

# Development Permit DP18-0244

**ATTACHMENT A**

This forms part of application

# DP18-0244

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING



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

**2025 Agassiz Road**

and legally known as

**Lot 1 District Lot 129 ODYD Plan EPP68381**

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

**Supportive Housing**

USE as per Zoning Bylaw

**Apartment Housing**

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

Date of Council Decision June 24, 2019

Decision By: COUNCIL

Development Permit Area: Revitalization and Comprehensive

**This permit will not be valid if development has not commenced by June 24, 2021.**

Existing Zone: RM5 Future Land Use Designation: MRM

**This is NOT a Building Permit.**

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

## NOTICE

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

Owner: Provincial Rental Housing Corporation, Inc. No. BC0052129

Applicant: GTA Architecture

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

## 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

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

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

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **\$130,190.94**
- b) A certified cheque in the amount of **\$130,190.94**
- c) Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## 4. INDEMNIFICATION

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

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

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

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

## DEVELOPMENT PERMIT GUIDELINES

### Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?		✓	
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?		✓	
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?		✓	
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?		✓	
Are large expanses of parking separated by landscaping or buildings?	✓		
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building's architectural features and mitigate undesirable elements?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Respect required sightlines from roadways and enhance public views?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Retain existing healthy mature trees and vegetation?</li> </ul>			✓
<ul style="list-style-type: none"> <li>Use native plants that are drought tolerant?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Define distinct private outdoor space for all ground-level dwellings?</li> </ul>			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
<b>Lakeside Development</b>			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does lakeside development act as a transition between the lake and inland development?			✓
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
<b>Lighting</b>			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	✓		

Revitalization Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.B. of the City of Kelowna Official Community Plan relating to Revitalization Development Permit Areas:

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Relationship to the Neighbourhood and Street</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?			✓
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?	✓		
Is the ratio of streetwall height to street width less than 0.75:1?	✓		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?	✓		
<b>Building Design</b>			
Are architectural elements aligned from one building to the next?			✓
Are the effects of shadowing on public areas mitigated?	✓		
Are doors or windows incorporated into at least 75% of street frontage?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior		✓	
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and			✓
For multiple unit residential projects, is ground level access for first storey units provided?		✓	
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?	✓		
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes	✓		
<b>View Corridors</b>			
Are existing views preserved and enhanced?			✓
<b>Vehicular Access and Parking</b>			
Are at-grade and above-grade parking levels concealed with facade treatments?			✓
Are garage doors integrated into the overall building design?			✓



<b>REVITALIZATION DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?	✓		
Are truck loading zones and waste storage areas screened from public view?			✓
Do parking lots have one shade tree per four parking stalls?		✓	
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?			✓
<b>Signage</b>			
Is signage design consistent with the appearance and scale of the building?	✓		
Are corporate logos on signs complimentary to the overall building character?			✓
Is signage lighting minimized?			✓
<b>Public Art</b>			
Is public art incorporated into the project?		✓	

# AGASSIZ ROAD RESIDENCES KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

3D VIEW



## CONSULTANTS:

### ARCHITECTURAL:

**GTA ARCHITECTURE LTD.**  
CONTACT: GARRY TOMPOROWSKI  
243 - 1889 SPRINGFIELD ROAD  
KELOWNA, B.C., V1V 1S9  
PHONE: (250) 979-1668, FAX: (250) 979-4366  
EMAIL: garry@gtachc.ca

### SURVEYOR:

**ALLTERRA LAND SURVEYING LTD.**  
264 WESTMINISTER AVENUE W.,  
PENTICTON, BC, V2A 1J9  
PHONE: 250-492-5903  
WEBSITE: WWW.ALLTERRASURVEY.CA

### ELECTRICAL:

**NAME: ICS ENGINEERING INC.**  
CONTACT: GREG LYNCH  
ADDRESS: #32034-2151 LOUIS DRIVE,  
WESTBANK, BC, V4T 3G2  
PHONE: 778-738-2172  
EMAIL: GREG.LYNCH@ICSENGGROUP.COM

### STRUCTURAL:

**R&A ENGINEERS**  
CONTACT: GREG WYLIE  
202-3401 33rd STREET, VERNON  
BC V1Y 1J7, CANADA  
PHONE: (250)-308-7911  
EMAIL: GREG@RAENGINEERING.CA

### LANDSCAPE:

**NAME: OUTLAND DESIGN LTD.**  
CONTACT: ALEXANDER FRASER  
ADDRESS: 303-590 KLO ROAD  
KELOWNA, BC, V1Y 7S2  
PHONE: 250-868-9270  
EMAIL: ALEXANDER@OUTLANDDESIGN.CA

### MECHANICAL:

**NAME: DELTA-T CONSULTANTS LTD.**  
CONTACT: ERIC SCHREDL  
ADDRESS: 203-1449 ST PAUL ST  
KELOWNA, BC, V1Y 2E5  
PHONE: 250-860-5550  
EMAIL: ERIC@DELTA-T.CA

### GEOTECHNICAL:

**NAME: WSP GLOBAL INC.**  
CONTACT: PAUL ELL  
ADDRESS: 108-3677 HWY 97N  
KELOWNA, BC, V1X 5C3  
PHONE: 250-469-7758  
EMAIL: PAUL.ELL@WSP.COM

## LIST OF DRAWINGS:

### GTA ARCHITECTURAL LIST (DP)

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.01	SITE PHOTOS
A0.02	PERSPECTIVES A
A0.03	PERSPECTIVE B
A0.04	SITE DETAILS
A1.03	SITE PLAN
A2.01	FOUNDATION PLAN
A2.02	MAIN FLOOR PLAN
A2.03	SECOND FLOOR PLAN
A2.04	THIRD FLOOR PLAN
A2.05	FOURTH FLOOR PLAN
A2.07	UPPER ROOF PLAN
A3.00	SITE ELEVATION
A4.01	BUILDING SECTIONS

## SYMBOL LEGEND:

	GRID LINE:		ASSEMBLY TYPE		DOOR NO.		DOOR TYPE REFERENCE
	DRAWING NUMBER		STRUCTURAL MATERIAL		ROOM NAME		ROOM FINISH REFERENCE
	SHEET NUMBER		DRAWING NUMBER		FINISH TYPE		ROOM REFERENCE
	DRAWING NUMBER		BUILDING SECTION MARKER		WALL ORIENTATION		ROOM NUMBER
	SHEET TITLE (BACK REFERENCE)		DRAWING NUMBER		ROOM NAME		CEILING TYPE
	REFERENCING SHEET NUMBER		DRAWING NUMBER		ROOM NUMBER		ABOVE FINISHED FLOOR
	DETAIL REFERENCE		DRAWING NUMBER		CEILING HEIGHT		
	ASSEMBLY TYPE		WALL SECTION MARKER				
			WINDOW TYPE REFERENCE				

## PROJECT INFO:

**CIVIL ADDRESS:**  
2025 AGASSIZ ROAD, KELOWNA, BC

**LEGAL DESCRIPTION:**  
LOT 1, DL 129, ODYD, PLAN EPP68381

**ZONING:** CURRENT RU1, REZONE TO RM5

**LOT AREA:** 34,038 ft<sup>2</sup> 3162 m<sup>2</sup>  
**BUILDING AREA:** 8,973 ft<sup>2</sup> 834 m<sup>2</sup>  
**PARKING AREA+ DRIVEWAY :** 8,220 ft<sup>2</sup> 764 m<sup>2</sup>  
**SITE COVERAGE:** 26.3%(MAX 40%)  
**SITE COVERAGE(W/ PARKING):** 50.5%(MAX 65%)  
**F.A.R:** 0.56(MAX 1.1)

## FLOOR AREAS:

GROSS BUILDING AREA	
AREA NAME	AREA
1st FLOOR GROSS AREA	768.6 m <sup>2</sup>
2nd FLOOR GROSS AREA	774.5 m <sup>2</sup>
3rd FLOOR GROSS AREA	634.7 m <sup>2</sup>
4st FLOOR GROSS AREA	634.7 m <sup>2</sup>
TOTAL GROSS AREA:	2,812.5 m <sup>2</sup>

NET FLOOR AREA	
AREA NAME	AREA
1st FLOOR NET AREA	264.4 m <sup>2</sup>
2nd FLOOR NET AREA	631.2 m <sup>2</sup>
3rd FLOOR NET AREA	468.4 m <sup>2</sup>
4st FLOOR NET AREA	467.6 m <sup>2</sup>
TOTAL NET AREA:	1,831.6 m <sup>2</sup>

## CITY OF KELOWNA ZONING BYLAW NO. 8000 ANALYSIS:

### Section 7 – Landscaping and Screening

#### 7.3 Refuse and Recycling Bins

7.3.2 REFUSE & RECYCLING BINS SCREENING FROM ADJACENT STREETS AND LOTS

**PROPOSED:** BINS SCREENED MIN. 2.0m HIGH  
C/W PLANTINGS MIN. 1.5m HIGH  
MIN. 3.0m FROM PROPERTY

### 7.6 MINIMUM LANDSCAPE BUFFERS

#### 7.6.1

b)LEVEL 2: MIN 3.0m BUFFER  
c)LEVEL 3: MIN 3.0m BUFFER OR OPAQUE BARRIER

TABLE 7.1 MIN. LANDSCAPE BUFFER TREATMENT LEVELS SCHEDULE

FRONT: LEVEL 2

REAR YARD: LEVEL 3

STREET- NO ADJACENT PROPERTY MIN. 3m

STERRT- NO ADJACENT PROPERTY MIN. 3m

(PARKING) VEG. BUFFER & CONTINUOUS

OPAQUE BUFFER

MIN. 3m BOULEVARD (NO ADJACENT PROPERTY)

MIN. 3m LANDSCAPE BUFFER C/W CONTINUOUS

OPAQUE BUFFER

## SECTION 8 - PARKING AND LOADING

### 8.1 OFF-STREET VEHICLE PARKING

#### 8.1.2. MIN NUMBER SPACES

TABLE 8.1

#### SUPPORTIVE HOUSING

51-53 RESIDENCES MIN 1/3 BEDS= 18 PARKING STALLS REQUIRED

TOTAL STALLS REQUIRED = 18 PROVIDED =21

### 8.1.7 PARKING SPACES FOR THE DISABLED

a) PER B.C. BUILDING CODE: 1/100

**PROP:** 1

#### 8.1.11 SIZE AND RATIO

<b>FULL SIZE:</b>	<b>PROP:</b> 14	<b>MID SIZE:</b>	<b>PROP:</b> 7
a) MIN WIDTH: 2.5m	<b>PROP:</b> 2.5m	MIN WIDTH: 2.5m	<b>PROP:</b> 2.5m
MIN LENGTH: 6m	<b>PROP:</b> 6.0m	MIN LENGTH: 6m	<b>PROP:</b> 6.0m
MIN HEIGHT: 2.0m	<b>PROP:</b> 2.0m	MIN HEIGHT: 2.0m	<b>PROP:</b> 2.0m
<b>FULL SIZE:</b>	<b>PROP:</b> 62%	<b>MID SIZE: MAX: 40%</b>	<b>PROP:</b> 33%

#### HANDI CAP:

**SMALL SIZE: MAX: 10%** **PROP:** 1(5%)

**PROP:** 0%

### 8.4 OFF-STREET BICYCLE PARKING

#### 8.4.1 NUMBER OF SPACES

TABLE 8.3: SUPPORTIVE HOUSING

#### SUPPORTIVE HOUSING

CLASS I: 0.50 PRE DEWELLING UNIT 26 SPACES REQUIRED **PROP: 27 SPACES**  
CLASS II: 0.10 PER DEWELLING UNIT: 6 SPACES REQUIRED **PROP: 6**

### 8.4.6 DEVELOPMENT

BICYCLE PARKING MIN WIDTH: 0.6m  
MIN LENGTH: 1.8m  
MIN HEIGHT: 1.9m

## SECTION 13.11 - RM5 - MEDIUM DENSITY MULTIPLE HOUSING

### 13.11.2. PRINCIPLE USES:

(C) SUPPORTIVE HOUSING

### 13.11.5 SUBDIVISION REGULATIONS

MINIMUM LOT AREA: 1400 m<sup>2</sup> (**EXISTING: 3162m<sup>2</sup>**)  
MINIMUM LOT WIDTH: 30.0m. (**EXISTING : 31m**)  
MINIMUM LOT DEPTH: 35.0m (**EXISTING: 102.4m**)

### 13.11.6 DEVELOPMENT REGULATIONS

SITE COVERAGE: 40%  
MAX SITE COVERAGE OF BUILDINGS & DRIVEWAYS 65%  
MAX HEIGHT: IS THE LESSER OF 18.0m OR 4.5 STOREYS  
MAX FLOOR AREA RATIO: 1.1  
MIN FRONT YARD: 6.0m  
MIN SIDE YARD: 4.5m < 2.5 STOREYS  
7.0m > 2.5 STOREYS  
4.5m < 2.5 STOREYS  
6.0 METERS TO A FLANKING STREET  
MIN REAR YARD: 9.0m(TO STREET 7.0m)  
MAX BUILDING FRONTAGE: 100m  
MIN PRIVATE OPEN SPACE: 7.5m<sup>2</sup>/ COVERAGE BEDROOM

**PROP: 26.3%**  
**PROP: 50.5%**  
**PROP: 4 STOREYS(14.3m)**  
**PROP: 0.56**  
**PROP: 17.7m SETBACK**  
**PROP: SOUTH 5.6m SETBACK**  
**PROP: SOUTH 9.1m SETBACK**  
**PROP: NORTH 6.6m SETBACK**  
**PROP: NORTH 6.1m SETBACK**  
**PROP: 43m**  
**PROP: 85m**  
**PROP: 490M<sup>2</sup> =9.4m<sup>2</sup>/ BEDROOM**

## Notes:

- THIS DRAWING MUST NOT BE SCALED.

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

- VARIATIONS AND MODIFICATIONS ARE NOT  
ALLOWED WITHOUT WRITTEN PERMISSION  
FROM THE ARCHITECT.

- THIS DRAWING IS THE EXCLUSIVE  
PROPERTY OF THE ARCHITECT.

ANY REPRODUCTION MUST BEAR THEIR  
NAME AS ARCHITECT.

ISSUED FOR  
DEVELOPMENT  
PERMIT

6 | 2018.10.19 | FF | ISSUED FOR REZONING

NO. DATE BY DESCRIPTION

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.

243 1889 SPRINGFIELD ROAD  
Kelowna, British Columbia,  
V1Y 1S5  
TELEPHONE: (250)979-1668  
www.gtachc.ca

DEVELOPED BY:

PROJECT

AGASSIZ ROAD RESIDENCES  
KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE

COVER SHEET

DRAWN BY: FF DRAWING NO.

DESIGNED BY: GT/FF

SCALE: 12" = 1'-0"

DATE: 2018.11.20 FILE: A18-34

A0.00





SOUTHEAST CORNER



FRONT- NORTH ELEVATION



NORTHEAST CORNER

Notes:

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PERMIT

7	2019.03.13	ISSUED FOR DEVELOPMENT PERMIT
6	2018.10.19	FF ISSUED FOR REZONING

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DESIGN CONSULTANT

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V1Y 6V5  
TELEPHONE: (250)979-1668  
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DEVELOPED BY:

PROJECT

AGASSIZ ROAD RESIDENCES  
KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE

PERSPECTIVES A

DRAWN BY:	FF	DRAWING NO.	A0.03
DESIGNED BY:	GT/FF		
SCALE:	12" = 1'-0"		
DATE:	2018.11.20	FILE:	





NORTHWEST CORNER



SOUTHWEST ELEVATION



WEST ELEVATION

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SHEET TITLE

PERSPECTIVE B

DRAWN BY:	FF	DRAWING NO.	A0.04
DESIGNED BY:	GT/FF	SCALE:	
SCALE:	12" = 1'-0"	DATE:	
DATE:	2018.11.20	FILE:	



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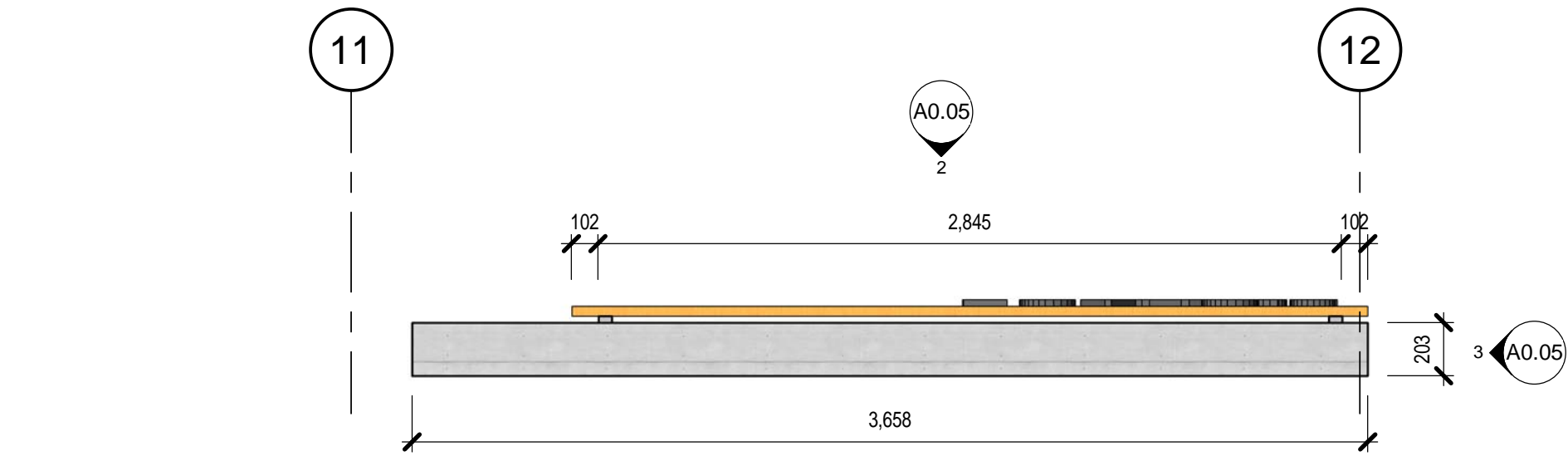
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KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

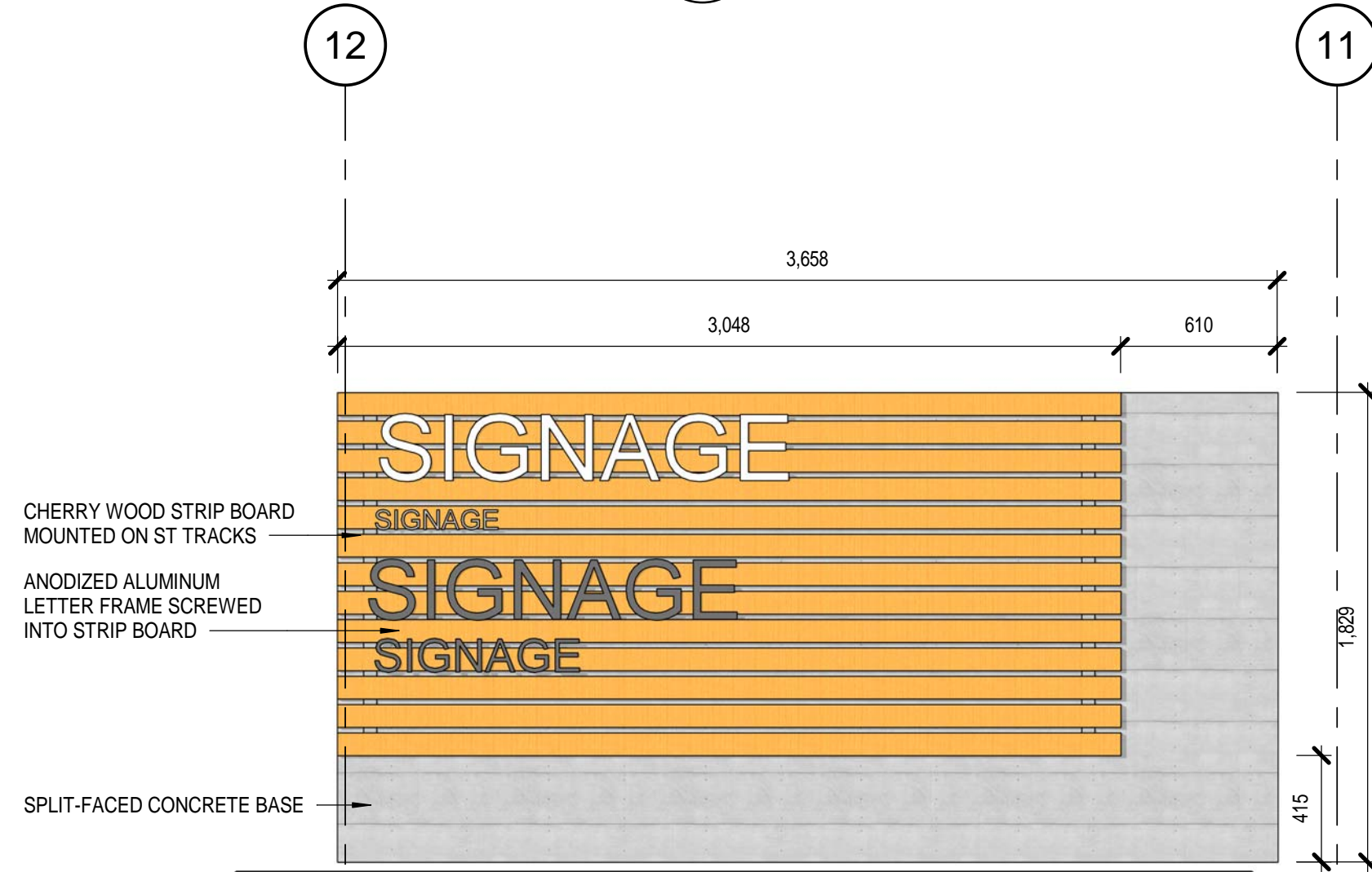
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SITE DETAILS

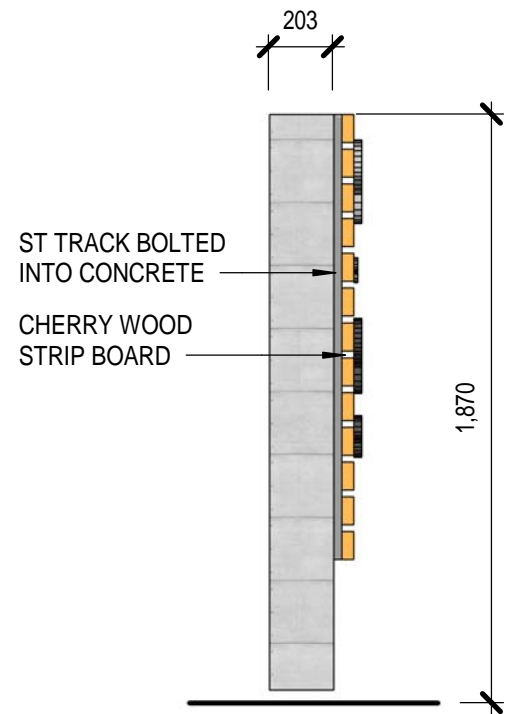
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DESIGNED BY: Designer  
SCALE: As indicated  
DATE: 11/23/18  
DRAWING NO. A0.05  
FILE: A18-34



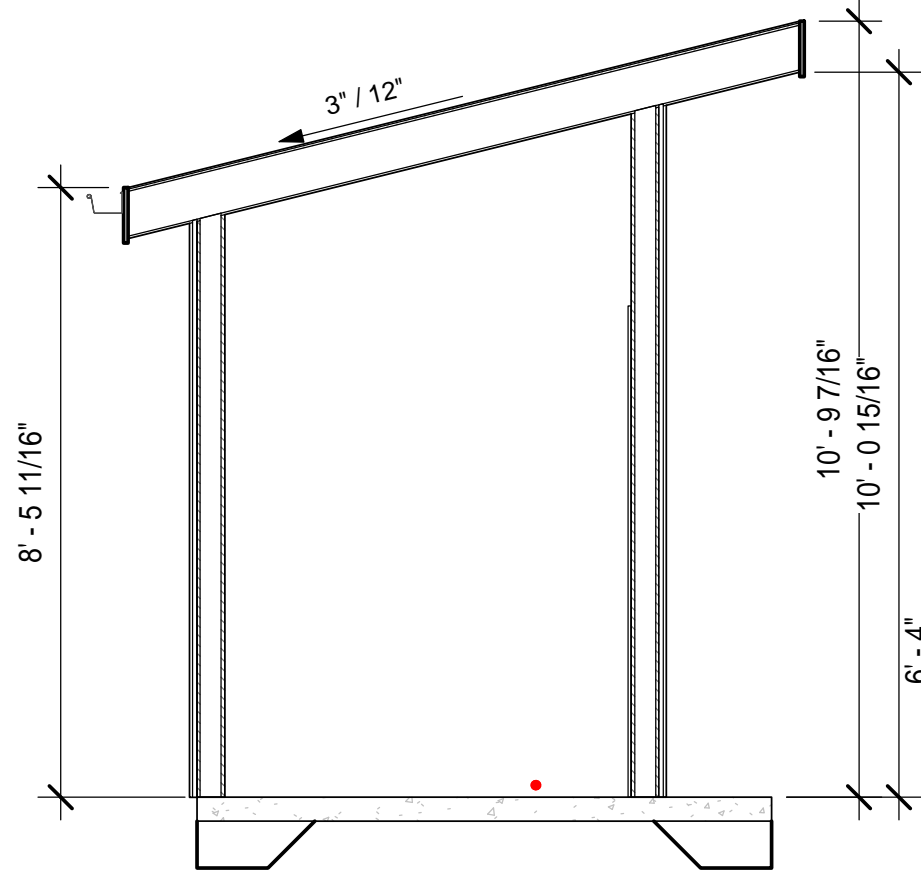
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1/2" = 1'-0"



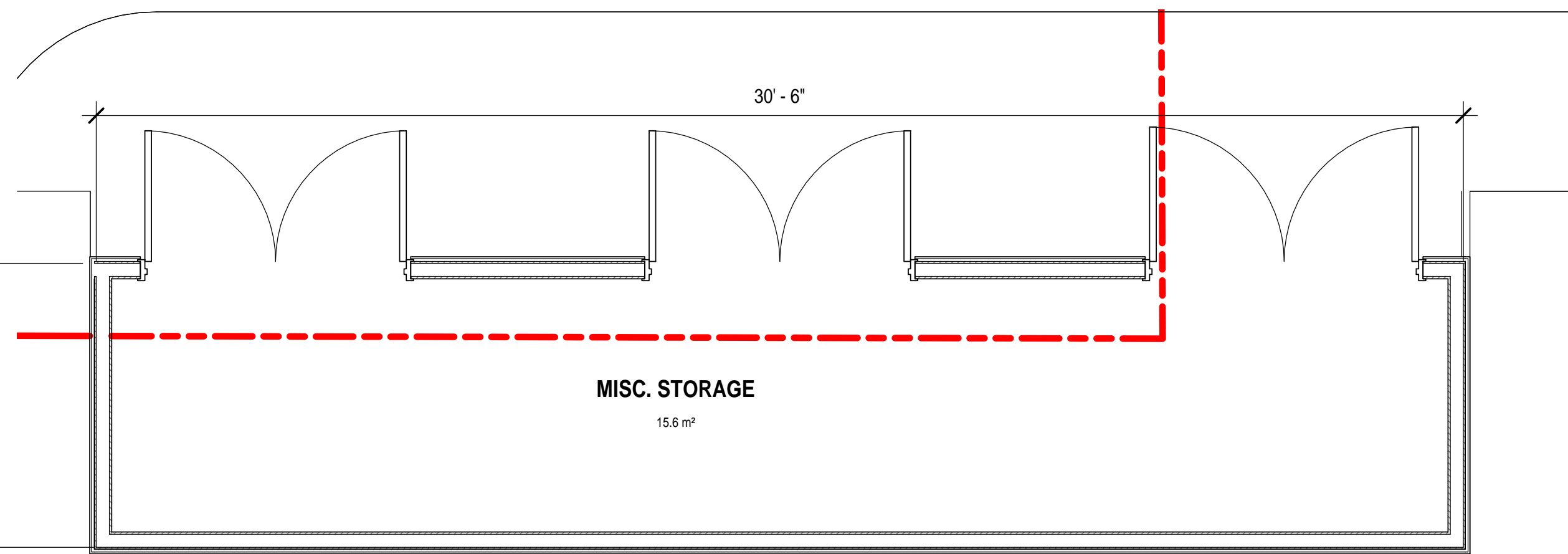
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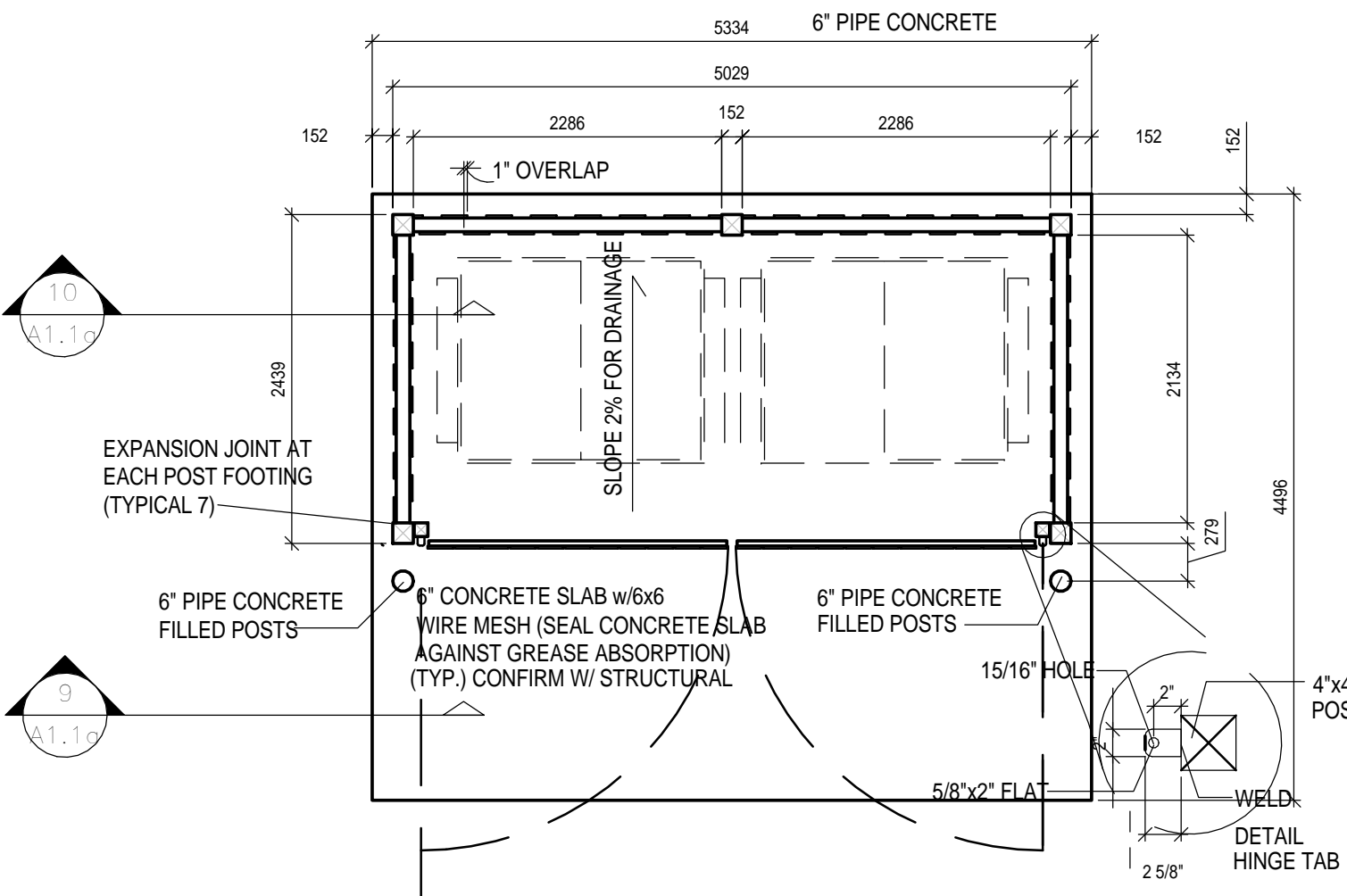
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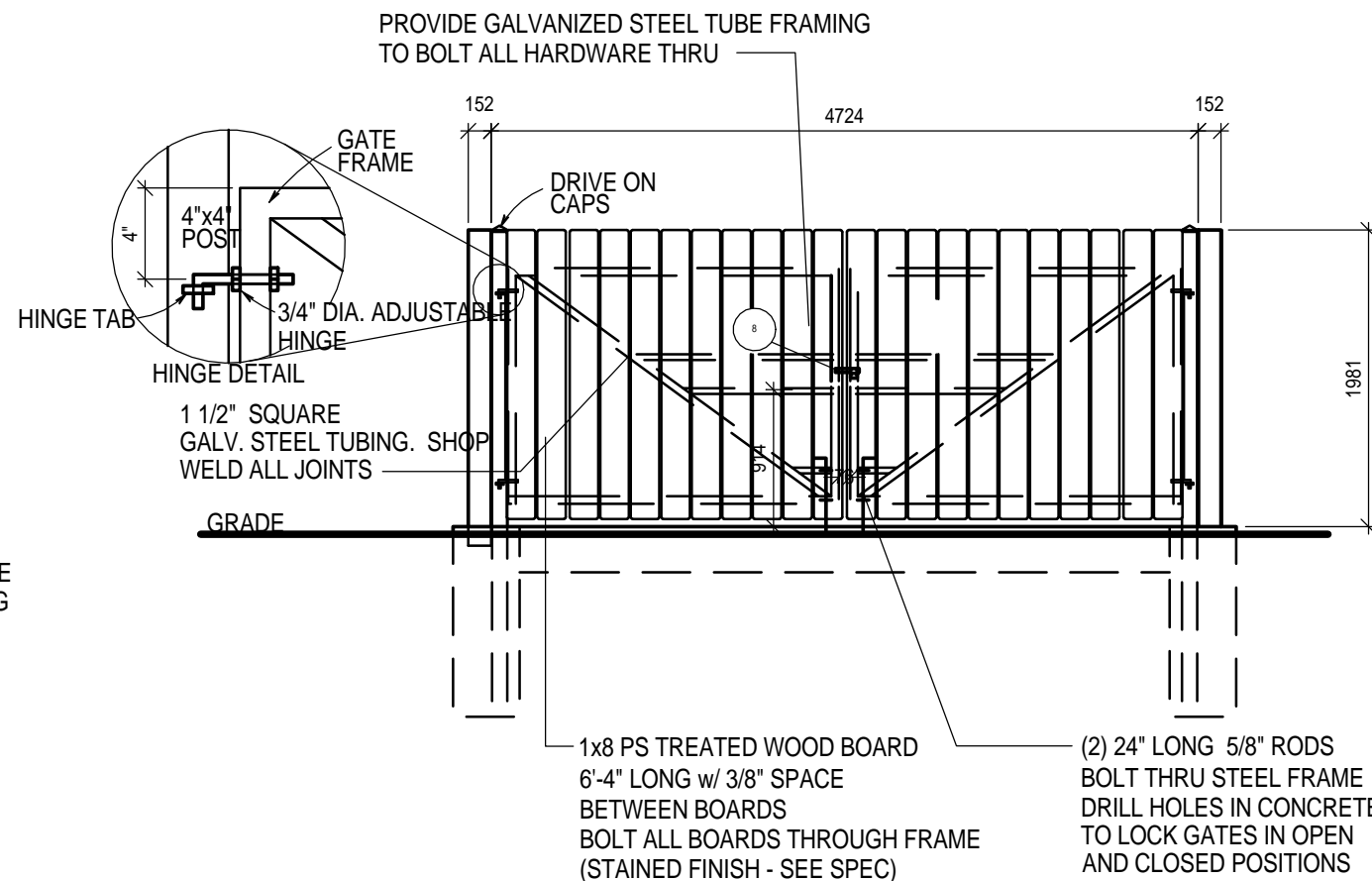
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3/8" = 1'-0"



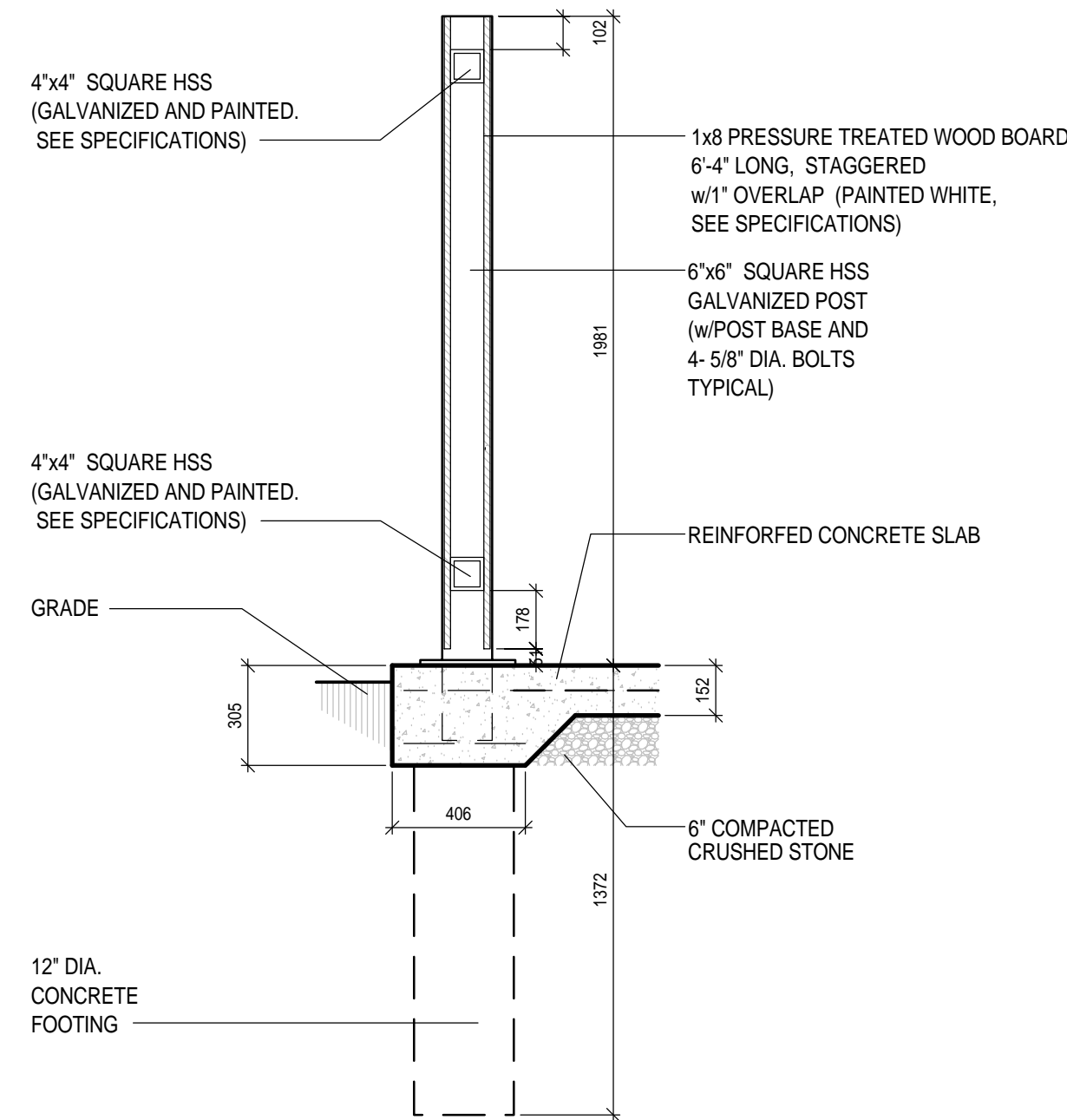
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3/8" = 1'-0"



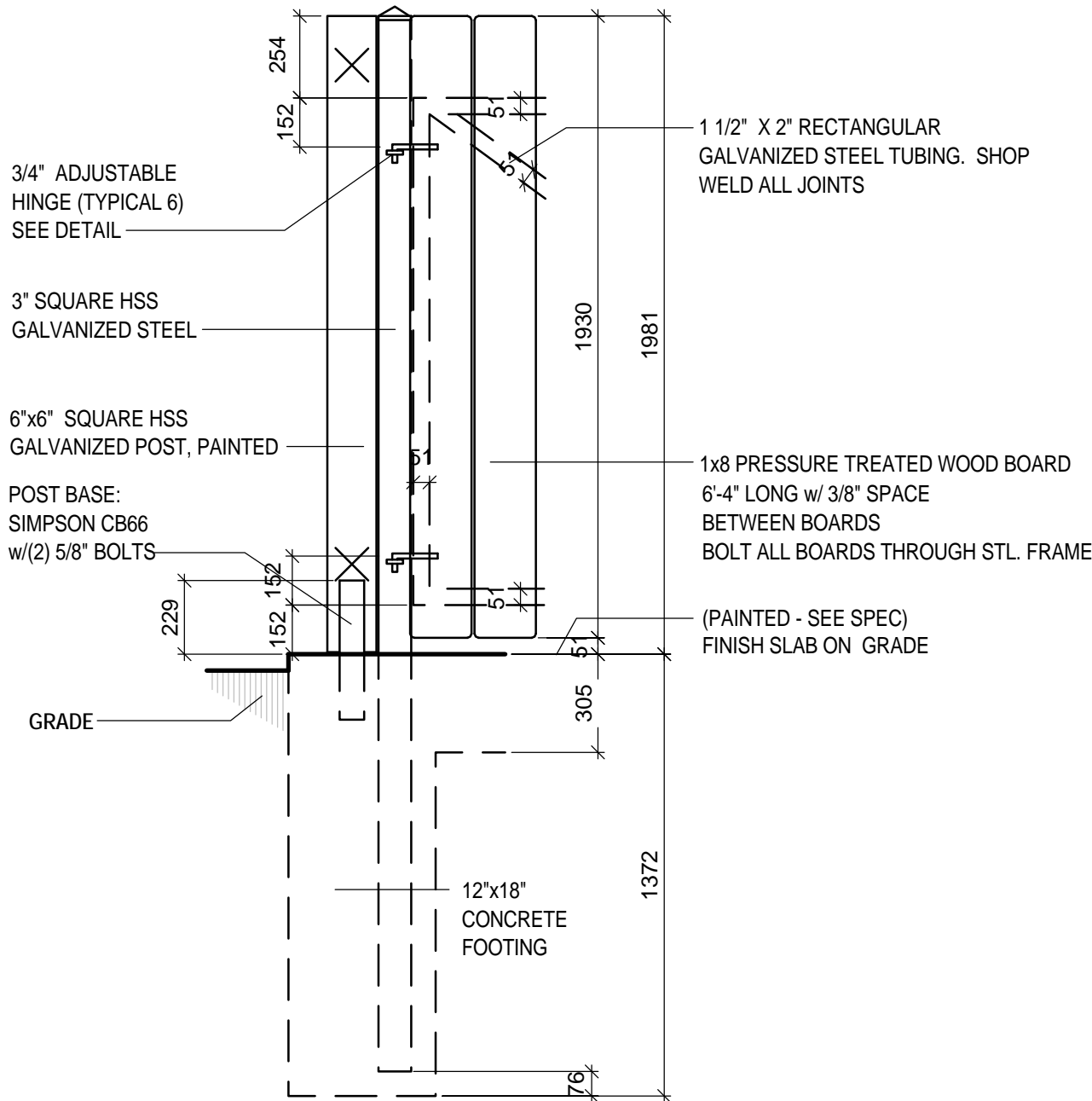
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REFUSE ENCLOSURE. PLAN DETAIL  
1 : 50



5  
A0.05  
A0.04 - REFUSE ENCLOSURE. ELEVATION  
1 : 50



6  
A0.05  
A0.04 - REFUSE ENCLOSURE SECTION DETAIL  
1 : 20



7  
A0.05  
A0.04 - REFUSE ENCLOSURE ELEVATION DETAIL  
1 : 20



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DATE	BY	DESCRIPTION
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DESIGN CONSULTANT

REAL

DEVELOPED BY:

2025 AGASSIZ ROAD, KELOWNA, BC






SHEET TITLE

## SITE PLAN

AWN BY:	FF	DRAWING NO.	A1.03
SIGNED BY:	GT/FF		
DATE:	As indicated		
DATE:	2018.11.20	FILE:	A18-34



### SITE PLAN LEGEND

	PROPERTY LINE		S.O.D
	SETBACK LINE		ASPHALT GROUND
			EXTERIOR PRIVATE OPEN SPACE

**1** **01.SITE PLAN**  
**A1.03** 1/16" = 1'-0"



SCHEDULEA

This forms part of application  
# DP18-0244

Planner  
Initials LK

City of  
Kelowna  
COMMUNITY PLANNING

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DEVELOPED BY:

PROJECT  
AGASSIZ ROAD RESIDENCES  
KELOWNA BC . FOR BC. HOUSING  
  
2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE  
  
MAIN FLOOR PLAN

DRAWN BY:	FF	DRAWING NO.	A2.02
DESIGNED BY:	GT/FF		
SCALE:	1/8" = 1'-0"		
DATE:	11/23/18	FILE:	



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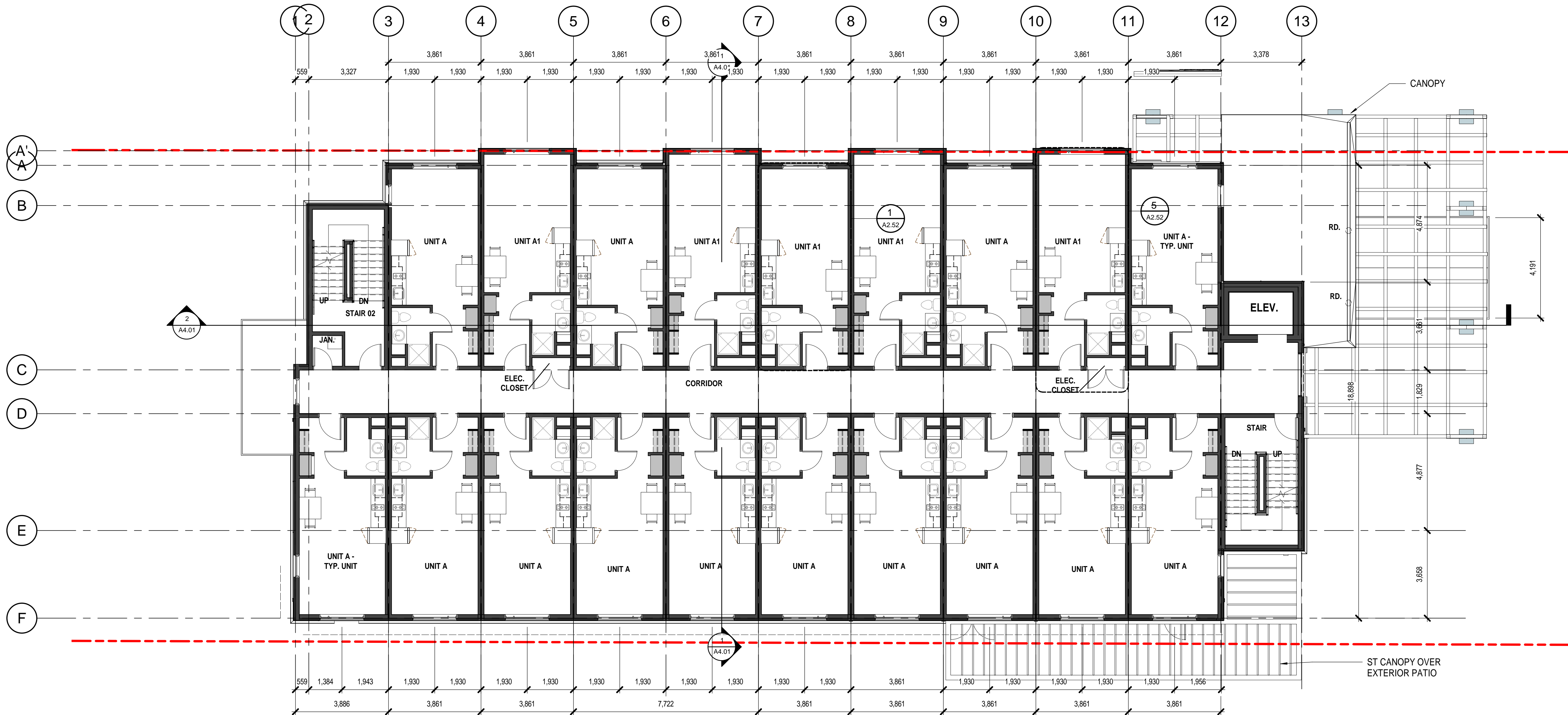
PROJECT  
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SHEET TITLE

SECOND FLOOR  
PLAN

DRAWN BY:	Author	DRAWING NO.
DESIGNED BY:	Designer	A2.03
SCALE:	1/8" = 1'-0"	
DATE:	12/21/18	FILE: A18-34



1  
A2.03  
04. SECOND FLOOR PLAN  
1/8" = 1'-0"



SCHEDULEA

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# DP18-0244

Planner  
Initials LK

City of  
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COMMUNITY PLANNING

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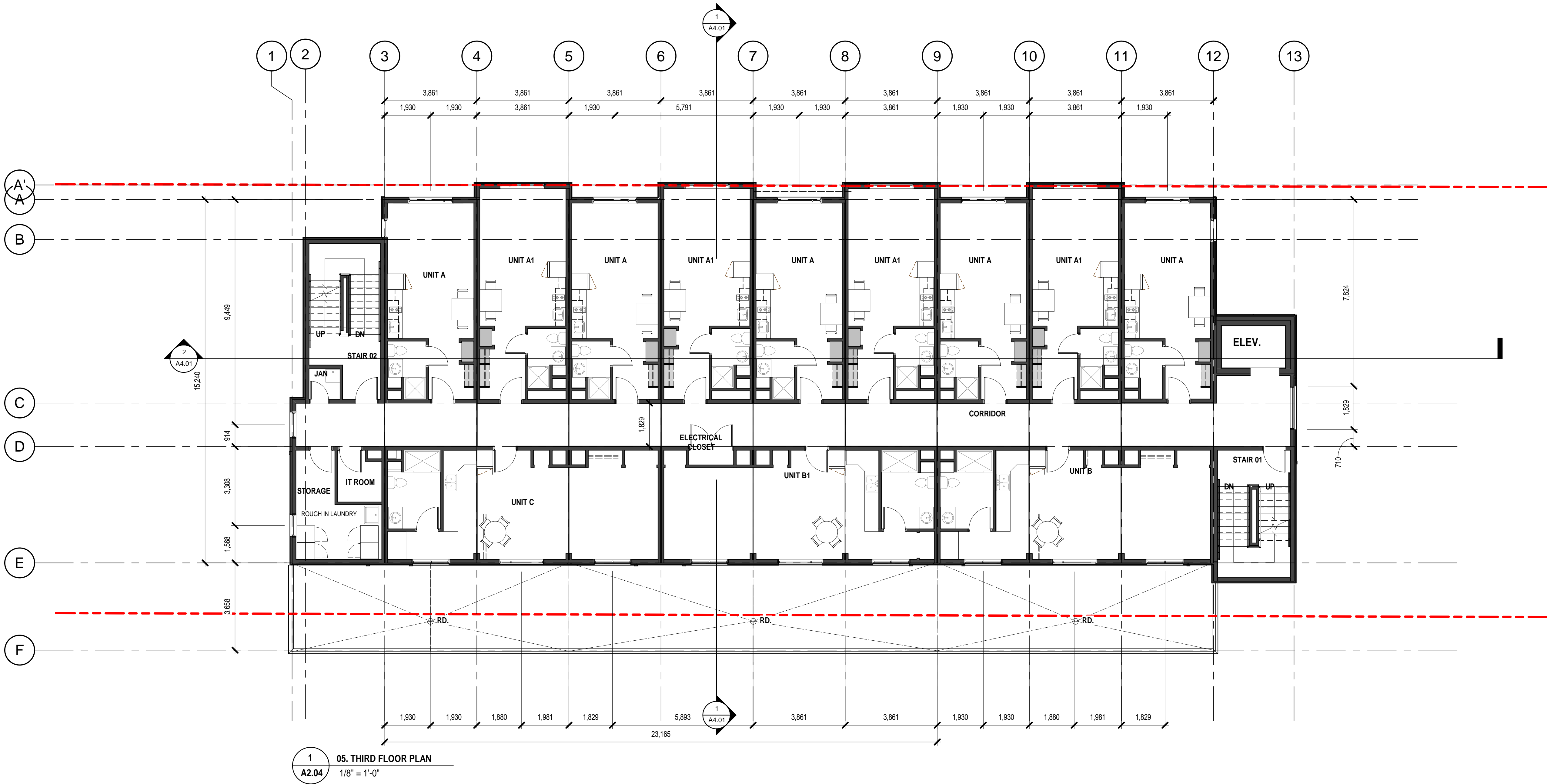
PROJECT  
AGASSIZ ROAD RESIDENCES  
KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE

THIRD FLOOR PLAN

DRAWN BY:	Author	DRAWING NO.	A2.04
DESIGNED BY:	Designer		
SCALE:	1/8" = 1'-0"		
DATE:	12/21/18	FILE:	



SCHEDULEA

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Initials LK

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Kelowna  
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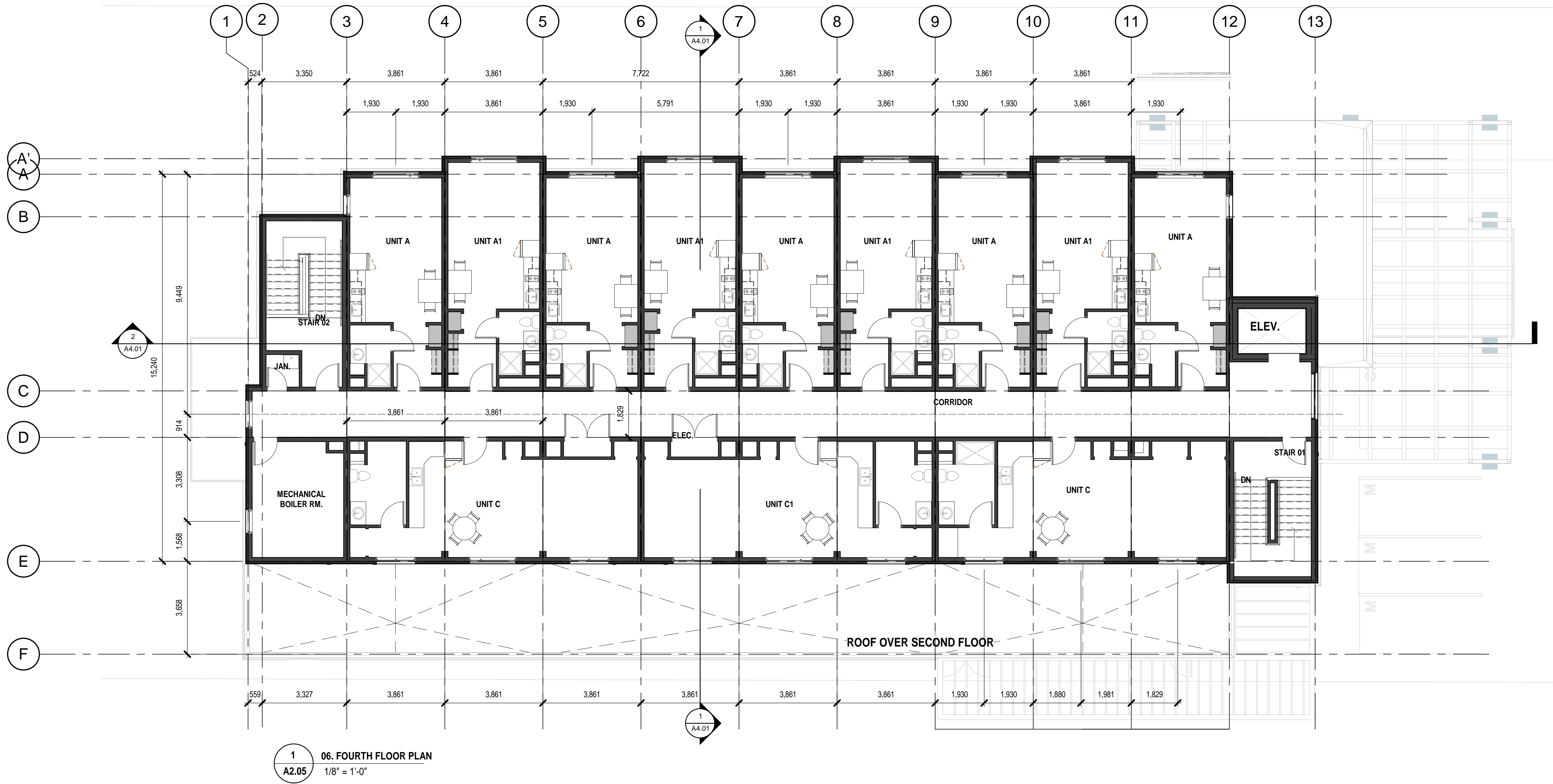
PROJECT  
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KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE

FOURTH FLOOR  
PLAN

DRAWN BY:	Author	DRAWING NO.
DESIGNED BY:	Designer	A2.05
SCALE:	1/8" = 1'-0"	
DATE:	12/21/18	FILE: A18-34



SCHEDULE

B

This forms part of application

# DP18-0244

Planner Initials LK

City of Kelowna

COMMUNITY PLANNING

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6	2018.10.19	FF ISSUED FOR REZONING

NO.	DATE	BY	DESCRIPTION
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DESIGN CONSULTANT

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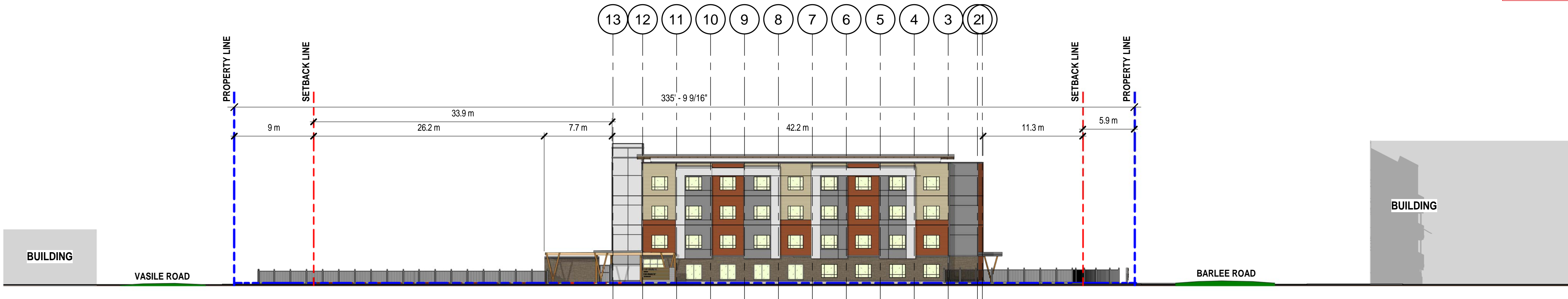
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Kelowna, British Columbia  
V1Y 5V5  
TELEPHONE: (250) 979-1668  
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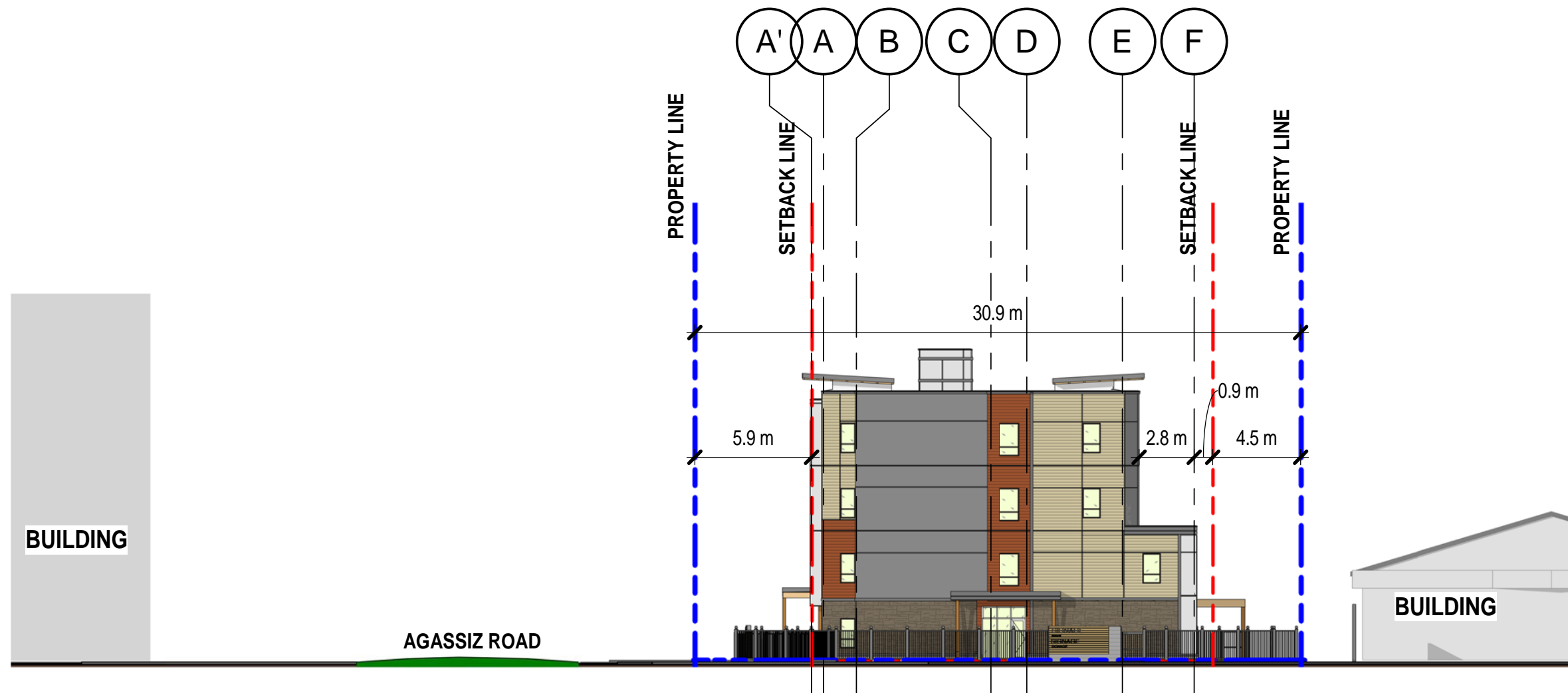
PROJECT  
AGASSIZ ROAD RESIDENCES  
KELOWNA BC . FOR BC. HOUSING  
  
2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE  
  
SITE ELEVATION

DRAWN BY:	FF	DRAWING NO.	A3.00
DESIGNED BY:	Designer		
SCALE:	3/64" = 1'-0"		
DATE:	11/26/18	FILE:	A18-34



1  
A3.00  
AGASSIZ ROAD ELEVATION  
3/64" = 1'-0"



2  
A3.00  
BARLEE ROAD ELEVATION  
3/64" = 1'-0"





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KELOWNA BC . FOR BC. HOUSING

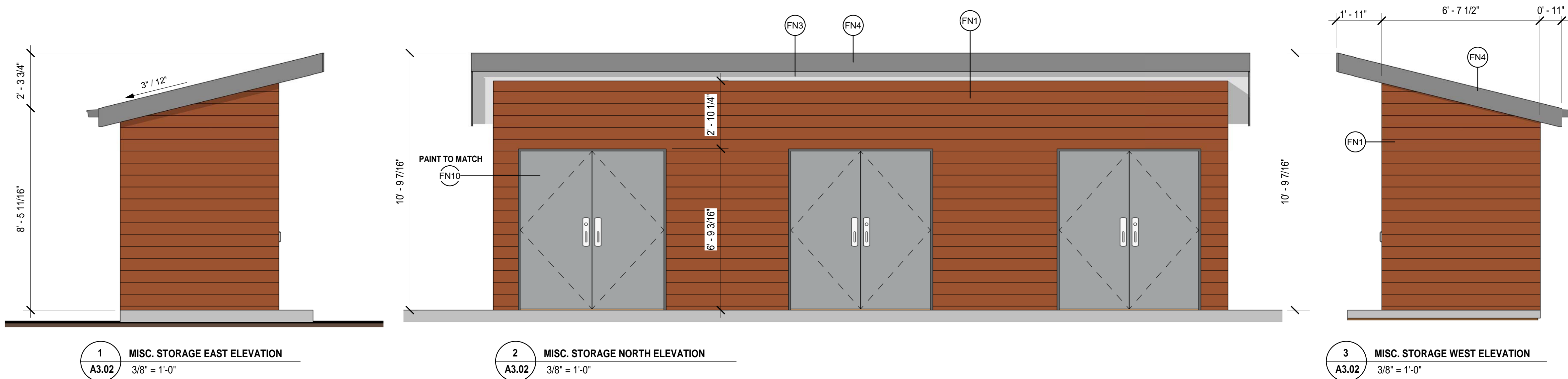
2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE

**BUILDING ELEVATIONS**

DRAWN BY:	FF	DRAWING NO.
DESIGNED BY: <td>GT/FF</td> <td>A3.01</td>	GT/FF	A3.01
SCALE: <td>As indicated</td> <td></td>	As indicated	
DATE: <td>2018.11.20</td> <td>FILE: A18-34</td>	2018.11.20	FILE: A18-34





MATERIAL LEGEND



MATERIAL SCHEDULE	
MATERIAL ID	DESCRIPTION
FN1	HARDIE PLANK/TRADITIONAL RED
FN2	HARDIE PLANK/SANDSTONE BEIGE
FN3	HARDIE PANEL/ARTIC WHITE
FN4	HARDIE PANEL/GRAY SLATE
FN6	CREATIVE MINDS STONE VENEER/BISON CRAFT PEAK LEDGE
FN7	HARDIE TRIM BOARD/IRON GREY
FN8	ROUGH SAWN WOOD CANOPY/STAINED
FN9	VINYL WINDOW TRIM BOARD/WHITE
FN10	EXTERIOR FLASHING/VICWEST COLOUR REGENT GREY 56062
FN11	CONCRETE FACED INSULATION

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SCHEDULE B  
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Planner Initials LK  
City of Kelowna  
COMMUNITY PLANNING

NO.	DATE	BY	DESCRIPTION
DESIGN CONSULTANT			

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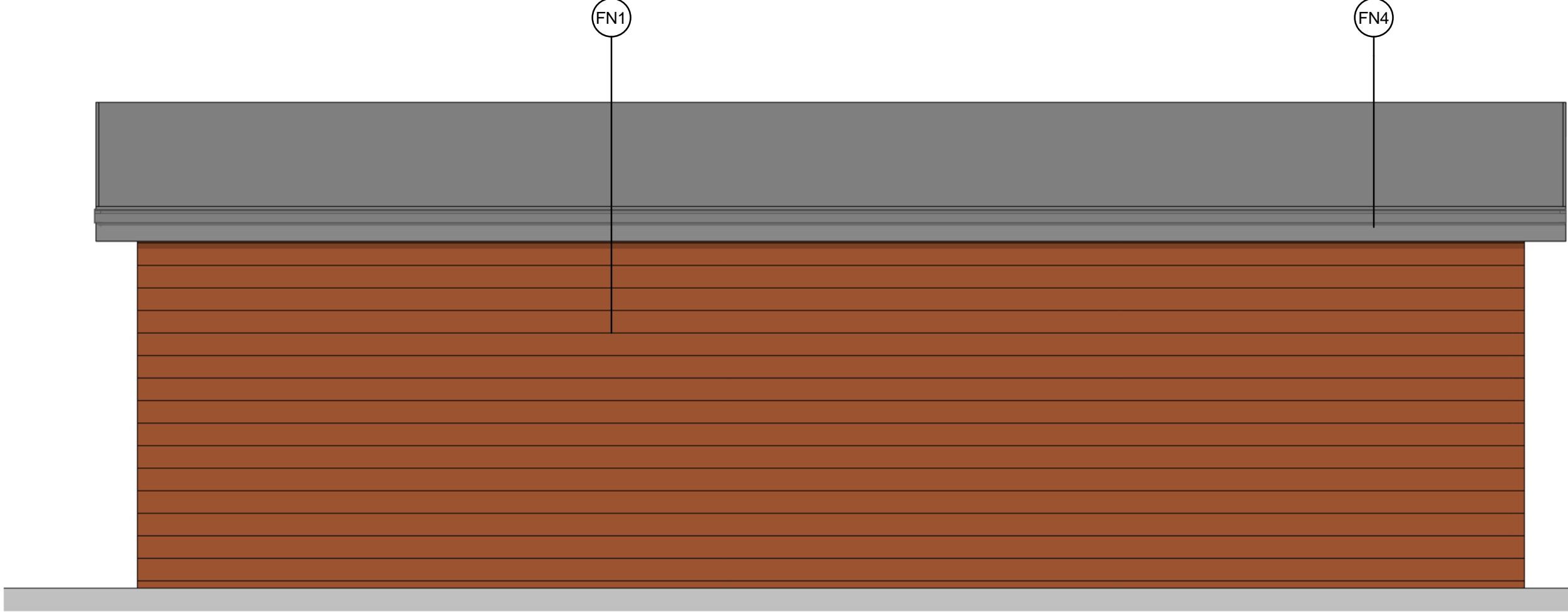
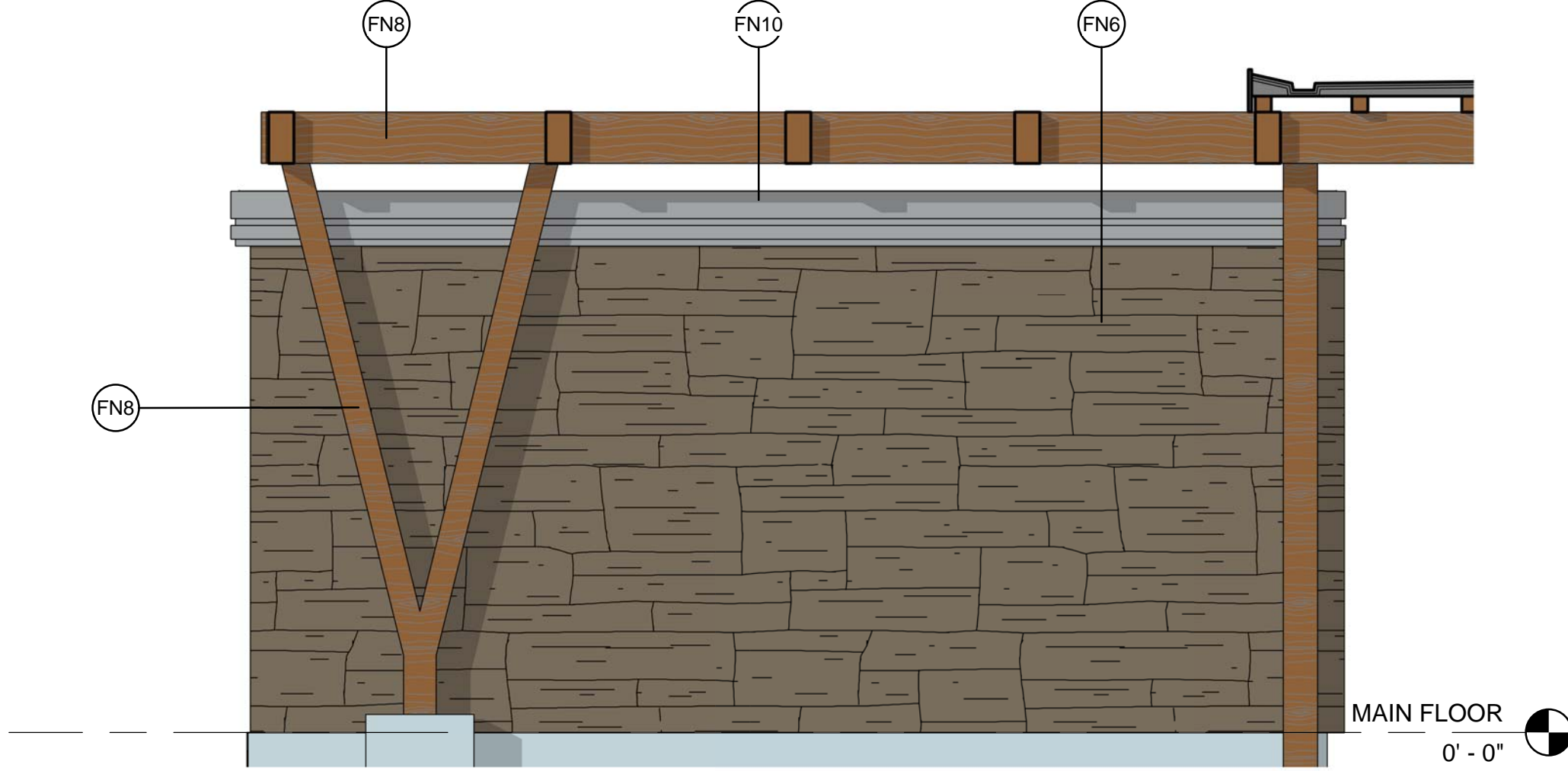
GTA ARCHITECTURE LTD.  
243 1889 SPRINGFIELD ROAD  
Kelowna, British Columbia  
V1Y 6V5  
TELEPHONE: (250) 979-1668  
www.gtarch.ca

DEVELOPED BY:

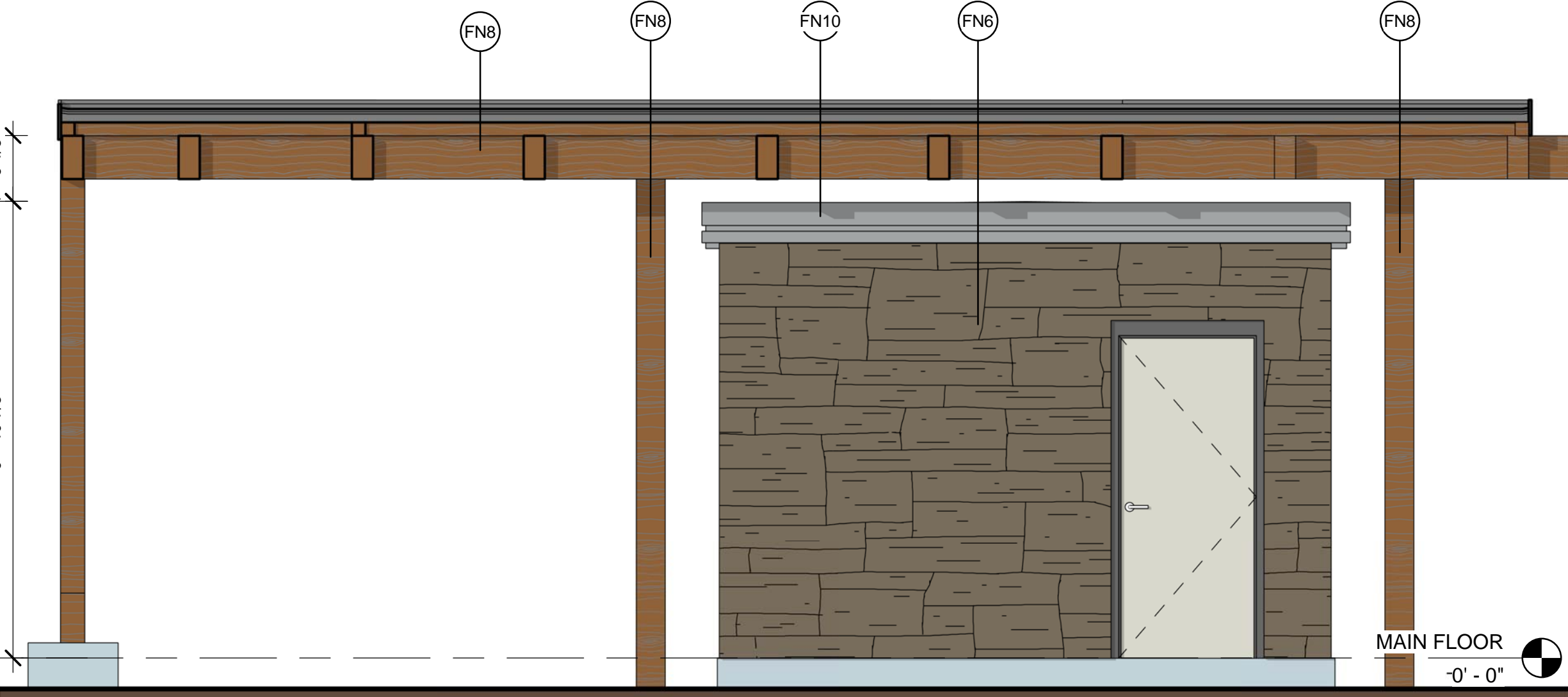
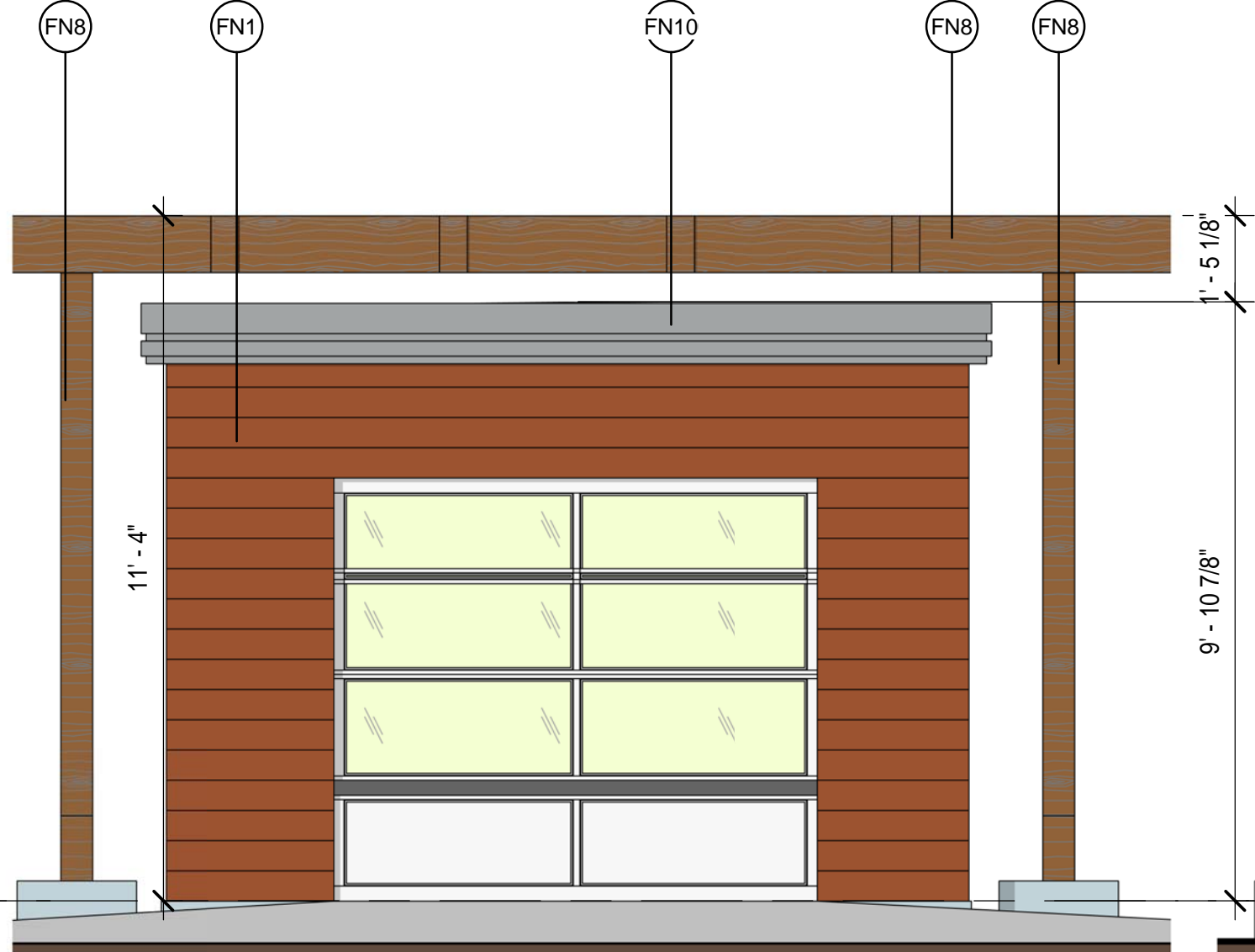
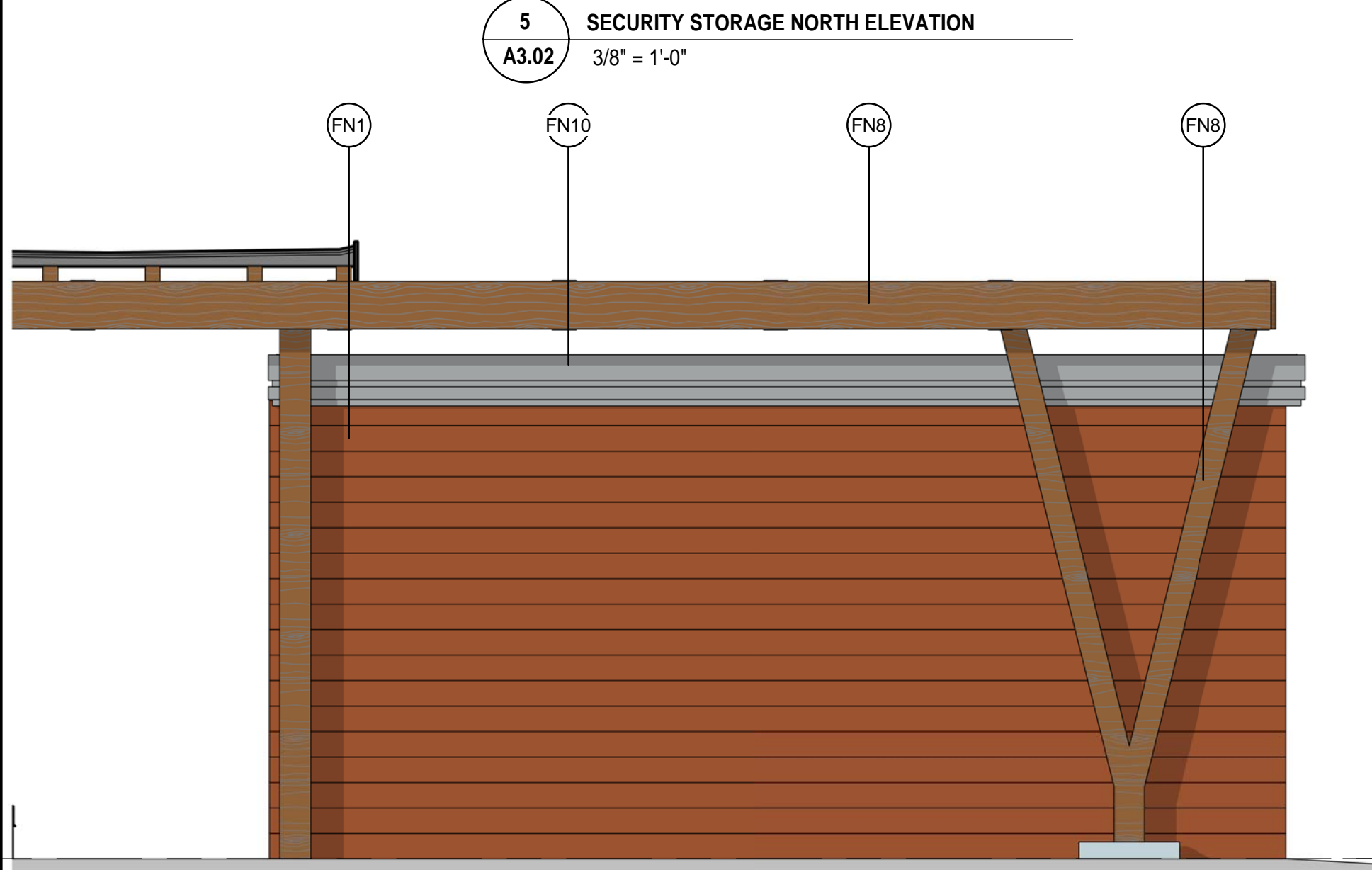
PROJECT  
AGASSIZ ROAD RESIDENCES  
KELOWNA BC . FOR BC. HOUSING  
2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE  
STORAGE BUILDING  
ELEVATIONS

DRAWN BY: Author	DRAWING NO. A3.02
DESIGNED BY: Designer	
SCALE: As indicated	
DATE: 04/11/19	FILE: A18-34



4 MISC. STORAGE SOUTH ELEVATION  
A3.02 3/8" = 1'-0"

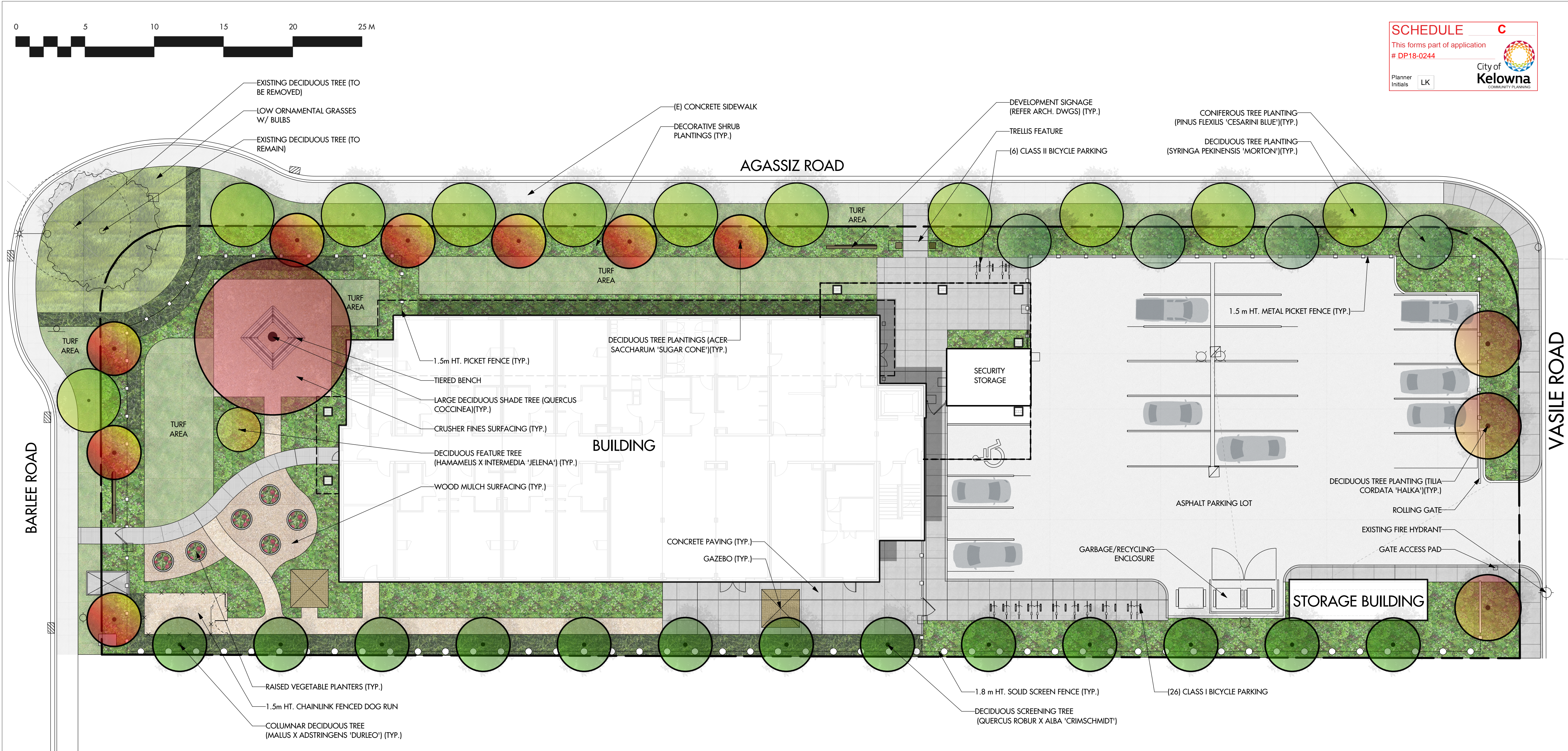


6 SECURITY STORAGE SOUTH ELEVATION  
A3.02 3/8" = 1'-0"

7 SECURITY EAST SOUTH ELEVATION  
A3.02 3/8" = 1'-0"

8 SECURITY STORAGE WEST  
A3.02 3/8" = 1'-0"





SCHEDULE C

This forms part of application  
# DP18-0244

Planner Initials LK

City of Kelowna  
COMMUNITY PLANNING



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

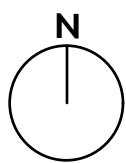
303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER SACCHARUM 'SUGAR CONE'	SUGAR CONE MAPLE	8	6cm CAL.
HAMAMELIS X INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	1	5cm CAL.
PINUS FLEXILIS 'CESARINI BLUE'	UMBER PINE	4	2.0m HT.
QUERCUS COCCINEA	SCARLET OAK	1	10cm CAL.
QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	13	6cm CAL.
SYRINGA PEKINENSIS 'MORTON'	CHINA SNOW TREE LILAC	11	6cm CAL.
TILIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	3	6cm CAL.
SHRUBS			
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	70	#02 CONT. /1.0M O.C. SPACING
CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	31	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	49	#02 CONT. /1.2M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	18	#02 CONT. /2.0M O.C. SPACING
PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	22	#02 CONT. /1.8M O.C. SPACING
SPIREA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	70	#02 CONT. /1.0M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	31	#02 CONT. /1.5M O.C. SPACING
THUJA OCCIDENTALIS 'SKYBOUND'	SKYBOUND CEDAR	70	MIN. 2.0m HT./1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ATHYRIUM FILIX-FEMINA	LADY FERN	65	#01 CONT. /0.6M O.C. SPACING
ALCHEMILLA MOLIS	LADY'S MANTLE	65	#01 CONT. /0.6M O.C. SPACING
ALLIUM 'GLOBEMASTER'	PERSIAN ONION	94	#01 CONT. /0.5M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	65	#01 CONT. /0.6M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	65	#01 CONT. /0.6M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	23	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	94	#01 CONT. /0.5M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	16	#01 CONT. /1.2M O.C. SPACING
IRIS SIBIRICA 'PERRY'S BLUE'	SIBERIAN IRIS	42	#01 CONT. /0.75M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDECOTE'	HIDECOTE ENGLISH LAVENDER	65	#01 CONT. /0.6M O.C. SPACING
PENISSETUM ALOPECUROIDES	FOUNTAIN GRASS	23	#01 CONT. /1.0M O.C. SPACING
PHALARIS ARUNDINACEA 'FREESY'	REED CANARY GRASS	23	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	65	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAYNIGHT'	MAY NIGHT SALVIA	65	#01 CONT. /0.6M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	65	#01 CONT. /0.6M O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	65	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DEPTH MOUNTAIN ASH ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



PROJECT TITLE

BC HOUSING  
AGASSIZ ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE  
PLAN

ISSUED FOR / REVISION

1	18.09.27	Review
2	18.11.27	Development Permit
3	19.01.16	Development Permit
4	19.03.13	Development Permit
5		

PROJECT NO. 18-088

DESIGN BY FB

DRAWN BY NG

CHECKED BY FB

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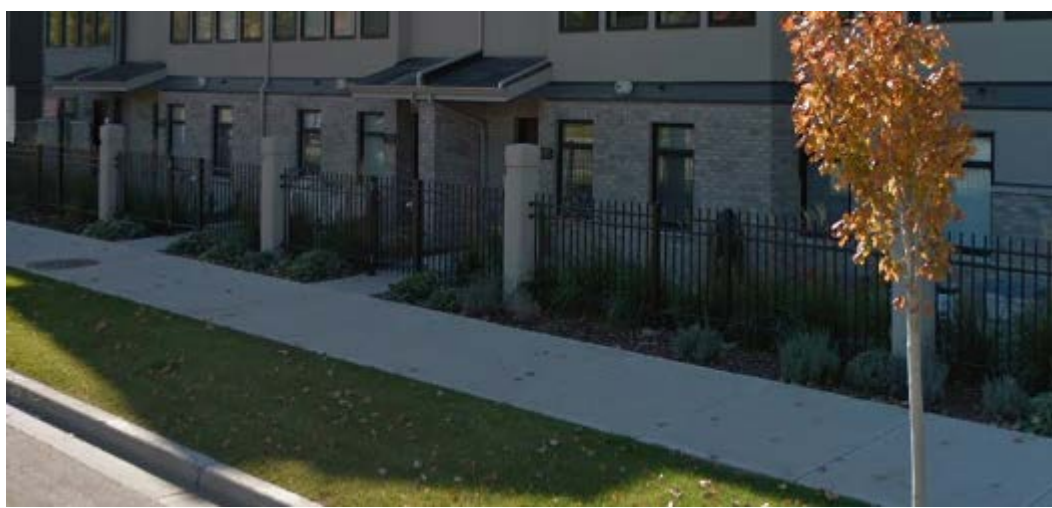


DRAWING NUMBER

L1 / 2

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METAL PICKET FENCE



SOLID SCREEN TIMBER FENCE



GAZEBO