



COUNCIL REPORT  
Development Services Department  
For the May 14, 2019 Council Meeting

---

DATE: April 30, 2019 File: DP 18-29  
TO: Jim Zaffino, CAO  
FROM: Jaleen Rousseau, Planner  
RE: Application: Development Permit with Variances (DP 18-29)  
Address: 1975 Shannon Lake Road  
Legal: Lot A, DL 2602, ODYD, Plan KAP92694  
Owner: 1077915 BC LTD  
Agent: New Town Planning and Architecture Services

---

**RECOMMENDED MOTION:**

**THAT** Council authorize the issuance of a Development Permit (DP 18-29) to construct 97 units in 13 buildings ranging between three and four storeys in height, subject to the conditions outlined in and attached to the Development Permit; and

**THAT** Council authorize a variance to S.4.10.3(b) of City of West Kelowna Zoning Bylaw No. 0154 to vary the requirement for all truck and van loading spaces to be located to the rear and side of principal buildings to allow five of the six required spaces to be located along the shared private access road across from the development; and

**THAT** Council authorize a variance to S10.9.5(f) of City of West Kelowna Zoning Bylaw No. 0154 to vary the maximum allowable building heights for 13 townhouse structures from 9.0 m (29.5 ft) to a maximum of 3 storeys to:

- A maximum of 11.4 m (37.4 ft) and 4 storeys for Unit Types A<sub>R</sub>, B1<sub>R</sub> and B2<sub>R</sub> - to accommodate access to rooftop decks;
- A maximum of 9.3 m (30.5 ft) and 3 storeys for Unit Types A, B1 and B2; and
- A maximum of 11.5 m (37.7 ft) and 4 storeys for Unit Type C.

**THAT** issuance of the Development Permit be withheld pending:

- The receipt of landscape security for the landscape plan attached to DP 18-29 as Schedule 'C' in the amount of \$272,067.00;
- The registration to title of the following statutory rights of ways to secure:
  - A connection to an existing 200mm sanitary sewer main to the south and located on the neighbouring property;
  - A connection to an existing 250mm storm sewer main to the south and located on the neighbouring property; and
  - The accessibility in perpetuity of an approved turnaround alternative within the internal road network and the installation of signage identifying this turn around.

**THAT** if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

## RATIONALE:

- The proposal provides low-density housing options adjacent to an urban arterial road and in close proximity to a major transportation route (Highway 97);
- The siting, form and character, and landscaping of the proposed development is generally consistent with the minimum requirements for multiple family developments as established in the Development Permit Guidelines contained in the Official Community Plan and the development is well screened;
- The proposal includes the provision of two and three bedroom units with varying unit features which will serve a range of lifestyles and incomes;
- The proposal conforms to the principal uses and regulations outlined in Zoning Bylaw No. 0154 for the Low Density Multiple Residential Zone (R3), with the exception of two variances (building height and location of loading spaces), which are considered to have minimal impact on the site and adjacent properties; and
- The proposed height variance to a maximum of 4 storeys for some of the buildings is to accommodate access to rooftop decks and is not intended to have negative impacts to surrounding neighbours based on site location, topography and existing vegetation that will serve to screen the development.

## LEGISLATIVE REQUIREMENTS:

Council has the authority under Part 14 (s. 490) of the *Local Government Act* to issue a Development Permit. This Development Permit is specifically for form and character of a multiple family residential development. Section 498 of the *Local Government Act* gives Council the authority to issue a development variance permit that varies, in respect of the land covered in the permit, the provisions of the Zoning Bylaw.

## BACKGROUND:

### **Proposal**

The applicant is requesting the issuance of a Form and Character Development Permit with Variances to facilitate the construction of a 97 unit strata townhouse units in 13 structures. The proposal in its entirety includes:

- 8 two bedroom units and 89 three bedroom units;
- Four townhouse structures with rooftop decks (38 units);
- Nine townhouse structures without rooftop decks (59 units); and
- 3,089.4 m<sup>2</sup> of outdoor amenity space that includes greenspace, seven community garden plots, benches and a playground area comprised of 630 ft<sup>2</sup> geared towards children aged 5 – 12 years.

The requested variances pertain to building height to accommodate access to rooftop decks and the location of loading spaces.

### **Location and Surrounding Uses**

The 27,599.6 m<sup>2</sup> (6.82 acres) subject property is a large hillside parcel located within the Shannon Lake neighbourhood (See *Attachments 2 & 3*). It was rezoned in 2011 (Z08/09) from a Manufactured Home Park zone to a Low Density Multiple Residential zone.

The subject property is located adjacent to and accessed from Shannon Lake Rd. From Shannon Lake Rd an unnamed shared private access road runs through and past the subject

property and is the primary access for 20 manufactured homes situated at the end of this access road, just south of the subject property (See Figure 1).

While the subject property is adjacent to Shannon Lake Road, it is elevated approximately 12 m above the Road (and 44 m below Hedgestone Drive, a nearby single family subdivision). The property was previously disturbed resulting in a significant area at the top of the site that is relatively flat. The remainder of the property is comprised of environmentally protected lands that slop down to Shannon Lake Rd to the north and the adjacent manufactured home park (Crystal Springs) to the east. A single detached dwelling and accessory structure are currently maintained on site.

Uses surrounding the subject property include:

- North – Shannon Lake Road and a remnant of Shannon Highlands Municipal Park (natural, undeveloped).
- East – Crystal Springs manufactured home park.
- West – Shannon Highlands Municipal Park (natural, undeveloped).
- South – Shannon Highlands Municipal Park (natural, undeveloped), a shared private access road and 20 manufactured homes at the end of the access road.



Figure 1: Subject Property Location Adjacent to Shannon Lake Rd

## POLICY AND BYLAW REVIEW:

### **Official Community Plan (OCP) Bylaw No. 0100**

#### *Land Use Designation*

The subject property maintains a Land Use Designation of *Low Density Multiple Family (LDMF)*, which anticipates semi-detached and attached townhouses. The purpose of this designation is to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops and services, while acknowledging the adjacent land uses. The proposal is aligned with the LDMF designation.

#### *Development Permit Areas (DPAs)*

The proposed development is subject to three of the City's DPAs: Hillside; Sensitive Terrestrial Ecosystem; and Form and Character for General and Multiple Family and Intensive Residential development.

In accordance with S.4.3.4, *DPA 4 – Exemptions, Item 3* and S.4.3.7, *DPA 6 – Exemptions, Item 3* of the OCP, the Hillside and Sensitive Terrestrial Ecosystem DPAs are considered to be adequately addressed for this application for the following reasons:

- Site development is to occur primarily on the portion of the subject property that has been previously disturbed;



- A Section 219 No Build / No Disturb covenant respecting geotechnical and environmental conditions is currently registered to title which addresses:
  - Preservation of steep slopes and existing vegetation (all slopes along the north and east parcel boundaries);
  - Required building setback (2.0 m setback from the crest of the fill embankment located in the northeast portion of the site); and
  - Rock fall hazard area (lands south of and abutting the access road).
- The applicant has submitted an addendum to the geotechnical report contained within the Section 219 No Build / No Disturb covenant confirming the suitability of the site for the proposed development in its current form.

The Form and Character DPA for General and Multiple Residential development guidelines encourage pedestrian oriented design, safe communities, and visual interest through careful and thoughtful site design, building form and character, and landscaping. The proposal is found to be in general accordance with these guidelines.

## Site Design

### *Building Locations*

The OCP guidelines encourage appropriate orientation and relationship to adjoining uses. As a result of topography and existing vegetation, the subject property is a sufficient distance from adjacent single family (south, upslope), modular (south and east, down slope) and agricultural uses (north, downslope and across Shannon Lake Rd) resulting in limited anticipated impacts to adjacent uses.

The proposal includes 13 townhouse structures clustered in a previously disturbed area of the site (See *Figure 2*). Five of the townhouse structures (37 units) are located around the primary amenity space area (highlighted in Figure 2 with a dashed blue line). This area includes greenspace, an internal pathway, benches, seven community garden plots and play equipment



Figure 2: Site Layout



for children aged 5 to 12 valued at \$30,000. The amenity space provided for the entire subject property (3,089.4 m<sup>2</sup>) includes the green areas depicted in Figure 2. The provision of this amount of amenity space exceeds the minimum required space of 2,425 m<sup>2</sup>.

### *Unit Types and Sizes*

The proposal includes a range of options respecting unit type, size and layout, which will serve a range of lifestyles and incomes. These variations are identified in Table 1 below.

**Table 1: DP 18-29 Unit Types and Sizes**

Unit Type	Number of Units	Number of Bedrooms	Total Gross Floor Area	Garage Style	Rooftop Deck	Total Building Height
Unit A <sub>R</sub>	1	2 + flex*	1,689.6 ft <sup>2</sup>	Tandem	Yes	11.4 M (37.4 ft)
Unit A	7	2 + flex*	1,609.5 ft <sup>2</sup>	Tandem	No	9.3 m (30.5 ft)
Unit B1 <sub>R</sub>	11	3	1,657.2 ft <sup>2</sup>	Tandem	Yes	11.4 m (37.4 ft)
Unit B2 <sub>R</sub>	11	3	1,659.5 ft <sup>2</sup>	Tandem	Yes	11.4 m (37.4 ft)
Unit B1	26	3	1,577.1 ft <sup>2</sup>	Tandem	No	9.3 m (30.5 ft)
Unit B2	26	3	1,579.4 ft <sup>2</sup>	Tandem	No	9.3 m (30.5 ft)
Unit C	15	3	1,931 ft <sup>2</sup>	Double	Yes	11.5 m (37.7 ft)
TOTALS	97	2 Bdrms = 8 3 Bdrms = 89	160,473.8 ft <sup>2</sup>	Tandem = 82 Double = 15	38 Rooftop Decks	N/A

\*Flex space offered in Units A<sub>R</sub> and A are rooms smaller than a typical bedroom and intended to serve as a space that can change use to suit a variety of needs (e.g. office, movie room, extra bedroom, etc).

### *Form & Character*

The OCP encourages that where heights of buildings are in excess of three storeys that the fourth storey should be noticeably stepped back. The four buildings proposed at four storeys do not include living space on the fourth storey. Rather, the fourth storey is to accommodate access to rooftop patios.

The OCP encourages variation in building facades through the incorporation of a variety materials and colours, as well as window shapes and sizes. The proposal includes a basic colour and material scheme that is organized in a way that adds interest and textured detail to the development (See *Figures 3 & 4*). The building materials and colour scheme are largely comprised of hardie panels coloured in black and greys in addition to blue and yellow accent colours that vary between structures to provide differentiation amongst the buildings. Refer to *Attachment 5* for renderings of all 13 proposed structures.



**Figure 3: Rendering Depicting Townhouse Form and Character**



Figure 4: Rendering Depicting Townhouse Form and Character

#### *Landscape Plan*

Landscaping is intended to enhance the appearance of areas of private development. The landscape plan includes a mix of trees, shrubs, grasses and perennials. The proposal includes landscaping to be located primarily within the amenity space area and around the townhouse complexes. The total landscaping security is \$272,067.00 (at 125% of the cost). Prior to issuance of the Permit, it is recommended that the security be required to be submitted to ensure the installation of the identified landscape plantings and hardscaping. Refer to *Attachment 6* for the Landscape Plan.

#### **Zoning Bylaw No. 0154**

The proposal conforms to the principal uses and regulations outlined in the Zoning Bylaw for the Low Density Multiple Residential Zone (R3), including density, parcel coverage, frontage and setbacks, with the exception of height. The proposed development meets the minimum required parking spaces. However, the applicant proposes to locate five of the six required loading spaces contrary to applicable Zoning regulations. The applicant is requesting two variances to applicable Zoning Bylaw requirements in order to facilitate the development as proposed:

#### *Variance Requests*

##### 1. Location and Number of Loading Spaces

To vary the requirement for all truck and van loading spaces to be located to the rear and side of principal buildings to allow five of the six required spaces to be located along the shared private access road across from the development (See *Figure 4*).

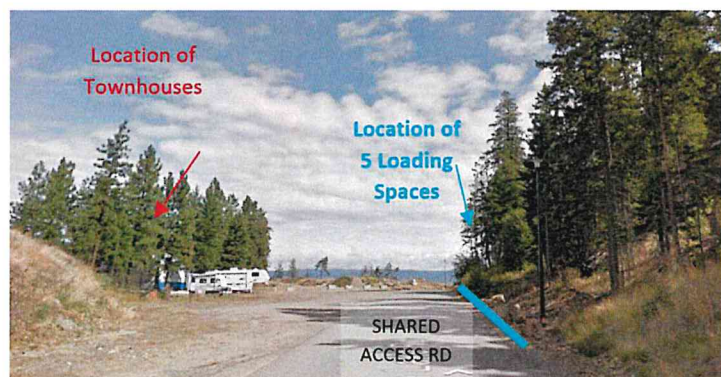


Figure 5: Loading Spaces on Access Road

The City's Zoning Bylaw requires that loading spaces are located at the rear and side of the residential structures that they serve. Locating these spaces outside of the internal road network

and so far from the buildings does not provide for a realistic approach to transportation of boxes, furniture and the like to residential units within the development where necessary. Rather, the present location of these loading spaces is likely to result in the parking of these large vehicles within the internal road network, in front of buildings. This design has the potential to interrupt the flow of regular traffic, garbage collection, delivery trucks and emergency vehicles. Ultimately, the frequency of internal circulation conflicts are anticipated to be minimal, and would largely be associated with the strata road width (6 m). In consideration of all related loading space considerations, staff are recommending support of the proposed loading space location variance.

Additionally, as the City is currently undertaking a Zoning Bylaw review, an evaluation of the potential reduction of required loading spaces has been planned as part of this review. Should this review result in staff recommending a reduction in this type of parking, Council must first consider and then approve this regulatory change.

## 2. Height

To vary the maximum allowable building heights for 13 townhouse structures from 9.0 m (29.5 ft) to a maximum of 3 storeys to:

1. A maximum of 11.4 m (37.4 ft) and 4 storeys for Unit Types A<sub>R</sub>, B1<sub>R</sub> and B2<sub>R</sub> - with rooftop decks;
2. A maximum of 9.3 m (30.5 ft) and 3 storeys for Unit Types A, B1 and B2; and
3. A maximum of 11.5 m (37.7 ft) and 4 storeys for Unit Type C.

Staff are recommending support of the proposed height variance, as the request is not to accommodate an additional storey but rather building form and rooftop patio accesses.

Four of the structures are proposed at four storeys in height to accommodate access to rooftop patios (38 units). An additional storey of habitable space is not being proposed. These structures are located primarily along the northern and eastern parcel boundaries. The remaining nine structures are proposed at three storeys in height and do not include rooftop patios (59 units). All 13 structures are proposed to exceed the maximum allowable building height of 9.0 m (29.5 ft) as stipulated in the City's Zoning Bylaw. The applicant has provided a rationale in support of the proposed variances (*See Attachment 7*). Additionally, as the City is currently undertaking a Zoning Bylaw review, an evaluation of the exclusion of accesses to rooftop decks has been planned as part of this review. Should this review result in staff recommending this building component is excluded from the calculation of height, Council must first consider and then approve this regulatory change.

No negative impacts resulting from the proposed variances are anticipated as a result of the sites' elevation above Shannon Lake Road and the existing vegetative buffer within the protected area between the proposed buildings and the Road.

## **Technical Review**

### Site Access

The property is accessed off of Shannon Lake Road (Urban Arterial Road). Parcel frontage on Shannon Lake Rd is currently built to an urban standard and includes sidewalks and streetlights. Further improvements are not required.

### Traffic

The City's Works and Servicing Bylaw No. 0249 requires that adequate turnarounds are provided at 90 m intervals. However, topography of the site would necessitate undesirable rock cuts to achieve this preferred interval. As a result, the City has accepted an alternative approach that would allow for this requirement to be satisfied within a portion of the internal roadway while also ensuring that a turnaround is provided within a reasonable distance. This requires:





destinations. While provisions for safe pedestrian movement have not been provided for throughout the entire site, the proposal does make an effort to provide pedestrian pathways through the primary amenity space area in addition to pedestrian crossings throughout the site.

#### *Parking*

Parking is provided for each unit within either a tandem (82 units) or double garage (15 units). Driveway lengths in front of garages vary with a minimum depth for all driveways of 1.5 m (4.9 ft). Driveways are not intended to accommodate parked cars. In total, 194 resident stalls, 20 visitor stalls (four of which are accessible stalls) and six loading spaces have been provided throughout the site. These parking provisions are consistent with the number of parking spaces required for each parking category.

#### Site Servicing

The proposed development can be serviced by existing area services. On December 18, 2018 Council approved a Petition to Amend the Boundary of the City of West Kelowna Rose Valley Water System to include the subject property within this service area (Bylaw No. 0239.03). Sanitary and Stormwater service connections are available to the south of the subject property. However, registration of statutory rights of ways (SRWs) is necessary to secure these connections through to neighbouring property. Registration of these SRWs will be required as a condition of issuance of the Development Permit.

#### Geotechnical Investigation

In addition to the existing Section 219 No Build / No Disturb covenant registered to title the applicant has submitted an addendum to the supporting geotechnical report for the site commissioned in 2012. The addendum concurs with the covenant content for the present development proposal with the additional recommendation for mitigation of a rock fall hazard area along the strata road (installation of chain-link fencing). The proposed development has been designed in consideration of all geotechnical and environmental components.

#### Covenants

The subject property currently maintains several legal documents respecting site use and development including, but not limited to:

- (CA3415589) Section 219 No Build / No Disturb covenant respecting geotechnical and environmental conditions;
- (LB041628) Emergency access easement over the shared private access road; and
- (LB500110) Statutory Right of Way in favour of West Kelowna to ensure a 3 m wide public use recreational trail in the northeastern most corner of the subject property and connecting down to Shannon Lake Road in the interest of residents of 1975 Shannon Lake Rd. The majority of this right away occurs on public land and is currently undeveloped. The City has no plans to further develop this trail connection.

#### *View points*

The proposed development will be visible from Shannon Lake Road and the shared private access road. The protected hillside area along the north end of the subject property is vegetated and will provide partial screening along Shannon Lake Rd (*See Figures 7 - 10*).





Figure 7: Existing View Travelling Eastbound on Shannon Lake Rd

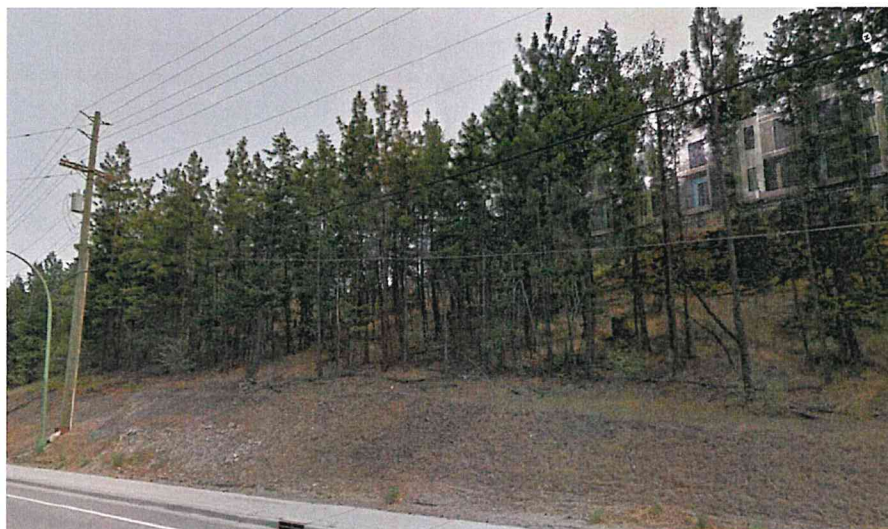


Figure 8: View of Development from Shannon Lake Road (Provided by Applicant)



Figure 9: View of Development Travelling up the Shared Private Access Rd Towards Shannon Lake Rd





Figure 10: View Point of Development from Shannon Lake Road (Provided by Applicant)

### Phasing

The applicant has proposed to phase development of the site for financing and occupancy purposes. Phasing of this project will require a strata subdivision application process. Details of the phasing plan are shown in Figure 11 below.

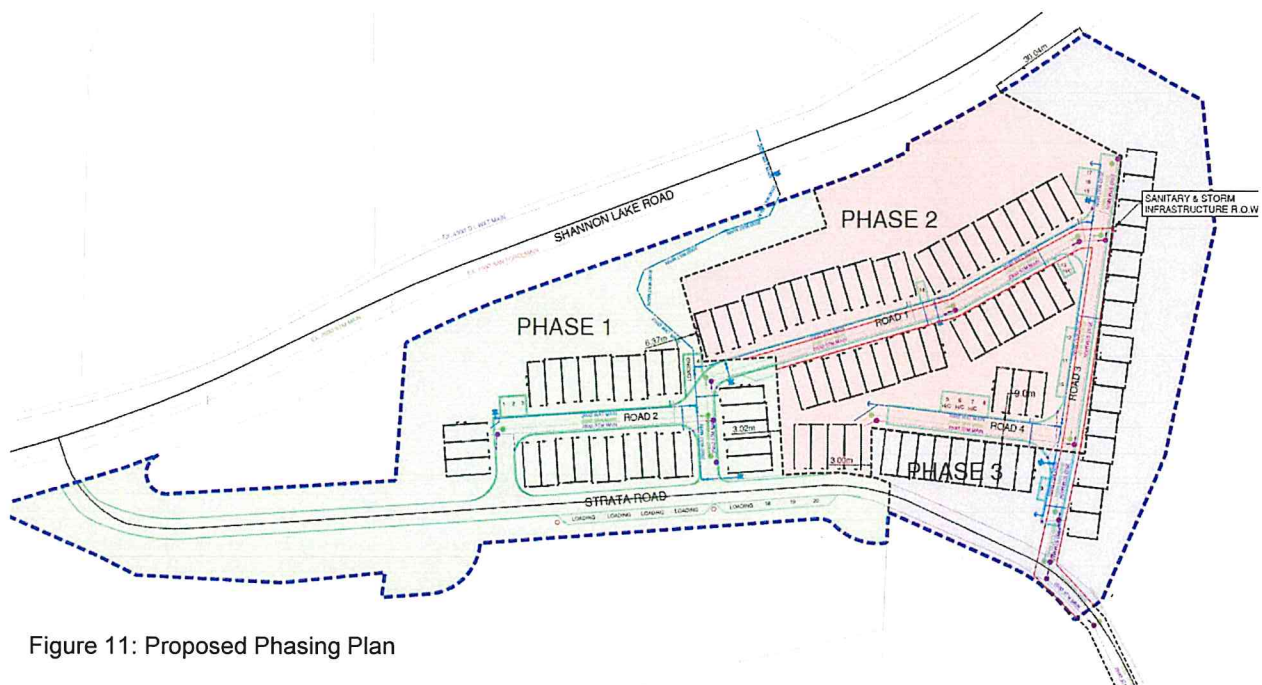


Figure 11: Proposed Phasing Plan

As the parcel is zoned R3, each phase will be required to meet the minimum zoning requirements applicable for that zone, including but not limited to parcel frontage and setbacks. The primary amenity space area is located in Phase II, however, the landscape cost estimate includes the costs related to the playground, paved internal trail network and associated landscaping, which will be secured as a condition of issuance of the Development Permit.

### **Public Notification**

In accordance with the *Local Government Act* for the proposed variances, letters were sent to all property owners and their tenants (124 notices) within 100 metres of the subject property

(Attachment 8). A development notice sign has been placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260. As of the date of this report, no submissions have been received from the public.

ALTERNATE MOTIONS:

**1. Postpone Consideration of Development Permit with Variances DP 18-29**

**THAT** Council postpone consideration of Development Permit (DP 18-29).

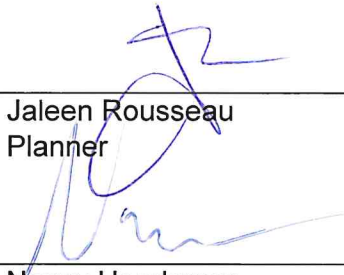
Council may wish to postpone the issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with the City's Zoning Bylaw or Official Community Plan Development Permit Guidelines.

**2. Deny Consideration of Development Permit with Variances DP 18-29**


**THAT** Council deny Development Permit (DP 18-29).

Council may wish to deny the requested variances and require the applicant to redesign the proposal in accordance with the City's Zoning Bylaw and/or Official Community Plan Development Permit guidelines. If the proposal was revised to avoid the proposed variances, the site plan and proposed building siting would have to be redesigned and the Development Permit would require further consideration by Council.

Respectfully submitted,

  
\_\_\_\_\_  
Jaleen Rousseau  
Planner

  
\_\_\_\_\_  
Nancy Henderson  
General Manager of Development Services

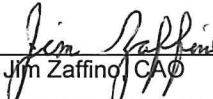
  
\_\_\_\_\_  
Brent Magnan  
Planning Manager

  
\_\_\_\_\_  
Bob Dargatz  
Development Manager / Approving  
Officer Development Engineering

Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Development Permit DP 18-40 (not all documents attached)
2. Subject Property Map
3. Context Map
4. Site Plan
5. Architectural Plans/Renderings/Elevations
6. Landscape Plan
7. Variance Rationale
8. Public Notification Map

Approved for Agenda	
 Jim Zaffino, CAO	May 8, 2019 Date





**CITY OF WEST KELOWNA**  
**DEVELOPMENT PERMIT WITH VARIANCES**  
**DP 18-29**

**To:** 1077915 BC, LTD., INC. NO. BC1077915  
 207 – 12639 – 80<sup>th</sup> Avenue  
 Surrey, BC, V3W 3A6  
 c/o  
 New Town Architecture and Engineering Inc  
 1464 St. Paul Street  
 Kelowna, BC, V1Y 2E6

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, DL 2602, ODYD, PLAN KAP92694**  
 (1975 Shannon Lake Road)

3. This Permit allows the construction of 97 townhouse units in 13 buildings, ranging between three and four storeys in height and in the **Multiple Family and Intensive Residential Development Permit Area (DPA 3) Design Guidelines**, subject to the following conditions and related Schedules:
  - A. The siting, exterior design, and finish of buildings are to be in accordance with the Architectural submission (site plan, elevations, renderings, and materials and colour schedule) by New Town Architecture and Engineering Inc., dated April 3, 2019 and attached within Schedule "A" subject to the following:
  - B. The dimensions and siting of the structures to be constructed on the land be in accordance with Civil Engineering Drawings (site servicing and grading plans, stormwater management plan, and erosion, sediment control plan and fire truck turning movements), dated November 21, 2018 and Servicing Feasibility Study by New Town Architecture and Engineering Inc., dated August 23, 2018 and attached within Schedule "B" and subject to the following:
  - C. The landscaping to be provided on the land be in accordance with Landscape Drawings by Ecora Engineering and Resource Group Ltd, dated February 25, 2019 and attached within Schedule "C"; and
  - D. All construction activities to be conducted on the land be in general accordance with the Geotechnical Hazard Assessment by Beacon Geotechnical, dated December 5, 2018, Rock Fall Protection Email dated January 25, 2019 and New Town Architecture and Engineering Inc. Site Plan PR. Features, Drawing No. 004, dated April 10, 2019 attached within Schedule "D".



- E. The following variances to Zoning Bylaw No. 0154 are included as part of this Development Permit:
- A. To S.10.9.5(f) to vary the maximum allowable building heights for 13 townhouse structures from 9.0 m (29.5 ft) to a maximum of 3 storeys to:
- A maximum of 11.4 m (37.4 ft) and 4 storeys for Unit Types A<sub>R</sub>, B1<sub>R</sub> and B2<sub>R</sub> - with rooftop decks;
  - A maximum of 9.3 m (30.5 ft) and 3 storeys for Unit Types A, B1 and B2; and
  - A maximum of 11.5 m (37.7 ft) and 4 storeys for Unit Type C.
- B. To S.4.10.3(b) not require five of the six required truck and van loading spaces to be located to the rear and side of the principal buildings.
4. As a condition of the issuance of this Permit the following requirements shall be satisfied:
- A. The City of West Kelowna is holding a landscape 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 \$272,067.00.**
- B. Registration to title of the following statutory rights of ways have been secured:
1. A connection to an existing 200mm sanitary sewer main to the south and located on the neighbouring property;
  2. A connection to an existing 250mm storm sewer main to the south and located on the neighbouring property; and
  3. The accessibility in perpetuity of an approved turnaround alternative within the internal road network and the installation of signage identifying this turn around.
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 changes be required to this permit, please ensure that you obtain written approval from 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 DP 18-29 with Variances shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. 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 one year after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. CXXX/19 PASSED BY THE MUNICIPAL COUNCIL ON  
APRIL XX, 2019.

Signed on \_\_\_\_\_

\_\_\_\_\_  
City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit DP 18-29 with Variances 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"

1. Shannon Lake Townhouse Development Architectural Drawings by New Town Architecture and Engineering Inc, dated March 6, 2019.

Schedule "B"

1. Civil Engineer Drawings by New Town Architecture and Engineering Inc, dated November 21, 2018.
2. Servicing Feasibility Study by New Town Architecture and Engineering Inc, dated August 23, 2018.

Schedule "C"

1. Landscape Plan and Estimate of Probably Costs – Reference: LDP 01 / LDP 02 / LDP 03 by Ecora Engineering and Resource Group Ltd, dated February 25, 2019.

Schedule "D"

1. Geotechnical Hazard Assessment by Beacon Geotechnical, dated December 5, 2018;
2. Rock Fall Protection Email dated January 25, 2019; and
3. Site Plan PR. Features, Drawing No. 004, dated April 10, 2019.





CITY OF  
WEST  
KELOWNA

# SUBJECT PROPERTY: DP 18-29



File: DP 18-29

Legal Description: Lot A, DL 2602, ODYD, Plan KAP92694

## LEGEND

- Subject Property
- Zoning Boundary
- Parcels

0 35 70 140 Metres



1:2,500

Date: 2018-08-30





CITY OF  
WEST  
KELOWNA

# CONTEXT MAP: DP 18-29



File: DP 18-19

Legal Description: Lot A, DL 2602. ODYD, Plan KAP92694

 Subject Property

 City Boundary

0 150 300 600  
Metres



Path: H:\DEVELOPMENT SERVICES\PLANNING\3060 Development Permits\3060-20 Permits\2018\DP 18-29 1975 Shannon Lake Rd\Maps\Context.mxd 1:10,000

Date: 2018-08-30



ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE PROVIDER. THE PROVIDER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THE INFORMATION.



**NEW TOWN**  
URBAN PLANNING  
CONSULTANTS LTD.  
www.newtownplanning.com

Scale

Revisions	No	Date	Description
1	18-09-23		ISSUED FOR GP
2	18-11-20		RE-DESIGNED FOR GP
3	19-03-06		RE-DESIGNED FOR GP

Project Name  
SHANNON LAKE

Project Address  
Shannon lake road  
West Kelowna, BC  
Project No.  
4030

Project Title  
SITE PLAN

Sheet	Scale	North	East
A2.0	1:1000		

MARK	TYPE	DIMENSIONS
21	LOADING	3000mmx9000mm
22	LOADING	3000mmx10000mm
23	LOADING	3000mmx10000mm
24	LOADING	3000mmx10000mm
25	LOADING	3000mmx10000mm
26	LOADING	3000mmx9000mm

NOTE: MINIMUM GARAGE DRIVEWAY LENGTH = 4.5m

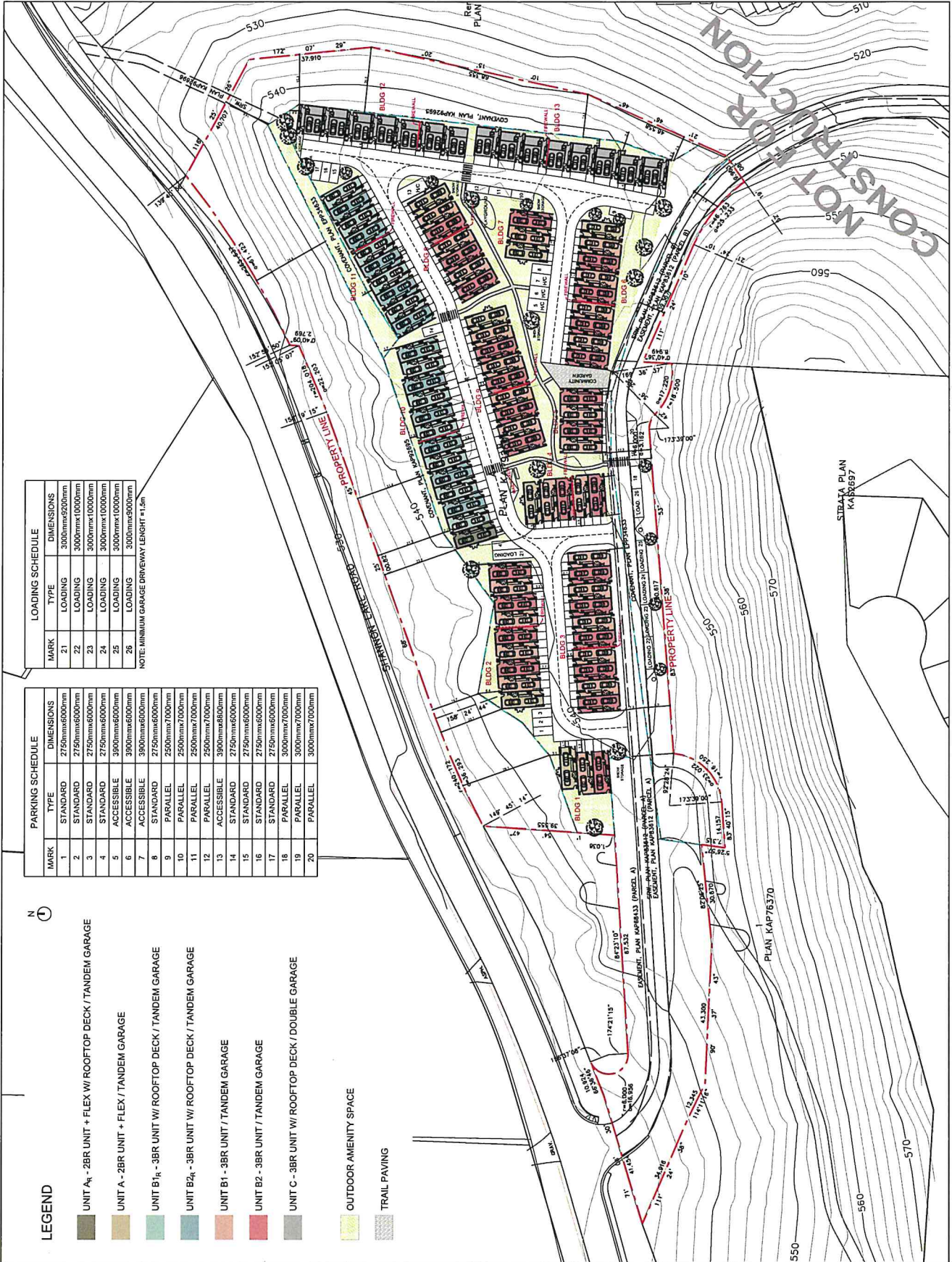
MARK	TYPE	DIMENSIONS
1	STANDARD	2750mmx6000mm
2	STANDARD	2750mmx6000mm
3	STANDARD	2750mmx6000mm
4	STANDARD	2750mmx6000mm
5	ACCESSIBLE	3900mmx6000mm
6	ACCESSIBLE	3900mmx6000mm
7	ACCESSIBLE	3900mmx6000mm
8	STANDARD	2750mmx6000mm
9	PARALLEL	2500mmx7000mm
10	PARALLEL	2500mmx7000mm
11	PARALLEL	2500mmx7000mm
12	PARALLEL	2500mmx7000mm
13	ACCESSIBLE	3900mmx6000mm
14	STANDARD	2750mmx6000mm
15	STANDARD	2750mmx6000mm
16	STANDARD	2750mmx6000mm
17	STANDARD	2750mmx6000mm
18	PARALLEL	3000mmx7000mm
19	PARALLEL	3000mmx7000mm
20	PARALLEL	3000mmx7000mm

# LEGEND

- UNIT A<sub>1</sub> - 2BR UNIT + FLEX W/ ROOFTOP DECK / TANDEM GARAGE
- UNIT A - 2BR UNIT + FLEX / TANDEM GARAGE
- UNIT B<sub>1</sub> - 3BR UNIT W/ ROOFTOP DECK / TANDEM GARAGE
- UNIT B<sub>2</sub> - 3BR UNIT W/ ROOFTOP DECK / TANDEM GARAGE
- UNIT B<sub>1</sub> - 3BR UNIT / TANDEM GARAGE
- UNIT B<sub>2</sub> - 3BR UNIT / TANDEM GARAGE
- UNIT C - 3BR UNIT W/ ROOFTOP DECK / DOUBLE GARAGE

OUTDOOR AMENITY SPACE

TRAIL PAVING



STRAIT PLAN  
KAP76370

PLAN KAP76370

CONSTRAINT



# SHANNON LAKE TOWNHOUSE DEVELOPMENT

RE-ISSUED FOR DEVELOPMENT PERMIT, MARCH 06, 2019

## ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1464 St. Paul Street Kelowna, B.C., V1Y 2E6

Roman Yermolov, Architect AIBC  
ph: 250 860 8185, fax: 250 860 0985  
roman@newtownservices.net

Lenka Aligrova, Building Design Technologist  
ph: 250 860 8185, fax: 250 860 0985  
lenka@newtownservices.net

## DRAWING LIST:

### COVER SHEET

- A1.0 ZONING & CODE REVIEW
- A2.0 SITE PLAN
- A3.1AR UNIT PLANS AR (GBR-FLEX-DECK)
- A3.1BR UNIT PLANS BR (GBR-FLEX-DECK)
- A3.2R UNIT PLANS BR & BSR (GBR-DECK)
- A3.4BR UNIT PLANS BR & BSR (GBR-DECK)
- A3.5B UNIT PLANS B1 & B2 (GBR)
- A3.6C UNIT PLANS C (GBR-DECK)
- A4.0 ELEVATIONS BLDG 1
- A4.1 ELEVATIONS BLDG 12-87A9
- A4.2 ELEVATIONS BLDG 3A
- A4.3 ELEVATIONS BLDG 5A
- A4.4 ELEVATIONS BLDG 10
- A4.5 ELEVATIONS BLDG 11
- A4.6 ELEVATIONS BLDG 12
- A4.7 ELEVATIONS BLDG 13
- A5.1A SECTIONS UNITS TYPE A
- A5.2B SECTIONS UNITS TYPE B
- A5.3C SECTIONS UNITS TYPE C
- A5.4C SECTIONS UNITS TYPE D
- A5.1 DEVELOPMENT VIEW 1
- A5.2 DEVELOPMENT VIEW 2
- A5.3 DEVELOPMENT VIEW 3
- A5.4 DEVELOPMENT VIEW 4

## CIVIL

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1464 St. Paul Street Kelowna, B.C., V1Y 2E6

Jacob Paul, EIT  
ph: 250 860 8185, fax: 250 860 0985  
jacob@newtownservices.net

## DRAWING LIST:

- 001 COVER PAGE
- 002 GENERAL NOTES
- 003 SITE PLAN EX FEATURES
- 004 SITE PLAN EX FEATURES
- 005 OFFSITE FEATURES
- 006 SITE PLAN 1 WITH ORTHO
- 007 SITE PLAN 2 WITH ORTHO
- 008 GRADING PLAN 1
- 009 GRADING PLAN 2
- 010 ROAD 1 - ROAD & WATER PLAN & PROFILE
- 011 ROAD 2 - ROAD & WATER PLAN & PROFILE
- 012 ROAD 3 - ROAD & WATER PLAN & PROFILE
- 013 ROAD 4 - ROAD & WATER PLAN & PROFILE
- 014 ROAD 5 - ROAD & WATER PLAN & PROFILE
- 015 ROAD 6 - ROAD & WATER PLAN & PROFILE
- 016 ROAD 7 - ROAD & WATER PLAN & PROFILE
- 017 ROAD 8 - ROAD & WATER PLAN & PROFILE
- 018 SHANNON LK RD WAT CONNECT PLAN & PROFILE
- 019 STRATA ROAD - SAN & STM PLAN & PROFILE
- 020 STORM WATER MANAGEMENT PLAN 1
- 021 STORM WATER MANAGEMENT PLAN 2
- 022 STORM WATER CALCULATIONS
- 023 EROSION & SEDIMENT STANDARD DETAILS
- 024 EROSION & SEDIMENT STANDARD DETAILS
- 025 CROSS SECTION 1
- 026 CROSS SECTION 2
- 027 CROSS SECTION 3
- 028 FIRE TRUCK TURNING MOVEMENTS

ALL DRAWINGS AND ANY REVISIONS TO THEM ARE THE PROPERTY OF NEW TOWN ARCHITECTURE & ENGINEERING INC. AND SHALL REMAIN THE PROPERTY OF THE PROVINCE OF BRITISH COLUMBIA. IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY AND ALL VIOLATIONS OF THE BUILDING ACT, THE ZONING BY-LAW, AND ANY OTHER APPLICABLE LEGISLATION. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED IN CONNECTION WITH THE OBTAINING OF PERMITS AND APPROVALS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED IN CONNECTION WITH THE OBTAINING OF PERMITS AND APPROVALS.

Verify all dimensions and details prior to construction.

Copyright © 2019 New Town Services Inc.

www.newtownservices.ca

NEW TOWN ARCHITECTURE & ENGINEERING INC.

CIVIL ENGINEERING

www.newtownservices.ca

Scale

Revision	No	Date	Description
1	18-05-23	ISSUED FOR DP	
2	18-11-29	REISSUED FOR DP	
3	18-11-29	REISSUED FOR DP	

Project title  
SHANNON LAKE TOWNHOUSE DEVELOPMENT

Project address  
1975 Shannon Lake Road  
Shannon Lake, BC

Project No.  
1975

Drawing title  
COVER SHEET

Project title  
SHANNON LAKE TOWNHOUSE DEVELOPMENT

Project address  
1975 Shannon Lake Road  
Shannon Lake, BC

Project No.  
1975

Drawing title  
COVER SHEET

Project title  
SHANNON LAKE TOWNHOUSE DEVELOPMENT

Project address  
1975 Shannon Lake Road  
Shannon Lake, BC

Project No.  
1975

Drawing title  
COVER SHEET

NOT FOR CONSTRUCTION



# SHANNON LAKE ROAD TOWNHOUSES

ADDRESS:  
1975 Shannon Lake Road, West Kelowna, BC

LEGAL DESCRIPTION:  
Lot A, District Lot 2602, ODT0, Plan KAP92804

PROPOSED AVERAGE - FLAT

GRADE:  
EXISTING AVERAGE - FLAT

NUMBER OF BUILDINGS:  
13 TOWNHOUSE BUILDINGS

## ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING: R3	R3

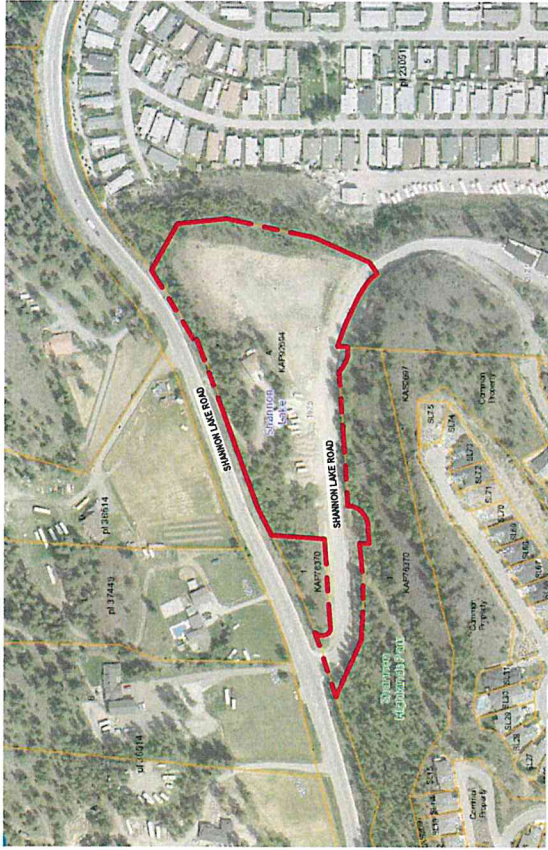
## RM3 ZONING REQUIREMENTS:

### SITE DETAILS

MINIMUM PARCEL AREA (m <sup>2</sup> )	27,596 m <sup>2</sup>
MINIMUM USABLE PARCEL AREA (m <sup>2</sup> )	13,981 m <sup>2</sup>
MINIMUM PARCEL FRONTAGE (m)	220 m
MAX SITE COVERAGE FOR BUILDINGS (%)	24.5%

## DEVELOPMENT REGULATIONS

TOTAL NUMBER & TYPES OF UNITS:	1x UNIT A+3BR	7x UNIT A+3BR	52x UNIT B1+2+3BR	15x UNIT C+3BR
BLOK 1 3 UNITS				
BLOK 2 10 UNITS				
BLOK 3 10 UNITS				
BLOK 4 5 UNITS				
FLOOR AREA (GFA/FAR):				
MAX 20,696 m <sup>2</sup> BASED ON LITS FAR				
MAX DENSITY (P/AR):				
0.75				
BUILDING HEIGHT:				
3 STORES (31'6m)				
SETBACKS:				
FRONT: 4.5 m				
INT. SIDE: 3.0 m				
EXT. SIDE: 4.5 m				
REAR: 7.5 m				
NUMBER OF PARKING STALLS:				
2 PER 1 DWELLING UNIT + 194				
1% OF TOTAL PARKING REQ. FOR VISITORS + 20				
MIN. OUTDOOR AMENITY SPACE				
25 m <sup>2</sup> per unit + 2,425 m <sup>2</sup>				



LOCATION PLAN (R3)



SCHEMATIC RENDERING (R3)

THIS DOCUMENT IS THE PROPERTY OF NEW TOWN ARCHITECTURE URBAN PLANNING & DESIGN LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NEW TOWN ARCHITECTURE URBAN PLANNING & DESIGN LTD.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
& DESIGN LTD.

2024

Revision	No	Date	Description
1	18-05-21	18-05-21	ISSUED FOR DP
2	18-11-28	18-11-28	REVIEWED FOR DP
3	19-01-06	19-01-06	REVIEWED FOR DP

**SHANNON LAKE**  
TOWNHOUSE  
DEVELOPMENT

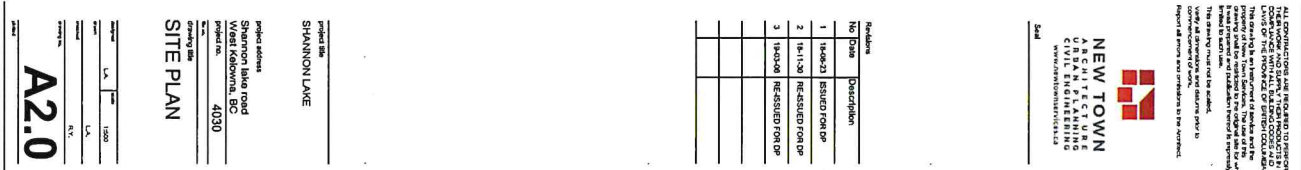
Project address:  
1975 Shannon Lake Road  
West Kelowna, BC  
V9X 1A6  
Drawing No.: 4030

**ZONING &  
CODE REVIEW**

Project	LA	SA	CA

**A1.0**







ALL CONTRACTORS ARE REQUIRED TO RETURN THIS DRAWING TO THE ARCHITECT WITH ALL CHANGES AND REVISIONS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NEW TOWN**  
ARCHITECTS  
URBAN PLANNING  
CIVIL ENGINEERING  
INTERIOR DESIGN

Scale

Revision	No	Date	Description
1	1942-20		ISSUED FOR DP
2	1942-20		ISSUED FOR DP
3	1942-20		ISSUED FOR DP
4	1942-20		ISSUED FOR DP
5	1942-20		ISSUED FOR DP
6	1942-20		ISSUED FOR DP
7	1942-20		ISSUED FOR DP
8	1942-20		ISSUED FOR DP
9	1942-20		ISSUED FOR DP
10	1942-20		ISSUED FOR DP

project title  
**SHANNON LAKE TOWNHOUSE DEVELOPMENT**

project address  
1875 Shannon Lake Road  
West Kelowna, BC

project no.  
4030

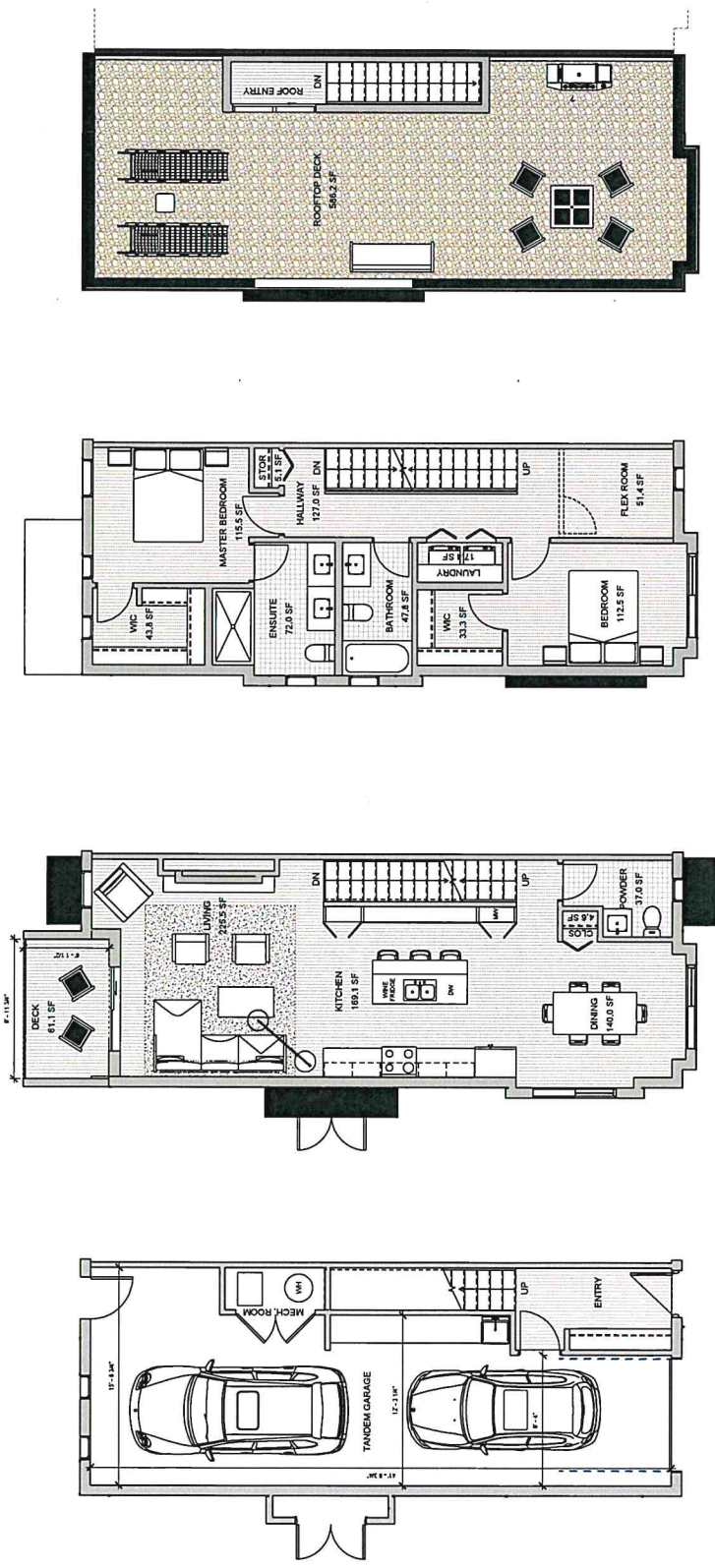
unit plans  
AR  
(2BR-FLEX-DECK)

scale  
1/4" = 1'-0"

date  
AUG 03, 2011

sheet  
**A3.1AR**

NOT FOR CONSTRUCTION



4. ROOFDECK - UNIT AR  
1/4" = 1'-0"

3. LEVEL 3 - UNIT AR  
1/4" = 1'-0"

2. LEVEL 2 - UNIT AR  
1/4" = 1'-0"

1. LEVEL 1 - UNIT AR  
1/4" = 1'-0"

AR	GFA
Unit AR:	
L1	152.8SF
L2	716.7SF
L3	740.0SF
ROOF ACCESS	80.1SF
	1,689.6SF

<b>Unit AR:</b>		
L1	152.8SF	14.2M <sup>2</sup>
L2	716.7SF	66.6M <sup>2</sup>
L3	740.0SF	68.7M <sup>2</sup>
	<b>1,609.5SF</b>	<b>149.5M<sup>2</sup></b>





**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
[www.newtownservices.ca](http://www.newtownservices.ca)

Real

Revision	No	Date	Description
	1	18-06-23	ISSUED FOR DP
	2	18-11-29	RE-ISSUED FOR DP
	3	19-03-06	RE-ISSUED FOR DP

Project title  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

project address	975 Shannon lake road West Kelowna, BC
project no.	4030

Drawing title	Fig. 1

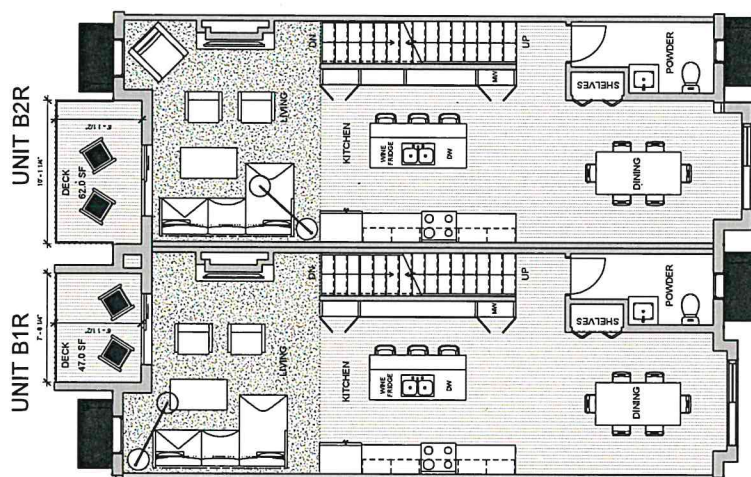
UNIT PLANS  
31R & B2R  
3BR-DECK)

Σ	Σ
Σ	Σ

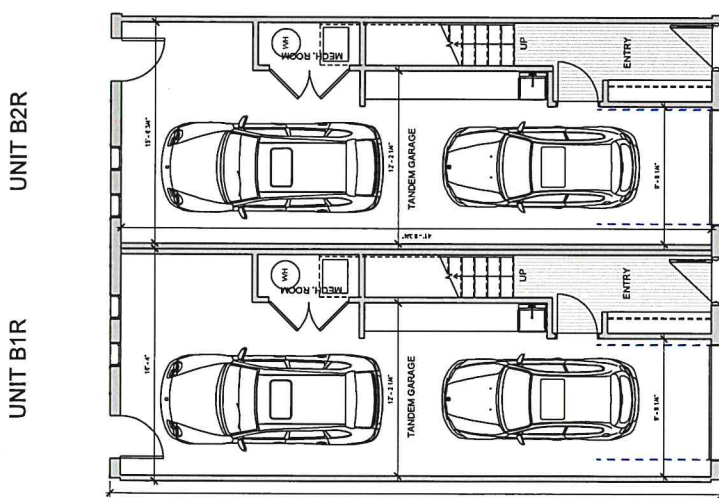
**AVC**

**A5-3B1**

NOT FOR CONSTRUCTION



2 LEVEL 2 - UNIT B1R & B2R



1 LEVEL 1 - UNIT B1R & B2R  
A5.1A 1/4" = 1'-0"

B1R	GFA
L1	152.8SF
L2	695.4SF
L3	728.9SF
ROOF ACCESS	80.1SF
	<b>1,657.2SF</b>
	<b>163.9M<sup>2</sup></b>

B2R	GFA
L1	152.8SF
L2	703.3SF
L3	723.3SF
ROOF ACCESS	80.1SF
	<b>1,659.5SF</b>
	<b>164.1M<sup>2</sup></b>

ALL CONTRACTORS ARE REQUIRED TO PERFORM THE WORK SHOWN ON THESE PLANS IN ACCORDANCE WITH ALL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE OWNER'S LIABILITY IS LIMITED TO THE AMOUNT OF THE CONTRACT PRICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



**NEW TOWN**  
GREAT LAKES  
CIVIL ENGINEERING  
INC.

Seal

Revision	No.	Date	Description
1	15-05-23		ISSUED FOR BP
2	15-05-23		ISSUED FOR BP
3	15-05-23		ISSUED FOR BP

Project Name  
**SHANNON LAKE TOWNHOUSE DEVELOPMENT**

Project Address  
1975 Shannon Lake Road  
West Kelowna, BC

Project No.  
4030

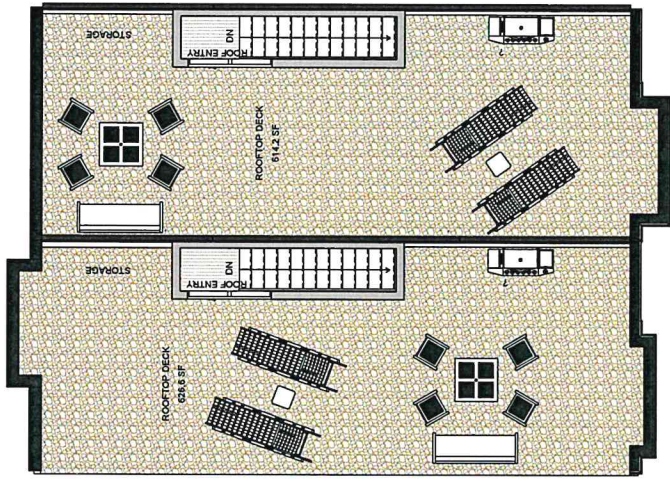
Unit Plans  
**B1R & B2R (3BR-DECK)**

**A3.4BR**

NOT FOR CONSTRUCTION

UNIT B2R

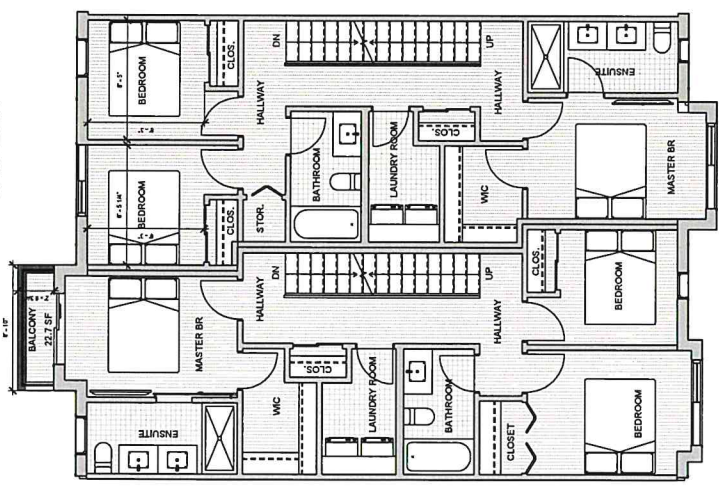
UNIT B1R



2. ROOFDECK - UNIT B1R & B2R  
1/4" = 1'-0"

UNIT B2R

UNIT B1R



1. LEVEL 3 - UNIT B1R & B2R  
1/4" = 1'-0"





**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
[www.newtownservices.ca](http://www.newtownservices.ca)

Real

Revision	No	Date	Description
	1	18-08-23	ISSUED FOR DP
	2	18-11-29	RE-ISSUED FOR DP
	3	19-03-06	RE-ISSUED FOR DP

project title

Project address	975 Shannon lake road West Kelowna, BC
Project no.	4030

1992

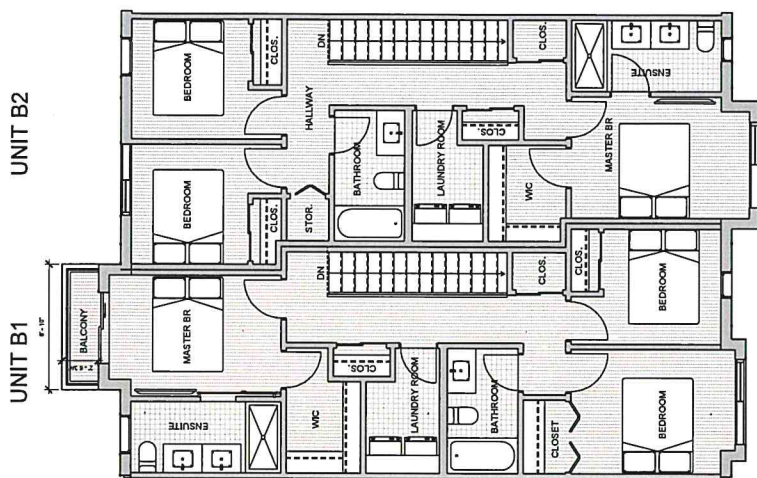
UNIT PLANS  
B1 & B2 (3BR)

1. $\frac{1}{2}$	2. $\frac{1}{2}$	3. $\frac{1}{2}$	4. $\frac{1}{2}$	5. $\frac{1}{2}$	6. $\frac{1}{2}$	7. $\frac{1}{2}$	8. $\frac{1}{2}$	9. $\frac{1}{2}$	10. $\frac{1}{2}$	11. $\frac{1}{2}$	12. $\frac{1}{2}$	13. $\frac{1}{2}$	14. $\frac{1}{2}$	15. $\frac{1}{2}$	16. $\frac{1}{2}$	17. $\frac{1}{2}$	18. $\frac{1}{2}$	19. $\frac{1}{2}$	20. $\frac{1}{2}$	21. $\frac{1}{2}$	22. $\frac{1}{2}$	23. $\frac{1}{2}$	24. $\frac{1}{2}$	25. $\frac{1}{2}$	26. $\frac{1}{2}$	27. $\frac{1}{2}$	28. $\frac{1}{2}$	29. $\frac{1}{2}$	30. $\frac{1}{2}$	31. $\frac{1}{2}$	32. $\frac{1}{2}$	33. $\frac{1}{2}$	34. $\frac{1}{2}$	35. $\frac{1}{2}$	36. $\frac{1}{2}$	37. $\frac{1}{2}$	38. $\frac{1}{2}$	39. $\frac{1}{2}$	40. $\frac{1}{2}$	41. $\frac{1}{2}$	42. $\frac{1}{2}$	43. $\frac{1}{2}$	44. $\frac{1}{2}$	45. $\frac{1}{2}$	46. $\frac{1}{2}$	47. $\frac{1}{2}$	48. $\frac{1}{2}$	49. $\frac{1}{2}$	50. $\frac{1}{2}$	51. $\frac{1}{2}$	52. $\frac{1}{2}$	53. $\frac{1}{2}$	54. $\frac{1}{2}$	55. $\frac{1}{2}$	56. $\frac{1}{2}$	57. $\frac{1}{2}$	58. $\frac{1}{2}$	59. $\frac{1}{2}$	60. $\frac{1}{2}$	61. $\frac{1}{2}$	62. $\frac{1}{2}$	63. $\frac{1}{2}$	64. $\frac{1}{2}$	65. $\frac{1}{2}$	66. $\frac{1}{2}$	67. $\frac{1}{2}$	68. $\frac{1}{2}$	69. $\frac{1}{2}$	70. $\frac{1}{2}$	71. $\frac{1}{2}$	72. $\frac{1}{2}$	73. $\frac{1}{2}$	74. $\frac{1}{2}$	75. $\frac{1}{2}$	76. $\frac{1}{2}$	77. $\frac{1}{2}$	78. $\frac{1}{2}$	79. $\frac{1}{2}$	80. $\frac{1}{2}$	81. $\frac{1}{2}$	82. $\frac{1}{2}$	83. $\frac{1}{2}$	84. $\frac{1}{2}$	85. $\frac{1}{2}$	86. $\frac{1}{2}$	87. $\frac{1}{2}$	88. $\frac{1}{2}$	89. $\frac{1}{2}$	90. $\frac{1}{2}$	91. $\frac{1}{2}$	92. $\frac{1}{2}$	93. $\frac{1}{2}$	94. $\frac{1}{2}$	95. $\frac{1}{2}$	96. $\frac{1}{2}$	97. $\frac{1}{2}$	98. $\frac{1}{2}$	99. $\frac{1}{2}$	100. $\frac{1}{2}$
------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	--------------------

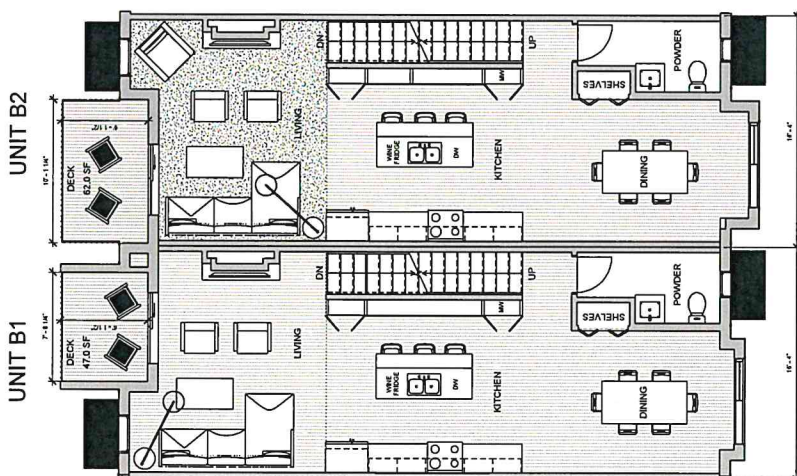
# A3.5B

Aug 23 2019 3:20 PM

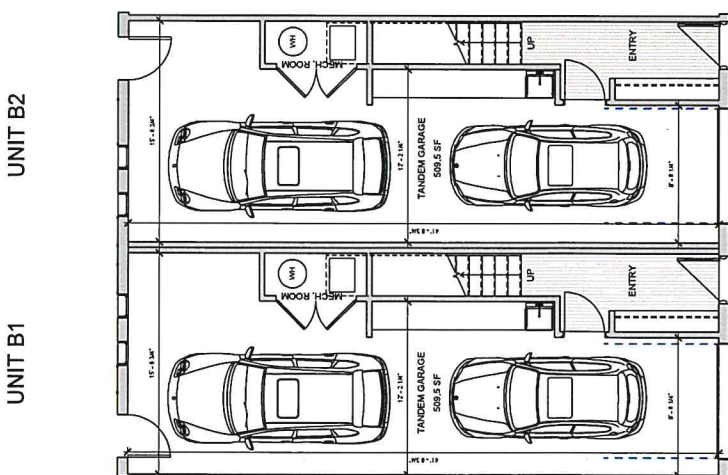
NOT FOR CONSTRUCTION



3 LEVEL 3 - UNIT B1 & B2  
A3.1A 1/4" = 1'-0"



2 LEVEL 2 - UNIT B1 & B2  
5.1A 1/4" = 1'-0"



1 LEVEL 1 - UNIT B1 & B2  
AS.1A 1/4" = 1'-0"

B1	GFA
L1	152.8SF
L2	695.4SF
L3	728.9SF
	<b>1,577.1SF</b>
	<b>146.5M<sup>2</sup></b>

B2	GFA
L1	152.8SF
L2	703.3SF
L3	723.3SF
	<b>1,579.4SF</b>
	<b>146.7M<sup>2</sup></b>

THIS DOCUMENT IS THE PROPERTY OF NEW TOWN PLANNING GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NEW TOWN PLANNING GROUP INC. ANY REUSE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK. THE USER AGREES TO HOLD NEW TOWN PLANNING GROUP INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST NEW TOWN PLANNING GROUP INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S REUSE OF THIS DOCUMENT. THE USER'S REUSE OF THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL INTENT AND PURPOSE OF THE DOCUMENT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THE USER AGREES TO HOLD NEW TOWN PLANNING GROUP INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST NEW TOWN PLANNING GROUP INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S REUSE OF THIS DOCUMENT.



**NEW TOWN**  
PLANNING  
GROUP  
INC.  
1975 SHANNON LAKE ROAD  
WEST KILBOURN, BC  
V2Y 1A5  
www.newtownplanning.ca

S&B

Revision	No.	Date	Description
1	16-01-23	ISSUED FOR DP	
2	16-11-29	REISSUED FOR DP	
3	19-03-06	REISSUED FOR DP	

project name  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**

project address  
**1975 Shannon lake road  
West Kelowna, BC  
V2Y 1A5**

project no.  
**4030**

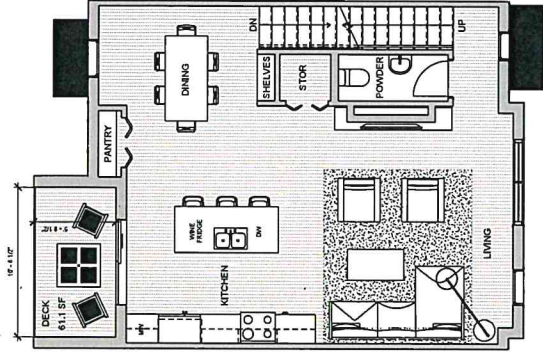
drawing title  
**UNIT PLANS  
C (3BR-DECK)**

Sheet	Scale	Unit	Size
	1/4" = 1'-0"		
	1/4" = 1'-0"		
	1/4" = 1'-0"		

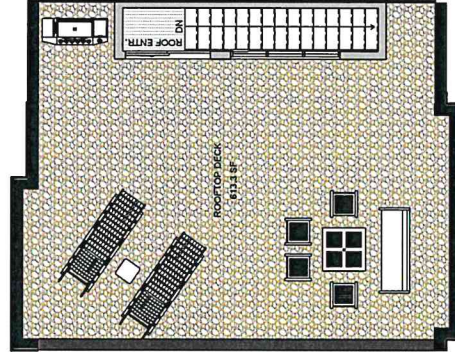
**A3.6C**

DATE: AUG 15, 2019 2:55 PM

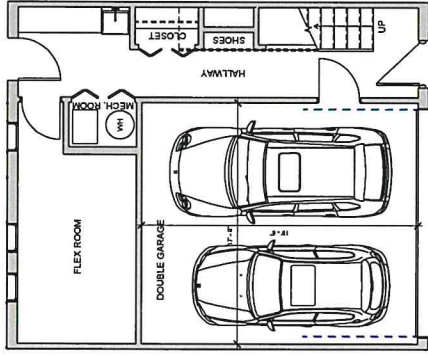
NOT FOR CONSTRUCTION



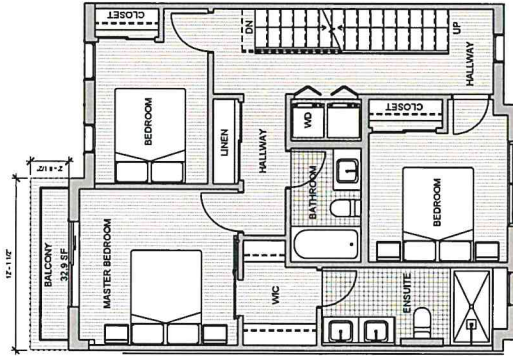
2 LEVEL 2 - UNIT C  
1/4" = 1'-0"



4 ROOF DECK - UNIT C  
1/4" = 1'-0"



1 LEVEL 1 - UNIT C  
1/4" = 1'-0"



3 LEVEL 3 - UNIT C  
1/4" = 1'-0"

C	GFA	
L1	369.2SF	34.3M <sup>2</sup>
L2	722.9SF	67.2M <sup>2</sup>
L3	758.8SF	70.5M <sup>2</sup>
ROOF ACCESS	80.1SF	7.4M <sup>2</sup>
	<b>1,931SF</b>	<b>179.4M<sup>2</sup></b>



HARDIE REVEAL PANEL (SMOOTH) W/ PAINTED EXP. FASTENERS & SATIN NICKEL ALUMINUM REVEAL (#14)



SW 7005  
Pure White

SAMPLE  
(FOR COLOR PURPOSES ONLY)

SW 7671  
On the Rocks

(#4)

(#2)

HARDIE REVEAL PANEL  
ACCENT COLORS (#5)

SW 6798  
Iceberg

Interior / Exterior  
Locator Number: 272-C6

SW 9119  
Dirty Martini

Interior / Exterior  
Locator Number: 209-C1

DOUBLE GLAZED WINDOWS  
W/ BLACK FRAMES (#8)



UNIT NUMBERS DISTINCTIONS BY HILLMAN  
5-INCH FLOATING MOUNT BRUSHED NICKEL (#12)



MASONITE UTILITY STEEL DOOR FULL LITE W/ PEARL (LAM) GLASS 48" SQUARE DOOR HANDLE  
W/ WEISER SQUARE DEADBOLT w/ COLORS ALTERNATING FROM DOOR TO DOOR (#7)




SW 7595  
Sommelier

SW 7602  
Indigo Batik

BLACK ALUMINUM RAILING W/ LAM GLASS (#10)



DECKING MATERIAL APPLIED TO TORCH ON -  
QUARTZ EXPOSED AGGREGATE (#15)



GARAGE DOOR SMOOTH SLAB - PEPPERCORN SW7674 (#6)



NOT FOR CONSTRUCTION



THIS DOCUMENT IS THE PROPERTY OF NEW TOWN URBAN PLANNING GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. NEW TOWN URBAN PLANNING GROUP INC. 4030 SHEPPARD AV. E. SUITE 100 SCARBOROUGH, ONTARIO M1S 1T6



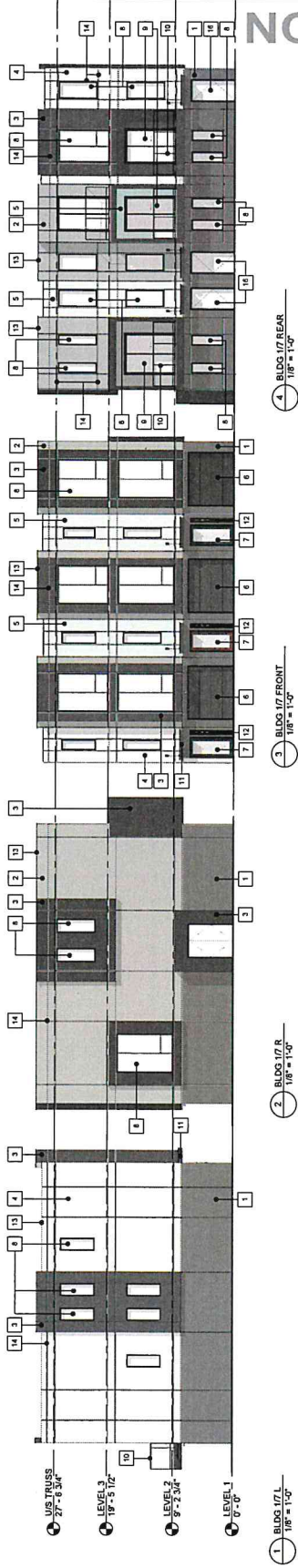
**NEW TOWN**  
URBAN PLANNING  
GROUP INC.  
4030 SHEPPARD AV. E. SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T6  
WWW.NTUPG.COM

Scale

Revision	No.	Date	Description
1	16-06-23		ISSUED FOR DP
2	16-11-28		REISSUED FOR DP
3	16-03-06		REISSUED FOR DP

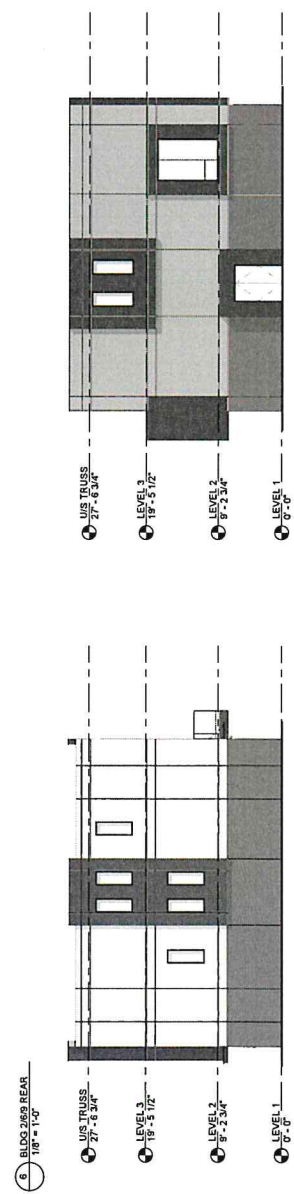
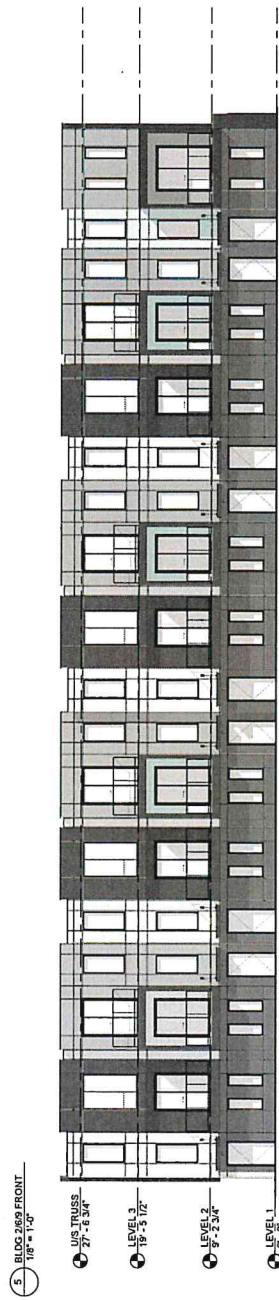
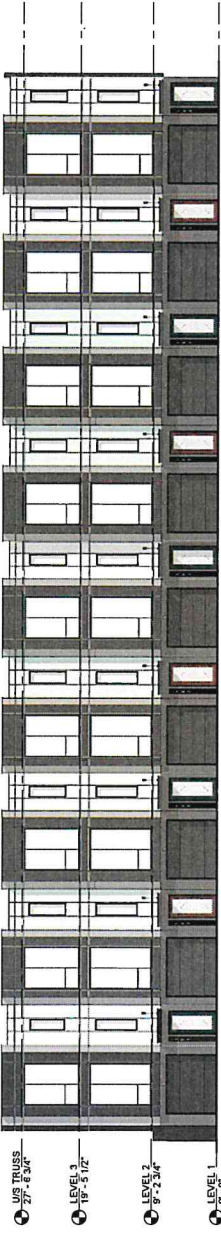
Project Name	SHANNON LAKE TOWNHOUSE DEVELOPMENT
Project Address	1975 Shannon Lake Road West Kelowna, BC
Project No.	4030
Drawing Title	ELEVATIONS BLDG 1,2,6,7&9
Scale	1/8" = 1'-0"
Sheet No.	A4.1
Drawn By	...
Checked By	...
Approved By	...

NOT FOR CONSTRUCTION



- MATERIAL KEYNOTE LEGEND**
- HARDE PANEL (PEWTER CAST SW767)
  - HARDE PANEL (ON THE ROCKS SW767)
  - HARDE PANEL (PEPPER CORN SW767)
  - HARDE PANEL (PURE WHITE SW767)
  - HARDE PANEL (ACCENT COLOR - SEE ELEVATIONS) (PEPPER CORN SW767)
  - ON DOOR (PEPPER CORN SW767)
  - BUTRY DOOR - 8 DOOR BATH SW767 (ALUMINUM) - SCHENKER SW767
  - WIDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
  - SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
  - GUARDRAIL W/ LAMINATED GLASS - BLACK
  - BUTRY CANOPY - PEPPER CORN SW767
  - UNIT NUMBER - 1/2 FLOUT MOUNT BRUSHED NICKEL BY ALUMINUM
  - FLUSHING - BLACK
  - HARDE PANEL REVEAL - SATIN NICKEL ALUMINUM
  - SECOND MATERIAL - QUARTZ FOSSED AGGREGATE (TORN ON)
  - BACKYARD DOOR
  - ROOFTOP DECK PRIVACY SCREEN

Harde Panel	On the Rocks SW767
Harde Panel	Pepper Corn SW767
Harde Panel	Pure White SW767
Harde Panel	Accent Color SW767
Harde Panel	On Door SW767
Harde Panel	Butry Door SW767
Harde Panel	Widow Frame SW767
Harde Panel	Sliding Patio Door SW767
Harde Panel	Guardrail SW767
Harde Panel	Butry Canopy SW767
Harde Panel	Unit Number SW767
Harde Panel	Flushing SW767
Harde Panel	Harde Panel Reveal SW767
Harde Panel	Second Material SW767
Harde Panel	Backyard Door SW767
Harde Panel	Rooftop Deck Privacy Screen SW767



1. BLDG 1/7 L 1/8" = 1'-0"

2. BLDG 1/7 R 1/8" = 1'-0"

3. BLDG 1/7 FRONT 1/8" = 1'-0"

4. BLDG 1/7 REAR 1/8" = 1'-0"

5. BLDG 2/6/9 FRONT 1/8" = 1'-0"

6. BLDG 2/6/9 REAR 1/8" = 1'-0"

7. BLDG 2/6/9 L 1/8" = 1'-0"

8. BLDG 2/6/9 R 1/8" = 1'-0"



ALL CONSTRUCTION AND MATERIALS TO BE USED IN THIS PROJECT SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SEATTLE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CITY OF SEATTLE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CITY OF SEATTLE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



NEW TOWN  
ARCHITECTURE  
URBAN PLANNING  
ARCHITECTS  
1000 1st Avenue, Suite 1000  
Seattle, WA 98101  
www.newtownarchitecture.com

Scale

Revision	No.	Date	Description
	1	10-06-23	ISSUED FOR DP
	2	10-11-20	REISSUED FOR DP
	3	10-03-06	REISSUED FOR DP

PROJECT NAME  
SHANNON LAKE  
CONDOMINIUM  
DEVELOPMENT

PROJECT ADDRESS  
10775 Shannon Lake Road  
Burien, WA 98148  
PROJECT NO.  
40330

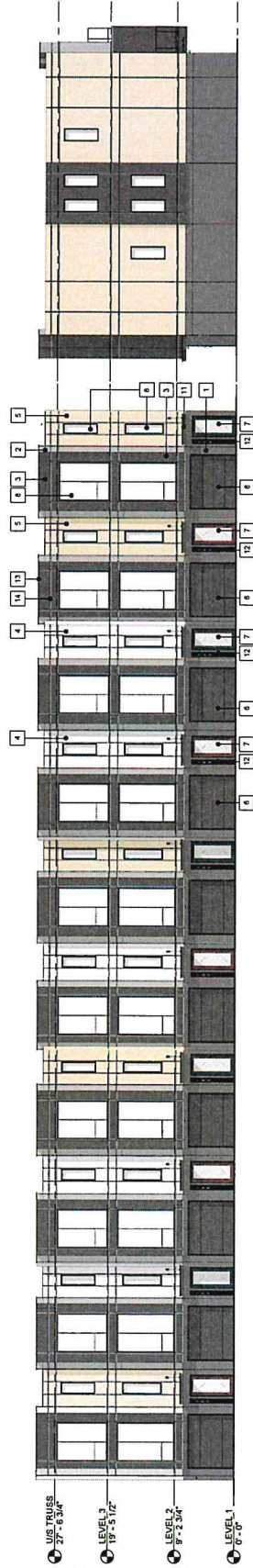
DRAWING TITLE  
ELEVATIONS  
BLDG 3&4

DATE  
10-03-06

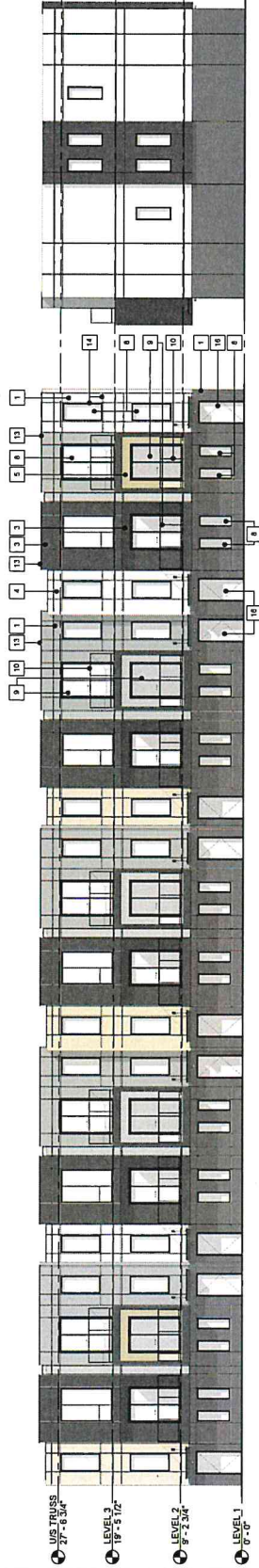
A4.2

DATE  
10-03-06

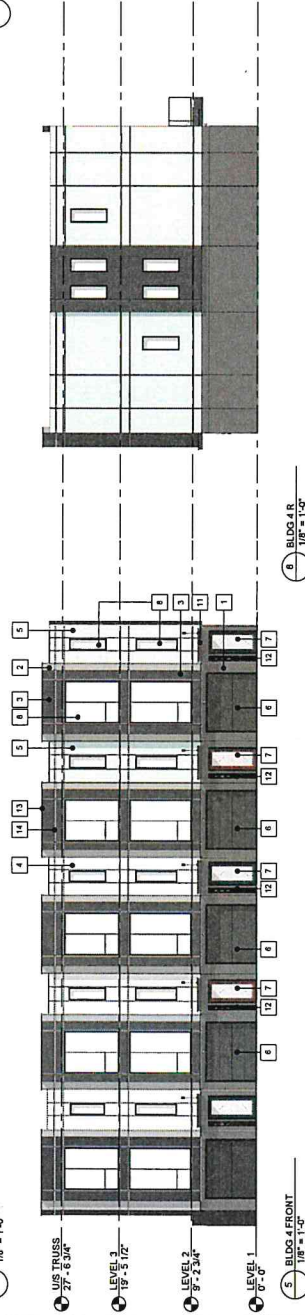
NOT FOR CONSTRUCTION



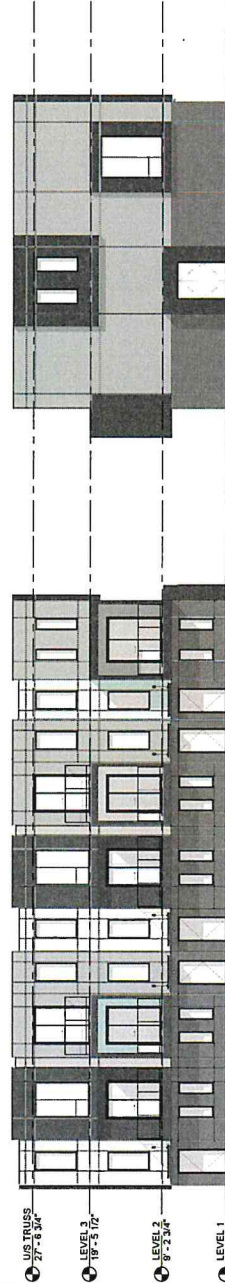
4 BLDG 3 R  
1/8" = 1'-0"



3 BLDG 3 L  
1/8" = 1'-0"



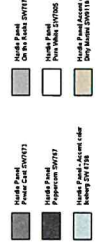
6 BLDG 4 R  
1/8" = 1'-0"



7 BLDG 4 L  
1/8" = 1'-0"

#### MATERIAL KEYNOTE LEGEND

- HARDIE PANEL (PEWTER CAST SW/RT)
- HARDIE PANEL (OIL THE ROCKS SW/RT)
- HARDIE PANEL (PEPPER CORN SW/RT)
- HARDIE PANEL (PURE WHITE SW/RT)
- HARDIE PANEL (ACCENT COLOR - SEE ELEVATIONS (KIEBERG SW/RT) MARTIN SW/RT)
- ON DOOR (PEPPER CORN SW/RT)
- ENTRY DOOR - 100% WHITE SW/RT (ALTERNATING - SQUARES SW/RT)
- WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
- SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
- GUARDRAIL UNILLUMINATED GLASS - BLACK
- ENTRY CANOPY (PEPPER CORN SW/RT)
- UNIT NUMBER PLANT MOUNT BRUSHED NICKEL BY HILMAN
- FLUSHING - BLACK
- HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
- DECORATIVE MATERIAL - QUARTZ EXPOSED AGGREGATE (TORCH ON)
- BACKYARD DOOR
- ROOFTOP DECK PRIVACY SCREEN





The drawing must not be scaled.  
Verify all dimensions and features prior to commencement of work.  
Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
[www.newtownservices.ca](http://www.newtownservices.ca)

**Seal**

Revision		No	Date	Description
	1	18-08-23	ISSUED FOR DP	
	2	18-11-23	RE-ISSUED FOR DP	
	3	19-03-06	RE-ISSUED FOR DP	

100

project title

project address  
1975 Shannon la  
West Kelowna, B

project no.	date
1	1/1/1980
2	1/1/1980
3	1/1/1980
4	1/1/1980
5	1/1/1980
6	1/1/1980
7	1/1/1980
8	1/1/1980
9	1/1/1980
10	1/1/1980
11	1/1/1980
12	1/1/1980
13	1/1/1980
14	1/1/1980
15	1/1/1980
16	1/1/1980
17	1/1/1980
18	1/1/1980
19	1/1/1980
20	1/1/1980
21	1/1/1980
22	1/1/1980
23	1/1/1980
24	1/1/1980
25	1/1/1980
26	1/1/1980
27	1/1/1980
28	1/1/1980
29	1/1/1980
30	1/1/1980
31	1/1/1980
32	1/1/1980
33	1/1/1980
34	1/1/1980
35	1/1/1980
36	1/1/1980
37	1/1/1980
38	1/1/1980
39	1/1/1980
40	1/1/1980
41	1/1/1980
42	1/1/1980
43	1/1/1980
44	1/1/1980
45	1/1/1980
46	1/1/1980
47	1/1/1980
48	1/1/1980
49	1/1/1980
50	1/1/1980
51	1/1/1980
52	1/1/1980
53	1/1/1980
54	1/1/1980
55	1/1/1980
56	1/1/1980
57	1/1/1980
58	1/1/1980
59	1/1/1980
60	1/1/1980
61	1/1/1980
62	1/1/1980
63	1/1/1980
64	1/1/1980
65	1/1/1980
66	1/1/1980
67	1/1/1980
68	1/1/1980
69	1/1/1980
70	1/1/1980
71	1/1/1980
72	1/1/1980
73	1/1/1980
74	1/1/1980
75	1/1/1980
76	1/1/1980
77	1/1/1980
78	1/1/1980
79	1/1/1980
80	1/1/1980
81	1/1/1980
82	1/1/1980
83	1/1/1980
84	1/1/1980
85	1/1/1980
86	1/1/1980
87	1/1/1980
88	1/1/1980
89	1/1/1980
90	1/1/1980
91	1/1/1980
92	1/1/1980
93	1/1/1980
94	1/1/1980
95	1/1/1980
96	1/1/1980
97	1/1/1980
98	1/1/1980
99	1/1/1980
100	1/1/1980

**ELEVATIONS**  
**BLDG 5&8**

discrepancy	$L_{\Delta}$	in the	Ag. judgement
of time			$L_{\Delta}$
of cost			$\Delta V_i$

## A4.3

1-1 AUG 23, 2018 3:00 PM

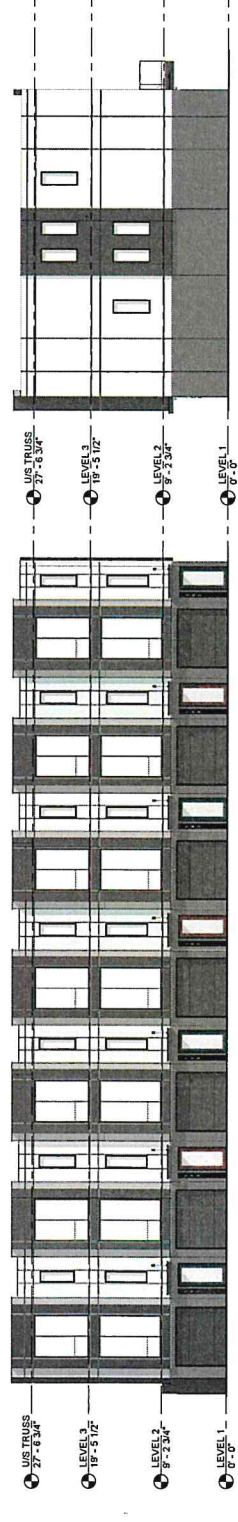
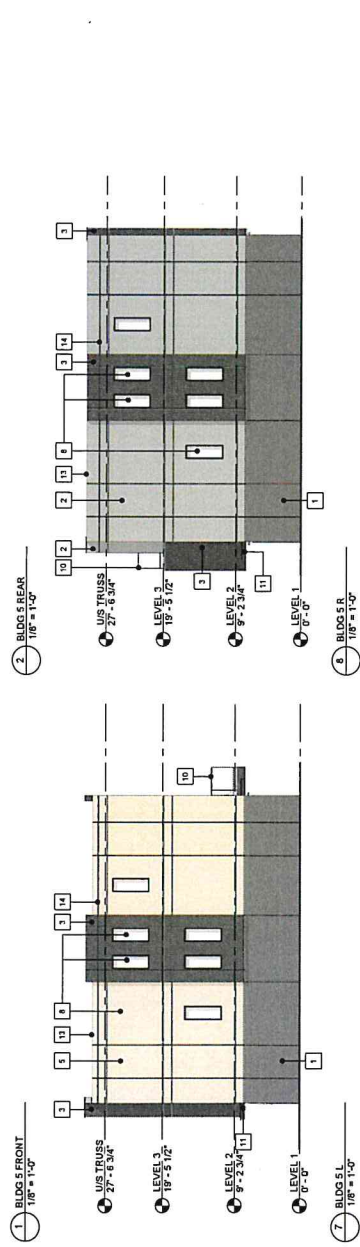
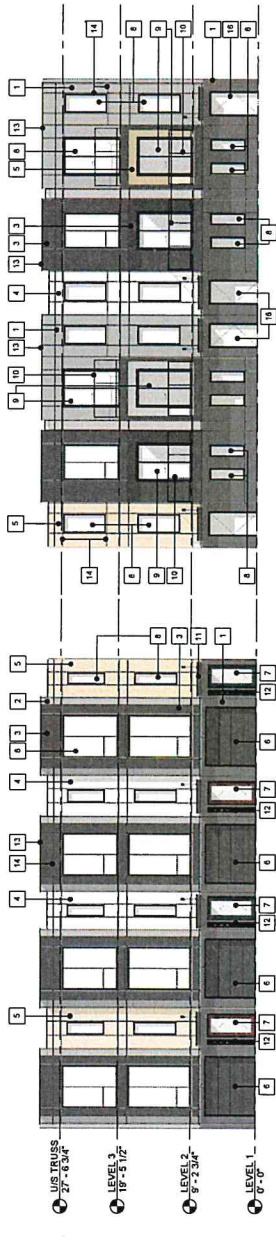
NOT FOR CONSTRUCTION

## MATERIAL KEYNOTE LEGEND

1. HARDO PANEL (PEWTER CAST SW7673)
2. HARDO PANEL (ON THE ROCKS SW7671)
3. HARDO PANEL (PEPPER CORN SW7674)
4. HARDO PANEL (PURE WHITE SW7662)
5. HARDO PANEL (ACCEPT IT COLOR - SEE ELEVATIONS (ACEBERG SW 6794) MATHI & SW 11193)
6. OIL DOOR (PEPPER CORN SW7674)
7. ENTRY DOOR - LINDO BATIK SW7692 (ALTERNATING) - SOMERLEIGH SW7535
8. WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE

9. SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
10. GUARDRAIL W/ LAMINATED GLASS - BLACK
11. ENTRY CANOPY - (PEPPER CORN SWIRL)
12. UNIT NUMBER - 5 FLOAT MOUNT BRUSHED NICKEL BY HILLMAN
13. FLASHING - BLACK
14. DECOR PANEL REVEAL - SATIN NICKEL ALUMINUM
15. HANGING MATERIAL - QUARTZ EXPOSED AGGREGATE (TORCH ON)
16. BACKYARD DOOR
17. ROOFTOP DECK PRIVACY SCREEN

- |   |   |   |  |
|---|---|---|--|
|  | <b>Hards Panel -<br/>Pearly Cast SW1673</b> |  | <b>Hards Panel -<br/>On the Rocks SW1787</b> |
|  | <b>Hards Panel -<br/>Peppercorn SW1787</b>  |  | <b>Hards Panel -<br/>Pure White SW1005</b>   |
|  | <b>Hards Panel - Accent color</b>           |  | <b>Hards Panel - Accent</b>                  |





THIS DOCUMENT IS THE PROPERTY OF NEW TOWN URBAN PLANNING AND DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NEW TOWN URBAN PLANNING AND DESIGN, INC. THE USER OF THIS DOCUMENT AGREES TO HOLD NEW TOWN URBAN PLANNING AND DESIGN, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY NEW TOWN URBAN PLANNING AND DESIGN, INC. OR ITS CLIENTS, AGENTS OR SUBCONTRACTORS, AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD NEW TOWN URBAN PLANNING AND DESIGN, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY NEW TOWN URBAN PLANNING AND DESIGN, INC. OR ITS CLIENTS, AGENTS OR SUBCONTRACTORS, AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.



**NEW TOWN**  
URBAN PLANNING  
AND DESIGN, INC.  
10000 RIVERCHASE DRIVE, SUITE 100  
DALLAS, TEXAS 75244  
TEL: 214.343.1111  
WWW.NTUDP.COM

Sheet

Revision	No.	Date	Description
	1	10-06-13	ISSUED FOR RFP
	2	10-11-20	REISSUED FOR RFP
	3	10-03-06	REISSUED FOR RFP

Project Name  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**

Project Address  
**1975 Shannon Lake Road  
West Melbourne, FL 32909**

Project No.  
**4030**

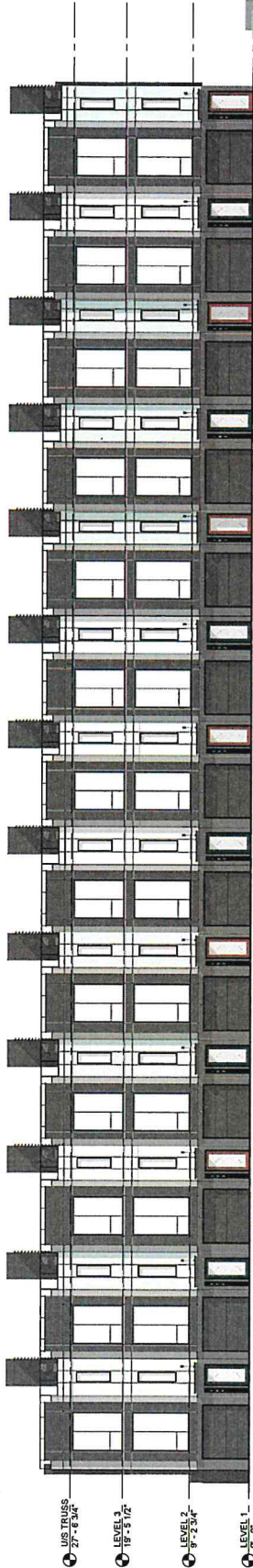
Project Date  
**10/03/06**

Project Scale  
**1/8" = 1'-0"**

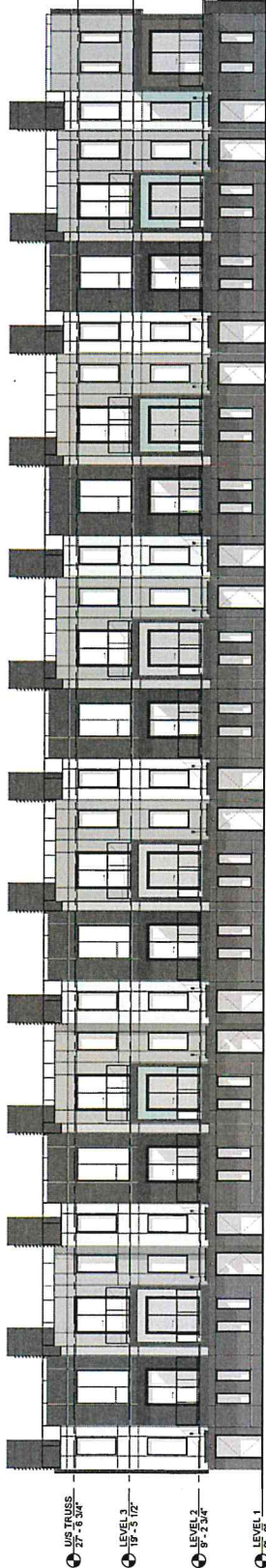
Project Title  
**ELEVATIONS  
BLDG 10**

Project No.  
**A4.4**

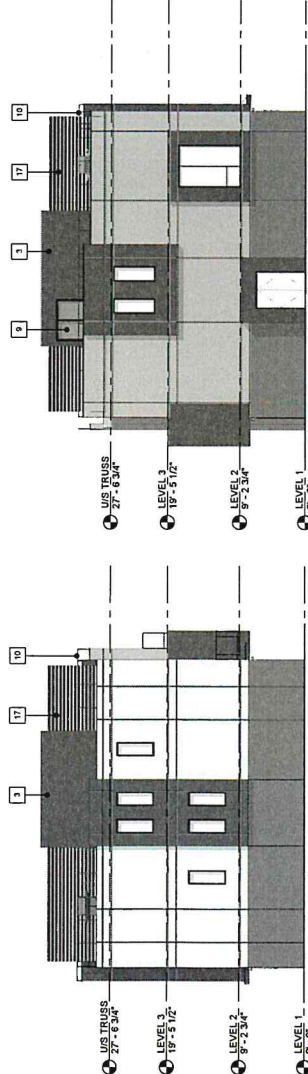
Project Date  
**10/03/06**



1 BLDG 10 FRONT  
1/8" = 1'-0"

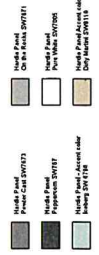


2 BLDG 10 REAR  
1/8" = 1'-0"



3 BLDG 10 R  
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
1.	HARDE PANEL (PROVER CAST SW/ETH)
2.	HARDE PANEL (ON THE ROCKS SW/ETH)
3.	HARDE PANEL (PEPPER CORN SW/ETH)
4.	HARDE PANEL (PINE WHITE SW/ETH)
5.	HARDE PANEL (ACQUIT COLOR - SEE ELEVATIONS FOR SW/ETH SW/ETH SW/ETH)
6.	ON DOOR (PEPPER CORN SW/ETH)
7.	ENTRY DOOR - HINGED BATH SW/ETH (ALTERNATING) - SOMERSET SW/ETH
8.	WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
9.	SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
10.	CURTAIN WALL - UNFINISHED GLASS - BLACK
11.	ENTRY CHOPPY - (PEPPER CORN SW/ETH)
12.	UNIT NUMBER - 5' FLOAT MOUNT BRUSHED NICKEL BY HELIUM
13.	FLASHING - BLACK
14.	HARDE PANEL REVEAL - SATIN NICKEL ALUMINUM
15.	DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TYPICAL)
16.	BACKYARD DOOR
17.	ROOFTOP DECK PRIVACY SCREEN



NOT FOR CONSTRUCTION

ALL CONTINUATIONS ARE REQUIRED TO BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE COMPLETION OF THE DESIGN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE DESIGN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE DESIGN.



**NEW TOWN**  
URBAN PLANNING  
CIVIL ENGINEERING  
1975 Shannon Lake Road  
West Kelowna, BC  
V1Y 9C1

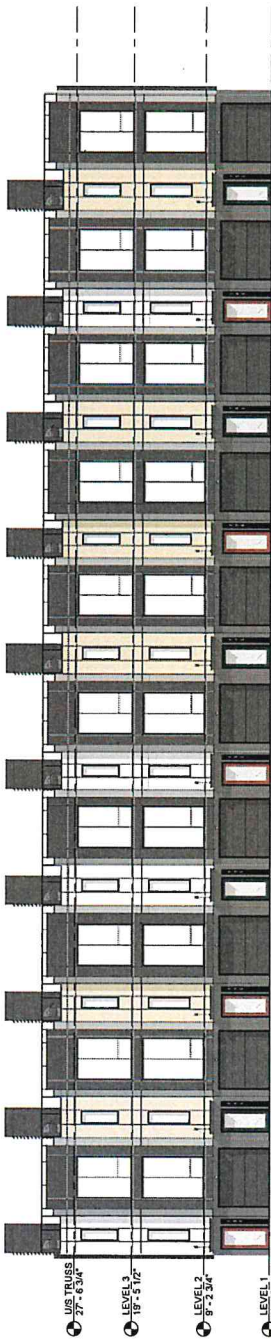
Scale

Revision	No.	Date	Description
1	10-03-20	ISSUED FOR CD	
2	10-11-20	ISSUED FOR CD	
3	10-03-06	REISSUED FOR RP	

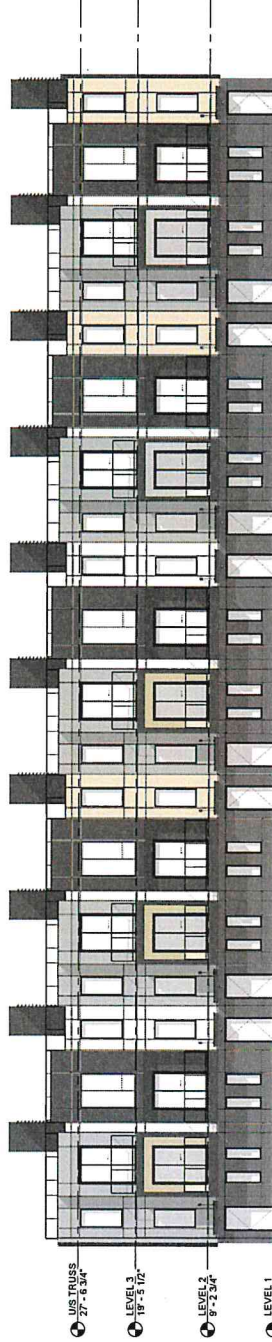
Project Name  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**  
Project Address  
1975 Shannon Lake Road  
West Kelowna, BC  
V1Y 9C1  
Project No.  
4030  
Drawing No.  
**ELEVATIONS  
BLDG 11**

Project Name  
Project Address  
Project No.  
Drawing No.  
**A4.5**

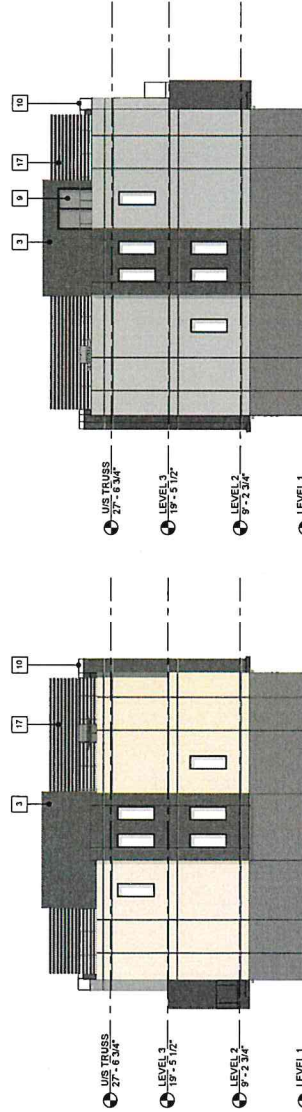
NOT FOR CONSTRUCTION



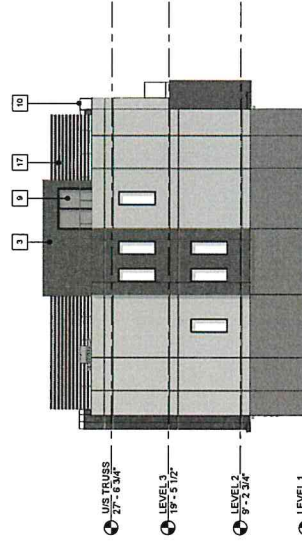
1 BLDG 11 FRONT  
1/8" = 1'-0"



2 BLDG 11 REAR  
1/8" = 1'-0"



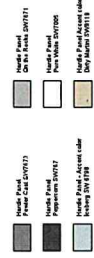
3 BLDG 11 L  
1/8" = 1'-0"



4 BLDG 11 R  
1/8" = 1'-0"

### MATERIAL KEYNOTE LEGEND

1. HARDFIELD (PEWTER CAST SW7873)
2. HARDFIELD (ON THE ROCKS SW7871)
3. HARDFIELD (PEPPER CORN SW7874)
4. HARDFIELD (PURE WHITE SW7893)
5. HARDFIELD (ACCENT COLOR - SEE ELEVATIONS) (JENSEN SW7874) (MARTIN SW7874)
6. ON DOOR (PEPPER CORN SW7874)
7. ENTRY DOOR - (JENSEN SW7874) (ALTERNATIVE) - (JENSEN SW7874)
8. WALKWAY FRAME - EXTERIOR BLACK - INTERIOR WHITE
9. SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
10. GUARDRAIL - W/ LAMINATED GLASS - BLACK
11. ENTRY CLOSET - (PEPPER CORN SW7874)
12. UNIT NUMBER - (PEPPER CORN SW7874) (ALUMINUM)
13. FLASHING - BLACK
14. HARDFIELD REVEAL - SATIN NICKEL ALUMINUM
15. DECORATIVE MATERIAL - (QUARTZ EXPOSED AGGREGATE) (TERRAZZO)
16. BACKYARD DOOR
17. ROOFTOP DECK PRIVACY SCREEN





THESE ELEVATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



**NEW TOWN**  
URBAN PLANNING  
GROUP  
1000 WEST 10TH AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.NEWTOWNURBANPLANNING.COM

Scale

Revision	No	Date	Description
1	15-05-15	15-05-15	ISSUED FOR DP
2	15-11-20	15-11-20	REASSUED FOR DP
3	15-03-06	15-03-06	REASSUED FOR DP

Project Name  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**

Project Address  
**1875 Shannon Lake Road  
West Kelowna, BC  
V9X 1C3**

Client  
**4030**

Architect  
**NEW TOWN**

Scale  
**1/8" = 1'-0"**

Sheet  
**A4.6**

Date  
**15-03-06**

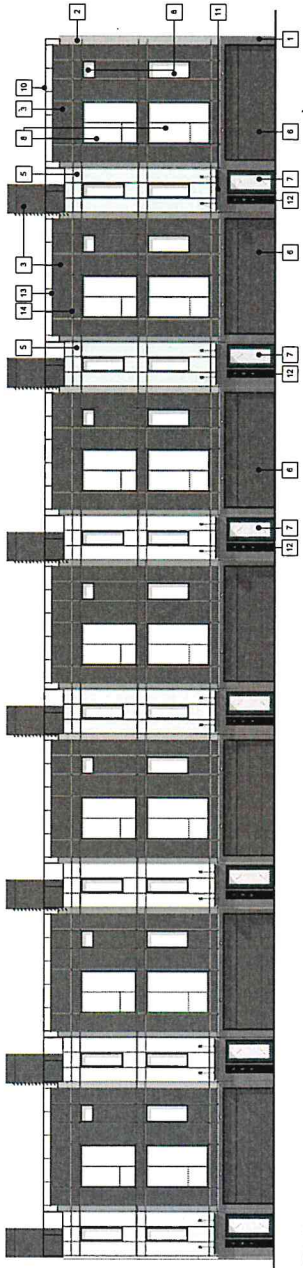
By  
**NEW TOWN**

NOT FOR CONSTRUCTION

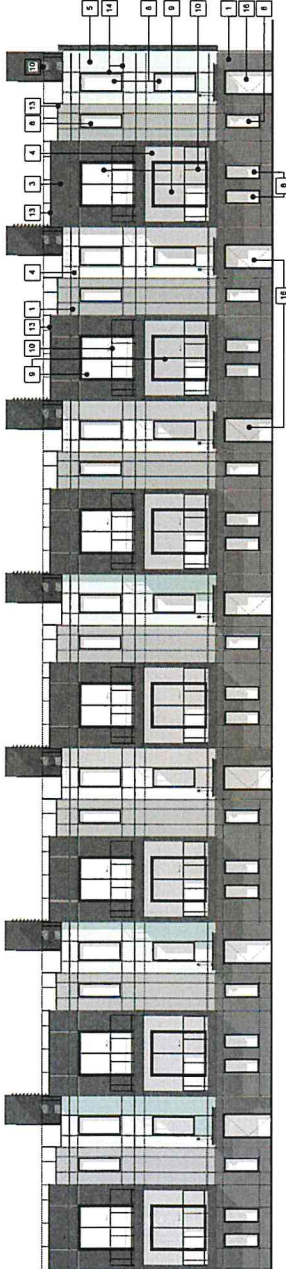
### MATERIAL KEYNOTE LEGEND

1. HARDF PANEL (PWTB) CAST SW7873
2. HARDF PANEL (ON THE ROCKS) SW7871
3. HARDF PANEL (PEPPERCORN) SW7874
4. HARDF PANEL (PURE WHITE) SW7875
5. HARDF PANEL (ACCENT COLOR - SEE ELEVATIONS) (PEPPERCORN) SW7874
6. ON DOOR (PEPPERCORN) SW7874
7. ENTRY DOOR - (MIDGO BATH) SW7873 (ALTERNATING) - (SOMMERSET) SW7875
8. WINDOW FRAME - (PEPPERCORN) SW7874 INTERIOR WHITE
9. SLIDING PATIO DOOR FRAME - (PEPPERCORN) SW7874 INTERIOR WHITE
10. GUARDRAIL W/ LAMINATED GLASS - BLACK INTERIOR WHITE
11. ENTRY CANOPY - (PEPPERCORN) SW7874
12. UNIT NUMBER - (FLYOUT MOUNT) BRUSHED NICKEL BY HILLMAN
13. FLASHING - BLACK
14. HARDF PANEL REVEAL - (SATHI) NICKEL ALUMINUM
15. DECORATIVE MATERIAL - QUARTZ EXPOSED AGGREGATE (TORCH ON)
16. BACKYARD DOOR
17. ROOFTOP DECK PRIVACY SCREEN

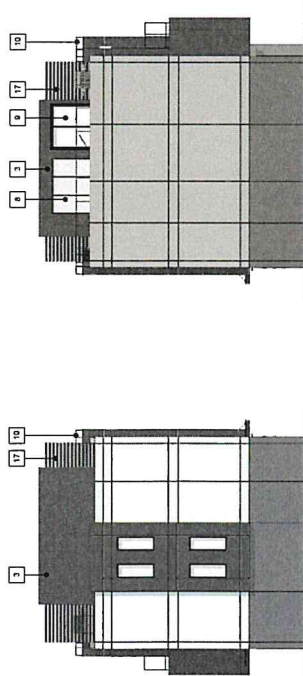
- Hard Panel - Accent Color  
Hard Panel - Pure White  
Hard Panel - Peppercorn  
Hard Panel - Brushed Nickel  
Hard Panel - Accent Color  
Hard Panel - Pure White  
Hard Panel - Peppercorn  
Hard Panel - Brushed Nickel



1 BLDG 12 FRONT  
1/8" = 1'-0"



2 BLDG 12 REAR  
1/8" = 1'-0"



3 BLDG 12 L  
1/8" = 1'-0"

4 BLDG 12 R  
1/8" = 1'-0"

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NEW YORK AND STATE ENGINEERING STANDARDS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.



**NEW TOWN**  
ARCHITECTS  
URBAN PLANNING  
DESIGN  
www.newtownarchitects.com

Scale

Revision	No	Date	Description
1	16-09-20	16-09-20	ISSUED FOR DP
2	16-11-20	16-11-20	REASSUED FOR DP
3	19-03-06	19-03-06	REASSUED FOR DP

Project Name  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**

Project Address  
**1975 Shannon Lake Road  
West Melbourne, FL  
32909**

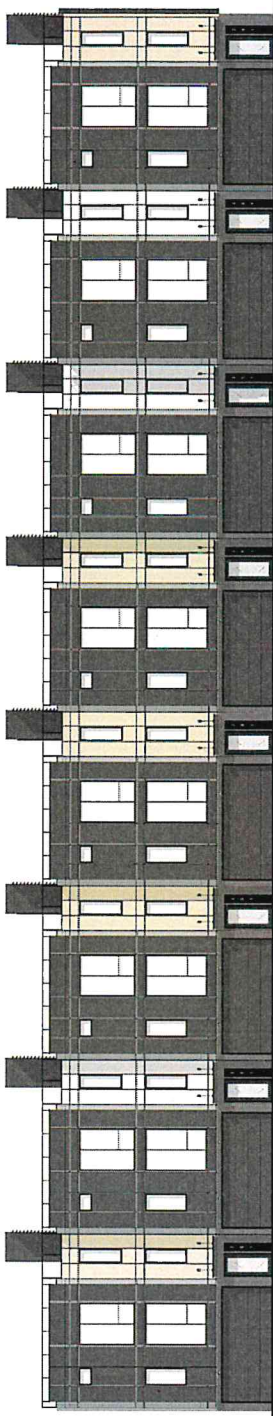
Project No.  
**4030**

Project Name  
**ELEVATIONS  
BLDG 13**

Project No.  
**A4.7**

Project Name  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**

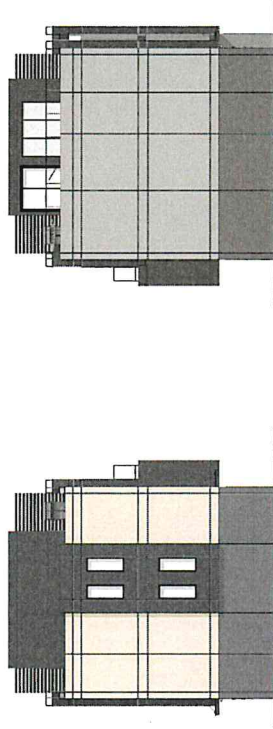
NOT FOR CONSTRUCTION



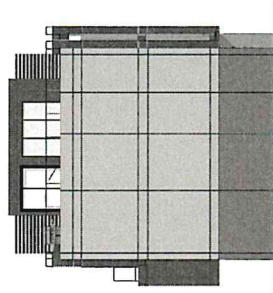
1. BLDG 13 FRONT  
1/8" = 1'-0"



2. BLDG 13 REAR  
1/8" = 1'-0"



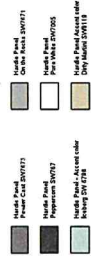
4. BLDG 13 L  
1/8" = 1'-0"



3. BLDG 13 R  
1/8" = 1'-0"

#### MATERIAL KEYNOTE LEGEND

1. HARDIE PANEL (PEWTER CAST SWATCH)
2. HARDIE PANEL (ON THE ROCKS SWATCH)
3. HARDIE PANEL (PEPPERCORN SWATCH)
4. HARDIE PANEL (PURE WHITE SWATCH)
5. HARDIE PANEL (ACCENT COLOR - SEE ELEVATIONS)
6. ON DOOR (PEPPERCORN SWATCH)
7. ENTRY DOOR - HARDIE PANEL (SWATCH ALTERNATING) - SAMSUNG SWATCH
8. WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
9. SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
10. GUARDRAIL W/ LAMINATED GLASS - BLACK
11. ENTRY CANOPY - (PEPPERCORN SWATCH)
12. UNIT NUMBER - FLOAT MOUNT BRUSHED NICKEL BY HILMAN
13. FLASHING - BLACK
14. HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
15. DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TORCH ON)
16. BACKYARD DOOR
17. ROOFTOP DECK PRIVACY SCREEN





ALL CONSTRUCTION AND MATERIALS TO BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
DESIGN  
www.newtownarchitecture.ca

Scale

Revision	No	Date	Description
1	15-03-20	ISSUED FOR DP	
2	15-11-20	REISSUED FOR DP	
3	15-03-06	REISSUED FOR DP	

Project Name  
**SHANNON LAKE**  
**TOWNHOUSE**  
**DEVELOPMENT**

Project Address  
1975 Shannon Lake Road  
Shannon Lake, BC  
V0N 1A0  
4030

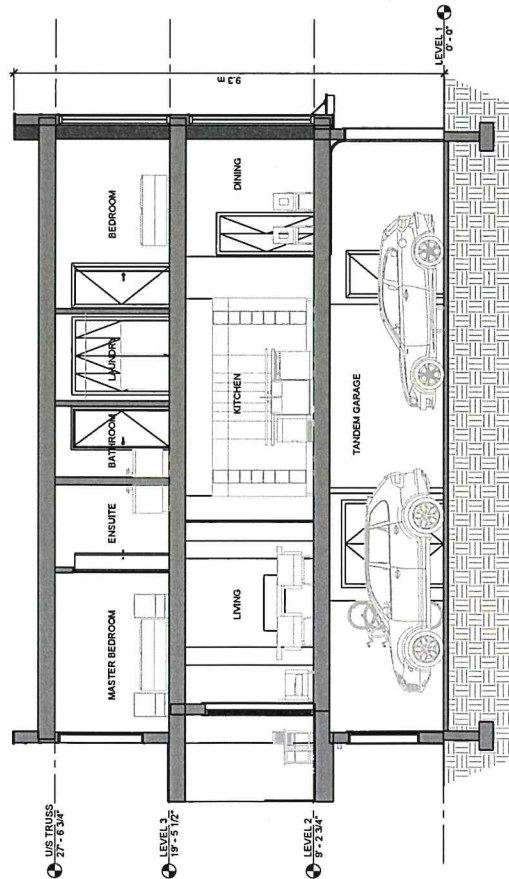
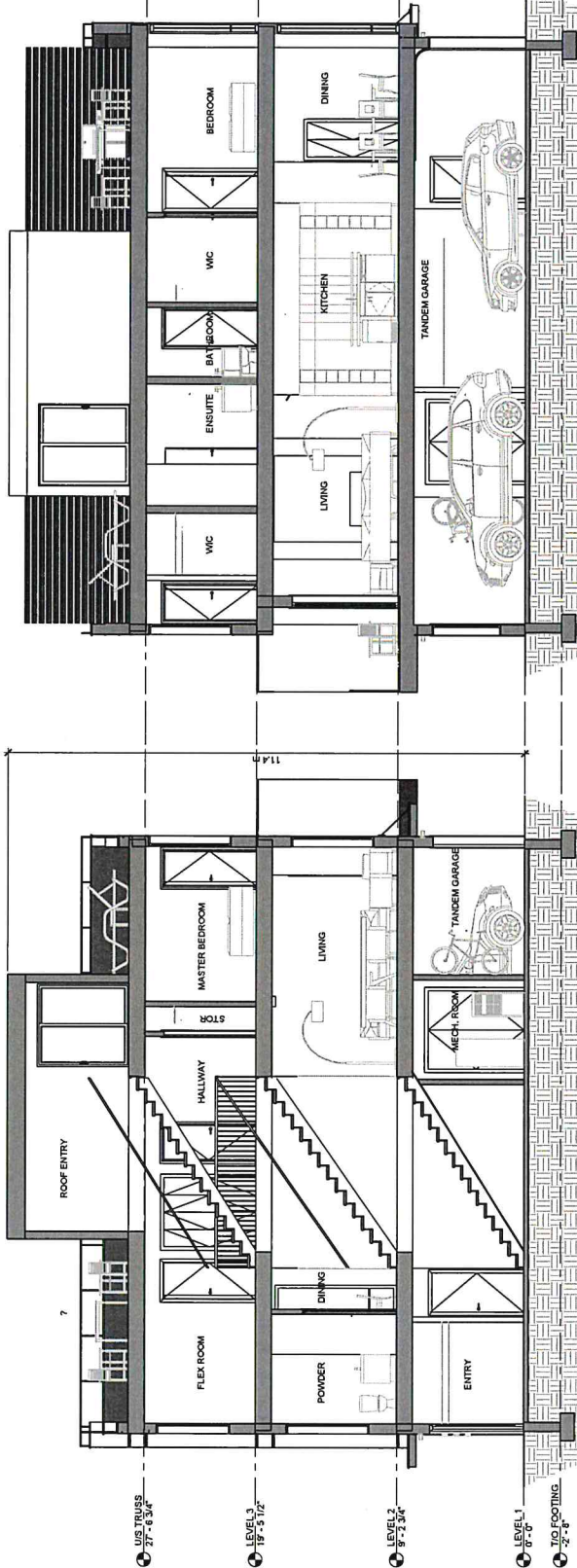
Drawing Set  
SECTION  
UNITS TYPE A

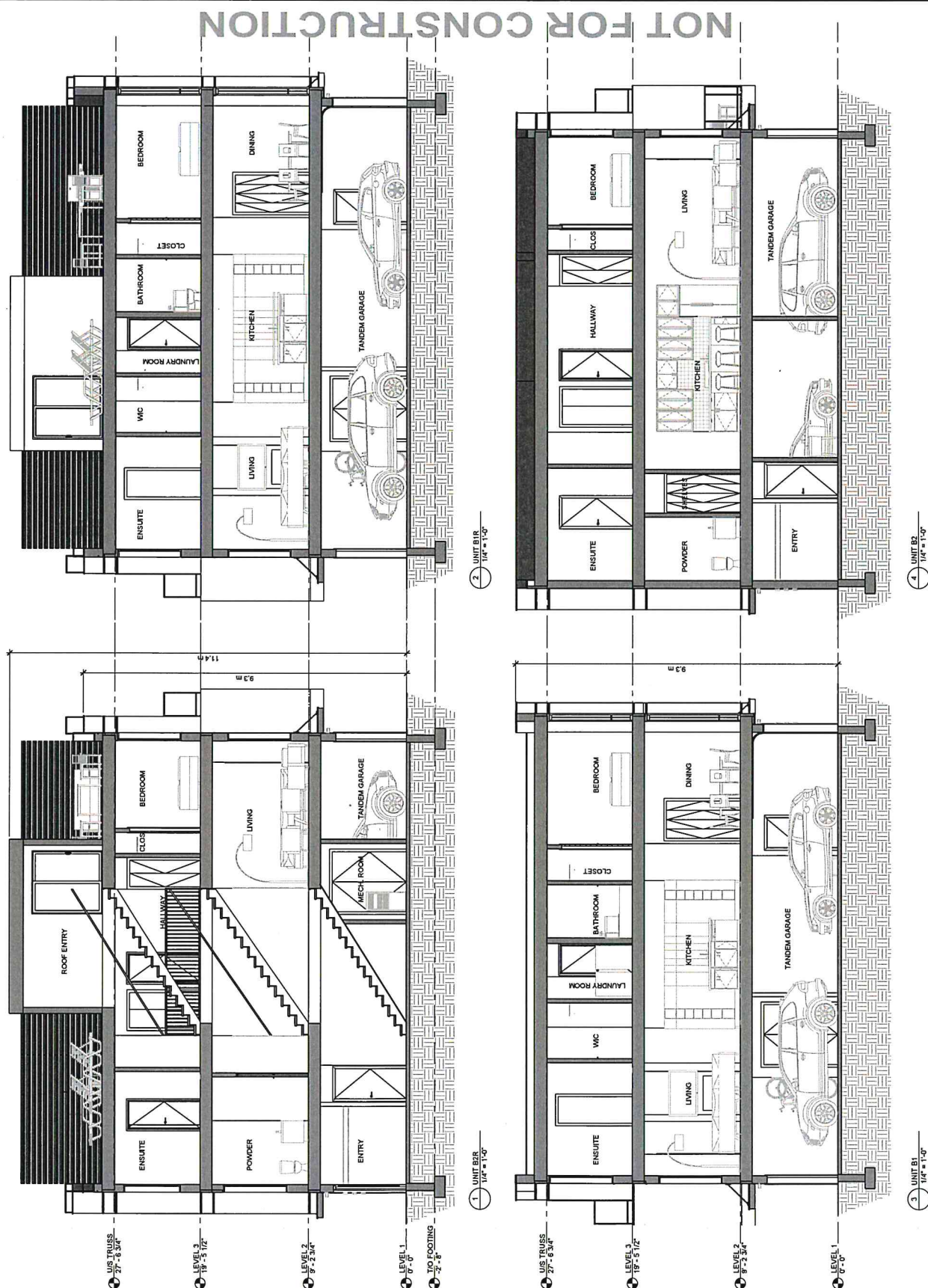
Scale  
1/4" = 1'-0"

**A5.1A**

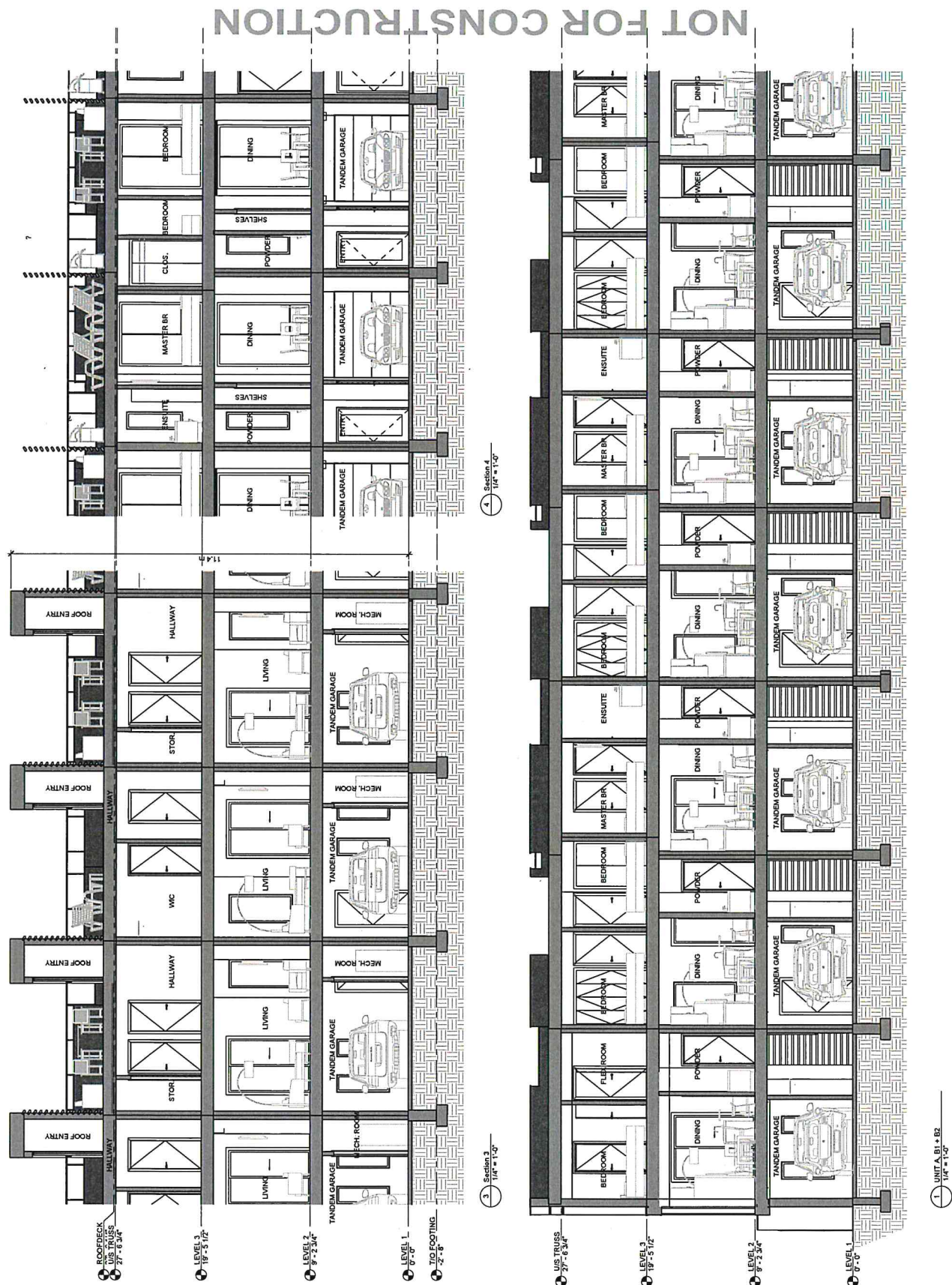
Sheet

NOT FOR CONSTRUCTION







[illegible]

THIS DOCUMENT IS THE PROPERTY OF NEW TOWN GRANT PLANNING CONSULTANTS LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF NEW TOWN GRANT PLANNING CONSULTANTS LTD. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD HARMLESS NEW TOWN GRANT PLANNING CONSULTANTS LTD. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY NEW TOWN GRANT PLANNING CONSULTANTS LTD. AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD NEW TOWN GRANT PLANNING CONSULTANTS LTD. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY NEW TOWN GRANT PLANNING CONSULTANTS LTD. AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.



**NEW TOWN**  
GRANT PLANNING  
CONSULTANTS LTD.  
1000 WEST 10TH AVENUE  
SUITE 100  
VANCOUVER, BC V6H 2G6  
TEL: 604-278-8888  
WWW.NTGC.COM

Scale

Revision	No	Date	Description
1	18.03.15	18.03.15	ISSUED FOR DP
2	18.11.20	18.11.20	RE-ASSUED FOR DP
3	19.03.05	19.03.05	RE-ASSUED FOR DP

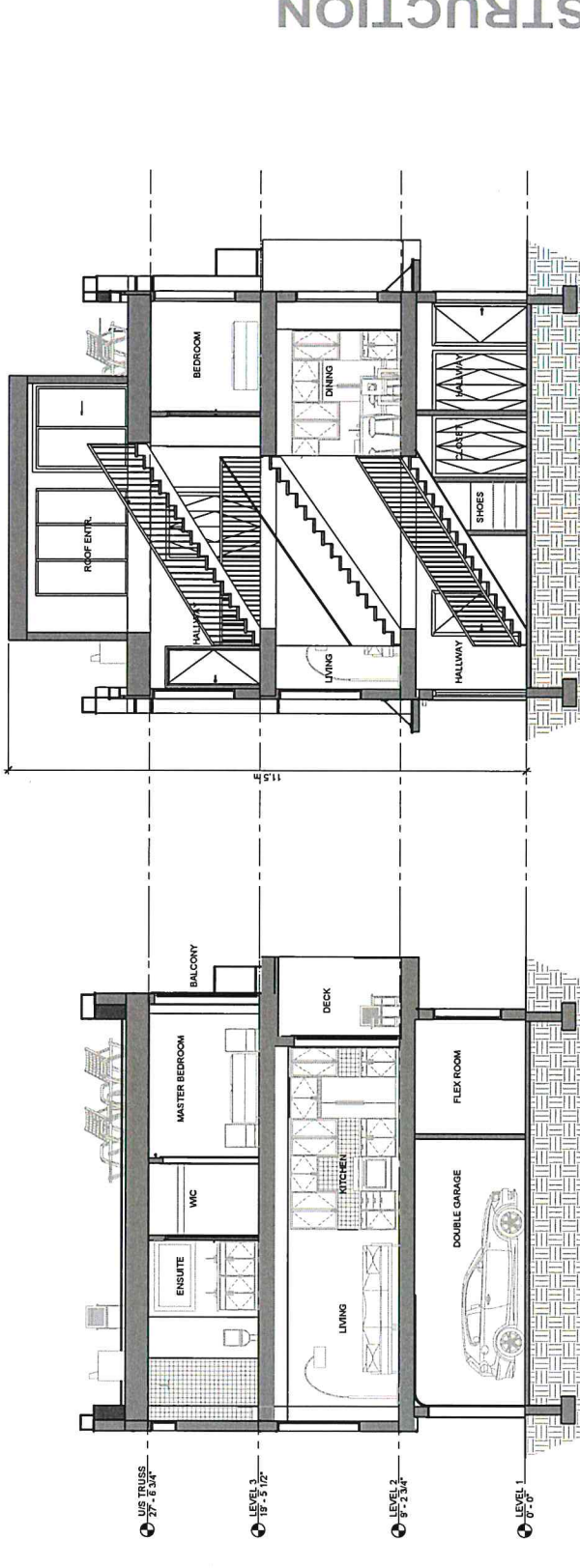
Project Name  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**  
Project Address  
1975 Shannon Lake Road  
West Kelowna, BC  
V4T 1A6  
Project No.  
4030  
Drawing No.  
SECTION UNIT  
TYPE C

SECTION UNIT  
TYPE C

**A5.4C**

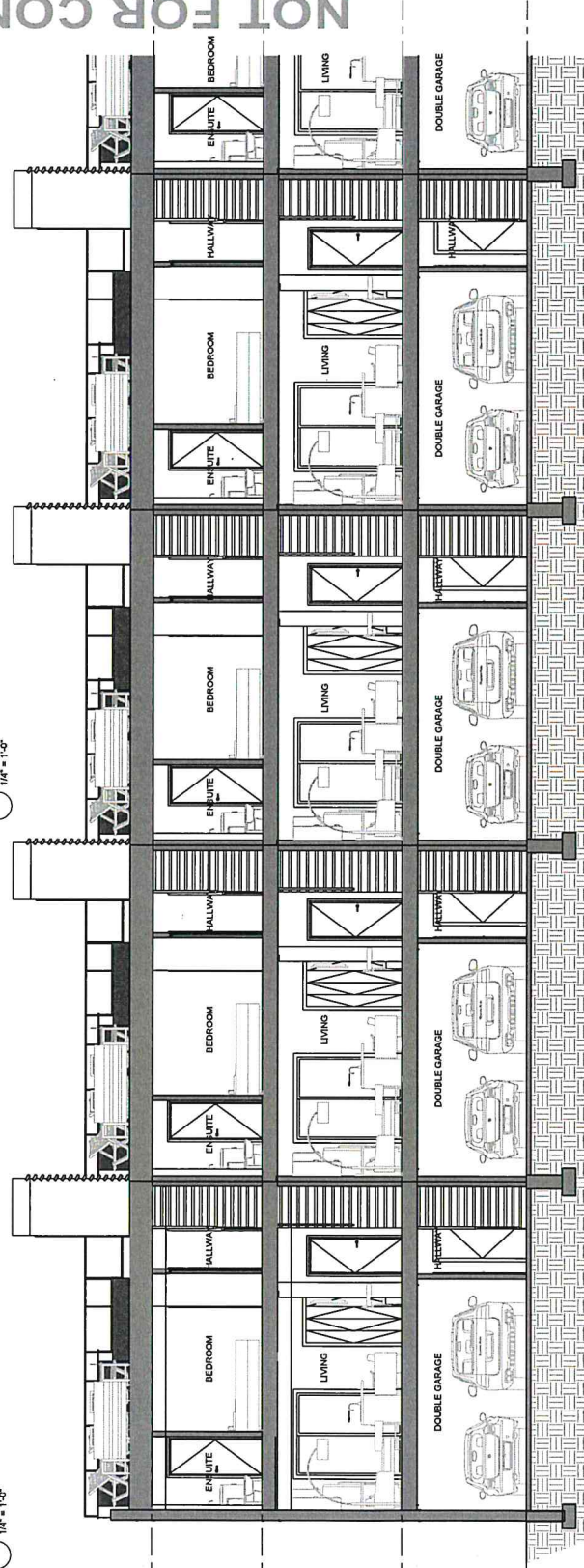
Project Name  
Project Address  
Project No.  
Drawing No.  
Scale  
Date  
Author  
Checker  
Approver

NOT FOR CONSTRUCTION



2. SECTION 2 UNIT C  
1/4" = 1'-0"

1. SECTION 1 UNIT C  
1/4" = 1'-0"



3. SECTION 3 UNIT C  
1/4" = 1'-0"





NOT FOR CONSTRUCTION



KEYPLAN - VIEW LOCATION

ALL CONTRACTORS ARE REQUIRED TO OBTAIN  
PERMITS FROM THE LOCAL GOVERNMENT  
COMPLIANCE WITH ALL BUILDING CODES AND  
REGULATIONS. THE CONTRACTOR SHALL  
BE RESPONSIBLE FOR OBTAINING ALL  
NECESSARY PERMITS AND APPROVALS.  
This drawing is for informational purposes only  
and does not constitute a contract. The  
contract shall be the final authority in all  
disputes. The drawing shall not be used  
for any other purpose without the written  
consent of the engineer.



**NEW TOWN**  
CREATIVE  
ENGINEERING  
CIVIL ENGINEERING  
www.newtowncreative.ca

Seal

Revision	No	Date	Description
1	18-11-29	REISSUED FOR DP	
2	18-03-26	REISSUED FOR DP	

Project Title  
**SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT**

Project Address  
1875 Shannon Lake Road  
West Kelowna, BC

Project No.  
4030

**DEVELOPMENT  
VIEW 1**

Author	L.A.	Drawn	L.A.
Checked		Reviewed	
Project		Scale	

**A9.1**

Sheet 1 of 1



ALL CONTINGENCIES ARE REQUESTED TO BE REVIEWED AND APPROVED BY THE CLIENT AND THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE LANDSCAPE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE LANDSCAPE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE LANDSCAPE.



**NEW TOWN**  
 ORGANIZATIONAL  
 CIVIL ENGINEERING  
 ARCHITECTURAL FIRM

Sheet

Revision	No	Date	Description
1	10-11-20	10-11-20	RECEIVED FOR DP
2	10-11-20	10-11-20	RECEIVED FOR DP
3	10-11-20	10-11-20	RECEIVED FOR DP
4	10-11-20	10-11-20	RECEIVED FOR DP
5	10-11-20	10-11-20	RECEIVED FOR DP
6	10-11-20	10-11-20	RECEIVED FOR DP
7	10-11-20	10-11-20	RECEIVED FOR DP
8	10-11-20	10-11-20	RECEIVED FOR DP
9	10-11-20	10-11-20	RECEIVED FOR DP
10	10-11-20	10-11-20	RECEIVED FOR DP

Project Name  
**SHANNON LAKE  
 TOWNHOUSE  
 DEVELOPMENT**  
 Project Address  
 1875 Shannon Lake Road  
 West Kelowna, BC  
 Project No.  
 4030

Development  
**DEVELOPMENT  
 VIEW 2**

Author	J.A.	Scale	1:1
Checker	J.A.	Scale	1:1
Reviewer	J.A.	Scale	1:1
Approved	J.A.	Scale	1:1

**A9.2**

Sheet 1 of 10

NOT FOR CONSTRUCTION



KEYPLAN - VIEW LOCATION





NOT FOR CONSTRUCTION



KEYPLAN - VIEW LOCATION



**NEW TOWN**  
URBAN PLANNING  
& DESIGN  
www.newtownplanning.com

Sheet

Revision	No.	Date	Description
1	18-03-06	REISSUED FOR DP	

Project Name	
Project Address	
Project No.	4030
Drawing No.	
Development	DEVELOPMENT
View	VIEW 3
Scale	
Author	
Checker	
Project Manager	
Client	
Project No.	4030
Sheet No.	A9.3
Project Name	





**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
[www.newtownservices.ca](http://www.newtownservices.ca)

Real

Revision		No	Date	Description
	1	19-03-06	RE-ISSUED FOR DP	

project title  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

project address  
975 Shannon lake road  
West Kelowna, BC

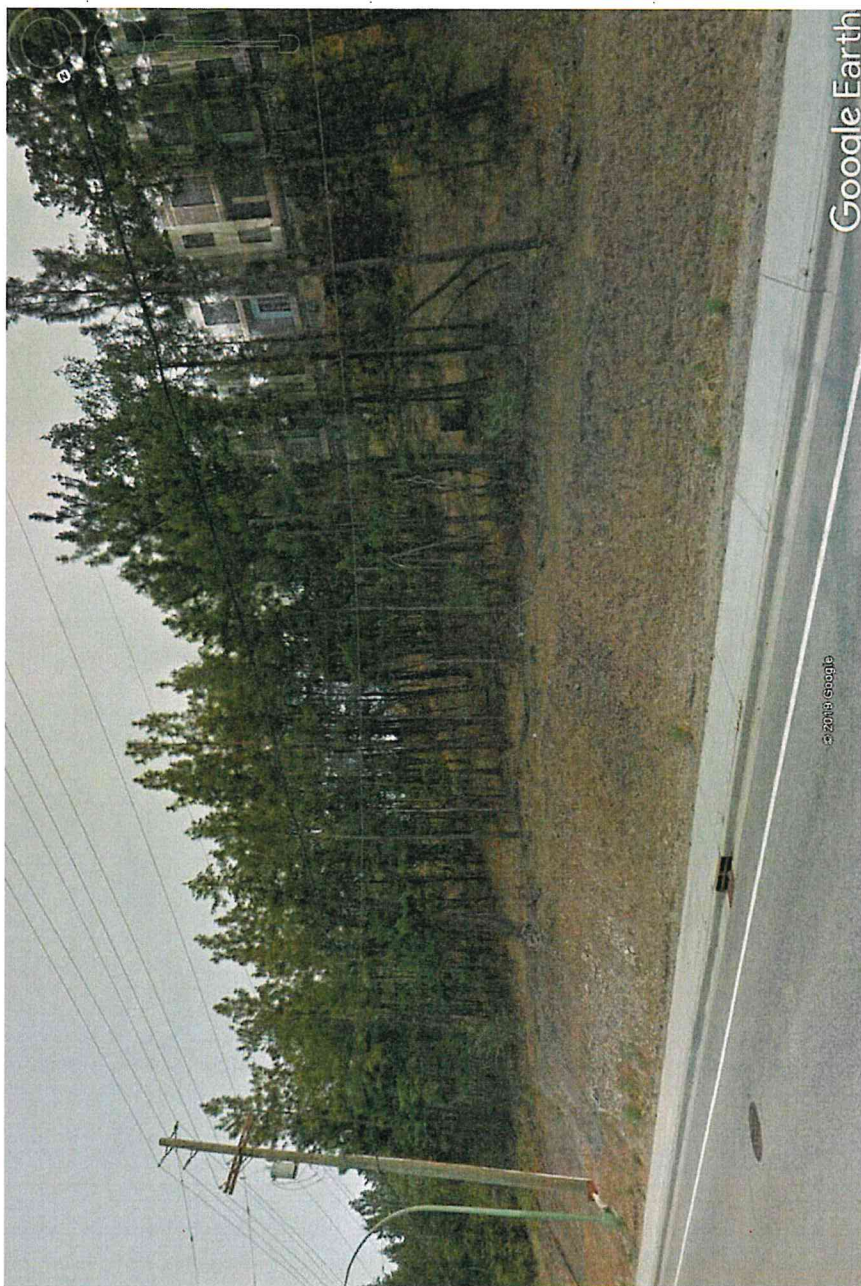
project no. 4030

DEVELOPMENT  
VIEW 4

[illegible]

## A9.4

AUG 23, 2016 5:20 PM 10:01 AM



KEYPLAN - VIEW LOCATION



# 1975 SHANNON LAKE ROAD TOWNHOUSES LANDSCAPE DEVELOPMENT PERMIT



2018.11.20

## INDEX OF DRAWING SHEETS

DRAWINGS SHEET TITLE	DRAWING SHEET NO.
COVER SHEET	L00
SITE PLAN	L01
SITE PLAN	L02
SITE PLAN	L03
LANDSCAPE DETAILS	L04

**ecora**  
ECORA ENGINEERING & RESOURCE GROUP LTD.  
1000 BAYVIEW AVENUE, SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B5  
Phone: 220-469-9737  
Web: www.ecora.ca

LK-18-159 L00 - L04







# LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- GRAVEL PATH
- SOD
- SHRUBS / GRASSES / PERENNIALS w/ GRAVEL MULCH
- COMMUNITY GARDEN
- EXISTING NATIVE HILLSIDE
- CONCRETE PAVING
- SAFETY SURFACE w/ PLAY EQUIPMENT
- BENCH (#)

## GENERAL NOTES:

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

## PLANT LEGEND

PLANT NAME	PLANT CODE	PLANT SIZE
Deciduous Tree	DT	10' x 10' x 10'
Shrub	S	6' x 6' x 6'
Grass	G	1' x 1' x 1'
Perennial	P	1' x 1' x 1'
Sod	SOD	1' x 1' x 1'
Gravel Mulch	GM	1' x 1' x 1'
Concrete Paving	CP	1' x 1' x 1'
Safety Surface w/ Play Equipment	SSPE	1' x 1' x 1'
Bench	B	1' x 1' x 1'

## REPRESENTATIVE PLANT LIST

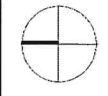
PLANT NAME	PLANT CODE	PLANT SIZE
Deciduous Tree	DT	10' x 10' x 10'
Shrub	S	6' x 6' x 6'
Grass	G	1' x 1' x 1'
Perennial	P	1' x 1' x 1'
Sod	SOD	1' x 1' x 1'
Gravel Mulch	GM	1' x 1' x 1'
Concrete Paving	CP	1' x 1' x 1'
Safety Surface w/ Play Equipment	SSPE	1' x 1' x 1'
Bench	B	1' x 1' x 1'

## REPRESENTATIVE IMAGES:



PROJECT: SHANNON LAKE TOWNHOMES, KELOWNA, B.C.  
CLIENT: NEW TOWN SERVICES

**ecora**  
571 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L8  
PHONE: 250-499-9737 WWW.ECORALCA



DESIGN	NO.	DATE	REVISION
DESIGN	01	11/09/18	RE-ISSUED FOR DEVELOPMENT PERMIT
CHECK	02	03/02/19	ISSUED FOR DEVELOPMENT PERMIT
DATE	03/02/19		
SCALE	1:500		

## SITE PLAN

LDP-02

Project No. LK-18-169-XSB





LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- GRAVEL PATH
- SOD
- SHRUBS / GRASSES / PERENNIALS w/ GRAVEL MULCH
- COMMUNITY GARDEN
- EXISTING NATIVE HILLSIDE
- CONCRETE PAVING
- SAFETY SURFACE w/ PLAY EQUIPMENT
- BENCH (8)

GENERAL NOTES:

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

PLANT LEGEND

SYMBOL	PLANT MATERIAL NAME	PLANT MATERIAL NAME
(Symbol)	Deciduous Tree	Deciduous Tree
(Symbol)	Shrub	Shrub
(Symbol)	Grass	Grass
(Symbol)	Perennial	Perennial
(Symbol)	Native Plant	Native Plant
(Symbol)	Gravel Path	Gravel Path
(Symbol)	Concrete Paving	Concrete Paving
(Symbol)	Safety Surface	Safety Surface
(Symbol)	Bench	Bench

REPRESENTATIVE PLANT LIST

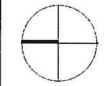
SYMBOL	PLANT MATERIAL NAME	PLANT MATERIAL NAME
(Symbol)	Deciduous Tree	Deciduous Tree
(Symbol)	Shrub	Shrub
(Symbol)	Grass	Grass
(Symbol)	Perennial	Perennial
(Symbol)	Native Plant	Native Plant
(Symbol)	Gravel Path	Gravel Path
(Symbol)	Concrete Paving	Concrete Paving
(Symbol)	Safety Surface	Safety Surface
(Symbol)	Bench	Bench

REPRESENTATIVE IMAGES:



PROJECT: SHANNON LAKE TOWNHOMES, KELOWNA, B.C.  
CLIENT: NEW TOWN SERVICES

**ecora**  
571 LAWRENCE AVE. KELOWNA, B.C. V1Y 6J9  
PHONE: 250-469-9757 WWW.ECORA.CA



NO.	DATE	REVISION
1	11/20/18	RE-ISSUED FOR DEVELOPMENT PERMIT
2	03/20/19	ISSUED FOR DEVELOPMENT PERMIT

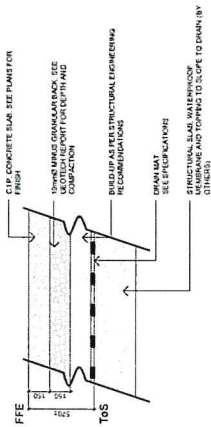
DESIGN: BD  
DRAWN: EL  
DATE: 03/20/19  
SCALE: 1:500

SITE PLAN

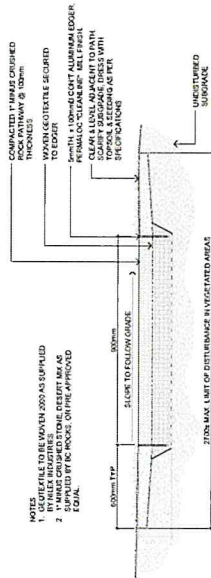
LDP-03

Project No. LK-18-159-XSB

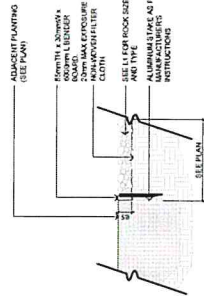




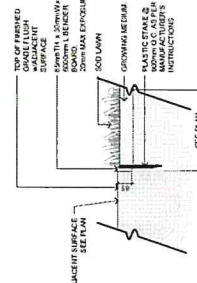
1	CONCRETE PAVING
L03	N.T.S.



2	GRAVEL PATHWAY
L03	N.T.S.



3	ROCK MULCH
L03	NTS

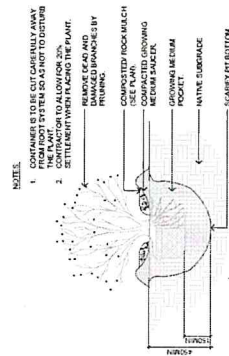


4  
L03

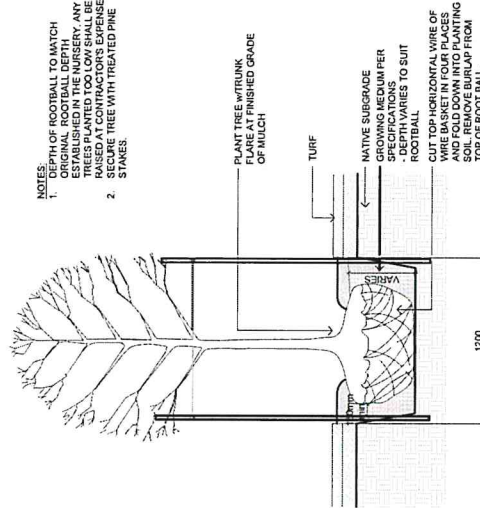
---

LAWN PLANTING

N.T.S.



5	SHRUB PLANTING
L03	N.T.S.



6	TREE PLANTING
L03	N.T.S.

**APPLICANT RATIONALE FOR VARIANCES (DP 18-29)****HEIGHT**

The homes are arranged in contemporary styled blocks along a walkable street. Private patios and balconies are offered in all homes and ridge side homes also have rooftop terraces. Sheltered stairways lead to the rooftop terrace thus triggering a height variance in the number of storeys. Although some jurisdictions don't count roof access as a storey, the West Kelowna Zoning Bylaw does not exempt these structures from the height calculation. A variance to allow a maximum height of 11.4 m will be required.

**LOADING SPACES**

The site plan has the loading spaces within the development property skirting the access road. This location, although not ideal, satisfies the bylaw requirement, is not visible from offsite property and is duly screened by the proposed townhomes from Shannon Lake Road. Amendment to the location is not practical. Finally it is understood that the draft Zoning Bylaw is addressing the inordinately high need for loading within multiple residential development. Please note, the City of Kelowna does not require any loading for multiple family residential developments.



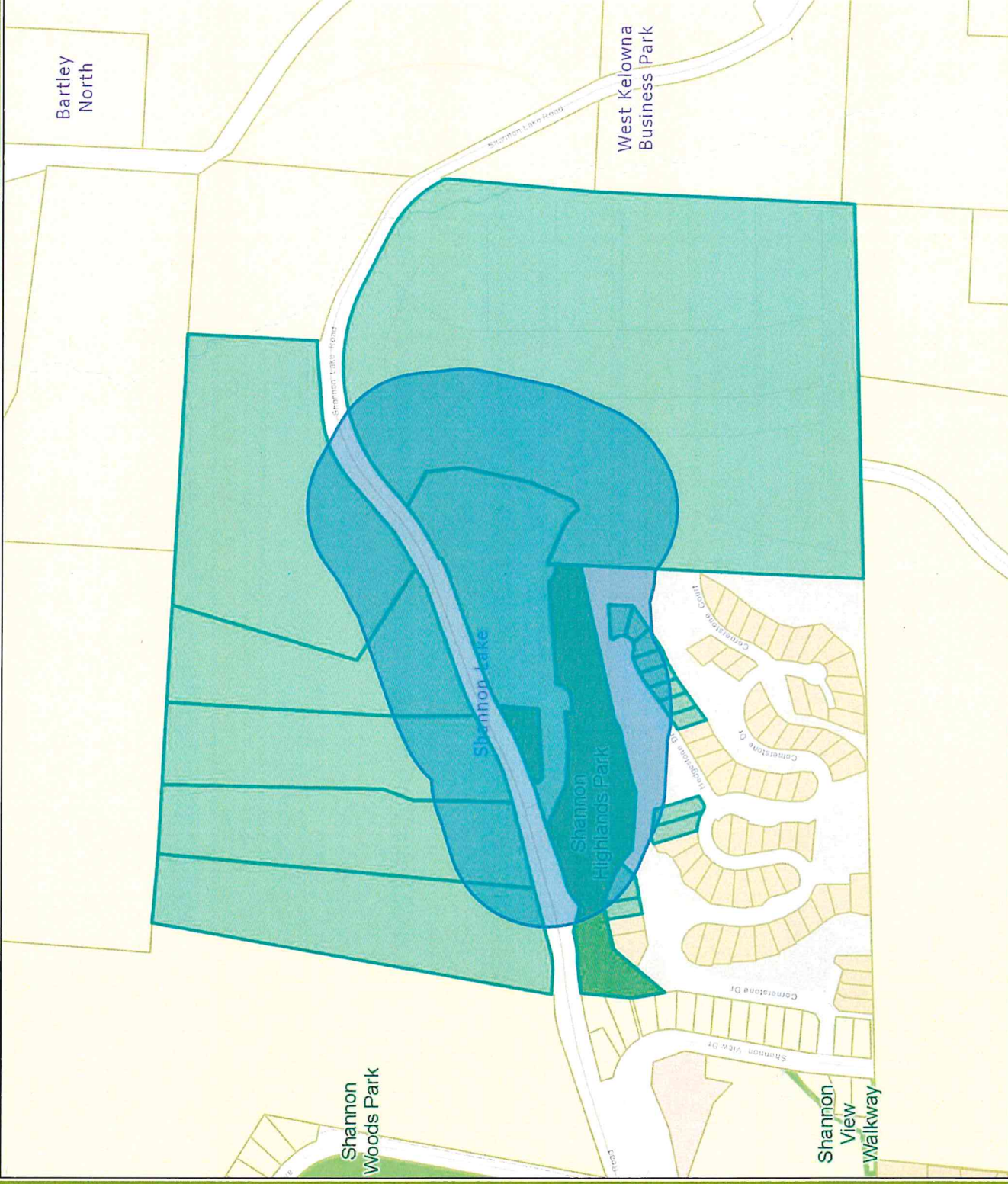
# DP 18-29 with Variances GIS Mail Notification Map



**Legend**  
**Landmarks**  
Cemetery  
City Hall  
Community Centre  
Dam  
Fire Hall  
Museum  
BaseMap Layers  
WK Admin Boundary  
Regional Admin Boundary  
Highway  
River / Stream  
Intermittent Stream  
Parcels  
Wastbody  
Lake Access  
Regional Park  
Municipal Park  
Westbank First Nation  
Lease  
Park  
Road Right-Of-Way  
Walkway  
Common Access  
Ownership  
Land Strata  
Building Strata  
Common Property  
Crown Land

Scale 1 : 5,561

Notes



This map has been produced by the City of West Kelowna's Geographic Information System. The data provided is derived from a variety of sources with varying levels of accuracy. The City of West Kelowna makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.

0 141 283 Meters

Map Projection: NAD\_1983\_UTM\_Zone\_11N  
© City of West Kelowna (2015)

Map Produced on: 4/24/2019 7:38:10 AM