AGRICULTURAL ADVISORY COMMITTEE

To: Agricultural Advisory Committee Members — Date: September 1, 2021

From: Carla Eaton, Planner III — File No: Z 21-03

Subject: **Z 21-03, OCP and Zoning Amendment Bylaw No. 100.65 and 154.105 (AAC), Unaddressed Shannon View Drive**

BACKGROUND

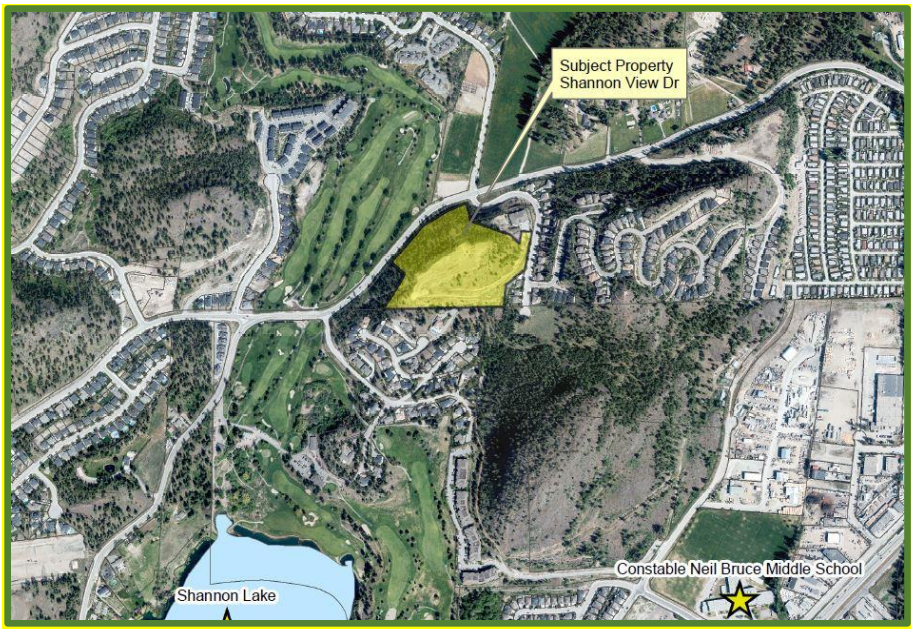
The applicant has proposed an Official Community Plan amendment from Low Density Multiple Family to Tourist Commercial land use designation; and Rezoning of the land from R3 (Low Density Multiple Family) to a Comprehensive Development (CD) Zone to accommodate a proposed destination resort spa and hotel with uses similar to the C6 (Tourist and Resort Commercial) zone but where the CD zone will allow more site specific details associated with the proposed destination resort spa, hotel and auxiliary uses focused on passive recreation, wellness, and health services.

PROPERTY DETAILS			
Address	Shannon View Drive (Lot 3, DL 2602, ODYD, Plan 23091, Except Plans KAP61634, KAP66303 and KAP80333)		
PID	006-578-284		
Folio	36414136.024		
Lot Size (m^2)	52,528 m^2		
Owner	Loewen Development Group (2015) Ltd. (Inc. BC1032145)	**Agent**	QRD (Baden Resort) LP / Harp Saran
Current Zoning	R3 (Low Density Multiple Family)	**Proposed Zoning**	CD (Comprehensive Development) Zone – hotel resort with accessory uses tailored to site specific details
Current OCP	Low Density Multiple Family	**Proposed OCP**	Tourist Commercial
Current Use	Vacant	**Proposed Use**	Hotel Resort with accessory uses

Development Permit Areas	Hillside, Sensitive Terrestrial Ecosystem, Form and Character for Tourist Commercial
Hazards	Rockfall
Agricultural Land Reserve	N/A

ADJACENT ZONING & LAND USES		
North	**^**	P1 – Shannon Woods Park / A1 agricultural parcels across Shannon Lake Road
East	**>**	R1 – single family residential / RC4 – compact single detached residential
West	**<**	P1 – Shannon Lake Golf Course across Shannon Lake Rd
South	**v**	R1 - single family residential

NEIGHBOURHOOD MAP



PROPERTY MAP

DISCUSSION

Historical Context

As part of a larger parent parcel, the subject property was rezoned to allow a low density multiple residential development by the RDCO on October 5, 1992. Other parts of the larger parent parcel have since been developed as a strata condominium site and nineteen (19) single family residential lots off Shannon View Drive, with one other vacant lot off Shannon Lake Road. The site was previously disturbed and an access road was constructed from Shannon View Drive up to the top of the knoll. Former Development Permit 11-05 was approved by Council for forty-nine (49) townhouse units on December 12, 2011, but the development did not proceed and the DP lapsed with outstanding conditions on December 13, 2013. The proposed zoning amendment is the first application on the subject property since this time.

Draft Comprehensive Development (CD) Zone:

The CD zone will include consideration for the general development layout for the following uses:

- Access roads;
- Administration building;
- Bistro/restaurant;
- Cabins (approx. 10 two-bedroom units);

- Hotel buildings (approx. 188 units);
- Silent spa;
- Spa;
- Staff housing building (approx. 12 one-bedroom units); and
- Treatment rooms.

The floor area ratio (FAR), parcel coverage, setbacks and maximum height will be further refined as the draft CD zone progresses. However, the current proposed development is based on the following limits:

- FAR – 0.4
- Parcel coverage - ~ 18%
- Maximum height - 15.0 m
- Front parcel setback – 6 m
- Rear parcel setback – 6 m
- Side yard setback – 6 m

Staff are working through the technical referral process before finalizing the draft zone and the AAC's preliminary comments are appreciated.

Future Development Permit

The detailed development configuration, site grading, landscaping, and form and character elements of the proposed development would be subject to a future development permit review pending rezoning. You will note that the applicant provided Architectural drawings with the rezoning package that include a number of detailed elevation drawings which are only provided for context at this point. Any referral comments received regarding elements tied to the future Development Permit will be considered advisory.

Referral Information

The following information is attached for your review:

- Draft Official Community Plan Amendment Map
- Draft Zoning Bylaw Amendment Map
- Applicant Architectural Drawings (Site plan/context/sections/building elevations/materials)
- Applicant Proposal Summary
- Site Grading Plan

Additionally, the following technical documents have been provided in support of the application. These reports may be requested by the AAC by contacting the file manager directly by email (Carla.eaton@westkelownacity.ca).

- Geotechnical Report (Dec 5, 2018)
- Environmental Assessment (Mar 26, 2020)
- Functional Servicing Report (May 13, 2021)
- Transportation Review (Jun 1, 2021)

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the AAC may wish to consider the following:

- The proposed amendments are being presented to the AAC prior to a full technical and policy review for early feedback to assist in the preparation of what is anticipated to be a more detailed zoning bylaw amendment tailored to the site specific details.
- The future development permit process will address any remaining hillside and environmental mitigation and proposed covenant protection areas, as well as form and character issues with the proposed hotel and resort development.

Specific comments would be appreciated should the AAC have any concerns with the proposed bylaw amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Carla Eaton, Planner III

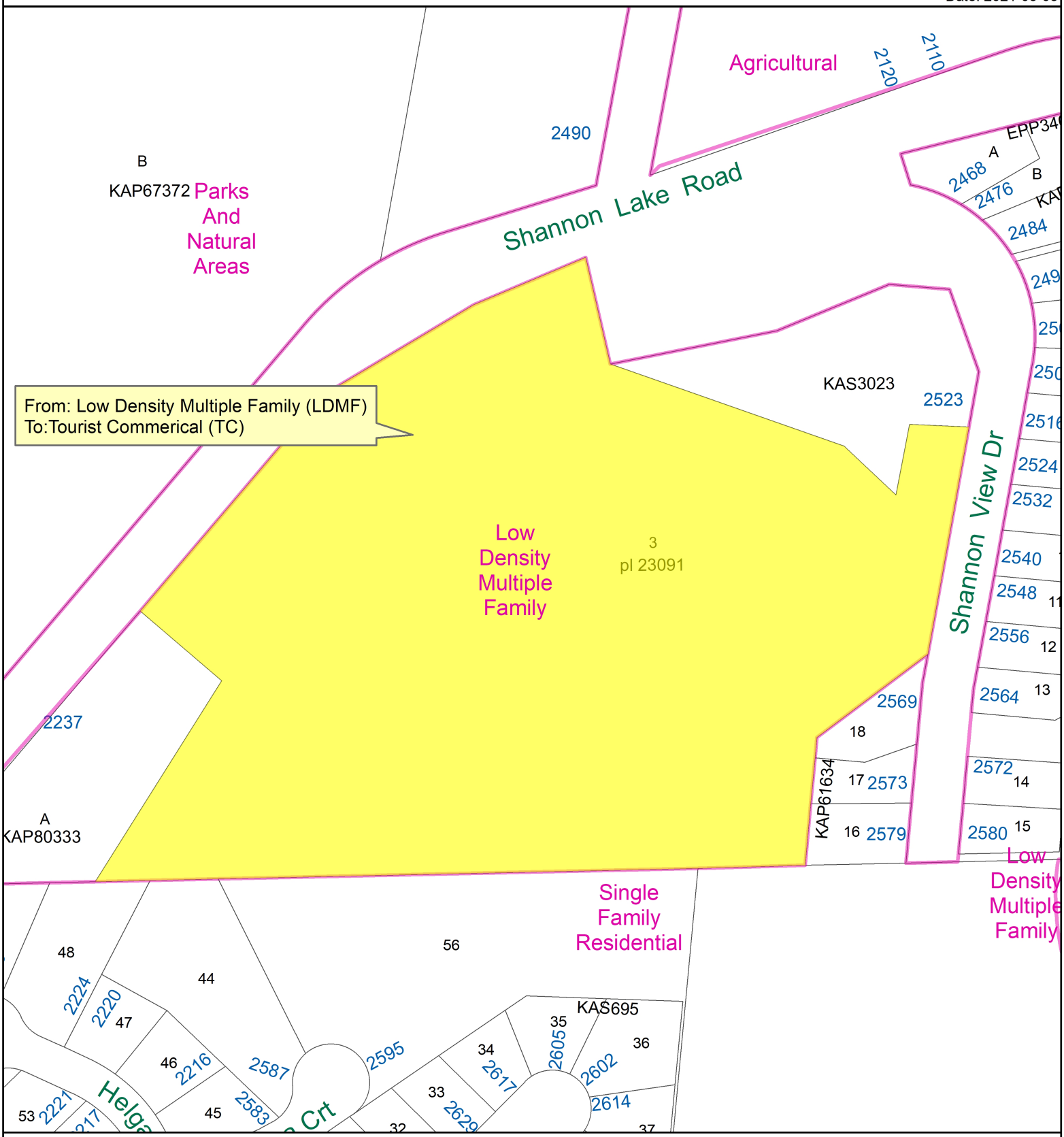
Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Official Community Plan Amendment Map
2. Draft Zoning Bylaw Amendment Map
3. Applicant Architectural Drawings (Site plan/context/sections/building elevations/materials)
4. Applicant Proposal Summary
5. Site Grading Plan

SCHEDULE 'A' of BYLAW NO. 0100.65

Date: 2021-05-05



From LDMF to TC | OCP LandUse Bylaw 100 | Parcels

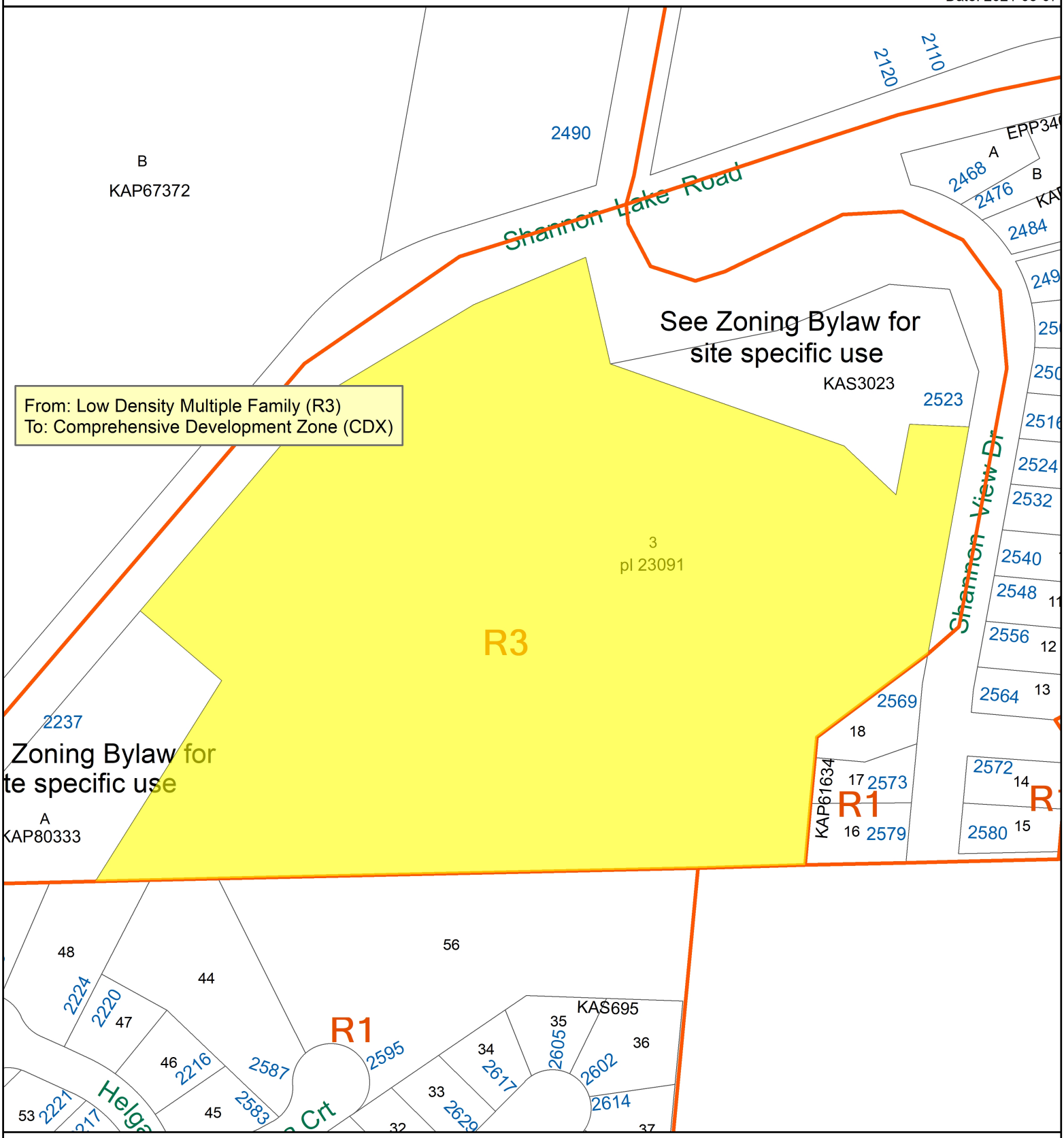
0 25 50 100 Metres

N W E S

Path: H:\DEVELOPMENT SERVICES\PLANNING\3360 Zoning & Rezoning\20 Applications\2021\Z 21-03 Shannon View Dr\Maps\SCHEDULE A - 100.65.mxd

SCHEDULE 'A' of BYLAW NO. 0154.105

Date: 2021-05-07



From R3 to CDX | Zoning Boundary | Parcels

0 30 60 120 Metres

N W E S

Path: H:\DEVELOPMENT SERVICES\PLANNING\3360 Zoning & Rezoning\20 Applications\2021\Z 21-03 Shannon View Dr\Bylaw_Rpts_Minutes\SCHEDULE A - 154.105.mxd

Development Stats - March 11, 2021 - PRELIMINARY

Civic Address:	**Shannon View Drive, City of West Kelowna, BC**	
Legal:	**PLAN KAP 23091, LOT 3, DISTRICT LOT 2602**	
Folio:	**36414136.024**	
P.I.D.:	**006-578-284**	
Zoning:	**Current Zoning R3**	**Proposed Zoning C6**
TOTAL SITE AREA:	565408.8 **sq.ft.**	52528.20 **m2**
PROPOSED DEVELOPMENT PARCEL AREA:	316732.9 **sq.ft.**	29425.45 **m2**
DENSITY:	Max.75 FAR	Max.1.5 FAR
PERMITTED SITE COVERAGE:	Max.40%	Max.40%
HEIGHT (permitted)	Max.9.0 m (29.5 ft)	Max.15.0 m (49.5 ft)
SETBACKS: (Do Not Apply to provate access or covenant boundaries)		
Front Yard	4.5 m	6
Rear Yard	6 m	6
Side Yard	3 m	6
PROPOSED GROSS FLOOR AREA- Building A (Employee Housing Building)		
Lower Floor 6 1BR units @ 540 sf/ Unit	3394.0 sq.ft.	315.3 m2
Second Floor 6 1BR units @ 540 sf/ Unit	3394.0 sq.ft.	315.3 m2
Total	**6788.0 sq.ft.**	**630.6 m2**
SUB-TOTAL EMPLOYEE HOUSING GFA	**6788.0 sq.ft.**	**630.6 m2**
PROPOSED GROSS FLOOR AREA- Building B (Resort Accommodation Building)		
Lower Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Second Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Third Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Fourth Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Total	**28188.0 sq.ft.**	**2618.8 m2**
PROPOSED GROSS FLOOR AREA- Building C (Resort Accommodation Building)		
Lower Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Second Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Third Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Total	**15309.0 sq.ft.**	**1422.3 m2**
PROPOSED GROSS FLOOR AREA- Building D (Resort Accommodation Building)		
Lower Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Second Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Third Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Total	**15309.0 sq.ft.**	**1422.3 m2**
PROPOSED GROSS FLOOR AREA- Building E (Resort Accommodation Building)		
Lower Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Second Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Third Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Fourth Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Total	**28188.0 sq.ft.**	**2618.8 m2**
PROPOSED GROSS FLOOR AREA- Building F (Resort Accommodation Cabins)		
Cabins 10-2BR units @ 900 sf/ Unit	343.6 sq.ft.	31.9 m2
	604.0 sq.ft.	56.1 m2
GFA per Cabin	947.6 sq.ft.	88.0 m2
x 10 Cabins	**9476.0 sq.ft.**	**880.3 m2**
PROPOSED GROSS FLOOR AREA- AUXILLIARY		
Circulation, Parkade, etc.	**1000.0 sq.ft.**	**92.9 m2**
SUB-TOTAL RESORT ACCOMMODATION GFA	**97470.0 sq.ft.**	**9055.3 m2**
PROPOSED GFA-RESORT SPA Building G (Restaurant/Bistro/Retail)	4109.0 sq.ft.	381.7 m2
PROPOSED GFA-RESORT SPA Building H (Check-In Admin/Office)	3760.0 sq.ft.	349.3 m2
PROPOSED GFA-RESORT SPA Building I (Wellness-Active Zone)	4229.3 sq.ft.	392.9 m2
PROPOSED GFA-RESORT SPA Building J (Treatment/Change Rooms)	4180.3 sq.ft.	388.4 m2
PROPOSED GFA-RESORT SPA Building K (Wellness - Silent Zone)	5394.0 sq.ft.	501.1 m2
Total	**23306.6 sq.ft.**	**2165.3 m2**
SUB-TOTAL RESORT SPA GFA	**23306.6 sq.ft.**	**2165.3 m2**
TOTAL GFA	**127564.6 sq.ft.**	**11851.1 m2**
PROPOSED FAR (GFA/PARCEL AREA):	**0.2 FAR** (Site Area)	**0.4 FAR** (Development Parcel)
PROPOSED SITE COVERAGE	**9.7 %**	**17.4 %**

PARKING CALCULATION:

196 - units @ 420 -900 sf	1 Stall / unit	196 cars
21,672.6 sf (Health Fitness Facility)	3.0 stall / 1000 sf	63 cars
Total parking required =		**259 cars**
TOTAL PARKING PROVIDED:		**161 cars**

Design Under Part 3 2018 BC Building Code

Project Directory

Client:
Baden Resort Spa (T) 604-765-9557
Shannon View Drive (e) hsaran@kaiserlanden.com
City of West Kelowna, BC Contact: Harp Saran

Architect & Landscape Architect
Murdoch + Co. (T) (604) 905-6992
PO Box 1394, #106- 4319 Main Street (e) murdoch@telus.net
Whistler, BC V0N 1B0 Contact: Brent Murdoch

Surveyor:
Runnalls Denby (T) (250) 763-7322
259A Lawrence Avenue
Kelowna, BC V1Y 6L2

Civil Engineer:
Aplin Martin Consultants Ltd. (T) (250) 448-0157
1258 Ellis Street (e)
Kelowna, BC V1Y 1Z4 Contact: Davin Shillong

Environmental:
Ecoscape Environmental Consultants Ltd. (T) (250) 491-7337
450 Neave Court (e)
Kelowna, BC V1V 2M2 Contact:

Drawing List

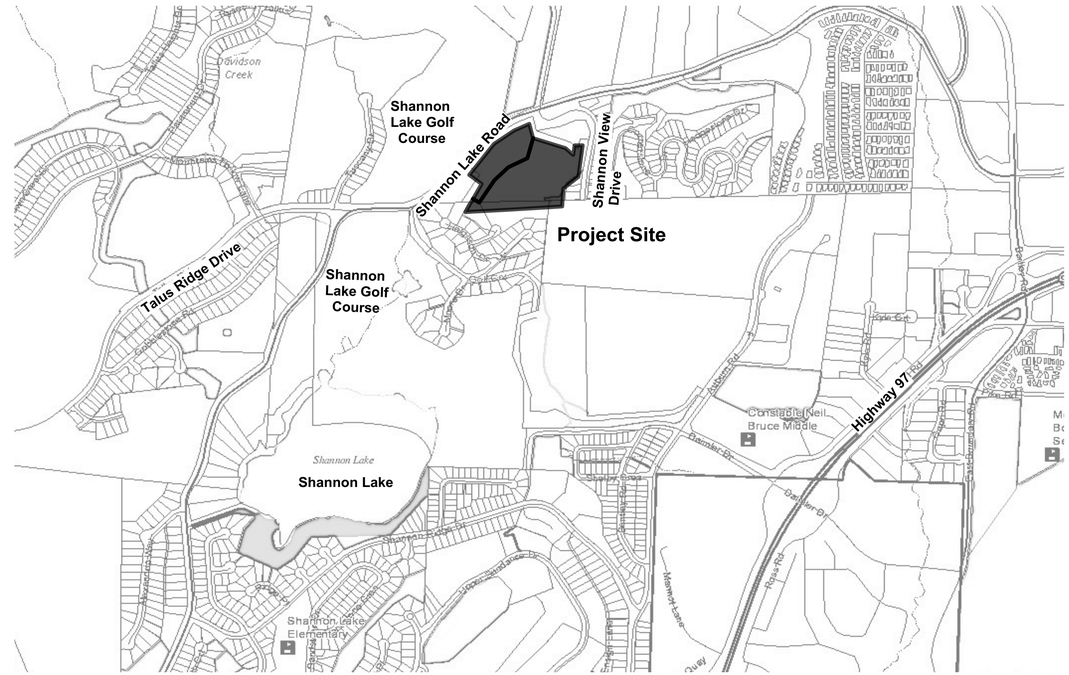
A-0.0 Cover Page / Key Plan
A-0.1 Site Context
A-1.1 Land Use Plan
A-1.2 Site Plan - Lower Level
A-1.3 Site Plan - Main Level
A-1.4 Site Sections
A-1.5 Existing Site - Photos
A-1.6 Existing Site - Steep Slopes
A-1.7 Existing Site - Terrestrial DP Area
A-1.8 Wildfire Hazard Zones

A-2.1 Building A - Staff Housing - Typical Plans & Massing
A-2.2 Building B - Hotel Plans & Massing
A-2.3 Building C - Hotel Plans & Massing
A-2.4 Building D - Hotel Plans & Massing
A-2.5 Building E - Hotel Plans & Massing
A-2.6 Building F - Cabins Plans & Massing
A-2.7 Building G - Bistro Program & Massing
A-2.8 Building H - Admin Program & Massing
A-2.9 Building I - Active Spa
A-2.10 Building J -Treatment Rooms
A-2.11 Building K - Silent Spa

A-8.1 Unit Plans
A-9.1 Material / Finish Board

L-1.0 Landscape Plan

3D-1 3D Massing
3D-2 3D Massing
3D-3 3D Massing



site location & context

existing site

Baden Spa

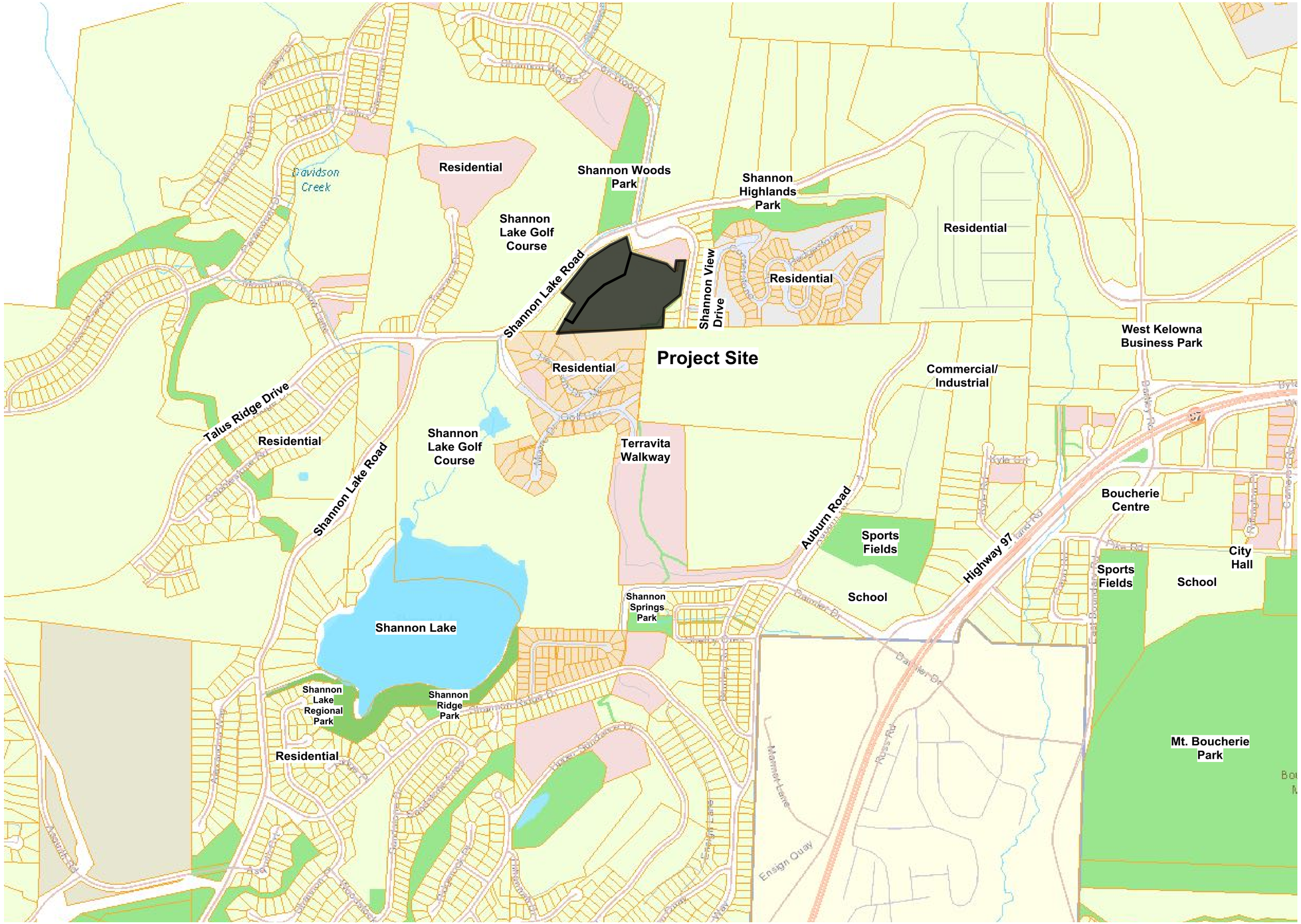
West Kelowna, BC

ISSUED FOR REZONING MARCH 11, 2021

NORTH

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail murdoch@telus.net

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2019



This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

Sheet Title:
SITE CONTEXT

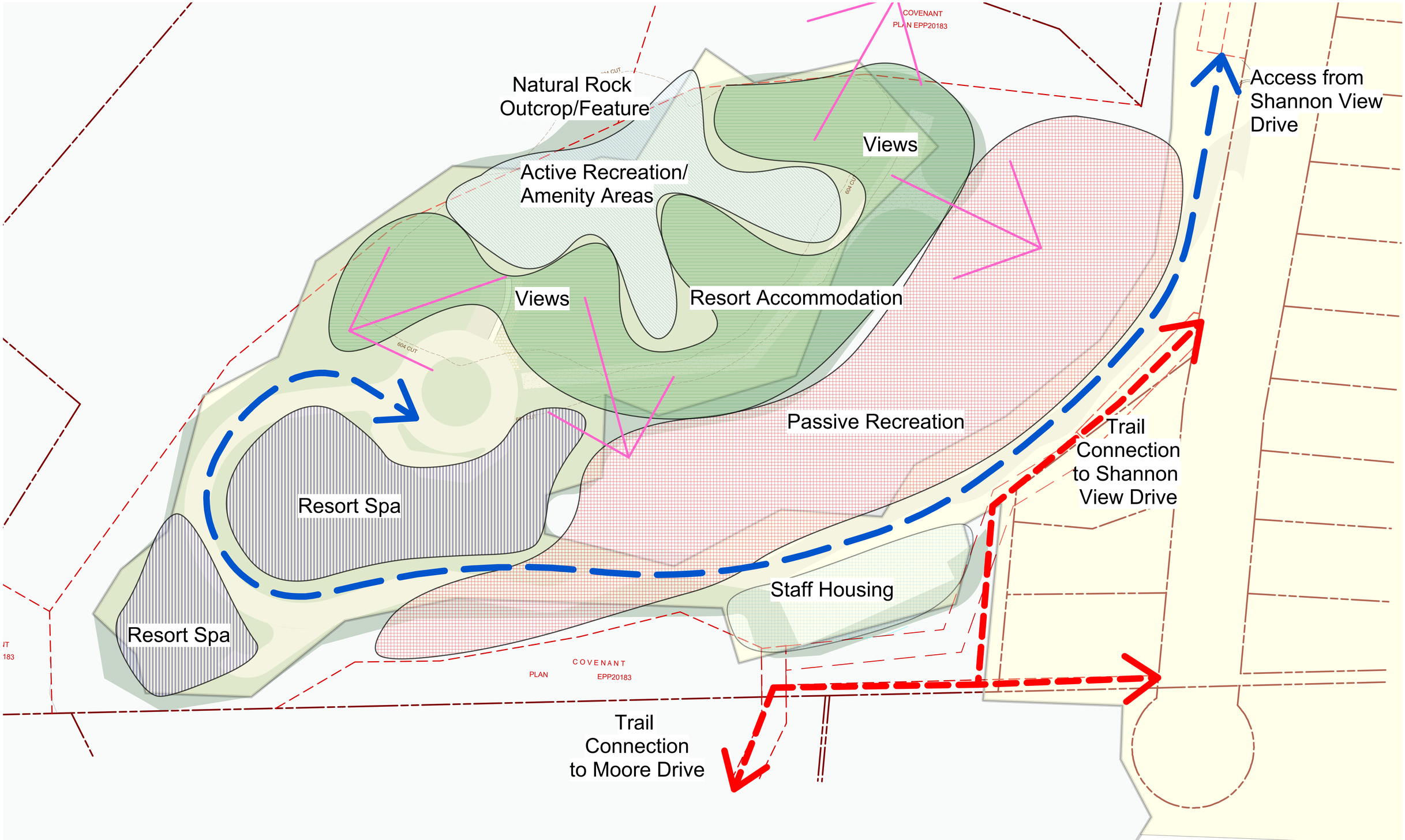
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL
Scale:
Project No:
Sheet No: A-0.1

SITE CONTEXT



This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

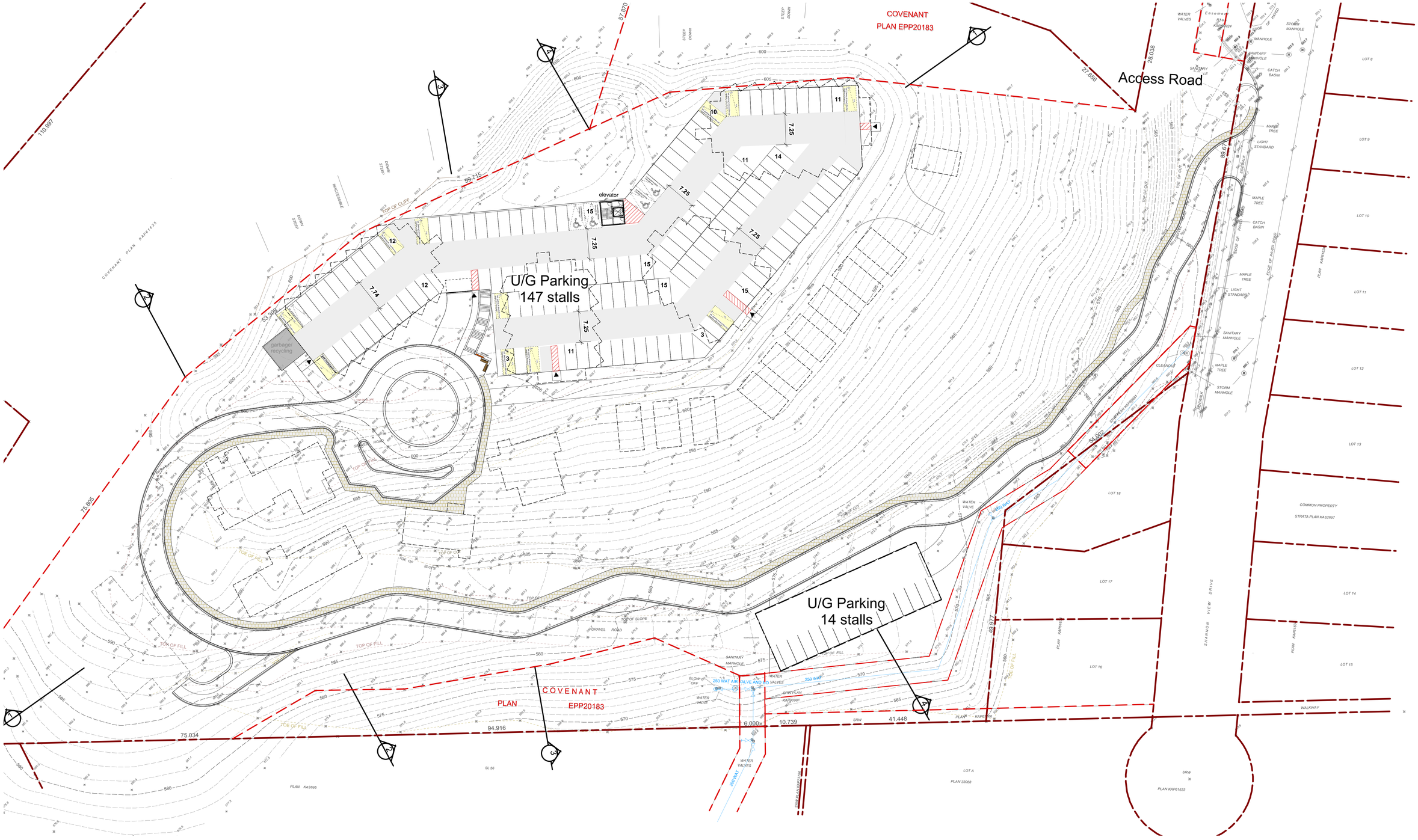
Sheet Title:
SITE PLAN-LAND USE

Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL
Scale: 1:400 METRIC
Project No:
Sheet No: A-1.2
SITE PLAN-LAND USE



This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

Sheet Title:

SITE PLAN-LOWER LEVEL

Project

BADEN SPA

SHANNON VIEW DRIVE, WEST KELOWNA, BC

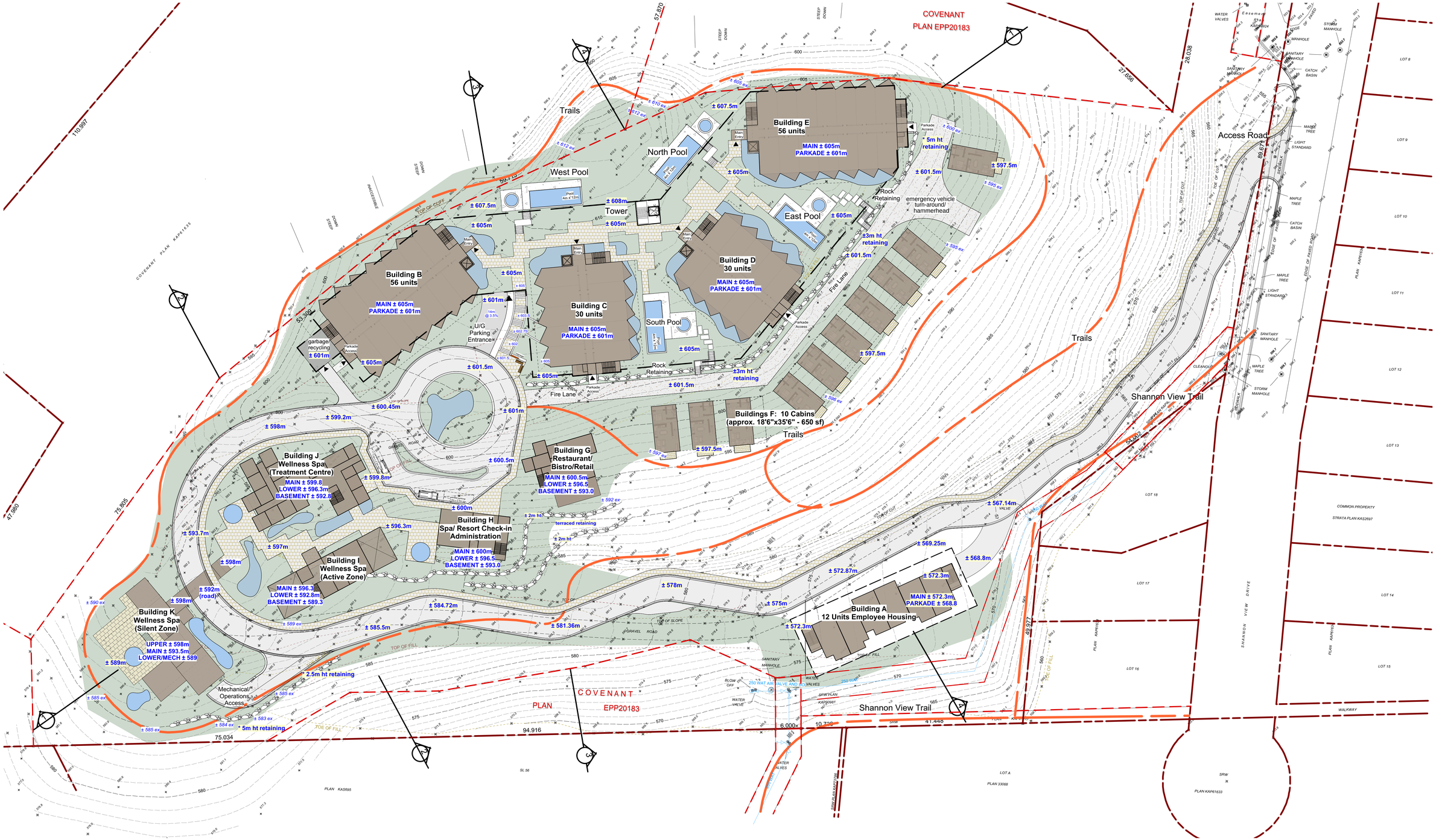
Sealed By:

MURDOCH + COMPANY

Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1:400 METRIC
Project No:	Sheet No:
	A-1.2

SITE PLAN-LOWER LEVEL



This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

Sheet Title:

SITE PLAN - MAIN LEVEL

Project

BADEN SPA

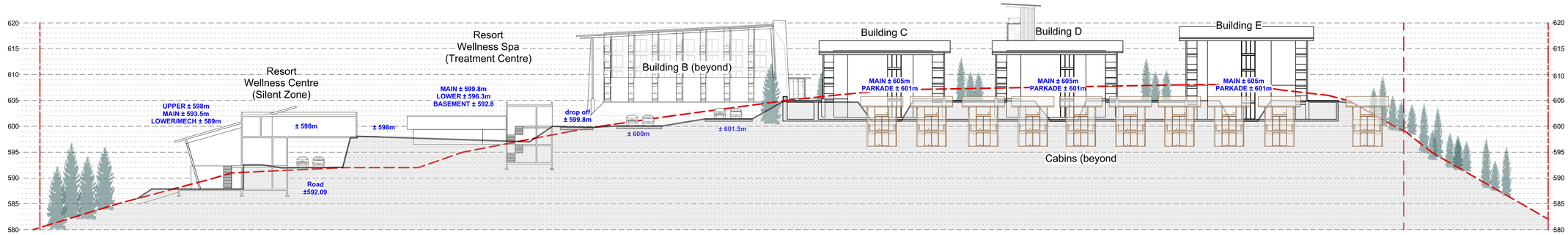
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

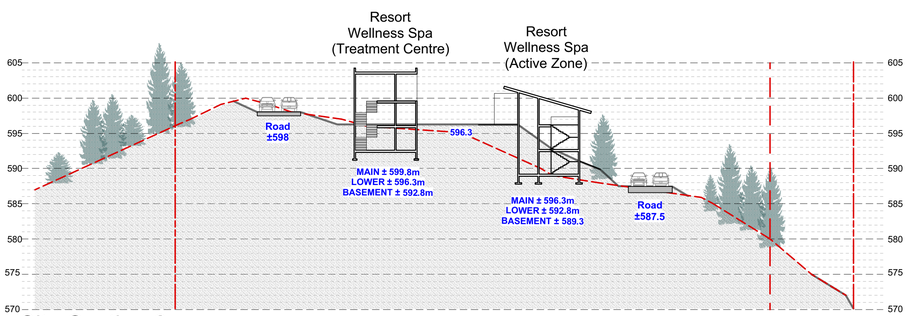
MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1:400 METRIC
Project No:	Sheet No:
	A-1.3

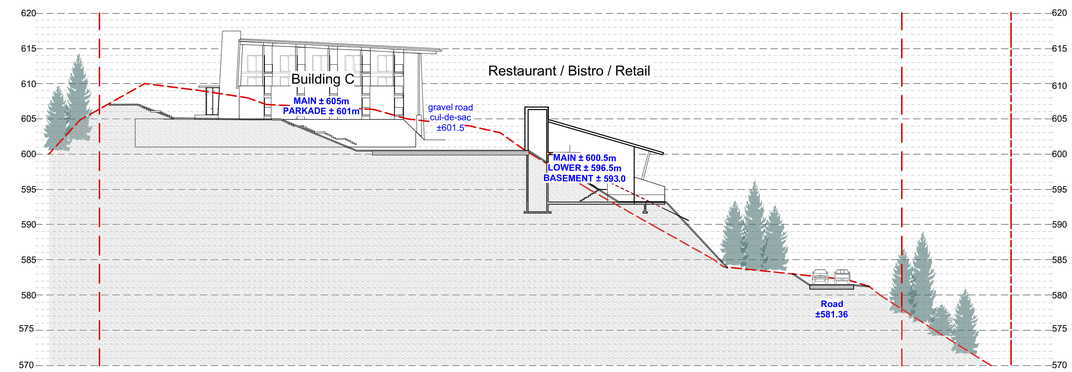
SITE PLAN - MAIN LEVEL



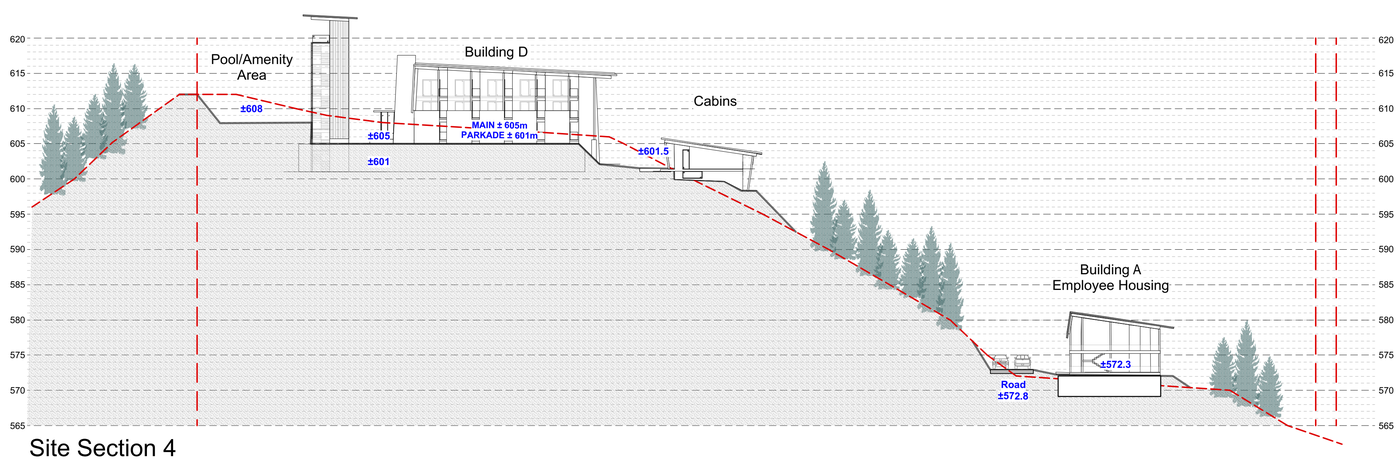
Site Section 1



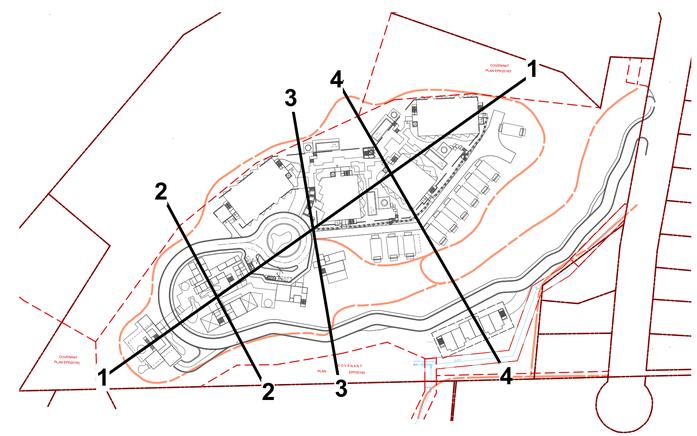
Site Section 2



Site Section 3



Site Section 4



This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOI	
ISSUED FOI	
ISSUED FOI	
ISSUED FOR REZONING	

Issued For:	Date:

Civil Coordination
21/02/12

Sheet Title:
SITE SECTIONS

Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1:400 METRIC
Project No:	Sheet No:
	A-1.4

SITE SECTIONS

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

Sheet Title:

PROPOSED MASSING & VIEWS

Project

BADEN SPA

SHANNON VIEW DRIVE, WEST KELOWNA, BC

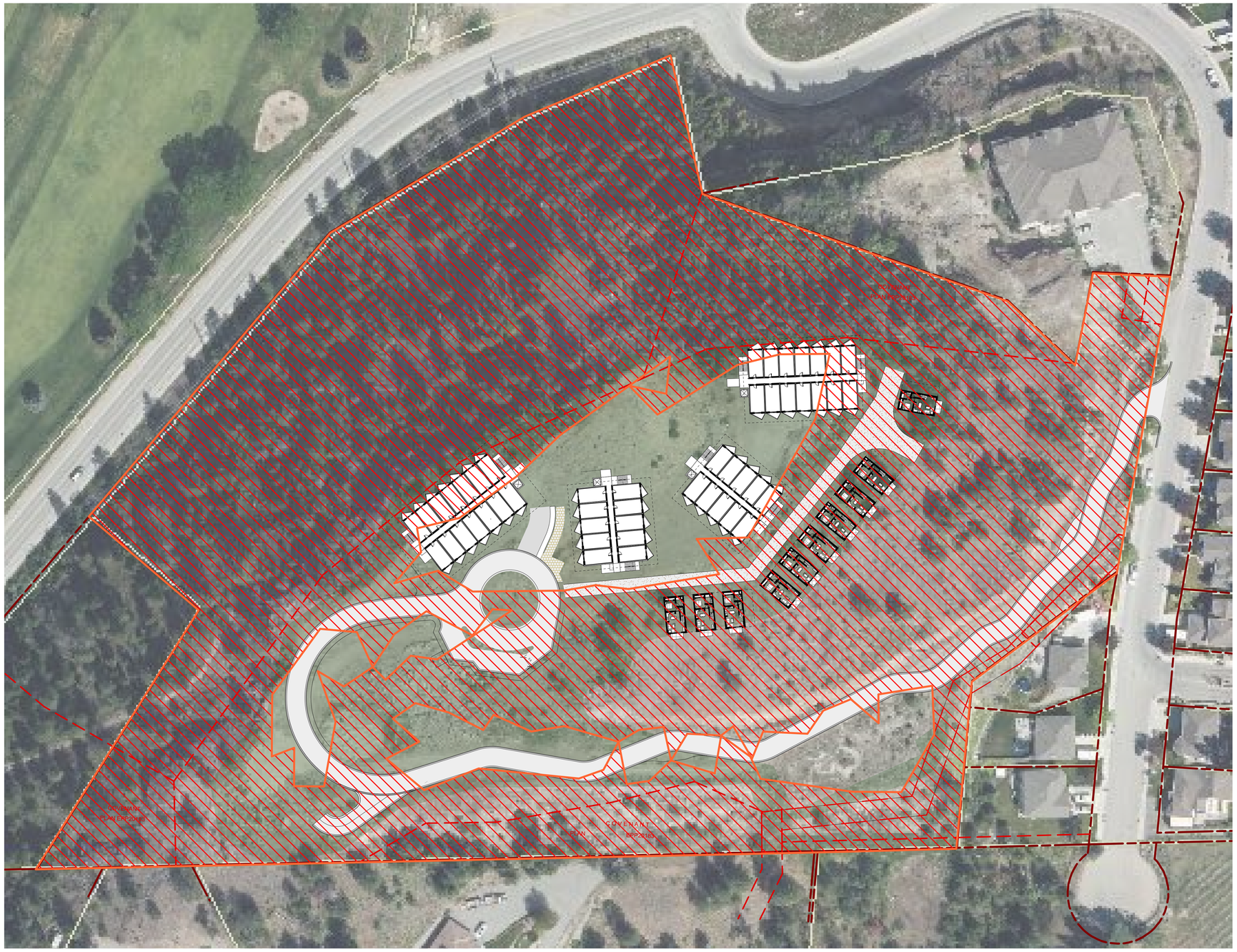
Sealed By:

MURDOCH + COMPANY

Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1/4" = 1'0"
Project No:	Sheet No:
	A-1.5

PROPOSED MASSING & VIEWS



Steep Slope Areas

(from City of West Kelowna Westmap)

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

Sheet Title:
STEEP SLOPES AREAS

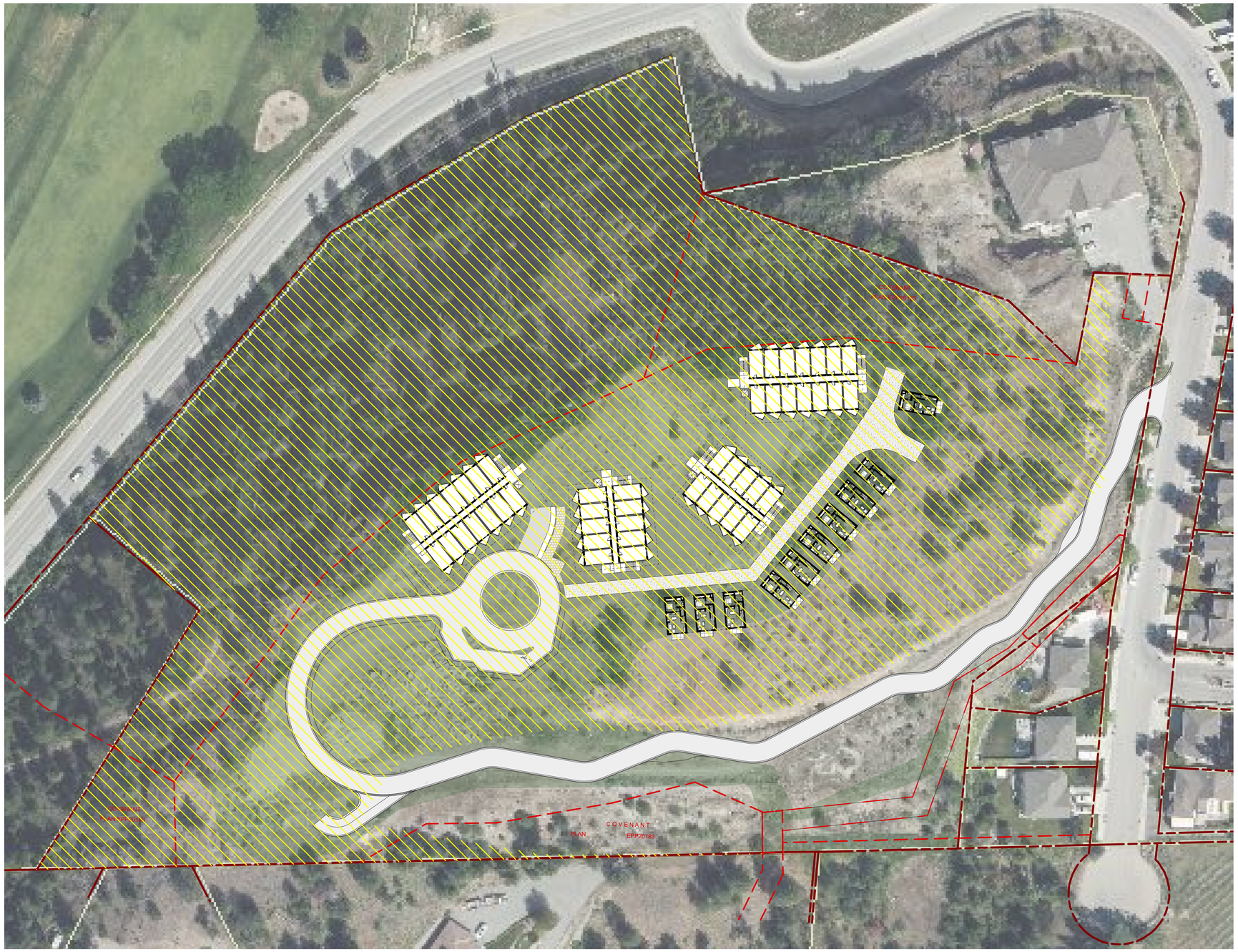
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL
Scale: 1/4" = 1'0"
Project No:
Sheet No: A-1.6

STEEP SLOPES AREAS



Terrestrial DP Areas

(from City of West Kelowna Westmap)

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

Sheet Title:

TERRESTRIAL DP AREAS

Project

BADEN SPA

SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH + COMPANY

Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL

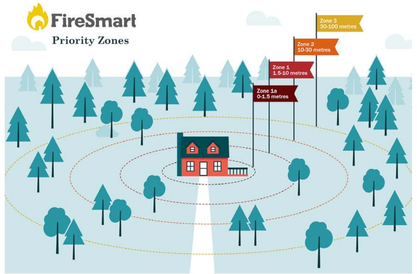
Scale:

Project No:

Sheet No: A-1.7

TERRESTRIAL DP AREAS

FireSmart
Priority Zones



Work with your neighbours in any overlapping priority zones!

Zone 1a (0-1.5 metres)	Zone 1A is the noncombustible zone. Reduce the chance of wind-blown embers igniting materials near your home. A noncombustible surface should extend around the entire home and any attachments, such as decks. Creating a noncombustible surface can be as easy clearing vegetation and combustible material down to mineral soil. To add to your landscape design, use noncombustible materials such as gravel, brick, or concrete in this critical area adjacent to your home. Woody shrubs, trees or tree branches should be avoided in this zone, any that are present should be properly mitigated.
Zone 1 (1.5-10 metres)	Create a landscape that will not easily transmit fire to the home. A FireSmart yard includes making smart choices for your plants, shrubs, grass and mulch. Selecting fire-resistant plants and materials can increase the likelihood of your home surviving a wildfire. Plant a low density of fire-resistant plants and shrubs. Avoid having any woody debris, including mulch, as it provides potential places for fires to start. Storing items such as firewood piles, construction materials, patio furniture, tools and decorative pieces against or near a house is a major fire hazard. Move firewood piles, trailers/ recreational vehicles, storage sheds and other combustible structures out of this zone and into Zone 2. If unable to move, store firewood inside your mitigated garage, shed or other ember resistant structures, create a noncombustible zone underneath and for 1.5 metres around trailers/ vehicles and mitigate sheds and other structures to the same standards as those of your home.
Zone 2 (10-30 metres)	If your property extends out to this zone, thin and prune evergreen trees to reduce hazard in this area. Within 30 metres of your home, selectively remove evergreen trees to create at least 3 metres of horizontal space between the single or grouped tree crowns and remove all branches to a height of 2 metres from the ground on the remaining evergreen trees. If possible, pruning trees up to 100 metres from your home (Zone 3) is recommended. Regularly clean up accumulations of fallen branches, dry grass and needles from on the ground to eliminate potential surface fuels. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.
Zone 3 (30-100 metres)	Taking FireSmart actions in Zone 3 on your property will influence how a wildfire approaches your home. You can change the dynamics of wildfire behaviour by managing vegetation within this zone. Look for opportunities to create a fire break by creating space between trees and other potentially flammable vegetation. Thinning and pruning is effective here as well. These actions will help reduce the intensity of a wildfire. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.

Begins at Home

Wild Fire Protection Strategy

- Location of proposed building identified on site plan
- Location of proposed parking areas identified on parking plan
- Privacy Screens located within Zone 1a to be constructed out of non-combustible material and/or be located a minimum of 15 cm above finished grade
- No coniferous planting within Fire Smart Priority Zone 1a (1.5 m radius)
- Existing forest canopy vegetation to be cleared in Priority zone 1 (10m radius) of proposed development area, Low density fire resistant plants; limited number of coniferous plants
- Buildings are constructed of non-combustible cladding (Hardieboard, prefinished metal siding / roofing)
- Thin and prune exising evergreen trees with Priority Zone 2 (10-30 m radius of development area

FireSmart Priority Zone 1a
(0 - 1.5m radius)

FireSmart Priority Zone 1
(1.5 - 10m radius)

FireSmart Priority Zone 2
(10 - 30m radius)

FireSmart Priority Zone 3
(30 - 100m radius)

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	FEB. 11 2021
ISSUED FOR REZONING	**MAR.11,2021**

Issued For:	Date:

Sheet Title:
Wild Fire Hazard Zones

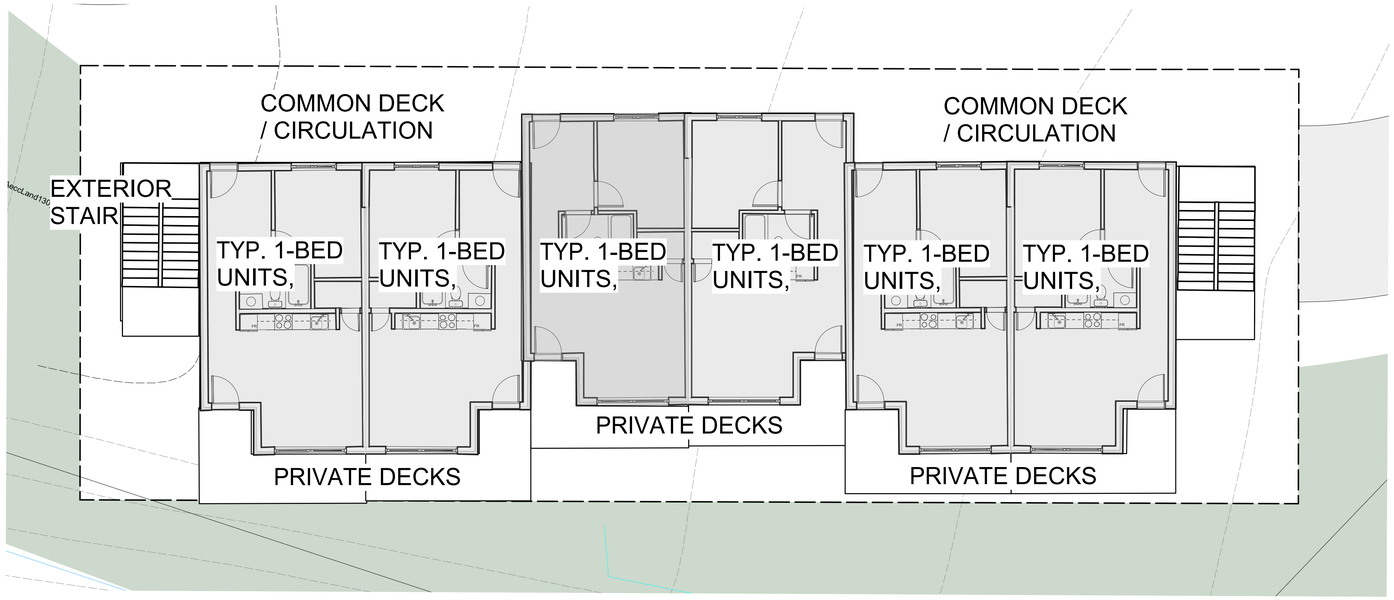
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

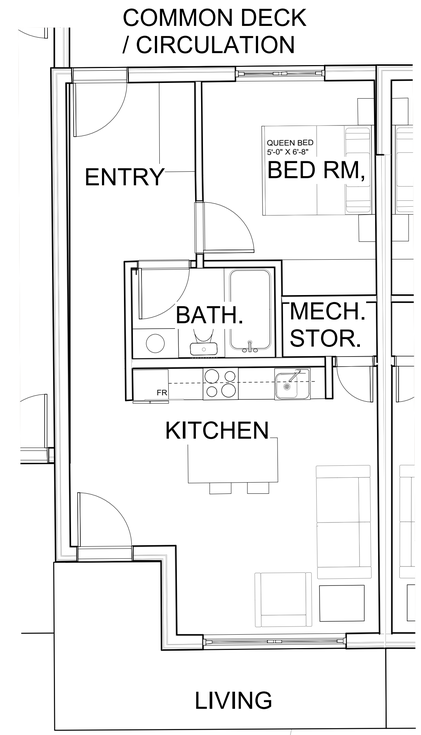
MURDOCH COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL
Scale: 1:500 METRIC
Project No:
Sheet No: A-1.8

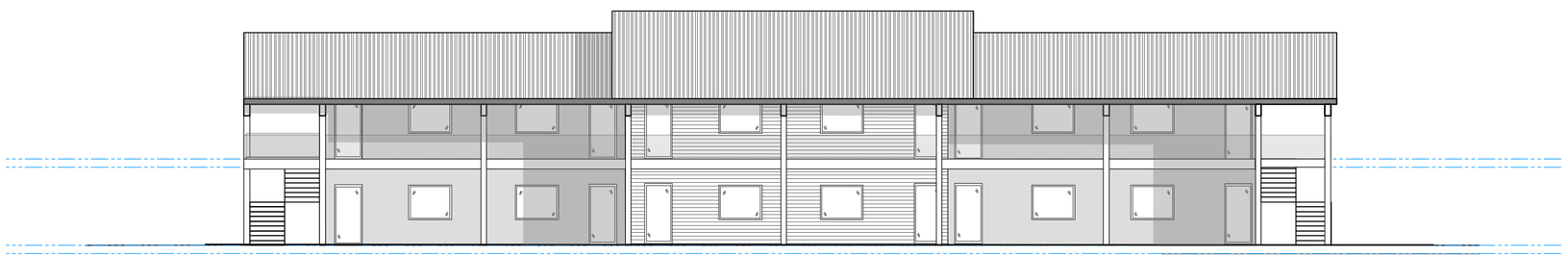
Wild Fire Hazard Zones



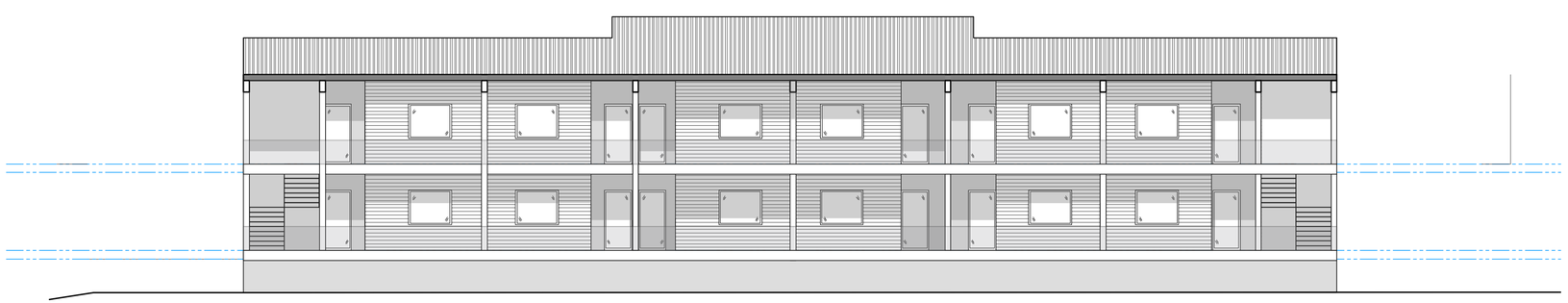
TYPICAL FLOOR PLAN



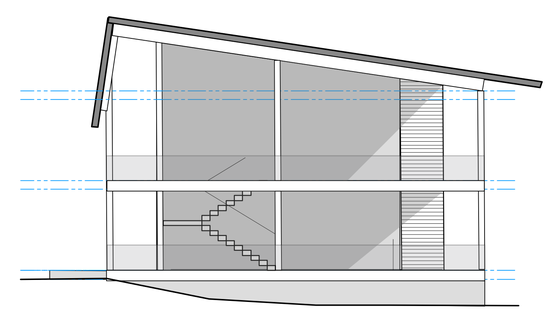
TYPICAL FLOOR PLAN
540 SQ FT.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

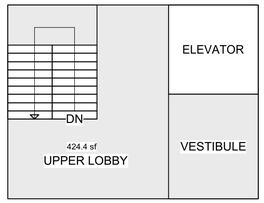
Sheet Title:
BUILDING A - STAFF HOUSING - PLANS & EL.

Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

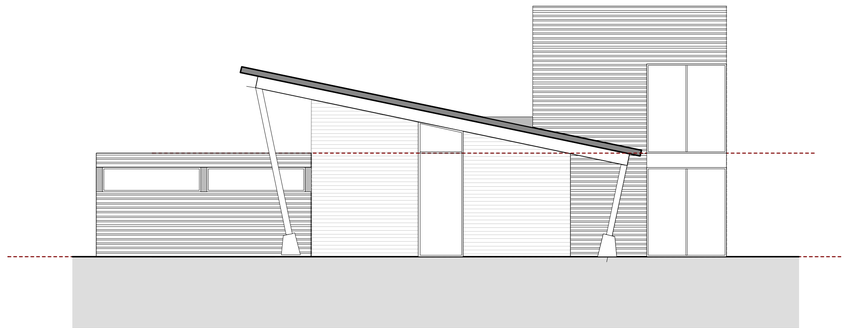
MURDOCH COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL/NM	1/8" = 1'0"
Project No:	Sheet No:
	A-2.1

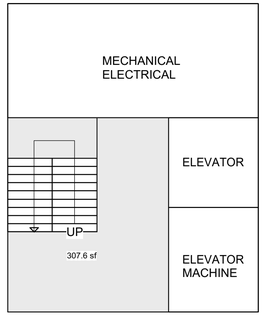


MAIN FLOOR PLAN

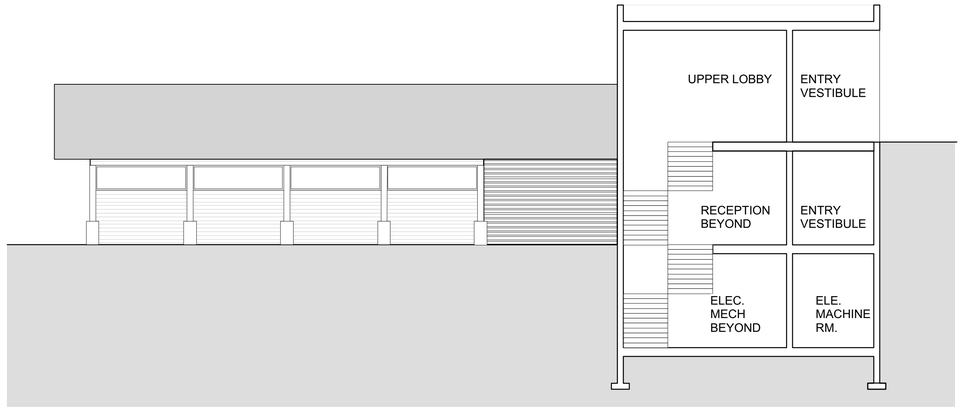
LOWER FLOOR PLAN



SOUTH-WEST ELEVATION



BASEMENT



ENTRY SECTION

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:
BUILDING J -TREATMENT ROOMS

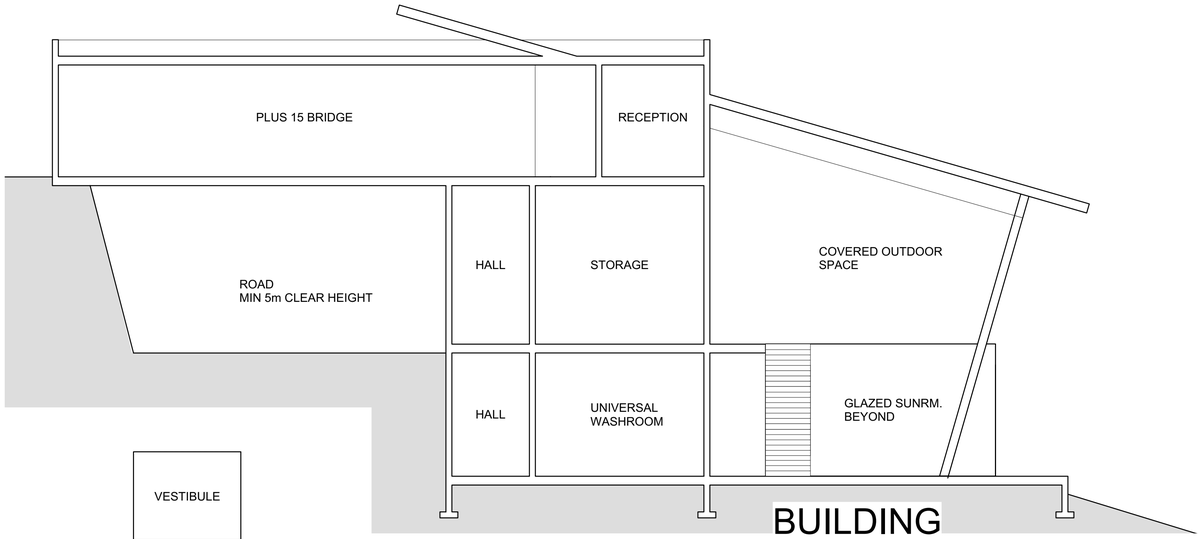
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

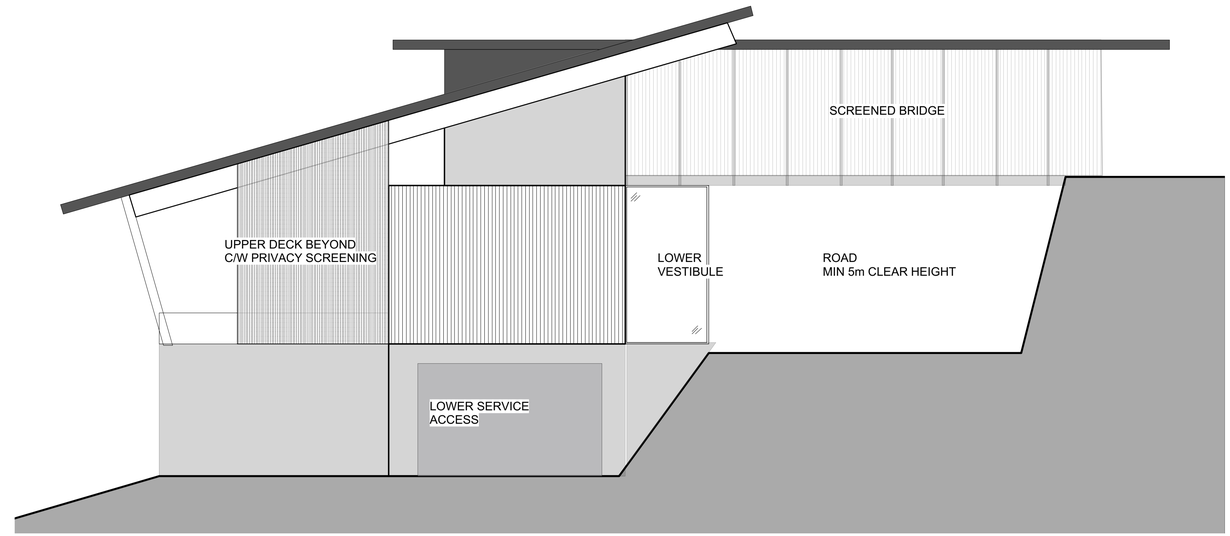
MURDOCH COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL/NM	1/4" = 1'0"
Project No:	Sheet No:
	A-2.10

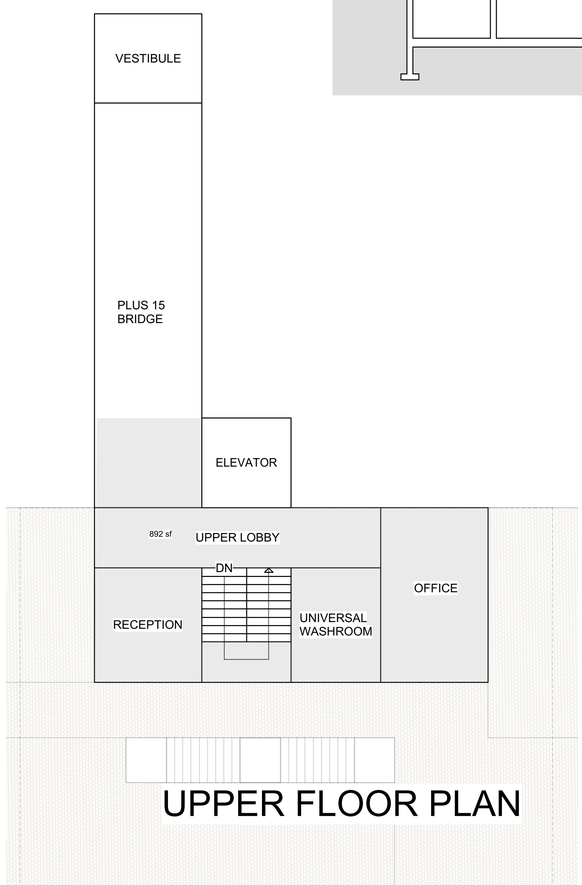
BUILDING J -TREATMENT ROOMS



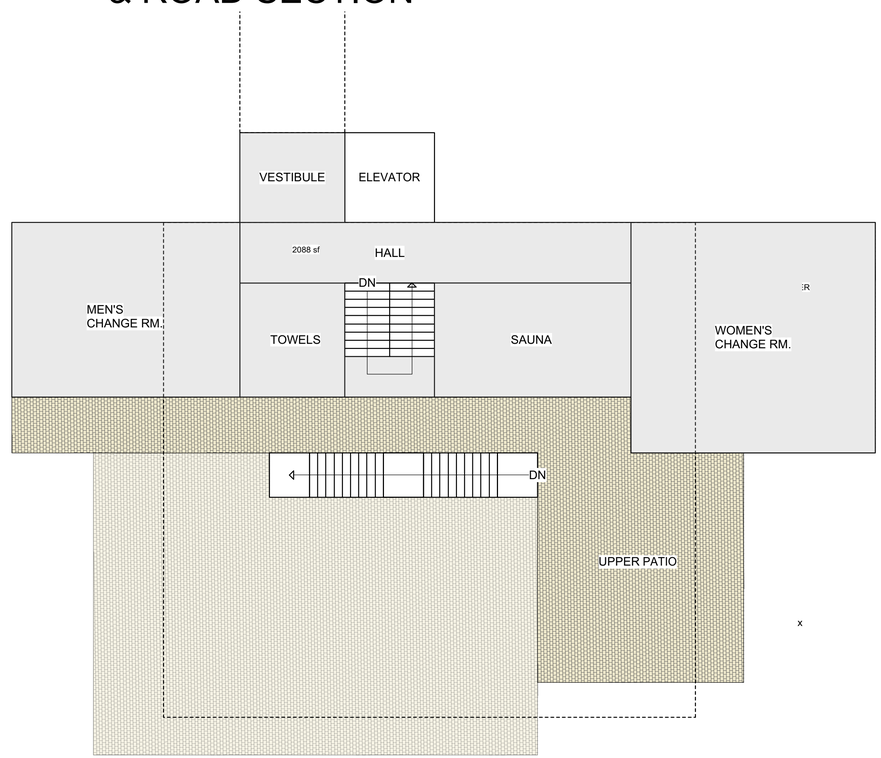
BUILDING
& ROAD SECTION



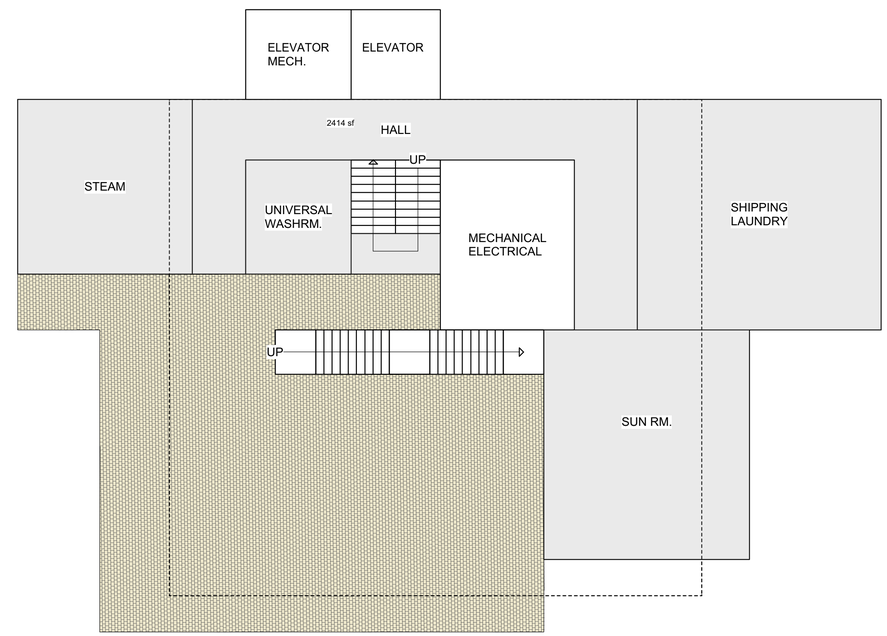
MASSING



UPPER FLOOR PLAN



MAIN FLOOR PLAN



LOWER/DECK
BASEMENT PLAN

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

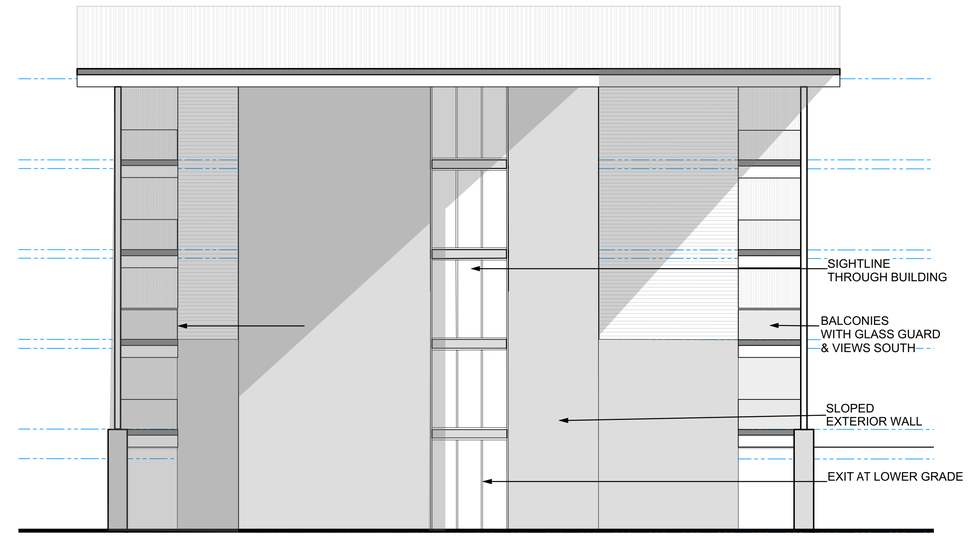
Sheet Title:
BUILDING K -SILENT SPA
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

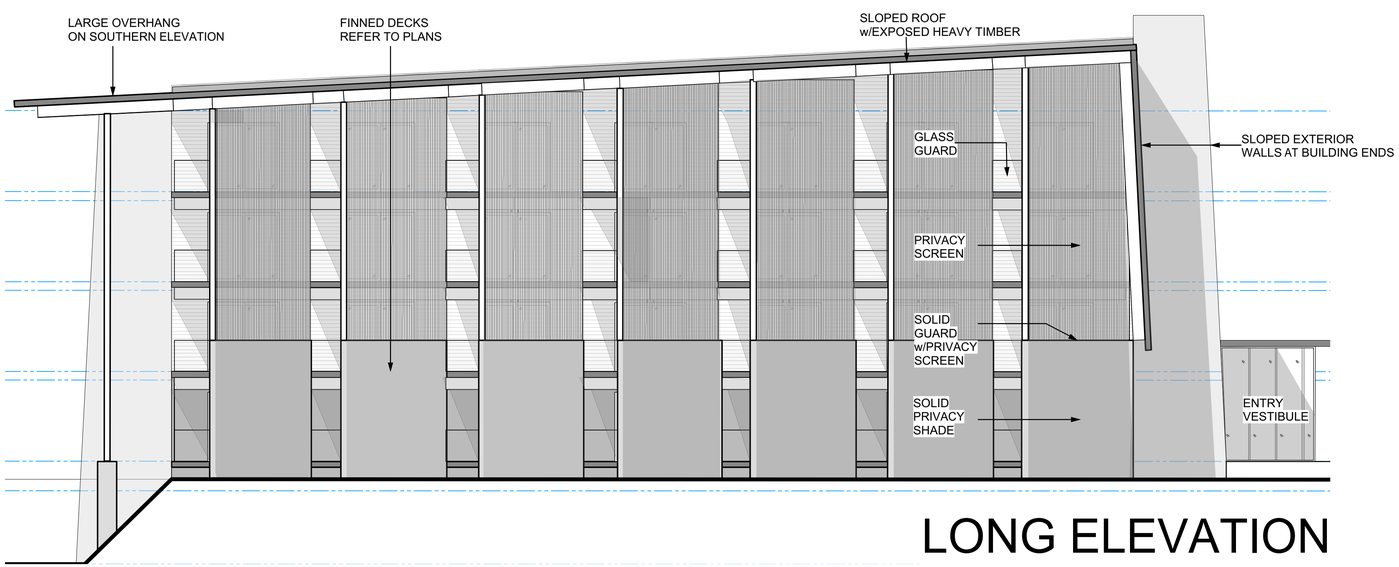
MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL/NM
Scale: 1/4" = 1'0"
Project No:
Sheet No: A-2.11

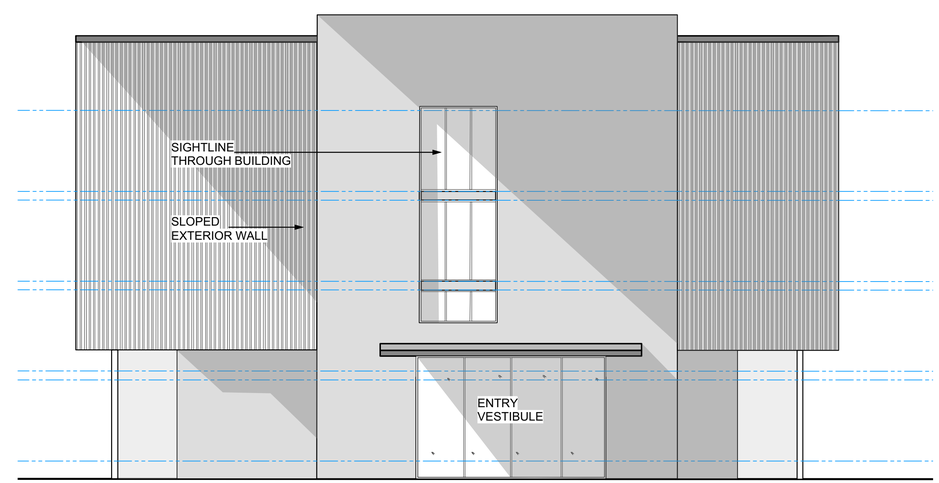
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION



LONG ELEVATION



ENTRY ELEVATION

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:
BUILDING B - TYPICAL PLAN & MASSING

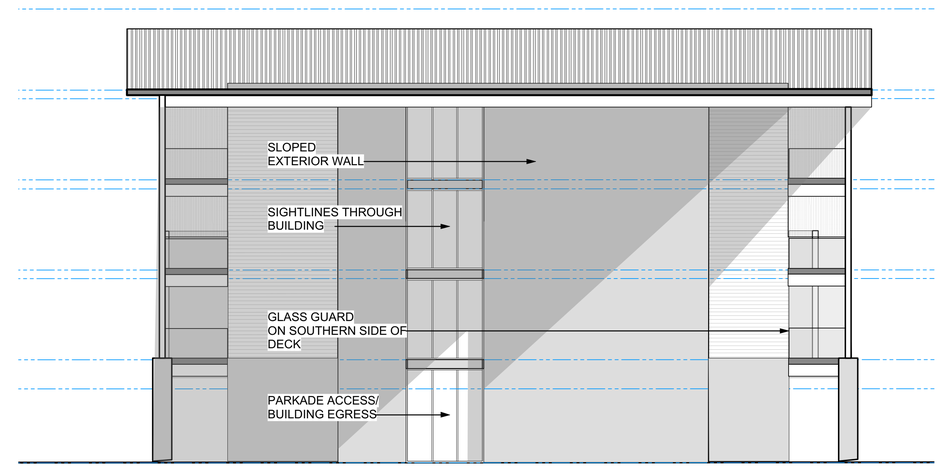
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

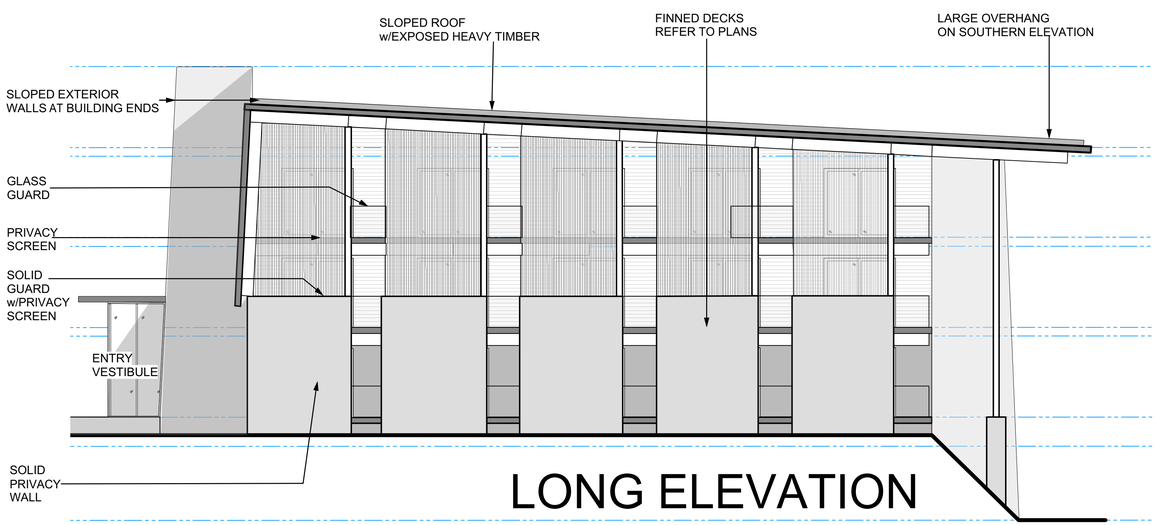
MURDOCH COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL/NM
Scale: 1/8" = 1'0"
Project No:
Sheet No: A-2.2

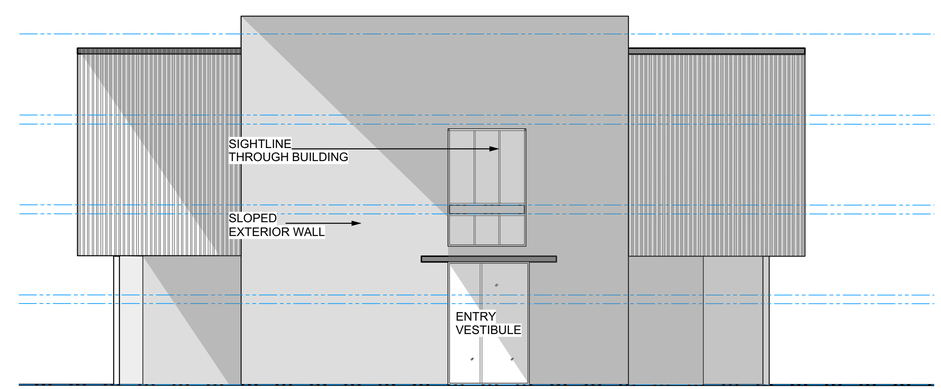
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION



LONG ELEVATION



ENTRY ELEVATION

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:
BUILDING C - OVERALL PLANS

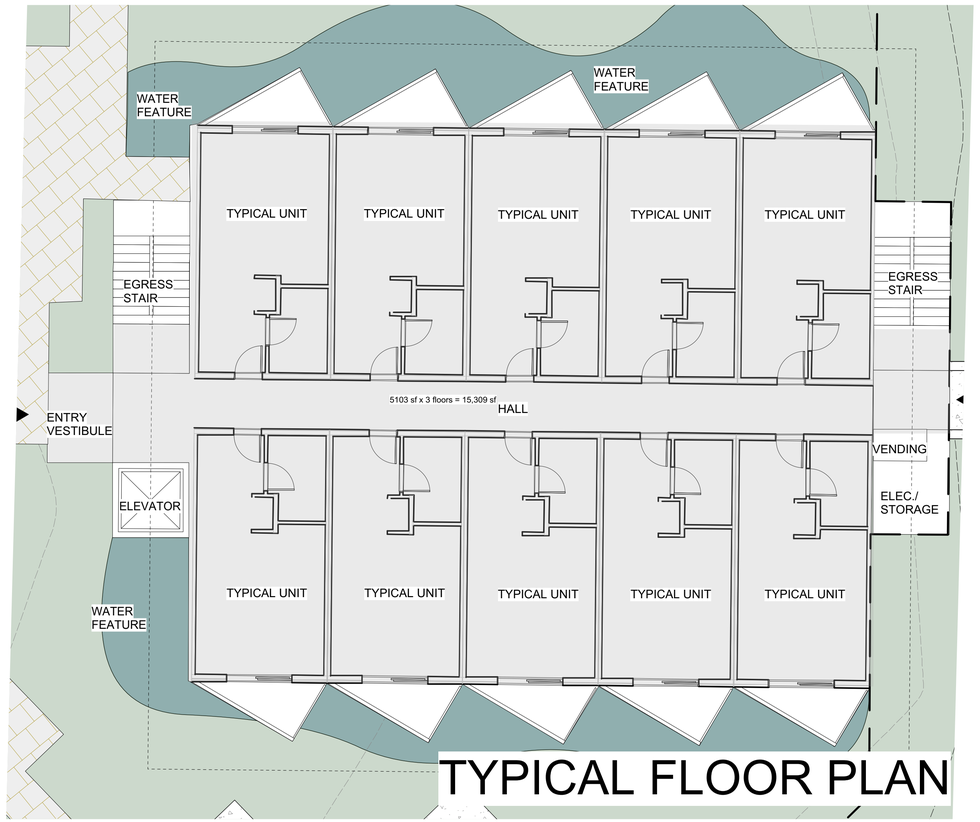
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

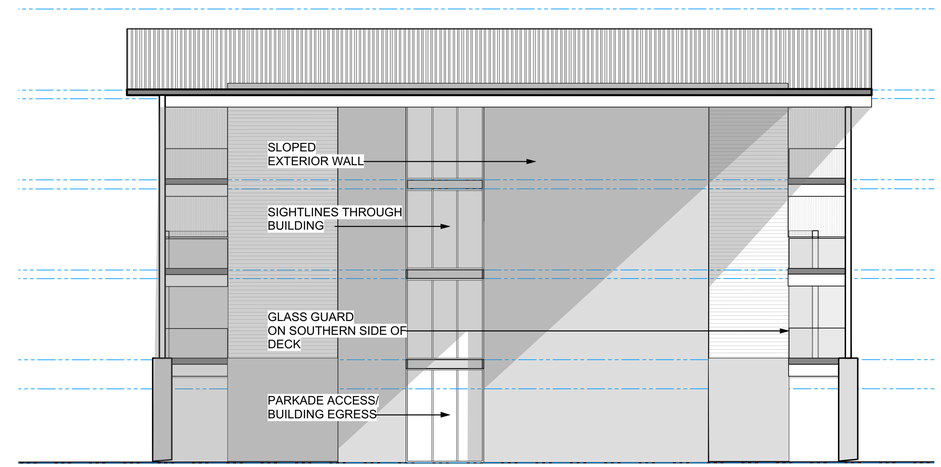
MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL/NM	1/8" = 1'0"
Project No:	Sheet No: A-2.3

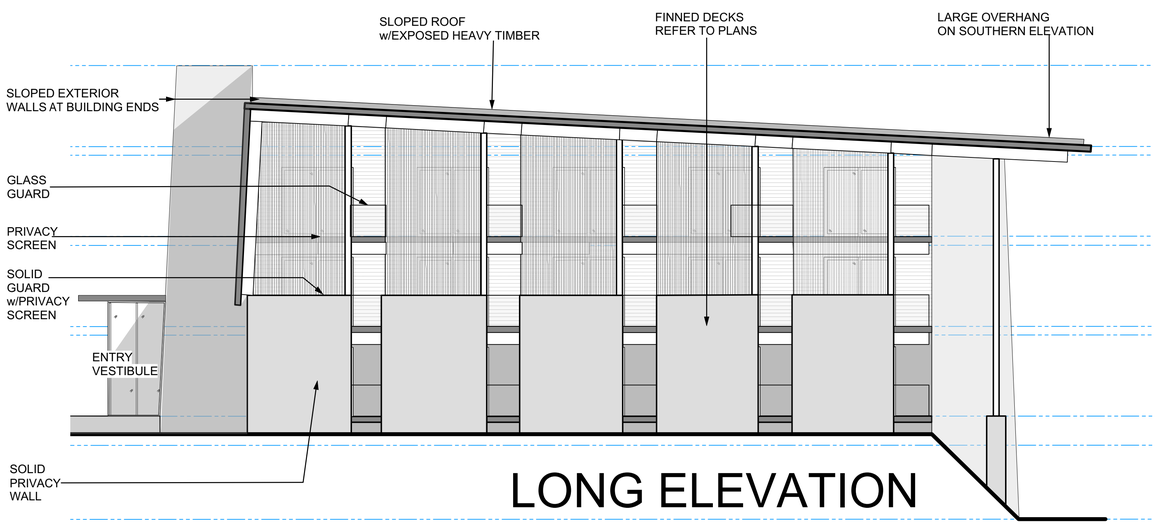
BUILDING C - OVERALL PLANS



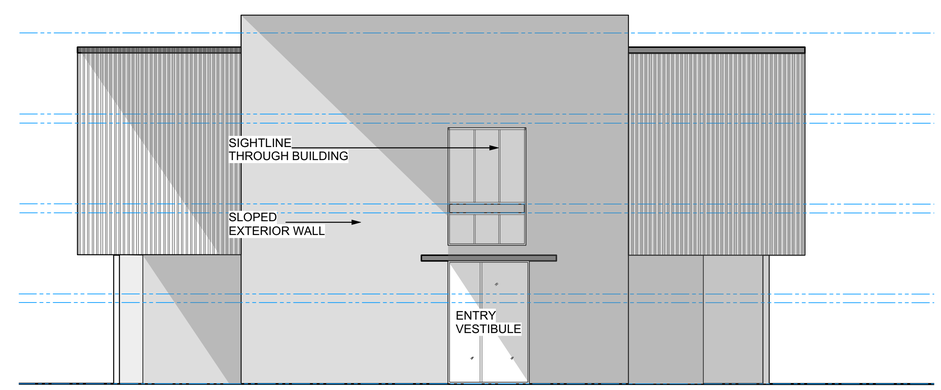
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION



LONG ELEVATION



ENTRY ELEVATION

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:
BUILDING D - OVERALL PLAN

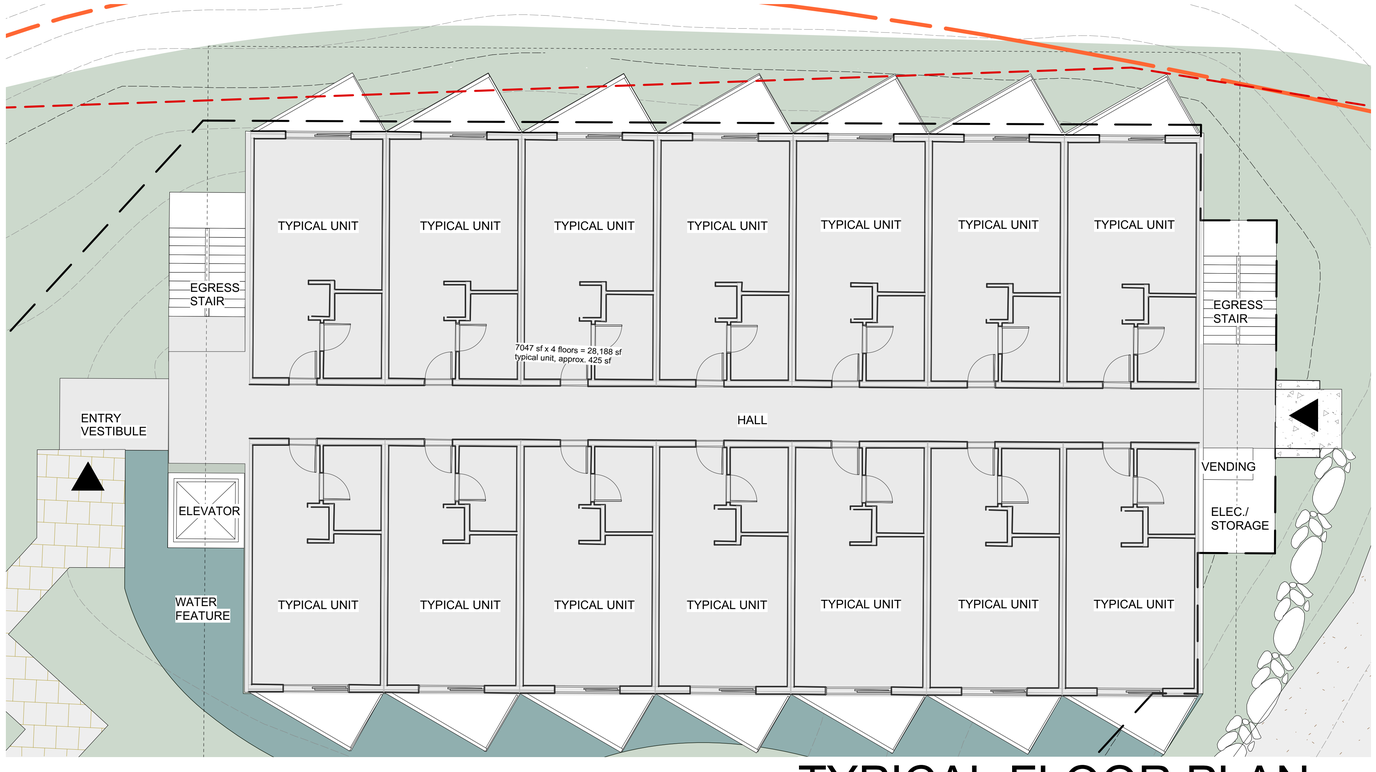
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

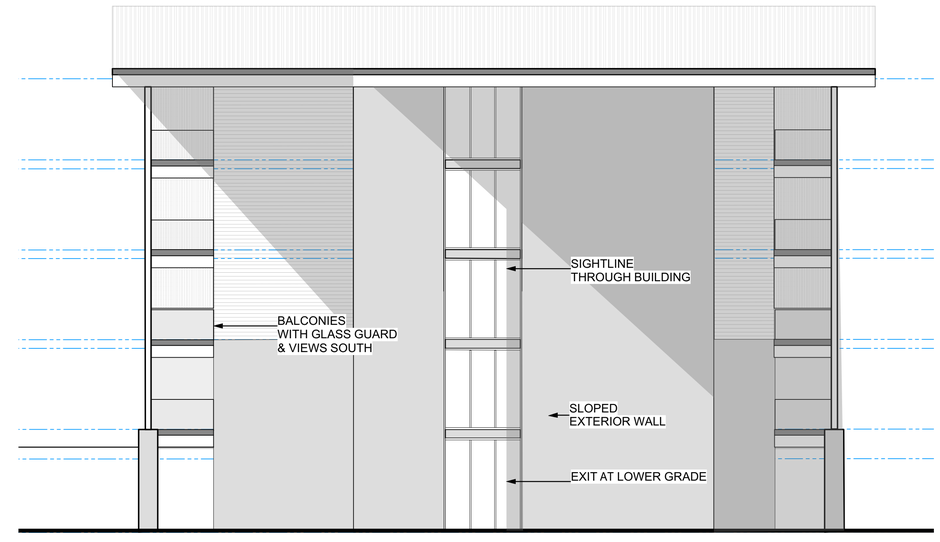
MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL/NM	1/8" = 1'0"
Project No:	Sheet No:
	A-2.4

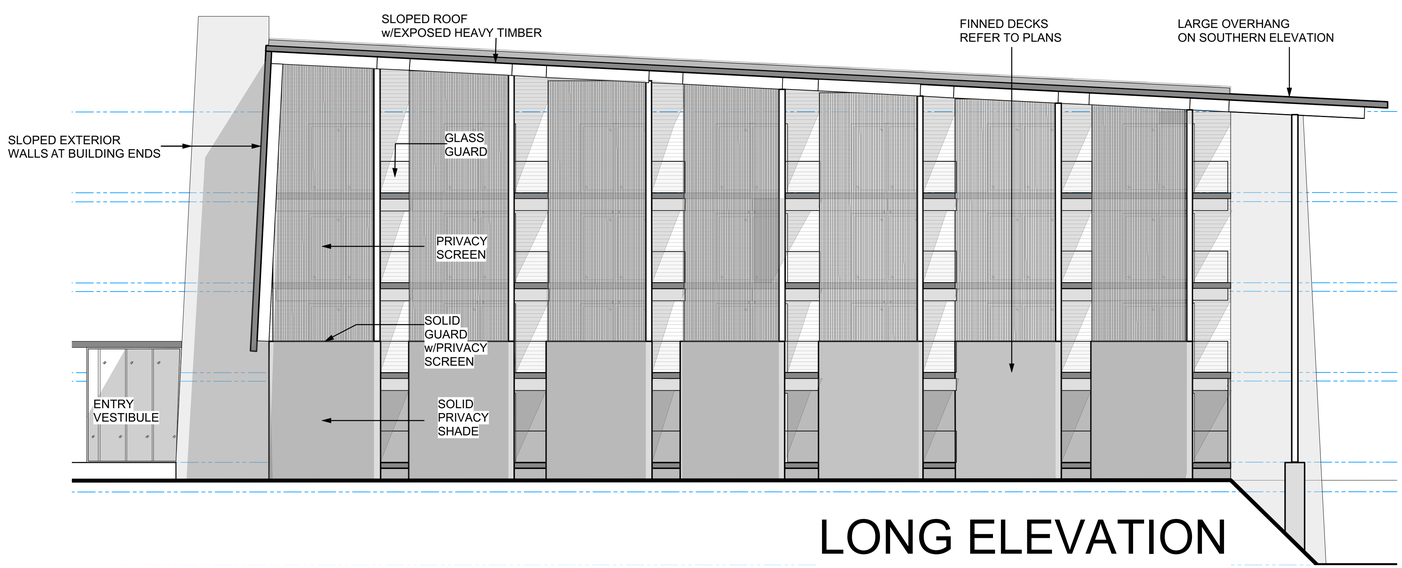
BUILDING D - OVERALL PLAN



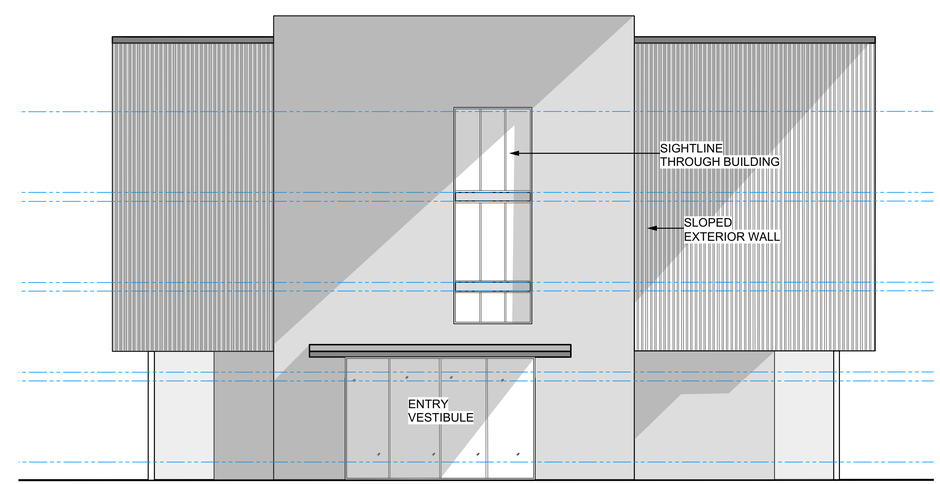
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION



LONG ELEVATION



ENTRY ELEVATION

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

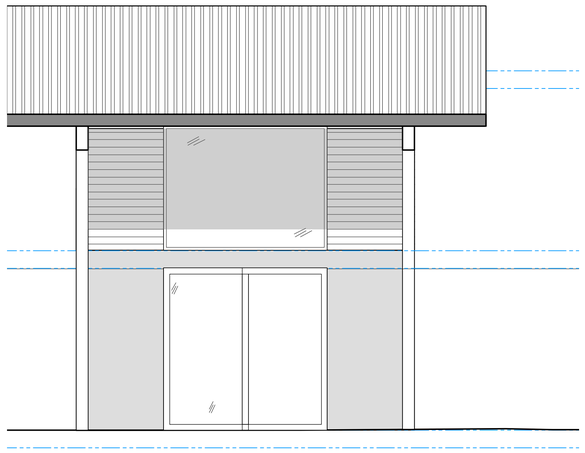
Sheet Title:
BUILDING E - TYPICAL PLANS & MASSING

Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

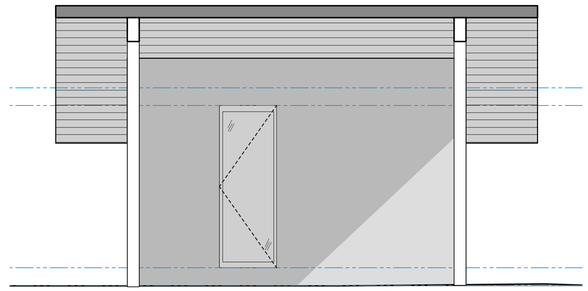
Sealed By:

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

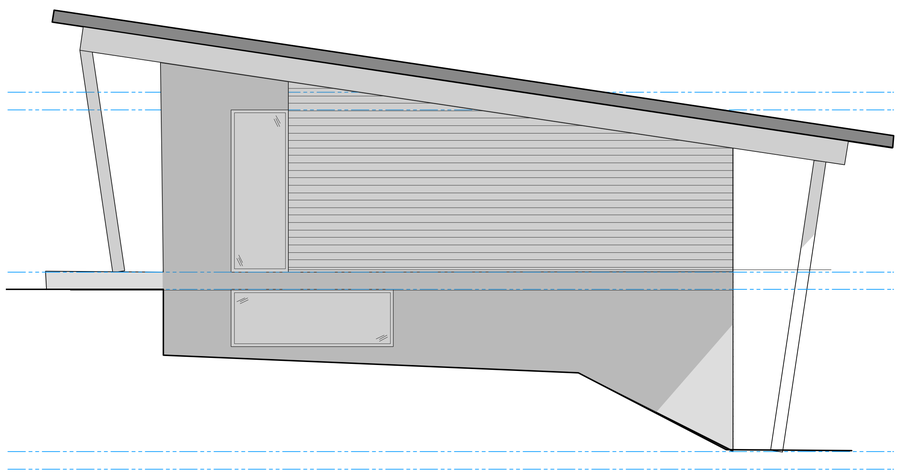
Drawn By: BM/JL/NM
Scale: 1/8" = 1'0"
Project No:
Sheet No: A-2.5



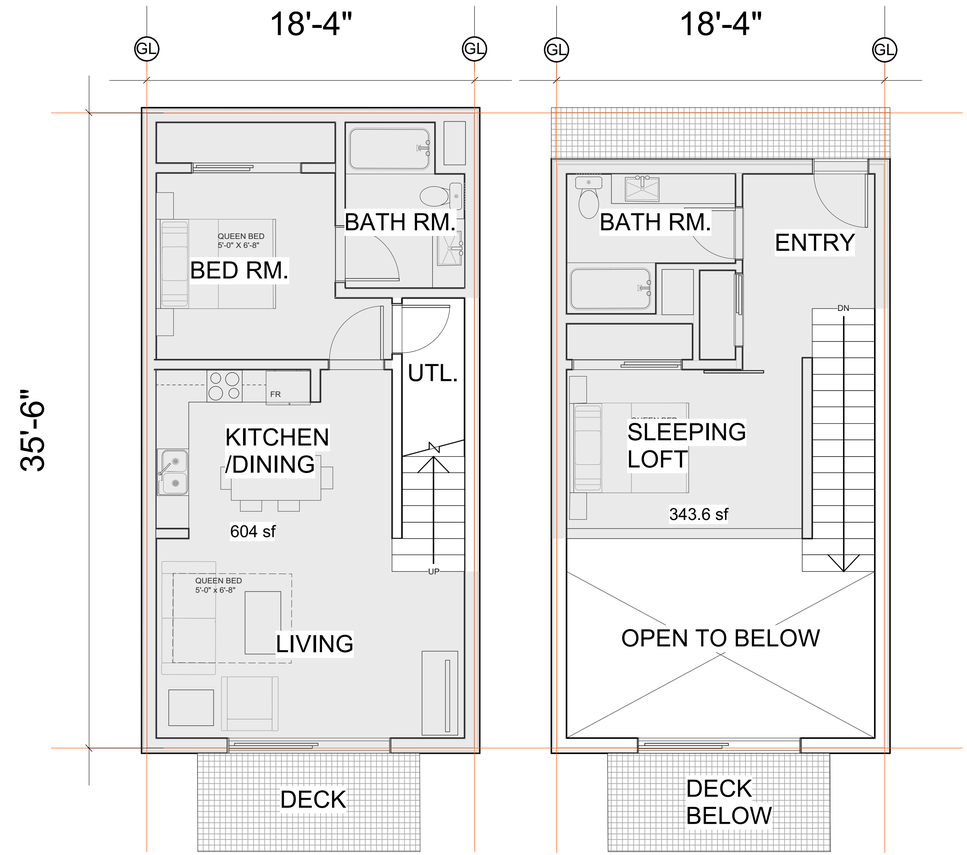
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



LOWER FLOOR

ENTRY FLOOR

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:

BUILDINGS F - CABINS- PLANS & ELEVATIONS

Project

BADEN SPA

SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH + COMPANY

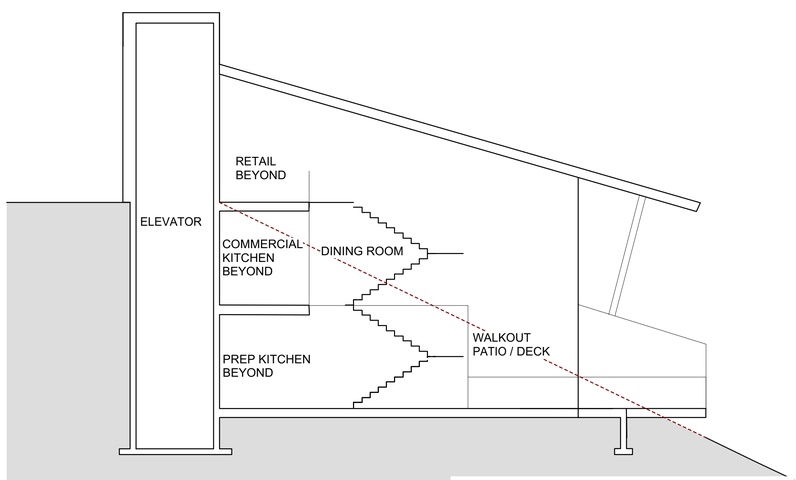
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By: BM/JL/NM

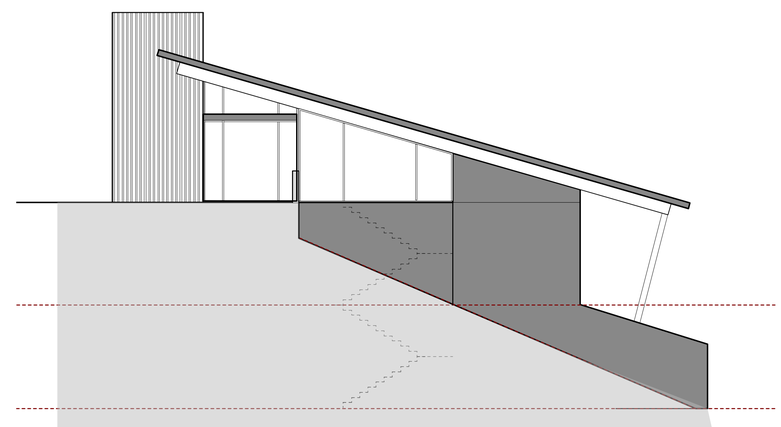
Scale: 1/4" = 1'0"

Project No:

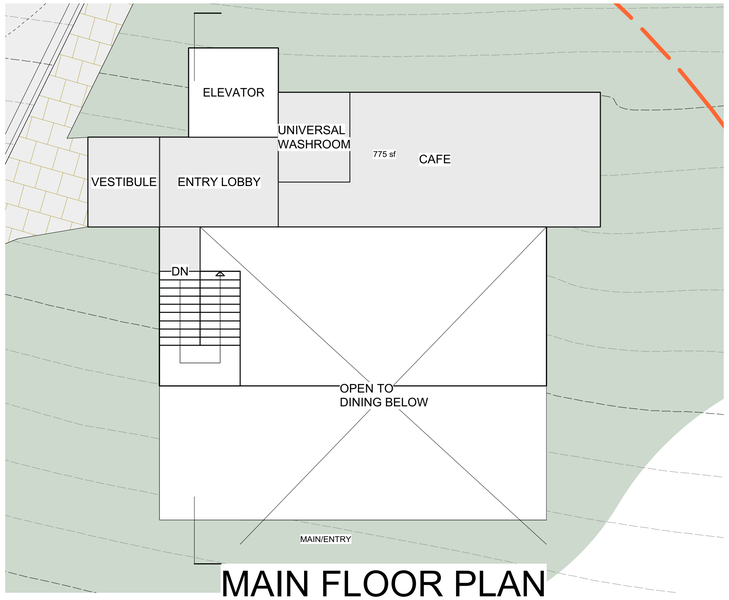
Sheet No: A-2.6



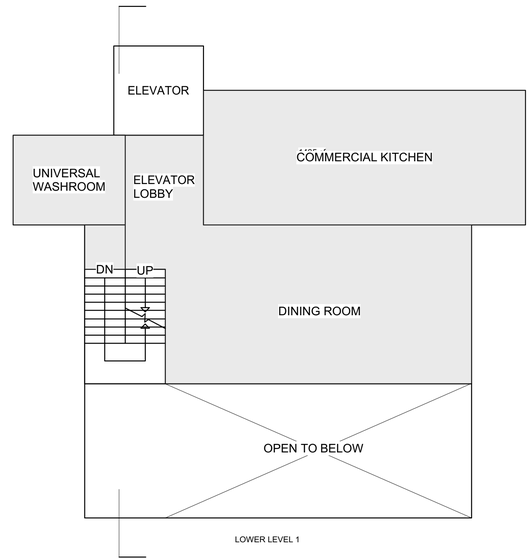
CONCEPT SECTION



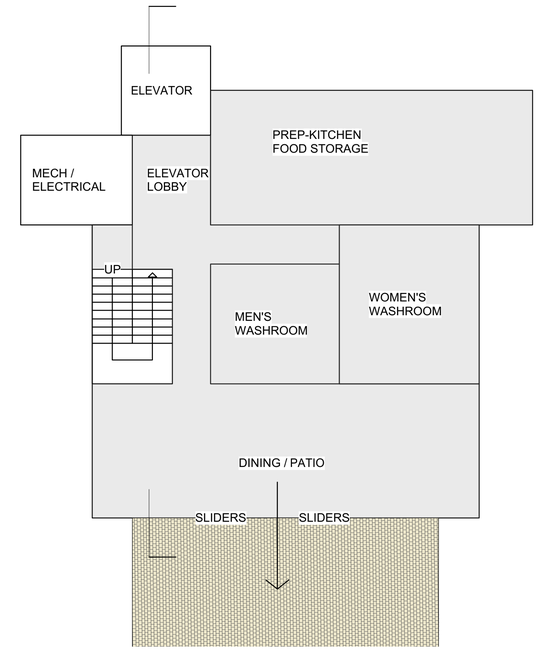
CONCEPT MASSING



MAIN FLOOR PLAN



LOWER FLOOR PLAN



BASEMENT/PATIO FLOOR PLAN

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:

BUILDING G - RESTURANT / BISTRO

Project

BADEN SPA

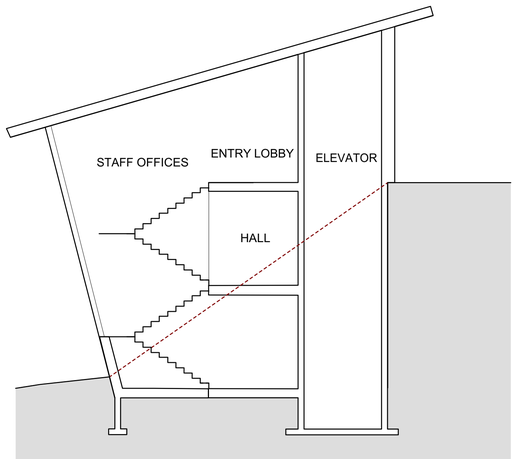
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

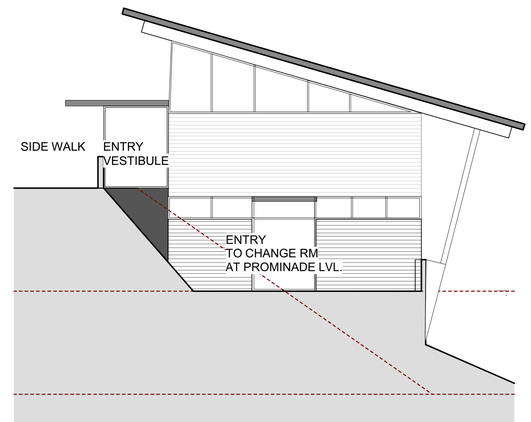
MURDOCH + COMPANY

Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

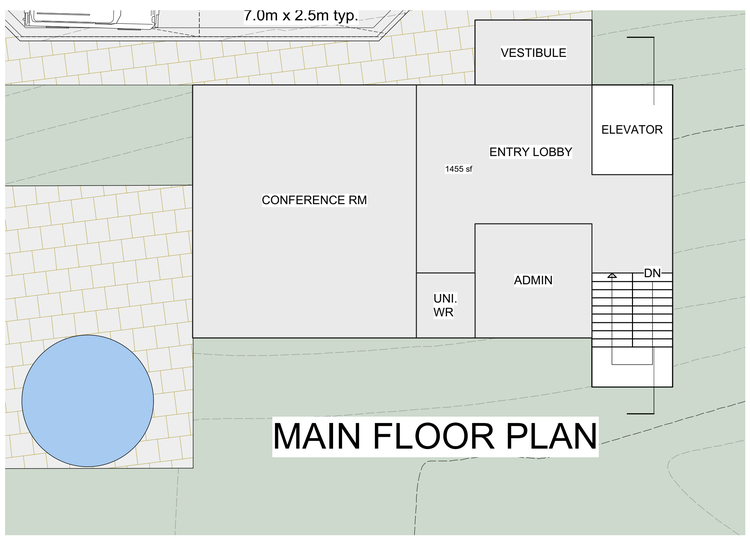
Drawn By:	Scale:
BM/JL/NM	1/4" = 1'0"
Project No:	Sheet No:
	A-2.7



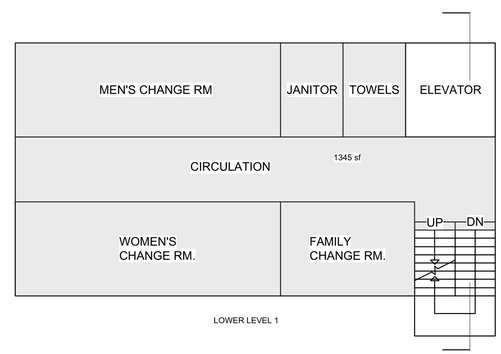
CONCEPT SECTION



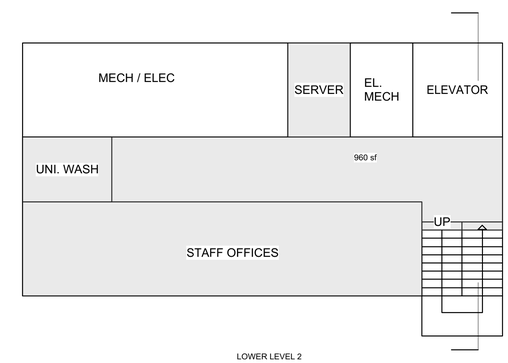
CONCEPT MASSING



MAIN FLOOR PLAN



LOWER FLOOR PLAN



BASEMENT FLOOR PLAN

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

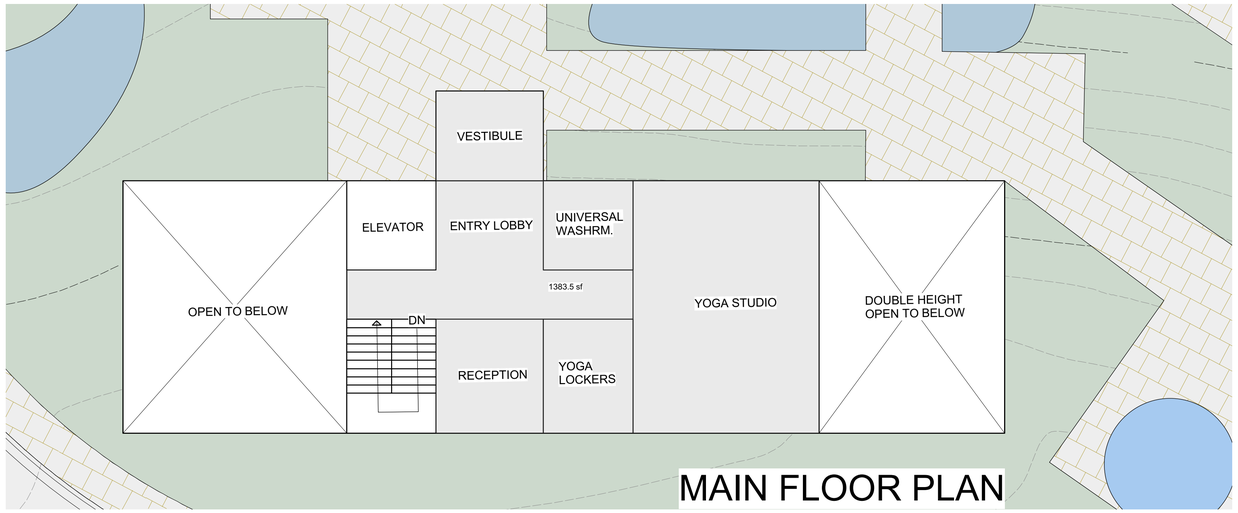
Sheet Title:
BUILDING H - ADMIN

Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

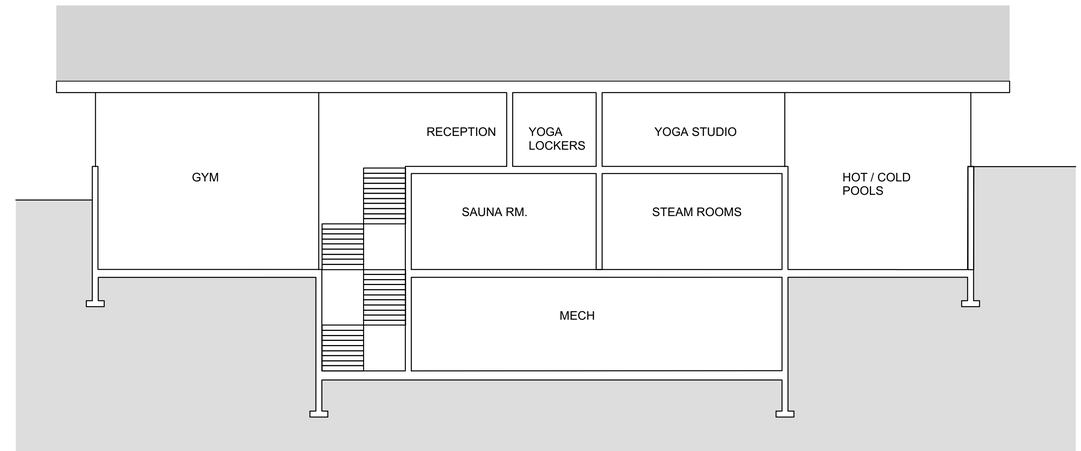
Sealed By:

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

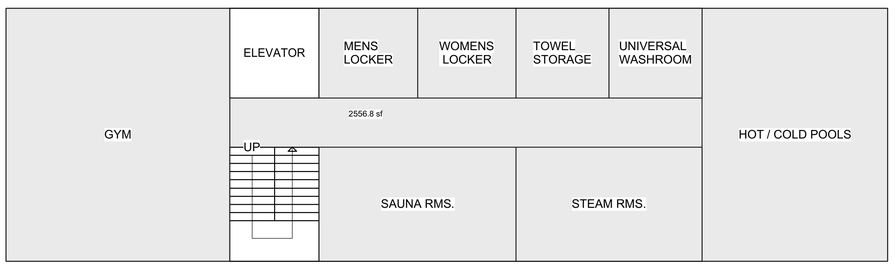
Drawn By: BM/JL/NM
Scale: 1/4" = 1'0"
Project No:
Sheet No: A-2.8



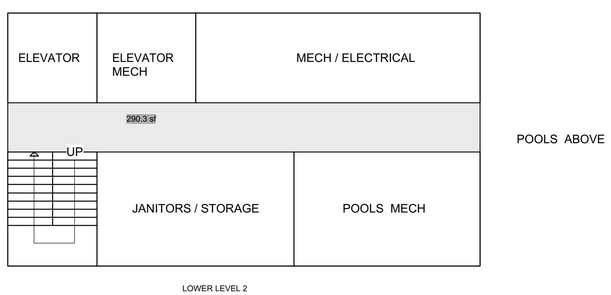
MAIN FLOOR PLAN



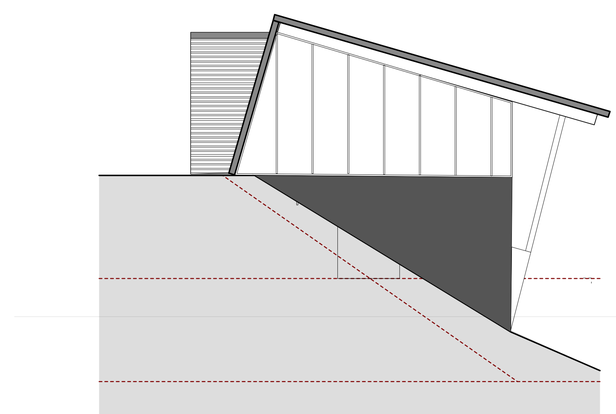
LONG SECTION



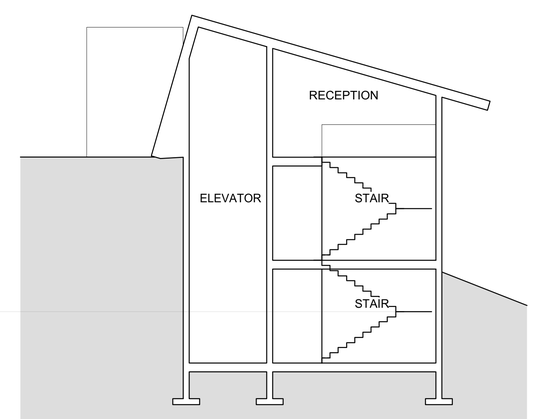
LOWER FLOOR PLAN



BASEMENT FLOOR PLAN



SOUTH-WEST ELEVATION



SHORT SECTION

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

NORTH

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

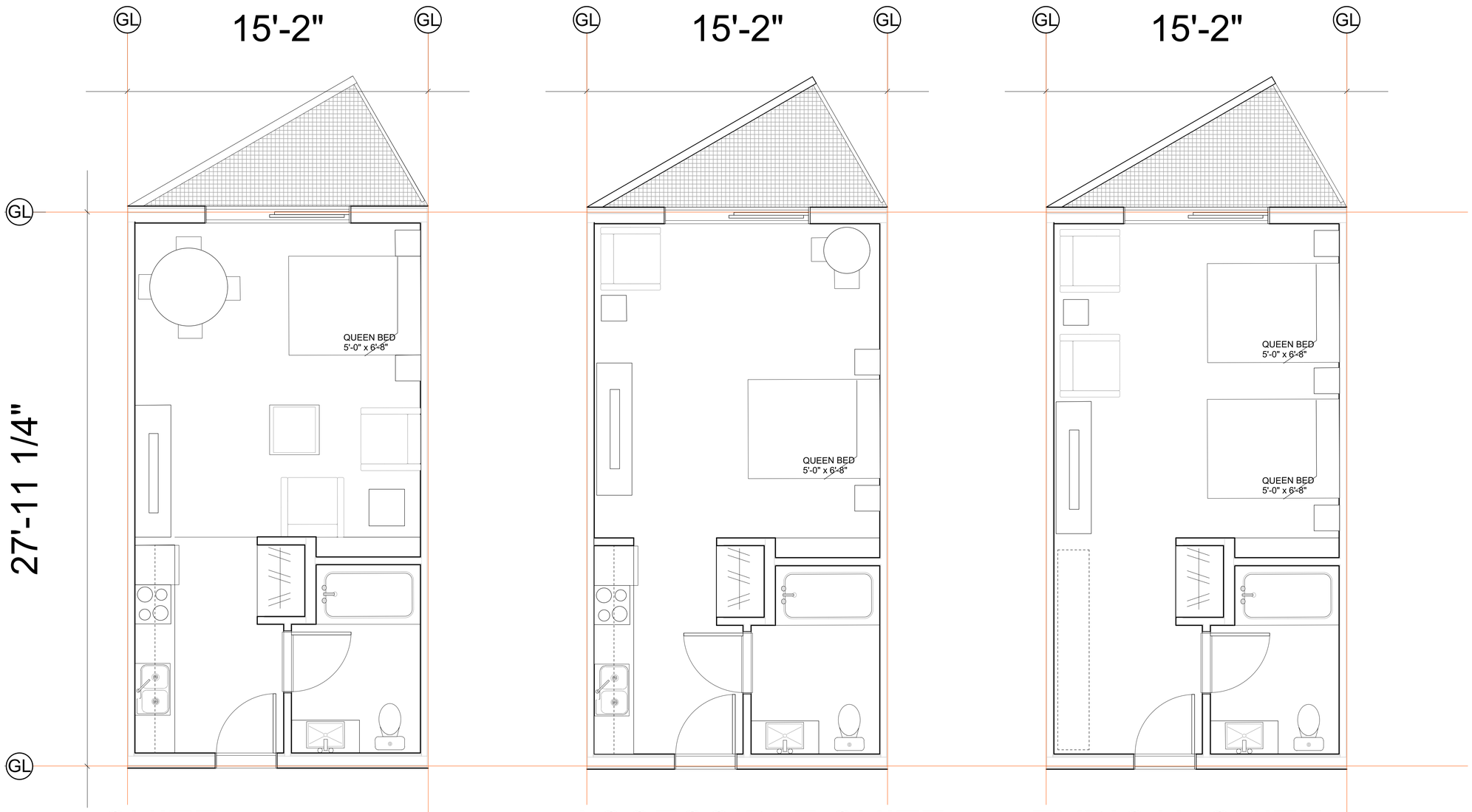
Sheet Title:
BUILDING I -ACTIVE SPA

Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL/NM	1/4" = 1'0"
Project No:	Sheet No: A-2.9



SUITE
W/ KITCHENETTE
422 SQ FT.

ACCESSIBLE SUITE
W/ KITCHENETTE
422 SQ FT.

TYPICAL SUITE
W/O KITCHENETTE
422 SQ FT.

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:
UNIT PLANS

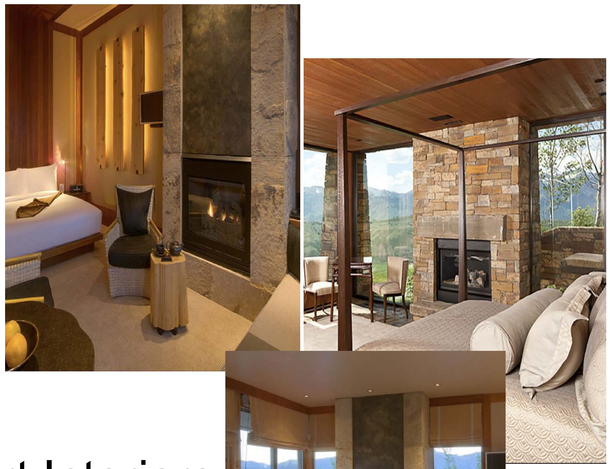
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

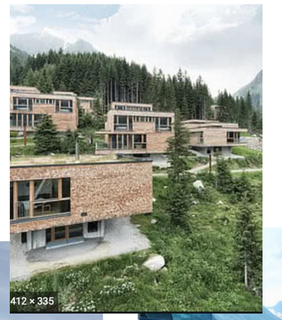
MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

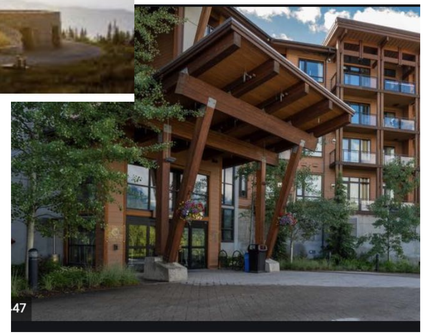
Drawn By: BM/JL
Scale: 1:400 METRIC
Project No:
Sheet No: A-8.1

UNIT PLANS



Resort Interiors





Resort Spa

Architecture & Landscape

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
ISSUED FOR REVIEW	May 21, 2020
ISSUED FOR REVIEW	June 11, 2020
ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	**MAR.11, 2021**

Issued For:	Date:

Sheet Title:

MATERIAL BOARD

Project

BADEN SPA

SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH + COMPANY

Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1/4" = 1'0"
Project No:	Sheet No:
	A-9.1

MATERIAL BOARD

MURDOCH + COMPANY

December 17, 2020

Re: Baden Spa Developement Application Form

Schedule Item G) Proposal Summary

- The Baden Spa is a response to a need in the market place for resort accommodation that is focused on health, wellness and relaxation. The Wellness sector is a well known growth area in the economy with many businesses directing their focus toward a population with discretionary income looking to find unique resort activities that are tailored to their more active lifestyles and complimentary to other recreational pursuits in their lives. Baden Spa is directed at that demographic and compliments many of the other regional recreational activities in the community and throughout the central Okanagan.

The Baden Spa proposal reflects a site sensitive approach to land use and development that responds to the difficult hill top site. The development strategy is intended to illustrate a well balanced approach to building on difficult terrain without overwhelming the natural landscape. The scale and massing of buildings is sensitive to human scale and scribed carefully into the site. The approach reduces site disturbance, overall mass and provides for a more refined scale that is more human and allows the landscape spaces between the buildings to becom integral part of the experience of the resort.

The development approach proposes to use the available terrain in an intensive manner but also assumes many areas are to be left in a more native or enhanced state. The buildings are intended to be terraced building forms that step down the hillside in a sensitive response to the terrain conditions, geotechnical constraints and terrestrial sensitivities around the site and adjacent properties

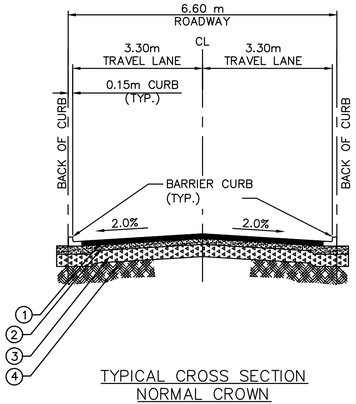
Amenity spaces between the building are intended to be a combination of hard surface and planted spaces with efforts around the perimeter to repair and enhance the exisitng native landscape.. The more formal amenity areas would compliment the resort activities with swimming pools, hot tubs and outdoor gathering areas. Services and infrastructure is intended to tie into existing community systems and connect with existing roads, paths and walkways adjacent the site.

Colors, materials and finishes will be durable regional materials that reflect a refined yet rustic balance composed in a manner to work at a comfortable human scale. Firesmart principles will be paramount and appropriate for the region.

Respectfully,

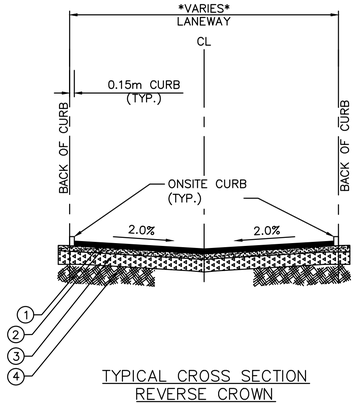
Brent Murdoch MAIBC, BCSLA
Murdoch + Company

NOTICE TO CONTRACTOR: IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



TYPICAL CROSS SECTION
NORMAL CROWN
STRATA ROAD

SCALE: N.T.S.



TYPICAL CROSS SECTION
REVERSE CROWN
STRATA ROAD

SCALE: N.T.S.

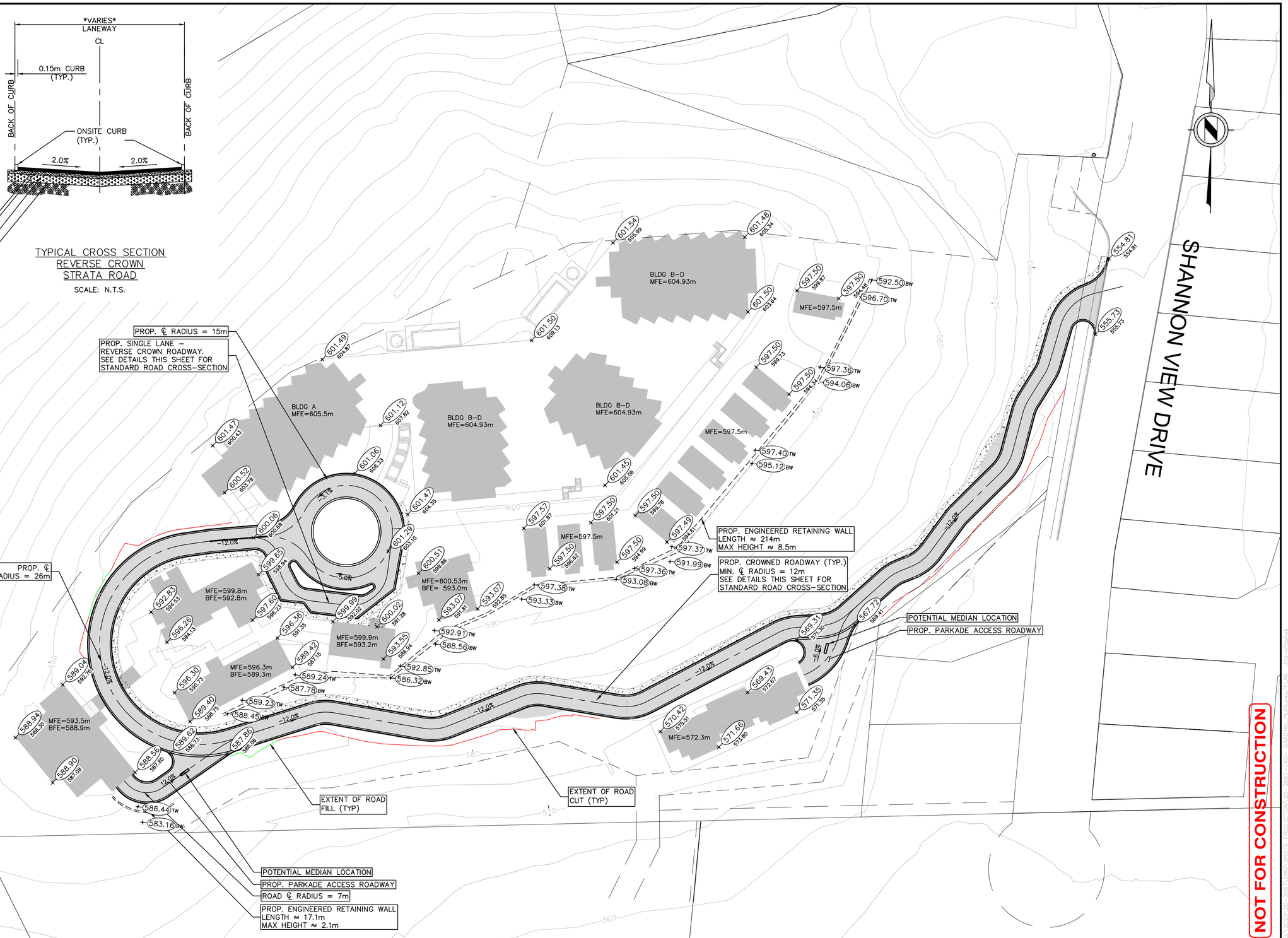
ROAD STRUCTURE:

1. ASPHALT – 50mm
2. MIN. 100mm 19mm MINUS GRANULAR BASE COMPACTED TO 95% MODIFIED PROCTOR DENSITY*
3. MIN. 300mm SELECT GRANULAR SUBBASE COMPACTED TO 95% MODIFIED PROCTOR DENSITY*
4. SUBGRADE – NATIVE MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY*

*TO BE CONFIRMED BY GEOTECHNICAL ENGINEER IN FIELD

GRADING LEGEND

EXISTING ELEVATION	+452.31
PROPOSED EL. (BY DEVELOPER) EXISTING ELEVATION	+344.92
PROPOSED ELEVATION TOP OF WALL	+451.35 TW
PROPOSED ELEVATION BOTTOM OF WALL	+451.35 BW
PERCENT GRADE	2.0%
PERCENT SLOPE	2:1
PROPOSED RETAINING WALL	
PROPOSED DRAINAGE SWALE	
EXISTING CONTOURS	445
TOP OF BANK	
BOTTOM OF BANK	
GRADE BREAK	
PROP. PAVEMENT STRUCTURE	
ASPHALT REPLACEMENT	
MILL AND OVERLAY	
ELEVATION AT OR NEAR FINISHED MAIN FLOOR	MFE: 344.37m
ELEVATION AT OR NEAR FINISHED BASEMENT FLOOR	BFE: 344.37m



NOT FOR CONSTRUCTION

LEGAL DESCRIPTION: .
.

B.M. MONUMENT NO. . ELEVATION: .
LOCATED AT STREET & . AVENUE

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR INFORMATION	MAF	JVP	20/12/11	JVP
1	ISSUED FOR INFORMATION	MAF	JVP	21/01/03	JVP
2	ISSUED FOR REZONING APPLICATION	MAF	JVP	21/03/17	JVP

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

1258 Ellis Street, Kelowna, B.C. Canada V1Y 1Z4
Tel: (250) 448-0157, Email: kelowna@aplinmartin.com

CLIENT: **QUARRY ROCK DEVELOPMENTS**
5489 BYRNE ROAD, BURNABY, BC
PH. 250 762 0040 FAX. 250 762 0550

PROJECT: **BADEN SPA**
SHANNON VIEW DRIVE, WEST KELOWNA, BC
LOT 3, D.L. 2602, O.D.Y.D., PLAN KAP23091 EXCEPT PLANS KAP61634, KAP66303 AND KAP80333

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: **GRADING & SECTION VIEW PLAN**

DESIGN: MAF CHECK: JVP
DRAWN: MAF APPR: JVP

A & M FILE: **20-3087**

PROJECT NO.

SCALE : HORZ. 1:500 VERT. 1:100

DRAWING DATE: **MARCH, 2021**

DRAWING NO.

A & M DRAWING NO. **20-3087-40**

SHEET NO. **1 OF 1**

REV. **3**

0 5 1:500 25m