



COUNCIL REPORT
Development Services
For the June 25, 2019 Council Meeting

DATE: June 17, 2019 File No. DP 18-42

TO: Jim Zaffino, CAO

FROM: Carla Eaton, Planner

RE: Application: Development Permit and Development Variance Permit
Legal: Lot A, DL 5058, ODYD, Plan EPP23944
Address: 2200 Majoros Road
Owners: Highstreet Carrington View Apartments Ltd. (Inc. No. BC1184368)
Agent: Chad Moen (Highstreet)

RECOMMENDED MOTION:

THAT Council authorize the issuance of a Development Permit (DP 18-42) to construct three (3) four-storey apartment buildings (186 units) with surface and underground parking and an attached community amenity building for Lot A, DL 5058, ODYD, Plan EPP23944 subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize a variance to City of West Kelowna Zoning Bylaw No. 0154 in accordance with the attached Site Plan and Site Amenity Plan, as follows:

- loading space specifications for multiple residential (s. 4.10.1(a)) specified in Table 4.10 be reduced from 7 spaces to 3 spaces; and
- minimum amenity space per unit (s. 10.11.5(g)) be varied to allow for a reduction in the overall amenity space requirement from 4,105 m² to 3,708 m²; and

THAT issuance of the Development Permit be withheld pending receipt of landscape and site signage security for the landscape plan in the amount of **\$405,226.25**; and

THAT prior to the issuance of the permit, the property owner will deposit a contribution in the amount of \$40,000.00 towards the City's future amenity improvements in Carate Park; and

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

RATIONALE

The recommended motion is based on the following considerations:

Development Permit

- The proposal provides alternative housing options through the provision of two-bedroom, one bedroom and bachelor units and increases residential density within the Westbank Centre neighbourhood, as encouraged by the OCP and Westbank Centre Revitalization Plan.
- Proposed development is intended as a purpose built rental which will add to rental options.

- The proposal is consistent with the Multiple Family and Intensive Residential Development Permit Guidelines contained in the OCP, where the building design includes a variety of architectural detailing and character, as well as a landscape plan that works to soften the transition from boulevard edge to building edge.
- The proposal conforms to the primary uses and regulations outlined in Zoning Bylaw No. 0154 for the R5 – Westbank Centre Multiple Residential Zone, including parking, parcel coverage, setbacks and density, with the exception of the following:

Amenity Space Variance

- The reduction in on-site amenity space is supported given the variety of other on-site amenities provided and the contribution to aid in park improvement at Carate Park (\$40,000) which is within walking distance of the development.

Loading Space Variance

- The variance request to decrease the loading spaces is supported given the residential use of the site and the elevator capacity that limits each building to one move at a time once the buildings are operational.

LEGISLATIVE REQUIREMENTS

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. Council has the authority under Part 14 (s. 490) of the *Local Government Act* to issue a development permit.

BACKGROUND:

Proposal

The applicant is seeking the issuance of a Development Permit to accommodate the construction of three (3) four-storey apartment buildings with an attached community amenity building with a roof top patio, as well as private balconies at 2200 Majoros Road (*Attachment 1 and 2*). The 186 units (133 - 2 bedroom, 51 - 1 bedroom, and 2 bachelor) will have both surface and below ground parking. The development includes a community garden for owners, electric vehicle charging stations, and fenced dog run. The private amenity building for the residents includes a fireplace lounge, business centre, fitness centre, dining or meeting room, and multi-purpose room.

This application also includes a proposed variance to the minimum amenity space and loading spaces. The applicant has provided a development construction plan in support of their proposal, as well as rationale for the proposed variances (*Attachment 3 and 4*).

Location & Surrounding Uses

The 16,597 m² (4.1 acre) subject property is located within the Westbank Centre Revitalization Plan area between Carrington Road and Majoros Road, with access from Majoros Road (*Context and Subject Property Maps - Attachment 5*). The subject property is zoned Westbank Centre Multiple Residential (R5) and surrounding land uses include:

- North - Lakewind strata development within the Westbank Centre Multiple Family Residential zone and the Carrington Ridge Apartments (DP 16-29) (R5);
- East - developed single family lots within the Single Detached Residential zone (R1);
- South – Neo development (DP 17-20) (R5), undeveloped Carate Park and developed duplexes within the Low Density Multiple Residential (R3) zone; and

- West - recently dedicated Majoros Pond Park and Smith Creek within the Parks and Open Space (P1) zone.

Legislation, Policy & Bylaw Review

Westbank Centre Revitalization Plan:

The subject property is situated at the outer edge of the Westbank Centre core where mixed use projects and higher residential densities are encouraged, along with diversity of housing types and tenures. The proposal is consistent with the policies and intent of this plan.

Official Community Plan (OCP) No. 0100:

The subject property is situated near two centrally located corridors and is within the 'Core Centre Multiple Family' Land Use Designation per the City's OCP. This designation is intended to provide higher density residential housing opportunities within walking distance to Westbank Centre as low to high rise apartments and other multiple housing forms. The proposed 186 unit multiple family development is consistent with the form and character multiple family development permit guidelines which include considerations for form and character, landscaping and remediation. The purpose of these guidelines is to ensure that development is attractive, incorporates a pedestrian scale, protects the natural environment and appropriately reflects the design values of the community.

Form & Character Review

The application proposes three (3) four-storey apartments that are arranged in parallel to the natural slope of the site to work with the natural topography and an increased front setback along Majoros Road. Each apartment has access from a common hallway area with separate building entrances. Buildings B and C are tied together with a common two (2) storey amenity space with a shared roof top patio on the third storey above the parkade entrance accessed from the main entry off Majoros Road. Building A has its own parkade with separate entrance off Majoros Road.

While the general form of these buildings are very similar to the Neo development (DP 17-20) at 2250 Majoros and the Carrington Ridge Building B (DP 16-29) at 3615 Carrington Road, Highstreet has attempted to alter some key aspects of the design so as to distinguish this site from the other two developments. Given concerns with the overall massing of the buildings and site, the applicants also made changes in an attempt to reduce the visual effect of the long connected buildings. These changes include the following architectural and design features:

- introduction of a new colour palette to provide some colour contrast;
- raised fins at key points on the building façade to break flat sections of wall and add depth;
- horizontal overhangs and raised flat roof sections to accentuate the roof line corners,
- use of glass railings to differentiate the fourth floor;
- use of longer windows and contrasting material finish to distinguish the amenity building from Buildings B and C;
- a lowered amenity building roof line to accommodate a roof top patio with a wood trellis that matches features at the building entrances to break up the roof lines;
- use of cultured black rundle alpine ledgestone cladding along the ground floor level and at the main entries; and
- use of horizontal and vertical cedar texture siding rather than just all smooth panel finish.

The building materials and colour scheme are comprised of two palettes: cavern clay with a light and dark grey, and a smokey blue with light and dark grey (Figures 1 to 4). They combine

smooth hardie panel siding, as well as horizontal and vertical cedar texture siding, to create contrasting bands along the buildings and to distinguish the amenity building. (*Attachment 6 – Exterior Finishes*). The entrance and base of the building is accented with black rundle cultured ledgerstone and natural stained cedar is used for the roof top patio trellis and at the entrances, with contrasting black hand railing and reveals along the bottom three storey and glass railing along the fourth floor (see Figure 2). The cast in place concrete retaining wall fronting Building B and C will have a horizontal board architectural finish as a design feature to tie it to the similar building finishes. The colour scheme and design proposes high quality building materials and a design that is consistent with other buildings in the immediate neighbourhood and will ensure an aesthetic standard that is consistent with the Guidelines.



Figure 1 – Renderings showing building form and character (Building C - front and side elevation)



Figure 2 – Renderings showing building form and character (Building B - front and side elevation)



Figure 3 – Renderings showing building form and character (Building A - front and side elevation)

Should Council not support the proposed form and character elements, Council may wish to postpone consideration of the DP and direct the applicant to redesign the site in accordance with specific development permit guidelines (see Alternate Motion 1).

Landscaping & Remediation

The proposed landscaping meets the Development Permit Guidelines. The plan includes 78 new trees primarily at the perimeter of the property with a few select trees along the building to improve the overall aesthetic qualities of the development by providing screening between the proposed development and adjacent multiple family and single family homes (*Attachment 1*). Shrubs, perennials, and grasses are also proposed around buildings, in front of and between the retaining walls, parking and loading spaces, and the access roads/driveways (Figure 5). A ground oriented site sign has been included as part of a landscaped entry feature to help signal the transition from public to private space. The design has incorporated consideration for snow deposition areas, as well as adequate screening and access to garbage/recycling areas. The community garden area is located between two parking areas and low retaining walls which are softened by adjacent landscaping. The applicants added additional landscaped areas and larger trees to the gently sloped area fronting Majoros Road to augment a number of existing trees to create a visual buffer from the road and adjacent residences (Figure 6). The western property boundary along Majoros Pond Park will be fenced with a 1.2 m (4 ft) black chain link fence as per the Zoning bylaw requirement. The remainder of the site will be fenced with a 1.2 m post and rail fence in cedar coloured stain with the exception of the area along Majoros Road which is not fenced.



Figure 4 – Amenity Building (Patio Trellis)

The total landscape security is estimated at \$405,226.25 (\$324,181.00 X 125%). 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, as well as site signage and line painting.



Figure 5 – Landscape Plan (perimeter and internal planting with focused plantings from Majoros Road)



Figure 6 – Rendering of Proposed Landscaping from Majoros Road

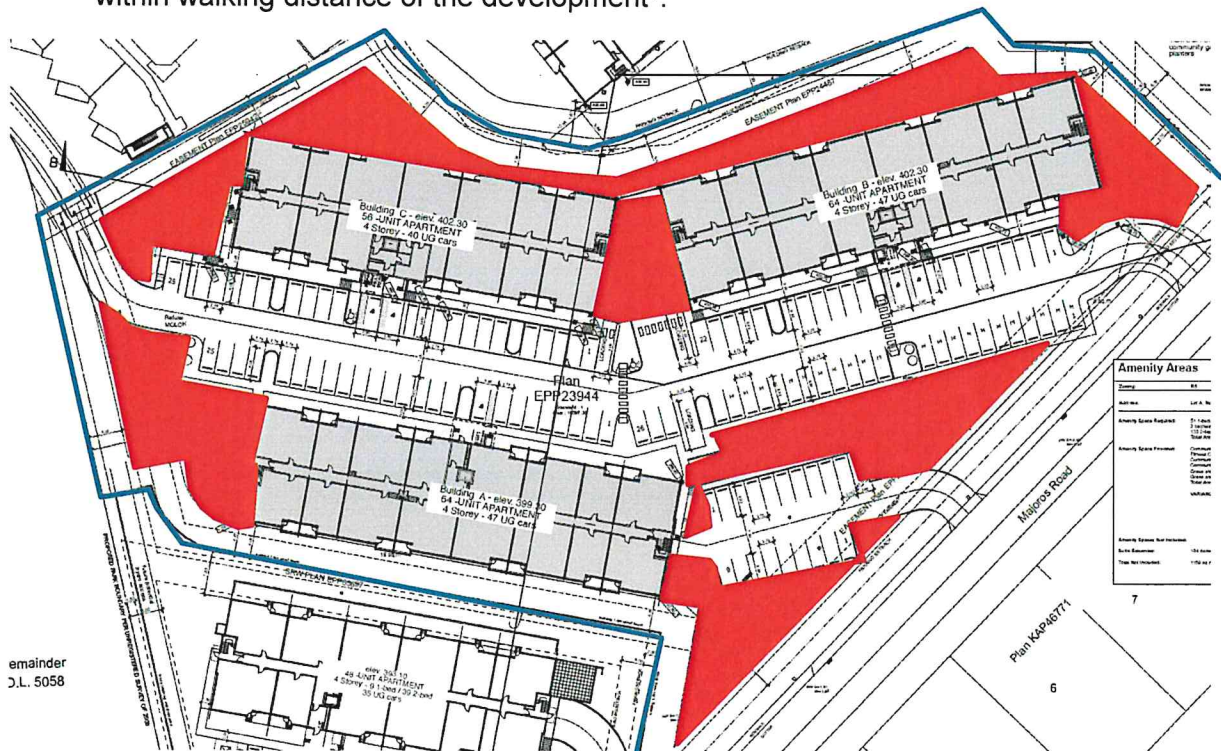
Zoning Bylaw No. 0154:

The proposal conforms to the primary uses and regulations outlined in Zoning Bylaw No. 0154 for the R5 – Westbank Centre Multiple Residential Zone, including parking, parcel coverage, setbacks and density, with the exception of the following variances for amenity space and loading space:

Amenity Space Variance:

Section 10.11.5(g) of the City of West Kelowna Zoning Bylaw No. 0154 specifies the minimum amenity space per unit for bachelor, one bedroom and two bedroom units, where the total required space with 2 bachelor units, 51 one bedroom units and 133 two bedroom units is 4,105 m² (See data table - Attachment 7).

- The proposed development was able to provide 3,708 m² of amenity space (see Figure 7 below and Attachment 7), which is 397 m² or 10% short of the required amenity space. As such, the applicant is requesting a reduction in the required total amenity space. The applicant has noted that the location of the development with other nearby amenities, as well as the other on-site amenities will compensate for the reduced amenity space (Attachment 4).
- Although not required by the City, the developer has also proposed a \$40,000 contribution towards playground improvements at Carate Park to aid with amenities within walking distance of the development¹.



move in period is when the buildings are new and initially leased out. Thereafter, they schedule moves in 1 ½ hour intervals based on the limited use of the elevator. They note that having more loading spaces would be of no benefit since there is only one elevator per building (Attachment 4).

Table 1 – Parking Summary

Type of Parking	Required Spaces	Spaces Provided
Bicycle Parking	93 Class I / 19 Class II	100 Class I / 20 Class II
Standard Parking Space	219 (includes accessible spaces)	230 (includes accessible spaces)
Visitor Parking Space	22	22
Accessible Parking Space	6	8 (5 surface/3 underground)
Total Vehicle Parking	241	252 (118 surface/134 underground)
Loading Spaces*	7	3*

*Note: Variance Requested for Loading Space Requirement

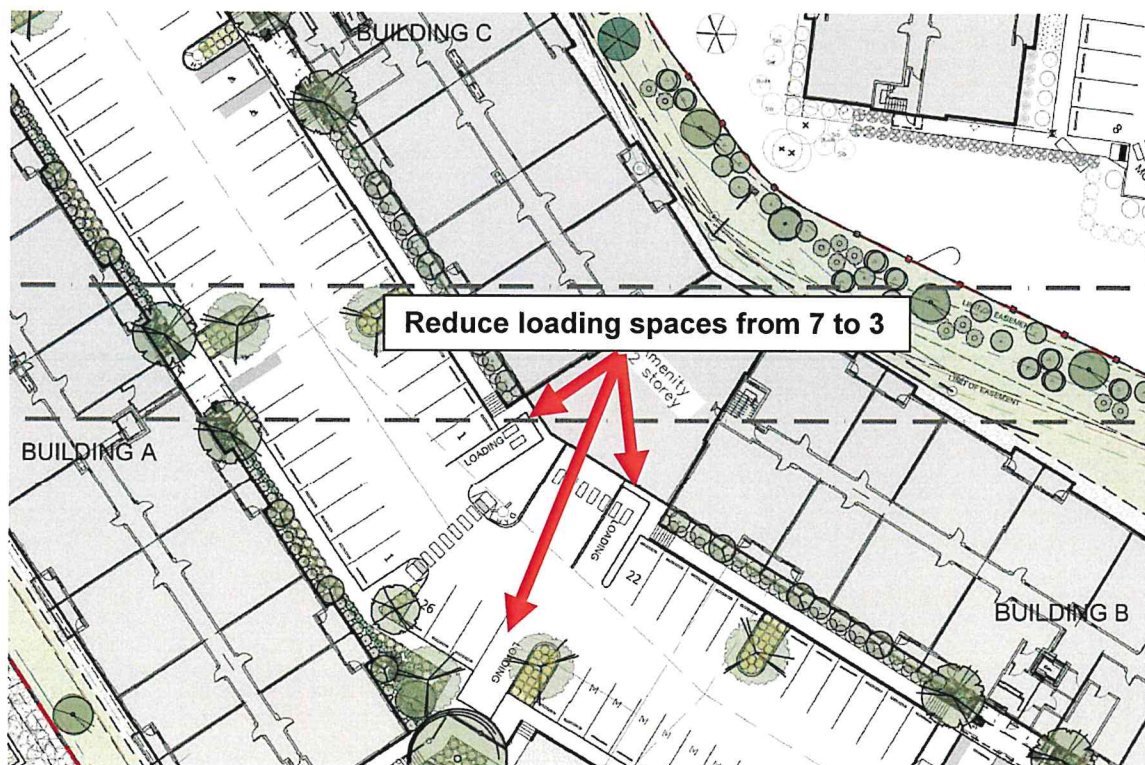


Figure 9 – Loading Space Variance Detail

Support for the variance is based on an understanding that the proposed apartment use is quite different from commercial use and related loading requirements which is being reviewed as part of the Zoning Bylaw review. Should Council not support the proposed loading space variance, Council may wish to postpone consideration of the DP and direct the applicant to redesign the site to meet the bylaw requirements (see Alternate Motion 2).

Technical Review

This application was referred to key technical agencies and departments for their review. Staff have worked with the applicant to ensure that the issues identified during the referral process that will affect the development permit and variances have been addressed.

Traffic Impact Assessment:

The Traffic Impact Assessment and review identified that the proposed development added to the need for required improvements at the Gellatly/Carrington Road intersection. As part of the future building permit process, the applicant will be required to pay a cash in lieu contribution towards 16% of the construction costs which represents the developments proportional impact to the intersection. There are no other recommended off-site improvements associated with the proposed development.

Emergency Access:

The applicants have proposed an emergency access route through the site from Majoros Road at their main entrance to exit to the north through an existing lane on the adjacent Lakewind property to exit onto Carrington Road. The applicant is working with the City to ensure the emergency access is designed in accordance with B.C. Building Code and meets the expectations of the Fire Department (width, obstruction, geotechnical). Alternately, if the proposed through route to exit via the adjacent property to the north is not viable and a turnaround is required, the applicant will be required to amend this Development Permit to address the potential building, landscaping and infrastructure changes.

Servicing:

The Servicing Report confirms that the site can be adequately serviced and that there are no additional off-site improvements required. The applicant has in-stream servicing and building permit applications that will address the final design detail.

Geotechnical Investigation:

The Geotechnical Investigation reports and memos confirm that the site is suitable for the proposed development. The geotechnical comments provide safe setbacks from existing infrastructure, as well as drainage recommendations. The building permit process will address the final design detail for all buildings, stormwater connections and associated retaining wall structures over 1.2 m in height.

Environmental Management:

The proposed development lies within a Terrestrial and Aquatic Development Permit Area adjacent to Smith Creek and Majoros Pond Park. However, the previous park dedication has protected the sensitive environmental areas and the plan has confirmed that adequate sediment and erosion control measures are in place to protect these values (*Attachment 1 – Erosion and Sediment Control Plan*).

Public Notification

In accordance with the *Local Government Act*, letters were sent to all property owners and their tenants (322 notices) within 100 metres of the subject property (*Attachment 8*) and a Notice of Application sign has been placed on the subject property in accordance with the Development Applications Procedures Bylaw No. 0260. As of the date of this report, one submission has been received from the public which is generally against development of the site.

ALTERNATE MOTIONS:

- 1) **THAT** Council postpone the issuance of Development Permit (DP 18-42).

Council may wish to postpone the issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with City's Zoning Bylaw and Official Community Plan Development Permit guidelines. Council is requested to provide direction on any specific concerns with the proposed form and character elements. If the

proposal was revised to address any major form and character elements such as a reduction in building massing, building orientation, or the structural roofline, the revised design and the Development Permit would require further consideration of Council.

2) **THAT** Council postpone the issuance of Development Permit (DP 18-42).

Council may wish to postpone the issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with City's Zoning Bylaw so as to avoid the proposed variances. If the proposal was revised to avoid the proposed variances, the site plan and proposed building would have to be redesigned and the Development Permit would require further consideration of Council.

Respectfully submitted,



Carla Eaton
Planner



Bob Dargatz
Development Manager



Brent Magnan
Planning Manager



Nancy Henderson
GM of Development Services

Powerpoint: Yes ☒ No ☐

Approved for Agenda


Jim Zaffino, CAO

June 20, 2019
Date

Attachments:

1. Development Permit (26 pages)
2. Applicant Proposal Summary, letter received Dec 31, 2018 (3 pages)
3. Development Construction Plan (2 pages)
4. Applicant Request for Variances, letter dated May 15, 2019 (5 pages)
5. Context and Subject Property Maps (2 pages)
6. Exterior Finishes (3 pages)
7. Amenity Area Summary (1 page)
8. Public Notification Map (1 page)

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CITY OF WEST KELOWNA
DEVELOPMENT PERMIT WITH VARIANCES
DP 18-42

TO: Highstreet Carrington Ridge Apartments Ltd. (Inc. No. BC1078279)
702 – 1708 Dolphin Avenue
Kelowna, BC V1Y 9S4

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 5058, ODYD, Plan EPP23944 (2200 Majoros Road)

3. **This Permit allows for the development of three (3) four-storey apartment buildings (186 units in total) with underground parkade levels and an attached community amenity building in the Multiple Family and Intensive Residential (DPA 3) Development Permit Area. The application includes a Variance request to reduce the number of required loading spaces from 7 loading stalls to 3 loading stalls, and to reduce the required amenity space by 397 m² from 4,105 m² to 3,708 m². This permit is subject to the following conditions and related Schedules:**
 - a. Dimensions and siting of the buildings to be constructed on the land in accordance with Schedule 'A';
 - b. Exterior design and finish of the buildings to be in accordance with Schedule 'B';
 - i. Retaining walls fronting Building B and C in architectural finished concrete with horizontal board pattern to a maximum height of 1.8 m; and
 - ii. Retaining walls and steps adjacent to community garden as cast in place unfinished concrete ranging in height from 0.45 m to a maximum of 1.2 m;
 - c. Landscaping, site signage and line painting to be in accordance with Schedule 'C';
 - d. All construction activities to be conducted on the land in general accordance with Schedule 'D' and the following reports:
 - i. Functional Servicing Report, prepared by Grade, dated December 13, 2018;
 - ii. Carrington Ridge Traffic Impact Assessment Update, prepared by D.C. Dean Associates Inc., dated November 16, 2018; and
 - iii. Environmental Protection Plan, prepared by EBA, dated September 14, 2005;
 - iv. Reports prepared by Interior Testing Services Ltd.:
 - a. Geotechnical Investigation, dated November 26, 2018; and
 - b. Geotechnical Memo – Field Report Re: Preliminary Geotechnical Comments – Existing Fire Lane, dated June 5, 2019.
 - e. That the following variances to City of West Kelowna Zoning Bylaw No. 154 in accordance with the attached Site Plan and Site Amenity Plan be included as part of this Development Permit:
 - i. That the loading space specifications for multiple residential (s. 4.10.1(a)) specified in Table 4.10 be reduced from 7 spaces to 3 spaces; and
 - ii. That the minimum amenity space per unit (s. 10.11.5(g)) be varied to allow for a reduction in the overall amenity space requirement from 4,105 m² to 3,708 m².
4. The City acknowledges that prior to the issuance of this permit the property owner will deposit a contribution in the amount of \$40,000.00 towards the City's future amenity improvements in Carate Park.

Security

5. As a condition of the issuance of this permit, the property owner shall deposit 125% of the cost estimate for the landscaping (\$405,226.25 = \$324,181.00 x 125%) as performance security to ensure installation of the required landscape plantings, as well as identified site signage/line painting in accordance with the City's Development Application Procedures Bylaw No. 260.
6. The City of West Kelowna will hold the security outlined above, to ensure that the development is carried out in accordance with this Permit and is refundable upon completion of the landscaping and site signage/line painting to the satisfaction of the City. 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 by its servants, agents or contractors use the security to carry out the work or remediate any undeveloped portions of the site to restore a natural landscape. A professional rehabilitation plan may be required to restore the site.

General Terms

7. As the number of standard parking spaces for the site has been provided for an apartment use only, the Community Amenity Building is restricted to private use only.
8. Emergency Access through the site must be addressed as a condition of future Building Permit. If the proposed through route to exit via the adjacent property to the north is not viable and a turnaround is required, the applicant will be required to amend this Development Permit to address the potential building, landscaping and infrastructure changes.
9. 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.
10. If this Development Permit has not been issued within one year from approval, Development Permit with Variance DP 18-42 shall be deemed to have been refused and the file will be closed.
11. **This Permit is not a Building Permit.**
12. 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 _____, 2019

Signed on _____

City Clerk

As received on _____, there is filed accordingly an initial Irrevocable Letter of Credit or Bank Draft deposit in the amount of \$405,226.25.

As received on _____, there is received accordingly a Cash or Bank Draft deposit in the amount of \$40,000.00.

I hereby confirm that I have read and agree with the conditions of Development Permit with Variances DP 18-42 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 _____

Schedules:

Schedule A:

1. Drawings prepared by WD Fisher Architect (2 pages):
 - a. Site Plan
 - b. Site Sections

Schedule B:

1. Drawings prepared by Highstreet (5 pages)
 - a. Renderings
2. Drawings prepared by WD Fisher Architect (6 pages):
 - a. Building A – North and East Elevations/ West and South Elevations – Colour
 - b. Building B – South and East Elevations/ West and North Elevations – Colour
 - c. Building C – South and East Elevations/ West and North Elevations – Colour

Schedule C:

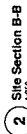
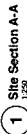
1. Drawings and estimate, prepared by WSP (7 pages):
 - a. Preliminary Cost Estimate for Landscaping
 - b. Landscape Plan and Details, Drawings LDP 1 to LDP 6
2. Drawings prepared by WD Fisher Architect (2 pages) :
 - a. Site Plan - Amenity Area
 - b. Site Plan - Site Signage

Schedule D:

1. Drawings prepared by Grade (3 pages) :
 - a. Post Development Contour Plan
 - b. Erosion and Sediment Control Plan
 - c. Site Lighting Plan

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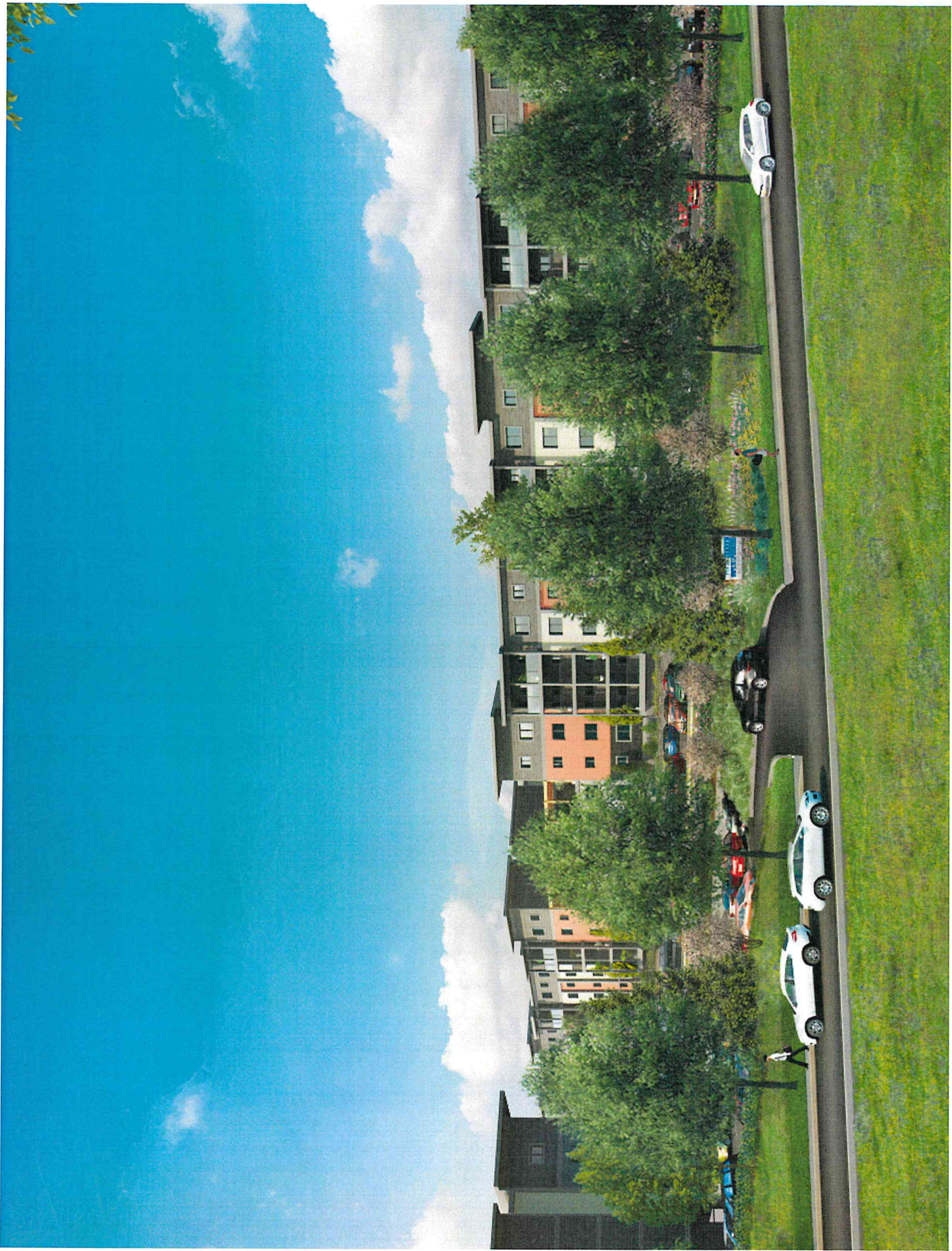
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CARRINGTON VIEW BUILDING C

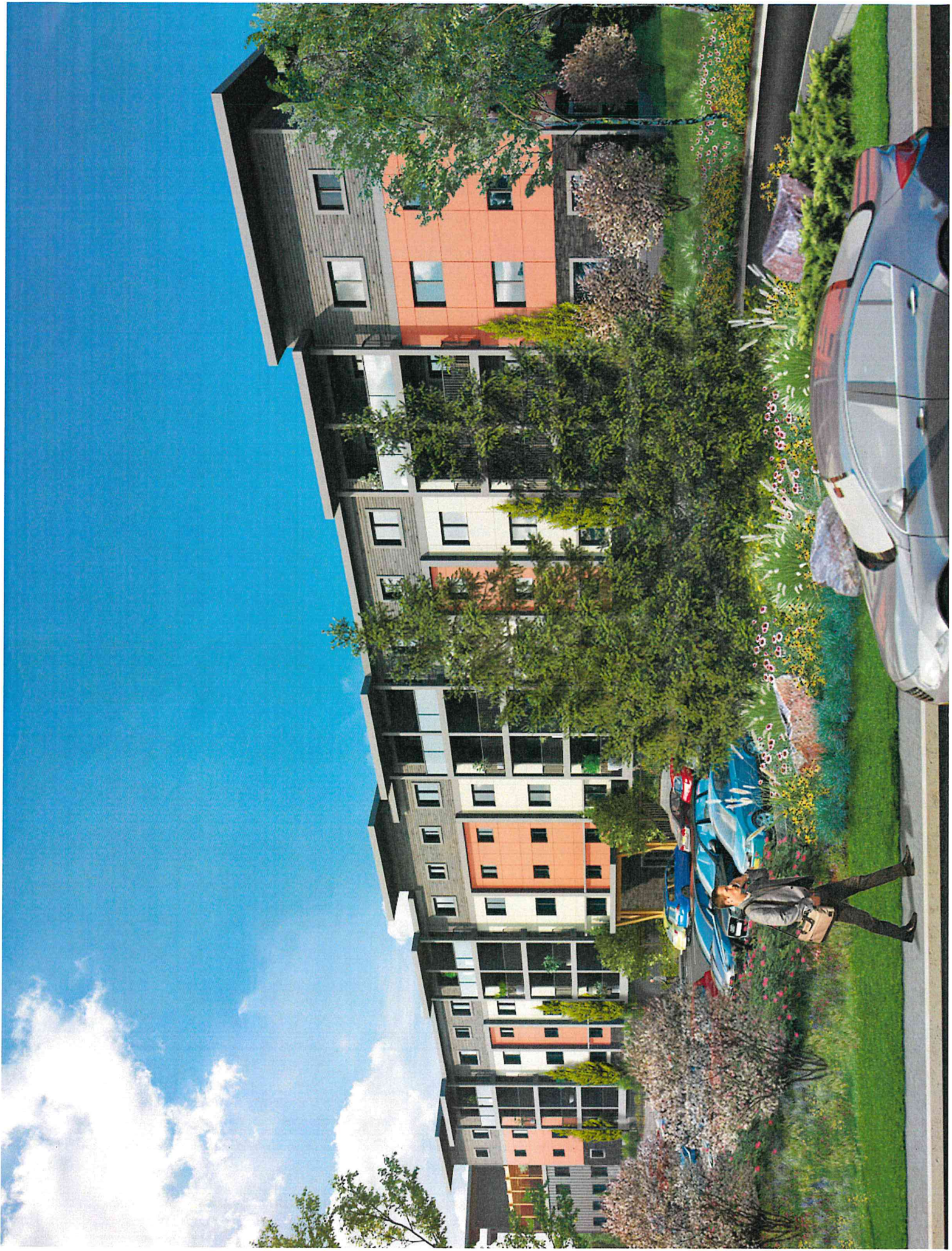
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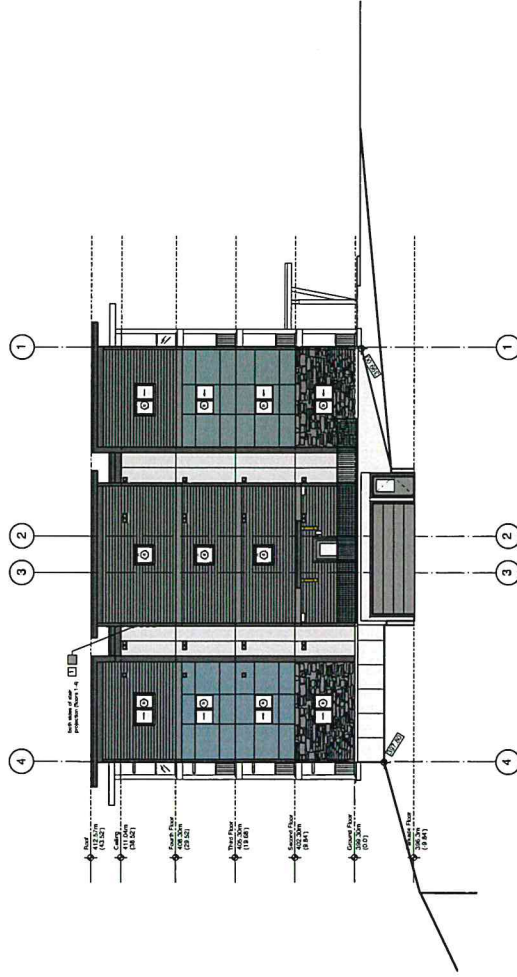
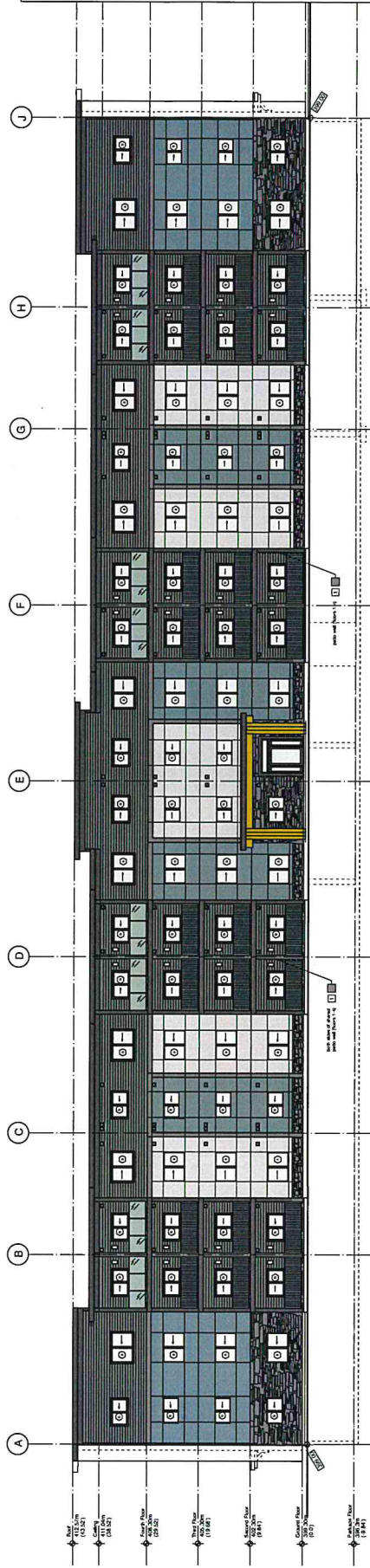




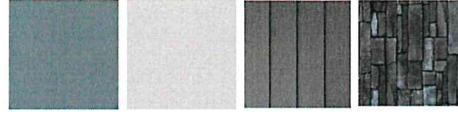




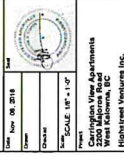




Exterior Finishes Materials Legend - Siding Colours

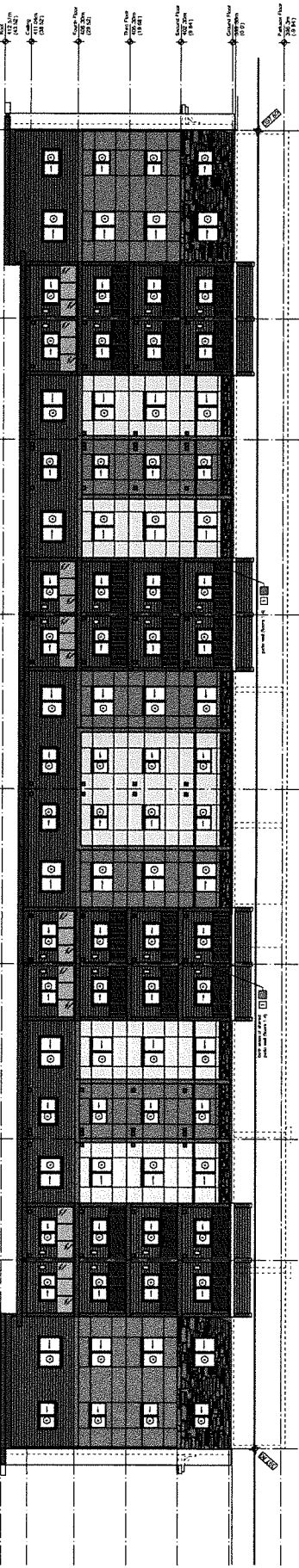


Sl. No.	Project Name	Project Description	Project Status	Project Manager	Project Sponsor	Project Steering Committee	Project Charter	Project Plan	Project Report	Project Closure
1	Project A	Project A Description	Completed	Mr. A	Mr. B	Mr. C, Mr. D, Mr. E	Project Charter	Project Plan	Project Report	Project Closure
2	Project B	Project B Description	In Progress	Mr. F	Mr. G	Mr. H, Mr. I, Mr. J	Project Charter	Project Plan	Project Report	Project Closure
3	Project C	Project C Description	On Hold	Mr. K	Mr. L	Mr. M, Mr. N, Mr. O	Project Charter	Project Plan	Project Report	Project Closure
4	Project D	Project D Description	Not Started	Mr. P	Mr. Q	Mr. R, Mr. S, Mr. T	Project Charter	Project Plan	Project Report	Project Closure
5	Project E	Project E Description	Completed	Mr. U	Mr. V	Mr. W, Mr. X, Mr. Y	Project Charter	Project Plan	Project Report	Project Closure
6	Project F	Project F Description	In Progress	Mr. Z	Mr. AA	Mr. AB, Mr. AC, Mr. AD	Project Charter	Project Plan	Project Report	Project Closure
7	Project G	Project G Description	On Hold	Mr. AE	Mr. AF	Mr. AG, Mr. AH, Mr. AI	Project Charter	Project Plan	Project Report	Project Closure
8	Project H	Project H Description	Not Started	Mr. AJ	Mr. AK	Mr. AL, Mr. AM, Mr. AN	Project Charter	Project Plan	Project Report	Project Closure
9	Project I	Project I Description	Completed	Mr. AO	Mr. AP	Mr. AQ, Mr. AR, Mr. AS	Project Charter	Project Plan	Project Report	Project Closure
10	Project J	Project J Description	In Progress	Mr. AT	Mr. AU	Mr. AV, Mr. AW, Mr. AX	Project Charter	Project Plan	Project Report	Project Closure

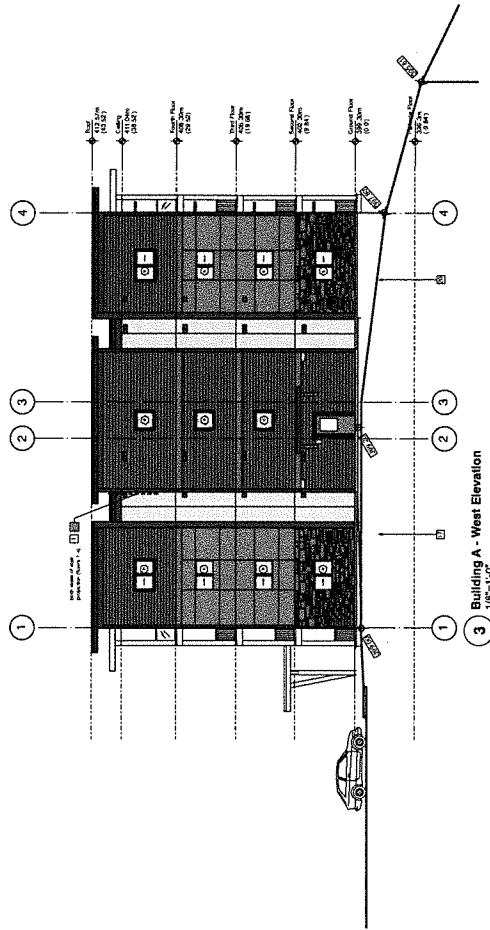


Drawing Title	Building A North + East Elevations Coloured		Drawing No	A.02.12.1
778-444-5367		Cad File No	Project No	

Notes:
 1. Refer to the General Notes on the previous sheet for details of the building and its components.
 2. Refer to the General Notes on the previous sheet for details of the building and its components.
 3. Refer to the General Notes on the previous sheet for details of the building and its components.
 4. Refer to the General Notes on the previous sheet for details of the building and its components.
 5. Refer to the General Notes on the previous sheet for details of the building and its components.



1 Building A - South Elevation
 1/8" = 1'-0"



3 Building A - West Elevation
 1/8" = 1'-0"

Exterior Finishes Materials Legend - Siding Colours

- Vertical smooth-panel siding (straight edge)
 Product: ALLURA SW 7076 "Cyberspace" - colour matched to Sherman Williams - SW 7604 "Smoky Blue"
- Vertical smooth-panel siding (straight edge)
 Product: ALLURA SMOOTH - colour matched to Sherman Williams - SW 7668 "March Wind"
- Horizontal cedar texture siding (straight edge)
 Product: ALLURA CEDAR LAP - colour matched to Sherman Williams SW 7674 "Peppercorn"
- Cultured stone cladding
 Product: BLACK RUNBLE ALPINE LEDGESTONE

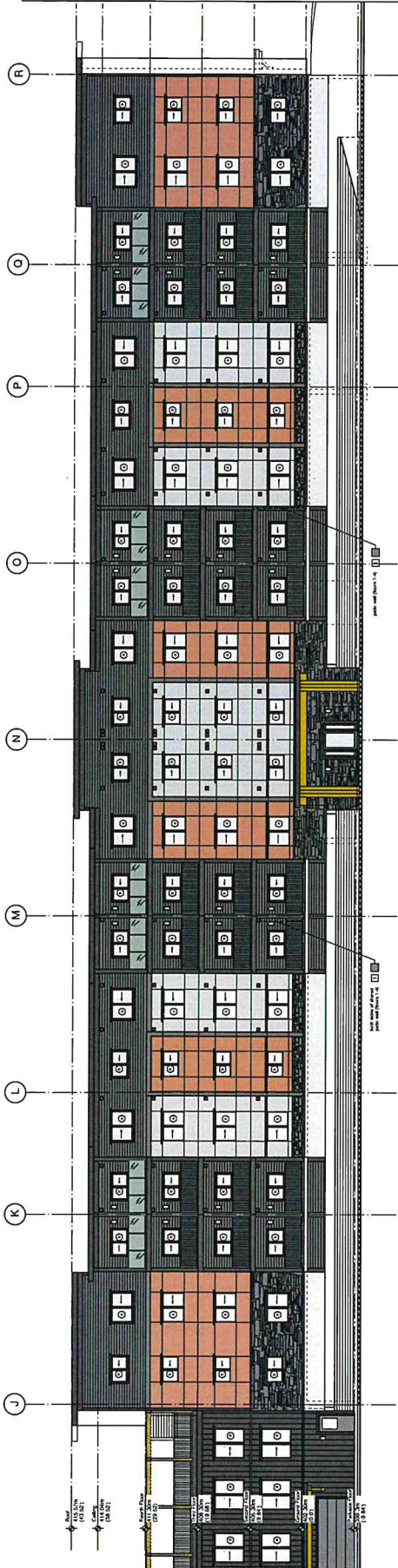
Note: 1. Trim is Sherman Williams SW 7076 "Cyberspace" unless otherwise noted. Refer to A02.13 for additional details.
 2. Upper Soffits to be ALLURA cedar ("Cedar" colour) w/ colour-matched vent strip
 3. Deck Soffits to be white vented aluminum
 4. Deck flooring to be Dark Grey
 5. Refer to A.06.4 for smooth-panel and EZ-Trim details

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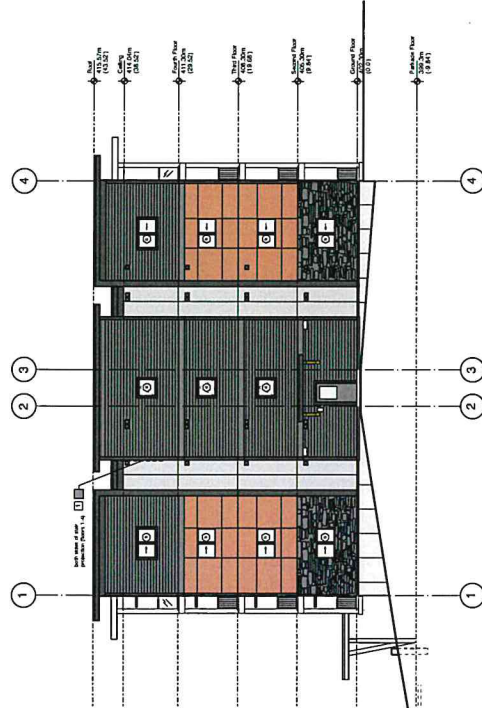
FISHER ARCHITECT
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 Tel: 604.681.1111
 Fax: 604.681.1112
 Email: info@fisherarchitect.com
 Website: www.fisherarchitect.com

Building A
West - South Elevations
Coloured

Project No: A.02.13.1
 Date: 10/1/17
 Scale: 1/8" = 1'-0"



1 Building B - South Elevation
1/8"=1'-0"



3 Building B - East Elevation
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched to Sherman Williams - SW 7701 "Cavern Clay"

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched to Sherman Williams - SW 7668 "March Wind"

Horizontal cedar texture siding (straight edge)
Product: ALLURA CEDAR LAP - colour matched to Sherman Williams SW 7674 "Peppercorn"

Cultured stone cladding
Product: BLACK RUNDLE ALPINE LEDGESTONE

Note: 1. Trim is Sherman Williams SW 7076 "Cyberspace" unless otherwise noted. Refer to A03.12 for additional details
 2. Upper Soffits to be ALLURA cedar ("Cedar" colour) w/ colour-matched vent strip
 3. Deck Soffits to be white vented aluminum
 4. S/S roofing to be Dark Grey
 5. Refer to A.06.4 for smooth-panel and EZ-Trim details

notes:

Consult the following documents for information regarding the project and the building's performance. The information is provided for informational purposes only and is not intended to be used as a basis for any claims or liabilities. The information is provided as is, without warranty, and the user assumes all responsibility for its use.

Rev	Date	Description
1	10/12/2018	Rev. 10/12/2018
2	10/12/2018	Rev. 10/12/2018
3	10/12/2018	Rev. 10/12/2018
4	10/12/2018	Rev. 10/12/2018
5	10/12/2018	Rev. 10/12/2018
6	10/12/2018	Rev. 10/12/2018
7	10/12/2018	Rev. 10/12/2018
8	10/12/2018	Rev. 10/12/2018
9	10/12/2018	Rev. 10/12/2018
10	10/12/2018	Rev. 10/12/2018

notes:

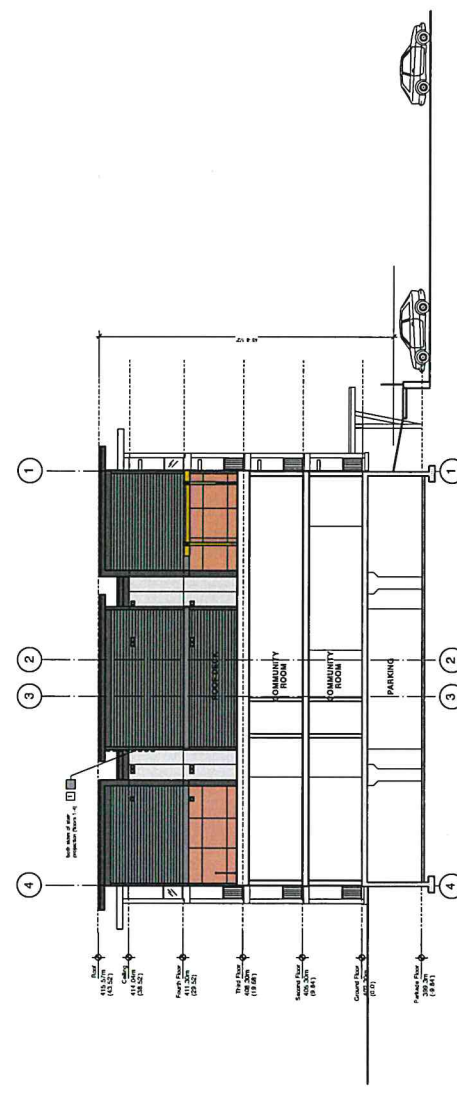
Consult the following documents for information regarding the project and the building's performance. The information is provided for informational purposes only and is not intended to be used as a basis for any claims or liabilities. The information is provided as is, without warranty, and the user assumes all responsibility for its use.

notes:

Consult the following documents for information regarding the project and the building's performance. The information is provided for informational purposes only and is not intended to be used as a basis for any claims or liabilities. The information is provided as is, without warranty, and the user assumes all responsibility for its use.



1 Building B - North Elevation
1/8"=1'-0"



3 Building B - West Elevation / Section
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched to Sherman Williams - SW 7701 "Cavern Clay"

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched to Sherman Williams - SW 7658 "March Wind"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - colour matched to Sherman Williams SW 7674 "Peppercorn"

Cultured stone cladding
Product: BLACK RUNDE ALPINE LEDGSTONE

Note: 1. Trim is Sherman Williams SW 7076 "Cyberspace" unless otherwise noted. Refer to A03.13 for additional details
 2. Upper Soffits to be ALLURA cedar ("Cedar" colour) w/ colour-matched vent strip
 3. Deck Soffits to be white vented aluminum
 4. SBS roofing to be Dark Grey
 5. Refer to A.06.4 for smooth-panel and EZ-Tim details

NOTES:

1. Confirm all materials, quantities, and specifications with the appropriate authorities before construction.

2. All dimensions are in feet and inches, unless otherwise noted.

3. All materials are to be installed in accordance with the manufacturer's instructions.

4. All materials are to be installed in accordance with the manufacturer's instructions.

5. All materials are to be installed in accordance with the manufacturer's instructions.

Rev	Date	Description
1	Rev. 10/2018	Rev. 10/2018
2	Rev. 10/2018	Rev. 10/2018
3	Rev. 10/2018	Rev. 10/2018
4	Rev. 10/2018	Rev. 10/2018
5	Rev. 10/2018	Rev. 10/2018
6	Rev. 10/2018	Rev. 10/2018
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8	Rev. 10/2018	Rev. 10/2018
9	Rev. 10/2018	Rev. 10/2018
10	Rev. 10/2018	Rev. 10/2018

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 Website: www.fisherarchitect.com

Client: City of Vancouver
 Project: Carrington View Apartments
 Location: West Vancouver, BC
 Architect: Fisher Architect
 Drawing Title: Building B - North Elevations (Coloured)
 Drawing No: A.03.13.1

Notes:

1. Refer to the notes on the previous page for general information regarding the project and the design team.

2. The design team is responsible for the design and construction of the building and its systems.

3. The design team is responsible for the design and construction of the building and its systems.

4. The design team is responsible for the design and construction of the building and its systems.

Notes:

1. Refer to the notes on the previous page for general information regarding the project and the design team.

2. The design team is responsible for the design and construction of the building and its systems.

3. The design team is responsible for the design and construction of the building and its systems.

4. The design team is responsible for the design and construction of the building and its systems.

Notes:

1. Refer to the notes on the previous page for general information regarding the project and the design team.

2. The design team is responsible for the design and construction of the building and its systems.

3. The design team is responsible for the design and construction of the building and its systems.

4. The design team is responsible for the design and construction of the building and its systems.

1 Building C - South Elevation
1/8"=1'-0"

3 Building C - East Elevation
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched to Sherman Williams - SW 7701 "Cavern Clay"

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched to Sherman Williams - SW 7668 "March Wind"

Horizontal cedar texture siding (straight edge)
Product: ALLURA SMOOTH - colour matched to Sherman Williams SW 7674 "Peppercorn"

Cultured stone cladding
Product: BLACK RUNDLE ALPINE LEDGSTONE

Note: 1. Trim is Sherman Williams SW 7076 "Cypresspace" unless otherwise noted. Refer to A04.12 for additional details
2. Upper Soffits to be ALLURA cedar ("Cedar" colour) w/ colour-matched vent strip
3. Deck Soffits to be white vented aluminum
4. SBS roofing to be Dark Grey
5. Refer to A.06.4 for smooth-panel and EZ-Trim details

Notes:
 1. Refer to the General Notes on the title sheet for information on the use of this drawing.
 2. All dimensions are in feet and inches unless otherwise noted.
 3. All materials and finishes are to be as specified in the schedule.
 4. All work is to be in accordance with the applicable building codes.
 5. All work is to be in accordance with the applicable standards.
 6. All work is to be in accordance with the applicable specifications.
 7. All work is to be in accordance with the applicable standards.
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CARRINGTON VIEW – DEVELOPMENT PERMIT

Date: April 18, 2019

Our File: 18M-01857

Address: City of West Kelowna
2760 Cameron Road.
West Kelowna, B.C.
V1Z 2T6

Attention: Development Services

Dear Sir / Madam:

Re: Majoros Rd, Carrington View Development – Development Permit

As per our client's request, WSP Canada Group Limited estimates a landscape development cost of **\$324,181.00**, excluding applicable taxes for the above noted property. This price includes landscape materials and installation (planted areas, sod & seed, trees, topsoil, mulches, and irrigation).

Should you require any explanation of this letter, please contact the undersigned.

Regards

WSP Canada Group Limited

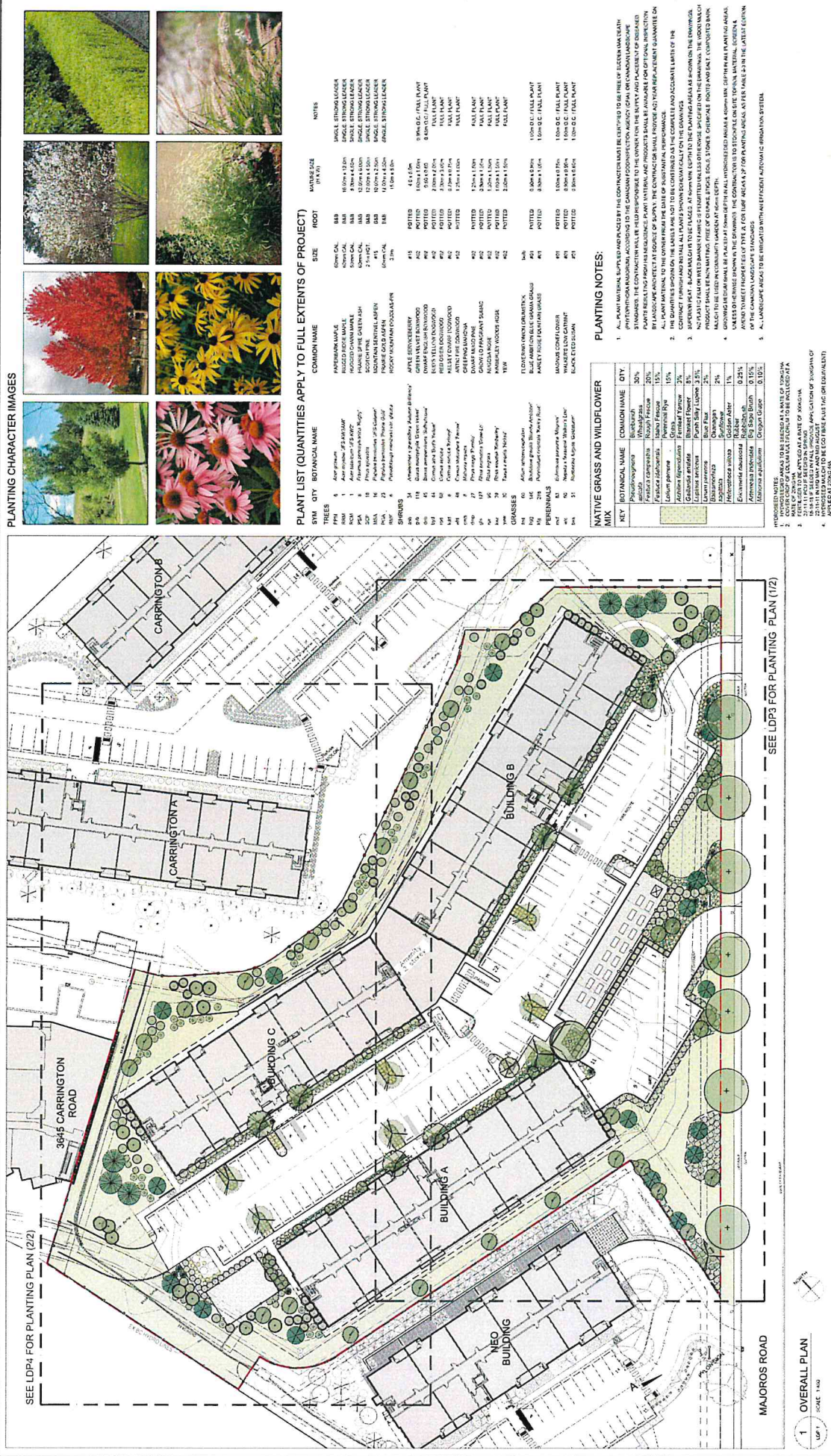
A handwritten signature in black ink that reads 'Teri Cantin'.

Teri Cantin, MBCSLA
Senior Project Manager, Planning, Landscape Architecture, and Urban Design

cc Chad Moen, Highstreet Ventures Inc.

Suite 700 – 1631 Dickson Avenue
Landmark 6
Kelowna, BC
V1Y 0B5

T: +1 250 980-5500
wsp.com



PROJECT: CARRINGTON VIEW
CLIENT: PROGRESSIVE VENTURES INC.
CONSULTANT: PROGRESSIVE VENTURES INC.
DATE: 2024-08-01

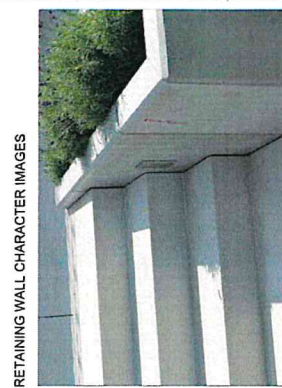
REVISIONS
1. 2024-08-01: INITIAL DESIGN
2. 2024-08-01: REVISED DESIGN
3. 2024-08-01: REVISED DESIGN
4. 2024-08-01: REVISED DESIGN

DESIGNED BY: [Name]
CHECKED BY: [Name]
PROJECT: 100000000
SCALE: 1:400
SHEET NO: LDP 1

OVERALL PLAN & NOTES
1. ALL PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR TO BE FREE OF DISEASE AND DEFECTS.
2. ALL PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR TO BE FREE OF DISEASE AND DEFECTS.
3. ALL PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR TO BE FREE OF DISEASE AND DEFECTS.
4. ALL PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR TO BE FREE OF DISEASE AND DEFECTS.



CORA BIKE RACK

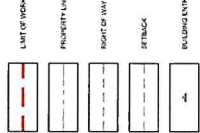


RETAINING WALL CHARACTER IMAGES

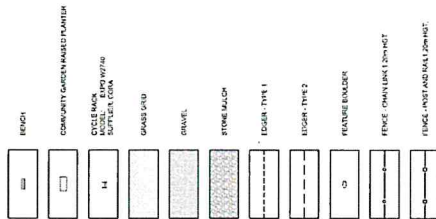


AYLESBURY PARK BENCH

- GENERAL LEGEND:**



LANDSCAPE LEGEND:



LANDSCAPE DEVELOPMENT NOTES:

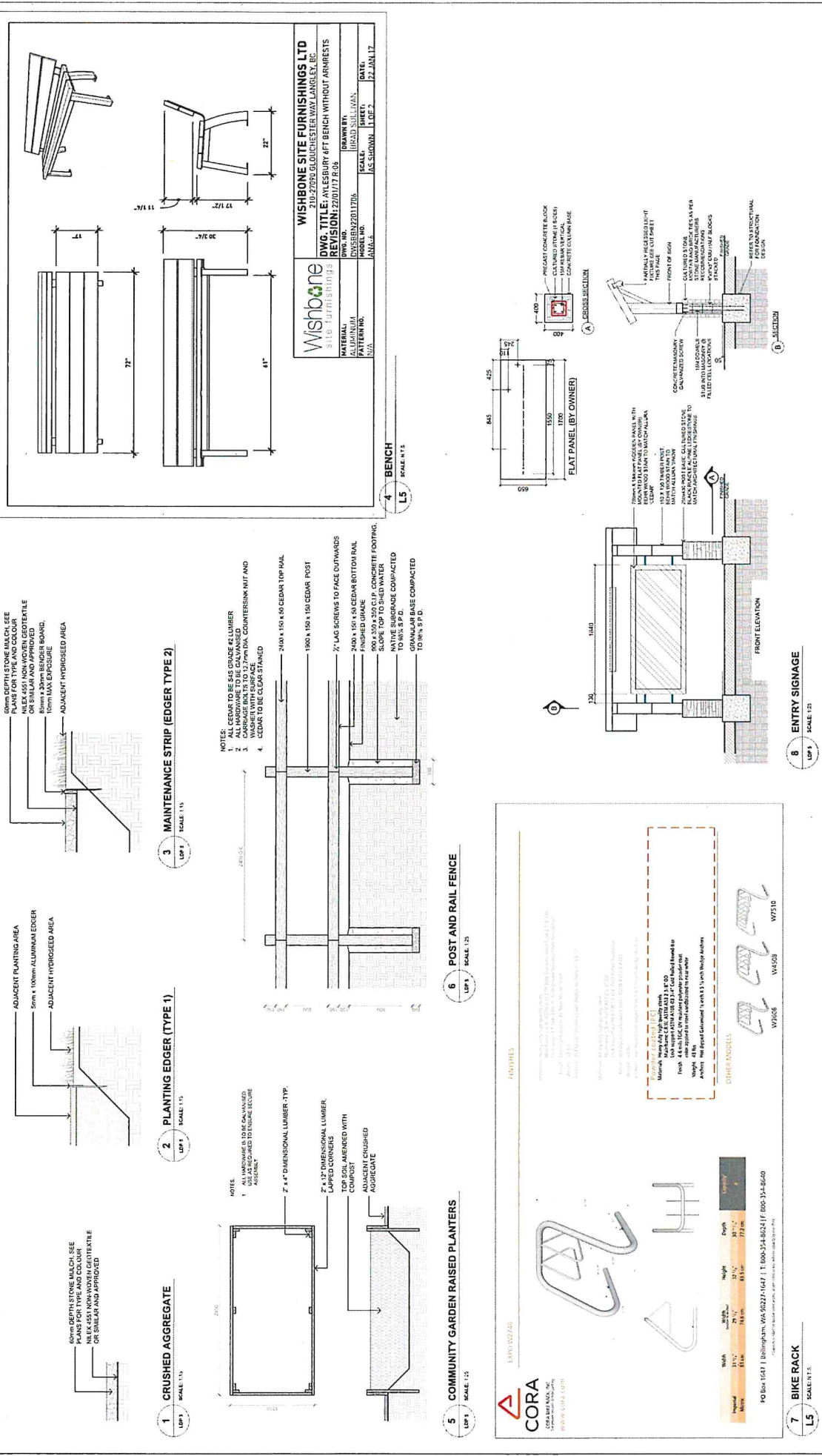
- 1 PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE DANGLAN LANDSCAPE STANDARD CONSENT TOWN.
2 THE LANDSCAPE DESIGN DESCRIBED HEREIN IS CONCEPTUAL BUT REFLECTS THE DESIGNER'S ACCEPTABLE QUALITY AND SIZE.
3 PLANT MATERIAL SPECIFICATIONS ARE CONCEPTUAL AND FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4 ALL LANDSCAPE MATERIALS TO BE PROVIDED BY THE CLIENT.
5 THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
6 THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
7 THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
8 THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
9 THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
10 THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.

1 MATERIALS & REFERENCE PLAN

DATE: _____

REMARKS - ISSUANCE		DATE	FOR REVIEW
6	JAN 16/19		FILE - ISSUED FOR GP
5	MAR 12/19		RE - ISSUED FOR GP
4	DEC 20/18		ISSUED FOR GP
3	DEC 20/18		ISSUED FOR REVIEW

DESIGNER	TC
DRAWN BY	BL
CHECKED BY	TC
PROJECT #	18A01657
SHEET NO.	1:400
SHEET TITLE	
MAT & REF PLAN	
LDP 2	



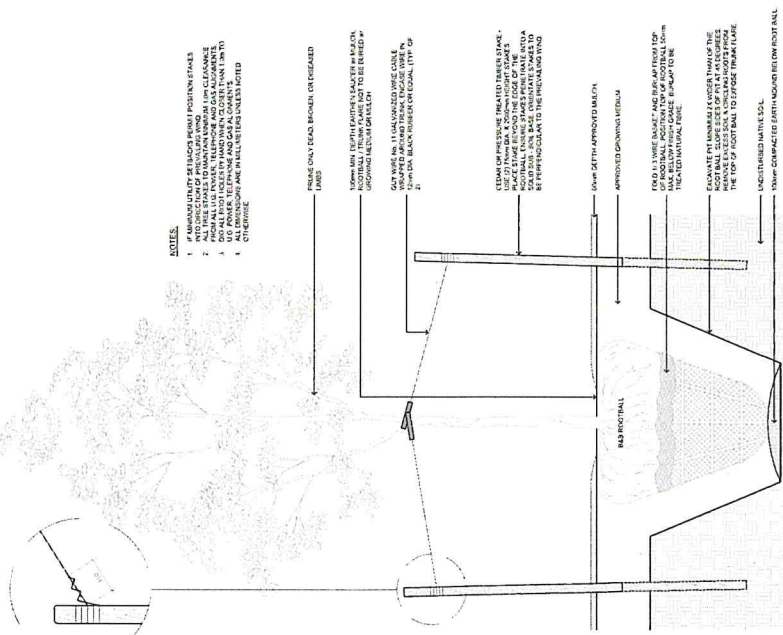
REVISIONS ISSUED		PROJECT	CARRINGTON VIEW
1	REVISED FOR LIP	CLIENT	HIGHTRETT VENTURES INC.
2	REVISED FOR LIP	CONSULTANT	WISBONE ARCHITECT
3	REVISED FOR LIP	DATE	
4	REVISED FOR LIP	DATE	
5	REVISED FOR LIP	DATE	
6	REVISED FOR LIP	DATE	
7	REVISED FOR LIP	DATE	
8	REVISED FOR LIP	DATE	
9	REVISED FOR LIP	DATE	
10	REVISED FOR LIP	DATE	

DESIGNED BY	TC	SHEET TITLE	LANDSCAPE DETAILS
CHECKED BY	TC	PROJECT NO.	LDP 5
DATE		SCALE	AS SHOWN
DATE		DATE	

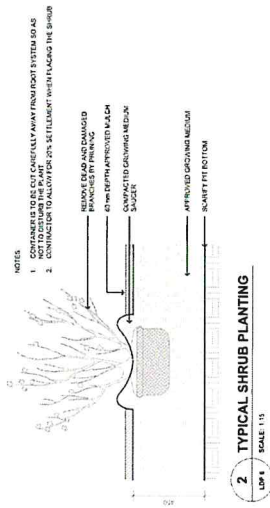


Wishbone
site furnishings
200-354-8024
1000-354-8024
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Wishbone Site Furnishings Ltd.
200-354-8024
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1000-354-8024



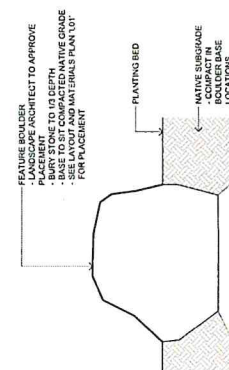
1 TYPICAL TREE PLANTING



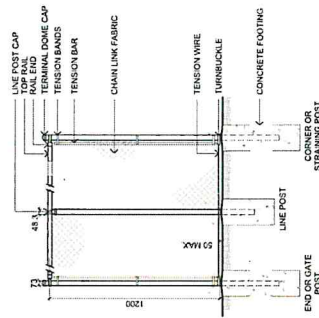
2 TYPICAL SHRUB PLANTING



3 SOD / GROUND COVER PLANTING



4 BOULDER PLACEMENT



5 TYPICAL BLACK CHAIN LINK FENCE





notes:

DATA PLAN KAS3526

remainder
D.L. 5058

SITE IMAGE LEGEND

- 1. 20'x30' SIGN
- 2. 10'x15' SIGN
- 3. 5'x10' SIGN
- 4. 2'x5' SIGN
- 5. 1'x2' SIGN
- 6. 1/2'x1' SIGN
- 7. 1/4'x1/2' SIGN
- 8. 1/8'x1/4' SIGN
- 9. 1/16'x1/8' SIGN
- 10. 1/32'x1/16' SIGN
- 11. 1/64'x1/32' SIGN
- 12. 1/128'x1/64' SIGN
- 13. 1/256'x1/128' SIGN
- 14. 1/512'x1/256' SIGN
- 15. 1/1024'x1/512' SIGN
- 16. 1/2048'x1/1024' SIGN
- 17. 1/4096'x1/2048' SIGN
- 18. 1/8192'x1/4096' SIGN
- 19. 1/16384'x1/8192' SIGN
- 20. 1/32768'x1/16384' SIGN
- 21. 1/65536'x1/32768' SIGN
- 22. 1/131072'x1/65536' SIGN
- 23. 1/262144'x1/131072' SIGN
- 24. 1/524288'x1/262144' SIGN
- 25. 1/1048576'x1/524288' SIGN
- 26. 1/2097152'x1/1048576' SIGN
- 27. 1/4194304'x1/2097152' SIGN
- 28. 1/8388608'x1/4194304' SIGN
- 29. 1/16777216'x1/8388608' SIGN
- 30. 1/33554432'x1/16777216' SIGN
- 31. 1/67108864'x1/33554432' SIGN
- 32. 1/134217728'x1/67108864' SIGN
- 33. 1/268435456'x1/134217728' SIGN
- 34. 1/536870912'x1/268435456' SIGN
- 35. 1/1073741824'x1/536870912' SIGN
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Schedule D

LEGEND	NOTES
EXISTING	EXISTING
PROPOSED	PROPOSED
STORM LINE	STORM LINE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
POWER LINE	POWER LINE
TELEPHONE LINE	TELEPHONE LINE
UNDERGROUND	UNDERGROUND
OVERHEAD	OVERHEAD
WATER METER	WATER METER
SEWER METER	SEWER METER
POWER METER	POWER METER
TELEPHONE METER	TELEPHONE METER
UNDERGROUND METER	UNDERGROUND METER
OVERHEAD METER	OVERHEAD METER
WATER VALVE	WATER VALVE
SEWER VALVE	SEWER VALVE
POWER VALVE	POWER VALVE
TELEPHONE VALVE	TELEPHONE VALVE
UNDERGROUND VALVE	UNDERGROUND VALVE
OVERHEAD VALVE	OVERHEAD VALVE
WATER TAP	WATER TAP
SEWER TAP	SEWER TAP
POWER TAP	POWER TAP
TELEPHONE TAP	TELEPHONE TAP
UNDERGROUND TAP	UNDERGROUND TAP
OVERHEAD TAP	OVERHEAD TAP
WATER PUMP	WATER PUMP
SEWER PUMP	SEWER PUMP
POWER PUMP	POWER PUMP
TELEPHONE PUMP	TELEPHONE PUMP
UNDERGROUND PUMP	UNDERGROUND PUMP
OVERHEAD PUMP	OVERHEAD PUMP
WATER TANK	WATER TANK
SEWER TANK	SEWER TANK
POWER TANK	POWER TANK
TELEPHONE TANK	TELEPHONE TANK
UNDERGROUND TANK	UNDERGROUND TANK
OVERHEAD TANK	OVERHEAD TANK
WATER RESERVOIR	WATER RESERVOIR
SEWER RESERVOIR	SEWER RESERVOIR
POWER RESERVOIR	POWER RESERVOIR
TELEPHONE RESERVOIR	TELEPHONE RESERVOIR
UNDERGROUND RESERVOIR	UNDERGROUND RESERVOIR
OVERHEAD RESERVOIR	OVERHEAD RESERVOIR
WATER TOWER	WATER TOWER
SEWER TOWER	SEWER TOWER
POWER TOWER	POWER TOWER
TELEPHONE TOWER	TELEPHONE TOWER
UNDERGROUND TOWER	UNDERGROUND TOWER
OVERHEAD TOWER	OVERHEAD TOWER
WATER PUMP HOUSE	WATER PUMP HOUSE
SEWER PUMP HOUSE	SEWER PUMP HOUSE
POWER PUMP HOUSE	POWER PUMP HOUSE
TELEPHONE PUMP HOUSE	TELEPHONE PUMP HOUSE
UNDERGROUND PUMP HOUSE	UNDERGROUND PUMP HOUSE
OVERHEAD PUMP HOUSE	OVERHEAD PUMP HOUSE
WATER TREATMENT PLANT	WATER TREATMENT PLANT
SEWER TREATMENT PLANT	SEWER TREATMENT PLANT
POWER TREATMENT PLANT	POWER TREATMENT PLANT
TELEPHONE TREATMENT PLANT	TELEPHONE TREATMENT PLANT
UNDERGROUND TREATMENT PLANT	UNDERGROUND TREATMENT PLANT
OVERHEAD TREATMENT PLANT	OVERHEAD TREATMENT PLANT



POST DEVELOPMENT CONTOUR PLAN
SCALE 1" = 100'



remainder
D.L. 5058

PROJECT NAME
CARRINGTON
VIEW

PROJECT NO.
C202

PROJECT TYPE
POST
DEVELOPMENT
CONTOUR PLAN

PROJECT NO.
C202

PROJECT TYPE
POST
DEVELOPMENT
CONTOUR PLAN

PROJECT NO.
C202

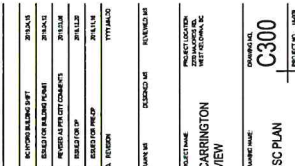
PROJECT TYPE
POST
DEVELOPMENT
CONTOUR PLAN

PROJECT NO.
C202

PROJECT TYPE
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CONTOUR PLAN

PROJECT NO.
C202

PROJECT TYPE
POST
DEVELOPMENT
CONTOUR PLAN



EROSION & SEDIMENT CONTROL (ESC) NOTES:

- [illegible]

EROSION & SEDIMENT CONTROL (ESC) PLAN

**Highstreet Carrington View
PROPOSAL SUMMARY (F)**

Supplement to Development Permit Application

Outline of Proposed Development

Community/Neighbourhood Benefit:

This development application provides West Kelowna 186 well needed purpose-built market rental apartments in one 66-unit building, one 64-unit building and one 56-unit building with underground parking in each. There will be a unique amenity space tying buildings B and C together. The intention is to have 2 floors of amenity space as well as a rooftop patio to take advantage of the great views.

The site is centrally located near the downtown core making it very pedestrian and cycling friendly and accessible to various community services and will in return benefit downtown businesses. The site is also nearby the adjacent greenway along Smith Creek between Majoros and Carrington Roads. Highstreet dedicated the adjacent parkland to the city during the subdivision process.

Rationale, Impacts to Surrounding Uses, Biophysical Constraints and Conduciveness to Development Permit Guidelines of the OCP:

The site plan is designed in keeping with the natural environment as much as possible. The buildings are arranged parallel to the natural slope of the site to work with existing topography while maintaining lake views as best as possible. The parking lot follows the site topography. Retaining walls are unavoidable but minimized as much as possible and will be cast in place concrete in keeping with the contemporary design. Retaining walls will be tiered and stepped where grade differences are more significant. There will be landscaping between retaining wall tiers to buffer the walls as much as possible.

Setbacks to neighbouring developments will include trees and landscaping to provide a buffer, particularly the east and west boundaries. Landscaping will be drought tolerant and native to the area including a native grass and wildflower mix used in the sloping areas. There will be various on-site sidewalks linking the buildings and site amenities together. Site lighting will be designed to provide visibility through pedestrian thoroughfares while highlighting site entrances, building entrances, and parking areas.

This development will differ visually from Carrington Ridge and Neo with a modified roofline, colour and solar shading on the windows. The building will still fit with the overall appeal of the surrounding buildings with its contemporary architecture with high quality finishes including fibre cement siding and paneling with heavy timber entrance features. The roof will be flat to

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keep the scale as low as possible, and there are smaller individual feature wing roofs that project further to add interest. The building facades are articulated all along the front and rear elevations with recesses for resident patios. The patios themselves protrude, providing further articulation. The front entrances and side entrances are both featured with wood timbers. The building ends are articulated with centre projections. The fourth floor and deck columns are finished with a darker color to accentuate the fourth floor and ground the building with the deck columns to provide pedestrian scale to the façade and to visually ground the building. Windows vary in size and are highlighted with wood trim surrounds. There is passive solar shading above all windows on the south face of the building to reduce the amount of solar heat gain.

The community (amenity) area is located between buildings B and C and will tie the buildings together. In order to reach our net zero ready target solar covered surface parking stalls will be installed as indicated on the plans. This will provide additional solar power as well as additional covered stalls for community members.

Further Highlights of Development:

In addition to the items mentioned above, the community building will include an office for the full-time on-site Community Leader. For the community members use there will be a fitness room, a lounge with kitchenette and a rooftop patio.

There will be a dog run, community gardens and ample bicycle parking for community members use on site. Community Member secure bike storage will be provided in the parkades and visitor bikes racks will be located at each building entrance. Storage lockers will also be provided at the end of very underground parking stall for the Community Member to use for additional bike parking etc.

Molok's will be used for the waste system. This system is animal proof, low height, clean and tidy looking and is far more aesthetically superior to traditional waste bins.



Sustainability:

Sustainability is at the heart of every Highstreet project. Carrington view is participating in the BC Housing Net-Zero Energy Ready program and is intended to be one of the most energy-efficient buildings in the Okanagan, setting the standard for other builders in the area. The project will be designed to meet BC Energy Step Code Step 4, obtain a Built Green Canada Platinum Certification, and will feature the largest residential solar installation in the Okanagan to date. There will be a double car electric vehicle charging station, as well as provisions for

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tenant supplied EV Chargers. The project will also be Net-Zero Carbon (100% electric), see energy savings of over 40%, and water savings of over 40% compared to NECB standards.

Retaining Wall Heights – 1.2M max.

Due to the sloping site, retaining walls are required. We are proposing 1.5M decorative style retaining walls along the front of Building B and C to alleviate the face of foundation wall that would be visible across the front of the building, this is required due to the fact that the back side is at the required height above grade and the slope of the site leaves the front of the building elevated.

Variance Rationale

Loading Stalls – 7 Stalls Required

We are seeking a variance from 7 loading stalls to 1 as they are not something we need to operate our communities. We have two full time community leaders on site that coordinate move-ins with respect to parking space and elevator use. The moves are typically done during the day when most tenants and their vehicles are not home so there really is no impact to the tenants. The community leader will typically alert the tenants who park near the entrance that a move is occurring. They will then reserve those stalls allowing them to park in other tenant stalls or visitors while the move is happening. The moves are booked in 2hr increments as these are not big moves, the largest units are 900 sq.ft. which means they are typically done with small cube vans or pickup trucks with trailers.

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Highstreet Carrington View**Additional information for Development Permit Areas****DEVELOPMENT CONSTRUCTION PLAN (R)****General Contractor:**

Highstreet Ventures will be the general contractor for this project. The City of West Kelowna has worked with us on the Carrington Ridge and Neo projects, and Highstreet Ventures feels we have developed a good relationship with the City of West Kelowna. We are looking forward to this project and more together in the future.

Public Consultation:

Highstreet Ventures has an existing relationship with local residents already, although construction is inconvenient, we will always do the right thing and will do our best to rectify any problems we create whenever possible. Prior to construction start, Highstreet Ventures will walk around the neighbourhood and personally hand out letters, business cards, Tim Horton's gift cards, and car wash passes (See below erosion & sediment control) to give residents a break from the inconveniences of construction. We will explain what's happening and when, answer questions, and let residents know who to contact if they have any concerns. The intent is to keep building the relationship we started with the residents and remind them who to call if there are any issues. We do not want residents calling the city every time they have a concern.

Timeframe:

The overall construction period will be approximately 14-15 months. Construction will begin very shortly after receiving Building Permits.

Non-Phased Sequencing:

All buildings will be developed in one phase. Construction of each building will be staggered by approximately one month. Occupancy will be staggered similarly.

The heavy underground work, concrete and framing work will be completed after about 6 months. The remainder of time will be interior building work and light exterior work.

Erosion & Sediment Control:

For full details please refer to the Civil Erosion & Sediment control plan.

Highstreet will construct wheel wash stations as required by West Kelowna. We will be pro active and to the best of our ability mitigate any inconvenience to neighbours in the community, we will also notify



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and provide car wash passes to directly address construction dust issues in dry months, and aim to show we understand and acknowledge any inconveniences to residents.

Construction Site Access:

The main construction access will be from Majoros Road. All trucks and fill will be removed and delivered from this access. We will regularly sweep and wash roads as well as follow all proper safety protocol. We do take safety seriously.

Parking during Construction:

We will control street parking as much as possible and will encourage trades and visitors to park further down / around the corner where it will be less likely to affect adjacent residents. For the most part we will limit parking to the developments side of the road and will make every attempt to limit inconvenience to the community.

Trailers:

Contractor site trailers will be located near the Carrington Road access point to this site. Only foreman vehicle traffic will be allowed at this access. Trades will park in the lower lot.

Recycling:

This project will be Built Green Certified. Construction waste and recycling will be sorted and recycled accordingly.

See attached reference plan.



May 15 2019

Carrington View Apartments, West Kelowna BC

Request for Variances

Introduction:

Highstreet has projects under construction or recently completed in Courtenay, Calgary, Edmonton, Red Deer and Grand Prairie and most recently in West Kelowna, Kelowna, Kamloops, and Guelph Ontario. Some upcoming project locations include Penticton, Nanaimo, Comox, and Sherwood Park Alberta. We focus on repeating buildings and methods of execution to keep design and construction affordable and fast, while guaranteeing a high- q u a l i t y product every time. We lead our competitors in energy efficiency, sound proofing and design.

Highstreet is excited to turn our attention to the Okanagan and provide great rental homes in our own community. Our purpose-built rental communities should help put a dent in the need for quality rental housing in West Kelowna and help increase the local vacancy rate, making housing more attainable for the community.

This development application provides 186 market rental apartments in three buildings with underground parking in each. There will also be community/amenity space with a rooftop patio. All buildings will be constructed at once. The community will be children and pet friendly.

Variance Requests:

1. Amenity Area
2. Loading Stalls

1. Amenity Area:

Highstreet is very intentional about creating and encouraging very community focused developments. We understand that resident enjoyment and community interaction is the purpose of the Amenity Zoning By-law so in this respect we have a common goal. We believe the ideal location of this development plus the ample amenities, benefits and features provided as listed below compensates for the shortfall in amenity area.

Location

The site is centrally located near the downtown core making it very pedestrian and cycling friendly and accessible to various community services and will in return benefit downtown businesses. There are bus stops on both Carrington and Gellatly Roads. The site is 0.5 km's to Westbank Shopping Centre, the Movie

Theatre, Banking, Retail, a Drug Store and Supermarket. Johnson Bentley Memorial Aquatic Centre is in within 1 km and the nearest beach on Gellatly bay is also less than 1 km away.

Parkland

The site is also nearby the adjacent greenway along Smith Creek between Majoros and Carrington Roads. The 2.01 hectares or 20,100 sq.m parkland adjacent historically did belong to Highstreet and was dedicated to the city in the subdivision process. The conservative value of this park land is approximately \$739,575. The park includes a walking path with lighting along Smith Creek. Due to the close proximity, we expect our tenants to frequent this park space.



Community Amenities

Highstreet is intentional about creating very community focused developments. We do this in many ways but below are some examples.

Community Building:

We will provide a two-story building with a rooftop patio style community area which is the hub and the life of the community. In addition to housing the rental office, it provides the following features for tenant's enjoyment:

- On the upper level next to the office, there is a Fireplace Lounge with ample seating. The lounge steps on to a large deck with tables, benches and a lake view. Residents are free to use this space at any time.
- Within the Lounge is a small complimentary Business Centre with a computer, internet service and a printer.
- Also, on the upper level is a Fitness Centre. There will be a fully equipped gym with exercise equipment including treadmills, ellipticals, a stationary bicycle, a rowing machine and a weight machine. There is no charge to tenants for use.
- On the lower level there will be a large Multi-Purpose great room with adjoining patio space. This space will have a fully equipped open style kitchen with an island as well as a seating area with fireplace and entertainment system. Residents will be encouraged to use this space for gatherings with friends and family, or to just watch a movie with a few friends. There will be a small library

for tenants to swap books or enjoy some games.

- The lower level will also house a fully equipped Meeting Room with internet and a projector. This room will also double as a Private Dining Room.

Rooftop Patio:

We have created a rooftop patio area for tenants to gather and host gatherings as well as enjoy the beautiful West Kelowna views.



Tenants are encouraged to enjoy the outdoors and the lake view while meeting their neighbours.

Community Garden:

We provide a small community garden for tenant enjoyment. There will be several individual vegetable plots along with an equipped shed and water service. Composting will be encouraged. This amenity encourages resident interaction and a sense of community while allowing residents to grow their own vegetables.

Dog Run:

We also provide a fenced and gated dog run for our tenants with a dog. This promotes a cleaner site and is also a great way for residents to meet and interact.

Bicycle Repair Station:

Our target demographic is youthful and active. In a central location adjacent to the parking lot will be a bicycle repair station for tenants use. This area will be well lit and have a service electrical receptacle and also an air compressor for filling up tires.

Tenant secure bike storage will be provided in the parkades and exterior visitor bikes racks will be located at each building entrance.

[Net Zero Ready Buildings](#)

Highstreet Ventures is excited to say that our first net zero ready building will be in West Kelowna. This property will be energy efficient and ready to be net zero when BC Hydro will allow the needed solar equipment on site.

[Sustainability](#)

Highstreet takes environmental consciousness very seriously. We are working with our consultants and suppliers to ensure the buildings are BUILT GREEN certified (Gold or Silver rating). This is just one more way that we work to achieve our goals in energy efficiency and marketability.



Solar:

The roof space of all three apartment buildings will house solar panels. The energy created will be used to service the building common areas. Any excess power created will be sold back to the grid and in the future when we can add the appropriate amount of solar this community will be Net zero

Electric Vehicle Charging Station:

Furthering our sustainability endeavors, there will be a double electric vehicle charging station on-site near the community building for tenant and visitor use.

Car Share:

Highstreet plans to provide an electric vehicle car sharing program which enables the cars to be charged by the solar / sun for our tenants use.

Bylaw Review

We wish to point out that the City of West Kelowna Zoning bylaw criteria appears to be unique to most other communities that Highstreet has recently developed in. Below is a summary comparing West Kelowna zoning bylaws to several other communities where we are currently developing.

By-Law Amenity Required

City of West Kelowna	1 Bedroom - 15 sq.m. 2 Bedroom - 25 sq.m.	<i>Private balconies not allowed to be included. Building setback area not allowed to be included.</i>
City of Kelowna	1 Bedroom – 15 sq.m. 2 Bedroom – 25 sq.m.	Private balconies included. Usable building setback areas included.
City of Courtenay	Any size unit – 20 sq.m.	Private balconies included. Usable building setback areas included.
City of Calgary	15% of net site acreage	<i>Private balconies not included.</i> Usable building setback areas included.
City of Edmonton	Any size unit – 7.5 sq.m.	Private balconies included. Usable building setback areas included.
City of Guelph	Any size unit – 20 sq.m.	Private balconies included. Usable building setback areas included. Landscape beds included.
City of Kamloops	30% of total site area	Private balconies included. Usable building setback areas included.

In summary, the City of West Kelowna amenity calculations are on par with many other cities however West Kelowna is the only city that does not allow both private balconies and building setback areas to be included in the calculation. Since this is a hillside site, flat usable space is not readily available. However, we are confident that the central location, abundant included amenities, sustainability features plus the balconies and lawn area behind Building B and C will compensate.

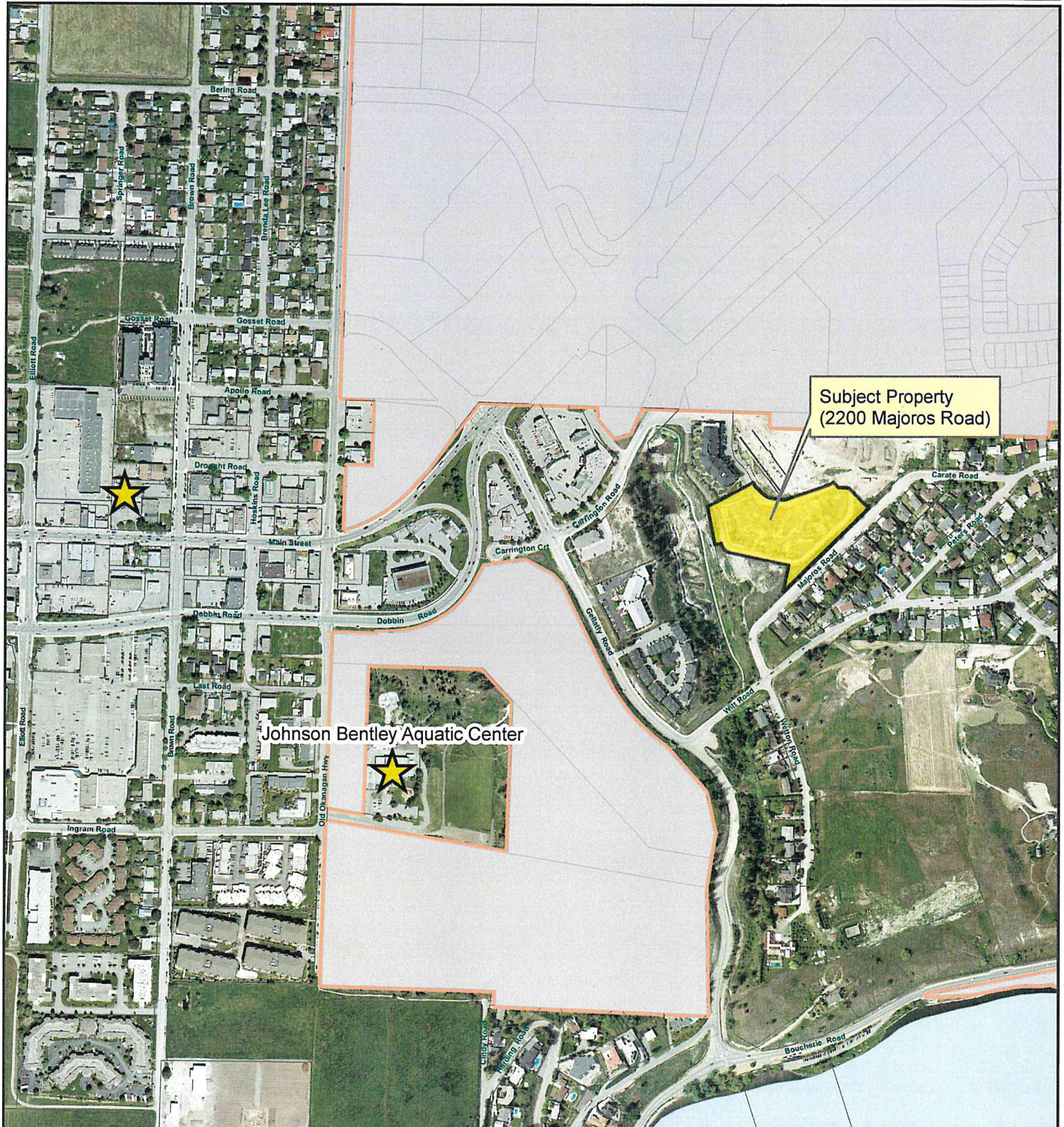
Highstreet Ventures is in agreement to the suggested \$40,000 contribution to the Carate neighborhood Park. We believe that this is the remaining funds needed to complete the neighborhood park and hope to see this completed in the near future. Highstreet Ventures hopes this is acceptable to the Mayor and Council.

2. Loading Stalls:

We have provided 3 loading stalls, or 1 per apartment building. We have many communities in operation and find that 1 loading stall per building is very workable. Of course, the busiest move in period is when the building is brand new at initial lease up. Once the buildings are full, month end is the busy moving period. Whether at initial lease up or at month end, moves are scheduled in 1 1/2-hour periods for use of elevators and loading spaces. Having more loading spaces would be of no benefit since there is only 1 elevator per building.

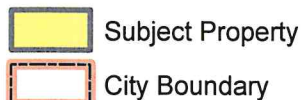
Thank you for your consideration with both of these variance requests.

Highstreet Ventures Inc. / Highstreet Carrington Ridge Apartments



File: DP 18-42

Legal Description: Lot A, DL 5058, ODYD, Plan EPP23944

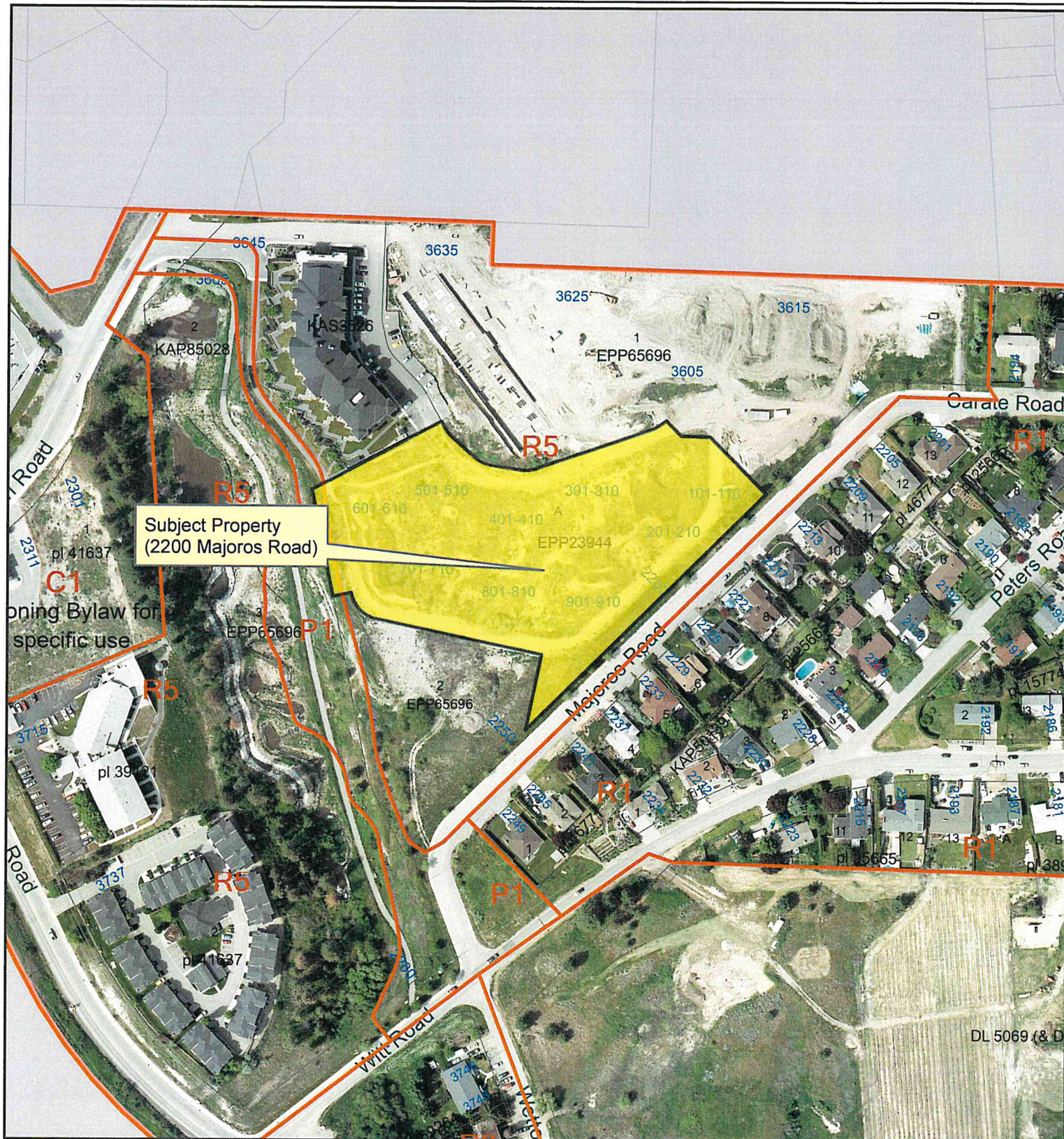


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Metres





SUBJECT PROPERTY: DP 18-42



File: DP 18-42

Legal Description: Lot A, DL 5058, ODYD, Plan EPP23944

LEGEND

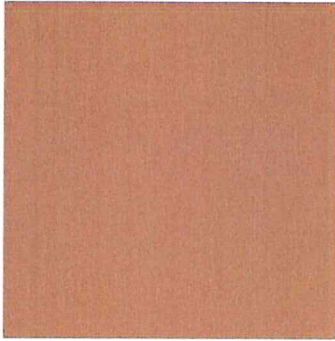
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- Zoning Boundary
- Parcels

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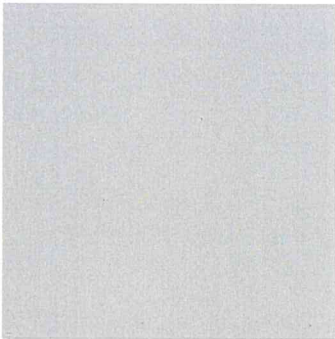
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Date: 2019-01-02



Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched
to Sherman Williams - SW 7701 "Cavern Clay"



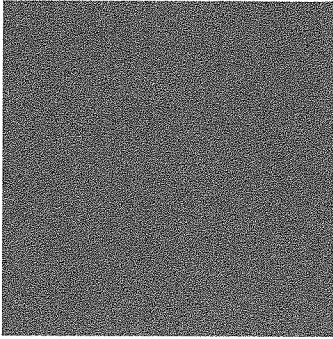
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched
to Sherman Williams - SW 7668 "March Wind"



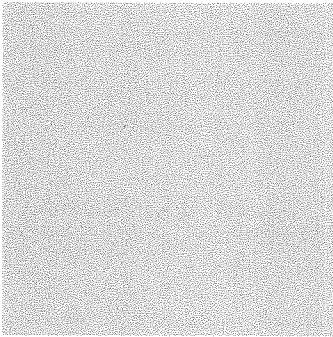
Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - colour matched
to Sherman Williams SW 7674 "Peppercorn"



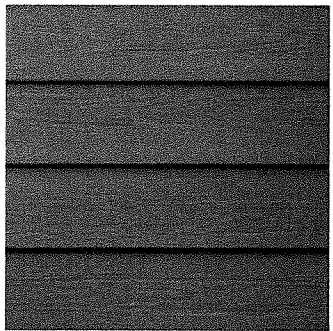
Cultured stone cladding
Product: BLACK RUNDLE ALPINE LEDGSTONE



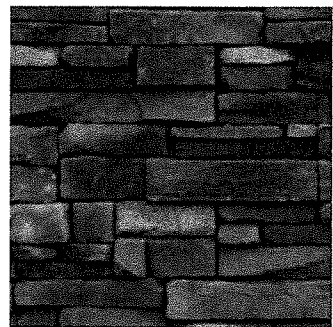
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched
to Sherman Williams - SW 7604 "Smokey Blue"



Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - colour matched
to Sherman Williams - SW 7668 "March Wind"



Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - colour matched
to Sherman Williams SW 7674 "Peppercorn"



Cultured stone cladding
Product: BLACK RUNDLE ALPINE LEDGSTONE

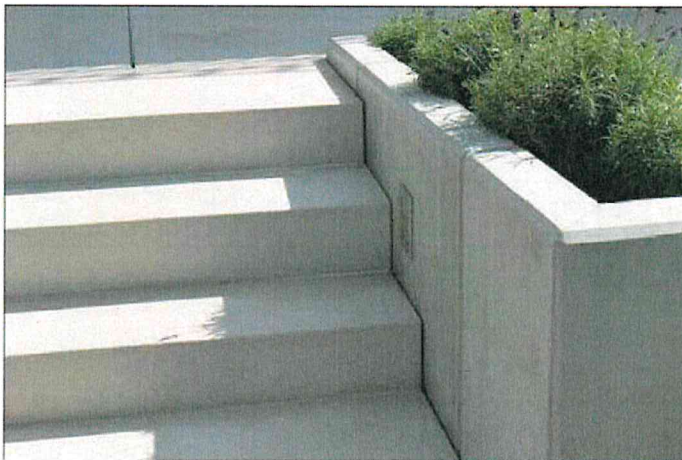
Exterior Finishes Materials Legend

- 1** CEMENT BOARD SIDING - (refer to A02.12.1 for products / colours)
- 2** TRIM BOARDS (window) 1"x3" - FIBRE CEMENT BOARD - CYBERSPACE
- 3** TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - CYBERSPACE
- 4** TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - CYBERSPACE
- 5** TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - CYBERSPACE
- 6** TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - PEPPERCORN
- 7** CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - CYBERSPACE
- 8** CULTURED STONE - BLACK RUNDLE - ALPINE LEDGESTONE
- 9** RAINWATER LEADERS - PRE-FINISHED ALUMINUM - BLACK
- 10** RAILINGS - PRE-FINISHED ALUMINUM - BLACK
- 11** SBS ROOF MEMBRANE - DARK GREY
- 12** SOFFIT - ALLURA VENTED CEDAR - MOUNTAIN CEDAR
- 13** MECHANICAL VENT (#28 Dark Grey elsewhere) - see mech.
- 14** WALL MOUNTED LUMINAIRE - see electrical
- 16** SOLAR SHADE PROJECTIONS - PAINTED ALUMINUM - CYBERSPACE
- 17** ARCHITECTURAL FINISHED CONCRETE
- 18** SOLAR PANELS
- 19** TIMBER COLUMNS and BEAMS - stained Clear
- 20** RIGID INSULATION PANELS - PRE-FINISHED - GRAY

CORA BIKE RACK



RETAINING WALL CHARACTER IMAGES



AYLESBURY PARK BENCH



Amenity Areas

Zoning: R5

Address: Lot A, Majoros Road, West Kelowna, BC

Amenity Space Required: 51 1-bedroom units @ 15 sq.m = 765 sq.m
 2 bachelor units @ 7.5 sq.m = 15 sq.m
 133 2-bedroom units @ 25 sq.m = 3325 sq.m
Total Amenity Required = 4105 sq.m

Amenity Space Provided: Community room = 168 sq.m
 Fitness Centre = 186 sq.m
 Community Building Roof Deck = 234 sq.m
 Community Gardens = 313 sq.m
 Grass area @ Bldg A = 1362 sq.m
 Grass area @ Bldg B+C = 1445 sq.m
Total Amenity Area Provided = 3,708 sq.m

VARIANCE REQUIRED

Amenity Spaces Not Included:

Suite Balconies: 184 decks @ 6.3 sq.m = 1159 sq.m

Total Not Included: 1159 sq.m

DP 18-42 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

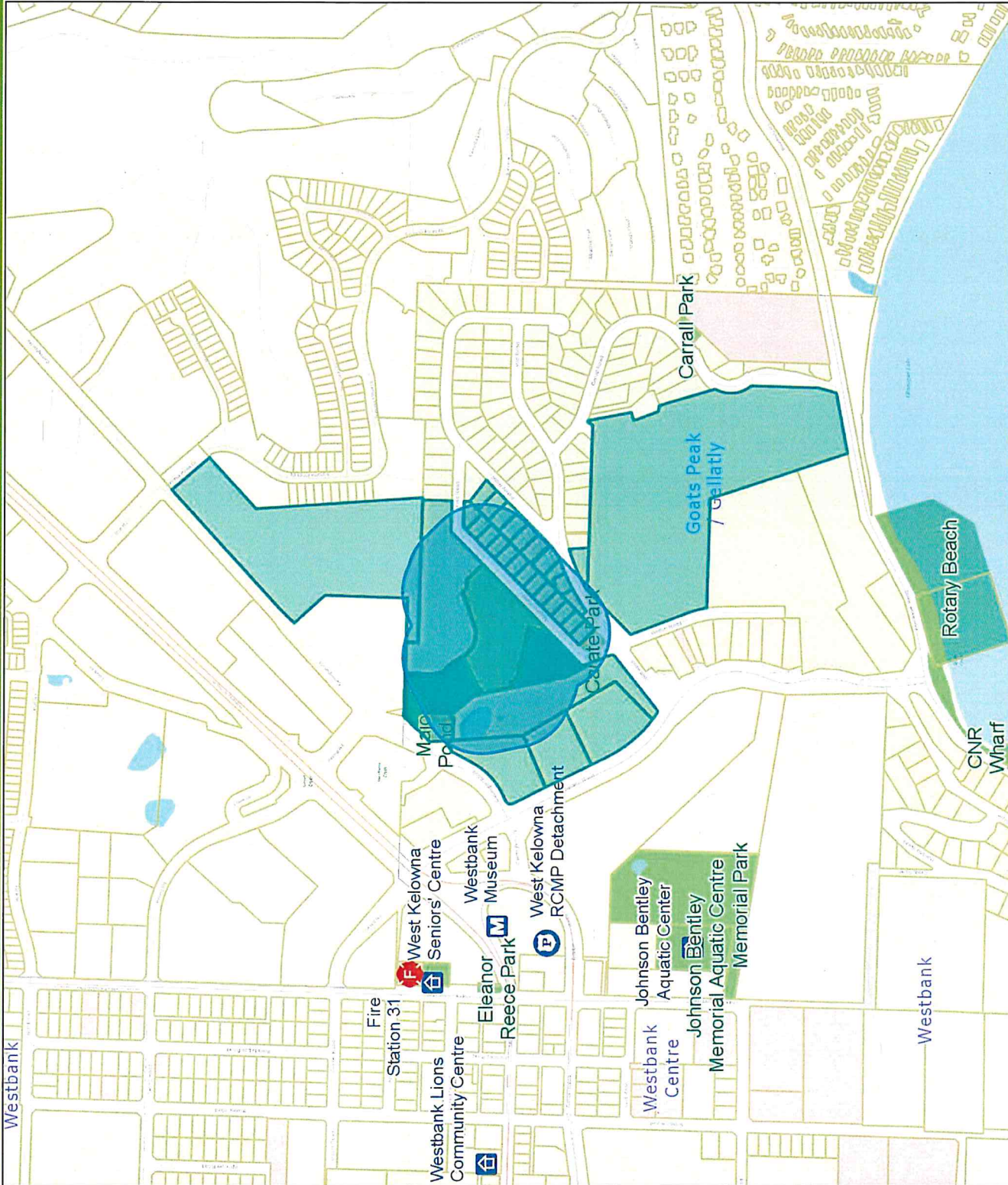
Parcels

- Ownership
- Land Stata
- Building Stata
- Common Property
- Crown Land

- Waterbody
- Lake Access
- Regional Park
- Municipal Park
- Westbank First Nation
- Lease
- Park
- Road Right-Of-Way
- Walkway
- Common Access

Scale 1 : 9,234

Notes



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0 235 469 Meters

Map Projection: NAD_1983_UTM_Zone_11N

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Map Produced on: 6/7/2019 2:34:23 PM