City of Kelowna Regular Council Meeting AGENDA



Pages

Monday, May 15, 2023 1:30 pm Council Chamber City Hall, 1435 Water Street

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2.	Confirmation of Minutes	4 - 10
	PM Meeting - May 8, 2023	
3.	Development Application Reports & Related Bylaws	

3.1 Providence Ave 410 - OCP23-0001 (BL12523) Z23-0001 (12524) - Kettle Valley 11 - 51 Holdings Ltd., Inc.No. 551772

To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate a future subdivision of Single Detached Housing, Duplex Housing, Townhomes, and Parks.

3.2 Providence Ave 410 - BL12523 (OCP23-0001) - Kettle Valley Holdings Ltd., Inc.No. 52 - 53 551772

Requires a majority of all members of Council (5).

To give Bylaw No. 12523 first reading in order to change the future land use of portions of the subject property from the EDINST – Educational/Institutional designation and the PARK – Parks designation to the S-RES – Suburban – Residential designation, the S-MU – Suburban – Multiple Unit designation, and the PARK - Parks designation.

3.3 Providence Ave 410 - BL12524 (Z23-0001) - Kettle Valley Holdings Ltd., Inc.No. 551772 54 - 55

To give Bylaw No. 12524 first reading in order to rezone portions of the subject property from the P2 – Education and Minor Institutional zone to the RU1 – Large Lot Housing zone, the RU2 – Medium Lot Housing zone, the RU3 – Small Lot Housing zone, the MF2 – Townhouse Housing zone, and the P3 – Parks and Open Space zone.

3.4 High Rd 1885 and Glenmore Dr 810 - Z21-0060 (BL12522) - Polar Projects 56 - 82 Development Group Ltd., Inc.No. 1287251 56 - 82

To rezone the subject property from the C₂ – Vehicle Oriented Commercial zone and the RU₁ – Large Lot Housing zone to the MF₃r – Apartment Housing Rental Only zone to facilitate the development of apartment housing.

3.5	Road Closure Adjacent to 1885 High Road and 810 Glenmore Road	83 - 84
	To close a 309.5-meter squared portion of excess road for consolidation with the adjacent parcel at 1885 High Road.	
3.6	BL12529 - Road Closure Bylaw - Portion of Road Adjacent to 1885 High Rd & 810 Glenmore Rd	85 - 86
	To give Bylaw No. 12529 first, second and third reading.	
3.7	Leathead Rd 385, 405, Dougall Rd N 530, 540 - Z23-0010 (BL12530) - Various Owners	87 - 102
	To rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.	
3.8	Patterson Ave 550-552 - Z22-0080 (BL12531) - Petterson Financial Investment Limited, Inc.No. BC1351792	103 - 117
	To rezone the subject property from the RU4 — Duplex Housing zone to the MF1 — Infill Housing zone to facilitate the development of four-plex housing.	
3.9	Dougall Rd N 305 - BL12468 (Z22-0063) - 285 Dougall Rd Development Ltd., Inc.No. 1348727	118 - 118
	To amend and adopt Bylaw No. 12468 in order to rezone the subject property from the UC4 - Rutland Urban Centre zone to the UC4r - Rutland Urban Centre (Rental Only) zone.	
3.10	Dougall Rd N 305 - DP22-0190 - 285 Dougall Road Development Ltd., Inc.No. BC1348727	119 - 157
	To issue a Development Permit for the form and character of apartment housing.	
3.11	Frost Rd 1055 - DP21-0179 - Highstreet Canyon Falls Apartments Ltd.,No. BC1311111	158 - 272

To issue a Development Permit for the form and character of apartment housing.

4. Bylaws for Adoption (Development Related)

4.1	Lochview Rd 380 - BL12487 (TA21-0014) - Michael Georg Anton Holzhey	273 - 274
	To adopt Bylaw No. 12487 for a Site-Specific Text Amendment for the subject property.	
4.2	Ethel St 2473 - BL12515 (TA23-0003) - B.C. Life Builders Rehabilitation Society, Inc. No. S-0037307	275 - 276
	To adopt Bylaw No.12515 for a site-specific text amendment for the subject property.	
Non-De	evelopment Reports & Related Bylaws	
5.1	Building a Stronger Kelowna Funding Strategy	277 - 321
	To outline the proposed financial strategy for growing active amenities in Kelowna.	
5.2	Infill Options - Update and Next Steps	322 - 348
	To provide an update on work done on the Infill Options project and an outline of next steps.	
Bylaws	for Adoption (Non-Development Related)	
6.1	BL12527 - Amendment No. 3 to the Development Application & Heritage Procedures Bylaw No. 12310	349 - 360
	To adopt Bylaw No. 12527.	
6.2	BL12528 - Amendment No. 14 to the Development Application Fees Bylaw No. 10660	361 - 361
	To adopt Bylaw No. 12528.	

7. Mayor and Councillor Items

8. Termination

5.

6.



City of Kelowna Regular Council Meeting Minutes

Date: Location:	Monday, May 8, 2023 Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Planner, Mark Tanner*; Planner Specialist, Adam Cseke*; Acting Controller, Matt Friesen*; Intergovernmental Relations Manager, Axelle Bazett*; Transit Service Coordinator, Mike Kittmer*; General Manager, Infrastructure, Mac Logan*; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen, Legislative Technician, Paul Selzer
Staff participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	Ryan Dennis*, Electronic Fare Collection System Program Manager, BC Transit

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:31 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT the Minutes of the Regular Meetings of May 1, 2023 be confirmed as circulated.

Carried

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3. Development Application Reports & Related Bylaws

3.1 Supplemental Report – Rezoning Bylaw Reading Consideration

City Clerk:

Confirmed Council forwarded the rezoning application to a Public Hearing last week; bylaw requires first reading. The Public Hearing is scheduled for June 13, 2023.

3.2 Wilkinson St 2110, 2120-2122, 2128-2130, 2140 - BL12517 (Z22-0068) - Wilkinson St Holdings Ltd.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Bylaw No. 12517 be read a first time.

Carried

3.3 Killdeer Rd 5081 - OCP22-0002 (BL12525) Z22-0004 (BL12526) - Frazer Lake Developments GP Ltd., Inc. No. BC1313068

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Official Community Plan Map Amendment Application No. OCP22-0002 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot B Section 24 Township 28 SDYD Plan 28853 Except Plans 30846, 30848, 34710, 37381, 39945 and 42749, located at 5081 Killdeer Rd, Kelowna, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and from the S-RES – Suburban Residential designation, as shown on Map "A" attached to the Report from the Development Planning Department dated May 8, 2023, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Consultation process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated May 8, 2023;

AND THAT Rezoning Application No. Z22-0004 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot B Section 24 Township 28 SDYD Plan 28853 Except Plans 30846, 30848, 34710, 37381, 39945 and 42749, located at 5081 Killdeer Rd, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone and the P3 – Parks and Open Space zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 8, 2023, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 8, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

Carried

3.4 Killdeer Rd 5081 - BL12525 (OCP22-0002) - Frazer Lake Developments GP Ltd., Inc. No. BC1313068

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12525 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.5 Killdeer Rd 5081 - BL12526 (Z22-0004) - Frazer Lake Developments GP Ltd., Inc. No. BC1313068

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12526 be read a first time.

Carried

3.6 Frost Rd 940-1030 - DP23-0017 - 0954654 BC Ltd., Inc. No. BC0954654

Staff:

 Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council authorizes the issuance of Development Permit No. DP23-0017 for Lot A District Lot 579 SDYD Plan EPP127116, located at 940 – 1030 Frost Road, Kelowna, BC subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- 2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Text Amending Bylaws - TA22-0012, TA23-0001, TA23-0002

- 4.1.1 BL12497 (TA22-0014) Amendments to Multiple Sections of Zoning Bylaw 1 of 3 - City of Kelowna
- 4.1.2 BL12500 (TA23-0001) Amendments to Multiple Sections of Zoning Bylaw 2 of 3 - City of Kelowna
- 4.1.3 BL12475 (TA23-0002) Amendments to Multiple Sections of Zoning Bylaw 3 of 3 - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw Nos. 12497, 12500 and 12475 each be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Delegated Authority for Minor Variances

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed bylaw amendments and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Development Planning Department dated May 8, 2023 regarding delegation of authority for minor Development Variance Permits;

AND THAT Bylaw No. 12527 being Amendment No. 3 to Development Application and Heritage Procedures Bylaw No. 12310 be forwarded for reading consideration;

AND THAT Bylaw No. 12528 being Amendment No. 14 to Development Applications Fees Bylaw no. 10560 be forwarded for reading consideration;

AND FURTHER THAT Council Policy No. 367, being Public Notification & Consultation for Development Applications, be revised as outlined in the report from the Development Planning Department dated May 8, 2023.

Carried

5.2 BL12527 - Amendment No. 3 to the Development Application & Heritage Procedures Bylaw No. 12310

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12527 be read a first, second and third time.

Carried

5.3 BL12528 - Amendment No. 14 to the Development Application Fees Bylaw No. 10660

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12528 be read a first, second and third time.

Carried

5.4 2023 Audit Committee Meeting review and Financial Statements for the Year Ending December 31, 2022

Staff:

- Displayed a PowerPoint Presentation providing an overview of the 2022 Financial Statements.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council receives, for information, the Report from the Audit Committee dated May 8, 2023 with respect to the Consolidated Financial Statements and Auditor's Report for the City of Kelowna for the year ending December 31, 2022;

AND THAT the Consolidated Financial Statements and Auditor's Report be reprinted in and form part of the City of Kelowna's annual report.

Carried

5.5 2022 Surplus Appropriation

Staff:

- Displayed a PowerPoint Presentation outlining the 2022 Surplus Appropriation and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council approves the appropriation of \$11,961,967 of surplus generated from all general fund operations in 2022 to reserves and accumulated surplus as detailed in the Report from the Audit Committee dated May 8, 2023.

Carried

5.6 2023 UBCM Excellence Award Applications

Staff:

- Displayed a PowerPoint Presentation identifying the UBCM Excellence Award categories and City entries for each.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Council receives for information the report from the Intergovernmental Relations Manager regarding applications for the Union of BC Municipalities (UBCM) Community Excellence Awards, dated May 8, 2023.

AND THAT Council supports the award application submissions of the following City projects for the 2023 UBCM Community Excellence Awards:

- Governance category: Artificial Intelligence powered chatbots snow, revenue and landfill
- Service Delivery category: Kelowna International Airport YMCA Childcare facility
- Sustainability category: FireSmart Chipping Program for urban interface wildfire mitigation
- Asset Management category: Abbott St. Quick-Build Active Transportation Corridor.

Carried

5.7 Umo Electronic Transit Fare Collection Systems Updated

Staff:

- Displayed a PowerPoint Presentation providing an update on transit fare policy changes to the BC Transit electronic fare collection system.
- Introduced Ryan Dennis of BC Transit and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Council receives, for information, the follow up report from Integrated Transportation dated May 08, 2023, regarding transit fare policy changes in support of BC Transit's electronic fare collection system, Umo;

AND THAT Council approve the replacement of monthly passes with a 30-day pass and approve the revised option #1 transfer policy proposed by BC Transit.

Carried

6

7. Bylaws for Adoption (Non-Development Related)

7.1 BL12518 - Amendment No. 6 to the Parks & Public Spaces Bylaw No. 10680

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12518 be adopted.

Carried

Carried

7.2 BL 12519 - Amendment No. 35 to the Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12519 be adopted.

8. Mayor and Councillor Items

Councillor Singh:

- Spoke to their attendance at Red Dress Day event that brings awareness to violence against Indigenous women.
- Spoke to their attendance at the Okanagan Asian Cultural Festival.

Councillor DeHart:

- Spoke to their attendance at the Chamber of Commerce Downtown After 5 pm Event.
- Spoke to Tourism Kelowna's Annual Conference .
- Met with recently retired RCMP Commissioner.
- Spoke to their attendance at the Kelowna Fire Department Family Day event.

Councillor Wooldridge:

- Spoke to their attendance at the opening of Dark Sky Reserve Park.
- Hosted two classes of Grade 2 students from Anne McClymont Elementary School on a tour of City Hall.

Councillor Lovegrove:

- Spoke to their attendance at the YMCA Annual General Meeting.
- Spoke to their attendance at a Building Science Meeting.

9

Councillor Hodge:

- -
- Spoke to their attendance at the Okanagan Basin Water Board meeting. Spoke to their attendance at a Mason meeting and learned that 25 different streets are named after former Masons. -
- Spoke to their attendance at the Regional District Board meeting. -
- Made comment of the upcoming Tourism Kelowna Annual General Meeting. -

Termination 9.

This meeting was declared terminated at 3:25 p.m.

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Mayor Dyas			City Clerk
/acm			

REPORT TO COUNCIL



May 15, 2023			
Council			
Divisional Direc	ctor of Planning and Dev	velopment Serv	ices
Development F	Planning		
OCP23-0001 &	Z23-0001	Owner:	Kettle Valley Holdings Ltd. Inc No 551772
410 Providence	e Ave	Applicant:	Placemark Design Studio Inc. – Theo Finseth
OCP Amendme	ent, Rezoning Applicatic	n	
esignation:	EDINST – Educational / Institutional and PARK – Parks		
Designation:	S-RES – Suburban Residential and S-MU – Suburban Multiple Unit and PARK – Parks		
	P2 – Education and Minor Institutional		
	RU1 – Large Lot Housing and RU2 – Medium Lot Housing and RU3 - Small Lot Housing and MF2 – Townhouse Housing and P3 – Parks and Open Space		
	Council Divisional Direct Development F OCP23-0001 & 410 Providence OCP Amendme esignation: Designation:	Council Divisional Director of Planning and Dev Development Planning OCP23-0001 & Z23-0001 410 Providence Ave OCP Amendment, Rezoning Application esignation: EDINST – Educational, Designation: S-RES – Suburban Resi PARK – Parks P2 – Education and Mir RU1 – Large Lot Housir	Council Divisional Director of Planning and Development Serve Development Planning OCP23-0001 & Z23-0001 OWner: 410 Providence Ave Applicant: OCP Amendment, Rezoning Application esignation: EDINST – Educational / Institutional and S-N PARK – Parks P2 – Education and Minor Institutional RU1 – Large Lot Housing and RU2 – M Small Lot Housing and MF2 – Townhop

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP23-0001 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 1 Section 23 Township 28 SDYD Plan KAP85435, located at 410 Providence Ave, Kelowna, BC from the EDINST – Educational / Institutional designation and the PARK – Parks designation to the S-RES – Suburban Residential designation, the S-MU – Suburban-Multiple Unit designation, and the PARK – Parks designation, as shown on Map "A" attached to the Report from the Development Planning Department dated May 15, 2023 be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 15, 2023;

THAT Rezoning Application No. Z23-0001 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 23 Township 28 SDYD Plan KAP85435, located at 410 Providence Ave, Kelowna, BC from the P2 – Education and Minor Institutional zone to the RU1 – Large Lot Housing zone, the RU2 – Medium Lot Housing zone, the RU3 - Small Lot Housing zone, the MF2 – Townhouse Housing zone, and the P3 – Parks and Open Space zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 15, 2023 be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 15, 2023; and

AND FURHTER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate a future subdivision of Single Detached Housing, Duplex Housing, Townhomes, and Parks.

3.0 Development Planning

Staff are recommending support for the proposed Official Community Plan (OCP) and Rezoning Application to accommodate future subdivision and development on the subject property. The proposal is consistent with the existing residential makeup of the Kettle Valley neighborhood and the development form provides a variety of housing types in keeping with the neighbourhood context.

The proposal offers substantial park dedication (2.51 ha) and development including a full-size soccer field, gathering pavilion, and community green space as neighborhood amenities. Further amenities include an expanded trail network connecting Quilchena Park to Main Street Park. The proposed park will be fully constructed as part of the overall project which meets and exceeds overall parks planning policies and objectives of the OCP. The applicants are also voluntarily contributing \$240,000 to the Frost Road extension project which is intended to help advance the road project for earlier completion. The extension would provide additional north-east transportation route options for the proposed development and help distribute traffic coming from the upper Mission.

The site layout utilizes the existing topography, maintains existing view corridors, and is sensitively integrated against adjacent upslope residences. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 <u>Background</u>

The subject property is primarily designated EDINST - Educational/Major Institutional as it was previously earmarked for a school site dating back to 1996. In November of 2012, School District #23 elected not to pursue their option to purchase the property and in 2015 an agreement was reached to relinquish all further rights of SD23 in the property to Kettle Valley Holdings Ltd.

An OCP and Text Amendment application was made for the property in 2016 and proposed 82 units in a mix of single family and multi-family dwellings with 20% park dedication. The application also includes relocation of the Soccer Field, front access garages located on large lots.

An OCP and Text Amendment application was made for the property in 2020 and proposed 67 units of Single Detached Dwellings with 25% park dedication. The application also included a 'Super 8' Soccer Field, lane accessed homes, and 5m greenway through the site.

The site had an existing 64m x 100m sports field which was originally developed by Kettle Valley in partnership with the city. The field was leased to the City of Kelowna but the lease was not extended and is currently not in use.

Kettle Valley Comprehensive Residential Development zone allowed for a maximum density of 1028 units. The current neighbourhood proposal build-out will result in approximately 1019 units.

4.2 Project Description

The applicant has applied for a OCP and Rezoning application to accommodate a future subdivision which will be accessed from two primary access points on Quilchena Drive. The proposal is for 99 units with a diversity of unit types including: Single Detached Dwelling, Duplex Housing, and Townhouses. The proposal maintains the same density as the 2020 proposal just in a smaller buildable area as a result of additional park land being dedicated from the previous proposal. The subdivision would be accessed by a looping municipal road and there would be a cul-de-sac adjacent to Quilchena Park.

The units will be located on a large portion of the site that is relatively flat. The land use plan aims to avoid slopes that run along the south portion of the site. The proposed lots will be accessed via laneways to screen garages and encourage front door connection to the streetscape contributing to the overall feel of the Kettle Valley Community.

Park and Open Space

The proposed park space totals 2.51 hectares in size which is about 44% of the total property. The full-size soccer field is 90m x 60m. Quilchena Park and Main Street Park will be connected by a linear park section to provide connectivity through the site and to the overall park space within Kettle Valley.

Transportation

Based on the traffic impact letter provided by the applicants (Attachment B) by Howes Technical Advantage Ltd., April 11, 2023, the 99 units proposed in the development would represent about 3-8% of peak hour traffic to the local road network and specifically the Frost Road Extension. The Frost Road construction project would connect Chute Lake Road, at the Chute Lake Crescent intersection, to the existing section of Frost Road to the east. The construction project is estimated at a cost of approximately \$3 million. The voluntary contribution by the applicant would be \$240,000 which is 8% of the estimated cost of the road extension project. The extension would provide additional north-east route options for the neighbourhood and help distribute traffic coming from the upper Mission.

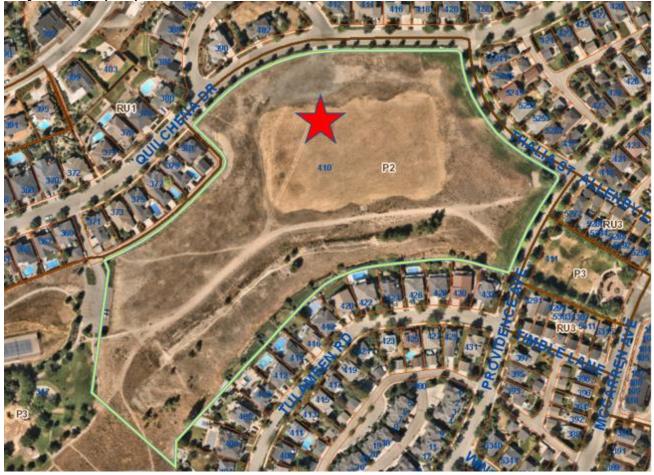
4.3 <u>Site Context</u>

The subject property is located in the South Mission in the heart of the Kettle Valley neighbourhood and is approximately 14.11 acres in size. The property has three fronting roads, Providence Avenue, Thalia Street and Quilchena Drive. The surrounding neighbourhood is single family residential and has a number of existing park areas including Quilchena Park and Main Street Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Residential
East	RU1 – Large Lot Housing, P3 – Parks and Open Space	Single Family Residential and Park
South	RU1 – Large Lot Housing	Single Family Residential
West	RU1 – Large Lot Housing, P3 – Parks and Open Space	Single Family Residential and Park

Subject Property Map: 410 Providence Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision

- 1) Take Action on Climate / Protect and Restore Environment: Half of the vacant 14-acre site is being preserved for park land, community amenity, and greenspace. The result is only half of the land is being developed for residential uses.
- 2) Incorporate Equity into City Building / Promote more Housing Diversity: The proposal identifies a variety of housing types from large, medium, and small lots to townhouses. This housing variety will likely offer differing price points and better meet the OCP's objectives for more ground oriented multi-unit housing.

Objective 7.1 Create more complete communities in Suburban Neighbourhoods.			
Policy 7.1.1 Area Structure Plan			
Consistency	The Kettle Valley Community had residential unit limit of 1028 units. This final phase of the development will result in less than the intended maximum number of units.		
	ign Suburban Neighbourhoods to be low impact, context sensitive and		
adaptable.			
Policy 7.2.1 Ground Oriented Housing.	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods.		
	The site will be entirely made up of low-density and ground-oriented housing types. These units are being proposed on half of the developable footprint of the site.		
Policy 7.2.3 Integrate the design of active parks with adjacent natural areas while ma Integrate Nature individual park standards. Reduce the impacts of parks on adjacent systems.			
	Natural areas and hillsides are being preserved and avoided. Existing parks are being tied into the design and being expanded upon.		
Objective 7.3 Des	ign Suburban Neighbourhoods to be inclusive, safe and to foster social		
interaction			
Policy 7.3.1 Private	Encourage the development of private open space amenities as part of new multi		
Open Space	e unit residential development in Suburban Neighbourhoods.		
	Large portion of the site is preserved for private open space with the creation of a		
	community green space and construction of gathering pavilion.		

Objective 10.1 Acquire new parks to enhance liveability throughout the City.			
-	Serve growth, particularly in Urban Centres and the Core Area, and other areas		
Acquisition	of multi-family residential development characterized by limited private outdoor		
Priorities	recreational space.		
	Development is partially characterized by proposed multi-family development, park		
	dedication will serve this growth.		
Policy 10.1.6 Park			
Designation	future parks and open space networks are identified and confirmed through		
Phasing	zoning prior to the residential development that relies on them.		

		Proponent has indicated a phased approach to park development, having some park elements ahead of residential development.
Policy	10.1.19	Services and standards shall be in accordance with the City of Kelowna Park
Servicing	Servicing Acquisition Guidelines, as amended	
Suburban Parks		The park proposal broadly meets Parks Acquisition Guidelines.

Objective 10.2 Ensure parks and public spaces are connected to each other and accessible for all citizens			
Policy 10.2.1	Maximize the value and accessibility of the parks network through landscaped		
Connected Parks	and pedestrian-friendly connections.		
	Proponent has maintained and proposed improvements to pedestrian connection		
	through the site, improving overall community connectivity.		
Policy 10.5.5	Encourage partnerships with other agencies and community groups to deliver		
Community	high quality public space and park amenities, as well as maintenance agreements.		
Partnerships	Proponent is proposing park dedication and development which exceed City		
	standards of 2.51 ha (6.2 ac).		

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

- Refer to Development Engineering Memo dated April 17, 2023.

7.0 Application Chronology

Date of Application Accepted:	January 9, 2023
Date Public Information Session:	March 8, 2023

Report prepared by:	Jason Issler, Planner I
Report prepared by:	Wesley Miles, Planner Specialist
Reviewed by:	Dean Strachan, Community Planning & Development Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo Attachment A: Rationale and Proposed Land Use Designations

Attachment B: Traffic Engineering Opinion Letter Re: Frost Road Extension

Map A: OCP Amendment

Map B: Zoning Amendment



MEMORANDUM

CITY OF KELOWNA

February 7, 2023 April 17, 2023	
Z23-0001	
Community Planning Manager (WM)	
Development Engineering Manager (NC)	
410 Providence Ave (Rev 1)	Rezoning
	Z23-0001 Community Planning Manager (WM) Development Engineering Manager (NC)

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from P2 – Educational and Minor Institutional to RU1 – Large Lot Housing, RU2 – Medium Lot Housing, RU3, Small Lot Housing, MF2 – Townhouse Housing, and P3 – Parks and Open Space to accommodate a 99 unit, single family, duplex and townhouse residential development.

The Development Engineering Technician for this file is John Filipenko (jfilipenko@kelowna.ca).

1. <u>GENERAL</u>

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first.
- b. On-site/internal utility and transportation servicing requirements will be established at time of Subdivision. In order to determine that the City's utility networks can support the proposed zones, as a condition of rezoning the Developer must prepare a Functional Servicing Report specific to this development to identify any offsite utility servicing needs in accordance with Subdivision, Development, and Servicing Bylaw 7900 requirements. Please contact the Development Technician for this file to arrange Terms of Reference for the study.
- c. The City will accept a voluntary direct funding contribution of \$240,000.00 toward the Frost 1 Road Extension DCC project (Killdeer Rd to Chute Lake Rd), in addition to their required contribution to the City's Road DCCs, as proposed by the Applicant. The voluntary contribution is intended to help advance the road project for earlier completion in order to receive the anticipated benefits of improved accessibility to and from the proposed development.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the 551 m pressure zone of the City of Kelowna Water Supply Area.
- b. The Developer's Consulting Engineer will determine the domestic water servicing and fire protection requirements for this development. The minimum available fire flow for High-Density Residential Lots is 150 L/s. If upgrades are necessary to achieve adequate servicing

or fire flow, the Developer must complete any such upgrades at their cost and any obsolete services must be fully decommissioned at the main.

- c. The Developer must demonstrate that both the calculated FUS fire flow demand or any internal building sprinkler demands within the proposed development does not exceed the Bylaw 7900 requirement of 150 L/s for High-Density Residential land use.
- d. Please contact the development technician for this project to arrange for formal engineering modeling analysis of the City Network's ability to adequately supply the subject property.

3. SANITARY SEWER SYSTEM

- a. The Developer's Consulting Engineer will determine the sanitary sewer servicing requirements for this development. If upgrades are determined to be necessary to achieve adequate servicing, the Developer must complete any such upgrades at their cost.
- b. Provide full build out unit counts for all phases of this development. Please contact the development technician for this project to arrange for formal engineering modeling analysis of the City Network's ability to adequately supply the subject property.

4. STORM DRAINAGE

- a. At time of Subdivision, the Developer must engage a Consulting Engineer to prepare a Stormwater Management Report that addresses the requirements of Bylaw 7900, including accommodation of upstream systems and mitigation of impacts on downstream systems.
- b. At time of Subdivision, the Developer must engage a Consulting Engineer to prepare following drawings for the site, in accordance with Bylaw 7900 requirements:
 - i. A detailed Lot Grading Plan;
 - Indicate on the Lot Grading Plan the building slab elevations, finished grade elevations throughout the site, any slopes that are steeper than 30%, areas that have greater than 1.0 m of fill, finished grade slopes, and perimeter grades to match existing grades;
 - b. Grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures;
 - ii. A detailed Stormwater Management Plan;
 - a. Surface runoff during a storm event of 1:100 year return period from this development must not discharge from the site in excess of the 1:5 year pre-development rate;
 - b. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage.* Explore opportunities for decentralized storage throughout the drainage corridors.
 - c. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, applied to postdevelopment rainfall intensity curve stage (IDF) in Section 3.7.2;
 - iii. An Erosion and Sediment Control (ESC) Plan;

- a. Prepare as per section 3.14 of Schedule 4 of Bylaw 7900 and best practices;
- b. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. Registration of statutory right of ways on site for all storm water infrastructure or flow paths carrying, conveying, detaining and/or retaining storm water that is generated from the public properties or public road right of ways will be required at time of Subdivision. Show details of dedications, rights-of-way, setbacks and non-disturbance areas.

5. ROADWAY AND STREETSCAPE

- a. Internal road network criteria and access locations to Quilchena Drive will be established at time of Subdivision.
- d. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- e. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

6. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed services and connections are to be installed underground. It is the Developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City's approval before commencing construction.
- b. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

7. <u>GEOTECHNICAL STUDY</u>

- a. Provide a Geotechnical Report prepared by a Professional Engineer competent in the field of geotechnical or hydrogeological engineering as applicable at time of Subdivision. Geotechnical Report to address, at a minimum, any of the applicable items below:
 - i. Site suitability for development;
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property, as well as any monitoring required;
 - iii. Site soil characteristics (i.e., fill areas, sulphate content, unsuitable soils such as organic material, etc);
 - iv. Any special requirements for construction of roads, utilities, and building structures;

- v. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site;
- vi. Identify slopes greater than 30%;
- vii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations;
- viii. Any special requirements that the proposed development should undertake so that it will not impact the banks(s), including erosion and structural requirements;
- ix. Recommendations for items that should be included in a Restrictive Covenant;
- x. Recommendations for erosion and sedimentation controls for water and wind;
- xi. Any items required in other sections of this memo;
- xii. Recommendations for roof drains, perimeter drains, and septic tank effluent on the site;
- b. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:
 - i. Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.
 - ii. The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*).
 - iii. Where walls are on the high side of a municipal road and retaining private property, the City's preference is that the walls are situated on private property. Where the walls are retaining a municipal road, the City's preference is that the wall be located within the ROW, with additional dedication provided for maintenance and equipment access. Geogrids or tie-backs for private walls must not encroach into municipal ROW.
- c. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- d. If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS.
- e. Any exposed natural rock surface or constructed rock cut that has the potential for materials to displace, causing a hazardous condition, must be reviewed by a qualified professional engineer, with appropriate measures undertaken as prescribed by the engineer for rockfall hazard mitigation. For adequate Rockfall Protection adjacent to walls and rock cuts, refer to BC MoTI Supplement to TAC Geometric Design Guide Figure 440-H, which outlines a ditch

bottom width depending on wall height. Additional ROW may be required to accommodate catchment ditches adjacent to municipal roads. Sidewalks and utilities should be kept out of rockfall catchment area.

8. DESIGN AND SECURITY FOR OFFSITE WORKS

- a. Offsite Works and Services may be required of this development as a condition of Rezoning. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to adoption of the rezoning bylaw.
- b. Design of all offsite works and site servicing must be completed in accordance with Subdivision, Development, and Servicing Bylaw No. 7900 and is subject to the approval of the City Engineer prior to construction or execution of a Servicing Agreement.
 - i. See Bylaw 7900 Sections 6.0, 7.0, and 9.0, as well as Schedule 4 for procedural guidance, approval requirements, and design standards.
 - ii. Design must be completed by a suitably qualified and experience Consulting Engineer.
 - iii. Engineering drawing submissions are to be in accordance with *Council Policy* 265 *Engineering Drawing Submission Requirements*. Drawings must be submitted digitally in PDF format and sealed in accordance with EGBC Guidelines.
- c. A Servicing Agreement is required for all Works and Services on City lands (Offsite Works).
 - i. The Servicing Agreement must be in the form of Schedule 2 of Bylaw 7900.
 - ii. The Developer's Consulting Engineer, prior to preparation of a Servicing Agreement, must provide adequate drawings and estimates for the Works to the City Engineer.
 - iii. Bylaw 7900, Part 3 Security for Works and Services, Sections 7.1 7.2, describes the Security requirements of an Owner for entering into Servicing Agreements. Security must be in the form of an irrevocable letter-of-credit, bank draft, or certified cheque.

Nelson Chapman, P.Eng. Development Engineering Manager

JF



KETTLE VALLEY LEGACY NEIGHBOURHOOD

OCP + Rezoning Application

December 2022







December 7th, 2022

Mr. Wesley Miles, Planning Specialist + Approving Officer City of Kelowna 1435 Water Street, Kelowna, BC, V1Y 1J4 Canada

Re: Kettle Valley Legacy Neighbourhood | OCP + Rezoning Application

Mr. Miles,

On behalf of Kettle Valley Holdings Ltd, Placemark is pleased to submit this OCP Amendment + Rezoning Application for **Kettle Valley's Legacy Neighbourhood**, located within the Village of Kettle Valley.

Please accept this letter and attached documentation as our formal OCP + Rezoning Application for the properties legally described as:

Parcel ID: 027-321-592 Legal Description: LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT, PLAN KAP85435

Kettle Valley is nearing its full build out 25 years after the approval of the initial Masterplan and establishment of the CD-2 Zone. The Legacy Neighbourhood presents a significant opportunity to complete the community vision through this final phase. Reimagining the former school site, the Legacy Neighbourhood is the final residential phase within the core of Kettle Valley offering expanded public parkland and recreational amenities – from full-size sports field to community pavilion – along with a range of home options to meet the needs of the community.

In response, the Application includes updated Zone Boundaries and a design summary for the neighbourhood.

This OCP Amendment + Rezoning Application includes:

- All completed Kelowna Application Forms + associated fees;
- Comparison Plans of the current and proposed Zoning conditions;
- Title Certificates for the parcel within Kettle Valley;
- Community Engagement Summary; and,
- Design Rationale and updated materials illustrating the proposed Legacy Neighbourhood Update and associated Technical Plans.



PARTNERING WITH THE COMMUNITY

Following the July 2021 Public Hearing, Kettle Valley has undertaken extensive community engagement with its neighbours.

The initial community engagement began as a **Listening Tour** in October 2021 to better understand the concerns of the community and adjacent residents. Organized as 6 in-person workshops across three days, the Listening Tour offered the opportunity for over 50 attendees to inform the future development of the 14 Acre Legacy Neighbourhood, including:

- Kettle Valley Merchants
- KV Resident Assoc.
- Chute Lake PAC
- Thalia Residents
- Tulameen Residents
- Quilchena Residents and
- Heart of Kettle Valley representatives.

The Listening Tour recorded the specific concerns, desired program elements and supported design changes for the new Neighbourhood.

In February 2022, Kettle Valley hosted part two of the Community Engagement with a **What We Heard** Tour through a series of 4 in-person meetings and 1 online webinar for community members to participate remotely. The meetings focused on presenting an inventory of the October 2021 Listening Tour findings with a **revised Design Concept** for the Legacy Neighbourhood.

Following the five-month engagement of the community, Kettle Valley Holdings submitted an OCP Amendment + Rezoning Application in March 2022. In support of this application, Kettle Valley hosted an in-person **Public Open House** in April 2022 through 12 illustrated panels highlighting the community feedback, the shared vision, and **the final plan for the Legacy Neighbourhood**.

The Community Engagement has served to:

- Establish direct engagement between residents and Kettle Valley;
- Encourage all sides to be reasonable and cooperative in seeking a viable Plan; and,
- Promote honest dialogue + transparency among participants.



BUILDING A LEGACY

The 14-acre Legacy Neighbourhood design has been re-imagined within the context of the final phase of the Kettle Valley community through extensive community engagement. To develop a residential Legacy Neighbourhood – one worthy of its name – has meant articulating a viable shared vision that balances interests to best complete the community. **The attached application meets this goal with a shared vision that has been developed in collaboration + consultation with Kettle Valley residents**.

We look forward to working with the City of Kelowna towards a new neighbourhood within the core of Kettle Valley. Should you have any questions over the course of your review, please do not hesitate to contact the Placemark team at 604-365-7574.

Sincerely yours,

Paul Fenske Principal **Theo Finseth** Partner

Placemark Design + Development



Design Rationale UNDERSTANDING THE DESIGN

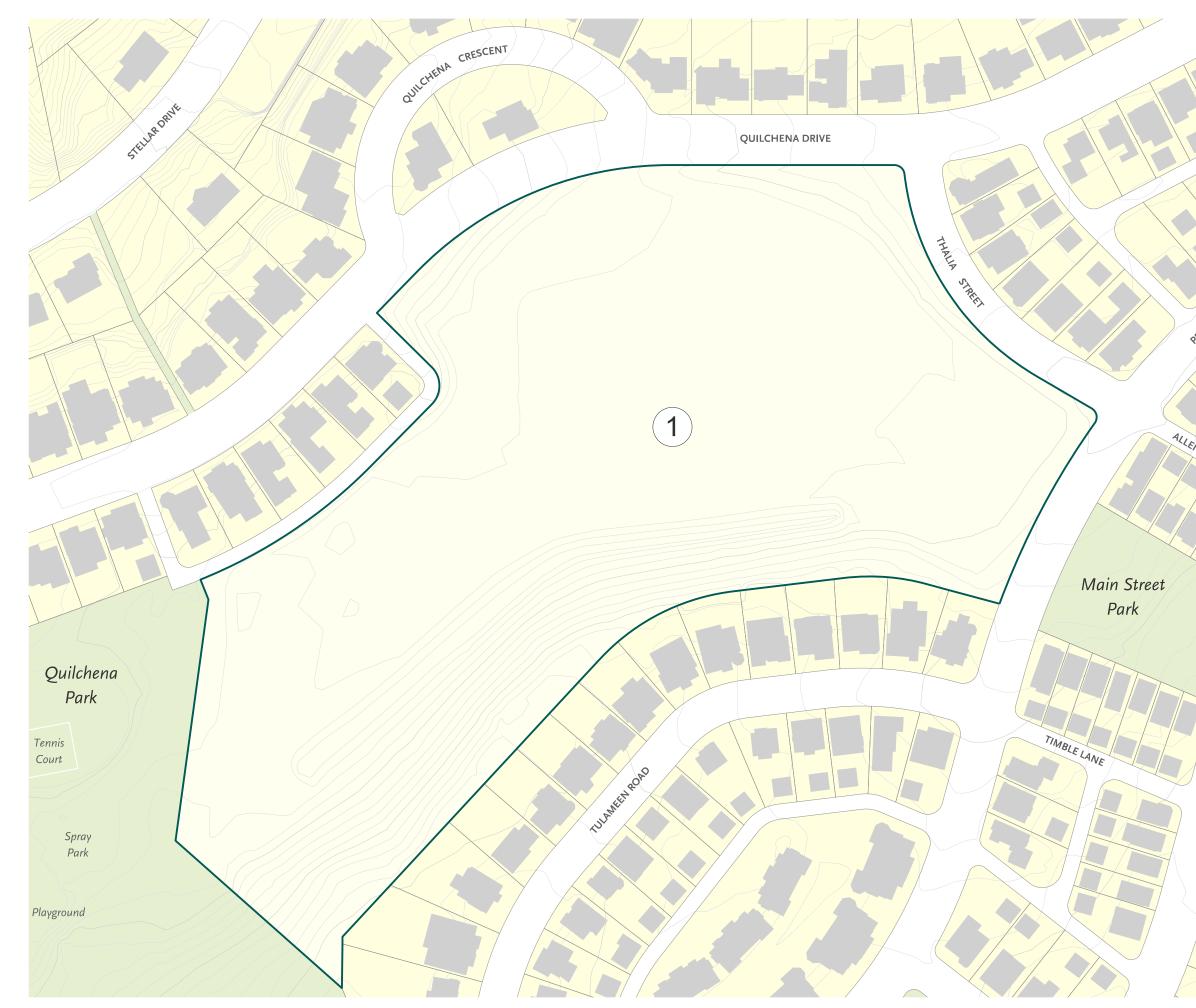
Following the July 2021 Public Hearing, Kettle Valley undertook a three-part community engagement to collaborate with the community in developing a shared vision for Kettle Valley's final phase. Reimagining the former school site, the Legacy Neighbourhood is the final residential phase within the core of Kettle Valley offering expanded public parkland and recreational amenities – from full-size sports field to community pavilion – along with a range of homes options to meet the needs of the community.

The Legacy Neighbourhood proposes a compact, pedestrian-scaled residential Neighbourhood of 99 homes, structured by a local public street, lanes + sidewalks, featuring expanded public parkland with retained grassland hillside, realigned Cedar Creek Path + Wildway, new full-size soccer field, Orchard Meadows and Community Green with gathering Pavilion to celebrate the heart of Kettle Valley.

Today, our challenge is to provide homes that address the needs of the community - younger homebuyers and families, as well as downsizers wanting to stay within Kettle Valley. The emphasis on compact village homes, aims to achieve a complete market offering for a diverse range of residents. The Legacy Neighbourhood update realizes a range of urban homes – from single-family, duplexes and townhomes – all set within the heart of the existing Village of Kettle Valley.

In keeping with the established Kettle Valley design principles, the design resubmission proposes the following:

- ~50% of the site dedicated as public park, including the construction of:
 - Retained grassland hillside + natural greenspace;
 - Realigned Cedar Creek Path + Wildway with Bioswale;
 - o New full-size soccer field;
 - o Orchard Meadows; and,
 - o Community Green with Gathering Pavilion.
- Reduced development footprint with a collection of 99 Single family, Duplex and Townhomes maintaining the same buildable square footage as the 2021 submission.
- In addition, the plan also documents the following changes vocalized by the community:
 - Slowing traffic on Quilchena Drive with a proposed roundabout at the intersection with the new local street and Quilchena Drive;
 - Expanding parking capacity of existing parking lot within Quilchena Park.
 - Improving safety on Providence Avenue with narrowed street crossing between the future Community Green and Main Street Park.
- Legacy Neighbourhood access distributes traffic through 2 intersections along the Quilchena Drive Collector;
- An integrated public and strata street network provides a looping circulation pattern to better circulate neighbourhood traffic while providing on-site residential parking;
- Hidden garages and rear lanes of both single-family homes and townhomes, offers improved traffic distribution, pedestrian safety and experience;
- Improved pedestrian connections through the site, linking Main Street commercial to Quilchena Park using a re-established Cedar Creek Path + Wildway;
- Diversity of home sizes, including 19 Village Single Family Homes and 80 Townhome + Duplexes, offering homes for a variety of lifestyles and life stages.



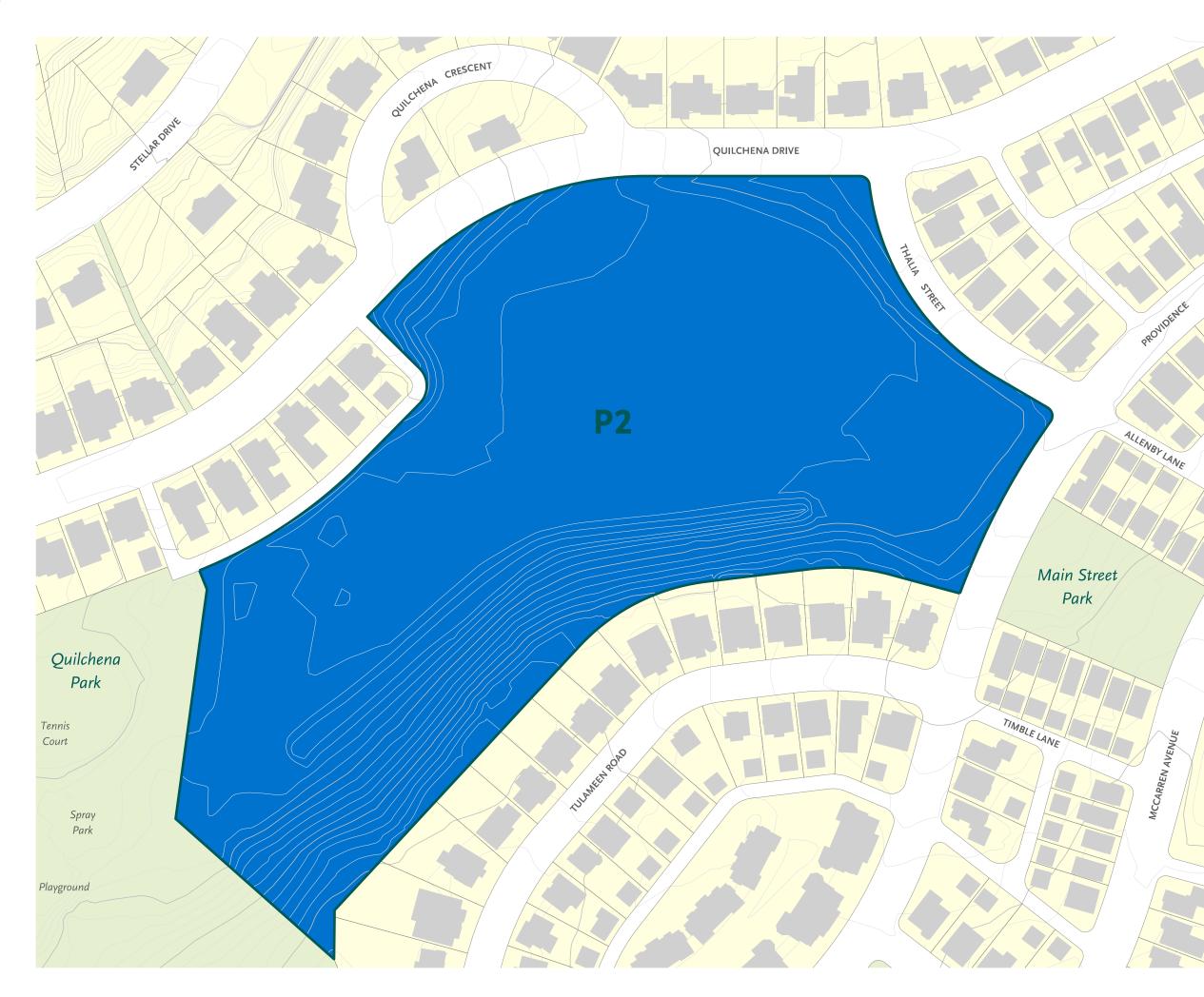


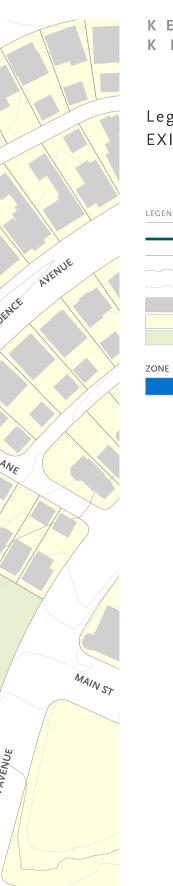
K E T T L E V A L L E Y K E L O W N A B C

Legacy Neighbourhood LEGAL PARCEL PLAN

LEGEND		DECEMBER 2022
	Site Boundary	5.71 ha 14.11 ac
	Legal Property Li	nes
\frown	5m Contour	
	1m Contour	
	Existing Homes Existing Lots Existing Parks	
1		, Township 28, Regional I Okanagan,Plan KAP85435







Legacy Neighbourhood EXISTING ZONING

LEGEND			DECEMBER 2022	
	Site Boundary	5.71 ha 14.11	ac	
	Legal Property Lines			
\sim	5m Contour			
	1m Contour			
	Existing Homes			
	Existing Lots			
	Existing Parks			



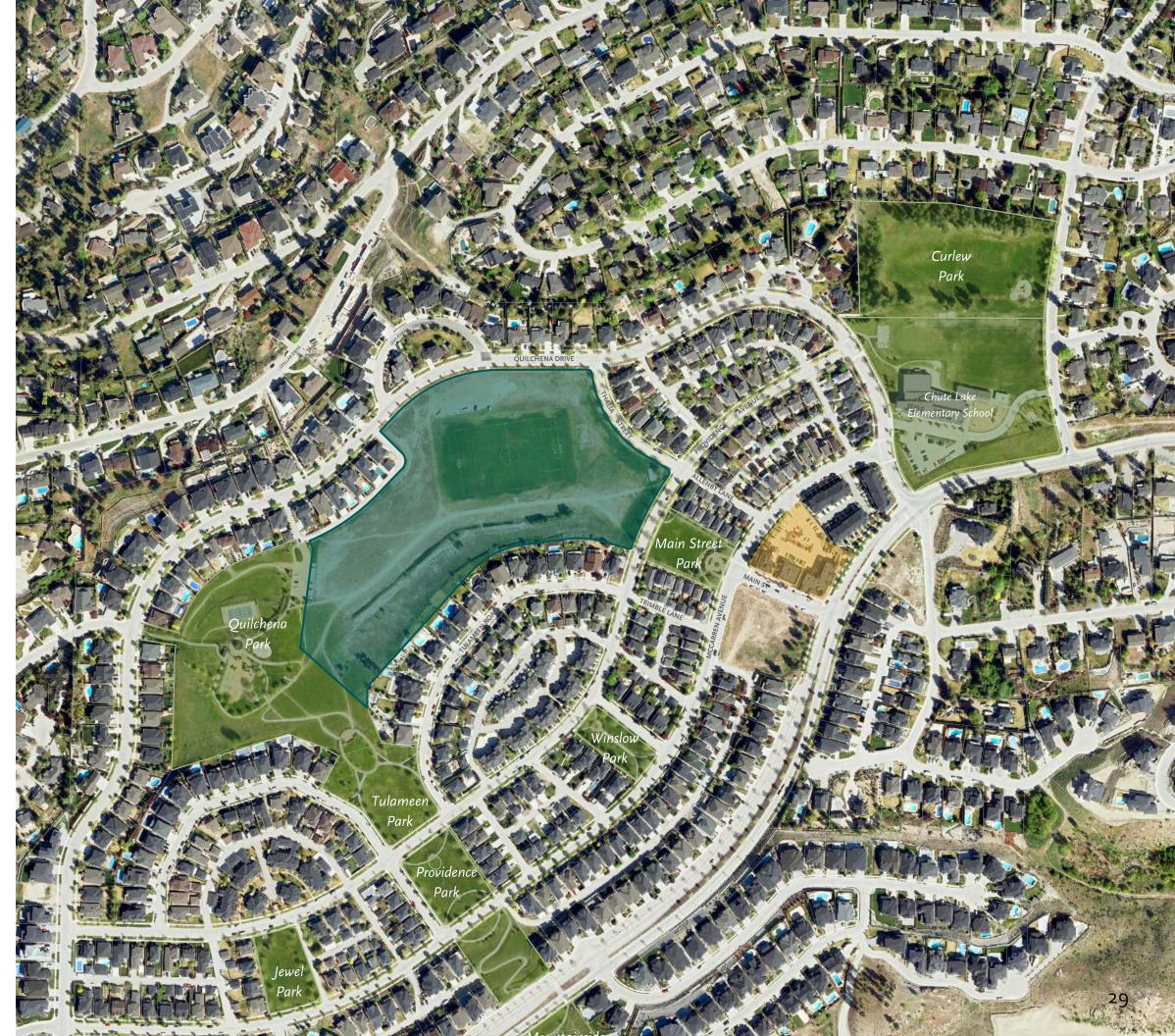
P2 Education and Minor Institutional



KETTLE VALLEY'S FINAL PHASE

THE LEGACY NEIGHBOURHOOD

- Having launched the success of Kettle Valley through its new urbanist Masterplan in 1994, Kettle Valley has re-engaged with the planning team to undertake the design of the community's the final phase.
- Through its 25 years, Kettle Valley has won numerous awards including "Best Community in Canada"and remains a landmark community in the Okanagan.
- Kettle Valley has enjoyed great success due to it's commitment to the original Masterplan, creating a community that residents are proud to be a part of.
- With Kettle Valley's success, the cost of homes often price out the families that are seeking to make Kettle Valley home.
- The Legacy Neighbourhood is Kettle Valley's final phase, and provides a opportunity to complete the community with homes for everyone in the heart of Kettle Valley.



THE PROMISE OF KETTLE VALLEY

RETURNING TO NEW URBANIST ROOTS

- In the early 90s, the property that would become Kettle Valley was slated for a golf course community. When the land was sold to a new developer, the planning team seized the opportunity to create a 'traditional town' concept based on New Urbanist principles.
- New urbanism began in the late 20th century as a direct response to suburban development and poor planning. These "single-use suburbs" provided people a home and a place to live, but offered little else and no real connection to a community.
- While today, the principles of new urbanism are widely acknowledged as the foundation of good city planning - 25 years ago, launching Kettle Valley was not without its challenges.
- Today, our challenge is to provide homes that address the needs of the community younger homebuyers and families, as well as dowsizers wanting to stay within Kettle Valley.

















TIMELESS DESIGN

NEW URBANIST PRINCIPLES

- From narrow tree-lined streets + hidden garages, to local main street shops and parks, timeless design principles create a sense of place, and serve to slow traffic and increase safety for young families who call the community home.
- The following principles are at the foundation of Kettle Valley's success:
 - 1. Narrow Streets
 - 2. Lanes and Hidden Garages
 - 3. Town and Village Centres
 - 4. Generous Public Realm
 - 5. Streets and Squares
 - 6. Connected Patterns
 - 7. On Street Parking















REALIZING A SUSTAINABLE COMMUNITY

LIVING WELL

A NETWORK OF PARK + PATHWAYS

- Provide public parks that are accessible within a 5-minute walking distance of each home.
- Link neighbourhoods with a pedestrian network.
- Program active and passive community parks for gatherings + recreation.
- Create a variety of parks to accommodate different activities and age groups.
- Plan shared recreational facilities to ensure maximum community use and cost effectiveness.
- Celebrate the unique views and vistas.

LIVING LOCAL

A VIBRANT COMMUNITY

- Accommodate a range of lifestyles and life-stages.
- Plan for "aging in place".
- Create a walkable neighbourhood for shopping, recreation and social gathering.
- Incorporate residential density to support local businesses and community facilities.
- Incorporate a sense of place in the design.
- Rekindle the spirit of the public realm, especially streets, parks, plazas for arts and culture.

LIVING LIGHTLY WALKABLE NEIGHBOURHOODS















Create a sense of place within each neighbourhood.

Provide a coherent neighbourhood pattern of streets + pathways with a variety of home + lot sizes.

 Design streets for people and ensure an enjoyable pedestrian experience.

 Promote neighbourhood safety by designing homes that address the public realm with "eyes on the street and the park."

 Provide dedicated neighbourhood bike and pedestrian pathways to link community destinations.

 Reduce vehicle trips by locating basic neighbourhood services close to home.





SLOPE ANALYSIS



Site Boundary 5.71 ha | 14.11 ac Legal Property Lines 5m Contour 1m Contour At Grade Access Average Natural Grade

0 - 10% Slope | Flat 10 - 20% Slope | Gentle 20 - 30% Slope | Moderate 30 - 40% Slope | Steep +40% Slope | Extreme



PROPOSED ZONING PLAN



 0.18 ha | 0.44 ac

 7%
 RU2 Medium Lot Housing 0.40 ha | 0.99 ac

 13%
 RU3 Small Lot Housing 0.74 ha | 1.83 ac

 33%
 MF2 Townhouse Housing 1.88 ha | 4.65 ac

 44%
 P3 Parks and Open Space 2.51 ha | 6.20 ac

 100%
 5.71 ha | 14.11 ac

> Single Family Development Reserve area of encroaching existing backyards of properties on Tulameen Road



ATTACHMENT B This forms part of application # OCP23-0001/Z23-0001 City of Planner Initials WM LEVELOPMENT PLANNING

Donna Howes, P.Eng., PTOE, FEC

Howes Technical Advantage Ltd. 927 Beaconsfield Road North Vancouver, BC V7R 1S7

April 11, 2023

Mr. Theo Finseth Partner Placemark Design Studio Inc. #300 – 2318 Oak Street Vancouver BC V6H 4J1

Dear Theo

Re: Legacy Neighbourhood, Kelowna, BC – Opinion on Frost Road Extension

This letter is a response to the Developer / Consultant's request to provide a rationale for the proposed direct funding contribution by Kettle Valley Holdings towards the Frost Road Extension. This funding is related to the development of the Legacy Neighbourhood in Kettle Valley, and is in addition to their contribution to the City's Major Roads DCCs. This letter provides high level input using engineering judgment, supported by available information, as no data collection or detailed traffic analysis was undertaken.

The Legacy Neighbourhood consists of 99 homes and falls within Neighbourhood 1 of the Southwest Mission Sector (SWMS). The development cap for Neighbourhood 1 is 1,028 homes. The current build-out plan is 1,016 units, which is well within the projections for SWMS. In addition, the previously planned High School for the subject site will not be developed which will significantly reduce traffic into and out of the area.

Legacy Neighbourhood Trip Types and Distribution

Future peak hour traffic related to the Legacy Neighbourhood will be destined to and from places of work and well as to schools, shopping, recreational and personal business opportunities outside of the neighbourhood. Of these trip types, work related trips likely make up between 50% and 70% of all trips on the road network. For work, shopping, recreational and personal business trips, there are three main destinations: the main Kelowna downtown and waterfront area, the Airport/UBCO area and the Rutland/Costco area. The nearest High School is Okanagan Mission Secondary on Gordon Avenue. Most trips will therefore be to/from the north using Chute Lake Road and Lakeshore Road, or to/from the north-east using Gordon Drive and Swamp Road, or to/from the new South Perimeter Way.

Frost Road Extension

Future transportation networks for this area are planned as outlined in the 2040 Transportation Master Plan. The Frost Road Extension is part of this future road network and will provide a new connection from Killdeer Street to Chute Lake Road. Frost Road is planned as a collector road and is included in the City's 10-year plan servicing plan and its associated DCC rates.

The implementation of the Frost Road Extension will provide a new and direct east-west connection between Chute Lake Road and Gordon Drive and is expected to change the current routing of the Legacy neighbourhood trips. This new link will provide an alternative route to Chute Lake Road for destinations in the north-east. As such, it will provide relief for north-south peak hour traffic on Lakeshore Drive and distribute traffic via multiple routes. It will also provide an additional route for emergency access.

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April 11, 2023

The projected traffic on Frost Road is not fully known at this time. Publicly available data¹ show that in 2017 the existing peak hour two-way traffic on Chute Lake Road and Gordon Drive was in the order of 1,000 veh/h. It is estimated that the range of peak hour traffic on Frost Road would be up to about 30-50% of volumes on the arterial roads of Lakeshore Drive and Chute Lake Road/Gordon Drive. Therefore, it is estimated that the peak hour volumes on the Frost Road Extension, if constructed today, could range from 300 veh/h on the low side, to 500 veh/h on the high side.

Legacy Neighbourhood Contribution to Frost Road Extension

The forecast peak hour traffic to and from the Legacy Neighbourhood (99 residential units) is in the range of 50-70 vehicles per hour based on typical ITE² trip rates. This traffic is expected to distribute 70% to the north and 30% to the north-east. As such, site trips on Frost Road could be in the order of 15 to 20 vehicles in the peak hour which could result in an estimated range of 3% to 8% of the peak hour traffic on the Frost Road Extension.

The cost of construction for the Frost Road Extension is approximately \$3 million as per recent discussions with the City. The contribution proposed by Kettle Valley Holdings is \$240,000 which represents 8% of the road extension project.

The new Frost Road Extension will provide route options for the neighbourhood as a whole, provide relief for the north-south routes, help to distribute traffic, provide additional connections to new routes and provide an alternative emergency access.

In summary, the contribution to the extension of Frost Road will provide funding in excess of the likely impact of the development on this route but is considered appropriate as it will provide benefits to the larger Neighbourhood 1 in terms of accessibility and emergency access.

Respectfully submitted,

HOWES April 11, 2023

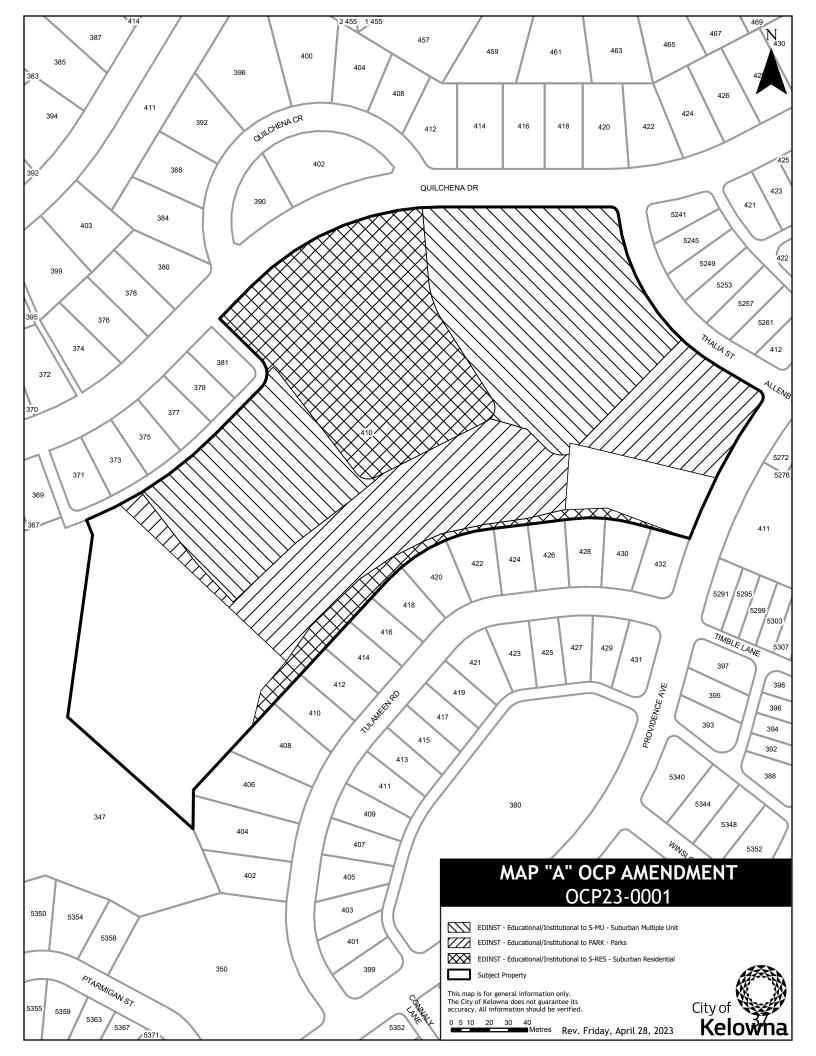
Donna Howes, P.Eng., FEC, PTOE Director Howes Technical Advantage Ltd. Permit to Practice # 1000164

Proudly certified as a leader in quality management under Engineers and Geoscientists BC's OQM Program from 2015 to 2021

CONFIDENTIALITY: This letter report was prepared by Howes Technical Advantage Ltd. for Placemark Design Studio Inc. The scope of work and related responsibilities are defined in the Conditions of Assignment. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions.

¹ Report to Council, May 1, 2017, Southwest Mission Sector Transportation Update

² Institute of Transportation Engineers Trip Generation Manual, 11th edition





Memo



Date: May 9, 2023

To: Dean Strachan, MCIP, RPP

From: Mike Walroth – Assistant Chief

Subject: External - Memo 015 – Wildfire Concerns – Kettle Valley Legacy Project

File: 0100-00 KFD #015-2023

We understand that there are some concerns regarding a development application within the Kettle Valley community (Kettle Valley Legacy Project). The proposed residential units are in line with the original Area Structure Plan for the neighborhood and the number of total units, including the new ones proposed, fall below the density allocated to this area.

As a growing area within the City of Kelowna, we are looking at how to maintain appropriate resources for the area, including preplanning for wildland interface fires. This year the Fire Department engaging a consultant to produce an updated Master Plan. This Master Plan will review the current Fire Department response zones across the fire protection area. Kettle Valley will be included in that review.

With that said, this proposed development does not appear to change the overall risk profile within Kettle Valley, and is consistent with the area's future response planning.

Please contact the undersigned if you require any further information.

Sincerely,

Mike Walroth Assistant Chief | Kelowna Fire Department 250-469-8769 | mwalroth@kelowna.ca



City of Kelowna Station 1 2255 Enterprise Way Kelowna, BC V1Y 8B8 TEL 250 469-8801 FAX 250 862-3371 kelowna.ca

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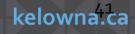
OCP23-0001 & Z23-0001 410 Providence Ave

Official Community Plan Amendment & Rezoning Application

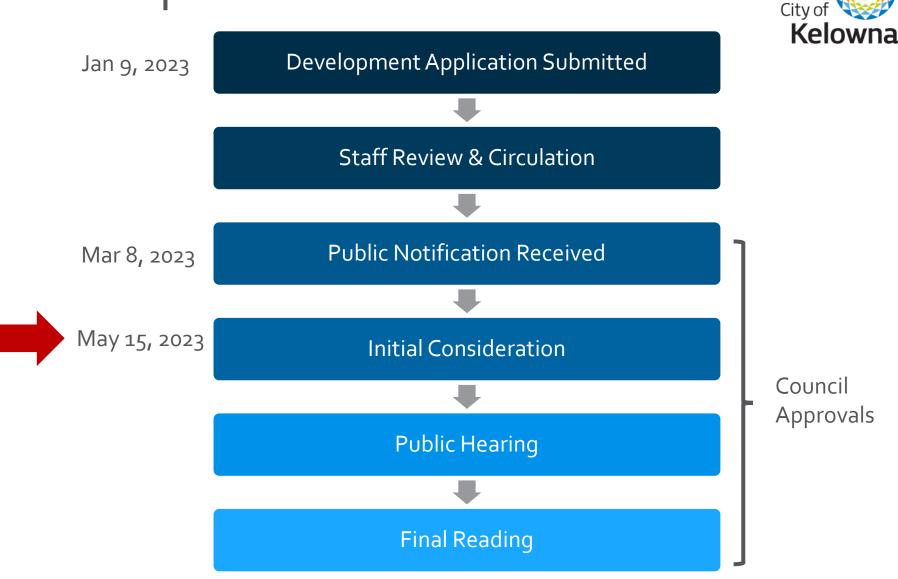


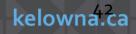
Purpose

To amend the Official Community Plan designation from the EDINST - Education/Major Institutional to the S-RES – Suburban Residential and S-MU – Suburban Multiple Unit and PARK – Parks and to rezone the subject property from the P2 – Education and Minor Institutional zone to the RU1 – Large Lot Housing zone and RU2 – Medium Lot Housing zone and RU₃ - Small Lot Housing zone and MF₂ – Townhouse Housing zone and P₃ – Parks and Open Space zone to accommodate a future subdivision of Single Detached Housing, Duplex Housing, Townhomes, and Parks.

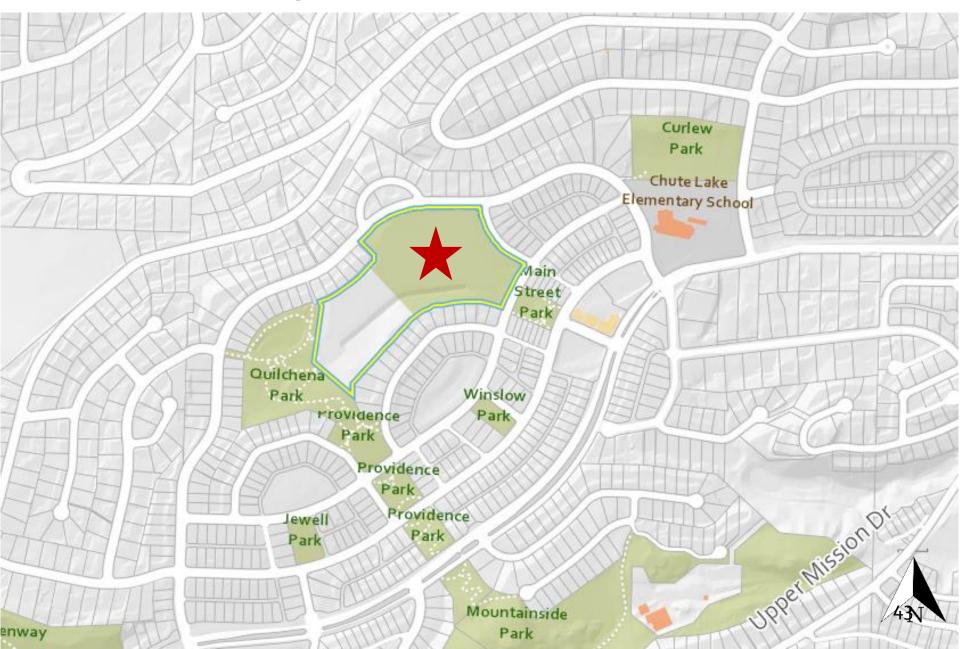


Development Process

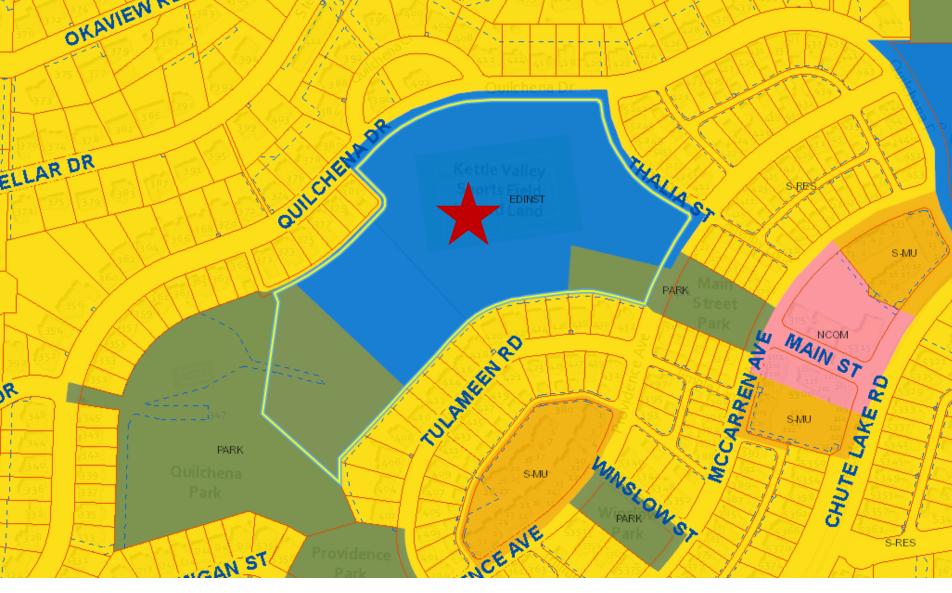




Context Map



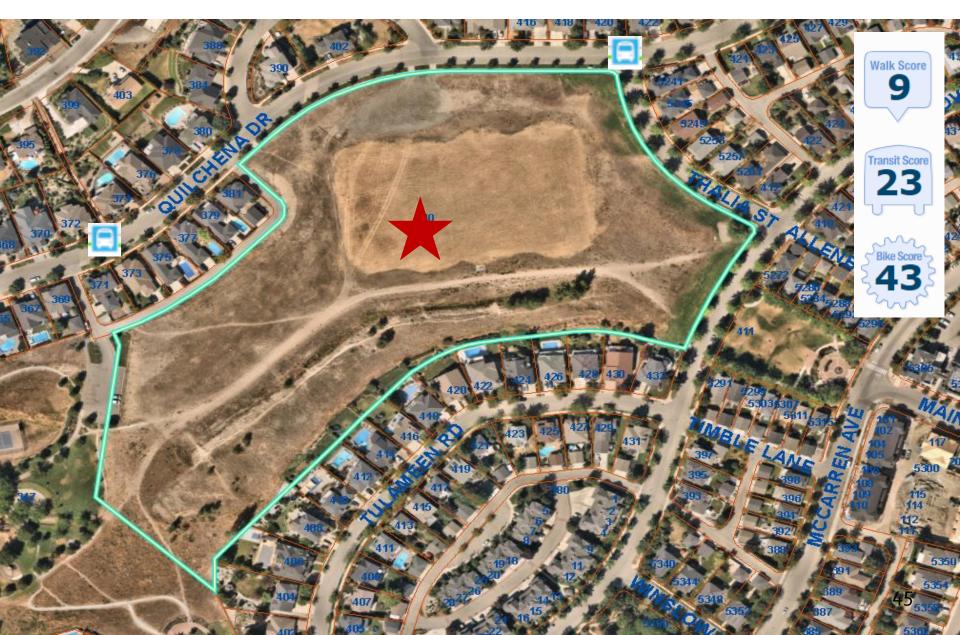
OCP Future Land Use



City of Kelowna

Subject Property Map





Background



- Kettle Valley CD Maximum Density
 - 1028 total units permitted
 - Approximately 800+ constructed
- Soccer Field
 - 1998 a partnership between the developer and the City brought about the public soccer field.
 - That agreement ended in 2022 and the soccer field is no longer active

School District

- 2015 an agreement was made with Kettle Valley Ltd to withdraw their option to purchase and relinquish all further rights in the property.
- ► 2021 Application
 - 67 Single Family Residential Lots
 - 3.5 acres of parkland and Super Soccer Field (65m x 50m)



Project Details



- ▶ 99 Residential Units
 - Single Detached, Duplex, and Townhomes
- Park space totals approximately 2.51ha/6.2 ac in size which is about 44% of the total property
 - Includes a full size Soccer Field (90m X 60m)
 - The two park open space areas will be connected by a multi-use path greenway to provide connectivity



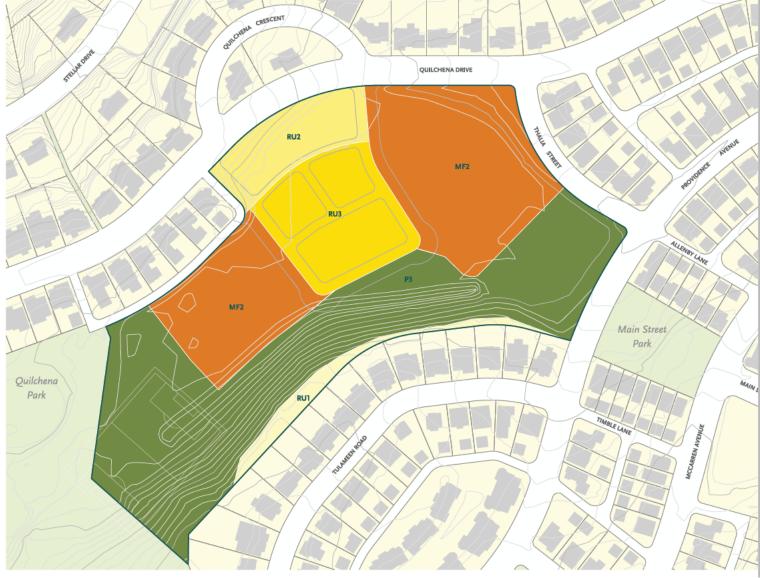
Land Use/Zoning Map



PROPOSED ZONING PLAN



 Single Family Development Reserve area of encroaching existing backyards of properties on Tulameen Road



City of Kelowna

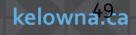
Transportation



► Transportation

Voluntary funding contribution to the Frost Road Extension construction project of \$240,000





OCP Objectives & Policies Suburban Neighborhoods + Parks



- Policy 7.1.1 Area Structure Plan Consistency
 - Proposal will be below 1028 unit limit

Policy 7.2.1 Ground Oriented Housing

 Residential units will be low-density and ground orientated

Policy 7.2.3 Integrate Nature

- Natural areas and hillsides being protected
- Policy 7.3.1 Private Open Space
 - Large portion preserved for private open space

- Policy 10.1.3 Park Acquisition Priorities
 - Park dedication will serve growth of new residential units.
- Policy 10.1.6 Park Designation Phasing
 - Park construction will be part of first phase of construction
- Policy 10.1.19 Servicing Suburban Parks
 - Park proposal meets Park Acquisition Guidelines
- Policy 10.2.1 Connected Parks
 - Proposal provides improvements to pedestrian connections.
- Policy 10.5.5 Community Partnerships
 - Park being developed to City standards.





Staff Recommendation

Staff recommend support for the proposed OCP Amendment and Rezoning as it is consistent with:

- Consistent with existing residential Kettle Valley neighborhood.
- 6.2 acres of developed park land with full size Soccer Field
- Within Maximum anticipated unit count for Kettle Valley
- Provides funding contribution to local transportation network improvements
- Supported by OCP policy within:
 - Chapter 7 Suburban Neighbourhoods
 - Chapter 10 Parks

kelowna.ca

CITY OF KELOWNA

BYLAW NO. 12523

Official Community Plan Amendment No. OCP23-0001 410 Providence Avenue

A bylaw to amend the "Kelowna 2040 – Official Community Plan Bylaw No. 12300".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- 1. THAT Map 3.1 Future Land Use of "Kelowna 2040 Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot 1 Section 23 Township 28 SDYD Plan KAP85435, located on Providence Avenue, Kelowna, B.C., from the EDINST Educational/Institutional designation and the PARK Parks designation to the S-RES Suburban Residential designation, the S-MU Suburban Multiple Unit designation, and the PARK Parks designation as shown on Map "A" attached to and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12524 Z23-0001 410 Providence Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification
 of portions of Lot 1 Section 23 Township 28 SDYD Plan KAP85435, located on Providence
 Avenue, Kelowna, BC from the P2 Education and Minor Institutional zone to the RU1 Large
 Lot Housing zone, the RU2 Medium Lot Housing zone, the RU3 Small Lot Housing zone, the
 MF2 Townhouse Housing zone, and the P3 Parks and Open Space zone as shown on Map "B"
 attached to and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk







Date:	May 15 th , 2023			
То:	Council			
From:	City Manager			
Department:	Development Planning			
Application:	Z21-0060		Owner:	Polar Projects Development Group Ltd., Inc.No. 1287251
Address:	1885 High Road and 810 Glenmore Drive		Applicant:	Dionne Delesalle – Polar Projects Development Group
Subject:	Rezoning Application			
Existing OCP Designation:		C-NHD – Core Area Neighbourhood		
Existing Zone:		C2 – Vehicle Oriented Commercial and RU1 – Large Lot Housing		
Proposed Zone:		MF3r – Apartment Housing Rental Only		

1.0 Recommendation

THAT Rezoning Application No. Z21-0060 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 29 Township 26 ODYD Plan KAP58828 and Lot 2 Section 29 Township 26 ODYD Plan 4101 located at 1885 High Road and 810 Glenmore Drive, Kelowna, BC from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 15th, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration a Development Permit and a Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the C₂ – Vehicle Oriented Commercial zone and the RU₁ – Large Lot Housing zone to the MF₃r – Apartment Housing Rental Only zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed Rezoning from the C₂ – Vehicle Oriented Commercial zone and the RU₁ – Large Lot Housing zone to the MF₃r – Apartment Housing Rental Only zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood and are directly fronting a Transit Supportive Corridor on Glenmore Drive. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives to focus density along Transit Supportive Corridors.

The proposal includes additional land that is currently City-owned adjacent to the two subject properties. This area is roughly 312m² in size and will be consolidated with the other two parcels to create a larger lot. This will require the existing laneway access onto Glenmore Drive to be closed and a new Statutory Right of Way will be registered on the subject property to offer a new access onto Lowland Street. This will optimize traffic flow to create a safer vehicular access.

4.0 Site Context & Background

4.1 <u>Site Context</u>

Orientation	Zoning	Land Use
North	RU1 — Large Lot Housing	Single Dwelling Housing
East	P3 – Parks and Open Space	Kelowna Golf & Country Club
South	RU1 — Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 1885 High Road and 810 Glenmore Drive



The subject property is located on Lowland Street, High Road, and Glenmore Drive. 1885 High Road used to be a gas bar; however, it has been vacant since the late 1990s and has gone through a remediation process. Both of the subject properties are currently vacant. The surrounding area is primarily zoned RU1 – Large Lot Housing, P3 – Parks and Open Space, C2 – Vehicle Oriented Commercial and MF3 – Apartment Housing.

There are commercial businesses kitty-corner from the subject properties and there are six BC transit bus stops within 300.0 m on Glenmore Drive, High Road, and Summit Drive.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2. Focus residential density along Transit Supportive Corridors.		
Policy 5.2.1 Transit	Encourage development that works towards a long-term population density of	
Supportive	between 50-100 people per hectare within 200 metres of each corridor to	
Corridor Densities.	achieve densities that support improved transit service and local services and	
	amenities. Discourage underdevelopment of properties along Transit	
	Supportive Corridors.	
	The proposal adds meaningful density along Glenmore Drive, which is a Transit	
	Supportive Corridor.	
Objective 5.11. Inc	rease the diversity of housing forms and tenure to create an inclusive,	
affordable and com	plete Core Area.	
Policy 5.11.1.	Encourage a range of rental and ownership tenures that support a variety of	
Diverse Housing	households, income levels and life stages. Promote underrepresented forms of	
Tenures.	tenure, including but not limited to co-housing, fee-simple row housing, co-ops,	
	and rent-to-own.	
	The proposal is adding rental housing stock into the existing neighbourhood and is	
	guaranteed through the rental only subzone.	

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

6.1.1 Development Engineering Memo attached May 15th, 2023

7.0 Application Chronology

Date of Application Accepted:	June 7 th , 2021
Date of Public Information Session:	May 18 th , 2022

Report prepared by:	Tyler Caswell, Planner II
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Summary of Public Information Session

CITY OF KELOWNA

MEMORANDUM



June 21, 2021 revised April 26, 2023 to update zoning references only		
Z21-0060		
Planning and Development Officer (KB)		
Development Engineering Manager (RO)		
810 Glenmore Dr & 1885 High Rd	C2 & RU1 to <i>MF3r</i>	
	Z21-0060 Planning and Development Officer (KB) Development Engineering Manager (RO)	

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject lots from the C2 – Vehicle-Oriented Commercial and RU1 – Large Lot Housing zones to MF3r – Apartment Housing Rental Only.

1. <u>GENERAL</u>

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- d. One of the subject lots, 1885 High Rd, has been identified by the Ministry of Environment as a contaminated site. An environmental site assessment will be required to confirm suitability for development.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the City of Kelowna water supply area. The existing lots are each serviced with a 19-mm diameter water service. Only one service will be permitted per legal lot. If required the Applicant, at their cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- b. Connection to, or decommission of existing service to, AC water main within Lowland St must adhere to WorkSafe BC approved procedures for working with AC pipe.

- c. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required. *The bylaw requirement of 150 L/s for this development is available from the City's network fronting the property, but hydrant coverage is inadequate.*
- d. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

3. SANITARY SEWER SYSTEM

- a. Our records indicate that the subject lots are currently each serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted.
- b. If required, the applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- c. Connection of new sanitary service to VIT sanitary main must adhere to WorkSafe BC approved procedures for working with VIT pipe.

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.
- b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.



- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

- a. Glenmore Rd frontage improvements required include; removal of depressed curb and gutter for access to lane and replacement with barrier curb and gutter, removal of sidewalk and replacement with 3.0 m asphalt pathway, removal of asphalt within boulevard, landscaped and irrigated boulevard, LED street lights, pavement removal and replacement, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading.
- b. High Rd frontage upgrades required include removal of depressed curb and sidewalk, replacement with barrier curb and gutter and new sidewalk panels, removal of retaining wall within ROW, landscaped and irrigated boulevard between back of sidewalk and property line, LED street lights, pavement removal and replacement, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading.
- c. Lowland St must be upgraded to a full urban standard (SS-R4) along the full frontage of the subject property; including curb and gutter, sidewalk, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- d. Proposed lane fronting this development must be designed and constructed to a full residential lane standard (SS-R2) standard; including road fillet paving, storm drainage, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- e. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- f. Streetlights must be installed on all public roads. All streetlighting designs require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

6. POWER AND TELECOMMUNICATION SERVICES

a. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing



application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

b. Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es). If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Engineering Manager.

7. <u>GEOTECHNICAL STUDY</u>

- a. Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: <u>NOTE</u>: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.
- b. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

"Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer."



The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

- d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- e. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. A dedication of 1.0 m along the full Lowland St. frontage of the subject lots is required to achieve a future 15 m ROW.
- b. Proposed lane must be 6.0 m wide and is to dedicated as a public laneway. No trees are permitted within lane ROW.
- c. Dedication along Glenmore Dr and High Rd frontage as needed to achieve a 4.0 m, measured from back of curb, boulevard width to accommodate future Multi-Use Pathway.
- d. Access to this development required to be from lane, no second access will be permitted and existing letdowns on High Rd and Glenmore Dr to be removed.

9. DESIGN AND CONSTRUCTION

- a. Design, construction supervision, and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).



- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. SERVICING AGREEMENT FOR WORKS AND SERVICES

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).
 - ii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c. Approved methods of payment for Performance Security:
 - i. Personal Cheques < \$5,000
 - ii. Letter of Credit*, Certified Cheque, or Bank Draft > \$5,000 *Minimum value for Letter of Credit is \$50,000

Nelson Chapman, P.Eng Development Engineering Manager

SK CM



Developer Information Session Summary- May 18, 2022

• Where was the information session held? Glenmore elementary school.

May 18, 2022

• At what time and for what duration was the information session held?

5-7 pm

- How many people attended the information session? 6 people total
- 3 residents of 1881 Broadview
- 1 resident 850 Glenmore
- 1 resident 872 Lowland
- 1 resident that did not leave contact info
- How was the information session advertised (include copies of all
- advertising)? Kelowna Daily Courier. April 30, 2022.
- How were affected property owners notified of the information session?

Required meeting signage mounted on all 3 road frontages. Mail drop for

13 houses required per 50M radius per image and table below. Applicant

did 50 mailouts to required houses and to 37 others in immediate

neighborhood. Mailout included below



Street Number	Street Name
1877	Broadview Ave
1880	Broadview Ave
1881	Broadview Ave
818	Glenmore Dr
826	Glenmore Dr
834	Glenmore Dr
1850	High Rd
1853	High Rd
1860	High Rd
1861	High Rd
820	Lowland St
828	Lowland St
980	Valley Rd





 What information was provided at the information session? Information boards detailing site plan, elevations and renderings of the project from multiple views. Comment sheet provided but none filled out. Per image below.

• How was the input received at the information session used? **Open** discussion about parking, traffic and rental discussed and will be implemented. Residents want as much parking as possible, even if the stalls require a variance to setbacks. Privacy concerns for Broadview avenue discussed regarding balconies and requirement for them.

• Was the information session organized and conducted in a manner consistent with the Objective of this policy? **Yes, all protocol followed.**



Kelowna Multi family development PUBLIC INFORMATION SESSION AND OPEN HOUSE

Polar Developemnt projects has applied to the City of Kelowna for approval of 46 unit multi residential rental project at 1885 high road/810 Glenmore drive.

The proposed building is a mixture of 1, 2 and 3 bed units over 4 levels. We invite you to an open house to learn about the plans, view building details and ask questions to project manager and provide feedback on the proposal.

OPEN HOUSE DETAILS

Wednesday May 18, 2022 • 5pm to 7 pm Glenmore Elementary School -Gym - 960 Glenmore

For more information, please contact Dionnedelesalle@gmail.com

Newspaper advertisement in Kelowna Daily Courier





Developer Information Session- May 18, 2022 - 5-7 pm- Glenmore Elementary



Mailout- You are invited to

A Developer Information Session for residents of Glenmore is being held regarding the rezoning of 1885 High Road/810 Glenmore. Polar Development Projects will be on-hand to answer questions about the application

The proposed development features approximately 46 units over 4 stories with surface parking and a newly constructed lane that connects to Glenmore.

Site Address- 1885 High Road and 810 Glenmore

Proposed Zoning-RM5r Residential building over 4 stories. Access via Lowland. Surface Parking

Contact Info- <u>Dionnedelesalle@gmail.com</u> Dionne Delesalle

Meeting Location- Glenmore Elementary school- Gymnasium- 960 Glenmore Rd

Meeting Date- May 18, 2022- 5-7 PM





CITY OF KELOWNA

BYLAW NO. 12522 Z21-0060 1885 High Road & 810 Glenmore Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 29 Township 26 ODYD Plan KAP58828 located on High Road, Kelowna, BC and Lot 2 Section 29 Township 26 ODYD Plan 4101 located on Glenmore Drive, Kelowna, BC from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



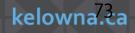
Z21-0060 1885 High Road & 810 Glenmore Drive

Rezoning Application



Purpose

To rezone the subject property from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of apartment housing.

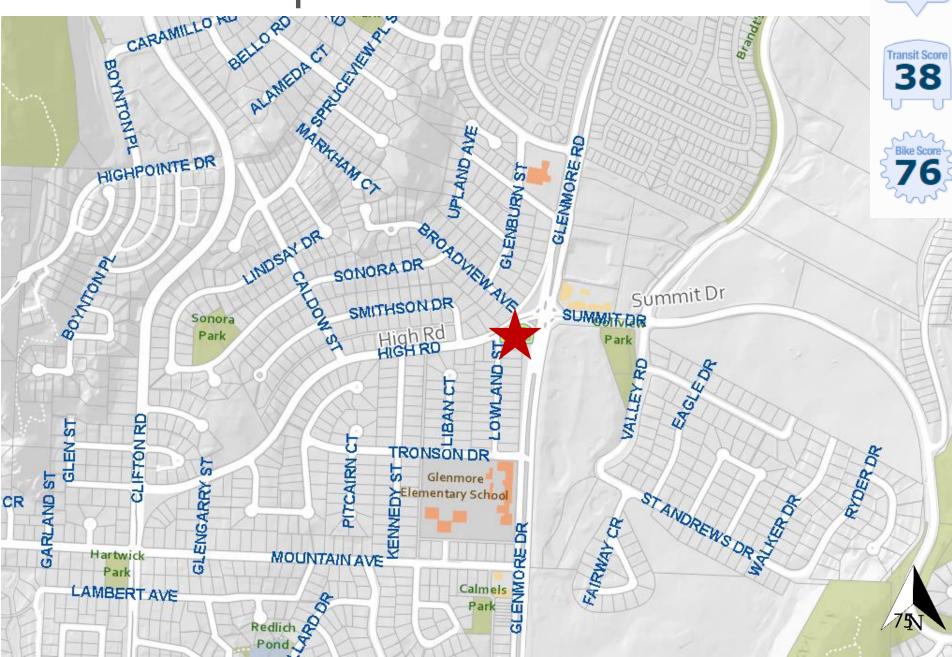


Development Process





Context Map



Walk Score

45

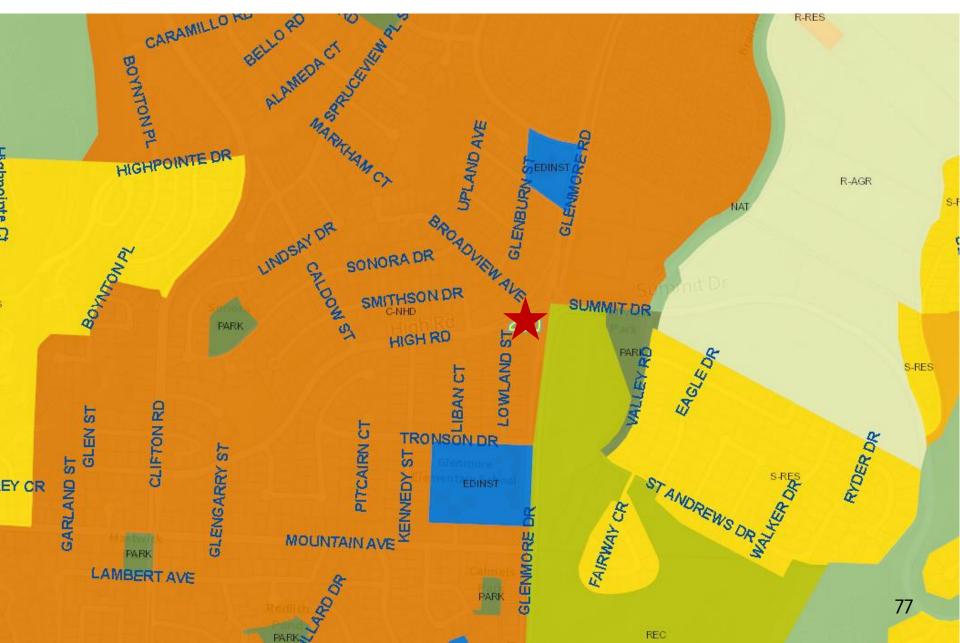
Transit Stops





OCP Future Land Use



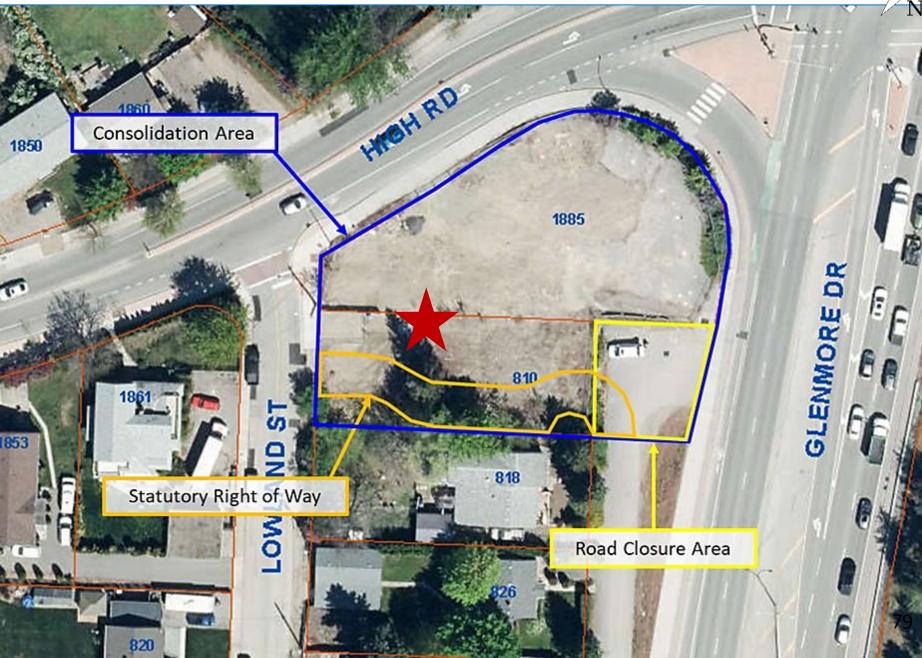


Subject Property Map





Road Closure & SRW





Project Details

- The property has Future Land Use Designation of Core-Area Neighbourhood.
- Directly fronts onto Glenmore Drive, which is a Transit Supportive Corridor (TSC).
- The Rezoning to the MF3r zone is to facilitate the construction of an apartment housing.
 - Rental-only
 - Application is proposed at 50 units
 - Vehicle entry will be off Lowland Street





OCP Objectives & Policies

Policy 5.2.1. Transit Supportive Corridor Densities.

- The proposal adds meaningful and important density along Glenmore Drive, which is a Transit Supportive Corridor
- Policy 5.11.1. Diverse Housing Tenures.
 - The proposal is adding rental housing stock into an existing neighbourhood and the rental is guaranteed through the rental only subzone.





Staff Recommendation

Staff recommend support for the proposed rezoning as it is consistent with:

- OCP Future Land Use C-NHD
- OCP Objectives in Chapter 5 Core Area
 - Transit Supported Corridor Policies
 - Rental Housing
- Development Permit to follow.



Report to	Council
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Date:	May 15, 2023
То:	Council
From:	City Manager
Subject:	Road Closure of Excess Municipal Land Adjacent to 1885 High Rd & 810 Glenmore Rd
Department:	Real Estate

Recommendation:

THAT Council receives, for information, the report from the Real Estate department dated May 15, 2023, recommending that Council adopt the proposed closure of excess road adjacent to 1885 High Road & 810 Glenmore Road;

AND FURTHER THAT Bylaw No. 12529 being proposed road closure of a portion of road adjacent to 1885 High Road and 810 Glenmore Road, be given reading consideration.

Purpose:

To close a 309.5-meter squared portion of excess road for consolidation with the adjacent parcel at 1885 High Road.

Background:

The proposed road closure (shown as "Road to be Closed" on the attached Schedule 'A') will allow for the consolidation of the road closure area with the adjacent properties to achieve a multi-family housing development.

Legal/Statutory Authority: *Community Charter*, SBC 2003, c. 26 s. 26 and s.40

Considerations not applicable to this report:

Internal Circulation: Legal/Statutory Procedural Requirements: Existing Policy: Financial/Budgetary Considerations: External Agency/Public Comments: Communications Comments: May 15, 2023 Council Page **2** of **2**

Submitted by: B. Walker, Real Estate Services Manager

Approved for inclusion: J. Säufferer, Real Estate Department Manager

Attachments: Schedule A – Survey Plan

- cc: T. Caswell, Planner II
 - D. Strachan, Community Planning and Development Manager
 - C. Williams, Senior Transportation Planning Engineer
 - N. Chapman, Development Engineering Manager

CITY OF KELOWNA

BYLAW NO. 12529

<u>Road Closure and Removal of Highway Dedication Bylaw</u> (Portion of Road Adjacent to 1885 High Rd & 810 Glenmore Rd)

A bylaw pursuant to Section 26 and 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway Adjacent to 1885 High Rd & 810 Glenmore Rd

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

- 1. That portion of highway attached as Schedule "A" comprising 309.5 m² shown in bold black as Road to be Closed on the Reference Plan prepared by Javier Siu, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
- 2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this

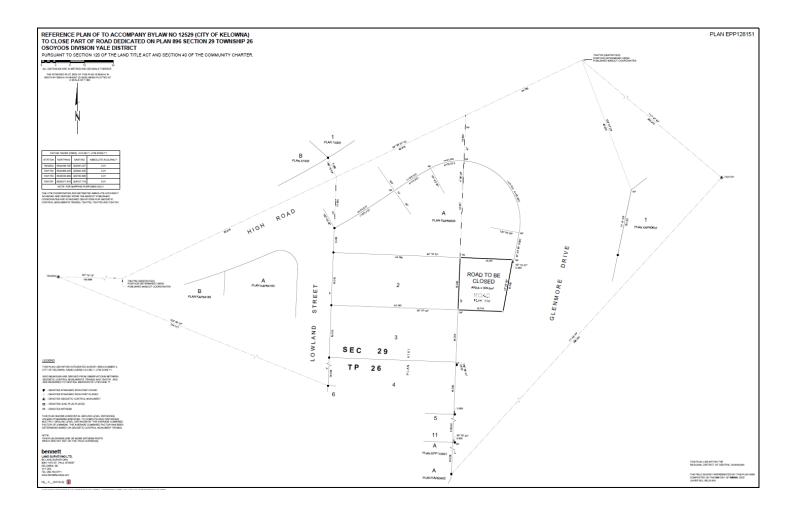
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Bylaw No. 12529 - Page 2

Schedule "A"







Date:	May 15, 2023			
То:	Council			
From:	City Manager			
Department:	Development F	Planning		
Application:	Z23-0010		Owner:	Various Owners
Address:	385 & 405 Leathead Rd and 530 & 540 Dougall Rd N		Applicant:	Western Canadian Properties Group Ltd.
Subject:	Rezoning Application			
Existing OCP Designation:		UC – Urban Centre		
Existing Zone: UC4		UC4 – Rutland Urban C	entre	
Proposed Zone:		UC4r – Rutland Urban (Centre Rental C	Dnly

1.0 Recommendation

THAT Rezoning Application No. Z23-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot A Section 26 Township 26 ODYD Plan 17758, located at 540 Dougall Rd N, Kelowna, BC;
- b. Lot B Section 26 Township 26 ODYD Plan 17758, located at 530 Dougall Rd N, Kelowna, BC;
- c. Lot 19 Section 26 Township 26 ODYD Plan 3476 Except Plan A12943, located at 405 Leathead Rd, Kelowna, BC;
- d. Lot A Section 26 Township 26 ODYD Plan KAP80294, located at 385 Leathead Rd, Kelowna, BC;

from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 15, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the UC4r - Rutland Urban Centre (Rental Only) zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre. The proposed rental apartment housing use is consistent with OCP Policies which encourage medium and high density residential development and diverse housing tenures within the Urban Centre.

4.0 Site Context & Background

4.1 <u>Site Context</u>

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assembly
East	UC4 – Rutland Urban Centre	Semi-Detached Housing
South	UC4 – Rutland Urban Centre	Single Detached Housing
West	UC4 – Rutland Urban Centre	Single Detached Housing

Subject Property Map: 385 & 405 Leathead Rd and 530 & 540 Dougall Rd N



The subject properties are located at the intersection of Leathead Road and Dougall Rd N at the northern boundary of the Rutland Urban Centre. The properties to the north are designated Core Area Neighbourhood and are used for religious assembly. Properties to the east, west, and south are designated and zoned as Urban Centre. There are public transit stops on Leathead Road within 100 m of the subject properties.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.		
Policy 4.1.6 High	Direct medium and high density development to Urban Centres to provide a	
Density Residential	greater mix of housing near employment and to maximize use of existing and	
Development	new infrastructure, services, and amenities.	
	The proposed rezoning would increase residential density within the Urban Centre.	
Policy 4.12.3	Encourage a range of rental and ownership tenures that support a variety of	
Diverse Housing	households, income levels and life stages. Promote underrepresented forms of	
Tenures	tenure, including but not limited to co-housing, fee simple row housing, co-ops,	
	and rent-to-own.	
	The proposed Rental Only zoning will ensure the proposed apartment housing will	
	be developed and maintained as long-term rental units.	

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

• See Attachment A

7.0 Application Chronology

Date of Application Accepted:February 15, 2023Date Public Consultation Completed:April 21, 2023

Report prepared by:	Mark Tanner, Planner II
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A This forms part of application # 223-0010 City of Planner Initials MT Community PLANING

Date:March 16, 2023File No.:Z23-0010To:Urban Planning (MT)From:Development Engineering Manager (NC)Subject:385 - 405 Leathead Rd & 530-540 Dougall Rd NUC4 to UC4r

The Development Engineering Department has the following requirements associated with this Rezoning application to rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre (Rental Only) zone.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP23-0028.

The Development Engineering Technician for this file is Sarah Kelly (skelly@kelowna.ca).

1. PROPERTY-RELATED REQUIREMENTS

- a. Approximately 3.5 m road dedication along the entire Dougall Rd N frontage of 385 Leathead Rd is required to achieve a ROW width of 20 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 2.5 m road dedication along the entire Leathead Rd frontage of 385 Leathead Rd and 405 Leathead Rd is required to achieve a ROW width of 25 m in accordance with OCP Functional Road Classification objectives.
- c. A road dedication of 6.0 m radius at the corner of Leathead Rd and Dougall Rd N is required to achieve adequate maneuverability to the site.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with RWD for all water servicing and fire protection requirements.
- b. All fire flow calculations are to be provided to the City's Development Engineering Department upon submittal of Building Permit application or off-site civil engineering drawings, as the case may be. Confirmation of adequate servicing to meet land use requirements and fire protection (150 L/s) from RWD must be provided to the City Engineer prior to issuance of Building Permit.



3. ROADWAY AND STREETSCAPE

- a. Leathead Rd is classified in the 2040 OCP as an Urban Center Minor Arterial with Bike Lanes and must be upgraded to an urban SS-R15 (modified) standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Laneway must be upgraded to an SS-R2 standard along the full frontage of this proposed development, drainage system, burial of overhead wires and removal of poles as necessary to ensure minimum 6 m unencumbered ROW width, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- a. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- b. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

4. POWER AND TELECOMMUNICATION SERVICES

- a. In accordance with Council Policy 101, burial of existing overhead wires will be required on all frontages. Developer must make arrangements with the applicable electric power, telephone, and cable transmission companies to arrange for this work. Designs must be submitted to the Development Engineering Branch at the same time as other "issued for construction" drawings.
- b. All proposed service connections are to be installed underground. It is the Developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City's approval before commencing construction.
- c. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

5. DESIGN AND CONSTRUCTION OF OFFSITE WORKS

- a. Offsite Works and Services are required of this development as outlined above. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to issuance of Building Permit.
- b. Design of all offsite works and site servicing must be completed in accordance with Subdivision, Development, and Servicing Bylaw No. 7900 and is subject to the approval of the City Engineer prior to construction or execution of a Servicing Agreement.



Z23-0010 - 385 - 405 Leathead Rd & 530-540 Dougall Rd N

- i. See Bylaw 7900 Sections 6.0, 7.0, and 9.0, as well as Schedule 4 for procedural guidance, approval requirements, and design standards.
- ii. Design must be completed by a suitably qualified and experience Consulting Engineer.
- iii. Engineering drawing submissions are to be in accordance with *Council Policy* 265 *Engineering Drawing Submission Requirements*. Drawings must be submitted digitally in PDF format and sealed in accordance with EGBC Guidelines.
- c. A Servicing Agreement is required for all Works and Services on City lands (Offsite Works).
 - i. The Servicing Agreement must be in the form of Schedule 2 of Bylaw 7900.
 - ii. The Developer's Consulting Engineer, prior to preparation of a Servicing Agreement, must provide adequate drawings and estimates for the Works to the City Engineer.
 - iii. Bylaw 7900, Part 3 Security for Works and Services, Sections 7.1 7.2, describes the Security requirements of an Owner for entering into Servicing Agreements. Security must be in the form of an irrevocable letter-of-credit, bank draft, or certified cheque.
- d. Construction of the required Works and Services must be completed in accordance with Bylaw 7900 requirements and is subject to several approvals prior to work commencing. These include, but are not necessarily limited to, the following:
 - i. Before any construction of the Works commences, design drawings must be reviewed and approved for construction by the City Engineer.
 - ii. A "Consulting Engineering Confirmation Letter" (City template provided upon request) must be executed by the Owner and Consulting Engineer and provided to the City.
 - iii. The Developer's Consulting Engineer must undertake adequate inspections during construction of the Work, as outlined in EGBC's *Guide to the Standard for Documented Field Reviews During Implementation or Construction*. A Quality Control and Assurance Plan acceptable to the City Engineer must be submitted prior to construction approval. Refer to Bylaw 7900, Schedule 3.
 - iv. Insurance requirements are outlined in Bylaw 7900, Section 7.3. A compliant Certificate of Insurance must be provided prior to construction approval.
 - v. Contractor must provide a current WorkSafe BC Clearance Letter.
- e. Construction completion, maintenance period, and return of Performance Security requirements are outlined in Bylaw 7900, Sections 9.5 9.7 and Sections 10.0 10.4.

6. CHARGES, FEES, AND SECURITIES

- a. Fees per the "Development Application Fees Bylaw" include:
 - i. Engineering and Inspection Fee: 3.5% of offsite works and services (plus GST).

Nelson Chapman, P.Eng. Development Engineering Manager

CITY OF KELOWNA

BYLAW NO. 12530 Z23-0010 385, 405 Leathead Road & 530, 540 Dougall Road North

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot A Section 26 Township 26 ODYD Plan 17758, located on Dougall Rd N, Kelowna, BC;
 - b. Lot B Section 26 Township 26 ODYD Plan 17758, located on Dougall Rd N, Kelowna, BC;
 - c. Lot 19 Section 26 Township 26 ODYD Plan 3476 Except Plan A12943, located on Leathead Rd, Kelowna, BC;
 - d. Lot A Section 26 Township 26 ODYD Plan KAP80294, located on Leathead Rd, Kelowna, BC;

from the UC₄ – Rutland Urban Centre zone to the UC₄r – Rutland Urban Centre Rental Only zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

City of **Kelowna**

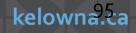
Z23-0010 385 & 405 Leathead Rd and 530 & 540 Dougall Rd N

Rezoning Application



Purpose

To rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC₄r – Rutland Urban Centre (Rental Only) zone to facilitate the development of rental apartment housing.

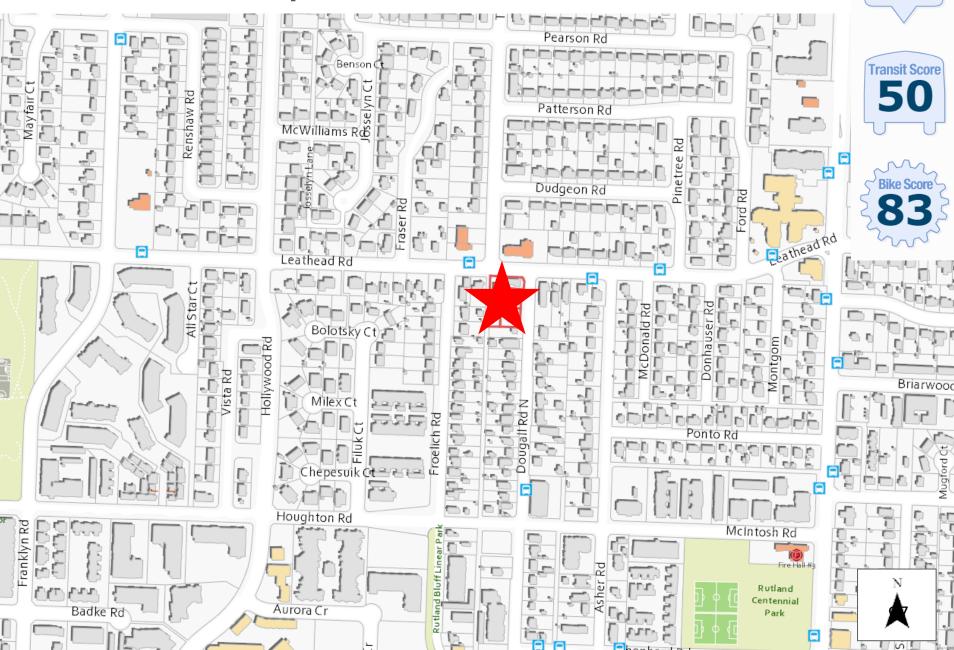


Development Process





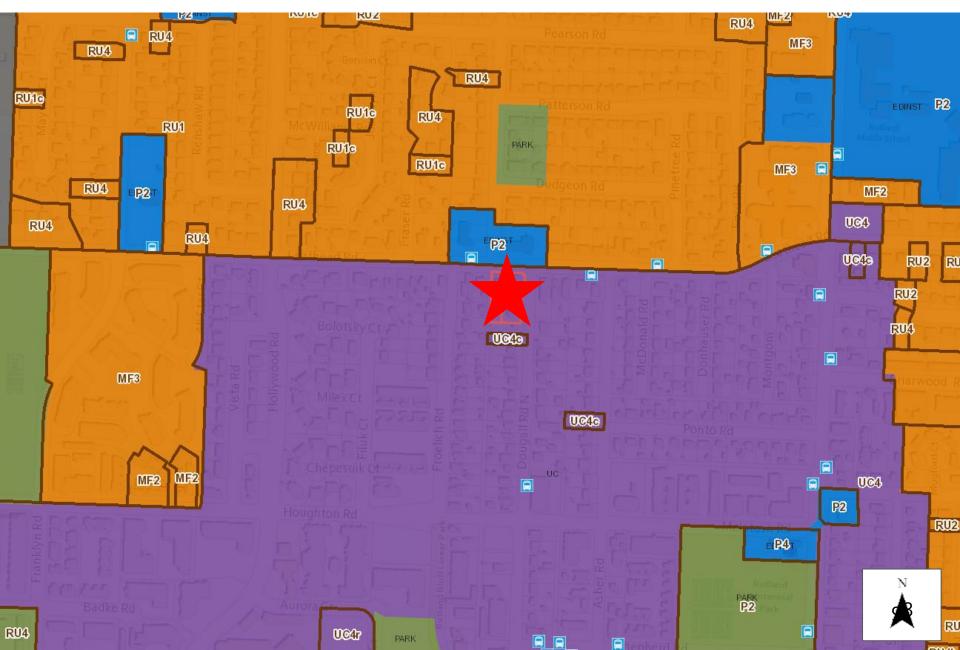
Context Map



Walk Score

6

OCP Future Land Use



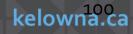
Subject Property Map





Project Details

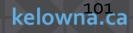
- UC4 Rutland Urban Centre zone to UC4r Rutland Urban Centre (Rental Only)
 - Facilitate construction of apartment housing
 - Long-term rental housing
 - Vehicle access from lane





OCP Objectives & Policies

- Policy 4.1.6 High Density Residential Development
 Direct medium and high density development to the Urban Centres
- Policy 4.12.3 Diverse Housing Tenures
 Encourage a range of rental and ownership tenures





Staff Recommendation

Staff recommend support for the proposed rezoning as it is consistent with:

- OCP Future Land Use: Urban Centre
- OCP Policies:
 - Policy 4.1.6 High Density Residential Development
 - Policy 4.12.3 Diverse Housing Tenures







Date:	May 15 th , 2023			
То:	Council			
From:	City Manager			
Department:	Development P	lanning Department		
Application:	Z22-0080		Owner:	Petterson Financial Investment Limited, Inc.No. BC1351792
Address:	550-552 Patters	son Ave	Applicant:	CM Designs LTD – Curtis Mitchell
Subject:	Rezoning Application			
Existing OCP De	esignation:	C-NHD – Core Area Nei	ighbourhood	
Existing Zone:		RU4 – Duplex Housing		
Proposed Zone:		MF1 – Infill Housing		

1.0 Recommendation

THAT Rezoning Application No. Z22-0080 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 14 ODYD PLAN 3249, located at 550-552 Patterson Ave, Kelowna, BC from the RU4 – Duplex Housing zone to the MF1 – Infill Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 15th, 2023.

2.0 Purpose

To rezone the subject property from the RU_4 – Duplex Housing zone to the MF_1 – Infill Housing zone to facilitate the development of four-plex housing.

3.0 Development Planning

Development Planning Staff support the rezoning application to MF1 – Infill Housing zone to facilitate the development of four-plex housing. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of C-NHD – Core Area Neighbourhood, which speaks to the

accommodation of ground-oriented multi-unit housing. The application meets several Official Community Plan policies including ground-oriented housing development and sensitive infill. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 <u>Project Description</u>

The proposed rezoning from RU4 to MF1 is to facilitate the development of four-plex housing on the subject property. The proposal consists of four 3-bedroom units, each with a rooftop amenity. Sufficient parking is provided on site in the form of a detached garage, with an additional gravel visitor stall. The application indicates that the proposed MF1 land use is consistent with the Official Community Plan and the development concept can be constructed to meet all Zoning Bylaw regulations without any variances.

4.2 <u>Site Context</u>

The subject property is zoned MF₁ – Infill Housing and has a Future Land Use Designation of C-NHD – Core Area Neighbourhood. The property is located on Patterson Ave and is within the Pandosy neighbourhood. The surrounding area is primarily residential housing zoned MF₁ – Infill Housing and RU₄ – Duplex Housing. The property is within 50 m of the Pandosy Street Transit Supprotive Corridor.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Two Single Detached Dwellings
East	MF1 – Infill Housing	Four-plex
South	RU4 – Duplex Housing	Two Single Detached Dwellings
West	RU4 – Duplex Housing	Single Detached Dwelling



Subject Property Map: 550 Patterson Ave

5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 5.3 Design residential infill to be sensitive to neighbourhood context		
Policy 5.3.1	Encourage gentle densification in the form of ground-oriented residential uses	
Ground Oriented	such as houseplexes, townhouses and narrow lot housing to approximately 2	
Infill	storeys, maintaining residential uses and setbacks that reflect the existing	
	development pattern. Consider opportunities for greater height and massing at	
	block ends and along Active Transportation Corridors as outlined in Figure 5.3.	
	The proposal consists of 3-bedroom units, in the form of a 2-storey, ground-oriented	
	fourplex development. The proposal maintains appropriate setbacks and is	
	consistent with residential uses in the neighbourhood.	

6.0 Application Chronology

Date of Application Accepted:	December 14, 2022
Date Public Consultation Completed:	December 16, 2022

Report prepared by:	Sara Skabowski, Planner I
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Conceptual Site Plan



CITY OF KELOWNA

MEMORANDUM

Date:	January 9, 2023	
File No.:	Z22-0080	
То:	Planning and Development Officer (SS)	
From:	Development Engineering Manager (NC)	
Subject:	550-552 Patterson Ave.	RU4 - MF1

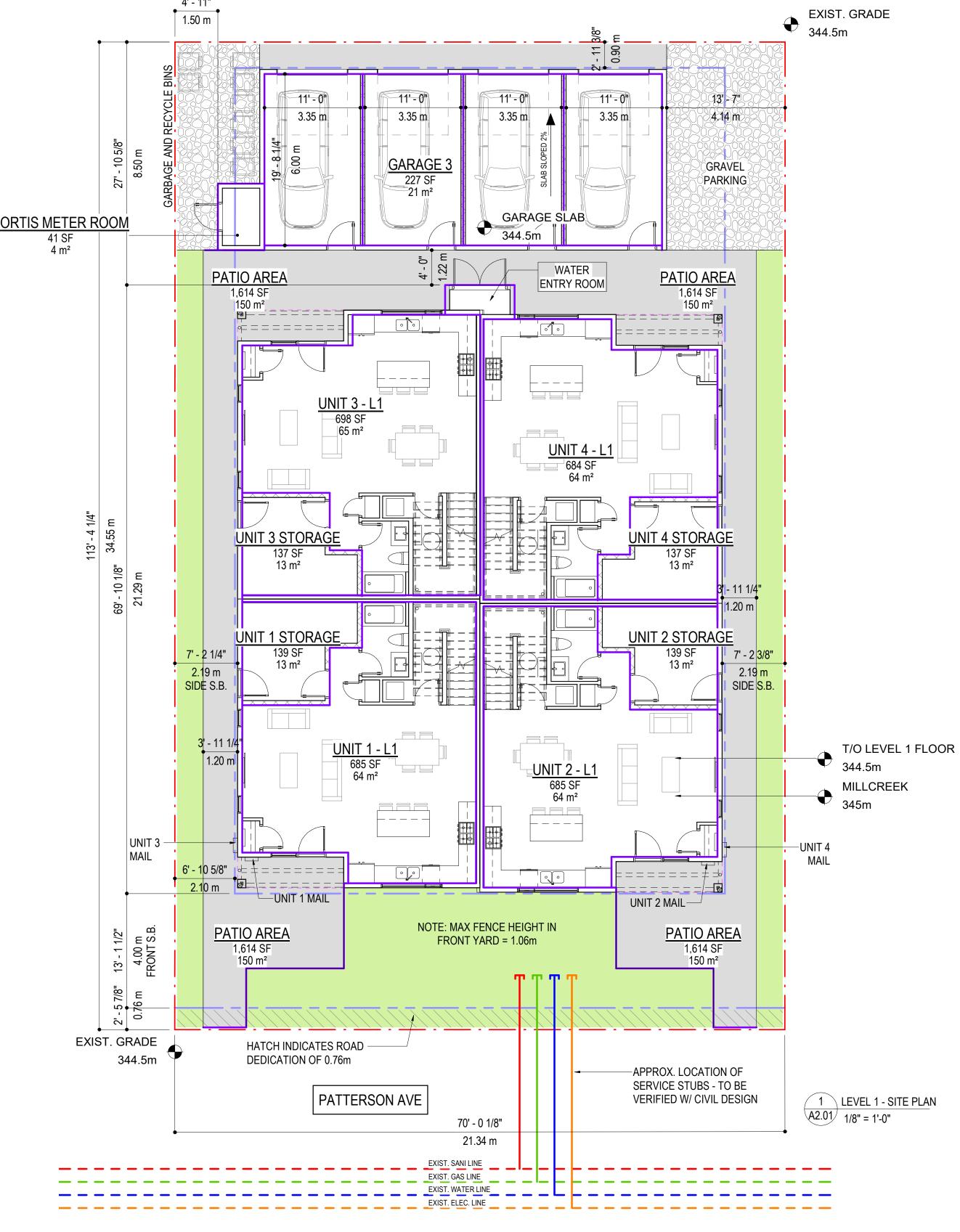
The Development Engineering Branch has the following requirements associated with this application to rezone the subject property from RU4- Duplex Housing zone to MF1- Infill Housing zone to facilitate a fourplex development. The Development Technician for this file is Aaron Sangster (asangster@kelowna.ca).

The remaining Works and Services requirements will be applicable at time of Building Permit application and are contained in the Development Engineering Memo for Development Permit under file DP22-0234.

- a. Dedicate 0.76m width along the full frontage of Patterson Ave.
- b. The Bylaw requirement for minimum available fireflow to multifamily residential lots is 90 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the necessary fire flows, the applicant must upgrade the existing system at their cost. Please contact the development technician for this file to arrange for formal modelling analysis to be completed.

Nelson Chapman, P.Eng. Development Engineering Manager

AS





REZONE TO MF1

ZONING REQUIREMENTS	MAIN BUILDING	
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.0m	4.0m
FLANKING SIDEYARD SETBACK	N/A w/ INSIDE LOT	-
SIDE SETBACK	2.1m (lots wider than 17.0m)	2.19m
REAR SETBACK	3.0m (0.9m FROM LANE)	8.5m
PARCEL SIZE	350 SM	737.2 SM (7,935 SF)
BUILDING HEIGHT	8.0m or 2 storeys	7.10m (23'-0")
LEVEL 1 PARCEL COVERAGE AREA	405.46SM (55%)	305.6 SM (4-PLEX ON
TOTAL PARCEL COVERAGE %	55%	41.5% (4-PLEX ONLY)
TOTAL IMPERVIOUS COVERAGE %	-	134.6 SM (18.3%)
TOTAL COMBINED COVERAGE %	75%	SEE CALC. IN NEXT T
TOTAL OCCUPIED FLOOR AREA	-	576 SM (6,200 SF)
FLOOR AREA RATIO (FAR)	0.8	0.781
ZONING REQUIREMENTS	ACCESSORY BUI	
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4 0m	27 27m

N/A

RU4 MF1

4-PLEX BUILDING

550 PATTERSON AVE

LOT 2, DISTRICT LOT 14, PLAN KAP3249

SINGLE FAMILY HOME + CARRIAGE HOUSE

550 PATTERSON AVE, KELOWNA, BC, V1Y 5C6

ZONING SUMMARY

DEVELOPMENT PERMIT AREA

LEGAL DESCRIPTION

EXISTING ZONING

PROPOSED ZONING EXISTING LEGAL USE

PROPOSED LEGAL USE

ADDRESS

	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.0m	27.27m
SIDE SETBACK	2.1m (lots wider than 17.0m)	3.45sm
REAR SETBACK	3.0m (0.9m FROM LANE)	0.9m
BUILDING HEIGHT	8.0m or 2 storeys	3.97m +/-
LEVEL 1 PARCEL COVERAGE AREA	405.46SM (55%)	83.4 SM
TOTAL PARCEL COVERAGE %	55%	11.31% (DETACHED GA
TOTAL PARCEL COVERAGE %	55%	52.8% (ALL BUILDINGS
TOTAL COMBINED COVERAGE %	75%	71.11%
DISTANCE BETWEEN BUILDINGS	-	1.22m

PARKING REQUIREMENTS MAIN BUILDING

NOTES:	
1. PARKING STALL CALCULATIONS (PER 8.2.13 Cofk BYLAW)	

A. ANY FRACTION LESS THAN 0.5 ROUNDS DOWN

AMENITY AREA MAIN BUILDING		
SIZE OF ACCESSIBLE VEHICLE	6.0m x 3.7m x 2.3m H	
SIZE OF SMALL VEHICLE	4.8m x 2.3m x 2.0m H	
SIZE OF REGULAR VEHICLE	6.0m x 2.5m x 2.0m H	
% OF SMALL CAR SPACES	100%	-
% OF REGULAR CAR SPACES	0%	4 SPACES (100%)
TOTAL # OF SPACES	4 SPACES	5 SPACES
# OF ACCESSIBLE SPACES	N/A FOR MF1 WITH 4 UNITS	
# OF VISITOR STALLS	N/A FOR MF1 WITH 4 UNITS	
# OF SPACES (3 BEDROOM UNITS)	4 SPACES	4 SPACES
	ZONING STANDARD	PROPOSED
B. ANY FRACTION GREATE	R THAN 0.5 ROUNDS UP	

ZONING STANDARD PROPOSED AMENITY SPACE (1 BEDROOM +) N/A +/-70 SM / UNIT COMMON AMENITY SPACE N/A

Drawing Title

ANALYSIS

	Date	Revision
	2022-12-02	ISSUED FOR REZONING & DEVELOPMENT PERMIT
tht res	erved. This plan and design is and a	at all times remains the exclusive property of CM Designs LTD. CM Designs LTD. is not a

SURVEY REQUIRED PRIOR TO FINAL RELASE OF IFC DRAWINGS

ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL



true North

LOCATION PLAN - N.T.S.

No.

01

03

NOTES:



1 LEVEL 1 - SITE PLAN

Z22-0080

Planner Initials

Project Title 550 PATTERSON AVE

550 PATTERSON AVE, KELOWNA, BC, V1Y 5C6 LOT 2, DISTRICT LOT 14, PLAN KAP3249

SITE PLAN, LANDSCAPE

PLAN & ZONING





PARCEL SIZE				
	FARGEL SIZE			
Name	Area	Area (SM)		
PARCEL SIZE	7,935 SF	737.2 m ²		
	7,935 SF	737.2 m ²		
	GARAGE AREA			
Name	Area	Area (SM)		
GARAGE 3	227 SF	21.1 m ²		
GARAGE 4	227 SF	21.1 m ²		
GARAGE 2	222 SF	20.6 m ²		
GARAGE 1	222 SF	20.6 m ² 83.4 m ²		
	898 SF	83.4 m ²		
LEVEL	LEVEL 1 IMPERVIOUS AREA			
Name	Area	Area (SM)		
PATIO AREA	1,614 SF	149.9 m ²		
	1,614 SF	149.9 m²		
PR	IVATE OPEN AF	REA		
Name	Area	Area (SM)		
UNIT 3 - ROOF	725 SF	67.4 m ²		
AMENITY				
UNIT 4 - ROOF AMENITY	725 SF	67.4 m²		
UNIT 2 - ROOF AMENITY	725 SF	67.4 m²		
UNIT 1 - ROOF AMENITY	725 SF	67.4 m ²		
	2,900 SF	269.4 m ²		
	AREA PER UNI	Г		
Name	Area	Area (SM)		
UNIT 1 - L1	685 SF	63.6 m ²		
UNIT 1 - L2	865 SF	80.4 m ²		
UNIT 1 - ROOF	725 SF	67.4 m²		
	120.05	10.02		
UNIT 1 STORAGE	139 SF	12.9 m ²		
2,414 SF 224.3 m ²				
	GARAGE AREA			
	GARAGE AREA	1		
Name	Area	Area (SM)		
GARAGE 3	Area 227 SF	Area (SM) 21.1 m ²		
GARAGE 3 GARAGE 4	Area 227 SF 227 SF	Area (SM) 21.1 m ² 21.1 m ²		
GARAGE 3 GARAGE 4 GARAGE 2	Area 227 SF 227 SF 222 SF	Area (SM) 21.1 m ² 21.1 m ² 20.6 m ²		
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Drawing Number



Job No.	18 - 1816	
Scale	As indicated	107

CITY OF KELOWNA

BYLAW NO. 12531 Z22-0080 550-552 Patterson Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 District Lot 14 ODYD Plan 3249, located on Patterson Avenue, Kelowna, BC from the RU4 Duplex Housing zone to the MF1 Infill Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

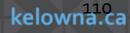
City of **Kelowna**

Z22-0080 550 Patterson Ave Rezoning Application

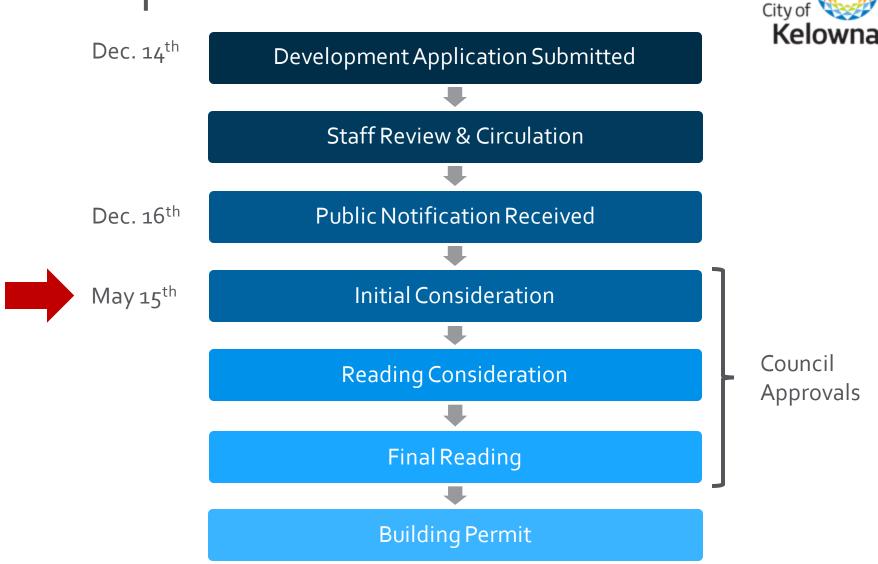


Purpose

To rezone the subject property from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone to facilitate the development of four-plex housing on the subject property.



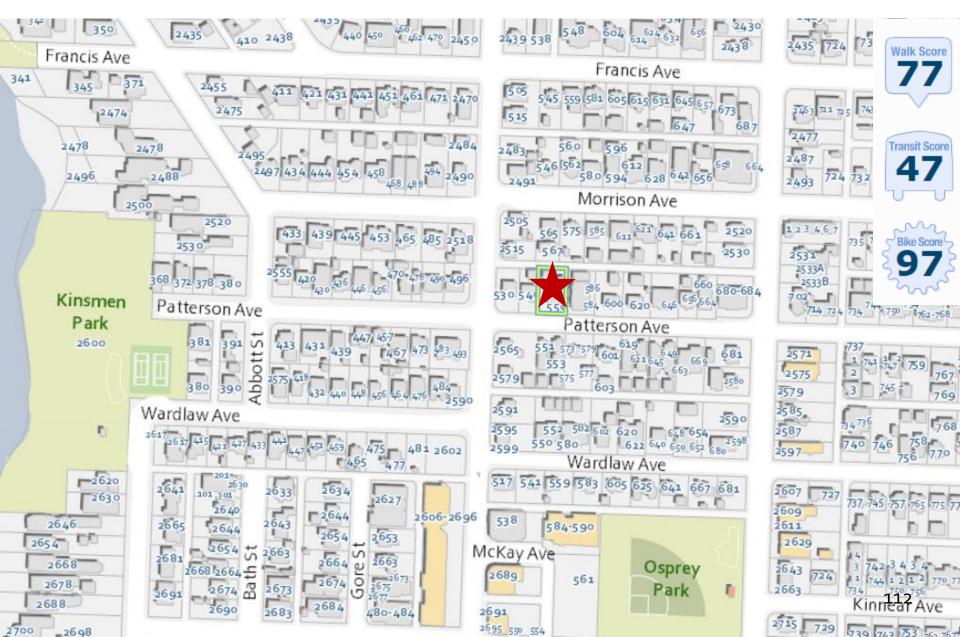
Development Process



kelowna.ca

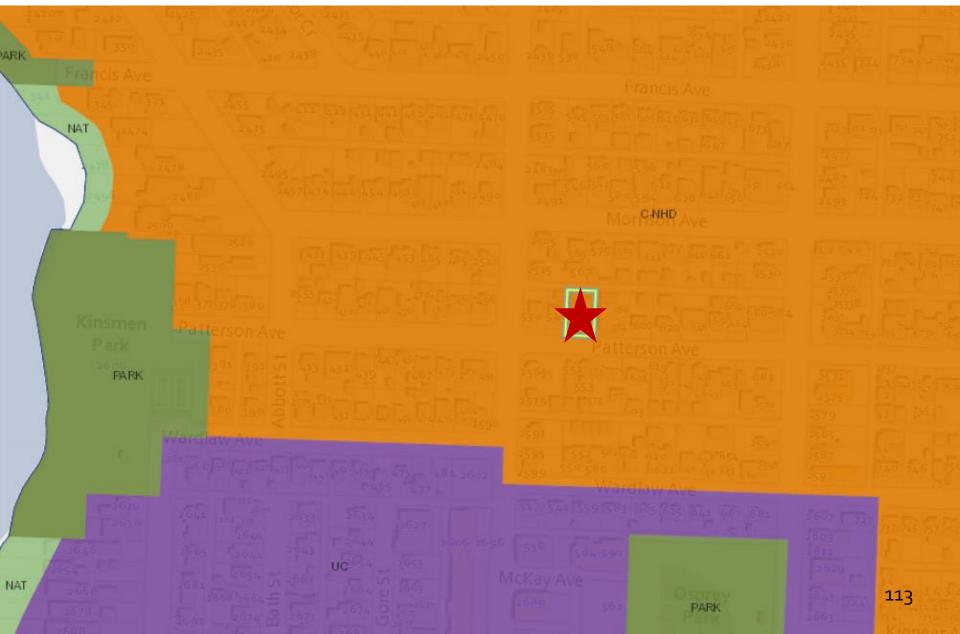
Context Map





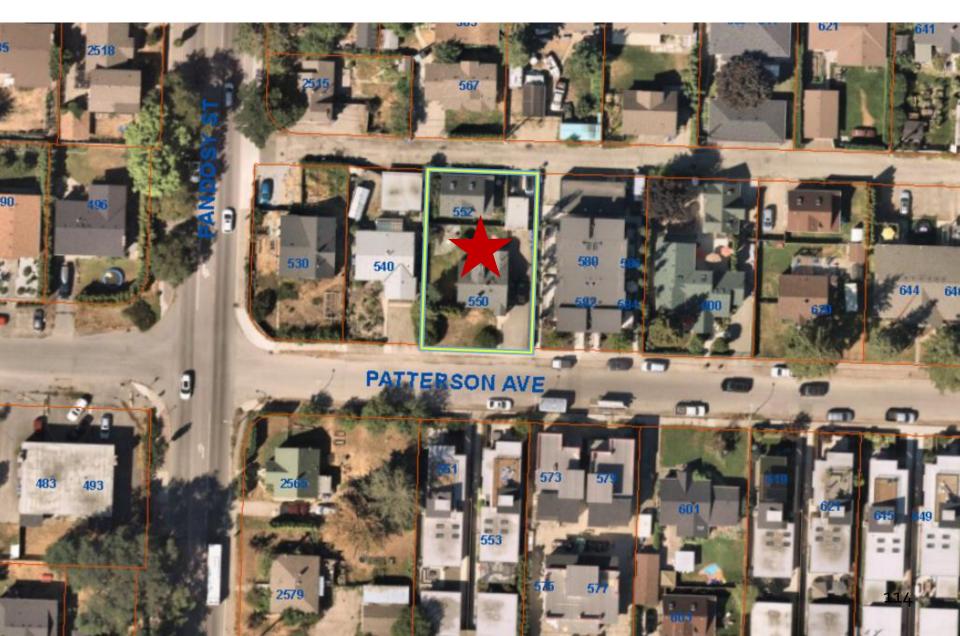
OCP Future Land Use





Subject Property Map





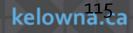


Project Details

Core Area Neighbourhood (C-NHD)
 Pandosy Street (50 m) – Transit Supportive Corridor

► MF1 – Infill Housing

- Four-plex with detached garage
- Consistent with residential uses in the neighbourhood
- Zoning Bylaw Regulations
 - Maintains setbacks and development regulations



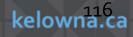


OCP Objectives & Policies

Policy 5.3.1 Ground Oriented Infill

- Low density, ground-oriented
- Houseplexes, townhouses, single detached dwelling

Sensitive infill

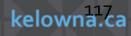




Staff Recommendation

Staff recommend support for the proposed Rezoning as it is consistent with:

- OCP Future Land Use C-NHD
- OCP Objectives and Policies
 - Sensitive infill
 - Ground-oriented



CITY OF KELOWNA

BYLAW NO. 12468 Z22-0063 305 Dougall Road N

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan EPP127489 from the UC4 Rutland Urban Centre zone to the UC4r Rutland Urban Centre (Rental Only) zone;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 23rd day of January, 2023.

Approved under the Transportation Act this 27th day of January, 2023.

Audri Henry

(Approving Officer – Ministry of Transportation)

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

				City of Kelowna
Date:	May 15, 2023			
То:	Council			
From:	City Manager			
Department:	Development F	Planning		
Application:	DP22-0190		Owner:	285 Dougall Road Development Ltd., Inc. No. BC1348727
Address:	305 Dougall Ro	ad N	Applicant:	Zeidler Architecture – Steven Belt
Subject:	Development F	Permit Application		
Existing OCP D	esignation:	UC – Urban Centre		
Existing Zone:		UC4r - Rutland Urban (Centre (Rental (Only)

1.0 Recommendation

REPORT TO COUNCIL

THAT Rezoning Bylaw No. 12468 be amended at third reading to revise the legal description of the subject property from Lots 16, 17, and 18 Section 26 Township 26 ODYD Plan 9924 to Lot A Section 26 Township 26 ODYD Plan EPP127489;

AND THAT final adoption of Rezoning Bylaw No. 12468 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0190 for Lot A Section 26 Township 26 ODYD Plan EPP127489, located at 305 Dougall Rd N, Kelowna, BC subject to the following:

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- 2. The exterior design and finished of the building to be constructed on the land be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land in accordance with Schedule "C";
- 4. The applicant to be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimate value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of apartment housing.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 6-storey apartment building. The proposal generally complies with the Official Community Plan (OCP) Policies for the Rutland Urban Centre by providing high density residential development which is in conformance with the Building Heights and Street Character mapping for the Rutland Urban Centre. The proposal generally conforms to the OCP Form and Character Development Permit Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Primary building facades and entries are oriented to the fronting streets to create street edge definition and activity;
- Off-street parking is accommodated underground and behind the building with access from the lane;
- Ground-oriented units accessible from the fronting street with semi-private entryways are provided;
- High quality amenity space is included, with features such as play areas, barbecues, and outdoor seating;
- A range of high quality materials and design features are provided, including substantial natural materials such as wood and masonry.

4.0 Proposal

4.1 <u>Project Description</u>

The applicant proposes a 6-storey rental apartment building on the subject property containing 7 bachelor units, 59 one-bedroom units, and 17 two-bedroom units. 55 parking stalls are provided in an underground parkade with an additional 14 surface stalls. All parking is accessed from the rear lane. The applicant is proposing to provide a cash-in-lieu payment of \$9,500.00 for one required parking stall.

A large amenity area is proposed on top of the underground parkade. Amenities in this area include playground equipment, a pergola, barbecue area, seating, and landscaping. A common amenity deck is also proposed on the 6th floor.

Exterior building materials include grey & white hardie board, grey & white hardie panels, wood composite panels, and grey brick. Landscape plantings include 14 new on-site trees, as well as a variety of shrubs, perennials, and grasses.

4.2 <u>Site Context</u>

The subject property is located at the intersection of McIntosh Road and Dougall Road N, in the Rutland Urban Centre. All surrounding properties are within the Urban Centre and development with a variety of single detached dwellings and apartment buildings. The Rutland Transit Exchange is 100 m to the south and Rutland Centennial Park is 175 m to the east.

Orientation	Zoning	Land Use	
North	UC4 – Rutland Urban Centre	Apartment Housing	
East	UC4 – Rutland Urban Centre	Apartment Housing	
South	UC4 – Rutland Urban Centre	Single Detached Housing	
West	UC4 – Rutland Urban Centre	Apartment Housing and Commercial (under construction)	

Specifically, adjacent land uses are as follows:

Subject Property Map: 305 Dougall Rd N



4.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA UC4r ZONE REQUIREMENTS PROPOSAL				
	Development Regulations			
Max. Floor Area Ratio	2.1	2.08		
Max. Site Coverage (buildings)	90%	41.6%		
Max. Site Coverage (buildings, parking, driveways)		89%		
Max. Height	6 storeys & 22 m	6 storeys & 19.2 m		
Min. Front Yard (north)	3.0 m	3.0 M		
Min. Flanking Side Yard (west)	3.0 m	3.0 M		
Min. Side Yard (east)	o.o m	>0.0 M		
Min. Rear Yard	o.o m	o.o m		
	Other Regulations			
Min. Parking Requirements 70 stalls 69 stalls*				
Min. Bicycle Parking	62 long-term spaces 6 short-term spaces	62 long-term spaces 6 short-term spaces		

Min. Common and Private Amenity	1362.5 m² (total)	1364 m² (total)	
Space	332 m² (common)	818 m² (common)	
* A cash in light normant is being provided for one parking stall			

* A cash-in-lieu payment is being provided for one parking stall.

5.0 Current Development Policies

Objective 4.7 Focus new development in Rutland strategically to locate a new high-density				
business and residential hub to support improved services and amenities.				
Policy 4.7.1 Rutland Building Heights	 Undertake a building heights study as part of an Urban Centre Plan process for the Rutland Urban Centre. Until this process is complete, support development in the Rutland Urban Centre that is generally consistent with the building heights outlined in Map 4.7 to accomplish the following: Focusing taller buildings between Shepherd Road, Dougall Road, Rutland Road, and Highway 33 to support the viability of Rutland's designated high streets, the Rutland Transit Exchange, and Rutland Centennial Park; Directing more modest heights along the Highway 33 and Rutland Road corridors to support transit use and the viability of commercial uses in those two corridors; 			
	• Tapering heights down towards surrounding Core Area Neighbourhoods.			
	The subject property is identified as 6-storeys in height on the Building Height map, which is consistent with the proposal. It is in close proximity to the Rutland Transit Exchange and Rutland Centennial Park.			
Policy 4.7.3 Rutland Retail	Support development in the Rutland Urban Centre that includes the following characteristics at grade, as outlined in Map 4.8:			
Street Hierarchy	• Retail space along Roxby Road and portions of Shepard and Asher Road, integrated with Roxby Square and a high quality urban streetscape experience, reinforcing these streets as the Urban Centre's high streets and creating a new centre for Rutland; and			
	• Retail space along designated retail streets, including central portions of Highway 33 and Rutland Road to reinforce those major transportation routes and streets surrounding Rutland's high streets to support the evolution of a new centre for Rutland.			
Dougall Rd N is identified as a mixed street where both commercial or uses would be supported at-grade. McIntosh Rd is identified as a mixed				
	street where both commercial and residential uses would be supported at-grade. The proposal includes entirely residential uses at-grade.			

6.0 Application Chronology

Date of Application Received: October 5, 2022

Report prepared by:	Mark Tanner, Planner II
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0190

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Development Permit





DP22-0190

This permit relates to land in the City of Kelowna municipally known as

305 Dougall Rd N

and legally known as

Lot A Section 26 Township 26 ODYD Plan EPP127489

and permits the land to be used for the following development:

Apartment Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	May 15, 2023
Development Permit Area:	Form & Character
Existing Zone:	UC4r – Rutland Urban Centre (Rental Only)
Future Land Use Designation:	UC – Urban Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:

285 Dougall Road Development Ltd., Inc. No. BC13348727

Applicant:

Zeidler Architecture

Terry Barton Development Planning Department Manager Planning & Development Services Date of Issuance



1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP22-0190 for Lot A Section 26 Township 26 ODYD Plan EPP127489 located at 305 Dougall Rd N, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit OR certified cheque OR a Surety Bond in the amount of \$155,497.50

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of \$9,500.00 required for 1 stall as part of the proposed development within the Rutland Urban Centre

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

PROJECT INFORMATION				
MUNICIPAL ADDRESS:	285 - 365 DOUGALL ROAD NORTH KELOWNA, BC			
LEGAL ADDRESS:	PLAN: KAP9924; TOWNSHIP 26; SECTION 26; LOTS: 16,17,18			
COMMUNITY:	RUTLAND			
LAND USE DESIGNATION:	UC4			
PARCEL AREA:	2,601.6 m ² AFTER DEDICATION: 2,200 m ²			
BUILDING AREA (FOOTPRINT):	939.62 m²			
UNIT COUNT:	LEVEL STUDIO 1 BED UNIT 2 BED UNIT TOTALS LEVEL 1 2 10 2 14 LEVEL 2 1 10 3 14 LEVEL 3 1 10 3 14 LEVEL 4 1 10 3 14 LEVEL 5 1 10 3 14 LEVEL 6 1 9 3 13 7 59 17 83			
BUILDING SITE COVERAGE:	41.6%			
MAIN FLOOR ELEVATION:	100' = 415.44 GEODETIC			
ROOF PEAK (FLAT ROOF):	434.38 GEODETIC			

WATER LINE

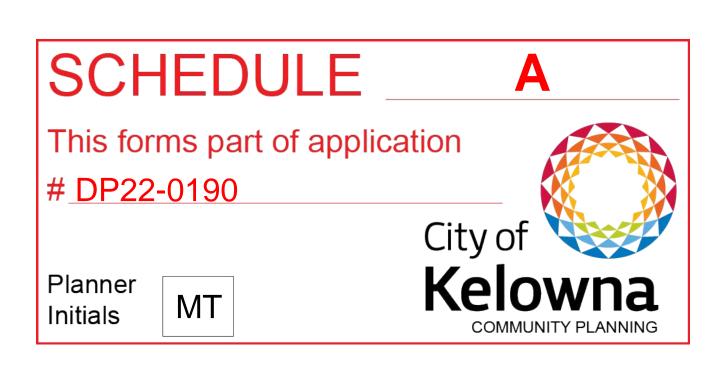
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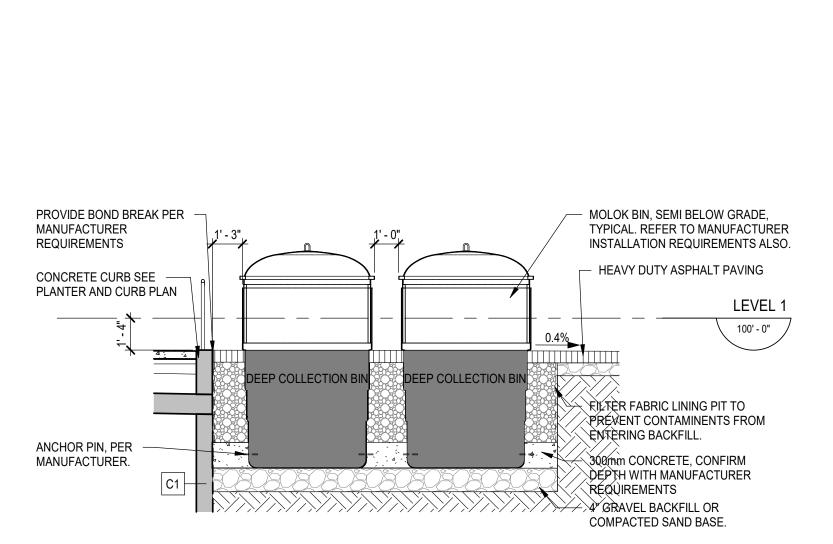
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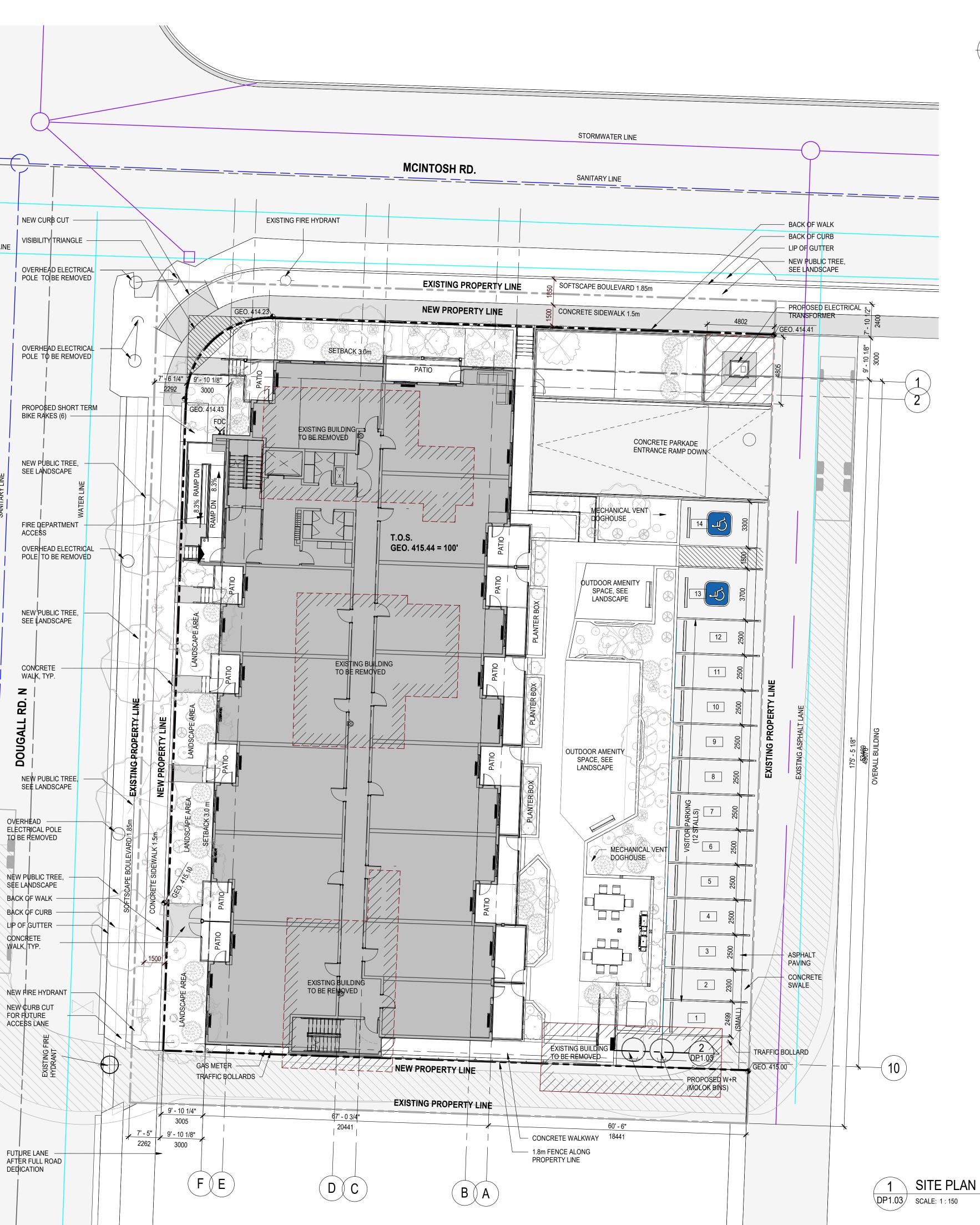
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SECTION DETAIL ^m/₂ W+R (MOLOK BINS) DP1.03 SCALE: 1/4" = 1'-0"



DP1.03

REVISION NO. 4 126

PROJECT NO. 222-050

DRAWING NO.

DRAWN Author

CHECKED Checker

SITE PLAN

TITLE

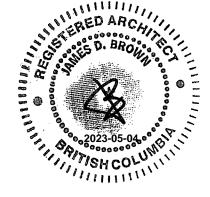
PROJECT ADDRESS 315 DOUGALL RD. N KELOWNA, BC

DOUGALL RD.

PROJECT

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3	DP RESPONSE 2	2023-02-2
4	DP RESPONSE 2R1	2023-05-0

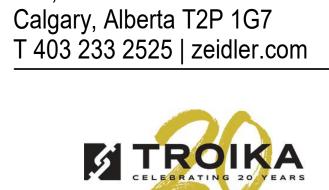


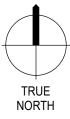


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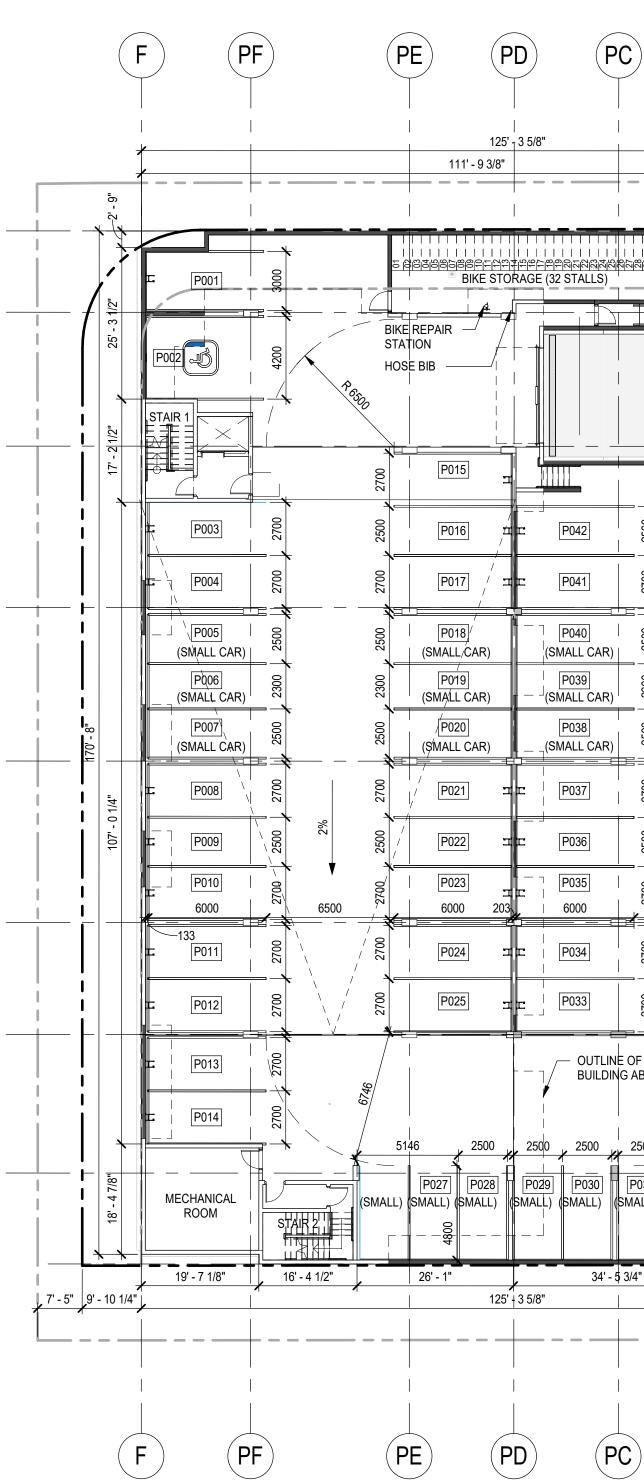


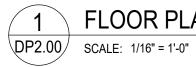


Zeidler Architecture

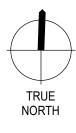
300, 640 - 8 Avenue SW







FLOOR PLAN - P1





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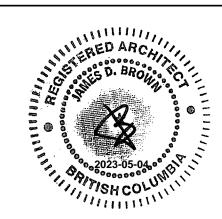
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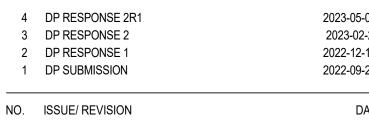


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2	DP RESPONSE 1	2022-12-12
1	DP SUBMISSION	2022-09-20



4	DP RESPONSE 2R1	2023-05
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1	DP SUBMISSION	2022-09

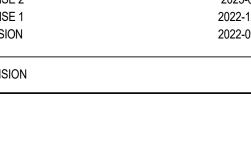
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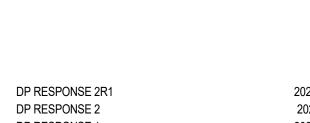
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3	DP RESPONSE 2	2023-02-2
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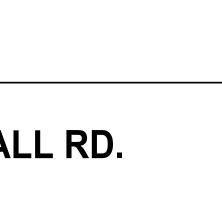
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2	DP RESPONSE 1	2022-12-12
1	DP SUBMISSION	2022-09-20
10.	ISSUE/ REVISION	DATE



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-(P1) ELECTRICAL ROOM -(P2) \leq -(P3) P043 (SMALL CAR) P044 (SMALL CAR) P045 -(P4) (SMALL CAR) P046 (SMALL CAR) P047 (SMALL CAR) P048 -(P5) (SMALL CAR) __________ 0027 P049 PARKADE 17056.52 ft² P050 HORIZONTAL WALL HUNG BIKE RACK (32) P051 449– -(P6) 6500 6000 P052 P053 -(P7) - OUTLINE OF BUILDING ABOVE P054 P055 2500 2500 -(**P8**) P031 P032 STORAGE -(P9) 34' - 5 3/4" 28' - 9 1/8" PC PB PA

(PB)

(PA)

13' - 6 1/4"

DOUGALL RD.

PROJECT

PROJECT ADDRESS

315 DOUGALL RD. N KELOWNA, BC

FLOOR PLANS

PARKADE & LEVEL 1

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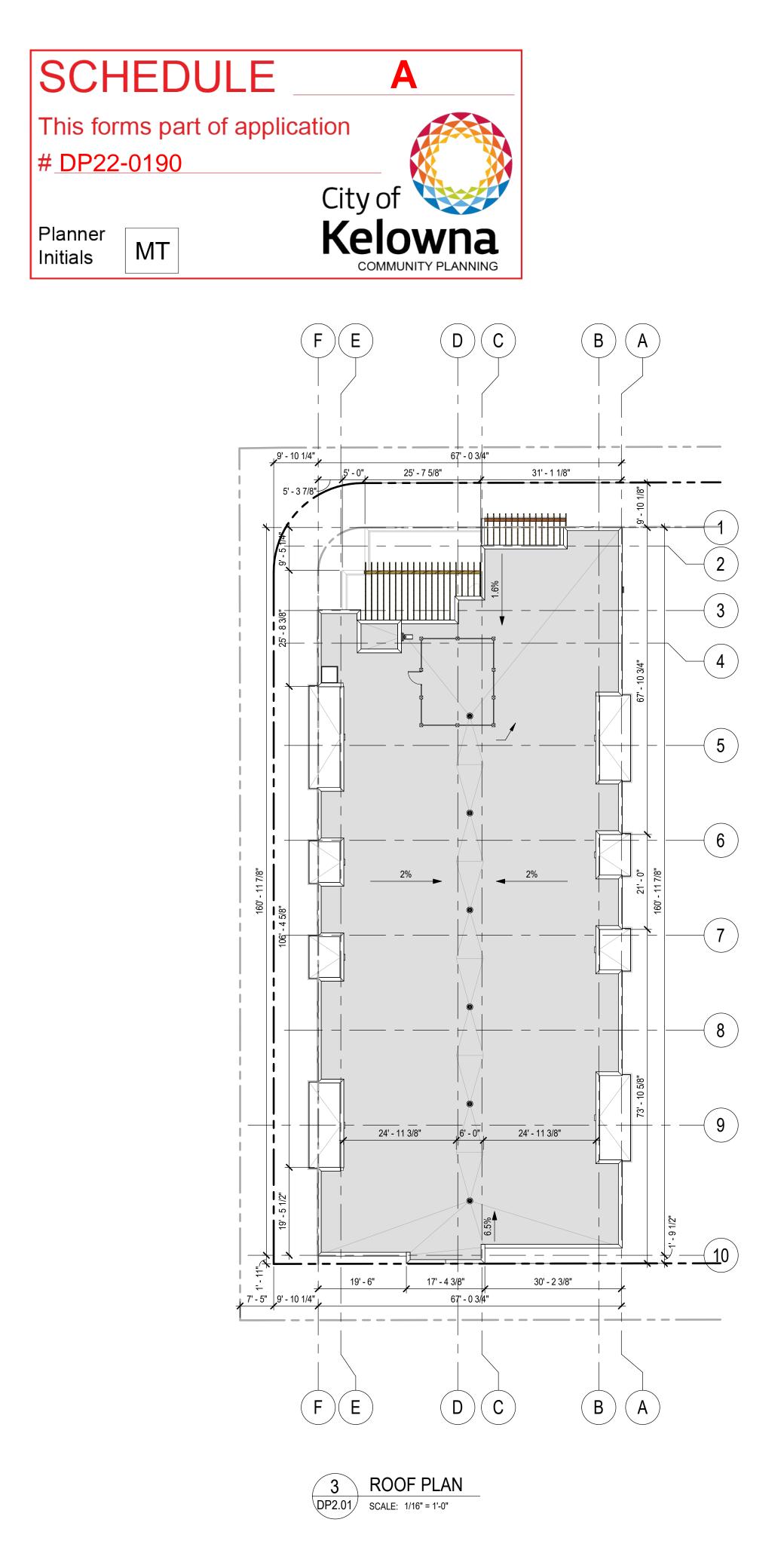
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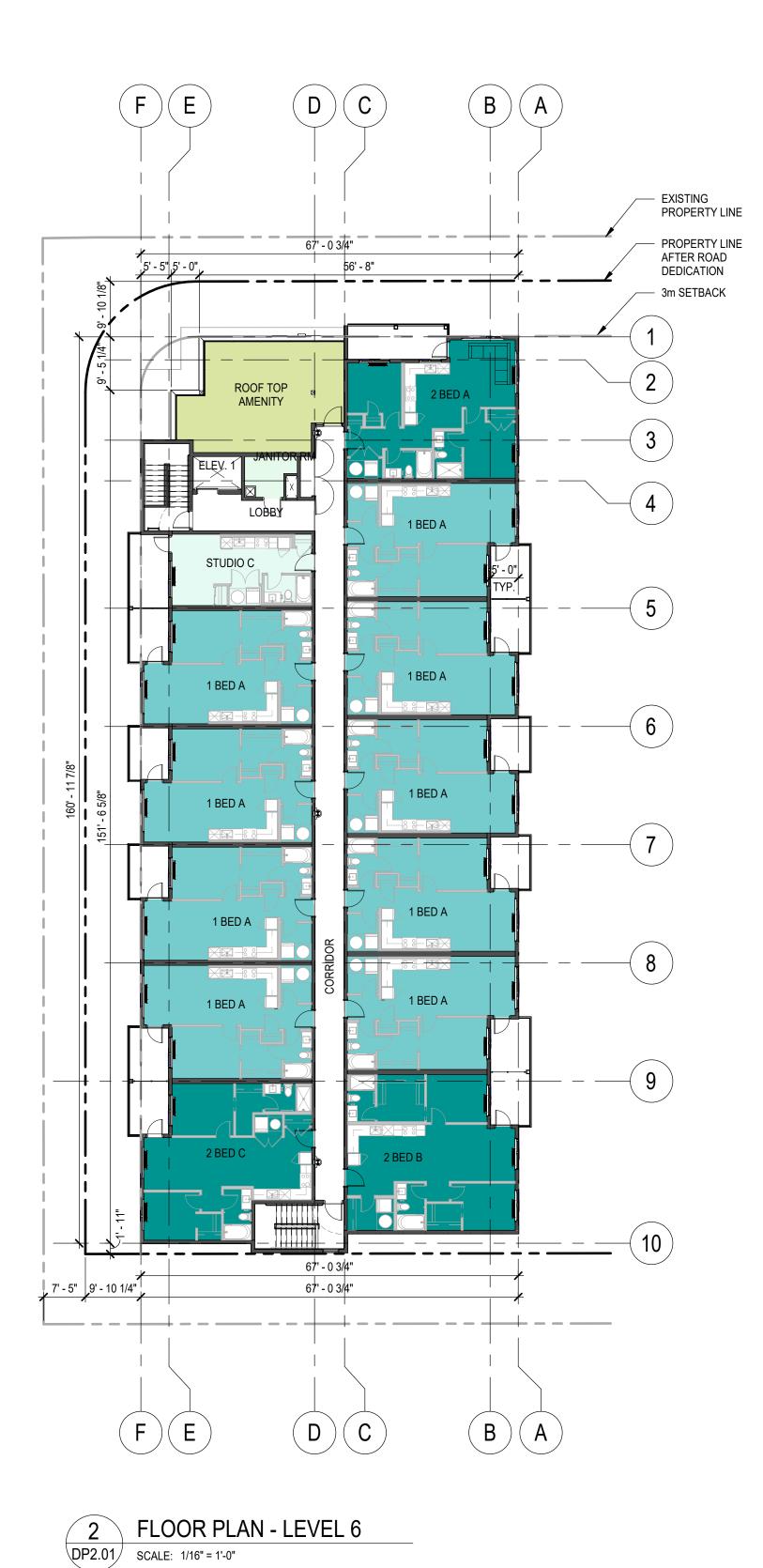
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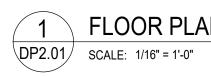
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PROJECT NO. 222-050

DRAWN Author

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FLOOR PLANS LEVELS 2-6

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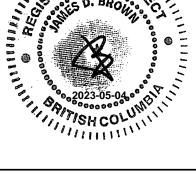
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DOUGALL RD.

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2	DP RESPONSE 1	2022-12-12
3	DP RESPONSE 2	2023-02-2
4	DP RESPONSE 2R1	2023-05-04

4	DP RESPONSE 2R1	2023
3	DP RESPONSE 2	202
2	DP RESPONSE 1	2022
1	DP SUBMISSION	2022



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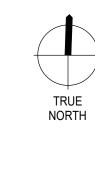


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FLOOR PLAN - LEVELS 2-5

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				5B	PREFINISHED METAL CAP FLASHING (BLACK)
				6A	BALCONY/ROOF FASCIA BOARD - FIBERCEMENT PANEL CLADDING (COLOUR TO MATCH HARDIE, ARCTIC WHITE)
		and the second sec	1999 1999	6B	BALCONY/ROOF FASCIA BOARD - FIBERCEMENT PANEL CLADDING (COLOUR TO MATCH HARDIE, NIGHT GRAY)
				7A	METAL FRAMED GUARDRAIL (WHITE) WITH METAL PICKETS
				7B	METAL FRAMED GUARDRAIL (BLACK) WITH METAL PICKETS
				7C	METAL FRAMED GUARDRAIL (WHITE) WITH CLEAR GLAZING
				8A	METAL FRAMED PRICACY SCREEN (WHITE) WITH OPAQUE TEMPERED FROSTED GLAZING
	e 1. November 1			8B	METAL FRAMED PRICACY SCREEN (BLACK) WITH OPAQUE TEMPERED FROSTED GLAZING
· · · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·	9A	PVC WINDOW FRAME (WHITE) DOUBLE GLAZED (CLEAR)
				9B	PVC WINDOW FRAME (BLACK) WITH DOUBLE GLAZED (CLEAF
				10	METAL PANEL DOOR (BLACK) WITH GLAZING (CLEAR VISION GLASS)





SCALE: 12" = 1'-0"

DP3.00/

MATERIAL LEGEND

11A ALUMINUM CLAD FIBERGLASS DOOR (WHITE) WITH GLAZING (CLEAR) 11B ALUMINUM CLAD FIBERGLASS DOOR (BLACK) WITH GLAZING (CLEAR) 12 ALUMINUM DOOR (BLACK) WITH GLAZING (CLEAR VISION

GLASS) 13 COLUMN TRIM BOARD - LP SMART TRIM 540 SERIES (COLOUR TO MATCH WOOD APPARENT CLADDING) 14 BUILDING SIGNAGE BY OTHERS

15 WOOD PERGOLA 16 EMERGENCY OVERFLOW SCUPPER (WHITE WHEN ADJACENT TO WHITE CLADDING, BLACK IN ALL OTHER CASES) 17 ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLAZING AND (WHITE) FRAMES.

18 STEEL PIPE CONRETE FILLED BOLLARD C/W WELDED TOP POWDER COAT PAINTED YELLOW 19 OVERHEAD DOOR (COLOUR TO MATCH WOOD APPARENT CLADDING)

20 CONCRETE PLANTER WALL 22 CONCRETE FACED INSULATION

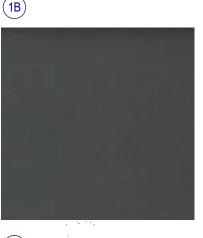
23 PREFINISHED METAL LOUVRES (PAINTED TO MATCH ADJACENT FINISH)

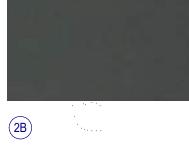
24 MEATL FENCE (REFER TO LANDSCAPE) 25 PREFINISHED METAL ROOF SCUPPER/RWL - TO MATCH DARK GREY

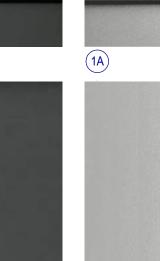
26 ROOFTOP UNIT SCREENING











2A).







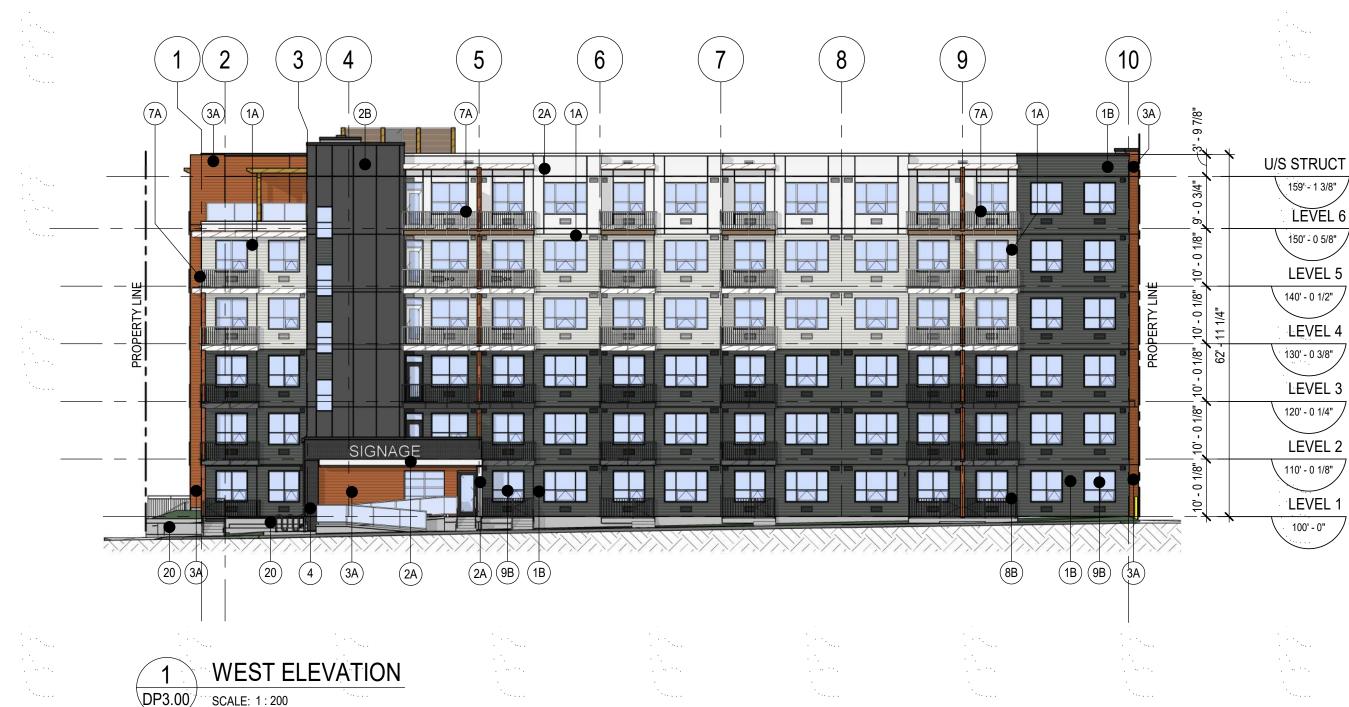


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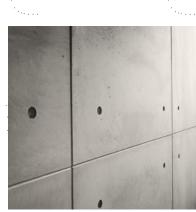


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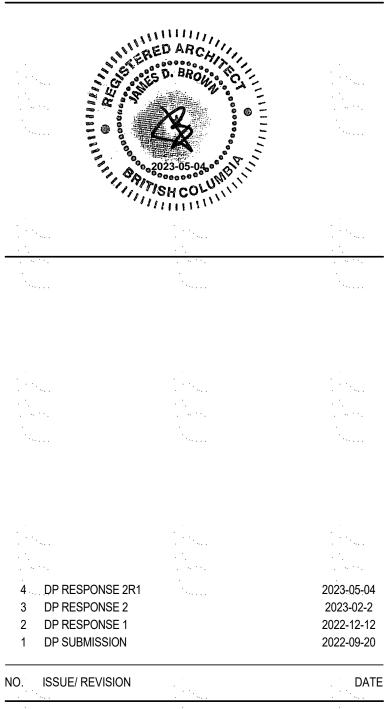
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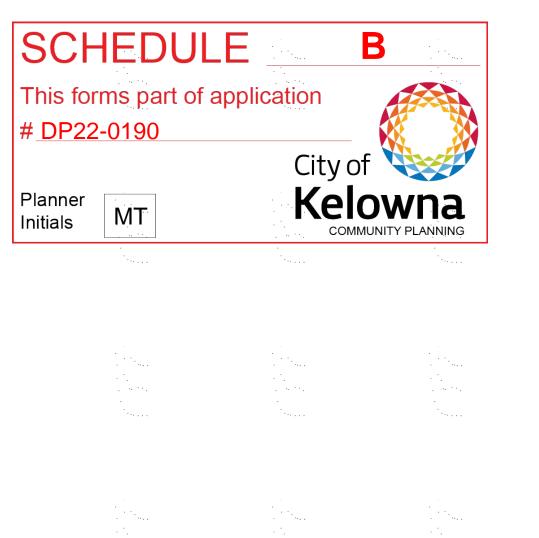
BUILDING ELEVATION

PROJECT NO.	DRAWN	CHECKED
222-050	Author	Checker
DRAWING NO.		REVISION NO.

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DP3.00



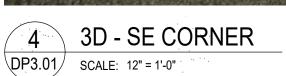
CEDARMILL FINISH)
FIBERCEMENT LAP CLADDING (HARDIE, ARCTIC WHITE, CEDARMILL FINISH)
FIBERCEMENT BOARD PANEL (HARDIE, ARCTIC WHITE, SMOOTH FINISH)
FIBERCEMENT BOARD PANEL (HARDIE, NIGHT GRAY, SMOOTH FINISH)
WOOD APPARENT METAL CLADDING
WOOD APPARANT METAL SOFFIT
BRICK VENEER (RUNNING BOND)
ALUMINUM COMPOSITE PANEL SYSTEM
PREFINISHED METAL CAP FLASHING (BLACK)
BALCONY/ROOF FASCIA BOARD - FIBERCEMENT PANEL CLADDING (COLOUR TO MATCH HARDIE, ARCTIC WHITE)
BALCONY/ROOF FASCIA BOARD - FIBERCEMENT PANEL CLADDING (COLOUR TO MATCH HARDIE, NIGHT GRAY)
METAL FRAMED GUARDRAIL (WHITE) WITH METAL PICKETS
METAL FRAMED GUARDRAIL (BLACK) WITH METAL PICKETS
METAL FRAMED GUARDRAIL (WHITE) WITH CLEAR GLAZING
METAL FRAMED PRICACY SCREEN (WHITE) WITH OPAQUE TEMPERED FROSTED GLAZING
METAL FRAMED PRICACY SCREEN (BLACK) WITH OPAQUE TEMPERED FROSTED GLAZING
PVC WINDOW FRAME (WHITE) DOUBLE GLAZED (CLEAR)
PVC WINDOW FRAME (BLACK) WITH DOUBLE GLAZED (CLEAR
METAL PANEL DOOR (BLACK) WITH GLAZING (CLEAR VISION GLASS)

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11A ALUMINUM CLAD FIBERGLASS DOOR (WHITE) WITH GLAZING (CLEAR) LUMINUM CLAD FIBERGLASS DOOR (BLACK) WITH GLAZING CLEAR)

LUMINUM DOOR (BLACK) WITH GLAZING (CLEAR VISION SLASS) COLUMN TRIM BOARD - LP SMART TRIM 540 SERIES (COLOUR TO MATCH WOOD APPARENT CLADDING)

UILDING SIGNAGE BY OTHERS VOOD PERGOLA EMERGENCY OVERFLOW SCUPPER (WHITE WHEN ADJACENT TO WHITE CLADDING, BLACK IN ALL OTHER CASES) LUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR

GLAZING AND (WHITE) FRAMES. TEEL PIPE CONRETE FILLED BOLLARD C/W WELDED TOP OWDER COAT PAINTED YELLOW VERHEAD DOOR (COLOUR TO MATCH WOOD APPARENT

LADDING) CONCRETE PLANTER WALL

CONCRETE FACED INSULATION REFINISHED METAL LOUVRES (PAINTED TO MATCH DJACENT FINISH)

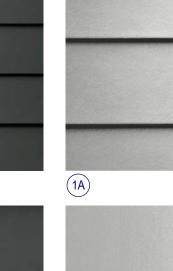
24 MEATL FENCE (REFER TO LANDSCAPE) 25 PREFINISHED METAL ROOF SCUPPER/RWL - TO MATCH DARK GREY

26 ROOFTOP UNIT SCREENING

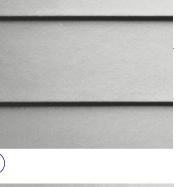


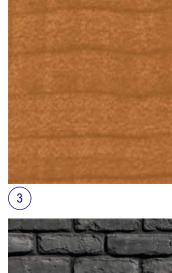
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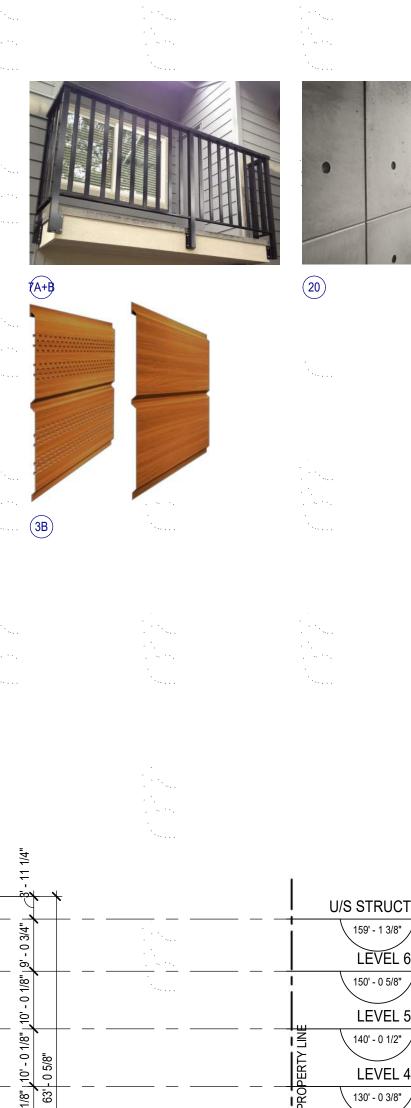
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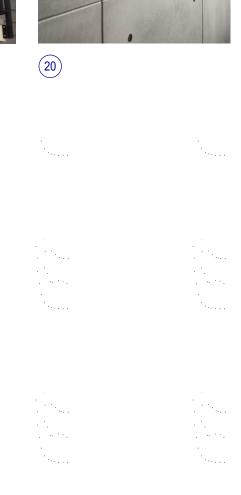
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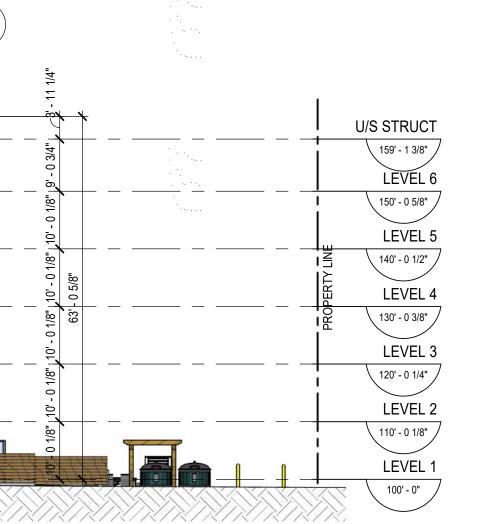
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SOUTH ELEVATION

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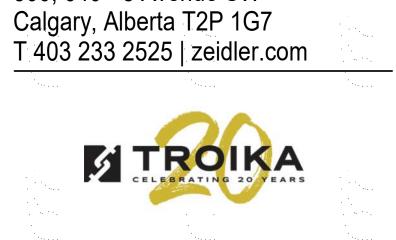












NOTE

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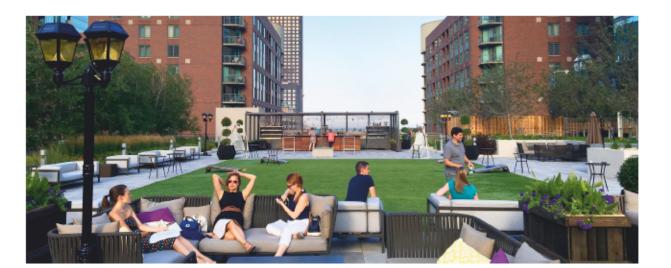
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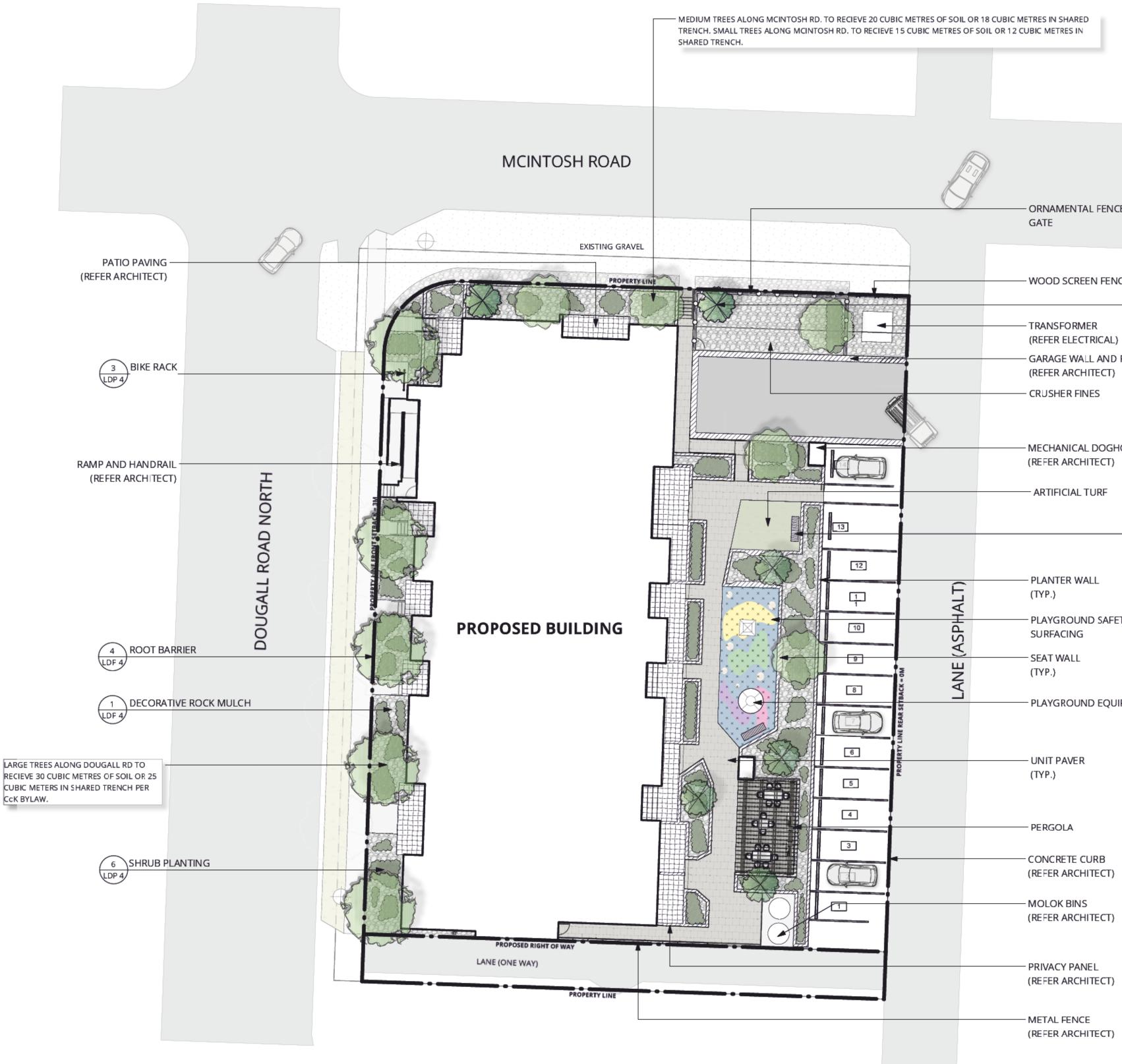












ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING 285-365 DOUGALL ROAD NORTH - MULTI-FAMILY DEVELOPMENT TROIKA MANAGEMENT CORP.



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							Trees	er x Grandifol	ia	Autumn	6cm			
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						5	Cercidinhvi	llum japonicu	m	Katsura Tree	6cm	B&B	11 x 15m	12m o/c
										Ivory Silk Tree	Cal 6cm			
								iculata "vory :	Sil k'	Lilac	Cal	B&B	6 x 4.5m	4.5m o/c
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						3	'Monbomb	,		Barberry Green Gem	#02	Potted	1.2 x 0.9m	0.9m o/c
							Buxus 'Gre			Boxwood	#02	Potted	1.2 x 0.9m	0.9m o/c
						12	Lavendula 'Munstead'	angustifolia '		Munstead Lavender	#01	Potted	0.6 x 0.75m	0.75m o/c
							Hydrangea 'Dharma'	paniculata		Dharma Pee Gee Hydrangea	#02	Potted	2.4m x 2.4m	2.4m o/c
								yeri 'Miss Kim	ı'	Miss Kim Lilac	#02	Potted	1.8 x 1.5m	1.5m o/c
						14	Rosa 'Mora	len Elush'		Mcrden Blush Rose	#02	Potted	0.9 x 0.9m	0.9m o/c
						5	Sambacus	nigra 'Black L	ace'	Black Lace	#02	Potted	1.8 x 1.8m	1.8m o/c
								onica 'Gold Ma		Elderberry Gold Mound	#01	Potted	0.9 x 1.2m	1.2m o/c
								ia 'Tauntonii'	/4/14	Spirea [–] auntonii Yew	#02	Potted	1.2 x 1.5m	1.5m o/c
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					ŀ		Grasses Calamagro	stis acutifolia	'Karl	Karl Foerster				
						1/1	Foerster'	s acaajoila		Grass	#01	Potted	1.5 x 1.2m	1.2m o/c
						10	Geranium :	sanguineum		Dwarf Pink Geranium	#01	Potted	0.3 x 0.6m	0.3m o/c
						3		ctabile 'Autun	nn	Autumn Joy Sedum	#01	Potted	0.6 x 0.6m	0.6m o/c
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NO.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT PERMIT	2022-09-14
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2022-12-16
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-01-27

PROJECT NO.: 22001 DATE :2022-22-04



DP22-0190 MAY 15, 2023

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations : apply to all projects and provide the overarching principles for supporting
creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

• The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.



*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.



Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

	SECTION 2.0: GENERAL RESIDENTIAL AND MIX	KED US	Ε				
RA	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
(1 i	s least complying & 5 is highly complying)				-	-	-
	. General residential & mixed use guidelines						
2.1	1 Relationship to the Street	N/A	1	2	3	4	5
a.	Orient primary building facades and entries to the fronting street					✓	
	or open space to create street edge definition and activity.						
b.	On corner sites, orient building facades and entries to both				✓		
	fronting streets.						
с.	Minimize the distance between the building and the sidewalk to						✓
	create street definition and a sense of enclosure.						
d.	Locate and design windows, balconies, and street-level uses to						✓
	create active frontages and 'eyes on the street', with additional						
	glazing and articulation on primary building facades.						
e.	Ensure main building entries are clearly visible with direct sight						✓
	lines from the fronting street.						
f.	Avoid blank, windowless walls along streets or other public open						✓
	spaces.						
g.	Avoid the use of roll down panels and/or window bars on retail and	✓					
	commercial frontages that face streets or other public open						
	spaces.						
h.	In general, establish a street wall along public street frontages to						✓
	create a building height to street width ration of 1:2, with a						
	minimum ration of 11:3 and a maximum ration of 1:1.75.						
•	Wider streets (e.g. transit corridors) can support greater streetwall						
	heights compared to narrower streets (e.g. local streets);						
•	The street wall does not include upper storeys that are setback						
	from the primary frontage; and						
•	A 1:1 building height to street width ration is appropriate for a lane						
	of mid-block connection condition provided the street wall height						
	is no greater than 3 storeys.						
2.1	2 Scale and Massing	N/A	1	2	3	4	5
a.	Provide a transition in building height from taller to shorter					✓	
	buildings both within and adjacent to the site with consideration						
	for future land use direction.						
b.	Break up the perceived mass of large buildings by incorporating					✓	
	visual breaks in facades.						
с.	Step back the upper storeys of buildings and arrange the massing					✓	
	and siting of buildings to:						
•	Minimize the shadowing on adjacent buildings as well as public						
	and open spaces such as sidewalks, plazas, and courtyards; and						
•	Allow for sunlight onto outdoor spaces of the majority of ground						
	floor units during the winter solstice.						

ATTACHMENT B This forms part of application # DP22-0190 City of Planner Initials MT

2.1	.3 Site Planning	N/A	1	2	3	4	5
a.	Site and design buildings to respond to unique site conditions and					✓	
	opportunities, such as oddly shaped lots, location at prominent						
	intersections, framing of important open spaces, corner lots, sites						
	with buildings that terminate a street end view, and views of						
	natural features.						
b.	Use Crime Prevention through Environmental Design (CPTED)						✓
	principles to better ensure public safety through the use of						
	appropriate lighting, visible entrances, opportunities for natural						
	surveillance, and clear sight lines for pedestrians.						
С.	Limit the maximum grades on development sites to 30% (3:1)	✓					
d.	Design buildings for 'up-slope' and 'down-slope' conditions	✓					
	relative to the street by using strategies such as:						
•	Stepping buildings along the slope, and locating building						
	entrances at each step and away from parking access where						
	possible;						
•	Incorporating terracing to create usable open spaces around the						
•	building						
-							
•	Using the slope for under-building parking and to screen service						
	and utility areas;						
•	Design buildings to access key views; and						
•	Minimizing large retaining walls (retaining walls higher than 1 m						
	should be stepped and landscaped).						
e.	Design internal circulation patterns (street, sidewalks, pathways)	~					
	to be integrated with and connected to the existing and planed						
	future public street, bicycle, and/or pedestrian network.						
f.	Incorporate easy-to-maintain traffic calming features, such as on-	✓					
	street parking bays and curb extensions, textured materials, and						
	crosswalks.						
g.	Apply universal accessibility principles to primary building entries,						✓
-	sidewalks, plazas, mid-block connections, lanes, and courtyards						
	through appropriate selection of materials, stairs, and ramps as						
	necessary, and the provision of wayfinding and lighting elements.						
2.1	.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a.	Locate off-street parking and other 'back-of-house' uses (such as					√	
	loading, garbage collection, utilities, and parking access) away						
	from public view.						
b.	Ensure utility areas are clearly identified at the development						✓
ν.	permit stage and are located to not unnecessarily impact public or						
	common open spaces.						
C.	Avoid locating off-street parking between the front façade of a						\checkmark
с.	building and the fronting public street.						
d.				+		✓	
u.	In general, accommodate off-street parking in one of the						
	following ways, in order of preference:						
•	Underground (where the high water table allows)						
•	Parking in a half-storey (where it is able to be accommodated to						
	not negatively impact the street frontage);						



	Initials	COMMUNITY	PLANNING				
•	Garages or at-grade parking integrated into the building (located						
	at the rear of the building); and						
•	Surface parking at the rear, with access from the lane or						
	secondary street wherever possible.						
e.	Design parking areas to maximize rainwater infiltration through				✓		
	the use of permeable materials such as paving blocks, permeable						
	concrete, or driveway planting strips.						
f.	In cases where publicly visible parking is unavoidable, screen using					✓	
	strategies such as:						
•	Landscaping;						
•	Trellises;						
•	Grillwork with climbing vines; or						
•	Other attractive screening with some visual permeability.						
g.	Provide bicycle parking at accessible locations on site, including:						√
•9.	Covered short-term parking in highly visible locations, such as						
Ī	near primary building entrances; and			1			
	Secure long-term parking within the building or vehicular parking						
•	area.			1			
h	Provide clear lines of site at access points to parking, site						1
h.	servicing, and utility areas to enable casual surveillance and safety.						•
:							
i.	Consolidate driveway and laneway access points to minimize curb						v
	cuts and impacts on the pedestrian realm or common open						
·	spaces.			-			
j.	Minimize negative impacts of parking ramps and entrances						v
	through treatments such as enclosure, screening, high quality						
	finishes, sensitive lighting and landscaping.						
-	.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a.	Site buildings to protect mature trees, significant vegetation, and	✓					
	ecological features.						
b.	5 1 7 7				✓		
	to maximize soil volumes for in-ground plantings.						
с.	Site trees, shrubs, and other landscaping appropriately to						~
L	maintain sight lines and circulation.						
d.	5 7 5 5 5 7						✓
	with high quality, durable, and contemporary materials, colors,						
	lighting, furniture, and signage.						
e.	Use landscaping materials that soften development and enhance						✓
	the public realm.					<u> </u>	<u> </u>
f.	Plant native and/or drought tolerant trees and plants suitable for						✓
	the local climate.						
g.	Select trees for long-term durability, climate and soil suitability,						 ✓
	and compatibility with the site's specific urban conditions.						
h.	Create multi-functional landscape elements wherever possible,						\checkmark
	such as planting areas that also capture and filter stormwater or						
	landscape features that users can interact with.						

ATTACHMENT B This forms part of application # DP22-0190 City of Planner Initials MT Community PLANNER

	initials vi i	MUNITY PLANNING	,				
i.	Employ on-site wayfinding strategies that create attractive and	✓					
	appropriate signage for pedestrians, cyclists, and motorists using						
	a 'family' of similar elements.						
2.1	.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a.	Express a unified architectural concept that incorporates variation						✓
	in façade treatments. Strategies for achieving this include:						
•	Articulating facades by stepping back or extending forward a						
	portion of the façade to create a series of intervals or breaks;						
•	Repeating window patterns on each step-back and extension interval;						
•	Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and						
•	Changing the roof line by alternating dormers, stepped roofs,						
	gables, or other roof elements to reinforce each interval.						
b.	Incorporate a range of architectural features and details into						✓
	building facades to create visual interest, especially when						
	approached by pedestrians. Include architectural features such as:						
	bay windows and balconies; corner feature accents, such as turrets						
	or cupolas; variations in roof height, shape and detailing; building						
	entries; and canopies and overhangs.						
	Include architectural details such as: Masonry such as tiles, brick,						
	and stone; siding including score lines and varied materials to						
	distinguish between floors; articulation of columns and pilasters;						
	ornamental features and art work; architectural lighting; grills and						
	railings; substantial trim details and moldings / cornices; and						
	trellises, pergolas, and arbors.						
c.	Design buildings to ensure that adjacent residential properties						▼
	have sufficient visual privacy (e.g. by locating windows to						
	minimize overlook and direct sight lines into adjacent units), as						
4	well as protection from light trespass and noise.						
d.	Design buildings such that their form and architectural character						•
	reflect the buildings internal function and use.						✓
e.	Incorporate substantial, natural building materials such as						
f.	masonry, stone, and wood into building facades. Provide weather protection such as awnings and canopies at						
1.	primary building entries.						
g.	Place weather protection to reflect the building's architecture.						✓
<u>9</u> . h.	Limit signage in number, location, and size to reduce visual clutter						✓
•••	and make individual signs easier to see.						
i.	Provide visible signage identifying building addresses at all						✓
	entrances.						
				1	1	I	I

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE								
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5		



	is least complying & 5 is highly complying)						
	Low & mid-rise residential & mixed use guidelines					-	
4.1	1.1 Relationship to the Street	N/A	1	2	3	4	5
i.	Ensure lobbies and main building entries are clearly visible from						✓
	the fronting street.						
j.	Avoid blank walls at grade wherever possible by:						✓
•	Locating enclosed parking garages away from street frontages or						
	public open spaces;						
•	Using ground-oriented units or glazing to avoid creating dead						
	frontages; and						
•	When unavoidable, screen blank walls with landscaping or						
	incorporate a patio café or special materials to make them more						
	visually interesting.						
Re	sidential & Mixed Use Buildings						
k.	Set back residential buildings on the ground floor between 3-5 m						✓
	from the property line to create a semi-private entry or transition						
	zone to individual units and to allow for an elevated front						
	entryway or raised patio.						
•	A maximum 1.2 m height (e.g. 5-6 steps) is desired for front						
	entryways.						
•	Exceptions can be made in cases where the water table requires						
	this to be higher. In these cases, provide a larger patio and screen						
	parking with ramps, stairs and landscaping.						
I.	Incorporate individual entrances to ground floor units accessible						✓
	from the fronting street or public open spaces.						
m.	Site and orient buildings so that windows and balconies overlook						✓
	public streets, parks, walkways, and shared amenity spaces while						
	minimizing views into private residences.						
4.1	1.2 Scale and Massing	N/A	1	2	3	4	5
a.	Residential building facades should have a maximum length of 60					✓	
	m. A length of 40 m is preferred.						
b.	Residential buildings should have a maximum width of 24 m.						✓
c.	Buildings over 40 m in length should incorporate a significant					 ✓ 	
	horizontal and vertical break in the façade.						
d.	For commercial facades, incorporate a significant break at	✓					
	intervals of approximately 35 m.						
4.1	1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a.	On sloping sites, floor levels should step to follow natural grade						✓
	and avoid the creation of blank walls.						
b.	Site buildings to be parallel to the street and to have a distinct						✓
	front-to-back orientation to public street and open spaces and to						
	rear yards, parking, and/or interior court yards:						
•	Building sides that interface with streets, mid-block connections						
	and other open spaces and should positively frame and activate						
	streets and open spaces and support pedestrian activity; and						

ATTACHMENT B This forms part of application # DP22-0190 City of Planner Initials MT COMMUNITY FLANING

Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and						
Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	~					
Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	~					
.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided:						~
long face of the block;						
instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.	•					
underground parking to a maximum of 1.2 m above grade, with the following considerations:						~
and be at a comfortable distance from street activity; and Where conditions such as the high water table do not allow for this						
landscaped terraces, and patios are integrated and that blank						
	N/A	1	2	3	4	5
Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	•					
penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
tdoor amenity areas						
Design plazas and urban parks to:	✓					
Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites;						
-						
						\checkmark
Provide amenities such as play areas, barbecues, and outdoor seating where appropriate.						
	backs) should be designed for private/shared outdoor spaces and vehicle access. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection. 4 Site Servicing, Access and Parking Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: Access is from a secondary street, where possible, or from the long face of the block; Impacts on pedestrians and the streetscape is minimised; and There is no more than one curb cut per property. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 	backs) should be designed for private/shared outdoor spaces and vehicle access. Image: Comparison of the street of the stree	backs) should be designed for private/shared outdoor spaces and vehicle access. Image buildings with mid-block connections which should be publicly-accessible wherever possible. Image buildings with mid-block connections which should be publicly-accessible wherever possible. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection. Image buildings with mid-block connection. As the Servicing, Access and Parking N/A 1 Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: N/A 1 Access is from a secondary street, where possible, or from the long face of the block; Impacts on pedestrians and the streetscape is minimised; and There is no more than one curb cut per property. 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Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units. tdoor amenity areas Design plazas and urban parks to: Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; Be animated with active uses at the ground level; and Be located in su	backs) should be designed for private/shared outdoor spaces and vehicle access. Image: Comparison of the should be publicly-accessible wherever possible. Image: Comparison of the should be publicly-accessible wherever possible. Ground floors adjacent to mid-block connections which should be publicly-accessible wherever possible. Image: Comparison of the should have entrances and windows facing the mid-block connection. Image: Comparison of the should have entrances and windows facing the mid-block connection. .4. 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	ATTACHME This forms part of appl # DP22-0190 Planner Initials MT			a	Μ		-0190 , 2023
•	Provide a balance of hardscape and softscape areas to meet the						
	specific needs of surrounding residents and/or users.						
e.	Design mid-block connections to include active frontages, seating	✓					
	and landscaping.						
4.1	6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a.	Articulate building facades into intervals that are a maximum of 15						✓
	m wide for mixed-use buildings and 20 m wide for residential						
	buildings. Strategies for articulating buildings should consider the						
	potential impacts on energy performance and include:						
•	Façade Modulation – stepping back or extending forward a						
	portion of the façade to create a series of intervals in the façade;						
•	Repeating window pattern intervals that correspond to extensions						
	and step backs (articulation) in the building façade;						
•	Providing a porch, patio, deck, or covered entry for each interval;						
•	Providing a bay window or balcony for each interval, while						
	balancing the significant potential for heat loss through thermal						
	bridge connections which could impact energy performance;						
•	Changing the roof line by alternating dormers, stepped roofs,						
	gables, or other roof elements to reinforce the modulation or						
	articulation interval;						
•	Changing the materials with the change in building plane; and						
•	Provide a lighting fixture, trellis, tree or other landscape feature						
_	within each interval.						
b.	Break up the building mass by incorporating elements that define						✓
	a building's base, middle and top.						
с.	Use an integrated, consistent range of materials and colors and						▼
	provide variety, by for example, using accent colors.						
a.	Articulate the façade using design elements that are inherent to						•
	the buildings as opposed to being decorative. For example, create						
	depth in building facades by recessing window frames or partially						
	recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						
	Incorporate distinct architectural treatments for corner sites and			-			
e.	-						
	highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and						
	size of windows, and adding awnings or canopies.						
f.	Provide weather protection (e.g. awnings of canopies, overhangs,	✓					
1.	etc.) along all commercial streets and plazas with particular	•					
	attention to the following locations:						
•	Primary building entrances;						
	Adjacent to bus zones and street corners where people wait for						
	traffic lights;						
	Over store fronts and display windows; and						
	Any other areas where significant waiting or browsing by people						
	occurs.						
	000013.					1	



g.	Architecturally-integrate awnings, canopies, and overhangs to the				✓
	building and incorporate architectural design features of buildings				
	from which they are supported.				
h.	Place and locate awnings and canopies to reflect the building's				✓
	architecture and fenestration pattern.				
i.	Place awnings and canopies to balance weather protection with				✓
	daylight penetration. Avoid continuous opaque canopies that run				
	the full length of facades.				
j.	Provide attractive signage on commercial buildings that identifies	 ✓ 			
	uses and shops clearly but which is scaled to the pedestrian rather				
	than the motorist. Some exceptions can be made for buildings				
	located on highways and/or major arterials in alignment with the				
	City's Sign Bylaw.				
k.	Avoid the following types of signage:				\checkmark
٠	Internally lit plastic box signs;				
٠	Pylon (stand alone) signs; and				
٠	Rooftop signs.				
Ι.	Uniquely branded or colored signs are encouraged to help	✓			
	establish a special character to different neighbourhoods.				
k. • • I.	Internally lit plastic box signs; Pylon (stand alone) signs; and Rooftop signs. Uniquely branded or colored signs are encouraged to help	 ✓ 			



Development Permit

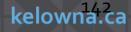
City of

Kelowna



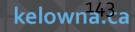
Purpose

To issue a Development Permit for the form and character of apartment housing.

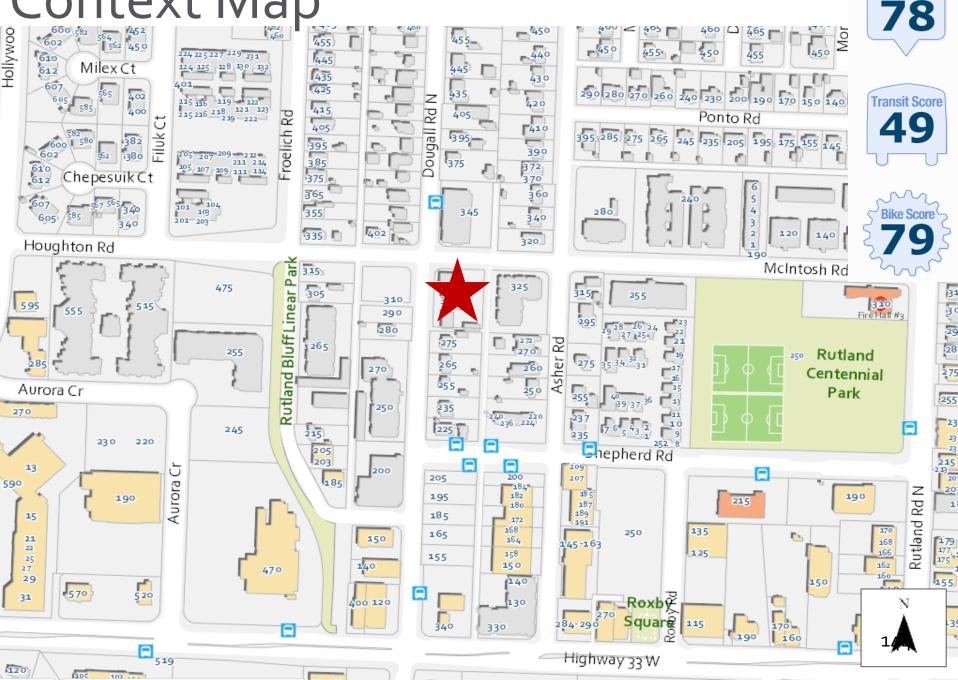


Development Process



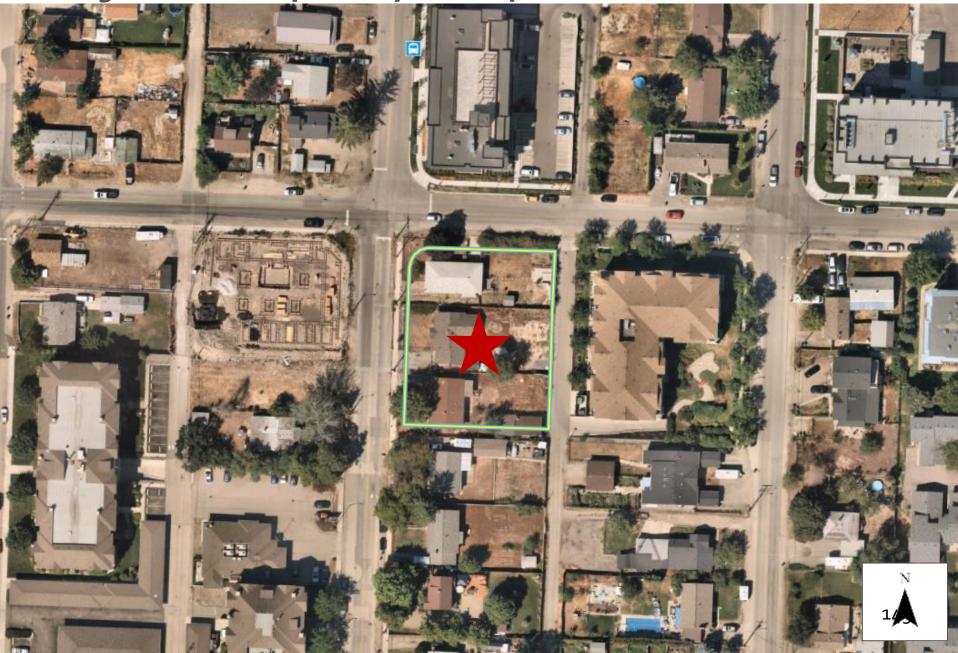


Context Map



Walk Score

Subject Property Map





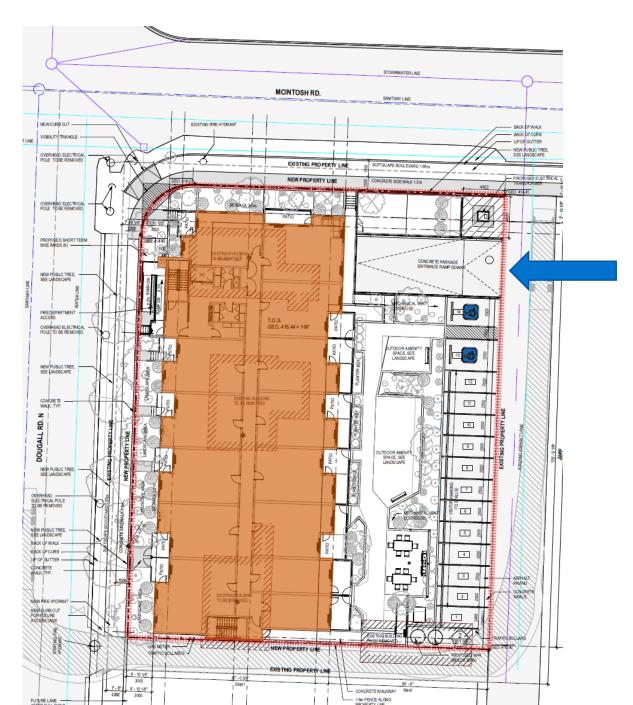
Technical Details

6-storey, 83 unit apartment building

- 7 bachelor units
- 59 one-bedroom units
- 17 two-bedroom units
- ▶ 69 parking stalls
 - 55 underground, 14 at-grade
 - Accessed from the lane
- Amenities:
 - Playground, barbecue area, outdoor seating, 6th floor deck



Site Plan



147

Elevation – West



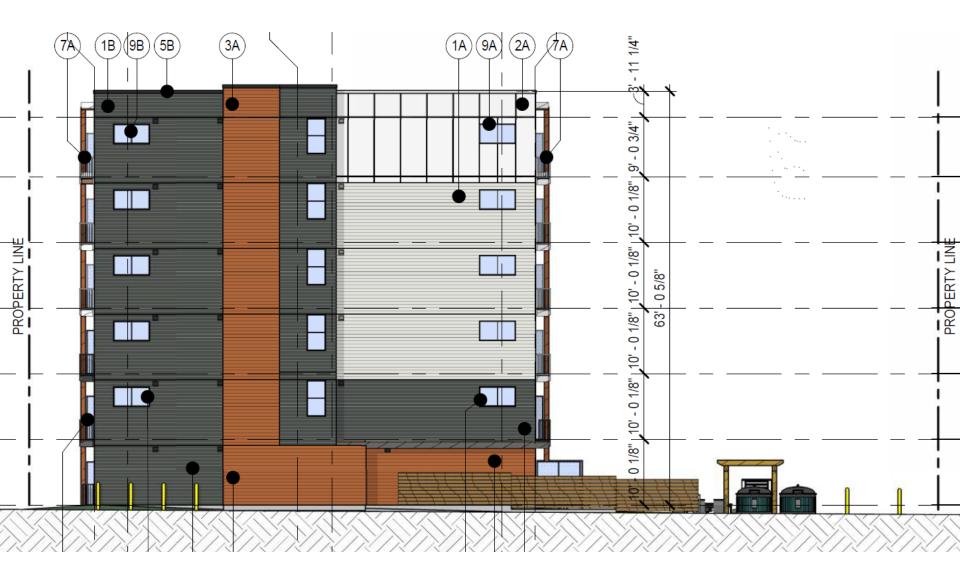
Elevation – West



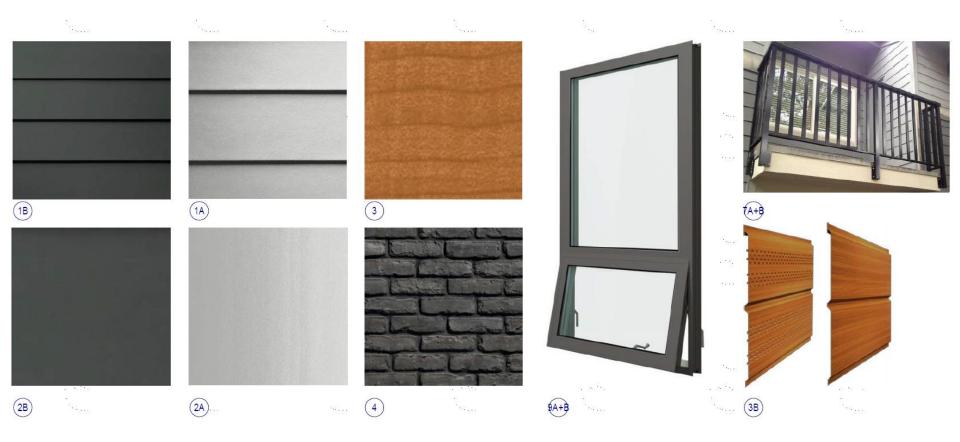
Elevation – East



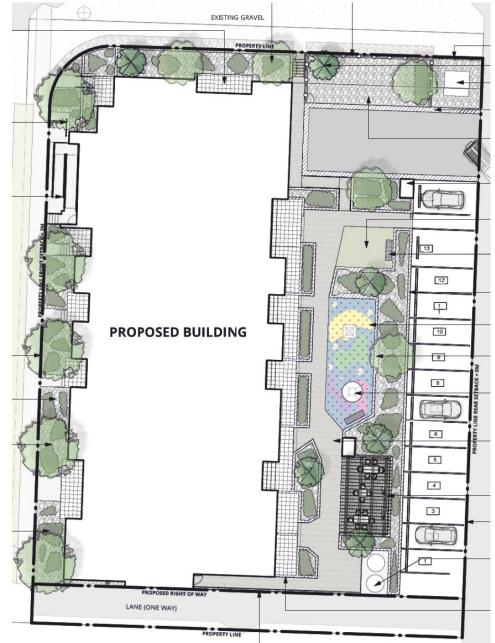
Elevation – East



Materials Board



Landscape Plan



Rendering – NW



Rendering – SE





OCP Design Guidelines

- Primary building façade and entry oriented to the street
- Ground-oriented units
- Off-street parking accommodated primarily underground
- High quality amenity space





Staff Recommendation

- Staff recommend support for the proposed Development Permit as it:
 - Aligns with the OCP Form and Character Design Guidelines for Low-Rise Residential Development
 - No variances to the Zoning Bylaw are proposed







Date:	May 15, 2023			
То:	Council			
From:	City Manager			
Department:	Development P	lanning		
Application:	DP21-0179		Owner:	Highstreet Canyon Falls Apartments Ltd., Inc.No. BC1311111
Address:	1055 Frost Rd		Applicant:	Highstreet Ventures Inc.
Subject:	Development P	Permit		
Existing OCP De	esignation:	VC – Village Centre NAT – Natural Area		
Existing Zone:		P3 – Parks and Open Sp RR1 – Large Lot Rural R MF3 – Apartment Hous	Residential	

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0179 for Lot 1 District Lot 579 SDYD Plan EPP74481, located at 1055 Frost Rd, Kelowna, BC subject to the following:

- The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the buildings to be constructed on the land be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of apartment housing.

3.0 **Development Planning**

Staff support the proposed Development Permit for the form and character of apartment housing. The proposal generally complies with Official Community Plan (OCP) policies by providing a multi-dwelling residential development to support commercial development within The Ponds Village Centre. The proposal conforms with the OCP Form and Character Development Permit Area Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting primary building facades towards to street;
- Designing the building for sloping conditions, including using the slope for under-building parking
- Locating off-street parking and other 'back-of-house' uses such as loading, garbage collection and utilities away from public view;
- Providing attractive, engaging, and functional on-site open spaces;
- Expressing a unified architectural concept that incorporates variation in façade treatments. Multiple buildings on site use an integrated, consistent range of materials and colors, but also provide variety with distinct architectural treatments.

4.0 Proposal

4.1 <u>Background</u>

The Neighbourhood 3 Area Structure Plan for "The Ponds" neighbourhood and related OCP amendments were adopted by Council on April 3, 2007. The Plan envisioned a substantial mixed-use 'Village Centre' with places to live, work, shop and socialize, that would be the focal point of the community and would accommodate a range of residential housing forms, a school, and an array of parks, pathways, and natural areas. The subject property was envisioned to provide low and medium density housing to complement and support commercial uses within the Village Centre.

The subject property was rezoned to the MF₃ – Apartment Housing zone on August 22, 2022. At the same meeting, the Development Permit for the first phase of commercial development in the Village Centre was approved by Council and is currently under construction. It includes a grocery store, pharmacy and additional commercial retail units. A Development Permit application for Phase 2 of the commercial development was approved by Council on May 8, 2023.

4.2 Project Description

The proposed development consists of four 5-storey apartment buildings and a single storey amenity building. The development consists of 296 units, including 32 bachelor units, 52 one-bedroom units, and 212 two-bedroom units.

Two distinct architectural treatments of the building are proposed. The southwest and northeast buildings have angled roofs, with white & grey fibre cement panel siding, grey metal corrugated panels, and wood coloured vinyl siding as an accent. The northwest and southeast buildings have flat roofs with primarily white, brown, grey fibre cement panel siding, and cherry vinyl siding as an accent.

465 parking stalls are provided within parkades on the lowest level of each building and a surface parking lot. The parkades are screened by ground-oriented townhomes on the north elevation of each building, and due to the sloping nature of the site, are below grade on the south elevations. 223 long-term bicycle parking spaces are provided within the parkades and bike storage rooms.

Substantial amenities are proposed including a community amenity building containing a fitness room, games area, kitchen, and lounge. Outdoor amenity space includes a communal patio, ampitheatre, pergola, and community garden. Additionally, the applicant would construct a trail access through City parkland to connect Elderberry Street with Gordon Drive.

4.3 <u>Site Context</u>

The subject property is part of The Ponds neighbourhood in the Upper Mission. It is located south of Frost Road and west of Steele Road and Elderberry Street. It is located directly across Steele Road from Canyon Falls Middle School and across Frost Road from a new commercial development (under-construction) which includes grocery store and pharmacy tenants with multiple additional CRUs. It is also adjacent to Hill Spring Park. Transit stops for Route 17 to the H2O Centre bus exchange are located approximately 300 m from the subject property on Gordon Drive.

Epocifically adjacent land uses are as felly	
Specifically, adjacent land uses are as follo	JVV 5:

Orientation	Zoning	Land Use	
North	VC1 – Village Centre	Commercial (under construction)	
East	P2 – Educational and Minor Institutional	Canyon Falls Middle School	
EdSL	RU3 – Small Lot Housing	Single Detached Housing	
South	RR1 – Large Lot Rural Residential	Vacant	
5000	RU2 – Medium Lot Housing	Single Detached Housing	
West	VC1 – Village Centre	Vacant	

Subject Property Map: 1055 Frost Road



4.4 Zoning Analysis Table

Zoning Analysis Table					
CRITERIA	MF ₃ ZONE REQUIREMENTS	PROPOSAL			
E	Existing Lot/Subdivision Regulations				
Min. Lot Area	1400 m ²	31,850 m²			
Min. Lot Width	30.0 m	~ 80 m			
Min. Lot Depth	30 m	~230 M			
	Development Regulations				
Max. Floor Area Ratio	1.8	0.95			
Max. Site Coverage (buildings)	65%	26.4%			
Max. Site Coverage (buildings, parking, driveways)	85%	37.7%			
Max. Height	22 m and 6 storeys	17.44 m and 5 storeys			
Min. Front Yard	3.0 m	3.0 m			
Min. Side Yard (east)	3.0 M	3.0 m			
Min. Side Yard (west)	3.0 m	3.0 m			
Min. Rear Yard	4.5 m	> 4.5 m			
Other Regulations					
Min. Parking Requirements	457 stalls	465 stalls			
Min. Bicycle Parking	222 spaces	223 spaces			
Min. Common & Private Amenity Space	6320 m² Total 1184 m² Common	10,935 m² Total 7758 m² Common			

5.0 Current Development Policies

Objective 7.1 Crea	te more complete communities in Suburban Neighbourhoods			
Policy 7.1.1 Area	Support development that is consistent with adopted Area Structure Plans			
Structure Plan	(ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where			
Consistency	proposals include significant increases to the number of residential units beyond			
	those signaled in an ASP or where proposals are likely to require significant			
	changes to planned transportation, parks and utility infrastructure.			
	Apartment housing is generally consistent with the Neighbourhood 3 ASP which			
	designated the site for multi-family housing to support commercial uses in the			
	Village Centre.			
Policy 7.1.4 The	Support development in the Ponds Village Centre that includes the following			
Ponds Village	characteristics:			
Centre	• A mix of commercial and residential development to a maximum height of			
	four storeys; and			
	Orientation of the buildings towards Frost Road, with minimal surface			
	parking between the road and the buildings.			
	The proposed development consists of four residential buildings, with ground-			
	oriented units along Frost Road and no surface parking between the buildings and			
	the road. The buildings are five storeys in total height, but due to the sloping nature			
	of the site, are only perceived to be four storeys from the south elevations.			

6.o Application Chronology			
Date of Application Received:	April 6, 2021		
Report prepared by:	Mark Tanner, Planner II		
Reviewed by:	Jocelyn Black, Urban Planning Manager		
Reviewed by:	Terry Barton, Development Planning Department Manager		
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services		
Attachments:			
Attachment A: Draft Development Permit DP21-0179			
Schedule A: Site Plan and Floor Plans			
Schedule B: Elevations			
Schedule C: Landscape Plan			
Attachment B: OCP Form and Character Development Permit Guidelines			
Attachment C: Renderings			

Development Permit





DP21-0179

This permit relates to land in the City of Kelowna municipally known as

1055 Frost Road

and legally known as

Lot 1 District Lot 579 SDYD Plan EPP74481

and permits the land to be used for the following development:

Apartment Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	May 15, 2023
Development Permit Area:	Form & Character
Existing Zone:	MF ₃ – Apartment Housing
Future Land Use Designation:	VC – Village Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:

Highstreet Canyon Falls Apartments Ltd., Inc. No. BC1311111

Applicant:

Highstreet Ventures Inc.

Terry Barton Development Planning Department Manager Planning & Development Services Date of Issuance



1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP21-0179 for Lot 1 District Lot 579 SDYD Plan EPP74481 located at 1055 Frost Road, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit OR certified cheque OR a Surety Bond in the amount of \$2,154,327.96

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

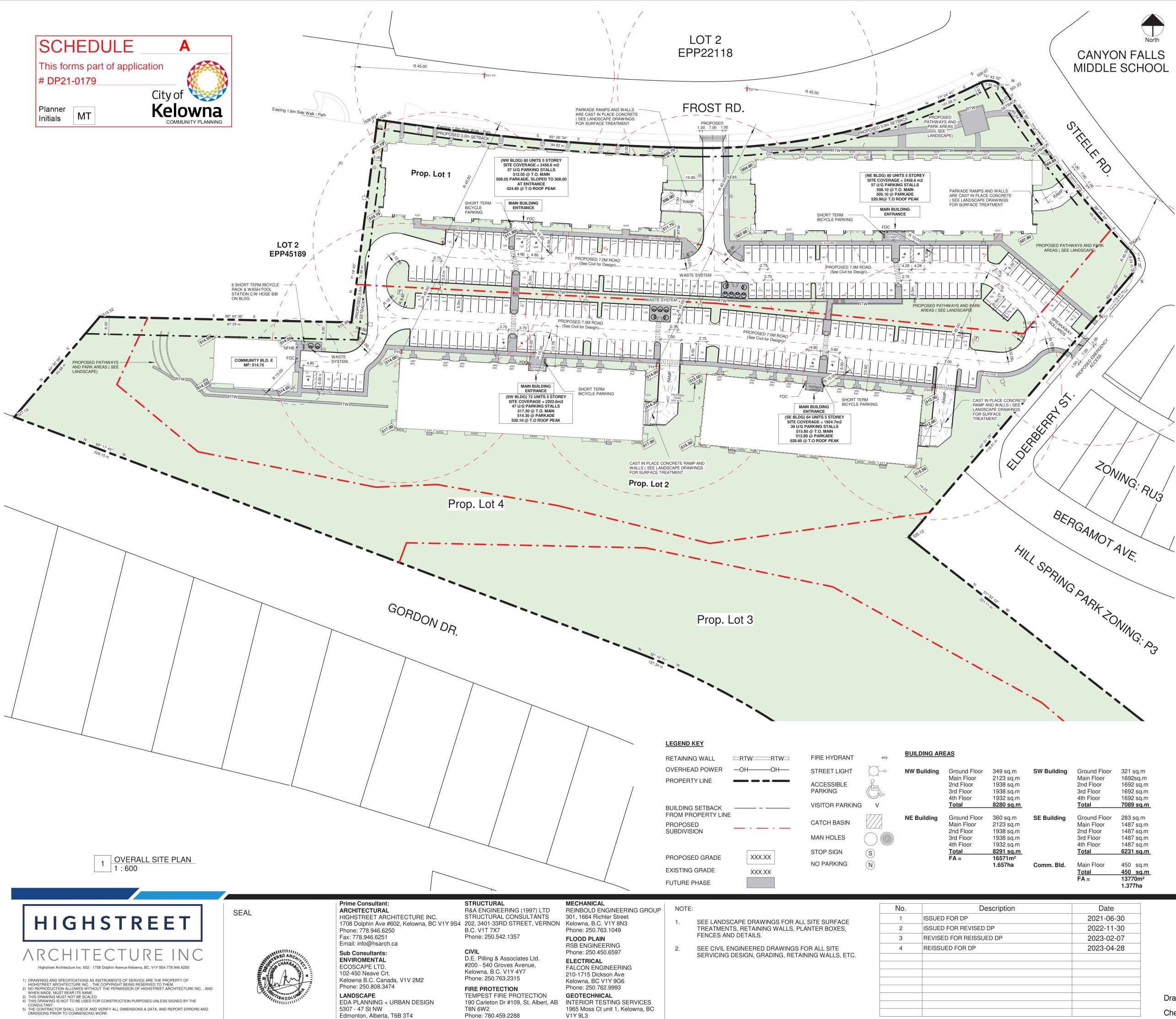
4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.



Phone: 250.860.6540

Phone: 780.423.4990

	North
NYON I	FALLS
DLE SC	CHOOL

ZONING: RUJ BERGAMOTAVE.

l Floor loor oor or or	321 sq.m 1692sq.m 1692 sq.m 1692 sq.m 1692 sq.m 7089 sq.m
l Floor loor oor or or	283 sq.m 1487 sq.m 1487 sq.m 1487 sq.m 1487 sq.m 6231 sq.m
loor	450 sq.m <u>450 sq.m</u> 13770m ² 1.377ha

Date 2021-06-30 2022-11-30 2023-02-07 2023-04-28

Project Data (Site A) Legal Description:

Lot 1 District Lot 579 Simikameen Division Yale District Plan

EPP74481

1.484 ha

1.701 ha

Multi-Dwelling Zone (MF3)

1055 Frost Road, Kelowna, BC

0.96 ha (65% of Parcel Area)

0.48 ha (32.4% of Parcel Area)

1.1 ha (65% of Parcel Area)

FAR of (1.3)

3.0m

4.5m

3.0m

Total

Total

Of 2 Bedrooms + Den

Of 2 Bedrooms + Den

Of 2 Bedrooms

Of 1 Bedrooms

Of 2 Bedrooms

Of 1 Bedrooms

Of 1 Bed Bachelor

Of 1 Bed Bachelor

0.36 ha (21.6% of Parcel Area)

1.2 ha (37.7% of combined Site 1 & Site 2)

2.4 ha (75.4% of combined Site 1 & Site 2)

The lesser of 22.0 m to a max 6 - Storeys

1.656 ha of floor area / 1.48 ha site = FAR (1.1)

1.377 ha of floor area / 1.70 ha site = FAR (0.80)

All buildings are the lesser of 22.0m max and 5 - Storeys

= 26

= 90

= 28

= 16

= 160

= 21

= 75

= 24

= 16 = 136

= 39 Parking Stalls

= 135 Parking Stalls

= 35 Parking Stalls

= 16 Parking Stalls

= 22 Parking Stalls

= 52 Parking Stalls

= 180 Parking Stalls

= 45 Parking Stalls

= 20 Parking Stalls

= 32 Parking Stalls

= 329 Parking Stalls

= 219 Parking Stalls

= 23 Parking Stalls

= 4 Parking Stalls

= 247 Parking Stalls

= 60 Stalls Per Building

= 120 Stalls

= 6 Stalls = 126 Stalls

= 32 Parking Stalls

= 113 Parking Stalls

= 30 Parking Stalls

= 16 Parking Stalls

= 19 Parking Stalls

= 42 Parking Stalls

= 150 Parking Stalls

= 38 Parking Stalls

= 16 Parking Stalls = 27 Parking Stalls

= 273 Parking Stalls

= 194 Parking Stalls

= 19 Parking Stalls

= 5 Parking Stalls

= 218 Parking Stalls

= 54 Stalls = 54 Stalls

= 48 Stalls

= 48 Stalls

= 6 Stalls

= 61 Stalls

= 48 Stalls

= 6 Stalls

= 54 Stalls

= 210 Parking Stalls

= 247 Parking Stalls

Site Area 1: Site Area 2:

Zoning: Address:

Maximum Site Coverage: Site 1 Proposed Site Coverage: Site 1

Maximum Site Coverage: Site 2 **Proposed Site Coverage:** Site 2

Total Non-Permeable Area: **Total Permeable Area:**

Density Permitted: Density Proposed Site 1: Density Proposed Site 2:

Height - Permitted: Height - Proposed:

Front Yard Setback: **Rear Yard Setback:** Side Yard Setback:

Dwelling Unit Type Counts Building NW / NE (Lot 1)

Building SW / SE (Lot 2)

Parking Requirements Min. Parking Required (NW)

2 Bedroom + Den x 1.5 2 Bedroom x 1.5 1 Bedroom x 1.25 x 1.0 162 x 0.14 Bachelor Visitor Total Max. Parking Required (NW / NE): x 2.0 2 Bedroom + Den x 2.0 2 Bedroom 1 Bedroom x 1.6 x 1.25 Bachelor Visitor 160 x 0.2 Total Parking Provided: NW / NE: Resident Parking (Lot 1) Visitor Parking **Barrier Free** Total Long-Term Bike Parking Required (NW / NE): 0.5 / 1 / 2 Bedroom x 0.75 Bike Parking Provided (NW / NE): ed in Table 8.5.1 Minimum Dimensions for Bicyle Parking) Long Term Bike Parking (1.8m x 0.6m) = 120 Stalls Short Term Bike 6 per entrance Total Min. Parking Required (SW / SE): 2 Bedroom + Den x 1.5 x 1.5 2 Bedroom x 1.25 1 Bedroom x 1.0 Bachelor Visitor 136 x 0.14 Total Max. Parking Required (SW / SE): x 2.0 2 Bedroom + Den 2 Bedroom x 2.0 x 1.6 1 Bedroom x 1.25 1<u>36 x 0.2</u> Bachelor

Visitor

Total

Total

Total

Total

Total

Total

Resident Parking

0.5 / 1 / 2 Bedroom

0.5 / 1 / 2 Bedroom

(dimensions as outlined in Table 8.5.1 Minimum Dimensions for Bicyle Parking)

Short Term Bike 6 per entrance

Short Term Bike 6 per entrance

x 0.75

x 0.75

Long Term Bike Parking (1.8m x 0.6m) = 55 Stalls

Visitor Parking

Barrier Free

Parking Provided (SW / SE): (Lot 2) Long-Term Bike Parking Required (SW): Long-Term Bike Parking Required (SE):

Bike Parking Provided (SE):

Bike Parking Provided (SW):

Parking Total:

Lot 1 = 250 Parking Stalls Lot 2 = 216 Parking Stalls Total = 466 Parking Stalls

Long Term Bike Parking

ASCEN HIGHSTREET

OVERALL SITE PLAN

PROJECT: ASCENT 1055 FROST ROAD, KELOWNA

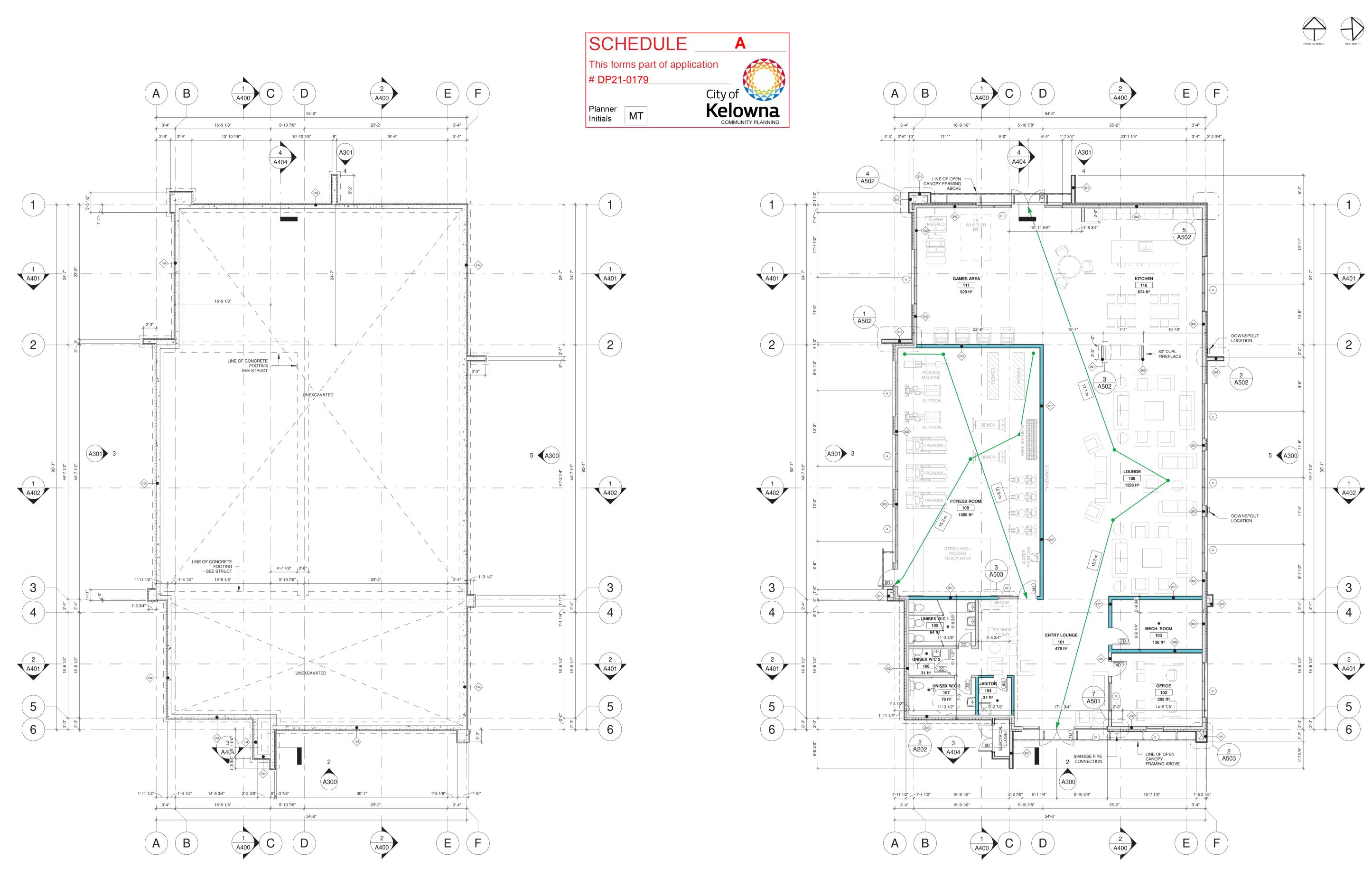


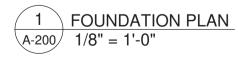
As indicated

Drawn by Checked by S.C. / W.L.

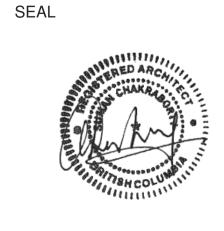
A.W.

Scale









ARCHITECTURAL HIGHSTREET ARCHITECTURE INC. 1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4 STRUCTURAL ENGINEERING Phone: 778.946.6250 Fax: 778.946.6251 Email: info@hsarch.ca

ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474

LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

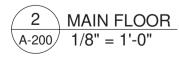
STRUCTURAL

SOLUTIONS 215 - 737 Goldstream Ave. Victoria, B.C. V9B 2X4 Phone: 778.265.7360

CIVIL D.E. Pilling & Associates Ltd. #200 - 540 Groves Avenue, Kelowna, B.C. V1Y 4Y7

Phone: 250.763.2315 FIRE PROTECTION TEMPEST FIRE PROTECTION 190 Carleton Dr #109, St. Albert, AB

T8N 6W2 Phone: 780.459.2288



,	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	
	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	
3	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540	

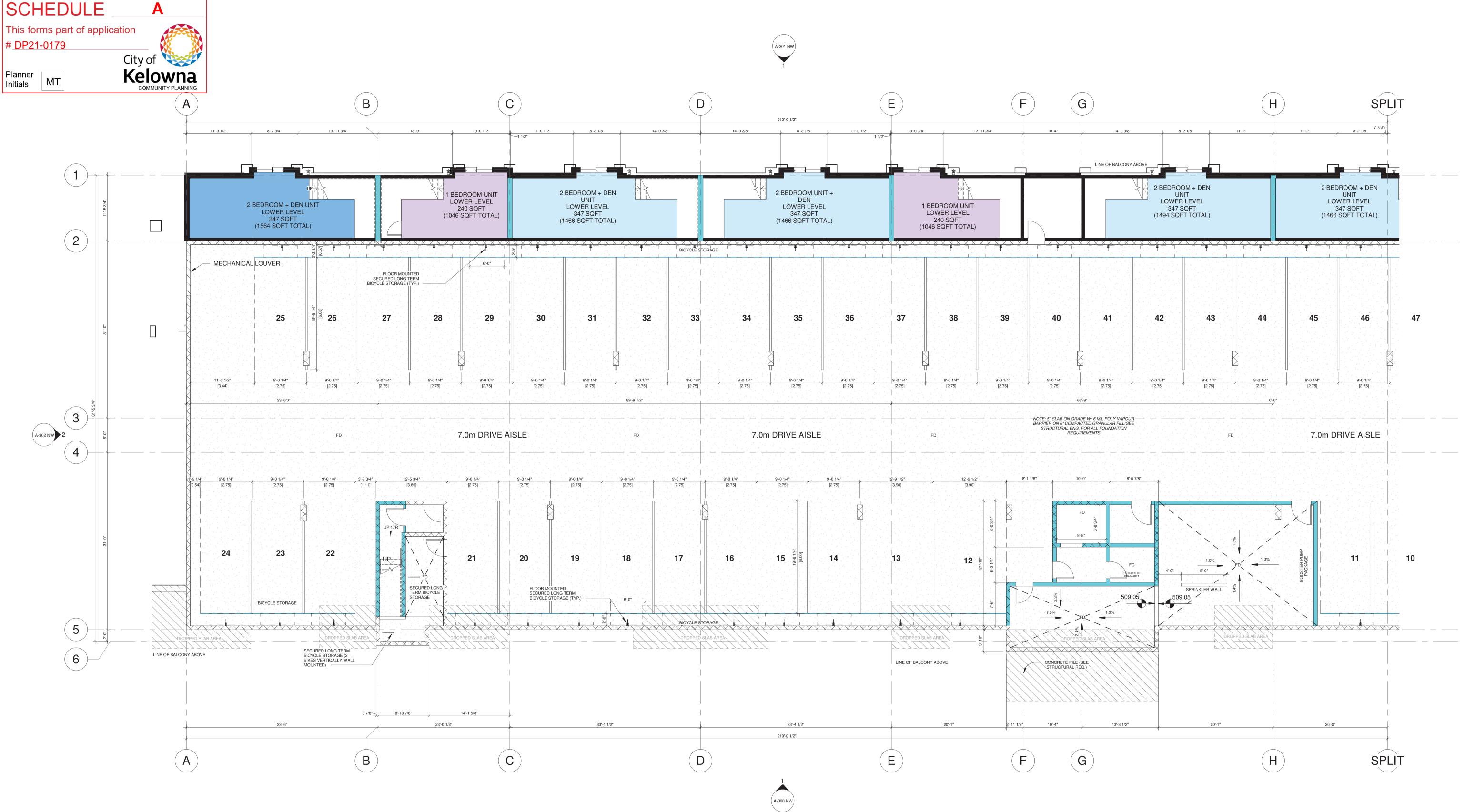
NOTE:

1.

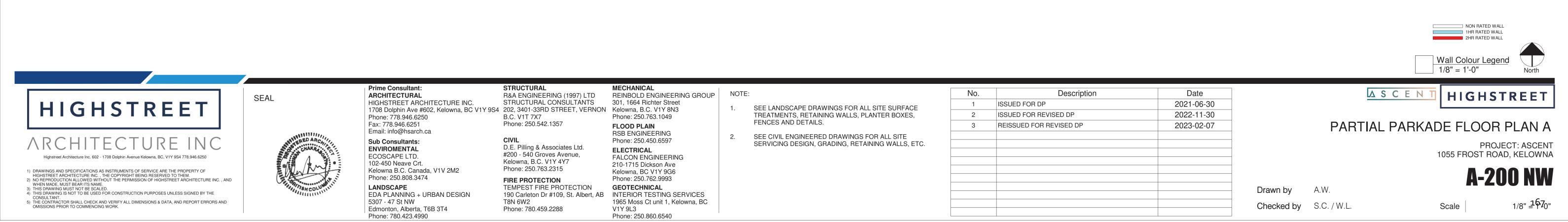
- SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
- SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	
1	REISSUED FOR REVISED DP	202

Date 23-02-07		ASCEN	л ні	GHSTREET
		FOUNDATION /	MAIN	FLOOR PLAN
			1055 FR	PROJECT: ASCENT OST ROAD, KELOWNA
	Drawn by	A.W.		A-200
	Checked by	S.C. / W.L.		n Luu
	Project Date	2022-09-16	Scale	As indicated

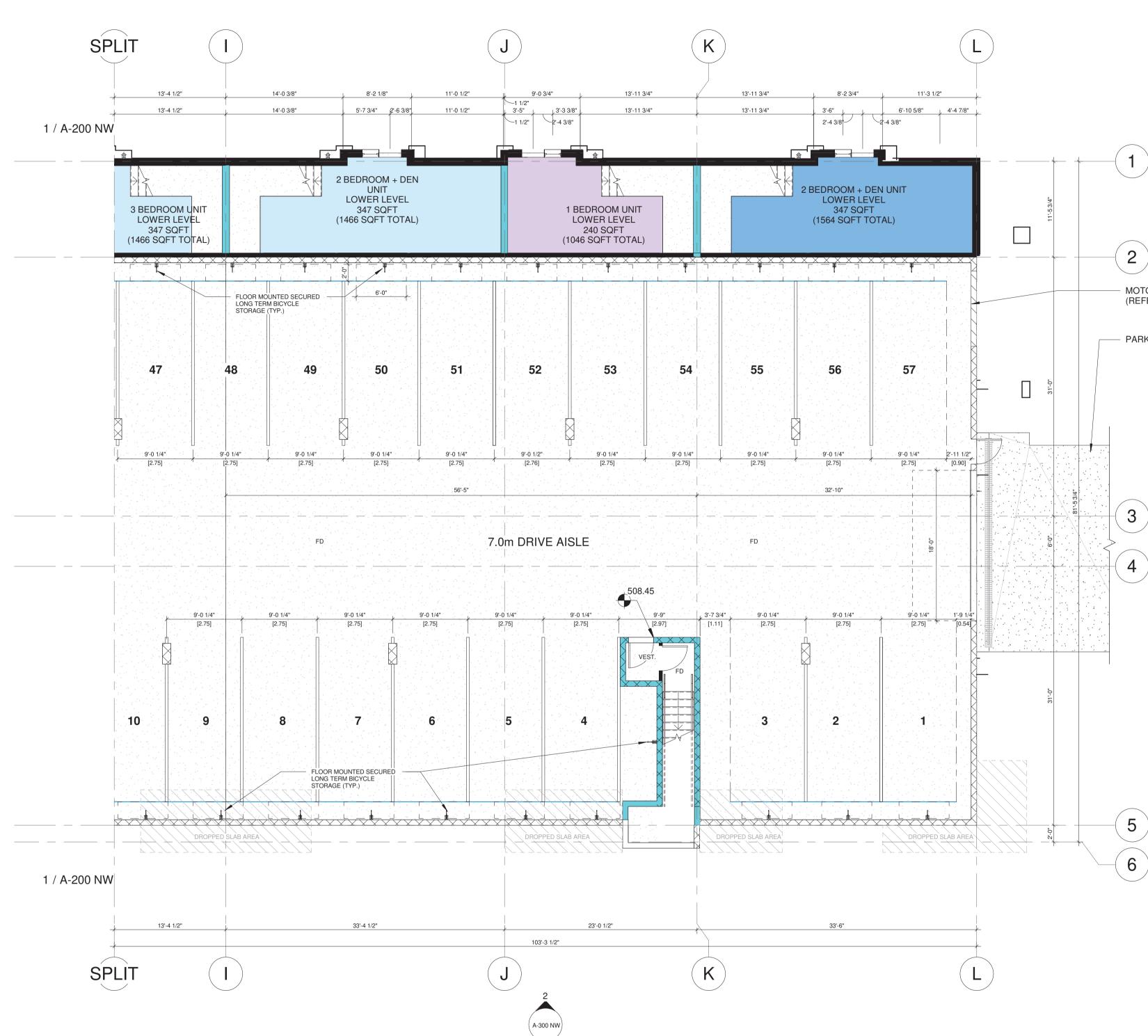


PARTIAL PARKADE FLOOR PLAN A 1/8" = 1'-0"





SCHEDULE	Α
This forms part of appl	ication
# <u>DP21-0179</u>	🕅 🚺
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING



PARTIAL PARKADE FLOOR PLAN B 1/8" = 1'-0"



)

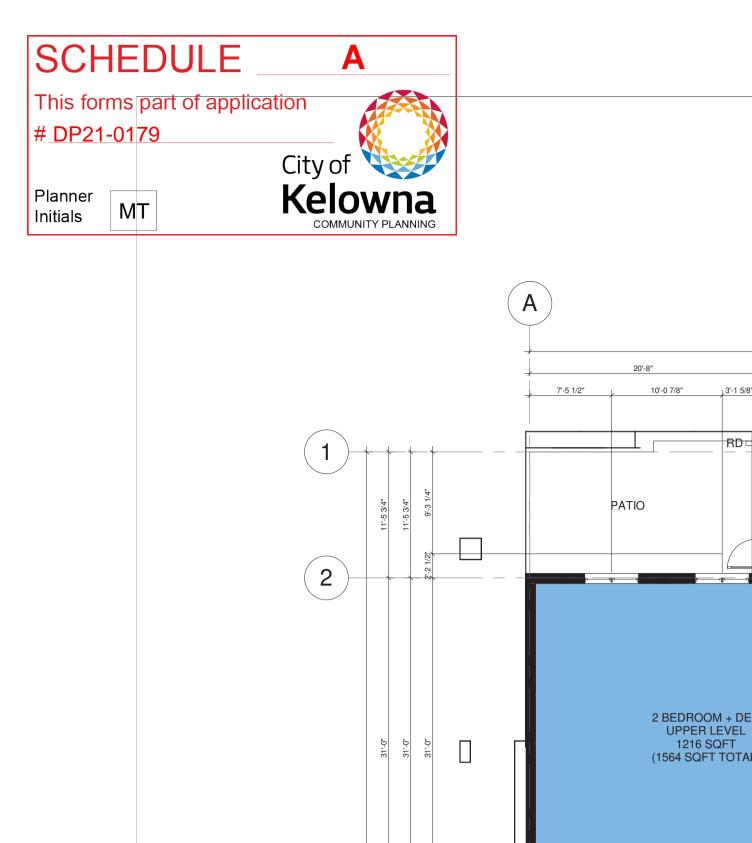
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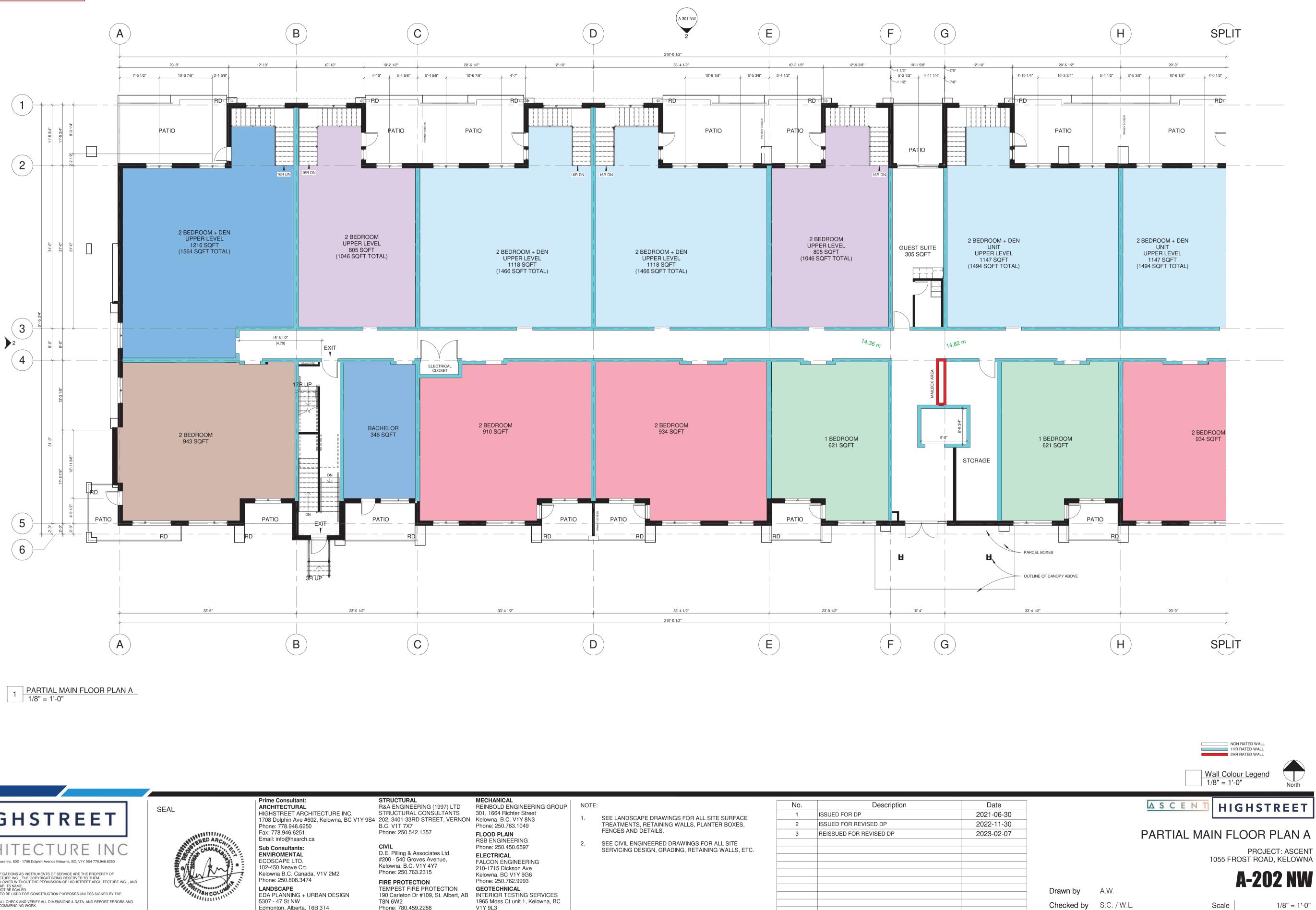
MOTORIZED DAMPER (REFER TO MECHANICAL)

PARKADE RAMP

1 (A-302 NW

NON RATED WALL 1HR RATED WALL 2HR RATED WALL Wall Colour Legend 1/8" = 1'-0" North Date ASCEN HIGHSTREET 2021-06-30 2022-11-30 PARTIAL PARKADE FLOOR PLAN B 2023-02-07 PROJECT: ASCENT 1055 FROST ROAD, KELOWNA **A-201 NW** A.W. Drawn by 1/8" **≞**68_0" Checked by S.C. / W.L. Scale







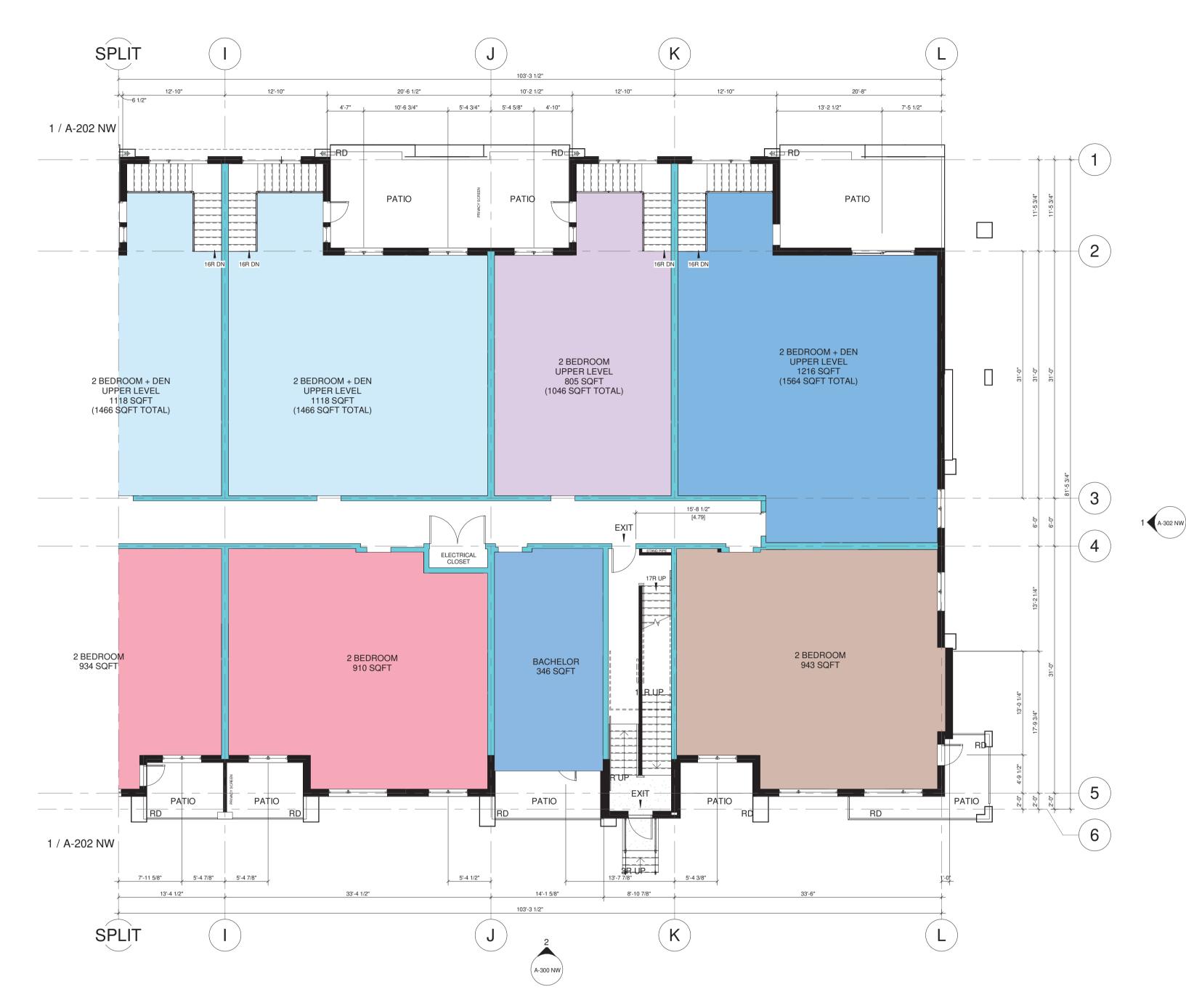


Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

Phone: 780.459.2288

	MEQUANICAL					
997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
LTÁNTS ET, VERNON	301, 1664 Richter Street	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
s Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3 Phone: 250.860.6540					

SCHED	JLE A
This forms part	of application
# <u>DP21-0179</u>	🐼 孩
	City of 💜
Planner Initials MT	Kelowna COMMUNITY PLANNING

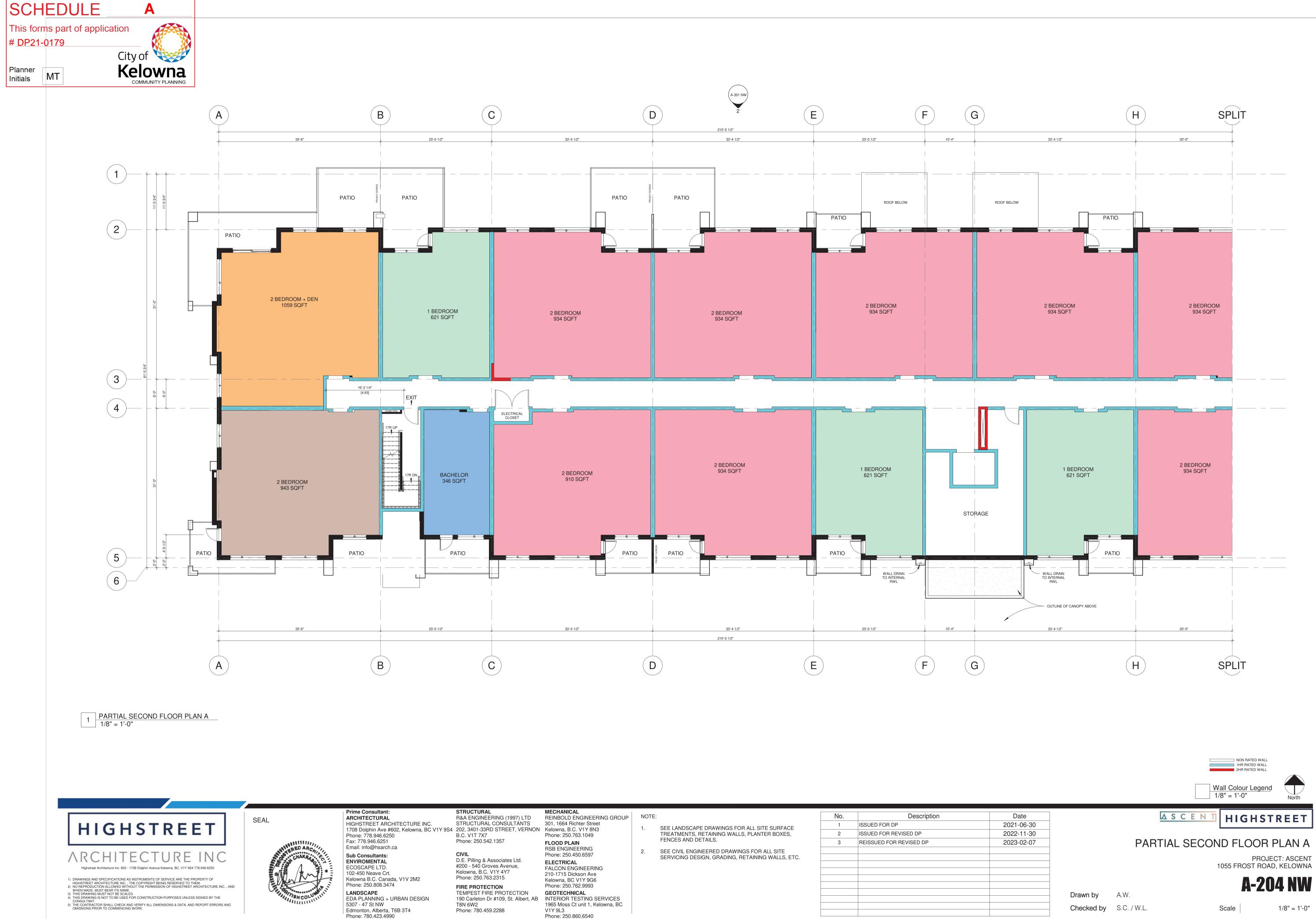


PARTIAL MAIN FLOOR PLAN B1/8" = 1'-0"



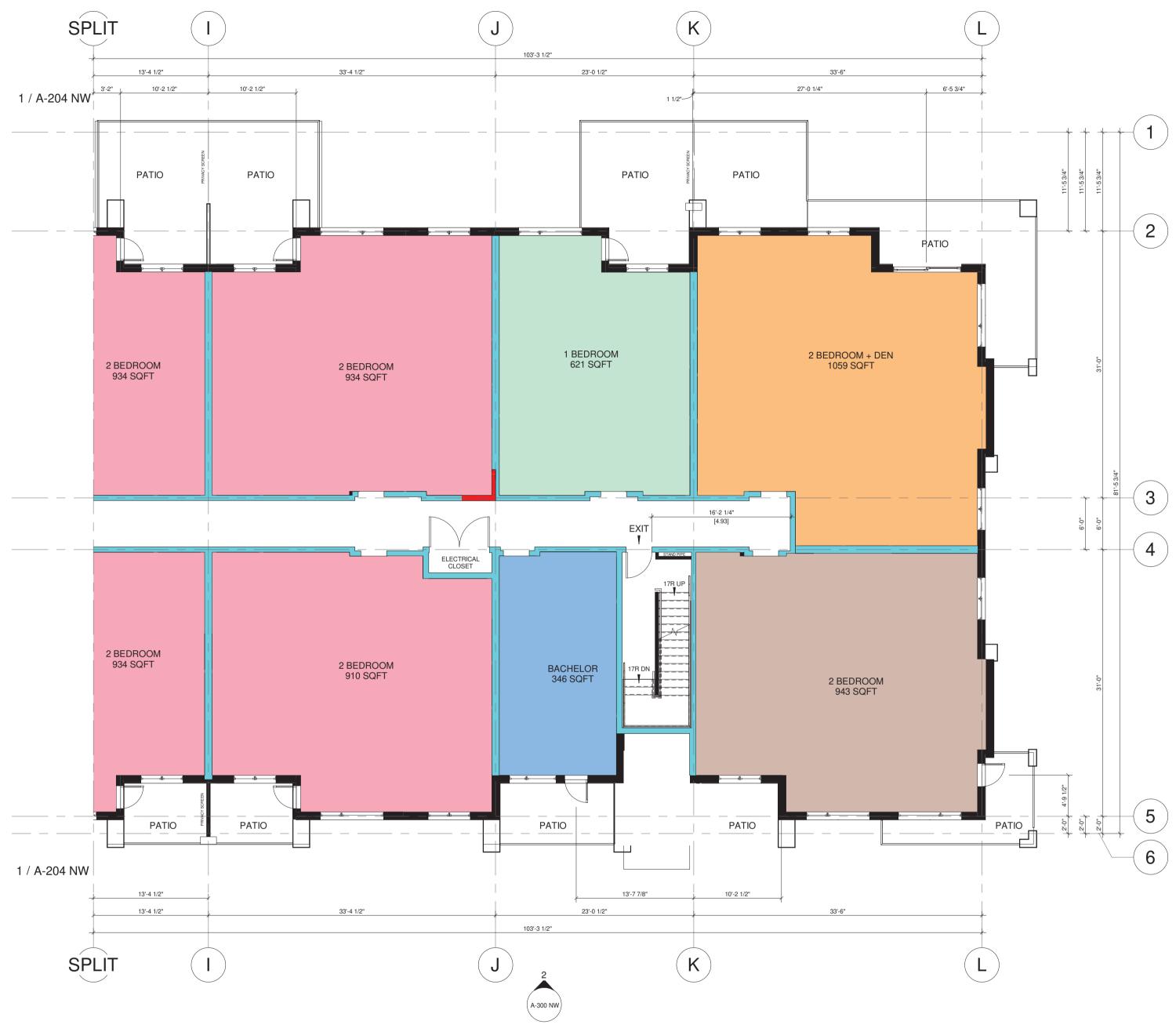
MLTÁNTS 301, 1664 Richter Street 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE ET, VERNON Kelowna, B.C. V1Y 8N3 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, 1 ISSUED FOR REVISED DP 2022-11-30 Phone: 250.763.1049 FENCES AND DETAILS. 3 REISSUED FOR REVISED DP 2023-02-07 RSB ENGINEERING SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE 3 REISSUED FOR REVISED DP 2023-02-07 s Ltd. ELECTRICAL SEE VICING DESIGN, GRADING, RETAINING WALLS, ETC. I ISSUED FOR REVISED DP ISSUED FOR REVISED DP							
ET, VERNON Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS. 2 ISSUED FOR REVISED DP 2022-11-30 SE LNDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS. 3 REISSUED FOR REVISED DP 2023-02-07 S Ltd. nue, FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-02-07 ECTION St. Albert, AB GEOTECHNICAL INTERIOR SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 INTERIOR SERVICES 1965 Moss Ct unit 1, Kelowna, BC	997) LTD		NOTE:		No.	Description	Date
FLOOD PLAIN Phone: 250.763.1049 TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS. 2 ISSUED FOR REVISED DP 2022-11-30 RSB ENGINEERING Phone: 250.450.6597 SEt CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-02-07 S Ltd. ELECTRICAL SER CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-02-07 S Ltd. ELECTRICAL SER VICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-02-07 FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 SECTION GEOTECHNICAL	JLTÁNTS		1	SEE LANDSCARE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
FLOOD PLAIN Selection Since Filing 2023-02-07 RSB ENGINEERING Phone: 250.450.6597 2. s Ltd. FLECTRICAL SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 FALCON ENGINEERING 210-1715 Dickson Ave SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. - Kelowna, BC V1Y 9G6 Phone: 250.762.9993 - - - ECTION GEOTECHNICAL - - - - St. Albert, AB INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC -	EI, VERNON		1.	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
Phone: 250.450.6597 s Ltd. nue, FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 ECTION St. Albert, AB INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3				FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
s Ltd. ELECTRICAL SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. Image: Comparison of the servicing design, Grading, Retaining walls, etc. nue, FALCON ENGINEERING 210-1715 Dickson Ave Image: Comparison of the servicing design, Grading, Retaining walls, etc. Image: Comparison of the servicing design, Grading, Retaining walls, etc. Image: Comparison of the servicing design, Grading, Retaining walls, etc. 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Image: Comparison of the servicing design, Grading, Retaining walls, etc. Image: Comparison of the servicing design, Grading, Retaining walls, etc. For the servicing design, Grading, Retaining walls, etc. Image: Comparison of the servicing design, Grading, Retaining walls, etc. Image: Comparison of the servicing design, Grading, Retaining walls, etc. For the servicing design, Grading, Retaining walls, etc. Image: Comparison of the service of the servi			2.				
210-1715 Dickson Ave 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 — Phone: 250.762.9993 — ECTION GEOTECHNICAL St. Albert, AB INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 —	s Ltd.			SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
Kelowna, BC V1Y 9G6 Phone: 250.762.9993	nue,						
Phone: 250.762.9993 ECTION GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3							
St. Albert, AB INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3							
1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3							
Filole. 250.000.0340							
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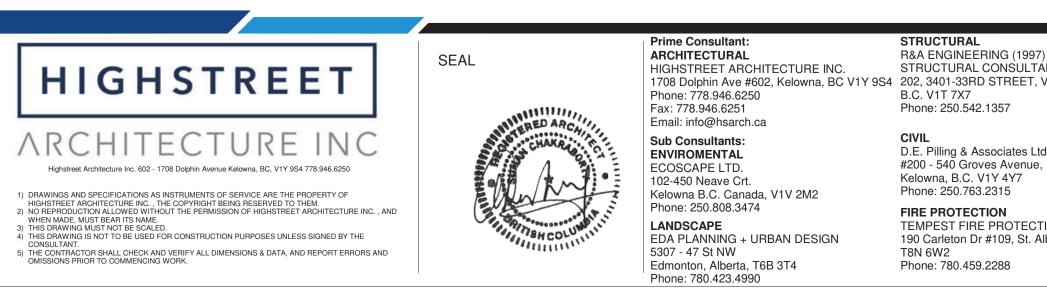


	MECHANICAL	NOTE		Nie	Description	Data
997) LTD	REINBOLD ENGINEERING GROUP	NOTE:	.:	No.	Description	Date
	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
ET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
s Ltd.	Phone: 250.450.6597		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
nue,	ELECTRICAL FALCON ENGINEERING					
	210-1715 Dickson Ave					
	Kelowna, BC V1Y 9G6					
	Phone: 250.762.9993					
ECTION	GEOTECHNICAL					
t. Albert, AB	INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3 Phone: 250.860.6540					
	1 1101101 200100010040					

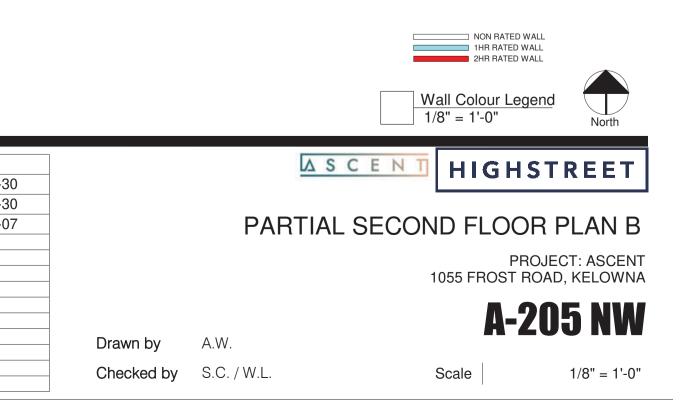




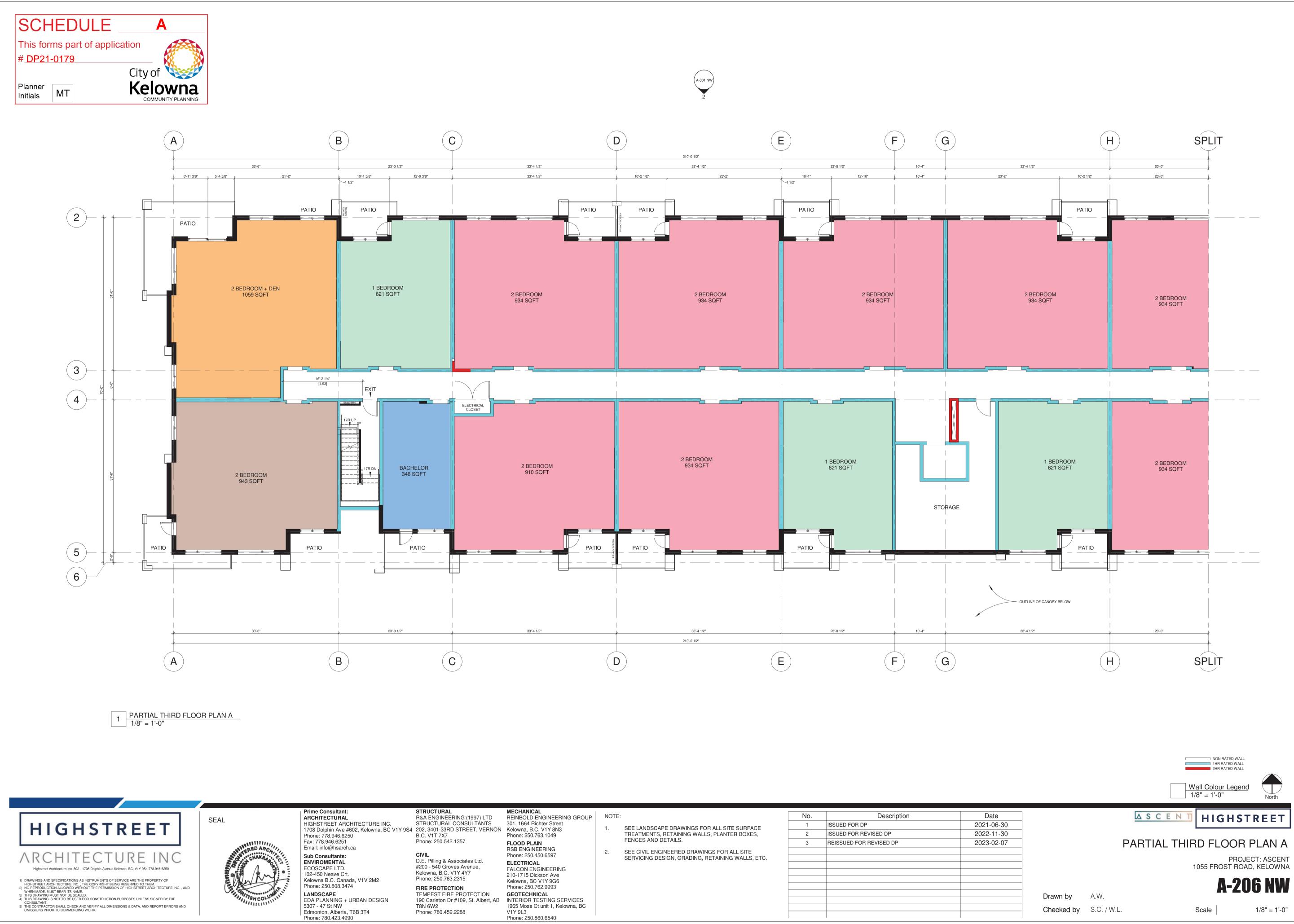
PARTIAL SECOND FLOOR PLAN B1/8" = 1'-0"



1997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE	[No.	Description	Date
JLTÁNTS	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
ET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
es Ltd. nue, 7	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					



1 A-302 NW



997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
ET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
s Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					





PARTIAL THIRD FLOOR PLAN B1/8" = 1'-0"



SEAL



Prime Consultant: ARCHITECTURAL ARCHITECTURAL HIGHSTREET ARCHITECTURE INC. 1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4 B.C. V1T 7X7 Depend 279 946 6250 B.C. V1T 7X7 Depend 250 542 1357 Fax: 778.946.6251 Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt.

Kelowna B.C. Canada, V1V 2M2

Edmonton, Alberta, T6B 3T4

LANDSCAPE EDA PLANNING + URBAN DESIGN

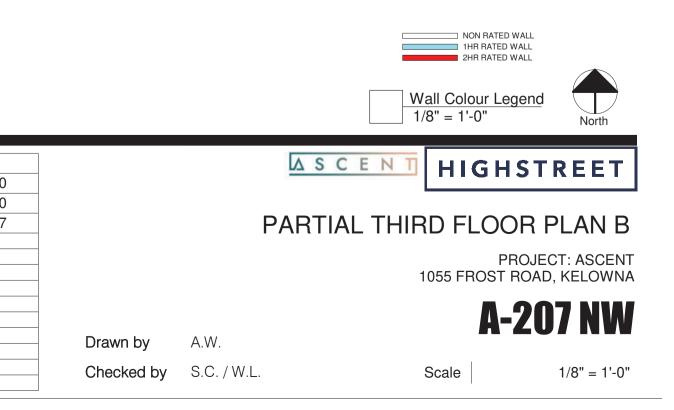
Phone: 250.808.3474

5307 - 47 St NW

Phone: 780.423.4990

Phone: 250.542.1357 CIVIL D.E. Pilling & Associates Lto #200 - 540 Groves Avenue, Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

STRUCTURAL R&A ENGINEERING (1997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
STRUCTURAL CONSULTANTS S4 202, 3401-33RD STREET, VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
B.C. V1T 7X7	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
Phone: 250.542.1357	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
CIVIL	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
D.E. Pilling & Associates Ltd. #200 - 540 Groves Avenue,	ELECTRICAL		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
Kelowna, B.C. V1Y 4Y7	FALCON ENGINEERING 210-1715 Dickson Ave					
Phone: 250.763.2315	Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
FIRE PROTECTION TEMPEST FIRE PROTECTION	GEOTECHNICAL					
190 Carleton Dr #109, St. Albert, AB	INTERIOR TESTING SERVICES					
T8N 6W2 Phone: 780.459.2288	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					

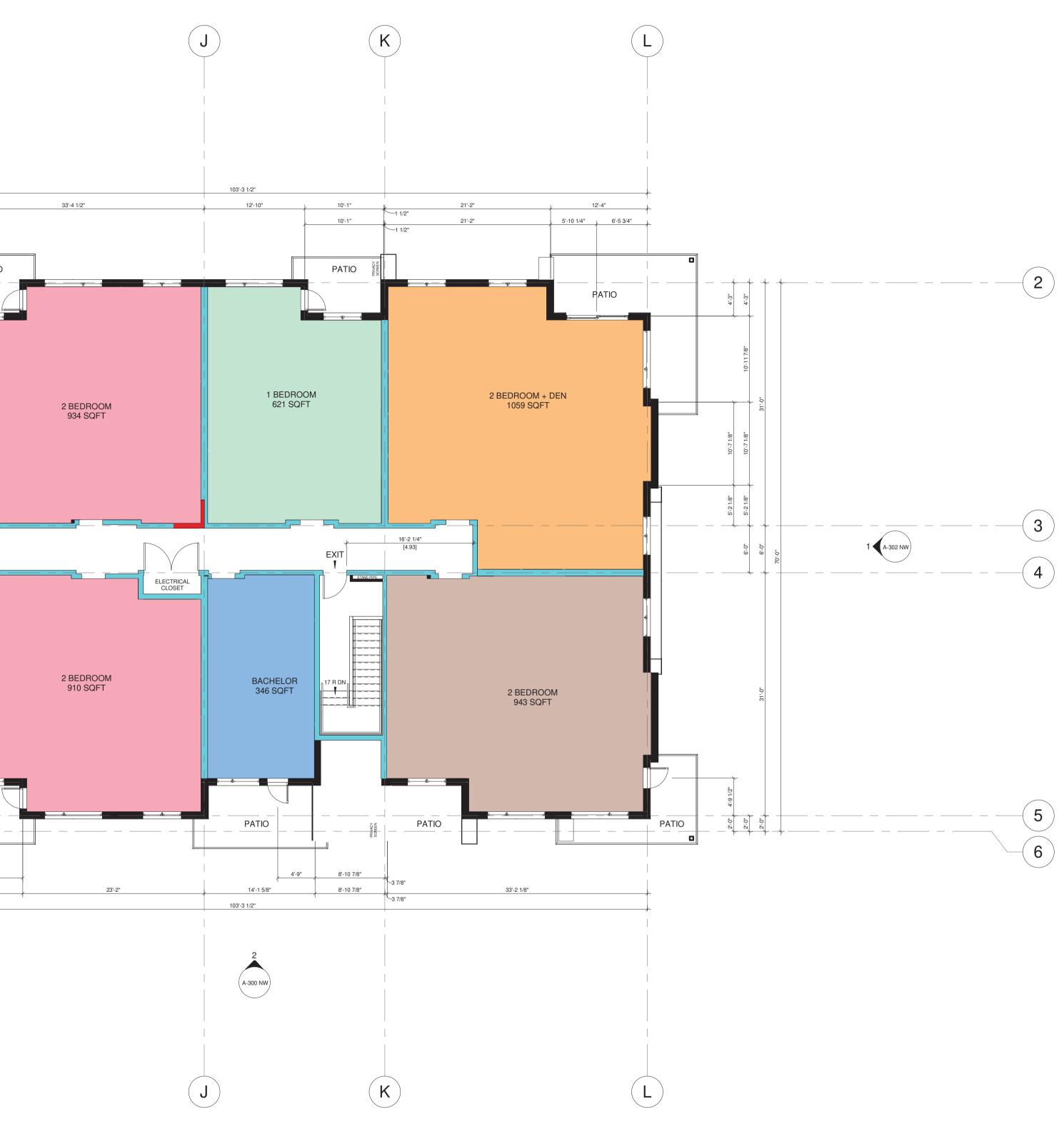




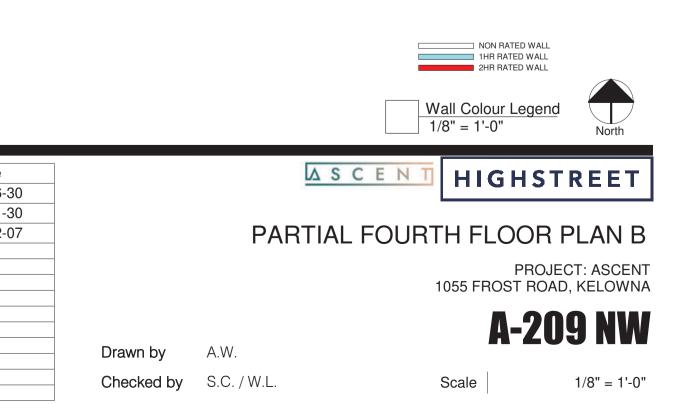


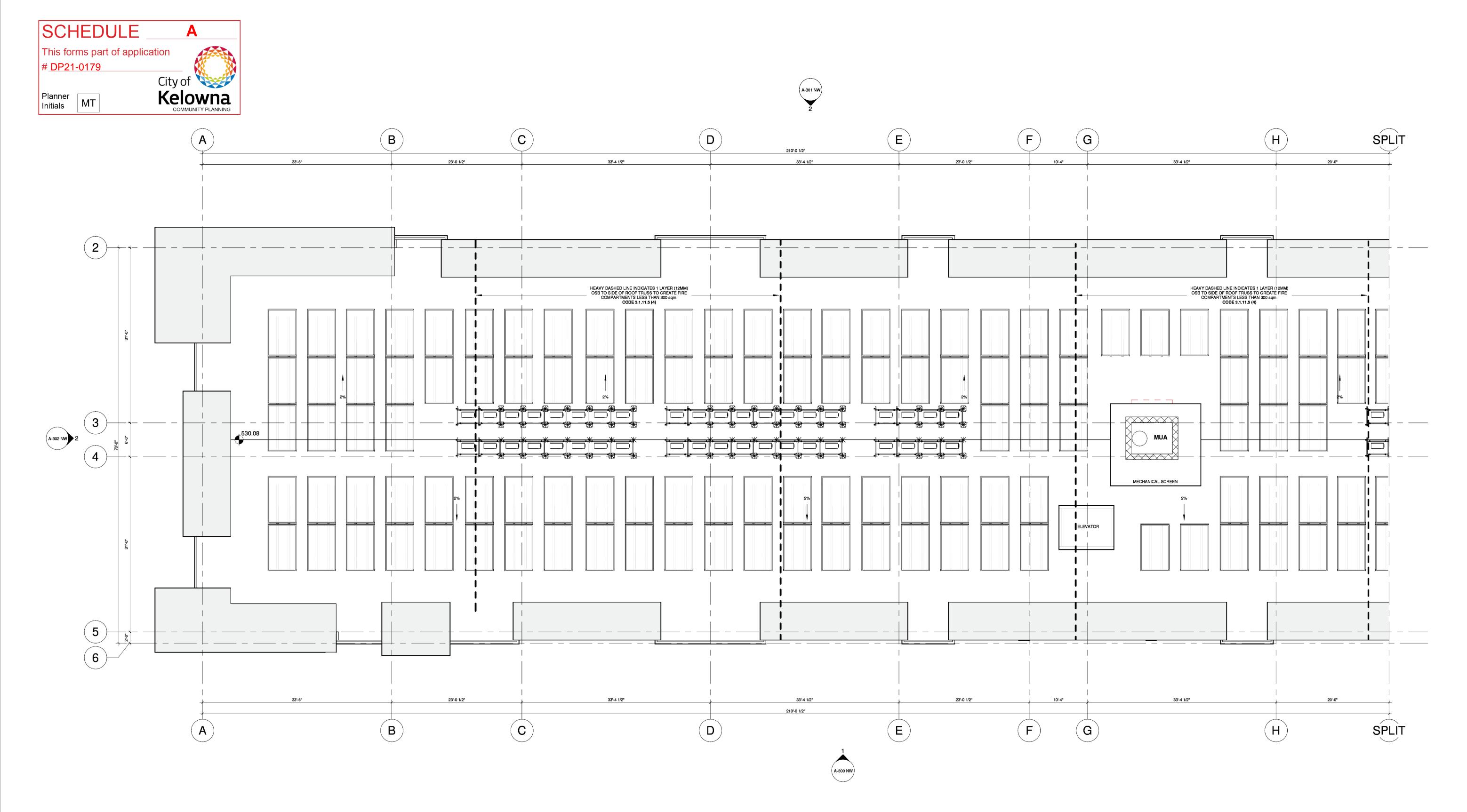
997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
LTANTS ET, VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.	1	ISSUED FOR DP	2021-06-30
	Phone: 250.763.1049			2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN			3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
s Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION it. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3 Phone: 250.860.6540					

This forms part of applie # DP21-0179 Planner Initials MT	City of Kelowna Community Planning		S	PLIT	
			1 / A-208 N'	W - <u>13'-4 1/2"</u> + <u>3'-2"</u> 10'-2 1,	/2" /2"
				2 BEDROOM 934 SQFT	
				2 BEDROOM 934 SQFT	
			1 / A-208 N	PATION 3'-2" 10'-2 1/2 3'-2" 10'-2 1/2	/2" 10'-2 1/2
	-	PARTIAL FOURTH FLOOR 1/8" = 1'-0"		PLIT	
		SEAL	Prime Consultant: ARCHITECTURAL HIGHSTREET ARCHITEC	TURE INC.	STRUCTURAL R&A ENGINEERING (1 STRUCTURAL CONSL
HIGHSTREET ARCHITECTURE INC., THE COPYRIGHT BE ON REPRODUCTION ALLOWED WITHOUT THE PERMISSI WHEN MADE, MUST BEAR ITS NAME. 3) THIS DRAWING IN NOT TO BE USED FOR CONSTRUCTIO CONSULTANT.	Kelowna, BC, V1Y 9S4 778.946.6250 SERVICE ARE THE PROPERTY OF ING RESERVED TO THEM. ON OF HIGHSTREET ARCHITECTURE INC. , AND	CHARGE CHARGE	1708 Dolphin Ave #602, Ke Phone: 778.946.6250 Fax: 778.946.6251 Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN	elowna, BC V1Y 9S4	202, 3401-33RD STRE B.C. V1T 7X7 Phone: 250.542.1357 CIVIL D.E. Pilling & Associate #200 - 540 Groves Ave Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315 FIRE PROTECTION TEMPEST FIRE PROT 190 Carleton Dr #109, 5

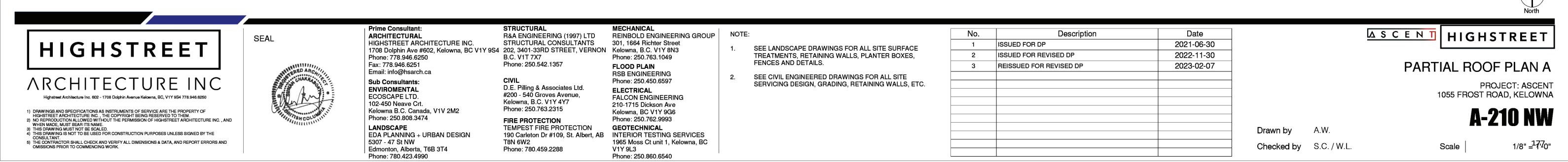


1997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE	E:	No.	Description	Date
JLTANTS ET, VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	1 2	ISSUED FOR DP ISSUED FOR REVISED DP	2021-06-30 2022-11-30
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	2.	FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.	3	REISSUED FOR REVISED DP	2023-02-07
es Ltd. nue, 7	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540					

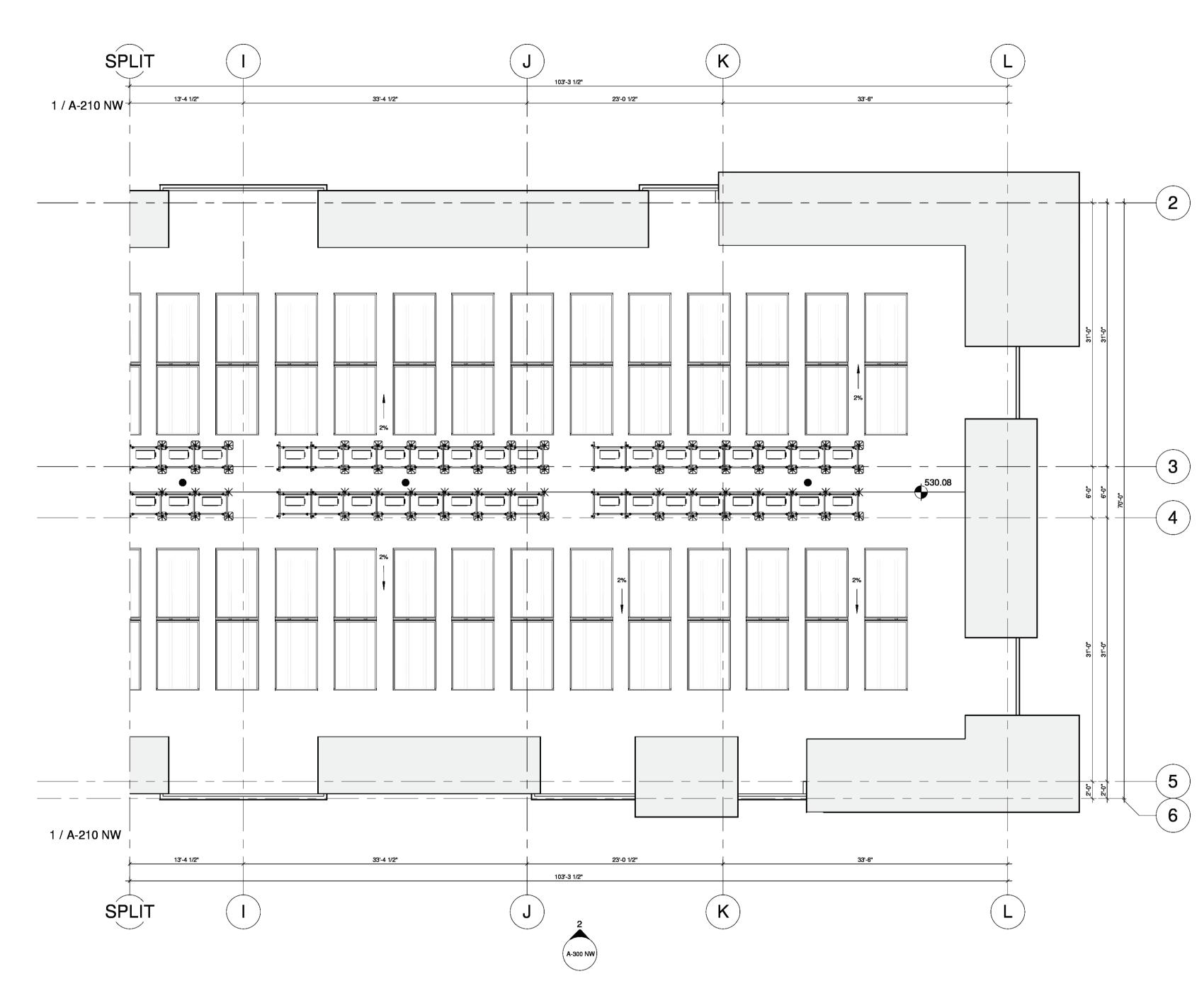




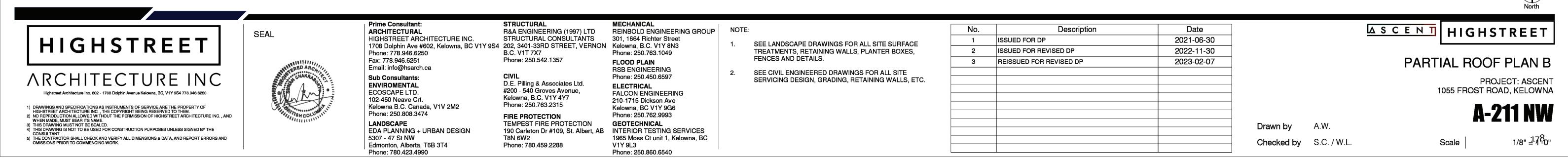
1 PARTIAL ROOF PLAN A 1/8" = 1'-0"

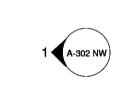


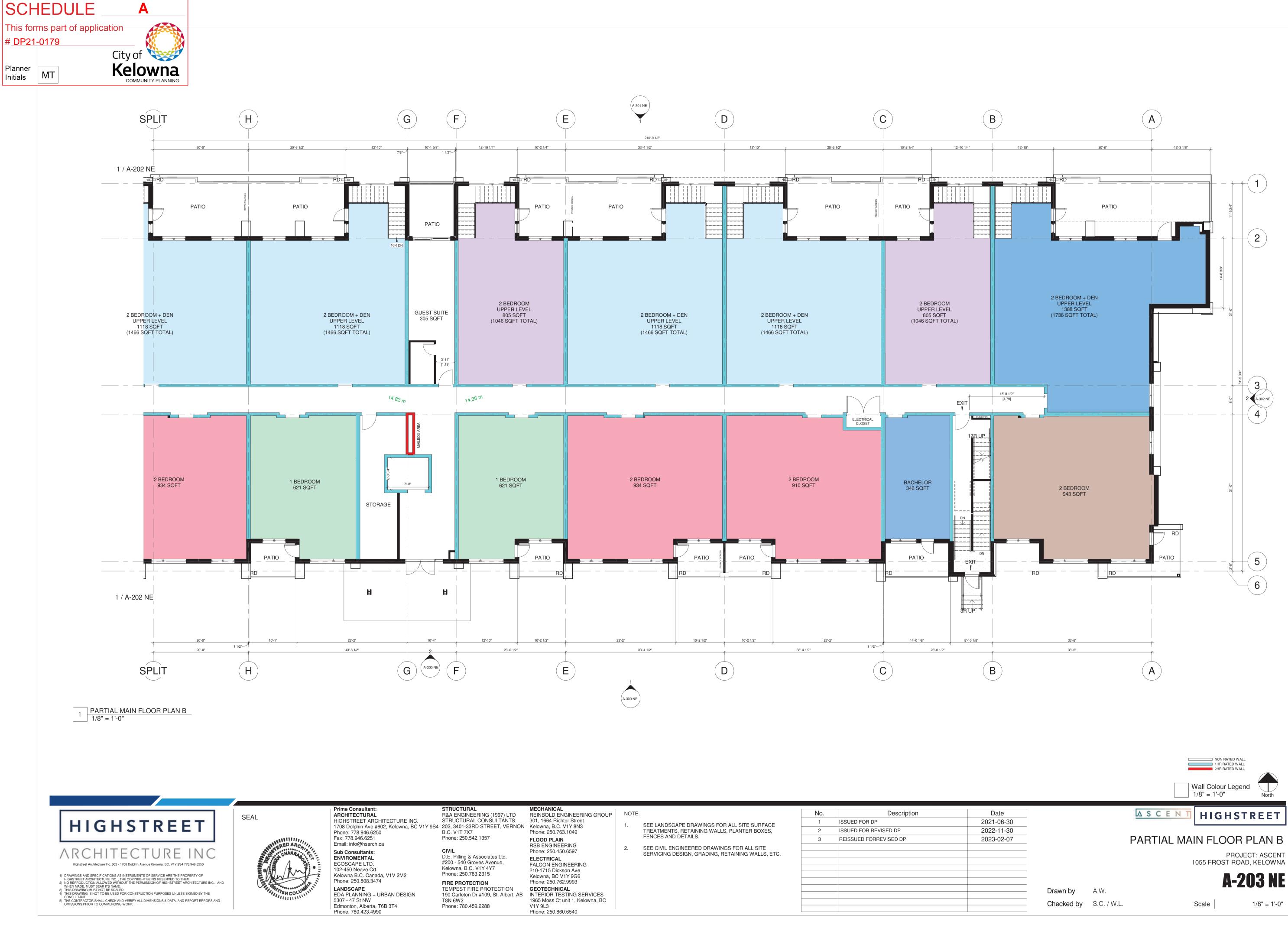




1 PARTIAL ROOF PLAN B 1/8" = 1'-0"

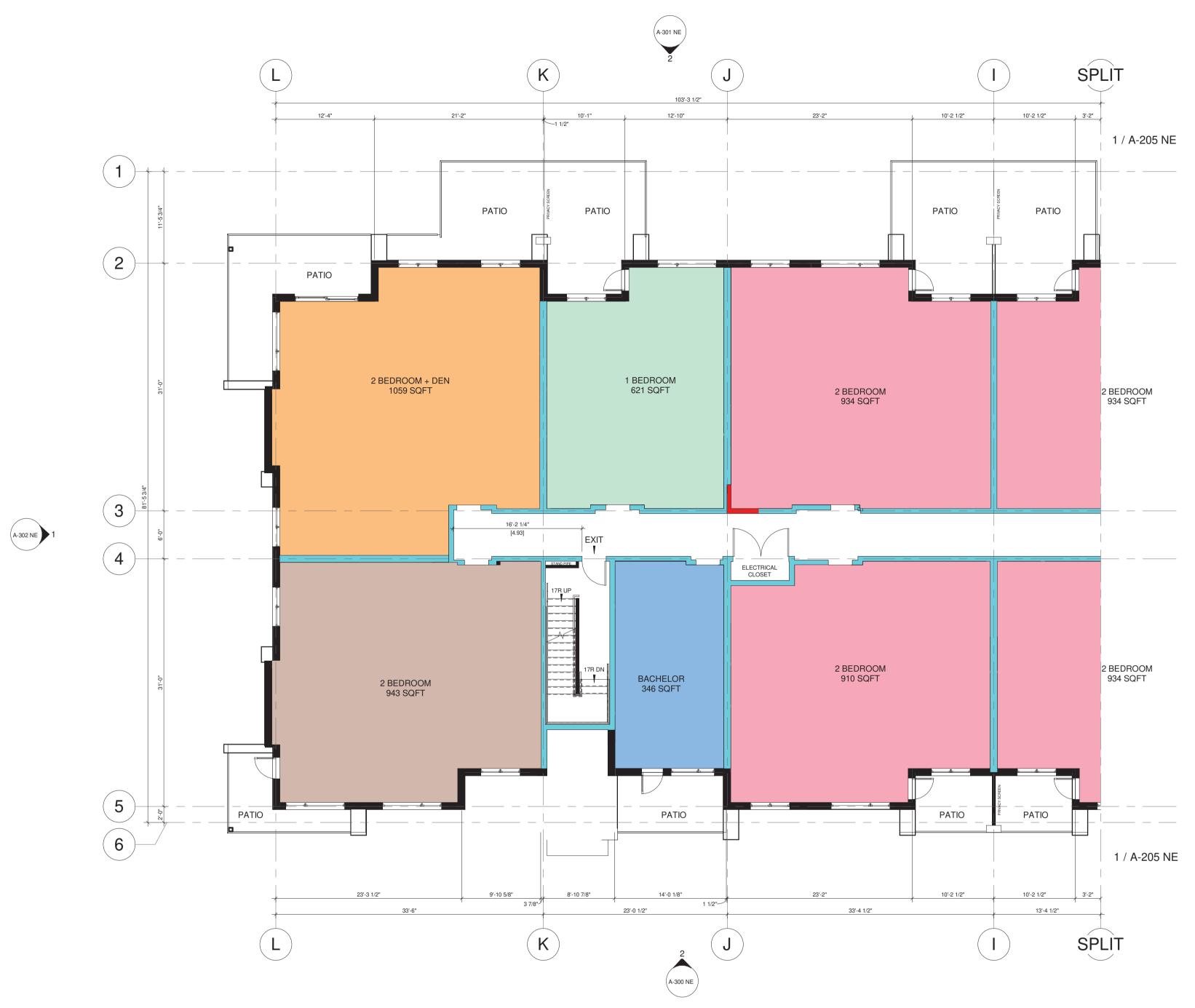




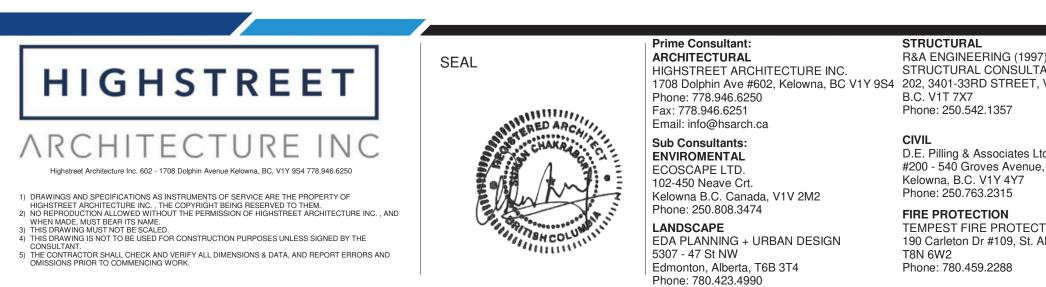


997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:	:	No.	Description	Date
JLTÁNTS ET, VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
EI, VERNON	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FORREVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
s Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250,762,9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION	GEOTECHNICAL					
St. Albert, AB	INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					

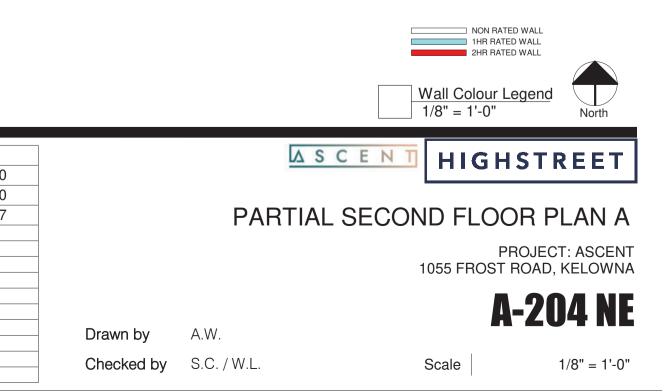


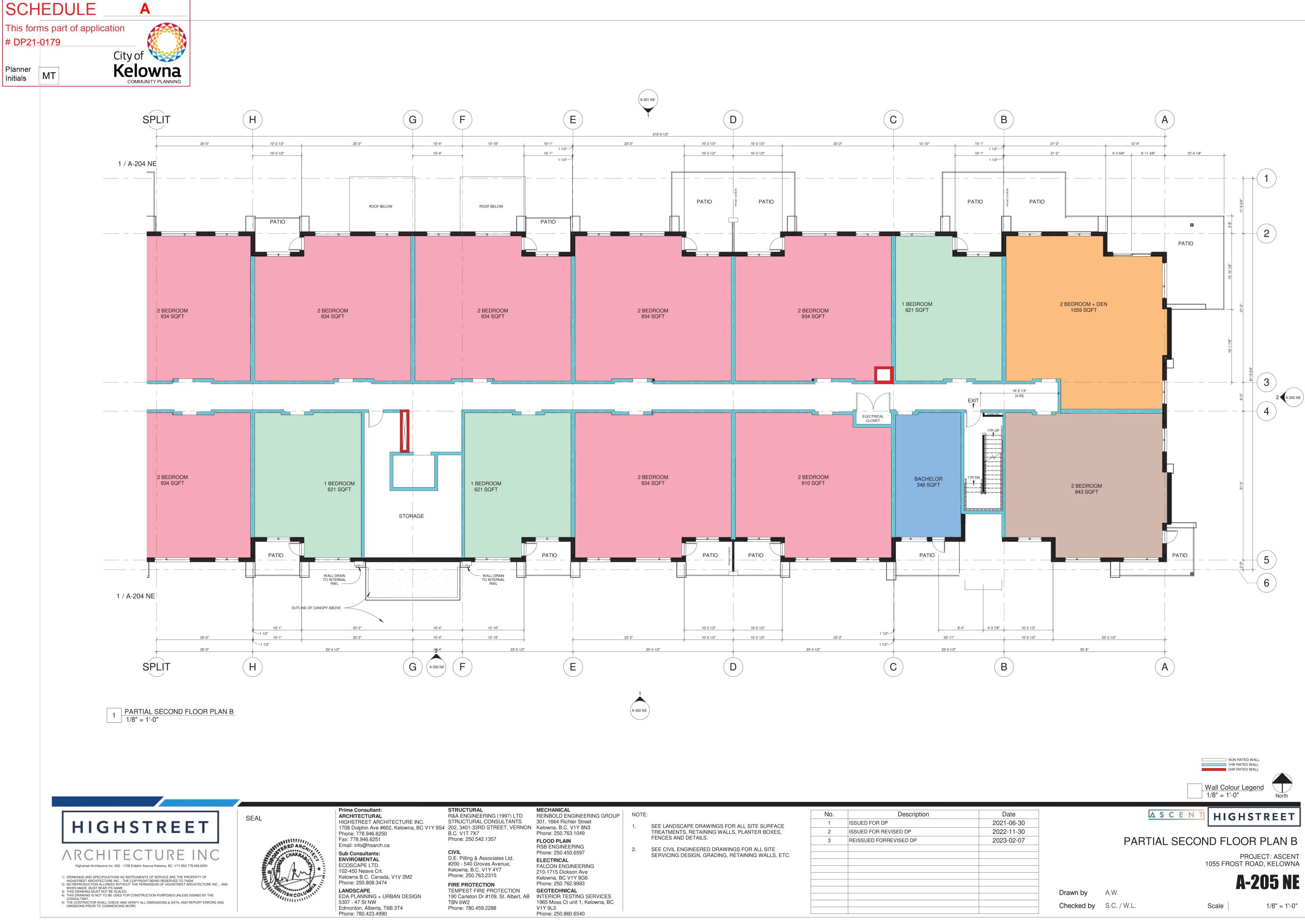


PARTIAL SECOND FLOOR PLAN A1/8" = 1'-0"



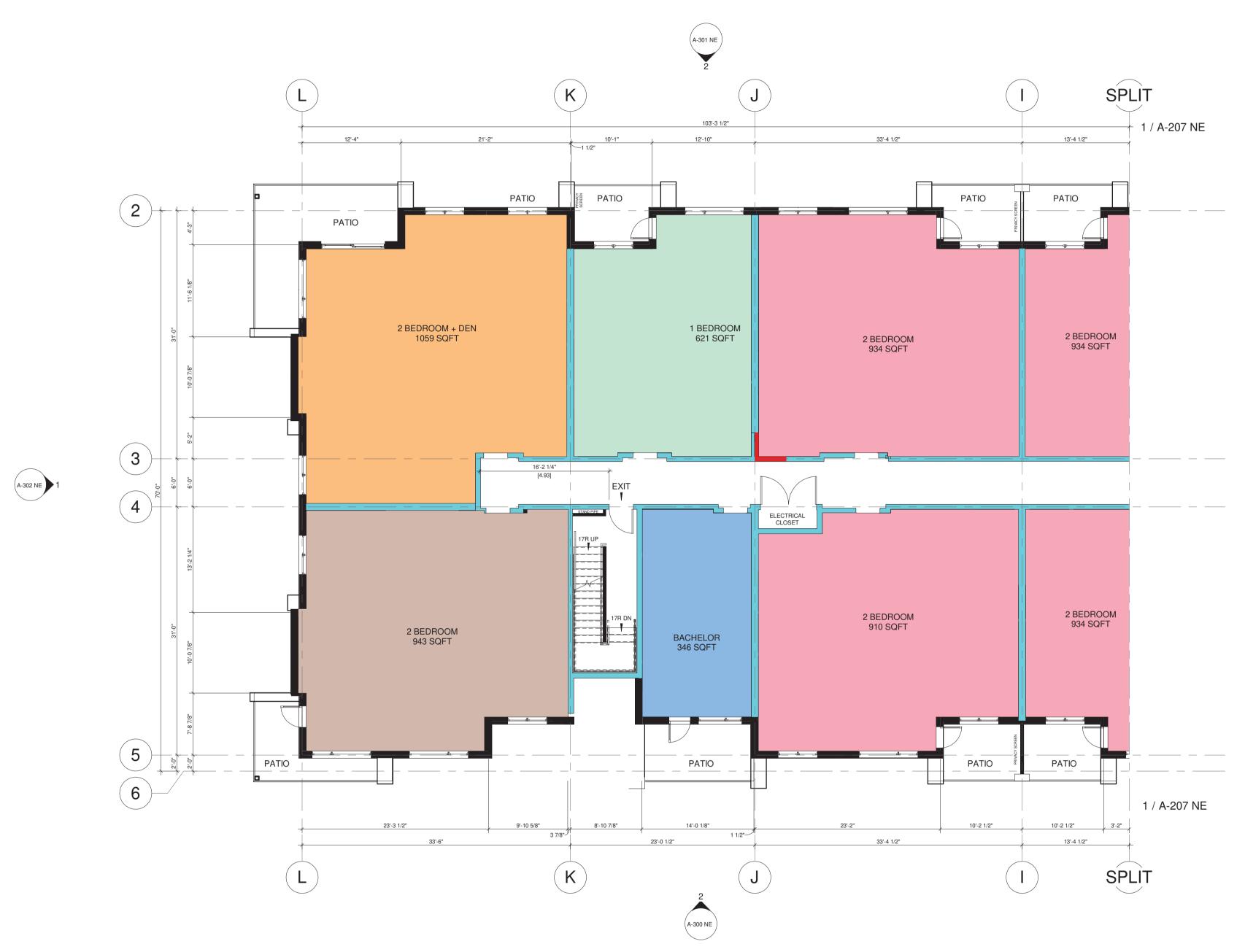
JLTÁNTS	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049 FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	NOTE:		No.	Description	Date
		1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.	1	ISSUED FOR DP	2021-06-30
				2	ISSUED FOR REVISED DP	2022-11-30
				3	REISSUED FORREVISED DP	2023-02-07
		2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
es Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION St. Albert, AB						
	INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					`





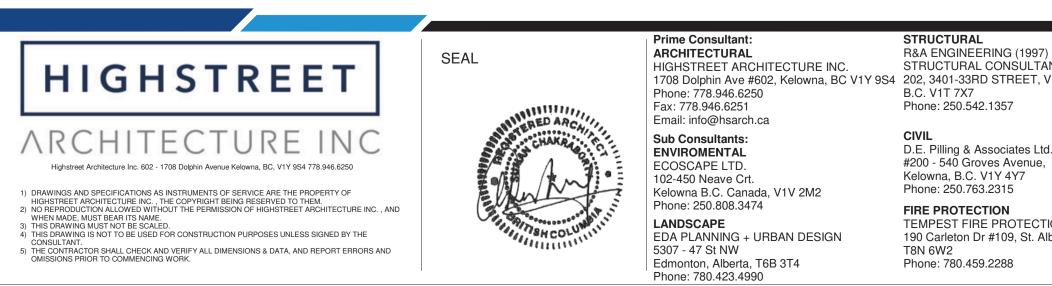
997) LTD JLTANTS	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
ET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FORREVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
s Ltd.	ELECTRICAL					
nue,	FALCON ENGINEERING					
	210-1715 Dickson Ave Kelowna, BC V1Y 9G6		-			
	Phone: 250.762.9993					
ECTION						
St. Albert, AB	INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC		-			
	V1Y 9L3					
	Phone: 250.860.6540					

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	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING

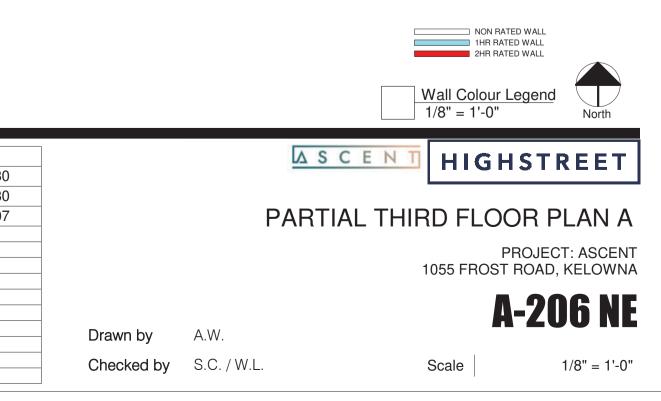


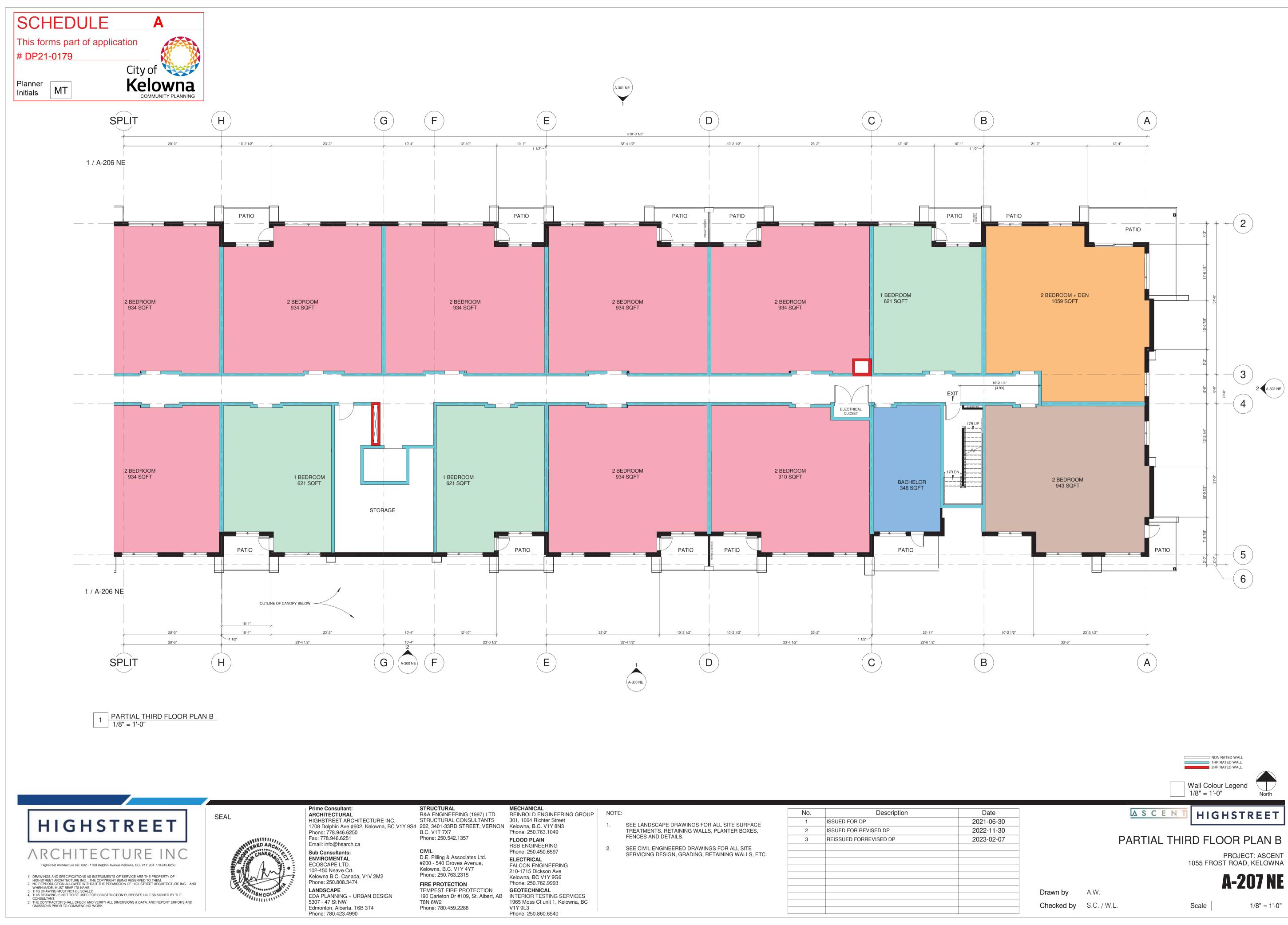
 PARTIAL THIRD FLOOR PLAN A

 1/8" = 1'-0"



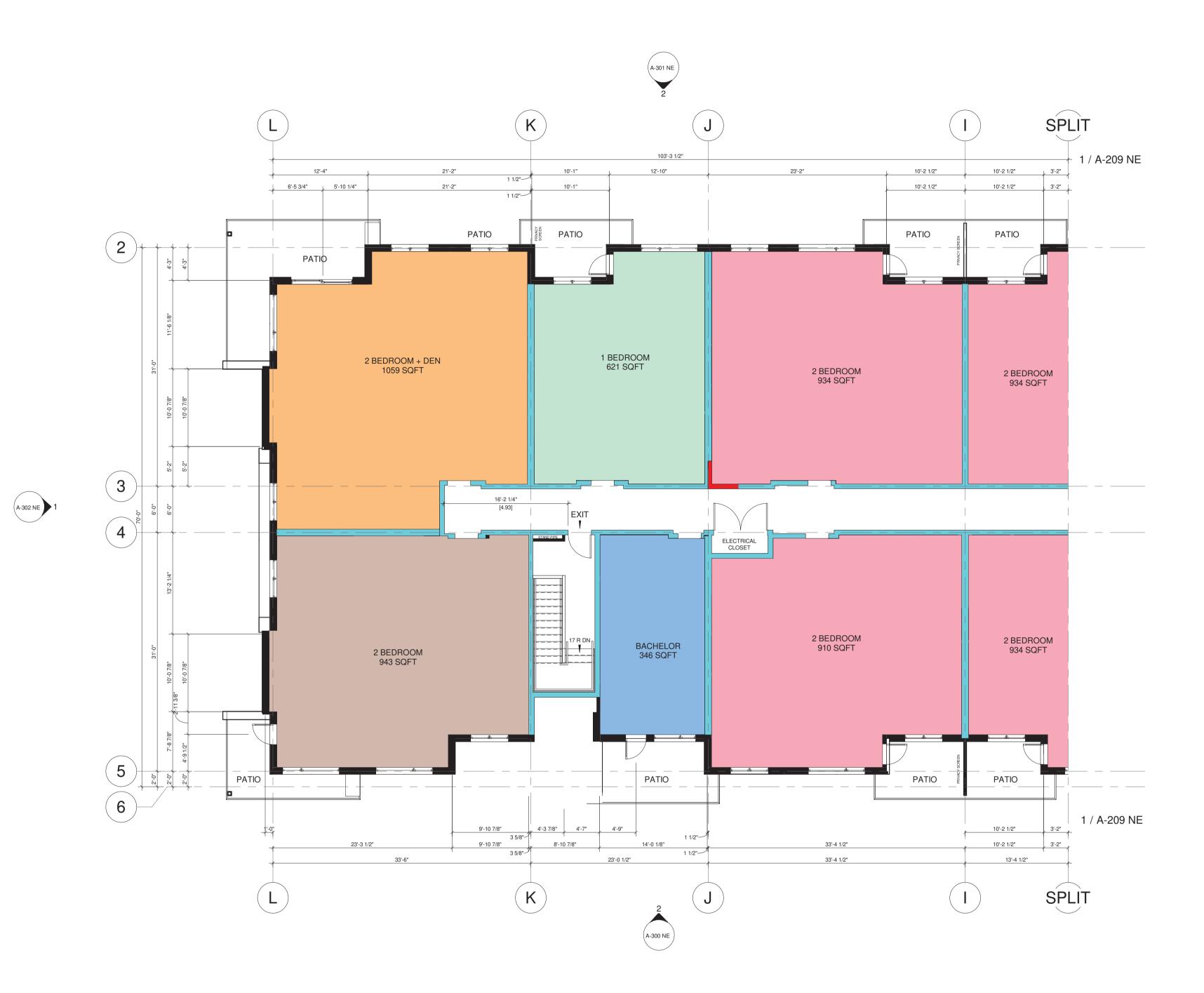
997) LTD JLTANTS	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE	:	No.	Description	Date
	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
ET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
1965 Moss Ct unit 1, Kelowna, BC			FENCES AND DETAILS.	3 REISSUED FORREVISED DP	2023-02-07	
		2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC				
	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					



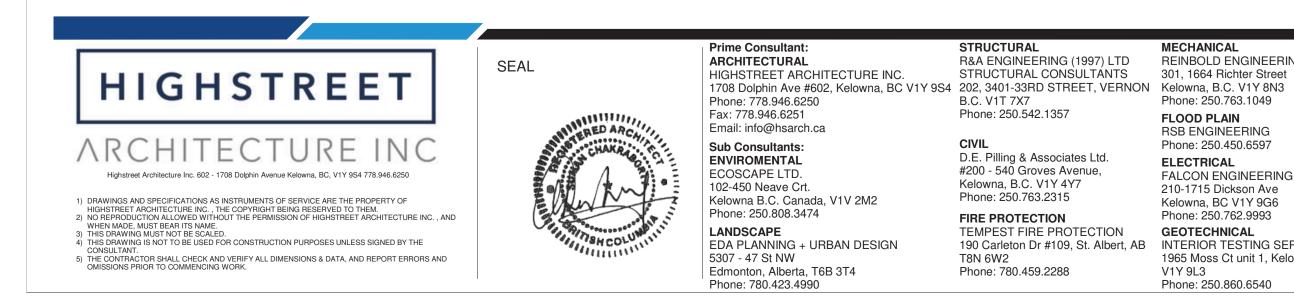


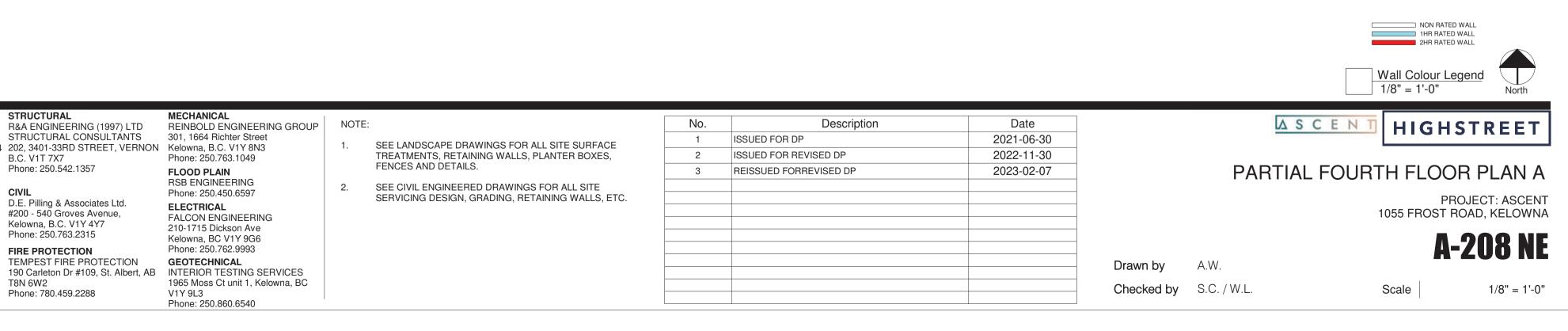
	MECHANICAL	NOTE		No.	Description	Date
ULTÁNTS ET, VERNON	REINBOLD ENGINEERING GROUP 301, 1664 Richter Street	NOTE		1	ISSUED FOR DP	
	Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	I		2021-06-30
	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	3 REISSUED FORREVISED DP	2023-02-07
	RSB ENGINEERING	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
a tal	Phone: 250.450.6597					
s Ltd. nue,						
,	FALCON ENGINEERING 210-1715 Dickson Ave					
	Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
ECTION	GEOTECHNICAL					
St. Albert, AB	INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					

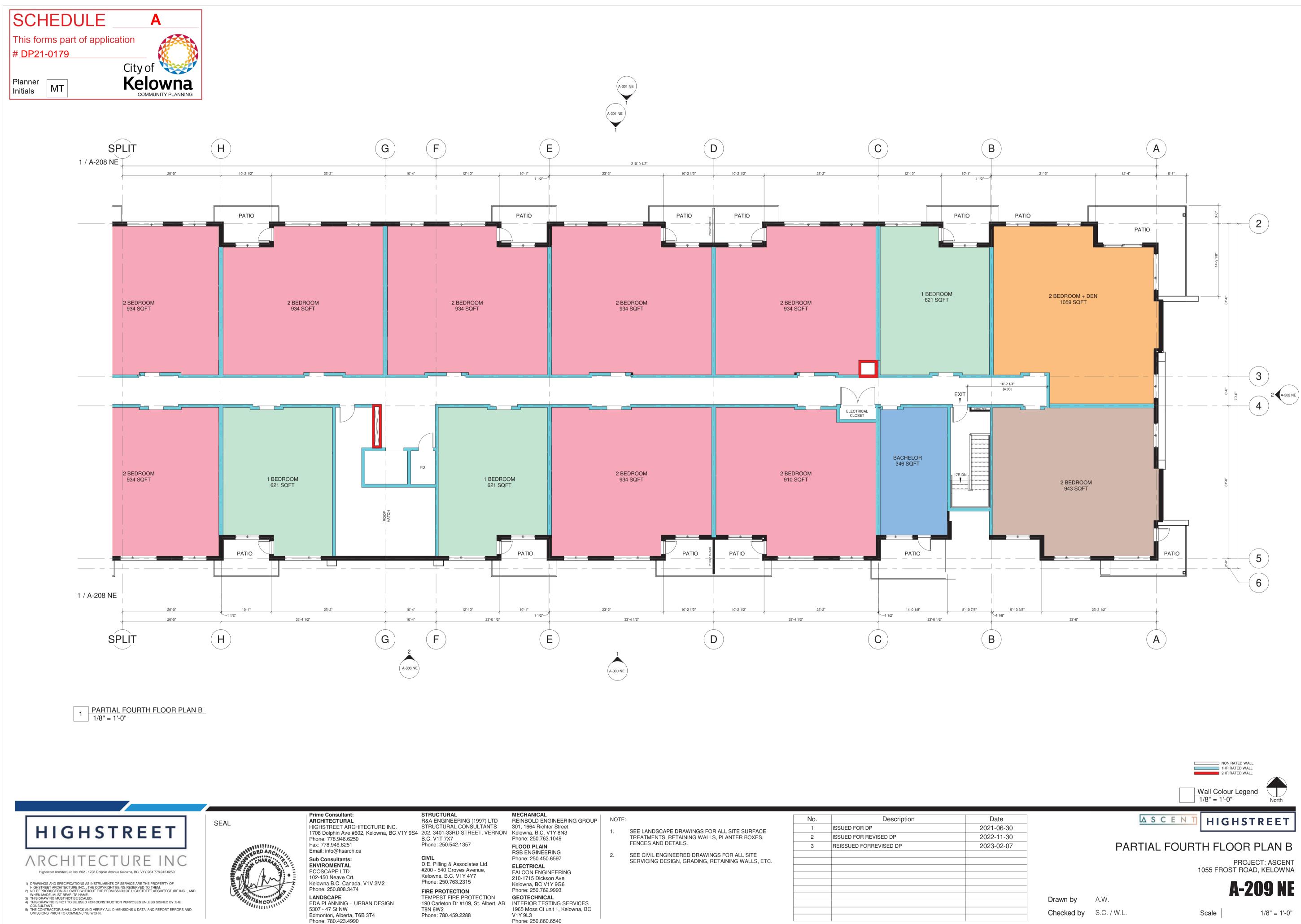




PARTIAL FOURTH FLOOR PLAN A1/8" = 1'-0"

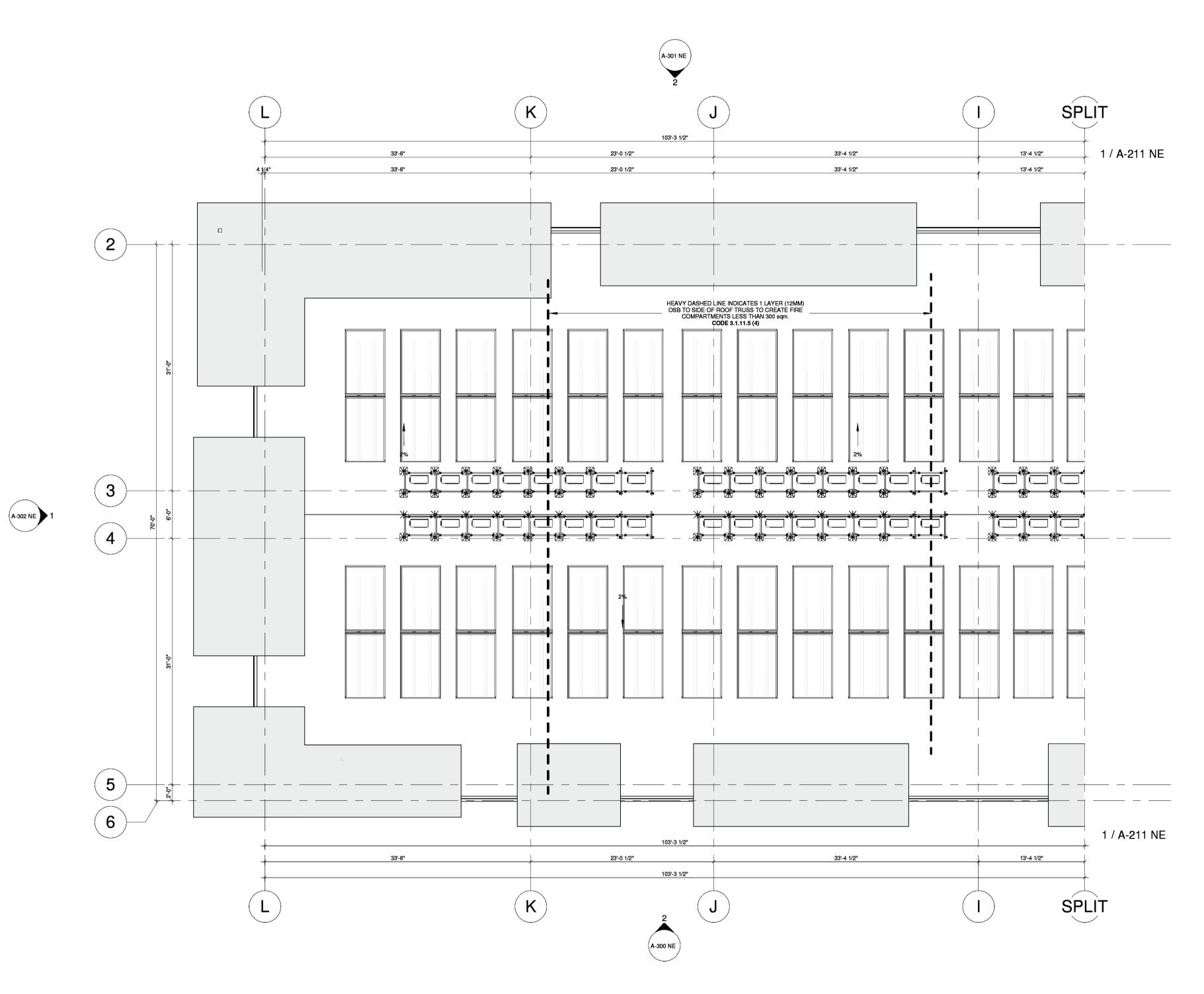






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997) LTD ILTANTS	REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
ET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
F	FLOOD PLAIN		FENCES AND DETAILS.	3	3 REISSUED FORREVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597 2.	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
s Ltd.						
nue,						
	FALCON ENGINEERING					
	210-1715 Dickson Ave					
	Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
ECTION	GEOTECHNICAL					
St. Albert, AB	INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3					
	Phone: 250.860.6540					

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	City of 😻
Planner Initials MT	Kelowna COMMUNITY PLANNING



PARTIAL ROOF PLAN A 1/8" = 1'-0"





ASCENT HIGHSTREET

PARTIAL ROOF PLAN A

PROJECT: ASCENT 1055 FROST ROAD, KELOWNA

A-210 NE

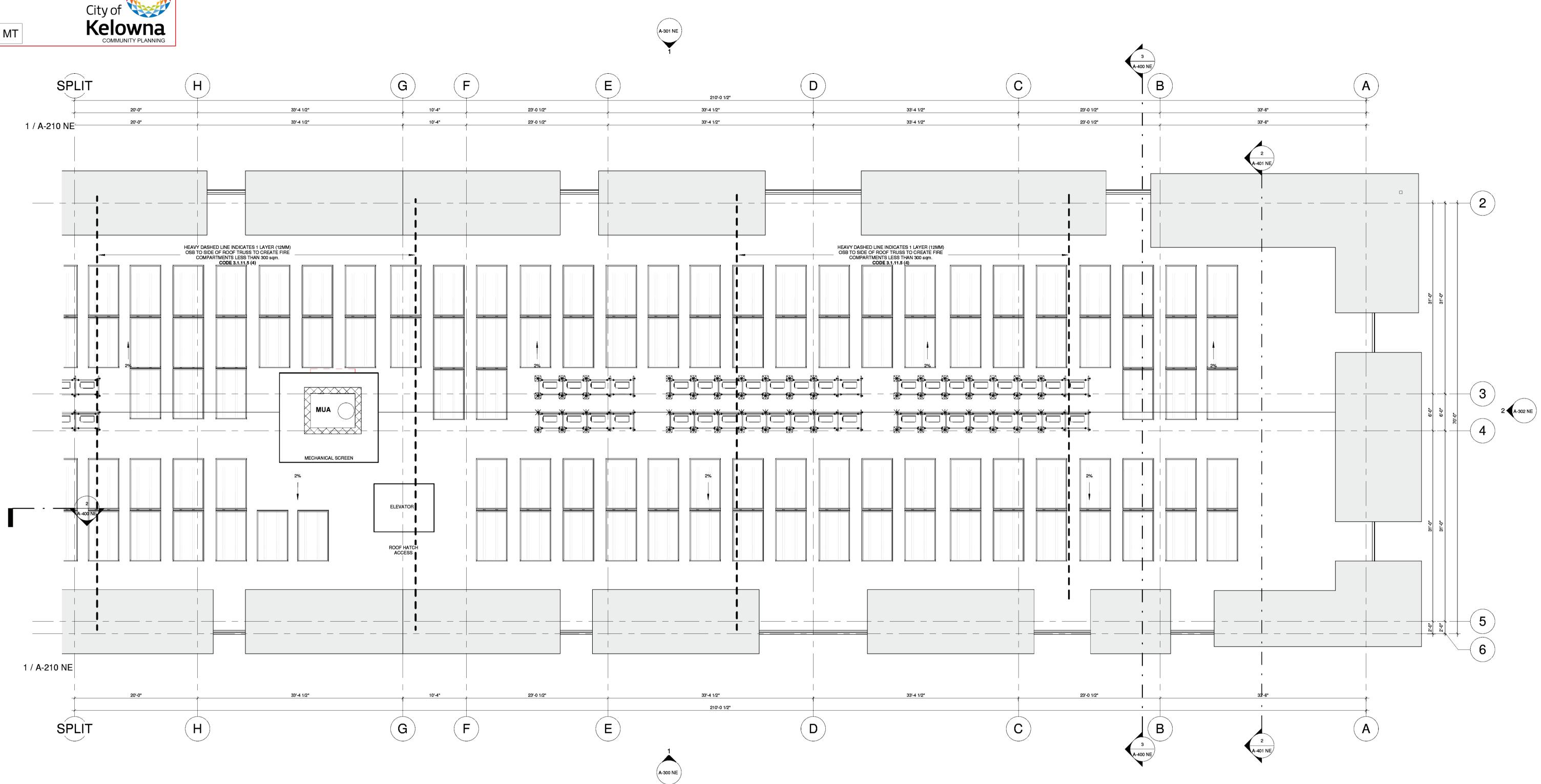
1/8" <u>=</u>86_0"

Drawn by Checked by S.C. / W.L.

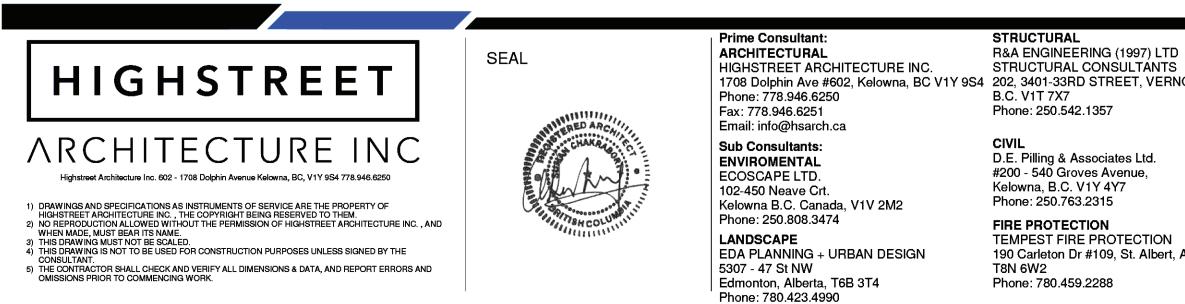
A.W.

Scale









D S NON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250,763,1049	NOTE 1.	:: פ ד
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	2.	F
	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		
, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3		

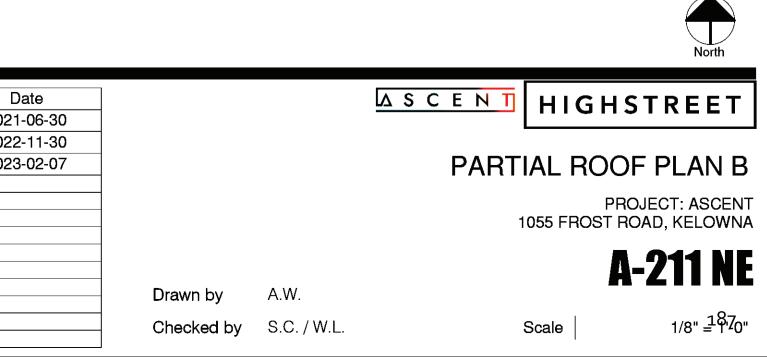
Phone: 250.860.6540

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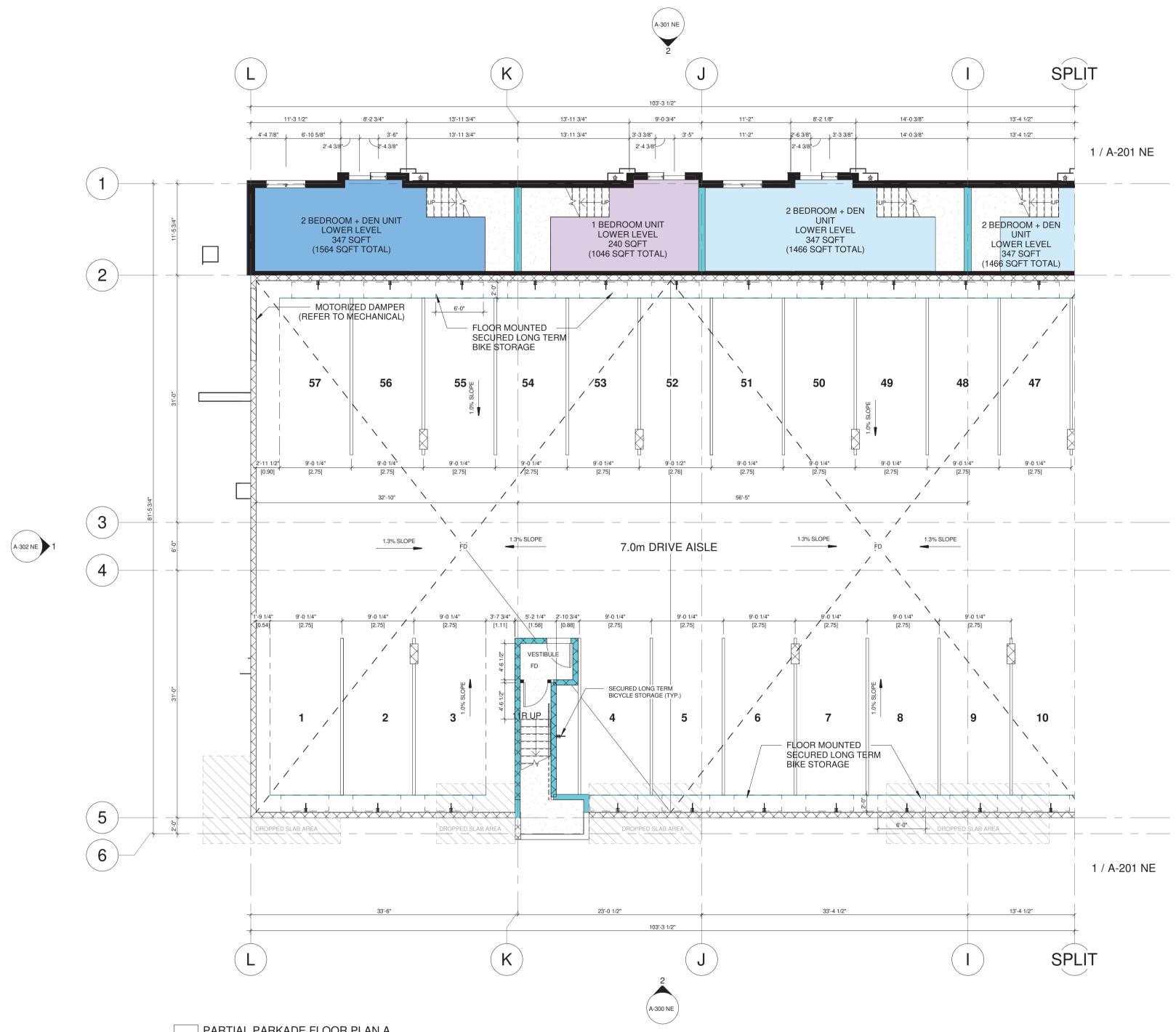
SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.

SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

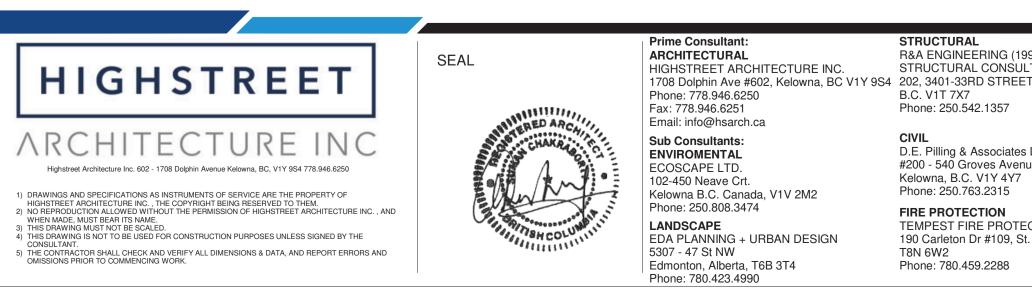
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1	ISSUED FOR DP	202
2	ISSUED FOR REVISED DP	2022
3	REISSUED FORREVISED DP	2023



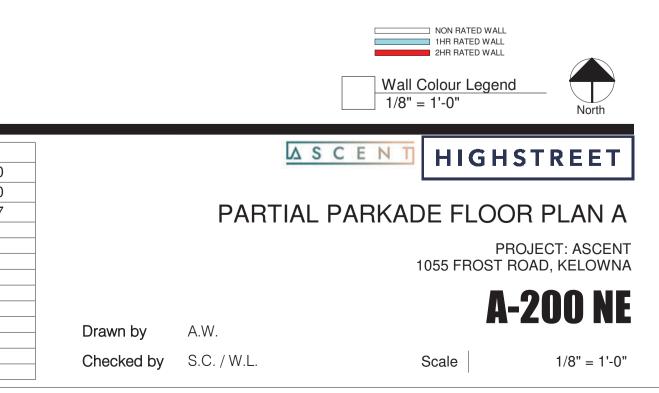


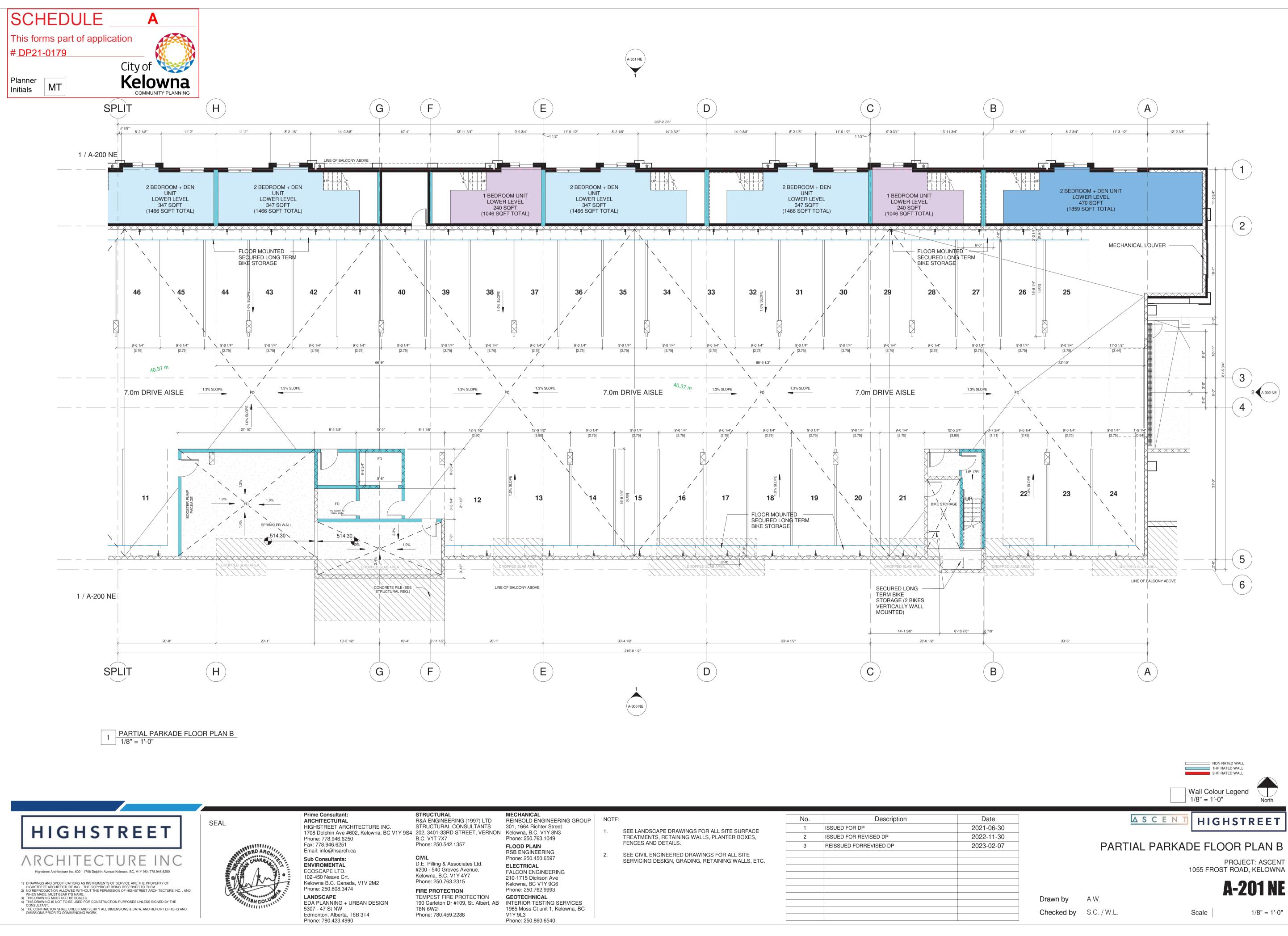


PARTIAL PARKADE FLOOR PLAN A1/8" = 1'-0"



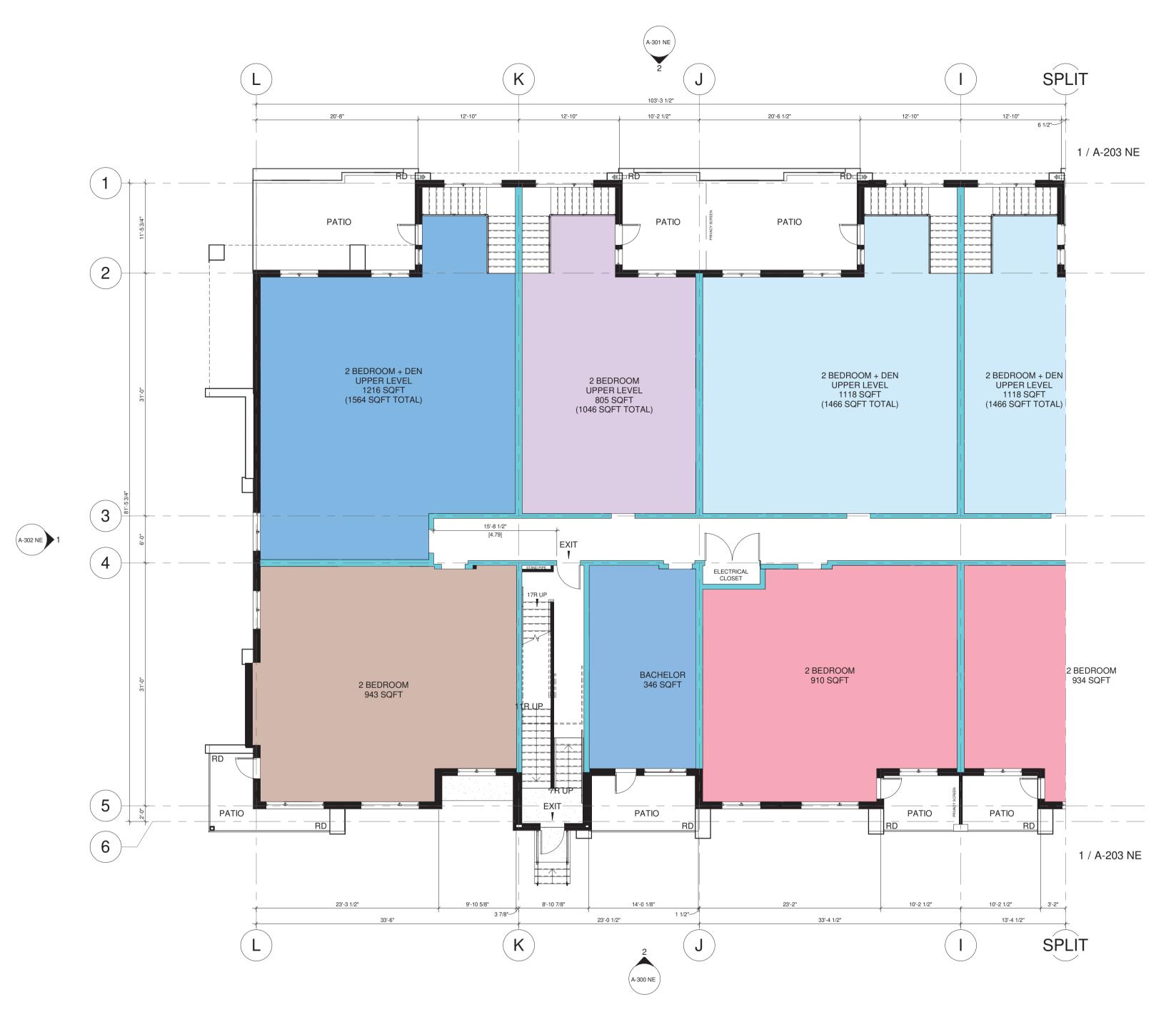
	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
ET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2 ISSUED FOR REVISED DP	2022-11-30	
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FORREVISED DP	2023-02-07
es Ltd.	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	ELECTRICAL					
enue, 7	FALCON ENGINEERING 210-1715 Dickson Ave					
	Kelowna, BC V1Y 9G6					
	Phone: 250.762.9993					
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3 Phone: 250.860.6540					



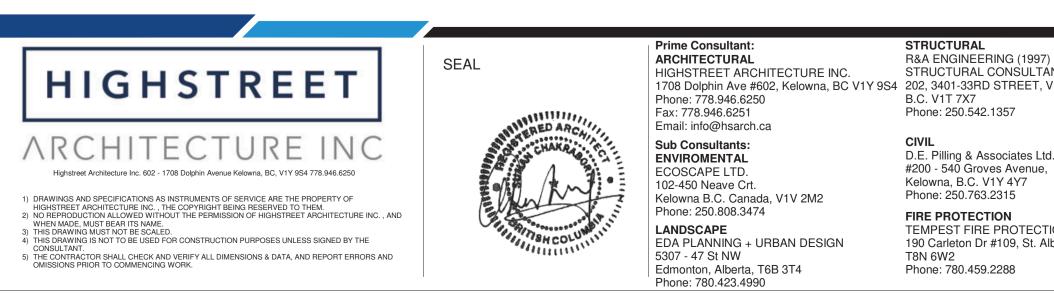


997) LTD JLTANTS ET, VERNON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE: 1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	No.	Description ISSUED FOR DP ISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	2.	FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE	3	REISSUED FORREVISED DP	2023-02-07
s Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION St. Albert, AB	Phone: 250.762.9993 GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540					

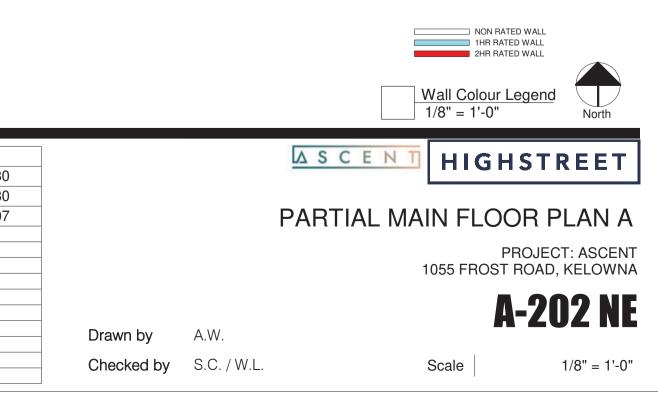
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# <u>DP21-0179</u>	🕅 🕅
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING

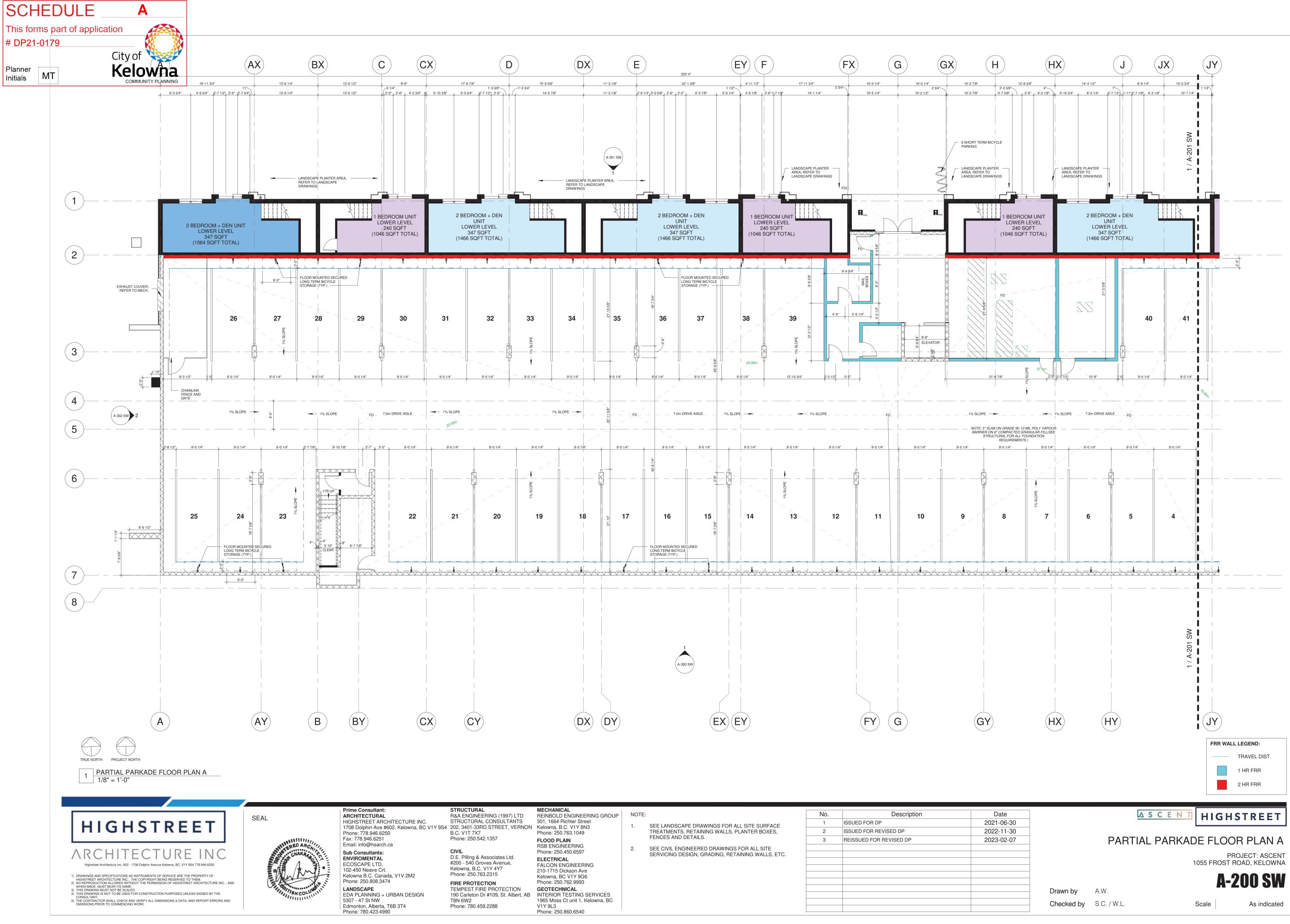


PARTIAL MAIN FLOOR PLAN A1/8" = 1'-0"



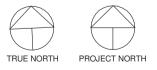
997) LTD	301, 1664 Richter Street	NOTE:		No.	Description	Date
JLTÁNTS ET. VERNON		1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
P F R			TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS. 3	REISSUED FORREVISED DP	2023-02-07	
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
s Ltd.	ELECTRICAL		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
nue,	FALCON ENGINEERING					
	210-1715 Dickson Ave Kelowna, BC V1Y 9G6					
	Phone: 250.762.9993					
ECTION St. Albert. AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
SI. AIDEII, AD	1965 Moss Ct unit 1, Kelowna, BC		·			
	V1Y 9L3 Phone: 250.860.6540					





MECHANICAL	
NOTE: NOTE: No. Description Data ITANTS 301, 164 Richter Street 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE 1 ISSUED FOR DP 2021-0 IT, VERNON Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, 2 ISSUED FOR REVISED DP 2022-1	06-30
FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 FENCES AND DETAILS. 3 REISSUED FOR REVISED DP 2023-0 S Ltd. nue, ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-0)2-07
ECTION GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540	

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Planner Initials MT	Kelowna COMMUNITY PLANNING







SEAL



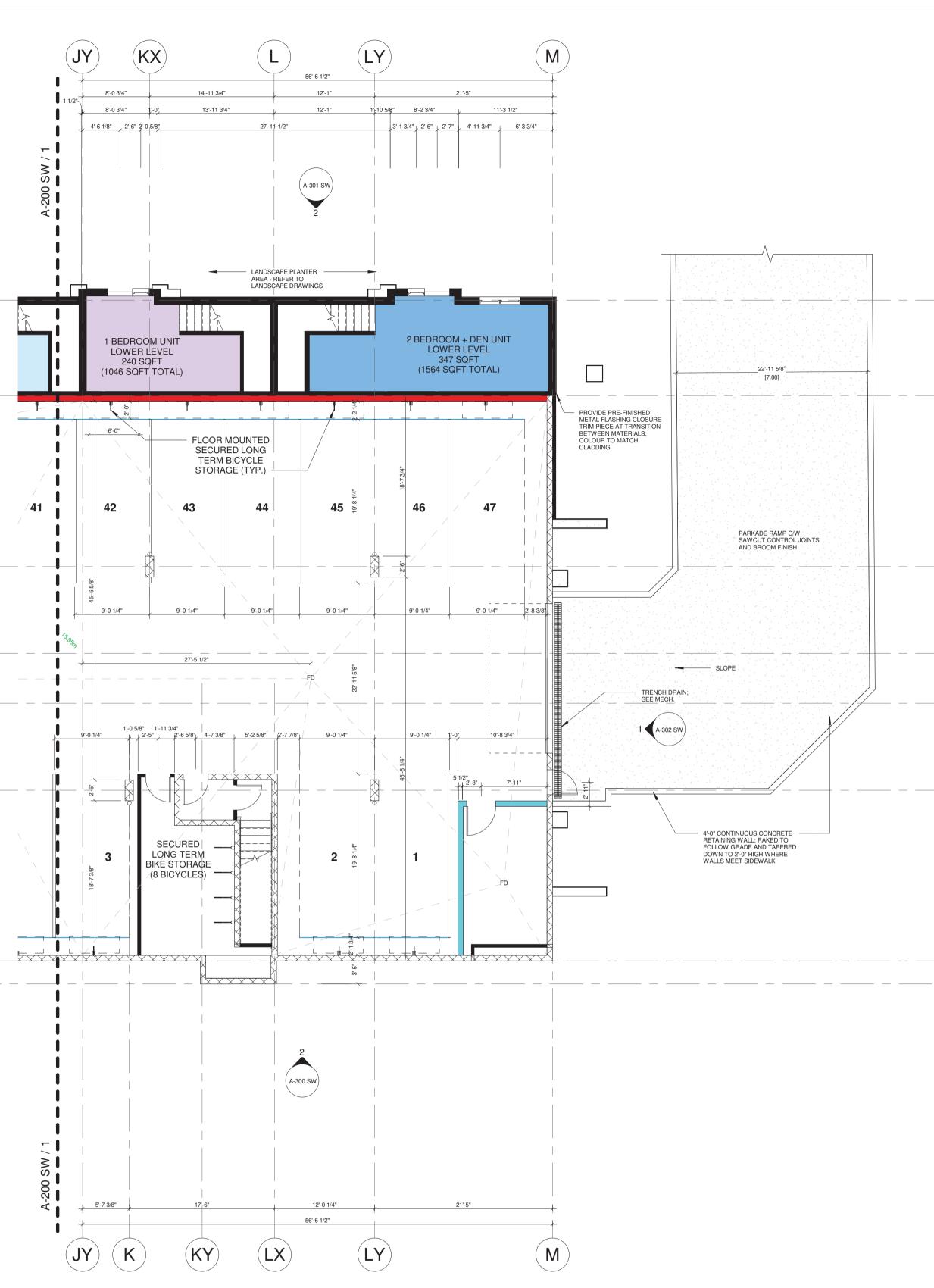
Prime Consultant: ARCHITECTURAL ARCHITECTURAL HIGHSTREET ARCHITECTURE INC. 1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4 202, 3401-33RD STREET B.C. V1T 7X7 Disper: 250 542 1357 Fax: 778.946.6251

Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

STRUCTURAL R&A ENGINEERING (199 Phone: 250.542.1357

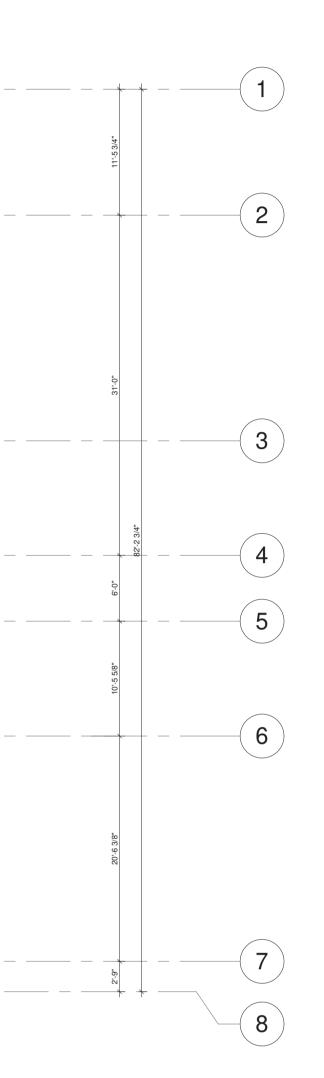
CIVIL D.E. Pilling & Associates Lt #200 - 540 Groves Avenue Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

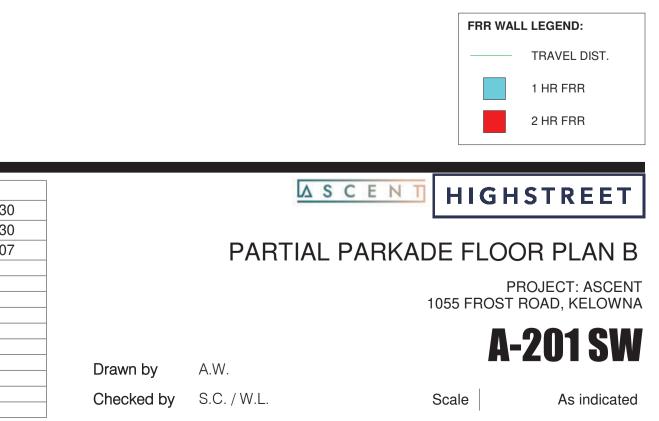
FIRE PROTECTION TEMPEST FIRE PROTECT 190 Carleton Dr #109, St. A T8N 6W2 Phone: 780.459.2288

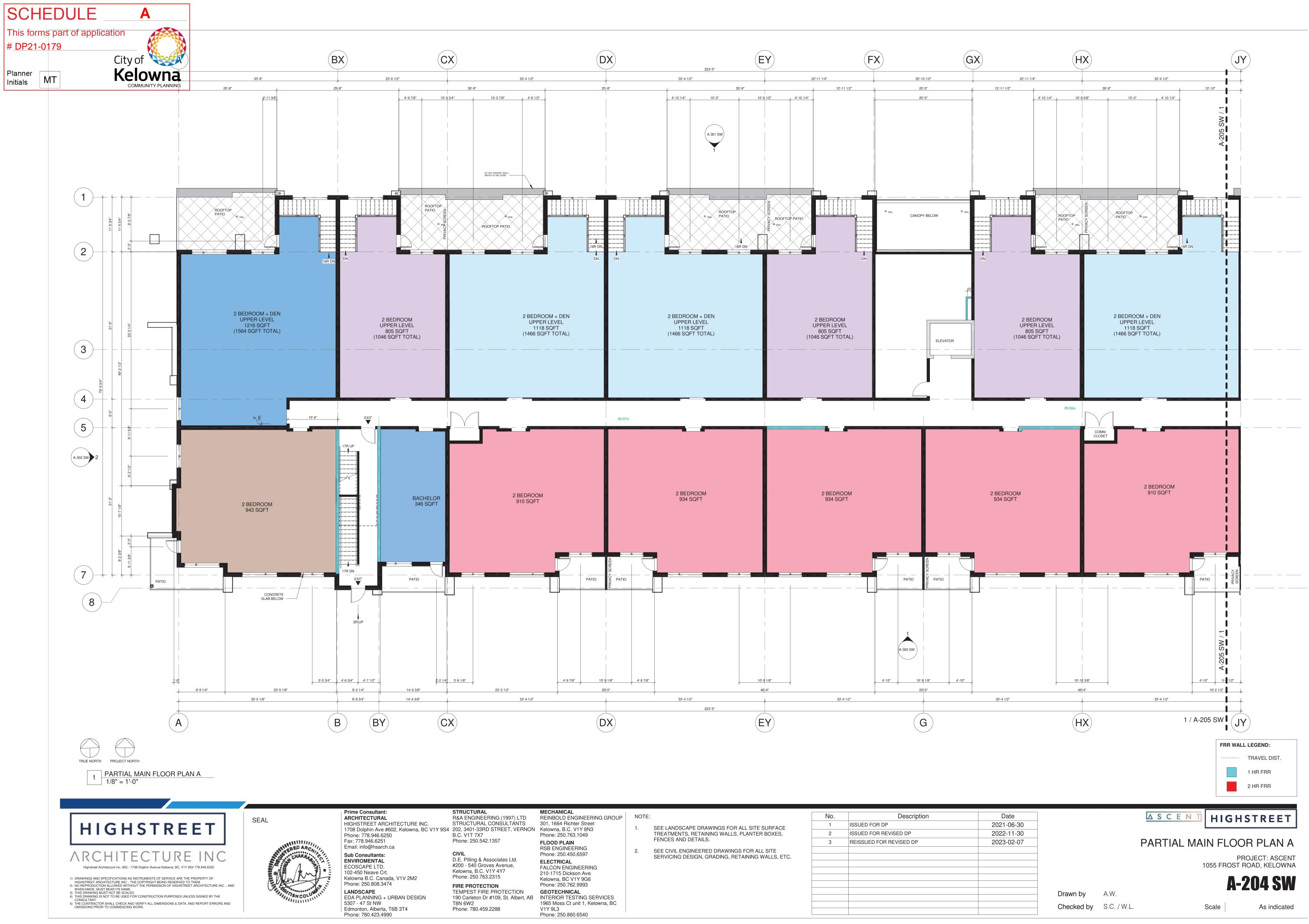


997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE		No.	Description	Date
JLTÁNTS	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
es Ltd. nue, 7	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	2.	FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.	3	REISSUED FOR REVISED DP	2023-02-07
	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC					

V1Y 9L3 Phone: 250.860.6540

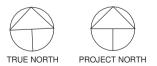






997) LTD ILTANTS ET, VERNON	Phone: 250.763.1049 FLOOD PLAIN	NOTE: 1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.	No. 1 2 3	Description ISSUED FOR DP ISSUED FOR REVISED DP REISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30 2023-02-07
s Ltd. nue,	RSB ENGINEERING Phone: 250.450.6597 ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540					

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	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING





PARTIAL MAIN FLOOR PLAN B 1/8" = 1'-0"

Prime Consultant: ARCHITECTURAL ARCHITECTUREINC.STRUCTURAL CONSULTAHIGHSTREET ARCHITECTURE INC.STRUCTURAL CONSULTA1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREET, VPhone: 778.946.6250B.C. V1T 7X7 Fax: 778.946.6251

Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

STRUCTURAL R&A ENGINEERING (1997) Phone: 250.542.1357

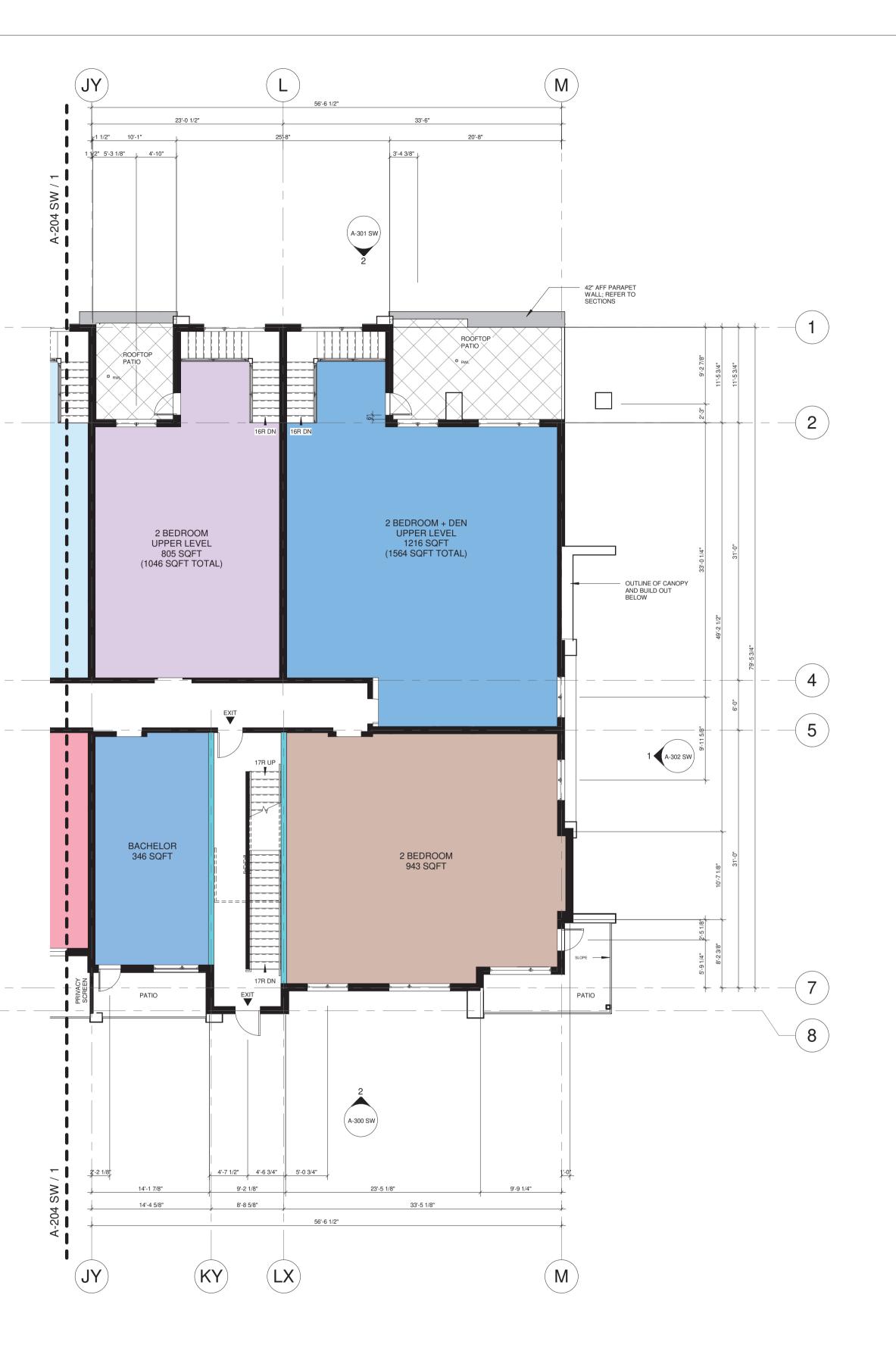
CIVIL D.E. Pilling & Associates Ltd. #200 - 540 Groves Avenue, Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

FIRE PROTECTION TEMPEST FIRE PROTECTI 190 Carleton Dr #109, St. All T8N 6W2 Phone: 780.459.2288

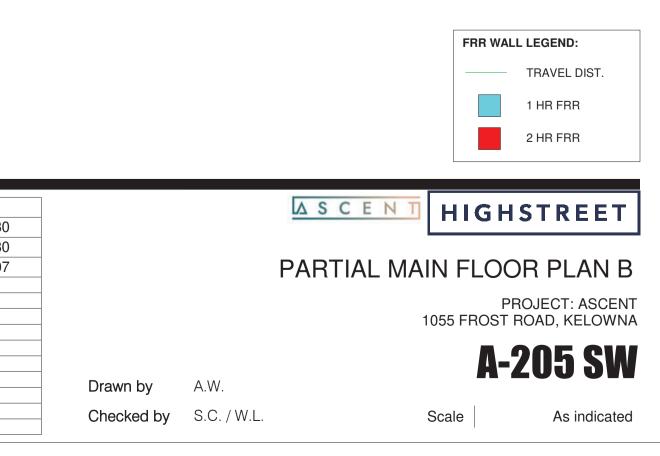


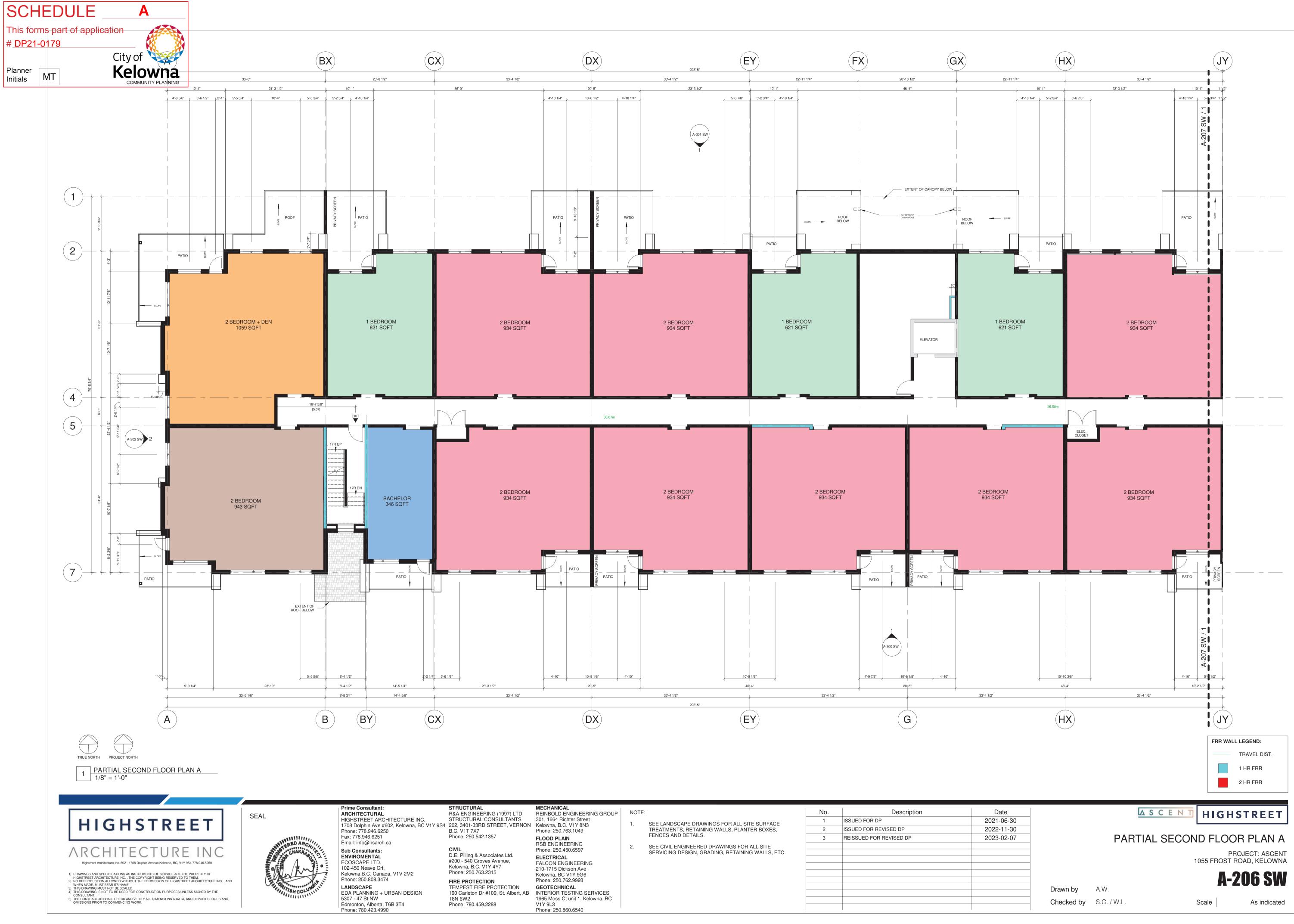
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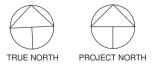
	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
LTÁNTS T. VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
s Ltd.	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	ELECTRICAL					
iue,	FALCON ENGINEERING 210-1715 Dickson Ave					
	Kelowna, BC V1Y 9G6					
	Phone: 250.762.9993					
t. Albert, AB	INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3					
	Phone: 250.860.6540					





ILTANTS 301, 1664 Richter Street ILTANTS 301, 1664 Richter Street ET, VERNON Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, 2 ISSUED FOR REVISED DP 2 ISSUED FOR REVISED DP							
ET, VERNON Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS. 2 ISSUED FOR REVISED DP 2022-7 S Ltd. RSB ENGINEERING Phone: 250.450.6597 SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-0 S Ltd. ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-0 SECTION GEOTECHNICAL SECTION S	997) LTD		NOTE:		No.	Description	Date
FLOOD PLAIN TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS. 2 ISSUED FOR REVISED DP 2022-1 S Ltd. RECTRICAL SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-1 S Ltd. ELECTRICAL SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-1 S Ltd. ELECTRICAL SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-1 S C10-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 FOR CECHNICAL	-		1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SUBFACE	1	ISSUED FOR DP	2021-06-30
FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-0 S Ltd. nue, FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-0 ECTION GEOTECHNICAL 2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 3 REISSUED FOR REVISED DP 2023-0	I, VERNON			TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
Phone: 250.450.6597 s Ltd. ue, FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 ECTION GEOTECHNICAL				FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 ECTION GEOTECHNICAL			2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
PALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 ECTION GEOTECHNICAL	s Ltd.			SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
Kelowna, BC V1Y 9G6 Phone: 250.762.9993 ECTION GEOTECHNICAL	nue,						
Phone: 250.762.9993		Kelowna, BC V1Y 9G6					
AL AIDERT, AB INTERIOR TESTING SERVICES							
1965 Moss Ct unit 1, Kelowna, BC							
V1Y 9L3							
Phone: 250.860.6540		Phone: 250.860.6540					







PARTIAL SECOND FLOOR PLAN B 1/8" = 1'-0"



SEAL



Prime Consultant: ARCHITECTURAL ARCHITECTORALHIGH ENGLINEHIGHSTREET ARCHITECTURE INC.STRUCTURAL CONSU1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREEPhone: 778.946.6250B.C. V1T 7X7 Fax: 778.946.6251

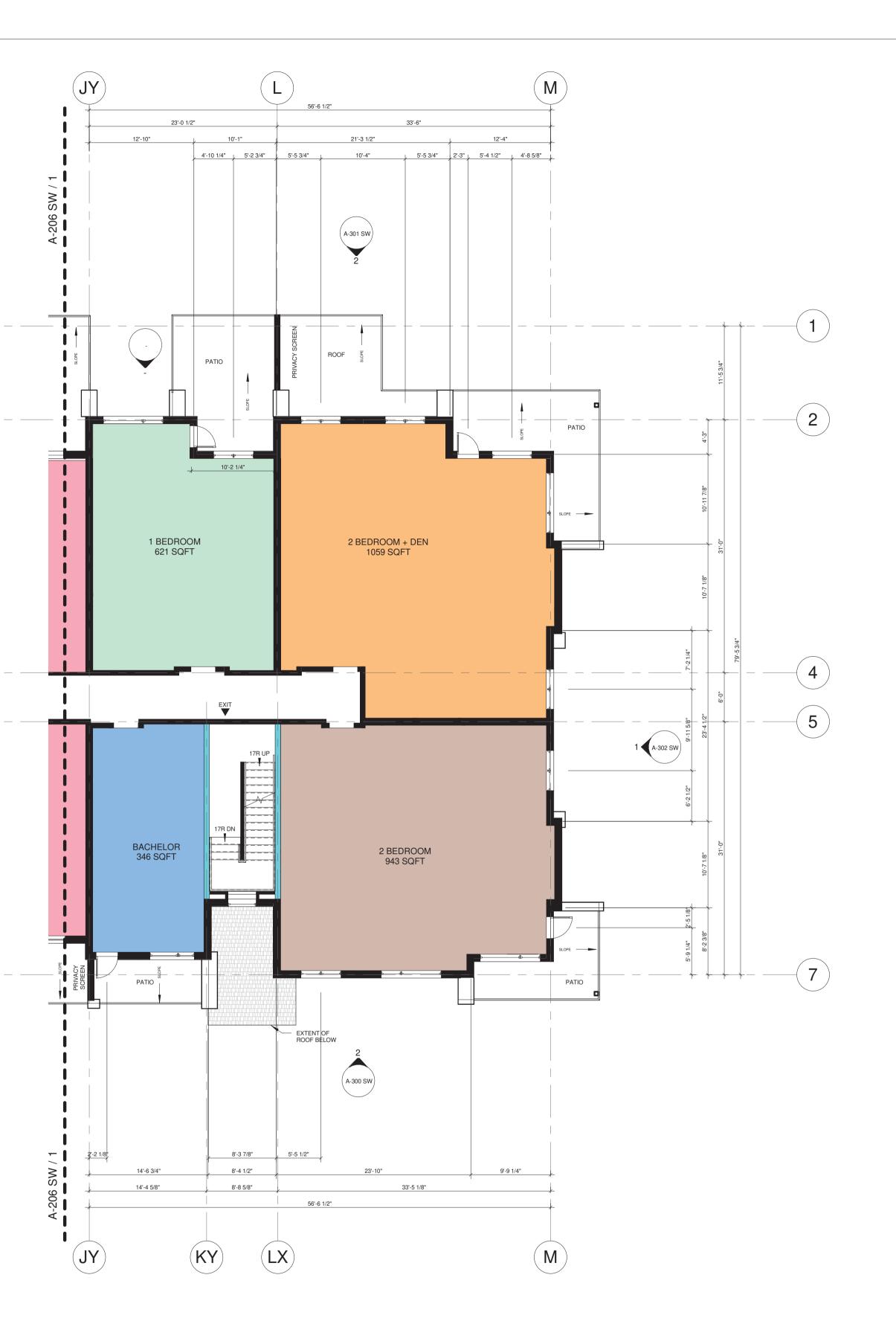
Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4

Phone: 780.423.4990

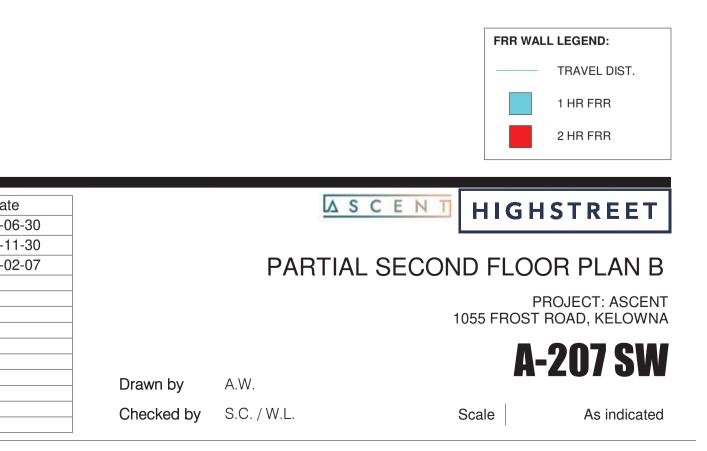
STRUCTURAL R&A ENGINEERING (1 Phone: 250.542.1357

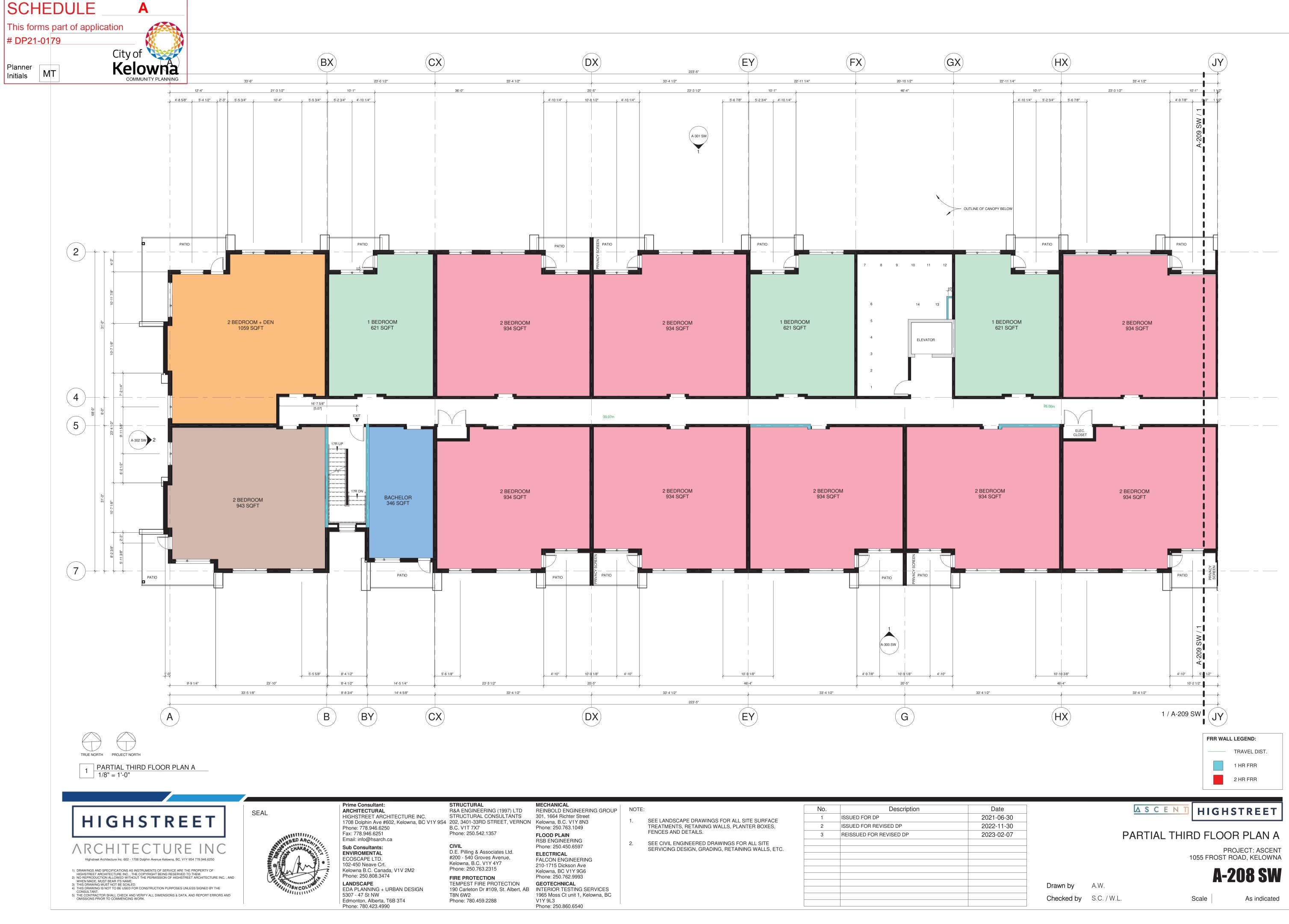
CIVIL D.E. Pilling & Associates #200 - 540 Groves Aven Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

FIRE PROTECTION TEMPEST FIRE PROTE 190 Carleton Dr #109, S T8N 6W2 Phone: 780.459.2288



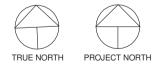
	MECHANICAL	NOTE		No.	Description	Data
G (1997) LTD	REINBOLD ENGINEERING GROUP	NOTE:		INO.	Description	Date
	301, 1664 Richter Street	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-
REET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-
7	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
ates Ltd.	ELECTRICAL		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
venue,	FALCON ENGINEERING					
1Y7	210-1715 Dickson Ave					
5	Kelowna, BC V1Y 9G6					
l	Phone: 250.762.9993					
OTECTION	GEOTECHNICAL					
9, St. Albert, AB	INTERIOR TESTING SERVICES					
_	1965 Moss Ct unit 1, Kelowna, BC					
8	V1Y 9L3 Phone: 250.860.6540					
	FIIUIIE. 200.000.0040					





997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
ILTÁNTS ET, VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
			FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
ELtd. BLtd. BLECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.				
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3 Phone: 250.860.6540					

SCHEDULE	Α
This forms part of appl	ication
#_DP21-0179	🕅 🚿
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING





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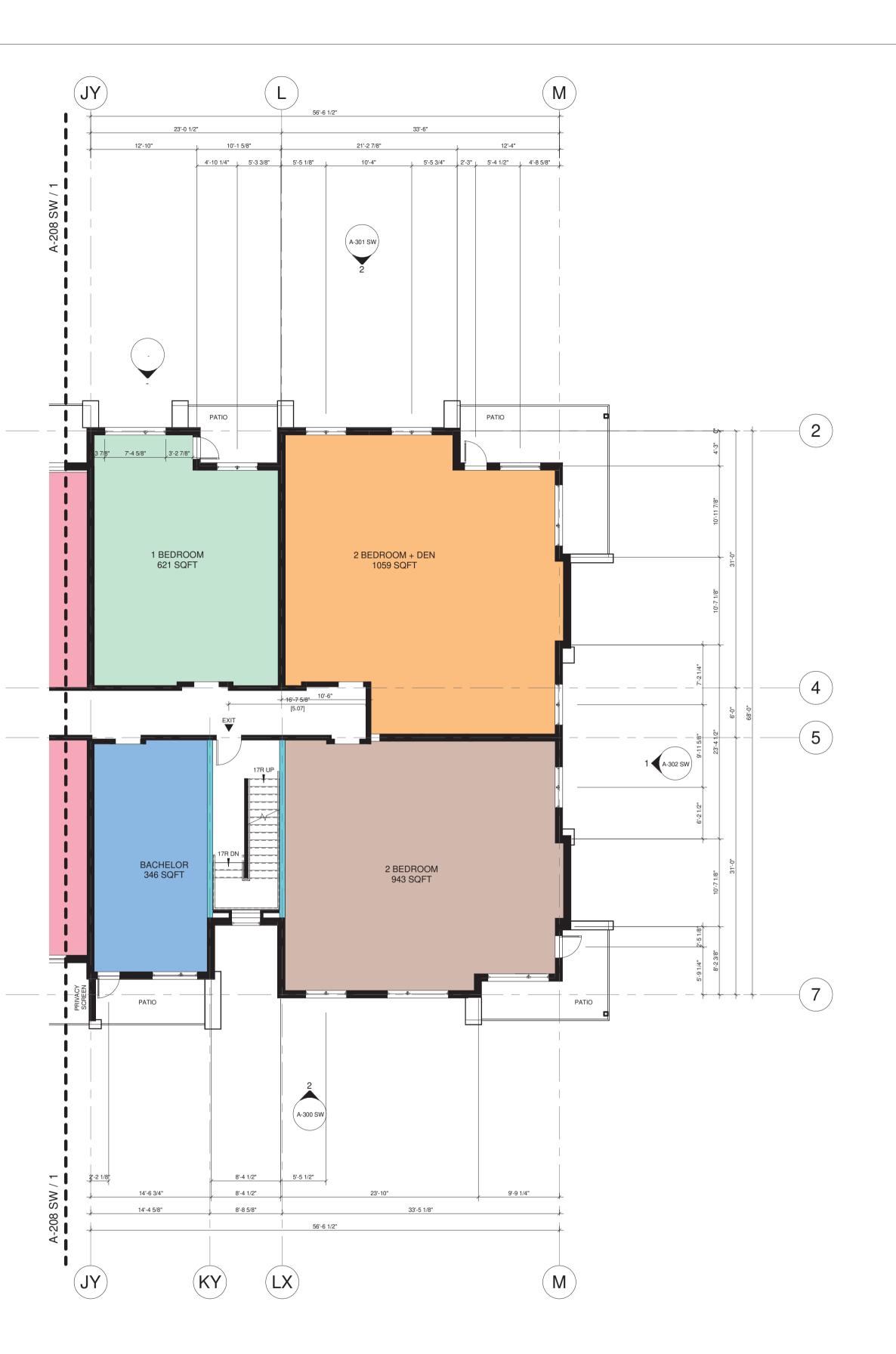
Prime Consultant: ARCHITECTURAL ARCHITECTORALIndex EnvironmentHIGHSTREET ARCHITECTURE INC.STRUCTURAL CONSI1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREPhone: 778.946.6250B.C. V1T 7X7Fax: 778.946.6251Phone: 250.542.1357

Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

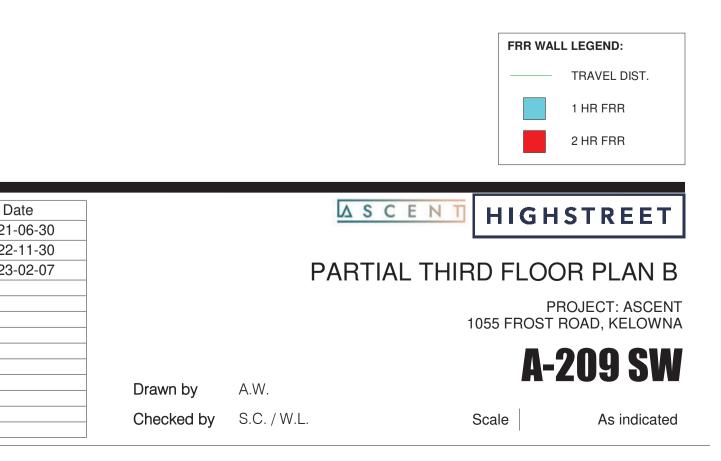
STRUCTURAL R&A ENGINEERING

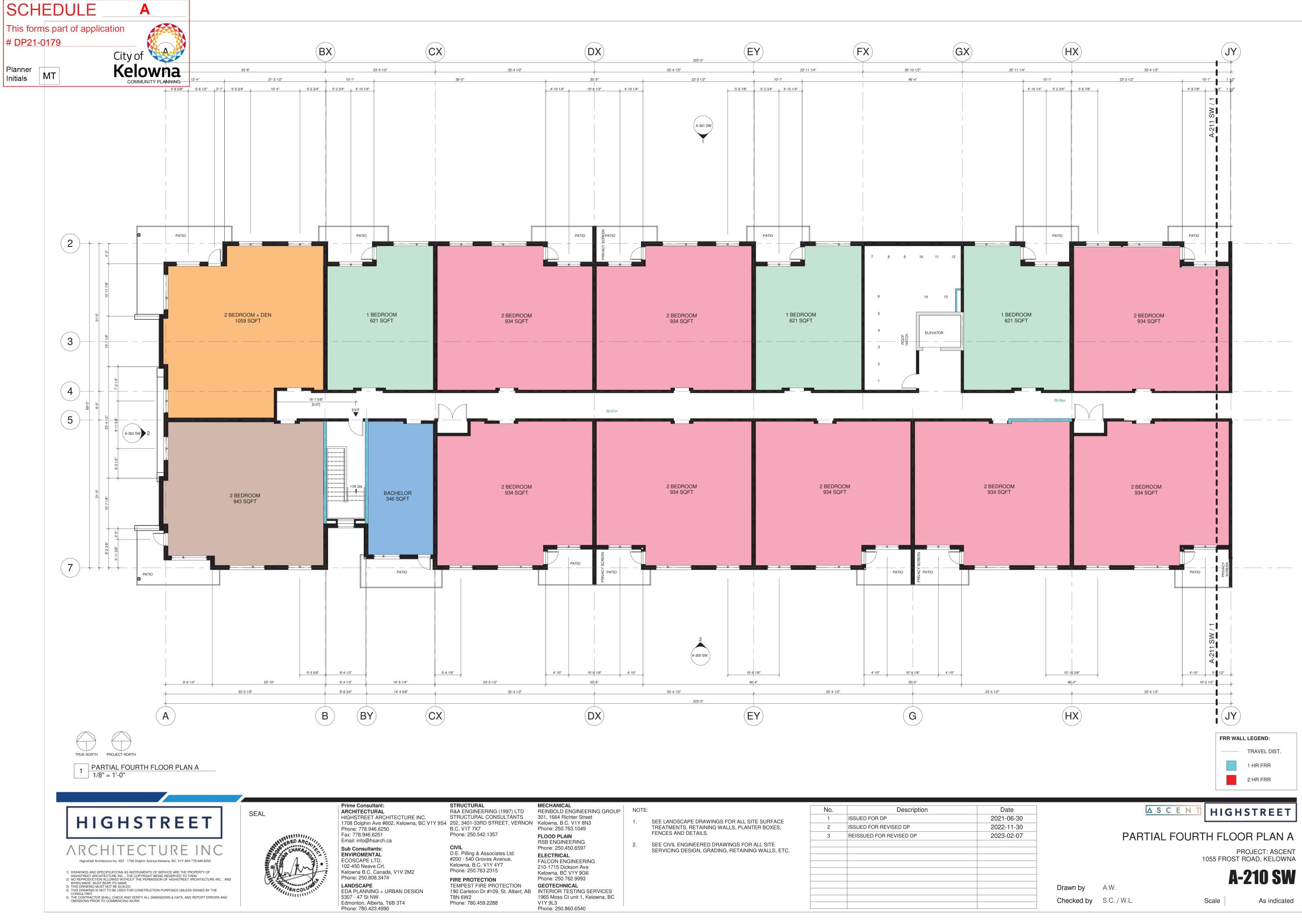
CIVIL D.E. Pilling & Associat #200 - 540 Groves Av Kelowna, B.C. V1Y 4Y Phone: 250.763.2315

FIRE PROTECTION TEMPEST FIRE PRO 190 Carleton Dr #109, T8N 6W2 Phone: 780.459.2288



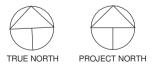
NG (1997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
ONSULTÁNTS	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
STREET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
357			FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ociates Ltd. s Avenue, Y 4Y7 315 DN	es Ltd. ELECTRICAL enue, FAI CON ENGINEERING	FRICAL DN ENGINEERING 15 Dickson Ave na, BC V1Y 9G6				
ROTECTION	GEOTECHNICAL					
109, St. Albert, AB	INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC					
288	V1Y 9L3 Phone: 250.860.6540					





997) LTD LTANTS	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street	NOTE:		No.	Description	Date
T, VERNON		1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR DP ISSUED FOR REVISED DP	2021-06-30 2022-11-30
	FLOOD PLAIN RSB ENGINEERING	2.	FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE	3	REISSUED FOR REVISED DP	2023-02-07
210-1715 Dickso			SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION t. Albert, AB	Phone: 250.762.9993 GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540					

SCHEDULE	Α
This forms part of app	lication
# <u>DP21-0179</u>	🕅 🐼
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING





PARTIAL FOURTH FLOOR PLAN B 1/8" = 1'-0"

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Prime Consultant: ARCHITECTURAL HIGHSTREET ARCHITECTURE INC.STRUCTURAL CONSULTANTS301, 1664 Richter Street1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREET, VERNONKelowna, B.C. V1Y 8N3 Phone: 778.946.6250 Fax: 778.946.6251

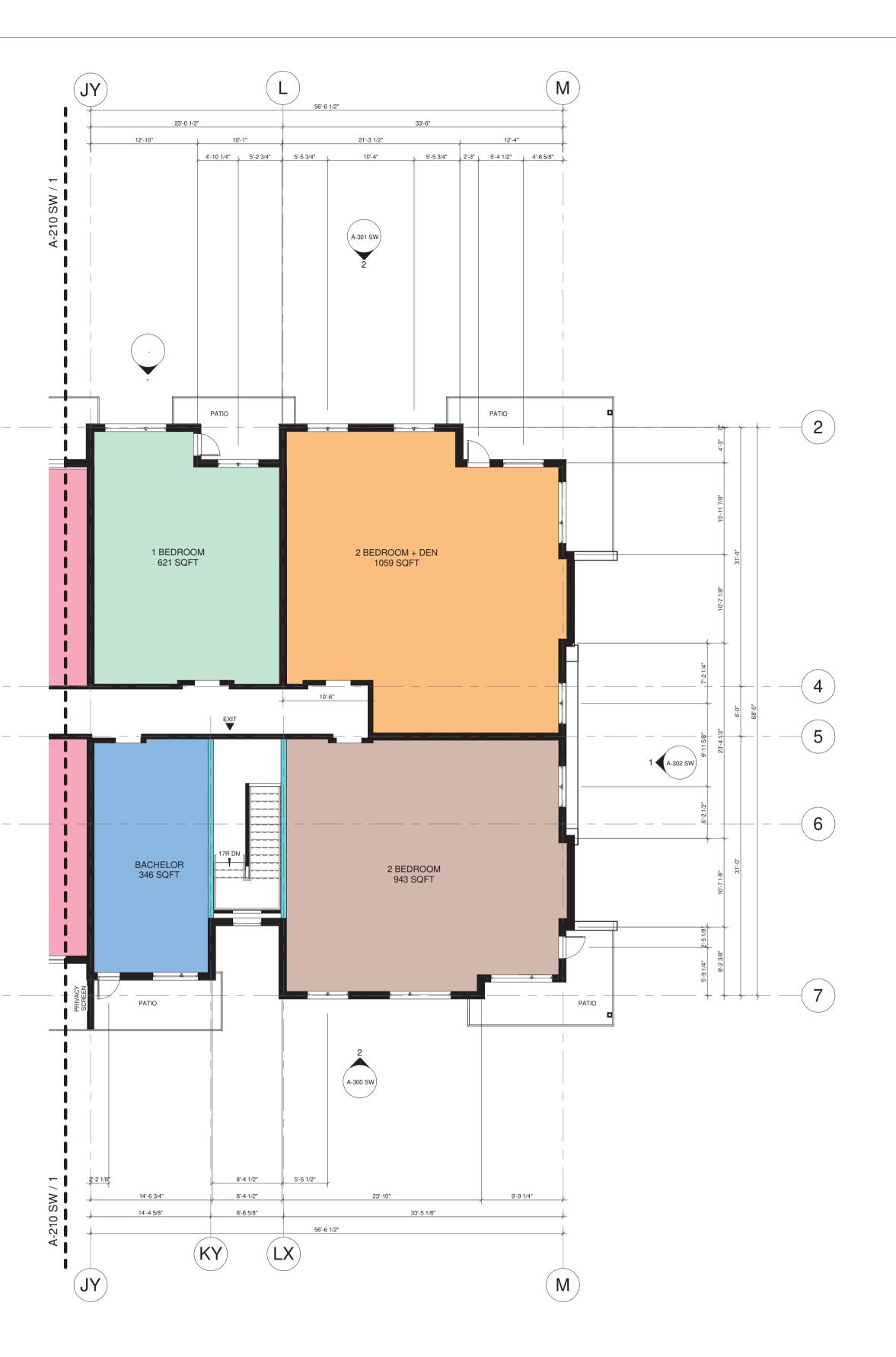
Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4

Phone: 780.423.4990

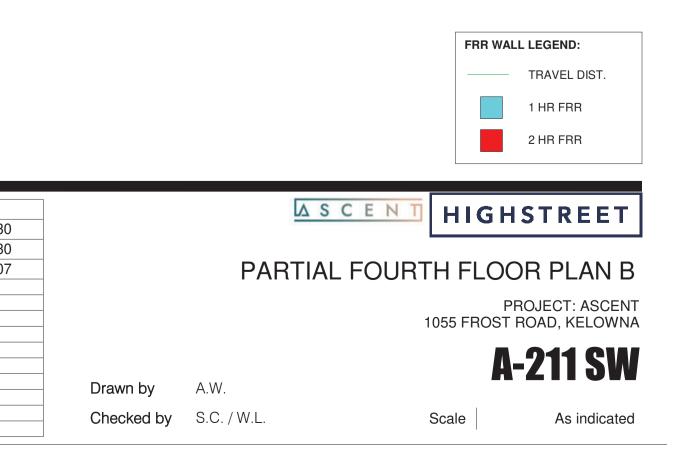
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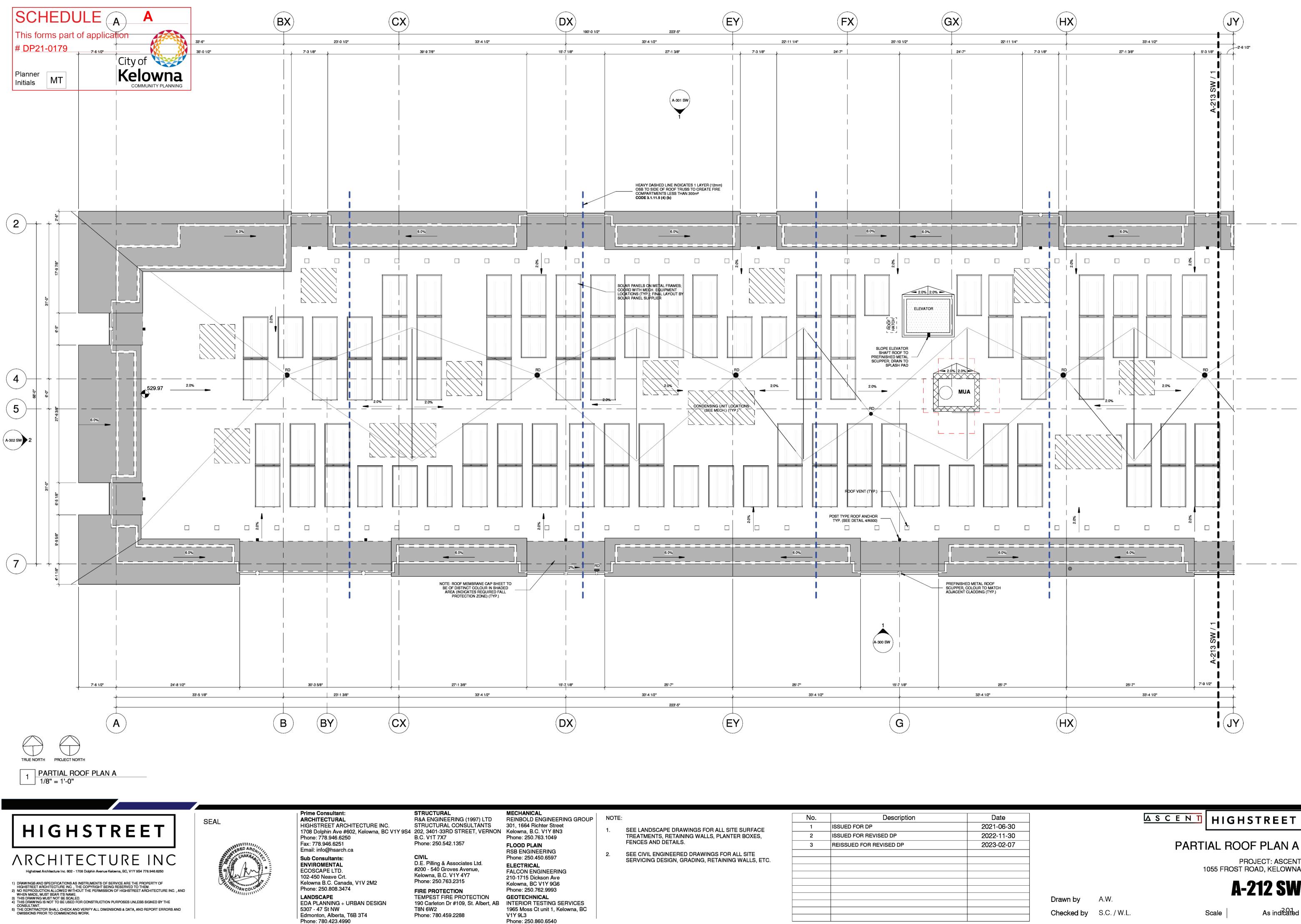
CIVIL D.E. Pilling & Associates Ltd. #200 - 540 Groves Avenue, Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

FIRE PROTECTION T8N 6W2 Phone: 780.459.2288



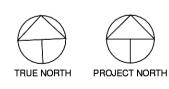
MECHANICAL REINBOLD ENGINEERING GROUP NOTE: No. Description Date ISSUED FOR DP 2021-06-30 1 SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, 2 ISSUED FOR REVISED DP 2022-11-30 Phone: 250.763.1049 FENCES AND DETAILS. REISSUED FOR REVISED DP 2023-02-07 FLOOD PLAIN 3 **RSB ENGINEERING** SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE 2. Phone: 250.450.6597 SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 TEMPEST FIRE PROTECTION GEOTECHNICAL 190 Carleton Dr #109, St. Albert, AB INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540





Date 021-06-30		ASCENT HI	GHSTREET
022-11-30			
023-02-07		PARTIAL	ROOF PLAN A
		1055 FI	PROJECT: ASCENT ROST ROAD, KELOWNA
Drawn by	A.W.		A-212 SW
			201
Checked by	S.C. / W.L.	Scale	As indicated

SCHEDULE	Α
This forms part of appli	cation
#_DP21-0179	🕅 🕺
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING



PARTIAL ROOF PLAN B 1/8" = 1'-0"

HIGHSTREET ARCHITECTURE INC

Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250

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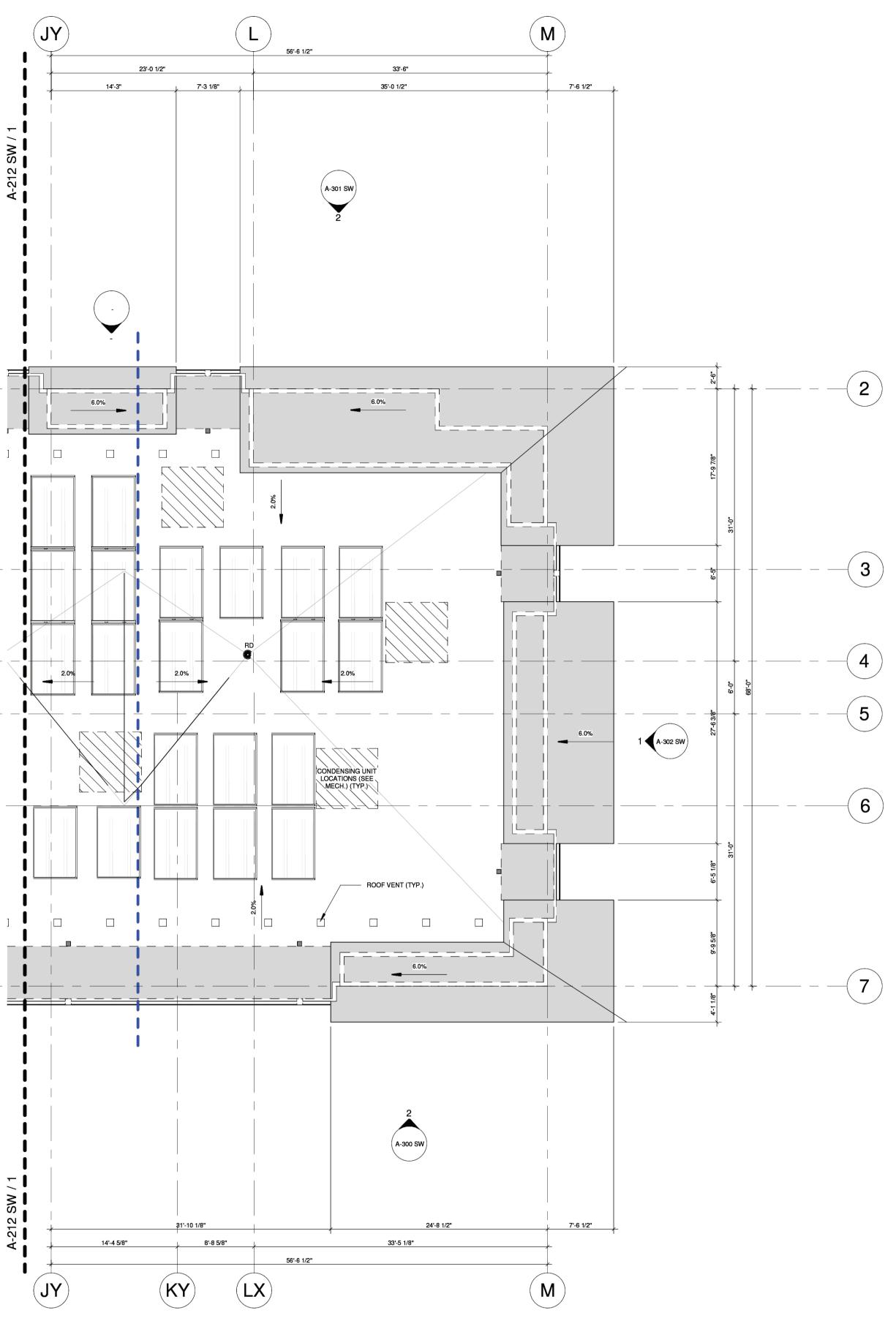
Prime Consultant: ARCHITECTURAL HIGHSTREET ARCHITECTURE INC. 1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4 202, 3401-33RD STREET, VERNON Kelowna, B.C. V1Y 8N3 Phone: 778.946.6250 Fax: 778.946.6251 Email: info@hsarch.ca

Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474

LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

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CIVIL D.E. Pilling & Associates Ltd. #200 - 540 Groves Avenue, Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315 FIRE PROTECTION TEMPEST FIRE PROTECTION T8N 6W2 Phone: 780.459.2288



MECHANICAL REINBOLD ENGINEERING GROUP NOTE: STRUCTURAL CONSULTANTS 301, 1664 Richter Street Phone: 250.763.1049 **FLOOD PLAIN** RSB ENGINEERING 2. Phone: 250.450.6597 **ELECTRICAL** FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 GEOTECHNICAL 190 Carleton Dr #109, St. Albert, AB INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3

Phone: 250.860.6540

- SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
- SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description] [
1	ISSUED FOR DP	202
2	ISSUED FOR REVISED DP	202
3	REISSUED FOR REVISED DP	202

Date
21-06-30
22-11-30
23-02-07

ASCENT HIGHSTREET

PARTIAL ROOF PLAN B

PROJECT: ASCENT 1055 FROST ROAD, KELOWNA

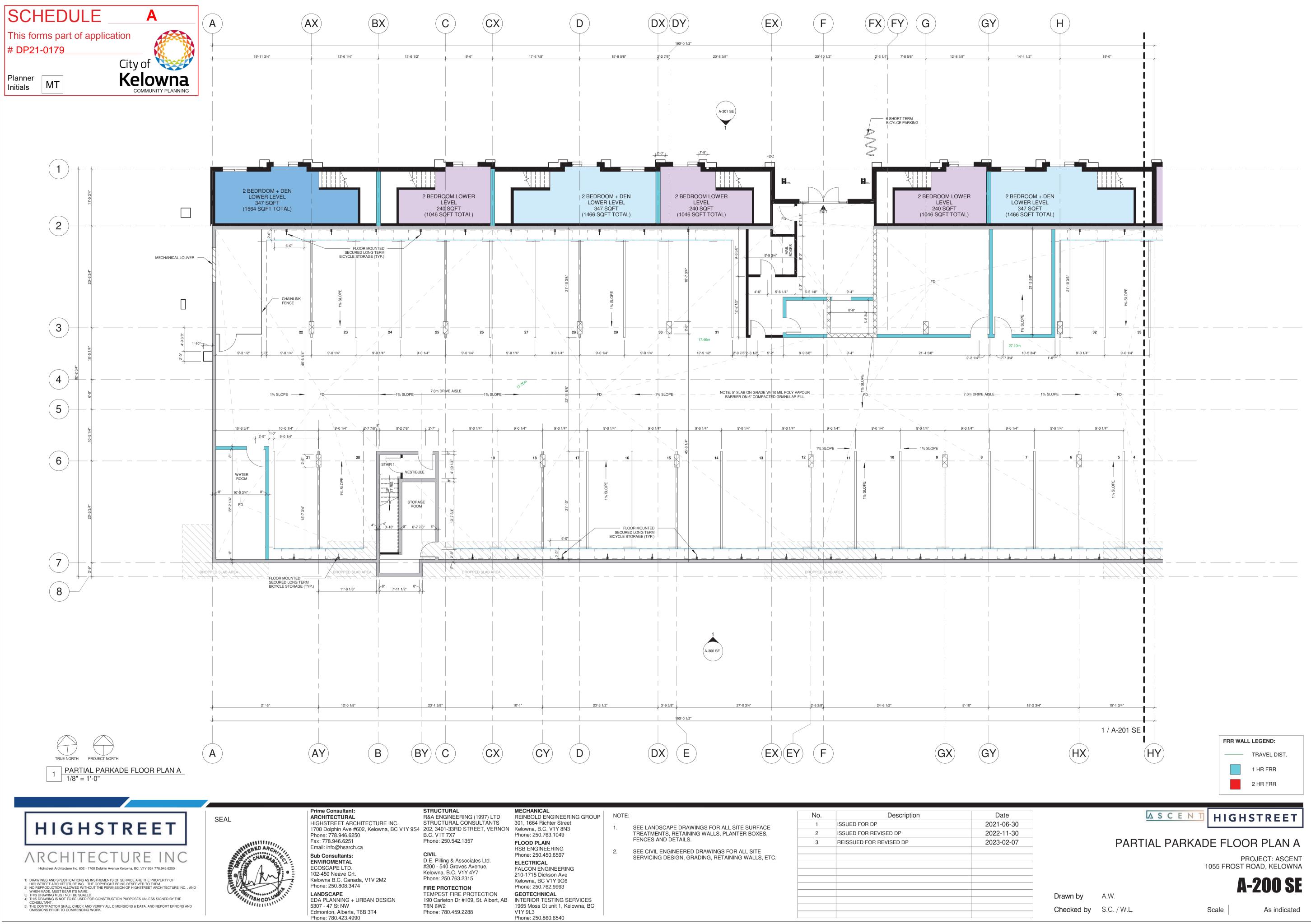


As indicated

Drawn by A.W.

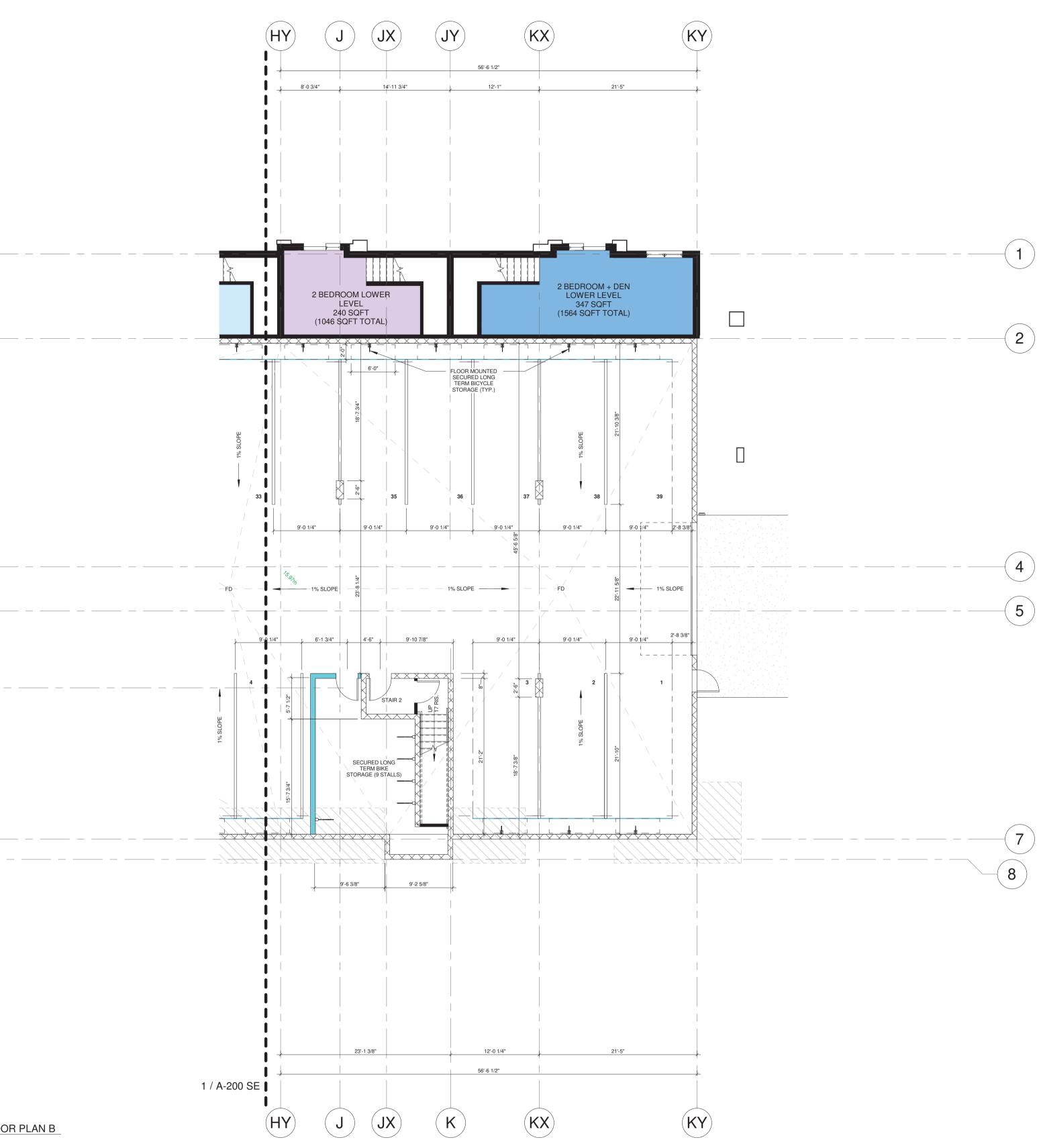
Checked by S.C. / W.L.

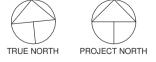
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	MECHANICAL					
	REINBOLD ENGINEERING GROUP 301, 1664 Richter Street	NOTE:		No.	Description	Date
JLTÁNTS		1	1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	1	ISSUED FOR DP	2021-06-30
ET, VERNON				2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING 2.	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
s Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
ECTION						
St. Albert, AB	INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					







PARTIAL PARKADE FLOOR PLAN B 1/8" = 1'-0"



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Prime Consultant: ARCHITECTURAL ARCHITECTURE INC.STRUCTURAL CONSUL1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREETPhone: 778.946.6250B.C. V1T 7X7 Fax: 778.946.6251 Email: info@hsarch.ca

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STRUCTURAL R&A ENGINEERING (19 Phone: 250.542.1357

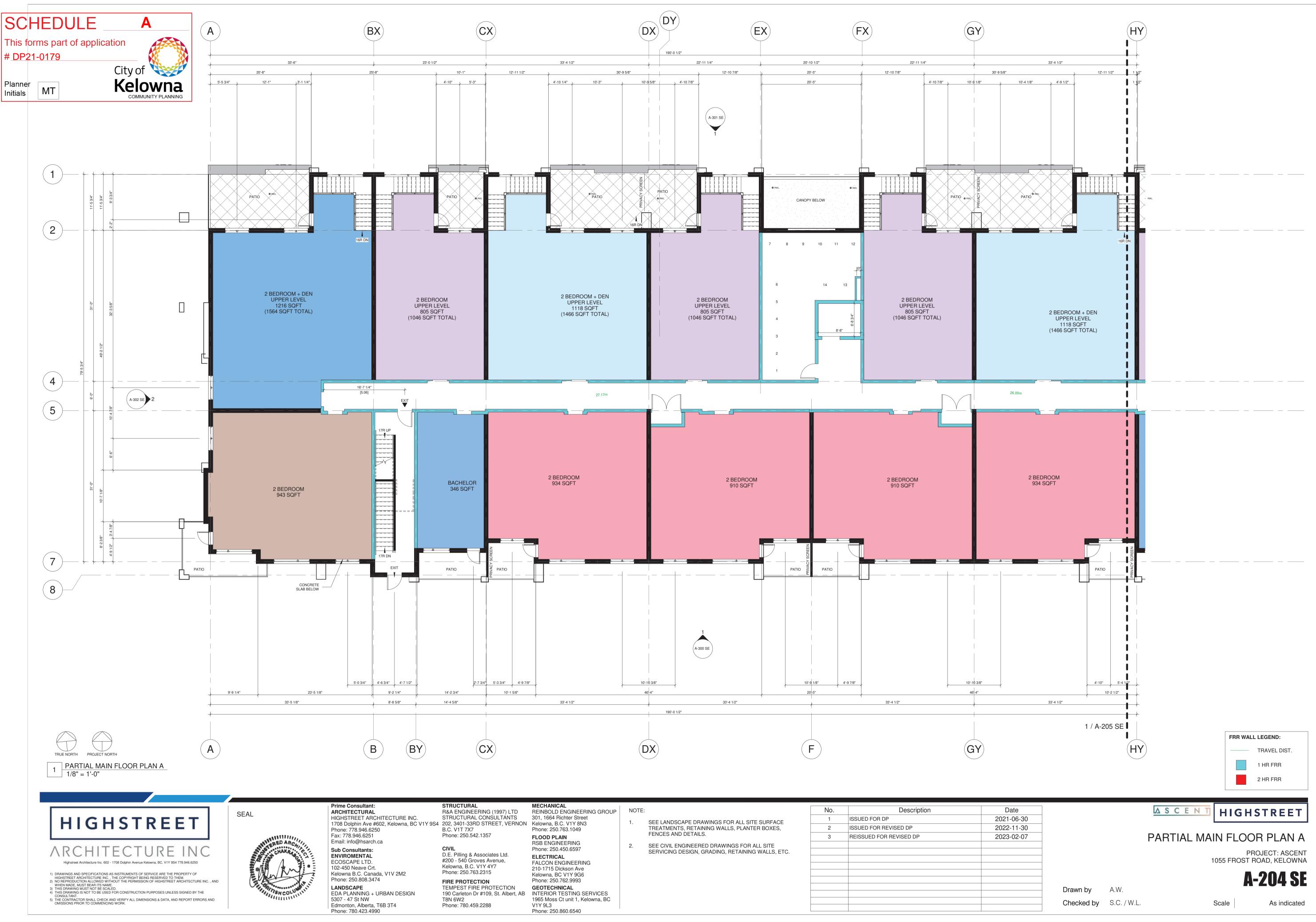
CIVIL D.E. Pilling & Associates I #200 - 540 Groves Avenu Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

FIRE PROTECTION TEMPEST FIRE PROTEC 190 Carleton Dr #109, St. T8N 6W2 Phone: 780.459.2288

1997) LTD ULTANTS EET, VERNON es Ltd. enue, 7 TECTION St. Albert, AB	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049 FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993 GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9I 3	NOTE: 1. 2.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.
	V1Y 9L3 Phone: 250.860.6540		

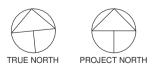
No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07

		FRR WAI	L LEGEND:
			TRAVEL DIST.
			1 HR FRR
			2 HR FRR
	ASCENT	HIGH	STREET
_	PARTIAL PARKA	DE FLOC	OR PLAN B
			ROJECT: ASCENT ROAD, KELOWNA
_			I-201 SE
Drawn by	A.W.		
Checked by	S.C. / W.L.	Scale	As indicated



	MECHANICAL	NOTE		Ne	Description	Data
/	REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE:	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	No.	Description ISSUED FOR DP	Date 2021-06-30
, VERNON				2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING 2.		SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
.td. ə,	ELECTRICAL FALCON ENGINEERING		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	210-1715 Dickson Ave					
	Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
TION Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					

SCHEDULE	Α
This forms part of appl	ication
# <u>DP21-0179</u>	🕅 🚿
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING



HIGHSTREET **ARCHITECTURE INC** Highstreet Architecture Inc. 602 - 1708 Dolphin Avenue Kelowna, BC, V1Y 9S4 778.946.6250 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF HIGHSTREET ARCHITECTURE INC., THE COPYRIGHT BEING RESERVED TO THEM.
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 THIS DRAWING MUST NOT BE SCALED.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE CONSULTANT.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & DATA, AND REPORT ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

SEAL

1



Prime Consultant: ARCHITECTURAL Prime ConsummedARCHITECTURALHIGHSTREET ARCHITECTURE INC.1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STrPhone: 778.946.6250B.C. V1T 7X7Phone: 250.542.1'

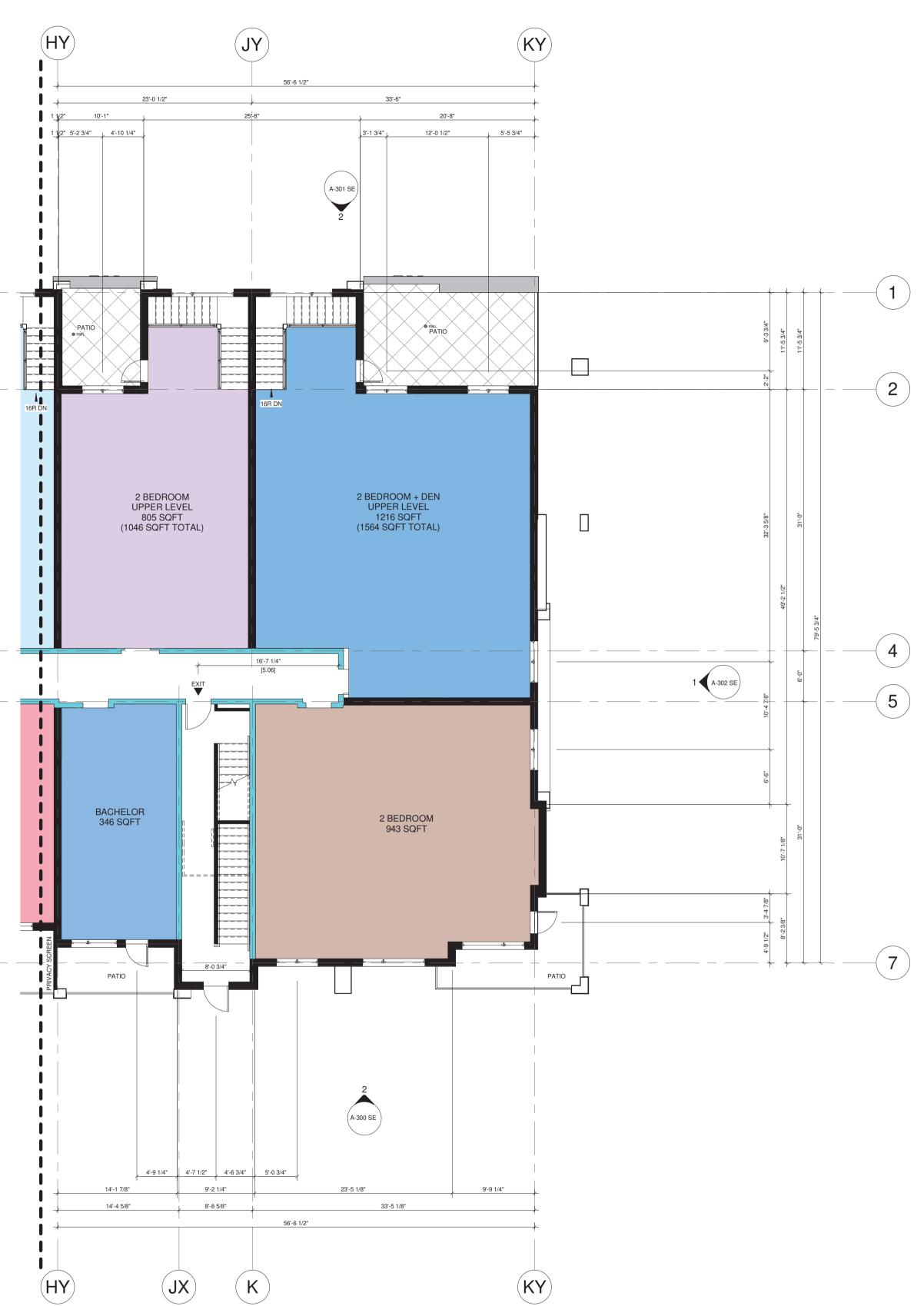
PARTIAL MAIN FLOOR PLAN B 1/8" = 1'-0"

Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

STRUCTURAL R&A ENGINEER

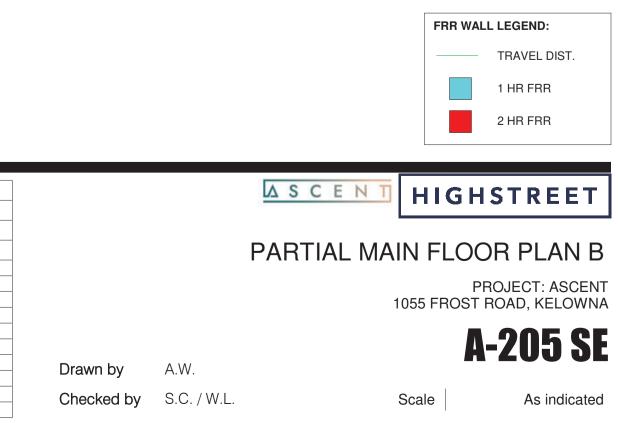
CIVIL D.E. Pilling & As #200 - 540 Grov Kelowna, B.C. Phone: 250.763 FIRE PROTEC

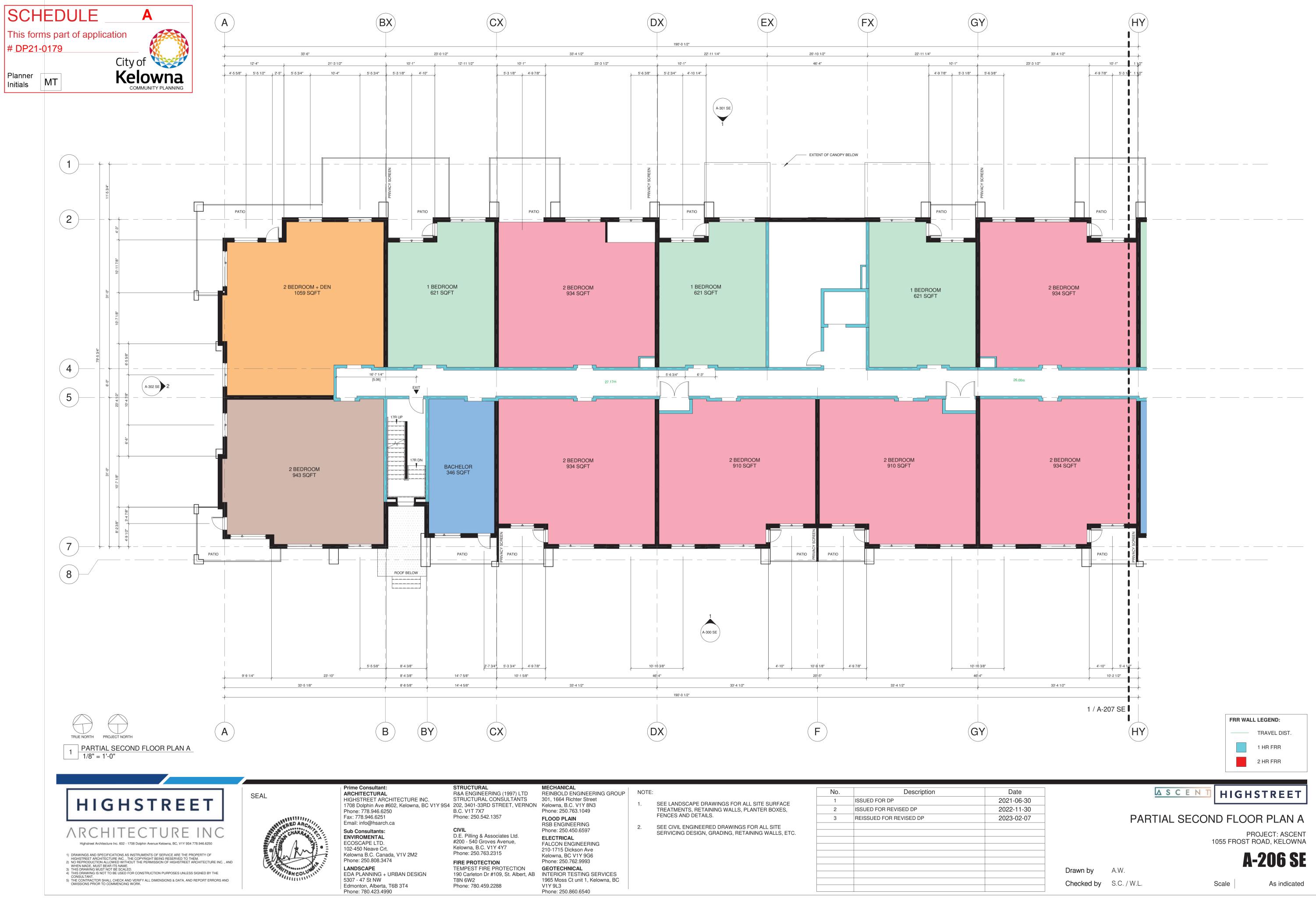
TEMPEST FIRE 190 Carleton D T8N 6W2 Phone: 780.459



AL	MECHANICAL				
EERING (1997) LTD	REINBOLD ENGINEERING GROUP	NOTE:		No.	
AL CONSULTÁNTS	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR
RD STREET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR
542.1357	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED F
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE		
Associates Ltd. roves Avenue, C. V1Y 4Y7 763.2315 ECTION	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.		
IRE PROTECTION Dr #109. St. Albert. AB	GEOTECHNICAL INTERIOR TESTING SERVICES				
	1965 Moss Ct unit 1, Kelowna, BC				
159.2288	V1Y 9L3 Phone: 250.860.6540				

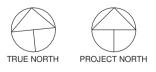
No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07





7) LTD ANTS VERNON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE: 1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.	No.	Description ISSUED FOR DP ISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30
td. Ə,	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.	3	REISSUED FOR REVISED DP	2023-02-07
TION Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540					







SEAL



1/8" = 1'-0"

Prime Consultant: ARCHITECTURAL ARCHITECTURE INC.STRUCTURAL CONSUL1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREETPhone: 778.946.6250B.C. V1T 7X7

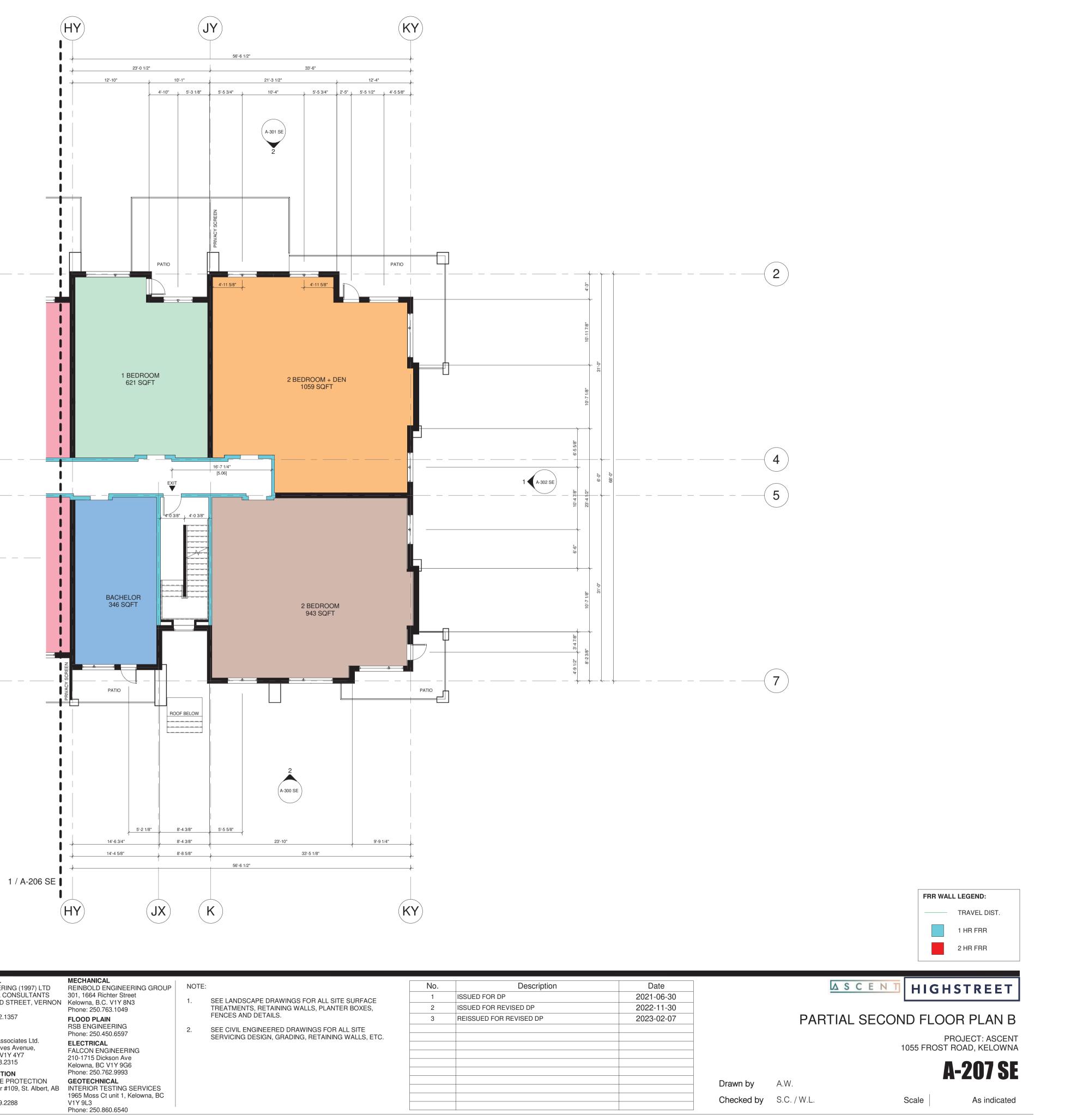
PARTIAL SECOND FLOOR PLAN B

Fax: 778.946.6251 Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

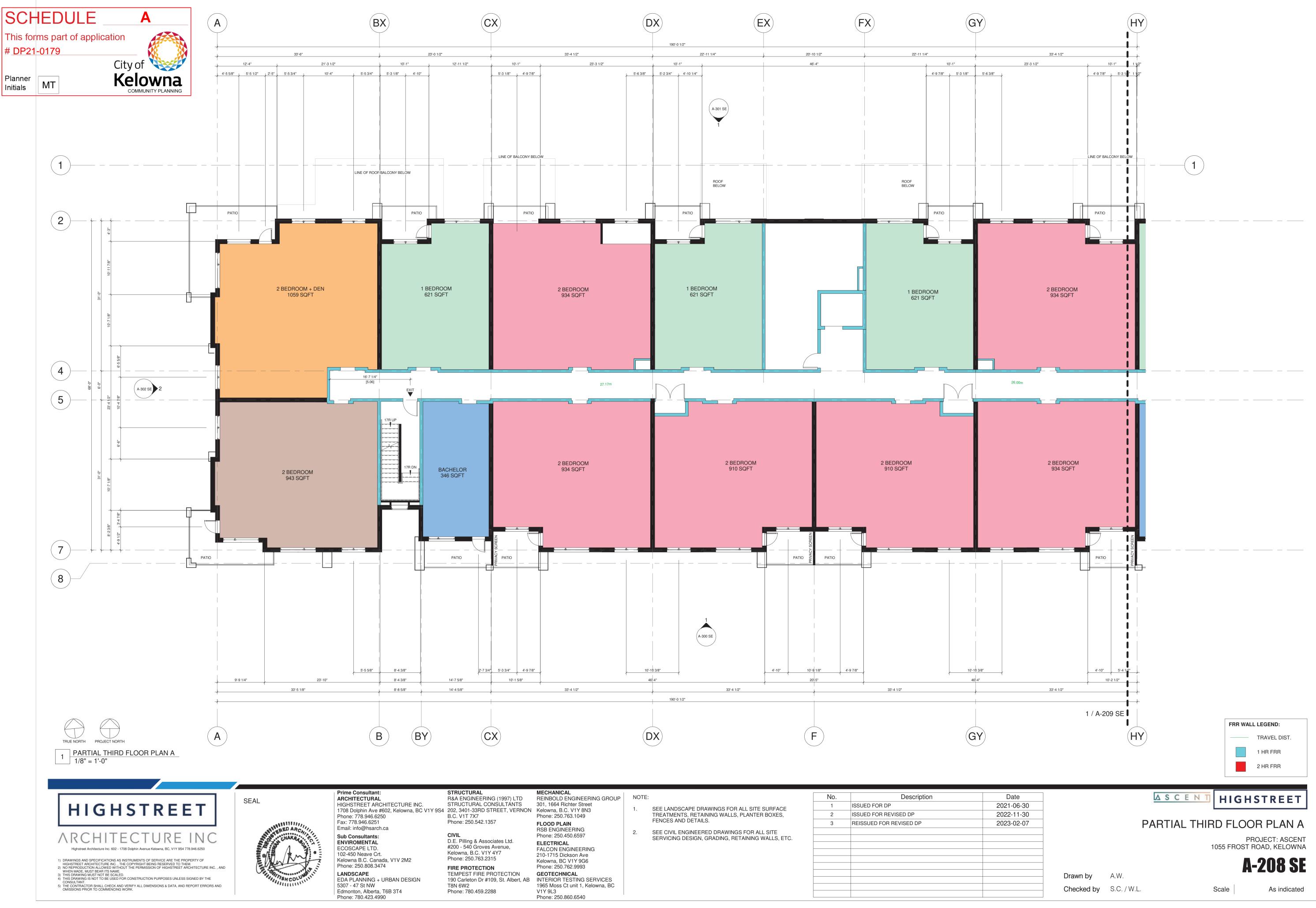
STRUCTURAL R&A ENGINEERING (19 Phone: 250.542.1357

CIVIL D.E. Pilling & Associates I #200 - 540 Groves Avenu Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

FIRE PROTECTION TEMPEST FIRE PROTECTION 190 Carleton Dr #109, St. Albert, AB T8N 6W2 Phone: 780.459.2288

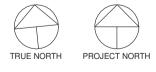


(1997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE		No.	Description	Date
SULTANTS	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-3
EET, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-3
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-0
		2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
tes Ltd. renue, Y7	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
TECTION	GEOTECHNICAL					
. St. Albert. AB	INTERIOR TESTING SERVICES					



7) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
ANTS VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
, –	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
FLOOD PLAIN			FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
RSB ENGINEERING Phone: 250.450.6597 td. ELECTRICAL 9, FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.					
TION	GEOTECHNICAL					
Albert, AB	INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					

SCHEDULE	Α
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	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING







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Prime Consultant: ARCHITECTURAL ARCHITECTORALTRACHITECTORALHIGHSTREET ARCHITECTURE INC.STRUCTURAL CONSULT1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREET,Phone: 778.946.6250B.C. V1T 7X7Fax: 778.946.6251Phone: 250.542.1357

Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

STRUCTURAL R&A ENGINEERING (199

CIVIL D.E. Pilling & Associates L #200 - 540 Groves Avenue Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

FIRE PROTECTION TEMPEST FIRE PROTECTION 190 Carleton Dr #109, St. Albert, AB T8N 6W2 Phone: 780.459.2288



(1997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE		No.	Description	Date
ULTÁNTS	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
EET, VERNON	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
es Ltd. enue, 7	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
		2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	Phone: 250.762.9993					
TECTION St. Albert. AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
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INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540

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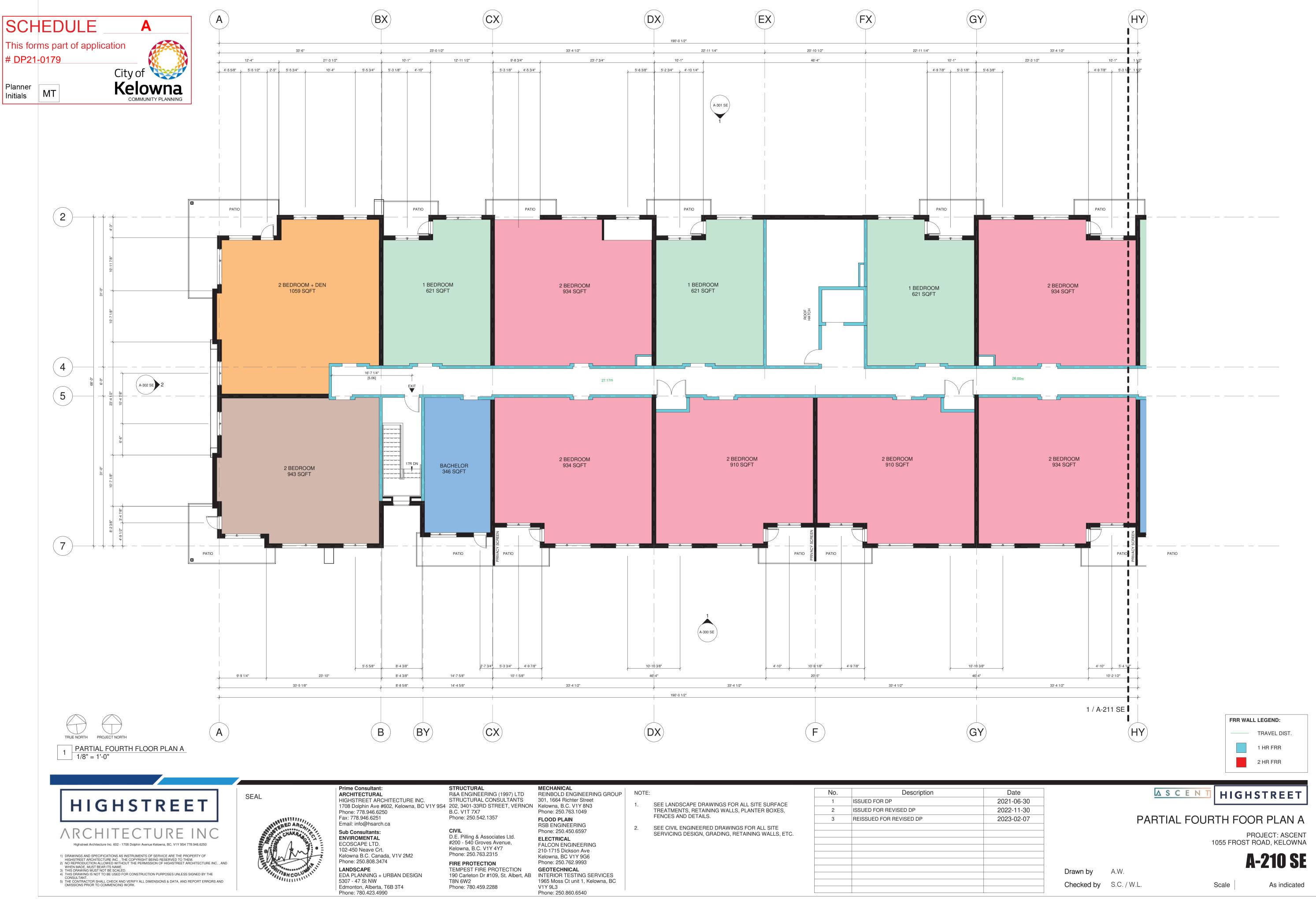


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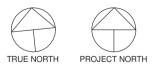
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7) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
ANTS VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.	2	ISSUED FOR REVISED DP	2022-11-30
.td.	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 ELECTRICAL	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.	3	REISSUED FOR REVISED DP	2023-02-07
9,	FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
TION Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					

SCHEDULE	Α
This forms part of appl	ication
# <u>DP21-0179</u>	🕅 🚺
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING



PARTIAL FOURTH FLOOR PLAN B 1/8" = 1'-0"



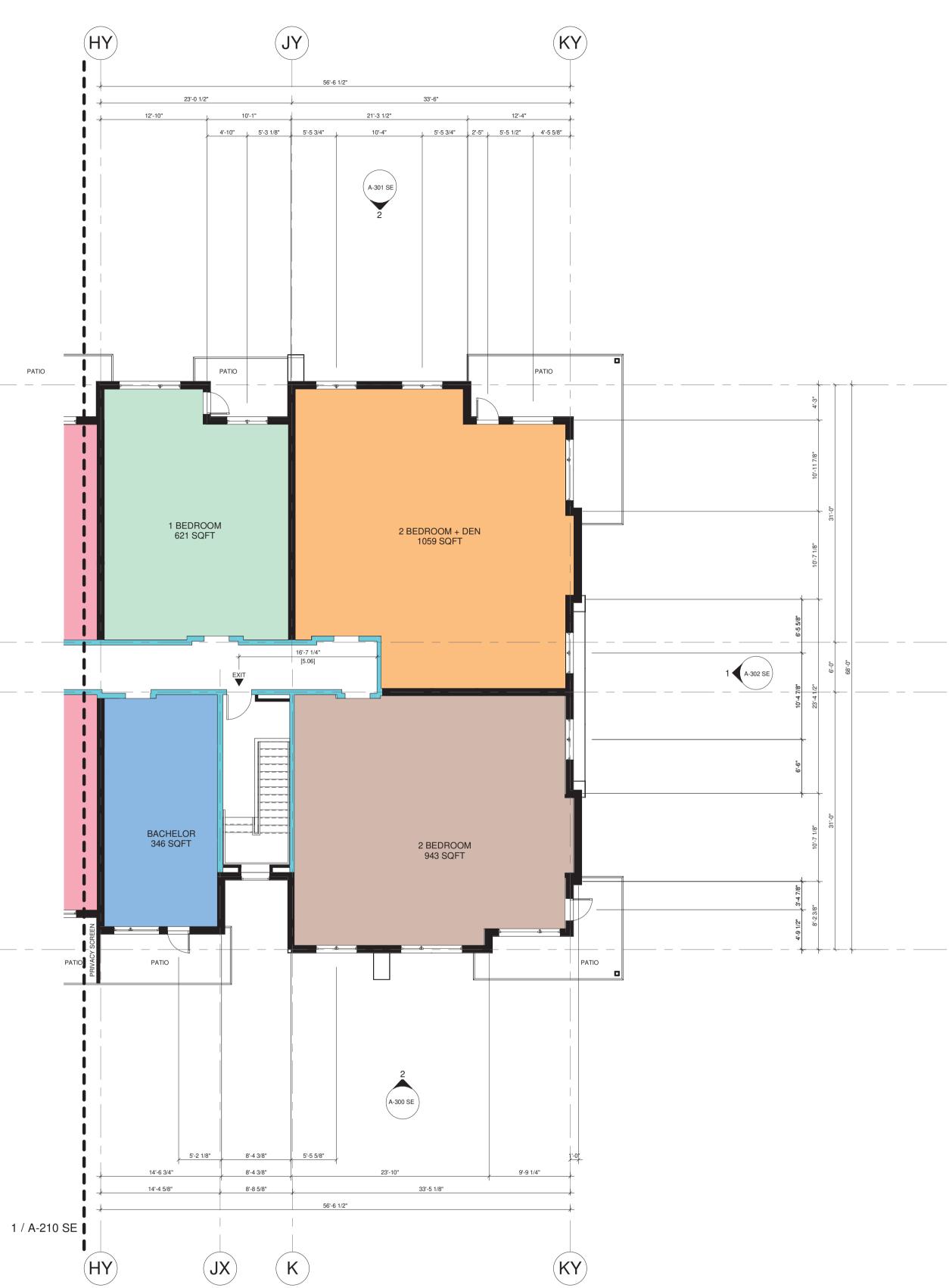
SEAL



Prime Consultant: ARCHITECTURAL ARCHITECTORALNational ConstructionHIGHSTREET ARCHITECTURE INC.STRUCTURAL CONSULT/1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREET,Phone: 778.946.6250B.C. V1T 7X7Fax: 778.946.6251Phone: 250.542.1357

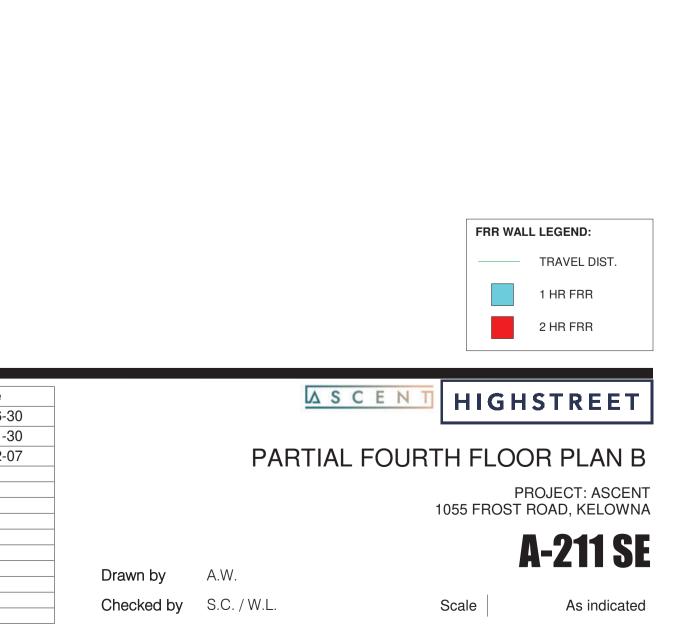
Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

T8N 6W2 Phone: 780.459.2288



STRUCTURAL R&A ENGINEERING (1997) LTD STRUCTURAL CONSULTANTS 9S4 202, 3401-33RD STREET, VERNON B.C. V1T 7X7	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE 1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	No. 1 2	Description ISSUED FOR DP ISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30
Phone: 250.542.1357 CIVIL D.E. Pilling & Associates Ltd. #200 - 540 Groves Avenue, Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315	he: 250.542.1357FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597Pilling & Associates Ltd. I- 540 Groves Avenue, wna, B.C. V1Y 4Y7ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave	 FENCES AND DETAILS. 2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 	3	REISSUED FOR REVISED DP	2023-02-07	
FIRE PROTECTION TEMPEST FIRE PROTECTION 190 Carleton Dr #109, St. Albert, AB	Phone: 250.762.9993 GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Mass Cturit 1, Kolowna, BC					

1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540

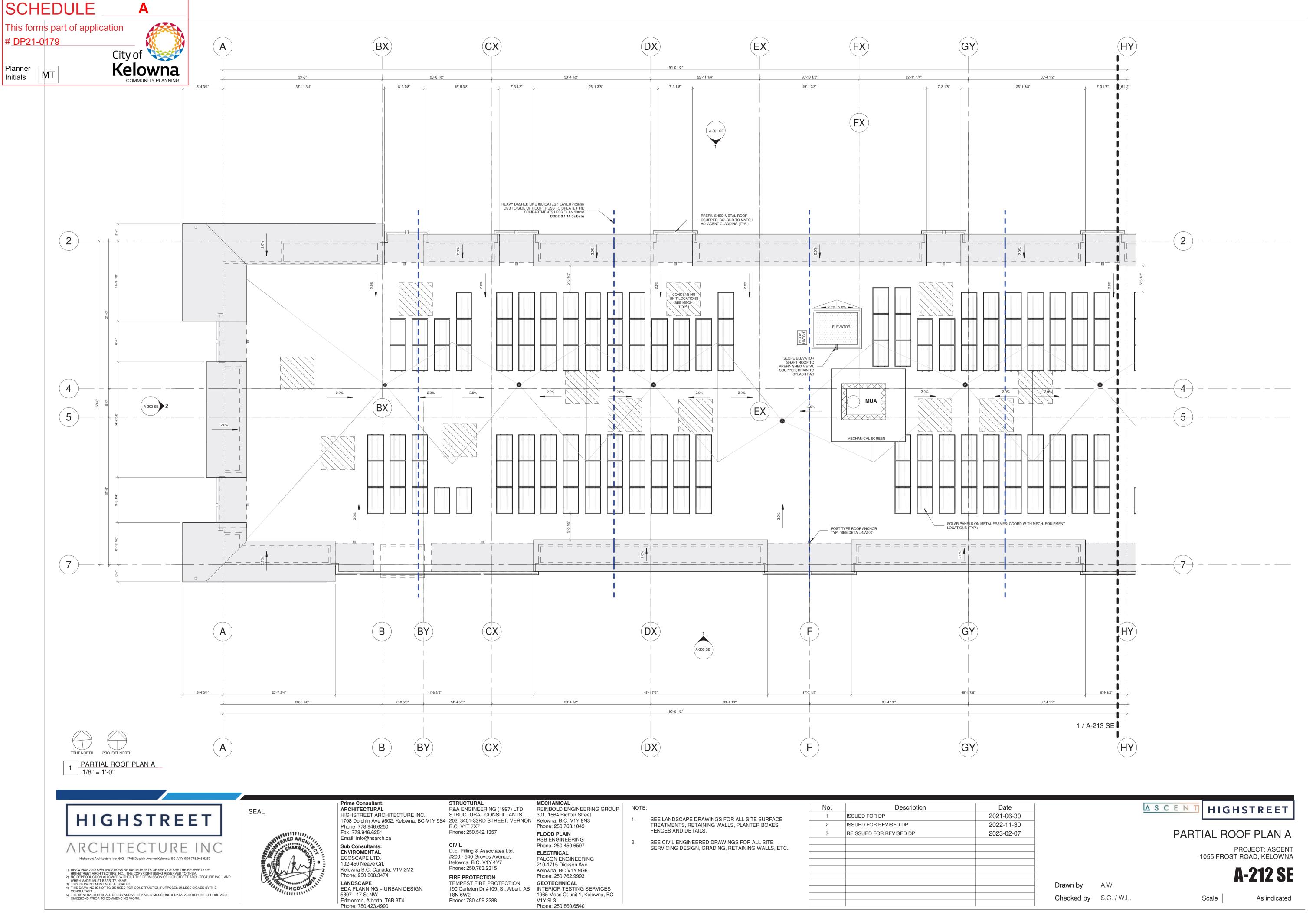


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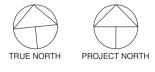
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	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
LTÁNTS T. VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
.,	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
-	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
P s Ltd. E nue, F	RSB ENGINEERING 2.	 SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC. 				
	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
ECTION	GEOTECHNICAL					
t. Albert, AB	INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3 Phone: 250.860.6540					

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#_DP21-0179	🐼 孩
	City of
Planner Initials MT	Kelowna COMMUNITY PLANNING







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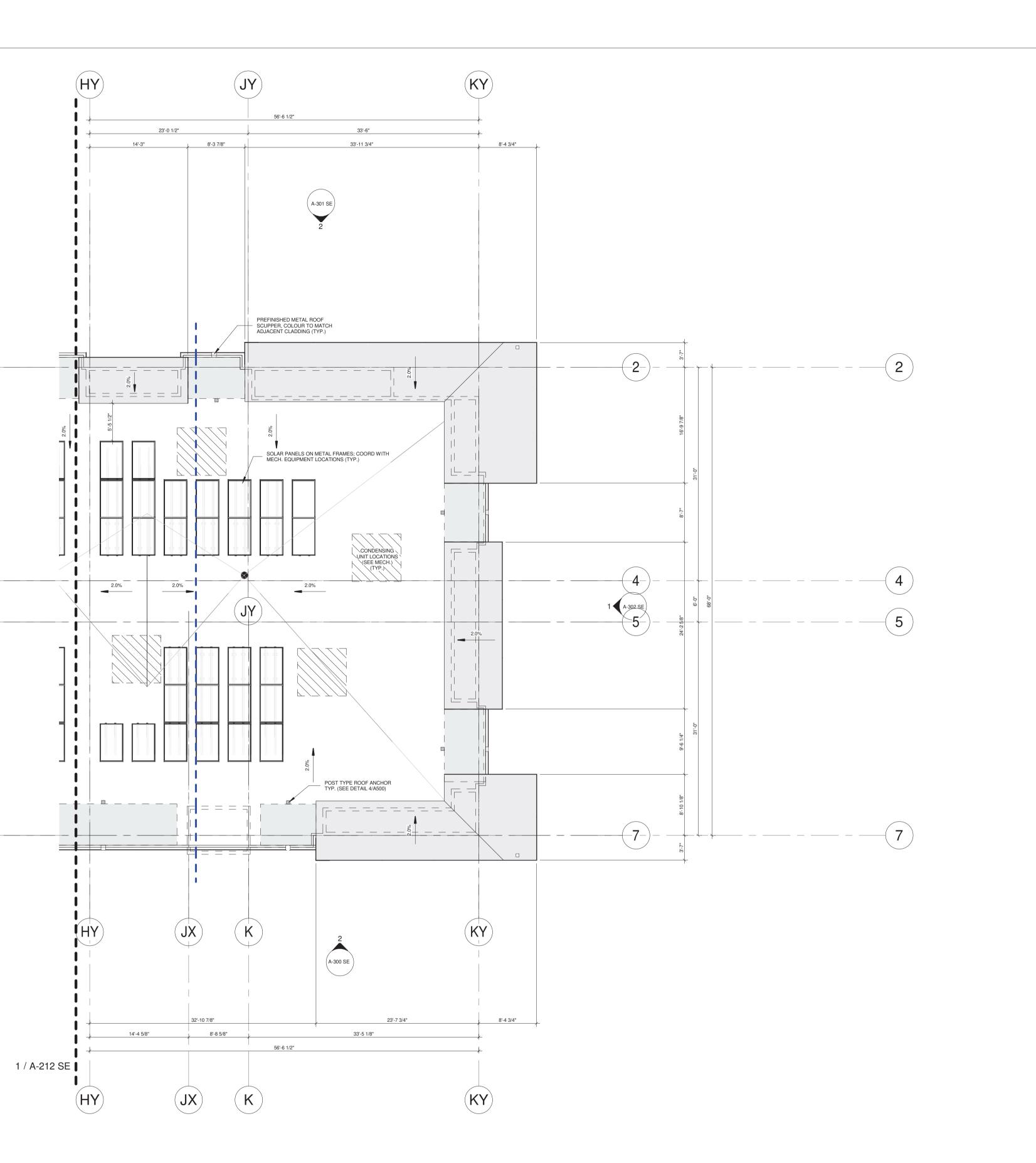
Prime Consultant: ARCHITECTURAL ARCHITECTORALHIGHSTREET ARCHITECTURE INC.STRUCTURAL CONSUL1708 Dolphin Ave #602, Kelowna, BC V1Y 9S4202, 3401-33RD STREEPhone: 778.946.6250B.C. V1T 7X7Fax: 778.946.6251Phone: 250.542.1357

Email: info@hsarch.ca Sub Consultants: ENVIROMENTAL ECOSCAPE LTD. 102-450 Neave Crt. Kelowna B.C. Canada, V1V 2M2 Phone: 250.808.3474 LANDSCAPE EDA PLANNING + URBAN DESIGN 5307 - 47 St NW Edmonton, Alberta, T6B 3T4 Phone: 780.423.4990

STRUCTURAL R&A ENGINEERING (19

CIVIL D.E. Pilling & Associates #200 - 540 Groves Aven Kelowna, B.C. V1Y 4Y7 Phone: 250.763.2315

FIRE PROTECTION TEMPEST FIRE PROTE 190 Carleton Dr #109, S T8N 6W2 Phone: 780.459.2288



6 (1997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE		No.	Description	Date
SULTÁNTS	301, 1664 Richter Street	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
REET, VERNON Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	,	1.	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
7	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE			
ates Ltd.	ELECTRICAL		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
venue, Y7	FALCON ENGINEERING 210-1715 Dickson Ave					
5	Kelowna, BC V1Y 9G6					
OTECTION	Phone: 250.762.9993 GEOTECHNICAL					
9, St. Albert, AB	INTERIOR TESTING SERVICES					
	1965 Moss Ct unit 1, Kelowna, BC					

1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540



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HIGHSTREET



	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE:	NOTE:		Description	Date
RING		1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE			
. Victoria,			TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.			
	FLOOD PLAIN RSB ENGINEERING					
_td. e,	Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
	FALCON ENGINEERING 210-1715 Dickson Ave					
	Kelowna, BC V1Y 9G6 Phone: 250.762.9993					
TION	GEOTECHNICAL					
Albert, AB	INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3					
	Phone: 250.860.6540					



1.)	SIDING	7.)	TRIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) -	— 7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1b	COLOUR: BLACK	7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER	7d	THRU WALL FLASHING - COLOUR: "DARK GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY	8.)	DOORS/WINDOWS
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR:	8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
		- 8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY	8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY	8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS	8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
3a	CONCRETE FACED INSULATION PANELS	9.)	DECORATIVE ELEMENTS
4.)	FACE BOARDS	9a	RAILINGS - PREFINISHED ALUMINUM BLACK
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	9b	EXTERIOR LIGHT
5.)	SOFFITS	9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
5a	VINYL SOFFIT - COLOUR: MAPLE	9d	RAIN WATER LEADER - COLOUR: "GREY"
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE	9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
6.)	DECK/FLOORS	9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	9g	DECK POST - COLOUR: "WHITE"
6b	VINYL DECKING	9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

1997) LTD JLTANTS ET, VERNON	301, 1664 Richter Street	NOTE 1.	E: SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	No.	Description ISSUED FOR DP ISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30
es Ltd. nue,	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	2.	FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.	3	REISSUED FOR REVISED DP	2023-02-07
	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SETTIONA DEGINA, ANADINA, HETAININA WALLS, ETC.			
ECTION St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC					
	V1Y 9L3 Phone: 250.860.6540					



SCH	ED	UL	E.	
This forr	ns na	rt of a	annlic	ation

		Semmerar 1 Example	
LS LEGEND			
		7.)	TRIMS/FLASHING
H FIBRE CEMENT PANE R: WHITE	L SIDING (STRAIGHT EDGE)	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
	L SIDING (STRAIGHT EDGE) -	7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
	E SIDING (STRAIGHT EDGE) -	7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
I FIBRE CEMENT PANE	L SIDING - COLOUR: COPPER	7d	THRU WALL FLASHING - COLOUR: "DARK GREY"
XPOSURE) - COLOUR: (CHERRY	8.)	DOORS/WINDOWS
AR TEXTURE FIBRE CEN	MENT SIDING - COLOUR:	8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
	MENT SIDING - COLOUR: DARK	8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
		80	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
I FIBRE CEMENT PANE	FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) -		PATIO DOOR - COLOUR: "CHARCOAL GREY"
		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
INSULATION PANELS		9.)	DECORATIVE ELEMENTS
		9a	RAILINGS - PREFINISHED ALUMINUM BLACK
S (HORIZONTAL) - COL	OUR: DARK GREY	9b	EXTERIOR LIGHT
		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
LOUR: MAPLE		9d	RAIN WATER LEADER - COLOUR: "GREY"
W/ VENTED STRIPS - C	COLOUR: BEIGE	9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
		9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
- W/ MEMBRANE AS PE	R SPEC.	9g	DECK POST - COLOUR: "WHITE"
		9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE	
 6.)	DECK/FLOORS	
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	
6b	VINYL DECKING	

97) LTD _TANTS	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street	NOTE:	
T, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	SEE LANDSCA TREATMENTS
	FLOOD PLAIN		FENCES AND
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENO
Ltd. ue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		
CTION t. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250,860.6540		

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07





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Phone: 780.459.2288



EXTERIOR FINISH MATERIALS LEGEND

1.)	SIDING	7.)	TRIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
		- 7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: BLACK	7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER	7d	THRU WALL FLASHING - COLOUR: "DARK GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY	8.)	DOORS/WINDOWS
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR:	8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
		- 8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY	8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY	8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS	8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
3a	CONCRETE FACED INSULATION PANELS	9.)	DECORATIVE ELEMENTS
4.)	FACE BOARDS	9a	RAILINGS - PREFINISHED ALUMINUM BLACK
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	9b	EXTERIOR LIGHT
5.)	SOFFITS	9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
5a	VINYL SOFFIT - COLOUR: MAPLE	9d	RAIN WATER LEADER - COLOUR: "GREY"
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE	9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
6.)	DECK/FLOORS	9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	9g	DECK POST - COLOUR: "WHITE"
6b	VINYL DECKING	9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

) S NON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	
	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	
, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540	

SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.

SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date	A S C E N T HIGHSTREET
1	ISSUED FOR DP	2021-06-30	
2	ISSUED FOR REVISED DP	2022-11-30	
3	REISSUED FOR REVISED DP	2023-02-07	NW BUILDING - EAST / WEST ELEVATIONS
			PROJECT: ASCENT 1055 FROST ROAD, KELOWNA
			A-302 NW
			Drawn by A.W.
			Checked by S.C. / W.L. Scale As indicated



1.)	SIDING	7.)	TRIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM	- 7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
iu		- 7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY	7d	THRU WALL FLASHING - COLOUR: "GREY"
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY	8.)	DOORS/WINDOWS
	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE)	 8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
1j	8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY	8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS	8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
За	CONCRETE FACED INSULATION PANELS	0 4	
4.)	FACE BOARDS	8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"	8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"	9.)	DECORATIVE ELEMENTS
-		9a	RAILINGS - PREFINISHED ALUMINUM BLACK
5.)	SOFFITS	9b	EXTERIOR LIGHT
5a	VINYL SOFFIT - COLOUR: GREY	9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY	- 9d	RAIN WATER LEADER - COLOUR: "GREY"
6.)	DECK/FLOORS		
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
6b	VINYL DECKING	9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
		- 9g	DECK POST - COLOUR: "WHITE"
		9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

(1997) LTD SULTANTS EET, VERNON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE: 1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,
tes Ltd. venue, Y7	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	2.	FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.
TECTION , St. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540		

Description	Date
ED FOR DP	2021-06-30
ED FOR REVISED DP	2022-11-30
SUED FORREVISED DP	2023-02-07
	ED FOR DP ED FOR REVISED DP

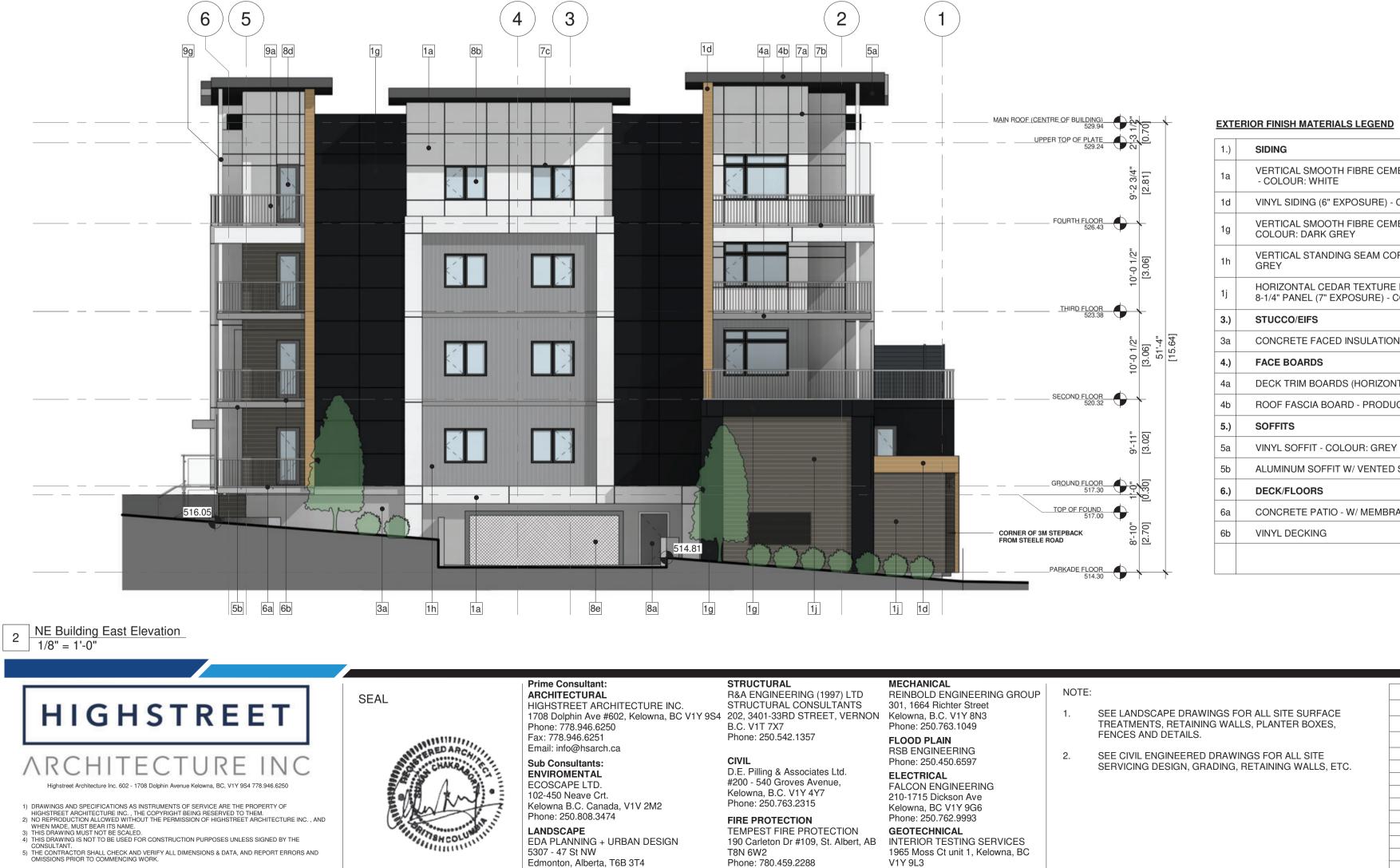


1.)	SIDING	7.)	TRIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM	- 7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) -	- 7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1g	COLOUR: DARK GREY	7d	THRU WALL FLASHING - COLOUR: "GREY"
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY	8.)	DOORS/WINDOWS
	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE)	- 8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
1j	8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY	8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS	8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
3a	CONCRETE FACED INSULATION PANELS		
4.)	FACE BOARDS	- 8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"	8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
		9.)	DECORATIVE ELEMENTS
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"	9a	RAILINGS - PREFINISHED ALUMINUM BLACK
5.)	SOFFITS	- 9b	EXTERIOR LIGHT
5a	VINYL SOFFIT - COLOUR: GREY	9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY	90 90	RAIN WATER LEADER - COLOUR: "GREY"
6.)	DECK/FLOORS		
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	- 9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
	VINYL DECKING	9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
6b		9g	DECK POST - COLOUR: "WHITE"
		9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

997) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:	
LTANTS ET, VERNON	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	1.	SEE LANDSCAPE DRAWINGS FOR ALL SIT TREATMENTS, RETAINING WALLS, PLANT
	FLOOD PLAIN RSB ENGINEERING	0	FENCES AND DETAILS.
	Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR / SERVICING DESIGN, GRADING, RETAINING
s Ltd. nue,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		,,,,,,,,,,,,,,,,,
ECTION st. Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3		

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FORREVISED DP	2023-02-07





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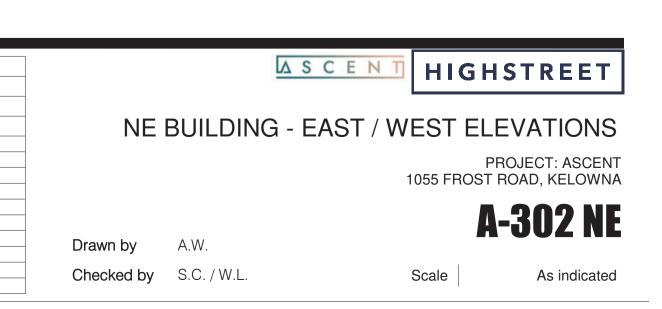
1.)	SIDING	7.)	TRIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM	- 7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
Tu		- 7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY	7d	THRU WALL FLASHING - COLOUR: "GREY"
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY	8.)	DOORS/WINDOWS
	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE)	 - 8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
1j	8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY	8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS	8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
3a	CONCRETE FACED INSULATION PANELS	0 4	
4.)	FACE BOARDS	8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"	- 8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"	9.)	DECORATIVE ELEMENTS
		- 9a	RAILINGS - PREFINISHED ALUMINUM BLACK
5.)	SOFFITS	 - 9b	EXTERIOR LIGHT
5a	VINYL SOFFIT - COLOUR: GREY	- 9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY		
6.)	DECK/FLOORS	9d	RAIN WATER LEADER - COLOUR: "GREY"
-	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	- 9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
6a		9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
6b	VINYL DECKING	- 9g	DECK POST - COLOUR: "WHITE"
		9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

) LTD NTS VERNON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597	
d.	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	
ION Ibert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540	

SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.

SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FORREVISED DP	2023-02-07





97) LTD TANTS ſ, VERNON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE 1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	No. 1 2	Description ISSUED FOR DP ISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30
Ltd. Ie,	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	2.	FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
CTION Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250 860 6540					

HING
TAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
HING - COLOUR TO MATCH ADJACENT FINISH
ASHING - COLOUR: "CHARCOAL GREY"
FLASHING - COLOUR: "GREY"
DOWS
METAL DOOR - COLOUR: "CHARCOAL GREY"
DWS - COLOUR: "CHARCOAL GREY"
TOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
- COLOUR: "CHARCOAL GREY"
DOOR - COLOUR: "CHARCOAL GREY"
ELEMENTS
REFINISHED ALUMINUM BLACK
GHT
L SCREENING - COLOUR: "LIGHT GREY"
LEADER - COLOUR: "GREY"
ST - COLOUR: "CHARCOAL GREY"
AM - COLOUR: "CHARCOAL GREY"
- COLOUR: "WHITE"
àE



7) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:		No.	Description	Date
ANTS	301, 1664 Richter Street Kelowna, B.C. V1Y 8N3	1	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
VERNON	Phone: 250.763.1049		TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN		FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2.	SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
td. ∍,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993		SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
TION Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES					
Albert, AD	1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3					
	Phone: 250.860.6540					

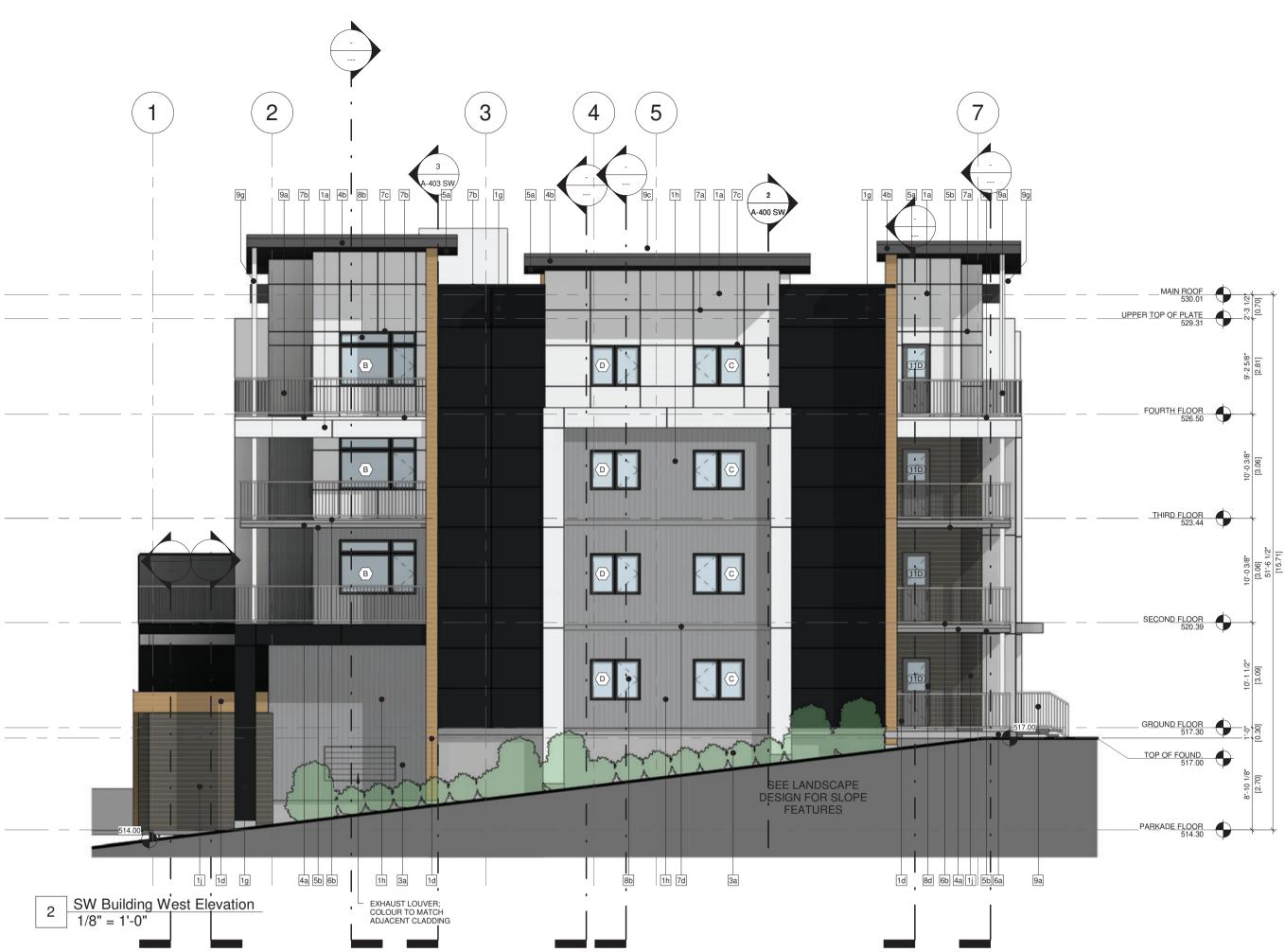
HING	
TAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
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ASHING - COLOUR: "CHARCOAL GREY"	
FLASHING - COLOUR: "GREY"	
DOWS	
METAL DOOR - COLOUR: "CHARCOAL GREY"	
OWS - COLOUR: "CHARCOAL GREY"	
TOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: GREY"	
- COLOUR: "CHARCOAL GREY"	
DOOR - COLOUR: "CHARCOAL GREY"	
E ELEMENTS	
REFINISHED ALUMINUM BLACK	
GHT	
L SCREENING - COLOUR: "LIGHT GREY"	
R LEADER - COLOUR: "GREY"	
ST - COLOUR: "CHARCOAL GREY"	
AM - COLOUR: "CHARCOAL GREY"	
- COLOUR: "WHITE"	
3E	





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TEMPEST FIRE PROTECT 190 Carleton Dr #109, St. Al T8N 6W2 Phone: 780.459.2288



EXTER	RIOR FINISH MATERIALS LEGEND			
1.)	SIDING		7.)	TRIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) -		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1g	COLOUR: DARK GREY		7d	THRU WALL FLASHING - COLOUR: "GREY"
1h	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY		8.)	DOORS/WINDOWS
	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE)		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
1j	8-1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
3a	CONCRETE FACED INSULATION PANELS		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
4.)	FACE BOARDS			
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"	_	8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"		9.)	
5.)	SOFFITS		9a	RAILINGS - PREFINISHED ALUMINUM BLACK
5a	VINYL SOFFIT - COLOUR: GREY		9b	EXTERIOR LIGHT
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY		9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
			9d	RAIN WATER LEADER - COLOUR: "GREY"
6.)	DECK/FLOORS		9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
6b	VINYL DECKING		9g	DECK POST - COLOUR: "WHITE"
			9h	UNIT SIGNAGE

97) LTD TANTS I, VERNON	MECHANICAL REINBOLD ENGINEERING GROU 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049
	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597
Ltd. ie,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993
CTION Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540

- SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES, FENCES AND DETAILS.
- SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.

No.	Description	Date
1	ISSUED FOR DP	2021-06-30
2	ISSUED FOR REVISED DP	2022-11-30
3	REISSUED FOR REVISED DP	2023-02-07



ASCEN HIGHSTREET

EAST / WEST ELEVATIONS

PROJECT: ASCENT 1055 FROST ROAD, KELOWNA



As indicated

Drawn by Checked by S.C. / W.L.

A.W.

Scale



Phone: 780.423.4990

EXTEF	IOR FINISH MATERIALS LEGEND		
1.)	SIDING	7.)	TRIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) -	7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1b	COLOUR: BLACK	7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER	7d	THRU WALL FLASHING - COLOUR: "DARK GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY	8.)	DOORS/WINDOWS
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR:	8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK	8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
1f	GREY	80	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY	8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS	8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
3a	CONCRETE FACED INSULATION PANELS	9.)	DECORATIVE ELEMENTS
4.)	FACE BOARDS	9a	RAILINGS - PREFINISHED ALUMINUM BLACK
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	9b	EXTERIOR LIGHT
5.)	SOFFITS	9с	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
5a	VINYL SOFFIT - COLOUR: MAPLE	9d	RAIN WATER LEADER - COLOUR: "GREY"
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE	9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
6.)	DECK/FLOORS	9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	9g	DECK POST - COLOUR: "WHITE"
6b	VINYL DECKING	9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

MECHANICAL 197) LTD REINBOLD ENGINEERING GROUP TANTS 301, 1664 Richter Street T, VERNON Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE: 1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	No. 1 2	Description ISSUED FOR DP ISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30
FLOOD PLAINRSB ENGINEERING Phone: 250.450.6597Ltd.ue,FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	FENCES AND DETAILS. 2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.	3	REISSUED FOR REVISED DP	2023-02-07
CTION GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540				

HIGHSTREET

SOUTH ELEVATION

PROJECT: ASCENT 1055 FROST ROAD, KELOWNA



As indicated

Scale



1.)	SIDING	7.)	TRI
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	7a	CUS
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) -	7b	ME
	COLOUR: BLACK	7c	WIN
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER	7d	THF
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY	8.)	DO
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: REDWOOD	8a	INS
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK	8b	VIN
	GREY	8c	ALU "CH
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY	8d	PAT
3.)	STUCCO/EIFS	8e	OVI
За	CONCRETE FACED INSULATION PANELS	9.)	DE
4.)	FACE BOARDS	9a	RAI
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	9b	EXT
5.)	SOFFITS	9c	ME
5a	VINYL SOFFIT - COLOUR: MAPLE	9d	RAI
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE	9e	CAI
6.)	DECK/FLOORS	9f	CAI
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	9g	DE
6b	VINYL DECKING	9h	UN

997) LTD LTANTS ET, VERNON	MECHANICAL REINBOLD ENGINEERING GROUP 301, 1664 Richter Street Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	NOTE: 1.	SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE TREATMENTS, RETAINING WALLS, PLANTER BOXES,	No. 1 2	Description ISSUED FOR DP ISSUED FOR REVISED DP	Date 2021-06-30 2022-11-30
s Ltd. lue,	FLOOD PLAIN RSB ENGINEERING Phone: 250.450.6597 ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave	2.	FENCES AND DETAILS. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.	3	REISSUED FOR REVISED DP	2023-02-07
ECTION t. Albert, AB	Kelowna, BC V1Y 9G6 Phone: 250.762.9993 GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC V1Y 9L3 Phone: 250.860.6540					

A									
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		MAIN ROOF (CENTRE OF BI	530.01	•	2'-3 1/2	.[0.70]			
ĸ		FOUR <u>T</u> ł	H FLOOR 526.50	•	9-25/8"	. [2.81]			
<u>к</u>		THIB) FLOOR		10'-0 3/8"	[3.06]			
К			D FL <u>OOR</u> 523.44	•	10'-0 3/8"	[3.06] 51'-6 1/2"			
C		SECO <u>NI</u>	D FL <u>OOR</u> 520.39	•	0-11/2"	[3.09]			
			517.30	•	-				
					9'-10 1/8'	[3.00]			
	514.00	PARKADI	E FL <u>OOR</u> 514.30	•					
	SCH		514.30	•	B				
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	SCH This form	EDULE	ation	ty o el	f 0				
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USTOM MET	SCH This forr # DP21- Planner Initials	IEDULE ms part of applica 0179 MT	ation Cit K	ty o el	f 0				
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USTOM MET IETAL FLASH /INDOW FLAS HRU WALL F OORS/WINDO ISULATED M	SCH This forr #_DP21- Planner Initials ING AL JOINTERS/F ING - COLOUR SHING - COLOUR SHING - COLOUR SHING - COLOUR ETAL DOOR - C WS - COLOUR:	IEDULE ms part of applica 0179 MT LASHING - COLOUR: "LIGHT TO MATCH ADJACENT FINIS IR: "CHARCOAL GREY" OUR: "DARK GREY" OLOUR: "CHARCOAL GREY"	GREY"		f 0				
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USTOM MET IETAL FLASH /INDOW FLAS HRU WALL F OORS/WINDO ISULATED M INYL WINDO LUMINUM ST CHARCOAL G ATIO DOOR - VERHEAD DO ECORATIVE AILINGS - PR XTERIOR LIG IECHANICAL AIN WATER I ANOPY POS	SCREENING - COLOUR: COLOUR: "CHA	IEDULE ms part of applica 0179 MT LASHING - COLOUR: "LIGHT TO MATCH ADJACENT FINIS IR: "CHARCOAL GREY" OUR: "DARK GREY" OUR: "DARK GREY" OLOUR: "CHARCOAL GREY" CHARCOAL GREY" AZING (MAIN ENTRANCE) - C ARCOAL GREY" : "CHARCOAL GREY" DUR: "LIGHT GREY" DUR: "GREY" HARCOAL GREY"	GREY"		f 0				
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USTOM MET IETAL FLASH /INDOW FLAS HRU WALL F OORS/WINDO ISULATED M INYL WINDOV LUMINUM ST CHARCOAL G ATIO DOOR - VERHEAD DO ECORATIVE AILINGS - PR XTERIOR LIG IECHANICAL AIN WATER I ANOPY POS ³ ANOPY BEAN ECK POST -	SCREENING - COLOUR: COLOUR: "CHA	IEDULE ms part of applica 0179 MT LASHING - COLOUR: "LIGHT TO MATCH ADJACENT FINIS IR: "CHARCOAL GREY" OUR: "DARK GREY" OUR: "DARK GREY" OLOUR: "CHARCOAL GREY" CHARCOAL GREY" AZING (MAIN ENTRANCE) - C ARCOAL GREY" : "CHARCOAL GREY" JMINUM BLACK	GREY"		f ON				

ASCENT HIGHSTREET

NORTH ELEVATION

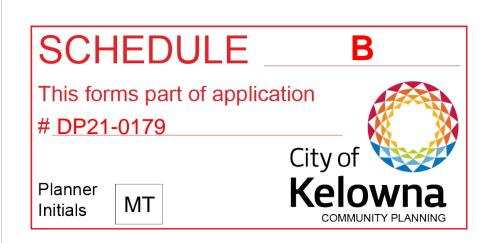
PROJECT: ASCENT 1055 FROST ROAD, KELOWNA



As indicated

Drawn by A.W. Checked by S.C. / W.L.

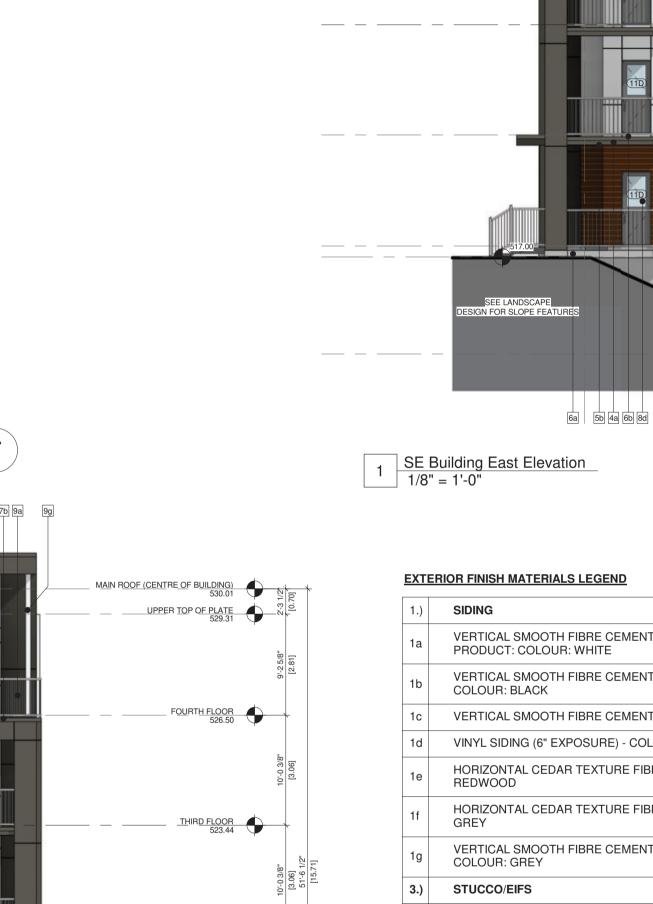
Scale





Edmonton, Alberta, T6B 3T4

Phone: 780.423.4990



Phone: 780.459.2288

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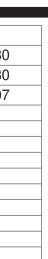
9g 7b 5a 9a 7a 1a 8d 7b

(11D)

1)	SIDING	7)	TRIMS/FLASHING
1.)	Siding	7.)	I RIMS/FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"
		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1b	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: BLACK	7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER	7d	THRU WALL FLASHING - COLOUR: "DARK GREY"
1d	VINYL SIDING (6" EXPOSURE) - COLOUR: CHERRY	8.)	DOORS/WINDOWS
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR:	8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
1f	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY	8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: GREY	8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"
3.)	STUCCO/EIFS	8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
3a	CONCRETE FACED INSULATION PANELS	9.)	DECORATIVE ELEMENTS
4.)	FACE BOARDS	9a	RAILINGS - PREFINISHED ALUMINUM BLACK
4a	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	9b	EXTERIOR LIGHT
5.)	SOFFITS	9c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
5a	VINYL SOFFIT - COLOUR: MAPLE	9d	RAIN WATER LEADER - COLOUR: "GREY"
5b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE	9e	CANOPY POST - COLOUR: "CHARCOAL GREY"
6.)	DECK/FLOORS	9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
6a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	9g	DECK POST - COLOUR: "WHITE"
6b	VINYL DECKING	9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

97) LTD	MECHANICAL REINBOLD ENGINEERING GROUP	NOTE:	No.	Description	Date
	301, 1664 Richter Street	1. SEE LANDSCAPE DRAWINGS FOR ALL SITE SURFACE	1	ISSUED FOR DP	2021-06-30
T, VERNON	Kelowna, B.C. V1Y 8N3 Phone: 250.763.1049	TREATMENTS, RETAINING WALLS, PLANTER BOXES,	2	ISSUED FOR REVISED DP	2022-11-30
	FLOOD PLAIN	FENCES AND DETAILS.	3	REISSUED FOR REVISED DP	2023-02-07
	RSB ENGINEERING Phone: 250.450.6597	2. SEE CIVIL ENGINEERED DRAWINGS FOR ALL SITE SERVICING DESIGN, GRADING, RETAINING WALLS, ETC.			
Ltd. Je,	ELECTRICAL FALCON ENGINEERING 210-1715 Dickson Ave Kelowna, BC V1Y 9G6 Phone: 250.762.9993	SETTIOINE DESIGN, CHADINE, HETAININE WALLS, ETC.			
CTION . Albert, AB	GEOTECHNICAL INTERIOR TESTING SERVICES 1965 Moss Ct unit 1, Kelowna, BC				
	V1Y 9L3 Phone: 250.860.6540				





ASCENT HIGHSTREET

EAST / WEST ELEVATIONS

PROJECT: ASCENT 1055 FROST ROAD, KELOWNA



Drawn by Checked by S.C. / W.L.

A.W.

Scale

As indicated

TREES	QTY	ULE - AREA 1	SIZE	0	29	DIABOLO NINEBARK	1200 MM HT.		A -
	15		60MM CAL.		2	PACIFIC RHODODENDRON	#2 POT	7.	A V
N. A.	10	AUTUMN FLAME MAPLE	60MM CAL.	•	62	ALPINE CURRANT	450MM HT.		
-	3	AUTUMN BRILLIANCE TREE FORM	50MM CAL.	•	50	KIMBERLEY WILD ROSE	600MM HT.		Cox.
- Carlo	5	DOGWOOD	1.8M HT.		33	BRIDAL WREATH SPIREA	1200 MM HT.		
- AND	20	SPRING SNOW CRABAPPLE	50MM CAL.	\bigcirc	82	COMMON WHITE SNOWBERRY	1200 MM HT.		
	20	RUBY VASE PERSIAN PARROTIA		PERENNIALS	QTY	COMMON NAME	SIZE		Ō
J.			50MM CAL.	\odot	10	RED YARROW	200MM HT.		
	8	FASTIGIATE COLORADO SPRUCE	2.5M HT.	0	19	DELFT LACE ASTILBE	200MM HT.		
	11	DOUGLAS FIR	2.5M HT.	0	149	YOUNIQUE WHITE ASTILBE	200MM HT.		
	24	COLUMNAR MOUNTAIN ASH	60MM CAL.	۲	37	FEATHER REED GRASS	400MM HT.		
SHRUBS	QTY 30	COMMON NAME BALSAM FIR	SIZE 600MM SP.		43	JOE PYE WEED	400MM HT.		/
0	35	SASKATOON SERVICEBERRY	450MM HT.	E3	59	RUBY STELLA DAYLILY	200MM HT.		
	33	TRUE DWARF BOXWOOD	305MM HT.	53	21	STELLA DE ORO DAYLILY	200MM HT.		
	65	TATARIAN DOGWOOD	305MM HT.	0	50	PLANTAIN LILY	1200 MM HT.		
0	53	BEARBERRY COTONEASTER	305MM HT.		13	FOUNTAIN GRASS	450MM HT.		
	4	MINI PENNY HYDRANGEA	#5 POT	0	14	RUSSIAN SAGE	450MM HT.		
	75	SAVIN JUNIPER	900MM SPR.	0	15	MAY NIGHT SAGE	200MM HT.		
	83	DART'S GOLD NINEBARK	450MM HT.						
, i l'	4	COMMUNITY BUILDING AND AMPHITHEATRE ENLARGEMENT PLAN					9	Loading	(3) FEATHER REED GRA
		L300							(9) ALPINE CURRANT NORWEGIAN SUNSET MAPLE (30) BALSAM
	GOR	L300					rasan <mark>sasa dalam ana ang sa</mark>		(9) ALPINE CURRANT NORWEGIAN SUNSET MAPLE (30) BALSAM
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LANDSCAPE STATISTICS: IN ACCORDANCE WITH THE CITY OF KELOWNA ZONING BYLAW SECTION 7.2, THE FOLLOWING LANDSCAPE PROVISIONS AREA CK A MINIMUM DISTANCE, MEASURED FROM THE RUNK, TO WALKWAY AND ROADS AS FOLLOWS: **REQUIRED**: 2.0m* ONE TREE IS REQUIRED PER 55m2 OF LANDSCAPE AREA OR 1 TREE PER 10 LINEAR METRES OF LANDSCAPE AREA 3.15m* 2.6m* (WHICHEVER IS MORE). THE RATIO OF TREES SHALL BE A MINIMUM OF 50% FOR LARGE TREES AND A MAXIMUM OF 25% 2.0-3.0m** FOR SMALL TREES. BOULEVARD CURB FACE 1.25m* 1.25m* LANDSCAPE AREA MEANS THE AREA LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK AREAS, REAR YARD . 2.65m 3.15m* SETBACK AREAS, AND INDUSTRIAL SIDE YARD SETBACK AREAS SETBACK AREA UP TO A MAXIMUM OF 3.0 METERS. ECTOR ROAD BOULEVARD CURB FACE L ROAD BOULEVARD CURB FACE 1.65m 1.25m 1.5m MF3 REQUIRED SETBACKS: RIVEWAYS FRONT YARD: 3.0m **TREES REQUIRED TOTAL: 51** EXISTING TREES TO BE REMOVED: 2 HEDULE SIDE YARD (STEELE): 3.0m TREES PROVIDED: 214 EXISTING TREES TO REMAIN: 13 SIDE YARD (ELDERBERRY): 4.5m - CONIFEROUS: 35 REAR YARD: 4.5m - DECIDUOUS: 179 TOTAL NON-PERMEABLE AREA: 12,145m² TOTAL PERMEABLE AREA: 25,780m² P21-0179 SETBACK AREA TOTAL: 2803 SHRUBS PROVIDED: 1,618 City of Kelowna her MT COMMUNITY PLANNING No Description Date Seal 0 HIGH STR EDA reatments and ARCHITECTUR RE-ISSUED FOR DEVELOPMENT PERMIT 6. 2023-04-28 Planning + Urban Design vicing design, _ _ _ _ ISSUED FOR BUILDING PERMIT 5. 2023-04-12 AM PACKOWYN HIGHSTREET ARCHITECT 602 - 1708 DOLPHIN AV 5307 - 47 St NW ISSUED FOR REVISED DEVELOPMENT PERMIT 2023-03-28 4. nrough the KELOWNA, BC, V1Y 9 Edmonton. Alberta ⁶³⁷ time their 778.946.6250 T6B 3T4 ISSUED FOR DEVELOPMENT PERMIT 2023-03-03 3. d right-of-ways Canada design process, T: 780 423-4990 Date 2023-02-17

2023-02-01

April 28, 2023

E: info@edadesign.ca

www.edadesign.ca

Drawn by

Checked by

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EVARD CURB FACE CTOR ROAD MEDIAN CURB FACE ROAD MEDIAN CURB FACE

forms part of application

2.

1.

ISSUED FOR BUILDING PERMIT

ISSUED FOR ENVIRONMENTAL DEVELOPMENT PERMIT

BOUNDARY OF WORK	WR WASTE RECEPTACLE
SMALL FORMAT RETAINING WALL LARGE FORMAT RETAINING WALL GUARD RAIL HAND RAIL WOOD RAIL FENCE	BENCH
LARGE FORMAT RETAINING WALL GUARD RAIL HAND RAIL WOOD RAIL FENCE	PYLON SIGN MM BIKE RACK
HAND RAIL WOOD RAIL FENCE	BREAKAWAY BOLLARDS
	TRAIL SIGN
COMMUNITY GARDEN BOX	EXISTING TREE TO BE REMAIN AND PROTECTED
BIKE REPAIR STATION	EXISTING TREE TO BE REMOVED
CERTIFIED #1 CULTIVATED SOD	COMMUNITY GARDEN - 100MM
ON 150mm TOPSOIL NATURALIZED SEED MIX	DEPTH, 25MM Ø BASALT DECORATIVE ROCK
ON 300mm TOPSOIL- NO MOW MEADOW SEED MIX	DECORATIVE ROCK - 100MM DEPTH, 23MM Ø BASALT DECORATIVE ROCK
ON 150mm TOPSOIL PLANT BED c/w 100MM DEPTH,	MAINTENANCE EDGE - 100MM DEPTH, 25MM Ø BASALT
25MM Ø BASALT DECORATIVE ROCK	DECORATIVE ROCK GRANULAR WALKWAY - 100MM
PRIVATE DECK	DEPTH, 10MM Ø GRANITE CRUSHED CHIPS
ASPHALT DRIVEWAY	CONCRETE WALK
REMAIN	DECORATIVE CONCRETE
	SOIL CEMENT
NOTES	
CONCRETE WALK	
DECORATIVE CONCRETE	
SOD 150MM DEPTH TOPSOIL	
NATURALIZED SEED MIX	
150MM DEPTH TOPSOIL	
MEADOW SEED MIX 150MM DEPTH TOPSOIL	
PLANTING BED 600MM DEPTH TOPSOIL (TREE PLANTING TOPSOIL (ORNAMENTAL PLANTING), 100 DECORATIVE ROCK	
DECORATIVE ROCK 100MM DEPTH 23MM Ø BASALT DECORA	TIVE ROCK
MAINTENANCE EDGE	
100MM DEPTH 25MM Ø BASALT DECORA DRAWING 2 OF L500	TIVE ROCK. REFER TO
GRANULAR WALKWAY 100MM DEPTH 10MM Ø MINUS GRANULA	R FINE. REFER TO DRAWING
ALUMINUM LANDSCAPE EDGER. REFER	TO DRAWING 6 OF L530
METAL HAND RAIL. REFER TO DRAWING	6 OF L500
1.2M HEIGHT BLACK ALUMINUM GUARD REFER TO DETAIL 3 ON DRAWING L510	RAIL ON RETAINING WALL.
1.2M HEIGHT WOOD RAIL FENCE REFER TO DETAIL 4 ON DRAWING L510	
SMALL FORMAT RETAINING WALL. REFE	R TO DRAWING 1 OF L510
LARGE FORMAT RETAINING WALL. REFE	
FREE STANDING PYLON SIGN. REFER TO	D DRAWING 3 OF L520
BIKE RACK. REFER TO DETAIL 5 ON DRA	WING L520
EARTH BIN. REFER TO DRAWING 6 OF L	520
EXISTING VEGETATION TO REMAIN EXISTING TREE TO BE REMOVED	
CONCRETE STEP. REFER TO DETAIL 5 C	N DRAWING L500
CURB RAMP. REFER TO DETAIL 3 ON DR	
\square	
	Se la companya de la comp
FROST ROAD	
BUILDING A	DING B
WH	
BUILDING C	Allandar August
BUILDING C	
PLAN EPP748	
PLAN EPP748	NTS
LANDSCAPE P	
REY PLAN	LAN AREA 1
REY PLAN	LAN AREA 1
REY PLAN	LAN AREA 1
KEY PLAN C PROJECT: CANYON FALLS KE	LAN AREA 1



		CHEDULE C	
•	72	MAY NIGHT SAGE	200MM HT.
0	6	FOUNTAIN GRASS	450MM HT.
Q	44	PLANTAIN LILY	1200 MM HT
23	49	STELLA DE ORO DAYLILY	200MM HT.
23	118	RUBY STELLA DAYLILY	200MM HT.
¢	24	JOE PYE WEED	400MM HT.
0	38	FEATHER REED GRASS	400MM HT.
0	114	YOUNIQUE WHITE ASTILBE	200MM HT.
•	55	DELFT LACE ASTILBE	200MM HT.
	10	GOATSBEARD	1200 MM HT
RENNIALS	02 QTY	COMMON WHITE SNOWBERRY	SIZE
	62	COMMON WHITE SNOWBERRY	1200 MM HT
	33	BRIDAL WREATH SPIREA	#2 POT
0	51	ROSE	#2 POT
	24	KIMBERLEY WILD ROSE	450MM HT.
	9 77	ALPINE CURRANT	450MM HT.
	9	PACIFIC RHODODENDRON	#2 POT
<u> </u>	22	DIABOLO NINEBARK	430000 HT.
0	100	DART'S GOLD NINEBARK	450MM HT.
	9 100	SAVIN JUNIPER	#5 POT 900MM SPR
0	9	MINI PENNY HYDRANGEA	#5 POT
0	69	BEARBERRY COTONEASTER	305MM HT.
0	129	HEDGEROW'S GOLD VARIEGATED DOGWOOD	305MM HT.
	129	TATARIAN DOGWOOD	305MM HT.
0	14	TRUE DWARF BOXWOOD	305MM HT.
	14	HEARTLEAF BERGENIA	450MM HT.
	<u>QTY</u> 66	COMMON NAME SASKATOON SERVICEBERRY	SIZE 450MM HT.
	8	JAPANESE TREE LILAC	60MM CAL.
X	28	COLUMNAR MOUNTAIN ASH	60MM CAL.
STIL.	15	BURR OAK	70MM CAL.
3	4	DOUGLAS FIR	2.5M HT.
and a	7	PYRAMIDAL WHITE PINE	2.5M HT.
· ·	5	NORWAY SPRUCE	3.0M HT.
Law Million	7	RUBY VASE PERSIAN PARROTIA	50MM CAL.
X	26	SPRING SNOW CRABAPPLE	50MM CAL.
	6	EXISTING TREE	
•	9	DOGWOOD	1.8M HT.
	1	AUTUMN FLAME MAPLE	60MM CAL.
	10	NORWEGIAN SUNSET MAPLE	60MM CAL.
EES	QTY		1.5 5 1.5

City of

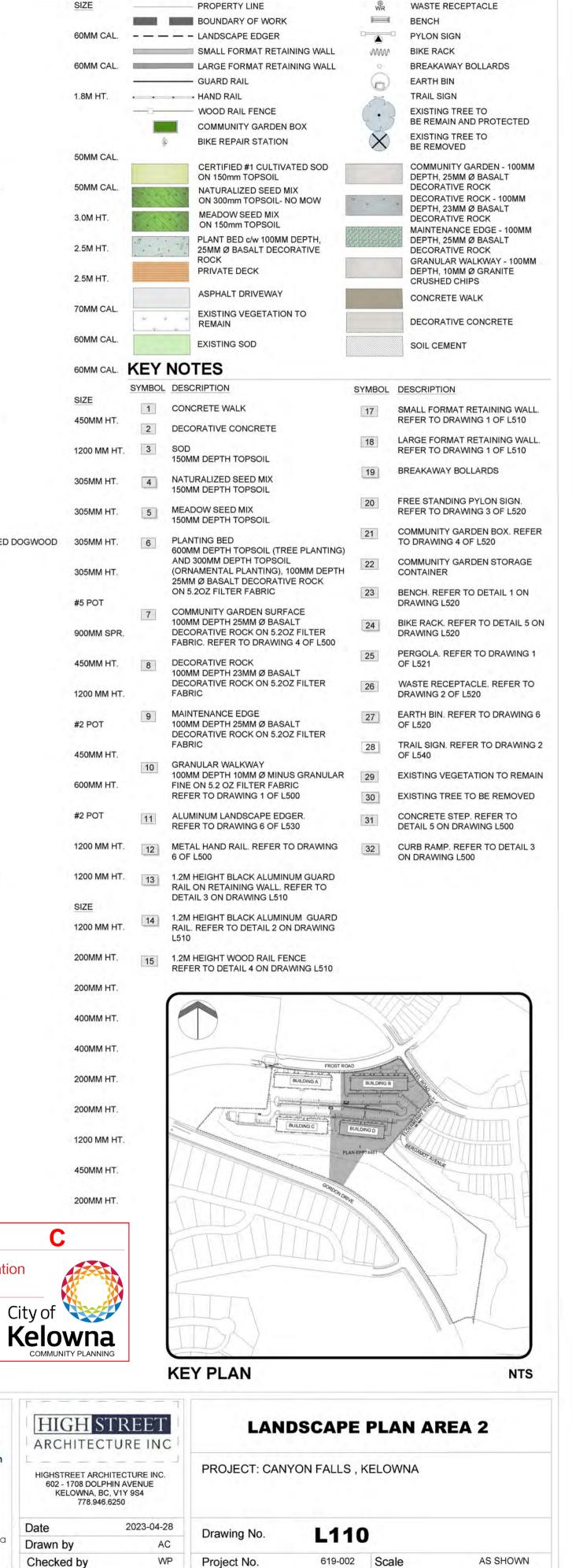
Planner

Initials

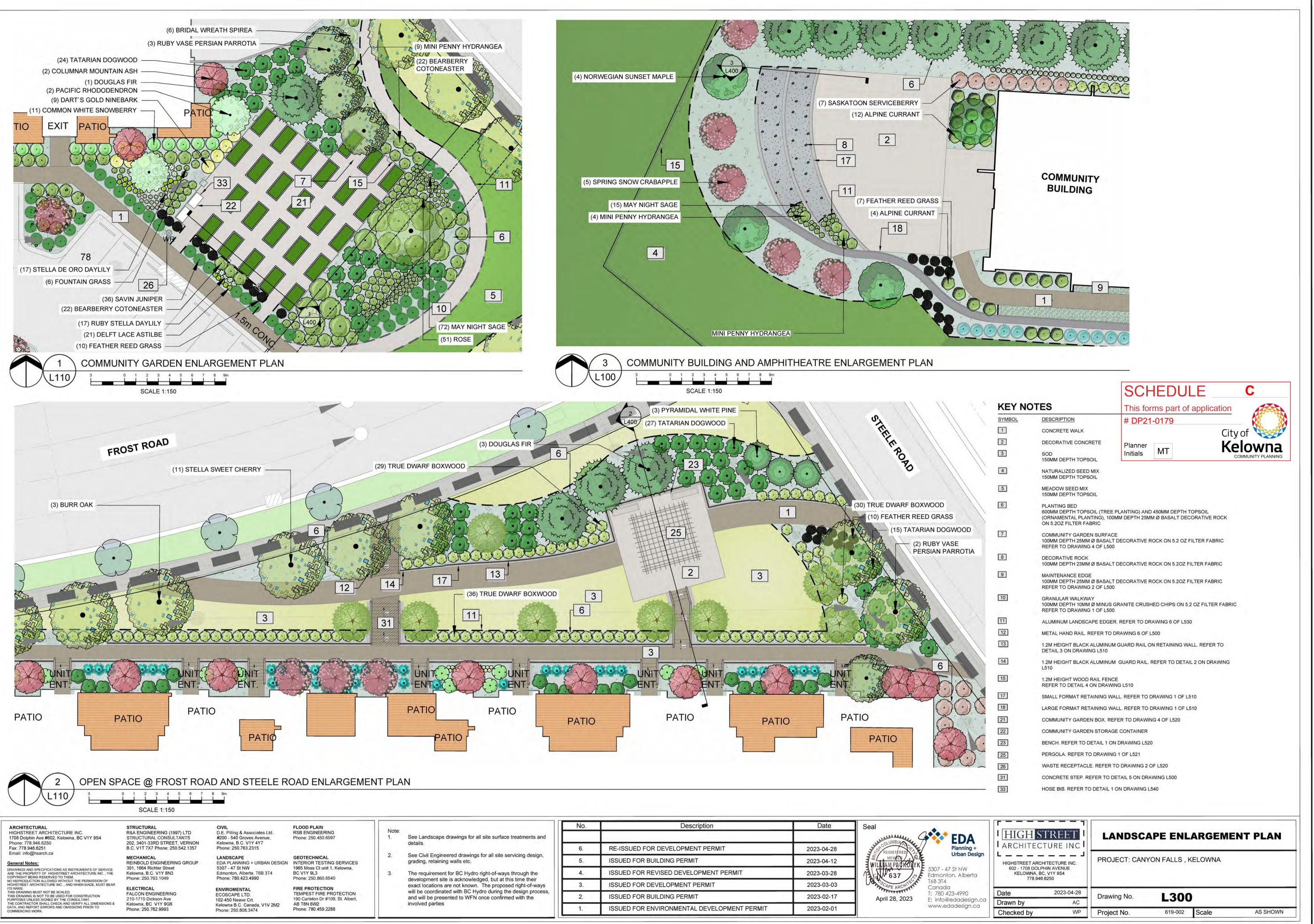
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LEGEND

	No.	Description	Date	Seal	
treatments and					HIGH STI
	6.	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-04-28	Planning + Urban Design	ARCHITECTU
vicing design,	5.	ISSUED FOR BUILDING PERMIT	2023-04-12		HIGHSTREET ARCHITE
through the	4.	ISSUED FOR REVISED DEVELOPMENT PERMIT	2023-03-28	5307 - 47 St NW Edmonton. Alberta	602 - 1708 DOLPHIN / KELOWNA, BC, V1 778.946.6250
s time their d right-of-ways	3.	ISSUED FOR DEVELOPMENT PERMIT	2023-03-03	Edmonton. Alberta T6B 3T4 Canada	//8.946.6250
design process, d with the	2.	ISSUED FOR BUILDING PERMIT	2023-02-17	April 28, 2023 E: info@edadesign.ca	Date
	1	ISSUED FOR ENVIRONMENTAL DEVELOPMENT PERMIT	2023-02-01	www.edadesign.ca	Drawn by
	1.	1330ED FOR ENVIRONMENTAL DEVELOPMENT PERMIT	2023-02-01		Checked by



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No.	Description	Date	Seal	
			FDA	HIGH STR
6.	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-04-28	Planning +	ARCHITECTU
5.	ISSUED FOR BUILDING PERMIT	2023-04-12		HIGHSTREET ARCHITE
4.	ISSUED FOR REVISED DEVELOPMENT PERMIT	2023-03-28	637 St NW Edmonton, Alberta	602 - 1708 DOLPHIN KELOWNA, BC, V1
3.	ISSUED FOR DEVELOPMENT PERMIT	2023-03-03	CAPE ARCHITE Canada	778.946.6250
2.	ISSUED FOR BUILDING PERMIT	2023-02-17	T: 780 423-4990	Date
1	ISSUED FOR ENVIRONMENTAL DEVELOPMENT PERMIT	2023-02-01	www.edadesign.ca	Drawn by Checked by
	6.	6. RE-ISSUED FOR DEVELOPMENT PERMIT 5. ISSUED FOR BUILDING PERMIT 4. ISSUED FOR REVISED DEVELOPMENT PERMIT 3. ISSUED FOR DEVELOPMENT PERMIT 2. ISSUED FOR BUILDING PERMIT	6.RE-ISSUED FOR DEVELOPMENT PERMIT2023-04-285.ISSUED FOR BUILDING PERMIT2023-04-124.ISSUED FOR REVISED DEVELOPMENT PERMIT2023-03-283.ISSUED FOR DEVELOPMENT PERMIT2023-03-032.ISSUED FOR BUILDING PERMIT2023-02-17	6.RE-ISSUED FOR DEVELOPMENT PERMIT2023-04-285.ISSUED FOR BUILDING PERMIT2023-04-124.ISSUED FOR REVISED DEVELOPMENT PERMIT2023-03-283.ISSUED FOR DEVELOPMENT PERMIT2023-03-282.ISSUED FOR BUILDING PERMIT2023-03-032.ISSUED FOR BUILDING PERMIT2023-02-17



DP21-0179 May 2023

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundation	ons : apply to all projects and provide the overarching principles for supporting
	creativity, innovation and design excellence in Kelowna.
	Facilitate Active Mobility
	 Use Placemaking to Strengthen Neighbourhood Identity
	 Create Lively and Attractive Streets & Public Spaces

- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

• The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.





Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (<i>i</i> is least complying & 5 is highly complying) N/A 1 2 3 4 5 2.1 General residential & mixed use guidelines 2.1.1 Reliationship to the Street N/A 1 2 3 4 5 a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity. V V V b. On corner sites, orient building facades and entries to both fronting streets. V V V c. Minimize the distance between the building and the sidewalk to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades. V V e. Ensure main building entries are clearly visible with direct sight lines from the fronting street. V V f. Avoid blank, windowless walls along streets or other public open spaces. V V V g. Avoid the use of roll down panels and/or window bars on retail and commercial frontage that face streets or other public open spaces. V V V h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, yith a minimum ratio of 1:3 and a maximum ratio of 1:2, yith a V V wild heights connection condition provided the street wall height is no greater than 3 storeys.<		SECTION 2.0: GENERAL RESIDENTIAL AND MIX	KED US	Ε				
(1 is least complying & 5 is highly complying) I <	RA	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
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Allow for sunlight onto outdoor spaces of the majority of ground								
	•							
floor units during the winter solstice.		floor units during the winter solstice.						



2.1	3 Site Planning	N/A	1	2	3	4	5
a.	Site and design buildings to respond to unique site conditions and					\checkmark	
	opportunities, such as oddly shaped lots, location at prominent						
	intersections, framing of important open spaces, corner lots, sites						
	with buildings that terminate a street end view, and views of						
	natural features.						
b.	Use Crime Prevention through Environmental Design (CPTED)						\checkmark
	principles to better ensure public safety through the use of						
	appropriate lighting, visible entrances, opportunities for natural						
	surveillance, and clear sight lines for pedestrians.						<u> </u>
с.	Limit the maximum grades on development sites to 30% (3:1)						\checkmark
d.	Design buildings for 'up-slope' and 'down-slope' conditions						\checkmark
	relative to the street by using strategies such as:						
•	Stepping buildings along the slope, and locating building						
	entrances at each step and away from parking access where						
	possible;						
•	Incorporating terracing to create usable open spaces around the						
	building						
•	Using the slope for under-building parking and to screen service						
	and utility areas;						
•	Design buildings to access key views; and						
٠	Minimizing large retaining walls (retaining walls higher than 1 m						
	should be stepped and landscaped).						
e.	Design internal circulation patterns (street, sidewalks, pathways)					\checkmark	
	to be integrated with and connected to the existing and planned						
	future public street, bicycle, and/or pedestrian network.						
f.	Incorporate easy-to-maintain traffic calming features, such as on-						\checkmark
	street parking bays and curb extensions, textured materials, and						
	crosswalks.						
g.	Apply universal accessibility principles to primary building entries,						\checkmark
	sidewalks, plazas, mid-block connections, lanes, and courtyards						
	through appropriate selection of materials, stairs, and ramps as						
	necessary, and the provision of wayfinding and lighting elements.						
2.1	4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a.	Locate off-street parking and other 'back-of-house' uses (such as						\checkmark
	loading, garbage collection, utilities, and parking access) away						
	from public view.						
b.	Ensure utility areas are clearly identified at the development						\checkmark
	permit stage and are located to not unnecessarily impact public or						
	common open spaces.						<u> </u>
c.	Avoid locating off-street parking between the front façade of a				1		\checkmark
	building and the fronting public street.	ļ			1	 	\perp
d.	In general, accommodate off-street parking in one of the				\checkmark		
	following ways, in order of preference:				1		
•	Underground (where the high water table allows)						
•	Parking in a half-storey (where it is able to be accommodated to						
	not negatively impact the street frontage);						1



•							
	Garages or at-grade parking integrated into the building (located						
	at the rear of the building); and						
•	Surface parking at the rear, with access from the lane or						
	secondary street wherever possible.						
e.	Design parking areas to maximize rainwater infiltration through	\checkmark					
	the use of permeable materials such as paving blocks, permeable						
	concrete, or driveway planting strips.						
f.	In cases where publicly visible parking is unavoidable, screen using						\checkmark
	strategies such as:						
•	Landscaping;						
•	Trellises;						
•	Grillwork with climbing vines; or						
•	Other attractive screening with some visual permeability.						
g.	Provide bicycle parking at accessible locations on site, including:						\checkmark
•	Covered short-term parking in highly visible locations, such as						
	near primary building entrances; and						
•	Secure long-term parking within the building or vehicular parking						
	area.						
h.	Provide clear lines of site at access points to parking, site						\checkmark
	servicing, and utility areas to enable casual surveillance and safety.						
i.	Consolidate driveway and laneway access points to minimize curb						\checkmark
	cuts and impacts on the pedestrian realm or common open						
	spaces.						
j.	Minimize negative impacts of parking ramps and entrances						\checkmark
j.	through treatments such as enclosure, screening, high quality						\checkmark
-	through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						~
	through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping. .5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	√ 5
2.1	through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping. .5 Streetscapes, Landscapes, and Public Realm Design Site buildings to protect mature trees, significant vegetation, and	N/A √	1	2	3	4	
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2.1 a. b. c. d.	through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping. .5 Streetscapes, Landscapes, and Public Realm Design Site buildings to protect mature trees, significant vegetation, and ecological features. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: Locating outdoor spaces where they will receive ample sunlight throughout the year;	1	1	2	3	4	5 ✓ ✓ ✓
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2.1 a. b. c. d. e.	through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping. .5 Streetscapes, Landscapes, and Public Realm Design Site buildings to protect mature trees, significant vegetation, and ecological features. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and	1	1	2	3	4	5 ✓ ✓ ✓



g.	Plant native and/or drought tolerant trees and plants suitable for the local climate.						\checkmark
h.	Select trees for long-term durability, climate and soil suitability,						\checkmark
	and compatibility with the site's specific urban conditions.						
2.1	.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a.	Express a unified architectural concept that incorporates variation						\checkmark
	in façade treatments. Strategies for achieving this include:						
•	Articulating facades by stepping back or extending forward a						
	portion of the façade to create a series of intervals or breaks;						
•	Repeating window patterns on each step-back and extension interval;						
•	Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and						
•	Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						
b.	Incorporate a range of architectural features and details into						\checkmark
	building facades to create visual interest, especially when						
	approached by pedestrians. Include architectural features such as:						
	bay windows and balconies; corner feature accents, such as turrets						
	or cupolas, variations in roof height, shape and detailing, building						
	entries; and canopies and overhangs.						
	Include architectural details such as: Masonry such as tiles, brick,						
	and stone; siding including score lines and varied materials to						
	distinguish between floors; articulation of columns and pilasters;						
	ornamental features and art work; architectural lighting; grills and						
	railings; substantial trim details and moldings / cornices; and						
	trellises, pergolas, and arbors.						
c.	Design buildings to ensure that adjacent residential properties						\checkmark
	have sufficient visual privacy (e.g. by locating windows to						
	minimize overlook and direct sight lines into adjacent units), as						
	well as protection from light trespass and noise.						
d.	Design buildings such that their form and architectural character						\checkmark
	reflect the buildings internal function and use.						
e.	Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						\checkmark
f.	Provide weather protection such as awnings and canopies at				\checkmark		•
	primary building entries.						
g.	Place weather protection to reflect the building's architecture.					\checkmark	
h.	Limit signage in number, location, and size to reduce visual clutter	\checkmark					
	and make individual signs easier to see.						
i.	Provide visible signage identifying building addresses at all	\checkmark					
	entrances.						



	SECTION 4.0: LOW & MID-RISE RESIDENTIAL M	IXED U	SE				
RA	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
(1 i	s least complying & 5 is highly complying)					1.	-
	Low & mid-rise residential & mixed use guidelines		<u> </u>				•
	1 Relationship to the Street	N/A	1	2	3	4	5
i.	Ensure lobbies and main building entries are clearly visible from				\checkmark		
	the fronting street.						
j.	Avoid blank walls at grade wherever possible by:					\checkmark	
•	Locating enclosed parking garages away from street frontages or						
	public open spaces;						
•	Using ground-oriented units or glazing to avoid creating dead						
	frontages; and						
•	When unavoidable, screen blank walls with landscaping or						
	incorporate a patio café or special materials to make them more						
	visually interesting.						
	sidential & Mixed Use Buildings						
k.	Set back residential buildings on the ground floor between 3-5 m						\checkmark
	from the property line to create a semi-private entry or transition						
	zone to individual units and to allow for an elevated front						
	entryway or raised patio.						
•	A maximum 1.2 m height (e.g. 5-6 steps) is desired for front						
	entryways.						
•	Exceptions can be made in cases where the water table requires						
	this to be higher. In these cases, provide a larger patio and screen						
<u> </u>	parking with ramps, stairs and landscaping.						
١.	Incorporate individual entrances to ground floor units accessible						\checkmark
	from the fronting street or public open spaces.						
m.	Site and orient buildings so that windows and balconies overlook						\checkmark
	public streets, parks, walkways, and shared amenity spaces while						
	minimizing views into private residences. 2 Scale and Massing		-	-	2		-
4.1 a.		N/A	1	2	3 √	4	5
d.	m. A length of 40 m is preferred.				~		
b.	Residential buildings should have a maximum width of 24 m.						\checkmark
D. С.	Buildings over 40 m in length should incorporate a significant				-	-	-
С.	horizontal and vertical break in the façade.						\checkmark
/ 1	3 Site Servicing, Access, and Parking	N/A	1	2	2	,	r
4.1 a.	On sloping sites, floor levels should step to follow natural grade		-	2	3	4	5 √
a.	and avoid the creation of blank walls.						V
b.	Site buildings to be parallel to the street and to have a distinct						\checkmark
0.	front-to-back orientation to public street and open spaces and to						v
	rear yards, parking, and/or interior court yards:						
•	Building sides that interface with streets, mid-block connections						
	and other open spaces and should positively frame and activate						
	streets and open spaces and support pedestrian activity; and						
L	the set of the spaces and support percention detricy, and	1		1	1	1	



	COMMUNITY PLANNING						
•	Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						
c.	Break up large buildings with mid-block connections which should						\checkmark
	be publicly-accessible wherever possible.						
d.	Ground floors adjacent to mid-block connections should have				\checkmark		
	entrances and windows facing the mid-block connection.						
	.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a.	Vehicular access should be from the lane. Where there is no lane,				\checkmark		
	and where the re-introduction of a lane is difficult or not possible,						
	access may be provided from the street, provided:						
•	Access is from a secondary street, where possible, or from the						
	long face of the block;						
•	Impacts on pedestrians and the streetscape is minimised; and						
•	There is no more than one curb cut per property.						
b.	Above grade structure parking should only be provided in					\checkmark	
	instances where the site or high water table does not allow for						
	other parking forms and should be screened from public view with						
	active retail uses, active residential uses, architectural or						
	landscaped screening elements.						
с.	Buildings with ground floor residential may integrate half-storey					\checkmark	
	underground parking to a maximum of 1.2 m above grade, with						
	the following considerations:						
•	Semi-private spaces should be located above to soften the edge						
	and be at a comfortable distance from street activity; and						
•	Where conditions such as the high water table do not allow for this						
	condition, up to 2 m is permitted, provided that entryways, stairs,						
	landscaped terraces, and patios are integrated and that blank						
	walls and barriers to accessibility are minimized.						
4.1	.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a.	Integrate publicly accessible private spaces (e.g. private						\checkmark
	courtyards accessible and available to the public) with public open						
	areas to create seamless, contiguous spaces.						
b.	Locate semi-private open spaces to maximize sunlight						\checkmark
	penetration, minimize noise disruptions, and minimize 'overlook'						
	from adjacent units.						
Ου	tdoor amenity areas						
с.	Design plazas and urban parks to:						\checkmark
•	Contain 'three edges' (e.g. building frontage on three sides) where						
	possible and be sized to accommodate a variety of activites;						
•	Be animated with active uses at the ground level; and						
•	Be located in sunny, south facing areas.						
4.1	.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a.	Articulate building facades into intervals that are a maximum of 15						\checkmark
	m wide for mixed-use buildings and 20 m wide for residential						
	2						



	COMMUNITY PLANNING					
	buildings. Strategies for articulating buildings should consider the					
	potential impacts on energy performance and include:					
•	Façade Modulation – stepping back or extending forward a					
	portion of the façade to create a series of intervals in the façade;					
•	Repeating window pattern intervals that correspond to extensions					
	and step backs (articulation) in the building facade;					
•	Providing a porch, patio, deck, or covered entry for each interval;					
•	Providing a bay window or balcony for each interval, while					
	balancing the significant potential for heat loss through thermal					
	bridge connections which could impact energy performance;					
•	Changing the roof line by alternating dormers, stepped roofs,					
•	gables, or other roof elements to reinforce the modulation or					
	articulation interval;					
	•					
•	Changing the materials with the change in building plane; and					
•	Provide a lighting fixture, trellis, tree or other landscape feature					
L_	within each interval.					-
b.	Break up the building mass by incorporating elements that define					\checkmark
	a building's base, middle and top.					
с.	Use an integrated, consistent range of materials and colors and					\checkmark
	provide variety, by for example, using accent colors.					
d.	Articulate the façade using design elements that are inherent to					\checkmark
	the buildings as opposed to being decorative. For example, create					
	depth in building facades by recessing window frames or partially					
	recessing balconies to allow shadows to add detail and variety as a					
	byproduct of massing.					
e.	Incorporate distinct architectural treatments for corner sites and			\checkmark		
	highly visible buildings such as varying the roofline, articulating					
	the façade, adding pedestrian space, increasing the number and					
	size of windows, and adding awnings or canopies.					
f.	Provide weather protection (e.g. awnings, canopies, overhangs,	\checkmark				
	etc.) along all commercial streets and plazas with particular					
	attention to the following locations:					
•	Primary building entrances;,					
•	Adjacent to bus zones and street corners where people wait for					
	traffic lights;					
•	Over store fronts and display windows; and					
•	Any other areas where significant waiting or browsing by people					
	occurs.					
g.	Architecturally-integrate awnings, canopies, and overhangs to the				\checkmark	
9.	building and incorporate architectural design features of buildings				•	
	from which they are supported.					
h.	Place and locate awnings and canopies to reflect the building's					\checkmark
	architecture and fenestration pattern.					V
i.	Place awnings and canopies to balance weather protection with					1
1.	daylight penetration. Avoid continuous opaque canopies that run					\checkmark
	the full length of facades.					
	the full englished acades.					



	Initials COMMUNITY PLANNING				
j.	Provide attractive signage on commercial buildings that identifies	\checkmark			
	uses and shops clearly but which is scaled to the pedestrian rather				
	than the motorist. Some exceptions can be made for buildings				
	located on highways and/or major arterials in alignment with the				
	City's Sign Bylaw.				
k.	Avoid the following types of signage:	\checkmark			
•	Internally lit plastic box signs;				
•	Pylon (stand alone) signs; and				
•	Rooftop signs.				
Ι.	Uniquely branded or colored signs are encouraged to help	\checkmark			
	establish a special character to different neighbourhoods.				







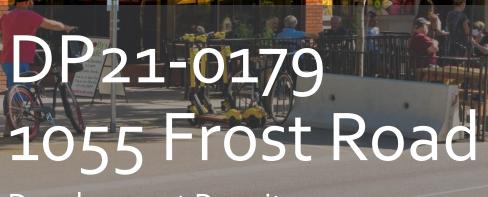
ATTACHMENT C

Planner Initials MT

ALL PROPERTY.

annuns





Development Permit

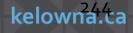
City of

Kelowna



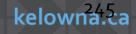
Purpose

To issue a Development Permit for the form and character of apartment housing.

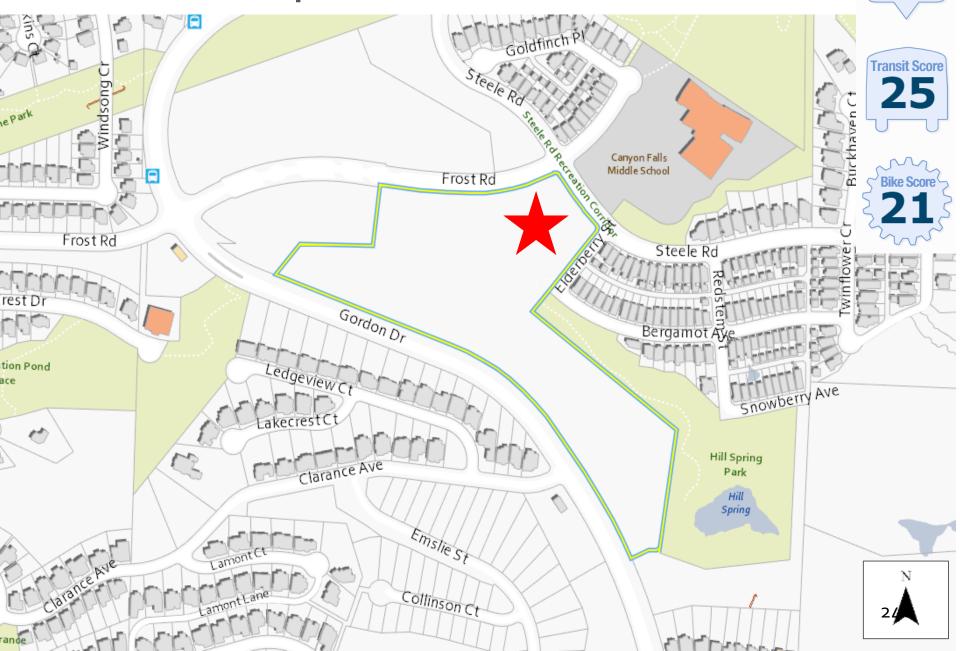


Development Process



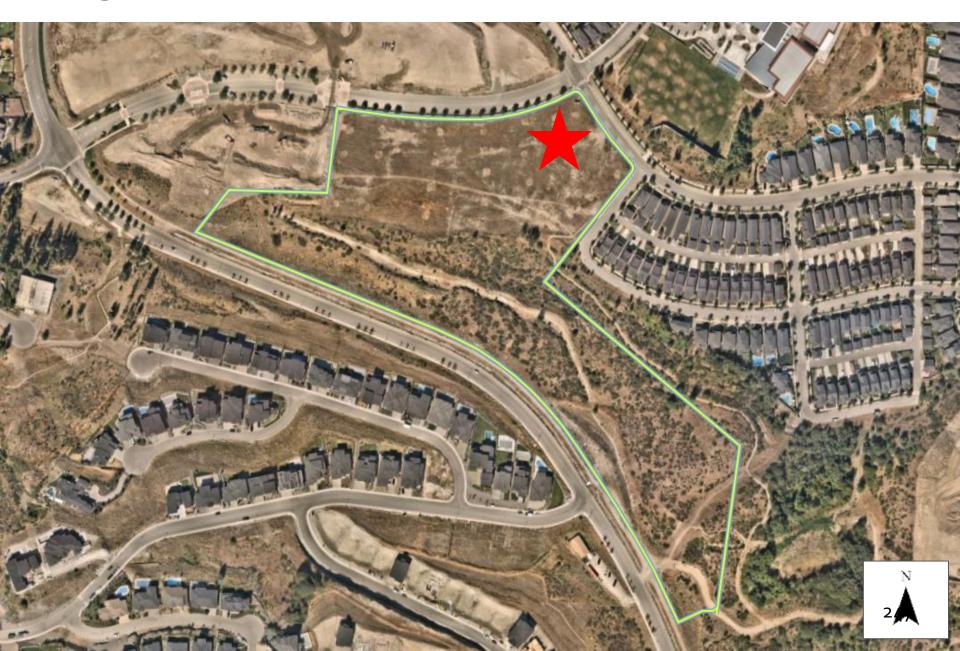


Context Map



Walk Score

Subject Property Map

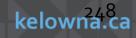


Technical Details

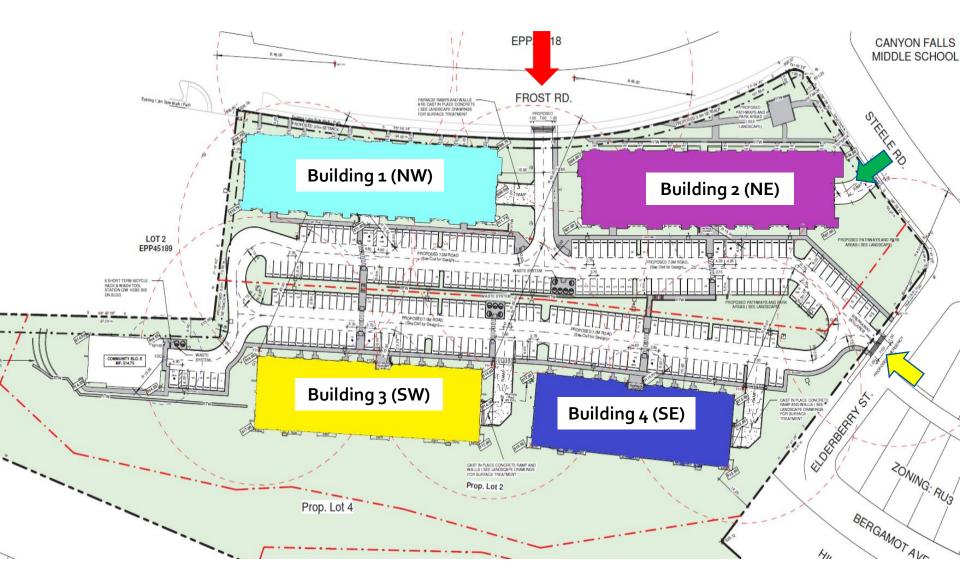


Four 5-storey apartment buildings

- 296 units
 - > 32 bachelor units, 52 one-bedroom units, 212 two-bedroom units
- Surface parking & parkades
 - 465 parking stalls
 - 223 long-term bicycle stalls
- Indoor & outdoor amenities
 - Fitness room, games area, kitchen, lounge, patio, ampitheatre, pergola, community garden
- Landscaping
 - 209 new trees
 - Trail connection between Elderberry St & Gordon Dr



Site Plan



Building 1 Elevation - North





CATERIOR FINSH MATERIALS LEGE

1.}	SEING	7.)	TRINSFLASHING
fai	VERTICAL SMOOTH FERE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	78	CUSTOM METAL JOINTERSTELASHING - COLOUR: "LIGHT GREY"
-		7b	METAL FLASHING - DOLDUR TO MATCH ADJACENT FINEH
ib	VERTICAL SMOOTH FERE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR- REACK	7c	WINDOW R.ASHING - COLOUR: YO-ARDOAL GREY*
tc	VEHTICAL SMOOTH FEIRE CEMENT PANEL SDING - COLOUR: COPPER	Td	THEU WALL FLASHING - DOLOUR: "DARK GREY"
1d	VINY, SIGNS (0" EXPOSURE) - COLOUR: CHERRY	2.)	DOORSWINDOWS
10	HORIZONTAL GEDAR TEXTURE FIERE DEMENT SDING- COLOUR: BEDWOOD	the state	NSULATED METAL BOOR - COLOUR "CHARGOAL GREY"
-		(b)	WHY: WINDOWS - DOLOUR: "CHARGOAL GREY"
**	HORE/ONTAL CEDARI TEXTURE FIERE CEMENT SOING - COLOUR: DARK CREY		A LIMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR:
1g	VERTICAL SMOOTH FERE CEMENT FAMEL SIDING (STRACHT EDGE) - COLOUR, GREY		
_		94	PATIO DOOR - COLOUR: "CHARCOAL GRIEP"
2)	STUCCOLEFS	(In	OVERHEAD DOOR - COLOUR: "CHARCOAL GRE?"
Ъ	CONCRETE FACED INFLIA TION PANELS	8.)	DECORATIVE ELEMENTS
4.)	FADE ROARDS	Gas	FALINGS - PREFINISHED ALLMINUM ILLACK
-64	DECK TRIM BOARDS (HDRIZONTAL) - COLOUR: DARK GREY	20	EXTERIOR LIZERT
5.)	SOFFITS	*	MECHANICAL SCHERNING - COLOUR: "LIGHT GREP"
58	VINYL SOFFIT - COLOUR: MAPLE	84	PAIN WATER LEADER - COLOUR: "GREY"
Sh	ALUMINUM SOFFIT W/ VENTED STRPS - COLOUR: BEKEE	90	CANGRY POST - COLOUR: "CHARGOAL GREY"
6.)	DEOKFLOORS	3	CANOPY BEAM - COLOUR: "CHARGOAL GREY"
Ga	CONCRETE PATIO - WI MEMIERANE AS PER SPEEL	90	DEDK POST - DOLOUR: WHITE*
Gb.	VINYL DECKING	(Sh	UNIT SIGNAGE (SHOW NAS) DASHED LINE)

Building 1 Elevation – East / West



Building 1 Elevation - South





12	SEING	7.3	TRE	MSFLASHING .
Ta I	VEHTICAL SMOOTH FERE CEMENT FANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	Ла	CLIS	TOM METAL JOINTERSFEASING - COLOUR: "LIGHT GREY"
+	VERTICAL SMOOTH FERE CEMENT PANEL SDING (STRAKH/T EDGE) -	76	MET	AL FLASHING - DOLDUR TO MATCH ADJACENT FINISH
1b	COLOUR: RLACK	TE	WIN	DOW R.ASHING - COLOUR: "CHAIRCOAL GREP"
1c	VERTICAL SMOOTH FEIRE CEMENT PANEL SDING - COLOUR: COPPER	78	114	U WALL FLASHING - OCLOUR: "DARK GREY"
fid	VINYL SIDING (# 6XPOSURE) - COLOUR: CHERRY	2.1	000	OREWINDOWS
Ta	HORIZOWIAL CEDAR TEXTURE FERE CEMENT SDING - COLOUR: REDWOOD	- Da	NSI	JATED METAL BOOR - COLOUR: "CHARCOAL GREY"
+		ib.	VIN	K WINDOWS-DOLOUR YOM ROOM GREY
**	HORSZONTAL CEDAR TEXTURE FERE CEMENT SIDING - COLOUR: DARK. GREY		AU	MINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: ARCOAL GREY
1g	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - CISICULE CALLY			
-		Rd.		ID DOGR - COLOUR: "CHARCOAL GREY"
3.}	STUCCOLEFS	ile.	OVE	FHEAD DOOR - COLOUR: "CHARCOAL GREY"
34	CONCRETE FACED INSULATION PANELS	2.)	DEC	ORATIVE ELEMENTS
4.}	FACE BOARDS	Sa	RAS	INGS - PREFINISHED ALUMINUM BLACK
48	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	30	EXT	ERIOR LIGHT
5.)	SOFFITS	9c	MEG	CHANICAL SCREENING - COLOUR: "LIGHT GREY
58	VINYL SOFFT - COLOUR: MAPLE	24	EAR	N WA TER LEADER - COLOUR: "GREY"
50	ALUMINUM SOFFIT W/ VENTED STRPS- COLOUR BLICE	94	GAN	KOPY POST - DOLOUR: "CHARGOAL GREY"
6.)	DEOLFLOORS	3	GAN	KEPY BEAM - COLOUR: "CHARCOAL GREY"
6a	CONCRETE PATED - W MEMBRANE AS PER SPEE	90	DEC	DK POST - COLOUR WHITE
(b)	VINYL DECKING	Sh	UNE	T SIGNAGE (SHOW NAS DASHED LINE)

2 NW Building South Elevation B

Building 2 Elevation - North



1 NE Building North Elevation B



EXTE			

13	SEONG	 7.5	TRMSFLASHING
ta	VERTICAL SMOOTH FREE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR WHETE	78	CUSTOM METAL JONTERSTRASHING - COLOUR RUGHT GREY
14	VWM, SDMG (P SZPORUHE) - DOLOUR: "WAPLE" & MATCHING THIM	76	METAL FLASHING- COLOUR TO MATCHAISJACENT FINISH
-		7c	WINDOW FLASHING - COLDUR *CHARCOAL GREY*
12	VERTICAL SMOOTH FILTE CEMENT PANER, SIDING (STRAKEHT EDGE) - COLDUR: DARK GREY	Tž	THRUWALL FLASHING - COLOUR: "GREY"
th	VERTICAL STANDING SEAM CORREGATED METAL CLADDING - COLOUR: GREV	2.)	DCORSWINDOWS
-	HORE ONTAL GEDAR TEXTURE FEIRE CEMENT SECING (STRAGHT EDGE)	fis.	INSULATED METAL DOOR - COLDUR: "CHARCOAL GREY"
ų.	HONE ON INLIGED AN TRATILITE FERRE CEMENT SERVER (STRAGHT EDGE) 8-14* PANEL (* EXPOSURE) - COLOUR LIGHT GREY	Ib	VINYL WINDOWS - COLDUR: "CHARCOAL GREP"
3.)	STUDCONIFS	R:	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: SCHARCOAL CREY
24	CONCRETE FACED INSULATION FAMILIES	94	PATIO DOOR - COLOUR: "CHARCOAL GREY"
4.)	FACE BOARDS	-	ter and the second s
42	DECK TRIM BOARDS (HORIZONTAL) - COLDUR: "DARK GREY"	80	OVERHEAD DOOR - DOLOUR: "CHARGOAL GREY"
40	ROOF FASCA REARD - PROPERTY COLOUR "TARK GREY"	9.)	DECORATIVE ELEMENTS
53	SOFFITS	Sa	RALINGS - PREFINERED ALIMINUM SLACK
-		 96	EXITERIOR LIGHT
54	VIWYL SCHEFT - COLOUR: GREY	9c	MECHANICAL SCREENING - COLOUR: "UGHT GREY"
52	ALLININUM SOFFIT W VENTED STREPS - COLOUR: LIGHT GREY	 94	RAN WATER LEADER - COLOUR: SIREY
6.3	DECK FLOORS		CANOPY POST - COLDUR- "CHARCOAL GREY"
6a.	CONCRETE PATRO - W/ MEMERANE AS PER SPEC.	-	
ab I	VIWIL DECKING	98	CANOPY BEAM - COLOUR: "CHARDOAL GREY"
+		 95	DECK POST - COLOUR: "WHITE"
- 1-		Sh	UNIT SIGNAGE (SHOWN AS CASHED LINE)

2 NE Building North Elevation A

Building 2 Elevation – East / West



Building 2 Elevation – South





1.)	SIDING		7.)	TRIMSFLASHING	
ta	VERTICAL SMOOTH FERE CEMENT PANEL SIGNG (STRAIGHT EDGE)		Ta	CUSTOM METAL JONTERSTLASHING - DOLDUR *LIGHT GREY*	
10	VINA SIDING (IP EXPOSURE) - COLOUR: "WAPLE" & MATCHING THM		Tb	METAL FLASHING- COLOUR TO MATCH ADJACENT FINISH	
-			TE	WINDOW FLASHING - COLDUR "CHARCOAL GREY"	
10	VERTICAL SMOOTH FIRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY		76	THRUWALL FLASHING - COLOUR: "GREY"	
	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY		8.)	DOORSWINDOWS	
-	HORE ONTAL GEDAR TEXTURE FERE CEMENT SIGNS (STRAKE-IT EDGE)		0x	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
9	8-14" PANEL (P EXPOSURE) - COLOUR: LIGHT GREY	由	(b)	VIWYI, WINDOWS - COLDUR: "CHARCOAL GREY"	
4	STUCCORES		Rc	ALEMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: SCHARCOAL GREY*	
h i	CONCRETE FACED INSULATION PANELS		2	FA TIO DOOR - COLOUR: "CHARCOAL GRE?"	
9	FACE BOARDS		-		
44	DECK TRIM IICARDS (HORIZONTAL) - COLOUR: "DARK GREY"			OVERHEAD DOOR - COLOUR: "CHARCOAL GRE?"	
6	ROOF FASCA ROARD - PRODUCT: COLOUR: "DARK GREY"		2.)	DECORATIVE ELEMENTS	
1	ROFFITS		Sa	RALINGS - PREFINERED ALLMINUM BLACK	
	VWM SOFET - COLOUE: GEEY		90	EXITERIOR LIGHT	
-			R	MECHANICAL SCREENING - DOLOUR: "JIGHT GREY"	
8	ALLIMNUM SOFFIT W VENTED STRIPS- COLOUR: LIGHT GREY	15	94	RAINWATER LEADER - COLOUR: "GREY"	
L)	DEDX/FLOORS	(A)		CANOPY POST - COLDER: "CHARCOAL GREY"	
Ga	DONCRETE IN THE -WY MEMBRANE AS PER SPEC.			CANOPY IEAM - COLOUR: "CHARDON, GREY"	
8	VIWA DEDANG		90	DECK POST - COLOUR: "WHITE"	
			-		
-1			9h	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

Building 3 Elevation – North





EXTERIOR FINISH MATERIALS LEGEND

u .	SIDING		73	TRINS/FLASHING
	VERTICAL SMOOTH FIERE CEMENT PANEL SIDING (STRACHT EDGE) COLOUR: WHITE	1	76	CUSTON METAL JOINTERS/FLASHING - COLOUR: "JIGHT-GREY"
	VINIL SEDING IS" EXPOSURED - COLOUR: "MAPLE" W MATCHING TRM	the second se	70	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
+	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAGHT EDGE) -		70	WINDOW FLASHING - COLOURI "CHARCOAL BREY"
8	COLOUR: DARK OREY	5	76	THRU WALL FLASHING - COLOUR: 10 REY*
	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: OREY		8)	DOORS.WINDOWS
t	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE)	1	80	INSULATED METAL DOOR - COLOUR: "CHARGONL GREY"
1	B THP PINEL (P EXPOSURE) - COLOUR: UGHT GREY	81	80	VIN'L WINDOWS - COLOUR: "CHARDOWLGREY"
4	STUCCONEWS		ðc.	ALUMINUM STOREFRONT GLAZING (MAN ENTRANCE) - COLOUR: "CHARLOAL SIRE!"
8	CONCRETE FACED INSULATION PANELS		ad	PATO DOOR - COLOUR: "CHARCOAL GREY"
1	FACE BOARDS		90	OVERVEAD DOOR - COLOUR: "OVARCOAL GREY"
4	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"		1000	
	ROOF FASCIA BOARD - PRODUCT: COLOUR: 'DARK GREY'		9)	DECORATIVE ELEMENTS
4	SOFFITS		90	RALNOS - PREPMOHED ALLMINUM BLACK
÷	VINNE SORTH - COLOUR: GREY	Name of Concession, name o	95	EXTERORUCIAT
	ALUMINUM SOFTIT W VENTED STRIPS - COLOUR: LIGHT GREY		90	MECHANISAL SCREENING - COLOUR: "LIGHT GREY"
-			9d	RAIN WATER LEADER - DOUDUR: "GREV"
4	DECK/FLOORS		90	CANOPY POST - COLOUR: "CHARGONLOREY"
•	CONCRETE PATIO - WI MEMBRANE AS PER SPEC.			CANOPY BEAM - COLOUR: "CHARCOAL GREY"
b	VINYE DECKING		90	DECK POST - DOLOUR: "WHITE"
1			95	UNIT SIGNAGE





Building 3 Elevation – South



Building 4 Elevation – North



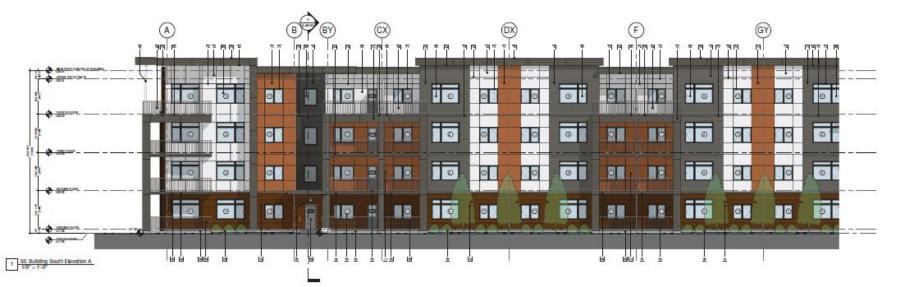


13	SIDING	7.)	TRINSIFLASHING
	VERTICAL SMOOTH FREE CEMENT PANEL SIDING (STRAIGHT EDGE)	Za	CUSTOM METAL JONTERSTASHING - COLOUR: SUGHT GREY
+	VERTICAL SMOOTH FIERE CEMENT PANEL SIDING (STRAIGHT EDGE) -	75	METAL FLASHING - COLOUR TO MATCH ADJACENT FINEH
ь	COLOUR BAOK	7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
ic .	VERTICAL SMOOTH FILIPE CEMENT PANEL SIDING - COLOUP. COPPER	75	THRUWALL FLASHING - COLOUR: "DARK GREY"
d	VINYL SEING (P EXPOSURE) - COLOUR: G-ERRY	2)	DDORS WINDOWS
	HORIZONTAL GEDAR TEX TURE FIERE CEMENT SIDING - COLOUR: HERMOOD	Da l	INSULATEDIMETAL DOOR - DOLDUR: "CHARCIDAL GREY"
+		- B:	VINYL WINDOWS - COLDUR: "CHARCEAL GREY"
12	HORD/ONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - DOLOUR: DARK GREY	Dic.	ALLIMINUM STOREFFIONT GLAZING (MAIN ENTRANCE) - GOLOUR: YOUARCOAL GREY
1g	VERTICAL SMOOTH FIERE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR, GREY	22	
1)	STUCCOEFS	10	OVERHEAD DOOR - COLOUR "DIARDOAL GREY"
3a	CONDRETE FACED INSULATION PANELS	8.)	DECORATIVE ELEMENTS
4)	FACE BOARDS	Da.	RAENCE- PREFINE-RED ALUMINUM BLACK
éa.	DECK TRIM BOARDS (HORSZONTAL) - DOLDUR: DARK GREY	16	EXTEROR LIGHT
5.)	SOFFITS	Sc.	MECHANICAL SCREENING - COLOUR: "UGHT GREY"
Sa	VINAL SOFFE -DOLOUS: WIRLE	20	RAIN WATER LEADER - COLOUR-"GREP"
5b	ALUMINUM SOFFIT W/VENTED STRPS - COLOUR: BEKEE	9	CANOPY POST - COLDUR: "CHARCOAL GREY"
6.)	DEONFLOORS	91	CANOPY BEAM - COLOUR: "CHARICONE GREY"
Śa:	DONORETS PATIO - W/ MEMBRINE AS PER SPEEL	95	DECK POST - DOLDUR: WHITE?
ab I	VIWYL DECKING	Sh	UNIT SIGNAGE (SHOWN AS DASHED LINE)

Building 4 Elevation – East/West



Building 4 Elevation – South





EXTERIOR FINEH MATERIALS LEGENS

1.3	SIDING	7.)	3	TRIMSIFLASHING
	VERTICAL SMOOTH FERE CEMENT PANEL SIDING (STRAIGHT EISGE)	79		DUSTOM METAL JONTERSFLASHING - DOLOUR *JIGHT GREY*
+		n	ь	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
ь	VERTICAL SMOOTH FRIRE CEMENT PANEL SIDING (STRAIGHT EISGE) COLOUR: BLACK	70		WINDOW FLASHING- COLOUR: "CHARCOAL GREY"
IC.	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - DOLOUR: DOPPER	75	5	THRUWALL FLASHING - COLDUR: "DARK GREY"
d	VINTL SEING (# EXPOSURE) - COLOUR: CHERRY	P.)	9	DOORS WINDOWS
	HORIZONTAL GEDAR TEX TURE FILLE CEMENT SIDING - DOLOUR:	De la compañía de la		INSULATED METAL DOOR- COUDLIR: "CHARCIAL GREY"
+		(R	ь	VINYL WINDOWS - DOLDUR: "CHARGOAL GREY"
2	HORDONTAL GEDAR TEXTURE FRIRE CEMENT SIDING - COLOUR: DARK GREY	De:	-	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: YSHARCOAL GREY
ig i	VERTICAL SMOOTH FRIRE CEMENT PANEL SEING (STRAGHT EIGE)- COLOUR: GREY	94		PATE DOOR - COLOUR: YOM RECAL GREY
3.)	STUCCORES			DVERHEAD DOOR - COLOUR: "GARDONL GREY"
ia I	CONCRETE FACED INSULATION PANELS	9.1	0	DECORATIVE SLEMIDITS
9	FACE BOARDS	94		RALINGS - PREFINENED ALUMINUM BLACK
ia I	DECK TRIM BOARDS (HORIZOWTAL) - COLOUR: DARK GREY	2	ь	EXTERIOR LIGHT
5.)	SOFFITS	9c	-	MECHANICAL SCREENING - COLOUR: "JIGHT GREY"
58	VINTL SOFFT - DOLOUR: MAPLE	2	=	RAIN WATER LEADER - COLOUR: "GREY"
3h	ALLIMINUM SOFFIT W/V ENTED STRIPS - COLOUR: BEIGE			CANOPY POST - DOLDUR: "CHARCIAL GREY"
6.)	DEON/FLOORS.	01	1	CANOPY BEAM- COLOUR: "CHARICOAL GREY"
la	CONCRETE PATIO - WY MEMBRANE AS PER SPECI.	95	5	BREK POST - COLEUR: "WHETE"
9b	VINYL DECKING	98	b.	UNIT SIGNAGE (SHOWN AS DASHED LINE)

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

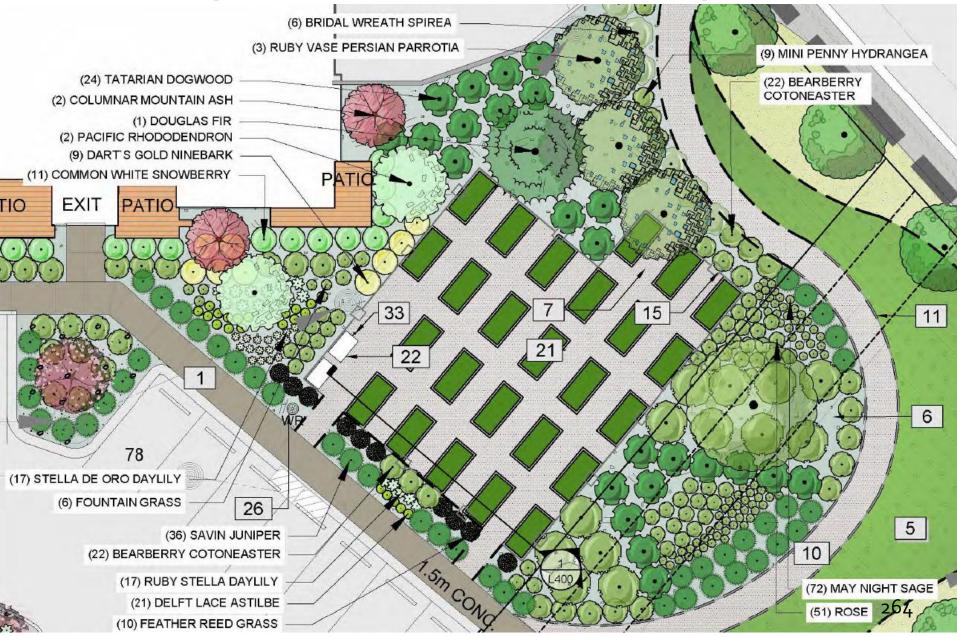
Landscape Plan - West



Landscape Plan - East



Landscape Plan – Community Garden



Landscape Plan – Patio & Ampitheatre



Landscape Plan – Corner Feature



Rendering



Rendering



Rendering





OCP Policies

Policy 7.1.1 Area Structure Plan Consistency
 Multi-family housing is consistent with the ASP

- Policy 7.1.4 Ponds Village Centre
 - Low-rise multi-family development
 - Oriented towards Frost Road





OCP Design Guidelines

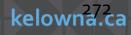
- Orienting buildings towards the street
- Designing the buildings for sloping conditions
- Locating off-street parking away from public view
- Providing attractive, engaging, and functional onsite open spaces
- Expressing a unified architectural concept





Staff Recommendation

- Staff recommend support for the proposed Development Permit as it:
 - Aligns with OCP Policy for the Ponds Village Centre
 - Conforms with the OCP Form and Character Design Guidelines for Low-Rise Residential Development



CITY OF KELOWNA

BYLAW NO. 12487 TA21-0014 380 Lochview Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

w

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

 THAT City of Kelowna Zoning Bylaw No. 12375, Section 10 – Agriculture & Rural Residential Zones, Section 10.7 – Site Specific Regulations be amended by adding in its appropriate location the following:

"Uses and regulations apply to the RR1 – Large Lot Rural Residential zone on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538	38o Lochview Road	 Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted: Agriculture; Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests; Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only; A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit; One accessory building may have two of the eight sleeping units and two-full sized bathrooms. No cooking facilities permitted; Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 27th day of February, 2023.

Considered at a Public Hearing on this 21st day of March, 2023.

Read a second and third time by the Municipal Council this 21st day of March, 2023.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12515 TA23-0003 2473 Ethel St

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- THAT City of Kelowna Zoning Bylaw No. 12375, Section 11 Single and Two Dwelling Zones, be amended by adding Section 11.6 – Site Specific Regulations in its appropriate location as follows:
 - w

	Section 11.6 – Site Specific Regulations Uses and regulations apply on a site-specific basis as follows:				
	Legal Description	Civic Address	Regulation		
1.	Lot B District Lot 136 ODYD Plan 30919	2473 Ethel Street	 Notwithstanding, Section 5.3 General Deinitions, & Table 8.3.1a Other Residential Parking, the following uses and regulations are permitted: Boarding and Lodging Houses can operate within an accessory building in addition to the Single Detached Housing; and The minimum parking is two stalls for the Boarding and Lodging use for the site; and The maximum of 14 residents on the subject property. 		

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2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24th day of April, 2023.

Considered at a Public Hearing on this 9th day of May, 2023.

Read a second and third time by the Municipal Council this 9th day of May, 2023.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to (Council
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Date:	May 15, 2023
То:	Council
From:	City Manager
Subject:	Building a Stronger Kelowna: Growing active amenities in Central Kelowna, Glenmore, Mission, and Rutland
Department:	Financial Services Division

Recommendation:

THAT Council receives, for information, Building a Stronger Kelowna: Growing active amenities in Central Kelowna, Glenmore, Mission, and Rutland from the Financial Services Division dated May 15, 2023;

AND THAT Council directs staff to proceed with the funding strategy for the Building a Stronger Kelowna: Growing active amenities in Central Kelowna, Glenmore, Mission, and Rutland projects as outlined in the report from the Financial Services Division dated May 15, 2023;

AND FURTHER THAT Council directs staff to prepare to conduct an Alternative Approval Process (AAP) for the borrowing of \$241.32 million to fund the Building a Stronger Kelowna: Growing active amenities in Central Kelowna, Glenmore, Mission, and Rutland.

Purpose:

To outline the proposed financial strategy for growing active amenities in Kelowna which will enable the design and construction of the redevelopment of PRC, Mission Activity Centre, Glenmore Activity Center, the enhancement of the Rutland Sportsfields and community partnership opportunities.

Program Background:

Kelowna is one of the fastest growing communities in Canada and as such we have a growing need for community recreation and leisure facilities. These facilities play an essential role in bringing people together - they are safe places for people of all ages and backgrounds to stay connected, be active, learn a new skill, and belong.

The redevelopment of Parkinson Recreation Centre (PRC) has been a priority for over a decade. Council endorsed the Functional Program for the redevelopment of PRC on April 17, 2023. As part of the PRC redevelopment discussions, staff have highlighted the City's program delivery model and its

combination of centralized and decentralized amenity provision that provides broad community reach and access to important facilities and programming. Activity Centres become key facilities within this model with a strong neighbourhood focus. During the Council review of the Indoor Recreation Facilities Strategy and 10-year Capital Plan Workshop (Buildings), advancing the planning and delivery of the Glenmore and Mission Activity Centres were identified as priorities. In combination with the existing Activity Centres at Parkinson and Rutland, these two new centres will create a good distribution across the City. Council identified that the delivery of the Glenmore and Mission Activity Centres would include childcare services as a priority and be bundled with the redevelopment of the PRC. Staff are providing Council with a financial strategy of how these three facilities can be funded in the context of the 10-Year Capital Plan.

In addition, the enhancement of sports fields at Rutland Recreation Park is proposed as a priority in the 10-year Capital Plan (Parks) workshop. This project responds to sports field capacity challenges, along with the existing artificial turf field at Mission and proposed artificial fields at Parkinson and Glenmore, dispersing these important all-season amenities across the City.

Just as all people are not the same, the amenities that serve them are not the same. The City plays a key role in providing facilities and services for the health and well-being of residents and growing active amenities in multiple neighbourhoods projects. These projects and the increasing provision of sports fields and courts are part of growing active amenities to build a stronger Kelowna. These projects will serve our varied community members across Kelowna by addressing aging recreation infrastructure, service needs, and equitable distribution of in-demand amenities throughout Kelowna. Bundling these projects builds on services offered by the destination amenities contained in the redevelopment of the PRC by filling in the recreation gaps found in our communities. Community partnership opportunities are continuing to be explored as part of this initiative.

This report outlines a financial strategy of how bundling the growth of active amenities in four of Kelowna's core neighbourhoods <u>can be funded</u> in the context of the 10-Year Capital Plan.

Resolution	Date
THAT Council receives the report from Parks and Buildings Planning, dated April 17, 2023, for the Redevelopment of Parkinson Recreation Centre Functional Plan;	April 17, 2023
AND THAT Council endorses the attributes of the Functional Program, as generally described in this report, which will form the design of the redevelopment of the Parkinson Recreation Centre;	
AND THAT Council directs staff to provide a Financial Strategy report based on the Functional Program in preparation for commencing the loan authorization bylaw process;	
AND THAT Council directs staff to include a triple gym within the Athletics program in the proposed funding strategy to be brought back to Council;	

Previous Council Resolutions:

AND THAT Council directs staff to include a 10-lane 25m pool within the Aquatics program in the proposed funding strategy to be brought back to Council;	
AND THAT Council directs staff to include a kitchen for community use, capable of supporting large-scale events within the General program in the proposed funding strategy to be brought back to Council;	
AND FURTHER THAT Council directs staff to identify an opportunity to deliver demonstration affordable housing units on the Parkinson Recreation Centre site in partnership with other levels of government.	
THAT Council receives, for information, the report from Financial Services dated April 24 th , 2023, with respect to this year's annual update to the 10-Year Capital Plan with focus on the Buildings Cost Centre;	April 24, 2023
AND THAT Council direct staff to proceed with the approach recommended in Option B for the Buildings Cost Centre for inclusion in this update to the 10- Year Capital Plan;	
AND FURTHER THAT Staff return to Council with the comprehensive 10-Year Capital Plan that balances all capital cost centres prior to final endorsement.	

Growing Active Amenities:

Redevelopment of PRC:

On April 17, 2023, Council endorsed the PRC functional plan as described in the <u>Redevelopment of PRC Pre-Design Phase – Design Brief.</u>

Glenmore and Mission Activity Centres:

Multi-age Activity Centres are important program sites that connect a neighbourhood through lowbarrier, accessible programs and spaces. The City currently operates two Activity Centres at Parkinson and Rutland Recreation Parks.

Activity Centres can have program spaces for a wide variety of events and activities, depending on their size, location, and the needs and interests of the community they serve. Some examples of events and activities that may be hosted in community activity facilities include:

- 1. Sports and fitness programs
- 2. Cultural events and celebrations
- 3. Educational programs and workshops
- 4. Arts and crafts programs

- 5. Social events and gatherings
- 6. Meetings and conferences
- 7. Childcare
- 8. Informal socializing and down time

The Glenmore and Mission Activity Centres' functional programs will be developed upon project endorsement by Council. Engagement will occur with the surrounding community and stakeholders to establish the needs, and neighbourhood-specific functional programs. Childcare grant applications are being submitted for both these centres, and if successful, childcare services will be provided in both locations.

Rutland Recreation Park:

Growing active amenities includes optimizing multi-purpose sports fields at Rutland Recreation Park. This includes the addition of a new grass field, with space for a potential second in the future, and converting the central field to artificial turf with lighting. Through engagement with the community and stakeholders, a strategic plan for Rutland Recreation Park will be created to enhance the park and the community's recreational experiences.

Partnerships:

Community partnership opportunities are being explored with a variety of organizations. Letters of Intent were signed with Okanagan College, University of British Columbia Okanagan, and Central Okanagan Public Schools (School District 23) to support collaboration on future projects.

Funding Active Amenities:

The active amenities identified are important community assets that will provide much-needed recreational opportunities for residents of the City of Kelowna. However, the creation of these facilities requires significant financial investment, and the City of Kelowna must carefully consider how it will fund their construction and ongoing operations within the context of the overall City's growth priorities.

The financing strategy being recommended to fund this comprehensive project package was developed with the goal to ensure property tax rates remain stable over the term of the project and that the addition of these projects not impact other planned projects. The financing strategy has incorporated all obligations and assumptions included in the 2023-2027 Five-Year Financial Plan, adopted by Council on April 24, 2023, and adjusted for the new project financing while maintaining that no projected year in the next five years will have a total tax rate increase of more than approximately 5%.

The active amenities project package cost is \$287.5 million with construction and financing spread out over several years. Project funding relies heavily on debt financing at \$241.32 million, but also includes capital taxation, reserves, and grants. Debt servicing of this \$241.32 million will be repaid over 30 years using current day MFA long-term lending rates. Borrowing will be aligned with project spending which will naturally diversify the City's interest rate exposure. This could result in debt servicing cost being less than anticipated.

The B.C. government mitigates municipal borrowing risk by capping the annual liability servicing costs at 25% of eligible municipal revenue. Using 2021 revenues, the liability servicing limit of the City of Kelowna is \$82.3 million of which, only \$12.6 million of this capacity has been used, roughly 15%. The addition of the debt servicing costs for the active amenities projects, and other borrowing requirements as included in the 10-Year Capital Plan, it is anticipated that the total debt servicing will grow to approximately \$36 million (2028), and use only 33% of the capacity available. The City also adheres to a much more conservative Council policy that has set internal debt limits at 8% of annual tax levy revenue for tax supported debt. Aligning the project's financing with the construction schedule and using new revenues to reduce the impact of servicing costs, will keep the City under this 8% limit with the highest expected level being 6.44% in 2029 (includes all borrowing in the 10-Year Capital Plan).

As part of this strategy, staff are also recommending the use of reserves funds that are renewed each year through taxation, a portion of new revenues generated from the City's legacy funds endowment model, and one-time applications of grant funds to reduce the taxation impact of the servicing costs. This strategy allows the City to use its existing financial resources to reduce the impact of the projects on the City's short-term finances. This strategic use of grant and reserve funds enables the City to

access additional sources of funding, spreading the cost of the projects over a longer period and reducing the impact on taxpayers in any given year.

Funding Sources:

This funding strategy uses debt financing for 84% of total project costs, \$241.32 million, and a combination of reserve, grant, and taxation funding to fund the remaining \$46.18 million. To fund the debt servicing costs of the borrowing, the recommended strategy uses reserve, grant, and taxation funding, as well as new revenues expected from the City's legacy funds as part of the new endowment funding model.

The table below charts out the expected years of delivery along with the recommended funding for the project suite. The grant funds included in the strategy is \$13 million from the \$26 million of Growing Communities Fund grant the City received earlier this year. A portion of these grant funds will be used in the operating program to help soften the taxation impact from the increased debt servicing costs (see below in the debt financing section).

Active Amenities Initiative	2023	2024	2025	2026	2027	Total
Project Spending	3,594,000	86,250,000	71,875,000	76,906,000	48,875,000	287,500,000
Funding:						
Borrowing	-	(73,312,000)	(61,094,000)	(65,370,000)	(41,544,000)	(241,320,000)
Reserves	(3,594,000)	(6,828,000)	(6,531,000)	(6,162,000)	(6,046,000)	(29,161,000)
Grants	-	(2,500,000)	(3,000,000)	(4,124,000)	(35,000)	(9,659,000)
Taxation	-	(3,610,000)	(1,250,000)	(1,250,000)	(1,250,000)	(7,360,000)

Taxation:

The highest priority of this financing strategy is to keep tax increases for residents stable, and predictable, with no more than a 5% increase in any year for the total City budget overall. Using the same information used to prepare the 2023-2027 Five-Year Financial Plan, adopted by Council on April 24, 2023, and adjusted for the new project financing strategy, the total City budget taxation increase is expected to remain in the 3.66% -4.83% range over the project construction years **with the active amenities bundle making up 0.16%-1.25%** of those increases after the use of the funding sources discussed above. This forecast includes assumptions including growth and inflation increases, annualization of previously approved budgets, current day MFA long term lending rates, and new construction revenue growth related to population growth.

Taxation impact summary (\$ thousands):

	2023	2024	2025	2026	2027	2028	2029
*Taxation requirement	176,624	187,452	197,461	207,763	217,295	228,035	239,522
Active Amenities Projects debt impacts	0	388	2,334	4,863	8,376	9,681	10,227
Taxation demand	176,624	187,840	199,795	212,626	225,671	237,716	249,750
New construction tax revenue	(3,200)	(2,808)	(2,994)	(3,185)	(3,135)	(3,229)	(3,326)
	173,424	185,032	196,801	209,441	222,536	234,487	246,424
Net property owner impact	3.78%	4.76%	4.77%	4.83%	4.66%	3.91%	3.66%
Municipal Impact	2.78%	3.60%	2.98%	2.86%	2.41%	2.48%	2.50%
Public Safety Levy Impact	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Active Amenities Projects Impact	0.00%	0.16%	0.79%	0.97%	1.25%	0.43%	0.17%
Active Amenities Projects \$ impact	-	\$3.77	\$19.61	\$25.16	\$34.14	\$12.19	\$4.97
Net property owner \$ impact	\$86.43	\$112.95	\$118.59	\$125.73	\$127.24	\$111.62	\$108.75

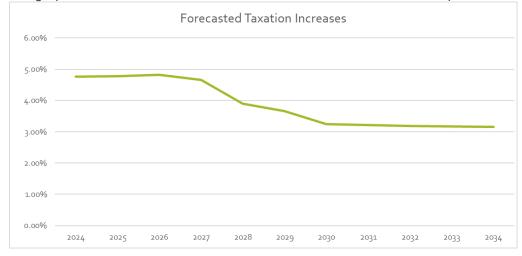
*Previous PRC Replacement debt assumptions removed from 5-Year Financial Plan information

Aligning the borrowing with the construction schedule allows for the debt servicing costs to be added to the budget in a manner that reduces taxation spikes with the full impact being realized in 2029.

Active Amenities Projects	2023	2024	2025	2026	2027	2028	2029
Debt impacts (\$ thousands)	0	388	2,334	4,863	8,376	9,681	10,227
Annual net property owner impact	0.00%	0.16%	0.79%	0.97%	1.25%	0.43%	0.17%
Annual net property owner \$ impact	\$0.00	\$3.77	\$19.61	\$25.16	\$34.14	\$12.19	\$4.97
Compounding net property owner \$ impact		\$3.77	\$23.38	\$48.54	\$82.68	\$94.87	\$99.84

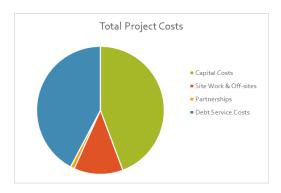
*Based on the average single family house value

The graph below shows the forecasted taxation increases for the next 10 years.



Debt Financing:

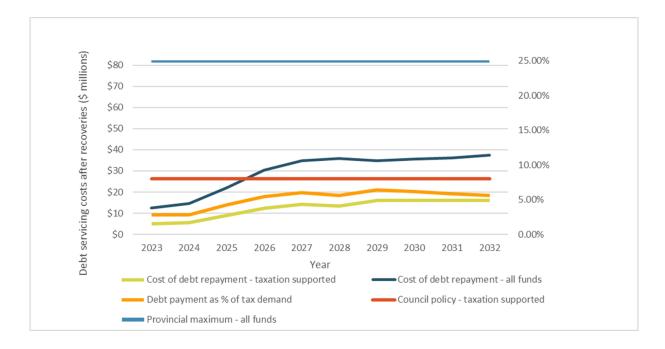
Debt financing is considered a prudent, equitable, and efficient funding source it spreads payment, and the associated tax impacts, for a community amenity over the generations that will benefit from the amenity, not just requiring funding from current residents to either save or front the cost of amenities at the time of replacement (intergenerational equity). Debt servicing costs for this total project are expected to be at 42% of the full project costs.



The strategy assumes 30-year term MFA spring borrowing in each of the years 2024 to 2027. The first principal payment is due annually on the anniversary of receiving the debt funds. The debt servicing schedule and funding strategy is presented in the table below. This forecast has been developed using current day MFA long-term lending rates. Borrowing is structured to be aligned with project spending which will naturally diversify the City's interest rate exposure, potentially resulting in lower debt servicing costs than presented.

Debt Servicing	2023	2024	2025	2026	2027	2028	2029 ongoing
Borrowing Repayment	-	1,605,544	5,911,746	9,816,896	13,373,393	15,055,401	15,055,401
Funding:							
Legacy fund revenue	-	(777,544)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)
Reserves	-	(828,000)	(828,000)	(828,000)	(828,000)	(828,000)	(828,000)
Grants	-	-	-	(1,376,000)	(1,419,000)	(546,000)	-
Taxation	-	-	(1,083,746)	(3,612,896)	(7,126,393)	(9,681,401)	(10,227,401)

This strategy keeps the City's internal municipal debt limit under the internal policy rate of 8%, and the Provincial maximum of 25%, without impacting other capital projects included in the Council endorsed 10-year capital plan,2022-2031, with planned debt funding. The following chart illustrates the annual debt repayment and the per cent of taxation for the next 10 years.



Legacy Fund Endowment Strategy:

Staff are proposing to use the City's Legacy Fund as an endowment going forward, separated into three streams, a distributable, stabilization, and capital fund. This approach aims to ensure that the fund continues to grow into perpetuity while using a portion of revenues earned each year to support ongoing annual budgets.

The distributable fund, which is expected to be a minimum annual amount of \$4 million, will provide a flexible annual income stream for City use. It is proposed that these returns be utilized to soften the tax impact of the financing strategy discussed above.

The stabilization fund will be utilized to cushion the impact of market fluctuations on the fund's value. It will act as a reserve that will enable the City to smooth out fluctuations in the fund's income stream and minimize volatility of the distributable portion of the fund.

Lastly, the capital fund will aim to generate long-term growth for the Legacy Fund. This growth will help the fund maintain its value over time and continue to support the City's initiatives in the future. The

capital fund will focus on investments that align with the guiding principles of the Legacy Fund and meet the defined performance objectives.

This strategy aligns with the Legacy Fund's objective to incrementally increase its overall investment's monetary value on an annual basis and maintain its value over time. By creating an endowment with a distributable, stabilization, and capital fund, the City of Kelowna can ensure that the Legacy Fund will continue to support the community's priorities for generations to come.

Next Steps:

The proposed funding strategy provides a balanced approach to financing the projects included in the growing active amenities initiative. By combining taxation funding, reserve applications, grant funding, the new endowment model for the legacy funds, and debt, the City of Kelowna can ensure the financial sustainability of the project while also providing much-needed recreational opportunities for residents. Staff recommend Council direct staff to proceed with this funding strategy and conduct an alternative approval process (AAP) for electoral approval for the borrowing of \$241.32 million to grow active and cultural amenities across Kelowna. Upon provincial approval, staff will return to Council to formally initiate the AAP.

Internal Circulation:

Partnerships & Investments Active Living & Culture Infrastructure Communications Legislative Services

Considerations applicable to this report:

Financial/Budgetary Considerations:

Individual projects included in the Building a Stronger Kelowna: Growing active amenities in Glenmore, Mission, and Rutland neighbourhoods and through the redevelopment of PRC project suite include:

- Parkinson Recreation Centre redevelopment: \$180,000,000
- Parkinson Recreation Park site work and off-sites: \$62,000,000
- Community activity centres: \$36,000,000
- Rutland Recreation Park: \$4,500,000
- Partnership with UBCO and OC: \$5,000,000

Grant funds included in the financing strategy include:

• \$13 million from the Growing Communities Fund grant the City received earlier this year

Grant funds not included in the financial strategy include:

- \$19.9 million pending grant funds from the Green and Inclusive Grant
- \$9.1 million pending grant from the Childcare BC New Spaces Fund for a childcare space as part of the PRC redevelopment
- Additional childcare grants (not yet applied for) to build further childcare spaces as part of the community activity centres

Existing Policy:

Indoor Recreation Facilities Strategy identified the redevelopment of the PRC as the next step to meet the health, wellness and recreational needs of our growing community.

Imagine Kelowna called to create great public spaces and opportunities for people of all ages, abilities, and identities, grow vibrant urban centres and limit sprawl, build healthy neighbourhoods for all, nurture entrepreneurship and collaboration, support innovation, and take action in the face of climate change.

2040 OCP sets a strategic course for the next 20 years as to how our city should grow.

The Kelowna Community Sport Plan provides a framework for the local sport system that will guide decision making and provide direction for strategic leadership.

Council policy 377 - debt policy ensures that debt financing is used strategically to maintain the City's financial strength and stability.

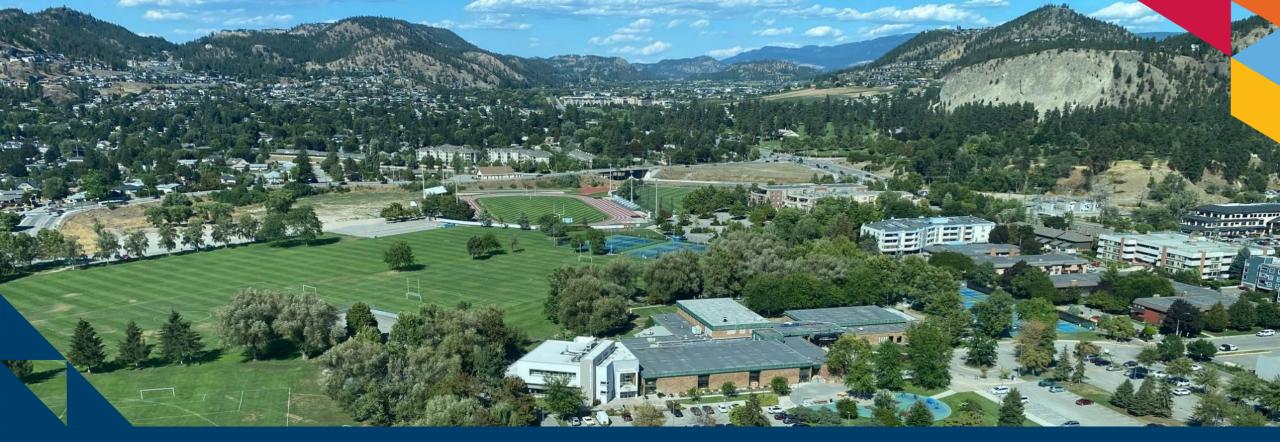
Considerations not applicable to this report: Legal/Statutory Authority: Legal/Statutory Procedural Requirements: External Agency/Public Comments: Communications Comments:

Submitted by:

J. Sass, Divisional Director, Financial Services

Approved for inclusion:

J. Sass, Divisional Director, Financial Services



Building a Stronger Kelowna – Growing active amenities in Central Kelowna, Glenmore, Mission and Rutland



City of Kelowna | May 2023





Agenda:

- Background
- Growing Active Amenities projects
- Finance Strategy
- Next Steps



City Context

- City-owned, City-operated
- City-owned, Third party operated
- SD23 joint use agreement
- Partnerships and facility bookings

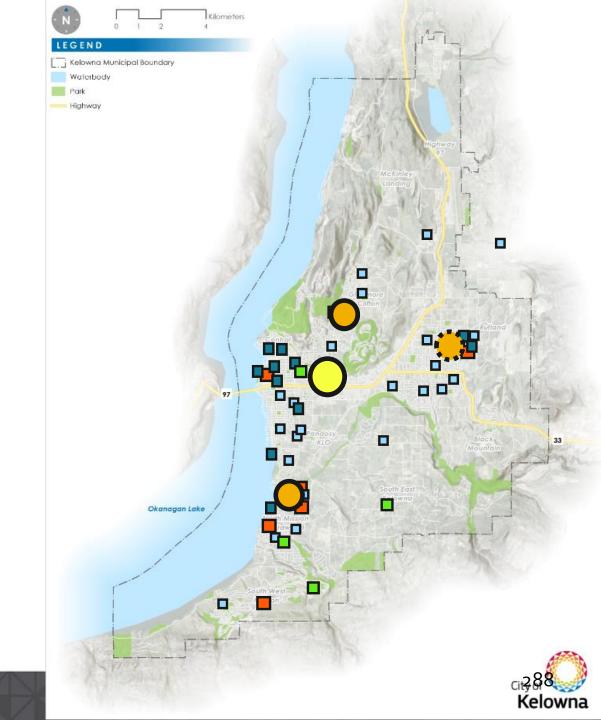
Building a Stronger Kelowna bundle:



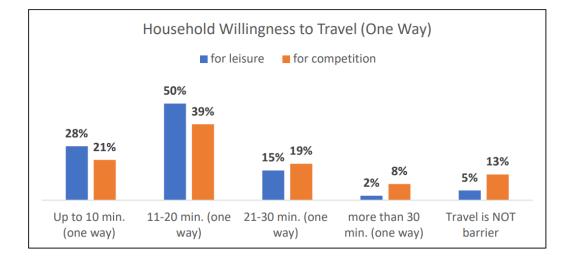
Redevelopment of PRC

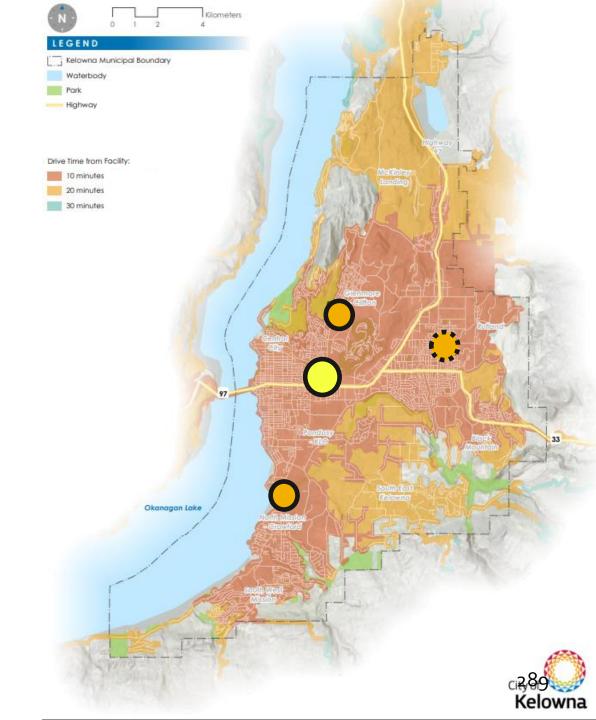






Centralized and Decentralized







Partnerships

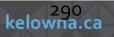




Central Okanagan Public Schools

Together We Learn





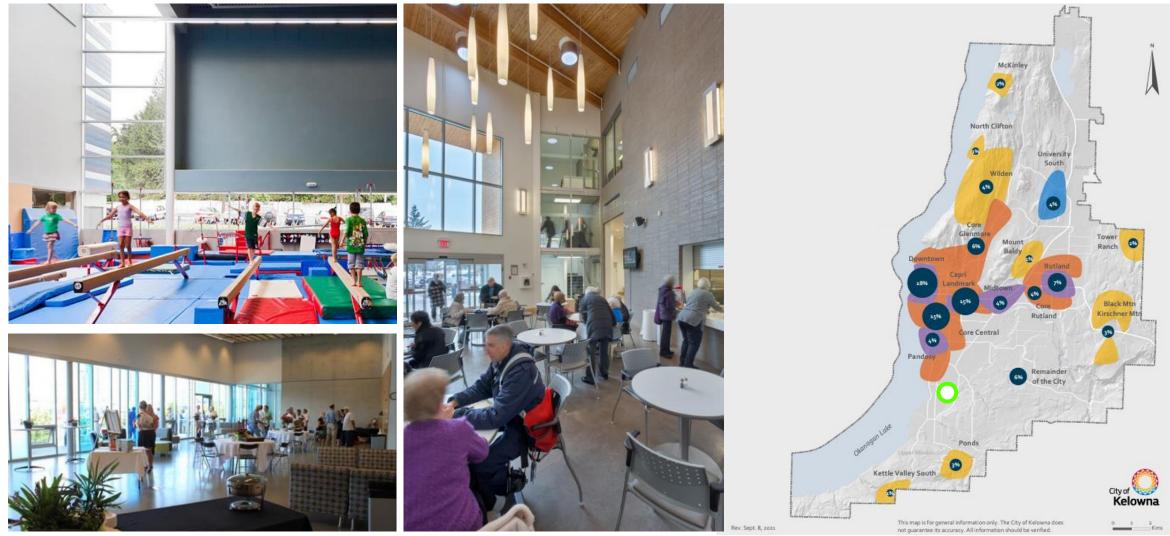


Functional Program – Amenities





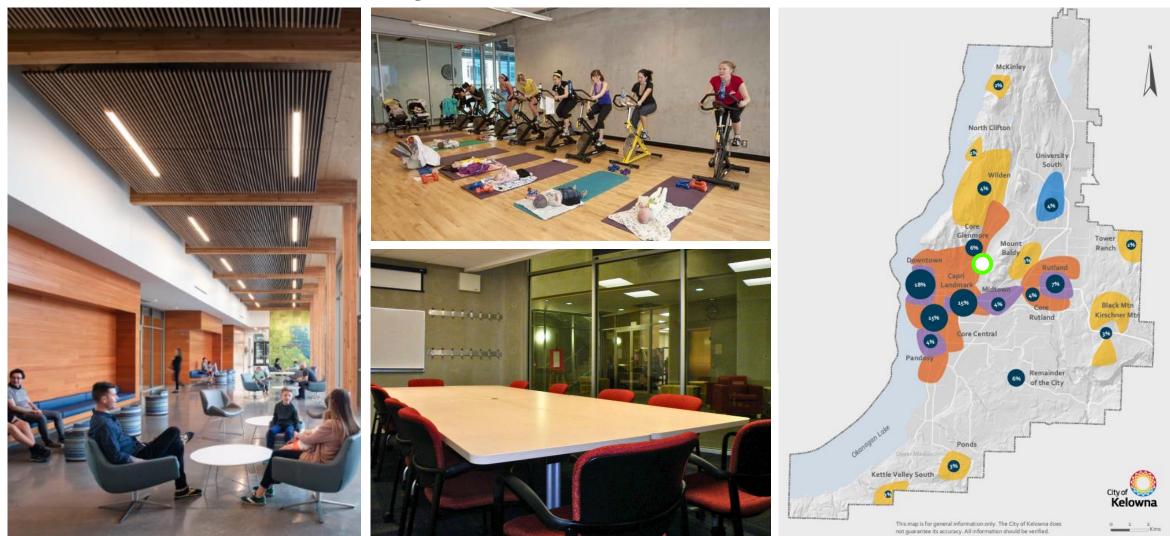
Mission Activity Centre



kelowna.ca



Glenmore Activity Centre







Rutland Recreation Park



kelowna.ca

Introduce you to some of our community members











Kevin



Jack

Jeremy

Shantelle



Kevin

- Retired 75-year-old widower
- Life-long Kelowna resident
- Lives in the Lower Mission





Kevin

• Family-oriented





Kevin

• He's looking to stay active and social





Favourite space:

The light, airy lounge space at the Mission Activity Centre where he enjoyed watching the World Cup on the big screen with his friends



- 29 years-old
- Moved to Kelowna five years ago
- Single and looking to meet new people



Mei

• Appreciates having access to flexible and functional spaces



Mei

• Able to access the spaces she needs to be at her best





Favourite space: The artwork lining the foyers of Kelowna's Activity Centres where she often sees some of her former students' pieces



Jeremy

- 35 years old
- Lives in Glenmore
- Access member at PRC
- Takes the bus



Jeremy

• Likes to switch up his routine each season



Jeremy

• Avid user of the trails, spaces, programs and services available at PRC



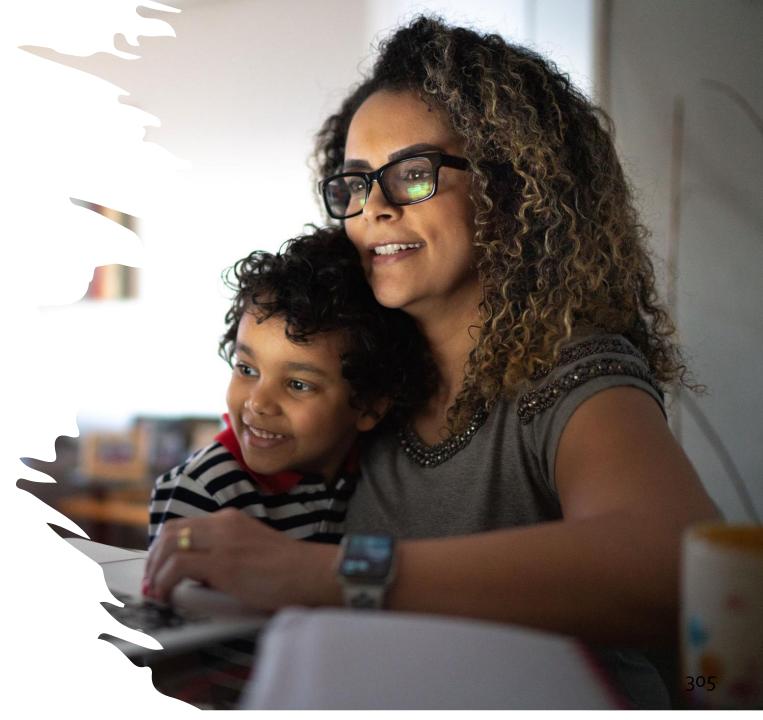


Favourite space: The kitchen where he's learning all kinds of new recipes using fresh ingredients from the community garden nearby.

Shantelle

- 39 years old
- Mom with two kids
- Lives in the Rutland area





Shantelle

• Busy mom on the go



Shantelle

• Finding quality time for both her and the kids





Favourite space: The wading pool at PRC for spending family time together after swim lessons have wrapped.

Jack

- 42 years old
- Lives downtown
- Walks or takes the bus to PRC daily







• Routine, physical activity is key to his overall well being





Jack

• Keen to make new connections and develop new skills





Favourite space:

The reception area where he's greeted with warm smiles and greetings from his favorite clerk who makes sure to say 'hello' every morning.

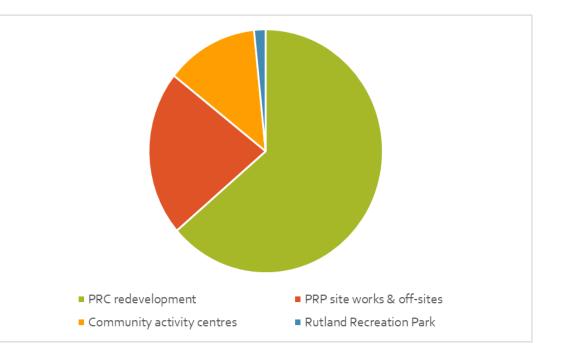


Finance Strategy



Cost by Project

Total project costs	\$287.5M
Partnership with UBCO and OC:	\$5M
Rutland Recreation Park:	\$4.5M
Community activity centres:	\$36M
PRP site works & off-sites:	\$62M
PRC redevelopment:	\$180M

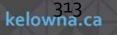




Finance Strategy

Key points

- Full scope included:
 - PRC redevelopment & PRP site,
 Glenmore & Mission Activity Centres
 Rutland Recreation Park enhanced
 Partnership Projects with OC & UBCO
- Does not exceed 5% taxation rate increase
- 2022-2031 Council endorsed 10-year Capital Plan targets not impacted
- Gradual application of taxation lessens impact & enhances affordability

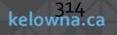




5-Year Tax Impact Summary (\$ thousands)

	2023	2024	2025	2026	2027	2028	2029
*Planned taxation demand	176,624	187,452	197,461	207,763	217,295	228,035	239,522
Active Amenities Projects debt impacts	0	388	2,334	4,863	8,376	9,681	10,227
New taxation demand	176,624	187 <i>,</i> 840	199,795	212,626	225,671	237,716	249,750
New construction tax revenue	(3,200)	(2,808)	(2 <i>,</i> 994)	(3,185)	(3,135)	(3,229)	(3,326)
	173,424	185 <i>,</i> 032	196,801	209,441	222,536	234,487	246,424
Net property owner impact	3.78%	4.76%	4.77%	4.83%	4.66%	3.91%	3.66%
Municipal Impact	2.78%	3.60%	2.98%	2.86%	2.41%	2.48%	2.50%
Public Safety Levy Impact	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Active Amenities Projects Impact	0.00%	0.16%	0.79%	0.97%	1.25%	0.43%	0.17%
Active Amenities Projects \$ impact	-	\$3.77	\$19.61	\$25.16	\$34.14	\$12.19	\$4.97
Net property owner \$ impact	\$86.43	\$112.95	\$118.59	\$125.73	\$127.24	\$111.62	\$108.75

*Previous PRC Replacement debt assumptions removed from 5-Year Financial Plan information

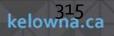




Active Amenities Projects

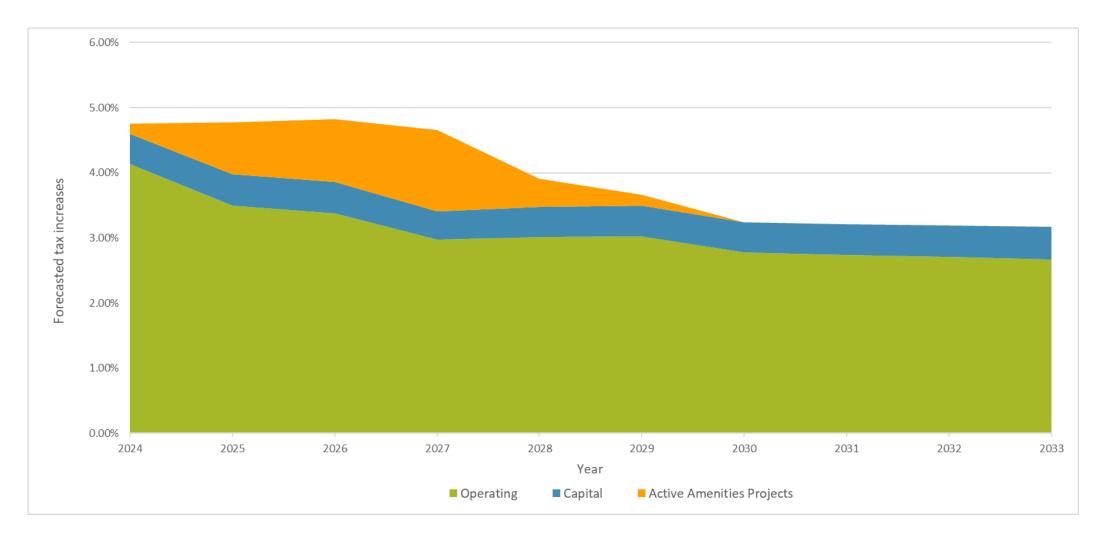
				2028	2029
388	2,334	4,863	8,376	9,681	10,227
0.16%	0.79%	0.97%	1.25%	0.43%	0.17%
\$3.77	\$19.61	\$25.16	\$34.14	\$12.19	\$4.97
\$3.77	\$23.38	\$48.54	\$82.68	\$94.87	\$99.84
	0.16% \$3.77	0.16% 0.79% \$3.77 \$19.61	0.16%0.79%0.97%\$3.77\$19.61\$25.16	0.16%0.79%0.97%1.25%\$3.77\$19.61\$25.16\$34.14	0.16%0.79%0.97%1.25%0.43%\$3.77\$19.61\$25.16\$34.14\$12.19

*Based on the average single family house value





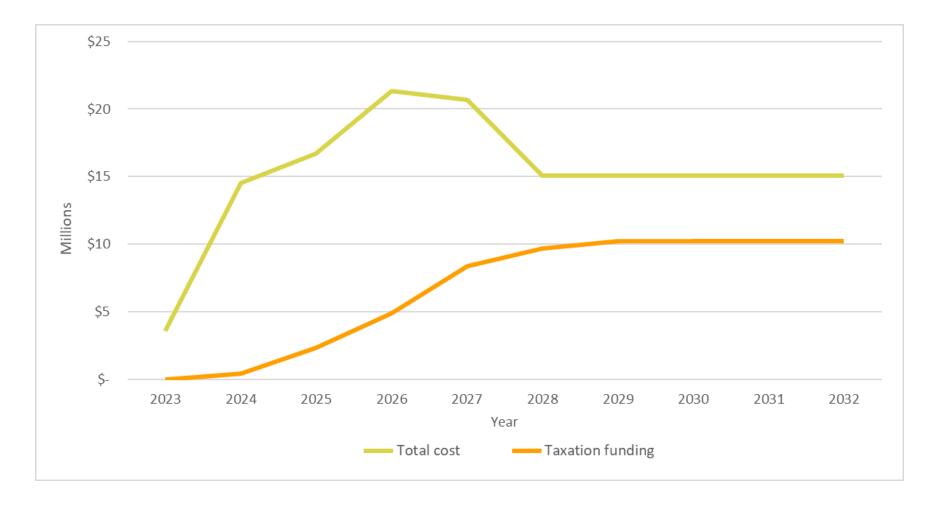
10-Year Tax Rate Forecast

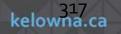






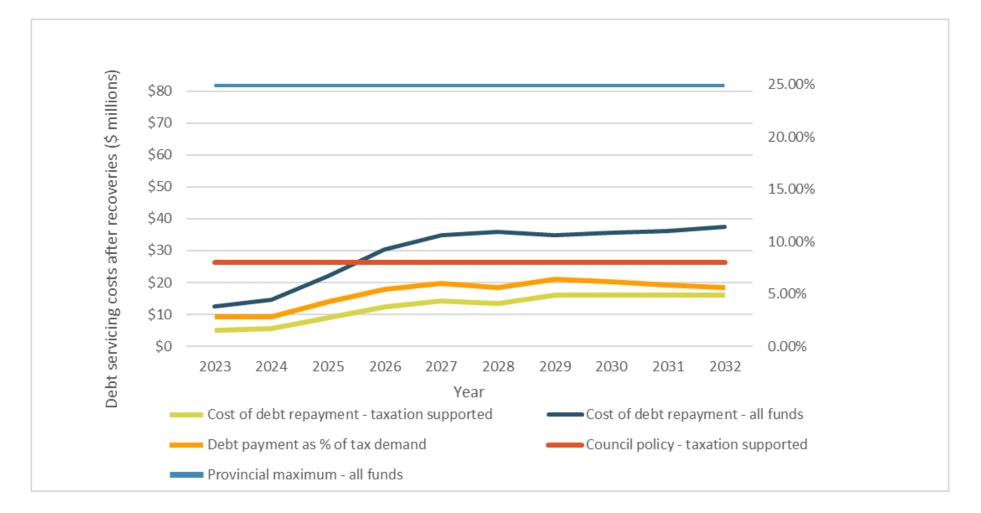
Cashflows v. Tax Impact







Tax Supported Debt







Conclusion



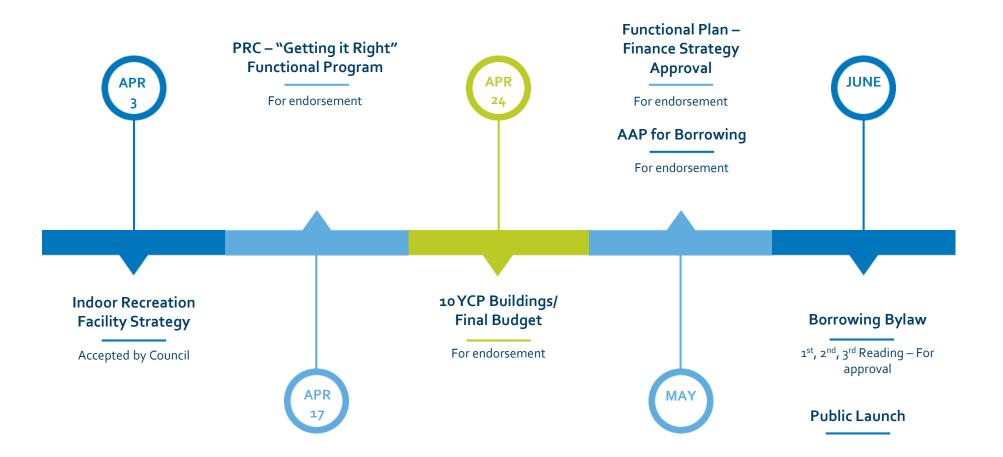
What does this mean for Kelowna residents?

- Average homeowner's tax will increase annually by approx. \$20 for the next five years
- Wider range of recreation and cultural amenities and programs
- Local access to facilities for all residents
- More venues for and access to popular programs

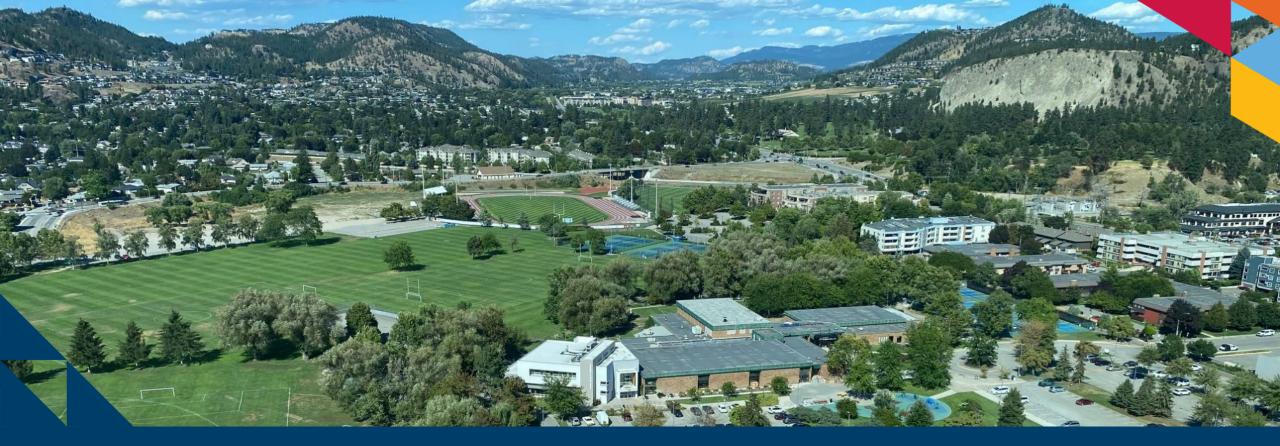




Next Steps







Questions?



Report to Council



Date:	May 15, 2023
То:	Council
From:	City Manager
Subject:	Infill Options Project – Update and Next Steps
Department:	Policy and Planning

Recommendation:

That Council receive, for information, the report from Policy and Planning dated May 15 with respect to an update on the Infill Options Project.

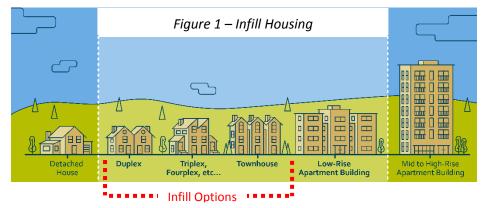
Purpose:

To provide an update on work done on the Infill Options project and an outline of next steps.

Background:

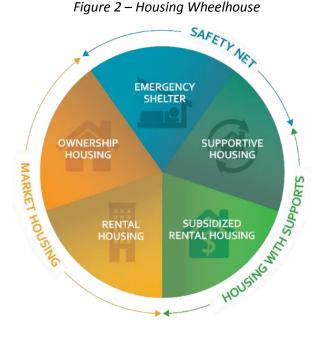
Kelowna is one of the fastest growing communities in the country with upwards of 50,000 more people expected in the next 20 years. This puts pressure on an already limited housing supply. Adding new infill housing in existing Core Area neighbourhoods is one of the solutions needed to accommodate this growth, while also supporting community and Council priorities of more attainable housing, compact growth, increased use of alternative transportation, and reduced climate impact. The challenge is that more than 90 percent of lots within Core Area neighbourhoods are not zoned to permit infill. This barrier limits housing supply, creates uncertainty, slows production, and adds cost.

Infill housing (Figure 1) fills the gap in size and price between apartments and single-detached homes. In the context of the Infill Options project described in this report, infill refers to 'ground-oriented' types of housing which replace a single-detached house with several units on the same lot. Each unit has an exterior facing, ground floor front door. Apartments are not contemplated for the Infill Options project.



The Infill Options project, supported by a UBCM grant, was initiated in 2022 to respond to this zoning and supply challenge. This project explores 'pre-zoning' that would enable development of infill across a larger portion of Core Area neighbourhoods. The process includes engagement, developing new streamlined application processes, and revising policies and funding mechanisms to ensure development can be provided with needed infrastructure. The balance of this report provides a highlevel update on work to date and identifies next steps.

Infill housing will not be able to solve all housing challenges facing the community. It is however one of numerous approaches to increasing the supply and diversity of housing. Compared to single detached, infill will provide more attainable Market Housing supply — see Figure 2. Infill housing is more likely to locate in areas which are accessible to transit, which has the added benefit of reducing overall household costs due to less dependency on vehicle ownership. The community need for non-market (affordable) housing – the wheelhouse segments of Housing with Supports - is specifically addressed by other City programs such as the Rental Housing Grant Program, the Affordable Housing Land Acquisition Strategy, ongoing partnerships with non-profit providers, and new programs to emerge from the Housing Needs Assessment/Housing Strategy.



In April 2023, building on the new *Housing Supply Act*, the Provincial Government released "Homes for People"; an action plan to increase production of "small-scale, multi-unit townhomes" by introducing mandatory minimum standards across the province which will allow "up to 4 units on traditional single-family detached lot with additional density permitted in areas well-served by transit." Further details on the implementation of this initiative have not been made public. Legislation is expected in Fall 2023.

The City of Kelowna is already a leader and early adopter of infill housing delivery with hundreds of units constructed in recent years. The Infill Options project will better position the City to respond to this upcoming legislative change by updating our infill housing response. The scope of the Infill Options project will allow for a pro-active approach to infill, informed by community input and supported by modernized processes, regulations, and corresponding policy and servicing strategies.

Discussion:

Ground-oriented infill housing has proven popular and successful in Kelowna. In 2017, the City-initiated a bulk rezoning of approximately 800 lots in the Downtown and Pandosy neighbourhoods, which resulted in the annual average number of lots redeveloping with new infill to increase from 2 to 23. This 10-fold increase in the development of this type of infill once appropriate zoning was in place demonstrates a strong ongoing demand for ground-oriented housing and demonstrate that zoning is a key barrier preventing its development (Figure 3).

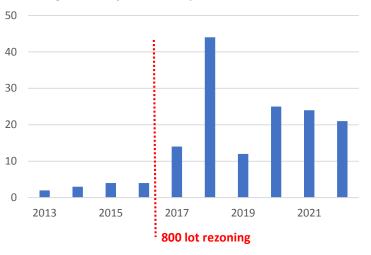


Figure 3 – Infill Redevelopments 2013 - 2022

The Infill Options project has undertaken

technical analysis needed to support an expansion to infill zoning to build on this success. This specifically includes where infill would be likely to locate, how much should be expected, and what infrastructure would be necessary. As an outcome, it is now feasible to identify opportunities and constraints and to respond with viable Kelowna-specific solutions.

Within this analysis, there is consideration of the development economics to identify 'probable' locations to help inform development regulations. This specifically includes where infill would be likely to locate, how much should be expected, and what infrastructure would be necessary. This approach is beneficial for two reasons: i) to identify where infill could feasibly locate without the need for additional municipal expenditures or excessive developer costs, and ii) to update regulations that encourage infill while also addressing specific housing needs such as unit size.

Infill Growth

Infill housing construction in Kelowna is expected to continue to increase in numbers but at a gradual rate. To better understand future infill patterns, growth projections and locations of past infill were analysed. Housing growth is influenced by many factors, including economic and market conditions, land available for sale, and policy decisions (such as zoning details). In this complex environment, it is not possible to accurately predict demand for infill that might be triggered by prezoning. From a current pace of about 25 projects per year, infill estimates range from approximately 50-75 projects per year (resulting in 200 – 300 housing units) with zoning in place.

Older Core Area Neighbourhoods are expected to absorb the majority of infill growth, following a pattern already established. Infill is more likely to locate on larger lots with homes that are at least 40 years old and where the land value exceeds the building value by a large amount. The most likely locations include areas surrounding where infill is already permitted in the Downtown and Pandosy neighbourhoods. Older neighbourhoods further east of Downtown and surrounding the Rutland Urban Centre would be likely new areas of growth. Analysis indicates that upwards of 40% of residential lots within these areas (over 3,000 lots) have the economic potential for redevelopment. Not all of these lots will redevelop, but this indicates that new infill housing would be dispersed in small amounts across large areas.

Further economic analysis points to some limited opportunities to employ a density bonus tool with infill housing. This could potentially exchange extra development rights and parking relaxations for larger unit sizes and/or contributions to the Housing Opportunities Reserve Fund (HORF). Economic analysis has confirmed that there is no opportunity for below-market housing at the scale of infill development without subsidies from external sources. These regulatory specifics will be further described in a subsequent Report to Council.

Infrastructure Solutions

The project has investigated what broader infrastructure impacts might occur with expanded infill. It is working towards viable solutions to infrastructure obstacles in most areas that are expected to see infill. Two areas of focus have emerged: availability of adequate water infrastructure for firefighting and funding of improvements to streets (ie sidewalk, curbs, and street trees). A revised fee structure and process is being developed to address these issues. The result would not increase development costs but would restructure how existing fees are collected and allocated to necessary improvements.

The Infill Options project aims to ensure that where infill development proceeds, infrastructure needs can be met through a typical development process. It also strives to provide visible improvements in neighbourhoods, such as new sidewalks and street trees. Through this project the City will be in a stronger position to put the mechanisms in place to address potential gaps without excessive cost or increased risk which will help in responding to future changes to provincial legislation related to infill housing. Staff are identifying technical details needed to implement these new approaches and will bring forward specifics in the next phase of the project.

Engagement and Next Steps

An information campaign on infill housing was recently launched across numerous media channels to encourage contemplation of the City's growth management strategy. The images and messages are intended to provoke thinking about the housing system and provide an opportunity to direct the public to the City's webpage where more information is available on the critical role that infill housing plays in the City's growth strategy, and the corresponding benefits infill housing can provide.



Further engagement will be structured for two purposes: i) To inform technical details with input from development stakeholders, and ii) To consult target participants and invested organizations on their preferences amongst major trade-offs related to infill (Figure 4). No single infill project can respond perfectly to each trade-off. For example, more parking requires less greenspace or more height. Input will help inform how these items are prioritized and addressed through building design and regulation. Further engagement specific to this will commence in late spring or early summer.

Over the summer months staff will prepare a package of detailed bylaw amendment proposals to bring forward to Council for consideration in early Fall. These amendments would address the specifics of the project and move it towards implementation. Corresponding policies will also be developed and brought forward as needed.

Conclusion:

Kelowna has been a leader in infill housing development, and the Infill Options project aims to build on this success. Recently, the province has introduced a mandate to significantly expand infill housing. The work being done in Kelowna is still a step ahead of this, putting the City in a better position to be proactive and to adapt in advance of provincial regulation. Staff are taking every opportunity to provide feedback to the province throughout these concurrent initiatives to help implementation challenges.

The Infill Options project has undertaken considerable cross-departmental work to understand barriers and solutions. It builds on previous infill housing success in Kelowna and will help to address the community's housing needs for the next 20 years and beyond. While it will not be able to solve all housing challenges, the Infill Options project directly contributes to Council's priorities of increasing attainable housing and reducing climate impact. Specifically, Infill Options will set the community up for more market housing supply at lower cost while simultaneously promoting climate-friendly urban focused growth and alternative transportation modes. Ultimately, this amounts to improved choice and attainability of housing for a greater proportion of current and future residents.

Internal Circulation:

Transportation Engineering Development Engineering Development Planning Utilities Planning Communications Partnerships Office

Considerations applicable to this report:

Financial/Budgetary Considerations:

The Infill Options Project is funded by a \$142,000 grant provided by the UBCM Local Government Development Approvals Program which was awarded in September 2021.

Submitted by:

D. Sturgeon, Planner Specialist

Approved for inclusion:

James Moore, Infill & Housing Policy Manager

Infill Options

Project Update

Regular Council Meeting May 15, 2023









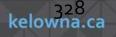
Today

Background & Context

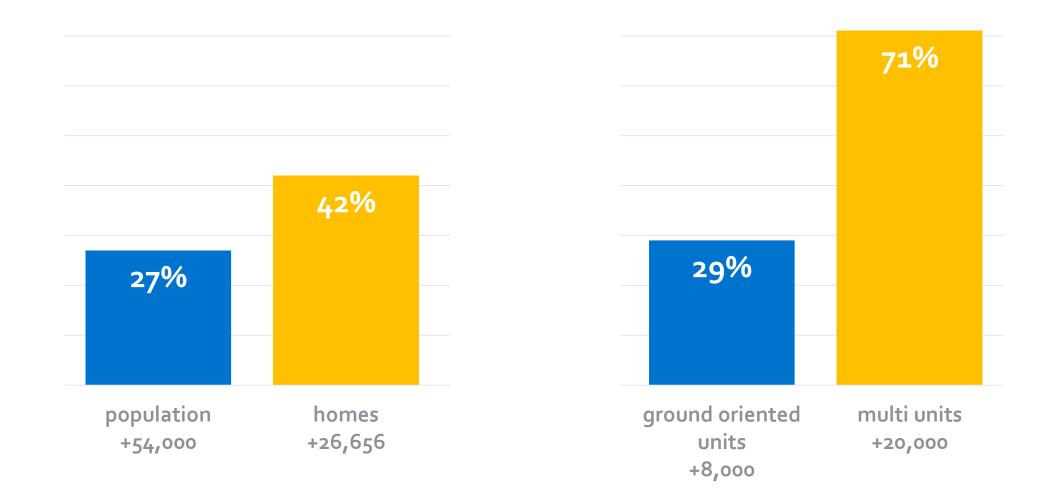
Infill Options: Brief summary of work to date

Infill Option: Next Steps

Questions

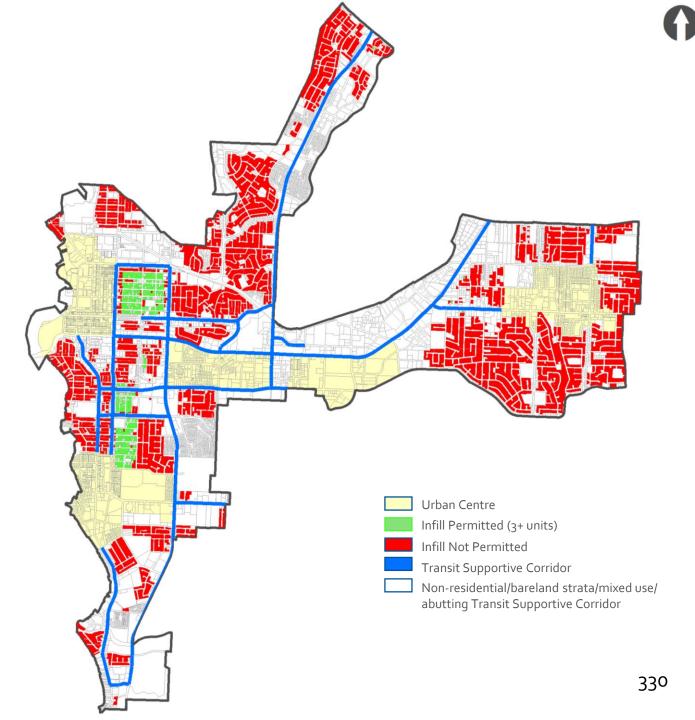


Kelowna 2041 = more people, more housing



Context: Barriers

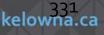
- 92% of core area neighbourhoods are not zoned to permit infill
 - But are supported by OCP
- Rezoning required
 - Known housing barrier
 - Burden on staffing resources
- Not viable or sensible to repeat this process 2,000+ times for all infill development!!!



Background

- Development Approvals Process Review
 - UBCM Grant
- Infill Design Challenge
- Homes for People Plan and Housing Supply Act







Homes for People: "Small-Scale Multi-Unit"

"This fall, we will introduce legislation that will apply to many areas of the province and will allow up to 4 units on a traditional singlefamily detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit."

StrongerBC

The Plan

Unlocking more homes, faster

MORE SMALL-SCALE, MULTI-UNIT TOWNHOMES, DUPLEXES AND TRIPLEXES

Single-family detached homes are out of reach for many people, and 1- or 2-bedroom condos often don't meet the needs of people and growing families.

But many communities have been zoned over time to build primarily expensive single-detached homes and high-rise condo towers.

Small scale multi-unit housing like townhouses, duplexes, triplexes and row-homes, that used to be more common in urban areas, are now in short supply, making the housing crisis worse. People want to build these homes, people want to live in these homes, and communities want to grow while retaining the character people love, but these outdated policies make that difficult, and in some places impossible.

That's why we are acting to change this restrictive zoning approach and make it easier for people to build small scale, multi-unit homes.

This fall, we will introduce legislation that will apply to many areas of the province and will allow up to 4 units on a traditional single-family detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit.





Infill Options Program

► Goal:

- Remove regulatory barriers to support an increased supply of ground-oriented infill housing.
- A response to supply constraints & OCP policy direction
- Build on previous success
- Improve attainability







Infill Options: Objectives



Introduction of new zoning regulations in Core Area Neighbourhoods (C-NHD)



Faster and easier approvals processes



Identified costs for infrastructure improvements



Increased options for attainable housing



Clear communications and guidance materials



What kind of infill?

- OCP definition of "ground-oriented infill"
 - residential only
 - ▶ 3 or fewer stories
 - individual, at grade entrances
 - Uses existing lot configuration (no consolidations)



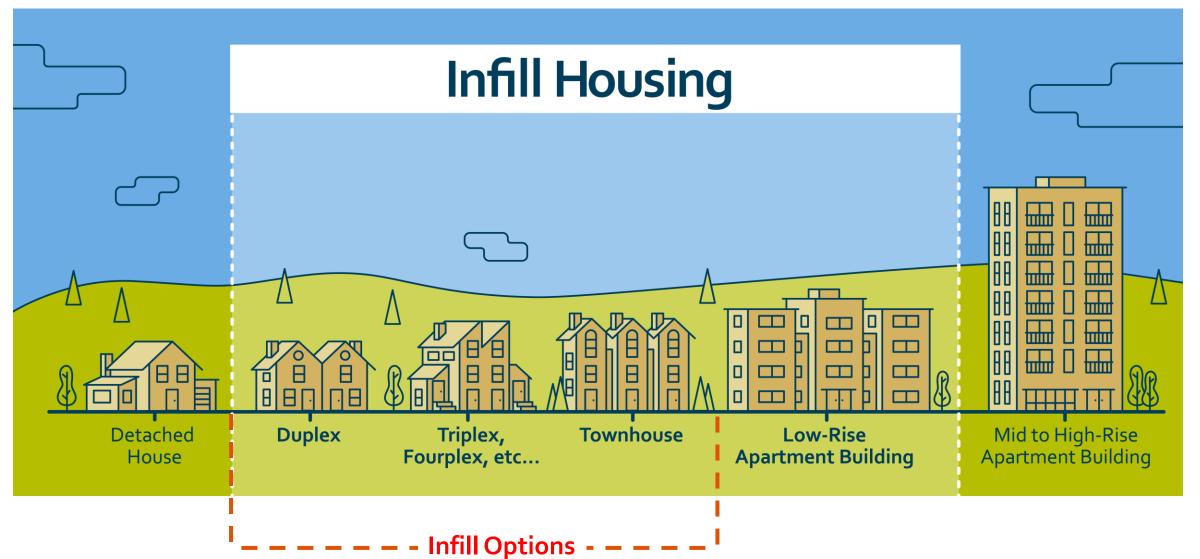


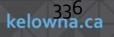






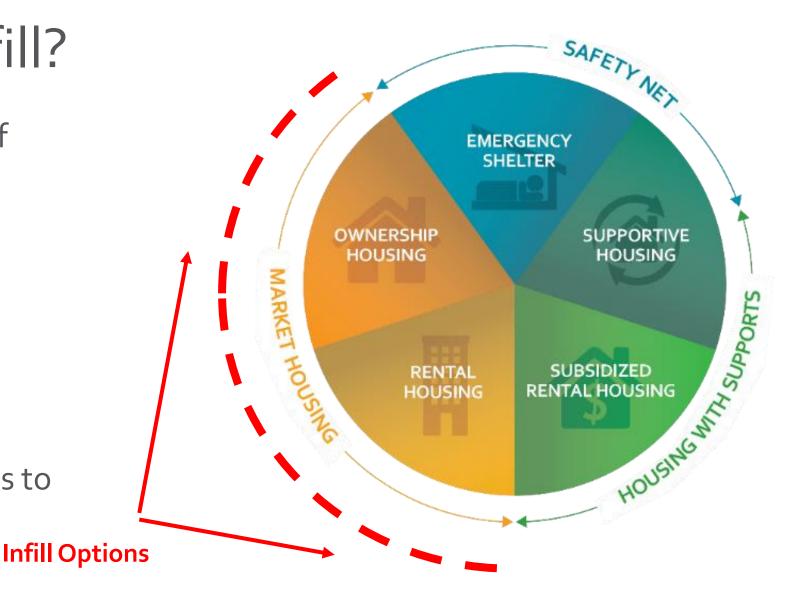






What kind of infill?

- Market housing segment of wheelhouse
- Increases potential for movement throughout wheelhouse
- Improved attainability
- One of numerous responses to housing needs

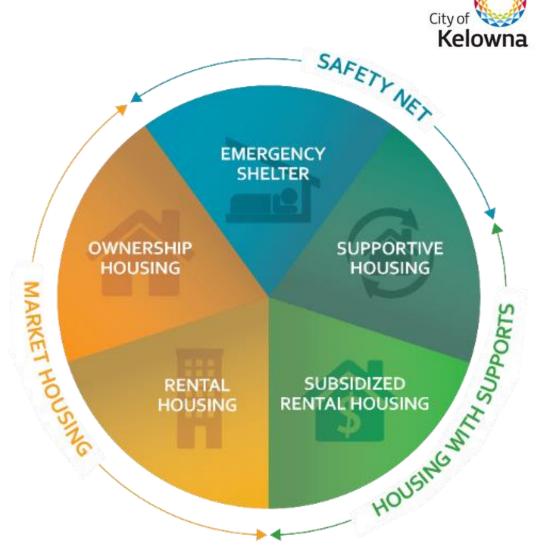


kelowna.ca

City of Kelowna

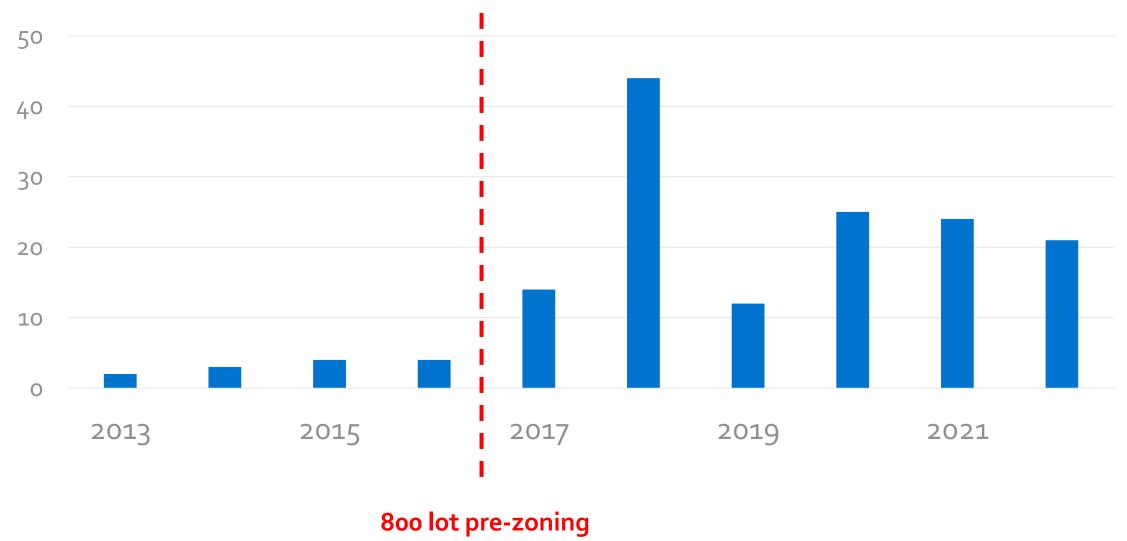
A note on terminology:

- *Affordable* housing:
 - Typically subsidized rental
 - Below-market rents
 - Operated by non-profit
- <u>Attainable</u> housing:
 - Market housing
 - Lower priced, more achievable
- Infill Options = more <u>attainable</u> options





Infill Housing Projects 2013 - 2022





Infill Options: Approach

► Where is infill likely to located?

How many units are likely?

What infrastructure is necessary?

Result: an informed and practical response.



kelowna.ca

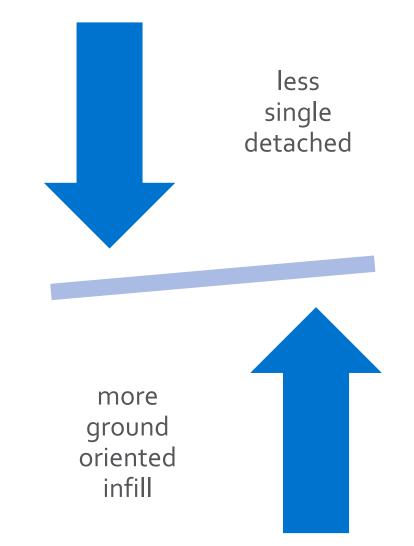


Infill: Expected Growth

Past 5 years = good predictor

Average 23 projects/year – approximately 100 annual housing units

Economic reality: less single-detached, more infill in core area







Infill: Expected Growth

Estimated to increase towards 50 – 75 projects annually
 200 – 300 housing units each year

Older core area neighbourhoods (>40 years) most likely

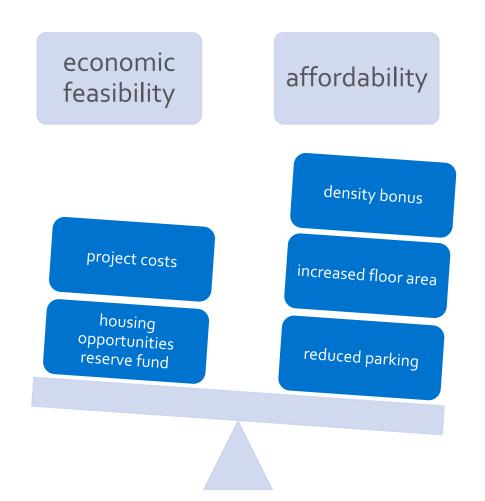
Zoning specifics will influence results.

~1 of every 10 lots in core neighbourhoods expected to see some form of infill by 2041





Land Economics and Density Bonus







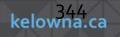
Infill: Infrastructure Challenges and Solutions

Focused on water infrastructure and streetscape improvements

Objectives:

- Maintain and/or streamline process
- Identify how infrastructure needs can be addressed where infill proceeds
- Not increase development costs

Technical details across numerous teams to identify implementation

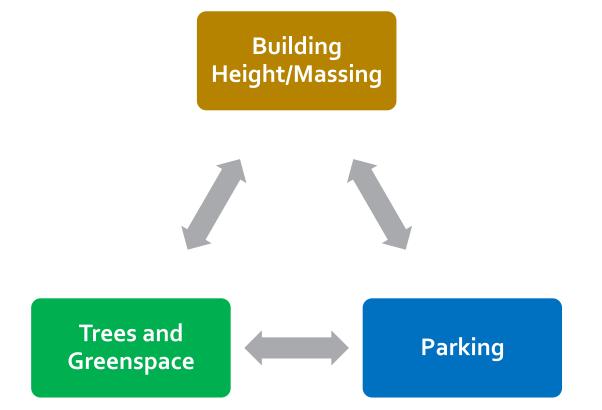




Infill Options Project - Engagement

► Engagement

- Communicate the benefits and need of infill
- Inform how to prioritize trade-offs
- Gather technical input:
 - Local developers and experts



Summary







Questions?

For more information, visit kelowna.ca.



CITY OF KELOWNA

BYLAW NO. 12527

Amendment No. 3 to Development Application and Heritage Procedures Bylaw No. 12310

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Application and Heritage Procedures Bylaw No. 12310 be amended as follows:

- 1. THAT **Section 1.0 INTRODUCTION, 1.3 Definitions, Official Community Plan** be amended by deleting "Bylaw No. 10500" and replace it with "Bylaw No. 12300";
- 2. AND THAT **Section 1.0 INTRODUCTION, 1.3 Definitions, Zoning Bylaw**, be amended by deleting "Zoning Bylaw No. 8000" and replace it with "Zoning Bylaw No. 12375";
- 3. AND THAT Section 2.0 GENERAL PROVISIONS, 2.3 Delegation of Authority, 2.3.7 a) be added as follows:

"2.3.7 Development Variance Permits

a) The powers of Council under Section 498.1 – Delegation of power to issue Development Variance Permits of the Local Government Act to issue, refuse and amend **Development Variance Permits**, subject to restrictions identified in Schedule '4' of this bylaw. This includes the powers of **Council** to require that the applicant provide security for the purposes of Section 502 of the Local Government Act, to establish the conditions of the permit, and to determine whether such requirements and conditions have been met.";

- 4. AND THAT **Section 2.0 GENERAL PROVISIONS, 2.9.3 f) i.** be amended by deleting "The The restoration" and replace it with "The restoration";
- 5. AND THAT Section 4.0 PUBLIC NOTIFICATION AND CONSULTATION be amended by

a.) Adding "4.2.1 Giving Notice d) The obligation to give notice does not apply if the delegate exercises the power to issue the development variance permit, in accordance with Section 499 (1.1) of the Local Government Act.";

b) Removing **4.2 Public Notification**, 4.2.2 Development Notice Signage a) Exemptions as follows:

"a) Exemptions: The following types of applications do not require Development Notice Signage:

- i. Development Permit
- ii. Temporary Farm Worker Housing Permit
- iii. Heritage Conservation Covenant
- iv. Kelowna Heritage Register
- v. Heritage Alteration Permit with no variance(s)
- vi. OCP and Zoning Bylaw amendment applications involving ten or more parcels owned by ten or more people"

And replace with

"a) Exemptions: The following types of applications do not require Development Notice Signage:

- i. Development Permit
- ii. Minor Development Variance Permit
- iii. Temporary Farm Worker Housing Permit
- iv. Heritage Conservation Covenant

- v. Kelowna Heritage Register
- vi. Heritage Alteration Permit with no variance(s)
- vii. OCP and Zoning Bylaw amendment applications involving ten or more parcels owned by ten or more people";

c) Removing **4.2 Public Notification**, 4.2.2 Development Notice Signage b) Timing as follows:

"For applications that require a statutory Public Hearing, Development Notice Signs will be posted a minimum of ten days prior to the Public Hearing for the application. For all other applications, Development Notice Signs will be posted a minimum of ten days prior to the Council meeting at which the application is scheduled for consideration.

Development Notice Signs must remain in place until the conclusion of the Public Hearing, until Council has considered the application as applicable, within 7 days of Council's further consideration of the application when the Public Hearing has been waived, or until the development application has been abandoned. Development Notice Signs must be removed within seven days of the conclusion of a Public Hearing."

And replace with

"i. For applications that require a statutory Public Hearing, Development Notice Signs will be posted a minimum of ten days prior to the Public Hearing for the application.

ii. For all other applications that require a Council meeting, Development Notice Signs will be posted a minimum of ten days prior to the Council meeting at which the application is scheduled for consideration.

iii. Development Notice Signs must remain in place until the conclusion of the Public Hearing, until Council has considered the application as applicable, within 7 days of Council's further consideration of the application when the Public Hearing has been waived, or until the development application has been abandoned. Development Notice Signs must be removed within seven days of the conclusion of a Public Hearing or of the Council meeting that requires a Development Notice Sign.";

- 6. AND THAT **4.2 Public Notification**, 4.2.2 Development Notice Signage h) Failure to Post be amended by adding "or the delegate" after the word "**Council**";
- 7. AND THAT **Schedule '1' Application Requirements** I) Landscape Plan be amended by deleting the following:

"Pre-development inventory completed by a Qualified Professional of all trees located on the property including, trees with overhanging branches or root systems, invasive species, fruit trees, cultivated trees, basic description, trunk diameter, and location";

And replace with

""Pre-development inventory completed by a Qualified Professional of all trees located on and off the property with overhanging branches or root systems, with a basic description of species, trunk diameter and location, highlighting invasive species, fruit trees, and cultivated trees.";

8. AND THAT **Schedule '1' Application Requirements** m) Environmental Assessment Report be amended by deleting the following:

"Environmental Assessment Report – prepared, signed and sealed by a Registered Professional Biologist licensed to practice in BC, which assesses potential impacts of the proposed development and provides avoidance, mitigation and/or compensation methods as applicable.";

And replace with

""Environmental Assessment Report – prepared as per the City of Kelowna Environmental Assessment Terms of Reference, signed and sealed by a Registered Professional Biologist licensed to practice in BC, which assesses potential impacts of the proposed development and provides avoidance, mitigation and/or compensation methods as applicable.";

- 9. AND THAT Schedule '2' Applications to Amend an Official Community Plan Bylaw or Zoning Bylaw, 1.0 APPLICATION REQUIREMENTS, 1.1 be amended by deleting the following:
 - "f) Project Rationale h) Site Plan i) Floor Plan (if available) j) Elevation Drawings (if available) l) Conceptual Landscape Plan"

And replace it with

"f) Project Rationale g) Site Plan h) Floor Plan (if available) i) Elevation Drawings (if available) j) Landscape Plan";

10. AND THAT **Schedule '3' – Development Permit Applications,** 1.0 FORM AND CHARACTER & FARM PROTECTION DEVELOPMENT PERMITS, 1.1 Form and Character & Farm Protection Direct Development Permits, 1.1.2 Application Requirements be amended by deleting the following:

"h) Site Plan j) Elevation Drawings l) Landscape Plan"

And replace it with

"h) Site Plan i) Elevation Drawings j) Landscape Plan";

11. AND THAT **Schedule '3' – Development Permit Applications,** 1.0 FORM AND CHARACTER & FARM PROTECTION DEVELOPMENT PERMITS, 1.2 Form and Character & Farm Protection Council Development Permits, 1.2.1 Application Requirements, be amended by deleting all references to the following:

" I) Council Landscape Plan"

And replace with

"I) Landscape Plan";

12. AND THAT **Schedule '3' – Development Permit Applications,** 1.0 FORM AND CHARACTER & FARM PROTECTION DEVELOPMENT PERMITS, 1.2 Form and Character & Farm Protection Council Development Permits, 1.2.1 Application Requirements, be amended by deleting the following:

"j) Elevation Drawings I) Council Landscape Plan:

And replace with

"i) Elevation Drawings j) Landscape Plan";

13. AND THAT **Schedule '3' – Development Permit Applications,** 2.0 NATURAL ENVIRONMENT AND HAZARDOUS CONDITIONS DEVELOPMENT PERMITS, 2.2.1 Application Requirements a) Minor Direct Hazardous Conditions Development Permit table be amended by adding the following:

"i) Geotechnical Letter (if applicable)";

14. AND THAT **Schedule '3' – Development Permit Applications,** 2.0 NATURAL ENVIRONMENT AND HAZARDOUS CONDITIONS DEVELOPMENT PERMITS, 2.3 Major Direct Development Permit, 2.3.1 Application Requirements a) Major Direct Hazardous Conditions Development Permit table, be amended by adding the following:

"i) Geotechnical Assessment";

15. AND THAT Schedule '3' – Development Permit Applications, 2.0 NATURAL ENVIRONMENT AND HAZARDOUS CONDITIONS DEVELOPMENT PERMITS, , 2.4 Natural Environment and Hazardous Conditions Council Development Permit, 2.4.1 Application Requirements a) Council Hazardous Conditions Development Permit table, be amended by adding the following:

"i) Geotechnical Assessment";

- 16. AND THAT Schedule '4' Development Variance Permit Applications as outlined in Schedule 'A' attached to and forming part of this bylaw, be deleted in its entirety, and replaced with Schedule 'B', attached to and forming part of this bylaw;
- 17. AND THAT **Schedule '5' Temporary Use Permit Applications**, 1.0 APPLICATION REQUIREMENTS, 1,1 be amended by deleting the following:
 - "f) Application Form g) State of Title h) Owner's Authorization Form (if applicable) i) Site Profile (if applicable) j) Zoning Analysis Table p) Project Rationale k) Photographs I) Site Plan m) Floor Plan n) Elevation Drawings o) Landscape Plan (if applicable)"

And replace with

- "a) Application Form b) State of Title c) Owner's Authorization Form (if applicable) d) Site Profile (if applicable) e) Zoning Analysis Table f) Project Rationale g) Photographs h) Site Plan i) Floor Plan j) Elevation Drawings k) Landscape Plan (if applicable)";
- 18. AND THAT Schedule '9' Temproary Farm Worker Housing Permit Applications, 1.0TEMPORARY FARM WORKER HOUSING PERMIT MINOR DIRECT, 1.2 Application Requirements, 1.2.1 be amended by deleting the following:
 - "a) Application Form b) State of Title c) Owner's Authorization Form (if applicable) d) Site Profile (if applicable) f) Project Rationale g) Photographs h) Site Plan i) Floor Plan j) Elevation Drawings l) Direct Landscape Plan"

And replace with

"a) Application Form b) State of Title c) Owner's Authorization Form (if applicable) d) Site Profile (if applicable) e) Project Rationale f) Photographs g) Site Plan h) Floor Plan i) Elevation Drawings j) Landscape Plan";

19. AND THAT **Schedule '9' – Temproary Farm Worker Housing Permit Applications**, 2.0TEMPORARY FARM WORKER HOUSING PERMIT MAJOR (Council), 2,1 Application Requirements, 2.1.1 be amended by deleting the following:

"a) Application Form b) State of Title c) Owner's Authorization Form (if applicable) d) Site Profile (if applicable) h) Project Rationale g) Photographs h) Site Plan i) Floor Plan j) Elevation Drawings l) Landscape Plan"

And replace with

"a) Application Form b) State of Title c) Owner's Authorization Form (if applicable) d) Site Profile (if applicable) e) Project Rationale f) Photographs g) Site Plan h) Floor Plan i) Elevation Drawings j) Landscape Plan";

20. AND THAT **Schedule '10' Heritage Revitlization Agreement Applications**, 1.0 APPLICATION REQUIREMENTS, 1.1 be amended by deleting the following:

" p) Information about historical significance of the property"

And replace with

"m) Information about historical significance of the property";

21. AND THAT **Schedule '11' Heritage Designation Bylaw Applications**, 1.0 APPLICATION REQUIREMENTS, 1.1 be amended by deleting the following:

" p) Information about historical significance of the property"

And replace with

"m) Information about historical significance of the property";

22. AND THAT Schedule '12' Heritage Conservation Covenant Applications, 1.0 APPLICATION REQUIREMENTS, 1.1 be amended by deleting the following:

" p) Information about historical significance of the property"

And replace with

"m) Information about historical significance of the property";

23. AND THAT **Schedule '13' Heritage Alteration Permit Applications**, 1.0 HERITAGE ALTERATION PERMITS (DIRECT), 1.2 Application Requirements a), be amended by deleting the following:

"k) Materials Board I) Landscape Plan for Direct Permits p) Information about historical significance of the property"

And replace with

"k) Materials Board I) Landscape Plan m) Information about historical significance of the property";

24. AND FURTHER THAT Schedule '13' Heritage Alteration Permit Applications, 1.0 HERITAGE ALTERATION PERMITS (COUNCIL), 2.1 Application Requirements a) be amended by deleting the following:

"k) Materials Board

I) Landscape Plan for Council Permits

p) Information about historical significance of the property"

And replace with

"k) Materials Board

- l) Landscape Plan
- m) Information about historical significance of the property".
- 25. This bylaw may be cited for all purposes as "Bylaw No. 12527, being Amendment No. 3 to Development Application and Heritage Procedures Bylaw No. 12310."
- 26. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 8th day of May, 2023.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule 'A' to Bylaw No. 12527 – to be deleted:

Schedule '4' Development Variance Permit Applications

This Schedule describes the process applicants must follow for Development Variance Permit applications, including application requirements and processing procedures. Following the steps outlined below does not grant a right to development approval.

1.0 APPLICATION REQUIREMENTS

1.1. The following information is required for Development Variance Permit applications. See Schedule '1' of this bylaw for a description of each application requirement.

a)	Application Form	f)	Photographs
b)	State of Title	g)	Site Plan
c)	Owner's Authorization Form (if		
	applicable)	h)	Floor Plan
d)	Site Profile (if applicable)	i)	Elevation Drawings
e)	Zoning Analysis Table	I)	Landscape Plan (if applicable)
m)	Project Rationale		

1.2. Additional Development Approval Information may be required by the Department Manager, Development Planning in accordance with Section 2.4 of this bylaw to adequately make a recommendation to Council regarding a Development Variance Permit application.

2.0 PROCESSING PROCEDURE

A Development Variance Permit application submitted in accordance with this bylaw will be processed as follows:

- a) Upon receipt of an application package submitted to the City in accordance with the requirements of this bylaw, staff will issue a fee receipt to the applicant.
- b) Development Planning will review the application for completeness. If the application is incomplete, staff will request the required information from the applicant. Staff will only process the file when the application package is complete.
- c) Development Planning will refer the application to all relevant City departments, as wellas applicable government and external agencies.
- d) Development Planning will evaluate the proposal for compliance with relevant City bylaws and policies.
- e) The applicant will complete public notification and consultation as required by Section 4 of this bylaw.
- f) Development Planning will prepare a staff report and refer the application to any relevant Council committee(s). The applicant is encouraged to attend any Council committee meeting(s) at which the application is being considered. The Council committee will provide a recommendation to Development Planning staff.
- g) Upon receipt of the comments of other referral agencies, Development Planning staff will prepare a staff report and draft Development Variance Permit for consideration by Council.

The applicant is encouraged to attend the Council meeting at which the application is being considered.

- h) The Office of the City Clerk will notify the applicant in writing of the decision of Council.
- i) If authorized for issuance by the Council, Development Planning staff will prepare the required Development Variance Permit and related schedules for signature, and obtain any required security, pursuant to Section 2.9 of this bylaw.
- n) Upon sign-off of the Development Variance Permit by the Department Manager, Development Planning and receipt of required security, the Development Variance Permit will be issued and then registered on the State of Title of the subject property(s).

Schedule 'B' to Bylaw No. 12527 – to be added:

Schedule '4' Development Variance Permit Applications

This Schedule describes the process applicants must follow for Development Variance Permit applications, including application requirements and processing procedures. Following the steps outlined below does not grant a right to development approval.

1.0 DEVELOPMENT VARIANCE PERMITS

1.1 Minor Development Variance Permits

1.1.1 Restriction on Delegation – Minor Criteria

As a restriction on Section 2.3.7(a), only 'Minor' Development Variance Permits can be approved by the Department Manager, Development Planning. As required by Section 498.1(2) a of the Local Government Act, the criteria for determining whether a proposed variance is minor is determined by the following:

- 1. Minor variances only apply to Zoning Bylaw No. 12375 (except Section 9 of Zoning Bylaw No. 12375) and not to other bylaws (such as the Sign Bylaw); AND
 - a. A Development Variance Permit application is submitted when an associated Form and Character Development Permit application is not required; OR
 - b. A Development Variance Permit application is submitted for any commercial or industrial development in which the authority for the Form and Character Development Permit has been delegated to the Department Manager, Development Planning; OR
 - c. A Heritage Alteration Permit application is submitted with variances in which the authority for the Heritage Alteration Permit has been delegated to the Department Manager, Development Planning.

1.1.2 Restriction on Delegation – Guidelines

As required by Section 498.1(2)b of the Local Government Act, the guidelines the delegate must consider in deciding whether to issue a Development Variance Permit is determined by the following:

- 1. Scope and scale of variances.
 - a. For example, if a significant parking variance is proposed then the delegate could deny the permit and the applicant can apply to have the permit reconsidered by Council.
- 2. Use and enjoyment of neighbouring lands.
 - a. A variance could negatively impact or affect adjacent buildings and uses. For example, a setback variance that would result in a primary window of neighbouring property staring at a large blank wall, then the delegate could deny the permit and the applicant can apply to have the permit reconsidered by Council.
- 3. Effects on the natural environment.
 - a. For example, if a variance would have a detrimental effect on the environment as determined through the Natural Environment Development Permit approval process, then the delegate could deny the permit and the applicant can apply to have the permit reconsidered by Council.
- 4. Appropriateness of the development.
 - a. A variance could decrease the appropriateness of the development if certain Official Community Plan policies and guidelines were not followed due to the variance. For example, if a setback variance increases the area of the home within a 30% steep slope area, then this would decrease the appropriateness of the development and then the delegate could deny the permit and the applicant can apply to have the permit reconsidered by Council.

- 5. Intent of the Zoning Bylaw
 - a. A variance could undermine the purpose of a regulation. For example, the purpose of the 70% maximum upper floor area limit on carriage houses relative to the carriage house footprint is to prevent carriage house 'box' designs and a variance to this regulation could undermine the purpose of this regulation. Then the delegate could deny the permit and the applicant can apply to have the permit reconsidered by Council.
- 6. Public interest in variances
 - a. For example, if a variance triggers a significant public response to the Development Planning Department Manager during the public consultation period, then the delegate could deny the permit and the applicant can apply to have the permit reconsidered by Council.

Applications not eligible for issuance or amendment by the Department Manager, Development Planning must be considered by Council and are subject to the requirements listed in Schedule '4', Section 1.2 – Development Variance Permits, below.

1.1.3 Application Requirements

a) The following information is required for Development Variance Permit applications. See Schedule '1' of this bylaw for a description of each application requirement.

a)	Application Form	g) Photographs
b)	State of Title	h) Site Plan
c)	Owner's Authorization Form (if applicable)	i) Floor Plan
d)	Site Profile (if applicable)	j) Elevation Drawings
e)	Zoning Analysis Table	k) Landscape Plan (if applicable)
f)	Project Rationale	

b) Additional Development Approval Information may be required by the Department Manager, Development Planning in accordance with Section 2.4 of this bylaw to adequately make a recommendation to Council regarding a Development Variance Permit application.

1.1.4 Processing Procedure

A Development Variance Permit application submitted in accordance with this bylaw will be processed as follows:

- j) Upon receipt of an application package submitted to the City in accordance with the requirements of this bylaw, staff will issue a fee receipt to the applicant.
- k) Development Planning will review the application for completeness. If the application is incomplete, staff will request the required information from the applicant. Staff will only process the file when the application package is complete.
- I) Development Planning will refer the application to all relevant City departments, as well as applicable government and external agencies.
- m) Development Planning will evaluate the proposal for compliance with relevant City bylaws and policies.
- n) Relevant referral agency comments will be considered by the Department Manager, Development Planning.
- o) Development Planning will notify the applicant in writing of the decision of the Department

Manager, Development Planning.

- p) If authorized for issuance by the Department Manager, Development Planning, staff will prepare the required Development Permit and related schedules for signature and obtain the required security pursuant to Section 2.9 of this bylaw.
- q) Upon sign-off of the Development Permit by the Department Manager, Development Planning and receipt of the required security, the Development Permit will be issued and then registered against the title of the property(s) at the Land Title Office.

1.2 Development Variance Permits

- 1.2.1 Application Requirements
 - a) The following information is required for Development Variance Permit applications. See Schedule '1' of this bylaw for a description of each application requirement.

a) Application Form	g) Photographs	
b) State of Title	h) Site Plan	
c) Owner's Authorization Form (if applicable)	i) Floor Plan	
d) Site Profile (if applicable)	j) Elevation Drawings	
e) Zoning Analysis Table	k) Landscape Plan (if applicable)	
f) Project Rationale		

b) Additional Development Approval Information may be required by the Department Manager, Development Planning in accordance with Section 2.4 of this bylaw to adequately make a recommendation to Council regarding a Development Variance Permit application.

1.2.2 Processing Procedure

A Development Variance Permit application submitted in accordance with this bylaw will be processed as follows:

- a) Upon receipt of an application package submitted to the City in accordance with the requirements of this bylaw, staff will issue a fee receipt to the applicant.
- b) Development Planning will review the application for completeness. If the application is incomplete, staff will request the required information from the applicant. Staff will only process the file when the application package is complete.
- c) Development Planning will refer the application to all relevant City departments, as well as applicable government and external agencies.
- d) Development Planning will evaluate the proposal for compliance with relevant City bylaws and policies.
- e) The applicant will complete public notification and consultation as required by Section 4 of this bylaw.
- f) Development Planning will prepare a staff report and refer the application to any relevant Council committee(s). The applicant is encouraged to attend any Council committee meeting(s) at which the application is being considered. The Council committee will provide a recommendation to Development Planning staff.
- g) Upon receipt of the comments of other referral agencies, Development Planning staff will prepare a staff report and draft Development Variance Permit for consideration by Council. The applicant

is encouraged to attend the Council meeting at which the application is being considered.

- h) The Office of the City Clerk will notify the applicant in writing of the decision of Council.
- i) If authorized for issuance by the Council, Development Planning staff will prepare the required Development Variance Permit and related schedules for signature, and obtain any required security, pursuant to Section 2.9 of this bylaw.
- j) Upon sign-off of the Development Variance Permit by the Department Manager, Development Planning and receipt of required security, the Development Variance Permit will be issued and then registered on the State of Title of the subject property(s).

CITY OF KELOWNA

BYLAW NO. 12528 Amendment No. 14 to Development Application Fees Bylaw No. 10560

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Application Fees Bylaw No. 10560 be amended as follows:

 THAT Schedule "A" - DEVELOPMENT APPLICATION FEES – Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT be amended by adding the following Minor (Delegated) Development Variance Permit row to the table:

Development Category ¹	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Minior (Delegated) Development Variance Permit	n/a	n/a	n/a	\$925 + \$0/add'l variance

- 2. This bylaw may be cited for all purposes as "Bylaw No. 12528, being Amendment No. 14 to Development Application Fees Bylaw No.10560."
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 8th day of May, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

City Clerk