINISH
7. CONCRETE FINISH
8. GLASS RAILING
9. EZ TRIM
10. VINYL WINDOW W/ BLACK FRAME

NOT FOR CONSTRUCTION

project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
**BUILDING
ELEVATIONS**

designed LA scale As indicated

drawn LA

checked JA

drawing no. **A401D**

printed 08/12/2023 10:57:42 AM

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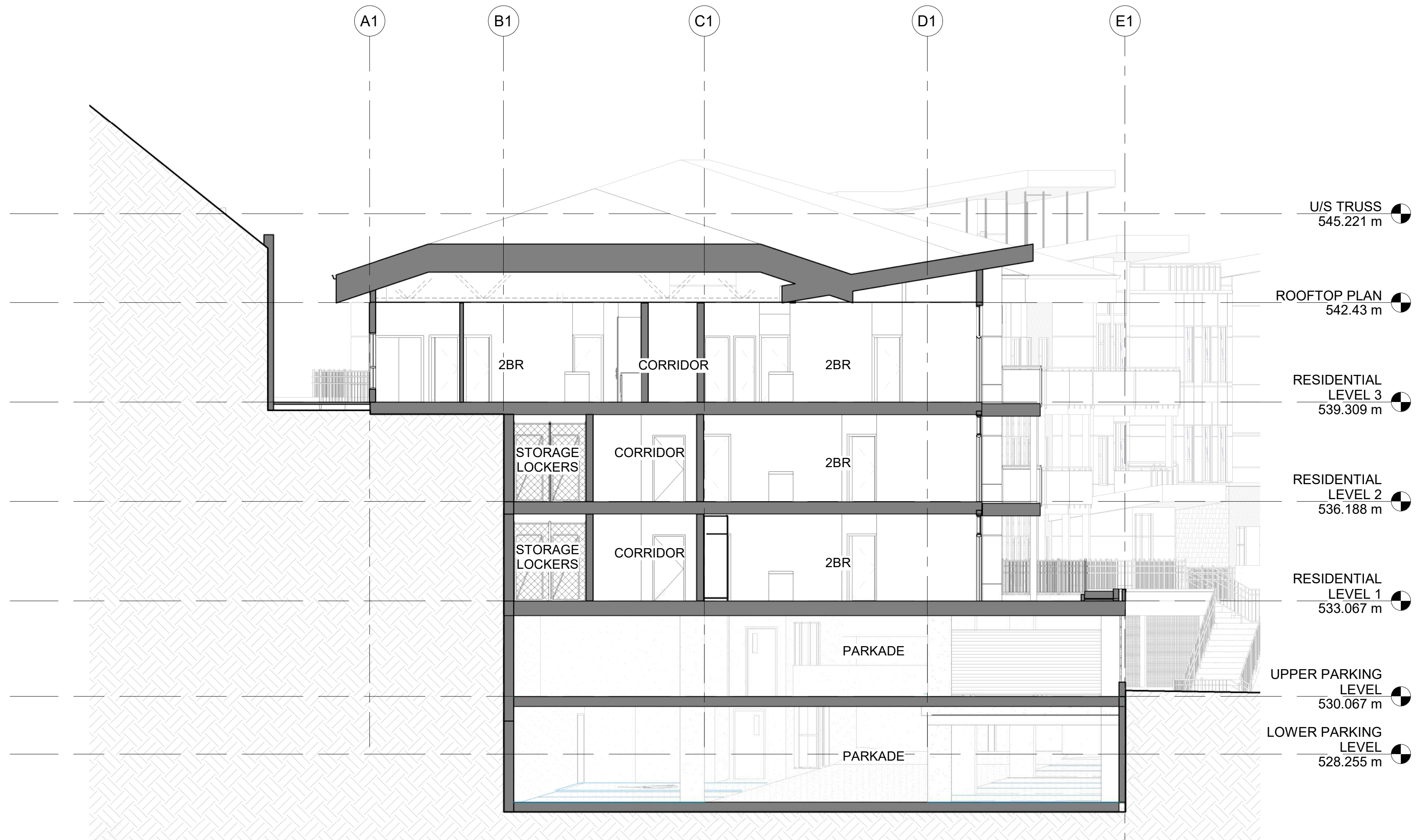
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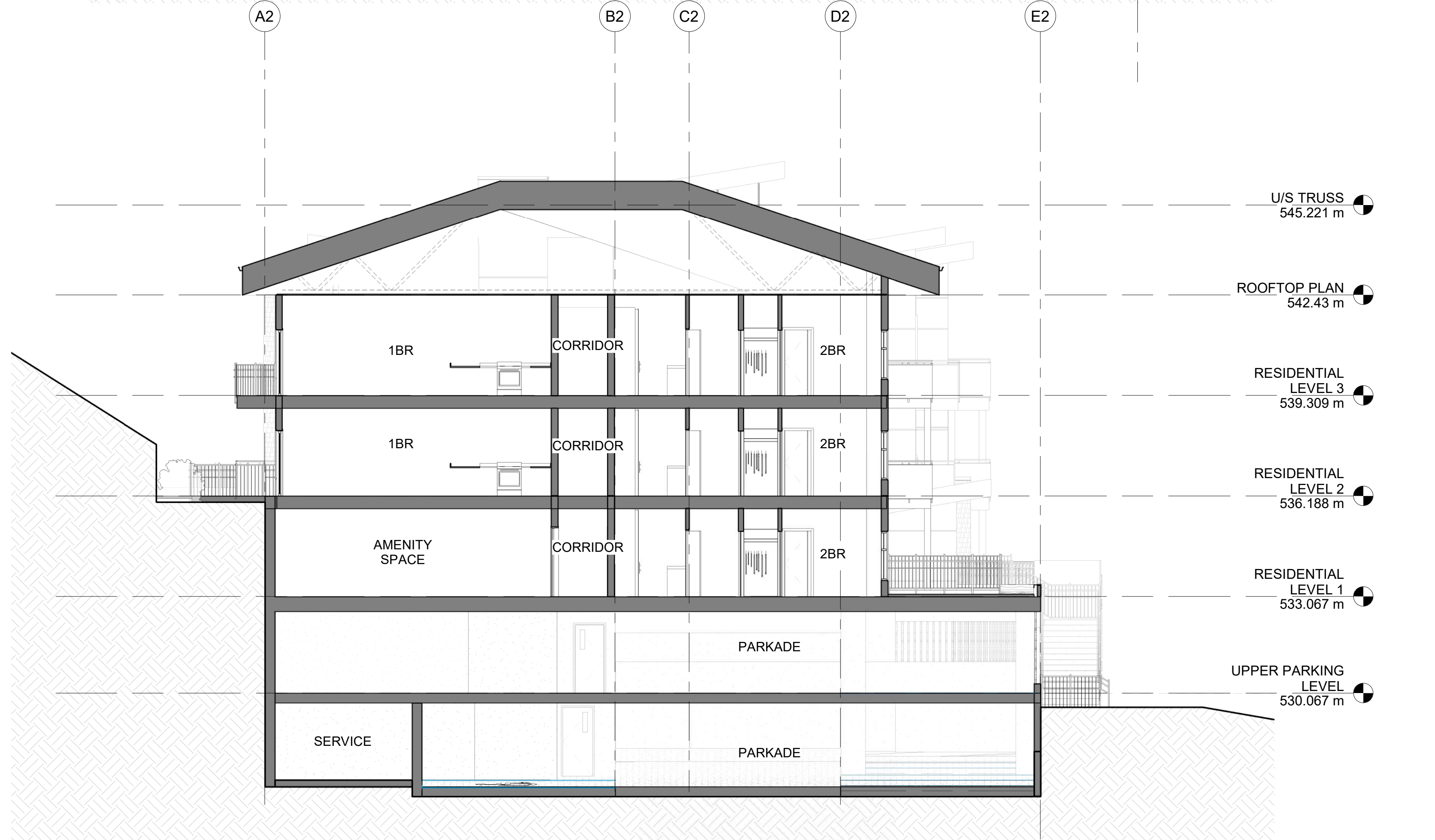
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4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP

1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



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project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
SECTIONS

designed LA scale 1/8" = 1'-0"

drawn LA

checked JA

drawing no. **A501D**

plotted 08/12/2023 10:57:55 AM



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4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP

project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

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drawing title
RENDERINGS

designed Designer scale

drawn Author

checked Checker

drawing no.

A900D

plotted 08/12/2023 10:57:55 AM



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4	2023-07-26	RE-ISSUED FOR DP
5	2023-12-08	RE-ISSUED FOR DP

project title

SHANNON GREENS

project address

**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

file no. © Crown/Leslie Alperin/Documental/4145 Shannon Greens DP 2023-12-08/2023-12-08/2023-12-08

drawing title

RENDERINGS

designed Designer scale

drawn Author

checked Checker

drawing no.

A901D

plotted 08/12/2023 10:57:56 AM



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Revisions

No.	DATE	DESCRIPTION
5	2023-12-08	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION

project title
SHANNON GREENS

project address
**2237 SHANNON LAKE RD
WEST KELOWNA, BC**

project no. **4145**

drawing title
RENDERINGS

designed Designer scale

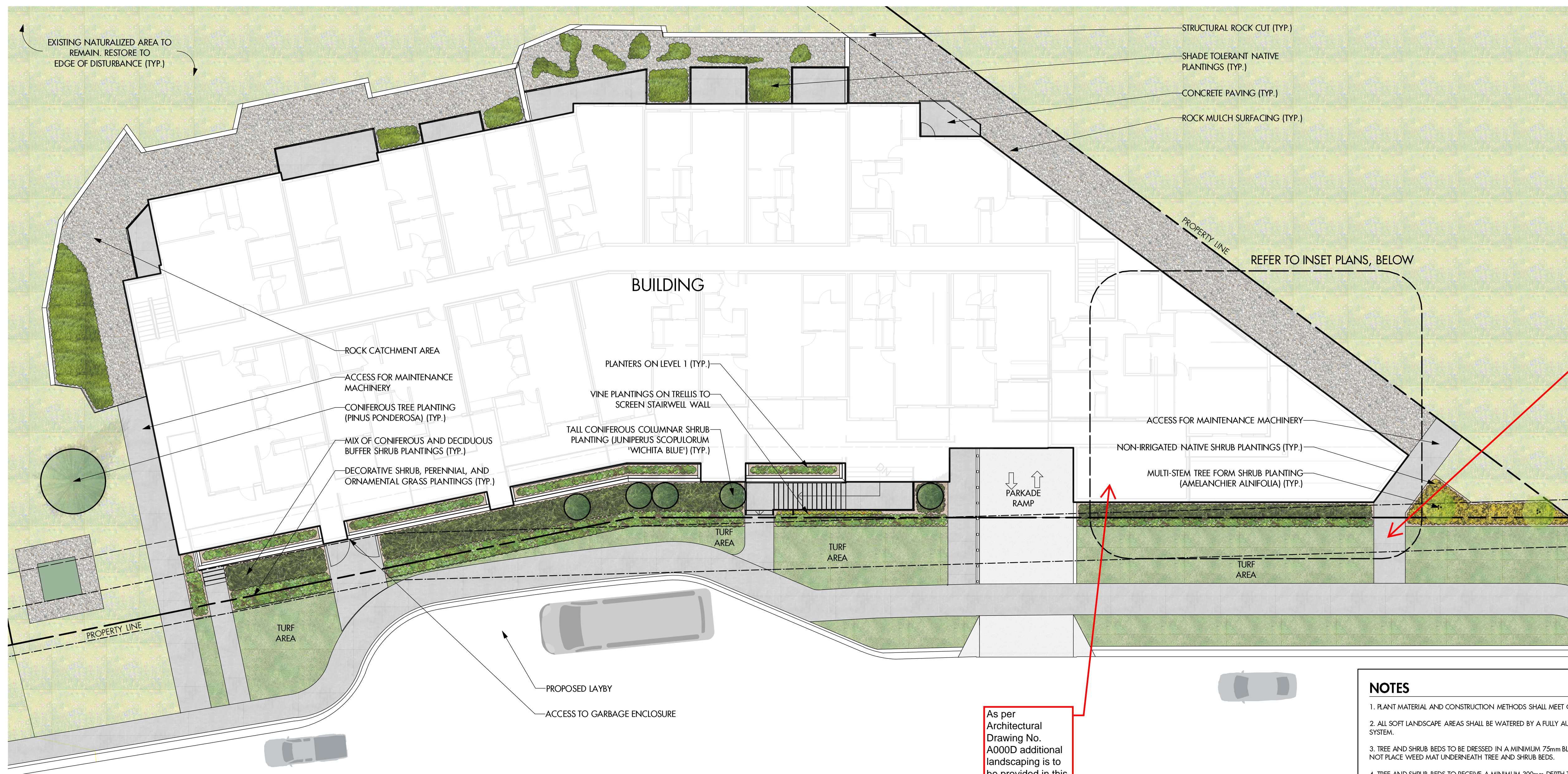
drawn Author

checked Checker

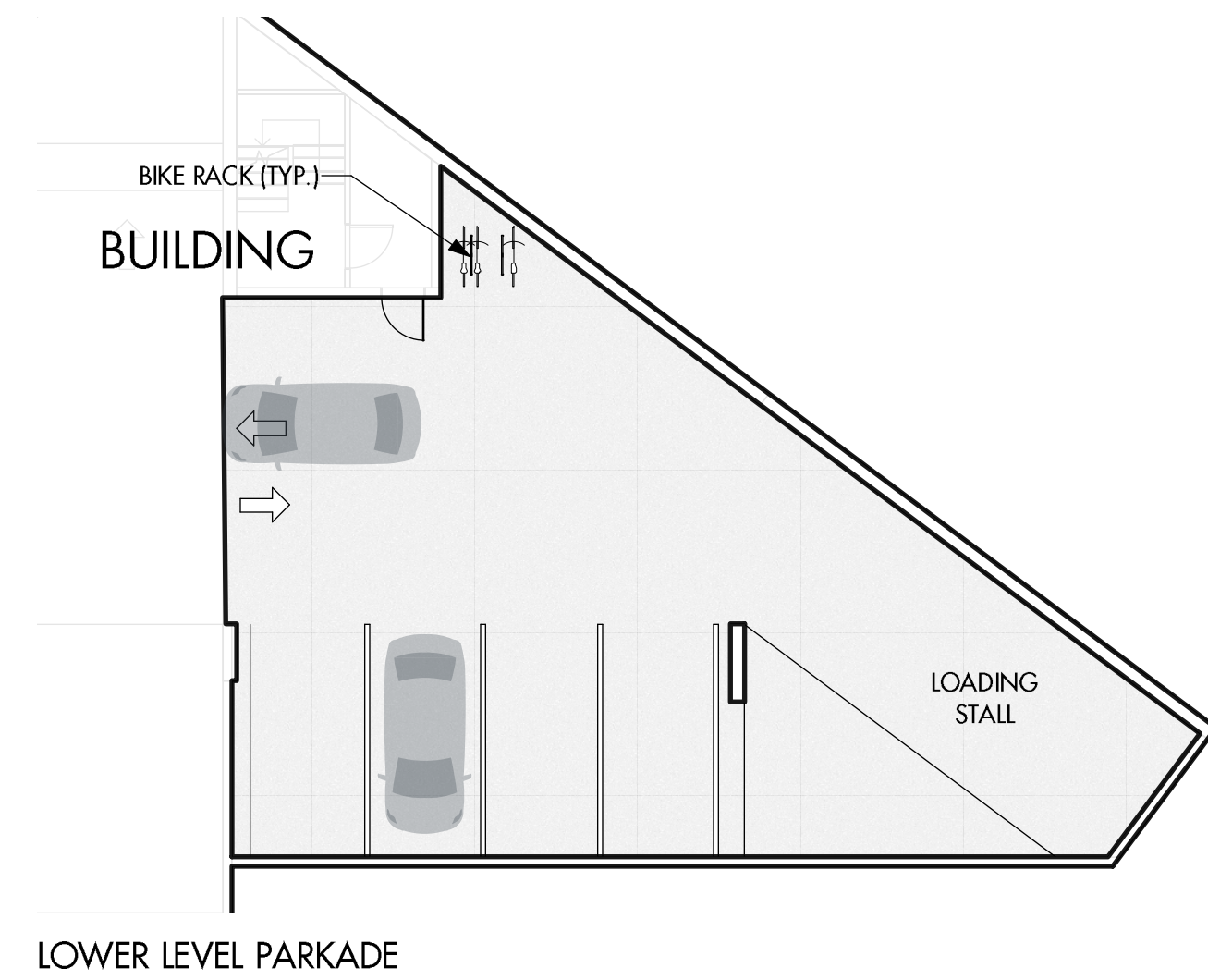
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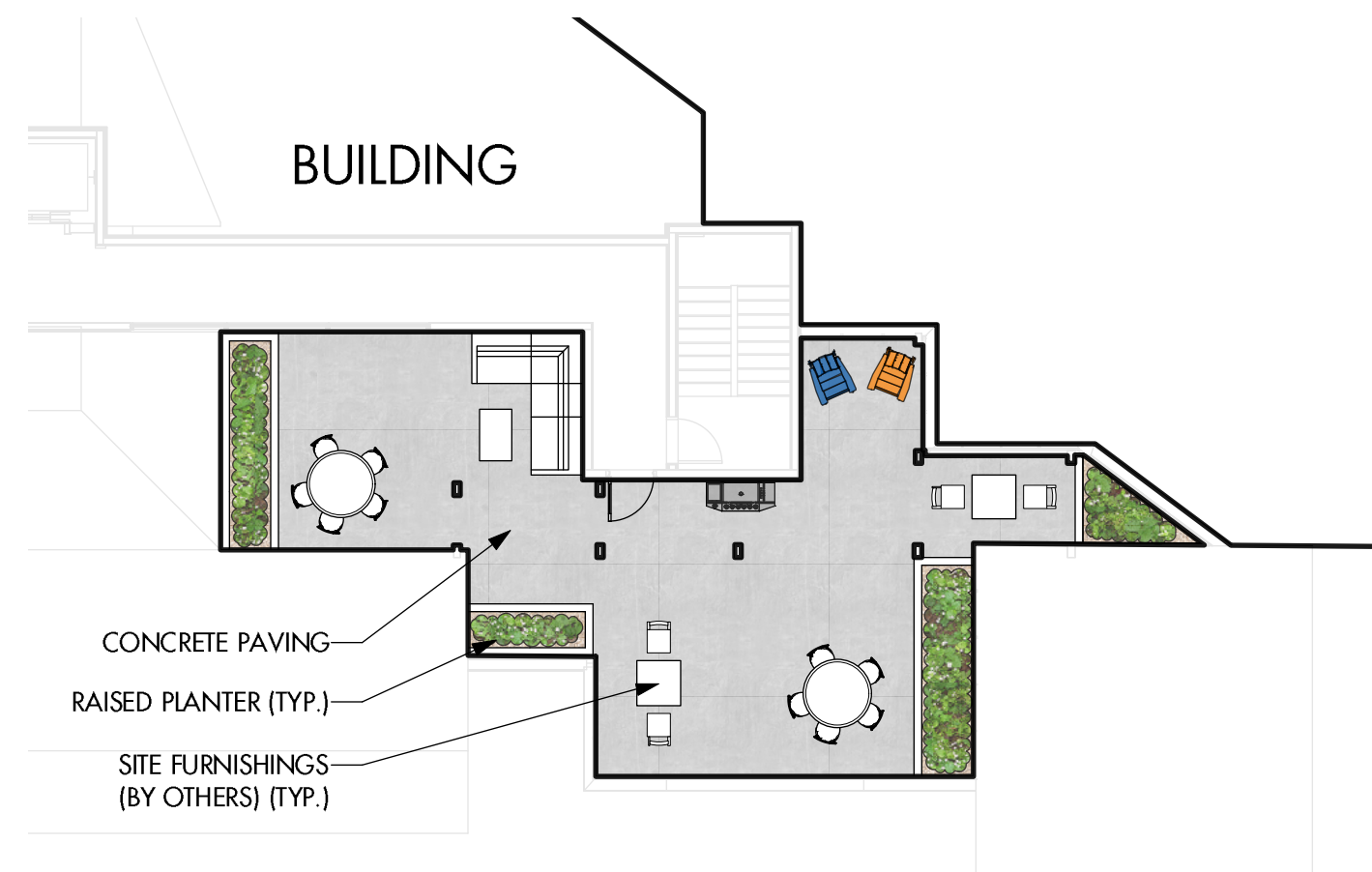
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OVERALL SITE PLAN WITH RESIDENTIAL LEVELS 1, 2 & 3 AT REAR



LOWER LEVEL PARKADE



RESIDENTIAL ROOF PLAN - AMENITY DECK

As per Architectural Drawing No. A000D additional landscaping is to be provided in this location.

As per Development Engineering comments accesses for maintenance machinery not be to constructed in City ROW. Landscaping to be consistent along boulevard. Refer to Civil Drawings.

- STRUCTURAL ROCK CUT (TYP.)
- SHADE TOLERANT NATIVE PLANTINGS (TYP.)
- CONCRETE PAVING (TYP.)
- ROCK MULCH SURFACING (TYP.)
- PROPERTY LINE
- REFER TO INSET PLANS, BELOW
- ACCESS FOR MAINTENANCE MACHINERY
- NON-IRRIGATED NATIVE SHRUB PLANTINGS (TYP.)
- MULTI-STEM TREE FORM SHRUB PLANTING (AMELANCHIER ALNIFOLIA) (TYP.)
- TURF AREA
- PARKADE RAMP
- PROPOSED LAYBY
- ACCESS TO GARBAGE ENCLOSURE

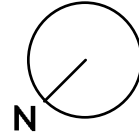
NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CSA STANDARDS.
 - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 - TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 - SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 - HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED MIXTURE	BY WEIGHT	BY SPECIES	WILDFLOWER SEED MIXTURE	BY WEIGHT
BLUE BUNCH WHEAT GRASS	41%	23%	SILKY LUPINE	30%
ROUGH FESCUE	25%	20%	BALSAM ROOT	30%
IDAHO FESCUE	15%	19%	BROWN EYED SUSAN	35%
PERENNIAL RYEGRASS	10%	7%	COMMON YARROW	5%
SANDBERG BLUEGRASS	5%	13%		
JUNE GRASS	4%	18%		
- HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)
- | NATIVE SEED | DRYLAND SEED MIXTURE | 125KG/HECTARE |
|-------------|-------------------------------------|-----------------|
| | WILDFLOWER SEED MIXTURE | 1KG/HECTARE |
| FERTILIZER | 18-18-18-2, 50% SULPHUR COATED UREA | 300KG/HECTARE |
| MULCH | CANFOR ECORBRE PLUS TAC | 2,800KG/HECTARE |
| TACKIFIER | GUAR | 3% OF MIX |
- THE ABOVE HYDROSEEDING MIXTURE IS RECOMMENDED FOR THE DRYLAND SEED AREA AS SHOWN ON THE DRAWING, HOWEVER THE FINAL SEED APPLICATION SHALL INCLUDE THE LARGEST NATIVE GRASS SPECIES POSSIBLE, AS DETERMINED BY THE ENVIRONMENTAL CONSULTANT, LANDSCAPE ARCHITECT, AND GEOTECHNICAL ENGINEER. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURERS SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
PINUS PONDEROSA	PONDEROSA PINE	1	2.0m HT.
SHRUBS			
AMELANCHIER ALNIFOLIA	SASKATOON	2	#1.5 CONT. / 3.0M O.C. SPACING
CORNUS ALBA 'BAHAILO'	IVORY HALO DOGWOOD	7	#0.2 CONT. / 1.8M O.C. SPACING
EUCONYMIUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	9	#0.2 CONT. / 1.5M O.C. SPACING
JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5	#1.5 CONT. / 3.0M O.C. SPACING
PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	7	#0.2 CONT. / 1.8M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5	#0.2 CONT. / 2.0M O.C. SPACING
TAXUS X MEDIA 'HILL'	HILL'S YEW	21	#0.2 CONT. / 1.0M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	21	#0.2 CONT. / 1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	15	#0.1 CONT. / 0.9M O.C. SPACING
ARUNCUS AETHIOPSULIUS	DWARF GOAT'S BEARD	12	#0.1 CONT. / 1.0M O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRKART'S ASTER	12	#0.1 CONT. / 1.0M O.C. SPACING
CANISPA RADICANS	TRUMPET VINE	12	#0.1 CONT. / 1.0M O.C. SPACING
DESCHAMPSIA CESPITOSA	BRONZE TUFTED HAIR GRASS	9	#0.1 CONT. / 1.2M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	9	#0.1 CONT. / 1.2M O.C. SPACING
MATTEUCCIA STRUTHOPTERIS	OSTRICH FERN	12	#0.1 CONT. / 1.0M O.C. SPACING
NERFETA FARSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	12	#0.1 CONT. / 1.0M O.C. SPACING
RUDEBECKIA TRILOBA	THREE LOBED CONEFLOWER	15	#0.1 CONT. / 0.9M O.C. SPACING



PROJECT TITLE

SHANNON GREENS
2237 SHANNON LAKE ROAD

West Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	21.07.20	Review
2	21.12.17	Development Permit
3	22.12.22	Development Permit
4	23.07.14	Review
5		

PROJECT NO. 21-099

DESIGN BY NM

DRAWN BY NM/TR

CHECKED BY FB

DATE JULY 14, 2023

SCALE AS NOTED

PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L1/1

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Friday, July 14, 2023

Shannon Greens

C/o New Town Services
1464 St. Paul Street
Kelowna, BC V1Y 2E6
Attn: Lenka Aligerova
Via email to: lenka@newtownservices.net

Re: Shannon Greens, 2237 Shannon Lake Road – Preliminary Cost Estimate for Bonding

Dear Lenka:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Shannon Greens conceptual landscape plan dated 23.07.14;

- 1,021 square meters (10,990 square feet) of improvements = \$30,541.25

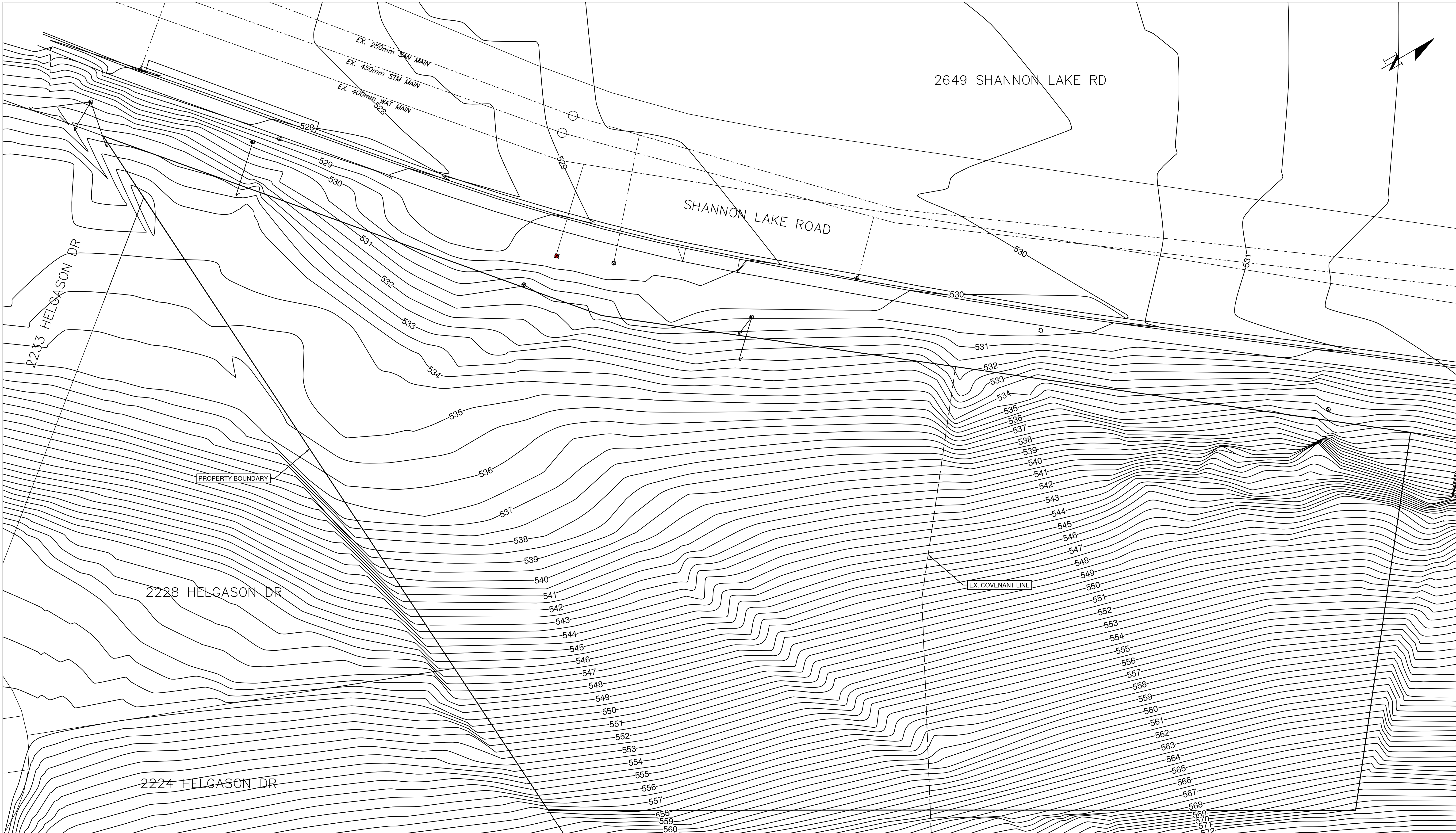
This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of West Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

A handwritten signature in black ink, appearing to read "Fiona". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture



LEGEND

WATER	—————
SAN. SEWER	—————
STORM SEWER	—————
GAS	—————
U/G TELEPHONE	—————
U/G ELECTRICAL	—————

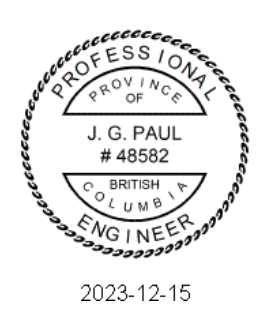
LEGEND

MANHOLE	○ M.H.	PR. ASPHALT	■
UTILITY POLE	● U.P.	PR. CONCRETE	■
POWER POLE	● P.P.	PR. LANDSCAPE AREA	■
LAMP STANDARD	□ L.S.	ASPHALT REPLACEMENT	■
CATCH BASIN	⊠ C.B.		
HYDRANT	⊕ H.Y.D.		
TREES	⊙ T		
SURVEY MONUMENT	⊗		

INSERTION BASE POINT= 300,000 , 5,500,000
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NO.	YY/MM/DD	BY	REVISION	CH'KD
0	21/12/23	AR	DEVELOPMENT PERMIT SUBMISSION	JP
1	22/12/20	AR	DEVELOPMENT PERMIT SUBMISSION 2	JP
2	23/07/25	AR	DEVELOPMENT PERMIT SUBMISSION 3	JP
3	23/09/15	AR	DEVELOPMENT PERMIT SUBMISSION 4	JP
4	23/12/15	AR	DEVELOPMENT PERMIT SUBMISSION 5	JP



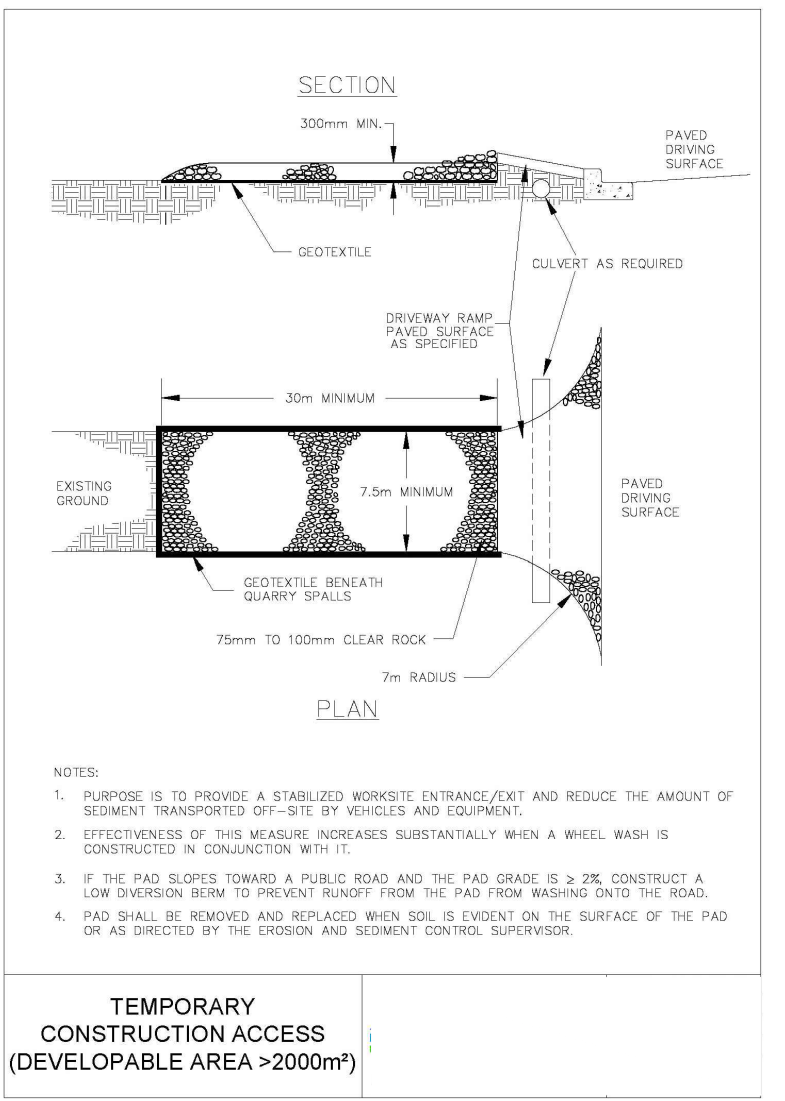
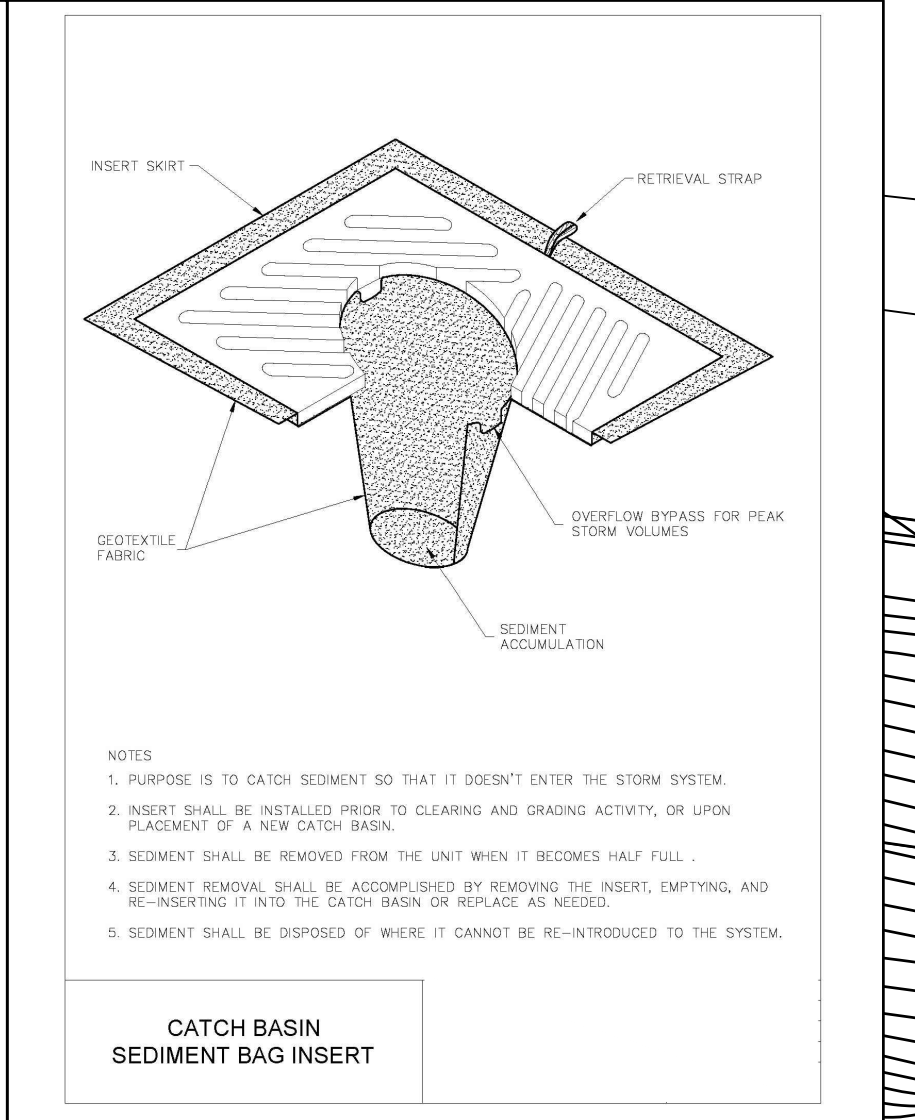
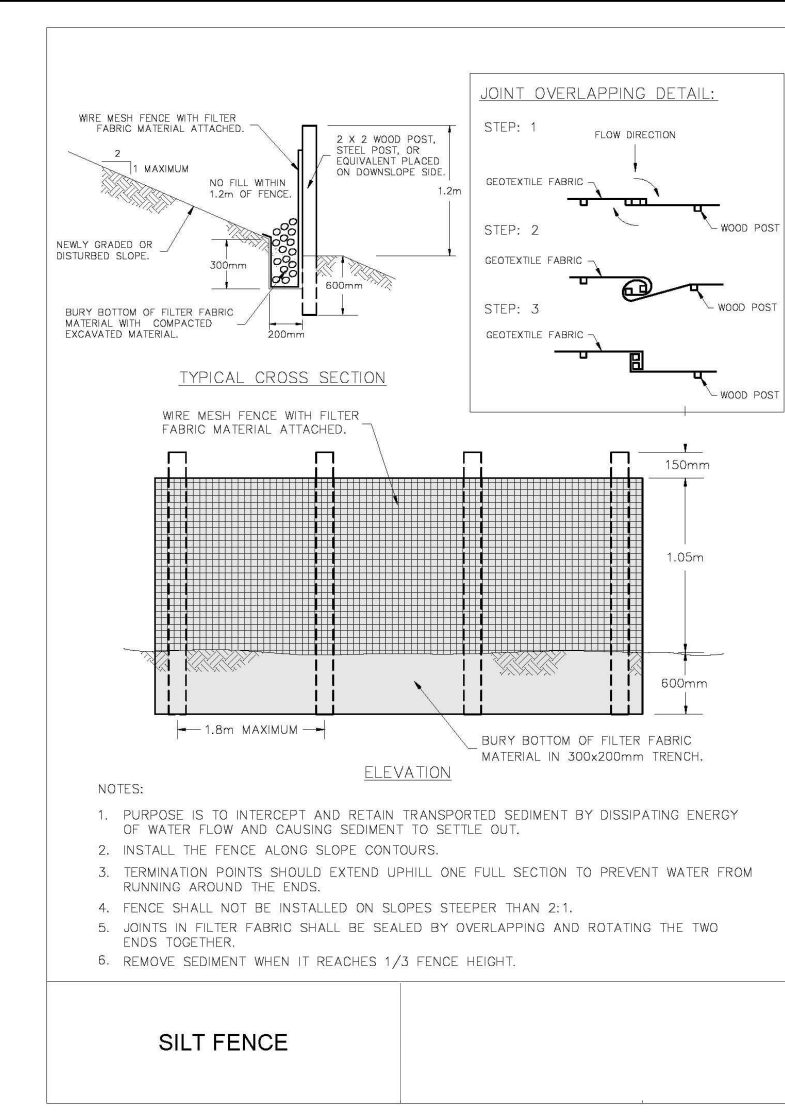
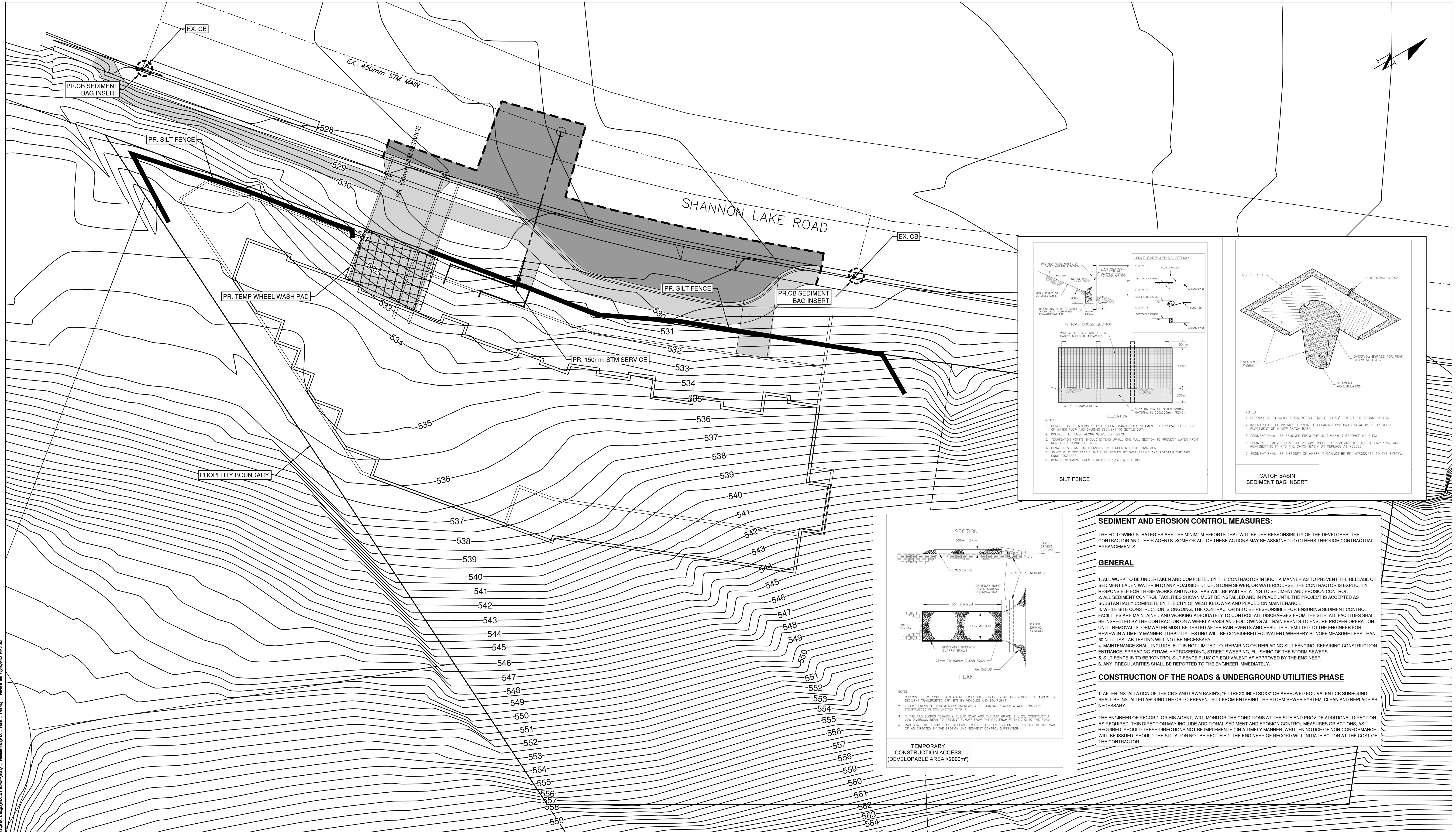
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APPROVED	JP		
DATE	2023/12/15		
SCALE	HORIZ: 1:200 VERT.		

CITY OF WEST KELOWNA
 DESIGN AND CONSTRUCTION
 EXISTING GRADING PLAN
 SHANNON GREENS
 2237 SHANNON LAKE ROAD, WEST KELOWNA

FILE NO.	4145
SHEET NO.	4 OF 10
DRAWING NO.	004
REV NO.	4

FILE LOCATION: F:\Projects\1616 - Shannon Greens\1616-1 - Design\1616-1 - PRODUCTION\1616 - PROD - EXISTING PLAN.DWG PRINTED ON: 12/15/2023 11:16 AM

SCALE NOT ACCURATE OVER LONG DISTANCES



SEDIMENT AND EROSION CONTROL MEASURES:

THE FOLLOWING STRATEGIES ARE THE MINIMUM EFFORTS THAT WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE CONTRACTOR AND THEIR AGENTS. SOME OR ALL OF THESE ACTIONS MAY BE ASSIGNED TO OTHERS THROUGH CONTRACTUAL ARRANGEMENTS.

GENERAL

1. ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO ANY ROADSIDE DITCH, STORM SEWER, OR WATERCOURSE. THE CONTRACTOR IS EXPLICITLY RESPONSIBLE FOR THESE WORKS AND NO EXTRAS WILL BE PAID RELATING TO SEDIMENT AND EROSION CONTROL.
2. ALL SEDIMENT CONTROL FACILITIES SHOWN MUST BE INSTALLED AND IN PLACE UNTIL THE PROJECT IS ACCEPTED AS SUBSTANTIALLY COMPLETE BY THE CITY OF WEST KELOWNA AND PLACED ON MAINTENANCE.
3. WHILE SITE CONSTRUCTION IS ONGOING, THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING SEDIMENT CONTROL FACILITIES ARE MAINTAINED AND WORKING ADEQUATELY TO CONTROL ALL DISCHARGES FROM THE SITE. ALL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS AND FOLLOWING ALL RAIN EVENTS TO ENSURE PROPER OPERATION UNTIL REMOVAL. STORMWATER MUST BE TESTED AFTER RAIN EVENTS AND RESULTS SUBMITTED TO THE ENGINEER FOR REVIEW IN A TIMELY MANNER. TURBIDITY TESTING WILL BE CONSIDERED EQUIVALENT WHEREBY RUNOFF MEASURE LESS THAN 50 NTU, TSS LAB TESTING WILL NOT BE NECESSARY.
4. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: REPAIRING OR REPLACING SILT FENCING, REPAIRING CONSTRUCTION ENTRANCE, SPREADING STRAW, HYDROSEEDING, STREET SWEEPING, FLUSHING OF THE STORM SEWERS.
5. SILT FENCE IS TO BE CONTROL SILT FENCE PLUS' OR EQUIVALENT AS APPROVED BY THE ENGINEER.
6. ANY IRREGULARITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

CONSTRUCTION OF THE ROADS & UNDERGROUND UTILITIES PHASE

1. AFTER INSTALLATION OF THE CBS AND LAWN BASINS, "FILTREXX INLETSOX" OR APPROVED EQUIVALENT CB SURROUND SHALL BE INSTALLED AROUND THE CB TO PREVENT SILT FROM ENTERING THE STORM SEWER SYSTEM. CLEAN AND REPLACE AS NECESSARY.

THE ENGINEER OF RECORD, OR HIS AGENT, WILL MONITOR THE CONDITIONS AT THE SITE AND PROVIDE ADDITIONAL DIRECTION AS REQUIRED. THIS DIRECTION MAY INCLUDE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES OR ACTIONS, AS REQUIRED. SHOULD THESE DIRECTIONS NOT BE IMPLEMENTED IN A TIMELY MANNER, WRITTEN NOTICE OF NON-COMFORMANCE WILL BE ISSUED. SHOULD THE SITUATION NOT BE RECTIFIED, THE ENGINEER OF RECORD WILL INITIATE ACTION AT THE COST OF THE CONTRACTOR.

LEGEND		LEGEND	
WATER	—	MANHOLE	○ M.H.
SAN. SEWER	—	UTILITY POLE	● U.P.
STORM SEWER	—	POWER POLE	● P.P.
GAS	—	LAMP STANDARD	□ L.S.
U/G TELEPHONE	—	CATCH BASIN	⊕ C.B.
U/G ELECTRICAL	—	HYDRANT	⊕ H.YD.
		TREES	⊙ T
		SURVEY MONUMENT	⊙
		PR.ASPHALT	■
		PR.CONCRETE	■
		PR.LANDSCAPE AREA	■
		ASPHALT REPLACEMENT	■



INSERTION BASE POINT= 300,000 , 5,500,000

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NO.	YY/MM/DD	BY	REVISION	CHKD
0	21/12/23	AR	DEVELOPMENT PERMIT SUBMISSION	JP
1	22/12/20	AR	DEVELOPMENT PERMIT SUBMISSION 2	JP
2	23/07/25	AR	DEVELOPMENT PERMIT SUBMISSION 3	JP
3	23/09/15	AR	DEVELOPMENT PERMIT SUBMISSION 4	JP
4	23/12/15	AR	DEVELOPMENT PERMIT SUBMISSION 5	JP



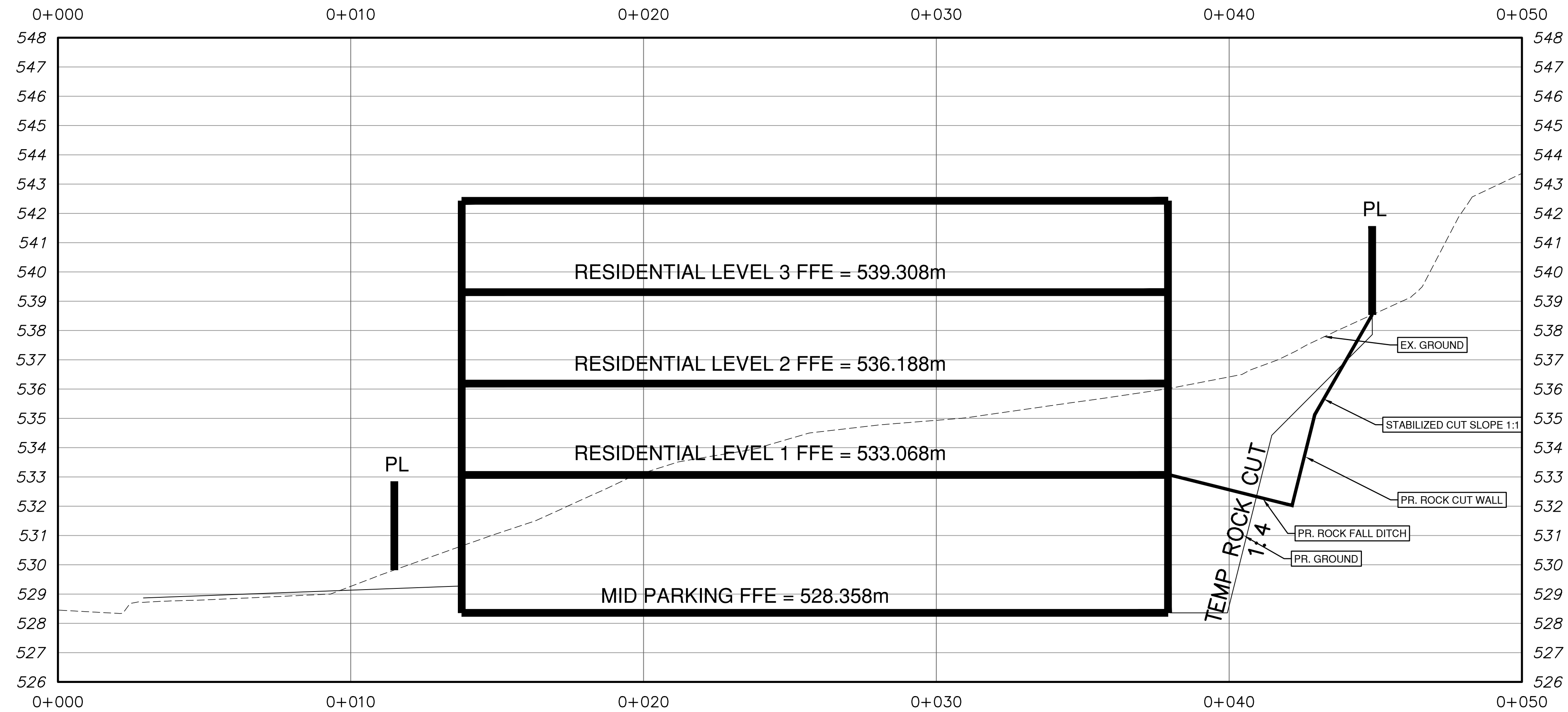
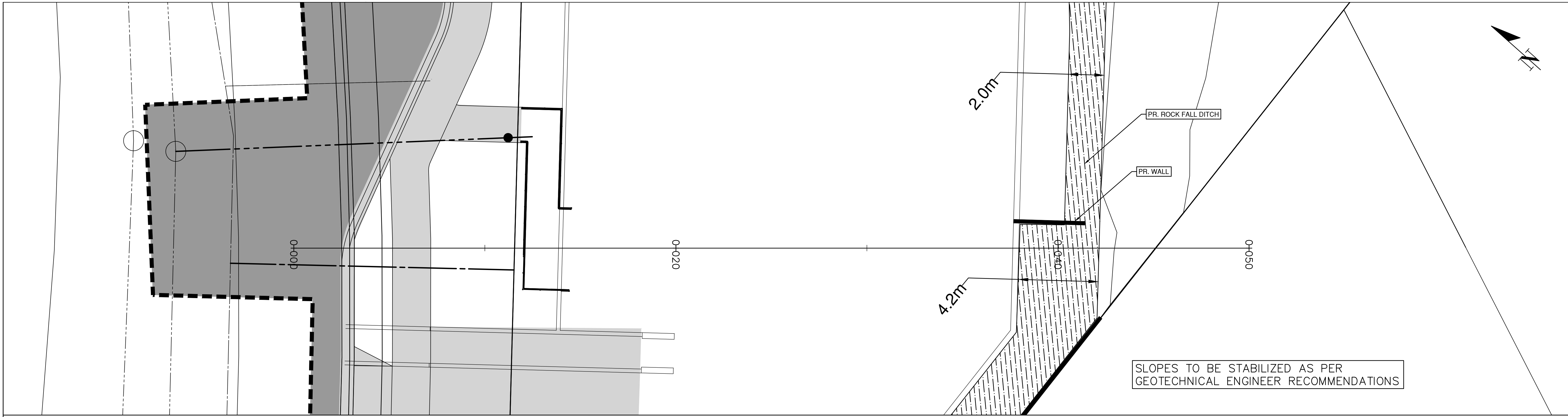
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APPROVED	JP		
DATE	2023/12/15		
SCALE	HORIZ: 1:200 VERT.		
SCALE NOT ACCURATE OVER LONG DISTANCES			

CITY OF WEST KELOWNA
 DESIGN AND CONSTRUCTION

EROSION & SEDIMENT CONTROL PLAN
 SHANNON GREENS
 2237 SHANNON LAKE ROAD, WEST KELOWNA

FILE NO.	4145
SHEET NO.	7 OF 10
DRAWING NO.	007
REV NO.	4

FILE LOCATION: F:\Projects\1616 - Shannon Green\1616-1 - Design\1616-1 - Production\1616 - 007 - 007.dwg
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 PLOTTER: HP DesignJet 5000



LEGEND

WATER	---
SAN. SEWER	---
STORM SEWER	---
GAS	---
U/G TELEPHONE	---
U/G ELECTRICAL	---

LEGEND

MANHOLE	○ M.H.
UTILITY POLE	● U.P.
POWER POLE	● P.P.
LAMP STANDARD	□ L.S.
CATCH BASIN	⊗ C.B.
HYDRANT	⊕ H.YD.
TREES	⊙ T
SURVEY MONUMENT	⊗

LEGEND

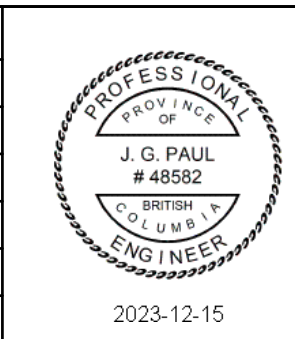
PR.ASPHALT	■
PR.CONCRETE	■
PR.LANDSCAPE AREA	■
ASPHALT REPLACEMENT	■

INSERTION BASE POINT= 300,000 , 5,500,000

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1	22/12/20	AR	DEVELOPMENT PERMIT SUBMISSION 2	JP
2	23/07/25	AR	DEVELOPMENT PERMIT SUBMISSION 3	JP
3	23/09/15	AR	DEVELOPMENT PERMIT SUBMISSION 4	JP
4	23/12/15	AR	DEVELOPMENT PERMIT SUBMISSION 5	JP
NO.	YY/MM/DD	BY	REVISION	CH'KD



BASE	AR	DESIGN	AR
APPROVED	JP		
DATE	2023/12/15		
SCALE	HORIZ:1:100 VERT:1:100		
SCALE NOT ACCURATE OVER LONG DISTANCES			

CITY OF WEST KELOWNA
DESIGN AND CONSTRUCTION

SITE CROSS SECTION 1
SHANNON GREENS
2237 SHANNON LAKE ROAD, WEST KELOWNA

FILE NO.	4145
SHEET NO.	8 OF 10
DRAWING NO.	008
REV NO.	4

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