

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, July 22, 2025

4:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

This evening, Council will hold a Regular Meeting.

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

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

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Cannan.

3. Confirmation of Minutes

1 - 17

Tuesday, June 17, 2025

4. 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.

4.1 ITEM WITHDRAWN - START TIME 4:00 PM - Lawson Ave 1021 - DP24-0116 DVP24-0117 - 1288384 B.C. Ltd., Inc. No. BC1288384

4.2 START TIME 4:00 PM - Park Rd 125 - BL12798 (Z25-0010) - 1370247 B.C. LTD., INC., NO. BC1370247

18 - 18

To adopt Bylaw No. 12798 in order to rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone.

To issue a Development Permit for the form and character of a mixed-use apartment building with a Development Variance Permit to vary the front and flanking yard setback, the minimum required accessible parking space, and the minimum number of short-term bicycle parking spaces.

5. Termination

6. 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, June 17, 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; Development Planning Department Manager, Nola Kilmartin; Development Planning Manager, Carla Eaton; Development Planning Manager, Adam Cseke, Development Planning Manager, Alex Kondor; Planner Specialist, Mark Tanner*; Planner II, Tyler Caswell*; Planner II, Jason Issler*; Long Range Planning Manager, Robert Miles*

Staff Participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

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

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Webber.

3. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT the Minutes of the Public Hearing and Regular Meeting of Tuesday, May 13, 2025 be confirmed as circulated.

Carried

4. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 4:03 p.m.

5. Development Permit and Development Variance Permit Reports

5.1 START TIME 4:00 PM - Kneller Road 165 - BL12463 (Z22-0014) - Okanagan Metis & Aboriginal Society

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12463 be amended at 3rd reading by deleting "115 & 175 Kneller Road" and replacing it with "165 Kneller Road";

AND THAT Bylaw No. 12463 be amended at 3rd reading by:

Deleting:

"Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located on Kneller Road, Kelowna, BC," and "Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686, located on Kneller Rd, Kelowna, BC"

Replacing with:

"Portions of Lot B Section 27 Township 26 ODYD Plan EPP137707, located on Kneller Road, Kelowna, BC,"

AND THAT Bylaw No. 12463 be amended at 3rd reading by deleting the underlying zone that reads "RU1 – Large Lot Housing" and replacing it with "MF1 – Infill Housing";

AND THAT Bylaw No. 12463 be amended at 3rd reading by deleting "as per MAP "A"" and replacing it with "as shown on MAP "A1""

AND THAT Bylaw No. 12463 be amended at 3rd reading by deleting Map "A" and replacing it with MAP "A1" attached to the Report from the Development Planning Department dated June 17, 2025.

AND THAT Bylaw No. 12463 be amended at 3rd reading by deleting

"AND THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686, located on Kneller Rd, Kelowna, BC, from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone as per Map "A" attached to and forming part of this bylaw";

Carried

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12463, as amended, be adopted.

Carried

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Stoke Tonne, Meiklejohn Architects Inc., Abbott St, Applicant:

- Displayed a PowerPoint presentation.
- Spoke to the history of the application and the applicant.
- Commented on the broader site development and outlined the lot consolidation.
- Advised many tenants will not own vehicles and will not require parking based on previous BC Housing partnerships.
- Outlined the rationale for the parking variance as it compares to previous projects completed and utilization rates.

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.

Online:

Jason Meyer, Kneller Rd

- Supportive of additional housing in the area.
- Concerned with onstreet parking.
- Spoke to pictures submitted of existing parking.
- Concerned with losing parking in front of their residence.
- Requested traffic calming be added to the street.

Applicant in response:

- Advised that on-site parking was studied for the Nissan Crossing complex.
- Advised they have not analyzed off-street parking.

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 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.

Carried

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

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12464 be amended at 3rd reading by deleting "175,235,239 Kneller Road & 1161 Kneller Court" and replacing it with "211 Kneller Road";

AND THAT Bylaw No. 12464 be amended at 3rd reading by:

Deleting:

1. Lot 1 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located on Kneller Road, Kelowna, BC;
2. Lot 2 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located on Kneller Road, Kelowna, BC;
3. Portions of Lot B Section 27 Township 26 ODYD Plan KAP73698, located on Kneller Court, Kelowna, BC;
4. Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located at on Kneller Road, Kelowna, BC;"

Replacing with:

"Lot A Section 27 Township 26 ODYD Plan EPP137707, located on Kneller Road, Kelowna, B.C."

AND THAT Bylaw No. 12464 be amended at 3rd reading by deleting the underlying zone that reads "RU1 – Large Lot Housing and the RU2 – Medium Lot Housing zone" and replacing it with "MF1 – Infill Housing";

AND THAT Bylaw No. 12464 be amended at 3rd reading by deleting "Map "A" and by deleting "as shown on Map "A" attached to and forming part of this bylaw;"

Carried

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12464, as amended, be adopted.

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The applicant did not come forward.

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.

Online:

Jason Meyer, Kneller Rd

- Spoke to pictures sent to Council.
- Presented a video of the on street parking in the area.
- Congratulated the applicant on the building.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

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.

Carried

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

David Veldhoen, Sheila Cr, Applicant:

- Developed narrow RU₃ lots in the Ponds.
- Property is now on City sewer and can be subdivided.
- Spoke to the double fronting lot and the retaining wall and using it as a transition grade.

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.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

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.

Carried

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Chris Little, Little Building Solutions, Springfield Rd, Applicant:

- Displayed a PowerPoint presentation.
- Commented on the boat storage and site layout.
- Spoke to the site plan and amenities for paddling.
- Spoke to the building materials and design.
- Spoke to the parking and drop off spaces for summer camps.
- Spoke to the new City meeting building being constructed with public washrooms.
- Spoke to the pedestrian friendliness of the space.
- Spoke to the Abbott street heritage area and the facility complimenting the area.
- Spoke to the solar paneling on the roof.

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:

Isaac Dutka, Trevor Dr

- Currently a coach at the Paddle Centre and a teacher at School District No. 23 and a former student at the Paddle Centre.
- Spoke to the skills the Paddle Centre provides and role models providing confidence and a connection with the community.
- Spoke to the kids who have experienced paddling for the first time through the Centre.
- Spoke to the accepting and inclusive community the paddle Centre provides.

April Kai, no address given

- New member to the Paddle Centre.
- Represents seniors and women.
- Spoke to the therapeutic nature of paddling and the ability to recover from injury.
- Spoke to the Friday night paddles available.
- Spoke to the competitive participation through the Outrigger Club.

Fraser McIntosh, General Manager, Kelowna Paddle Centre, Yates Rd

- Participated in the 2014 design charette.
- Spoke to the benefits of the Paddle Centre.
- Spoke to the school bus being able to fit onsite with the proposed changes to the parking queuing area.
- Spoke to the concerns with sightlines onsite being accommodated.

Kirsten Tully, Abbott St

- Speaking on behalf of themselves and the Kelowna Paddle Centre Board of Directors.
- Encouraged Council to approve the application.
- Expressed the summer camp program is giving the opportunity for hundreds of kids to participate on the water.
- Supports athletes competing at international events.
- Residents can safely and affordably access the water.
- Programming caters to a diverse population with a friendly and inclusive community.
- Spoke to the respectful collaboration between City and Paddle Centre.

Greg Redman, Physiotherapist, Wave Physiotherapy, Pandosy St

- Paddle Centre is very helpful for their clients.
- Provides therapy for masters athletes over 50.
- Owns a physiotherapy clinic.

Anne Lori, Abbott St

- Commended Council for developing waterfront park with wheelchair accessible wharf for boating.
- Would like some improvements to increase use of park.
- New waterfront park emptier than other area parks due to lack of mature trees and new trees only planted around the site perimeter.
- Supports Paddle Club in general and building design.
- Concerned with variance to reduce number of trees.
- Neighbourhood association offered to contribute funding for more trees but there was no commitment they would be used in the new waterfront park.
- Need more trees planted on the site.

Applicant in response:

- Spoke to trees being planned for removal have already been removed due to poor health and other reasons.
- Advised the Paddle Centre is coordinating tree plantings with the City.

- Spoke to the new buildings being built in the existing gravel parking lot.
- Confirmed the trees in the riparian area are staying.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. 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.

Carried

6. Termination

The meeting terminated at 5:40 p.m.

The meeting recessed at 5:40 p.m.

The meeting reconvened at 5:57 p.m. without Councillors Hodge and Singh in attendance.

7. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 5:57 p.m.

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**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Councillors Hodge and Singh returned to meeting at 5:59 p.m.

Kim McKechnie, Quarry Ave, Applicant:

- Spoke to the petition submitted.
- Spoke to the need for multifamily in the area.
- Predominantly single detached homes, new condo development near The Ponds Village Centre.
- Need different housing options to meet housing targets and build for different price points.
- Less than 57% of property proposed for development, rest is open space and park.
- Expressed 15 lots could be created under the existing zoning with up to 4 units per lot.
- Spoke to traffic and egress on Frost Road.
- Spoke to the addition to Powerline Park.

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:

Tony Hoft, Treadgold Ct

- Spoke to the counterpetition submitted.
- Spoke to challenges on the electricity supply grid and referenced the electrical supply concerns letter from UDI.
- Concerned about the ability to supply power to future projects.
- Spoke to their electric vehicle and the high capacity heat pump installation to replace the natural gas in their household and the reduction of carbon.
- Opposed to more high density within urban containment without a sufficient electric supply.

Abhinav Kanti, Unknown Address

- Concerned with the density of the application.
- Spoke to the 1200 metres to the village centre not being walkable and the need to drive or bike.
- Supports development under the MF1 zoning not the MF2 zone.
- Concerned Power Line Park does not represent a park but a natural area.

Ryan Olson, Killdeer Rd

- Concerned with efforts to protect the natural greenway to the lake with the seasonal creek corridor.
- Concerned with walkability to the village centre and area schools.
- Expressed there are better locations closer to the village centre for higher density.
- Concerned the project will not fit with the character of the neighbourhood.
- Expressed the negative impact the development will have on existing and future residents in the neighbourhood.

Jeanette Hoft, Treadgold Ct

- Concerned with public engagement on the application.
- Expressed they are significantly affected by the proposed development.
- Expressed they will have little impact on Council's decision because of provincial legislation and housing targets.
- Spoke to the Frost Rd extension and the major impact on lives of those in the neighbourhood.
- Recognizes the developer's right to develop the property but not to this extent.

- Believes the developer needs to develop to the form and character that reflects the character of the neighbourhood.
- Requested a traffic impact study be completed with more effort to reduce the impacts on the neighbourhood.

Richard Murphy, Killdeer Rd

- Concerned with the density of the application.
- Concerned with the increase in traffic on Frost and Killdeer.
- Concerned with the density and height of the townhomes.
- Not opposed to development.

Online:

Kaleen Olansky, Parkridge Pl

- Concerned with the number of townhouses being proposed.
- Concerned with density and the impact on Frost Road.
- Children catch the bus on Frost Road and concerned with increased traffic.
- Not opposed to the development of the site.
- Townhomes do not meet the character of the existing neighbourhoods.
- Zoned for single family homes as the form of development that should be in the area.
- Concerned with privacy for adjacent properties and decrease in property values.

Gallery:

Carrie Willis, Killdeer Rd

- Concerned with density impact on the existing school structure in the area.
- Expressed that a single family development would be less of a concern for the neighbourhood.

Online:

Ben Harris, Pimlico Rd

- Concerned with severe housing crisis and the inability to raise a family in the area due to housing costs.
- Concerned with lack of housing options in the area for young people and families.
- Spoke to the Upper Mission Transit exchange being right next to the development and the Ponds Village Centre.
- Believes the development will have a small impact on the neighbourhood.
- Spoke to the need for smaller housing options to afford to live and raise a family in Kelowna, and stay in the community.
- Expressed there is a lack of townhouses in the Upper Mission neighbourhoods with few attainable housing options for younger families.
- Requested that the housing affordability crisis be addressed by building enough housing for people who live in the community.
- Spoke to the Frost Rd extension and South Perimeter Way creating more options for transportation and access into the neighbourhood.
- Believes transit to the Upper Mission is being reimagined with the transit facility expansion.
- Requested form and character accommodations to reduce neighbourhood impacts while maintaining density be considered.

Applicant in response:

- There was no response from the applicant.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

9. Termination

The Hearing was declared terminated at 6:49 p.m.

10. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 6:49 p.m.

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**

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Bylaw No. 12782 be read a second and third time.

Carried

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

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Bylaw No. 12783 be read a second and third time.

Carried

12. Termination

The meeting was declared terminated at 6:59 p.m.

13. Call to Order the Public Hearing

The meeting recessed at 6:59 p.m.

The meeting reconvened at 7:10 p.m.

Mayor Dyas called the Hearing to order at 7:10 p.m.

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**

Staff:

- Displayed a PowerPoint Presentation summarizing 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.

15. Termination

The Hearing was declared terminated at 7:15 p.m.

16. Call to order the Regular Meeting

Mayor Dyas called the meeting to order at 7:15 p.m.

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**

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12790 be read a second and third time and adopted.

Carried

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

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12791 be read a second and third time and be adopted.

Carried

18. Termination

The meeting was declared terminated at 7:17 p.m.

City Clerk advised the agenda items numbered 19 through 24 will not be considered since the OCP amending application was withdrawn.

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

Mayor Dyas called the Hearing to order at 7:18 p.m.

26. Individual Bylaw Submissions

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

Staff:

- Displayed a PowerPoint Presentation summarizing 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.

There were no further comments.

27. Termination

The meeting was declared terminated at 7:19 p.m.

28. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 7:19 p.m.

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**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Bylaw No. 12785 be read a second and third time and be adopted.

Carried
Councillor Cannan - Opposed

30. Termination

The meeting was declared terminated at 7:20 p.m.

31. Call to Order the Public Hearing

The meeting was called to order at 7:20 p.m.

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**

Councillor Lovegrove declared a conflict of interest as they own property in the Heritage Conservation Area and left the meeting at 7:21 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application the Heritage Conservation Area Development Guidelines.

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:

Brett Robinson, Beach Ave

- Recently moved to Kelowna.
- Working through permit application with planning and building departments.
- Expressed concern regarding the financial strain on property owners for changes in the heritage area.
- Expressed that additional changes will make their application unfeasible.
- Concerned that each decision has big impacts on individual homeowners.

Dave Cullen, Park Ave

- Spoke to the statement of significance and those that are given heritage designation.
- Expressed that a home that is identified as being significant can benefit from additional options than what can be done under the existing zoning.
- Displayed an image from a current Heritage Alteration Permit (HAP) application with a height variance.
- Concerned with the Planning Department having the ability to approve variances to zoning regulations without going to Council.
- Expressed the difference between major and minor variances.
- Concerned with using heritage preservation to determine what is essentially an apartment building.

Kevin Fuhrbik, Knox Cr

- They have lived in the conservation area for 25 years.
- Concerned with the changes to the Heritage Conservation Area (HCA).
- Strongly support preserving unique character of heritage area.
- Expressed that incentives lack safeguards to protect low density character.
- Concerned with staff's ability to approve variances case by case without well-defined criteria.
- Concerned that buildings could overwhelm the area's historic character and scale.
- Concerned with the lack of public consultation required on changes to the area.

Erika Bell-Lowther, Abbott St

- Designed and built a new home in HCA in 2014.
- Expressed that they kept a mature tree.
- Concerned about long-term viability of HCA due to transit-oriented area (TOA) designation by the Province.
- Requested Council push back on the Province to protect the heritage area.
- Concerned that land assemblies and applications for buildings up to six storeys will destroy the HCA.
- Provided solutions to protecting the designated conservation area including transition zones.
- Requested the City work with the Province to adjust the boundary of the Hospital TOA to exclude lots in the HCA and make up the density elsewhere.
- Commented the TOA area within the HCA should be a transition zone and not upzone to allow for six storeys, instead allow two to three storey duplexes and townhouses.

Derek Plausinis, Long St

- Spoke to moving to the area and building on a vacant lot.
- Built in the HCA based on the guidelines and the vision for the area.
- Believes changing the vision is unfair.
- Concerned about increased density.
- Expressed the new HCA guidelines are misleading and unreasonable to expect residents to read a 40-page document with no executive summary.
- Provided an example of the height change restriction being mentioned once and then buried in the document.
- Identified there is a lack of clarity between 2 1/2 versus 3 storeys.

Jillian Stamp, Abbott St

- Lived in the area since 2001 in a property that was renovated.
- Expressed that the guidelines do not go far enough to protect the public realm.
- Concerned with density.
- HCA is an experience of walkability, tree-lined streets, stepping into living history.
- Believes more targeted moves on housing affordability should be located where they can make a real difference.
- Concerned that the area should be protected for generations to come.
- Identified 320 homes in the HCA, designated by bylaw.
- Expressed that property owners maintain homes and gardens in the spirit and shared value of heritage.

Chris Wong, Abbott St

- Requested Council consider changing the guidelines to remove contributory properties and the precincts.
- Expressed that the guidelines should be applied uniformly to all properties in the area.

Janet Morgan, Abbott St

- Lived in the area for 45 years.
- Concerned with variances on the lot that will take away from the character of the heritage area.
- Appreciates many changes, including bicycle lanes, no left turn onto Harvey Ave from Abbott St.
- Believes rebuilds need to be part of community and not overshadow surrounding heritage homes.
- Concerned about opportunity for variances in guidelines and would like them removed.
- Expressed both visitors and residents share appreciation of HCA.
- Requested the area remain as is and that the ability for variances be removed.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council continues the meeting and public hearing past 8:00 p.m.

Carried

Peter Draganic, Dorian Ave

- Develops in the Abbott Street area and recently renovated and sold a 1912 house.
- Concerned with variances.
- Sold an old house previously restored and has done some development in the area.
- Supportive of the guidelines, with limits on variances of what can be approved.
- Requested that the heritage character of houses be kept.

Vicki Prestley, Abbott St

- Lived in the area for 35 years and renovated the house.
- Concerned about houses being sold and not being maintained in the area.
- Met with the Heritage Advisory Committee to present their renovation.
- Researched how to restore an art deco house.
- Concerned with homes going up for sale and new owners may not maintain them.

Genevieve Bea, Abbott St

- Lived in the area since 2011.
- Beautiful experience to live in HCA.
- Expressed it is challenging to build a new house in the conservation area.
- Concerned with the heritage character in the area being maintained.
- Expressed they are invested in the area and the people who live there now.

Pat Munro, Cadder Ave

- Their house is on the Heritage Registry.
- Recognized the importance of Indigenous history and the reference to the lake.
- Home is within the Transit Oriented Area (TOA) in the HCA.
- Recognized the importance of heritage and mature trees in the area contributing to the heritage value in the area.
- Envision the destruction of HCA if TOA remains over 83 properties and six storey buildings.
- Involved with the Kelowna Tree Protectors.
- Identified the heritage guidelines refer to the importance of trees 37 times.
- Expressed mature trees contribute to heritage value and align with the Sustainable Urban Forest Strategy.
- Suggested a bylaw be passed to protect trees on private property.
- Acknowledged it takes more than guidelines to protect the heritage area and trees.
- Shared HCA walking tour brochures with Council.

Ian McKay, Lake Ave

- Expressed the HCA belongs to the people of Kelowna.
- Compared destroying the HCA as similar to destroying Okanagan Lake.

- Requested the TOA designation be changed as it is unclear how one bus stop makes for a transit hub.

Diane Grand, Lake Ave

- Spoke to the large house that was developed next to them that does not meet heritage guidelines.
- Concerned with protection of the area.
- Believes the HCA should mean something as a jewel for the City.
- Believes that the lack of protection will impact on tourism with fewer visitors and film industry who use the area.

Peter Chataway, Cadder Ave

- Expressed the need for local heritage expertise and transparent oversight.
- No formal oversight body ensuring heritage is respected in decisions.
- Expressed applications for generic design criteria are not rooted in history of the neighbourhood.
- Requested the review of applications in the HCA be done by a Heritage Advisory Committee made up of local experts who live here and care about future of the HCA.
- Proposed amending the TOA boundary and designating the entire conservation area for protection.
- Expressed there is a lack of local expertise and accountability in decision-making.
- Concerned with fragmented heritage protection.
- Concerned with staff delegation to approve variances in the HCA.
- Believes a City Heritage planner needs to be secured.
- Asked that heritage conservation be prioritized over development guidelines.

Bev Kalamakoff, Rowcliffe Ave

- Is the Chair of Kelowna Tree Protection Association.
- Advised the urban forests in the area were planted at the same time the heritage buildings were constructed.
- Conducted an inventory of trees in the area.
- Heritage tour areas are unique because of mature urban trees, worth preserving.
- The tree canopy coverage in the HCA is approaching the target of 30%.
- Expressed that mature trees will reach the water table and support themselves.
- Guidelines should place importance on preserving mature trees.
- Expressed the trees are important and unique assets for the conservation area and need to be preserved and protected.

Valerie Halford, Sutherland Ave

- Expressed they were on the Heritage Committee that developed the original HCA and guidelines.
- Involved with heritage protection of Guisachan Park and House and the Benvoulin Heritage Church.
- Concerned with planning staff making decisions not conducive to the best interests of heritage conservation.
- Expressed that people from all over the City come to Abbott St to walk.
- Concerned with current application to only protect façade of heritage house.
- Heritage approvals should not be delegated to staff.
- Expressed that once heritage is gone, it is gone forever.

The meeting recessed at 8:31 p.m.

The meeting reconvened at 8:39 p.m.

Moved By Councillor Webber/Seconded By Councillor Dehart

THAT Council continues the meeting and public hearing past 8:30 p.m.

Carried

George Mapsen, Cadder Ave

- Spoke to Council's roles in the community being both transformational and transactional.
- In 2017 a flood impacted the area.
- Concerned with putting six storey apartments in HCA given the floodplain issues.
- Decisions for this area should reside at Council level, not staff level.

- Concerned with infrastructure needed to support increased density in the area.
- Advised the Kelowna Tourism Centre directs visitors to walk along Abbott St.

Susan Ames, 1833 Abbott, Member of FRAHCAS

- Member of FRAHCAS.
- Heritage Conservation applications have been single/two family residential.
- Expressed the community cannot stop the units because of the provincial mandate.
- Concerned that the heritage guidelines do not protect heritage conservation as written.
- Believes the new units should be ground-oriented and scale and style should fit into neighbourhood.
- Asked the City to reinstate the Heritage Advisory Committee.
- Expressed the requirement in the guidelines to have a heritage consultant should be removed and made optional.
- Identified the RU1 zone changed in 2024 in response to new housing legislation moving to four units.
- Believes three storey buildings will overwhelm neighbouring properties.
- Concerned with staff delegated authority and discretion on variances.

There were no further comments.

33. Termination

The public hearing terminated at 8:55 p.m.

34. Call To Order Regular Meeting

The regular meeting was called to order at 8:55 p.m.

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

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council defer consideration of Bylaw No. 12789.

Carried

36. Termination

The meeting was declared terminated at 8:57 p.m.

Mayor Dyas

lb/cm



City Clerk

CITY OF KELOWNA

BYLAW NO. 12798

Z25-0010

125 Park 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 1 Block A Section 23 Township 26 ODYD Plan 4740, located on Park Rd, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to UC_{4r} – Rutland Urban Centre Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 7th day of July, 2025.

Approved pursuant to section 52(3)(a) of the Transportation Act this 8th day of July, 2025.

Audrie Henry

for Minister of Transportation & Transit

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: July 22, 2025
To: Council
From: City Manager
Address: 125 Park Rd
File No.: DP25-0053 DVP25-0054
Zone: UC4r-Rutland Urban Centre Rental Only

1.0 Recommendation

THAT final adoption of Bylaw No. 12798 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP25-0053 and the Development Variance Permit No. DVP25-0054 for Lot 1 Block A Section 23 Township 26 ODYD Plan 4740, located at 125 Park Rd, Kelowna, BC subject to the following:

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

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

Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas:

To vary the required number of accessible parking from one required to zero spaces proposed.

Table 8.5 – Minimum Bicycle Parking Required

To vary the required short-term bicycle parking spaces from six required to zero proposed.

Section 14.11-Commercial and Urban Centre Zone Development Regulations, UC4:

To vary the minimum front yard and flanking yard setback from 2.0 m required to 0.0 m proposed

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

2.0 Purpose

To issue a Development Permit for the form and character of a mixed-use apartment building with a Development Variance Permit to vary the front and flanking yard setback, the minimum required accessible parking space, and the minimum number of short-term bicycle parking spaces.

3.0 Development Planning

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

- Orienting building facades and entries for building on corner lots to both fronting streets;
- Locating off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view; and
- Primary entrances are designed to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.

The proposal is a mixed-use 4 storey building, which includes 13 residential units consisting of bachelor and two-bedroom units, intended as rental housing. The ground floor includes 268 m² of commercial space. Common amenity space has been provided as a 98 m² roof top patio, as well as large private balconies for each unit (total amenity space approximately twice as large as required). The building has an elevator and a large secure indoor bicycle storage.

There are no requirements for landscaping as this development is built to zero setbacks, however boulevard trees will be planted to meet the off-site landscaping requirements at the time of building permit.

Parking:

Vehicle access is provided from a laneway off Park Road, leading to 3 surface parking stalls dedicated to the commercial use. The subject property is located within a Transit Oriented Area (TOA) which has no minimum requirement for off-street residential parking, other than one accessible parking stall. The proposal includes no residential stalls and no residential accessible parking space. There are 16 long-term bicycle stalls being provided for 13 residential units and the one commercial – retail unit.

Variances

The applicant is seeking 3 minor variances which are supported by staff.

The building is designed to the property line along the front and flanking side yard. This design is consistent with the rest of the block face. A 2.0 m road dedication was required along Park Rd to allow for on-street parking and short-term bike racks, which reduced the flanking setback to zero. Staff support these variances as they will result in improvements to the block and street.

One accessible parking stall is required for developments with 10 or more units and up to 50 units in the TOA. The proposed development falls in the low end of this range with 13 units, and the applicant is proposing no accessible parking stall. Staff support this variance because this requirement is intended for larger developments.

The short-term bike parking requirement is six short term spaces per entrance. However, the applicant has proposed to locate six additional bike parking spaces inside the building for convenience, security reasons, and space limitations. Further, future sidewalk improvements will include temporary bike racks. Staff support the variance.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located at the intersection of Highway 33 W and Park Road within the Rutland Urban Centre. The site is located less than 400 m from the Rutland Transit Hub, and two bus stops within less than 150m on Routes 11 and 14.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	567 m ²
Total Number of Units	13
Bachelor	8
2-bed	5
Net Commercial Floor Area	268 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	UC ₄ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.8	1.99
Base FAR	2.5	
Bonus FAR	0.3	
Max. Site Coverage (buildings)	100%	74%
Max. Site Coverage (buildings, parking, driveways)	100%	100%
Max. Height	34 m	14.43m
Base Height	22.0 m	
Bonus Height	12 m	n/a or m
Setbacks		
Min. Front Yard (North)	2.0 m	0.0 m ❗
Min. Side Yard (East)	0.0 m	0.0 m
Min. Flanking Yard (West)	2.0 m	0.0 m ❗
Min. Rear Yard (South)	0.0 m	0.0 m

Amenity Space		
Total Required Amenity Space	123 m²	98.22 m²
Common	52 m ²	98.22 m ²
Private	71 m ²	65.46 m ²
❶ Indicates a requested variance to minimum front and flanking yards setback.		

PARKING REGULATIONS		
CRITERIA	UC ₄ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	4 stalls	stalls
Residential	0	0
Accessible	1	0 ❷
Commercial	3	3
Visitor	0	0
Ratio of Regular to Small Stalls	Min. 70% Regular Max. 30% Small	100% Regular 0% Small
Min. Loading Stalls	0 stalls	0 stalls
Bicycle Stalls Short-Term	6 stalls	0 stalls ❸
Bicycle Stalls Long-Term	10 stalls	16 stalls
❷ Indicates a requested variance to the minimum number of accessible parking spaces.		
❸ Indicates a requested variance to the minimum number of short-term bike parking spaces.		

6.o Application Chronology [Include all relevant dates, public processes here]

Application Accepted: October 18, 2024
 Neighbour Notification Received: May 13, 2025
 Adoption of Zone Amending Bylaw: July 22, 2025

Report prepared by: Nadia Mahmoudi, Planner I
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 Permit DP25-0053 and Development Variance Permit DVP25-0054
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Attachment B: OCP Form and Character Development Permit Guidelines
 Attachment C: Rendering

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

Development Permit & Development Variance Permit

DP25-0053/DVP25-0054



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

125 Park Rd

and legally known as

Lot 1 Block A Section 23 Township 26 ODYD Plan 4740

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

Mixed-Use Building

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



Date of Council Approval: July 22, 2025

Development Permit Area: Form and Character

Existing Zone: UC4r – Rutland Urban Center Rental Only

Future Land Use Designation: UC– Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: 1370247 B.C. LTD., INC.NO. BC1370247

Applicant: Patrick Zhang

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP25-0053 and Development Variance Permit No. DVP25-0054 for Lot 1 Block A Section 23 Township 26 ODYD Plan 4740 located at 125 Park 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";

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

Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas:

To vary the required accessible parking spaces from one space required to zero proposed.

Table 8.5 – Minimum Bicycle Parking Required

To vary the required Bicycle parking spaces from one spaces required to zero proposed.

Section 14.11-Commercial and Urban Centre Zone Development Regulations, UC4:

To vary the minimum front yard and flanking yard setback from 2.0 m required to 0.0 m proposed.

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

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		
# DP25-0053 DVP25-0054		
Planner Initials	NM	 City of Kelowna DEVELOPMENT PLANNING



SCHEDULE

This forms part of application

DP25-0053 DVP25-0054

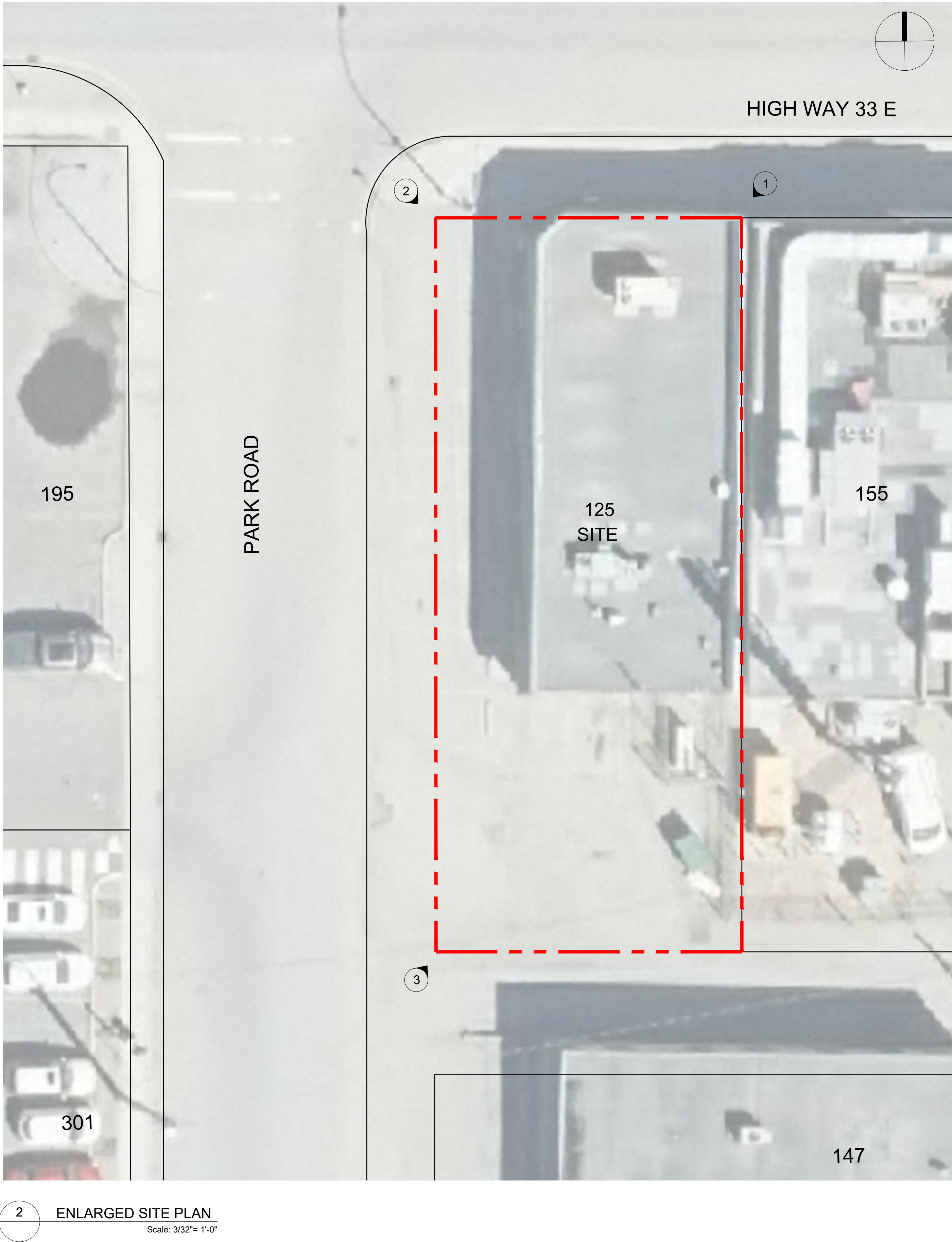
Planner Initials NM

A



City of Kelowna

DEVELOPMENT PLANNING



3 STREET VIEW 1



4 STREET VIEW 2



5 STREET VIEW 3

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 940
Vancouver B.C. V6P 6G5

Office: 604 558 3064
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

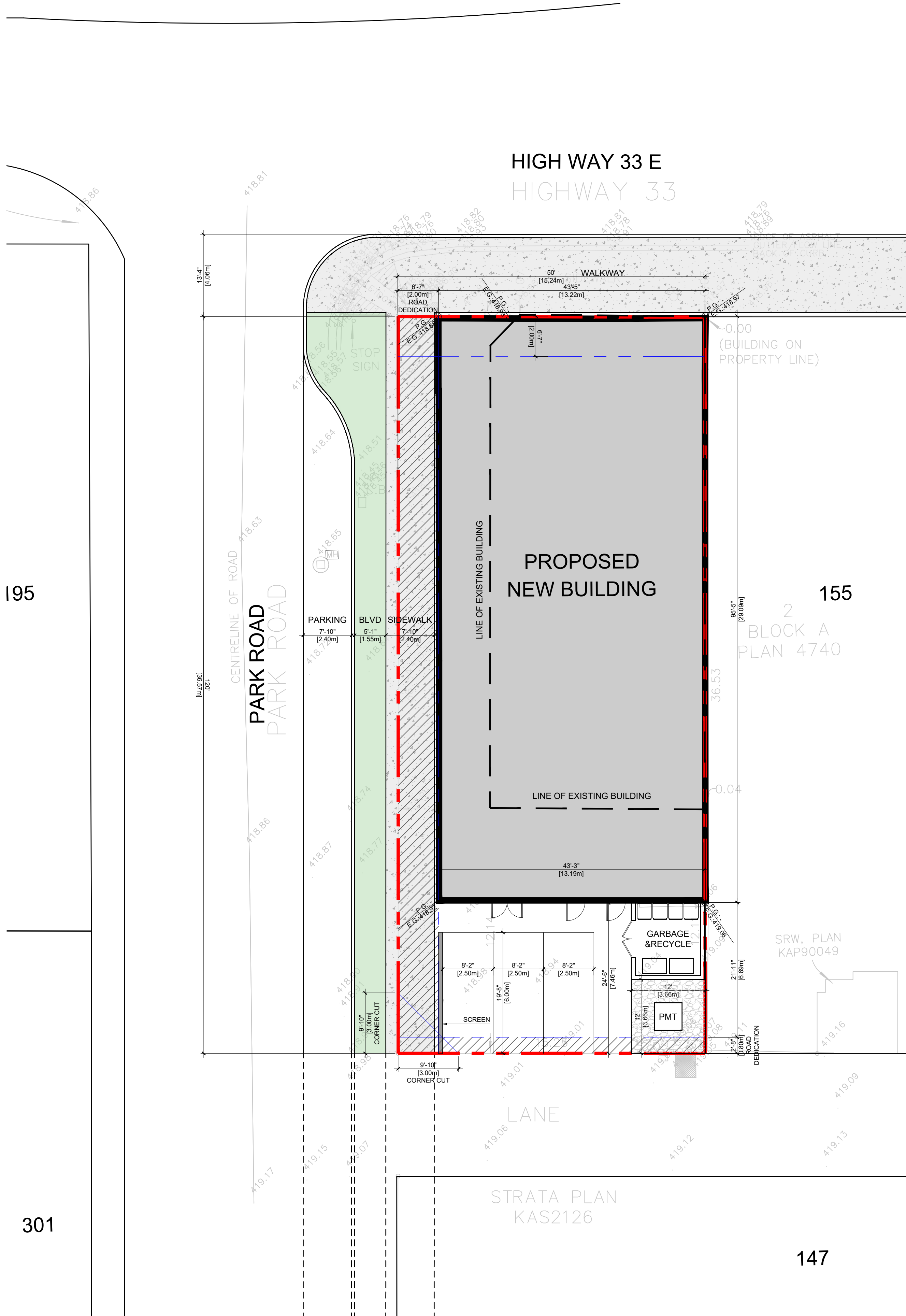
REGISTERED ARCHITECT

XU YANG

BRITISH COLUMBIA

2025-05-07

REVISIONS	
1	
ISSUES	
8	
7	
6	REISSUED FOR DP APPLICATION
5	REISSUED FOR DP APPLICATION
4	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
2	ISSUED FOR REVIEW
1	ISSUED FOR DP APPLICATION
DATE	
	MAY 07 2025
	MAR 05 2025
	FEB 06 2025
	FEB 05 2025
	JAN 28 2025
	OCT 11 2024
PROJECT NUMBER	A548
DRAWN BY	CW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	
PROJECT	
MIXED-USE DEVELOPMENT	
125 PARK ROAD KELOWNA, BC	
DRAWING TITLE	
SITE CONTEXT	
DRAWING No.	
A 0.02	



1 ENLARGED SITE PLAN
Scale: 3/32"= 1'-0"

PROJECT DESCRIPTION			
Civic Address	125 Park Road		
Legal Address	LOT 1, SECTION 23, BLOCK A, PLAN KAP4740, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT		
Existing Zoning	UC4 (Rutland Urban Centre)		
Proposed Zoning	UC4 (Rutland Urban Centre)		
Proposed Use	Mixed-Use(Commercial&Residential)		
SITE INFORMATION			
	Square Meters		Square Feet
Site Area	557.42		6,000.1
DEVELOPMENT REGULATIONS			
CRITERIA	UC4 Zone Requirement		Proposed
Building Height	maximum 6 storeys/18m		3-storeys/11.43m 4 storeys/14.43 m
Front Yard (North)	2m (6.58ft)		0m (0ft) variance needed
Interior Side Yard (East)	0m (0ft)		0m (0ft)
Exterior Side Yard (West)	2m (6.58ft)		--2m (6.58ft)-- 0m (0ft)
Rear Yard (South)	0m (0ft)		0m (0ft)
Lot Coverage	Maximum 100% Street Type: Retail Street, Mixed Street	6000.1 sq.ft	74% 4,423 sq.ft
FAR	For Areas Identified as Transit Oriented Area (Map 8.3.d) have the base FAR for the 6-storey category increased from 1.8 FAR to 2.5 FAR	2.5	1.99 Gross Floor Area:15,243.5 sqft(1,416.1 m2) Commercial: 2,885 sqft (268 m2) Residential:9,038 sqft (839.7 m2) Circulation,Mech&Bicycle Room:3,321 sqft (308.5 m2) Net Floor Area:11,922.5 sqft (1107.6 m2)
PARKING REGULATIONS			
	Required		Provided
Minimum Parking Requirements	Commerical	268m2/100m2x1.3=3.48 Min.1.3 spaces per 100m2 GFA, Max. 4.5 spaces per 100m2 GFA	3
	Residential	Location in exemption area (Map 8.3.d) Parking not required	
	Accessible Parking	0 required -1 required -(0 per 1-4 parking spaces-)	
	Total	3.48	
Parking Dimensions	Regular	90°: 2.5 x 6 m, min.70%	90°: 2.5 x 6 m,3 provided,100%
		Parallel: 2.5 x 6 m	0
	Small Car	2.3 x 4.8 m, max 30%	2.3 x 4.8 m, 0 provided
	Accessible Parking	3.7 x 6m	.Not required. Not provided
	Aisle Width	90°: 6.5m	Not required
Total		N/A	

Unit Type Breakdown				
Unit Type	# of Unit	# of Bedoom	Floor Area (sq.ft)	Floor Area (m2)
Type A1	2	2	741	68.8
Type A2	2	2	706	65.6
Type B1	8	1	423	39.3
Type C1	1	3- 2	2,760	256.4
Total	13		9,038	839.7

SCHEDULE A

This forms part of application

DP25-0053 DVP25-0054

Planner Initials NM

City of Kelowna
DEVELOPMENT PLANNING

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 940
Vancouver B.C. V6P 6G5

Office: 604 558 3064
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REGISTERED ARCHITECT
XU YANG
BRITISH COLUMBIA
2025-05-07

REVISIONS

1

ISSUES

8

7

6 REISSUED FOR DP APPLICATION

5 REISSUED FOR DP APPLICATION

4 ISSUED FOR REVIEW

3 ISSUED FOR REVIEW

2 ISSUED FOR REVIEW

1 ISSUED FOR DP APPLICATION

PROJECT NUMBER A548

DRAWN BY CW

CHECKED BY PY

DATE CHECKED

CONSULTANT

PROJECT

MIXED-USE DEVELOPMENT

125 PARK ROAD
KELOWNA, BC

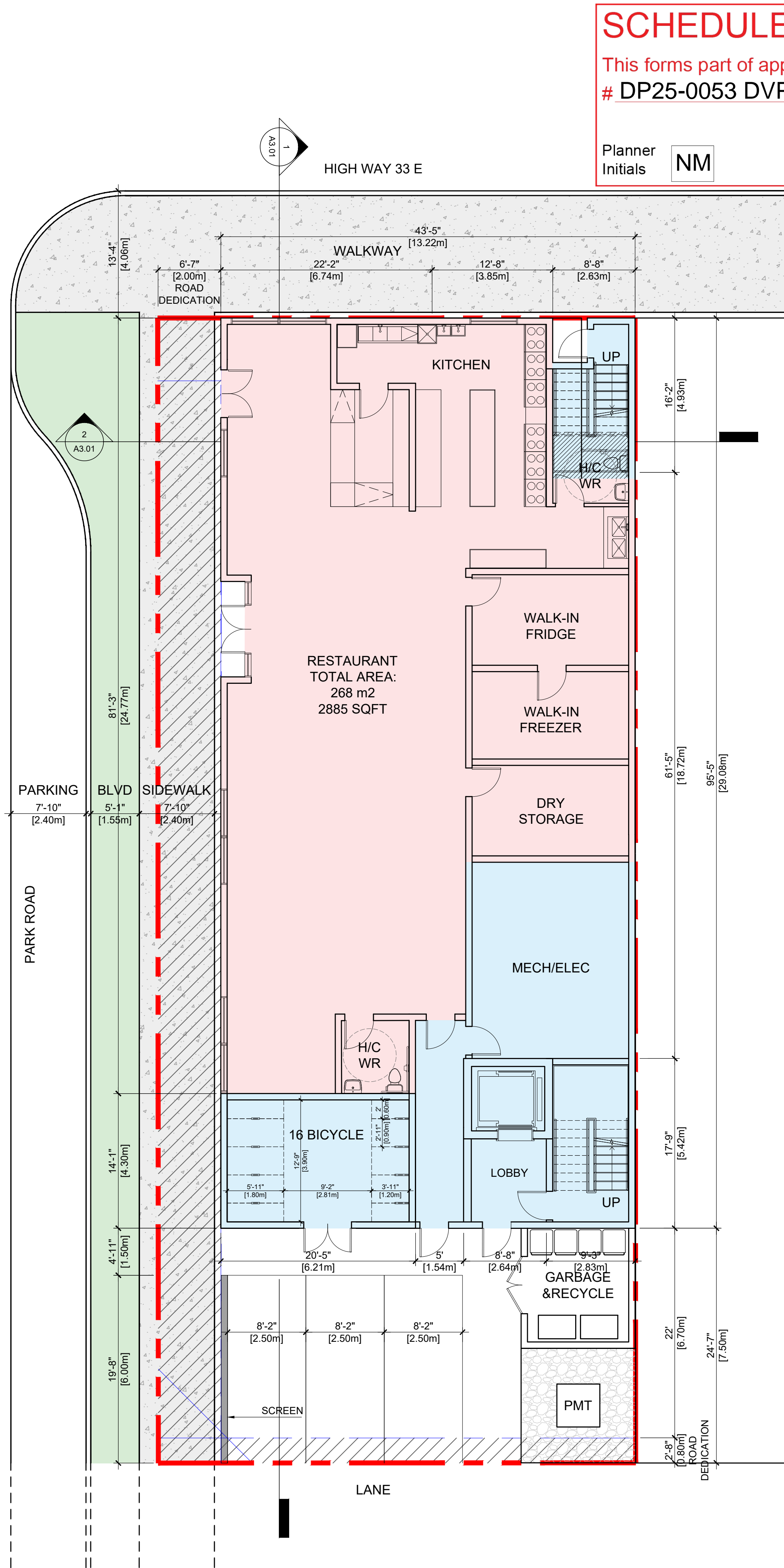
DRAWING TITLE

SITE PLAN

DRAWING No.

A 1.01

26



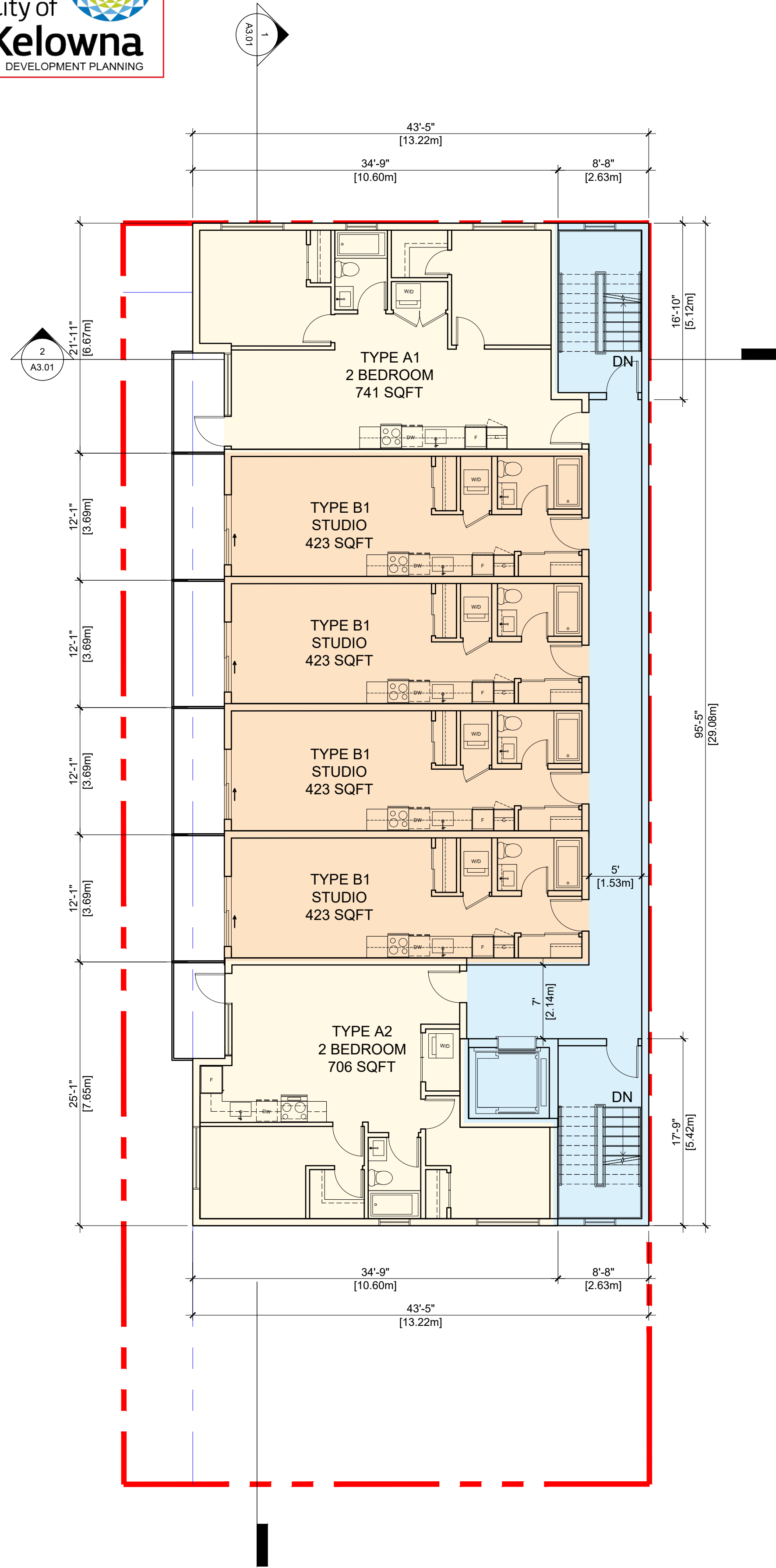
1 GROUND FLOOR PLAN
Scale: 1/8"= 1'-0"

SCHEDULE A

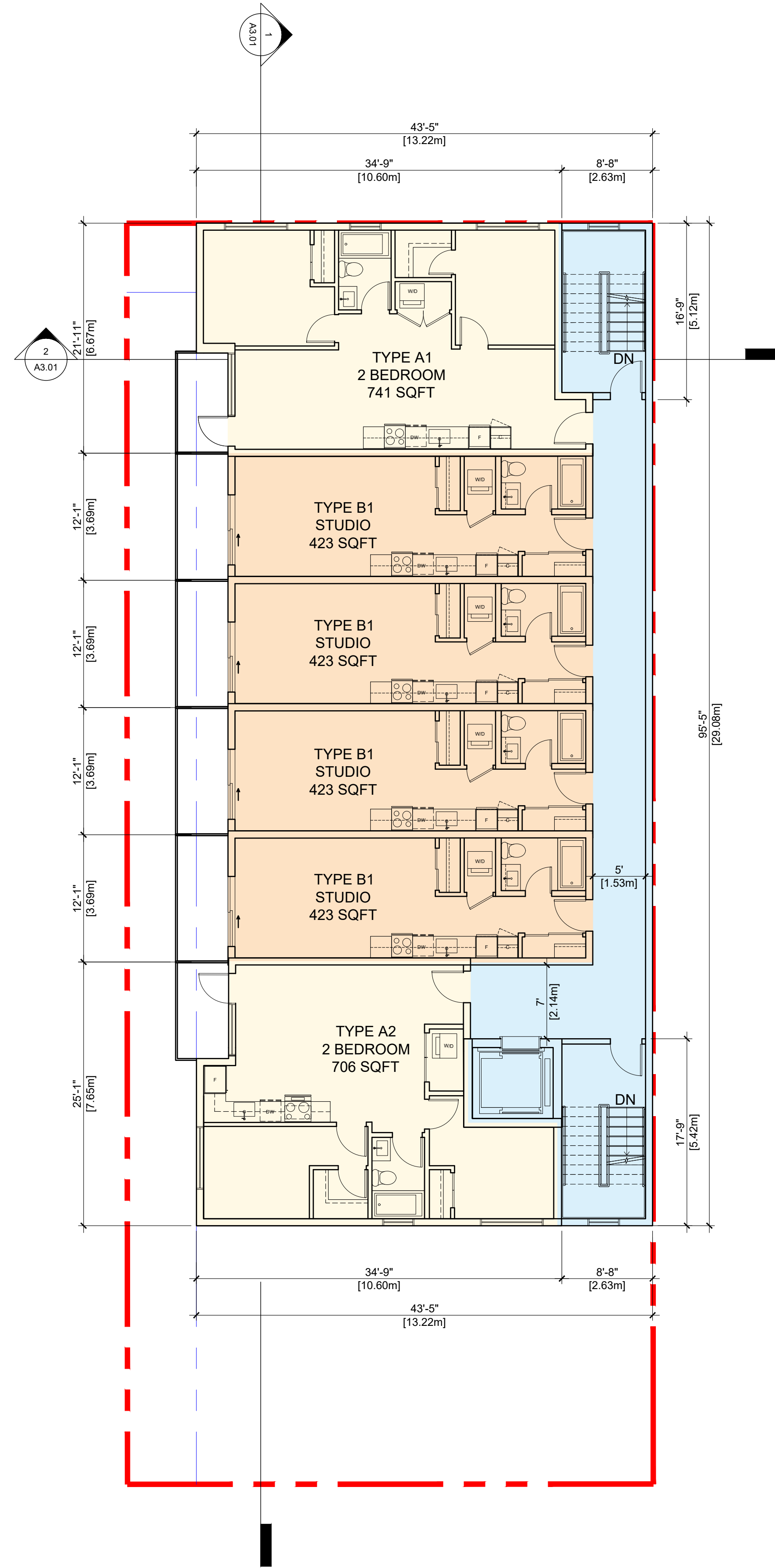
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DP25-0053 DVP25-0054

Planner Initials **NM**

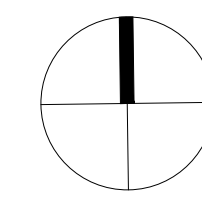
City of Kelowna
DEVELOPMENT PLANNING



2 SECOND FLOOR PLAN
Scale: 1/8"= 1'-0"



3 THIRD FLOOR PLAN
Scale: 1/8"= 1'-0"



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BRITISH COLUMBIA
2025-05-07

REVISIONS	ISSUES	DATE
1		
2	ISSUED FOR REVIEW	JAN 28 2025
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PROJECT
MIXED-USE DEVELOPMENT
125 PARK ROAD
KELOWNA, BC

DRAWING TITLE
FLOOR PLANS

DRAWING No.

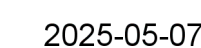
A 2.01

27



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6 REISSUED FOR DP APPLICATION

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5 REISSUED FOR DP APPLICATION

MAR 05 202

4 ISSUED FOR REVIEW

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FEB 05 2025

2 ISSUED FOR REVIEW

JAN 28 2025

1 ISSUED FOR DP APPLICATION

OCT 11 2024

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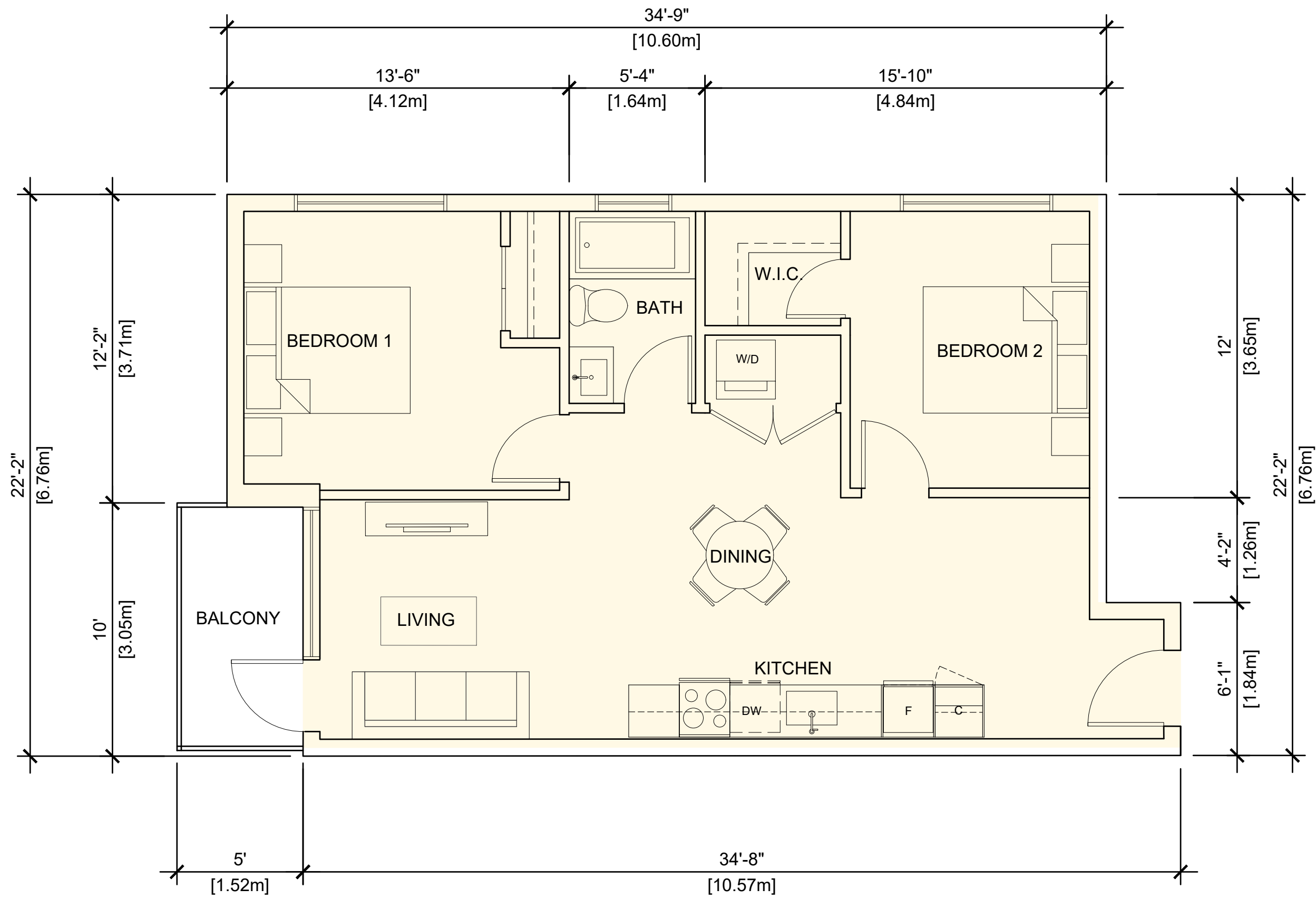
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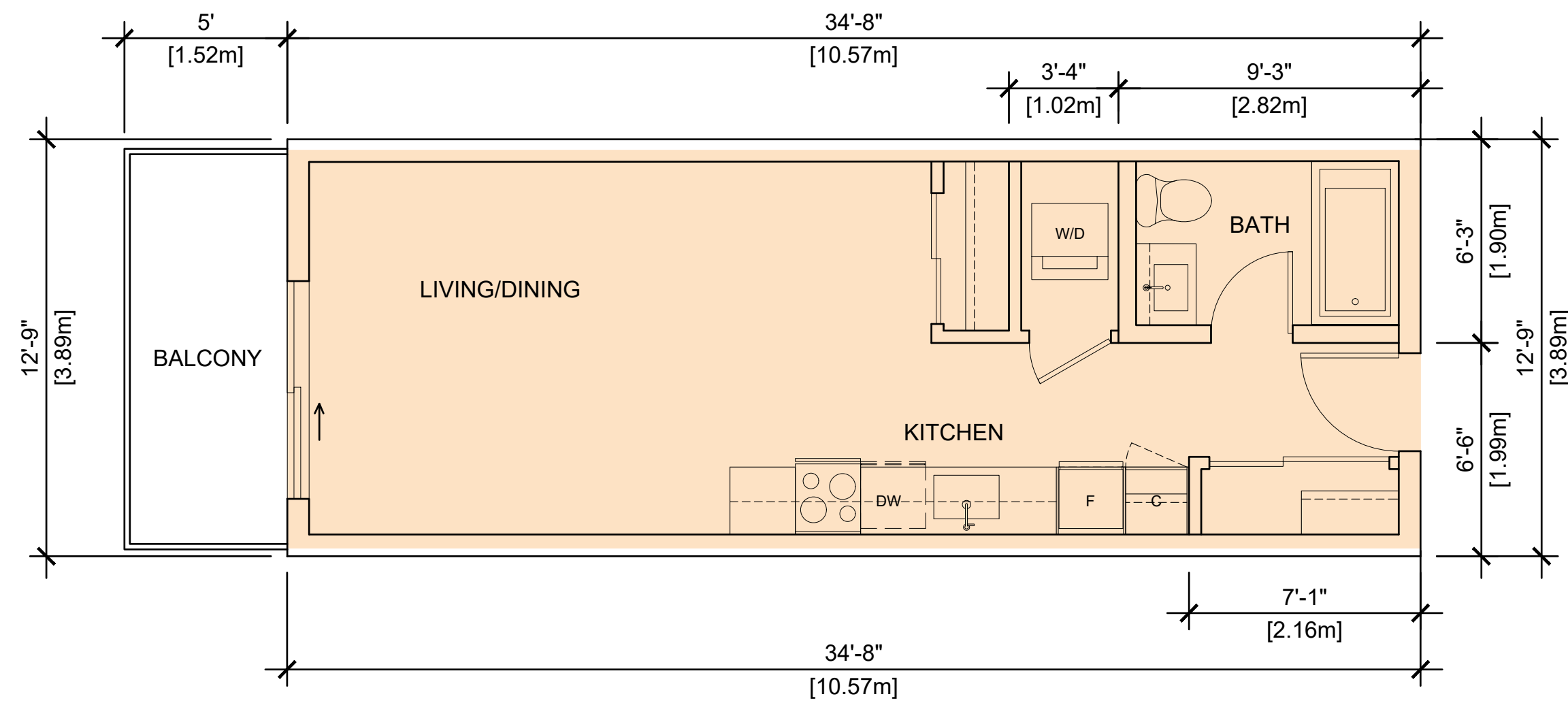


<h1>SCHEDULE</h1>		<h1>A</h1>	
<p>This forms part of application</p>			
<p># DP25-0053 DVP25-0054</p>			
<p>Planner Initials</p>		<p>City of Kelowna DEVELOPMENT PLANNING</p>	
<p>NM</p>			



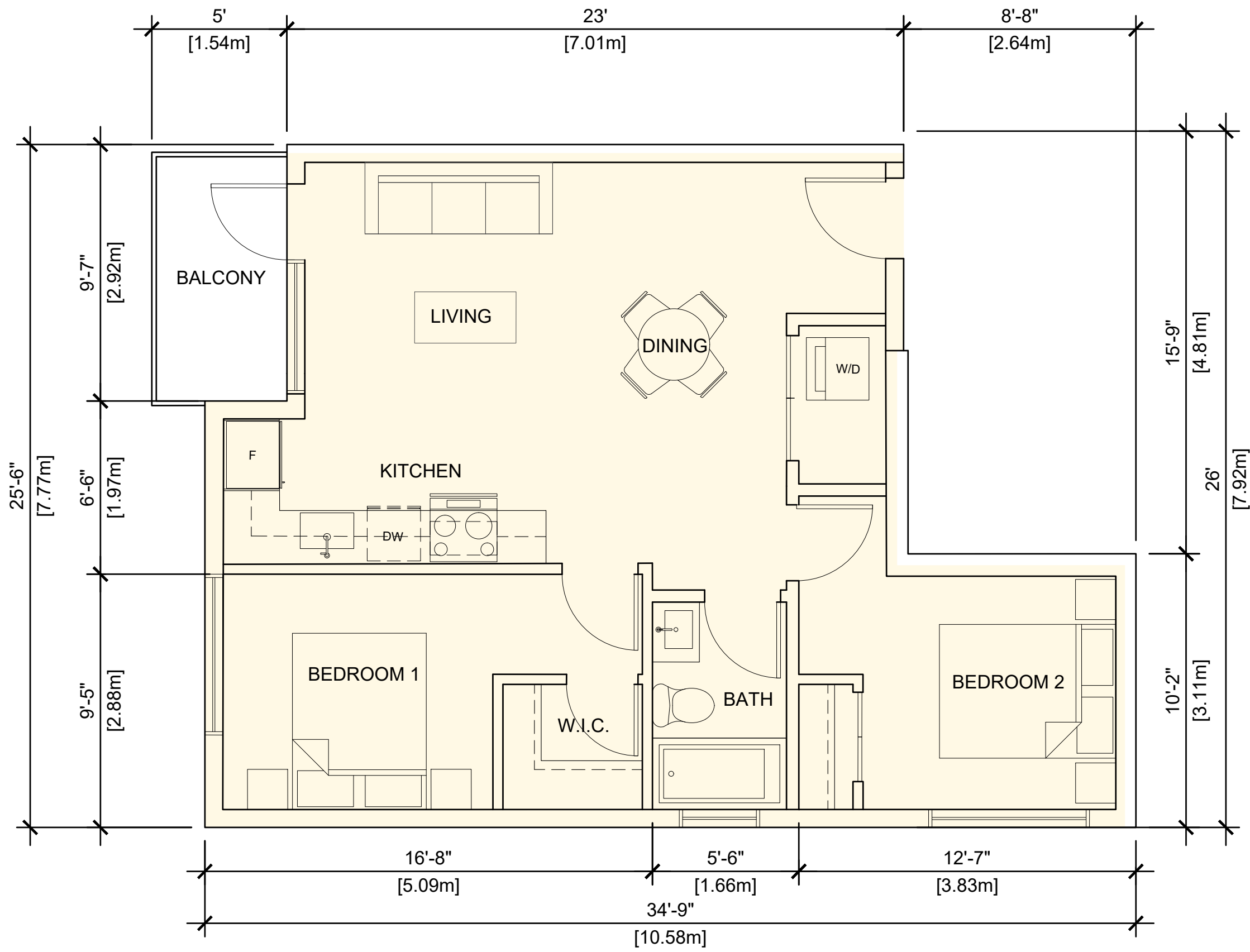
1 TYPE A1 UNIT PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE A1	FLOOR AREA	
2 BEDROOM		
TOTAL	741 SQ.FT	68.8 m ²



3 TYPE B1 UNIT PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE B1	FLOOR AREA	
STUDIO		
TOTAL	423 SQ.FT	39.3 m ²



2 TYPE A2 UNIT PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE A2	FLOOR AREA	
2 BEDROOM		
TOTAL	706 SQ.FT	65.6 m ²

SCHEDULE

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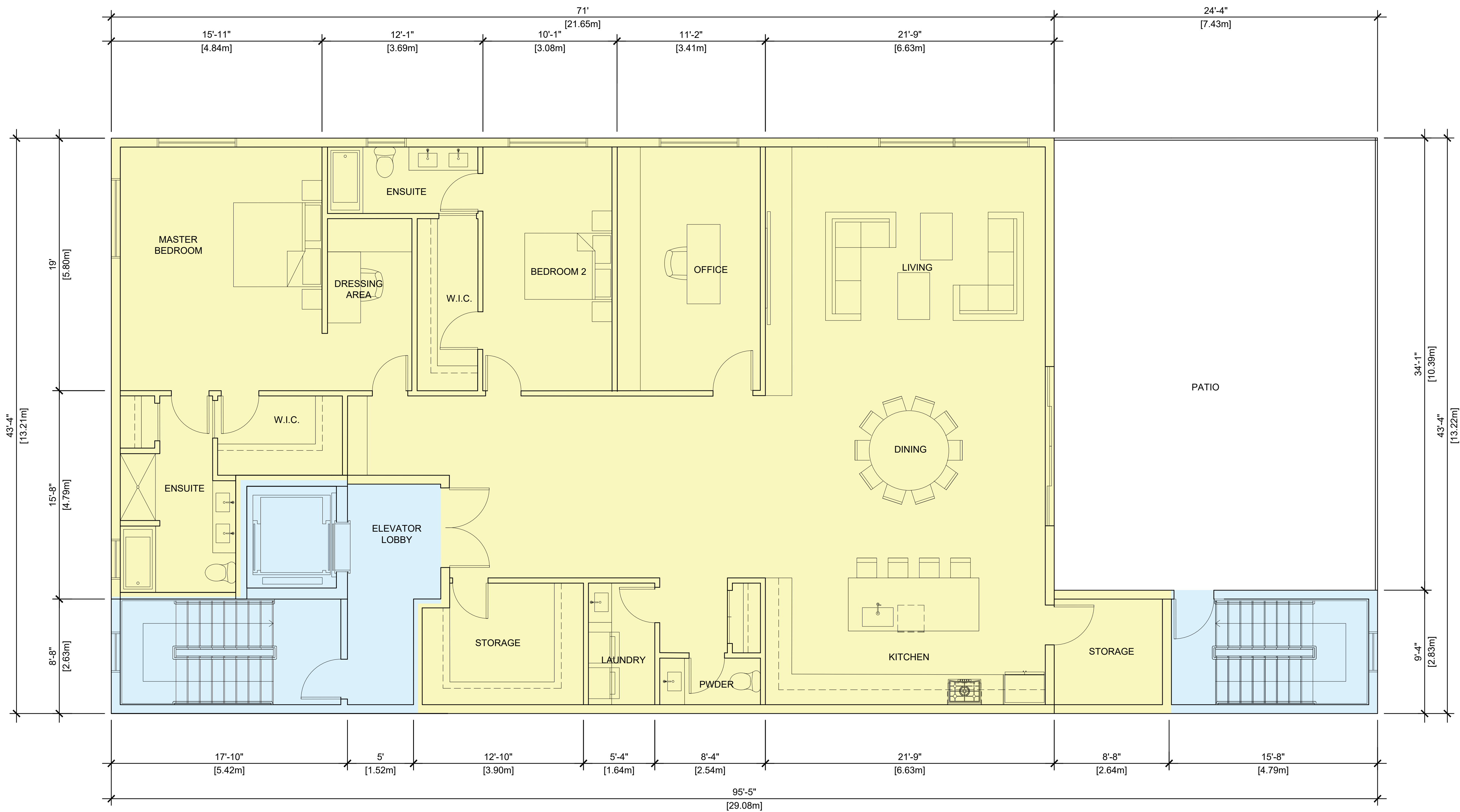
125 PARK ROAD
KELOWNA, BC

DRAWING TITLE

UNIT PLANS

DRAWING No.

A 3.01



1 TYPE C1 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C1	FLOOR AREA	
2 BEDROOM		
TOTAL	2760 SQ.FT	256.4 m ²

SCHEDULE

A

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30



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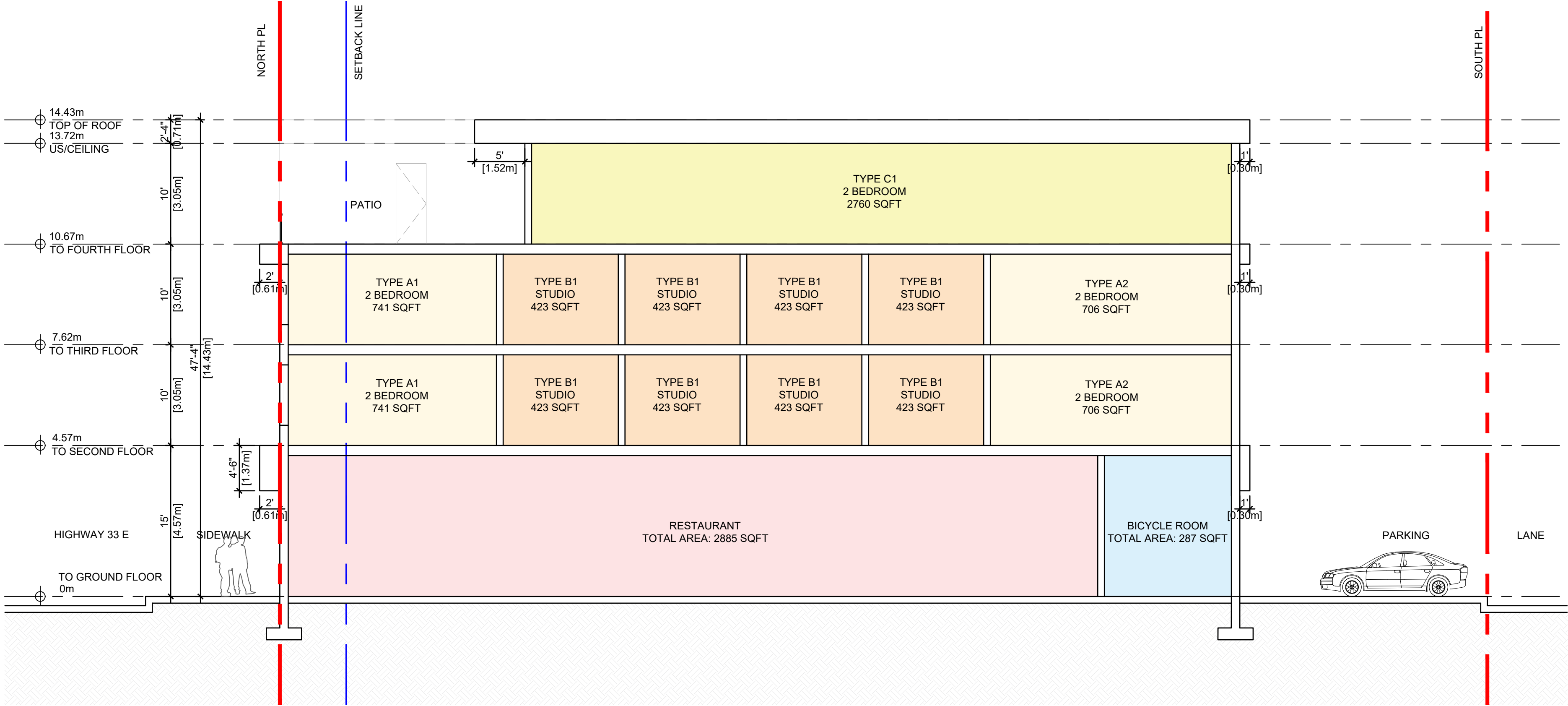
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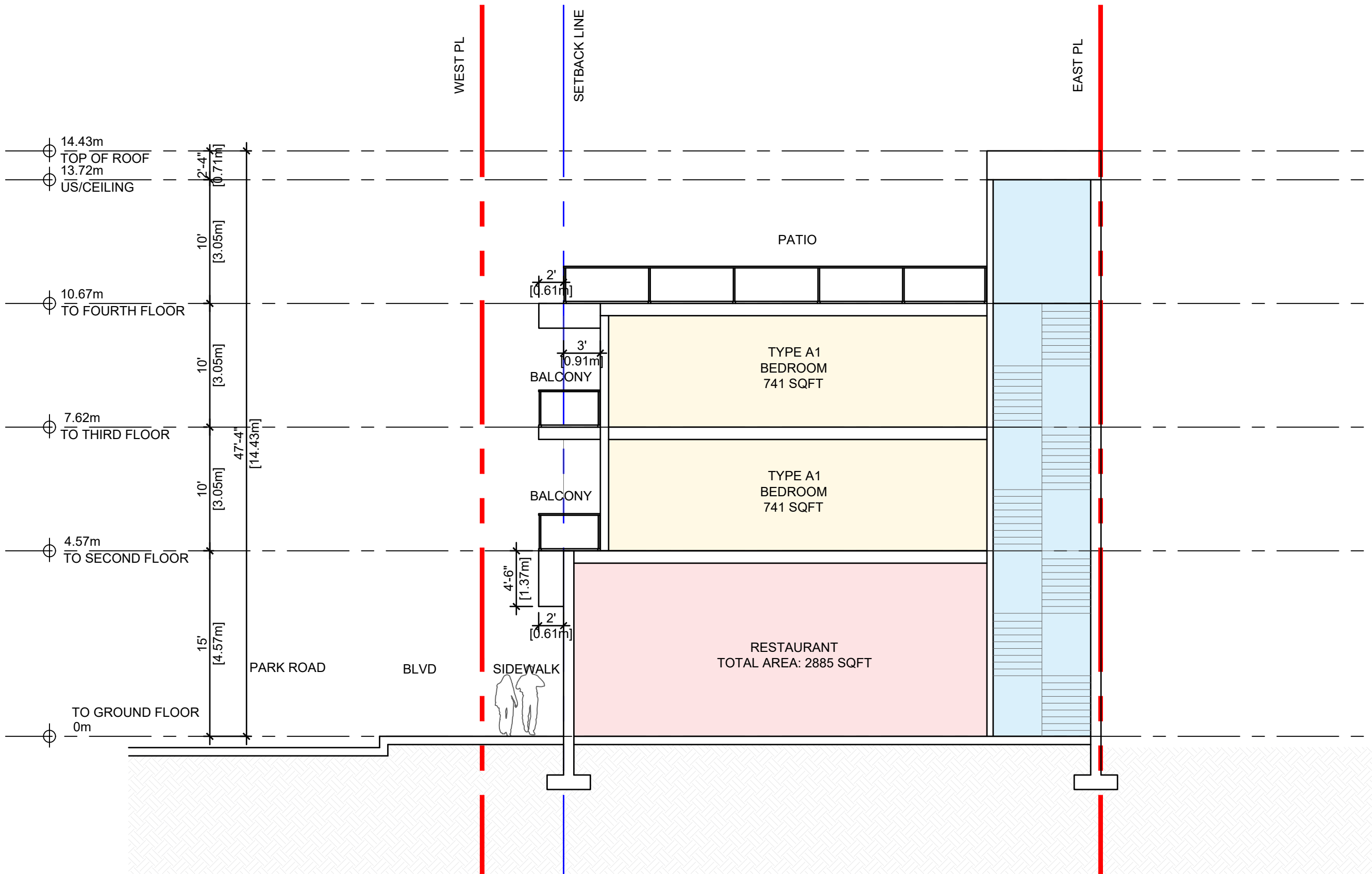
BUILDING SECTIONS

DRAWING No.

A 4.01



1 SECTION1
Scale: 1/8"= 1'-0"



2 SECTION2
Scale: 1/8"= 1'-0"

SCHEDULE

B

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City of Kelowna

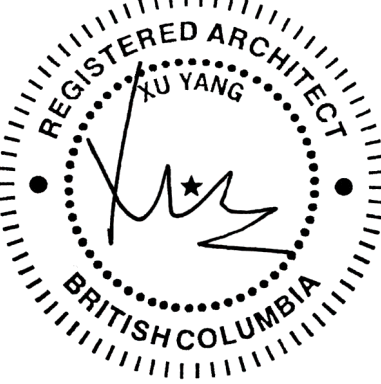
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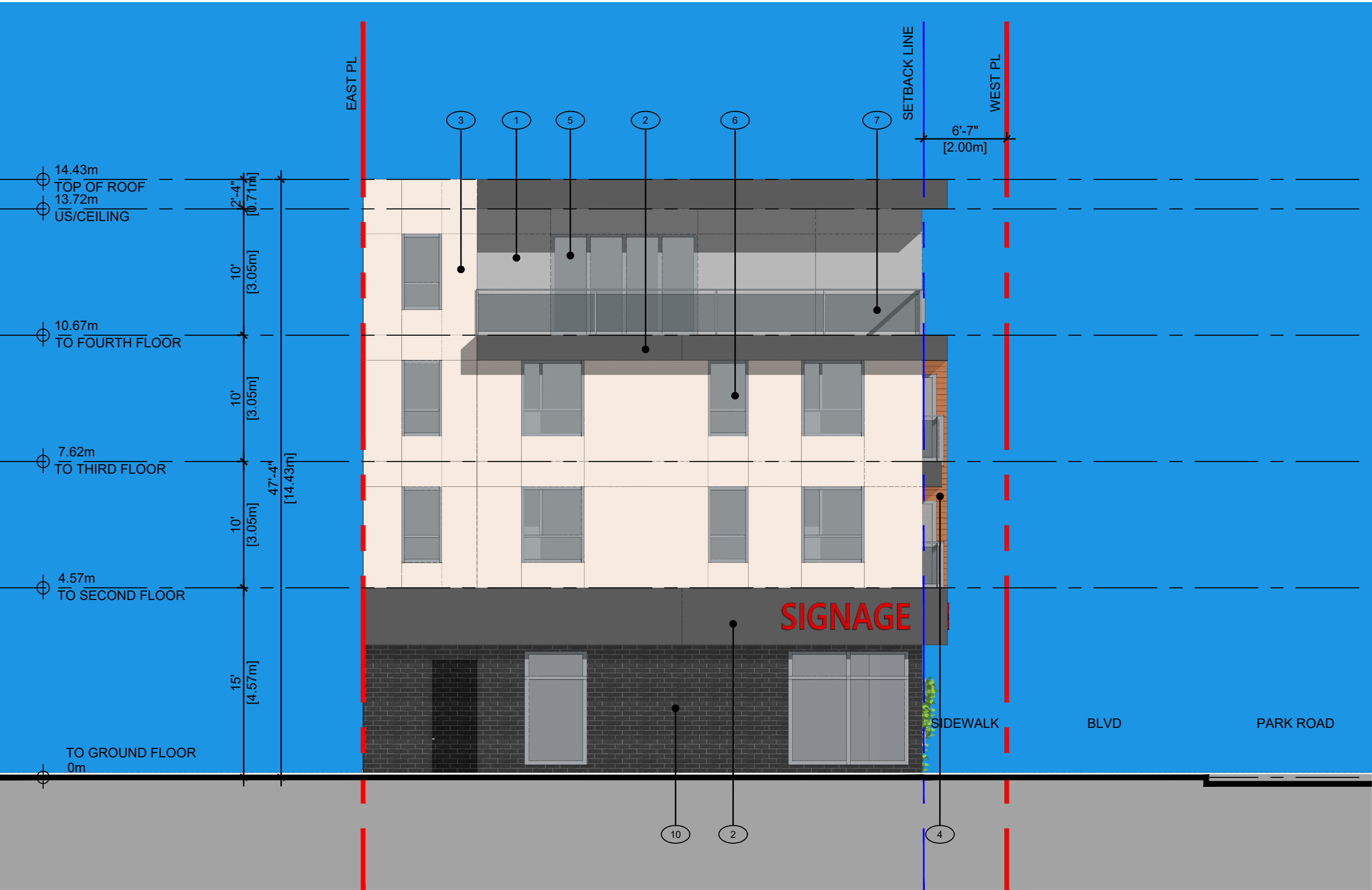
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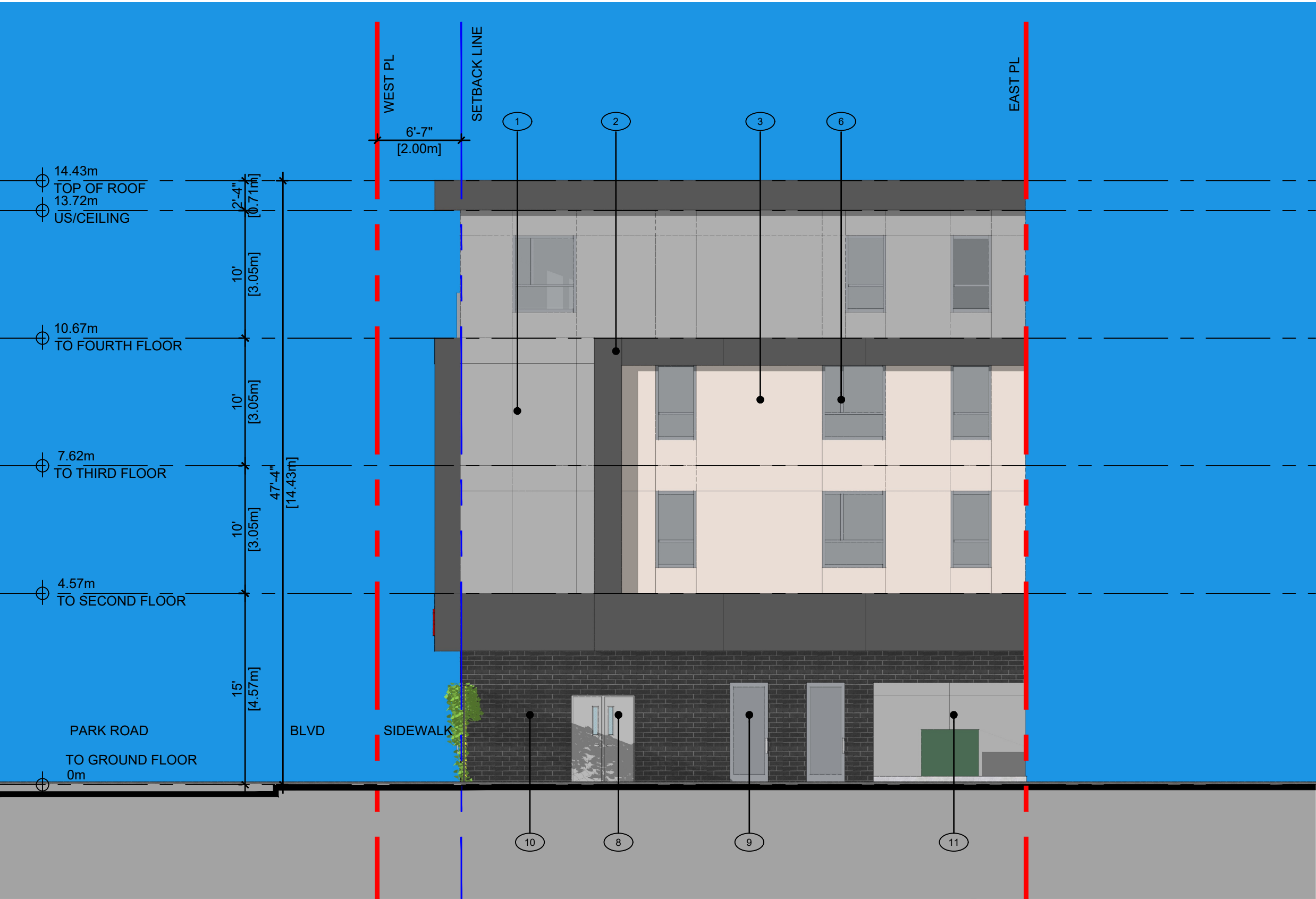
BUILDING ELEVATIONS

DRAWING No.

A 5.01



1 BUILDING ELEVATION-NORTH
Scale: 1/8"= 1'-0"



2 BUILDING ELEVATION-SOUTH
Scale: 1/8"= 1'-0"



3 BUILDING ELEVATION-WEST
Scale: 1/8"= 1'-0"

EXTERIOR MATERIAL LEGEND

- 1 HARDIE PANEL SMOOTH - COLOR: LIGHT GREY
- 2 HARDIE PANEL SMOOTH - COLOR: DARK GREY
- 3 HARDIE PANEL SMOOTH - COLOR: LIGHT BEIGE
- 4 HARDIE SOFFIT PANEL / SIDING - COLOR: CEDAR
- 5 DOUBLE GLAZED DOOR
- 6 SEALED DOUBLE GLAZED P.V.C. WINDOW
- 7 GLASS RAILING
- 8 EXIT DOOR
- 9 EXTERIOR ENTRY DOOR
- 10 BRICK - COLOR: DARK GREY
- 11 GARBAGE ROOM

SCHEDULE

B

This forms part of application
DP25-0053 DVP25-0054

Planner
Initials

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City of
Kelowna
DEVELOPMENT PLANNING





1 3D PERSPECTIVE
NTS



BRICK VENEER -
COLOR: DARK GREY



HARDIE PANEL -
COLOR: DARK GREY



HARDIE PANEL -
COLOR: LIGHT GREY



HARDIE PANEL -
COLOR: LIGHT BEIGE



HARDIE SIDING/SOFFIT -
COLOR: CEDAR

EXTERIOR MATERIAL LEGEND	
1	HARDIE PANEL SMOOTH - COLOR: LIGHT GREY
2	HARDIE PANEL SMOOTH - COLOR: DARK GREY
3	HARDIE PANEL SMOOTH - COLOR: LIGHT BEIGE
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6	SEALED DOUBLE GLAZED P.V.C. WINDOW
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9	EXTERIOR ENTRY DOOR
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11	GARBAGE ROOM

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PROJECT

MIXED-USE
DEVELOPMENT

125 PARK ROAD
KELOWNA, BC

DRAWING TITLE

MATERIAL BOARD

DRAWING No.

A 6.02

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

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

ATTACHMENT B

This forms part of application

DP25-0053 DVP25-0054

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Initials

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DEVELOPMENT PLANNING



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. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width 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: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 						✓

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.					✓	
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.						✓
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); 						✓

<ul style="list-style-type: none"> Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.						✓
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 						✓
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. 					✓	
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.					✓	
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.				✓		
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.	✓					
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.	✓					
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind. 	✓					
f. Use landscaping materials that soften development and enhance the public realm.	✓					

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.	✓					
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.	✓					
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and Using recycled water irrigation systems. 	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> Minimizing light trespass onto adjacent properties; Using full cut-off lighting fixtures to minimize light pollution; and Maintaining lighting levels necessary for safety and visibility. 	✓					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; Repeating window patterns on each step-back and extension interval; Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;						✓

ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						✓
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				✓		
f. Provide weather protection such as awnings and canopies at primary building entries.					✓	
g. Place weather protection to reflect the building's architecture.					✓	
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.	✓					

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (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: <ul style="list-style-type: none"> • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting. 						✓
Commercial & Mixed Use Buildings (Delete if not applicable)						
k. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						✓
l. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						✓

m. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.	✓					
Residential & Mixed Use Buildings (Delete if not applicable)						
n. 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.	✓					
o. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
p. 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: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property. 						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						✓
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 	✓					
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Rooftop Amenity Spaces (Delete if not applicable)						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening. 						✓
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 				✓		
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential						✓

buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:						
<ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval. 						
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.						✓
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> • Primary building entrances; • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 						✓
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.	✓					
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.	✓					

j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.					✓	
k. Avoid the following types of signage: <ul style="list-style-type: none"> Internally lit plastic box signs; Pylon (stand alone) signs; and Rooftop signs. 						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓

ATTACHMENT

B

This forms part of application
DP25-0053 DVP25-0054

Planner
Initials

NM



City of
Kelowna
DEVELOPMENT PLANNING



1 3D PERSPECTIVE
NTS

ATTACHMENT C

This forms part of application
DP25-0053 DVP25-0054

Planner Initials NM




City of Kelowna
DEVELOPMENT PLANNING

PWA

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west
architecture**

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Suite 940
Vancouver B.C. V6P 6G5

Office: 604 558 3064
Email: info@pwaarchitecture.com
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REVISIONS	
1	
ISSUES	DATE
8	
7	
6 REISSUED FOR DP APPLICATION	MAY 07 2025
5 REISSUED FOR DP APPLICATION	MAR 05 2025
4 ISSUED FOR REVIEW	FEB 06 2025
3 ISSUED FOR REVIEW	FEB 05 2025
2 ISSUED FOR REVIEW	JAN 28 2025
1 ISSUED FOR DP APPLICATION	OCT 11 2024
PROJECT NUMBER	A548
DRAWN BY	CW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	
PROJECT	
MIXED-USE DEVELOPMENT	
125 PARK ROAD KELOWNA, BC	
DRAWING TITLE	
3D PERSPECTIVE	
DRAWING No.	
A 6.01	

44

Development Permit & Development Variance Permit

125 Park Rd

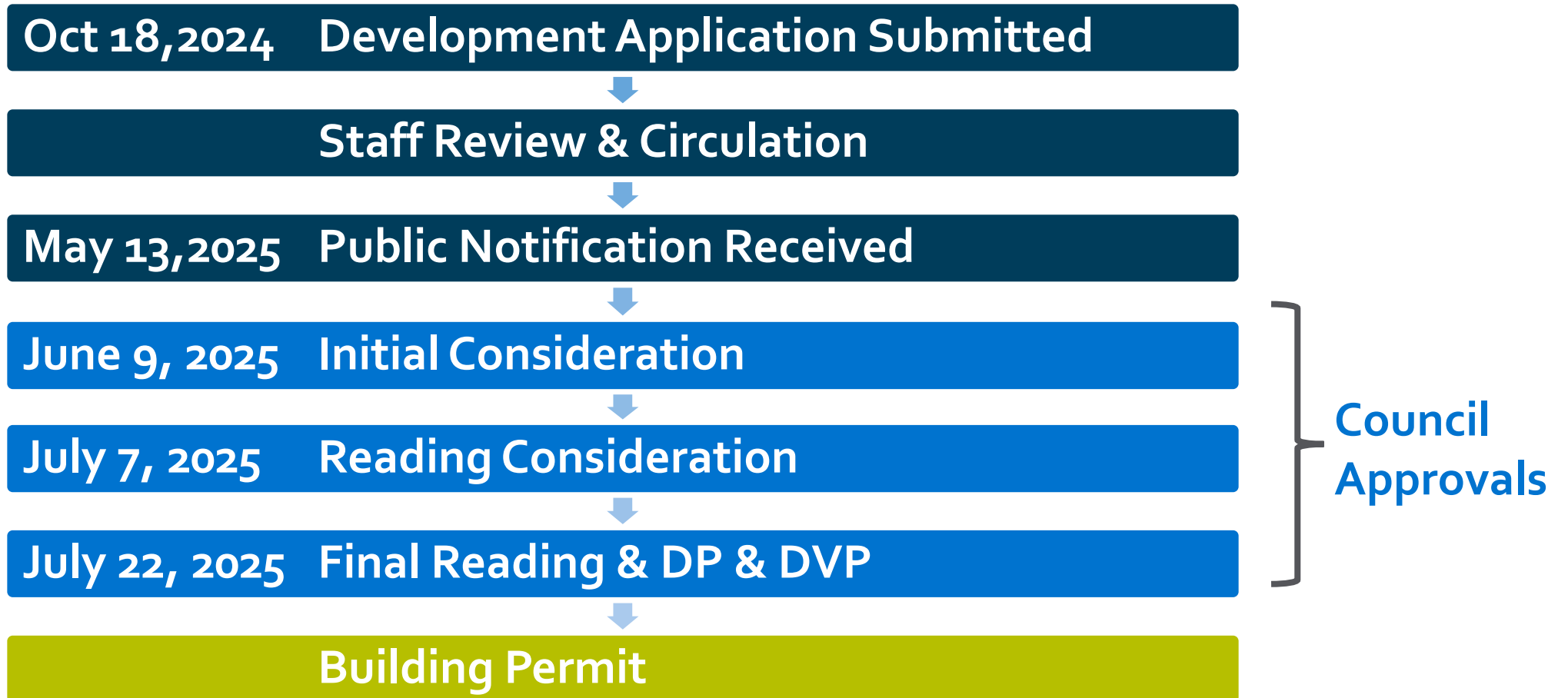
DP25-0053 DVP 25-0054



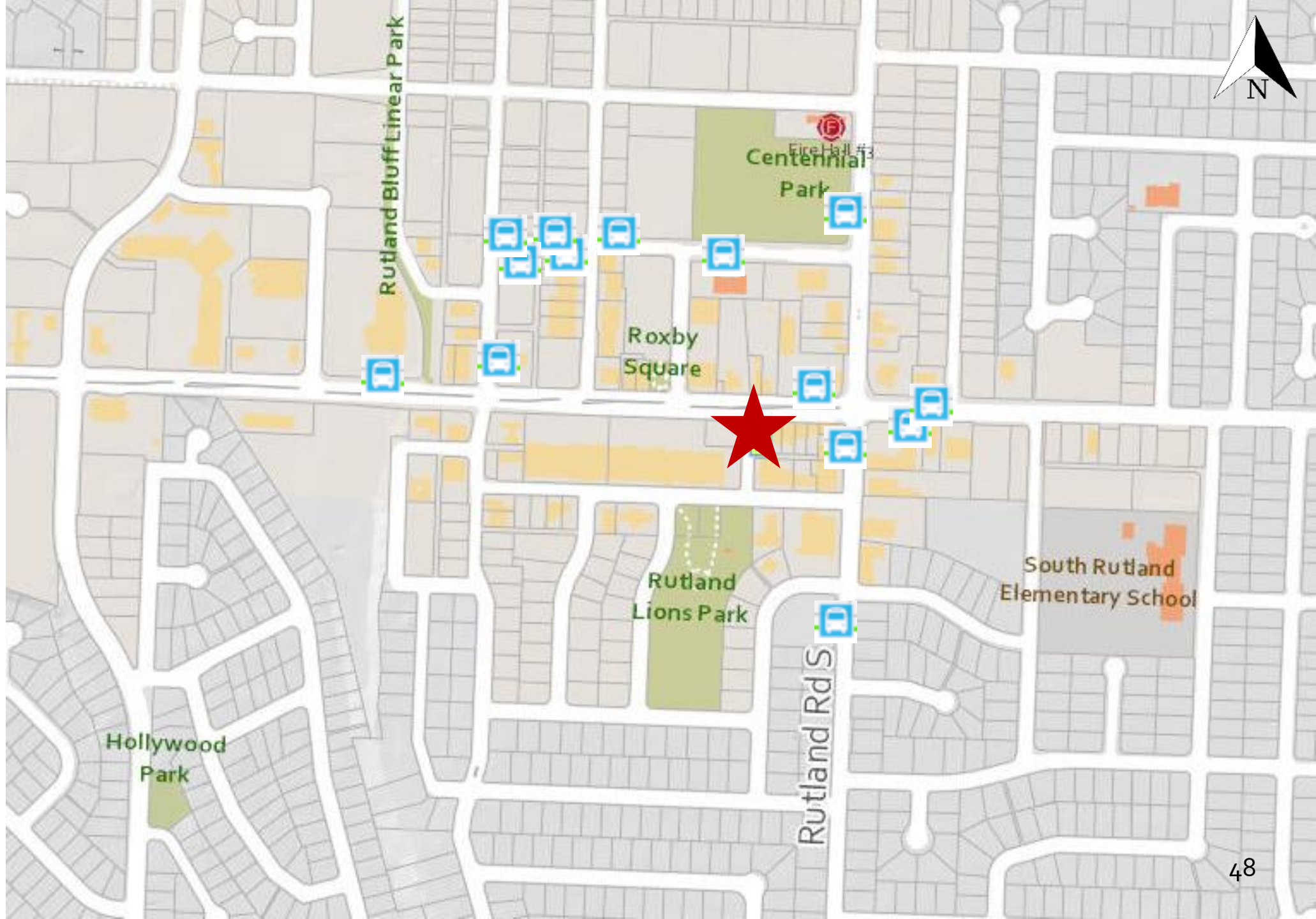
Purpose

To issue a Development Permit for the form and character of a mixed-use building, and a Development Variance Permit to vary the front and flanking yard setbacks from 2.0 metres to zero metres, and to reduce the required accessible parking space from one space to zero, and the minimum number of short-term bicycle parking spaces.

Development Process

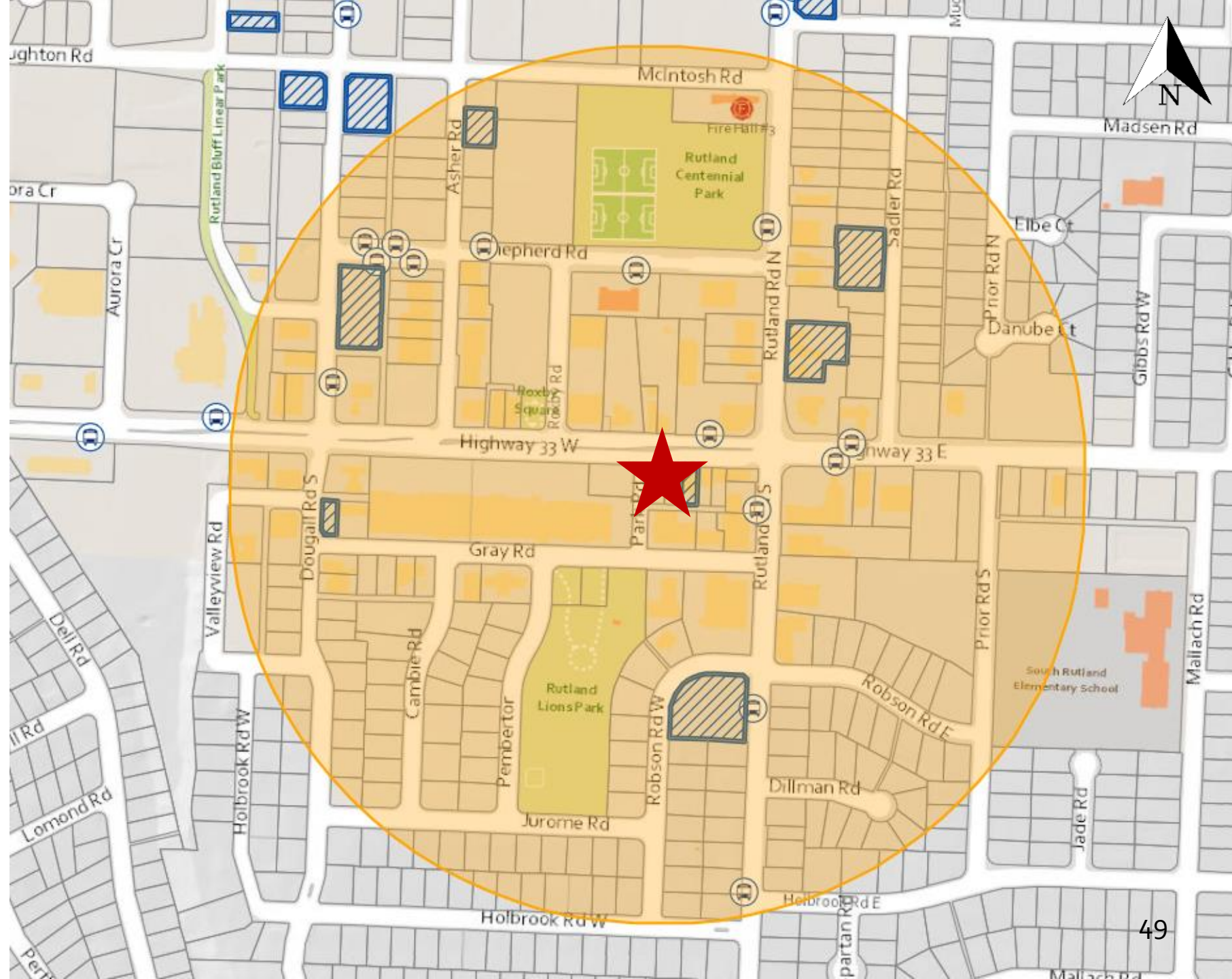


Context Map

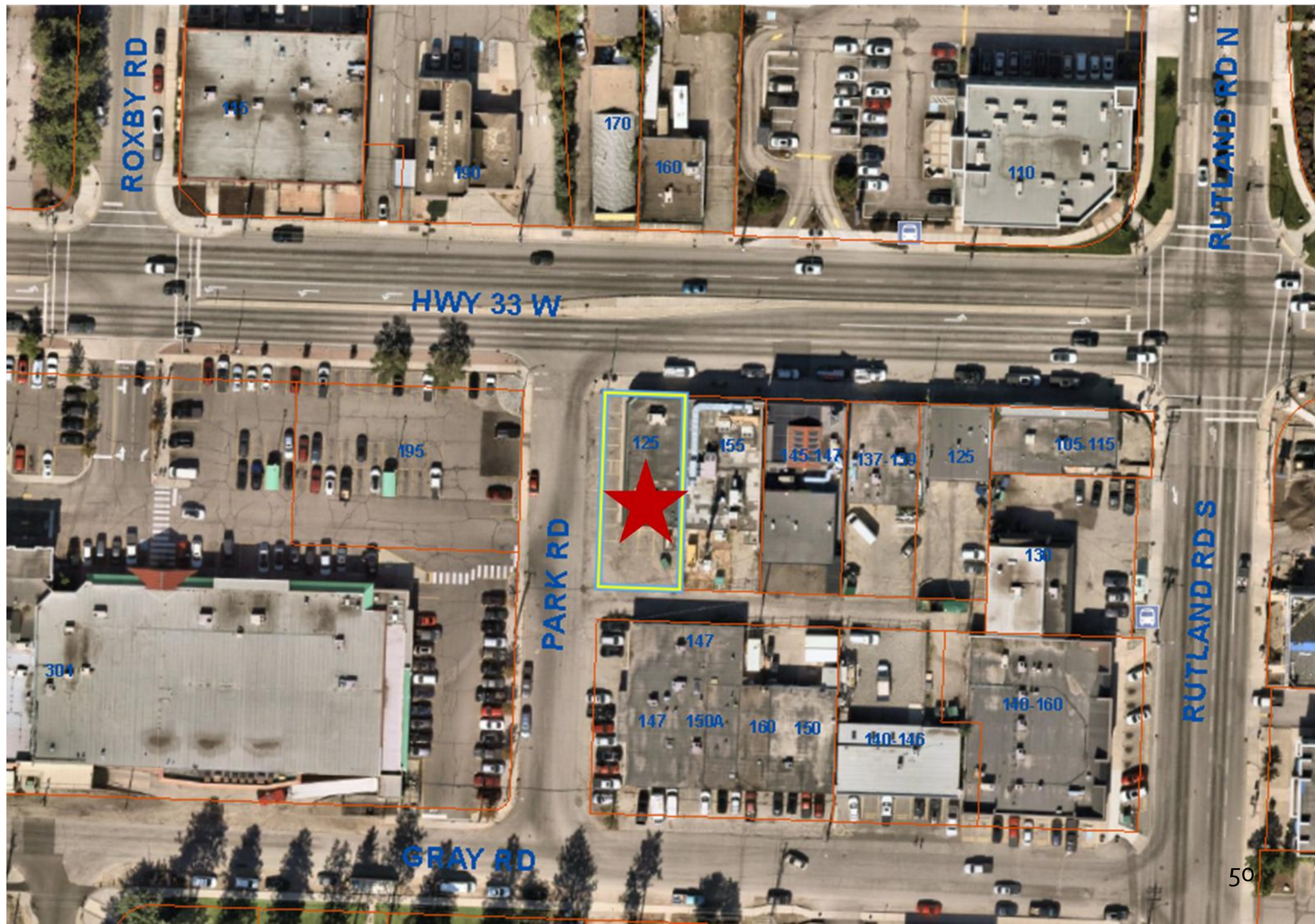


Model City

Estimated Population: 1864
Estimated Jobs: 2267
Residential Units: 885
Commercial Units: 203



Subject Property Map



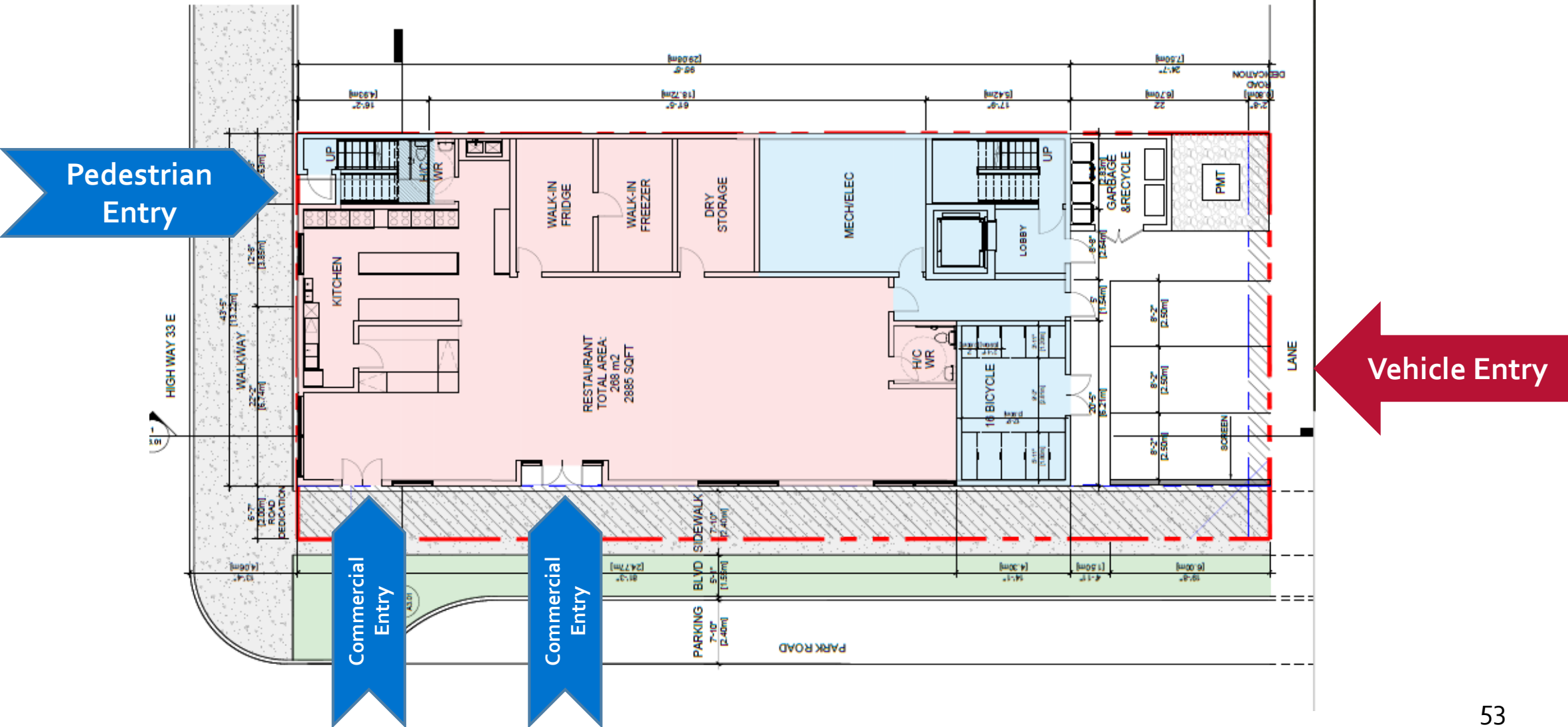
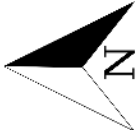
Site Photo



Technical Details

- **UC4r – Rutland Urban Centre (Rental Only)**
- 4 storeys with 1 commercial space and 13 residential units:
 - 8 studio units
 - 5 two-bedroom units
- 3 parking stalls
- 16 bicycle parking stalls
- Common and private outdoor amenity spaces including private balconies and a rooftop patio

Site Plan



Elevation (North)

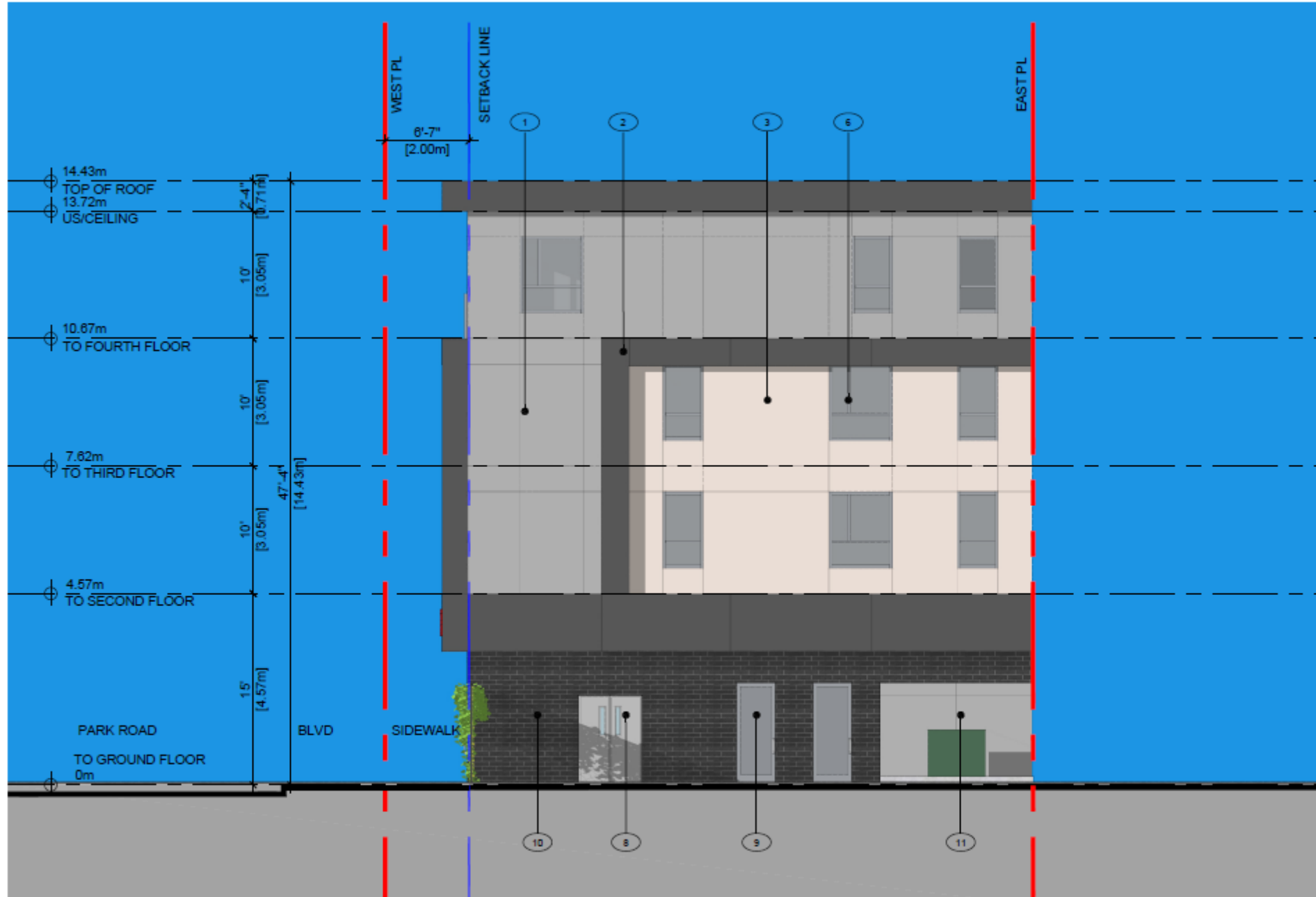


1

BUILDING ELEVATION-NORTH

Scale: 1/8"= 1'-0"

Elevation (South)



2

BUILDING ELEVATION-SOUTH

Scale: 1/8"= 1'-0"

Elevation (West)



Materials Board

EXTERIOR MATERIAL LEGEND

- ① HARDIE PANEL SMOOTH - COLOR: LIGHT GREY
- ② HARDIE PANEL SMOOTH - COLOR: DARK GREY
- ③ HARDIE PANEL SMOOTH - COLOR: LIGHT BEIGE
- ④ HARDIE SOFFIT PANEL / SIDING - COLOR: CEDAR
- ⑤ DOUBLE GLAZED DOOR
- ⑥ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑦ GLASS RAILING
- ⑧ EXIT DOOR
- ⑨ EXTERIOR ENTRY DOOR
- ⑩ BRICK - COLOR: DARK GREY
- ⑪ GARBAGE ROOM



BRICK VENEER -
COLOR: DARK GREY



HARDIE PANEL -
COLOR: DARK GREY



HARDIE PANEL -
COLOR: LIGHT GREY



HARDIE PANEL -
COLOR: LIGHT BEIGE



HARDIE SIDING/SOFFIT -
COLOR: CEDAR

OCP Design Guidelines

- On corner sites, orient building façades and entries to both fronting streets;
- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view;
- Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.

Variances

Section: 14.11 Commercial and Urban Centre Zone Development Regulations

- Minimum front yard and flanking yard setback from 2.0 m to 0.0 m

Section: 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas

- Accessible parking from 1 to zero

Section: 8.5 Minimum Bicycle Parking Required

- Short-term bike parking from 6 to zero

Variances

- Zero front yard setback has been applied to all the buildings in the same block.
- Zero flanking yard setback helps dedicating on street parking along Park Road.
- Both long-term and short-term bike parking spaces are proposed indoor.

Staff Recommendation

- Staff recommend support for the proposed Development Permit and Development Variance Permit as it:
 - Meets the majority of OCP Design Guidelines
 - Setback variance conforms with adjacent building setbacks along Hwy 33 W
 - Accessible parking and bike parking variances are anticipated to have minimal impact to building operation