

City of Kelowna

Regular Council Meeting

AGENDA



Monday, May 27, 2024
1:30 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 Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

6 - 12

PM Meeting - May 13, 2024

3. Committee Reports

3.1 Mayor's Task Force on Crime Reduction

13 - 29

To accept the recommendations of the Mayor's Task Force on Crime Reduction and advance implementation.

4. Public in Attendance

4.1 Okanagan Regional Library Delegation

30 - 38

To present to Council the Strategic Plan Initiatives and Current Activities in Kelowna.

4.2 2024 PIBC Awards

39 - 40

To notify Council of the receipt of a 2024 PIBC Award for Excellence in Planning.

5. Development Application Reports & Related Bylaws

5.1 Glenmore Dr 1064-1084 - Z23-0039 (BL12667) - Lake Edge Developments Ltd., Inc.No. BC1287034

41 - 58

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing

- 5.2 Water St 1570-1580 - TA24-0006 (BL12668) - Mark Anthony Group Inc., Inc.No. BC1202243** 59 - 78
- To amend the Zoning Bylaw by adding a Site-Specific Text Amendment to increase the maximum density from 1.5 FAR to 4.0 FAR and to increase the maximum height from 3 storeys to 4 storeys for the subject properties.
- 5.3 Water St 1570-1580 - BL12668 (TA24-0006) - Mark Anthony Group Inc., Inc.No. BC1202243** 79 - 79
- To give Bylaw No. 12668 first reading in order to amend the Zoning Bylaw by adding a Site-Specific Text Amendment to increase the maximum density from 1.5 FAR to 4.0 FAR and to increase the maximum height from 3 storeys to 4 storeys for the subject properties.
- 5.4 Rezoning Bylaws Supplemental Report to Council** 80 - 81
- To receive a summary of notice of first reading for Rezoning Bylaws No. 12623, 12653, 12656, 12657, 12658, 12659, 12660 and 12663 and to give the bylaws further reading consideration.
- 5.5 Rezoning Applications**
- To give first, second and third reading to rezoning applications.
- The following bylaws will be read together unless Council wants to separate one of the bylaws.
- 5.5.1 Moubray Rd 394-396 - BL12653 (Z22-0043) - 1341462 B.C. Ltd., Inc.No. BC1341462** 82 - 82
- To give Bylaw No. 12653 first, second and third reading in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.
- 5.5.2 Bernard Ave 1531 - BL12656 (Z23-0085) - Orchard City Abbeyfield Society, Inc.No. S0030415** 83 - 83
- To give Bylaw No. 12656 first, second and third reading in order to rezone the subject property from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone.
- 5.5.3 Martin Ave 1085 and Gordon Dr 1444-1448 - BL12657 (Z24-0003) - Sang Mai, Nam Duong Do and Kathy Mai** 84 - 84
- To give Bylaw No. 12657 first, second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

5.5.4	Mills Rd 163-165 - BL12658 (Z24-0006) - Patrick Kerr Holdings Ltd., Inc.No. BCo831069	85 - 85
	To give Bylaw No. 12658 first, second and third reading in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.	
5.5.5	Glenmore Dr 1232 1240 1250 - BL12659 (Z24-0009) - City of Kelowna	86 - 86
	To give Bylaw No. 12659 first, second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone.	
5.5.6	Cara Glen Ct 1402 - BL12660 (Z23-0078) - Prime Clifton Homes Inc., Inc.No. Ao116073	87 - 87
	To give Bylaw No. 12660 first, second and third reading in order to rezone the subject property from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone.	
5.6	Rezoning Applications	
	To give first, second and third reading and adopt rezoning applications.	
	The following bylaws will be read together unless Council wants to separate one of the bylaws.	
5.6.1	Eldorado Rd 436 - BL12623 (Z23-0043) - Elizabeth Nadj	88 - 89
	To give Bylaw No. 12623 first, second and third reading and adopt in order to rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU2 – Medium Lot Housing zone.	
5.6.2	Bubna Rd 380 - BL12663 (Z22-0039) - McIntosh Properties Ltd., Inc. No. o846631	90 - 91
	To give Bylaw No. 12663 first, second and third reading and adopt in order to rezone the subject property from the I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential zone to the I2 – General Industrial zone.	
5.7	Lakeshore Rd 3593 - DP23-0115 - Immortal Homes Ltd., Inc.No. Ao101356 - Supplemental Report	92 - 133
	To issue a Development Permit for the form and character of an apartment housing development.	
5.8	Coronation Ave 578, 580, 586, 590, 602 - DP24-0009 - Coronation St. Paul GP Inc., Inc.No. BC1431078	134 - 184
	To issue a Development Permit for the form and character of apartment housing.	

6.	Bylaws for Adoption (Development Related)	
6.1	Content Changes - BL12651 (TA24-0003) - City of Kelowna	185 - 186
	To adopt Bylaw No. 12651 in order to make improvements and administrative changes to the following sections of the Zoning Bylaw: Section 5 – Rules and Interpretation, Section 9 – Specific Use Regulations, Section 10 – Agriculture & Rural Residential Zones, and Section 14 – Core Area & Other Zones.	
7.	Non-Development Reports & Related Bylaws	
7.1	Planning and Development Statistics - Q1 2024	187 - 202
	To update Council on building and development Statistics for the first quarter of 2024.	
7.2	Rental Housing Grants Program - 2024 Enhancements	203 - 212
	To approve changes to the Rental Housing Grants Program for 2024/2025.	
7.3	North End Plan - Manhattan Point Parks Outreach	213 - 229
	To update Council on outreach with affected property owners on Manhattan Point regarding the parks concept in the North End Plan, and to advance the park planning policy framework to be incorporated in the draft plan.	
7.4	Criteria for 2024 One-Time Property Tax Grant Program	230 - 239
	To approve criteria for a one-time property tax grant program to support citizens and organizations within the City of Kelowna whose assessed property values significantly increased between 2023 and 2024.	
7.5	Middle Income Housing Partnership Council Policy	240 - 248
	To establish a Middle Income Housing Partnership Policy.	
7.6	Urban Tree Canopy Enhancement Strategy Update	249 - 266
	To provide an update on implementation of the City of Kelowna Urban Tree Canopy Enhancement Strategy.	
8.	Resolutions	
8.1	Draft Resolution - Deputy Mayor Schedule	267 - 267
9.	Bylaws for Adoption (Non-Development Related)	

9.1 BL12666 - Amendment No. 1 to the Revitalization Tax Exemption Program Bylaw No. 12561

268 - 268

To adopt Bylaw No. 12666.

10. Mayor and Councillor Items

11. Termination



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, May 13, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Absent	Councillor Gord Lovegrove
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Long Range Planning Policy Manager, Robert Miles*; Community Planning & Development Manager, Dean Strachan*; Divisional Director Financial Services, Joe Sass*; Controller, Matt Friesen*; Budget Supervisor, Jay Jean*; Infrastructure Operations Department Manager, Geert Bos*; Development Engineering Manager, Nelson Chapman*; General Manager, Infrastructure, Mac Logan*; Deputy City Clerk, Michael Jud*; Planner, Lauren Sanbrooks*; Legislative Coordinator (Confidential), Rebecca Van Huizen
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:30 p.m.

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

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

2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of May 6, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Bennett Rd 1602, 1855 - OCP23-0008 (BL12664) Z23-0047 (BL12665) - Lakeside Communities Inc.

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Webber

THAT Official Community Plan Map Amendment Application No. OCP23-0008 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna and Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC and, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 13, 2024 be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 13, 2024;

AND THAT Rezoning Application No. Z23-0047 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna and Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC from the P3 – Parks and Open Space to the RU1 – Large Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 13, 2024 be considered by Council;

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

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

Carried

3.2 Bennett Rd 1602, 1855 - BL12664 (Z23-0047) - Lakeside Communities Inc.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12664 be read a first time;

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

Carried

3.3 Bennett Rd 1602, 1855 - BL12665 (Z23-0047) - Lakeside Communities Inc.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12665 be read a first time.

Carried

3.4 Bubna Rd 380 - Z22-0039 (BL12663) - McIntosh Properties Ltd., Inc. No. 0846631

Staff:

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

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Rezoning Application No. Z22-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Sections 1 and 2 Township 20 ODYD Plan KAP66741, located at 380 Bubna Rd, Kelowna, BC from the I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential zone to the I2 – General Industrial zone as shown on Map "A" attached to the Report from the Development Planning Department dated May 13, 2024, be considered by Council.

Carried

3.5 Eldorado Rd 436 - Z23-0043 - Elizabeth Nadj - Supplemental Report

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z23-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of a portion of Lot 2 District Lot 167 ODYD Plan 21142 located at 436 Eldorado Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "A" attached to the Report from the Development Planning Department dated May 13, 2024, be considered by Council.

Carried

4. Non-Development Reports & Related Bylaws

4.1 2023 Consolidated Financial Statements

Staff:

- Displayed a PowerPoint Presentation and provided an overview of the 2023 consolidated financial statements.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the Report from the Audit Committee dated May 13, 2024 with respect to the Consolidated Financial Statements and Auditor's Report for the City of Kelowna for the year ending December 31, 2023;

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

Carried

4.2 2023 Surplus Appropriation

Staff:

- Displayed a PowerPoint Presentation.
- Commented on the surplus appropriation to general reserves and accumulated surplus.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council approves the appropriation of \$10,967,854 of surplus generated from all general fund operations in 2023 to reserves and accumulated surplus as detailed in the Report from the Audit Committee dated May 13, 2024;

Carried
Councillor Cannan - Opposed

4.3 2023 Financial Health Indicators

Staff:

- Displayed a PowerPoint Presentation outlining key performance indicators in 2023.
- Commented on the financial principles and status of each indicator.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council receives, for information, 2023 Year end Financial Performance Report and Financial Health Dashboard from Financial Services as a continued approach of presenting timely and relevant financial information.

Carried

4.4 First Quarter 2024 Financial Performance

Staff:

- Displayed a PowerPoint Presentation summarizing the first quarter financial activity in 2024 and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Webber

THAT Council receives, for information, the First Quarter 2024 Financial Performance Report from the Financial Services Controller as a continued approach of presenting timely and relevant financial information.

Carried

4.5 Quarter one Amendment to the 2024 Financial Plan

Staff:

- Displayed a PowerPoint Presentation summarizing quarter one amendments to the 2024 Financial Plan and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Council receives, for information, the Report from Financial Services dated May 13, 2024 with respect to quarter one amendments to the 2024 Financial Plan;

AND THAT the 2024 Financial Plan be amended to include budget amendments detailed in this report.

Carried

4.6 BL12641 - Annual Tax Rate Bylaw, 2024

Staff:

- Commented on the amendment to the bylaw at third reading.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12641 be amended at third reading to update the rates appearing in column "A" of Schedule 1 and columns "A" and "B" of Schedule 2 of the bylaw.

Carried

4.7 Revitalization Tax Exemption Program Bylaw No. 12561 - Amendment No. 1

Staff:

- Displayed a PowerPoint Presentation outlining amendments to the Revitalization Tax Exemption Program Bylaw.
- Spoke to the program update to require rental-only zoning for eligible purpose-built rental housing projects.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Development Planning Department, dated May 13, 2024, with respect to amending the Revitalization Tax Exemption Program Bylaw No. 12561 to require properties to have zoning for rental-only tenure to be eligible for a Revitalization Tax Exemption;

AND FURTHER THAT Bylaw No. 12666 being Amendment No. 1 to the Revitalization Tax Exemption Program Bylaw No. 12561 be advanced for reading consideration.

Carried

4.8 BL12666 - Amendment No. 1 to the Revitalization Tax Exemption Program Bylaw No. 12561

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12666 be read a first, second and third time.

Carried

The meeting recessed at 2:55 p.m.

The meeting reconvened at 3:04 p.m.

4.9 Options to Address Construction Noise

Staff:

- Displayed a PowerPoint Presentation providing context for regulating construction noise and recommended an option to reduce the construction noise window
- Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Office of the City Clerk dated May 6, 2024, with respect to options for addressing construction noise;

AND THAT Council directs staff to prepare the necessary bylaw amendments in accordance with Option 1 as described in the report from the Office of the City Clerk dated May 6, 2024.

Carried

4.10 Kelowna Heritage Conservation Area Review - Phase 1 and 2 Results and Next Steps

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Heritage Conservation Area review.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council receives, for information, the report from the Policy & Planning Department, dated May 6, 2024, outlining findings from a review of Kelowna's Heritage Conservation Areas;

AND THAT Council direct Staff to proceed with Phase 3 of the Kelowna Heritage Conservation Area Review.

Carried

5. Bylaws for Adoption (Non-Development Related)

5.1 BL12662 - Amendment No. 2 to Property Tax Bylaw No. 11971

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12662 be adopted.

Carried

5.2 BL12639 - Five Year Financial Plan Bylaw 2024-2028

5.3 BL12640 - Tax Structure Bylaw, 2024

5.4 BL12642 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2024

5.5 BL12643 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2024

5.6 BL12644 - Density and Bonus Expenditure Bylaw, 2024

5.7 BL12645 - Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw Nos. 12639, 12640, 12642, 12643, 12644 and 12645 each be adopted.

Carried

5.8 BL12654 - Sterile Insect Parcel Tax Bylaw 2024

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12654 be adopted.

Carried

5.9 BL12655 - Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12655 be adopted.

Carried

6. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance at the West Kelowna State of the City address.
- Spoke to the CPL soccer game announcement, June 16th at the Apple Bowl.
- Spoke to their attendance at the Tourism Kelowna AGM with Councillor Webber.

- Spoke to their attendance at the ribbon cutting of the new store, Sweet Repeats.
- Spoke to their attendance of the annual ceremonial ball of the Kelowna Dragoons.

Councillor Singh:

- Spoke to their attendance of the Hearts and Hands fundraiser for Ukrainian children.

Councillor Wooldridge:

- Acknowledged Councillor Singh's work with Hearts and Hands and other community groups.
- Spoke to their attendance to Opera Kelowna season opening concert.
- Hosted the Central Okanagan Performing Arts Festival.

Councillor Cannan:

- Spoke to their attendance of the 79th anniversary of D-Day with the Legion.
- Spoke to the north south traffic delay issue last week.
- Congratulated Councillor Wooldridge for being nominated to run in the upcoming provincial election.
- Spoke to the Code of Conduct provisions regarding regional board appointments.

City Manager:

- Commented on coordinating traffic light timing with the Ministry of Transportation and Infrastructure.

City Clerk:

- Commented on the Code of Conduct provisions regarding the Regional District Board and other committees, task forces, and agencies.

Councillor Webber:

- Spoke to their attendance of the Strive Living Society grand opening.

Councillor Hodge:

- Spoke to the notice of motion made last week.
- Commented on the OBWB Okanagan Water Basin Board meeting that they attended.

Mayor Dyas:

- Spoke to their attendance at the Friends of Kelowna service on the weekend.

7. Termination

This meeting was declared terminated at 4:21 p.m.

Mayor Dyas

lb/cm



City Clerk

Report to Council



Date: May 27, 2024
To: Council
From: Mayor’s Task Force on Crime Reduction
Subject: Recommendations for Community-Driven Initiatives to Reduce Crime
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Mayor’s Task Force on Crime Reduction dated May 27, 2024, with respect to recommendations for community-driven initiatives to reduce crime in Kelowna;

AND THAT Council accepts the recommendations of the Mayor’s Task Force on Crime Reduction, as outlined in the report dated May 27, 2024;

AND THAT Council directs staff to report back to Council on the costs and implications of implementing the Task Force’s recommendations, as appropriate.

Purpose:

To accept the recommendations of the Mayor’s Task Force on Crime Reduction and advance implementation.

Background:

The Mayor’s Task Force on Crime Reduction was established on June 5, 2023. The Task Force’s Terms of Reference provide for a 13-member body, chaired by the Mayor, with a mandate to develop actionable recommendations to Council focusing on the following objectives:

- Reduce crime and increase sense of safety in the community;
- Engage the public in crime prevention;
- Increase integration between all stakeholders involved in crime reduction; and
- Improve public awareness around the reality and perceptions of crime through the use of data and evidence-based research.

The Task Force was established with an initial term of 12-months, with the option of extension. The Task Force held its first meeting on July 12 and has since met nine times.

Discussion:

Following an orientation session, the Task Force followed a process of ideation, brainstorming, vetting and validation. Through its discussions, the Task Force agreed to focus on six overarching priorities:

1. Additional Housing Resources
2. Complete Care Housing
3. Neighbourhood Safety Initiatives
4. Repeat Offending
5. Community Training
6. Policing Presence

Members of the Task Force proposed ideas for specific projects and strategies to advance these priorities. As part of this process, the Task Force considered City initiatives and advocacy currently underway. Finally, the Task Force identified and prioritized the most impactful and actionable proposals with a vision to bring forward a balanced approach of tactical, strategic and aspirational recommendations that serve to:

- Enhance City efforts and deliver results for residents, neighbourhoods, and businesses, alike;
- Increase and enable resident and business participation in effective crime reduction strategies;
- Explore new partnerships locally and regionally;
- Advance comprehensive housing, health, and enforcement-based approaches; and
- Focus advocacy efforts on provincial and federal matters of importance to our community.

Based on these considerations, the Task Force agreed on the following list of final recommendations:

1. Enhance Business Improvement Area (BIA) community safety programs

- 1.1 Support and enable BIA Ambassador/On-Call Programs.
- 1.2 Expand the Kelowna Gospel Mission Business Coaching Workshops.
- 1.3 Increase the use of Crime Prevention Through Environmental Design (CPTED) through BIA Ambassadors and audits for business.
- 1.4 Renew and expand the Business CCTV Registry Program.
- 1.5 Increase RCMP police visibility in business districts, particularly foot patrol during peak periods.
- 1.6 Enhance support (i.e., funding advocacy and volunteerism) for restorative justice programs, as well as the use of restorative justice by police and businesses.

2. Increase resident engagement and education in crime prevention/reduction

- 2.1 **Expand community programs:** Increase community participation in the City's Block Connector Program, improve the ability of neighborhood associations to focus on community safety, explore a residential CCTV Registry Program, and support the RCMP to re-establish their Auxiliary Police and Speed Watch Programs.
- 2.2 **Promote CPTED principles:** Increase resident accessibility to, and use of, CPTED principles through neighborhood associations, Block Connectors, and building stratas.

3. Increase support for treatment and recovery

- 3.1 Expand City social development grant programs to support existing treatment and recovery programs; and
- 3.2 Establish an incentive program that encourages and enables the development of treatment

and recovery facilities.

4. **Partner with regional and provincial government and non-government organizations to establish** Sobering & Assessment Centres (youth and adult) providing temporary sheltering (i.e., <24 hours) in a non-police-based site for people experiencing intoxication to enable timely pathways to care and wellness.
5. **Through partnerships, explore the creation of a full-continuum multi-care site** offering co-located and culturally responsive social, health, housing, and employment supports to transition individuals in need from streets to self-sustainability.
6. **Advocate for continued follow-through on the 2022 Provincial Government Report, "[Transforming Policing and Community Safety in BC](#)",** specifically recommendations enabling a tiered response to community concerns by different categories of police and public safety professionals.
7. **Continue to advocate for measures that address repeat (property) offending and increase public confidence in the justice system**
 - 7.1 Follow-through on the 2022 Provincial Government Report, "[A Rapid Investigation into Repeat Offending and Random Stranger Violence in BC](#)", including an interior region site like Redfish Healing Centre for Mental Health & Addiction for patients with complex mental health and substance use needs (Recommendation 5).
 - 7.2 Significantly more BC Prosecution Service Crown Counsel in the Kelowna office; and
 - 7.3 More effective bail outcomes.

Conclusion:

The Task Force is recommending a set of actionable and aspirational initiatives to reduce crime and improve community well-being immediately, and into the future. Should Council endorse the recommendations, staff would be directed to begin implementation of tactical recommendations achievable within existing budget targets, and to otherwise investigate implementation costs and return to Council for other, as appropriate. It is expected that the Task Force be extended and reconvene in fall 2024 to review progress made.

Considerations applicable to this report:

Financial/Budgetary Considerations:

Staff will explore financial implications of the recommendations that are not within existing budgets and report back to Council, as appropriate.

Considerations not applicable to this report:

Existing Policy:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Mayor Dyas, Chair, Mayor's Task Force on Crime Reduction

cc:

L. Bentley, City Clerk

D. Caul, Community Safety Director

D. Edstrom, Divisional Director, Partnership & Investments

J. Gabriel, Divisional Director, Active Living & Culture

S. Leatherdale, Divisional Director, Corporate & Protective Services

Mayor's Task Force on Crime Reduction *Recommendations*

May 27 2024



Objective

- ▶ To provide Council an overview of recommendations from the Mayor's Task Force on Crime Reduction

Background

▶ Task Force Purpose

- ▶ Established in 2023 to align with Council's priority of Crime & Safety
- ▶ To review relevant, existing programs and services locally and in other relevant jurisdictions
- ▶ To listen to the community and identify positive actions underway, gaps, challenges and issues
- ▶ To develop actionable recommendations on community-driven initiatives to reduce crime

▶ Members (13)

Mayor Tom Dyas (Chair)

Councillor Ron Cannan

Karen Beaubier (URBA)

Mark Burley (DKA)

Ali Butler

Jane Cartwright

Darren Caul (COK)

Ken Doige

Maryse Harvey (Chamber)

Jeffrey Meyers

Carmen Rempel (KGM)

Micki Ruth

Laura Thurnheer

Methodology

1. Orientation, and brainstorming exercise

2. Six priorities identified:

- Additional Housing Resources
- Complete Care Housing
- Neighbourhood Safety Initiatives
- Prolific Offending
- Community Training
- Policing Presence

3. Specific projects and strategies

4. Alignment with existing programs

5. Prioritization

Recommendations

1. Enhance Business Improvement Area (BIA) community safety programs
2. Increase resident engagement and education in crime prevention/reduction
3. Increase support for treatment and recovery
4. Establishment of Sobering & Assessment Centres
5. Multi-Care site creation
6. Tiered Response Advocacy
7. Repeat Offenders Provincial Advocacy

1. Enhance Business Improvement Area (BIA) community safety programs

- ▶ Support and enable BIA Ambassador/On Call Programs
- ▶ Expand the KGM Business Coaching Workshop
- ▶ Increase the use of CPTED through BIA Ambassadors
- ▶ Renew and expand the Business CCTV Registry Program
- ▶ Increase RCMP visibility in business districts
 - ▶ Especially foot patrol during peak periods
- ▶ Enhance support for Restorative Justice programs

2. Increase resident engagement and education in crime prevention/reduction

▶ Expand community programs

- ▶ Block Connector Program
- ▶ Neighbourhood Association focus on community safety
- ▶ Explore residential CCTV Registry Program
- ▶ Auxiliary Police & Speed Watch Programs

▶ Promote CPTED principles

- ▶ Increase accessibility for Neighbourhood Associations, Block Connectors & Building Stratas





3. Increase support for treatment and recovery

- ▶ Expand City social development grant programs to support existing recovery programs
- ▶ Establish an incentive program to encourage and enable the development of treatment and recovery facilities



4. Establishment of Sobering & Assessment Centres

- ← Establish through partnerships with regional & provincial governments and NGO's

5. Multi-care Site

- ← Explore the creation of a full continuum site with supports to transition from streets to self-sustainability



6. Tiered Response Advocacy

- ▶ Advocate for continued follow through on the 2022 Provincial Government Report *“Transforming Policing and Community Safety in BC”*
 - ▶ Enabling responses to community concerns by different categories of police and public safety professionals



▶ 7. Repeat Offenders Provincial Advocacy

- ▶ Advocate for measures that address repeat (property) offending
- ▶ Need to increase public confidence in the justice system
- ▶ Advocate for an interior region site like the Redfish Healing Centre
- ▶ Need for significantly more BC Prosecution Service Crown Counsel in the Kelowna office
- ▶ More effective bail outcomes

Recommendations

- ▶ Receive the report for information
- ▶ Accept the recommendations of the Mayor's Task Force on Crime Reduction
- ▶ Direct staff to report back on the costs and implications of implementing the recommendations, as appropriate



Questions?

For more information, visit kelowna.ca.



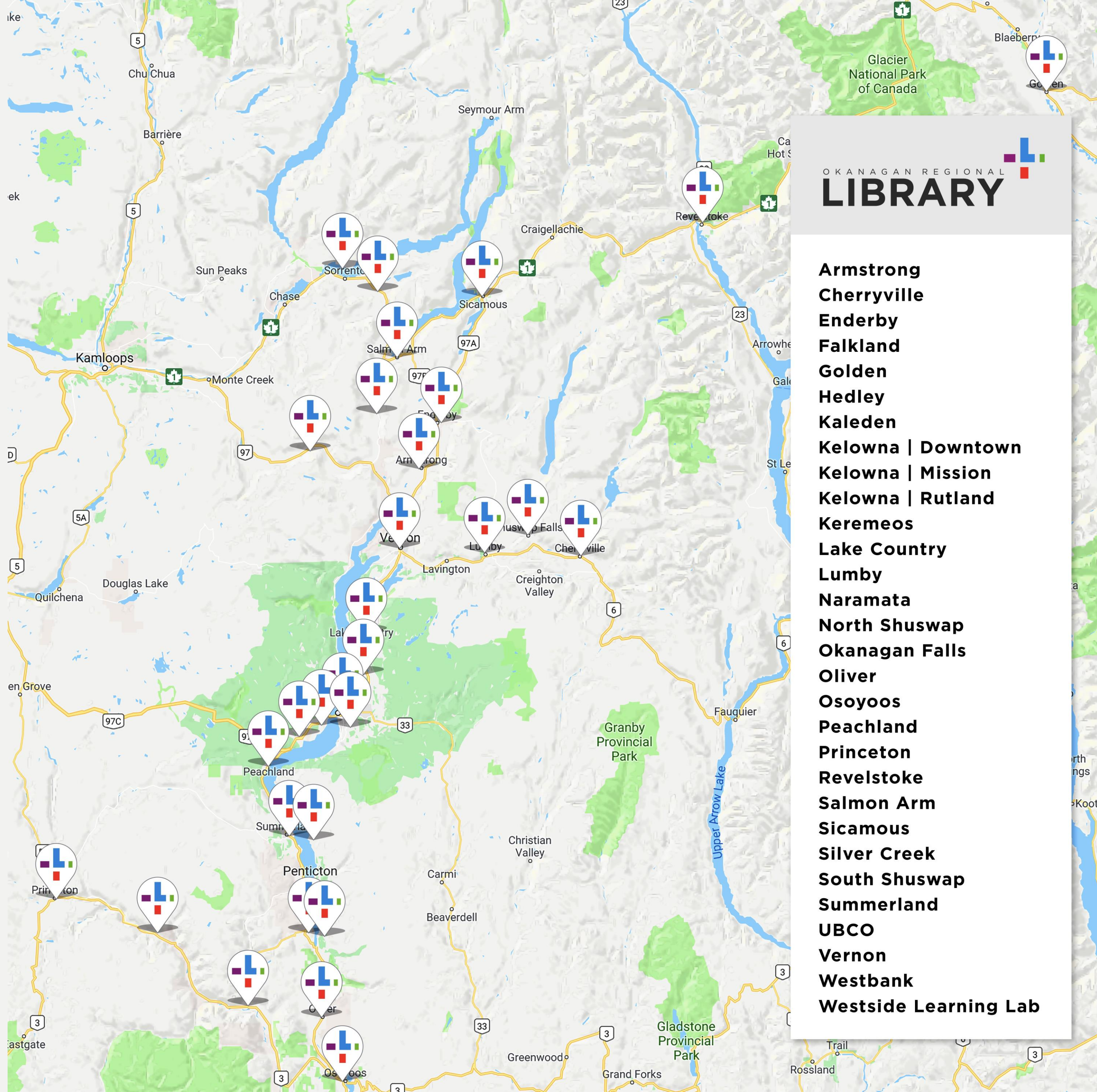
Danielle Hubbard
Okanagan Regional Library
CEO

A vital community
space for learning,
connecting,
& exploring.

Our Goals

- Cultivate learning, literacy, creativity, and imagination.
- Offer a welcoming, inclusive space to gather, and connect.
- Embrace local heritage, and culture.
- Develop and nurture community partnerships
- Strive for organizational and service excellence

Our Branches



588,550

Physical Materials

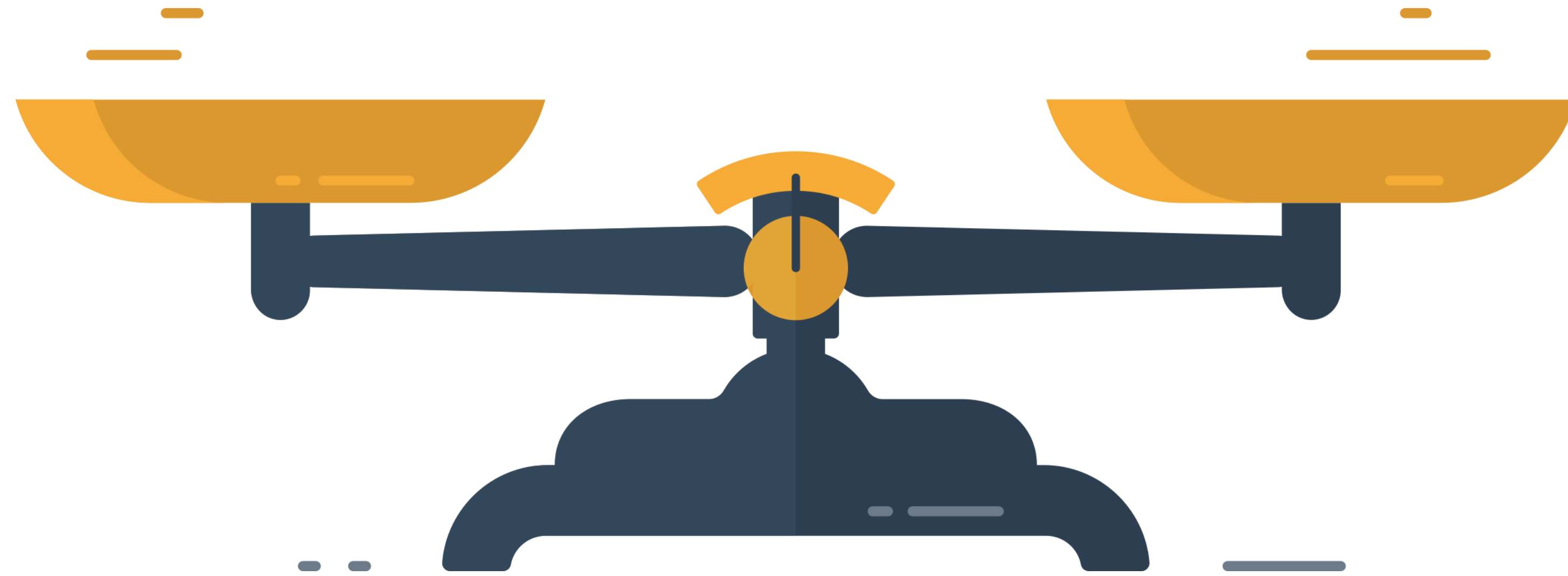
144,650

Digital Materials



Centralized Service

Financial Allocation Model



**WHAT'S
NEW!**

Local Updates

Questions?

Danielle Hubbard

Okanagan Regional Library

CEO

dhubbard@orl.bc.ca

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Subject: 2024 PIBC Awards for Excellence in Planning
Department: Planning, Climate Sustainability and Development Services

Recommendation:

THAT Council receives for information the report from the Planning, Climate Sustainability and Development Services Division regarding the receipt of a 2024 PIBC Award for Excellence in Planning, dated May 27, 2024.

Purpose:

To notify Council of the receipt of a 2024 PIBC Award for Excellence in Planning.

Background:

The Planning Institute of British Columbia (PIBC) annually recognizes the professional work and individual accomplishments of members through its awards and recognition programs. The Awards for Excellence in Planning honour the best in professional planning work undertaken in communities and regions across British Columbia and Yukon.

Discussion:

The City of Kelowna, along with partner organizations CitySpaces Consulting and rennie group, received a 2024 Silver Award in the category of Research & New Directions in Planning for the City of Kelowna Housing Needs Assessment (HNA) 2021 – 2031. The City’s HNA was supported by a grant from the Union of BC Municipalities.

The City of Kelowna’s HNA, presented to Council on September 11, 2023, provides a comprehensive analysis of the state of housing in Kelowna and identifies how much and which types of housing are needed today and in the future. Specifically, Kelowna’s HNA was recognized for taking a leading-edge approach that can serve as a blueprint for communities across the province and beyond. Kelowna’s HNA sets itself apart in several ways, including:

- Pioneering new methods to establish the scope and scale of the community’s existing housing deficit;

- Defining concrete housing system targets that serve as a call to action for the entire housing system; and,
- Finding new and creative ways to communicate effectively the results of a complex, comprehensive technical report to broad audiences.

Overall, Kelowna's HNA provides a best-in-class investigation of the City's housing system and estimates current and future housing need using in-depth quantitative and qualitative analytical methods. The award was presented at the 2024 BC Land Summit in Nanaimo on May 8th, 2024.

Submitted by: Arlene Janousek, Housing Accelerator Fund Project Manager

Approved for inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

REPORT TO COUNCIL REZONING



Date: May 27, 2024
To: Council
From: City Manager
Address: 1064-1084 Glenmore Drive
File No.: Z23-0039

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 29 Township 26 ODYD Plan 17490 located at 1064 Glenmore Drive, Kelowna, BC, Lot 2 Section 29 Township 26 ODYD Plan 17490 located at 1074 Glenmore Drive, Kelowna, BC and Lot 3 Section 29 Township 26 ODYD Plan 17490 located at 1084 Glenmore Drive Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 27, 2024.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are directly fronting a Transit Supportive Corridor (TSC) on Glenmore Drive. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density along a TSC. The MF3-Apartment Housing zone allows for a maximum of 6 storeys in building height along TSCs.

The applicant is required to dedicate 0.80 m along the laneway, a 5.0 m x 5.0 m corner cut on the Glenmore Dr – Highland Dr N intersection, and a 3.0m x 3.0m corner cut on Highland Dr N and the laneway. The completion of the dedications is a condition of final adoption of the zone.

Lot Area	Proposed (m ²)
Gross Site Area	2540 m ²
Road Dedication	~45 m ²
Undevelopable Area	n/a

Net Site Area	~2495 m ²
---------------	----------------------

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	P3 – Parks and Open Space	Golf Course
South	P2 – Education and Minor Institutional	Religious Assembly
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 1064-1084 Glenmore Dr



The subject properties are located on the corner of Glenmore Drive and Highland Drive North. The surrounding area is primarily zoned MF1 – Infill Housing, MF2 – Townhouse Housing zone, MF3 – Apartment Housing, P2 – Education and Minor Institutional, P3 – Parks and Open Space and C2 – Vehicle Oriented Commercial. There are four BC transit bus stops within 300.0 m on Glenmore Drive. The subject property is in close proximity to Glenmore Elementary School and Calmels Park.

4.1 Background

Council previously considered an OCP Amendment (OCP20-0014) and Rezoning Application (Z20-0067) for the subject properties in March 2021, which was defeated. These applications were considered under the previous 2030 Official Community Plan and Zoning Bylaw No. 8000.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.1. Transit Supportive Corridor Densities	Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors. <i>The proposal adds meaningful density along Glenmore Drive, which is a Transit Supportive Corridor.</i>
Policy 5.2.2 Building Height	Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider heights below six storeys for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near Urban Centre, with due consideration for the context of the surrounding neighbourhood. <i>The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.</i>
Policy 5.2.5 Corridor Access and Consolidation	Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors. <i>The proposal includes the consolidation of three properties and all access is proposed to be off the back lane.</i>

6.o Application Chronology

Application Accepted: June 16, 2023
 Public Information Session: February 20, 2024

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

Attachments:

Attachment A: Development Engineering Memo
 Attachment B: Summary of Public Information Session
 Attachment C: Draft Site Plan

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

CITY OF KELOWNA

MEMORANDUM

Date: April 10, 2024 (R1)
File No.: Z23-0039
To: Urban Planning Manager (JB)
From: Development Engineering Manager (NC)
Subject: 1064, 1074 & 1084 Glenmore Dr RU1 to MF3

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the three subject properties from RU1 – Large Lot Housing to MF3 – Apartment Housing.

The Development Engineering Technician for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. **GENERAL**


- a. The following comments and requirements are valid for a period of one (1) year 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 an application for Building Permit is not made within this time.

2. **PROPERTY-SPECIFIC REQUIREMENTS**

- a. *<deleted>*.
- b. A road dedication of approximately 0.8 m width along the entire frontage of the rear (west) lane is required to achieve a ROW width of 7.6 m in accordance with Typical Section SS-R2 for Commercial/High-Density Residential Lanes.
- c. A road dedication of 5 x 5 m for a corner cut at the corner of Glenmore Dr and Highland Dr N is required.
- d. A road dedication of 3 x 3m for a corner cut at the intersection of the lane with Highland Dr N is required.
- e. *<deleted>*.

3. **ROADWAY AND STREETScape**

- a. A crosswalk with overhead flasher is required on Glenmore Dr at Highland Dr N to provide safer access to the northbound bus stop. This requirement will be applicable at time of Building Permit.

ATTACHMENT		A
This forms part of application		
# Z23-0039		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING


4. POWER AND TELECOMMUNICATION SERVICES

- a. In accordance with Council Policy 101, burial of existing overhead wires is required on all frontages. Developer must make arrangements with the applicable electric power, telephone, and cable transmission companies to arrange for this work. Designs must be submitted to the Development Engineering Branch at the same time as other “issued for construction” drawings. This requirement will be applicable at time of Building Permit.



Nelson Chapman, P.Eng.
Development Engineering Manager

CM

ATTACHMENT		A
This forms part of application		
# Z23-0039		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



Transmittal Page 1 of 1

March 28, 2024

Re: Public Information Session for the Proposed Rezoning of 1064-1084 Glenmore Drive
Application Number: Z23-0039

Location, time and duration of the information session:

Realty Monx Office: 210-1751 Harvey Avenue, Kelowna, BC V1Y 6G4
Saturday, February 24, 2024, from 12:00pm-2:00pm

Number of people who attended the information session:

Approximately 20 people attended.

How the information session was advertised:

Print and digital newspaper ads were distributed by Kelowna Capital News.

How affected property owners were notified:

Mailouts were distributed to neighbours within a 50m radius.

Summary of information provided at the information session:

- Two large presentation boards were provided which included renderings, the site plan, unit and parking information, and solar studies,
- A complete DP package was provided,
- LIME spoke about the development, upcoming zoning bylaw updates, answered questions from the public and responded to their concerns.

How the input received at the information session was used:

Neighbour concern was primarily regarding safety in the lane and traffic. Potential changes to the DP submission were discussed, including a sidewalk along the lane and mirrors to see incoming traffic.

Was the information session organized and conducted in accordance with the objective of the policy?

Yes.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

ATTACHMENT	B
This forms part of application # Z23-0039	
Planner Initials	TC

1064, 1074 & 1084 GLENMORE DRIVE, KELOWNA BC

ATTACHMENT C

This forms part of application
Z23-0039

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

LIME ARCHITECTURE INC.
PHONE: 250-448-7801
205-1626 Richter Street, Kelowna, BC V1Y 2M3
www.limearchitecture.com

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All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

PROPERTY DESCRIPTION

CIVIC: 1064, 1074 & 1084 GLENMORE DRIVE, KELOWNA, BC
LEGAL: LOT 1, LOT 2 & LOT 3, PLAN KAP17490

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING
CORE AREA
TRANSIT SUPPORTIVE CORRIDOR
PROPOSED: MF3 ZONING

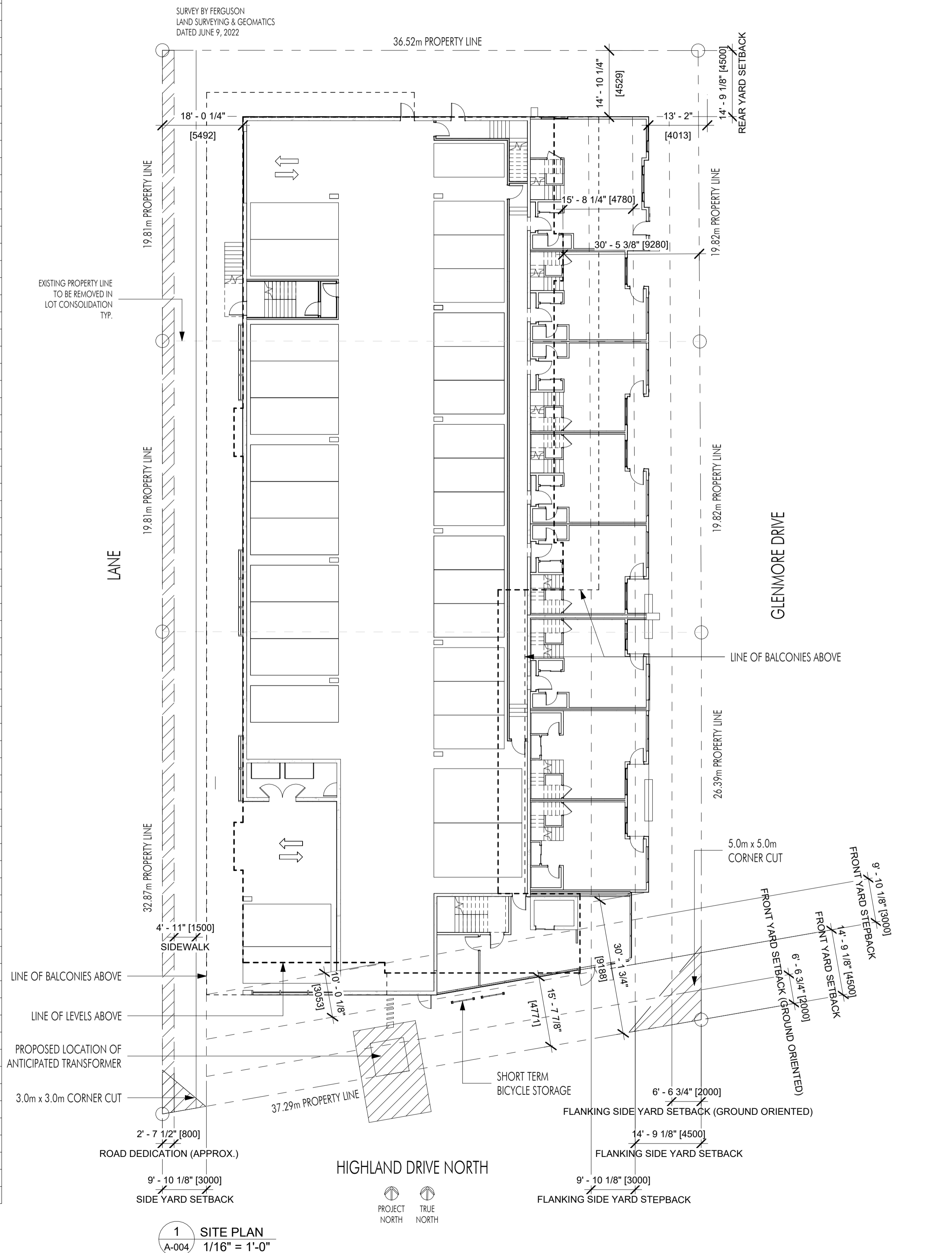
SITE INFORMATION:

GROSS SITE AREA =	27,342 SF (2,540 SM)	
SITE COVERAGE =	ALLOWED/REQUIRED 65% (17,772 SF)	PROPOSED 63% (17,266 SF)
SITE COVERAGE + HARDSCAPING =	85% (23,241 SF)	74% (20,204 SF)
MIN. DENSITY: 4.75 UNITS/1,050M ² LOT AREA =	11 UNITS	67 UNITS
FAR + BONUS DENSITY =	1.8 + 0.25 (56,051 SF)	1.9 (51,043 SF)
PRIVATE & COMMON AMENITY SPACE:		
COMMON =	67 UNITS x 4m ² /UNIT = 268m ² (2,885 SF)	3,328 SF
PRIVATE: 1 BEDROOM UNITS =	15m ² - 4m ² = 11m ² (118 SF)/UNIT	146-419 SF/UNIT (SEE TABLE)
	11m ² X 40 UNITS = 440m ²	
PRIVATE: 2+ BEDROOM UNITS =	25m ² - 4m ² = 21m ² (226 SF)/UNIT	231-658 SF/UNIT (SEE TABLE)
	21m ² X 27 UNITS = 567m ² (6103 SF)	
TOTAL AMENITY SPACE =	1,275m ² (13,734 SF)	(1,892.5m ²) 20,371 SF
HEIGHT =	22.0m (6 STOREYS)	21.4m (6 STOREYS)
YARD SETBACKS:		
FRONT YARD =	4.5m	4.9m
FRONT YARD (GROUND ORIENTED) =	2.0m	9.3m
FRONT YARD BUILDING STEPBACK =	3.0m	3.2m
SIDE YARD =	3.0m	5.5m
FLANKING SIDE YARD =	4.5m	9.9m
FLANKING SIDE YARD (GROUND ORIENTED) =	2.0m	4.0m
FLANKING SIDE YARD STEPBACK =	3.0m	3.4m
REAR YARD =	4.5m	4.5m
PARKING CALCULATIONS:		
1 BEDROOM UNITS =	40 UNITS x 1.0 = 40	
2 BEDROOM UNITS =	26 UNITS x 1.1 = 28.6	
3 BEDROOM UNITS =	1 UNIT x 1.4 = 1.4	
VISITOR =	67 UNITS x 0.14 = 9.38	
TOTAL =	70 BASE, 9 VISITOR = 79	
BASE REDUCTION FOR CAR-SHARE =	70 - 5 (1 CAR-SHARE) = 65 BASE, 9 VISITOR	
TOTAL =	74 + 1 CAR-SHARE	74 + 1 CAR-SHARE
ACCESSIBLE PARKING =	3 (1 VAN ACCESSIBLE)	3 (1 VAN ACCESSIBLE)
LONG-TERM BICYCLE STORAGE:		
1 & 2 BEDROOM =	66 UNITS x 0.75 = 50	
3 BEDROOM =	1 UNITS x 1 = 1	
TOTAL =	51	51
SHORT-TERM BICYCLE STORAGE:		
6 PER ENTRANCE =	6	
TOWNHOUSES =	4	
TOTAL =	10	10

PARKING	
COUNT	TYPE
2	ACCESSIBLE - 90 deg
1	CAR-SHARE - 90 deg
36	REGULAR - 90 deg
35	SMALL - 90 deg
1	VAN ACCESSIBLE - 90 deg
TOTAL: 75	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
101 ENTRY		484 SF	234 SF
101 UPPER	2	474 SF	
102 ENTRY		494 SF	233 SF
102 UPPER	2	484 SF	
103 ENTRY		500 SF	237 SF
103 UPPER	2	490 SF	
104 ENTRY		500 SF	237 SF
104 UPPER	2	490 SF	
105 ENTRY		494 SF	233 SF
105 UPPER	2	484 SF	
106 ENTRY		494 SF	233 SF
106 UPPER	2	484 SF	
107 ENTRY		494 SF	232 SF
107 UPPER	2	484 SF	
108 ENTRY		754 SF	340 SF
108 UPPER	3	716 SF	
301	1	636 SF	460 SF
302	1	666 SF	146 SF
303	1	615 SF	203 SF
304	1	646 SF	167 SF
305	1	617 SF	204 SF
306	1	646 SF	167 SF
307	1	621 SF	400 SF
308	2	969 SF	251 SF
309	1	606 SF	419 SF
310	2	976 SF	293 SF
311	1	606 SF	419 SF
312	1	592 SF	162 SF
313	1	626 SF	398 SF
314	2	788 SF	553 SF
315	2	731 SF	394 SF
401	1	636 SF	460 SF
402	1	666 SF	146 SF
403	1	615 SF	203 SF
404	1	646 SF	167 SF
405	1	617 SF	204 SF
406	1	646 SF	167 SF
407	1	621 SF	179 SF
408	2	969 SF	251 SF
409	1	606 SF	198 SF
410	2	976 SF	293 SF
411	1	606 SF	198 SF
412	1	592 SF	162 SF
413	1	626 SF	178 SF
414	2	789 SF	262 SF
415	2	731 SF	394 SF
501	1	636 SF	460 SF
502	1	666 SF	146 SF
503	1	615 SF	203 SF
504	1	646 SF	167 SF
505	1	617 SF	204 SF
506	1	646 SF	167 SF
507	1	621 SF	179 SF
508	2	969 SF	251 SF
509	1	606 SF	198 SF
510	2	976 SF	293 SF
511	1	606 SF	198 SF
512	1	592 SF	162 SF
513	1	626 SF	178 SF
514	2	789 SF	262 SF
515	2	731 SF	394 SF
601	2	828 SF	509 SF
602	1	615 SF	203 SF
603	2	923 SF	238 SF
604	1	617 SF	204 SF
605	2	921 SF	238 SF
606	1	621 SF	179 SF
607	2	922 SF	238 SF
608	1	606 SF	198 SF
609	2	913 SF	303 SF
610	1	606 SF	198 SF
611	1	592 SF	162 SF
612	1	626 SF	178 SF
613	2	789 SF	262 SF
614	2	731 SF	394 SF
TOTAL UNIT AREAS		49660 SF	

*REFER TO FLOOR PLANS FOR UNIT LAYOUTS



1 SITE PLAN
A-004 1/16" = 1'-0"

Revision No., Date and Description

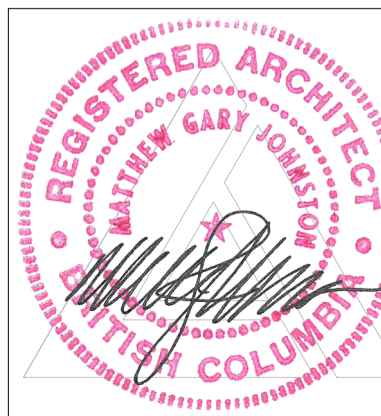
08.22.22	FOR REVIEW
10.27.22	FOR REVIEW
01.17.23	FOR COORDINATION
02.07.23	75% DP REVIEW
05.17.23	FOR REZONING/DP
08.23.23	DP ADDENDUM #1
01.23.24	DP ADDENDUM #2
02.21.24	DP ADDENDUM #3
04.23.24	DP ADDENDUM #4

Plot Date
04.23.24

PROJECT
1064-1084 GLENMORE

DRAWING TITLE
PROJECT INFORMATION

Drawing No.
A-004



CITY OF KELOWNA
BYLAW NO. 12667
Z23-0039
1064, 1074 and 1084 Glenmore Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 1 Section 29 Township 26 ODYD Plan 17490 located at 1064 Glenmore Drive, Kelowna, BC;
 - b. Lot 2 Section 29 Township 26 ODYD Plan 17490 located at 1074 Glenmore Drive, Kelowna, BC; and
 - c. Lot 3 Section 29 Township 26 ODYD Plan 17490 located at 1084 Glenmore Drive Kelowna, BC;from the MF₁ – Infill Housing zone to the MF₃ – Apartment Housing zone

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z23-0039 1064-1084 Glenmore Drive

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF₃ – Apartment Housing zone to facilitate the development of apartment housing.

Development Process



Jun 16, 2023

Development Application Submitted



Staff Review & Circulation

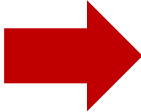


Feb 20, 2024

Public Information Session



May 27, 2024



Initial Consideration



Reading Consideration



Final Reading



Building Permit



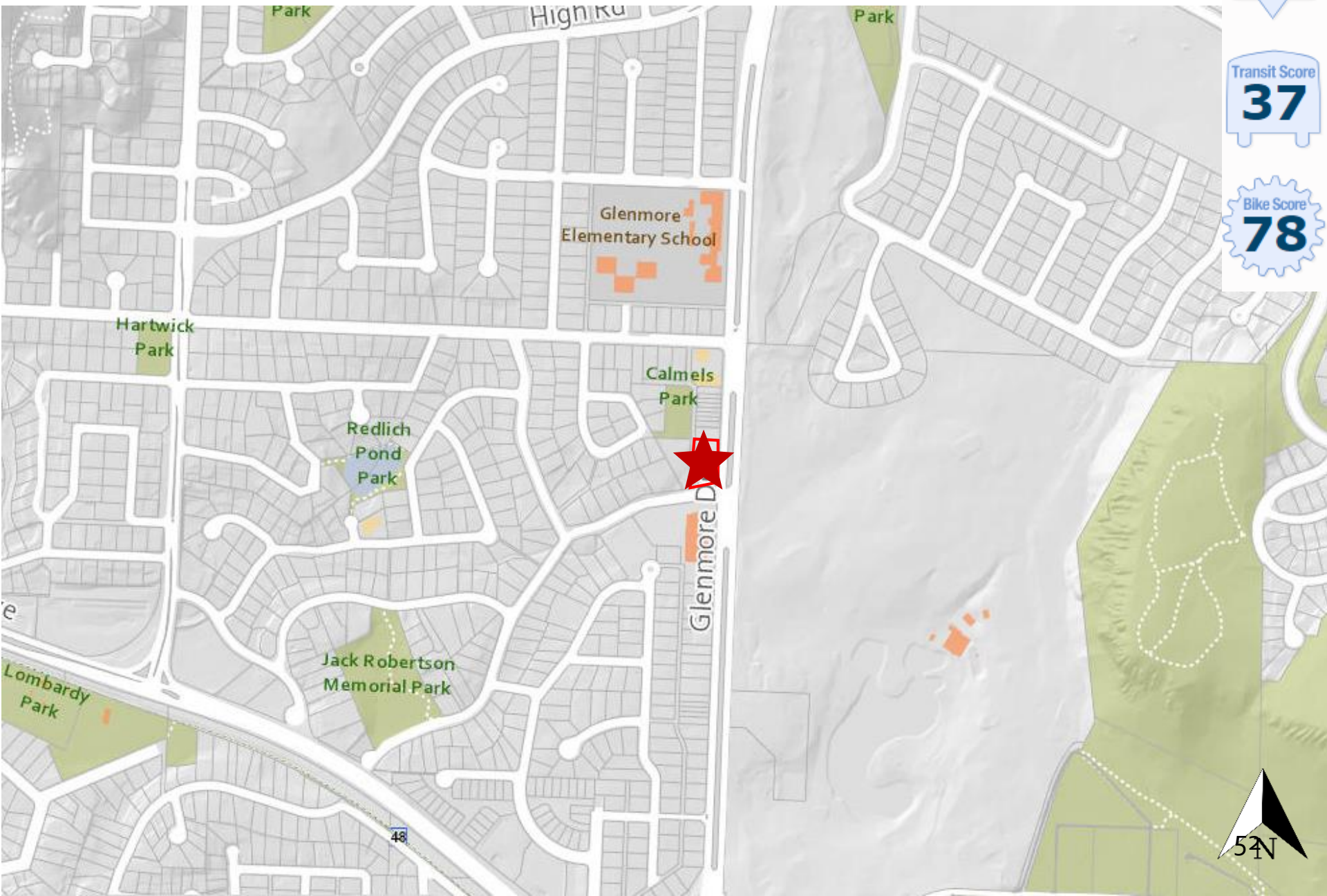
Council Approvals

Context Map

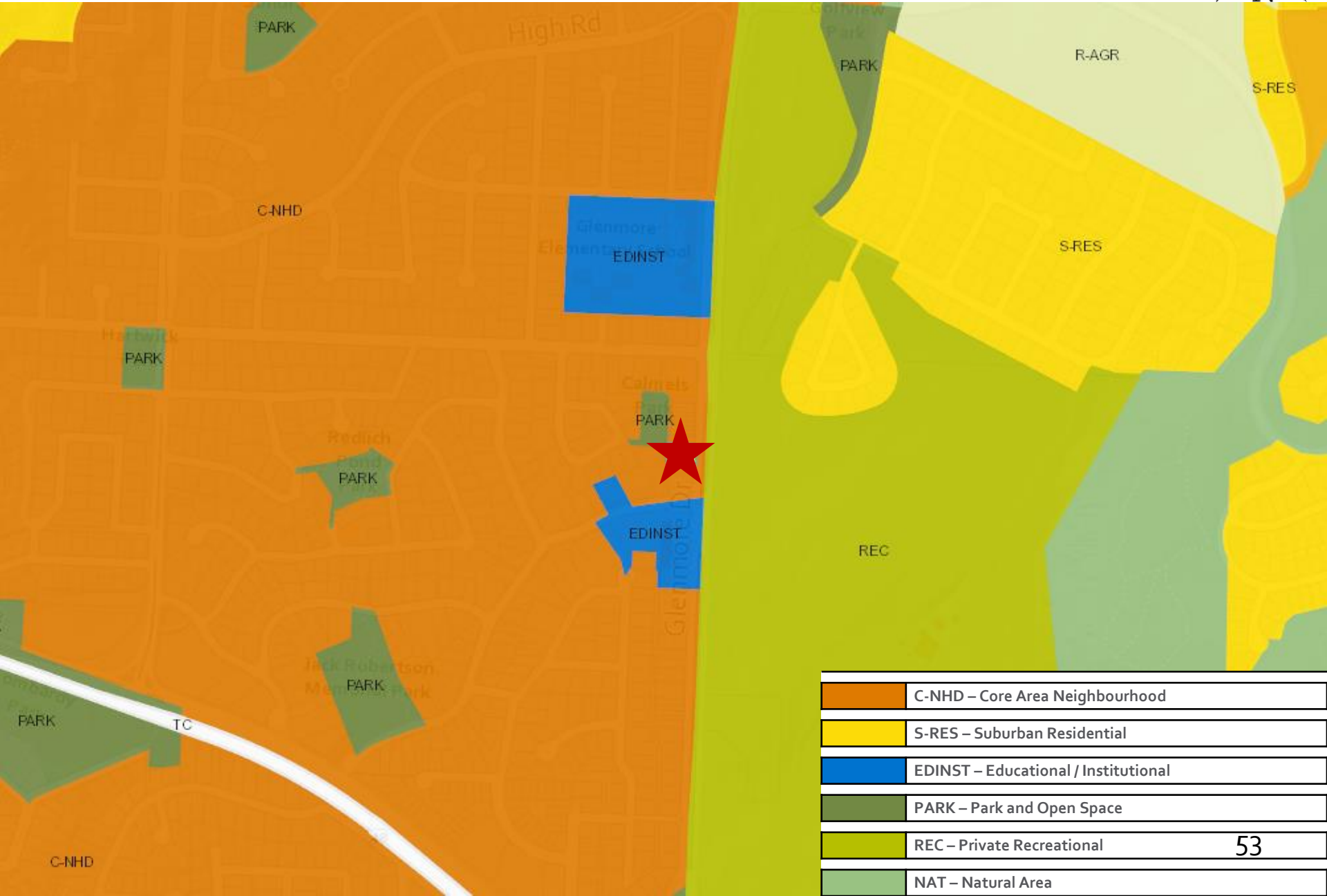
Walk Score
53

Transit Score
37

Bike Score
78

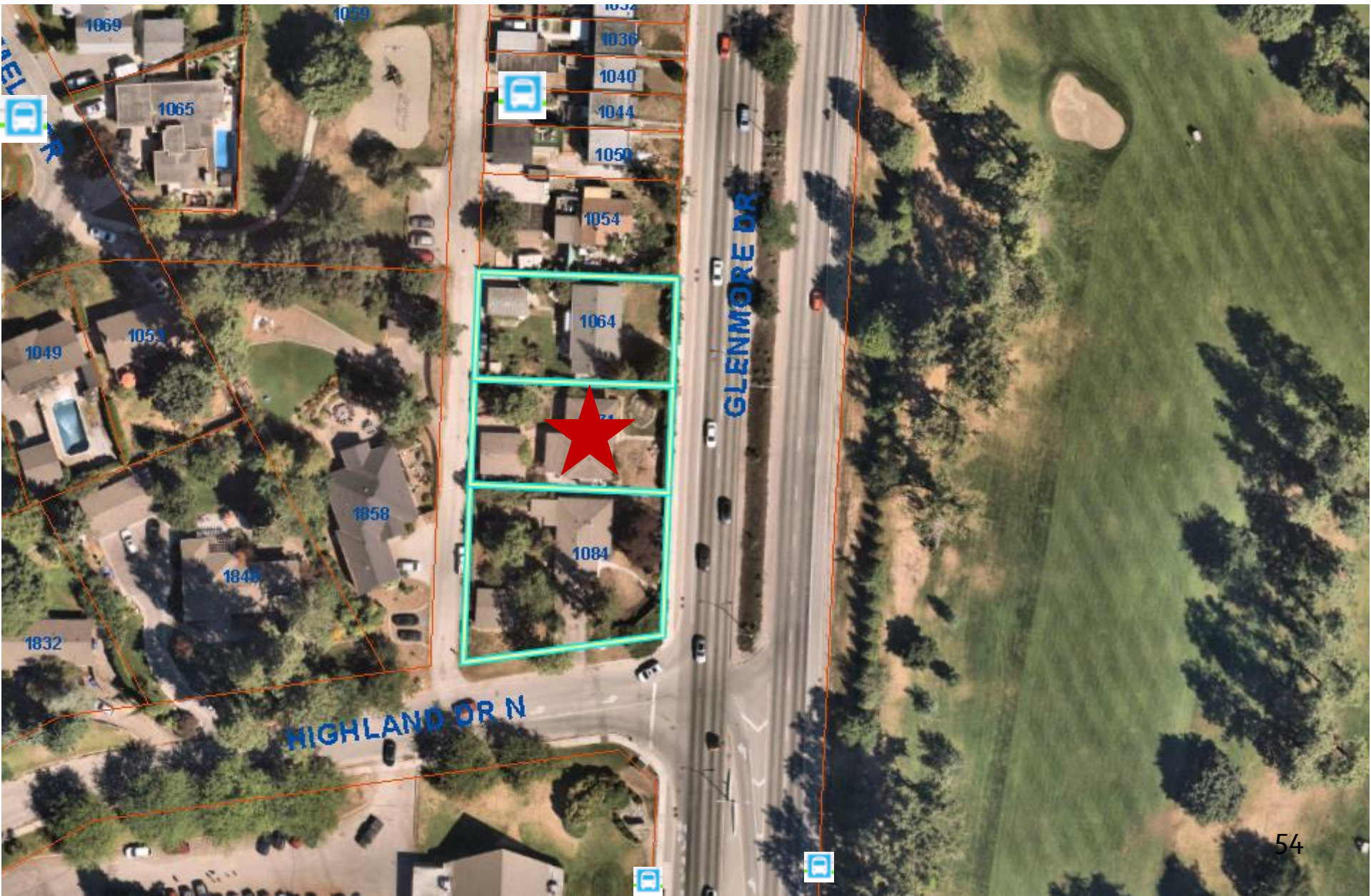


OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area

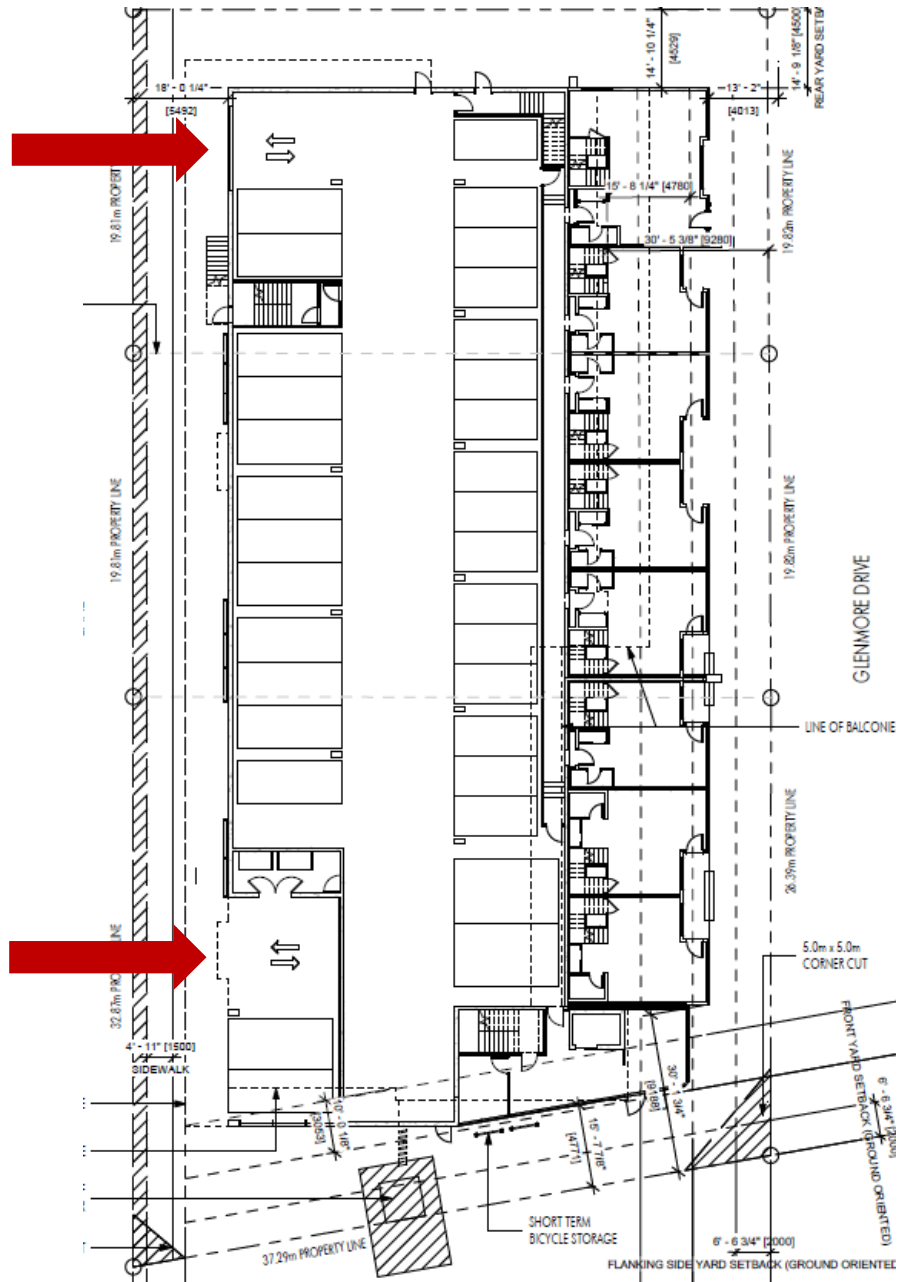
Subject Property Map



Project Details

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ Directly fronts onto Glenmore Drive, which is a Transit Supportive Corridor (TSC).
- ▶ MF3 – Apartment Housing 6-storey apartment
 - ▶ 67 units
 - ▶ 74 parking stalls + 1 car share
 - ▶ All vehicular access off laneway.

Site Plan



OCP Objectives & Policies

- ▶ Policy 5.2.1. Transit Supportive Corridor Densities.
 - ▶ The proposal adds meaningful and important density along Glenmore Drive, which is a Transit Supportive Corridor
- ▶ Policy 5.2.2. Building Height.
 - ▶ The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.
- ▶ Policy 5.2.5. Corridor Access and Consolidation.
 - ▶ The proposal includes the consolidation of three properties and all access is proposed off the back lane.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supported Corridor Policies
 - ▶ Development Permit to follow.

REPORT TO COUNCIL

Text Amendment



Date: May 27th, 2024
To: Council
From: City Manager
Address: 1570-1580 Water Street
File No.: TA24-0006

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0006 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule 'A' attached to the Report from the Development Planning Department dated May 27, 2024, be considered by Council;

AND THAT 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 by adding a Site-Specific Text Amendment to increase the maximum density from 1.5 FAR to 4.0 FAR and to increase the maximum height from 3 storeys to 4 storeys for the subject properties.

3.0 Development Planning

Staff are supportive of the proposed site-specific Text Amendment to increase the allowable height and density on the subject property. The applicant has been in discussion with Staff on the condition of the crane onsite and the condition of the stalled construction site on the subject property. The applicant agreed to a fast-tracked schedule to expedite the project's reconstruction start date. A Development Permit for a four-storey mixed use building will come forth to Council shortly to analyze the form and character. In order to accommodate the project's accelerated schedule the Text Amendment application is needed prior to finalizing the Development Permit submission. The allowed maximum density of 1.5 FAR would only accommodate a one and half storey building, assuming zero setbacks, which is typical of the surrounding downtown context. Therefore, the additional density is needed to accommodate a four storey, mixed use building.

4.0 Site Context & Background

1580 Water St. was originally built as a 1 storey building in 1908 to house the Kelowna Courier—one of Kelowna's original newspapers. The second storey of the building was added in 1928. Kelowna Courier continued to occupy the building until 1957 when the business moved to a new location on Doyle Ave. From this point the building hosted a series of businesses, including the Keg restaurant.

1570 Water St. was originally built circa 1910 to house a Chinese restaurant on the ground floor with living quarters above. The building changed ownership numerous times over the years but has always remained a restaurant, and served as an extension of the Keg restaurant at one point. More recently, the building housed La Lupita restaurant. Though the building was originally built in brick, similar to 1580 Water St., the brick had

stucco applied over it in the post-WWII era. The original 2019 application, where the building was largely demolished, removed the stucco and refurbished the original brick façade facing Water Street.



Original Development Permit (DP19-0143) December 2020

5.0 Application History

The site at 1570-1580 Water Street had a Development Permit (DP19-0143) approved December 14th 2020.

The original application was for a unique establishment featuring a wine bar; lounge, roof top deck, interpretative centre, tasting room, education centre and lab, and wine shop. The applicant continued with a demolition and building permit to build the structure in December 2020. For provincial regulations and logistical reasons the applicant put the building permit on hold. The partially constructed site has remained fenced off ever since.



New Development Permit (DP24-0061) April 2024

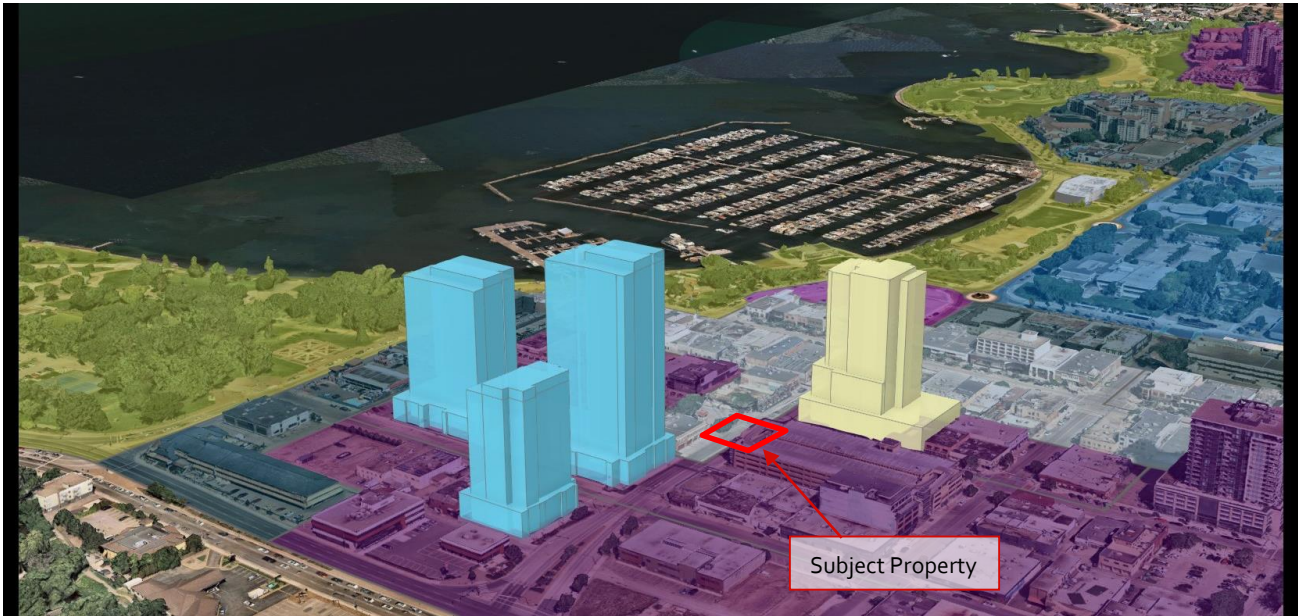
The applicant pivoted to a 12 storey hotel proposal and submitted an application on April 4th 2024. After preliminary feedback on the form and character of the hotel development and neighbourhood consultation, the applicant informed Staff on May 7th 2024 that the application would need to be significantly changed. The development proposal now is for a 4-storey commercial building, with the opportunity for a residential suite.

The potential uses of the building include, but are not limited to a restaurant, wine tasting room, wine shop, urban winery, distillery, urban market, events space, and a residential unit.

Subject Property Map: 1570-1580 Water Street



Downtown Context Map:



6.0 Current Development Policies

6.1 Kelowna Official Community Plan (OCP)

Objective 4.4 Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City (Chapter 4 Urban Centres).		
Policy	4.4.5	Support development in the Downtown Urban Centre that includes the following characteristics at grade, as outlined in Map 4.2. <ul style="list-style-type: none"> • Retail space along Bernard Avenue integrated with a high-quality urban streetscape experience, reinforcing the street as Downtown’s high street; • Retail space along designated retail streets to create more dynamic spaces with high levels of pedestrian activity; and
Downtown Street Character		

	<ul style="list-style-type: none"> Civic and cultural uses, with supporting retail uses along the Art Walk and portions of Water Street designated as civic streets, in keeping with the directions of the <i>Civic Precinct Plan</i>.
	<i>This project will provide high quality retail space along Water Street and Lawrence Avenue that will create dynamic spaces this policy is looking to reinforce.</i>

10 Pillars to Realize our Vision - Focus Investment in Urban Centres	
Chapter 1 The Big Picture	<p>Growing Kelowna’s Urban Centres – Downtown, Capri-Landmark, Pandosy, Rutland and Midtown – into vibrant hubs of activity is one of the major goals of <i>Imagine Kelowna</i>. It’s also a critical component of accommodating growth without more urban sprawl. To support this, the Official Community Plan directs public and private investments towards providing more jobs, housing, transportation options, parks and other amenities in and around the Urban Centres.</p> <p><i>This statement encourages unique commercial ventures like the one proposed that will enhance living downtown for current and future residents. The commercial options will attract customers and visitors to the downtown while increasing vibrancy and employment opportunities.</i></p>

7.0 Application Chronology

Application Accepted: April 4th 2024
 Neighbourhood Notification Summary Received: May 24th 2024

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action, & Development Services

Attachments:
 Attachment A: Applicant Rationale Package
 Schedule 'A': Site specific content changes to Zoning Bylaw 12375

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

May 7, 2024

Adam Cseke
Planner
City of Kelowna

Subject: 1570/1580 Water St - Change in Development Plans

Dear Adam,

I am writing to inform you of a change in our development plans (DP24-0060) for the property located at 1570/1580 Water Street, Kelowna from a 12-story hotel to a 4-story commercial building.

Per our agreement with the city, we were working on a fast-tracked schedule to expedite the project's start date and were addressing various details simultaneously with the permit application. We have come to realize that our initial vision was overly ambitious for the given site due to unforeseen circumstances that only became apparent during this application process. As a result, we had to pivot our development idea in order to keep our promise to expedite our build.

To align with the site's constraints, zoning bylaws and the surrounding area's needs more effectively, we have decided to transition our plans to the construction of a four-story commercial building instead. This decision allows us to adapt to the site's characteristics more appropriately while still contributing positively to the neighborhood's development.

The potential uses of this building include but are not limited to restaurant, wine tasting room, wine shop, urban winery, distillery, urban market. events space and a residential suite.

We understand the importance of transparency and collaboration in such matters and are committed to working closely with the City of Kelowna throughout this transition. To expedite the start date, we propose building a shell first and applying for a Tenant Improvement permits at a later date.

Please do not hesitate to reach out if you require any further information or clarification regarding this matter.

Thank you for your understanding and cooperation.

Sincerely,
Slava Korshunov | Director

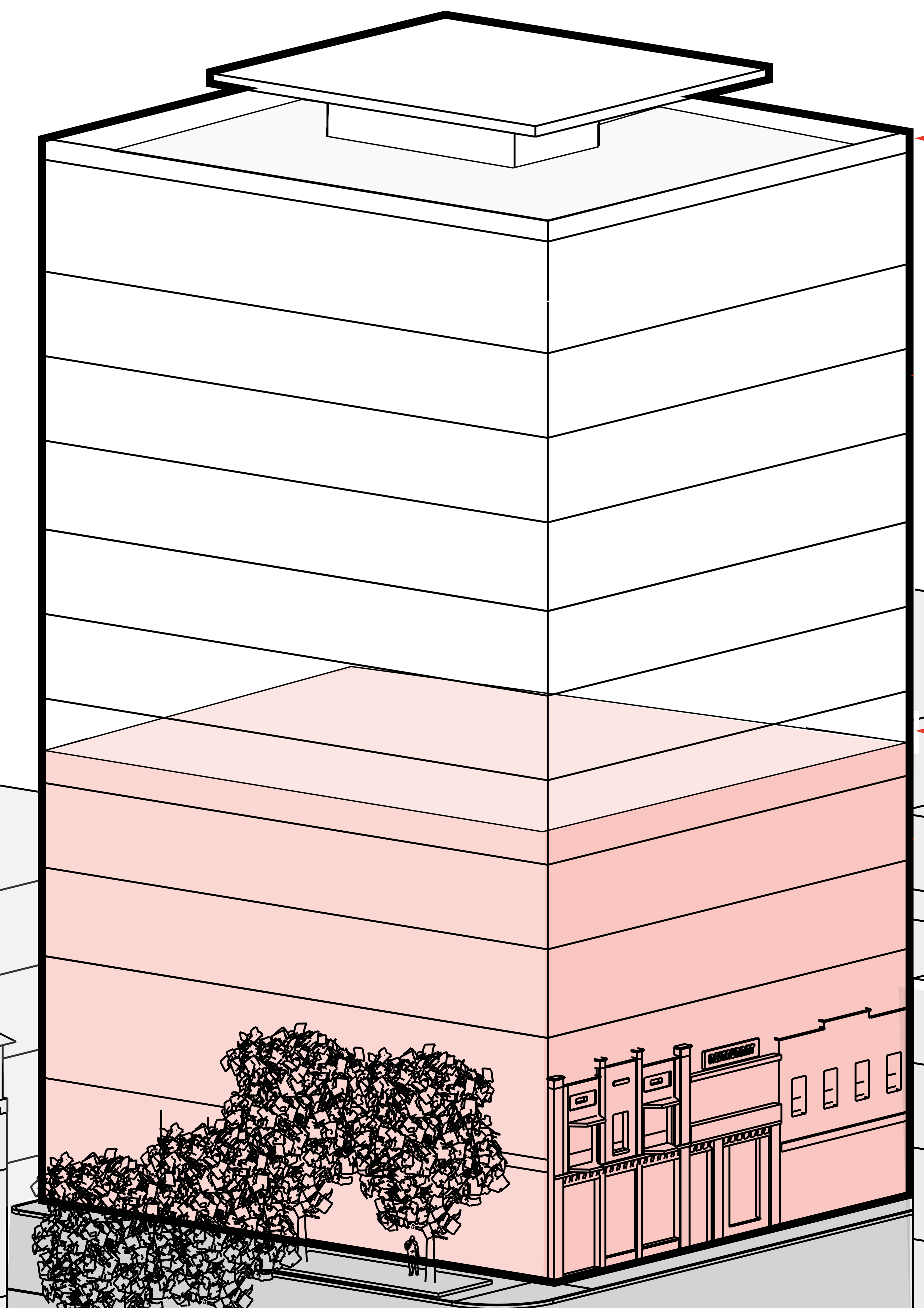
Vines&Rebar Construction Management Ltd.



SETBACK VARIANCE DIAGRAM

1570-1580 WATER STREET

WATER ST BY
THE PARK



12 STOREYS

FUTURE TOWER

4 STOREYS 0.0m SETBACK

Schedule 'A' Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 14.15 – Site Specific Regulations	n/a	Add line 13 for a site specific amendment: See Chart A for details	To accommodate a 4- storey mixed use building.

SCHEDULE _____ **A**

This forms part of application
TA24-0006

Planner Initials AC



City of
Kelowna
DEVELOPMENT PLANNING

Chart A

Proposed Addition to Section 14.15 – Site Specific Regulations

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
13.	Lot 1 District Lot 139 ODYD Plan 1355,	1580 Water St	To permit: <ul style="list-style-type: none"> • A maximum building height of 4 storeys and 20 metres. • A maximum density of 4.0 FAR.
	Lot 2 District Lot 139 ODYD Plan 1355,	1570 Water St	
	Lot 5 District Lot 139 ODYD Plan 1355, and	1570 Water St	
	Lot 6 District Lot 139 ODYD Plan 1355,	1580 Water St	

SCHEDULE A

This forms part of application
TA24-0006

Planner
Initials

AC



City of
Kelowna
DEVELOPMENT PLANNING



City of Kelowna

TA24-0006

1570-1580 Water St

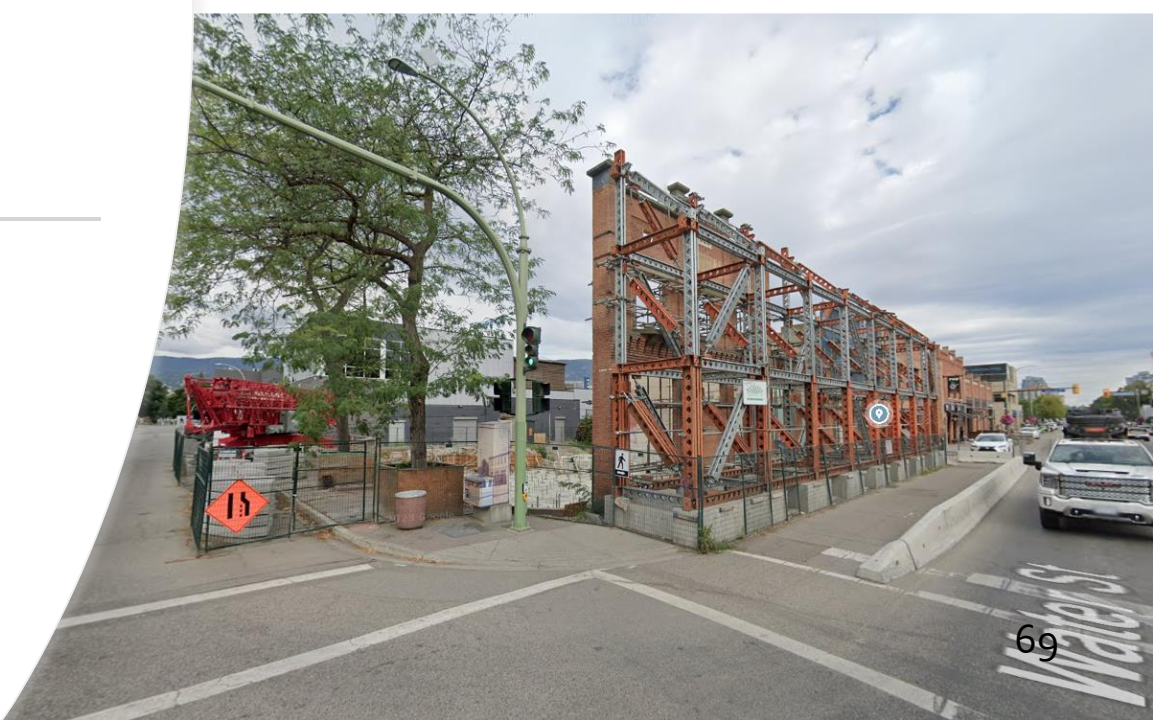
May 27, 2024

Purpose

- ▶ To consider a Site-Specific Text Amendment for this property to increase the maximum density from 1.5 FAR to 4.0 FAR and to increase the maximum height from 3 storeys to 4 storeys.



Background



Development Process

April 4th 2024

Development Application Submitted



Staff Review & Circulation



May 24th 2024

Public Notification Received



May 27th 2024

Initial Consideration



Reading Consideration or Public Hearing



Final Reading & DP/DVP



Building Permit

Council
Approvals



Subject Property Map



Walk Score
94

Walker's Paradise
Daily errands do not require a car.

Transit Score
59

Good Transit
Many nearby public transportation options.

Bike Score
98

Biker's Paradise
Daily errands can be accomplished on a bike.



Downtown Context Map



Application History



Current Proposal



SETBACK VARIANCE DIAGRAM

1570-1580 WATER STREET

12 STOREYS

FUTURE TOWER

4 STOREYS 0.0m SETBACK

WATER ST BY THE PARK

Text Amendment

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
13.	<p>Lot 1 District Lot 139 ODYD Plan 1355,</p> <p>Lot 2 District Lot 139 ODYD Plan 1355,</p> <p>Lot 5 District Lot 139 ODYD Plan 1355, and</p> <p>Lot 6 District Lot 139 ODYD Plan 1355,</p>	<p>1570-1580 Water Street, Kelowna, BC</p>	<p>To permit:</p> <ul style="list-style-type: none"> • A maximum building height of 4 storeys and 20 metres. • A maximum density of 4.0 FAR.

OCP Objectives & Policies

- ▶ Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City
- ▶ Focus Investment in Urban Centres

Staff Recommendation

- ▶ Staff recommend support for TA24-0006 and accompanying bylaws
- ▶ Recommend the bylaws be forwarded to a Public Hearing



Conclusion of Staff Remarks

CITY OF KELOWNA
BYLAW NO. 12668
TA24-0006
1570-1580 Water Street

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, **Section 14 – Core Area & Other Zones, Section 14.15 – Site Specific Regulations** be amended by adding the following in its appropriate location:

“

13.	Lot 1 District Lot 139 ODYD Plan 1355	1580 Water St	To permit: <ul style="list-style-type: none"> • A maximum building height of 4 storeys and 20 metres. • A maximum density of 4.0 FAR.
	Lot 2 District Lot 139 ODYD Plan 1355	1570 Water St	
	Lot 5 District Lot 139 ODYD Plan 1355	1570 Water St	
	Lot 6 District Lot 139 ODYD Plan 1355	1580 Water St	

”

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

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated May 27, 2024 with respect to eight rezoning applications;

AND THAT Rezoning Bylaws No. 12623, 12653, 12656, 12657, 12658, 12659, 12660 and 12663 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12623, 12653, 12656, 12657, 12658, 12659, 12660 and 12663 and to give the bylaws further reading consideration.

Background:

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

The eight Rezoning Applications were brought forward to Council for initial consideration on May 6, 2024, and May 13, 2024. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Public Hearing Option	Recommended Readings	Correspondence Received
436 Eldorado Rd	Z23-0043	12623	No	1 st , 2 nd , 3 rd , adopt	0
394-396 Moubray Rd	Z22-0043	12653	No	1 st , 2 nd , 3 rd	0
1531 Bernard Ave	Z23-0085	12656	No	1 st , 2 nd , 3 rd	1
Martin Ave 1085, Gordon Dr 1444- 1448	Z24-0003	12657	No	1 st , 2 nd , 3 rd	0
Mills Rd 163-165	Z24-0006	12658	No	1 st , 2 nd , 3 rd	1
Glenmore Dr 1232 1240 1250	Z24-0009	12659	No	1 st , 2 nd , 3 rd	0
Cara Glen Ct 1402	Z23-0078	12660	No	1 st , 2 nd , 3 rd	0
380 Bubna Rd	Z22-0039	12663	Yes	1 st , 2 nd , 3 rd , adopt	0

These applications were brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaws.

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaws No. 12623, 12653, 12656, 12657, 12658, 12659, 12660 and 12663 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

- give a bylaw reading consideration,
- defeat the bylaw, or
- for non-residential bylaws, give a bylaw first reading and advance the bylaw to a Public Hearing.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: L Bentley, City Clerk

cc: Development Planning

CITY OF KELOWNA
BYLAW NO. 12653
Z22-0043
394-396 Moubray Road

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 7 Section 32 Township 26 ODYD Plan 14234 located on Moubray Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12656
Z23-0085
1531 Bernard 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 Parcel Z Section 20 Township 26 ODYD Plan 3604 located on Bernard Avenue, Kelowna, BC from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12657

Z24-0003

1085 Martin Ave & 1444-1448 Gordon Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 4 District Lot 138 ODYD Plan 1472 located on Martin Avenue, Kelowna, BC;
 - b. Lot 2 District Lot 138 ODYD Plan 1472 located on Gordon Drive, Kelowna, BC; and
 - c. Lot 1 District Lot 138 ODYD Plan 1472 located on Gordon Drive, Kelowna, BC;from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12658

Z24-0006

163-165 Mills Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan 15106 located on Mills Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12659
Z24-0009
1232, 1340, 1250 Glenmore Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot B Section 29 Township 26 ODYD Plan 39467 located on Glenmore Dr, Kelowna, BC;
 - b. Lot 2 Section 29 Township 26 ODYD Plan 16352 located on Glenmore Dr, Kelowna, BC;
 - c. Lot A Section 29 Township 26 ODYD Plan KAP47536 located on Glenmore Dr, Kelowna, BC;from the MF₁ – Infill Housing zone to the MF_{3r} – Apartment Housing Rental Only zone.

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12660

Z23-0078

1402 Cara Glen Ct

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 1 Section 31 Township 26 ODYD Plan EPP100150 located on Cara Glen Ct, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12623

Z23-0043

436 Eldorado Road

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

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

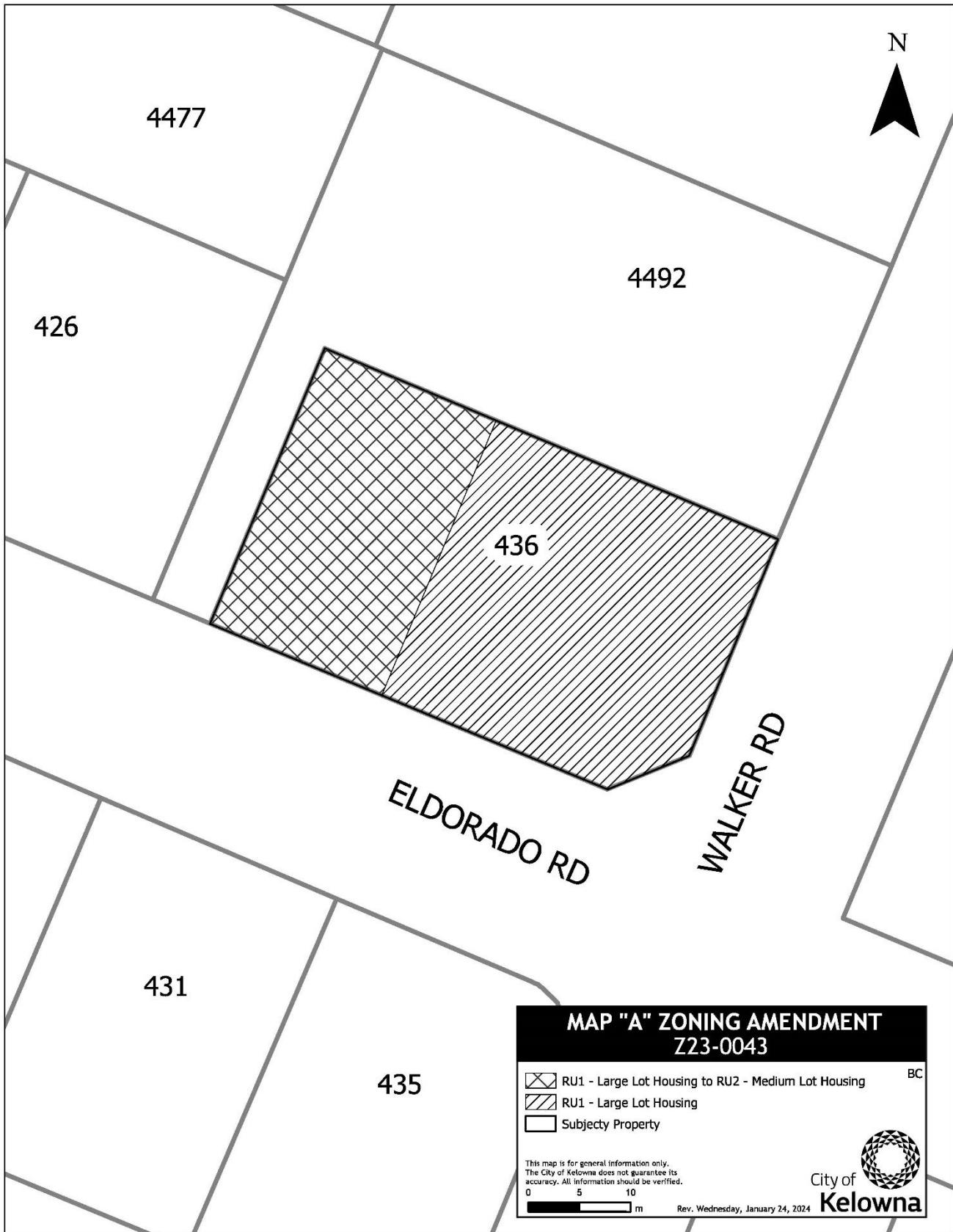
1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of a portion of Lot 2 District Lot 167 ODYD Plan 21142 located on Eldorado Road, Kelowna, BC from the RU₁ – Large Lot Housing zone to the RU₂ – Medium Lot Housing zone as shown on Map "A" attached to and forming 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, second and third time by the Municipal Council this




Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk




MAP "A" ZONING AMENDMENT
Z23-0043

	RU1 - Large Lot Housing to RU2 - Medium Lot Housing	BC
	RU1 - Large Lot Housing	
	Subjecty Property	

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

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Rev. Wednesday, January 24, 2024


City of Kelowna

CITY OF KELOWNA

BYLAW NO. 12663

Z22-0039

380 Bubna Road

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 portions of Lot 1 Sections 1 and 2 Township 20 ODYD Plan KAP66741 located on Bubna Road, Kelowna, BC from the I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential zone to the I2 – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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




Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



MAP "A" ZONING AMENDMENT
File Z22-0039

-  A2-Agriculture / Rural Residential (non-ALR) to I2-General Industrial
-  I4-Natural Resource Extraction to I2-General Industrial
-  Subject Property

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. May 3, 2024



REPORT TO COUNCIL SUPPLEMENTAL



Date: May 27th 2024
To: Council
From: City Manager
Address: 3593 Lakeshore Road
File No.: DP23-0115

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF ₃ – Apartment Housing	MF ₃ – Apartment Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0115 for Lot 10 District Lot 134 ODYD Plan 2988, located at 3593 Lakeshore Road, Kelowna, BC, subject to the following:

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

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

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

2.0 Purpose

To consider a Development Permit for the form and character of an apartment housing development.

3.0 Discussion

Subsequent to Council's decision on April 8th, 2024, the applicant updated all elevation drawings, as well as amended the landscaping and amenity spaces. The updated renderings ('Schedule B') have been updated to add additional features for the sides that face neighbouring properties. This includes extending the wood slat to all sides of the buildings, as well as additional buildouts to articulate and frame the balconies. All sides of the building have three different hardie materials, which are cobble stone, aged pewter and arctic white.

The amenity spaces on the north and south sides of the building have been further programmed to include additional features. The south amenity space includes seating and fire tables and is screened by landscaping along the south property line. The landscaping will also add visual interest to the neighbouring properties.

The north amenity space includes a dog run, and benches to activate the space. Additional treatment has also been added to the Lakeshore Road frontage, which includes large trees that will help improve the street interface.

Staff believe that the proposed changes to the form and character, amenity spaces and landscaping further meet the OCP Design Guidelines for low and mid-rise apartments. The updated elevation drawings and landscaping improve the visual interest of the building to the neighbouring properties and the updated amenity spaces will increase the livability for future residents. If the application is successful, the applicant will be required to submit a landscape bond prior to the issuance of a Development Permit.

4.0 Background

The Development Permit Application was considered by Council on April 8th, 2024. After Council’s discussion the application was deferred due to concerns with the form and character of the north, east, and south side of the building, as well as the private amenity areas and landscaping. The below resolution has been resolved:

Resolution	Date
THAT Council defer the issuance of Development Permit No. DP23-0115 for Lot 10 District Lot 134 ODYD Plan 2988, located at 3593 Lakeshore Road, Kelowna, BC.	April 8, 2024

5.0 Application Chronology

Application Accepted: June 2, 2023
 Previous Council Consideration: April 8, 2024

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

Attachments:

- Attachment A: Draft Development Permit - DP23-0115
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations & Sections
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines (updated)

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

Development Permit

DP23-0115



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

3593 Lakeshore Road

and legally known as

Lot 10 District Lot 134 ODYD Plan 2988

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

Apartment Housing

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

Date of Council Approval: **May 27th, 2024**

Development Permit Area: Form and Character DPA

Existing Zone: MF3 – Apartment Housing

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: Immortal Homes Ltd., Inc. No. A0101356

Applicant: Matt Johnston – LIME Architecture

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT		A
This forms part of application # DP23-0115		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

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. DP23-0115 and for Lot 10 District Lot 134 ODYD Plan 2988 located at 3593 Lakeshore Road, Kelowna, BC, subject to the following:

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

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 **\$116,948.75**


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.

ATTACHMENT		A
This forms part of application		
# DP23-0115		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the

Landscape Agreement or their designates.

DRAFT

ATTACHMENT		A
This forms part of application		
# DP23-0115		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

3593 LAKESHORE RD, KELOWNA BC

PROPERTY DESCRIPTION

CIVIC: 3593 LAKESHORE RD, KELOWNA B.C.
LEGAL: LOT 10, PLAN KAP2988

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:
CURRENT: CITY OF KELOWNA RU1 ZONING
CORE AREA
TRANSIT SUPPORTIVE CORRIDOR

PROPOSED: MF3 ZONING

SITE INFORMATION:

GROSS SITE AREA = 18,989 SF (1764.144 m²)
(NOT INCLUDING ROAD DEDICATION)

SITE COVERAGE = 65% (12,343 SF)
SITE COVERAGE + HARDSCAPING = 85% (16,141 SF)
MIN DENSITY: 3.1 UNITS PER 1,000M² LOT AREA = 6 UNITS
BASE FAR = 1.3 (24,586 SF)

PRIVATE AND COMMON AMENITY SPACE

COMMON AMENITY SPACE = 20 UNITS x 4m²/UNIT = 80m² (861 SF) 131.3m² (1,413 SF)
PRIVATE AMENITY SPACE =
2+ BEDROOM UNITS = 25.4 = 21m² (226 SF) 226-347 SF PER UNIT (SEE TABLE)
1 BEDROOM UNITS = 15.4 = 11m² (118 SF) 264 SF PER UNIT (SEE TABLE)

SCHEDULE A

This forms part of application
DP23-0115

Planner Initials **TC**



HEIGHT =

YARD SETBACKS:

FRONT YARD = 4.5M
FRONT YARD (GROUND ORIENTED UNIT) = 2.0M
FRONT YARD (GARAGE) = 6.0M
SIDE YARD = 3.0M
REAR YARD = 4.5M

PARKING CALCULATIONS

1 BEDROOM UNITS = 3 UNITS x 1.0 = 3
2 BEDROOM UNITS = 14 UNITS x 1.1 = 15.4
3 AND 4 BEDROOM UNITS = 3 UNITS x 1.4 = 4.2
TOTAL RESIDENT = 22.6 = 23
VISITOR = 20 UNITS x 0.14 = 2.8
TOTAL = 26
ACCESSIBLE PARKING = 1

LONG-TERM BICYCLE STORAGE:

1 BEDROOM = 3 UNITS x 0.75 = 2
2 BEDROOM = 14 UNITS x 0.75 = 11
3 AND 4 BEDROOM = 3 UNITS x 1 = 3
TOTAL = 16

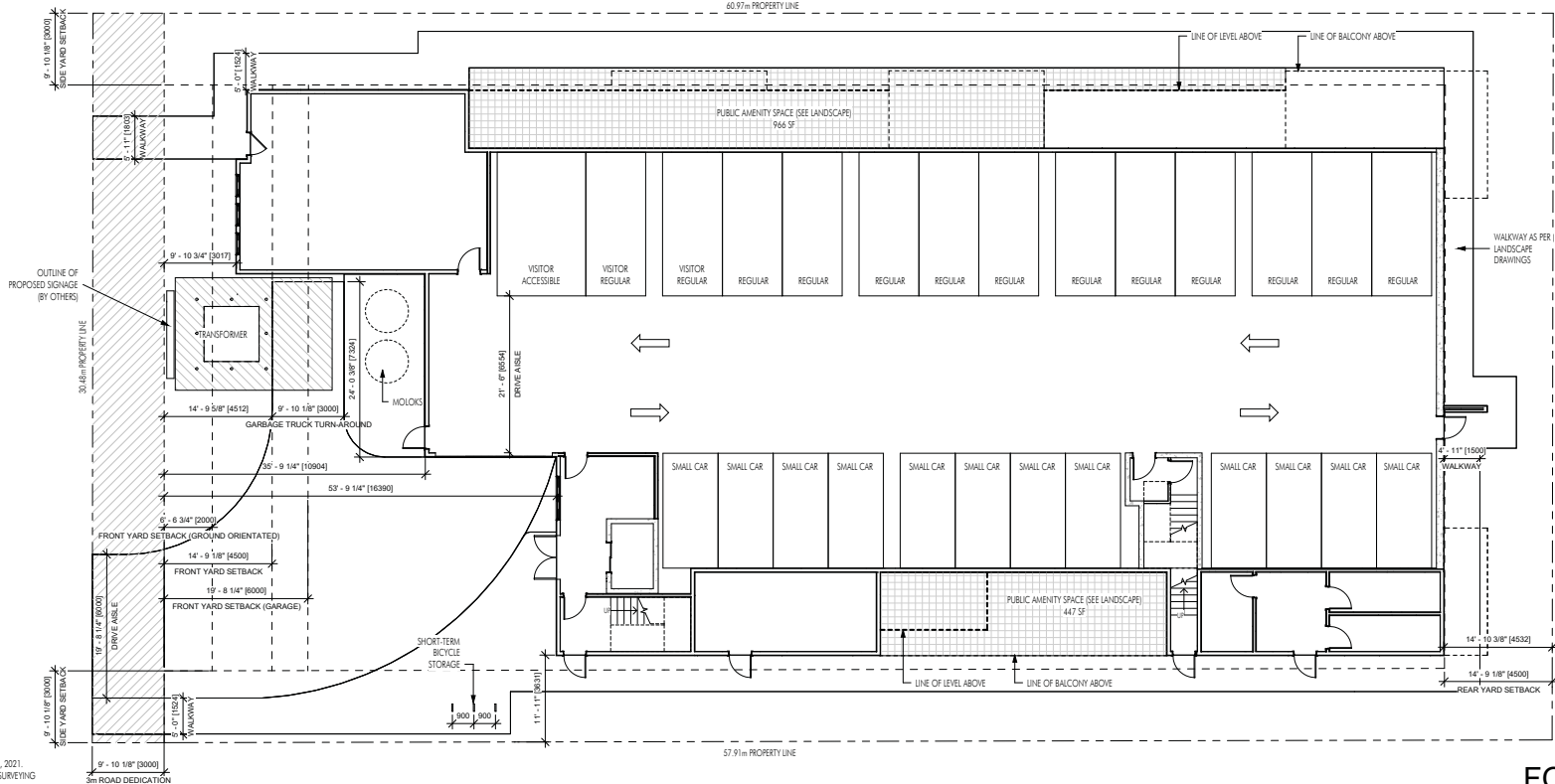
SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE = 6

ALLOWED/REQUIRED
18.0M (4 STOREYS)

PROPOSED
13.8M (4 STOREYS)

UNIT AREA CALCULATIONS			
UNIT	# OF BEDROOMS	FLOOR AREA	PRIVATE AMENITY SPACE
101 ENTRY		796 SF	
101 UPPER	4	1015 SF	344 SF
201	1	903 SF	264 SF
202	2	1104 SF	226 SF
203	2	1103 SF	281 SF
204	2	1106 SF	226 SF
205	2	1099 SF	335 SF
206	2	1163 SF	347 SF
301	1	903 SF	264 SF
302	2	1069 SF	302 SF
303	2	1104 SF	226 SF
304	2	1105 SF	329 SF
305	2	1106 SF	226 SF
306	2	1099 SF	335 SF
307	2	1163 SF	347 SF
401	1	903 SF	264 SF
402	2	1208 SF	302 SF
403	3	1709 SF	226 SF
404	2	1106 SF	329 SF
405	3	1665 SF	335 SF
406	2	1163 SF	347 SF
TOTAL UNIT AREAS:		23589 SF	



TRUE NORTH PROJECT NORTH
SITE SURVEY COMPLETED ON MARCH 10, 2021.
SURVEY COMPLETED BY ALTIERRA LAND SURVEYING



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Kelowna BC V1Y 2B2
www.limearchitecture.com

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All trades shall comply with the work in accordance with the current municipality building by-laws and requirements of other local authorities being jurisdiction as well as the British Columbia building code as the latest version including all published revisions and addenda. All trades shall ensure full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including but not limited to water, sewer, gas, fibre and telephone.

Revision No.	Date	Description
09.29.22		FOR REVIEW
11.24.22		FOR REVIEW
12.14.22		FOR COORDINATION
12.16.22		FOR REVIEW
01.03.23		FOR REVIEW
01.25.23		FOR DISCUSSION
01.26.23		FOR COORDINATION
03.10.23		FOR COORDINATION
07.11.23		FOR REVIEW
08.16.23		FOR REVIEW
08.30.23		NEIGHBOURHOOD CONSULT
09.08.23		ADDENDUM #1
01.12.24		FOR REVIEW
01.16.24		ADDENDUM #2
02.05.24		ADDENDUM #3
04.22.24		ADDENDUM #4

Plot Date
04/24/24
PROJECT
3593 LAKESHORE
DRAWING TITLE
PROJECT INFORMATION
Drawing No.
A-003

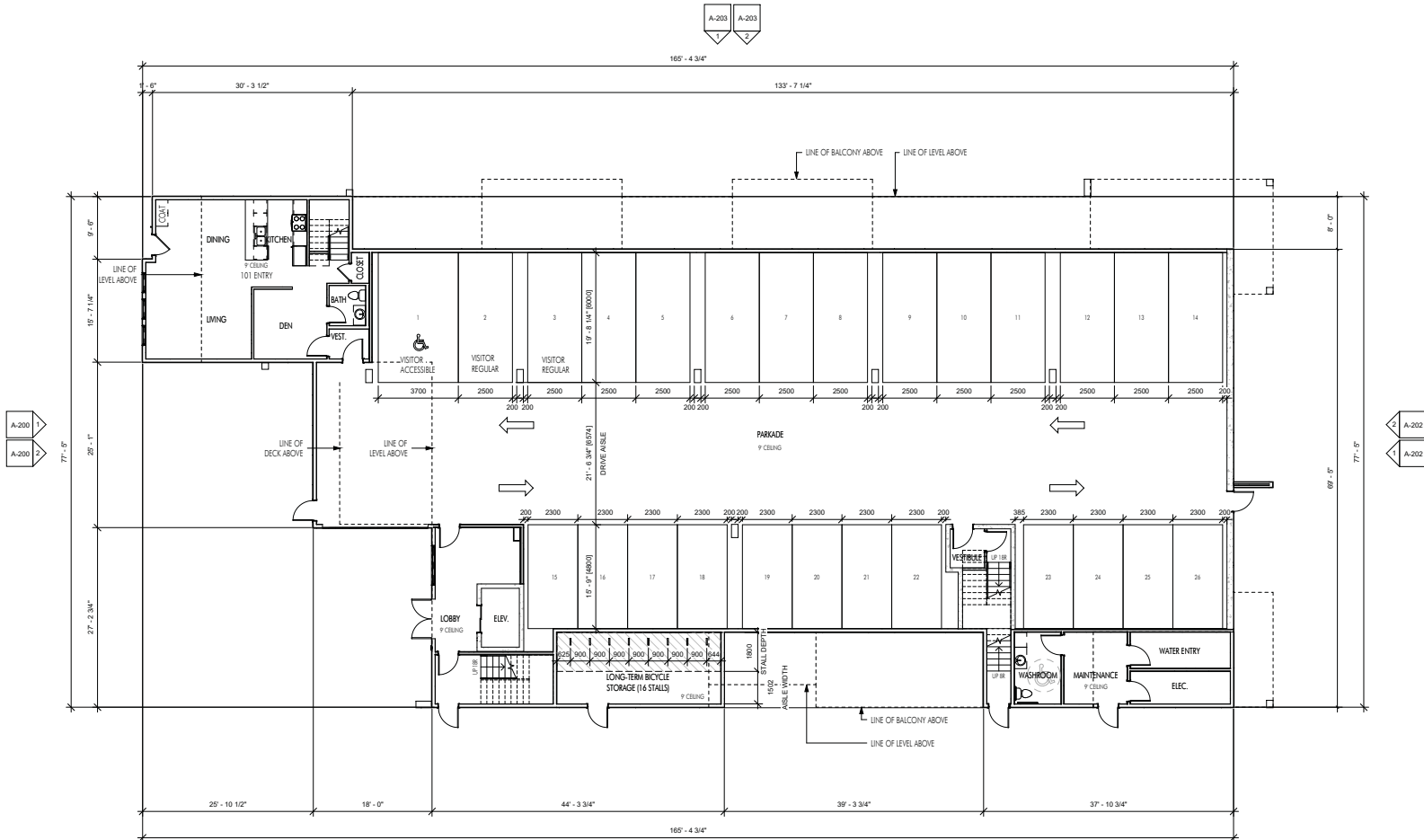


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All trades shall coordinate the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code. Insert recent notices including all published revisions and addenda. All trades shall ensure full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including but not limited to water, sewer, gas, fibre and telephone.

Revision No.	Date	Description
08.04.22	FOR REVIEW	
09.29.22	FOR REVIEW	
10.31.22	FOR REVIEW	
11.24.22	FOR REVIEW	
12.16.22	FOR REVIEW	
01.03.23	FOR COORDINATION	
01.26.23	FOR REZONING/DVP	
05.18.23	FOR REZONING/DVP	
07.11.23	FOR REVIEW	
08.16.23	FOR REVIEW	
09.08.23	ADDENDUM #1	
01.12.24	FOR REVIEW	
01.16.24	ADDENDUM #2	
02.05.24	ADDENDUM #3	
04.22.24	ADDENDUM #4	



1 LEVEL 1 PLAN
A-101 1/8" = 1'-0"

SCHEDULE A

This forms part of application
DP23-0115

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

Plot Date
01-24

PROJECT
3553 LAKESHORE

DRAWING TITLE
LEVEL 1 PLAN

Drawing No.

A-101

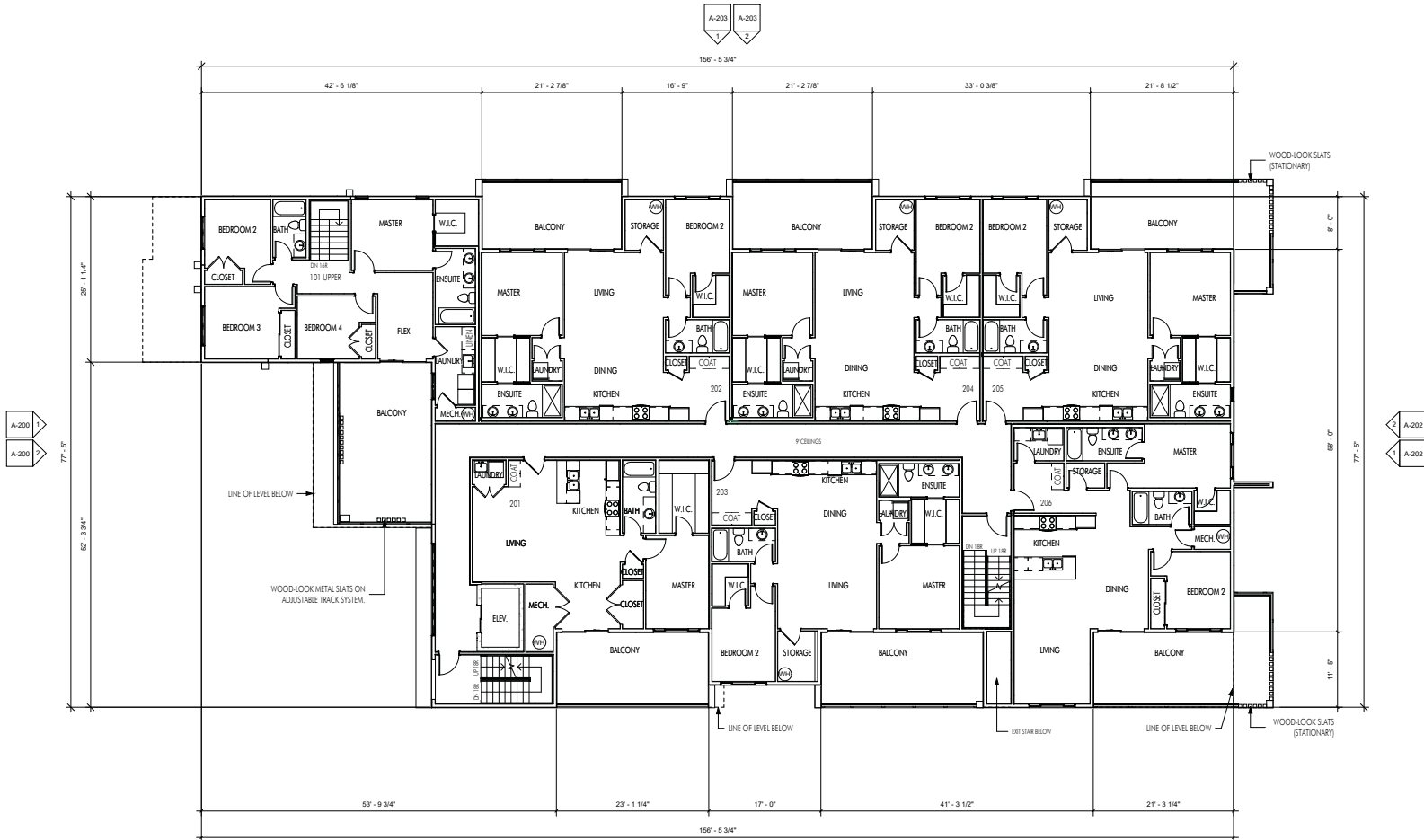


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Revision No.	Date	Description
08.04.22	FOR REVIEW	
09.20.22	FOR REVIEW	
10.31.22	FOR REVIEW	
11.24.22	FOR REVIEW	
12.16.22	FOR REVIEW	
01.03.23	FOR REVIEW	
01.26.23	FOR COORDINATION	
05.18.23	FOR REZONING/DVP	
07.11.23	FOR REVIEW	
08.16.23	FOR REVIEW	
09.08.23	ADDENDUM #1	
01.12.24	FOR REVIEW	
01.16.24	ADDENDUM #2	
02.05.24	ADDENDUM #3	
04.22.24	ADDENDUM #4	



1 LEVEL 2 PLAN
A-102 1/8" = 1'-0"

SCHEDULE A

This forms part of application
DP23-0115

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

Plot Date	01-24
PROJECT	3555 LAKESHORE
DRAWING TITLE	LEVEL 2 PLAN
Drawing No.	A-102

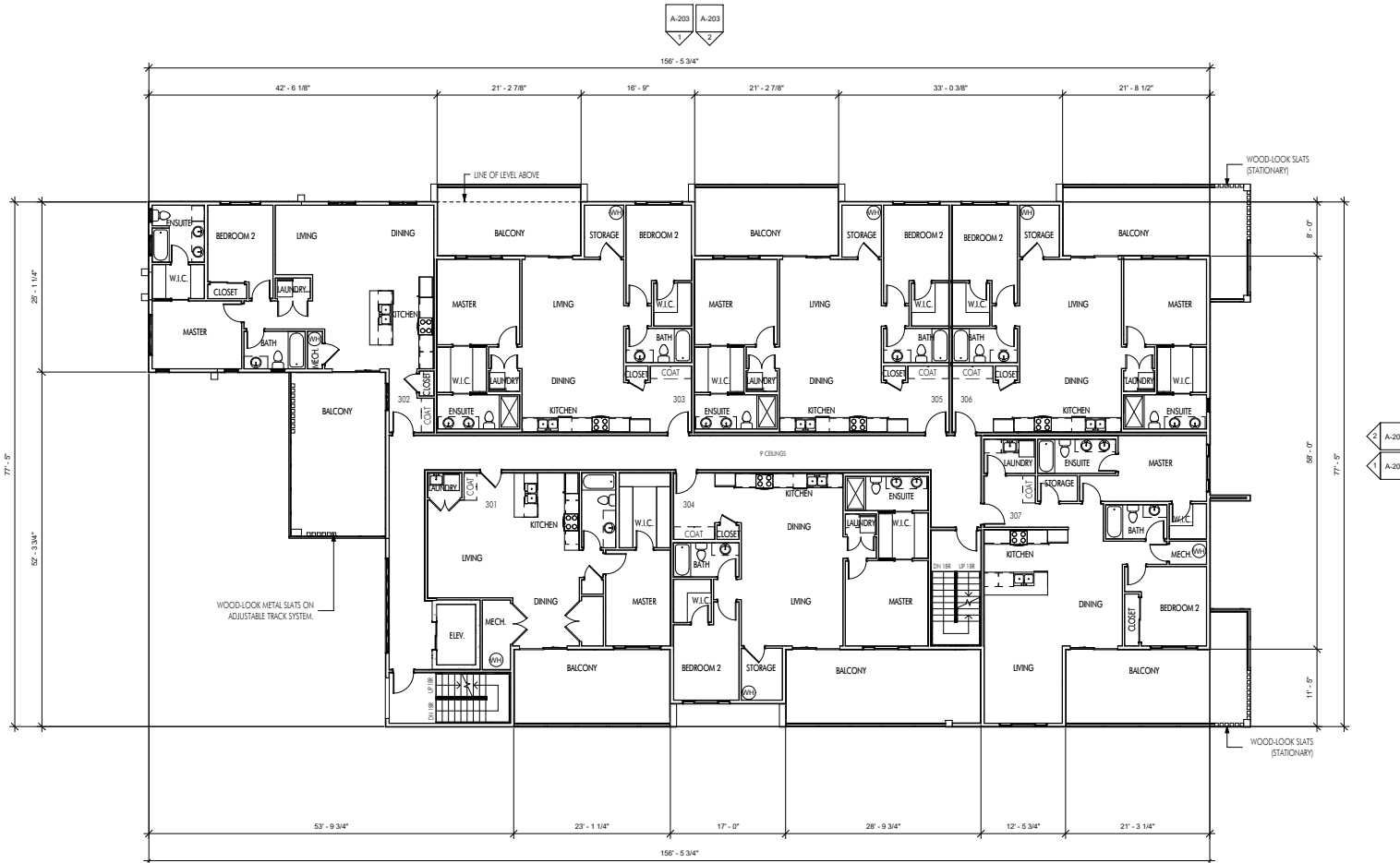


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Revision No.	Date	Description
08.04.22	FOR REVIEW	
09.29.22	FOR REVIEW	
10.31.22	FOR REVIEW	
11.24.22	FOR REVIEW	
12.16.22	FOR REVIEW	
01.03.23	FOR REVIEW	
01.26.23	FOR COORDINATION	
05.18.23	FOR REZONING/DVP	
08.16.23	FOR REVIEW	
09.08.23	ADDENDUM #1	
01.12.24	FOR REVIEW	
01.16.24	ADDENDUM #2	
02.05.24	ADDENDUM #3	
04.22.24	ADDENDUM #4	



1 LEVEL 3 PLAN
A-103 1/8" = 1'-0"

SCHEDULE A

This forms part of application
DP23-0115

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

Plot Date	01.24.24
PROJECT	3553 LAKESHORE
DRAWING TITLE	LEVEL 3 PLAN
Drawing No.	A-103



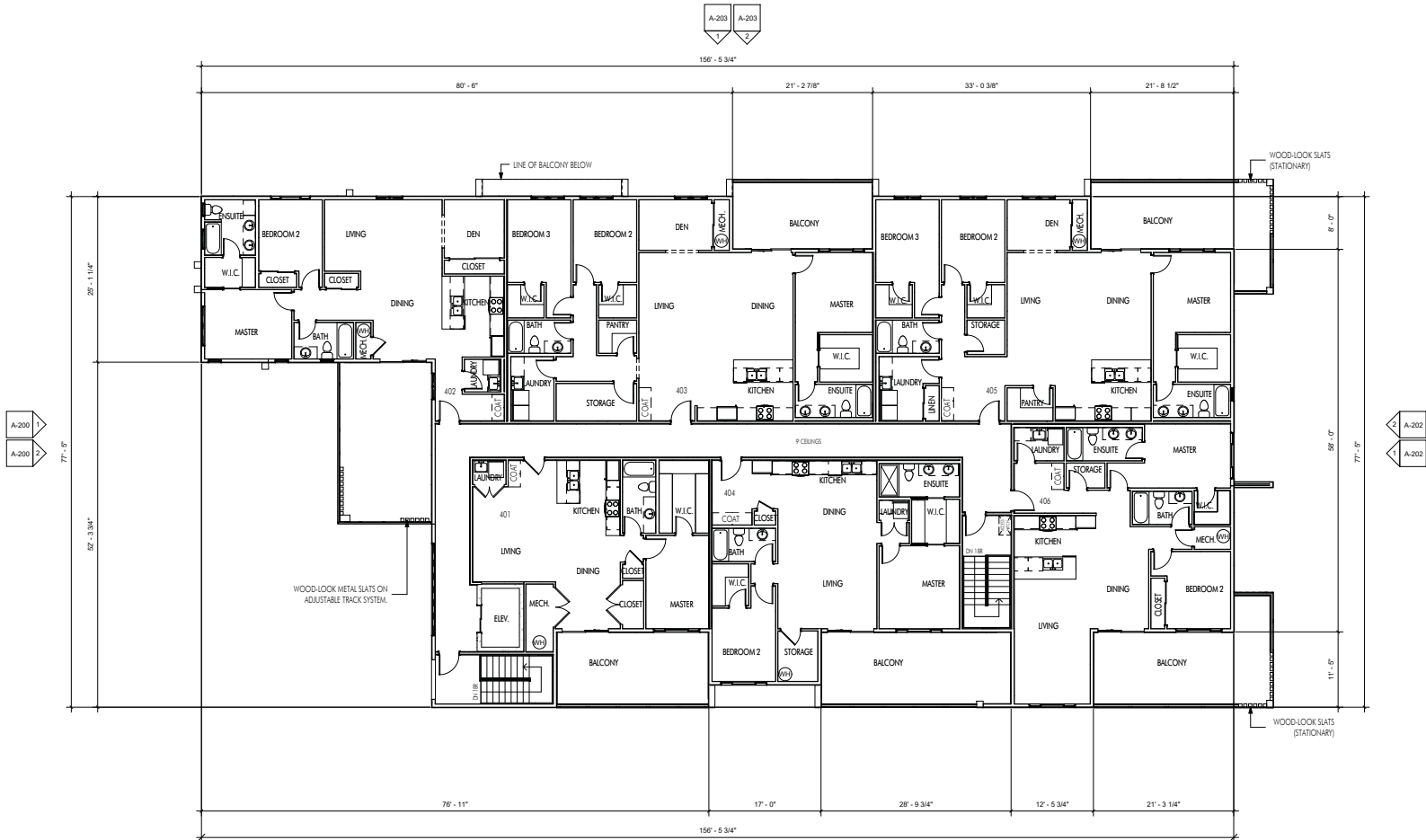
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Revision No.	Date	Description
08.04.22	FOR REVIEW	
09.29.22	FOR REVIEW	
10.31.22	FOR REVIEW	
11.24.22	FOR REVIEW	
12.16.22	FOR REVIEW	
01.03.23	FOR REVIEW	
01.26.23	FOR COORDINATION	
05.18.23	FOR REZONING/DVP	
08.16.23	FOR REVIEW	
09.08.23	ADDENDUM #1	
01.12.24	FOR REVIEW	
01.16.24	ADDENDUM #2	
02.05.24	ADDENDUM #3	
04.22.24	ADDENDUM #4	

Plot Date	01-24-24
PROJECT	3553 LAKESHORE
DRAWING TITLE	LEVEL 4 PLAN
Drawing No.	A-104



1 LEVEL 4 PLAN
A-104 1/8" = 1'-0"

A-201 A-201

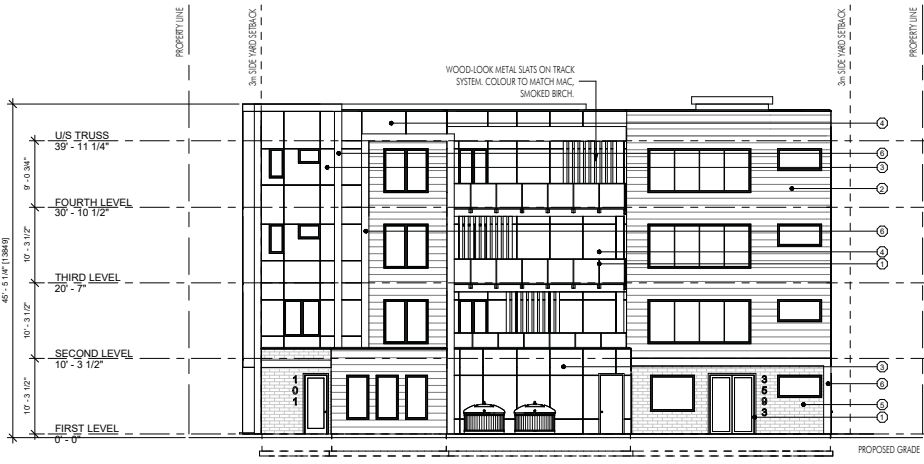
SCHEDULE A

This forms part of application # DP23-0115

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

FOR DP



1 Front Elevation
A-200
1/8" = 1'-0"



2 Front Elevation (Colour)
A-200
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE

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Revision No.	Date	Description
11.24.22	FOR REVIEW	
12.16.22	FOR REVIEW	
01.03.23	FOR REVIEW	
05.18.23	FOR REZONING/DP	
08.16.23	FOR REVIEW	
09.08.23	ADDENDUM #1	
02.05.24	FOR REVIEW	
02.05.24	ADDENDUM #3	
04.11.24	FOR REVIEW	
04.22.24	ADDENDUM #4	

Plot Date
01/24

PROJECT
3553 LAKESHORE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-200



SCHEDULE B
This forms part of application
DP23-0115
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

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Revision No.	Date	Description
11.24.22	FOR REVIEW	
12.16.22	FOR REVIEW	
01.03.23	FOR REVIEW	
05.16.23	FOR REZONING/DP	
08.16.23	FOR REVIEW	
09.08.23	ADDENDUM #1	
02.05.24	FOR REVIEW	
04.11.24	FOR REVIEW	
04.22.24	ADDENDUM #4	

Plot Date
01/24

PROJECT
3555 LAKESHORE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-201



1 Right Elevation
A-201
1/8" = 1'-0"



2 Right Elevation (Colour)
A-201
1/8" = 1'-0"

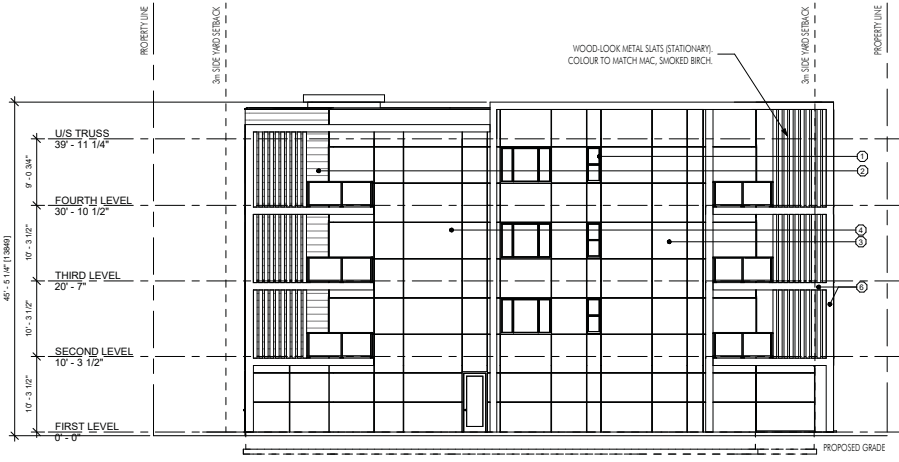
EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE

SCHEDULE B
This forms part of application
DP23-0115

Planner Initials: TC

City of Kelowna
DEVELOPMENT PLANNING

FOR DP



1 Back Elevation
A-202
1/8" = 1'-0"



2 Back Elevation (Colour)
A-202
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE



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Revision No.	Date	Description
11.24.22	FOR REVIEW	
12.16.22	FOR REVIEW	
01.03.23	FOR REVIEW	
05.18.23	FOR REZONING/DP	
08.16.23	FOR REVIEW	
09.08.23	ADDENDUM #1	
02.03.24	ADDENDUM #3	
04.11.24	FOR REVIEW	
04.22.24	ADDENDUM #4	

Plot Date
01/24

PROJECT
3555 LAKESHORE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-202

SCHEDULE B
This forms part of application
DP23-0115

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING



FOR DP

Revision No., Date and Description

11.24.22	FOR REVIEW
12.16.22	FOR REVIEW
01.03.23	FOR REVIEW
05.16.23	FOR REZONING/DP
08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
02.05.24	FOR REVIEW
02.05.24	ADDENDUM #3
04.11.24	FOR REVIEW
04.22.24	ADDENDUM #4

Plot Date

01.24

PROJECT

3055 LAKESHORE

DRAWING TITLE

ELEVATIONS

Drawing No.

A-203



1 Left Elevation
A-203
1/8" = 1'-0"



2 Left Elevation (Colour)
A-203
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE

SCHEDULE B
This forms part of application
DP23-0115

Planner Initials **TC**

FOR DP



RIGHT PERSPECTIVE RENDERING



BACK PERSPECTIVE RENDERING



LEFT PERSPECTIVE RENDERING



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Revision No., Date and Description
04.11.24 FOR REVIEW
04.22.24 ADDENDUM #4

Plot Date
04/24

PROJECT
3555 LAKESHORE

DRAWING TITLE
PERSPECTIVE RENDERINGS

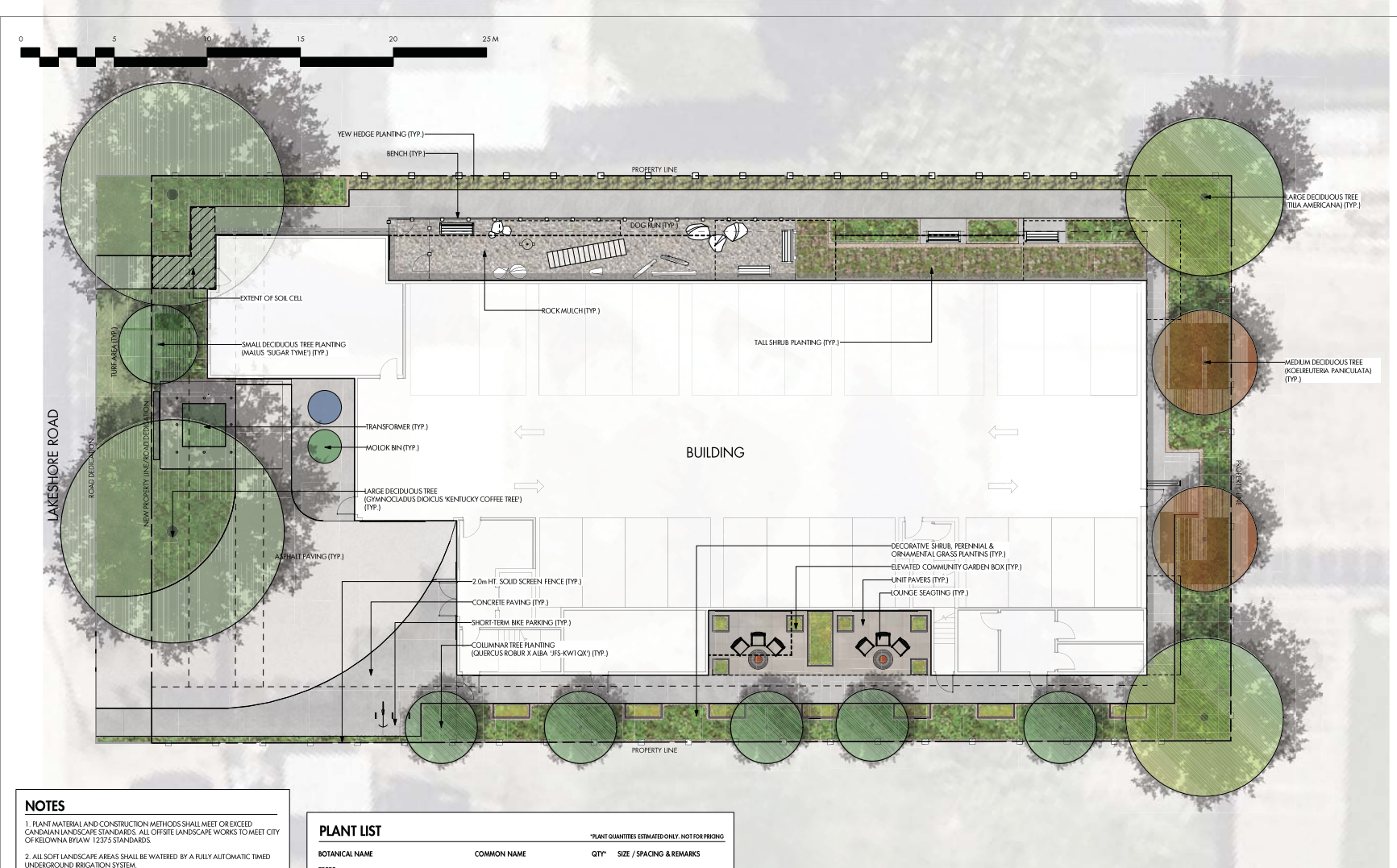
Drawing No.
A-600



SCHEDULE B
This forms part of application
DP23-0115

Planner Initials TC

FOR DP



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 1227'S STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREA 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 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE WEDGMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

*PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE / SPACING & REMARKS
TREES			
GYMNOCADIUS DIOICUS	KENTUCKY COFFEE TREE	2	5m CAL
MALUS 'SUGAR TIME'	SUGAR TIME CRABAPPLE	1	3m CAL
KOELBUTERIA PANICULATA	GOLDENRAIN TREE	2	4m CAL
QUERCUS ROBUR X ALBA 'JFS KW1QX'	STREETSPRINK OAK	5	4m CAL
TILIA AMERICANA	AMERICAN LINDEN	2	5m CAL
SHRUBS			
BERBERIS THUNBERGII 'CONCORD'	CONCORD BARBERRY	50	#02 CONT. / 1.0m O.C. SPACING
CORNUS SANGUINEA 'WINTER BEAUTY'	BUCKINGHAM DOGWOOD	16	#02 CONT. / 1.8m O.C. SPACING
EUCONYMIUS ALIATUS 'COMPACTA'	DWARF BURNING BUSH	16	#02 CONT. / 1.8m O.C. SPACING
HYDRANGEA ARBORESCENS 'A'BETW'	INCRIDIBAL HYDRANGEA	22	#02 CONT. / 1.5m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	34	#01 CONT. / 0.75m O.C. SPACING
ASTER 'PRAIRIE MONCH'	PRIKART'S ASTER	24	#01 CONT. / 0.9m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FORSTER'S FEATHER REED GRASS	24	#01 CONT. / 0.9m O.C. SPACING
ECHINOPSIS 'TITRO' 'BLUE GLOW'	BLUE GLOW THISTLE	53	#01 CONT. / 0.6m O.C. SPACING
IRIS GERMANICA 'CRANBERRY ICE'	BERRY RED BEARDED IRIS	34	#01 CONT. / 0.75m O.C. SPACING
PEROVSKIA ATRIPURICOLA	RUSSIAN SAGE	13	#01 CONT. / 1.2m O.C. SPACING
RUBICEKIA FLEGIDA 'GOLDSTURM'	GOLDSTURM CORNFLOWER	34	#01 CONT. / 0.75m O.C. SPACING

LANDSCAPE INFORMATION

SITE AREA:	1764.144 SQ.M
HARDSCAPING AREA:	532.295 SQ.M
TOTAL HARDSCAPING AREA:	532.295 / 1764.144 = 30.2%

SCHEDULE C

This forms part of application
 # DP23-0115

Planner Initials **TC**

City of Kelowna
 DEVELOPMENT PLANNING



PROJECT TITLE
3593 LAKESHORE ROAD

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

REVISION / REVISION

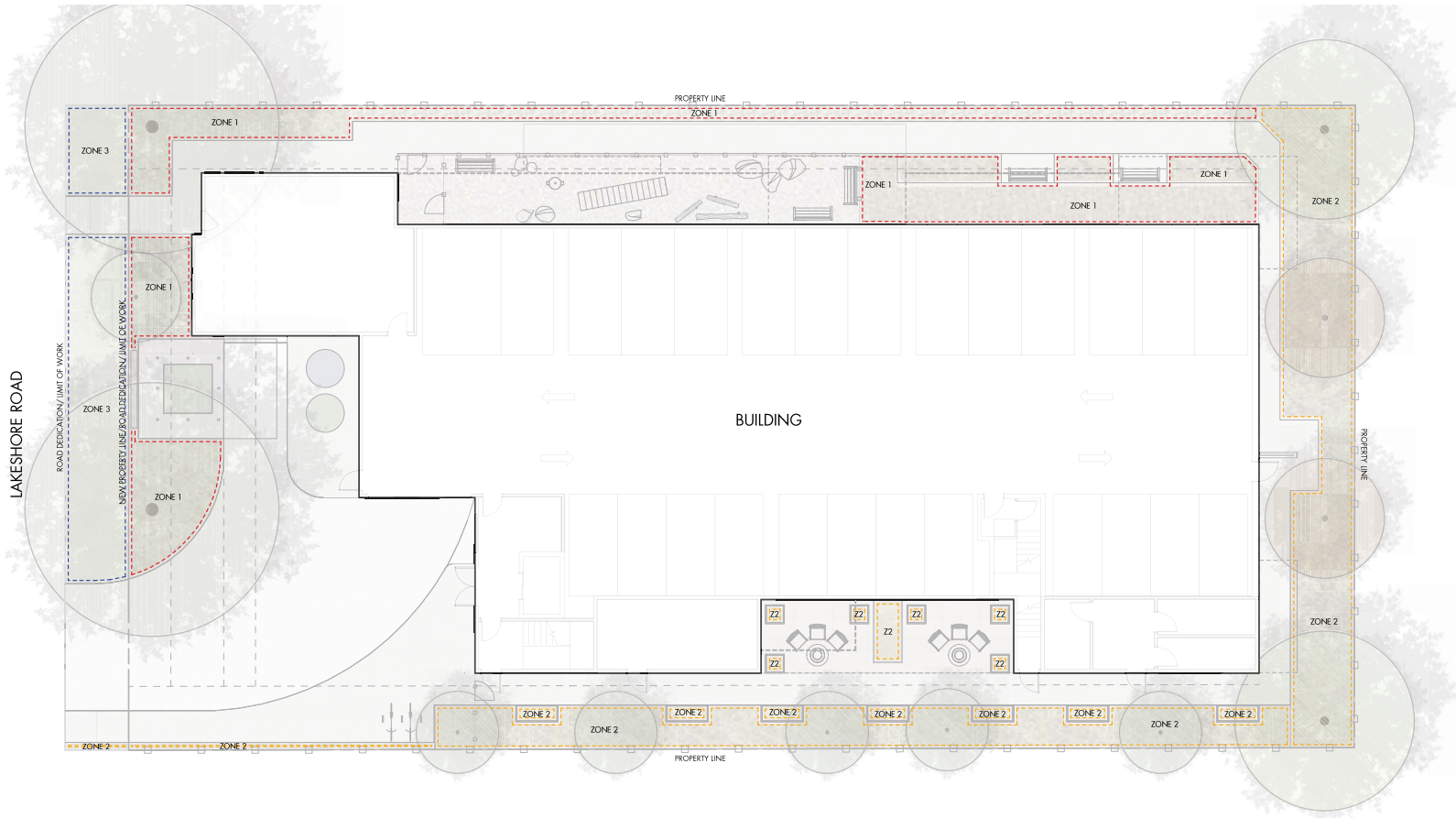
1	23.05.12	Development Permit
2	23.08.28	Development Permit
3	24.02.04	Development Permit
4	24.04.19	Development Permit

PROJECT NO: 230104
 DESIGN BY: PIV/AM
 DRAWN BY: JH
 CHECKED BY: JAW
 DATE: 06/19/2024
 SCALE: 1:100
 PAGE SIZE: 24x36
 SEAL:



DRAWING NUMBER
LS-101
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IRRIGATION LEGEND

	ZONE #1 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 151 sq.m. MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 50 cu.m.
	ZONE #2 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 192 sq.m. MICROCLIMATE: SOUTH EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 64 cu.m.
	ZONE #3 - LOW VOLUME POP UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 62 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, SHADED BY TREES ESTIMATED ANNUAL WATER USE: 53 cu.m.

- IRRIGATION NOTES**
1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
 4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7"/MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SOPE, AND MICROCLIMATE.
 5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m³/SEC.
 8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 287 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (LWU) = 167 cu.m. / year
 WATER BALANCE = 120 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application
 # DP23-0115

Planner Initials **TC**

City of Kelowna
 DEVELOPMENT PLANNING



PROJECT TITLE
3593 LAKESHORE ROAD

DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	23.05.12	Development Permit
2	23.08.28	Development Permit
3	23.07.04	Development Permit
4	24.04.19	Development Permit

PROJECT NO: 2301-04
 DESIGN BY: P/M/A/M
 DRAWN BY: JH
 CHECKED BY: JMM
 DATE: JUN 19, 2024
 SCALE: 1:100
 PAGE SIZE: 24x36
 SEAL:



DRAWING NUMBER

LS-102
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Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:


The highlighted policies are the ones that Development Planning staff believe have improved.

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street						
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					✓	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.					✓	
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
2.1.2 Scale and Massing						
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
2.1.3 Site Planning						
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as:	✓					

<ul style="list-style-type: none"> 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 planned future public street, bicycle, and/or pedestrian network.						✓
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: <ul style="list-style-type: none"> 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); 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. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> 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. 						✓
f. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.				✓		
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓

d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.					✓	
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> • 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.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.					✓	
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to					✓	

ATTACHMENT B
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DP23-0115
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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 buildings internal function and use.					✓	
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					✓	
f. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
g. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street						
4.1.1.1 Relationship to the Street						
h. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
i. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> 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. 					✓	
Residential & Mixed Use Buildings						
j. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping. 					✓	
k. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
l. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.				✓		
4.1.2 Scale and Massing						
4.1.2 Scale and Massing						
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.					✓	
b. Residential buildings should have a maximum width of 24 m.						✓

c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.					✓	
4.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> • 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 • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access. 					✓	
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> • 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 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.					✓	
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 					✓	
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					

ATTACHMENT B
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DP23-0115



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**

b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.					✓	
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: <ul style="list-style-type: none"> • 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.					✓	
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.						✓
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 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.	✓					
g. Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 						✓
h. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓



City of
Kelowna



DP23-0115 3593 Lakeshore Road

Development Permit – Supplemental Report

Purpose

- ▶ To issue a Development Permit for the form and character of an apartment housing development.

Development Process

Jun 2nd, 2023

Development Application Submitted



Staff Review & Circulation



Sept 20th, 2023

Public Notification Received



Oct 30th, 2023

Initial Consideration



Dec 4th, 2023

Reading Consideration



Apr 8th, 2024

Final Reading



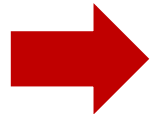
May 27th, 2024

DP Reconsideration



Building Permit

Council
Approvals

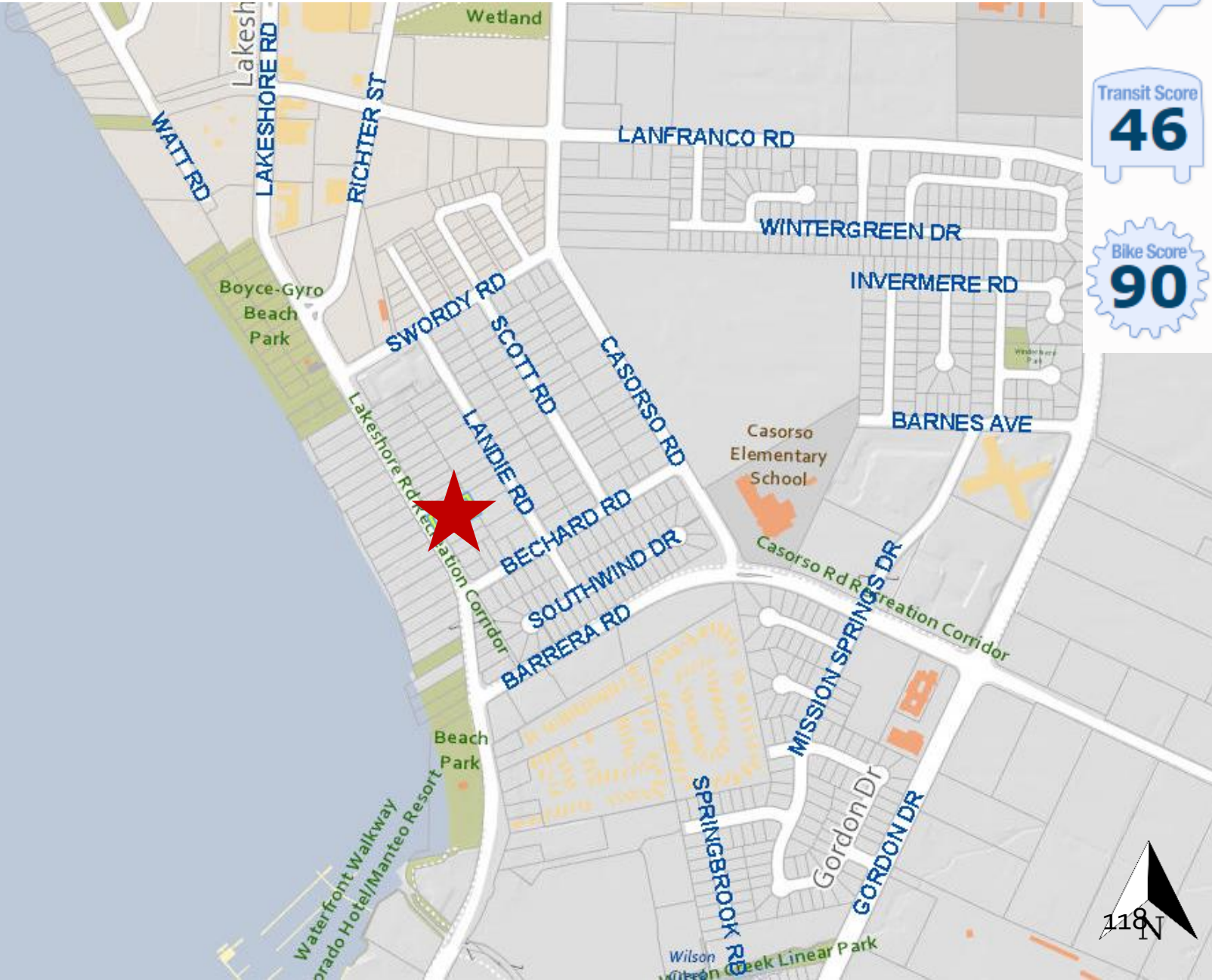


Context Map

Walk Score
62

Transit Score
46

Bike Score
90



Subject Property Map



Site Photos



1. VIEW FROM LAKESHORE RD LOOKING AT THE NW CORNER OF THE SITE



2. VIEW FROM LAKESHORE RD LOOKING AT THE SW CORNER OF THE SITE



3. VIEW FROM NW CORNER OF THE SITE LOOKING NE



4. VIEW FROM SW CORNER OF THE SITE LOOKING NW



5. VIEW FROM CENTRE OF THE SITE LOOKING ACROSS THE STREET



6. VIEW FROM NW CORNER OF THE SITE LOOKING SW

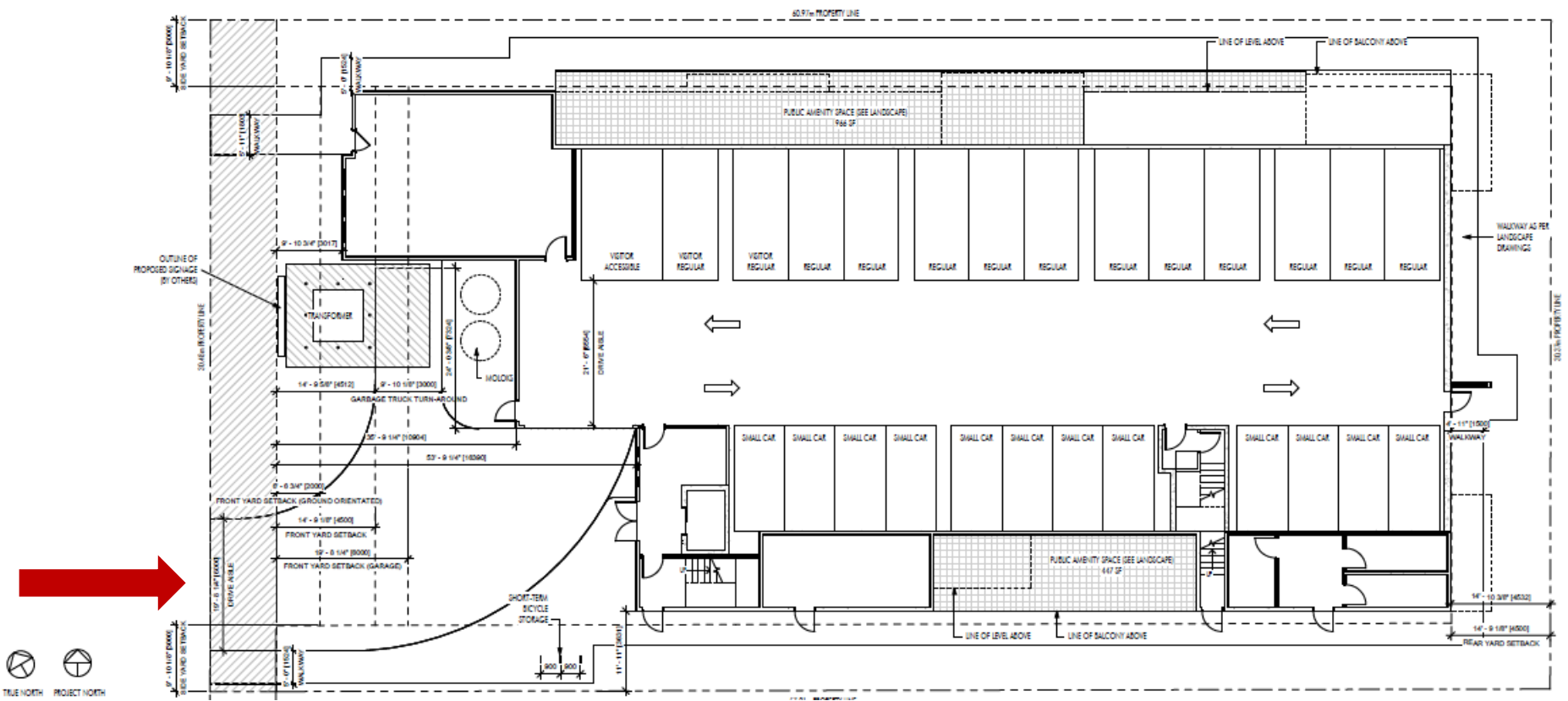
Technical Details

- ▶ Development Permit for a four-storey apartment housing development.
 - ▶ 20 units in total
 - ▶ 3 1-bed
 - ▶ 14 2-bed
 - ▶ 2 3-bed
 - ▶ 1 4-bed townhouse
 - ▶ 26 parking stalls

Proposed Changes

- ▶ Additional features to sides that face neighbouring properties:
 - ▶ Extending wood slat to all sides;
 - ▶ Additional buildouts to articulate and frame balconies;
- ▶ Amenity spaces further programmed;
 - ▶ Additional of dog run and benches to the north amenity space;
 - ▶ Addition of seating around and fire pits at south;
- ▶ Improved landscaping along Lakeshore with the addition of larger trees.

Site Plan



Elevation – Front (West)

Before



After



PROPOSED GRADE

Elevation – Right (South)

Before



PROPOSED GRADE

After



125

PROPOSED GRADE

Elevation –Left (North)

Before



After



Elevation – Rear (East)

Before



After



Rendering



Renderings



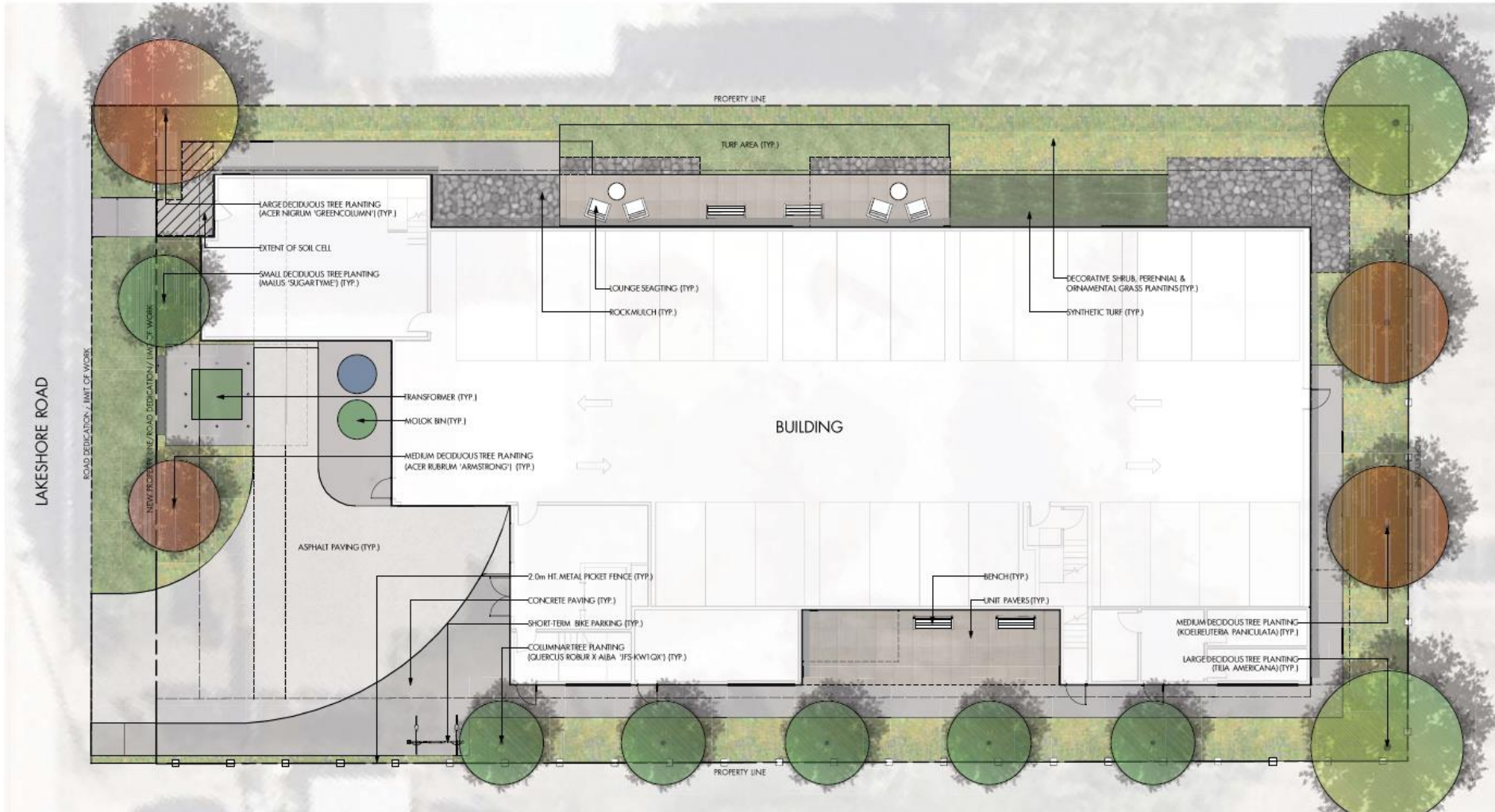
RIGHT PERSPECTIVE RENDERING



BACK PERSPECTIVE RENDERING

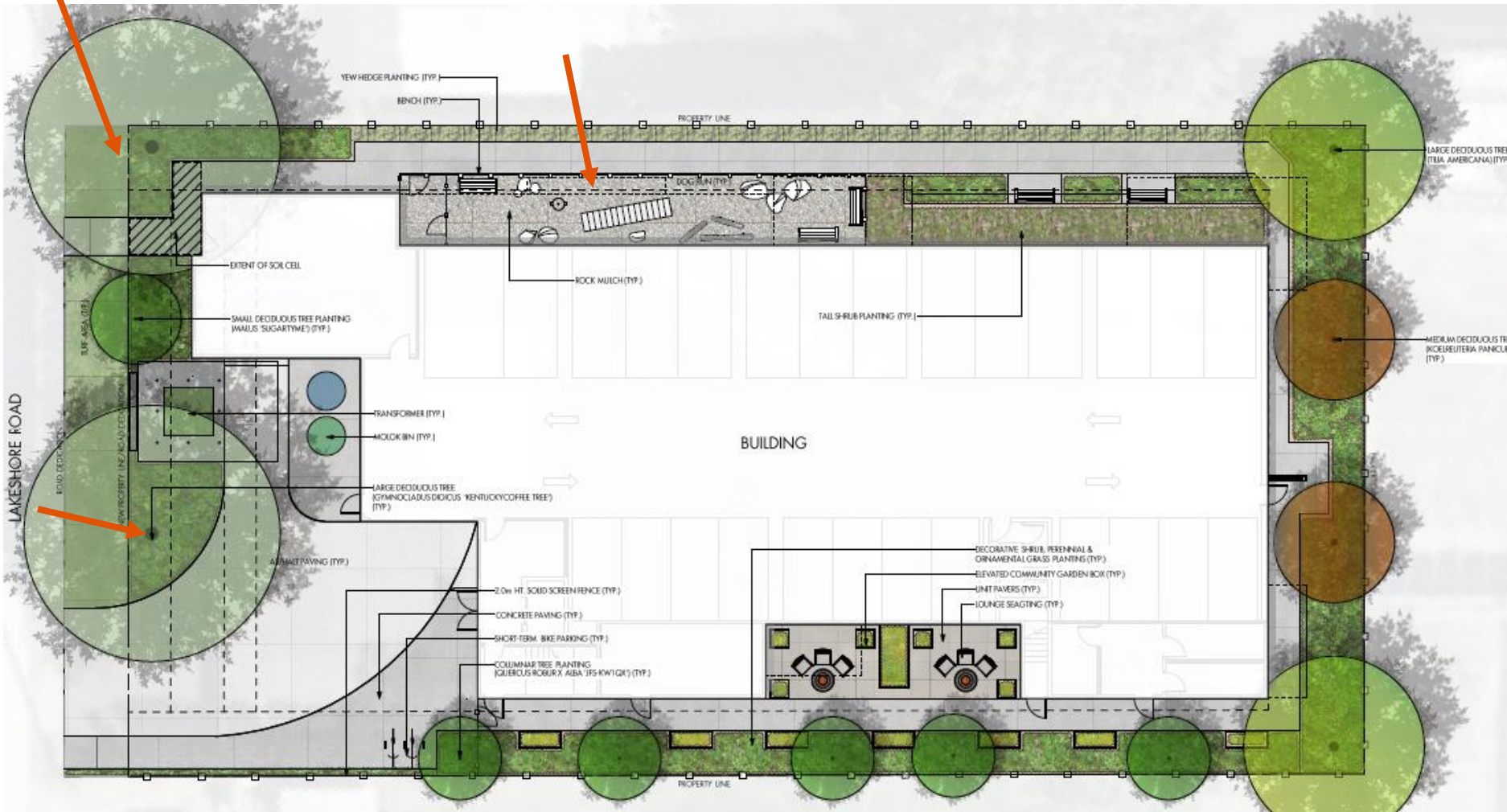


Landscape Plan



Before

Landscape Plan



After

OCP Design Guidelines

- ▶ Providing building façade and entries to be facing Lakeshore Road;
- ▶ Locating balconies and entrances to being oriented towards the frontage to create 'eyes of the street';
- ▶ Screening parking and not providing any surface level parking;
- ▶ Proposing trees that are either drought resistant or native to the local climate.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of the OCP Design Guidelines;
 - ▶ Provides density along a designated Transit Supportive Corridor.
 - ▶ No variances are required.

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: May 27, 2024
To: Council
From: City Manager
Address: 578, 580, 586, 590 & 602 Coronation Ave
File No.: DP24-0009
Zone: UC1 – Downtown Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0009 for:

- Lot 54 District Lot 139 ODYD Plan 1037, located at 578 Coronation Ave, Kelowna, BC;
- Lot 53 District Lot 139 ODYD Plan 1037, located at 580 Coronation Ave, Kelowna, BC;
- Lot 52 District Lot 139 ODYD Plan 1037, located at 586 Coronation Ave, Kelowna, BC;
- Lot 51 District Lot 139 ODYD Plan 1037, located at 590 Coronation Ave, Kelowna, BC; and
- Lot 50 District Lot 139 ODYD Plan 1037, located at 602 Coronation Ave, 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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

2.0 Purpose

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

3.0 Development Planning

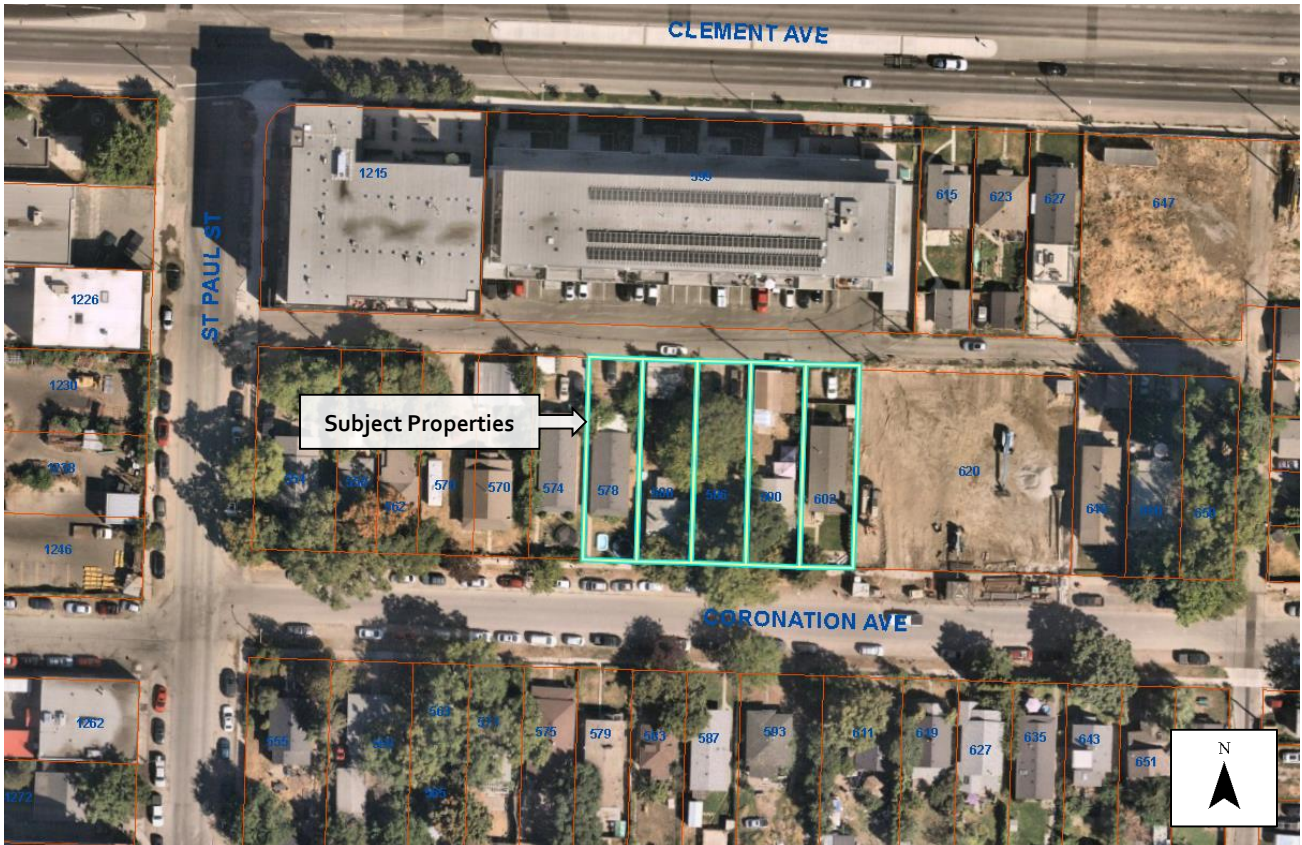
Staff support the proposed Development Permit for the form and character of apartment housing. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting primary building facades to the street and designing ground floor units with individual entrances and patios accessible from the sidewalk.
- Expressing a unified architectural concept that incorporates variation in façade treatments and a range of architectural features to provide visual interest.
- Accommodating 'back-of-house' uses away from public view by utilizing partially underground parking and vehicle access, garbage facilities, and the transformer along the lane.

Vehicle access is provided from the lane at the rear of the property. Structured parking is provided partially below grade and partially above grade, which is screened from view by townhouses. Common amenity space is provided on the second storey on the rooftop of the parkade and on the rooftop of the building. These areas include outdoor furniture, shade structures, a dog run, and planters.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject properties are located on the north side of Coronation Ave between St Paul St and Richter St within the Downtown Urban Centre. Transit stops are located within 200 m on Richter St and Clement Ave. The surrounding neighbourhood is in the midst of transitioning, with a mix of newer apartment housing and single detached houses.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1870 m ²
Total Number of Units	85
Bachelor	4
1-bed	63
2-bed	11

DEVELOPMENT REGULATIONS		
CRITERIA	UC ₁ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	3:3	1.69
Base FAR	3:3	1.69
Max. Site Coverage (buildings)	100%	88.2%
Max. Site Coverage (buildings, parking, driveways)	100%	92.2%
Max. Height	44.0 m & 12 storeys	19.64 m & 6 storeys
Base Height	44.0 m & 12 storeys	19.64 m & 6 storeys
Setbacks		
Min. Front Yard (Coronation Ave)	0.0 m	2.9 m
Min. Side Yard (west)	0.0 m	0.0 m
Min. Side Yard (east)	0.0 m	0.0 m
Min. Rear Yard (north)	0.0 m	0.0 m
Setbacks above 16.0 m		
Min. Front Yard (Coronation Ave)	3.0 m	4.4 m
Min. Side Yard (west)	4.0 m	4.2 m
Min. Side Yard (east)	4.0 m	4.7 m
Min. Rear Yard (north)	0.0 m	3.1 m
Step backs		
Min. Fronting Street	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	862.5 m²	1475 m²
Common	340 m ²	434 m ²
Private		1041 m ²
Landscaping		
Min. Number of Trees	0 trees	0 trees
Min. Large Trees	0 trees	0 trees

PARKING REGULATIONS		
CRITERIA	UC ₁ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	89 stalls	84 stalls
Residential	77	
Visitor	12	
Other Reduction	-5 Bonus Bike Parking	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	67% Regular 33% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	98 stalls	111 stalls
Bonus Stalls Provided for Parking Reduction		y
Bike Wash & Repair		y

6.0 Application Chronology

Application Accepted: January 12, 2024
Adoption of Zone Amending Bylaw: N/A

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

Attachments:

Attachment A: Draft Development Permit DP24-0009
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 www.kelowna.ca/currentdevelopments.

Development Permit

DP24-0009

ATTACHMENT		A
This forms part of application		
# DP24-0009		
Planner Initials	MT	 City of Kelowna DEVELOPMENT PLANNING

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

578, 580, 586, 590, 602 Coronation Ave

and legally known as

Lot 50 District Lot 139 ODYD Plan 1037

Lot 51 District Lot 139 ODYD Plan 1037

Lot 52 District Lot 139 ODYD Plan 1037

Lot 53 District Lot 139 ODYD Plan 1037

Lot 54 District Lot 139 ODYD Plan 1037

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

Apartment Housing

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

Date of Council Approval: May 27, 2023

Development Permit Area: Form & Character

Existing Zone: UC1 – Downtown Urban Centre

Future Land Use Designation: UC – Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: Coronation St. Paul GP Inc., Inc.No. BC1431078

Applicant: MGA Architecture

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0009 for:

- Lot 50 District Lot 139 ODYD Plan 1037, located at 602 Coronation Ave, Kelowna, BC;
- Lot 51 District Lot 139 ODYD Plan 1037, located at 590 Coronation Ave, Kelowna, BC;
- Lot 52 District Lot 139 ODYD Plan 1037, located at 586 Coronation Ave, Kelowna, BC;
- Lot 53 District Lot 139 ODYD Plan 1037, located at 580 Coronation Ave, Kelowna, BC;
- Lot 54 District Lot 139 ODYD Plan 1037, located at 578 Coronation 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 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 **\$92,043.75**

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 CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT	A
This forms part of application	
# DP24-0009	
Planner Initials	MT
 City of Kelowna DEVELOPMENT PLANNING	

DRAFT

COMMON / PRIVATE AMENITY REQUIREMENT

STUDIO UNITS = 8 X 6 = 48 m²
 1 BDRM UNITS = 66 X 10 = 660 m²
 2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2179 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8951 SF	20293 SF	831.6 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
1 BED		
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

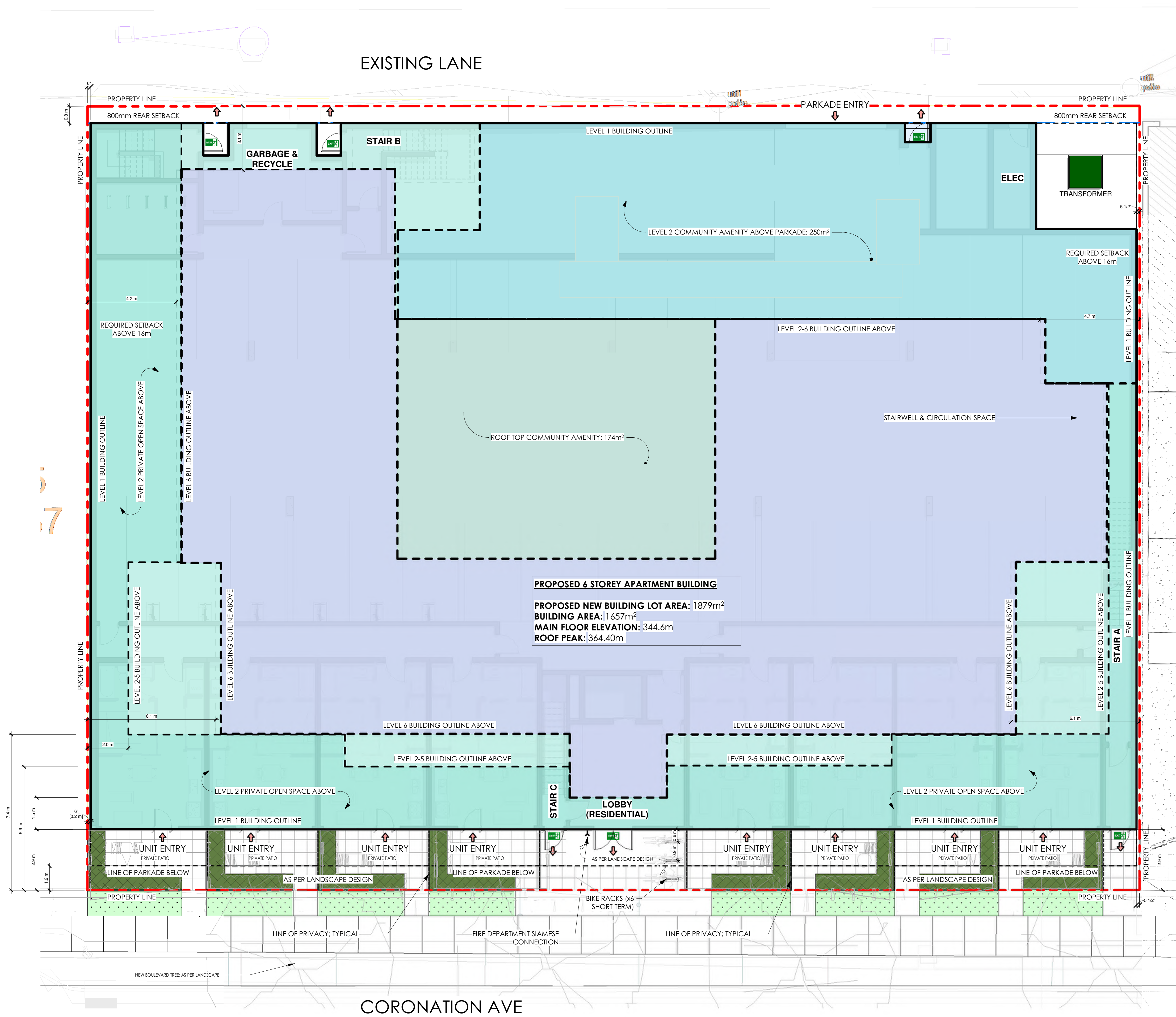
UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED + DEN	1
LEVEL 4	2 BED	3
LEVEL 6		13
LEVEL 5		10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85

SCHEDULE A

This forms part of application
 # DP24-0009

Planner Initials **MT**

TOTAL PARKING STALL COUNT					
LEVEL	COUNT				
LEVEL 1 (P1)	32				
LEVEL 0 (P2)	52				
TOTAL	84				
REGULAR PARKING STALL COUNT		SMALL PARKING STALLS		ACCESSIBLE PARKING STALL COUNT	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
LEVEL 1 (P1)	17	LEVEL 1 (P1)	13	LEVEL 1 (P1)	2
LEVEL 0 (P2)	36	LEVEL 0 (P2)	15	LEVEL 0 (P2)	1
TOTAL	53	TOTAL	28	TOTAL	3



PROPOSED 6 STOREY APARTMENT BUILDING
 PROPOSED NEW BUILDING LOT AREA: 1879m²
 BUILDING AREA: 1657m²
 MAIN FLOOR ELEVATION: 344.6m
 ROOF PEAK: 364.40m

RE-ISSUED FOR DP / CITY COMMENTS

ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

-THIS DRAWING MUST NOT BE SCALED.

-VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

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-ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

PROJECT NORTH

ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
2	2024.03.24	RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT

CLIENT

Project **DELANO**

602, 590, 586, 580, 578 CORONATION AVE
 CONDO DEVELOPMENT

Project No. 23.001

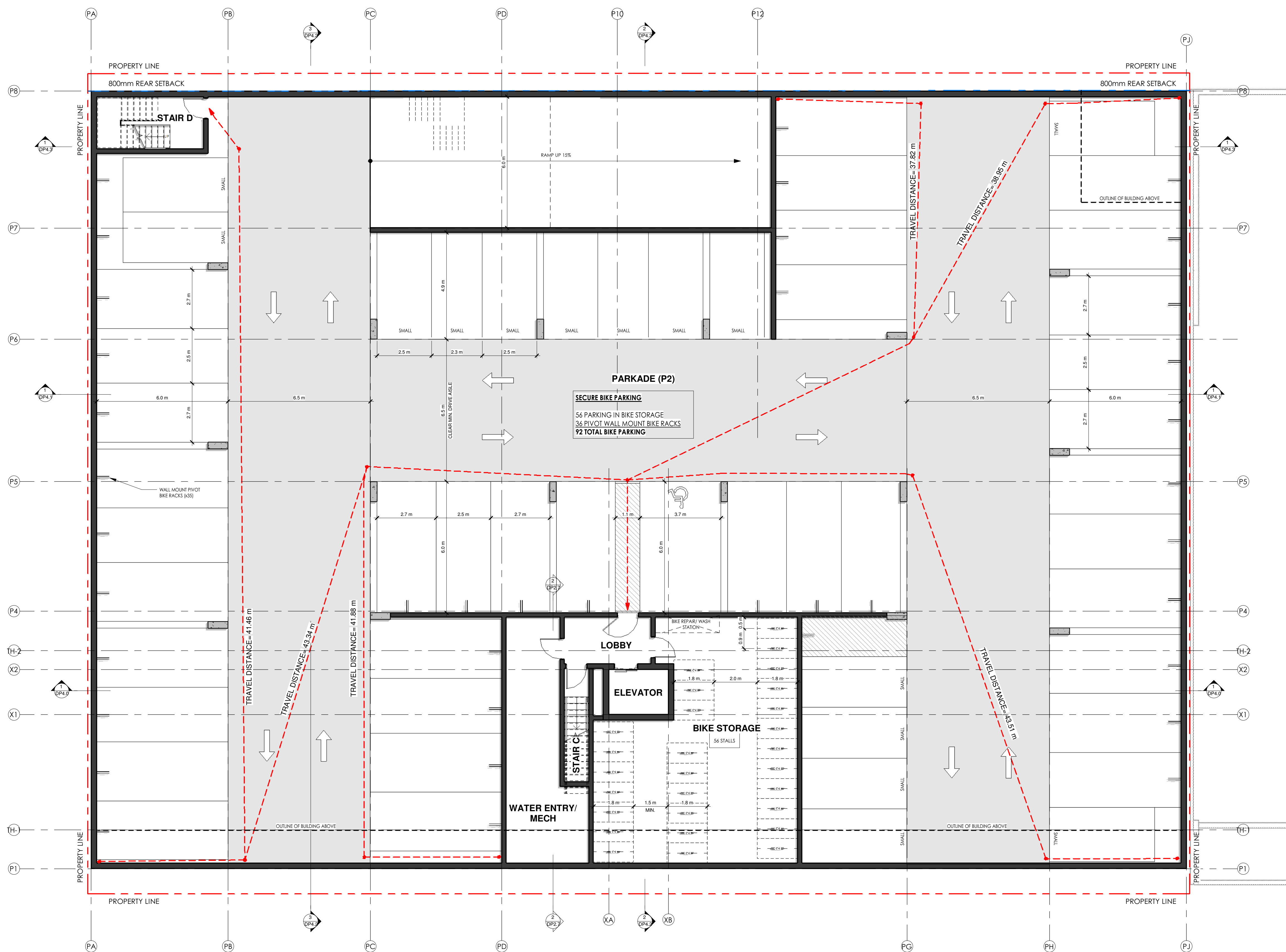
Date 12/12/20

Scale 1/8" = 1'-0"

Revision Number 0

Sheet Title **SITE PLAN**

Drawing Number **DP1.0**



TOTAL PARKING STALL COUNT	
LEVEL	COUNT
LEVEL 1 (P1)	32
LEVEL 0 (P2)	52
TOTAL	84

REGULAR PARKING STALL COUNT		SMALL PARKING STALLS		ACCESSIBLE PARKING STALL COUNT	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
LEVEL 1 (P1)	17	LEVEL 1 (P1)	13	LEVEL 1 (P1)	2
LEVEL 0 (P2)	36	LEVEL 0 (P2)	15	LEVEL 0 (P2)	1
TOTAL	53	TOTAL	28	TOTAL	3

BIKE PARKING (88 REQUIRED)			
LEVEL	# RACKS	# PARKING	RACK TYPE
LEVEL 1 (P1)	5	10	BIKE SURFACE RACK DOUBLE
LEVEL 1 (P1)	6	6	BIKE WALL RACK SINGLE
LEVEL 0 (P2)	28	56	BIKE SURFACE RACK DOUBLE
LEVEL 0 (P2)	39	39	BIKE WALL RACK SINGLE
TOTAL		111	= 59% GROUND ORIENTED BIKE PARKING

SCHEDULE A

This forms part of application
DP24-0009

Planner Initials **MT**

RE-ISSUED FOR DP / CITY COMMENTS

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PROJECT NORTH

ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT
RECORD OF REVISIONS		

Client: **DELANO**

Project: 602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT

Project No.	23.001
Date	12/12/20
Scale	1/8" = 1'-0"
Revision Number	0

Sheet Title: **LEVEL 0 (P2) - LOWER PARKADE**

Drawing Number: **DP2.0**

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 6 = 48 m²
 1 BRDM UNITS = 66 X 10 = 660 m²
 2 BRDM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2179 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
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LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8951 SF	20293 SF	831.6 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
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LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
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		61
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LEVEL 3	1 BED + DEN	2
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LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
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LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
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TOTAL RESIDENTIAL UNITS		85

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LEVEL 6	1 BED + DEN	1
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LEVEL 6		13
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LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
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LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
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LEVEL 3	STUDIO	2
LEVEL 3		17
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SCHEDULE A
 This forms part of application
 # DP24-0009
 Planner Initials MT
 City of Kelowna COMMUNITY PLANNING

TOTAL PARKING STALL COUNT			
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TOTAL		111	= 59% GROUND ORIENTED BIKE PARKING

RE-ISSUED FOR DP / CITY COMMENTS

COMMON / PRIVATE AMENITY REQUIREMENT
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LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
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LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
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TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
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LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
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LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85



UNIT MIX

- 1 BED
- 1 BED + DEN
- 2 BED
- DOG WASH
- STUDIO

SCHEDULE A

This forms part of application
 # DP24-0009

Planner Initials **MT**

RE-ISSUED FOR DP / CITY COMMENTS

 ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. -THIS DRAWING MUST NOT BE SCALED. -VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. -VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. -THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. -ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.	 PROJECT NORTH	ISSUED FOR DEVELOPMENT PERMIT	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2023.12.20</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td colspan="3">RECORD OF REVISIONS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT	RECORD OF REVISIONS			CLIENT FIFTH PROPERTIES	Project DELANO 602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT	Project No. 23.001 Date 12/12/20 Scale 1/8" = 1'-0" Revision Number 0	Sheet Title LEVEL 2 - FLOOR PLAN Drawing Number DP2.3
				NO.	DATE	DESCRIPTION										
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT														
RECORD OF REVISIONS																
Project: DELANO Project No.: 23.001 Date: 12/12/20 Scale: 1/8" = 1'-0" Revision Number: 0																

File Path: 2024-05-28 10:10:59 AM

COMMON / PRIVATE AMENITY REQUIREMENT

STUDIO UNITS = 8 X 6 = 48 m²
 1 BDRM UNITS = 66 X 10 = 660 m²
 2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2179 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8951 SF	20293 SF	831.6 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
1 BED		
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 4	1 BED	10
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85



- UNIT MIX
- 1 BED
 - 1 BED + DEN
 - 2 BED
 - STUDIO

SCHEDULE A

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 # DP24-0009

Planner Initials **MT**

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			<p>ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA</p> <p>-THIS DRAWING MUST NOT BE SCALED.</p> <p>-VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.</p> <p>-VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.</p> <p>-THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.</p> <p>-ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.</p>		<p>ISSUED FOR DEVELOPMENT PERMIT</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2023.12.20</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td colspan="3">RECORD OF REVISIONS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT	RECORD OF REVISIONS			<p>CLIENT</p> <p>FIFTH PROPERTIES</p>	<p>Project</p> <p>DELANO</p> <p>602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT</p>	<p>Project No. 23.001</p> <p>Date 12/12/20</p> <p>Scale 1/8" = 1'-0"</p> <p>Revision Number 0</p>	<p>Sheet Title</p> <p>LEVEL 3 - FLOOR PLAN</p> <p>Drawing Number</p> <p>DP2.4</p>
							NO.	DATE	DESCRIPTION										
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT																	
RECORD OF REVISIONS																			
<p>Page 2 of 2024-05-28 10:15:11 AM</p>																			

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 6 = 48 m²
 1 BDRM UNITS = 66 X 10 = 660 m²
 2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2173 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8951 SF	20293 SF	831.6 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
1 BED		
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85



UNIT MIX
 1 BED
 1 BED + DEN
 2 BED

SCHEDULE A
 This forms part of application
 # DP24-0009
 City of Kelowna COMMUNITY PLANNING
 Planner Initials MT

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 PROJECT NORTH
 ISSUED FOR DEVELOPMENT PERMIT
 CLIENT: FIFTH FIVE PROPERTIES
 Project: DELANO
 Project No.: 23.001
 Date: 12/12/20
 Scale: 1/8" = 1'-0"
 Revision Number: 0
 SHEET TITLE: LEVEL 4 - FLOOR PLAN
 DRAWING NUMBER: DP2.5

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 6 = 48 m²
 1 BDRM UNITS = 66 X 10 = 660 m²
 2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
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LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2179 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8951 SF	20293 SF	831.6 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
1 BED		
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	1
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85



UNIT MIX
 1 BED
 1 BED + DEN
 2 BED

SCHEDULE A
 This forms part of application
 # DP24-0009
 Planner Initials MT
 City of Kelowna COMMUNITY PLANNING

RE-ISSUED FOR DP / CITY COMMENTS

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 REGISTERED ARCHITECT
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 PROJECT NORTH
 ISSUED FOR DEVELOPMENT PERMIT
 CLIENT: FIFTH FIVE PROPERTIES
 Project: DELANO
 Project No.: 23.001
 Date: 12/12/20
 Scale: 1/8" = 1'-0"
 Revision Number: 0
 Sheet Title: LEVEL 5 - FLOOR PLAN
 Drawing Number: DP2.6

SCHEDULE A

This forms part of application
DP24-0009

Planner Initials **MT**



COMMON / PRIVATE AMENITY REQUIREMENT

STUDIO UNITS = 8 X 6 = 48 m²
1 BDRM UNITS = 66 X 10 = 660 m²
2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

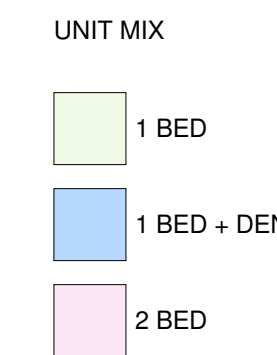
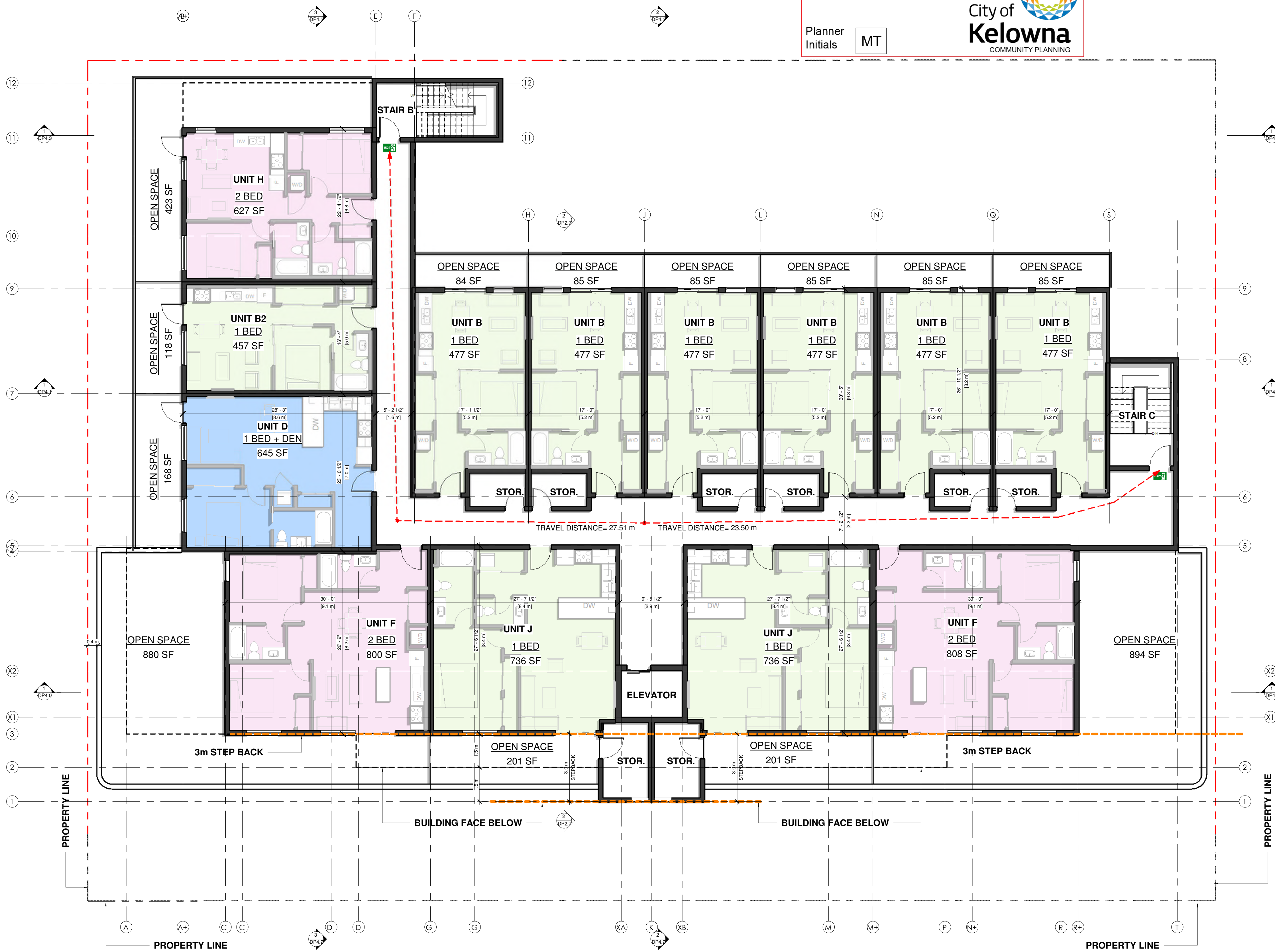
GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
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LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2179 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

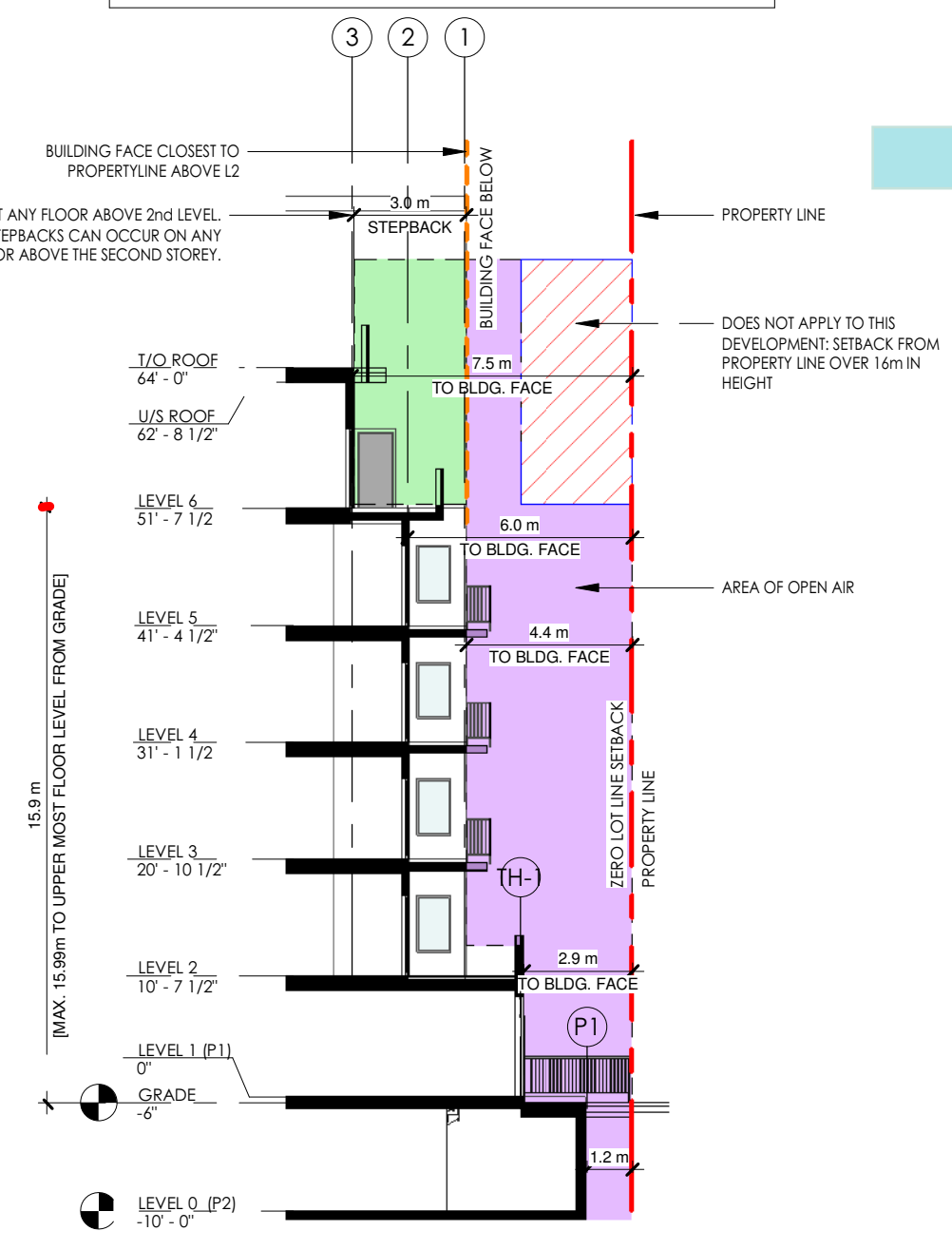
NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
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LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
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LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
1 BED		
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85



STEPBACK MEANS THE HORIZONTAL RECESSING OF THE BUILDING FACADE ABOVE ANY FLOOR ABOVE 2ND LEVEL. COMMON STAIRWELLS, ELEVATORS AND THE ASSOCIATED COMMON FLOOR AREAS THAT ACCESS THE STAIRWELLS AND ELEVATORS ARE EXEMPT FROM REQUIRING TO MEET THE STEPBACK.



2 SOUTH SETBACK & STEP BACK
DP2.7 1/16" = 1'-0" RE-ISSUED FOR DP / CITY COMMENTS

ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

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PROJECT NORTH

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NO.	DATE	DESCRIPTION
2	2024.03.24	RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT

DELANO

602, 590, 586, 580, 578
CORONATION AVE
CONDO DEVELOPMENT

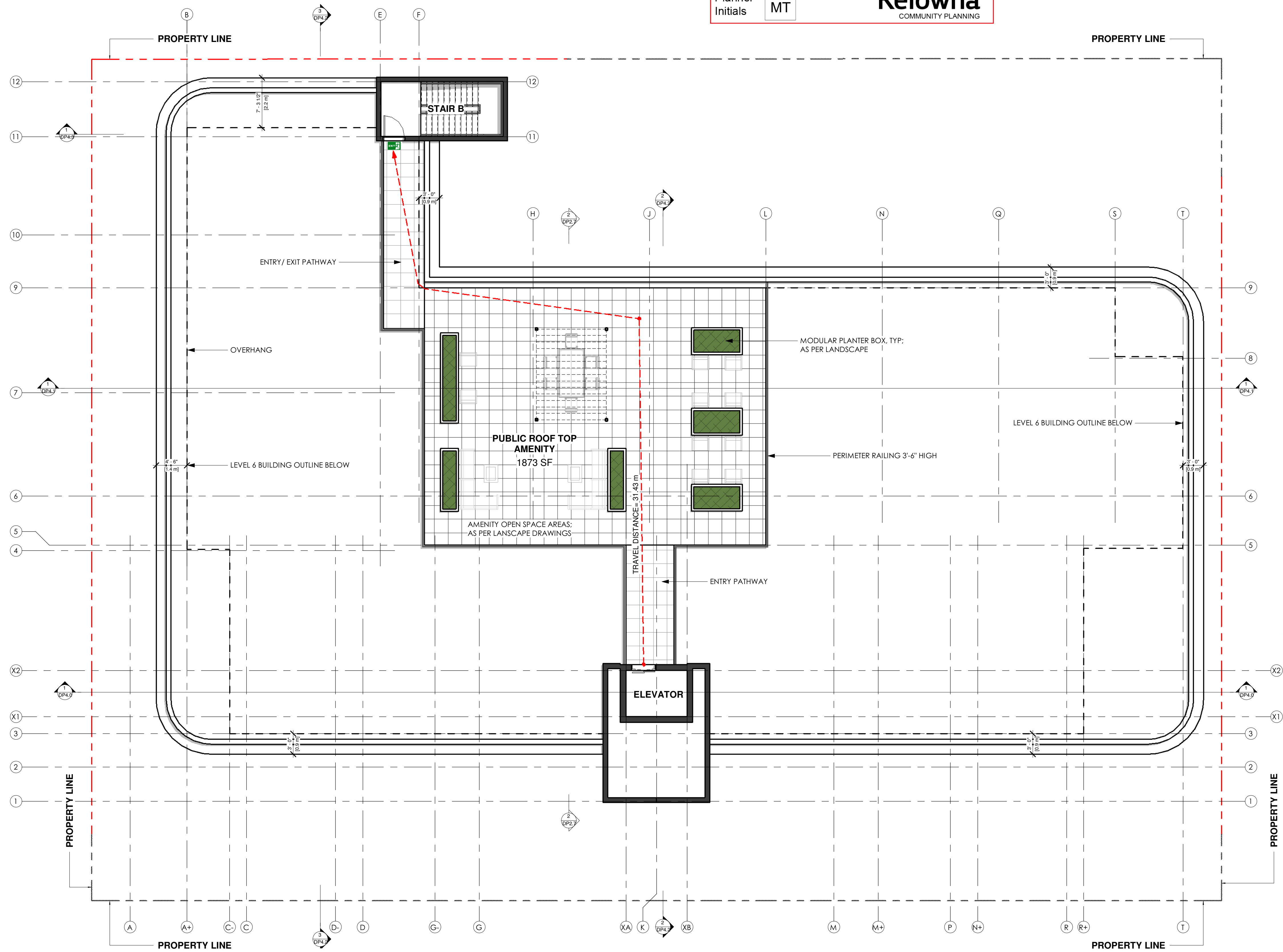
Client	Project	Project No.	23.001	Sheet Title	LEVEL 6 - FLOOR PLAN
Date	12/12/20	Scale	As indicated	Drawing Number	
Revision Number	0				

DP2.7

SCHEDULE A
 This forms part of application
 # DP24-0009

Planner Initials **MT**

City of Kelowna
 COMMUNITY PLANNING



LOOKING SOUTH/ WEST



LOOKING NORTH/ WEST

RE-ISSUED FOR DP / CITY COMMENTS

			<p>ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.</p> <p>- THIS DRAWING MUST NOT BE SCALED.</p> <p>- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.</p> <p>- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.</p> <p>- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.</p> <p>- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.</p>	<p>ISSUED FOR DEVELOPMENT PERMIT</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2024.03.24</td> <td>RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS</td> </tr> <tr> <td>1</td> <td>2023.12.20</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	2	2024.03.24	RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS	1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT	<p>CLIENT</p> <p>FIFTH AVE PROPERTIES</p>	<p>Project</p> <p>DELANO</p> <p>602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT</p>	<p>Project No. 23.001</p>	<p>Sheet Title ROOF PLAN</p>
						NO.	DATE	DESCRIPTION										
2	2024.03.24	RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS																
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT																
<p>Date 03/18/24</p>	<p>Scale 1/8" = 1'-0"</p>	<p>Revision Number 0</p>	<p>Drawing Number DP2.8</p>															



BUILDING ELEVATION NOTES

NUMBER	NOTE
1	STUCCO (LIGHT)
2	STUCCO (DARK)
3	CORRUGATED METAL SIDING (VERTICAL)
4	ALL GLAZING TO HAVE BIRD FRIENDLY FILM: FEATHER FRIENDLY TECHNOLOGIES, DOT SIZE 5mm, SPACING H 50mm V 100mm, GENERAL CONTRACTOR TO COORDINATE INSTALLATION
5	METAL FINISH (SMOOTH) (BLACK)
6	ANODIZED METAL FINISH (SMOOTH) (SILVER)
7	VERTICAL ACCENT LIGHTING (ILLUMINATION GLOW ONLY)
8	OWNER SUPPLIED AND INSTALLED SIGNAGE
9	PREFINISHED METAL FLASHING
10	RAILING - FACE MOUNTED - BLACK PICKET
11	ARCHITECTURALLY EXPOSED CONCRETE
12	OVERHEAD INSULATED METAL DOOR
13	TRANSFORMER OW GATED ENCLOSURE
14	MECHANICAL SCREENING

1 South Elevation
DP3.0
1/8" = 1'-0"



2 North Elevation
DP3.0
1/8" = 1'-0"

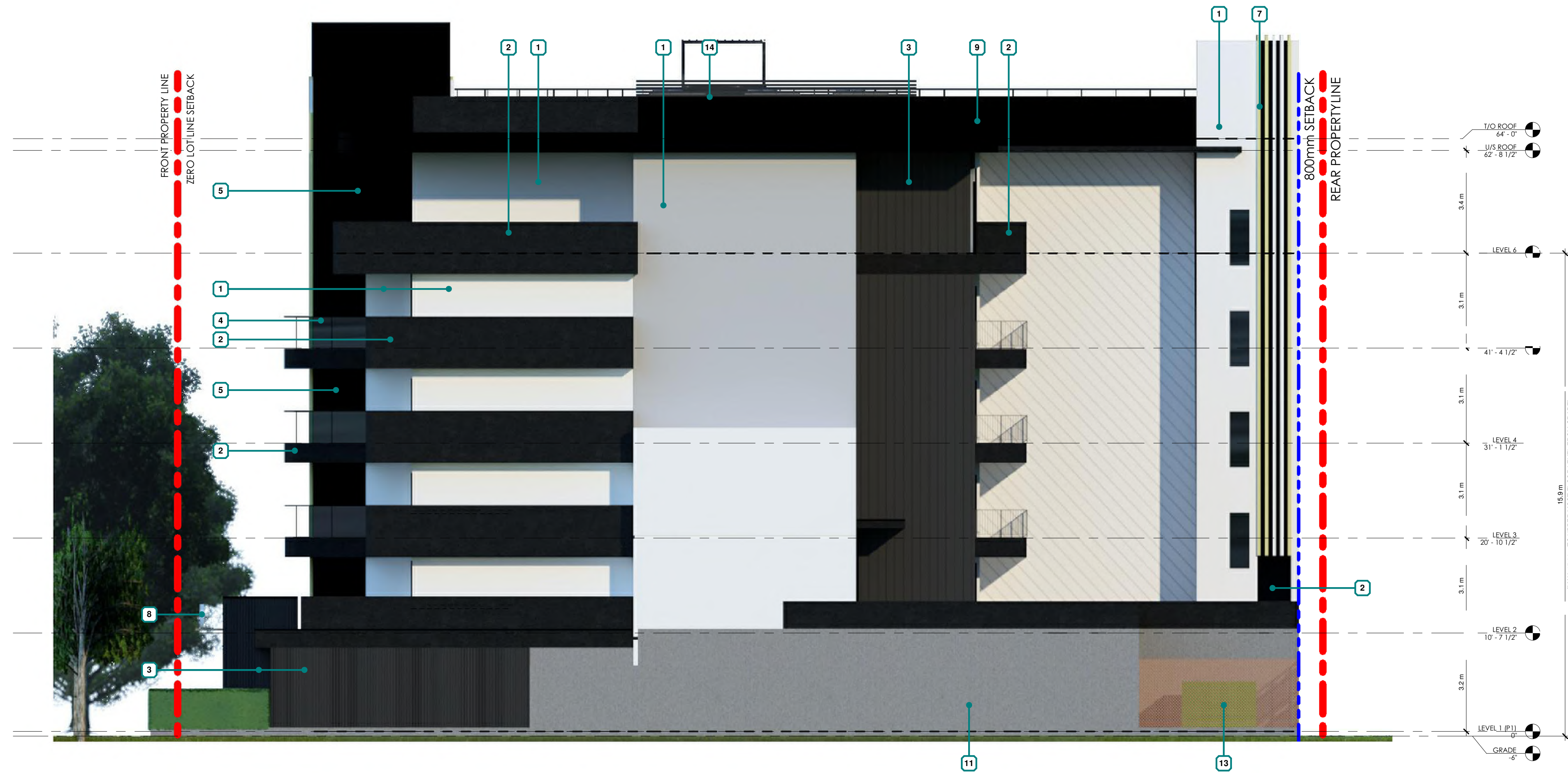
SCHEDULE B

This forms part of application
DP24-0009

Planner Initials **MT**

RE-ISSUED FOR DP / CITY COMMENTS

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			NO.	DATE	DESCRIPTION										
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<p>PROFESSIONAL SEAL</p>	<p>PROJECT NORTH</p>														



BUILDING ELEVATION NOTES

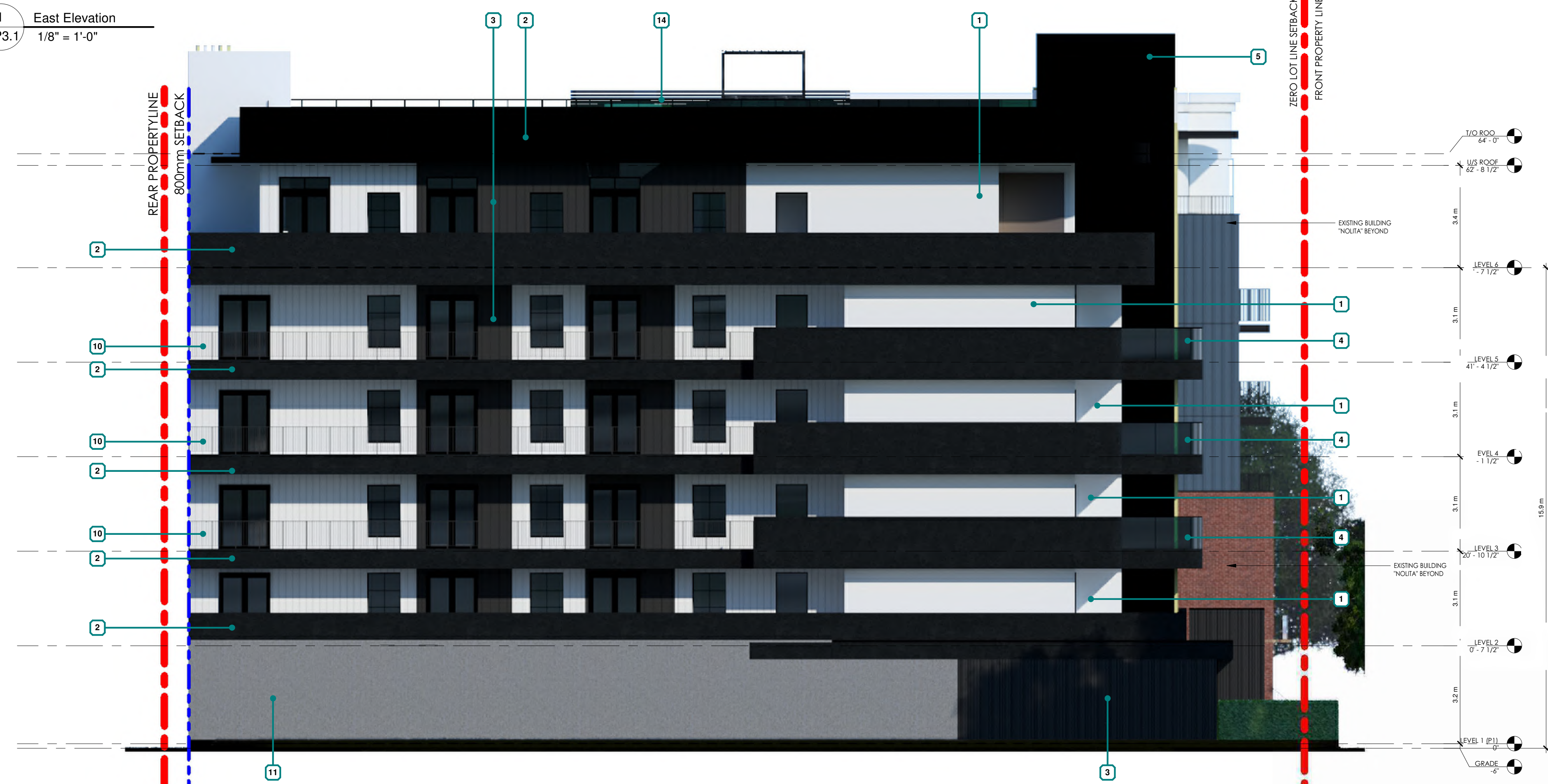
NUMBER	NOTE
1	STUCCO (LIGHT)
2	STUCCO (DARK)
3	CORRUGATED METAL SIDING (VERTICAL)
4	ALL GLAZING TO HAVE BIRD FRIENDLY FILM: FEATHER FRIENDLY TECHNOLOGIES, DOT SIZE 5mm, SPACING H 50mm V 100mm, GENERAL CONTRACTOR TO COORDINATE INSTALLATION
5	METAL FINISH (SMOOTH) (BLACK)
6	ANODIZED METAL FINISH (SMOOTH) (SILVER)
7	VERTICAL ACCENT LIGHTING (ILLUMINATION GLOW ONLY)
8	OWNER SUPPLIED AND INSTALLED SIGNAGE
9	PREFINISHED METAL FLASHING
10	RAILING - FACE MOUNTED - BLACK PICKET
11	ARCHITECTURALLY EXPOSED CONCRETE
12	OVERHEAD INSULATED METAL DOOR
13	TRANSFORMER c/w GATED ENCLOSURE
14	MECHANICAL SCREENING

SCHEDULE B
 This forms part of application
 # DP24-0009

Planner Initials **MT**

City of Kelowna
 COMMUNITY PLANNING

1 East Elevation
 DP3.1 1/8" = 1'-0"



2 West Elevation
 DP3.1 1/8" = 1'-0"

RE-ISSUED FOR DP / CITY COMMENTS

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DELANO

MATERIAL BOARD



aluminum storefront - solarban 60

aluminum frame - clear anodized



concrete - textured natural finishes w/sealers



materials - paint earth tone colour palette



#9D9E84

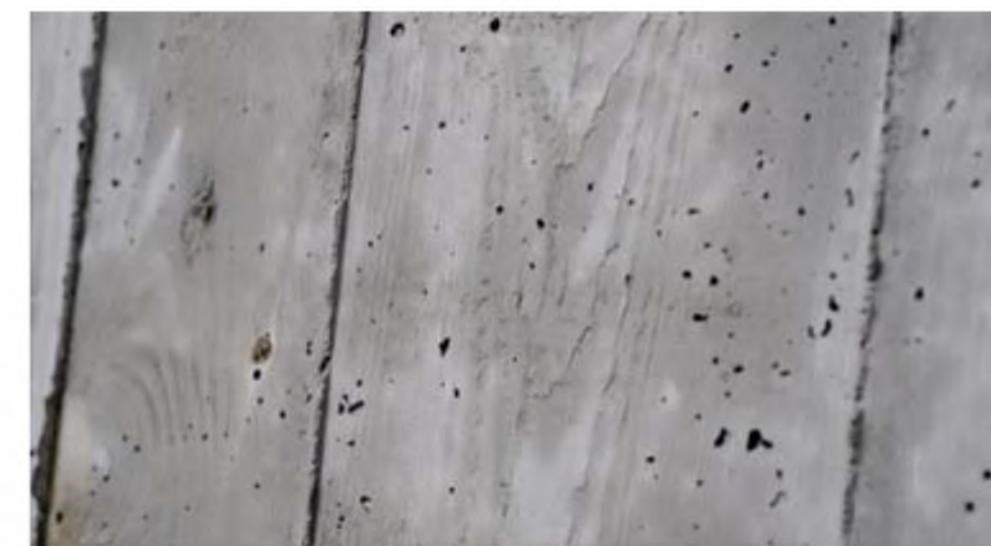
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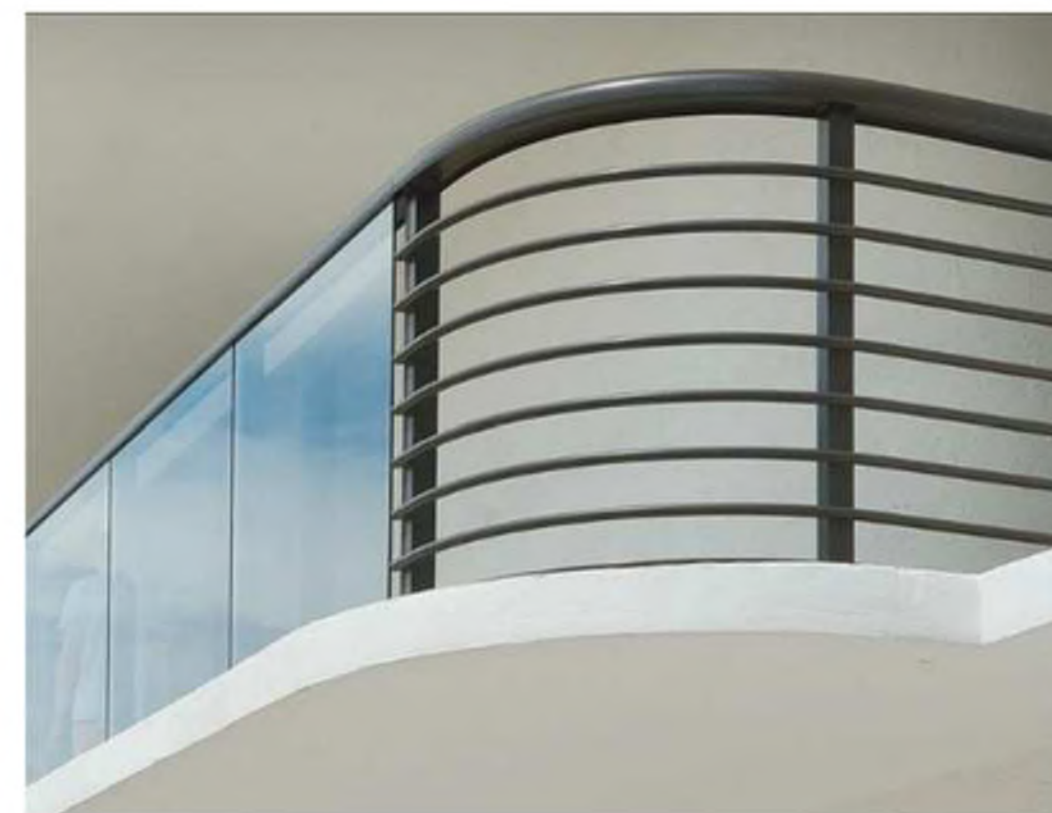
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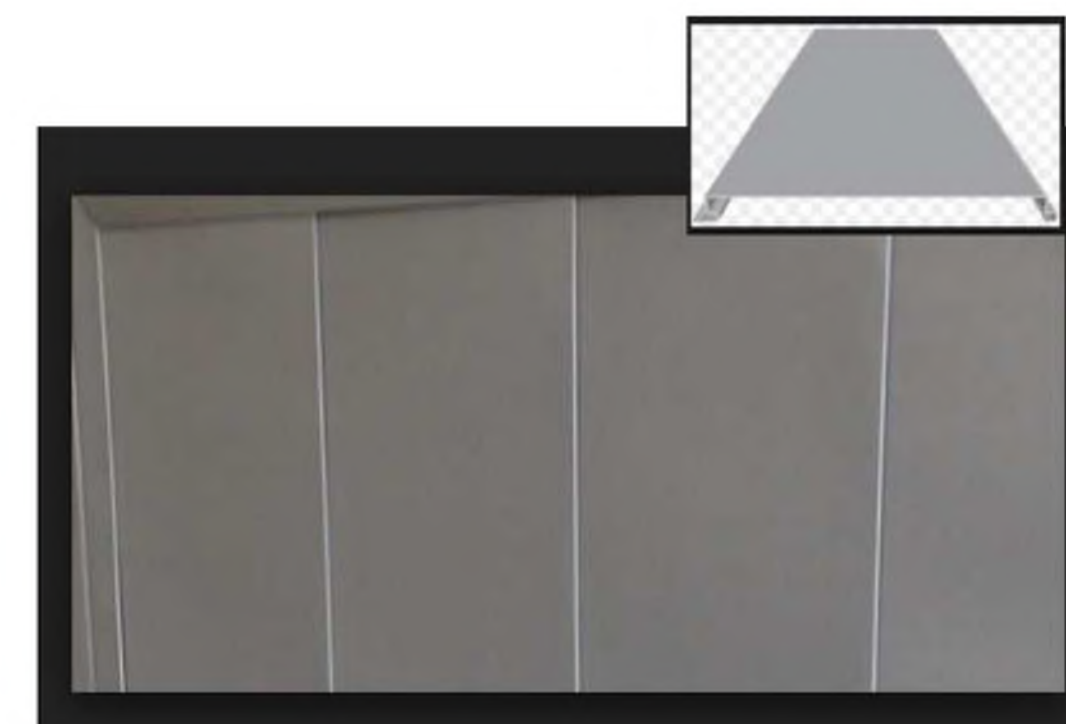
RGB 250, 247, 240



exposed architectural concrete - sealed



balcony railing system



cement panel system



vinyl, metal clad window systems - triple glazed



permeable ground works

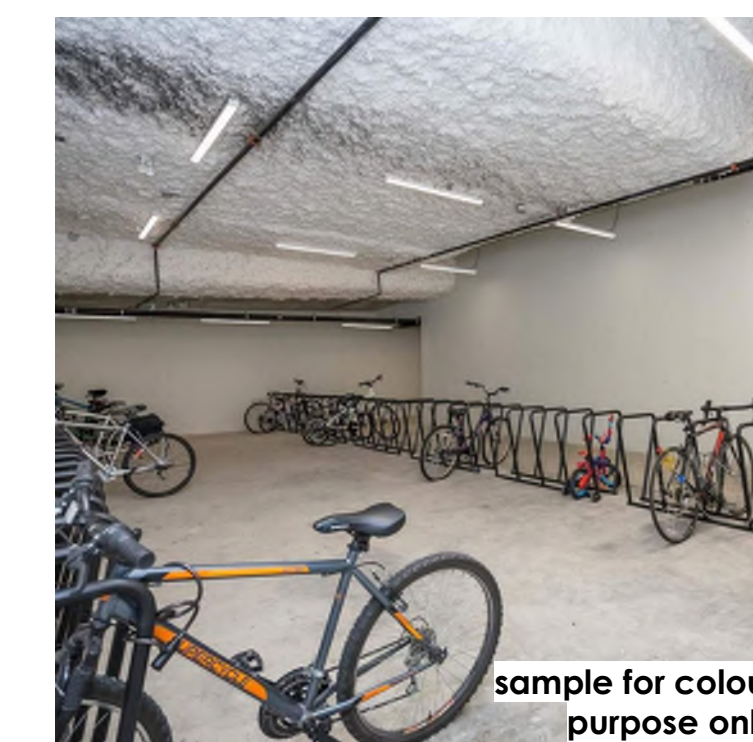
SCHEDULE B
 This forms part of application
 # DP24-0009

Planner Initials **MT**



pivot wall mount bike racks

sample for style purpose only



ground anchored bike racks

sample for colour purpose only



bike repair station

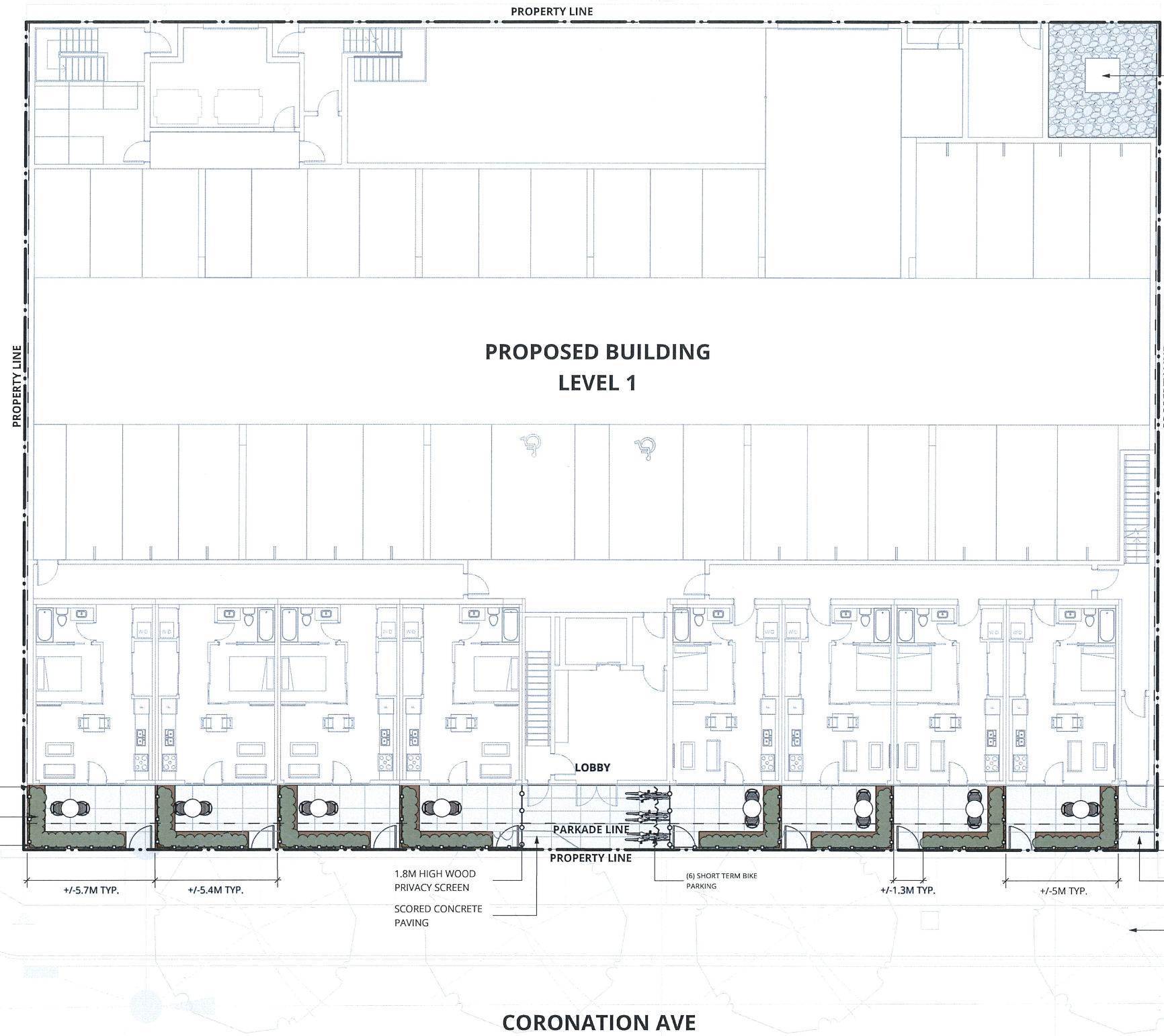
sample for function purpose only

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						NO.	DATE	DESCRIPTION															
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LANE

PROPERTY LINE



PAD MOUNTED TRANSFORMER (BY OTHERS)



PROPOSED BIKE RACK

LEGEND:

- PROPERTY LINE
- PARKADE LINE
- CONCRETE PAVING
- PEDESTAL PAVERS
- DECORATIVE ROCK MULCH
- SHRUB PLANTING
- SOD PLANTING
- ARTIFICIAL TURF
- NON-CLIMBABLE METAL FENCE
- 1.8M HIGH WOOD PRIVACY FENCE
- 1.2M HIGH DECORATIVE METAL FENCE

SCHEDULE C

This forms part of application
DP24-0009

Planner Initials **MT**

PLANT LIST - MAIN FLOOR (ON SITE)					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs	Green Mountain Boxwood	#02	Potted	1.5 x 0.9m	0.9m o/c

NOTES:

- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF BARK MULCH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
PLANTERS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.

ORGANIC BARK MULCH (TYP.)
SHRUB PLANTING (TYP.)
1.2M HIGH DECORATIVE METAL FENCE WITH GATE (TYP.)

+/- 5.7M TYP. +/- 5.4M TYP.

1.8M HIGH WOOD PRIVACY SCREEN
SCORED CONCRETE PAVING

PARKADE LINE
PROPERTY LINE

(6) SHORT TERM BIKE PARKING

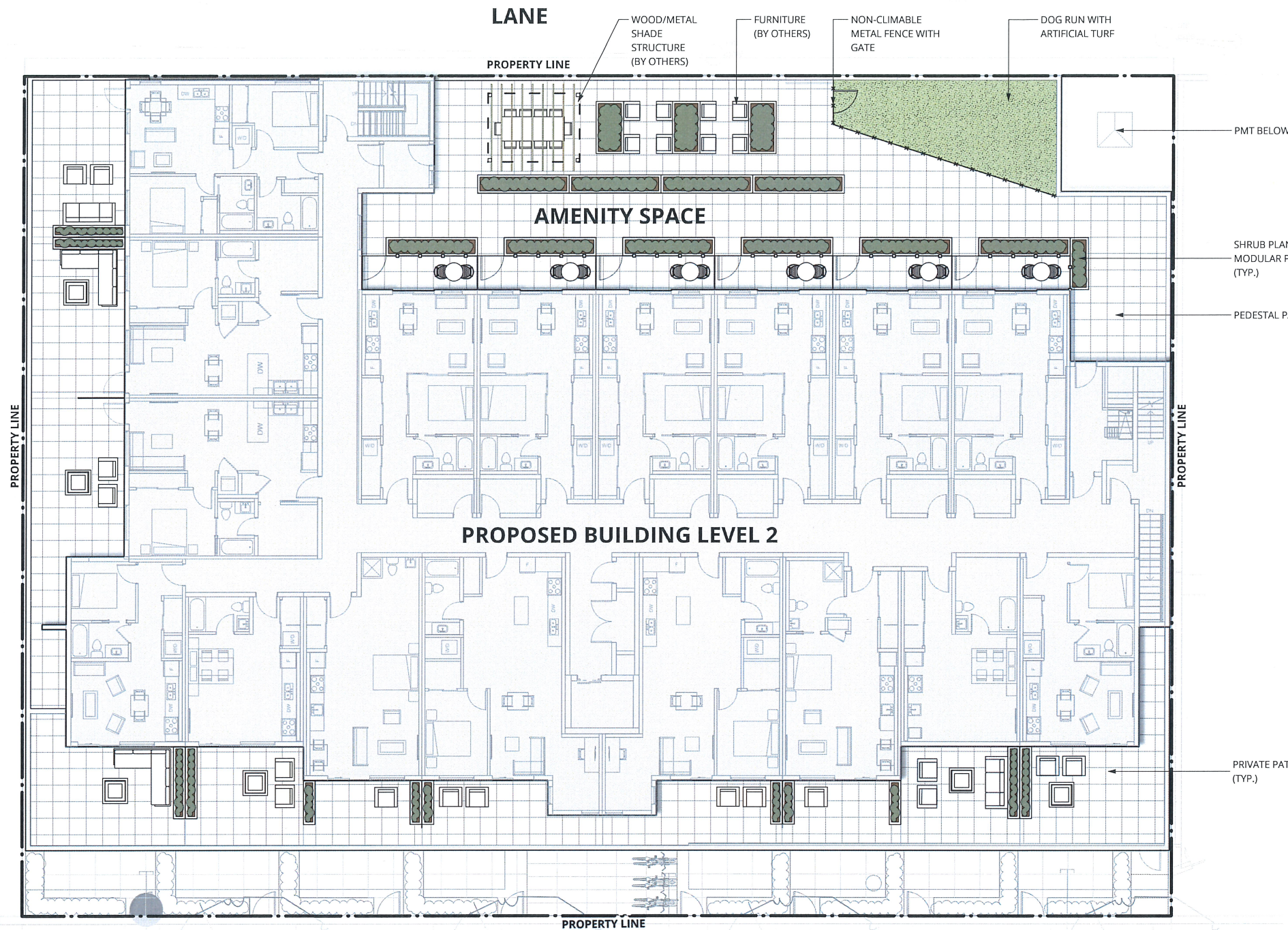
+/- 1.3M TYP. +/- 5M TYP.

CONCRETE PAVING (TYP.)

SEE OFF SITE LANDSCAPE PLAN

CORONATION AVE

NO.	DESCRIPTION	DATE
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-03-21
0	ISSUED FOR DEVELOPMENT PERMIT	2023-12-21



LEGEND:

[Symbol]	PROPERTY LINE
[Symbol]	PARKADE LINE
[Symbol]	CONCRETE PAVING
[Symbol]	PEDESTAL PAVERS
[Symbol]	DECORATIVE ROCK MULCH
[Symbol]	SHRUB PLANTING
[Symbol]	SOD PLANTING
[Symbol]	ARTIFICIAL TURF
[Symbol]	NON-CLIMBABLE METAL FENCE
[Symbol]	1.8M HIGH WOOD PRIVACY FENCE
[Symbol]	1.2M HIGH DECORATIVE METAL FENCE



PROPOSED COMMON AMENITY SPACE & SHADE STRUCTURE



PROPOSED PEDESTAL PAVERS



PROPOSED MODULAR PLANTERS

PLANT LIST - 3RD FLOOR					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs	Green Gem Boxwood	#02	Potted	0.6 x 0.6m	0.6m o/c

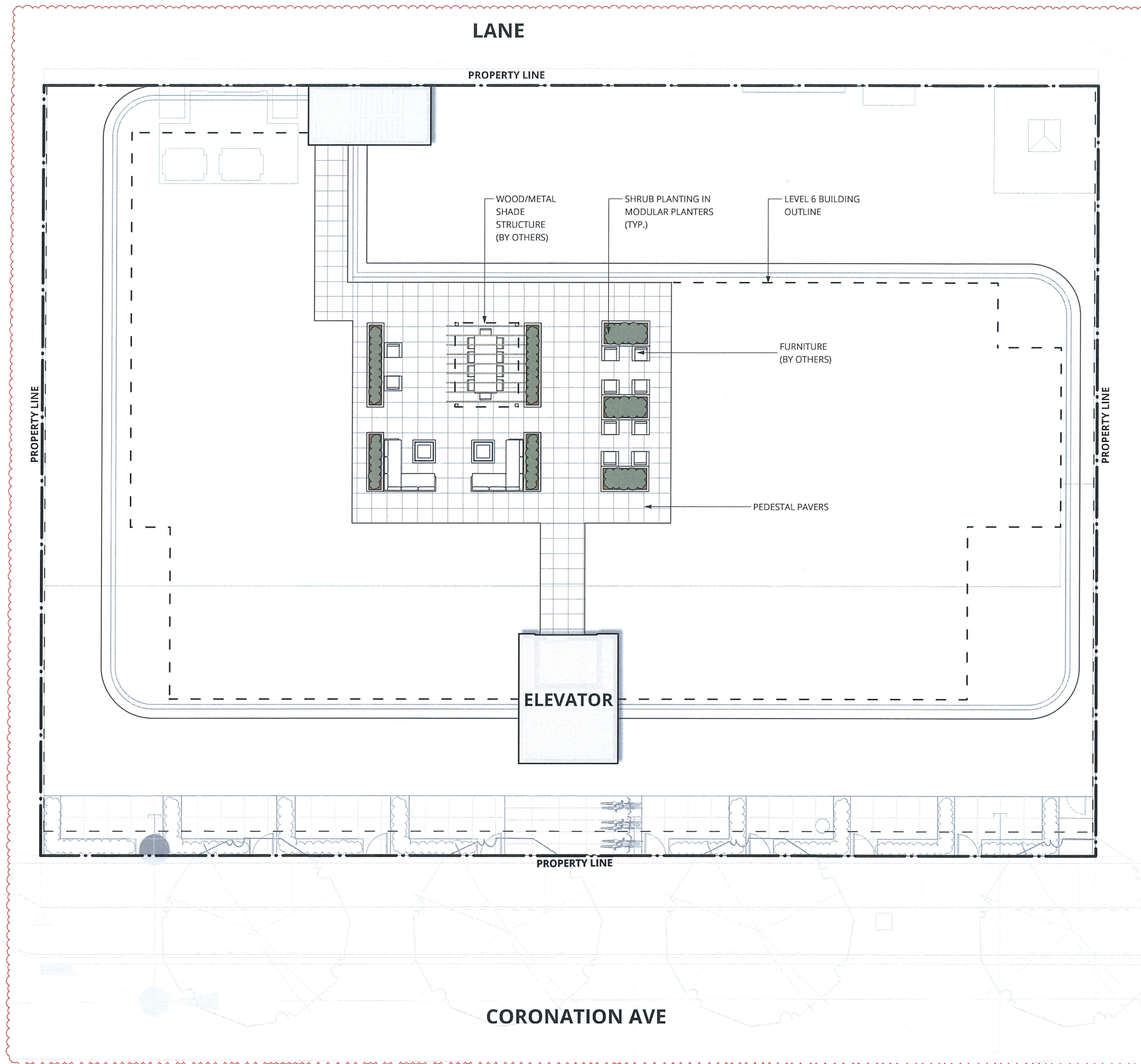
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LEGEND:

	PROPERTY LINE
	PARKADE LINE
	CONCRETE PAVING
	PEDESTAL PAVERS
	DECORATIVE ROCK MULCH
	SHRUB PLANTING
	SOD PLANTING
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PROPOSED COMMON AMENITY SPACE & SHADE STRUCTURE



PROPOSED PEDESTAL PAVERS



PROPOSED MODULAR PLANTERS

PLANT LIST - 3RD FLOOR

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs					
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	Potted	0.6 x 0.6m	0.6m o/c

SCHEDULE C

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FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
 Townhouses & Infill

Page 18-19

Chapter 4
 Low & Mid-Rise
 Residential &
 Mixed Use

Page 18-34

Chapter 5
 High-Rise
 Residential &
 Mixed Use

Page 18-42

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

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
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 or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> • 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 ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 						✓
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> • 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. 						✓



2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.	✓					
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> 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 planned 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: <ul style="list-style-type: none"> 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); 						✓

<ul style="list-style-type: none"> Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> 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 servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.				✓		
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.					✓	
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> 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.	✓					
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
k. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> • 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. 					✓	
l. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						✓
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						✓

d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as 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.						✓
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 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street						
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> • 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. 						✓
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping. 						✓
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing						
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓

b. Residential buildings should have a maximum width of 24 m.					✓	
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.						✓
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> • 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 • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access. 						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> • 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 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.						✓
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 						✓
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5

a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Rooftop Amenity Spaces						
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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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. 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: <ul style="list-style-type: none"> • 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.						✓
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.						
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: <ul style="list-style-type: none"> • 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.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k. Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 	✓					
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					



artistic rendering only, refer to drawings for all items

ATTACHMENT C
 This forms part of application
 # DP24-0009

Planner Initials **MT**

City of Kelowna
 COMMUNITY PLANNING

MGA
 ARCHITECTURE

AT
 studios

PROFESSIONAL SEAL

ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.
 -THIS DRAWING MUST NOT BE SCALED.
 -VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 -VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 -THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 -ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

PROJECT NORTH

COORDINATION

NO.	DATE	DESCRIPTION
2	2024.03.26	RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT

CLIENT
FIFTH FIVE PROPERTIES

Project
DELANO
 602, 590, 586, 580, 578
 CORONATION AVE
 CONDO DEVELOPMENT

Project No.	23.001
Date	2024.03.26
Scale	
Revision Number	0

Sheet Title
 RENDERINGS

Drawing Number
DP6.0

RE-ISSUED FOR DP / CITY COMMENTS



City of
Kelowna

DP24-0009

578, 580, 586, 590, 602 Coronation Ave

Development Permit

Purpose

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

Development Process

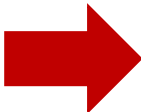


Jan 12, 2024

Development Application Submitted



Staff Review & Circulation



May 27, 2024

Development Permit



Council Approvals



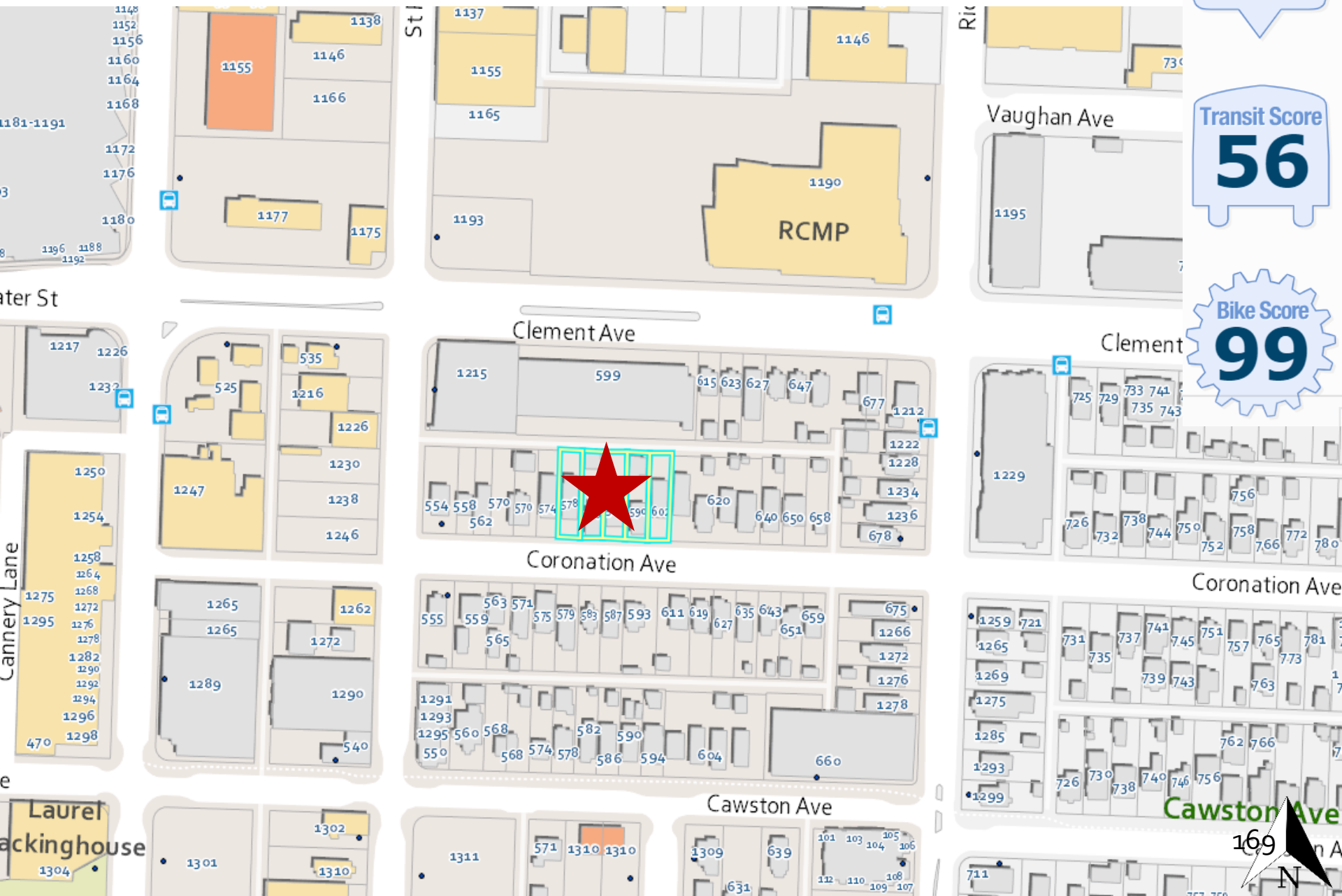
Building Permit

Context Map

Walk Score
92

Transit Score
56

Bike Score
99



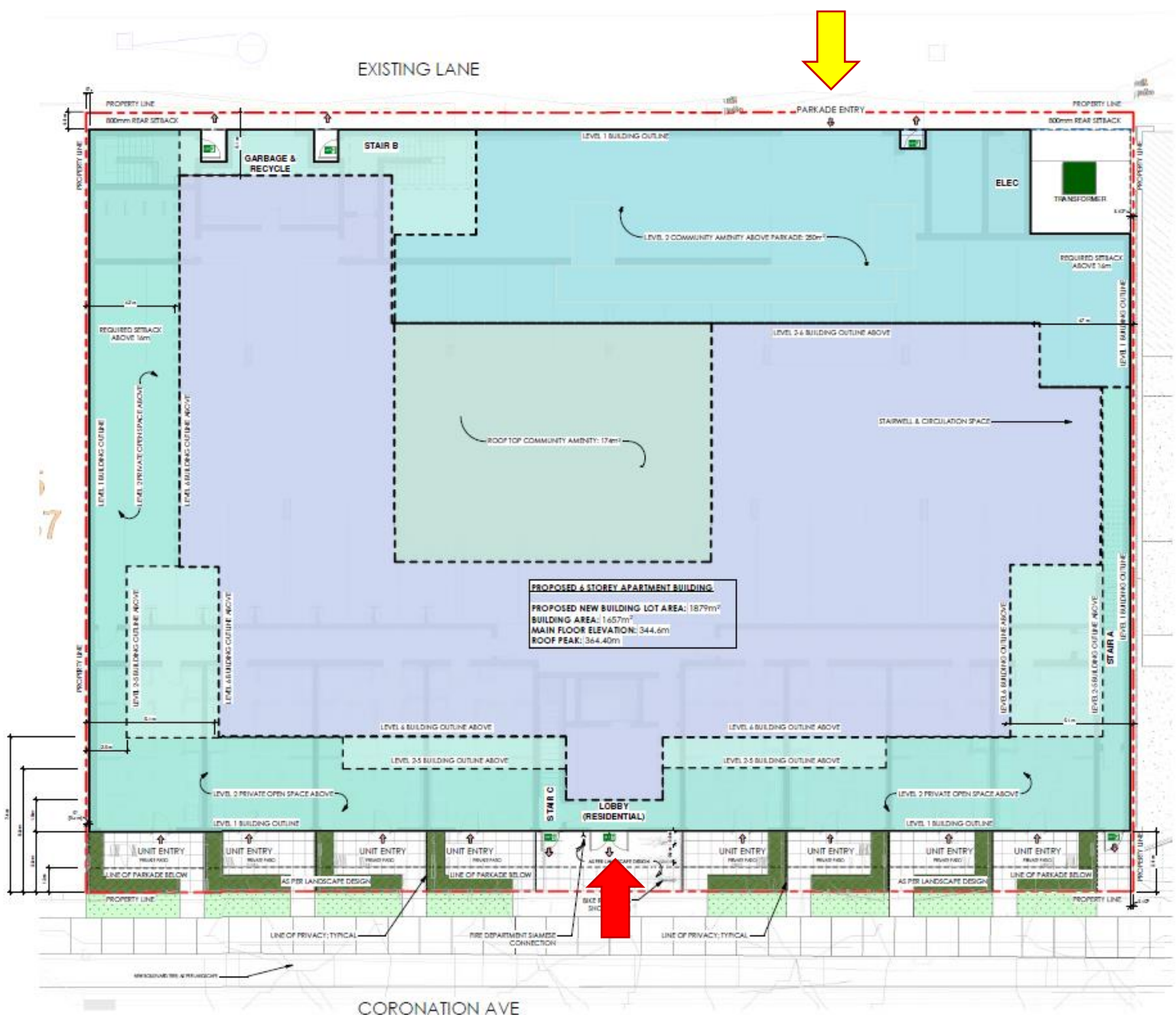
Subject Property Map



Technical Details

- ▶ 6-storey apartment building
 - ▶ 85 units
 - ▶ 4 bachelor units
 - ▶ 63 one-bedroom units
 - ▶ 11 two-bedroom units
 - ▶ 84 parking stalls in structured parkade
 - ▶ Vehicle access from lane
 - ▶ 111 long-term bicycle spaces
 - ▶ Amenity space
 - ▶ Two rooftop amenity areas

Site Plan



17

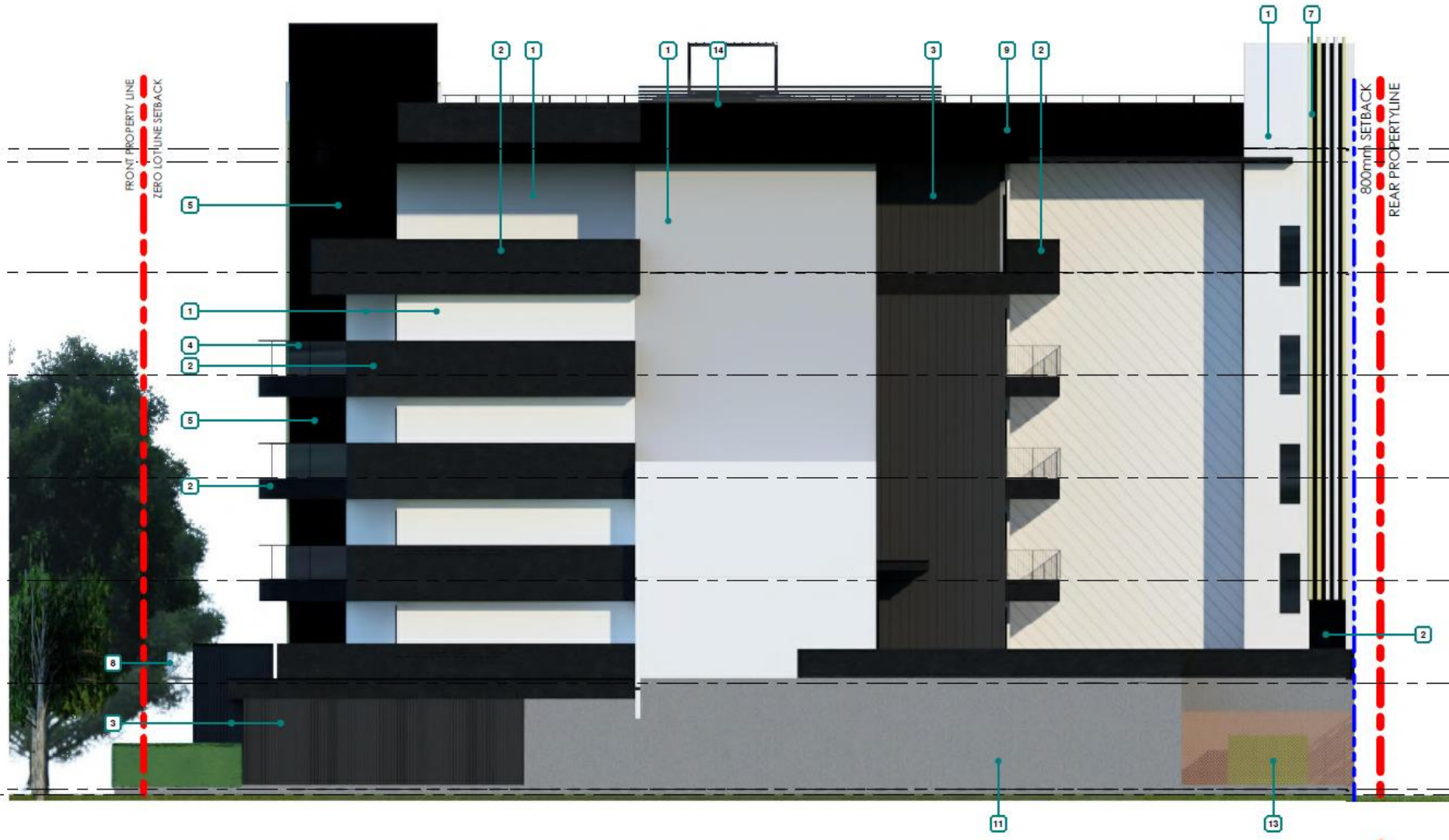
Elevation – South



Elevation – North



Elevation – East



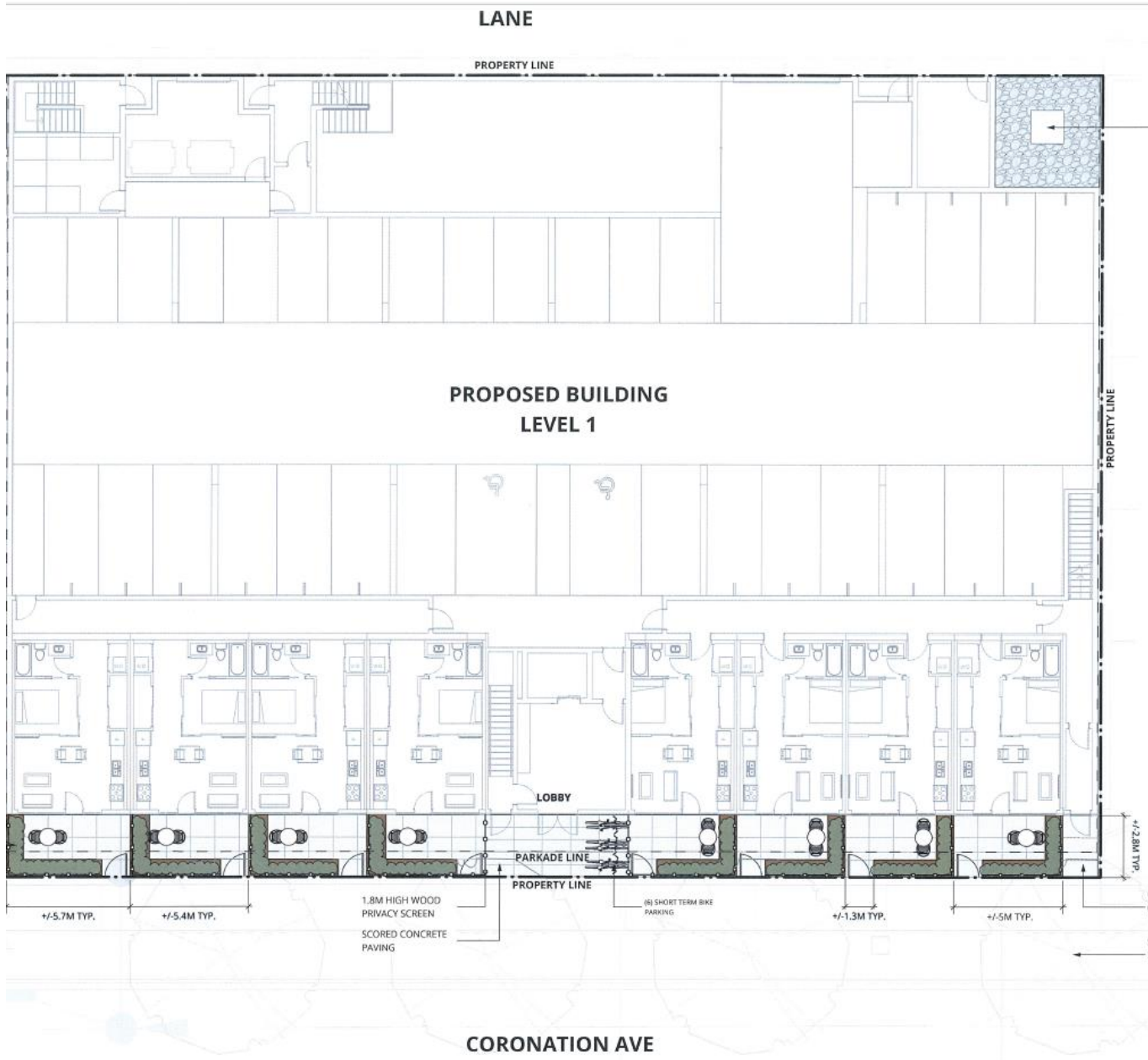
Elevation – West



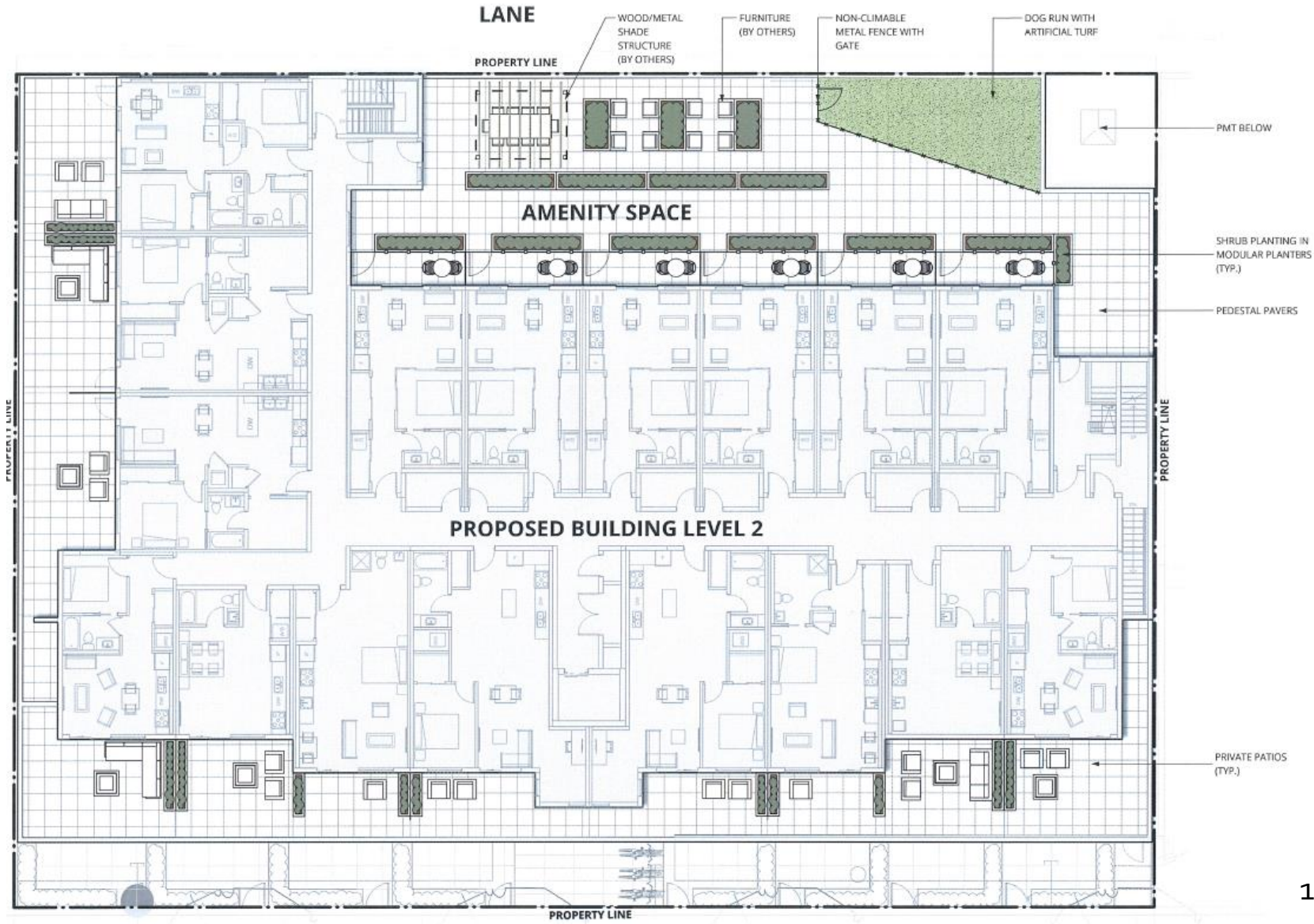
Materials Board



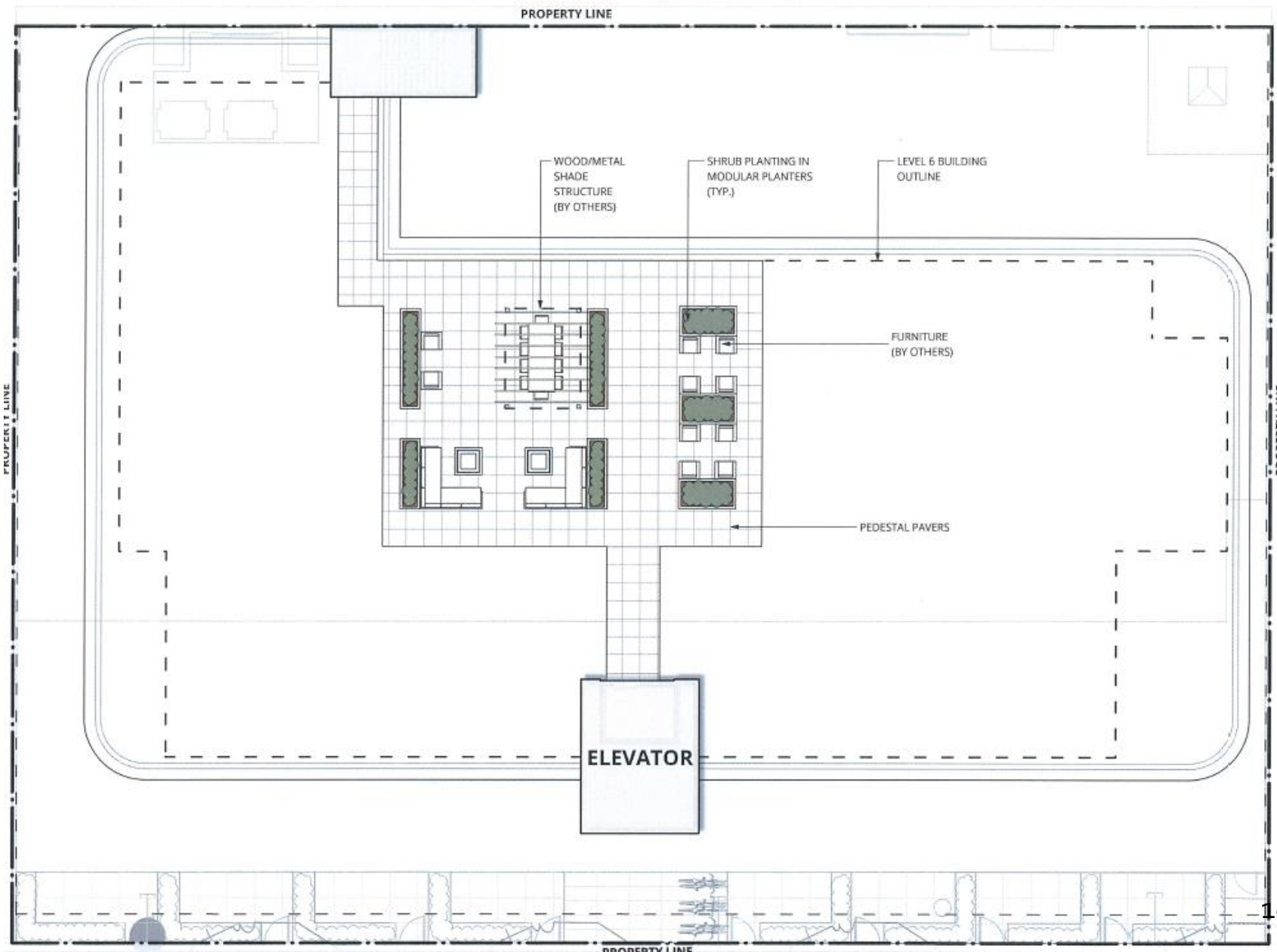
Landscape Plan



Landscape Plan – 2nd Level



Landscape Plan - Rooftop



Rendering – South



Rendering – Context



OCP Design Guidelines

- ▶ Orienting primary building façades to the street and designing ground floor units with individual entrances and patios
- ▶ Expressing a unified architectural concept that incorporates variation in façade treatments and a range of architectural features to provide visual interest
- ▶ Accommodating 'back-of-house' uses away from public view by utilizing partially underground parking and vehicle access, garbage facilities, and transformer along the lane

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ No variances are required

CITY OF KELOWNA
BYLAW NO. 12651
TA24-0003 – Content Changes

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 that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

1. THAT **Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions, GRADE , FINISHED** be amended by adding "of" after "surface at every location of change";
2. AND THAT **Section 9 – Specific Use Regulations, Section 9.3 – Bed and Breakfast Homes, 9.3.1** be amended by deleting "(c) Short-term rental accommodation is not permitted in combination with a bed and breakfast home, and" and replacing it with "(c) A licensed operator must also reside onsite during the operation of the bed and breakfast; and";
3. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.7 – Site Specific Regulations** be amended by deleting "Uses and regulations apply to the A1 – Agriculture 1 zone on a site-specific basis as follows:" and replacing it with "Uses and regulations apply on a site-specific basis as follows:";
4. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.7 – Site Specific Regulations** be amended by adding the following new row:

4.	Lot 35 Section 16 Township 26 ODYD Plan 24182	2261-2265 James Rd	Permits the use of a Carriage House on a lot smaller than 10,000 m2.
----	---	--------------------	--

5. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, FOOTNOTE ¹¹** be amended by deleting "(e.g. Map 4.3, Map 4.5, Map 4.7)" and replacing it with "(e.g. Map 4.2, Map 4.4, Map 4.6, Map4.8, & Map 4.9)";
6. AND FURTHER THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTE ⁸** be amended by deleting "Brent" and replacing it with "Brant";
7. 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 6th day of May, 2024.

Approved under the Transportation Act this 9th day of May, 2024

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Subject: 2024 Q1 Planning & Development Statistics
Department: Planning, Climate Sustainability, and Development Services

Recommendation:

That Council receives, for information, the report from the Planning, Climate Action and Development Services department dated May 27, 2024, with information relating to Planning and Development Statistics for the first quarter of 2024.

Purpose:

To update Council on building and development Statistics for the first quarter of 2024.

Background:

To keep Council current with local development and construction trends, the Divisional Director of Planning, Climate Sustainability, and Development Services will bring quarterly reports forward for Council’s information. As the structure of this report continues to develop, the goal is to improve the connection between Council’s consideration of development applications on a weekly basis and the larger picture of development and housing goals in the Official Community Plan (“OCP”).

Discussion:

Planning and Building Application Intake Statistics – 2024

City teams involved in the planning and development process had a busy winter working on the implementation of housing legislation changes adopted by the provincial government. During this time, Planning Department staff continued to process development application volumes that have remained steady in the first quarter of 2024 (against the 10-year average). Both the type and location of housing projects under construction are consistent with OCP goals of placing the bulk of new density in the City’s Core/Urban area in a multi-family format.

2024 Q1 building permit volumes are slightly less than 2023; worth noting that is that the value of these permits had decreased substantially high of \$420,000,000 /quarter to \$209,000,000/quarter.

Housing Accelerator Fund (Government of Canada)

As identified in the Report to Council on November 27, 2023, the City of Kelowna was successful in receiving \$31.5M under the federal Housing Accelerator Fund. The City identified seven HAF Initiatives as listed below:

1. Implementing the infill housing options program.
2. Adjusting regulations to incentivize private sector housing development.
3. Transit Supportive Corridor Planning.
4. Affordable housing on City-owned land.
5. Establishing new housing partnerships and affordable housing delivery.
6. Investing in infrastructure to unlock housing.
7. Leveraging new technology to improve processing and data management.

All HAF Initiatives are currently underway. In the HAF application, the Initiatives were segmented into 20 milestones; 6 milestones are complete, 10 are in progress, and 4 have not yet begun. In terms of budget, the first allotment of HAF funding (\$7.9M) was provided to the City in late October 2023. As of Q1 2024, the first allotment has been allocated to HAF initiatives. The largest portion of the budget so far has been allocated to land acquisition for affordable housing, and the remainder has been allocated to resourcing (staffing and consulting).

To meet the goals of the Housing Accelerator Fund, the City of Kelowna's target is to permit (Building Permit) 7,430 residential units by 2026. In terms of Building Permit (BP) issuance in Q1 2024, the level of residential units issued BPs is below the level that, on average, would be adequate to achieve the City's HAF targets. BP issuance will be monitored closely. Staff are also currently working to create a Housing Accelerator Fund Dashboard which will more easily allow for tracking and sharing project progress.

Housing Supply Act (Province of BC)

In addition to measuring new housing created for the Housing Accelerator Fund grant, the BC Government has included Kelowna as a community regulated under the provincial Housing Supply Act. Staff will bring forward additional information about what this means for Kelowna when it learns more from the BC Government.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: Ryan Smith, Divisional Director, Planning & Development Services

Approved for inclusion: Doug Gilchrist, City Manager

Schedules: Schedule A – Power Point

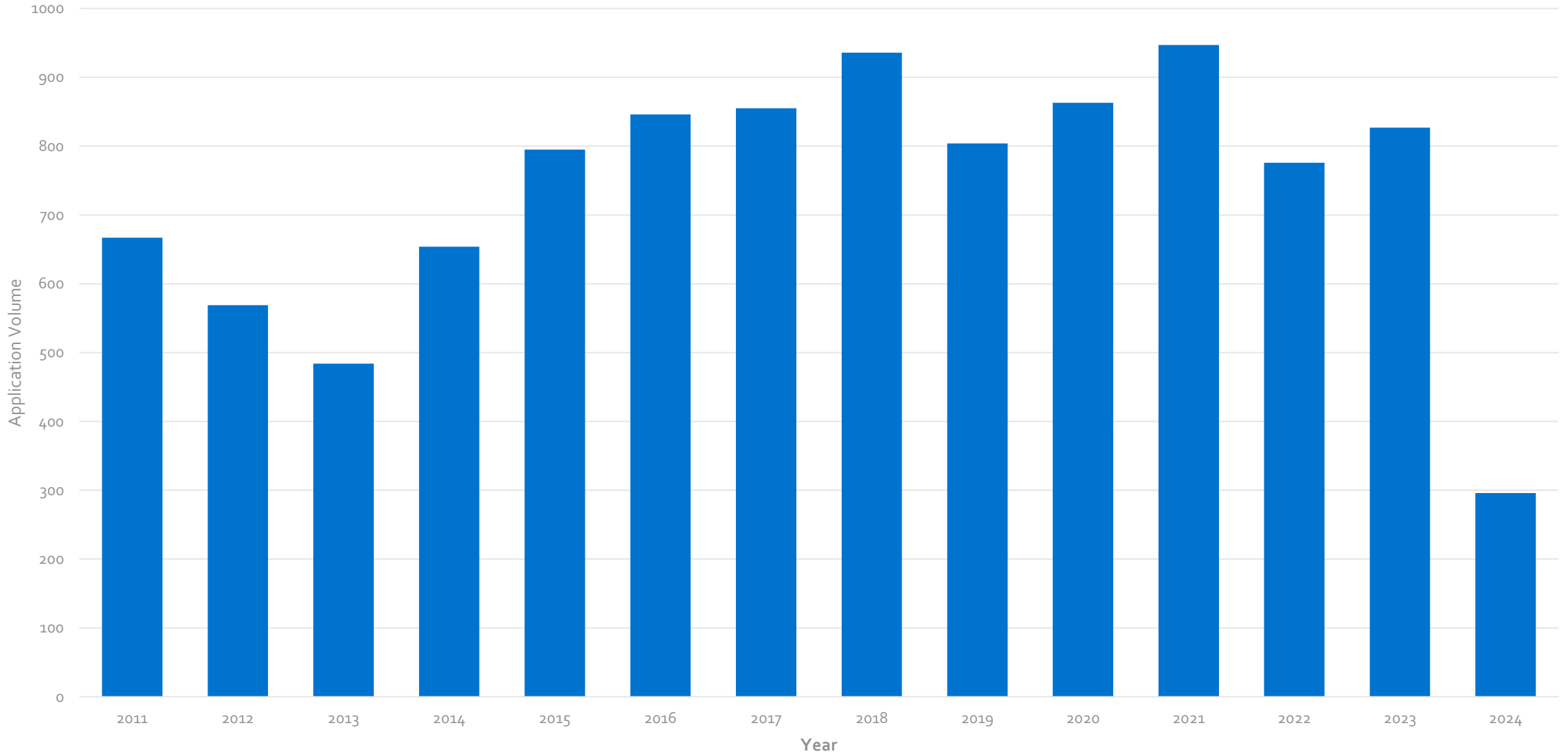


City of
Kelowna

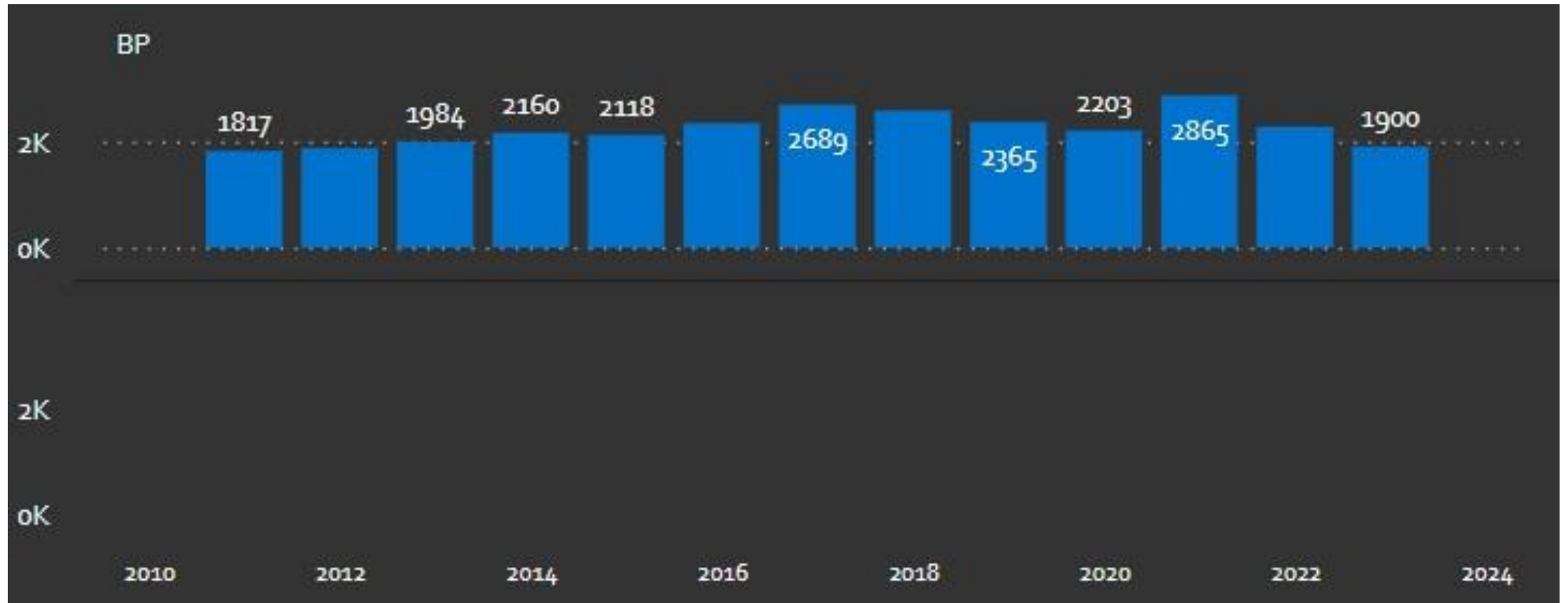
2024 Planning Development Statistics Quarter 1

May 27, 2024

Historic Planning and Development Application Volumes



Building Permit Volumes



Building Permit Value



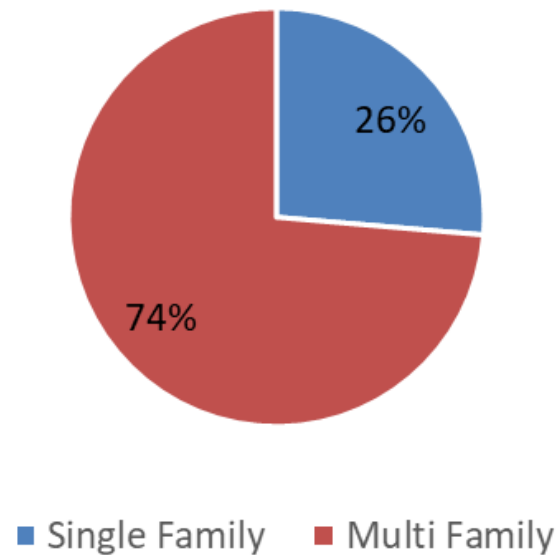
City of Kelowna

2024 Q1 Residential Units vs Historical

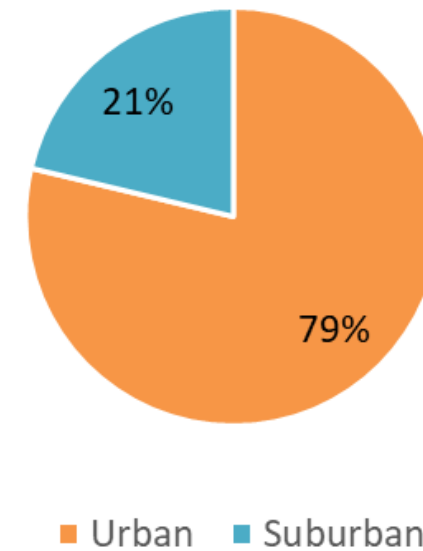
TYPE	2024 (Q1 YTD)	5 YEAR AVG (Q1 YTD)	10 YEAR AVG (Q1 YTD)	2011 (Q1 YTD) (FEWEST NEW UNITS SINCE 1989)
Single Detached	31	73	77	53
Semi-Detached	4	15	15	0
Secondary Suites	43	58	60	16
Row Housing	21	90	62	20
Apartment Units	197	302	243	0
Mobile Home	0	1	1	2
Carriage House	0	5	6	0
Total	296	543	464	91

New Units by Typology and Location

2024 Q1 - Single vs Multi Split



2024 Q1 - Urban vs Suburban Residential Units



Looking back..

- ▶ Implemented Bills 44 and 46 – first BC Municipality
- ▶ OCP Update, Zoning Update, Servicing Bylaw Update, Application Procedures Update
- ▶ # of Planning approval related applications remains relatively strong
- ▶ Development Application Fees Bylaw Update
- ▶ Building Permitting value related to new housing has slowed substantially in Q1 of 2024
- ▶ Volume of building permits remains relatively strong despite value drop

Looking forward...

- ▶ Housing Accelerator Fund (Gov Canada)
- ▶ HAF Dashboard
- ▶ Housing Supply Act (Gov BC)
- ▶ Annual Reporting
- ▶ Housing Targets

What are the 5-year targets?

2,771

- missing middle housing units

4,180

- other multi-unit housing units

416

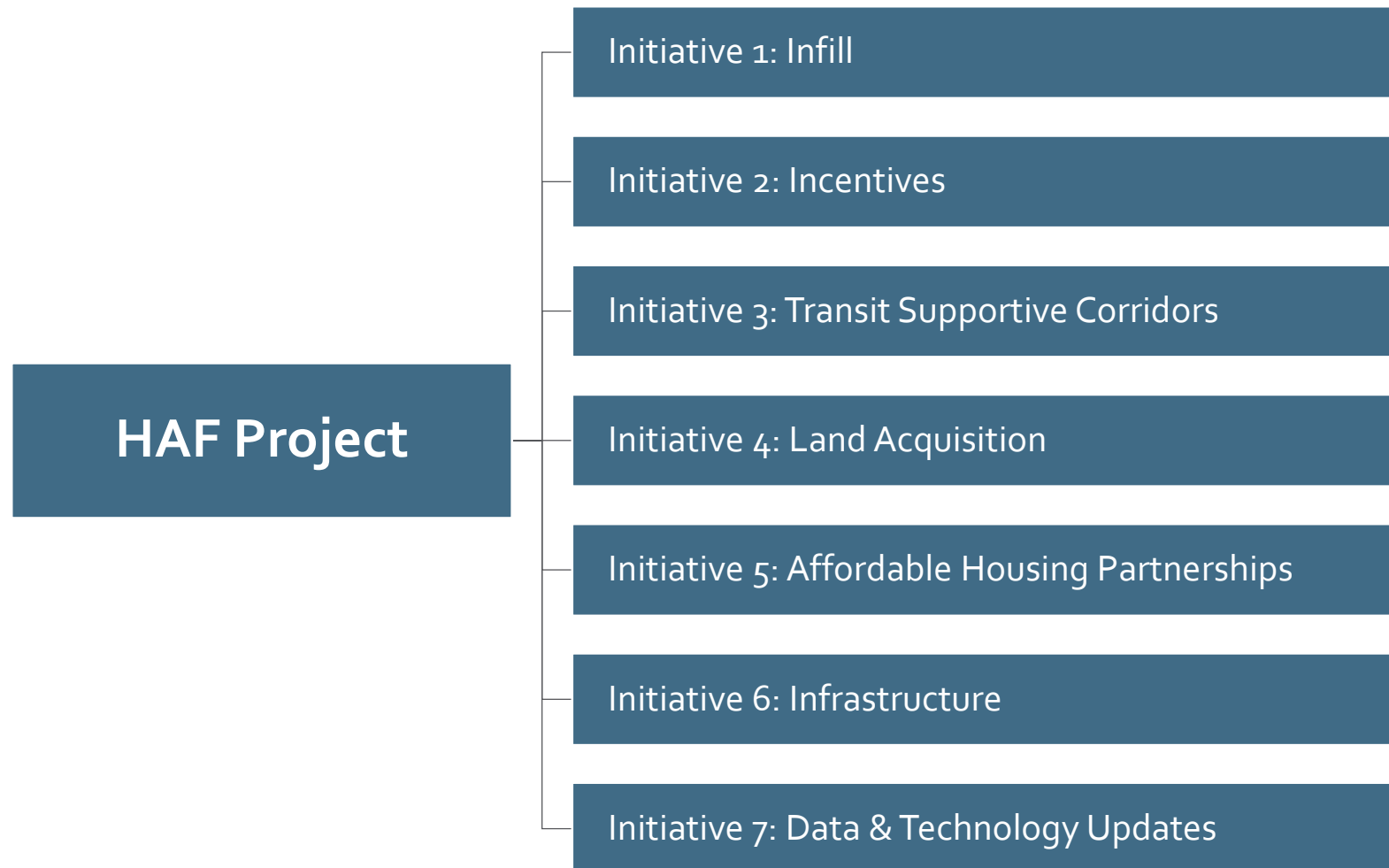
- affordable housing units

BPs issued 2023-2026

City of Kelowna



What are the initiatives?





What's next?

- ▶ Ongoing work with initiative teams
- ▶ Integration with existing work
- ▶ Project management and documentation
- ▶ Progress updates and reporting

Looking forward to 2024...



- ▶ Small scale multi-unit growth up
- ▶ Few “large-scale” projects requiring moving to construction
- ▶ Wait and see year...BP value down
- ▶ Provincial and Federal programs and incentives may entice some development to move forward that was previously not feasible
- ▶ Government led/supported housing

Looking forward...



(City of Kelowna)

REAL ESTATE NEWS

Kelowna Lands \$31.5M Federal Housing Accelerator Fund Deal

The Housing Accelerator Fund money will go towards eliminating barriers to building housing, with the federal government commending the City of Kelowna for its Infill Options Project.

Office of the Premier



More small-scale, multi-unit homes coming to B.C., zoning barriers removed

Updated Nov. 2, 2023

Translations

繁體中文

Français

ਪੰਜਾਬੀ

Share



News Release

Victoria

Wednesday, November 1, 2023 1:55 PM

New zoning rules will mean more housing options



StrongerBC
for everyone



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Subject: Rental Housing Grants Program Enhancements – 2024/2025
Department: Planning, Climate Sustainability and Development Services

Recommendation:

THAT Council receives, for information, the report from Planning, Climate Sustainability and Development Services dated May 27, 2024, with respect to enhancements to the Rental Housing Grants Program;

AND THAT Council approve the temporary modifications to the 2024/2025 Rental Housing Grants Program as outlined in the Report from Planning, Climate Sustainability and Development Services dated May 27, 2024;

AND FURTHER THAT the temporary modifications to the 2024/2025 Rental Housing Grants Program be funded from the housing accelerator grant proceeds as required through amendments to the financial plan.

Purpose:

To approve changes to the Rental Housing Grants Program for 2024/2025.

Council Priority Alignment:

Affordable Housing

Background:

The Rental Housing Grants Program encourages the creation of non-market – also called ‘affordable’ or ‘subsidized’ - rental housing in the city by distributing grant funding up to \$300,000, as approved annually in the City budget, to eligible projects which submit an application. The grant is intended to offset the cost of developing non-market rental housing and is applied against the Development Cost Charge (DCC) fees for the project. Council Policy #335 – Rental Housing Grants Eligibility establishes the criteria for the Rental Housing Grants program. Key eligibility criteria include:

- Within the Core Area, Glenmore Village Centre, or University Village Centre
- Must be for non-market rental housing units;
- Maximum grant level of \$8,000 per 3-bedroom unit, \$4,000 per 2-bedroom unit, and \$2,000 per one-bedroom or bachelor unit. Micro-suites are not eligible;

- Must be constructed in the calendar year of approval, with an extension for up to a maximum of one additional year;
- Required to secure dwelling units through a housing agreement with the City, unless a long-term (15 years or greater) operating agreement is in place with BC Housing.

As part of Housing Accelerator Fund (HAF) grant program, the City is receiving up to \$31.5 million. The HAF projects consists of seven initiatives. The goal of Initiative #2 – Development Incentives is to encourage more private sector and below-market affordable housing development by offering financial and other incentives to developers.

Discussion:

As a temporary enhancement of the Rental Housing Grants Program, Staff are recommending the Rental Housing Grants Program be amended for 2024/2025. Proposed changes to the program include:

- Increasing the available pool of funding from \$300,000 to \$3,300,000 utilizing HAF funds;
- Funding to be divided equally among all successful applicants on a per-unit basis;
- Maximum possible grant funding increased to cover the entire DCC amount per project;
- Building Permit issuance required by December 31, 2025, with a one-time extension until May 31, 2026 available for projects that are reasonably expected to proceed to Building Permit by that date.

Apart from the modifications noted above, the Rental Housing Grants Eligibility Policy will continue to apply in all other respects.

The proposed one-time program enhancement is intended to address the HAF housing target for 416 affordable housing units to be issued Building Permits by October 2026. In addition, it aligns with the City’s Housing Needs Assessment (HNA) and Healthy Housing Strategy which identifies subsidized rental housing as a key element of the housing wheelhouse and encourages reducing the cost of affordable, purpose-built rental housing.

Given the proposed timeline to apply for funding, uptake for the enhanced program is expected to primarily consist of development applications that are currently in-stream to provide the necessary financial support to ensure that these developments are constructed. Staff have identified seven in-stream development applications that may be eligible for funding consisting of approximately 375+ subsidized rental or supportive housing units.

If supported by Council, staff would communicate the enhanced Rental Housing Grants Program to in-stream applicants with potentially eligible projects and other non-profit housing providers. Applications would be accepted in Summer 2024, and a Report to Council would be brought forward in Fall 2024 seeking Council’s approval of successful applicants. At the time of Building Permit issuance, the authorized funding will be applied as a deduction from total DCCs payable.

Conclusion:

The HNA identified a major shortage of subsidized rental housing in Kelowna, as the current level of development of subsidized rental housing is not adequate to meet existing or future demand. HAF funding is intended to encourage private sector housing development and incentivize the development of below-market rental housing units. Enhancing the Rental Housing Grants Program for 2024 supports non-profit housing providers in the creation of below-market housing, in alignment with the Housing Needs Assessment, Healthy Housing Strategy, and Council Priorities.

Internal Circulation:

Communications
Financial Services
Policy & Planning
Development Planning
Real Estate Services
Social Development

Considerations applicable to this report:

Existing Policy:

Council Policy #335 – Rental Housing Grants Eligibility

Financial/Budgetary Considerations:

The existing \$300,000 annual budget would be supplemented up to \$3,000,000 through budget allocations from HAF Funding over 2024-2025.

Communications Comments:

Updates will be made to the City’s Developer Incentives webpage providing details of the enhanced program. Non-profit developers with in-stream applications and other non-profit housing providers that may be eligible will be contacted directly by staff.

Considerations not applicable to this report:

Consultation and Engagement:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Submitted by:

M. Tanner, Planner Specialist

Approved for inclusion: R. Smith, Divisional Director, Planning, Climate Action and Development Services

Rental Housing Grants

2024/2025 Enhancements

Planning, Climate Sustainability and Development Services

Background

- ▶ Rental Housing Grants Program
 - ▶ Existing grants program for non-market rental housing
 - ▶ \$300,000 approved annually in the City budget
 - ▶ Grants applied against DCCs for projects
 - ▶ Council Policy #335 – Rental Housing Grants Eligibility

Background

- ▶ Housing Accelerator Fund (HAF)
 - ▶ Up to \$31.5 million in grant funding
 - ▶ HAF Initiative #2 – Development Incentives

Proposed Changes

- ▶ Temporary enhancements for 2024/2025
 - ▶ Building permits must be issued by December 31, 2025
- ▶ Increase available pool of funding from \$300,000 to \$3.3 million
 - ▶ Funded from Housing Accelerator Fund grant
- ▶ Increase maximum possible funding amount per project

Policy Alignment

- ▶ HAF housing targets
 - ▶ 416 affordable housing units
- ▶ Healthy Housing Strategy
 - ▶ Encourages reducing the cost of affordable, purpose-built rental housing
- ▶ Housing Needs Assessment
 - ▶ Shortage of subsidized rental housing in Kelowna

Next Steps & Timeline

- ▶ Communications to non-profit housing providers
- ▶ Application period in summer 2024
- ▶ Report to Council in Fall 2024 to authorize grants to successful applicants
- ▶ Building Permits issued by December 2025

Applications
Received



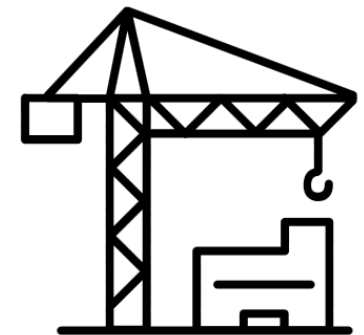
Council Approves
Grant Amounts



DCC Credits at
Building Permit



Construction Of
New Rental Units



Conclusion

- ▶ HAF funding is intended to incentivize development of below-market rental housing units
- ▶ Existing Rental Housing Grant Program encourages the creation of non-market rental housing
- ▶ Enhancing the Rental Housing Grants Program using HAF funding:
 - ▶ Supports non-profit housing providers
 - ▶ Aligns with identified housing needs and HAF housing targets

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Subject: North End Plan – Manhattan Point Parks Update
Department: Policy & Planning and Parks & Buildings Planning

Recommendation:

THAT Council receives, for information, the Report from the Policy & Planning and Parks & Buildings Planning Departments, dated May 27, 2024, with respect to outreach with affected property owners regarding the parks concept in the North End Plan;

AND THAT Council direct Staff to incorporate the park planning policy framework into the draft plan for the North End Plan.

Purpose:

To report back on outreach with affected property owners on Manhattan Point regarding the parks concept in the North End Plan, and to receive Council direction on the park planning policy framework to be incorporated in the draft plan.

Background:

On March 11, 2024 staff brought forward a report to inform Council of the process and implications of designating private property with a Park future land use in the Official Community Plan with an emphasis on Manhattan Point. Council had directed staff to produce this report following a separate report from December 4, 2023 wherein staff presented to Council a Recommendation regarding a preferred concept for the North End Plan (NEP).

Council received the March 11 report for information and directed staff to contact affected property owners regarding the park concept for the NEP and to report back to Council.

Previous Council Resolution

Resolution	Date
THAT Council receives, for information, the Report from the Policy & Planning and Parks & Buildings Planning Departments, dated March 11, 2024, with respect to parks planning on Manhattan Beach for the North End Plan;	March 11, 2024

AND THAT Council directs staff to contact affected property owners regarding the parks concept for the North End Plan and to report back to Council.

Staff have contacted and met with affected property owners regarding the park concept for the NEP and are reporting back to Council.

NEP Parks - Planning Context

Imagine Kelowna

The result of almost 4,000 resident contributions, Imagine Kelowna is a vision created by our community, for our community. One of the foundational principles of Imagine Kelowna is to “Preserve Okanagan Lake as a shared resource.” The importance of Okanagan Lake was stressed throughout the Imagine Kelowna process and two themes surfaced: we need to improve public access to the lakefront and we need to protect Okanagan Lake and its surrounding environment.



2040 OCP

Both the OCP and North End Plan recognize that the demand for parks, including waterfront parks, will only increase as Kelowna grows. The 2040 OCP parks strategy includes the objectives of waterfront access, park connectivity and park diversity. With respect to waterfront access, the OCP promotes this through *Objective 10.4: Increase Public Access to Water*.

North End Plan

The North End Plan parks proposal built upon the parks currently proposed in the 2040 OCP. With respect to Manhattan Point, 10 properties were identified as having potential to be designated as Park in order to expand waterfront park areas and add additional beach access. The properties are as noted in Figure 1. Council directed staff to contact affected property owners regarding this parks proposal. The outreach efforts and results are outlined below.

Public Engagement

Summary – North End Plan Engagement Phases 1 through 3

The desire for more waterfront park space and beach access is a persistent theme in public engagement in Kelowna, and the objective makes up a key component of the City’s overall park strategy. The public engagement connected to the North End Plan has consistently reinforced this theme, with broad support for waterfront parks.

In Phase 2 of the process, a main priority on the part of participants was the addition of more waterfront parks and lake access—

Figure 1. Manhattan Point Properties for Further Outreach



with a distinct desire shown to complete the public space connection along the waterfront from Knox Mountain Park in the north through to City Park in the south. This was a key factor in including waterfront park space on Manhattan Beach in all of the NEP concept plans.

In the Phase 3 public engagement, the majority of respondents again supported the inclusion of more waterfront park space and beach access. Once again, this was a contributing factor for signaling additional park space and beach access on Manhattan Point in the recommendation for the preferred concept for the Plan.

Manhattan Point Resident Outreach

When preliminary concepts were shared with the public in 2023, residents and property owners in the North End neighbourhood were notified by mail and invited to provide comments on the three concepts via Get Involved or in person. In depth outreach with property owners of properties proposed to be designated as park in the concepts was not carried out at that time as nothing was yet being formally proposed, public engagement on the concepts had not yet occurred and the technical analysis was yet to be complete.

At Council's direction on March 18, 2024 staff hand delivered letters to property owners on Manhattan Point whose properties are proposed to be designated as park as part of the North End Plan parks concept. Where letters could not be hand delivered they were sent using Registered Mail.

The letter gave information on the NEP parks proposal, the rationale for the proposal, and the property procurement process, and invited property owners to meet with staff to discuss in greater detail, ask questions, and to have concerns addressed.

Staff spoke to or received correspondence from residents through this process in the following ways:

- Six property owners requested meetings;
- Two property owners contacted staff via telephone
- Eight property owners provided letters (some of these property owners include those who also requested meetings or telephone call)

Staff heard numerous concerns regarding the park concept for Manhattan Point. This included concern over the perceived loss of property rights, potential property devaluation, loss of privacy, reduced safety and security in the area, and environmental considerations both in the area and south at Rotary Marsh Park.

Staff responded to these concerns by way of providing accurate information about the plan, the City's property procurement policy and examples, the long-term time frame of property acquisitions for parks, property options for the present and future, the City's security programs and procedures, and the City's approach to environmental protection.

Analysis

Decisions on future land use, particularly when considering properties that a local government may wish to acquire in the future, require balancing a number of considerations, including impacts to specific property owners as well as benefits to the broader community. As part of this, existing policy, technical analysis and financial feasibility must all be considered.

Staff maintain that the inclusion of more waterfront park, beach access, and park connectivity are all important goals for Manhattan Point within the North End. However, it is acknowledged there are factors at play that warrant taking a more flexible planning approach regarding property acquisition for parks on Manhattan Point, including:

- Decisions regarding land use and the transportation network on the Mill Site that have yet to be resolved may influence decisions regarding optimal park location, orientation and connectivity on Manhattan Point. The North End Plan will respond to this by signaling flexibility for future decision making to respond to the more detailed directions that the Mill Site Area Redevelopment Plan will land.
- Given the high cost of land in the area, a more flexible planning approach with regards to property acquisitions for parks will reduce the financial pressure on the plan and increase the opportunity for overall plan success in implementation.

With these considerations in mind, staff recommend policy framework in the North End Plan that gives clear direction to explore opportunities to acquire property on Manhattan Point for parks as the opportunity arises – and in consideration of the most up to date information available regarding planning and site design in the immediate area – without designating specific properties as Park.

This approach would allow for the City to consider park acquisition at the time that an owner is ready to sell while considering available funding and the evolving context of the neighbourhood.

Next Steps

Should Council direct staff to proceed with the parks policy framework as presented, Staff will complete the draft plan with this policy framework, and return the draft plan to Council for endorsement.

Conclusion:

The creation of new waterfront parks is a priority for park and neighbourhood planning efforts in the North End and across the city. This direction is consistent with Imagine Kelowna, the Official Community Plan and the North End Plan engagement process to date.

Staff have met with property owners to understand their concerns and provide accurate information about the plan, the City's procurement policy, property options for the future, the City's security programs and procedures, and the City's approach to environmental protection. In lieu of designating specific properties as park, staff recommend a policy framework for the North End Plan that that gives clear direction to explore opportunities to acquire property on Manhattan Point for parks as the opportunity arises while considering available funding and the evolving context of the neighbourhood.

Existing Policy:

Official Community Plan

- Objective 10.1. Acquire new parks to enhance livability throughout the City.
- Objective 10.2. Ensure parks and public spaces are connected to each other and accessible for all citizens.
- Objective 10.4. Increase public access to water.

Submitted by: A. Thibeault, Planner Specialist; M. Steppuhn, Parks Planner

Approved for inclusion:



R. Miles, Long Range Policy Planning Manager



City of
Kelowna

NORTH END PLAN

Manhattan Point Parks Update

May 27, 2024

Background

- ▶ March 2024: Council directed Staff to consult with affected property owners regarding the North End Plan parks concept, specific to Manhattan Point



Manhattan Point Parks

- 10 Properties Contacted

Existing Park

2040 OCP Park

Properties



Manhattan Point Outreach

- ▶ 10 Direct hand delivered mail drops
- ▶ Registered Mail delivered
- ▶ Six meetings with property owners
- ▶ Eight letters received



What we heard

- ▶ Property rights
- ▶ Property values
- ▶ Privacy
- ▶ Security
- ▶ Environment (Rotary Marsh / Okanagan Lake)



Information We Provided

- ▶ Park acquisition timing
- ▶ Property rights & options
- ▶ Property procurement procedures and examples
- ▶ Security measures & procedures
- ▶ Environmental protection (Rotary Marsh / Okanagan Lake)

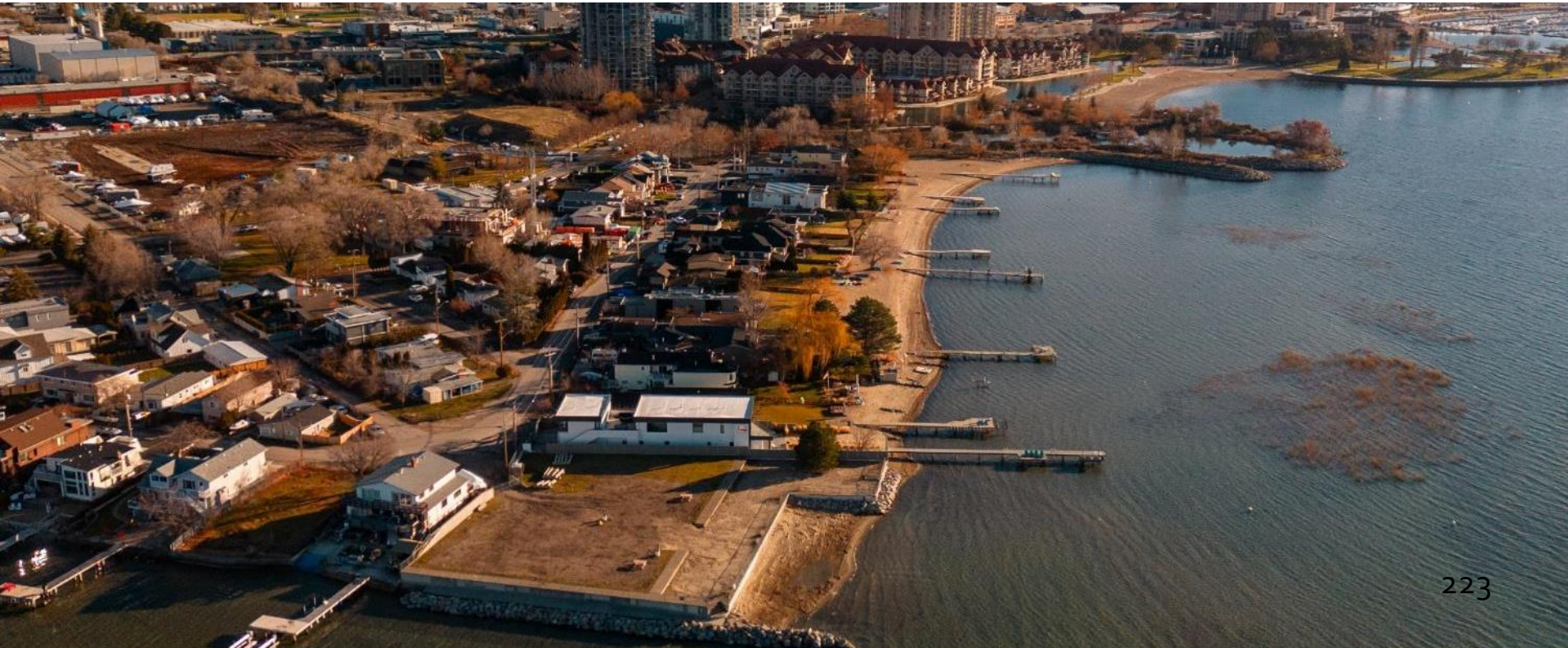


Imagine Kelowna

- ▶ Okanagan Lake – provide access and protect resource

2040 OCP – Increase Public Access to Water (Policy 10.4)

- ▶ Okanagan Access to Water
- ▶ Activate the Waterfront
- ▶ Waterfront Protection



NEP Public Engagement

- ▶ Desire for more waterfront park and beach access shown by large majority of residents
- ▶ In both Phase 2 & Phase 3 public engagement



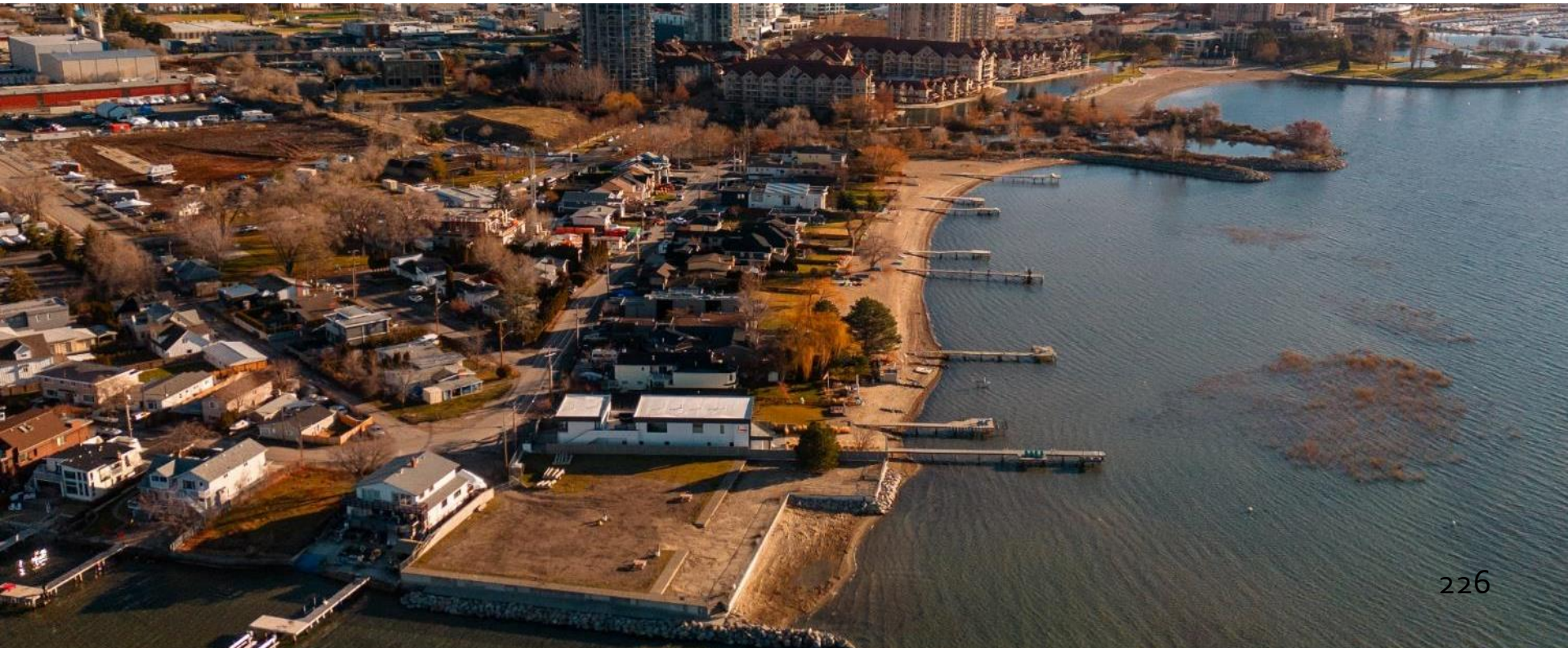
Objectives for Manhattan Point Parks

- ▶ Introduce more waterfront park
- ▶ Increase beach access
- ▶ Increase park connectivity



Rationale for a Flexible Approach

- ▶ Mill Site land use and transportation network undetermined
- ▶ Reduce financial pressure to acquire specific properties



Recommended Approach

- ▶ Policy framework in NEP that gives clear direction to explore opportunities to acquire property on Manhattan Point for parks as the opportunity arises
- ▶ No specific properties would be designated as Park







Questions?

For more information, visit kelowna.ca.

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Subject: Criteria for 2024 One-Time Property Tax Grant Program
Department: Financial Services

Recommendation:

THAT Council receives, for information, the report from Financial Services, dated May 27, 2024, with respect to the criteria for a one-time property tax grant program for multi-family residential properties within zones UC1-UC5 areas whose assessment values increased by 30% or more between 2023 and 2024.

AND THAT Council approves the one-time property tax grant program criteria, as outlined in the report from Financial Services, date May 27, 2024

Purpose:

To approve criteria for a one-time property tax grant program to support citizens and organizations within the City of Kelowna whose assessed property values significantly increased between 2023 and 2024.

Background:

The BC Assessment Authority has valued properties recently up-zoned by the City at a rate beyond normal taxation increases of Urban Class (UC) 1-5 properties. The market impact of the zoning changes was not conclusive for property owners' 2023 assessed values because the zoning Bylaw update by Council happened in late 2022, after BC Assessment's legislated valuation date of July 1, 2022. These assessed values are driving significant property tax increases for some of those properties. It is a highly complex issue not driven by any single cause that continues to evolve with Provincial-driven zoning.

Several Class 01 residential properties within the UC1-5 zones that provide a social benefit specific to housing for citizens of Kelowna have also been significantly impacted by increased assessment values.

Discussion:

Statistics:

- Properties rezoned to UC1, UC2, UC3, UC4, UC5: 9,140. Represents 16% of overall properties within the City.
- Portion of properties under 30% assessment increase or are new tax rolls in 2024: 8,720 or 95% of the total impacted properties.
- Remaining properties with a larger than 30% assessment increase: 420, represented as follows:
 - Class 01 Residential – 225 properties
 - Class 05 Light Industrial – 5 properties
 - Class 06 Business – 190 properties

There are some support programs available through other agencies that may help mitigate this impact, which the City will be communicating to the public. Recognizing that not all affected taxpayers will qualify under these programs, the following criteria is suggested.

Recommended Criteria:

- One-time property tax grant program, for municipal property taxes only, to decrease the financial burden, with the following draft criteria:
 - Within a UC1-UC5 zone;
 - Class 01 multi-family residential (single property that accommodates more than 3 families);
 - Principle use of the property provides a social benefit specific to housing;
 - Assessed value increased by 30% or more between 2023 and 2024 (market and/or zoning changes); and
 - Must not be a for-profit business.

Impact:

- Grant amount, based on initial analysis of properties that may qualify, expected to be approximately \$100,000.

Conclusion:

Considering the significant impact of 2024's assessment values in zones UC1-UC5, staff have provided the recommendation and criteria above for Council consideration to provide support for City of Kelowna taxpayers.

Should Council endorse staff's recommendation of the criteria, a Grant Application Form will be drafted for City Manager approval, and made available to the public.

Considerations applicable to this report:

Financial/Budgetary Considerations:

Total financial impact of the recommended one-time property tax grant program is expected to be approximately \$100,000. The 2024 Financial Plan will be amended as part of the Quarter Two Amendment to the 2024 Financial Plan report to Council.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Consultation and Engagement:

Communications Comments:

Submitted by:

Joe Sass, Divisional Director, Financial Services

Approved for inclusion: Joe Sass, Divisional Director, Financial Services



City of
Kelowna

Recommended Criteria for 2024 One-Time Grant Program

Overview

- ▶ The B.C. Assessment Authority has increased the assessed value UC1-5 properties as a result of the expanded land-use opportunities, and finalized property sales that informed the market values.
- ▶ These assessed values are driving significant property tax increases for some of those properties.
- ▶ This is a highly complex issue and is not driven by any single cause.
- ▶ Several Class 01 residential properties within these zones that provide a social benefit specific to housing have been significantly impacted by increased assessment values.



Statistics



- ▶ Properties rezoned to UC₁, UC₂, UC₃, UC₄, or UC₅:
 - ▶ 9,140 or 16% of overall properties within the City
- ▶ Portion of properties under 30% assessment increase or new tax roll in 2024:
 - ▶ 8,720 or 95% of the total impacted properties
- ▶ Remaining properties with a larger than 30% assessment increase:
 - ▶ 420 properties
 - ▶ Residential – 225 properties
 - ▶ Light Industrial – 5 properties
 - ▶ Business – 190 properties
 - ▶ Represents ~ \$3.5M in tax revenue

Recommended Criteria for One-Time Grant Program:

- ▶ Properties within a UC₁-UC₅ zone;
- ▶ Class 01 Multi-Family Residential (single property that accommodates more than 3 families);
- ▶ Principle use of property provides a social benefit specific to housing;
- ▶ Assessed value increased by 30% or more between 2023 and 2024 (market and/or zoning changes);
- ▶ Must not be a for-profit business.



Proposed Process



- ▶ Application created based on outlined criteria;
- ▶ Calculate municipal portion of taxes above the 30% assessment increase threshold;
- ▶ Approved applications receive a credit on their tax account.

Impact

- ▶ After initial analysis, we anticipate 10-12 properties meeting the criteria;
- ▶ Estimated grant amount \$70,000 to a maximum of \$100,000.





Questions?

For more information, visit kelowna.ca.

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Subject: Middle Income Housing Partnership Council Policy
Department: Real Estate

Recommendation:

THAT Council receives, for information, the report from the Real Estate Department dated May 27, 2024, with respect to the Middle Income Housing Partnership Council Policy,

AND THAT Council adopts Council Policy No. 392, being Middle Income Housing Partnership, as outline in the report from the Real Estate Department dated May 27, 2024.

Purpose:

To establish a Middle Income Housing Partnership Policy.

Council Priority Alignment:

Affordable Housing

Background:

In advance of the formal launch of the City’s Middle Income Housing Partnership (MIHP) program, staff are bringing forward the MIHP Council Policy that will provide Council a common understanding and strategic direction pertaining to the program.

Previous Council Resolution

Resolution	Date
AND FURTHER THAT Council direct staff to proceed with the Middle Income Housing Partnership program as described in the report from the Policy & Planning Department, dated February 5, 2024.	February 05, 2024

Discussion:

MIHP Policy

The MIHP Council Policy (attached as Schedule A) applies to the general operations, partnerships and dispositions for the MIHP program and is designed to ensure the MIHP program achieves the following core objectives:

- **Affordability:** The program aims to enhance housing affordability by ensuring at least 20% of units are priced 20% below average market rents, utilizing city housing incentives, and facilitating access to low-cost financing from government sources.
- **Financial Sustainability:** The program will achieve financial sustainability by permitting up to 80% of units to be leased at full market rents for financial viability, reinvesting project revenues into the program, utilizing financial tools for long-term support, and including maintenance costs in project planning.
- **Unit Mix:** The program ensures that the affordable homes developed under the MIHP constitute a mix of home sizes to meet the diverse needs of middle-income household residents, as outlined in the Housing Needs Assessment.
- **Flexibility:** The MIHP program is designed to be flexible, adapting to various site opportunities, resident needs, tenure options, and partnership models with non-profit and private developers as needed.
- **Scale:** The program is structured to scale up affordable housing by regularly acquiring suitable land, assessing existing land for development, and managing operations with minimal city staffing resources.
- **Accountability:** Partnerships under the MIHP program are structured to meet its goals by requiring operators to submit annual reports demonstrating adherence to program terms and enforcing lease terms to ensure compliance.

Conclusion:

The MIHP Council Policy is a pivotal step towards addressing the affordable housing crisis in Kelowna. By leveraging city-owned properties, the MIHP program is poised to significantly contribute to the creation of more accessible housing options for middle-income families. The policy's emphasis on affordability, financial sustainability, unit mix, flexibility, scale, and accountability ensures a strategic and transparent approach to enhancing Kelowna's housing landscape. With the formal launch of the MIHP program, the City is demonstrating its commitment to innovative solutions and partnerships that will foster a more inclusive and diverse community.

Internal Circulation:

Long Range Policy Planning
Office of the City Clerk

Considerations applicable to this report:

Considerations not applicable to this report:

External Agency/Public Comments:

Communications Comments:

Financial/Budgetary Considerations:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Submitted by: B. Walker, Strategic Land Development Manager

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

Attachments: Schedule A - Council Policy No. 392 Middle Income Housing Partnership
Schedule B – PowerPoint Presentation

cc: J. Moore, Infill Housing Planning Manager
J. Taylor, Policy Analyst
A. Janousek, HAF Project Manager



City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8500
kelowna.ca

Council Policy

Middle Income Housing Partnership

ESTABLISHED May 27, 2024

Contact Department: Real Estate

Guiding Principle

Kelowna's housing system is facing complex challenges, and improving access to housing that meets people's needs is a priority for the City. To increase the diversity of housing types and tenures and to create an inclusive, affordable and complete community, the Official Community Plan supports City land acquisition and housing partnerships in Urban Centres, in addition to the Core Area, to support affordable rental housing near transit, services and amenities (Policy No. 4.12.2).

Purpose

To establish the Middle Income Housing Partnership (MIHP) program, a process to request a MIHP program submission, and the criteria to be considered when evaluating a submission.

Application

This policy applies to the general operations, partnerships and dispositions for the MIHP program.

Definitions

"Middle income household" means a household with an income that falls within the moderate to average income quintiles, as defined in the City's Housing Needs Assessment, and updated by the City between Censuses.

"Average market rent" means an average rent by unit type (for example, studio, 1-bed, 2-bed or 3-bed) determined by the City of Kelowna, based on an appraisal of recent purpose-built rental housing projects in the city, and annual increases of 4%.

Policy Statements

1. The MIHP program aims to achieve the following core objectives: affordability, financial sustainability, unit mix, flexibility, scale, and accountability.
 - a) Affordability – the program will provide housing at rates that middle income households can afford by:
 - i. Ensuring that a minimum of 20 per cent of units or greater are offered at rates of 20 per cent below average market rent;
 - ii. Supporting the use of applicable City housing incentives; and,
 - iii. Encouraging and supporting partners to access low-cost financing through senior government sources, such as BC Builds and Canada Mortgage and Housing Corporation (CMHC).
 - b) Financial sustainability – the program will maximize the financial self-sustainability of the MIHP program by:
 - i. Allowing a portion of project units (maximum 80 per cent) to be operated at full market rents to ensure long-term financial viability;
 - ii. Returning any project municipal revenues (over and above funds needed for maintenance and operations) into the program;
 - iii. Deploying other financial tools as necessary to support the program's long-term sustainability; and,
 - iv. Incorporating long-term operations and maintenance costs into all project planning.
 - c) Unit Mix – ensure that the affordable homes developed under the MIHP program constitute a mix of home sizes to meet the diverse needs of middle income household residents, as outlined in the Housing Needs Assessment.
 - d) Flexibility – structure the MIHP program with enough flexibility to:
 - i. Respond to opportunities presented by different sites, different resident needs, and unique tenure options; and,
 - ii. Utilize diverse partnership models, including non-profit and private market developers as appropriate.
 - e) Scale – structure and operate the MIHP program to deliver affordable housing at scale over time by:

- i. Acquiring land fit for purpose on a regular basis;
 - ii. Evaluating existing land holdings for potential development or redevelopment in the program; and,
 - iii. Ensuring that the ongoing administration of the operational component of the program requires limited staffing resources from the City.
 - f) Accountability – ensure that partnerships under the MIHP program achieve program objectives by:
 - i. Requiring annual reporting from operators that demonstrate compliance with program terms and conditions;
 - ii. Enforcing lease terms where necessary to ensure compliance.
2. A partnership opportunity associated with the MIHP program on City-owned land will be offered primarily through public Request for Qualifications and Request for Proposal. If an opportunity arises, direct awards or another form of partnership may be considered by Council.
3. A Request for Qualifications and Request for Proposal will be evaluated by staff based on the following criteria:
 - a) the number of project units to be delivered at 20 per cent below the average market rents;
 - b) total project unit mix;
 - c) development and operational experience of the team;
 - d) financial viability and long term financial sustainability;
 - e) site plan, building and unit details;
 - f) proposed schedule; or
 - g) innovation.

Middle Income Housing Partnership Council Policy

May 27, 2024

Council Policy Overview

- ▶ MIHP Core Objectives:
 - ▶ **Affordability** – minimum of 20% of units at 20% below market rents
 - ▶ **Financial Sustainability** – up to 80% at full market
 - ▶ **Unit Mix** – ensure a mix of units to meet the diverse needs of residents
 - ▶ **Flexibility** – intended to be flexible on potential partnership models
 - ▶ **Scale** – designed to scale up
 - ▶ **Accountability** – lease framework and annual reporting to City

Conclusion

- ▶ Lack of affordable housing
- ▶ Calling for creative solutions
- ▶ Middle Income Housing Partnership (MIHP)
- ▶ Leveraging municipal lands
- ▶ Creating more housing options



The City's pursuit of innovative partnerships to address affordable housing is driven by the Council-approved priority framework.

Report to Council



Date: May 27, 2024
To: Council
From: City Manager
Subject: 2024 Urban Tree Canopy Enhancement Projects Update
Department: Climate Action & Environmental Stewardship

Recommendation:

THAT Council receives, for information, the report from the Climate Action & Environmental Stewardship Department, dated May 27, 2024, with respect to progress on the City’s Urban Tree Canopy Enhancement Strategy.

AND THAT Council directs staff to prepare amendments to Bylaw No. 10425, to align street tree care and boulevard maintenance standards with other City Bylaws, prior to July 2024.

Purpose:

To provide an update on implementation of the City of Kelowna Urban Tree Canopy Enhancement Strategy.

Council Priority Alignment:

Climate & Environment

Background:

Previous Council Resolution

Resolution	Date
THAT Council receives for information, the report from Development Planning Department dated September 26, 2022, with respect to updating the Tree Protection Bylaw No. 8041; AND THAT Bylaw No. 12025, being Bylaw Amendment No. 2 to the Tree Protection Bylaw No. 8041 be forwarded for reading consideration.	September 26, 2022
THAT Council receives for information, the report from Development Planning Department dated September 26, 2022, with respect to amending the Development Applications and Heritage Procedures Bylaw for changes to the landscape procedure requirements; AND FURTHER THAT Bylaw No. 12423 being Bylaw Amendment No. 1 to the Development Applications and Heritage Procedures Bylaw be advanced for reading consideration.	September 26, 2022

<p>THAT Council receives, for information, the report from the Development Planning Department, dated May 30, 2022, with respect to urban tree canopy enhancement options; AND THAT Council directs staff to investigate the implementation requirements for the preferred six actions and report back to Council.</p>	<p>June 13, 2022</p>
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Discussion:

Council directed staff to implement the Urban Tree Canopy Enhancement Strategy in 2022. This strategy identified five key intervention points in managing development impacts on urban trees and the value of limiting development impacts on high value forest ecosystems outside the Permanent Growth Boundary. This work has been undertaken to follow through on a portion of the City’s Sustainable Urban Forest Strategy (SUFS), to address the specific impacts of development on trees. Additional actions to support a healthy urban forest will be covered through the SUFS, which is in the final stages of engagement with a virtual open house May 29, an in-person session June 6, and an online survey.

Staff identified the following interventions to support trees before, during, and after development:

1. Increase tree planting requirements and improve tree planting standards in the Zoning Bylaw.
2. Update the natural area tree protection bylaw to further limit tree removal.
3. Establish process to identify pre-development trees that could be retained successfully post-development and what protection measures are needed.
4. Increase staff inspection capacity to monitor tree protection and planting.
5. Develop tree care standards and bylaw requirements to maintain tree health.

The following work has been completed or is planned for 2024:

1. Tree planting requirements in Zoning Bylaw No. 12375 (September 2022; updated February 2024): The Zoning Bylaw sets requirements for planting trees along lot edges (Landscape Areas). This is the best place for trees within the urban context of high housing demand, urban densification for efficient infrastructure servicing, and making walkable communities. Provincial requirements to allow 3-6 units on formerly single detached lots will impact existing trees on those lots. However, the provincial changes also allow the City to mandate new trees on these lots if multi-unit homes are planned, which was not possible if they stayed zoned as single detached. A new bigger single detached home could remove all existing trees under that redevelopment situation. Instead, the City has an opportunity to gain more housing units and new trees if redeveloped.

To support the longevity of urban trees, the Zoning Bylaw was updated to:

- Set minimum growing medium (soil) volumes appropriate to the mature tree size. This volume was adjusted in 2024 based on feedback from local Landscape Architects to balance challenges with accommodating trees in smaller setback areas by requiring shared soil trenches. Soil cells are required when the standard growing medium permeable area cannot be achieved.
- Increase minimum tree requirements in parking lots (1 tree per 14 spaces; islands must have 1 tree; must have tree at the end of every parking aisle).
- Set size ratio requirements (at least half of new trees in Landscape Area must be large trees).
- Set underground parkade setback requirements to ensure soil volumes meet tree needs.
- Clarify that trees may be planted closer together to accommodate other infrastructure instead of eliminating a tree. The requirement to plant 1 tree per 10 metres is for counting purposes - to set the minimum number of required trees - not spacing.

- Improved guidance on the appropriate building setback from each tree size category to reduce future conflicts between branches and buildings through careful design of patios/balconies or other building articulation features.
- In Urban Centre zones, if trees are required they may be planted outside the Landscape Area (setback) elsewhere on site. This allowance is only permitted if the property abuts a boulevard with irrigated street trees.
- For infill housing sites with overhead utility wires in the landscape setback area, tree planting is required but outside the setback to avoid future canopy conflict with wires.

Next steps for this work is to coordinate with the City's Housing Affordability Fund team on fast track infill housing design templates to identify tree planting locations and site design for stormwater drainage to planted areas. This work is happening over Q2 2024.

2. Updated Natural Area Tree Bylaw No. 8041 (September 2022):
Amendments included increased tree replacement requirements in environmentally sensitive areas and greater limitations on allowed removals. This bylaw focuses more intensive regulation on areas providing critical wildlife habitat and host ecosystems that encourage healthier trees. Replacement numbers are based on size of tree lost, following the Province of B.C.'s formula, increasing the number of replacements to up to 8 trees for trees over 610mm in diameter (compared to past bylaw requirement of 2 trees for any tree removed). This change has also helped to plant more replacement trees where development has resulted in tree removals from steep slopes (>30%) and discourage tree removal from these areas.
3. Amended Procedures Bylaw No. 12310 (September 2022; updated April 2024):
The amendments made in 2022 included a requirement to provide a pre-development tree inventory with Development Permit applications to support discussions on the value of on-site trees and their potential to be retained if in a suitable location, in good health, and not invasive. This requirement has been adjusted, based on applicant feedback, to allow applications to omit this inventory if there are no trees on site with the potential for retention.

A multi-year monitoring requirement for planted landscaping was also added to this bylaw – plants will not be inspected until after 1 full year in-ground. A follow up inspection is required in year 2 to confirm plants are established. If deficiencies are found during inspection, staff will retain an amount of the Performance Security equivalent to the cost to rectify any deficiencies (e.g. replacement plants and maintenance) until the permit conditions are met. In addition to staff inspections, a requirement for professional design and construction monitoring was also set for larger scale landscaping projects. Staff now require the submission of assurance documents with Landscape Plans, similar to the stamp or seal used in other professions like engineering. This requirement was set to ensure major projects involve a Landscape Architect, a professional with the expertise to select appropriate species and design spaces following Canadian Landscape Standards. Due to the timing of this report, year 1 or 2 inspections have not yet been triggered for development projects initiated following adoption of these amendments. Staff will assess how similar requirements for monitoring, for off-site street trees, can be set within Bylaw 7900 for consistency.

In addition to these changes, the delegated authority for variances on MF1 sites is another key procedural tool. Delegated authority to approve variances at the staff level was primarily instituted

to be able to save mature trees on infill housing sites. For example, variances to height, parking, setbacks, site coverage, etc. would be considered in exchange for long term tree protection. Developers are more inclined to save trees if they can avoid an extended permitting process and the extra cost of a Council variance permit. This process was approved in April 2024.

4. Increase tree inspections (2024 Implementation):

A budget request was approved in 2023 to increase the allocation of staff time to undertake tree inspections, in conjunction with site grading and stormwater management inspections, via the Development Engineering and Development Planning teams. These inspections assess whether permit requirements are being met. These inspections are currently happening with training support being provided by the City's Urban Forestry team over the 2024 spring season to encourage knowledge sharing among staff on tree inspection criteria. The result is more eyes on trees during the development process.

5. Improve tree care standards (2024 Implementation):

Staff were directed to develop bylaws that will guide tree care on private property, to discourage the abandonment of trees required to be planted as part of a Development Permit or Off-site Landscape Agreement. This work requires updates to the following bylaws:

- Subdivision and Development Servicing Bylaw No. 7900, which governs tree installation in boulevards and similar right-of-way areas.
- Boulevard Maintenance Bylaw No. 10425, which sets responsibilities for vegetation management in boulevards.
- A new bylaw is needed to set maintenance standards on private property. These are commonly known as Landscape Standards Bylaws.

It is expected that improved coordination among these bylaws will also lead to improved communication of tree care requirements to both the development community and residents, with consistent planting and care standards for on-site and off-site works. Staff are currently (Q1-Q2 2024) working on updates to Bylaw No. 7900 to align it with the tree planting standards for soil volumes or soil cells recently updated in the Zoning Bylaw while also investigating options for boulevard landscaping that are more suited to Kelowna's climate. Following this work on boulevard landscaping design standards, staff will be in a better position to set private property tree care standards in a new Landscape Standards Bylaw (draft in Q4 2024).

Staff are also seeking Council's direction to prepare amendments to Bylaw No. 10425. The City has received many complaints regarding lack of street tree care, in particular a lack of watering. Street trees are critically important for protecting us from the impacts of extreme heat, with shaded sidewalk areas being measured as 10 to 20 degrees cooler even on an average Kelowna peak summer day. Shaded walking and biking environments are critical for meeting our City's goals for reducing traffic congestion by helping residents have multiple commuting options.

Conclusion:

Staff will continue to keep Council apprised of progress regarding this work and seek feedback based on Council's priorities and in conjunction with the Sustainable Urban Forest Strategy (SUFS). Tracking progress on tree canopy coverage against the canopy targets set out in the SUFS will help to assess the impact of the work described above.

Internal Circulation:

Development Engineering
Development Planning
Infrastructure Operations

Considerations applicable to this report:***Existing Policy:***

- 2040 OCP - Objective 14.2 Protect and expand a healthy and viable urban forest.
- Bylaw No. 8041 Tree Protection Bylaw
- Bylaw No. 8042 Municipal Properties Tree Bylaw
- Bylaw No. 10425 Boulevard Maintenance Bylaw
- Bylaw No. 7900 Subdivision, Development & Servicing Bylaw
- Bylaw No. 12375 Zoning Bylaw
- Sustainable Urban Forest Strategy – update in progress
 - Strategy 2: Expand the urban forest equitably in urban and core areas.
 - Strategy 3: Improve the quality and suitability of trees being planted for the site and climate requirements.
 - Strategy 4: Clarify City procedures and standards to improve efficiency and manage risk.
 - Strategy 6: Ensure resourcing is sufficient to deliver levels of service.

Consultation and Engagement:

As noted above, staff have engaged with permit applicants and subcontractors throughout the process of implementation to understand the impacts of these regulatory changes. In addition to one-on-one conversations and bulletin emails, four information sessions have been held to provide updates as these changes were adopted and seek feedback.

Considerations not applicable to this report:***Legal/Statutory Authority:******Legal/Statutory Procedural Requirements:******Financial/Budgetary Considerations:******Communications Comments:***

Submitted by:

J. Miles, Planner Specialist

Approved for inclusion:

R. Smith, Divisional Director – Planning, Climate Action & Development Services

C. Ray, Climate Action & Environment Manager

cc: Development Planning Department Manager



City of
Kelowna

City of Kelowna Urban Tree Canopy Enhancement Strategy

May 27, 2024

Strategy Purpose



- ▶ Address the impacts of development on the urban tree canopy and reduce encroachment into natural forests.
- ▶ Use opportunities provided by re-development to plant trees for the benefit of the public realm.
- ▶ Improve urban tree care.
- ▶ Achieve canopy coverage goals set out by the *Sustainable Urban Forest Strategy* and *OCP*.

Progress Summary:

1. Increased tree planting requirements and improved tree planting standards in the Zoning Bylaw.
2. Established process to identify pre-development trees that could be retained successfully post-development and what protection measures are needed.
3. Updated the natural area tree protection bylaw to further limit tree removal.
4. Increased staff inspection capacity to monitor tree planting.
5. Developing tree care standards and bylaw requirements to maintain tree health.

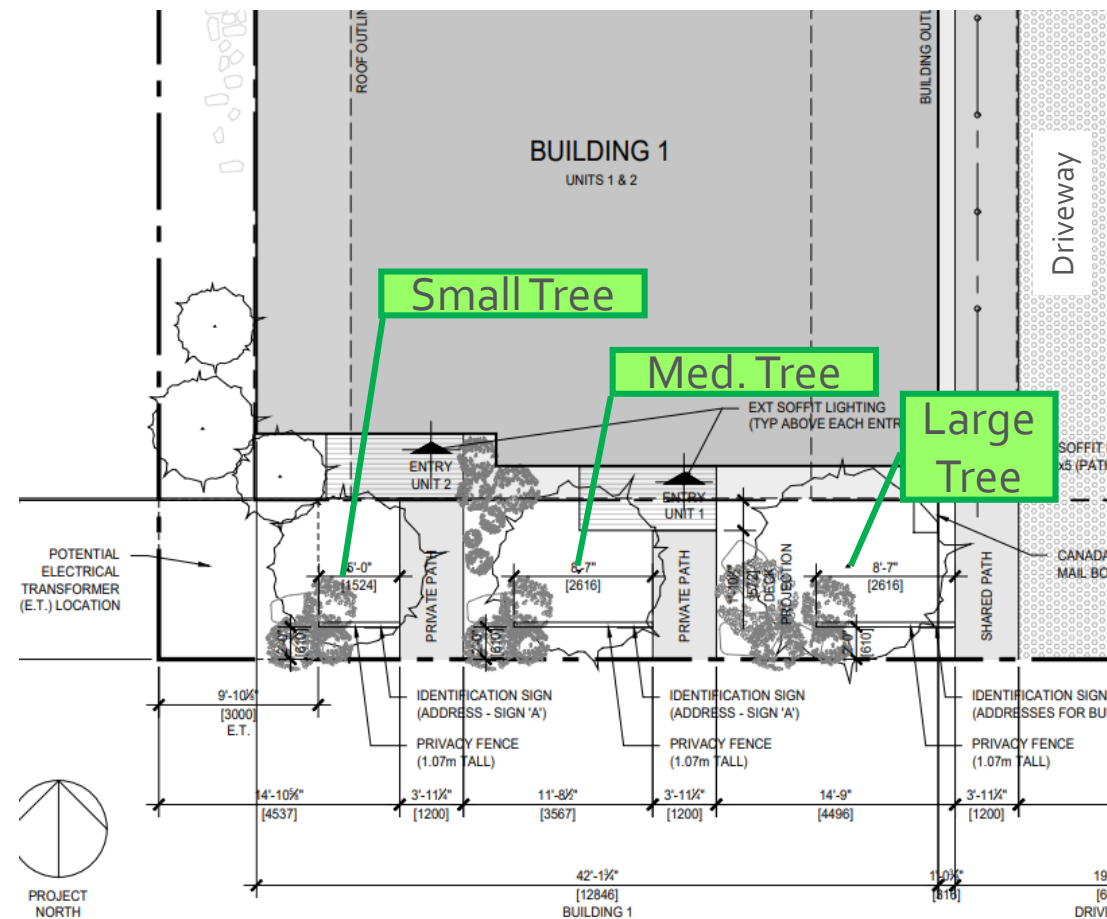
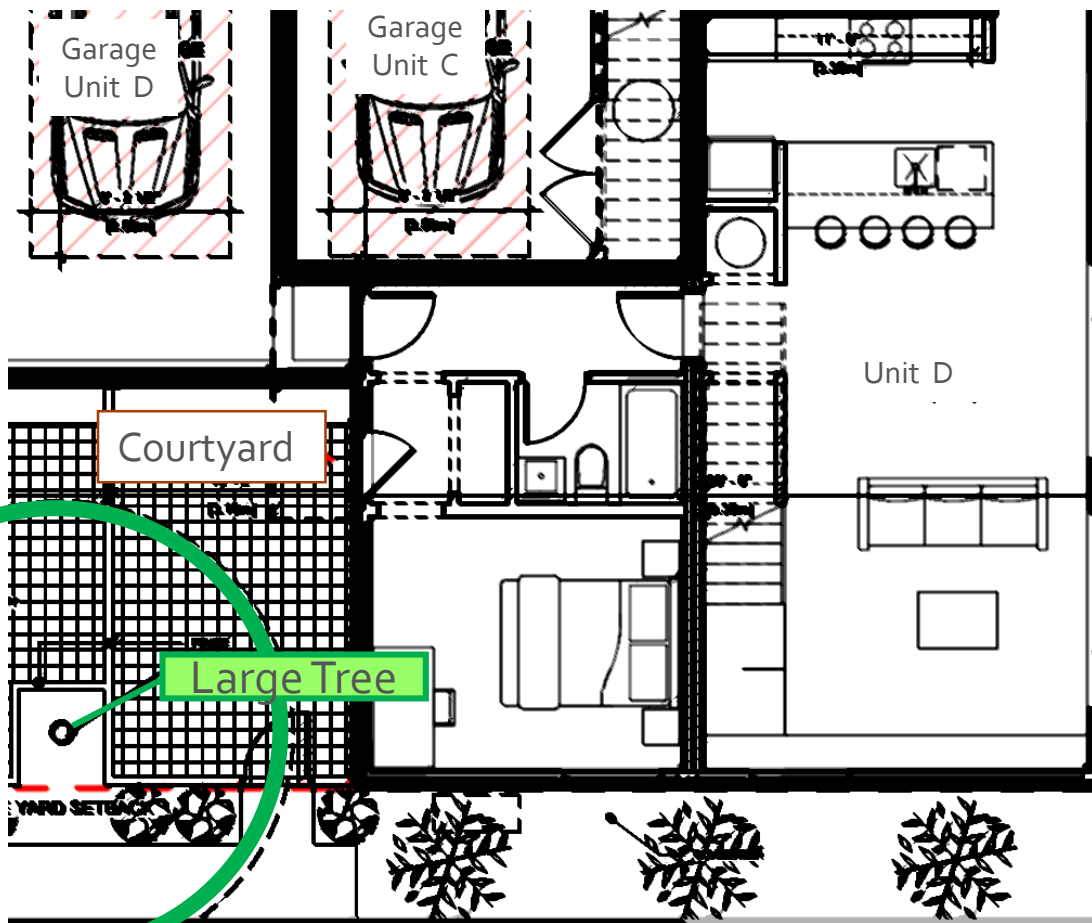
Zoning Bylaw Updates (Sept. 2022, April 2024)

Section 7 – Site Layout:

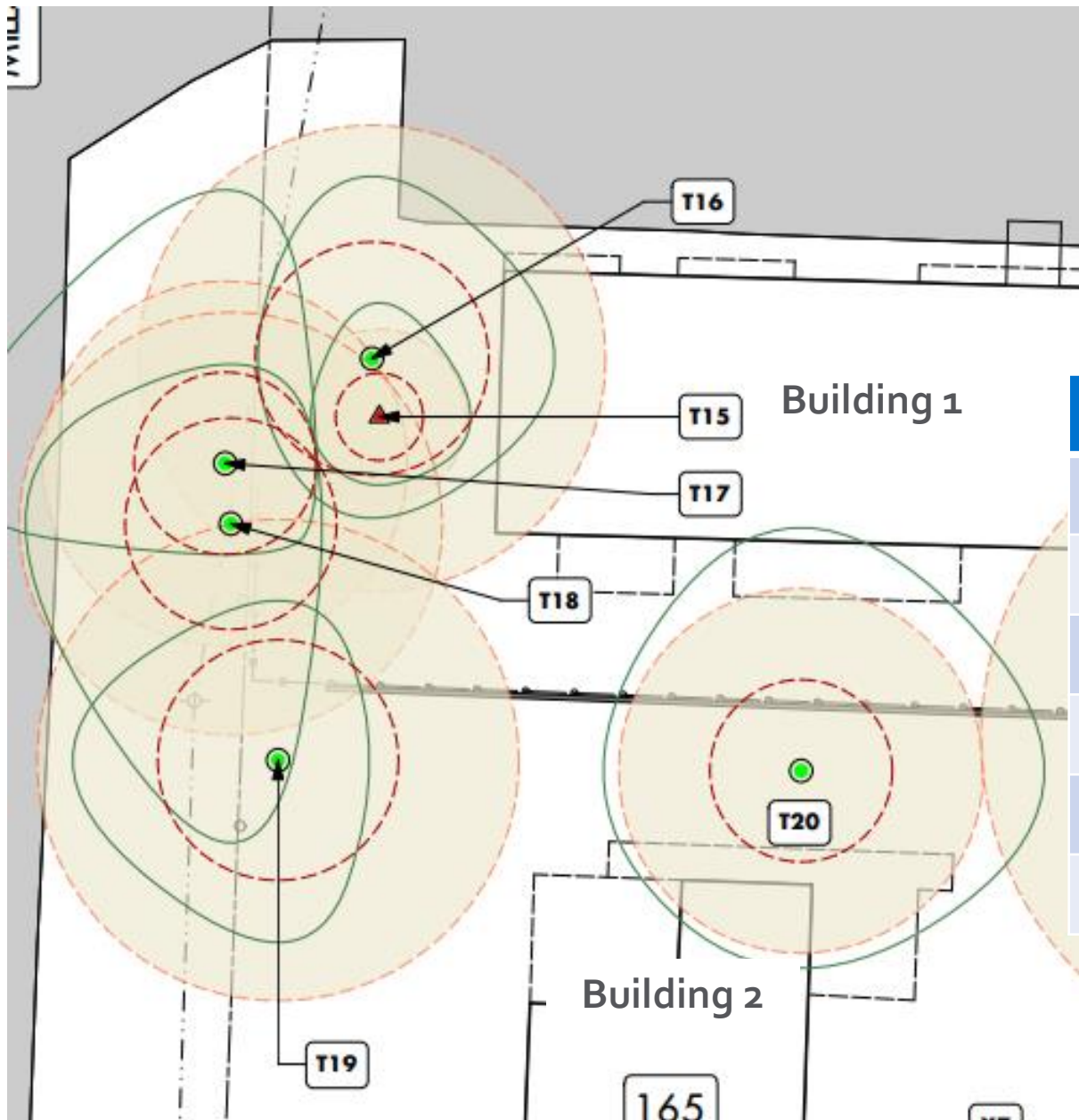
- ▶ Create better planting conditions for trees (soil volume, parkade setbacks, and soil cell requirements).
- ▶ Increase the number of required new trees planted in parking lots.
- ▶ Require at least one large tree planted (in addition to other trees).
- ▶ If planting area is impacted by utilities or other constraints, offer accommodations to ensure trees are planted elsewhere on site (delegated variances).



Infill Templates – planning for trees



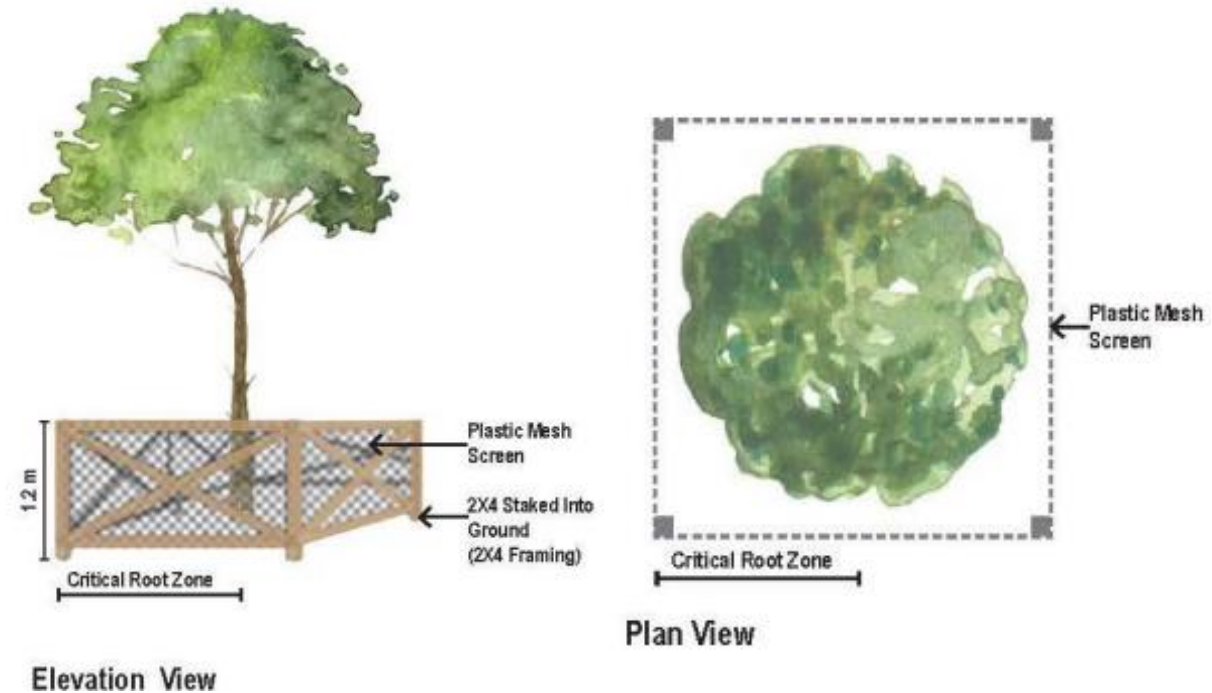
Pre-Development Tree Inventory



Tree Code	Common Name	Category
T15 ▲	Siberian elm	Remove
T16 ●	Scots pine	Retain
T17 ●	Scots pine	Retain
T18 ●	Norway maple	Retain
T19 ●	Douglas fir	Retain
T20 ●	Norway maple	Retain

Tree Protection Zone Installation Standards

- Must be installed prior to any work commencing
- Must remain in place (original location) throughout construction process
- No incursions are permitted inside or against the protection zone



Does the built landscape...





Match the proposal...



Items Description	Units	Qty.	Price	Item Total	
1.0 Plant Material					
1.1 Trees					
1.1.1 6cm Cal.: Deciduous Tree	ea.	7	\$550.00	\$3,850.00	
			<i>Sub-Total</i>	\$3,850.00	
1.2 Ornamental Shrubs, Perennials, Ground Covers					
1.2.1 #3 Pot: Shrubs (1.2m Spacing)	ea.	49	\$45.00	\$2,205.00	
1.2.2 #1 Pot: Grasses (0.6m Spacing)	ea.	86	\$15.00	\$1,290.00	
1.2.3 #1 Pot: Perennials & Herbs (0.6m Spacing)	ea.	81	\$15.00	\$1,215.00	
			<i>Sub-Total</i>	\$4,710.00	
1.3 Lawn					
1.3.1 Sodded Lawn	m ²	26	\$8.00	\$208.00	
			<i>Sub-Total</i>	\$208.00	
				1.0 Total	\$8,768.00
2.0 Topsoil & Mulch					
2.1 Topsoil					
2.1.1 Shrub Bed Topsoil (450mm Depth)	m ³	45	\$50.00	\$2,250.00	
2.1.2 Tree Pit Topsoil (1000mm Depth)	m ³	7	\$50.00	\$350.00	
			<i>Sub-Total</i>	\$2,600.00	
2.2 Mulch					
2.2.1 Odogrow Mulch (75mm Depth)	m ³	7.5	\$65.00	\$487.50	
			<i>Sub-Total</i>	\$487.50	
				2.0 Total	\$3,087.50
3.0 Servicing					
3.1 Irrigation					
3.1.1 Sleeving	l.s.	1	\$1,000.00	\$1,000.00	
3.1.2 Point of Connection to Water Service	l.s.	1	\$1,500.00	\$1,500.00	
3.1.3 Point of Connection to Electrical Service	l.s.	1	\$500.00	\$500.00	
3.1.4 Control System	l.s.	1	\$1,500.00	\$1,500.00	
3.1.5 Irrigation system (heads, pipes, valves)	m ²	126	\$15.00	\$1,890.00	
			<i>Sub-Total</i>	\$6,390.00	
				3.0 Total	\$6,390.00
				TOTAL	\$18,245.50
				Security Total (125%)	\$22,806.88


2040 OCP

[-] Natural Environment DPA


-  Water Courses
-  Sensitive Ecosystems
-  Sensitive Drainage Areas
-  Vulnerable Groundwater Aquifers

Place Holder 0

[+] Wetlands (WIM)

-  Streams (SHIM)

[-] Kelowna_OCP2040

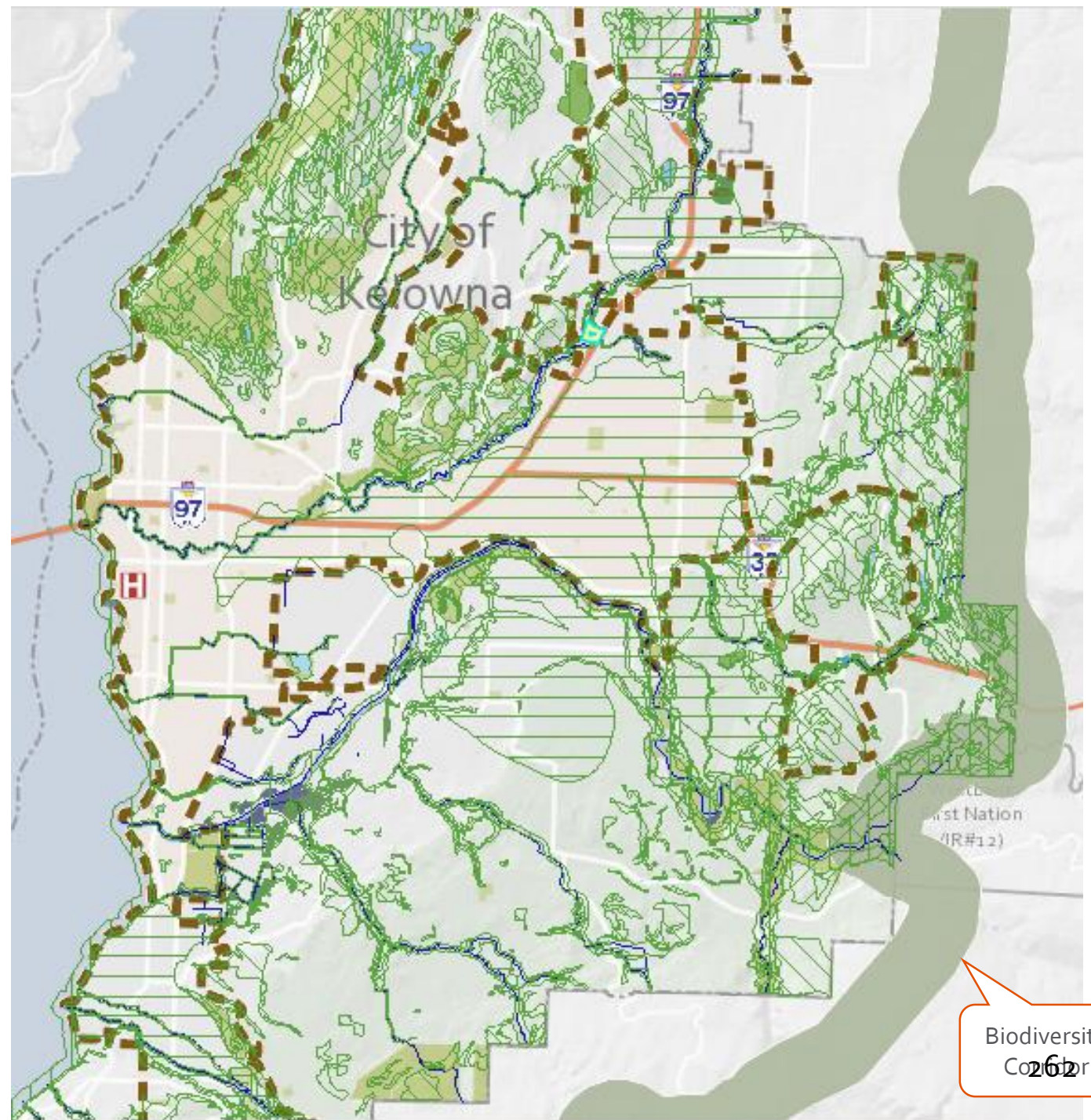
-  OCP 2040 Permanent Growth Boundary

[-] Ecosystem Connective Corridor

-  Knox Mountain Ridge Ecosystem Connectivity Corridor
-  Okanagan Ecosystem Connectivity Corridor

Natural Environment DPA Tree Canopy = **28%**

Urban Areas Tree Canopy = **15%**



Biodiversity
Corridor



What's Next?

Encourage better tree care to support tree longevity after development occurs:

- ▶ Make room for roots, good soil.
- ▶ Protect trunks and roots – installation guidance.
- ▶ Require irrigation.
- ▶ Include **Climate Resiliency Assessment:**
 - ▶ Shading of amenity space and/or buildings
 - ▶ Irrigation efficiency standards (as per current water supply bylaw) and on-site water harvesting through permeable surface/stormwater infiltration requirements.
 - ▶ Mulching standards
 - ▶ Species recommendations

▶ *Plant the right tree in the right place!*

What's Next?



Updates to the following bylaws:

- Subdivision and Development Servicing Bylaw No. 7900, which governs tree installation in boulevards and similar right-of-way areas.
- Boulevard Maintenance Bylaw No. 10425, which sets responsibilities for vegetation management in boulevards.
- A new Landscape Standards Bylaw is needed to set maintenance standards on private property.

Staff Recommendation

THAT Council direct staff to prepare amendments to **Bylaw No. 10425**, to align street tree care and boulevard maintenance standards with other City Bylaws, prior to July 2024.





Questions?

For more information, visit kelowna.ca.

DRAFT RESOLUTION

Re: Deputy Mayor Schedule

THAT the Deputy Mayor Schedule be as follows:

<u>Councillor</u>	<u>Start Date</u>	<u>End Date</u>
Ron Cannan	April 15, 2024	September 8, 2024
Luke Stack	September 9, 2024	March 8, 2025
Gord Lovegrove	March 9, 2025	September 7, 2025
Rick Webber	September 8, 2025	March 8, 2026
Maxine DeHart	March 9, 2026	November 2, 2026

BACKGROUND:

The Deputy Mayor schedule is generally approved by Council resolution. Revisions are being brought forward as follow-up to Councillor Wooldridge no longer serving as Deputy Mayor for the duration of his scheduled term, in accordance with Code of Conduct Council Policy No. 388.

Date: May 27, 2024

CITY OF KELOWNA

Bylaw No. 12666

Amendment No. 1 to Revitalization Tax Exemption Bylaw No. 12561

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Revitalization Tax Exemption Bylaw No. 12561 be amended as follows:

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

1. THAT **Section 8, Other Provisions, 8.1** be amended by deleting the following
"A Project which falls under Section 6.1.4 which does not have zoning for rental-only tenure must register a restrictive covenant on the title of the Property.";
and replace it with
"A Project which falls under Section 6.1.4 is required to have zoning for rental-only tenure for the Property.";
2. AND THAT Section 8, Other Provisions, 8.1.1, 8.1.2 and 8.1.3 be deleted in their entirety that read
"8.1.1 A restrictive covenant is not required for a Project with an operating agreement of 15 years or greater in length with the Provincial Rental Housing Corporation (BC Housing).
8.1.2 A restrictive covenant will limit residential uses to long-term (30 days or greater) rental only tenure, prohibit stratification, prohibit individual sale, and prohibit short-term rentals.
8.1.3 A restrictive covenant will have effect for the same duration as the Agreement. (a) Except for a Project which includes a single-detached or semi-detached dwelling unit where a restrictive covenant will have effect for 15 years.".
3. AND THAT **Schedule "B" Revitalization Tax Exemption Agreement, 5b** be deleted in its entirety that reads:
"*if necessary* The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto; and";
4. AND FURTHER THAT **Schedule "B" Revitalization Tax Exemption Agreement** be amended by deleting "Appendix "B": Performance Criteria [*Restrictive Covenant if necessary*]" from the end of the schedule.
5. This bylaw may be cited as "Bylaw No. 12666, being Amendment No. 1 to Revitalization Tax Exemption Bylaw No. 12666."
6. 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 13th day of May, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk