City of Kelowna Regular Council Meeting AGENDA



Tuesday, October 17, 2023 4:00 pm Council Chamber City Hall, 1435 Water Street

Pages

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 evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2040* - Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing and the 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.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Hodge.

3. Confirmation of Minutes

Tuesday Meeting - September 12, 2023

4. Call to Order the Public Hearing

5. Individual Bylaw Submissions

1-8

5.1 START TIME 4:00 PM - Cara Glen Way 1691 - Z23-0033 (BL12573) TA23-0008 (BL12574) - Rutherford Crestview Developments Ltd., Inc.No. A0085980

To rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone and to amend the Zoning Bylaw with a Site-Specific Text Amendment to allow apartment housing up to four storeys in height on the subject property.

6. Termination

7. Call to Order the Regular Meeting

8. Bylaws Considered at Public Hearing

8.1	START TIME 4:00 PM - Cara Glen Way 1691 - BL12573 (Z23-0033) - Rutherford Crestview Developments Ltd., Inc.No. A0085980	33 - 34
	To give Bylaw No. 12573 second and third reading in order to rezone a portion of the	

To give Bylaw No. 12573 second and third reading in order to rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone.

8.2 START TME 4:00 PM - Cara Glen Way 1691 - BL12574 (TA23-0008) - Rutherford 35 - 35 Crestview Developments Ltd., Inc.No. A0085980

To give Bylaw No. 12574 second and third reading in order to allow a Site-Specific Text Amendment for the subject property.

9. Termination

10. Call to Order the Public Hearing

11. Individual Bylaw Submissions

11.1	START TIME 4:00 PM - Amendments Regarding Electric Vehicle Readiness	36 - 69
	Requirements - TA23-0009 (BL12582) - City of Kelowna	

To amend the Zoning Bylaw to include Electric Vehicle (EV) Readiness requirements in all new residential developments.

12. Termination

- 13. Call to Order the Regular Meeting
- 14. Bylaws Considered at Public Hearing

14.1	START TIME 4:00 PM - Amendments Regarding Electric Vehicle Readiness
	Requirements - BL12582 (TA23-0009) - City of Kelowna

To give Bylaw No. 12582 second and third reading.

70 - 79

15. Development Permit and Development Variance Permit Reports

City Clerk to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

 15.1
 START TIME 5:00 PM - St Paul St 1405 - DP21-0123 DVP21-0124 - Abacio Properties
 80 - 204

 Ltd., Inc.No. C1384016
 80 - 204

To issue a Development Permit and Development Variance Permit for the form and character of a mixed-use tower with variances to long term bicycle parking and floor plates.

15.2 START TIME 6:00 PM - Lawson Ave 1021 - BL12559 (Z23-0015) - 1288384 B.C. Ltd., 205 - 205 Inc.No. BC1288384

To adopt Bylaw No. 12559 in order to rezone from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing with Rental Only zone.

15.3 START TIME 6:00 PM - Lawson Ave 1021 - DP23-0042 DVP23-0043 - 1288384 B.C. 206 - 259 Ltd., Inc.No. BC1288384

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum tree size ratio, minimum growing medium area, minimum side yard setbacks, minimum rear yard setback for a parkade, and minimum building stepback.

- 16. Reminders
- 17. Termination

18. Procedure on each Bylaw Submission

a) Brief description of the application by City Staff (Development Planning);

(b) The applicant has up to 15 minutes to make representations to Council regarding the project.

(c) The Chair will call for representation from the public participating in person and online as follows:

(i) Any person wishing to make representations during the Hearing will have the opportunity to do so.

(ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.



City of Kelowna Regular Council Meeting Minutes

Date: Location: Tuesday, September 12, 2023 Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Tom Dyas, Councillors Ron Cannan*, Maxine DeHart, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge

Members Participating Remotely

Councillor Charlie Hodge*

Staff Present

City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Urban Planning Manager; Jocelyn Black; Planner, Jason Issler*; Planner, Tyler Caswell*; Planner, Mark Tanner*; Planner Specialist, Trisa Atwood*; Legislative Technician, Natasha Beauchamp

Staff Participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 4:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor DeHart.

3. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Stack

THAT the Minutes of the Public Hearing and Regular Meeting of August 15, 2023 be confirmed as circulated.

Carried

Councillor Cannan joined the meeting at 4:02 p.m.

4. Call to order the Regular Meeting

Mayor Dyas called the meeting to order at 4:02 p.m.

5. Liquor License Application Reports

5.1 START TIME 4:00 PM - Bernard Ave 257-261 - LL23-0015 - Paramount Court Inc., Inc. No. A0086803

Staff:

– Displayed a PowerPoint Presentation summarizing the application and rationale for non-support.

PJ Leroux, Kestrel Pl, Vernon, Applicant

- Spoke to the brewery operations and the other craft breweries they operate across Canada.
- Not planning to change operations for hours or capacity.
- Operate as proposed in other provinces that don't have similar restrictions under food primary.
- Apply for patron participant endorsement 6 times per year for events and holidays.
- Commented on provincial regulations for food primary and liquor primary licences.
- Spoke to Council Policy 359 provisions and reduction to adhere to 500 or less capacity, existing rooftop patio, and proximity to other liquor licence holders.
- No bylaw complaints since operations began and no comments from RCMP on application.
- Rooftop use is seasonal.
- Commented on previous applications and decisions of Council.
- Liquor licence is specific to that operation.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

David Habib, Stewart Rd E

- Owns property on Abbott St and owns and operates a business in the area.
- Commented on recent Liquid Zoo application and review of liquor policy.
- Spoke to representing the Standard Nightclub/Pub Association as the Chair. The latest meeting with the RCMP had limited representation from downtown businesses.
- Several issues RCMP deal with on Bernard Ave and with this establishment and others who don't have enough security.
- Spoke to the need for more security professionals when dealing with liquor primaries.
- Spoke to the need for a liquor policy review.

Daniel Mulgrew, Abbott St

- Owns and operates a food primary establishment on Lawrence Avenue.
- Previously spoke with City staff about similar licensing changes.
- More work to manage patrons than liquor primary due to restrictions.
- Spoke to their request for a liquor primary being declined.
- Compared operations on Lawrence Avenue to those on Bernard Avenue.

Applicant in Response:

- Spoke to each application needing to be considered separately.
- Will continue to operate as a restaurant. They are looking for more flexibility for corporate and other events beyond patron participation endorsement applications being applied for six times per year.
- Spoke to if there were RCMP complaints regarding their establishment, that the issues would be brought up during the application.
- Do not have any concerns with restrictions placed on dancing.

ę.

Staff responded to questions from Council.

The applicant responded to questions from Council.

There were no further comments.

2

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

 Council NOT recommend support of an application from Blue Diamond Hospitality Inc. for a Liquor Primary License, located at Parcel Z (Plan B5763) Block 13 District Lot 139 ODYD Plan 462, Kelowna, BC for the following reasons:

- The application is contrary to Council Policy #359: Liquor Licensing Policy & Procedures for Liquor Primary (LP) Establishments;

- The application is contrary to the 2040 Official Community Plan which indicates significant residential growth in the area;

- The increase of noise and activity associated with a large rooftop Liquor Primary License may adversely affect current and future area residents;

- 1. Council's comments on LCLB's prescribed considerations are as follows:
- a. The location of the establishment: The location is within the Downtown Urban Centre on Bernard Avenue which is intended for businesses with an entertainment focus.
- b. The proximity of the establishment to other social or recreational facilities and public buildings: The location is in close proximity to several food primary establishments, liquor primary
- establishments and government buildings. c. The person capacity and hours of liquor service of the establishment: The proposal does not seek changes to the current person capacity of 505 persons. The hours of the outdoor patio may affect nearby residents.
- d. The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location: The 200 block of Bernard Ave contains several liquor primary businesses ranging in scale, hours, and focus.
- . The impact of noise on the community in the immediate vicinity of the establishment:

The potential impact for noise from the rooftop patio may be disruptive and would not be compatible with surrounding land uses.

b. The impact on the community if the application is approved:

The potential for negative impact on the community may increase due to the size, capacity, and hours of the establishment on the rooftop patio with the addition of Patron Participation Entertainment uses, which is contrary to Council Policy #359 which states that Patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

Carried

6. Temporary Use Permit

6.1 START TIME 4:00 PM - Gordon Dr 104-1111 - TUP23-0002 - Lakeside Land Development Corp., Inc. No. BC0797739

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Kendra Helene, Lucky Neko Tattoo Garage, Parkbridge Dr, Applicant

- Spoke to the development of their business as a tattoo studio.
- Spoke to finding a building that accommodates their needs and provides a safe space for staff and their clients.
- Unaware that personal services establishments were not allowed in the building.
- Spoke to a tattoo studio complimenting other uses in the area.
- Support from other businesses in the area.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one came forward from the gallery or online.

Staff responded to questions from Council.

There were no further comments.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council authorizes the issuance of Temporary Use Permit Application No. TUP23-0002 to allow for a personal service establishment business to operate at Lot 1 Section 30 Township 26 ODYD Plan EPP44783, located at 104 – 1111 Gordon Drive, Kelowna, BC for a three (3) year period commencing from Council approval subject to the following conditions:

a. The dimensions and siting of building to operate in the existing building as per Schedule "A";

AND THAT any application to extend the permit must be approved by Council prior to this permit expiring.

Carried

7. Development Permit and Development Variance Permit Reports

7.1 START TIME 4:45 PM - Lapointe Dr 6320 BL12544 (TA23-0005) - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12544 be adopted.

Carried

7.2 START TIME 4:45 PM - Lapointe Dr 6320 - DP23-0091 DVP23-0092 - City of Kelowna

Staff:

– Displayed a PowerPoint Presentation summarizing the application.

Bruce Anderson, JRTW Planning Services, Victoria, Applicant

- Spoke to positive staff interactions during the application.
- First Truck business is relocating from West Kelowna to Kelowna. It will be a signature location for the applicant with a new design at a major intersection.
- Innovative approach to address landscaping requirements, including adding trees to the Okanagan Rail Trail Corridor.

 Spoke to the signage variances being requested as being considerate as maximums are not being applied for.

The Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one from the gallery or online came forward.

Staff responded to questions from Council.

The applicant responded to questions from Council.

There were no further comments.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT final adoption of Zoning Bylaw Text Amendment Bylaw No. 12544 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0091 and Development Variance Permit No. DVP23-0092 for Lot 1 District Lot 120 ODYD Plan EPP65593, located at 6320 Lapointe Drive, 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 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 variances to the following sections of Sign Bylaw No. 11530 be granted:

Section 8.3(a)a.: Local Commercial Zones, Signage Regulations

To vary the maximum size of Fascia Signs from 4.0 m² permitted to 6.0 m² proposed.

Section 8.3(a)b.i.: Local Commercial Zones, Signage Regulations

To vary the maximum size of a Free-Standing Sign from 3.0 m² permitted to 6.0 m² proposed.

Section 8.3(a)b.ii.: Local Commercial Zones, Signage Regulations

To vary the maximum height of a Free-Standing Sign from 3.0 m permitted to 5.0 m proposed.

Section 8.3(b)a.i.: Local Commercial Zones, Signage Regulations

To vary the maximum number of non-illuminated Fascia Signs from two (2) permitted to three (3) proposed.

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

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

<u>Carried</u>

7.3 START TIME 4:45 PM - Saucier Ave 802-812 - BL12436 (Z21-0041) - Westrich Saucier Developments BC Ltd., Inc. No. BC1367262

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Bylaw No. 12436 be amended at 3rd reading as follows:

By deleting the Legal Description that reads:

": a. LOT 5 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC; b. LOT 6 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC; c. LOT 7 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC; d. LOT 8 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC; e. LOT 20 BLOCK 1 DL 138 ODYD PLAN 7117, located on Saucier Ave, Kelowna, BC; f. LOT 19 BLOCK 1 DL 138 ODYD PLAN 7117, located on Saucier Ave, Kelowna, BC;

And replacing it with:

"Lot A District Lot 138 ODYD Plan EPP127793, located on Saucier Avenue, Kelowna, BC";

And by deleting "801, 809, 819, 831 Harvey Avenue and 802,";

And replacing it with "802-"

Carried

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Bylaw No. 12436, as amended, be adopted.

<u>Carried</u>

7.4 START TIME 4:45 PM - Saucier Ave 802-812 - DP22-0035 DVP22-0036 - Westrich Saucier Developments BC Ltd., Inc. No. BC1367262

- Staff:
 - Displayed a PowerPoint Presentation summarizing the application.

Nola Kimbarton, WSP, Able Place, Applicant's agent

- Spoke to the 27 large trees being planted onsite.
- Spoke to the CMHC Select Program application for affordability and accessibility and climate outcomes by the applicant.
- Spoke to the 25 to 35 EV parking stalls being provided.
- Spoke to the variances requested are due to the road dedications on Harvey and Saucier result in a smaller buildable area.

The Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Colleen Black, Kelowna

- Own the rental property across the street.
- Spoke to the major issues the subject property has had before the redevelopment was proposed.
- Raised concerns about traffic access into the development and would like to know if access if from Saucier or Harvey Avenue.

Heather Friesen, Kriese Rd

Supportive of the application.

- The Housing Needs Assessment identifies the need for rental projects.
- Traffic should not be a concern in the effort to build more housing in the community.
- Need housing faster than it is being built or approved.

Applicant in Response:

- Spoke to working toward a more affordable rental option.
- Spoke to the same peak traffic levels will occur as there will be residents with flexible working schedules, seniors resulting in a diversity of units and residents.
- Spoke to the location making it easier to reduce the need for vehicles.

Staff responded to questions from Council.

There were no further comments.

Councillor Hodge left the meeting at 5:54 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Rezoning Bylaw No. 12436 be amended at third reading to revise the legal descriptions of the subject properties from:

- LOT 5 BLOCK 1 DL 138 ODYD PLAN 7117, located at 801 Harvey Ave, Kelowna, BC; ٠
- LOT 6 BLOCK 1 DL 138 ODYD PLAN 7117, located at 809 Harvey Ave, Kelowna, BC; LOT 7 BLOCK 1 DL 138 ODYD PLAN 7117, located at 819 Harvey Ave, Kelowna, BC; LOT 8 BLOCK 1 DL 138 ODYD PLAN 7117, located at 831 Harvey Ave, Kelowna, BC; •
- ٠
- •
- LOT 20 BLOCK 1 DL 138 ODYD PLAN 7117, located at 802 Saucier Ave, Kelowna, BC;
- LOT 19 BLOCK 1 DL 138 ODYD PLAN 7117, located at 812 Saucier Ave, Kelowna, BC;

to:

LOT A DL 138 ODYD PLAN EPP127793, located at 802-812 Saucier Ave, Kelowna, BC;

AND THAT final adoption of Rezoning Bylaw No. 12436 be considered by Council; AND THAT Council authorizes the issuance of Development Permit No. DP22-0035 and Development Variance Permit No. DVP22-0036 for LOT A DL 138 ODYD PLAN EPP127793, located at 802-812 Saucier Ave, 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 finish of the building 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 variances to the following sections of Zoning Bylaw No. 12375 be granted as shown on Schedule "A" and Schedule "B":

Section 13.5: MF3, Development Regulations

To vary the required maximum site coverage of all buildings from 65% required to 66% proposed.

Section 13.5: MF3, Development Regulations

To vary the minimum building stepback from front yard on Saucier Ave from 3.0 m required to 2.1 m proposed (at Level 2).

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

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

		<u>Carried</u>
8.	Reminders	
	There were no reminders.	
9.	Termination	
	The meeting was declared terminated at 5:59 p.m.	
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REPORT TO COUNCIL REZONING



Date:	August 14, 2023	Kelowna
То:	Council	
From:	City Manager	
Address:	1691 Cara Glen Way	
File No.:	Z23-0033 TA23-0008	
	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RR1 – Large Lot Rural Residential	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0033 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641, located at 1691 Cara Glen Way, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone as shown on Map "A" attached to the Report from the Development Planning Department dated August 14, 2023, be considered by Council;

AND THAT Zoning Bylaw Text Amendment Application No. TA23-0008 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in the Report from Development Planning Department dated August 14, 2023, for Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641, located at 1691 Cara Glen Way be considered by Council;

AND THAT the Rezoning Bylaw and Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw and Zoning Bylaw Text Amending 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 August 14, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw and Zoning Bylaw Text Amending Bylaw be considered subsequent to the portion of the property being rezoned to MF₂ – Townhouse Housing zone as shown on on Map "A", attached to the Report from the Development Planning Department dated August 14, 2023, being consolidated with Lot 1 Section 32 Township 26 ODYD Plan KAP91641, located at 530 Caramillo Ct, Kelowna, BC.

2.0 Purpose

To rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone and to amend the Zoning Bylaw with a Site-Specific Text Amendment to allow apartment housing up to four storeys in height on the subject property.

3.0 Development Planning

Staff support the proposed rezoning application for a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone. If approved, the MF2 zoned portion of the property would be consolidated with the adjacent MF2 zoned property to the south to facilitate a multi-

dwelling development. The remainder of the property would be dedicated to the City as parkland and consolidated into Knox Mountain Park East.

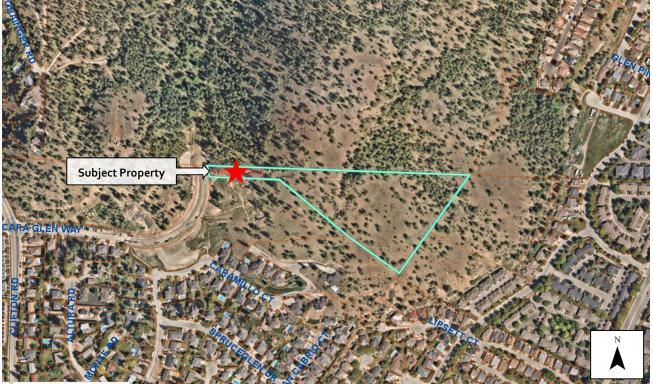
Official Community Plan (OCP) policy for the Core Area Neighbourhood supports multi-dwelling development where the property was zoned to allow for such uses when the OCP was adopted. This rezoning would allow for a minor addition to an existing development site to make it more practical to develop. The proposal also complies with OCP policy which encourages the preservation and acquisition of natural areas and protecting hillsides and environmentally sensitive areas.

Lot Area	Proposed (m ²)
Gross Site Area	34,722
Road Dedication	N/A
Undevelopable Area	~32,900
Net Site Area	~1822

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Knox Mountain Park East
East	RU4 – Duplex Housing	Townhouse Housing Strata
EdSL	RR1 – Large Lot Rural Residential	Single Detached Housing
South	MF2 – Townhouse Housing	Vacant
50001	RR1 – Large Lot Rural Residential	Single Detached Housing
West	RR1 – Large Lot Rural Residential	Vacant

Subject Property Map: 1691 Cara Glen Way



The subject property is located in Glenmore, east of Clifton Road. Cara Glen Way adjacent to the subject property is currently being constructed to provide access to the site. Knox Mountain Park East is immediately to the north. The surrounding neighbourhood is primarily comprised of single detached dwellings, while there are townhouses and apartments located west of Clifton Road.

4.1 <u>Background</u>

On May 19, 2009, Council adopted an OCP Amendment (OCPo6-0005) and Rezoning Bylaw (Zo6-0024) to rezone the neighbouring property at 530 Caramillo Ct, immediately south of the subject property, to the RM3 – Low Density Multiple Housing zone. A Development Permit and Development Variance Permit were subsequently issued by Council on June 10, 2010 for a five building, 60 unit apartment housing development. The variance allowed the buildings to be up to 6 storeys in height. The Development Permit and Development Variance Permit expired in 2012 as construction of the project did not commence.

When Zoning Bylaw No. 12375 was adopted in September 2022, in order to carry over the uses and density allowed by the existing RM3 zoning, the property at 530 Caramillo Ct was given the MF2 – Townhouse Housing zone with a site-specific condition that permits apartment housing up to four storeys in height.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context		
Policy 5.3.5 Existing	Consider support for stacked row housing, low rise apartments and mixed use	
Uses and Scales	buildings in Core Area Neighbourhoods where the property was zoned to allow	
	for such uses on the date that the Official Community Plan was adopted.	
	The adjacent property is zoned to allow four storey apartment buildings since	
	2009. The proposed rezoning of a small portion of the subject property is a minor	
	addition to create a practical development site.	

Objective 10.1 Acquire new parks to enhance livability throughout the City.		
Policy 10.1.15	Preserve a diversity of Natural Areas for habitat and ecosystem conservation with	
Natural Areas	limited trails and other low impact activities. The network should contain	
	representative Okanagan ecosystems , contain areas of natural beauty and of	
	high visual sensitivity, with opportunities for view points, staging areas, and linear	
	trails. Aim for contiguous spaces that link to other regionally and provincially	
	protected spaces.	
	The balance of the subject property, not subject to rezoning will be dedicated to the	
	City as parkland and incorporated as part of Knox Mountain Park East.	

Objective 14.5 Protect and restore environmentally sensitive areas from development impacts		
Policy 14.5.1	Design new development to prioritize protection of environmentally sensitive	
Development	areas. Design the development to not disturb natural ecosystems, preserve	
Design in	environmentally sensitive features, adapt to natural topography and to avoid	
Environmentally	overall environmental impact.	
Sensitive Areas	The proposed rezoning is for the flatter portion of the property near the road. Steep	
	slopes and the majority of 'high' environmentally sensitive areas are contained on	
	the property, which will be dedicated as parkland.	

6.0 Application Chronology

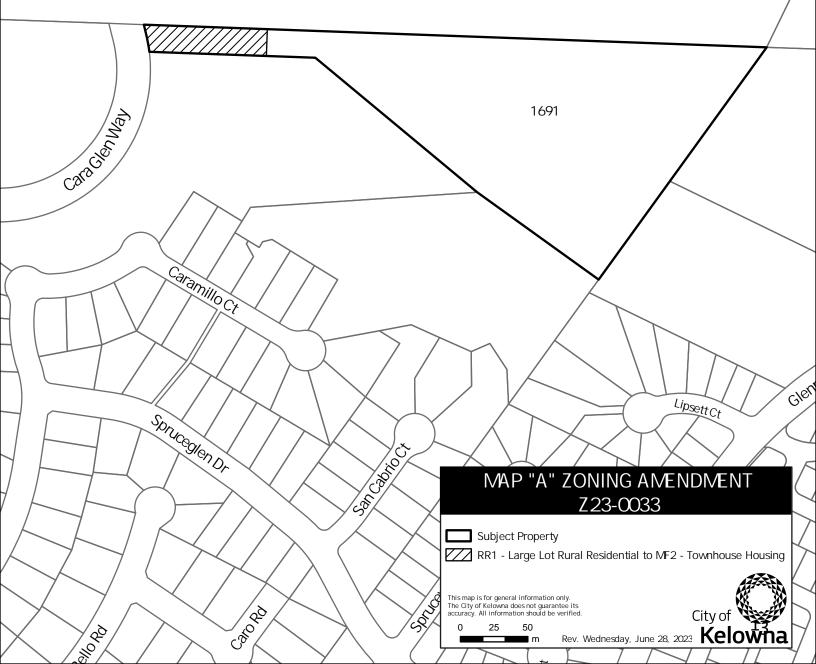
Application Accepted:	May 16, 2023
Neighbourhood Notification Summary Received:	June 15, 2023

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:

Map A: Zoning Amendment Schedule A: Proposed Text Amendment Attachment A: Development Engineering Memo Attachment B: Proposed Zoning Plan

For additional information, please visit our Current Developments online at <u>www.kelowna.ca/currentdevelopments</u>.



Schedule A – Proposed Text Amendment

No.	Section	Current Wording	Proposed Wording			Reason for ChangeTo allow apartmenthousing up to 4 storeysin height as a permitted	
1.	Section 13.7 – Multi-Dwelling Zones, 13.7 Site Specific Regulations	N/A	13.7 Site Specific Uses and Regulations Uses and regulations apply on a site-specific basis as follows:				
				Legal Description	Civic Address	Regulation	use.
			6	Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641	1691 Cara Glen Way	The MF ₂ – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys.	

SCHEDULE	Α
This forms part of application	ation
# Z22-0033 TA23-0008	🕅 🔊 🛛
	City of
Planner Initials MT	Kelowna

CITY OF KELOWNA

MEMORANDUM

Date:	June 5, 2023	ATTACHMENT A
File No.:	Z23-0033	This forms part of application # Z23-0033 TA23-0008
То:	Urban Planning Manager (JB)	City of Kelowna
From:	Development Engineering Manager (NC)	Initials MT COMMUNITY PLANNING
Subject:	1691 Cara Glen Way	RR1 to MF2

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone **a portion** (westernmost 0.44 ac only) of the subject property from the RR1 - Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone with a site-specific regulation to allow apartment housing up to 4 storeys.

The Development Engineering Technician for this file is Cindal McCabe (cmccabe@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. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.
- b. The applicant intends to consolidate the MF2 portion of the subject property with the existing MF2 zoned property directly to the south (Lot A Plan KAP91641). Development Engineering understands that the completion of this subdivision consolidation is a condition of final adoption of rezoning application Z23-0033.
- c. All comments made within this memo for Z23-0033 are applicable only to the context of the combined rezoning and lot consolidation. If the lot consolidation does not go forward, this memo is not valid, and Development Engineering must review and produce a new memo.
- d. Works and Services for the development on the future consolidated parcel are outlined in the Development Engineering memo under file S21-0081.

2. DOMESTIC WATER AND FIRE PROTECTION

a. The portion of the subject property being rezoned will be serviced when it is consolidated with the existing MF2 parcel to the south (Lot A Plan KAP91641). No additional services will be permitted. The remaining park dedication area does not require services.

3. SANITARY SEWER SYSTEM

a. The portion of the subject property being rezoned will be serviced when it is consolidated with the existing MF2 parcel to the south (Lot A Plan KAP91641). No additional services will be permitted. The remaining park dedication area does not require services.

4. STORM DRAINAGE

a. The portion of the subject property being rezoned will be serviced when it is consolidated with the existing MF2 parcel to the south (Lot A Plan KAP91641). No additional services will be permitted. The remaining park dedication area does not require services.

5. ROADWAY AND STREETSCAPE

a. No frontage improvements are required of this application as they are being constructed with application S21-0081.

6. <u>POWER AND TELECOMMUNICATION SERVICES</u>

- a. 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.
- b. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

Nelson Chapman, P.Eng. Development Engineering Manager

ATTACHMENT A This forms part of application # Z23-0033 TA23-0008 City of Planner Initials MT COMMUNITY PLANNING

CM

PROPOSED ZONING

ZONES

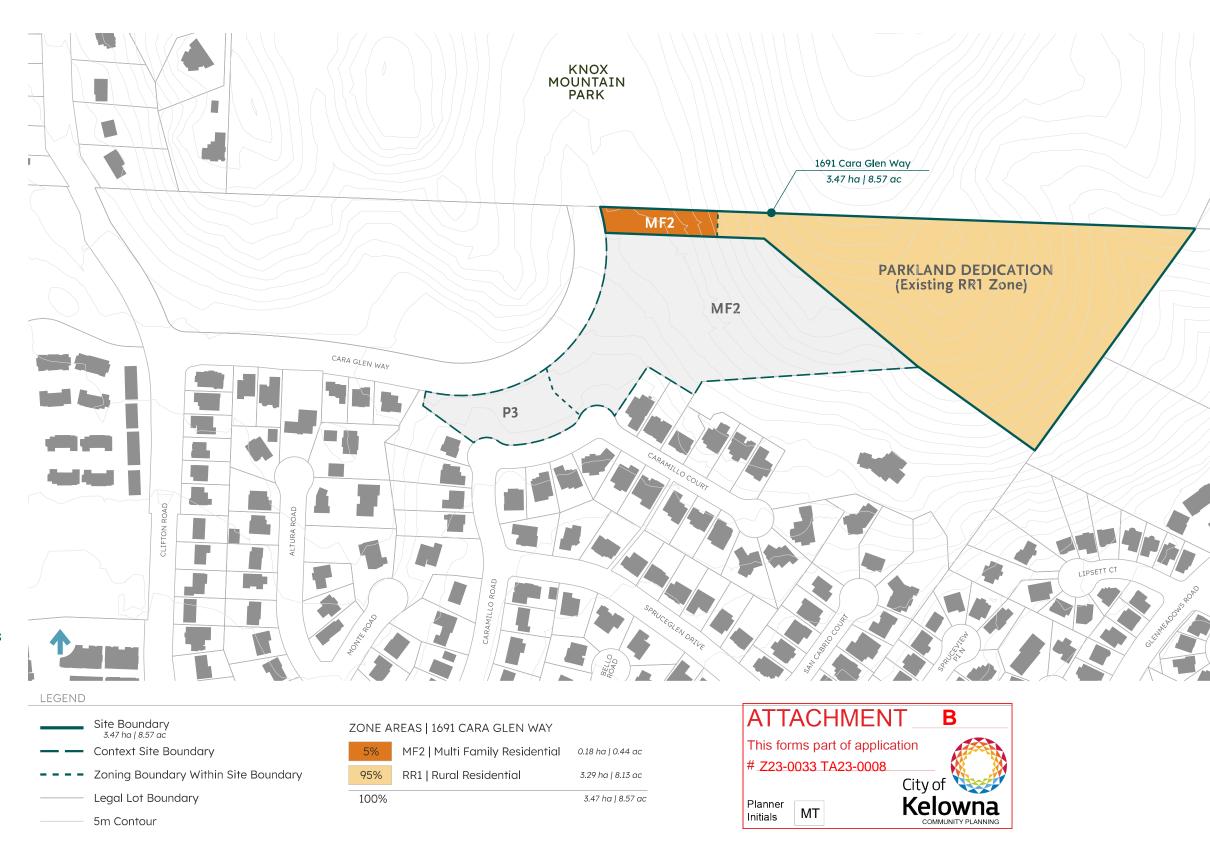
- MF2* Townhouse Housing, and;
- RR1 Rural Residential.

The design proposes the rezoning of a portion (0.44 ac) of 1691 Cara Glen Way to the MF2 - Townhouse Housing zone including the Site Specific Regulations - that allow for a 4-storey apartment building - noted in Section 13.7 that currently has been placed on 530 Caramillo Ct. The intent is to consolidate the rezoned land to the multi-family zoned parcel at 530 Caramillo Ct.

The remainder 10.18 acres of 1691 Cara Glen Way - zoned RR1 and not subject to rezoning - is to be dedicated as parkland to the City of Kelowna as an expansion of Knox Mountain Park.

*The parcel currently zoned as MF2 (530 Caramillo Court) has a site-specific condition from a previously adopted rezoning that allows for apartment buildings up to 4-storeys. The 0.44 acres rezoned MF2 would be consolidated an extension of that same condition.

The property at 530 Caramillo Ct. including the neighbourhood park is not seeking rezoning, but are shown as part of the comprehensive master plan.





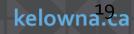
Z23-0033 TA23-0008 1691 Cara Glen Way

Rezoning & Site-Specific Text Amendment Application



Purpose

To rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone and to amend the Zoning Bylaw with a Site-Specific Text Amendment to allow apartment housing up to four storeys in height on the subject property.

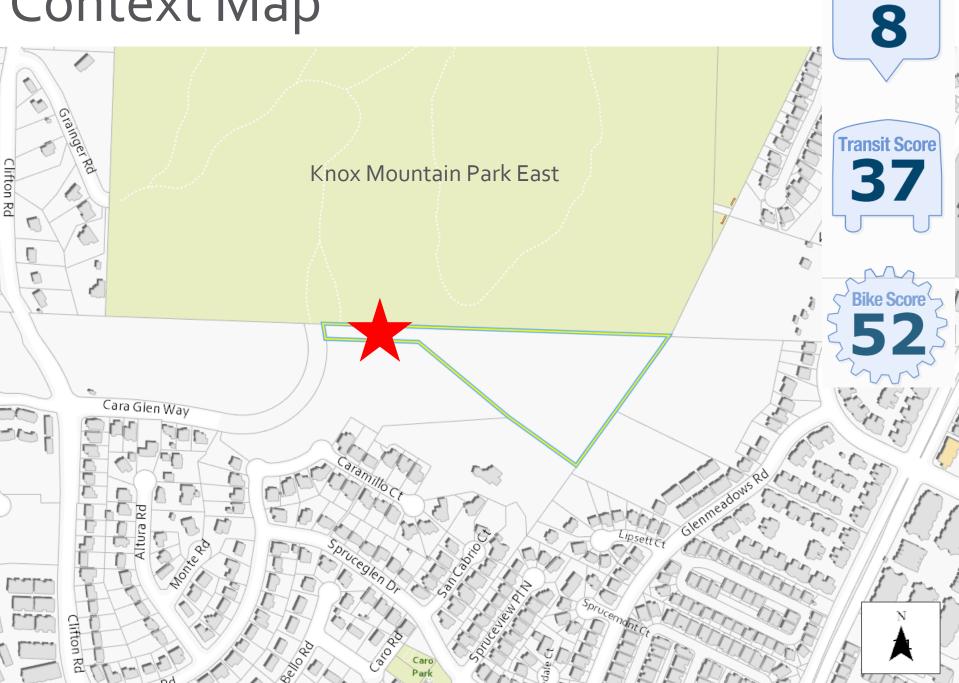


Development Process



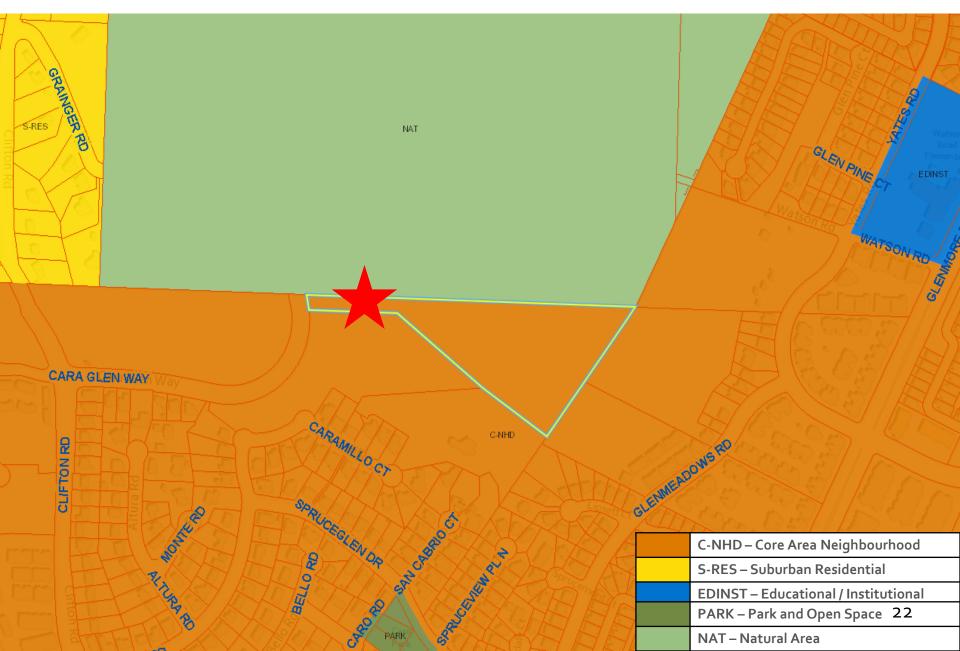


Context Map



Walk Score

OCP Future Land Use



Subject Property Map

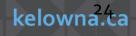




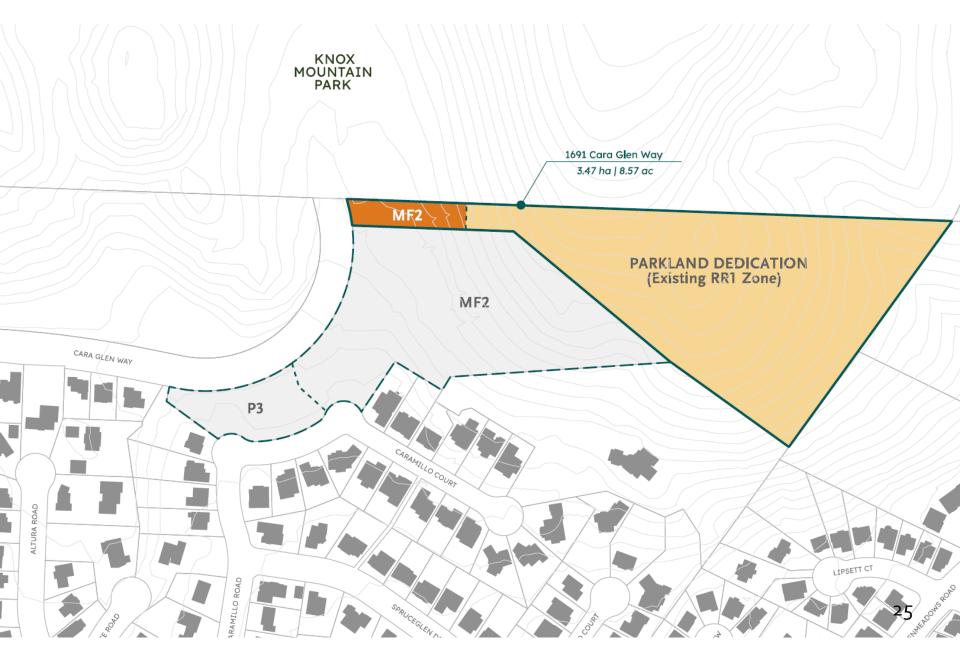
Project Details

MF2 – Townhouse Housing**

- **Site-Specific Text Amendment to allow apartment housing up to four storeys
- Rezoning only a small portion of the panhandle of the lot
- Matches zoning on neighbouring lot to south
 - To be consolidated
- Remainder of the lot will be dedicated to the City as parkland



Zoning Amendment





OCP Objectives & Policies

Policy 5.3.5 Existing Uses and Scales

Consider support for low rise apartments in Core Area Neighbourhoods where the property was zoned to allow for such uses when Official Community Plan was adopted

Policy 10.1.15 Natural Areas

- Preserve a diversity of natural areas for habitat and ecosystem conservation with limited trails and other low impact activities
- Policy 14.5.1 Development in Environmentally Sensitive Areas
 - Prioritize protection of environmentally sensitive features





Staff Recommendation

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

- OCP Future Land Use C-NHD
- OCP Policies
 - Policy 5.3.5: Existing Uses and Scales
 - Policy 10.1.15: Natural Areas
 - Policy 14.5.1: Development in Environmentally Sensitive Areas
- Development Permit to follow





1691 CARA GLEN WAY | Rezoning Application

September 2023

Public Hearing Presentation



EXISTING ZONING

EXISTING ZONE

- RR1 Large Lot Rural Residential.
- The adjacent parcel is currently zoned MF2 (530 Caramillo Court) with a site-specific condition that allows for apartment buildings up to 4-storeys.

COMPLETING THE NEIGHBOURHOOD

The Missing Piece

The application seeks to fulfill the OCP's goals and complete the Core Area along the edge of Knox Mountain Park with a compact and walkable neighbourhood.

Within the Core Area

The 3.47-hectare site is situated on the northern reaches of Kelowna's core along the southern edge of Knox Mountain Park.

Diverse Housing Forms

Atop priority in the OCP for the Core Area Neighbourhood and supported by the proposed ground-oriented and multi-family residential.

Guided by Topography

The rezoned portion will provide for an improved hillside development form and site configuration once consolidated with 530 Caramillo Ct.

Significant Parkland Dedication

The application proposes to dedicate 95% of the site (3.29 ha) as an expansion of Knox Mountain Park



LEGEND

- Site Boundary 3.47 ha | 8.57 ac
- Context Site Boundary
- Zoning Boundary Within Site Boundary
- Legal Lot Boundary
- 5m Contour

ZONE AREAS | 1691 CARA GLEN WAY

100%	RR1 Large Lot Rural Residential	3.47 ha 8.57 ac
100%		3.47 ha 8.57 ac

- "Old Glenmore" (Late 1970's)
- Adjacent site zoned (2009)
- Development Permit issued & road construction bonding paid (2000's)
- Site ownership
- Zoning on adjacent site updated with new Land Use Bylaw in Fall 2022
- Construction started on Cara Glen Way and Park (April 2023).
- South-facing Knox Mountain Lands.
- OCP goals "Core Area" with compact, walkable neighborhood.
- Application to rezone 5% of lands and consolidate with approved adjacent parcel to south.
- 95% of lands to be dedicated to City Of Kelowna/Knox Mountain Park
- Ensures proper long-term stewardship.
- Form and Character Development Permit (early 2024).

History and the Missing Link

PROPOSED ZONING PLAN

PROPOSED ZONE

MF2 - Townhouse Housing.The zone allows for:

- Duplex Housing;
- Semi-detached Housing;
- Single Detached Housing;
- Stacked Townhouses,
- Townhouses, and;
- Apartments
- The design proposes to continue the same site specific condition to the small portion (0.44 ac) of 1691 Cara Glen Way.

EXPANDING KNOX MOUNTAIN PARK

 The remaining 8.13 acres are to be dedicated as public parkland as an expansion of Knox Mountain Park.



LEGEND



AREAS | 1691 CARA GLEN WAY



1691 Cara Glen Way 3.47 ha | 8.57 ac

PARKLAND DEDICATION

CARA GLEN NEIGHBOURHOOD

DESIGN FEATURES

Respecting the Landform

The design preserves the natural surroundings while accommodating community growth + recreational opportunities.

Diversity of Homes

A combination of Townhomes and Apartments - of various sizes + layouts - provide for a variety of lifestyles, life stages and incomes.

Sustainable Growth

Providing a variety of new housing types in an urban area where residents live closer to jobs, amenities, transit, and active transportation routes.

Walkable Neighbourhood

Coherent pattern of streets, sidewalks and trails promote a pedestrian focused neighbourhood.

Connections to Nature

The proposal preserves 95% of the site for Natural Parks including a proposed new trail network that will connect to the existing trails within Knox Mountain Park.



LEGEND

Site Boundary 3.47 ha | 8.57 ac Context Site Boundary Legal Lot Boundary Proposed Land Use Boundary 5m Contour Road Right of Way Road Carriage

Development Areas Strata Green Public Park



- Neighbourhood Access Points
- Neighbourhood Park
- Natural Area | Provincial Park

Conceptual Layout only to support Rezoning and is subject to change through detailed design and approval process.



CITY OF KELOWNA

BYLAW NO. 12573 Z23-0033 1691 Cara Glen Way

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 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641 located on Cara Glen Way, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone 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 14th day of August, 2023.

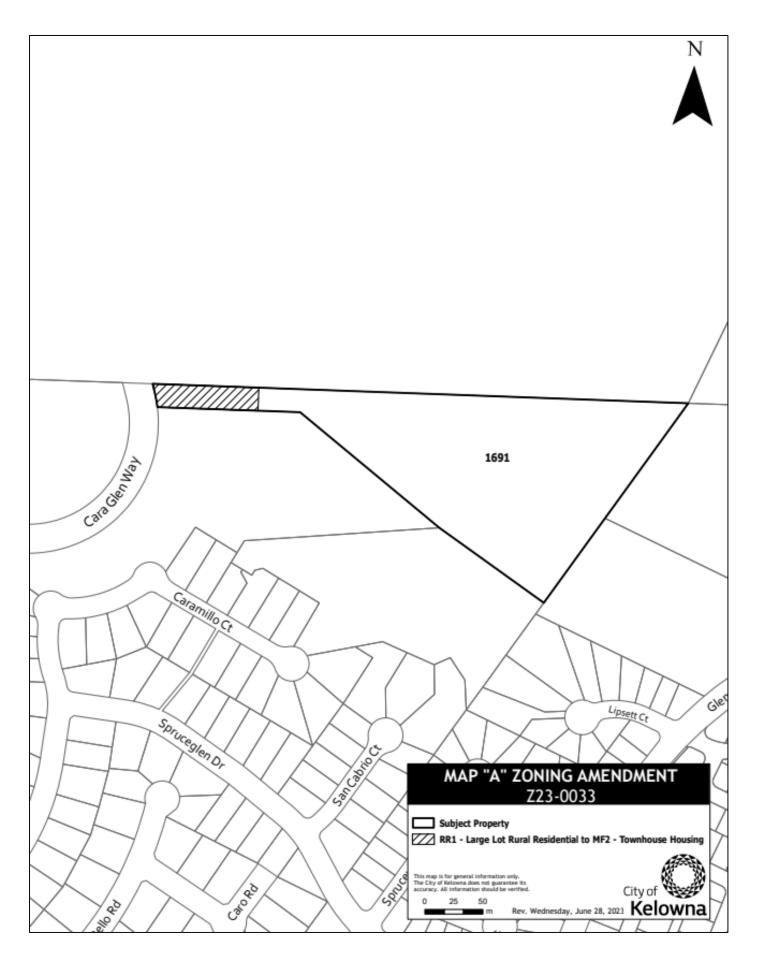
Considered at a Public Hearing on the

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. 12574 TA23-0008 1691 Cara Glen Way

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 13 – Multi-Dwelling Zones, Section 13.7 – Site Specific Regulations be amended by adding in its appropriate location the following:

	Legal Description	Civic Address	Regulation
6.	Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641	1691 Cara Glen Way	The MF ₂ – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys.

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 14th day of August, 2023.

Considered at a Public Hearing on this

...

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

REPORT TO COUNCIL Text Amendment

Date:	September 25, 2023		
То:	Council		
From:	City Manager		
File No.:	TA23-0009		



1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0009 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing Section 8 – Parking and Loading as identified in Schedule "A" and outlined in the Report from Development Planning and Climate Action and Environmental Stewardship Departments dated September 25th, 2023, be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To amend the Zoning Bylaw to include Electric Vehicle (EV) Readiness requirements in all new residential developments.

3.0 Development Planning

Council endorsed the City's <u>Community EV & E-Bike Strategy</u> in September 2021, which has an overarching vision of Kelowna being a city where charging an EV is easy, convenient and affordable. One of the key objectives of this Strategy is to increase access to EV charging on private property, particularly in residential properties. In 2022, Council directed staff (<u>Roo87/22/02/07</u>) to include residential EV readiness requirements as part of Kelowna Zoning Bylaw 12375. "EV Readiness" means that a parking space features an energized electrical outlet capable of charging an EV, when charging equipment is installed in the future.

Based on stakeholder engagement and policy evaluation completed, staff recommends inclusion of the following residential EV readiness requirements, defined in Section 8 (Parking and Loading) of Kelowna Zoning Bylaw 12375 (bylaw amendment in Schedule "A"):

- New residential developments minimum of one energized electric vehicle outlet per dwelling unit.
- Exception for "rental only" zones, where a minimum 25% of required parking spaces require an energized electric vehicle outlet.

This approach was based on balancing the following objectives:

• **Minimize upfront costs for builders/developers:** EV charging infrastructure inevitably has a cost; however, Kelowna seeks to balance policies that minimize upfront costs while not pushing these costs onto EV owners and strata's in the future.

- **Minimize costs for EV owners:** Installing EV charging at the time of construction can significantly reduce overall cost of EV charging infrastructure (compared to retrofitting in the future).
- Simple for strata's to administer: It is difficult, or legally impossible, for strata's to fairly allocate access to EV charging among a limited number of stalls or to allow owners to change stalls. Rental buildings do not have the same legal barriers to swap parking spaces, or strata governance complexities, and therefore reduced EV ready requirements are recommended for rentals.
- **Equitable for residents:** Ensure residential charging is available in all newly constructed residential buildings for every dwelling.
- **Future-proofing:** EV ready infrastructure anticipates technology trends and accommodates addition of suitable EV charging systems as they change overtime.

3.1 <u>Background</u>

BC leads all Canadian provinces in EV registrations. Nearly one fifth of all new vehicle purchases in 2022 were EVs. Rapid sales growth aligns with strong federal and provincial legislation, which requires 100 per cent of passenger vehicle sales to be zero emissions vehicles (ZEV) by 2035. In anticipation of increasing EV ownership, over 15 BC jurisdictions have already implemented EV ready polices for new residential developments in recent years, demonstrating the technical and practical feasibility of EV ready infrastructure in the residential sector.

Home charging availability will be required for wider scale EV adoption. Kelowna's 2021 EV engagement survey estimates that 84 per cent of current EV charging is done at home. Seventy per cent of non-EV owners identified an EV as their first choice for their next new automobile. Charging availability at home will be critical to enable the transition to EVs from now through 2035.

Retrofitting existing buildings will remain a persistent, frustrating challenge for many Kelowna residents. Legal complexity, strata decision-making gridlock, and high costs to retrofit are persistent barriers that will be amplified as EV sales continue to grow. EV readiness ensures that newly constructed single-family and multi-family buildings are "future-proof" for resident needs.

EV ready new buildings are cost-effective. In multi-family buildings, electrical loads are commonly shared across numerous EV chargers, through use of an Electric Vehicle Energy Management System (EVEMS – or, "smart charging"). Numerous studies estimate costs \$1,800 or less, per parking stall, regardless of building type (low, mid, high-rise). Costs for EV readiness in new single-family homes will typically be significantly less than multi-family buildings, ranging from \$200-\$500, depending up the site configuration, calculated load, and panel sizing.

EV readiness unlocks a significant source of greenhouse gas (GHG) reductions in Kelowna. Transitioning personal vehicles to EVs represents the most impactful GHG emissions reduction opportunity in Kelowna in the coming decades, representing nearly 50 per cent of our modelled emissions reductions by 2050. Without EV ready residential buildings, Kelowna is unlikely to meet our 2030 and 2050 community GHG emissions reduction targets.

EV charging availability is a valuable asset that increases desirability and livability of new homes. Kelowna's 2040 Official Community Plan (OCP) growth projections assume that 76 per cent of new units over the next 20 years will be in the form of multi-family housing. As EVs become more prevalent and Kelowna increases in density, EV ready buildings will be increasingly sought out by buyers and renters.

3.2 <u>Stakeholder Engagement</u>

- The City facilitated public engagement on its Community EV & E-Bike Strategy from December 2020 April 2021, which included public comment on EV readiness initiatives.
- After public engagement, from September through October 2021, staff collected feedback on EV ready initiatives from numerous interested groups, predominantly represented by the development industry.
- City staff also engaged with FortisBC on considerations for Kelowna's power supply and electricity grid impacts throughout 2021 through 2023.
- Staff conducted further industry engagement in April 2023 to provide education and awareness of EV ready initiatives, policy drivers, and technical considerations, with collaboration of third-party experts at FortisBC, Plug in BC, and Prism Engineering.

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 12.1 Desig	gn the community to be more resilient to a changing climate
Policy 12.1.1 GHG Emissions Reduction Targets	 In partnership with senior governments; local citizens and businesses; non-profits; external agencies; and utility providers; work towards reducing absolute community greenhouse gas emissions below 2007 levels by: 4 per cent below 2007 levels by 2023; 25 per cent below 2007 levels by 2033; 80 per cent below 2007 levels by 2050 Note: new targets were endorsed by Council in 2022 - 40 per cent below 2007 levels by 2030 and net-zero by 2050. Further community engagement is needed before updating the OCP. EV ready policy unlocks significant GHG emissions reductions in the transportation sector
	through personal EV use; upwards of 50 per cent of Kelowna's community reductions by 2050.
Objective 12.7 Supp	port the transition to emerging low-emission transportation technologies
Policy 12.7.1 Low Carbon Fuels	Support the expansion and use of low carbon fuels (e.g., electricity, hydrogen, etc.) as one way of reducing GHG emissions from the transportation sector. EV ready policy is critical to enable Kelowna residents to transition to EVs and electricity
, ,	 use as a low carbon fuel. Provide infrastructure to support and expand electric vehicle (EV) and E-Bike ownership through the following initiatives: Residential charging infrastructure: Ensure access to appropriate EV and e-bike charging infrastructure (such as Level 2 conduits for EVs), in new construction EV ready policy directly supports this OCP objective.

4.2 Imagine Kelowna

Kelowna community vision: take action in the face of climate change.

5.0 Stakeholder Engagement

Text Amendment Application:	July 12, 20223
EV Strategy Public Engagement Session:	December 2020 – April 2021
Development Industry Engagement Session 1:	September - October 2021
Development Industry Engagement Session 2:	April 18, 2023
FortisBC engagement collaboration:	2021 through 2023 (numerous)
Please refer to Attachment "A" for a summary of 2023	development industry engagement and Attachment

Please refer to Attachment "A" for a summary of 2023 development industry engagement and At "B" for FortisBC letter of support.

Report prepared by:	Todd Brunner, Community Energy Specialist
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Chris Ray, Climate Action and Environmental Stewardship Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

- Schedule A: TA23-0009 Schedule A Proposed Text Amendments
- Attachment A: Summary of 2023 Engagement Feedback
- Attachment B: FortisBC Letter of Support

For additional information, please visit our Current Developments online at <u>www.kelowna.ca/currentdevelopments</u>.



TA23-0009 - Schedule A – Proposed Text Amendments

Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	n/a	ELECTRIC VEHICLE means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.	New definition required for incorporating EV ready requirements into Kelowna Bylaw No. 12375
2.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	n/a	ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM means a system to control electric vehicle supply equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.	New definition required for incorporating EV ready requirements into Kelowna Bylaw No. 12375
3.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	n/a	ELECTRIC VEHICLE SUPPLY EQUIPMENT means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle .	New definition required for incorporating EV ready requirements into Kelowna Bylaw No. 12375
4.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	n/a	ENERGIZED OUTLET means a connected point in an electrical wiring installation at which current is taken to supply electric vehicle supply equipment . An energized outlet can take the form of an outlet box with a cover, or an electrical receptacle.	New definition required for incorporating EV ready requirements into Kelowna Bylaw No. 12375





No.	Section	Current Wording	Proposed Wording	Reason for Change
5.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	LEVEL 2 CHARGING means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard.	LEVEL 2 CHARGING means a Level 2 electric vehicle charging level as defined b SAE International's J1772 standard and ma include variable rate charging that is controlled by an electric vehicle energy management system .	
6.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	LEVEL 3 CHARGING means direct current (DC) level 1, or higher, electric vehicle charging station as defined by SAE International's J1772 standard.	Delete	Revise definition to use current industry standard language of Direct Current Fast Charging (DCFC)
7.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	n/a	DIRECT CURRENT FAST CHARGING (DCFC) means direct current electric vehic charging as defined by SAE International's J1772 standard and includes provision of electric vehicle charging equipment.	
8.	Section 5 – Definitions & Interpretation, 5.3 General Definitions	 ALTERNATIVE FUEL INFRASTRUCTURE means any one of the following: (a) level-3 electric vehicle charging station (also known as a DC fast charger), or its equivalent; (b) fast-fill compressed natural gas (CNG) vehicle refueling station; (c) hydrogen vehicle refueling station; and /or (d) liquefied petroleum gas 	ALTERNATIVE FUEL INFRASTRUCTUR means any one of the following: (a) Direct Current Fast Charger (DCFO or its equivalent; and /or (b) Hydrogen vehicle refueling station	exclude traditional fuels and focus on emission free re- C), powering infrastructure.
		(d) liquefied petroleum gas (propane) vehicle refueling station.		DULE A
Sched	ule A – Zoning Bylaw N	0. 12375	# <u>TA23-00</u> Planner	



No.	Section	Current Wording	Proposed Wording	Reason for Change
9.	Section 8.2.18 Electric Vehicle Charging	n/a	See Chart A	To introduce the minimum EV ready charging requirements across various zones.
10.	Table 8.3.1 – Residential Multi- Dwelling Parking	See Chart B	See Chart C	Reformatting, relocating various provisions, and updating the parking requirements for single family dwellings within the Urban Centres and Infill Housing to only require one parking space which is to have an electric vehicle energized outlet capable of level two charging.
11.	Table 8.3.1a – Other Residential Parking	See Chart D	See Chart E	Reformatting, relocating various provisions, and updating the parking requirements for single family dwellings within the Urban Centres and Infill Housing to only require one parking space which is to have an electric vehicle energized outlet capable of level two charging.
12.	Section 11.6 — Site Specific Regulations	Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1a Other Residential Parking, the following uses and regulations are permitted:	Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1 a Other Residential Parking, the following uses and regulations are permitted:	Update the reference table to align with the renumbering and reformatting of the parking tables.
Sched	ule A – Zoning Bylaw N	0. 12375	SCHEDULE A This forms part of application # TA23-0009 City of Planner Initials TB COMMUNITY PLANNING	42



No.	Section	Current Wording	Proposed Wording	Reason for Change
		 Boarding and Lodging Houses can 	• Boarding and Lodging Houses can operate	
		operate within an accessory building in	within an accessory building in addition to	
		addition to the Single Detached Housing;	the Single Detached Housing; and	
		and	• The minimum parking is two <i>parking</i>	
		• The minimum parking is two stalls for	spaces for the Boarding and Lodging use for	
		the Boarding and Lodging use for the	the site; and	
		site; and	• The maximum of 14 residents on the	
		• The maximum of 14 residents on the	subject property.	
		subject property.		





<u>Chart A</u>

Proposed - Table 8.2.18 – Minimum Electric Vehicle Parking and Charging Requirements

Electric Vehicle Charging

8.2.18 The minimum electric vehicle parking and charging requirements are described in Table 8.2.18.

Table 8.2.18 — Minimum Electric Vehicle Parking and Charging Requirements					
		Minimum amount of electric vehicle energized outlets per parking space capable of providing level 2 charging . ⁸			
Land Use / Type of Development	Urban Centre Zones	MF1 Zone, Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.6}	Effective Date
Apartment Housing, ¹ , ² , ³ , ^{&} .4 Stacked Townhouses, ¹ , ² , ³ , ^{&} .4& Townhouses ¹ , ^{.2} , ³ , ^{&} .4&	Min 0.8 energized spaces ^{.6} per bachelor dwelling unit Min 0.9 energized spaces ^{.6} per 1 bedroom dwelling unit Min 1.0 energized space ^{.6} per 2 or more bedroom dwelling unit	Min 0.9 energized spaces ^{.6} per bachelor dwelling unit Min 1.0 energized space ^{.6} per 1 or more bedroom dwelling unit	Min 1.0 energized space ^{.6} per dwelling unit	Min 1.0 energized space . ⁶ per dwelling unit	April 1, 2024 ^{.7}
Congregate Housing ^{1, 2, 3} , ^{& 4} & Supportive Housing ^{1, 2, 3} , ^{& 4}	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	
Duplex Housing, ^{.1 & .5} Semi- Detached	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	





& Sin	using, ^{.1 & .5}						
	tached using ^{.1 &.5}						
		ection 8.2.18)				1	
.1	The minimu	m energized electr	ic vehicle energiz	ed outlets do not a	apply to the visitor p	arking.	
.2	Energized C	outlets must be lab	elled for their int	ended use for elec	tric vehicle charging	only.	
-3		Outlets must be ass Ian 1.0 metre from	5		ng space and must b	e located	
.4	No more tha	n one Energized (Dutlet may be ass	igned to an individ	lual vehicle parking	space.	
·5	The minimu carriage hou		ric vehicle energiz	zed outlets do not	apply to secondary s	suites or	
.6							
.7	This is the date these regulation will come into effect.						
.8	Where base spaces requi example: ea	parking requires a re an energized o i	minimum of less - u tlet capable of p ould be assigned	than 1.0 space per roviding level 2 ch an energized park	dwelling unit, all pa arging shall be prov ing space prior to a c	ided. For	





<u>Chart B</u>

Original - Table 8.3.1 – Residential Multi-Dwelling Parking

	Table 8.3 – Required Off-Street Parking Requirements						
	Tabl	e 8.3.1 Residential	Multi-Dwelling F	Parking			
		Minimum					
Land Use / Type of Development	Urban Centre Zones ^{.5}	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.3}	Visitor Parking Requirement .1,.2		
Apartment Housing Townhouses Stacked Townhouses	Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit	Min 0.9 spaces ⁴ & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit			
Residential Security Operator Unit	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 0.14 spaces ¹ & Max 0.2		
	Min 1.0 space & Max 1.5 spaces	Min 1.1 spaces ⁴ & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	spaces per dwelling unit		
	per 2 or more bedroom dwelling unit	Min 1.4 spaces ^{.4} & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit			





FOOTNOTES (Table 8.3.1.):

- ¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ² Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is five (5) dwelling units. For example, a lot with four (4) dwelling units does not require a visitor parking space.
- ^{.3} Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.
- ⁴ MF1 zoned lots with four dwelling units or less shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to MF1 lots with five dwelling units or more.
- .5 All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less and 15.0 metres or less.







<u>Chart C</u>

Proposed - Table 8.3.1 – Residential Multi-Dwelling Parking

Т	Table 8.3 – Required Residential Off-Street Parking Requirements ^{.6}				
Land Use / Type of Development	Urban Centre Zones ^{.5}	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.3}	Minimum Visitor Parking Requirement .1,.2
Apartment Housing, Townhouses, Stacked Townhouses, & Residential	Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit	Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	
Security Operator Unit Min 0.9 spaces & 1.25 spac per 1 bedroom dwelling Min 1.0 s & Max 1. spaces pe or more bedroom	spaces & Max 1.25 spaces	Min 1.0 space ⁴ & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 0.14 spaces ^{.1} & Max 0.2 spaces per
	Min 1.0 space & Max 1.5	Min 1.1 spaces ^{.4} & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	dwelling unit
	spaces per 2 or more bedroom dwelling unit	Min 1.4 spaces ^{.4} & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	
Congregate Housing & Supportive Housing	greater). 0.2 spaces			spaces & Max 0.2 spaces per dwelling	
Single Detached Housing , Semi-	Min 1.0 space per dwelling unit & Max n/a	Min 1.0 space per dwelling unit & Max n/a	Min 2.0 spaces per dwelling unit & Max n/a	Min 2.0 spaces per dwelling unit & Max n/a	Min 0.0 ^{.7} spaces & Max n/a
				SCHEDULE	Α

This forms part of application # TA23-0009 City of Planner Initials TB



Table 8.3 – Required Residential Off-Street Parking Requirements ^{.6}					
Land Use / Type of Development	Urban Centre Zones ^{.5}	MF1 Zone ⁴ , Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.3}	Minimum Visitor Parking Requirement .1, .2
Detached Housing , & Duplex Housing					

FOOTNOTES (Table 8.3.1.):

- ¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ² Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is five (5) dwelling units. For example, a lot with four (4) dwelling units does not require a visitor parking space.
- ³ Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1 Other Residential Parking.
- ⁴ MF1 zoned lots with four dwelling units or less shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to MF1 lots with five dwelling units or more.
- ⁻⁵ All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less and 15.0 metres or less.



- ^{.6} This table provides the minimum and maximum base parking requirements for various residential land uses.
- ^{.7} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.





<u>Chart D</u>

Original - Table 8.3.1a – Other Residential Parking

Table 8.3.1a Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of	Base Parking Requirement		Visitor Parking
Development	Minimum Maximum		Requirement ¹
Agriculture & Rural Zones and Single & Two Dwelling Zones	2.0 space per sleeping unit	n/a	0.0 spaces or Min 0.14 spaces & Max 0.2 spaces per dwelling unit ^{.3}
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space; plus 0.9 stalls per sleeping unit	1.5 space; plus 2.0 spaces per sleeping unit	n/a
Carriage House	1.0 space ^{.2}	2.0 spaces	n/a
Child Care Centre, Major	1.0 Space per 11 children of capacity	n/a	n/a
Child Care Centre, Minor	1.0 space	n/a	n/a
Congregate Housing & Supportive Housing	0.35 spaces per sleeping unit; Plus 0.5 spaces per non- resident on-duty employee or 3.0 spaces (whichever is greater)	n/a	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Group Home	1.0 space; plus 0.35 stalls per sleeping unit	2.0 spaces; plus 1.0 stall per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on lots located on Royal	2.5 spaces per 100 m ² GFA	5.0 spaces per 100 m ² GFA	n/a
		SCHE	EDULE A

# TA23-0009			
Planner Initials	ΤВ		

City of

Kelowna COMMUNITY PLANNING

This forms part of application



Table 8.3.1a Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of	Base Parking F	Visitor Parking	
Development	Minimum	Maximum	Requirement ^{.1}
Avenue or Christleton Avenue			
Home-Based Business , Minor	n/a	n/a	n/a
Home-Based Business , Rural	1.0 space	n/a	n/a
Mobile Homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit, except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit, except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms	2.0 spaces per dwelling unit greater than 2 bedrooms	
	1.0 space per 2 bedroom dwelling unit	1.6 space per 2 bedroom dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling
	0.9 spaces per 1 bedroom dwelling unit	1.25 spaces per 1 bedroom dwelling unit	unit
	0.75 spaces per bachelor dwelling unit	1.0 spaces per bachelor dwelling unit	
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Secondary Suites	1.0 space ^{.2}	2.0 spaces	n/a
Residential Security / Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit	n/a
	1		

#<u>TA23-0009</u>

ΤВ

Planner Initials

This forms part of application

City of **Kelowna**



Table 8.3.1a Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ^{.1}
	Minimum	Maximum	
 Short – Term Rental Accommodation: Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
Short - Term Rental Accommodation: I.0 space per two sleeping units n/a • Agriculture & Rural Zones and Single & Two Dwelling Zones 1.0 space per two sleeping units n/a			
FOOTNOTES (Table 8.3.1a.):			

¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

- ² Parking space can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.
- ³ Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.





<u>Chart E</u>

Proposed - Table 8.3.1 – Other Residential Parking

Table 8.3.1 Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of	Base Parking F	Base Parking Requirement	
Development	Minimum	Maximum	Requirement ^{.1}
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space; plus 0.9 spaces per sleeping unit	1.5 space; plus 2.0 spaces per sleeping unit	n/a
Carriage House	1.0 space ^{.2}	2.0 spaces	n/a
Child Care Centre, Major	1.0 Space per 11 children of capacity	n/a	n/a
Child Care Centre, Minor	Centre, 1.0 space n/a		n/a
Group Home	1.0 space; plus 0.35 spaces per sleeping unit	2.0 spaces; plus 1.0 space per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on lots located on Royal Avenue or Christleton Avenue	2.5 spaces per 100 m ² GFA	5.0 spaces per 100 m ² GFA	n/a
Home-Based Business , Minor	n/a	n/a	n/a
Home-Based Business , Rural	1.0 space	n/a	n/a
Mobile Homes	1obile Homes2.0 spaces per dwelling unit2.5 spaces per dwelling unit		Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Schedule A – Zoning Bylaw No. 12375			CHEDULE A s forms part of application A23-0009 City of Kelowna als TB



54

Table 8.3.1 Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of	Land Use / Type of Base Parking Requirement		Visitor Parking
Development	Minimum	Maximum	Requirement .1
Residential units within the CD20 Zone	1.0 space per dwelling unit, except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit, except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms	2.0 spaces per dwelling unit greater than 2 bedrooms	
	1.0 space per 2 bedroom dwelling unit	1.6 space per 2 bedroom dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling
	0.9 spaces per 1 bedroom dwelling unit	1.25 spaces per 1 bedroom dwelling unit	unit
(0.75 spaces per bachelor dwelling unit	1.0 spaces per bachelor dwelling unit	
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Secondary Suites	1.0 space .2	2.0 spaces	n/a
Residential Security / Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit	n/a
 Short – Term Rental Accommodation: Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
Short – Term Rental Accommodation: • Agriculture &	1.0 space per two sleeping units	n/a	n/a
Rural Zones and		SCHEDI	
Schedule A – Zoning Bylaw No. 12375 Planner Initials TB			of application City of



Table 8.3.1 Other Residential Parking GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking F	Requirement	Visitor Parking
Development	Minimum	Maximum	Requirement ¹
Single & Two Dwelling Zones			

FOOTNOTES (Table 8.3.1a.):

¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

² Parking space can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.

.³ Deleted



Attachment A: Summary of 2023 Engagement Feedback



Development Industry Comment (summarized)	City Response
Differentiate rental units and condominiums: with a single owner, there are no strata issues to hamper future installation of EV chargers	Staff have adjusted policy recommendation for "Rental-only" designated developments, which will require 25% of stalls to be EV ready.
Protect in-stream applications: Developers need time to adjust their plans and budgets	In-stream applications (e.g. DP/BP issued) will not be subject to EV ready requirements. Further, an effective date of April 1, 2024 will provide sufficient notice to any new developments that have not been issued DP/BP.
Phase in : preference to phase-in to 100% EV Ready over 5 or more years	 A phase-in based on % of stalls EV ready partially achieves City policy objectives, but presents additional challenges: Not all residents would have access to convenient charging. Trading parking stalls is not feasible in stratas. Could result in stranded assets, where the chargers/infrastructure installed initially could become obsolete as charging needs expand. Unlikely have significant cost savings relative to the fully EV ready options.
Ensure Capacity: project design should accommodate future EV charging using electrical conduit approach	Conduit-only approach does not provide meaningful future-proofing or future cost-savings. Higher levels of "partial infrastructure" (e.g. conduit/panels/breakers/upsized transformer/etc.) installed upfront have similar costs to fully EV ready, but do not remove strata barriers or provide convenient equitable charging access to residents.
Costs: additional costs range between \$5,000to \$6,000 per stall in infrastructure and cabling	Electric Vehicle Energy Management Systems (i.e. load sharing), <i>which</i> <i>have not been deployed at-scale yet in Kelowna</i> , significantly reduce costs. Numerous costing studies ¹ and real-world experience suggest that 100% EV Ready stalls can be installed for <\$2000 per stall.
Electrical capacity: concerns on utility capacity to manage large-scale electrification	FortisBC fully supports EV ready initiatives and have plans and programs in place to mitigate impacts (see FortisBC letter of support). FortisBC local connection fees for additional EV loads impose minimal additional cost to development. In some cases, network-scale improvements may trigger additional costs for developments, but EV energy management systems are can significantly reduce the additional electrical infrastructure required.
Housing affordability: intensifies the housing affordability issue in our city	Costs of EV ready (expected <\$2000 per stall) ensure that these buildings are future-proof and will enable residents to transition to EVs seamlessly. Design strategies, such as load-sharing, will significantly reduce costs. It is significantly less expensive to design into new build than to retrofit.
Reduce DCCs: temporary DCC reduction to help offset some of the additional costs	EV ready parking is anticipated to increase financial value and sales/rental prices of those dwelling units and provides a valuable amenity to residents.

¹ Kamloops (2021), Calgary/Edmonton (2022), Greater Toronto Hamilton Area (2021), Richmond (2017), North Vancouver (2018)





To: Todd Brunner, MRM – Community Energy Specialist From: Draydan Power, P.Eng. – Manager, EV Infrastructure & Investment Date: January 13th, 2022

Subject: City of Kelowna EV Readiness Proposal Letter of Support

The City of Kelowna has requested comment from FortisBC (the Company) regarding the adoption of electric vehicles (EV) and the associated electric system impact. FortisBC will always meet the electricity needs of the province and is committed to supporting the installation of EV chargers at all levels: residential, commercial, workplace, fleet, and public fast charging. Increasing the availability of charging infrastructure is an important component of encouraging the adoption of EVs. FortisBC does not believe that mandating EV ready developments will overwhelm our existing infrastructure provided there is good coordination between FortisBC, the City of Kelowna, and the building industry.

The Company has a Long Term Electric Resource Plan that anticipates the increasing EV charging load on the electric system. FortisBC is prepared to invest in the necessary upgrades as they are required. Distribution-level upgrades are typical when connecting new loads and our existing policies are in place to ensure developers are billed fairly for any required upgrades. Larger substation and transmission level upgrades would be identified well in advance of their need as system load growth is continually monitored through forecasting and modelling tools, which include the evolving EV adoption rates.

To further help mitigate system impacts at the residential level, the Company will be piloting an incentive program for customers who are willing to charge their EV at times when overall system load is lower. The expectation of this program will be to mitigate peak demand, meaning less impact on the existing utility infrastructure. For Multi-Unit Residential Buildings, FortisBC recommends using an EV Energy Management System (EVEMS) that will allow for simultaneous charging of multiple EVs while maintaining a predetermined energy demand, allowing FortisBC to accurately model the load in the system and reducing the required electrical infrastructure within the development.

New technologies are also emerging as EV adoption increases such as battery storage systems that allow a battery to draw and store power from the electrical system off peak, such as the middle of the night. The battery storage would then distribute the energy to an EV charger at a normal output during a typical system peak without overloading the distribution system.

FortisBC will continue to adapt to the changing landscape of transportation electrification and is eager to meet with the City of Kelowna if there are further questions or concerns on this topic.

Thank you,

Draydan Power, P.Eng.



Electric Vehicle (EV) Readiness Requirements for All New Residential Developments

September 25, 2023





Purpose

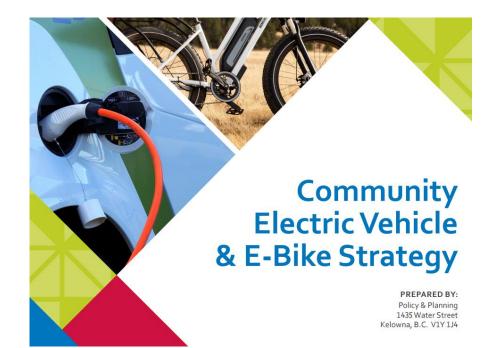
To amend Zoning Bylaw No. 12375 to include Electric Vehicle (EV) Readiness requirements in all new residential developments.



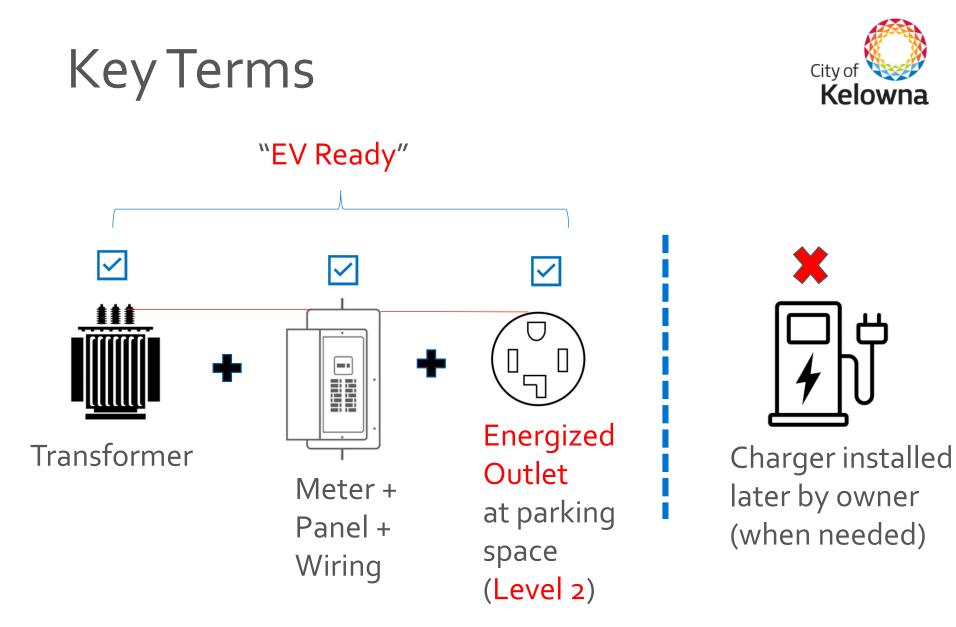


Previous Council Direction

- Sept 27, 2021:Council endorsed the EV and E-Bike Strategy
- Feb 7, 2022: Council directs staff to include the EV readiness requirements as part of forthcoming Kelowna Zoning Bylaw updates:
 - All new residential developments have a minimum of 1 energized electric vehicle outlet per dwelling unit







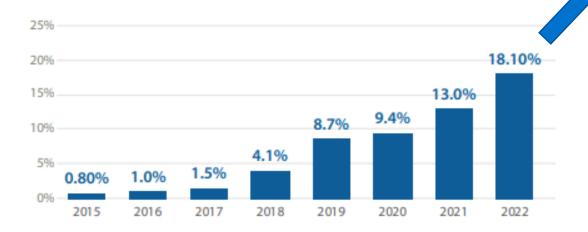
kelowna.ca

BC Leading the EV Charge



- Rapidly increasing EV adoption rates in BC
 - Now approx. 1 in 5 cars sold
- Federal and provincial EV sales mandate of 100% of new sales by 2035

British Columbia Light-Duty Vehicle ZEV Sales Rates



Legislated Sales Requirement

- 26% by 2026
- 90% by 2030
- 100% by 2035

Figure : CleanBC 2020 Zero-Emission Vehicle Update 2022 Sales data: S&P Global





Charging availability at home critical to enable transition to EVs





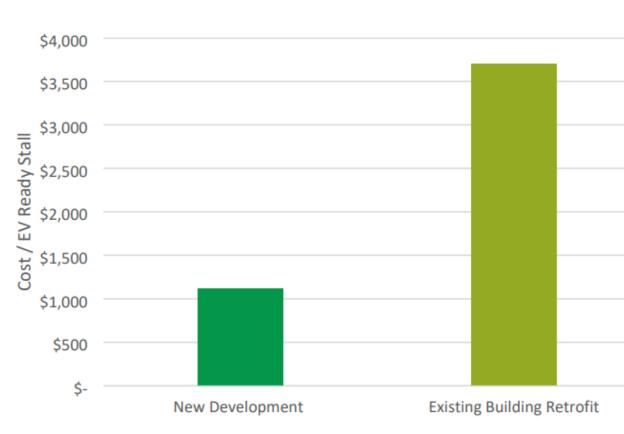
Image: Argonne National Laboratory



kelov

Retrofitting multi-family buildings is costly and complicated

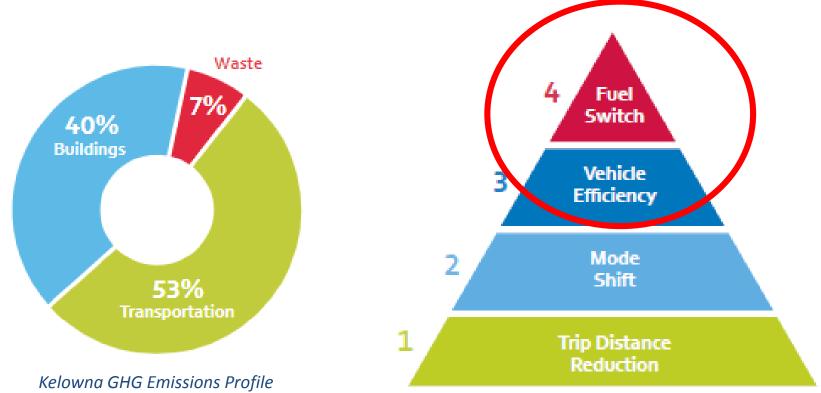
- Estimated cost at construction: \$930 to \$1,550 per EV ready stall
 - studies show common configuration is less than \$1,800 per stall
- Cost of retrofit: three or more times per stall and much more complex



Mid-rise building example (140 units)

EVs Unlock Significant GHG Reductions





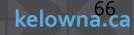


Many Local Governments in BC Have Adopted EV Readiness



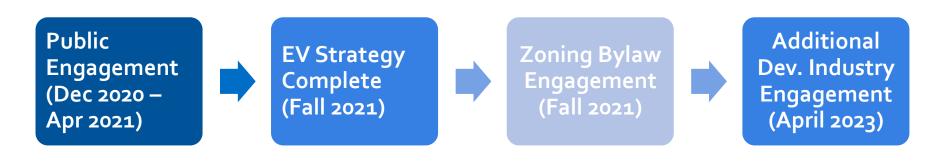


Example Municipality (year)	EV Readiness Level (MURBs)
Vancouver (2018)	100% of stalls
Burnaby (2018)	100% of stalls
Surrey (2019)	100% of stalls
New Westminster (2019)	100% of stalls
City of North Vancouver (2019)	100% of stalls
Dist. of North Vancouver (2021)	100% of stalls
Richmond (2017)	100% of stalls
Port Moody (2019)	100% of stalls
Saanich (2020)	100% of stalls
Dist. of West Vancouver (2018)	100% of stalls
Victoria (2020)	100% of stalls
Nelson (2020)	1 per dwelling
Langley (2019)	1 per dwelling
Coquitlam (2018)	1 per dwelling
Penticton (2023)	1 per dwelling
Port Coquitlam (2018)	Partial infrastructure ("high")
Kamloops (2023)	Partial infrastructure ("low")





Stakeholder Engagement



Public Support:

- Predictable charging
- Future-proof new construction; avoids retrofit issues
- Increase EV purchase interest

Development Industry Feedback:

- Differentiate rental buildings
- Prefer phased approach
- Potential impact on construction costs and affordability concerns
- Electricity supply and availability



Staff Recommendation



Amend Zoning Bylaw 12375 : Effective April 1, 2024, electric vehicle ready parking spaces shall be in provided in accordance with the following EV Ready requirements :

- For all new residential developments, require minimum of 1 energized electric vehicle outlet ("EV ready") per dwelling unit
- Exception for "rental only" zones, where a minimum 25% of parking spaces require 1 energized electric vehicle outlet





Questions?

CITY OF KELOWNA

BYLAW NO. 12582 TA23-0009 – Amendments Regarding Electric Vehicle Readiness Requirements

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 Section 5 Definitions & Interpretations, Section 5.3 General Definitions be amended by adding the following in the appropriate locations:
 - a) "ELECTRIC VEHICLE means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.",
 - b) "ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM means a system to control electric vehicle supply equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.",
 - c) "ELECTRIC VEHICLE SUPPLY EQUIPMENT means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle.",
 - d) **"ENERGIZED OUTLET** means a connected point in an electrical wiring installation at which current is taken to supply **electric vehicle supply equipment**. An energized outlet can take the form of an outlet box with a cover, or an electrical receptacle.", and
 - e) "DIRECT CURRENT FAST CHARGING (DCFC) means direct current electric vehicle charging as defined by SAE International's J1772 standard and includes provision of electric vehicle charging equipment.";
- AND THAT Section 5 Definitions & Interpretations, Section 5.3 General Definitions, LEVEL 2 CHARGING be amended by deleting "." after "J1772 standard" and replacing it with the following:

"and may include variable rate charging that is controlled by an **electric vehicle energy management system**.";

3. AND THAT Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions, LEVEL 3 CHARGING be deleted in its entirety;

4. AND THAT Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions be amended as follows:

Deleting the following:

"ALTERNATIVE FUEL INFRASTRUCTURE means any one of the following:

- (a) level-3 electric vehicle charging station (also known as a DC fast charger), or its equivalent;
- (b) fast-fill compressed natural gas (CNG) vehicle refueling station;
- (c) hydrogen vehicle refueling station; and /or
- (d) liquefied petroleum gas (propane) vehicle refueling station."

And replacing it with:

"ALTERNATIVE FUEL INFRASTRUCTURE means any one of the following:

- (a) Direct Current Fast Charger (DCFC), or its equivalent; and /or
- (b) Hydrogen vehicle refueling station.";
- 5. AND THAT Section 8 Parking and Loading, Section 8.2 Off-Street Parking Regulations be amended by adding in its appropriate location Table 8.2.18 outlined in Schedule A as attached to and forming part of this bylaw;
- AND THAT Section 8 Parking and Loading, Section 8.3 Required Off-Street Parking Requirements be amended by deleting Table 8.3 – Required Off-Street Parking Requirements in its entirety and replacing it with Table 8.3 outlined in Schedule B as attached to and forming part of this bylaw;
- AND THAT Section 8 Parking and Loading, Section 8.3 Required Off-Street Parking Requirements be amended by deleting Table 8.3.1a Other Residential Parking in its entirety and replacing it with Table 8.3.1 outlined in Schedule C as attached to and forming part of this bylaw;
- 8. AND FURTHER THAT Section 11 Single and Two Dwelling Zones, Section 11.6 Site Specific Regulations be amended as follows:

Deleting the following:

"Notwithstanding, Section 5.3 General Definitions, & 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."

And replacing it with:

"Notwithstanding, Section 5.3 General Definitions, & 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 parking spaces for the Boarding and Lodging use for the site; and
- The maximum of 14 residents on the subject property.";
- 9. 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 25th day of September, 2023.

Considered at a Public Hearing on the

Read a 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

Schedule A

Electric Vehicle Charging

8.2.18 The minimum electric vehicle parking and charging requirements are described in Table 8.2.18.

Table 8.2.18 –	Table 8.2.18 – Minimum Electric Vehicle Parking and Charging Requirements				
	Minimum amount of electric vehicle energized outlets per parking space capable of providing level 2 charging ^{.8}				
Land Use / Type of Development	Urban Centre Zones	MF1 Zone, Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.6}	Effective Date
Apartment Housing, ¹ , ² , ³ , ⁸ , ⁴ Stacked Townhouses, ¹ , ² , ³ , ⁸ , ⁴ & Townhouses ¹ , ² , ³ , ⁸ , ⁴ &	Min 0.8 energized spaces ^{.6} per bachelor dwelling unit Min 0.9 energized spaces ^{.6} per 1 bedroom dwelling unit Min 1.0 energized space ^{.6} per 2 or more bedroom dwelling unit	Min 0.9 energized spaces ^{.6} per bachelor dwelling unit Min 1.0 energized space ^{.6} per 1 or more bedroom dwelling unit	Min 1.0 energized space ^{.6} per dwelling unit	Min 1.0 energized space ^{.6} per dwelling unit	April 1, 2024 ^{.7}
Congregate Housing ¹ , ² , ³ , ⁸ , ⁴ & Supportive Housing ¹ , ² , ³ , ⁸ , ⁴	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	Min 0.35 energized spaces per sleeping unit	
Duplex Housing, ^{1 & .5} Semi- Detached Housing, ^{1 & .5} &	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	Min 1.0 energized space per dwelling unit	

De	ngle etached ousing ^{.1 & .5}					
FC	OOTNOTES (S	ection 8.2.18)				
.1	The minimur	n energized electr	ic vehicle energize	ed outlets do not a	apply to the visitor p	arking.
.2	Energized O	utlets must be lab	elled for their inte	ended use for elect	tric vehicle charging	only.
.3						
.4	No more tha	n one Energized C	Dutlet may be ass	igned to an individ	lual vehicle parking	space.
.5						
.6	5					
.7	This is the date these regulation will come into effect.					
.8						

Schedule B

Т	Table 8.3 – Required Residential Off-Street Parking Requirements ^{.6}				
Land Use / Type of Development	Urban Centre Zones ^{.5}	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.3}	Minimum Visitor Parking Requirement .1,.2
Townhouses, bachelor & Residential dwelling of Security Min 0.9 Operator Unit spaces & 1 1.25 space per 1 bedroom dwelling of Min 1.0 sp & Max 1.9 spaces per or more bedroom	spaces & Max 1.25 spaces per bachelor dwelling unit	Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	
	spaces & Max 1.25 spaces	Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 0.14 spaces ^{.1} & Max 0.2 spaces per
	Min 1.0 space & Max 1.5	Min 1.1 spaces ^{.4} & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	dwelling unit
	or more Min bedroom & N dwelling unit per	Min 1.4 spaces ^{.4} & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	
Congregate Housing & Supportive Housing		resident on-duty employee or a Min of 3.0 spaces (whichever is greater). spaces (0.2 spaces)		Min 0.14 spaces & Max 0.2 spaces per dwelling unit	
Single Detached Housing , Semi- Detached Housing , &	Min 1.0 space per dwelling unit & Max n/a	Min 1.0 space per dwelling unit & Max n/a	Min 2.0 spaces per dwelling unit & Max n/a	Min 2.0 spaces per dwelling unit & Max n/a	Min 0.0 ^{.7} spaces & Max n/a

Ta	Table 8.3 – Required Residential Off-Street Parking Requirements ^{.6}				
Land Use / Type of Development	Urban Centre Zones ^{.5}	MF1 Zone ⁴ , Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area ^{.3}	Minimum Visitor Parking Requirement .1,.2
Duplex Housing					

FOOTNOTES (Table 8.3.1.):

- ¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ² Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is five (5) dwelling units. For example, a lot with four (4) dwelling units does not require a visitor parking space.
- ³ Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1 Other Residential Parking.
- ⁴ MF1 zoned lots with four dwelling units or less shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to MF1 lots with five dwelling units or more.
- ^{.5} All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less and 15.0 metres or less.



- ⁶ This table provides the minimum and maximum base parking requirements for various residential land uses.
- ^{.7} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.

Schedule C

Table 8.3.1 – Other Residential Parking GFA = gross floor area m² = square metres			
Land Use / Type of	Base Parking F	Visitor Parking	
Development	Minimum	Maximum	Requirement ^{.1}
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space; plus 0.9 spaces per sleeping unit	1.5 space; plus 2.0 spaces per sleeping unit	n/a
Carriage House	1.0 space ^{.2}	2.0 spaces	n/a
Child Care Centre, Major	1.0 Space per 11 children of capacity	n/a	n/a
Child Care Centre, Minor	1.0 space	n/a	n/a
Group Home	1.0 space; plus 0.35 spaces per sleeping unit	2.0 spaces; plus 1.0 space per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on lots located on Royal Avenue or Christleton Avenue	2.5 spaces per 100 m ² GFA	5.0 spaces per 100 m² GFA	n/a
Home-Based Business , Minor	n/a	n/a	n/a
Home-Based Business , Rural	1.0 space	n/a	n/a
Mobile Homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit

Residential units within the CD20 Zone	1.0 space per dwelling unit, except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit, except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit	
Residential units within the CD22 zone	 1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom 	 2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 	Min 0.14 spaces & Max 0.2 spaces per dwelling unit	
	dwelling unit 0.75 spaces per bachelor dwelling unit	bedroom dwelling unit 1.0 spaces per bachelor dwelling unit		
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit	
Secondary Suites	1.0 space ^{.2}	2.0 spaces	n/a	
Residential Security / Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit	n/a	
 Short – Term Rental Accommodation: Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a	
 Short – Term Rental Accommodation: Agriculture & Rural Zones and Single & Two Dwelling Zones 	1.0 space per two sleeping units	n/a	n/a	
FOOTNOTES (Table 8	FOOTNOTES (Table 8.3.1a.):			

¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

^{.2} Parking space can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.

.3 Deleted

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date:	October 17, 2023
То:	Council
From:	City Manager
Address:	1405 St Paul St
File No.:	DP21-0123 & DVP21-0124
Zone:	UC1 – Downtown Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0123 and Development Variance Permit No. DVP21-0124 for Lot A District Lot 139 ODYD PLAN 25942, located at 1405 St Paul St, 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 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;
- 5. The applicant be required to make a payment into the Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b. in Zoning Bylaw No. 12375;
- 6. The applicant be required to provide Payment-in-Lieu of Parking for 8 stalls in accordance with Bylaw No. 8125;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 8.5.6(c)i.: Parking and Loading, Off-Street Bicycle Parking

To vary the minimum ground-anchored long-term bicycle parking from 50% required to 0% proposed;

Table 8.5.1: Minimum Dimensions for Bicycle Parking

To vary the minimum distance between bicycle racks (for racks that accommodate no more than one bicycle) from 0.45 m required to 0.35 m proposed;

Table 9.11: Tall Building Regulations

To vary the maximum floor plate above 16.0 m for residential use from 750 m² GFA required to 1,002 m² GFA proposed for Level 6;

Table 9.11: Tall Building Regulations

To vary the maximum floor plate above 16.0 m for residential use from 750 m² GFA required to 769 m² GFA proposed for Level 7 to Level 12;

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

AND FURTHER THAT this Development Permit and Development Variance 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 and Development Variance Permit for the form and character of a mixed-use tower with variances to long term bicycle parking and floor plates.

3.0 Development Planning

Development Planning Staff recommend support for the Development Permit and Development Variance Permit for the form and character of a 35-storey mixed-use tower including a five level parkade podium and four variances. The project adequately meets some of the Official Community Plan (OCP) <u>Chapter 18 Design</u> <u>Guidelines</u> (Attachment B), and includes some of the public benefits to qualify for additional height under <u>OCP Policy 4.4.3. for Taller Downtown Buildings.</u>

The purpose of OCP Policy and Design Guidelines is to promote architectural and urban design excellence and sustainability, while encouraging a complimentary fit with the existing and planned neighbourhood context. Each proposed project should contribute to a safe, vibrant, and engaging public and pedestrian realm. Staff conduct a comprehensive review of each tower project application to ensure the proposed design has a positive influence on the public realm and responds appropriately to site context.

OCP Policy 4.4.3. Taller Downtown Buildings.

Consider support for development that is higher than the heights outlined in <u>Downtown Heights Map 4.1</u> (26 storeys for the subject property) where the proposal contains significant benefit to Kelowna citizens, including some or a combination of the following:

OCP Policy 4.4.3. Taller Downtown Buildings	Proposed Project
 An affordable, supportive and/or rental housing component that further advances Urban Centre housing objectives; 	The applicant has chosen to contribute to the Housing Opportunities Reserve Fund in the amount of \$700,000 in exchange for additional height.
 A significant public amenity that supports the fostering of more inclusive and socially connected Urban Centres such as parks, public spaces, schools, post-secondary institutions, or childcare facilities; 	A 100 m ² open public space is proposed at the corner of St Paul St and Doyle Ave in the form of an urban plaza.
 Offsite considerations, including enhanced streetscapes, provision of Active Transportation Corridors, tree canopy protection and enhancement, or green infrastructure within the road right of way; 	Enhanced streetscape improvements for St Paul St and Doyle Ave are required as a function of this development. These are above and beyond the standard road cross section and include wider sidewalks, curb bulb-outs, soil cells for trees, textured concrete, and benches.
 Smaller tower floorplates to mitigate the impact on views and shadowing; 	Two floor plate variances are requested to <i>increase</i> the maximum floor plates between Level

	6 and Level 13. Level 6 requires a floor plate variance from 750 m ² to 1,002 m ² and Levels 7 to 12 require a floor plate variance to 769 m ² .
 Outstanding and extraordinary design. 	OCP Chapter 18 Design Guidelines Checklist for High-Rise Mixed-Use is included in this report as Attachment B, indicating average scores for most of the Guidelines. It does not meet the threshold to be considered outstanding and extraordinary design.

The applicants have submitted a Public Benefit Strategy (Attachment C) to describe their view of how the project provides adequate public benefit to qualify for the additional height above the 26 storeys in accordance with Policy 4.4.3.

OCP Chapter 18 Design Guidelines for High-Rise Residential & Mixed Use:

The proposed project meets a few OCP Design Guidelines well, including the following:

2.1.6.a. Express a unified architectural concept that incorporates variation in façade treatments;

5.1.1.b. For buildings on corner sites with retail frontages, ensure there are active frontages on both facades by wrapping the primary retail façade to the secondary frontage;

5.1.5.a. Wherever possible, include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, and courtyards.

Street Level & Podium:

The proposed public space at the corner of St Paul St and Doyle Ave is approximately 100 m² with ample height to allow natural light. A 1,530.0 m² grocery store fronting Doyle Ave and additional retail units along St Paul St create active retail frontages on both facades with clearly defined entrances. Varying façade treatments along the podium are achieved through a variety of textured cement fibre board, wood veneer elements, lighting, and projections.



The proposed podium does not adequately meet several Design Guidelines including:

- 5.1.2.b. Provide a minimum podium height of 2 storeys and a maximum podium height of 4 storeys;
- 5.1.2.c. On corner sites, vary the height and form of the podium to respect and respond to the height and scale of existing context on adjacent streets;

Staff have curated the Zoning Bylaw such that parking requirements, podium massing and height, and total tower height work together and are correlated. As the height of a tower or the number of small units increases, the parking requirements increase, and therefore the podium height and massing increase. The massing of the proposed parkade podium has been one of Staff's primary concerns for the duration of this application. The 35-storey project is 33% micro-suites/bachelor units creating a high unit count, therefore the parking requirements necessitate a large five level podium. Although the five-level podium meets Zoning Bylaw Regulations, it is contrary to OCP Design Guidelines. The podium is not context sensitive to other nearby developments such as the UBC Tower under construction at 550 Doyle Ave which does not have a parking podium as it accommodates all required parking underground, or The Brooklyn at 1471 St Paul St which has a podium that is only 12.5 m in height along St Paul St and rises to 16.0 m in height along the lane.



Tower Middle:

The proposed tower adequately meets the following Design Guideline for the Tower Middle:

✓ 5.1.6.h. Consider inset or partially inset balcony arrangements that may offer greater privacy and comfort, particularly on higher floors.

Tower Top:

However, the Tower Top does not adequately meet several Design Guidelines including:

- 5.1.6.i. Design the top of tall buildings to terminate and be distinguishable from the middle building and to make a positive contribution to the skyline;
- 5.1.6.j. Setback the upper floors of the tower and incorporate a projecting cornice or other feature to terminate the building and contribute to a varied skyline.

Payment-in-Lieu of Parking Bylaw No. 8125:

The applicants have proposed <u>Payment-in-Lieu of</u> <u>Parking under Bylaw No. 8125</u> in the amount of \$299,128.00 (<u>Bulletin – Current Rates</u>). The lower provision of parking is acceptable given the central location in the Downtown Urban Centre with access to employment, services, and alternate transportation. However, the inability to provide the required parking while keeping the podium

massing and height within OCP Design Guidelines signals that the number of units or the height of the tower may exceed the intent of the bylaw.

Variances:

Floor Plates:

A floor plate refers to the <u>Gross Floor Area</u> of each level of a tower above 16.0 m height. Smaller floor plates create a slenderer tower that has less of an impact on wind, shadows, view corridors, and reduces the looming feel of a tall tower on the pedestrian experience.

Two floor plate variances are requested which will have a minor impact on the public realm in terms of shadowing. On Level 6, a variance is requested from 750 m² required to 1,002 m² to accommodate a larger indoor common amenity area for the benefit of the residents. On Levels 7 to 12, a variance is requested from 750 m² required to 769 m², which is considered minor and only impacts a portion of the building.

Long-Term Bicycle Parking:

The applicants have proposed a unique bicycle storage solution which triggers two variances: one to provide all bicycle storage in vertical racks rather than ground anchored racks, and one to reduce the minimum distance between bicycle racks. While vertical racks may be slightly more difficult to use than standard

ground-oriented racks, the space saved by using vertical racking allows most bicycle stalls to be located at grade rather than on higher floors in the parkade podium which may contribute to increased use.

However, when considering the variance to allow a vertical racking system for bike parking in conjunction with the high number of micro-suites/bachelor units and the Payment-in-Lieu of providing required parking, the total number of long-term bicycle spaces should be increased to at least one space per unit. This could help facilitate utilization of alternative forms of transportation and further justify the reduction in parking.

Summary:

This project as proposed meets Zoning Bylaw Regulations and OCP Guidelines in an average way, on a significant corner for pedestrians in the centre of the Downtown Urban Centre. Ideally, the project would have less micro-suites, less podium massing, enhanced design of the tower and tower top, and more bicycle parking to be considered above average and context sensitive.

Positive aspects of this project include the likelihood of a grocery store anchor tenant, enhanced streetscapes, significant residential density in an appropriate location, installation of a bus shelter, and a \$700,000 contribution to the Housing Opportunities Reserve Fund. Staff have negotiated with the applicant to improve the negatives associated with this application; however, the developer has reached their maximum number of changes to ensure financial viability of the project. In a housing market situation highlighted by the recent Housing Needs Assessment, Staff are recommending support for this project while acknowledging the challenges associated with this proposal.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on the south-east corner of St Paul St and Doyle Ave which is one of the most pedestrian oriented and prominent corners in the centre of Kelowna's Downtown. It is across the street from the under-construction University of British Columbia Downtown Campus Tower which was designed by a world recognized architect and features underground parking and a large public courtyard along St Paul St. It is one block east of the Civic Precinct and Cultural District and within walking distance to the Art Walk, Stuart Park, Queensway Transit Exchange, and the historic section of Bernard Ave.

4.2 <u>Background</u>

On February 13, 2021, the applicants applied for a rezoning from C4 – Urban Centre Commercial to C7 – Central Business Commercial under Zoning Bylaw No. 8000. The zone amending bylaw received three readings by Council on May 30, 2022, but did not proceed to fourth reading and adoption. On September 26, 2022, the entire Downtown Urban Centre was rezoned to UC1 – Downtown Urban Centre under Zoning Bylaw No. 12375, and the previous rezoning was rescinded.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS

Gross Lot Area		3,163.5 m²	
Total Number of Units		342	
Micro-suite		56	
Bachelor		56	
1-bed		112	
2-bed		118	
Net Commercial Floor Area		1,671.0 m²	
Grocery Store Floor Area (incl. in above)		1,530.0 m ²	
ſ	DEVELOPMENT REGULATION	15	
CRITERIA	UC1 ZONE	PROPOSAL	
Total Maximum Floor Area Ratio	8.7	6.25	
Base FAR	7.2		
Bonus FAR	1.5		
Max. Site Coverage (buildings)	100%	97.7%	
Max. Site Coverage (buildings, parking, driveways)	100%	97.7%	
Max. Height	147 m / 40 storeys	110.9 m / 35 storeys	
Base Height	95.0 m / 26 storeys		
Bonus Height	52.0 m / 14 storeys		
Max. Podium Height	16.0 m	16.0	
Setbacks	10.0 111	10.0	
Min. Front Yard (north)	0.0 M	0.0 M	
Min. Side Yard (east)	0.0 M	0.9 m	
Min. Flanking Side Yard (west)	0.0 M	0.0 m	
Min. Rear Yard (south)	0.0 M	0.0 M	
Step backs			
Min. Fronting Street (Doyle Ave)	3.0 m	3.0 M	
Min. Flanking Street (St Paul St)	3.0 m	3.0 m	
Min. Flanking Lane (east)	0.0 m	3.0 m	
Min. Interior Lot Line (south)	4.0 m	4.0 m	
Urban Centre & Tall Building Regulation		· ·	
Min. Retail on Doyle Ave	90%	94.7%	
Min. Retail on St Paul St	90%	91.2%	
Max. Floor Plate L6	750.0 m ²	1,002.0 m ²	
Max. Floor Plate L7-12	750.0 m ²	769.0 m² 2	
Max. Floor Plate L 13-35	750.0 m ²	749.7 m ²	
Amenity Space	· •	· · · · · · · · · · · · · · · · · · ·	
Total Required Amenity Space	3,562.0 m²	6,136 m²	
Common	1,368 m ²	2,328 m ²	

Indicates a requested variance to maximum floor plate from 750.0 m² required to 769 m² proposed for Levels 7 to 12 only.

	PARKING REGULATIONS	
CRITERIA	UC1 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	357 stalls	349 stalls *
Residential	309	301
Visitor/Commercial	48	46
Ratio of Regular to Small Stalls	Min. 50% Regular	67% Regular
	Max. 50% Small	33% Small
Bicycle Stalls Short-Term	12 stalls	16 stalls
Bicycle Stalls Long-Term	260 stalls	286 stalls 🕄 4
Bike Wash & Repair	yes	yes
End of Trip Facilities	no	no

* 8 stalls Payment-in-Lieu of Parking

• Indicates a requested variance to minimum percentage of ground-mounted bicycle racks from 50% required to 0% proposed.

• Indicates a requested variance to minimum distance between vertical bicycle racks from 0.45 m required to 0.35 m proposed.

6.0 Alternate Recommendation

THAT Council NOT authorize the issuance of Development Permit No. DP21-0123 and Development Variance Permit No. DVP21-0124 for LOT A DL 139 ODYD PLAN 25942, located at 1405 St Paul St, Kelowna, BC.

7.0 Application Chronology

Application Accepted:	May 30, 2021
Adoption of Zoning Bylaw No.	2375: September 26, 2022
Neighbourhood Notification:	September 6, 2023
Report prepared by:	Trisa Atwood, Planner Specialist
Reviewed by:	Lydia Korolchuk, Acting Urban Planning Supervisor
Reviewed by:	Jocelyn Black, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP21-0123 & DVP21-0124 Schedule A: Site Plan & Floor Plans Schedule B: Elevations & Sections & Renderings Schedule C: Landscape Plan Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant's Public Benefit Strategy Letter

For additional information, please visit our Current Developments online at <u>www.kelowna.ca/currentdevelopments</u>.

Development Permit & Development Variance Permit



DP21-0123 & DVP21-0124

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

1405 St Paul St

and legally known as

LOT A DL 139 ODYD PLAN 25942

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

High-Rise Residential & Mixed Use

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

Date of Council Approval:	September 12, 2023
Development Permit Area:	Urban Centre
Existing Zone:	UC1 – Downtown Urban Centre
Future Land Use Designation:	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:

Abacio Properties Ltd. Inc. No. C1384016

Applicant:

Shane Chen, Kerkhoff Construction

Jocelyn Black Urban Planning 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. DP21-0123 and DVP21-0124 for LOT A DL 139 ODYD PLAN 25942, located at 1405 St Paul St, 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 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;
- 5. The applicant be required to make a payment into the Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b. in Zoning Bylaw No. 12375;
- 6. The applicant be required to provide Payment-in-Lieu of Parking for 8 stalls in accordance with Bylaw No. 8125;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 8.5.6(c)i.: Parking & Loading, Off-Street Bicycle Parking

To vary the minimum ground-anchored long-term bicycle parking from 50% required to 0% proposed;

Table 8.5.1: Minimum Dimensions for Bicycle Parking

To vary the minimum distance between bicycle racks from 0.45 m required to 0.35 m proposed;

Table 9.11: Tall Building Regulations

To vary the maximum floor plate above 16.0 m for residential use from 750 m² GFA required to 1,002 m² GFA proposed for Level 6 only;

Table 9.11: Tall Building Regulations

To vary the maximum floor plate above 16.0 m for residential use from 750 m² GFA required to 769 m² GFA proposed for Level 7 to Level 12 only;

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.

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 \$510,635.28

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. PAYMENT-IN-LIEU OF PARKING BYLAW NO. 8125

Parking Cash-in-Lieu in the amount of \$299,128.00 required for 8 stalls as part of the proposed development within the Downtown Urban Centre

5. HOUSING OPPORTUNITIES RESERVE FUND

Housing Opportunities Reserve Fund Payment in the amount of **\$700,000** required for 2% of 342 dwelling units authorized by the building permit in accordance with Table 6.8.b in Zoning Bylaw No. 12375.

6. 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.

DP21-0123 DVP21-0124 September 13, 2023

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2040 Official Community Plan – Chapter 18 Design Guidelines

This forms part of application Consideration has been given to the following guidelines as identified in Chapter 28.0129 DVP21-0124 Kelowna 2040 Official Community Plan:

	SECTION 2.0: GENERAL RESIDENTIAL AND MIX	Planne KED tiels		A			K
RATE P	ROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
(1 is leas	st complying & 5 is highly complying)						
2.1 Gen	eral residential & mixed use guidelines			_			
2.1.1 Re	elationship to the Street	N/A	1	2	3	4	5
	ent primary building facades and entries to the fronting street					\checkmark	
	pen space to create street edge definition and activity.						
	corner sites, orient building facades and entries to both						\checkmark
	nting streets.		-				
	imize the distance between the building and the sidewalk to						\checkmark
	ate street definition and a sense of enclosure.						
	ate and design windows, balconies, and street-level uses to				1		
	ate active frontages and 'eyes on the street', with additional				✓		
	zing and articulation on primary building facades.						
	ure main building entries are clearly visible with direct sight s from the fronting street.					\checkmark	
	id blank, windowless walls along streets or other public open						
space	-						\checkmark
	id the use of roll down panels and/or window bars on retail and						
	nmercial frontages that face streets or other public open						\checkmark
spa	5						
	eneral, establish a street wall along public street frontages to						
	ate a building height to street width ratio of 1:2, with a						
	imum ratio of 1:3 and a maximum ratio of 1:1.75.						
• Wid	ler streets (e.g. transit corridors) can support greater streetwall						
heig	ghts compared to narrower streets (e.g. local streets);						
• The	street wall does not include upper storeys that are setback		1				
fron	n the primary frontage; and		•				
• A 1:	1 building height to street width ratio is appropriate for a lane						
	nid-block connection condition provided the street wall height						
	o greater than 3 storeys.						
	ote: Podium height is 16. o m, St Paul St and Doyle Ave are 20						
	; the street wall is above the maximum ratio (1:1.25).						
	ale and Massing	N/A	1	2	3	4	5
	vide a transition in building height from taller to shorter						
	dings both within and adjacent to the site with consideration				\checkmark		
	future land use direction.		<u> </u>	<u> </u>			
	ak up the perceived mass of large buildings by incorporating			\checkmark			
	al breaks in facades.		<u> </u>	<u> </u>			
	p back the upper storeys of buildings and arrange the massing			\checkmark			
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.						
	.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						V
	from public view.						
b.	Ensure utility areas are clearly identified at the development						/
	permit stage and are located to not unnecessarily impact public or						V
	common open spaces.						
с.	Avoid locating off-street parking between the front façade of a						\checkmark
	building and the fronting public street.						
d.	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);		\checkmark				
•	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	\checkmark					
	concrete, or driveway planting strips.						
f.	In cases where publicly visible parking is unavoidable, screen using						
	strategies such as:						
•	Landscaping;				1		
•	Trellises;				V		
•	Grillwork with climbing vines; or						
•	Other attractive screening with some visual permeability.						
g.	Provide bicycle parking at accessible locations on site, including:						
•	Covered short-term parking in highly visible locations, such as						
	near primary building entrances; and			\checkmark			
•	Secure long-term parking within the building or vehicular parking						
	area.						
h	Provide clear lines of site at access points to parking, site						
	servicing, and utility areas to enable casual surveillance and safety.					\checkmark	
i.	Consolidate driveway and laneway access points to minimize curb						
	cuts and impacts on the pedestrian realm or common open				~		
	spaces.						
i	Minimize negative impacts of parking ramps and entrances						
j.	through treatments such as enclosure, screening, high quality				1		
	finishes, sensitive lighting and landscaping.						
2 -	.5 Streetscapes, Landscapes, and Public Realm Design	N/A	-	2	~	,	-
		IN/A	1	2	3	4	5
a.	Site buildings to protect mature trees, significant vegetation, and	✓					
	ecological features.						

b.	Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓				
с.	Site trees, shrubs, and other landscaping appropriately to					
	maintain sight lines and circulation.	✓				
d.	Design attractive, engaging, and functional on-site open spaces at					
	grade with high quality, durable, and contemporary materials,					
	colors, lighting, furniture, and signage.				./	
Sta	aff note: Refer to landscape drawings for lighting and public art				v	
de	sign precedents of columns for on-site open space & seating					
_	ıblic plaza at corner).					
e.	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					
•	Using building mass, trees and planting to buffer wind.					
f.	Use landscaping materials that soften development and enhance					
	the public realm.					
g.	Plant native and/or drought tolerant trees and plants suitable for					
	the local climate.					
h.	Select trees for long-term durability, climate and soil suitability,					
	and compatibility with the site's specific urban conditions.				1	
	aff note: Detailed off-site landscaping and soil cells will be				•	
req	uired at time of Building Permit.					
i.	Design sites and landscapes to maintain the pre-development					
	flows through capture, infiltration, and filtration strategies, such	\checkmark				
	as the use of rain gardens and permeable surfacing.					
j.	Design sites to minimize water use for irrigation by using					
	strategies such as:					
•	Designing planting areas and tree pits to passively capture		\checkmark			
	rainwater and stormwater run-off; and					
•	Using recycled water irrigation systems.					
k.	Create multi-functional landscape elements wherever possible,					
	such as planting areas that also capture and filter stormwater or	\checkmark				
	landscape features that users can interact with.					L
I.	Select materials and furnishings that reduce maintenance					
	requirements and use materials and site furnishings that are				\checkmark	
	sustainably sourced, re-purposed or 100% recycled.					
m.	Use exterior lighting to complement the building and landscape					
	design, while:					
•	Minimizing light trespass onto adjacent properties;					\checkmark
•	Using full cut-off lighting fixtures to minimize light pollution; and					
•	Maintaining lighting levels necessary for safety and visibility.					

n.	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	2	4	5
2.1 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	N/A	1	2	3	4	5
•	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 well as protection from light trespass and noise.				~		
d.	Design buildings such that their form and architectural character reflect the building's internal function and use.						✓
e.	Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				✓		
f.	Provide weather protection such as awnings and canopies at 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 and make individual signs easier to see.						✓
i.	Provide visible signage identifying building addresses at all entrances.						✓

	SECTION 5.0: HIGH-RISE RESIDENTIAL & MIXED USE											
RA	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5					
(1 İ.	s least complying & 5 is highly complying)											
5.1	.1 Relationship to the Street	N/A	1	2	3	4	5					
a.	Design podiums to have transparent frontages to promote 'eyes											
	on the street', using strategies such as:											
•	Having continuous commercial and retail uses with windows and				1							
	primary entrances facing the street; and				•							
•	Having ground-oriented residential units with windows and											
	primary entrances facing the street.											
b.	For buildings on corner sites with retail frontages, ensure there are											
	active frontages on both facades by wrapping the primary retail											
	façade to the secondary frontage. The primary façade can be						\checkmark					
	emphasized by using higher quality materials and detailing and											
	creating a more prominent entrance.											
с.	For residential podiums with townhouse frontages, refer to	\checkmark										
	Section 3.1 for Guidelines for that portion of the building.	•										
d.	Locate private, indoor amenity facilities such as bicycle storage											
	along secondary street frontages as opposed to primary street						✓					
	frontages.											
e.	Blank walls over 5 m in length along a commercial frontage are						\checkmark					
	strongly discouraged and should be avoided.											
	ilding Address and Access		1	1	r	1						
f.	Use architectural and landscape features to create well-defined,											
	clearly visible and universally acceptable primary building											
	entrances. Additionally:											
•	Differentiate between residential and commercial entrances;											
•	Design lobby entryways to ensure they are well-defined and					\checkmark						
	visually emphasized in the façade;											
•	For retail frontages, provide small format retail storefronts with											
	frequent entrances and a minimum depth of 10 m; and											
•	Locate main building entries close to transit stops.											
Sid	lewalk Interface		1	1	r	1						
g.	Design the streetscape fronting building to have defined zones as											
	follows:											
•	Frontage zone next to the building that may include patios,											
	seating or space for pedestrians to access building entrances;											
•	Pedestrian zone that accommodates pedestrians walking along					\checkmark						
	the sidewalk;											
•	Furnishing/planting zone that provides space for street trees,											
	landscaping, seating, and lighting; and											
•	Edge zone that provides a buffer from moving bicycles and vehicles.											
h.	Provide a generous sidewalk width and space for streetscape											
	amenities such as street trees, benches & patios.											
5.1	.2 Scale and Massing	N/A	1	2	3	4	5					

Po	dium						
a.	Provide a minimum first floor height of 4.5 metres, measured from						
	grade.						
Sto	If note: minimum first floor height is not met on portions of the					V	
pro	ject fronting St Paul St.						
b.	Provide a minimum podium height of 2 storeys and a maximum						
	podium height of 4 storeys, and ensure that the total podium						
	height does not exceed 80% of the adjacent street right-of-way		v				
	width.						
с.	On corner sites, vary the height and form of the podium to respect						
	and respond to the height and scale of the existing context on		\checkmark				
	adjacent streets.						
d.	When adjacent sites are lower in height and are not anticipated to						
	change, provide a transition in the podium height down to lower-						
	scale neighbours.			1			
•	When adjacent sites include heritage buildings, design the scale			✓			
	and height of the podium to align with the heritage building						
	height.						
	Tower Middle		1	1	1	1	l
e.	Orient towers in a north/south direction.						
-	off note: The tower is mostly square and not oriented in either	\checkmark					
	ection.	•					
f.	A maximum of four towers should be located within an individual						
••	block, with staggered tower spacing.						\checkmark
Г 1	.3 Site Planning	N/A	1	2	3	4	F
	ilding Placement		-	2	5	4	5
	Site podiums parallel to the street and extend the podium along						
a.	the edges of streets, parks, and open space to establish a						./
							v
Ŀ	consistent street wall.						
b.	Additional considerations for building placement include:						
•	Site towers to be setback from the street wall and closer to the						
	lane						
•	Greater setbacks can be provided at strategic points or along the						
	entire frontage for increased architectural interest and improved						
	pedestrian experience, for example to provide space for tree						\checkmark
	planting, wider sidewalks, plazas and other open spaces.						
•	Greater setbacks can be provided along retail streets in order to						
•							
•	Greater setbacks can be provided along retail streets in order to						
•	Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios $(3 - 4 m)$.						
•	Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m). On corner sites with retail frontage, provide a triangular setback						
	Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m). On corner sites with retail frontage, provide a triangular setback 4.5 m in length abutting along the property lines that meet at each						
	Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m). On corner sites with retail frontage, provide a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of the intersection.						
Bui	Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m). On corner sites with retail frontage, provide a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of the intersection. ilding Separation						 ✓
Bui	Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m). On corner sites with retail frontage, provide a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of the intersection. ilding Separation						

Ы	Place towers away from streets, parks, open space, and						
u.	neighbouring properties to reduce visual and physical impacts of						\checkmark
	the tower.						•
Fit	and Transition				l	I	
e.	Promote fit and transition in scale between tall buildings and						
	lower-scaled buildings, parks, and open spaces by applying						
	angular planes, minimum horizontal separation distances, and				\checkmark		
	other strategies such as building setbacks and stepbacks to limit						
	shadow and visual impacts.						
So	lar Access						
f.	Orient buildings to maximize solar access to adjacent streets and						
	public spaces, while also considering optimizing for solar						
	orientation to improve energy performance and occupant						
	comfort. Strategies for minimizing impact on solar access include:			1			
٠	Limiting the scale and height of the podium;			•			
•	Designing slender towers with generous separation distances; and						
٠	Locating towers on site to minimize shadowing adjacent buildings						
	and open spaces.						
Vie	ews from the Public Realm						
g.	Site buildings to create, frame, or extend views from the public						
	realm to important natural and human made features (e.g. to	\checkmark					
	Okanagan Lake) by using strategies such as varying setbacks to	·					
	protect important views.						
	4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
5.1 a.	Wherever possible, provide access to site servicing and parking at	N/A	1	2	3	4	5
	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes	N/A	1	2	3	4	5
	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on	N/A	1	2	3	4	5 ✓
а.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site.	N/A	1	2	3	4	5 ✓
	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high	N/A	1	2	3	4	5 ✓
а.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the	N/A	1	2	3	4	5
a. b.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows:	N/A	1	2	3	4	5
а.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line	N/A	1	2	3	4	5
a. b.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage;	N/A	1	2	3	4	5
a. b.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen	N/A	1	2	3	4	5
a. b.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening	N/A	1	2	3	4	5
a. b.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements;	N/A	1	2	3	4	5 ✓
a. b.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on	N/A	1	2	3	4	5 ✓
a. b.	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed	N/A	1	2	3	4	5 ✓
a. b. •	Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above.	N/A	1	2	3	4	5 ✓
a. b.	 Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above. An additional acceptable strategy for mitigating visual impacts 	N/A	1	2	3	4	5 ✓
a. b. •	 Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above. An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the 		1	2	3	4	5
a. b. •	 Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above. An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the ground floor and upper storeys of the podium that can 		1	2	3	4	5 ✓
a. b. •	 Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above. An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the ground floor and upper storeys of the podium that can accommodate significant soil volumes for planting trees and other 		1	2	3	4	5 ✓
a. b. • c.	 Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above. An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the ground floor and upper storeys of the podium that can accommodate significant soil volumes for planting trees and other landscaping to screen the parking structure. 		1	2	3	4	5 ✓
a. b. •	 Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above. An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the ground floor and upper storeys of the podium that can accommodate significant soil volumes for planting trees and other 		1	2	3	4	5 ✓

d.	Minimize the visual impact of garage doors, parking entrances and						
	service openings on the public realm by using strategies such as						
	recessing, screening, and site minimization.					V	
•	Avoid split level, raised or sunken parkade entrances.						
e.	Locate drop-off areas into the side or rear of the site and provide						
_	pedestrian access to the street frontage.	\checkmark					
f.	Provide clearly visible pedestrian access to and from parking						
	areas.	✓					
g.	Integrate service connections, vents, mechanical rooms and						
	equipment with the architectural treatment of the building, and/or						1
	locate to minimize visual impact and screen from view with						•
	materials and finishes compatible with the building.						
5.1	.5 Publicly Accessible and Private Open Spaces	N/A	1	2	3	4	5
Ρu	blicly Accessible Open Space	•					
a.	Wherever possible, include publicly accessible open space on-site,						/
	such as hard or soft landscaped setbacks, plazas, and courtyards.						v
b.	Define and animate the edges of open spaces with well-				1		
	proportioned podiums and active uses at-grade.				✓		
C.	Locate and design publicly accessible open space to:						
•	Be directly accessible from the fronting public sidewalk;						
•	Maximize access to sunlight and encourage year-round use						
-	through the use of landscaping, seating, and weather protection;					\checkmark	
•	Where possible, complement and connect with publicly accessible						
•	open space on neighbouring properties; and						
•	Maximize the safety, comfort, amenity, and accessibility.						
• d.	On larger sites, use publicly accessible open space to provide						
u.	through-block pedestrian connections.	\checkmark					
	Where provided, tailor furniture elements as appropriate to						
e.							
	encourage a range of seating and gathering opportunities,				\checkmark		
	including both fixed and unfixed seating to allow for flexibility of						
Dui	USE.						
	vate Open Spaces		1				
f.	Provide private outdoor amenity spaces on site, such as balconies,						\checkmark
	private courtyards, private gardens, and accessible green roofs.						
g.	Locate and design shared private outdoor amenity space to:						
•	Maximize access to sunlight;						
•	Minimize noise, smell and/or visual impacts from site servicing or						\checkmark
	mechanical equipment;						,
•	Provide seating, lighting, trees, shade structures, and weather						
	protection.						
h.	Locate private patios and gardens to minimize overlook from						1
	neighbours.						•
i.	For shared rooftop amenity spaces (e.g., on top of the podium]
	parkade), ensure a balance of amenity and privacy by:						
•	Limiting sight lines from overlooking residential units to outdoor					 √	
	amenity space areas through the use of pergolas or covered areas						
	where privacy is desired; and						
	•	•	•			•	

-							
•	Controlling sight lines from the outdoor amenity space into						
	adjacent or nearby residential units by using fencing, landscaping,						
<u> </u>	or architectural screening.						
j.	Design private balconies to be large enough to provide usable outdoor space.				✓		
k.	Locate indoor amenity areas adjacent to shared outdoor amenity areas and allow access between the two areas.						<
E 1	6 Building Articulation, Features & Materials	N/A	1	2	3	4	5
a.	Design tall building to have a cohesive architectural look with a		-	2	5	4	Э
u.	distinct podium, tower, and top. Strategies for achieving this						
	includes changes in articulation, materials, and the use of step					\checkmark	
	backs.						
Po	dium						
	Provide architectural expression in a pattern, scale, and proportion						
	that is in relation to neighbouring buildings and that differentiates						
	it from the tower. Examples of such design elements include the			\checkmark			
	use of cornice lines, window bays, entrances, canopies, durable						
	building materials, and energy efficient fenestration.						
с.	Highlight primary retail facades with high quality materials and						1
	detailing with particular attention to building entrances.						✓
d.	Avoid blank walls, but if necessary, articulate them with the same						1
	materials and design as other active frontages.						V
e.	Along mixed-use and commercial street frontages, avoid locating						
	balconies (projecting or inset) within the first 2 storeys of the						
	podium. Between 3 and 6 storeys, inset balconies behind the						v
	streetwall.						
f.	Provide weather protection and signage in accordance with						
	Guidelines found in Section 4.1.6 as well as lighting in accordance					\checkmark	
	with Section 2.1.5.						
То	wer Middle						
g.	On sites with multiple towers, provide variation in the design and						
	articulation of each tower façade to provide visual interest while	\checkmark					
	maintaining a cohesive architecture overall.						
h.	Design balconies to limit increases in the visual mass of the						
	building and to become an extension of interior living space, while						
	balancing the significant potential for heat loss through thermal					\checkmark	
	bridge connections which could impact energy performance.						
•	Consider that inset or partially inset balcony arrangements may						
	offer greater privacy and comfort, particularly on higher floors.						
	wer Top	1	1	r	1		
i.	Design the top of tall buildings to terminate and be						
	distinguishable from the middle building and to make a positive						
	contribution to the skyline.			\checkmark			
•	Design and screening of mechanical rooms, and incorporation of						
	roof top amenity spaces and architectural lighting, can be used to						
	distinguish the tower top.						

j.	Setback the upper floors of the tower and incorporate a projecting cornice or other feature to terminate the building and contribute	~		
	to a varied skyline.			



August 30th, 2023



City of Kelowna Community Planning Department 1435 Water Street Kelowna, BC, V1Y 1J4

- Attn: Ryan Smith, Divisional Director, Planning and Development Services Jocelyn Black, Development Planning Department Manager Trisa Atwood, Planner II
- Re: One Varsity, 1405 St Paul, Kelowna, BC Development Permit and Development Variance Permit Application – Supplemental Document to Development Proposal Application Form

ONE VARSITY, 1405 ST PAUL, - PUBLIC BENEFIT STRATEGY

Kerkhoff Construction is pleased to submit to the City of Kelowna a Development Permit and Development Variance application for the site at 1405 St. Paul St. Approximately 0.8 acres (6,163.5 sq. m) in size, this site is centrally located and an ideal location to introduce infill density and activate Kelowna's growing downtown district.

The proposed redevelopment of 1405 St. Paul St. will create a distinct and central residential development within a short walk to downtown amenities, the future UBCO Downtown campus, Lake Okanagan waterfront, and Queensway Exchange transit hub. A new inner city grocery store at grade will contribute to the commercially activated downtown public realm and encourage further social cohesiveness. A decorated open plaza juxtaposed against the entrance way of the grocery store will serve as a gathering point for residents and end users alike which solidifies this vertical community within the downtown core. The podium levels have a modern interlocking panel façade which synergizes with the next door UBCO tower and reinforces the theme of a frame plaza intersection on Doyle Ave and St Paul St. The building offers a highly amenitized lifestyle for the occupants, as well as being on the cutting edge of green living by

promoting low carbon transportation options, being 100% EV ready in the parkade and exceeding the current Kelowna's Energy Step Code for building design.

The project will contribute to the Housing Opportunities Reserve Fund for the City purchase of land for provision of affordable housing. In addition, working with the City's transportation improvement plan, avenues of transportation improvements will be evaluated in the neighbourhood at the appropriate time (Building Permit Stage).

The proposal includes one 35-storey tower atop a 5-storey podium that includes above-ground parking. The site redevelopment will not change or influence connectivity patterns and will retain the existing lane way on the east edge of the site. The development will provide 342 new housing units:

- 56 micro suites,
- 56 studio apartments,
- 112 one-bedroom apartments, and
- 118 two-bedroom apartments.

The following outlines contributions to the community that the project will provide as part of the Public Benefit Strategy for the One Varsity - 1405 St Paul Development Permit and Development Variance Permit Application.

COMMUNITY

1) Downtown Grocery Store

- a) Grocery stores are great community builders because they bring people together in a common space and provide opportunities for social interaction.
- **b)** The surrounding local businesses will thrive off employment opportunities and it will contribute to the overall wellbeing and vitality of the community by meeting essential needs.
- c) The inclusion of a downtown grocery store will also reduce vehicle trips for existing and future residents of the downtown core district. This pedestrian presence increases amenities along the urban corridor, influences engagement and support for smaller businesses.
- **d)** Active streets in urban centers inevitably create a communal desire to contribute to a vibrant and inclusive community.

2) Housing Diversity

a) One varsity will provide a significant supply of studios, one- and two-bedroom homes to the community of Kelowna. These mix of options and sizes will meet the needs of any family looking for a place to call home in the downtown core.

3) Compact Communities

- a) A concentrated tax base provides new or renewed services to the area, benefiting all residents.
- **b)** Social networks and gathering places, including parks/trails/cafes/community services, are within walking distance for more people.
- c) A smaller development footprint allows for larger, more open communal–outdoor spaces.

SUSTAINABILITY

4) Bike Culture

• The project development is focused on growing the ever-popular bike community in the City of Kelowna. At grade, the project is providing a approximately 2,000SF bike room where residents can store and conduct maintenance at well-equipped repair stations.

5) Mass Transit Proximity

a) 1405 St Paul will be accessible by multiple modes of transportation, being located less than a 5-minute walk from the Queensway Exchange. There is also a nearby bus stop along Doyle Ave. for ability to pick up the bus line.

6) Sustainable Land Use

- a) Opportunity for lower emissions; Energy-efficient buildings allow for a smaller ecological footprint for the residents.
- **b)** The reliance on a carbon emitting individual cars is reduced based on the increased walkability of the surrounding neighborhood.
- c) Urban sprawl is curbed, protecting valuable ALR land and regenerating brownfield or infill sites.

7) High Performance Buildings

- a) With the new provincial building requirements, 1405 St Paul will meet or exceed the standards of Energy Step Code 2.
- **b)** Low carbon building measure including locally manufactured materials and low-VOC emitting materials will be used where possible.
- c) Energy efficient mechanical and electrical systems, including lighting and energy efficient appliances, will be preferred in the building fit out. Specified common areas (stairwells and parking) will have occupancy sensors to limit the duration and/or intensity of operational lighting and be equipped with LED bulbs. Outdoor lighting will be controlled by photocells or timers.

8) Landscaping

- a) Private green roof terrace to offer opportunities for gardening and landscaping.
- **b)** New street trees and landscaping will contribute to the local greenery in the neighborhood.

URBAN CENTRE INTEGRATION

9) Places for People

- a) The project is inviting, safe, accessible, and comfortable on the streets as part of the urban design planning including sidewalks, semi-covered pedestrian plaza, landscaping, and street furnishings.
- **b)** Entrances are clearly visible and accessible.
- c) Commercial spaces and public realm will be well-defined and legible to residents and visitors.

10) Placemaking

- a) The landscape and design will draw on the Kelowna culture and identity.
- **b)** The street design completes and unifies the Doyle Ave and St. Paul St. corridors and clearly identifies the centre of Kelowna's downtown and innovation district.

11) Building Articulation and Features

- a) Architectural podium cutout to lighten the massing at grade and on the street corner.
- **b)** Unified architectural concept with varied façade treatment.
- c) Durable building design for the local climate and region.

ARCHITECTURAL DESIGN

12) Defined Skyline

- a) The colour palette of the tower is unlike its surrounding buildings to create a unique landmark that will be iconic amongst the landscape
- **b)** Elegant point tower profile, with a mixture of textures and colours of spandrel, fibre cement and metal panels. Movement is created all the way up and around the tower with patterning of panels and alternating balcony sizes.

13) Neighborhood Interfaces

- a) The North end of the site, with its open plaza and decorated columns, not only serves as an entry way to the urban grocer, but also as the focal point of this vertical community with connection to the streetscape which will draw end users into the site.
- b) The frontage along Doyle will further activate the public realm with much needed retail spaces that would serve the local community.

14) Prominent Features

- a) Architectural features at the lobby entrance to create a sense of arrival and place for the residents of the building. This also breaks up the façade into distinct, programmatic themes to give a more human scale rhythm to the street wall.
- **b)** Colourful and distinguished datum lines stretch from the top of the tower to the bottom of the podium for a connected, cohesive, and dynamic vertical massing.
- c) A pair of public art pieces will be commissioned and designed to encapsulate the exposed columns underneath the building canopy to further distinguish the plaza and create a focal point for social gatherings.

On behalf of our entire team, we would like to thank the City of Kelowna for their support and consideration of the Development Permit and Development Variance Permit Application for One Varsity – 1405 St Paul. We are truly honored to be part of the Kelowna landscape and deeply appreciate the trust you have placed in us to create a development that integrates with the vibrant character of the city. Your guidance and insights have been instrumental in shaping a design that meets the highest standards of architecture but also enriches the lives of those who will live, work, and visit within it. We look forward to continued collaboration with staff and the City of Kelowna to bring our vision of this great project to reality.

Sincerely,

Bruno Jury Bruno Jury Bruno Jury P.Eng, MBA, LEED Green Assoc.

Vice President of Development

Kerkhoff Develop - Build

581 Lawrence Avenue, Kelowna, BC V1Y 6L8 P 604.824.4122 C 604.652.2009 E <u>bjury@kerkhoff.ca</u> 1405 St. Paul

PROJECT DESCRIPTION

PROJECT NAME: PROJECT ADDRESS: LEGAL DESCRIPTION: ZONING: MAX FSR:

SITE AREA

PROPOSED FSR:

1405 St. Paul 1405 St. Paul, Kelowna BC V1Y 9N2 LOT A, DISTRICT LOT 139, O.D.Y.D., PLAN 25942 UC1 8.70 6.28

M²

3,163.43

August 31, 2023

Site Area (m²)	3163.43
Max FSR	8.70
Max Allowbale FSR (m²)	27521.86
Site Breakdown	FT ²

PROJECT SETBACKS

Setbacks	Requir	ed Min.	Prop	osed	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	
Triangular Set back	14.8	4.5	14.8	4.5	*Triangular Setback 4.5 m in length abutting along the proper
Front Yard	9.8	3.0	9.8	3.0	that meet at each corner of an intersection
Side Yard	9.8	3.0	9.8	3.0	
Side Yard	9.8	3.0	9.8	3.0	
Rear Yard	13.1	4.0	13.1	4.0	

BUILDING HEIGHT

	Max Allow	able Height	Proposed Height			
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)		
Height	482.3	147.0	363.7	110.9		
No. of Floors	-	35.0	-	35.0		

AREA BREAKDOWN	N																
Level	Geodetic	Fir to Fir (m)	Number of Units			Gross	s (m²)				Exclusio	ons (m²)		FSR Area	Floor Effic.	FSR (Commercial	FSR (Residentia
	Elevation (m)			Parking / Service	Common Areas	Commercial/	Residential	Amenity	Total Gross Floor	Parking and	Common Areas	Amenity	Total Exclusions			/ Retail)	
						Retail			Area	Services							
Level 35	451.77	3.00	6	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 34	448.77	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 33	445.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 32	442.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 31	439.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 30	436.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 29	433.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 28	430.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 27	427.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 26	424.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 25	421.80	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 24	418.80	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 23	415.80	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 22	412.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 21	409.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 20	406.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 19	403.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 18	400.82	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%	0.53	5.75
Level 17	397.82	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%	0.55	5.75
Level 16	394.82	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 15	391.83	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 14	388.83	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 13	385.83	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%		
Level 12	382.83	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%		
Level 11	379.84	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%		
Level 10	376.84	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%		
Level 9	373.84	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%		
Level 8	370.85	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%		
Level 7	367.85	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%		
Level 6	364.85	4.90	0	20.00	81.00	0.00	0.00	901.00	1002.00	20.00	81.00	901.00	1002.00	0.00	0.0%		
Level 5	359.97	5.00	0	2810.00	98.85	0.00	0.00	0.00	2908.85	2810.00	98.85	0.00	2908.85	0.00	0.0%		
Level 4	353.55	3.00	0	2934.00	98.85	0.00	0.00	0.00	3032.85	2934.00	98.85	0.00	3032.85	0.00	0.0%		
Level 3	350.75	3.00	0	2934.00	100.68	0.00	0.00	0.00	3034.68	2934.00	100.68	0.00	3034.68	0.00	0.0%		
Level 2	347.65	3.00	0	2863.00	98.85	0.00	0.00	0.00	2961.85	2863.00	98.85	0.00	2961.85	0.00	0.0%		
Main Floor	344.55	4.20	0	914.00	211.00	1670.00	0.00	69.00	2864.00	914.00	211.00	69.00	1194.00	1670.00	58.3%		
			342	12475.00	4356.28	1670.00	18188.83	970.00	37660.11	12475.00	4356.28	970.00	17801.28	19858.83			
	Total Height	110.0) m										FSR Proposed	19858.83			

Level			Suite	Types			Total Number o Units
	Micro	Studio	1 Bed	1 Bed + Den	2 Bed	3 Bed	
Level 35	-	-	-	-	6	-	6
Level 34	2	2	2	2	4	-	12
Level 33	2	2	2	2	4	-	12
Level 32	2	2	2	2	4	-	12
Level 31	2	2	2	2	4	-	12
Level 30	2	2	2	2	4	-	12
Level 29	2	2	2	2	4	-	12
Level 28	2	2	2	2	4	-	12
Level 27	2	2	2	2	4	-	12
Level 26	2	2	2	2	4	-	12
Level 25	2	2	2	2	4	-	12
Level 24	2	2	2	2	4	-	12
Level 23	2	2	2	2	4	-	12
Level 22	2	2	2	2	4	-	12
Level 21	2	2	2	2	4	-	12
Level 20	2	2	2	2	4	-	12
Level 19	2	2	2	2	4	-	12
Level 18	2	2	2	2	4	-	12
Level 17	2	2	2	2	4	-	12
Level 16	2	2	2	2	4	-	12
Level 15	2	2	2	2	4	-	12
Level 14	2	2	2	2	4	-	12
Level 13	2	2	2	2	4	-	12
Level 12	2	2	2	2	4	-	12
Level 11	2	2	2	2	4	-	12
Level 10	2	2	2	2	4	-	12
Level 9	2	2	2	2	4	-	12
Level 8	2	2	2	2	4	-	12
Level 7	2	2	2	2	4	-	12
Level 6	-	-	-	-	-	-	0
Level 5	-	-	-	-	-	-	0
Level 4	-	-	-	-	-	-	0
Level 3	-	-	-	-	-	-	0
Level 2	-	-	-	-	-	-	0
Main Floor	-	_	-	-	-	-	0
	56	56	56	56	118	0	342
	16%	16%	16%	16%	35%	0%	100%

			VALUES FOR TABULATING PARKING	& LOADING COUNTS					
			6	Imperial (ft ²		-			
			Comme Residential		1670.00 342	units			
the	property lines		ZONING BYLAW PARKING REQUIRM	IENTS					
			ZONING BLAW FARMING REQUIRING						
			Required Residential Pa	rking Micro Studio	0.8 0.8	Note: Per Table 8 Parking	.3.1 Residential Mu	ılti-Dwelling	
				1 Bed	0.8	Turking			
				2 Bed	1				
	Condo Units			3 Bed	1				
	Amenity		Required Visitor Pa	rking	0.14	Note: Per Table 8. Parking	.3.1 Residential Mu	ılti-Dwelling	
	Parkade Main Floor / Com	mercial				Turking			
			Type of Unit		arking				
			Micro	# of Unit 56	# of Stalls 45.0				
	· · ·	/- ·· · ··	Studio	56	45.0				
	FSR (Commercial / Retail)	FSR (Residential)	1 Bed 2 Bed	112 118	101.0 118.0				
			3 Bed	0	0				
			Visitors Res Total	0 342	48				
			Commercial	-	15				
			Grand Total		372				
			Accessible Parking Calcua	ltion					
	-		No. of Parking Spaces Or Accessible) Stalls 7 Stalls	<i>Note: Per Table 8</i> Counted in Table	.2.17 Amount of Ad	ccessible Parking S	paces
			Van Accessible :		2 Stalls	Counted in Table			
			Car-Share Calcula Car-Share Stalls Prov) Stalls		b) Car Share Incent) parking spaces p		
			Comercial Parking Calcula	ation		-			
			Commercial Parking Requirm Commercial Parking A		•	Note: Per Table T	able 8.3.2 Commer	cial:	
	0.53	5.75	Commercial Stalls Requi		5 Stalls				
		5.75	Parking Reduction Calcula 20% Rental Parking Reduct) Stalls	- Nota: Dar 9 2 11 /	a) Rental Housing	Incontinoci	
			Car Share Stall Reduct		Stalls	Note. Fel 8.2.11 (u) Kentui Housing	incentives.	
			Commercial & Visitor Comb	ned: 15	5 Stalls	Note: Per 8.2.16	(a) Commercial and	d Visitor stalls to b	e shared
			Total Parking Requ	ired: 357	7 Stalls	_			
			Parking Prov	ded: 349	9 Stalls				
			PARKING BREAKDOWN						
			PARKING BREAKDOWN		Recid	ential			Commercial & Vi
			PARKING BREAKDOWN	Regular	Resid Small	ential Accessible	Van Accessible	Regular	Commercial & Via
					Small	Accessible		Regular	Accessible
			PARKING BREAKDOWN Level 05 Level 04	Regular 57 62		-	Van Accessible		
			Level 05 Level 04 Level 03	57 62 62	Small 23 25 25 25	Accessible 0 1 1	0 0 1	Regular 0 0 0	Accessible 0 0 0
			Level 05 Level 04 Level 03 Level 02 Level 01	57 62 62 21 0	Small 23 25 25 19 0	Accessible 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1 1 0	Regular 0 0 0 0 48 0	Accessible 0 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
			Level 05 Level 04 Level 03 Level 02 Level 01 Totals	57 62 62 21 0 202	Small 23 25 25 19 0 92	Accessible 0 1 1 1 0 0 3	0 0 1 1 0 2	Regular 0 0 0 0 48 0 48	Accessible 0 0 0 0 1 0 1 0 1 0 1
			Level 05 Level 04 Level 03 Level 02 Level 01 Totals Total Parking Provided	57 62 62 21 0	Small 23 25 25 19 0	Accessible 0 1 1 1 0 0 3	0 0 1 1 0	Regular 0 0 0 0 0 48 0 48	Accessible 0 0 0 0 1 0 1 0 1 0 1
			Level 05 Level 04 Level 03 Level 02 Level 01 Totals	57 62 62 21 0 202	Small 23 25 25 19 0 92	Accessible 0 1 1 1 0 0 3	0 0 1 1 0 2	Regular 0 0 0 0 0 48 0 48	Accessible 0 0 0 0 1 0 1 0 1 0 1
own			Level 05 Level 04 Level 03 Level 02 Level 01 Totals Total Parking Provided BIKE PARKING BREAKDOWN Long Term Residential	57 62 21 0 202 348 Bikes Required	Small 23 25 25 19 0 92	Accessible 0 1 1 1 0 0 3 31% Provided	0 0 1 1 0 2	Regular 0 0 0 0 0 48 0 48	Accessible 0 0 0 0 1 0 1 0 1 0 1
tial	Sq.m:		Level 05 Level 04 Level 03 Level 02 Level 01 Totals Total Parking Provided BIKE PARKING BREAKDOWN Long Term Residential I 0.75 Per 2 Bedroom or	57 62 62 21 0 202 348 Bikes Required Less 257	Small 23 25 25 19 0 92	Accessible 0 1 1 1 0 0 3 31% Provided 276	0 0 1 1 0 2	Regular 0 0 0 0 0 48 0 48	Accessible 0 0 0 0 1 0 1 0 1 0 1
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itial rcial y Sq al G rcial cienc	Sq.m: l Sq.m: .m: ross Floor Area Sq. l % of Project:	.m:	Level 05 Level 04 Level 03 Level 02 Level 01 Totals Total Parking Provided BIKE PARKING BREAKDOWN Long Term Residential 1 0.75 Per 2 Bedroom or N 1.0 Per 3 Bedroom or N	57 62 62 21 0 202 348 Bikes Required Less 257 Nore 0 Total 257 Bikes Required 12 12	Small 23 25 25 19 0 92	Accessible 0 1 1 1 1 0 3 31% Provided 276 0 276 Provided	0 0 1 1 0 2	Regular 0 0 0 0 0 48 0 48	Accessible 0 0 0 0 1 0 1 0 1 0 1
tial rcial al G rcial cienc ing E	Sq.m: I Sq.m: .m: ross Floor Area Sq. I % of Project: cy: Efficiency do Sq.m:	.m:	Level 05 Level 04 Level 03 Level 02 Level 01 Totals Total Parking Provided BIKE PARKING BREAKDOWN Long Term Residential I 0.75 Per 2 Bedroom or 1.0 Per 3 Bedroom or N	57 62 62 21 0 202 348 Bikes Required Less 257 Nore 0 Total 257 Bikes Required 12 12	Small 23 25 25 19 0 92	Accessible 0 1 1 1 1 0 3 31% Provided 276 0 276 0 276 Provided 12	0 0 1 1 0 2	Regular 0 0 0 0 0 48 0 48	Accessible 0 0 0 0 1 0 1 0 1 0 1
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15.0 m² of PF	RIVATE AMENITY SPA	ACE shall be provided per 1 bedroom dwelling	
Table 14.11 1 Bedroom	112	10	
25.0 m ² of PRIVATE A	MENITY SPACE shall	be provided per dwelling with more than 1 bedroom	
2 Or More Bedrooms	118	15	
		Total Open Space Required	
		Minimum Common Area Amenity Space Required	
Area	Indoor Area (M²)	Outdoor Area (M²)	-
Private Amenity	0	3808	
Private Amenity Common Amenity	0 970.00	3808 1344	

Total Open Space Provided

ok Propose FSR Permitted 27521.86

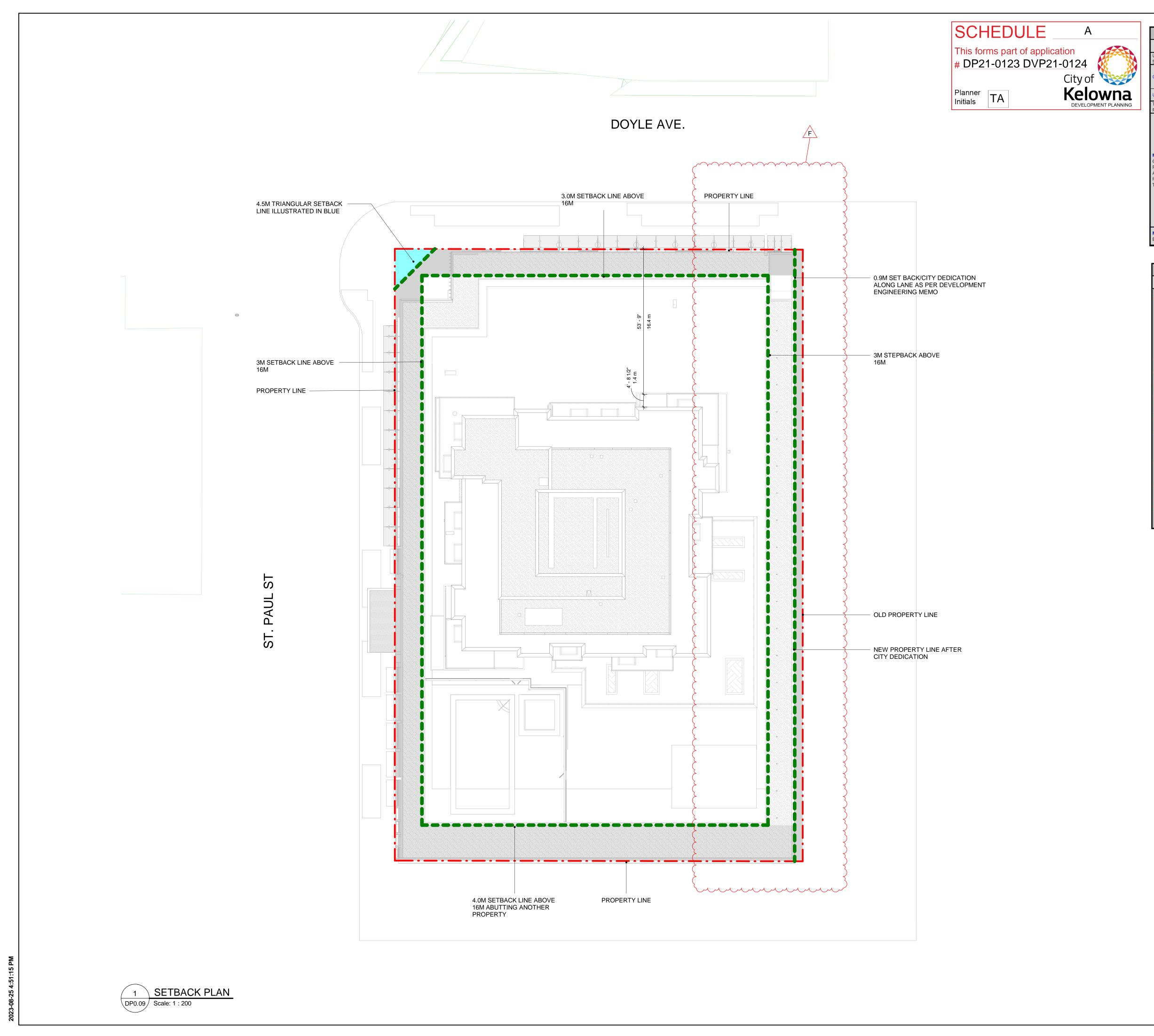
	Totals Breakdown:
18,188.8	Total Residential Sq.m:
1,670.0	Total Commercial Sq.m:
970.0	Total Amenity Sq.m:
37,660.1	Proposed Total Gross Floor Area Sq.m:
4.4%	Total Commercial % of Project:
79.6%	Net Area Efficiency:
52.7%	Overall Building Efficiency
18188.83	Net Saleable Condo Sq.m:
18188.83	Total Net Saleable Sq.m:

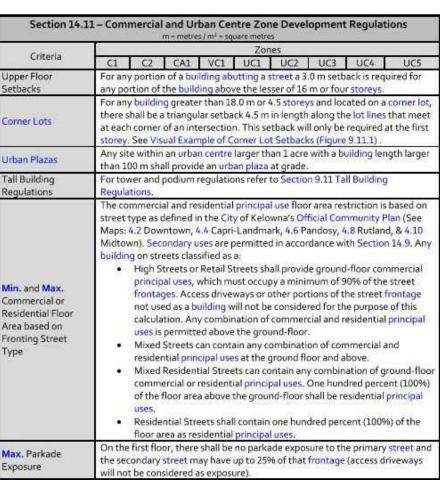
LEGEND

STORAGE LOCKERS

Level	Count
Level 05	62
Level 04	40
Level 03	40
Level 02	0
Level 01	0
Total Lockers Provided	142

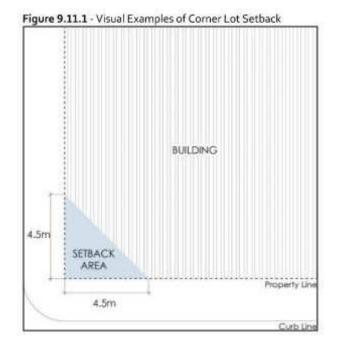
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		ms part of applicat		A kei		0
	<u> # DP2'</u>	1-0123 DVP21-		DEVE	LOP • BUILD	
	Planner		City of Kelowna	581 Lawrence Ave, K	دelowna, BC \	/1Y 6L8
	Initials	TA	REIOWIId DEVELOPMENT PLANNING	COPYRIGHT		
				This drawing has been intended use, thus distribution for any purpo	any reproduction	n or
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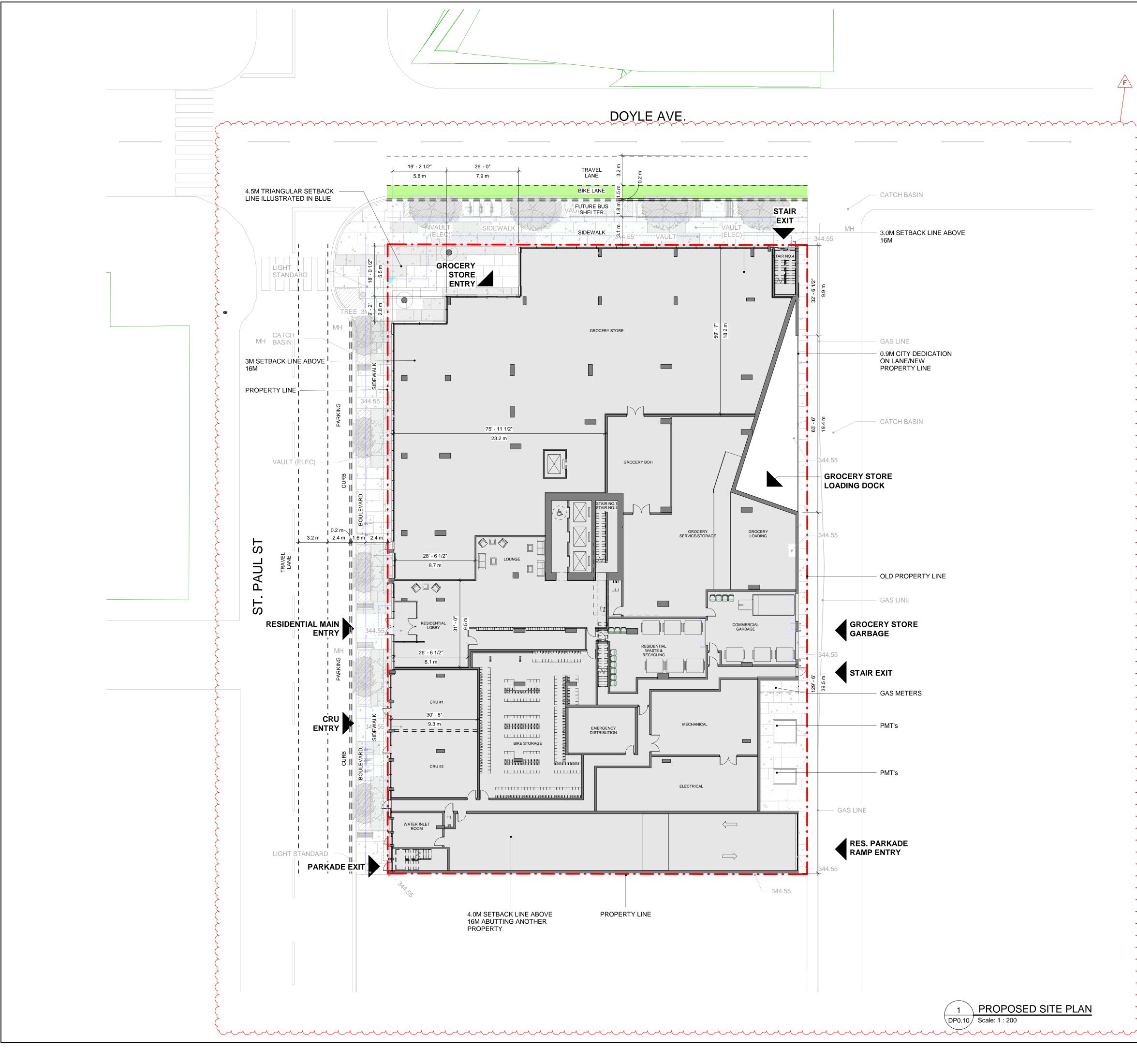
- accessible street, walkway, open space or applicable lot line. See Visual Example of Max Floor Height for Ground-Oriented Housing. 4.0 m² per dwelling unit of the Common and Private Amenity Space shall be configured as common
- area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and



CLIENT Kerkhoff Construction kerkhoff® 581 Lawrence Ave, Kelowna, BC V1Y 6L8 COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc. ISSUES No. DESCRIPTION DATE A DEVELOPMENT PERMIT 2021-10-18 APPLICATION B DEVELOPMENT PERMIT -2022-02-17 TRS RESPONSE C DEVELOPMENT PERMIT -2022-08-03 TRS RESPONSE #2 D DEVELOPMENT PERMIT 2022-11-22 TRS RESPONSE #3 E DEVELOPMENT PERMIT -2023-06-23 RESUBMISSION DEVELOPMENT PERMIT -2023-08-25 RESUBMISSION **Kor**Structural Structured Engineering WILLIAMS ENGINEERING NEMETZ (S/A) & ASSOCIATES LTD CONSULTING ENGINEERS VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY SEAL 2023-08-25 PRIME CONSULTANT ARCADIS 1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2 PROJECT NO: 135924 DRAWN BY: CHECKED BY: LM PROJECT MGR: APPROVED BY: SHEET TITLE SETBACK PLAN SHEET NUMBER ISSUE

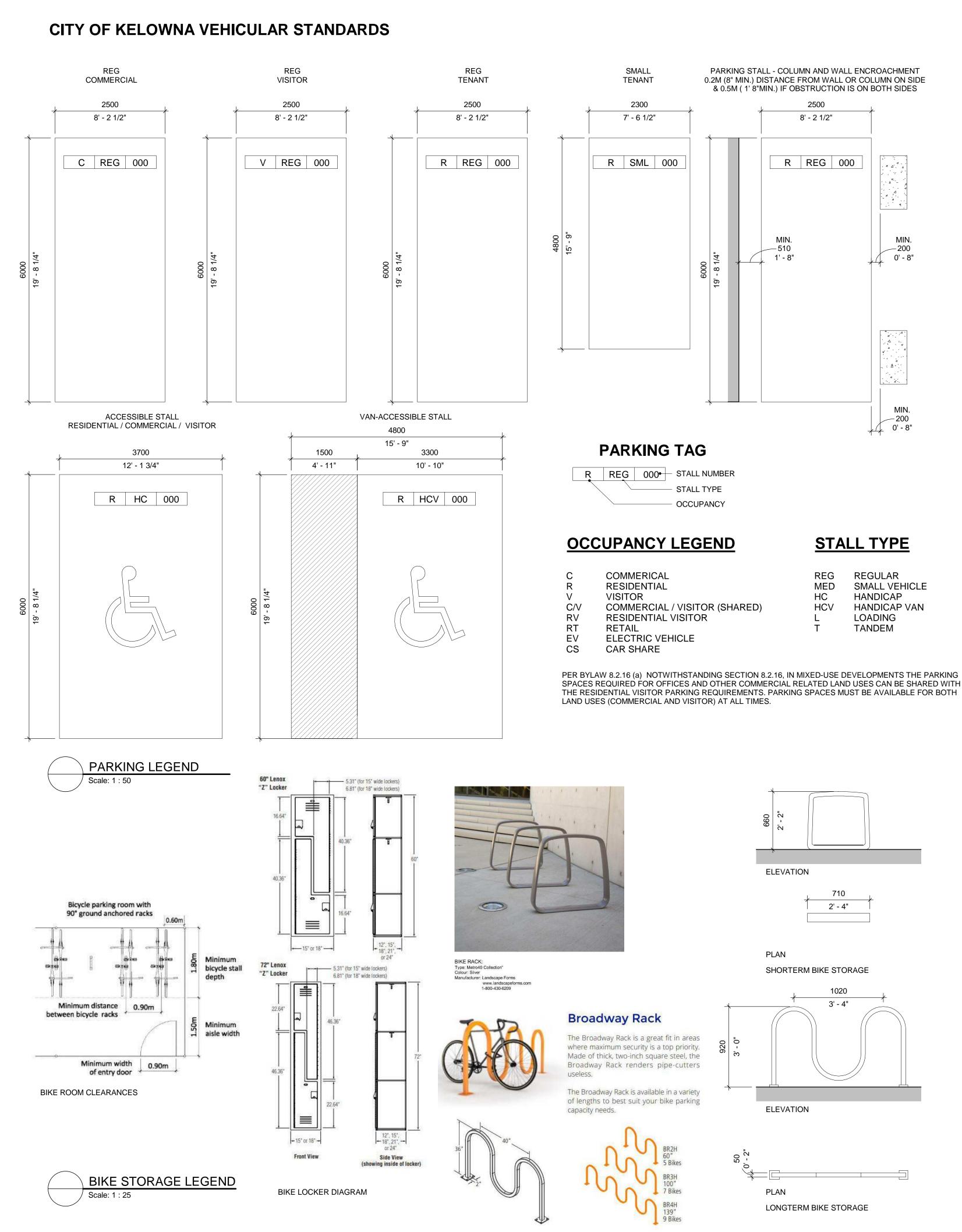
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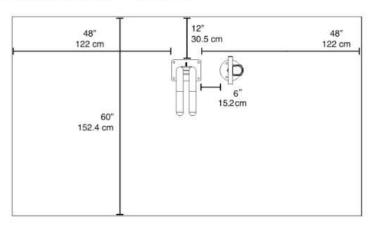


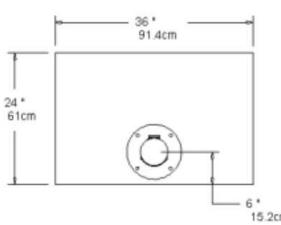
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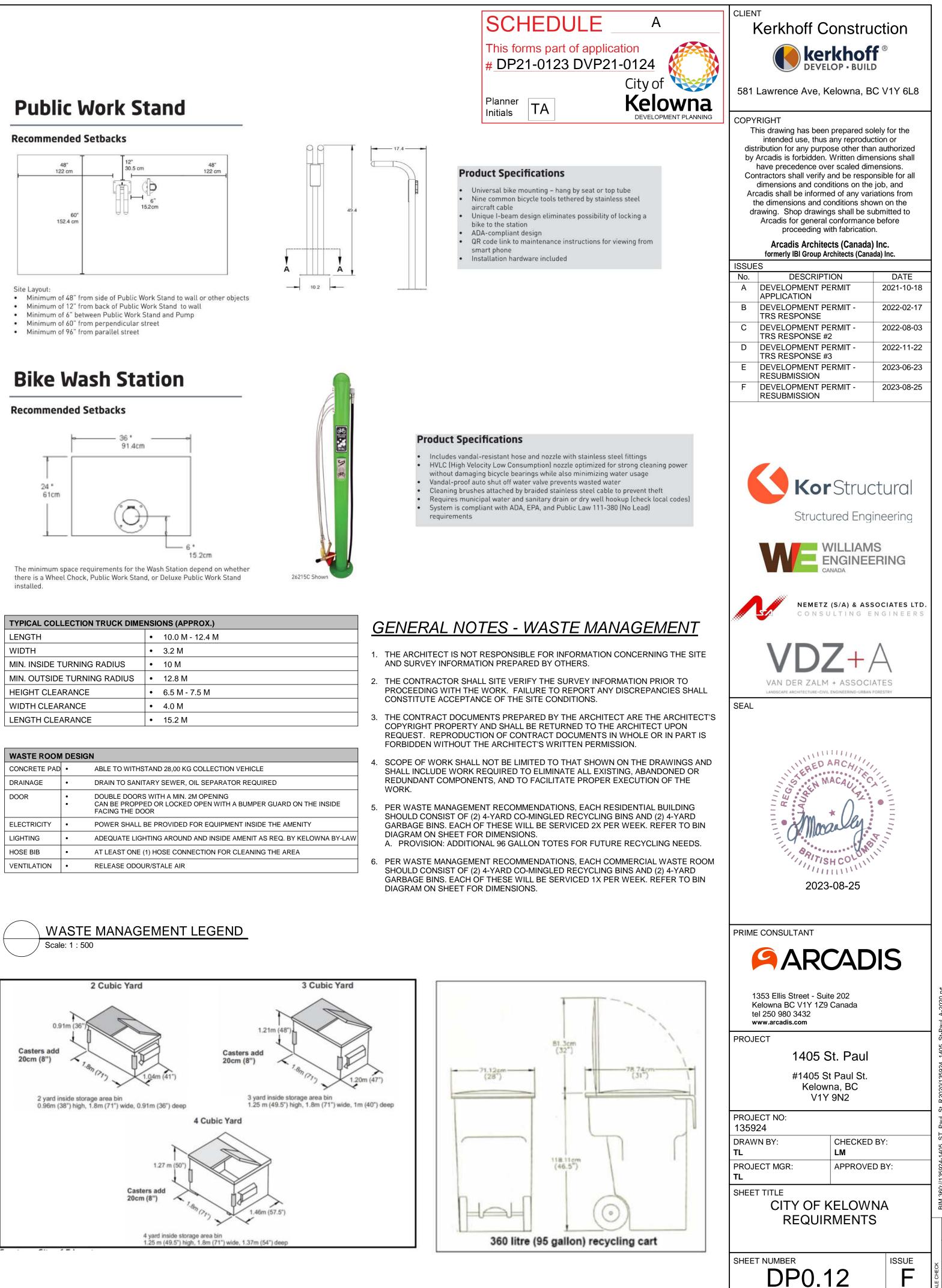


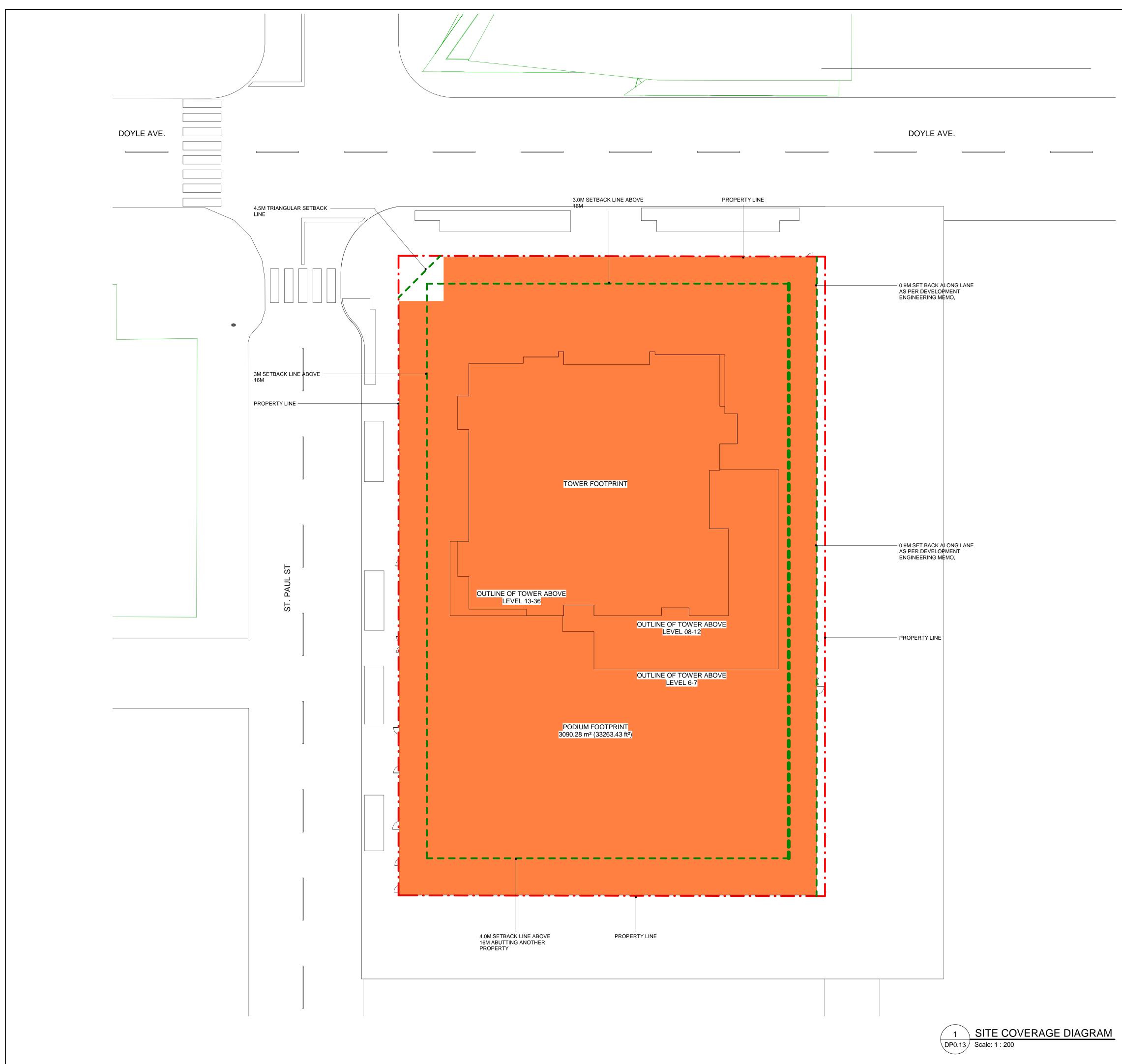


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WIDTH	• 3.2 M
MIN. INSIDE TURNING RADIUS	• 10 M
MIN. OUTSIDE TURNING RADIUS	• 12.8 M
HEIGHT CLEARANCE	• 6.5 M - 7.5 M
WIDTH CLEARANCE	• 4.0 M
LENGTH CLEARANCE	• 15.2 M

WASTE ROOM	I DESIG	N
CONCRETE PAD	•	ABLE TO WITHSTAND 28,00 KG COLLECTION VEHICLE
DRAINAGE	•	DRAIN TO SANITARY SEWER, OIL SEPARATOR REQUIRED
DOOR	•	DOUBLE DOORS WITH A MIN. 2M OPENING CAN BE PROPPED OR LOCKED OPEN WITH A BUMPER GUARD ON THE INSIDE FACING THE DOOR
ELECTRICITY	•	POWER SHALL BE PROVIDED FOR EQUIPMENT INSIDE THE AMENITY
LIGHTING	•	ADEQUATE LIGHTING AROUND AND INSIDE AMENIT AS REQ. BY KELOWNA BY-L
HOSE BIB	•	AT LEAST ONE (1) HOSE CONNECTION FOR CLEANING THE AREA
VENTILATION	•	RELEASE ODOUR/STALE AIR

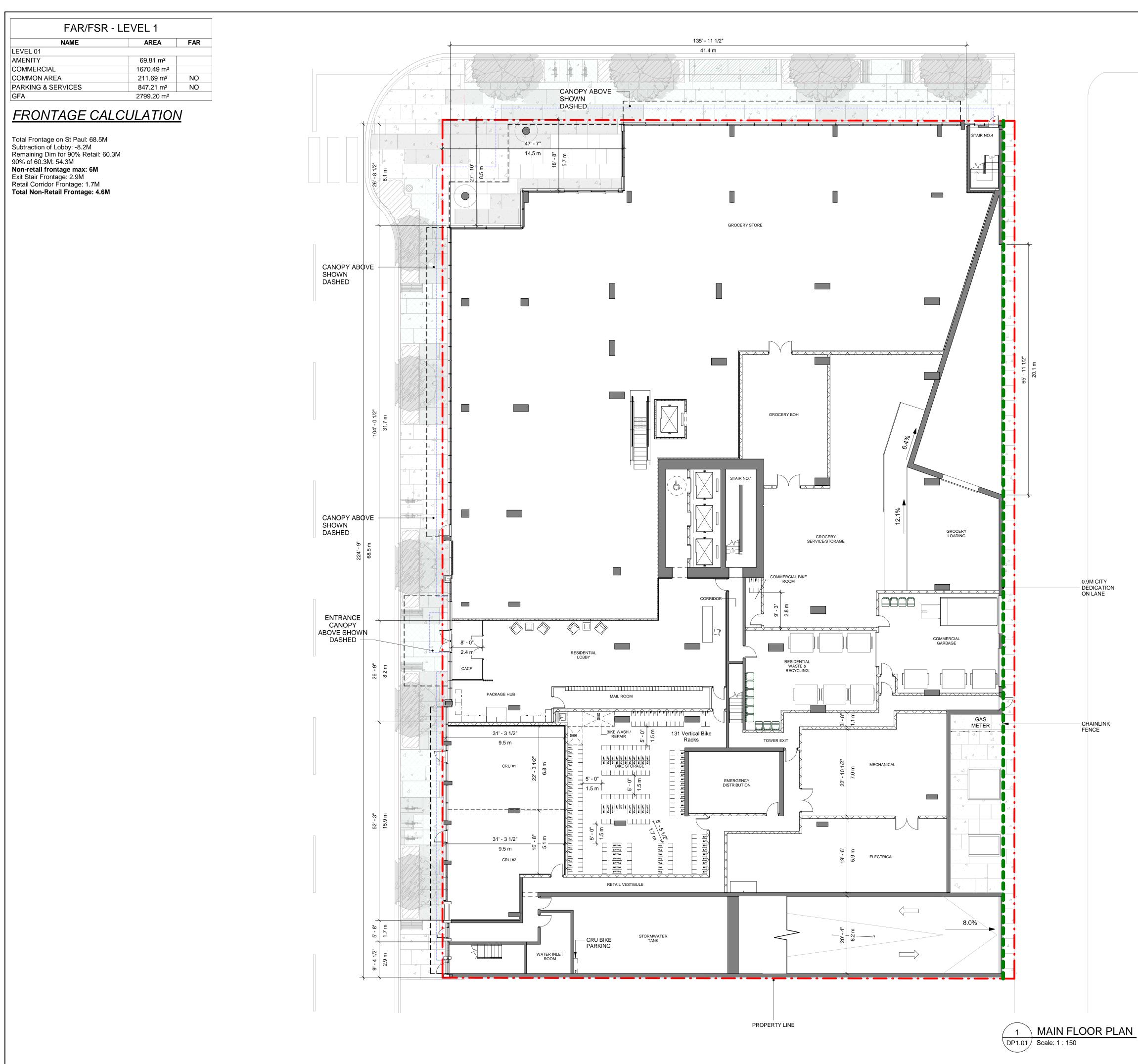






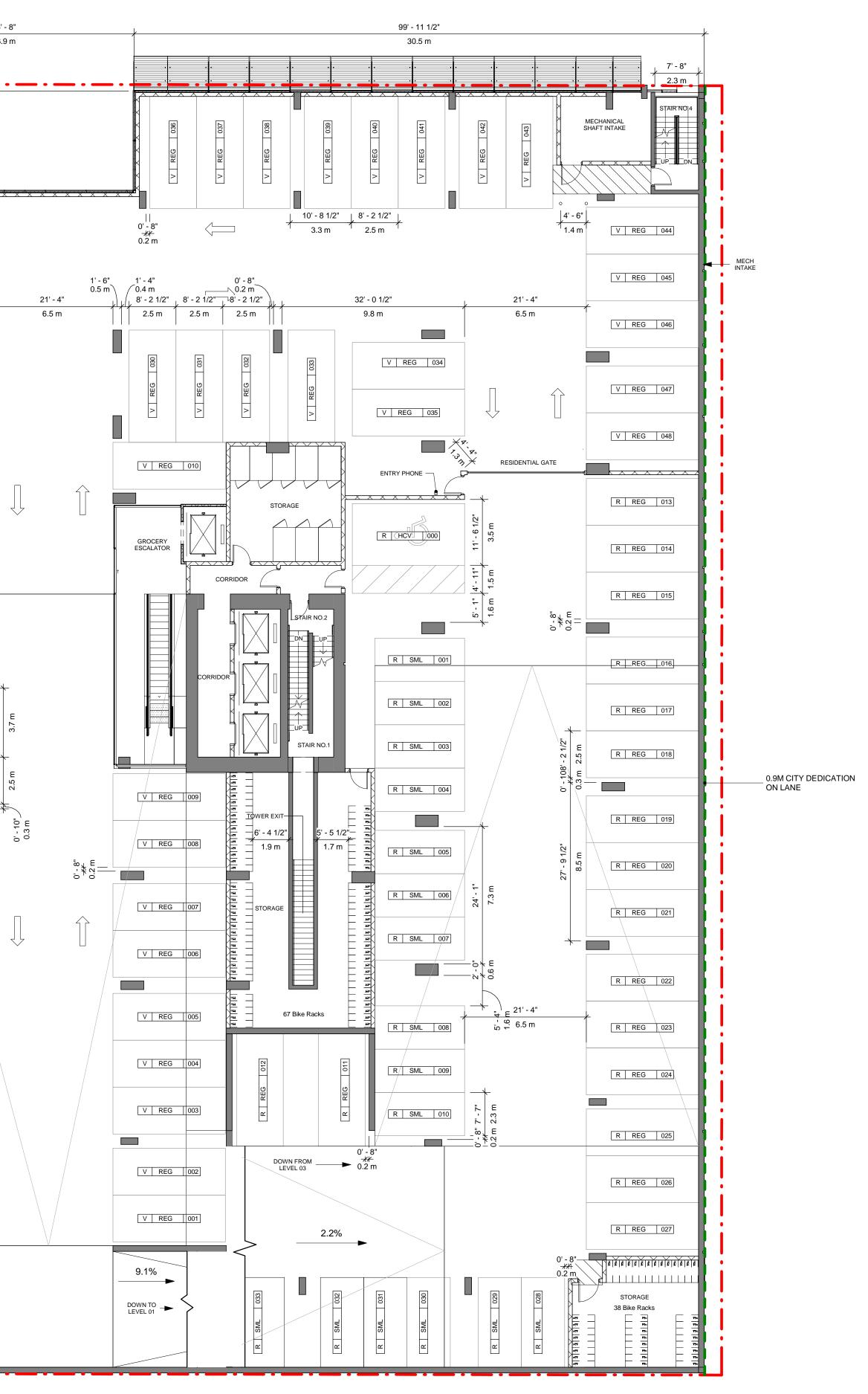
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This forms part of application	
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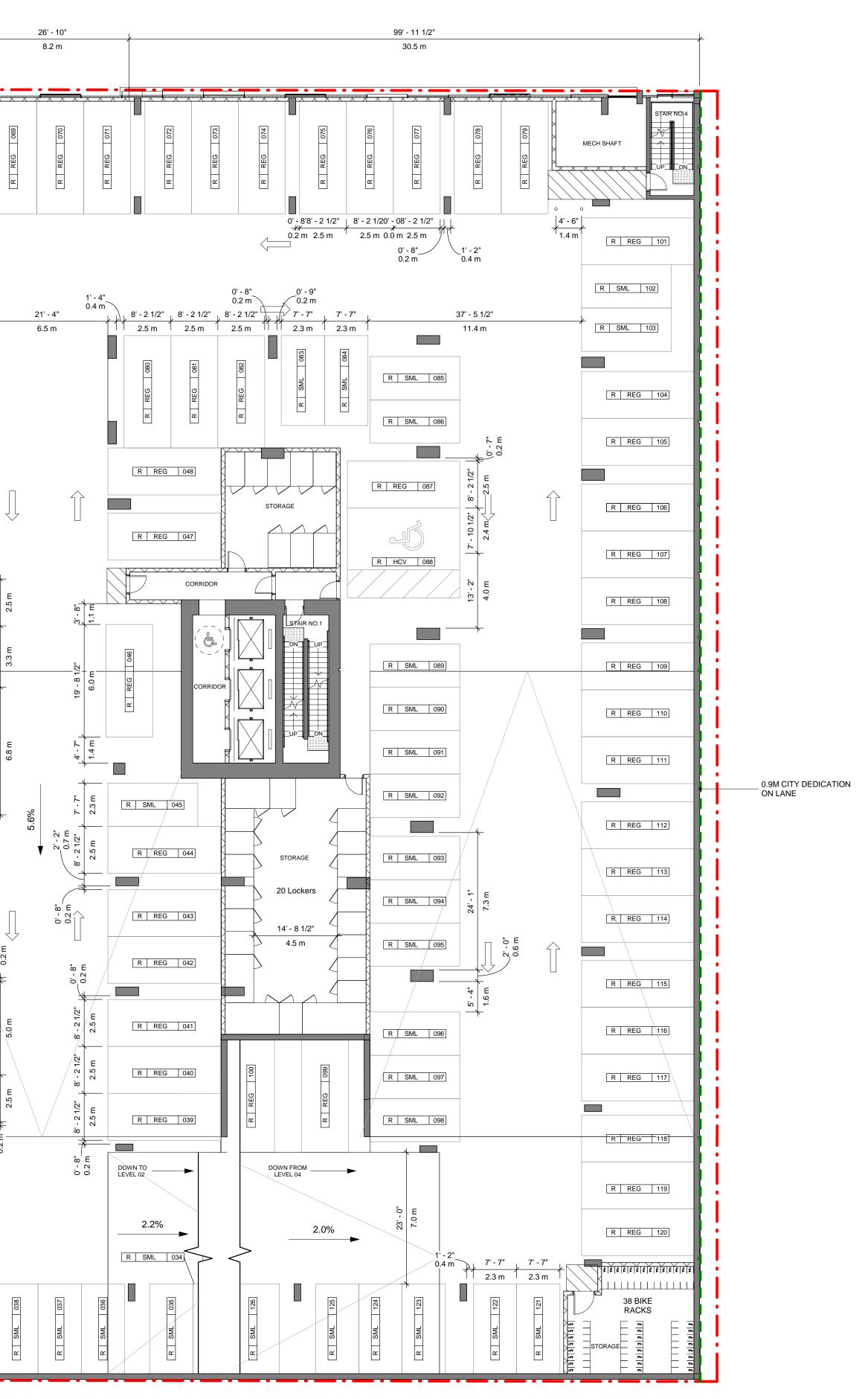
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197' - 5 1/2" 60.2 m			
MECH			
MECH EXHAUST SHAFT			



1 LEVEL P2 FLOOR PLAN DP1.02 Scale: 1 : 150

A his forms part of application DP21-0123 DVP21-0124 City of	Kerkhoff Construction kerkhoff [®] 581 Lawrence Ave, Kelowna, BC V1Y 6L8
DP21-0123 DVP21-0124 🐰 🎉	581 Lawrence Ave, Kelowna, BC V1Y 6L8
	581 Lawrence Ave, Kelowna, BC V1Y 6L8
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TA Kelowna Development Planning	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from
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	Structured Engineering
	CANADA
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	VDZ+A
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	PRIME CONSULTANT
	ARCADIS
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	#1405 St Paul St. Kelowna, BC
	V1Y 9N2
	PROJECT NO: 135924
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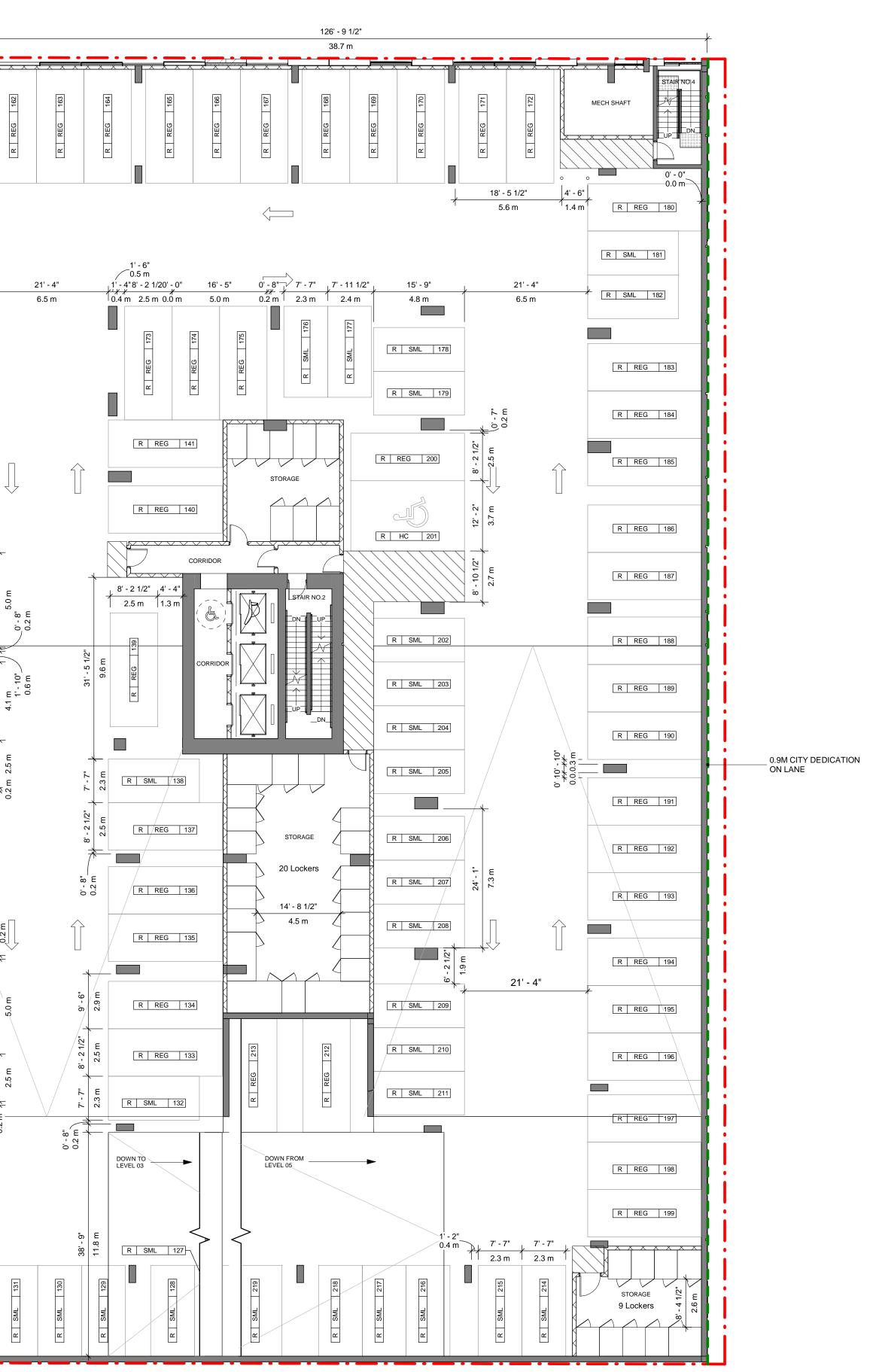
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1 LEVEL P3 FLOOR PLAN DP1.03 Scale: 1 : 150

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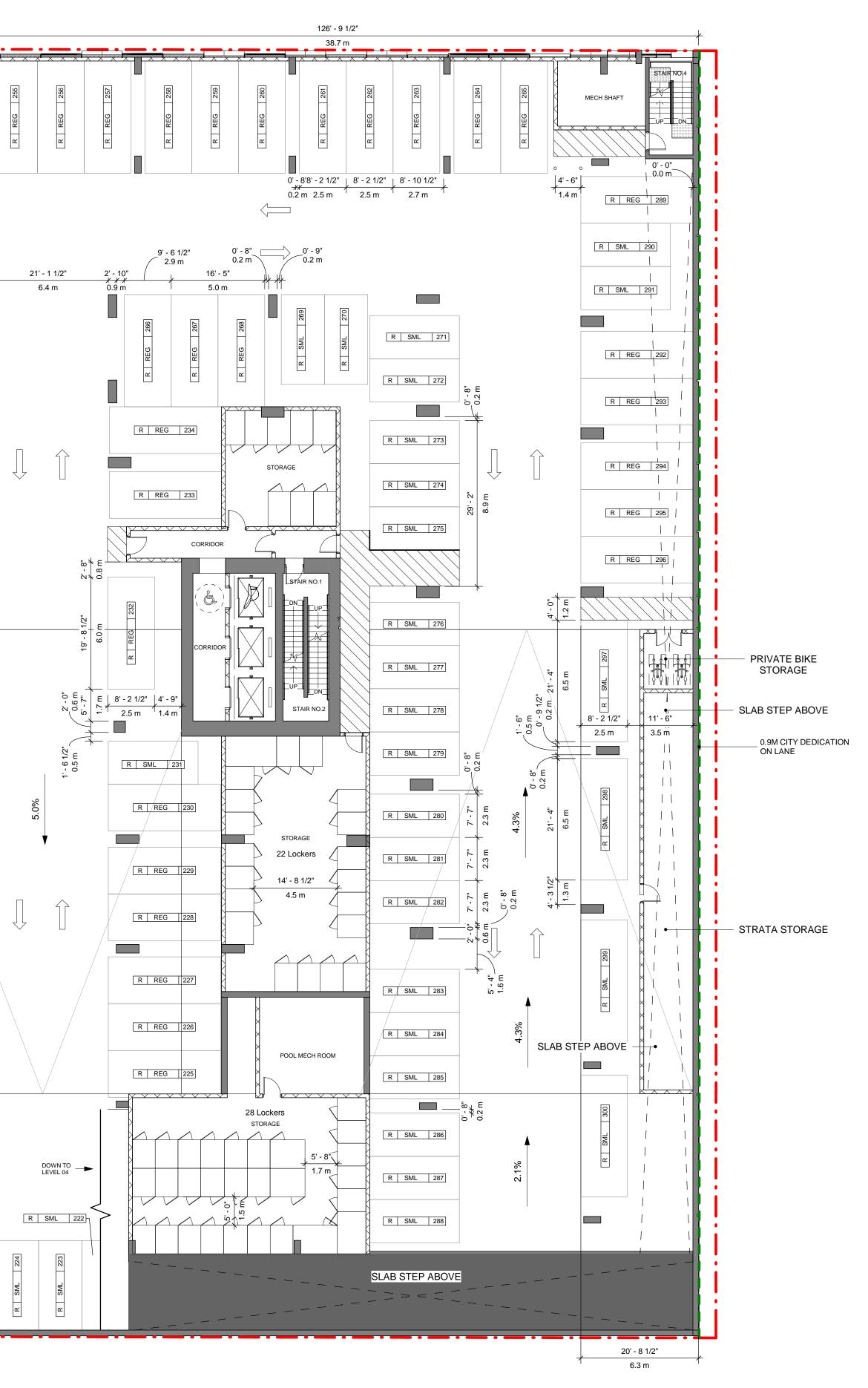
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	City of	581 Lawrence Ave, Kelowna, BC V1Y 6L8
Planner Initials TA	Kelowna Development planning	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc.
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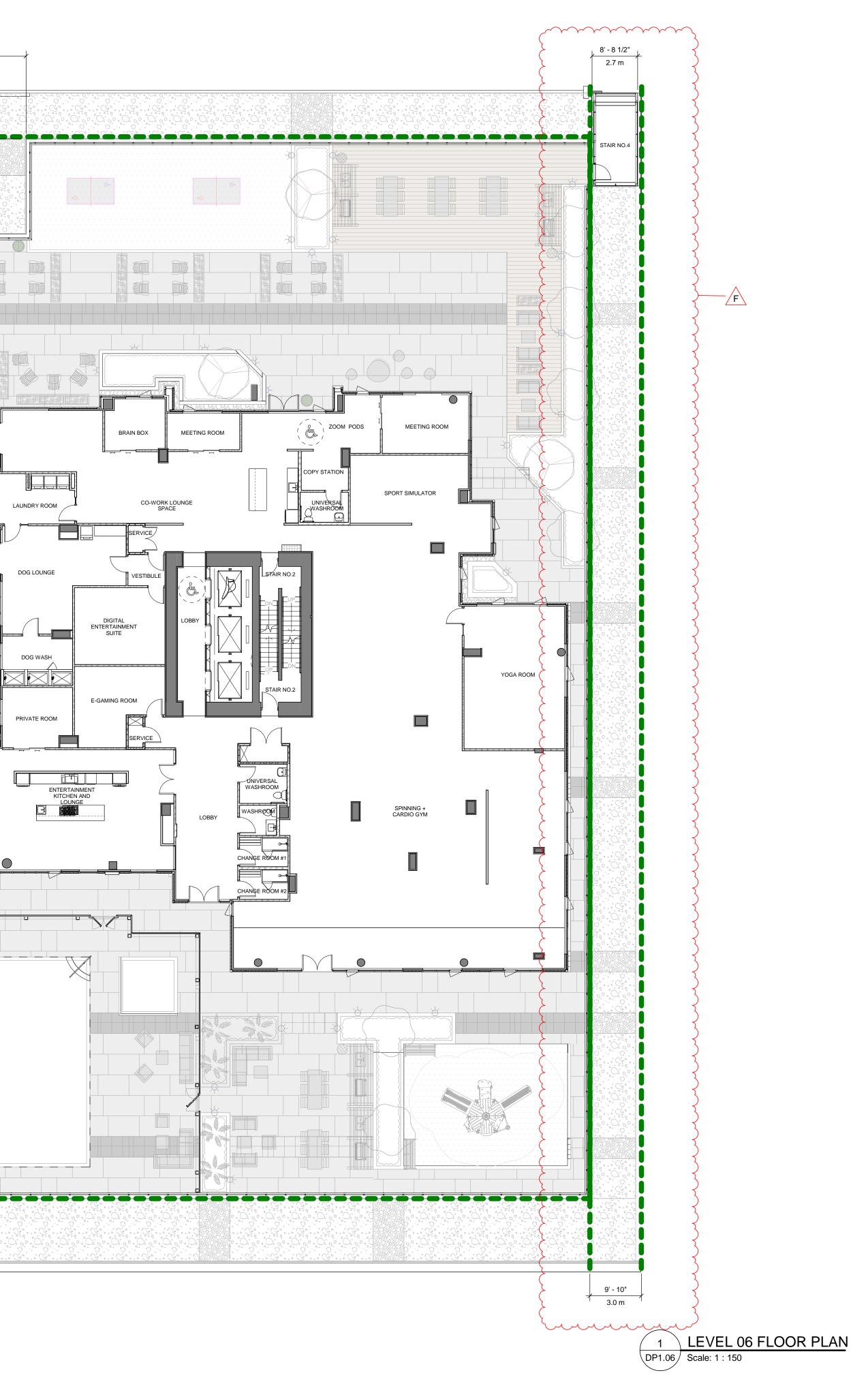
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1 LEVEL P5 FLOOR PLAN DP1.05 Scale: 1 : 150

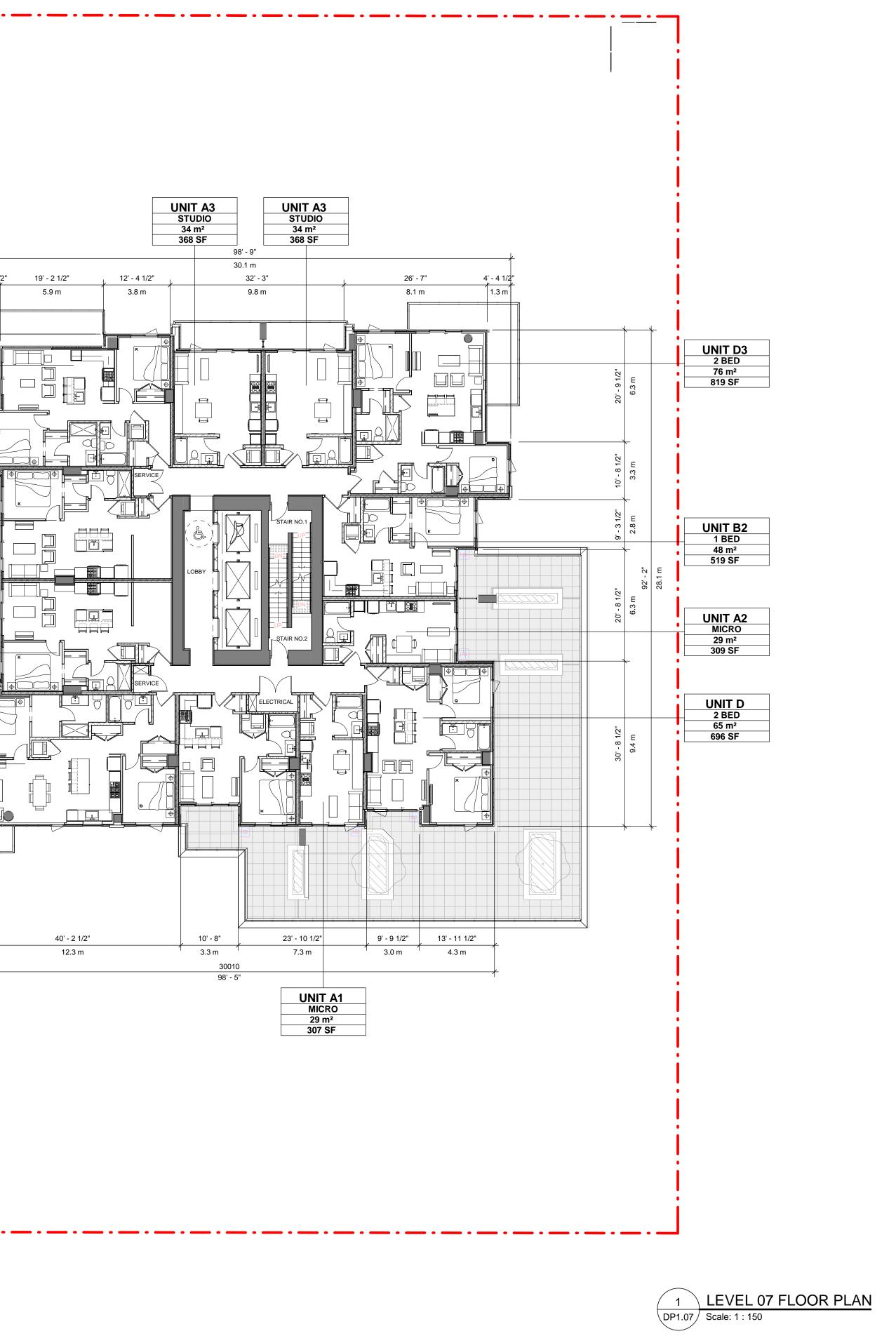
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F DEVELOPMENT PERMIT - 2023-08-25 KorStructural Structural Structured Engineering KorEingineering
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WILLIAMS ENGINEERING
NEMETZ (S/A) & ASSOCIATES LT
CONSULTING ENGINEER
VDZ+A
VDZTA VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY
PRIME CONSULTANT
ARCADIS
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com
PROJECT
1405 St. Paul
#1405 St Paul St. Kelowna, BC V1Y 9N2
PROJECT NO:
135924 DRAWN BY: CHECKED BY:
TL LM PROJECT MGR: APPROVED BY:
TL SHEET TITLE
LEVEL P5 FLOOR PLAN
1

FAR/FSR			
NAME MENITY OMMON AREA	AREA FAR 900.84 m² NO 80.79 m² NO		
ARKING & SERVICES FA	19.90 m ² 1001.52 m ²		
			19' - 11" 6.1 m
			0.111
		+	
		v	
		5.5 m	
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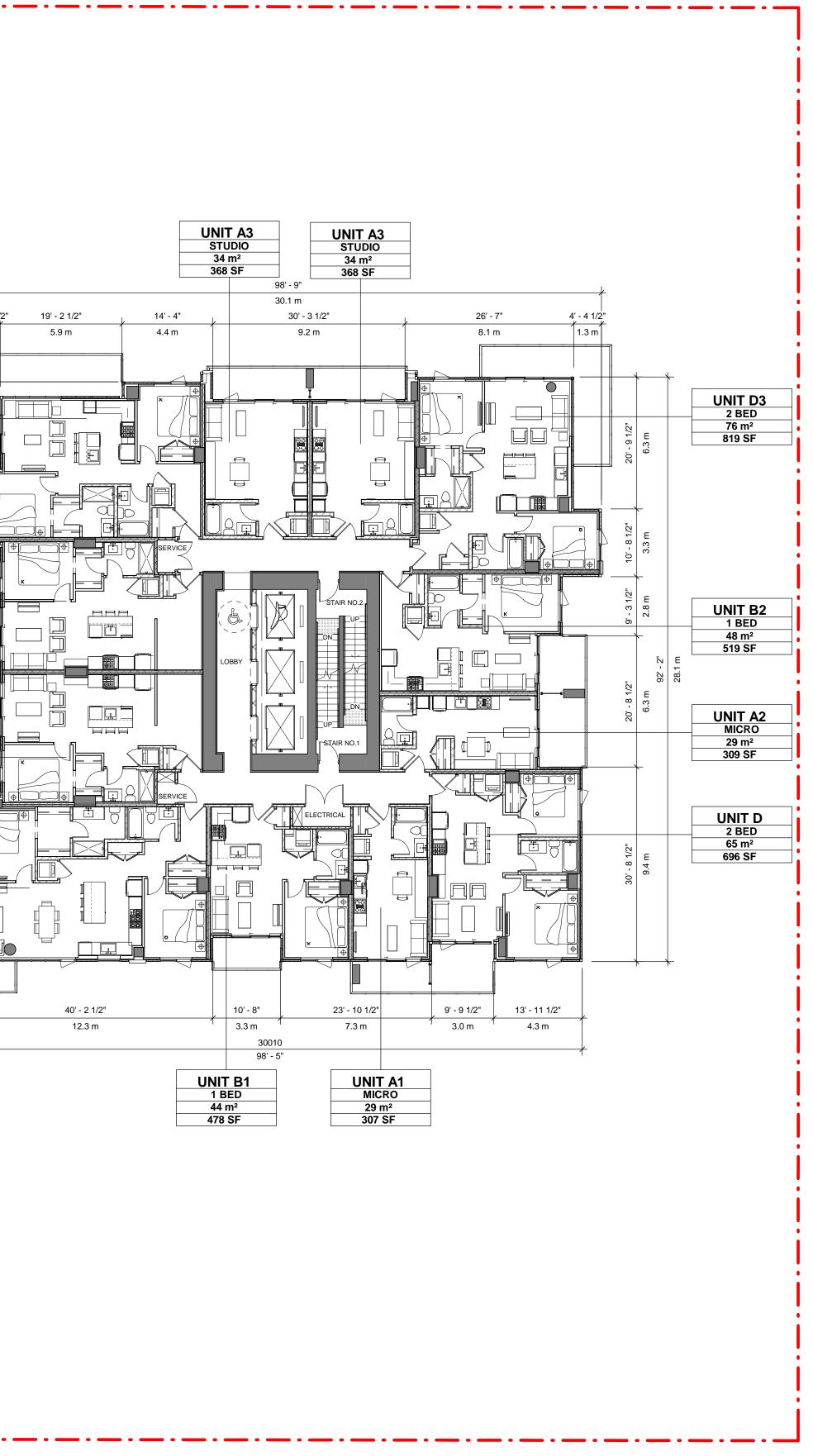
SCHEDULE A	Kerkhoff Construction
This forms part of application # DP21-0123 DVP21-0124	kerkhoff [®]
City of Kelowna	581 Lawrence Ave, Kelowna, BC V1Y 6L8
Initials TA REIOWIG Development Planning	 COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc.
	formerly IBI Group Architects (Canada) Inc. ISSUES
	No.DESCRIPTIONDATEEDEVELOPMENT PERMIT - RESUBMISSION2023-06-23
	F DEVELOPMENT PERMIT - RESUBMISSION 2023-08-25
	Kor Structural Structured Engineering
	WILLIAMS ENGINEERING
	NEMETZ (S/A) & ASSOCIATES LTD. CONSULTING ENGINEERS
	VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY SEAL
	2023-08-25
	PRIME CONSULTANT
	Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com
	PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2
	1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2 V1Y 9N2 PROJECT NO: 135924 DRAWN BY: CHECKED BY: TL LM PROJECT MGR: APPROVED BY: SHEET TITLE LEVEL 06 FLOOR PLAN
	TL SHEET TITLE LEVEL 06 FLOOR PLAN
	SHEET NUMBER ISSUE F

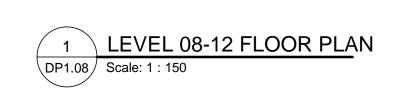
FAR/FSR - L		FAR
COMMON AREA RESIDENTIAL	126.45 m ² 642.27 m ²	NO YES
GFA	768.73 m²	



SCHEDULE A	Kerkhoff Construction
This forms part of application # DP21-0123 DVP21-0124	kerkhoff [®]
	581 Lawrence Ave, Kelowna, BC V1Y 6L8
nitials TA REIOWIIA DEVELOPMENT PLANNING	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from
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	ISSUES No. DESCRIPTION DATE E DEVELOPMENT PERMIT - 2023-06-23
	RESUBMISSION 2023-08-25 F DEVELOPMENT PERMIT - RESUBMISSION
	Kor Structural
	Structured Engineering
	WILLIAMS ENGINEERING CANADA
	NEMETZ (S/A) & ASSOCIATES LTD CONSULTING ENGINEERS
	VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY SEAL
	ARCAUSSIN MACAUS
	1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada
	tel 250 980 3432 www.arcadis.com PROJECT
	1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2
	PROJECT NO: 135924 DRAWN BY: CHECKED BY: TL LM
	PROJECT MGR: TL APPROVED BY: SHEET TITLE LEVEL 07 FLOOR PLAN
	SHEET NUMBER ISSUE

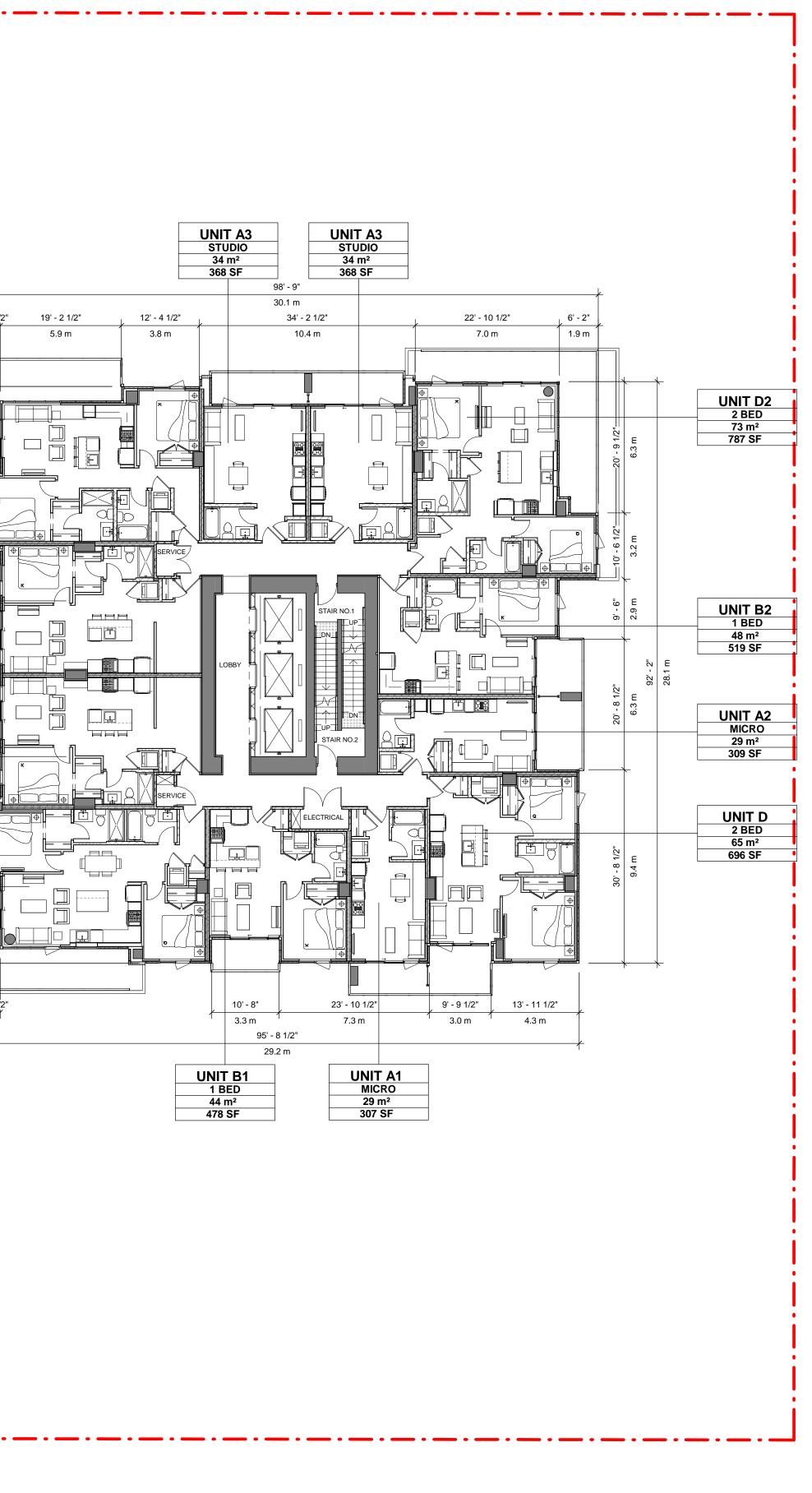
FAR/FSR -	LEVEL 08-12	FAR
COMMON AREA RESIDENTIAL	AREA 126.45 m² 642.27 m²	NO YES
GFA	768.73 m ²	





SCHEDULE This forms part of appl		Kerkhoff Construction
# DP21-0123 DVP2	21-0124 🏼 🎆 🎽	
Planner T	City of Kelowna	581 Lawrence Ave, Kelowna, BC V1Y 6L8
Initials	DEVELOPMENT PLANNING	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.
		Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc.
		ISSUES DESCRIPTION DATE
		E DEVELOPMENT PERMIT - RESUBMISSION 2023-06-2 F DEVELOPMENT PERMIT - RESUBMISSION 2023-08-2
		KorStructural Structured Engineering
		NEMETZ (S/A) & ASSOCIATES L CONSULTING ENGINEER
		VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY SEAL
		2023-08-25
		PRIME CONSULTANT PRIME CONSULTANT 1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com
		PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2
		PROJECT NO: 135924
		DRAWN BY: CHECKED BY: TL LM
		PROJECT MGR: APPROVED BY: TL SHEET TITLE SHEET TITLE
		LEVEL 08-12 FLOOR PLAN
		SHEET NUMBER ISSUE

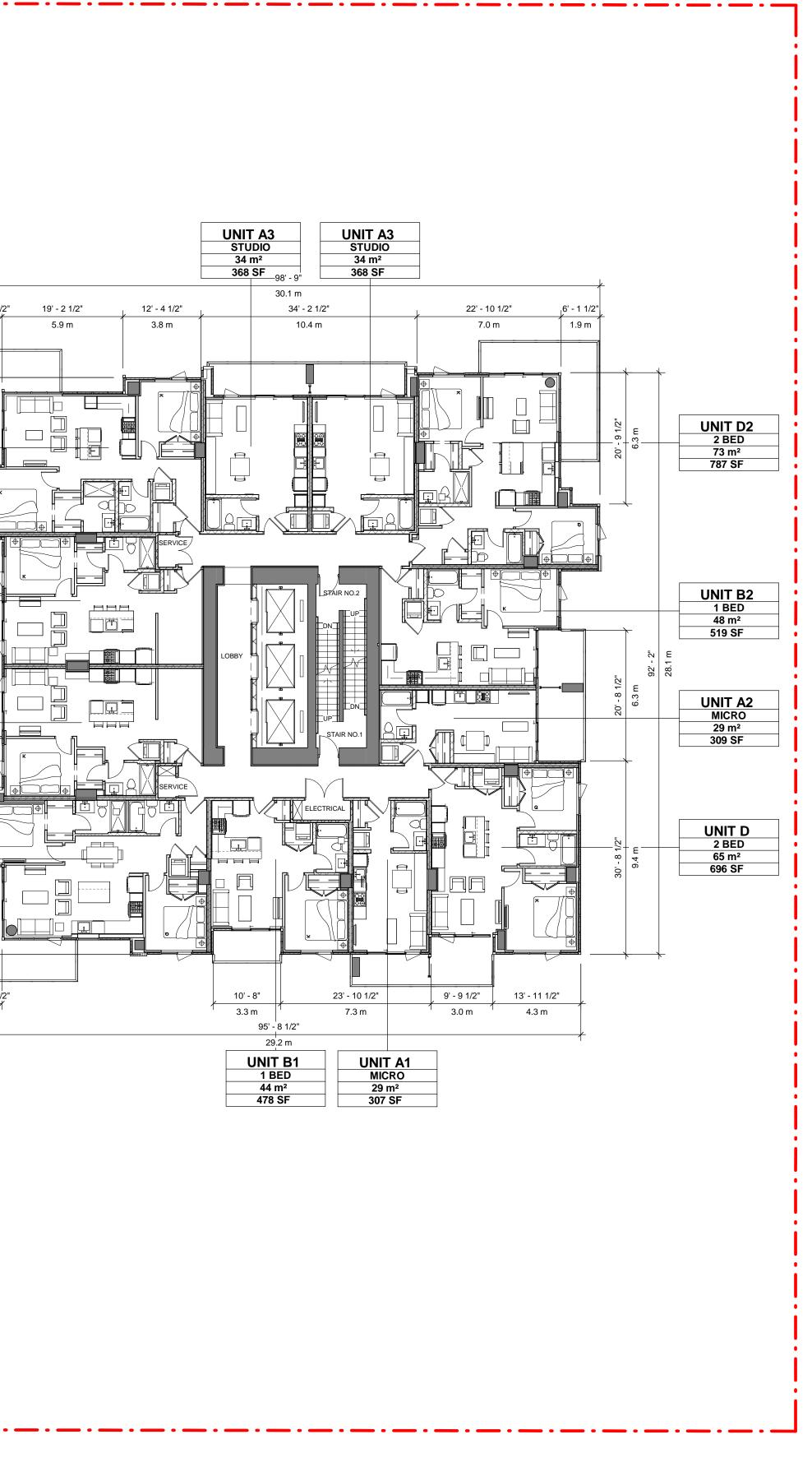
FAR/FSR - L		
NAME REA AL	AREA 126.45 m ²	FAR NO
	623.27 m ² 749.73 m ²	YES

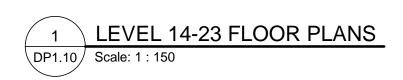




SCHEDULE A	Kerkhoff Construction
This forms part of application	
# DP21-0123 DVP21-0124 City of	581 Lawrence Ave, Kelowna, BC V1Y 6L8
Planner Initials TA Kelowna	COPYRIGHT This drawing has been prepared solely for the
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	No.DESCRIPTIONDATEEDEVELOPMENT PERMIT - RESUBMISSION2023-06-23
	F DEVELOPMENT PERMIT - RESUBMISSION 2023-08-25
	Kor Structural
	Structured Engineering
	WILLIAMS ENGINEERING CANADA
	NEMETZ (S/A) & ASSOCIATES LTD. CONSULTING ENGINEERS
	VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY SEAL
	2023-08-25
	PRIME CONSULTANT
	ARCADIS
	1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com
	1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2 V1Y 9N2 PROJECT NO: 135924 DRAWN BY: CHECKED BY: TL LM PROJECT MGR: APPROVED BY: SHEET TITLE LEVEL 13 FLOOR PLAN
	V1Y 9N2
	135924 Image: Checked By: DRAWN BY: CHECKED BY:
	TLLMPROJECT MGR:APPROVED BY:PROJECT MGR:
	TL #1/098 SHEET TITLE LEVEL 13 FLOOR PLAN
	SHEET NUMBER ISSUE DP1.09

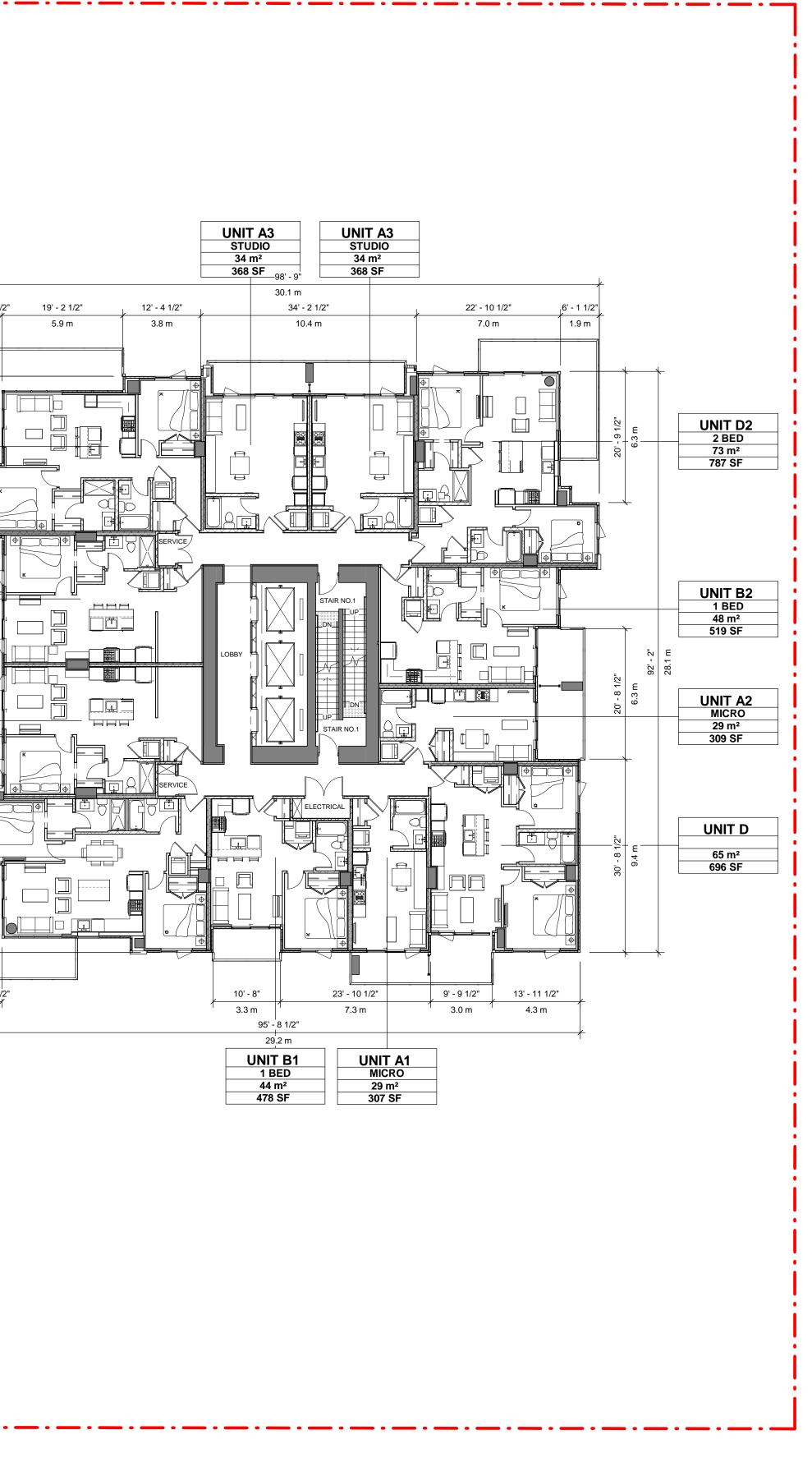
FAR/FSR - L		
NAME COMMON AREA	AREA 126.45 m ²	FAR NO
RESIDENTIAL GFA	623.27 m ² 749.73 m ²	YES





SCHEDULE A This forms part of application Image: Construction	CLIENT Kerkhoff Construction
# DP21-0123 DVP21-0124 City of	DEVELOP • BUILD 581 Lawrence Ave, Kelowna, BC V1Y 6L8
Planner TA Kelowa Development planning	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc.
	ISSUES No. DESCRIPTION DATE E DEVELOPMENT PERMIT - 2023-06-23 RESUBMISSION 2023-08-25 F DEVELOPMENT PERMIT - 2023-08-25
	KorStructural Structured Engineering
	NEMETZ (S/A) & ASSOCIATES LTD. CONSULTING ENGINEERS
	VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY SEAL
	2023-08-25
	PRIME CONSULTANT PRIME CONSULTANT ARCADIS 1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com PROJECT 1405 St. Paul #1405 St Paul St.
	135924 CHECKED BY: DRAWN BY: CHECKED BY: TL LM PROJECT MGR: APPROVED BY: TL SHEET TITLE LEVEL 14-23 FLOOR PLAN Mage
	SHEET NUMBER ISSUE F

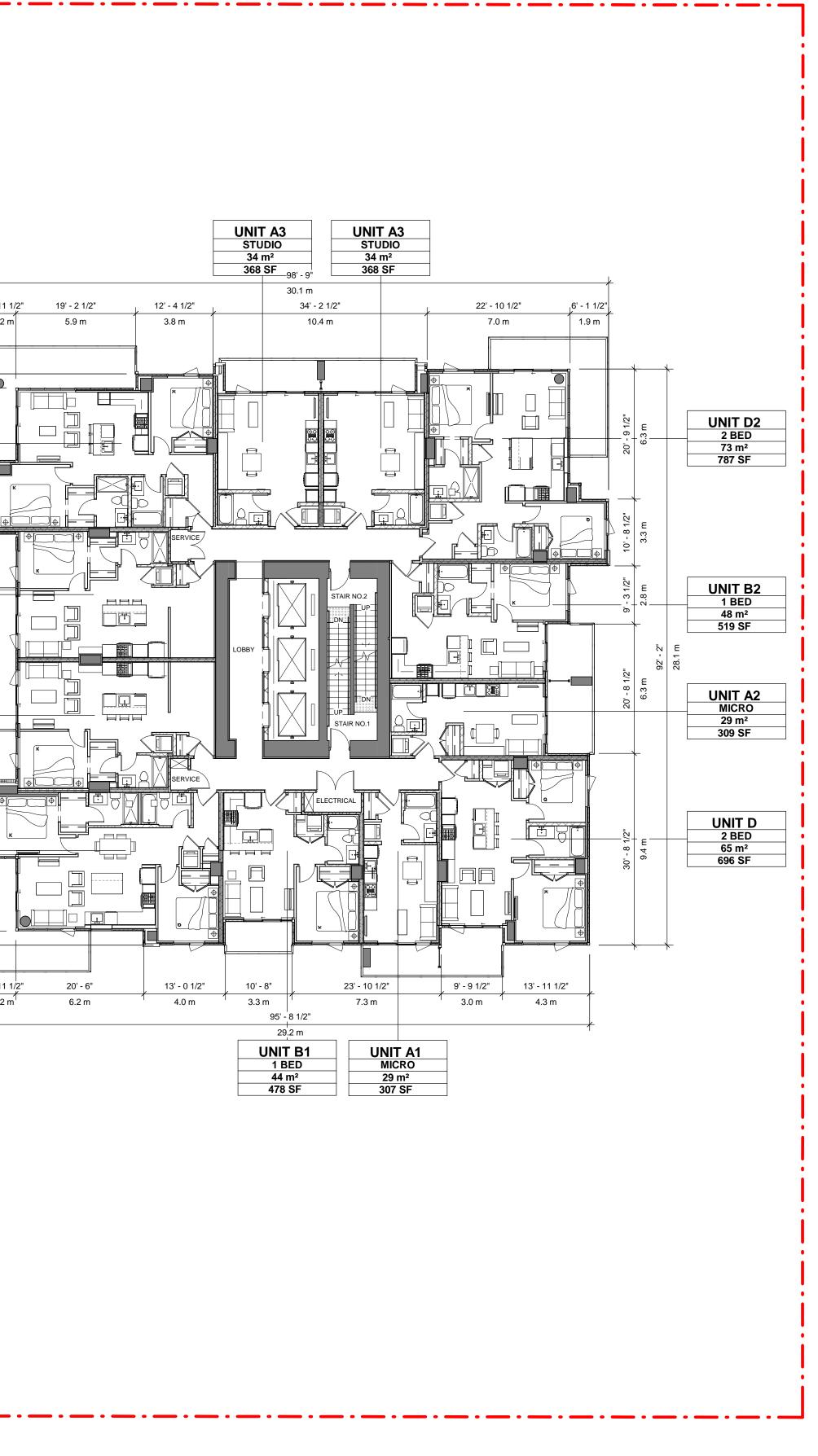
	LEVEL 24-29	
NAME COMMON AREA RESIDENTIAL	AREA 126.45 m² 623.27 m²	FAR NO YES
GFA	749.73 m ²	123



1 LEVEL 24-29 FLOOR PLANS DP1.11 Scale: 1 : 150

SCHEDULEADistributionImage: Constraint of application# DP21-0123 DVP21-0124Image: Constraint of applicationPlaner InitialsImage: Constraint of applicationImage: Constraint of applicationImage: Constraint of applicationPlaner InitialsImage: Constraint of applicationImage: Constraint of a	CLIENT Kerkhoff Construction			
	the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc. Arcadis Architects (Canada) Inc. ISSUES No. DESCRIPTION DATE E DEVELOPMENT PERMIT - 2023-06-23 RESUBMISSION F DEVELOPMENT PERMIT - Image: Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2"			
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	SEAL SEAL			
	1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2 PROJECT NO: 135924 DRAWN BY: CHECKED BY: TL LM PROJECT MGR: APPROVED BY: TL SHEET TITLE LEVEL 24-29 FLOOR PLAN ISSUE SHEET NUMBER ISSUE DP1.11 F			

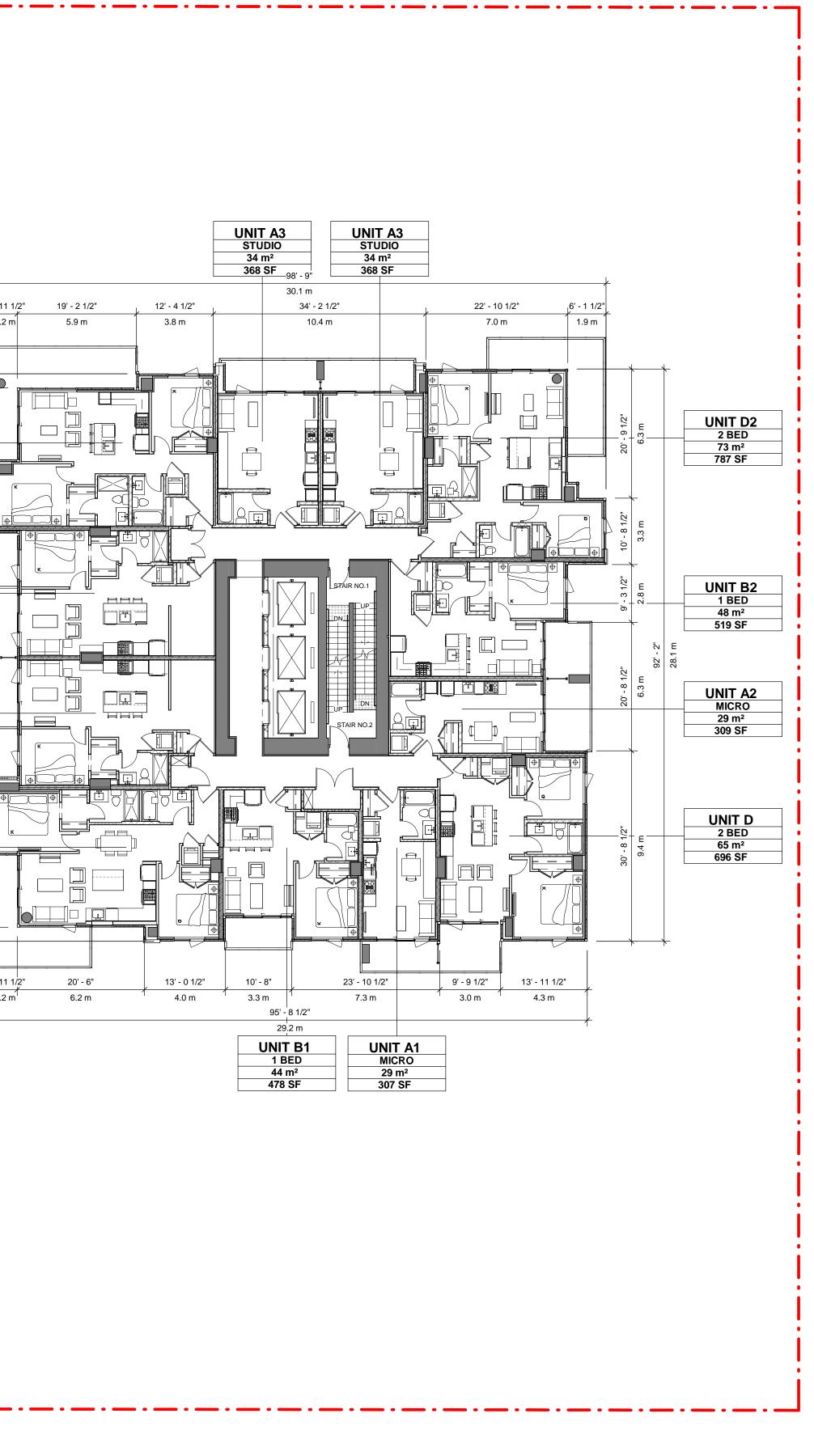
	_EVEL 30-34	
NAME COMMON AREA RESIDENTIAL	AREA 126.45 m² 623.27 m²	FAR NO YES
GFA	749.73 m ²	



1 LEVEL 30 FLOOR PLAN DP1.12 Scale: 1 : 150

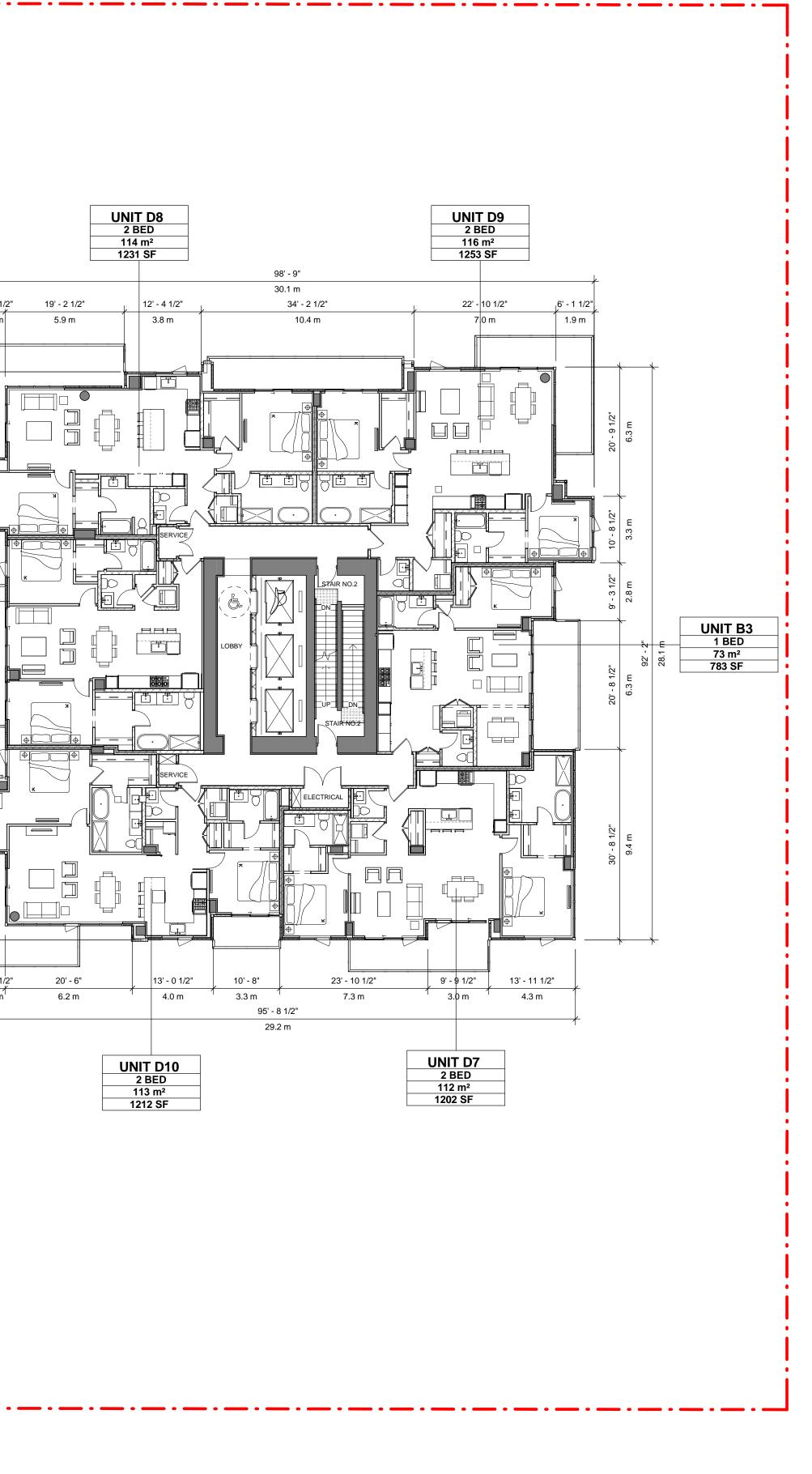
SCHEDULE A	CLIENT Kerkhoff Construction		
This forms part of application # DP21-0123 DVP21-0124	Exercise of the end of		
City of			
Planner Initials TA KELOPMENT PLANNING			
	ISSUESNo.DESCRIPTIONDATEEDEVELOPMENT PERMIT - RESUBMISSION2023-06-23		
	F DEVELOPMENT PERMIT - 2023-08-25 RESUBMISSION		
	Kor Structural		
	Structured Engineering		
	WILLIAMS ENGINEERING CANADA		
	NEMETZ (S/A) & ASSOCIATES LTD. CONSULTING ENGINEERS		
	VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY SEAL		
	ARCAU AR		
	PRIME CONSULTANT		
	1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada		
	tel 250 980 3432 www.arcadis.com		
	1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2 V1Y 9N2		
	PROJECT NO:		
	Kelowna, BC V1Y 9N2 V1Y 9N2 PROJECT NO: 135924 Impediate DRAWN BY: CHECKED BY: Checker Author Checker PROJECT MGR: APPROVED BY: Approver SHEET TITLE LEVEL 30 FLOOR PLAN		
	SHEET TITLE LEVEL 30 FLOOR PLAN		
	SHEET NUMBER DP1.12 F		

FAR/FSR - LE		
NAME COMMON AREA RESIDENTIAL	AREA 126.45 m² 623.27 m²	FAR NO YES
GFA	749.73 m ²	



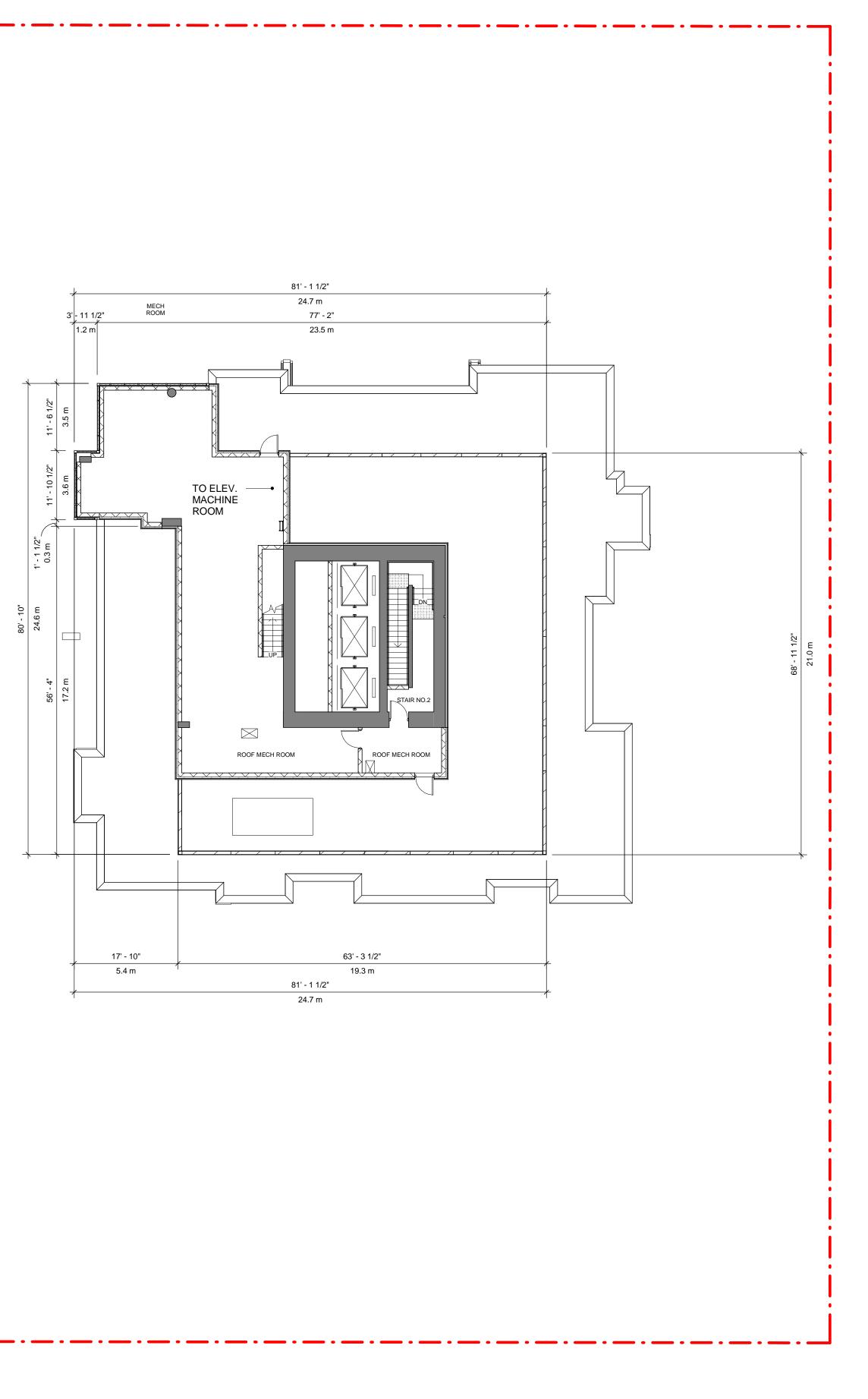
1 LEVEL 31-34 FLOOR PLANS DP1.13 Scale: 1 : 150

SCHEDULE	A	CLIENT Kerkhoff Construction
This forms part of application # DP21-0123 DVP21		kerkhoff ®
	City of	DEVELOP • BUILD 581 Lawrence Ave, Kelowna, BC V1Y 6L8
Planner Initials TA	Kelowna Development planning	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.
		Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc.
		ISSUESNo.DESCRIPTIONDATEEDEVELOPMENT PERMIT - RESUBMISSION2023-06-23FDEVELOPMENT PERMIT - RESUBMISSION2023-08-25
		<image/> <text><text><image/><text><text><text></text></text></text></text></text>
		PRIME CONSULTANT
		tel 250 980 3432 www.arcadis.com PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC
		V1Y 9N2 PROJECT NO: 135924 DRAWN BY: Author PROJECT MGR: PROJECT MGR: Approver
		SHEET TITLE LEVEL 31-34 FLOOR PLAN
		SHEET NUMBER ISSUE



1 LEVEL 35 PH FLOOR PLAN DP1.14 Scale: 1 : 150

SCHEDULE A	CLIENT Kerkhoff Construction		
This forms part of application # DP21-0123 DVP21-0124	kerkhoff [®] ^b ^b ^b ^b ^b ^b ^b ^b		
City of Kelowna	581 Lawrence Ave, Kelowna, BC V1Y 6L8		
Initials TA DEVELOPMENT PLANNING	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc.		
	ISSUESNo.DESCRIPTIONDATEEDEVELOPMENT PERMIT - RESUBMISSION2023-06-23		
	F DEVELOPMENT PERMIT - RESUBMISSION 2023-08-25		
	Kor Structural		
	Structured Engineering		
	NEMETZ (S/A) & ASSOCIATES LTD. CONSULTING ENGINEERS		
	VAN DER ZALM + ASSOCIATES LANDSCAPE ARCHITECTURE-CIVIL ENGINEERING-URBAN FORESTRY		
	SEAL		
	1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com		
	1353 Ellis Street - Suite 202 ************************************		
	Kelowna, BC V1Y 9N2 Vir 9N2 PROJECT NO: 135924 Image: State of the state of t		
	TLLM40PROJECT MGR:APPROVED BY:80TLFT50		
	SHEET TITLE LEVEL 35 PENTHOUSE FLOOR PLAN		
	SHEET NUMBER DP1.14 ISSUE F		



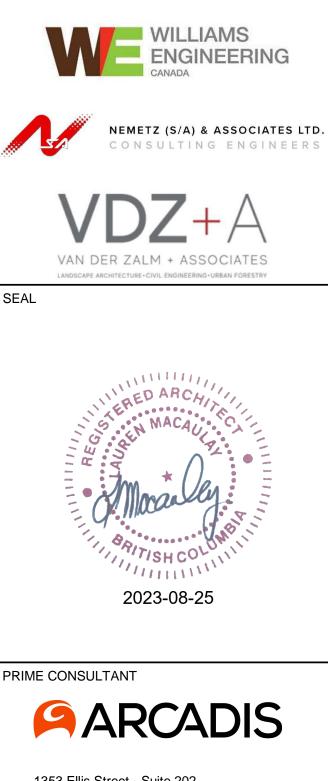




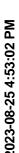
CLIENT Kerkhoff Construction **kerkhoff** [®]

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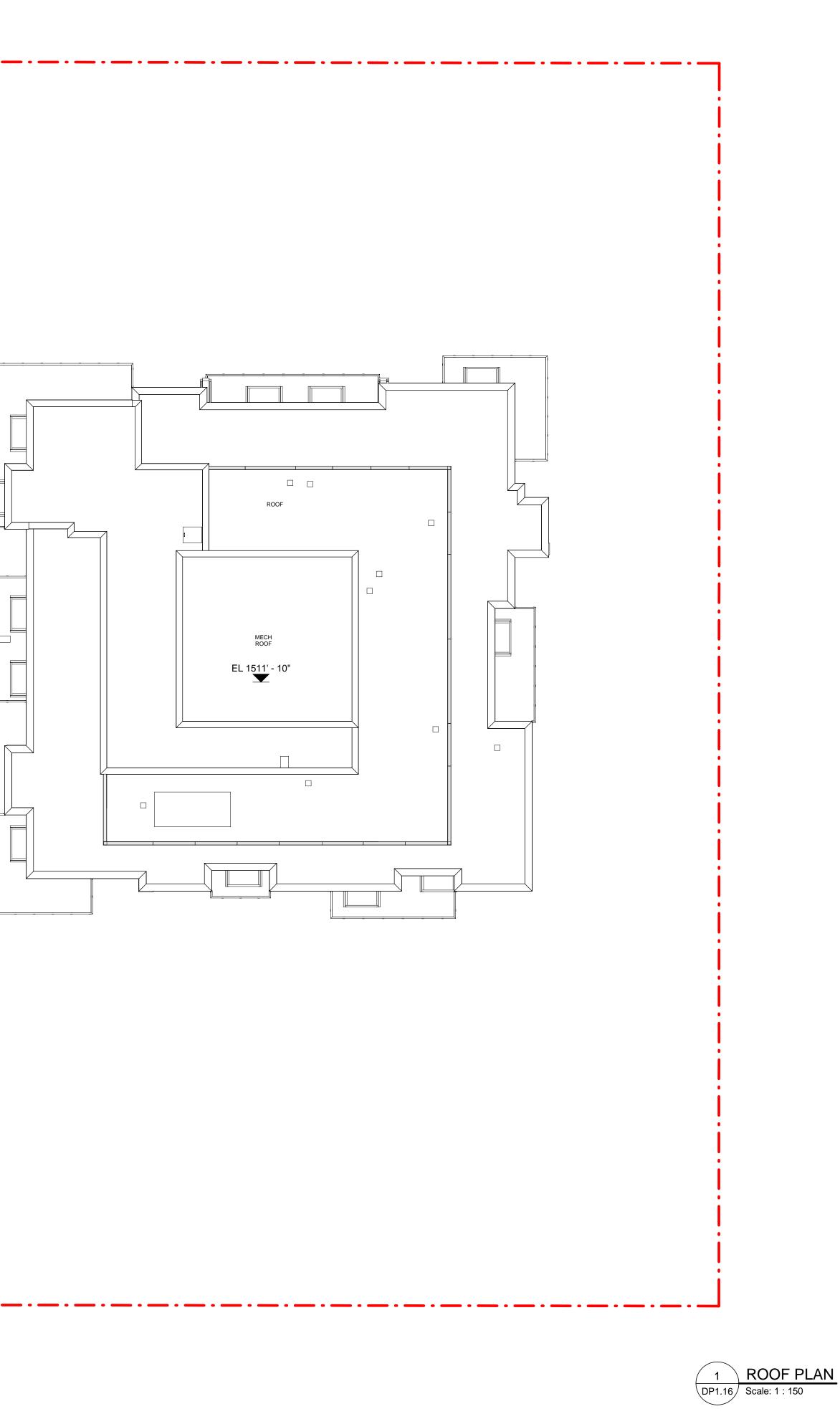


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ARCADIS				
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PROJECT				
1405 S	st. Paul			
#1405 St Paul St. Kelowna, BC V1Y 9N2				
PROJECT NO: 135924				
DRAWN BY: TL	CHECKED BY: LM			
PROJECT MGR: TL	APPROVED BY:			
SHEET TITLE MECHANICAL PENTHOUSE FLOOR PLAN				
SHEET NUMBER	5 F			



PODIUM OUTLINE

PODIUM OUTL



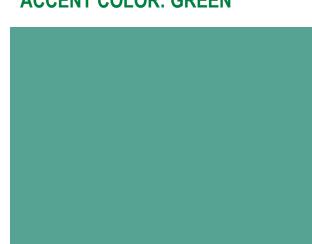


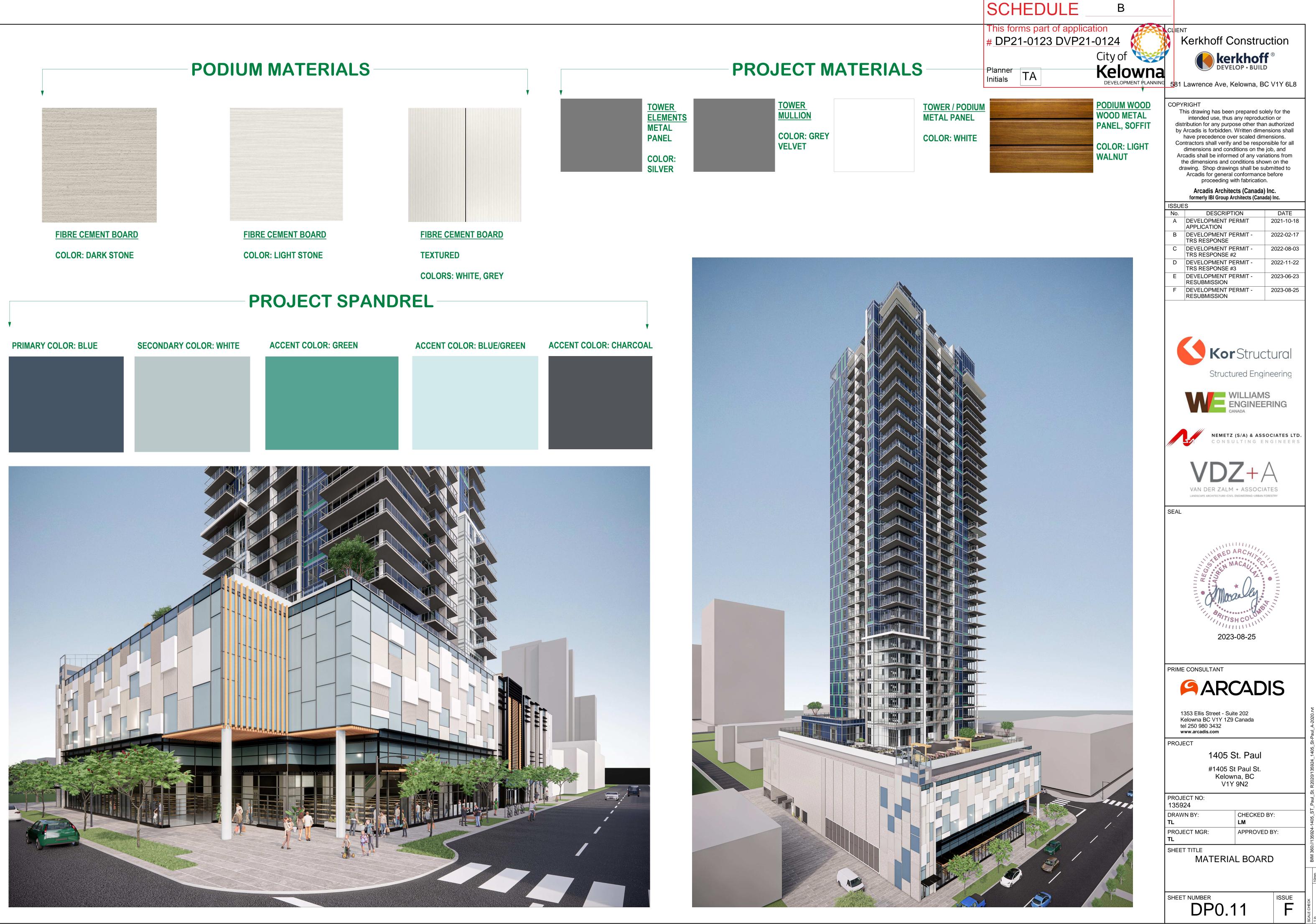


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8c					GEODETIC	1480'
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				9 - 10 - 10		1244
					GEODETIC LEVEL 10	1234
				4a		1224
						1214
					GEODETIC	1214
4b					GEODETIC	
. 1182' - 8 1/2"7 15b					LEVEL 06 GEODETIC	1188
				19'-71/2"		
+					GEODETIC	
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22.						1150
				3 5 		1140
				3 10 ⁻ - 2	LEVEL 01	1130

2 OVERALL SOUTH ELEVATION DP2.01 Scale: 1 : 250

	ELEVATIONS - MATERIAL LEGEND
Key Value	Keynote Text
2a	FIBRE CEMENT CLADDING - DARK STONE
2b	FIBRE CEMENT CLADDING - LIGHT STONE
3	TYPICAL TOWER GLAZING: VITRUM 6MM CLEAR SN68# 2 1/2" WMEB - ARGON 4MM CLEAR ANNEALED - CHARCOAL ALUMINUM FRAMES
4a	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - BLUE
4b	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - WHITE
4c	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - GREEN
4d	
6c	STOREFRONT SPANDREL: SUPPLIER TBC - CHARCOAL ALUMINUM FRAMES - CHARCOAL
7	CLEAR TEMPERED OR LAMINATED GLAZING WITH ALUMINUM GUARDRAIL AND POSTS
8a	METAL PANEL CLADDING - HARVEST GOLD MICA
8b	METAL PANEL CLADDING - NEWBURYPORT BLUE
8c	METAL PANEL CLADDING - WHITE
8d	METAL PANEL CLADDING - GREY
11	LOUVER PANEL - COLOR TO MATCH MULLION
15b	PAINTED CONCRETE - GREY
15c	PAINTED CONCRETE - WHITE
15e	CONCRETE COLUMN CAST IN PLACE

23a PREFINISHED ALUMINIUM CAPPING -

SILVER

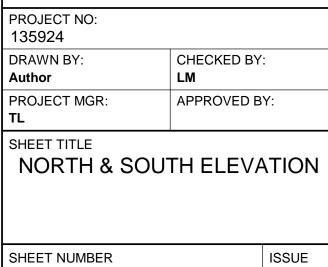
CLIENT Kerkhoff Construction **kerkhoff** [®]

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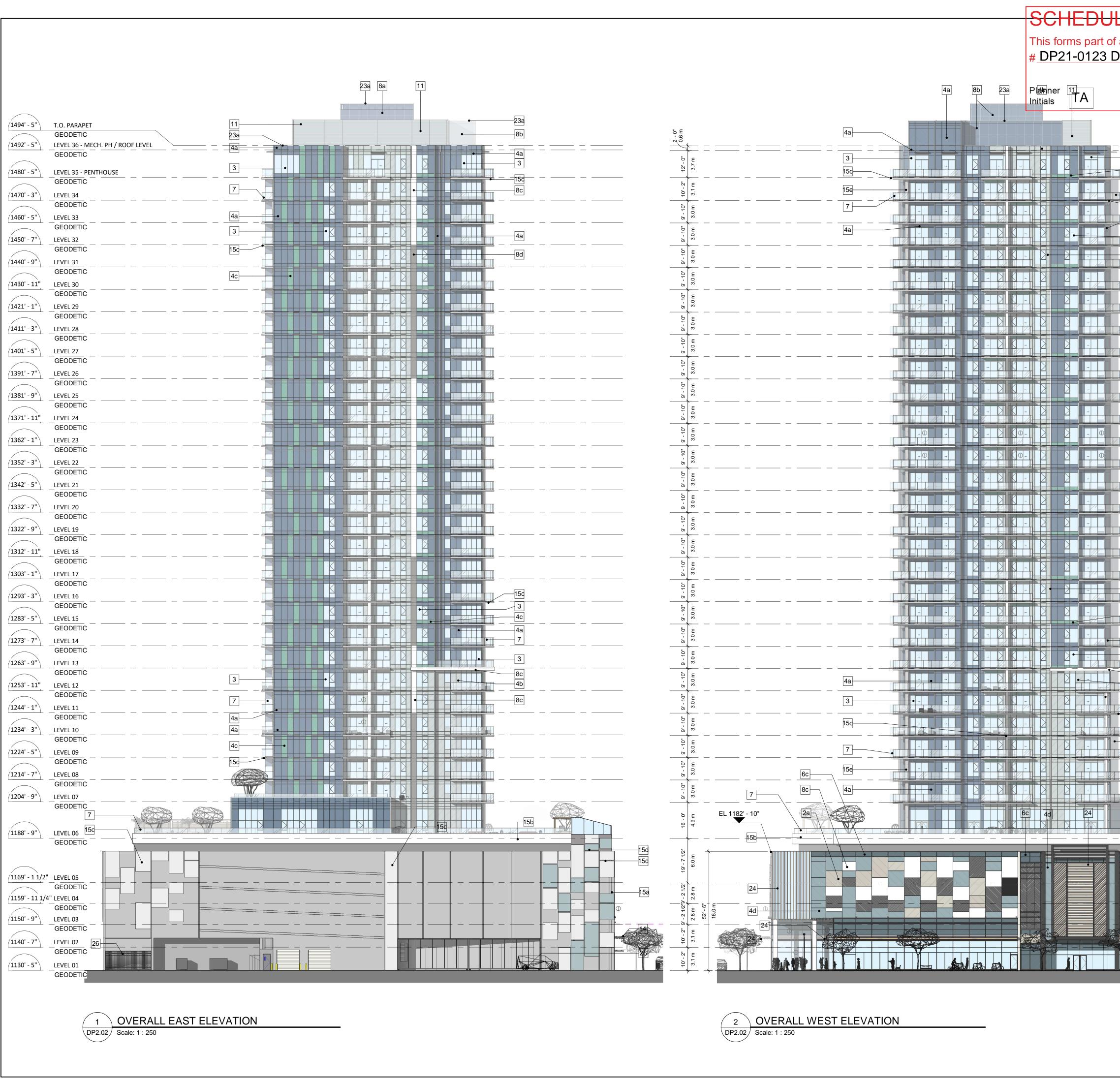
ARCADIS 1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com

PROJECT 1405 St. Paul #1405 St Paul St. Kelowna, BC V1Y 9N2

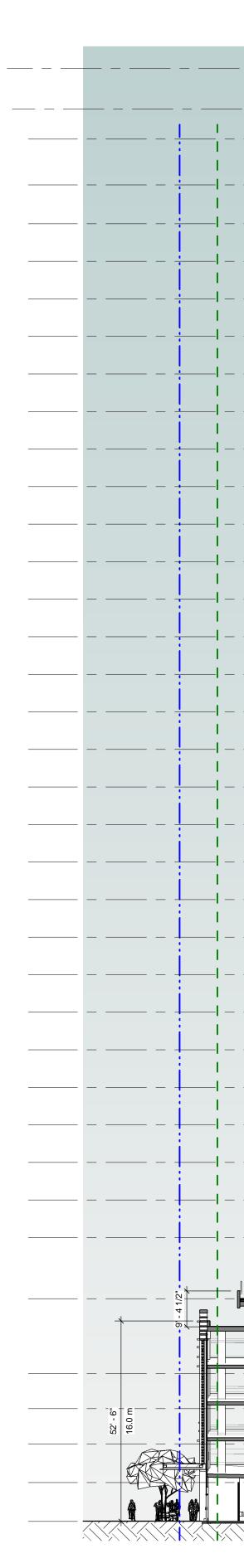


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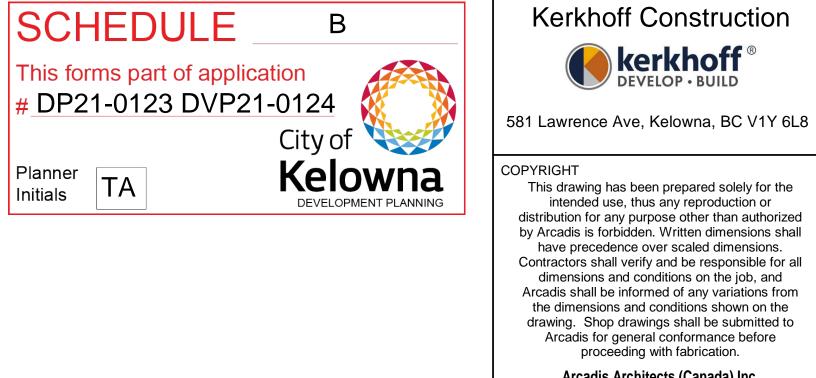


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Kelowna	CLEAR SN68# 2 1/2" WMEB - ARGON 4MM CLEAR ANNEALED - CHARCOAL ALUMINUM	581 Lawrence Ave, Kelowna, BC V1Y 6L8
DEVELOPMENT PLANNING	FRAMES	COPYRIGHT
	4a SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - BLUE	This drawing has been prepared solely for the intended use, thus any reproduction or
	4b SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - WHITE	distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall
3	4c SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - GREEN	have precedence over scaled dimensions. Contractors shall verify and be responsible for all
4c	4d 6c STOREFRONT SPANDREL: SUPPLIER TBC -	dimensions and conditions on the job, and Arcadis shall be informed of any variations from
	CHARCOAL ALUMINUM FRAMES - CHARCOAL	the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to
•7	7 CLEAR TEMPERED OR LAMINATED	Arcadis for general conformance before proceeding with fabrication.
15c	GLAZING WITH ALUMINUM GUARDRAIL AND POSTS	Arcadis Architects (Canada) Inc.
	8a METAL PANEL CLADDING - HARVEST GOLD MICA	formerly IBI Group Architects (Canada) Inc.
3	8b METAL PANEL CLADDING - NEWBURYPORT BLUE	No. DESCRIPTION DATE
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	MULLION 14 ENTRANCE CANOPY - METAL PANEL TBC	D DEVELOPMENT PERMIT - 2022-11-22 TRS RESPONSE #3
	15a PAINTED CONCRETE - BLUE	E DEVELOPMENT PERMIT - 2023-06-23
	15bPAINTED CONCRETE - GREY15cPAINTED CONCRETE - WHITE	RESUBMISSIONFDEVELOPMENT PERMIT -2023-08-25
	15dCONCRETE WALL CAST IN PLACE15eCONCRETE COLUMN CAST IN PLACE	RESUBMISSION
	23a PREFINISHED ALUMINIUM CAPPING - SILVER	
	24 ALUMINUM LATTICE STRUCTURE - WOOD	
	GRAIN FINISH 26 GARAGE METAL GATE	
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		www.arcadis.com PROJECT
	15b	1405 St. Paul
	• <u>2b</u> 10b	Kelowna, BC
		PROJECT NO: 135924
		DRAWN BY: CHECKED BY: Author LM
	6c	PROJECT MGR: APPROVED BY:
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		EAST AND WEST ELEVATION
		SHEET NUMBER ISSUE
		DP2.02



BUILDING SECTION - EAST - WEST 1 DP3.01 Scale: 1 : 250

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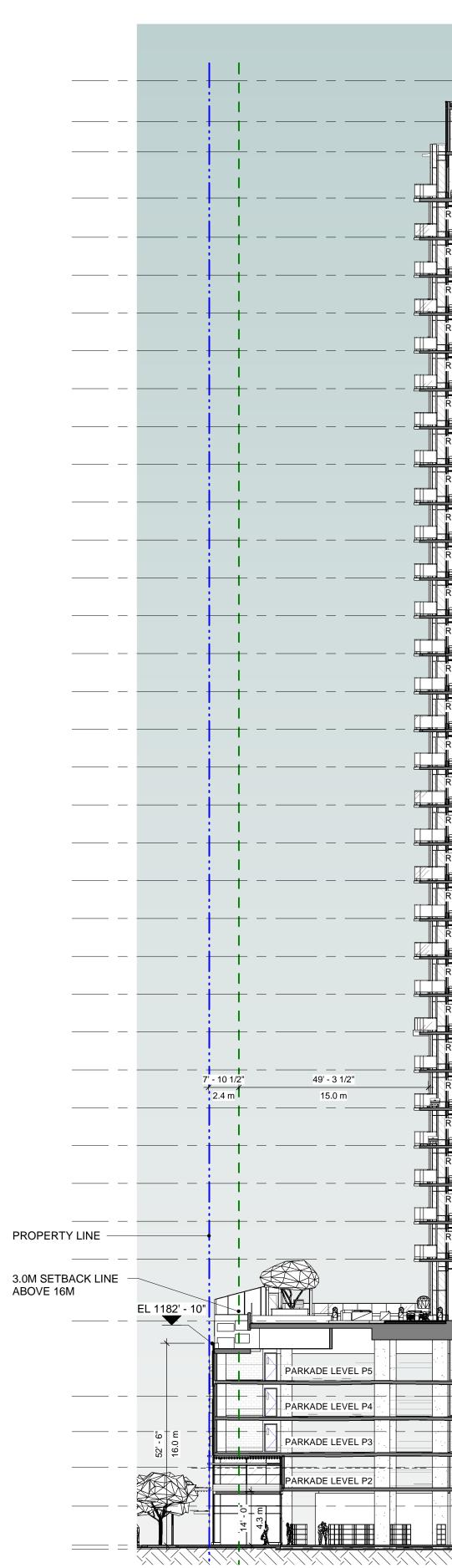
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#1405 St Paul St. Kelowna, BC V1Y 9N2 PROJECT NO: 135924 DRAWN BY: CHECKED BY: LM PROJECT MGR: APPROVED BY: SHEET TITLE **BUILDING SECTION** SHEET NUMBER ISSUE DP3.01 F

TL



1 BUILDING SECTION - NORTH - SOUTH DP3.02 Scale: 1 : 250

	- ++	ELEVATOR ROOF LEVEL	1510' - 11
	6 1/2"	GEODETIC LEVEL 37 - ELEV. MACHINE ROOM	1500' - 3 :
		GEODETIC LEVEL 36 - MECH. PH / ROOF LEVEL	1492'
	2, - 0"	GEODETIC	
		LEVEL 35 - PENTHOUSE	
	0"	LEVEL 34 GEODETIC	1470'
		LEVEL 33 GEODETIC	1460'
	10 ⁻	LEVEL 32	1450'
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	- 10"	LEVEL 29 GEODETIC	
		LEVEL 28 GEODETIC	
		LEVEL 27 GEODETIC	
		LEVEL 26	1391'
	10 10	LEVEL 25	1381'
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	9' - 10"	GEODETIC LEVEL 23	1362'
		GEODETIC	1352'
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		LEVEL 20 GEODETIC	
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		LEVEL 17	1303'
	10 10	GEODETIC	1293'
	9' - 10"	GEODETIC LEVEL 15	1283'
		GEODETIC	1273'
	- 10"	GEODETIC	
	- 10"	LEVEL 13 GEODETIC	
		LEVEL 12 GEODETIC	1253' -
		LEVEL 11 GEODETIC	
		LEVEL 10 GEODETIC	1234'
		LEVEL 09 GEODETIC	1224'
		LEVEL 08	1214'
	9' - 10"	GEODETIC LEVEL 07	1204'
		- PROPERTY LINE GEODETIC	
		LEVEL 06	1188'
	7 1/2"	GEODETIC – 4.0M SETBACK LINE ABOVE 16M ABUTTING ANOTHER	
	19'-	PROPERTY	1169' - 1
	- 2 1/2"	GEODETIC	1159' - 11
	2	GEODETIC	
		GEODETIC	
		LEVEL 02 GEODETIC	
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	SCHEDULE	В	CLIENT Kerkhoff C	onstruct	ion
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(1440' - 9")			E DEVELOPMENT PE RESUBMISSION		023-06-23
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Location Map (NTS)

Contact Information

VDZ+A Project Landscape Architecture

Fort Langley Studio 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio 102-355 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Phoenix Chan phoenix@vdz.ca o. 604 546 0927

Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920

Sheet List Table

Sheet Number
L-01
LN-01
LN-02
L-02A
L-02B
L-03A
L-03B
L-03C
L-04A
L-04B
L-04C
LS-01
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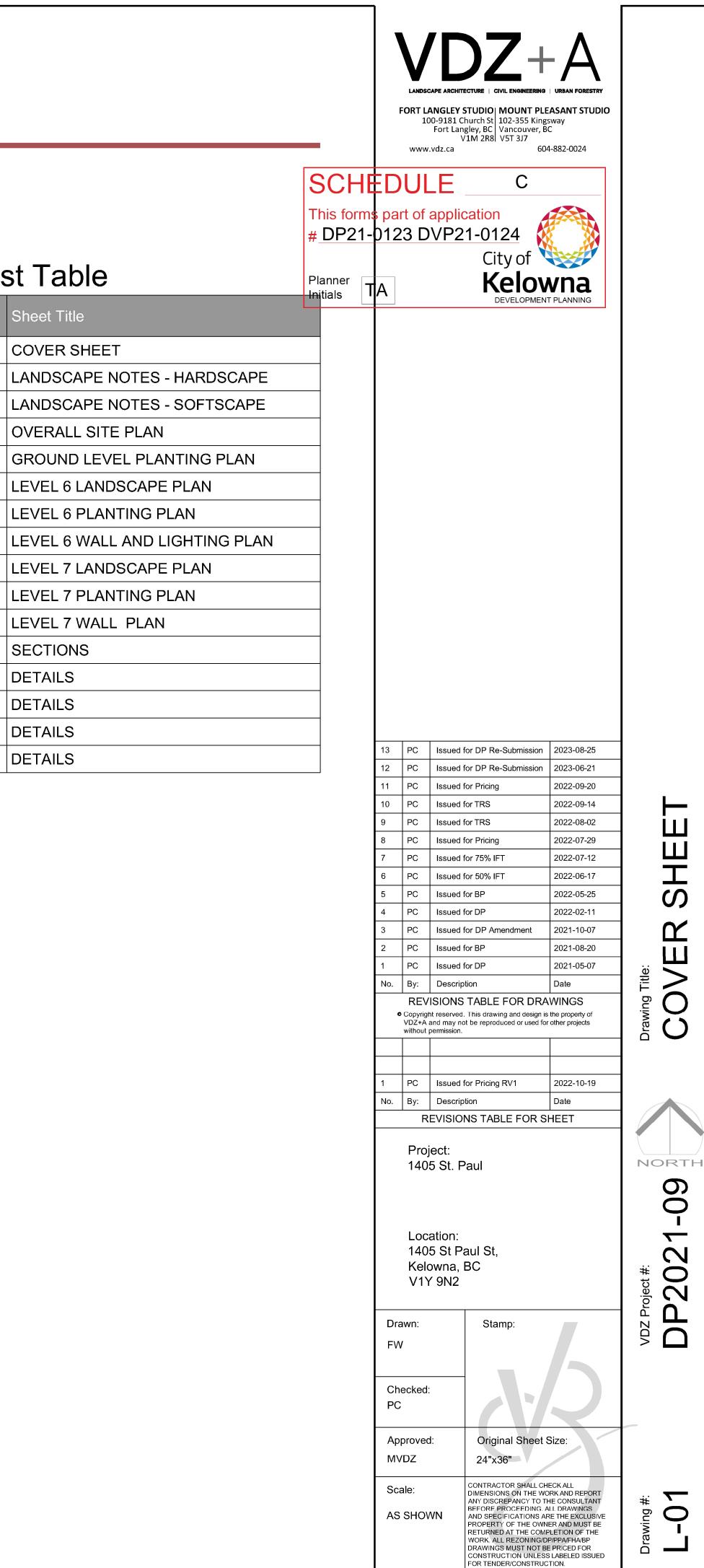
Contact Information

Kerkhoff: Develop-Build Project Owner

KELOWNA OFFICE UNIT 102 - 546 LEON AVE, KELOWNA, BC V1Y 6J6

Phone: 604.824.4122 Email: info@kerkhoff.ca Arcadis Architects (Canada) Inc. Project Building Architecture

Suite 202-1353 Ellis Street Kelowna, BC, V1Y 1Z9 t. 250.980.3432



PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "General Scope" of the master specification (complete).

OVERALL PROJECT NOTES:

3.1 Any significant revisions to these drawings must be approved by the project landscape architect.

3.2 Existing underground utitilites are to be located via BC one call prior to any work commencing.

3.3 The contractor is responsible for any damage to all retained structures and landscape during construction.

3.4 If construction is required in or near a water course contractor to refer to environmental report for landscape installation instructions. If no environmental report is provided contractor to notify landscape architect.

3.5 Legal survey posts, monuments, stakes, and integrated survey monuments are to be replaced if destroyed or damaged during construction.

3.6 If construction is commencing during the nesting period contractor to notify landscape architect prior to the removal of any existing vegetation.

DRAWINGS AND SPECIFICATIONS:

4.1 Contractor to refer to the following specifications and standards as they relate to the drawings and specifications. If a conflict arises between the drawings and the specifications and standards contractor to request clarification prior to completing bid:

- MMCD Specification Latest Edition
- Canadian Landscape Standard Latest Edition for all softscape contractor to refer to the Canadian Landscape Standard or municipal requirements before referring to the MMCD

4.2 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specifications for the project in conjunction with all consultant drawings, inclusive of landscape.

4.3 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

4.4 The contractor(s) responsible for completing servicing, hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under the general scope. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

4.5 Reference specifications listed in each section are just for contractor's reference all work to be completed in accordance with the entirety of the MMCD. latest edition.

4.6 Contractor to complete plans as shown on drawings. All quantities provided are for reference only.

CONCRETE FLATWORK:

5.1 This section covers all concrete flatwork specified on landscape drawings including sidewalks, plazas, on-slab horizontal concrete work, pathways, trails, curbs, etc.

5.2 Reference Specifications:

Section 03 30 53 Cast-in-Place Concrete

- Section 03 30 20 Concrete Walks, Curbs, and Gutters
- Section 03 20 01 Concrete Reinforcement
- Section 32 11 23 Granular Base
- Section 32 13 13 Portland Cement Concrete Paving
- Section 32 17 23 Painted Pavement Markings

5.3 Concrete mix and materials as per Section 03 30 53

5.4 All concrete flatwork shall have a light broom finish or approved equal unless specified otherwise on details. See below for requirements of additional finishes:

Abrasive Blast Finish

- Contractor to provide 2Mx2M test panel prior to sandblasting all concrete Abrasives shall conform to The International Concrete Repair Institute
- No. 310.2R-2013
- Abrasive blasting finishes shall be light, medium and heavy abrasive blast finishes as called up on details and drawings. The exact finish of abrasive blast will be governed by matching samples reviewed by the

Consultant.

12mm size.

• Abrasive blasting operation shall yield uniform texture and colour to all surfaces. The texture and colour shall match the approved mock up panels.

- **Broom Finish**

Stamped Concrete Contractor to provide 2Mx2M test panel with proposed pattern.

Exposed Aggregate

5.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls. If no jointing is shown on plan contractor to assume max. 3.0M spacing between saw cut joints and expansion joints on all flatwork.

5.6 For coloured concrete contractor to provide sample chip/pour prior to installation.

5.7 For all pedestrian area coloured concrete contractor to seal concrete with Elephant Armour Cure through Abbotsford Concrete Products.

5.8 Contractor to ensure all troweling is a smooth and continuous finish free of debris.

5.9 Concrete is not to be parged unless approved by landscape architect. All parged concrete will be removed at no cost to the owner.

5.10 Contractor to replace all cracked, chipped, or irregular concrete.

CAST-IN-PLACE CONCRETE

6.1 This section covers all vertical concrete elements including walls, retaining walls, columns, and structures etc.

6.2 Reference Specifications

Section 03 30 53 Cast-in-Place Concrete Section 03 30 20 Concrete Walks, Curbs, and Gutters Section 03 20 01 Concrete Reinforcement Section 32 11 23 Granular Base Section 32 13 13 Portland Cement Concrete Paving Section 32 17 23 Painted Pavement Markings

6.3 Concrete mix and materials as per Section 03 30 53.

6.4 All cast-in-place concrete to have light sandblast finish unless specified otherwise on drawings. Contractor to provide sample sandblast for approval prior to completion of application.

6.5 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in drawings. Contractor to refer to strutural drawings if not shown on landscape drawings. If no reinforcement is provided concrete reinforcement is as follows:

Vertical: 10m @450mm on centre both directions No vertical reinforcement shall be closer than 50mm from edge of concrete.

6.6 Concrete cover on reinforcing steel:

- Concrete cast against earth 75mm min.
- Concrete exposed to earth or weather 35mm min. • Other locations - 17mm min.

6.7 Trowel tops o fwalls to smooth, true, dence, flat and level or sloped as

6.8 All repairable defective areas shall be patched immediately after form removal.

6.9 No patching of defective horizontal surfaces shall be permitted.

6.10 All honeycombed and other defective concrete shall be removed down to sound concrete. The area to be patched and an area of at least 150mm surrounding it shall be dampened to prevent absorption of water from the patching mortar. A bonding grout shall be prepared using a mix of 1 part cement to 1 part fine and passing a no. 30 mesh metric size sieve, and shall be mixed to the consistency of thick cream, and shall be well brushed into the surface.

6.11 Fins and other projections in exposed areas shall be removed by grinding.

6.12 For board form concrete contractor to confirm direction and lumber specification prior to pouring. If no specification is provided contractor to provide rough cut comb faced primed lumber and pattern as shown.

8.7 Upper Course: Machine place to minimum specified compacted thickness 6.13 For all retaining walls veneers contractor to provide sample of veneer and (maximum lift of 38mm after compaction) over compacted lower course. Hand mortar prior to installation. place/tamp as required around all site fixtures.

UNIT PAVING:

shown.

8.8 When asphalt concrete meets site fixtures, furnishings, concrete walls, walks or other flare the asphalt upwards around the base of fixture to ensure 7.1 This section refers to all unit pavers (concrete, natural stone, clay, ceramic, water drains away from the fixture and is in compliance with the overall grading

• Contractor to confirm broom direction prior to finish. If no direction is provided contractor to broom perpendicular to longest concrete edges • Broom finish to be clean of debris with consistent parallel ridging.

 Aggregate for Exposed Aggregate Concrete: as required to produce approved finished with 75% of exposed aggregate pieces 10mm 10

porcelain, etc.).

7.2 Reference Specifications:

Section 31 14 01 Unit Paving

7.3 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

7.4 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications.

7.5 All paver edges adjacent to softscape to have edger. For on grade edger contractor to use snap edge restraint spiked every 300mm and on all corners. For on-slab pavers contractor to provide concrete housing curb 150mm wide.

7.6 In all vehicular areas contractor to provide 80mm pavers matching type and colour specified.

7.7 Contractor to verify sub-grade depth and requirements with geo-technical report.

7.8 Mortar for pavers to be dry-set Portland cement mortar complying to ANSI A118.1 or as specified on drawings. Colour to be confirmed with landscape architect.

7.9 Contractor to ensure all cut pavers are at least 1/3 of full paver length. Paver slivers will not be accepted.

7.10 Contractor to ensure paver joints are 1/8" to 1/16" inch throughout paver field including along edging unless otherwise stated on drawings.

7.11 If a mortar based joint sand is specified contractor to ensure no hazing is visible on paver surface.

7.12 Contractor to replace all broken, cracked, or chipped pavers.

7.13 For all pavers on pedestal contractor to ensure pavers sit solidly on pedestal bed with no visible tipping.

7.14 For on-podium pavers contractor to ensure slab drains are provided at all low points. If no slab drainage system exists contractor to notify landscape architect.

7.15 Professionals should be gualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings.

ASPHALT - PATHWAYS AND PLAZAS ONLY

8.1 This section covers all asphalt areas as shown on the landscape drawings.

8.2 Reference Specifications:

Section 32 12 13.1 Asphalt Talk Coat Section 32 12 13.2 Asphalt Prime Section 32 12 16 Hot-Mix Asphalt Concrete Paving Section 32 17 23 Painted Pavement Markings

8.3 Asphalt to be tested as per the following:

- Sampling Mineral Aggregates ASTM D75
- Sampling Bituminous Mixtures ASTM D79
- Sieve Analysis of Aggregates ASTM D136
- Specific Gravity of Aggregates ASTM C127 and ASTM C128
- Determination of Bitumen COntent ASTM D 1097
- Marshall Procedures for the Preparation and Testing of Bituminous Mixtures ASTM D1559

8.4 Submit hot mix asphalt design and trial mix test results to the Owner's Representative for review at least one week (7 days) prior to commencement of work.

8.5 Do not install hot-mix asphalt concrete pavement, base, or subbase during heavy rain or snowfall, cool temperatures or other unsuitable conditions as determined by landscape architect. Place paving under favourable weather conditions; with temperatures exceeding 4 degrees Celsius. Base and subbase surface should be dry and stable. Air temperature must be at least 5 degrees Celsius to place asphalt mixtures. (Air temperature must be 10 degrees and rising for tennis and sport courts)

8.6 Lower Course: Machine place to specified compacted thickness (maximum lifts of 50mm after compaction) over compacted and graded aggregate base. Some areas may require thicker applications to fill in low spots and to ensure positive drainage.

and drainage plan

8.9 Along buildin locations not acce means of hot har At all contacts of surfacing must be

8.10 For sports c 'sandy bin' or 'ten powerwash aspha

8.11 For sports of linemarking.

8.12 For stamped specification. A 2

CRUSHED GRA

9.1 This section r

9.2 Contractor to installation.

9.3 Crushed Gra free from clay, or

9.4 Crushed gra Sieve Size (9.0 4.75 2.36 1.18

9.5 All loose mat with 300mm spike For loose materia edging curb.

9.6 All loose mat

9.7 Compact loos equipment.

RETAINING WAL

10.1 This section concrete, segmer

10.2 All retaining reviewed by struc

10.3 All segment specifications.

10.3 All segment adhesive or stain

10.4 For semente radius.

10.5 All segment face.

10.6 For segmen all walls under 1. Contractor to refe requirements.

10.7 All timber re specified.

10.8 All boulder visible at front of

10.10 All boulder 19mm clear crush

10.11 Contractor retaining walls ar

10.12 Where step landscape archite

10.13 All retaining subgrade unless daylighted at end

	-					
ns for the Project.	,					
g walls, curbs, gutters, headwalls, manholes and similar essible to a roller, thorough compaction shall be obtained by ad or smaller mechanical tampers before the mixture has set. this nature, the joints between these structures and the e effectively tack coated with an emulsified asphalt.		LANDS FORT L	CAPE ARCHIT ANGLEY 00-9181 C Fort Lar	Civil Engineering STUDIO MOUNT PLE church St agley, BC Vancouver, B	URBAN FORESTRY	
ourts contractor to place lower course asphalt and top with a nis court' course as a top mix. Contractor to clean agcH alt prior to linemarking application.	EC		v.vdz.ca	/1M 2R8 V5T 3J7 604	1-882-0024	
This form				21-0124		
d asphalt contractor to install stamp as per manufacturer's 2Mx2M sample is to be provided prior to stamp application.	TA			City of Keloy		
NITE AND AGGREGATE HARDSCAPES :	F					
efers to all loose material pathways, plazas, and trails.						
provide 1 litre sample for all surface aggregates prior to						
nular Paving: shall consist of sound, durable stone particle ganic material or other deleterious matter as per ASTM C 136						
nite 9mm minus stone: mm) Percent Passing by Weight 100%						Ш
50-55%						A C
25-28% 15-18%						U U U
erial pathways to recieve 1"x 4" recyled plastic edger staked es at 600mm O.C. unless otherwise specified on drawings. I pathways on-slab contractor to provide 150mm concrete						HARDSCAP
erial pathways on slab to be placed over landscape fabric.						Ĩ
se material using drum roller. Do not compact with vibratory						ч С
LS:	13	PC	Issued	for DP Re-Submission	2023-08-25	NOTE
refers to retaining walls of all types including cast-in-place	12 11	PC PC		for DP Re-Submission for Pricing	2023-06-21 2022-09-20	5
ntal/block, timber, vegetative walls, and boulder walls.	10 9	PC PC	Issued Issued		2022-09-14 2022-08-02	ž
walls over 1.2M from top of footing to top of wall are to be ctural engineer.	8	PC	Issued	for Pricing	2022-07-29	ш
ed retaining wall block to be installed as per manufacturer's	7 6	PC PC		for 75% IFT for 50% IFT	2022-07-12 2022-06-17	
	5 4	PC PC	Issued Issued		2022-05-25 2022-02-11	CA
ed retaining wall caps to be secured with adhesive. No ing on walls will be accepted.	3 2	PC PC	Issued Issued	for DP Amendment	2021-10-07	S(
ed retaining wall curves contractor to provide a smooth uniform	1	PC	Issued	for DP	2021-05-07	
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ed retaining wall corner blocks to be split face or to match wall		VDZ+A		. This drawing and design is ot be reproduced or used for		Draw
ted retaining wall base material shall be a 100mm in depth for						
2M. For all walls over 1.2M base material to be 150mm. For to geotechnical report for further information on base	1 No.	PC By:	Issued Descrip	for Pricing RV1	2022-10-19 Date	
		R	EVISIO	NS TABLE FOR S	HEET	
etaining walls to be pressure treated unless otherwise			ject: 5 St. F	Paul		
walls to have clean boulder face. No infill material shall be wall.						1-09
walls to have landscape fabric backing followed by 150mm of n.		140 Kel	owna,	aul St, BC		\sim
to provide sample of wall block and cap for all segmented in timber walls.		۷1 awn:	Y 9N2	Stamp:		Z Project #
oping is required contract to confirm location of stepping with ect.	F\			Stamp.		
g walls to recieve 150mm perforated pipe drainage at base of otherwise indicated on drawings. Perforated pipe to be is of walls or connected to nearest subsurface drainage.	P(
		prove VDZ	1:	Original Sheet \$ 24"x36"	Size:	—
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				BEFORE PROCEEDING. A AND SPECIFICATIONS AF PROPERTY OF THE OWN RETURNED AT THE COMF WORK. ALL REZONING/D DRAWINGS MUST NOT BE CONSTRUCTION UNLESS FOR TENDER/CONSTRUCT	ALL DRAWINGS RE THE EXCLUSIVE ER AND MUST BE PLETION OF THE P/PPA/FHA/BP E PRICED FOR & LABELED ISSUED	Drawing #

PLANTING AND PLANTING BEDS

1.1 This section covers supply and installation of all trees, shrubs, and ground covers including bed preparation and topsoil.

1.2 Reference Specifications:

Section 32 93 01 Planting of Trees, Shrubs and Ground covers Section 33 22 01 Site Grading Section 32 91 21 Topsoil and Finish Grading Canadian Landscape Standards (latest edition) British Columbia Nursery Trade Association

1.3 All plant and soil material shall be warrantied for (1) year after substantial completion.

1.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

1.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the Canadian Landscape Standard.

1.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the Canadian Landscape Standard.

1.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or Canadian Landscape Standard at any time, despite any review of said materials.

1.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the Canadian Landscape Standard, latest edition.

1.9 The general contractor shall pay for a minimum two (2) random tests to be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved to the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center. Pacific Soil Analysis Inc.

Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9 Telephone 604 273 8226

1.10 Landscape mulch shall conform to Canadian Landscape Standards and be installed at depths specified under Canadian Landscape Standard. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.

1.11 Filter fabric must be provided in any areas were drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

1.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.

1.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

1.14 If during excavation obstructions are found to planting areas contractor to contact landscape architect for review and direction.

1.15 Contractor to notify the landscape architect if any invasive species are encountered during construction. This includes but is not limited to Equisetum, Rubus, Hedera, and Fallopia japoinica. Contractor is responsible for the removal of all invasives as per the Canadian Landscape Standard.

1.16 Contractor to ensure top soil is properly placed and compacted to ensure plant material does not sink or move during warranty period.

1.17 All planting beds to have cultivated, clean landscape edge unless otherwise specified on drawings.

1.18 At time of substantial completion all mulch beds to be weed and mushroom free.

1.19 For all landscape rock beds contractor to provide landscape fabric beneath and pressure treated timber edging unless otherwise specified on

drawings.

HYDROSEED AND SOD

2.1 This section covers supply and installation of sod and hydroseed for turf grass and native grass areas.

2.2 Reference Specifications:

Section 32 93 23 Sodding Section 32 92 19 Hydraulic Seeding Section 32 92 20 Seeding Section 32 91 21 Topsoil and Finish Grading Canadian Landscape Standards (latest edition) British Columbia Nursery Trade Association

2.2 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BC Landscape Standards. Installation and maintenance specifications of sod and seed shall apply as defined through BC Landscape Standards.

2.3 Sod to be No1. Premium or No. 2 Standard non-netted.

2.4 Contractor is responsible for the watering and maintenance of the sod until 55 days post substantial completion.

2.5 For turf areas seed to be Premier Pacific All Purpose Sun& Shade Mix or approved equal unless otherwise specified on drawings. Seed to be installed as per supplier specifications.

2.6 Seeding to take place in the spring (April 1st to June 15th) and fall (August 15th to September 30th). If seeding is to happen outside of these windows contractor to contact landscape architect for adjustments to maintenance requirements.

2.7 Conditions for final acceptance of turf areas are as follows: • Seeded areas are vigorously growing, the turf is well established and

- has a healthy green appearance
- Seeded areas do not have any eroded or washed out areas and are free of noxious or invasive weeds.
- No surface growing medium is visible when turf has been mowed to a height of 50mm
- Seed areas have been cut a minimum of 2 times.

2.8 For all native and high-grass seeding contractor to provide 300mm depth of well-groomed top soil

2.9 For all native and high-grass seeding contractor to provide maintenance for a minimum of (1) growing season (Spring to Fall).

IRRIGATION

3.1 This section covers supply and installation of an automatic irrigation system. If irrigation plans have not been provided contractor to provide design/build solution as per specifications below.

3.2 Reference Specifications:

- Irrigation Industry Association of British Columbia Standards
- Canadian Landscape Standard
- All Local Plumbing and Electrical Codes

3.3 The Contractor is responsible for the coordination with the mechanical and electrical Owner's Representative and sub-contractors as well as for coordination of all required sleeves under paved areas.

3.4 Contractor to provide all irrigation operations instructions and user manuals upon substantial completion.

3.5 Contractor to provide as-built drawings for irrigation system at time of substantial completoin. As-built drawings to be provided in AutoCAD format.

3.6 Contractor to repair or replace all damaged underground services cause by work in this contract.

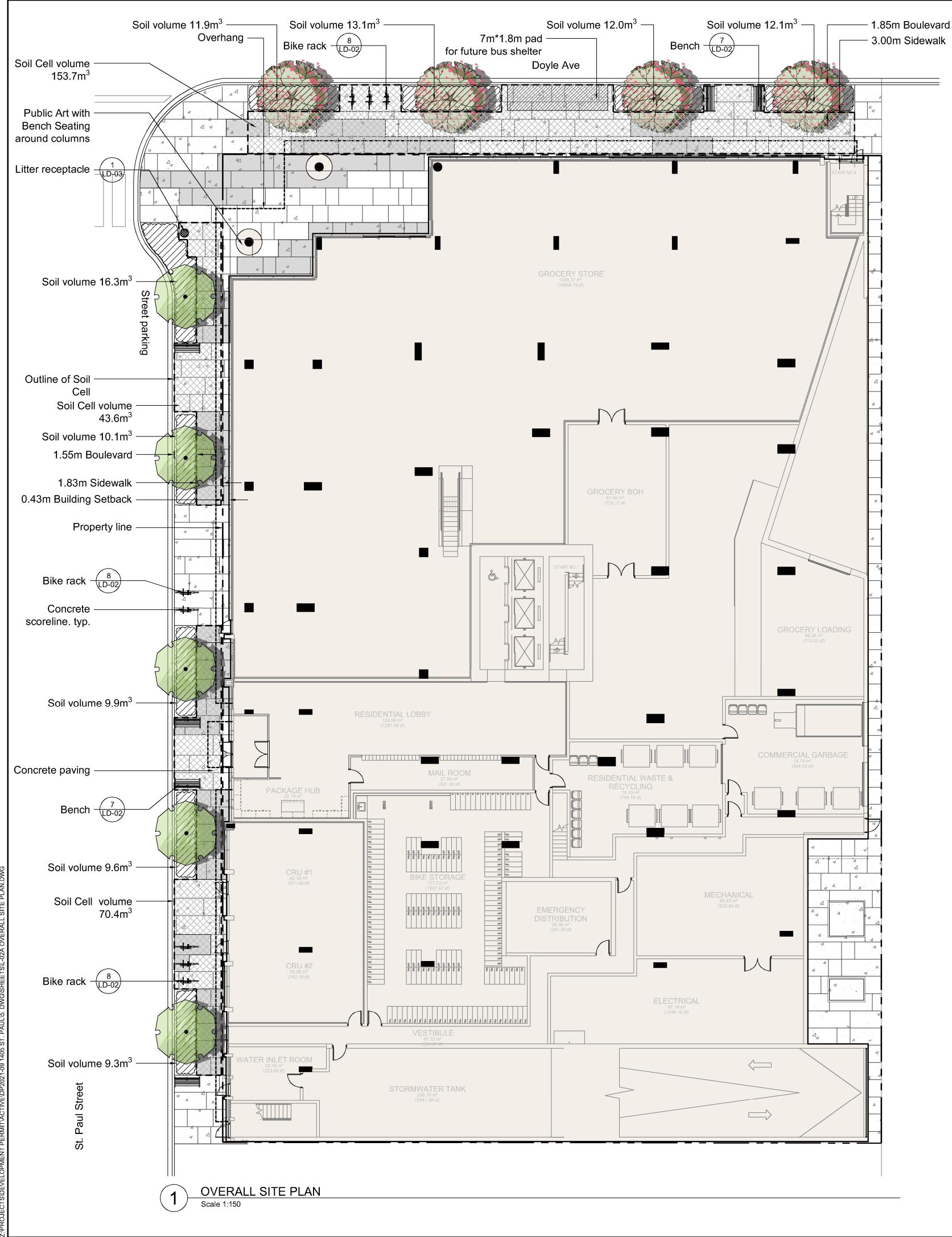
3.7 Contractor to confirm head-to-head coverage upon installation. If any conditions arise that do not allow for head-to-head coverage contractor to contact the landscape architect for further direction.

3.8 All irrigation work shall be done by an experienced and competent irrigation contractor having the capabilities an personnel necessary for all phases of the work specified.

3.9 The irrigation contractor shall be a member in good standing of the Irrigation Industry Association of British Columbia.

3.10 All heads to be installed with low-point drainage releases where required.

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HARDSCAPE MATERIALS

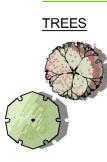
KEY	REF.	DESCRIPTION
Charcoal	5,6,7 LD-01	CONCRETE SLAB Color: Charcoal, Natural Finish: broom

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	8 LD-02	BIKE RACK Model #: Iconic Bike Racks; Colour: White Mount: as per manufacturer's specification Supplier: Maglin Quantity: 8
	5 LD-02	MOVEABLE PLANTER Model: AL-TROU207224 Supplier: Northwest Landscape & Stone Supply Quantity: 11
	7 LD-02	BENCH Type: FGP Collection, backed 70" Manufacture: Landscape Forms Quantity: 2
NOTE:		

1. Contractor to verify quantity of all landscape components

PLANT SCHEDULE



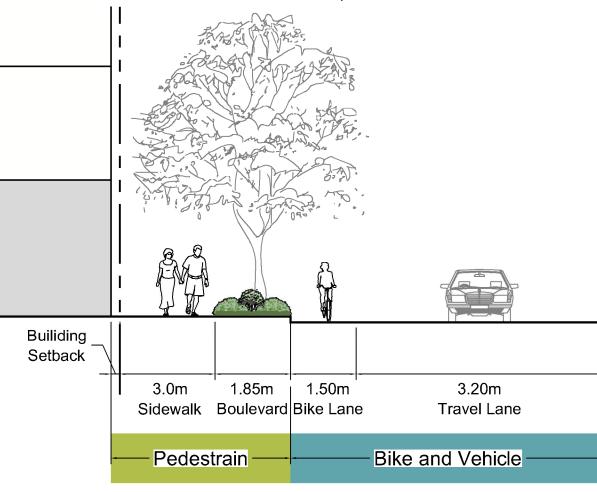
Acer rubrum 'Autumn Spire' / Autumn Spire Maple

BOTANICAL / COMMON NAME

Carpinus betulus 'Fastigiata' / Pyramidal Europea

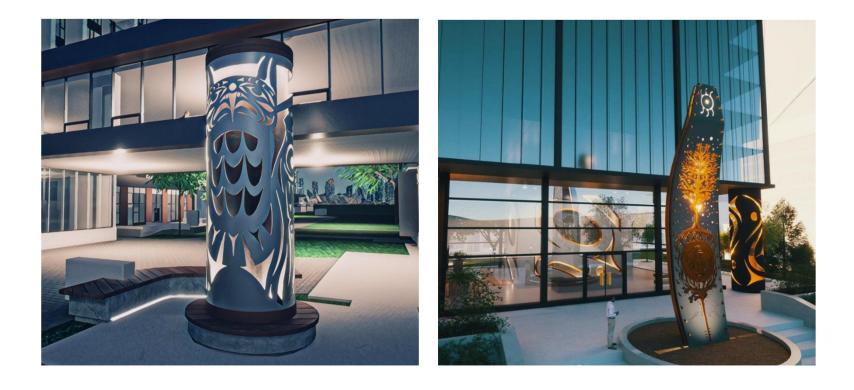
Notes

1. All planted areas to be irrigated. Contractor to install components as per IIABC standards and the manufacturer's requirements.





TYPICAL SECTION OF DOYLE AVE STREETSCAPE Scale 1:100





PRECEDENT IMAGES OF ART COLUMN WITH SEATING Scale NTS

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11	PC	Issued for Pricing	2022-09
10	PC	Issued for TRS	2022-09
9	PC	Issued for TRS	2022-08
8	PC	Issued for Pricing	2022-07
7	PC	Issued for 75% IFT	2022-07
6	PC	Issued for 50% IFT	2022-06
5	PC	Issued for BP	2022-05

Location:

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Drawn:

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Approved:

MVDZ

Scale:

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PC

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WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED

FOR TENDER/CONSTRUCTION.

Kelowna, BC

-08-25 -06-21 -09-20 -09-14 8-02 -07-29 -07-12 -06-17 2022-05-25 PC Issued for BP PC Issued for DP 2022-02-11 Issued for DP Amendment 2021-10-07 PC PC Issued for BP 2021-08-20 PC Issued for DP 2021-05-07 By: Description Date REVISIONS TABLE FOR DRAWINGS • Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission. PC Issued for Pricing RV1 2022-10-19 o. By: Description Date **REVISIONS TABLE FOR SHEET** Project: 1405 St. Paul

FORT LANGLEY STUDIOMOUNT PLEASANT STUDIO100-9181 Church St102-355 KingswayFort Langley, BCVancouver, BCV1M 2R8V5T 3J7

С

City of

www.vdz.ca

SCHEDULE

TA

Planner

Initials

This forms part of application

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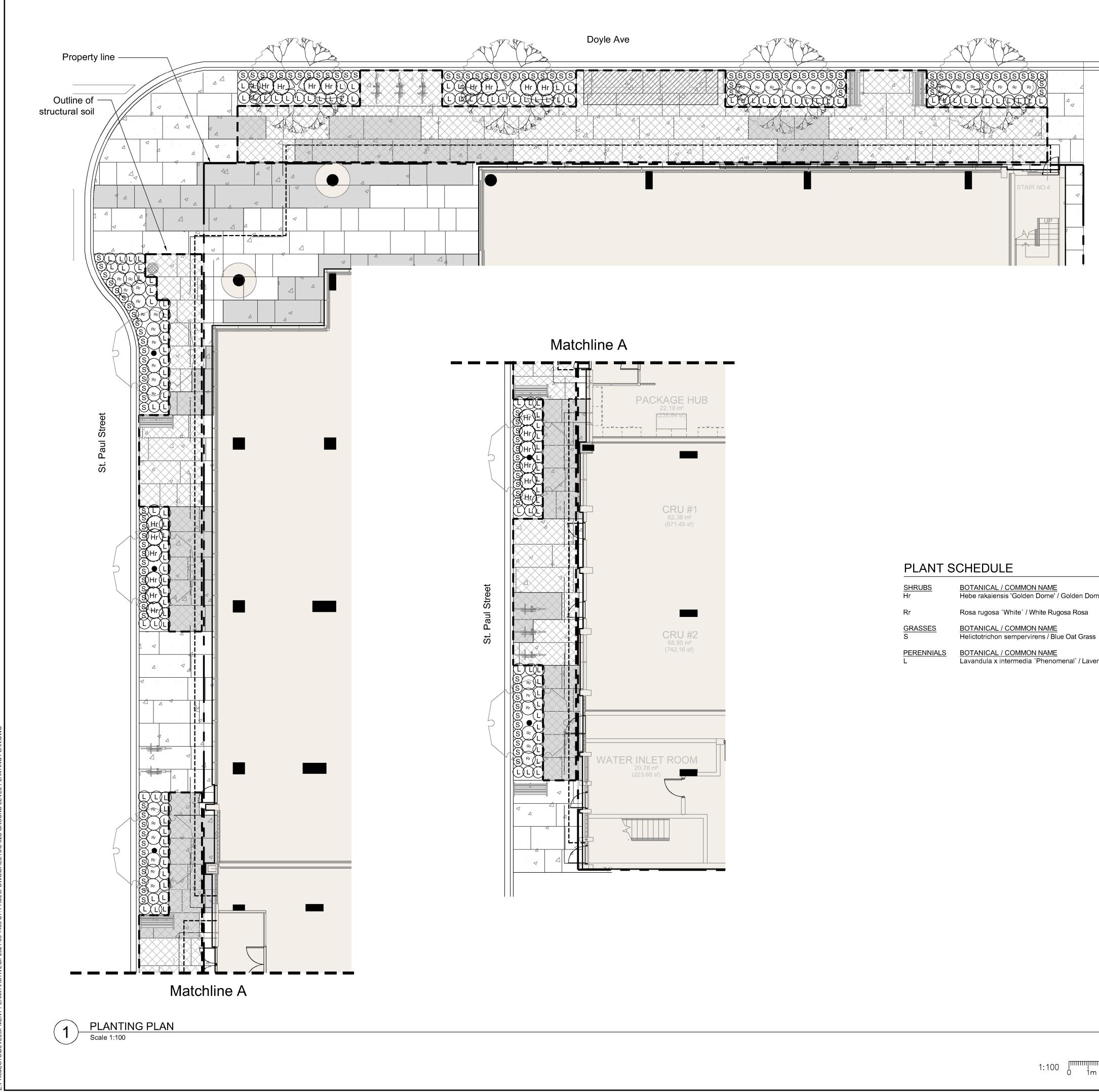
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Kelowna

DEVELOPMENT PLANNING

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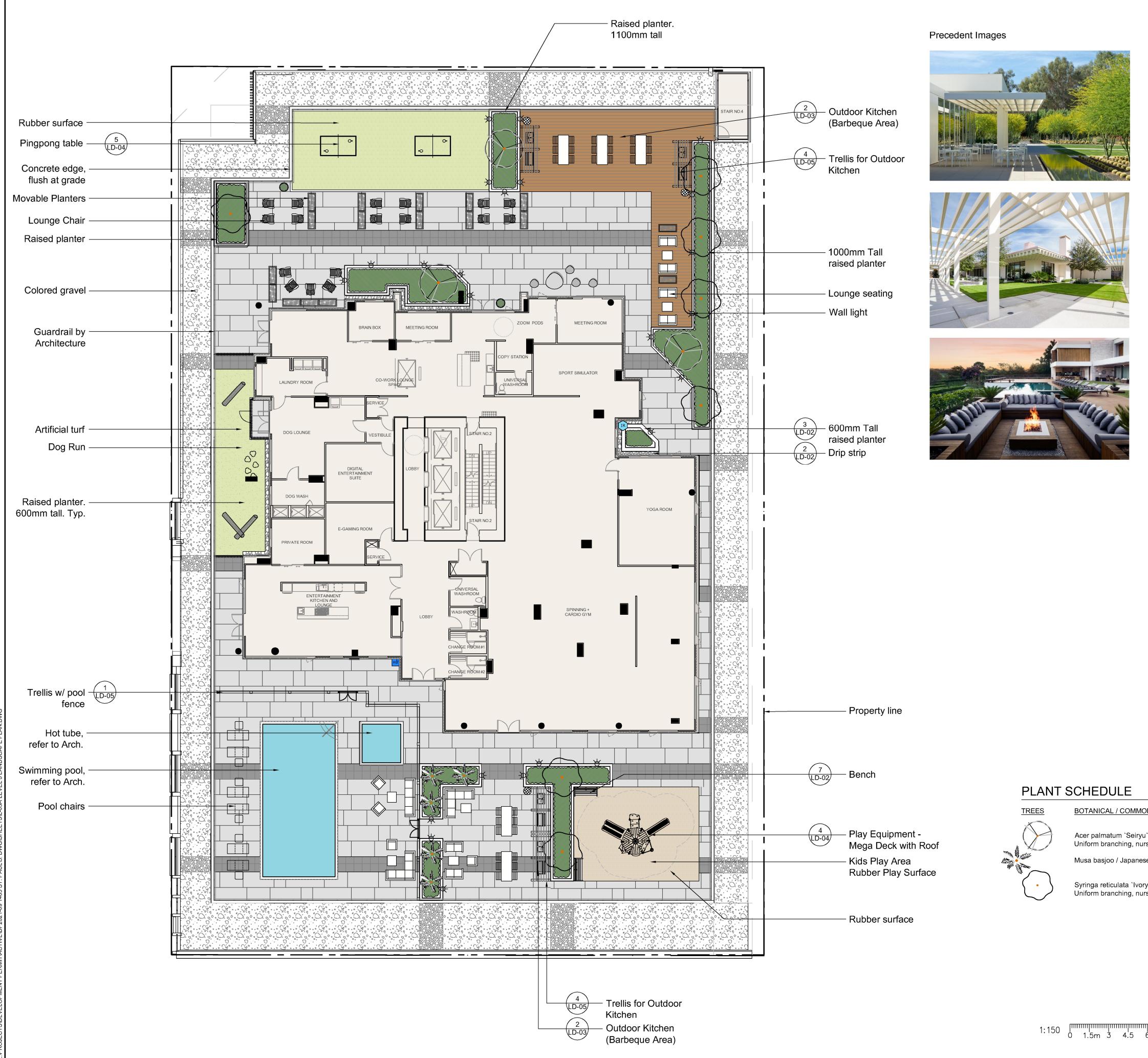
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<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Hr	Hebe rakaiensis 'Golden Dome' / Golden Dome Hebe
Rr	Rosa rugosa `White` / White Rugosa Rosa
<u>GRASSES</u>	BOTANICAL / COMMON NAME
S	Helictotrichon sempervirens / Blue Oat Grass
<u>PERENNIALS</u>	BOTANICAL / COMMON NAME
L	Lavandula x intermedia `Phenomenal` / Lavender `Pheno

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	1 LD-02	RUBBER PLAY SURFACE								
	3 LD-02	Material: Barkman Architextures Wall Colours: Sterling								
		CHARCOAL CRUSHED GRAVEL or provided equal								
		RAINBOW CRUSHED GRAVEL or approved equal								Z
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	6 LD-02	TABLE AND CHAIRSModel #: Chipman; Colour: SilverMount: as per manufacturer's specificationSupplier: MaglinQuantity: as shown on plan								CAPE
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LD-03 COCHRAN LOUNGE CHAIR AND SIDE TABLE Manufacturer: Landscape Forms 5 ` LD-03 Quantity: as shown on plan

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AMERICANA LOUNGE CHAIR Manufacturer: Landscape forms

Quantity: as shown on plan

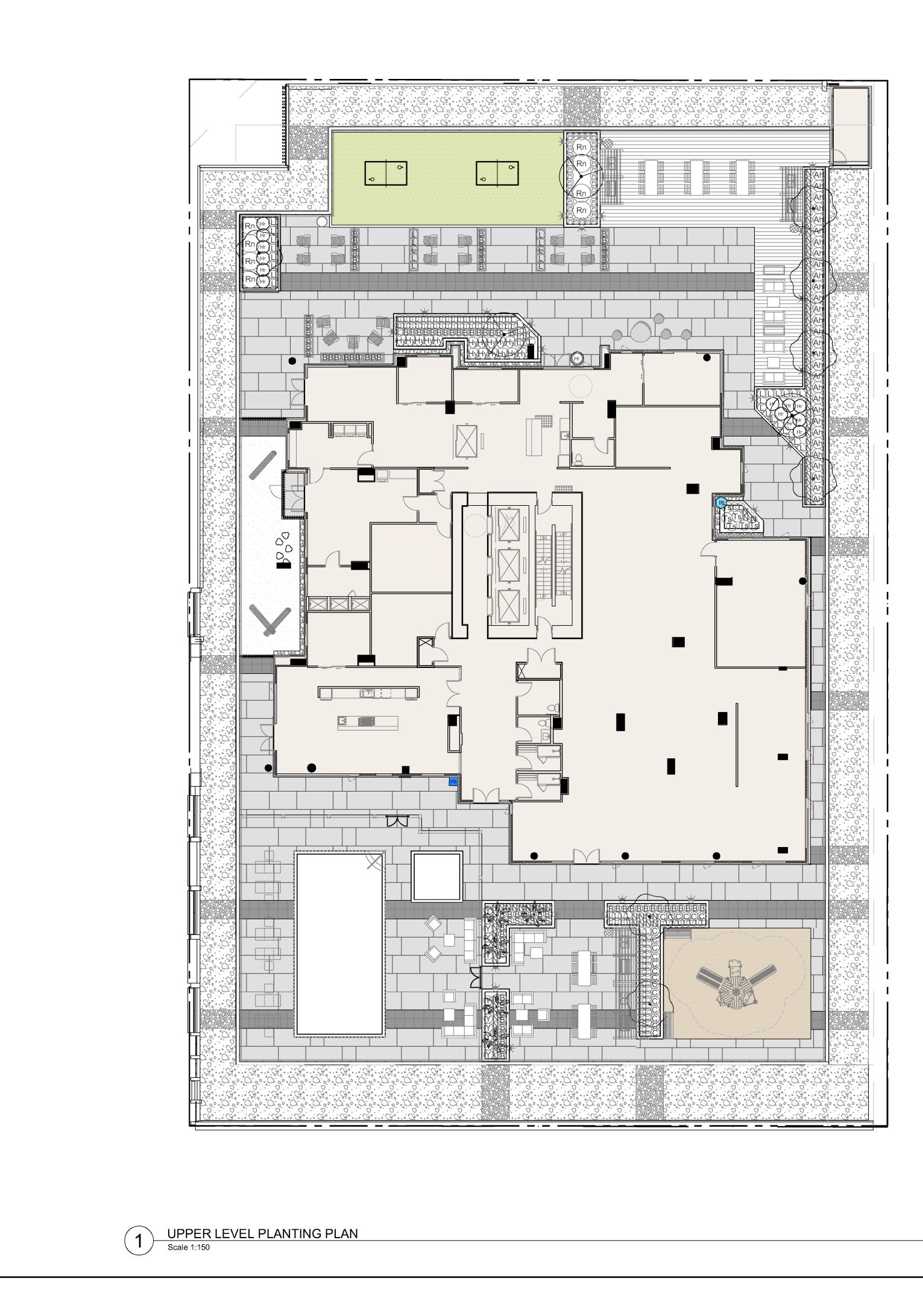
NOTE: 1. Contractor to verify quantity of all landscape components

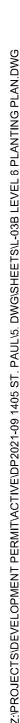
IRRIGATION UTILITIES

KEY	REF.	DESCRIPTION
нв		HOSE BIB To be Coordinated with Mech. for Landscape Lighting or Irrigation
R		IRRIGATION STUB-OUT 2" (50mm) Mainline Connection. To be Coordinated with Mechanical. Refer to General Notes. Contractor to provide battery operated TBOS controller.

MON NAME	<u>CONT</u>	<u>SIZE</u>	<u>QTY</u>
ryu` / Seiryu Japanese Maple nursery grown, dense tree	B&B	6 cm cal.	3
nese Fiber Banana	#5 Pot		5
vory Silk` / Ivory Silk Japanese Tree Lilac nursery grown, dense tree, 1.5m (5`) std.	B&B	6cm cal.	11

9	PC	Issued	IOF TRS	2022-08-02	
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7	PC	Issued	for 75% IFT	2022-07-12	AN
6	PC	Issued	for 50% IFT	2022-06-17	
5	PC	Issued	for BP	2022-05-25	
4	PC	Issued	for DP	2022-02-11	9
3	PC	Issued	for DP Amendment	2021-10-07	
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PLANT SCHEDULE

<u>SHRUBS</u> Ah	BOTANICAL / COMMON NAME Azalea x 'Hino-white' / Hino White Kurume Azalea	<u>CONT</u> #2	<u>SPACING</u> 0,75m	<u>QTY</u> 30
В	Buxus Suffuticosa / True Dwarf Boxwood	#2	0,5m	85
Hr	Hebe rakaiensis 'Golden Dome' / Golden Dome Hebe	#2	0,9m	14
Ну	Hydrangea paniculata "little lime" / Little Lime Hydrangea	#2	0,75m	16
Ν	Nandina domestica `Fire Power` / Firepower Nandina	#2	0,45m	88
Rn	Rhododendron x 'Percy Wiseman' / Percy Wiseman Rhododendron	#2	1,2m	8
Ts	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	1.8m ht	0,7m	6
Y	Yucca recurvifolia / Spineless Yucca	#2	0,6m	13
<u>GRASSES</u> C	BOTANICAL / COMMON NAME Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	<u>CONT</u> #1	<u>SPACING</u> 0,6m	<u>QTY</u> 20
S	Helictotrichon sempervirens / Blue Oat Grass	#1	0,5m	6
<u>PERENNIALS</u> L	BOTANICAL / COMMON NAME Lavandula x intermedia `Phenomenal` / Lavender `Phenomenal`	<u>CONT</u> #2	<u>SPACING</u> 0,6m	<u>QTY</u> 139
PI	Perovskia x `Little Spire` / Russian Sage	#1	0,45m	34

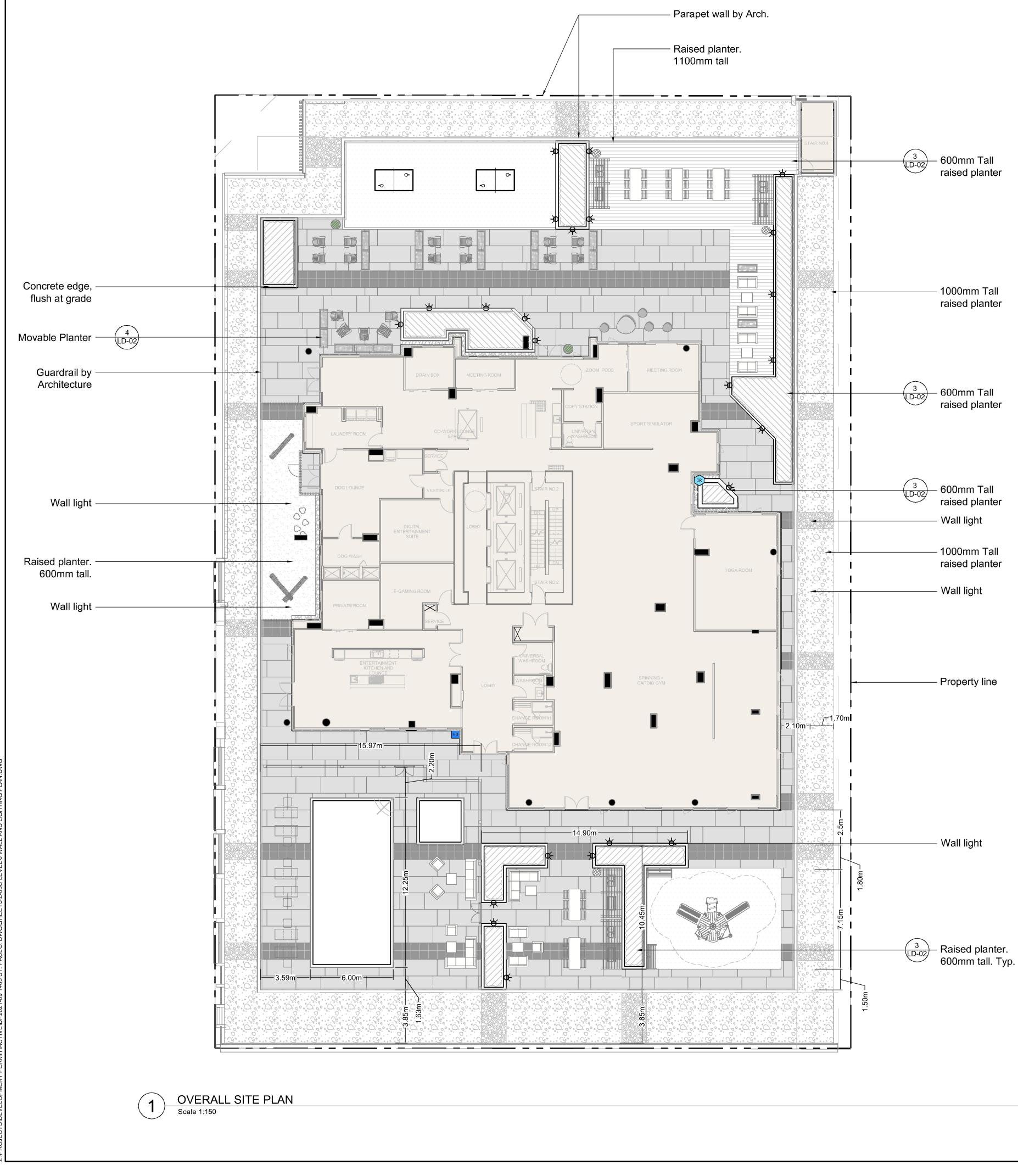
IRRIGATION UTILITIES

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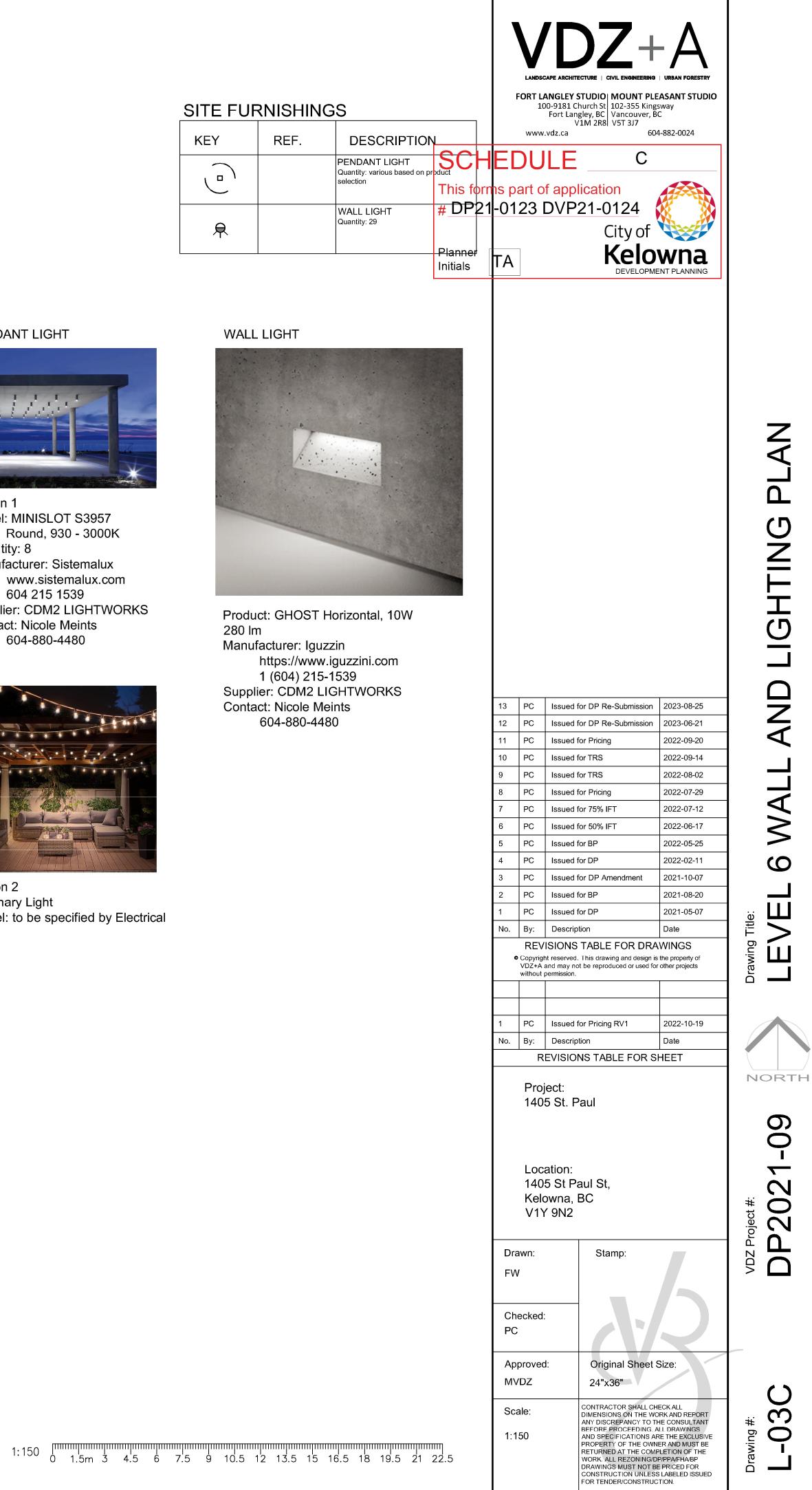
PENDANT LIGHT



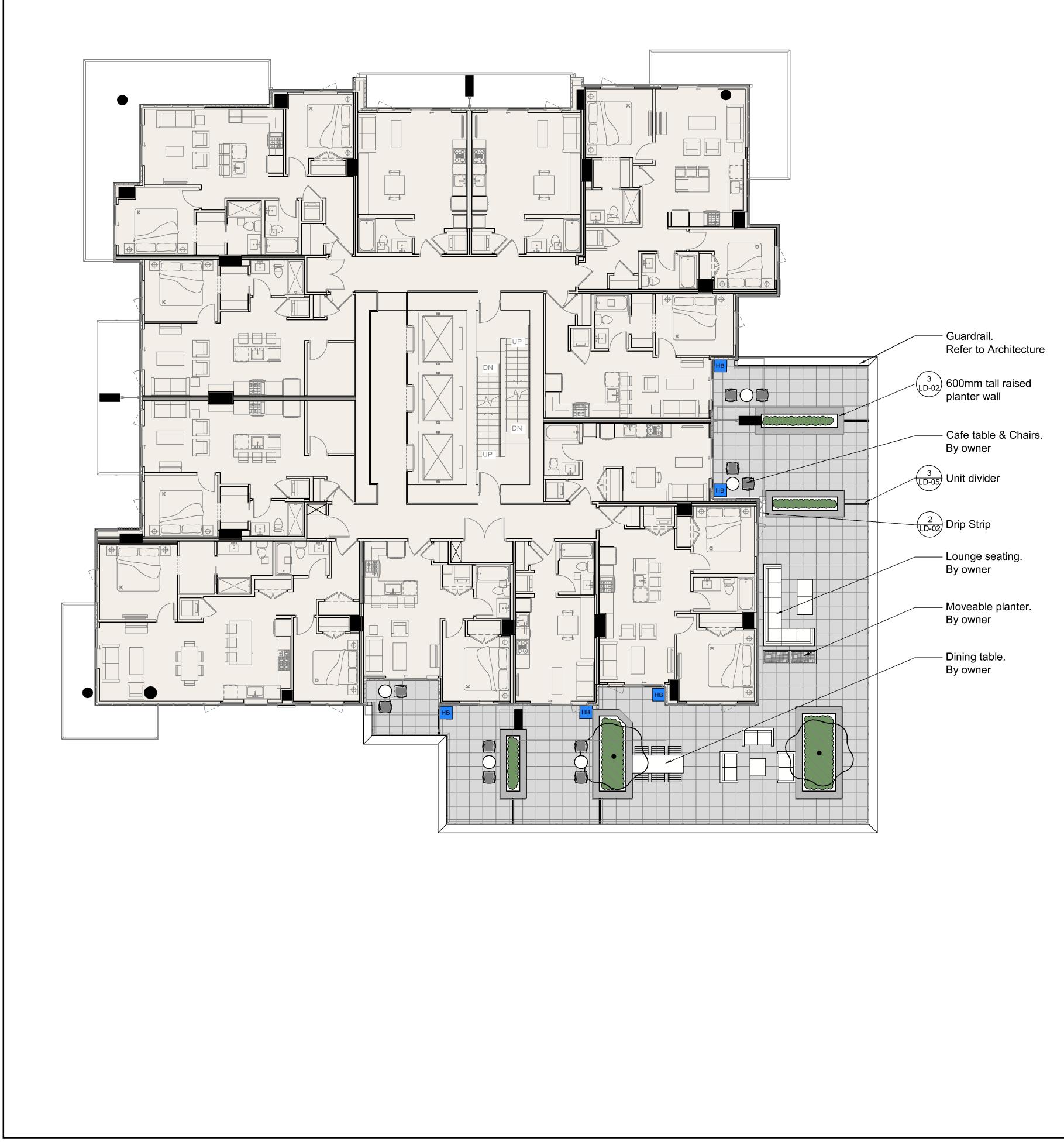
Option 1 Model: MINISLOT S3957 Round, 930 - 3000K Quantity: 8 Manufacturer: Sistemalux www.sistemalux.com 604 215 1539 Supplier: CDM2 LIGHTWORKS Contact: Nicole Meints 604-880-4480



Option 2 Catenary Light Model: to be specified by Electrical



144



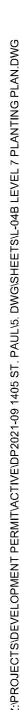
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IRRIGATION UTILITIES

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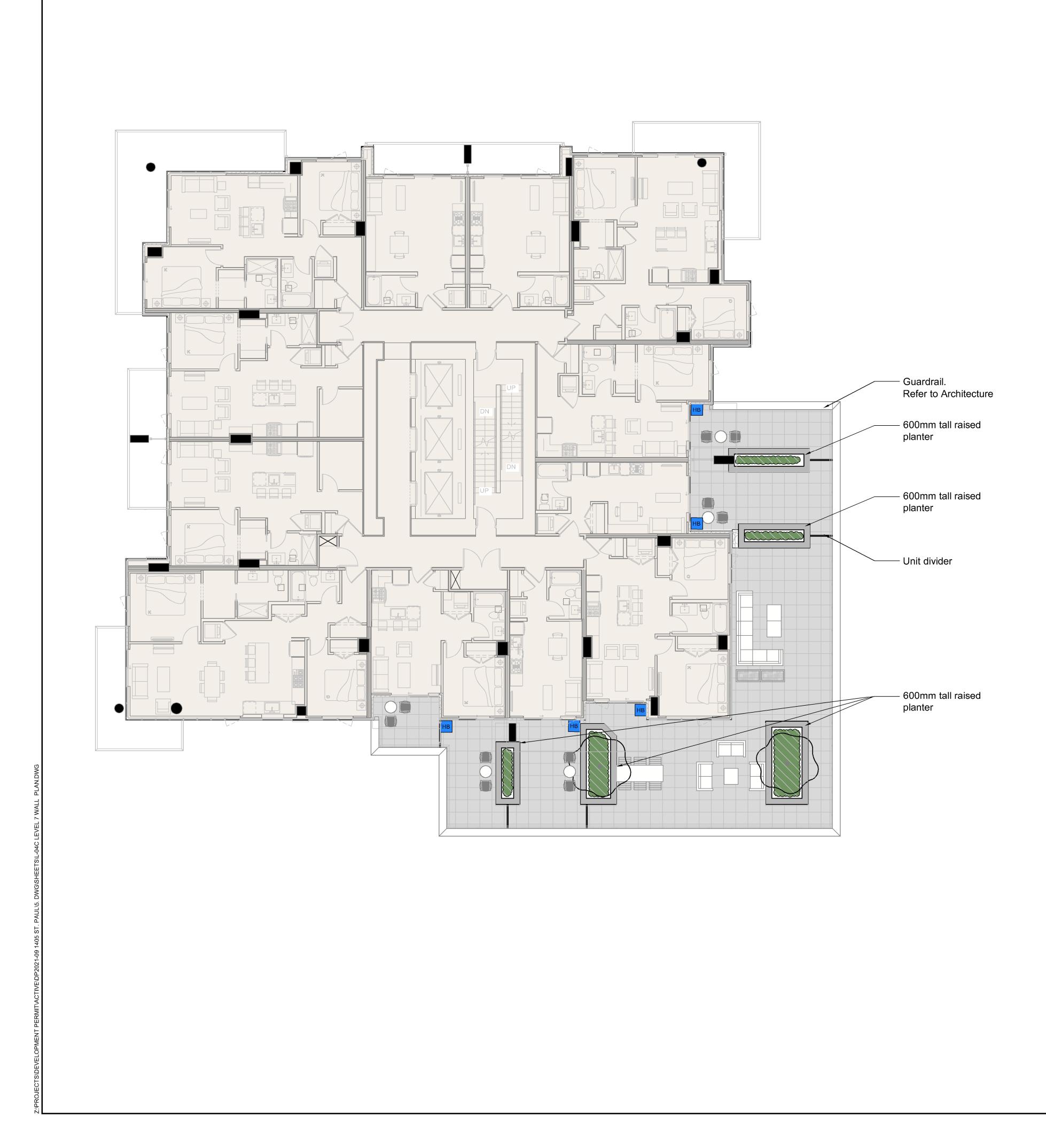
PLANT SCHEDULE							
<u>SHRUBS</u> N	BOTANICAL / COMMON NAME Nandina domestica `Fire Power` / Firepower Nandina	<u>CONT</u> #2	<u>SPACING</u> 0,45m	<u>QTY</u> 17			
Rr	Rosa rugosa `White` / White Rugosa Rosa	#2	0,75m	5			
Ts	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	1.8m ht	0,7m	19			
<u>PERENNIALS</u> L	<u>BOTANICAL / COMMON NAME</u> Lavandula x intermedia `Phenomenal` / Lavender `Phenomenal`	<u>CONT</u> #2	<u>SPACING</u> 0,6m	<u>QTY</u> 16			

PLANT SCHEDULE

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HOSE BIB To be Coordinated with Mech. for Landscape Lighting or Irrigation

DESCRIPTION



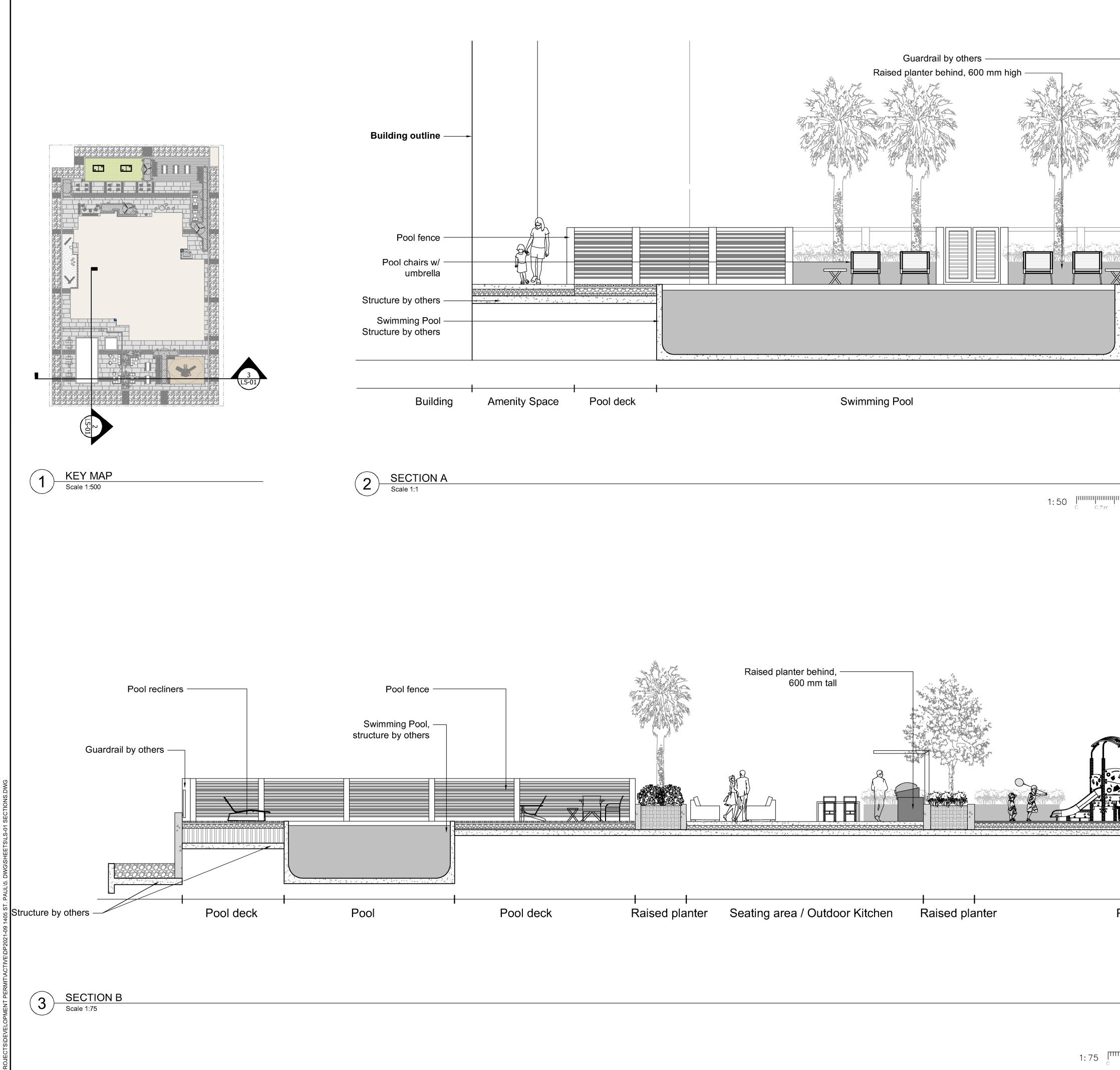
HARDSCAPE MATERIALS

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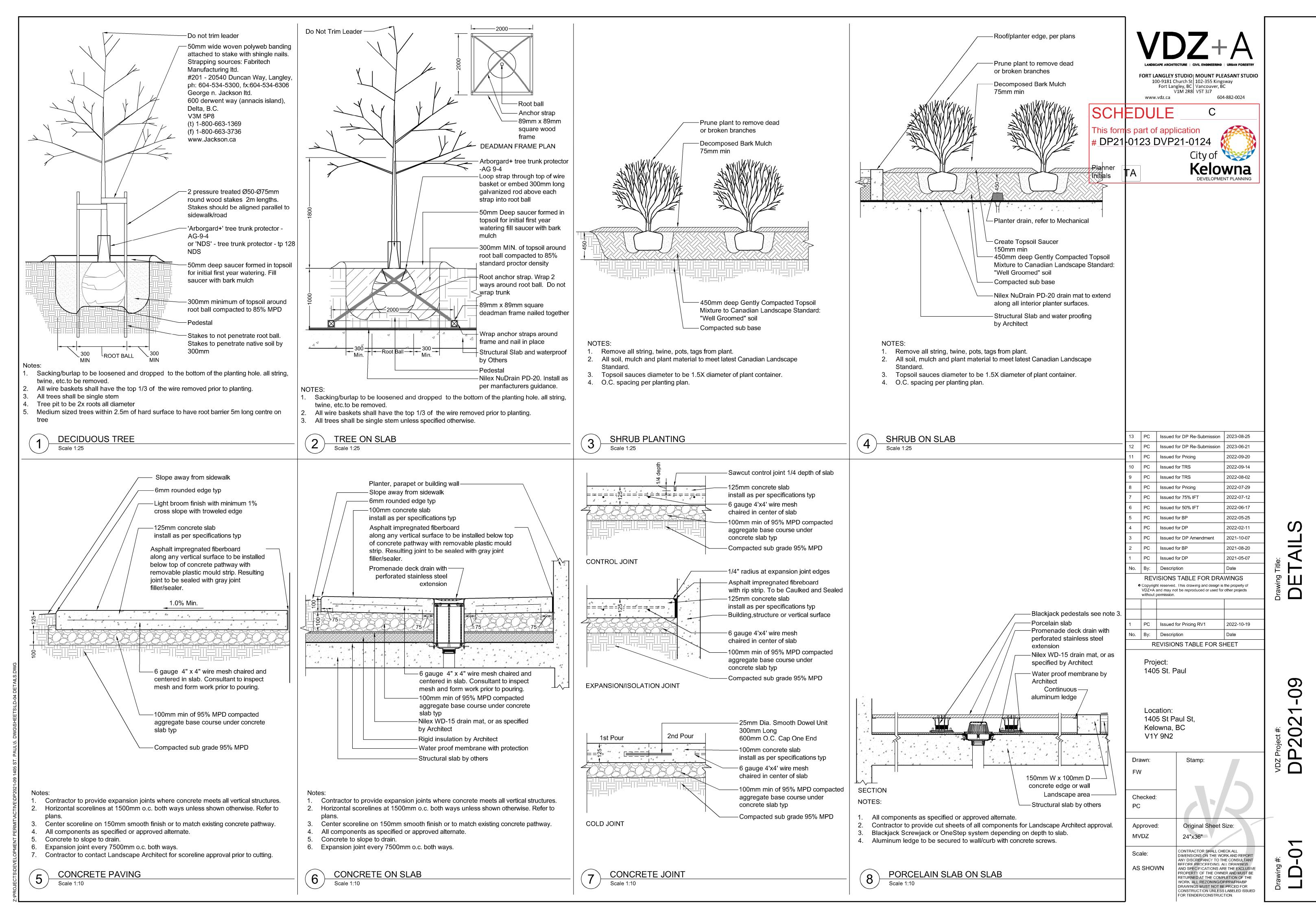
SITE FURNISHINGS

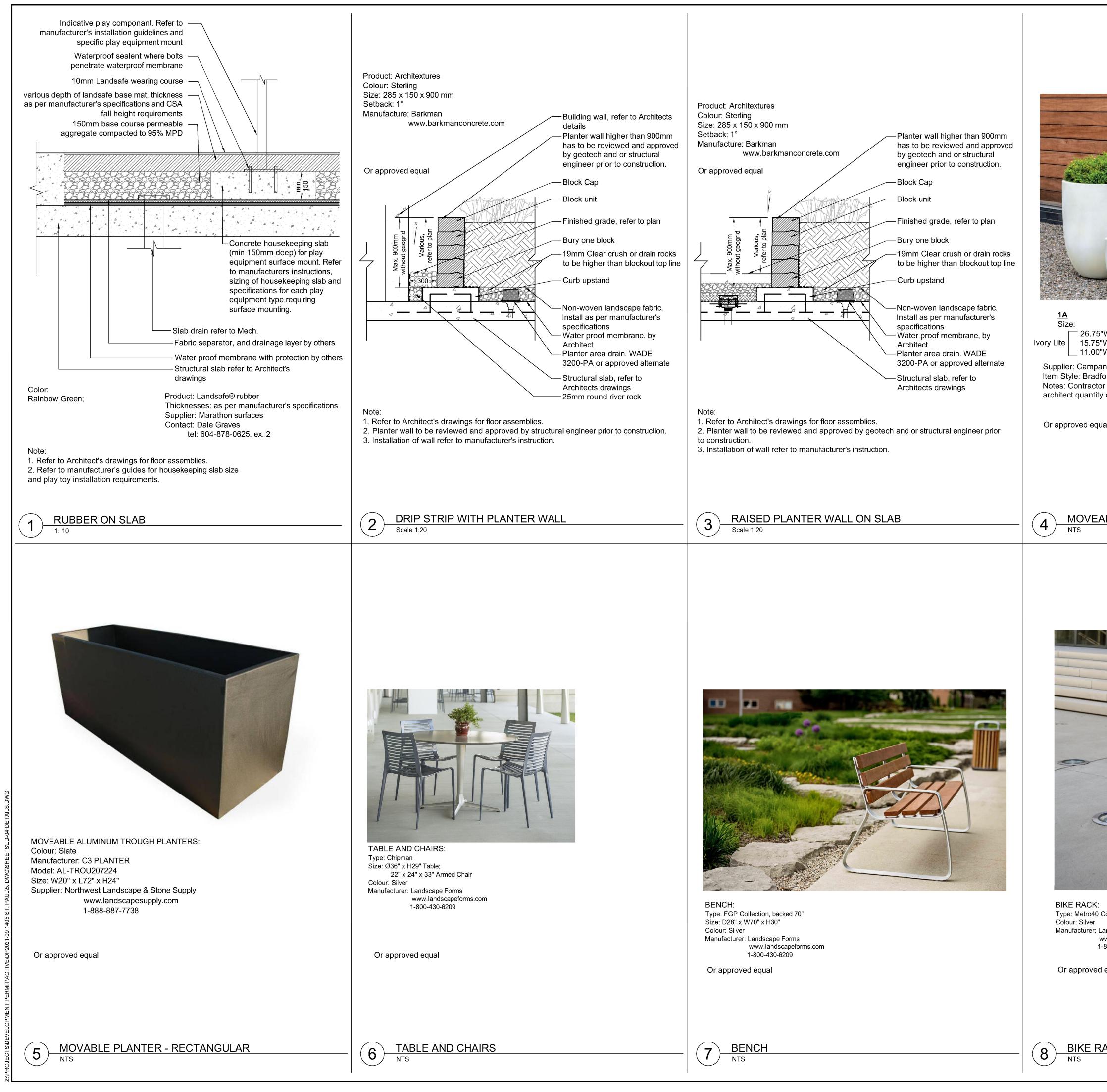
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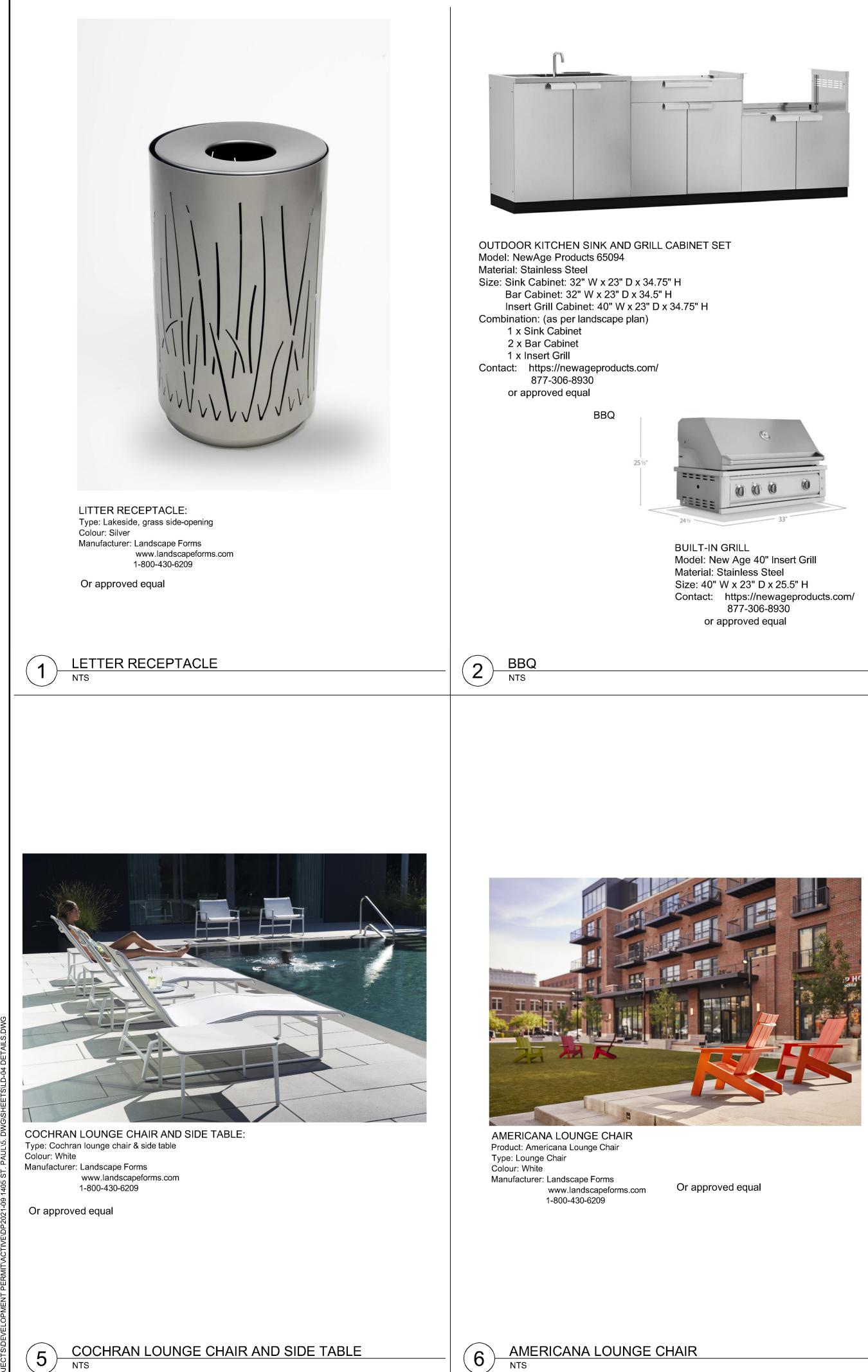


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DINING TABLE AND STOOL: Type: Harpo Table and Stool Colour: Silver Manufacturer: Landscape Forms www.landscapeforms.com 1-800-430-6209

Or approved equal

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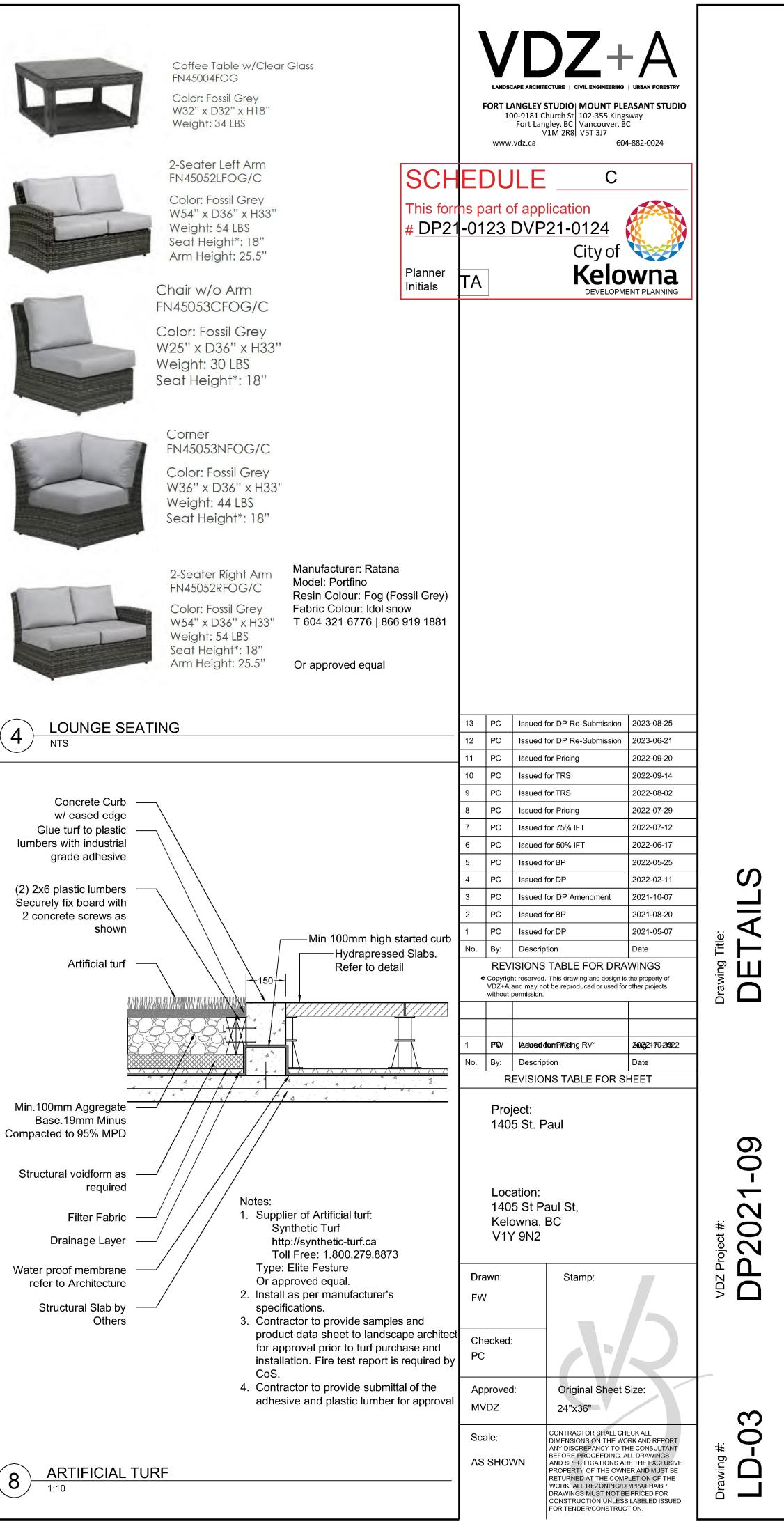
DINING TABLE AND STOOL FOR AMENITY LEVEL NTS

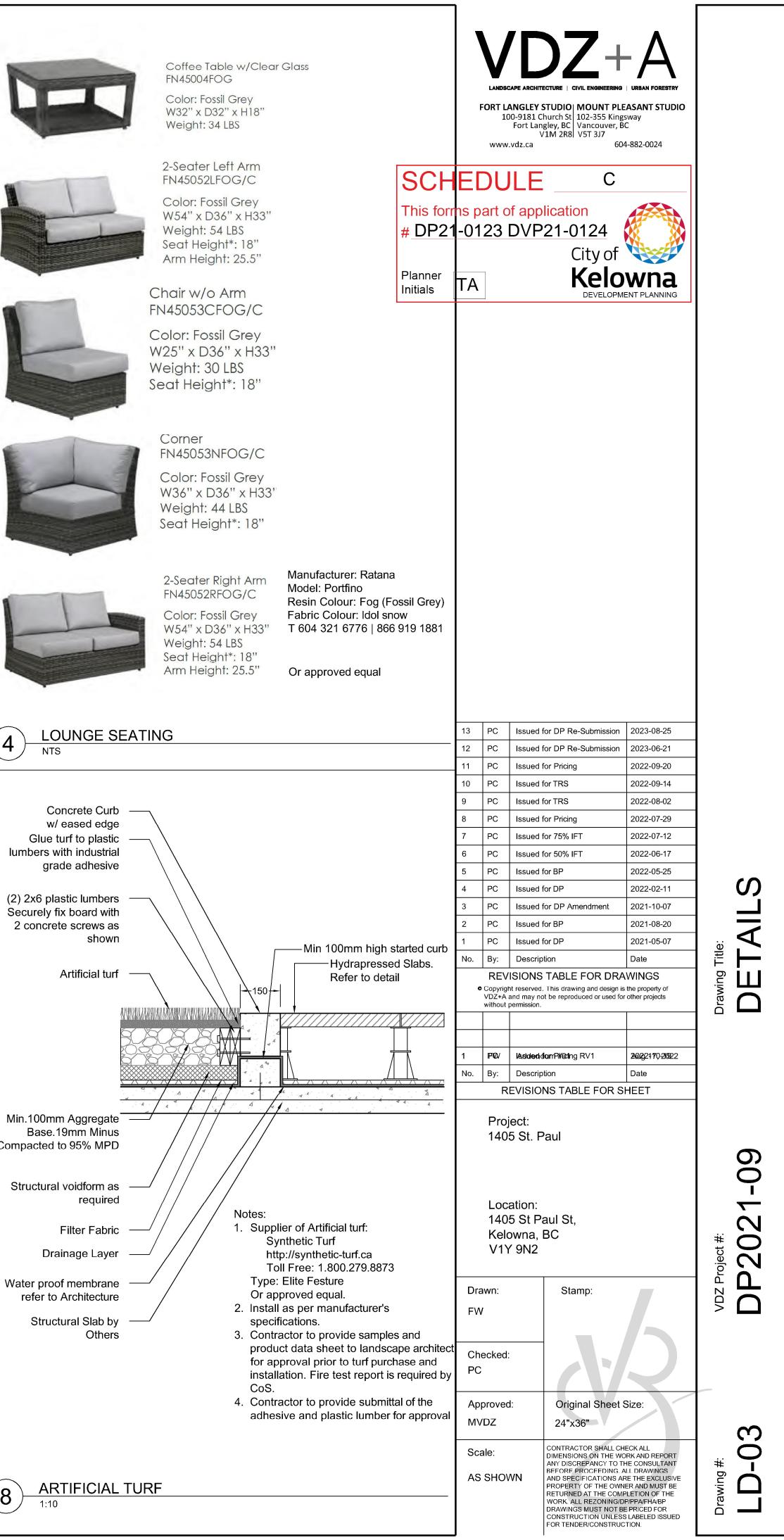
-Hidden fastener - Joist, 2x8" Pressure treated lumber spaces 300mm o.c. \mathbb{A} \triangleleft --Drain mat by others - Waterproof membrane by others - Structural slab by others -Rubber Spacer Product: Trex Transcend Notes: 1. Install as per manufacturer's Type: 1: Grooved Edge Board Dimensions: 24mm x 140mm specifications. Colour: Tiki Torch 2. Contractor to provide shop drawings for Landscape Architect review and Supplier: www.trex.com approval.

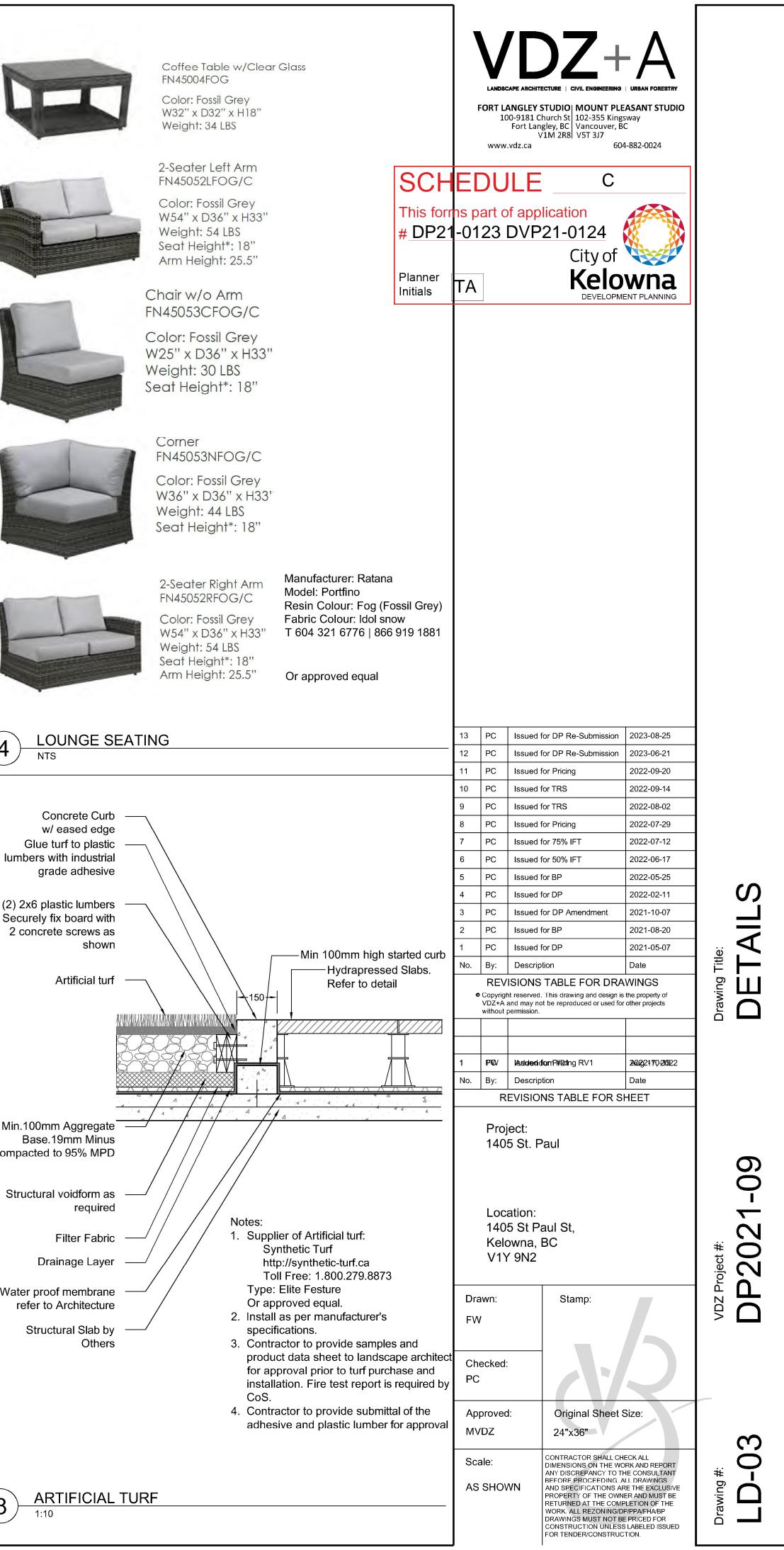
WOOD DECK ON SLAB

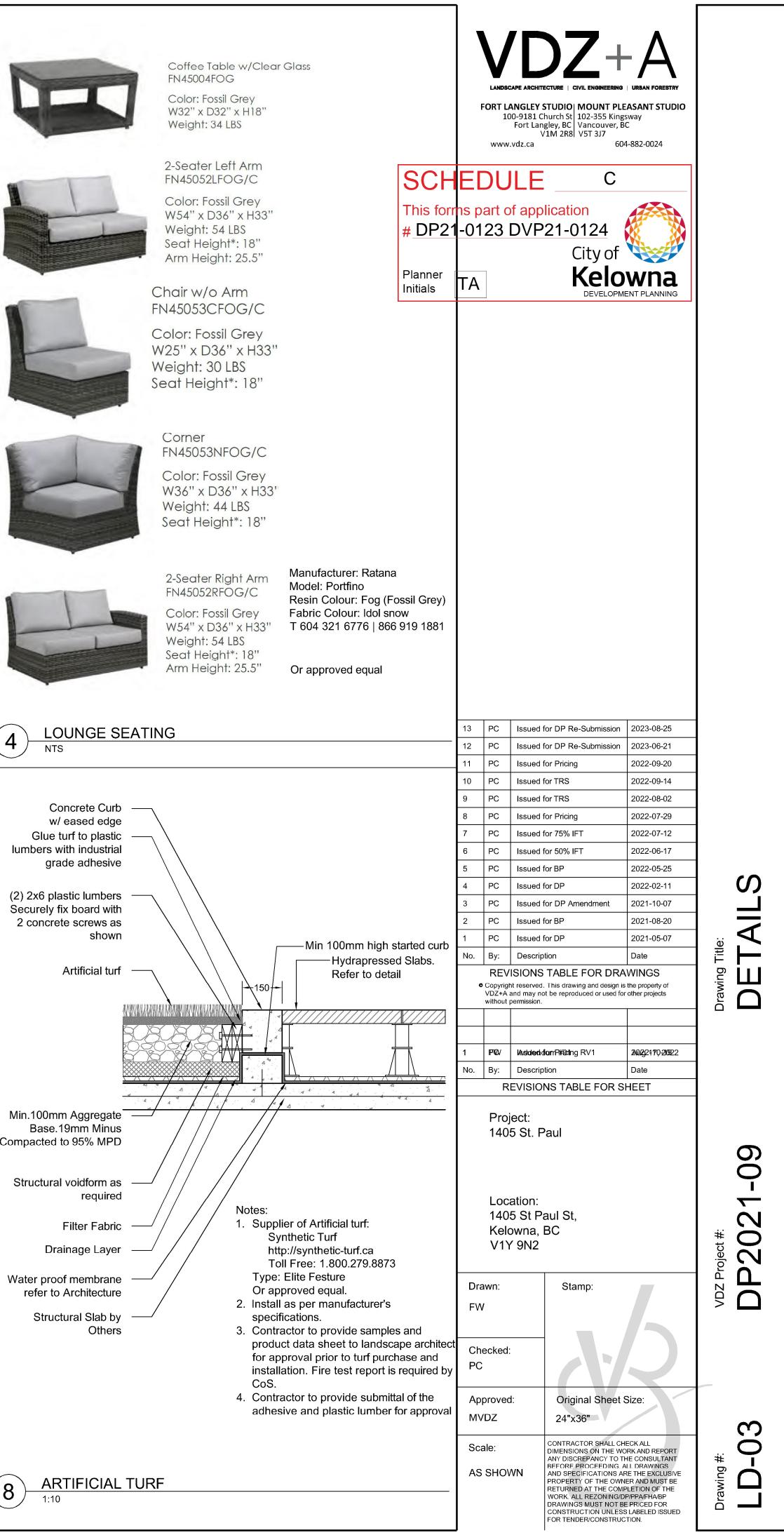
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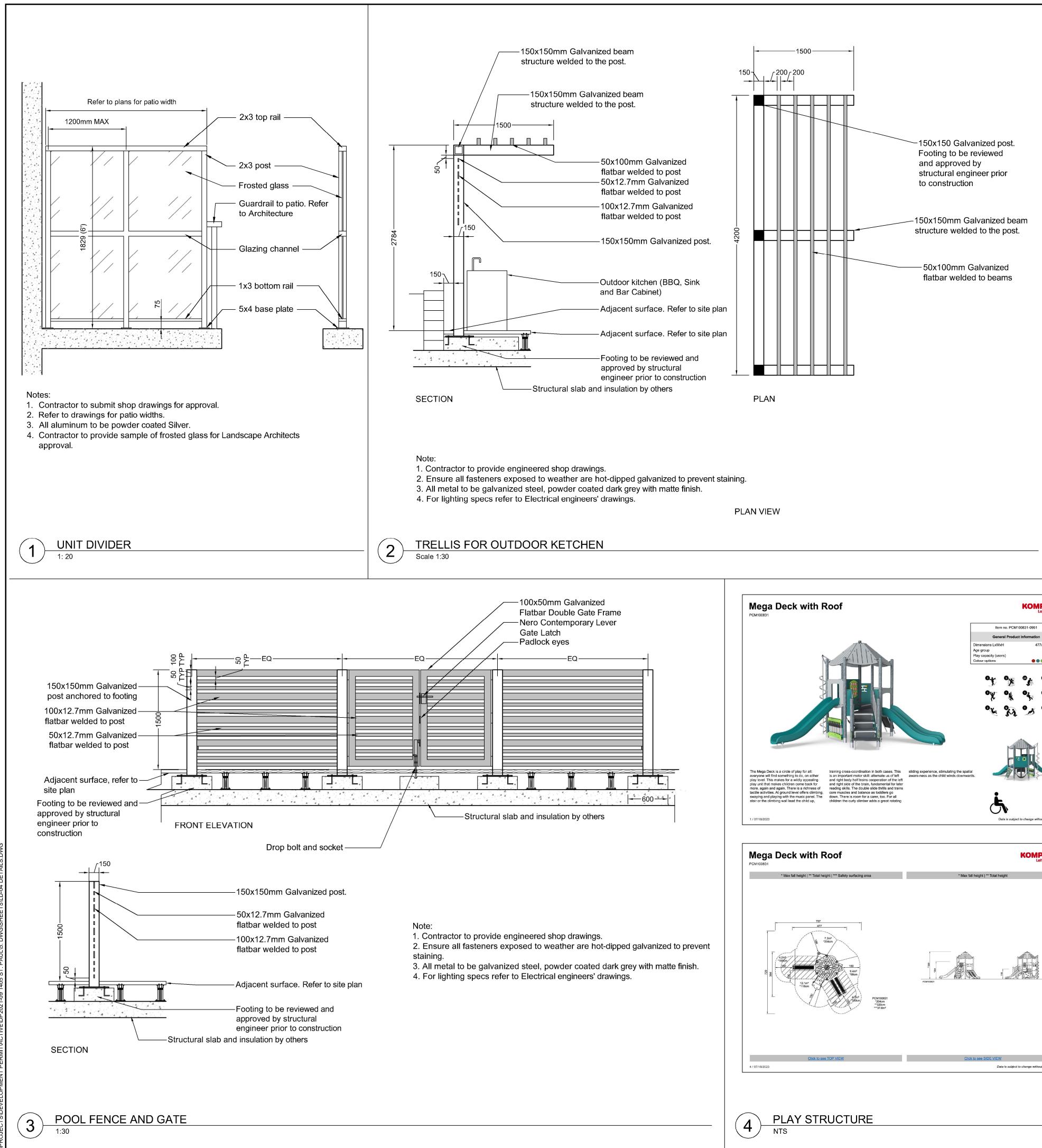
Scale 1:5











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DP21-0123 & DVP21-0124 1405 St Paul St

Development Permit & Development Variance Permit

City of

Kelowna



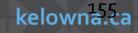
Purpose

To consider a Development Permit and Development Variance Permit for the form and character of a mixed-use tower with variances to long term bicycle parking and maximum floor plates.

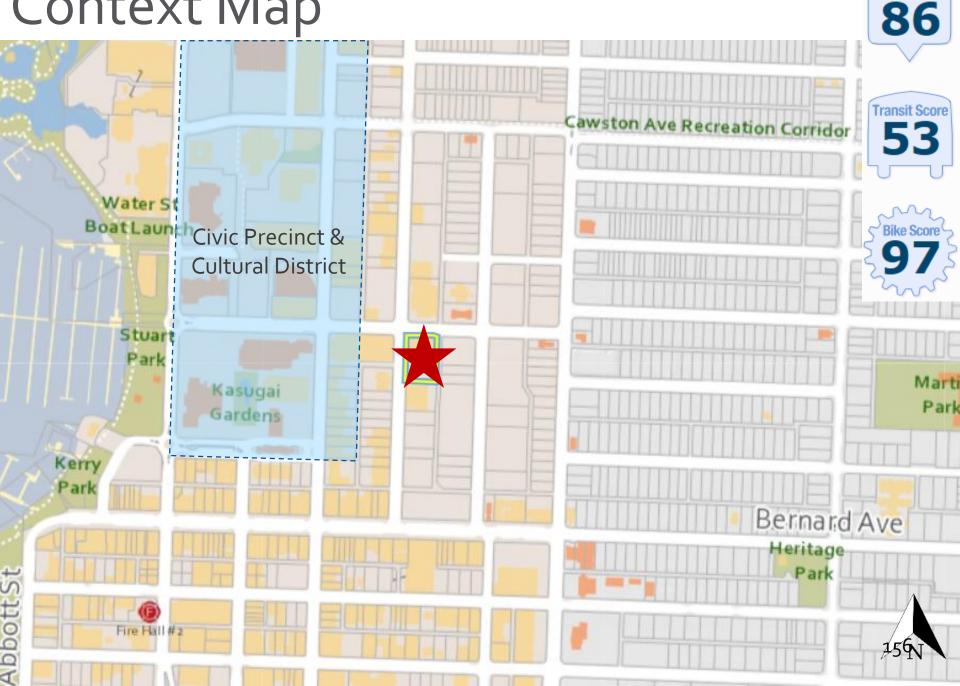


Development Process





Context Map



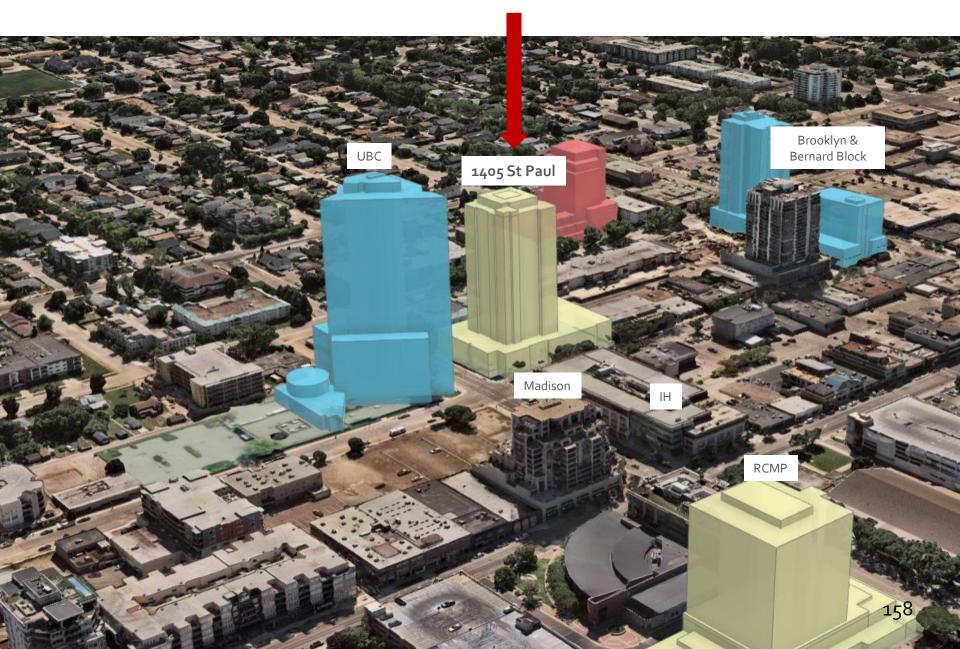
Walk Score

Subject Property Map





3D Site Context (SE)



Site Photo



City of Kelowna

Technical Details

UC1 – Downtown Urban Centre

342 units

- Microsuites/Bachelor: 112
- One-Bedroom: 112
- Two-Bedroom: 118
- 35 storeys in height
- 5 level podium
- 1,530 m² grocery store
- 4 variances
- 349 parking stalls (8 payment-in-lieu)





Variances

Section 8.5.6.c: Off-Street Bicycle Parking

To vary the minimum ground-anchored long-term bicycle parking from 50% required to 0% proposed;

Table 8.5.1: Minimum Dimensions for Bicycle Parking

To vary the minimum distance between bicycle racks from 0.45 m required to 0.35 m proposed;

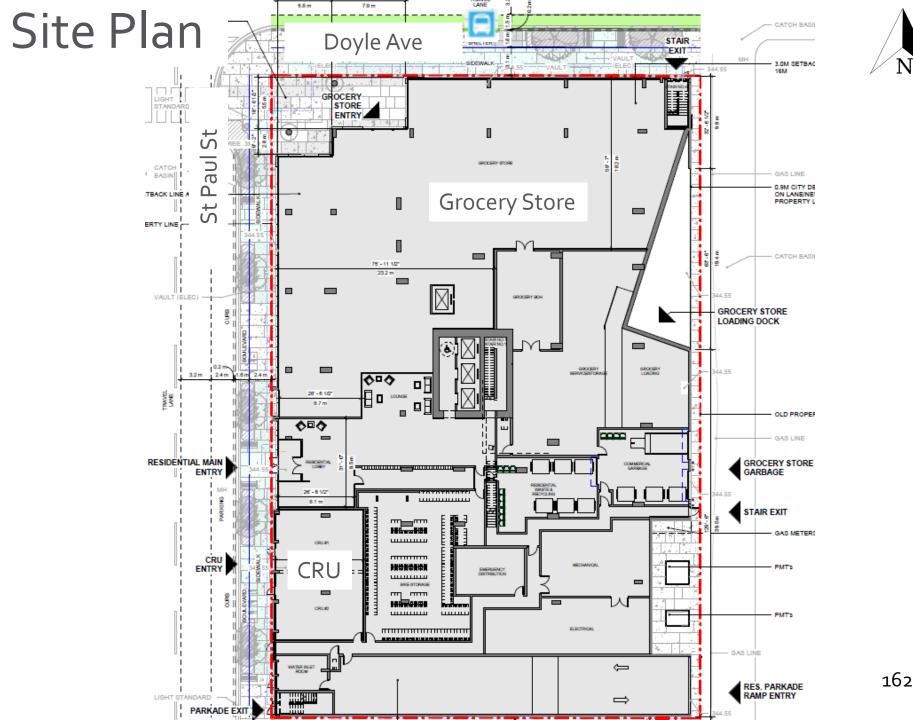
Table 9.11: Tall Building Regulations

To vary the maximum floor plate above 16.0 m for residential use from 750 m² GFA required to 1,002 m² GFA proposed for Level 6 only;

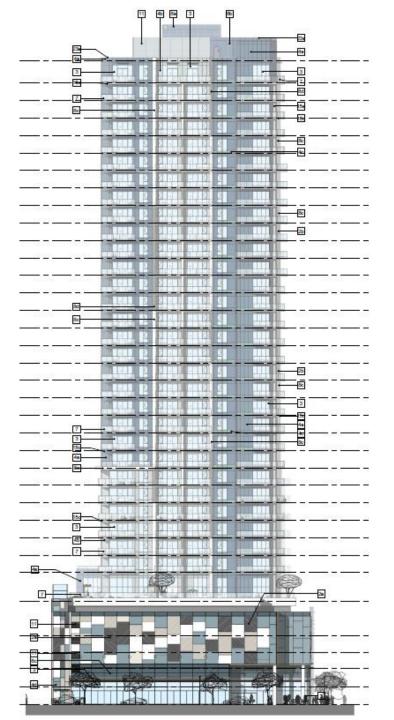
Table 9.11: Tall Building Regulations

To vary the maximum floor plate above 16.0 m for residential use from 750 m² GFA required to 769 m² GFA proposed for Level 7 to Level 12 only.

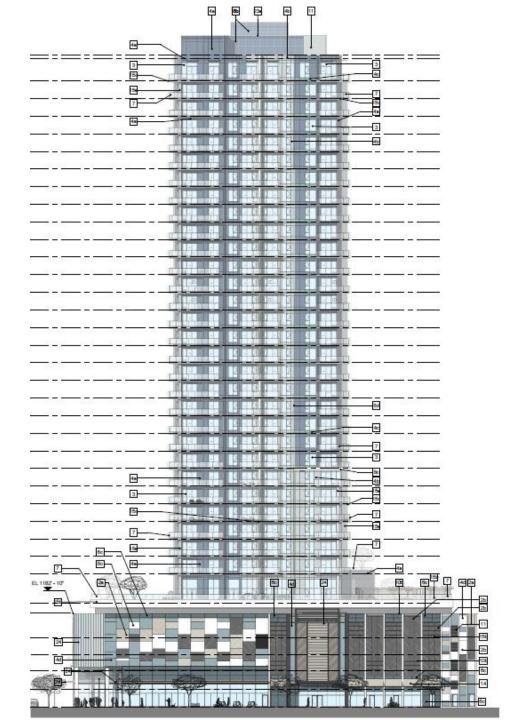




Elevation – North



Elevation – West

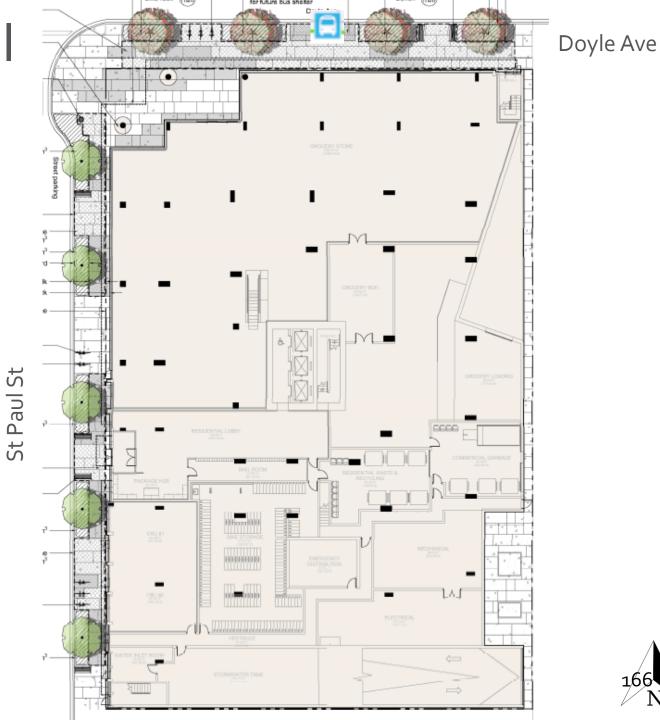


Materials Board

	F	PODIUM MATERI	ALS	
	RE CEMENT BOARD LOR: DARK STONE	FIBRE CEMENT BOARD COLOR: LIGHT STONE	FIBRE CEME TEXTURED COLORS: W	
	F	PROJECT SPAND	REL]
PRIMARY COLOR: BLUE	SECONDARY COLOR: WHITE	ACCENT COLOR: GREEN	ACCENT COLOR: BLUE/GREEN	ACCENT COLOR: CHARCOAL



Street Level Landscape Plan







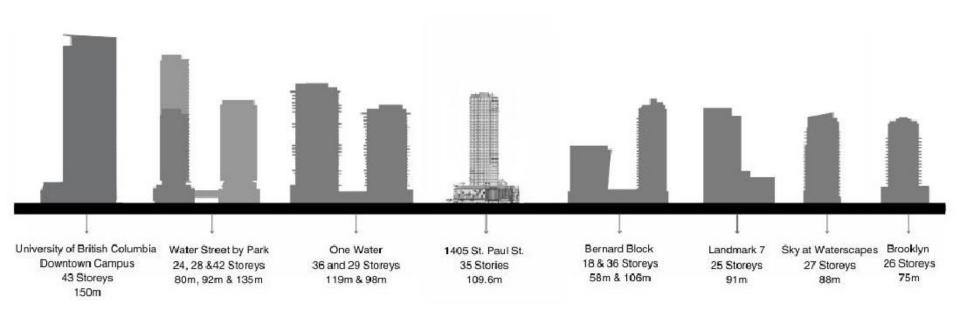
OCP Policy 4.4.3 Taller Downtown Buildings

- Consider support for development that is higher than 26 storeys where the proposal contains significant benefit to Kelowna citizens Parking Requirements
- The proposal should include some or a combination of the following on next slide.



	OCP Policy 4.4.3. Taller Downtown Buildings		Proposed Project
 ✓ 	An affordable, supportive and/or rental housing component that further advances Urban Centre housing objectives;	•	Contribution to the Housing Opportunities Reserve Fund in the amount of \$700,000
 ✓ 	A significant public amenity that supports the fostering of more inclusive and socially connected Urban Centres such as parks, public spaces, schools, post-secondary institutions, or child care facilities;	٠	Approximately 100 m² public plaza proposed
 ✓ 	Offsite considerations, including enhanced streetscapes, provision of Active Transportation Corridors, tree canopy protection and enhancement, or green infrastructure within the road right of way;	•	Enhanced streetscape improvements for St Paul St and Doyle Ave are required
×	Smaller tower floorplates to mitigate the impact on views and shadowing;	•	Level 6 requires a floor plate variance from 750 m ² to 1,002 m ² Levels 7 to 12 require a floor plate variance to 769 m ²
×	Outstanding and extraordinary design.	•	Adequately meets OCP Chapter 18 Design Guidelines with average scores Does not meet the threshold to be considered outstanding and extraordinary design

Tall Building Comparison



OCP Chapter 18 Design Guidelines



✓ 2.1.6.a. Express a unified architectural concept that incorporates variation in façade treatments.

- ✓ 5.1.1.b. For buildings on corner sites with retail frontages, ensure there are active frontages on both facades.
- ✓ 5.1.5.a. Wherever possible, include publicly accessible open space on-site.

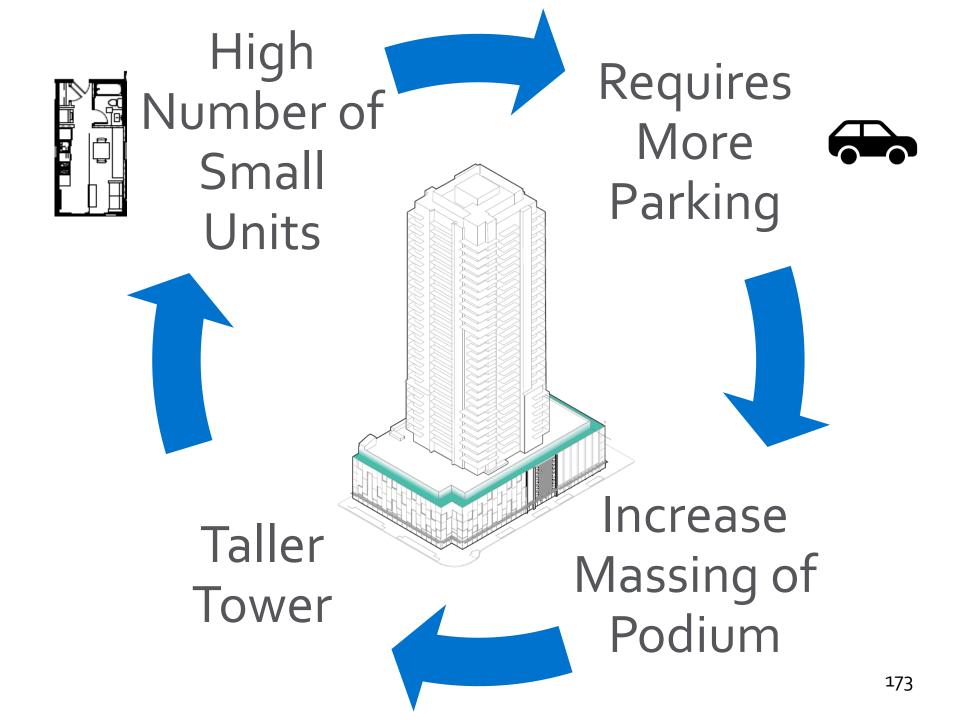
Rendering Podium – Doyle Ave



Parking, Podium, Tower Height^{Kelowna}

- Zoning Bylaw & OCP Design Guidelines curated for regulations to work in conjunction with one another:
 - Parking Requirements
 - Podium Height
 - Podium Massing
 - Tower Height





Podium Design Guidelines (not met)



- \$5.1.2.b. Provide a minimum podium height of 2 storeys and a maximum podium height of 4 storeys.
- ★5.1.2.c. On corner sites, vary the height and form of the podium to respect and respond to the height and scale of the existing context on adjacent streets.
- ★5.1.2.d. When adjacent sites are lower in height, provide a transition in the podium height.

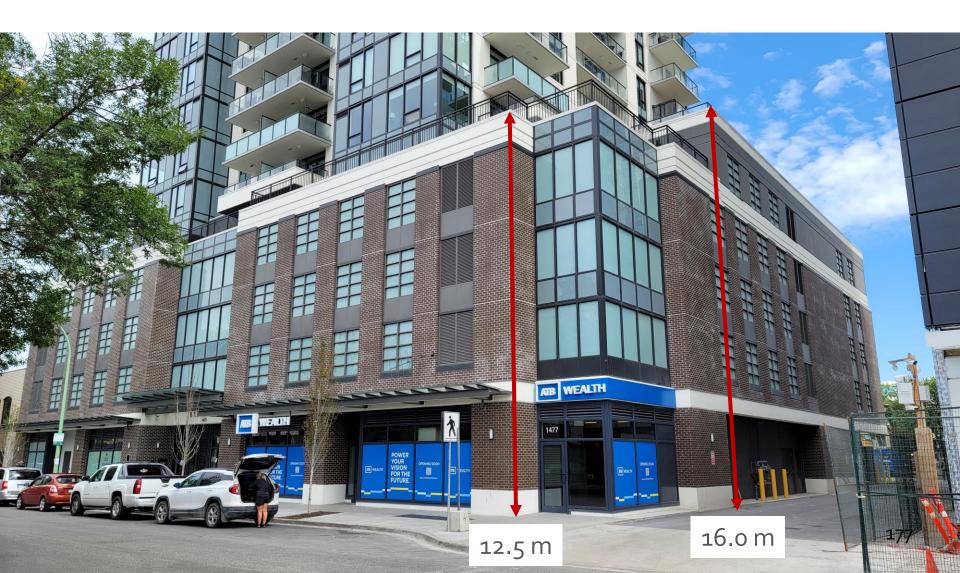
Podium - 1405 St Paul St



UBC - 550 Doyle Ave



The Brooklyn – 1471 St Paul St





Tower Middle & Tower Top

✓ 5.1.6.h. Consider inset or partially inset balcony arrangements.

- ★5.1.6.i. Design the top of tall buildings to terminate and be distinguishable from the middle building, to make a positive contribution to the skyline.
- ★5.1.6.j. Setback the upper floors of the tower and incorporate a projecting cornice or other feature to terminate the building and contribute to a varied skyline.



Tower Middle & Tower Top

Rendering Facing NE



Tower Middle & Tower Top

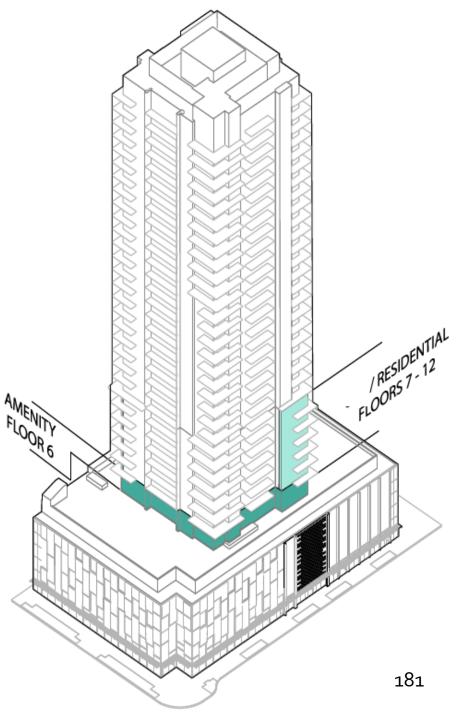
Rendering Facing NE



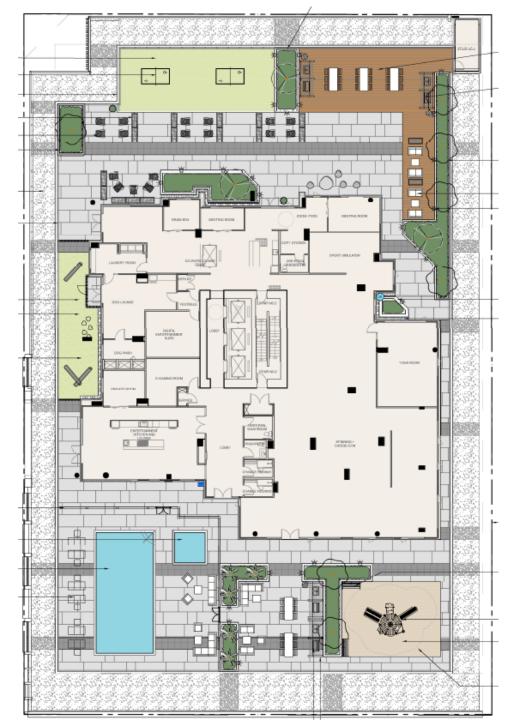
Floor Plate Variances

► 750 m² required

Level 6: 1,002 m²
Level 7-12: 769 m²
Level 13-35: 749 m²



Amenity Level Landscape Plan



182 N



Bike Parking Variances

Reduce distance between vertical stalls

 Provide all bicycle stalls in vertical format vs horizontal format (50% horizontal required)







Summary

Likelihood of grocery store for anchor tenant

Enhanced streetscapes & off-site improvements

✓ Bus shelter

- ✓ Significant residential density
- ✓ \$700,000 to Housing Opportunities Reserve Fund

×Challenges associated with project:

- Podium Massing
- **×** Tower Middle & Tower Top
- ► High number of micro-suites
- Threshold to meet OCP Policy 4.4.3. for extra height





Staff Recommendation

Staff recommend support for the proposed Development Permit and Development Variance Permit, while acknowledging challenges with the project.



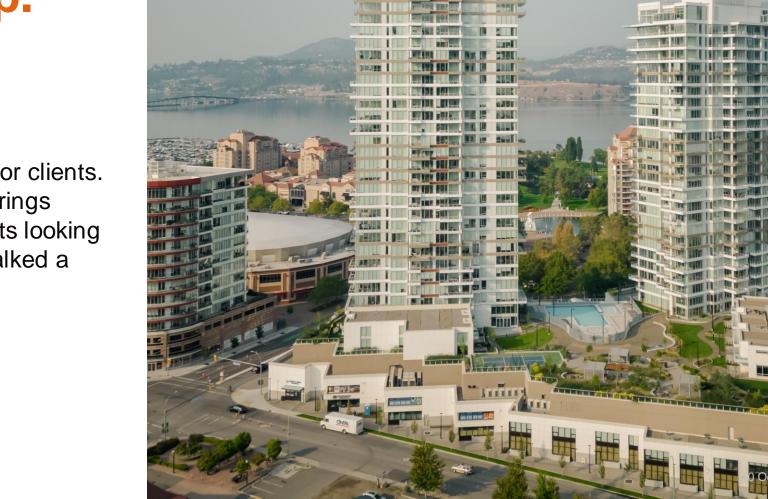
OCTOBER 2023



We Develop. We Build.

We develop and build – both for ourselves and for clients. This unique expertise brings additional value to clients looking for a builder that has walked a mile in their shoes.





er 2023

OUR HISTORY

WHERE IT ALL STARTED

Since its beginning in 1968 as J.C. Kerkhoff and Sons Construction, Kerkhoff Construction has built a strong and respected profile, both locally and internationally. From the very first home, built and sold in Chilliwack, BC, Kerkhoff Construction has held firmly to the family commitment to excellence, innovation, and integrity, and above all else, client satisfaction.

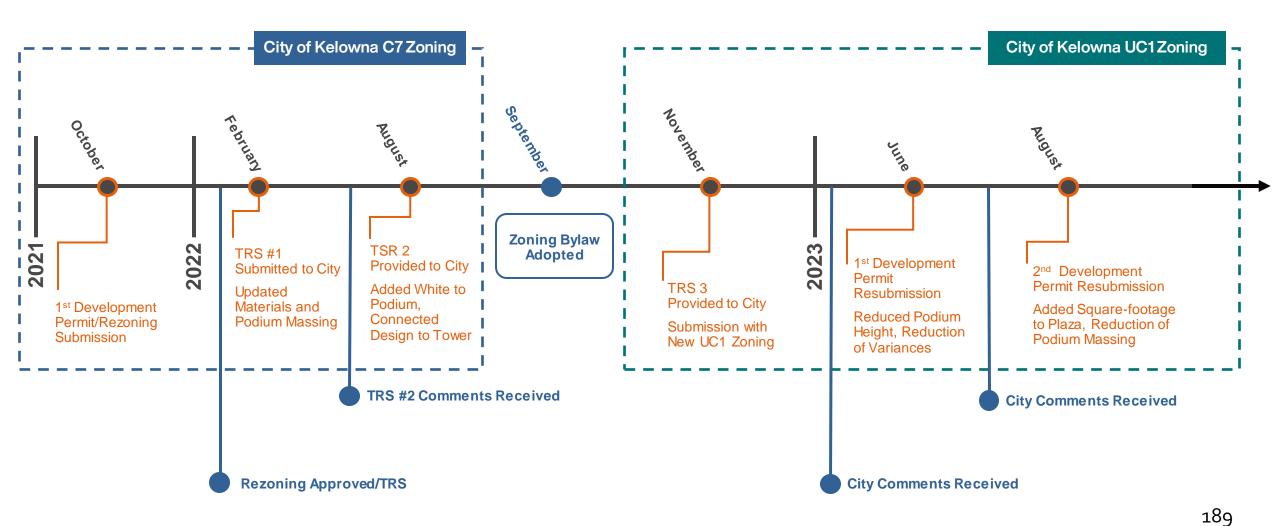
The Kerkhoff Develop-Build of today has been formed by three generations – a grandfather who immigrated with his family to Canada from the Netherlands, four sons boldly expanding the business and now a grandson continuing the legacy into tomorrow. From multifamily high-rises to schools, churches and shopping centers, we've come to grow an in-depth knowledge of construction and development.





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PROJECT TIMELINE



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CONNECTED COMMUNITY

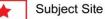
Legend

Parks & Recreation

- Waterfront Park 1
- Prospera Place Arena 2
- Stuart Park/Ice rink 3
- Kelowna Marina 4
- Kelowna City Park 6
- Knowles Heritage Park 6
- Kasugai Gardens 7

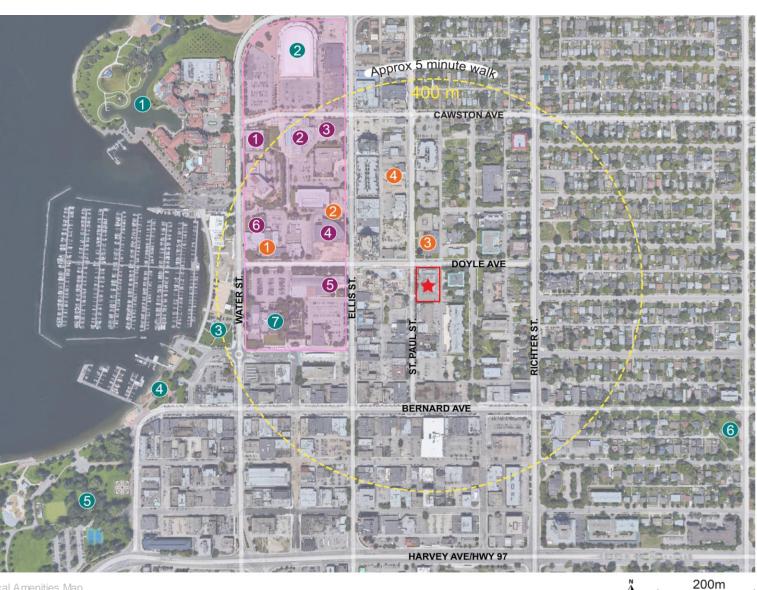
Innovation & Education

- The Innovation Centre
- **UBCO** Innovation Library 2 & Innovation Hub
- UBCO Campus (future) 3
- alternawork 4



Arts & Culture

- Kelowna Art Gallery 0 Rotary Centre for the Arts/Irwin Theatre 2
- Laurel Packinghouse 3
- Downtown Library 4
- Okanagan Military 6 Museum
- Kelowna Community 6 Theatre

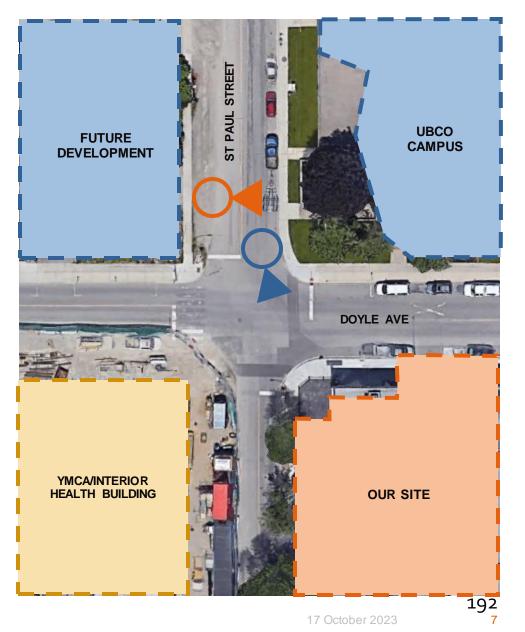


NEW ICONIC URBAN NODE



Concept Render, UBCO, Olson Kundig/HCMA





HEALTHY HOUSING

Kelowna currently has 600 rental apartment homes under construction, and no new concrete high rises in the Urban Core.

Demand for Student Housing

- Close to 12,000 students with only 2,100 beds available on campus
- The waitlist for student housing at UBCO is in the thousands
- New residence building under construction will only add approximately 200 beds to the Kelowna campus

City's Housing Policy

- Focuses on policy, regulatory and partnership opportunities
- Diverse housing options are required, ranging from ground-oriented single family homes all the way up to high-rise construction condominiums



townhomes.

 \heartsuit

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Secondary market: private housing also contributes to the rental market and can include many forms of housing such as apartments, townhomes, secondary suites, carriage homes and single-family dwellings.

å

= financial support = supportive services Ă 193 17 October 2023

a) monthly government subsidies or b) one time

households. 👗

government capital grants for low to moderate income

ADDRESSING HOUSING NEEDS

The development will provide 342 new housing units. To achieve this project vision, a set of principles and policies are provided. The 1405 St. Paul St. concept embodies and implements these directions.

Places for People

- · Inviting, safe, accessible, and comfortable street access
- Creates a street wall
- Forms a consistent style and character downtown
- Commercial spaces and public realm will be well-defined
- A public plaza at the northeast corner
- · Public spaces and streets will be animated

Healthy Housing Mix

- A mix of unit sizes and types
 - 112 studio apartments
 - 112 one-bedroom apartments
 - 118 two-bedroom apartments
- The proposed site includes a mix of uses that will serve the needs of locals
- Housing located near downtown jobs
- High-density residential is near frequent transit



PUBLIC REALM BENEFIT

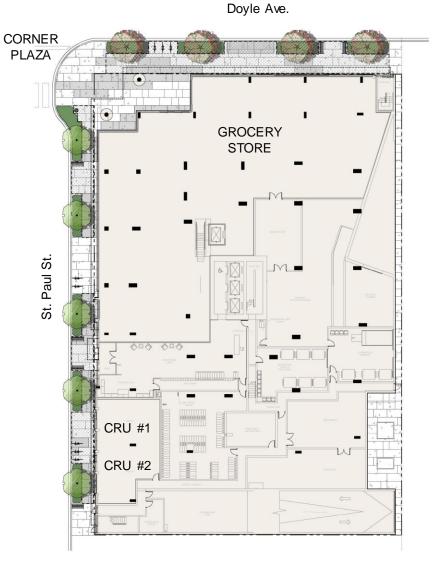
Public Realm Design

- Corner open plaza
- Public art on exposed columns
- Engaging and inviting open spaces
- Active uses at grade
- Trees and planting maintain appropriate sight lines and circulation
- Animated street front
- Unified Architectural concept, paying respect to UBCO design
- Exterior lighting to highlight building design





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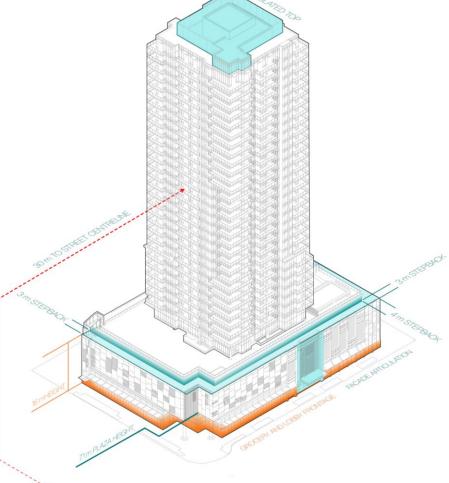


Precedent Images

RESPONSE TO THE OCP 5.0 HIGH RISE RESIDENTIAL AND MIXED USE



- **5.1.0 b** Design buildings to activate the street with transparent frontages and commercial, retail, and residential units accessible from the street (see 5.1.1).
- **5.1.0 c** Provide access to parking and loading areas via laneways or secondary streets. Locate structured parking away from street frontages and use store fronts or screening to mitigate visual impacts of upper-storey parking (see 5.1.4).
- 5.1.0 d Site podiums to frame and activate the street. Site and design towers with appropriate separation (25m) and with slender and simple forms to limit privacy impacts and maximize sunlight access to streets and open spaces (see 5.1.3).
- **5.1.0 e** Design buildings to balance a cohesive architectural look with a distinctly articulated podium, tower, and top (see 5.1.6).
- **5.1.0 f** Break up podium mass by providing simple vertical and horizontal articulation of facades; e.g., stepping back or projecting forward a portion of the facade, using color and texture (see 5.1.6).
- **5.1.0 g** Provide opportunities for mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity throughout the city (see 5.1.5).





Precedent Image

196

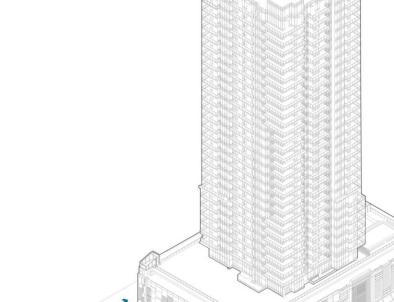


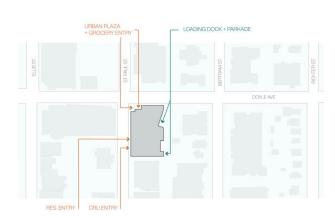


RESPONSE TO THE OCP 5.0 HIGH RISE RESIDENTIAL AND MIXED USE

5.1.0 a – Provide a minimum first floor height of 4.5 m, and limit podium heights to 4 storeys (see 5.1.2).

- 5.1.0 b Design buildings to activate the street with transparent frontages and commercial, retail, and residential units accessible from the street (see 5.1.1).
- **5.1.0 c** Provide access to parking and loading areas via laneways or secondary streets. Locate structured parking away from street frontages and use store fronts or screening to mitigate visual impacts of upper-storey parking (see 5.1.4).
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VARIANCE RESPONSE #1

9.11 – Tall Building Regulations Floor **Plate Size Variance**

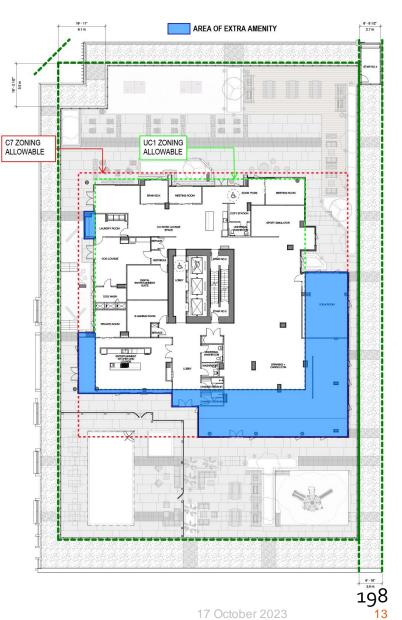
Level 6 Expanded Private Amenity Spaces Allowable C7 sq ft: 13,142 sq ft (1,221 sqm) Allowable UC1 sq ft: 8,073 sq ft (750 sqm) Proposed: 10,785 sq ft(1,002 sqm)











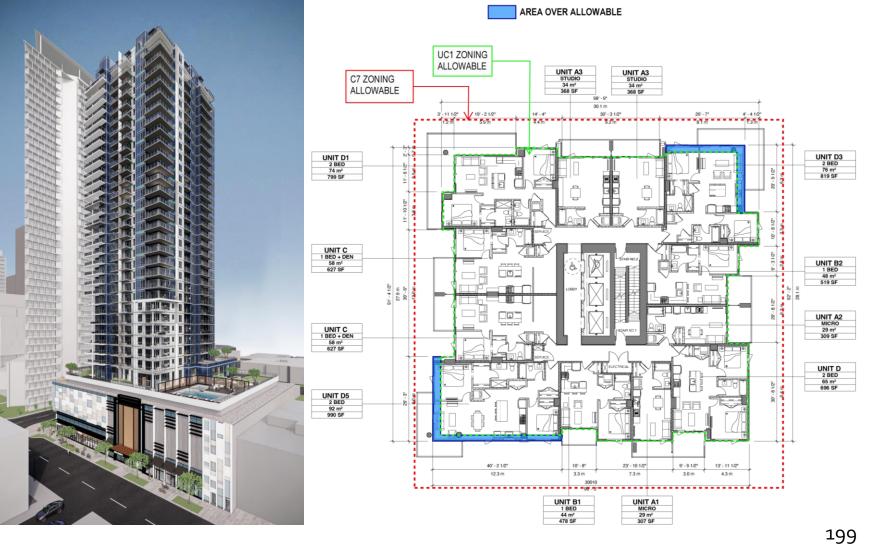
ZVARSITY

VARIANCE RESPONSE #2

9.11 – Tall Building Regulations Floor Plate Size Variance

Level 07-12 Expanded Floorplate Size Allowable C7 Sqft: 13,142 sq ft (1,221 sqm) Allowable UC1 Sqft: 8,073 sq ft (750 sqm) Proposed: 8,277 sq ft (769 sqm)

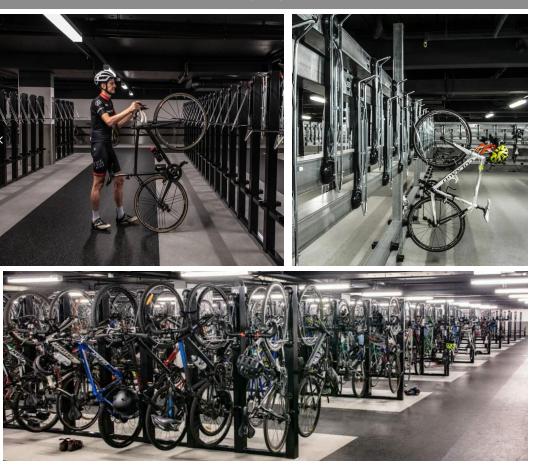


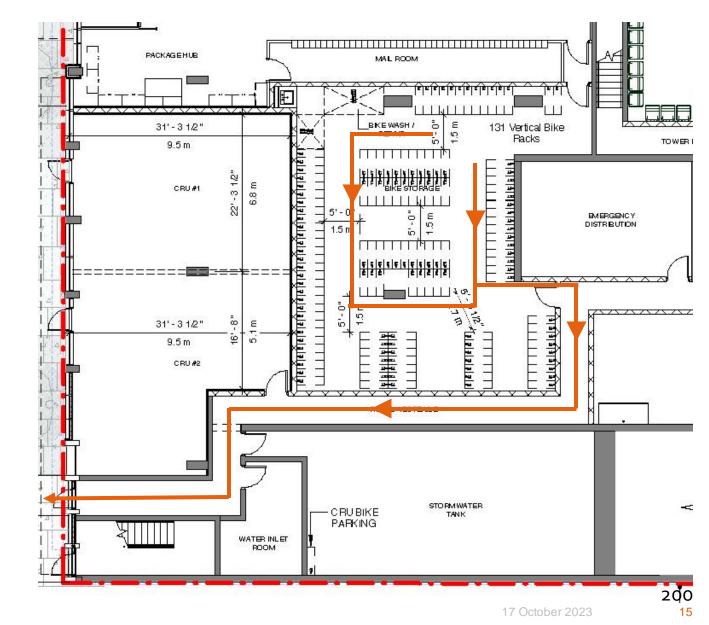


VARIANCE RESPONSE #3

Section 8.5.6 - Long Term Bike Parking Standards

Allowable: 50% Ground Anchored | Proposed: 0% Ground Anchored

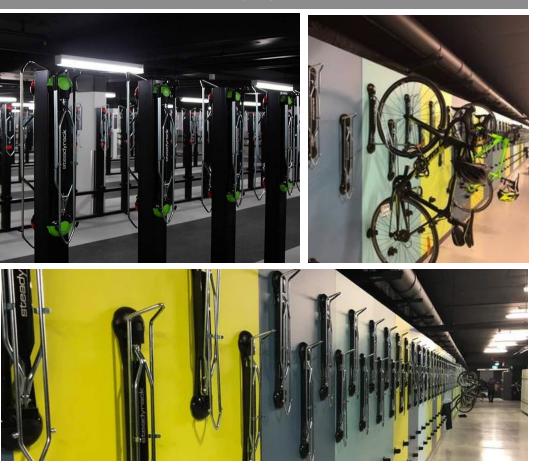


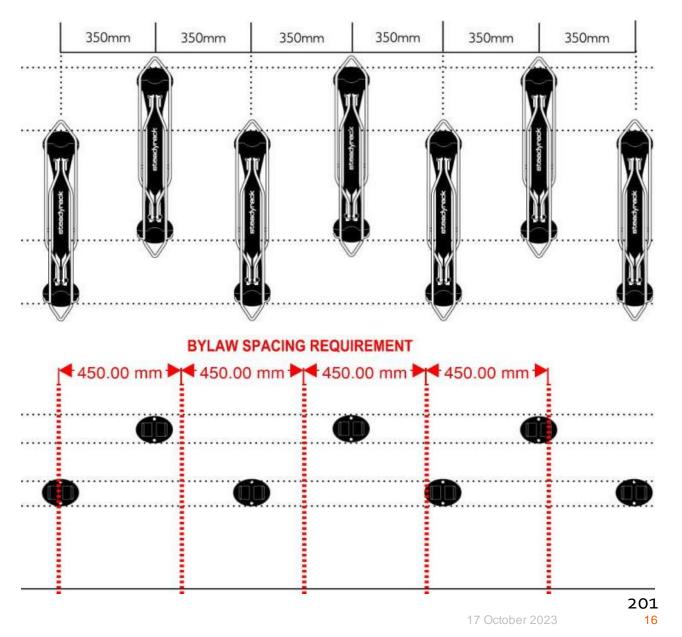


VARIANCE RESPONSE #4

Table 8.5.1 Minimum Dimensions for Bike Parking

Allowable: 0.45m between racks | Proposed: 0.35m between racks





VERTICAL NEIGHBOURHOOD







Social Benefits

- A smaller development footprint allows for larger, more open common outdoor spaces.
- Social networks and gathering places including parks, trails, cafes, community services – are within walking distances.

Evironmental Benefits

- Reduced reliance on carbon-emitting individual cars due to increased walkability in a compact neighbourhood.
- Local businesses gain customers in their community.

Economic Benefits

 Smaller development footprint shared among more residents results in lower housing costs, providing attainable housing for more households.

KEY MESSAGES

- Addresses housing shortage especially with UBCO demand
- Supports healthy housing mix
- Public realm benefit





CITY OF KELOWNA

BYLAW NO. 12559 Z23-0015 1021 Lawson 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 A District Lot 138 ODYD Plan EPP121306 located on Lawson Avenue, Kelowna, BC from the MF3 Apartment Housing zone to the MF3r Apartment Housing with 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 14th day of August, 2023.

Approved under the Transportation Act this 25th day of August, 2023. Blaine Garrison (On behalf of the Minister of Transportation and Infrastructure)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date:	October 17, 2023
То:	Council
From:	City Manager
Address:	1021 Lawson Ave
File No.:	DP23-0042 DVP23-0043
Zone:	MF3r – Apartment Housing with Rental Only

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12559 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0042 and Development Variance Permit No. DVP23-0043 for Lot A District Lot 138 ODYD Plan EPP121306, located at 1021 Lawson Ave, 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 finish of the building 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 variances to the following sections of Zoning Bylaw No. 12375 be granted:

Table 7.2 – Tree & Landscaping Planting Requirements

To vary the minimum ratio between tree size from minimum 50% large trees and maximum 25% small trees permitted to 0% large trees and 100% small trees proposed.

Table 7.2 – Tree & Landscaping Planting Requirements

To vary the minimum growing medium area from 75% soil based landscaping permitted to 35% soil based landscaping proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the minimum side yard setback (west) from 3.0 m permitted to 0.0 m proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the minimum side yard setback (east) from 3.0 m permitted to 0.0 m proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the minimum rear yard setback for parkade with lane access which does not project more than 2.3 m above finished grade from 1.5 m permitted to 0.3 m proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the minimum building stepback from the front yard from 3.0 m permitted to 2.2 m proposed.

AND THAT the applicant be required to contribute \$15,000 to the City of Kelowna Tree Planting Fund prior to issuance of the Development Permit;

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 and a Development Variance Permit to vary the minimum tree size ratio, minimum growing medium area, minimum side yard setbacks, minimum rear yard setback for a parkade, and minimum building stepback.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of apartment housing. The proposal generally aligns with Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting primary building facades and entries to the fronting street, with active frontages and additional glazing and articulation on primary facades.
- Incorporating a range of architectural features and details, including balconies, canopies, and overhangs, and substantial natural building material such as wood.
- Articulating the building, including façade modulation, providing patios and balconies, and changing materials with the change in building plane to define the building's top, middle, and base.
- Providing vehicle access from the lane, with parking provided primarily underground and away from public view.

Proposed materials primarily include black hardie shingles, white stucco, wood coloured composite cladding, black metal corrugated siding, and corten steel sheets.

Common amenity spaces include an indoor lounge area on the main floor, an outdoor amenity deck including barbeque area and fire pit, and a rooftop deck. A publicly accessible Modo car share would be accommodated in a surface parking stall accessed from the lane.

West Side Yard Setback Variances

A variance is proposed to reduce the minimum side yard setback for a portion of the west side of the building to o.o m from the laneway. This variance is to accommodate an at-grade entrance from the lane and a stairwell. This allows at-grade access to the elevator, eliminating the need to have an accessible ramp along the entire frontage of the building which would prevent a strong connection between the main entrance of the building and ground-floor units and the street.



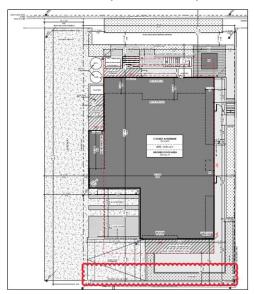
East Side Yard Setback Variance

A variance is proposed for a portion of the east side of the building to o.o m from the adjacent lot. The proposed setback reduction would allow the portion of the parkade which projects ~1.8 m above the finished grade to be constructed to the lot line. The walls of the habitable portion of the building meet the setback requirements. This variance allows regular size stalls to be built on both sides of the parkade level to avoid a parking stall size ratio variance.



Rear Yard Setback Variance

A setback variance is proposed to reduce the minimum setback requirement for a partially underground parkade from 1.5 m to 0.3 m. The proposed variance will be adjacent to an existing concrete retaining wall of similar height on the adjacent property which supports an outdoor patio area. Therefore, the reduced setback is unlikely to lead to any adverse impact on the neighbouring property.





Building Stepback Variance

A variance is proposed to reduce the required stepback for portions of the front of the building from 3.0 m to 2.3 m. A portion of the front of the building does meet the required stepback. While the required stepback is reduced, a substantial stepback is still provided, and the façade is well articulated in compliance with OCP Design Guidelines.



Landscaping Variances

Due to the limited size of the site, underground parkade, and other on-site infrastructure, the area available for landscape plantings is constrained. As the required minimum soil volumes required for the health and survivability of large trees (growing 15 to 25 metres in height) cannot be met, the applicant is proposing to plant only small trees (generally growing no higher than seven to eight metres) on the subject property. As the required landscape buffers contain hard surfaced pathways, an electrical transformer, and portions of the parkade, a variance to the minimum soil-based landscaping is also requested.

To offset the requested landscaping variances, the applicant is proposing to contribute \$15,000 to the City's Tree Planting Fund which will be used to fund the planting of trees on public lands within the City. The applicant will still be planting the required street trees within the road right-of-way along the street frontage.

4.0 Subject Property & Background

4.1 <u>Subject Property Map</u>



The subject property is located on Lawson Ave between Gordon Drive, Graham Street, and Bernard Avenue. Gordon Drive and Bernard Avenue are both designated as Transit Supportive Corridors and have transit stops within 200 m of the subject property. Commercial and mixed-use buildings, including Centuria Urban Village are located within a 400 m distance along Gordon Drive. Martin Park and Knowles Heritage Park are located within 400 m to the west.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area	761 m²	
Total Number of Units	22	
Bachelor	7	
1-bed	11	
2-bed	4	

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₃ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.35	1.4
Base FAR	1.8	1.4
Rental Bonus FAR	0.3	n/a
Underground Parking Bonus FAR	0.25	n/a
Max. Site Coverage (buildings)	65%	62%
Max. Site Coverage (buildings, parking, driveways)	85%	84%
Max. Height	22 m & 6 storeys	21.7 m & 6 storeys
Setbacks		
Min. Front Yard (north)	4.5 m	4.72 M
Min. Side Yard (west)	3.0 m	o.o m 0
Min. Side Yard (east)	3.0 m	o.o m 😢
Min. Rear Yard (south)		
Building	• 4.5 m	• 4.5 m
• Parkade	• 1.5 m	• 0.3 m 🕄
Stepbacks		
Min. Fronting Street (north)	3.0 m	2.2 m 4
Amenity Space		
Total Required Amenity Space	317 m ²	317 m²
Common	88 m²	140.1 M ²
Landscaping		
Min. Number of Trees	5 trees	7 trees
Min. Large Trees	3	0 😏
Min. Growing Medium Area	75% soil based landscaping	35% soil based landscaping 🗿
 Indicates a requested variance to th Indicates a requested variance to th 	ne minimum side yard setback (west) fr ne minimum side yard setback (east) fr ne minimum rear yard setback for a par ne minimum front yard building stepba	om 3.0 m to 0.0 m. 'kade from 1.5 m to 0.3 m.
S Indicates a requested variance to th	e minimum number of large trees from	n 3 to o.
A DEPENDENT OF A DEPE		

I Indicates a requested variance to the minimum growing medium area from 75% soil based landscaping to 35% soil based landscaping.

PARKING REGULATIONS		
CRITERIA	MF ₃ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	16 stalls	17 stalls
Residential	25.8	
Visitor	3.1	
 "r" Subzone Reduction 	-2.9	
 Car Share Reduction 	-5	
 Bonus Bicycle Parking Reduction 	-5	
Ratio of Regular to Small Stalls	Min. 50% Regular	50% Regular
	Max. 50% Small	50% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	29 stalls	29 stalls
Bonus Stalls Provided for		
Parking Reduction	У	
Bike Wash & Repair	у	

6.0 Application Chronology

Application Accepted:	March 10, 2023
Neighbour Notification Received:	June 29, 2023
	September 15, 2023

Report prepared by:	Mark Tanner, Planner II
Reviewed by:	Lydia Korolchuk, Acting Planning Supervisor
Reviewed by:	Jocelyn Black, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0042 & Development Variance Permit DVP23-0043 Schedule A: Site Plan & Floor Plans Schedule B: Elevations & Sections Schedule C: Landscape Plan Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings

For additional information, please visit our Current Developments online at <u>www.kelowna.ca/currentdevelopments</u>.

Development Permit & Development Variance Permit

DP23-0042 DVP23-0043

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

1021 Lawson Ave

and legally known as

Lot A District Lot 138 ODYD Plan EPP121306

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

Apartment Housing

ATTACHMENT A This forms part of application # DP23-0042 DVP23-0043 City of Planner Initials MT Kelowna COMMUNITY PLANNING

City of

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

Date of Council Approval:	October 17, 2023
Development Permit Area:	Form & Character
Existing Zone:	MF3r – Apartment Housing with Rental Only
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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:

1288384 BC Ltd., Inc. No. BC1288384

Applicant:

BlueGreen Architecture Inc.

Dean Strachan Community Planning & Development 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. DP23-0042 and Development Variance Permit No. DVP23-0043 for Lot A District Lot 138 ODYD Plan EPP121306 located at 1021 Lawson Ave, 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;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Table 7.2 – Tree & Landscaping Planting Requirements

To vary the minimum ratio between tree size from minimum 50% large trees and maximum 25% small trees permitted to 0% large trees and 100% small trees proposed.

Table 7.2 – Tree & Landscaping Planting Requirements

To vary the minimum growing medium area from 75% soil based landscaping permitted to 35% soil based landscaping proposed.

Section 13.5 – Multi-Dwelling Zones Development Regulations

To vary the minimum side yard setback (west) from 3.0 m permitted to 0.0 m proposed.

Section 13.5 – Multi-Dwelling Zones Development Regulations

To vary the minimum side yard setback (east) from 3.0 m permitted to 0.0 m proposed.

Section 13.5 – Multi-Dwelling Zones Development Regulations

To vary the minimum rear yard setback for parkade with lane access which does not project more than 2.3 m above finished grade from 1.5 m permitted to 0.3 m proposed.

Section 13.5 - Multi-Dwelling Zones Development Regulations

To vary the minimum building stepback from the front yard from 3.0 m permitted to 2.2 m proposed.

AND THAT the applicant be required to contribute \$15,000 to the City of Kelowna Tree Planting Fund prior to issuance of the Development Permit;

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

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 **\$55,902.50**

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. 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.

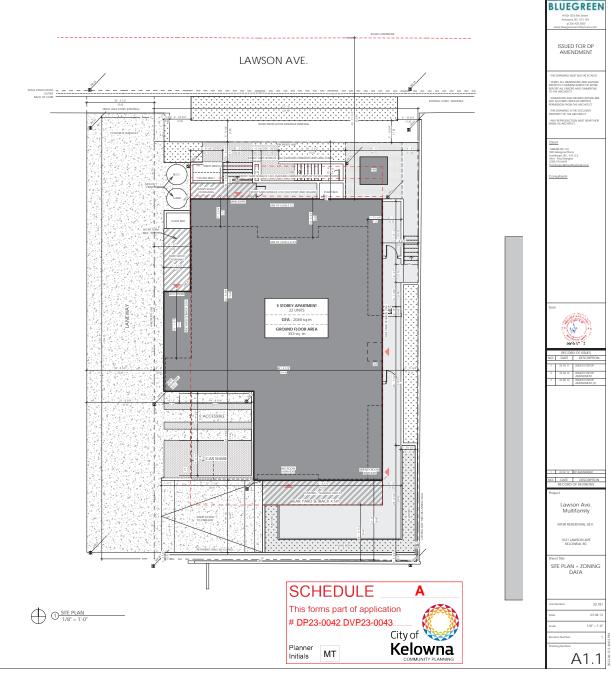
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

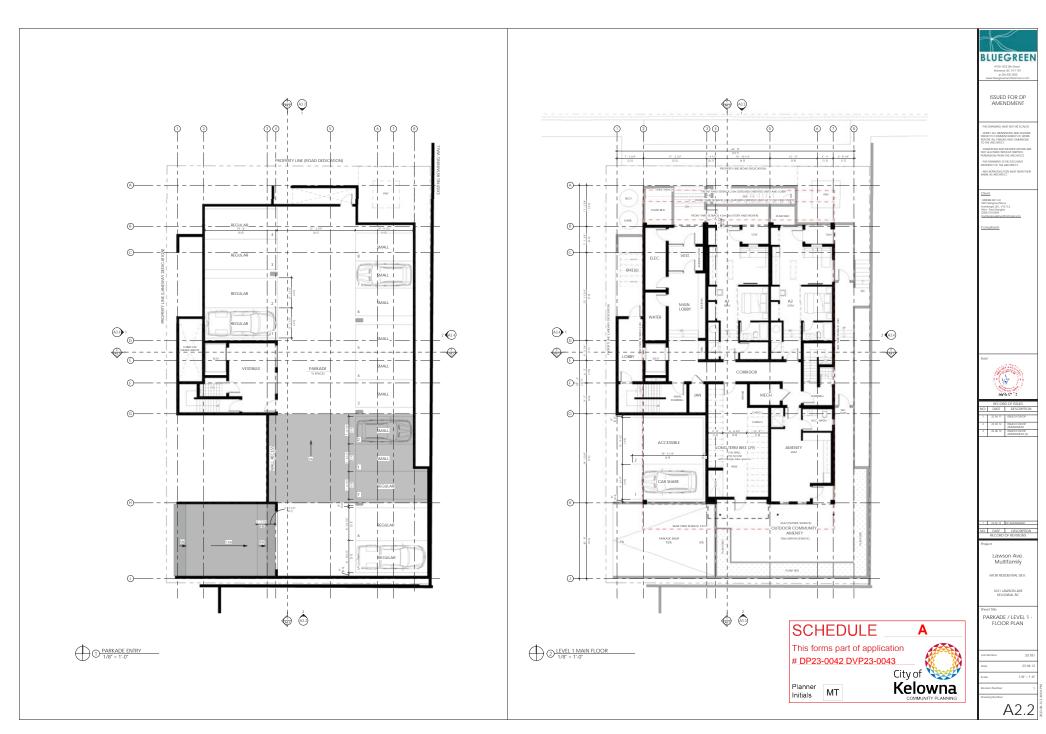
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

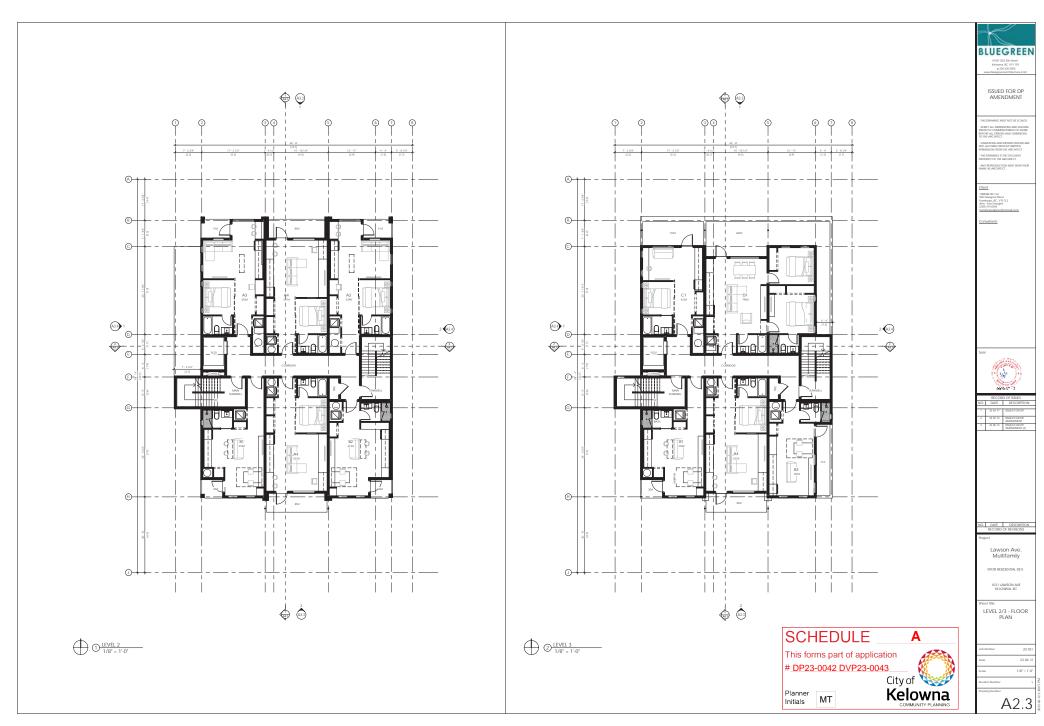


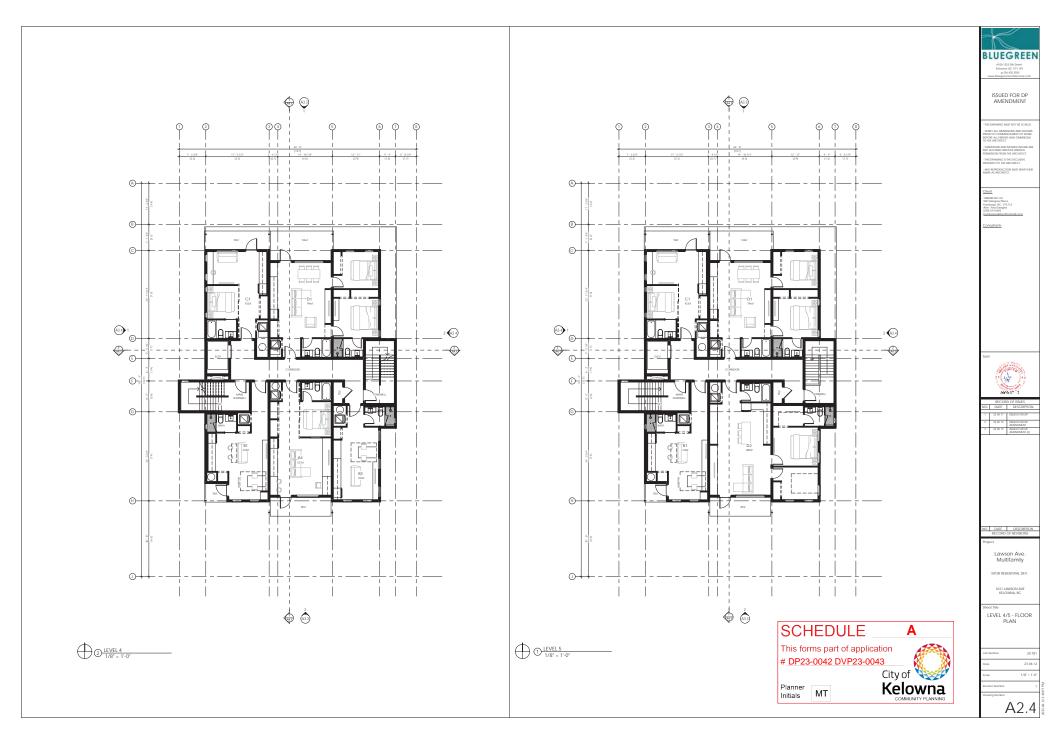
LAWSON AVE MULTIFAMILY		
LOT A,DISTRICT LOT 138, O.D.Y.D., PLAN EPP121306		
MF3	Required	Provided
	MEX	ME3r
PRINCIPAL USE	APARTMENT HOUSING RENTAL	APARTMENT HOUSING RENTAL
PARCEL SIZE	MIN 1400 m ²	762 m ²
LOT WIDTH	MN 30 m	22.9 m
LOT DEPTH	MIN 30 m	36.7 m
GFA (GROSS FLOOR AREA)	N/A	2098m ²
BUILDING AREA (N.I.C. PARKADE)	N/A	314.5 m ²
BUILDING AREA (INCL PARKADE)	N/A.	455 m²
FAR(FLOOR AREA RATIO)	2.35 Maximum	1.4
LOT COVERAGE (INCL. PARKADE)	65%	62%
LOT COVERAGE (INCL. DRIVEWAYS + PARKING AREAS)	85%	84%
BUILDING HEIGHT (MAX)	18m FOR 4 STOREYS OR 22m FOR 6 STOREYS	21.7m over 6 storeys (inc. roof)
BACKS (PARKADE UNDER 1.2m)		
	REAR YARD - 1.5m - 4' 11'	REAR YARD - 0.3m
	FRONT YARD - 4.5m - 14'-9 1/6"	FRONT YARD (North) - 6.5m
	FRONT YARD - GROUND ORENTED UNITS - 3m - 9-10 1/9"	FRONT YARD (North) - 5m
SETBACKS	SIDE YARD - 3m - 9-10 1/9*	SIDE YARD (East) - 0m
	REAR YARD - 4.5m - 14-9 1/6*	REAR YARD (South) - 4.5m
	SIDE YARD - 3m - 9'-10 1/9'	SIDE YARD (West) - 0m
STEPBACKS (LVL. 3 AND ABOVE)	FRONTYARD AND SIDEYARD	FRONTYARD - 2.2m
	3m - 9' 10 1/9'	SIDEYARD - 3m
COMMON AND PRIVATE AMENITY SPACE	STUDIO DWELLING -7.5 m²	
	1 BED DWELLING -15 m ²	See private open space calcs on A 2.1
	2+8EDROOM DWELLING -25 m²	
BUILDING FRONTAGE	MAXMUM 100M	16 m
BICYCLE PARKING	LONG TERM = 29	29
	SHORT TERM = 6	6
LANDSCAPING	IMPERMEABLE COVERAGE MAX = 648 sq.m	IMPERMEABLE COVERAGE = 638 sq m
	PERMEABLE COVERAGE MIN = 114 sq.m	PERMEABLE COVERAGE = 124 sq.m

Lawson Ave. Condos - Parking Requirements			
Total	Total Units	Multiplier	Parking Req'
Studio	7	10	7.0
1 Bed		1.2	13.2
2 Bed	4	1.4	5.6
Visitor Parking	22	0.14	3.1
Total			28.9
Parking Reduction		10% red. (per 8.2.11.(a))	-2.9
		20% red. (per 8.2.11(b))	-4.0
Sub-Total		20% red. (per 8.5.8.)	-5.0 17.0
Total	22		17.0
Space Requirements	Req'd	Required	Provided
Regular Size Vehicle (RC)	0.5	7.0	7.0
Small Size (SC)	0.5	9.0	9.0
Accessible Parking Space		1.0	1.0
Van-Accessible Parking Space		0.0	0.0
Total		17.0	17.0
Bicycle Parking			Required/Provide
Short Term			6
Required Long-term		BONUS	BONUS
Bonus Long-term		(per 8.5.8.)	29

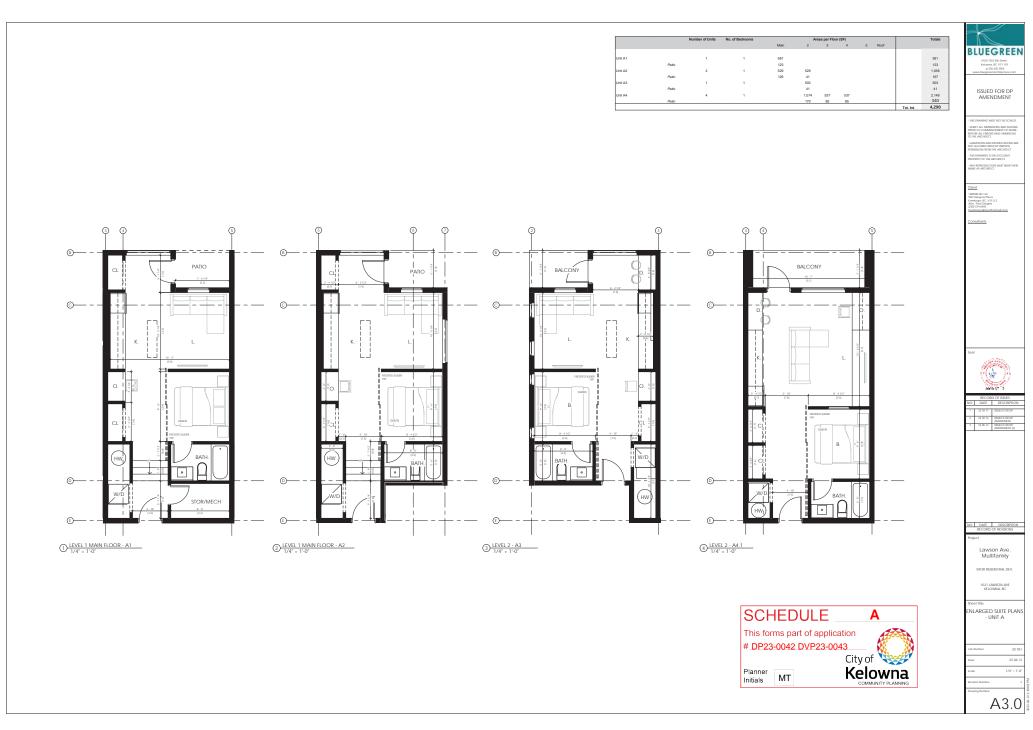




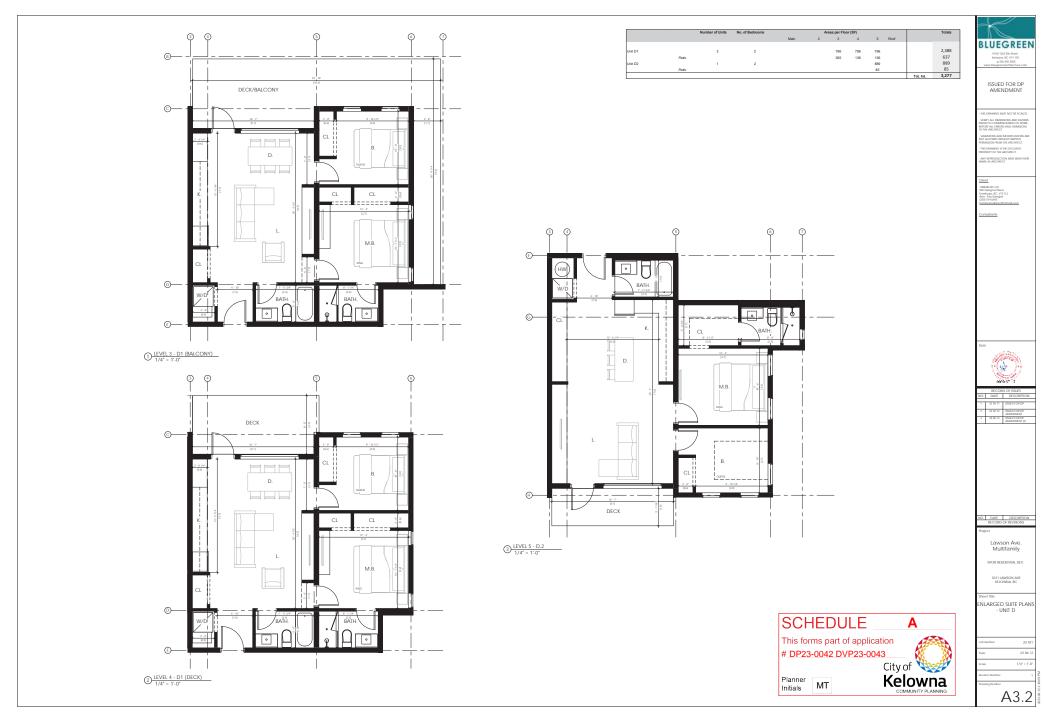




BLUEGREEN ISSUED FOR DP AMENDMENT 1 2 34 \$ 6 Ø ₿ 1 7' - 2 3/4' ____ IS DRAWING IS THE EXCLUSIVE OPERTY OF THE ARCHITECT. ANY REPRODUCTION MUST BE **A**+ lient 1 1 ®-onsultants 1 -----1 ©-1 1 A34 2 **(**A3.4) 0-÷÷÷ (2) (Add) Ð 1 Ð-1 1 G - L i 1 0 - 1 ⊩_<u>|</u>___ 1 22.02 14 DP AMENDMEN NO. DATE DESCRIPTION RECORD OF REVISIONS 1 Lawson Ave. Multifamily 1 1 1 MF3R RESIDENTIAL DEV 0+ 1 1021 LAWSON AVE KELOWNA, BC SCHEDULE Α ROOF PLAN This forms part of application Roof Occupancy Limit to be put into place, allowing for a larger area of amenity space on the roof with a single exit # DP23-0042 DVP23-0043 () <u>ROOF FLOOR</u> 1/8" = 1'-0" City of Kelowna Planner Initials ΜТ A2.5















PLANT LIST

BOTANICAL NAME

TREES ACER PALMATUM 'BLOODGOOD' ACER RUBRUM 'RED ROCKET' CORNUS KOUSA 'SUMMER GOLD'

SHRUBS

HYDRANGEA SERRATA 'TUFF STUFF AH-HA' JUNIPERUS VIRGINIANA 'BLUE ARROW' PICEA ABIES 'NIDIFORMIS' SPIRAEA BULMALDA 'ANTHONY WATERER'

PERENNIALS, GRASSES & VINES

ATHYRIUM FILIX-FEMINA CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' CLEMATIS JACKMANII COREOPSIS VERTICILLATA 'MOONBEAM' EUPATORIUM DUBIUM 'LITTLE JOE' LAVANDULA ANGUSTIFOLIA 'HIDCOTE' SCHIZACHYRIUM SCOPARIUM 'THE BLUES'

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.

2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.

3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH MOUNTAIN ASH ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

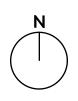
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

	QL	JANTITIES ESTIMATED ONLY, NOT FOR PRICING
COMMON NAME	QTY	SIZE/SPACING & REMARKS
BLOODGOOD JAPANESE MAPLE	1	3cm CAL.
RED ROCKET MAPLE	3	6cm CAL.
SUMMER GOLD DOGWOOD	6	5cm CAL.
Reblooming mountain hydrangea	10	#02 CONT. /1.5M O.C. SPACING
Blue Arrow Juniper	18	MIN. 1.5m HT./1.2M O.C. SPACING
Nest Spruce	4	#02 CONT. /2.0M O.C. SPACING
Anthony Waterer Spirea	10	#02 CONT. /1.5M O.C. SPACING
LADY FERN	12	#01 CONT. /1.2M O.C. SPACING
FOERSTER'S FEATHER REED GRASS	12	#01 CONT. /1.2M O.C. SPACING
JACKMAN'S CLEMATIS	18	#01 CONT. /2.0M O.C. SPACING
MOONBEAM THREADLEAF TICKSEED	8	#01 CONT. /1.0M O.C. SPACING
LITTLE JOE DWARF JOE PYE	8	#01 CONT. /1.8M O.C. SPACING
HIDCOTE ENGLISH LAVENDER	12	#01 CONT. /1.0M O.C. SPACING
LITTLE BLUESTEM	8	#01 CONT. /1.5M O.C. SPACING





PROJECT TITLE

1021 LAWSON AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSU	jed for / revision	Ν
1	20.03.31	Review
2	20.04.13	Development Permit
3	22.05.31	Development Permit
4	22.12.20	Development Permit
5	23.02.09	Development Permit
6	23.06.01	Development Permit

project no	20-035
DESIGN BY	DF
dravvn by	NM
CHECKED BY	FB
DATE	JUNE 1, 2023
SCALE	1:100
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER



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DP23-0042 October 2023

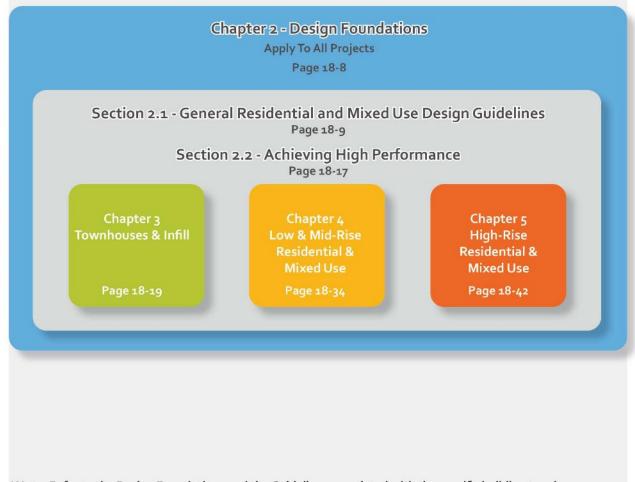
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundation	s: 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:

	SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE							
RA	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5	
	's least complying & 5 is highly complying)							
2.1	. 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						\checkmark	
	or open space to create street edge definition and activity.							
b.	On corner sites, orient building facades and entries to both	\checkmark						
	fronting streets.							
с.	Minimize the distance between the building and the sidewalk to					\checkmark		
	create street definition and a sense of enclosure.							
d.	Locate and design windows, balconies, and street-level uses to						\checkmark	
	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						\checkmark	
	lines from the fronting street.							
f.	Avoid blank, windowless walls along streets or other public open						\checkmark	
	spaces.							
g.	Avoid the use of roll down panels and/or window bars on retail and	\checkmark						
	commercial frontages that face streets or other public open							
	spaces.							
h.	In general, establish a street wall along public street frontages to						\checkmark	
	create a building height to street width ration of 1:2, with a							
	minimum ration of 1.1:3 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						\checkmark	
	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						\checkmark	
	visual breaks in facades.							
С.	Step back the upper storeys of buildings and arrange the massing					\checkmark		
	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 # DP23-0042 DVP23-0043 City of Planner Initials MT COMMUNITY FLANING

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.				~		
	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)						\checkmark
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 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 building and the fronting public street.						√
d.	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);						

ATTACHMENT B This forms part of application # DP23-0042 DVP23-0043 City of Planner Initials MT COMMENT REMAINS

	Initials MT	IUWI IC	G				
•	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
9. ●	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.						v
i.	Consolidate driveway and laneway access points to minimize curb						\checkmark
1.	cuts and impacts on the pedestrian realm or common open						~
	spaces.						
j.	Minimize negative impacts of parking ramps and entrances						
J.	through treatments such as enclosure, screening, high quality						\checkmark
	finishes, sensitive lighting and landscaping.						
2.4	.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	2	,	-
2.1 a.	Site buildings to protect mature trees, significant vegetation, and		1	2	3	4	<u>5</u>
a.	ecological features.						V
b.	Locate underground parkades, infrastructure, and other services			\checkmark			
	to maximize soil volumes for in-ground plantings.			•			
c.	Site trees, shrubs, and other landscaping appropriately to						7
	maintain sight lines and circulation.						·
d.	Design attractive, engaging, and functional on-site open spaces						\checkmark
	with high quality, durable, and contemporary materials, colors,						•
	lighting, furniture, and signage.						
e.	Ensure site planning and design achieves favourable microclimate						\checkmark
0.	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			1		1	
-	of shading in the summer and solar access in the winter; and			1		1	
•	Using building mass, trees and planting to buffer wind.			1		1	
• f.							1
1.	Use landscaping materials that soften development and enhance the public realm.			1		1	\checkmark



	Initials	COMMUNITY PLAN	NING				
g.	Plant native and/or drought tolerant trees and plants suitable for the local climate.						\checkmark
h							
h.							\checkmark
	and compatibility with the site's specific urban conditions. Design sites and landscapes to maintain the pre-development						
i.	5						\checkmark
	flows through capture, infiltration, and filtration strategies, such						
:	as the use of rain gardens and permeable surfacing.						
j.	Use exterior lighting to complement the building and landscape						\checkmark
_	design, while:						
•	Minimizing light trespass onto adjacent properties;						
•	Using full cut-off lighting fixtures to minimize light pollution; and						
•	Maintaining lighting levels necessary for safety and visibility.						
k.	Employ on-site wayfinding strategies that create attractive and	\checkmark					
	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						\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.						
	entres, una canopies una overnangs.						
	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.						<u> </u>
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						\checkmark
	masonry, stone, and wood into building facades.						

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f.	Provide weather protection such as awnings and canopies at 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 and make individual signs easier to see.			\checkmark
i.	Provide visible signage identifying building addresses at all entrances.			\checkmark

	SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE							
RA	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5	
(1	is least complying & 5 is highly complying)							
4.1	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:						\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.							
Re	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.							
٠	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.							
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.							
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						\checkmark	
	m. A length of 40 m is preferred.			<u> </u>	<u> </u>	<u> </u>	<u> </u>	
b.	Residential buildings should have a maximum width of 24 m.			<u> </u>	 	 	\checkmark	
c.	Buildings over 40 m in length should incorporate a significant	\checkmark						
	horizontal and vertical break in the façade.							

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d.	For commercial facades, incorporate a significant break at	\checkmark					
	intervals of approximately 35 m.	N 1/A					
	.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.	\checkmark					
b.	Site buildings to be parallel to the street and to have a distinct						\checkmark
	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						
٠	Building sides that are located away from open spaces (building						
	backs) should be designed for private/shared outdoor spaces and						
	vehicle access.						
с.	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.						
4.1	.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
а. •	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.						
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
	and a second second the second s					1	
	underground parking to a maximum of 1.2 m above grade, with						
_	the following considerations:						
•	the following considerations: Semi-private spaces should be located above to soften the edge						
•	the following considerations: Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and						
•	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						
•	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,						
•	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						
•	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.	N/A	1	2	2		F
•	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. .5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5

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b.	Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook'						√
	from adjacent units.						
Ro	oftop Amenity Spaces		1			1	
c.	Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by:						√
•	Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and						
•	Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						
d.	Reduce the heat island affect by including plants or designing a green roof, with the following considerations: Secure trees and tall shrubs to the roof deck; and					√	
•	Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.						
4.1	.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
 a. • /ul>	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.						\checkmark
C.	Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d.	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.						~

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e.	Incorporate distinct architectural treatments for corner sites and 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, 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 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.				\checkmark
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.	~			

	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 establish a special character to different neighbourhoods.	\checkmark			





Planner Initials



ISSUED FOR DP AMENDMENT





20.7

A3.6



Development Permit & Development Variance Permit

237

City of

Kelowna



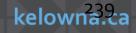
Purpose

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum tree size ratio, minimum growing medium area, minimum side yard setbacks, minimum rear yard setback for a parkade, and minimum building stepback.

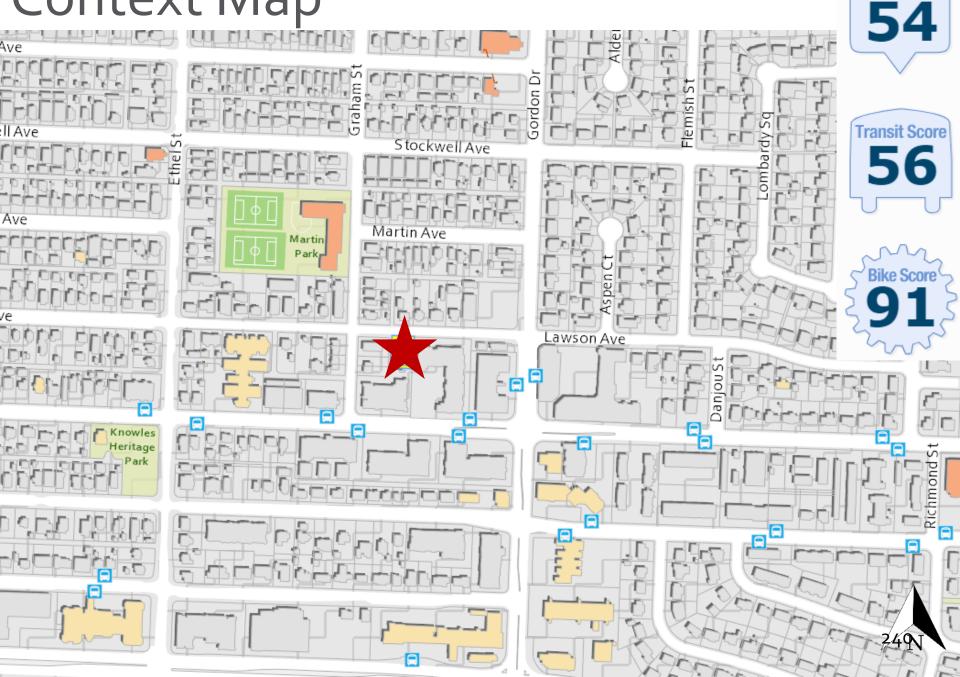


Development Process





Context Map



Walk Score

Subject Property Map





Technical Details



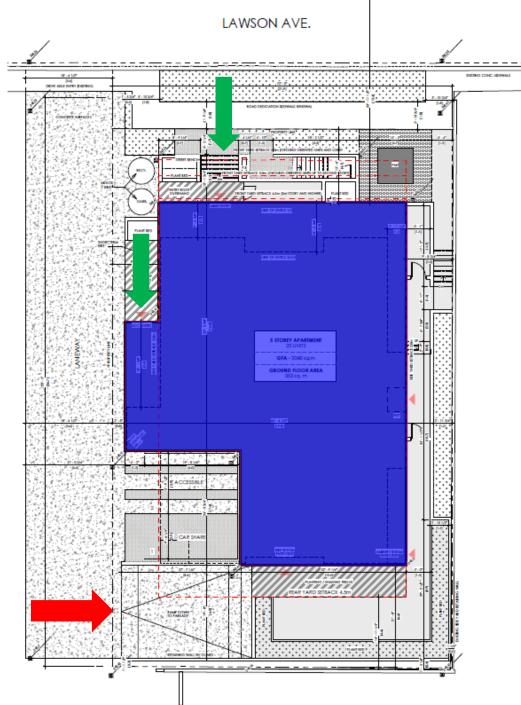
5-storey rental apartment building

22 units

- > 7 bachelor
- 11 one-bedroom
- 4 two-bedroom
- 17 parking stalls
 - 15 in parkade, 2 surface stalls
 - Modo Car Share
- 29 Long-Term Bicycle Parking Stalls



Site Plan



Elevation – North



Elevation – South



Elevation – West



Elevation – East



Materials Board





248

Landscape Plan



249

Rendering – NW



Rendering – SW

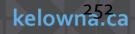




Variances

Variances

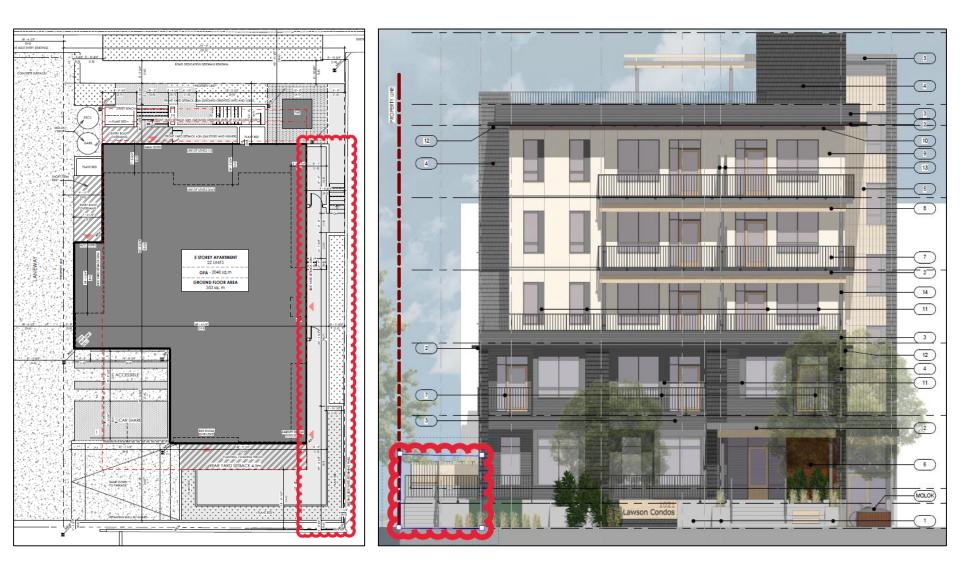
- East & west side yard setbacks
- Rear yard setback (for parkade only)
- Building stepback
- Landscaping
 - Large trees
 - Growing medium area



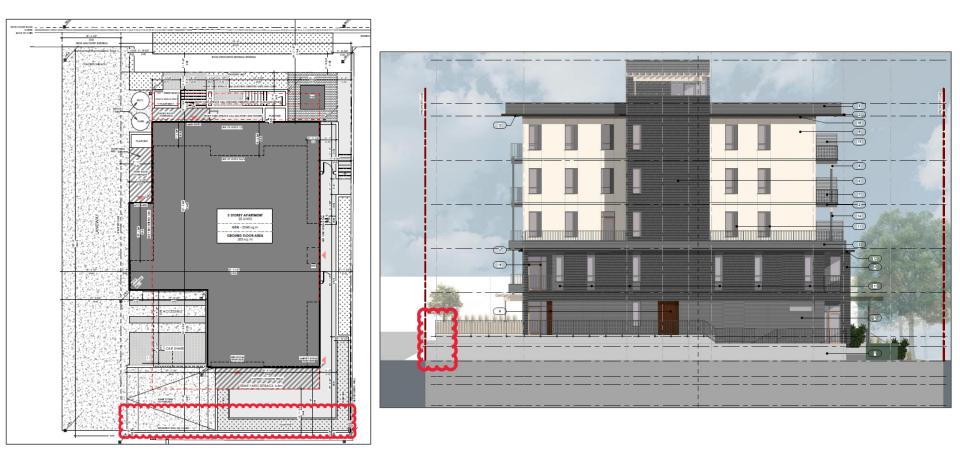
Side Yard Setback - West



Side Yard Setback - East



Rear Yard Setback



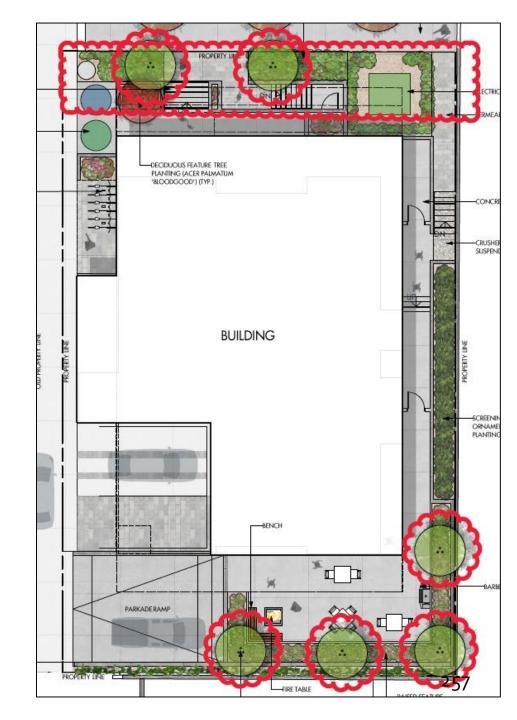
Building Stepback



Landscaping

► Large Trees

- 3 large trees required
- o proposed
- Minimum soil based growing medium area
 - 75% required
 - 35% proposed
- Applicant proposing to contribute \$15,000 to the City's Tree Planting Fund





OCP Design Guidelines

- Orienting primary building facades and entries to the fronting street
- Incorporating a range of architectural features and details, including balconies, canopies, and overhangs, and substantial natural building material such as wood.
- Articulating the building, including façade modulation, providing patios and balconies, and varied materials
- Providing vehicle access from the lane, with parking provided primarily underground





Staff Recommendation

- Staff recommend support for the proposed Development Permit & Development Variance Permit as it:
 - Aligns with OCP Design Guidelines
 - Variances are minor
 - Constrained site
 - Don't negatively impact overall form & character
 - Voluntary developer contribution to Tree Planting Fund

