

City of Kelowna
Regular Council Meeting
AGENDA



Tuesday, February 11, 2025
4:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

This evening, Council will hold a Regular Meeting.

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

For those participating this evening, or who have already submitted letters to Council, a reminder that the Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor DeHart.

3. Confirmation of Minutes

1 - 7

Tuesday, January 21, 2025

4. Call to order the Regular Meeting

5. Development Permit and Development Variance Permit Reports

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

5.1 START TIME 4:00 PM - Barlee Rd 1881 - DP24-0101 DVP24-0162 - Barlee Road Development GP Ltd., Inc.No. BC1450498

8 - 53

To issue a Development Permit for the form and character of rental apartment housing and to issue a Development Variance Permit to vary the required minimum building setback from the front yard.

To issue a Development Permit for the form and character of rental apartment housing and a Development Variance Permit to vary the upper floor setback.

6. Termination

7. Procedure on each Bylaw Submission

- a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representations to Council regarding the project.
- (c) The Chair will call for representation from the public participating in person and online as follows:
 - (i) Any person wishing to make representations during the Hearing will have the opportunity to do so.
 - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.
- (f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

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



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Tuesday, January 21, 2025
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Gord Lovegrove, Rick Webber and Loyal Wooldridge

Members Participating Remotely Councillor Charlie Hodge

Members Absent Councillors Maxine DeHart, Mohini Singh and Luke Stack

Staff Present Divisional Director, Planning, Climate Action & Development Services, Ryan Smith; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud; Development Planning Department Manager, Nola Kilmartin; Development Planning Manager, Alex Kondor; Acting Development Planning Manager, Adam Cseke*

Staff Participating Remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

- 1. Call to Order**
Mayor Dyas called the meeting to order at 4:02 p.m.
- 2. Reaffirmation of Oath of Office**
The Oath of Office was read by Councillor Cannan.
- 3. Confirmation of Minutes**

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT the Minutes of the Public Hearing and Regular Meeting of November 5, 2025 be confirmed as circulated.

Carried

- 4. Call to Order the Public Hearing**
Mayor Dyas called the Hearing to order at 4:04 p.m.
- 5. Individual Bylaw Submissions**

5.1 START TIME 4:00 PM - Jim Bailey Rd 8999 - TA24-0012 (BL12718) - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Lloyd Kinney, Jim Bailey Road, Applicant:

- Displayed a PowerPoint Presentation.
- Requesting to increase the current occupancy from 237 to 250 people and to increase the floor area to accommodate the second floor mezzanine.
- Commented that there is ample parking space to increase the capacity.
- Commented on products and services that will be provided.
- Spoke to production process and next steps.
- Responded to questions from Council.

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

No one from the Gallery or Online came forward.

There were no further comments.

6. Termination

The Hearing was declared terminated at 4:14 p.m.

7. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 4:14 p.m.

8. Bylaws Considered at Public Hearing

8.1 START TIME 4:00 PM - Jim Bailey Rd 8999 - BL12718 (TA24-0012) - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12718 be read a second and third time and be adopted.

Carried

9. Termination

The meeting was declared terminated at 4:14 p.m.

10. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 4:14 p.m.

11. Individual Bylaw Submissions

11.1 START TIME 4:00 PM - Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - OCP24-0007 (BL12721) Z24-0028 (BL12722) - 1432863 B.C. Ltd., Inc. No. BC1432863

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Corey Makus, Wild Rose Road, Applicant:

- Displayed a PowerPoint Presentation.
- Provided background regarding WestPoint and their vision and values.
- Spoke to the history of the site as a BC Tree Fruits Packing House.
- Spoke to the timeline of the application.
- Spoke to the Official Community Plan and Rezoning Amendment being requested.
- Will be providing a range of floor plan options from 1 to 3 bedroom apartments for families; parking will be contained on-site with a mix of surface and underground stalls.
- Spoke to Westpoint's half acre contribution to create the Okanagan Rail Trail node at the corner of Bottom Wood Lake and Beaver Lake Roads.
- Believes a high level of housing is being brought forward with a lot of outdoor amenities.

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

No one from the Gallery or Online came forward.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

12. Termination

The Hearing was declared terminated at 4:36 p.m.

13. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 4:36 p.m.

14. Bylaws Considered at Public Hearing

14.1 START TIME 4:00 PM - Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12721 (OCP24-0007) - 1432863 B.C. Ltd., Inc. No. BC1432863

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12721 be read a second and third time.

Carried

14.2 START TIME 4:00 PM - Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12722 (Z24-0028) - 1432863 B.C. Ltd., Inc. No. BC1432863

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12722 be read a second and third time.

Carried

15. Development Permit and Development Variance Permit Reports

15.1 START TIME 4:00 PM - Houghton Rd 1028-1030 - DP23-0019 DVP23-0020 - Helene L.M. Letnick

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Applicant:

- Available for questions.

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

Gallery:

Greg Harshenin, Fleming Road

- Have been a resident of the area for decades.
- Not opposed to development but raised concern regarding parking.

Peter Harshenin, Houghton Road

- Long time resident of the area.
- Not opposed to development but raised concerns regarding increased traffic and lack of parking.
- Raised concern regarding the corner lot and potential accidents.
- Raised concern with the proposed exterior of the building; should have extra features to enhance the neighbourhood.

Davis Kyle, Resident

- In support of this application.

Online:

Kelly Maier, Via Centrale Road

- In support of the comments by the previous speaker regarding the changes the proposed development would mean to their neighbourhood.

Matt Johnson, Adam Wipp, Lime Architecture, and Norm Letnick, Applicant

- This design was created for affordability and had to decouple the parking from the building to meet the achieved target; requiring variances on site in order to have 1 parking stall for every resident plus accessible parking and guest parking.
- In response to accidents, the access has been moved as far from the corner as possible so that in and out traffic would not interfere with the corner directly.
- Not everyone will agree with the form and character and colour of the building; worked with staff for a long time and believes the exterior is attractive.
- This development is definitely aimed at entry level housing and potential buyers that were surveyed indicated they would not have two vehicles; the only other option would be underground parking and that would no longer make the development affordable housing.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP23-0019 for Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, Kelowna, BC, subject to 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 Council authorizes the issuance of Development Variance Permit No. DVP23-0020 for Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, Kelowna, BC;

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

Table 7.2 – Tree & Landscaping Planting Requirements

To vary the minimum soft landscaping area from 75% required to 65% proposed.

Section 8.2.2 – Off-Street Parking Regulations, Parking Setbacks

To allow one parking stall within the landscape area as shown on Schedule "C".

Section 8.3 – Required Off-Street Parking Requirements

To vary the required minimum off-street parking for lots within the Core Area from 29 stalls required to 23 stalls proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the minimum front yard setback for all building types from 3.0 m required to 2.0 m proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the total required amenity space from 250 m² to 167 m² proposed.

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

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

Carried

15.2 START TIME 4:00 PM - Via Centrale 3179 - DP23-0154 DVP23-0155 - 963341 Alberta Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jim Mackey, Carlisle Group, Applicant Representative, Participating Remotely:

- Available to answer questions.

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

Gallery:

Linda Aikens, Via Centrale

- Commented on previously submitted questions and concerns to Council.
- Raised concern regarding the property line between the proposed building and an adjacent strata development.
- Raised concern regarding parking and parking volume causing congestion and possible accidents.

Online:

Mike Prechel, Via Centrale

- Raised concern with the volume of current on street parking and the availability of parking in the neighborhood.
- Raised concern regarding tandem parking and questioned whether there would be any visitor stalls.
- Not opposed to development, however, parking is currently at a minimum.

Andrea Keber, Via Centrale

- Commented on previously submitted questions and concerns to Council.
- Raised concern regarding removal of trees, the bank behind this development and impact on wildfire safety as this area was evacuated due to wildfire.
- Raised concerns with parking in this neighbourhood as it is already insufficient and unsafe.
- Expressed significant concerns and objections regarding this application.

Kelly Maier, Via Centrale

- Raised concern regarding increased density and negative impacts on the area.
- Raised concern regarding parking and lack of street parking for visitors.
- Raised concern with no snow removal on Via Centrale and lack of sidewalks and safe accessible infrastructure.
- Raised concern regarding increased traffic.
- Raised concern with lack of transit and questioned the walking and transit score.
- Raised concern that this proposed development is not benefiting the existing community.

Jim Mackey, Carlisle Group, Applicant Representative, Participating Remotely:

- The property line adjustment work by surveyors has been completed and currently exists on the Condo Strata Plan; not certain why Strata has not relayed that with owners.
- Original plans and approvals were for the development of 24 units; through this application density was reduced.
- All parking is contained on site; residents will have 2 stalls plus visitor parking in their driveway and additional visitor parking on site.
- Tree removal will be replaced with two trees.
- The slope has been extensively studied with a Geotech Engineer and adhering to their report.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP23-0154 and Development Variance Permit No. DVP23-0155 for Lot 1 Sections 14 and 15 Township 23 ODYD Plan EPP117151 and an Undivided 12/72 Share in Lot 2 Plan KAP54660 (See Plan KAP54660 as to Limited Access), located at 3179 Via Centrale, 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 THAT variances to the following sections of the Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

Section 8.2.6b – Off-Street Parking Regulations – Tandem Parking

To vary the maximum number of tandem parking stalls from 0 permitted to 6 proposed.

Table 8.3 – Required Residential Off-Street Parking Requirements

To vary the minimum number of parking stalls from 15 required to 14 proposed.

Section 13.5 – Multi-Dwelling Zones – Development Regulations

To vary the side yard setback (north) from 2.1 m required to 1.53 m proposed.

Section 13.5 – Multi-Dwelling Zones – Development Regulations

To vary the side yard setback (south) from 2.1 m required to 1.21 m proposed.

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

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

Defeated
Councillors Cannan, Hodge, Lovegrove, Webber, Wooldridge - Opposed

16. Termination

The meeting was declared terminated at 6:16 p.m.

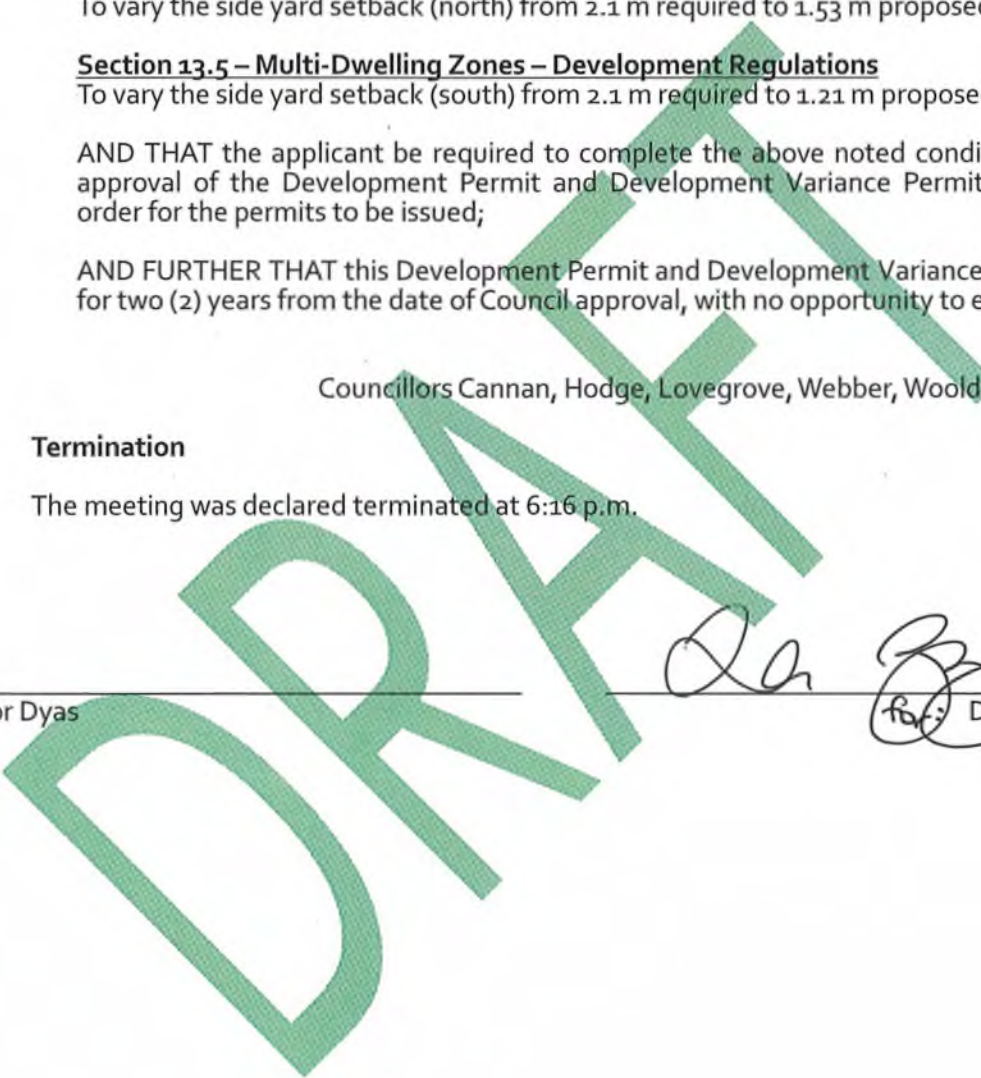
Mayor Dyas

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[Signature]

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Deputy City Clerk



REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: February 11, 2025
To: Council
From: City Manager
Address: 1881 Barlee Rd
File No.: DP24-0101 DVP24-0162
Zone: UC3r – Midtown Urban Centre Rental Only

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0101 for LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068, located at 1881 Barlee Rd, 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 Council authorizes the issuance of Development Variance Permit No. DVP24-0162 for LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068, located at 1881 Barlee Rd, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "B":

Section 14.11: Commercial and Urban Centre Zone Development Regulations

To vary the minimum building setback from the front yard from 3.0 m required to 0.0 m proposed.

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

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

2.0 Purpose

To issue a Development Permit for the form and character of rental apartment housing and to issue a Development Variance Permit to vary the required minimum building setback from the front yard.

3.0 Development Planning

Staff recommend support for the Development Permit and Development Variance Permit applications. The proposal generally conforms with Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Mixed-Use Development and will facilitate the development of a purpose built rental apartment in the Midtown Urban Centre. Key OCP guidelines that are met include:

- Off-street parking and 'back of house' uses away from public view;
- Orienting the primary building facade and entry to the fronting street; and
- Incorporating a range of architectural features and details into building facades to create visual interest, and breaking up the building with an integrated, consistent range of materials and colours that provide variety.

The proposal is a six storey rental apartment housing development, with 160 residential units. The project is located within the Orchard Park Transit Oriented Area (TOA), and as such there is no minimum required parking (other than accessible parking). The applicant has provided 102 parking stalls on site, which includes 24 surface stalls in the rear of the property, and the remainder of stalls are in an enclosed parkade that is partially below grade. Both vehicular parking areas are accessed by a drive aisle on the north side of the property. To satisfy amenity space requirements, each residential unit has a private balcony and common amenity spaces include a lounge and fitness room. Materials that are used include fibre cement cladding (board and panel) and wood apparent metal cladding.

Variance

This application includes a variance to the minimum building setback for the front (Barlee Rd) elevation. A setback is the horizontal recessing of the building façade measured from the face of the building wall above a specified storey. For properties located within an urban centre, a setback can occur on any floor above the second storey. This proposal does not meet this regulation, however the façades are articulated with complementary materials and colours, the rooflines varied and balconies are included to help provide visual interest on these elevations and to meet OCP Design Guidelines.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is in the Midtown Urban Centre and located within the Orchard Park TOA. It is 1.03 acres in size and currently vacant. The surrounding area is in transition and currently contains apartment housing, single detached housing and various commercial uses. Barlee Park, Orchard Plaza, and Orchard Park Shopping Centre are all in close proximity.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	4,176.9 m ²
Total Number of Units	160
Studio	17
1-bed	111
2-bed	32

DEVELOPMENT REGULATIONS		
CRITERIA	UC _{3r} ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.8	2.25
Base FAR	2.5	n/a
Bonus FAR	0.3 (rental)	n/a
Max. Site Coverage (buildings)	85 %	49.7 %
Max. Site Coverage (buildings, parking, driveways)	90 %	82.0 %
Max. Height	22.0 m / 6 storeys	21.96 m / 6 storeys
Setbacks		
Min. Front Yard (west – Barlee Rd)	3.0 m	3.0 m
Min. Side Yard (north)	3.0 m	6.3 m
Min. Side Yard (south)	3.0 m	4.0 m
Min. Rear Yard (east)	3.0 m	3.0 m
Upper Floor Setbacks (Portions of building above 16.0m in height)		
Min. Fronting Street (west – Barlee Rd)	3.0 m	3.0 m
Min. Side Yard (north)	4.0 m	6.3 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Rear Yard (east)	4.0 m	4.0 m
Building Stepbacks		
Min. Front Yard (west – Barlee Rd)	3.0 m	0.0 m ❶
Amenity Space		
Total Required Amenity Space	1,692 m²	1,845.52 m²
Common	640 m ²	654 m ²
Private	1,052 m ²	1,191.52 m ²
Landscaping		
Min. Number of Trees	20 trees	23 trees
Min. Large Trees	10 trees	11 trees
❶ Indicates a requested variance to minimum building setback from 3.0 m required to 0.0 m proposed		

PARKING REGULATIONS		
CRITERIA	UC3r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	3 Accessible Parking Spaces (1 of which must be Van Accessible) ** [see note]	102 stalls (including 3 Accessible Parking Spaces (1 of which is Van Accessible))
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	70 % Regular 30 % Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	120 stalls	208 stalls
Bike Wash & Repair	Required	Provided
** The Subject property is located within the Orchard Park TOA and is exempt from minimum parking requirements		

6.o Application Chronology

Application Accepted: June 5, 2024
 Neighbour Notification Received: September 12, 2024
 Adoption of Zone Amending Bylaw: November 4, 2024

Report prepared by: Kimberly Brunet, Planner Specialist
Reviewed by: Dean Strachan, Development Planning Manager, South
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit and Development Variance Permit DP24-0101 DVP24-0162
 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: Applicant’s Letter of Rationale

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

Development Permit & Development Variance Permit

DP24-0101 DVP24-0162



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

1881 Barlee Rd

and legally known as

LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068

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: February 11, 2025

Development Permit Area: Form and Character

Existing Zone: UC3r – Midtown Urban Centre Rental Only

Future Land Use Designation: UC – Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: BARLEE ROAD DEVELOPMENT GP LTD., INC.NO. BC1450498

Applicant: Zeidler 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. DP24-0101 and Development Variance Permit No. DVP24-0162 for LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068 located at 1881 Barlee Rd, Kelowna, BC, subject to the following:

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

AND THAT a variance to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule B:

Section 14.11: Commercial and Urban Centre Zone Development Regulations

To vary the minimum building setback from the front yard from 3.0 m required to 0.0 m proposed.

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

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 **\$275,332.75**

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 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.**

DRAFT



Zeidler Architecture

300, 640 – 8 Avenue SW
 Calgary, Alberta T2P 1G7
 T 403 233 3525 | zeidler.com



SCHEDULE A
 This forms part of application
 # DP24-0101 DVP24-0162

Planner Initials **KB**

City of Kelowna
 LOCAL GOVERNMENT

ISSUED FOR DP - RESPONSE 2

BARLEE RD

1881 Barlee RD.
 KELOWNA, BC
 V1Y 4S2

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18/2023 9:54:41 AM

ARCHITECTURAL	CIVIL	LANDSCAPE
DP0.00 COVER SHEET	C-000 COVER	L1001 COVER SHEET
DP1.00 SITE SURVEY (BY OTHERS)	C-001 GENERAL NOTES	L1002 GENERAL LEGENDS & NOTES
DP1.01 PROJECT + BYLAW INFO, BLOCK PLAN & SITE PHOTOS	C-002 TOPO & LEGAL PLAN	LM101 SURFACE TREATMENT PLAN
DP1.02 SITE PLAN	C-003 ARCHITECTURAL PLAN	LP101 PLANTING PLAN
DP2.00 FLOOR PLANS - MAIN & P1	C-004 EROSION & SEDIMENT CONTROL PLAN	LE501 PLANTING DETAILS
DP2.01 FLOOR PLANS - LEVEL 2-5	C-100 ON-SITE GRADING	LE502 FURNITURE DETAILS SHEET 01
DP2.02 FLOOR PLANS - LEVEL 6	C-200 ON-SITE SERVICING	LE503 FURNITURE DETAILS SHEET 01
DP3.00 BUILDING ELEVATION	C-300 STORMWATER MANAGEMENT PLAN	LE504 PLANTING DETAILS
DP3.01 BUILDING ELEVATION	C-500 OFF-SITE PLAN & PROFILE	
DP3.02 PERSPECTIVES		
DP4.00 BUILDING SECTION		

DP - 4 ISSUED FOR DP - RESPONSE 2	2023-01-06
DP - 3 ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2 ISSUED FOR DP	2024-05-03
DP - 1 ISSUED FOR DP - REVIEW	2024-04-29

NO.	ISSUE/REVISION	DATE

PROJECT NO.	DRAWN	CHECKED
223-066	SRB	Checker

DRAWING NO.	REVISION NO.
DP0.00	4

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SCHEDULE A
 This forms part of application
 # DP24-0101 DVP24-0162
 City of Kelowna
 PLANNING DEPARTMENT

DP - 4 ISSUED FOR DP - RESPONSE 2 2025-01-08
 DP - 3 ISSUED FOR DP - RESPONSE 2024-10-11
 DP - 2 ISSUED FOR DP 2024-05-03

NO. ISSUE/REVISION DATE

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
 1811 Barlee Rd.
 KELOWNA, BC
 V1Y 4S2

PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

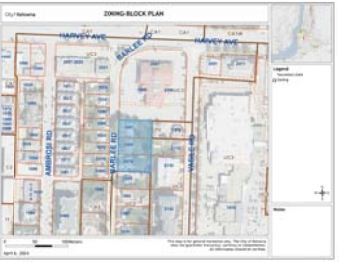
PROJECT NO. 223-060 DRAWN SRB CHECKED

DRAWING NO. **DP1.01** REVISION NO.

DEVELOPMENT VARIANCE PERMIT

REQUESTED VARIANCE SUMMARY:

1. STEPBACK VARIANCE	SECTION 14.11 - COMMERCIAL AND URBAN CENTRE ZONE DEVELOPMENT REGULATIONS MIN. BUILDING STEPBACK = 3.0m FOOTNOTE 14. MINIMUM BUILDING STEPBACKS APPLY ONLY TO BUILDINGS THAT ARE AT LEAST FIVE (5) STOREYS AND NOT TALLER THAN 12 STOREYS. THE STEPBACK CAN OCCUR ON ANY FLOOR ABOVE THE SECOND STOREY.	PROPOSING THE STEPBACK OCCURS AT GRADE, BELOW THE SECOND STOREY, FOR PORTIONS OF THE BUILDING BETWEEN BALCONIES ALONG THE BARLEE RD. FRONTAGE. SEE DEVELOPMENT VARIANCE PERMIT APPLICATION FOR ADDITIONAL RATIONAL.
----------------------	---	--



1 BLOCK & URBAN CORE PLANS
 DP1.01 NOT TO SCALE

PROJECT INFORMATION

OWNER: TROIKA DEVELOPMENT
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 1811 BARLEE RD., KELOWNA B.C. V1Y 4S2
LEGAL ADDRESS: PLAN KAP21856; LOT B.C.D. DISTRICT LOT 129
PARCEL AREA: 4,176.937 m² / 44,960.2 SF / 0.417 ha
LANDUSE BYLAW: ZONING BYLAW NO. 12375
ZONING (EXISTING): UC3
GENERAL DESCRIPTION: MULTI-FAMILY WOOD FRAMED RENTAL APARTMENTS
PRINCIPAL USES: FLOOR, RESIDENTIAL
UNIT TYPE BREAKDOWN:

UNIT TYPE	COUNT	PERCENTAGE
RESIDENTIAL 1BED	111	89.4%
RESIDENTIAL 2BED	32	20.6%
RESIDENTIAL STUDIO	17	10.6%
TOTAL	160	

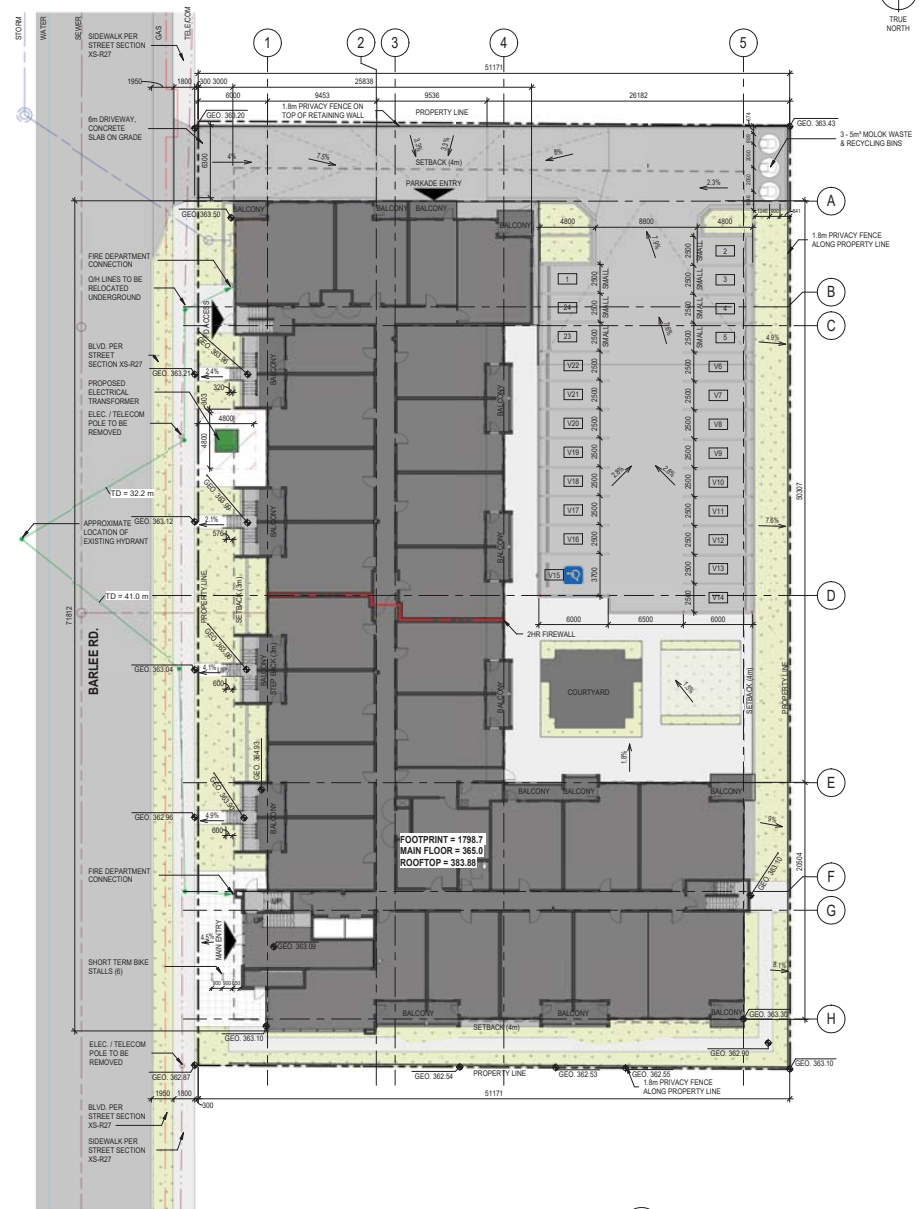
CLAUSE	REQUIREMENT	PROVIDED
MAXIMUM SITE COVERAGE: SECTION 14.11 URBAN CENTRE ZONING	RESIDENTIAL STREET MAX. BUILDING SITE COVERAGE = 85% BUILDING COVERAGE = 4,176.9 x 0.85 = 3,550.3 m ² (38,316.1 SF)	BUILDING AREA 22,333.65 SF 49.7%
FLOOR AREA RATIO (F.A.R.) SECTION 14.14 DENSITY AND HEIGHT	RESIDENTIAL STREET MAX. IMPERMEABLE COVERAGE = 90% IMPERMEABLE COVERAGE = 4,176.9 x 0.9 = 3,759.2 m ² (40,463.7 SF) MAXIMUM DENSE DENSITY FOOTPRINT IS TRANSIT ORIENTED AREA 2.5 F.A.R. (6 STOREY) = 10,442.25 m ² 0.3 BONUS FOR RENTAL DESIGNATION 2.8 F.A.R. (6 STOREY) = 11,698.52 m ² F.A.R. IS CALCULATED USING NET AREA MEASURE TO THE INSIDE FACE OF THE EXTERIOR WALLS AND CENTRE LINE OF SLABING.	IMPERMEABLE AREA 36,889.04 SF 82.0%
SETBACKS: SECTION 14.11 - DEVELOPMENT REGULATIONS BUILDING HEIGHT SECTION 14.14 - DENSITY AND HEIGHT	FRONT SETBACK (BARLEE RD) 3.0 m SIDE SETBACK 3.0 m SIDE SETBACK ABOVE 16 m: 4.0 m REAR SETBACK 3.0 m MAX. BASE HEIGHT 6 STOREYS (22 m)	LEVEL GROSS FLOOR AREA TOTAL (LEASEABLE) LEVEL 1 1,773.68 m ² 19,091.7 SF 1,388.46 m ² 15,063 SF LEVEL 2 1,799.35 m ² 19,368.0 SF 1,600.15 m ² 17,254 SF LEVEL 3 1,798.80 m ² 19,362.1 SF 1,602.24 m ² 17,259 SF LEVEL 4 1,798.77 m ² 19,361.8 SF 1,600.84 m ² 17,223 SF LEVEL 5 1,798.77 m ² 19,361.8 SF 1,602.71 m ² 17,251 SF LEVEL 6 1,776.57 m ² 19,122.8 SF 1,676.53 m ² 18,069 SF 10,745.92 m ² 115,668.1 SF 9,380.42 m ² 100,970 SF FAR = 2.25
AMENITY SPACE: SECTION 14.11 - DEVELOPMENT REGULATIONS	THE REQUIRED MINIMUM AMENITY BACHELOR = 6.0 m ² /UNIT = 17 x 6 = 102 m ² 1 BED = 15.0 m ² /UNIT = 13 x 9 = 117 m ² 2 BED = 15.0 m ² /UNIT = 32 x 5 = 480 m ² TOTAL = 1,692 m ²	LEVEL Name Sub-Dept. AMENITIES m ² SF LEVEL 1 AMENITY COMMON 179.38 m ² 1,931 SF LEVEL 1 COURTYARD COMMON 470.00 m ² 5,073 SF LEVEL 1 BALCONY PRIVATE 216.74 m ² 2,333 SF LEVEL 2 BALCONY PRIVATE 242.40 m ² 2,609 SF LEVEL 3 BALCONY PRIVATE 242.56 m ² 2,611 SF LEVEL 4 BALCONY PRIVATE 159.53 m ² 1,717 SF LEVEL 5 BALCONY PRIVATE 159.53 m ² 1,717 SF LEVEL 6 BALCONY PRIVATE 170.39 m ² 1,834 SF LEVEL 6 BALCONY PRIVATE 1945.52 m ² 21,065 SF
MOTOR VEHICLE PARKING REQUIREMENTS: TABLE 8.3.1 - URBAN CENTRE	MULTI-RESIDENTIAL DEVELOPMENT 0.8 STALLS / STUDIO x 17 = 13.6 = 14 0.8 STALLS / 1 BED x 111 = 89.9 = 89.9 (≈100) 0.8 STALLS / 1 BED+DEN & 2 BED x 10 = 8 0.14 STALLS / UNIT (VISITOR) x 160 = 22.4 = 22 TOTAL RESIDENTIAL PARKING = 168 PARKING REDUCTIONS RENTAL DESIGNATION -20% = -33.6 = -34 BIKE INCENTIVE = -6 TOTAL REDUCTION = 39 REQUIRED PARKING = 129 BARRIER FREE STALLS: 100/200 UNITS REQUIRES 3 BF STALLS, 1 OF WHICH WILL BE VAN STALL	TABLE 8.3. FOOTNOTE 8 LOTS IN A TRANSIT ORIENTED AREA HAVE NO MINIMUM RESIDENTIAL PARKING REQUIREMENTS Level Comments Count P1 SF - REGULAR 2 P1 SF - VAN 1 P1 REGULAR 51 P1 SMALL 24 78 LEVEL 1 SF - REGULAR 1 LEVEL 1 REGULAR 16 LEVEL 1 SMALL 7 24 Grand total 102 SMALL CAR RATIO = 31 SMALL STALLS / 102 TOTAL STALLS = 30% (0.31)
BICYCLE PARKING REQUIREMENTS: TABLE 8.5	LONG TERM INCENTIVE BICYCLE PARKING STALLS REDD: STUDIO & 1 BED = 250/UNIT x 128 = 190 1 BED+DEN & 2 BED = 1.5/UNIT x 32 = 48 TOTAL BIKE PARKING = 238 SHORT TERM BICYCLE STALLS PER ENTRANCE = 6 SHORT TERM BICYCLE STALLS PER ENTRANCE = 6	BICYCLE PARKING PROVIDED: LONG TERM BICYCLE STALLS PROVIDED: GROUND ANCHORED = 104 WALL ANCHORED = 73 WALL ANCHORED (PARKING STALLS) = 31 TOTAL = 208 SHORT TERM BICYCLE STALLS PROVIDED: 1 ENTRY = 6 SHORT TERM BICYCLE STALLS



2 SITE PHOTOS
 DP1.01 NOT TO SCALE

AutoCAD: D:\work\Troika - Barlee R/WP_223_060_TROIKA_BARLEE_RD_223_01
 18/2025 9:54:47 AM

PROJECT INFORMATION																	
OWNER:	TROIKA DEVELOPMENT																
DP APPLICANT:	ZEIDLER ARCHITECTURE																
MUNICIPAL ADDRESS:	1811 BARLEE RD., KELLOWNA B.C. V1Y 4S2																
LEGAL ADDRESS:	PLAN K49/2596 LOT 8 & C.O. DISTRICT LOT 129																
PARCEL AREA:	4,176.937 m ² / 44,962.2 ft ² / 0.417 ha																
LAND USE BYLAW:	ZONING BYLAW NO. 12375																
ZONING (EXISTING):	UC3P																
GENERAL DESCRIPTION:	MULTI-FAMILY WOOD FRAMED RENTAL APARTMENTS																
PRINCIPAL USES / FLOOR:	RESIDENTIAL																
UNIT TYPE BREAKDOWN:	<table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th>COUNT</th> <th>PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td>RESIDENTIAL 1BED</td> <td>111</td> <td>89.4%</td> </tr> <tr> <td>RESIDENTIAL 2BED</td> <td>12</td> <td>10.2%</td> </tr> <tr> <td>RESIDENTIAL STUDIO</td> <td>17</td> <td>10.6%</td> </tr> <tr> <td></td> <td>160</td> <td></td> </tr> </tbody> </table>	UNIT TYPE	COUNT	PERCENTAGE	RESIDENTIAL 1BED	111	89.4%	RESIDENTIAL 2BED	12	10.2%	RESIDENTIAL STUDIO	17	10.6%		160		
UNIT TYPE	COUNT	PERCENTAGE															
RESIDENTIAL 1BED	111	89.4%															
RESIDENTIAL 2BED	12	10.2%															
RESIDENTIAL STUDIO	17	10.6%															
	160																



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SCHEDULE A
 This forms part of application
 # DP24-0101 DVP24-0162
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials: KB

NO.	ISSUE/REVISION	DATE
DP - 4	ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3	ISSUED FOR DP - RESPONSE	2024-10-11
DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD
 PROJECT ADDRESS
 1811 Barlee Rd.
 KELLOWNA, BC
 V1Y 4S2
 TITLE

SITE PLAN

1 SITE PLAN
 DP1.02 SCALE: 1:200

PROJECT NO.	DRAWN	CHECKED
223-066	SRB	Checker
DRAWING NO.	REVISION NO.	
DP1.02		



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DP - 2 ISSUED FOR DP 2024-05-03

NO. ISSUE/REVISION DATE

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PROJECT
BARLEE RD

PROJECT ADDRESS
1881 Barlee Rd.
KELOWNA, BC
V1Y 4S2

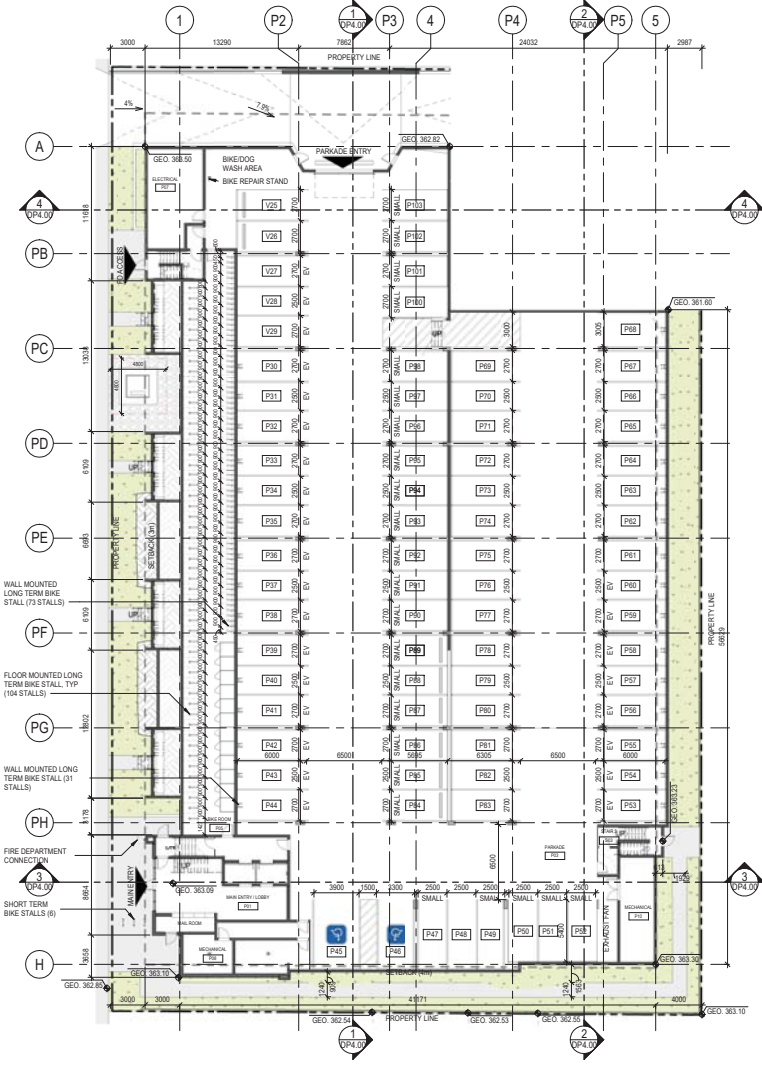
TITLE
FLOOR PLANS - MAIN & P1

PROJECT NO. 223-066 DRAWN SRB CHECKED

DRAWING NO. **DP2.00** REVISION NO.



2 LEVEL 1 FLOOR PLAN
SCALE: 1 : 200



1 PLAN - PARKADE
SCALE: 1 : 200

Architect/Drawn/Troika - B Barlee DP24-0101 - TROIKA, BARLEE RD 223-014

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DP24-0101 DVP24-0162
City of Kelowna
COMMUNITY PLANNING
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DP - 4 ISSUED FOR DP - RESPONSE 2 2025-01-08
DP - 3 ISSUED FOR DP - RESPONSE 2024-10-11
DP - 2 ISSUED FOR DP 2024-05-03

NO. ISSUE/REVISION DATE

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PROJECT
BARLEE RD

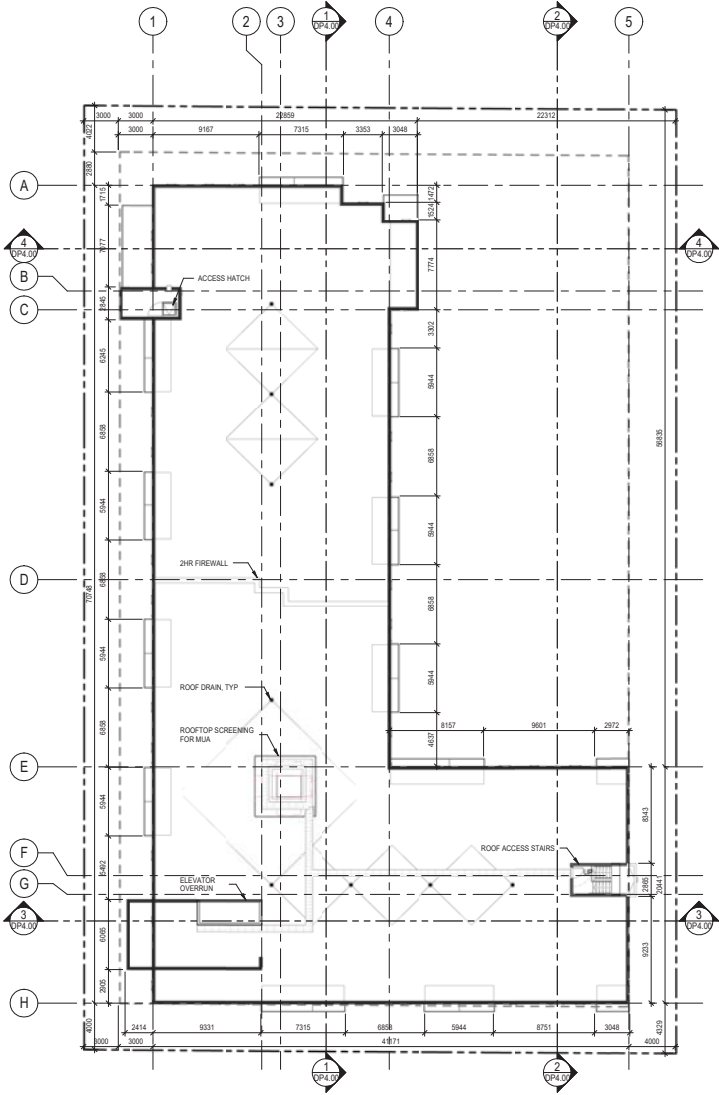
PROJECT ADDRESS
1881 Barlee Rd.
Kelowna, BC
V1Y 4S2

TITLE
**FLOOR PLANS -
LEVEL 6**

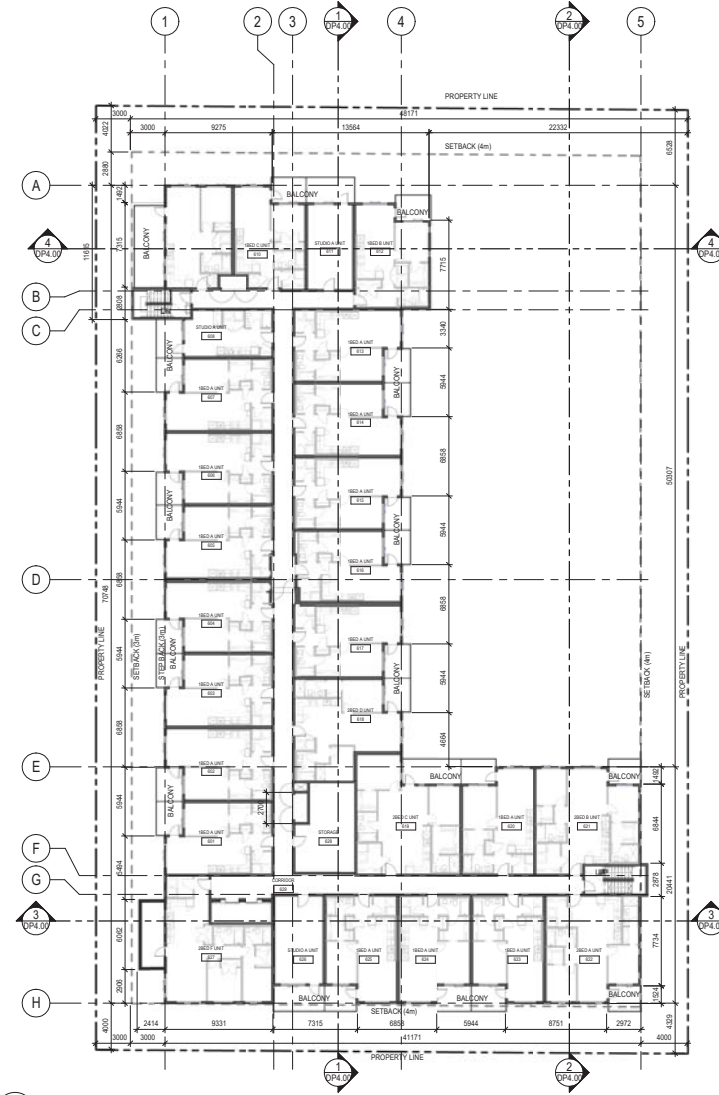
PROJECT NO. 223-066 DRAWN SRB CHECKED

DRAWING NO. DP2.02 REVISION NO. 4

DP2.02



2 FLOOR PLAN - ROOF
SCALE: 1:200



1 FLOOR PLAN - LEVEL 6
SCALE: 1:200

ArchiTech-Docs/Troika-Barlee_RAMP_223_066_TROIKA_BARLEE_RD_223.04

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SCHEDULE B
 This forms part of application
 # DP24-0101 DVP24-0162
 Planner Initials **KB**
 City of Kelowna
 COMMUNITY PLANNING

NO.	ISSUE/REVISION	DATE
DP - 4	ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3	ISSUED FOR DP - RESPONSE	2024-10-11
DP - 2	ISSUED FOR DP	2024-05-03

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PROJECT
BARLEE RD
 PROJECT ADDRESS
 1881 Barlee Rd.
 KELOWNA, BC
 V1Y 4S2
 TITLE
BUILDING ELEVATION

PROJECT NO.	DRAWN	CHECKED
223-060	SG	Checker

DRAWING NO. **DP3.01** REVISION NO.



PERSPECTIVE - NW



2 NORTH ELEVATION
 DP3.01 SCALE: 1:200



DP - MATERIAL LEGEND

- 1A FIBERCEMENT BOARD LAP CLADDING (HARDIE, ARCTIC WHITE)
- 1B FIBERCEMENT BOARD LAP CLADDING (HARDIE, RICH ESPRESSO)
- 2A FIBERCEMENT PANEL CLADDING (HARDIE, ARCTIC WHITE)
- 2B FIBERCEMENT PANEL CLADDING (HARDIE, RICH ESPRESSO)
- 3 WOOD APPARENT METAL CLADDING
- 4 CHICAGO BRICK (ANTHRACITE)
- 5 VINYL WINDOW FRAME (BLACK) DOUBLE GLAZED (CLEAR)
- 6 METAL FRAMED GUARDRAIL WITH METAL PICKETS
- 7 BLACK POWDER COAT
- 8 EXPOSED CONCRETE
- 9 ALUMINUM CLAD FIBERGLASS DOOR WITH GLAZING (CLEAR)
- 9 OVERHEAD DOOR (COLOUR TO MATCH ADJACENT CLADDING)
- 10 PRE-FINISHED METAL SOFFIT



1 EAST ELEVATION
 DP3.01 SCALE: 1:200

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SCHEDULE B
 This forms part of application
 # DP24-0101 DVP24-0162

Planner Initials **KB**

DP - 4 ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3 ISSUED FOR DP - RESPONSE	2024-10-11
DP - 2 ISSUED FOR DP	2024-05-03
NO. / ISSUE/ REVISION	DATE

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PROJECT

BARLEE RD

PROJECT ADDRESS
 1881 Barlee Rd.
 KELOWNA, BC
 V1Y 4S2

TITLE
PERSPECTIVES

PROJECT NO.	DRAWN	CHECKED
223-060	SG	Checker

DRAWING NO.	REVISION NO.
DP3.02	DP-4



4 PERSPECTIVE - NE
 DP3.02 SCALE: 12" = 1"0"



2 PERSPECTIVE - SE
 DP3.02 SCALE: 12" = 1"0"



3 PERSPECTIVE - NW
 DP3.02 SCALE: 12" = 1"0"



1 PERSPECTIVE - SW
 DP3.02 SCALE: 12" = 1"0"

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DP - 4 ISSUED FOR DP - RESPONSE 2	2025-01-08
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NO. / ISSUE / REVISION	DATE

NOT FOR CONSTRUCTION

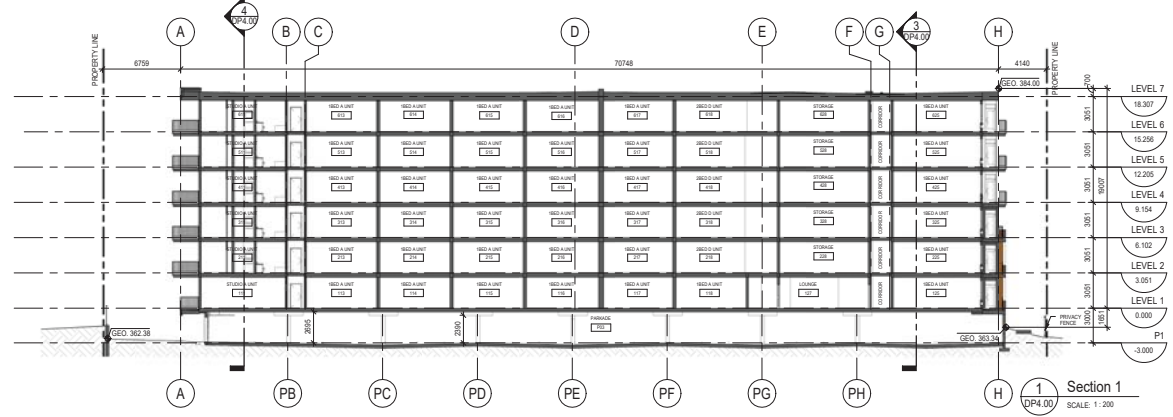
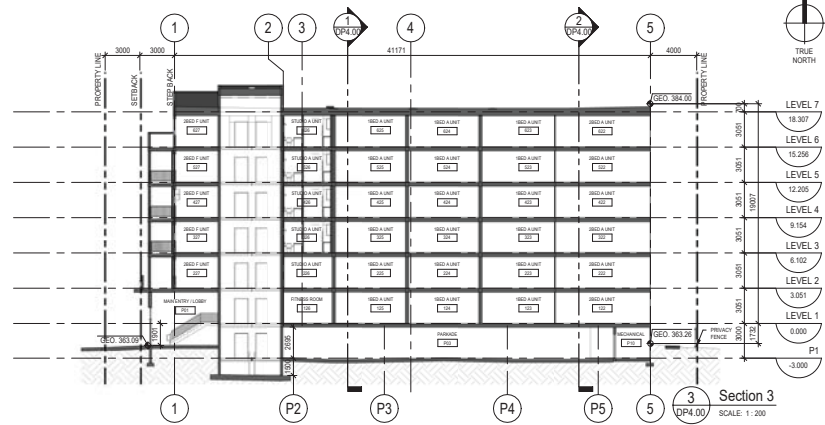
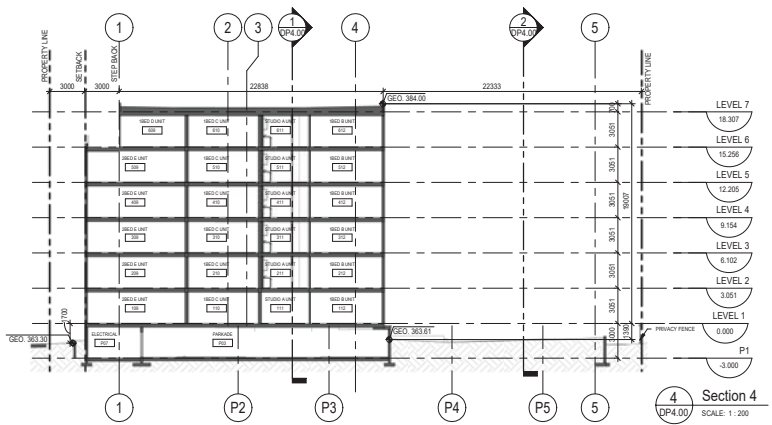
PROJECT
BARLEE RD

PROJECT ADDRESS
 1881 Barlee Rd.
 KELOWNA, BC
 V1Y 4S2

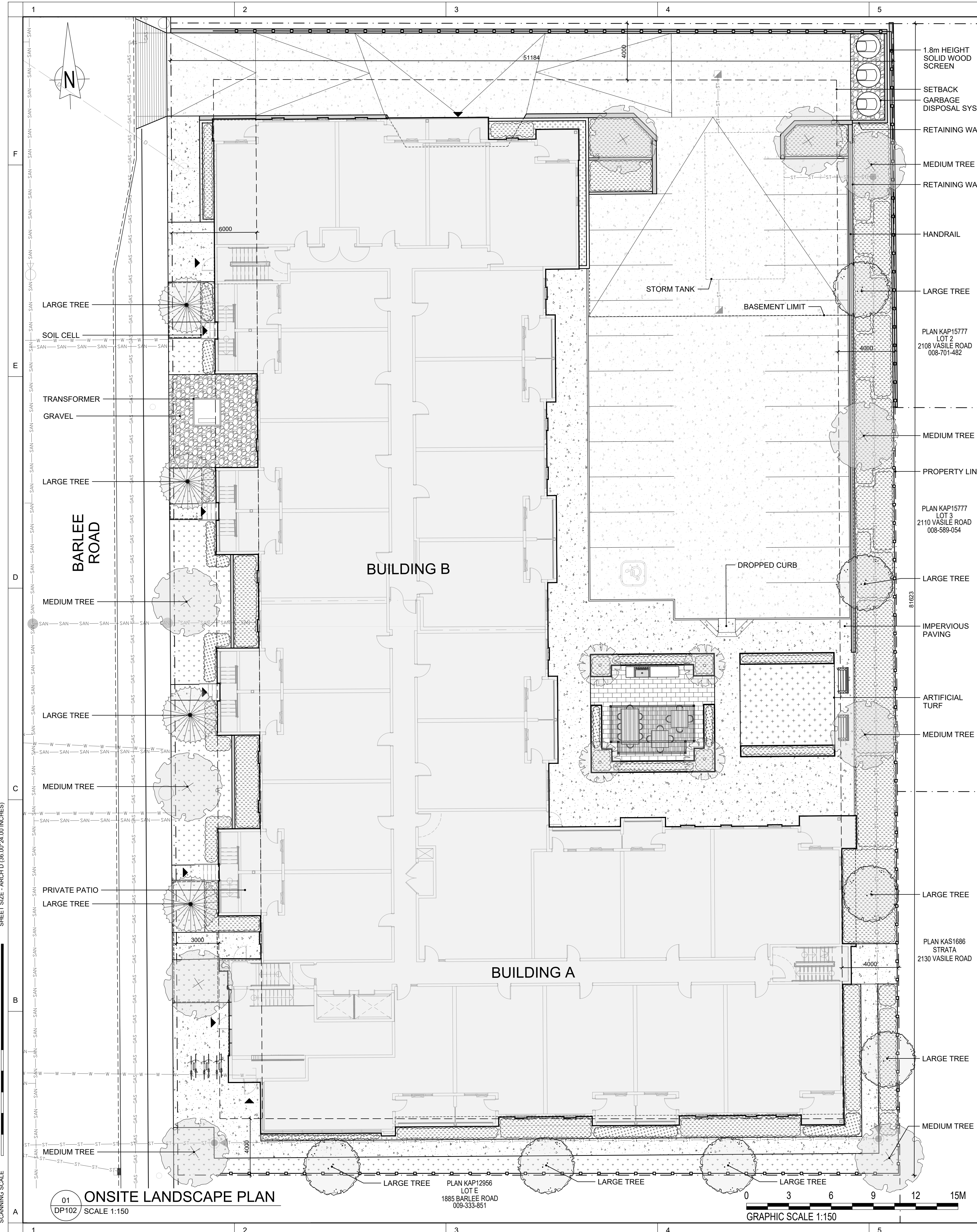
TITLE
BUILDING SECTION

PROJECT NO. 223-066	DRAWN SRB	CHECKED Checker
DRAWING NO.	REVISION NO.	

DP4.00



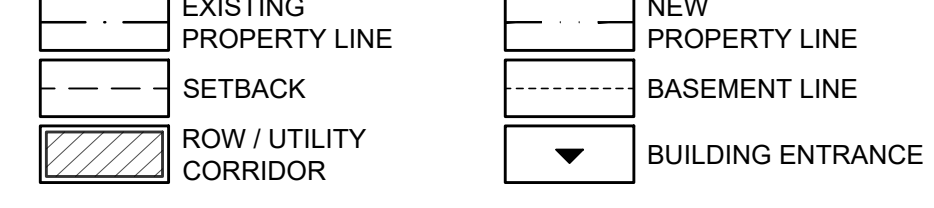
18/2025 10:00:32 AM Autodesk Docs/TroiKa - Barlee R/WP_223_066_TROIKA_BARLEE_RD_223.rvt



ZONING BYLAW 12375 LANDSCAPE SUMMARY

Landscaping Standards (7.2)	UC3	Proposed
Min. tree amount	Front & Rear -yard Setback: 3.0m Front & Rear -yard setback Length: 81.65m (for number of trees) Flanking side-wards setback Length: 45.18m (for number of trees) Transformers & Driveways length: 56m Total Linear Length = 254-56: 198m Required Number of trees = 20	Setback Area: 94 m ² Side 3.0m x 45.18 m = 135.54 sq.m Transformers & Driveways areas: 157.55 sq.m Total Landscape Area: 760.98 sq.m - 157.55 sq.m = 603.43 sq.m Number of Trees provided: 19.23
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm	L: 5cm M: 4cm S: 3cm
Min. coniferous tree height	250cm	250cm
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)	L: 65% M: 35% S: NA
Min. growing medium area (organic surface area)	75% soil-based landscaping (organic surface area) Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area.*	398.49 sq.m / 603.43 sq.m = 66% Note Soil Cells Are provided to accommodate missing growing medium
Min. growing medium volumes per tree	L: 3x 30 cu.m single = 90 cu.m L: 1x 20 cu.m Pair = 20 cu.m L: 7x 15 cu.m shared = 105 cu.m M: 1x 20 cu.m single = 20 cu.m M: 1x 15 cu.m Pair = 15 cu.m M: 6x 12 cu.m shared = 72 cu.m Total Provided Volumes: 322 cu.m Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area.*	L: 3x 30 cu.m single = 93 cu.m L: 1x 20 cu.m Pair = 25 cu.m L: 7x 15 cu.m shared = 145 cu.m M: 1x 20 cu.m single = 20 cu.m M: 1x 15 cu.m Pair = 20 cu.m M: 6x 12 cu.m shared = 72 cu.m Total Provided Volumes: 347 cu.m Note Soil Cells Are provided to accommodate missing growing medium
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	2.0m	N/A
Riparian management area?	N	Y/n
Retention of existing trees on site?	N	Y/n
Surface parking lot (7.2.10)?	Y	Y/n
Refuse & recycle bins screened?	Y	Y/n

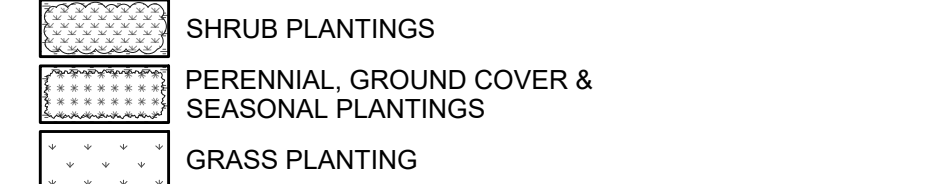
GENERAL LEGEND



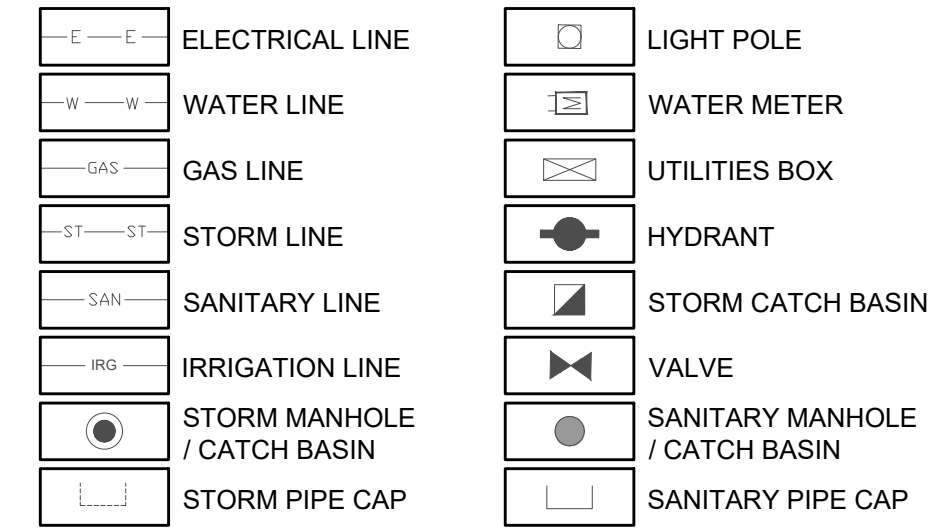
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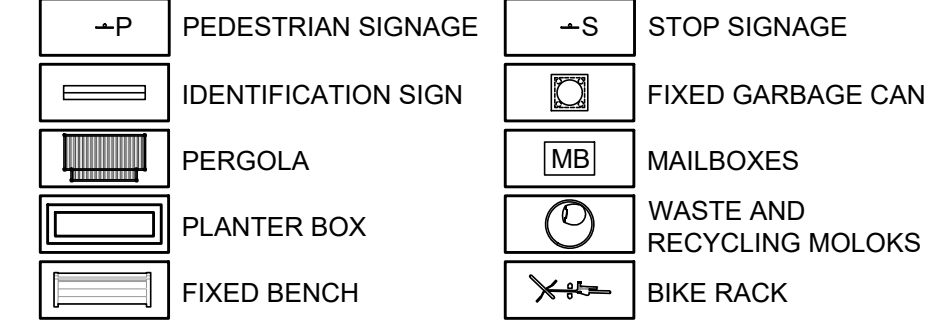
PLANTING LEGEND



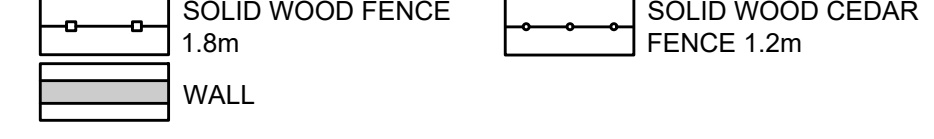
UTILITIES LEGEND



FURNITURE LEGEND



FENCES & WALLS LEGEND



NOTES

- ALL PLANTING SHOULD CONFORM TO THE BC LANDSCAPE STANDARDS, CURRENT EDITION, FOR MINIMUM PLANT AND INSTALLATION SPECIFICATIONS.
- ALL REQUIRED LANDSCAPE AREAS AND INSTALLATIONS INCLUDING IRRIGATION REQUIREMENTS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD (CLS) AS JOINTLY PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- ALL REQUIRED LANDSCAPE AREAS AND INSTALLATIONS SHALL BE REGULARLY MAINTAINED BY PROPERTY OWNERS TO MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
 - (A) THE LANDSCAPE MAINTENANCE REQUIREMENTS SHALL ADDRESS/PROVIDE FOR THE FOLLOWING ITEMS REGARDING PLANT MATERIAL: WATERING, MULCHING, PRUNING, FERTILIZING, LIMING AND TREE SUPPORT AS WELL AS WEED, PEST, AND DISEASE CONTROL.
 - (B) THE LANDSCAPE MAINTENANCE REQUIREMENTS SHALL ADDRESS/PROVIDE FOR THE FOLLOWING ITEMS REGARDING LAWNS AND GRASS AREAS: WATERING, FERTILIZING, LIMING, MOWING, TRIMMING, EDGING, AERATION AND REPAIRS (REGRAIDING, RESEEDING OR RESODDING) AS WELL AS WEED, INSECT, AND DISEASE CONTROL.
 - (C) THE EXECUTION OF THE ABOVE-MENTIONED LANDSCAPE MAINTENANCE REQUIREMENTS SHALL TAKE PLACE ON A REGULAR BASIS AS TO ENSURE A HEALTHY, NEAT, AND ORDERLY APPEARANCE THROUGHOUT THE YEAR.
- ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CLEAR STEM HEIGHT OF 1.5 M.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. NO RUN-OFF ONTO SIDEWALKS, STREETS, OR PARKING AREAS SHALL BE PERMITTED.

PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE (S/H & CALIPER)
TREES			
DECIDUOUS TREES			
<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8	4cm caliper 07m ht / 4.8m sp
<i>Tilia cordata</i> 'Halka'	Summer Sprite® Linden	7	6cm caliper 06m ht / 04m sp
<i>Magnolia</i> 'Daybreak'	Daybreak Magnolia	4	6cm caliper 08m ht / 03m sp
CONIFEROUS TREES			
<i>Acer platanoides</i>	Columnar Norway Maple	4	6cm caliper 12m ht / 04m sp
DECIDUOUS SHRUBS			
<i>Sem False spirea</i>	Sorbaria sorbifolia 'Sem'	30	#2 CONT. (1.5m ht / 1.2m sp)
<i>Cotinus coggygia</i> "Velveteen™"	Velveteen™ Dwarf Smokebush	09	#2 CONT. (1.2m ht / 1.2m sp)
<i>Hydrangea arborescens</i>	Invincibelle® Ruby Hydrangea	15	#2 CONT. (1.2m ht / 1.0m sp)
<i>Cornus alba</i> 'Prairie Fire'	Prairie Fire Dogwood	21	#2 CONT. (1.5m ht / 1.5m sp)
<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	18	#2 CONT. (1.2m ht / 1.5m sp)
<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	04	#5 CONT. (1.0m ht / 2.0m sp)
<i>Spiraea x Vanhouttei</i>	Grand Bleu Caryopteris®	25	#2 CONT. (0.9m ht / 0.8m sp)
<i>Uxus microphylla</i> 'Green Gem'	Green Gem Boxwood	57	#2 CONT. (1.2m ht / 0.8m sp)
<i>Rosa</i> 'Radcor'	Rainbow Knock Out	14	#2 CONT. (0.9m ht / 1.0m sp)
<i>Philadelphus</i> 'Snowwhite Fantasy'	Snow White™ Mockorange	10	#2 CONT. (2.0m ht / 1.5m sp)
EVERGREEN SHRUBS			
<i>Pinus Mugo</i> Var. <i>Pumillo</i>	Dwarf Mugo Pine	11	#5 CONT. (0.9m ht / 1.8m sp)
<i>Juniperus x pfitzeriana</i> 'Sea Green'	Sea Green Juniper	08	#5 CONT. (1.8m ht / 1.8m sp)
	Spartan Juniper Upright	06	#5 CONT. (1.2m ht / 1.8m sp)
PERENNIALS & GROUND COVERS			
<i>Anemone sylvestris</i>	Snowdrop Anemone	03	#1 CONT. (0.6m ht / 0.5m sp)
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Cone Flower	03	#1 CONT. (0.6m ht / 0.8m sp)
ORNAMENTAL GRASSES			
<i>Sporobolus heterolepis</i>	Prairie Dropseed	08	#1 CONT. (0.7m ht / 0.8m sp)
<i>Andropogon gerardii</i>	Big Bluestem Grass	04	#1 CONT. (1.5m ht / 0.8m sp)
<i>Muhlenbergia reverchonii</i> PUND01S <i>Undaunted</i> ®	Ruby Muhly Grass	03	#1 CONT. (0.5m ht / 0.8m sp)

CLIENT

LANDSCAPE CONSULTANT

GEORGE HARRIS COLLABORATIVE INC.
 Landscape Architecture / Urban Design

SCHEDULE C
 This forms part of application
 # DP24-0101 DVP24-0162

City of Kelowna
 COMMUNITY PLANNING

Planner Initials: KB

NOT FOR CONSTRUCTION



REV	DATE	ISSUED FOR	DRAWN	CHECK	DESIGN
07	25.01.09	ISSUED FOR DP ADDENDUM	LG	MA	SM
06	24.11.04	ISSUED FOR BP	LG	MA	SM
05	24.10.31	ISSUED FOR BP	LG	MA	SM
04	24.10.11	CONSTRUCTION	LG	MA	SM
03	24.09.16	90% IFC FOR REVIEW	LG	MA	SM
02	24.08.12	60% IFC FOR REVIEW	LG	MA	SM
01	24.05.03	REVIEW	LG	MA	SM

PROJECT: 1857 BARLEE RD, KELOWNA, BC

DISCIPLINE: LANDSCAPE

SHEET TYPE: LANDSCAPE MASTERPLANS

SHEET TITLE: ONSITE PLAN

SCALE	PROJECT NO.	SHEET NO.	REV
150	223-060	DP102	04



WATER CONSERVATION CALCULATIONS

1. LANDSCAPE MAXIMUM WATER BUDGET (WB)= 481 CU.M./ YEAR
2. ESTIMATED LANDSCAPE WATER USE (WU)= 303 CU.M./ YEAR
3. WATER BALANCE : 178 CU.M. / YEAR

* REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE 1** ZONE #1: UNWATERED PERVIOUS AREAS INCLUDING MULCH, PERVIOUS PAVING, NATURALIZED MEADOWS, AND SWIMMING OR ORNAMENTAL POOLS. HYDROZONE AREA (SQ.M) : 112.76 ESTIMATED WATER USE (CU.M) : N/A
- N/A** ZONE #2: LOW WATER USE PLANTS AND HIGH-EFFICIENCY IRRIGATION. HYDROZONE AREA (SQ.M) : ESTIMATED WATER USE (CU.M) :
- N/A** ZONE #3: LOW WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION. HYDROZONE AREA (SQ.M) : ESTIMATED WATER USE (CU.M) :
- ZONE 4** ZONE #4: MODERATE WATER USE PLANTS AND HIGH-EFFICIENCY. HYDROZONE AREA (SQ.M) : 549 ESTIMATED WATER USE (CU.M) : 183
- N/A** ZONE #5: MODERATE WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION. HYDROZONE AREA (SQ.M) : ESTIMATED WATER USE (CU.M) :
- N/A** ZONE #6: HIGH WATER USE PLANTS AND HIGH-EFFICIENCY IRRIGATION. HYDROZONE AREA (SQ.M) : ESTIMATED WATER USE (CU.M) :
- N/A** ZONE #7: MODERATE WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION. HYDROZONE AREA (SQ.M) : ESTIMATED WATER USE (CU.M) :
- ZONE 8** ZONE #8: WATERED MOWN LAWN AREAS, LOW EFFICIENCY-IRRIGATION. HYDROZONE AREA (SQ.M) : 140 ESTIMATED WATER USE (CU.M) : 120
- N/A** ZONE #9: SPECIAL LANDSCAPE AREAS (SLA) VEGETABLE GARDEN, HIGH-EFFICIENCY IRRIGATION. HYDROZONE AREA (SQ.M) : ESTIMATED WATER USE (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, SLOPE, 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 1.5m /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.

GENERAL LEGEND

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SETBACK
- BASEMENT LINE
- ROW / UTILITY CORRIDOR
- BUILDING ENTRANCE

SCHEDULE C

This forms part of application
DP24-0101 DVP24-0162

Planner Initials **KB**

CLIENT

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REV	DATE	ISSUED FOR	LG	MA	SM
07	25.01.09	ISSUED FOR DP ADDENDUM	LG	MA	SM
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PROJECT
1857 BARLEE RD, KELOWNA, BC

DISCIPLINE
LANDSCAPE

SHEET TYPE
LANDSCAPE MASTERPLANS

SHEET TITLE
WATER CONSERVATION PLAN

SCALE	PROJECT NO.	SHEET NO.	REV
150	223-060	DP103	04

01 WATER CALCULATIONS
DP103 1:150

GRAPHIC SCALE 1:150

1857 Barlee Road Multi-Family - Zoning Bylaw 12375 Landscape Summary

Landscaping Standards (7.2)	UC3	Proposed
Min. tree amount	Front & Rear -yard Setback: 3.0m Front & Rear -yard setback Length: 81.65m (for number of trees) Flanking side-yards setback Length: 45.18m (for number of trees) Transformers & Driveways length: 56m Total Linear Length = 254-56: 198m Required Number of trees = 20	Number of Trees provided: 23
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm	L: 5cm M: 4cm S: 3cm
Min. coniferous tree height	250cm	250cm
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)	L: 65% M: 35% S: NA
Min. growing medium area (organic surface area)	75% soil-based landscaping (organic surface area) Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area. *	398.49 sq.m / 603.43 sq.m =66% Note Soil Cells Are provided to accommodate missing growing medium
Min. growing medium volumes per tree	L: 3x 30 cu.m single =90 cu.m L: 1x 20 cu.m Pair =20 cu.m L: 7x 15 cu.m shared = 105 cu.m M:1 x 20 cu.m single = 20 cu.m M:1 x 15 cu.m Pair = 15 cu.m M:6 x 12 cu.m shared =72 cu.m Total Required Volumes: 322 cu.m Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area. *	L: 3x 30 cu.m single =33 cu.m L: 1x 20 cu.m Pair =25 cu.m L: 7x 15 cu.m shared = 145 cu.m M:1 x 20 cu.m single = 12 cu.m M:1 x 15 cu.m Pair = 20 cu.m M:6 x 12 cu.m shared =112 cu.m Total Provided Volumes: 347 cu.m Note Soil Cells Are provided to accommodate missing growing medium
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	2.0m	N/A
Riparian management area?	N	y/n
Retention of existing trees on site?	N	y/n
Surface parking lot (7.2.10)?	Y	y/n
Refuse & recycle bins screened?	Y	y/n
Other:	¹ Growing medium volumes include areas outside of landscape setback zone and soil cell area to attain required volumes per tree.	

	<p>²Organic surface area will need to include areas outside of landscape setback zone to attain required minimum soft based landscaping. This includes offsite area of planting at Mugford Road & Rutland Road.</p> <p>³Garbage and recycling bins to be stored inside building.</p>
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**GEORGE HARRIS
COLLABORATIVE INC.**
Landscape Architecture
/ Urban Design

January 09, 2025

**Re: 1857 Barlee Rd. Kelowna, BC
Preliminary Cost Estimate for Bonding**

Dear Josh Klassen:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Barlee Rd. conceptual landscape plan dated 09.01.25;

- On-site Improvements: 2161 square meters (23260.81 square feet) = \$220,266.20
- Off-site Improvements: 295 square meters (3175 square feet) = \$19,184

This preliminary cost estimate is inclusive of hardscape, trees, shrubs, turf, mulch, topsoil, site furnishings, soil cells & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,



George Harris, AALA, BSCLA, CSLA



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.	✓					
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 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.						✓
e. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
f. 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); • 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.					✓	
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:						✓



<p>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.</p> <p>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.</p>						
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	N/A	1	2	3	4	5
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			✓			



<p>zone to individual units and to allow for an elevated front entryway or raised patio.</p> <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	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.		✓				
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.				✓		
4.1.3 Site Planning	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.				✓		
Outdoor amenity areas						
c. Design internal courtyards to: <ul style="list-style-type: none"> Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 					✓	
d. Design mid-block connections to include active frontages, seating and landscaping.	✓					
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: <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.	✓					

DESIGN RATIONALE: Midtown Urban Core Rental Project



PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

JAMES D BROWN | ARCHITECT

AAA, AIBC, MRAIC

R. SEAN CRAWFORD | LICENSED

INTERIOR DESIGNER, AAA, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

September 8th, 2024

To: To whom it may concern,

**Re: Development Variance Permit Application for 1857-1879 Barlee Rd.
(DP24-0101 & Z24-0024)**

Bylaw Regulation:

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

- Min. Building Stepback from Front Yard and Flanking Side Yard
 - UC3 = 3.0m
 - Footnote 14 – Minimum building Stepbacks apply only to buildings that are at least five (5) storeys and not taller than 12 stores. The Stepback can occur on any floor above the second storey.

Additional Bylaw Considerations:

Section 7.2 – Tree & Landscaping Planting Requirements

- Minimum Setback from buildings, raised patios, and balconies to on-site trees.
 - Large: 3m radius from centre of tree up to the second storey of the building
 - Medium: 2m radius from centre of tree up to the second storey of the building
 - Small: 1m radius from centre of tree up to the second storey of the building
 - Any underground parkade, underground building, underground structure (such as a stormwater detention tank) must be setback at least 1 metre volumetrically measured from the centre of the tree at finished grade (truck flare).

Design Rationale:

It has been our practice to design our projects with a continuous Stepback along the entire façade similar to the multi-storey building diagram found under the definition of Stepback in the City Bylaws, but changes to the Tree and Landscaping Planting Requirements have resulted in the design we submitted. The current design incorporates Stepbacks along the Barlee Rd. frontage: on the northwest corner at the 6th storey, as well as the stepping back of the balcony-pairs at the second storey along the bulk of the building, and the balconies on the southwest corner – mimicking a similar massing to the northwest corner. The portions of the building that do not Stepback, or rather Stepback at grade because they are recessed 6m from the property line, are designed in response to the minimum Setback from buildings, raised patios, and balconies to on-site trees as outlined in table 7.2 of the Zoning Bylaw 12375, which required a 3m radius from centre of large trees up to the second storey of the building. The required trees must be planted in the setback area and because it is only 3m deep the trees would need to be centered on the property line to maintain the 3m radius of the trees and provide a Stepback element along the

entire building. Supposing that planting a tree half off our property would not be allowed we endeavoured to literally design around these trees.

The Bylaw definition of a Stepback is, “the horizontal recessing of the building façade above a specified storey”. This does not speak to the purpose of the Stepback, but rather goes on to show diagrams of how it applies to a single-family house and a mid-rise building of 8 storeys, neither of which truly reflects our project. We are left to infer that the Stepback is intended, as it is in many jurisdictions, to reduce the amount of shadowing of the street, maintain the street fronting façade at a “human scape” (typical 2 or 3 storeys), and provide additional articulation to increase visual interest. We suggest that the current design meets all these criteria while still providing sufficient space for the large trees to be planted on our property. We are requesting support of our variance due to our design recessing the building to a depth of the Stepback below the second storey.

Conclusion:

We are requesting a variance because despite our best efforts to design a bylaw compliant building there is a conflict between sections 7.2 and 14.11, which prevents us from complying fully to the letter of the Bylaw. However, we believe we have designed this project to the spirit of the Bylaw by meeting all the intents of the Stepback requirement, those being reduced shadowing, increased articulation, and a more human scaled street front. May we request that the Bylaws be reviewed for internal conflicts, or perhaps the Stepback requirement be amended so it applies to a percentage of the building, which will allow for the Landscape requirements to be accommodated.

Sincerely,



Steve Belt He/Him
Architect, AAA, M.Arch., RSE
Architect | Zeidler Architecture
D 403 699 8437
sbelt@zeidler.com | zeidler.com



City of
Kelowna



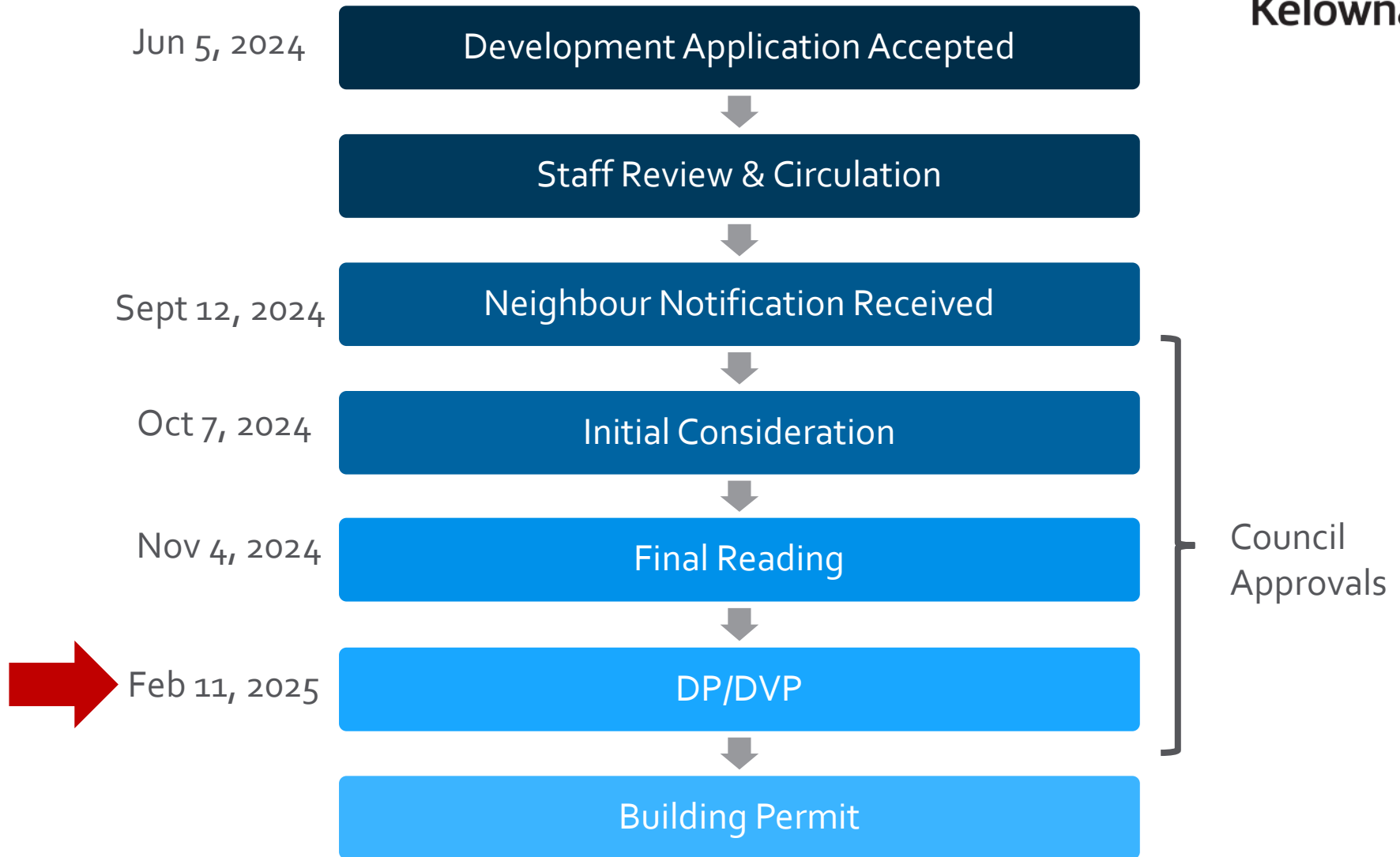
DP24-0101 DVP24-0162
1881 Barlee Rd

Development Permit & Development Variance Permit

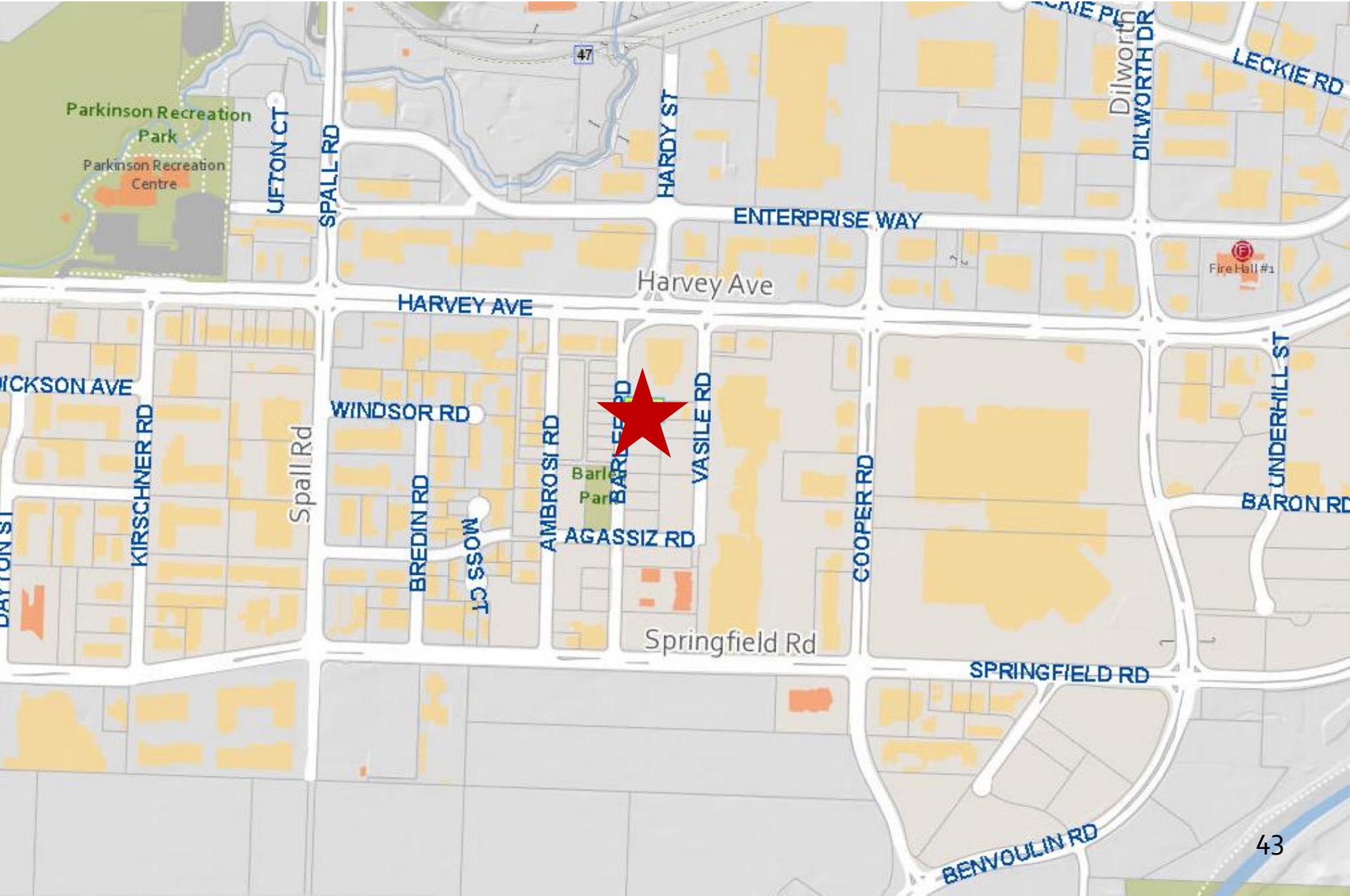
Purpose

- ▶ To issue a Development Permit for the form and character of rental apartment housing and to issue a Development Variance Permit to vary the required minimum building setback from the front yard.

Development Process



Context Map



Subject Property Map



Technical Details

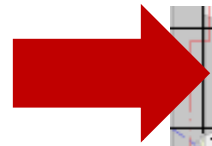
- ▶ UC_{3r} – Midtown Urban Centre Rental Only
 - ▶ 160 units
 - ▶ 17 Studio
 - ▶ 111 One-Bedroom
 - ▶ 32 Two-Bedroom
 - ▶ 6 storeys in height
- ▶ Within Orchard Park Transit Oriented Area
 - ▶ Minimum Accessible Parking Requirements met
 - ▶ 102 Parking Stalls
 - ▶ 208 Bicycle Parking Stalls

Variance

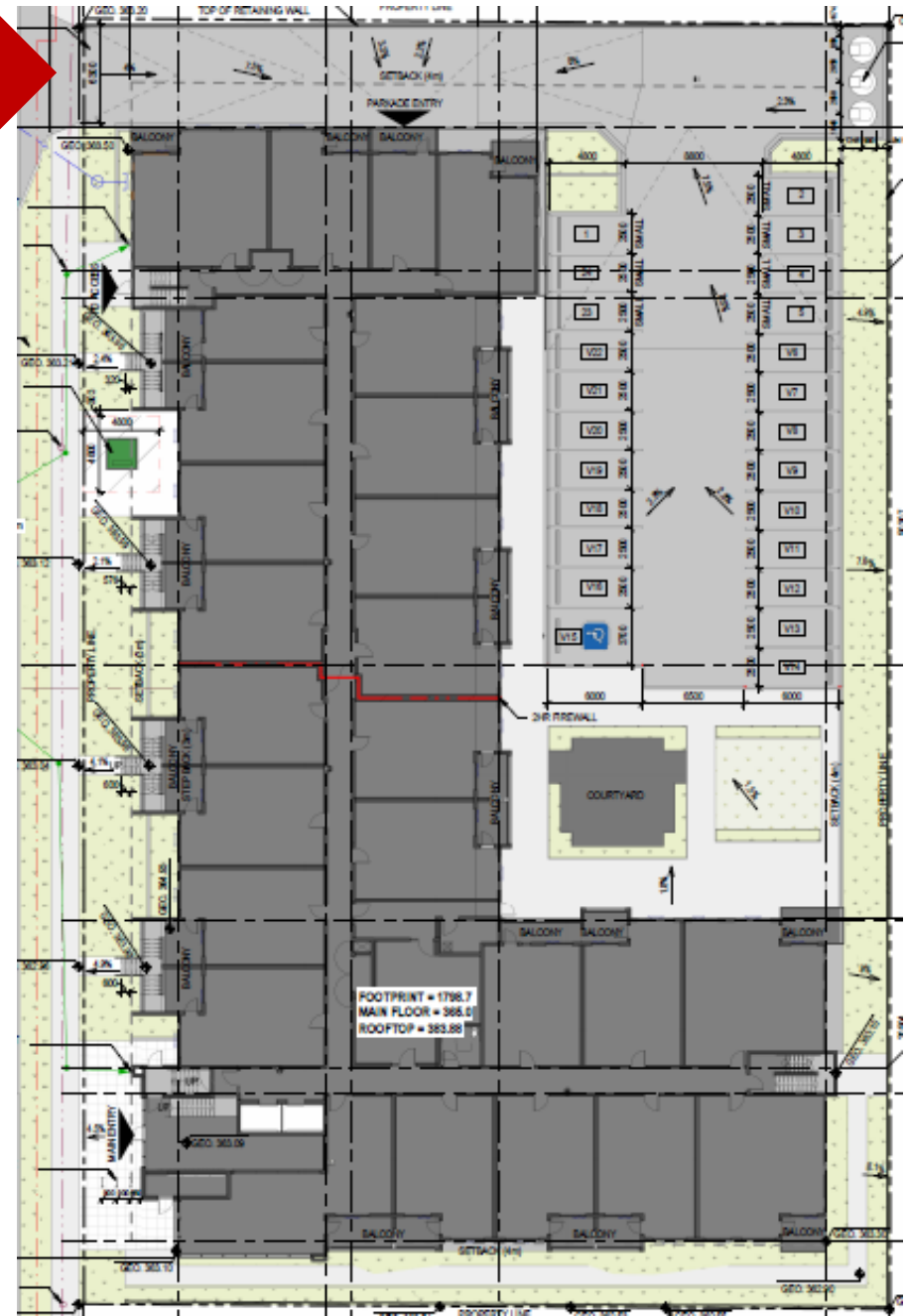
- ▶ Section 14.11: To vary the minimum building stepback for the Barlee Rd frontage.
 - ▶ 3.0 m stepback required, 0.0 m proposed
 - ▶ Variance mitigated by using articulation, complementary materials and colours, and the use of balconies to add visual interest.



Site Plan



Barlee Rd



Elevation – West (Barlee Rd)



Materials Board



DP - MATERIAL LEGEND

- ①A FIBERCEMENT BOARD LAP CLADDING (HARDIE, ARCTIC WHITE)
- ①B FIBERCEMENT BOARD LAP CLADDING (HARDIE, RICH ESPRESSO)
- ②A FIBERCEMENT PANEL CLADDING (HARDIE, ARCTIC WHITE)
- ②B FIBERCEMENT PANEL CLADDING (HARDIE, RICH ESPRESSO)
- ③ WOOD APPARENT METAL CLADDING
- ④ CHICAGO BRICK (ANTHRACITE)
- ⑤ VINYL WINDOW FRAME (BLACK) DOUBLE GLAZED (CLEAR)
- ⑥ METAL FRAMED GUARDRAIL WITH METAL PICKETS (BLACK POWDER COAT)
- ⑦ EXPOSED CONCRETE
- ⑧ ALUMINUM CLAD FIBERGLASS DOOR WITH GLAZING (CLEAR)
- ⑨ OVERHEAD DOOR (COLOUR TO MATCH ADJACENT CLADDING)
- ⑩ PRE-FINISHED METAL SOFFIT

Rendering (Barlee Rd)



OCP Design Guidelines

- ▶ Off-street parking and 'back of house' uses away from public view
- ▶ Primary building façade and entry oriented to the fronting street (Barlee Rd)
- ▶ Range of architectural features and details incorporated into building facades to create visual interest

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit and development variance permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Stepback variance mitigated through architectural design

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: February 11, 2025
To: Council
From: City Manager
Address: 667 & 681 Wardlaw Ave
File No.: DP24-0136 DVP24-0230
Zone: UC5r – Pandosy Urban Centre Rental Only

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0136 for the subject properties;

- a) Lot 1 District Lot 14 ODYD Plan 3769, located at 681 Wardlaw Ave, Kelowna, BC; and
- b) Lot 2 District Lot 14 ODYD Plan 3769, located at 667 Wardlaw 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;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;
6. The applicant be required to complete a technical subdivision consolidating the two subject lots.

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0230 for the subject properties;

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

Section 14.11 - Commercial and Urban Centre Zone Development Regulations, UC5:

To vary the required minimum building setback from 3.0 metres permitted to 0.0 metres proposed.

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

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

2.0 Purpose

To issue a Development Permit for the form and character of rental apartment housing and a Development Variance Permit to vary the upper floor stepback.

3.0 Development Planning

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

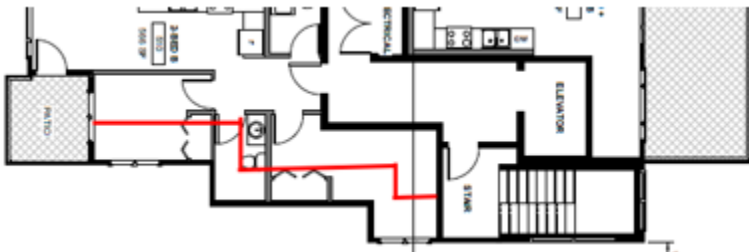
- On corner sites, orient building facades and entries to both fronting streets;
- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view; and
- Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.

Vehicle access is provided from a laneway which runs parallel to Wardlaw Avenue with two separate entrances leading to at-grade parking. Common amenity space has been provided in two separate areas; first is an indoor amenity room on the second level of the building, as well as an outdoor area on the fifth floor which includes a seating area with views of Osprey Park to the south.

The project contains 45 purpose-built rentals in a variety of unit sizes from studios to three-bedroom units.

Stepback Variance

A variance is proposed to the 3.0 m stepback that is required above the second floor along Richter Street. The intent of this rule is to reduce the overall massing of the building towards the pedestrian realm. The massing is not anticipated to be significant as the residential units, where the stepback is required, have an increased setback then the stairwell and mechanical room, which reduces the overall massing.



Parking

There are 45 total dwelling units for the development with 25 proposed parking spaces. One parking space is for a MODO car-share and six other parking spaces are for visitor parking as required by the Zoning Bylaw. This leaves 18 parking spaces for 45 dwelling units at a ratio of 0.4 spaces per dwelling unit. In order to achieve this parking rate, the applicant is utilizing the following parking reductions: rental only sub-zone (9 stalls), on-site car-share (5 stalls), additional long term bicycle parking (5 stalls), and finally the applicant is paying 2 cash-in-lieu of parking stalls as identified with Bylaw 8125 (Payment in lieu of Parking Bylaw). Staff are comfortable with recommending a low parking ratio due to several factors including:

1. The site's limited dimensions and site area making it difficult and inefficient to build parking at the bylaw rate while developing the OCP's 6 storey density and height objectives along Transit Supportive Corridors. Designing a functional parking layout was challenged by significant road dedications along Richter Street and Wardlaw Avenue. The proposed development has maximized the ground floor as much as possible for parking.
2. The site's location within a 5 minute walk to frequent transit routes.
3. The site's location within a 5 minute walk to numerous job opportunities. Utilizing Model City there is an estimated 2,000 jobs with a 400 metres radius (5 minute walk) of the site and this does not include the Okanagan College.
4. The site's location within 800 metre (10 minute walk) to Okanagan College providing convenient rental housing opportunities for students and staff and same 10 minute walk to Kelowna General Hospital.
5. The proposed development providing additional bicycle infrastructure and car-share on-site to support Kelowna's mode split goals.
6. The Pandosy Urban Centre has on-street parking management. Specifically, Wardlaw Avenue has a 2 hour on-street parking time restriction which should limit any potential parking spillover to the surrounding streets.

4.0 Subject Property & Background

The subject properties are located within the Pandosy Urban Centre and is near a variety of commercial shopping areas, employment options, transit stops, public schools, and parks. Osprey Park is located immediately to the south. The area has seen significant redevelopment with two other apartments constructed on this block of Wardlaw Avenue and an apartment being constructed on the opposite side of Richter Street.

4.1 Subject Property Map



5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,125 m ²
Total Number of Units	45
Studio	12*
1-bed	21
2-bed	9
3-bed	3
* 12 Studios units are micro-suites	

DEVELOPMENT REGULATIONS		
CRITERIA	UC5r ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.35	2.35
Base FAR	1.8	
"r" Rental Subzone Bonus	0.3	
Public Amenity Bonus	0.25	
Max. Site Coverage (buildings)	85%	72%
Max. Site Coverage (buildings, parking, driveways)	90%	89%
Max. Height	6 storeys (22.0 m)	5 Storeys (15.9 m)
Setbacks		
Min. Front Yard (East)	0 m	3.2 m
Min. Flanking Side Yard (North)	0 m	0 m
Min. Side Yard (South)	0 m	0.8 m
Min. Rear Yard (West)	0 m	0.2 m
Step backs		
Min. Fronting Street (Richter St)	3.0 m	0 m ¹
Min. Flanking Street (Wardlaw Ave)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	462 m²	529 m²
Common	180 m ²	180 m ²
Private	282 m ²	349 m ²
Landscaping		
Min. Number of Trees	0 trees	2 trees
¹ Indicates a requested variance to minimum front step back from 3.0 m required to 0 m proposed.		

PARKING REGULATIONS		
CRITERIA	UC5r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	25 stalls	25 stalls
Residential	41	19
Visitor	6	6
Bicycle Bonus Reduction	-5	
"r" Subzone Reduction	-9	
Other Reduction	-5 Car Share	
Cash in lieu	-2	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	52% Regular 48% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	61 stalls	65 stalls
Bonus Stalls Provided for Parking Reduction	y	y
Bike Wash & Repair	y	y

6.0 Application Chronology

Application Accepted: July 31, 2024
Neighbour Notification Received: November 8, 2024

Report prepared by: Jason Issler, Planner II
Reviewed by: Adam Cseke, Development 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: Draft Development Permit DP24-0136 and Development Variance Permit DVP24-0230
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: Applicant's letter of rationale

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

Development Permit & Development Variance Permit

DP24-0136 / DVP24-0230



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

667 & 681 Wardlaw Ave

and legally known as

Lot 1 District Lot 14 ODYD Plan 3769

Lot 2 District Lot 14 ODYD Plan 3769

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.

ATTACHMENT A

This forms part of application
DP24-0136 DVP24-0230

Planner Initials JI



City of Kelowna
DEVELOPMENT PLANNING

Date of Council Approval: February 11, 2025

Development Permit Area: From and Character

Existing Zone: UC5r – Padosy Urban Centre Rental Only

Future Land Use Designation: UC - Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: 15017807 Canada Inc., Inc. No. A0127722

Applicant: Stretch Construction

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. DP24-0136 and Development Variance Permit No. DVP24-0230 for located at 667 & 681 Wardlaw 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;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;
- f) The applicant be required to complete a technical subdivision consolidating the two subject lots.

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

Section 14.11: Commercial and Urban Centre Zone, Development Regulations, UC5 – Pandosy Urban Centre:

To vary the required minimum building setback from 3.0 m permitted to 0 m proposed.

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$34,922.19**

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

4. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of **\$77,700** required for **2** stalls as part of the proposed development within the Pandosy Urban Centre

5. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

ATTACHMENT		A
This forms part of application		
# DP24-0136 DVP24-0230		
Planner Initials		JI
City of Kelowna		
DEVELOPMENT PLANNING		

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **\$22,500** required for **1,125 m²** lot area as part of the proposed development.

6. INDEMNIFICATION

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

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

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

**The PERMIT HOLDER is the 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	
# DP24-0136 DVP24-0230	
Planner Initials	Jl
 City of Kelowna DEVELOPMENT PLANNING	

THE COPYRIGHT OF ALL DESIGNS AND DRAWINGS IS THE PROPERTY OF STRETCH CONSTRUCTION. ANY REPRODUCTION, DISTRIBUTION AND/OR USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED, IS PROHIBITED. DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.



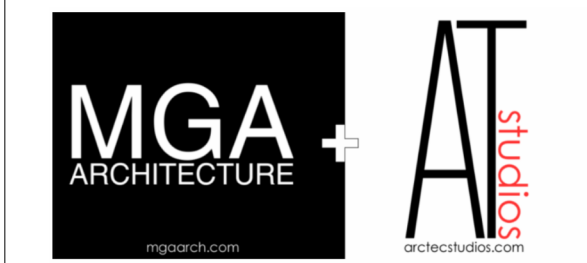
310-550 WEST AVE
 KELOWNA, BC, V1Y 4Z4
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:

REVISIONS:

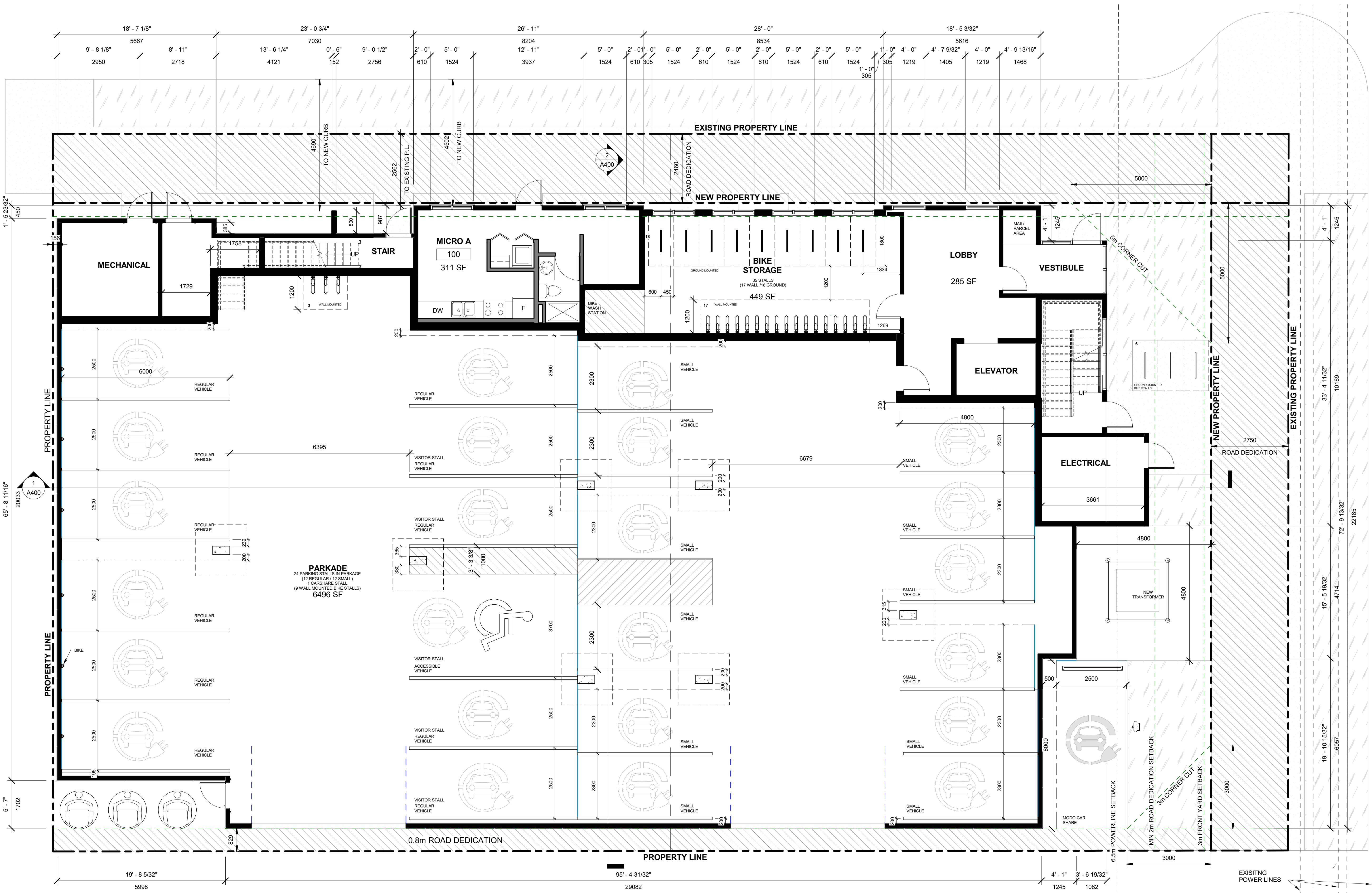
ISSUE	DATE	DESCRIPTION
F	2024-12-13	RE-ISSUED FOR DP
E	2024-10-21	RE-ISSUED FOR DP
D	2024-10-17	ISSUED FOR REVIEW
C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

MAIN FLOOR PLAN

JOB No. ---
 DATE: 2024-12-13
 DRAWN: STRETCH

A200



SCHEDULE A

This forms part of application
 # DP24-0136 DVP24-0230

City of Kelowna
 DEVELOPMENT PLANNING

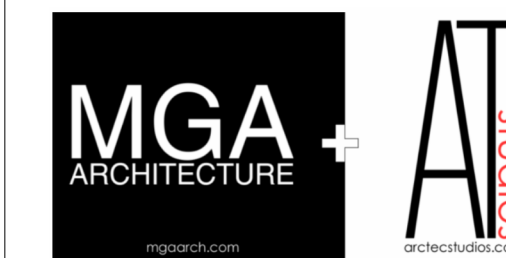
Planner Initials: **JL**

1 01-Main Floor
 3/16" = 1'-0"

PROJECT INFORMATION
667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:

REVISIONS:

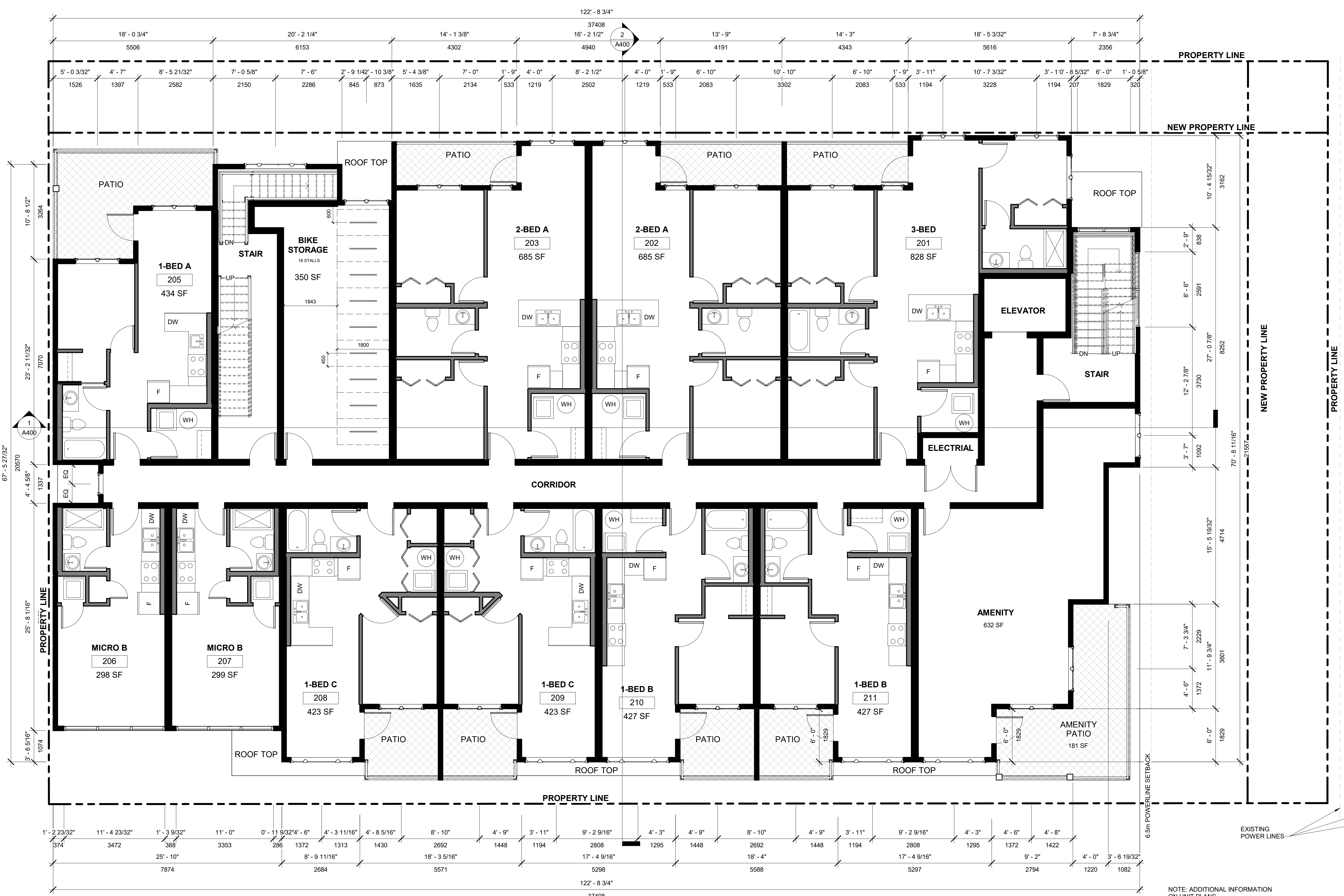
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E	2024-10-21	RE-ISSUED FOR DP
D	2024-10-17	ISSUED FOR REVIEW
C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
SECOND FLOOR PLAN

JOB No. ---
 DATE: 2024-12-13
 DRAWN: STRETCH

A201

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NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

① 02-Second Floor
 3/16" = 1'-0"

SCHEDULE A

This forms part of application
 # DP24-0136 DVP24-0230

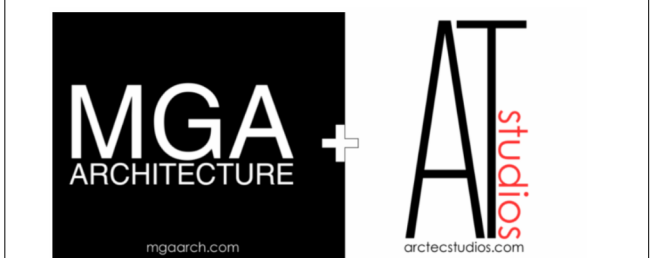
Planner Initials **JJ**

PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



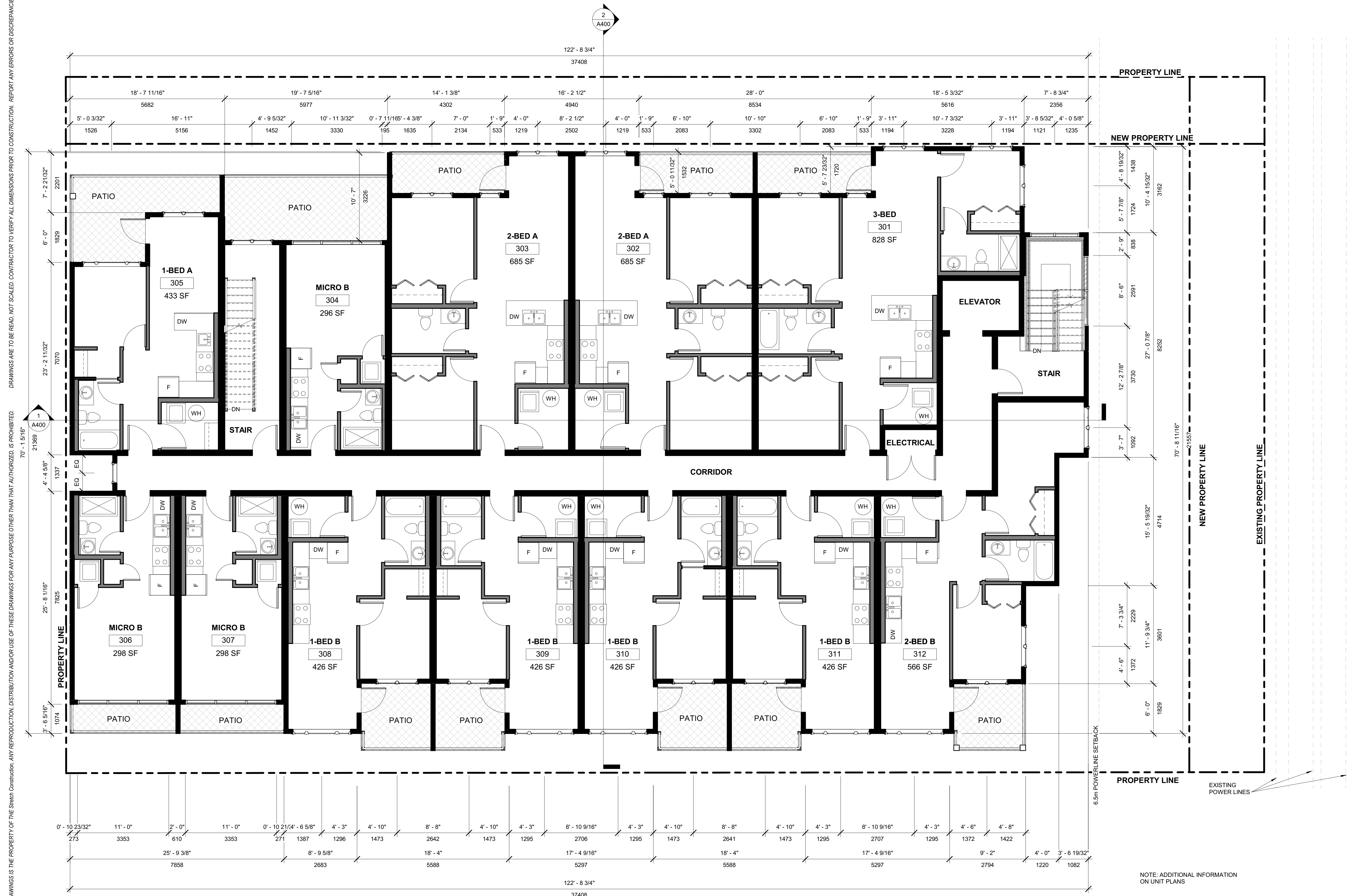
REVISIONS:

ISSUE	DATE	DESCRIPTION
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C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Draw Title:
THIRD - FOURTH FLOOR PLAN

JOB No.	---
DATE:	2024-10-17
DRAWN	STRETCH

A202



NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

① 03-Third - Fourth Floor
 3/16" = 1'-0"

SCHEDULE A

This forms part of application
 # DP24-0136 DVP24-0230

City of Kelowna
 DEVELOPMENT PLANNING

Planner Initials **JI**

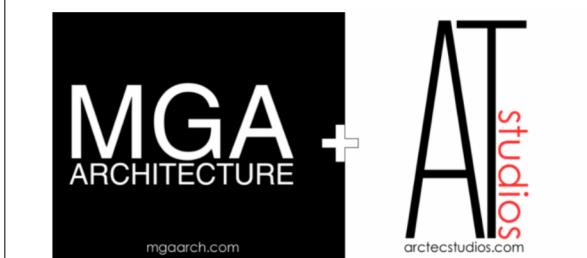
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PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:

REVISIONS:

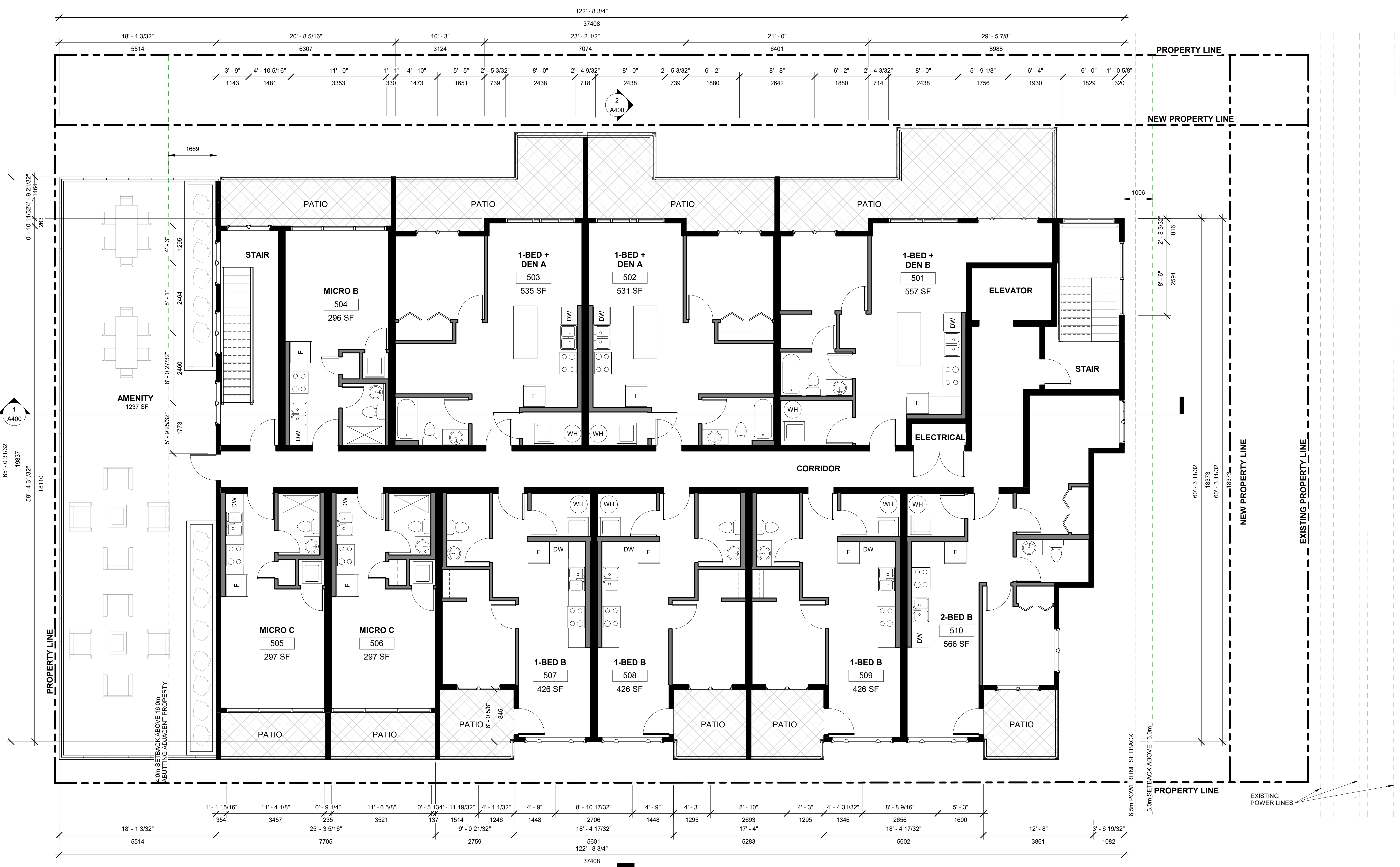
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C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
FIFTH FLOOR PLAN

JOB No. ---
DATE: 2024-12-13
DRAWN: STRETCH

A203

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SCHEDULE A

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JJ**

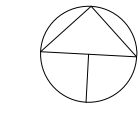
NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

① 05-Fifth Floor
3/16" = 1'-0"

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 KELOWNA, BC, V1Y 4Z4
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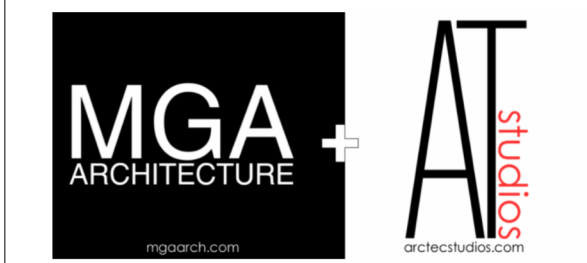


PROJECT INFORMATION

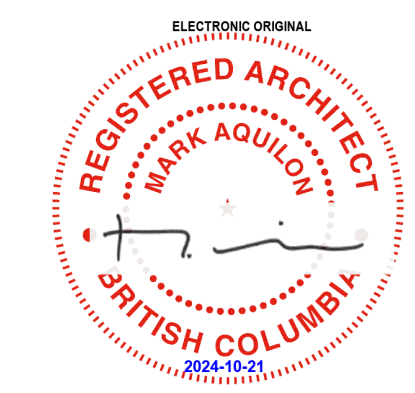
667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



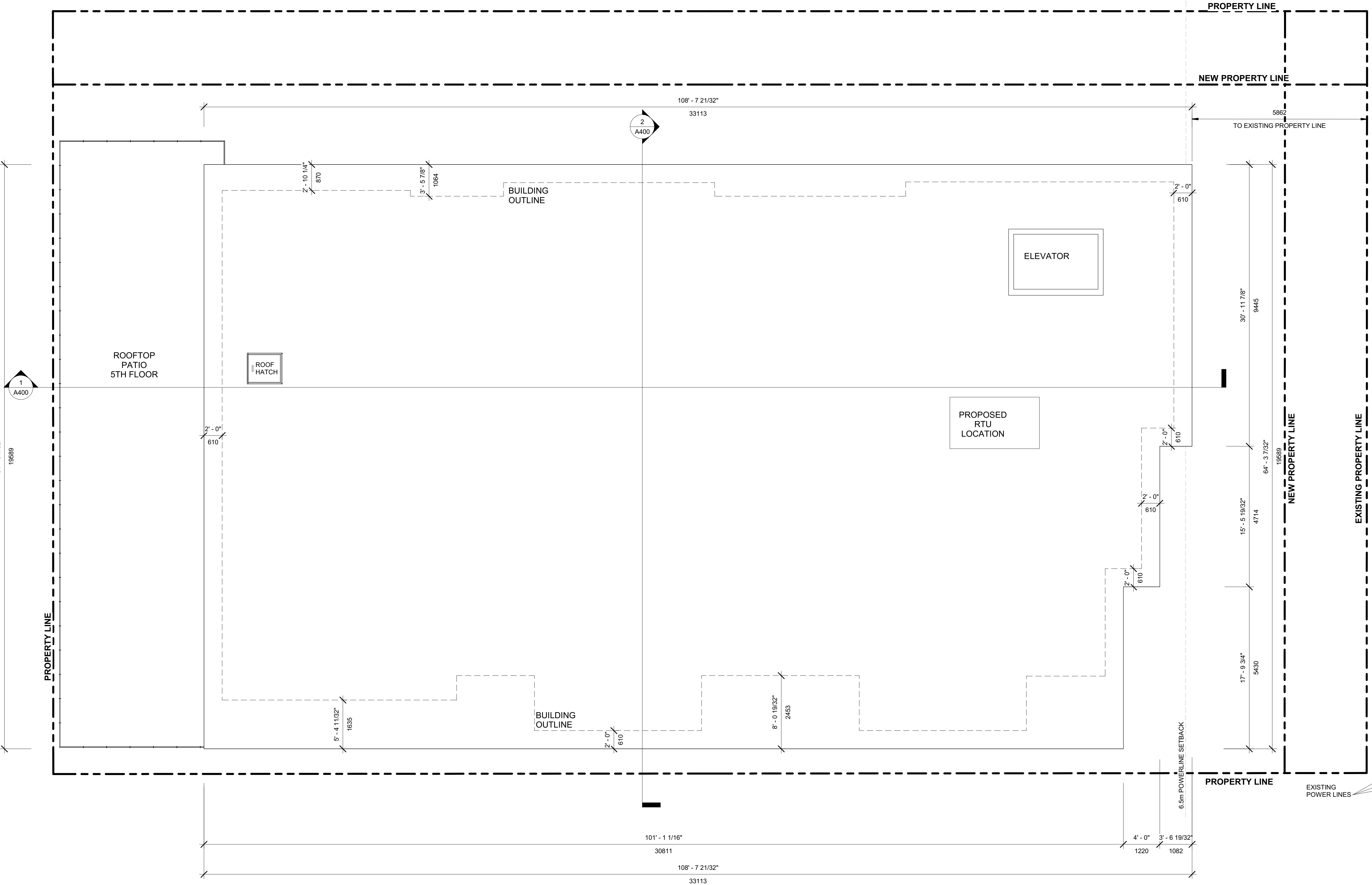
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C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
ROOF PLAN

JOB No. ---
 DATE: 2024-10-17
 DRAWN: STRETCH

A204



SCHEDULE A

This forms part of application
 # DP24-0136 DVP24-0230

Planner Initials **JL**

City of Kelowna
 DEVELOPMENT PLANNING

① 06-Roof
 3/16" = 1'-0"

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





SCHEDULE B

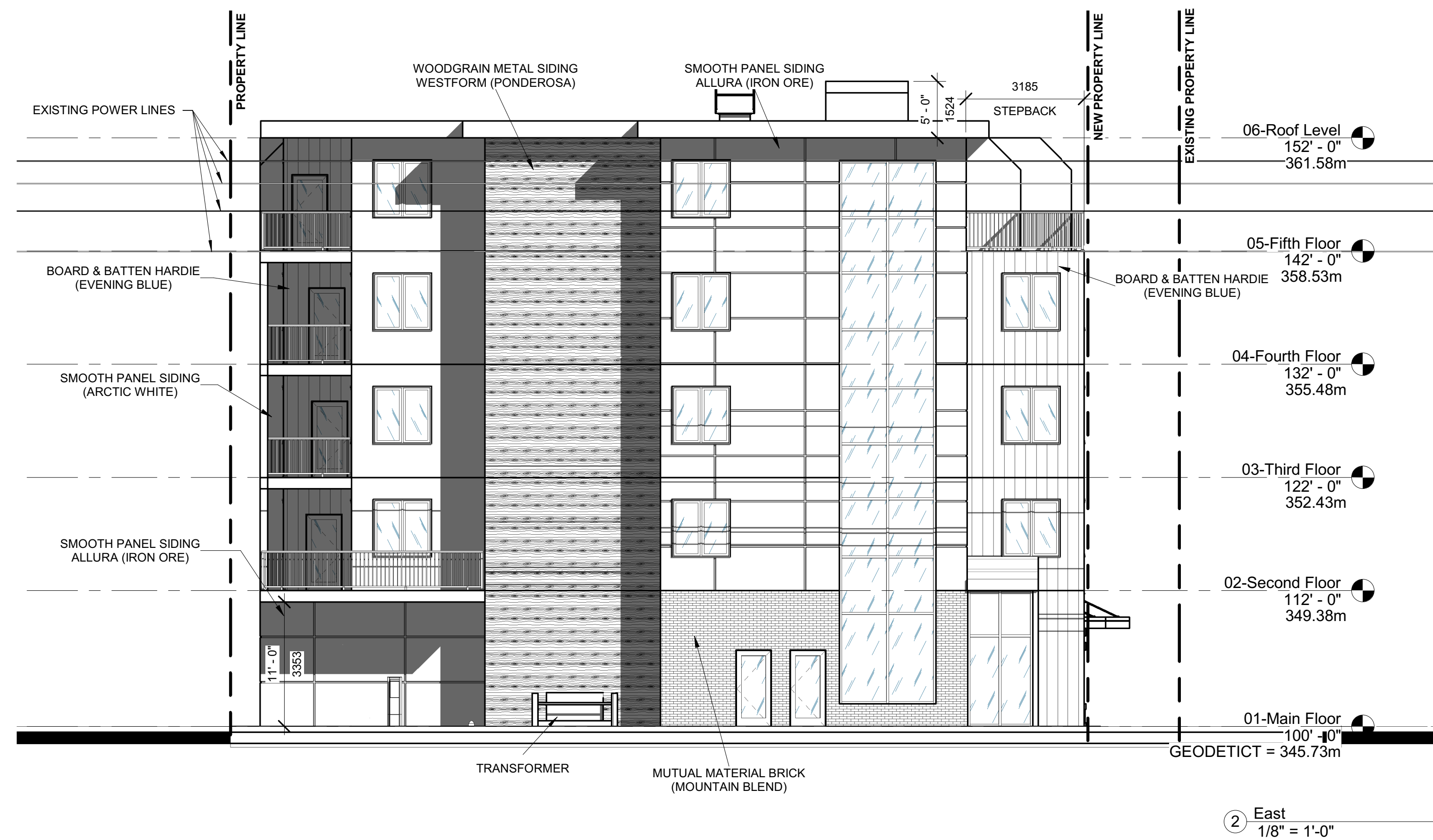
This forms part of application
DP24-0136 DVP24-0230

Planner
Initials **JL**



City of Kelowna
DEVELOPMENT PLANNING

MATERIAL BOARD	
	SMOOTH PANEL SIDING ALLURA - IRON ORE
	SMOOTH PANEL SIDING ALLURA - ARCTIC WHITE
	CEDARMILL LAP SIDING HARDIE - PEARL GRAY
	BOARD & BATTEN HARDIE - EVENING BLUE
	WOODGRAIN METAL SIDING & SOFFIT WESTFORM - PONDEROSA
	BRICK MUTUAL MATERIALS - MOUNTAIN BLEND
	BLACK FASCIA



1 North
1/8" = 1'-0"

2 East
1/8" = 1'-0"




310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:




STAMPS:



REVISIONS:

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Drawing Title:
ELEVATIONS

JOB No. ---
DATE: 2024-10-17
DRAWN: STRETCH

A300

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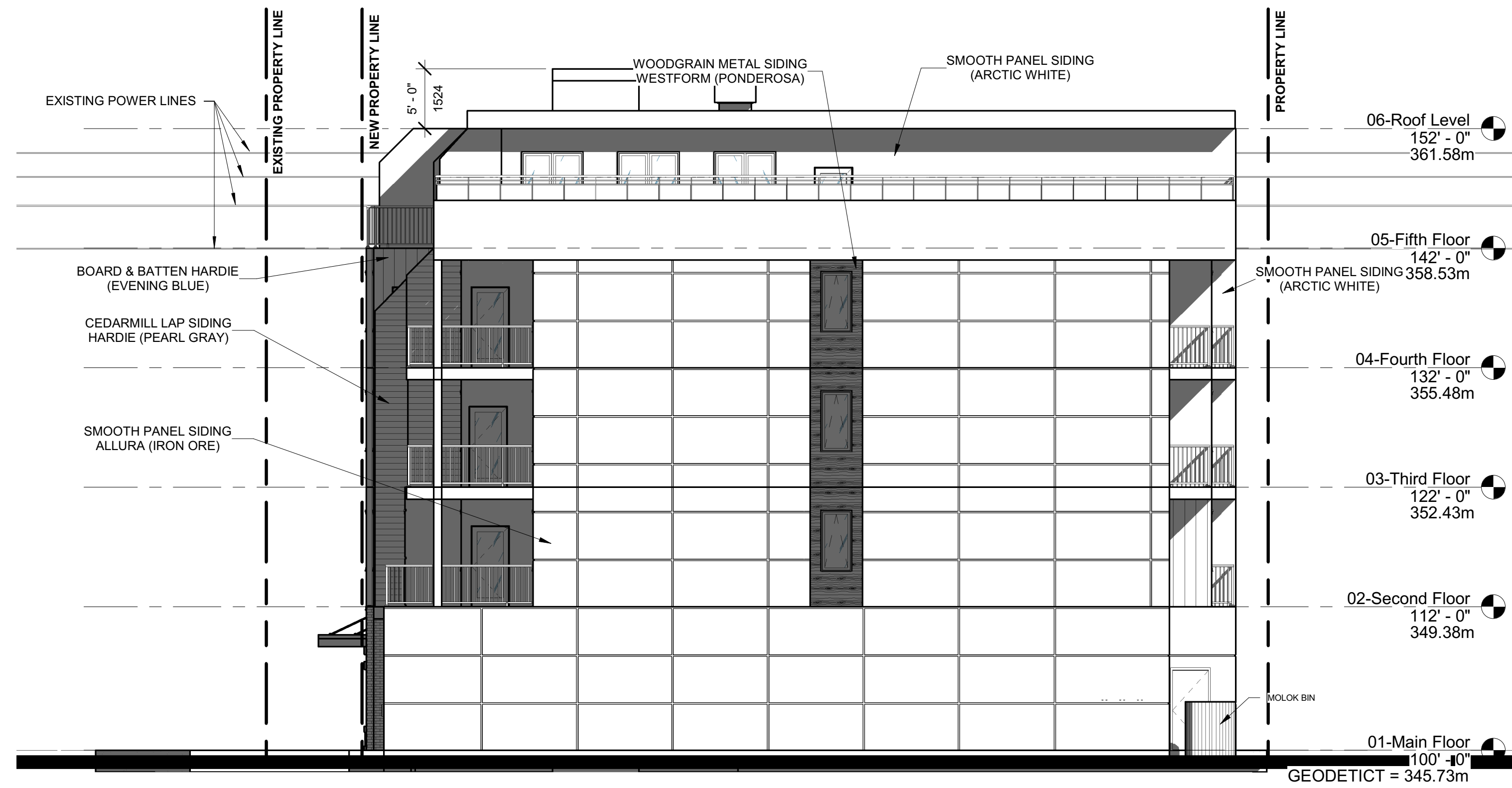
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① South
1/8" = 1'-0"

② West
1/8" = 1'-0"

MATERIAL BOARD	
	SMOOTH PANEL SIDING ALLURA - IRON ORE
	SMOOTH PANEL SIDING ALLURA - ARCTIC WHITE
	CEDARMILL LAP SIDING HARDIE - PEARL GRAY
	BOARD & BATTEN HARDIE - EVENING BLUE
	WOODGRAIN METAL SIDING & SOFFIT WESTFORM - PONDEROSA
	BRICK MUTUAL MATERIALS - MOUNTAIN BLEND
	BLACK FASCIA

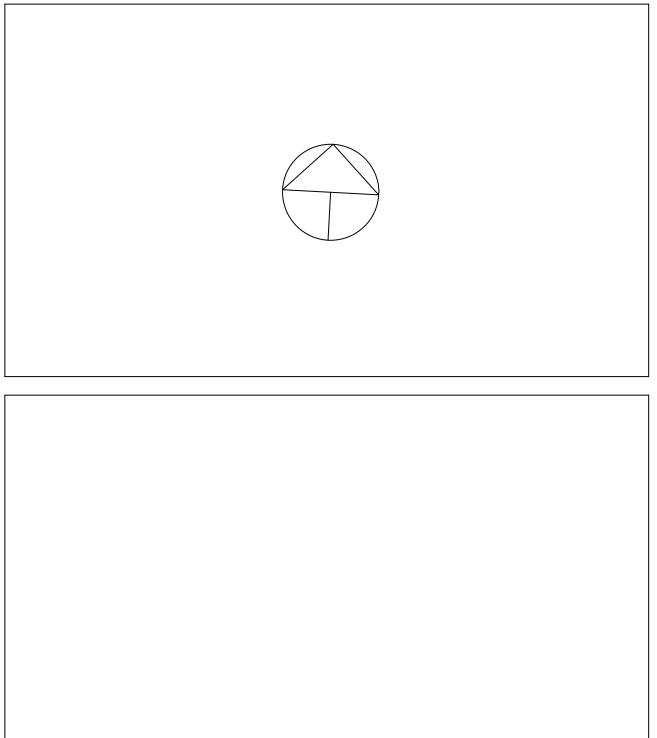


SCHEDULE B

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JJ**

310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



PROJECT INFORMATION
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:

STAMPS:

REVISIONS:

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B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
ELEVATIONS

JOB No. ---
DATE: 2024-10-17
DRAWN: STRETCH

A301



SMOOTH PANEL SIDING
ALLURA - IRON ORE



CEDARMILL LAP SIDING
HARDIE - PEARL GRAY



SMOOTH PANEL SIDING
HARDIE - ARCTIC WHITE



BOARD & BATTEN
HARDIE - EVENING BLUE



BRICK
MUTUAL MATERIALS
MOUNTAIN BLEND



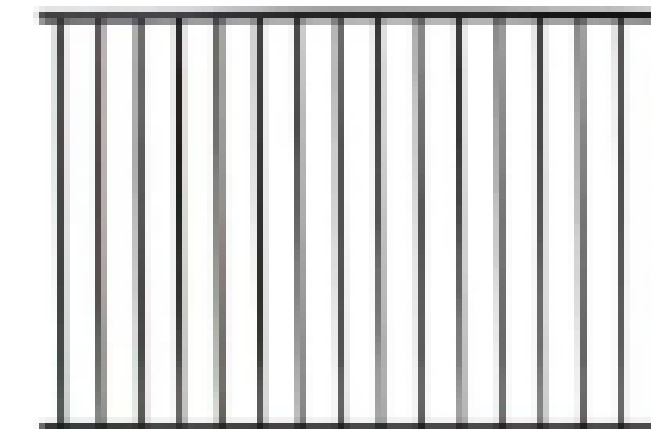
WOODGRAIN METAL SIDING
& SOFFIT
WESTFORM - PONDEROSA



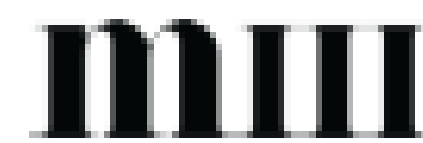
BLACK FASCIA



WINDOWS / DOORS
/ RAILINGS
BLACK



DURADEK
SUPREME CHIP
GRANITE



WARDLAW APARTMENTS
667 WARDLAW AVE

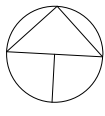
SCHEDULE B

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JL**



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
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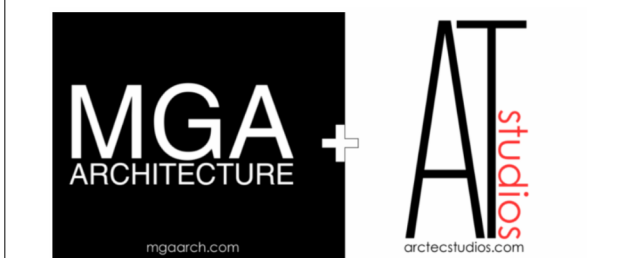


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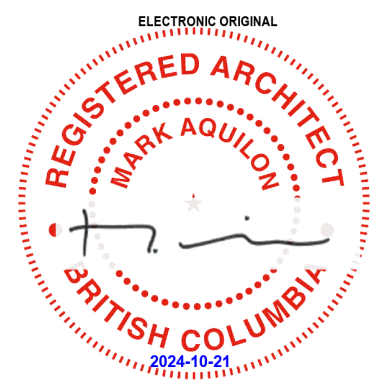
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

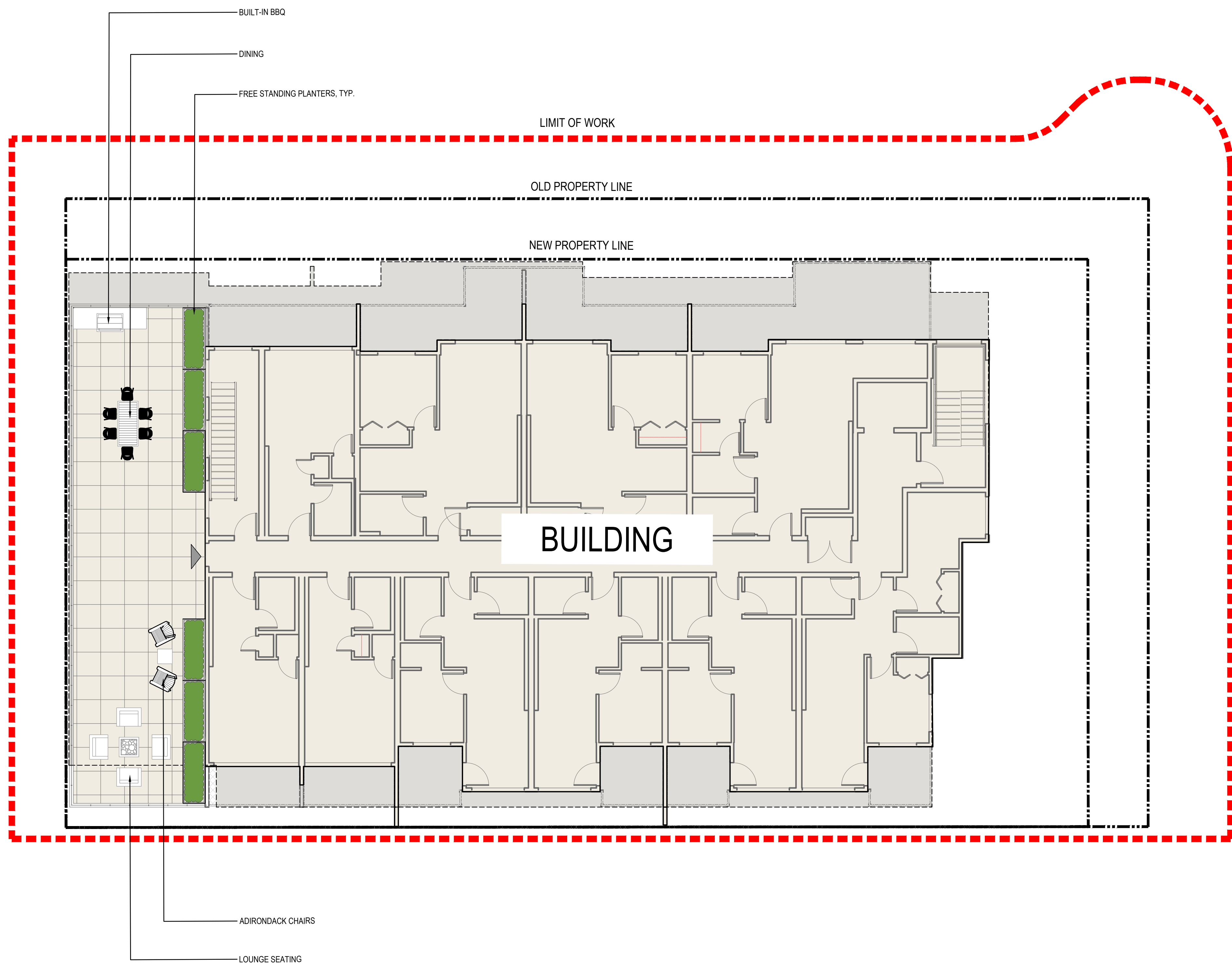
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B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

MOOD BOARD

JOB No. ---
DATE: 2024-10-17
DRAWN: STRETCH

A303



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
-
- BUILDING ENTRY

HARDSCAPE LEGEND

- PATIO SLABS

SITE FEATURES LEGEND

- BBQ AND COUNTER
- FREESTANDING PLANTER
- DINING SEATING
- LOUNGE SEATING WITH FIRE TABLE
- ADIRONDACK CHAIR

PLANTING LEGEND

- PLANTING AREA

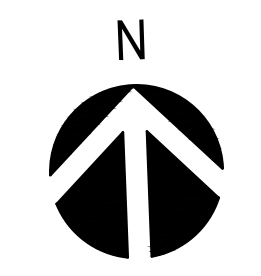
LANDSCAPE NOTES

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. 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.
6. ALL TREES IN OFFSITE BOULEVARDS INSTALLED WITH ROOT BARRIERS.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
GRASSES / PERENNIALS / SHRUBS				
<i>Calamagrostis 'Karl Foerster'</i>	FEATHER REED GRASS	#02	POTTED	1.50m x 0.90m
<i>Cornus sericea 'Kelsey'</i>	KELSEY DWARF DOGWOOD	#03	POTTED	0.90m x 0.90m
<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	#02	POTTED	0.90m x 0.60m
<i>Hakonechloa macra</i>	HAKONE GRASS	#02	POTTED	0.60m x 0.60m
<i>Hosta 'Patriot'</i>	PLANTIAN LILY	#02	POTTED	0.60m x 1.50m
<i>Juniperus horizontalis</i>	CREeping JUNIPER	#02	POTTED	0.60m x 2.00m
<i>Pennisetum alopecuroides 'Little Bunny'</i>	FOUNTAIN GRASS 'LITTLE BUNNY'	#02	POTTED	0.60m x 0.60m
<i>Rudbeckia fulgida 'Goldstrum'</i>	GOLDSTORM CONE FLOWER	#02	POTTED	0.60m x 0.60m

1 LANDSCAPE PLAN - ROOF LEVEL
LDP 3 SCALE: 1:100



SCHEDULE C

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING

C:\Users\jordan\OneDrive\Documents\2024\01\18\3831-wardlaw apartment building\05_technical\3_schedules\1_landscaping\1_drawing.dwg
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 2024-05-31 2:04 PM

ISSUE:	REVISION:
1A 2024-10-21 RE-ISSUE FOR DEVELOPMENT PERMIT	GS
0A 2024-06-12 ISSUE FOR DEVELOPMENT PERMIT	GS
REV DATE DESCRIPTION	BY REV DATE DESCRIPTION

SEAL:

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ORIGINAL SCALE: 1:150
DATE: 2024-05-31

APPROVED BY: GS
CHECKED BY: GS
DRAWN BY (OPTIONAL): JN

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

DISCIPLINE: LANDSCAPE

WSP Canada Inc.
Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-860-5500 | www.wsp.com

PROJECT NUMBER: XXX-XXXXX-XX

CLIENT: STRETCH CONSTRUCTION

CLIENT REF. #: --

TITLE: LANDSCAPE PLAN - ROOF LEVEL

PROJECT: WARDLAW APARTMENT

DRAWING NUMBER: LDP 3

REV: 1A

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 supplemented 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

ATTACHMENT B

This forms part of application
DP24-0136 DVP24-0230

Planner
Initials

Jl

City of
Kelowna
DEVELOPMENT PLANNING




*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.					x	
b. On corner sites, orient building facades and entries to both fronting streets.						x
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					x	
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.					x	
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						x
f. Avoid blank, windowless walls along streets or other public open spaces.					x	
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.	x					
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. 						x
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.						x
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						x
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. 					x	

ATTACHMENT B

This forms part of application
DP24-0136 DVP24-0230



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **JL**

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.					x	
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.					x	
c. Limit the maximum grades on development sites to 30% (3:1)	x					
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). 	x					
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.						x
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	x					
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.						x
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.						x
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.					x	
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.				x		
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); 						x

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<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.	x					
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. 	x					
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. 					x	
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						x
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.					x	
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						x
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.	x					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	x					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						x
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						x
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. 						x
f. Use landscaping materials that soften development and enhance the public realm.					x	

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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.						x
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						x
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					x	
f. Provide weather protection such as awnings and canopies at primary building entries.						x
g. Place weather protection to reflect the building's architecture.						x
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						x
i. Provide visible signage identifying building addresses at all entrances.						x

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						
N/A						
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						x
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. 					x	
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. 					x	

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l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.					x	
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.						x
4.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						x
b. Residential buildings should have a maximum width of 24 m.						x
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.	x					
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	x					
4.1.3 Site Planning	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.	x					
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. 	x					
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	x					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	x					
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. 						x
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.	x					
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:	x					

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<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.	x					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						x
Outdoor amenity areas						
c. Design plazas and urban parks to: <ul style="list-style-type: none"> Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities; Be animated with active uses at the ground level; and Be located in sunny, south facing areas. 	x					
d. Design internal courtyards to: <ul style="list-style-type: none"> Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 	x					
e. Design mid-block connections to include active frontages, seating and landscaping.	x					
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. 						x
b. Break up the building mass by incorporating elements that define a building's base, middle and top.					x	

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c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						X
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.						X
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.						X
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. 					X	
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						X
h. Place and locate awnings and canopies to reflect the building’s architecture and fenestration pattern.						X
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.					X	
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.						X
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. 						X
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						X

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DEVELOPMENT PLANNING



City of Kelowna Planning Department

1435 Water Street

Kelowna BC, V1Y 1J4

Dear City of Kelowna Planning Department:

ATTACHMENT		C
This forms part of application		
# DP24-0136 DVP24-0230		
Planner Initials	Jl	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Re: Design Rationale 667, 681 Wardlaw Avenue

Executive Summary

The project incorporates several key design adjustments aimed at enhancing functionality, aesthetics, and affordability, while maintaining compliance with city requirements in response to the TRS:

The project utilizes lighter materials to improve sustainability and reduce the overall weight of the structure. The building footprint has been shown with a 5x5m corner cut to improve visibility and traffic flow, enhancing both safety and accessibility. Bicycle parking has been relocated to a more convenient area, improving access for cyclists and promoting sustainable transportation. Visitor parking stalls have been clearly labeled to ensure ease of use for guests and better organization of parking spaces. The Modo carshare stall has been moved outside of the 3x3m corner cut, optimizing the layout for better space utilization and accessibility. To create a more engaging and pedestrian-friendly street experience along Wardlaw, windows have been redesigned, and awnings and benches have been added.

A minor variance is being requested for the setback requirement. Complying with the setback regulation would result in smaller, less affordable units, increasing costs by approximately \$800 per month for the owner, or \$480,000 over a 50-year amortization. This reduction in affordability contradicts efforts to address the housing crisis.

This summary highlights the balance between compliance and practicality, with a focus on sustainability, affordability, and urban engagement. Landscaping and civil plans will be submitted upon the city's approval of the architectural design, ensuring that these elements align with the overall project vision.

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 220-1668 ELLIS ST
 Kelowna, bc V1Y 1Z9
 Phone: (250) 869.5431
 Email: mark@MGAARCH.ca



ATTACHMENT C

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 # DP24-0136 DVP24-0230

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Introduction

MGA Architecture and ArcTec Studios with Stretch Construction are pleased to submit our Development Permit application for the Bridgestar development project. MGA Architecture Inc. & ArcTec Studios have been retained for Architectural consulting services on the project. The project is a purpose-built residential apartment building at 667, 681 Wardlaw Avenue. We are grateful to the City of Kelowna for the opportunity to add a thoughtfully designed and well-constructed residential development in the Pandosy Urban Centre. We look forward to working with the city. Thank you for your time and consideration of this development.

Development Proposal Description

Kelowna designates the property in the Official Community Plan (OCP) as an Urban Centre – Residential (Residential) and UC5 (Pandosy Urban Centre) in Zoning Bylaw 12375. The property is expected to be rezoned to UC5r to achieve the necessary rental subzone. The proposed design is a 5-storey wood framed mid-rise building. Under the Land Use Bylaw, the height is permitted to be 6-storeys.

The apartment will have a range of unit types ranging from (12)-Micro, (18)-One Bedroom, (3)-One + Den, (9)-Two Bedroom and (3)-Three bedroom for a total of 45 units. A portion of the 5th floor roof will be dedicated to the enjoyment of occupants. The current houses and existing trees will be removed from the site and will be replaced with 4 new trees facing Wardlaw Avenue (north) and 5 facing Richter Road on the east.

The building's massing is defined by a skillful utilization of various cladding materials in neutral, earth-toned colors, creating a simple yet impactful aesthetic. The chosen architectural style seamlessly integrates the façade with heritage elements prevalent in the neighborhood. Abundant windows on all sides not only invite natural light but also offer stunning views of Pandosy area. The parkade entrance, strategically positioned at the rear and accessible from the lane, features a pre-finished pre-cast wall adjacent to the neighbors.

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The following sections highlight our responses to key requirements of the Land Use Bylaw:

Location

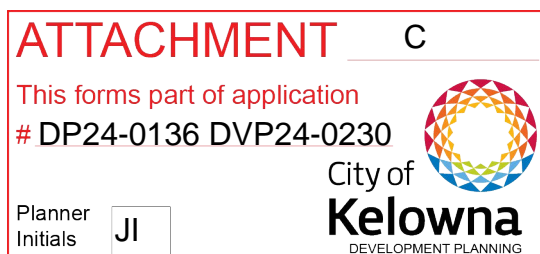
The property is located on the southwest corner of Wardlaw Avenue and Richter Road. It is located on a residential street and is well served by existing municipal facilities and public transportation. The development is on two lots on Wardlaw Avenue, 667, 681. This rectangular shaped parcel has an overall area of 0.1-hectare (0.27 acre), a frontage of 44.04m (144.48ft) along Wardlaw Avenue.

The intended residential use for the specified site aligns well with the neighborhood's expansion objectives. The structure, designed for owner occupancy, is specifically tailored as a rental-only facility for at least a decade. The rising population density in the Pandosy Urban area has highlighted the demand for developments that cater to individuals preferring public or alternative transportation over daily vehicle reliance. The adjoining property to the North is currently zoned MF1. The properties East and West are currently zoned UC5. The property to the South is zoned P3.

2040 OCP Design Foundations:

The 'Design Foundations' laid out in the 2040 OCP were used in developing 667, 681 Wardlaw Avenue, including:

- Prioritize sustainable transportation. Strategic Focus on City transportation routes, walking and bicycle to work and shopping.
- Target growth along transit and multi-use corridors,
- Promote more housing diversity,
- Increase the diversity of housing types and tenures to create an inclusive, affordable and complete Urban Centre, and strive for design excellence
- Provide attractive and active human-scale amenities oriented towards public spaces at grade,
- Break up building mass by providing simple vertical and horizontal articulation of facades, e.g., stepbacks, insets, projections, colour and texture.
- Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces,
- Ensure primary building entries are architecturally emphasized and directly accessible from the fronting and public sidewalk,
- Maximize 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces, and
- Provide access to underground or above ground on-site parking from secondary streets or lanes.



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Changes made in accordance with TRS resubmission:

Facade Changes

Direct access to the bicycle storage area at grade and street level has been provided, making it easier for residents to transition from the building to their bikes, encouraging more frequent bicycle use. The Northern façade has been redesigned to enhance pedestrian interaction, creating a more inviting and human-scaled environment. By reducing window size and introducing canopies or sunshades above the windows, the building's elevation has been refined to adopt a more residential character at street level. Additionally, lighter vertical materials have been selected for the exterior, contributing to a brighter and more approachable façade.

Request for Minor Variance

The project requests a Minor Variance to the 5th floor stepback requirement. The highlighted area, *figure 1*, indicates the area requesting the Variance. The Variance requested impacts the upper unit on the East façade, *figure 2*. This is a small encroachment to the stepback requirement. *Figure 3*. Aside from this application for this Variance to the stepback the remainder of the 5th floor maintains the required stepback as shown in the Building Elevations & Sections.

Refer to Figure 1, Figure 2 & Figure 3.

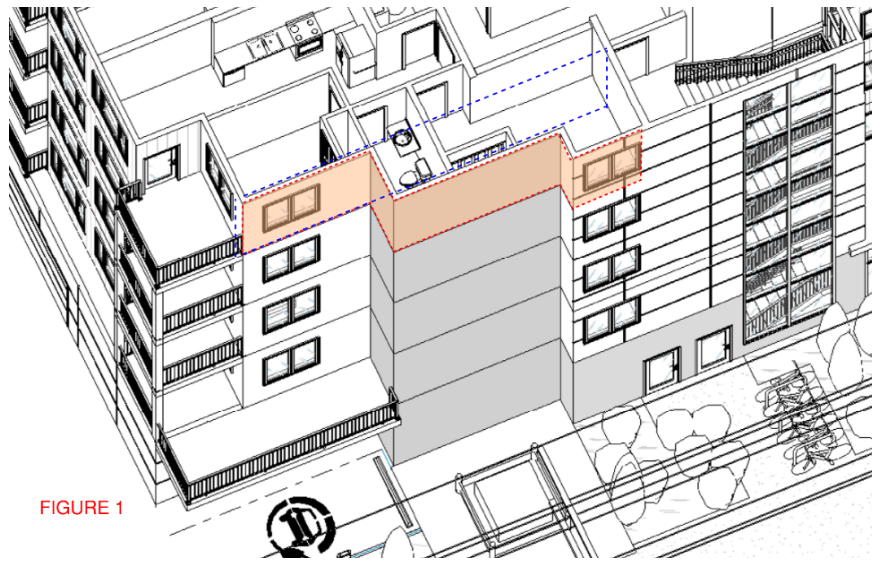


FIGURE 1

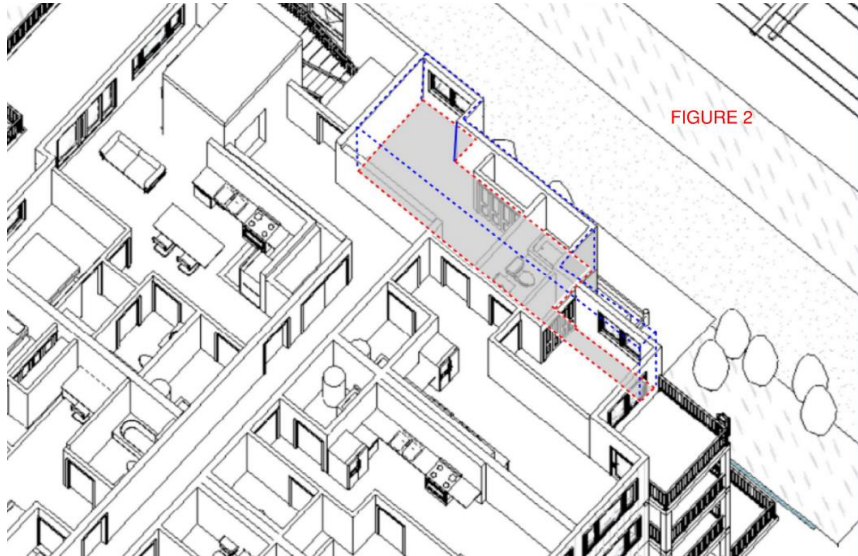


FIGURE 2

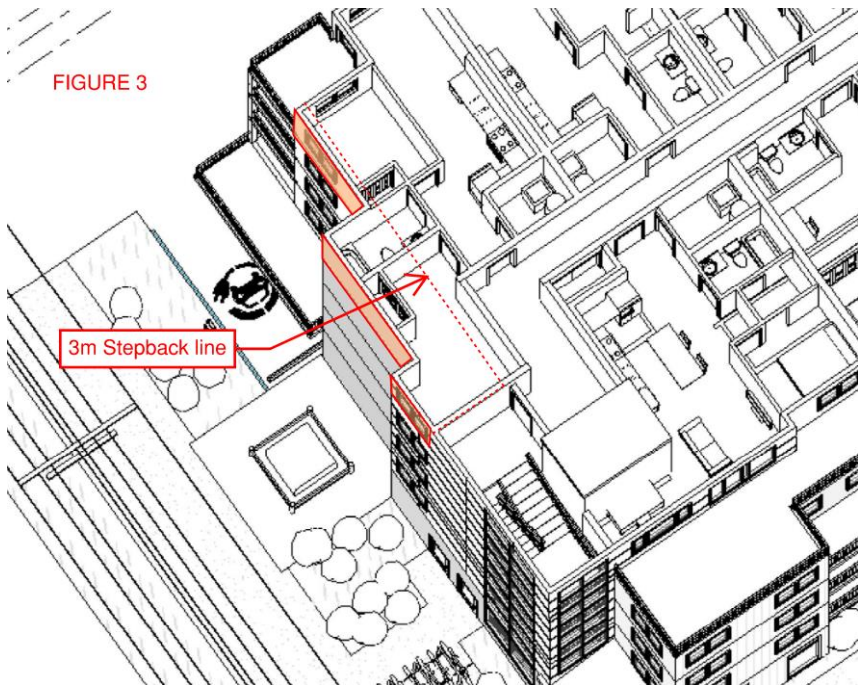


FIGURE 3

3m Stepback line

Thank you for considering this project. We look forward to receiving your comments.

Sincerely,

MGA Architecture INC.

MGA Architecture INC.
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City of
Kelowna

DP24-0136 & DVP24-0230
667 & 681 Wardlaw Ave

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of rental apartment housing and a Development Variance Permit to vary the upper floor stepback.

Development Process

Jul 31, 2024

Development Application Submitted

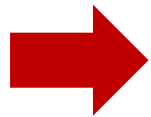


Staff Review & Circulation



Nov 8, 2024

Public Notification Received



Feb 11, 2025

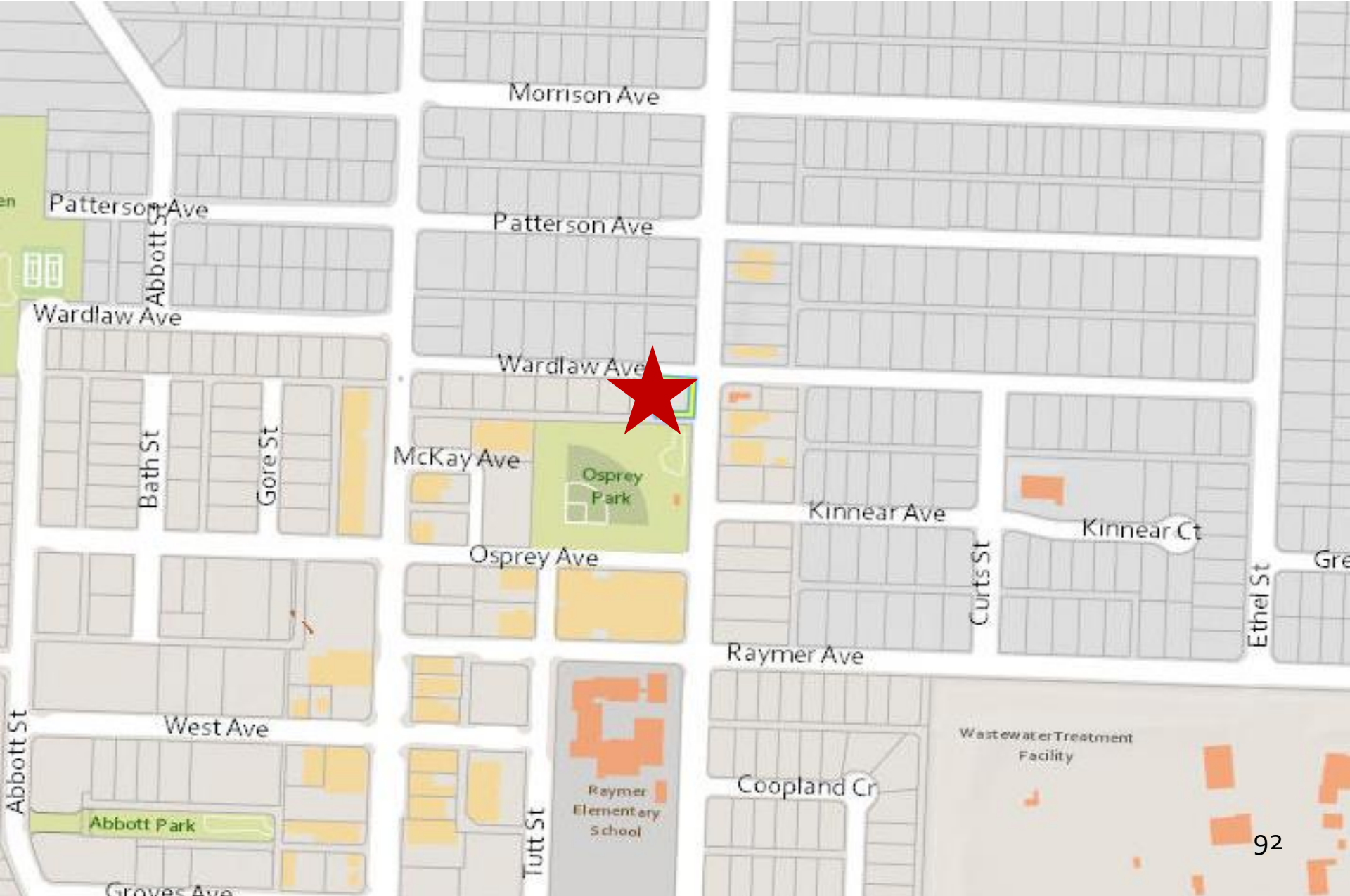
DP & DVP

} Council Approvals

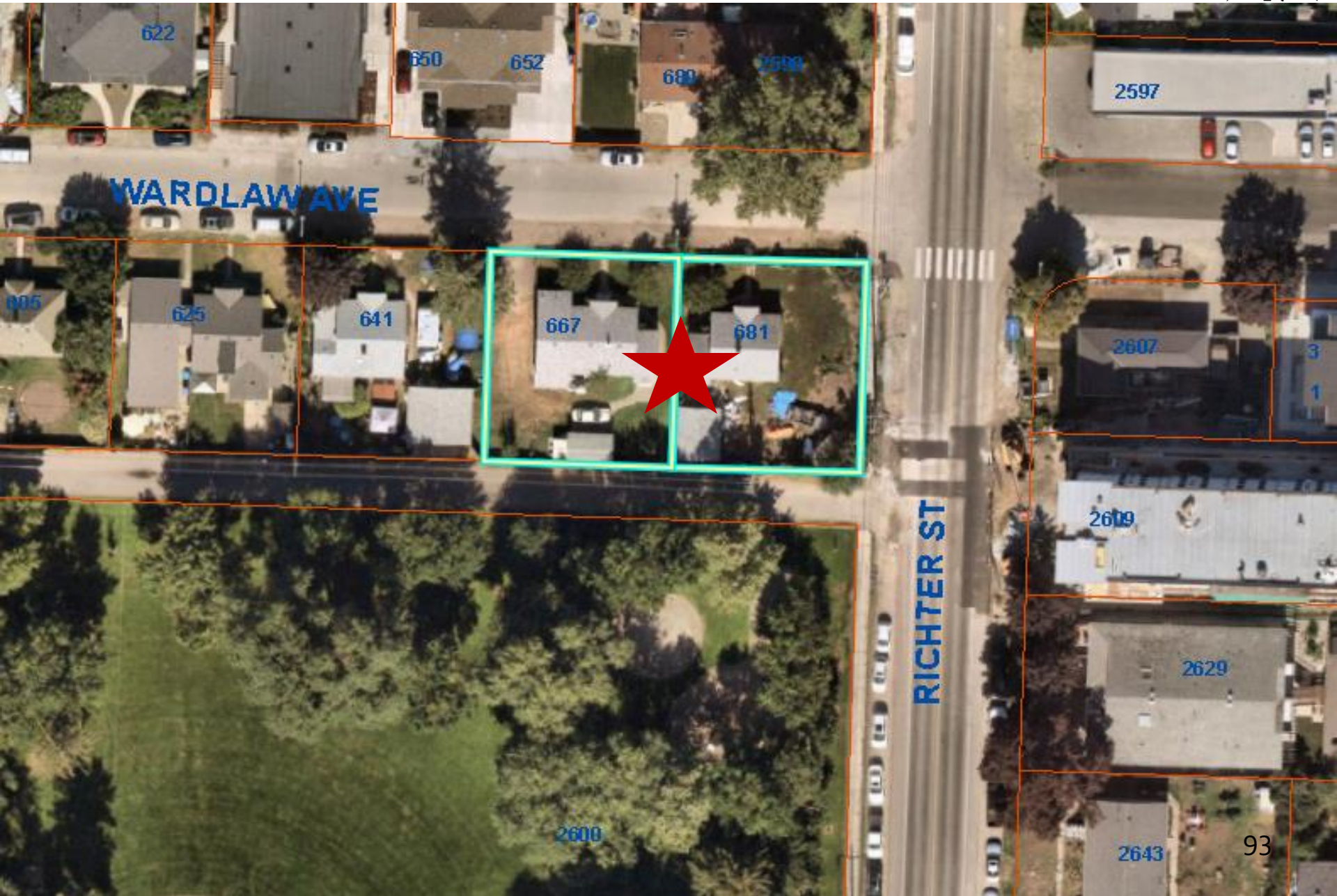


Building Permit

Context Map



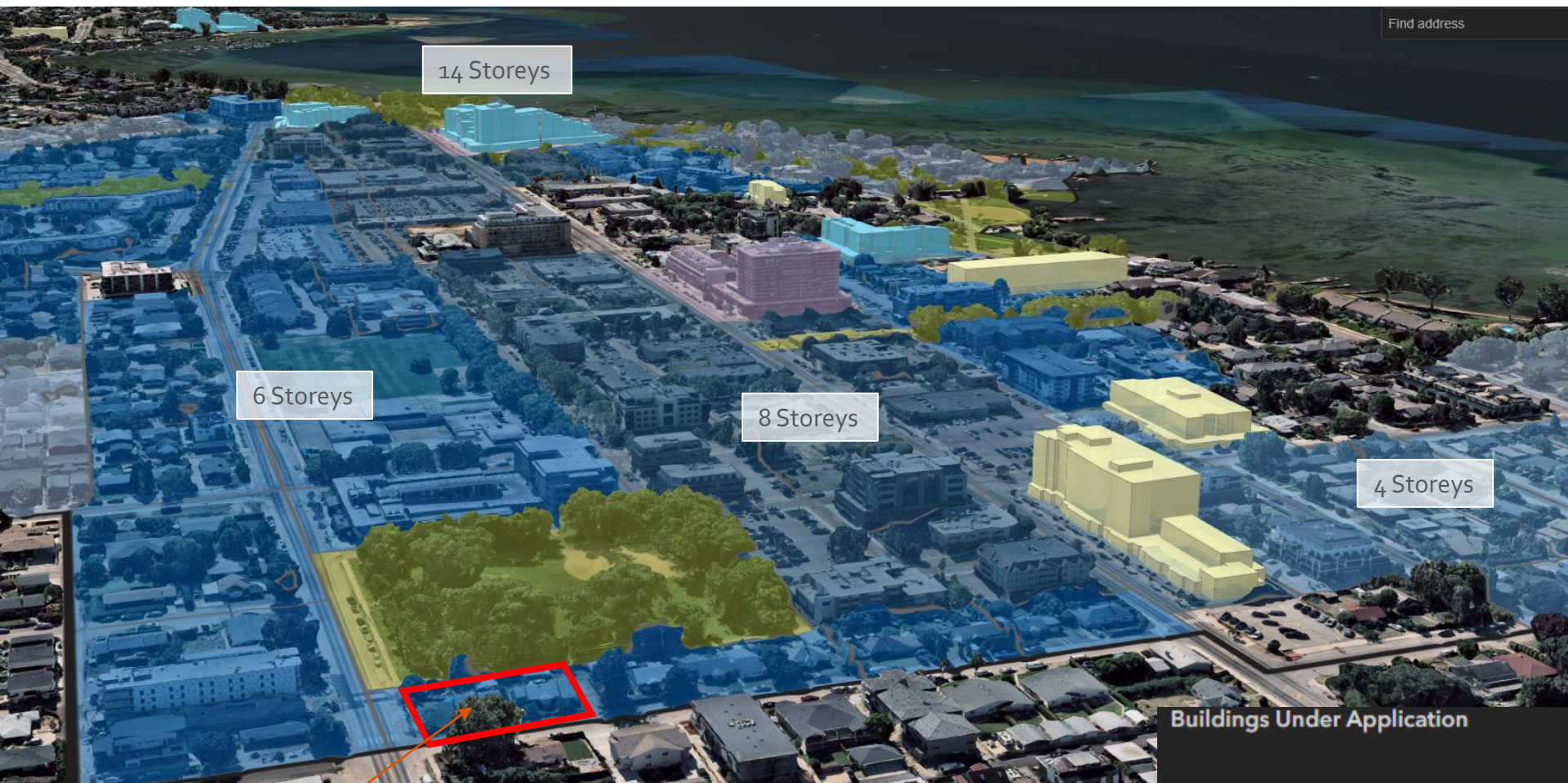
Subject Property Map



Context Map



Find address



Subject Properties

Buildings Under Application

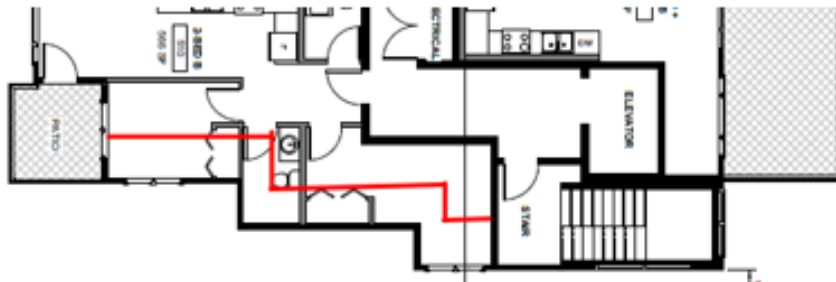
-  Development Application Approved
-  Development Application Submitted
-  Building Permit Approved Under Construction

Technical Details

- ▶ UC5r – Pandosy Urban Centre Rental Only
 - ▶ 45 units
 - ▶ 12 Micro-Suite
 - ▶ 21 One-bedroom
 - ▶ 9 Two-bedroom
 - ▶ 3 Three-bedroom
 - ▶ 5 storeys in height
 - ▶ 25 Parking Stalls
 - ▶ 65 Long-Term Bicycle Parking Stalls

Variiances

- ▶ Section 14.11: To vary the minimum stepback from 3.0 m required to 0.0 m proposed

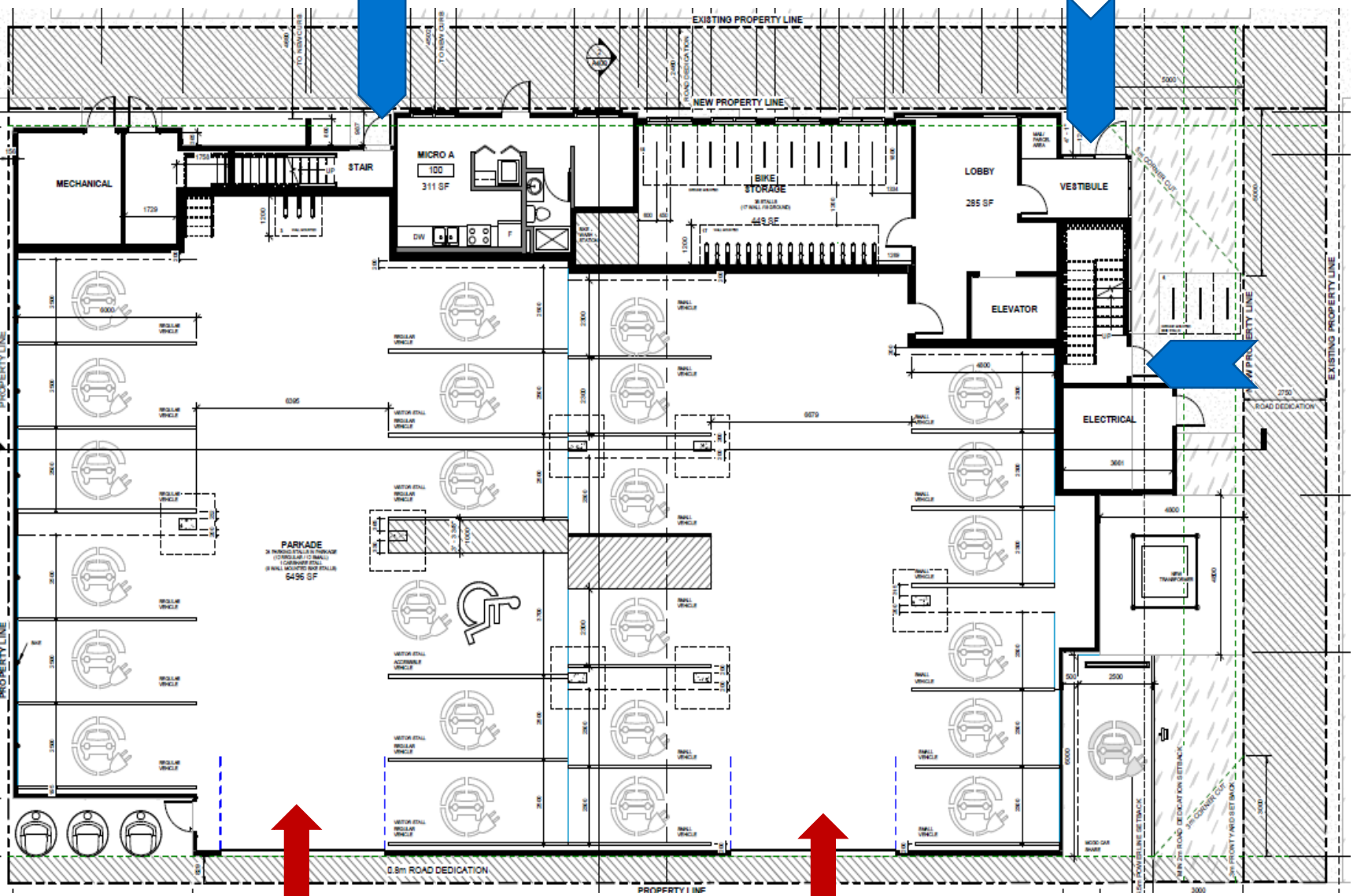


Site Plan



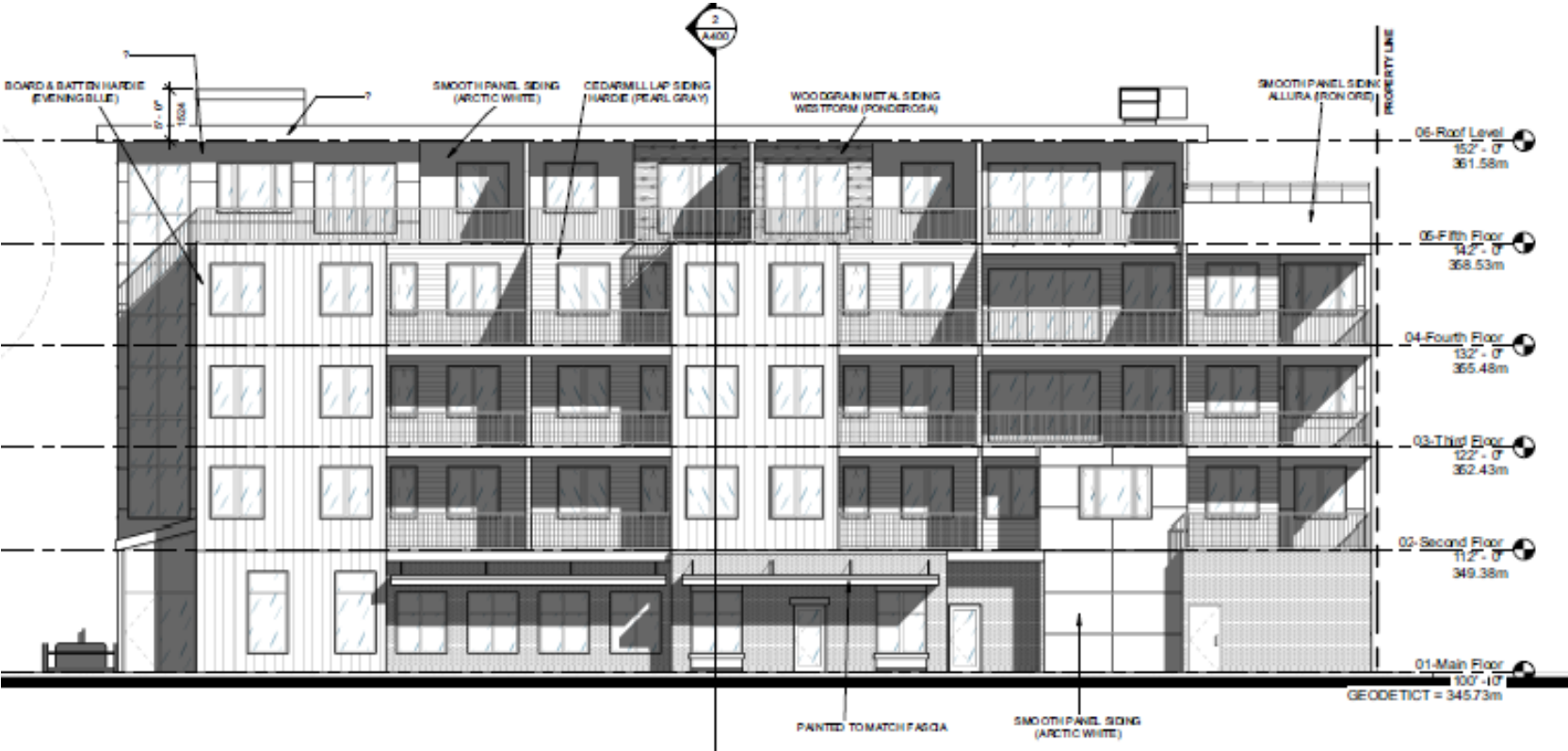
Wardlaw Ave

Richter St



Laneway

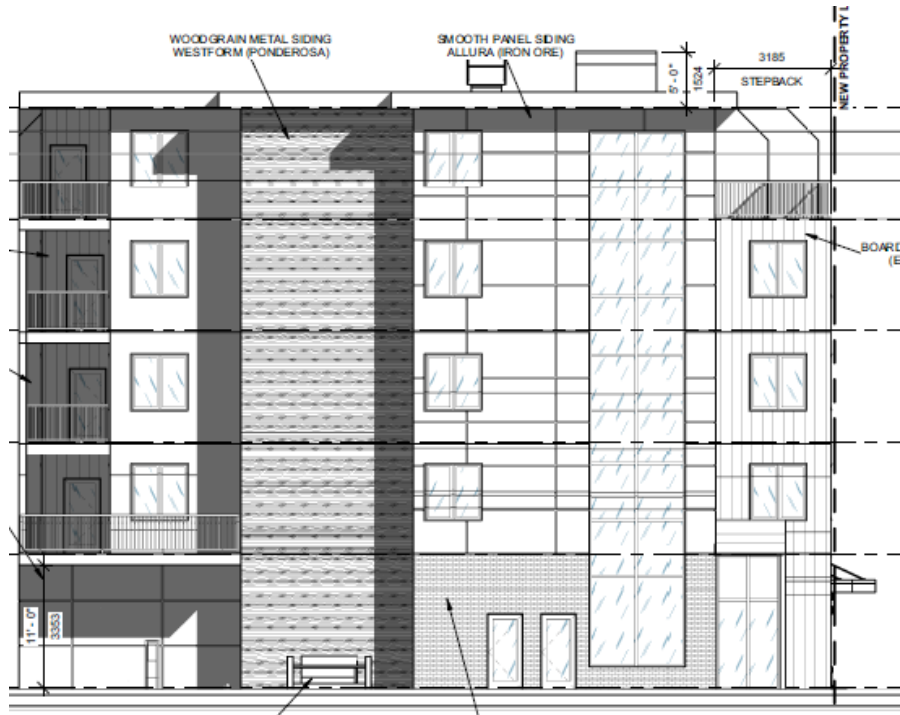
Elevation – North



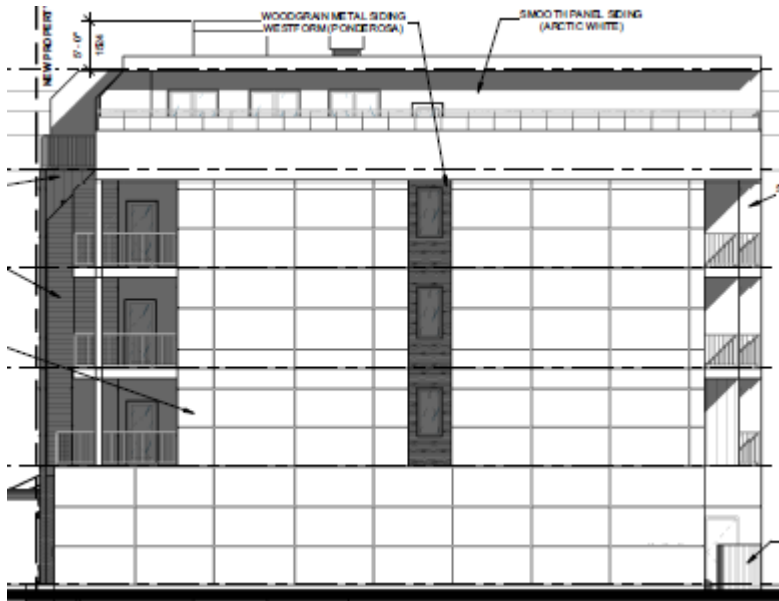
Rendering – North



Elevation – East



Elevation – West



Elevation – South



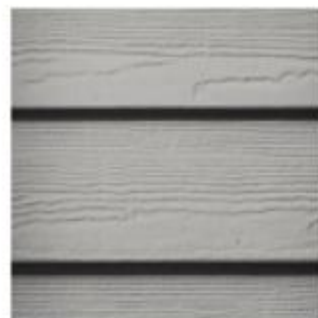
Rendering – South



Materials Board



SMOOTH PANEL SIDING
ALLURA - IRON ORE



CEDARMILL LAP SIDING
HARDIE - PEARL GRAY



SMOOTH PANEL SIDING
HARDIE - ARCTIC WHITE



BOARD & BATTEN
HARDIE - EVENING BLUE



BRICK
MUTUAL MATERIALS
MOUNTAIN BLEND



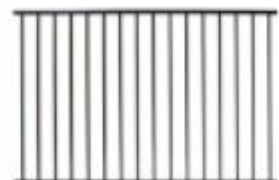
WOODGRAIN METAL SIDING
& SOFFIT
WESTFORM - PONDEROSA



BLACK FASCIA



WINDOWS / DOORS
/ RAILINGS
BLACK



DURADEK
SUPREME CHIP
GRANITE

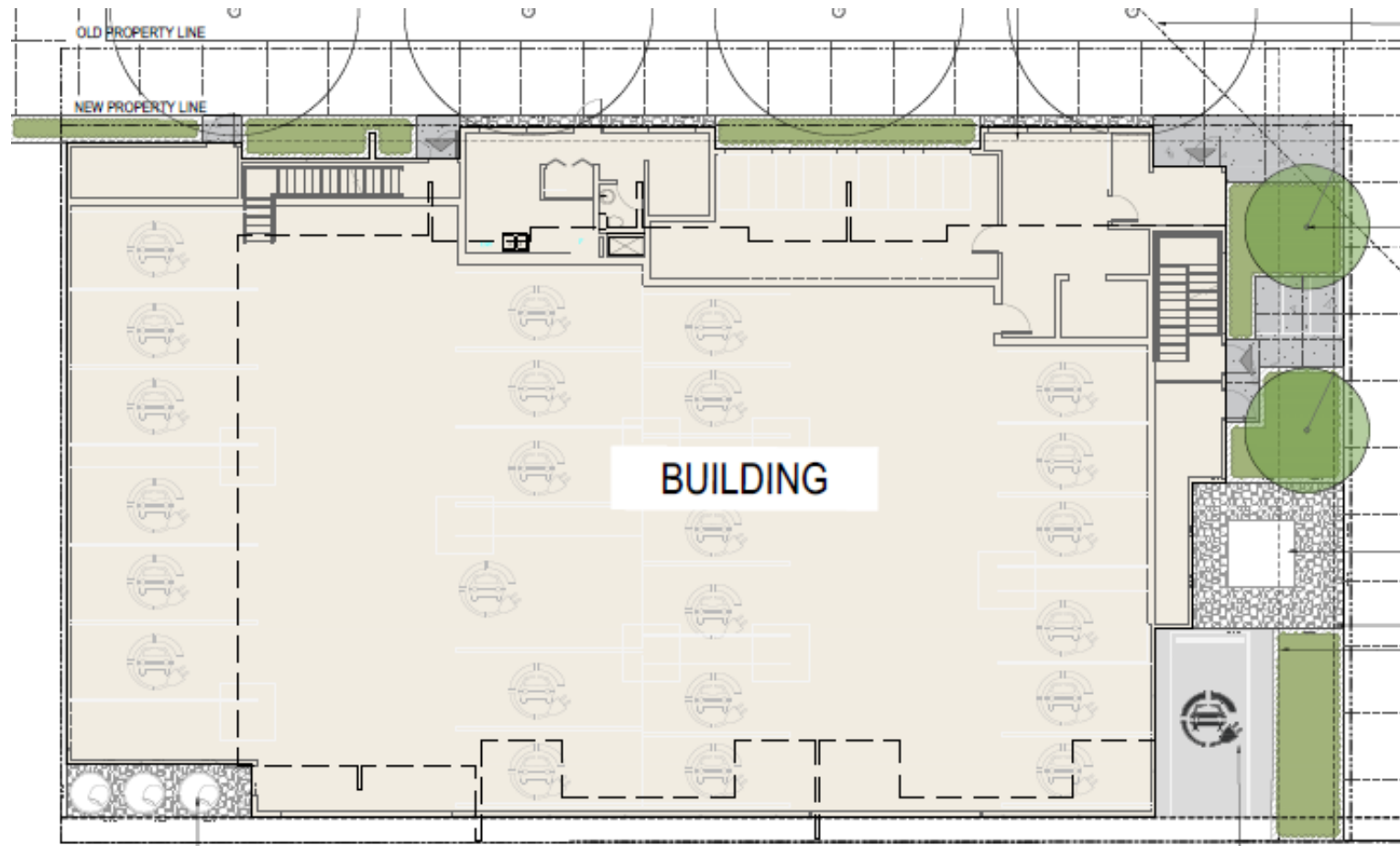


WARDLAW APARTMENTS
667 WARDLAW AVE

Landscape Plan



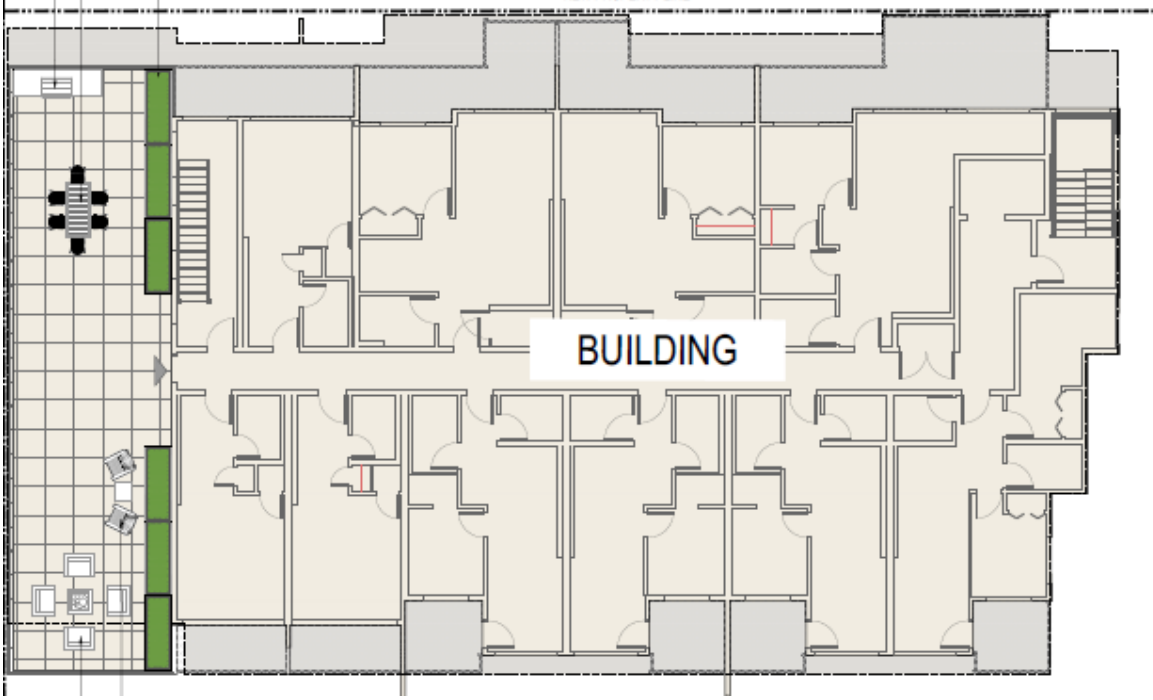
Wardlaw Ave



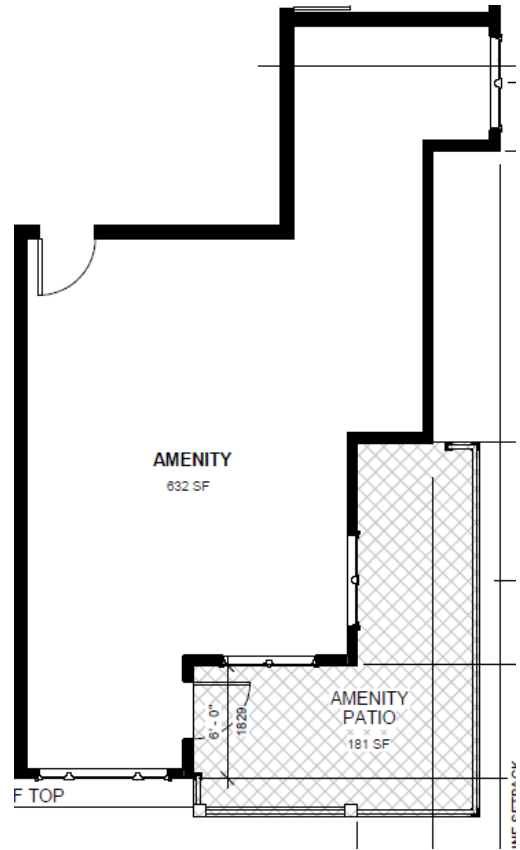
Richter St

Laneway

Amenity Area



5th Floor Outdoor



2nd Floor Indoor / Patio

Rendering – NE



Rendering – Wardlaw Ave



Parking

- ▶ Site dimension challenging for efficient parking
 - ▶ Maximize parking on ground floor
- ▶ Site Location
 - ▶ 5 minute walk to frequent transit
 - ▶ 5 minute walk to numerous job opportunities
 - ▶ 10 minute walk to Okanagan College
 - ▶ 10 minute walk to KGH
- ▶ Additional Bike Parking
- ▶ Car-share provided on-site
- ▶ On-street parking managed in the area with 2-hr time restrictions

OCP Design Guidelines

- ▶ On corner sites, orient building facades and entries to both front streets
- ▶ Locate parking and garbage collection away from public view
- ▶ Design attractive and functional open spaces

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit and development variance permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Variances mitigated through increasing building setback
 - ▶ Great location for rental apartment housing