



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

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DATE: June 19, 2019 File: DP 18-29  
TO: Jim Zaffino, CAO  
FROM: Hailey Rilkoff, 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

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**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 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 9.3 m (30.5 ft) and 3 storeys for Buildings 1 -9;
- A maximum of 11.4 m (37.4 ft) and 4 storeys for Buildings 10 and 11 - to accommodate access to rooftop decks; and
- A maximum of 11.5 m (37.7 ft) and 4 storeys for Buildings 12 and 13.

**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.

**BACKGROUND:**

This application was brought before Council for consideration on May 28, 2019. The application was deferred by Council citing concerns regarding the location of the loading spaces. The spaces were proposed to be located outside of the development site and across the private access road, requiring a variance. Additional concerns regarding the proposed form and character were also cited. A resubmission has been provided which speaks to Councils

concerns and provides additional information to comments made relating to traffic, rock fall hazards, and access (*Attachment 2*). The original staff report, dated May 16, 2019, is included as *Attachment 5* for Council's consideration.

### **Loading & Visitor Spaces**

The site plan has been adjusted to facilitate the six required loading spaces within the development area. The loading spaces meet the required dimensions as outlined in the Zoning Bylaw. The required 20 visitor (including four accessible) parking spaces have been accommodated within the development with eight of the visitor parking stalls relocated across the access road (where the loading spaces had previously been proposed).

### **Form & Character**

The OCP encourages variation in building façades through the incorporation of a variety of materials and colours, as well as window shapes and sizes. The proposed building materials have been revised to create greater variety in colour and texture. The OCP encourages a distinct character for each building or cluster of residential units, which has been achieved through the accent colours of blue, green, red and wood plank which were chosen to reflect the natural environment and Okanagan context. *Attachment 3* shows the revised building renderings for Council's consideration.

### **Site Access**

The NFPA (National Fire Protection Association) guidelines indicate that for residential areas with 101-600 households, two (2) access routes are required. However, where multiple accesses are required, one of the routes may be restricted for emergency use only. The proposed development has a total of 97 units. In addition to the 20 units to the south of the site there are a total of 117 units that need to be considered for access. There is a secondary emergency access for the site which was designated as an emergency access for the adjacent Shannon Highlands development through an easement.

This easement provides emergency egress from the adjacent Shannon Highlands development through the private access road on the subject property to Shannon Lake Road.

The applicant has confirmed that construction access management will be a two-stage process to maintain access to Treasure View Estates during the infrastructure upgrades which are required for the development. Single lane, alternating traffic will be sustained while the storm and sanitary extension works are undertaken.

### **Traffic**

A traffic impact assessment (TIA) was undertaken by Ward Consulting Group (dated November 2008) as part of the initial rezoning of the subject property. This TIA anticipated 153 residential units and concluded that the proposed development would not trigger any additional improvements at any intersections due to low traffic generation by the development and surplus capacity in the road network. A separate left turn lane was recommended on Shannon Lake Road at the access point to the subject property, which has since been implemented.

### **Rock Fall Hazards**

The original covenant and geotechnical addendum address potential geotechnical hazards for the subject property. The proposed development has been designed in consideration of all geotechnical and environmental components. The geotechnical assessment recommends improvements to the current rock fall systems, including a chain link fence installation, which will provide increased public safety. While the original geotechnical report does not address rock fall hazards in relation to service installation, additional conditions within the development permit will require the geotechnical engineer to monitor and provide mitigation measures to prevent

any rock fall hazards to downslope residents during construction or associated with installation of services.

### **Development Phasing**

No changes were made to the proposed phased development of the site for financing and occupancy purposes.

### **Public Notification**

In accordance with the *Local Government Act* for the proposed variances, re-notification was completed. Letters were re-sent to all property owners and their tenants (127 notices were mailed, 20 notices were hand delivered) within 100 metres of the subject property (*Attachment 4*). 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, eight submissions have been received (five submissions received prior to the May 28, 2018 Council Meeting and three submissions received since Council deferred the application on May 28, 2018).

Delegation requests have been made by the applicant and an adjacent resident representing Treasure View Estates residents to address Council on the matter (*Attachment 6*). As per Council's Policy:

*3. Council may support an opportunity for both the applicant and members of the public to briefly address Council prior to Council considering the issuance of a development variance permit... Council may support such an opportunity regardless of whether the staff recommendation is to support or not support the application. Council may limit the time permitted.*

### **ALTERNATE MOTIONS:**

#### **1. Postpone Consideration of Development Permit with Variances DP 18-29 for Form & Character**

**THAT** Council postpone consideration of Development Permit (DP 18-29) 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. Postpone Consideration of Development Permit with Variances DP 18-29 for Additional Geotechnical Evaluation**

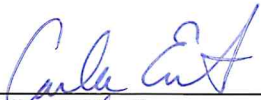
**THAT** Council postpone consideration of Development Permit (DP 18-29) and require the applicant to complete additional geotechnical evaluation associated with the installation of services.

#### **3. 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,

*FOR*   
Hailey Rilko  
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 18-29 (not all documents attached)
2. Shannon Lake Town House Development Permit Update
3. Architectural Plans/Renderings/Elevations dated June 5, 2019
4. Public Notification Map
5. Council Report for May 28, 2019 Council Meeting
6. Delegation Requests
7. Public Correspondence

Approved for Agenda	
 Jim Zaffino, CAO	<i>June 20, 2019</i> Date

H:\DEVELOPMENT SERVICES\PLANNING\3060 Development Permits\3060-20 Permits\2018\DP 18-29 1975 Shannon Lake Rd\Reports-Minutes\reports\Council Report June 25 2019.doc





**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 June 5, 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".
  - 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. All construction activities associated with the installation of services will be reviewed and monitored by the geotechnical engineer with regards to the stability of the rock cut adjacent to the proposed access road to mitigate and prevent any rock fall hazards.
  - F. All construction activities associated with the development will be reviewed and monitored by the geotechnical engineer with regards to slope stability to mitigate and prevent any hazards to downslope residents.
  - G. 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 9.3 m (30.5 ft) and 3 storeys for Buildings 1 -9;
      - A maximum of 11.4 m (37.4 ft) and 4 storeys for Buildings 10 and 11 - to accommodate access to rooftop decks; and
      - A maximum of 11.5 m (37.7 ft) and 4 storeys for Buildings 12 and 13.
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 June 5, 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.

## SHANNON LAKE TOWN HOUSE DEVELOPMENT PERMIT UPDATE

The following are the key points raised by Council in their initial consideration of the Shannon Lake Town House Development Permit. The amendments offered by the upgraded design and explanations below are in response to Council's comments.

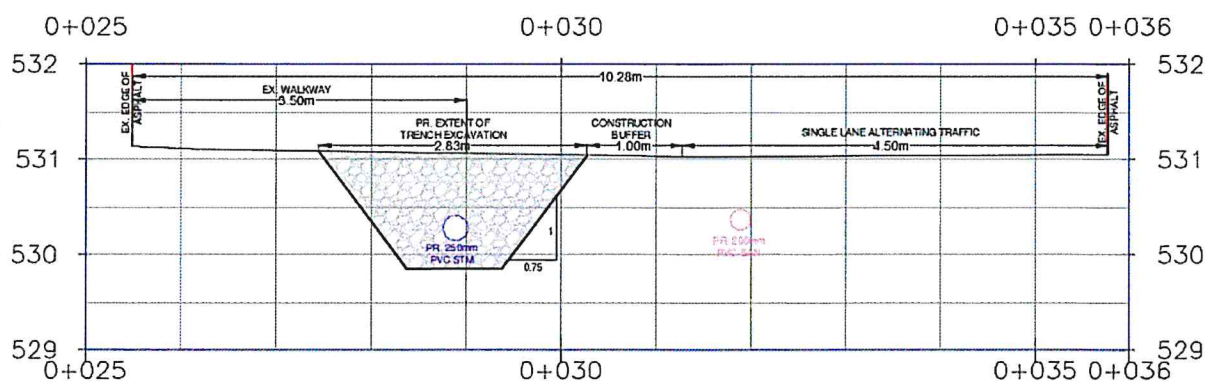
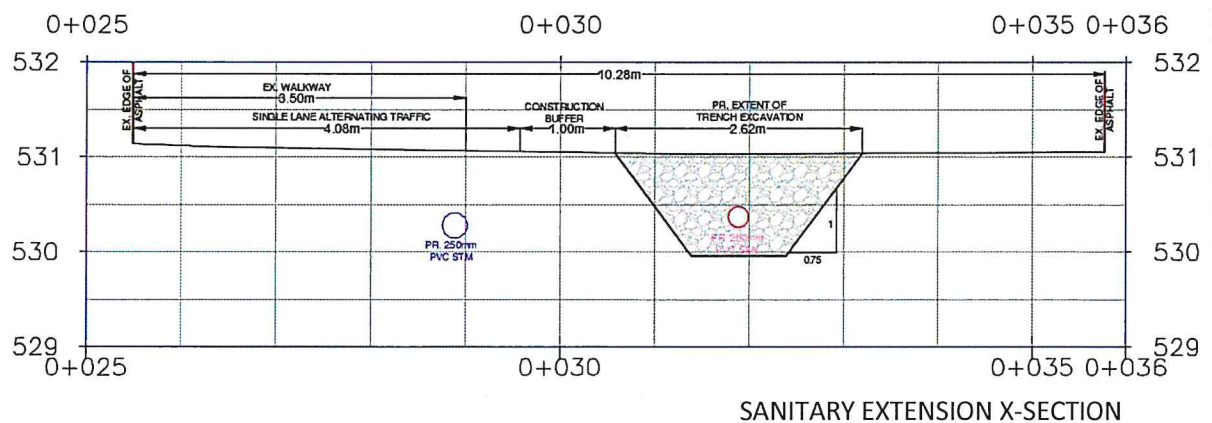
## 1. LOADING STALL PLACEMENT &amp; VISITOR PARKING

The site plan has been adjusted to provide all the loading within the property adjacent or behind the building development. The loading stalls are concurrent with the required sizes and are located strategically within the project to facilitate convenience for the residents.

The private road will retain the parallel parking for use as visitor parking. This amendment is a refinement that may make the identified loading variance less of a concern.

## 2. CONSTRUCTION ACCESS MANAGEMENT

Access to Treasure View Estates is maintained throughout the infrastructure upgrades that are needed for the project. The engineers have provided the following diagrams that illustrate a 2-stage construction process that places either the storm extension or the sanitary extension while single lane alternating traffic is sustained. The traffic management will be controlled by flag-persons during the works.



3. ONSITE VEHICLE MOBILITY

Onsite vehicle mobility is facilitated with 7.0m wide driving aisles, engineered turning radius corners, and driveway aprons to adjust for extremely large vehicle turning radii. The on-site road network has also been confirmed as suitable for a Ladder Fire Truck to have unobstructed access within the road surface without overhanging the carriageway alignment.

4. GEOTECHNICAL STABILITY

Beacon Geotechnical Ltd. has assessed the stability of the land affected by the proposed development and has advanced recommendations to assure work and public safety is assured. Measure offered by the Engineer include improvements to the deficient rock fall protection systems along the access road that are a significant upgrade in public safety. The geotechnical assessment did not forecast any major rock slide potential.

5. TRAFFIC IMPACT ASSESSMENT

The initial approved development proposal was for 150+ dwellings. The application had a TIA undertaken by Ward Consulting Group. This study did not find any intersection upgrades were required other than the provision of a dedicated left turn lane off Shannon Lake Road to the private driveway. This upgrade has been constructed.

Although the project is near the 100unit threshold for a TIA need, the previous development larger and the traffic needs for that large use are now in use. It is reasonable to assume the traffic from this use will be accommodated within the conventional standards for safe mobility.

6. FORM AND CHARACTER

The initial colour scheme for the townhome exterior was prescribed by the interior designers in Vancouver. The use of a muted colour pallet in grey tones has been upgraded with a variety of colours more reflective of our natural environment and the Okanagan quality of light.

7. PLAYGROUND PHASING

The proposed playground is part of the second stage of development. The location of the playground is central to the core of the project and located for public safety through urban design with good site visibility and afterhours stewardship. Providing the playground as a component of Phase 1 but within the Phase 2 construction site is not prudent considering child safety around construction activities.



## 8. PUBLIC ENGAGEMENT

The residents of Treasure View Estates that have homes at the end of the private driveway have been contacted with the intent to host a development information update. We propose to engage with these residents on Monday, June 10. Initial acceptance has been voiced by those who attended the initial DP review by Council.





# SHANNON LAKE ROAD TOWNHOUSES

ADDRESS:  
1975 Shannon Lake Road, West Kelowna, BC

LEGAL DESCRIPTION:  
Lot A, District Lot 2652, ODTD, Plan KAP20094

GRADES:  
EXISTING AVERAGE - FLAT  
PROPOSED AVERAGE - FLAT

NUMBER OF BUILDINGS:  
13 TOWNHOUSE BUILDINGS

## ZONING ANALYSIS:

EXISTING  
ZONING: R3

PROPOSED  
ZONING: R3

RM3 ZONING REQUIREMENTS:  
REQUIRED PROPOSED

## SITE DETAILS

MINIMUM PARCEL AREA (m <sup>2</sup> )	27,596 m <sup>2</sup>
MINIMUM VAILABLE PARCEL AREA (m <sup>2</sup> )	13,991 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, 2BR 25x UNIT B1 + 8x 2BR 15x UNIT C 3BR	7x UNIT A, 2BR 52x UNIT B1 + 8x 2BR 15x UNIT C 3BR
BLOCK 1: 3 UNITS	BLOCK 2: 4 UNITS	BLOCK 3: 8 UNITS
BLOCK 4: 10 UNITS	BLOCK 5: 8 UNITS	BLOCK 6: 10 UNITS
BLOCK 7: 10 UNITS	BLOCK 8: 10 UNITS	BLOCK 9: 7 UNITS
FLOOR AREA (TOTAL):	MAX 20,696 m <sup>2</sup> BASED ON 0.75 FAR	MAX 20,696 m <sup>2</sup> BASED ON 0.75 FAR
MAX DENSITY (FAR):	0.75	0.55
BUILDING HEIGHT:	3 STOREYS / 11m	4 STOREYS / 11.5m (8.3 TO 10 PARAPET)
SETBACKS:	FRONT: 4.5 m INT. SIDE: 3.0 m EXT. SIDE: 4.5 m REAR: 7.5 m	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 = 184	184 STALLS
10% OF TOTAL PARKING REQ. FOR VISITORS = 20	6 LOADING SPACES	6 LOADING SPACES
MIN. OUTDOOR AMENITY SPACE:	25 m <sup>2</sup> per unit = 2,425 m <sup>2</sup>	3,088.4 m <sup>2</sup>

ALL CONTRACTORS ARE REQUIRED TO PERFORM THE WORK IN ACCORDANCE WITH THE BC BUILDING ACT AND ALL APPLICABLE BYLAWS AND REGULATIONS OF THE DISTRICT OF WEST KELLOWNA. THE WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**NEW TOWN**  
ARCHITECTURE  
CIVIL ENGINEERING  
www.newtown.ca

Scale

Revision	No	Date	Description
1	18-06-23	ISSUED FOR DP	
2	18-11-29	RE-ISSUED FOR DP	
3	19-02-06	RE-ISSUED FOR DP	
4	19-06-17	RE-ISSUED FOR DP	

**SHANNON LAKE**  
TOWNHOUSE DEVELOPMENT

Project address:  
1975 Shannon Lake Road  
West Kelowna, BC  
V9X 1A4

**ZONING & CODE REVIEW**

**A1.0**



ALL CONSTRUCTION AND FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE LATEST EDITIONS OF THE CANADIAN STANDARD CODE OF PRACTICE FOR CONSTRUCTION (CSC). THE LATEST EDITIONS OF THE CANADIAN STANDARD CODE OF PRACTICE FOR CONSTRUCTION (CSC) SHALL BE USED FOR ALL CONSTRUCTION AND FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE LATEST EDITIONS OF THE CANADIAN STANDARD CODE OF PRACTICE FOR CONSTRUCTION (CSC). THE LATEST EDITIONS OF THE CANADIAN STANDARD CODE OF PRACTICE FOR CONSTRUCTION (CSC) SHALL BE USED FOR ALL CONSTRUCTION AND FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE LATEST EDITIONS OF THE CANADIAN STANDARD CODE OF PRACTICE FOR CONSTRUCTION (CSC).

**NEW TOWN ARCHITECTURE**  
ARCHITECTS  
1000 SHEPPARD AVENUE EAST  
SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T5  
WWW.NTARCHITECTS.COM

Scale

Revisions	No	Date	Description
	1	16-06-20	ISSUED FOR PER
	2	16-11-20	RE-ISSUED FOR DP
	3	16-05-20	RE-ISSUED FOR DP
	4	16-05-17	RE-ISSUED FOR DP

Project Name  
SHANNON LAKE

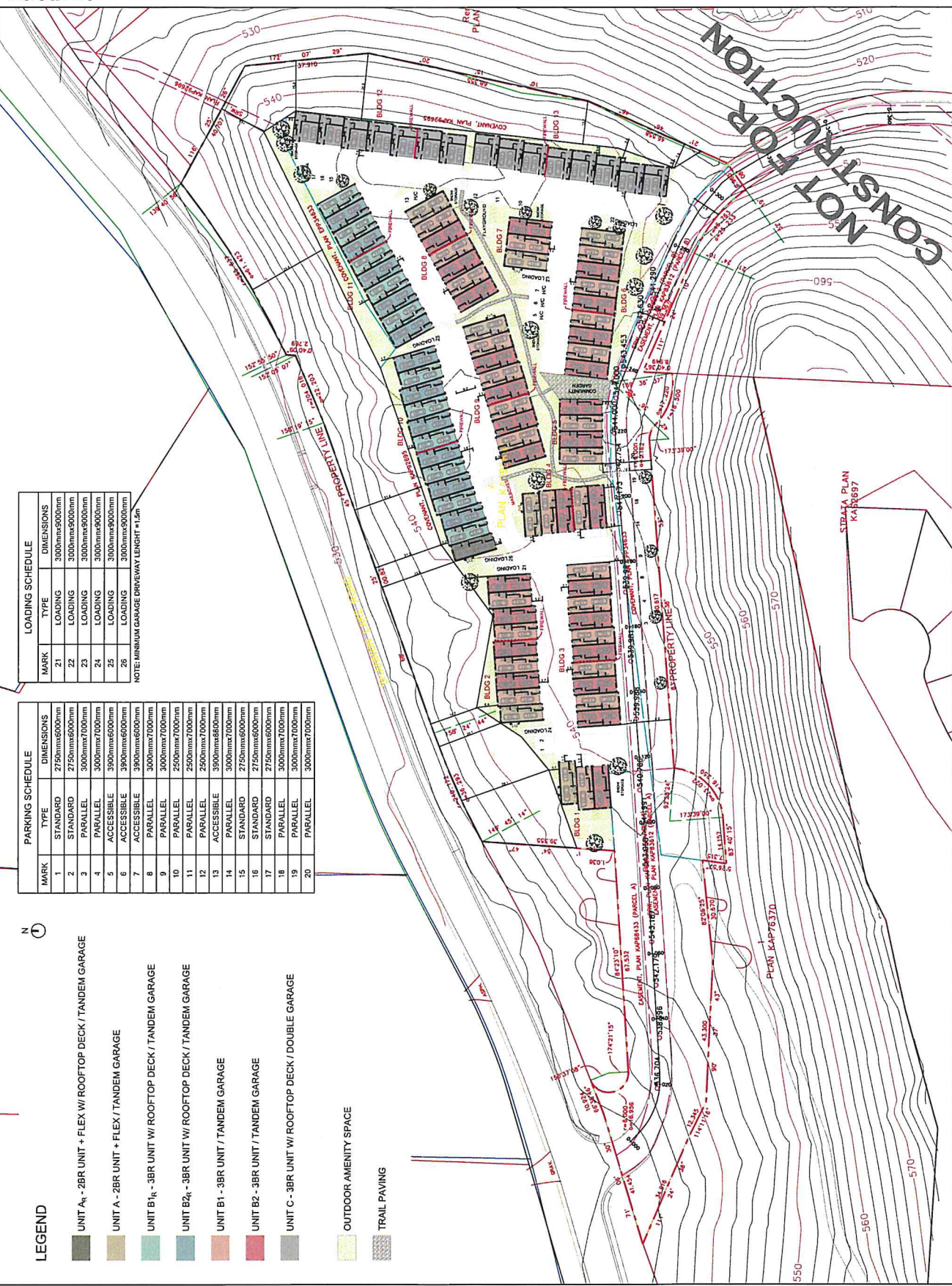
Project Address  
Shannon Lake road  
West Kelowna, BC

Project No.  
4030

Drawing No.  
SITE PLAN

Scale  
1:1000

Sheet No.  
A2.0



ALL CONTRACTORS ARE REQUIRED TO PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF SHANNON LAKE, ARIZONA, AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION. THE CITY OF SHANNON LAKE, ARIZONA, IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. THE CITY OF SHANNON LAKE, ARIZONA, IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. THE CITY OF SHANNON LAKE, ARIZONA, IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT.



**NEW TOWN**  
ARCHITECTURE  
ARCHITECTURE  
CIVIL ENGINEERING  
1000 N. GILBERT AVENUE, SUITE 100  
MESA, AZ 85204

Seal

Revision	No.	Date	Description
	1	10-03-23	ISSUED FOR DP
	2	10-11-23	REVISION FOR DP
	3	10-03-23	REVISION FOR DP
	4	10-03-23	REVISION FOR DP

Project Name  
**SHANNON LAKE**  
COMMERCIAL DEVELOPMENT

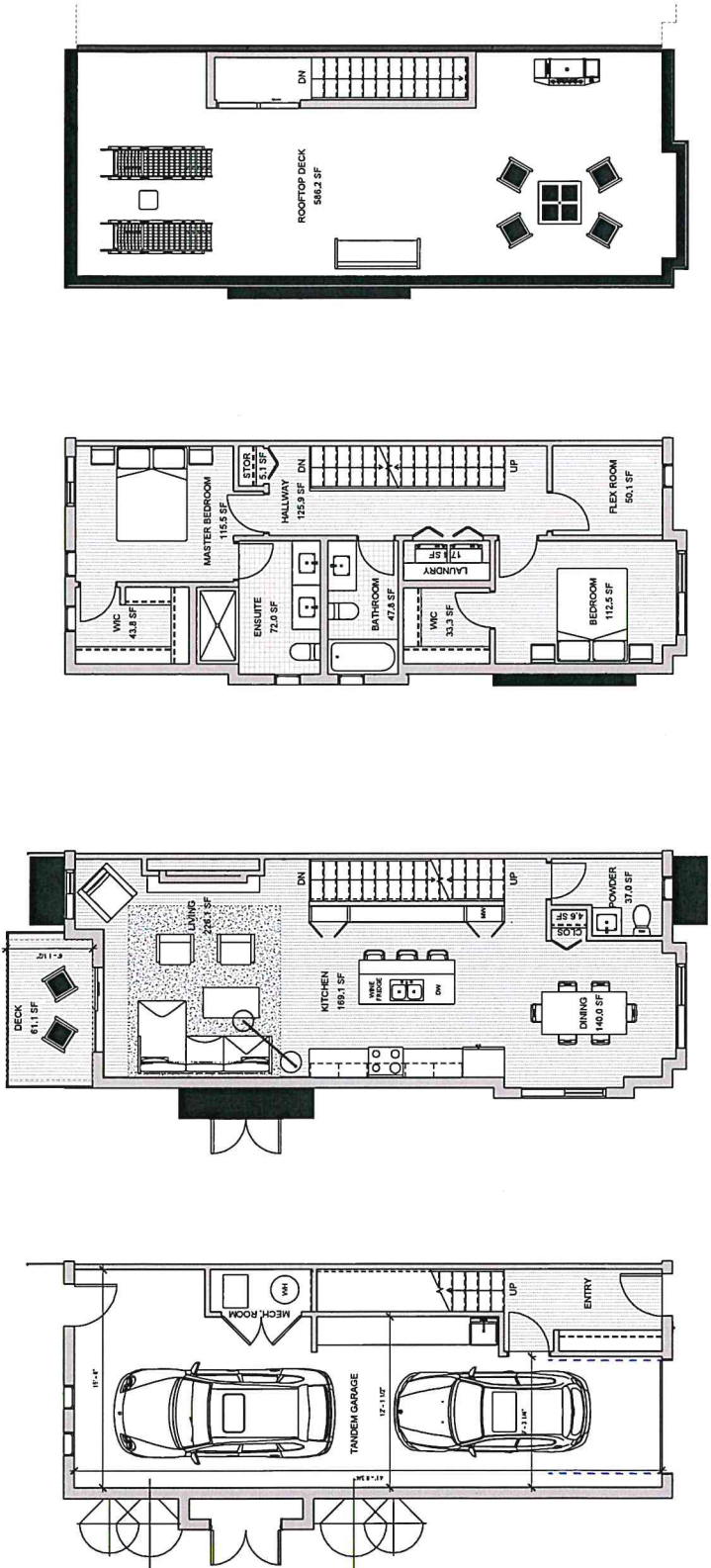
Project Address  
1075 Shannon Lake Road  
Shannon Lake, AZ 85204

Project No.  
4030

UNIT PLANS  
AR

**A3.1AR**  
(2BR-FLEX-DECK)

NOT FOR CONSTRUCTION



1. LEVEL 1 - UNIT AR  
45.5' x 114' = 1.2"

2. LEVEL 2 - UNIT AR  
45.5' x 114' = 1.2"

3. LEVEL 3 - UNIT AR  
45.5' x 114' = 1.2"

4. ROOFTOP DECK - UNIT AR  
45.5' x 114' = 1.2"

AR	GFA
Unit AR:	14.2M <sup>2</sup>
L1	152.8SF
L2	716.7SF
L3	740.0SF
ROOF ACCESS	80.1SF
	1,689.6SF



Unit AR:		
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>

ALL CONTRACTORS ARE REQUIRED TO REPERFORM ANY WORK NOT IN ACCORDANCE WITH THE BUILDING CODE AND ANY OTHER APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.



**NEW TOWN**  
ARCHITECTURE  
ARCHITECTURE  
CIVIL ENGINEERING

SHANNON LAKE  
1000 SHANNON LAKE ROAD  
WILSON, ONTARIO L0R 1A0

Revision	No.	Date	Description
1	15-03-23	ISSUED FOR DP	
2	15-11-29	REISSUED FOR DP	
3	15-03-26	REISSUED FOR DP	
4	15-05-17	REISSUED FOR DP	

Project title  
SHANNON LAKE  
CONDOMINIUM DEVELOPMENT

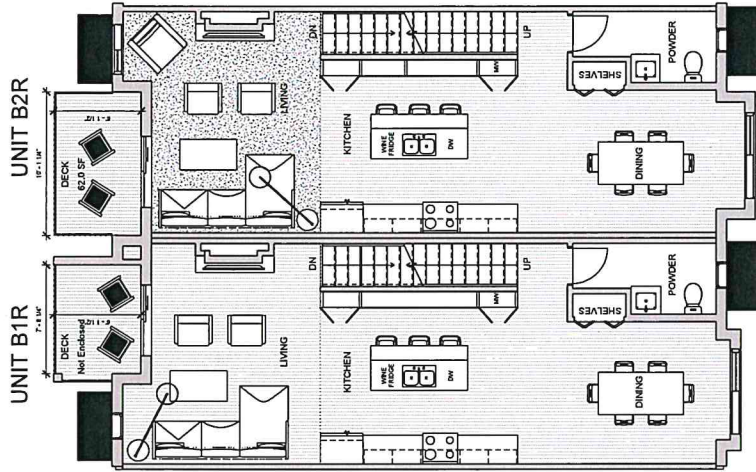
Project address  
1000 Shannon Lake Road  
Wilson, Ontario L0R 1A0  
Project no. 4030

Unit plans  
B1R & B2R  
(3BR-DECK)

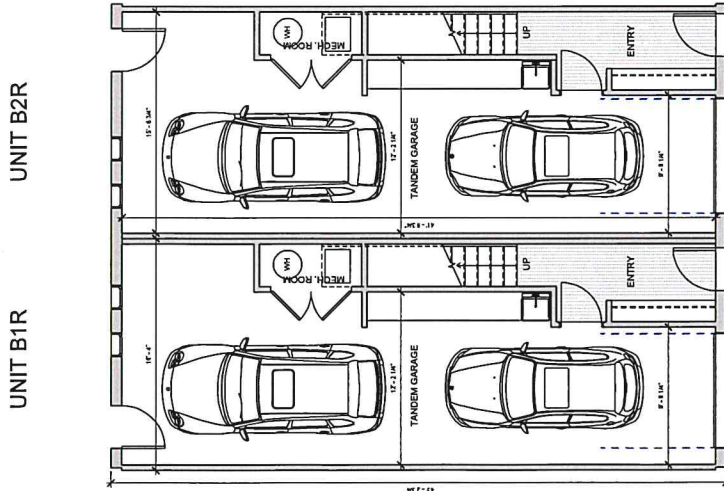
Scale  
1/4" = 1'-0"

**A3.3BR**

NOT FOR CONSTRUCTION



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



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

B1R	GFA
L1	152.8SF
L2	695.4SF
L3	728.9SF
ROOF ACCESS	80.1SF
	1,659.2SF
B2R	GFA
L1	152.8SF
L2	703.3SF
L3	723.3SF
ROOF ACCESS	80.1SF
	1,659.5SF





This drawing must not be scaled.  
Specify all dimensions and details prior to  
commencement of work.  
Support all errors and omissions to the Architect.



Revision	Date	Description
	18-08-23	ISSUED FOR DP
	18-11-29	RE-ISSUED FOR DP
	19-03-06	RE-ISSUED FOR DP
	19-06-17	RE-ISSUED FOR DP

Project title  
HANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

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

UNIT PLANS  
B1 & B2 (3BR)

Argument	$\lambda_0$	$\lambda_0 = 1.0$
Result	$\lambda_0$	
See Table	$\lambda_0$	

## A3.5B

17 08 2018 10:31:33 AM

3 LEVEL 3 - UNIT B1 & B2  
A5.1A 1/4" = 1'-0"

2 LEVEL 2 - UNIT B1 & B2  
A5.1A 1/4" = 1'-0"

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

B1	GFA	
L1	152.8SF	14.2M <sup>2</sup>
L2	695.4SF	64.6M <sup>2</sup>
L3	728.9SF	67.7M <sup>2</sup>
	<b>1,577.1SF</b>	<b>146.5M<sup>2</sup></b>
B2	GFA	
L1	152.8SF	14.2M <sup>2</sup>
L2	703.3SF	65.3M <sup>2</sup>
L3	723.3SF	67.2M <sup>2</sup>
	<b>1,579.4SF</b>	<b>146.7M<sup>2</sup></b>

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NEW TOWN  
ARCHITECTURE  
ARCHITECTS  
CIVIL ENGINEERS

Sheet

Revision	No	Date	Description
	1	15-06-23	ISSUED FOR DP
	2	15-11-20	REISSUED FOR DP
	3	18-03-20	REISSUED FOR DP
	4	18-06-17	REISSUED FOR DP

Project Name  
SHANNON LAKE  
NEW TOWN  
DEVELOPMENT

Project Address  
1075 Shannon Lake Road  
Shannon Lake, BC  
V8W 2G6  
Project No.  
4030

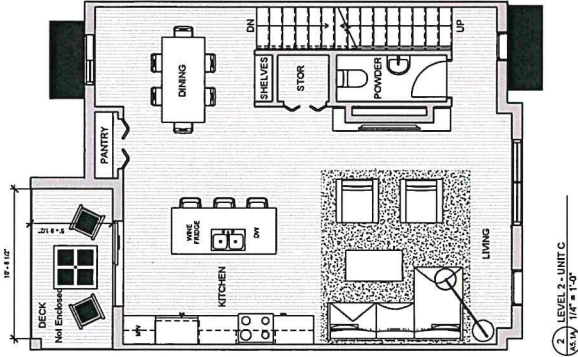
Project Name  
SHANNON LAKE  
NEW TOWN  
DEVELOPMENT

Project Address  
1075 Shannon Lake Road  
Shannon Lake, BC  
V8W 2G6  
Project No.  
4030

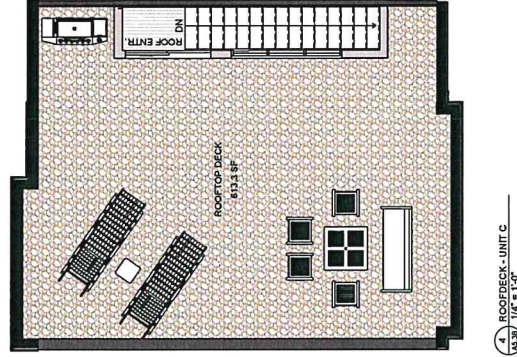
Project Name  
SHANNON LAKE  
NEW TOWN  
DEVELOPMENT

Project Address  
1075 Shannon Lake Road  
Shannon Lake, BC  
V8W 2G6  
Project No.  
4030

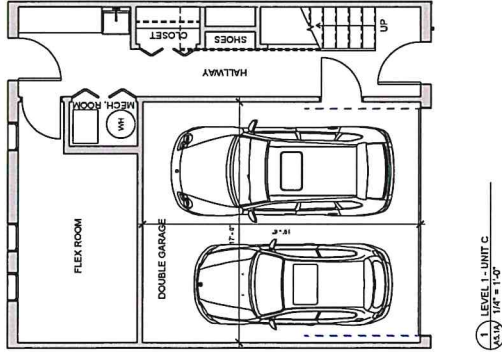
NOT FOR CONSTRUCTION



2. LEVEL 2 - UNIT C  
3.5' x 11'4" = 1'-0"



1. ROOF DECK - UNIT C  
3.5' x 11'4" = 1'-0"



1. LEVEL 1 - UNIT C  
3.5' x 11'4" = 1'-0"



3. LEVEL 3 - UNIT C  
3.5' x 11'4" = 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>
	1,931SF	179.4M <sup>2</sup>



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

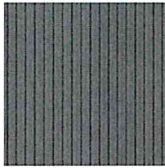


SAMPLE  
(FOR COLOR PURPOSES ONLY)

SW 7005  
Pure White

(#4)

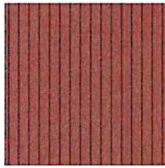
HARDIE PLANK - ACCENT COLORS (#5)



SAMPLE  
(FOR COLOR PURPOSES ONLY)

SW 7673  
Pewter Cast

(#1)



SAMPLE  
(FOR COLOR PURPOSES ONLY)

SW 7674  
Peppercorn

(#3)



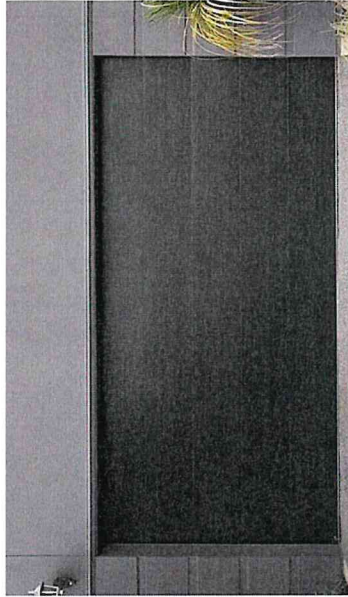
DECKING MATERIAL APPLIED TO TORCH ON -  
QUARTZ EXPOSED AGGREGATE (#15)



BLACK ALUMINUM RAILING W/ LAM GLASS (#10)



GARAGE DOOR SMOOTH SLAB (#6)



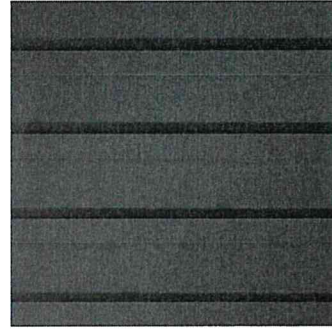
UNIT NUMBERS DISTINCTIONS BY HILLMAN  
5-INCH FLOATING MOUNT BRUSHED NICKEL (#12)



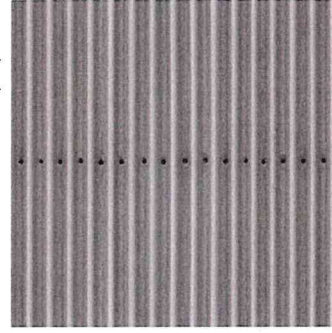
DOUBLE GLAZED WINDOWS  
W/ BLACK FRAMES (#8)



HARDIE VERTICAL SIDING  
PEPPERCORN SW7674 (#2)



PROFILED METAL CLADDING (#18)



NOT FOR CONSTRUCTION

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NEW TOWN  
ARCHITECTURE  
CIVIL ENGINEERING

Seal

Revision	No	Date	Description
1	16-05-23	ISSUED FOR DP	
2	16-11-26	REISSUED FOR DP	
3	16-11-26	REISSUED FOR DP	
4	16-06-17	REISSUED FOR DP	

PROJECT: SHANNON LAKE  
DEVELOPMENT  
PROJECT ADDRESS: 10000 Lake Road  
West Kelowna, BC  
PROJECT NO.: 4030  
DRAWING NO.: 4030

MATERIAL  
BOARD

Project: S.A. Year: 2016  
Author: S.A. Date: 16/05/2016  
Checked: S.A. Date: 16/05/2016  
Drawn: S.A. Date: 16/05/2016

A4.0





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**NEW TOWN**  
ARCHITECTURE  
ARCHITECTURE  
CIVIL ENGINEERING  
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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
	4	18-06-17	REISSUED FOR DP

PROJECT  
SHANNON LAKE  
RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS  
1875 Shannon Lake Road  
Windsor, Ontario N9A 6K1  
PROJECT NO.  
4030

DATE  
drawing date  
ELEVATIONS  
BLDG 6 & 9

DATE  
drawing date  
ELEVATIONS  
BLDG 6 & 9

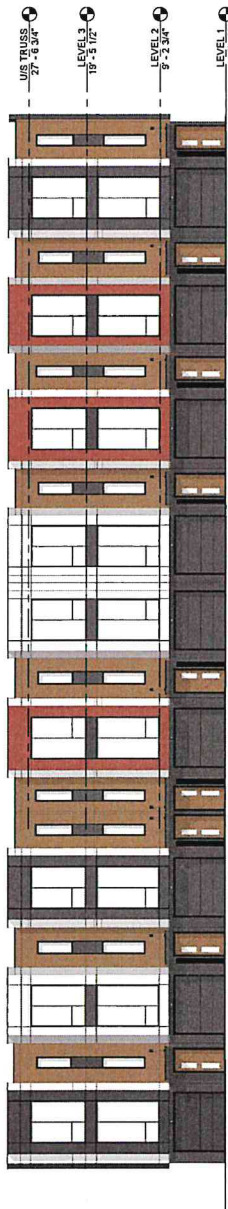
DATE  
drawing date  
ELEVATIONS  
BLDG 6 & 9

DATE  
drawing date  
ELEVATIONS  
BLDG 6 & 9

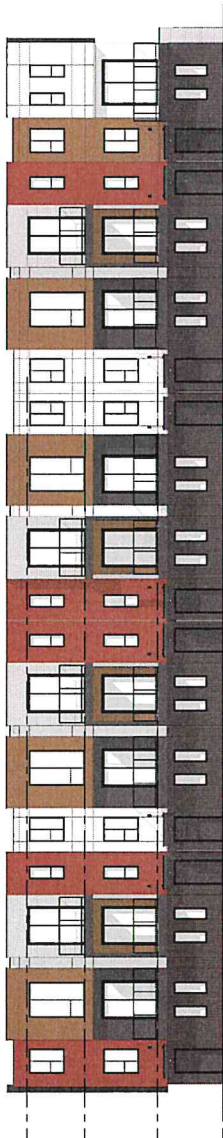
NOT FOR CONSTRUCTION

MATERIAL KEYNOTE LEGEND

1. HARDE PANEL (PREFER CAST SW/RTS)
2. HARDE VERTICAL SONG
3. HARDE PANEL (PEPPER CORN SW/RTS)
4. HARDE PANEL (PURE WHITE SW/RTS)
5. HARDE PANEL ACCENT COLOR - SEE ELEVATIONS  
RED, BLUE, GREEN & PINK (SPIN WOOD TOWN)
6. ON DOOR (PEPPER CORN SW/RTS)
7. ENTRY DOOR
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 SW/RTS)
12. UNIT NUMBER - 3" x 6" MOUNT BRUSHED NICKEL BY  
ALLIANCE
13. FLASHING - BLACK
14. HARDE PANEL REVEAL - SATIN NICKEL ALUMINUM
15. DECORATIVE MATERIAL - QUARTZ EXPOSED AGGREGATE  
(TORCH ON)
16. BACKYARD DOOR
17. ROOFTOP DECK PRIVACY SCREEN
18. PROFILED METAL SONG



1. 6 FRONT  
1/8" = 1'-0"



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



3. 6 FRONT  
1/8" = 1'-0"



4. 6 REAR  
1/8" = 1'-0"



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ARCHITECTURE  
CIVIL ENGINEERING  
www.newtownarchitecture.com

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	
4	18-06-17	REISSUED FOR DP	

project site  
**SHANNON LAKE**  
DEVELOPMENT

project address  
17500 1st Avenue NE  
Maple Valley, WA 98043  
project no.  
4030

drawing title  
**ELEVATIONS**  
**BLDG 3&4**

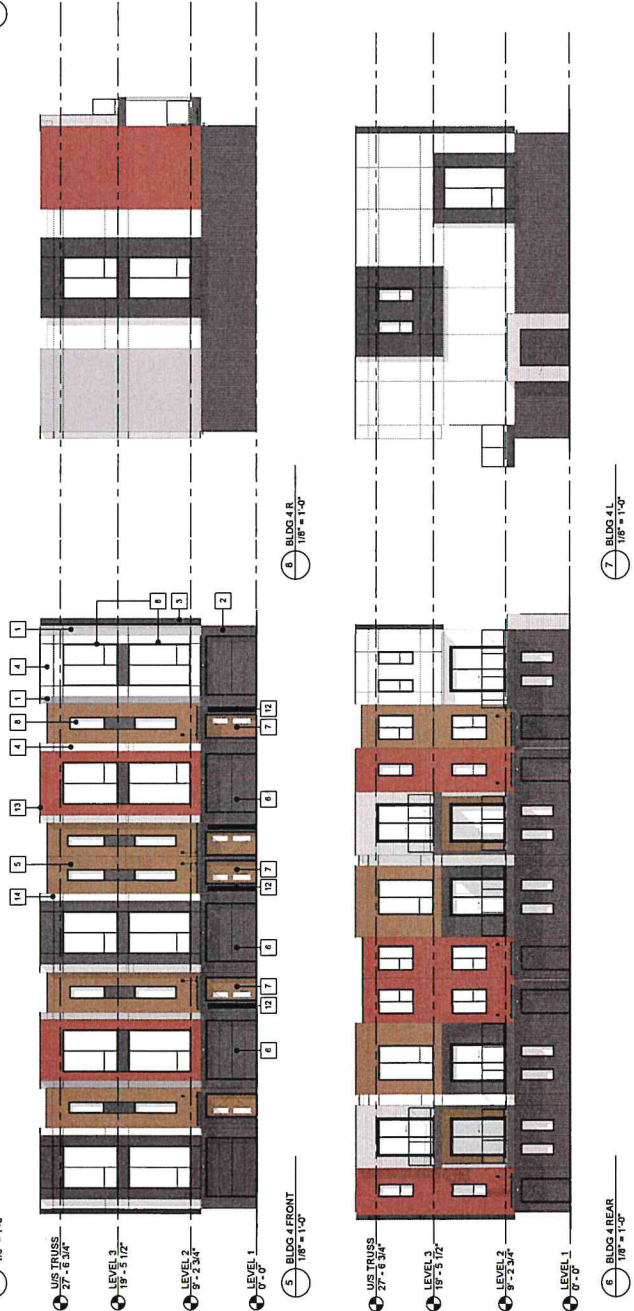
sheet no.  
1 of 1  
sheet title  
ELEVATIONS

**A4.3**  
DATE: 05-23-2018  
PROJECT: SHANNON LAKE

NOT FOR CONSTRUCTION



MATERIAL KEYNOTE LEGEND	
1.	HARDIE PANEL (PETER CAST SW727)
2.	HARDIE VERTICAL SIDING
3.	HARDIE PANEL (PERFECTOR SW727)
4.	HARDIE PANEL (PURE WHITE SW702)
5.	HARDIE PANEL ACCENT COLOR - SEE ELEVATIONS (RED, BLUE, GREEN & FISHER SPA WOOD PLANK)
6.	OR DOOR (PERFECTOR SW727)
7.	ENTRY DOOR
8.	WIDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
9.	SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
10.	GUARDRAIL W/ LAMINATED GLASS - BLACK
11.	ENTRY CANOPY - PERFECTOR SW727
12.	UNIT NUMBER - 5' FLOAT MOUNT BRUSHED NICKEL BY HILLMAN
13.	FLASHING - BLACK
14.	HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
15.	DECORATIVE MATERIAL - WHITE EXPOSED AGGREGATE (TYPICAL)
16.	BACKYARD DOOR
17.	ROOFTOP DECK PRIVACY SCREEN
18.	PROFILED METAL SIDING



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CIVIL ENGINEERING  
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Scale

Revision	No	Date	Description
	1	18-05-23	ISSUED FOR DP
	2	18-11-29	REISSUED FOR DP
	3	19-05-17	REISSUED FOR DP
	4	19-06-17	REISSUED FOR DP

Project Name  
**SHANNON LAKE  
DEVELOPMENT**

Project Address  
11111 Shannon Lake Road  
West Kelowna, BC  
V4X 1A3

Project No.  
4030

Drawing Title  
**ELEVATIONS  
BLDG 5&8**

Project	Scale	As Issued	As Built

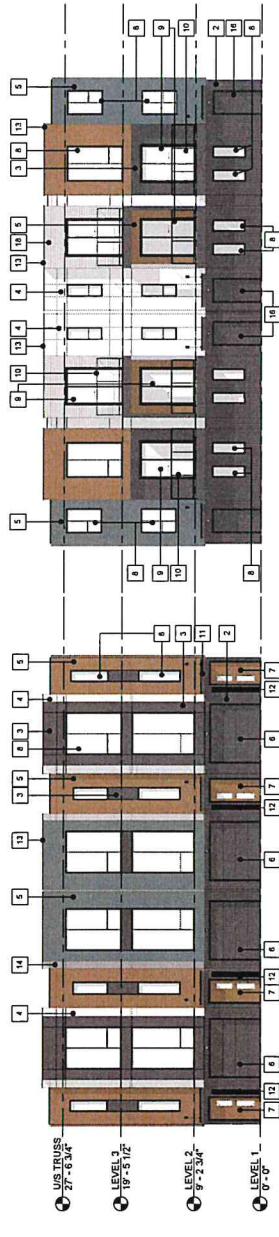
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Sheet Title  
BLDG 5&8

NOT FOR CONSTRUCTION

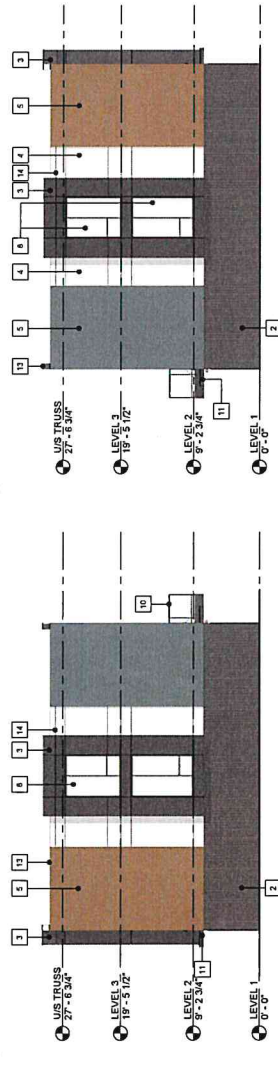
**MATERIAL KEYNOTE LEGEND**

- HARDE PANEL (PEWTER CAST SWIFT)
- HARDE VERTICAL SIDING
- HARDE PANEL (PEPPER CORN SWIFT)
- HARDE PANEL (PURE WHITE SWIFT)
- HARDE PANEL (ACCENT COLOR - SEE ELEVATIONS (RED, BLUE, GREEN) & FISHER SEPA WOOD PLANK)
- OH DOOR (PEPPER CORN SWIFT)
- ENTRY DOOR
- WINDOW FRAME - EXTERIOR BLACK - INTERIOR WHITE
- SLIDING PATIO DOOR FRAME - EXTERIOR BLACK - INTERIOR WHITE
- GUARDRAIL W/ LAMINATED GLASS - BLACK
- ENTRY CANOPY - (PEPPER CORN SWIFT)
- UNIT NUMBER - 5" FLOAT MOUNT BRUSHED NICKEL BY HILMAN
- FLASHING - BLACK
- HARDE PANEL REVEAL - SATIN NICKEL ALUMINUM (TYPICAL)
- DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TYPICAL)
- BACKYARD DOOR
- ROOFTOP DECK PRIVACY SCREEN
- PROFILED METAL SIDING



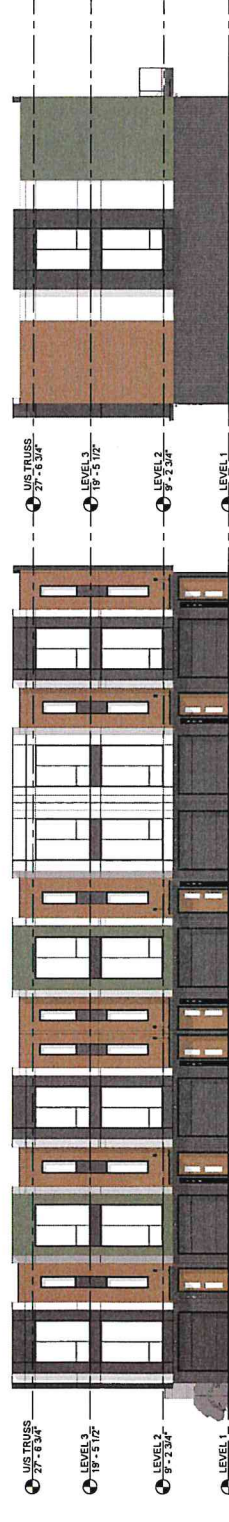
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1/8" = 1'-0"

2. BLDG 5 REAR  
1/8" = 1'-0"



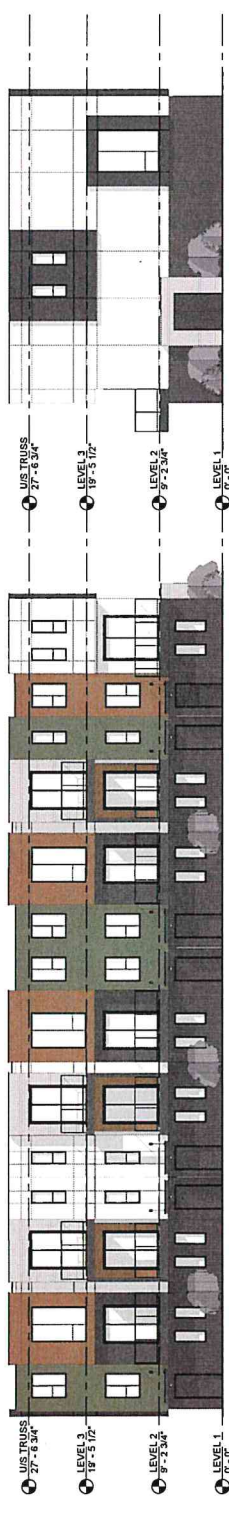
7. BLDG 5 L  
1/8" = 1'-0"

8. BLDG 5 R  
1/8" = 1'-0"



3. BLDG 6 FRONT  
1/8" = 1'-0"

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



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

5. BLDG 6 L  
1/8" = 1'-0"



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WORK IN ACCORDANCE WITH THE CITY OF  
CHICAGO'S ORDINANCES AND ALL APPLICABLE  
CODES. THE CONTRACTOR SHALL BE RESPONSIBLE  
FOR OBTAINING ALL NECESSARY PERMITS AND  
FOR COMPLYING WITH ALL CITY OF CHICAGO  
ORDINANCES AND ALL APPLICABLE CODES.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
OBTAINING ALL NECESSARY PERMITS AND  
FOR COMPLYING WITH ALL CITY OF CHICAGO  
ORDINANCES AND ALL APPLICABLE CODES.  
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NEW TOWN  
ARCHITECTURE  
ARCHITECTS  
CIVIL ENGINEERING  
CONSULTANTS

Seal

Revision	No.	Date	Description
	1	10-09-21	ISSUED FOR DP
	2	10-11-21	RE-ISSUED FOR DP
	3	10-03-26	RE-ISSUED FOR DP
	4	10-05-17	RE-ISSUED FOR DP

Project Name  
SHANNON LAKE  
CONDOMINIUM  
DEVELOPMENT

Project Address  
1075 Shannon Lake Road  
Shannon Lake, IL 60080  
Project No. 4030

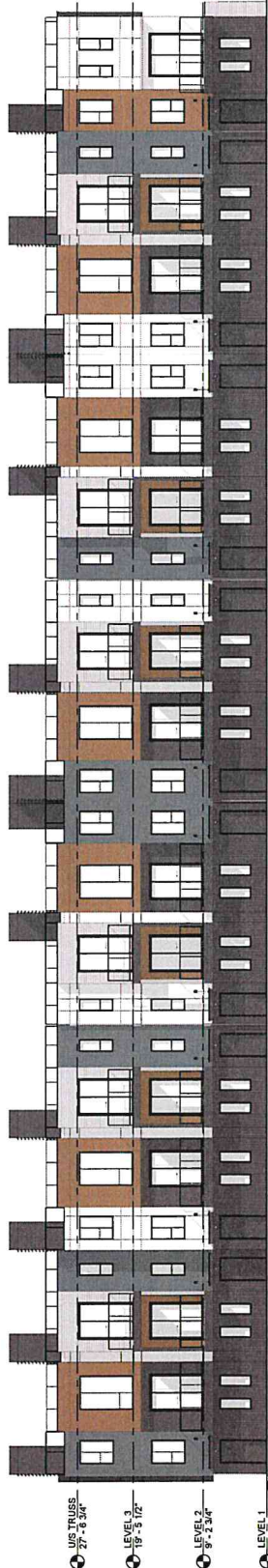
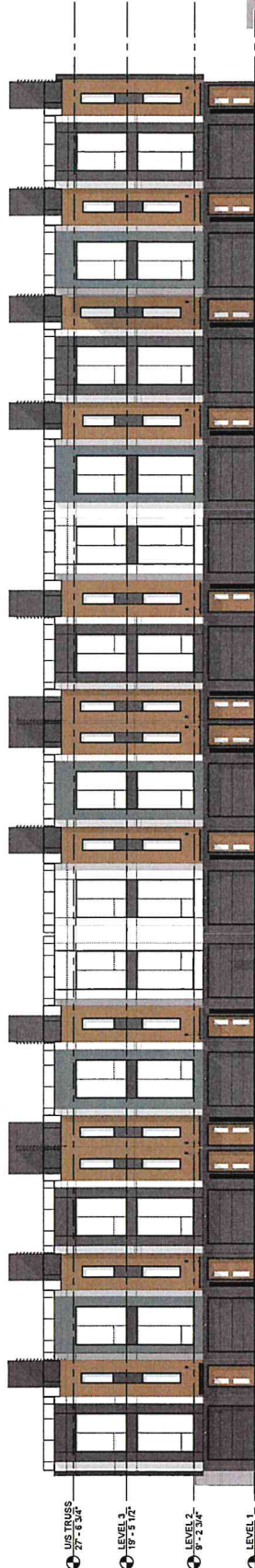
Drawing Title  
ELEVATIONS  
BLDG 10

Scale  
1/8" = 1'-0"

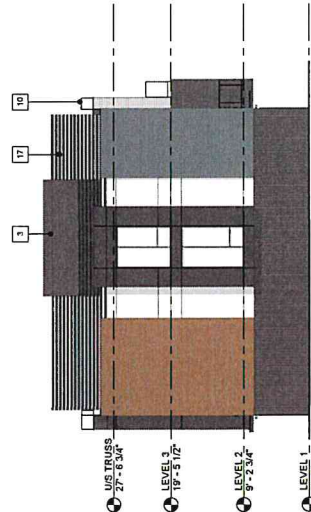
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A4.5

Date  
10/05/2024 4:10 PM

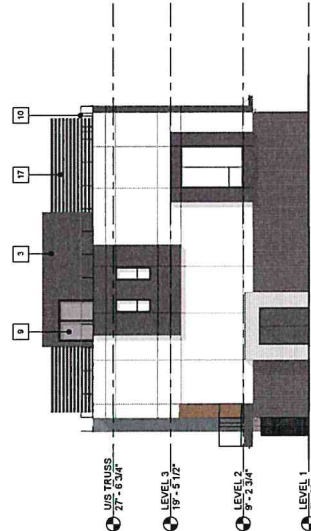
NOT FOR CONSTRUCTION



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



4 BLDG 10 L  
1/8" = 1'-0"



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

#### MATERIAL KEYNOTE LEGEND

1. HIDE PANEL (PREFER CAST SW/TH)
2. HIDE VERTICAL SIDING
3. HIDE PANEL (PEPPERCORN SW/TH)
4. HIDE PANEL (PURE WHITE SW/TH)
5. HIDE PANEL (ACCENT COLOR - SEE ELEVATIONS  
RED, BLUE, GREEN & FISHER SEPA WOOD PLANK)
6. CH DOOR (PEPPERCORN SW/TH)
7. ENTRY DOOR
8. WINDOW FRAME - EXTERIOR BLACK  
- INTERIOR WHITE
9. SLIDING PATIO DOOR FRAME - EXTERIOR BLACK  
- INTERIOR WHITE
10. GUARDRAIL W/ LAMINATED GLASS - BLACK
11. ENTRY CLOSET - (PEPPERCORN SW/TH)
12. UNIT NUMBER - 5' FLOAT MOUNT BRUSHED NICKEL BY  
KILIAN
13. FLASHING - BLACK
14. HIDE PANEL REVEAL - SATIN NICKEL ALUMINUM
15. DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE  
(TONGUE & GROOVE)
16. BACKYARD DOOR
17. ROOFTOP DECK PRIVACY SCREEN
18. PROPLED METAL SIDING

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Project: 11/11/2019  
Drawing: 11/11/2019  
Scale: 1/8" = 1'-0"



**NEW TOWN**  
ARCHITECTURE  
ARCHITECTURE  
CIVIL ENGINEERING  
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Revision	No.	Date	Description
	1	11-05-23	ISSUED FOR DP
	2	11-11-20	REISSUED FOR DP
	3	11-05-20	REISSUED FOR DP
	4	11-05-21	REISSUED FOR DP

Project: 11/11/2019  
Drawing: 11/11/2019  
Scale: 1/8" = 1'-0"

Project: 11/11/2019  
Drawing: 11/11/2019  
Scale: 1/8" = 1'-0"

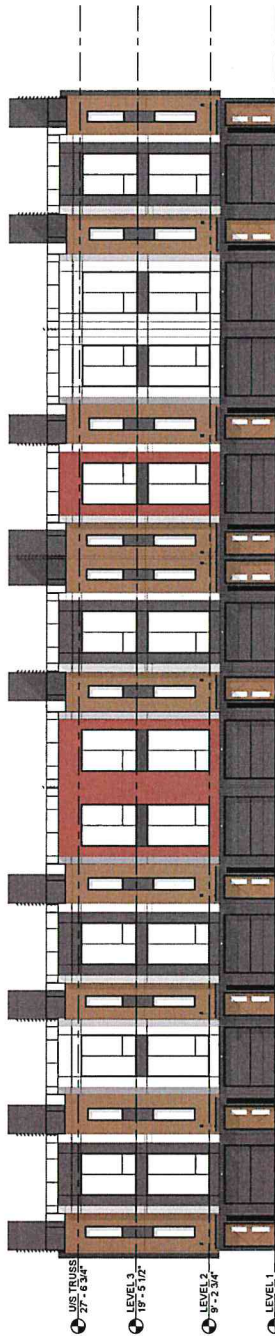
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Drawing: 11/11/2019  
Scale: 1/8" = 1'-0"

Project: 11/11/2019  
Drawing: 11/11/2019  
Scale: 1/8" = 1'-0"

Project: 11/11/2019  
Drawing: 11/11/2019  
Scale: 1/8" = 1'-0"

Project: 11/11/2019  
Drawing: 11/11/2019  
Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

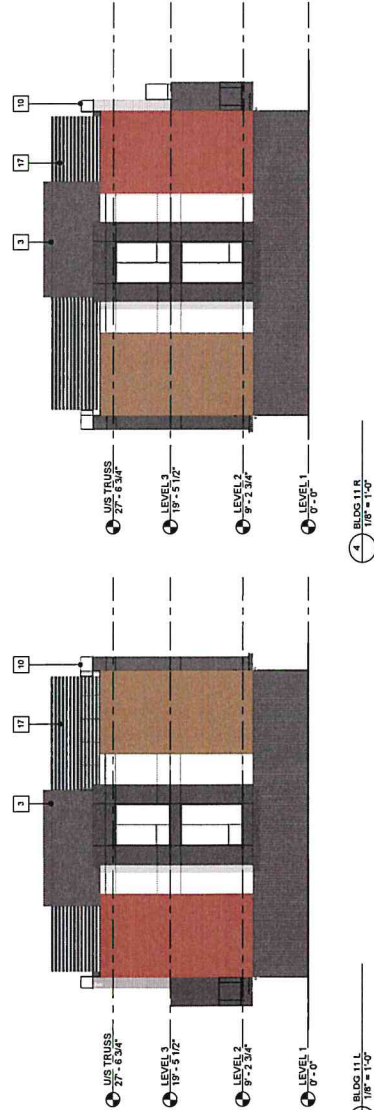


1. BLDG 11 FRONT  
1/8" = 1'-0"



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

MATERIAL KEYNOTE LEGEND	
1.	HARDIE PANEL (PEWTER CAST SWIRL)
2.	HARDIE VERTICAL Siding
3.	HARDIE PANEL (PEPPERCORN SWIRL)
4.	HARDIE PANEL (PURE WHITE SWIRL)
5.	HARDIE PANEL ACROSS COLOR - SEE ELEVATIONS (RED, BLACK, GREEN & PINK) (SPAWNWOOD PLAN)
6.	OH DOOR (PEPPERCORN SWIRL)
7.	ENTRY DOOR
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 SWIRL)
12.	UNIT NUMBER - STAINLESS STEEL BRUSHED NICKEL BY HILLMAN
13.	FLUSHING - BLACK
14.	HARDIE PANEL REVEAL - SATIN NICKEL ALUMINUM
15.	DECKING MATERIAL - QUARTZ EXPOSED AGGREGATE (TORCH ON)
16.	BACKYARD DOOR
17.	ROOFTOP DECK PRIVACY SCREEN
18.	PROFILED METAL Siding



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

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



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PERMITS FROM THE CITY OF VANCOUVER  
CONFORMANCE WITH ALL BUILDING CODES AND  
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**NEW TOWN**  
ARCHITECTURE  
ARCHITECTS  
CIVIL ENGINEERING

www.newtownarchitecture.ca

Sheet

Revision	No.	Date	Description
1	15-05-23	15-05-23	ISSUED FOR DP
2	15-11-29	15-11-29	REISSUED FOR DP
3	15-11-29	15-11-29	REISSUED FOR DP
4	15-05-27	15-05-27	REISSUED FOR DP

PROJECT NAME  
SHANNON LAKE  
DEVELOPMENT

PROJECT ADDRESS  
10000 Shannon Lake Road  
Vancouver, BC  
Project No. 4030

DRAWING DATE  
15-05-27

ELEVATIONS  
BLDG 12 & 13

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

**A4.7**

DATE: AUG 28, 2015 11:00:00 AM

NOT FOR CONSTRUCTION



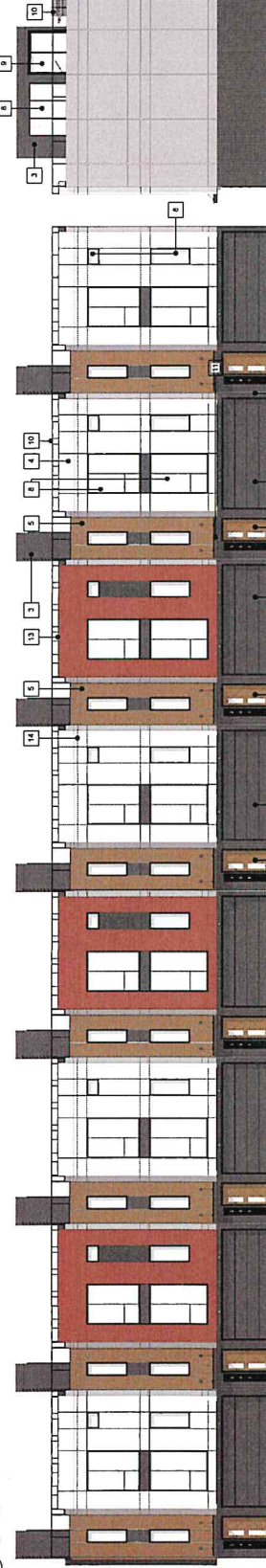
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Seal

Revisions	No	Date	Description
	1	18-08-22	ISSUED FOR DP
	2	18-11-29	REISSUED FOR DP
	3	18-11-29	REISSUED FOR DP
	4	18-09-27	REISSUED FOR DP

Project title

SHANNON LAKE  
RESIDENTIAL  
DEVELOPMENT

Project address

1770 Shannon Lake road  
Windsor, Ontario, N9A 6K1

Project no.

4030

Drawing title

RENDERED  
ELEVATIONS -  
BLDG 4

Scale

1" = 1'-0"

Sheet no.

A4.9

Project no.

4030

Project title

SHANNON LAKE  
RESIDENTIAL  
DEVELOPMENT

Project address

1770 Shannon Lake road  
Windsor, Ontario, N9A 6K1

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4030

Drawing title

RENDERED  
ELEVATIONS -  
BLDG 4

Scale

1" = 1'-0"

Sheet no.

A4.9

Project no.

4030

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Revision	No.	Date	Description
1	16-03-23	ISSUED FOR DP	
2	16-11-29	REVISION FOR DP	
3	16-03-06	REVISION FOR DP	
4	16-05-17	REVISION FOR DP	

Project Name  
**SHANNON LAKE**  
COMMERCIAL  
DEVELOPMENT

Project Address  
1975 Shannon Lake Road  
Shannon Lake, TX 75859  
Project No. 4030

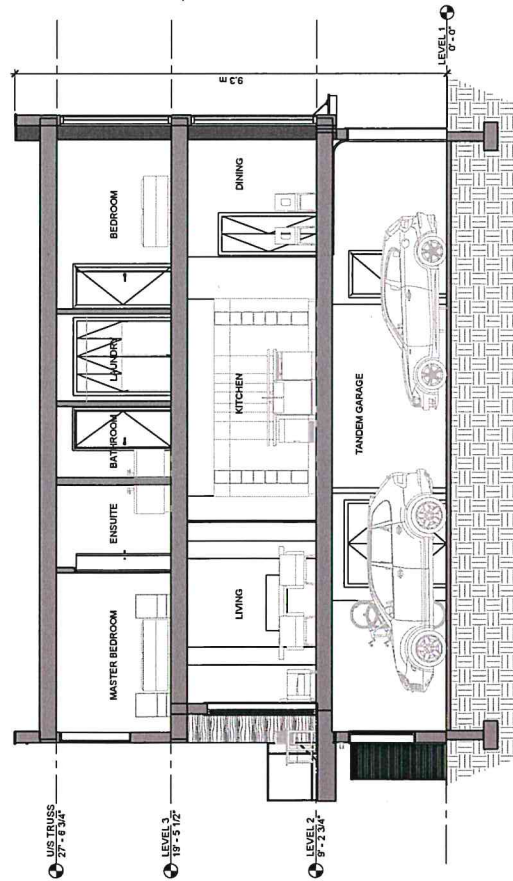
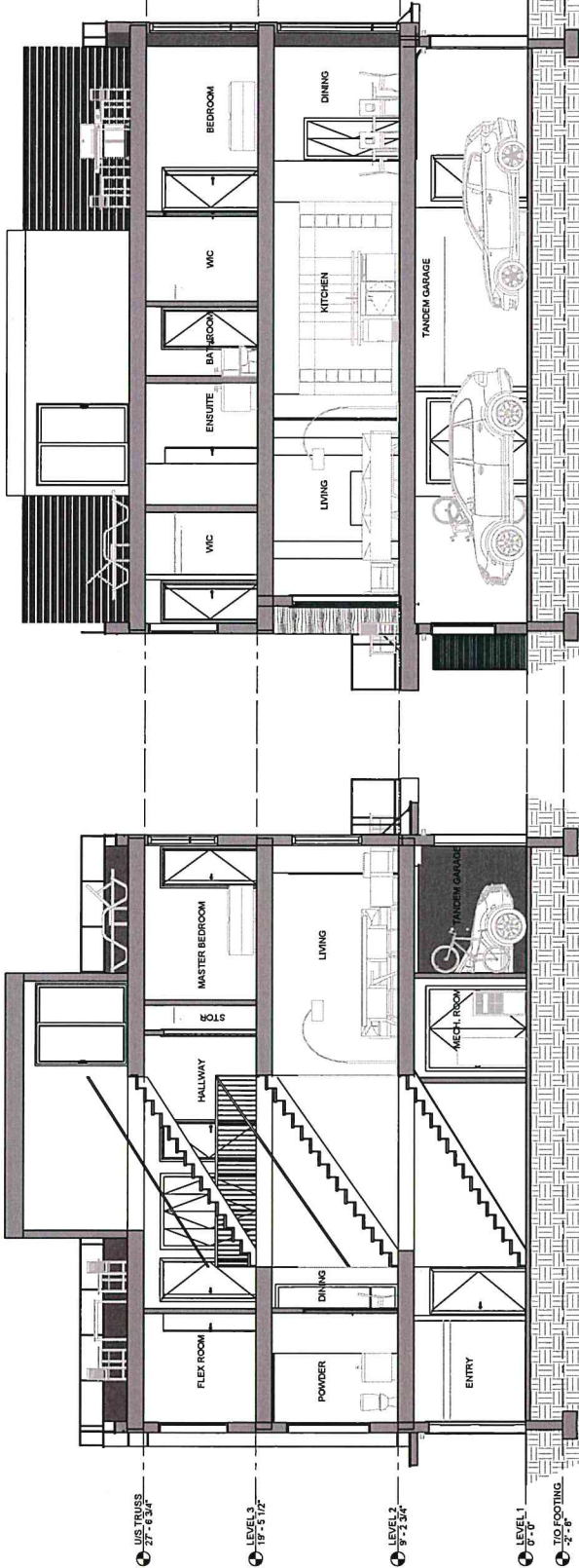
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UNITS TYPE A

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Revision	Description	
	No	Date
	1	18-08-23 ISSUED FOR DP
	2	18-11-29 RE-ISSUED FOR DP
	3	19-03-06 RE-ISSUED FOR DP
	4	19-06-17 RE-ISSUED FOR DP

Project Code

Project address	975 Shannon lake road West Kelowna, BC	Project no.	4030
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Drawing title  
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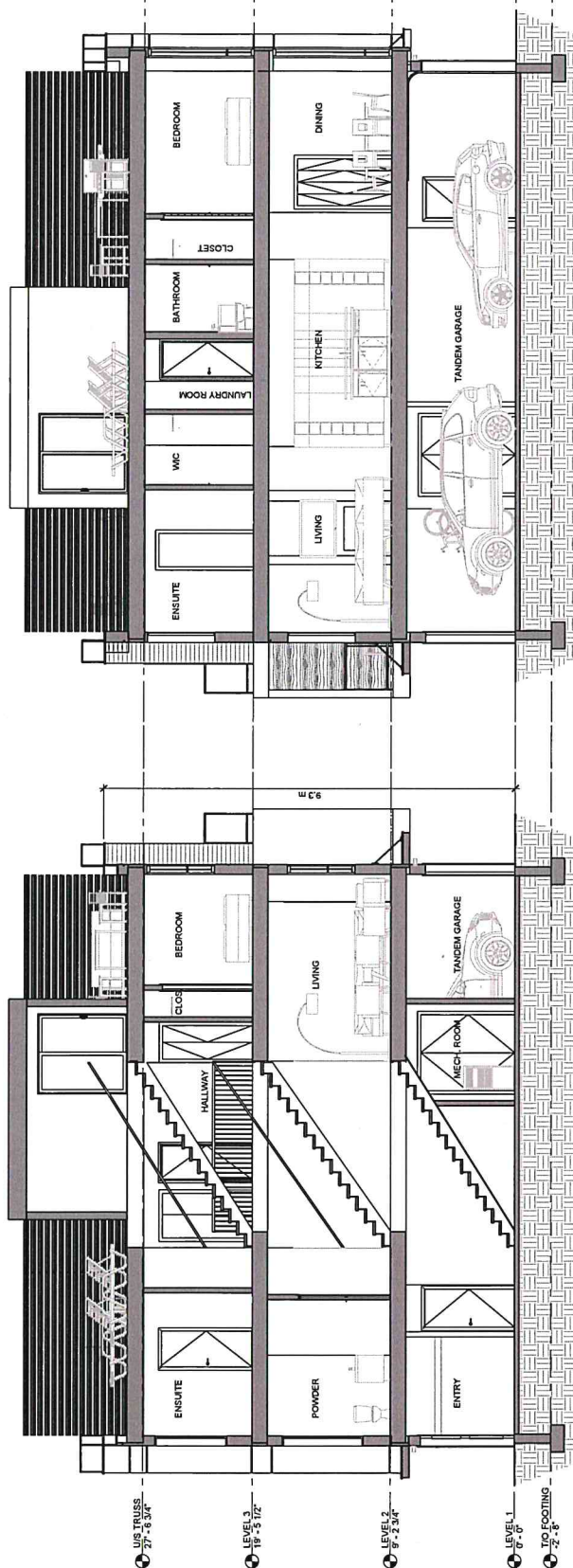
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1. Introduction	1	1
2. Literature Review	2	2
3. Methodology	3	3
4. Results	4	4
5. Discussion	5	5
6. Conclusion	6	6
7. References	7	7
8. Appendix	8	8
9. Bibliography	9	9
10. Index	10	10

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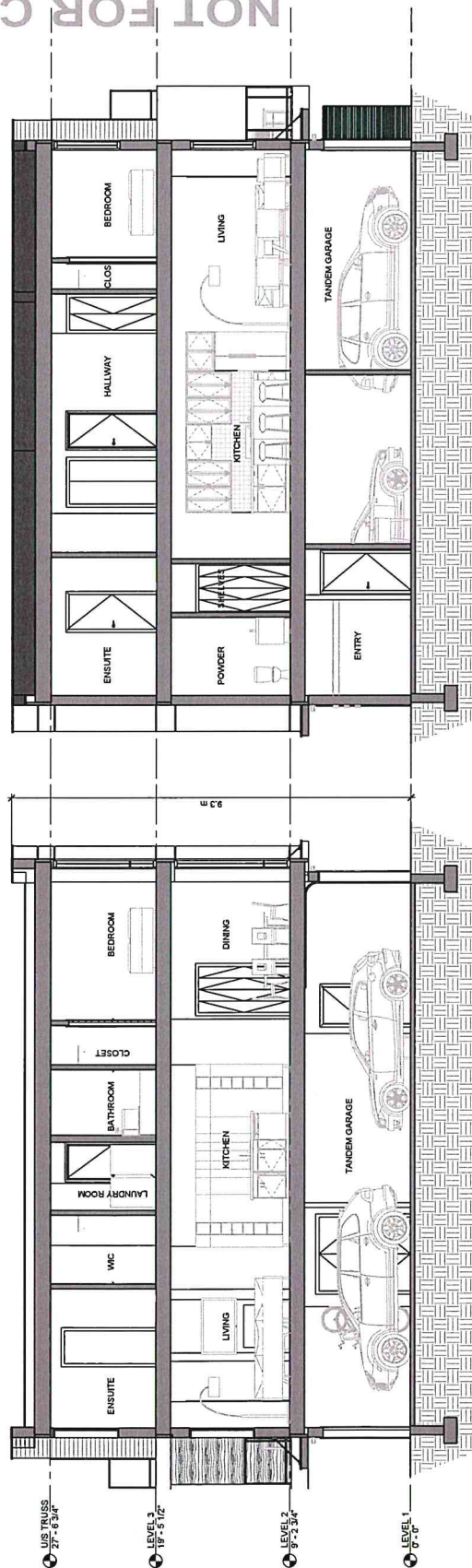
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Sheet

Revision	No.	Date	Description
	1	10-05-23	ISSUED FOR DP
	2	10-11-29	REVISION FOR DP
	3	10-05-23	REVISION FOR DP
	4	10-05-23	REVISION FOR DP

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DEVELOPMENT

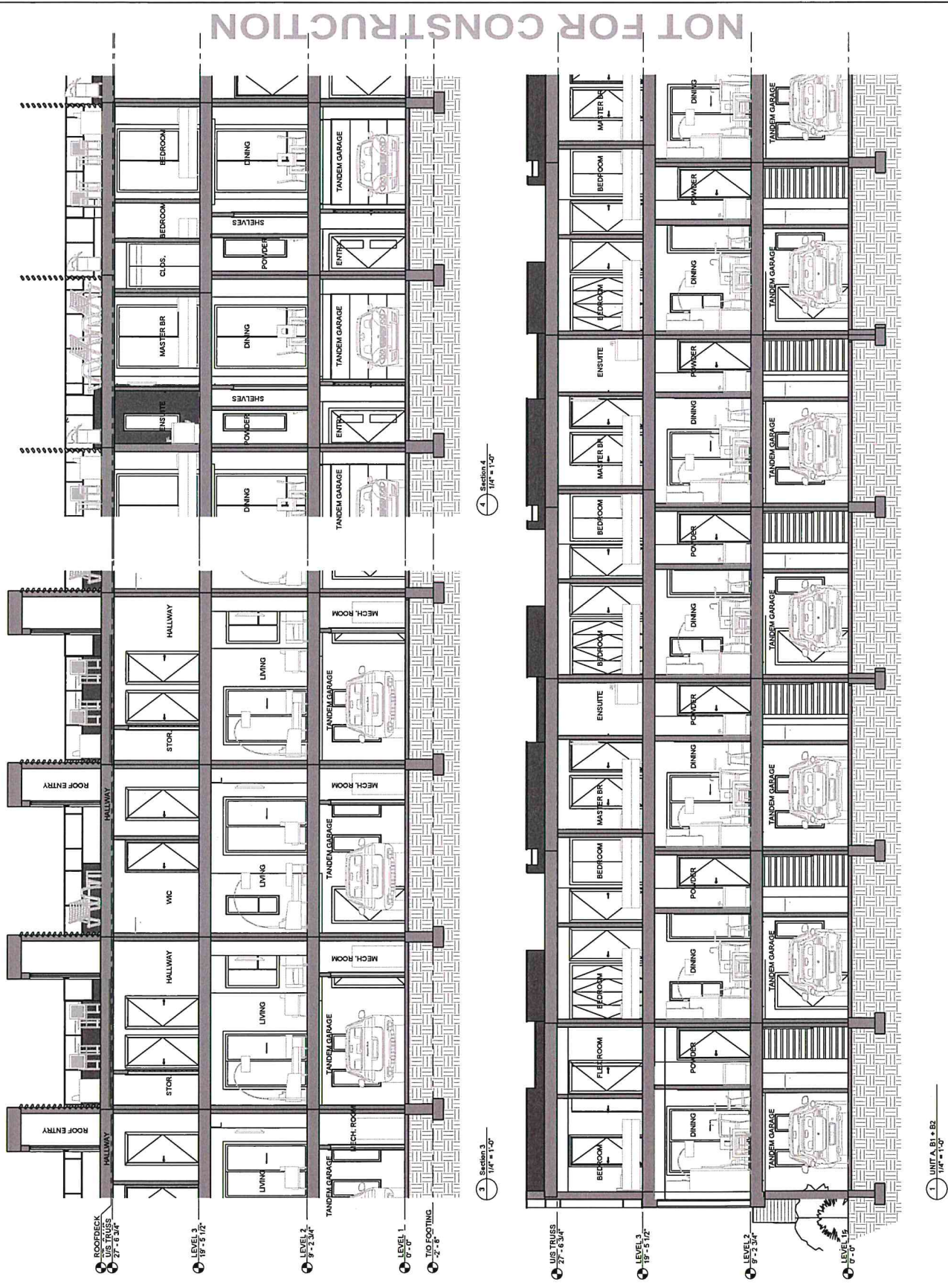
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775 Shannon Lake Road  
Waco, Texas 76787  
PROJECT NO.  
4030

SECTIONS  
UNITS TYPE B

DATE  
10-05-23

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and

Revision	Date	Description
	18-08-23	ISSUED FOR DP
	18-11-29	RE-ISSUED FOR DP
	19-03-06	RE-ISSUED FOR DP
	19-06-17	RE-ISSUED FOR DP

Project title  
HANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

Project address	975 Shannon lake road West Kelowna, BC	Project no.	4030
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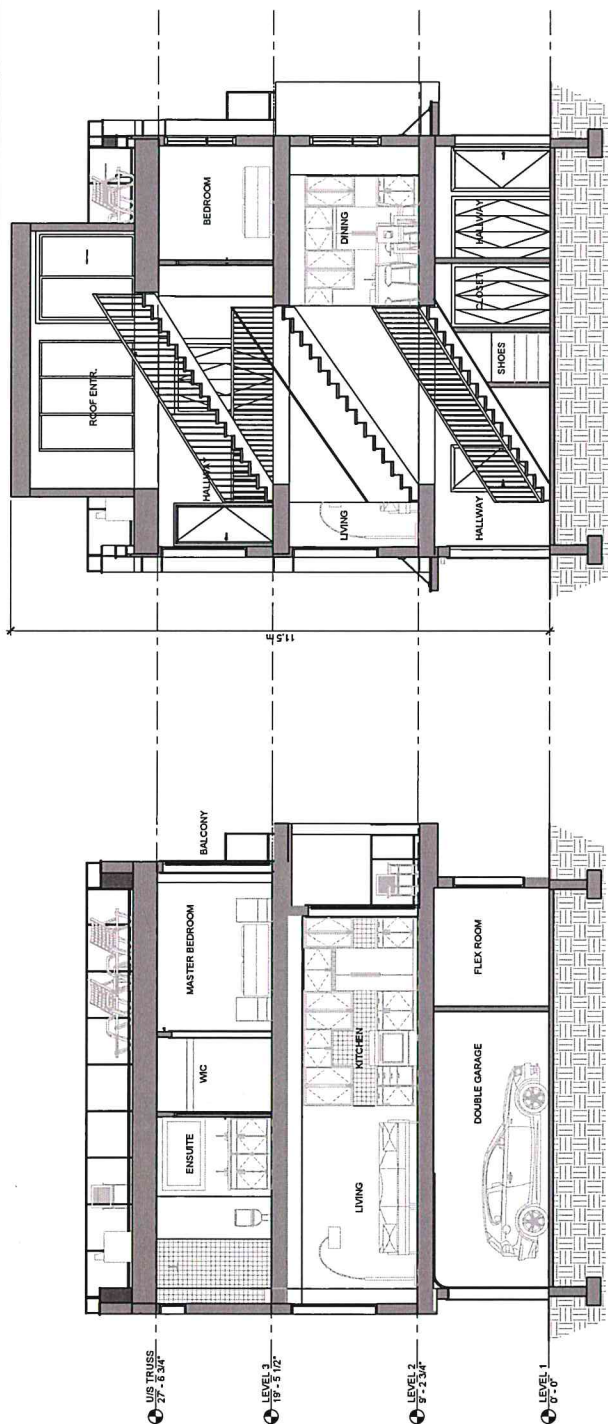
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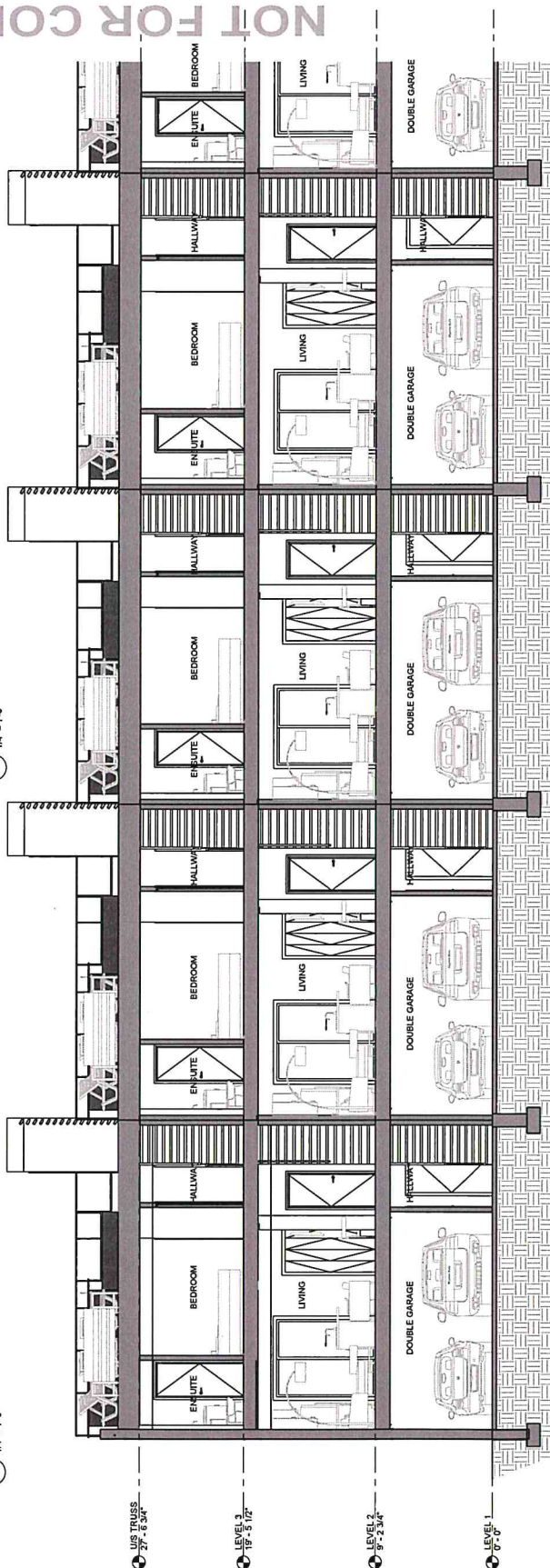
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1/4" = 1'-0"



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





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Seal

Version	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
	4	19-06-17	RE-ISSUED FOR DP

project title  
SHANNON LAKE  
TOWNHOUSE  
DEVELOPMENT

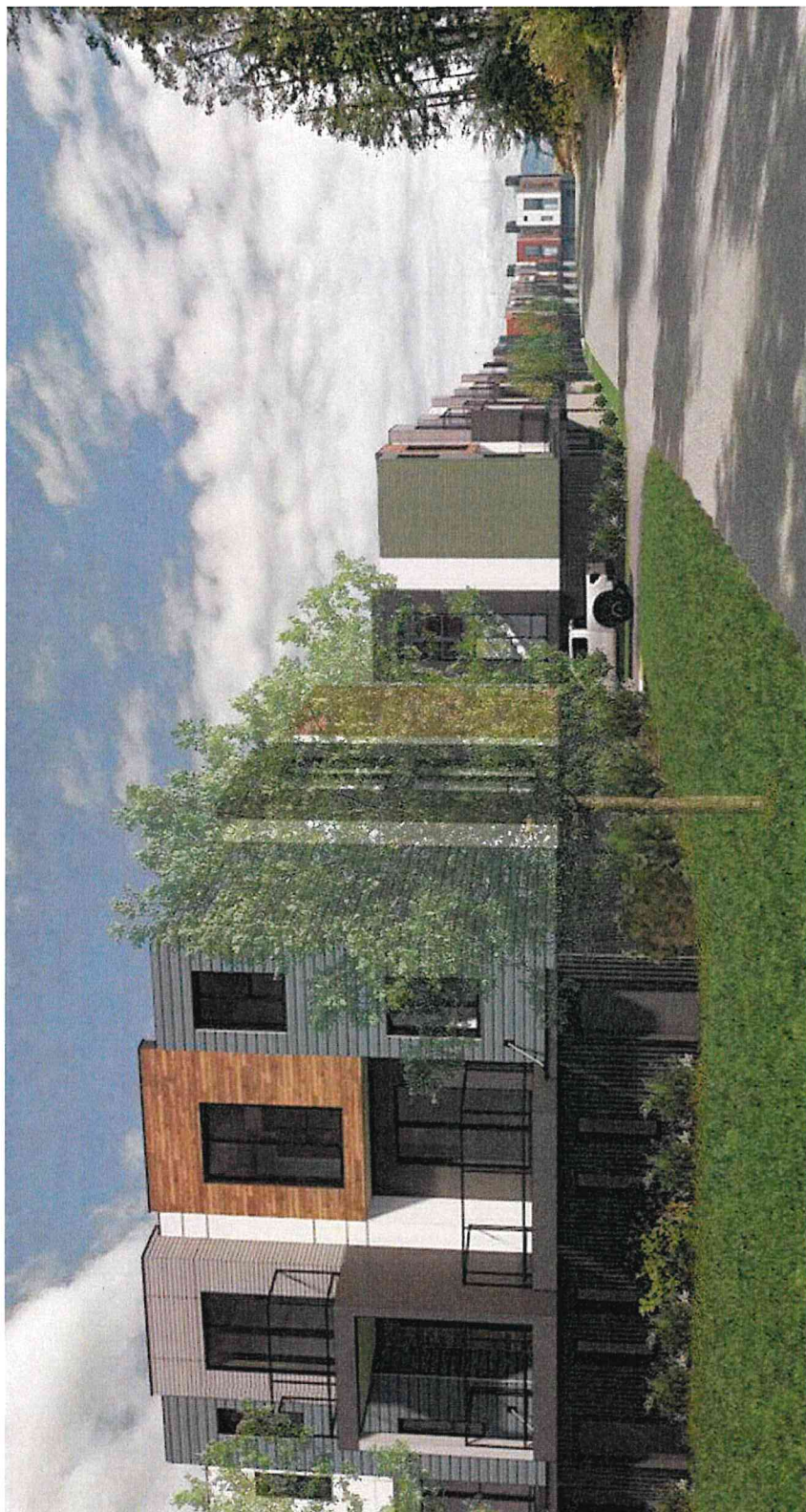
project address  
1975 Shannon lake road  
West Kelowna, BC  
project no. 4030

DEVELOPMENT  
VIEW 2

Subject	Math	L <sub>2</sub>
Unit		
Page 3 of 22		

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KEYPLAN - VIEW LOCATION







# DP 18-29 with Variances GIS Mail Notification Map



**Legend**

**Landmarks**

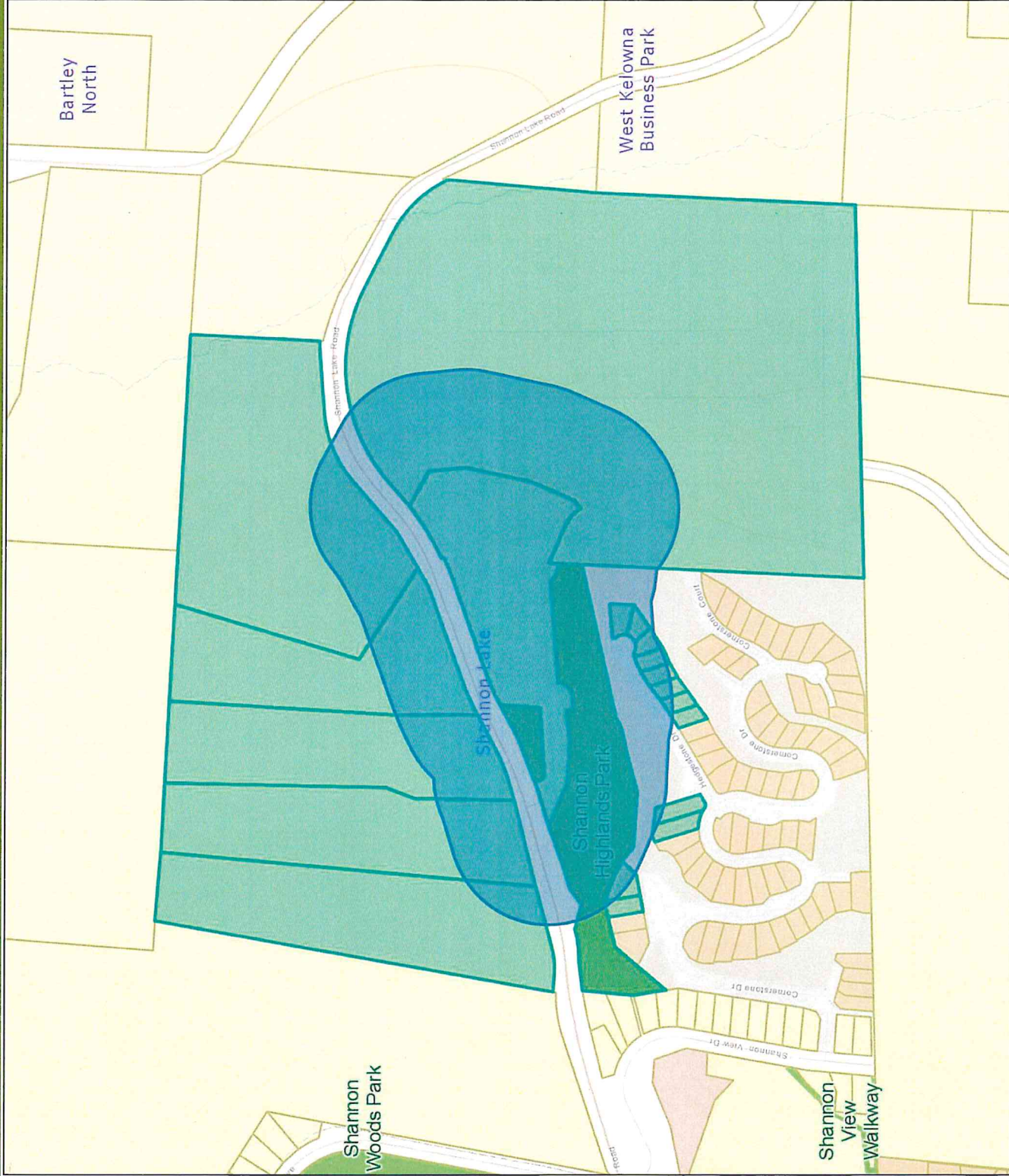
- Cemetery
- City Hall
- Community Centre
- Dam
- Fire Hall
- Miscellaneous

**Basemap Layers**

- WK Admin Boundary
- Regional Admin Boundary
- Highway
- River / Stream
- Intermittent Stream
- Parcels
- Waterbody
- 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.

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

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COUNCIL REPORT  
Development Services Department  
For the May 28, 2019 Council Meeting

DATE: May 16, 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:

This application was brought before Council for consideration on May 14, 2019. However, the application was deferred to the next Council date (May 28, 2019) due to an error in the notification mailing list generated by the City's GIS mapping system. This error resulted in the omission of 20 properties contained within the notification area from being added to the mailing list. This issue has been identified and the City's GIS department is working to correct it. On May 15, 2019, letters were hand delivered to the 20 properties that had not previously received notification.

### **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.

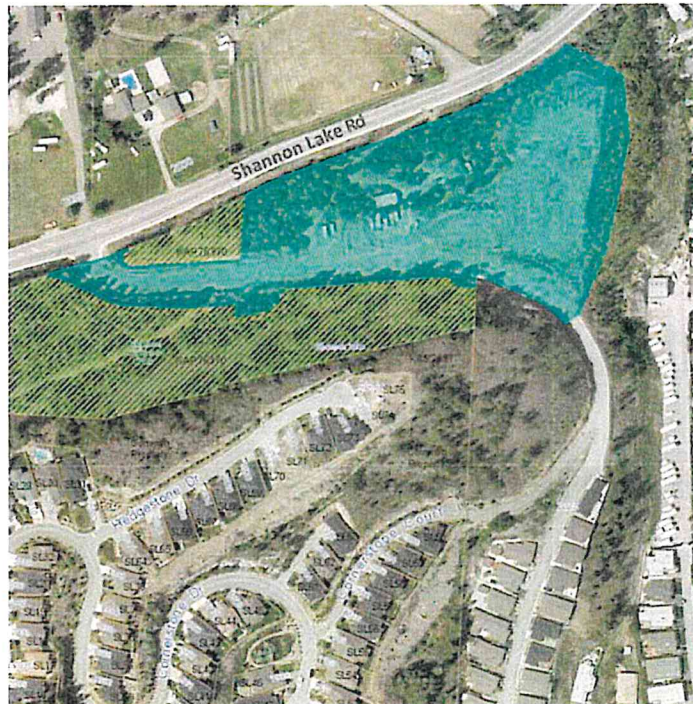


Figure 1: Subject Property Location Adjacent to Shannon Lake Rd  
a shared private access road and 20 manufactured homes at the end of the access road.

### 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).



Figure 2: Site Layout

This area includes greenspace, an internal pathway, benches, seven community garden plots and play equipment 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*).

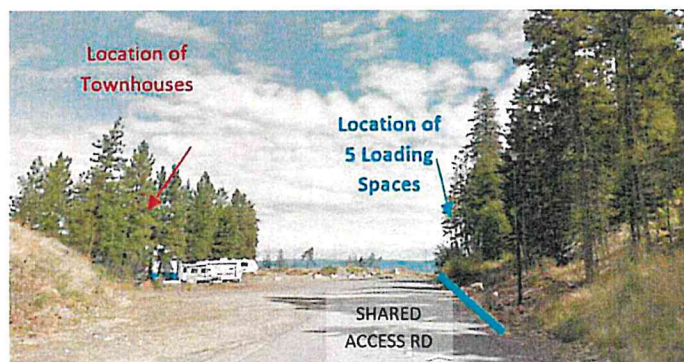


Figure 5: Loading Spaces on Access Road

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 roof top 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:

- Protection of the turnaround alternative through registration of a statutory right of way to ensure it remains accessible in perpetuity;
- Signage installed identifying the accessibility and location of the turnaround; and
- That the internal roadway meets the minimum required standards for emergency vehicles.

The applicant has confirmed that the minimum required standards for emergency vehicles can be accommodated within the internal roadway. Registration of a statutory right of way to ensure that the turnaround remains accessible in perpetuity and the installation of signage is achieved will be required as a condition of issuance of the Permit.

A traffic impact assessment is not required for developments less than 100 units as per the City's Standardized Terms of Reference. However, it is expected that the proposed development will result in increased volume of traffic currently experienced by the 20 residents located along the existing shared private access route.

### *Internal Circulation*

The site plan proposes the first of two points of access for vehicular traffic into the multiple family development approximately 150 m up the shared private access road from Shannon Lake Rd. The internal roadway serving the clustered townhouses begins at these access points, which forms a crescent (publicly accessible alternate turnaround). From the northeastern corner of the crescent the internal roadway continues further into the remainder of the multi-family development, which includes a single hammerhead at the southeast end of the development which satisfies the needs of emergency vehicles. This design meets the standards required under the City's Works and Services Bylaw No. 0249 for strata roads, which allows for reduced road width (6 m) and servicing standards than what is required for public roadways (18 – 20 m) within the City.

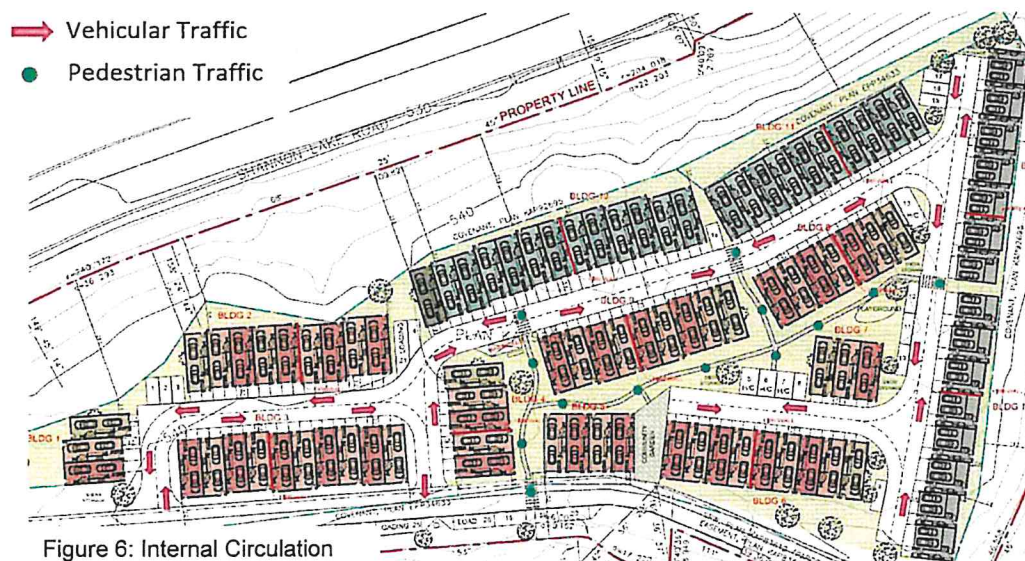


Figure 6: Internal Circulation

Designated pedestrian access throughout the site has not been provided. Rather, it is limited to four delineated crosswalks (one crossing the shared private access road and three crossing the internal road network) and a paved trail through the primary amenity space area (See Figure 6). The City's OCP directs that site design should separate vehicular and pedestrian traffic where possible. Where this is not possible, special design treatment should be utilized to ensure safe pedestrian movement. This includes provisions for movement from parking areas to

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)

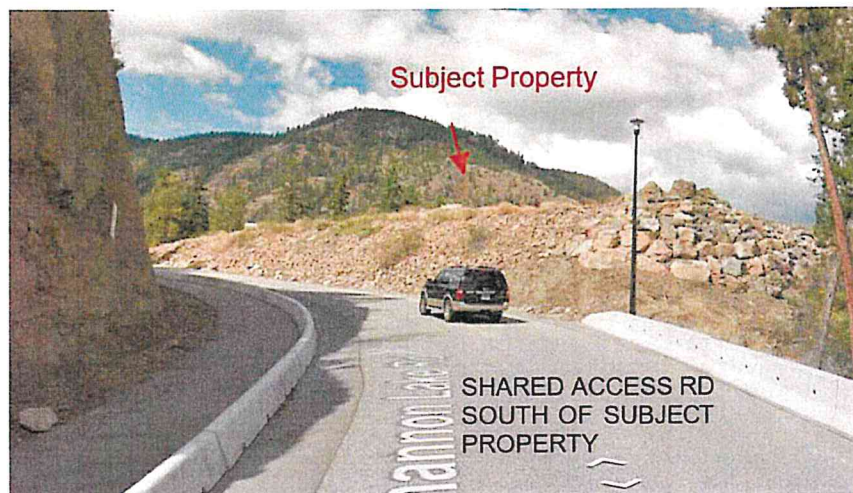


Figure 9: View of Development Travelling up the Shared Private Access Rd Towards Shannon Lake Rd





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.

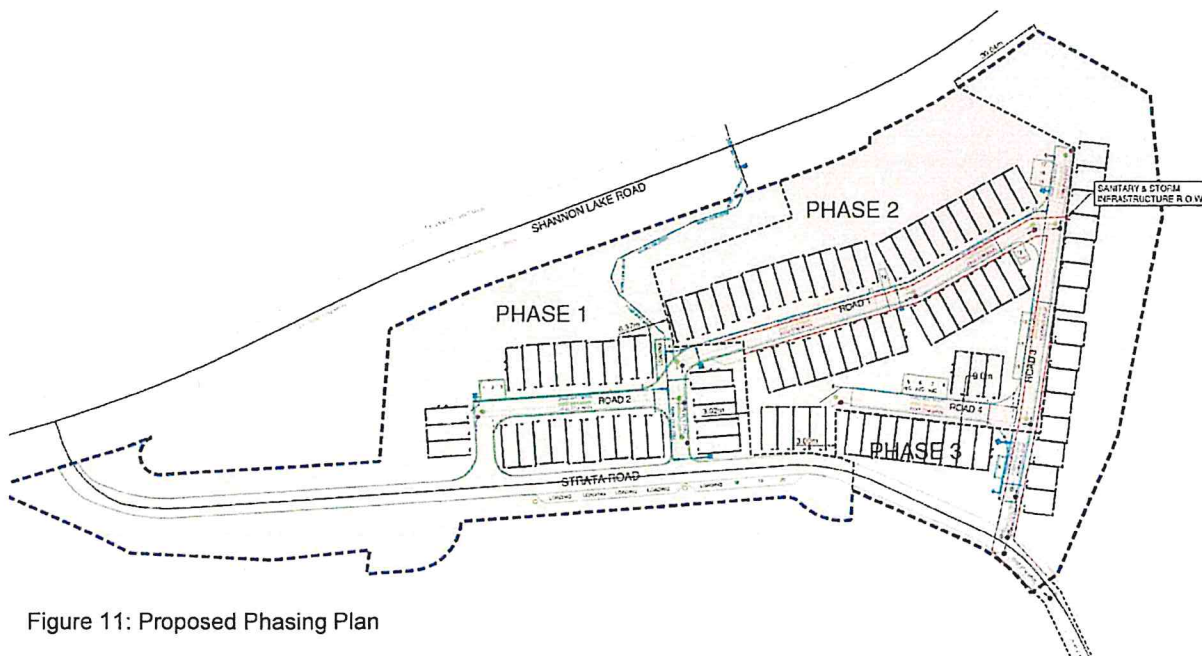


Figure 11: Proposed Phasing Plan

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 in



anticipation of the May 14, 2019 Council meeting date (*Attachment 8*). However, the application was deferred to the next Council date (May 28, 2019) due to an error in the notification mailing list generated by the City's GIS mapping system. This error resulted in the omission of 20 properties contained within the notification area from being added to the mailing list. This issue has been identified and the City's GIS department is working to correct it. On May 15, 2019, letters were hand delivered to the 20 properties in anticipation of the May 28, 2019 Council meeting date, as these parcels are accessed via the shared private access road. A development notice sign was also placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260.

As of the date of this report, two submissions from the public were received. One cited concerns with traffic congestion and speed on Shannon Lake Road and the potential for rocks and boulders being pushed or tossed down slope towards Crystal Springs. The second letter cited concerns with traffic congestion on Shannon Lake Rd and the private shared access road, the potential for rentals and that future residents of the proposed development would not be restricted to a minimum age of 55 years. This author also noted concern that they did not receive a notification letter, which highlighted the GIS mailing error for the City and prompted the additional mailing (*Attachment 9*).

#### 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.

#### COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
May 14, 2019	<b>THAT</b> Council defer consideration of DP 18-29, 1975 Shannon Lake Road.	C190/19

Respectfully submitted,

Jaleen Rousseau  
Planner

Brent Magnan  
Planning Manager

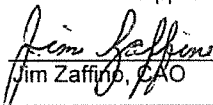
Nancy Henderson  
General Manager of Development Services

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
9. Public Correspondence

Approved for Agenda	
 Jim Zaffino, CAO	May 23, 2019 Date



on 2019 - 06 - 11  
year month day

NAME OF PERSON MAKING PRESENTATION: LEE KARVONEN  
Print

DAYTIME PHONE: [REDACTED] E-MAIL ADDRESS: [REDACTED]

PROPOSED DEVELOPMENT AT 1975 SHANNON LAKE ROAD

TO TURN DOWN OR TO DEFER THIS PROPOSAL UNTIL IT MAKES SENSE

1. Connecting to our sewer and storm sewer will result in tying up our only access for weeks or months so we will have no access out, nor will emergency vehicles, deliveries, or visitors a way in.
2. To date, the developers do not have the necessary permission from the owners of the land of Treasure View Estates to link to our sewer and storm sewer.
3. Jackhammering and vibrating rollers will likely cause the rock bluff to disintegrate and threaten us and block the road.
4. Rock fall from this and from the 15' needed to be scraped off the site poses serious danger to Crystal Springs.
5. A traffic impact study should be done and should include Treasure View Estates (20 homes), the new development (97 units and possibly 194 vehicles), school bus and city bus access.
6. City bylaw does not permit loading spaces off the property.
7. Where will construction workers park?
8. Where is the playground for first phase owners?
9. Where is the development's second exit, other than onto the road alongside it. (Currently there is one down the back side that empties directly onto Shannon Lake Road proper.)
10. At this time, we are consulting with our lawyers, since this development defies common sense and logic, as well as being a threat to our rights.

- Printed materials are not permitted to be distributed to Council during a Council meeting but may be left with the Corporate Officer

Phone: (778) 797-2250  
Fax: (778) 797-1001  
info@westkelownacity.ca

**Shelley Schnitzler**

---

**From:** noreply@esolutionsgroup.ca  
**Sent:** June-18-19 8:34 AM  
**To:** Delegation Requests  
**Subject:** New Response Completed for Request to Appear As a Delegation

Hello, Please note the following response to Request to Appear As a Delegation has been submitted at Tuesday June 18th 2019 8:33 AM with reference number 2019-06-18-002.

- **Request to appear as a delegation on:**  
6/25/2019
- **Name of person making the presentation:**  
Keith Funk
- **Name of the group or organization that the person is representing:**  
New Town Architecture and Engineering
- **Daytime phone number:**  
[REDACTED]
- **Email address:**  
[REDACTED]
- **Presentation title:**  
Shannon Lake Townhomes
- **What is your request to Council?**  
To present changes made to the development proposal for file DP 18-29.
- **Presentation points:**  
We will submit a powerpoint presentation separately.

[This is an automated email notification -- please do not respond]



-----Original Message-----

From: [noreply@westkelownacity.ca](mailto:noreply@westkelownacity.ca) <[noreply@westkelownacity.ca](mailto:noreply@westkelownacity.ca)> On Behalf Of Lee Karvonen

Sent: June 14, 2019 10:17 AM

To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>

Subject: Dangerous development at 1975 Shannon Lake Road

Mayor and Council:

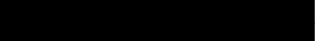
I am a resident of Treasure View Estates, the 55+ community just below this proposed development. Apparently, the only way to connect sewer and storm sewer to that site is to put two 400 foot trenches down the middle of the only access road to us. One of our residents worked in water and sewer connections for 42 years. He is very concerned that the jackhammering of the asphalt and rock beneath the asphalt will trigger serious rockslides from the bluff above the road, a bluff which sloughs off rock year round. One large boulder, poised near the top of the bluff is just waiting for a seismic shudder to cascade down the slope, possibly into one of our houses, but more likely down the steep slope to hit structures in Crystal Springs, a 250 mobile home community below.

Aside from that, the actual site has another big problem: 15 feet or more of loose fill lying on top of it. Apparently, no core samples have been taken to establish just how far down the developers will have to go to hit a sufficiently firm base on which to build and in which to put the 4 500 foot trenches to connect their proposed homes with our systems. To clear this site will involve rockslides down onto Crystal Springs. What else would happen when you try to move that much fill that extends to the edge of the bank?

In 2002, the previous owners tried to develop that site, but stopped for two strong reasons. The cost of prepping the site was going to be enormous and they had to pay damages to a home owner in Crystal Springs who had a large rock go through his house, narrowly missing a chair in which he could have been sitting.

This site, while apparently ideal for a housing project, cannot be safely or sanely developed. Despite any tinkering the developers do with their site plan, the site remains completely unsafe for any such building. I, and the citizens of Treasure View and of Crystal Springs, urge you to reject this application.

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Origin: <https://www.westkelownacity.ca/en/city-hall/contact-mayor-and-council.aspx>  
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This email was sent to you by Lee Karvonen <> through <https://www.westkelownacity.ca/>.

-----Original Message-----

From: [noreply@westkelownacity.ca](mailto:noreply@westkelownacity.ca) <[noreply@westkelownacity.ca](mailto:noreply@westkelownacity.ca)> On Behalf Of Bussiere Lot A DL 2602 ODYD Plan KAP92694

Sent: June 17, 2019 3:06 PM

To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>

Subject: Attn: City Clerk File No: DP 18-29

I am writing this letter in regards to the 97 unit townhouse development at 1975 Shannon Lake Road. There are many concerns involved. The most serious is falling rock and no access out when they will be digging up our road. Jackhammering and the vibration will likely cause the bluff to disintegrate as it already is and then how would we get out. This is especially concerning for emergency vehicles to get in here as there has already been many times they have had to as this is a 55 plus community. I don't think there has been enough planning and finding out exactly what could happen. I have heard the first developers sent rock down to the neighborhood below which could have been disastrous but thank goodness it wasn't. I assume it will be the developers financial responsibility if anything serious were to happen which is more than likely it will. Please take this into consideration and the people it will be affecting!

Camil R. and Brenda L. Bussiere.

2-2025 Shannon Lake Road West Kelowna BC V4T 1V5

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Origin: <https://www.westkelownacity.ca/en/city-hall/contact-mayor-and-council.aspx>  
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This email was sent to you by Bussiere Lot A DL 2602 ODYD Plan KAP92694-  
through <https://www.westkelownacity.ca/>.