City of Kelowna
Regular Council Meeting
AGENDA

Tuesday, June 17, 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-both a Public Hearing and a Regular Meeting.

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

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

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

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

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

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Webber.

3. Confirmation of Minutes 1 - 10

Tuesday, May 13, 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 - Kneller Road 165 - BL12463 (Z22-0014) - Okanagan Metis & Aboriginal Society 11 - 12

To amend Bylaw No. 12463 at third reading and adopt in order to rezone the subject property from the MF1 - Infill Housing zone to the MF3r - Apartment Housing Rental Only zone.

5.2 START TIME 4:00 PM - Kneller Rd 115 165 - DP23-0245 DVP23-0246 - Okanagan Metis and Aboriginal Housing Society, Inc.No. S21636 13 - 84

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the ratio of parking space sizes, the required residential off-street parking requirements, and maximum height.

5.3 START TIME 4:00 PM - Kneller Road 211 - BL12464 (Z22-0013) - Okanagan Metis and Aboriginal Housing Society, Inc.No.S21636 85 - 85

To amend Bylaw No. 12464 at third reading and adopt in order to rezone the subject property from the MF1 - Infill Housing zone to the CA1r - Core Area Mixed Use Rental Only zone.

5.4 START TIME 4:00 PM - Kneller Rd 211 - DP23-0135 DVP25-0101 - Okanagan Metis and Aboriginal Housing Society, Inc.No.S21636 86 - 149

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum number of off-street parking spaces, the minimum front yard setback, and the minimum rear yard setback for an accessory building.

5.5 START TIME 4:00 PM - Sheila Cr 491 - DVP25-0069 - David Gary Veldhoen and Karine Edith Veldhoen 150 - 169

To issue a Development Variance Permit to vary the required lot depth from 30.0 m required to 15.1 m proposed to facilitate a two-lot subdivision.

5.6 START TIME 4:00 PM - Abbott St 3020 - 3050 - DP24-0149 DVP25-0111 - City of Kelowna 170 - 222

To issue a Development Permit and Development Variance Permit for the form and character of an institutional development with variances to minimum number of trees, minimum number of parking stalls, and minimum front yard setback.

6. Termination

7. Call to Order the Public Hearing

8. Individual Bylaw Submissions

8.1 START TIME 4:30 PM - Killdeer Rd 5020 - OCP24-0008 (BL12782) Z24-0031 (BL12783) - 1289099 BC Ltd., Inc.No. BC1289099 223 - 245

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit and NAT – Natural Areas designation and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

9. Termination

10. Call to Order the Regular Meeting

11. Bylaws Considered at Public Hearing

11.1 START TIME 4:30 PM - Killdeer Rd 5020 - BL12782 (OCP24-0008) - 1289099 BC Ltd., Inc.No. BC1289099 246 - 247

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

To give Bylaw No. 12782 second and third reading in order to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation.

11.2 START TIME 4:30 PM - Killdeer Rd 5020 - BL12783 (Z24-0031) - 1289099 BC Ltd., Inc.No. BC1289099 248 - 249

To give Bylaw No. 12783 second and third reading in order to rezone portions of the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone.

12. Termination

13. Call to Order the Public Hearing

14. Individual Bylaw Submissions

14.1 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - OCP24-0014 (BL12790) Z24-0064 (BL12791) - City of Kelowna 250 - 267

To amend the Official Community Plan to change the future land use designation on portions of the subject properties from the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation and to rezone portions of the subject properties from the P3 – Parks and Open Space zone and from the A1 – Agriculture zone to the P1 – Major Institutional zone to facilitate the development of the Glenmore Protective Services Campus.

15. Termination

16. Call to order the Regular Meeting

17. Bylaws Considered at Public Hearing

17.1 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12790 (OCP24-0014) - City of Kelowna 268 - 269

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

To give Bylaw No. 12790 second and third reading and adopt in order to change the future land use designation of portions of the subject properties from the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation.

17.2 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12791 (Z24-0064) - City of Kelowna 270 - 271

To give Bylaw No. 12791 second and third reading and adopted in order to rezone portions of the subject properties from the P3 – Parks and Open Space zone and from the A1 – Agriculture zone to the P1 – Major Institutional zone.

18. Termination

19. Call to Order the Public Hearing

20. Individual Bylaw Submissions

20.1 ITEM WITHDRAWN - START TIME 4:30 PM - Burtch/Harvey Area Redevelopment Plan - ARP24-0001 OCP24-0012 (BL12788) - City of Kelowna

21. Termination

22. Call to Order the Regular Meeting

23. Bylaws Considered at Public Hearing

23.1 ITEM WITHDRAWN - START TIME 4:30 PM - Burtch/Harvey Area Redevelopment Plan - BL12788 (OCP24-0012) - City of Kelowna

24. Termination

25. Call to Order the Public Hearing

26. Individual Bylaw Submissions

26.1 START TIME 5:15 PM - Tenant Protection Implementation OCP25-0004 (BL12785) - City of Kelowna 272 - 285

To implement tenant protection measures.

27. Termination

28. Call to Order the Regular Meeting

29. Bylaws Considered a Public Hearing

29.1 START TIME 5:15 PM - BL12785 (OCP25-0004) Official Community Plan Amendment - Tenant Protection Implementation - City of Kelowna 286 - 288

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

To give Bylaw No. 12785 second and third reading and adopt in order to implement tenant protection measures.

30. Termination

31. Call to Order the Public Hearing

32. Individual Bylaw Submissions

32.1 START TIME 5:15 PM - Heritage Conservation Area Development Guidelines and Bylaw Amendments OCP25-0006 (BL12789) - City of Kelowna 289 - 361

To amend the Official Community Plan and Development Application and Heritage Procedures Bylaw in order to implement the updated Heritage Conservation Area – Conservation and Development Guidelines.

33. Termination

34. Call To Order Regular Meeting

35. Bylaw Considered At Public Hearing

35.1 START TIME 5:15 PM - BL12789 (OCP25-0006) Heritage Conservation Area Development Guidelines and Bylaw Amendments - City of Kelowna

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

To give Bylaw No. 12789 second and third reading and adopt to amend the Official Community Plan and Development Application and Heritage Procedures Bylaw.

36. Termination

37. 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, May 13, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Charlie Hodge*, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Adam Cseke, Planner II, Tyler Caswell*; Planner Specialist, Mark Tanner*, Planner II, Jason Issler*
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 3:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Stack.

3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT the Minutes of the Public Hearing and Regular Meeting of April 8, 2025 be confirmed as circulated.

Carried

4. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 3:02 p.m.

5. Individual Bylaw Submissions

5.1 START TIME 3:00 PM - Lakeshore Rd 5570 and 5600 - OCP24-0011 (BL12765) Z24-0036 (BL12766) - Multiple Owners

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Steven Stelenhoef, Lakeshore Rd, Applicant:
- Displayed a PowerPoint presentation.
- Property is a good candidate for subdivision outside of Permanent Growth Boundary.
- Reviewed Lot line adjustment to meet subdivision regulations without variances.
- Indicated that intention is to build a family home close to relatives.
- Displayed the signed petition of support from neighbours.
- Indicated there is low environmental sensitivity and no agricultural capacity for the subject property.
- Summarized the reasons for the application.

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.

6. Termination

The Hearing was declared terminated at 3:12 p.m.

7. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 3:12 p.m.

8. Bylaws Considered at Public Hearing

8.1 START TIME 3:00 PM - Lakeshore Rd 5570 and 5600 - BL12765 (OCP24-0011) - Multiple Owners

Moved By Councillor Stack/Seconded By Councillor Cannan

THAT Bylaw No. 12765 be read a second and third time.

Carried

8.2 START TIME 3:00 PM - Lakeshore Rd 5570 and 5600 - BL12766 (Z24-0036) - Multiple Owners

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Bylaw No. 12766 be read a second and third time.

Carried

9. Temporary Use Permit

9.1 START TIME 3:00 PM - Industrial Ave 368, Manhattan Drive 1090, and Ellis Street 1054 - TUP24-0001 - Whitworth Holdings Ltd., Inc.No. 1059455

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

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Cameron Costley, GM, Whitworth Holdings, Applicant:
- Displayed a PowerPoint presentation.
- Commented on the history of Whitworth Holdings in Kelowna.
- Provided an overview of the proposed site preparation.
- Spoke to the existing Telus building and site management.
- Commented on the building to be demolished for the outdoor storage use.
- Spoke to the interim storage use before future site development.
- Meeting a need to improve the site and provide additional outdoor storage in a high demand area.

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:
Bernard Dumont, Sunset Dr
- Questions about the purpose of the rezoning.
- Concerned about the demolition of the building.
- Concerned about the visual impact of the boat storage on the site.
- Opposed to the temporary use. Other properties in the area already provide outdoor storage.

Brenda Subrowski, Sunset Dr:
- Concerned with boat storage and moving of equipment after hours.
- No information about the hours of operation for the outdoor storage use beside residential use.
- Concerned about impact on residential.
- Concerned about fencing and security.
- Concerned about traffic movements and a left hand turn with on Ellis Street into boat storage.

Applicant in response:
- Advised the existing building is largely vacant and there is no further investment to save it.
- Reviewed the building demolition and fencing of the site to improve security and unauthorized access.
- Company shops are on Ellis and believe they are in close proximity and will control the street security
- Operating hours for storage would be 9am to 9 pm daily.
- Advised there will be professional management of the property.
- Planning to demolish later in 2025 with spring 2026 being first year of operation.

Staff:
- Responded to questions from Council.

Applicant:
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Temporary Use Permit No. TUP24-0001 to allow outdoor storage for Lot 1 District Lot 139 ODYD Plan KAP69068, located at 368 Industrial Avenue, 1090 Manhattan Drive & 1054 Ellis Street, Kelowna, BC for a three (3) year period commencing from Council approval subject to the following conditions:

a) The dimensions and siting of the outdoor storage area be in accordance with Schedule "A".

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

Carried

10. Development Permit and Development Variance Permit Reports

10.1 START TIME 3:00 PM - Lakeshore Rd 3805 - BL12683 (Z23-0035) - Jim Pattison Industries Ltd., Inc.No. BC0928747

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12683 be amended at 3rd reading by deleting the Legal Description that reads:

"Lot 1 District Lot 134 ODYD Plan 39987"

And replacing it with:

"Lot A District Lot 134 ODYD Plan EPP143822"

AND THAT Bylaw No. 12683 as amended, be adopted.

Carried

10.2 START TIME 3:00 PM - Lakeshore Rd 3805 - DP23-0109 DVP24-0068 - Jim Pattison Industries Ltd., Inc.No. BC0928747

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Paul WIlliams, Williams Project Management, Adam Gruchala, Architect, Applicant:
- Displayed a PowerPoint presentation.
- Reviewed the changes made to the original variances in response to Council and staff direction.
- Reviewed the new variances.
- Spoke to the ability to move quickly into the building permit stage.
- Gave context to the variances for tree canopy and required tree canopy and the stepback variance.
- Removed private car share and associated parking variances.
- Spoke to additional trees being planted in other areas of the site.
- Prepared to move project into construction.
- Spoke to the relationship of the variances to form and character design guidelines regarding the building corner and massing.

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.

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT final adoption of Rezoning Bylaw No. 12684 be considered by Council;

THAT Council authorizes the issuance of Development Permit No. DP23-0109 and Development Variance Permit No. DVP24-0068 for Lot 1 District Lot 134 ODYD Plan 39987, located at 3805 Lakeshore Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
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;

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

Table 7.2 Tree & Landscaping Planting Requirements
To vary the minimum ratio between tree size from 50% large trees permitted to 0% large trees proposed.

Section 14.11 – Commercial and Urban Centre Zone Development Regulations
To vary the minimum building stepback from 3.0 m permitted 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 application and Development Variance Permit application in order for the permits to be issued;

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

Carried

The meeting recessed at 4:10 p.m.

The meeting reconvened at 4:25 p.m.

10.3 START TIME 3:45 PM - Doyle Ave 350 - DP24-0218 DVP24-0219 - City of Kelowna

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Jean Guy Belliveau, Quinton St, Applicant:
- Displayed a PowerPoint presentation outlining the application.
- Introduced the design and development team.
- Commented on the project vision for the Muse project.
- Commented on LEED Certification and sustainability initiatives.
- Aligned with civic principles, vibrancy, and public spaces.
- Commented on public benefits of the project features and uses.
- Provided an overview of the building levels, uses, amenities, parking, and access.
- Spoke to the proposed variances for building height, podium setback, maximum podium height, parking, and short-term bicycle parking.
- Commented on the building form and character and relationship to the site surroundings.
- Displayed a video animation of the artwalk extension.

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:

Myles Bruckal, Barrera Rd
- Member of group looking to get new performing arts centre in Kelowna.
- Commented the City previously focused on subject site as site of new theatre.
- Spoke to the Performing Arts Task Force recommendation to maintain Kelowna Community Theatre and find different location for new performing arts centre.
- Commented that there are other sites for residential purposes, not a need for this site.

- Spoke to initial height specification in request for proposals for site development and change in proposed application.

Nicole Barra, Carnegie St
- Concerned that the property is being developed and would like the City to hold onto the property for future use.
- Indicated the subject property is City-owned under lease to applicant.
- Spoke to the property being used for civic and cultural purposes.
- Requested the subject property be used for a new performing arts centre as recommended by the Performing Arts Task Force.
- Opposed as there is no need for a rental high-rise on the subject property.

Jean Claude, Carnegie St
- Impressed by Kelowna's long-term planning for the civic precinct.
- Concerned when City plans are put aside for development in favour of variances.
- Believes public land is for all residents, not for developers.
- Spoke to the original civic precinct document indicated possible housing of six to 13 storeys.
- Advised the Kelowna Community Theatre was previously identified to be replaced by new building on Theatre site.
- Opposed as it is not the right location for this residential building.
- Request the original plans for the site be supported without issuing variances.

Bernard Dumont, Sunset Dr
- Concerned with the request for proposal specifying height and height changing in the application. without going back to the proponents.
- Concerned with the change from 13 storey building to 25 storeys.
- Spoke to rental rates not being sustained.
- Believes there is too many rentals in the market.
- Commented that the OCP indicates height is lower towards the lake and the application is not following this direction.

Les Bellamy, Ellis St
- Displayed a PowerPoint presentation.
- Opposed to the application as it does not serve the public interest or meet the original expectations of the original RFP.
- Commented on limited value from payment to City for the land.
- Requested that public use of land for public benefit be retained.
- Believes the cultural district is for community and civic life, not a residential tower.
- Believes the vision in the request for proposal sets maximum height of 13 storeys in exchange for meaningful public amenities.
- Believes the original proposal of 13 storeys is now requiring multiple variances and delivering less amenities for the community.
- Spoke to the terms and variances not being beneficial to the City.

Online:
Guiseppe Gaspari,
Unable to unmute and address Council due to technical issues experienced by the attendee.

Rebecca Waring, Sherbert Rd, Appelt Properties, Applicant in response:
- Spoke to the consultation process for development.
- Advised that the RFP was issued some time ago and was reviewed by the City's legal counsel. No issues were identified.
- Commented that consideration should be for form and character.
- Heard positive comments from the public about building design.
- Consultation of the building height change was done with neighbours and the City.

Staff:
- Responded to questions from Council.

Applicant:
– Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP24-0218 and Development Variance Permit No. DVP24-0219 for Lot C District Lot 139 ODYD Plan EPP95954, located at 350 Doyle 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;

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

Section 8: Parking and Loading – Table 8.5 Minimum Bicycle Parking Required
To vary the minimum number of short-term bicycle stalls for both residential and commercial uses from 62 required to 10 proposed.

Section 9: Specific Use Regulations – Table 9.11 Tall Building Regulations
To vary the maximum podium height from 16.0 m permitted to 18.4 m proposed.

Section 9: Specific Use Regulations – Table 9.11 Tall Building Regulations
To vary the maximum height above grade parking is permitted from 16.0 m permitted to 18.4 m proposed.

Section 9: Specific Use Regulations – Table 9.11 Tall Building Regulations
To vary the number of parking spaces that do not have an overhead roof for weather protection from 0 permitted to 12 proposed.

Section 14.11 : Core Areas and Other Zones – Commercial and Urban Centre Zone Development Regulations (footnote 2)
To vary the minimum setback above 16.0 m from 3.0 m required to 0.0 m proposed.

Section 14.14: Core Areas and Other Zones - Density and Height
To vary the required maximum height from 15 storeys / 56.0 m permitted to 25 storeys / 77.4 m proposed.

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 the existing Section 219 Covenant (CA8766188) be modified to allow a building height of 25 storeys 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.

Defeated

Mayor Dyas and Councillors Lovegrove, Cannan, DeHart, Hodge, Singh and Wooldridge - Opposed

The meeting recessed at 5:31 p.m.

The meeting reconvened at 5:44 p.m. without Councillor Hodge in attendance.

10.4 START TIME 5:00 PM - Ellis St 1070 - DP25-0086 DVP25-0087 - Waterscapes Homes Ltd., Inc.No. BC0767408

Councillor Dehart declared a conflict of interest as she owns a residence directly across from the subject property and left the meeting at 5:44 p.m.

Councillor Hodge returned to the meeting at 5:47 p.m.

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Dan Giordano, President & Chief Development Officer, Ledingham McAlister, Vancouver, Applicant:
- Introduced other members of team with Ledingham McAlister.
- Displayed a PowerPoint presentation.
- Commented on the company's history in BC and Kelowna.
- Spoke to the application being almost identical to the previously approved project.
- Commented on site and zoning history for towers.
- Spoke to public benefits of sustainability and variances contributing to neighbourhood safety and integration, and the public realm.
- Provided an overview of the requested variances.
- Commented on progress to advance building permit drawings, marketing and sales.

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:

Brenda Sbrozzi, Sunset Dr
- Displayed a PowerPoint presentation.
- Concerned with density of the development.
- Concerned with traffic movements and amount of traffic.
- Concerned with vehicles servicing the site, garbage collection, on-site traffic.
- Concerned with laneway access between the development and adjacent properties.
- Concerned with resident and pedestrian safety.
- Wind study and impact of high winds from towers.
- Spoke to transition from existing development and shadowing for adjacent low-rise buildings.

Bernard Dumont, Sunset Dr
- Concerned, the application is not aligned with the OCP.
- Spoke to correspondence submitted.
- Requested that all projects should be compliant with OCP and Zoning Bylaw without variances
- Indicated the bylaws define what is and is not permitted.
- Believes approving variances is giving permission to break the law.
- Asked that Council disregard letter from Waterscapes strata in support as they did not ask owners.

Mike Martin, Sunset Dr
- President of Waterscapes Strata Council.
- Supports the application.
- Believes residents are tired of looking at dirt and excited for a project.
- Recognizes the trend is for high-rise and like how it looks.
- Believes professional and legal advice focused on working with developer to sever the strata rather than the form and character of development.

Online:
Josie Hobbs, 1075 Sunset Dr

- Opposed to the development due to density.
- Surprised Waterscapes strata sent letter in support, request Council disregard as it does not represent all residents.
- Asked Council to respect the OCP and bylaws in place.
- Believes the final phase of Waterscapes intended to be separate development.
- Asked about acceptable threshold for wind and shadow studies.
- Requested Council to turn down the application.

Dan Giordano, Applicant in response:
- Clarified how the application is aligned with the OCP.
- Spoke to the access from Ellis St exists today, will be formalized without introducing more access points.
- Advised the wind study completed by independent qualified engineers with no input from developer.
- Suggested that if the application moved forward without variances it would result in a worse project.

Staff:
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP25-0086 and Development Variance Permit No. DVP25-0087 for Lot 2 District Lot 139 ODYD Plan KAP86331, located at 1070 Ellis Street, 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 buildings to be constructed on the land be in accordance with Schedule "B";

3. Landscaping to be provided on the land in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

5. The applicant be required to make a payment into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b in Zoning Bylaw No. 12375;

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 Zoning Bylaw No. 12375 be granted:

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the minimum building separation from 30.0 m permitted to 27.0 m proposed.

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the maximum floor plate above the sixth story from 750 m^2 permitted to 817 m^2 proposed for Tower 1, 765 m^2 proposed for Tower 2, 849 m^2 proposed for Tower 3, and 890 m^2 proposed for Tower 4, for the seventh story only.

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the minimum stepback above the podium from 3.0 m permitted to 0.0 m proposed for Towers 2, 3, and 4.

Section 9.11.1 Table 9.11 – Tall Building Regulations:

To vary the maximum podium height from 16.0 m permitted to 16.94 m proposed.

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

To vary the minimum setback above 16.0 m in height from a lot line abutting another property from 4.0 m permitted 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.

Carried
Councillors Cannan and Hodge - Opposed

11. Termination

The meeting was declared terminated at 6:52 p.m.

Mayor Dyas

D/City Clerk

lb/cm

DRAFT

CITY OF KELOWNA

BYLAW NO. 12463
Z22-0014
165 Kneller Road

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

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

1. AND THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot B Section 27 Township 26 ODYD Plan EPP137707, located on Kneller Rd, Kelowna, BC, from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone as shown on Map "A1" attached to and forming part of this bylaw;

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

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

Approved under the Transportation Act this 13th day of January, 2023.

Audrie Henry

(Approving Officer – Ministry of Transportation)

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

Mayor

City Clerk

263
270
269
1168
1164
1160
1156
1152
280
N
KNELLER CT
260
270
1149
252
250
245
1165
250
240
1161
1153
1157
240
228-230
KNELLER RD
211
220
205
210
210
165
188-190
170
115
205
170
160
150
150
1120
1230
1220
120
130-134
MAP "A1" ZONING AMENDMENT
Z22-0014
MF1 - Infill Housing to MF3r - Apartment Housing (Rental Only)
Subject Property
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0
15
30
m
Rev. Monday, May 26, 2025
City of
Kelowna

REPORT TO COUNCIL
DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

Date:	June 17, 2025
To:	Council
From:	City Manager
Address:	115 & 165 Kneller Road
File No.:	DP23-0245 DVP23-0246
Zone:	MF3r – Apartment Housing Rental Only MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12463 be amended at third reading to revise the legal description of the subject properties from:

- Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257 located 175 Kneller Road, Kelowna, BC; and
- Portions of Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686 located 115 Kneller Road, Kelowna, BC;

to Portions of Lot B Section 27 Township 26 ODYD Plan EPP137707 located 165 Kneller Road, Kelowna, BC as shown on Map "A1" attached to the Report from the Development Planning Department dated June 17, 2025;

AND THAT final adoption of Bylaw No. 12463 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0245 and Development Variance Permit No. DVP23-0246 for Lot B Section 27 Township 26 ODYD Plan EPP137707, located at 165 Kneller Road, Kelowna, BC and Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plans 39686 and EPP137707, located at 115 Kneller Road, Kelowna, BC subject to the following:

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

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

Table 8.2.7.b – Ratio of Parking Space Sizes

To vary the ratio of parking space sizes from a minimum of 50% regular sized stalls permitted to 27% regular sized stalls proposed and a maximum of 50% small size stalls permitted to 73% small size stalls proposed.

Table 8.3 – Required Residential Off-Street Parking Requirements
To vary the minimum number of off-street parking spaces from 62 stalls required to 26 stalls proposed.

Section 13.6 – Multi-Dwelling Zones, Density and Height Development Regulations
To vary the maximum building height from 4 storeys permitted to 5 storeys proposed.

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

AND THAT the applicant be required to register an easement on the title of the subject properties to provide access to the designated parking stalls, waste & recycling enclosure, and vehicle access 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 apartment housing and a Development Variance Permit to vary the ratio of parking space sizes, the required residential off-street parking requirements, and maximum height.

3.0 Development Planning

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

- Orienting primary building facades and the main entry to the street, with ground-oriented residential units;
- Stepping back the upper storey of the building to reduce the perceived massing;
- Locating off-street parking away from public view, in an underground parkade.
- Providing attractive, engaging, and functional on-site open spaces.

In conjunction with the redevelopment of 165 Kneller Road with a new apartment building, the applicant is also reconfiguring the parking, landscaping, and amenity space on the adjacent property at 115 Kneller Road. These changes are also subject to this Development Permit. Access to the underground parkade will be provided from the existing drive aisle on the adjacent property. Due to a surplus of parking stalls at 115 Kneller Road, three parking stalls on that property, including one accessible stall, will be dedicated for the use of the new apartment building.

Proposed materials primarily consist of blue, white, and grey fibre cement panels and lap siding. Common amenity space includes an indoor lounge, play area with playground equipment, a dog run, and outdoor seating. 16 new trees will be planted around the perimeter of the site.

Parking Variances

The applicant is proposing two variances to the required parking on-site. This includes a variance to the overall number of parking stalls from 62 stalls to 26 stalls, and a variance to allow 27% regular sized stalls and 73% small stalls instead of minimum 50% regular sized stalls and maximum 50% small stalls.

The applicant has submitted a substantial parking rationale in support of the proposed variance (Attachment D). The property owner owns and operates a rental apartment building located 150 Kneller Road and a rental townhouse development at 115 Kneller Road, directly adjacent to the new apartment building. This allows the owner to operate parking as a comprehensive unit, rather than several separate entities.

Two parking surveys completed by the owner in 2020 and 2023 found that, on average, 72% of the parking stalls at 150 Kneller Road are unoccupied (81 stalls). This surplus capacity provides more than the necessary number of parking stalls to meet the minimum requirements for the proposed development.

The applicant has also identified that the parking for the townhouses at 115 Kneller Road is significantly underutilized, and above the minimum requirements for the existing development. As such, the applicant has identified the opportunity to dedicate 3 parking stalls at 115 Kneller Road to the new building at 165 Kneller Road. These stalls are in addition to the 26 stalls located on site.

Given that the resident makeup of the new building is expected to be very similar to the adjacent properties that are owned and operated by the same non-profit, it is reasonable to expect that the residents would have a similar lack of demand for vehicle parking. This is further reinforced by the property's location within two blocks of the Rutland Urban Centre, containing a variety of commercial services and employment. There are bus stops on Highway 33 W within 130 m of the subject property served by bus routes 8, 10, and 98 providing direct service to the Rutland Urban Centre, Downtown Urban Centre, UBCO, Okanagan College, and Orchard Park. Immediately north, an Active Transportation Corridor on Houghton Road provides a direct, protected bicycle route between the Rutland Urban Centre and the Rail Trail.

Height Variance

The applicant is proposing a height variance from four storeys to five storeys. The height of the building is 17.8 m, which meets the 18.0 m maximum height in the MF3r zone.

When the applicant submitted the Development Permit application in December 2023, the maximum permitted height for the MF3r zone on a property that was not adjacent to a property zoned Suburban Residential was 22.0 m and 6 storeys. As a result of the City updating the Zoning Bylaw in early 2024, the maximum base height in the MF3r zone was reduced to 4 storeys and 18.0 m for properties not adjacent to a Transit Supportive Corridor. This change reduced the permitted height on the subject property from 6 storeys to 4 storeys.

Staff support the proposed variance given the following considerations:

- The building was designed and the application submitted in late 2023 prior to the City's Zoning Bylaw changes in early 2024;
- The variance is only for the number of storeys, and not the allowable overall height of 18.0 m;
- The additional storey meets the stepback requirement in the Zoning Bylaw and the building meets the City's OCP Design Guidelines.

4.0 Subject Property & Background

4.1 Subject Property Map

The subject property is located on Kneller Road between Highway 33 W and Houghton Road, two blocks to the west of the Rutland Urban Centre. Highway 33 W is a Transit Supportive Corridor, with transit stops located 130 m from the subject property. Houghton Road has an Active Transportation Corridor, which connects to the Rutland Urban Centre and the Rail Trail.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2023 m²
Total Number of Units	**48**
Bachelor	1
1-bed	28
2-bed	16
3-bed	3

DEVELOPMENT REGULATIONS		
CRITERIA	**MF3r ZONE**	**PROPOSAL**
Total Maximum Floor Area Ratio	**2.1**	**1.44**
Base FAR	1.8	
Bonus FAR (Rental)	0.3	
Max. Site Coverage (buildings)	65%	41%

Max. Site Coverage (buildings, parking, driveways)	85%	62%
Max. Height	**18.0 m & 4 storeys**	**17.8 m & 5 storeys❶**
Base Height	18.0 m & 4 storeys	
Setbacks		
Min. Front Yard (west)	3.0 m	4.5 m
Min. Side Yard (north)	3.0 m	3.0 m
Min. Side Yard (east)	3.0 m	3.0 m
Min. Rear Yard (northeast)	4.5 m	>4.5 m
Step backs		
Min. Fronting Street (west)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	**902.5 m²**	**909 m²**
Common	192 m²	327.9 m²
Landscaping		
Min. Number of Trees	6 trees	16 trees
Min. Large Trees	4 trees	8 trees
❶ Indicates a requested variance to maximum height from 18.0 m and 4 storeys to 17.8 m and 5 storeys.		

PARKING REGULATIONS		
CRITERIA	**MF3r ZONE REQUIREMENTS**	**PROPOSAL**
Total Required Vehicle Parking	**62 stalls**	**26 stalls❷**
Residential Visitor "r" Subzone Reduction	62 7 -7	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	27% Regular❸ 73% Small❸
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	37 stalls	37 stalls
Bonus Stalls Provided for Parking Reduction	n	n
Bike Wash & Repair	y	y
❷Indicates a requested variance to the minimum number of parking spaces from 62 stalls to 26 stalls (with 3 additional stalls located off site). ❸Indicates a requested variance to the ratio of parking space sizes from a minimum of 50% regular sized stalls to 27% regular sized stalls and a maximum of 50% small size stalls to 73% small sized stalls.		

6.0 Application Chronology

Application Accepted: December 15, 2023
Neighbour Notification Received: March 7, 2024

Report prepared by: Mark Tanner, Planner Specialist
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0245 and Development Variance Permit DVP23-0246
- Schedule A: Site Plan & Floor Plans
- Schedule B: Elevations & Sections
- Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines
Attachment C: Renderings
Attachment D: Applicant's Parking Variance Rationale
Map A: Zoning Amendment Z22-0014

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

Development Permit & Development Variance Permit

DP23-0245 DVP23-0246

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

115 & 165 Kneller Road

and legally known as

Lot B Section 27 Township 26 ODYD Plan EPP137707

Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plans 39686 and EPP137707

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:	**June 17, 2025**
Development Permit Area:	Form & Character
Existing Zone:	MF3r – Apartment Housing Rental Only
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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

This is NOT a Building Permit.

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

NOTICE

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

Owner:	Okanagan Metis and Aboriginal Housing Society, Inc.No. S21636
Applicant:	Meiklejohn Architects Inc.

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

DRAFT

ATTACHMENT A
This forms part of application
DP23-0245 DVP23-0246
City of Kelowna
Planner Initials MT
DEVELOPMENT PLANNING

ATTACHMENT A
This forms part of application
DP23-0245 DVP23-0246
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0245 and Development Variance Permit No. DVP23-0246 for Lot 1 Section 27 Township 26 ODYD Plan EPP63257 located at 165 Kneller Road, Kelowna, BC and Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plans 39686 and EPP137707 located at 115 Kneller Road, Kelowna, BC, subject to the following:

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C";

d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

Table 8.2.7.b – Ratio of Parking Space Sizes
To vary the ratio of parking space sizes from a minimum of 50% regular sized stalls permitted to 27% regular sized stalls proposed and a maximum of 50% small size stalls permitted to 73% small size stalls proposed.

Table 8.3 – Required Residential Off-Street Parking Requirements
To vary the minimum number of off-street parking spaces from 62 stalls required to 26 stalls proposed.

Section 13.6 – Multi-Dwelling Zones, Density and Height Development Regulations
To vary the maximum building height from 4 storeys permitted to 5 storeys 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 **$284,514.00**

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

4. INDEMNIFICATION

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

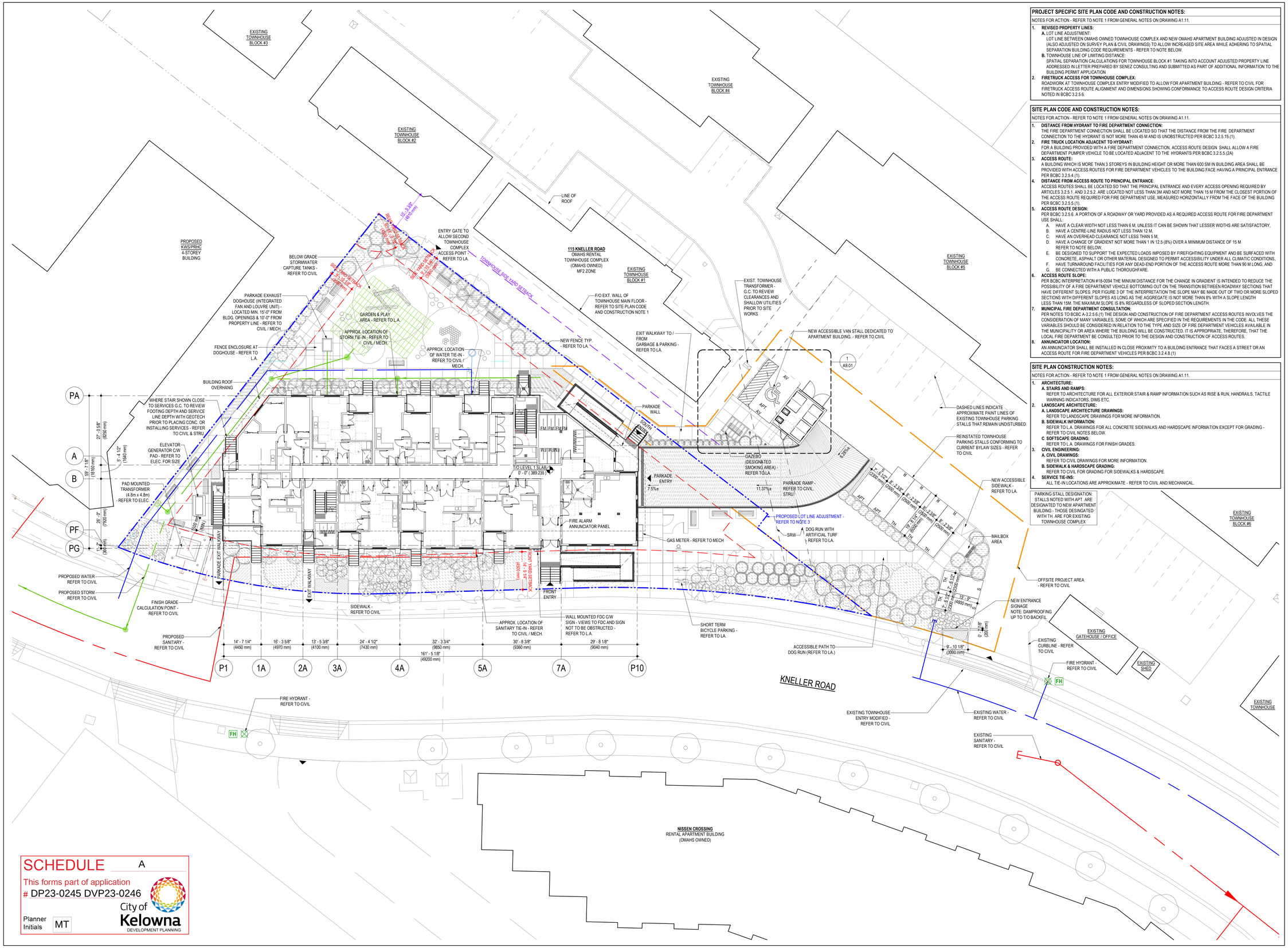
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

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

DRAFT

ATTACHMENT A
This forms part of application
DP23-0245 DVP23-0246
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT


EXISTING TOWNHOUSE BLOCK #3
EXISTING TOWNHOUSE BLOCK #4
EXISTING TOWNHOUSE BLOCK #2
EXISTING TOWNHOUSE BLOCK #1
EXISTING TOWNHOUSE BLOCK #5
EXISTING TOWNHOUSE BLOCK #6
PROPOSED KWS/PRHC 4-STOREY BUILDING
115 KNELLER ROAD
OMAHS RENTAL
TOWNHOUSE COMPLEX
(OMAHS OWNED)
MF2 ZONE
LINE OF ROOF
ENTRY GATE TO ALLOW SECOND TOWNHOUSE COMPLEX ACCESS POINT - REFER TO LA.
TOWNHOUSE SIDE YARD SETBACK
F/O EXT. WALL OF TOWNHOUSE MAIN FLOOR - REFER TO SITE PLAN CODE AND CONSTRUCTION NOTE 1
EXIST. TOWNHOUSE TRANSFORMER - G.C. TO REVIEW CLEARANCES AND SHALLOW UTILITIES PRIOR TO SITE WORKS
NEW ACCESSIBLE VAN STALL DEDICATED TO APARTMENT BUILDING. - REFER TO CIVIL
EXIT WALKWAY TO / FROM GARBAGE & PARKING - REFER TO LA.
NEW FENCE TYP. - REFER TO LA
BELOW GRADE STORMWATER CAPTURE TANKS - REFER TO CIVIL
PARKADE EXHAUST DOGHOUSE (INTEGRATED FAN AND LOUVRE UNIT) - LOCATED MIN. 15'-0" FROM BLDG. OPENINGS & 10'-0" FROM PROPERTY LINE - REFER TO CIVIL / MECH.
GARDEN & PLAY AREA - REFER TO L.A.
APPROX. LOCATION OF STORM TIE-IN - REFER TO CIVIL / MECH.
APPROX. LOCATION OF WATER TIE-IN - REFER TO CIVIL / MECH.
FENCE ENCLOSURE AT DOGHOUSE - REFER TO L.A.
BUILDING ROOF OVERHANG
PARKADE WALL
SOUTH ENTRY
GAZEBO (DESIGNATED SMOKING AREA) - REFER TO L.A.
PARKADE ENTRY
7.5%±
11.37%±
PARKADE RAMP - REFER TO CIVIL STRU
DASHED LINES INDICATE APPROXIMATE PAINT LINES OF EXISTING TOWNHOUSE PARKING STALLS THAT REMAIN UNDISTURBED
REINSTATED TOWNHOUSE PARKING STALLS CONFORMING TO CURRENT BYLAW SIZES - REFER TO CIVIL
NEW ACCESSIBLE SIDEWALK - REFER TO LA.
PARKING STALL DESIGNATION: STALLS NOTED WITH APT. ARE DESIGNATED TO NEW APARTMENT BUILDING - THOSE DESIGNATED WITH TH. ARE FOR EXISTING TOWNHOUSE COMPLEX
MAILBOX AREA
OFFSITE PROJECT AREA - REFER TO CIVIL
NEW ENTRANCE SIGNAGE NOTE: DAMPROOFING UP TO T/O BACKFILL
EXISTING GATEHOUSE / OFFICE
EXISTING CURBLINE - REFER TO CIVIL
EXISTING SHED
FIRE HYDRANT - REFER TO CIVIL
WHERE STAIR SHOWN CLOSE TO SERVICES G.C. TO REVIEW FOOTING DEPTH AND SERVICE LINE DEPTH WITH GEOTECH PRIOR TO PLACING CONC. OR INSTALLING SERVICES - REFER TO CIVIL & STRU
ELEVATOR GENERATOR C/W PAD - REFER TO ELEC. FOR SIZE
PAD MOUNTED TRANSFORMER (4.8m x 4.8m) - REFER TO ELEC.
PROPOSED WATER - REFER TO CIVIL
PROPOSED STORM - REFER TO CIVIL
PROPOSED SANITARY - REFER TO CIVIL
FINISH GRADE CALCULATION POINT - REFER TO CIVIL
PARKADE EXIT WALKWAY
EXIT WALKWAY
SIDEWALK - REFER TO CIVIL
FRONT ENTRY
FRONT YARD SETBACK
T/O LEVEL 1 SLAB 0' - 0" (389.235)
FIRE ALARM ANNUNCIATOR PANEL
GAS METER - REFER TO MECH
PROPOSED LOT LINE ADJUSTMENT - REFER TO NOTE 3
SRW
DOG RUN WITH ARTIFICIAL TURF REFER TO LA.
APPROX. LOCATION OF SANITARY TIE-IN - REFER TO CIVIL / MECH.
WALL MOUNTED FDC C/W SIGN - VIEWS TO FDC AND SIGN NOT TO BE OBSTRUCTED - REFER TO L.A.
SHORT TERM BICYCLE PARKING - REFER TO LA.
ACCESSIBLE PATH TO DOG RUN (REFER TO LA.)
EXISTING TOWNHOUSE ENTRY MODIFIED - REFER TO CIVIL
EXISTING WATER - REFER TO CIVIL
EXISTING SANITARY - REFER TO CIVIL
KNELLER ROAD
NISSEN CROSSING
RENTAL APARTMENT BUILDING
(OMAHS OWNED)
PA
A
B
PF
PG
P1
1A
2A
3A
4A
5A
7A
P10
14' - 7 1/4" (4450 mm)
16' - 3 5/8" (4970 mm)
13' - 5 3/8" (4100 mm)
24' - 4 1/2" (7430 mm)
32' - 3 3/4" (9850 mm)
30' - 8 3/8" (9360 mm)
29' - 8 1/8" (9040 mm)
161' - 5 1/8" (49200 mm)
27' - 0.58" (8230 mm)
5' - 4 1/2" (1640 mm)
59' - 7 1/8" (18160 mm)
26' - 0" (7920 mm)
1' - 0" (305 mm)
3300 mm (MIN.)
1500 mm (MIN.)
FRONT YARD SETBACK - 4.5 m (14800 mm)
SIDE YARD SETBACK - 4.5 m (14800 mm

CITY OF KELOWNA PARKING STALL & DRIVEAISLE SIZE TABLE: MINIMUM SIZES SHOWN - REFER TO CONSTRUCTION NOTE 1

2 A3.01 CITY OF KELOWNA PARKING STALL & DRIVEAISLE SIZE TABLE 3/32" = 1'-0"

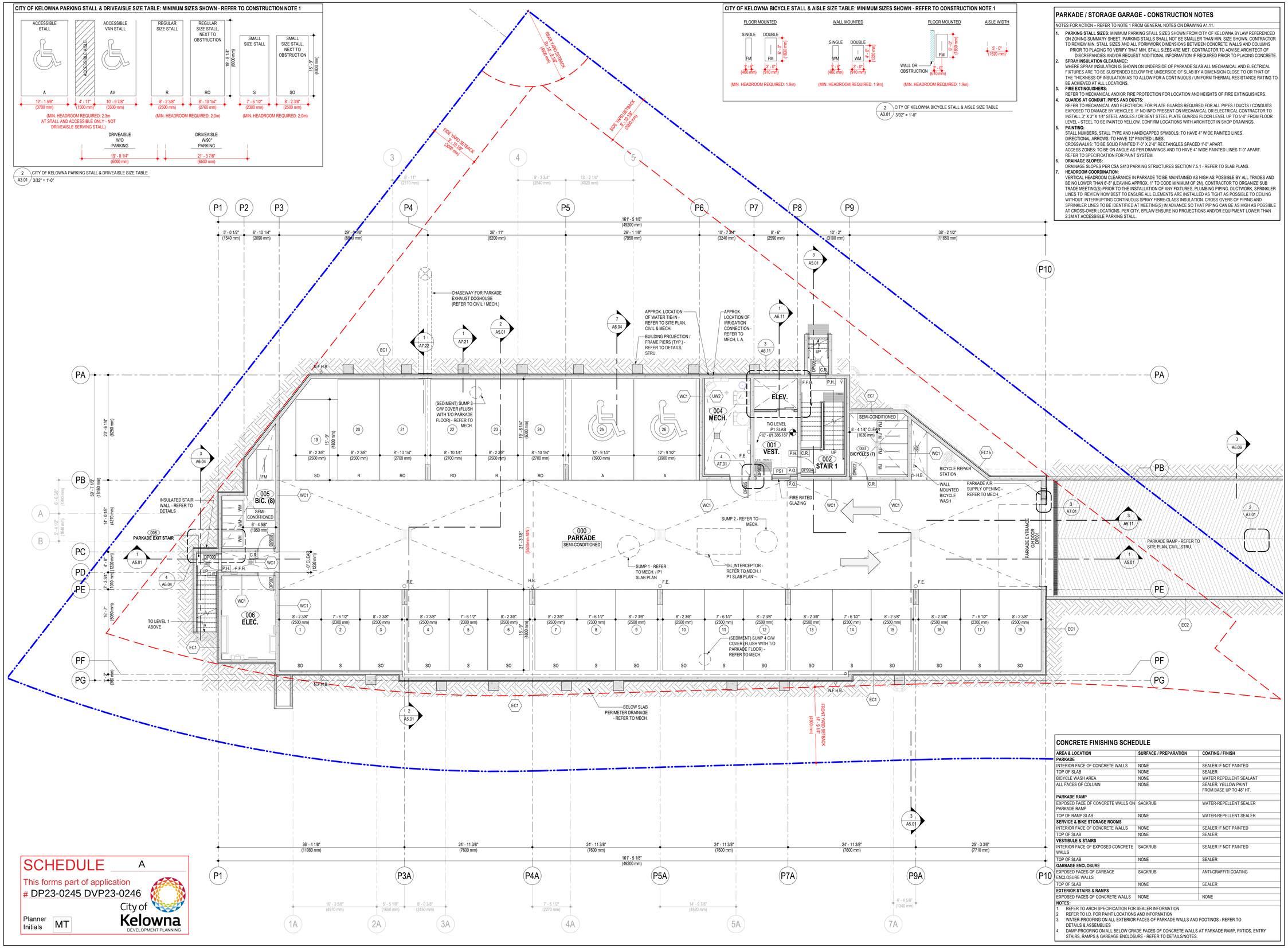
CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE: MINIMUM SIZES SHOWN - REFER TO CONSTRUCTION NOTE 1

2 A3.01 CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE 3/32" = 1'-0"

PARKADE / STORAGE GARAGE - CONSTRUCTION NOTES

NOTES FOR ACTION – REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.

1. **PARKING STALL SIZES:** MINIMUM PARKING STALL SIZES SHOWN FROM CITY OF KELOWNA BYLAW REFERENCED ON ZONING SUMMARY SHEET. PARKING STALLS SHALL NOT BE SMALLER THAN MIN. SIZE SHOWN. CONTRACTOR TO REVIEW MIN. STALL SIZES AND ALL FORMWORK DIMENSIONS BETWEEN CONCRETE WALLS AND COLUMNS PRIOR TO PLACING TO VERIFY THAT MIN. STALL SIZES ARE MET. CONTRACTOR TO ADVISE ARCHITECT OF DISCREPANCIES AND/OR REQUEST ADDITIONAL INFORMATION IF REQUIRED PRIOR TO PLACING CONCRETE.
2. **SPRAY INSULATION CLEARANCE:** WHERE SPRAY INSULATION IS SHOWN ON UNDERSIDE OF PARKADE SLAB ALL MECHANICAL AND ELECTRICAL FIXTURES ARE TO BE SUSPENDED BELOW THE UNDERSIDE OF SLAB BY A DIMENSION CLOSE TO OR THAT OF THE THICKNESS OF INSULATION AS TO ALLOW FOR A CONTINUOUS / UNIFORM THERMAL RESISTANCE RATING TO BE ACHIEVED AT ALL LOCATIONS.
3. **FIRE EXTINGUISHERS:** REFER TO MECHANICAL AND/OR FIRE PROTECTION FOR LOCATION AND HEIGHTS OF FIRE EXTINGUISHERS.
4. **GUARDS AT CONDUIT, PIPES AND DUCTS:** REFER TO MECHANICAL AND ELECTRICAL FOR PLATE GUARDS REQUIRED FOR ALL PIPES / DUCTS / CONDUITS EXPOSED TO DAMAGE BY VEHICLES. IF NO INFO PRESENT ON MECHANICAL OR ELECTRICAL CONTRACTOR TO INSTALL 3" X 3" X 1/4" STEEL ANGLES / OR BENT STEEL PLATE GUARDS FLOOR LEVEL UP TO 5'-0" FROM FLOOR LEVEL - STEEL TO BE PAINTED YELLOW. CONFIRM LOCATIONS WITH ARCHITECT IN SHOP DRAWINGS.
5. **PAINTING:** STALL NUMBERS, STALL TYPE AND HANDICAPPED SYMBOLS: TO HAVE 4" WIDE PAINTED LINES. DIRECTIONAL ARROWS: TO HAVE 12" PAINTED LINES. CROSSWALKS: TO BE SOLID PAINTED 7'-0" X 2'-0" RECTANGLES SPACED 1'-0" APART. ACCESS ZONES: TO BE ON ANGLE AS PER DRAWINGS AND TO HAVE 4" WIDE PAINTED LINES 1'-0" APART. REFER TO SPECIFICATION FOR PAINT SYSTEM.
6. **DRAINAGE SLOPES:** DRAINAGE SLOPES PER CSA S413 PARKING STRUCTURES SECTION 7.5.1 - REFER TO SLAB PLANS.
7. **HEADROOM COORDINATION:** VERTICAL HEADROOM CLEARANCE IN PARKADE TO BE MAINTAINED AS HIGH AS POSSIBLE BY ALL TRADES AND BE NO LOWER THAN 6'-8" (LEAVING APPROX. 1" TO CODE MINIMUM OF 2M). CONTRACTOR TO ORGANIZE SUB TRADE MEETING(S) PRIOR TO THE INSTALLATION OF ANY FIXTURES, PLUMBING PIPING, DUCTWORK, SPRINKLER LINES TO REVIEW HOW BEST TO ENSURE ALL ELEMENTS ARE INSTALLED AS TIGHT AS POSSIBLE TO CEILING WITHOUT INTERRUPTING CONTINUOUS SPRAY FIBRE-GLASS INSULATION. CROSS OVERS OF PIPING AND SPRINKLER LINES TO BE IDENTIFIED AT MEETING(S) IN ADVANCE SO THAT PIPING CAN BE AS HIGH AS POSSIBLE AT CROSS-OVER LOCATIONS. PER CITY, BYLAW ENSURE NO PROJECTIONS AND/OR EQUIPMENT LOWER THAN 2.3M AT ACCESSIBLE PARKING STALL.



CONCRETE FINISHING SCHEDULE

AREA & LOCATION	SURFACE / PREPARATION	COATING / FINISH
PARKADE		
INTERIOR FACE OF CONCRETE WALLS	NONE	SEALER IF NOT PAINTED
TOP OF SLAB	NONE	SEALER
BICYCLE WASH AREA	NONE	WATER REPELLENT SEALANT
ALL FACES OF COLUMN	NONE	SEALER, YELLOW PAINT FROM BASE UP TO 48" HT.
PARKADE RAMP		
EXPOSED FACE OF CONCRETE WALLS ON PARKADE RAMP	SACKRUB	WATER-REPELLENT SEALER
TOP OF RAMP SLAB	NONE	WATER-REPELLENT SEALER
SERVICE & BIKE STORAGE ROOMS		
INTERIOR FACE OF CONCRETE WALLS	NONE	SEALER IF NOT PAINTED
TOP OF SLAB	NONE	SEALER
VESTIBULE & STAIRS		
INTERIOR FACE OF EXPOSED CONCRETE WALLS	SACKRUB	SEALER IF NOT PAINTED
TOP OF SLAB	NONE	SEALER
GARBAGE ENCLOSURE		
EXPOSED FACES OF GARBAGE ENCLOSURE WALLS	SACKRUB	ANTI-GRAFFITI COATING
TOP OF SLAB	NONE	SEALER
EXTERIOR STAIRS & RAMPS		
EXPOSED FACES OF CONCRETE WALLS	NONE	NONE

NOTES:
1. REFER TO ARCH SPECIFICATION FOR SEALER INFORMATION
2. REFER TO I.D. FOR PAINT LOCATIONS AND INFORMATION
3. WATER-PROOFING ON ALL EXTERIOR FACES OF PARKADE WALLS AND FOOTINGS - REFER TO DETAILS & ASSEMBLIES
4. DAMP-PROOFING ON ALL BELOW GRADE FACES OF CONCRETE WALLS AT PARKADE RAMP, PATIOS, ENTRY STAIRS, RAMPS & GARBAGE ENCLOSURE - REFER TO DETAILS/NOTES.

SCHEDULE A
This forms part of application
DP23-0245 DVP23-0246
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-02-25

PROJECT NORTH TRUE NORTH

ISSUED

No.	Date	Issued For
1	2023-12-04	DEVELOPMENT PERMIT APPLICATION
2	2024-01-16	BC HOUSING 50% REVIEW
3	2024-03-05	FOUNDATION PERMIT APPLICATION
4	2024-05-06	DEVELOPMENT PERMIT REVISIONS
5	2024-07-23	BUILDING PERMIT APPLICATION
6	2024-08-30	BC HOUSING 95% REVIEW
7	2025-02-13	TENDER

REVISION

No.	Date	Revision

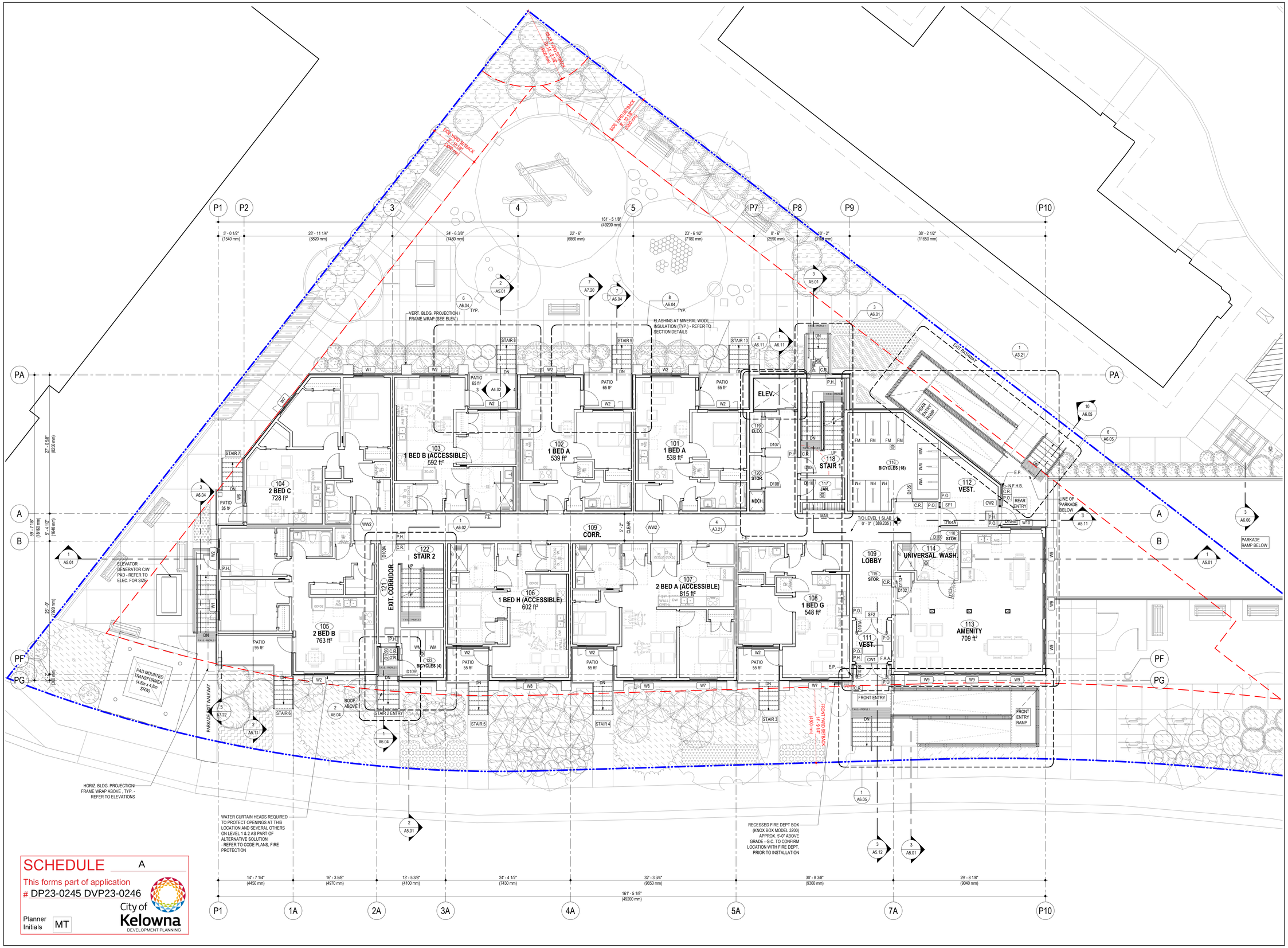
Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number A3.01 Revision

Drawing Title
LEVEL P1 FLOOR PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.



SCHEDULE A

This forms part of application
DP23-0245 DVP23-0246

City of Kelowna
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2025-02-25

PROJECT NORTH

TRUE NORTH

ISSUED

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7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

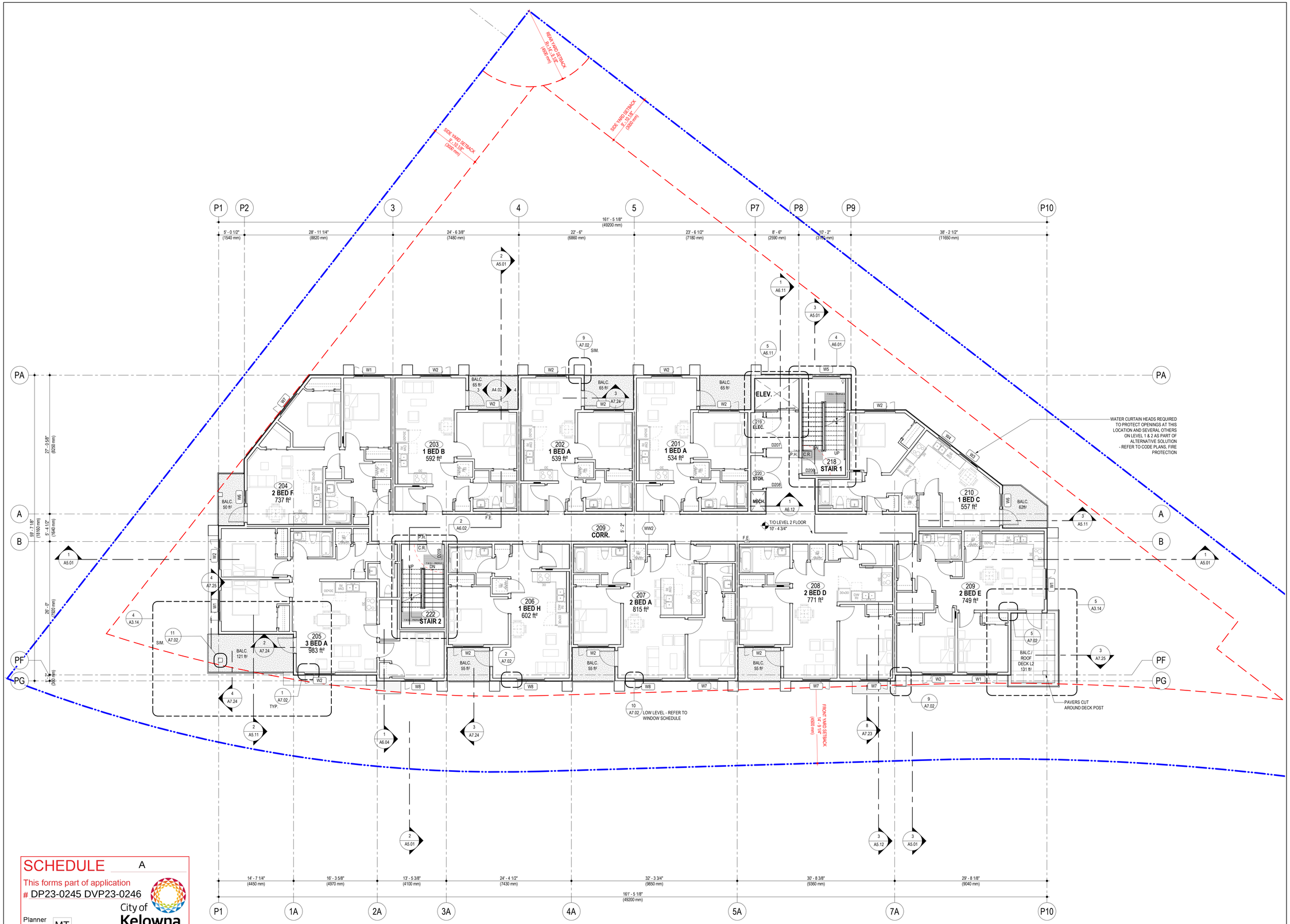
Drawing Number A3.02

Revision

Drawing Title

LEVEL 1 FLOOR PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.



SCHEDULE A

This forms part of application
DP23-0245 DVP23-0246

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2025-02-25

PROJECT NORTH | TRUE NORTH

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7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

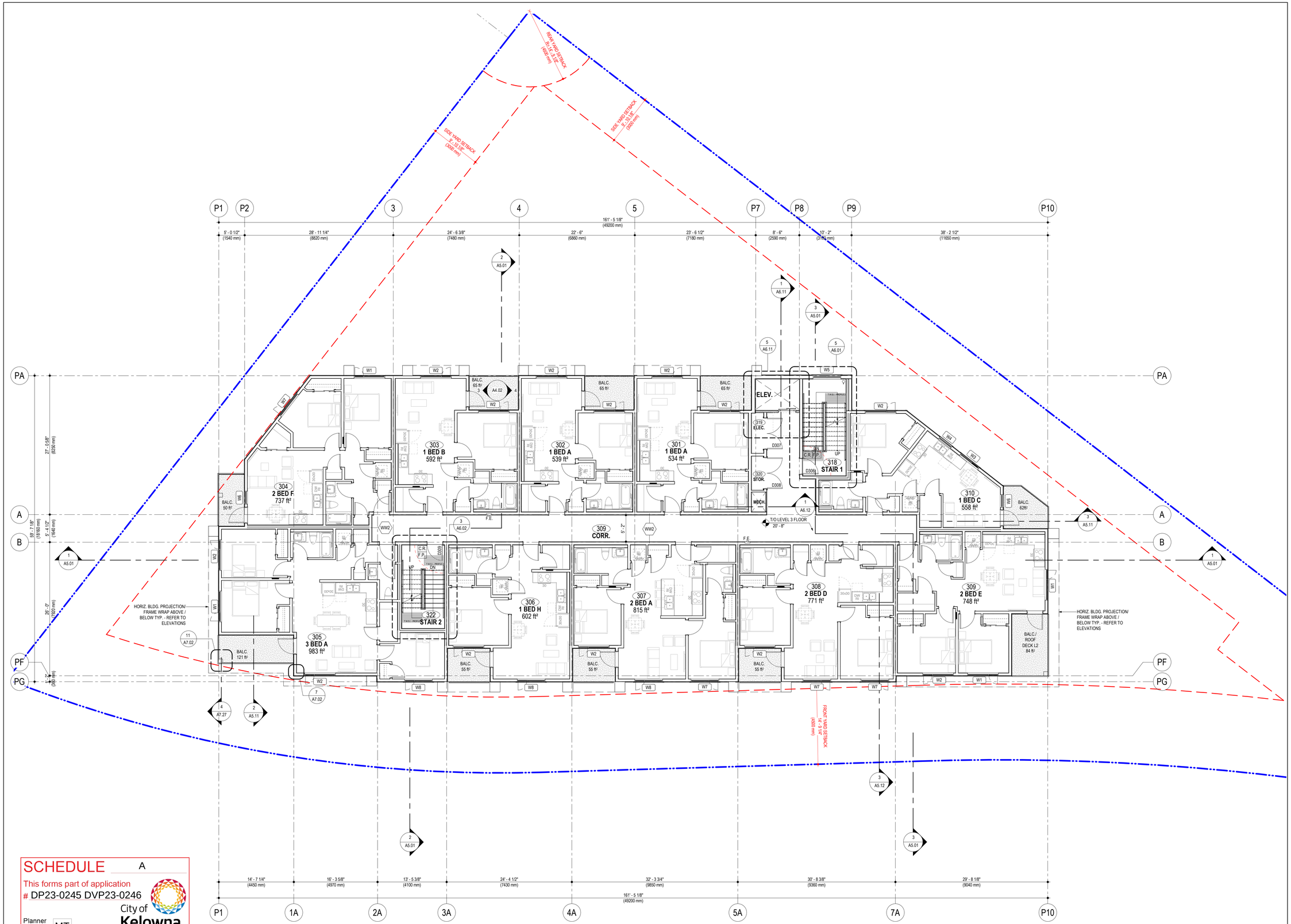
Drawing Number | Revision

A3.03

Drawing Title

LEVEL 2 FLOOR PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.



SCHEDULE A

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DP23-0245 DVP23-0246

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City of Kelowna
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2025-02-25

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REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

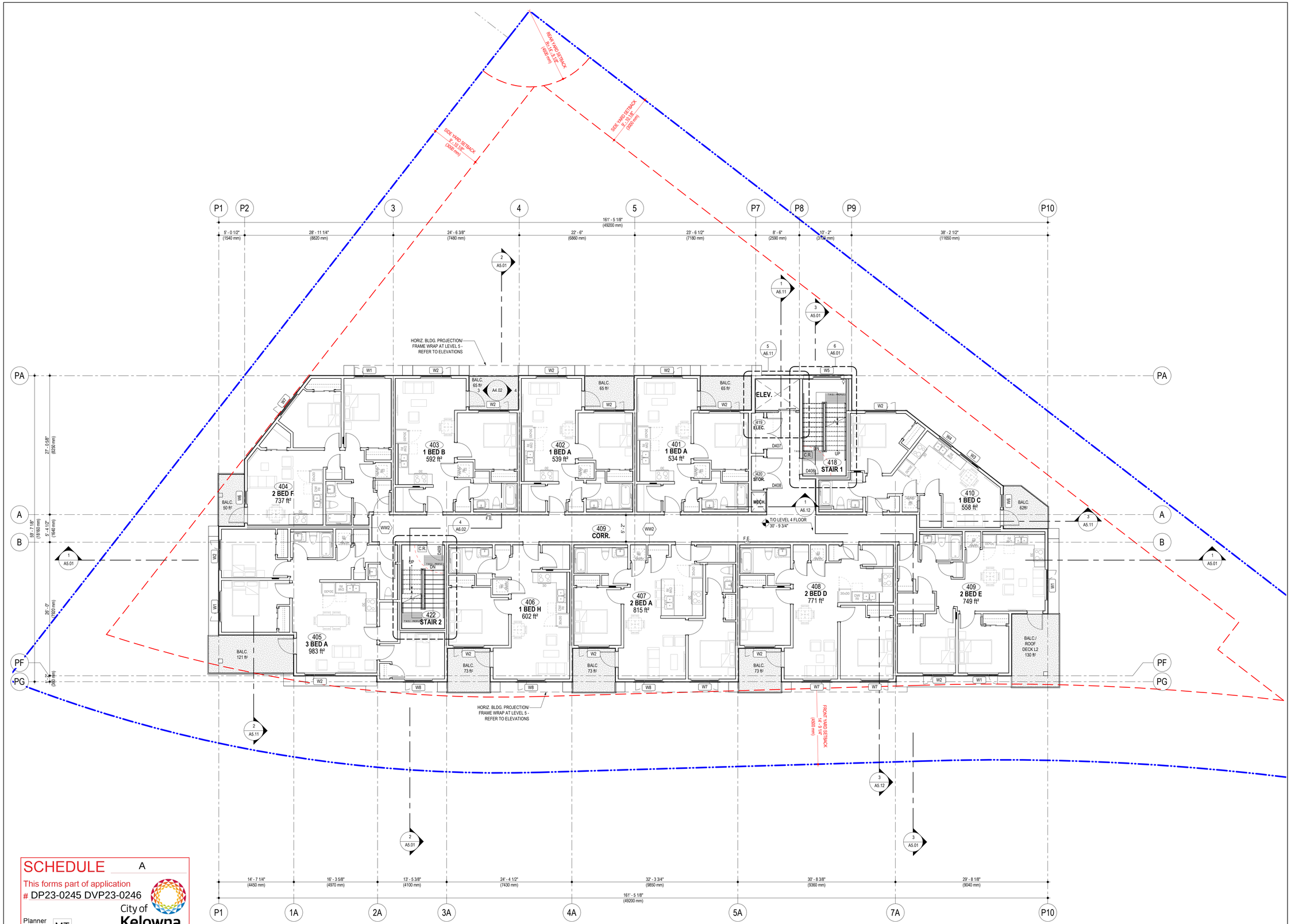
Drawing Number A3.04

Revision

Drawing Title

LEVEL 3 FLOOR PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.



SCHEDULE A

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DP23-0245 DVP23-0246

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2025-02-25

PROJECT NORTH

TRUE NORTH

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No.	Date	Issued For
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6	2024-08-30	BC HOUSING 95% REVIEW
7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number

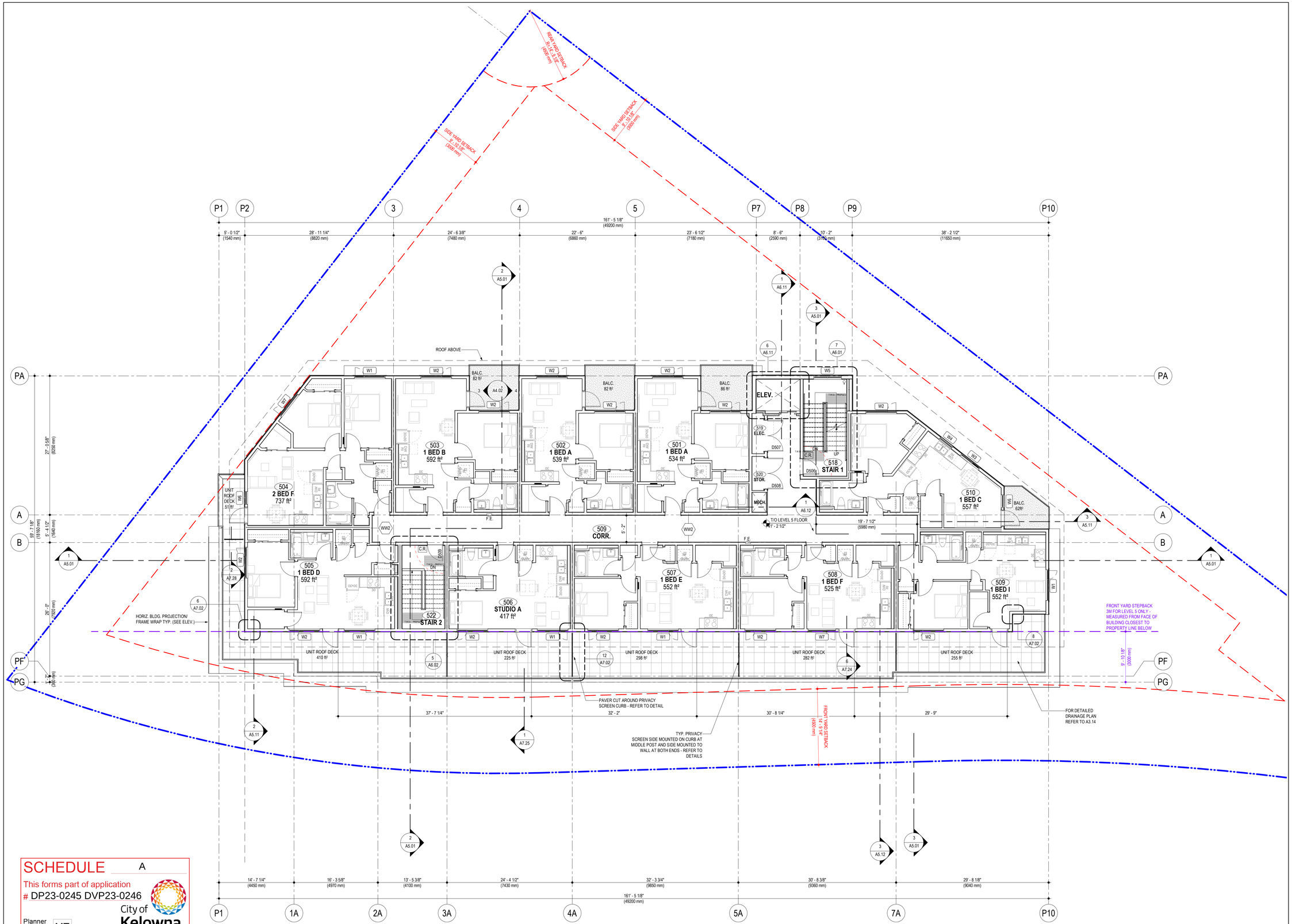
A3.05

Revision

Drawing Title

LEVEL 4 FLOOR PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.



SCHEDULE A

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2025-02-25

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7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

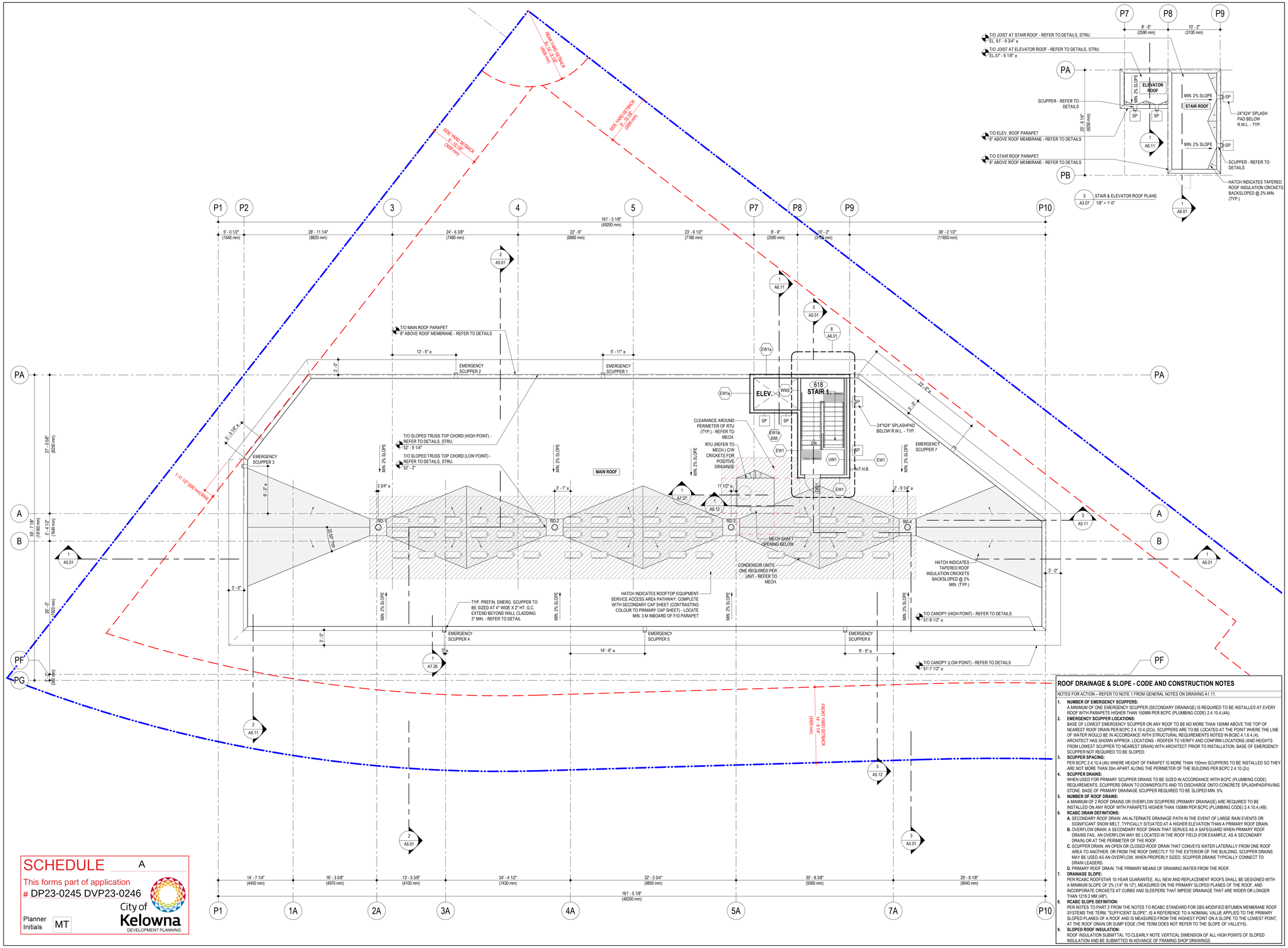
Drawing Number | Revision

A3.06

Drawing Title

LEVEL 5 FLOOR PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.



ROOF DRAINAGE & SLOPE - CODE AND CONSTRUCTION NOTES

NOTES FOR ACTION – REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.

1. **NUMBER OF EMERGENCY SCUPPERS:**
   A MINIMUM OF ONE EMERGENCY SCUPPER (SECONDARY DRAINAGE) IS REQUIRED TO BE INSTALLED AT EVERY ROOF WITH PARAPETS HIGHER THAN 150MM PER BCPC (PLUMBING CODE) 2.4.10.4.(4A).
2. **EMERGENCY SCUPPER LOCATIONS:**
   BASE OF LOWEST EMERGENCY SCUPPER ON ANY ROOF TO BE NO MORE THAN 150MM ABOVE THE TOP OF NEAREST ROOF DRAIN PER BCPC 2.4.10.4.(2Ci). SCUPPERS ARE TO BE LOCATED AT THE POINT WHERE THE LINE OF WATER WOULD BE IN ACCORDANCE WITH STRUCTURAL REQUIREMENTS NOTED IN BCBC 4.1.6.4.(4). ARCHITECT HAS SHOWN APPROX. LOCATIONS - ROOFER TO VERIFY AND CONFIRM LOCATIONS (AND HEIGHTS FROM LOWEST SCUPPER TO NEAREST DRAIN) WITH ARCHITECT PRIOR TO INSTALLATION. BASE OF EMERGENCY SCUPPER NOT REQUIRED TO BE SLOPED.
3. **SCUPPER SPACING:**
   PER BCPC 2.4.10.4.(4b) WHERE HEIGHT OF PARAPET IS MORE THAN 150mm SCUPPERS TO BE INSTALLED SO THEY ARE NOT MORE THAN 30m APART ALONG THE PERIMETER OF THE BUILDING PER BCPC 2.4.10.(2c)
4. **SCUPPER DRAINS:**
   WHEN USED FOR PRIMARY SCUPPER DRAINS TO BE SIZED IN ACCORDANCE WITH BCPC (PLUMBING CODE) REQUIREMENTS. SCUPPERS DRAIN TO DOWNSPOUTS AND TO DISCHARGE ONTO CONCRETE SPLASHPAD/PAVING STONE. BASE OF PRIMARY DRAINAGE SCUPPER REQUIRED TO BE SLOPED MIN. 5%.
5. **NUMBER OF ROOF DRAINS:**
   A MINIMUM OF 2 ROOF DRAINS OR OVERFLOW SCUPPERS (PRIMARY DRAINAGE) ARE REQUIRED TO BE INSTALLED ON ANY ROOF WITH PARAPETS HIGHER THAN 150MM PER BCPC (PLUMBING CODE) 2.4.10.4.(4B).
6. **RCABC DRAIN DEFINITIONS:**
   A. SECONDARY ROOF DRAIN: AN ALTERNATE DRAINAGE PATH IN THE EVENT OF LARGE RAIN EVENTS OR SIGNIFICANT SNOW MELT, TYPICALLY SITUATED AT A HIGHER ELEVATION THAN A PRIMARY ROOF DRAIN.
   B. OVERFLOW DRAIN: A SECONDARY ROOF DRAIN THAT SERVES AS A SAFEGUARD WHEN PRIMARY ROOF DRAINS FAIL. AN OVERFLOW MAY BE LOCATED IN THE ROOF FIELD (FOR EXAMPLE, AS A SECONDARY DRAIN) OR AT THE PERIMETER OF THE ROOF.
   C. SCUPPER DRAIN: AN OPEN OR CLOSED ROOF DRAIN THAT CONVEYS WATER LATERALLY FROM ONE ROOF AREA TO ANOTHER, OR FROM THE ROOF DIRECTLY TO THE EXTERIOR OF THE BUILDING. SCUPPER DRAINS MAY BE USED AS AN OVERFLOW, WHEN PROPERLY SIZED. SCUPPER DRAINS TYPICALLY CONNECT TO DRAIN LEADERS.
   D. PRIMARY ROOF DRAIN: THE PRIMARY MEANS OF DRAINING WATER FROM THE ROOF.
7. **DRAINAGE SLOPE:**
   PER RCABC ROOFSTAR 15-YEAR GUARANTEE, ALL NEW AND REPLACEMENT ROOFS SHALL BE DESIGNED WITH A MINIMUM SLOPE OF 2% (1/4" IN 12"), MEASURED ON THE PRIMARY SLOPED PLANES OF THE ROOF, AND INCORPORATE CRICKETS AT CURBS AND SLEEPERS THAT IMPEDE DRAINAGE THAT ARE WIDER OR LONGER THAN 1219.2 MM (48").
8. **RCABC SLOPE DEFINITION:**
   PER NOTES TO PART 2 FROM THE NOTES TO RCABC STANDARD FOR SBS-MODIFIED BITUMEN MEMBRANE ROOF SYSTEMS THE TERM, "SUFFICIENT SLOPE", IS A REFERENCE TO A NOMINAL VALUE APPLIED TO THE PRIMARY SLOPED PLANES OF A ROOF AND IS MEASURED FROM THE HIGHEST POINT ON A SLOPE TO THE LOWEST POINT, AT THE ROOF DRAIN OR SUMP EDGE (THE TERM DOES NOT REFER TO THE SLOPE OF VALLEYS).
9. **SLOPED ROOF INSULATION:**
   ROOF INSULATION SUBMITTAL TO CLEARLY NOTE VERTICAL DIMENSION OF ALL HIGH POINTS OF SLOPED INSULATION AND BE SUBMITTED IN ADVANCE OF FRAMING SHOP DRAWINGS.

SCHEDULE A

This forms part of application
DP23-0245 DVP23-0246

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials MT

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m+m MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-02-25

PROJECT NORTH TRUE NORTH

ISSUED

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6	2024-08-30	BC HOUSING 95% REVIEW
7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

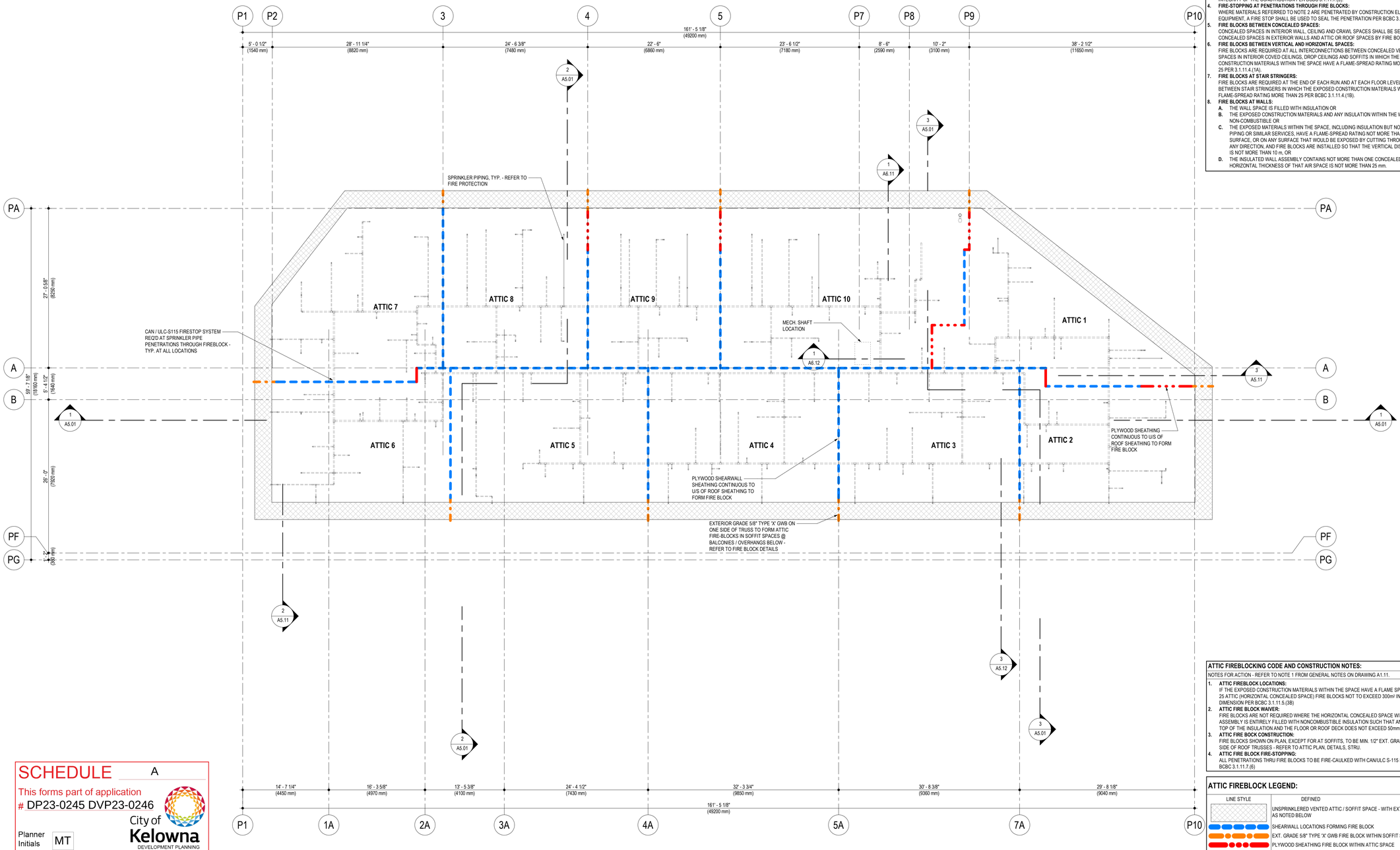
Drawing Number A3.07

Revision

Drawing Title

ROOF PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.



FIRE BLOCKS - CODE NOTES:

NOTES FOR INFORMATION ONLY - REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.

1. **FIRE BLOCK DEFINITION:**
   PER BCBC 1.4.1.2. DEFINED TERMS - FIRE BLOCK MEANS A MATERIAL, COMPONENT OR SYSTEM THAT RESTRICTS THE SPREAD OF FIRE WITHIN A CONCEALED SPACE OR FROM A CONCEALED SPACE TO AN ADJACENT SPACE
2. **ACCEPTABLE FIRE BLOCKS IN COMBUSTIBLE CONSTRUCTION:**
   - A. **GYPSUM BOARD & SHEET STEEL:** GYPSUM WALL BOARD NOT LESS THAN 12.7mm THICK AND SHEET STEEL NOT LESS THAN 0.38mm THICK PROVIDED ALL JOINTS HAVE CONTINUOUS SUPPORT PER BCBC 3.1.11.7.(2).
   - B. **LUMBER & COMPOSITE TIMBER:** SOLID LUMBER OR A STRUCTURAL COMPOSITE LUMBER PRODUCT CONFORMING TO ASTM D 5456, "EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS, "NOT LESS THAN 38mm THICK PER BCBC 3.1.11.7.(4A).
   - C. **PLYWOOD & STRANDBOARD:** PHENOLIC BONDED PLYWOOD, WAFERBOARD, OR ORIENTED STRANDBOARD NOT LESS THAN 12.5mm THICK WITH JOINTS SUPPORTED PER BCBC 3.1.11.7.(4B).
   - D. **DOUBLE STUDS:** TWO THICKNESSES OF LUMBER OR A STRUCTURAL COMPOSITE LUMBER PRODUCT, CONFORMING TO ASTM D 5456, "EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS, "EACH NOT LESS THAN 19mm THICK WITH JOINTS STAGGERED. WHERE THE WIDTH OR HEIGHT OF THE CONCEALED SPACE REQUIRES MORE THAN ONE PIECE OF LUMBER OR STRUCTURAL COMPOSITE LUMBER PRODUCT NOT LESS THAN 38mm THICK TO BLOCK OFF THE SPACE PER BCBC 3.1.11.7.(4C).
   - E. **INSULATION:** PER BCBC 3.1.11.7.(7) SEMI-RIGID FIBRE INSULATION BOARD PRODUCED FROM GLASS, ROCK OR SLAG IS PERMITTED TO BE USED TO BLOCK THE VERTICAL SPACE IN A DOUBLE STUD WALL ASSEMBLY FORMED AT THE INTERSECTION OF THE FLOOR ASSEMBLY AND THE WALLS, PROVIDED THE WIDTH OF THE VERTICAL SPACE DOES NOT EXCEED 25 MM AND THE INSULATION BOARD
     A) HAS A DENSITY NOT LESS THAN 45 KG/M3,
     B) IS SECURELY FASTENED TO ONE SET OF STUDS,
     C) EXTENDS FROM BELOW THE BOTTOM OF THE TOP PLATES IN THE LOWER STOREY TO ABOVE THE TOP OF THE BOTTOM PLATE IN THE UPPER STOREY, AND
     D) COMPLETELY FILLS THE PORTION OF THE VERTICAL SPACE BETWEEN THE HEADERS AND BETWEEN THE WALL PLATES.
3. **PROTECTION AT OPENINGS IN FIRE BLOCKS:**
   OPENINGS THROUGH MATERIALS REFERRED TO IN NOTE 2 SHALL BE PROTECTED TO MAINTAIN THE INTEGRITY OF THE CONSTRUCTION PER BCBC 3.1.11.7.(5).
4. **FIRE-STOPPING AT PENETRATIONS THROUGH FIRE BLOCKS:**
   WHERE MATERIALS REFERRED TO NOTE 2 ARE PENETRATED BY CONSTRUCTION ELEMENTS OR BY SERVICE EQUIPMENT, A FIRE STOP SHALL BE USED TO SEAL THE PENETRATION PER BCBC 3.1.11.7.(6)
5. **FIRE BLOCKS BETWEEN CONCEALED SPACES:**
   CONCEALED SPACES IN INTERIOR WALL, CEILING AND CRAWL SPACES SHALL BE SEPARATED FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES BY FIRE BOCKS PER BCBC 3.1.11.1.(1)
6. **FIRE BLOCKS BETWEEN VERTICAL AND HORIZONTAL SPACES:**
   FIRE BLOCKS ARE REQUIRED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROP CEILINGS AND SOFFITS IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A FLAME-SPREAD RATING MORE THAN 25 PER 3.1.11.4.(1A).
7. **FIRE BLOCKS AT STAIR STRINGERS:**
   FIRE BLOCKS ARE REQUIRED AT THE END OF EACH RUN AND AT EACH FLOOR LEVEL IN CONCEALED SPACES BETWEEN STAIR STRINGERS IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A FLAME-SPREAD RATING MORE THAN 25 PER BCBC 3.1.11.4.(1B).
8. **FIRE BLOCKS AT WALLS:**
   - A. THE WALL SPACE IS FILLED WITH INSULATION OR
   - B. THE EXPOSED CONSTRUCTION MATERIALS AND ANY INSULATION WITHIN THE WALL SPACE ARE NON-COMBUSTIBLE OR
   - C. THE EXPOSED MATERIALS WITHIN THE SPACE, INCLUDING INSULATION BUT NOT INCLUDING WIRING, PIPING OR SIMILAR SERVICES, HAVE A FLAME-SPREAD RATING NOT MORE THAN 25 ON ANY EXPOSED SURFACE, OR ON ANY SURFACE THAT WOULD BE EXPOSED BY CUTTING THROUGH THE MATERIALS IN ANY DIRECTION, AND FIRE BLOCKS ARE INSTALLED SO THAT THE VERTICAL DISTANCE BETWEEN THEM IS NOT MORE THAN 10 m, OR
   - D. THE INSULATED WALL ASSEMBLY CONTAINS NOT MORE THAN ONE CONCEALED AIR SPACE, AND THE HORIZONTAL THICKNESS OF THAT AIR SPACE IS NOT MORE THAN 25 mm.

ATTIC FIREBLOCKING CODE AND CONSTRUCTION NOTES:

NOTES FOR ACTION - REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.

1. **ATTIC FIREBLOCK LOCATIONS:**
   IF THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A FLAME SPREAD RATING MORE THAN 25 ATTIC (HORIZONTAL CONCEALED SPACE) FIRE BLOCKS NOT TO EXCEED 300m² IN AREA OR 20m IN ANY DIMENSION PER BCBC 3.1.11.5.(3B)
2. **ATTIC FIRE BLOCK WAIVER:**
   FIRE BLOCKS ARE NOT REQUIRED WHERE THE HORIZONTAL CONCEALED SPACE WITHIN THE FLOOR OR ROOF ASSEMBLY IS ENTIRELY FILLED WITH NONCOMBUSTIBLE INSULATION SUCH THAT ANY AIR GAP BETWEEN THE TOP OF THE INSULATION AND THE FLOOR OR ROOF DECK DOES NOT EXCEED 50mm PER BCBC 3.1.11.5.(4).
3. **ATTIC FIRE BOCK CONSTRUCTION:**
   FIRE BLOCKS SHOWN ON PLAN, EXCEPT FOR AT SOFFITS, TO BE MIN. 1/2" EXT. GRADE PLYWOOD ON ONE SIDE OF ROOF TRUSSES - REFER TO ATTIC PLAN, DETAILS, STRU.
4. **ATTIC FIRE BLOCK FIRE-STOPPING:**
   ALL PENETRATIONS THRU FIRE BLOCKS TO BE FIRE-CAULKED WITH CAN/ULC S-115 FIRESTOP SYSTEMS BCBC 3.1.11.7.(6)

ATTIC FIREBLOCK LEGEND:

LINE STYLE	DEFINED
	UNSPRINKLERED VENTED ATTIC / SOFFIT SPACE - WITH EXTRA FIRE BLOCKS AS NOTED BELOW
	SHEARWALL LOCATIONS FORMING FIRE BLOCK
	EXT. GRADE 5/8" TYPE 'X' GWB FIRE BLOCK WITHIN SOFFIT SPACE
	PLYWOOD SHEATHING FIRE BLOCK WITHIN ATTIC SPACE

SCHEDULE A
This forms part of application
DP23-0245 DVP23-0246
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

233 BERNARD AVENUE
KELOWNA, B.C.
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DIMENSIONS
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m+m MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-02-25

PROJECT NORTH | TRUE NORTH

ISSUED

No.	Date	Issued For
1	2023-12-04	DEVELOPMENT PERMIT APPLICATION
2	2024-01-16	BC HOUSING 50% REVIEW
3	2024-03-05	FOUNDATION PERMIT APPLICATION
4	2024-05-06	DEVELOPMENT PERMIT REVISIONS
5	2024-07-23	BUILDING PERMIT APPLICATION
6	2024-08-30	BC HOUSING 95% REVIEW
7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number: A3.08
Revision:

Drawing Title
ATTIC PLAN

Job No.	m+m 23-1973
Scale	1/8" = 1'-0"
Drawn	A.M.
Checked	S.T.

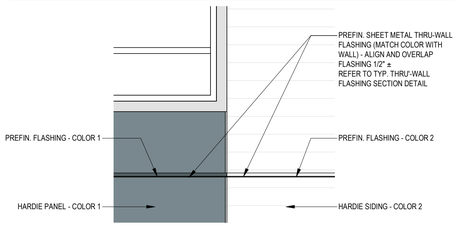
2 A5.11 · 2 A5.01 · 3 A5.12 · 3 A5.01 · 3 A4.01

2 A4.01 ELEVATION - SOUTH-WEST
1/8" = 1'-0"

1 A4.01 ELEVATION - NORTH-EAST
1/8" = 1'-0"

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	BLUE
1.2	FIBRE CEMENT PANEL	WHITE
1.3	FIBRE CEMENT PANEL	MEDIUM GREY
1.4	FIBRE CEMENT HORIZONTAL LAP SIDING	WHITE
1.5	NOT USED	-
1.6	CONCRETE	NATURAL / UNPAINTED
2.0 SOFFIT/FASCIA/TRIMS		
2.1	ALUMINUM SOFFIT PLANKS	LIGHT GRAY
2.2	FIBRE CEMENT TRIM BOARD	MEDIUM BLUE
2.3	PARAPET CAP FLASHINGS	MEDIUM GRAY
2.4	WALL FLASHING	MATCHING ADJACENT SIDING - REFER TO DETAIL 3/A4.01
3.0 WINDOWS		
3.1	VINYL WINDOWS	WHITE
	VISION GLAZING	CLEAR / NO TINT
3.2	VINYL WINDOWS (L1 AMENITY ROOM)	BLACK
	VISION GLAZING	CLEAR / NO TINT
3.3	ALUMINUM GLAZING	BLACK ANODIZED
	VISION GLAZING	CLEAR / NO TINT
4.0 DOORS		
4.1	ALUMINUM & GLASS DOOR	BLACK ANODIZED
4.2	METAL DOOR & STEEL FRAME	MATCHING ADJACENT WALL
4.3	VINYL SWING DOORS	WHITE
4.4	INSULATED OVERHEAD DOOR	MEDIUM GRAY
5.0 ROOFS		
5.1	BUILT-UP ROOF MEMBRANE	GRAY / PATTERNED
5.2	BALCONY / DECK MEMBRANE	GRAY / PATTERNED
5.3	ROOF DECK PAVER	MEDIUM GRAY
5.4	ROOFTOP EQUIPMENT	TBD BY MANUFACTURER
6.0 METALS		
6.1	GUARDRAIL / HANDRAIL	BLACK
6.2	SCUPPER	BLACK
6.3	R.W.L. / DOWNSPOUT	BLACK
7.0 FENCES / SCREENS / MISC.		
7.1	GLAZED PRIVACY SCREEN	BLACK
	GLAZING	FROSTED
7.2	ALUMINUM LOUVRE	CLEAR ANODIZED
7.3	VENT CAP (REFER TO MECH.)	TO MATCH ADJACENT CLADDING



3 A4.01 THROUGH-WALL FLASHING ELEVATION
1/2" = 1'-0"

SCHEDULE B
This forms part of application
DP23-0245 DVP23-246
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-02-25

ISSUED

No.	Date	Issued For
1	2023-12-04	DEVELOPMENT PERMIT APPLICATION
2	2024-01-16	BC HOUSING 50% REVIEW
3	2024-03-05	FOUNDATION PERMIT APPLICATION
4	2024-05-06	DEVELOPMENT PERMIT REVISIONS
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7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number: A4.01

Revision

Drawing Title

NORTH-EAST & SOUTH-WEST BLDG. ELEVATIONS

Job No.	m+m 23-1973
Scale	AS SHOWN
Drawn	A.M.
Checked	S.T.

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	BLUE
1.2	FIBRE CEMENT PANEL	WHITE
1.3	FIBRE CEMENT PANEL	MEDIUM GREY
1.4	FIBRE CEMENT HORIZONTAL LAP SIDING	WHITE
1.5	NOT USED	-
1.6	CONCRETE	NATURAL / UNPAINTED
2.0 SOFFIT/FASCIA/TRIMS		
2.1	ALUMINUM SOFFIT PLANKS	LIGHT GRAY
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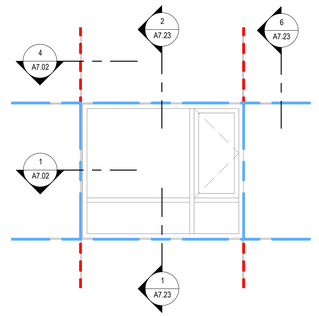
7.0 FENCES / SCREENS / MISC.		
7.1	GLAZED PRIVACY SCREEN	BLACK
	GLAZING	FROSTED
7.2	ALUMINUM LOUVRE	CLEAR ANODIZED
7.3	VENT CAP (REFER TO MECH.)	TO MATCH ADJACENT CLADDING

REVEAL & FLASHING LEGEND:

	PREFIN EASYTRIM (OR APPROVED EQUAL) - REFER TO PLAN DETAILS
	PREFIN. METAL FLASHING, JAMB FLASHING



5 A4.02 REVEAL / FLASHING ELEVATION AT FIBRE CEMENT PANEL WALL 3/8" = 1'-0"

SCHEDULE B

This forms part of application
DP23-0245 DVP23-246

Planner Initials MT

City of Kelowna
DEVELOPMENT PLANNING

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2025-02-25

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REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number: A4.02

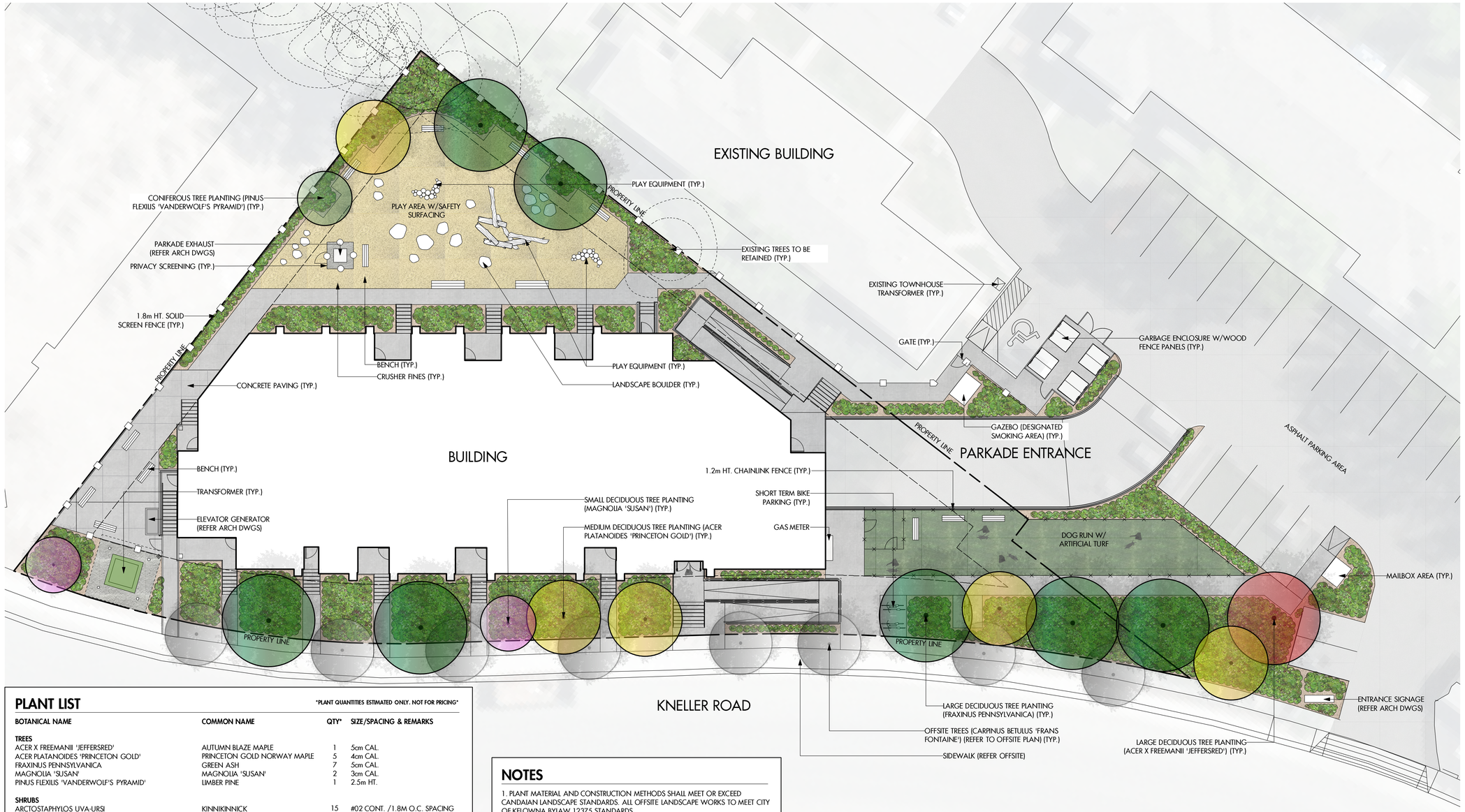
Revision

Drawing Title

NORTH-WEST & SOUTH-EAST BLDG. ELEVATIONS

Job No.	m+m 23-1973
Scale	AS SHOWN
Drawn	A.M.
Checked	S.T.

0 5 10 15 20 25 M



PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
TREES			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	1	5cm CAL.
ACER PLATANOIDES 'PRINCETON GOLD'	PRINCETON GOLD NORWAY MAPLE	5	4cm CAL.
FRAXINUS PENNSYLVANICA	GREEN ASH	7	5cm CAL.
MAGNOLIA 'SUSAN'	MAGNOLIA 'SUSAN'	2	3cm CAL.
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	LIMBER PINE	1	2.5m HT.
SHRUBS			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	15	#02 CONT. /1.8M O.C. SPACING
ARTEMISIA LUDOVICIANA	WHITE SAGE	20	#02 CONT. /0.9M O.C. SPACING
BERBERIS AQUIFOLIUM	HOLLY-LEAVED BARBERRY	10	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	15	#02 CONT. /3.0M O.C. SPACING
EUONYMUS ALATUS 'COMPACTUS'	FIRE BALL BURNING BUSH	3	#02 CONT. /2.4M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	4	#02 CONT. /2.4M O.C. SPACING
RIBES AUREUM	GOLDEN CURRENT	4	#02 CONT. /1.2M O.C. SPACING
ROSA 'RADCON'	RAINBOW KNOCKOUT ROSE	15	#02 CONT. /1.2M O.C. SPACING
ROSA RUGOSA 'HANSA'	HANSA RUGOSA ROSE	15	#02 CONT. /1.8M O.C. SPACING
ROSA WOODSII	WOODSII ROSE	5	#02 CONT. /0.9M O.C. SPACING
SAMBUCUS NIGRA SUBSP. CAERULEA	BLUE ELDERBERRY	3	#02 CONT. /9.0M O.C. SPACING
SPIRAEA X VANHOUTTEI	BRIDAL WREATH SPIREA	3	#02 CONT. /3.0M O.C. SPACING
SYRINGA MEYERI 'PABLIN'	DWARF KOREAN LILAC	7	#02 CONT. /2.1M O.C. SPACING
SYRINGA PUBESCENS SUBSP. PATULA 'MISS KIM'	MISS KIM LILAC	3	#02 CONT. /2.4M O.C. SPACING
TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	10	#02 CONT. /1.5M O.C. SPACING
VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT CRANBERRY BUSH	5	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	60	#01 CONT. /0.6M O.C. SPACING
ATHYRIUM FILIX-FEMINA VAR. ANGUSTUM 'LADY IN RED'	LADY IN RED FERN	60	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOESTER FEATHER REED GRASS	40	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	60	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	60	#01 CONT. /0.6M O.C. SPACING
SEDUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	60	#01 CONT. /0.6M O.C. SPACING
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	30	#01 CONT. /0.9M O.C. SPACING
TIARELLA CORDIFOLIA	FOAM FLOWER	60	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANDAIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.

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

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.

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

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

7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS REPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

SCHEDULE C

This forms part of application

DP23-0245 DVP23-0246

Planner Initials MT

City of Kelowna

DEVELOPMENT PLANNING

ecora
200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca

N

PROJECT TITLE

OMAHS,175 KNELLER ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	23.12.04	Issued for Development Permit
2	24.01.10	BCH 50% Review
3	24.03.12	Issued for Development Permit
4	24.05.03	Issued for DP Revisions
5		

PROJECT NO	23-0786
DESIGN BY	AM
DRAWN BY	MC / PH
CHECKED BY	AM
DATE	MAY 3, 2024
SCALE	1:150
PAGE SIZE	24"x36"

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ACHIM E.A. MULLER
743

DRAWING NUMBER

L 1/2

NOT FOR CONSTRUCTION

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ATTACHMENT B
This forms part of application
DP23-0245 DVP23-0246
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

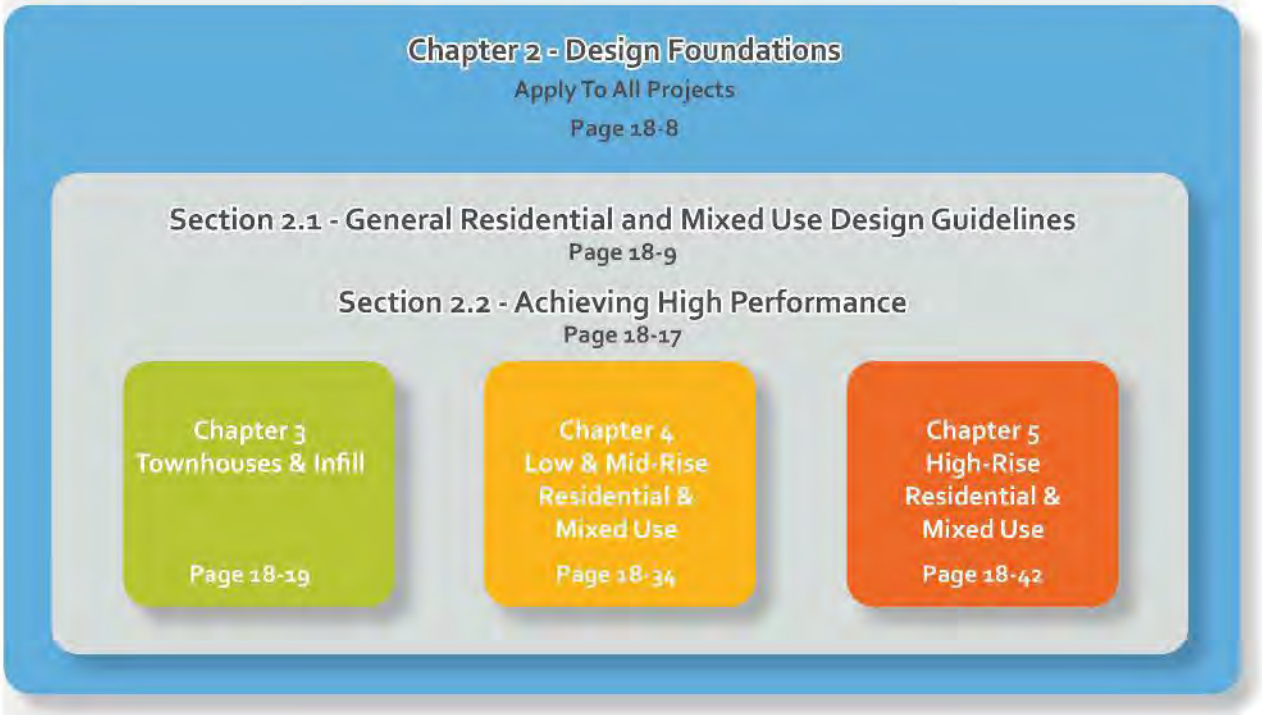
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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



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

ATTACHMENT B
This forms part of application
DP23-0245 DVP23-0246
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

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

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

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• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	✓					
g. Provide bicycle parking at accessible locations on site, including: • 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: • 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.						✓

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

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SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**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**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						✓
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. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						✓
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.	✓					
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 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:						✓

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• 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: • 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: • 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 plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.	✓					
d. Design internal courtyards to:						✓

• 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.						
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						✓
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
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: • 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.						✓

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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: • 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.	✓					

1 REAR - AMENITY SPACE
DP-A4.12 N.T.S.

1 FRONT - ENTRY
DP-A4.12 N.T.S.

1 FRONT - STREET VIEW
DP-A4.12 N.T.S.

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DIMENSIONS
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DO NOT SCALE DRAWINGS

m+m MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2024-05-08

ATTACHMENT C
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Issued

1	2023-12-04	ISSUED FOR DEVELOPMENT PERMIT
2	2024-01-16	BC HOUSING 50% REVIEW SET
3	2024-03-05	ISSUED FOR FOUNDATION PERMIT
4	2024-05-06	ISSUED FOR DEVELOPMENT PERMIT REVISIONS

Revision

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number — Revision

DP-A4.12

Drawing Title

RENDERINGS

Job No.	m+m 23-1973
Scale	
Drawn	A.M.
Checked	S.T.

3 A4.11 S/W CORNER

4 A4.11 N/W CORNER

2 A4.11 N/E CORNER

1 A4.11 S/E CORNER

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m+m MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-02-25

ATTACHMENT C
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ISSUED

No.	Date	Issued For
1	2023-12-04	DEVELOPMENT PERMIT APPLICATION
2	2024-01-16	BC HOUSING 50% REVIEW
3	2024-03-05	FOUNDATION PERMIT APPLICATION
4	2024-05-06	DEVELOPMENT PERMIT REVISIONS
5	2024-07-23	BUILDING PERMIT APPLICATION
6	2024-08-30	BC HOUSING 95% REVIEW
7	2025-02-13	TENDER

REVISION

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number: A4.11
Revision:

Drawing Title

3D VIEWS

Job No.	m+m 23-1973
Scale	N.T.S.
Drawn	A.M.
Checked	S.T.

ATTACHMENT D
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BC HOUSING & OKANAGAN METIS & ABORIGINAL HOUSING SOCIETY (OMAHS) KNELLER ROAD RENTAL APARTMENT PROJECT

ISSUED FOR DEVELOPMENT PERMIT REVISIONS

Design Rationale R3

April 03 , 2024
REVISIONS NOTED IN RED TEXT
Figure 1 and 2 referred to included at end of document.

April 19, 2024
REVISIONS NOTED IN BLUE TEXT

April 26, 2024
REVISIONS NOTED IN GREEN TEXT

May 02, 2025
REVISIONS NOTED IN PURPLE TEXT

ATTACHMENT D
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INTRODUCTION

The Okanagan Métis & Aboriginal Housing Society (OMAHS) is a non-profit society incorporated in August of 1986. The Society's mandate is to develop and maintain affordable and comfortable rental housing units, integrated within the urban communities of the Okanagan. The major objective is to make affordable rental housing available for all households (native and non-native people) of low and moderate income. OMAHS wishes to construct a new 48-unit affordable housing project and the Society expects the same profile of tenants on this new proposed project and have noted that a high percentage of these tenants do not own vehicles.

SITE

As part of the realignment of Kneller Road, completed during the construction of the OMAHS owned Nissen Crossing project, the remaining lots on the east side of the road (235, 239, and 175 Kneller Road) were cleared and ear-marked in 2019 for two BC Housing projects. The OMAHS Development Team led by Dan Scuka from Scuka Construction, working in conjunction with BC Housing and the Kelowna Women's Shelter (KWS), submitted a Subdivision Application in early 2022 addressing the overall lot consolidation and subdivision into 2 properties: the northern lot for the KWS project, the southern lot for the OMAHS project. A Rezoning Application was submitted at the same time proposing a change from RU-1 zoning to CA1r for the KWS project and MF3r for the OMAHS project.

BUILDING DESIGN

The goal of The Society and design team was to have the new apartment building look like it 'belonged' on the street by looking very similar to Nissen Crossing. As such the material palette for the new project directly references Nissen Crossing with a mix of blue cement panel and light lap siding cladding while window sizes and layouts were matched. The minor 'frames' (inverted U-shaped projections) both articulate the façade and also help to create similarities between the projects. However, the new project differs from its neighbour with larger, more expressive corner 'wrap-around' decks and major frames which articulate the building corners and also provide a cornice at the level 5 floor edge. The fifth storey setback provides a relief to the scale of the building wall on Kneller Road and provides an opportunity for a long linear roofline on the top floor. The south stair goes up to the roof per the Society's request, for improved maintenance access and provides a vertical element on the building's east elevation. Please refer to Figure 1: Design Comparison for a graphic summary of how the two building's form and character match one another and aim to create a set of 'bookends' on either side of Kneller Rd.

LANDSCAPE & SHARED OUTDOOR AMENITIES

The project site design was predicated on a goal to be a 'good neighbour' by both physically improving and socially benefiting the adjacent OMAHS owned townhouse complex at 115 Kneller Road. The proposed 'off-site project' design works does this by revising the existing entry & garbage area into a beautiful parking area with landscaping while also replacing a tired play area and sport court with a new shared amenity. The proposed shared garbage enclosure allows for the existing townhouse garbage and play area to be redesigned into a shared outdoor amenity consisting of a turf area and dog-run. The northeast corner of the apartment site is also proposed to be shared amenity play area which would serve both the townhouse and the apartment building. The apartment building parkade ramp has been located on the townhouse property to both allow for more landscape area on the apartment project site while also reducing the amount of let-downs and vehicle entry points off Kneller Road.

Please note that the design team has calculated the townhouse complex under the 2022 zoning bylaw and determined that the total amenity space required to be provided to be accessible to all residents is approx. 112.0sm and excluding the existing sport court and play area the total provided is 1,540sm. The area of the proposed dog run will add another approx. 64sm to that total.

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PARKING VARIANCE

This OMAHS project is providing the same type of housing as the adjacent Nissen Crossing project completed in 2019. Based on the parking utilization on this adjacent property, we are seeking a parking variance to reduce the number of parking stalls from 62 to 26 stalls for the 48 units, providing only 42% of the required stalls. While this reduction may seem high, the Nissen Crossing Housing property only utilizes 28% of onsite parking. At its peak utilization, only 36% of the total stalls were being used.

The Project plans to have ground level surface parking and 1 level of semi-underground parkade to accommodate 48 units as the maximum of the building footprint. Per the table below the proposed parking bylaw requires the provision of 62 parking stalls whereas OMAHS is proposing to provide 29 stalls (combined total of 26 on site stalls and 3 off site stalls located on the Townhouse Complex/115 Kneller Rd site) leaving a deficit of 33 stalls.

Table 1: Project Vehicle Parking Summary (from Zoning Summary table on drawing DP-A1.01)

NEW OMAHS APARTMENT BLDG. - VEHICLE PARKING SUMMARY				
	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
REQUIRED SPACE SUMMARY	1 unit total	28 units total	16 units total	3 units total
SPACES REQUIRED PER UNIT	1.0 per unit min.	1.20 per unit min.	1.4 per unit min.	1.6 per unit min.
SPACES REQUIRED FOR UNITS	1.0	34.0	22.0	5.0
TOTAL SPACES REQUIRED FOR UNITS				62
VISITOR STALLS (MIN .014 PER DWELLING UNIT)				7
TOTAL SPACES REQUIRED PRE-REDUCTION				69
MF3r RENTAL SUBZONE REDUCTION (10% REDUCTION OUTSIDE OF URBAN CENTRE)				7
TOTAL SPACES REQUIRED				**62**
ACCESSIBLE SPACES REQUIRED				3
ACCESSIBLE VAN SPACES REQ'D	PROVIDED AS PART OF THE TOTAL SPACES REQUIRED			1
PROVIDED SPACES SUMMARY	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	
LEVEL P1 PARKADE	5	19	2	26
NISSEN CROSSING DEDICATED STALLS				See Note 1
TOWNHOUSE COMPLEX DEDICATED STALLS	1	1	1	3
TOTAL PROVIDED (BY SPACE TYPE)	6	20	3	**29**
% OF SMALL CAR STALLS PROVIDED ON SITE	69% (MAX. PERMITTED 50%)			See Note 2
TOTAL SPACES PROVIDED				29

Note 1: Owner/OMAHS intent is share/re-assign as many vacant Nissen Crossing Stalls with the new BC Housing Apartment as required but based on the Nissen Crossing actual utilization rate of 28% a reasonable estimate is that only 18 stalls (62 required stalls multiplied by a utilization rate of 28%) may be required for the new building.

Note 2: 69% shown is derived from 20 small cars divided against 29 total stalls required. Please note that if 7 visitor stalls are deducted from the 26 provided (as they are all required to be regular stalls) then the % of small cars proposed to be provided increases to 100% (19 small car stalls divided by 19).

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ADJACENT OMAHS PROPERTIES

NISSEN CROSSING

OMAHS also owns Nissen Crossing, a 78-unit complex located directly to the west of the subject property. In 2020, OMAHS completed a survey over a few months by doing a vehicle count on random days and times and discovered that on average, 73% of the parking stalls remained unused. The breakdown was 66% unused in the parkade and 82% of the surface parking remained unused. Please see tables below and photos provided at the end of this rationale for more info.

Table 2: Nissen Crossing Parkade Parking Utilization Study 2020

Date	Time	# of Stalls Used	% of Stalls Used	# of Stalls Not Used	% of Stalls Not Used
25-Feb	6:00 PM	23	35%	42	65%
19-Apr	6:30 PM	20	31%	45	69%
25-May	6:00 PM	22	34%	43	66%
01-Jun	7:30PM	21	32%	44	68%
02-Jun	8:30 PM	22	34%	43	66%
03-Jun	12:00 AM	23	35%	42	65%
05-Jun	2:00 PM	20	31%	45	69%
06-Jun	12:00 AM	23	35%	42	65%
07-Jun	9:30 PM	22	34%	43	66%
TOTAL AVERAGE		22	34%	43	66%

Table 3: Nissen Crossing Surface Parking Lot Utilization Study 2020

Date	Time	# of Stalls Used	% of Stalls Used	# of Stalls Not Used	% of Stalls Not Used
25-Feb	1:00 AM	7	15%	41	85%
08-Apr	8:00 PM	7	15%	41	85%
15-Apr	8:00 PM	6	13%	42	88%
22-Apr	9:00 PM	8	17%	40	83%
29-Apr	8:30 PM	9	19%	39	81%
24-May	7:30 PM	11	23%	37	77%
05-Jun	6:00 PM	13	27%	35	73%
08-Jun	7:30AM	7	15%	41	85%
TOTAL AVERAGE		9	18%	40	82%

Table 4: Nissen Crossing Parking Utilization Study Totals 2020

TOTAL NUMBER OF STALLS PROVIDED*	113
TOTAL AVERAGE NUMBER OF STALLS USED	30
TOTAL AVERAGE % OF USED STALLS	27%
TOTAL AVERAGE NUMBER OF STALLS NOT USED	83
TOTAL AVERAGE % OF STALLS NOT USED	**73%**

A follow-up parking count was conducted daily for two weeks in November 2023, to confirm the previous study's findings. The tables below provide the updated data.

Table 5: Nissen Crossing Parkade Parking Utilization Study 2023

Date	Time	# of Stalls Used	% of Stalls Used	# of Stalls Not Used	% of Stalls Not Used
31-Oct	3:00 PM	16	25%	49	75%
02-Nov	11:30 AM	22	34%	43	66%
02-Nov	5:00 PM	22	34%	43	66%
03-Nov	7:00 AM	32	49%	33	51%
03-Nov	1:00 PM	24	34%	43	66%
06-Nov	6:30 AM	32	49%	33	51%
06-Nov	4:00 PM	21	32%	44	68%
07-Nov	5:45 AM	33	51%	32	49%
07-Nov	4:45 PM	22	34%	43	66%
09-Nov	6:45 AM	33	51%	32	49%
12-Nov	8:30 AM	30	45%	35	55%
TOTAL AVERAGE		26	40%	39	60%

Table 6: Nissen Crossing Surface Parking Lot Utilization Study 2023

Date	Time	# of Stalls Used	% of Stalls Used	# of Stalls Not Used	% of Stalls Not Used
31-Oct	3:00 PM	8	17%	40	83%
02-Nov	11:30 AM	7	15%	41	85%
02-Nov	5:00 PM	7	15%	41	85%
03-Nov	7:00 AM	5	10%	43	90%
03-Nov	1:00 PM	5	10%	39	90%
06-Nov	6:30 AM	6	13%	42	87%
06-Nov	4:00 PM	8	17%	40	83%
07-Nov	5:45 AM	4	8%	44	92%
07-Nov	4:45 PM	4	8%	44	92%
09-Nov	6:45 AM	5	10%	43	90%
12-Nov	8:30 AM	2	4%	46	96%
TOTAL AVERAGE		6	12%	42	88%

Table 7: Nissen Crossing Parking Utilization Study Totals 2023

TOTAL NUMBER OF STALLS PROVIDED*	113
TOTAL AVERAGE NUMBER OF STALLS USED	32
TOTAL AVERAGE % OF USED STALLS	28%
TOTAL AVERAGE NUMBER OF STALLS NOT USED	81
TOTAL AVERAGE % OF STALLS NOT USED	**72%**

Note: Currently 3 surface stalls are being used as public amenity areas and furnished with picnic tables, chairs, and removable gazebo.

The updated study shows that very little has changed over the years and that parking demand remains very low at Nissen Crossing. Due to the low demand over the past several years, the Society has repurposed some of its surface parking to accommodate outdoor gathering spots by providing picnic tables, chairs and a portable gazebo in three of its unused stalls. OMAHS invested significant amounts of funds to provide infrastructure for vehicles, its residents typically can't afford when it could be put to better use in terms of more units and/or resident amenities. At its observed peak usage, 74 parking stalls were still not being used. At $25,000 per stall, that is $1,850,000 of unused infrastructure.

As part of the revised parking rationale development the design team calculated the parking requirements (see Table 8 below) for Nissen Crossing using the proposed Parking Bylaw and concluded that the project has a surplus of 16 parking stalls. These 16 stalls are noted on the parking summary as dedicated to the new OMAHS project which could be dedicated through a covenant or other owner agreement.

Table 8: Nissen Crossing Parking Summary Using 2022 Parking ByLaw

NISSEN CROSSING - 2022 BYLAW VEHICLE PARKING SUMMARY				
	1 BEDROOM UNITS	2 BEDROOM UNITS	STUDIO UNITS	
REQUIRED SPACES SUMMARY	52 units total	18 units total	8 units total	78 units total
VEHICLE SPACES REQUIRED	1.20 per unit min.	1.4 per unit min.	1.0 per unit min.	TOTAL
APARTMENTS (UNITS)	63	25	8	96
APARTMENT (VISITORS)	MIN. 0.14 SPACE PER DWELLING UNIT			13
OMAHS OFFICE	2.5 PER 100 sm GFA			2
TOTAL SPACES REQUIRED PRE-RENTAL REDUCTION				111
MF2 RENTAL SUBZONE REDUCTION	10% REDUCTION OUTSIDE OF URBAN CENTRE			11
TOTAL SPACES REQUIRED				100
PROVIDED SPACES SUMMARY	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	
LEVEL 1 PARKADE	35	11	4	50
SURFACE PARKING	27	39		66
TOTAL EXISTING SPACES PROVIDED	62	50	4	
% OF SMALL CAR STALLS PROVIDED	43% (MAX. 50%)			
TOTAL EXISTING SPACES PROVIDED				116
TOTAL SURPLUS REGULAR VEHICLE SPACES PROPOSED TO BE DEDICATED TO NEW OMAHS APARTMENT BLDG.				**16**

NOTE: If variance supported OMAHS to work with City to define location of dedicated stalls.

ATTACHMENT D
This forms part of application
DP23-0245 DP23-0246
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

ATTACHMENT D
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City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

ADJACENT OMAHS PROPERTIES

115 KNELLER ROAD TOWNHOUSE COMPLEX

OMHAS owns the townhouse project at 115 Kneller Road which is located directly east of the subject property. The proposal shown in the IFT Drawings is to redesign the current townhouse visitor parking lot which currently consists of six parking stalls into a new parking lot with seven parking stalls, three of which will be dedicated through a covenant or other owner agreement to the new OMAHS Housing project per note 1 below. Please refer to Figure 2 for more information on the existing parking lot.

Table 9: Townhouse Complex Parking Summary Using 2022 Parking ByLaw

TOWNHOUSE COMPLEX - 2022 BYLAW VEHICLE PARKING SUMMARY				
	2 BEDROOM UNITS	3 & 4 BEDROOM UNITS		
	0 units total	28 units total		28 units total
REQUIRED SPACES SUMMARY	1.20 per unit min.	1.6 per unit min.		TOTAL
APARTMENTS (UNITS)	0	45		45
APARTMENT (VISITORS)	MIN. 0.14 SPACE PER DWELLING UNIT			4
TOTAL SPACES REQUIRED PRE-RENTAL REDUCTION				49
MF2 RENTAL SUBZONE REDUCTION	10% REDUCTION OUTSIDE OF URBAN CENTRE			5
TOTAL SPACES REQUIRED				44
PROVIDED SPACES SUMMARY	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	
UNDISTURBED EXIST. SURFACE PARKING	39	0	0	
RELOCATED NEW SURFACE PARKING	5	2	1	
TOTAL NEW AND EXISTING SPACES PROVIDED	44	2	1	47
TOTAL SURPLUS REGULAR VEHICLE SPACES PROPOSED TO BE DEDICATED TO NEW OMAHS APARTMENT BLDG.				**3 See Note 1**

NOTE 1: Three surplus stalls are proposed for use by new apartment building.

The OMAHS Townhouse Complex parking lot was originally constructed with 56 stalls but has been so underutilized that the Society transformed nine parking stalls into a playground for its residents in 2006 with no effect to the parking demand. It still has underutilized parking stalls to this day.

SUPPORTIVE HOUSING PARKING PRECEDENT (PROVIDED BY BC HOUSING)

Based on existing BC Housing projects of similar scale and location, it is anticipated that the demand for parking by the future tenants of the Project will be significantly lower than for a market rental project. Several completed studies echo this statement, including reports completed by the City of Kamloops, City of Vancouver, City of Victoria. The City of Kamloops Affordable Housing Developer Package states that based on parking demand trends, social housing parking requirements are 0.25 spots per unit.

The City of Kamloops uses a reduced parking requirement for multi-family affordable housing and multi-family Social Housing or assisted living. The Social Housing minimum parking requirement for Kamloops is 0.25 vehicular spaces per dwelling unit plus an additional 10% for designated visitor parking and 0.5 bicycle parking stalls. Using Kamloops requirement would require this project to provide 13 parking stalls and 24 bicycle parking stalls. These rates are comparable to what is being observed on the Nissen Crossing property.

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PROXIMITY TO AMENITIES

The new OMAHS Housing project is conveniently located with many stores, restaurants and services available at the nearby Willow Park Shopping Centre. As noted in the table below, many amenities are located within close proximity to the subject OMAHS site.

Community Amenity/ Facility	Distance from Site (meters)	Public Transportation Time
Pharmacy	600m	10 mins
Religious Services	150m	0 mins
Food/Restaurants	300m	0 mins
Daycare	2km	9 mins
Shopping	150m	8 mins
Ben Lee Park	600m	0 mins
Houghton Multi-Use Corridor	250m	0 mins

The Project's proposed properties are currently vacant land and will add reasonable density around existing transit corridors, therefore, encouraging increased ridership and improving the overall reliability and frequency of the current bus services. The Project is well located with a nearby bus stop for both Bus Route 8 and Route 10. Route 8 is University/ OK College line. It connects the OMAHS project to the east of the City of Kelowna from the Kelowna-Rock Creek Highway. It brings the tenants north to University of British Columbia Okanagan and south to Okanagan College, encouraging the potential for some of OMAHS' residents to access education opportunities. Route 10 is North Rutland line. It connects the OMAHS project to downtown Kelowna and the Queensway Exchange as well as to Rutland. Both buses pass through the Orchard Park bus loop offering the many services and shops available in the mall as well as many more transit route options.

EXISTING KELOWNA POLICY

The Healthy Housing Strategy (HHS) was adopted by the Mayor and Council in June 2018 and includes information linking health and housing, and policy priorities to encourage the development of healthy housing. While the proposed project positively relates to all four healthy housing links identified in the report, one of expressed importance is Community and Location; by providing housing that is well situated in a walkable neighbourhood with strong transit (including active transit) connections, this project is the type identified in this strategy as providing healthy housing.

The strategy also identifies key directions and actions that benefit the provision of healthy housing. One direction given is to improve housing affordability and reduce barriers for affordable housing. Parking costs are one of the greatest barriers to the provision of affordable housing. The report indicates that "by setting minimum parking requirements, the City is driving up housing costs and disincentivizing sustainable modes of transportation." A key policy direction provided in the HHS is to reduce parking requirements for infill and affordable housing and Appendix E-VI provides specific direction to identify opportunities for off-street parking reductions and/or parking elimination.

HOUSING AGREEMENT AND COVENANT ON TITLE

OMAHS is committed to the long-term provision of affordable housing with the Project. Therefore, both parties are prepared to secure an extended housing tenure through a housing agreement with a covenant registered on title to ensure the ongoing affordability of the proposed units. This will guarantee that the Project is operated and maintained as affordable housing in a manner that is consistent with the objective of protecting long-term affordability.

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CLIMATE ACTION

As the City of Kelowna's own Climate Action webpage in 2021 stated "Kelowna has experienced the havoc that climate change can cause to a community, with back-to-back years of record spring precipitation causing historic flooding followed by hot dry summers that contributed to droughts and wildfires (2017 and 2018)".

The Climate Projection for the Okanagan Region report (February 2020) shows that as greenhouse gas (GHG) emissions continue to grow, changes like these will become more common in the next three decades with hotter, drier summers; warmer winters; increased precipitation in all seasons except summer; and a shifting of the seasons. Reduced single occupant vehicle use and greater uptake of transit, walking, cycling and other environmentally sustainable options must clearly be embraced by developers of housing projects such as the one OMAHS is proposing.

CONCLUSION

The vision for the new OMAHS project is to provide affordable housing for indigenous and non-indigenous occupants, and it is anticipated that this project will have the same profile of tenants as Nissen Crossing where a high percentage of these tenants do not own vehicles. Parking costs are one of the greatest barriers to providing affordable housing and it is our opinion that to reduce the number of units to match available parking would mean fewer affordable housing units in exchange for parking that will remain vacant, as observed in its two previous developments.

This project also presents a unique opportunity in that it is situated in between two existing OMAHS-owned affordable housing complexes and directly south of the proposed Kelowna Women's Shelter project complex where parking requirements and local traffic are significantly reduced. A higher percentage of the occupants are/will be utilizing alternate forms of transportation such as walking or public transportation which is what is being encouraged city wide for a wide variety of reasons.

Based on this, and all the factors noted above, we are requesting that the City of Kelowna support the reduction of required parking on the site with a parking variance allowing for the proposed 43 parking stalls provided both on site and by way of transferring some parking spaces from the adjacent OMAHS owned Nissen Crossing project.

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Figure 1: DESIGN COMPARISON

Render - New OMAHS building

Design Rationale of new OMAHS building:

1. Horizontal lap siding – white (matched with Nissen Crossing)
2. Cement Panel siding – blue (color design language adopted and revised to suit OMAHS form)
3. Cement panel siding at vertical window runs - blue (matched with Nissen Crossing)
4. Cement panel siding at architectural framing elements - white (revised to suit OMAHS form)
5. Cement panel siding at columns – blue (matched with Nissen Crossing)
6. Building "Skirt" – blue (color matched with Nissen Crossing)
7. PVC windows + swing doors at units – white (color matched with Nissen Crossing)
8. Fascia board at balconies– blue (revised to suit OMAHS form)
9. Fascia board at roof – blue (matched with Nissen Crossing)
10. Guardrail – grey (revised to lighten overall pallet)

Photo – Nissen Crossing building

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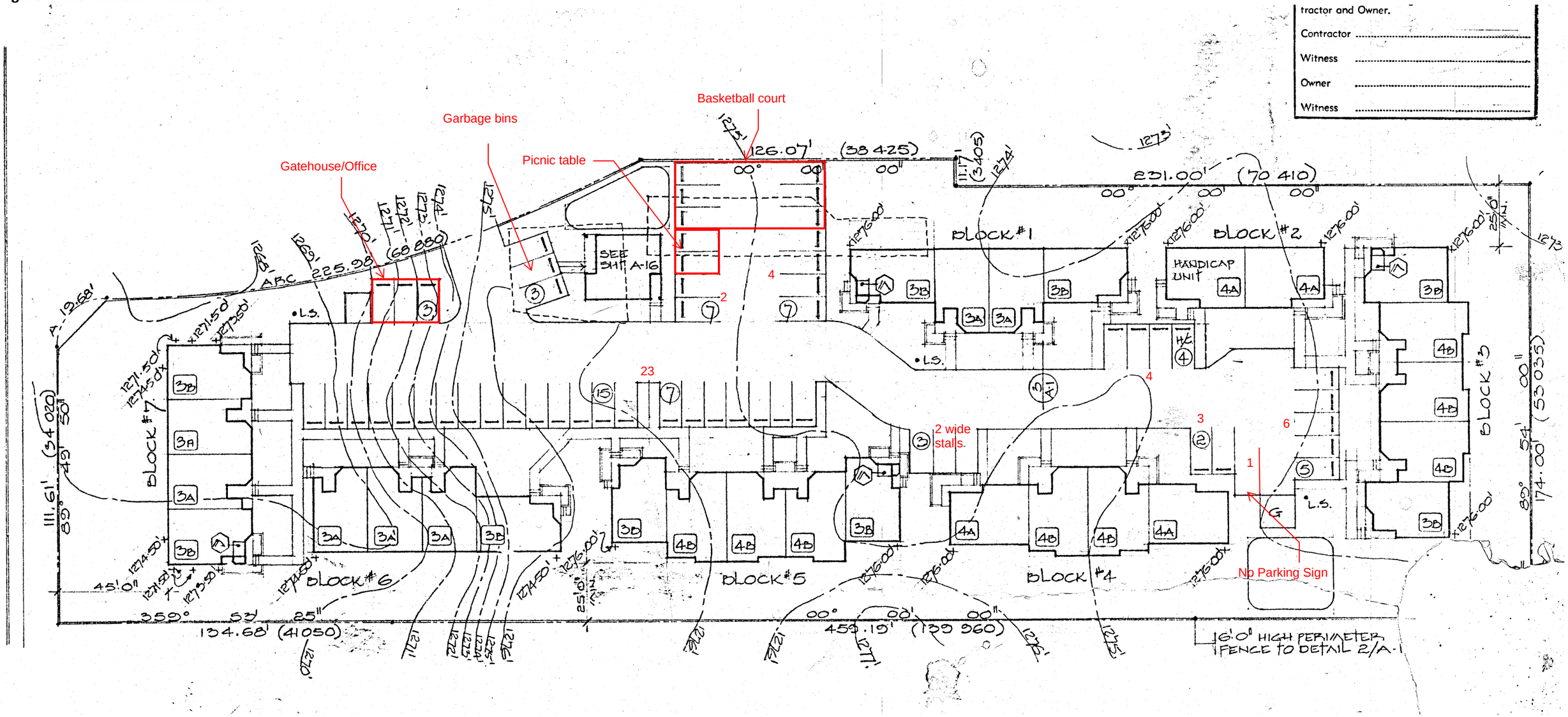
Figure 2: 115 KNELLER PARKING PLAN



NOTES:

NOTE 1: Existing parking spots at Gerstmar Place are all 9 ft wide and currently 18 ft deep. However the existing drive aisle width is a minimum is 23 ft wide so all stalls could be made 8.25 inches deeper to satisfy bylaw requirements for regular parking stall lengths of 19'-8.25" (6m) while still maintaining current required drive aisle width of 21'-3.825" (6.5m).

NOTE 2: Existing stalls counted and shown in red numbered markups with a total stall count of 45. This total includes the stall currently signed with a no parking sign as owner/OMAHS will remove sign to allow for parking in this location prior to the completion of the new apartment building.

MAP "A1" ZONING AMENDMENT
Z22-0014

MF1 - Infill Housing to MF3r - Apartment Housing (Rental Only)

Subject Property

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

0 15 30 m

Rev. Monday, May 26, 2025

City of Kelowna

Development Permit and Development Variance Permit

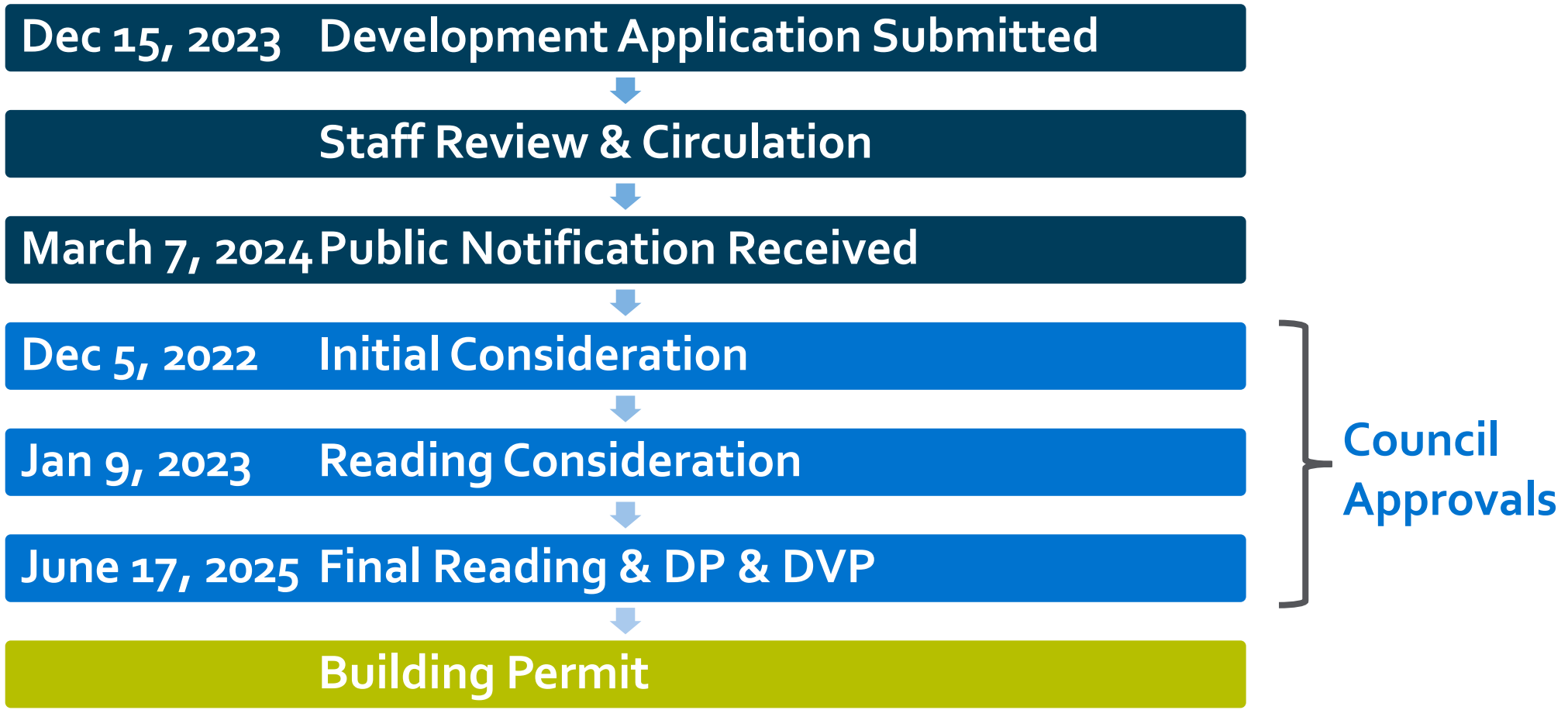
115 & 165 Kneller Road

DP23-0245 DVP23-0246

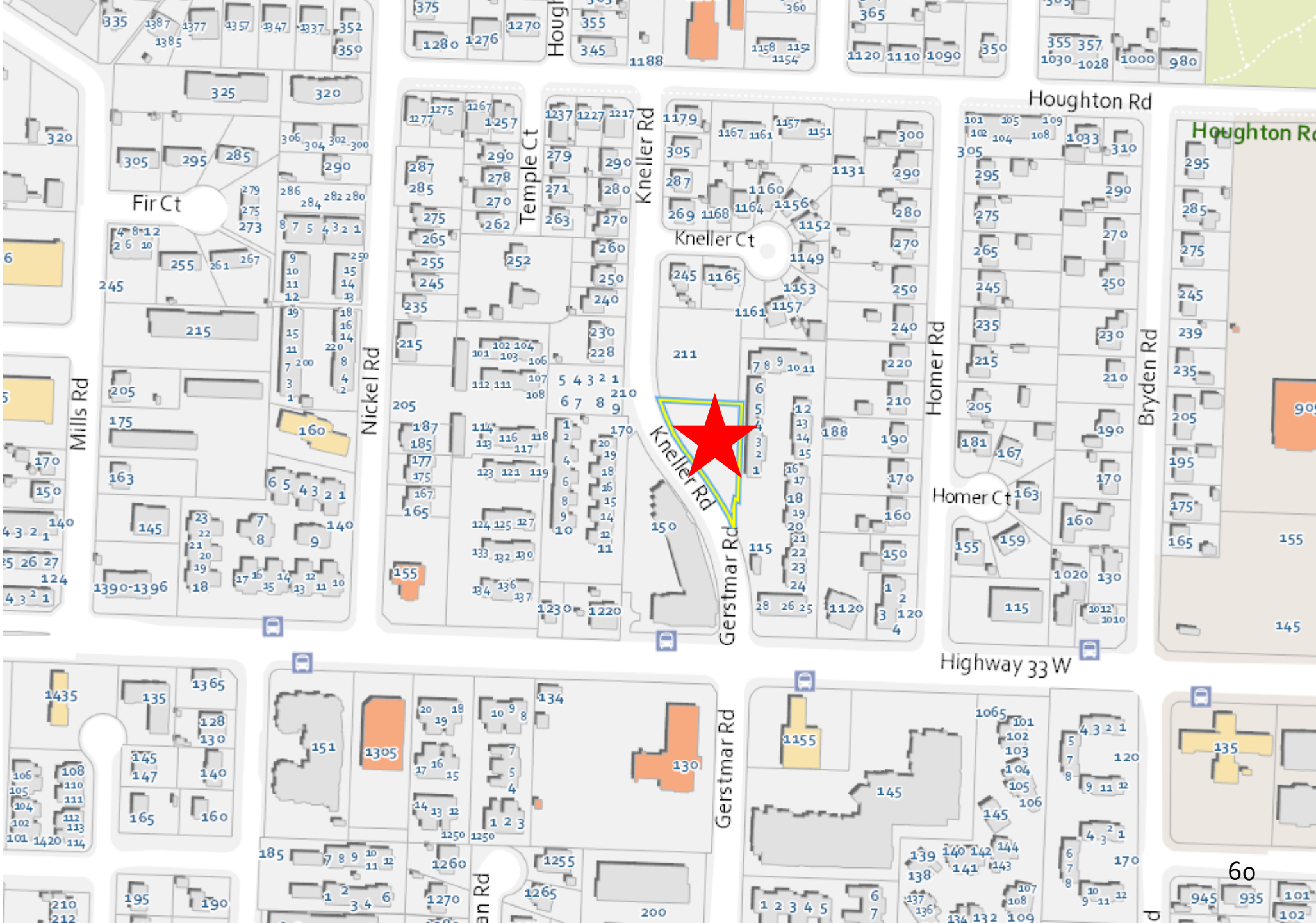
Purpose

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the ratio of parking space sizes, the required residential off-street parking requirements, and maximum height.

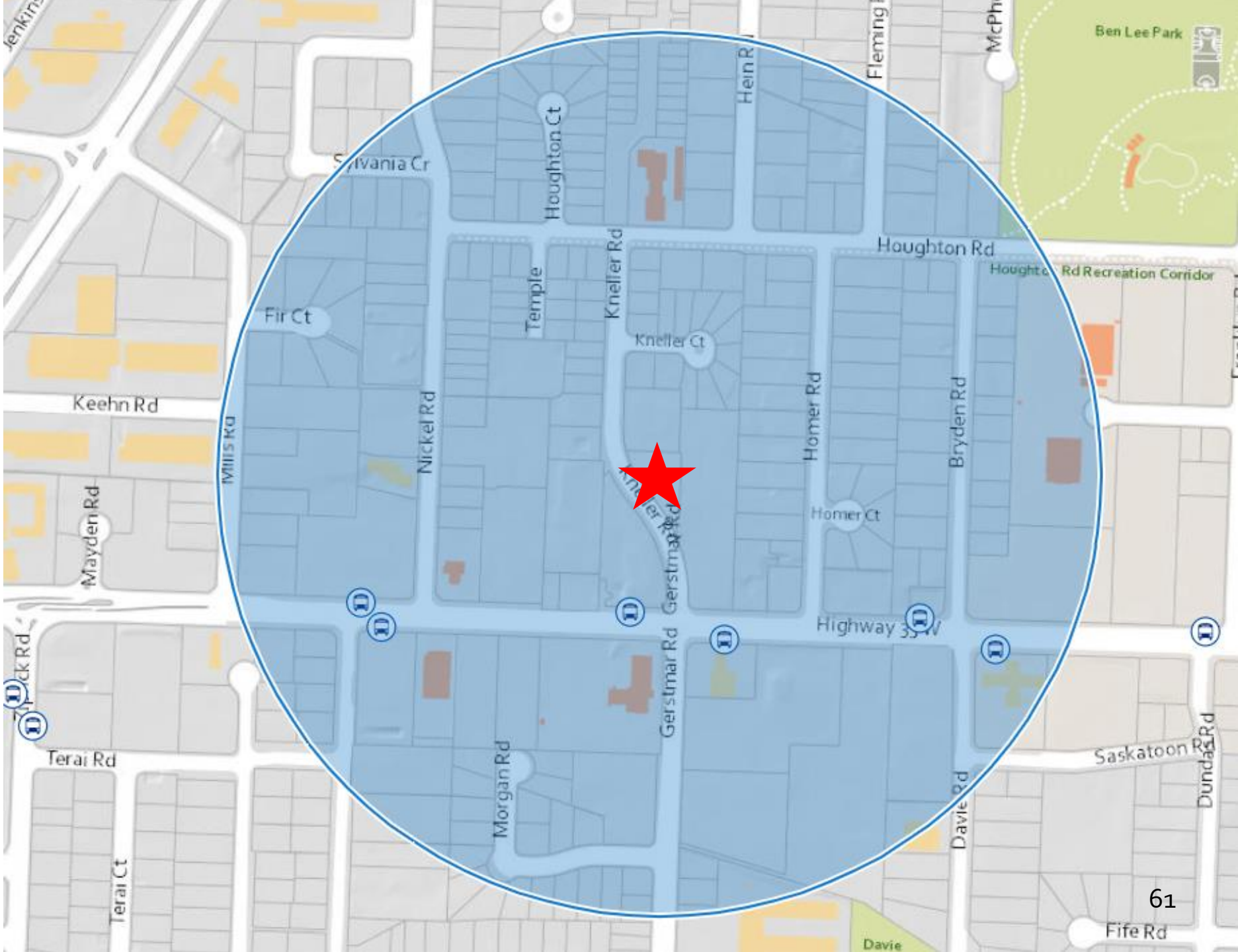
Development Process



Context Map

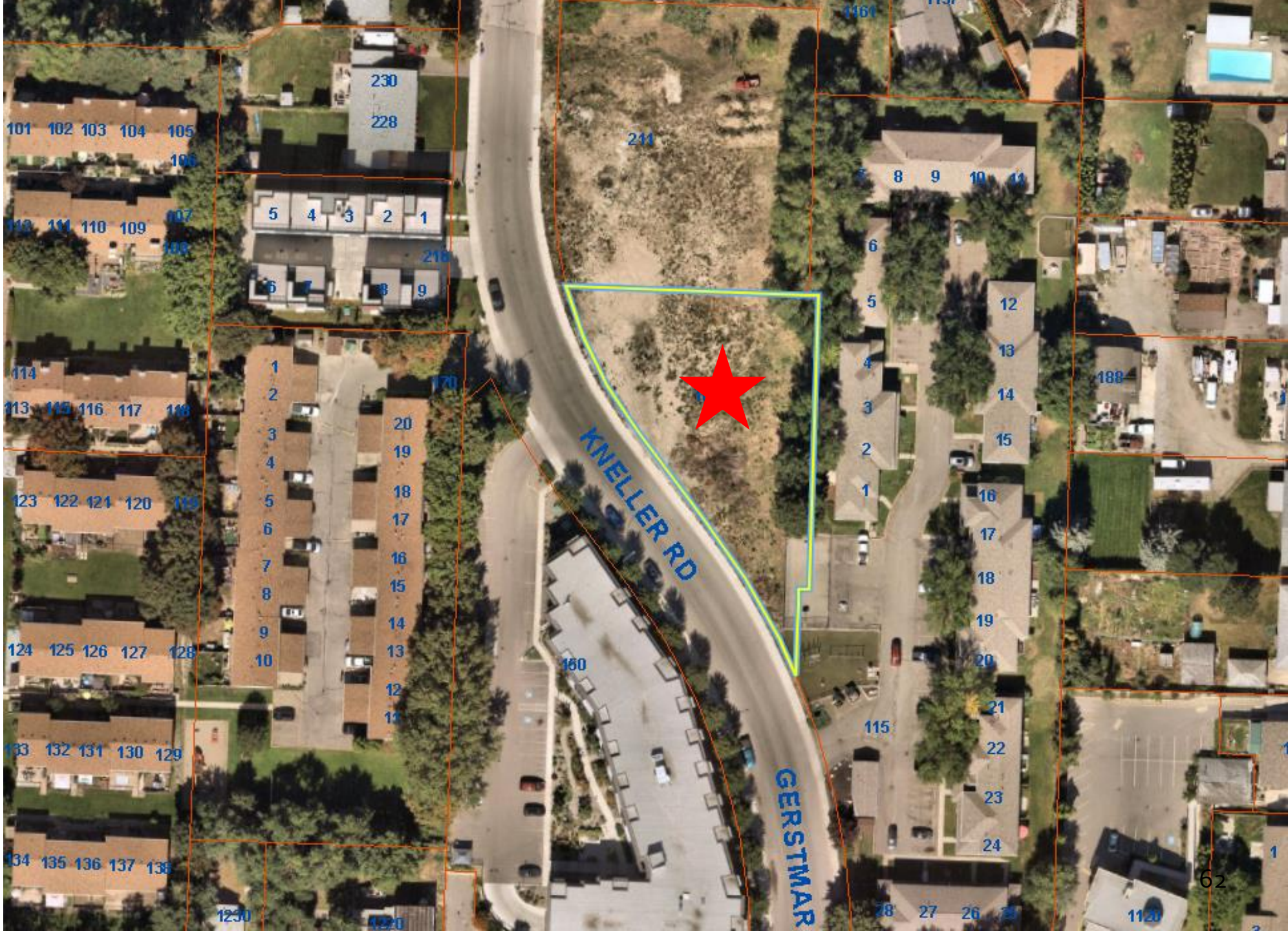

N
Houghton Rd
Fir Ct
Mills Rd
Nickel Rd
Temple Ct
Kneller Rd
Kneller Ct
Homer Rd
Homer Ct
Bryden Rd
Gerstmar Rd
Highway 33 W

Model City



Model City:
Residential units: 1,547
Commercial units: 20
Estimated population: 3,220
Estimated jobs: 619

Subject Property Map



Technical Details

- 5 storey apartment building, 48 units
  - 1 bachelor, 28 one-bedroom, 16 two-bedroom, 3 three-bedroom
- 26 Parking Stalls
- 6 short-term bicycle stalls, 37 long-term bicycle stalls
- 16 trees
- Amenity space includes a lounge, playground, dog run, outdoor seating
- Reconfigure parking and amenity space on adjacent parcel

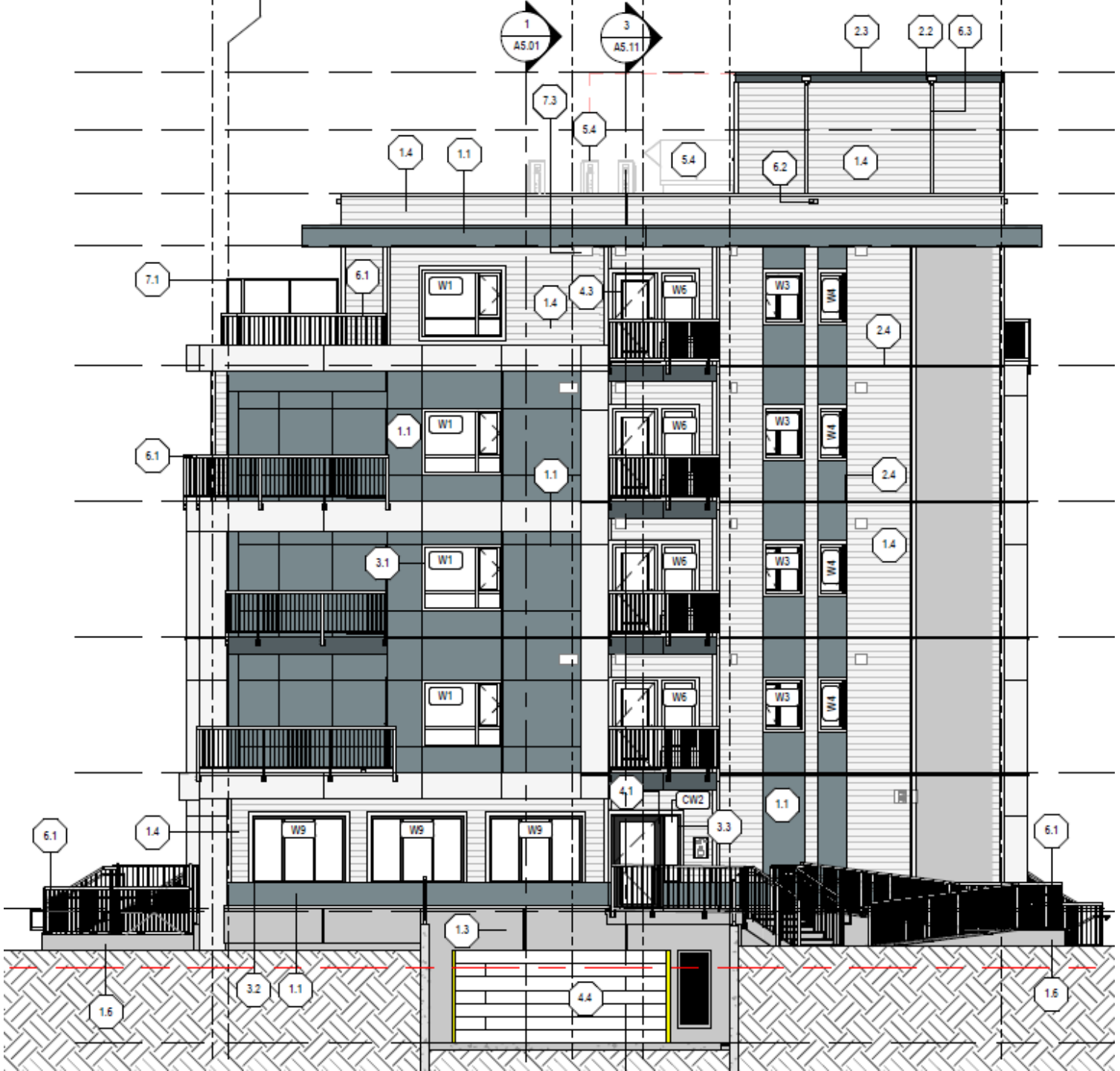
Site Plan

Elevation (west)

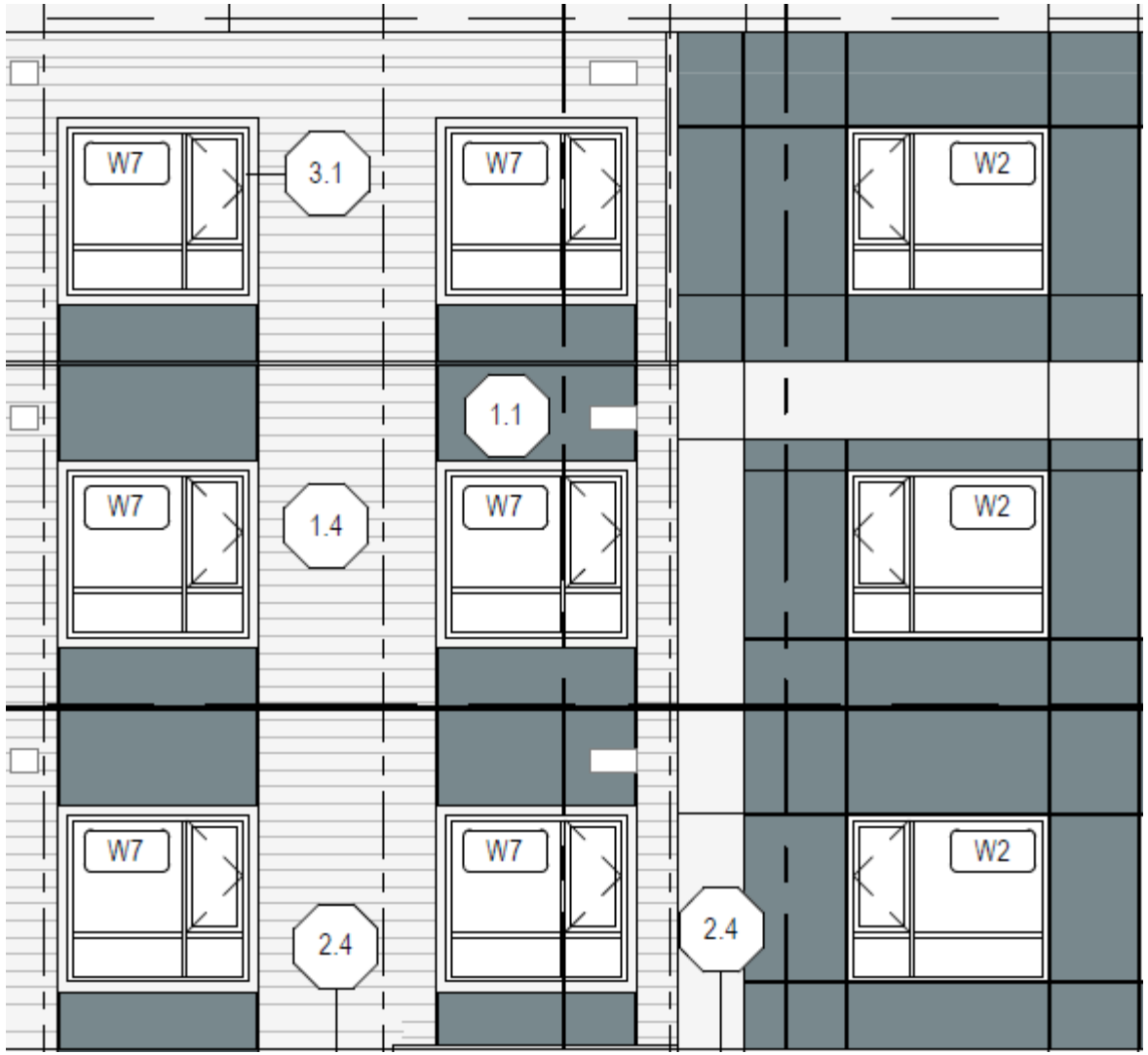
Elevation (north)

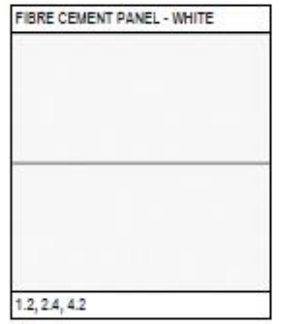
Elevation (east)

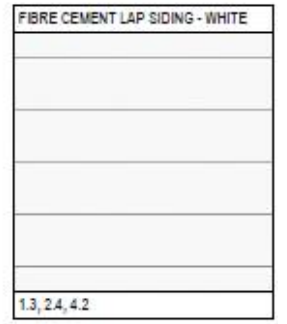
Elevation (south)

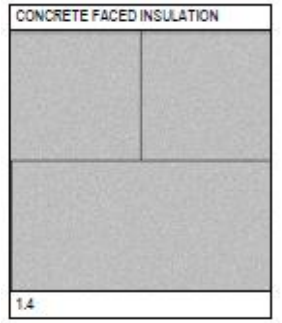


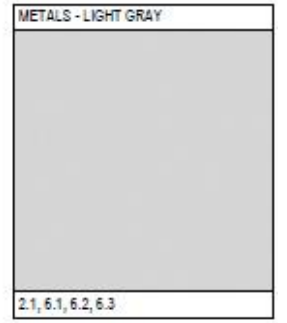
Materials Board

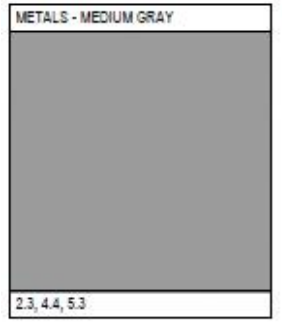


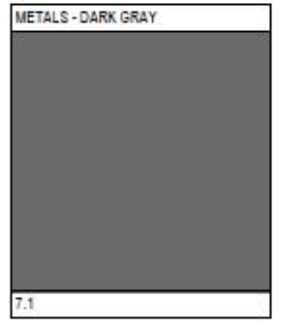


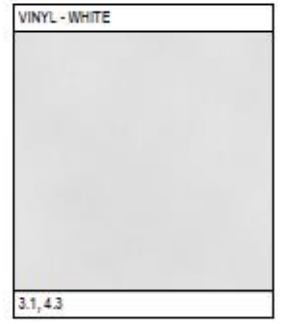


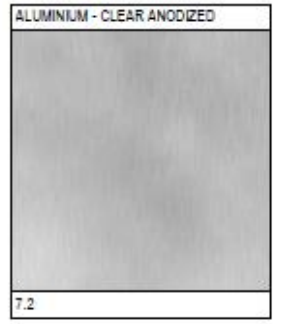


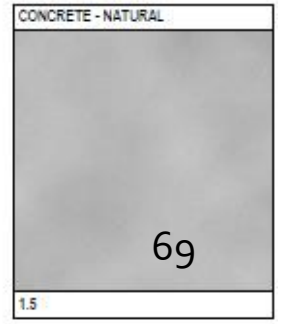












Landscape Plan

Rendering - West

Rendering - Northeast

Rendering - Northeast

OCP Design Guidelines

- Orienting primary building facades and the main entry to the street, with ground-oriented residential units
- Stepping back the upper storey of the building to reduce the perceived massing
- Locating off-street parking away from public view, in an underground parkade
- Providing attractive, engaging, and functional on-site open spaces

Parking Variances

Table 8.2.7.b – Ratio of Parking Space Sizes

- Minimum 50% regular sized spaces to 27%
- Maximum 50% small sized spaces to 73%

Table 8.3 – Required Residential Off-Street Parking Requirements

- 62 stalls required to 26 stalls proposed

Parking Variances

- Ownership of 115 Kneller Road and 150 Kneller Road
- 3 surplus parking stalls at 115 Kneller Road to be dedicated to proposed development
- 72% of parking (81 stalls) at 150 Kneller Road is unused
- Resident makeup will be similar to adjacent developments – low parking utilization
- Location near Urban Centre, transit, and ATC

Height Variance

- Section 13.6 – Multi-Dwelling Zones: Vary maximum building height from 4 storeys to 5 storeys
- Building is 17.8 m – meets the 18.0 m maximum height
- Application was submitted prior to Zoning Bylaw changes to height
- Building is stepped back along front façade and aligns with OCP Design Guidelines

Staff Recommendation

- Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
  - Meets OCP Design Guidelines
  - Applicant has demonstrated adequate parking is available
  - Height variance is to allow additional storey – not additional overall height

OMAHS OWNED NEW APARTMENT BLDG

Parking Variance Rationale Presentation

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca

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m+m MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2024-05-08

PROJECT NORTH | TRUE NORTH

Issued

1	2023-12-04	ISSUED FOR DEVELOPMENT PERMIT
2	2024-01-16	BC HOUSING 50% REVIEW SET
3	2024-03-05	ISSUED FOR FOUNDATION PERMIT
4	2024-05-06	ISSUED FOR DEVELOPMENT PERMIT REVISIONS

Revision

No.	Date	Revision

Project Title

BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number: DP-A2.01

Revision

Drawing Title

CONTEXT PLAN

Job No.	m+m 23-1973
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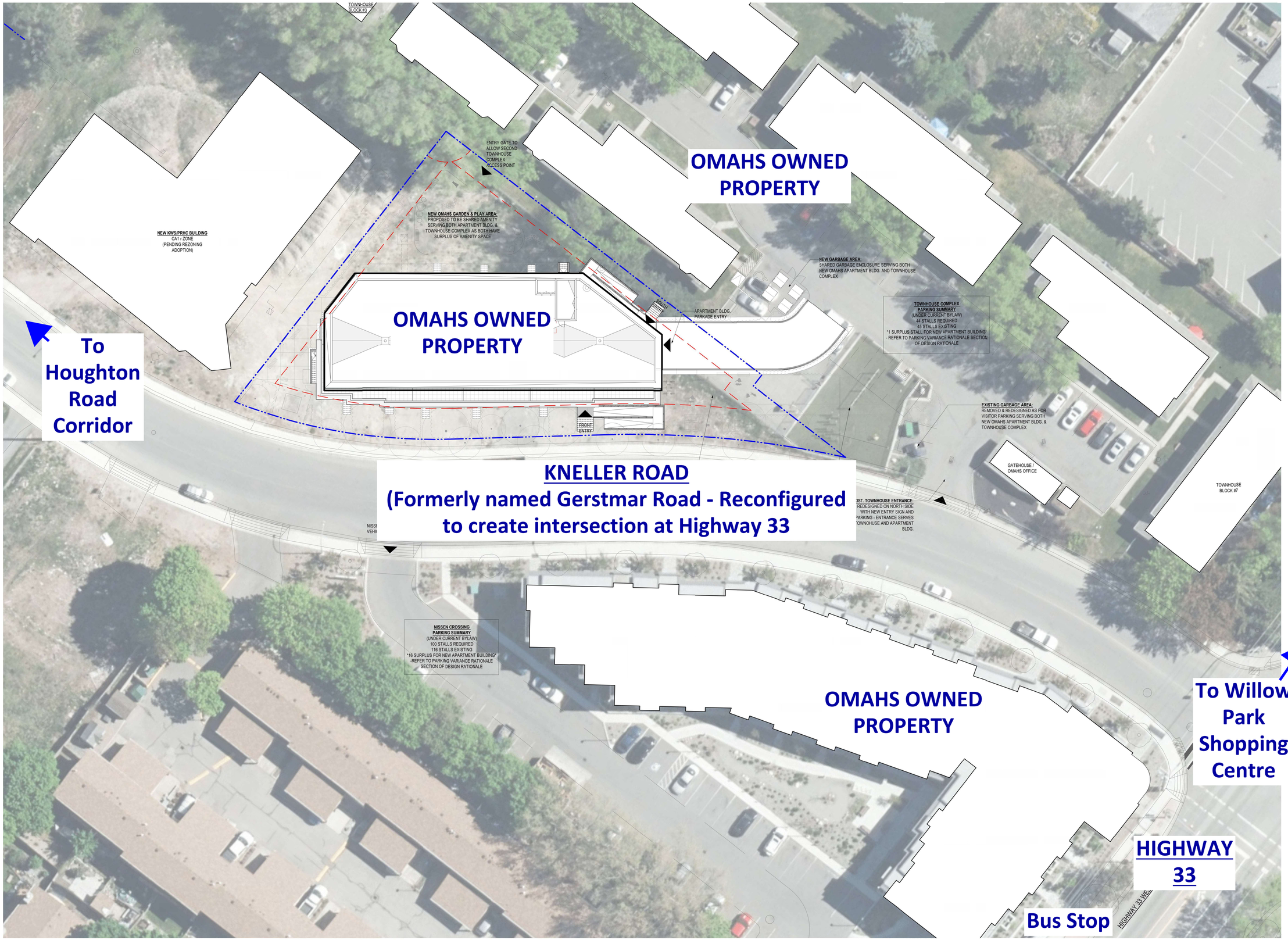
Drawn	A.M.
Checked	S.T.



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3	2024-03-05	ISSUED FOR FOUNDATION PERMIT
4	2024-05-06	ISSUED FOR DEVELOPMENT PERMIT REVISIONS

Revision

No.	Date	Revision

Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

165 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 426

Drawing Number: DP-A2.01
Revision:

Drawing Title
CONTEXT PLAN

Job No.	m+m 23-1973
Scale	1" = 20'-0"
Drawn	A.M.
Checked	S.T.

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca

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DIMENSIONS
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DO NOT SCALE DRAWINGS

m+m MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA
2024-05-08

PROJECT NORTH | TRUE NORTH

Issued

1	2023-12-04	ISSUED FOR DEVELOPMENT PERMIT
2	2024-01-16	BC HOUSING 50% REVIEW SET
3	2024-03-05	ISSUED FOR FOUNDATION PERMIT
4	2024-05-06	ISSUED FOR DEVELOPMENT PERMIT REVISIONS

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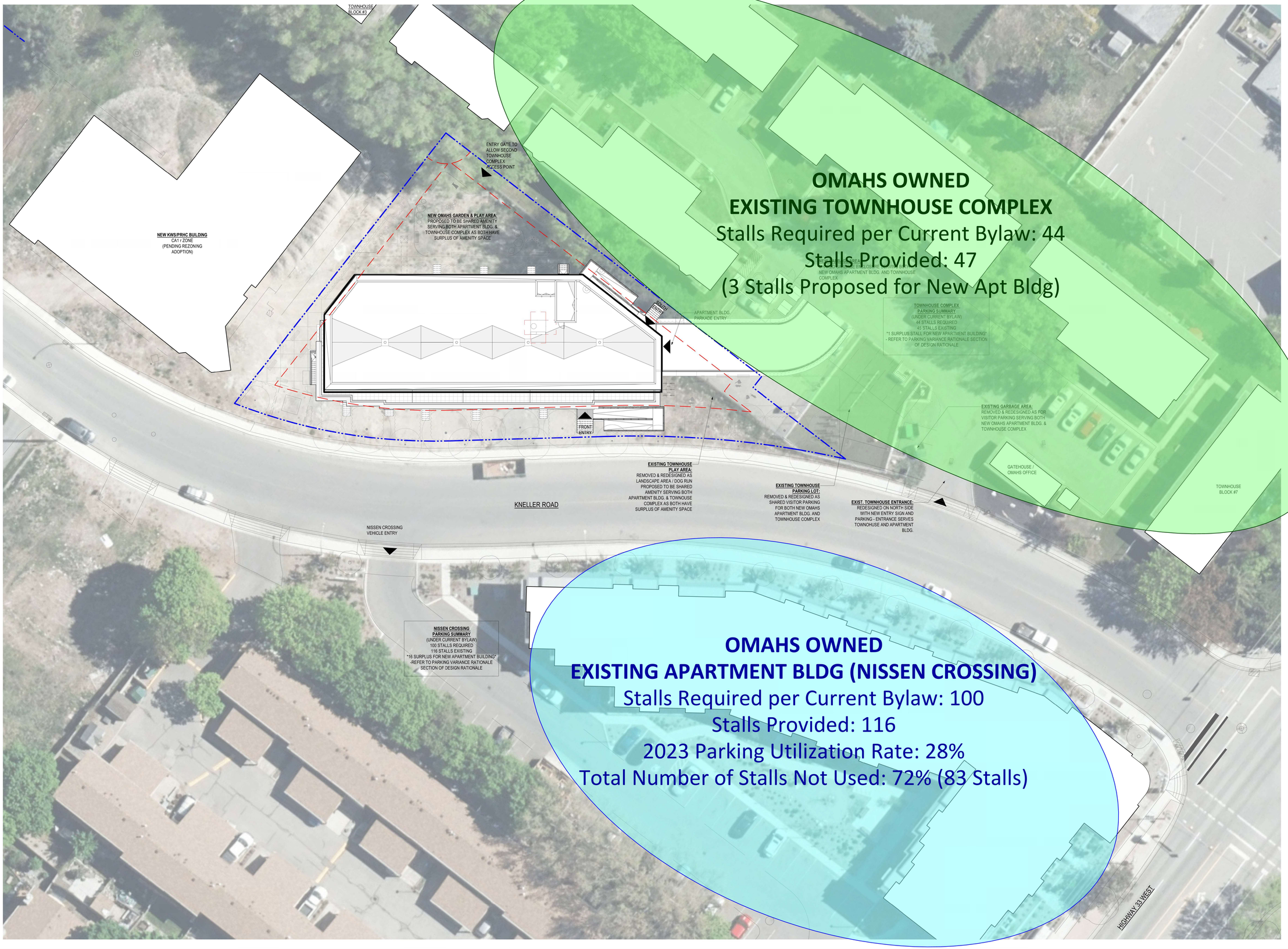

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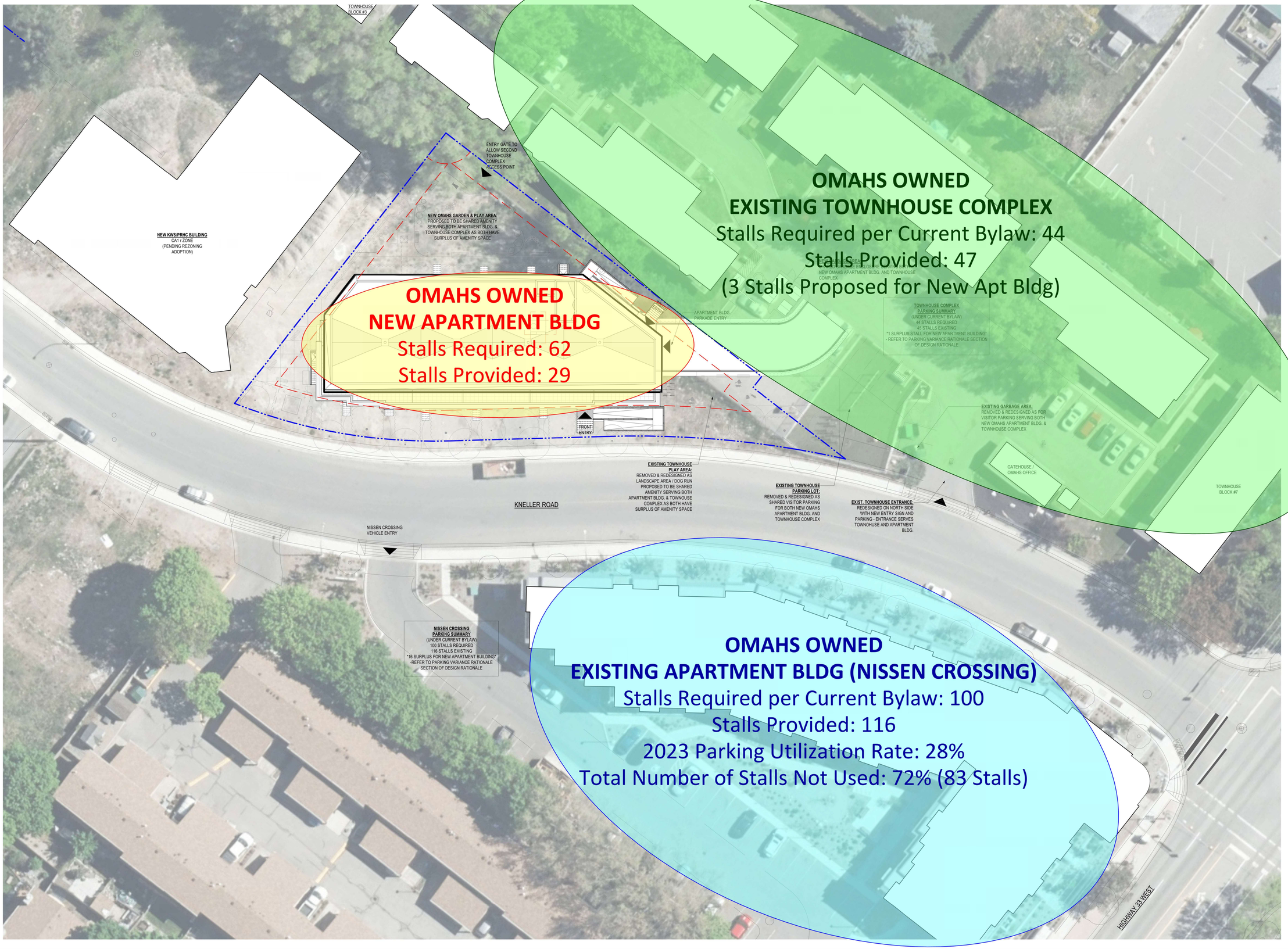

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Scale	1" = 20'-0"
Drawn	A.M.
Checked	S.T.

OMAHS OWNED NEW APARTMENT BLDG

Stalls Required: 62

If Utilized Similar to Nissen Crossing (28% Used - 72% Unused)

Then Only **18 Stalls** Will Be Potentially Used

Stalls Provided: 26

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CITY OF KELOWNA

BYLAW NO. 12464
Z22-0013
211 Kneller Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan EPP137707, located on Kneller Road, Kelowna, BC from the MF1 – Infill Housing zone to the CA1r – Core Area Mixed Use Rental Only zone.

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

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

Approved under the Transportation Act this 13th day of January, 2023.

Audrie Henry

(Approving Officer – Ministry of Transportation)

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

Mayor

City Clerk

REPORT TO COUNCIL
DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

Date:	June 17, 2025
To:	Council
From:	City Manager
Address:	211 Kneller Road
File No.:	DP23-0135 DVP25-0101
Zone:	CA1r – Core Area Mixed Use Rental Only

1.0 Recommendation

THAT Rezoning Bylaw No. 12464 be amended at third reading to revise the legal description of the subject properties from:

- Lot 1 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located at 235 Kneller Road, Kelowna, BC;
- Lot 2 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located at 239 Kneller Road, Kelowna, BC;
- Portions of Lot B Section 27 Township 26 ODYD Plan KAP73698, located at 1161 Kneller Court, Kelowna, BC; and
- Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located at 175 Kneller Road, Kelowna, BC;

to Lot A Section 27 Township 26 ODYD Plan EPP137707, located at 211 Kneller Road, Kelowna, BC;

AND THAT final adoption of Rezoning Bylaw No. 12464 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0135 and Development Variance Permit No. DVP25-0101 for Lot A Section 27 Township 26 ODYD Plan EPP137707, located at 211 Kneller Road, Kelowna, BC subject to the following:

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

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

Table 8.3 – Required Residential Off-Street Parking Requirements

To vary the minimum number of off-street parking spaces from 39 stalls required to 33 stalls proposed.

Section 14.11 – Commercial and Urban Centre Zone Development Regulations
To vary the minimum front yard setback from 4.5 m permitted to 3.02 m proposed.

Table 14.11 – Commercial and Urban Centre Zone Development Regulations
To vary the minimum rear yard setback for an accessory building from 4.5 m permitted to 1.64 m proposed.

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

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

2.0 Purpose

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum number of off-street parking spaces, the minimum front yard setback, and the minimum rear yard setback for an accessory building.

3.0 Development Planning

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

- Orienting the primary building façade and main entryway to the street;
- Locating off-street parking away from public view, primarily in an underground parkade;
- Expressing a unified architectural concept that incorporates a range of architectural features and details, including substantial natural building materials; and
- Providing attractive, engaging, and functional on-site open spaces, including shared rooftop amenity space.

Proposed materials primarily include silver, blue, gray, and woodgrain fibre cement panels, natural stone veneer, and timber beams. Common amenity space includes an indoor lounge, common rooms, and playroom, a rooftop patio with outdoor furniture, community garden planters, and outdoor kitchen, and a playground structure. 13 new trees will be planted around the perimeter of the site.

Front Yard Setback Variance

The applicant is seeking a variance to the minimum front yard setback from 4.5 m permitted to 3.02 m proposed. When the project was originally proposed, the proposal originally included a portion of the building as office space for a non-profit organization. Therefore, the applicant sought rezoning to the CA1r – Core Area Mixed Use Rental Only zone to facilitate these mixed uses. As the design progressed, the office component of the project was removed.

The CA1r has a 4.5 m front yard setback, in comparison to the 3.0 m front yard setback in the MF_3 zone. The proposed front yard setback variance would allow the setback of the building to be consistent with the MF_3 zone.

Rear Yard Setback Variance

The applicant is proposing a variance to the minimum rear yard setback from 4.5 m permitted to 1.64 m proposed for an accessory building. The CA1r zone requires that accessory buildings meet the same setbacks as principal buildings. By comparison, the MF3 zone has a 1.5 m setback for accessory buildings.

The proposed variance would facilitate the setback of the building to be consistent with the MF3 zone. The proposed accessory building is to accommodate for waste & recycling. The variance could have been avoided by fencing the waste & recycling bins, however the proposed building provides a more visually appealing enclosure.

Parking Variance

The applicant is proposing to vary the minimum number of off-street parking spaces from 39 stalls to 33 stalls. The applicant has submitted a substantial parking rationale (Attachment D) in support of the proposed variance. The proposed development will be operated by a non-profit society as a transitional supportive housing development. When comparing with similar developments across the Province, these types of housing are typically provided with a much reduced parking rate. Additionally, affordable housing projects in general typically demonstrate much lower parking demand by tenants.

Parking demand should further be reduced by the property's location within two blocks of the Rutland Urban Centre, containing a variety of commercial services and employment. There are bus stops on Highway 33 W within 180 m of the subject property served by bus routes 8, 10, and 98 providing direct service to the Rutland Urban Centre, Downtown Urban Centre, UBCO, Okanagan College, and Orchard Park. Immediately north, an Active Transportation Corridor on Houghton Road provides a direct, protected bicycle route between the Rutland Urban Centre and the Rail Trail.

4.0 Subject Property & Background

4.1 Subject Property Map

The subject property is located on Kneller Road between Highway 33 W and Houghton Road, two blocks to the west of the Rutland Urban Centre. Highway 33 W is a Transit Supportive Corridor, with transit stops located 200 m from the subject property. Houghton Road is an Active Transportation Corridor, which connects to the Rutland Urban Centre and the Rail Trail.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2907.9 m²
Total Number of Units	**49**
Bachelor	6
1-bed	12
2-bed	19
3-bed	8
4-bed	4

DEVELOPMENT REGULATIONS		
CRITERIA	**CA1r ZONE**	**PROPOSAL**
Total Maximum Floor Area Ratio	**2.15**	**1.16**
Base FAR	1.6	
Bonus FAR (Rental)	0.3	
Bonus (Underground Parking)	0.25	
Max. Site Coverage (buildings)	75%	41.4%
Max. Site Coverage (buildings, parking, driveways)	85%	77.22%
Max. Height	**4 storeys & 18.0 m**	**15.67 m & 4 storeys**
Base Height	4 storeys & 18.0 m	
Setbacks		
Min. Front Yard (west)	4.5 m	3.02 m ❶
Min. Side Yard (north)	3.0 m	11.09 m
Min. Side Yard (south)	3.0 m	4.36 m
Min. Rear Yard (east)	4.5 m	4.74 m (principal building) 1.64 m (accessory building) ❷
Amenity Space		
Total Required Amenity Space	**1000 m²**	**1072.4 m²**
Common	196 m²	1072.4 m²
Landscaping		
Min. Number of Trees	11 trees	22 trees
Min. Large Trees	6 trees	10 trees

❶ Indicates a requested variance to minimum front yard setback from 4.5 m required to 3.02 m proposed.
❷ Indicates a requested variance to the minimum rear yard setback from 4.5 m required to 1.64 m proposed for an accessory building.

PARKING REGULATIONS		
CRITERIA	**CA1r ZONE REQUIREMENTS**	**PROPOSAL**
Total Required Vehicle Parking	**39 stalls**	**33** ❸
Residential	36.6	29
"r" Subzone Reduction	-3.66	
Visitor	7	4

Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	79% Regular 21% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	37 stalls	38 stalls
Bonus Stalls Provided for Parking Reduction	n	n
Bike Wash & Repair	y	y
❸ Indicates a requested variance to minimum required parking stalls from 39 stalls to 33 stalls.		

6.0 Application Chronology

Application Accepted: July 17, 2023
Neighbour Notification Received: May 23, 2025

Report prepared by: Mark Tanner, Planner Specialist
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0135 DVP25-0101
- Schedule A: Site Plan & Floor Plans
- Schedule B: Elevations & Sections
- Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines
Attachment C: Renderings
Attachment D: Applicant's Parking Variance Rationale

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

Development Permit & Development Variance Permit

DP23-0135 DVP25-0101

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

211 Kneller Road

and legally known as

Lot A Section 27 Township 26 ODYD Plan EPP137707

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
DP23-0135 DVP25-0101
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

Date of Council Approval:	**June 17, 2025**
Development Permit Area:	Form & Character
Existing Zone:	CA1r – Core Area Mixed Use Rental Only
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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

This is NOT a Building Permit.

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

NOTICE

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

Owner:	Provincial Rental Housing Corporation, Inc.No. BC0052129
Applicant:	Station One Architects

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

DRAFT

ATTACHMENT A
This forms part of application
DP23-0135 DVP25-0101
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0135 and Development Variance Permit No. DVP25-0101 for Lot A Section 27 Township 26 ODYD Plan EPP137707 located at 211 Kneller Road, Kelowna, BC, subject to the following:

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C";

d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

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Table 14.11 – Commercial and Urban Centre Zone Development Regulations
To vary the minimum rear yard setback for an accessory building from 4.5 m permitted to 1.64 m proposed.

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

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$593,356.25**

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

4. INDEMNIFICATION

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

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

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

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

ATTACHMENT A
This forms part of application
DP23-0135 DVP25-0101
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

DRAFT

SITE SYMBOL LEGEND

GRID REFERENCE — 1

ROOM MARKER
Room name — ROOM NAME
101 — ROOM NUMBER

SECTION MARKER
10 / A101 — SECTION NUMBER / SHEET NUMBER

DETAIL MARKER
00 / SIM — DETAIL NUMBER
A101 — SHEET NUMBER

PROPERTY LINE

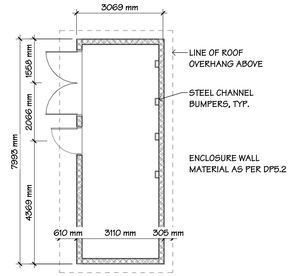
SETBACK LINE

MISC. SYMBOLS

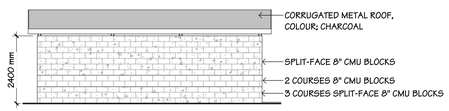
HB	HOSE BIBB
RWL	RAIN WATER LEADER
GB	GAS BIBB
FDC	FIRE DEPARTMENT CONNECTION
F.H.	FIRE HYDRANT
C.B.	CATCH BASIN
L.D.	LAWN DRAIN
LT	LIGHT FIXTURE

SITE HATCH LEGEND

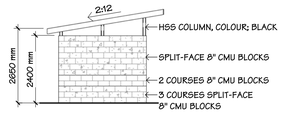
- PROPOSED BUILDING
- SIDEWALK
- CONCRETE
- SOD
- LANDSCAPING SPACE
- GRAVEL
- BRICK PAVERS
- RUBBER PLAY SURFACE



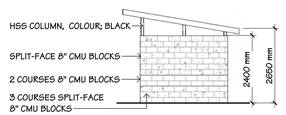
2 EXTERIOR STORAGE ENCLOSURE PLAN
1 : 100



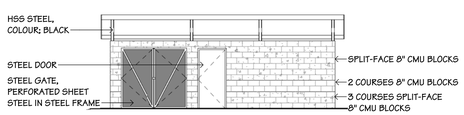
3 ENCLOSURE EAST ELEVATION
1 : 100



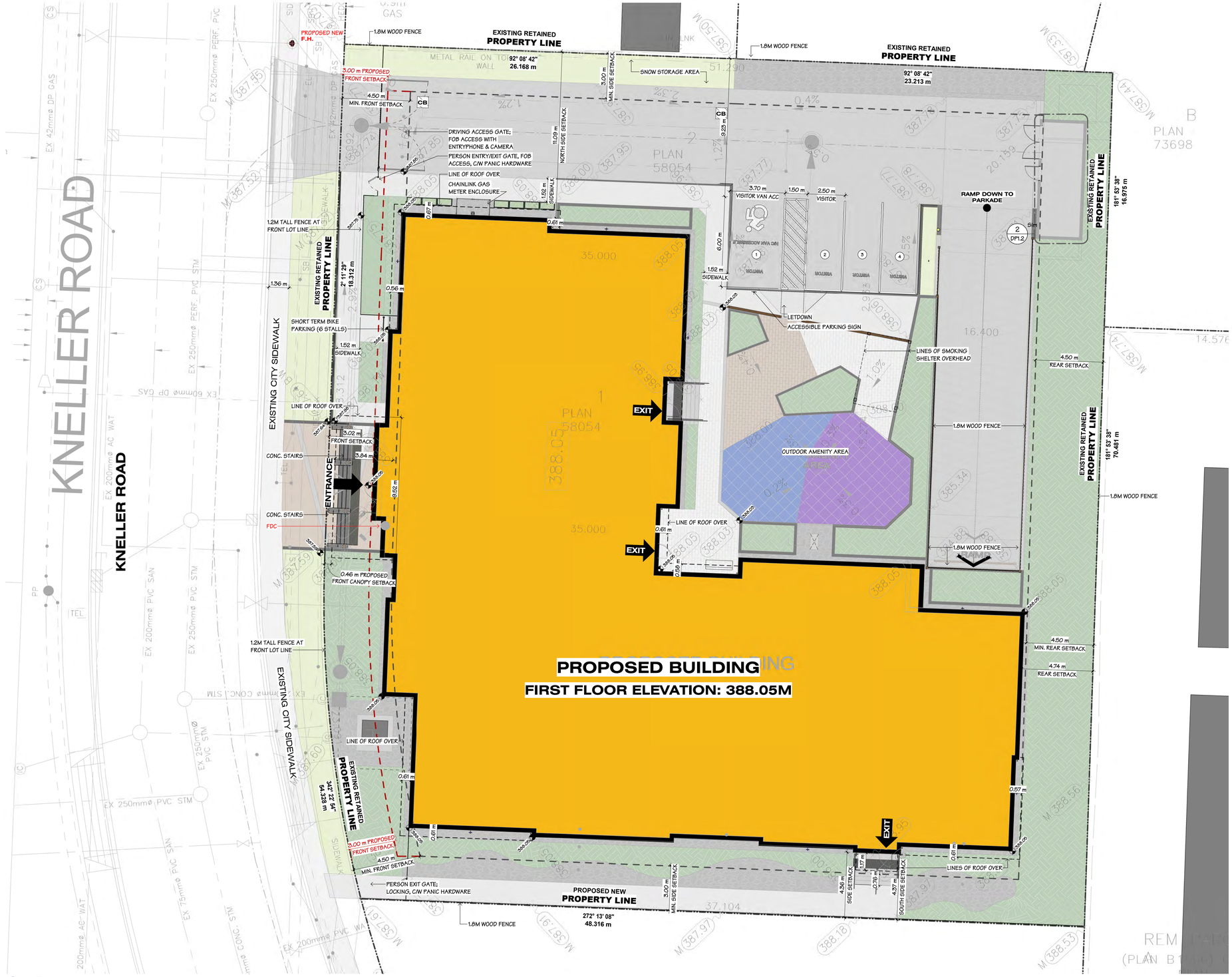
4 ENCLOSURE NORTH ELEVATION
1 : 100



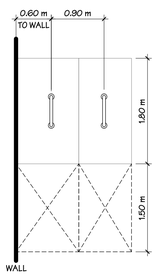
5 ENCLOSURE SOUTH ELEVATION
1 : 100



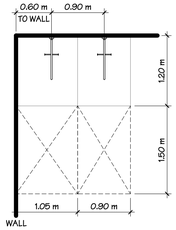
6 ENCLOSURE WEST ELEVATION
1 : 100


KNELLER ROAD
PROPOSED NEW F.H.
1.8M WOOD FENCE
EXISTING RETAINED PROPERTY LINE
92° 08' 42" 26.168 m
3.00 m PROPOSED FRONT SETBACK
4.50 m MIN. FRONT SETBACK
CB
DRIVING ACCESS GATE; FOB ACCESS WITH ENTRYPHONE & CAMERA
PERSON ENTRY/EXIT GATE, FOB ACCESS, C/W PANIC HARDWARE
LINE OF ROOF OVER
CHAINLINK GAS METER ENCLOSURE
11.09 m NORTH SIDE SETBACK
5.00 m MIN. SIDE SETBACK
SNOW STORAGE AREA
92° 08' 42" 23.213 m
RAMP DOWN TO PARKADE
3.70 m VISITOR VAN ACC
1.50 m
2.50 m VISITOR
1.52 m SIDEWALK
1.2M TALL FENCE AT FRONT LOT LINE
2° 11' 29" 16.312 m
0.56 m
1.36 m
SHORT TERM BIKE PARKING (6 STALLS)
EXISTING CITY SIDEWALK
LETDOWN ACCESSIBLE PARKING SIGN
LINES OF SMOKING SHELTER OVERHEAD
4.50 m REAR SETBACK
LINE OF ROOF OVER
3.02 m FRONT SETBACK
CONC. STAIRS
3.84 m
ENTRANCE
9.52 m
FDC
0.46 m PROPOSED FRONT CANOPY SETBACK
EXIT
OUTDOOR AMENITY AREA
AREA
1.8M WOOD FENCE
0.61 m
PROPOSED BUILDING
FIRST FLOOR ELEVATION: 388.05M
181° 52' 38" 16.975 m
181° 53' 38" 70.481 m
4.50 m MIN. REAR SETBACK
4.74 m REAR SETBACK
0.57 m
342° 22' 54" 54.320 m
5.00 m PROPOSED FRONT SETBACK
4.50 m MIN. FRONT SETBACK
PERSON EXIT GATE; LOCKING, C/W PANIC HARDWARE
PROPOSED NEW PROPERTY LINE
272° 13' 08" 48.316 m
3.00 m MIN. SIDE SETBACK
4.36 m SIDE SETBACK
4.37 m SOUTH SIDE SETBACK
LINES OF ROOF OVER
1.8M WOOD FENCE
PLAN 58054
PLAN B 73698
EX 250mmø PERF. PVC
EX 42mmø DP GAS
EX 60mmø DP GAS
EX 200mmø AC WAT
EX 250mmø PVC SAN
EX 250mmø PVC STM
EX 75mmø PVC SAN
EX 200mmø PVC WAT
EX 375mmø CONC STM
EX 250mmø PVC STM
EX 250mmø PERF. PVC STM
EX 250mmø PVC STM
EX 200mmø PVC STM
EX 375mmø CONC STM
EX 250mmø PVC STM
EX 200mmø AC WAT
EX 375mmø PVC SAN
EX 200mmø PVC WAT
EX 375mmø CONC STM
EX 250mmø PVC STM
EX 200mmø

FLOOR MOUNTED STALLS



WALL MOUNTED STALLS

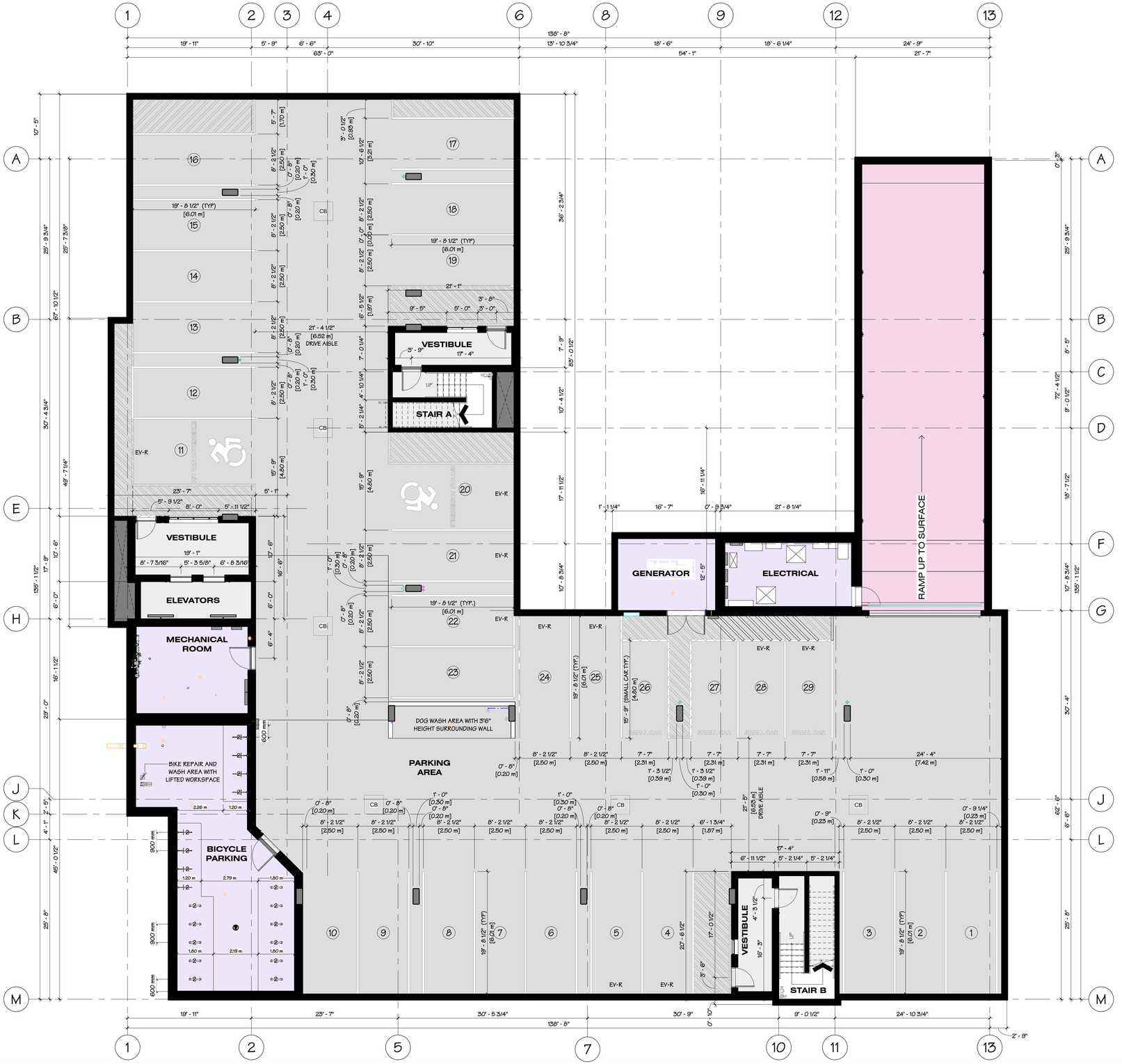


TYPICAL BIKE PARKING

1/4" = 1'-0"

ROOM TYPE LEGEND

- AMENITY
- CIRCULATION
- PARKING
- SERVICE



PARKING QUANTITIES

	REQUIRED	PROVIDED
VEHICLE	**31**	**29**
REGULAR	29	23
SMALL CAR	<15	4
ACCESSIBLE (VAN ACCESSIBLE)	2	2
VEHICLE VISITOR	**7**	**4**
BICYCLE	**37**	**38**
WALL MOUNT	<18	16
FLOOR MOUNT	>19	22

- VEHICLE PARKING REQUIREMENT INCLUDES BOTH RESIDENTS AND STAFF, ASSUMES 3 STAFF
- VISITOR ACCESSIBLE PARKING NOT FACTORED INTO REQUIRED ACCESSIBLE PARKING STALL COUNT
- ALL ACCESSIBLE PARKING SPACES SIZED TO FIT ACCESSIBLE VANS
- UTILIZES 10% PARKING REDUCTION PER 8.2.11(A)

STALL SIZING

AS PER TABLE 8.2.7.a:
DIMENSIONS OF PARKING SPACES AND DRIVE AISLES

STANDARD STALLS

CLEAR HEIGHT (MIN.)	2.0 M
WIDTH (MIN.)	2.5 M
LENGTH (MIN.)	6.0 M

SMALL CAR STALLS

CLEAR HEIGHT (MIN.)	2.0 M
WIDTH (MIN.)	2.3 M
LENGTH (MIN.)	4.8 M

ACCESSIBLE STALLS

ACCESSIBLE

CLEAR HEIGHT (MIN.)	2.3 M
WIDTH (MIN.)	3.7 M
LENGTH (MIN.)	6.0 M

VAN ACCESSIBLE

CLEAR HEIGHT (MIN.)	2.3 M
WIDTH (MIN.)	4.8 M
LENGTH (MIN.)	6.0 M

WIDTH ADJUSTMENTS

ABUTS 1 OBSTRUCTION	+ 0.2 M
ABUTS 2 OBSTRUCTIONS	+ 0.5 M
ABUTS DOOR	+ 0.8 M

DRIVE AISLE

ALL TWO-WAY DRIVE AISLES
SERVING 90 DEGREES PARKING
(E.G. PARKING LOT, PARKADE, GARAGE)

CLEAR WIDTH	6.5 M
CLEAR HEIGHT	2.0 M

BIKE PARKING

GENERAL

AS PER SECTIONS 8.5.6 & 8.5.7, AND TABLES 8.1 & 8.5.1

- A MIN. OF 50% OF THE REQ'D LONG-TERM BICYCLE PARKING SHALL BE GROUND-ANCHORED
- A MIN. OF 75% OF THE LONG-TERM BICYCLE PARKING SPACES SHALL BE LOCATED AT-GRADE OR WITHIN ONE STOREY OF FINISHED GRADE.

END-OF-TRIP FACILITIES

BICYCLE REPAIR & WASH STATION

- A BICYCLE REPAIR AND WASH STATION IS REQUIRED AFTER 20 LONG-TERM RESIDENTIAL BICYCLE PARKING STALLS
- THIS STATION INCLUDES
  1. TOOLS FOR BICYCLE REPAIR
  2. COMMERCIAL GRADE PUMP
  3. ACCESS TO WATER, AND
  4. A WAY TO RAISE A BIKE UP TO PERFORM SIMPLE MAINTENANCE

STALL DIMENSIONS

	GROUND	WALL
MIN. SPACE DEPTH	1.8 M	1.2 M
MIN. AISLE WIDTH	1.5 M	1.5 M
MIN. BETWEEN RACKS	0.9 M	0.9 M
MIN. BETWEEN RACK & DOOR/WALL	0.6 M	0.6 M

PARKADE PLAN

KWS HOUSING

KELOWNA, B.C.

SCHEDULE A
This forms part of application
DP23-0135 DVP25-0101
City of Kelowna DEVELOPMENT PLANNING
Planner Initials MT

SCALE As indicated
JOB NO. 22052

REGISTERED ARCHITECT JUSTIN R. DEA BRITISH COLUMBIA
2025-05-12

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Chilliwack
2 - 9360 Mill St
V2P 4N2

5	2024.07.10	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT
13	2025.05.08	DEVELOPMENT PERMIT AMENDMENT

DP2.0

station one architects

UNIT QUANTITIES

LEVELS	UNIT TYPES					
	STUDIO	1 BED ADAPTABLE	2 BED ADAPTABLE	2 BED ACCESSIBLE	3 BED	4 BED ADAPTABLE
LEVEL 1	0	3	3	1	2	1
LEVEL 2	2	3	4	1	2	1
LEVEL 3	2	3	4	1	2	1
LEVEL 4	2	3	4	1	2	1
TOTAL	6	12	15	4	8	4
OVERALL TOTAL UNITS						49

FIRST FLOOR PLAN

KWS HOUSING

KELOWNA, B.C.

SCHEDULE A
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City of Kelowna DEVELOPMENT PLANNING

SCALE As indicated
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DP2.1

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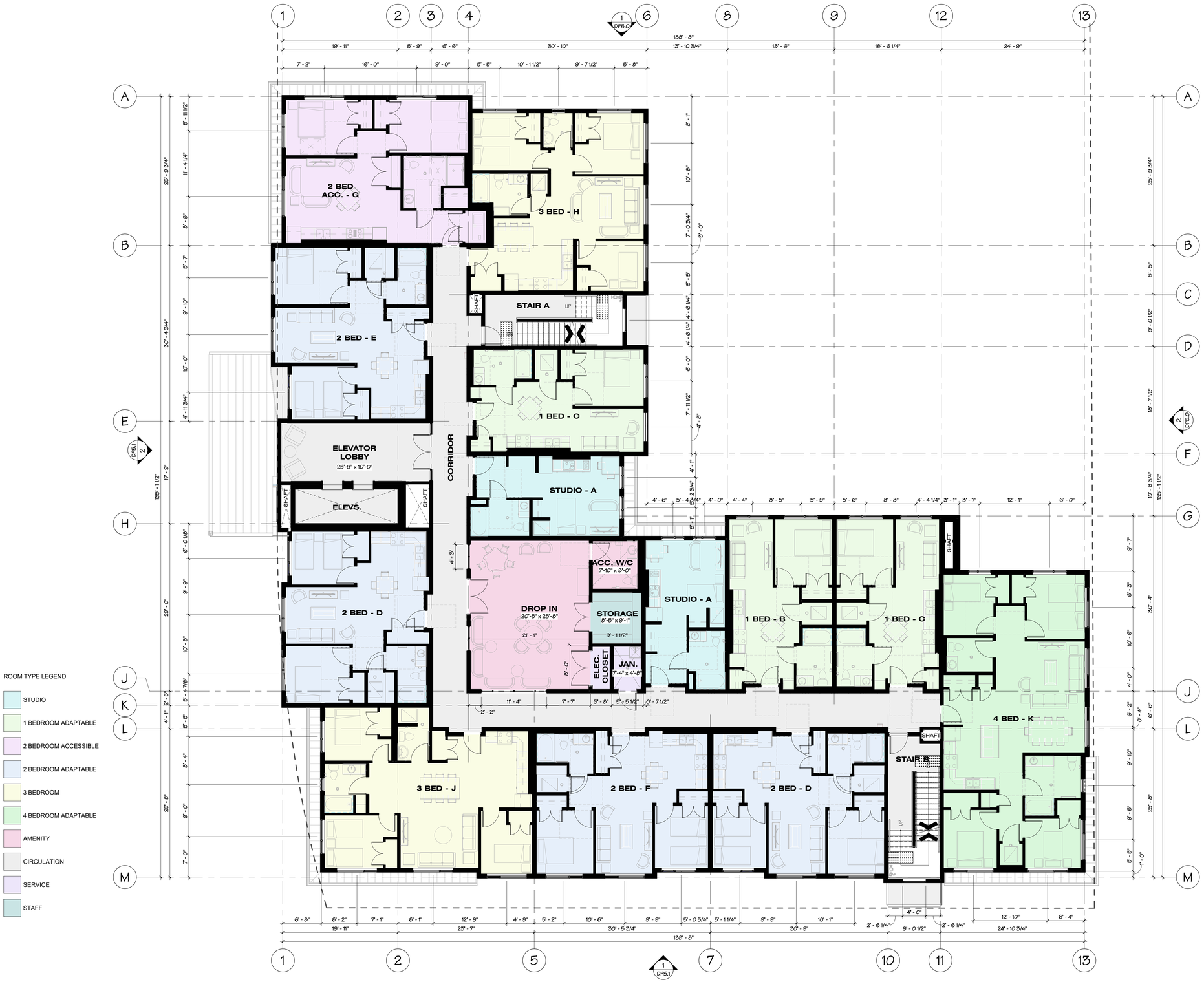

ROOM TYPE LEGEND

- STUDIO
- 1 BEDROOM ADAPTABLE
- 2 BEDROOM ACCESSIBLE
- 2 BEDROOM ADAPTABLE
- 3 BEDROOM
- 4 BEDROOM ADAPTABLE
- AMENITY
- CIRCULATION
- SERVICE
- STAFF

UNIT QUANTITIES

LEVELS	UNIT TYPES					
	STUDIO	1 BED ADAPTABLE	2 BED ADAPTABLE	2 BED ACCESSIBLE	3 BED	4 BED ADAPTABLE
LEVEL 1	0	3	3	1	2	1
LEVEL 2	2	3	4	1	2	1
LEVEL 3	2	3	4	1	2	1
LEVEL 4	2	3	4	1	2	1
TOTAL	6	12	15	4	8	4
OVERALL TOTAL UNITS						49

SECOND FLOOR PLAN

KWS HOUSING

KELOWNA, B.C.

SCHEDULE A
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DP23-0135 DVP25-0101
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City of Kelowna DEVELOPMENT PLANNING

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DP2.2

station one architects

ROOM TYPE LEGEND

- STUDIO
- 1 BEDROOM ADAPTABLE
- 2 BEDROOM ACCESSIBLE
- 2 BEDROOM ADAPTABLE
- 3 BEDROOM
- 4 BEDROOM ADAPTABLE
- AMENITY
- CIRCULATION
- SERVICE
- STAFF

UNIT QUANTITIES

LEVELS	UNIT TYPES					
	STUDIO	1 BED ADAPTABLE	2 BED ADAPTABLE	2 BED ACCESSIBLE	3 BED	4 BED ADAPTABLE
LEVEL 1	0	3	3	1	2	1
LEVEL 2	2	3	4	1	2	1
LEVEL 3	2	3	4	1	2	1
LEVEL 4	2	3	4	1	2	1
TOTAL	6	12	15	4	8	4
OVERALL TOTAL UNITS						49

THIRD FLOOR PLAN

KWS HOUSING

KELOWNA, B.C.

SCHEDULE A
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DP23-0135 DVP25-0101
Planner Initials MT
City of Kelowna DEVELOPMENT PLANNING

SCALE As indicated
JOB NO. 22052

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DP2.3

station one architects

UNIT QUANTITIES

LEVELS	UNIT TYPES					
	STUDIO	1 BED ADAPTABLE	2 BED ADAPTABLE	2 BED ACCESSIBLE	3 BED	4 BED ADAPTABLE
LEVEL 1	0	3	3	1	2	1
LEVEL 2	2	3	4	1	2	1
LEVEL 3	2	3	4	1	2	1
LEVEL 4	2	3	4	1	2	1
TOTAL	6	12	15	4	8	4
OVERALL TOTAL UNITS						49

FOURTH FLOOR PLAN

KWS HOUSING

KELOWNA, B.C.

SCHEDULE A
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DP23-0135 DVP25-0101
City of Kelowna DEVELOPMENT PLANNING
Planner Initials MT

SCALE As indicated
JOB NO. 22052

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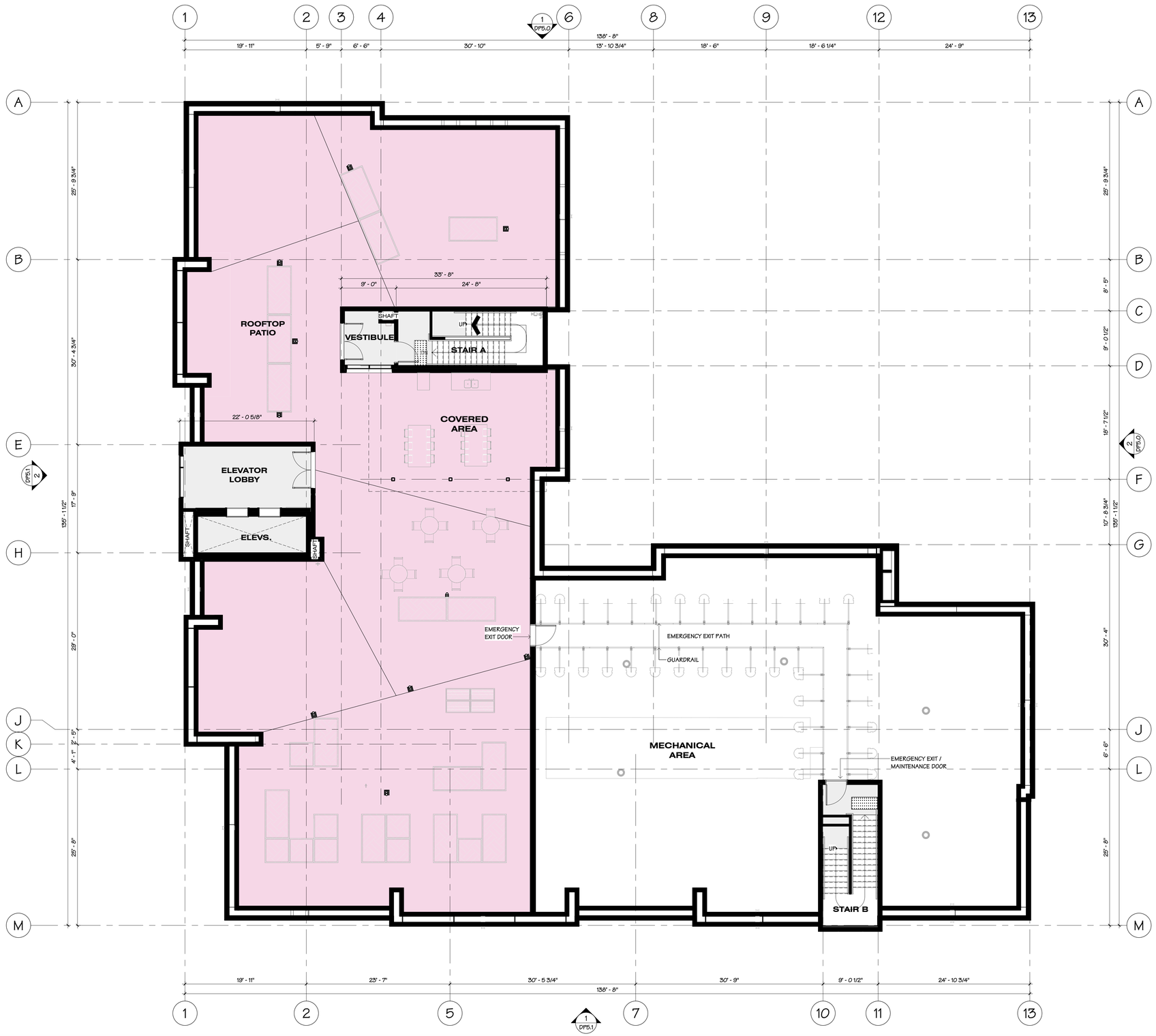
DP2.4

station one architects



ROOM TYPE LEGEND

- AMENITY
- CIRCULATION

ROOFTOP PATIO PLAN

KWS HOUSING

KELOWNA, B.C.

SCHEDULE A
This forms part of application
DP23-0135 DVP25-0101
City of Kelowna DEVELOPMENT PLANNING
Planner Initials MT

SCALE 1/8" = 1'-0"
JOB NO. 22052

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2025-05-12

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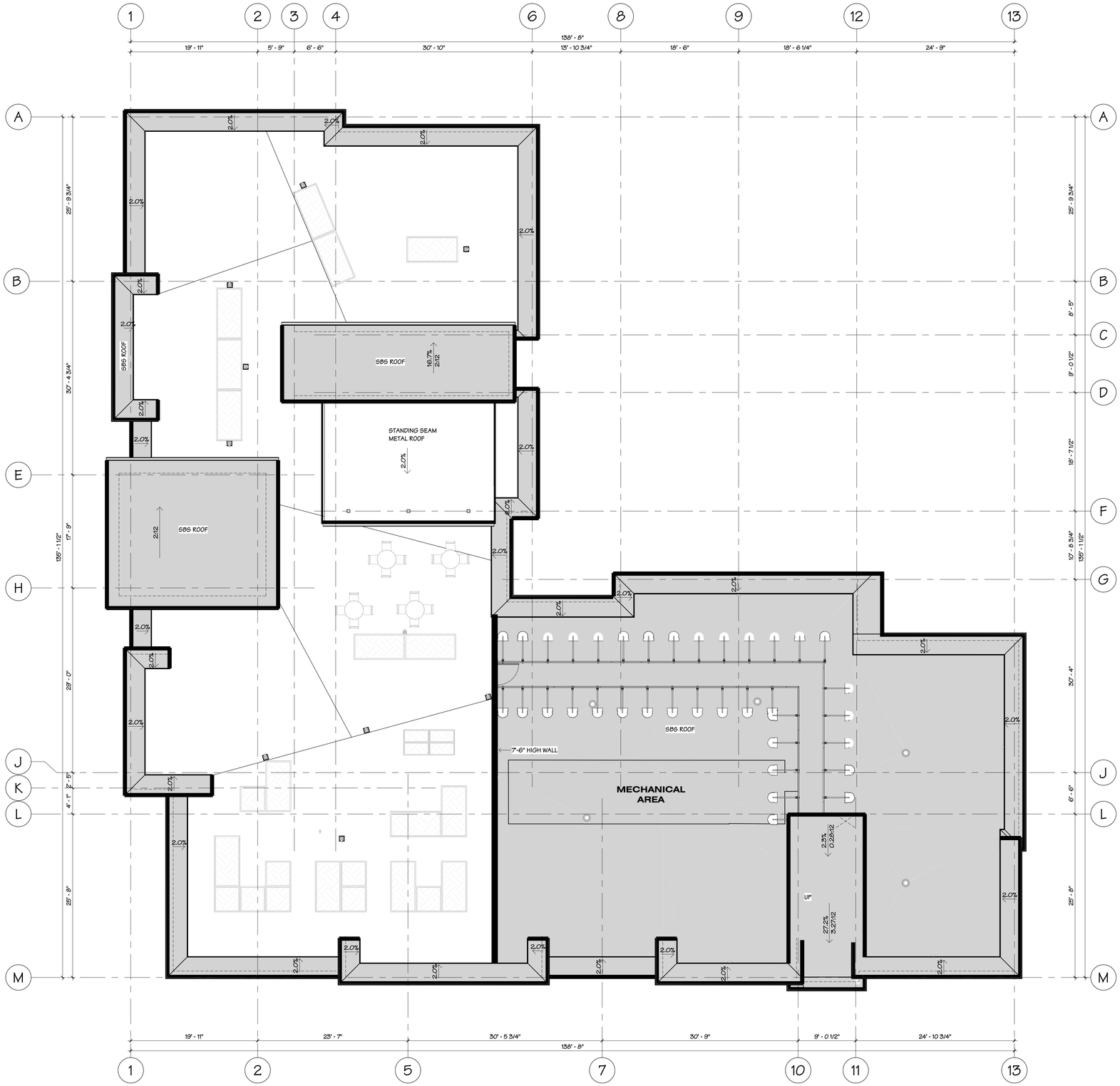
DP2.5

station one architects



ROOF PLAN

KWS HOUSING

KELOWNA, B.C.

SCHEDULE A
This forms part of application
DP23-0135 DVP25-0101
City of Kelowna DEVELOPMENT PLANNING
Planner Initials MT

SCALE 1/8" = 1'-0"
JOB NO. 22052

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DP2.6

station one architects

NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 FIBRE CEMENT SMOOTH PANEL | JAMES HARDIE
BENJAMIN MOORE "SILVER CHAIN" 1472

2 FIBER CEMENT SMOOTH PANEL | JAMES HARDIE
BENJAMIN MOORE "BLUE DANUBE" 2062-30

3 FIBER CEMENT SMOOTH PANEL | JAMES HARDIE
BENJAMIN MOORE "GREYSTONE" 1475

4 FIBER CEMENT CEDARMILL LAP SIDING | JAMES HARDIE
FISHER COATINGS TRUEGRAIN SERIES: CEDARTONE

5 NATURAL STONE VENEER | MUTUAL MATERIALS
ROCKY MOUNTAIN GRANITE LEDGESTONE | DRYSTACKED

6 TRIM | FASCIA | RAIN WATER LEADERS
TO MATCH VICWEST DEEP GREY

7 WOOD TIMBER BEAMS

8 RAILINGS
BLACK

9 WINDOW FRAMES
WHITE

10 RAISED SEAM ROOF
COLOUR TO MATCH VICWEST DEEP GREY

11 SBS TORCH ON ROOF
DARK CHARCOAL

12 SOFFIT | LONGBOARD
WOODGRAIN LIGHT CHERRY

13 COMPOSITE ALUMINUM PANELS
COLOUR TO MATCH CLEAR ANODIZED MULLIONS

14a SPLIT FACE CMU BLOCK
"EBONY"

14b CMU BLOCK
"EBONY"

ELEVATIONS

KWS HOUSING

KELOWNA, B.C.

SCHEDULE B
This forms part of application
DP23-0135 DVP25-010
Planner Initials MT
City of Kelowna DEVELOPMENT PLANNING

SCALE As indicated
JOB NO. 22052

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2025-05-12

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DP5.0

station one architects

SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 FIBRE CEMENT SMOOTH PANEL | JAMES HARDIE
BENJAMIN MOORE "SILVER CHAIN" 1472

2 FIBER CEMENT SMOOTH PANEL | JAMES HARDIE
BENJAMIN MOORE "BLUE DANUBE" 2062-30

3 FIBER CEMENT SMOOTH PANEL | JAMES HARDIE
BENJAMIN MOORE "GREYSTONE" 1475

4 FIBER CEMENT CEDARMILL LAP SIDING | JAMES HARDIE
FISHER COATINGS TRUEGRAIN SERIES; CEDARTONE

5 NATURAL STONE VENEER | MUTUAL MATERIALS
ROCKY MOUNTAIN GRANITE LEDGESTONE | DRYSTACKED

6 TRIM | FASCIA | RAIN WATER LEADERS
TO MATCH VICWEST DEEP GREY

7 WOOD TIMBER BEAMS

8 RAILINGS
BLACK

9 WINDOW FRAMES
WHITE

10 RAISED SEAM ROOF
COLOUR TO MATCH VICWEST DEEP GREY

11 SBS TORCH ON ROOF
DARK CHARCOAL

12 SOFFIT | LONGBOARD
WOODGRAIN LIGHT CHERRY

13 COMPOSITE ALUMINUM PANELS
COLOUR TO MATCH CLEAR ANODIZED MULLIONS

14a SPLIT FACE CMU BLOCK
"EBONY"

14b CMU BLOCK
"EBONY"

ELEVATIONS

KWS HOUSING

KELOWNA, B.C.

SCHEDULE B
This forms part of application
DP23-0135 DVP25-010
Planner Initials MT
City of Kelowna DEVELOPMENT PLANNING

SCALE As indicated
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DP5.1

station one architects

1 **WALL**
FIBRE CEMENT SMOOTH PANEL
JAMES HARDIE
COLOUR: BENJAMIN MOORE "SILVER CHAIN"

2 **WALL**
FIBER CEMENT SMOOTH PANEL
JAMES HARDIE
COLOUR: BENJAMIN MOORE "BLUE DANUBE"

3 **WALL**
FIBRE CEMENT SMOOTH PANEL
JAMES HARDIE
COLOUR: BENJAMIN MOORE "GREYSTONE"

4 **WALL**
FIBER CEMENT CEDARMILL LAPSIDING
FISHER COATINGS
COLOUR: TRUEGRAIN SERIES "CEDARTONE"

5 **WALL**
NATURAL STONE VENEER
MUTUAL MATERIALS
COLOUR: ROCKY MOUNTAIN GRANITE LEDGESTONE

6 **TRIM | FASCIA**
COLOUR TO MATCH VICWEST DEEP GREY

7 **WOOD TIMBER BEAMS**

8 **RAILINGS**
BLACK

9 **WINDOW FRAMES**
WHITE VINYL | CLEAR ANODIZED ALUMINUM

10 **RAISED SEAM ROOF**
COLOUR TO MATCH VICWEST DEEP GREY

11 **FLASHING**
COLOUR TO MATCH ADJACENT CLADDING

12 **EXTERIOR DOORS**
COLOUR: BENJAMIN MOORE "ASPHALT"

13 **EXTERIOR STORAGE ENCLOSURE**
8" SPLIT FACE CMU BLOCK
BASALITE
COLOUR: "EBONY"

14 **EXTERIOR STORAGE ENCLOSURE**
8" CMU BLOCK
BASALITE
COLOUR: "EBONY"

EXTERIOR FINISHES

KWS HOUSING

KELOWNA, B.C.

SCHEDULE B
This forms part of application
DP23-0135 DVP25-010
Planner Initials MT
City of Kelowna DEVELOPMENT PLANNING

SCALE 12" = 1'-0"
JOB NO. 22052

REGISTERED ARCHITECT JUSTIN R. DYCK BRITISH COLUMBIA
2025-05-12

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Chilliwack
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V2P 4N2

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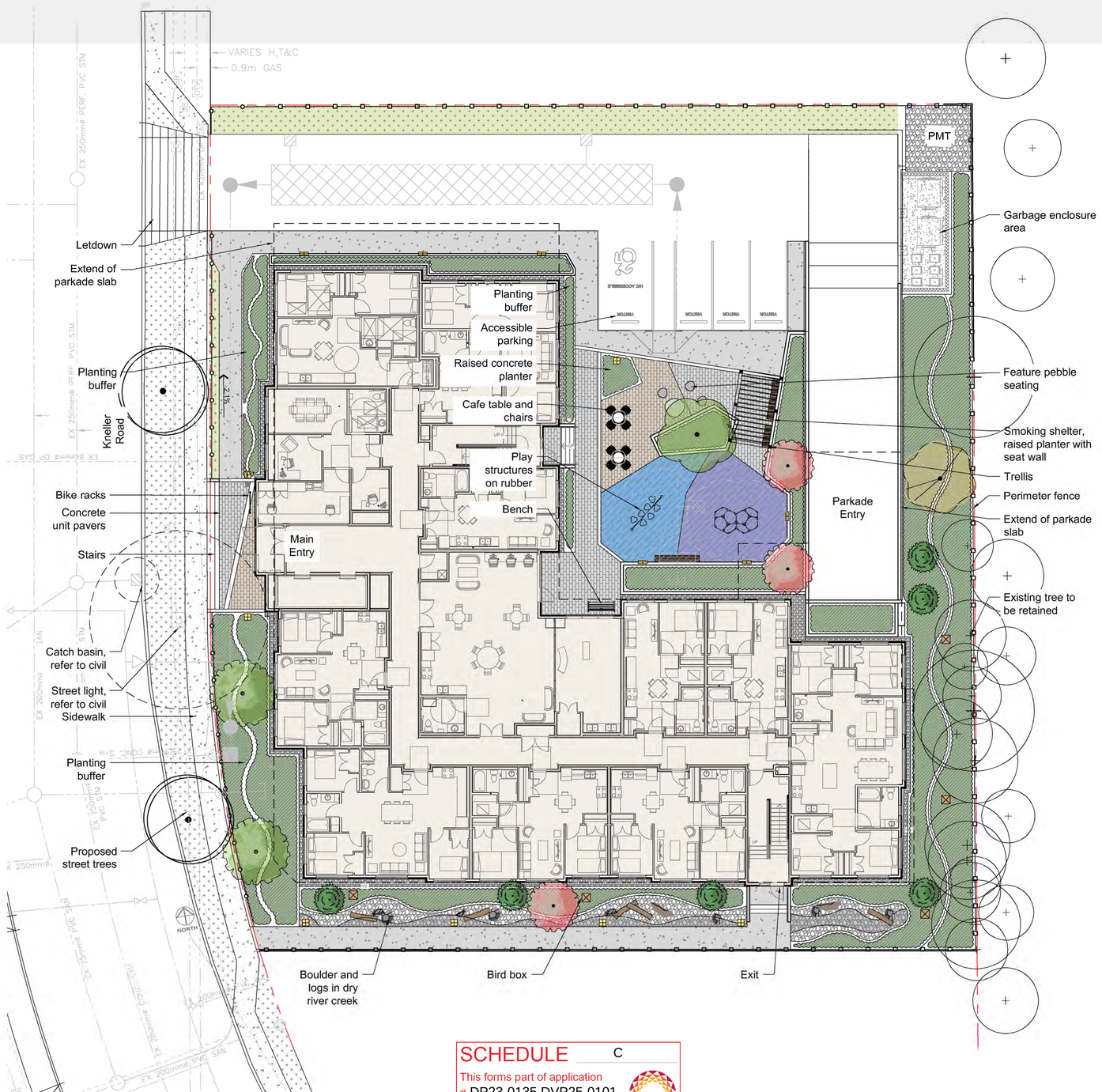
DP5.2

station one architects



SCHEDULE C

This forms part of application
DP23-0135 DVP25-0101

Planner Initials MT

City of Kelowna
DEVELOPMENT PLANNING

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-02	CONCRETE PAVING
Natural Tan	1,2 LD-02	CONCRETE UNIT PAVER
		LAWN
Blue Purple	6,7 LD-01	RUBBER SURFACING
	3 LD-03	DRIP STRIP
	4 LD-03	SEAT WALL
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	3 LD-01	SHRUB PLANTING
	5 LD-04	BIKE RACKS
	6 LD-04	FEATURE PEBBLE SEATING
	5 LD-05	BIRD BOX
	4 LD-04	BENCH
	8 LD-04	BOULDER AND LOGS

LIGHTING & FENCING

KEY	REF.	DESCRIPTION
	3 LD-05	RECESSED WALL LIGHT
	4 LD-05	BOLLARD LIGHT
	6 LD-02	PERIMETER FENCE 1.8M
	7 LD-02	FRONT YARD FENCE 0.9M

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	Acer saccharum / Sugar Maple	B&B, 5cm cal	2
	Cercidiphyllum japonicum / Katsura Tree	B&B, 5cm cal	1
	Cornus kousa / Kousa Dogwood	B&B, 3cm cal	3
	Picea pungens / Colorado Blue Spruce	B&B, 2.5m Ht	6
	Sophora japonica / Japanese Pagoda Tree	B&B, 5cm cal	1
STREET TREE			
	STREET TREE	B&B, 7cm cal	2

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | 101-9181 Church St | Fort Langley, BC | V1M 1A0
MOUNT PLEASANT STUDIO | 102-355 Kingsway | Vancouver, BC | V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
1	SZ	Issued for DP	Mar 04, 2024

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
KWS HOUSING

Location:
Kneller Road,
Kelowna, BC

Drawn: SZ

Checked: KM

Approved: SH

Scale: 1:150

Stamp: BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER STEPHEN HELLER 546 2024-03-06

Original Sheet Size: 24"x36"

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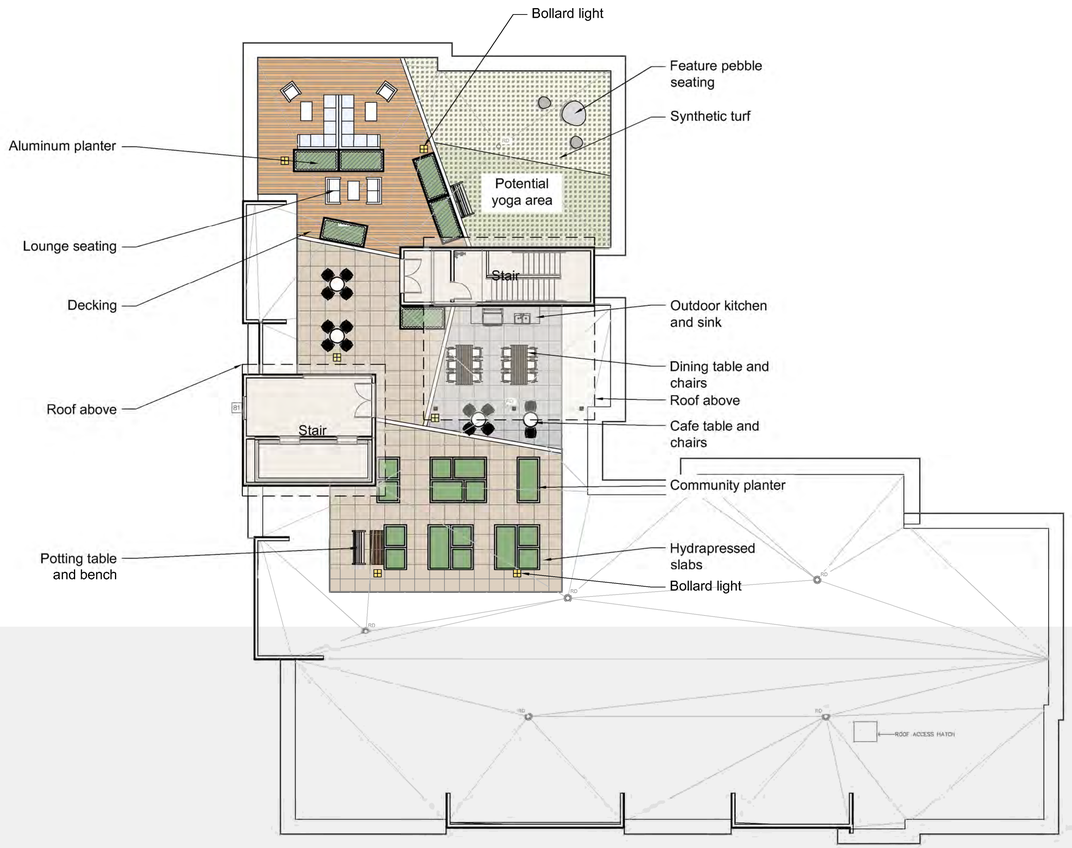
Drawing Title: LANDSCAPE L1 SITE PLAN

NORTH

VDZ Project #: DP2023-28

Drawing #: L-01A

Z:\PROJECTS\DP2023-28\CAD\DP\L-01A-LANDSCAPE L1 SITE PLAN.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
Natural Tan	3 LD-02	HYDRAPRESSED SLAB
	8 LD-01	DECKING
	2 LD-03	SYNTHETIC TURF
	2 LD-04	LOUNGE SEATING
	1 LD-04	CAFE TABLE AND CHAIRS
	5 LD-03	ALUMINUM PLANTERS
	6 LD-04	FEATURE SEATING PEBBLE

LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-05	BOLLARD LIGHT

SCHEDULE C

This forms part of application

DP23-0135 DVP25-0101

Planner Initials MT

City of Kelowna DEVELOPMENT PLANNING

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
101-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 1A0 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
1	SZ	Issued for DP	Mar 04, 2024

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

KWS HOUSING

Location:
Kneller Road,
Kelowna, BC

Drawn: SZ

Checked: KM

Approved: SH

Scale: 1:150

Stamp: BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER STEPHEN HELLER 546 2024-03-06

Original Sheet Size: 24"x36"

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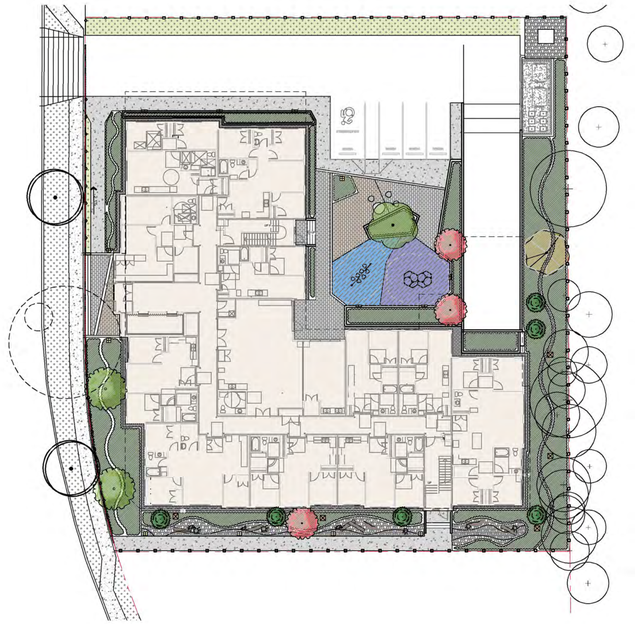
Drawing Title: LANDSCAPE ROOF PLAN

NORTH

VDZ Project #: DP2023-28

Drawing #: L-02

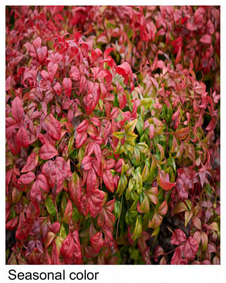
Z:\PROJECTS\DP\DP2023-28\CONSULT REPORTS\ARCH\DP2023-28 ARCH_LC PLANNING PLOT STYLE CENTRE.CTB DWG\SHEETS\L-02 LANDSCAPE ROOF PLAN.DWG



1 LANDSCAPE SITE PLAN
Scale 1:300

Bird Friendly Tree Species

Low Maintenance



Seasonal color

PLANTING SCHEDULE

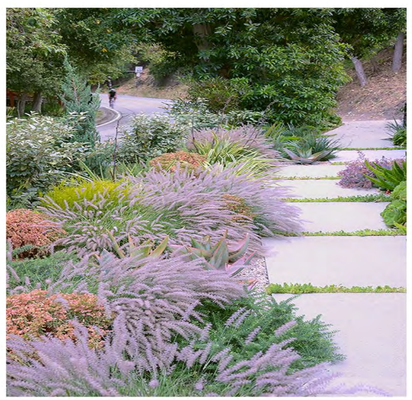
SHRUBS	BOTANICAL / COMMON NAME
Tb	Taxus baccata
Co	Corylopsis pauciflora
Ma	Mahonia aquifolium / Oregon Grape Holly
Po	Physocarpus opulifolius 'Tiny Wine' / "Tiny Wine" Ninebark
Ro	Rosmarinus lavandulaceus
Sj	Spiraea japonica `Magic Carpet` / Magic Carpet Spirea
Rh	Rhus typhina bailtiger
DWARF CONIFERS	**BOTANICAL / COMMON NAME**
Bm	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese
Pm	Pinus mugo `Pumilio` / Mugo Pine
Js	Juniperus sabina 'Monna' / Calgary Carpet Juniper
GRASSES	**BOTANICAL / COMMON NAME**
Cm	Carex morrowii `Ice Dance` / Ice Dance Japanese Sedge
Ic	Imperata cylindrica 'Rubra' / Japanese Blood Grass
Pe	Pennisetum orientale `Karley Rose` / Karley Rose Fountain Gras
St	Stipa tenuissima
PERENNIALS	**BOTANICAL / COMMON NAME**
Nf	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint

TREE SCHEDULE

TREES

	Acer saccharum / Sugar Maple	B&B, 5cm cal	2
	Cercidiphyllum japonicum / Katsura Tree	B&B, 5cm cal	1
	Cornus kousa / Kousa Dogwood	B&B, 3cm cal	3
	Picea pungens / Colorado Blue Spruce	B&B, 2.5m Ht	6
	Sophora japonica / Japanese Pagoda Tree	B&B, 5cm cal	1

PRECEDENT IMAGES



COLOUR PALETTE
Chartreuse I Pinks I Yellows

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO
101-9181 Church St
Fort Langley, BC
V1M 1A0

MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7

www.vdz.ca 604-882-0024

Key Map (NTS)

SCHEDULE C
This forms part of application
DP23-0135 DVP25-0101
Planner Initials MT
City of Kelowna DEVELOPMENT PLANNING

No.	By:	Description	Date
1	SZ	Issued for DP	Mar 04, 2024

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
KWS HOUSING

Location:
Kneller Road,
Kelowna, BC

Drawn: SZ

Checked: KM

Approved: SH

Scale: NTS

Stamp: BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER STEPHEN HELLER 546
2024-03-06

Original Sheet Size: 24"x36"

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Drawing Title: PLANTING PALETTE

NORTH

VDZ Project #: DP2023-28

Drawing #: PL-01

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2023-28 KNELLER WOMENS SUPPORTIVE CENTRE\5. DWGS\SHEETS\PL-01 PLANTING PALETTE.DWG

ATTACHMENT B
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City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

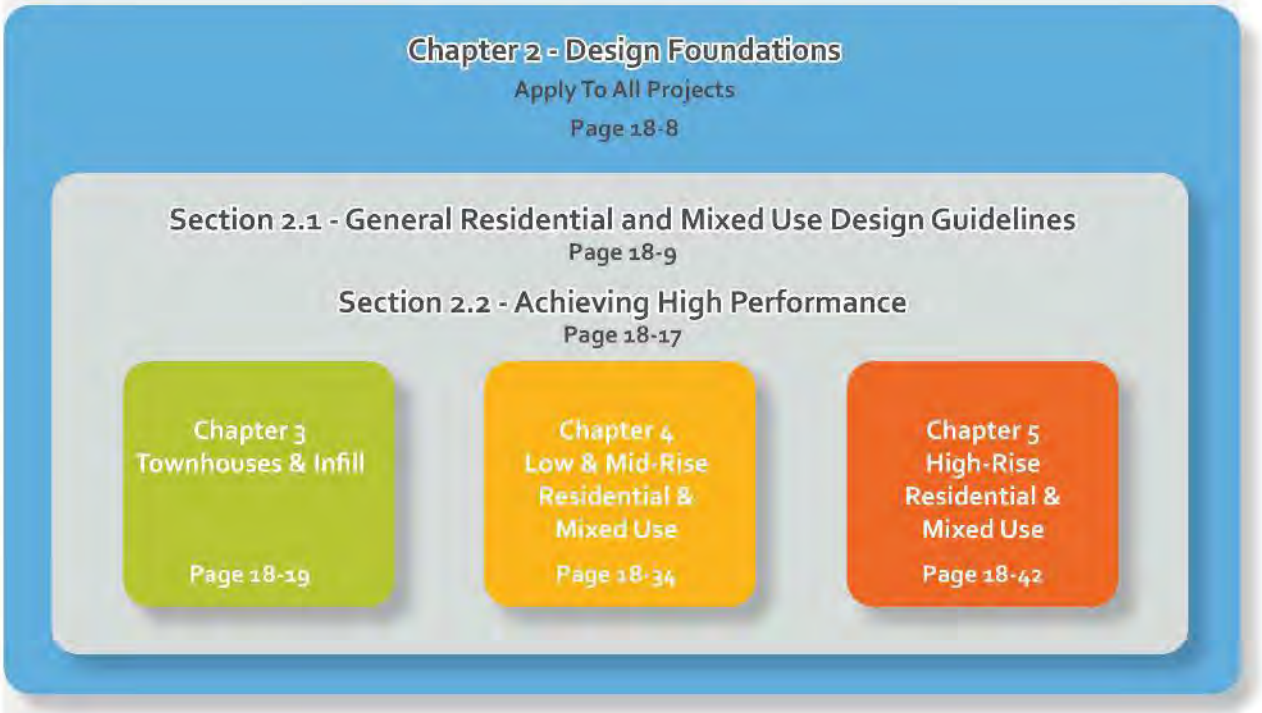
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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



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

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

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

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Planner Initials MT

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

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	✓					
g. Provide bicycle parking at accessible locations on site, including: • 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: • 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.	Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials		**N/A**	**1**	**2**	**3**	**4**	**5**
a.	Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						✓
b.	Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						✓
c.	Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as 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.						✓

ATTACHMENT B
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DP23-0135 DVP25-0101
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City of Kelowna
DEVELOPMENT PLANNING

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**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**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						✓
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. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.				✓		
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.				✓		
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.	✓					
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 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:						✓

• 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: • 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: • 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 plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.	✓					
d. Design internal courtyards to:						✓

• 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.						
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
Rooftop Amenity Spaces						
f. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						✓
g. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.					✓	
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						✓
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
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: • 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: • 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.	✓					

FRONT ENTRANCE - LOOKING NORTH/EAST

FRONT ENTRANCE - LOOKING SOUTH/EAST

RENDERINGS

KWS HOUSING

KELOWNA, B.C.

ATTACHMENT C
This forms part of application
DP23-0135 DVP25-0101
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

SCALE
JOB NO. 22052

REGISTERED ARCHITECT JUSTIN R. DECK PROVINCE OF BRITISH COLUMBIA
2023.03.31
2025-05-12

604 793 9445
soarchitects.com

Chilliwack
2 - 9360 Mill St
V2P 4N2

5	2024.07.10	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT
13	2025.05.08	DEVELOPMENT PERMIT AMENDMENT

DP6.0

station one architects

OUTDOOR AMENITY - AERIAL VIEW

OUTDOOR AMENITY & PARKADE ENTRANCE - LOOKING SOUTH/WEST

RENDERINGS

KWS HOUSING

KELOWNA, B.C.

ATTACHMENT C
This forms part of application
DP23-0135 DVP25-0101
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

SCALE
JOB NO. 22052

REGISTERED ARCHITECT
JUSTIN R. DICK
PROVINCE OF BRITISH COLUMBIA
2025-05-12

604 793 9445
soarchitects.com

Chilliwack
2 - 9360 Mill St
V2P 4N2

5	2024.07.10	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT
13	2025.05.08	DEVELOPMENT PERMIT AMENDMENT

DP6.1

station one architects

OUTDOOR AMENITY & PARKING - LOOKING SOUTH

OUTDOOR AMENITY - LOOKING NORTH/WEST

RENDERINGS

KWS HOUSING

KELOWNA, B.C.

ATTACHMENT C
This forms part of application
DP23-0135 DVP25-0101
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

SCALE
JOB NO. 22052

REGISTERED ARCHITECT JUSTIN A. DICK PROVINCE OF BRITISH COLUMBIA
2025-05-12

604 793 9445
soarchitects.com

Chilliwack
2 - 9360 Mill St
V2P 4N2

5	2024.07.10	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT
13	2025.05.08	DEVELOPMENT PERMIT AMENDMENT

DP6.2

station one architects

ATTACHMENT D
This forms part of application
DP23-0135 DVP25-0101
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials MT

BC HOUSING

Provincial Rental Housing Corporation (PRHC)

Affordable Housing Project for Women and Children

Kneller Road Development Permit
Parking Rationale

May 02, 2025

Report Compiled by:

TERRA
Social Purpose Real Estate

ATTACHMENT D
This forms part of application
DP23-0135 DVP25-0101
Planner Initials MT
City of Kelowna
DEVELOPMENT PLANNING

Background

The Provincial Rental Housing Corporation (PRHC) intends to develop and own an affordable housing project for women and their dependent children at the Kneller Road site. PRHC will engage an experienced housing operator from the region to operate the housing project.

There is a strong need in Kelowna for affordable housing with services for women and children, particularly those who have experienced or are at risk of experiencing domestic violence. According to Statistics Canada, Kelowna saw an average increase in rents for one and two-bedroom apartments of over 20% between October 2017 and October 2020, putting them out of reach for many women-led families. The new Kneller Road project will provide 49 new safe, affordable homes for women and children.

"Women and children are…unable to secure safe, affordable housing in the community"

Site

Four identified properties have been consolidated into one for the development: 175, 235, 239 Kneller Road & 1161 Kneller Court, Kelowna. Current zoning applicable to the site is MF-3R Apartment Housing Rental Only. Under the current Zoning Bylaw, according to Section 8.2.11(a), the project is allowed for a 10% parking reduction, therefore requiring a total of 39 parking stalls.

ATTACHMENT D
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City of Kelowna
DEVELOPMENT PLANNING

The project team is proposing 26 parking stalls based on the following:

Table 1- Parking Requirement Zoning Bylaw Sections 8.3 and 8.4

	Current Bylaw Requirement for Supportive Housing	Proposed # of Stalls	Variance Requested
Parking Stall for Supportive Units	30	26	4
EV Charging Stalls	12	10	2
Parking Stalls for Staff	3	3	0
Visitor Parking	6	4	2
Van Accesable Stalls	2	2	0
Bike Parking	37	38	0

PRHC is requesting a variance to reduce the parking requirement for the Kneller Road development from 39 to 31 stalls. The bylaw standard significantly exceeds anticipated demand, and full compliance would require substantial site redesigning, reduced buildable residential area, and result in the loss of supportive housing units, compromising both project viability and affordability objectives.

The following rationale presents a clear justification for the requested parking variance, based on available transportation options, reduced parking demand for supportive housing, alignment with City policy, and the secured housing agreement and covenant on title.

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Transportation Amenities Provided

Proximity to Amenities

The new women and children housing project is conveniently located with many stores, restaurants, and services available at the nearby Kelowna Crossing Shopping Centre.

Table 2: Amenities

Community Amenity/ Facility	Distance from Site (meters)	Public Transportation Time
Pharmacy	600m	10 mins
Religious Services	150m	0 mins
Food/Restaurants	300m	0 mins
Daycare	750m	10 mins
Shopping	150m	8 mins

Public Transit Options

The Project proposed properties are currently vacant land and will add reasonable density around existing transit corridors, therefore, encouraging increased ridership and improving the overall reliability and frequency of the current bus services. The Project is well located with a nearby bus stop for both Bus Route 8 and Route 10.

Route 8 is the University/ OK College line. It connects the project to the east of the City of Kelowna from the Kelowna-Rock Creek Highway. It brings the tenants north to the University of British Columbia Okanagan and south to Okanagan College, encouraging the potential for some of the clients to access education opportunities. Route 10 is the North Rutland line. It connects the project to downtown Kelowna and the Queensway Exchange as well as to Rutland. Both buses pass through the Orchard Park bus loop, offering the many services and shops available in the mall as well as many more transit route options.

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Decreased Parking Demands for Supportive/ Affordable Housing

Women and children fleeing violence typically have limited access to private vehicles. Many arrive under urgent circumstances with few possessions and rely on walking, transit, cycling, or transportation coordinated through support services. This demographic trend significantly reduces the demand for on-site vehicle parking.

Based on existing BC Housing projects of similar scale and location, it is anticipated that the demand for parking by the future tenants of the Project will be significantly lower than for a market rental project. Please see the data below for comparable projects:

Table 3: Comparable Projects' Parking Ratios

	Location	Shelter (Beds)	Transitional (Units)	2nd Stage (Units)	Affordable (Units)	Total Units/ Beds	Parking Provided	Ratio
Raincity Women and Children Housing	**Surrey**	30	100			130	30	.23
Cythera Women and Children Housing	**Maple Ridge**		14	22		34	11	.32
Tamitik Women of Status and Children Housing	**Kitimat**		16	10	20	46	30	.54

As you can see, the average Parking Ratio in those suburban areas is about 0.33, which aligns with the previous Parking Bylaw that we have adhered to and exceeded.

Several completed studies echo this statement, including reports completed by the City of Kamloops, City of Vancouver, and City of Victoria. The City of Kamloops

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Affordable Housing Developer Package states that, based on parking demand trends, social housing parking requirements are 0.25 spots per unit.

Further, a comparison of the parking uptakes of similar affordable housing projects (scale and location) in Kelowna and other locations in the Okanagan (Penticton) was carried out to establish reasonable parking uptake expectations in affordable housing developments. The tables below show the differences between the number of units and the number of stalls in use for Valley housing projects.

Table 4: Housing Projects Parking Uptake in the City of Kelowna

City	Location	# of Units	# of Stalls in Use	% of Stalls in Use
Kelowna	**Okanagan College (KLO Rd)**	36 (41 tenants)	21	58%
Kelowna	**Near Bernard Avenue (Downtown Core)**	43 (45 tenants)	10	4%
Kelowna	**Nissen Crossing (Next to the proposed site)**	78 (88 tenants)	21	32%
Total		157 (174 Tenants)	52	31%

Table 5: Housing Project Parking Uptake in Other Cities in the Interior

City	Building Name	# of Units	# of Stalls in Use	% of Stalls in Use
Penticton	**Creekside Terrace**	34	28	82%
Penticton	**Reeds Corner**	20	6	30%
Penticton	**Tower Apartments**	124	36	29%
Total		178	70	39%

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Existing Kelowna Policy

The Healthy Housing Strategy (HHS) was adopted by the Mayor and Council in June 2018 and includes information linking health and housing, and policy priorities to encourage the development of healthy housing. While the proposed project positively relates to all four healthy housing links identified in the report, one of expressed importance is Community and Location; by providing housing that is well situated in a walkable neighbourhood with strong transit (including active transit) connections, this project is the type identified in this strategy as providing healthy housing.

The strategy also identifies key directions and actions that benefit the provision of healthy housing. One direction given is to improve housing affordability and reduce barriers to affordable housing. Parking costs are one of the greatest barriers to the provision of affordable housing. The report indicates that "by setting minimum parking requirements, the City is driving up housing costs and disincentivizing sustainable modes of transportation." A key policy direction provided in the HHS is to reduce parking requirements for infill and affordable housing, and Appendix E-VI provides specific direction to identify opportunities for off-street parking reductions and/or parking elimination.

Housing Agreement and Covenant on Title

PRHC is committed to the long-term provision of affordable housing with the Project. Therefore, PRHC is prepared to work with an experienced Housing Operator from the region to secure an extended housing tenure through a housing agreement with a covenant registered on title to ensure the ongoing affordability of the proposed units. This will guarantee that the Project is operated and maintained as affordable housing in a manner that is consistent with protecting long-term affordability.

Climate Action

As the City of Kelowna's own Climate Action webpage states, "Kelowna has experienced the havoc that climate change can cause to a community, with back-to-

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DEVELOPMENT PLANNING

back years of record spring precipitation causing historic flooding, followed by hot, dry summers that contributed to droughts and wildfires (2017 and 2018)".

The Climate Projection for the Okanagan Region report (February 2020) shows that as greenhouse gas (GHG) emissions continue to grow, changes like these will become more common in the next three decades with hotter, drier summers; warmer winters; increased precipitation in all seasons except summer; and a shifting of the seasons. The wildfires in the Okanagan and across BC in the summer of 2021 demonstrate the need for clear action to address extreme weather events caused by climate change. Reduced single occupant vehicle use and greater uptake of transit, walking, cycling, and other environmentally sustainable options must be embraced by developers of housing projects such as the one PRHC is proposing.

Conclusion

The Kneller Road development is envisioned as a safe, secure refuge for women and their children, supported by an experienced housing operator committed to providing the necessary resources for long-term stability. The project will deliver high-quality, affordable housing connected to the broader community, supported by multiple transit options and secured through a housing agreement and covenant on title.

Affordability is critical to the success of residents, enabling access to essential supports such as education, healthcare, food security, and social inclusion. Parking requirements are a significant barrier to affordability, particularly for this population, which has low vehicle ownership. Similar parking reductions have been supported across the province, and we respectfully request that the City of Kelowna approve a variance to allow the proposed 26 parking stalls.

Development Permit and Development Variance Permit

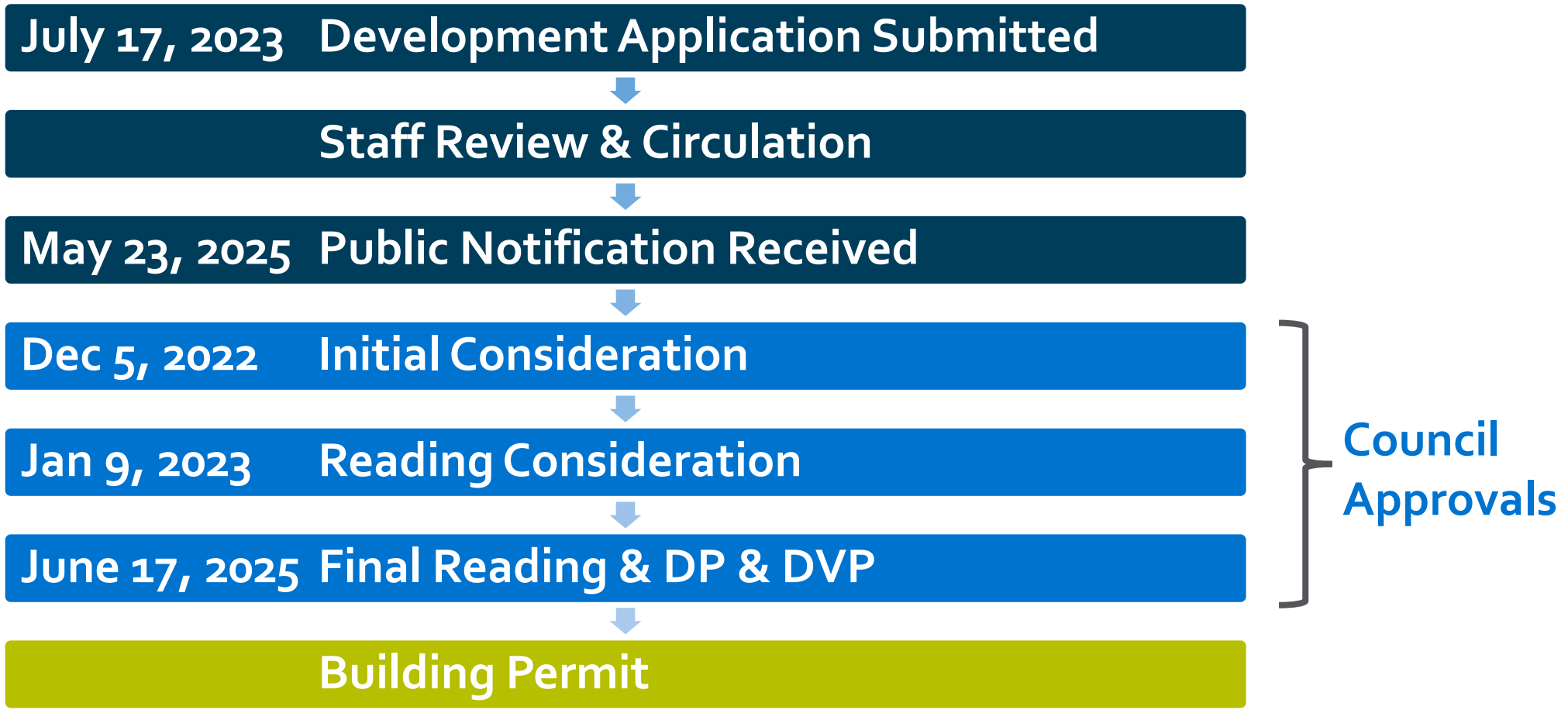
211 Kneller Road

DP23-0135 DVP25-0101

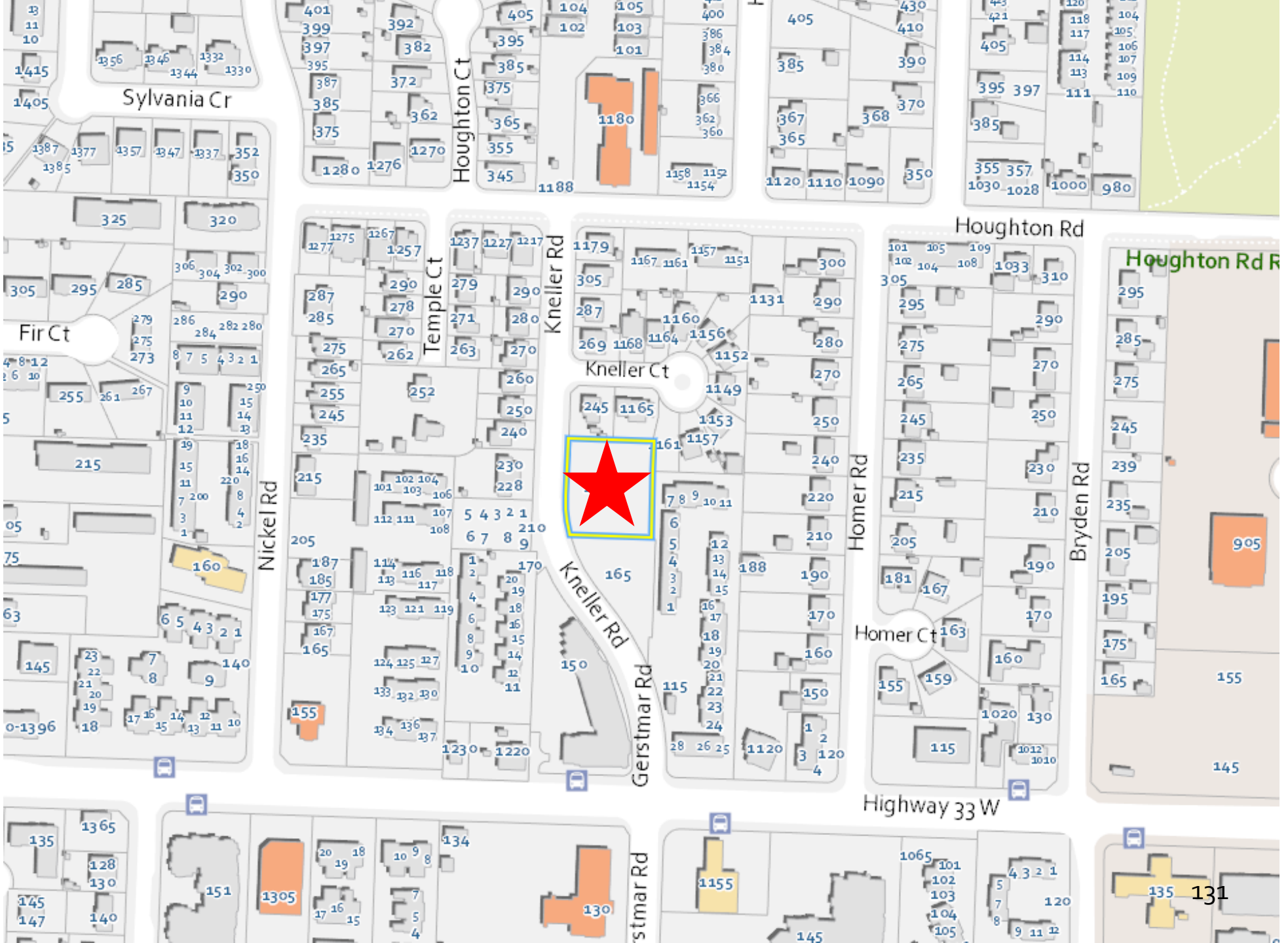
Purpose

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum number of off-street parking spaces, the minimum front yard setback, and the minimum rear yard setback for an accessory building.

Development Process



Context Map


N
Sylvania Cr
Houghton Ct
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Houghton Rd R
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Temple Ct
Kneller Rd
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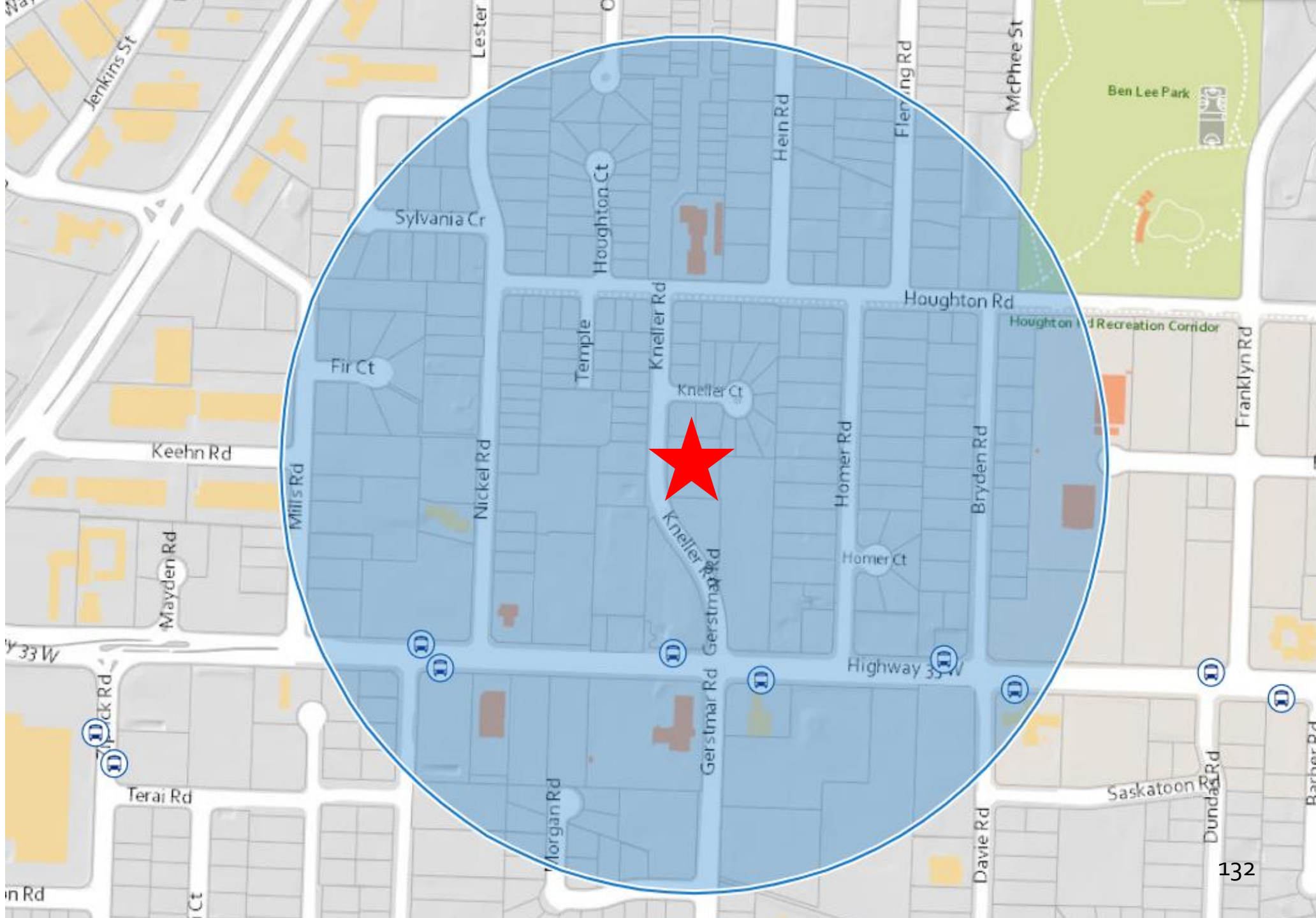
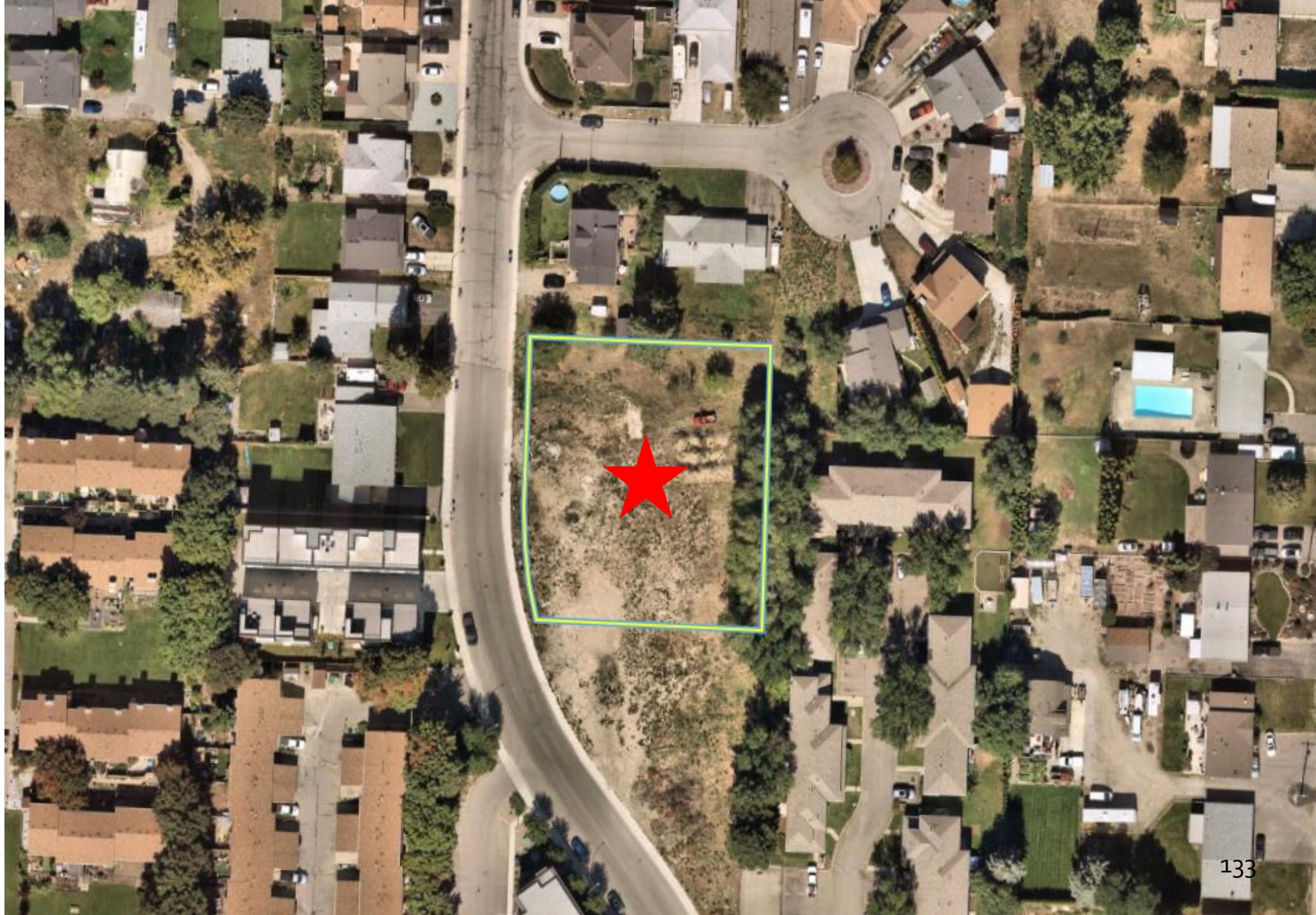
Nickel Rd
Gerstmar Rd
Homer Rd
Homer Ct
Bryden Rd
Highway 33 W

Model City



Model City:
Residential units: 1,349
Commercial units: 21
Estimated population: 2,828
Estimated jobs: 582

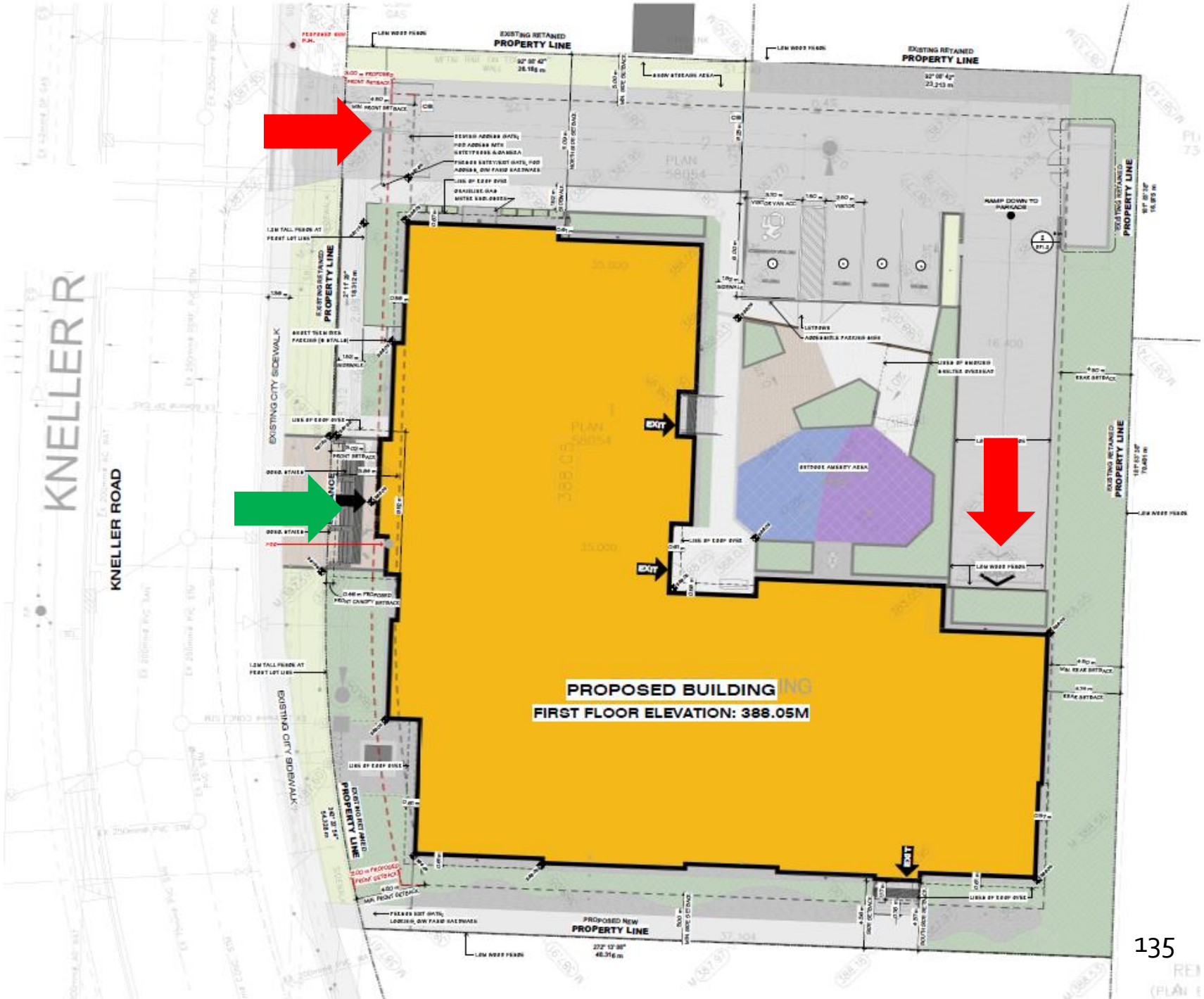
Subject Property Map



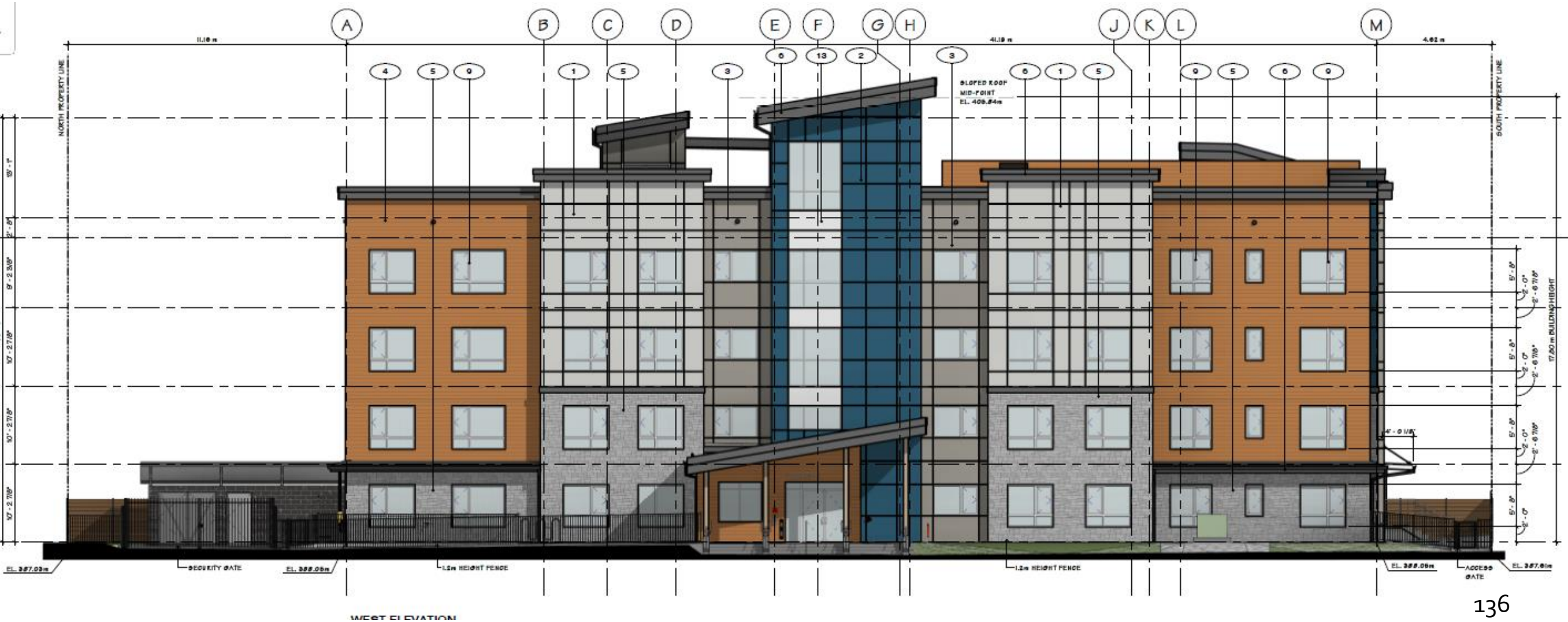
Technical Details

- 4 storey apartment building, 49 units
  - 6 bachelor, 12 one-bedroom, 19 two-bedroom, 8 three-bedroom, 4 four-bedroom
- 33 parking stalls
- 6 short-term bicycle stalls, 38 long-term bicycle stalls
- 13 new trees, 9 existing trees retained
- Amenity space includes indoor lounge and common rooms, playroom, outdoor playground, rooftop patio with outdoor furniture, community garden planters, and outdoor kitchen

Site Plan


KNELLER R
KNELLER ROAD
EXISTING RETAINED PROPERTY LINE
EXISTING CITY SIDEWALK
PROPOSED BUILDING
FIRST FLOOR ELEVATION: 388.05M
OUTDOOR AMENITY AREA
RAMP DOWN TO PARKADE
EXIT
PROPOSED NEW PROPERTY LINE

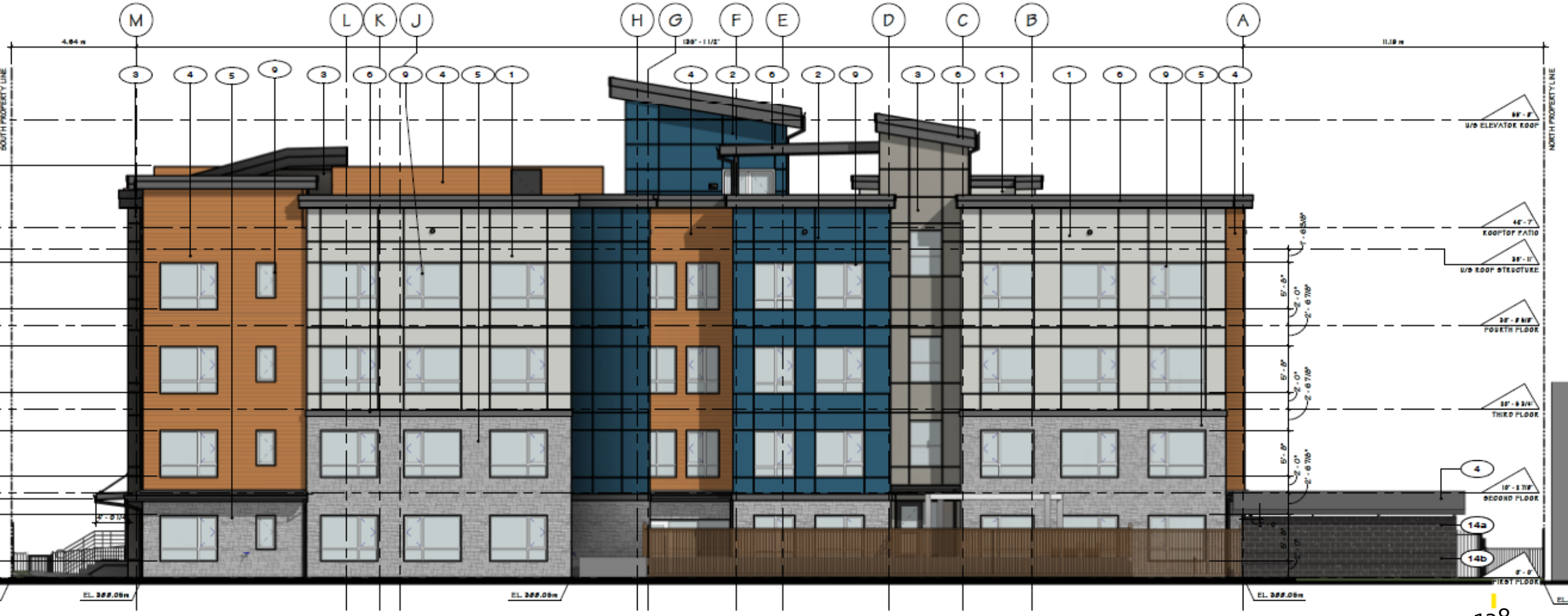
Elevation (west)



WEST ELEVATION

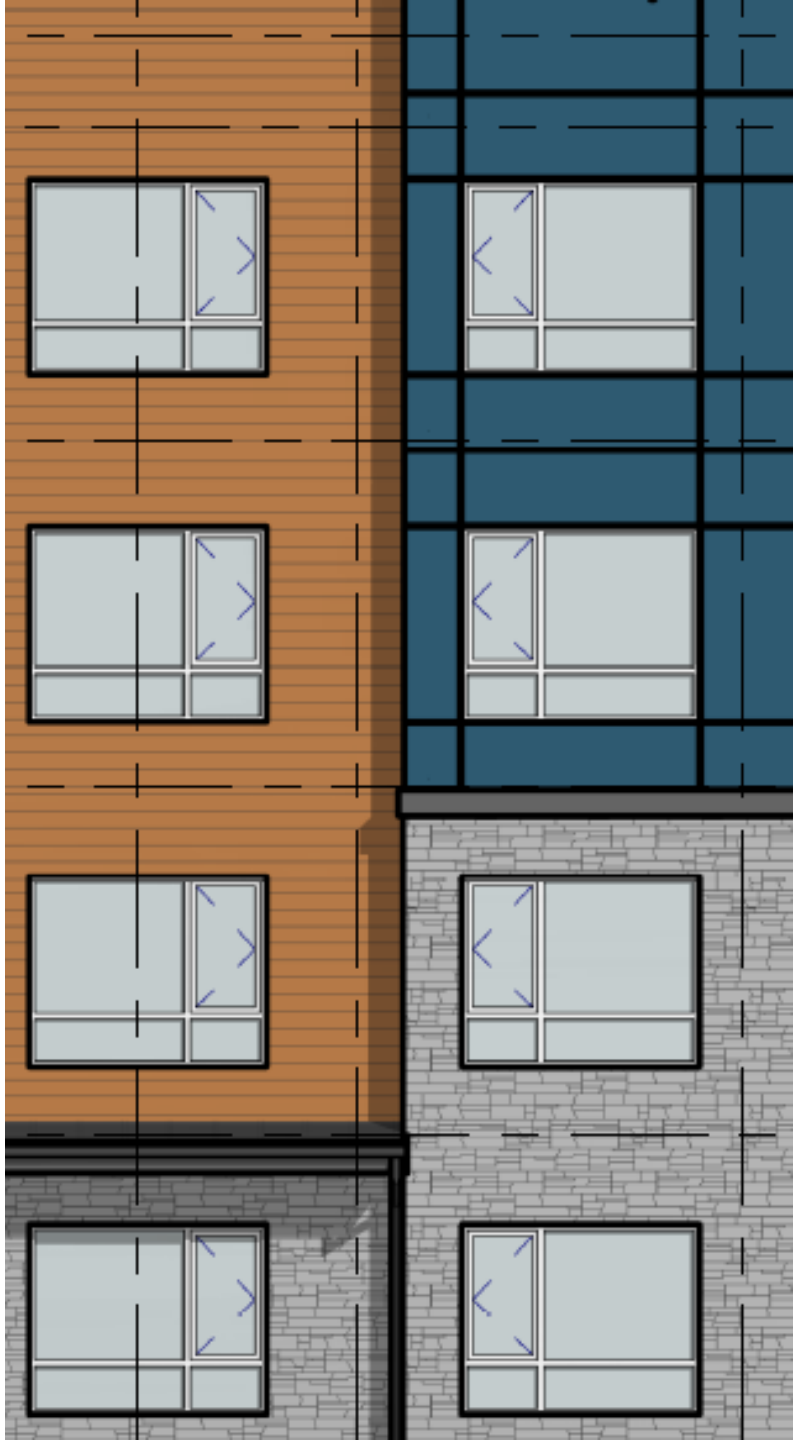
Elevation (north)

Elevation (east)



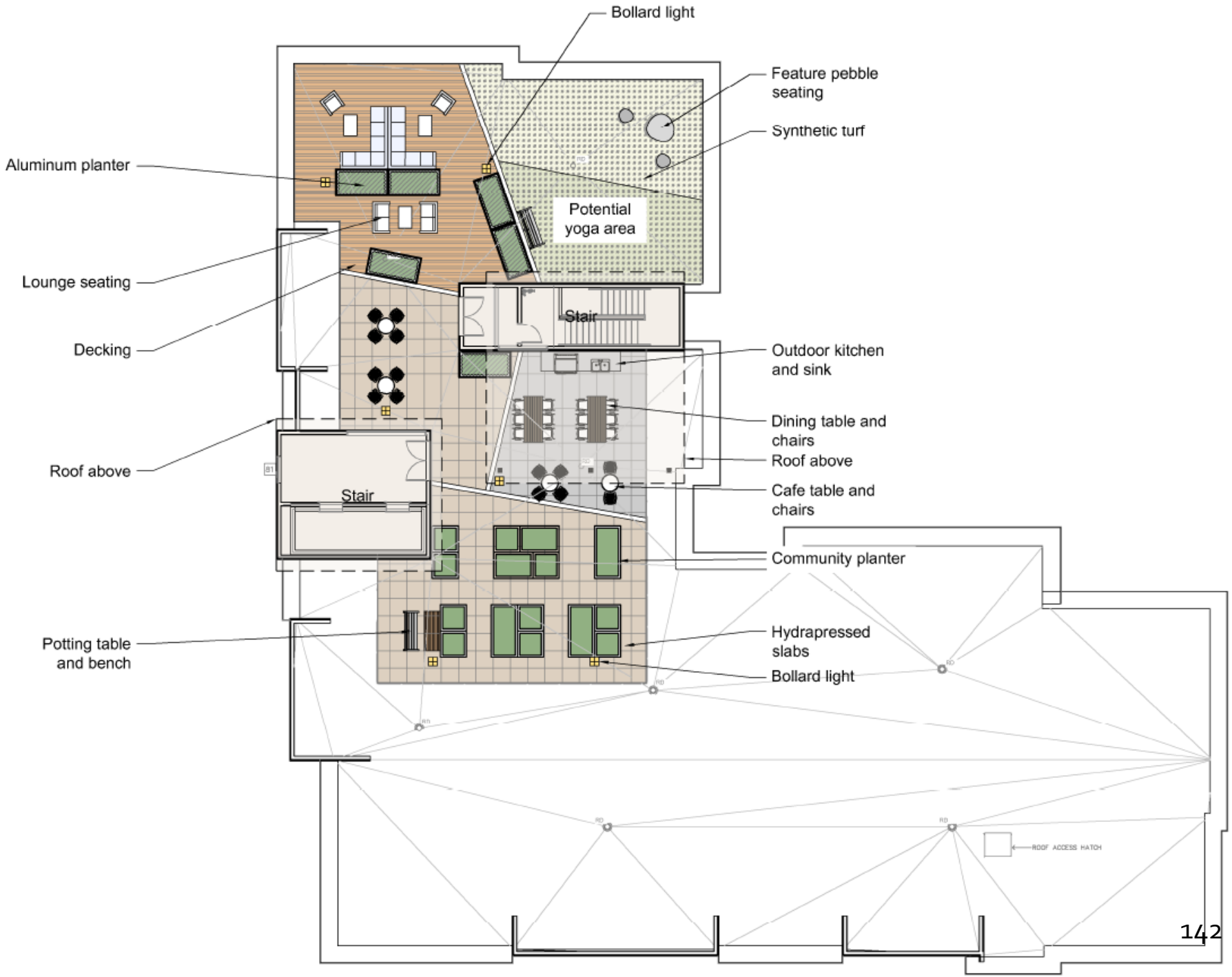
Elevation (south)

Materials Board



Landscape Plan

Landscape Plan – Rooftop Patio



Rendering West

Rendering West

OCP Design Guidelines

- Orienting the primary building façade and main entryway to the street
- Locating off-street parking away from public view, primarily in an underground parkade
- Expressing a unified architectural concept that incorporates a range of architectural features and details including substantial natural building materials
- Providing attractive, engaging, and functional on-site open spaces including a shared rooftop amenity space.

Variances

Section 14.11 – Front Yard Setback

- To vary the minimum front yard setback from 4.5 m permitted to 3.02 m proposed

- CA1r – Core Area Mixed Use zone has greater setback than MF3 – Apartment Housing zone
- 3.0 m setback is consistent with other apartment housing the Core Area

Variances

Section 14.11 – Rear Yard Setback for an Accessory Building

- To vary the minimum rear yard setback from 4.5 m permitted to 1.64 m proposed.

- CA1r – Core Area Mixed Use zone has greater setback for accessory buildings than MF3 – Apartment Housing zone
- Proposed building is more visually appealing than a fenced enclosure

Variances

Table 8.3 – Required Off-Street Parking

- To vary the minimum number of off-street parking spaces from 40 stalls required to 33 stalls proposed.

- Transitional, supportive housing facilities typically have low parking demand
- Location near Urban Centre, transit, and ATC

Staff Recommendation

- Staff recommend support for the proposed Development Permit and Development Variance Permit as it:
  - Meets OCP Design Guidelines
  - Setback variances are consistent with MF3 zone
  - Parking sufficient for transitional, supportive housing use

REPORT TO COUNCIL
DEVELOPMENT VARIANCE PERMIT

Date:	June 17, 2025
To:	Council
From:	City Manager
Address:	491 Sheila Cr
File No.:	DVP25-0069
Zone:	RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP25-0069 for Lot 36 Section 24 Township 28 SDYD Plan 21834, located at 491 Sheila Cr, Kelowna, BC;

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

Section 11.4: Suburban Residential Zones – Subdivision Regulations

To vary the minimum lot depth from 30.0 m required to 15.1 m proposed

AND FURTHER THAT this 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 Variance Permit to vary the required lot depth from 30.0 m required to 15.1 m proposed to facilitate a two-lot subdivision.

3.0 Development Planning

Staff support the proposed Development Variance Permit to reduce the required lot depth from 30.0 m to 15.1 m. The existing property is a large, irregularly shaped lot, and the proposed subdivision plan indicates that both proposed lots meet the minimum 450 m² lot size. The proposed new lot would be considered double fronting, allowing both frontages on Sheila Cr and Chute Lake Cr to utilize the 3.0 m front yard setback. The lot is sufficiently large to accommodate a single detached dwelling.

The proposed site plan shows that the new dwelling will comply with all development regulations. The existing dwelling will remain on the remainder lot and will continue to meet all development regulations. If the property is successfully subdivided, the owners will be able to apply for a Building Permit, ensuring that minimum parking, setbacks, drive aisles, and other development regulations are met.

4.0 Subject Property & Background

4.1 Subject Property Map

The subject property is located on Sheila Cr near the intersection with Chute Lake Cr. The surrounding area is primarily zoned RU1 – Large Lot Housing and RR2 – Small Lot Rural Residential and is primarily single detached housing.

4.2 Background

Section 498.1 of the *Local Government Act* (*LGA*) provides the authority for delegation of Development Variance Permits (DVPs) and it lists the sections regulated by the *LGA* that may be delegated to be varied. The ability to regulate lot dimensions is found in Section 479(d) of the *LGA*, and is not included in this list. Therefore, it is not possible to have lot dimensions to be considered by the delegate.

5.0 Zoning Bylaw Regulations Summary

SUBDIVISION REGULATIONS (REMAINDER LOT)		
CRITERIA	**RU1 ZONE**	**PROPOSAL**
Min. Lot Area	450 m²	1,260 m²
Min. Lot Width	16.5 m	33.87 m
Min. Lot Depth	30.0 m	41.61 m
SUBDIVISION REGULATIONS (NEW LOT)		
CRITERIA	**RU1 ZONE**	**PROPOSAL**
Min. Lot Area	450 m²	671.6.6 m²
Min. Lot Width	16.5 m	37.1 m
Min. Lot Depth	30.0 m	15.1 m ❶
❶ Indicates a requested variance to Section 11.4 – Subdivision Regulations for the required lot depth.		

6.0 Application Chronology

Application Accepted: March 21, 2025
Neighbour Notification Received: April 4, 2025

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Carla Eaton, 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 Variance Permit DP25-0069
Schedule A: Subdivision Plan / Site Plan
Attachment B: Project Rationale

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

Development Variance Permit

DVP25-0069

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

491 Sheila Cr

and legally known as

Lot 36 Section 24 Township 28 SDYD Plan 21834

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

Single Detached 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:	**June 17, 2025**
Development Permit Area:	N/A
Existing Zone:	RU1 – Large Lot Housing
Future Land Use Designation:	S-RES – Suburban Residential

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:	David Gary Veldhoen and Karine Edith Veldhoen
Applicant:	David Veldhoen

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DVP25-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

DRAFT

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 Variance Permit No. DVP25-0069 for Lot 36 Section 24 Township 28 SDYD Plan 21834 located at 491 Sheila Cr, Kelowna, BC, subject to the following:

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

Section 11.4: Suburban Residential Zones – Subdivision Regulations

To vary the minimum lot depth from 30.0 m required to 15.1 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. INDEMNIFICATION

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

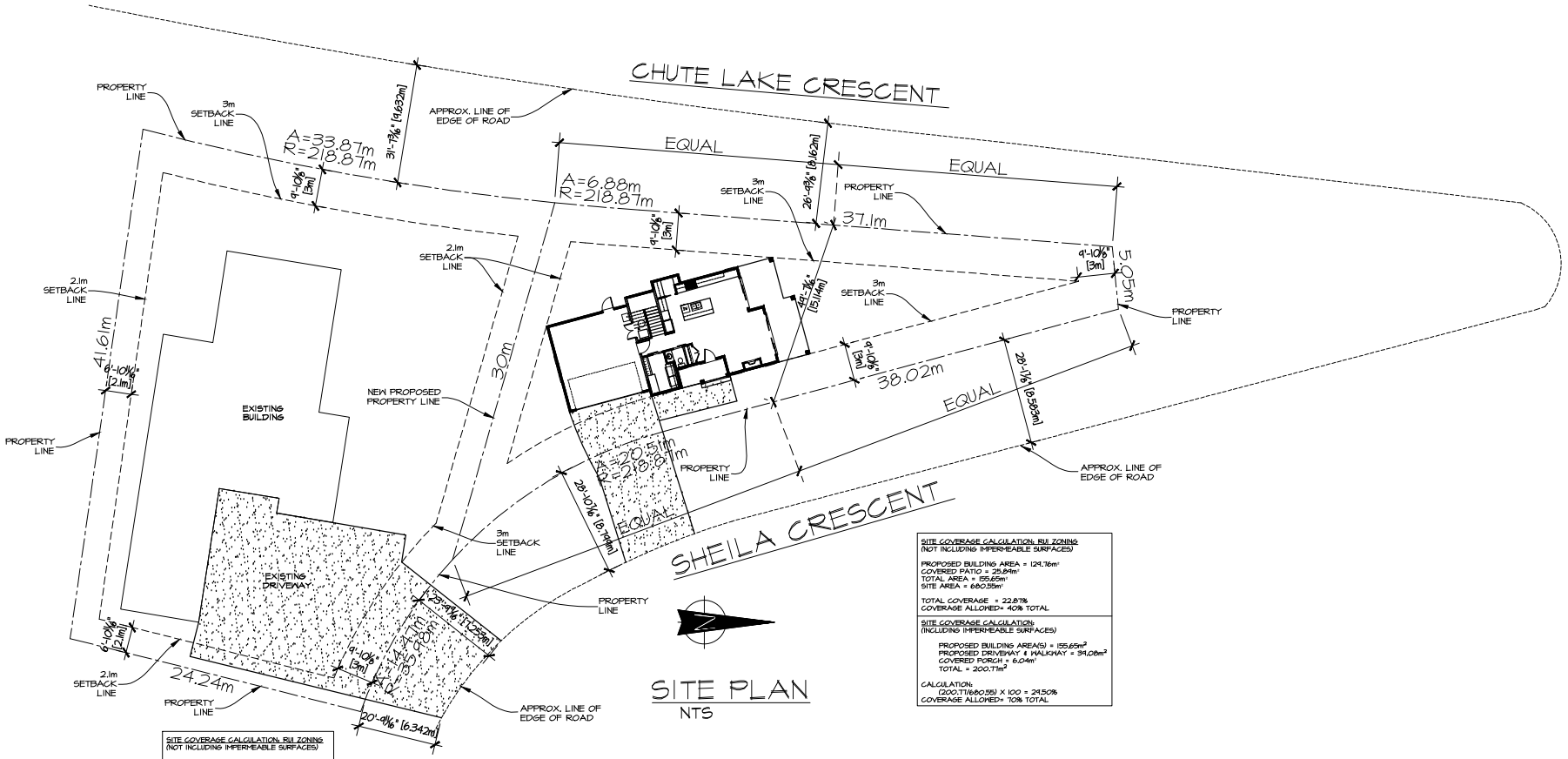
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.

DRAFT

ATTACHMENT A
This forms part of application
DVP25-0069
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING



SCHEDULE A

This forms part of application

DVP25-0069

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

SHORESTONE
HOMES

ATTACHMENT B
This forms part of application
DVP25-0069
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

January 30, 2025

City of Kelowna
Attn: Breanna Sartori
Planner
Urban Planning Department

1435 Water St., V1Y1J4

Two – Lot Subdivision Application: 491 Sheila Crescent

Dear Planning Staff,

As a long-time homebuilder in The City of Kelowna, I share the city's concern regarding our community's housing shortage.

Shorestone Homes has a long performance history of reducing barriers to affordable, single-family housing. We were the first local builder to embrace creating this right supply with narrow lots and higher density, single-family home development of the Phase II of The Ponds Project in the Upper Mission. We developed 65+ homes in that subdivision, making it dramatically easier to purchase a single-family home in Kelowna. As a result, the city created a new zoning for this segment of the market: RU3.

In alignment with my deeply held, long-term values as a home builder and the city's ongoing solutions of higher density and affordable housing, I am applying to subdivide the property at 491 Sheila Crescent.

Please reference the attached proposed subdivision plan and community overview.

Upon your review, this single-family lot is quite large and unique, and fronts onto both Sheila Crescent and Chute Lake Crescent. This double fronting lot changes the required front and rear setbacks. The purpose of this application is to subdivide the lot into two lots as outlined below.

SHORESTONE
HOMES

Proposed site layout

The area of each resulting properties meets the requirement of RU1 zoning at 1230.00 m^2 (Proposed Lot) and 670.30 m^2 (Proposed Lot B) and can easily support single detached house on each. The resulting lot widths also meet minimum requirements. Proposed Lot A would retain the existing building and fit within all of the setbacks.

Please see sample plans for Proposed Lot B as fully compliant with city and zoning regulations.

Grading and Proposed house site location and layout

In looking over the grading on the site which is fairly flat once you get past the retaining walls. The existing house main floor elevation height is 497.5. I'm proposing the new house foundation level at 493.25 which puts the main floor of the new house at 496.00. This means we need to build two retaining walls to make up the difference of 1.5m or 5 feet between the proposed lots.

Existing Trees

The existing trees on the boulevard will be protected during construction and the trees located in the lot will be replanted on the site where the house will be located.

Existing Infrastructure

We had the pleasure of talking with Mr. Stephen Sargeant, Sr. Transportation Planning Engineer. We looked over the plan and how they intersected with Curlew Rd and mentioned he had no issues at that time.

Neighbourhood Conformity and Infrastructure

The subdivision proposal would fit ideally into the existing neighbourhood. Currently, the neighbourhood is primarily single-family homes with secondary suites and duplexes. Therefore, we believe the proposed subdivision will allow gentle density, well conforming with the existing conditions of the street and area.

Furthermore, water and septic services are available to the property via Chute Lake Crescent and Sheila Crescent. The existing property is on septic and as a result of this subdivision both properties will be moved to city services.

ATTACHMENT B
This forms part of application
DVP25-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

SHORESTONE
HOMES

Official Community Plan Conformance

This proposal conforms to the 2040 OCP Dash future land use direction for suburban residential, as single, detached housing is a supported use. In addition, the following goals are reached:

1. Stop planning new suburban neighborhoods.

This proposal focuses on optimizing existing new suburban neighborhoods. It creates sensitive infills within existing neighbourhoods reducing the desire for new suburban neighbourhoods to be planned. In turn, those who wish to rent or purchase a new dwelling can do so by constructing a new single-family home in a neighborhood. In addition, new construction within existing neighbourhoods eliminates the need to create new service mains which are expensive to build and maintain.

The subdivision as shown on the attached subdivision plan allows for the existing house on the property to be retained, eliminating the need for demolition and disposal of material to the landfill.

2. Promote more housing diversity.

The suburban residential future land use designation allows for a range of housing forms within existing suburban neighborhoods. Subdivision is a great way to utilize the existing land and services to create additional housing options in neighborhoods, which is located nearby to amenities such as schools in parks.

3. Protect our environment.

Constructing two single family homes within an existing building envelope, reduces the need for environmental impact, such as blasting, substantial grading, and tree removal on undeveloped land. Furthermore, this subdivision, allows for the existing house on the property to be retained, eliminating the need for demolition and disposal of material to the landfill.

Secondly, because it is situated near amenities such as parks, schools, restaurants, and soon-to-open grocery and drug stores, the walkability score of this property is improved.

ATTACHMENT B
This forms part of application
DVP25-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

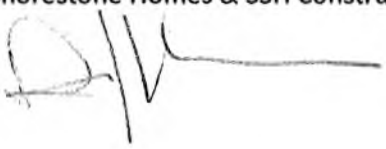
SHORESTONE
HOMES

Project benefits

As previously mentioned, the proposed subdivision will improve housing affordability by using existing land and efficient use of space. It will also build right supply by allowing for gentle density in an established neighbourhood, which also protects our environment. In conclusion, this proposal conforms to the City of Kelowna's housing goals and the 2040 Official Community Plan by focusing on affordability and optimizing existing neighbourhoods and infrastructure.

Sincerely,

David Veldhoen
President
Shorestone Homes & SSH Construction



ATTACHMENT B
This forms part of application
DVP25-0069
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Development Variance Permit

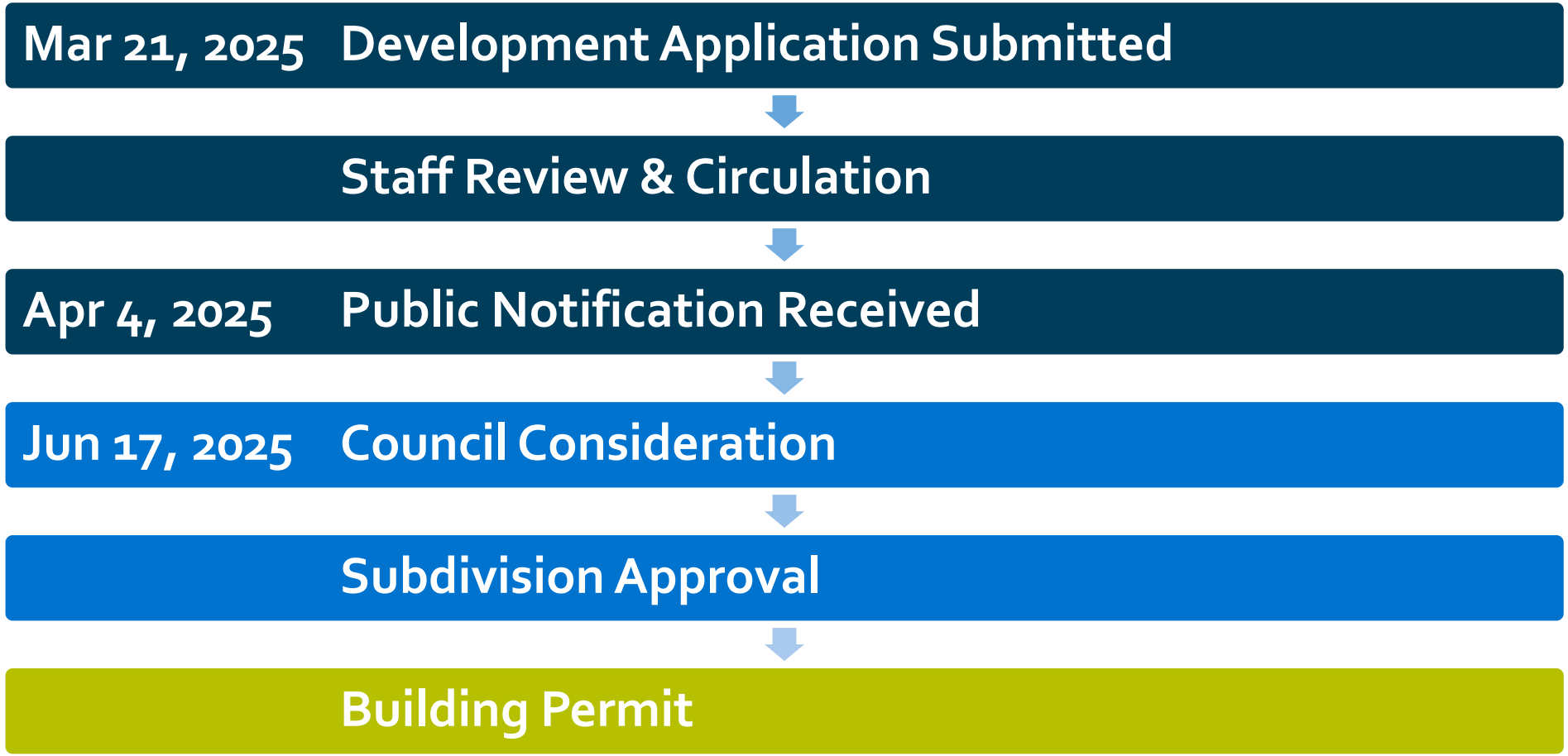
491 Sheila Cr

DVP25-0069

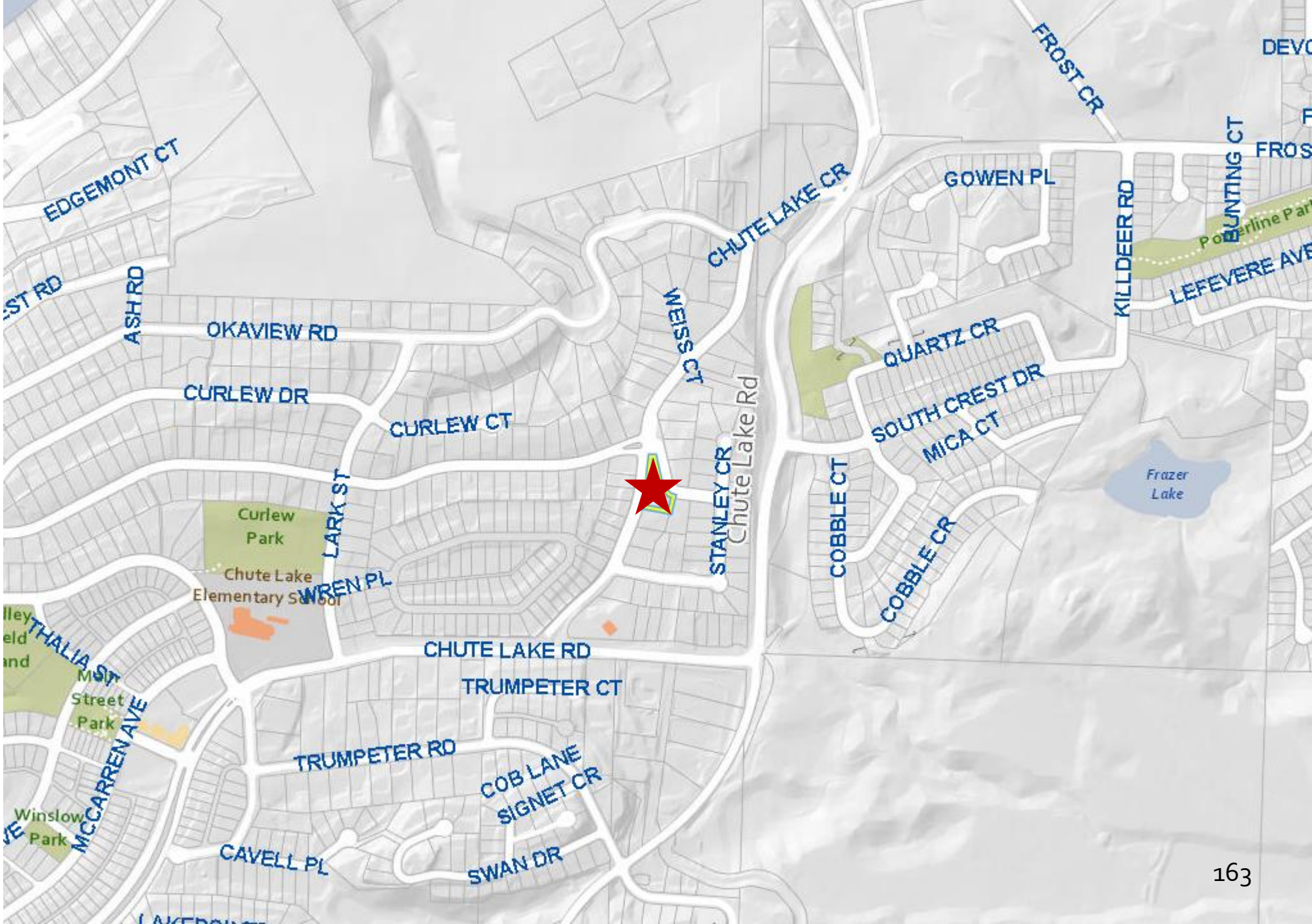
Purpose

- To issue a Development Variance Permit Application to vary the lot depth from 30.0 m required to 15.1 m proposed to facilitate a two-lot subdivision.

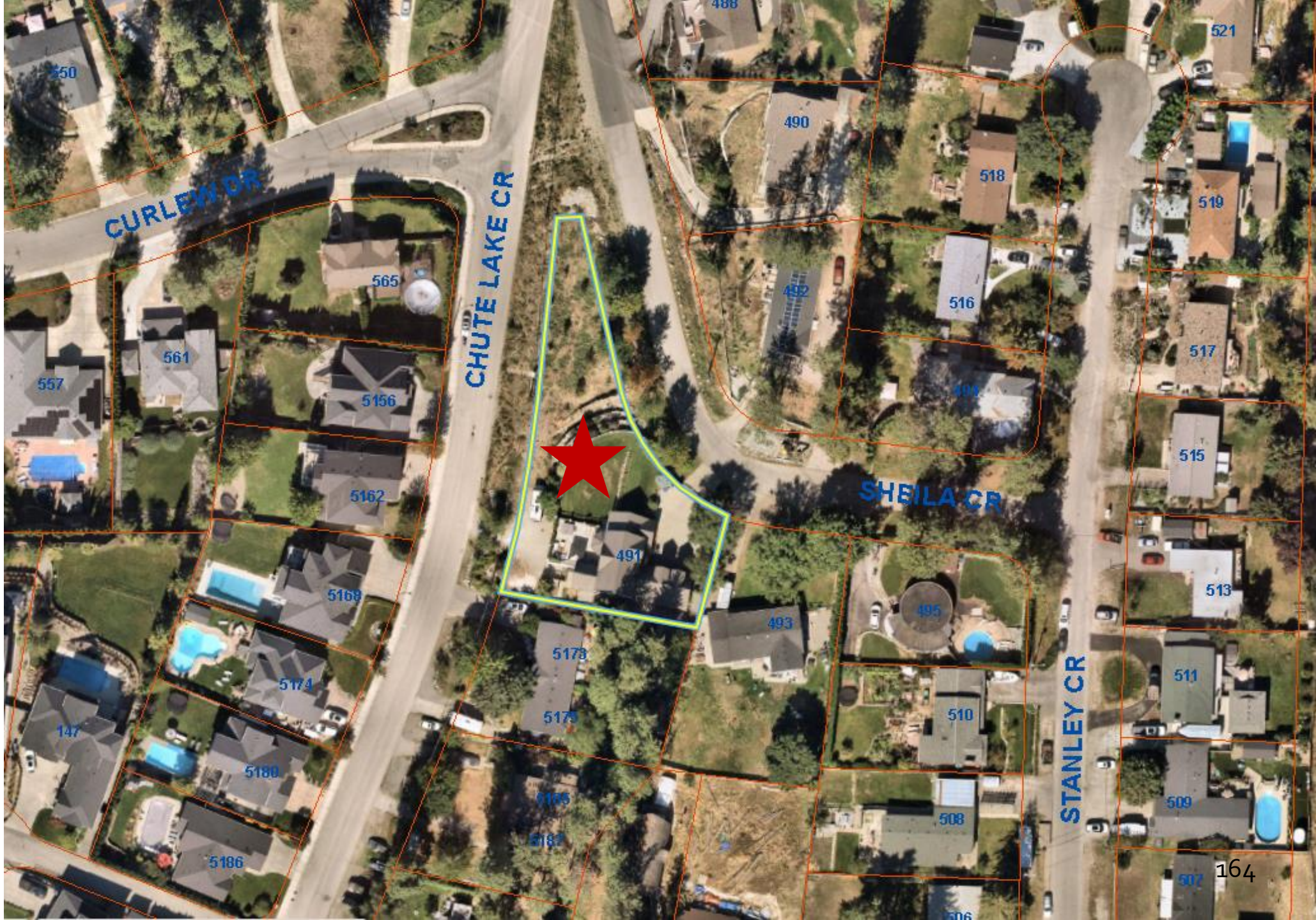
Development Process



Context Map


N
EDGEMONT CT
ASH RD
OKAVIEW RD
CURLEW DR
CURLEW CT
LARK ST
Curlew Park
Chute Lake Elementary School
WREN PL
THALIA ST
Street Park
MCCARREN AVE
Winslow Park
CHUTE LAKE RD
TRUMPETER CT
TRUMPETER RD
COB LANE
SIGNET CR
CAVELL PL
SWAN DR
WEISS CT
CHUTE LAKE CR
Chute Lake Rd
STANLEY CR
FROST CR
GOWEN PL
KILLDEER RD
BUNTING CT
LEFEVERE AVE
QUARTZ CR
SOUTH CREST DR
MICA CT
COBBLE CT
COBBLE CR
Frazer Lake

Subject Property Map



Technical Details

The Development Variance Permit Application is to vary the proposed lot depth from 30.0 m required to 15.1 m proposed:

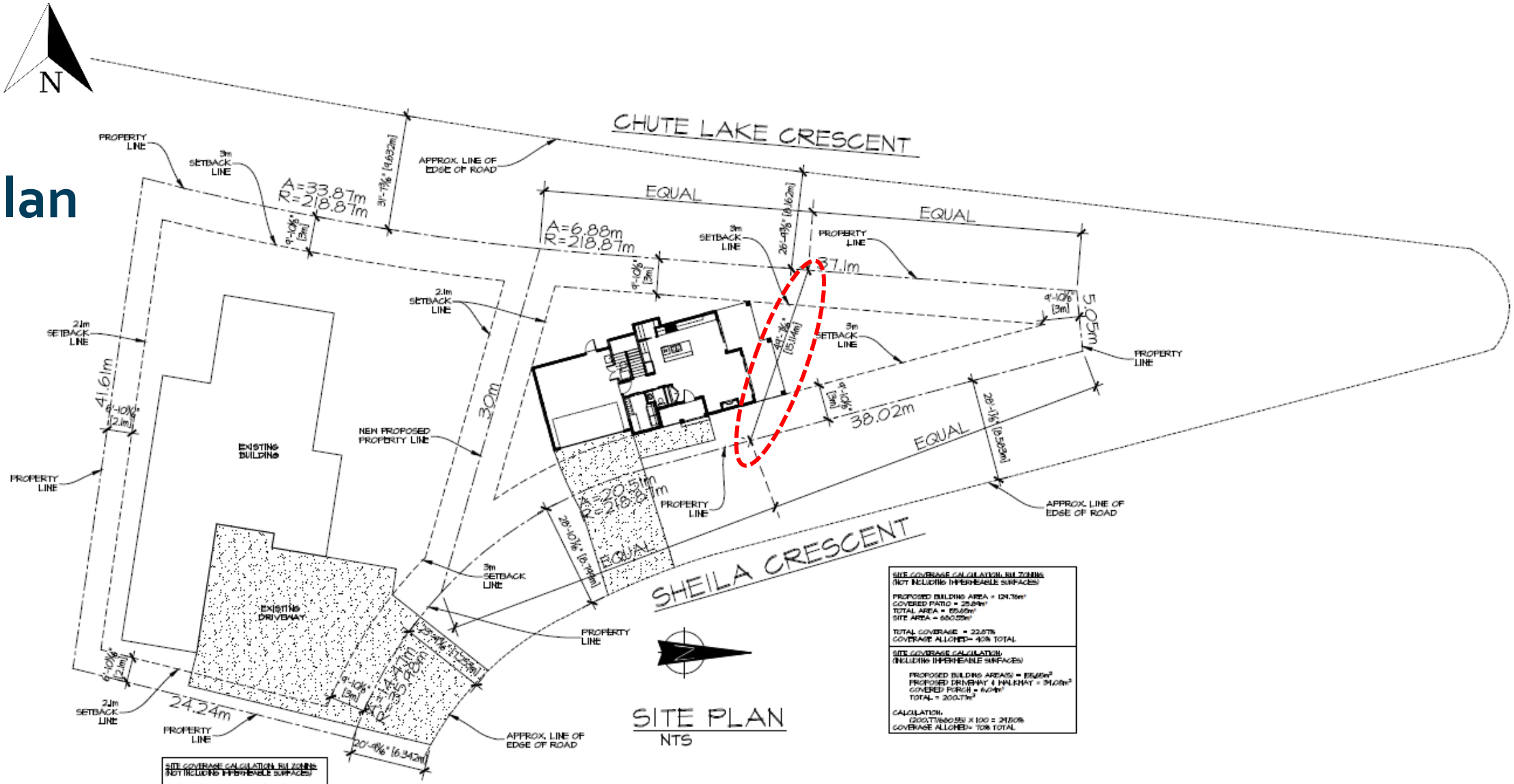
- This is to facilitate a two-lot subdivision
- The existing home remains on the remainder lot
- The proposed subdivision plan has indicated that a single detached dwelling can be built on the new lot

Variances

Section 14.11: Suburban Residential Zones – Subdivision Regulations.

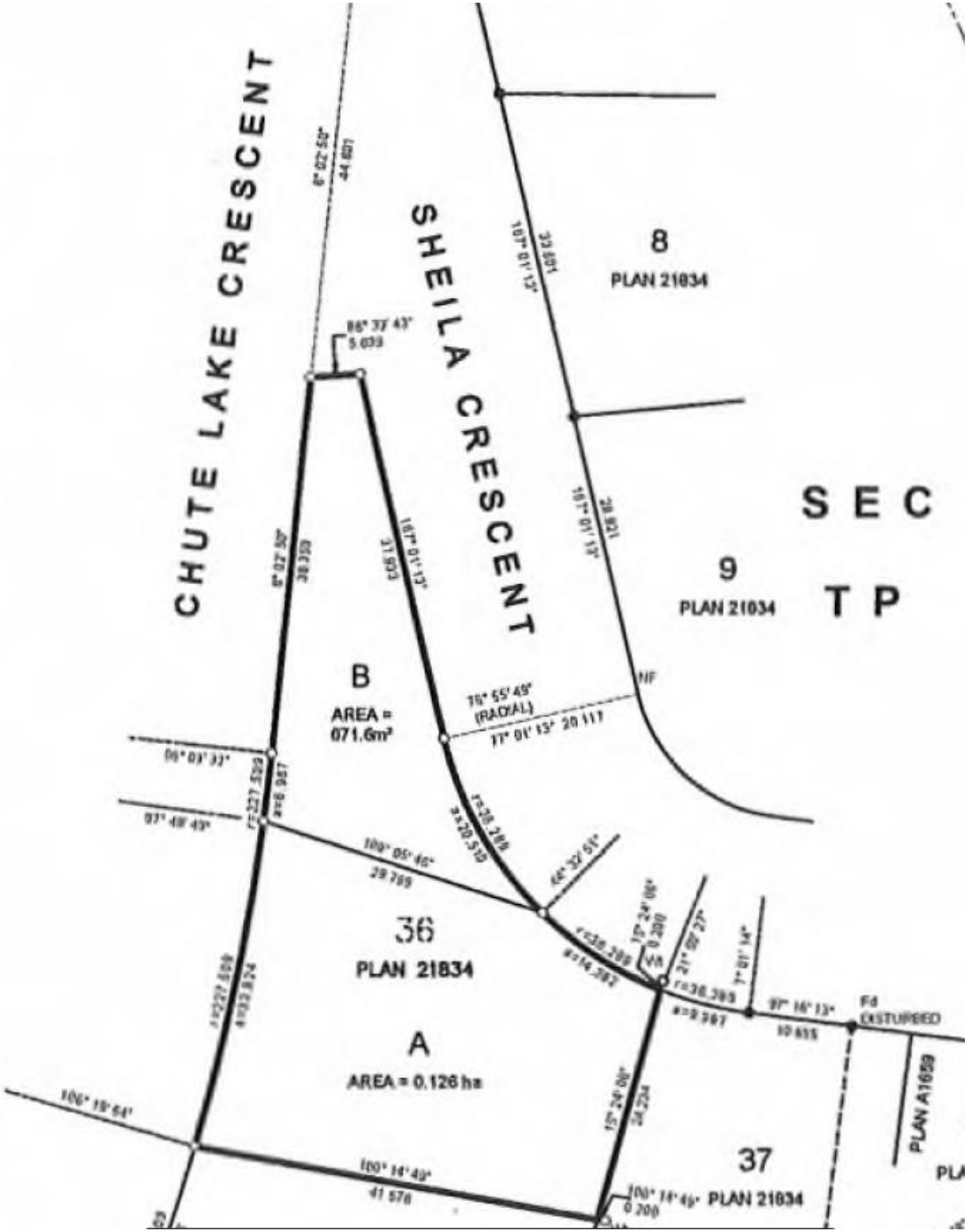
- To vary the minimum lot depth from 30.0 m required to 15.1 m proposed.

Site Plan



SITE PLAN
OPTION 'C'

Subdivision Plan



Staff Recommendation

- Staff recommend support for the proposed development variance permit as:
  - The required 450 m2 lot area is being met
  - The applicant has indicated all development regulations can be met for a new single detached dwelling
  - The addition of a new dwelling into an established neighbourhood is facilitated

REPORT TO COUNCIL
DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

Date:	June 17, 2025
To:	Council
From:	City Manager
Address:	3020, 3030, 3040, 3050 Abbott Street
File No.:	DP24-0149 DVP25-0111
Zone:	P3 – Parks and Open Space

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0149 and Development Variance Permit No. DVP25-0111 for:

Lot A District Lot 14 ODYD Plan EPP96732, located at 3020 Abbott Street, Kelowna, BC

Lot B District Lot 14 ODYD Plan EPP96732, located at 3030 Abbott Street, Kelowna, BC

Lot C District Lot 14 ODYD Plan EPP96732, located at 3040 Abbott Street, Kelowna, BC

Lot D District Lot 14, ODYD Plan EPP96732, located at 3050 Abbott Street, 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";

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

Table 7.2 –Tree & Landscaping Planting Requirements

To vary the minimum number trees within landscape area from 7 required to 1 proposed.

Section 8: Parking and Loading – Table 8.3.5 Institutional

To vary the minimum number of parking stalls from 8 stalls required to 4 stalls proposed.

Section 14: Core Area and Other Zones – Section 14.12 Industrial, Institutional, and Water Zone Development Regulations

To vary the minimum front yard setback from 6.0 m permitted to 3.9 m proposed.

AND THAT lot consolidation be required prior to issuance of the Development Permit;

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

2.0 Purpose

To issue a Development Permit and Development Variance Permit for the form and character of an institutional development with variances to minimum number of trees, minimum number of parking stalls, and minimum front yard setback.

3.0 Development Planning

Staff support the proposed Development Permit and Development Variance Permit for the form and character of an institutional building to house the Kelowna Paddle Centre and City facilities. The proposed development is a partnership between the City and the Paddle Centre on City owned land. The proposal generally aligns with the Official Community Plan (OCP) Form & Character Design Guidelines for Institutional Buildings. Key guidelines that are met include:

- Design institutional buildings to frame and activate adjacent open spaces;
- Incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm; and
- Demonstrating variety in massing and materiality.

The proposed Paddle Centre will include a clubhouse and change rooms. The proposed clubhouse is an existing building that will be repurposed to better serve the overall use. The third building is a City facility for a meeting room and public washroom.

Proposed exterior materials primarily consist of cement fibre and brick veneer. Activity within and around the building is intended to further enhance the form and character with connections between the overall site and the new waterfront park. This includes walkways around all three buildings and a connection to the active transportation corridor.

Parking Variance

The applicant is seeking a parking variance from the eight (8) stalls required to four (4) stalls proposed. The proposed project will be consolidated with the new waterfront park in the near future. The existing parking lot provided for the park, combined with the small parking lot being provided as part of this development will provide sufficient overall parking for the paddle centre and users of the park.

Setback Variance

The front yard setback is proposed to be reduced from 6.0 m required to 3.9 m proposed. The lots, along with the new waterfront park, are long and narrow. There is a 15 m setback from Okanagan Lake for environmental protection and recent road widening to create the Active Transportation Corridor has left limited space for the proposed buildings.

Trees Variance

With the lots constrained due to the environmental requirements and road widening, limited space is available to plant the required number of trees in the landscape area directly along Abbott Street. The waterfront park contains dozens of trees and once consolidated, the entirety of the park will be well landscaped.

4.0 Subject Property & Background

4.1 Subject Property Map

The project site is located along an Active Transportation Corridor on Abbott Street. It is adjacent to Okanagan Lake and the city's new waterfront park. A new mixed used development is currently under construction across Abbott Street as well as a vacant lot.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2,993 m²
Undevelopable Land (riparian, 30% slope, etc.)	~ 760 m²
Net Institutional Floor Area	438.6 m²

DEVELOPMENT REGULATIONS		
CRITERIA	**P3 ZONE**	**PROPOSAL**
Total Maximum Floor Area Ratio	0.1	0.08
Max. Height	10 m	6.1 m
Setbacks		
Min. Front Yard (East)	6.0 m	3.9 m ❶
Min. Side Yard (North)	3.0 m	6.3 m
Min. Side Yard (South)	3.0 m	11.1 m
Min. Rear Yard (West)	3.0 m	10.5 m
Landscaping		
Min. Number of Trees	7 trees	1 tree ❷

❶ Indicates a requested variance to minimum front yard setback from 6.0 m required to 3.9 m proposed.
❷ Indicates a requested variance to minimum number of trees in the landscape area from 7 required to 1 proposed.

PARKING REGULATIONS		
CRITERIA	**P3 ZONE REQUIREMENTS**	**PROPOSAL**
Total Required Vehicle Parking	**8**	**4** ❶
Ratio of Regular to Small Stalls	Min. 70% Regular Max. 30% Small	75% Regular 25% Small
Bicycle Stalls Short-Term	4 stalls	12 stalls
Bicycle Stalls Long-Term	1 stalls	1 stalls
❶ Indicates a requested variance to minimum number of parking stalls from 8 required to 4 proposed.		

6.0 Application Chronology

Application Accepted: August 15, 2024
Neighbour Notification Received: May 30, 2025

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 DP24-0149 DVP25-0111
- Schedule A: Site Plan & Floor Plans
- Schedule B: Elevations & Sections
- Schedule C: Landscape Plan

Attachment B: Renderings
Attachment C: OCP Form and Character Development Permit Guidelines

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

Development Permit & Development Variance Permit

DP24-0149 / DVP25-0111

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

3020, 3030, 3040, 3050 Abbott Streeet

and legally known as:

Lot A District Lot 14 ODYD Plan EPP96732, located at 3020 Abbott Street, Kelowna, BC

Lot B District Lot 14 ODYD Plan EPP96732, located at 3030 Abbott Street, Kelowna, BC

Lot C District Lot 14 ODYD Plan EPP96732, located at 3040 Abbott Street, Kelowna, BC

Lot D District Lot 14, ODYD Plan EPP96732, located at 3050 Abbott Street, Kelowna, BC

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

Participant Recreation Services, Indoor & Participant Recreation Services, Outdoor

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

Date of Council Approval:	**June 17, 2025**
Development Permit Area:	Form and Character & Natural Environment
Existing Zone:	P3 – Parks and Open Space
Future Land Use Designation:	PARK – Parks

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:	City of Kelowna
Applicant:	Little Building Solutions

ATTACHMENT A
This forms part of application
DP24-0149 DVP25-0111
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

DRAFT

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. DP24-0149 and Development Variance Permit No. DVP25-0111 for:

Lot A District Lot 14 ODYD Plan EPP96732, located at 3020 Abbott Street, Kelowna, BC

Lot B District Lot 14 ODYD Plan EPP96732, located at 3030 Abbott Street, Kelowna, BC

Lot C District Lot 14 ODYD Plan EPP96732, located at 3040 Abbott Street, Kelowna, BC

Lot D District Lot 14, ODYD Plan EPP96732, located at 3050 Abbott Street, 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";

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

Table 7.2 –Tree & Landscaping Planting Requirements

To vary the minimum number trees within landscape area from 7 required to 1 proposed.

Section 8: Parking and Loading – Table 8.3.5 Institutional

To vary the minimum number of parking stalls from 8 stalls required to 4 stalls proposed.

Section 14: Core Area and Other Zones – Section 14.12 Industrial, Institutional, and Water Zone Development Regulations

To vary the minimum front yard setback from 6.0 m permitted to 3.9 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.

4. INDEMNIFICATION

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

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

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

ATTACHMENT A
This forms part of application
DP24-0149 DVP25-0111
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

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

DRAFT

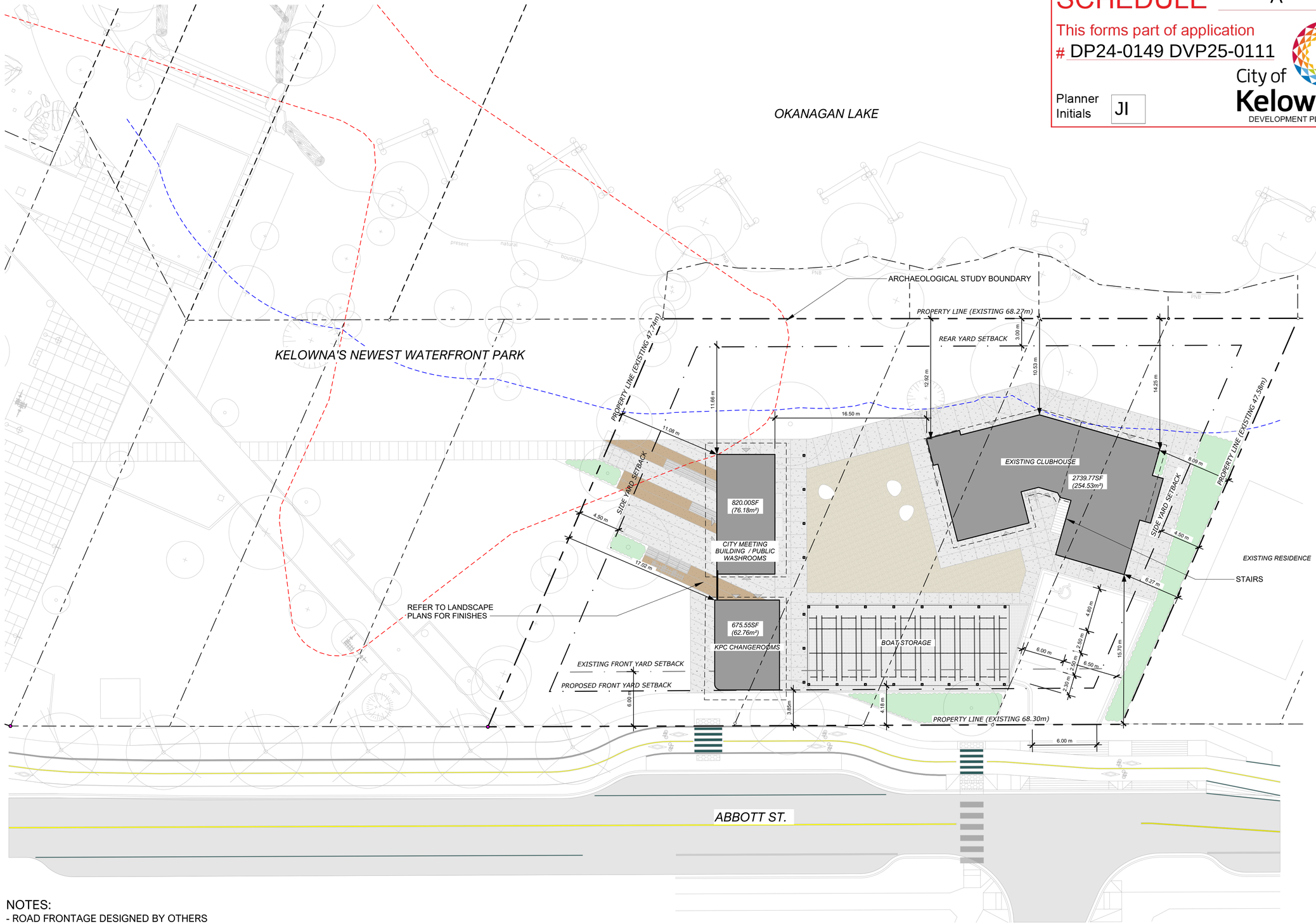
SCHEDULE A

This forms part of application

DP24-0149 DVP25-0111

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



NOTES:
- ROAD FRONTAGE DESIGNED BY OTHERS
- SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN

1 A2.1 SITE PLAN 1:200

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Little Building Solutions Inc.
1750 Springfield Rd
Kelowna, BC V1Y 5V6
tel: (778) 940-6956
design@littlebuildingsolutions.com

KELOWNA PADDLE CENTER

Street: 3020 Abbott St.
City, Prov: Kelowna, BC

Kelowna Paddle Center

Project Type:
Project # 5218

Document Date:
May 26, 2025

Document Phase:
Design Development

rev.	date	remark
8	08/14/24	Issue For Review V3
9	08/21/24	ATC Design Update
10	09/19/24	City Design Clarification
11	10/04/24	Remove KPC Gates
12	12/09/24	Trees & RMA Setback
13	01/21/25	Update Data Sheet
14	02/18/25	Add Zoning Analysis
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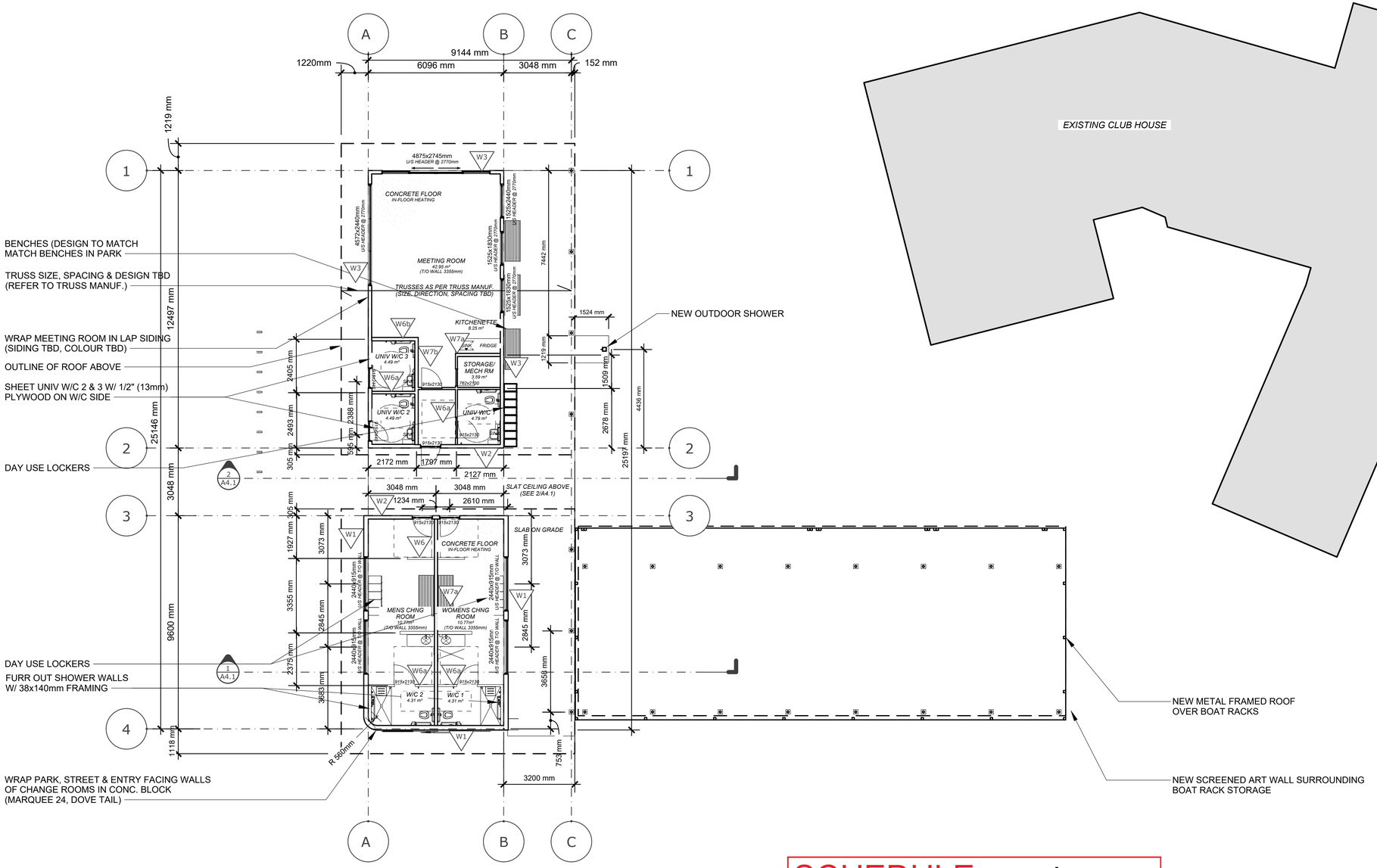
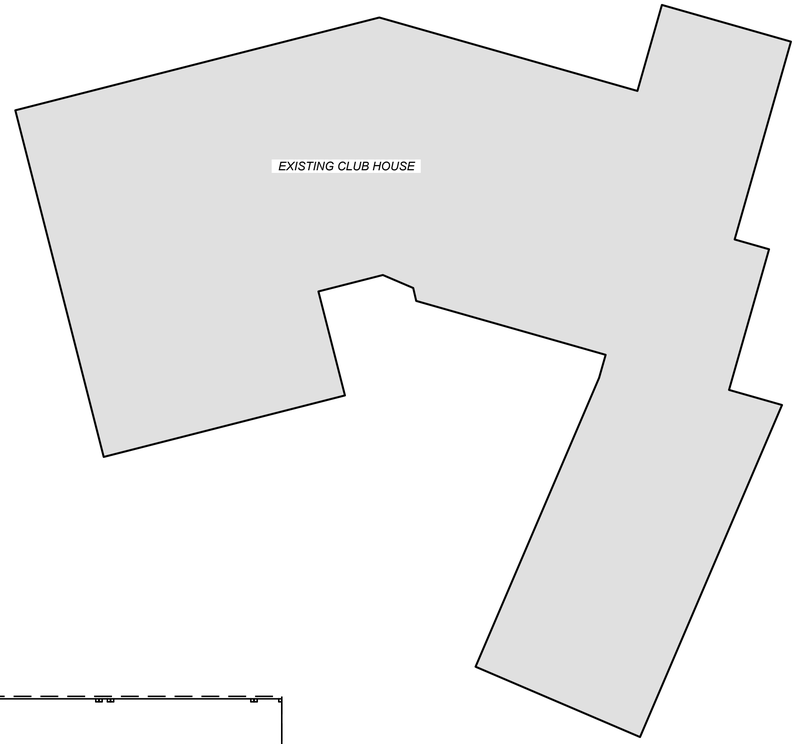
18	05/26/25	Match Site Plan w/ Landscape

SITE PLAN

A2.1





NOTES:

- REFER TO TRUSS MANUF. FOR ROOF DESIGNS
- ROOF MEMBER SIZE, DIRECTION, & SPACING TBD
(REFER TO TRUSS MANUF DRAWINGS)
- BEAM LOCATIONS & TYPES TBD
- ALL NEW WINDOWS TO BE TRIPLE PANE
- TILE ALL WALLS IN SHOWERS (TILE TBD)
- EXISTING LANDSCAPING TO REMAIN WHERE POSSBILE
- T&G CEILING AND SOFFIT ON NEW ROOFS

SCHEDULE A

This forms part of application

DP24-0149 DVP25-0111

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

1 A2.3 NEW BLDG FLOOR PLAN
1:100

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NEW BLDG
FLOOR PLAN

A2.3

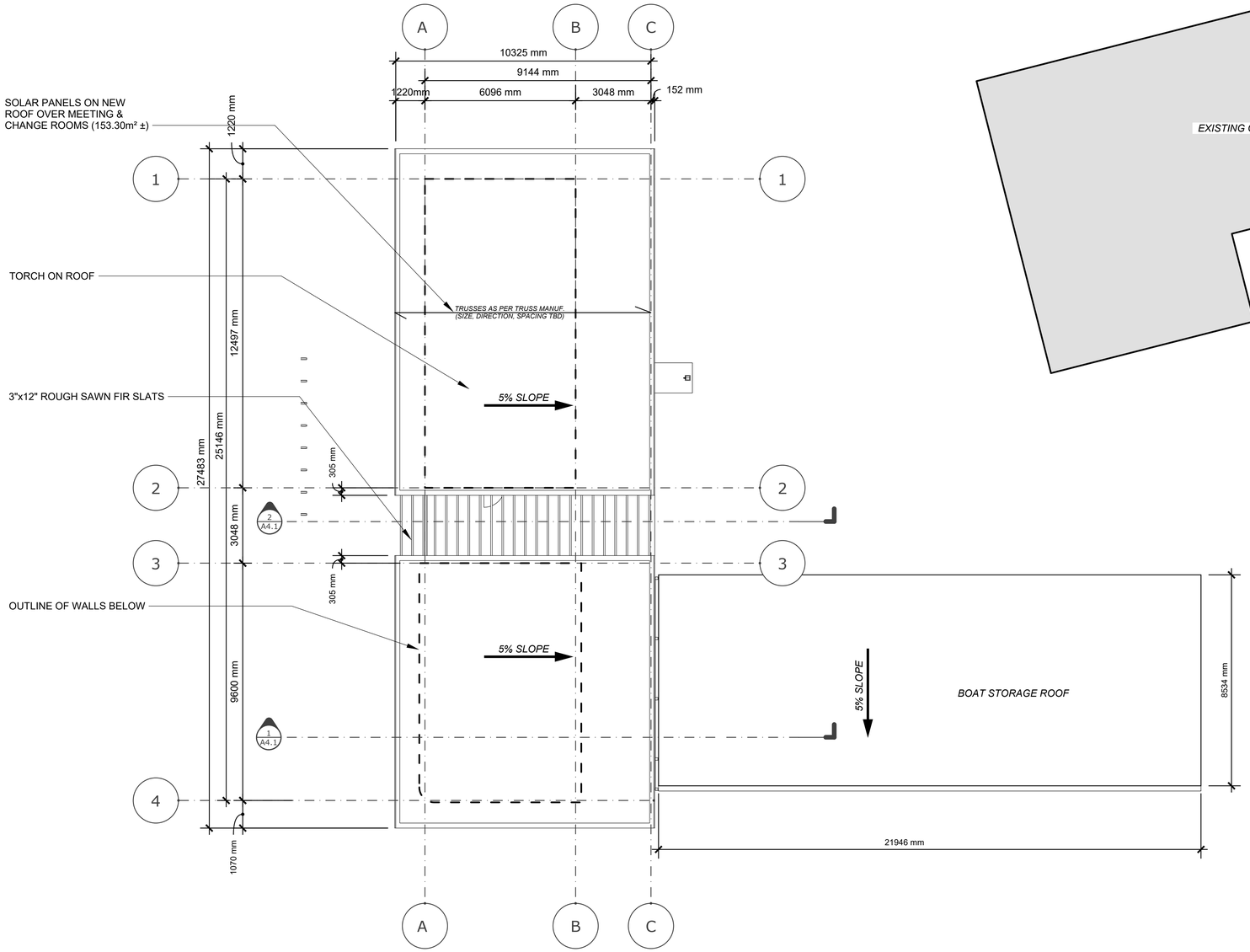
SCHEDULE A

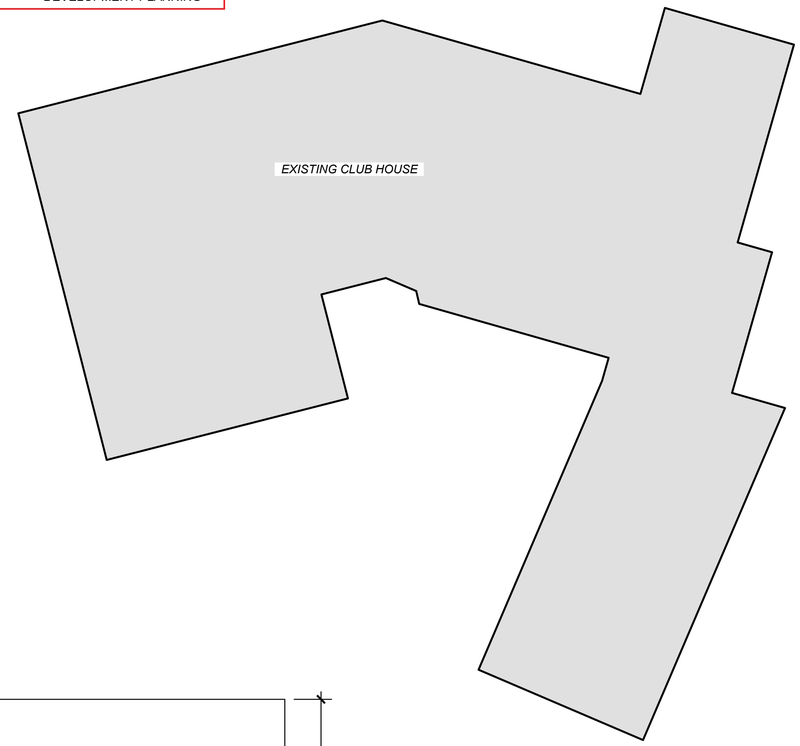
This forms part of application

DP24-0149 DVP25-0111

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING





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- BEAM LOCATIONS & TYPES TBD

1 A2.4 NEW BLDG ROOF PLAN 1:100

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LITTLE BUILDING SOLUTIONS LBS DESIGN . BUILD

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KELOWNA PADDLE CENTER

Kelowna Paddle Center

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NEW BLDG ROOF PLAN

A2.4

SCHEDULE A

This forms part of application

DP24-0149 DVP25-0111

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

LITTLE BUILDING SOLUTIONS LBS DESIGN . BUILD

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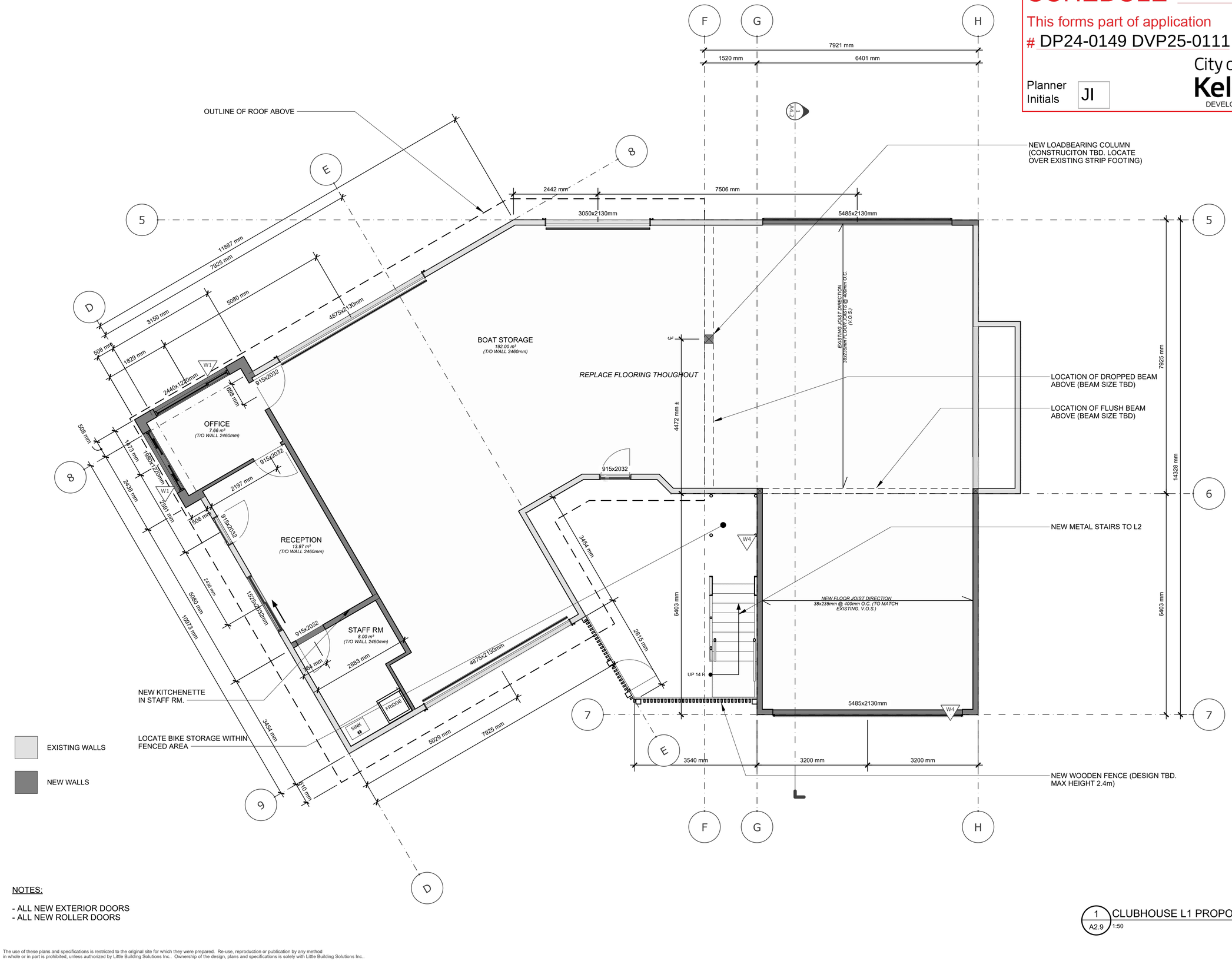

NOTES:

- ALL NEW EXTERIOR DOORS
- ALL NEW ROLLER DOORS

1 A2.9 CLUBHOUSE L1 PROPOSED
1:50

KELOWNA PADDLE CENTER

Kelowna Paddle Center

Project Type:
Project # 5218

Street: 3020 Abbott St.
City, Prov: Kelowna, BC

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CLUBHOUSE L1 PROPOSED

A2.9

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SCHEDULE A

This forms part of application

DP24-0149 DVP25-0111

City of Kelowna
DEVELOPMENT PLANNING

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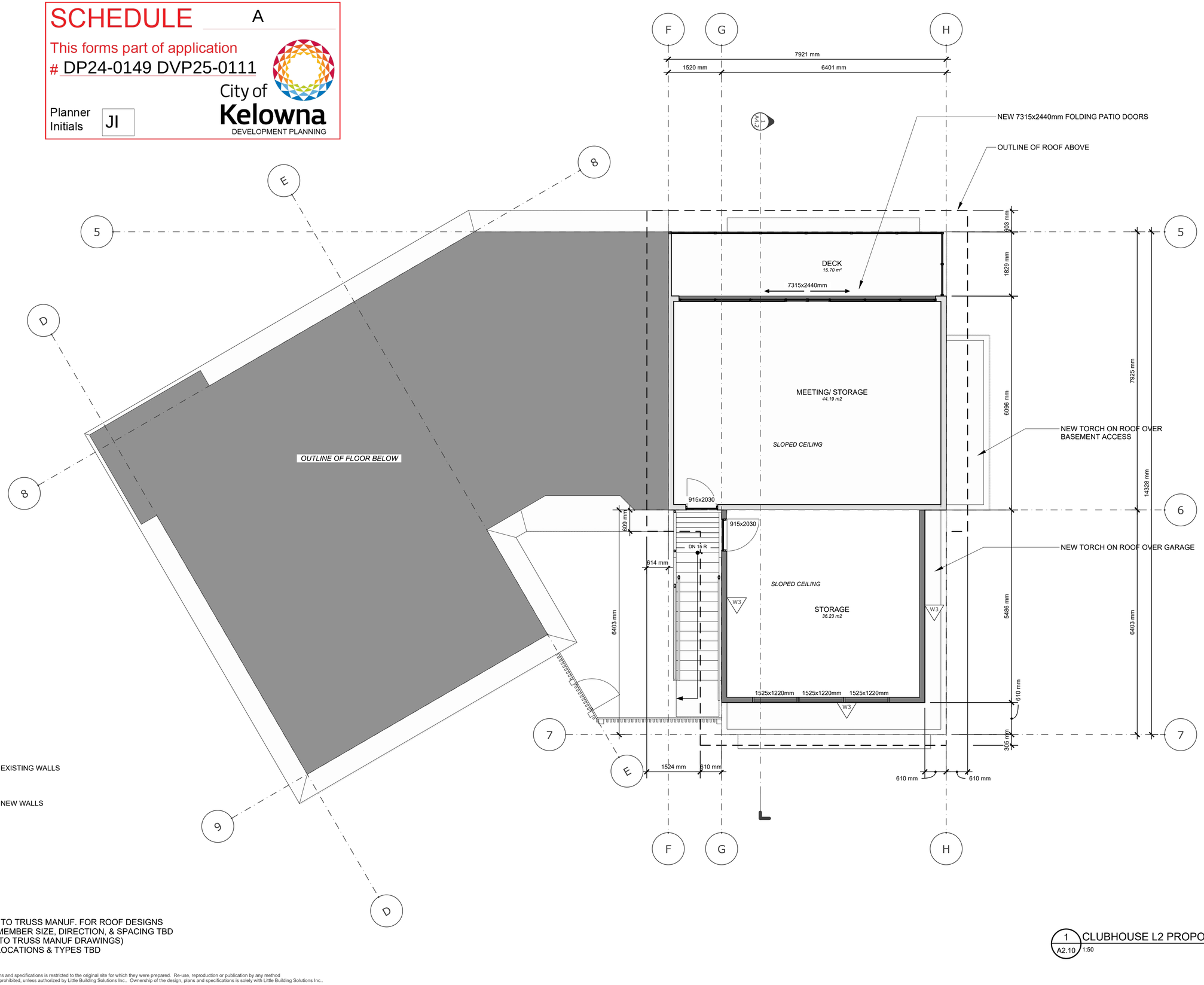

EXISTING WALLS

NEW WALLS

NOTES:

- REFER TO TRUSS MANUF. FOR ROOF DESIGNS
- ROOF MEMBER SIZE, DIRECTION, & SPACING TBD (REFER TO TRUSS MANUF DRAWINGS)
- BEAM LOCATIONS & TYPES TBD

1 A2.10 CLUBHOUSE L2 PROPOSED
1:50

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1750 Springfield Rd
Kelowna, BC V1Y 5V6
tel: (778) 940-6956
design@littlebuildingsolutions.com

KELOWNA PADDLE CENTER

Street: 3020 Abbott St
City, Prov: Kelowna, BC

Kelowna Paddle Center

Project Type:
Project # 5218

Document Date:
May 26, 2025

Document Phase:
Design Development

rev.	date	remark
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CLUBHOUSE L2 PROPOSED

A2.10

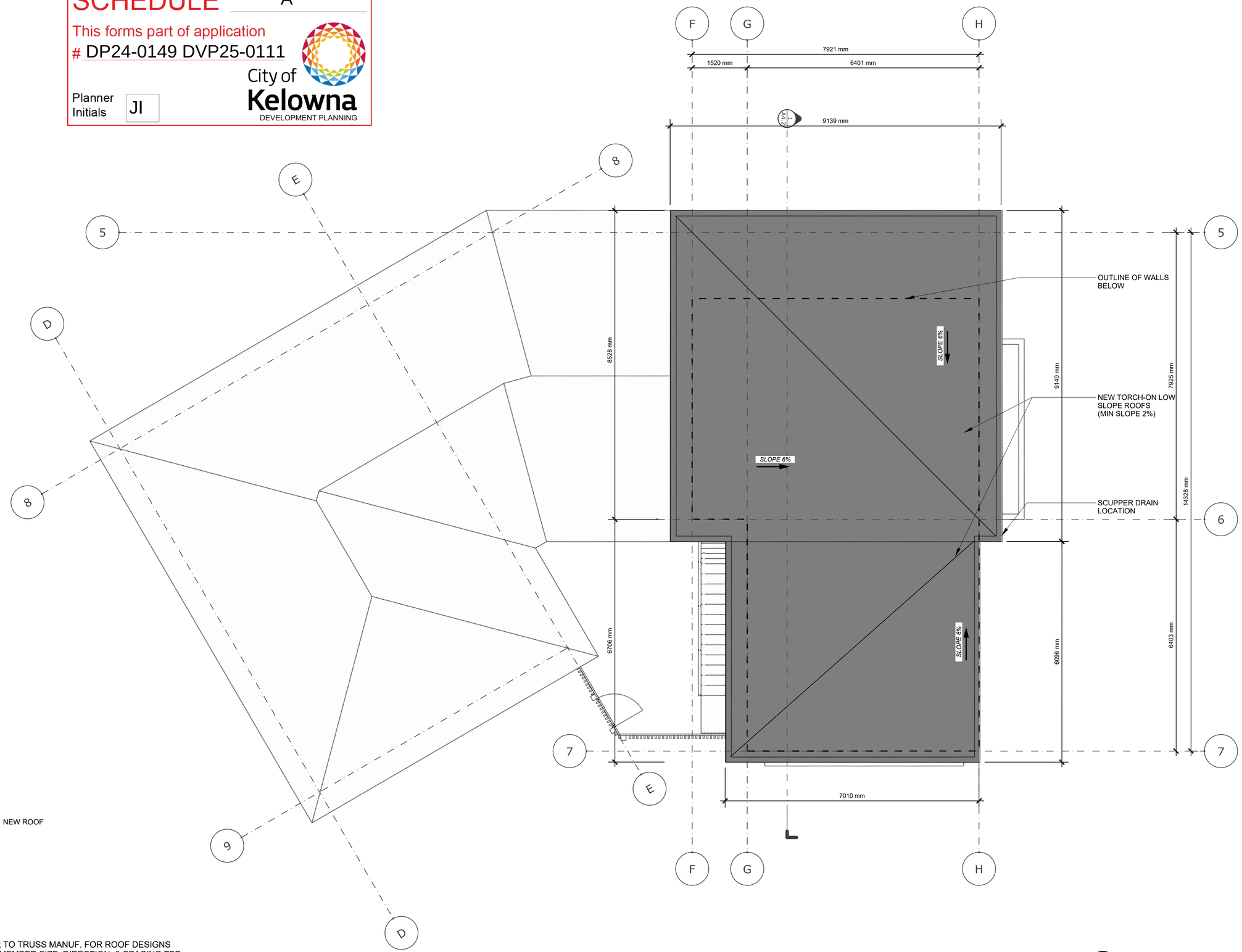
SCHEDULE A

This forms part of application

DP24-0149 DVP25-0111

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



NEW ROOF

NOTES:

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- ROOF MEMBER SIZE, DIRECTION, & SPACING TBD (REFER TO TRUSS MANUF DRAWINGS)
- BEAM LOCATIONS & TYPES TBD

1 A2.11 CLUBHOUSE PROPOSED ROOF
1:50

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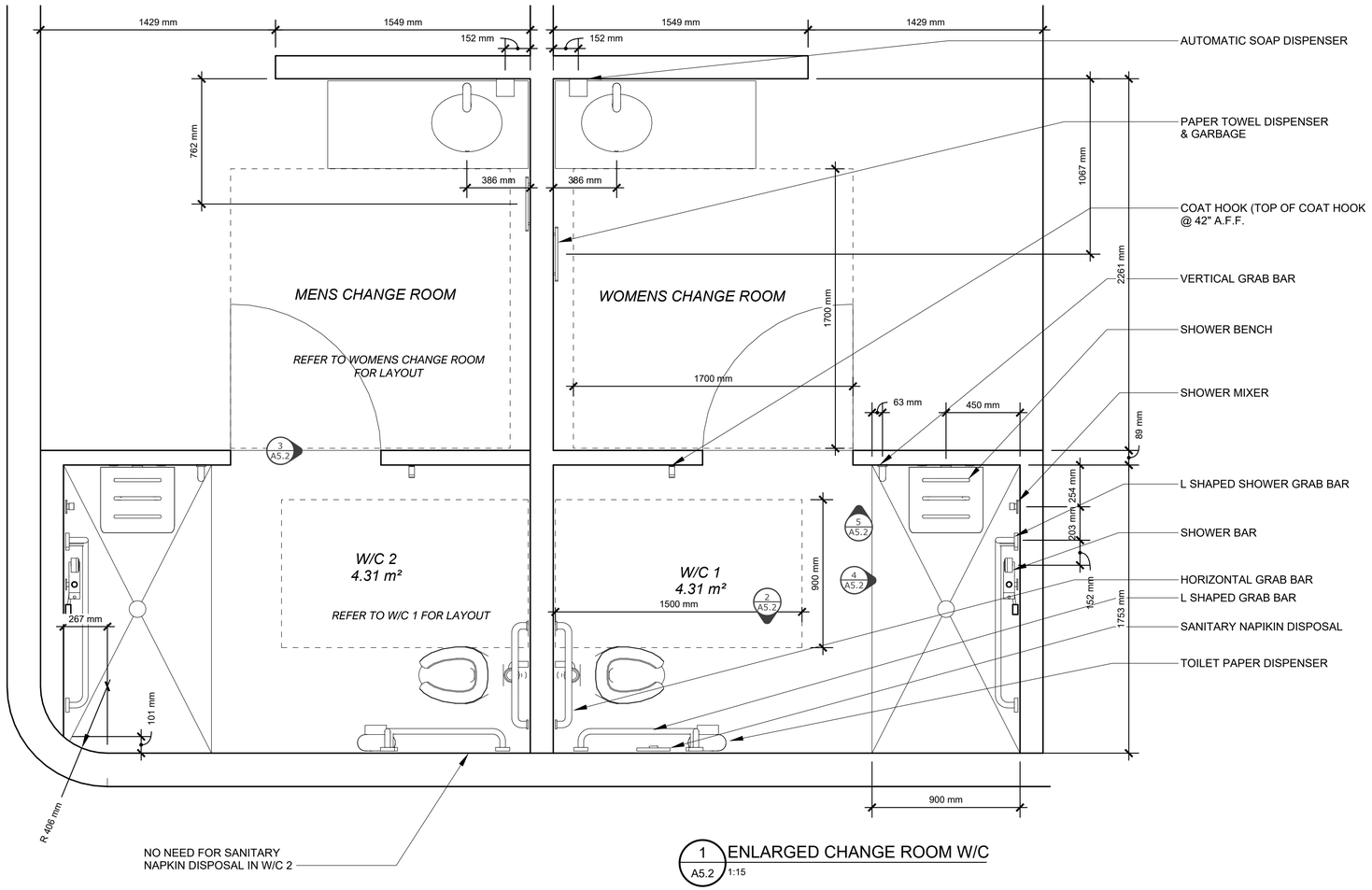
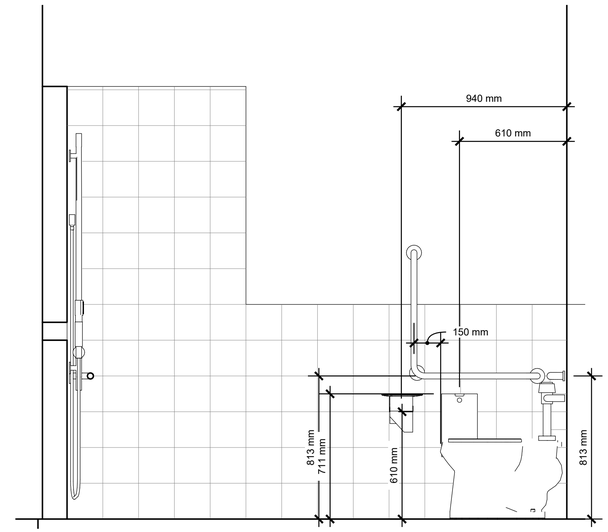
CLUBHOUSE PROPOSED ROOF

A2.11



1 A5.2 ENLARGED CHANGE ROOM W/C
1:15

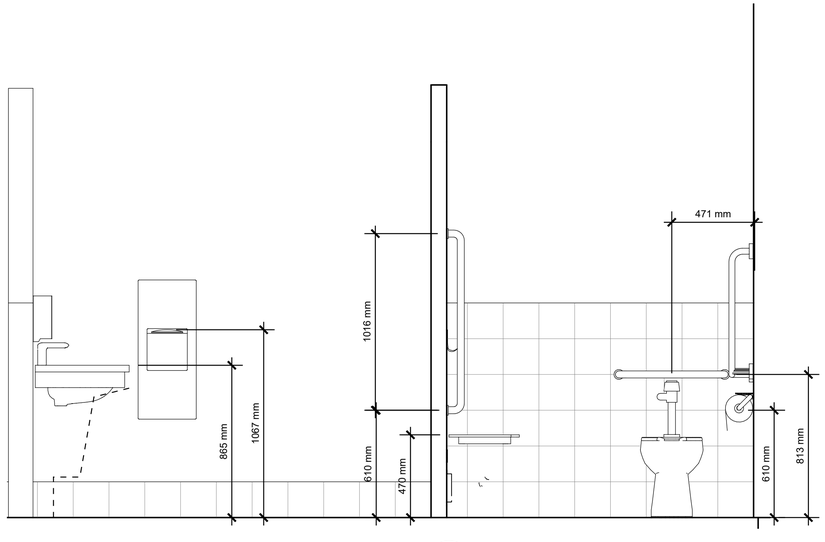


2 A5.2 CHANGE ROOM W/C 1 NORTH ELEV.
1:15

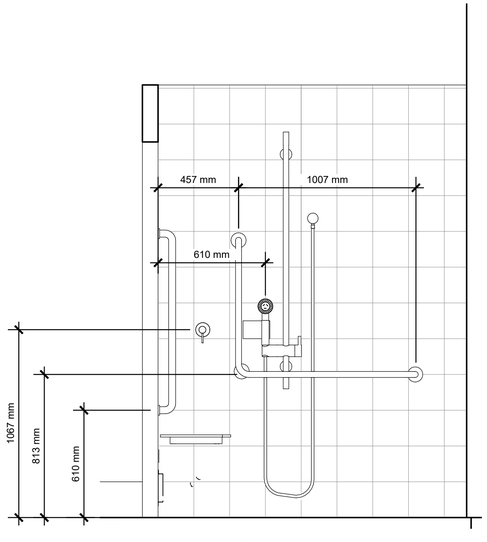
SCHEDULE A

This forms part of application
DP24-0149 DVP25-0111
City of Kelowna
DEVELOPMENT PLANNING

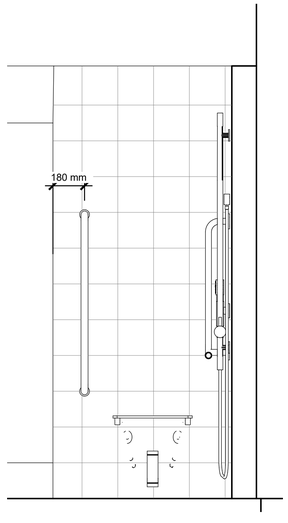
Planner Initials JI



3 A5.2 CHANGE ROOM W/C 2 EAST ELEV.
1:15



4 A5.2 CHANGE ROOM W/C 1 EAST ELEV.
1:15



5 A5.2 CHANGE ROOM W/C 2 NORTH ELEV.
1:15

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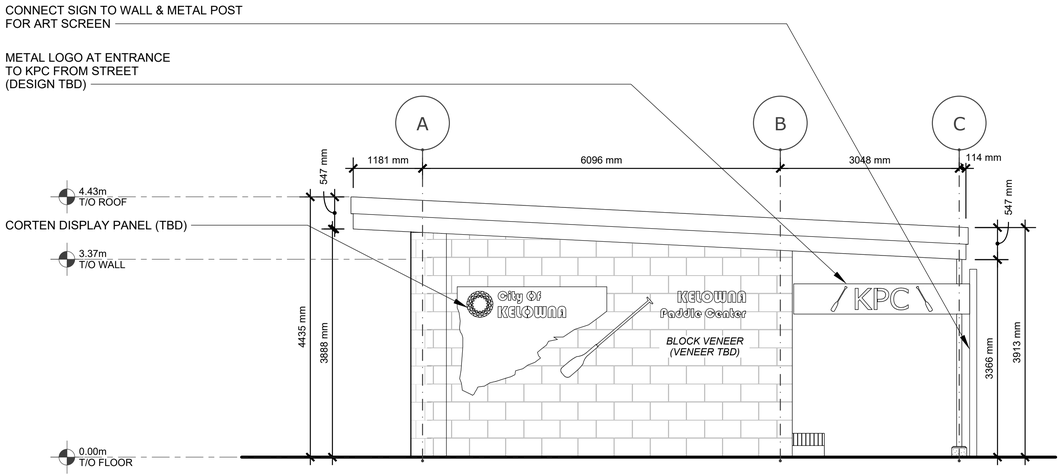
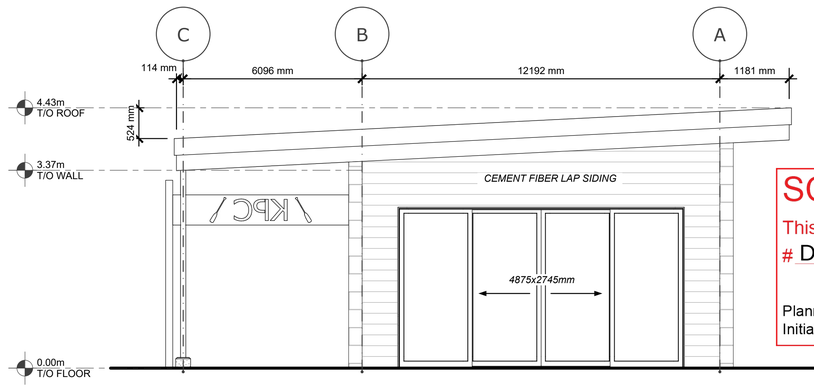
ENLARGED CHANGE ROOM PLANS

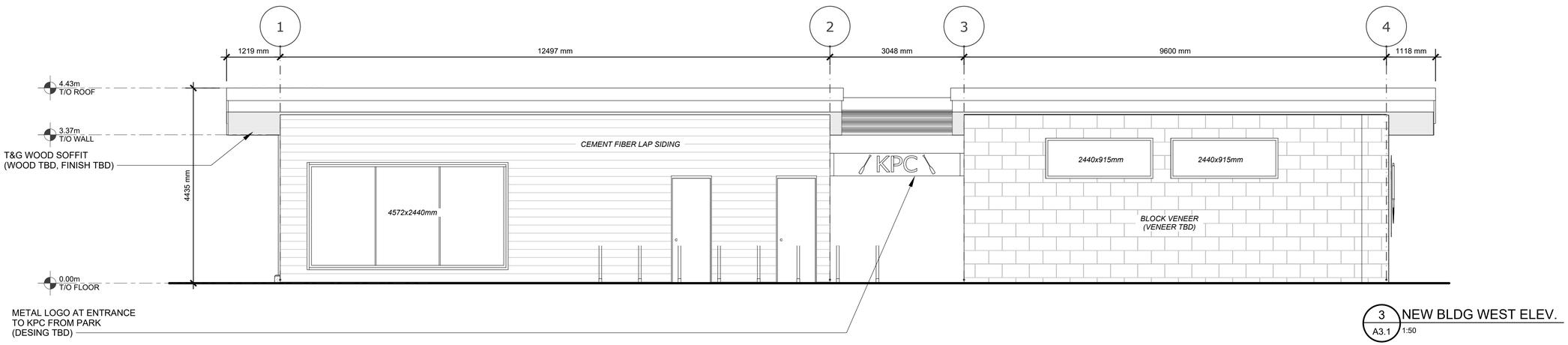
A5.2



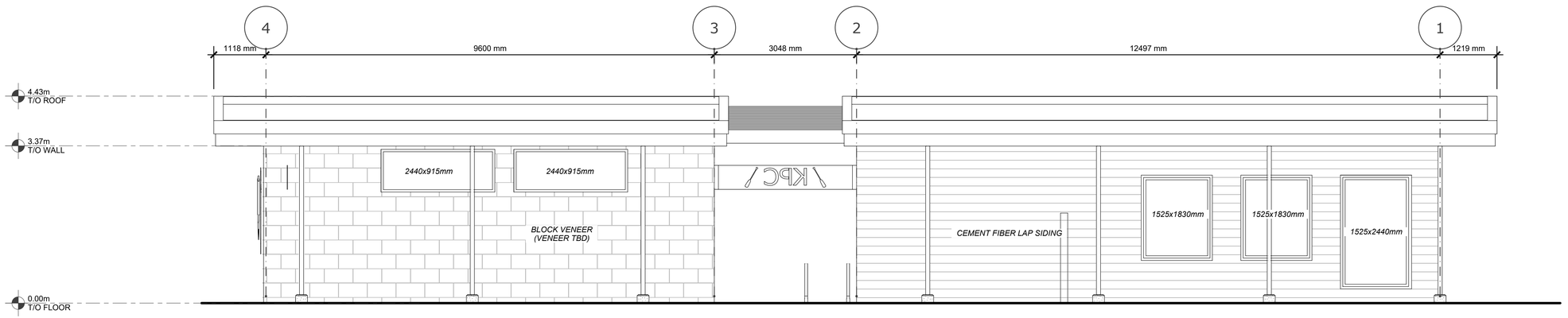
1 A3.1 NEW BLDG SOUTH ELEV. 1:50



2 A3.1 NEW BLDG ELEVATIONS 1:50



3 A3.1 NEW BLDG WEST ELEV. 1:50



4 A3.1 NEW BLDG EAST ELEV. 1:50

SCHEDULE B

This forms part of application
DP24-0149 DVP25-0111
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

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NEW BLDG ELEVATIONS

A3.1

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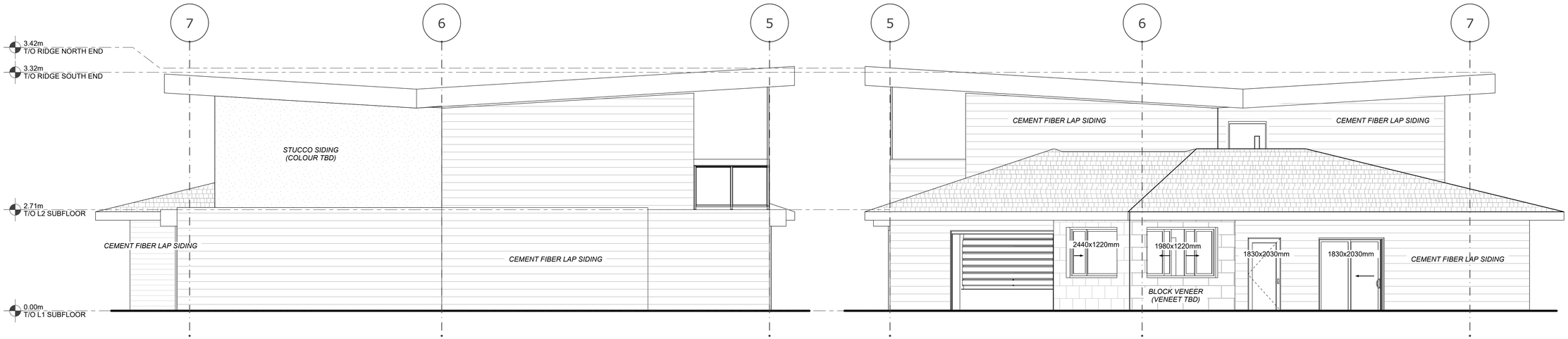
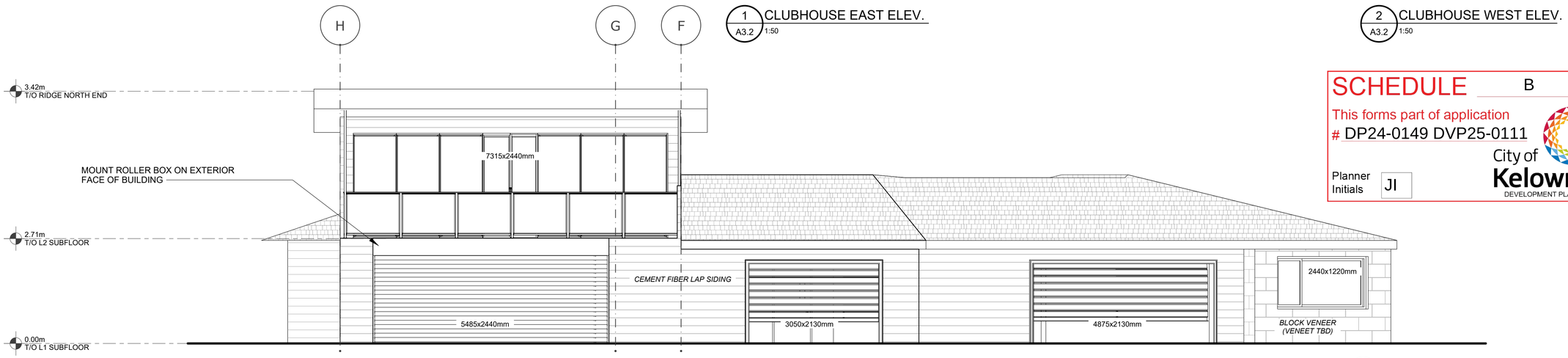
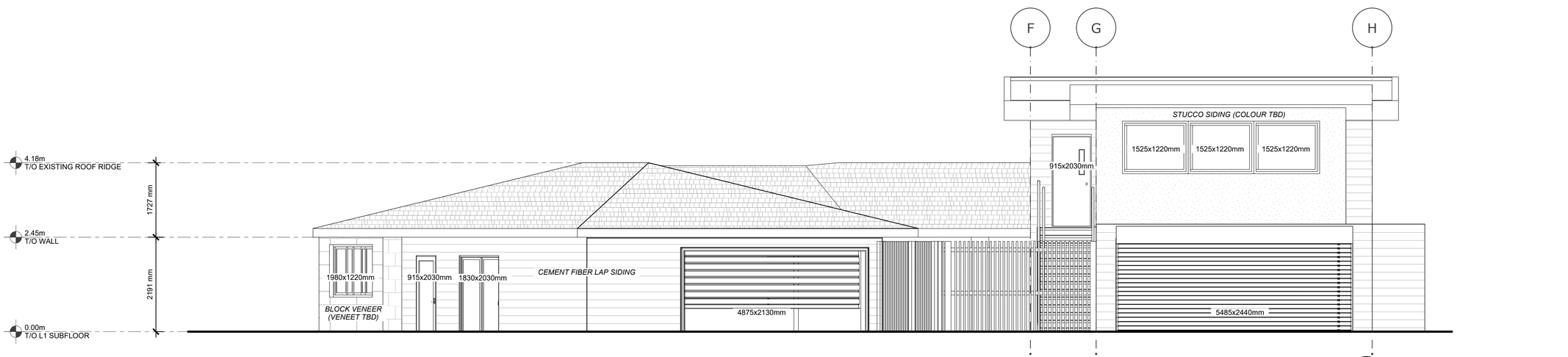


1 A3.2 CLUBHOUSE EAST ELEV. 1:50

2 A3.2 CLUBHOUSE WEST ELEV. 1:50



3 A3.2 CLUBHOUSE NORTH ELEV. 1:50



4 A3.2 CLUBHOUSE SOUTH ELEV. 1:50

SCHEDULE B

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CLUBHOUSE ELEVATIONS

A3.2

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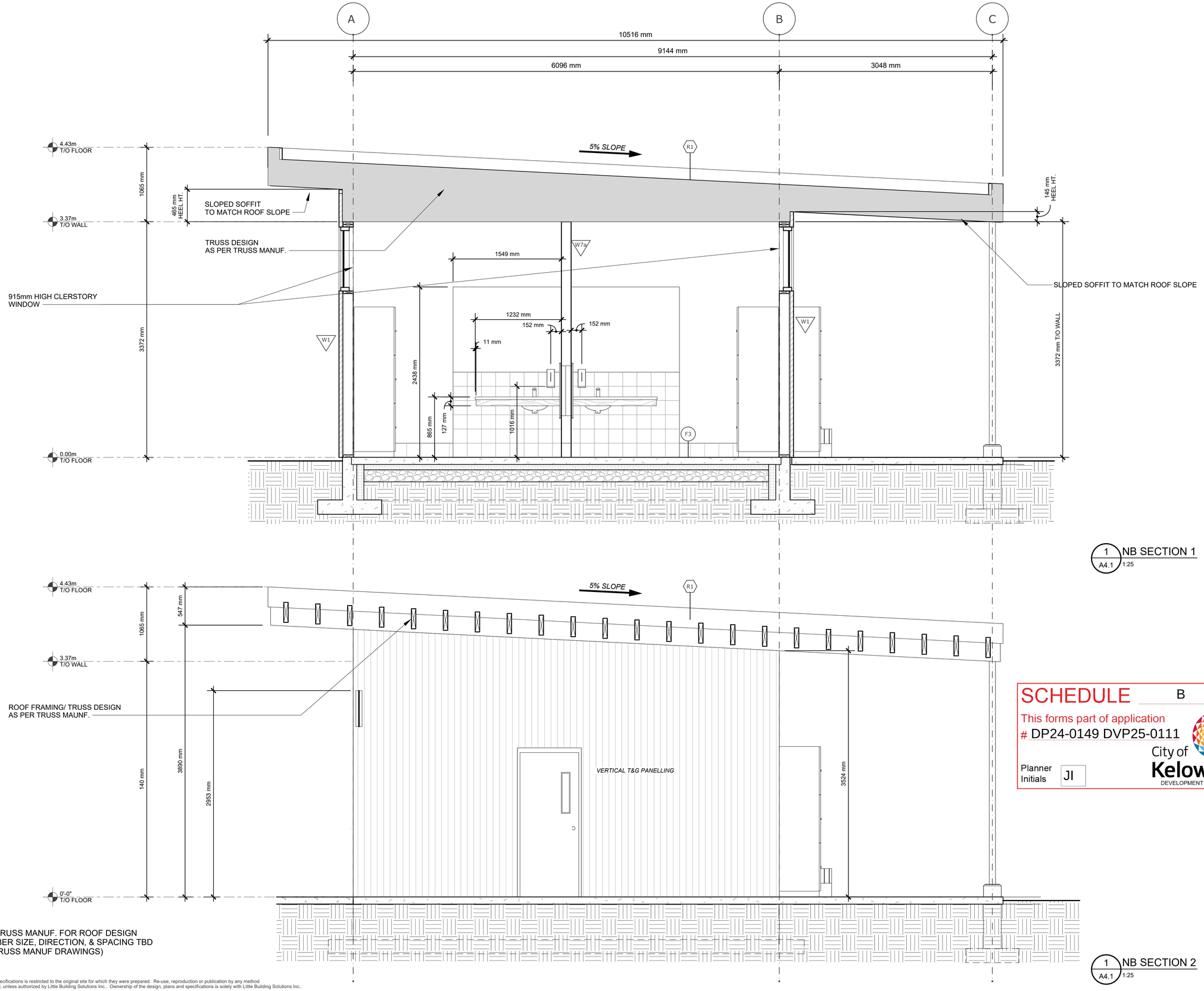

NOTES:

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- ROOF MEMBER SIZE, DIRECTION, & SPACING TBD (REFER TO TRUSS MANUF DRAWINGS)

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NEW BLDG
SECTIONS 1

A4.1

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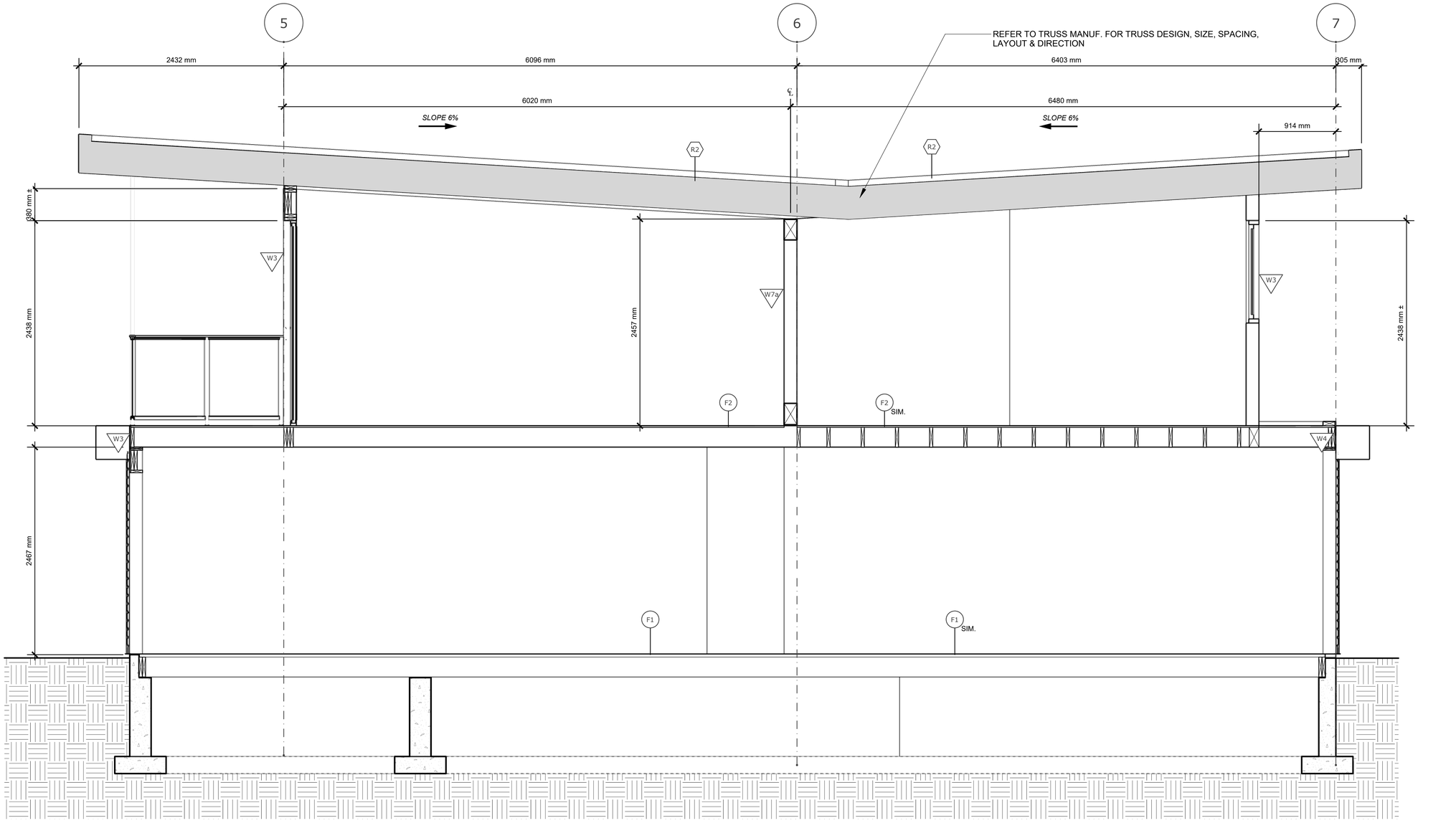

1 A4.2 CLUBHOUSE SECTION 1
1:25

SCHEDULE B

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City of Kelowna
DEVELOPMENT PLANNING

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CLUBHOUSE SECTION 1

A4.2

SCHEDULE C

This forms part of application

DP24-0149 DVP25-0111

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

OKANAGAN LAKE

present natural boundary

BENCHES, SEE ARCH DWGs - TYP.

CONCRETE UNIT PAVERS - TYP.

C.I.P. CONCRETE PAVING w/ SANDBLAST FINISH AND SAWCUTS - TYP.

BENCH, IN-KIND FROM CoK

EXISTING SHOWER TO BE RELOCATED

RELOCATED OUTDOOR SHOWER / FOOTWASH

PWP PHASE 1

BICYCLE RACK - TYP.

SAND

C.I.P. CONCRETE PAVING w/ SAWCUTS - TYP.

CITY MEETING BUILDING

KPC CHANGING ROOMS

EXISTING CLUBHOUSE / EQUIPMENT STORAGE

BICYCLE RACK WITHIN COURTYARD BY KPC

SEATING PEBBLE, IN-KIND FROM CoK - TYP.

ROLLOVER CURB - SEE CIVIL DWGs

SCREEN FENCE, SEE ARCH DWGs - TYP.

CRUSHED AGGREGATE

CHAIN LINK FENCE, 1.2m HGT BLACK VINYL

STREET TREES AS PER OFF-SITE DESIGN BY OTHERS - TYP.

ABBOTT STREET

NEWSOM AVENUE

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- 15m NATURAL BOUNDARY OFFSET (ESTABLISHED IN PHASE 1)
- ARCHAEOLOGICAL SITE BOUNDARY 2024
- BUILDING ENTRY
- COST ESTIMATE BOUNDARY

SITE FEATURES LEGEND

- BENCH - IN-KIND FROM CITY
- BICYCLE RACK
- CHAIN LINK FENCE
- C.I.P. CONCRETE PAVING w/ SAWCUTS
- C.I.P. CONCRETE PAVING w/ SANDBLAST FINISH AND SAWCUTS
- CONCRETE UNIT PAVERS
- CRUSHED AGGREGATE
- OUTDOOR SHOWER
- SAND
- SCREEN FENCE
- SEATING PEBBLE - IN-KIND FROM CITY

PLANTING LEGEND

- EXISTING CONIFER TO REMAIN
- EXISTING DECIDUOUS TO REMAIN
- ORNAMENTAL PLANTING
- ORNAMENTAL TREE
- REJUVENATED LAWN
- SOD LAWN

DEVELOPMENT PERMIT 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 PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. 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.

REPRESENTATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE PLANT SIZE (H X W)	SIZE
TREES			
Acer truncatum 'Main Street'	MAIN STREET SHANTUNG MAPLE	10.00m x 8.00m	60mm CAL.
Cercis canadensis	EASTERN REDBUD	10.00m x 8.00m	60mm CAL.
GRASSES / PERRENIALS / SHRUBS			
Aronia melanocarpa 'Low Scape Mound'	LOW SCAPE MOUND ARONIA	0.60m x 0.60m	#3
Buxus 'Green Gem'	GREEN GEM BOXWOOD	0.50m x 0.50m	#3
Lavendula 'Hidcote Superior'	HIDCOTE SUPERIOR LAVENDER	0.45m x 0.90m	#1
Sesleria autumnalis	AUTUMN MOOR GRASS	0.75m x 0.50m	#1

ISSUED FOR DEVELOPMENT PERMIT

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USER: LesB
CTB: ----
LAYOUT: LDP 1
PLOTTED: 2025-05-23 - 11:07 AM

wsp
700 - 1631 DICKSON AVENUE
KELOWNA, BC
CANADA V1Y 0B5
PHONE: 250-980-5500
www.wsp.com

NO.	YY/MM/DD	BY	REVISION	CH'KD
D	25/05/23	BL	RE-ISSUED FOR DEVELOPMENT PERMIT	RF
C	25/04/07	BL	RE-ISSUED FOR DEVELOPMENT PERMIT	RF
B	25/03/17	BL	RE-ISSUED FOR DEVELOPMENT PERMIT	RF
A	25/03/07	BL	ISSUED FOR DEVELOPMENT PERMIT	RF

BASE BL | DESIGN RF
APPROVED RF
DATE 2025-03-03
SCALE HORIZ. 1:200 VERT.
SCALE NOT ACCURATE OVER LONG DISTANCES

CITY OF KELOWNA
DESIGN AND CONSTRUCTION

KPC / PWP PHASE 2
LANDSCAPE PLAN

DIVISION PARKS

DRAWING NO. LDP 1

REV NO. D

present natural boundary

NATURAL BOUNDARY PER PLAN 10727

NATURAL BOUNDARY PER PLAN KAP53240

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- 15m NATURAL BOUNDARY OFFSET (ESTABLISHED IN PHASE 1)
- ARCHAEOLOGICAL SITE BOUNDARY 2024
- BUILDING ENTRY
- COST ESTIMATE BOUNDARY

HYDROZONE LEGEND

- HIGH WATER REQUIREMENTS
- AVERAGE WATER REQUIREMENTS

SCHEDULE C

This forms part of application
DP24-0149 DVP25-0111

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

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CANADA V1Y 0B5
PHONE: 250-980-5500
www.wsp.com

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B	25/03/19	BL	RE-ISSUED FOR DEVELOPMENT PERMIT	RF
A	25/03/07	BL	ISSUED FOR DEVELOPMENT PERMIT	RF

BASE BL | DESIGN RF
APPROVED RF
DATE 2025-03-03
SCALE HORIZ. 1:200 VERT.
SCALE NOT ACCURATE OVER LONG DISTANCES

CITY OF KELOWNA
DESIGN AND CONSTRUCTION

KPC / PWP PHASE 2
HYDROZONE PLAN

DIVISION PARKS

DRAWING NO. LDP 2

REV NO. D

ISSUED FOR DEVELOPMENT PERMIT

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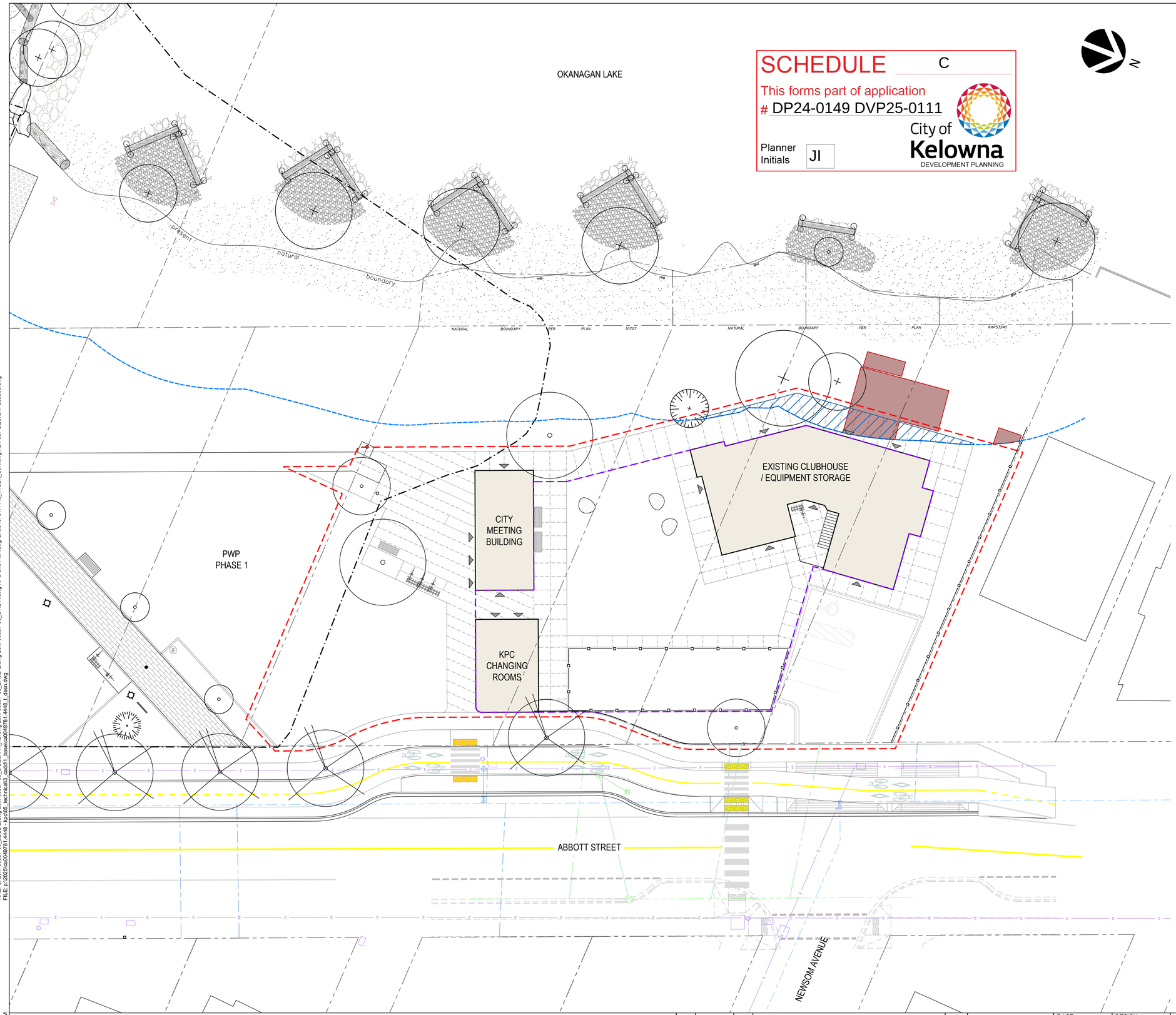

SCHEDULE C

This forms part of application

DP24-0149 DVP25-0111

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

N

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- 15m NATURAL BOUNDARY OFFSET (ESTABLISHED IN PHASE 1)
- ARCHAEOLOGICAL SITE BOUNDARY 2024
- BUILDING ENTRY
- COST ESTIMATE BOUNDARY

RESTORATION LEGEND

- CONCRETE REMOVED WITHIN 15m NATURAL BOUNDARY OFFSET - 65m2
- CONCRETE ADDED WITHIN 15m NATURAL BOUNDARY OFFSET - 42m2

RESTORATION NOTES:

1. PLANT SCHEDULE:
   FINAL PLANT SCHEDULE IS SUBJECT TO CHANGE DEPENDING ON PLANT MATERIAL AVAILABILITY. CONTRACTORS SHALL GET APPROVAL FROM LANDSCAPE ARCHITECT AND ENVIRONMENTAL PROFESSIONAL PRIOR TO MAKING ANY SUBSTITUTIONS. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY UNAPPROVED MATERIAL.
2. LAYOUT:
   PLANT PLACEMENT TO BE FIELD FITTED BY AN EXPERIENCED ENVIRONMENTAL CONTRACTOR WITH SUPERVISION BY A QUALIFIED ENVIRONMENTAL CONSULTANT.
3. SITE PREPARATION:
   CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.
4. SOURCE:
   ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, AND METHOD OF CULTIVATION.
5. GROWING MEDIUM:
   IMPORT GROWING MEDIUM SHALL BE PLACED IN PLANTING POCKETS AT MIN. DEPTH NOTED. IMPORTED GROWING MEDIUM IS TO MEET GROWING MEDIUM STANDARDS FOR PLANTING AREAS, PLANTERS, SHRUBS AND GROUNDCOVERS AS IDENTIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
7. GROWING MEDIUM DEPTHS:
   TREES PITS: 1000mm
   SHRUBS: 450mm
   LAWN: 150mm
   SEED: 50mm
8. GROWING MEDIUM TESTING:
   CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOIL ANALYSIS AND AMENDING AS REQUIRED PRIOR TO PLACEMENT ON SITE. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY UNAPPROVED MATERIAL. GROWING MEDIUM TEST MUST BE NO MORE THAN 3 MONTHS OLD.
9. MULCH:
   THE CONTRACTOR SHALL INSTALL APPROVED MULCH AT 75mm DEPTH ON ALL PLANTING AREAS AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR WEED BARRIER IS TO BE INSTALLED UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
10. INSPECTIONS:
    CONTRACTOR IS TO PROVIDE A CITY OF KELOWNA APPROVED QUALIFIED SITE INSPECTOR FOR ALL WORKS WITHIN LIMIT OF WORK.
11. ALL SHRUB AND TREE PRESERVATION SHALL BE IN ACCORDANCE WITH CITY OF KELOWNA'S TREE PRESERVATION POLICY AS OUTLINED BY THE PARKS SERVICES - URBAN FORESTY DIVISION. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
12. IRRIGATION:
    A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL RESTORATION AREAS. THE IRRIGATION SYSTEM WILL BE REMOVED ONCE PLANT MATERIAL IS ESTABLISHED.
13. NATIVE MATERIAL AND EXISTING ROCKS ALONG SHORELINE (BETWEEN EXISTING SHORELINE AND HIGH WATER LINE (HWL)) IS TO REMAIN UNDISTURBED. ALL MAN-MADE DEBRIS SUCH AS METALS AND GARBAGE ARE TO BE REMOVED FROM BETWEEN EXISTING SHORELINE AND HWL.
14. ANIMAL CONTROL:
    BEAVER CONTROL WIRING (HARDWARE CLOTH) TO BE INSTALLED BY CONTRACTOR DURING CONSTRUCTION AND FOR DURATION OF MAINTENANCE PERIOD.
15. MAINTENANCE:
    CONTRACTOR IS RESPONSIBLE FOR A 5 YEAR RIPARIAN MAINTENANCE PLAN THAT ACCOMMODATES FOR THE WEEDING, FERTILIZING OF THE SITE 3 - 4 TIMES A YEAR FOR THE FIRST 5 YEARS OF ITS EXISTENCE. CONTRACTOR IS RESPONSIBLE FOR WEEDING AND TOUCHING UP THE EDGE OF THE PATH AS NECESSARY.

REPRESENTATIVE RESTORATION PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE PLANT SIZE (H X W)
TREES		
Populus balsamifera	BLACK COTTONWOOD	24.00m x 9.00m
Salix lucida	PACIFIC WILLOW	14.00m x 8.00m
SHRUBS		
Cornus stolonifera	RED-OSIER DOGWOOD	1.80m x 2.40m
Mahonia aquifolium	TALL OREGON GRAPE	2.00m x 1.50m
Rosa nutkana	NOOTKA ROSE	2.40m x 1.20m
Salix exigua	SANDBAR WILLOW	4.50m x 4.50m
Symphoricarous albus	COMMON SNOWBERRY	1.80m x 1.80m

wsp
700 - 1631 DICKSON AVENUE
KELOWNA, BC
CANADA V1Y 0B5
PHONE: 250-980-5500
www.wsp.com

NO.	YY/MM/DD	BY	REVISION	CH'KD
D	25/05/23	BL	RE-ISSUED FOR DEVELOPMENT PERMIT	RF
C	25/04/07	BL	RE-ISSUED FOR DEVELOPMENT PERMIT	RF
B	25/03/19	BL	RE-ISSUED FOR DEVELOPMENT PERMIT	RF
A	25/03/07	BL	ISSUED FOR DEVELOPMENT PERMIT	RF

BASE BL | DESIGN RF
APPROVED RF
DATE 2025-03-03
SCALE HORIZ. 1:200 VERT.
SCALE NOT ACCURATE OVER LONG DISTANCES

CITY OF KELOWNA
DESIGN AND CONSTRUCTION

KPC / PWP PHASE 2
RESTORATION PLAN

DIVISION PARKS
DRAWING NO. LDP 3
REV NO. D

ISSUED FOR DEVELOPMENT PERMIT

XREFS: 20M-00957-00_LEGL-E.dwg 20M-00957-00_L-DESN-N_AB.dwg 20M-00957-00_BASE-E.dwg 20M-00957-00_UTIL-N.dwg KPC Site Plan.dwg CA00497814448_TTBLK_ConK.dwg A24-037-DESIGN -250508.dwg
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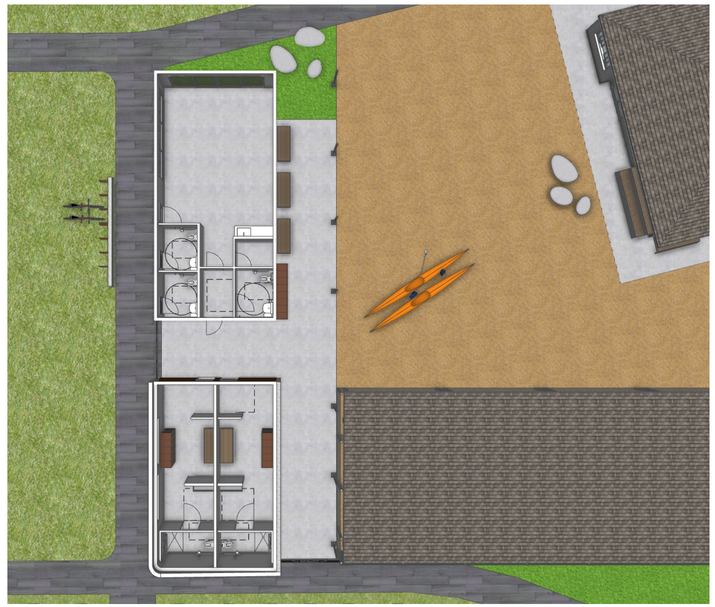
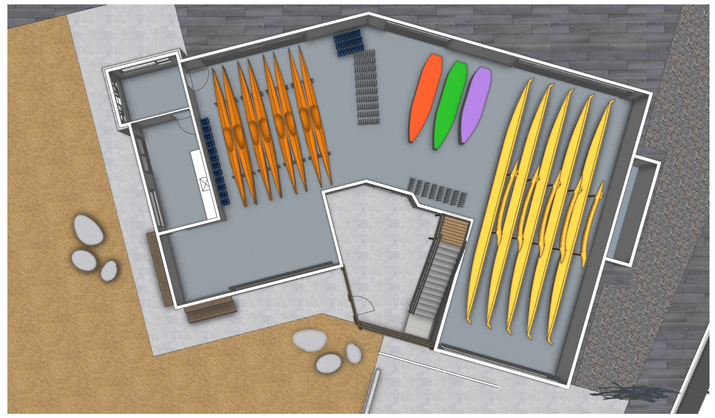
USER: LeeB
CTB: ----
LAYOUT: LDP 3
PLOTTED: 2025-05-23 - 11:08 AM

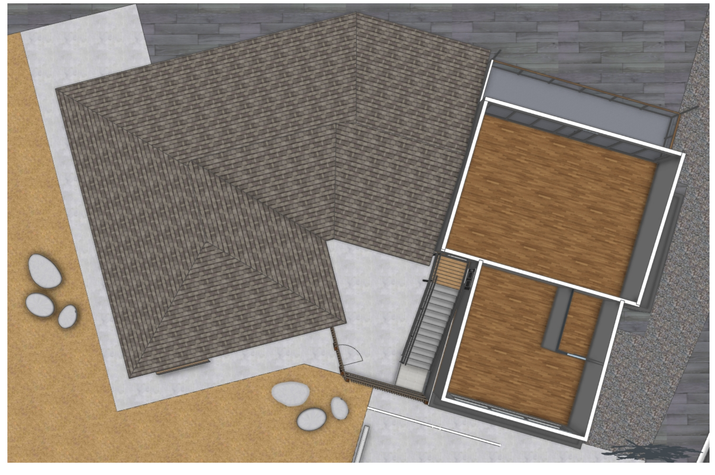
PERSPECTIVES ARE FOR ARCHITECTURAL INTENT ONLY
REFER TO PLANS FOR DETAIL



NEW BUILDING FLOOR PLAN



CLUBHOUSE MAIN FLOOR PLAN



CLUBHOUSE TOP FLOOR PLAN

NEW BLDG PERSPECTIVE FROM STREET

NEW BLDG PERSPECTIVE FROM LAKE

CLUBHOUSE PERSPECTIVE FROM LAKE

CLUBHOUSE PERSPECTIVE COURTYARD

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Little Building Solutions Inc.
1750 Springfield Rd
Kelowna, BC V1Y 5V6
tel: (778) 940-6956
design@littlebuildingsolutions.com

ATTACHMENT B
This forms part of application
DP24-0149 DVP25-0111
Planner Initials JI
City of Kelowna DEVELOPMENT PLANNING

Street: 3020 Abbott St
City, Prov: Kelowna, BC

KELOWNA PADDLE CENTER

Kelowna Paddle Center

Project Type:
Project # 5218

Document Date:
May 26, 2025

Document Phase:
Design Development

rev.	date	remark
8	08/14/24	Issue For Review V3
9	08/21/24	ATC Design Update
10	09/19/24	City Design Clarification
11	10/04/24	Remove KPC Gates
12	12/09/24	Trees & RMA Setback
13	01/21/25	Update Data Sheet
14	02/18/25	Add Zoning Analysis
15	02/21/25	Update to on site Parking
16	03/04/25	BLVD Width Update
17	03/06/25	Update Data sheet & Site plan
18	05/26/25	Match Site Plan w/ Landscape

PERSPECTIVE

A0.1

PERSPECTIVES ARE FOR ARCHITECTURAL INTENT ONLY
REFER TO PLANS FOR DETAIL

SITE PLAN PERSPECTIVE

NEW BUILDING CURVED WALL

NEW BLDG OUTDOOR COVERED AREA

CLUBHOUSE ROOF AT LAKE SIDE

CLUB HOUSE BUILDING ADDITION

ATTACHMENT B
This forms part of application
DP24-0149 DVP25-0111
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

LITTLE BUILDING SOLUTIONS
LBS
DESIGN . BUILD

Little Building Solutions Inc.
1750 Springfield Rd
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design@littlebuildingsolutions.com

KELOWNA PADDLE CENTER

Street: 3020 Abbott St
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15	02/21/25	Update to on site Parking
16	03/04/25	BLVD Width Update
17	03/06/25	Update Data sheet & Site plan
18	05/26/25	Match Site Plan w/ Landscape

PERSPECTIVE 2

A0.2

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FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

SECTION 7.0 INSTITUTIONAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
6.1 General Guidelines						
6.1.1 General Guidelines	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Design institutional buildings to respond to the Design Foundations and General Guidelines while respecting the need for functional (e.g. access or parking) or site-specific design solutions.						x
b. Key institutional buildings may incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm.						x
c. In large-scale projects, demonstrate variety in massing and materiality.						x
d. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. a school, a hospital, a museum).						x

ATTACHMENT C
This forms part of application
DP24-0149 DVP25-0111
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

Development Permit & Development Variance Permit

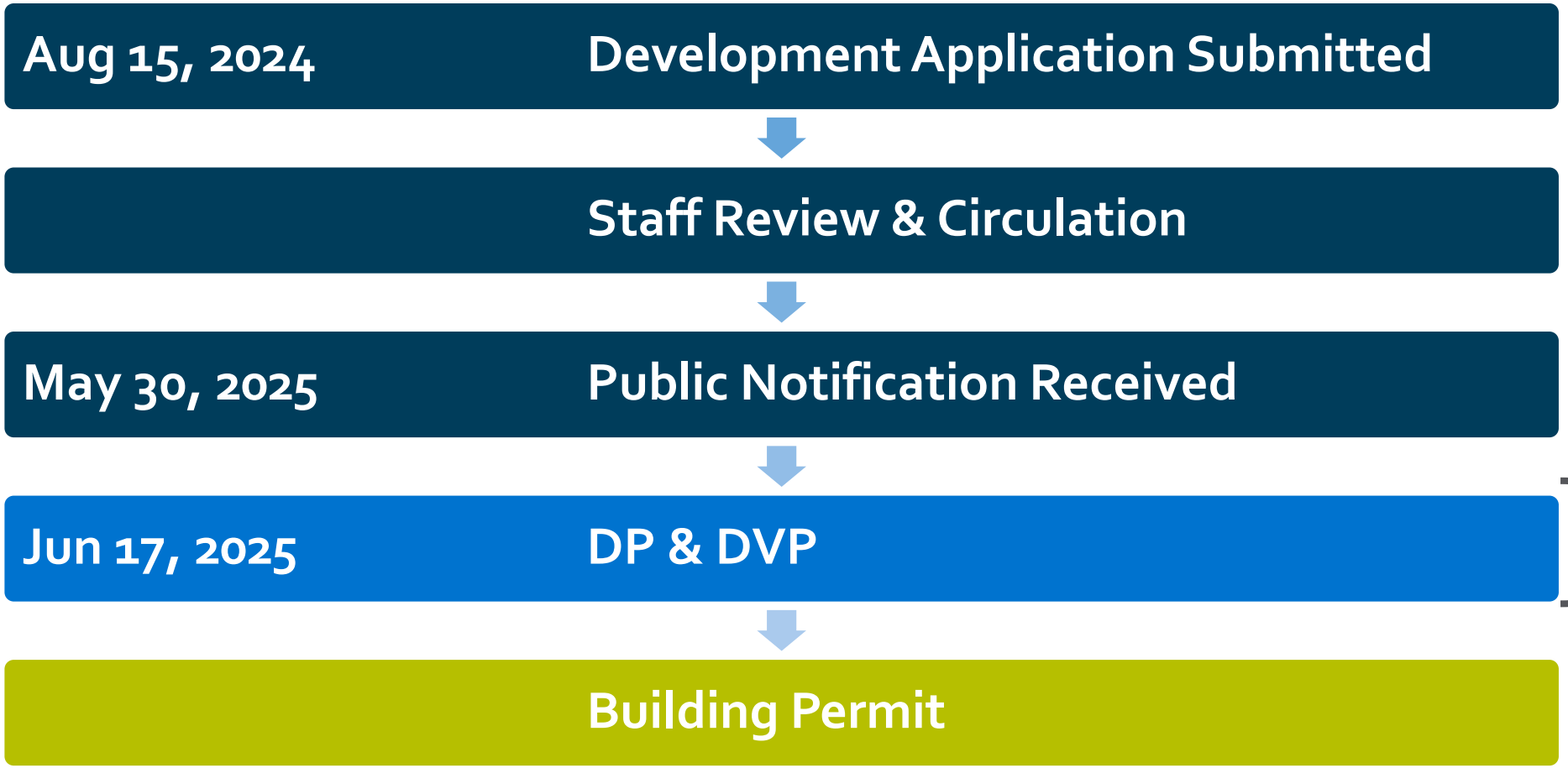
3020 – 3050 Abbott Street

DP24-0149 DVP25-0111

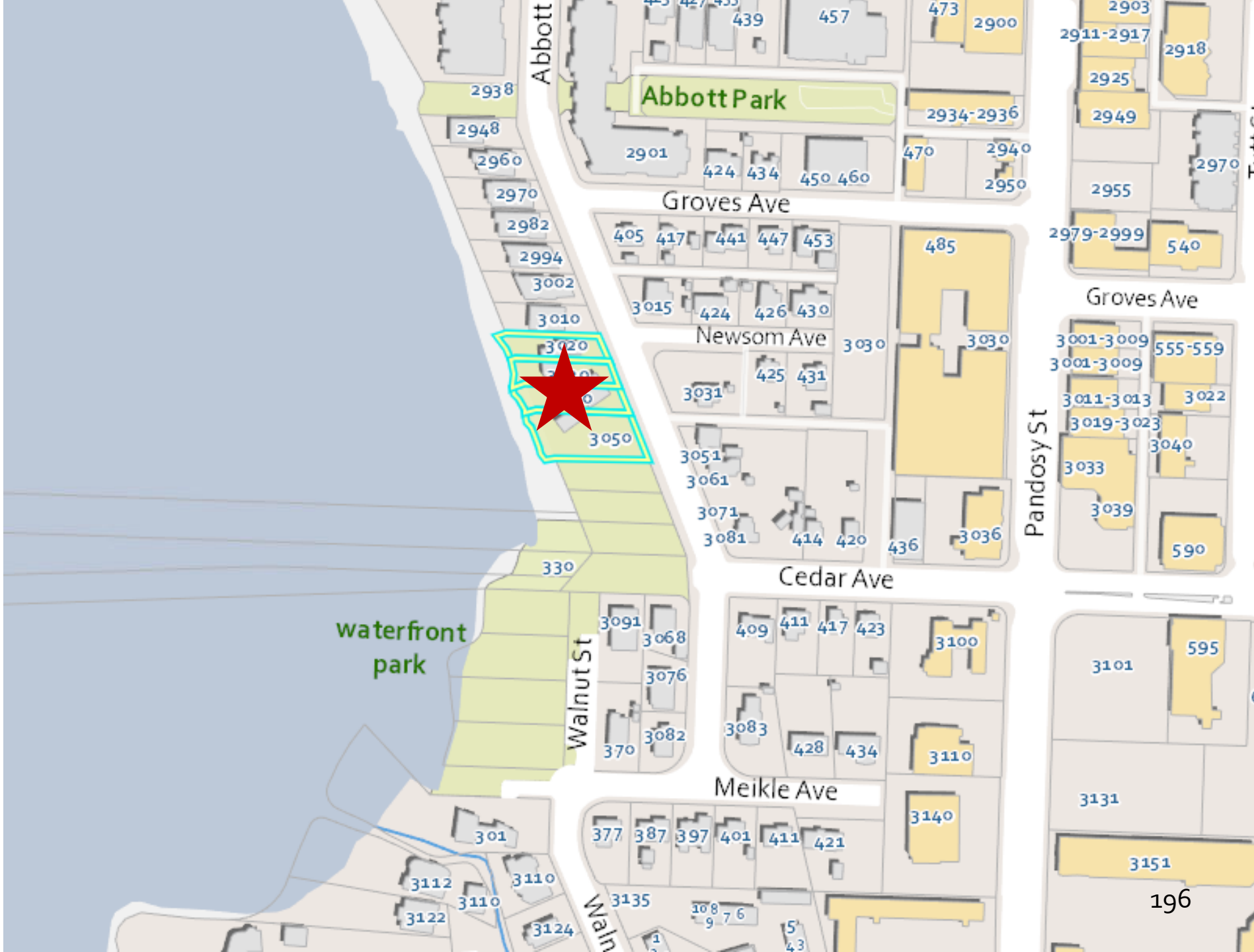
Purpose

- To issue a Development Permit and Development Variance Permit for the form and character of an institutional development with variances to minimum number of trees, minimum number of parking stalls, and minimum front yard setback.

Development Process

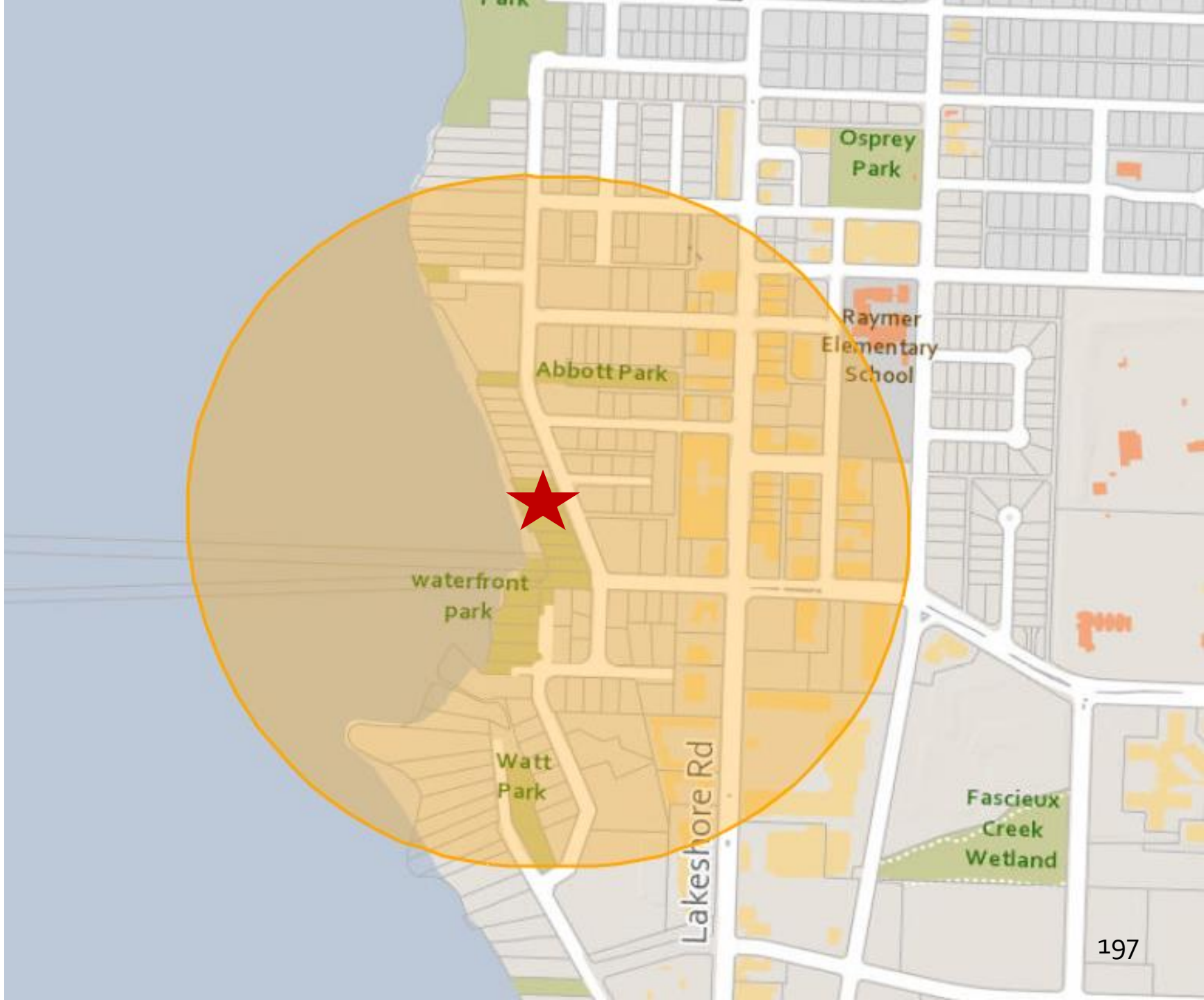


Context Map

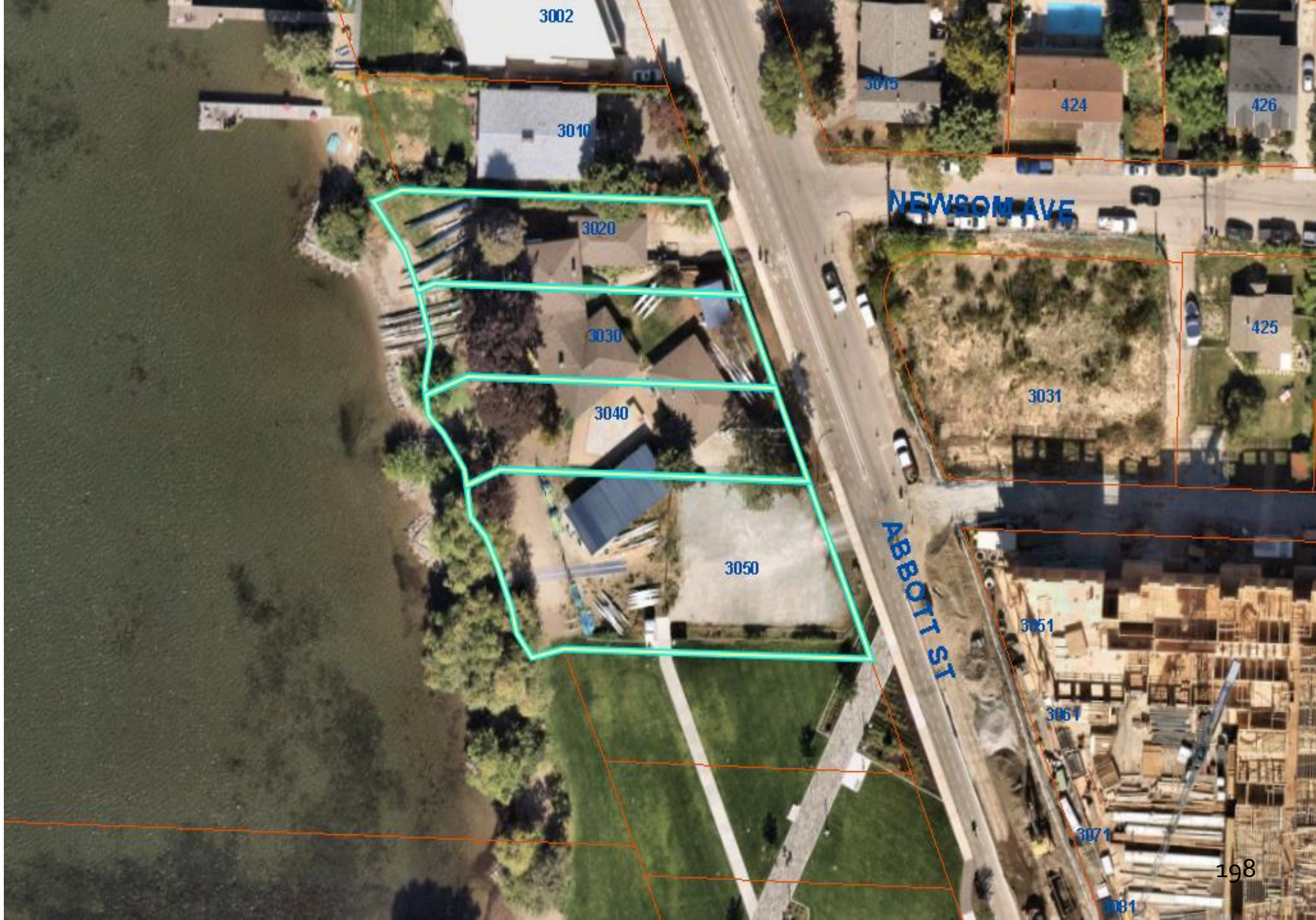

N
Abbott Park
waterfront park
Groves Ave
Newsom Ave
Cedar Ave
Meikle Ave
Walnut St
Pandosy St
Abbott
2938
2948
2960
2970
2982
2994
3002
3010
3020
3050
330
439
457
473
2900
2903
2911-2917
2918
2925
2949
2934-2936
2901
424
434
450 460
470
2940
2950
2955
2970
2979-2999
540
405
417
441
447
453
485
3015
424
426
430
3030
425
431
3031
3051
3061
3071
3081
414
420
436
3036
3001-3009
555-559
3011-3013
3022
3019-3023
3040
3033
3039
590
3091
3068
3076
3082
370
409
411
417
423
3100
3083
428
434
3110
3140
377
387
397
401
411
421
3135
301
3112
3110
3122
3124
3101
595
3131
3151

Model City

Estimated Population:
1,210
Estimated Jobs:
3,160
Residential Units:
786
Commercial Units:
291



Subject Property Map



Technical Details

P3 – Parks and Open Space

- 3 Buildings
  - 254 m² -Clubhouse
  - 76 m² – Meeting Building / Public Washrooms
  - 63 m² – Changerooms
- 4 Parking Stalls
- 13 Bicycle Parking Stalls

Variances

Table 7.2 –Tree & Landscaping Planting Requirements

To vary the minimum number trees within landscape area from 7 required to 1 proposed.

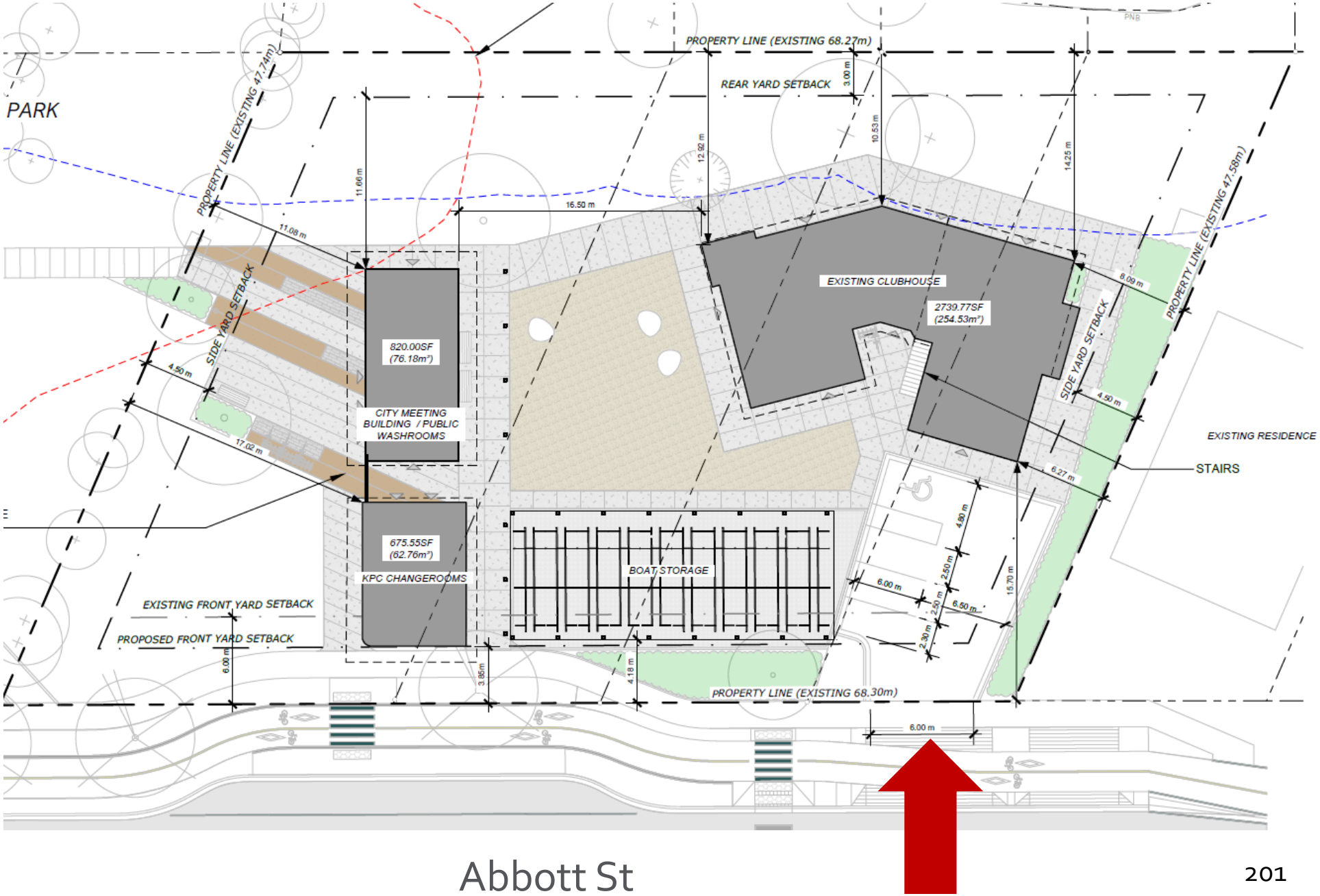
Section 8: Parking and Loading – Table 8.3.5 Institutional

To vary the minimum number of parking stalls from 8 stalls required to 4 stalls proposed.

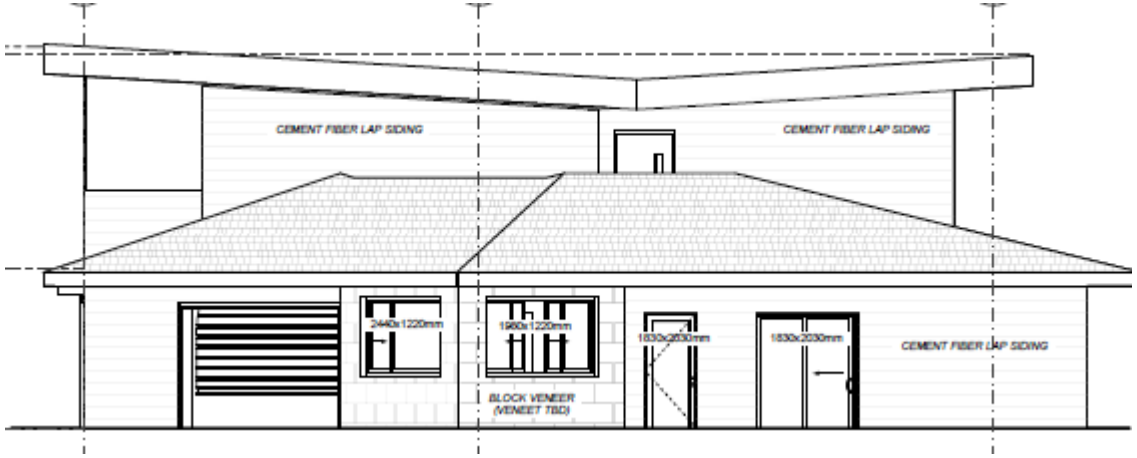
Section 14: Core Area and Other Zones – Section 14.12 Industrial, Institutional, and Water Zone Development Regulations

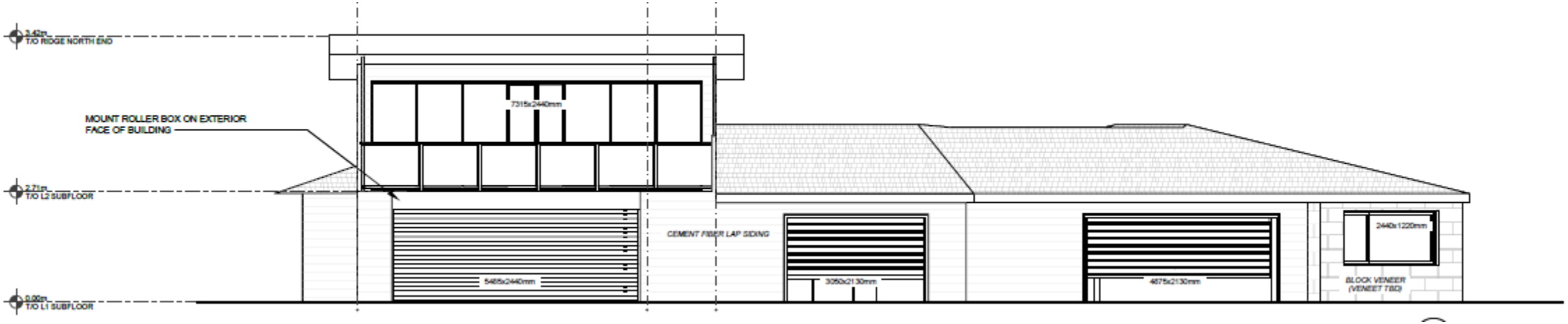
To vary the minimum front yard setback from 6.0 m permitted to 3.9 m proposed.

Site Plan


PARK
PROPERTY LINE (EXISTING 47.74m)
PROPERTY LINE (EXISTING 68.27m)
REAR YARD SETBACK
3.00 m
10.53 m
12.92 m
14.25 m
11.66 m
16.50 m
11.08 m
SIDE YARD SETBACK
4.50 m
17.02 m
820.00SF
(76.18m²)
CITY MEETING
BUILDING / PUBLIC
WASHROOMS
675.55SF
(62.76m²)
KPC CHANGEROOMS
EXISTING CLUBHOUSE
2739.77SF
(254.53m²)
8.09 m
PROPERTY LINE (EXISTING 47.58m)
SIDE YARD SETBACK
4.50 m
EXISTING RESIDENCE
STAIRS
6.27 m
BOAT STORAGE
4.80 m
2.50 m
6.00 m
2.50 m
6.50 m
15.70 m
2.30 m
EXISTING FRONT YARD SETBACK
PROPOSED FRONT YARD SETBACK
6.00 m
3.85m
4.18 m
PROPERTY LINE (EXISTING 68.30m)
6.00 m
Abbott St

Clubhouse Elevations





Clubhouse Elevations

City Meeting Building / Public Washroom / Changerooms

City Meeting Building / Public Washroom / Changerooms

Landscape Plan

Additional Renderings

Additional Renderings

OCP Design Guidelines

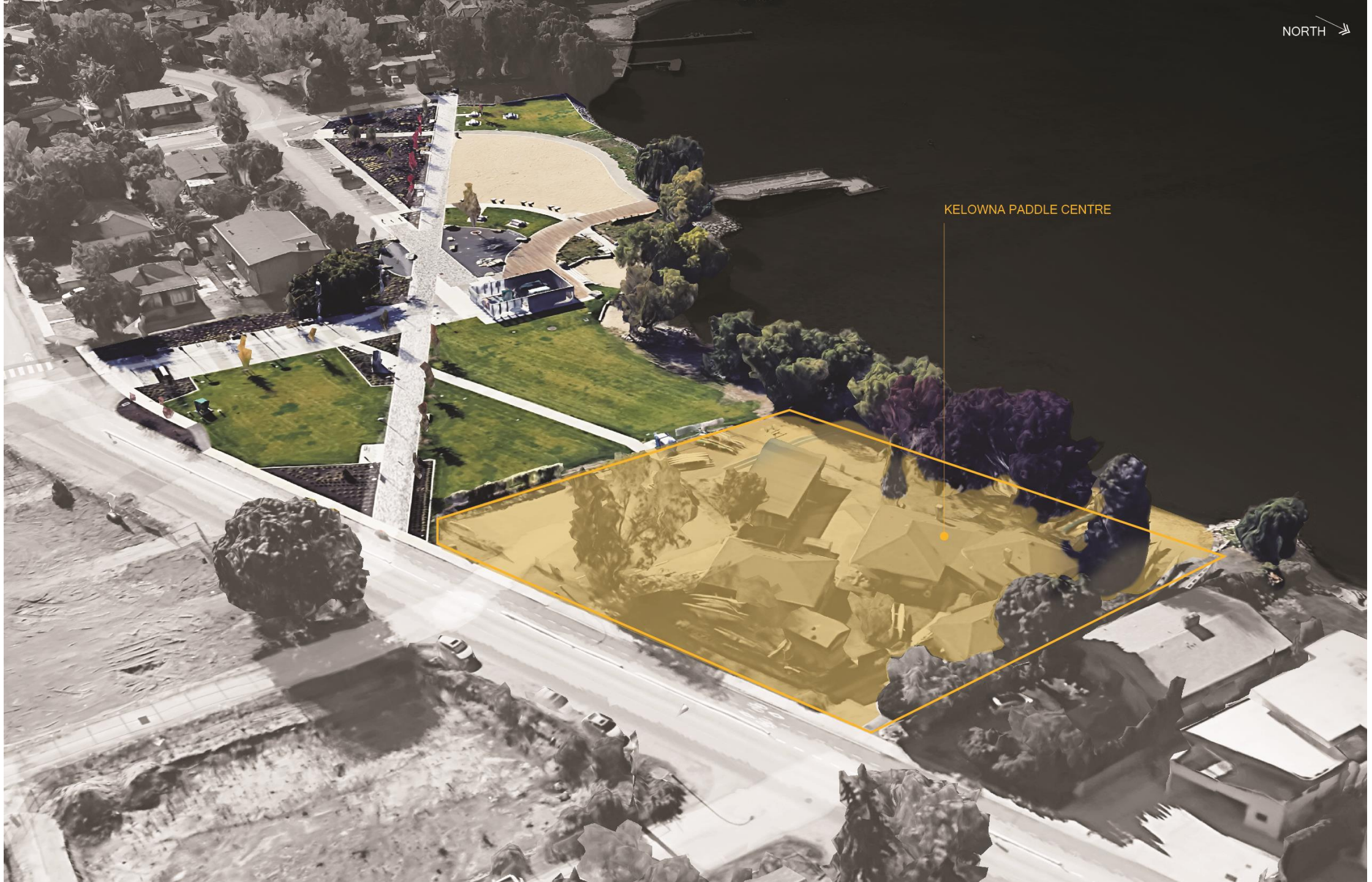
- Design institutional buildings to frame and activate adjacent to open spaces
- Incorporate landmark or emblematic design features
- Demonstrate variety in massing and materiality

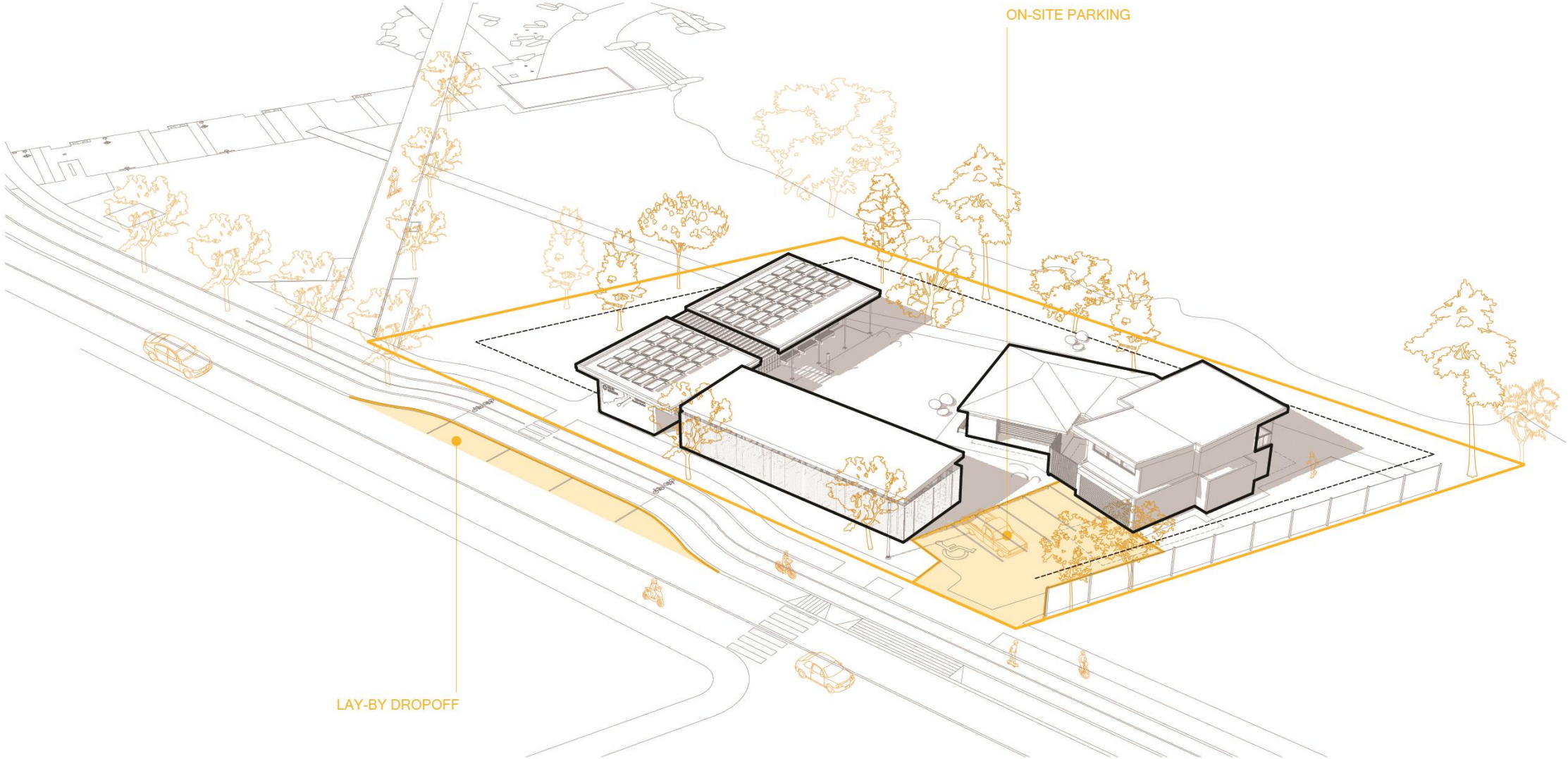
Staff Recommendation

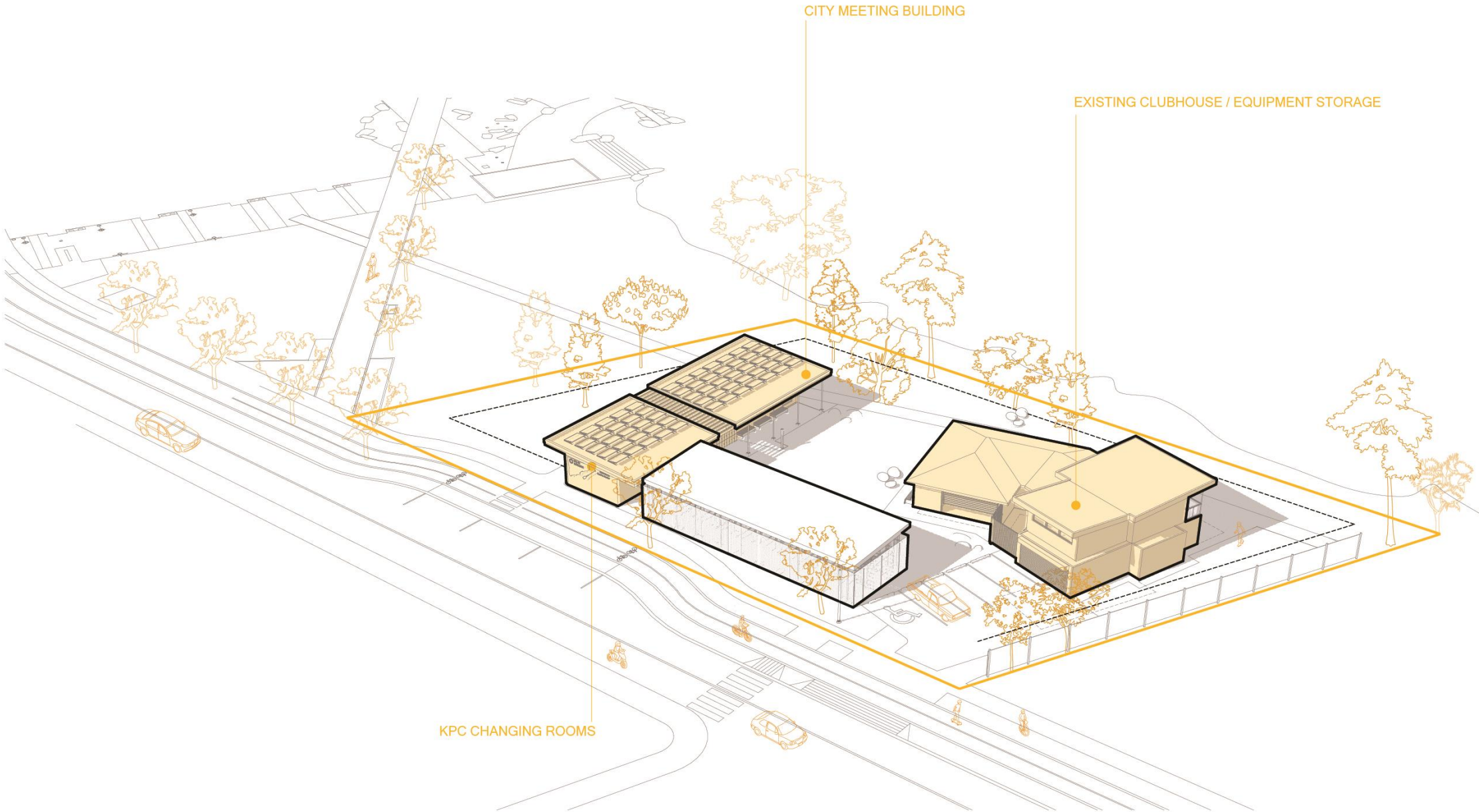
- Staff recommend support for the proposed development permit as it:
  - Meets majority of OCP Design Guidelines
  - Variances acceptable in context of park adjacency

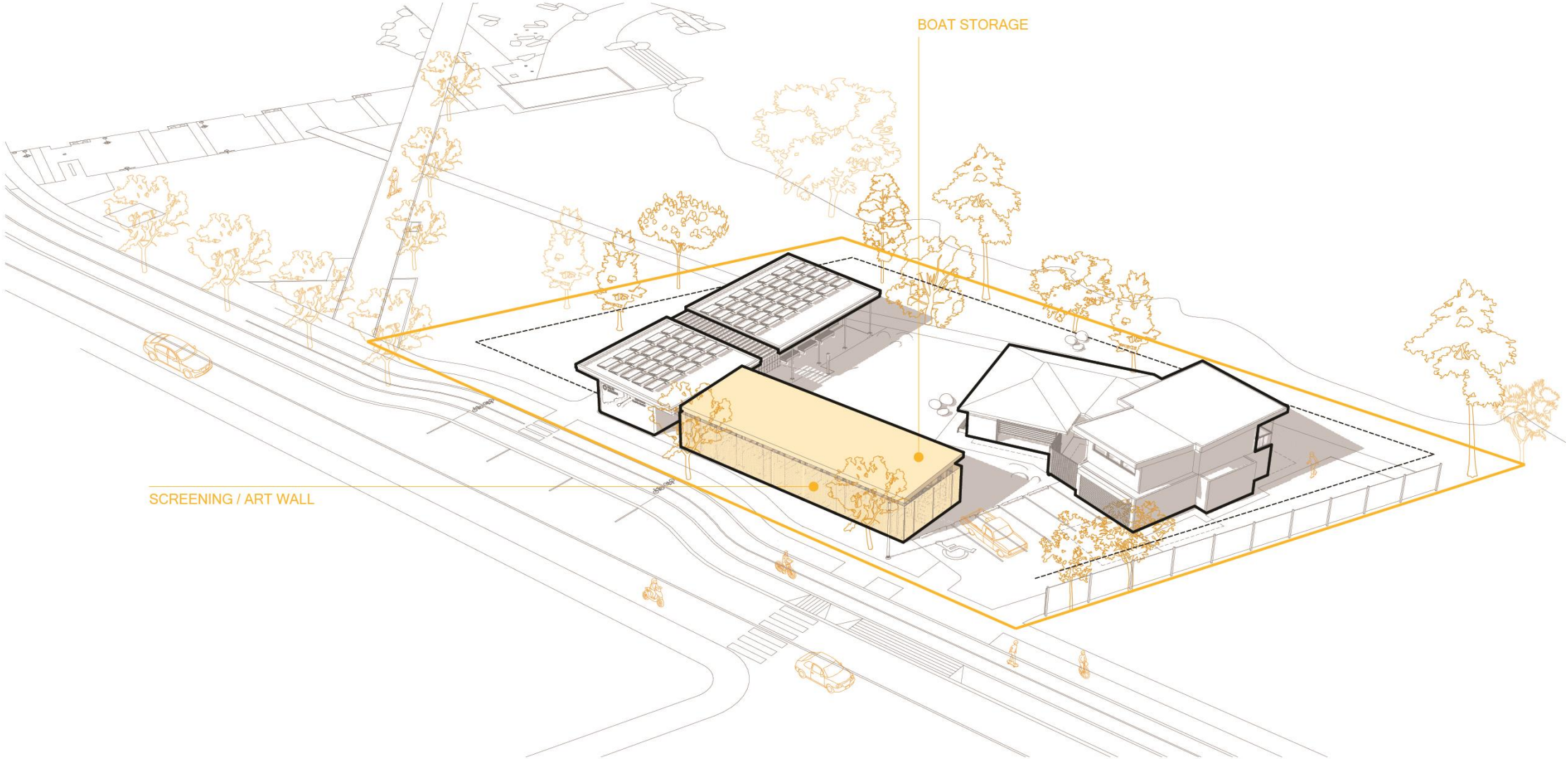
KELOWNA PADDLE CENTRE LITTLE BUILDING SOLUTIONS

ABBOTT STREET
SOPA SQUARE
KELOWNA PADDLE CENTRE
PANDOSY WATERFRONT PARK
NORTH

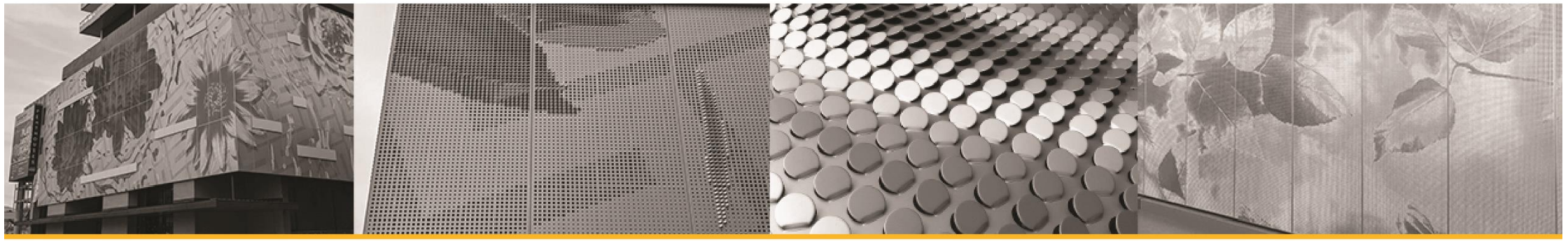

NORTH
KELOWNA PADDLE CENTRE


ON-SITE PARKING
LAY-BY DROPOFF


CITY MEETING BUILDING
EXISTING CLUBHOUSE / EQUIPMENT STORAGE
KPC CHANGING ROOMS


BOAT STORAGE
SCREENING / ART WALL

PERFORATED METAL SCREEN



+

HISTORIC KPC PHOTOGRAPHY

VARIANCES
FRONT YARD SETBACK REDUCTION
PARKING REDUCTION

NORTH
present
natural
boundary
BENCHES, SEE ARCH DWGs - TYP.
CONCRETE UNIT PAVERS - TYP.
C.I.P. CONCRETE PAVING
w/ SANDBLAST FINISH AND SAWCUTS - TYP.
BENCH, IN-KIND FROM CoK
EXISTING SHOWER TO BE RELOCATED
RELOCATED OUTDOOR
SHOWER / FOOTWASH
PWP
PHASE 1
BICYCLE RACK - TYP.
SAND
C.I.P. CONCRETE PAVING
w/ SAWCUTS - TYP.
CITY
MEETING
BUILDING
KPC
CHANGING
ROOMS
EXISTING CLUBHOUSE
/ EQUIPMENT STORAGE
BICYCLE RACK WITHIN
COURTYARD BY KPC
SEATING PEBBLE, IN-KIND
FROM CoK - TYP.
ROLLOVER CURB - SEE CIVIL DWGs
SCREEN FENCE, SEE ARCH DWGs - TYP.
CRUSHED AGGREGATE
CHAIN LINK FENCE,
1.2m HGT BLACK VINYL
STREET TREES AS PER OFF-SITE

KELOWNA
Paddle Center
RAPTOR
RAPTOR

KELOWNA PADDLE CENTRE LITTLE BUILDING SOLUTIONS
KELOWNA
Paddle Centre

REPORT TO COUNCIL
OCP & REZONING

Date:	May 5, 2025
To:	Council
From:	City Manager
Address:	5020 Killdeer Rd
File No.:	OCP24-0008 Z24-0031

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential NAT – Natural Areas PSU – Public Service Utilities	S-MU – Suburban Multiple Unit NAT – Natural Areas PSU – Public Service Utilities
Zone:	RR2 – Small Lot Rural Residential	MF2 – Townhouse Housing P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0008 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation, as shown on Map "A" attached to the Report from the Development Planning Department dated May 5, 2025, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 5, 2025;

AND THAT Rezoning Application No. Z24-0031 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 5, 2025, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 5, 2025;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the dedication of the parkland on the southern portion of the property proposed to be zoned P3 – Parks and Open Space, as shown on Map "B", to the City.

2.0 Purpose

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit and NAT – Natural Areas designation and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

3.0 Development Planning

Staff recommend support for the Official Community Plan (OCP) and Rezoning amendment applications. The property is located within the Permanent Growth Boundary and the proposal meets OCP policies for Suburban Neighbourhoods for townhouses to be located in and around Village Centres to help evolve the neighbourhood into a more complete community.

A Natural Environment Development Permit would be required to ensure environmentally sensitive areas on the property are protected, which includes streams and slopes. The portions of the property that are proposed to be zoned P3 – Parks and Open Space will be dedicated to the City for future development of a linear pedestrian corridor.

Frost Rd is currently being extended to Chute Lake Rd, which would allow the property two access points, through either Chute Lake Rd to the west, or Gordon Dr to the east. This would help ensure vehicular traffic would be evenly dispersed through the neighbourhood. A Development Permit application for the form and character of the townhouse development would also be required.

Lot Area	Proposed (m^2)
Gross Site Area	20,318
Road Dedication	178
Undevelopable Area	8,634
Net Site Area	11,506

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A1 - Agriculture	Agriculture
East	RU1 – Large Lot Housing P3 – Parks and Open Space	Single Detached Dwellings Powerline Park
South	P3 – Parks and Open Space MF2 – Townhouse Housing	Powerline Park Vacant Land
West	RU1 – Large Lot Housing	Single Detached Dwellings

Subject Property Map: 5020 Killdeer Rd

The property is located at the intersection of Killdeer Rd and Frost Rd in the Upper Mission Area of the City. It is near the Ponds Village Centre and Canyon Falls Middle School.

4.1 Background

The property currently contains one single detached dwelling, which would be demolished to facilitate the proposed townhouse development.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.1 Ground-Oriented Housing	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	The proposed MF2 – Townhouse Housing zone would facilitate ground-oriented housing in proximity to small scale commercial services (the Ponds Village Centre), schools (Canyon Falls Middle School) and Parks (Powerline Park).
Policy 7.2.2 Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact is hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms

	and associated roadways that cause high amounts of slope disturbance and visual impact.
	A Natural Environment Development Permit would be required to ensure environmentally sensitive areas are protected.

6.0 Application Chronology

Application Accepted:	June 14, 2024
Public Information Session:	Nov 19, 2024
Neighbourhood Notification Summary Received:	Nov 20, 2024

Report prepared by:	Kimberly Brunet, Planner Specialist
Reviewed by:	Carla Eaton, 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: Development Engineering Memo
Attachment B: DRAFT Site Plan
Attachment C: Summary of Public Information Session
Map A: OCP Amendment
Map B: Zoning Amendment

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

ATTACHMENT A
This forms part of application
OCP24-0008 Z24-0031
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: August 15, 2024

File No.: Z24-0031

To: Urban Planning (AC)

From: Development Engineering Branch (MH)

Subject: 5020 Killdeer Road Rezoning RR2 to MF2

The Development Engineering Branch has the following comments associated with this application to rezone the subject property from RR2 – Small Lot Rural Residential to MF2 – Townhouse Housing. Additional Works and Services will be outlined at the time of Development and/or Building Permit application. For questions or inquiries related to Works and Services requirements, please contact the Development Engineering Technologist for this file.

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

1. GENERAL

a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. SITE-SPECIFIC REQUIREMENTS

a. The design for the improvements of Frost Road has been completed by the City's Infrastructure Delivery Department. The proposed property line in the rezoning application appears to be consistent with the road dedication required for the improvements to Frost Road.

b. No road dedication is required on Killdeer Rd.

c. A 5 x 5 m corner cut road dedication at the corner of Frost Rd and Killdeer Rd is required.

d. Should servicing of the site off of Frost Road be required, it is requested that this be communicated to the City as early as possible in order for this work to be incorporated into the improvements currently planned for Frost Road in order to avoid unnecessary rework.

M Hobbs

Melissa Hobbs, P.Eng., PMP
Development Engineer

KILLDEER ROAD

FROST ROAD

ATTACHMENT B
This forms part of application
OCP24-0008 Z24-0031
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

FRONT YARD 3M SETBACK

268.96

ENTRY

BLD 1

BLD 2

BLD 3

BLD 4

BLD 5

BLD 6

BLD 7

BLD 8

LANE A

LANE B

LANE C

LANE D

BUILDING 1 & 2 ARE ENTERED FROM THE STREET. NO ENTRY AT LANE

BUILDING 8 & 7 ARE ENTERED FROM THE STREET. NO ENTRY AT LANE

C UNITS ARE ENTERED FROM THE LANEWAY (24'0) WIDE)

BUILDING 3 & 4 ENTER FROM THE COURTYARD AREA - NO ENTRY FROM THE LANE

BUILDING 5 IS ENTERED FROM THE COURTYARD AREA - NO ENTRY FROM THE LANE

VISITOR PARKING

65.59 SIDE YARD 3M SETBACK

PLAN 30848 A

NO BUILD AREA
ENVIRONMENTAL SENSITIVE AREA

SRW Plan A167

SRW Plan 37557

176.50

REAR YARD 4.5M SETBACK

Sidewalk

KAP76349 | Plan | SRW

SUMMARY

7X 5 PLEX UNITS = 35 UNITS
1 X 4 PLEX UNIT = 4 UNITS

TOTAL: 39 UNITS
6 VISITOR STALLS NEEDED

BGA www.bluegreenarchitecture.com

Killdeer & Frost Rd Development
Kelowna BC

CONCEPT PLAN-
39 UNITS

DATE 2024.03.22
SCALE 3/32" = 1'-0"
ISSUED FOR REVIEW
PROJECT 22.1039

A1.01

ATTACHMENT C
This forms part of application
OCP24-0008 Z24-0031
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

Public Information Meeting

OCP24-0008/Z24-0031

Where was the information session held: Trailhead Sales Centre 5100 Gordon Drive

Time: November 19, 2024 – 5:00pm – 6:30pm (Doors open at 4:30p)

 # Attendees: 22

Advertising/Notification: Signage installed on property, advertisement in Kelowna Daily Courier November 2nd ,notifications mailed per map provided by CoK

Info provided at Information Session: display boards of pertinent info, owner, civil engineer and developer representative in attendance to answer questions.

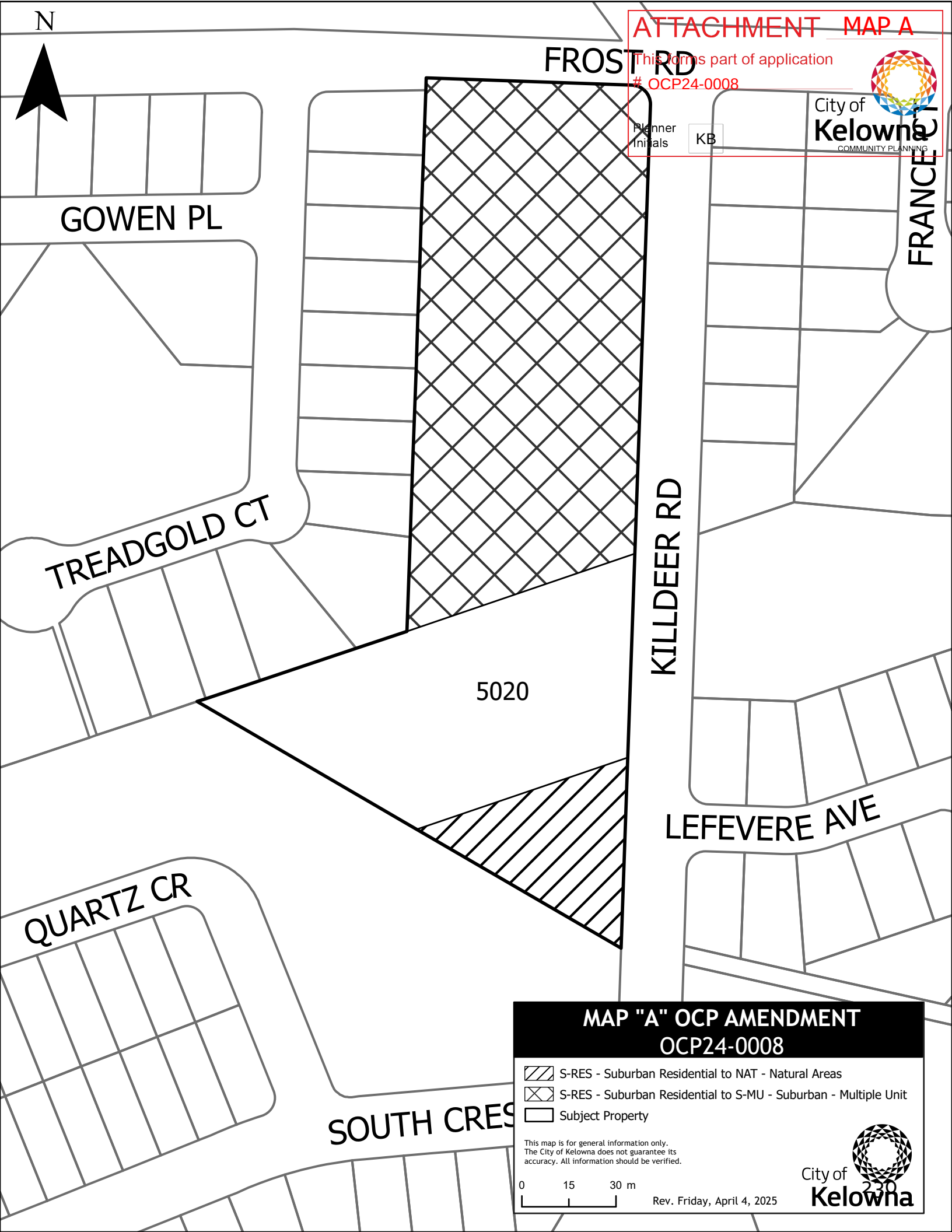
How was input received: Mixed feedback on the development. Some happy that there was a middle solution between SFD and the Highstreet product to the east. Others concerned about the following:

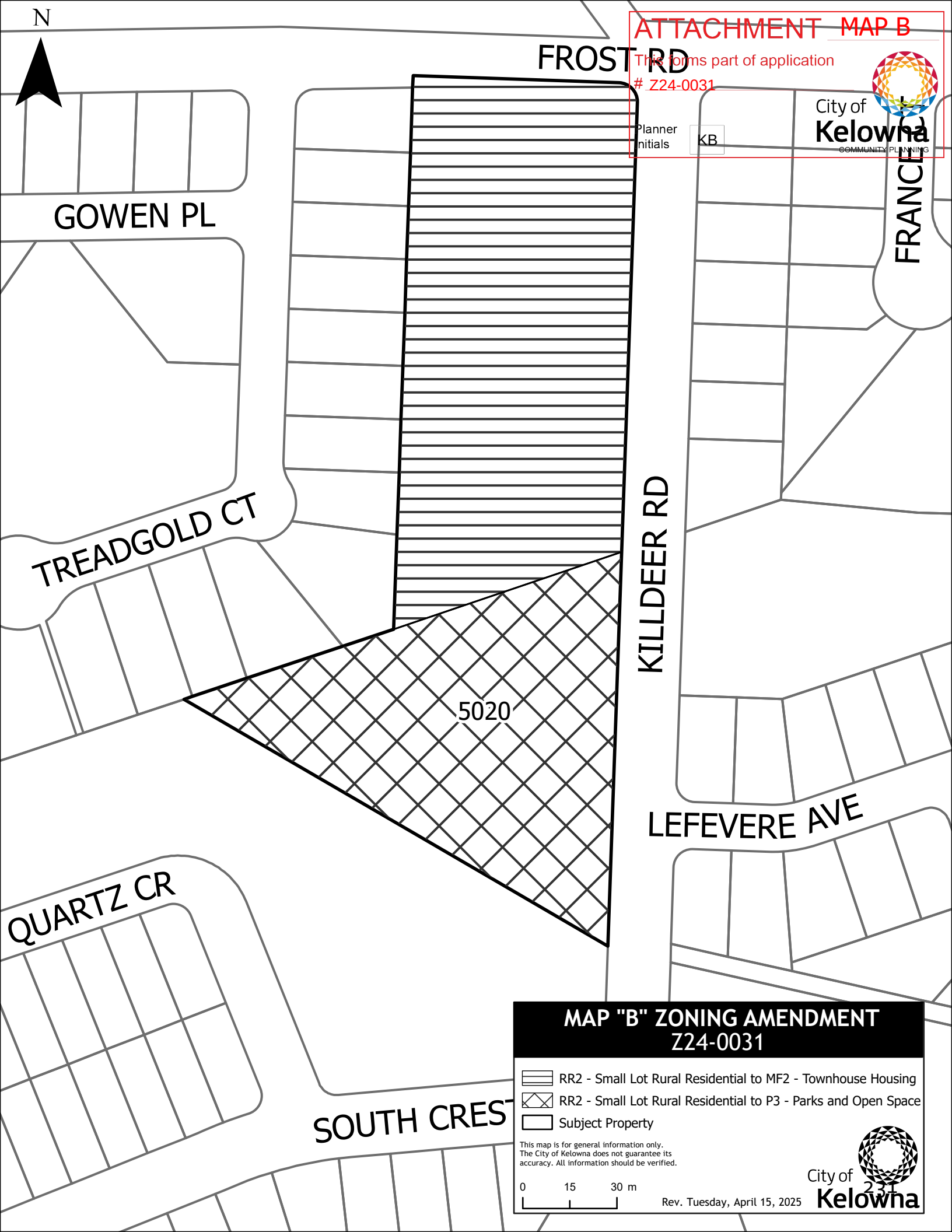
- Increased traffic
- Not enough parking for 39 units – please note we are not requesting any variance
- Limited green space
- Too dense
- Blocking views from Killdeer
- Concerns about loss of willow tree
- Drainage swale to be maintained

Was the information session organized and conducted in a manner consistent with Policy 367? Yes

Kim McKechnie

Developer Representative


N
ATTACHMENT MAP A
This forms part of application
OCP24-0008
City of Kelowna
COMMUNITY PLANNING
Planner Initials
KB
FROST RD
GOWEN PL
FRANCES CT
TREADGOLD CT
KILLDEER RD
5020
LEFEVERE AVE
QUARTZ CR
SOUTH CRES
MAP "A" OCP AMENDMENT
OCP24-0008
S-RES - Suburban Residential to NAT - Natural Areas
S-RES - Suburban Residential to S-MU - Suburban - Multiple Unit
Subject Property
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0
15
30 m
Rev. Friday, April 4, 2025
City of Kelowna


N
ATTACHMENT MAP B
This forms part of application
Z24-0031
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING
FROST RD
GOWEN PL
FRANCES
TREADGOLD CT
KILLDEER RD
5020
LEFEVERE AVE
QUARTZ CR
SOUTH CREST
MAP "B" ZONING AMENDMENT
Z24-0031
RR2 - Small Lot Rural Residential to MF2 - Townhouse Housing
RR2 - Small Lot Rural Residential to P3 - Parks and Open Space
Subject Property
This map is for general information only.
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0 15 30 m
Rev. Tuesday, April 15, 2025
City of Kelowna

OCP and Rezoning Applications

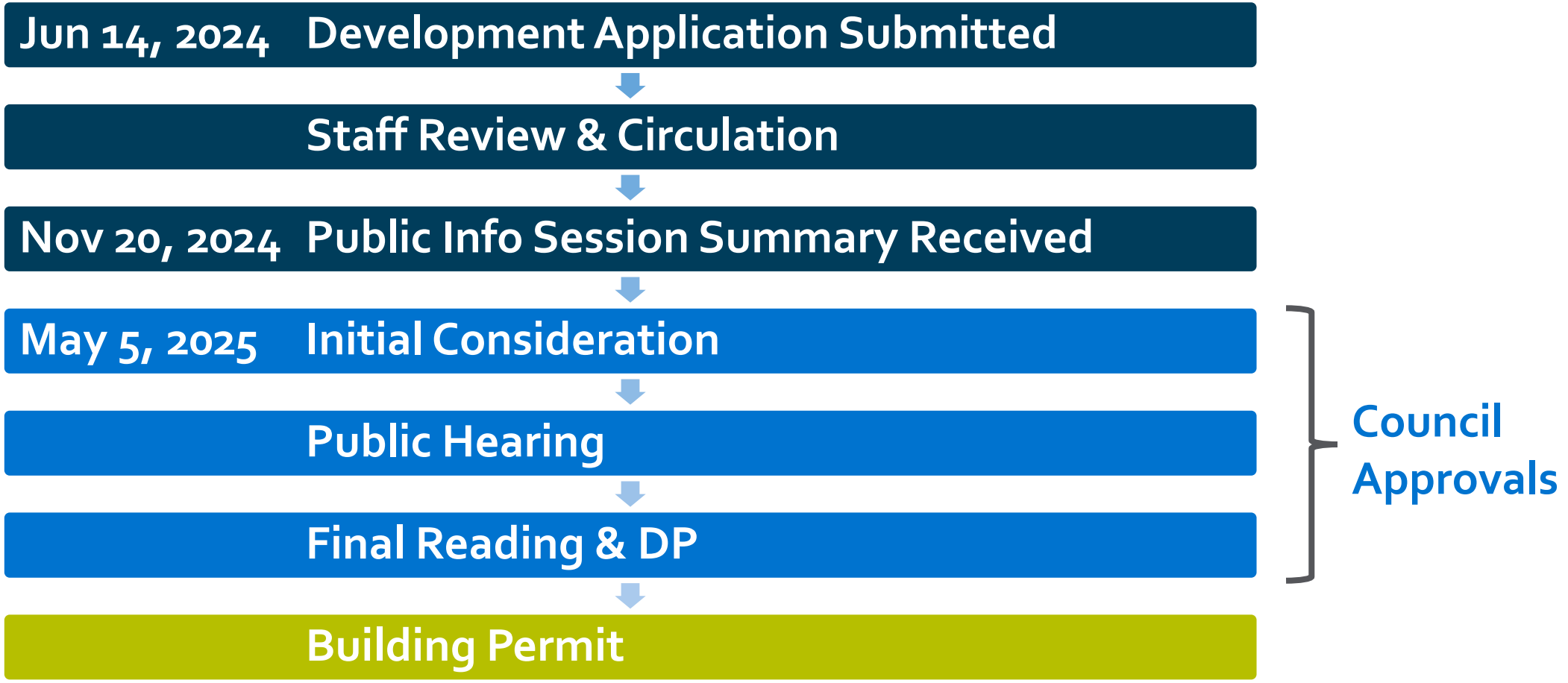
5020 Killdeer Rd

OCP24-0008 Z24-0031

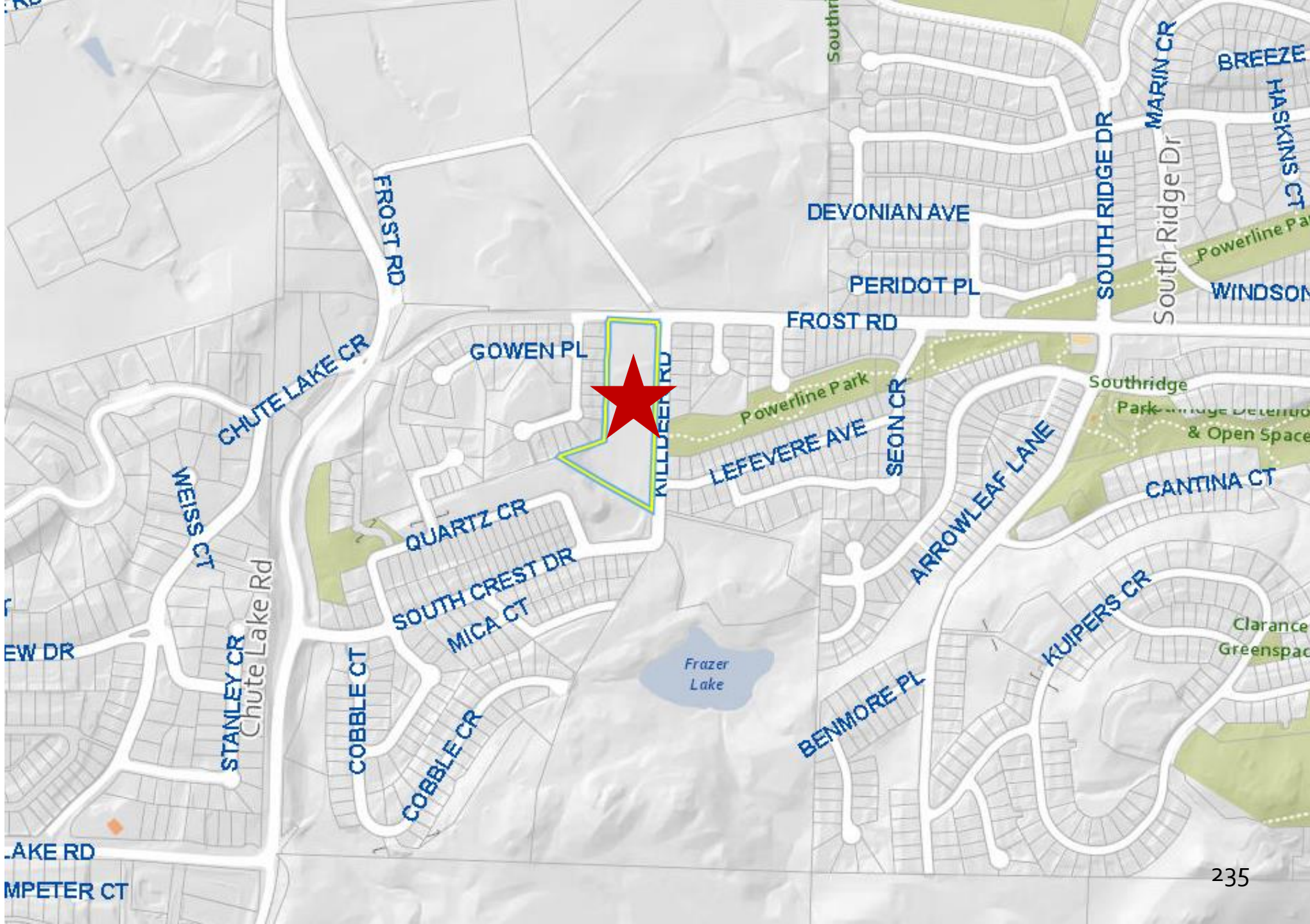
Purpose

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban – Residential designation to the S-MU – Suburban – Multiple Unit and NAT – Natural Areas designations and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

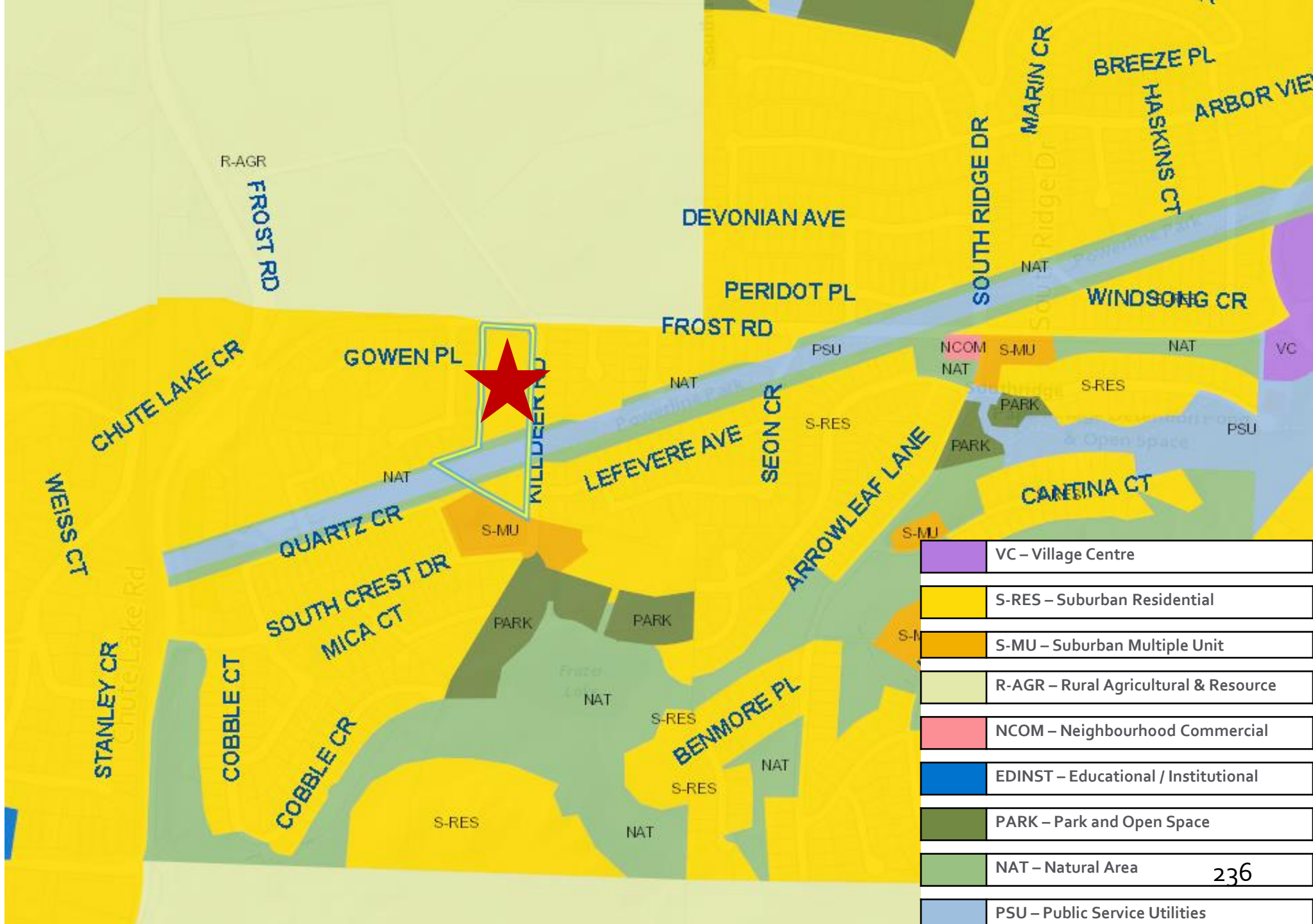
Development Process



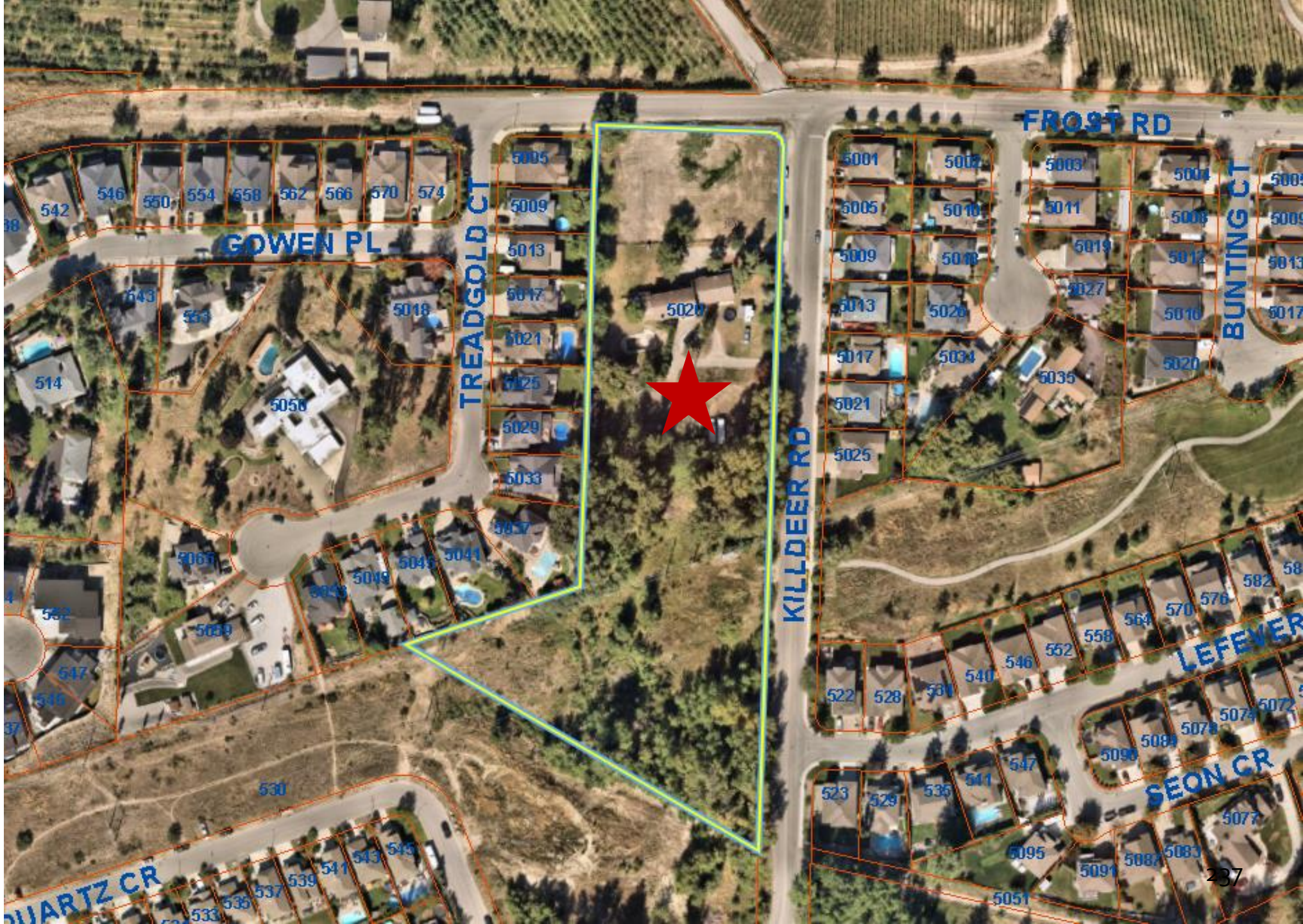
Context Map


N
FROST RD
DEVONIAN AVE
PERIDOT PL
FROST RD
SOUTH RIDGE DR
MARIN CR
BREEZE
HASKINS CT
South Ridge Dr
Powerline Pa
WINDSON
GOWEN PL
CHUTE LAKE CR
KILLDEER RD
Powerline Park
Southridge
Park
& Open Space
LEFEVERE AVE
SEON CR
ARROWLEAF LANE
CANTINA CT
WEISS CT
QUARTZ CR
SOUTH CREST DR
MICA CT
Chute Lake Rd
STANLEY CR
COBBLE CT
COBBLE CR
Frazer Lake
KUIPERS CR
BENMORE PL
Clarance
Greenspac
EW DR
LAKE RD
MPETER CT

Context Map: OCP Future Land Use



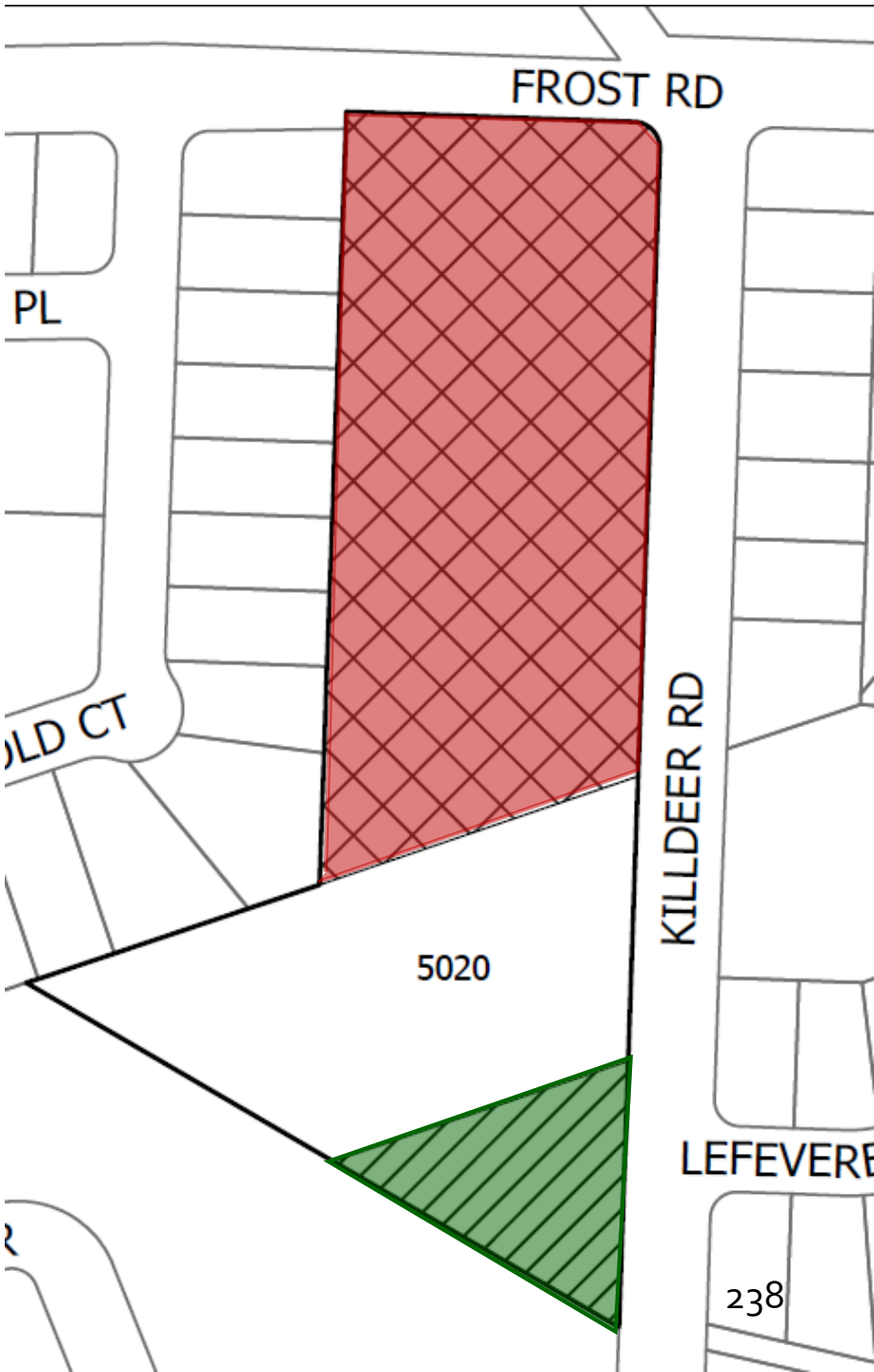
Subject Property Map



Proposed OCP Amendment

S-RES – Suburban Residential
To
S-MU – Suburban Multiple Unit

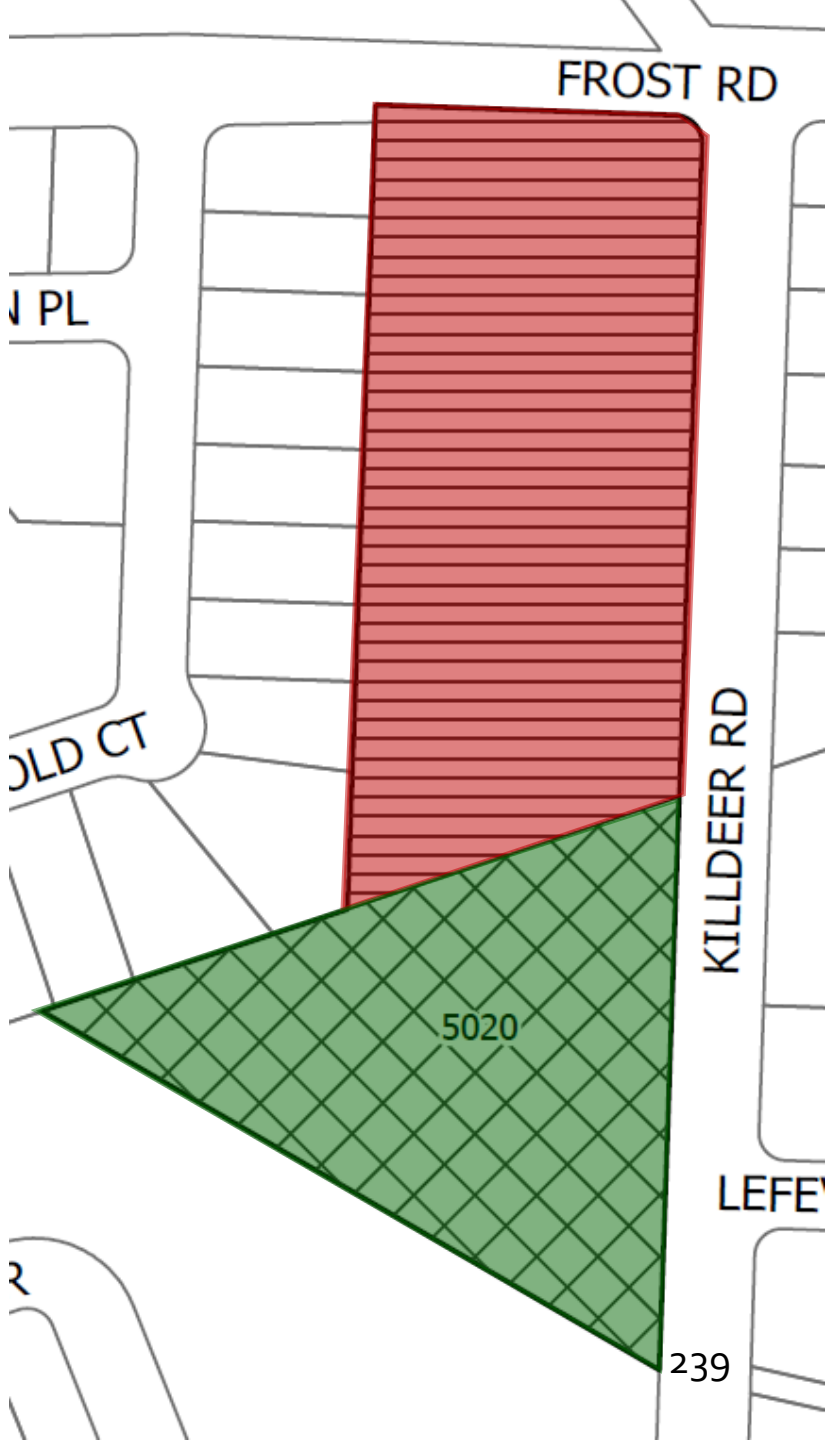
S-RES – Suburban Residential
To
NAT – Natural Areas



Proposed Zoning Amendment

RR2 – Small Lot Rural Residential
To
MF2 – Townhouse Housing

RR2 – Small Lot Rural Residential
To
P3 – Parks and Open Space



"MF2" Townhouse Housing Zone

Purpose:

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses:

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

"MF2" Townhouse Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Potential Number of Units	39 + Bonus Density Options
Maximum Site Coverage of Buildings	55%

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	
5 min walk to park	
10 min bike to public school	
20 min bus to village centre / employment hub	
Retaining trees and/or adding trees	
OCP Climate Resilience Consistency	

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- Suburban Neighbourhoods (Chapter 7)
- Property located within PGB
- Near Ponds Village Centre
- Considerations for environmental and hillside context
- Additional linear park connectivity (Chapter 10)

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
  - OCP Objectives in Chapter 7 Suburban Residential
    - Ground-Oriented Housing
    - Hillside Housing Forms
  - Dedication for future linear pedestrian corridor
  - Natural Environment Development Permit required
  - Form and Character Development Permit to follow for Council consideration

N

TREADGOLD COURT

FROST ROAD

KILLDEER ROAD

LEFERVERE AVE

PROPOSED PARK DEDICATION

PROPOSED RU2 REZONING

PROPOSED 4.5m SRW TO IMPLEMENT OVERLAND FLOW CHANNEL AS REQUIRED BY THE CITY OF KELOWNA FROST AND FRAZER LAKE BASIN STORMWATER IMPROVEMENTS REPORT FROM OCTOBER 11, 2023

EXISTING SRW (TYP)

PROPOSED ROAD DEDICATION

PROPOSED PROPERTY LINE (TYP)

EXISTING PROPERTY LINE (TYP)

ENVIRONMENTAL SETBACK

TYPICAL SETBACKS

BUILDING ENVELOPE AREA (TYP)

LOT 1 A=390m2 (0.10ac)
LOT 2 A=351m2 (0.09ac)
LOT 3 A=351m2 (0.09ac)
LOT 4 A=351m2 (0.09ac)
LOT 5 A=584m2 (0.14ac)
LOT 6 A=401m2 (0.10ac)
LOT 7 A=355m2 (0.09ac)
LOT 8 A=355m2 (0.09ac)
LOT 9 A=355m2 (0.09ac)
LOT 10 A=2579m2 (0.64ac)
LOT 11 A=1687m2 (0.42ac)
LOT 12 A=403m2 (0.10ac)
LOT 13 A=398m2 (0.10ac)
LOT 14 A=398m2 (0.10ac)
LOT 15 A=390m2 (0.10ac)
LOT 16 A=6637m2 (1.64ac)
LOT 17 A=1995m2 (0.49ac)
LOT 18 A=2183m2 (0.54ac)

REM B PLAN 30848

PLAN KAP76347

LOT 19

LOT 8

PLAN KAP90220 LOT 1

PLAN 42749 LOT 1

PLAN KAP83978 LOT 66

LOT 17 PLAN KAP83978

LOT 11

PLAN EPP82930 LOT B

SRW PLAN A11232

SRW PLAN KAP76349

SRW PLAN A16645

SRW PLAN A-1568

PLAN 30848 LOT A

NOT FOR CONSTRUCTION

ISSUED FOR COORDINATION

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G UTILITY (ALIGNMENT)
EX. MANHOLE MH #
PROP. MANHOLE MH #
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
SURVEY MONUMENT
WATER CURB STOP
SANITARY INSPECTION CHAMBER
STORM INSPECTION CHAMBER
TRANSFORMER – POWER
SERVICE BOX

PROTECH CONSULTING
300 – 3275 Lakeshore Rd Kelowna B.C. Phone 860–1771
PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
4	2024–11–13	NGH	ISSUED FOR COORDINATION	DTP
3	2024–06–11	NGH	ISSUED FOR APPROVAL	DTP
2	2024–06–04	NGH	ISSUED FOR APPROVAL	DTP
1	2024–05–30	NGH	ISSUED FOR COORDINATION	DTP

DRAWN	NGH
DESIGN	NGH
APPROVED	DTP
DATE	APR 2024
SCALE	1:500

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

CARRINGTON CONSTRUCTION
5020 KILLDEER ROAD
PLAN OF SUBDIVISION

DIVISION

DRAWING NO. 24002–P1

REV. NO. 4

FILE LOCATION: P:\PROJECTS\2024\24002 – 5020 Killdeer Road\3 – CAD FILES\3 – Production Sheet Drawings\1 – Preliminary Design\24002–P1 PLAN OF SUBDIVISION.dwg
PLOT DATE: 2024–11–13 3:34 PM

CITY OF KELOWNA

BYLAW NO. 12782

Official Community Plan Amendment No. OCP24-0008 – 5020 Killdeer Road

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

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located on 5020 Killdeer Road, Kelowna, BC from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation as shown on Map "A" attached to and forming part of this bylaw.

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

Read a first time by the Municipal Council this 5th day of May, 2025.

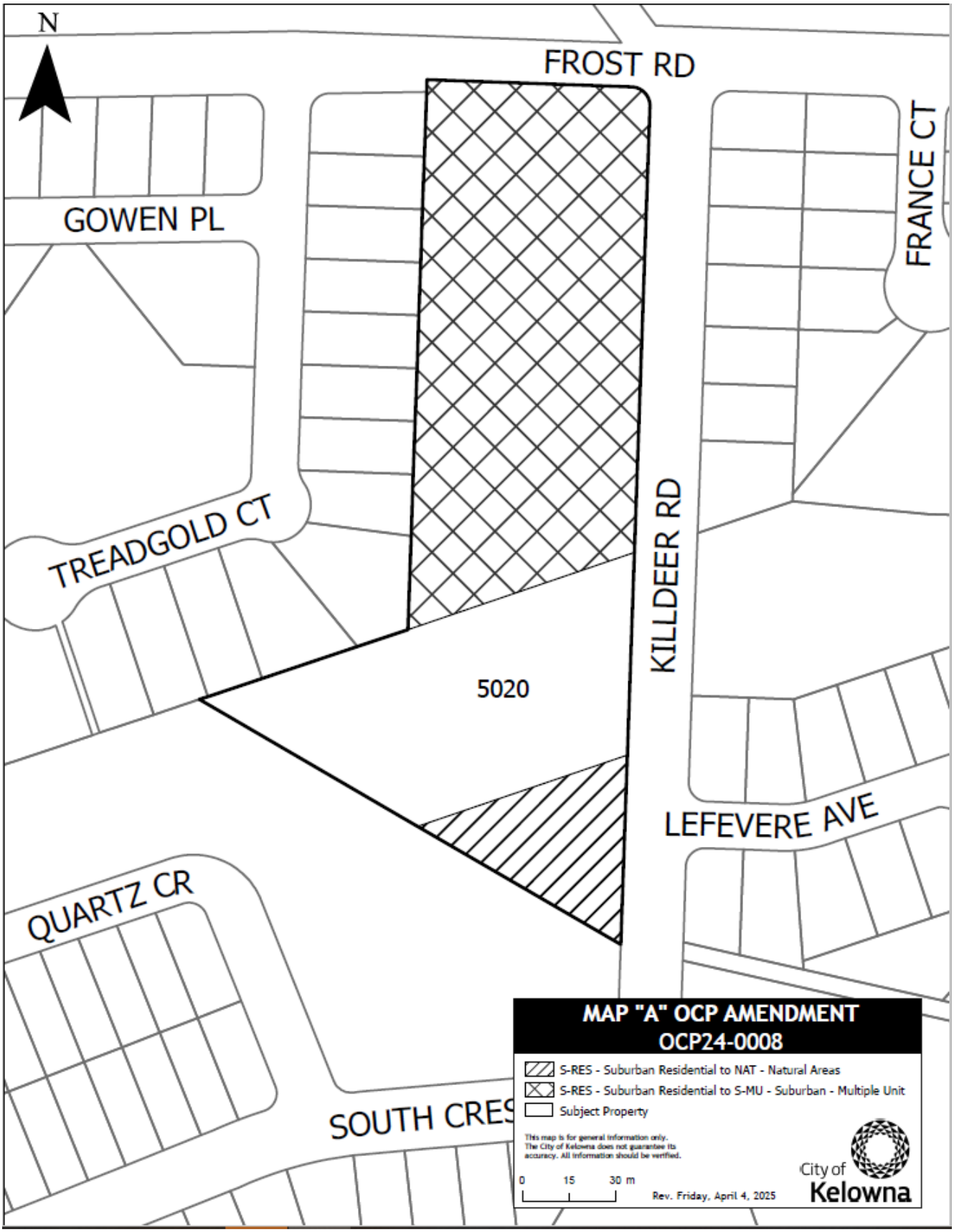
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk


N
FROST RD
GOWEN PL
FRANCE CT
TREADGOLD CT
KILLDEER RD
5020
LEFEVERE AVE
QUARTZ CR
SOUTH CRES
MAP "A" OCP AMENDMENT
OCP24-0008
S-RES - Suburban Residential to NAT - Natural Areas
S-RES - Suburban Residential to S-MU - Suburban - Multiple Unit
Subject Property
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 15 30 m
Rev. Friday, April 4, 2025
City of Kelowna

CITY OF KELOWNA

BYLAW NO. 12783
Z24-0031
5020 Killdeer Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848 located on Killdeer Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone as shown on Map "B" attached to and forming part of this bylaw.

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

Read a first time by the Municipal Council this 5th day of May, 2025.

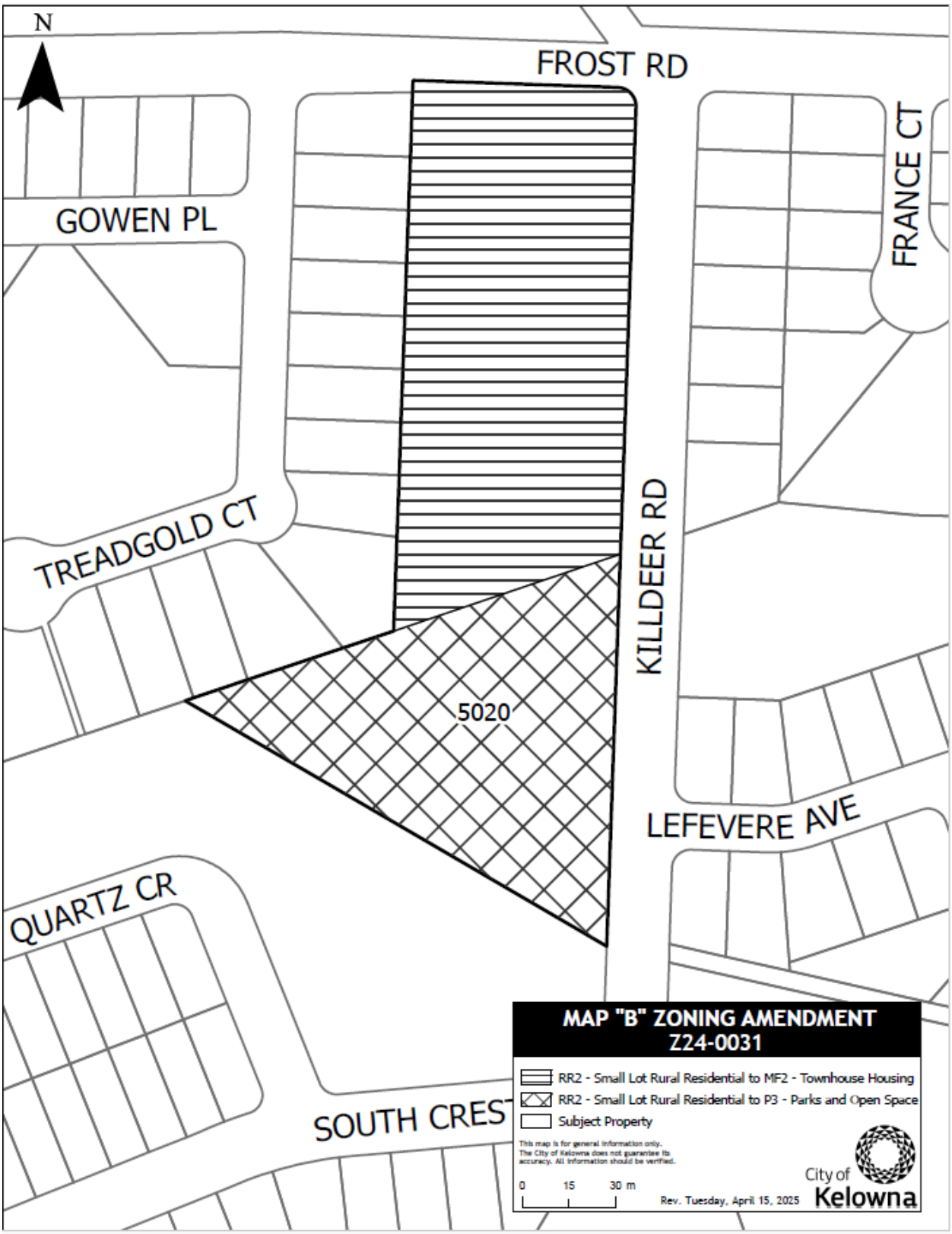
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk


N
FROST RD
GOWEN PL
FRANCE CT
TREADGOLD CT
KILLDEER RD
5020
LEFEVERE AVE
QUARTZ CR
SOUTH CRES
MAP "B" ZONING AMENDMENT
Z24-0031
RR2 - Small Lot Rural Residential to MF2 - Townhouse Housing
RR2 - Small Lot Rural Residential to P3 - Parks and Open Space
Subject Property
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The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 15 30 m
Rev. Tuesday, April 15, 2025
City of Kelowna

REPORT TO COUNCIL
OCP & REZONING

Date:	May 26 2025
To:	Council
From:	City Manager
Address:	2335-2355 John Hindle Drive, 2340-2720 John Hindle Drive and 855 Packinghouse Road
File No.:	OCP24-0014, Z24-0064

	Existing	Proposed
OCP Future Land Use:	R-AGR – Rural – Agricultural and Resource	PSU – Public Services Utilities
Zone:	P3 – Parks and Open Space/A1 – Agriculture	P1 – Major Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0014 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of:

- Lot A, Sections 9, 10 and 16, Township 23, ODYD, Plan 30819 Except Plan KAP81434, located at 2335-2355 John Hindle Drive, Kelowna, BC;
- Lot 1, Sections 9 and 10, Township 23, ODYD, Plan 1884 Except Plan 31642, located 855 Packinghouse Road, Kelowna, BC; and
- Lot 2, Sections 9, 10, 15 and 16, Township 23, ODYD, Plan EPP15596, located at 2340-2720 John Hindle Drive, Kelowna, BC;

From the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation, as shown on Map "A" attached to the Report from the Development Planning Department dated May 26 2025, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 26 2025

AND THAT Rezoning Application No. Z24-0064 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- Lot A, Sections 9, 10 and 16, Township 23, ODYD, Plan 30819 Except Plan KAP81434, located at 2335-2355 John Hindle Drive, Kelowna, BC and;
- Lot 1, Sections 9 and 10, Township 23, ODYD, Plan 1884 Except Plan 31642, located 855 Packinghouse Road, Kelowna, BC ;

From the P3 – Parks and Open Space zone to the P1 – Major Institutional zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 26 2025, be considered by Council;

AND THAT Rezoning Application No. Z24-0064 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- Lot 2, Sections 9, 10, 15 and 16, Township 23, ODYD, Plan EPP15596 located at 2340-2720 John Hindle Drive, Kelowna, BC;

From the A1 - Agriculture zone to the P1 – Major Institutional zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 26 2025, be considered by Council;

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

2.0 Purpose

To amend the Official Community Plan to change the future land use designation on portions of the subject properties from the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation and to rezone portions of the subject properties from the P3 – Parks and Open Space zone and from the A1 – Agriculture zone to the P1 – Major Institutional zone to facilitate the development of the Glenmore Protective Services Campus (GPSC).

3.0 Development Planning

Development Planning staff support the proposed amendments to the Official Community Plan and Zoning Bylaw as they align with the Official Community Plan's objectives and will facilitate the development of the Glenmore Protective Services Campus (GPSC). Specifically, these changes will enable the construction of a new firehall, training centre, and potentially other facilities, prioritizing public health and safety. Specifically, this involves replacing the Glenmore Firehall Station #5 at 550 Valley Road N, which requires replacement and expansion to serve the growing Glenmore neighbourhood and surrounding community adequately.

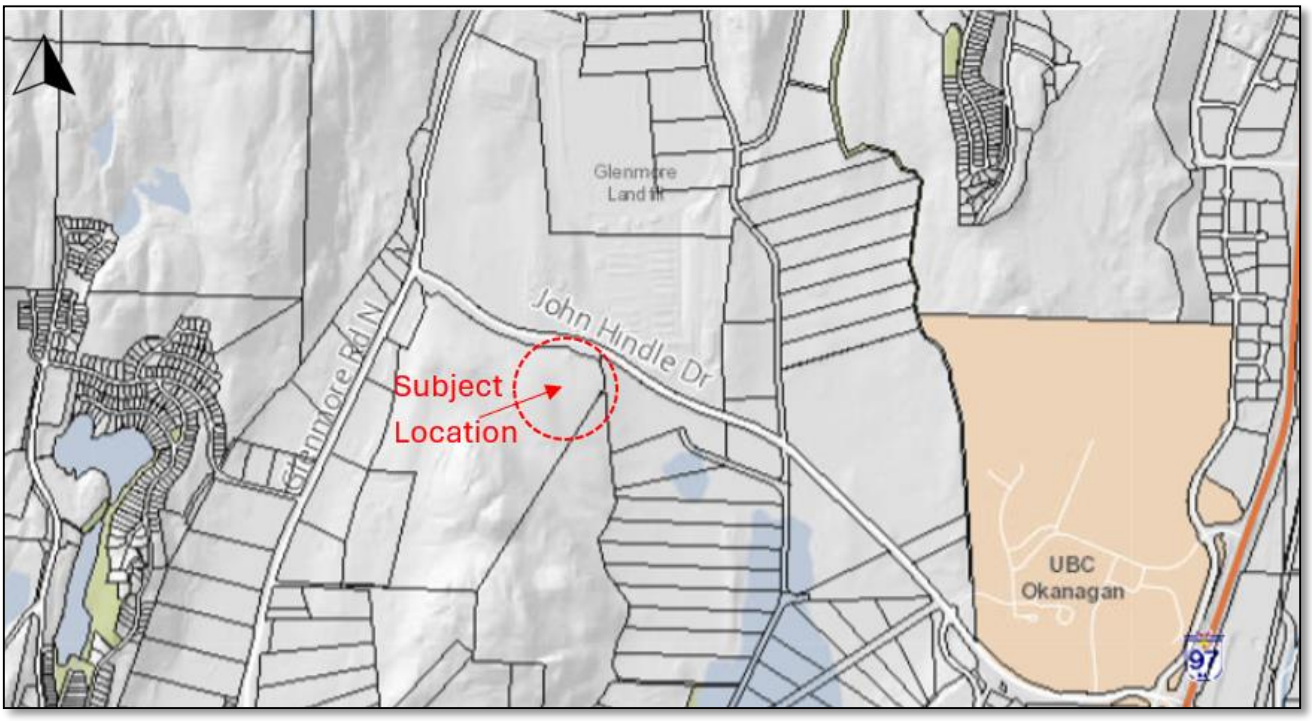
Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P4 – Utilities	Glenmore Landfill
East	A1 – Agriculture	Agriculture/Robert Lake
South	A1 – Agriculture	Agriculture/Rural Residential
West	MF2 – Townhouse Housing/A1 -Agriculture	Residential/Agriculture

The subject site is located on John Hindle Drive adjacent to the Glenmore Landfill. The surrounding area is a mix of agricultural uses such as cattle grazing and hay production. Residential uses near the site include a multi-family/townhouse complex located approximately 500m from the subject area at the intersection of John Hindle Drive and Glenmore Road N. Other residential uses include single family housing located on large rural/agricultural parcels. The University of British Columbia Okanagan (UBCO) campus is located approximately 1.5 kilometers from the subject site.

Subject Property Map:



4.1 Background

The subject site was purchased by the City of Kelowna in 2018 to provide a buffer related to the adjacent Glenmore Landfill and in recognition that as the city grows, natural areas will need to be protected and preserved for a variety of reasons such as ecological preservation, public safety services, and the enjoyment of Kelowna residents.

On August 14, 2023 the North Glenmore Firehall Future Location Report to Council was presented by City staff and endorsed by Council. The report recommended the proposed site among six potential sites for a new fire hall facility to replace the existing Fire Station #5 at 550 Valley Road North. The report indicated that the establishment of a new firehall would support all potential firehall networks and would be critical for improving the current and future service levels.

The Glenmore Protective Services Campus (GPSC) was approved for inclusion in the 2025 Capital Plan. The design is in progress, with construction anticipated to commence in Fall of 2025 and projected completion by 2027.

The site is under review for the potential to accommodate other future municipal services, community police services, and other utility-related services. Further project feasibility will be conducted to determine the scope of any facilities to be constructed and detailed designs will subsequently be submitted as part of Development Permit and Building Permit applications. The proposed OCP and Zoning Bylaw amendments and the forthcoming projects are set to significantly enhance safety and elevate the quality of life for both the North Glenmore neighborhood and the wider community.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision – Take Action on Climate
Take action on climate through Imagine Kelowna, residents have spoken clearly that action needs to be taken to not only reduce the community's greenhouse gas emissions but also to become a more resilient community in the face of a changing climate. To take action, the Official Community Plan focuses growth in a way that is more compact, energy-efficient and better prepared to adapt to events like floods, wildfires, drought and other climate change impacts.

Objective 13.1 Prioritize infrastructure investment targeting high growth areas	
Policy 13.1.1 Infrastructure Prioritization	Prioritize infrastructure investment using a multiple bottom line decision-making approach based generally on the following parameters and priorities: 1. Public health and safety; 2. Regulatory need; 3. Growth Strategy District; 4. Environmental responsibility; 5. Economic efficiencies and impact, such as partnerships, project coordination and economic spinoffs; and 6. Key local industries (i.e. agricultural in the case of irrigation water supply).
	The proposed amendments would facilitate the construction of a new firehall which would improve public health and safety for residents.
Objective 13.2 Ensure fiscally responsible management of existing and proposed infrastructure	
Policy 13.2.1 Life Cycle Asset Management	Make planning and capital investment decisions with a long-term life-cycle asset management perspective for the design, maintenance and renewal of infrastructure and facilities, including natural assets.
	This application is related to the replacement of Glenmore Firehall Station#5 located at 550 Valley Road N which is currently at the end of its asset life cycle and in need of replacement and expansion to adequately service the Glenmore neighbourhood and surrounding community.
Policy 13.2.5 Integrated Design and Delivery Process	Coordinate between City divisions, other levels of government and utility service providers to ensure all infrastructure projects consider multiple objectives.
	The City is undertaking an integrated design and delivery process for the development of the Glenmore Protective Services Campus (GPSC) to deliver a project that provides maximum benefits to the community.

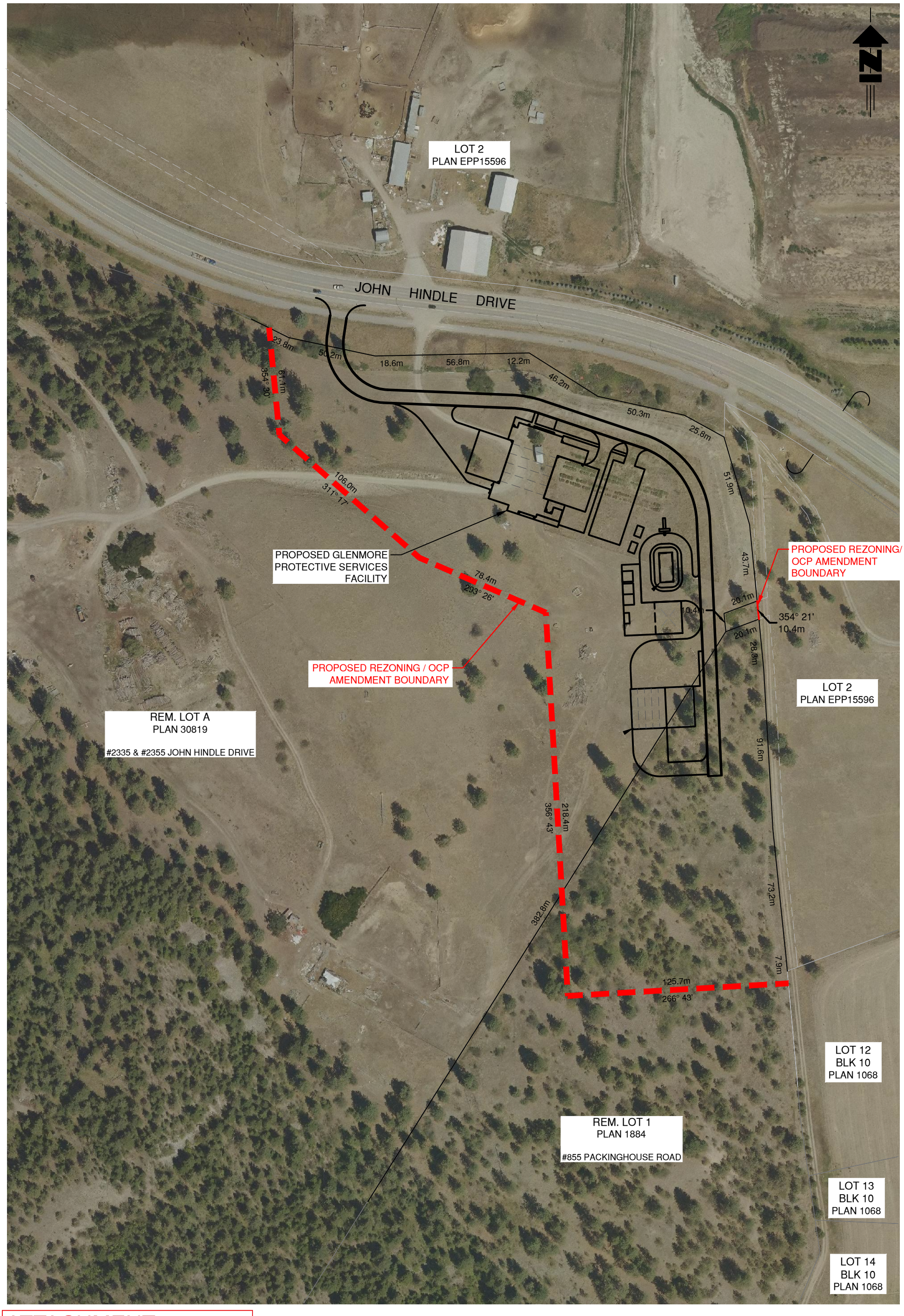
Application Chronology

Application Accepted:	December 18th 2024
Neighbourhood Notification Completed:	April 28th 2025

Report prepared by:	Alex Kondor, Development Planning Manager
Reviewed by:	Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:
Attachment A: Draft Site Plan
Map A – OCP Amendment OCP24-0014
Map B – Zoning Amendment Z24-0064

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



ATTACHMENT A

This forms part of application

Z24-0064 OCP24-0014

Planner Initials AK

City of Kelowna
DEVELOPMENT PLANNING

GLENMORE PROTECTIVE SERVICES CAMPUS

PROPOSED REZONING / OCP AMENDMENT

TRUE

DESIGN BY: LK

SCALE: 1:2000

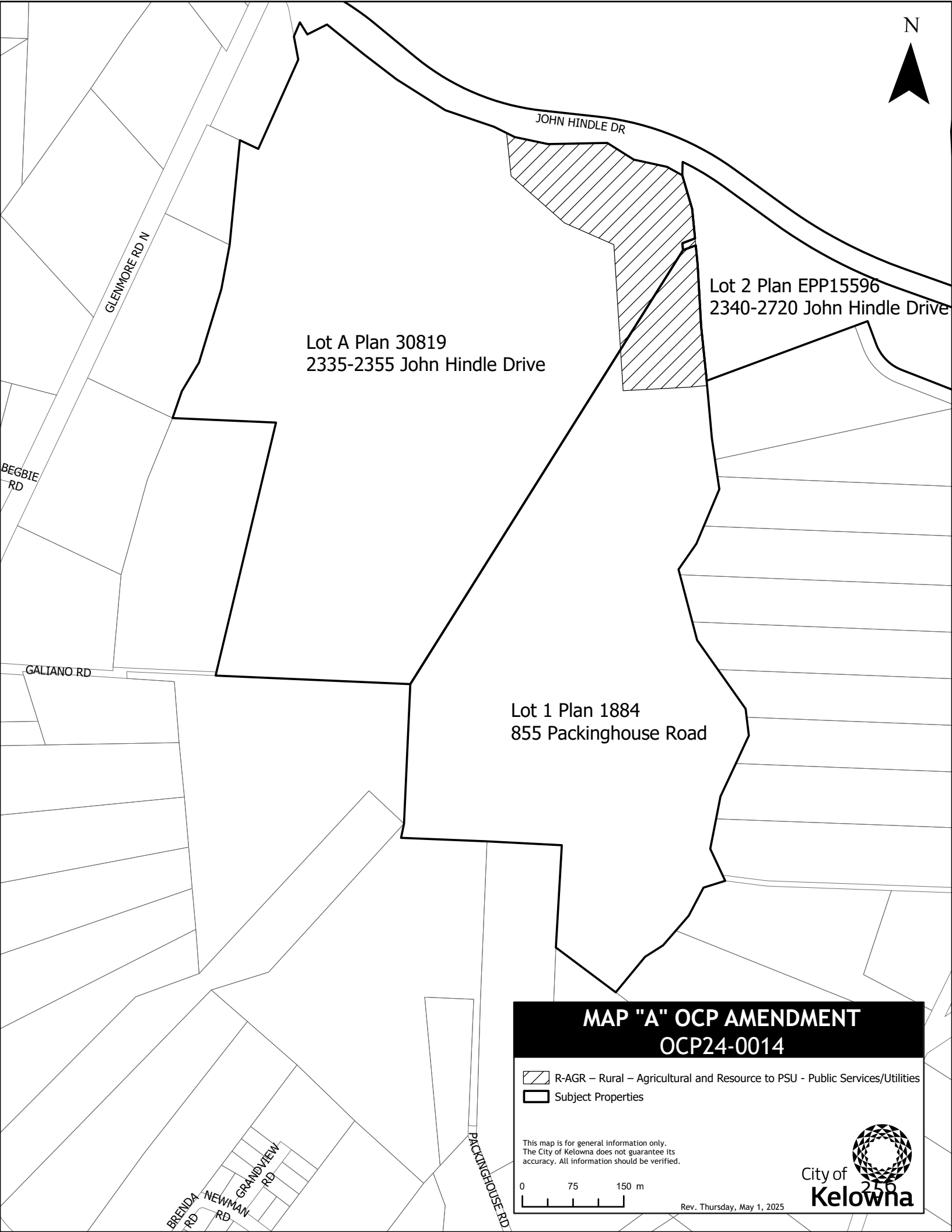
DWG NO.: SK2 498-541

REV: 3

DRAWN BY: DJF

DATE: APR. 23, 2025

FILE:r:\clients\400-499\498\498-541\03 drawings\cad\02 design drawings\dn-498-541.dwg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GLENMORE RD N
BEGBIE RD
GALIANO RD
Lot A Plan 30819
2335-2355 John Hindle Drive
Lot 2 Plan EPP15596
2340-2720 John Hindle Drive
Lot 1 Plan 1884
855 Packinghouse Road
PACKINGHOUSE RD
GRANDVIEW RD
NEWMAN RD
BRENDA RD
MAP "A" OCP AMENDMENT
OCP24-0014
R-AGR – Rural – Agricultural and Resource to PSU - Public Services/Utilities
Subject Properties
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
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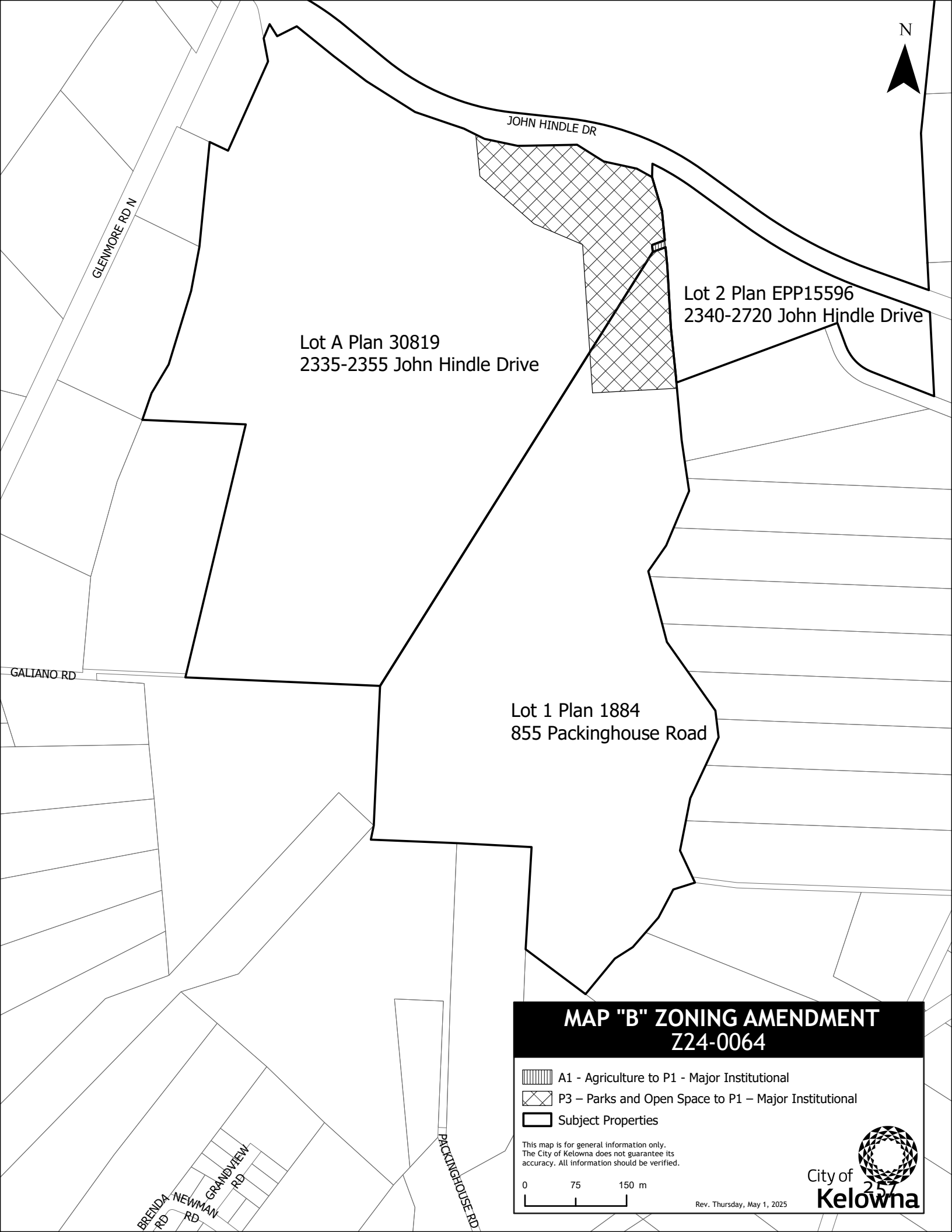
Rev. Thursday, May 1, 2025
City of Kelowna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GLENMORE RD N
Lot 2 Plan EPP15596
2340-2720 John Hindle Drive
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GALIANO RD
Lot 1 Plan 1884
855 Packinghouse Road
PACKINGHOUSE RD
GRANDVIEW RD
NEWMAN RD
BRENDA RD
MAP "B" ZONING AMENDMENT
Z24-0064
A1 - Agriculture to P1 - Major Institutional
P3 – Parks and Open Space to P1 – Major Institutional
Subject Properties
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Rev. Thursday, May 1, 2025
City of Kelowna

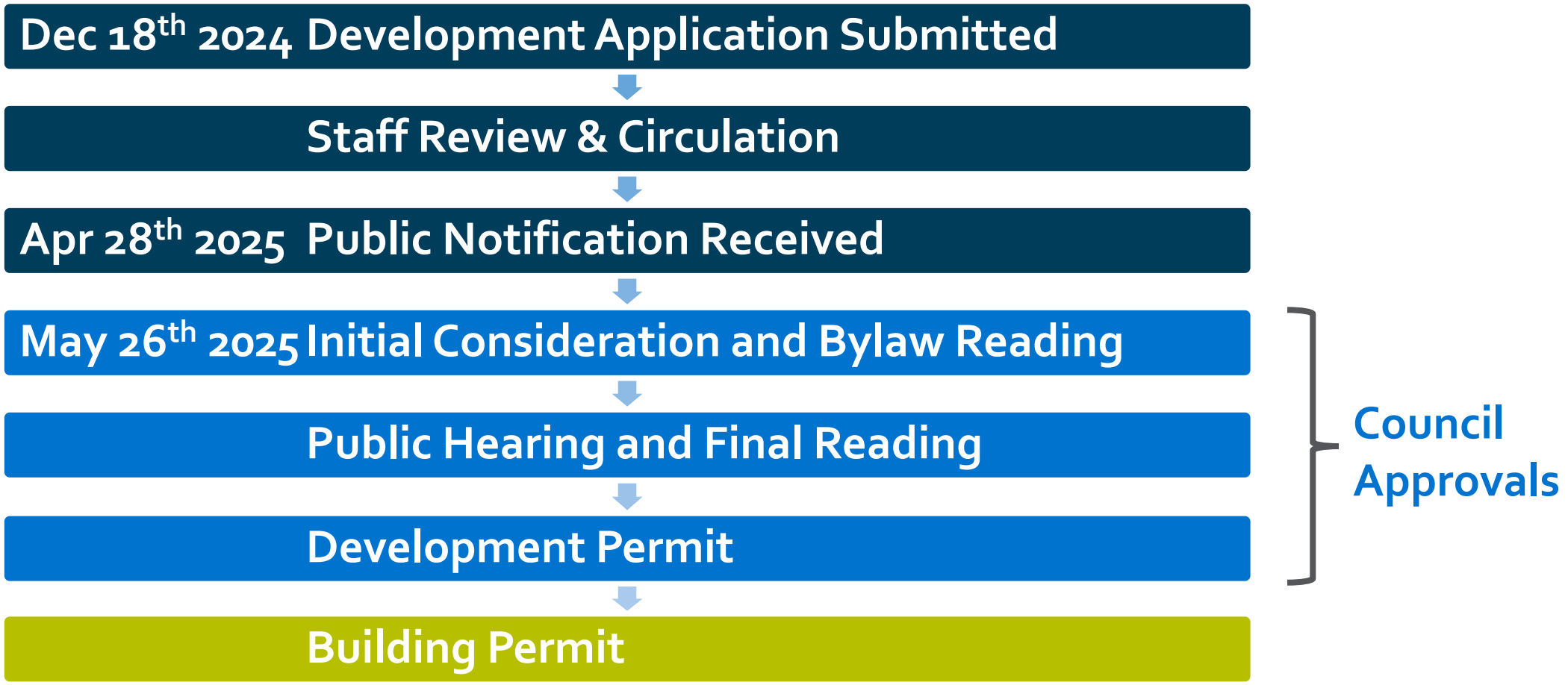
OCP/Rezoning Application

Multiple Addresses:
2335-2355 John Hindle Dr, 2340-2720 John Hindle Dr, 855 Packinghouse Road
OCP24-0014/Z24-0064

Purpose

- To amend the Official Community Plan to change the future land use designation on portions of the subject properties from R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services/Utilities designation
- To rezone portions of the subject properties from the P3 – Parks and Open Space zone and A1 – Agriculture Zone to the P1 – Major Institutional zone to facilitate the development of the Glenmore Protective Services Campus (GPSC).

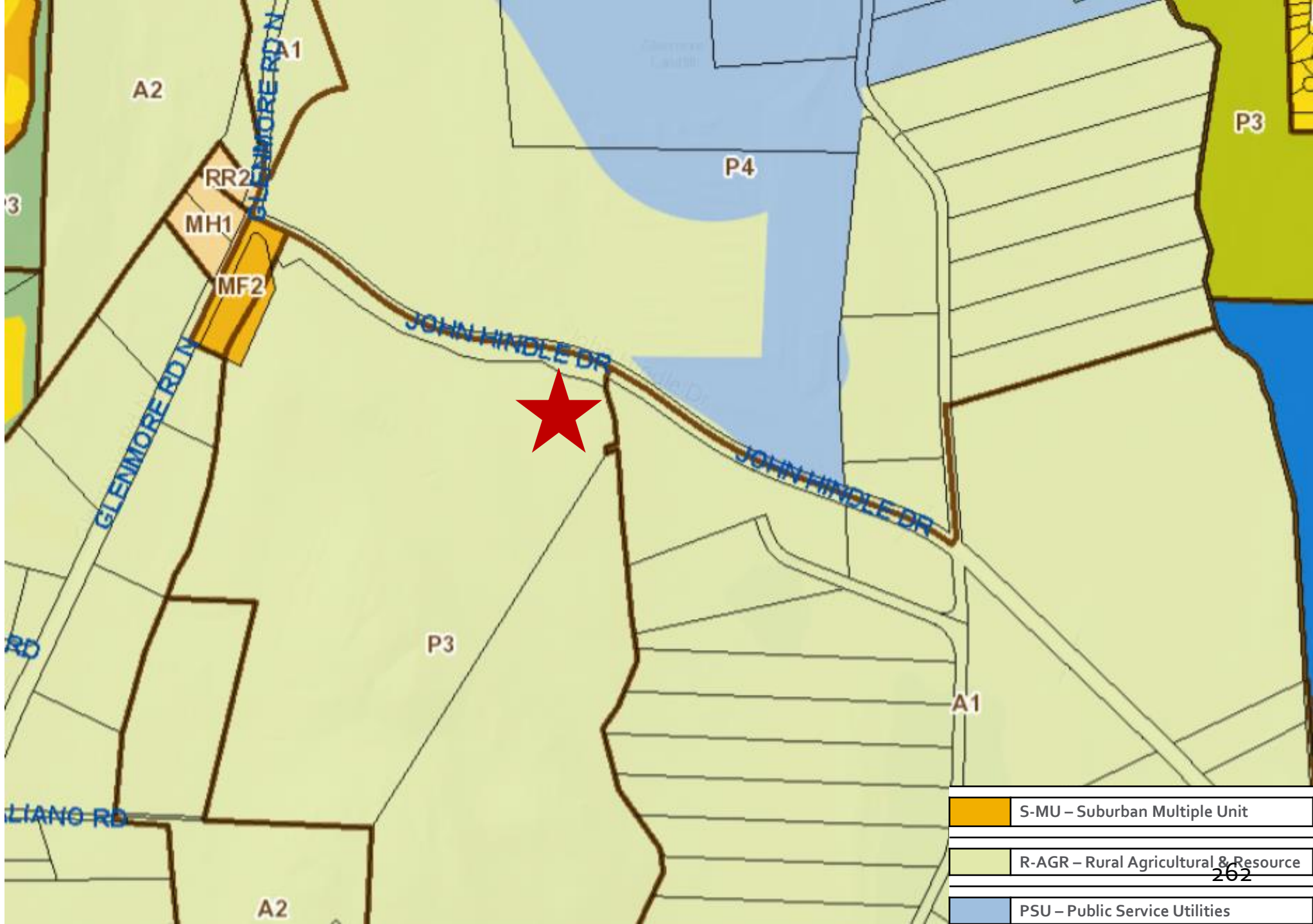
Development Process



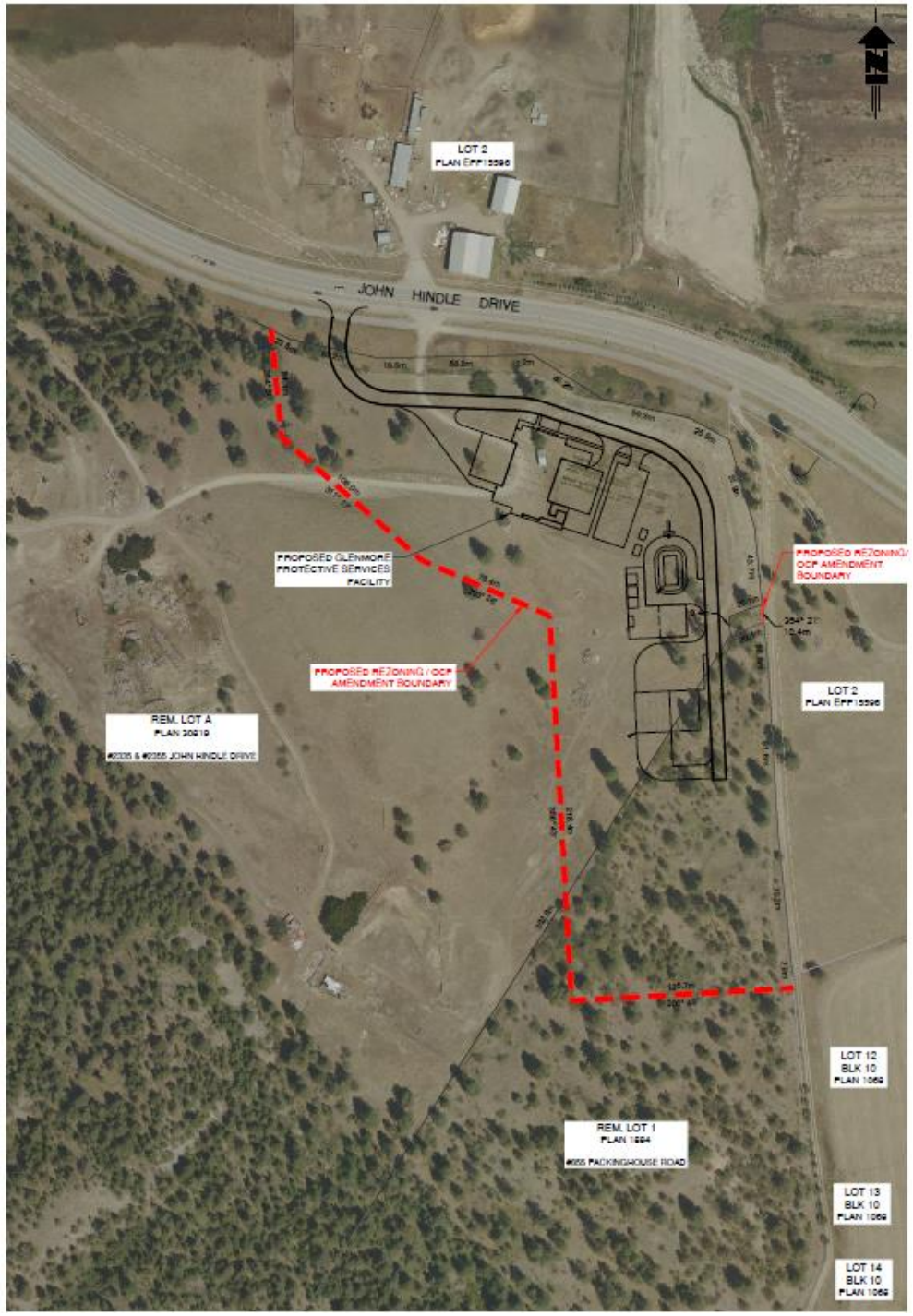
Context Map

N
Glenmore Landfill
GLENMORE RD N
JOHN HINDLE DR
John Hindle Dr
Subject Site
GLENMORE RD N
Glenmore Rd N
GALIANO RD
UBCO
Robert Lake

Context Map: OCP Future Land Use and Zoning



Subject Property Map



“P1” Major Institutional Zone

Purpose:

- The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.

Summary of Uses:

- Childcare Centres
- Cultural and Recreation Services
- Detention and Correction Services
- **Emergency and Protective Services**
- Health Services
- Indoor Recreation Services
- Temporary Shelter Services
- Religious Assemblies

"P1" Major Institutional Zone

Regulation	Maximum Permitted
Maximum Height (with bonus)	6 storeys (22m)
Maximum Site Coverage of Buildings	70%
Proposed Uses	Emergency and Protective Services

OCP Objectives & Policies

- **Prioritize infrastructure investment targeting high growth areas**
  - Prioritize infrastructure investment using a multiple bottom line decision-making approach
- **Ensure fiscally responsible management of existing and proposed infrastructure**
  - Make planning and capital investment decisions with a long-term life-cycle asset management perspective for the design, maintenance and renewal of infrastructure and facilities, including natural assets
  - Coordinate between City divisions, other levels of government and utility service providers to ensure all infrastructure projects consider multiple objectives

Staff Recommendation

- Staff recommend support for the proposal as it is consistent with OCP objectives and will facilitate:
  - Replacement of Glenmore Firehall Station#5
  - Construction of a new protective services campus
  - Improved public health and safety for residents
  - Integrated design and delivery process

CITY OF KELOWNA

BYLAW NO. 12790

Official Community Plan Amendment No. OCP24-0014 – 2335-2355, 2340-2720 John Hindle Drive and 855 Packinghouse Road

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

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of:

    - Lot A Sections 9, 10 and 16 Township 23 ODYD Plan 30819 Except Plan KAP81434, located on John Hindle Drive, Kelowna BC;
    - Lot 1 Sections 9 and 10 Township 23 ODYD Plan 1884 Except Plan 31642, located on Packinghouse Road, Kelowna, BC; and
    - Lot 2 Sections 9, 10, 15 and 16 Township 23 ODYD Plan EPP15596, located on John Hindle Drive, Kelowna, BC;

    from the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation as shown on Map "A" attached to and forming part of this bylaw;

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

Read a first time by the Municipal Council this 26th day of May, 2025.

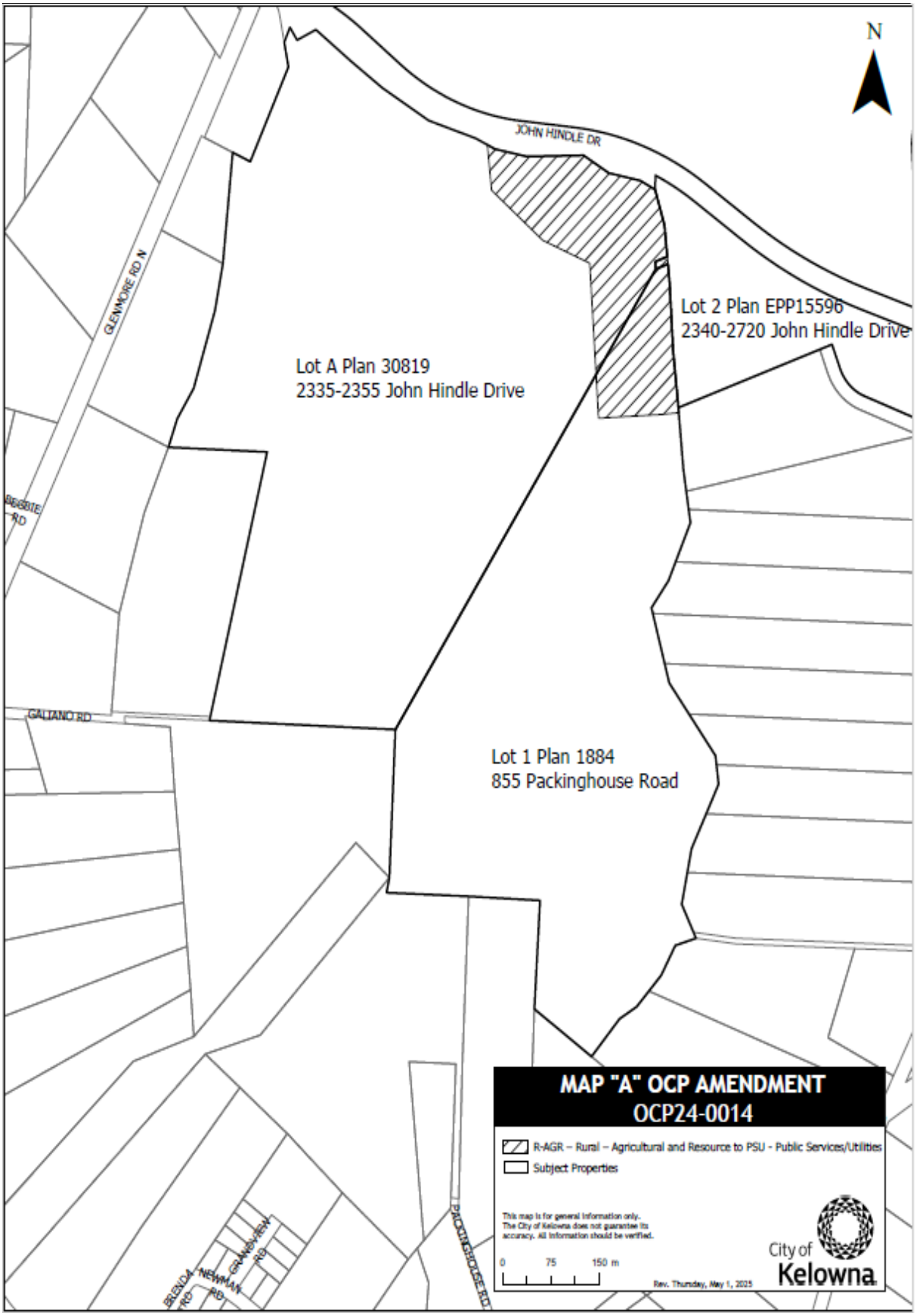
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk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MAP "A" OCP AMENDMENT
OCP24-0014
R-AGR – Rural – Agricultural and Resource to PSU - Public Services/Utilities
Subject Properties
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Rev. Thursday, May 1, 2025
City of Kelowna

CITY OF KELOWNA

BYLAW NO. 12791
Z24-0064
2335-2355, 2340-2720 John Hindle Drive and 855 Packinghouse Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of:

    - Lot A Sections 9, 10 and 16 Township 23 ODYD Plan 30819 Except Plan KAP81434, located on John Hindle Drive, Kelowna BC; and
    - Lot 1 Sections 9 and 10 Township 23 ODYD Plan 1884 Except Plan 31642, located on Packinghouse Road, Kelowna, BC;

    from the P3 – Parks and Open Space zone to the P1 – Major Institutional zone as shown on Map "B" attached to and forming part of this bylaw.

2. AND THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 2 Sections 9, 10, 15 and 16 Township 23 ODYD Plan EPP15596, located on John Hindle Drive, Kelowna, BC from the A1 - Agriculture zone to the P1 – Major Institutional zone as shown on Map "B" attached to and forming part of this bylaw.

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

Read a first time by the Municipal Council this 26th day of May, 2025.

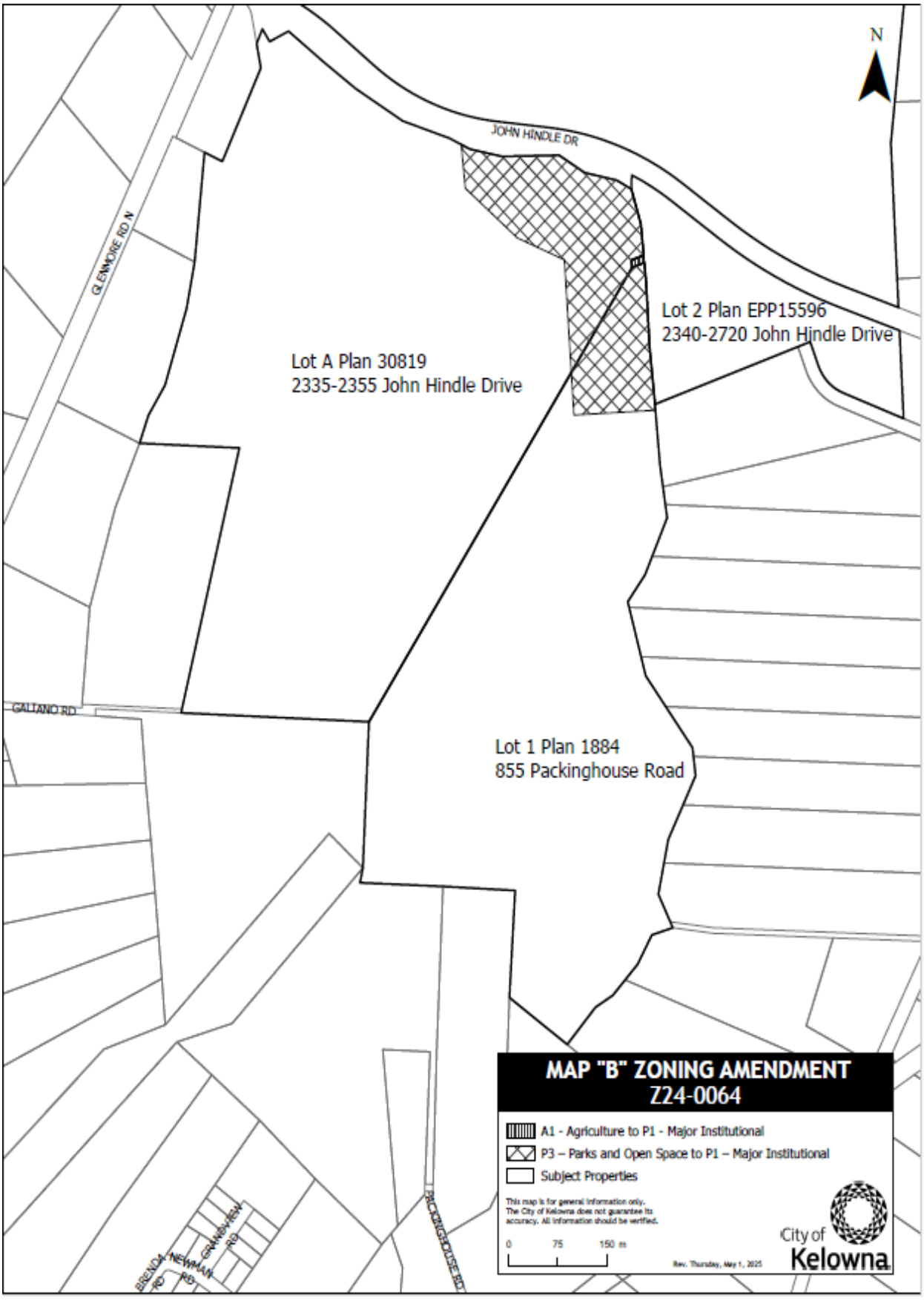
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk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MAP "B" ZONING AMENDMENT
Z24-0064
A1 - Agriculture to P1 - Major Institutional
P3 – Parks and Open Space to P1 – Major Institutional
Subject Properties
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Rev. Thursday, May 1, 2025
City of Kelowna

Report to Council

Date:	May 12, 2025
To:	Council
From:	City Manager
Subject:	Tenant Protection – Implementation
Department:	Housing Policy & Programs

Recommendation:

THAT Council receives, for information, the report from the Housing Policy & Programs Department dated May 12, 2025 with respect to implementation of tenant protection measures;

AND THAT Official Community Plan Amendment Application No. OCP25-0004 to amend Kelowna 2040 Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Housing Policy and Programs Department dated May 12, 2025, be considered by Council;

AND THAT Bylaw No. 12784 being Amendment No. 6 to Development Application and Heritage Procedures Bylaw No. 12310 be advanced for reading consideration;

AND FURTHER THAT Tenant Protection Bylaw No. 12785 be advanced for reading consideration.

Purpose:

To implement tenant protection measures.

Council Priority Alignment:

Affordable Housing
Homelessness

Background:

On April 14, 2025, staff brought forward proposed measures to advance tenant protection in Kelowna. These measures included a requirement to provide a Tenant Protection Plan, financial compensation, financial assistance for moving expenses, and a compliance report. In addition, staff proposed that financial compensation not be required above a vacancy rate of 4%. Council endorsed the proposed measures, but directed staff to remove the vacancy rate provision.

Resolution	Date
THAT the recommended direction in the report from the Housing Policy & Programs Department dated March 31, 2025 be amended to remove the provision to exempt financial compensation if the vacancy rate is greater than 4%;	April 14, 2025
THAT Council receives, for information, the report from the Housing Policy and Programs Department dated March 31, 2025 with respect to tenant protection measures; AND THAT Council directs staff to prepare the necessary bylaw amendments to implement the proposed approach to tenant protection outlined in the report from the Housing Policy and Programs Department dated March 31, 2025.	April 14, 2025

Discussion:

As a result of Council direction, staff are bringing forward the necessary bylaws to implement the proposed tenant protection measures, the following bylaw amendments are required:

- New Tenant Protection Bylaw No. 12785:
    - Sets the City requirements for financial compensation, financial assistance for moving expenses, and to give notice of these requirements.
- Official Community Plan Amendment:
    - Create a new Tenant Protection Development Permit Area to require applicant's to submit a Tenant Protection Plan.
    - Ensure developments proceed in accordance with the Tenant Protection Plan.
    - Update OCP Policies to reflect the new tenant protection measures.
- Development Application Procedures Bylaw Amendment:
    - To add tenant protection as an item that a Terms of Reference may require an applicant to address as part of Development Approval Information;
    - To add application procedures and processing requirements for Tenant Protection Development Permits.

The proposed tenant protection requirements would apply to properties which:

- Contain five or more rental dwelling units; and
- Are being redeveloped, resulting in tenancy agreements of rental-dwelling units being terminated.

Tenant Protection Development Permits would be considered by Council where there is an associated Form & Character Development Permit that is being considered by Council. If there is no Council considered Form & Character Development Permit (e. if the new development included six or fewer dwelling units), the Tenant Protection Development Permit would be delegated to staff.

Conclusion:

The proposed bylaws implement the approach to tenant protection previously endorsed by Council. OCP amendments would be forwarded to a Public Hearing. The measures seek to protect long-term residents from the negative impacts of displacement while ensuring that redevelopment projects can proceed.

Submitted by: M. Tanner, Planner Specialist

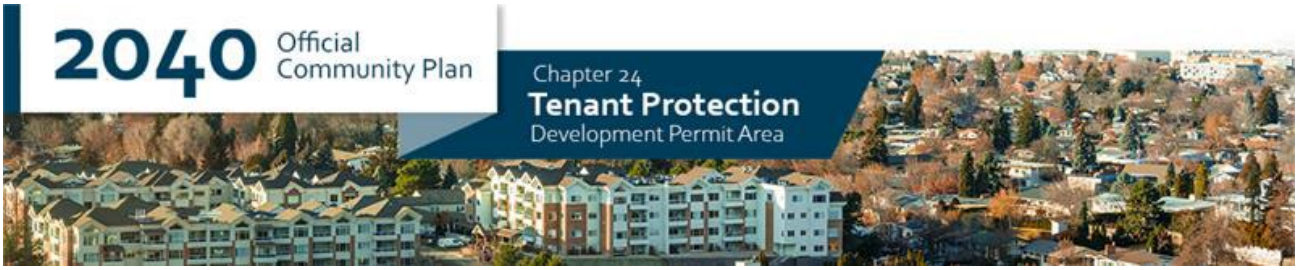
Approved for inclusion: James Moore, Housing Policy and Programs Manager
Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
Schedule A: Proposed OCP Amendment

Schedule A – Proposed Text Amendment

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Table of Contents	N/A	Chapter 24 Tenant Protection Development Permit Area	To add the new Tenant Protection Development Permit Area to the Table of Contents.
2.	Chapter 4 – Urban Centres, Objective 4.13, Policy 4.13.3	**Policy 4.13.3. Tenant Assistance.** Work towards creation of a Council policy to protect tenants displaced by redevelopment through fair relocation assistance from the developer. Such relocation assistance should ensure that tenants retain their access to services and amenities, such as employment, transportation and schools.	**Policy 4.13.3 Tenant Assistance.** Ensure that tenants displaced by redevelopment receive fair relocation assistance from the developer. Such relocation assistance is intended to help assist tenants retain their access to services and amenities, such as employment, transportation and schools.	To reflect the Council adoption of a Tenant Protection Bylaw and Development Permit Area.
3.	Chapter 5 – Core Area Neighbourhoods, Objective 5.12, Policy 5.12.3	**Policy 5.12.3 Tenant Assistance.** Work towards creation of a Council policy to protect tenants displaced by redevelopment through fair relocation assistance from the developer. Such relocation assistance should ensure that tenants retain their access to services and amenities, such as employment, transportation and schools.	**Policy 5.12.3 Tenant Assistance.** Ensure that tenants displaced by redevelopment receive fair relocation assistance from the developer. Such relocation assistance is intended to help assist tenants retain their access to services and amenities, such as employment, transportation and schools.	To reflect the Council adoption of a Tenant Protection Bylaw and Development Permit Area.
4.	Chapter 7 – Suburban Neighbourhoods, Objective 7.7	N/A	**Policy 7.7.3 Tenant Assistance.** Ensure that tenants displaced by redevelopment are protected through relocation assistance from the developer.	To add a Tenant Assistance policy to Suburban Neighbourhoods.
5.	Chapter 8 – Rural Lands, Objective 8.4	N/A	**Policy 8.4.8 Tenant Assistance.** Ensure that tenants displaced by redevelopment are protected through relocation assistance from the developer.	To add a Tenant Assistance policy to Rural Lands.
6.	Chapter 16 – Making the Plan Work, Objective 16.1, Policy 16.1.4	**Policy 16.1.4 Development Approval Information.** Pursuant to Section 485.1 of the *Local Government Act*, the entire City of Kelowna is designated as a Development Approval Information Area in order to guide and support new development that contributes to the goals and objectives of the Official Community Plan. The Divisional Director of Planning and Development Services, or designate, may required development approval information pursuant to that Section. The conditions that justify this designation are as follows: • Kelowna is a rapidly growing community and this growth will impact neighbourhoods, businesses, service provision and infrastructure. Information may be required to assess impacts on nearby and adjacent development, including shadowing, noise, visual impacts and scale, impacts on community services, such as parks, schools and protective services, socio-economic impacts, and impacts on the transportation and utility network and infrastructure. • Kelowna's landscape includes hillsides, floodplains, wildfire interface areas and other unique landscapes. Information may be required to	**Policy 16.1.4 Development Approval Information.** Pursuant to Section 485.1 of the *Local Government Act*, the entire City of Kelowna is designated as a Development Approval Information Area in order to guide and support new development that contributes to the goals and objectives of the Official Community Plan. The Divisional Director of Planning and Development Services, or designate, may required development approval information pursuant to that Section. The conditions that justify this designation are as follows: • Kelowna is a rapidly growing community and this growth will impact neighbourhoods, businesses, service provision and infrastructure. Information may be required to assess impacts on nearby and adjacent development, including shadowing, noise, visual impacts and scale, impacts on community services, such as parks, schools and protective services, socio-economic impacts, tenant protection, and impacts on the transportation and utility network and infrastructure. • Kelowna's landscape includes hillsides, floodplains, wildfire interface areas and other unique landscapes. Information may be required to	To add tenant protection to the conditions that justify Development Approval Information.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		assess impacts on these landscapes and to protect people, property and infrastructure. • Kelowna is home to many sensitive terrestrial and aquatic ecosystems, a valley-wide airshed, agricultural lands and water bodies, including Okanagan Lake. Information may be required to guide and inform protection of this land, water and air. • Kelowna is located in the traditional, ancestral and unceded territory of the syilx/Okanagan people, who have lived here since time immemorial. As such, the area is home to many important heritage assets. Settlement of the area by non-indigenous residents has also provided the city with many heritage assets. Information may be required to identify the heritage value of these assets, including, but not limited to landscapes, archaeological sites, buildings and properties, and to guide their protection and conservations.	assess impacts on these landscapes and to protect people, property and infrastructure. • Kelowna is home to many sensitive terrestrial and aquatic ecosystems, a valley-wide airshed, agricultural lands and water bodies, including Okanagan Lake. Information may be required to guide and inform protection of this land, water and air. Kelowna is located in the traditional, ancestral and unceded territory of the syilx/Okanagan people, who have lived here since time immemorial. As such, the area is home to many important heritage assets. Settlement of the area by non-indigenous residents has also provided the city with many heritage assets. Information may be required to identify the heritage value of these assets, including, but not limited to landscapes, archaeological sites, buildings and properties, and to guide their protection and conservations.	
7.	Chapter 24 Tenant Protection Development Permit Area	N/A	See: Section 24 – Tenant Protection Development Permit Area	To add a Development Permit Area and Guidelines for tenant protection.



CATEGORY

Section 488(1)(k) of the *Local Government Act* allows for the mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or a proposed redevelopment, as those terms are defined under Section 63.1 of the *Community Charter*.

PROPERTIES AFFECTED

Unless exempted (See Exemptions section below) a development permit addressing the tenant protection guidelines must be approved for any approved for all properties that contain residential uses, before:

- Construction of, addition to, or alteration of a building or structure.

JUSTIFICATION

As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. The City of Kelowna's Official Community Plan outlines key pillars that guide the City's growth, which includes accommodating growth in existing developed neighbourhoods, with access to services, employment, housing, transportation options, parks and other amenities, and limiting urban sprawl.

An inevitable result of growth within existing neighbourhoods is the incremental redevelopment of older housing stock and mobile home parks. Redevelopment of these properties can lead to displacement of long-term residents. Displacement can challenge residents in finding new housing that is affordable, especially in a difficult housing market.

OBJECTIVES

To balance protections for tenants while ensuring development can proceed in accordance with the Official Community Plan.

EXEMPTIONS

A Tenant Protection Development Permit will not be required for:

- Construction of, addition to, or alteration of a building or structure that does not result in the complete or partial demolition of a residential property to the extent that one or more rental units within the residential property is completely and irreversibly damaged.
- Construction of, addition to, or alteration of a building or structure on a residential property, if the property contains four (4) or less residential dwelling units.

GUIDELINES

1. Compliance with Tenant Protection Bylaw
    - 1.1 Redevelopment to be in accordance with City of Kelowna Tenant Protection Bylaw No. 12785, including requirements for:
        - Financial compensation;
        - Financial Assistance;
        - Submission of a Tenant Protection Plan.
    - 1.2 A Compliance Report must be submitted detailing compliance with the Tenant Protection Bylaw.

Tenant Protection - Implementation

May 12, 2025

Purpose

To implement tenant protection measures.

Background

- April 15, 2025 – Council endorsed proposed measures for tenant protection:
  - Applies to properties with 5+ residential units
  - Submit a Tenant Protection Plan
  - Financial compensation equivalent to 3 months rent
  - Financial assistance for moving expenses: $1000.00
  - Development Permit & Compliance Report

Implementation

- Tenant Protection Bylaw – sets requirements for:
  - Financial compensation: 3 months of rent
  - Financial assistance for moving expenses: $1000.00
  - Requirement to give notice

Implementation

- Official Community Plan Amendment
  - Tenant Protection Development Permit Area
  - OCP Policy updates to reflect new tenant protection measures

Implementation

- Development Application Procedures Bylaw Amendment
  - Terms of Reference – Tenant Protection Plan
  - Application procedures and processing requirements for new DP Area

Delegation

- Tenant Protection DP delegated:
  - If the Form and Character DP is delegated (6 or fewer dwelling units); or
  - No associated Form and Character DP.

Conclusion

- Next step: OCP Amendment requires Public Hearing
- Implements direction previously endorsed by Council
- Protects tenants from negative impacts of displacement while ensuring redevelopment projects can proceed

CITY OF KELOWNA

BYLAW NO. 12785

Official Community Plan Amendment No. OCP25-0004
Tenant Protection Implementation

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended as follows:

1. THAT **Chapter 4 – Urban Centres,** Policy 4.13.3. Tenant Assistance be **deleted** in its entirety and **replaced** with the following Policy 4.13.3.:

   "**Policy 4.13.3. Tenant Assistance.** Ensure that tenants displaced by redevelopment receive fair relocation assistance from the developer. Such relocation assistance is intended to help assist tenants retain their access to services and amenities, such as employment, transportation and schools."

2. AND THAT **Chapter 5 – The Core Area**, Policy 5.12.3. Tenant Assistance be **deleted** in its entirety and **replaced** with the following Policy 5.12.3.:

   "**Policy 5.12.3. Tenant Assistance.** Ensure that tenants displaced by redevelopment receive fair relocation assistance from the developer. Such relocation assistance is intended to help assist tenants retain their access to services and amenities, such as employment, transportation and schools."

3. AND THAT **Chapter 7 – Suburban Neighbourhoods** be amended by **adding** the following new policy in its appropriate location:

   "**Policy 7.7.3. Tenant Assistance.** Ensure that tenants displaced by redevelopment are protected through relocation assistance from Ensure that tenants displaced by redevelopment are protected through relocation assistance from the developer."

4. AND THAT **Chapter 8 – Rural Lands** be amended by **adding** the following new policy in its appropriate location:

   "**Policy 8.4.8. Tenant Assistance.** Ensure that tenants displaced by redevelopment are protected through relocation assistance from the developer."

5. AND THAT **Chapter 16 – Making the Plan Work,** Policy 16.1.4. Development Approval Information be amended by **adding** "tenant protection," before "and impacts on the transportation and utility network and infrastructure."

6. AND FURTHER THAT **Chapter 24 – Tenant Protection Development Permit Area**, as shown on **Schedule "A"** attached to and forming part of this bylaw, be **added** in its appropriate location.

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

Read a first time by the Municipal Council this 12th day of May, 2025.

Considered at a Public Hearing on the

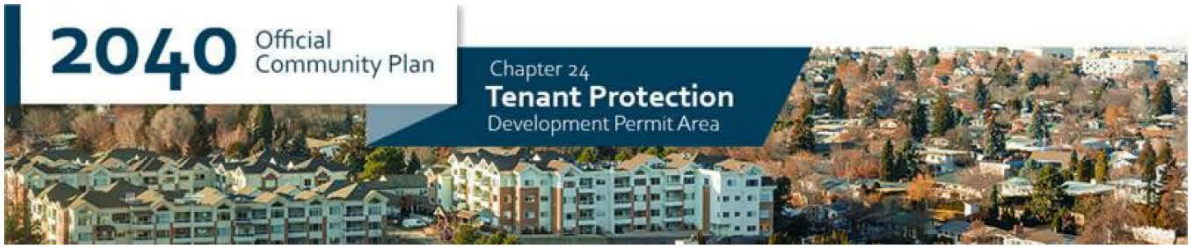
Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"



CATEGORY

Section 488(1)(k) of the *Local Government Act* allows for the mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or a proposed redevelopment, as those terms are defined under Section 63.1 of the *Community Charter*.

PROPERTIES AFFECTED

Unless exempted (See Exemptions section below) a development permit addressing the tenant protection guidelines must be approved for any approved for all properties that contain residential uses, before:

- Construction of, addition to, or alteration of a building or structure.

JUSTIFICATION

As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. The City of Kelowna's Official Community Plan outlines key pillars that guide the City's growth, which includes accommodating growth in existing developed neighbourhoods, with access to services, employment, housing, transportation options, parks and other amenities, and limiting urban sprawl.

An inevitable result of growth within existing neighbourhoods is the incremental redevelopment of older housing stock and mobile home parks. Redevelopment of these properties can lead to displacement of long-term residents. Displacement can challenge residents in finding new housing that is affordable, especially in a difficult housing market.

OBJECTIVES

To balance protections for tenants while ensuring development can proceed in accordance with the Official Community Plan.

EXEMPTIONS

A Tenant Protection Development Permit will not be required for:

- Construction of, addition to, or alteration of a building or structure that does not result in the complete or partial demolition of a residential property to the extent that one or more rental units within the residential property is completely and irreversibly damaged.
- Construction of, addition to, or alteration of a building or structure on a residential property, if the property contains four (4) or less residential dwelling units.

GUIDELINES

1. Compliance with Tenant Protection Bylaw
    - 1.1 Redevelopment to be in accordance with City of Kelowna Tenant Protection Bylaw No. 12785, including requirements for:
        - Financial compensation;
        - Financial Assistance;
        - Submission of a Tenant Protection Plan.
    - 1.2 A Compliance Report must be submitted detailing compliance with the Tenant Protection Bylaw.

Report to Council

Date:	May 26, 2025
To:	Council
From:	City Manager
Subject:	Heritage Conservation Area Guidelines and Bylaw Amendments
Department:	Long Range Planning

Recommendation:

THAT Council receive, for information, the report from Long Range Planning dated May 26, 2025, regarding proposed updates to the Heritage Conservation Area - Conservation and Development Guidelines;

AND THAT Official Community Plan Amendment Application No. OCP25-0006 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Attachment A and B attached to the report from Long Range Planning dated May 26, 2025, be considered by Council;

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

AND FURTHER THAT Bylaw No.12764 being Amendment No. 7 to the Development Application and Heritage Procedures Bylaw No.12310 be advanced for reading consideration.

Purpose:

To amend the Official Community Plan and Development Application and Heritage Procedures Bylaw in order to implement the updated Heritage Conservation Area – Conservation and Development Guidelines.

Council Priority Alignment:

Affordable Housing

Background:
As part of implementation of the 2040 OCP, the Heritage Conservation Area (HCA) - Conservation and Development Guidelines are being updated. These updates were originally envisioned to better align the Guidelines with best practices in heritage management but have since evolved following new provincial housing legislation introduced in 2023 and implemented in 2024. The updated Guidelines

must also provide guidance for small-scale multi-unit housing and low-rise apartment buildings that are permitted in some or all areas of the neighbourhood as a result of the legislation. New Development Guidelines for the HCAs, alongside other amendments to the Official Community Plan, have been developed to respond to this changing context and are included with this report.

Previous Council Resolution

Resolution	Date
That Council directs staff to bring forward a report and additional workshop to advance the actions identified in option two, as described in the report from the Policy and Planning Department dated February 8, 2021.	February 8, 2021
That Council receives, for information, the report from the Policy and Planning Department, dated May 6, 2024, outlining findings from a review of Kelowna's heritage Conservation Areas; AND THAT Council direct Staff to proceed with Phase 3 of the Kelowna Heritage Conservation Area Review.	May 6, 2024
THAT Council receives, for information, the report from the Long Range Planning Department, dated January 13, 2025, outlining the draft Heritage Conservation Area Guidelines; AND THAT Council direct Staff to proceed with refinements to the draft Heritage Conservation Area Guidelines.	January 13, 2025

Discussion:
The update for the HCA Conservation and Development Guidelines (the Guidelines) has been managed as a three-phase process. Phase 1 involved a quantitative analysis to assess how well the existing Guidelines aligned with their defined objectives and intended outcomes. Among the findings of this phase was that the existing Guidelines lack alignment with the Standards and Guidelines for the Conservation of Historic Places in Canada. Phase 2 focused on targeted engagement activities to gather insights from area residents, heritage preservation organizations, City staff, partners, and professionals with involvement in HCA policies and Development Guidelines. It also included an interactive walking tour of the Abbott Street Heritage Conservation Area. Phase 2 was completed in the fall of 2023.

The update process is now at the end of Phase 3, in which a new set of Guidelines for the Heritage Conservation Areas are developed and adopted. These new Guidelines aim to strike a balance between accommodating provincial housing legislation, integrating community feedback and modernizing the City's approach to heritage conservation based on current best practices.

A draft set of the Guidelines was presented to Council on January 13, 2025. New and refreshed components of these Guidelines included:

- Neighbourhood Statement of Significance and Statement of Future Character.
- Updated HCA Vision and Objectives.
- Introduction of Contributory Properties and Heritage Conservation Area Precincts.
- Directions for management of the urban tree canopy.
- Guidance for new housing types such as four-plexes and low-rise apartments.

The draft Guidelines were made available for public comment between January 13 and February 21, 2025. Approximately 80 responses were received, including a package of 46 signed documents expressing support for feedback from the Friends and Residents of the Abbott Street Heritage Conservation Area Society (FRAHCAS). Key themes identified in the feedback include:

- Support for additional emphasis on trees as a part of the heritage character
- Requests for changes to specific terms such as "Development Guidelines" and "Contributory Buildings";
- Concerns about the application review process, including incentives for conservation, process for addressing variances and the Heritage Advisory Committee;
- Concerns about contemporary home designs;
- Requests to remove the Hospital Transit Oriented Area, mandated by the Province and implemented in 2024; and
- Suggestions for changes to specific design principles and guidelines.

Building on the themes heard from residents, the draft Guidelines were refined. Key refinements include, but are not limited to:

- Renaming the Development Guidelines to become Conservation and Development Guidelines, reflecting the balance the Guidelines strike in conserving the heritage character of the neighbourhood and accommodating new housing opportunities;
- Removal of the conservation incentive directions from the Guidelines and including them as new OCP Policies in Chapter 11: Heritage to guide Heritage Revitalization Agreements and other tools available to local governments, allowing for consideration to be used for heritage properties both in and out of the HCAs (see Schedule A);
- Revising "Contributory Buildings" to be referenced as "Contributory Houses" to reflect the residential character of the neighbourhood;
- Revisions to building material guidelines that speak to brick and metal cladding;
- Refinements to mapping to clarify Precinct and Hospital TOA boundaries; and
- Minor changes to text to address errors and provide greater clarity.

A summary of the themes identified as part of this feedback and ways that the Guidelines were amended in response are summarized in Attachment A.

Development Applications Procedures Bylaw No. 12310

Staff are proposing amendments to the bylaw to reflect updates to the draft Guidelines, to align with Chapter 11 Heritage policies, to clarify processing of development applications, and conduct bylaw maintenance. These changes will provide clear direction for application processes that involve heritage properties. Key updates include, but are not limited to:

- Updating definitions from 'Direct' to 'Staff Delegated' permits in accordance with internal file naming structure;
- Revise submission documents for heritage review and heritage register evaluation criteria within Schedule '1';
- Update the bylaw to reflect current processes of delegated authority for Heritage Alteration Permits (HAP) under Schedule '13', and clarify existing criteria for the Department Manager, Development Planning to consider when issuing a HAP. Delegated authority for properties within the HCA for the construction of four (4) dwelling units or less is maintained;
- Impose further restrictions on delegated authority for HAPs with variances under Schedule '13', which requires the Department Manager, Development Planning to consider findings from a Heritage Review and recommendations from a Qualified Heritage Professional and to ensure

that any proposed variances do not negatively impact the heritage character of the property or community when intended to preserve or retain a building or heritage asset. The delegate must also consider the existing guidelines contained under Section 1.1.2 Schedule '4' of Development Variance Permits;

- Aligning application requirements with other Schedules for the Kelowna Heritage Register Applications and clarifying application procedures under Schedule '14', which specifies the applications to be reviewed by the Long Range Planning Department.

Next Steps
The HCA Guidelines and amended heritage policies outlined in Chapter 11 form part of the Official Community Plan, meaning an OCP Amendment process is required for them to come into effect. Should Council endorse the refined Guidelines, staff would initiate the Bylaw Reading process and schedule a Public Hearing, providing an opportunity for residents to share their thoughts with Council.

Conclusion:
What initially began as a comprehensive review of the heritage conservation area and its supporting *Guidelines* evolved significantly due to the impact of provincial housing legislation changes. While the original intent was to assess development changes, guideline efficacy, and heritage values within the area, the focus shifted towards understanding the implications of increased density and devising strategies to effectively manage conservation amidst evolving urban landscapes. This shift underscores the dynamic nature of heritage preservation efforts and the necessity of adapting strategies to manage growth.

With these new directions, Kelowna's HCAs can preserve their heritage values while addressing the needs of a growing population. This approach not only upholds the historical significance of the area but also fosters a dynamic, inclusive and equitable urban environment for both current and future residents.

Internal Circulation:
Development Planning
Climate Action and Environment

Considerations applicable to this report:

Legal/Statutory Authority:
Local Government Act, Part 15 – Heritage Conservation

Legal/Statutory Procedural Requirements:
Heritage Procedures Bylaw

Existing Policy:
Official Community Plan Chapter 11: Heritage
Official Community Plan Chapter 23: Abbott Street & Marshall Street, Heritage Conservation Area Development Guidelines

Financial/Budgetary Considerations:

The Long Range Planning departmental budget has predominantly financed the activities detailed in this report. However, the adjustments in scope, including those necessitated by changes in provincial legislation requirements, are being partially funded through the Housing Capacity Fund Grant.

Consultation and Engagement:
A summary of the engagement process as part of Phase 3 of this is summarized in the body of this report and in Attachment A.

Considerations not applicable to this report:
Communications Comments
Submitted by:

R.Miles, Long Range Planning Department Manager
S.Skabowski, Planner II Development Planning Department

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

Attachments:
Schedule A: Official Community Plan Amendments
Attachment A: Phase 3 Engagement Summary

Attachment A: Summary of Phase 3 Public Engagement Themes and Refinements

Feedback on Draft Heritage Development Guidelines	Considerations for Refinement	Refinements Undertaken
General		
Request to identify properties that are on the heritage register and in the Transit-Oriented Area (TOA) Designation	The removal or addition of properties from the heritage register is possible. However, identifying these properties on OCP Maps is impractical due to potential status changes. Updating the maps would require an OCP Bylaw amendment and significant staff resources each time the heritage register changes	Chapter 23: Map 23.1 was updated to show the HCA boundary line and the TOA boundary line. The TOA boundary has been established by the Province and cannot be changed. Chapter 23: Map 23.2 was updated to include the City of Kelowna header. No changes to identified Contributory Houses have been made. No refinement taken. Chapter 23: Map 23.3 was updated to colour code and refine the boundaries of precinct areas within the HCA precinct areas
Remove the Hospital Transit Oriented Area	The TOA has been implemented by the Province through Bill 47 legislation.	No refinements taken. The Transit-Oriented Amendment (TOA) is a legislative change mandated by the Province that designates transit stations for additional height and density to promote transit-oriented development and support higher densities
Reinstate the Heritage Advisory Committee (HAC)	The HAC review process introduced additional timelines for application review and required staff resources, resulting in inefficiencies for applicants and homeowners. Due to the inconsistencies in HAC feedback across reviews, staff could not implement HAC's guidance effectively	No refinements taken. Replacing the HAC with a standardized Heritage Review conducted by an qualified heritage professional (BCAHP) has proven to be an effective decision, ensuring professional conservation advice is integrated into the decision-making process
Update neighbourhood notification requirements and development signage for proposed applications	The purpose of Council Policy No. 367 is to notify neighbours when a development proposal is not adhering to zoning and would require either staff delegated approval or a Council decision. Council Policy No.367 was revised in April 2024 to reflect updated legislation and requirements for forms of neighbourhood notification	No refinements undertaken. Heritage Alteration Permits with variances, Heritage Designation Bylaw, and Heritage Revitalization Agreements require neighbourhood notification
Include 'Heritage Designation Bylaw' and 'Heritage	For educational and consistency purposes, the	Updated glossary to include definitions of 'Heritage

Conservation Covenant' definitions in the glossary section	definitions of the three tools for legal protection of heritage properties are included in the OCP Chapter 23 Glossary section	Designation Bylaw' and 'Heritage Covenant'
Policy		
Requests for the removal of development incentives, citing that such incentives and variances encourage development, rather than prioritize conservation without promoting development	The incentives are intended to outline what existing and additional development opportunities could be offered to encourage preservation for heritage elements not formally protected. This includes the Heritage Revitalization Agreement, Heritage Covenant, Designation Bylaw, Heritage Register, and variances to development regulations via Heritage Alteration Permits. It is specifically stated that the new Conservation and Development Guidelines are intended "To preserve, celebrate and maintain the heritage values and sense-of-place of the HCAs through the incentivization of the conservation of contributory properties and streetscapes, while ensuring new development is thoughtful, compatible and subordinate."	Development incentives have been removed from OCP Chapter 23: Heritage Conservation Area – Conservation and Development Guidelines and revised into OCP Chapter 11 Heritage policies. These policies apply to protected heritage properties anywhere in Kelowna and are now eligible for the same conservation and development incentives
Strengthen existing policy for heritage conservation and align policy to reflect current application procedures	Replace existing OCP Chapter 11 with revised Chapter 11 (Attachment B)	New OCP Chapter 11 (Attachment B) includes revised and additional policy including but not limited to: • Heritage review • Identification of heritage assets • Kelowna Heritage Register • Legal protection tools • Incentives for heritage conservation • Climate change considerations
Grammar and Content		
Clarify requirements for a heritage review by a Qualified Heritage Professional	Align definitions to be more consistent with application submission requirements	Revised bullet #4 of the Heritage Alteration Permit Compliance Section in Chapter 23, to read "Review from a Heritage Professional."
The public is concerned that the chapter title currently implies a focus on development within the Heritage Conservation Areas. The public is interested in emphasizing conservation within the HCA	Revise Chapter 23 title to better reflect the public interest for conserving heritage	Revised Chapter 23 title from: Heritage Conservation Area – Development Guidelines to Heritage Conservation Area – Conservation and Development Guidelines, and all other applicable references to the

		Guidelines
The definition of contributory properties refers to homes in the HCA as buildings. The public is concerned that 'building' is a generic term and not specific to the unique character of the HCA	Replace the term "building" throughout the chapter with "home or house" where applicable	Replaced the term "building" throughout the chapter with "house" where applicable. Clarified where Contributory Property is an applicable term referring to conservation and development guidelines
Remove metal as exterior finishing material and include red brick as a finishing material	Update wording specific to primary facing material and accent facing materials within the Conservation and Development Guidelines	Within Chapter 23: Section 1.5 Property Finishes update wording to "For primary facing material - use durable, fire-resistant, or non-combustible materials for new buildings within the HCAs, including smooth finished fiber cement siding and shingles, fiber cement panels and stucco cladding. For accent facing materials - brick, stone and metal cladding can be used."
Update definition of 'sustainability'	Clarify the order of sustainability objectives	Within Chapter 23: Glossary update wording to "A group of objectives (social, environmental & economic) that must be coordinated and addressed to ensure the long-term viability of communities and the planet."
Update wording to clarify hedges height restriction	Update wording to clarify hedges height restriction	Updated wording to "Prioritize pedestrian-oriented design with all vehicle access taken from the lane if available. Ensure the portion of any building facing the street facilitates easy access for pedestrians to front entrances from the street. Avoid blank walls at street level to create a more engaging and welcoming streetscape. Property walls, solid gates and hedges above 1.2 meters are not permitted."
Update the objectives description to be more in alignment with the Conservation and Development Guidelines	Remove the word 'thoughtfully" to provide more strict clarity on adhering to Key Guidelines	Update wording to "change and density are managed in general accordance with the Key Guidelines for the HCAs and are guided by the areas' unique character."

Schedule A – Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Chapter 11: Heritage	See Attachment A	See Attachment B	Introducing new policies to guide conservation and development of heritage properties in and out of the Heritage Conservation Area.
2.	Chapter 23: Heritage Conservation Area	See Attachment C	See Attachment D	The Heritage Conservation Area Guidelines are updated as part of the 2040 OCP to align with new provincial housing legislation. The revised Guidelines include an updated vision and objectives, design principles for new development, and direction for heritage conservation within the HCA.

Attachment A

Original – Chapter 11: Heritage

Kelowna's heritage is a history tied to the land, the cultural environment and the people who have long understood the richness of this area. It is reflected in our historically and architecturally significant buildings, structures, natural landscapes, historic districts, archaeological sites and other places of heritage value.

The City will balance Kelowna's growth and the protection of our natural, cultural and built heritage assets through integrated and innovative approaches to heritage conservation. Using the City's *Heritage Strategy* and the *Heritage Procedures Bylaw*, the City will conserve the community's natural landscapes, local archaeological sites and built heritage for generations to come. While the City has a large stake in the preservation of heritage, it is the diverse partnerships with the **syilx/Okanagan** people and the local heritage organizations that are integral to the overall success of heritage conservation in Kelowna.

Objective 11.1. Lead and guide heritage resource management.

Policy 11.1.1. City of Kelowna Heritage Assets. The City of Kelowna will manage City-owned heritage sites in accordance with best practices in heritage management.

Policy 11.1.2. Heritage Strategy. Use the directions adopted in the *Heritage Strategy*, as amended, to make informed planning decisions on heritage conservation in the City, including, but not limited to, diverse partnerships, heritage incentives, and integrated and innovative approaches to heritage conservation, community development and public awareness.

Policy 11.1.3. Heritage Financial Supports. Support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives, supportive land uses and other means.

Policy 11.1.4. Heritage Engagement. Encourage resident and stakeholder input into heritage planning through the advice of the Heritage Advisory Committee and partnerships/communication with the Central Okanagan Heritage Society, the Okanagan Historical Society, the Kelowna Museums Society, Westbank First Nation, Okanagan Indian Band and relevant community or neighbourhood organizations.

Objective 11.2. Identify, conserve and protect historic places.

Policy 11.2.1. Heritage Conservation. Conserve historic places in a manner consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* under the guidance of registered heritage professionals of the BC Association of Heritage Professionals (BCAHP). Work with consistent conservation documents and planning tools to make decisions about historic places and manage heritage projects including Heritage Reviews, Statements of Significance, Heritage Conservation Plans and Heritage

Alteration Permits.

Policy 11.2.2. **Kelowna Heritage Register.** Use the Kelowna Heritage Register as the primary tool to identify heritage buildings. Continue to maintain and update the Heritage Register in accordance with provisions of the *Local Government Act* and *Heritage Conservation Act*.

Policy 11.2.3. **Kelowna Heritage Register Expansion.** Expand the Kelowna Heritage Register to include additional archaeological sites, landscapes, properties, structures and cemeteries.

Policy 11.2.4. **Historic Place Identification, Evaluation and Intervention.** Heritage reviews will be conducted by a professional member of the BC Association of Heritage Professionals and used to identify heritage resources, determine their relative heritage value, and guide appropriate conservation, protection and **mitigation** tools.

Policy 11.2.5. **Protection of Historic Places.** Prioritize the legal protection of historic places using the tools identified in the *Local Government Act*:

- Heritage Designation Bylaws;
- Heritage Revitalization Agreements; and
- Heritage Covenants.

Policy 11.2.6. **Retention of Historic Places.** Where legal protection is not possible or appropriate, encourage the retention of historic places in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as amended, in which adaptive re-use and rehabilitation allow for contemporary, creative and innovative interventions and uses.

Policy 11.2.7. **Heritage Retrofits.** Explore opportunities to incentivize retrofits to heritage buildings that improve energy efficiency and reduce greenhouse gas emissions that do not negatively impact their exterior Character Defining Elements.

Objective 11.3. Identify and protect archaeological sites.

Policy 11.3.1. **syilx/Okanagan Significant Sites.** Collaborate and partner with local syilx people to identify, protect, and maintain local archaeological sites and the **syilx/Okanagan** identity.

Policy 11.3.2. **Standards and Guidelines for the Conservation of Historic Places in Canada.** Follow the *Standards and Guidelines for the Conservation of Historic Places*, as amended, for conservation of identified archaeological sites.

Policy 11.3.3. **Public Awareness.** Raise public awareness about the value of archaeological sites and their protection under the *Heritage Conservation Act*.

Policy 11.3.4. **Heritage Property Owner Responsibilities.** Ensure that property owners are aware of their responsibilities under the *Heritage Conservation Act* when conducting land-altering activities.

Policy 11.3.5. **Unauthorized Damage to Archaeological Sites.** Avoid or reduce unauthorized damage to protected archaeological sites in accordance with the *Heritage Conservation Act*.

Objective 11.4. Conserve Kelowna's historic neighbourhoods.

Policy 11.4.1. Heritage Conservation Areas. Guide redevelopment in the Abbott Street and Marshall Street Heritage Conservation Areas outlined on Map 23.1 using the guidelines in *Chapter 23: Heritage Conservation Area.*

Policy 11.4.2. Historic Neighbourhoods Identification. Consider identifying additional historic Kelowna neighbourhoods, areas, districts, or clusters through the use of **Historic Context Statements** to raise public awareness, as possible additions to the Kelowna Heritage Register and to inform future area planning processes.

Attachment B

Proposed – Chapter 11: Heritage

Kelowna's heritage is a history tied to the land, the cultural environment and the people who have long understood the richness of this area. It is reflected in our historically and architecturally significant buildings, structures, natural landscapes, historic districts, archaeological sites and other places of heritage value.

The City will balance Kelowna's growth and the protection of our natural, cultural and built heritage assets through integrated and innovative approaches to heritage conservation. Using the City's Heritage Strategy and the Development Application and Heritage Procedures Bylaw, the City will conserve the community's natural landscapes, local archaeological sites and built heritage for generations to come. While the City has a large stake in the preservation of heritage, it is the diverse partnerships with the syilx/Okanagan people and the local heritage organizations that are integral to the overall success of heritage conservation in Kelowna.

Objective 11.1. Lead and guide heritage resource management.

Policy 11.1.1. **City of Kelowna Heritage Assets.** The City of Kelowna will manage City-owned heritage sites in accordance with best practices in heritage management.

Policy 11.1.2. **Heritage Strategy.** Use the directions adopted in the Heritage Strategy, as amended, to make informed planning decisions on heritage conservation in the City, including, but not limited to, diverse partnerships, heritage incentives, and integrated and innovative approaches to heritage conservation, community development and public awareness.

Policy 11.1.3. **Heritage Financial Supports.** Incentivize, support and facilitate the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through Kelowna's Heritage Grants, tax incentives, development incentives, supportive land uses, subdivision, development regulation variances and other means (see Policy 11.2.6).

Policy 11.1.4. **Heritage Engagement.** Encourage resident and stakeholder input into heritage planning through partnerships/communication with the Central Okanagan Heritage Society, the Okanagan Historical Society, the Kelowna Museums Society, Westbank First Nation, Okanagan Indian Band and other relevant community or neighbourhood organizations.

Objective 11.2. Identify, conserve and protect historic places.

Policy 11.2.1. **Heritage Conservation.** Conserve historic places in a manner consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada under the guidance of registered heritage professionals of the BC Association of Heritage Professionals (BCAHP). Work with consistent conservation documents and planning tools to make decisions about historic places and manage heritage projects including Heritage Reviews, Statements of Significance, Heritage Conservation Plans and Heritage Alteration Permits.

Policy 11.2.2. **Heritage Review.** A Heritage Review, prepared by a Qualified Heritage Professional (BCAHP), providing information about the historical significance and architectural merit of a building or property is generally required when:

- The property is subject to a Heritage Revitalization Agreement; or
- The property is subject to a Heritage Conservation Covenant; or
- The property is subject to a Heritage Designation Bylaw; or
- The property is within the Heritage Conservation Area

A Heritage Review may not be required if the proposed development does not significantly affect the heritage attributes at the discretion of the Department Manager, Development Planning.

Policy 11.2.3. **Identification and Evaluation of Kelowna Heritage Assets.** Use the Kelowna Heritage Register and the Heritage Conservation Areas Contributory Properties Schedule as the primary tools to identify heritage properties. Requests to consider a property's justification for addition or removal from the above-mentioned lists, based on its heritage value, can be submitted to the City to be reviewed using a consistent evaluation criteria by a Qualified Heritage Professional (BCAHP).

The City will generally not support the removal of the heritage registered status or HCA contributory status for the purpose of facilitating demolition or major transformation. If a building is demolished or decommissioned, the listing on the Heritage Register may be maintained to recognize the heritage value of the site.

Policy 11.2.4. **Kelowna Heritage Register Expansion.** Continue to maintain and update the Heritage Register in accordance with provisions of the Local Government Act and Heritage Conservation Act. Expand the Kelowna Heritage Register to include additional archaeological sites, landscapes, properties, structures and cemeteries.

Policy 11.2.5. **Legal Protection of Historic Places.** Prioritize and incentivize the legal protection of heritage assets including:

- A property listed on Kelowna's Heritage Register
- A property that is deemed eligible for addition to the Heritage Register or HCA Contributory Schedule; or
- A Contributory Property in Kelowna's Heritage Conservation Area

Using Local Government Act tools, including:

- Heritage Designation Bylaws;
- Heritage Revitalization Agreements; and
- Heritage Conservation Covenants.

Policy 11.2.6. **Incentives for Heritage Conservation.** Provide incentives for proposals that involve conservation and legal protection of heritage assets (see Policy 11.2.5). The following incentives may be considered on a case-by-case basis:

- Additional permitted land uses;
- Small lot, non-standard and/or panhandle subdivision;
- Variances to the Zoning Bylaw;
- Increased density;
- Heritage financial supports.

The above incentives are special considerations for properties listed on the HCA Contributory Properties Schedule or on Kelowna's Heritage Register. In the case of demolition or major transformation of these properties, these incentives will generally not be supported.

Policy 11.2.7. **Retention of Historic Places.** Where legal protection is not possible or appropriate, incentivize, support and facilitate the retention of historic places in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, in which adaptive re-use and rehabilitation allow for contemporary, creative and innovative interventions and uses.

Policy 11.2.8. **Heritage Retrofits.** Explore opportunities to incentivize retrofits to heritage buildings that improve energy efficiency and reduce greenhouse gas emissions that do not negatively impact their exterior Character Defining Elements.

Policy 11.2.9. **Heritage Conservation and Climate.** Model and promote the conservation of existing buildings, infrastructure and landscapes as a crucial strategy to achieving a sustainable community and combating climate change. Acknowledging the increasingly stringent code and energy requirements that are impacting our ability to conserve existing buildings and materials - consider exploring and applying embodied carbon policies for existing buildings, a building relocation and salvage program, a circular economy strategy and deconstruction and material reuse policies and permits.

Objective 11.3. Identify and protect archaeological sites.

Policy 11.3.1. **syilx/Okanagan Significant Sites.** Collaborate and partner with local syilx people to identify, protect, and maintain local archaeological sites and the syilx/Okanagan identity.

Policy 11.3.2. **Standards and Guidelines for the Conservation of Historic Places in Canada.** Follow the Standards and Guidelines for the Conservation of Historic Places, as amended, for conservation of identified archaeological sites.

Policy 11.3.3. **Public Awareness.** Raise public awareness about the value of archaeological sites and their protection under the Heritage Conservation Act.

Policy 11.3.4. **Heritage Property Owner Responsibilities.** Ensure that property owners are aware of their responsibilities under the Heritage Conservation Act when conducting land-altering activities.

Policy 11.3.5. **Unauthorized Damage to Archaeological Sites.** Avoid or reduce unauthorized damage to protected archaeological sites in accordance with the Heritage Conservation Act.

Objective 11.4. Conserve Kelowna's historic neighbourhoods.

Policy 11.4.1. **Heritage Conservation Areas (HCAs).** Incentivize and prioritize the retention, maintenance and protection of the streetscapes, landscapes, cultural resources, properties, buildings and other contributory features, including character and sense-of-place, as per Kelowna's HCAs' Statement of Significance and Statement of Desired Future Character.

Policy 11.4.2. **HCA Guidelines.** Guide conservation and development in the Abbott Street and Marshall Street Heritage Conservation Areas using the HCA Conservation and Development Guidelines in OCP Chapter 23.

Policy 11.4.3. **Historic Neighbourhoods Identification.** Consider identifying additional historic Kelowna neighbourhoods, areas, districts, or clusters through the use of Historic Context Statements to raise public awareness, as possible additions to the Kelowna Heritage Register and to inform future area planning processes.

Attachment C

Original – Chapter 23: Heritage Conservation Area

Category

Section 614 of the Local Government Act allows local governments to, for the purposes of heritage conservation, designate Heritage Conservation Areas.

Properties Affected

A Heritage Alteration Permit must be obtained prior to or in conjunction with issuance of a building permit for demolition or removal of a building, construction of a new building, or structural changes to the exterior of an existing building located in a Heritage Conservation Area (see Map 23.1).

Justification

The purpose of the Heritage Conservation Area is to sustain the historical legacy of the neighbourhoods shown on Map 23.1. The special qualities of these neighbourhoods will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms.

Objectives

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Exemptions

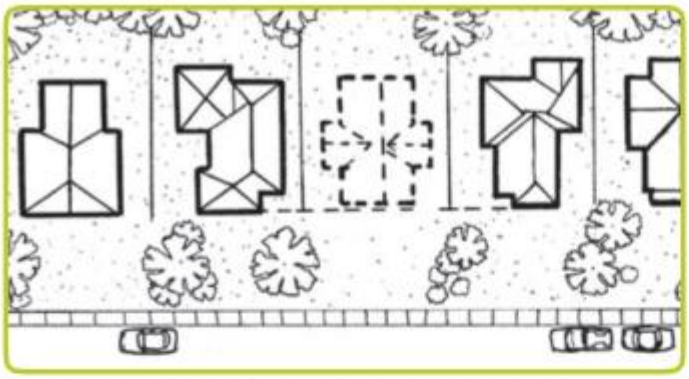
Building maintenance, interior renovations or exterior alterations not requiring a building permit do not require a Heritage Alteration Permit.

Guidelines

Although design freedom is encouraged, it is vital to the integrity of the Heritage Conservation Areas to have the established context serve as inspiration for new development. The dominant architectural style for the streetscape should prescribe the style of new buildings while the established patterns prescribe scale, massing and streetscape relationships. Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house. The following are the landscape and architectural guidelines to be applied to all additions or new constructions within the Abbott Street and Marshall Street Heritage Conservation Areas. Applicants are encouraged to relate the guidelines to the architectural style of their property and the adjacent context. In the case of new homes, applicants are encouraged to consider the architectural style consistent with the dominant style identified for their block. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.

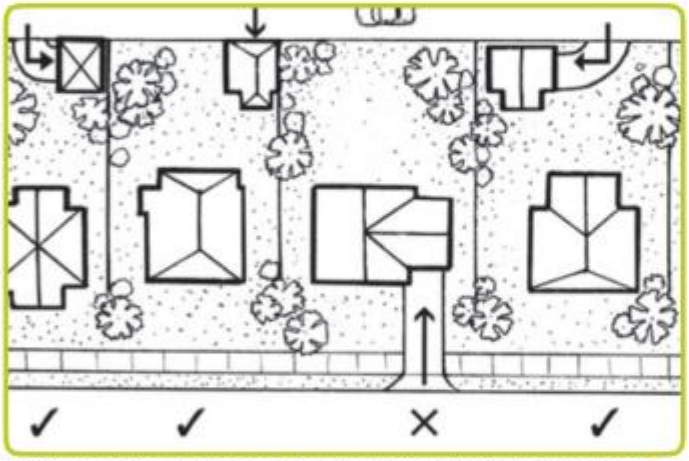
Site Layout & Parking

Figure 23.1: Front Yard Setbacks



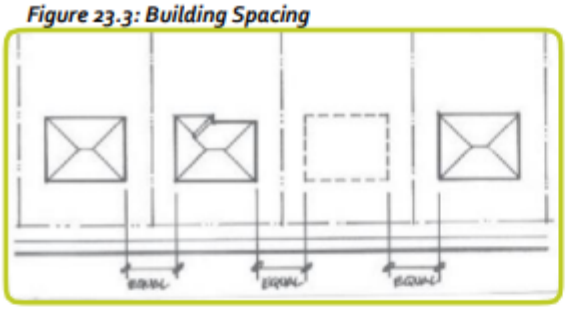
Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.

Figure 23.2: Front Drives



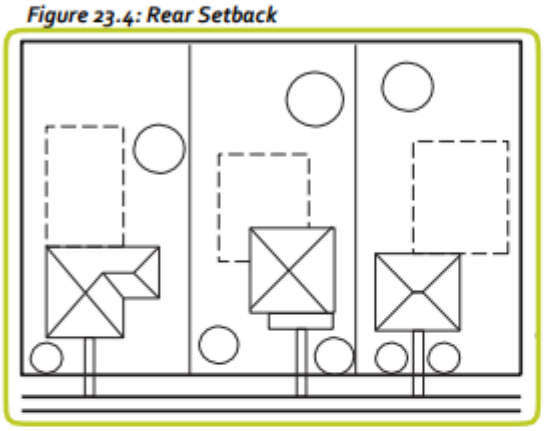
New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.

Figure 23.3: Building Spacing



Spacing between buildings should retain the established pattern.

Figure 23.4: Rear Setback



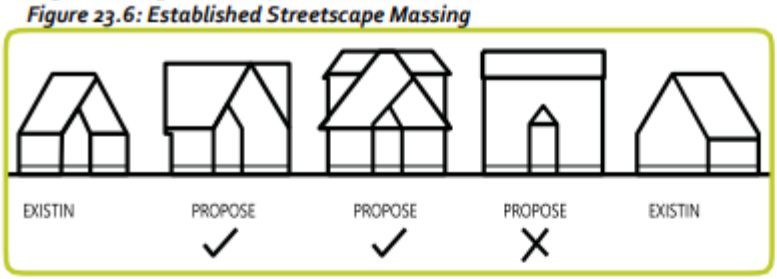
Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

Figure 23.5: Secondary Suites

Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principle residence. The massing of auxiliary buildings should be subordinate to the massing of the principal structure.

Building Massing (Envelope)

Figure 23.6: Established Streetscape Massing



New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

Figure 23.7: Large Building Massing

Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.

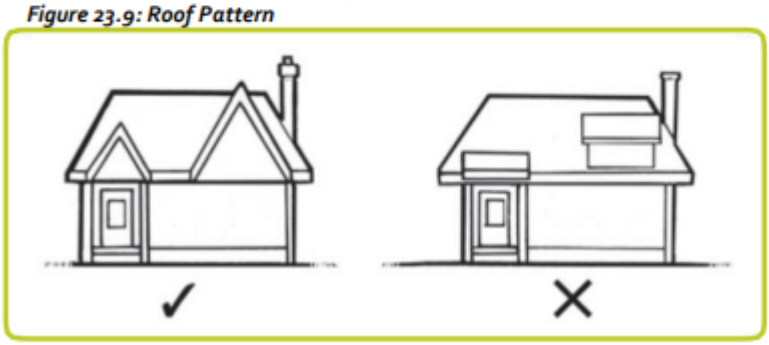
Architectural Pattern

Figure 23.8: Architectural Pattern

Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.

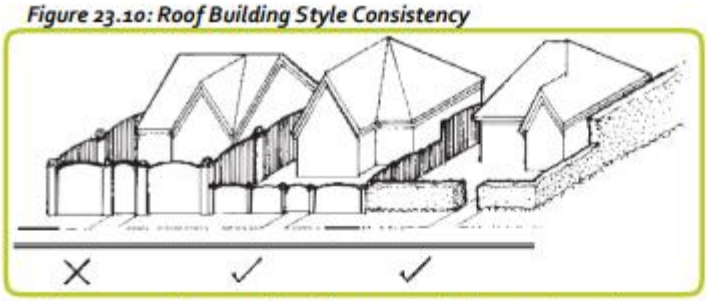
Roof Forms, Dormers & Chimneys

Figure 23.9: Roof Pattern



The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.

Figure 23.10: Roof Building Style Consistency



Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style. Skylights which are visible from the public street or walkway are discouraged.

Figure 23.11: Roof Materials

High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

Figure 23.12: Soffit, Rafter, Rain Water Drainage

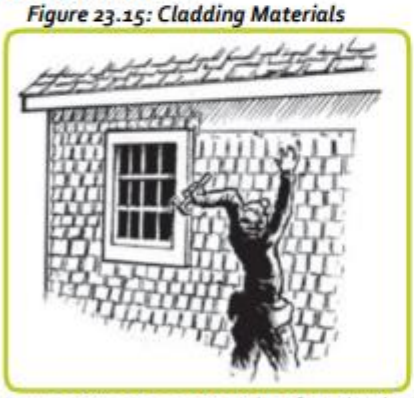
Soffit overhang, rafter shape, bracket detail and rain water drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

Figure 23.13: Secondary Roof Elements
Secondary roof elements, such as dormers, copulas and gables, are encouraged to have similar a roof slope as the principle roof.

Figure 23.14: Chimneys
Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.

Cladding Materials

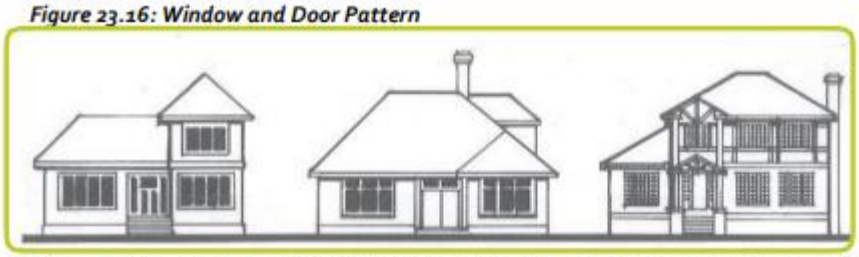
Figure 23.15: Cladding Materials



Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity. Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building's architectural style are encouraged.

Doors & Windows

Figure 23.16: Window and Door Pattern



Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

Figure 23.17: Main Entrances

Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.

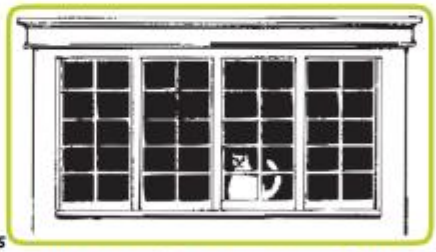


Figure 23.18: Door and Window Finishings

Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.

Figure 23.19: Front Step Consistency

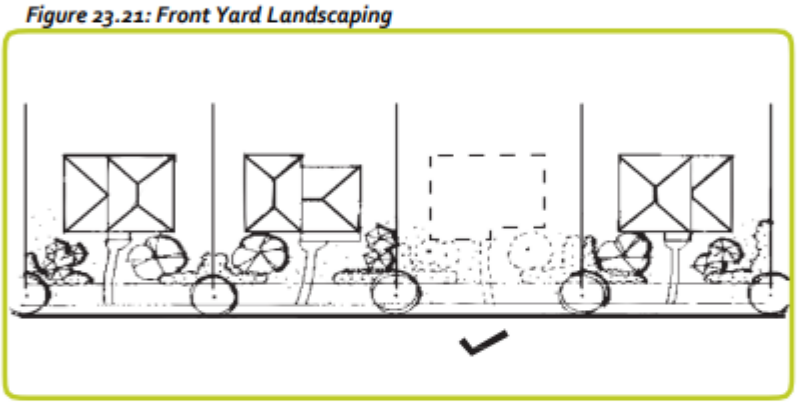
Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

Landscaping, Walks & Fences

Figure 23.20: Tree Protection

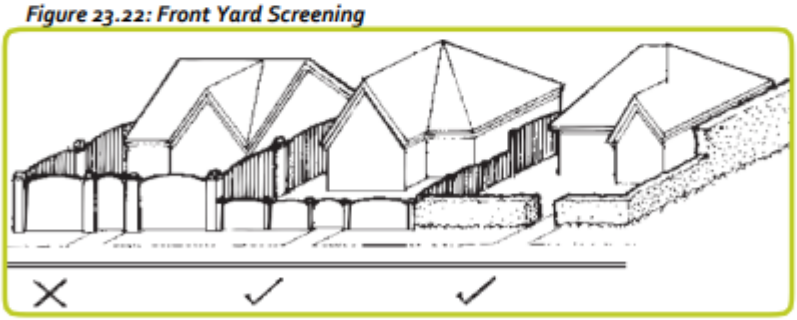
Healthy, mature trees are encouraged to be maintained and protected during and after construction.

Figure 23.21: Front Yard Landscaping



Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.

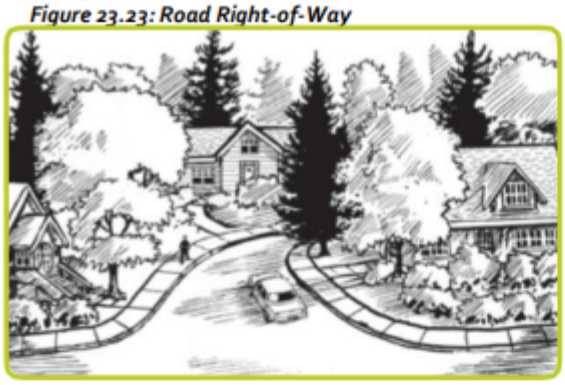
Figure 23.22: Front Yard Screening



Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

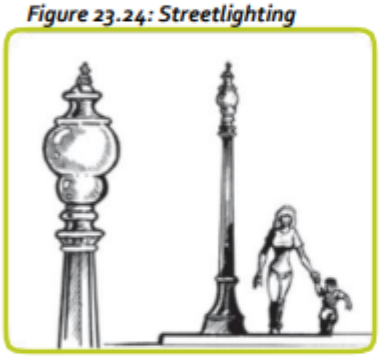
Streetscape Guidelines

Figure 23.23: Road Right-of-Way



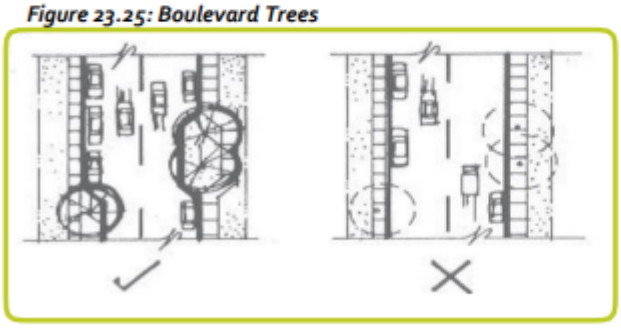
The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City's servicing standards for roads within the Heritage Conservation Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.

Figure 23.24: Streetlighting



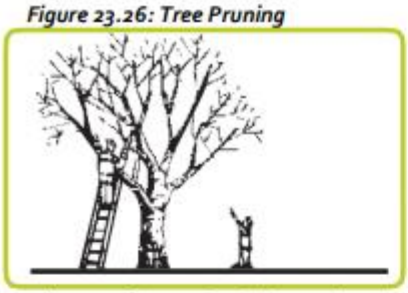
Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.

Figure 23.25: Boulevard Trees



All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.

Figure 23.26: Tree Pruning



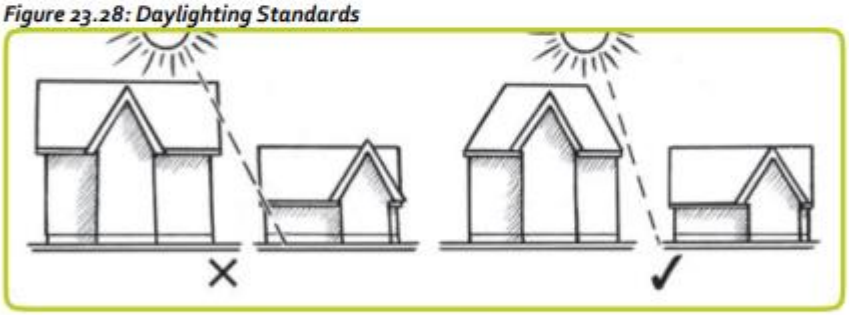
Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.

Privacy and Shadowing Guidelines

Figure 23.27: Front Yard Sight Lines

The design of front yards should provide for sight lines to the front yard and residence from the front street.

Figure 23.28: Daylighting Standards



Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City's Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.

2040 Official Community Plan
Map 23.1 Heritage Conservation Area
N
City Park
Hwy 97
Okanagan Lake
Heritage Conservation Area
Highway
Marshall Street Area
Abbott Street Area
Rowcliffe Park
Strathcona Beach Park
City of Kelowna
Lawrence Ave
Leon Ave
Water St
Ellis St
Bernard Ave
Rosemead Ave
Glenman Pl
Boyce Cr
Riverside Ave
Maple St
Pandosy St
Lake Ave
Mitchell Ave
Mutrie Ave
Wilson Ave
Beach Ave
Manhattan Dr
Knox Cr
Elliot Ave
Leckie Lane
Park Ave
Kelly Pl
Sterling Pl
Blume Ave
Doyle Ave
Cadder Ave
Glenwood Ave
Abbott St
Long St
Royal Ave
Strathcona Ave
Rev. Sept. 8, 2021
0 50 100 Meters

Attachment D

Proposed – Chapter 23: Heritage Conservation Area

HCA - CONSERVATION AND DEVELOPMENT GUIDELINES

City of Kelowna

Cover photo by Jane Hoffman (www.janehoffman.com)

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Glossary

Certified Arborist
A person accredited as such by the International Society of Arboriculture.

Character Defining Elements
The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Contributory Properties
Properties, including contributory houses, that contribute to the character of the HCA - Conservation and Development Guidelines due to their historic development era, form and siting and/or have been determined to have heritage value (Map 23.2).

Heritage Alteration Permit
A permit under section 617 of the Local Government Act.

Heritage Character
The overall effect produced by traits or features which give a property or an area a distinctive heritage quality or appearance, as noted in the Statement of Significance.

Heritage Conservation Area
An area designated by the City of Kelowna 2040 Official Community Plan (as amended or replaced from time to time) as a Heritage Conservation Area pursuant to the Local Government Act. An HCA is a recognized method to identify, acknowledge, record, and protect local heritage that has a particular value to the community. Individual properties within an HCA may exhibit heritage value, but it is the overall heritage character and value that distinguishes a Heritage Conservation Area.

Heritage Conservation Covenant
A Heritage Conservation Covenant allows a local government to negotiate terms of a contractual agreement with a property owner to legally protect a heritage asset from demolition or alteration. The covenant is registered on Title in perpetuity.

A Heritage Designation Bylaw
A Heritage Designation Bylaw is a form of local government land use regulation that protects properties with heritage value or character. This bylaw can safeguard various aspects of a property, including exteriors, structural elements, interior features, and landscape elements, by prohibiting unauthorized alterations, demolitions, relocations, or land changes. A Heritage Alteration Permit is required for any modifications.

Heritage Register
A Heritage Register is an official listing of properties within the community that are identified as having heritage value. Kelowna's Heritage Register was adopted by Council resolution on March 20, 2000, and is amended periodically.

Heritage Revitalization Agreement
A Heritage Revitalization Agreement, or HRA for short, is a formal, voluntary, written agreement that is negotiated between a property owner and a local government. It outlines the duties and obligations of, and the benefits to both parties of the agreement. The agreement allows local governments to supersede local zoning regulations and to provide non-financial incentives which would make it viable for owners to conserve property of heritage merit.

Heritage Value
The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic Place
A structure, property, group of properties, district, landscape, archaeological site, or other place in Canada that has been officially recognized for its heritage value by the relevant jurisdiction.

Maintenance
Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Minimal Intervention
The approach that allows functional goals to be met with the least physical intervention.

Snout House
A house with a protruding garage that takes up most of the street frontage.

Statement of Desired Future Character
A roadmap for managing change in a way that respects and enhances the unique historical and cultural significance of the heritage area.

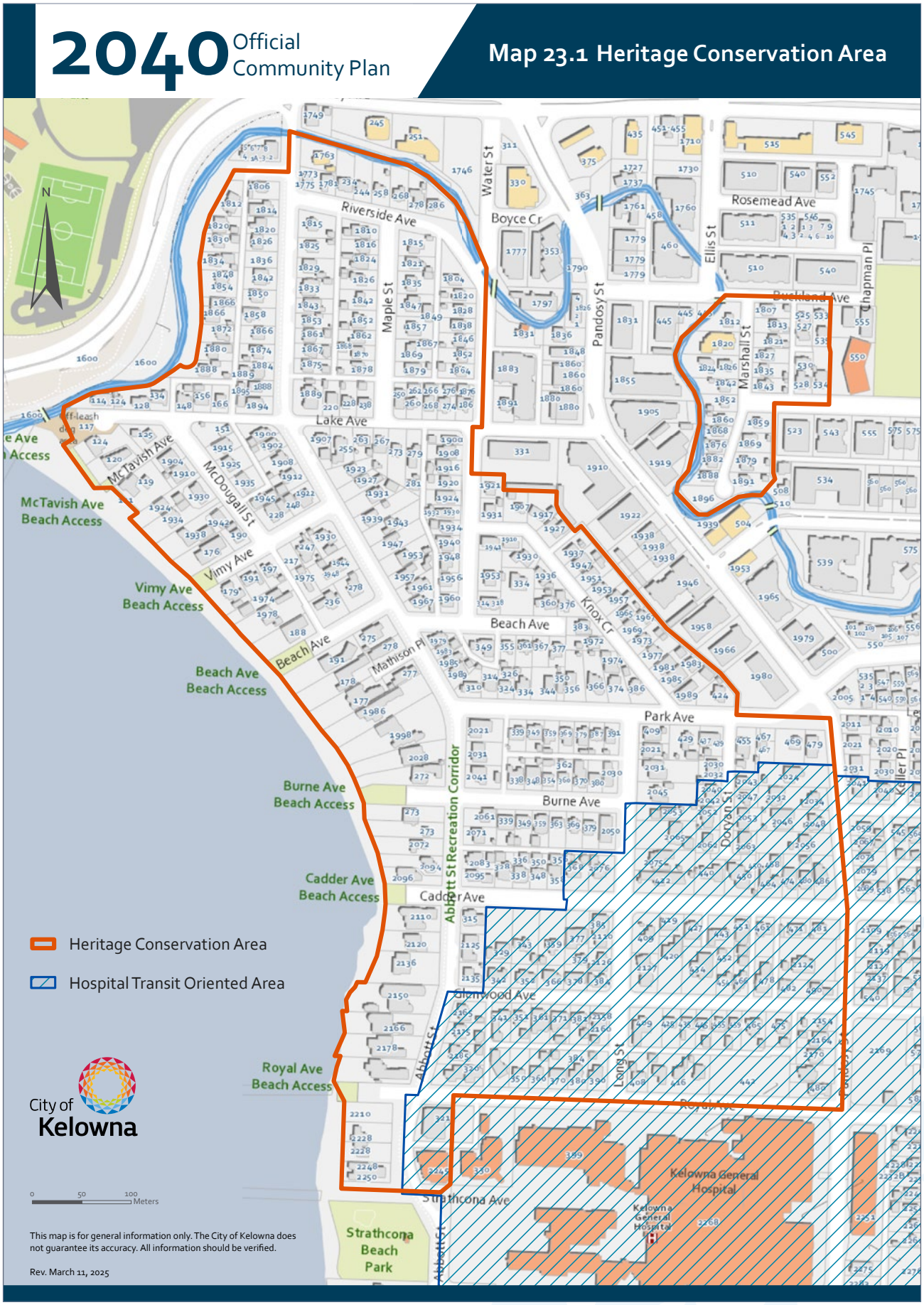
Statement of Significance (SOS)
A statement that identifies the description, heritage value, and character defining elements of an historic place. A Statement of Significance is required in order for an historic place to be listed on the Canadian Register of Historic Places.

Sustainability
A group of objectives (social, environmental & economic) that must be coordinated and addressed to ensure the long-term viability of communities and the planet.

Vision

Acknowledging the syilx/Okanagan people, whose rich history and cultural significance are deeply embedded in the lands encompassing the Abbott Street and Marshall Street Heritage Conservation Areas (HCA), is essential. Recognized for their heritage value since 1983 and officially established as Heritage Conservation Areas in 1998, these areas contain evidence of past human activity dating back to times before European settlement.

The vision for these historic areas celebrates the elements valued by the Kelowna community: historic homes, mature landscaping, scenic character, a strong sense of community, and a unique sense of time and place. As neighbourhoods that have continuously evolved and densified since their initial settlement, growth will continue through gentle and thoughtful renovations, house conversions, additions, and new properties. Retaining the authentic, historic character of these areas, combined with a careful and customized approach to development, ensures that residents and visitors alike will continue to experience a unique and valued sense of place well into the future.



MAP 23.1: ABBOTT STREET AND MARSHALL STREET HERITAGE CONSERVATION AREAS

Exemptions

A Heritage Alteration Permit will not be required for:

- Interior alterations.
- Exterior maintenance and repairs that do not affect the heritage character of the area or heritage value of the property, including repainting in identical colours or routine upkeep.
- Exterior alterations that are not visible from a fronting street.
- Construction or alteration of decks not visible from a fronting street and not the property's heritage character.
- Regular or emergency City maintenance of municipal infrastructure.
- Construction that does not require a building permit (landscaping, fencing, small sheds, etc.).

Heritage Alteration Permit Compliance Requirements

Any work for which a Heritage Alteration Permit is required must conform with:

- All applicable bylaws;
- The "*Standards and Guidelines for the Conservation of Historic Places in Canada*", published by Parks Canada in 2003 and updated in 2010;
- The Abbott Street and Marshall Street HCA - Conservation and Development Guidelines; and
- Review from a Heritage Professional Consultant.

In the event of a conflict between the Parks Canada "*Standards and Guidelines for the Conservation of Historic Places in Canada*" and the Abbott Street and Marshall Street HCA - Conservation and Development Guidelines, the Abbott Street and Marshall Street HCA - Conservation and Development Guidelines will be applied.

Category

Section 614 of the Local Government Act allows local governments to, for the purposes of heritage conservation, designate Heritage Conservation Areas.

Section 615 of the Local Government Act establishes that if an official community plan designates a Heritage Conservation Area, individuals are prohibited from certain actions unless they possess a Heritage Alteration Permit authorizing the action.

Properties Affected

Unless exempted, a Heritage Alteration Permit (HAP) addressing conservation and development guidelines (see Conservation and Development Guidelines section) must be approved prior to undertaking any of the following activities within the Abbott Street and Marshall Street Heritage Conservation Areas, as shown on Map 23.1:

- Construction of, addition to, or external alteration of a property or structure.
- Demolition of a property or structure.

Justification

The Abbott Street and Marshall Street HCA - Conservation and Development Guidelines are essential for guiding development and change while preserving the heritage values of the neighbourhoods depicted on Map 23.1. These guidelines provide a framework for property owners and developers to make informed decisions that maintain the areas' aesthetic and historical continuity. By adhering to these guidelines, new constructions and renovations can integrate with the existing built environment, ensuring that the distinctive qualities of these heritage conservation areas are preserved for future generations.

Objectives

The following objectives collectively aim to balance development and preservation, ensuring that change and density are managed in general accordance with the Key Guidelines in the HCAs and are guided by the areas' unique character and historical significance.

1. Preservation of Historic Places

Incentivize and prioritize the retention, maintenance and protection of streetscapes, landscapes, properties, properties and other contributory features, including character and sense-of-place, that are valued in the area, as per the HCAs' Statement of Significance and Statement of Desired Future Character.

2. Contextual Design and Scale

New development will consider the immediate historic context and align with the Desired Future Character of the Heritage Conservation Areas. Adhere to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standard 11 and Standard 12), ensuring that new constructions are compatible with, distinguishable from, and subordinate to existing historic structures.

3. Compatible Adaptation and Use

Incentivize and prioritize the adaptive reuse of Contributory houses while conserving their character.

4. Preservation of Neighbourhood Heritage

Preserve the historical context, landscape, and streetscape character of the neighbourhood as an historical, scenic, recreational, and cultural resource in Kelowna.

5. Environmental Sustainability

Model and promote the conservation of existing properties, infrastructure and landscapes as a crucial strategy to achieving a sustainable community and combating climate change.

HOW TO USE THE HCA - CONSERVATION AND DEVELOPMENT GUIDELINES

The HCA - Conservation and Development Guidelines are a resource for designers, architects, developers, builders, and property owners planning new properties, additions and alterations in the Abbott Street and Marshall Street Heritage Conservation Areas (Map 23.1). They also serve as an evaluation tool for City staff and municipal decision-makers reviewing proposals. The guidelines clarify how to meet the broad objectives for the Heritage Conservation Area as described in the OCP. Before starting any design work, individuals involved should refer to the guidelines and consider the following questions:

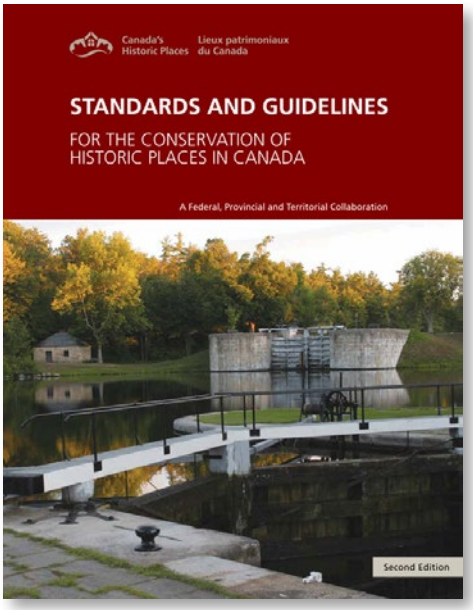
- How closely does the design adhere to the vision and objectives of the guidelines?
- Where does it depart from them and why?
- Is the design informed by an understanding of the heritage value of the property in question?
- Does the design respond to the Statement of Significance and Character Defining Elements for the area?
- Does the design respond to the Statement of Desired Future Character and Defining Elements for the area?
- Does the proposal adhere to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standard 11), ensuring that new properties and additions are compatible with, distinguishable from, and subordinate to existing historic structures.

For proposals that retain the heritage value in existing contributory houses, variances to conservation and development guidelines and development regulations may be considered, see section *Chapter 11: Heritage,* of Kelowna's OCP.

Guidelines Structure

The HCA - Conservation and Development Guidelines provide a comprehensive set of criteria aimed at ensuring that proposed changes in the HCAs meet the objectives of these guidelines and adhere to them. These guidelines encompass detailed design intentions, criteria, and rationales to guide, evaluate, and support decision-making regarding the overall form and character of new constructions and additions.

Projects may also be subject to additional guidelines or regulations based on zoning, proposed uses, location, property type, project scale and off-site requirements. Applicants must clearly demonstrate compliance with all relevant guidelines and bylaws. However, it is recognized that the ability to fully meet each guideline may be influenced by factors such as land use, lot size, topography, existing mature vegetation, and the complexity of the project. City staff have the ability to use discretion when evaluating proposals to ensure a balanced approach that meets both the guidelines and the unique circumstances of each project.



Assignment of Contributory Statuses to Properties

Heritage Conservation Areas are collections of heritage resources that together form a greater whole. An HCA itself is a heritage resource, composed of individual elements that collectively create a distinct sense of time and place. Properties that contribute to the heritage value of the area are known as "contributing" properties. Identifying these properties illustrates how the area's heritage value is expressed and guides conservation decisions.

The HCA - Conservation and Development Guidelines are designed to prioritize the retention of contributory properties. To incentivize this preservation, the guidelines allow for adjustments to development regulations when the features of a contributory property are retained. These adjustments may include for example modifications to setback requirements, parking standards, use flexibility, and density increases. Each development proposal is evaluated on a site-by-site basis, with the Development Planning Department exercising discretion in making these decisions. This approach encourages the conservation of the character and historical value of the neighbourhood and its contributory features while accommodating new development needs.

The HCAs also include properties and properties that are not considered contributory to the heritage value of the area, however, changes to non-contributing properties can still impact the area's heritage value and offer opportunities to enhance its character through thoughtful design. Therefore, the HCA - Conservation and Development Guidelines provides guidelines for all properties, with additional considerations for the "contributing" properties.

Methodology

A multi-step process was used to classify properties in the Abbott Street and Marshall Street HCAs as "contributory". Based on the statements of 'significance' and 'future character', each property and landscape element were assigned one of these statuses. This classification, along with the guidelines, directs incentives, energy, and sensitivity towards conservation. It allows for development, density, and change while discouraging demolition or significant transformation of character. If essential character defining elements of a contributory property, such as the property, the trees or even the siting, undergoes significant transformation or demolition, it shall no longer retain its classification as a contributory property, and in this, lose its access to potential incentives and development variances.

The Contributory Properties Schedule was created based on the criteria below:

1. Listed on the 1983 Heritage Resources Inventory or the Heritage Register (including properties protected by a Heritage Designation Bylaw or a Heritage Revitalization Agreement).
2. Identified as having heritage significance - aesthetic, historic, scientific, cultural, social, spiritual or contextual, sometimes with a plaque out front.
3. Constructed during the most prolific decades of development, beginning in the 1900s and ending in 1959, which gave the neighbourhood its valued character, as noted in the Statement of Significance.
4. Exhibit character-contributing built form with elements such as 1-2.5 storey height with traditional roof forms (gable, hip, gambrel, flat etc.) prominent or end-wall chimneys, bay and picture windows, wood and/or stucco cladding, traditional porches, entries and doors, and rich, contrasting paint schemes.
5. Exhibit character-contributing siting and landscaping such as lining up approximately with the neighbouring houses siting, yard featuring mature or traditional landscaping, curved pathways, openly visible from the street.

In contrast, all other properties can be redeveloped in a transformative manner, allowing for new designs that are compatible with, distinguishable from, and subordinate to their neighboring properties. See Map 23.2: Contributory Properties in the Abbott Street and Marshall Street Heritage Conservation Areas on the next page.

Requests to be added or removed from the Contributory Properties Schedule can be submitted to the City to be reviewed by a heritage registered professional.

2040 Official Community Plan

Map 23.2 Contributory Properties

MAP 23.2: CONTRIBUTORY PROPERTIES

Hierarchy of Property Elements

When assessing applications for infill housing developments in the Abbott Street and Marshall Street Heritage Conservation Areas (HCAs), a clear hierarchy of priorities must guide decisions. The top priority is the retention of contributory houses, which are crucial to preserving the character and heritage value of the area. Following closely is the retention of mature trees, as they significantly enhance the environmental and aesthetic quality of the HCAs.

Although housing is critically important, the siting and design of infill developments must integrate thoughtfully with the existing context, with a strong emphasis on preserving mature trees wherever possible.

If a mature tree is located in an area intended for an infill unit, alternatives like relocation or in-kind replacement should be considered. However, if a tree is affected by lower-priority features such as parking spaces, garages, or driveways, priority should be given to tree retention. Staff level delegated variance authority could be used to accommodate tree preservation. In such cases, site planning, parking plans or requirements may need to be adjusted to ensure that development aligns with both housing needs and the preservation of the area's historical and environmental uniqueness and integrity.

Design Principles

The following principles[1] —distinguishability, compatibility, and subordination—form the foundation of the HCA - Conservation and Development Guidelines for new additions or properties. They aim to ensure that new properties and additions are informed by the existing historic character, local topography, urban design, and overall sense of place within the Abbott Street and Marshall Street Heritage Conservation Areas.

An effective approach to implementing these principles involves viewing new additions or infill properties as contemporary complements to the existing structures. While sharing certain attributes, but in some cases with greater height and scale, these new constructions are intentionally designed to be less ornate or detailed. They are thoughtfully crafted to respect the integrity and prominence of the contributory houses, preventing any overshadowing or disruption of their presence.

Applicants should read and understand Design Principles and guidelines when preparing applications for new construction, renovations, or additions within the Heritage Conservation Areas.

Design Principle #1

THE VALUE OF DISTINGUISHABILITY

Distinguishability is essential for honoring the historical evolution of an area or property. When designing new infill properties or extensions, it's important to clearly differentiate them from existing structures. This helps observers understand the timeline of construction and changes over time, distinguishing each phase of building. Thoughtful development avoids confusing what is old and what is new by avoiding imitation, preserving the property's story. Passers-by should easily recognize different architectural styles, materials, and periods of construction, whether through subtle or bold design choices.

[1] *The Standards and Guidelines for the Conservation of Historic Places in Canada - Standard 11 regarding additions to historic places*

Design Principle #2

ACHIEVING COMPATIBILITY

Compatibility does not imply uniformity or replication. New and existing structures can achieve compatibility through various aspects, such as height, roof form, material finishes, or window patterns. For example, structures may share similar heights and forms or differ in these aspects while being compatible in their material finishes. The objective is to create a logical, harmonious, or fitting coexistence. Compatibility can be subtle or bold but should not be so subtle as to create confusion about what is old and what is new.

Design Principle #3

ACHIEVING SUBORDINATION

Subordination should not be solely interpreted as being smaller; instead, it involves ensuring that an addition or property does not overshadow the historic place. This can be achieved by employing simpler finishes, restrained detailing, or a discreet location and color palette. The addition may even exceed the scale of the historic structure but should function as a canvas or backdrop, enhancing its prominence rather than competing with it.

ABBOTT STREET AND MARSHALL STREET CONTEXT

Purpose of A Statement of Significance

A Statement of Significance (SOS) is a summary of the historical, cultural, aesthetic, scientific, social, spiritual and environmental values of an historic place, whether it is an individual property or an area. It contains a description of the historic place and its key features, a summary of the area's heritage values, and a list of character defining elements. Character defining elements are the aspects of an historic area that contribute to its heritage value and that should be retained to preserve this value. The guidelines in the Conservation and Development Guidelines section of this document should be interpreted with reference to the character defining elements in the SOS. It is important to note that the SOS is written through a colonial lens, reflecting the heritage values and priorities of colonial development. Recognizing and integrating Indigenous values and perspectives is a crucial step for a more comprehensive and inclusive understanding of these areas.

Statement of Significance

Description of the Historic Place

The Abbott & Marshall Streets Heritage Conservation Areas (HCAs) are located in the Core Area of the City of Kelowna, British Columbia. It is a residential area dominated by single detached houses comprised of over 360 properties in approximately 36 hectares. Their boundaries are between Mill Creek in the north, Strathcona Avenue in the south, and Okanagan Lake in the west. The Abbott Street HCA eastern boundary starts along Water Street, continues along the lane between Knox Crescent and Pandosy Street and ends along Pandosy Street. The Marshall Street HCA spans the entire Marshall Street and includes the first two properties on the north side of Rowcliffe Avenue and the first two on the south side of Buckland Avenue to the east (see Map 23.1: Abbott Street and Marshall Street Heritage Conservation Areas.

Aerial view of Kelowna and the Okanagan Lake Floating Bridge in the 1960s - Kelowna Public Archives #9761

Heritage Values

The Abbott & Marshall Streets Heritage Conservation Areas are located on the traditional territory of the syilx/Okanagan people on the eastern shore of kɬúsx̌nítkʷ (Okanagan Lake), an important and sacred syilx place, invaluable resource and traditional transportation route since time immemorial.

The historic settler residential neighbourhood that was established here between Pandosy Street and Okanagan Lake, south of Mill Creek and north of the hospital in the early 1900s, has been recognized as a historic place for its evident built and scenic character since the Kelowna Heritage Inventory of 1983. Two Heritage Conservation Areas were established within this neighbourhood in 1998, each named after the dominant roadways - Abbott Street and Marshall Street - that traverse them.

The neighbourhood is historically associated with the introduction of modern transportation services in the area (a rail branch line completed between the CPR mainline at Sicamous and Okanagan Landing in 1892 as well as paddlewheeler service connecting various points on the lake) which gave Kelowna 'townsite' its important boost to expand towards incorporation as a city and for the local agricultural industry to be established in earnest. First subdivided for farming homesteads in 1904, but adjusted to urban residential lots by 1906, this residential area is valued as a representation of the early and evolving character of Kelowna's settler inhabitancy pattern along the shores of Okanagan Lake. Its house styles offer a diverse variety of residential architecture dating from the early 1900s right up until today, with various recognizable development booms and architectural trends, often constructed in pleasantly consistent groupings.

The curved or diagonal alignments of certain streets and lanes in the neighbourhood, such as Abbott, Knox, Pandosy and Riverside, were laid out this way due to the proximity and natural shapes of Mill Creek and Lake Okanagan, a unique characteristic of this neighbourhood. The natural, scenic aspects of the area, along with views of the lake along the east-west streets and between some of the houses, have given the neighbourhood an identity as a recreational and tourist destination for visitors and residents alike. It has been called a 'sanctuary' by many and is cherished as a green, shady, authentically historic place that is walkable, bikeable, centrally situated, and that offers interesting, educational and pleasant experiences to all - comparable to a public park.

The neighbourhood is valued for the way it conveys a unique sense of time and place and for its strong sense of community. Containing the highest concentration of heritage properties in Kelowna, some listed on the Kelowna Heritage Register, others on the earlier 1983 Heritage Resources Inventory, as well as home to dozens of heritage trees and groupings identified on the 1992 Heritage Trees of Kelowna report, the area's legacy attributes establish a strong heritage character in the neighbourhood. This sense of an established, older neighbourhood comes from the collective presence of extensive, mature landscaping on many properties and along the streets, as well as from the abundance of traditional house styles and property configurations prioritizing pedestrian entrances facing the street, front porches, and inviting, open front yards.

With few exceptions, the residences in this neighbourhood are modest in size and detailing. This is a characteristic that remained even when house styles changed from early 1900 cottages to interwar revival homes to post-war bungalows and onto suburban ranchers. Only in the last two decades, since the establishment of the Heritage Conservation Area bylaw in 1998, have very large homes with multiple car garages become an apparent phenomenon, with the majority of this typology located along the lakeside of Abbott Street, although recently they are appearing in more areas of the HCA. This is a reflection of the changes in housing styles and forms as vehicles became more popular and predominant over time and homes had to be designed to accommodate them.

Recognizing and establishing the heritage value and unique character of this neighbourhood was an effort spearheaded by some Kelowna residents, and this ongoing, preservation-focused advocacy is part of its social and historical narrative. Although initiated decades earlier, heritage recognition of this area was first formalized as part of the Kelowna Heritage Resource Inventory project in 1983 which was supported by staff at the Kelowna Centennial Museum, volunteer members of the City of Kelowna Heritage Advisory Committee, the Central Okanagan Heritage Society, the Okanagan Historical Society, and residents of the neighbourhood (many of whom were/are members of the above-mentioned organizations). It was residents of this neighbourhood who helped to form the Kelowna South-Central Association of Neighbourhoods (KSAN) in 1993, the Friends and Residents of the Abbott Street Heritage Conservation Area Society (FRAHCAS) in 1998, and the Kelowna Tree Protectors in 2016 - community groups that continue to advocate for heritage conservation in this area and beyond.

Character Defining Elements

- Residential form and character as expressed by the one to two-and-a-half storey wood-frame homes, with the majority modestly scaled, and featuring one-and-a-half storey height.
- Typical property siting and scale of residences that allows for clear views between and through properties
- A prominence of traditional house styles, with unique designs, but still featuring common elements such as front porches or stoops, central front doors visible from the fronting street, traditional roof forms (gable, hip, gambrel, flat etc.) prominent or end-wall chimneys, bay and picture windows, wood or stucco cladding and rich, contrasting paint schemes.
- Several precincts that express unique characteristics including Maple Street, Marshall Street and two precincts of early pre-World War I homes.
- Residential front yards often featuring mature landscaping and curved pathways, openly visible from the street.
- Openly visible properties with minimal to no hedges or fencing, allowing a view of the property and the house.
- Car garages are predominated by traditional set back garages.
- An abundance of large, mature trees, both on private and public property, that create a substantial tree canopy in the neighbourhood.
- The natural contours, views and habitat of Mill Creek which delineates the northern border of the neighbourhood.
- Two Mill Creek bridges just south of Harvey Avenue at Abbott and at Water Streets, and the pedestrian/bike access from the neighbourhood to City Park via a tunnel located at the western edge of Lake Avenue - which act as the northern gateways to the neighbourhood and contribute to its accessibility and walkability.
- Public access to Okanagan Lake via seven beach access points in the neighbourhood. Views of the Okanagan Lake from and between properties, especially along Abbott Street.
- Abbott Street Recreation Corridor with its treed boulevard, boulevard gardens, its two-way bike path, separate sidewalk and heritage-style streetlamps.
- The view of lakeside home frontages from the Okanagan Lake beach.
- The view of the home frontages from Mill Creek.
- The country-lane character of some of the neighbourhood due to lack of sidewalks, such as Maple Street, the north side of Lake Avenue, Knox Crescent, the south side of Park Avenue, Vimy Avenue, McDougall Avenue, Long Street.
- The walkability of the neighbourhood with its wayfinding signage, the pedestrian-friendly paths, traffic-controlled streets and access points to the beach, hospital, downtown and City Park.
- The citizen-initiated and funded, weather-proof interpretive plaques outside many of the character homes and significant trees, angled towards the street for the benefit of passers-by.

Purpose of A Statement of Desired Future Character

A Statement of Desired Future Character serves as a roadmap for managing change in a way that respects and enhances the unique historical and cultural significance of the heritage area. The guidelines in the Conservation and Development Guidelines section should be interpreted with reference to the Statement of Desired Future Character. It is important to note that the Statement of Desired Future Character is written through a colonial lens, reflecting the heritage values and priorities of colonial development. Recognizing and integrating Indigenous values and perspectives is crucial next step for a more comprehensive and inclusive understanding of these areas.

The Abbott Street footbridge over Mill Creek with a view towards what would become Kelowna's City Park in two years. Photo circa 1907. Credit: Old Kelowna Facebook Group

Statement of Desired Future Character

The character of the Abbott & Marshall Streets Heritage Conservation Areas is made up of the relatively consistent built form and siting of single detached housing and duplex residences of modest size and detailing, constructed in a diversity of styles from the early 1900s until today. The character is augmented by the abundance of mature trees on both public and private properties, and the many traditional front and side gardens maintained by the residents themselves. The neighbourhood has a non-generic, authentic vibe to it which stems both from the physical aspects of the built and natural elements in it, but also from the unique sense-of-place it offers and for its strong sense of community.

As a neighbourhood which has evolved from the moment it was settled, including several significant development booms that saw the construction of new houses boasting the architectural trends of their time, the subdivision of larger properties into smaller urban lots, the conversion of large dwellings into multi-unit dwellings, and the infilling of developed properties with carriage houses, second dwellings, and additions for secondary suites - this area will continue to gently and thoughtfully densify. This could occur through renovations, house conversions, additions, infill properties, multi-unit properties, Heritage Revitalization Agreements, and further subdivisions where appropriate. New contemporary designs and additions will reflect their era of construction as guided by the Standards and Guidelines for the Conservation of Historic Places in Canada, in keeping with the range of existing properties in the neighbourhood that are easily identifiable and associated with their own decade-specific architectural expression. The retained authentic, historic character of the HCAs, along with a careful, customized approach to development, will continue to provide residents and visitors alike with a unique and valued sense of place into the future while recognizing the OCP's directions that focus on increased densification and complete communities.

The preservation of the following elements is a priority:

- Contributory houses of all eras and styles (Map 23.2)
- Mature trees on private properties and in the public domain.
- The small-scale, single detached housing form and footprint of the street-fronting properties, whether contributory or not.
- The open visibility of the properties through low, or the absence of property fences.
- The traditional design prioritization of pedestrian use and entrances on the front and side elevations of homes, with car garages or carports at the back or accessed from the lane.
- The inviting, accessible, recreational uses in the neighbourhood such as the bike and walking paths, the interpretive plaques, the beach access points, the views of the lake and the shaded sanctuary of the mature trees.

Heritage Conservation Areas Precincts

Kelowna's Heritage Conservation Areas are composed of four distinct precincts, each with its own unique characteristics and historical significance. These precincts collectively contribute to Kelowna's heritage, reflecting the diverse architectural styles, histories, and community values that have shaped the city over time. By recognizing these precincts, Kelowna aims to maintain its historical integrity while promoting a sense of place and continuity for future generations. The precincts identified in the Heritage Conservation Areas include:

Marshall Street Precinct*

The Marshall Street precinct's heritage character is created by the presence of the W.J. Marshall House at 1869 Marshall Street, along with smaller, traditional houses along both sides of Marshall Street, from Buckland Avenue to its termination at Mill Creek, and the partial blocks of Rowcliffe and Buckland Avenues to the east. The precinct comprises 25 properties which all, individually and collectively, contribute to its character. 1869 Marshall Street was built in 1908 and is protected through a heritage designation bylaw. The remainder are smaller historic houses, built between 1929 and 1950, except the Care Centre at 1820 Marshall - built in 1999, 1868 Marshall built in 1990, and 1882 Marshall built in 1965. Collectively, the overall property character, relatively consistent scale, siting, shallow front-yard setbacks, street trees and mature property landscaping, and the narrow street culminating at a cul-de-sac at the creek, make the precinct a distinctive island of houses within the multi-unit, institutional and commercial land uses surrounding it. Mill Creek, which flows along the western and southern edge of the precinct is an important contributory feature.

** From a heritage values and character perspective, this area is a distinct precinct. From a legislative perspective, the Marshall Street Heritage area has been and continues to be a Heritage Conservation Area.*

Early Homes Precinct # 1 Park Avenue and Pandosy Street

This is one of two areas with a concentration of the earliest grouping of homes built in the neighbourhood before World War I, including those on the 400 block of Park Avenue - the 1905 Buck House, the 1905-1909 Joyce Hostel property, the early cottage at 467 Park Avenue, the 1908 Reekie House, as well as on the north side of the 300 block of Park Avenue with 386 Park Avenue (c. 1908), 374 Park Avenue (1910), 366 Park Avenue (c.1913) and the c. 1903 Temple House. This precinct also includes 377 Beach Avenue (c. 1911), 2024 Pandosy Street (1908) and 2034 Pandosy Street (1907) which are protected through a heritage designation bylaw. These homes are diverse in size, style and sitting, reflecting the first isolated, settlement efforts carried out in what was at the time a completely undeveloped area with minimal infrastructure.

Early Homes Precinct # 2 Abbott Street from Lake to Beach Avenues

This area contains one of the two earliest clusters of homes constructed in the neighbourhood prior to World War I, including those on the east side of the 1900 block of Abbott Street - 1923 Abbott Street (1910), the McWilliams House at 1931 Abbott Street (1909), the Murdoch House at 1957 Abbott Street (1913), 1961 Abbott Street (c.1909) and 1967 Abbott Street (c.1909). Also included across the street are the Jackson House at 236 Beach Avenue (1910) and 278 Beach Avenue (1908), and at the north edge of the precinct, the 1910 Haldane House at 263 Lake Avenue. These homes are diverse in size, style and sitting, reflecting the first isolated, settlement efforts carried out in what was at the time an undeveloped area with settler homes and with minimal infrastructure.

Maple Street Precinct

The single block of Maple Street is unique in that all 16 properties were developed within a short time-period, the vast majority in the 1940s with only a few shortly before or after. The houses are inspired by house pattern books of this decade and are very consistent in scale, siting and finishes - almost all are 1.5 storey homes, aligned in siting, with central entrances and side-gabled roofs. None of the homes has been demolished or unrecognizably transformed since construction, making this an integral block of the HCA. The streetscape itself has a country-lane feel to it because it features extremely large street trees, mostly maple trees, from the beginning to the end of the block on both sides and has no pedestrian sidewalks. This allows pedestrians and vehicles to share space and creates a low-speed vehicular environment. These consistent and unique features give this precinct its one-of-a-kind character.

Custom Mid-Century Modern Precinct

A rare grouping of four flat-roofed 1950s Modernist home designs on the 300 block of Burne Avenue associated with a local architect and builder. Some redevelopment of adjacent properties has occurred in recent years, reducing the number of consistently designed Modernist homes that remain.

2040 Official Community Plan

Map 23.3 Heritage Conservation Areas Precincts

MAP 23.3: HERITAGE CONSERVATION AREAS PRECINCTS

CONSERVATION & DEVELOPMENT GUIDELINES

The established guidelines apply to all properties in the HCA, ensuring a cohesive and standardized approach to property development and preservation. These guidelines provide a foundational framework that upholds the historic integrity and continuity of sense-of-place in the HCAs. The Standards and Guidelines for the Conservation of Historic Places in Canada (Parks, 2010) serve as the basis for Kelowna's HCA - Conservation and Development Guidelines. Specific reference should be made to Standards 11 and 12 (below).

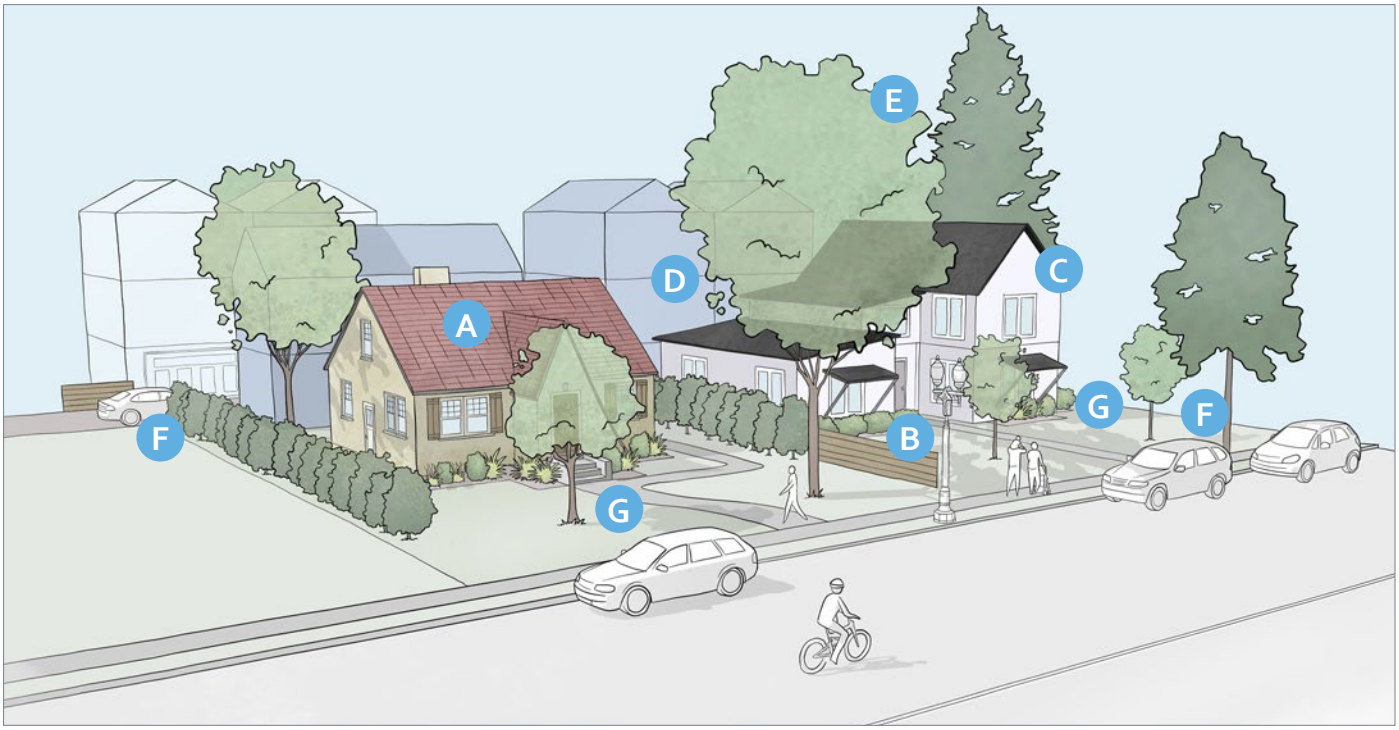
- (Standard 11) Conserve the heritage value and character defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- (Standard 12) Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Specific guidelines tailored for contributory properties can be found under supplemental sections titled "contributory", which address the unique considerations necessary for conserving their heritage value and maintaining a property's contributory status.

Guidelines for properties located within the Hospital Transit-Oriented Area (TOA) are outlined in Chapter 18 – Form and Character, Section 4.0 Low & Mid-Rise Residential & Mixed-Use Units of the Official Community Plan (OCP). Additional guidance is provided in the supplemental sections titled "TOA," as mandated by the Bill 47 Housing Statutes (Transit-Oriented) Amendment Act. The TOA within the Heritage Conservation Area (HCA) is a technical boundary defined by proximity to transit routes. All blocks within the TOA of the HCA are of heritage importance, just like areas outside of the TOA, and are described in the neighbourhood Statement of Significance (SOS). Heritage conservation is a priority within the TOA, and are eligible for incentives offered for the retention of contributory properties, similar to properties outside the TOA.

Applicants are encouraged to gather as much historical information as possible before undertaking any alterations. Historic photos, archival records, and a careful examination of the property itself often yield valuable clues regarding the original appearance, materials, chronology of alterations, lost details, and placement of colors. This is especially true for signature elements like windows and doors.

1.0 KEY GUIDELINES



Intent

To preserve, celebrate and maintain the heritage values and sense-of-place of the HCAs through the incentivization of the conservation of contributory properties and streetscapes, while ensuring new development is thoughtful, compatible and subordinate.

To achieve the objectives of HCA - Conservation and Development Guidelines, all development must be informed by the unique historic context and/or distinct precinct it is in, and:

A Maintain the character defining streetscapes by preserving the original form, scale, massing, and finishes of contributory houses.

B Maintain the historic, consistent and/or average siting of street-fronting properties on a given block.

C Retain the single-dwelling form, footprint and (up to 2 storey) height for street-fronting properties, both for existing and new construction, even if they contain multiple units.

D Ensure all alterations, additions, and new properties are visually compatible with, subordinate to and distinguishable from the existing context and the historical design of adjacent properties. Additions and infill properties (up to 3 storeys) should ideally be sited behind contributory houses. Avoid directly mimicking contributory houses to maintain clarity between historical and contemporary elements.

E Preserve the established tree canopy to maintain the neighbourhood's heritage values, natural beauty and environmental benefits.

F Prioritize pedestrian-oriented design with all vehicle access taken from the lane if available. Ensure the portion of any building facing the street facilitates easy access for pedestrians to front entrances from the street. Avoid blank walls at street level to create a more engaging and welcoming streetscape. Property walls, solid gates and hedges above 1.2 meters are not permitted.

G Ensure onsite landscaping and the off-site frontages contribute to the urban livability and historical design of the neighbourhoods by promoting the conservation or introduction of mature yard plantings, curved pathways and traditional landscaping approaches that enhance the public visibility of properties.

1.1 Streetscapes

Intent

To maintain the character defining streetscapes by respecting the historic, consistent and/or average siting of street-fronting properties, hardscaping and landscaping elements on a given block. Preserve the original form, scale, massing, and finishes and layouts of contributory properties. Maintain the substantial tree canopy in the neighbourhood, including mature and large trees and other plantings, both on private and public property.

Guidelines

1. Assess and understand the unique streetscape of the block where the property is located, especially the specific side of the block. Consider the average or typical character of the block and property when planning development, changes, or maintenance.
2. Consider aspects such as typical property siting, distance between properties, typical property form and size, consistent or unique street trees, sidewalks (or lack thereof), public infrastructure, and other unique tangible and intangible aspects of the block to inform the proposal.
3. Check if the property is located in an HCA Precinct (see Map 23.3), and if it is, follow the streetscape and other guidelines specific to it.

Figure 1: Assess and understand the unique streetscape of the block where the property is located, especially the specific side of the block.

1.2 Site Planning & Layout

Intent

To permit thoughtful change and development on the interior, side and rear elevations of contributory houses on contributory properties, changes must retain or enhance the unique heritage character of the property. New street-fronting properties should reflect the neighbourhood's traditional single-dwelling form, footprint and (up to 2 storey) height. Three storey structures should be sited at the rear of properties or set back from the street-fronting properties.

Guidelines

1. Support house conversions within contributory houses to achieve additional units and uses, fostering change and growth while conserving the historic properties and character of the HCAs.
2. Set back additions to contributory houses sufficiently to preserve the prominence of the historic property, ensuring that the original form remains prominent from the public realm.
3. Consider the relocation of a contributory house or feature, if necessary, to allow room for additions or infill properties while maintaining or enhancing the visibility of the contributory house or feature.

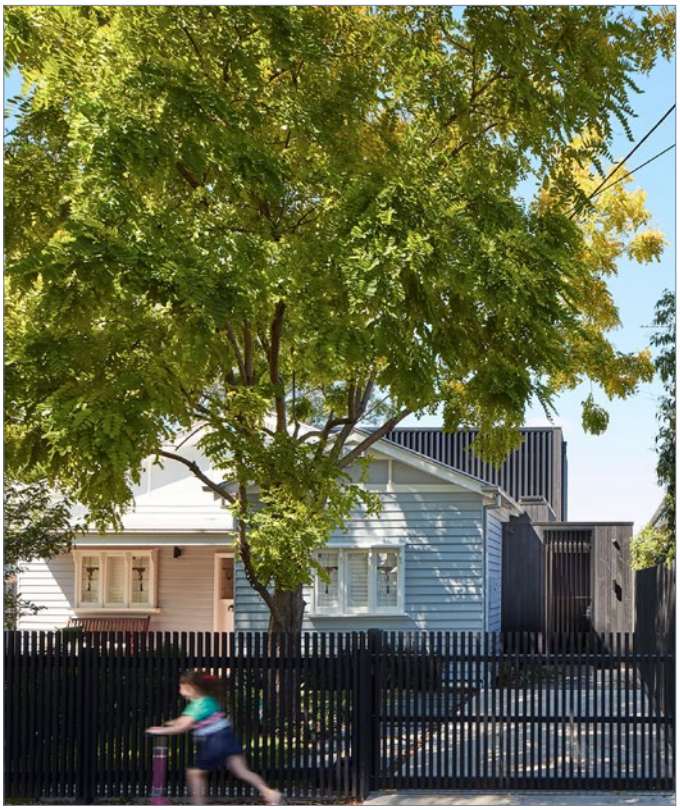


Figure 2: Support house conversions within contributory houses to achieve additional units and uses, fostering change and growth while conserving the historic properties and character of the HCAs

4. Vary rear setbacks from the established pattern within the limits of the Zoning Bylaw to accommodate additions to the existing property footprint and enable infill properties at the rear of the properties. Variances to development regulations may be considered.

5. Ensure that spacing between properties allows for ample light penetration and small view corridors from the public street.

6. Mimic the siting of contributory houses for new residences to follow the established development patterns in the neighbourhood.

7. Maintain front yard setbacks within 10% of the adjacent or average property setback on the same side of the block.

8. Position new structures including additions, infill properties, carriage houses, garages and carports, to be set back from or located behind the street-fronting property line. In the case of a wide lot, it may be appropriate to position additions, infill properties and carriage houses next to or in line with the existing house.

9. Reduce neighbour overlook by locating second storey or third storey outdoor spaces in context sensitive siting to preserve privacy for neighbours.

10. Site coverage should be responsive to the neighbouring property massing and open space. In the case of a large lot, the maximum site coverage should be achieved through more than one structure, to retain the typical scale of houses and structures in the neighbourhood and allow for open space between them.

11. Oversized street-fronting homes are not supported, as they disrupt the consistent character of modestly-scaled homes long-established and implemented up until 1998. Oversized homes create long elevations that obscure the view between and through properties which is a character defining element of the neighbourhood, and negatively impact the sense-of-place desired for conservation.

12. New front driveways and garage doors facing the street are not supported where rear lane access is available. Where no lane is available, front drives with rear garages are permitted.

13. Snout houses and the introduction of garages into existing street-fronting properties are not supported, whether contributory or not.

14. Plan site development to retain large trees and identified mature trees in situ. Variances to select development regulations may be considered to retain existing mature trees. Tree protection measures during construction may be required.

15. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration. Respect the Okanagan Lake floodplain and Mill Creek floodplain which set minimum property elevations for construction.

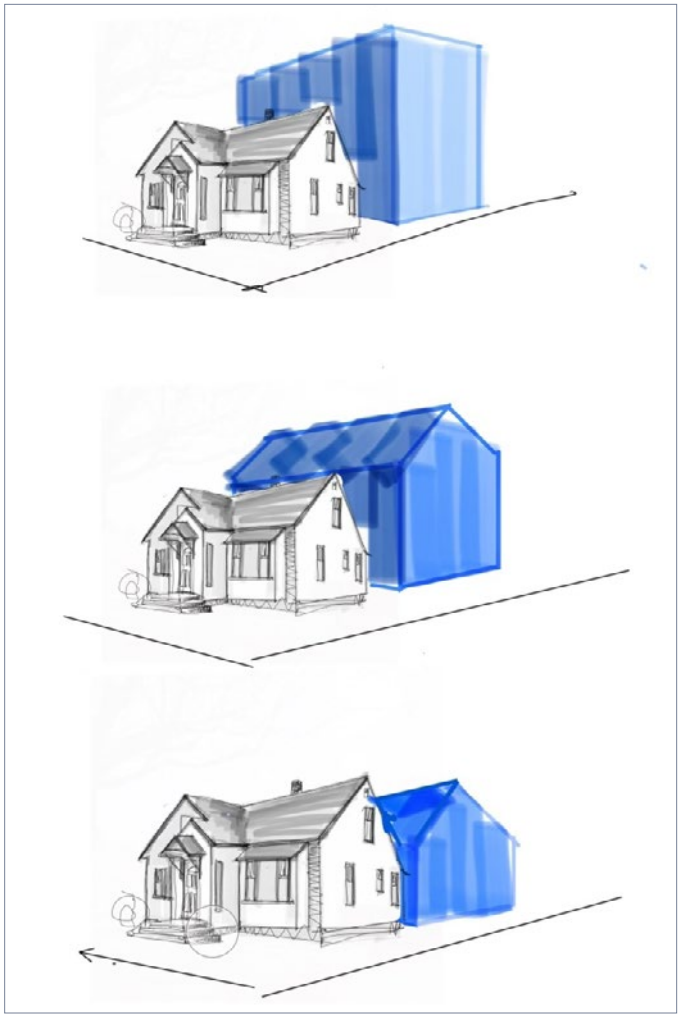


Figure 3: Vary rear setbacks from the established pattern within the limits of the Zoning Bylaw to accommodate additions to the existing property footprint and enable infill properties at the rear of the properties. Variances to development regulations may be considered.

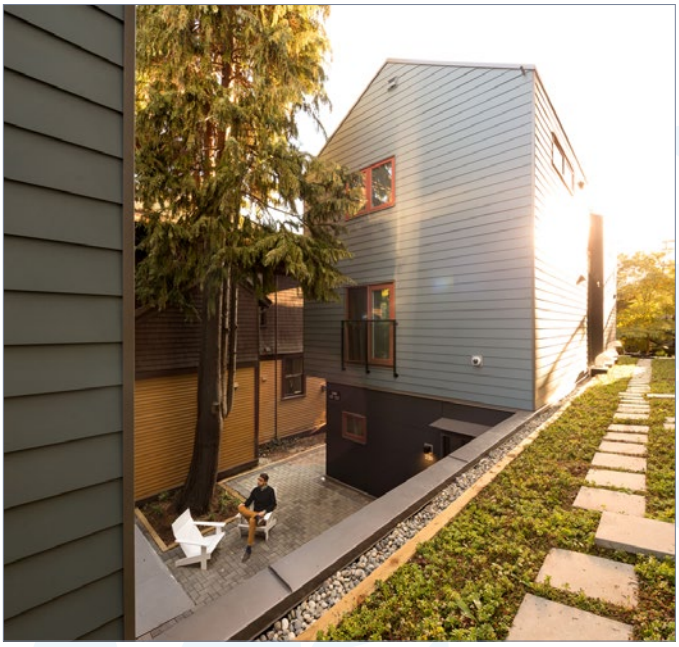


Figure 4: Plan site development to retain large trees and identified mature trees in situ.

1.3 Relationship to Street & Parking

Intent

To ensure the provision of adequate servicing, vehicle access, and parking in a manner that maintains and enhances the traditional pedestrian-focused property and property designs of the area.

The historic neighbourhood was not designed around cars, and when a historic garage was built, it was always at the rear and discreet in size and siting.

Guidelines

1. Prioritize traditional pedestrian design by retaining or applying street-facing pedestrian entrances, stoops, and porches on the front and side elevations of homes.
2. Retain on site car garages or carports at the back or to be accessed from the lane. Where there is no lane, access to a garage or carport from the front street is permitted, if the entrance is well behind the street-fronting property line to diminish the impact of garages facing the street. Properties should be designed such that habitable space faces the street to encourage a lively pedestrian experience. New snout houses and garage additions on the front of existing properties will not be permitted.
3. Ensure that site layouts include provision for solid waste pick-up and bin storage that is enclosed or otherwise screened from view.
4. Use permeable paving materials and soft and soil-based landscaping to enhance the appearance of driveways, parking areas and to reduce their visual and environmental impact
5. Ensure that pedestrian pathways are clearly defined, safe, shaded through tree plantings or awnings, and accessible, with priority given to pedestrian movement over vehicular access. Artificial lighting may be used to enhance pedestrian pathways.
6. Enhance the "lanescape" by orienting additional units located towards the rear of the property to face laneways, and use property entrances, lighting, landscaping, and materials to reinforce a safe and attractive public realm.

Figure 5: Retain on site car garages or carports at the back or to be accessed from the lane.

Figure 6: Ensure that pedestrian pathways are clearly defined, safe, shaded through tree plantings or awnings, and accessible, with priority given to pedestrian movement over vehicular access. Artificial lighting may be used to enhance pedestrian pathways.

TOA Guidelines

For properties in the Hospital Transit-Oriented Area (TOA), guidelines can be found in Chapter 18 of the OCP, Section 4.0 – Low & Mid-Rise Residential & Mixed-Use Units. The permitted build form may conflict with the established character of the neighbourhood, making a subordinate design essential for a successful proposal. Please refer to the design principles in Section 4.0 for guidance.

7. Design properties that align with the neighbourhood's traditions of pedestrian entrances facing the street and that are modest in size and detailing. On an apartment building this could be achieved by including townhouses with individual street-facing entrances, gardens and patios at street level and/or a distinguishable articulation of the first or second storey in a unique design, setback and colour, to maintain the historic animation of a streetscape of homes.

Figure 7: Design properties that align with the neighbourhood's traditions of pedestrian entrances facing the street and that are modest in size and detailing.

1.4 Scale, Massing and Property Articulation

Intent

To preserve the original form, scale, massing, and finishes of contributory houses while guiding new street-fronting properties to be visually compatible with, subordinate to and distinguishable from contributory houses and properties.

Guidelines

1. Maintain a small-scale, single-dwelling form appearance, even with multiple units, for both new and existing street-fronting properties, including additions, with a maximum height of 2 storeys. Do not add parapets or solid railing walls around rooftop patios right at the property face, as this creates a false sense of height or massing which disrupts the intended streetscape character. Rooftop structures (such as elevator accesses) should be set back from the property face for the same reason, so as not to create a false front or height above the maximum allowed 2 storey height.

2. New street-fronting property proportions and heights should reflect the consistent existing context, as the majority of contributory houses in the HCAs are horizontal in proportion and one to two storeys in height.

3. Allow additions, infill, and accessory properties to reach up to 3 storeys, provided they are set back from or positioned behind the street-fronting residences.

4. New houses, infill properties, carriage houses and garages as well as new additions to contributory houses, should meet the requirements of Standard 11 for 'additions to historic places' in that they should be "visually compatible with, subordinate to and distinguishable from" the contributory house they are added to, behind or adjacent to. This means they do not precisely mimic the form and finishes of the contributory house, even if they are attached to it.

5. Design new construction on vacant lots or demolished properties to reflect contemporary architectural styles rather than directly mimicking historic designs. This approach helps avoid confusion about what is historic and what is new, while integrating with the established neighbourhood following the HCA - Conservation and Development Guidelines.

6. New property designs should embrace the diversity of house styles and finishes in the HCAs, avoiding repetition and encouraging variation between properties.

Figure 8: Maintain a small-scale, single-dwelling form appearance, even with multiple units, for both new and existing street-fronting properties, including additions, with a maximum height of 2 storeys.

Figure 9: Design new construction on vacant lots or demolished properties to reflect contemporary architectural styles rather than directly mimicking historic designs.

Figure 10: Use links, breezeways, insets, or offsets for side and rear additions to connect to the historic property, distinguishing their massing from the original house.

Contributory Property Guidelines

7. Research and understand the original property form and design tradition of its historic era to best conserve its form, massing and architectural details.
8. Avoid damaging or obstructing historic character defining features when constructing additions.
9. Use links, breezeways, insets, or offsets for side and rear additions to connect to the historic property, distinguishing their massing from the original house.
10. Design basement additions without raising the historic floor level, except where necessary to respect the floodplain and meet minimum property elevations, ensuring the new level does not significantly exceed neighboring conditions.
11. Focus on rear additions or setback side additions, particularly on wider lots, rather than adding full-floor second-storey additions that obscure the original structure's form.

Figure 11: Ensure that any new small-scale apartment properties (up to 6 storeys) within the TOA boundary meet the requirements of compatibility with, distinguishability from, and subordination to the surrounding heritage context.

TOA Guidelines

For properties in the Hospital Transit-Oriented Area (TOA), guidelines can be found in Chapter 18 of the OCP, Section 4.0 – Low & Mid-Rise Residential & Mixed-Use Units. The permitted build form may conflict with the established character of the neighbourhood, making a subordinate design essential for a successful proposal. Please refer to the design principles part of this document for guidance.

12. Ensure that any new small-scale apartment properties (up to 6 storeys) within the TOA boundary meet the requirements of compatibility with, distinguishability from, and subordination to the surrounding heritage context. Given that these properties will exceed the height of existing historic structures, special attention must be paid to the requirement for subordination. Refer to the Design Principles section for guidance on achieving these objectives.
13. Design properties that reflect contemporary styles while respecting the existing context of the HCA. Avoid mimicry of heritage details from previous decades.
14. Design properties that align with the neighbourhood's traditions of pedestrian entrances facing the street and that are modest in size and detailing. On an apartment building this could be achieved by including townhouses with individual entrances, gardens and patios at street level and/or a distinguishable articulation of the first or second storey in a unique design, setback and colour, to maintain the historic animation of a streetscape of homes (see examples).

Figure 12: Use durable, fire-resistant, or non-combustible materials for new properties within the HCAs, including smooth finished fiber cement siding and shingles, fiber cement panels, stucco cladding, and metal cladding.

1.5 Property Finishes

Intent

To celebrate and prioritize good craftsmanship, material longevity, and a culture of repair and maintenance. To emphasize neighbourhood character, visual interest, and a sense of place. To recognize the heritage value of traditional materials, as well as the importance of newer, sustainable, and fire-safe materials that respect and complement the heritage context.

Guidelines

1. For primary facing material - use durable, fire-resistant, or non-combustible materials for new buildings within the HCAs, including smooth finished fiber cement siding and shingles, fiber cement panels and stucco cladding. For accent facing materials - brick, stone and metal cladding can be used.
2. Prohibit the use of combed, brushed or textured lumber, textured wood or "wood grain" fiber cement sidings, unpainted clear stained wood siding, vinyl or plastic sidings, and brick or stone as a primary facing material for new properties and additions in the HCAs due to their lack of compatibility.
3. Reflect the diversity of house styles and finishes in the HCAs by avoiding repetitive new property designs and encouraging variation between properties.

Contributory Property Guidelines

4. Preserve the original property finishes, wherever possible, through regular repair, maintenance, restoration, and reuse.
5. Adhere to Conservation Guideline 15 under Materials and to Guidelines 1 and 2 of this section (above) when altering a property finish, regarding permitted and non-permitted finishing materials.
6. Use replica materials from the permitted list above when original finishes are irreparable or unsuitable (e.g., for environmental or economic reasons). Ensure that these materials match the dimensions and appearance of the originals and install them according to the original pattern and exposures documented on the contributory house.
7. Preserve windows of contributory houses through regular maintenance. Repair painted shut or non-operable windows. Enhance energy efficiency with weather stripping and consider external wood storms or interior storm windows. If original windows cannot be repaired or operate efficiently and the property is not protected by heritage designation, replace with double-glazed replica units matching historic dimensions and design. Use "true divided lights" for divided-light windows.
8. Retain, repair, and restore original doors, transoms, sidelights, and hardware whenever feasible. Replace doors with replicas or salvaged units of identical dimensions and design when necessary.
9. Maintain the original front entrance of contributory houses, even when converted or extended. Ensure new entrances do not diminish the visual prominence of the original entry.

Figure 13: Preserve the original property finishes, wherever possible, through regular repair, maintenance, restoration, and reuse.

Standards and Guidelines for the Conservation of Historic Places in Canada - Section 4.5.1		
	Recommended	**Not Recommended**
15	Replacing character defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials should be as durable as the overall assembly to maintain its expected service life.	Using new materials and new technologies that do not have a proven track record. Replacing deteriorated character defining elements using new materials or technologies to improve durability, when the original material performs adequately.

Figure 14: Adhere to Conservation Guideline 15 under Materials and to Guidelines 1 and 2 of Section 1.5 when altering a property finish, regarding permitted and non-permitted finishing materials.

Figure 15: Retain, repair, and restore original doors, transoms, sidelights, and hardware whenever feasible.

1.6 Trees, Landscaping, Walks & Fences

Intent

To preserve the abundance of large, mature trees, both on private and public property which create a substantial tree canopy in the neighbourhood, as well as the mature yard plantings, curved pathways and traditional landscaping approaches that enhance the public enjoyment of properties.

Guidelines for All Trees

1. Plan site development to enhance the tree canopy cover across both private and public spaces within HCAs. Variances to select development regulations may be considered to incentivize the retention of trees.
2. Engage a Certified Arborist to conduct a Pre-Development Tree Inventory as per Bylaw No. 12310 – Development Application and Heritage Procedures Bylaw, Schedule 1.
3. Tree protection measures during construction will be required. Protect and water retained trees on site and on neighbouring properties as per requirements of Bylaw No. 12310.
4. Tree condition assessments must be conducted by a Certified Arborist. If a tree cannot be retained due to health issues or location, replace it with a tree that will grow to a similar size or explore on-site relocation. Under the Arborist's guidance, replacement with several smaller trees that collectively replicate the total canopy coverage of the removed tree at maturity can be considered.

Guidelines for Hardscaping

5. Many properties in the HCA feature historic hardscaping elements such as curved pathways, stone or concrete retaining walls that contribute to the heritage value of the property and the streetscape of their block. Research and understand the role these elements play in the character of the property and conserve them through regular repair and maintenance and/or when planning changes or development.
6. Walkways from the street to the house, towards the side and backyard, should be distinct from driveways through different paving materials or treatment, or through separation. This enhances safety and the perception of a pedestrian-friendly, walkable neighbourhood. Extend the main entry walkway to the City sidewalk or curb with the same paving material, where possible.
7. Design new landscapes and developments to harmonize with and respect the overall landscape character of the HCAs. Integrate new elements in ways that enhance rather than detract from the area's heritage value.
8. Create residential-focused landscapes that prioritize pedestrian safety and enhance the streetscape interface to foster a pleasant walking environment.
9. As per FireSmart best practices use decorative rocks, stone pathways, and rock retaining walls instead of wood for your hardscaping materials.

Figure 16: Plan site development to retain identified mature trees in situ.

Figure 17: Retain existing mature and large trees on-site and on neighbouring properties, where feasible.

Figure 18:Walkways from the street to the house, towards the side and backyard, should be distinct from driveways through different paving materials or treatment, or through separation.

Guidelines for Landscaping

10. Conserve existing landscaping plantings and forms with exceptions for landscaping that has fire risks or does not adhere to height guidelines (e.g. high hedges).
11. Design new landscapes and developments to harmonize with and respect the overall landscape character of the HCAs. Integrate new elements in ways that enhance rather than detract from the area's heritage value.
12. Create pedestrian-focused landscapes that prioritize pedestrian safety and enhance the streetscape interface to foster a pleasant walking environment.
13. Enhance property entrances, soften property edges, screen parking areas, and mitigate long facades with strategically placed landscaping features.
14. Foster FireSmart and sustainable practices by selecting FireSmart, drought tolerant and native species trees and plants and those that promote biodiversity. Avoid planting conifers, especially cedars and junipers for their flammability and water consumption.
15. Rooftop patios on apartment properties should include shade elements like trees, pergolas and other features that reduce the urban heat island effect.

Guidelines for Fences and Property Walls

16. Historically, fences in the HCAs were only used symbolically rather than for security or privacy, thus treating front yards as a semi-public visual open space for neighbours and passersby to enjoy. Therefore, elements along the front property line must either be low (under 1.2 meters) and/or permeable (with gaps allowing filtered views inward). These elements could include plantings, fences, trellises, stone walls, and more.
17. New solid property walls, whether masonry, concrete, or metal, are not allowed in the HCAs.
18. Limit new fences, hedges, or screening landscaping to a maximum height of 1.2 m. When replacing taller fencing, walls, gates, or hedges, ensure new permitted installations adhere to this maximum height requirement in the Zoning Bylaw.

Figure 19: Create residential-focused landscapes that prioritize pedestrian safety and enhance the streetscape interface to foster a pleasant walking environment.

Figure 20: Elements along the front property line must either be low (under 1.2 meters) and/or permeable (with gaps allowing filtered views inward). These elements could include plantings, fences, trellises, stone walls, and more.

1.7 Heritage Conservation Areas Precincts

Intent

To ensure that development within each precinct respects and enhances the unique characteristics that define the area, contributing to a cohesive and historically sensitive environment.

General Precinct Guidelines

1. Alterations, additions, and new properties should be informed by the unique characteristics of distinct precincts, where relevant.

2. The Maple, Marshall and Custom Mid-Century Precincts are especially characterized by consistent massing, siting and scale. The interruption of these with a proposal that involves a street-fronting property that is out of massing, siting or scale with the precinct pattern would negatively impact the entire precinct and would thus not be supported.

3. The two Early Home Precincts are valued for their concentrations of early homes in certain pockets, indicative of the development patterns in the neighbourhood. Although these precincts aren't characterized by consistent siting, house styles or even scale, the grouping of these contributory houses is especially valuable, and for this reason their conservation in situ will be prioritized and expected in Heritage Alteration Permits in these precincts.

Marshall Street Precinct Guidelines

4. Proposals should maintain the average/consistent scale and massing of the precinct homes (although rear additions or infill properties could differ where appropriate), setback relationship to the street, mature trees and lack of property walls and hedges.

Early Homes Precinct # 1 Park Avenue and Pandosy Street Guidelines

5. Proposals in the Early Homes Precinct # 1 should prioritize the conservation in situ of the precinct properties and should not involve the reduction of their visibility via relocation or new construction that obscures their view from the street.

Early Homes Precinct # 2 Abbott Street from Lake to Beach Avenues

6. Proposals in the Early Homes Precinct #2 should prioritize the conservation in situ of the precinct properties and should not involve the reduction of their visibility via relocation or new construction that obscures their view from the street.

Custom Mid-Century Modern Precinct

7. Proposals in the Custom Mid-Century Modern Precinct should involve the conservation of the four precinct properties with their unique flat-roofed, Modernist design.

8. Rear additions or infill properties should be distinctly readable as separate and contemporary, so that the unique 1950s design is preserved. Proposals should preserve the high visibility of the properties, the mature trees and the lack of property walls and hedges.

2.0 CLIMATE CHANGE CONSIDERATIONS FOR CONTRIBUTORY HOUSES

There is an increasing recognition of the need for sustainable building practices and energy conservation. Heritage conservation inherently contributes to sustainability objectives, as conservation minimizes demolition, preserves existing land use patterns and infrastructure, conserves embodied energy and greenhouse gas emissions, reduces landfill pressure, and mitigates the impacts of new construction.

While new properties must meet mandated energy performance standards (e.g., Energy Step Code), existing properties can achieve sustainability objectives through performance upgrades. Enhancing the energy efficiency of contributory houses in the HCA without compromising their character defining elements is feasible. Balancing heritage conservation with performance upgrades is essential, ensuring that energy improvement measures for heritage properties are assessed against the *Standards and Guidelines for the Conservation of Historic Places in Canada (Parks, 2010)*:

- Add new features to meet sustainability requirements in a way that respects the exterior form and minimizes impact on character defining elements. Collaborate with sustainability and conservation specialists to find solutions that have the least impact on the property's heritage value.
- Comply with energy efficiency objectives while minimizing impact on the character defining elements and overall heritage value of the historic property.
- Weigh the environmental impact of energy-saving measures against the environmental impact of retaining the existing features or fabric when deciding whether to proceed with energy-saving measures.

In addition to the considerations outlined in the *Standards and Guidelines*, the following sustainability guidelines should be considered as part of the development process.

Guidelines

1. Integrate sustainable practices in the preservation and maintenance of contributory houses.

Existing Materials

2. Retain existing materials whenever feasible.
3. Preserve as much of the existing property envelope materials as possible, including siding.
4. Retain original window sashes and doors whenever possible. If replacement is necessary, use replicas of the originals.
5. Deconstruct properties instead of demolishing them to salvage materials for reuse and re-manufacturing.
6. Achieve thermal efficiency by repairing and maintaining existing wooden windows. Installing wood-framed storm windows can further improve thermal efficiency and provide sound abatement.

Figure 21: Deconstruct properties instead of demolishing them to salvage materials for reuse and re-manufacturing.

Figure 22: Achieve thermal efficiency by repairing and maintaining existing wooden windows. Installing wood-framed storm windows can further improve thermal efficiency and provide sound abatement.

Thermal and Energy Performance

Upgrades should balance heritage and energy efficiency.

7. Upgrade mechanical systems to improve thermal performance. Install new, properly-sized electric heat pumps, boilers, hot water tanks, and energy-efficient appliances that meet Energy Star ratings or higher. In heritage homes without existing ductwork, mini-split heat pumps can be an energy efficient heating option, with the added benefit of air conditioning.

h. Enhance insulation, particularly in attic and basement spaces. Insulation can also be blown into the cavity of a wood frame wall. When upgrading insulation in older homes, it's also important to have a sufficient vapor and air barrier.

i. To preserve heritage aesthetic, considering fixing existing windows and/or installing storm windows.

j. Implement weather-stripping and other draft-proofing measures to reduce energy loss.

Figure 23: Upgrade mechanical systems to improve thermal performance. Install new, properly-sized electric heat pumps, boilers, hot water tanks, and energy-efficient appliances that meet Energy Star ratings or higher.

Solar Panels

The installation of solar panels should not detract from the heritage value of the property.

11. Installation of less bulky system, flush with the roofline, are preferred.

12. Solar panels, tanks and other infrastructure free of the display of any form of private advertising or branding.

13. Ensure that installation of solar panels maintains or enhances the structural integrity of the property.

14. Place solar panel installations on property elevations, roof planes, or ground locations that respect the landscape and minimize visibility from the street. Appropriate locations include:

    - Rear of the property
    - On new properties or additions
    - On a single roof plane (avoid multi-plane solutions)
    - Behind architectural features
    - Away from the edge for flat roofs
    - Low to the ground
    - In interior side yards

15. Ensure that the installation of panels does not require visible structural modification of the roof.

16. Install any necessary frame or structural elements in a reversible (non-permanent) manner. Coordinate the color of these structures to blend with the existing roof color and minimize reflection to neighbours. Roof shingles should be two-toned in a mid-range color to improve energy efficiency in the Okanagan climate. Black roofs are not recommended.

Figure 24: Enhance insulation, particularly in attic and basement spaces.

Figure 25: Place solar panel installations on property elevations, roof planes, or ground locations that respect the landscape and minimize visibility from the street.

17. Consider future technical innovations that may be suitable for a heritage property, such as integrating solar-cell shingles as technology evolves.

Stormwater Management

Stormwater management practices (techniques or technologies) should be used onsite.

18. Improve runoff quality onsite using best practices, such as draining to vegetation, using permeable paving and/or collect and drain runoff.

19. Redirect downspouts, where feasible, to gardens, grassy areas, and rain barrels.

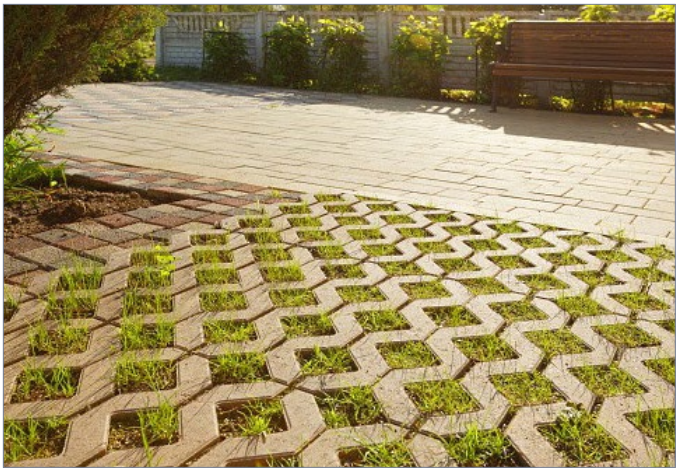


Figure 26: Improve runoff quality onsite using best practices, such as draining to vegetation, using permeable paving and/or collect and drain runoff.

Kelowna Heritage Conservation Areas: Conservation and Development Guidelines

Council Consideration

May 26, 2025

Purpose

To endorse the HCA Conservation and Development Guidelines, to amend the Official Community Plan to include the Guidelines and additional heritage policies, and to amend the Development Application and Heritage Procedures Bylaw

Heritage Conservation Area Review Process

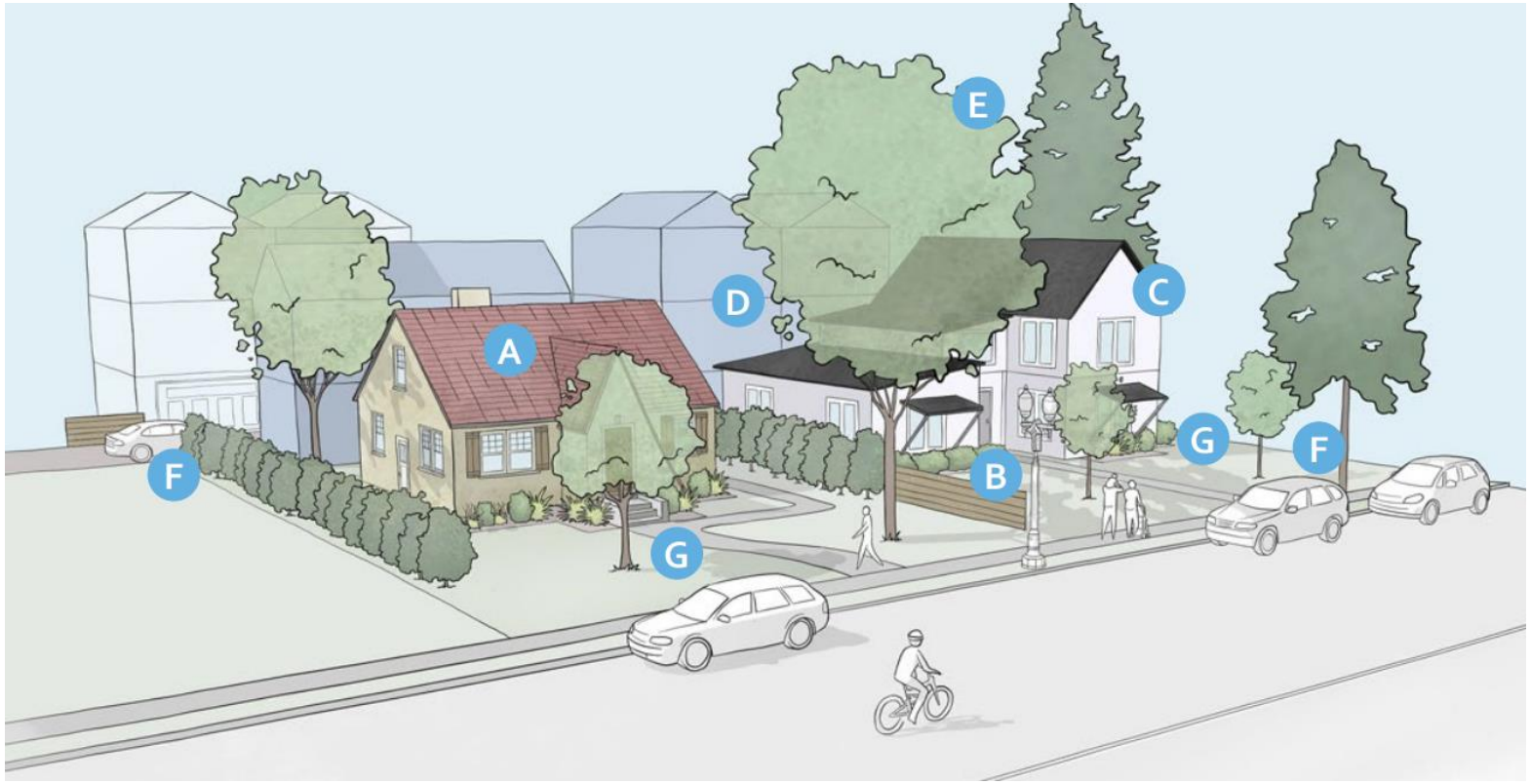
- Phase 1 – Quantitative Review (2021)
- Phase 2 – Qualitative Review and Engagement (2023)
- **Phase 3 – Recommendations and Development Guidelines (2024-2025)**

HCA – Conservation and Development Guidelines

- Neighbourhood Statement of Significance and Statement of Future Character
- Updated Vision and Objectives
- Contributory Properties
- HCA Precincts

HCA – Conservation and Development Guidelines

- New housing forms
- Urban tree canopy management
- Design guidelines



HCA Guidelines Phase 3 Engagement

- Request for changes to specific terms such as “Development Guidelines” and “Contributory Buildings”
- Concerns about contemporary home designs
- Request to remove Hospital Transit Oriented Area, mandated by the Province

HCA Guidelines Phase 3 Engagement

- Concerns about the application review process
- Concerns about incentives for conservation

OCP Chapter 11 – Heritage

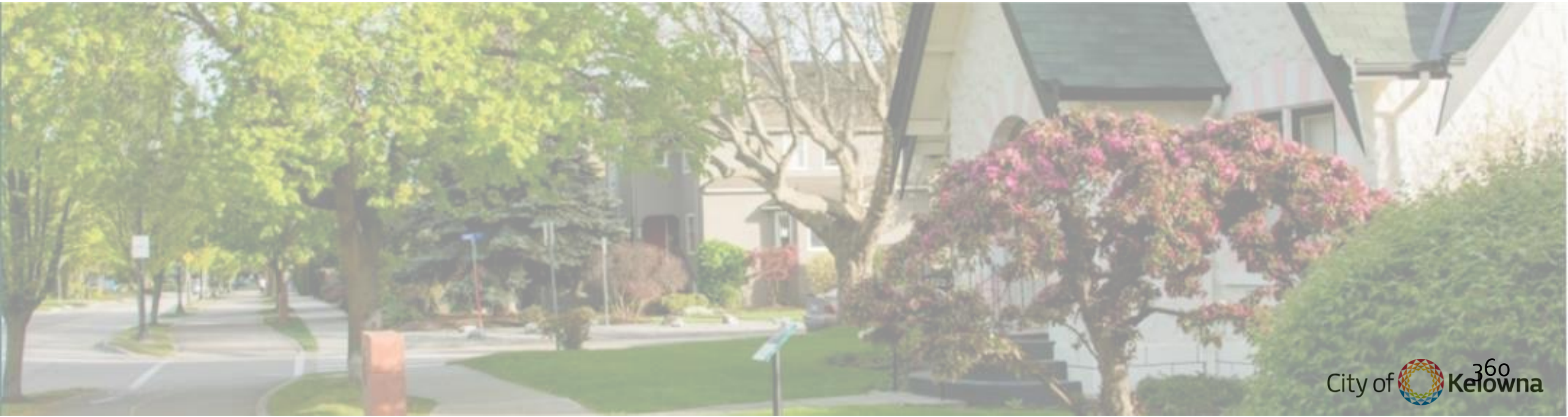
- New policy applies to all protected heritage properties within the City
- Specify legal protection tools for heritage assets and properties
- Clarify existing development incentives meant to encourage heritage conservation
- Outline existing heritage review and evaluation criteria within policy

Development Application and Heritage Procedures Bylaw

- Update definitions
- Update submission documents for heritage review
- Update bylaw to reflect current application procedures
- Clarify existing criteria for delegated authority of Heritage Alteration Permits
- Impose further restrictions on delegated authority

Staff Recommendation

To endorse the HCA Conservation and Development Guidelines, to amend the Official Community Plan to include the Guidelines and additional heritage policies, and to amend the Development Application and Heritage Procedures Bylaw



Kelowna Heritage Conservation Areas: Conservation and Development Guidelines

Council Consideration

May 26, 2025

CITY OF KELOWNA

BYLAW NO. 12789

Official Community Plan Amendment No. OCP25-0006
Heritage Conservation Area Development Guidelines

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended as follows:

1. THAT **Chapter 11 – Heritage** be **deleted** in its entirety and **replaced** with Chapter 11 – Heritage as shown on **Schedule "A"** attached to and forming part of this bylaw.

2. AND THAT **Chapter 23 – Heritage Conservation Area** be **deleted** in its entirety and **replaced** with Chapter 23 – Heritage Conservation Area as shown on **Schedule "B"** attached to and forming part of this bylaw.

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

Read a first time by the Municipal Council this 26th day of May, 2025.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Kelowna's heritage is a history tied to the land, the cultural environment and the people who have long understood the richness of this area. It is reflected in our historically and architecturally significant buildings, structures, natural landscapes, historic districts, archaeological sites and other places of heritage value.

The City will balance Kelowna's growth and the protection of our natural, cultural and built heritage assets through integrated and innovative approaches to heritage conservation. Using the City's Heritage Strategy and the Development Application and Heritage Procedures Bylaw, the City will conserve the community's natural landscapes, local archaeological sites and built heritage for generations to come. While the City has a large stake in the preservation of heritage, it is the diverse partnerships with the syilx/Okanagan people and the local heritage organizations that are integral to the overall success of heritage conservation in Kelowna.

Objective 11.1. Lead and guide heritage resource management.

Policy 11.1.1. **City of Kelowna Heritage Assets.** The City of Kelowna will manage City-owned heritage sites in accordance with best practices in heritage management.

Policy 11.1.2. **Heritage Strategy.** Use the directions adopted in the Heritage Strategy, as amended, to make informed planning decisions on heritage conservation in the City, including, but not limited to, diverse partnerships, heritage incentives, and integrated and innovative approaches to heritage conservation, community development and public awareness.

Policy 11.1.3. **Heritage Financial Supports.** Incentivize, support and facilitate the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through Kelowna's Heritage Grants, tax incentives, development incentives, supportive land uses, subdivision, development regulation variances and other means (see Policy 11.2.6).

Policy 11.1.4. **Heritage Engagement.** Encourage resident and stakeholder input into heritage planning through partnerships/communication with the Central Okanagan Heritage Society, the Okanagan Historical Society, the Kelowna Museums Society, Westbank First Nation, Okanagan Indian Band and other relevant community or neighbourhood organizations.

Objective 11.2. Identify, conserve and protect historic places.

Policy 11.2.1. **Heritage Conservation.** Conserve historic places in a manner consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada under the guidance of registered heritage professionals of the BC Association of Heritage Professionals (BCAHP). Work with consistent conservation documents and planning tools to make decisions about historic places and manage heritage projects including Heritage Reviews, Statements of Significance, Heritage Conservation Plans and Heritage Alteration Permits.

Policy 11.2.2. **Heritage Review.** A Heritage Review, prepared by a Qualified Heritage Professional (BCAHP), providing information about the historical significance and architectural merit of a building or property is generally required when:

- The property is subject to a Heritage Revitalization Agreement; or
- The property is subject to a Heritage Conservation Covenant; or
- The property is subject to a Heritage Designation Bylaw; or
- The property is within the Heritage Conservation Area

A Heritage Review may not be required if the proposed development does not significantly affect the heritage attributes at the discretion of the Department Manager, Development Planning.

Policy 11.2.3. **Identification and Evaluation of Kelowna Heritage Assets.** Use the Kelowna Heritage Register and the Heritage Conservation Areas Contributory Properties Schedule as the primary tools to identify heritage properties. Requests to consider a property's justification for addition or removal from the above-mentioned lists, based on its heritage value, can be submitted to the City to be reviewed using a consistent evaluation criteria by a Qualified Heritage Professional (BCAHP).

The City will generally not support the removal of the heritage registered status or HCA contributory status for the purpose of facilitating demolition or major transformation. If a building is demolished or decommissioned, the listing on the Heritage Register may be maintained to recognize the heritage value of the site.

Policy 11.2.4. **Kelowna Heritage Register Expansion.** Continue to maintain and update the Heritage Register in accordance with provisions of the Local Government Act and Heritage Conservation Act. Expand the Kelowna Heritage Register to include additional archaeological sites, landscapes, properties, structures and cemeteries.

Policy 11.2.5. **Legal Protection of Historic Places.** Prioritize and incentivize the legal protection of heritage assets including:

- A property listed on Kelowna's Heritage Register
- A property that is deemed eligible for addition to the Heritage Register or HCA Contributory Schedule; or
- A Contributory Property in Kelowna's Heritage Conservation Area

Using Local Government Act tools, including:

- Heritage Designation Bylaws;
- Heritage Revitalization Agreements; and
- Heritage Conservation Covenants.

Policy 11.2.6. **Incentives for Heritage Conservation.** Provide incentives for proposals that involve conservation and legal protection of heritage assets (see Policy 11.2.5). The following incentives may be considered on a case-by-case basis:

- Additional permitted land uses;
- Small lot, non-standard and/or panhandle subdivision;
- Variances to the Zoning Bylaw;
- Increased density;
- Heritage financial supports.

The above incentives are special considerations for properties listed on the HCA Contributory Properties Schedule or on Kelowna's Heritage Register. In the case of demolition or major transformation of these properties, these incentives will generally not be supported.

Policy 11.2.7. **Retention of Historic Places.** Where legal protection is not possible or appropriate, incentivize, support and facilitate the retention of historic places in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, in which adaptive re-use and rehabilitation allow for contemporary, creative and innovative interventions and uses.

Policy 11.2.8. **Heritage Retrofits.** Explore opportunities to incentivize retrofits to heritage buildings that improve energy efficiency and reduce greenhouse gas emissions that do not negatively impact their exterior Character Defining Elements.

Policy 11.2.9. **Heritage Conservation and Climate.** Model and promote the conservation of existing buildings, infrastructure and landscapes as a crucial strategy to achieving a sustainable community and combating climate change. Acknowledging the increasingly stringent code and energy requirements that are impacting our ability to conserve existing buildings and materials - consider exploring and applying embodied carbon policies for existing buildings, a building relocation and salvage program, a circular economy strategy and deconstruction and material reuse policies and permits.

Objective 11.3. Identify and protect archaeological sites.

Policy 11.3.1. **syilx/Okanagan Significant Sites.** Collaborate and partner with local syilx people to identify, protect, and maintain local archaeological sites and the syilx/Okanagan identity.

Policy 11.3.2. **Standards and Guidelines for the Conservation of Historic Places in Canada.** Follow the Standards and Guidelines for the Conservation of Historic Places, as amended, for conservation of identified archaeological sites.

Policy 11.3.3. **Public Awareness.** Raise public awareness about the value of archaeological sites and their protection under the Heritage Conservation Act.

Policy 11.3.4. **Heritage Property Owner Responsibilities.** Ensure that property owners are aware of their responsibilities under the Heritage Conservation Act when conducting land-altering activities.

Policy 11.3.5. **Unauthorized Damage to Archaeological Sites.** Avoid or reduce unauthorized damage to protected archaeological sites in accordance with the Heritage Conservation Act.

Objective 11.4. Conserve Kelowna's historic neighbourhoods.

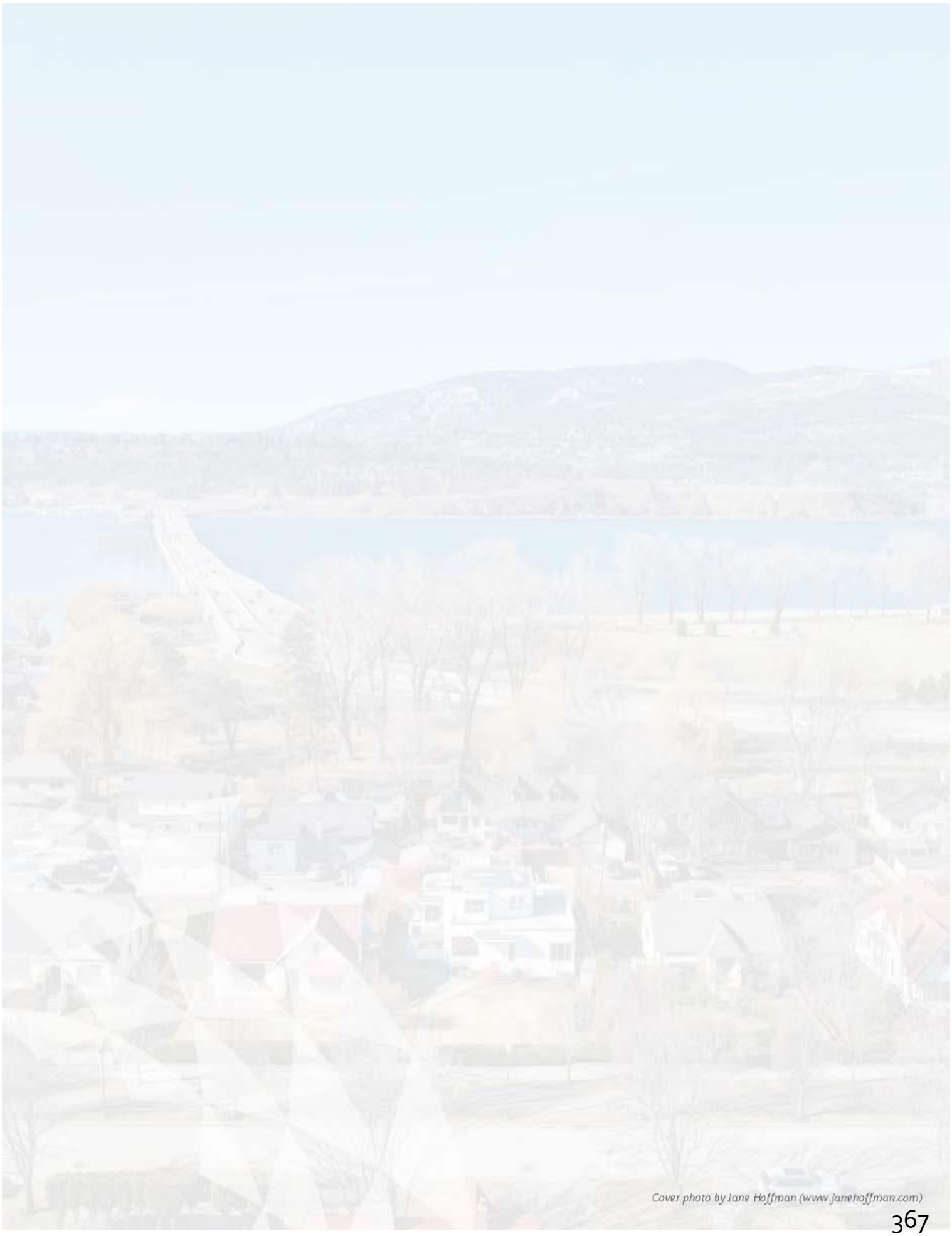
Policy 11.4.1. **Heritage Conservation Areas (HCAs).** Incentivize and prioritize the retention, maintenance and protection of the streetscapes, landscapes, cultural resources, properties, buildings and other contributory features, including character and sense-of-place, as per Kelowna's HCAs' Statement of Significance and Statement of Desired Future Character.

Policy 11.4.2. **HCA Guidelines.** Guide conservation and development in the Abbott Street and Marshall Street Heritage Conservation Areas using the HCA Conservation and Development Guidelines in OCP Chapter 23.

Policy 11.4.3. **Historic Neighbourhoods Identification.** Consider identifying additional historic Kelowna neighbourhoods, areas, districts, or clusters through the use of Historic Context Statements to raise public awareness, as possible additions to the Kelowna Heritage Register and to inform future area planning processes.

HCA - CONSERVATION AND DEVELOPMENT GUIDELINES

City of Kelowna



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Glossary

Certified Arborist
A person accredited as such by the International Society of Arboriculture.

Character Defining Elements
The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Contributory Properties
Properties, including contributory houses, that contribute to the character of the HCA - Conservation and Development Guidelines due to their historic development era, form and siting and/or have been determined to have heritage value (Map 23.2).

Heritage Alteration Permit
A permit under section 617 of the Local Government Act.

Heritage Character
The overall effect produced by traits or features which give a property or an area a distinctive heritage quality or appearance, as noted in the Statement of Significance.

Heritage Conservation Area
An area designated by the City of Kelowna 2040 Official Community Plan (as amended or replaced from time to time) as a Heritage Conservation Area pursuant to the Local Government Act. An HCA is a recognized method to identify, acknowledge, record, and protect local heritage that has a particular value to the community. Individual properties within an HCA may exhibit heritage value, but it is the overall heritage character and value that distinguishes a Heritage Conservation Area.

Heritage Conservation Covenant
A Heritage Conservation Covenant allows a local government to negotiate terms of a contractual agreement with a property owner to legally protect a heritage asset from demolition or alteration. The covenant is registered on Title in perpetuity.

A Heritage Designation Bylaw
A Heritage Designation Bylaw is a form of local government land use regulation that protects properties with heritage value or character. This bylaw can safeguard various aspects of a property, including exteriors, structural elements, interior features, and landscape elements, by prohibiting unauthorized alterations, demolitions, relocations, or land changes. A Heritage Alteration Permit is required for any modifications.

Heritage Register
A Heritage Register is an official listing of properties within the community that are identified as having heritage value. Kelowna's Heritage Register was adopted by Council resolution on March 20, 2000, and is amended periodically.

Heritage Revitalization Agreement
A Heritage Revitalization Agreement, or HRA for short, is a formal, voluntary, written agreement that is negotiated between a property owner and a local government. It outlines the duties and obligations of, and the benefits to both parties of the agreement. The agreement allows local governments to supersede local zoning regulations and to provide non-financial incentives which would make it viable for owners to conserve property of heritage merit.

Heritage Value
The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic Place
A structure, property, group of properties, district, landscape, archaeological site, or other place in Canada that has been officially recognized for its heritage value by the relevant jurisdiction.

Maintenance
Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Minimal Intervention
The approach that allows functional goals to be met with the least physical intervention.

Snout House
A house with a protruding garage that takes up most of the street frontage.

Statement of Desired Future Character
A roadmap for managing change in a way that respects and enhances the unique historical and cultural significance of the heritage area.

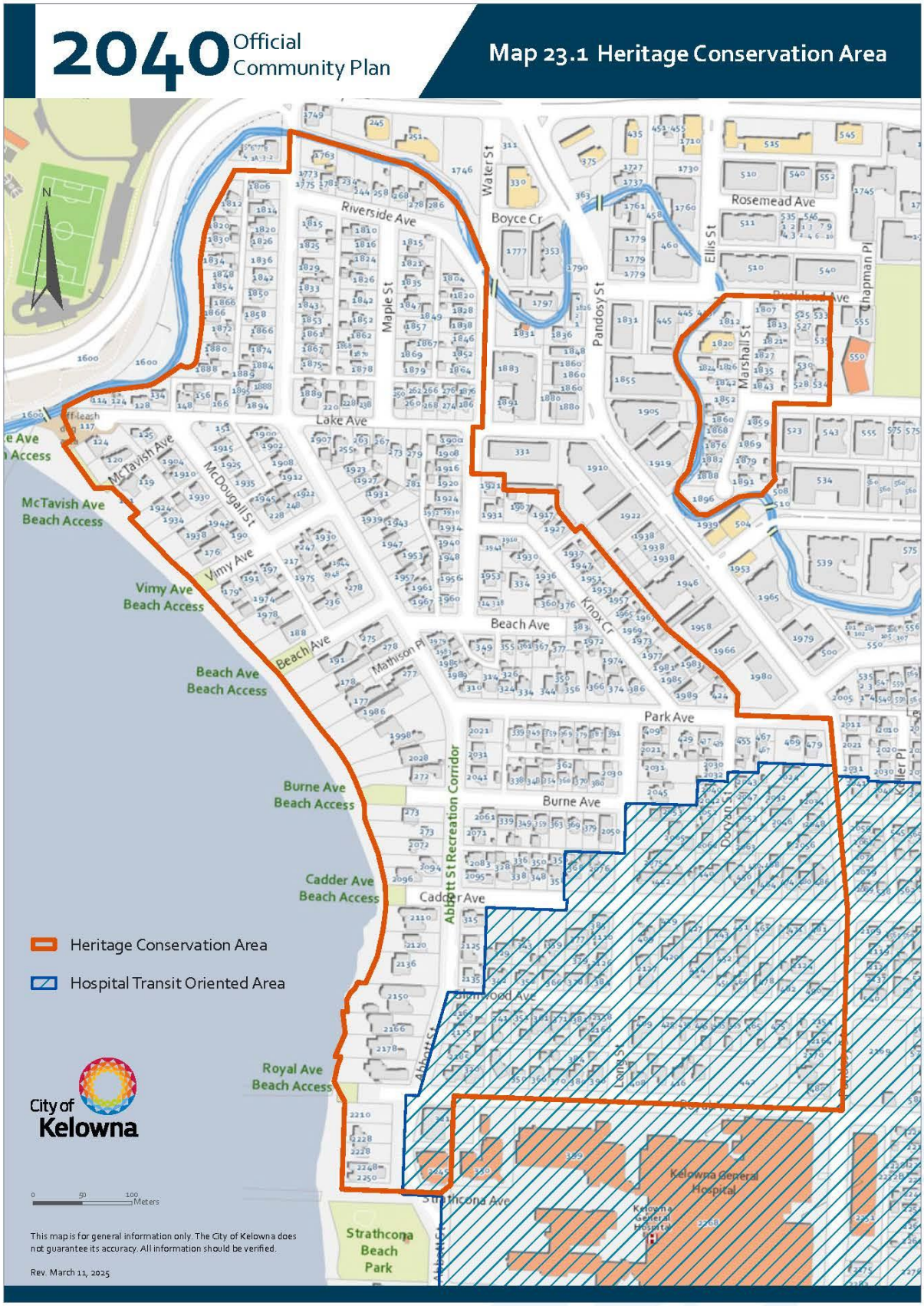
Statement of Significance (SOS)
A statement that identifies the description, heritage value, and character defining elements of an historic place. A Statement of Significance is required in order for an historic place to be listed on the Canadian Register of Historic Places.

Sustainability
A group of objectives (social, environmental & economic) that must be coordinated and addressed to ensure the long-term viability of communities and the planet.

Vision

Acknowledging the syilx/Okanagan people, whose rich history and cultural significance are deeply embedded in the lands encompassing the Abbott Street and Marshall Street Heritage Conservation Areas (HCA), is essential. Recognized for their heritage value since 1983 and officially established as Heritage Conservation Areas in 1998, these areas contain evidence of past human activity dating back to times before European settlement.

The vision for these historic areas celebrates the elements valued by the Kelowna community: historic homes, mature landscaping, scenic character, a strong sense of community, and a unique sense of time and place. As neighbourhoods that have continuously evolved and densified since their initial settlement, growth will continue through gentle and thoughtful renovations, house conversions, additions, and new properties. Retaining the authentic, historic character of these areas, combined with a careful and customized approach to development, ensures that residents and visitors alike will continue to experience a unique and valued sense of place well into the future.



MAP 23.1: ABBOTT STREET AND MARSHALL STREET HERITAGE CONSERVATION AREAS

Exemptions

A Heritage Alteration Permit will not be required for:

- Interior alterations.
- Exterior maintenance and repairs that do not affect the heritage character of the area or heritage value of the property, including repainting in identical colours or routine upkeep.
- Exterior alterations that are not visible from a fronting street.
- Construction or alteration of decks not visible from a fronting street and not the property's heritage character.
- Regular or emergency City maintenance of municipal infrastructure.
- Construction that does not require a building permit (landscaping, fencing, small sheds, etc.).

Heritage Alteration Permit Compliance Requirements

Any work for which a Heritage Alteration Permit is required must conform with:

- All applicable bylaws;
- The "*Standards and Guidelines for the Conservation of Historic Places in Canada*", published by Parks Canada in 2003 and updated in 2010;
- The Abbott Street and Marshall Street HCA - Conservation and Development Guidelines; and
- Review from a Heritage Professional Consultant.

In the event of a conflict between the Parks Canada "*Standards and Guidelines for the Conservation of Historic Places in Canada*" and the Abbott Street and Marshall Street HCA - Conservation and Development Guidelines, the Abbott Street and Marshall Street HCA - Conservation and Development Guidelines will be applied.

Category

Section 614 of the Local Government Act allows local governments to, for the purposes of heritage conservation, designate Heritage Conservation Areas.

Section 615 of the Local Government Act establishes that if an official community plan designates a Heritage Conservation Area, individuals are prohibited from certain actions unless they possess a Heritage Alteration Permit authorizing the action.

Properties Affected

Unless exempted, a Heritage Alteration Permit (HAP) addressing conservation and development guidelines (see Conservation and Development Guidelines section) must be approved prior to undertaking any of the following activities within the Abbott Street and Marshall Street Heritage Conservation Areas, as shown on Map 23.1:

- Construction of, addition to, or external alteration of a property or structure.
- Demolition of a property or structure.

Justification

The Abbott Street and Marshall Street HCA - Conservation and Development Guidelines are essential for guiding development and change while preserving the heritage values of the neighbourhoods depicted on Map 23.1. These guidelines provide a framework for property owners and developers to make informed decisions that maintain the areas' aesthetic and historical continuity. By adhering to these guidelines, new constructions and renovations can integrate with the existing built environment, ensuring that the distinctive qualities of these heritage conservation areas are preserved for future generations.

Objectives

The following objectives collectively aim to balance development and preservation, ensuring that change and density are managed in general accordance with the Key Guidelines in the HCAs and are guided by the areas' unique character and historical significance.

1. Preservation of Historic Places

Incentivize and prioritize the retention, maintenance and protection of streetscapes, landscapes, properties, properties and other contributory features, including character and sense-of-place, that are valued in the area, as per the HCAs' Statement of Significance and Statement of Desired Future Character.

2. Contextual Design and Scale

New development will consider the immediate historic context and align with the Desired Future Character of the Heritage Conservation Areas. Adhere to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standard 11 and Standard 12), ensuring that new constructions are compatible with, distinguishable from, and subordinate to existing historic structures.

3. Compatible Adaptation and Use

Incentivize and prioritize the adaptive reuse of Contributory houses while conserving their character.

4. Preservation of Neighbourhood Heritage

Preserve the historical context, landscape, and streetscape character of the neighbourhood as an historical, scenic, recreational, and cultural resource in Kelowna.

5. Environmental Sustainability

Model and promote the conservation of existing properties, infrastructure and landscapes as a crucial strategy to achieving a sustainable community and combating climate change.

HOW TO USE THE HCA - CONSERVATION AND DEVELOPMENT GUIDELINES

The HCA - Conservation and Development Guidelines are a resource for designers, architects, developers, builders, and property owners planning new properties, additions and alterations in the Abbott Street and Marshall Street Heritage Conservation Areas (Map 23.1). They also serve as an evaluation tool for City staff and municipal decision-makers reviewing proposals. The guidelines clarify how to meet the broad objectives for the Heritage Conservation Area as described in the OCP. Before starting any design work, individuals involved should refer to the guidelines and consider the following questions:

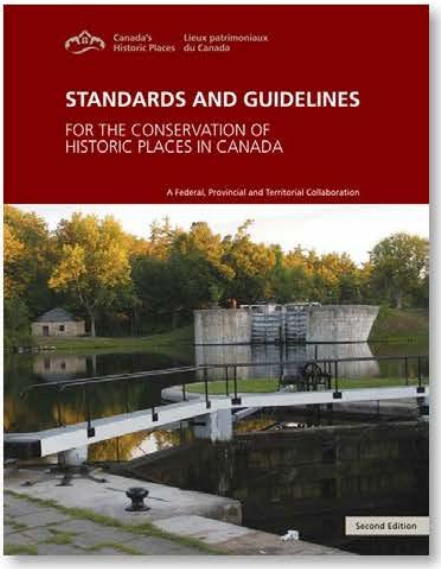
- How closely does the design adhere to the vision and objectives of the guidelines?
- Where does it depart from them and why?
- Is the design informed by an understanding of the heritage value of the property in question?
- Does the design respond to the Statement of Significance and Character Defining Elements for the area?
- Does the design respond to the Statement of Desired Future Character and Defining Elements for the area?
- Does the proposal adhere to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standard 11), ensuring that new properties and additions are compatible with, distinguishable from, and subordinate to existing historic structures.

For proposals that retain the heritage value in existing contributory houses, variances to conservation and development guidelines and development regulations may be considered, see section *Chapter 11: Heritage*, of Kelowna's OCP.

Guidelines Structure

The HCA - Conservation and Development Guidelines provide a comprehensive set of criteria aimed at ensuring that proposed changes in the HCAs meet the objectives of these guidelines and adhere to them. These guidelines encompass detailed design intentions, criteria, and rationales to guide, evaluate, and support decision-making regarding the overall form and character of new constructions and additions.

Projects may also be subject to additional guidelines or regulations based on zoning, proposed uses, location, property type, project scale and off-site requirements. Applicants must clearly demonstrate compliance with all relevant guidelines and bylaws. However, it is recognized that the ability to fully meet each guideline may be influenced by factors such as land use, lot size, topography, existing mature vegetation, and the complexity of the project. City staff have the ability to use discretion when evaluating proposals to ensure a balanced approach that meets both the guidelines and the unique circumstances of each project.



Assignment of Contributory Statuses to Properties

Heritage Conservation Areas are collections of heritage resources that together form a greater whole. An HCA itself is a heritage resource, composed of individual elements that collectively create a distinct sense of time and place. Properties that contribute to the heritage value of the area are known as "contributing" properties. Identifying these properties illustrates how the area's heritage value is expressed and guides conservation decisions.

The HCA - Conservation and Development Guidelines are designed to prioritize the retention of contributory properties. To incentivize this preservation, the guidelines allow for adjustments to development regulations when the features of a contributory property are retained. These adjustments may include for example modifications to setback requirements, parking standards, use flexibility, and density increases. Each development proposal is evaluated on a site-by-site basis, with the Development Planning Department exercising discretion in making these decisions. This approach encourages the conservation of the character and historical value of the neighbourhood and its contributory features while accommodating new development needs.

The HCAs also include properties and properties that are not considered contributory to the heritage value of the area, however, changes to non-contributing properties can still impact the area's heritage value and offer opportunities to enhance its character through thoughtful design. Therefore, the HCA - Conservation and Development Guidelines provides guidelines for all properties, with additional considerations for the "contributing" properties.

Methodology

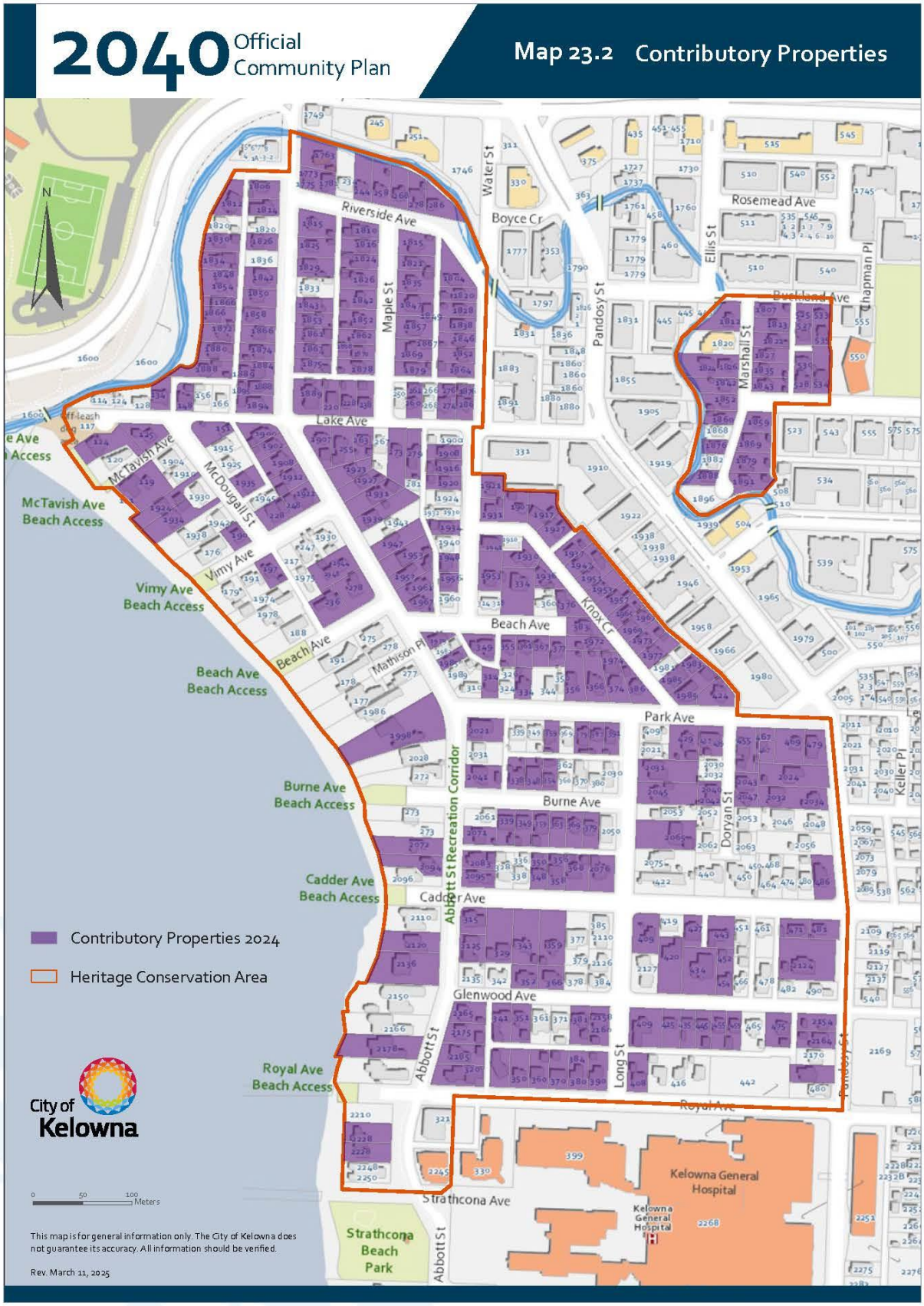
A multi-step process was used to classify properties in the Abbott Street and Marshall Street HCAs as "contributory". Based on the statements of 'significance' and 'future character', each property and landscape element were assigned one of these statuses. This classification, along with the guidelines, directs incentives, energy, and sensitivity towards conservation. It allows for development, density, and change while discouraging demolition or significant transformation of character. If essential character defining elements of a contributory property, such as the property, the trees or even the siting, undergoes significant transformation or demolition, it shall no longer retain its classification as a contributory property, and in this, lose its access to potential incentives and development variances.

The Contributory Properties Schedule was created based on the criteria below:

1. Listed on the 1983 Heritage Resources Inventory or the Heritage Register (including properties protected by a Heritage Designation Bylaw or a Heritage Revitalization Agreement).
2. Identified as having heritage significance - aesthetic, historic, scientific, cultural, social, spiritual or contextual, sometimes with a plaque out front.
3. Constructed during the most prolific decades of development, beginning in the 1900s and ending in 1959, which gave the neighbourhood its valued character, as noted in the Statement of Significance.
4. Exhibit character-contributing built form with elements such as 1-2.5 storey height with traditional roof forms (gable, hip, gambrel, flat etc.) prominent or end-wall chimneys, bay and picture windows, wood and/or stucco cladding, traditional porches, entries and doors, and rich, contrasting paint schemes.
5. Exhibit character-contributing siting and landscaping such as lining up approximately with the neighbouring houses siting, yard featuring mature or traditional landscaping, curved pathways, openly visible from the street.

In contrast, all other properties can be redeveloped in a transformative manner, allowing for new designs that are compatible with, distinguishable from, and subordinate to their neighboring properties. See Map 23.2: Contributory Properties in the Abbott Street and Marshall Street Heritage Conservation Areas on the next page.

Requests to be added or removed from the Contributory Properties Schedule can be submitted to the City to be reviewed by a heritage registered professional.



MAP 23.2: CONTRIBUTORY PROPERTIES

Hierarchy of Property Elements

When assessing applications for infill housing developments in the Abbott Street and Marshall Street Heritage Conservation Areas (HCAs), a clear hierarchy of priorities must guide decisions. The top priority is the retention of contributory houses, which are crucial to preserving the character and heritage value of the area. Following closely is the retention of mature trees, as they significantly enhance the environmental and aesthetic quality of the HCAs.

Although housing is critically important, the siting and design of infill developments must integrate thoughtfully with the existing context, with a strong emphasis on preserving mature trees wherever possible.

If a mature tree is located in an area intended for an infill unit, alternatives like relocation or in-kind replacement should be considered. However, if a tree is affected by lower-priority features such as parking spaces, garages, or driveways, priority should be given to tree retention. Staff level delegated variance authority could be used to accommodate tree preservation. In such cases, site planning, parking plans or requirements may need to be adjusted to ensure that development aligns with both housing needs and the preservation of the area's historical and environmental uniqueness and integrity.

Design Principles

The following principles[1] —distinguishability, compatibility, and subordination—form the foundation of the HCA - Conservation and Development Guidelines for new additions or properties. They aim to ensure that new properties and additions are informed by the existing historic character, local topography, urban design, and overall sense of place within the Abbott Street and Marshall Street Heritage Conservation Areas.

An effective approach to implementing these principles involves viewing new additions or infill properties as contemporary complements to the existing structures. While sharing certain attributes, but in some cases with greater height and scale, these new constructions are intentionally designed to be less ornate or detailed. They are thoughtfully crafted to respect the integrity and prominence of the contributory houses, preventing any overshadowing or disruption of their presence.

Applicants should read and understand Design Principles and guidelines when preparing applications for new construction, renovations, or additions within the Heritage Conservation Areas.

Design Principle #1

THE VALUE OF DISTINGUISHABILITY

Distinguishability is essential for honoring the historical evolution of an area or property. When designing new infill properties or extensions, it's important to clearly differentiate them from existing structures. This helps observers understand the timeline of construction and changes over time, distinguishing each phase of building. Thoughtful development avoids confusing what is old and what is new by avoiding imitation, preserving the property's story. Passers-by should easily recognize different architectural styles, materials, and periods of construction, whether through subtle or bold design choices.

[1] *The Standards and Guidelines for the Conservation of Historic Places in Canada - Standard 11 regarding additions to historic places*

Design Principle #2

ACHIEVING COMPATIBILITY

Compatibility does not imply uniformity or replication. New and existing structures can achieve compatibility through various aspects, such as height, roof form, material finishes, or window patterns. For example, structures may share similar heights and forms or differ in these aspects while being compatible in their material finishes. The objective is to create a logical, harmonious, or fitting coexistence. Compatibility can be subtle or bold but should not be so subtle as to create confusion about what is old and what is new.

Design Principle #3

ACHIEVING SUBORDINATION

Subordination should not be solely interpreted as being smaller; instead, it involves ensuring that an addition or property does not overshadow the historic place. This can be achieved by employing simpler finishes, restrained detailing, or a discreet location and color palette. The addition may even exceed the scale of the historic structure but should function as a canvas or backdrop, enhancing its prominence rather than competing with it.

ABBOTT STREET AND MARSHALL STREET CONTEXT

Purpose of A Statement of Significance

A Statement of Significance (SOS) is a summary of the historical, cultural, aesthetic, scientific, social, spiritual and environmental values of an historic place, whether it is an individual property or an area. It contains a description of the historic place and its key features, a summary of the area's heritage values, and a list of character defining elements. Character defining elements are the aspects of an historic area that contribute to its heritage value and that should be retained to preserve this value. The guidelines in the Conservation and Development Guidelines section of this document should be interpreted with reference to the character defining elements in the SOS. It is important to note that the SOS is written through a colonial lens, reflecting the heritage values and priorities of colonial development. Recognizing and integrating Indigenous values and perspectives is a crucial step for a more comprehensive and inclusive understanding of these areas.

Statement of Significance

Description of the Historic Place

The Abbott & Marshall Streets Heritage Conservation Areas (HCAs) are located in the Core Area of the City of Kelowna, British Columbia. It is a residential area dominated by single detached houses comprised of over 360 properties in approximately 36 hectares. Their boundaries are between Mill Creek in the north, Strathcona Avenue in the south, and Okanagan Lake in the west. The Abbott Street HCA eastern boundary starts along Water Street, continues along the lane between Knox Crescent and Pandosy Street and ends along Pandosy Street. The Marshall Street HCA spans the entire Marshall Street and includes the first two properties on the north side of Rowcliffe Avenue and the first two on the south side of Buckland Avenue to the east (see Map 23.1: Abbott Street and Marshall Street Heritage Conservation Areas.

Aerial view of Kelowna and the Okanagan Lake Floating Bridge in the 1960s - Kelowna Public Archives #9761

Heritage Values

The Abbott & Marshall Streets Heritage Conservation Areas are located on the traditional territory of the syilx/Okanagan people on the eastern shore of kłúsx̌nítkʷ (Okanagan Lake), an important and sacred syilx place, invaluable resource and traditional transportation route since time immemorial.

The historic settler residential neighbourhood that was established here between Pandosy Street and Okanagan Lake, south of Mill Creek and north of the hospital in the early 1900s, has been recognized as a historic place for its evident built and scenic character since the Kelowna Heritage Inventory of 1983. Two Heritage Conservation Areas were established within this neighbourhood in 1998, each named after the dominant roadways - Abbott Street and Marshall Street - that traverse them.

The neighbourhood is historically associated with the introduction of modern transportation services in the area (a rail branch line completed between the CPR mainline at Sicamous and Okanagan Landing in 1892 as well as paddlewheeler service connecting various points on the lake) which gave Kelowna 'townsite' its important boost to expand towards incorporation as a city and for the local agricultural industry to be established in earnest. First subdivided for farming homesteads in 1904, but adjusted to urban residential lots by 1906, this residential area is valued as a representation of the early and evolving character of Kelowna's settler inhabitancy pattern along the shores of Okanagan Lake. Its house styles offer a diverse variety of residential architecture dating from the early 1900s right up until today, with various recognizable development booms and architectural trends, often constructed in pleasantly consistent groupings.

The curved or diagonal alignments of certain streets and lanes in the neighbourhood, such as Abbott, Knox, Pandosy and Riverside, were laid out this way due to the proximity and natural shapes of Mill Creek and Lake Okanagan, a unique characteristic of this neighbourhood. The natural, scenic aspects of the area, along with views of the lake along the east-west streets and between some of the houses, have given the neighbourhood an identity as a recreational and tourist destination for visitors and residents alike. It has been called a 'sanctuary' by many and is cherished as a green, shady, authentically historic place that is walkable, bikeable, centrally situated, and that offers interesting, educational and pleasant experiences to all - comparable to a public park.

The neighbourhood is valued for the way it conveys a unique sense of time and place and for its strong sense of community. Containing the highest concentration of heritage properties in Kelowna, some listed on the Kelowna Heritage Register, others on the earlier 1983 Heritage Resources Inventory, as well as home to dozens of heritage trees and groupings identified on the 1992 Heritage Trees of Kelowna report, the area's legacy attributes establish a strong heritage character in the neighbourhood. This sense of an established, older neighbourhood comes from the collective presence of extensive, mature landscaping on many properties and along the streets, as well as from the abundance of traditional house styles and property configurations prioritizing pedestrian entrances facing the street, front porches, and inviting, open front yards.

With few exceptions, the residences in this neighbourhood are modest in size and detailing. This is a characteristic that remained even when house styles changed from early 1900 cottages to interwar revival homes to post-war bungalows and onto suburban ranchers. Only in the last two decades, since the establishment of the Heritage Conservation Area bylaw in 1998, have very large homes with multiple car garages become an apparent phenomenon, with the majority of this typology located along the lakeside of Abbott Street, although recently they are appearing in more areas of the HCA. This is a reflection of the changes in housing styles and forms as vehicles became more popular and predominant over time and homes had to be designed to accommodate them.

Recognizing and establishing the heritage value and unique character of this neighbourhood was an effort spearheaded by some Kelowna residents, and this ongoing, preservation-focused advocacy is part of its social and historical narrative. Although initiated decades earlier, heritage recognition of this area was first formalized as part of the Kelowna Heritage Resource Inventory project in 1983 which was supported by staff at the Kelowna Centennial Museum, volunteer members of the City of Kelowna Heritage Advisory Committee, the Central Okanagan Heritage Society, the Okanagan Historical Society, and residents of the neighbourhood (many of whom were/are members of the above-mentioned organizations). It was residents of this neighbourhood who helped to form the Kelowna South-Central Association of Neighbourhoods (KSAN) in 1993, the Friends and Residents of the Abbott Street Heritage Conservation Area Society (FRAHCAS) in 1998, and the Kelowna Tree Protectors in 2016 - community groups that continue to advocate for heritage conservation in this area and beyond.

Character Defining Elements

- Residential form and character as expressed by the one to two-and-a-half storey wood-frame homes, with the majority modestly scaled, and featuring one-and-a-half storey height.
- Typical property siting and scale of residences that allows for clear views between and through properties
- A prominence of traditional house styles, with unique designs, but still featuring common elements such as front porches or stoops, central front doors visible from the fronting street, traditional roof forms (gable, hip, gambrel, flat etc.) prominent or end-wall chimneys, bay and picture windows, wood or stucco cladding and rich, contrasting paint schemes.
- Several precincts that express unique characteristics including Maple Street, Marshall Street and two precincts of early pre-World War I homes.
- Residential front yards often featuring mature landscaping and curved pathways, openly visible from the street.
- Openly visible properties with minimal to no hedges or fencing, allowing a view of the property and the house.
- Car garages are predominated by traditional set back garages.
- An abundance of large, mature trees, both on private and public property, that create a substantial tree canopy in the neighbourhood.
- The natural contours, views and habitat of Mill Creek which delineates the northern border of the neighbourhood.
- Two Mill Creek bridges just south of Harvey Avenue at Abbott and at Water Streets, and the pedestrian/bike access from the neighbourhood to City Park via a tunnel located at the western edge of Lake Avenue - which act as the northern gateways to the neighbourhood and contribute to its accessibility and walkability.
- Public access to Okanagan Lake via seven beach access points in the neighbourhood. Views of the Okanagan Lake from and between properties, especially along Abbott Street.
- Abbott Street Recreation Corridor with its treed boulevard, boulevard gardens, its two-way bike path, separate sidewalk and heritage-style streetlamps.
- The view of lakeside home frontages from the Okanagan Lake beach.
- The view of the home frontages from Mill Creek.
- The country-lane character of some of the neighbourhood due to lack of sidewalks, such as Maple Street, the north side of Lake Avenue, Knox Crescent, the south side of Park Avenue, Vimy Avenue, McDougall Avenue, Long Street.
- The walkability of the neighbourhood with its wayfinding signage, the pedestrian-friendly paths, traffic-controlled streets and access points to the beach, hospital, downtown and City Park.
- The citizen-initiated and funded, weather-proof interpretive plaques outside many of the character homes and significant trees, angled towards the street for the benefit of passers-by.

Purpose of A Statement of Desired Future Character

A Statement of Desired Future Character serves as a roadmap for managing change in a way that respects and enhances the unique historical and cultural significance of the heritage area. The guidelines in the Conservation and Development Guidelines section should be interpreted with reference to the Statement of Desired Future Character. It is important to note that the Statement of Desired Future Character is written through a colonial lens, reflecting the heritage values and priorities of colonial development. Recognizing and integrating Indigenous values and perspectives is crucial next step for a more comprehensive and inclusive understanding of these areas.

Statement of Desired Future Character

The character of the Abbott & Marshall Streets Heritage Conservation Areas is made up of the relatively consistent built form and siting of single detached housing and duplex residences of modest size and detailing, constructed in a diversity of styles from the early 1900s until today. The character is augmented by the abundance of mature trees on both public and private properties, and the many traditional front and side gardens maintained by the residents themselves. The neighbourhood has a non-generic, authentic vibe to it which stems both from the physical aspects of the built and natural elements in it, but also from the unique sense-of-place it offers and for its strong sense of community.

As a neighbourhood which has evolved from the moment it was settled, including several significant development booms that saw the construction of new houses boasting the architectural trends of their time, the subdivision of larger properties into smaller urban lots, the conversion of large dwellings into multi-unit dwellings, and the infilling of developed properties with carriage houses, second dwellings, and additions for secondary suites - this area will continue to gently and thoughtfully densify. This could occur through renovations, house conversions, additions, infill properties, multi-unit properties, Heritage Revitalization Agreements, and further subdivisions where appropriate. New contemporary designs and additions will reflect their era of construction as guided by the Standards and Guidelines for the Conservation of Historic Places in Canada, in keeping with the range of existing properties in the neighbourhood that are easily identifiable

The Abbott Street footbridge over Mill Creek with a view towards what would become Kelowna's City Park in two years. Photo circa 1907. Credit: Old Kelowna Facebook Group

and associated with their own decade-specific architectural expression. The retained authentic, historic character of the HCAs, along with a careful, customized approach to development, will continue to provide residents and visitors alike with a unique and valued sense of place into the future while recognizing the OCP's directions that focus on increased densification and complete communities.

The preservation of the following elements is a priority:

- Contributory houses of all eras and styles (Map 23.2)
- Mature trees on private properties and in the public domain.
- The small-scale, single detached housing form and footprint of the street-fronting properties, whether contributory or not.
- The open visibility of the properties through low, or the absence of property fences.
- The traditional design prioritization of pedestrian use and entrances on the front and side elevations of homes, with car garages or carports at the back or accessed from the lane.
- The inviting, accessible, recreational uses in the neighbourhood such as the bike and walking paths, the interpretive plaques, the beach access points, the views of the lake and the shaded sanctuary of the mature trees.

Heritage Conservation Areas Precincts

Kelowna's Heritage Conservation Areas are composed of four distinct precincts, each with its own unique characteristics and historical significance. These precincts collectively contribute to Kelowna's heritage, reflecting the diverse architectural styles, histories, and community values that have shaped the city over time. By recognizing these precincts, Kelowna aims to maintain its historical integrity while promoting a sense of place and continuity for future generations. The precincts identified in the Heritage Conservation Areas include:

Marshall Street Precinct*

The Marshall Street precinct's heritage character is created by the presence of the W.J. Marshall House at 1869 Marshall Street, along with smaller, traditional houses along both sides of Marshall Street, from Buckland Avenue to its termination at Mill Creek, and the partial blocks of Rowcliffe and Buckland Avenues to the east. The precinct comprises 25 properties which all, individually and collectively, contribute to its character. 1869 Marshall Street was built in 1908 and is protected through a heritage designation bylaw. The remainder are smaller historic houses, built between 1929 and 1950, except the Care Centre at 1820 Marshall - built in 1999, 1868 Marshall built in 1990, and 1882 Marshall built in 1965. Collectively, the overall property character, relatively consistent scale, siting, shallow front-yard setbacks, street trees and mature property landscaping, and the narrow street culminating at a cul-de-sac at the creek, make the precinct a distinctive island of houses within the multi-unit, institutional and commercial land uses surrounding it. Mill Creek, which flows along the western and southern edge of the precinct is an important contributory feature.

** From a heritage values and character perspective, this area is a distinct precinct. From a legislative perspective, the Marshall Street Heritage area has been and continues to be a Heritage Conservation Area.*

Early Homes Precinct # 1 Park Avenue and Pandosy Street

This is one of two areas with a concentration of the earliest grouping of homes built in the neighbourhood before World War I, including those on the 400 block of Park Avenue - the 1905 Buck House, the 1905-1909 Joyce Hostel property, the early cottage at 467 Park Avenue, the 1908 Reekie House, as well as on the north side of the 300 block of Park Avenue with 386 Park Avenue (c. 1908), 374 Park Avenue (1910), 366 Park Avenue (c.1913) and the c. 1903 Temple House. This precinct also includes 377 Beach Avenue (c. 1911), 2024 Pandosy Street (1908) and 2034 Pandosy Street (1907) which are protected through a heritage designation bylaw. These homes are diverse in size, style and sitting, reflecting the first isolated, settlement efforts carried out in what was at the time a completely undeveloped area with minimal infrastructure.

Early Homes Precinct # 2 Abbott Street from Lake to Beach Avenues

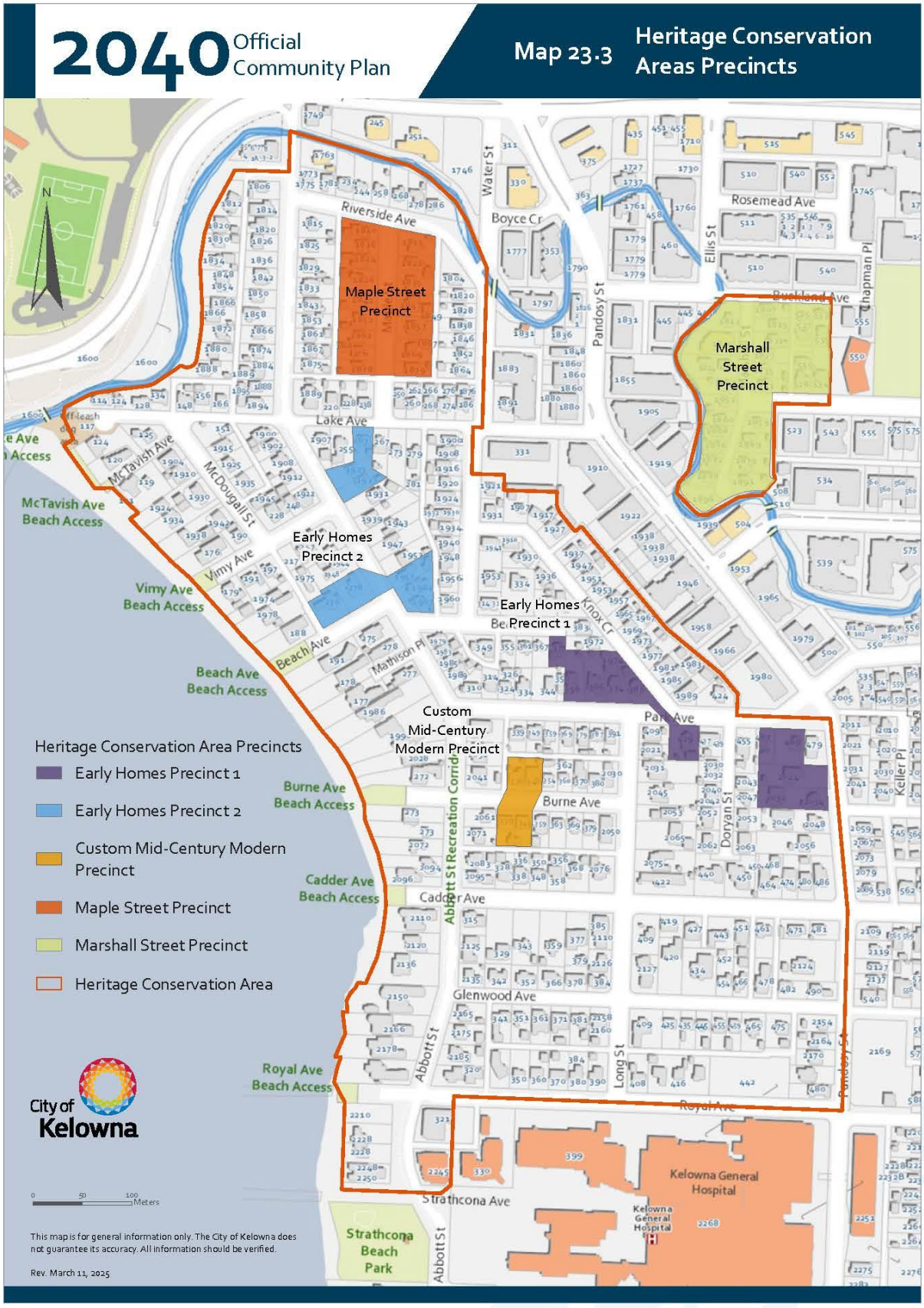
This area contains one of the two earliest clusters of homes constructed in the neighbourhood prior to World War I, including those on the east side of the 1900 block of Abbott Street - 1923 Abbott Street (1910), the McWilliams House at 1931 Abbott Street (1909), the Murdoch House at 1957 Abbott Street (1913), 1961 Abbott Street (c.1909) and 1967 Abbott Street (c.1909). Also included across the street are the Jackson House at 236 Beach Avenue (1910) and 278 Beach Avenue (1908), and at the north edge of the precinct, the 1910 Haldane House at 263 Lake Avenue. These homes are diverse in size, style and sitting, reflecting the first isolated, settlement efforts carried out in what was at the time an undeveloped area with settler homes and with minimal infrastructure.

Maple Street Precinct

The single block of Maple Street is unique in that all 16 properties were developed within a short time-period, the vast majority in the 1940s with only a few shortly before or after. The houses are inspired by house pattern books of this decade and are very consistent in scale, siting and finishes - almost all are 1.5 storey homes, aligned in siting, with central entrances and side-gabled roofs. None of the homes has been demolished or unrecognizably transformed since construction, making this an integral block of the HCA. The streetscape itself has a country-lane feel to it because it features extremely large street trees, mostly maple trees, from the beginning to the end of the block on both sides and has no pedestrian sidewalks. This allows pedestrians and vehicles to share space and creates a low-speed vehicular environment. These consistent and unique features give this precinct its one-of-a-kind character.

Custom Mid-Century Modern Precinct

A rare grouping of four flat-roofed 1950s Modernist home designs on the 300 block of Burne Avenue associated with a local architect and builder. Some redevelopment of adjacent properties has occurred in recent years, reducing the number of consistently designed Modernist homes that remain.



MAP 23.3: HERITAGE CONSERVATION AREAS PRECINCTS

CONSERVATION & DEVELOPMENT GUIDELINES

The established guidelines apply to all properties in the HCA, ensuring a cohesive and standardized approach to property development and preservation. These guidelines provide a foundational framework that upholds the historic integrity and continuity of sense-of-place in the HCAs. The Standards and Guidelines for the Conservation of Historic Places in Canada (Parks, 2010) serve as the basis for Kelowna's HCA - Conservation and Development Guidelines. Specific reference should be made to Standards 11 and 12 (below).

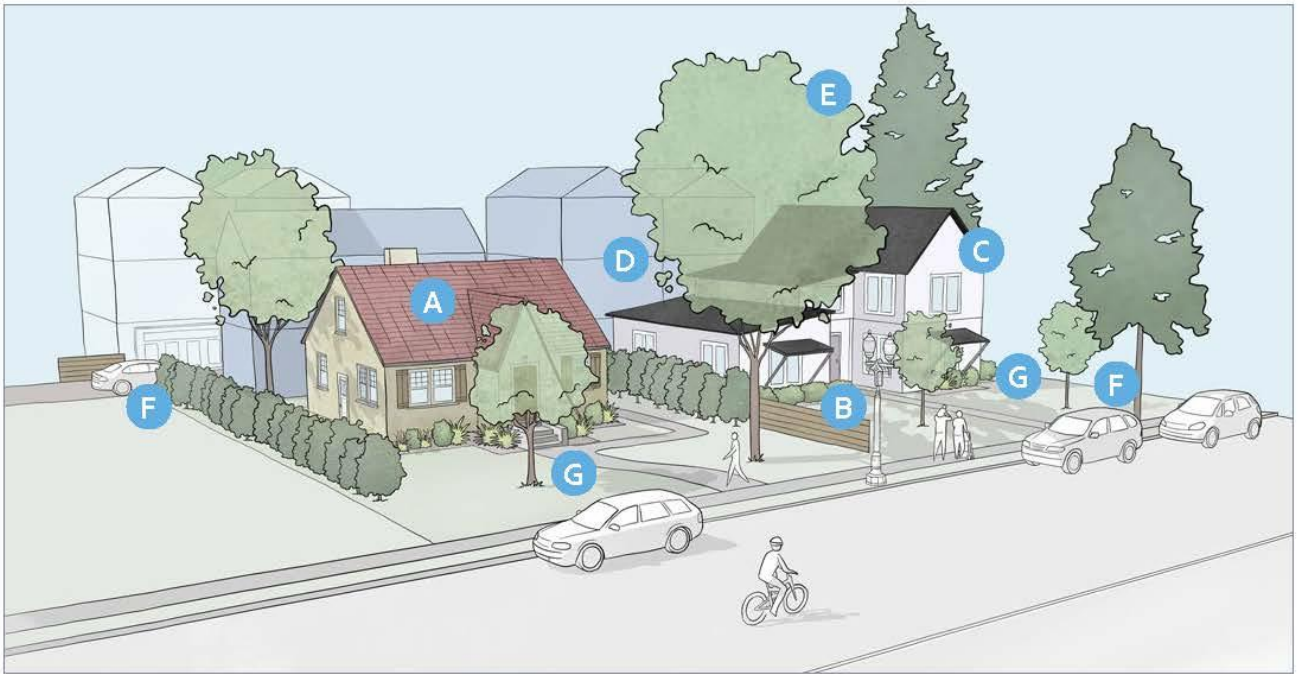
- (Standard 11) Conserve the heritage value and character defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- (Standard 12) Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Specific guidelines tailored for contributory properties can be found under supplemental sections titled "contributory", which address the unique considerations necessary for conserving their heritage value and maintaining a property's contributory status.

Guidelines for properties located within the Hospital Transit-Oriented Area (TOA) are outlined in Chapter 18 – Form and Character, Section 4.0 Low & Mid-Rise Residential & Mixed-Use Units of the Official Community Plan (OCP). Additional guidance is provided in the supplemental sections titled "TOA," as mandated by the Bill 47 Housing Statutes (Transit-Oriented) Amendment Act. The TOA within the Heritage Conservation Area (HCA) is a technical boundary defined by proximity to transit routes. All blocks within the TOA of the HCA are of heritage importance, just like areas outside of the TOA, and are described in the neighbourhood Statement of Significance (SOS). Heritage conservation is a priority within the TOA, and are eligible for incentives offered for the retention of contributory properties, similar to properties outside the TOA.

Applicants are encouraged to gather as much historical information as possible before undertaking any alterations. Historic photos, archival records, and a careful examination of the property itself often yield valuable clues regarding the original appearance, materials, chronology of alterations, lost details, and placement of colors. This is especially true for signature elements like windows and doors.

1.0 KEY GUIDELINES



Intent

To preserve, celebrate and maintain the heritage values and sense-of-place of the HCAs through the incentivization of the conservation of contributory properties and streetscapes, while ensuring new development is thoughtful, compatible and subordinate.

To achieve the objectives of HCA - Conservation and Development Guidelines, all development must be informed by the unique historic context and/or distinct precinct it is in, and:

A Maintain the character defining streetscapes by preserving the original form, scale, massing, and finishes of contributory houses.

B Maintain the historic, consistent and/or average siting of street-fronting properties on a given block.

C Retain the single-dwelling form, footprint and (up to 2 storey) height for street-fronting properties, both for existing and new construction, even if they contain multiple units.

D Ensure all alterations, additions, and new properties are visually compatible with, subordinate to and distinguishable from the existing context and the historical design of adjacent properties. Additions and infill properties (up to 3 storeys) should ideally be sited behind contributory houses. Avoid directly mimicking contributory houses to maintain clarity between historical and contemporary elements.

E Preserve the established tree canopy to maintain the neighbourhood's heritage values, natural beauty and environmental benefits.

F Prioritize pedestrian-oriented design with all vehicle access taken from the lane if available. Ensure the portion of any building facing the street facilitates easy access for pedestrians to front entrances from the street. Avoid blank walls at street level to create a more engaging and welcoming streetscape. Property walls, solid gates and hedges above 1.2 meters are not permitted.

G Ensure onsite landscaping and the off-site frontages contribute to the urban livability and historical design of the neighbourhoods by promoting the conservation or introduction of mature yard plantings, curved pathways and traditional landscaping approaches that enhance the public visibility of properties.

1.1 Streetscapes

Intent

To maintain the character defining streetscapes by respecting the historic, consistent and/or average siting of street-fronting properties, hardscaping and landscaping elements on a given block. Preserve the original form, scale, massing, and finishes and layouts of contributory properties. Maintain the substantial tree canopy in the neighbourhood, including mature and large trees and other plantings, both on private and public property.

Guidelines

1. Assess and understand the unique streetscape of the block where the property is located, especially the specific side of the block. Consider the average or typical character of the block and property when planning development, changes, or maintenance.
2. Consider aspects such as typical property siting, distance between properties, typical property form and size, consistent or unique street trees, sidewalks (or lack thereof), public infrastructure, and other unique tangible and intangible aspects of the block to inform the proposal.
3. Check if the property is located in an HCA Precinct (see Map 23.3), and if it is, follow the streetscape and other guidelines specific to it.

Figure 1: Assess and understand the unique streetscape of the block where the property is located, especially the specific side of the block.

1.2 Site Planning & Layout

Intent

To permit thoughtful change and development on the interior, side and rear elevations of contributory houses on contributory properties, changes must retain or enhance the unique heritage character of the property. New street-fronting properties should reflect the neighbourhood's traditional single-dwelling form, footprint and (up to 2 storey) height. Three storey structures should be sited at the rear of properties or set back from the street-fronting properties.

Guidelines

1. Support house conversions within contributory houses to achieve additional units and uses, fostering change and growth while conserving the historic properties and character of the HCAs.
2. Set back additions to contributory houses sufficiently to preserve the prominence of the historic property, ensuring that the original form remains prominent from the public realm.
3. Consider the relocation of a contributory house or feature, if necessary, to allow room for additions or infill properties while maintaining or enhancing the visibility of the contributory house or feature.

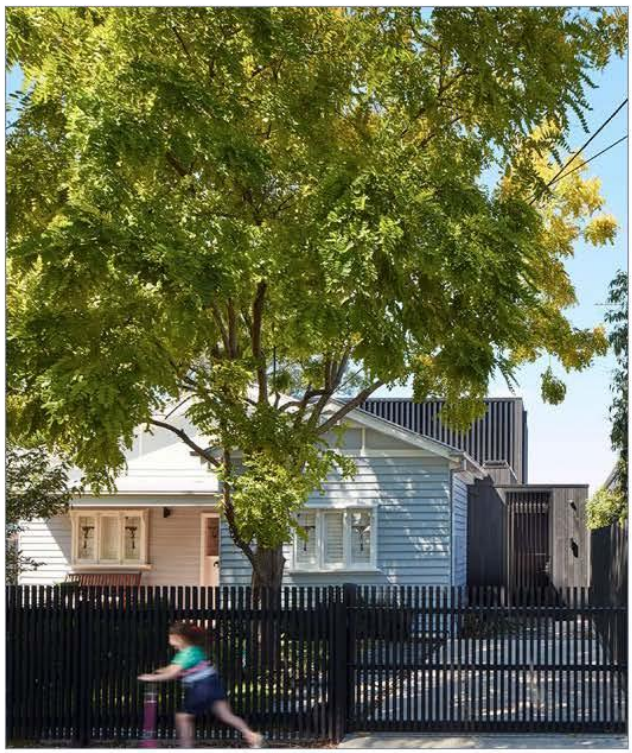


Figure 2: Support house conversions within contributory houses to achieve additional units and uses, fostering change and growth while conserving the historic properties and character of the HCAs

4. Vary rear setbacks from the established pattern within the limits of the Zoning Bylaw to accommodate additions to the existing property footprint and enable infill properties at the rear of the properties. Variances to development regulations may be considered.

5. Ensure that spacing between properties allows for ample light penetration and small view corridors from the public street.

6. Mimic the siting of contributory houses for new residences to follow the established development patterns in the neighbourhood.

7. Maintain front yard setbacks within 10% of the adjacent or average property setback on the same side of the block.

8. Position new structures including additions, infill properties, carriage houses, garages and carports, to be set back from or located behind the street-fronting property line. In the case of a wide lot, it may be appropriate to position additions, infill properties and carriage houses next to or in line with the existing house.

9. Reduce neighbour overlook by locating second storey or third storey outdoor spaces in context sensitive siting to preserve privacy for neighbours.

10. Site coverage should be responsive to the neighbouring property massing and open space. In the case of a large lot, the maximum site coverage should be achieved through more than one structure, to retain the typical scale of houses and structures in the neighbourhood and allow for open space between them.

11. Oversized street-fronting homes are not supported, as they disrupt the consistent character of modestly-scaled homes long-established and implemented up until 1998. Oversized homes create long elevations that obscure the view between and through properties which is a character defining element of the neighbourhood, and negatively impact the sense-of-place desired for conservation.

12. New front driveways and garage doors facing the street are not supported where rear lane access is available. Where no lane is available, front drives with rear garages are permitted.

13. Snout houses and the introduction of garages into existing street-fronting properties are not supported, whether contributory or not.

14. Plan site development to retain large trees and identified mature trees in situ. Variances to select development regulations may be considered to retain existing mature trees. Tree protection measures during construction may be required.

15. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration. Respect the Okanagan Lake floodplain and Mill Creek floodplain which set minimum property elevations for construction.

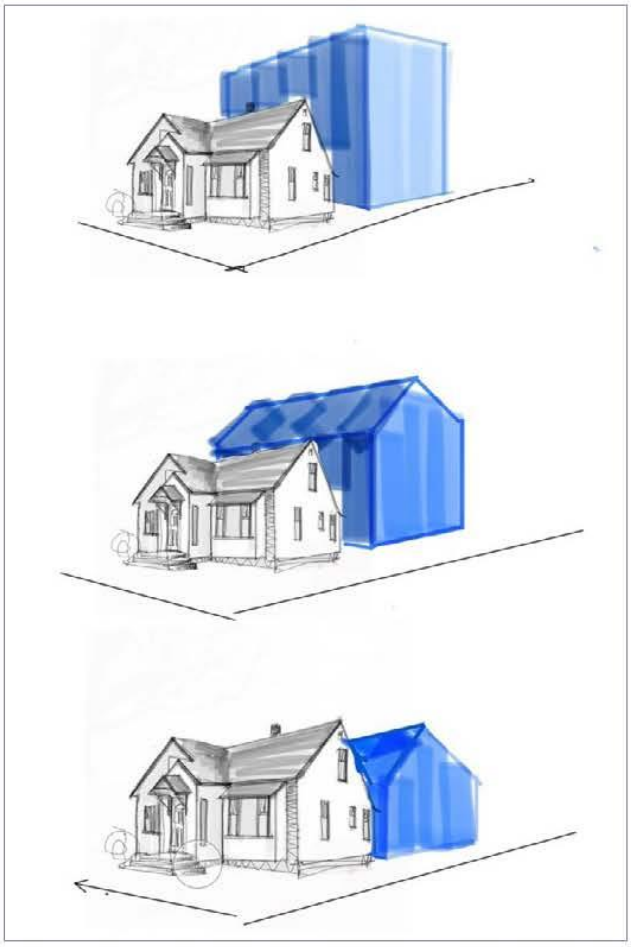


Figure 3: Vary rear setbacks from the established pattern within the limits of the Zoning Bylaw to accommodate additions to the existing property footprint and enable infill properties at the rear of the properties. Variances to development regulations may be considered.

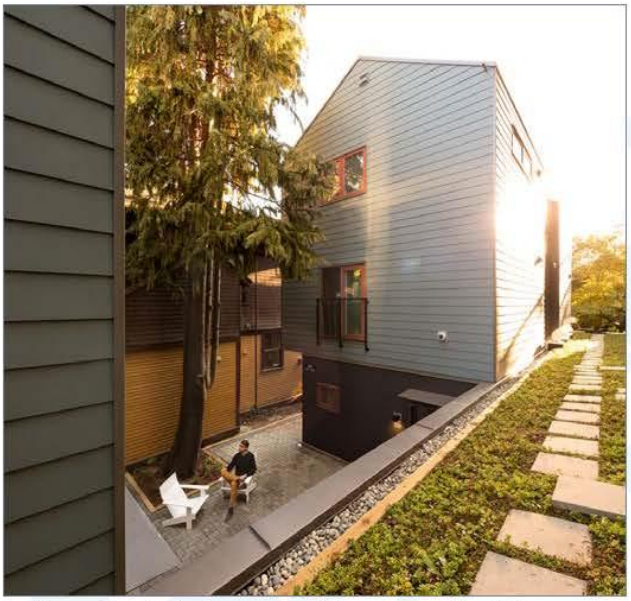


Figure 4: Plan site development to retain large trees and identified mature trees in situ.

1.3 Relationship to Street & Parking

Intent

To ensure the provision of adequate servicing, vehicle access, and parking in a manner that maintains and enhances the traditional pedestrian-focused property and property designs of the area.

The historic neighbourhood was not designed around cars, and when a historic garage was built, it was always at the rear and discreet in size and siting.

Guidelines

1. Prioritize traditional pedestrian design by retaining or applying street-facing pedestrian entrances, stoops, and porches on the front and side elevations of homes.
2. Retain on site car garages or carports at the back or to be accessed from the lane. Where there is no lane, access to a garage or carport from the front street is permitted, if the entrance is well behind the street-fronting property line to diminish the impact of garages facing the street. Properties should be designed such that habitable space faces the street to encourage a lively pedestrian experience. New snout houses and garage additions on the front of existing properties will not be permitted.
3. Ensure that site layouts include provision for solid waste pick-up and bin storage that is enclosed or otherwise screened from view.
4. Use permeable paving materials and soft and soil-based landscaping to enhance the appearance of driveways, parking areas and to reduce their visual and environmental impact
5. Ensure that pedestrian pathways are clearly defined, safe, shaded through tree plantings or awnings, and accessible, with priority given to pedestrian movement over vehicular access. Artificial lighting may be used to enhance pedestrian pathways.
6. Enhance the "lanescape" by orienting additional units located towards the rear of the property to face laneways, and use property entrances, lighting, landscaping, and materials to reinforce a safe and attractive public realm.

Figure 5: Retain on site car garages or carports at the back or to be accessed from the lane.

Figure 6: Ensure that pedestrian pathways are clearly defined, safe, shaded through tree plantings or awnings, and accessible, with priority given to pedestrian movement over vehicular access. Artificial lighting may be used to enhance pedestrian pathways.

TOA Guidelines

For properties in the Hospital Transit-Oriented Area (TOA), guidelines can be found in Chapter 18 of the OCP, Section 4.0 – Low & Mid-Rise Residential & Mixed-Use Units. The permitted build form may conflict with the established character of the neighbourhood, making a subordinate design essential for a successful proposal. Please refer to the design principles in Section 4.0 for guidance.

7. Design properties that align with the neighbourhood's traditions of pedestrian entrances facing the street and that are modest in size and detailing. On an apartment building this could be achieved by including townhouses with individual street-facing entrances, gardens and patios at street level and/or a distinguishable articulation of the first or second storey in a unique design, setback and colour, to maintain the historic animation of a streetscape of homes.

Figure 7: Design properties that align with the neighbourhood's traditions of pedestrian entrances facing the street and that are modest in size and detailing.

1.4 Scale, Massing and Property Articulation

Intent

To preserve the original form, scale, massing, and finishes of contributory houses while guiding new street-fronting properties to be visually compatible with, subordinate to and distinguishable from contributory houses and properties.

Guidelines

1. Maintain a small-scale, single-dwelling form appearance, even with multiple units, for both new and existing street-fronting properties, including additions, with a maximum height of 2 storeys. Do not add parapets or solid railing walls around rooftop patios right at the property face, as this creates a false sense of height or massing which disrupts the intended streetscape character. Rooftop structures (such as elevator accesses) should be set back from the property face for the same reason, so as not to create a false front or height above the maximum allowed 2 storey height.

2. New street-fronting property proportions and heights should reflect the consistent existing context, as the majority of contributory houses in the HCAs are horizontal in proportion and one to two storeys in height.

3. Allow additions, infill, and accessory properties to reach up to 3 storeys, provided they are set back from or positioned behind the street-fronting residences.

4. New houses, infill properties, carriage houses and garages as well as new additions to contributory houses, should meet the requirements of Standard 11 for 'additions to historic places' in that they should be "visually compatible with, subordinate to and distinguishable from" the contributory house they are added to, behind or adjacent to. This means they do not precisely mimic the form and finishes of the contributory house, even if they are attached to it.

5. Design new construction on vacant lots or demolished properties to reflect contemporary architectural styles rather than directly mimicking historic designs. This approach helps avoid confusion about what is historic and what is new, while integrating with the established neighbourhood following the HCA - Conservation and Development Guidelines.

6. New property designs should embrace the diversity of house styles and finishes in the HCAs, avoiding repetition and encouraging variation between properties.

Figure 8: Maintain a small-scale, single-dwelling form appearance, even with multiple units, for both new and existing street-fronting properties, including additions, with a maximum height of 2 storeys.

Figure 9: Design new construction on vacant lots or demolished properties to reflect contemporary architectural styles rather than directly mimicking historic designs.

Figure 10: Use links, breezeways, insets, or offsets for side and rear additions to connect to the historic property, distinguishing their massing from the original house.

Contributory Property Guidelines

7. Research and understand the original property form and design tradition of its historic era to best conserve its form, massing and architectural details.
8. Avoid damaging or obstructing historic character defining features when constructing additions.
9. Use links, breezeways, insets, or offsets for side and rear additions to connect to the historic property, distinguishing their massing from the original house.
10. Design basement additions without raising the historic floor level, except where necessary to respect the floodplain and meet minimum property elevations, ensuring the new level does not significantly exceed neighboring conditions.
11. Focus on rear additions or setback side additions, particularly on wider lots, rather than adding full-floor second-storey additions that obscure the original structure's form.

Figure 11: Ensure that any new small-scale apartment properties (up to 6 storeys) within the TOA boundary meet the requirements of compatibility with, distinguishability from, and subordination to the surrounding heritage context.

TOA Guidelines

For properties in the Hospital Transit-Oriented Area (TOA), guidelines can be found in Chapter 18 of the OCP, Section 4.0 – Low & Mid-Rise Residential & Mixed-Use Units. The permitted build form may conflict with the established character of the neighbourhood, making a subordinate design essential for a successful proposal. Please refer to the design principles part of this document for guidance.

12. Ensure that any new small-scale apartment properties (up to 6 storeys) within the TOA boundary meet the requirements of compatibility with, distinguishability from, and subordination to the surrounding heritage context. Given that these properties will exceed the height of existing historic structures, special attention must be paid to the requirement for subordination. Refer to the Design Principles section for guidance on achieving these objectives.
13. Design properties that reflect contemporary styles while respecting the existing context of the HCA. Avoid mimicry of heritage details from previous decades.
14. Design properties that align with the neighbourhood's traditions of pedestrian entrances facing the street and that are modest in size and detailing. On an apartment building this could be achieved by including townhouses with individual entrances, gardens and patios at street level and/or a distinguishable articulation of the first or second storey in a unique design, setback and colour, to maintain the historic animation of a streetscape of homes (see examples).

Figure 12: Use durable, fire-resistant, or non-combustible materials for new properties within the HCAs, including smooth finished fiber cement siding and shingles, fiber cement panels, stucco cladding, and metal cladding.

1.5 Property Finishes

Intent

To celebrate and prioritize good craftsmanship, material longevity, and a culture of repair and maintenance. To emphasize neighbourhood character, visual interest, and a sense of place. To recognize the heritage value of traditional materials, as well as the importance of newer, sustainable, and fire-safe materials that respect and complement the heritage context.

Guidelines

1. For primary facing material - use durable, fire-resistant, or non-combustible materials for new buildings within the HCAs, including smooth finished fiber cement siding and shingles, fiber cement panels and stucco cladding. For accent facing materials - brick, stone and metal cladding can be used.
2. Prohibit the use of combed, brushed or textured lumber, textured wood or "wood grain" fiber cement sidings, unpainted clear stained wood siding, vinyl or plastic sidings, and brick or stone as a primary facing material for new properties and additions in the HCAs due to their lack of compatibility.
3. Reflect the diversity of house styles and finishes in the HCAs by avoiding repetitive new property designs and encouraging variation between properties.

Contributory Property Guidelines

4. Preserve the original property finishes, wherever possible, through regular repair, maintenance, restoration, and reuse.
5. Adhere to Conservation Guideline 15 under Materials and to Guidelines 1 and 2 of this section (above) when altering a property finish, regarding permitted and non-permitted finishing materials.
6. Use replica materials from the permitted list above when original finishes are irreparable or unsuitable (e.g., for environmental or economic reasons). Ensure that these materials match the dimensions and appearance of the originals and install them according to the original pattern and exposures documented on the contributory house.
7. Preserve windows of contributory houses through regular maintenance. Repair painted shut or non-operable windows. Enhance energy efficiency with weather stripping and consider external wood storms or interior storm windows. If original windows cannot be repaired or operate efficiently and the property is not protected by heritage designation, replace with double-glazed replica units matching historic dimensions and design. Use "true divided lights" for divided-light windows.
8. Retain, repair, and restore original doors, transoms, sidelights, and hardware whenever feasible. Replace doors with replicas or salvaged units of identical dimensions and design when necessary.
9. Maintain the original front entrance of contributory houses, even when converted or extended. Ensure new entrances do not diminish the visual prominence of the original entry.

Figure 13: Preserve the original property finishes, wherever possible, through regular repair, maintenance, restoration, and reuse.

Standards and Guidelines for the Conservation of Historic Places in Canada - Section 4.5.1		
	Recommended	**Not Recommended**
15	Replacing character defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials should be as durable as the overall assembly to maintain its expected service life.	Using new materials and new technologies that do not have a proven track record. Replacing deteriorated character defining elements using new materials or technologies to improve durability, when the original material performs adequately.

Figure 14: Adhere to Conservation Guideline 15 under Materials and to Guidelines 1 and 2 of Section 1.5 when altering a property finish, regarding permitted and non-permitted finishing materials.

Figure 15: Retain, repair, and restore original doors, transoms, sidelights, and hardware whenever feasible.

1.6 Trees, Landscaping, Walks & Fences

Intent

To preserve the abundance of large, mature trees, both on private and public property which create a substantial tree canopy in the neighbourhood, as well as the mature yard plantings, curved pathways and traditional landscaping approaches that enhance the public enjoyment of properties.

Guidelines for All Trees

1. Plan site development to enhance the tree canopy cover across both private and public spaces within HCAs. Variances to select development regulations may be considered to incentivize the retention of trees.
2. Engage a Certified Arborist to conduct a Pre-Development Tree Inventory as per Bylaw No. 12310 – Development Application and Heritage Procedures Bylaw, Schedule 1.
3. Tree protection measures during construction will be required. Protect and water retained trees on site and on neighbouring properties as per requirements of Bylaw No. 12310.
4. Tree condition assessments must be conducted by a Certified Arborist. If a tree cannot be retained due to health issues or location, replace it with a tree that will grow to a similar size or explore on-site relocation. Under the Arborist's guidance, replacement with several smaller trees that collectively replicate the total canopy coverage of the removed tree at maturity can be considered.

Guidelines for Hardscaping

5. Many properties in the HCA feature historic hardscaping elements such as curved pathways, stone or concrete retaining walls that contribute to the heritage value of the property and the streetscape of their block. Research and understand the role these elements play in the character of the property and conserve them through regular repair and maintenance and/or when planning changes or development.
6. Walkways from the street to the house, towards the side and backyard, should be distinct from driveways through different paving materials or treatment, or through separation. This enhances safety and the perception of a pedestrian-friendly, walkable neighbourhood. Extend the main entry walkway to the City sidewalk or curb with the same paving material, where possible.
7. Design new landscapes and developments to harmonize with and respect the overall landscape character of the HCAs. Integrate new elements in ways that enhance rather than detract from the area's heritage value.
8. Create residential-focused landscapes that prioritize pedestrian safety and enhance the streetscape interface to foster a pleasant walking environment.
9. As per FireSmart best practices use decorative rocks, stone pathways, and rock retaining walls instead of wood for your hardscaping materials.

Figure 16: Plan site development to retain identified mature trees in situ.

Figure 17: Retain existing mature and large trees on-site and on neighbouring properties, where feasible.

Figure 18: Walkways from the street to the house, towards the side and backyard, should be distinct from driveways through different paving materials or treatment, or through separation.

Guidelines for Landscaping

10. Conserve existing landscaping plantings and forms with exceptions for landscaping that has fire risks or does not adhere to height guidelines (e.g. high hedges).

11. Design new landscapes and developments to harmonize with and respect the overall landscape character of the HCAs. Integrate new elements in ways that enhance rather than detract from the area's heritage value.

12. Create pedestrian-focused landscapes that prioritize pedestrian safety and enhance the streetscape interface to foster a pleasant walking environment.

13. Enhance property entrances, soften property edges, screen parking areas, and mitigate long facades with strategically placed landscaping features.

14. Foster FireSmart and sustainable practices by selecting FireSmart, drought tolerant and native species trees and plants and those that promote biodiversity. Avoid planting conifers, especially cedars and junipers for their flammability and water consumption.

15. Rooftop patios on apartment properties should include shade elements like trees, pergolas and other features that reduce the urban heat island effect.

Guidelines for Fences and Property Walls

16. Historically, fences in the HCAs were only used symbolically rather than for security or privacy, thus treating front yards as a semi-public visual open space for neighbours and passersby to enjoy. Therefore, elements along the front property line must either be low (under 1.2 meters) and/or permeable (with gaps allowing filtered views inward). These elements could include plantings, fences, trellises, stone walls, and more.

17. New solid property walls, whether masonry, concrete, or metal, are not allowed in the HCAs.

18. Limit new fences, hedges, or screening landscaping to a maximum height of 1.2 m. When replacing taller fencing, walls, gates, or hedges, ensure new permitted installations adhere to this maximum height requirement in the Zoning Bylaw.

Figure 19: Create residential-focused landscapes that prioritize pedestrian safety and enhance the streetscape interface to foster a pleasant walking environment.

Figure 20: Elements along the front property line must either be low (under 1.2 meters) and/or permeable (with gaps allowing filtered views inward). These elements could include plantings, fences, trellises, stone walls, and more.

1.7 Heritage Conservation Areas Precincts

Intent

To ensure that development within each precinct respects and enhances the unique characteristics that define the area, contributing to a cohesive and historically sensitive environment.

General Precinct Guidelines

1. Alterations, additions, and new properties should be informed by the unique characteristics of distinct precincts, where relevant.
2. The Maple, Marshall and Custom Mid-Century Precincts are especially characterized by consistent massing, siting and scale. The interruption of these with a proposal that involves a street-fronting property that is out of massing, siting or scale with the precinct pattern would negatively impact the entire precinct and would thus not be supported.
3. The two Early Home Precincts are valued for their concentrations of early homes in certain pockets, indicative of the development patterns in the neighbourhood. Although these precincts aren't characterized by consistent siting, house styles or even scale, the grouping of these contributory houses is especially valuable, and for this reason their conservation in situ will be prioritized and expected in Heritage Alteration Permits in these precincts.

Marshall Street Precinct Guidelines

4. Proposals should maintain the average/consistent scale and massing of the precinct homes (although rear additions or infill properties could differ where appropriate), setback relationship to the street, mature trees and lack of property walls and hedges.

Early Homes Precinct # 1 Park Avenue and Pandosy Street Guidelines

5. Proposals in the Early Homes Precinct # 1 should prioritize the conservation in situ of the precinct properties and should not involve the reduction of their visibility via relocation or new construction that obscures their view from the street.

Early Homes Precinct # 2 Abbott Street from Lake to Beach Avenues

6. Proposals in the Early Homes Precinct #2 should prioritize the conservation in situ of the precinct properties and should not involve the reduction of their visibility via relocation or new construction that obscures their view from the street.

Custom Mid-Century Modern Precinct

7. Proposals in the Custom Mid-Century Modern Precinct should involve the conservation of the four precinct properties with their unique flat-roofed, Modernist design.
8. Rear additions or infill properties should be distinctly readable as separate and contemporary, so that the unique 1950s design is preserved. Proposals should preserve the high visibility of the properties, the mature trees and the lack of property walls and hedges.

2.0 CLIMATE CHANGE CONSIDERATIONS FOR CONTRIBUTORY HOUSES

There is an increasing recognition of the need for sustainable building practices and energy conservation. Heritage conservation inherently contributes to sustainability objectives, as conservation minimizes demolition, preserves existing land use patterns and infrastructure, conserves embodied energy and greenhouse gas emissions, reduces landfill pressure, and mitigates the impacts of new construction.

While new properties must meet mandated energy performance standards (e.g., Energy Step Code), existing properties can achieve sustainability objectives through performance upgrades. Enhancing the energy efficiency of contributory houses in the HCA without compromising their character defining elements is feasible. Balancing heritage conservation with performance upgrades is essential, ensuring that energy improvement measures for heritage properties are assessed against the *Standards and Guidelines for the Conservation of Historic Places in Canada (Parks, 2010)*:

- Add new features to meet sustainability requirements in a way that respects the exterior form and minimizes impact on character defining elements. Collaborate with sustainability and conservation specialists to find solutions that have the least impact on the property's heritage value.
- Comply with energy efficiency objectives while minimizing impact on the character defining elements and overall heritage value of the historic property.
- Weigh the environmental impact of energy-saving measures against the environmental impact of retaining the existing features or fabric when deciding whether to proceed with energy-saving measures.

In addition to the considerations outlined in the *Standards and Guidelines*, the following sustainability guidelines should be considered as part of the development process.

Guidelines

1. Integrate sustainable practices in the preservation and maintenance of contributory houses.

Existing Materials

2. Retain existing materials whenever feasible.
3. Preserve as much of the existing property envelope materials as possible, including siding.
4. Retain original window sashes and doors whenever possible. If replacement is necessary, use replicas of the originals.
5. Deconstruct properties instead of demolishing them to salvage materials for reuse and re-manufacturing.
6. Achieve thermal efficiency by repairing and maintaining existing wooden windows. Installing wood-framed storm windows can further improve thermal efficiency and provide sound abatement.

Figure 21: Deconstruct properties instead of demolishing them to salvage materials for reuse and re-manufacturing.

Figure 22: Achieve thermal efficiency by repairing and maintaining existing wooden windows. Installing wood-framed storm windows can further improve thermal efficiency and provide sound abatement.

Thermal and Energy Performance

Upgrades should balance heritage and energy efficiency.

7. Upgrade mechanical systems to improve thermal performance. Install new, properly-sized electric heat pumps, boilers, hot water tanks, and energy-efficient appliances that meet Energy Star ratings or higher. In heritage homes without existing ductwork, mini-split heat pumps can be an energy efficient heating option, with the added benefit of air conditioning.

h. Enhance insulation, particularly in attic and basement spaces. Insulation can also be blown into the cavity of a wood frame wall. When upgrading insulation in older homes, it's also important to have a sufficient vapor and air barrier.

i. To preserve heritage aesthetic, considering fixing existing windows and/or installing storm windows.

j. Implement weather-stripping and other draft-proofing measures to reduce energy loss.

Figure 23: Upgrade mechanical systems to improve thermal performance. Install new, properly-sized electric heat pumps, boilers, hot water tanks, and energy-efficient appliances that meet Energy Star ratings or higher.

Solar Panels

The installation of solar panels should not detract from the heritage value of the property.

11. Installation of less bulky system, flush with the roofline, are preferred.

12. Solar panels, tanks and other infrastructure free of the display of any form of private advertising or branding.

13. Ensure that installation of solar panels maintains or enhances the structural integrity of the property.

14. Place solar panel installations on property elevations, roof planes, or ground locations that respect the landscape and minimize visibility from the street. Appropriate locations include:

    - Rear of the property
    - On new properties or additions
    - On a single roof plane (avoid multi-plane solutions)
    - Behind architectural features
    - Away from the edge for flat roofs
    - Low to the ground
    - In interior side yards

15. Ensure that the installation of panels does not require visible structural modification of the roof.

16. Install any necessary frame or structural elements in a reversible (non-permanent) manner. Coordinate the color of these structures to blend with the existing roof color and minimize reflection to neighbours. Roof shingles should be two-toned in a mid-range color to improve energy efficiency in the Okanagan climate. Black roofs are not recommended.

Figure 24: Enhance insulation, particularly in attic and basement spaces.

Figure 25: Place solar panel installations on property elevations, roof planes, or ground locations that respect the landscape and minimize visibility from the street.

17. Consider future technical innovations that may be suitable for a heritage property, such as integrating solar-cell shingles as technology evolves.

Stormwater Management

Stormwater management practices (techniques or technologies) should be used onsite.

18. Improve runoff quality onsite using best practices, such as draining to vegetation, using permeable paving and/or collect and drain runoff.

19. Redirect downspouts, where feasible, to gardens, grassy areas, and rain barrels.

Figure 26: Improve runoff quality onsite using best practices, such as draining to vegetation, using permeable paving and/or collect and drain runoff.