



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: July 20, 2017 File: 2016-1787  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Dean Strachan, MCIP, RPP, Director of Development Services  
SUBJECT: OCP Amendment and Rezoning – 13610 Banks Crescent - Update

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STAFF RECOMMENDATION:

That Council pass the following resolutions:

1. *THAT a representative for the applicants, Lark Enterprises Ltd., be permitted to address Council in regards to their request that a Public Hearing be scheduled within ten days.*
2. *THAT the update report dated July 20, 2017 from the Director of Development Services in relation to the OCP Amendment and Rezoning for 13610 Banks Crescent be received.*

PURPOSE:

To consider a request from the applicant to address Council in regards to their request that a public hearing be scheduled and to receive a progress update on review and study components related to the OCP Amendment and Rezoning for 13610 Banks Crescent.

BACKGROUND and DISCUSSION:

1. The applicant has requested an audience with Council to provide an update on their current activity regarding the application including their request for a Public Hearing to be scheduled.

Before authorizing the applicant to speak to Council, a motion to that effect must be made and passed unanimously by Council.

If the motion passes, the applicant should be invited to speak before there is further discussion on this item.

2. The applicant has requested that Council schedule a public hearing within 10 days from the July 24, 2017 council meeting (see attached letter dated July 12).

Items have been identified as requiring additional study and review. This includes items such as the potential capacity impacts to the sanitary sewer system in the area, and what capacity would remain in the sanitary main and lift station in the area should the project proceed. To date the items noted below (number 6) continue to be under review and information gathering remains incomplete. It continues to be recommended

to Council that the process for completing the study and review continue and a Public Hearing not be scheduled until this process is complete.

If Council wishes to consider scheduling a Public Hearing it could not be scheduled for ten days from the July 24, 2017 as requested by the applicant. The notification processes required by the *Local Government Act* could not be met. To allow for time to place the required ads in the newspaper and send out the required letters it should not be scheduled before August 14, 2017.

As the number of people who may attend the Public Hearing would likely exceed the capacity of Council Chambers it would be recommended that the Public Hearing be held in a larger venue. In addition, as the number of presenters at the Public Hearing would likely be significant it would be recommended that it be separately scheduled and not scheduled prior to a regular Council meeting. If Council were to bring forward a resolution to schedule a Public Hearing it is recommended that the resolution not include a specific date and time but request staff to schedule for a time and date when statutory notification requirements can be met and suitable facilities are available.

Such a resolution would read:

*That staff be directed to schedule a Public Hearing for the Banks Crescent Bylaws as soon as possible at a time and date when suitable facilities are available and statutory notification requirements can be met.*

3. The applicants provided a letter dated July 10, 2016 in response to the petition submitted to Council (see Figure 2). They have also submitted a letter dated July 13, 2017 that includes their comparative traffic assessment of the proposed development versus a potential townhouse development on the site (see Figure 3).
4. District staff are aware that the applicants are contacting people and businesses in the community and seeking letters of support for their proposal. The applicants have submitted the materials they are utilizing for this contact for Council's information (see Figure 4). The District does not comment on the content of the materials presented. The form letters received have been included as a petition.
5. The applicant has moved forward with a Development Permit application which is being reviewed in advance of referrals being sent out and reporting to Council. Site and building plans have been further refined as a part of preparing the Development Permit application (see Figure 5). Of note in these plans are adjustments to building placements including the moving of Building E south and the addition of Townhouse style units to the north of Building E.
6. The following items remain under study and review:
  - a. Letter received from Freshwater Fisheries Society of BC dated February 24, 2017.
    - i. On June 8, 2017 Staff received a letter and report with the results and recommendations from the applicants on the alternate water source for the Freshwater Fisheries Society of BC hatchery facility (see Figure 1).
    - ii. Staff have forwarded the report to the Freshwater Fisheries Society for their review. Staff spoke with Kyle Girgan, Hatchery Manager to confirm their receipt of the report. They have confirmed their receipt and indicated they will be reviewing and having their professionals also review. Once they



have completed their review they will be contacting District Staff to meet and discuss. Staff will also be reviewing the proposed options.

- iii. The Lark Group submitted a letter on June 26, 2017, included with this report. It arrived too late in the day to be added to the agenda that day. Freshwater Fisheries Society of BC submitted a response letter July 3, 2017, see attached. A further response was received from the applicant July 6, 2017 along with additional temperature information, see attached. The July 6, 2017 letter and data has been forwarded to Freshwater Fisheries Society of BC. Staff continue to work with both parties. At this time we are awaiting a response from Freshwater Fisheries that is anticipated to arrive in the next few days, however, it has not been received as of the date of preparation of this report. If it is received prior to the July 24 Council meeting, it will be distributed to Council upon receipt.
- b. Letter received from the Penticton Indian Band (PIB) dated January 26, 2017.
  - i. District staff met with PIB Development Services staff on March 14, 2017. Good discussion between staff occurred on both the Banks Crescent application and development in general. PIB staff requested additional information on the Banks Crescent application, which has since been provided by staff. Staff to staff correspondence has continued.
  - ii. The RDOS committee on referral protocol met July 19, 2017 and is scheduled to meet again August 23, 2017.
- c. Revised and updated Environment(al?) Assessment Reporting in accordance with the District of Summerland Terms of Reference for Environmental Reports.
  - i. The applicants consulting biologist has completed and submitted a revised report. The District's Environmental Planner, Alison Peatt, RPBio provided her review comments which were included as a late item with the May 23, 2017 update report.
  - ii. Mappings errors were identified which have now been corrected by the applicant. The updated report was presented at the June 26, 2017 meeting.
  - iii. The Ministry of Forest, Lands and Natural Resource Operations has asked to receive the revised report and has indicated they will be providing a referral response following their review.
  - iv. The Penticton Indian Band has been sent a copy of the final report as they requested.
- d. District Revenue Analysis.
  - i. The Finance Department has prepared a financial analysis which was presented to Council at their meeting June 26, 2017. This report included the potential financial impact on taxation, water and sewer utilities. It is noted that the report did not contain the offsetting expected costs associated with the project.
- e. High level plan for upgrades required for road sections determined through the traffic study to be upgraded from local roads restricting truck use to collector roads permitting truck use.
  - i. The applicant's Engineering Consultant has submitted a revised traffic study for review. District staff provided comments to the applicant and have received responses to these comments along with a revised traffic study which is being reviewed.

- ii. Road modifications and/or improvements are to be identified in the traffic study and detailed design drawings are to be prepared following finalization of the traffic study.
- f. Sanitary sewer service modelling for full build out of lift station and mains in service catchment area.
  - i. The applicants Engineering Consultant provided updated sanitary sewer flow data expected to be generated from the proposed development.
  - ii. Staff have provided the updated information to our Engineering Consultant to model the impacts to the downstream gravity sewer system and lift station.
- g. Identify the preferred water service option and what off site works would be required.
  - i. The applicant's Engineering Consultant have now selected a preferred water service option and have submitted a preliminary design drawing. District staff have provided comments to the applicant and have received responses to these comments along with a revised concept servicing memo which is being reviewed.
- h. Additional storm water design including off site line routing plan.
  - i. The storm water management plan has been submitted. District staff have provided comments to the applicant and have received responses to these comments along with a revised concept servicing memo which is being reviewed.
- i. Additional electrical design and modelling for onsite construction purposes as well as potential off site upgrades required.
  - i. District Staff are reviewing the proposed electrical load and the impact to the electrical system. Staff are also reviewing the projected demand in comparison to the capacity of the existing substations with Fortis.
  - ii. Staff requested that the Applicant review alternative methods to heat the buildings to reduce the electrical demand.
  - iii. The Applicant is currently completing the design to bring temporary power from Lakeshore Drive for construction and to allow the existing power poles onsite to be removed and not impact the electrical system.

As previously noted, additional areas of review and study may be identified through the information gathering process. Once the above noted study and review is completed a summary report will be prepared including a summary of the community consultation comments and questions received with responses and answers provided where possible and/or applicable. It is anticipated that the additional information gathered would likely result in more detailed additional and/or alternate amenity provisions being recommended.

#### LEGISLATION and POLICY:

The Bylaws related to the subject application have received second reading, however, a Public Hearing has not yet been scheduled.

The mechanism proposed to be used for addressing concerns, requirements, conditions and bonding security would be a Development Agreement. The Development Agreement would be completed, presented to Council and would need to be approved in advance of the Rezoning Bylaw being adopted. As the proposed development would not be

constructed all at once the Development Agreement would include provisions to be addressed at each construction phase. As part of this process, a No-Build and No-Disturb 219 Restrictive Covenant would be registered prior to adoption of the Rezoning Bylaw. This covenant would only be released for each phase once the detailed designs are approved and/or provisions are completed and bonding security is in place.

**FINANCIAL IMPLICATIONS:**

There are no financial implications anticipated to result from the subject recommendation.

**CONCLUSION:**

The study and review continues to progress. The applicant has engaged professionals in the necessary fields to complete the studies and reviews requested, however, has requested that a Public Hearing be scheduled. Staff continue to review the information provided, monitor progress on all components and will continue to regularly update Council on progress.

**OPTIONS:**

1. Move the motions as recommended by Staff.
2. Bring forward a motion to schedule a Public Hearing.
3. Request additional information on one or more updates provided.

Submitted by,



Dean Strachan, MCIP, RPP  
Director of Development Services

Approved for Agenda



Linda Tylan, CAO

July 12, 2017

**iCasa Resort Living, Summerland BC  
at Shaughnessy Green (the "Project")**

**ATT: District of Summerland Mayor and Council**  
**RE: Request for Public Hearing**

Dear Mayor and Council,

With our acknowledgement for the time, energy and resources that have been invested by the District to date in review of the above referenced Project, please accept our request for the scheduling of the statutory public hearing.

We request that the public hearing be scheduled for ten (10) days after the date of the next council meeting which we note to be July 24<sup>th</sup>, 2017.

In support of this request, we propose we be permitted to host a brief presentation at the upcoming July 24<sup>th</sup> council meeting.

Sincerely,



**Lark Enterprises Ltd.**  
Malek Tawashy,  
Development Project Manager

July 10, 2017

iCasa Resort Living, Summerland BC  
at Shaughnessy Green (the "Project")

**ATT:** District of Summerland Mayor and Council  
**RE:** Response to Petition regarding 13610 Banks Crescent

Dear Mayor and Council,

We write to provide our input on the petition that is being circulated which contains reference to our Project noted above. The questions are, in our opinion, unrelated to the Project to the extent that signing the petition and supporting the Project are in fact not mutually exclusive positions. In other words, due to the lack of relatedness between the questions and the Project, one could respond in favour to the questions and be in support of the Project. This is important to note because it means there is no direct correlation between the number of signatories on the petition and the number of people either for or against the project.

As the developer we too respond favorably to the questions as follows:

1. *Do you want to preserve Agricultural land?*

The Lark Group wants to preserve Agricultural land which has been reserved for Agricultural use. We also support the freedom of choice for all land owners, whose lands fall outside of the Agricultural land reserve, to apply to the District to use their land in a manner they see fit to do so.

The lands that comprise the Project are not part of the ALC's Agricultural land reserve and therefore we support the property owner's right to freely apply for a change in use subject to the District of Summerland's zoning and development bylaws.

2. *Do you want to save the Summerland hatchery?*

The Lark Group would like to save the Summerland hatchery. In hearing the concerns of the hatchery and neighbors, the Lark Group has retained a second opinion from another geotechnical engineer on the design and construction plans for the Project with respect to the aquifer. As per attached, the second geotechnical consultant concurs there are no impacts expected on either the quality or quantity of groundwater available from the underlying aquifer as a result of the development. Despite this, we have taken an additional 6 months to develop a contingency water supply option for the hatchery in that of a deep water intake from Lake Okanagan. This contingency supply option will safeguard the hatchery against water supply risk for future operations. The Lark Group is donating this new piece of waterworks infrastructure estimated at \$600,000 to the District of Summerland. The infrastructure will save the Summerland hatchery from being dependent upon a single water source and provide the hatchery with a consistent and reliable water supply with which to secure future operations of the hatchery.



3. *Does it make sense to have a seniors' development in a high hazard, steep-sloped area of Summerland?*

It would not make sense, nor be permitted, to have a development constructed in the steep-sloped high hazard development permit areas of Summerland.

The Project is not being built in a high hazard development permit area as defined by the District of Summerland's engineering department.

Areas of the site that have a natural gradient will be made flat in order to facilitate movement around the site and to support the use and enjoyment of the many recreational activities being provided. Transportation services to and from destinations within Summerland will be made available to our community members as an alternative option to the new sidewalks being provided.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Malek Tawashy', with a stylized flourish at the end.

**Lark Enterprises Ltd.**  
Malek Tawashy,  
Development Project Manager





**GEOPACIFIC**  
VANCOUVER KAMLOOPS CALGARY

P 604.439.0922  
F 604.429.9189  
geopacific.ca  
1779 W 75th Ave.  
Vancouver, B.C. Canada V6P 6P2

Lark Group  
Suite 1500, 13737 96<sup>th</sup> Avenue  
Surrey, B.C.  
V3V 0C6

June 30, 2017  
File: 15164

Attention: Jack Bray

**Re: Geotechnical Review of Potential Groundwater Impacts: Proposed ICASA Resort Living Development, 13610 Banks Crescent, Summerland, B.C.**

You have asked the writer to provide an opinion on the likely impacts of the proposed development on a local aquifer that provides fresh water for an adjacent fish hatchery located east of the site near Okanagan Lake. The new development proposed consisting of residential units over buried parking levels. There is parking on 4 levels however the levels are stepped to accommodate the slopes on site and it is understood that the excavation depth is limited to 11 m or less, below current site grades, with generally decreasing excavation depths towards the east where grades are lower.

You have provided us with deep test holes from a geotechnical report, prepared by Rock Glen Consulting Ltd. and dated September 30, 2016 for our reference. The test holes show the site to be underlain by a mixture of well graded till like silt with some sand and gravel and more recent lacustrine silt, described as stiff to very stiff. The lacustrine silt is strong and known to form steep cliffs in the area. The deep test holes drilled on the property identified groundwater at depths of 27 to 35 m, within a zone of gravel to sand and gravel (aquifer). Above the aquifer, soils are predominantly silt and dense or stiff so that vertical permeability is expected to be very low.

Groundwater is not expected to be encountered during the excavation and construction phase. Any surface water will be managed in accordance with the Construction Erosion and Sedimentation Control Plan prepared by CTQ. Given the depth of the groundwater and the fact that it is within a confined aquifer that has no hydraulic connectivity with the dense to stiff silt above 25 m depth at the site, we do not expect any impacts on either the quality or quantity of groundwater available from the underlying aquifer as a result of the development.

Should you require any additional information or clarification of the foregoing please contact the undersigned.

For:  
GeoPacific Consultants Ltd.

Matt Kokan, M.A.Sc., P.Eng.  
Principal



JUL 10 2017

July 13, 2017

iCasa Resort Living, Summerland BC  
at Shaughnessy Green (the "Project")

ATT: District of Summerland Mayor and Council  
RE: Comparative Traffic Assessment

Dear Mayor and Council,

We understand there have been lots of questions around the additional traffic the Project will generate. While it is true that a residential development will generate additional traffic, our team has produced a comparative analysis between the proposed Project's trip generation estimate and the estimated number of trips generated by a development in accordance with the approved Lower Town Strategic Plan. The Project's trip generation estimate is shown in the first table and the trip generation estimate of a low rise condominium development representing a project within the intention of the lower town strategic plan is shown in the second table below:

## ITE Trip Generation Rates - 9th Edition

Description (ITE Code)	Units	ITE Vehicle Trip Generation Rates							Expected Units	Total Generated			Total Distribution of Generated			
		Weekday	AM	PM	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Senior Adult Housing- Attached (ITE Code 252)	DU	3.44	0.20	0.25	34%	66%	54%	46%	113	389	23	28	8	15	15	13
Assisted Living (ITE Code 254)	Beds	2.66	0.14	0.22	65%	35%	44%	56%	52	138	7	11	5	3	5	6
Resd. Condo /Townhouse (ITE Code 230)	DU	5.81	0.44	0.52	17%	83%	67%	33%	259	1,505	114	135	19	95	90	44
									424	2,032	144	174	32	112	111	64

## ITE Trip Generation Rates - 9th Edition

Description /ITE Code	Units	ITE Vehicle Trip Generation Rates							Expected Units	Total Generated			Total Distribution of Generated			
		Weekday	AM	PM	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Low Rise Resd. Condo (ITE Code 231)	DU	NA	0.67	0.78	25%	75%	58%	42%	336	2,883	225	262	56	169	152	110
									336	2,883	225	262	56	169	152	110

continued page over





The tables provided above demonstrate that the proposed Project results in a decrease in traffic as compared with a development in accordance with the lower town strategic plan.

When compared against the medium density development strategy as defined in the lower town strategic plan, our traffic engineers estimate the proposed Project's unique mix of accommodations and residences will result in a **30% decrease** in vehicle trips per day and most notably a **36% decrease** in the AM peak hour vehicle trips.

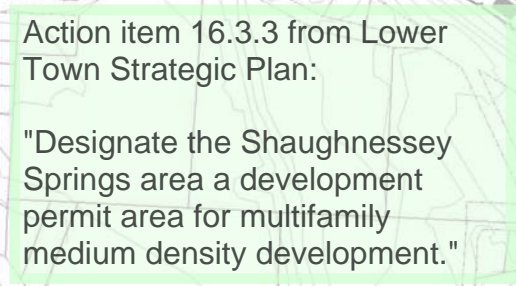
Attachment: Annotated Summerland Lower Town Strategic Plan Schedule 'L-2'

Sincerely,

A handwritten signature in blue ink, appearing to be 'Malek Tawashy', written over a faint, illegible background.

**Lark Enterprises Ltd.**  
Malek Tawashy,  
Development Project Manager







## Figure 4

iCasa Resort Living is a proposed resort-style, seniors living development on Banks Crescent in Summerland, BC developed in partnership between Saint Elizabeth Health Care and the Lark Group.

### Development Highlights:

- The 404 unit state-of-the-art, age in place community provides best in class market housing, independent and assisted living units with a number of exciting amenities. This project is attractive to all ages offering a true campus of care.
- Saint Elizabeth Health Care is a not-for-profit charitable healthcare service provider with over 100 years dedicated to the health of people and their communities. Their award-winning team of health professionals has delivered 50 million health care visits throughout Canada in the past 10 years. They also plan on offering their home care health services to seniors living in Summerland and surrounding areas so they can live in their home longer. Visit [www.saintelizabeth.com](http://www.saintelizabeth.com) for more information.
- Lark Group is a family-owned developer, builder and healthcare innovation company with 45 years of experience in BC. Lark has focused its design, construction and facility management strengths on the long term care environment and award-winning healthcare projects in response to the aging population. Visit [www.larkgroup.com](http://www.larkgroup.com) for more information.
- Creates an economic stimulator by generating 200-300 local construction jobs, 75-100 permanent jobs when it opens, providing up to \$5 million per year in annual salaries, providing the District of Summerland with a \$125 million capital investment, generating another \$2.5 million in development cost charges paid to the District, another \$400,000 in annual property tax revenue and will provide at least \$1 million in infrastructure upgrades for the District.
- Provides the District of Summerland with waterworks infrastructure valued at \$600,000 for the Summerland Hatchery. This will safeguard the hatchery against potential water supply risk for future operations.
- Avoids the high hazard development permit areas of Summerland. Areas of the development site that have a natural gradient will be made flat in order to facilitate movement around the site, and to support the use and enjoyment of the many recreational activities being provided.

Visit [www.iCasaLiving.com](http://www.iCasaLiving.com) or contact Malek Tawashy at 1-250-213-8185 / [mtawashy@larkgroup.com](mailto:mtawashy@larkgroup.com)

Olivia Chang at 604-220-3386 / [OliviaChang@saintelizabeth.com](mailto:OliviaChang@saintelizabeth.com).

iCasa Resort Living has not yet been approved and is currently under review by the District of Summerland. This is not an offering for sale.



# Rendering of iCasa



## BUSINESS CONSULTATION LETTER

**Saint Elizabeth Health Care and the Lark Group with 150 years of combined business experience in Canada are proposing to work in your community.**

**The following outcomes will be a direct result of their proposed project. Please indicate your support by signing in the space provided below.**

- A capital investment of \$125M and 200-300 jobs over 4-7 years will generate much needed economic activity within the community
- \$2.5M of municipal revenue will be generated through development cost charges in addition to \$1M of community infrastructure benefits provided through development
- Once in operation, over \$5M in annual operating expenses, including 75-100 full time permanent jobs, will translate into additional economic activity within the community
- The project will pay over \$400,000 in annual property taxes and utility charges

**Our business district will benefit from the above outcomes.**

July, \_\_\_\_\_ 2017

\_\_\_\_\_  
Business Name / Owner

\_\_\_\_\_, Summerland BC  
Address

\_\_\_\_\_  
Signature

For additional information please contact:

Malek Tawashy, Lark Group 1-250-213-8185  
[mtawashy@larkgroup.com](mailto:mtawashy@larkgroup.com)

## RESIDENT CONSULTATION LETTER

**Saint Elizabeth Health Care and the Lark Group with 150 years of combined business experience in Canada are proposing to work in your community.**

**In order to do this, please check the boxes that you agree with and sign below.**

- ☐ I believe that residents of Summerland should have the opportunity to remain in Summerland as they age.
- ☐ I support Saint Elizabeth Health Care, one of Canada's leading not-for-profit charitable healthcare service providers, making care available in Summerland and giving back to the community.
- ☐ The Freshwater Fisheries Society of BC has requested a contingency water supply for the Summerland Hatchery and I am in support of a developer providing this.

Thank you for your time.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_, Summerland BC  
Address

July, \_\_\_\_\_ 2017

For additional information please contact:

Malek Tawashy, Lark Group 1-250-213-8185  
[mtawashy@larkgroup.com](mailto:mtawashy@larkgroup.com)



Dear District of Summerland,

I, \_\_\_\_\_  
(Name and/or Business)

of \_\_\_\_\_, Summerland BC, support the

proposed iCasa resort living development on Banks Crescent in

Summerland.

July, \_\_\_\_ 2017

\_\_\_\_\_  
Signature



Figure 5

# iCasa RESORT LIVING

## SUMMERLAND, BRITISH COLUMBIA



### DEVELOPMENT TEAM

**DEVELOPER:**  
LARK GROUP  
1500 - 13737 96 AVE.  
SURREY, BC V3V 0C6  
T. 604-576-2935  
**CONTACT:** MALEK TAWASHY

**ARCHITECT :**  
DEREK CRAWFORD ARCHITECT  
127 RAINBOW RD.  
SALT SPRING ISLAND, BC V8K 2V5  
T. 604-688-8370  
**CONTACT:** DAVE CALDER or VIVEK MENON

### DRAWING INDEX

#### ARCHITECTURAL (46 drawings)

**A0** COVER SHEET / DRAWING INDEX  
**A0.1** PROJECT DATA  
**A0.2** CONTEXT PLAN  
  
**A1.1** SITE PLAN  
  
**A2.0** P4 OVERALL SITE  
**A2.1** P3 OVERALL SITE  
**A2.2** P2 OVERALL SITE  
**A2.3** P1 OVERALL SITE  
**A2.4** L1 OVERALL SITE  
**A2.5** L2-4 OVERALL SITE  
**A2.6** L5 OVERALL SITE  
**A2.7** L6 OVERALL SITE  
**A2.8** ROOF OVERALL SITE

**A** **A3.0** P1 FLOOR PLAN BUILDING A  
**A3.1** FLOOR PLANS BUILDING A  
**A3.2** FLOOR PLANS BUILDING A  
**A3.3** ELEVATIONS BUILDING A  
**A3.4** ELEVATIONS BUILDING A  
  
**B** **A4.0** BUILDING B P1 FLOOR PLAN  
**A4.1** L1 FLOOR PLAN BUILDING B  
**A4.2** L2-5 FLOOR PLAN BUILDING B  
**A4.3** L6 FLOOR PLAN BUILDING B  
**A4.4** ROOF PLAN BUILDING B  
**A4.5** ELEVATIONS BUILDING B  
**A4.6** ELEVATIONS BUILDING B

**C** **A5.0** BUILDING C P1 FLOOR PLAN  
**A5.1** FLOOR PLANS BUILDING C  
**A5.2** FLOOR PLANS BUILDING C  
**A5.3** ELEVATIONS BUILDING C  
**A5.4** ELEVATIONS BUILDING C  
  
**D** **A6.0** BUILDING D P4 FLOOR PLAN  
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**A6.2** BUILDING D P2 FLOOR PLAN  
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**A6.4** ELEVATIONS BUILDING D  
  
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**A7.1** WELLNESS CENTRE PERSPECTIVES

**E** **A8.0** PARTIAL SITE PLAN  
**A8.1** FLOOR PLANS BUILDING E  
**A8.2** FLOOR PLANS BUILDING E  
**A8.3** FLOOR PLANS BUILDING E  
**A8.4** ELEVATIONS BUILDING E  
**A8.5** ELEVATIONS BUILDING E  
  
**TH** **A9.1** FLOOR PLAN TOWNHOUSES  
**A9.2** FLOOR PLAN TOWNHOUSES  
**A9.3** ELEVATIONS TOWNHOUSES

#### LANDSCAPE

**L-01** - Cover Sheet  
**L-02** - Overall Site Plan  
**L-03** - Tree Planting Plan  
**L-04** - Planting Plan  
**L-05** - Planting Palette  
**L-06** - Materials Plan  
**L-07** - Enlarged Building D  
**L-08** - Enlarged Pickleball Courtyard  
**L-09** - Enlarged Community Garden  
**L-10** - Enlarged Wellness Centre  
**LD-01** - Details  
**LD-02** - Details  
**LD-03** - Details  
**LD-04** - Details

#### SURVEY

- EXISTING SURVEY PLAN  
- EXISTING SURVEY PLAN - LATIMER

**LANDSCAPE ARCHITECT:**  
VAN DER ZALM + ASSOCIATES  
SUITE 1, 20177 - 97 AVE.  
LANGLEY, BC V1M 4B9  
T. 604-882-0024  
**CONTACT:** Jennifer Wall

**SURVEYOR:**  
MANDEVILLE LAND SURVEYING INC.  
PROFESSIONAL LAND SURVEYORS  
582 MARTIN STREET  
PENTICTON, B.C. V2A 5L4  
Phone: (250) 488-6377  
**CONTACT:** Ross Mandeville, BCLS

**NOTES:**  
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THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO DEREK CRAWFORD ARCHITECT INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND SEALED BY THE CONSULTANT.

1	2017-06-22	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	REVISION

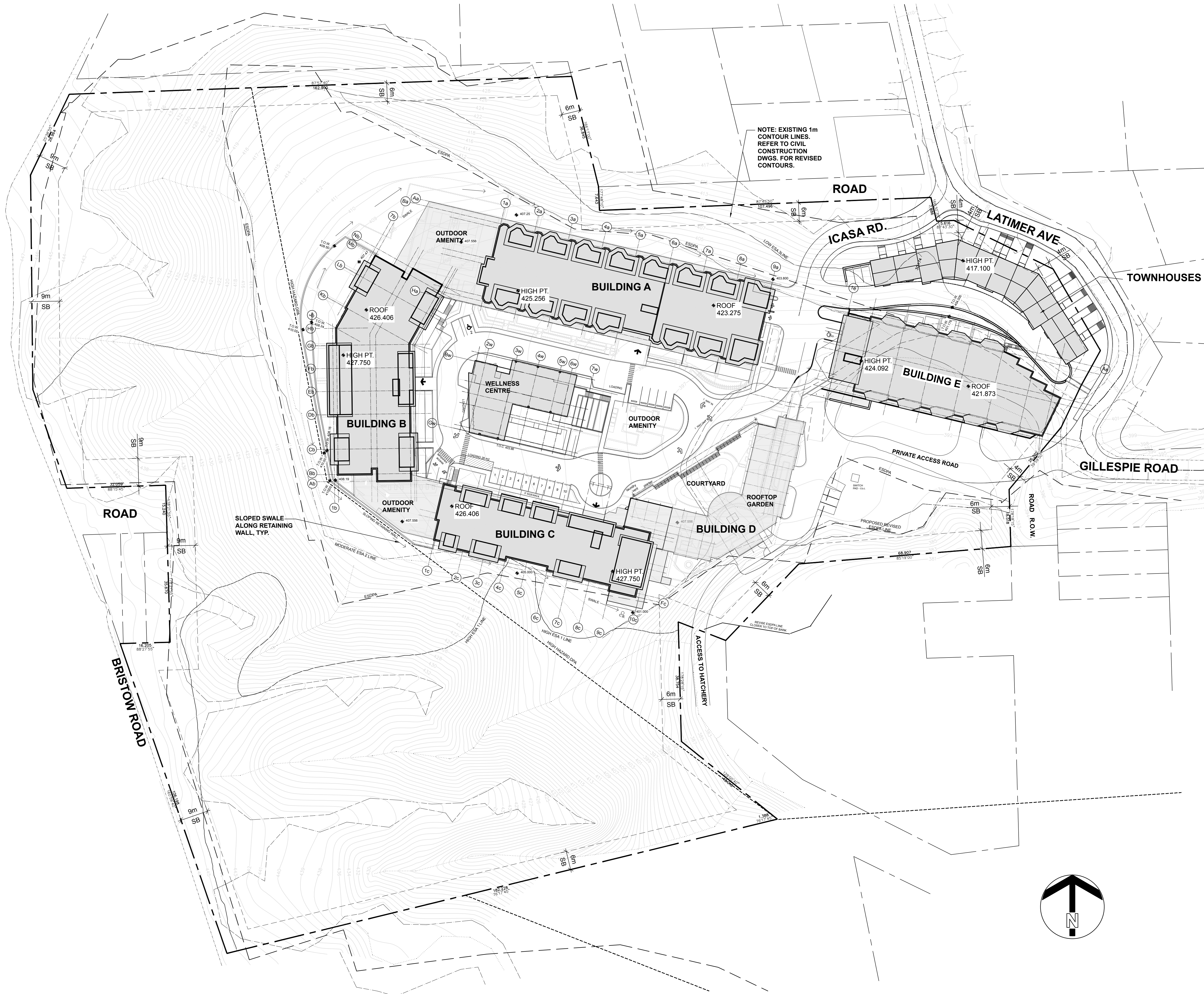
**PROJECT:**  
**iCasa RESORT LIVING**

**CLIENT:**  
**LARK GROUP**  
DEVELOP BUILD MANAGE

**DRAWING TITLE:**  
**COVER SHEET DRAWING INDEX**

**A0**





**LEGAL DESCRIPTION:**  
LOT A, DL 455, ODYD, PLAN 2091 (EXCEPT PLANS B4126 AND KAP53034)  
PID: 011-218-860

LOT B, DL455, ODYD, PLAN 2091  
PID: 011-218-908

LOT C, DL455, ODYD, PLAN 2091  
PID: 011-218-932

LOT 1, DL455, ODYD, PLAN 20906  
PID: 007-679-076

LOT 1 DISTRICT LOT 455 ODYD  
PLAN KAP53034

CONSULTANT

**d c a** DEREK CRAWFORD ARCHITECT Inc.  
127 Rainbow Road, Salt Spring Island BC, V8K 2V5  
T: 604.688.8370 F: 604.688.8371 E: info@dc-arch.ca W: www.dc-arch.ca

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1	2017-06-22	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE.	REVISION.

PROJECT:  
**iCasa RESORT LIVING**

CLIENT:  
**LARK GROUP**  
DEVELOP BUILD MANAGE

DRAWING TITLE:  
**SITE PLAN**  
SCALE: 1"=50'-0" (1:600)

A1.1





SOUTH ELEVATION

SCALE: 3/32"=1'-0"

#	MATERIAL	FINISH	COLOUR	SUPPLIER
1	STUCCO #1	PAINTED	TO MATCH SW 7557 SUMMER WHITE	-
2	STUCCO #2	PAINTED	TO MATCH SW 6051 WHOLE WHEAT	-
3	STUCCO #3	PAINTED	TO MATCH SW 7731 SAN ANTONIO SAGE	-
4	STUCCO #4	PAINTED	TO MATCH SW 6881 CAYENNE	-
5	STUCCO #5	PAINTED	TO MATCH SW 6523 DENIM	-
6	STUCCO #6	PAINTED	TO MATCH SW 6877 GOLDENROD	-
7	STUCCO #7	PAINTED	TO MATCH SW 6882 JUNE DAY	-
8	STUCCO #8	PAINTED	TO MATCH SW 6051 SASHAY SAND	-
9	STUCCO #9	PAINTED	TO MATCH SW 0027 ARISTOCRAT PEACH	-
10	STUCCO #10	PAINTED	TO MATCH SW 6141 SOFTER TAN	-
11	STONE CLADDING	INTEGRAL	FIELD LEDGE	ELDORADO STONE
12	STOREFRONT WINDOWS	INTEGRAL	BLACK	-
13	PVC WINDOW	INTEGRAL	BLACK	-
14	METAL RAILING	INTEGRAL	BLACK	-
15	METAL AND GLASS RAILING	INTEGRAL	BLACK	-



WEST ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"

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NO.	DATE.	REVISION.

PROJECT:  
**iCasa RESORT LIVING**

CLIENT:  
**LARK GROUP**  
DEVELOP BUILD MANAGE

DRAWING TITLE:  
**ELEVATIONS BUILDING A**  
SCALE: 3/32"=1'-0"

**A3.3**





LOOKING NORTHWEST



LOOKING NORTHEAST

CONSULTANT

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1 NO.	2017-06-22 DATE	ISSUED FOR DEVELOPMENT PERMIT REVISION

**PROJECT:**  
**iCasa RESORT LIVING**

**CLIENT:**  
**LARK GROUP**  
DEVELOP BUILD MANAGE

**DRAWING TITLE:**  
**ELEVATIONS BUILDING A**  
SCALE: 3/32"=1'-0"

**A3.4**



#	MATERIAL	FINISH	COLOUR	SUPPLIER
1	STUCCO #1	PAINTED	TO MATCH SW 7557 SUMMER WHITE	-
2	STUCCO #2	PAINTED	TO MATCH SW 6051 WHOLE WHEAT	-
3	STUCCO #3	PAINTED	TO MATCH SW 7731 SAN ANTONIO SAGE	-
4	STUCCO #4	PAINTED	TO MATCH SW 6881 CAYENNE	-
5	STUCCO #5	PAINTED	TO MATCH SW 6523 DENIM	-
6	STUCCO #6	PAINTED	TO MATCH SW 6677 GOLDENROD	-
7	STUCCO #7	PAINTED	TO MATCH SW 6682 JUNE DAY	-
8	STUCCO #8	PAINTED	TO MATCH SW 6051 SASHAY SAND	-
9	STUCCO #9	PAINTED	TO MATCH SW 0027 ARISTOCRAT PEACH	-
10	STUCCO #10	PAINTED	TO MATCH SW 6141 SOFTER TAN	-
11	STONE CLADDING	INTEGRAL	FIELD LEDGE	ELDORADO STONE
12	STOREFRONT WINDOWS	INTEGRAL	BLACK	-
13	PVC WINDOW	INTEGRAL	BLACK	-
14	METAL RAILING	INTEGRAL	BLACK	-
15	METAL AND GLASS RAILING	INTEGRAL	BLACK	-



EAST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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NO.	DATE	REVISION

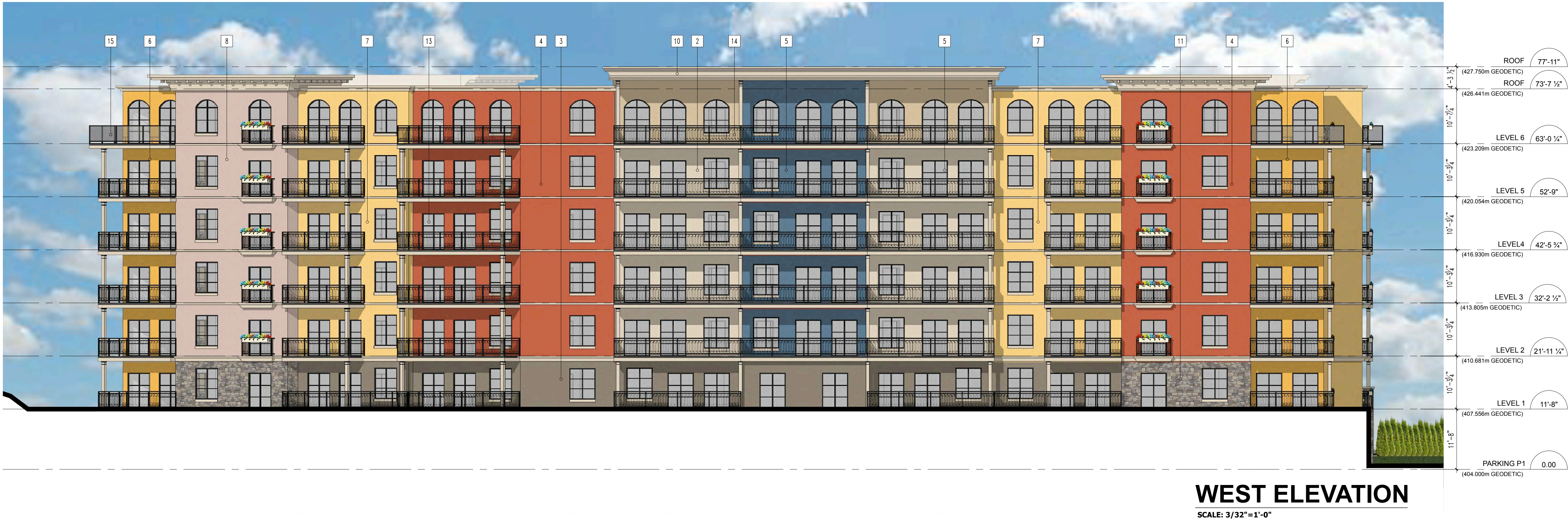
PROJECT:  
**iCasa RESORT LIVING**

CLIENT:  
**LARK GROUP**  
DEVELOP BUILD MANAGE

DRAWING TITLE:  
**ELEVATIONS BUILDING B**  
SCALE: 3/32"=1'-0"

A4.5





CONSULTANT

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1	2017-06-22	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	REVISION

PROJECT:  
**iCasa RESORT LIVING**

CLIENT:  
**LARK GROUP**  
DEVELOP BUILD MANAGE

DRAWING TITLE:  
**ELEVATIONS BUILDING B**  
SCALE: 3/32"=1'-0"

A4.6





NORTH ELEVATION

SCALE: 3/32"=1'-0"

#	MATERIAL	FINISH	COLOUR	SUPPLIER
1	STUCCO #1	PAINTED	TO MATCH SW 7557 SUMMER WHITE	-
2	STUCCO #2	PAINTED	TO MATCH SW 6051 WHOLE WHEAT	-
3	STUCCO #3	PAINTED	TO MATCH SW 7731 SAN ANTONIO SAGE	-
4	STUCCO #4	PAINTED	TO MATCH SW 6881 CAYENNE	-
5	STUCCO #5	PAINTED	TO MATCH SW 6523 DENIM	-
6	STUCCO #6	PAINTED	TO MATCH SW 6877 GOLDENROD	-
7	STUCCO #7	PAINTED	TO MATCH SW 6882 JUNE DAY	-
8	STUCCO #8	PAINTED	TO MATCH SW 6051 SASHAY SAND	-
9	STUCCO #9	PAINTED	TO MATCH SW 0027 ARISTOCRAT PEACH	-
10	STUCCO #10	PAINTED	TO MATCH SW 6141 SOFTER TAN	-
11	STONE CLADDING	INTEGRAL	FIELD LEDGE	ELDORADO STONE
12	STOREFRONT WINDOWS	INTEGRAL	BLACK	-
13	PVC WINDOW	INTEGRAL	BLACK	-
14	METAL RAILING	INTEGRAL	BLACK	-
15	METAL AND GLASS RAILING	INTEGRAL	BLACK	-



WEST ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"

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NO.	DATE	REVISION
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PROJECT:  
**iCasa RESORT LIVING**

CLIENT:  
**LARK GROUP**  
DEVELOP BUILD MANAGE

DRAWING TITLE:  
**ELEVATIONS BUILDING C**  
SCALE: 3/32"=1'-0"

**A5.3**



#	MATERIAL	FINISH	COLOUR	SUPPLIER
1	STUCCO #1	PAINTED	TO MATCH SW 7557 SUMMER WHITE	-
2	STUCCO #2	PAINTED	TO MATCH SW 6051 WHOLE WHEAT	-
3	STUCCO #3	PAINTED	TO MATCH SW 7731 SAN ANTONIO SAGE	-
4	STUCCO #4	PAINTED	TO MATCH SW 6881 CAYENNE	-
5	STUCCO #5	PAINTED	TO MATCH SW 6523 DENIM	-
6	STUCCO #6	PAINTED	TO MATCH SW 6677 GOLDENROD	-
7	STUCCO #7	PAINTED	TO MATCH SW 6882 JUNE DAY	-
8	STUCCO #8	PAINTED	TO MATCH SW 6051 SASHAY SAND	-
9	STUCCO #9	PAINTED	TO MATCH SW 0027 ARISTOCRAT PEACH	-
10	STUCCO #10	PAINTED	TO MATCH SW 6141 SOFTER TAN	-
11	STONE CLADDING	INTEGRAL	FELD LEDGE	ELDORADO STONE
12	STOREFRONT WINDOWS	INTEGRAL	BLACK	-
13	PVC WINDOW	INTEGRAL	BLACK	-
14	METAL RAILING	INTEGRAL	BLACK	-
15	METAL AND GLASS RAILING	INTEGRAL	BLACK	-



**SOUTH ELEVATION**

SCALE: 3/32"=1'-0"



**LOOKING SOUTHWEST**



**LOOKING SOUTHEAST**

CONSULTANT

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NO.	DATE	REVISION
1	2017-06-22	ISSUED FOR DEVELOPMENT PERMIT

**PROJECT:**  
**iCasa RESORT LIVING**

**CLIENT:**  
**LARK GROUP**  
DEVELOP BUILD MANAGE

**DRAWING TITLE:**  
**ELEVATIONS BUILDING C**  
SCALE: 3/32"=1'-0"

**A5.4**





**SOUTHEAST ELEVATION**  
SCALE: 3/32"=1'-0"

#	MATERIAL	FINISH	COLOUR	SUPPLIER
1	STUCCO #1	PAINTED	TO MATCH SW 7557 SUMMER WHITE	-
2	STUCCO #2	PAINTED	TO MATCH SW 6051 WHOLE WHEAT	-
3	STUCCO #3	PAINTED	TO MATCH SW 7731 SAN ANTONIO SAGE	-
4	STUCCO #4	PAINTED	TO MATCH SW 6861 CAYENNE	-
5	STUCCO #5	PAINTED	TO MATCH SW 6523 DENIM	-
6	STUCCO #6	PAINTED	TO MATCH SW 6677 GOLDENROD	-
7	STUCCO #7	PAINTED	TO MATCH SW 6677 JUNE DAY	-
8	STUCCO #8	PAINTED	TO MATCH SW 6051 SASHAY SAND	-
9	STUCCO #9	PAINTED	TO MATCH SW 0027 ARISTOCRAT PEACH	-
10	STUCCO #10	PAINTED	TO MATCH SW 6141 SOFTER TAN	-
11	STONE CLADDING	INTEGRAL	FIELD LEDGE	ELDRADO STONE
12	STOREFRONT WINDOWS	INTEGRAL	BLACK	-
13	PVC WINDOW	INTEGRAL	BLACK	-
14	METAL RAILING	INTEGRAL	BLACK	-
15	METAL AND GLASS RAILING	INTEGRAL	BLACK	-



**EAST ELEVATION**  
SCALE: 3/32"=1'-0"

CONSULTANT

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NO.	DATE	REVISION

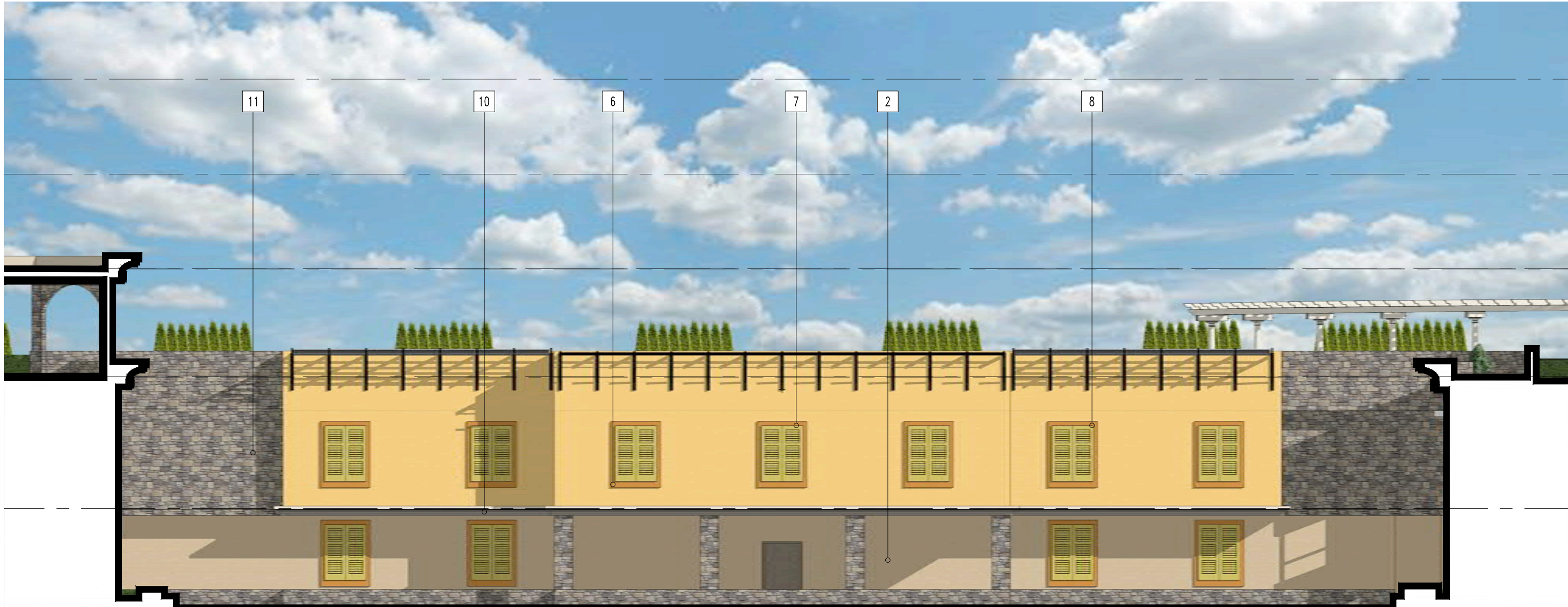
PROJECT:  
**iCasa RESORT LIVING**

CLIENT:  
**LARK GROUP**  
DEVELOP BUILD MANAGE

DRAWING TITLE:  
**ELEVATIONS BUILDING D**  
SCALE: 3/32"=1'-0"

**A6.3**





**SOUTHEAST COURTYARD ELEVATION**  
SCALE: 3/32"=1'-0"



**NORTHWEST COURTYARD ELEVATION**  
SCALE: 3/32"=1'-0"

LEVEL 1	11'-8"
(407.556m GEODETIC)	
PARKING P1	0.00
(404.000m GEODETIC)	
PARKING P2	-13'-0"
(400.038m GEODETIC)	
PARKING P3	-23'-8"
(396.786m GEODETIC)	



**LOOKING NORTHWEST**



**COURTYARD LOOKING SOUTHWEST**



**COURTYARD LOOKING NORTHEAST**





LOOKING SOUTHEAST



LOOKING NORTHEAST



LOOKING SOUTHWEST



LOOKING NORTHWEST





## TOWNHOUSES NORTH ELEVATION

SCALE: 1/32"=1'-0"



## TOWNHOUSES SOUTH ELEVATION

SCALE: 1/32"=1'-0"



## LOOKING SOUTH WEST



## LOOKING NORTH WEST



## TOWNHOUSES EAST ELEVATION

SCALE: 1/32"=1'-0"



## TOWNHOUSES WEST ELEVATION

SCALE: 1/32"=1'-0"

	MATERIAL	FINISH	COLOUR	SUPPLIER
1	STUCCO #1	PAINTED	SW 7557 SUMMER WHITE	
2	STUCCO #2	PAINTED	SW 6051 SASHAY SAND	
3	STUCCO #3	PAINTED	SW 7016 MINDFUL GRAY	
4	STUCCO #4	PAINTED	SW 6682 JUNE DAY	
5	STUCCO #5	PAINTED	SW 6881 CAYENNE	
6	STONE CLADDING			
7	ROOFING FASCIA	PREFINISHED METAL	SW 7557 SUMMER WHITE	
8	ROOF	DUROID SHINGLE	TERRA COTTA	
9	METAL GUARDRAIL	PAINTED	BLACK	
10	WINDOW	VINYL	BLACK	
11	GARAGE DOOR	COMPOSITE	SANDSTONE	

CONSULTANT

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**PROJECT**  
**iCasa RESORT LIVING**

**CLIENT:**

**DRAWING TITLE:**  
**ELEVATIONS TOWNHOUSES**  
SCALE: 1/32"=1'-0"

**A9.3**