

Development Permit & Development Variance Permit DP17-0205/DVP18-0110

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

235 Taylor Road

and legally known as

Lot A Section 22 Township 26 ODYD Plan EPP89943

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

Multiple Unit Residential

With a variance to the following section of Zoning Bylaw No.8000 in general accordance with Schedule "A":

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m required to 6.5 m proposed.

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

Date of Council Decision March 17, 2020

Decision By: COUNCIL

This permit will not be valid if development has not commenced by March 17, 2022.

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

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: 1219204 BC Ltd.

Applicant: Pacific West Architecture Inc.

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

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- 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 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:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$54,468.13**

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.

5. INDEMNIFICATION

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

- 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.**

TAYLOR ROAD TOWHHOMES

CIVIC ADDRESS: 235 TAYLOR ROAD, KELOWNA BC
LEGAL DESCRIPTION: PLAN KAP 10497, LOT 1, SEC 22, TWN 26, ODYD

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RENDERING & MATERIALS

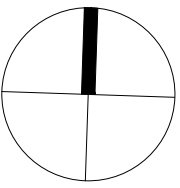
DESIGN TEAM

ARCHITECT

PACIFIC WEST ARCHITECTURE Inc.
1200 West 73rd Ave(Airport Square)
Suite 1100, Vancouver B.C. V6P 6G5
Tel: (604)-616-7892
Email: info@pwaachitecture.com

LANDSCAPE ARCHITECT:

BENCH SITE DESIGN INC.
4-1562 Water Street, Kelowna, B.C.
V1Y 1J7
Tel: (250)-860-6778
Email:Keith@benchsitedesign.com
Contact: Keith Nyhof



1 3D PERSPECTIVE - TAYLOR ROAD

SCHEDULE

A

This forms part of application

DP17-0205 & DVP18-0111

Planner Initials

HR

City of Kelowna

DEVELOPMENT PLANNING

2 CONTEXT PLAN
Scale: N.T.S.

3 STREET VIEW 1

4 STREET VIEW 2

5 STREET VIEW 3



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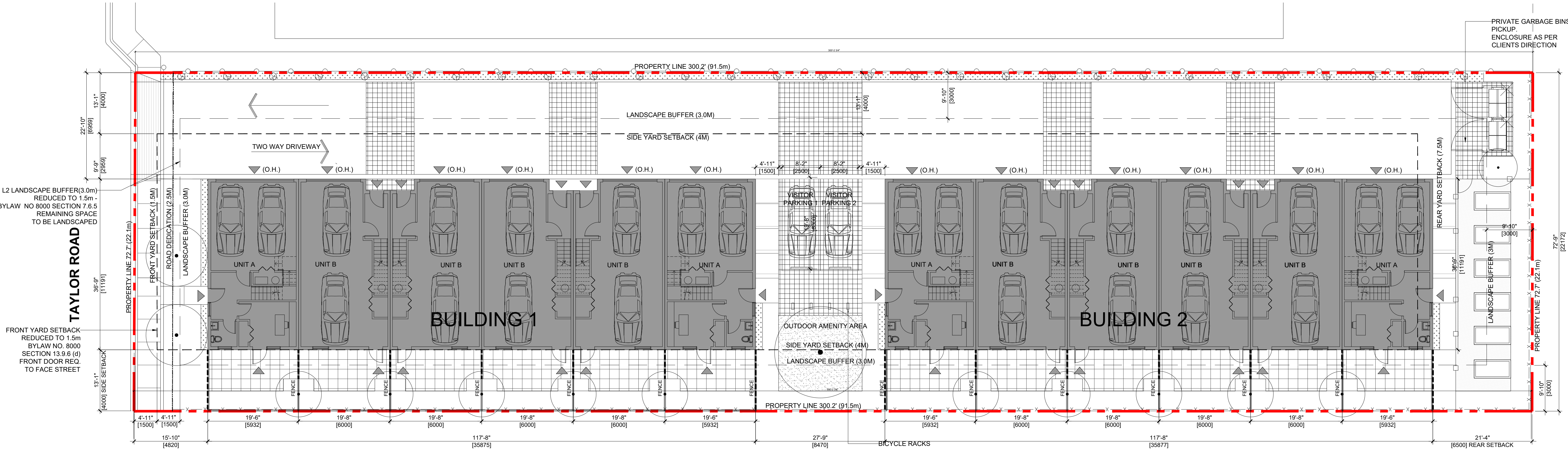


2019-12-17

REVISIONS		
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ISSUES		DATE
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2	REISSUED FOR DP APPLICATION	16 DEC 2019
1	ISSUED FOR DP APPLICATION	3 DEC 2019
PROJECT NUMBER		A223
DRAWN BY		WW
CHECKED BY		PY
DATE CHECKED		
CONSULTANT		

PROJECT
235 TAYLOR ROAD KELOWNA, BC
DRAWING TITLE
COVER SHEET
DRAWING No.

A 1.00



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

ZONING STATISTICS			
Civic Address:	235 Taylor Road, Kelowna BC		
Legal Description:	PLAN KAP 10497, LOT 1, SEC 22, TWN 26, ODYD		
Existing Zoning:	RU1		
Proposed Zoning:	RM3		
Site Width:	72' 8-1/2" (22.16m)		
Site Depth:	299'8-1/2" (91.3m)		
Site Area:	21826.5 ft2 (2027.75 m2)		
Zoning District	Zoning Requirement	Proposed Design	
FSR	0.8	17461.2 sq.ft. (1622.2m ²)	17460 sq.ft. (0.8)
Site Coverage (Building)	40% (50% if private open space meet requirement)	8577.1 sq.ft. (789.9 m ²)	39%
Building Height:	32.8' / 10m		32.8' (10m)
Site Coverage (Building = Drive + Parking)			
PARKING - 323.29 sq.ft.			
DRIVE AISLE - 5,226.89 sq.ft.			
BUILDING - 8,642.95 sq.ft.			
14,193.13/21,789.5 sq.ft. = 65% (65% PERMITTED W/ PERMEABLE SURFACES)			
Setbacks:			
Front Yard	1.5m		3.82m
Rear Yard	7.5m		7.50m
Side Yard (North)	4.0m		6.96m
Side Yard (South)	4.0m		4.00m
Amenity:	25.0 m ² of private open space per dwelling		349.7m ² /12 Unit = 29.1 m ² /Unit
Parking:			
Number of Stalls	2.0 spaces per 3 bedroom dwelling units; 1.0 spaces per 7 dwelling units which shall be designated as visitor parking spaces	24 stalls for residents (garage) 2 exterior visitor parkings	24 stalls for residents (garage) 2 exterior visitor parkings
Ratios	minimum 50% of full size, maximum 50% of Medium size		
Size of Stalls	Full Size: 6.0m L x 2.5m W x 2.0m H; Medium Size: 4.8m L x 2.3m W x 2.0m H		
Bicycle:			
Class I	0.5 Per Dwelling Unit	6 Spaces	6 Spaces
Class II	0.1 Per Dwelling Unit	2 Spaces	2 Spaces

Unit Breakdown								
Gross Site Area (sq.ft.)							21826.5	
Unit	Unit Type	No. Units	Ground Floor	Main floor	Upper floor	Area	Total Area	Garage
			(ft. ²)	(ft. ²)	(ft. ²)	(ft. ²)	(ft. ²)	(ft. ²)
A	3 Storey Townhouse	4	290	634	663	1587	6348	420
B	3 Storey Townhouse	8	106	624	660	1390	11120	370
Total		12					17460	
FSR 0.80								

REQUIRED VARIANCES:
BYLAW NO. 8000; SECTION 13.9.5
LOT WIDTH 30M (REDUCED TO 22M)

PWA

pacific west architecture

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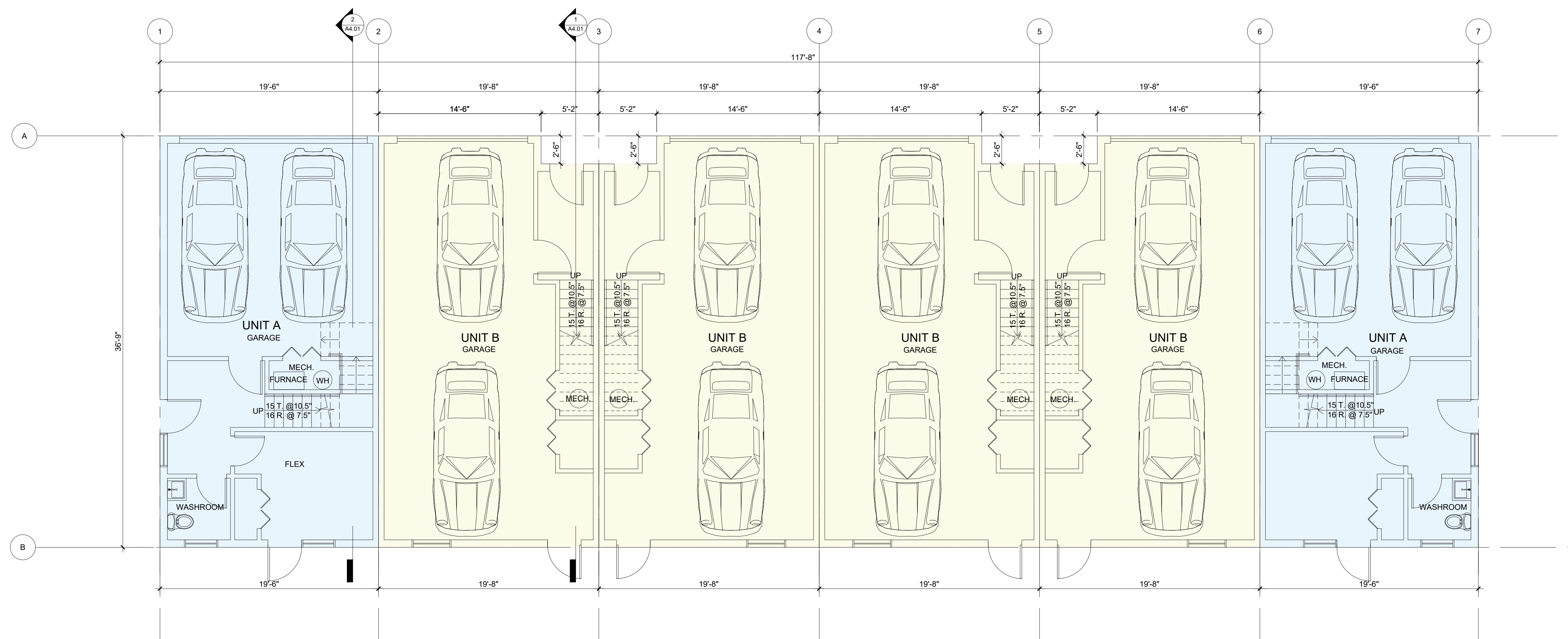
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235 TAYLOR ROAD KELOWNA, BC		
DRAWING TITLE		
SITE PLAN AND STATISTICS		
DRAWING No.		

SCHEDULE A

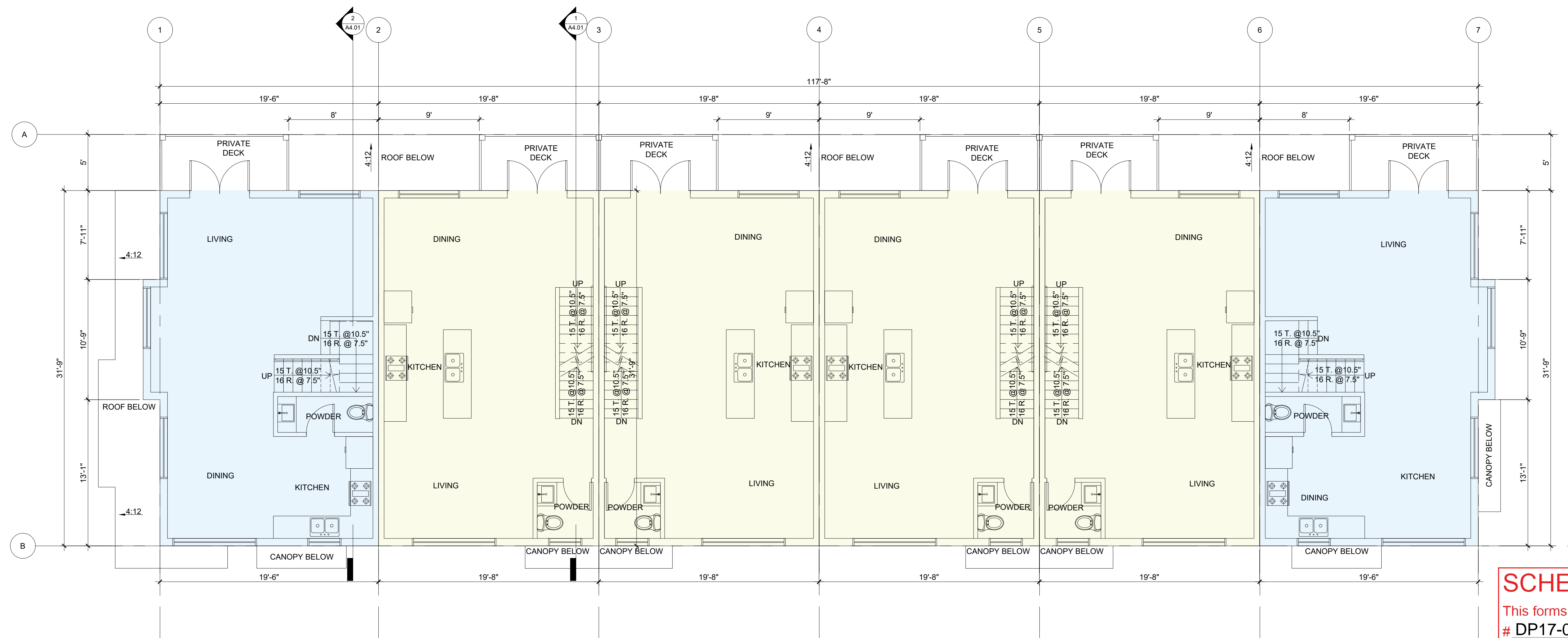
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Planner Initials HR

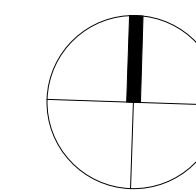
City of Kelowna
DEVELOPMENT PLANNING



1 BUILDING 1- FLOOR PLAN- GROUND FLOOR
Scale: 3/16"= 1'-0"



2 BUILDING 1- FLOOR PLAN- MAIN FLOOR
Scale: 3/16"= 1'-0"



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CONSULTANT

PROJECT

235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

**BUILDING 1
FLOOR PLAN**

DRAWING No.

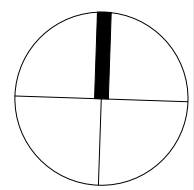
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SCHEDULE A

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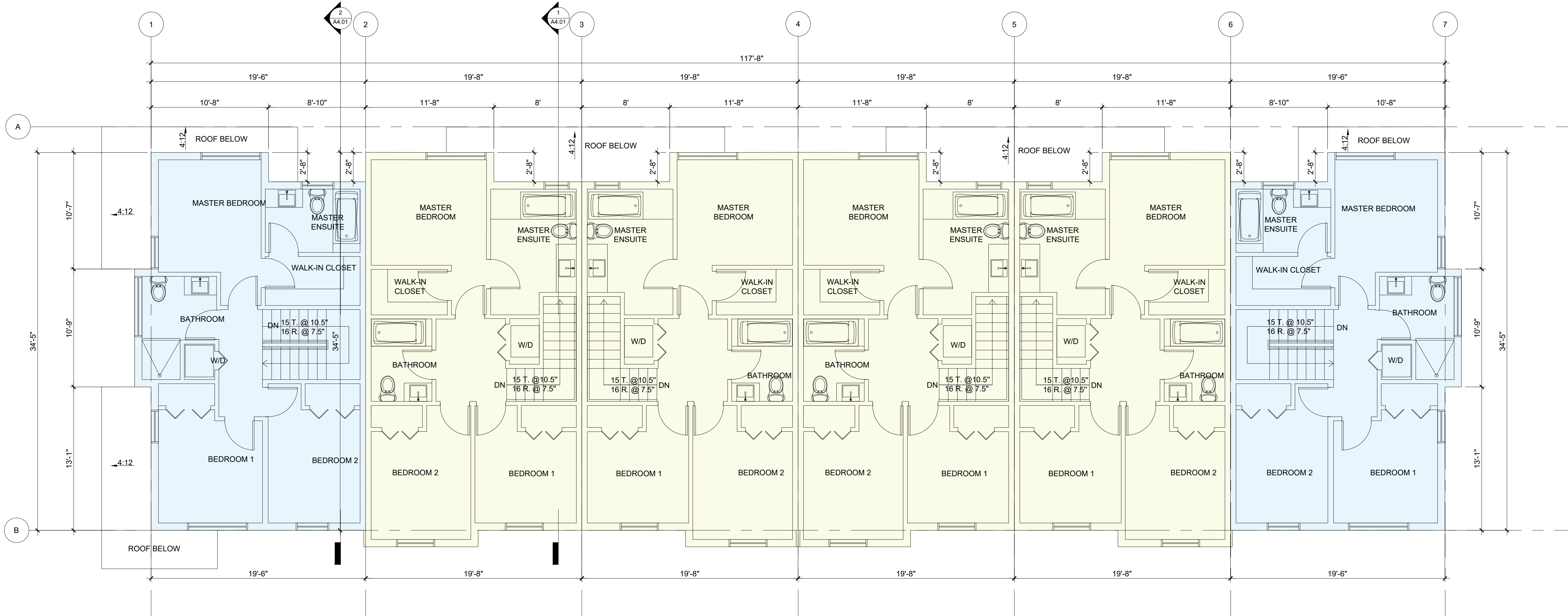
235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

**BUILDING 1
FLOOR PLAN**

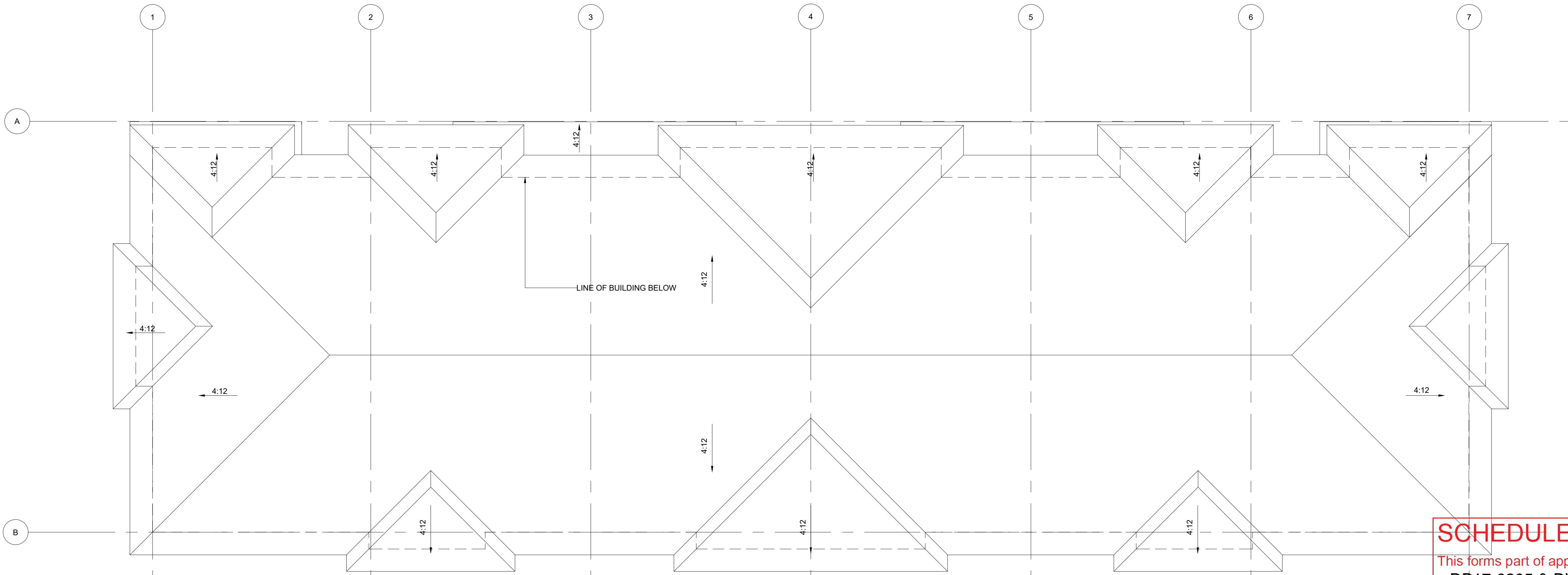
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1 BUILDING 1- FLOOR PLAN - UPPER FLOOR

Scale: 3/16"= 1'-0"



2 BUILDING 1- ROOF PLAN

Scale: 3/16"= 1'-0"

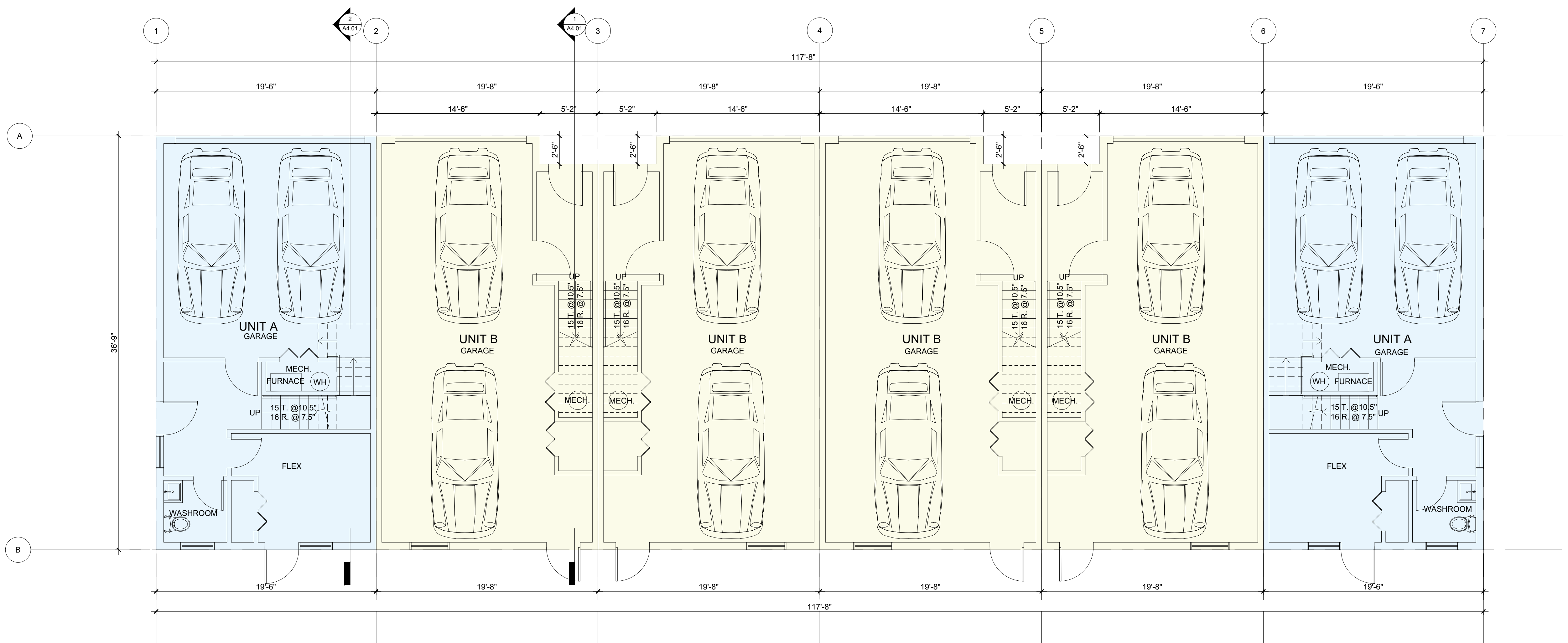
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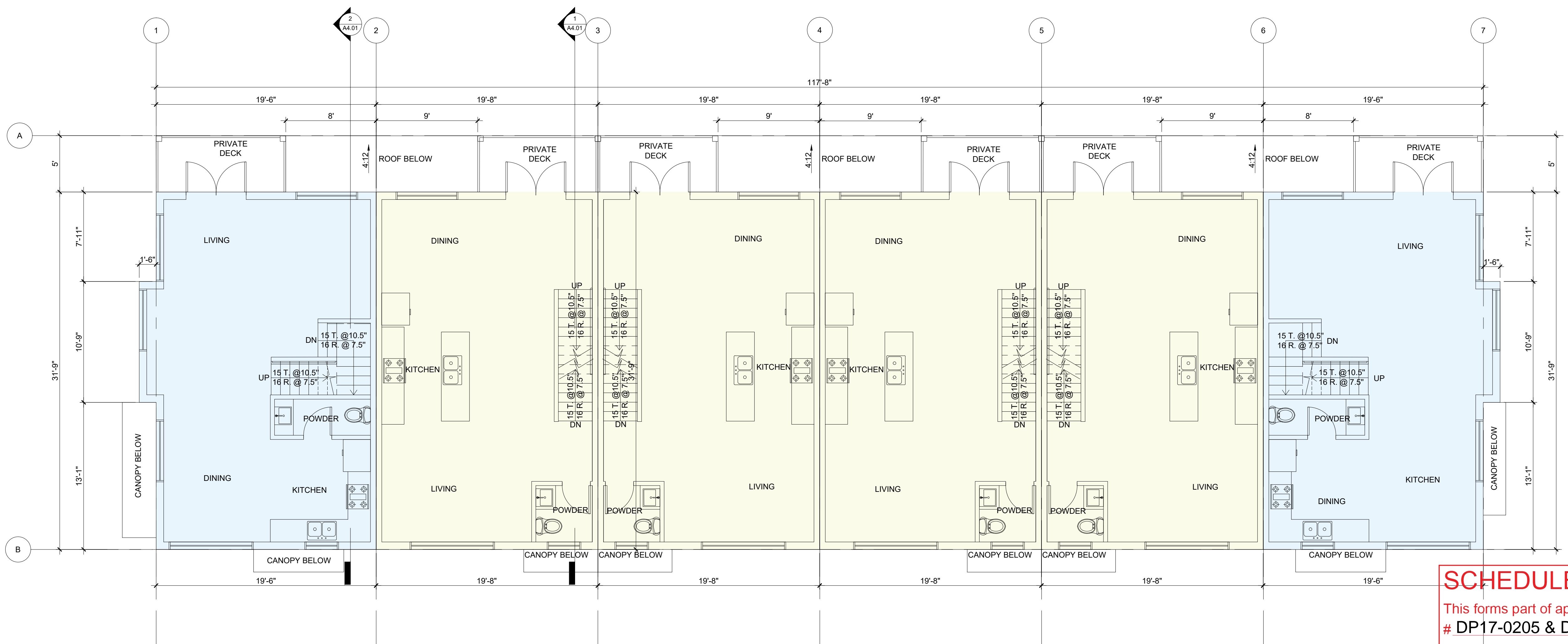
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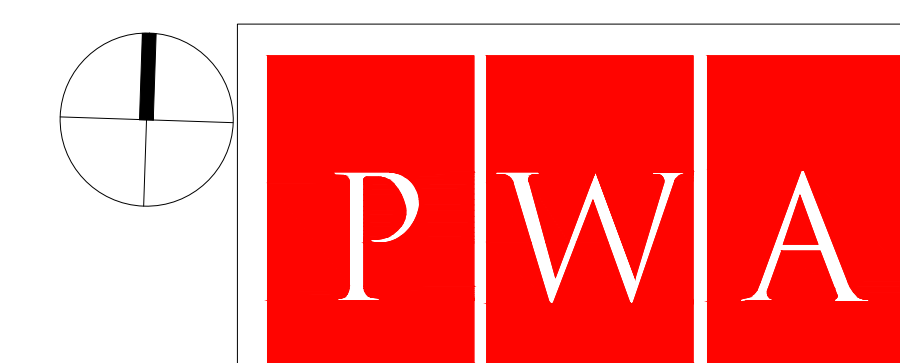




1 BUILDING 2- FLOOR PLAN - GROUND FLOOR
Scale: 3/16"= 1'-0"



2 BUILDING 2- FLOOR PLAN - MAIN FLOOR
Scale: 3/16"= 1'-0"



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235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

**BUILDING 2
FLOOR PLAN**

DRAWING No.

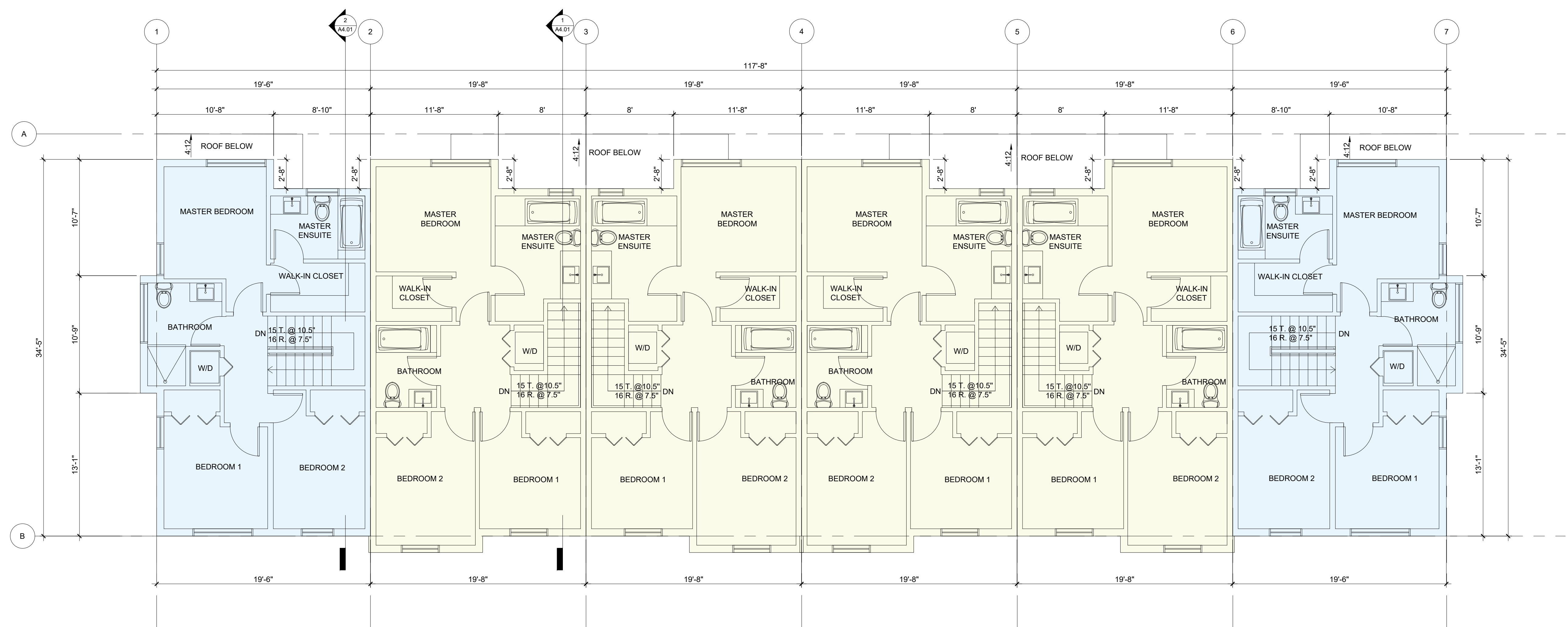
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SCHEDULE A

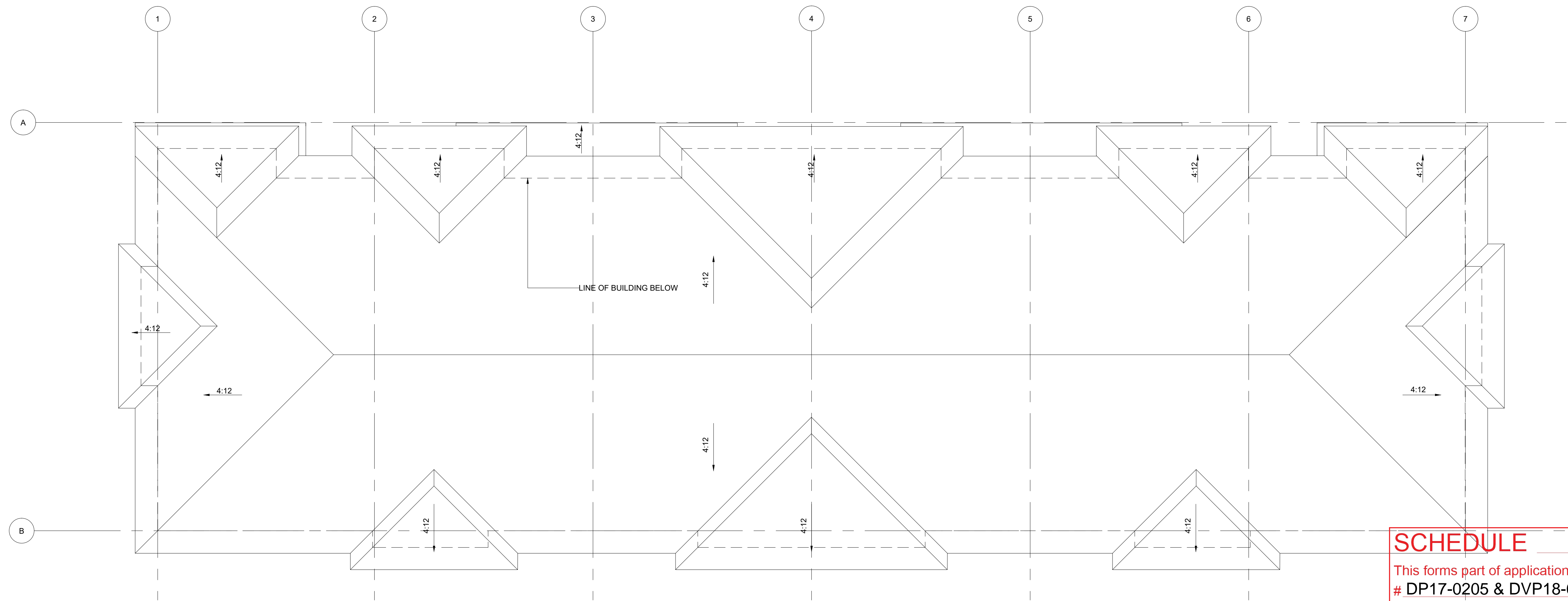
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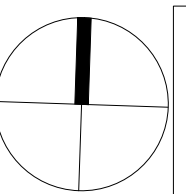




1 BUILDING 2- FLOOR PLAN - UPPER FLOOR
Scale: 3/16"= 1'-0"



2 BUILDING 2- ROOF PLAN
Scale: 3/16"= 1'-0"



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235 TAYLOR ROAD
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**BUILDING 2
FLOOR PLAN**

DRAWING No.

A2.04

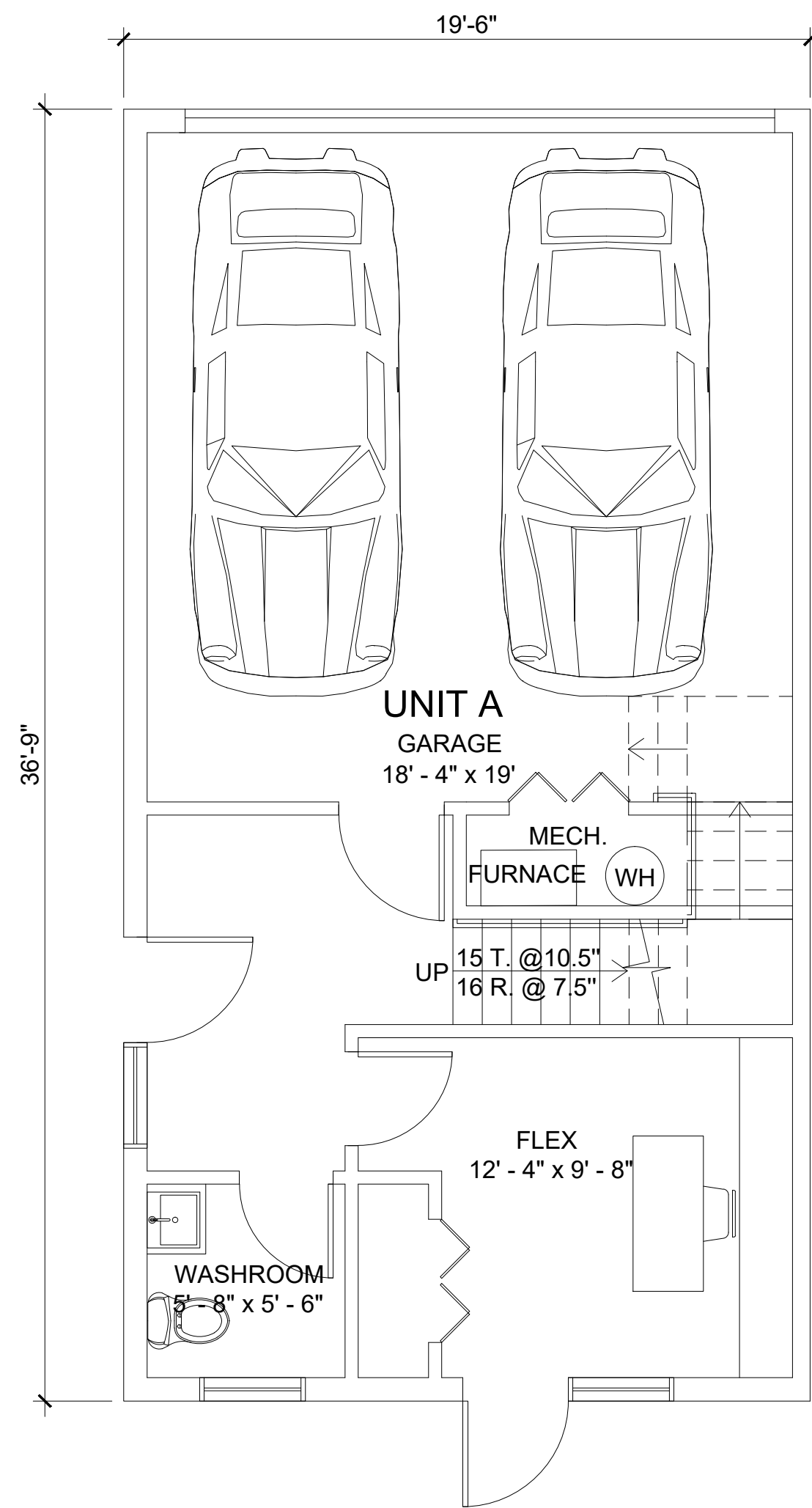
SCHEDULE

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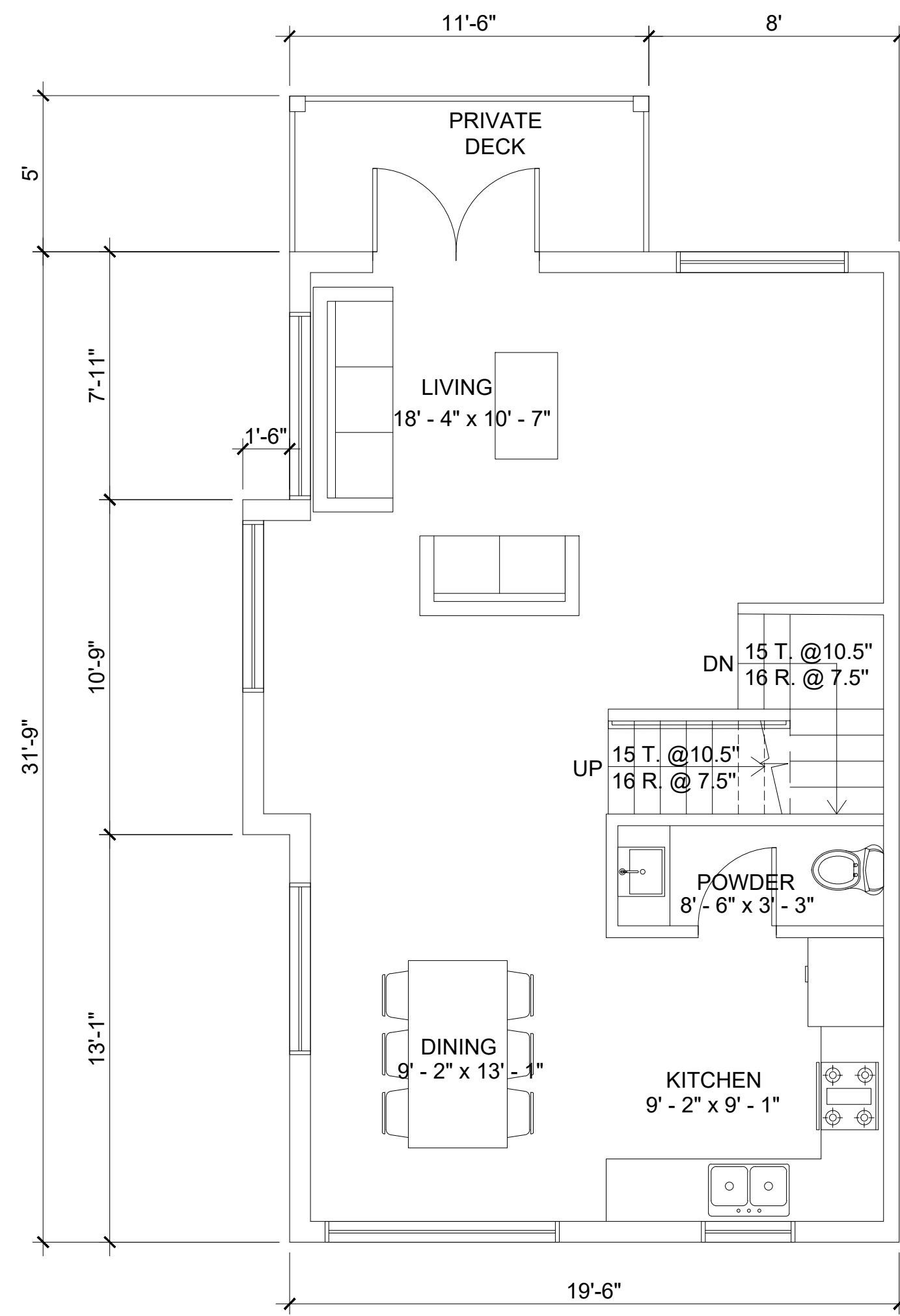
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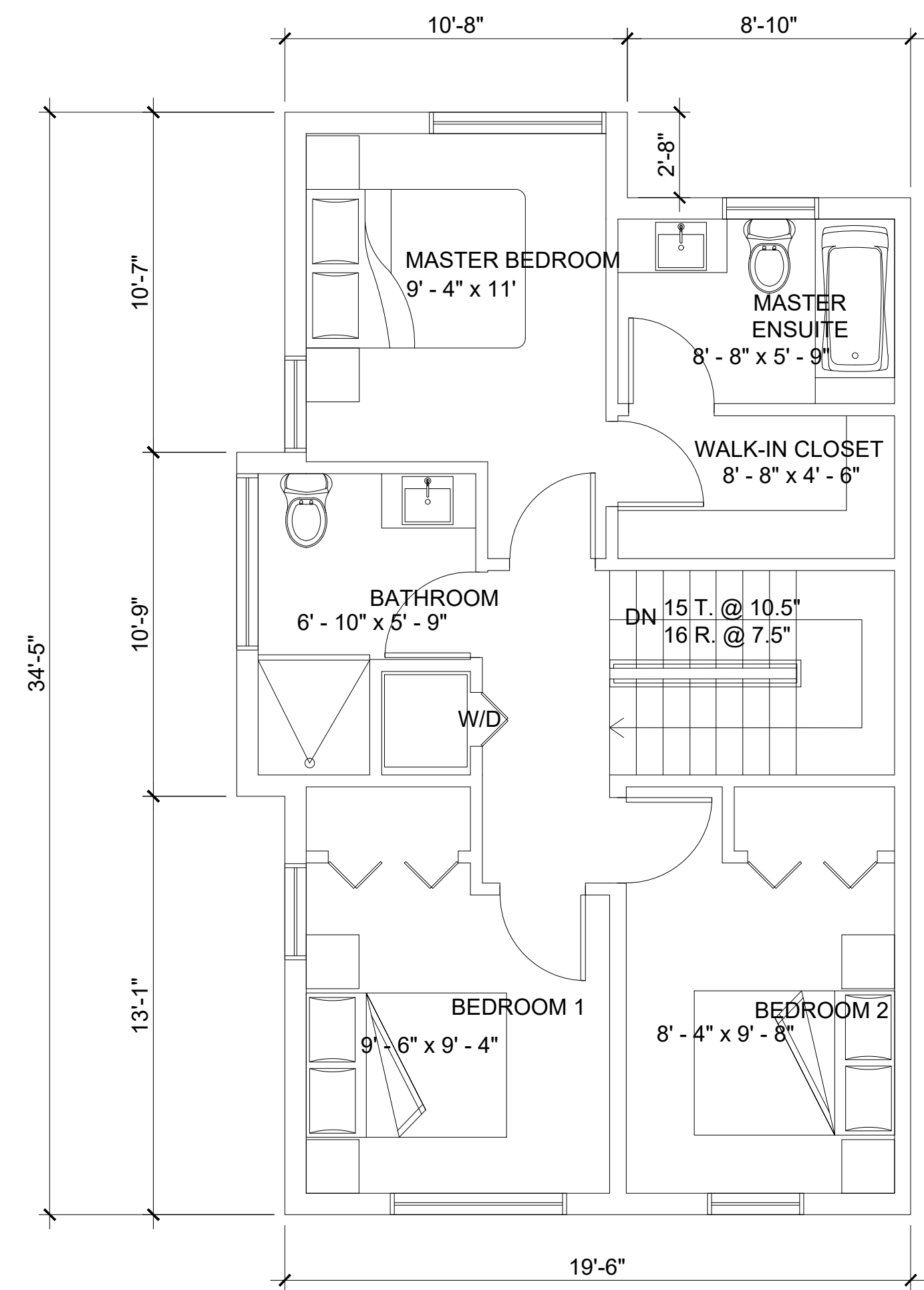




1 BUILDING 2- FLOOR PLAN - GROUND - UNIT A
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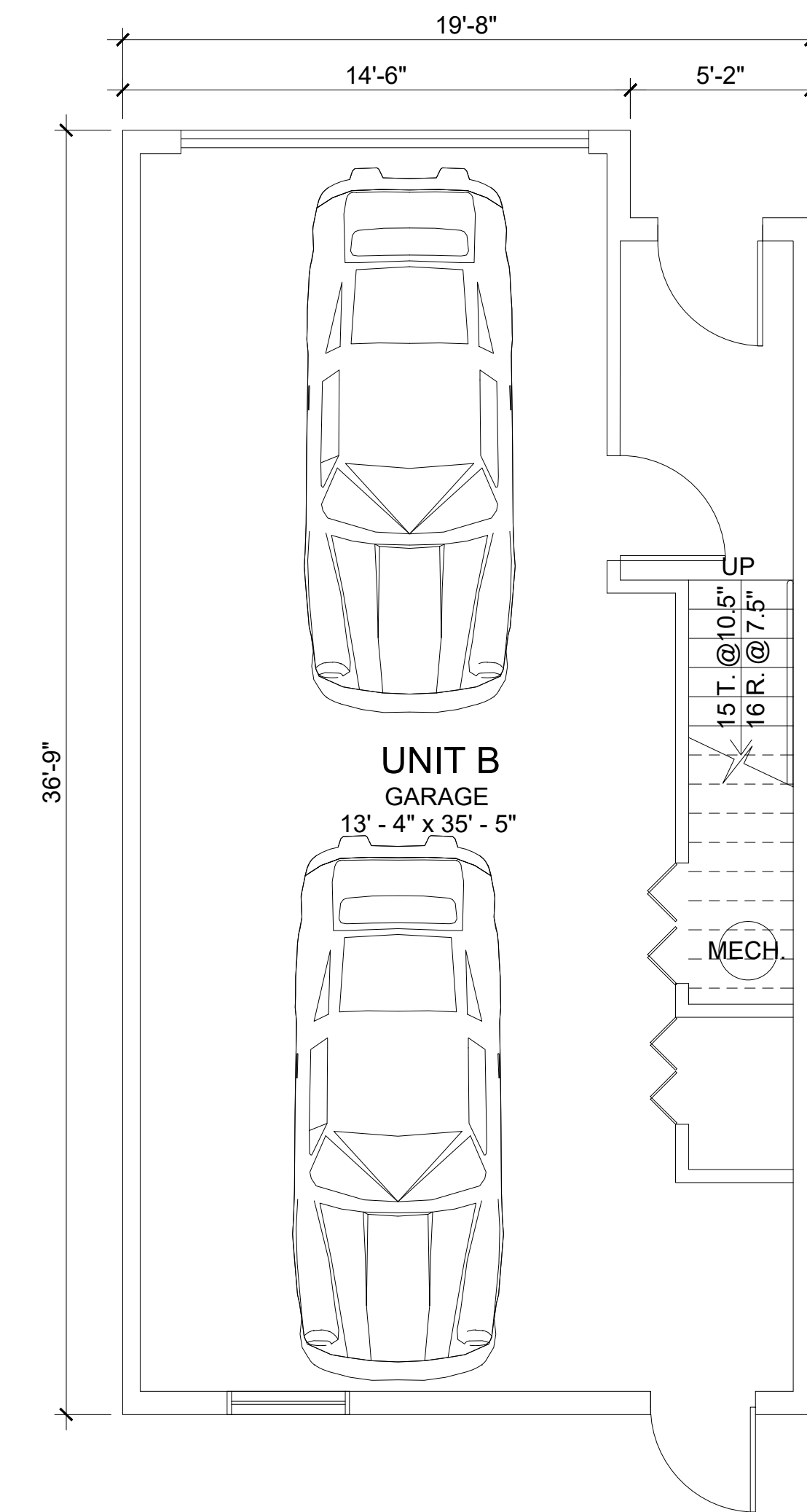


1 BUILDING 2- FLOOR PLAN - MAIN FLOOR - UNIT A
Scale: 1/4"= 1'-0"

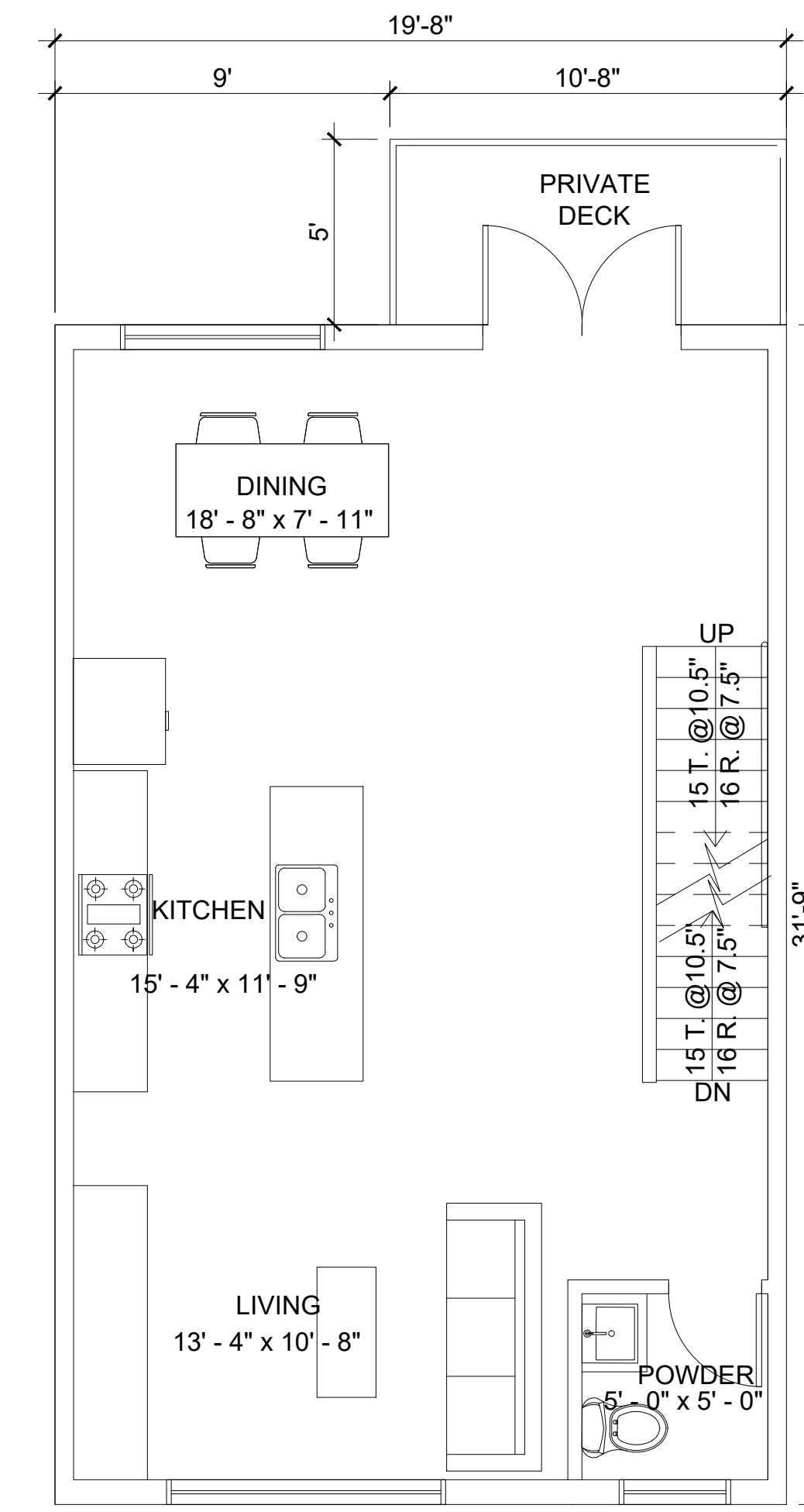


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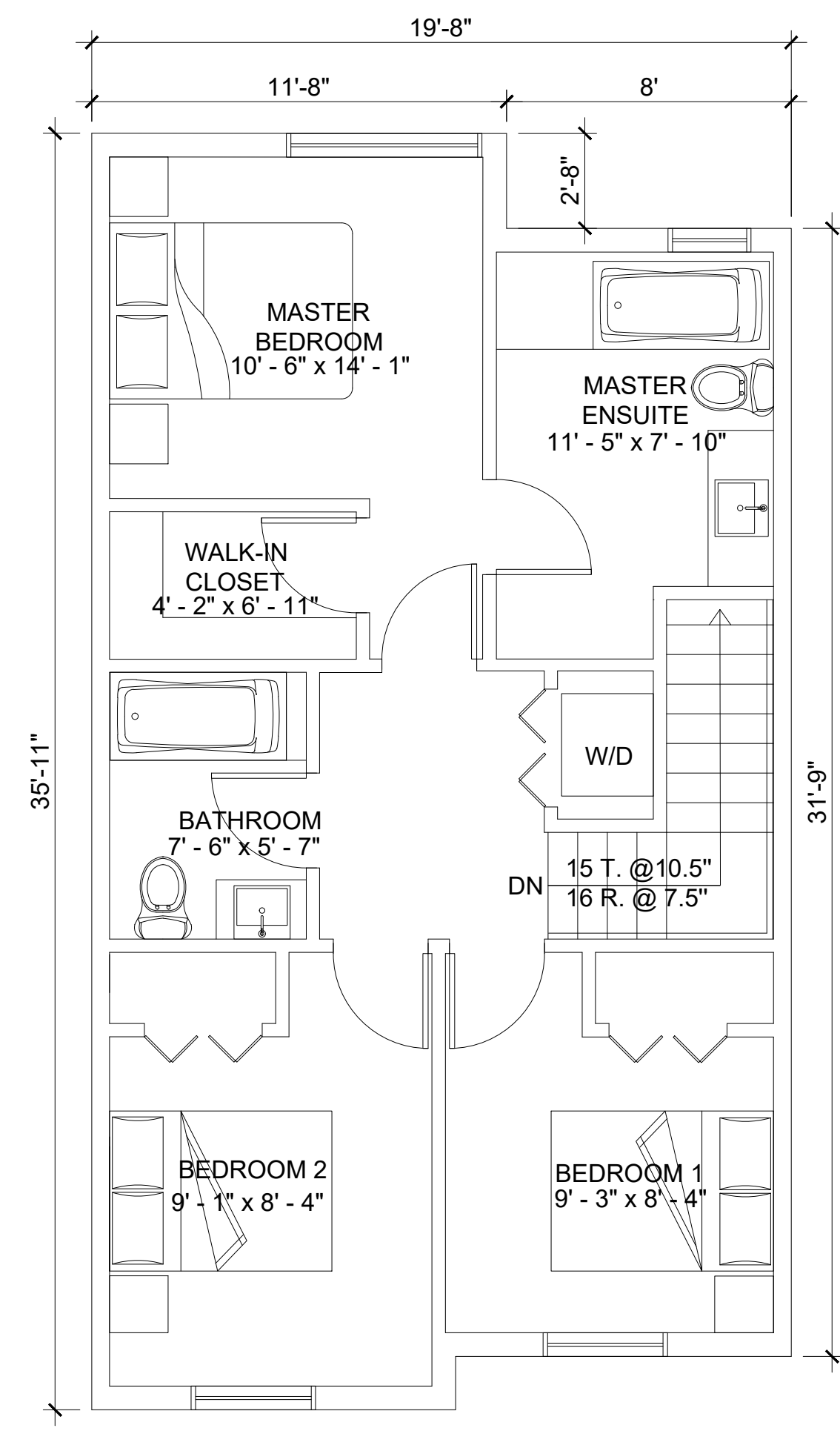
GROSS FLOOR AREAS: (UNIT A)	
GROUND FLOOR:	290 SQ. FT.
GARAGE:	420 SQ. FT.
MAIN FLOOR:	634 SQ. FT.
UPPER FLOOR:	663 SQ. FT.



1 BUILDING 2- FLOOR PLAN - GROUND - UNIT B
Scale: 1/4"= 1'-0"



1 BUILDING 2- FLOOR PLAN - MAIN FLOOR - UNIT B
Scale: 1/4"= 1'-0"



1 BUILDING 2- FLOOR PLAN - UPPER FLOOR - UNIT B
Scale: 1/4"= 1'-0"

GROSS FLOOR AREAS: (UNIT B)	
GROUND FLOOR:	106 SQ. FT.
GARAGE:	370 SQ. FT.
MAIN FLOOR:	624 SQ. FT.
UPPER FLOOR:	670 SQ. FT.

SCHEDULE

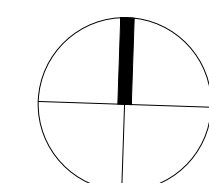
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235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

**BUILDING 2
FLOOR PLAN - UNIT A & B**

DRAWING No.

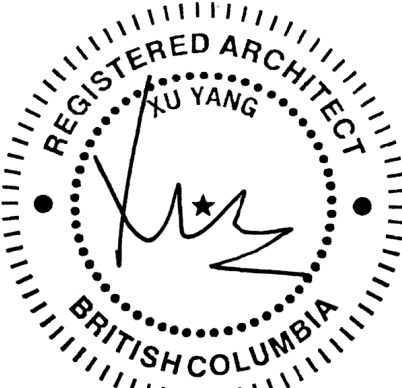
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235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

ELEVATIONS-BUILDING 1

DRAWING No.

A3.01



1 NORTH ELEVATION -BUILDING 1
Scale: 3/16"= 1'-0"

MATERIAL LEGEND

- 1 HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE'
- 2 HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: LIGHT GREY
- 3 HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: LIGHT BROWN
- 4 CULTURED STONE VENEER
- 5 WINDOW VINYL: - COLOUR: 'LIGHT GRAY'
- 6 SLIDING PATIO DOOR VINYL: - COLOUR: 'LIGHT GRAY'
- 7 ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'DARK GREY'
- 8 HARDIE SMART TRIM
- 9 EXTERIOR ALUMINUM RAILING: - COLOUR: 'LIGHT GREY'
- 10 EXTERIOR ENTRY DOOR
- 11 SMOOTH PANEL OVERHEAD GARAGE DOOR
- 12 SOLID SCREEN WOOD FENCE

- + 34'-11 1/2" T/O UPPER ROOF
- + 31'-8" CENTERLINE OF ROOF
- + 29'-0" TO 3RD FLOOR WALL PLATES
- + 20'-0" TO 3RD FLOOR
- + 10'-0" TO 2ND FLOOR
- +/- 0.0 TO GROUND FLOOR



2 WEST ELEVATION -BUILDING 1
Scale: 3/16"= 1'-0"

SCHEDULE B

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Planner
Initials **HR**

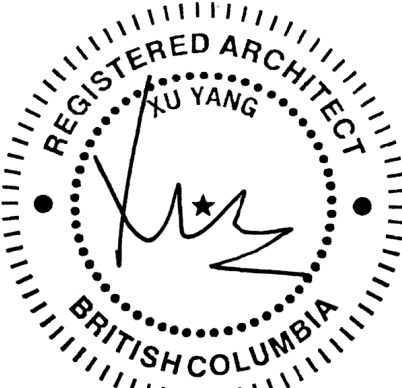




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235 TAYLOR ROAD
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DRAWING TITLE

ELEVATIONS- BUILDING 1

DRAWING No.

A3.02



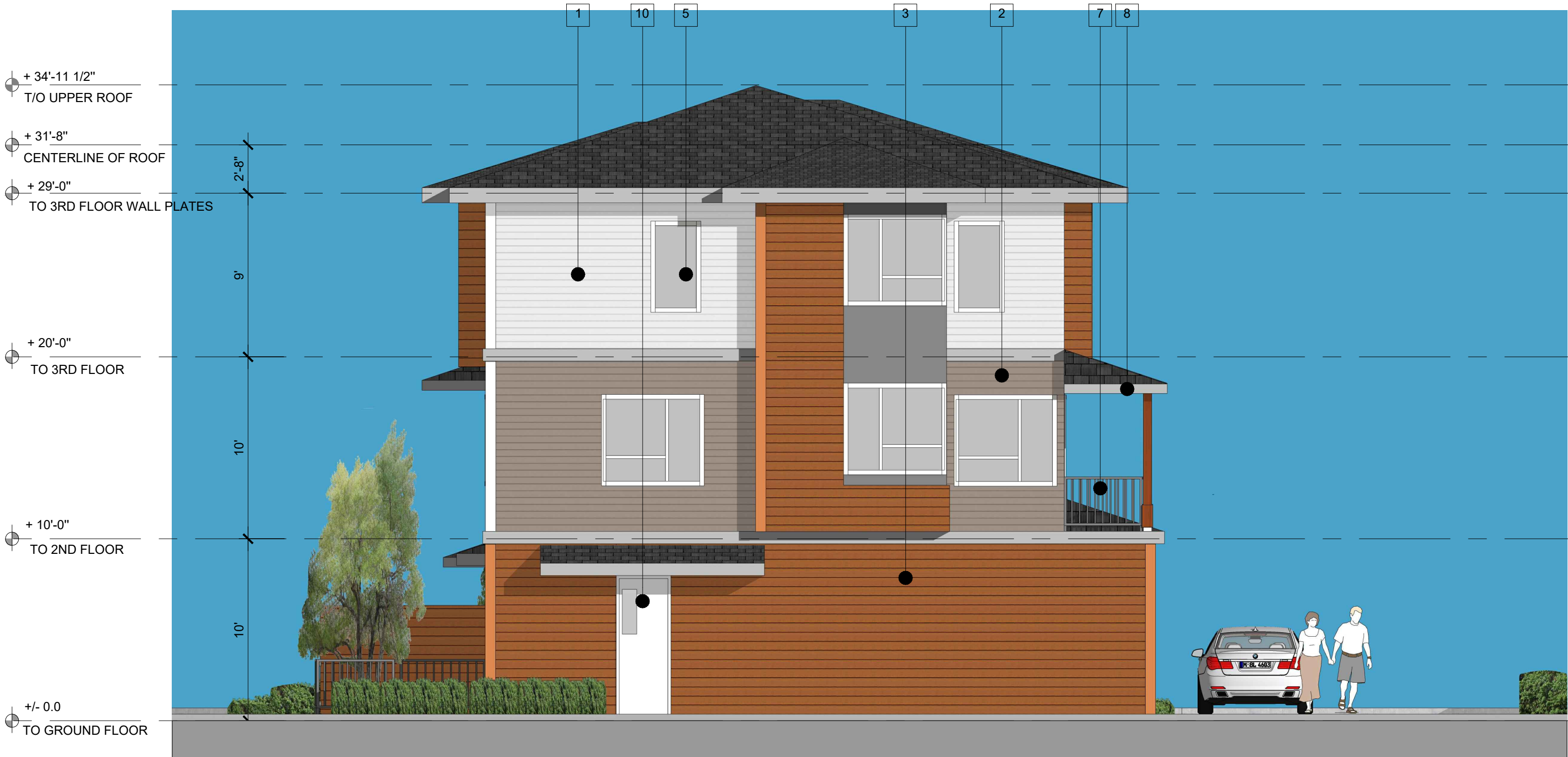
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SOUTH ELEVATION -BUILDING 1

Scale: 3/16"= 1'-0"

MATERIAL LEGEND

- | | |
|----|---|
| 1 | HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE' |
| 2 | HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: LIGHT GREY |
| 3 | HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: LIGHT BROWN |
| 4 | CULTURED STONE VENEER |
| 5 | WINDOW VINYL: - COLOUR: 'LIGHT GRAY' |
| 6 | SLIDING PATIO DOOR VINYL: - COLOUR: 'LIGHT GRAY' |
| 7 | ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'DARK GREY' |
| 8 | HARDIE SMART TRIM |
| 9 | EXTERIOR ALUMINUM RAILING: - COLOUR: 'LIGHT GREY' |
| 10 | EXTERIOR ENTRY DOOR |
| 11 | SMOOTH PANEL OVERHEAD GARAGE DOOR |
| 12 | SOLID SCREEN WOOD FENCE |



2

EAST ELEVATION -BUILDING 1

Scale: 3/16"= 1'-0"

SCHEDULE

B

This forms part of application
DP17-0205 & DVP18-0111

Planner
Initials

HR

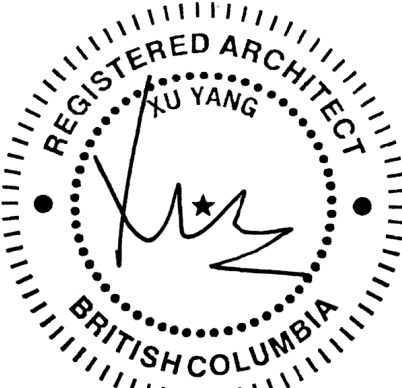




**pacific
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Fax: 604 267 7056
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2019-12-17

REVISIONS

1

ISSUES

8		
7		
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2	REISSUED FOR DP APPLICATION	16 DEC 2019
1	ISSUED FOR DP APPLICATION	3 DEC 2019

PROJECT NUMBER

A223

DRAWN BY

WW

CHECKED BY

PY

DATE CHECKED

CONSULTANT

PROJECT

235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

ELEVATIONS-BUILDING 2

DRAWING No.

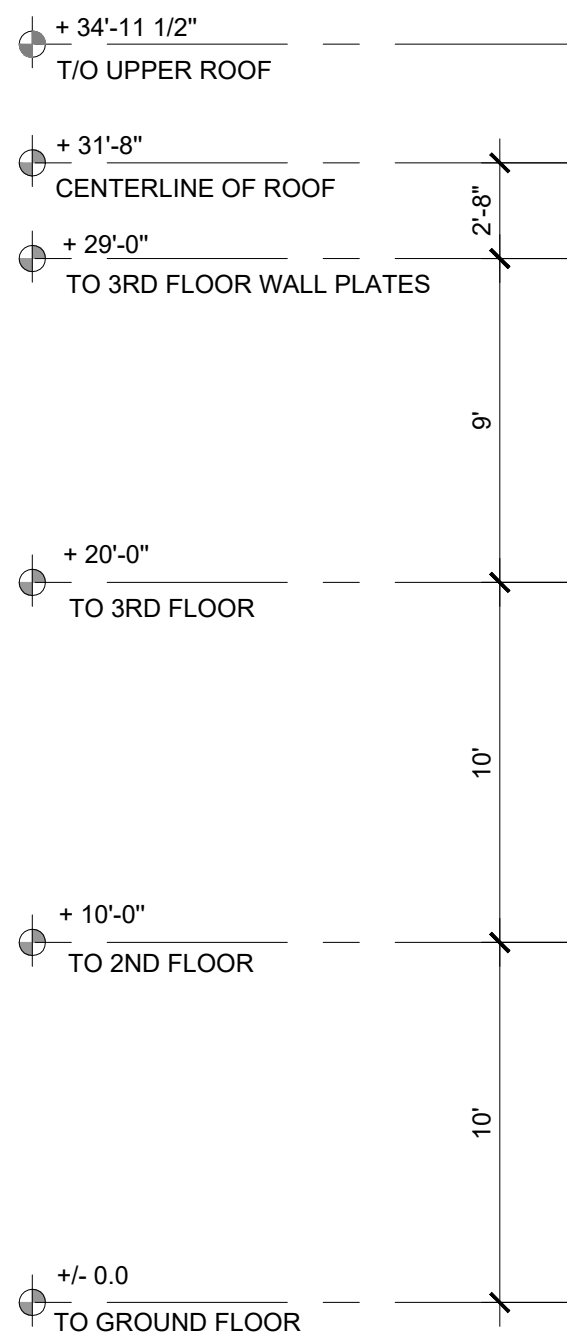
A3.03



1 NORTH ELEVATION -BUILDING 2
Scale: 3/16"= 1'-0"

MATERIAL LEGEND

- | | |
|----|--|
| 1 | HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE' |
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2 WEST ELEVATION -BUILDING 2
Scale: 3/16"= 1'-0"

SCHEDULE

B

This forms part of application
DP17-0205 & DVP18-0111

Planner
Initials

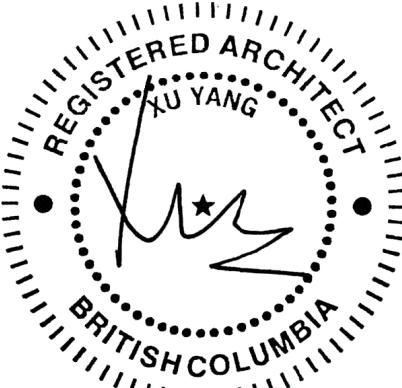
HR





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2 REISSUED FOR DP APPLICATION

1 ISSUED FOR DP APPLICATION

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3 DEC 2019

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WW

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DATE CHECKED

CONSULTANT

PROJECT

235 TAYLOR ROAD
KELOWNA, BC

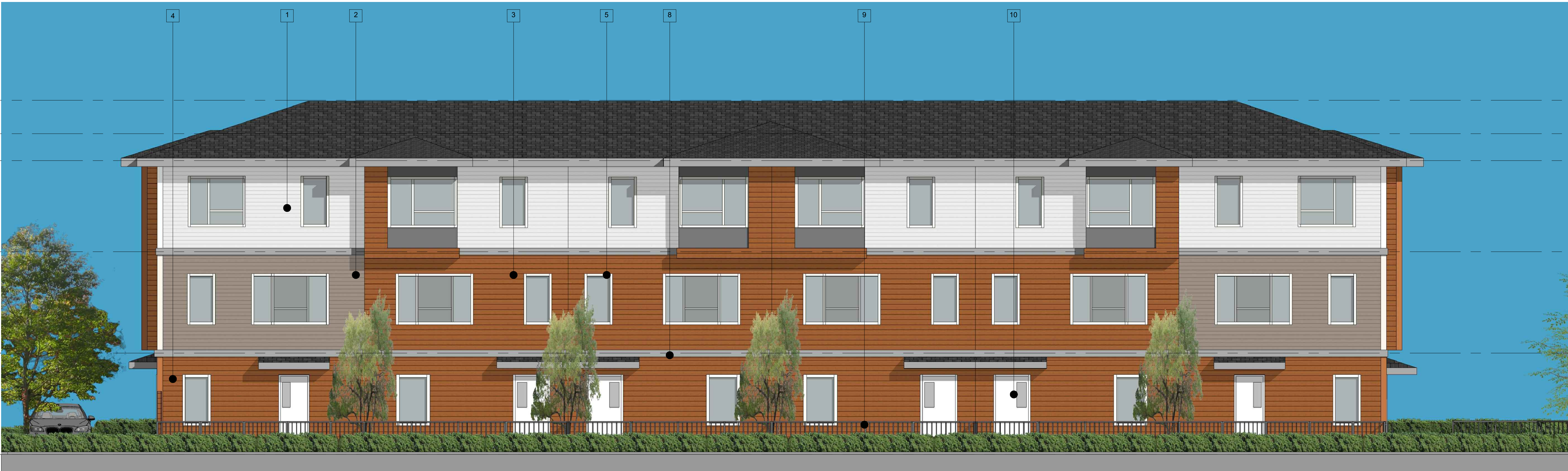
DRAWING TITLE

ELEVATIONS- BUILDING 2

DRAWING No.

A3.04

+ 34'-11 1/2"
T/O UPPER ROOF
+ 31'-8"
CENTERLINE OF ROOF
+ 29'-0"
TO 3RD FLOOR WALL PLATES
9'
+ 20'-0"
TO 3RD FLOOR
10'
+ 10'-0"
TO 2ND FLOOR
10'
+/- 0.0
TO GROUND FLOOR

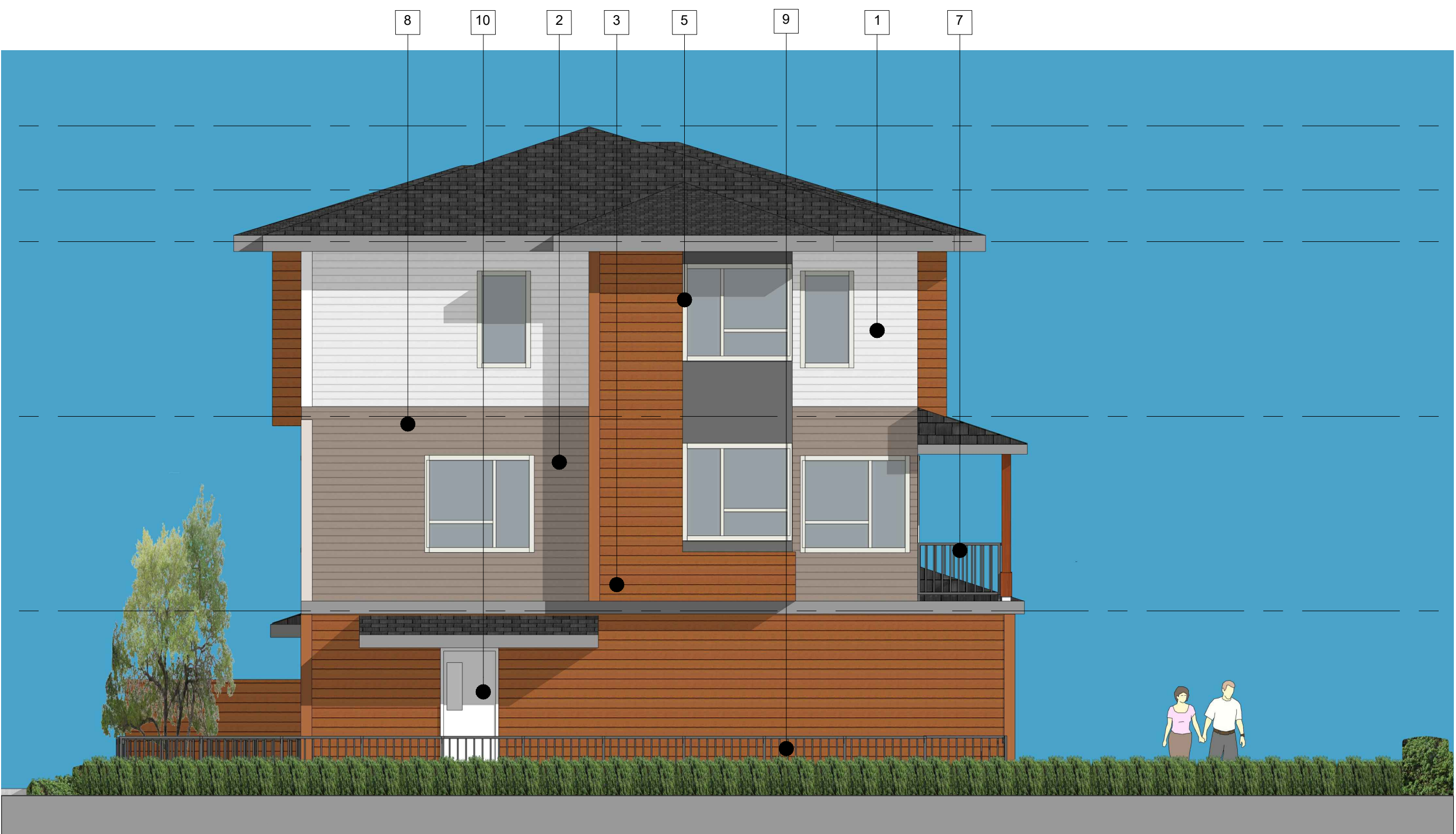


1 **SOUTH ELEVATION -BUILDING 2**
Scale: 3/16"= 1'-0"

MATERIAL LEGEND

- 1 HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE'
- 2 HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: LIGHT GREY
- 3 HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: LIGHT BROWN
- 4 CULTURED STONE VENEER
- 5 WINDOW VINYL: - COLOUR: 'LIGHT GRAY'
- 6 SLIDING PATIO DOOR VINYL: - COLOUR: 'LIGHT GRAY'
- 7 ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'DARK GREY'
- 8 HARDIE SMART TRIM
- 9 EXTERIOR ALUMINUM RAILING: - COLOUR: 'LIGHT GREY'
- 10 EXTERIOR ENTRY DOOR
- 11 SMOOTH PANEL OVERHEAD GARAGE DOOR
- 12 SOLID SCREEN WOOD FENCE

+ 34'-11 1/2"
T/O UPPER ROOF
+ 31'-8"
CENTERLINE OF ROOF
+ 29'-0"
TO 3RD FLOOR WALL PLATES
9'
+ 20'-0"
TO 3RD FLOOR
10'
+ 10'-0"
TO 2ND FLOOR
10'
+/- 0.0
TO GROUND FLOOR



2 **EAST ELEVATION -BUILDING 2**
Scale: 3/16"= 1'-0"

SCHEDULE

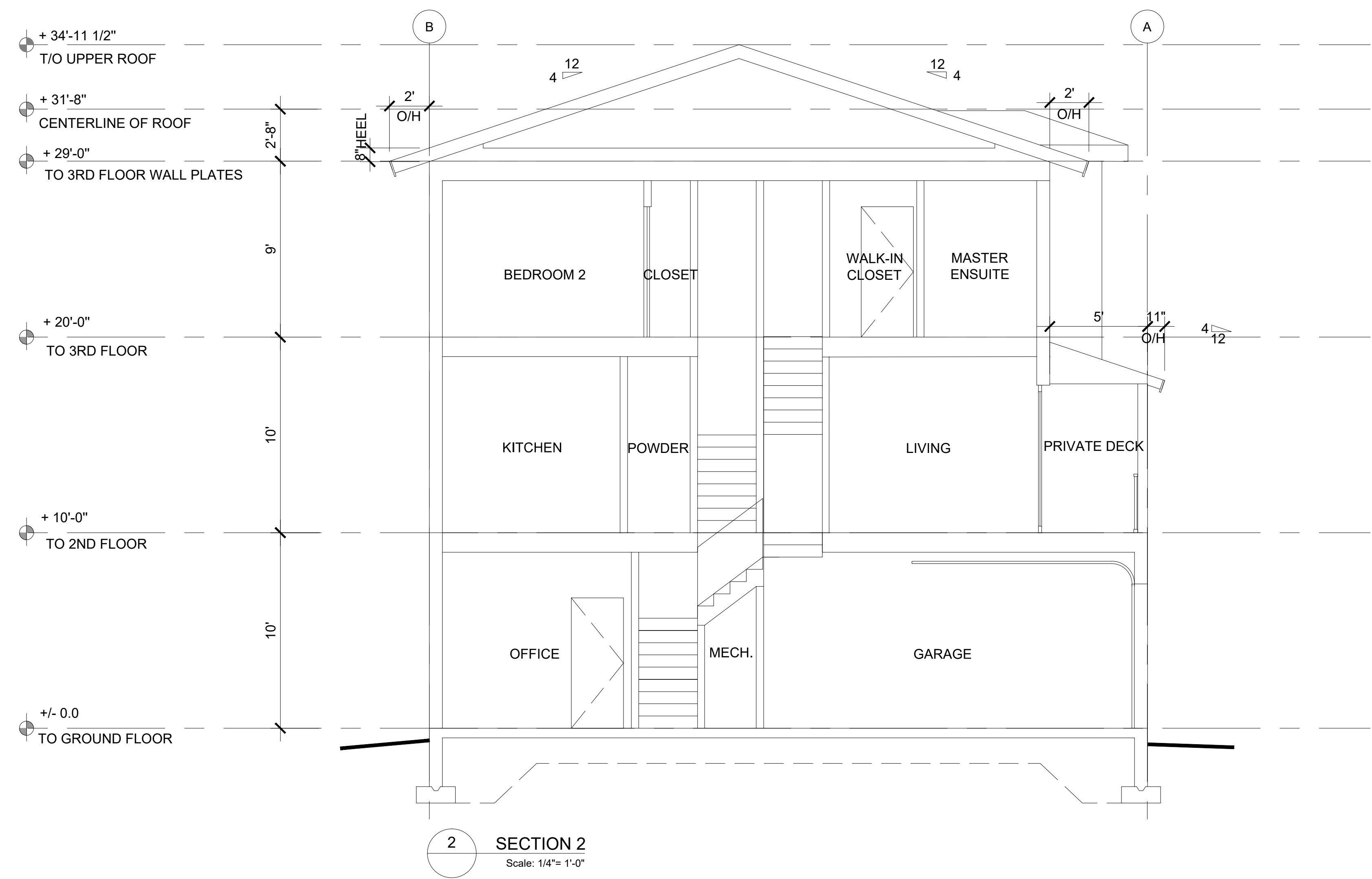
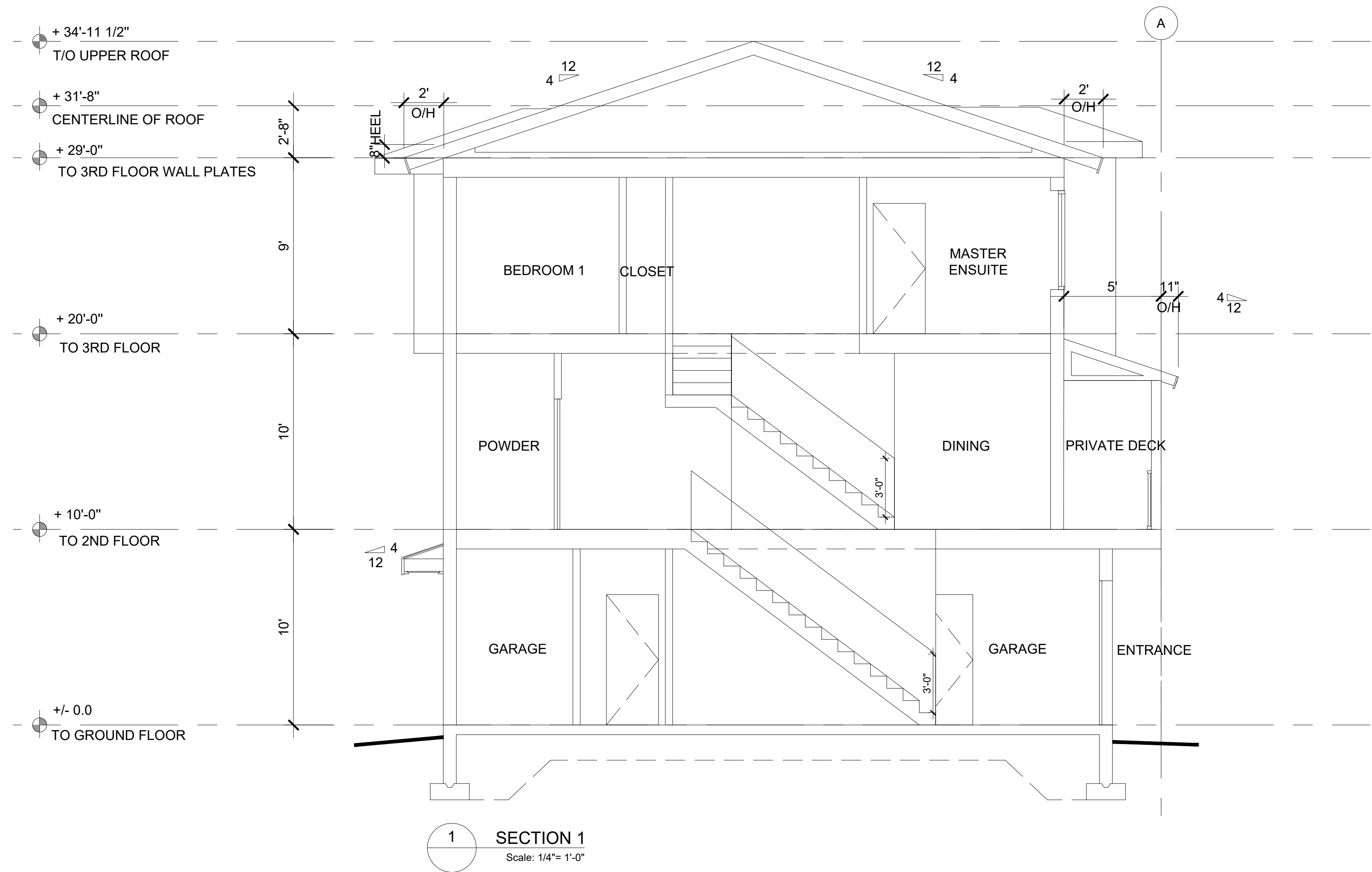
B

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DP17-0205 & DVP18-0110

Planner
Initials

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SCHEDULE

B

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DP17-0205 & DVP18-011

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City of
Kelowna

DEVELOPMENT PLANNING



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1	ISSUED FOR DP APPLICATION	3 DEC 2019

PROJECT NUMBER	A223
DRAWN BY	WW
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CONSULTANT	

PROJECT

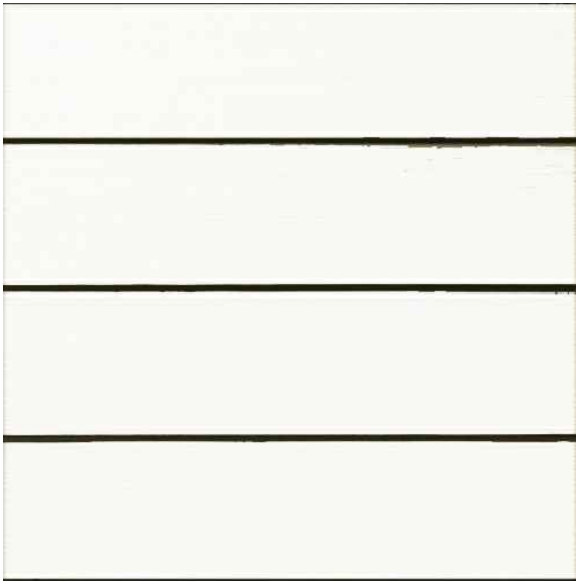
235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

SECTIONS

DRAWING No.

A4.01



HARDIE PANEL SIDING
(SELECT CEDARMILL)
COLOUR: 'ARCTIC WHITE'



HARDIE PANEL SIDING
(SELECT CEDARMILL)
COLOUR: LIGHT GREY



HARDIE PANEL SIDING
(SELECT CEDARMILL)
COLOUR: LIGHT BROWN



HARDIE PANEL
(SELECT CEDARMILL)
COLOUR: DARK GREY



ROOF SHINGLES



CULTURED STONE VENEER

SCHEDULE B

This forms part of application
DP17-0205 & DVP18-0111

Planner Initials **HR**

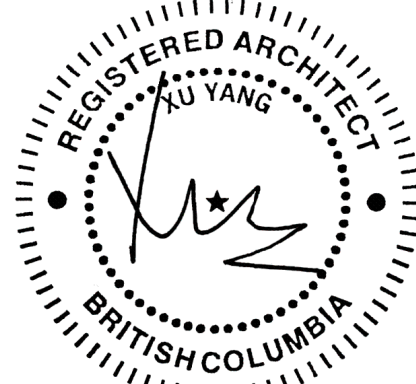
City of Kelowna
DEVELOPMENT PLANNING



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PROJECT NUMBER	A223
DRAWN BY	WW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

PROJECT

235 TAYLOR ROAD
KELOWNA, BC

DRAWING TITLE

**RENDERING &
MATERIALS**

DRAWING No.

A5.01

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF 50mm DIA. DECORATIVE ROUND ROCK. LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES

Botanical Name	Common Name	Size/Spacing
<i>Acer rubrum</i> 'Frank Jr'	Redpointe maple	6cm Cal.
<i>Fagus sylvatica</i> 'Dawycyk Gold'	Dawycyk's Golden upright beech	4cm Cal.
<i>Malus</i> 'Spring Snow'	Spring Snow ornamental crabapple	6cm Cal.
<i>Quercus palustris</i> 'Pringreen'	Green Pillar oak	4cm Cal.

SHRUBS & VINES

Botanical Name	Common Name	Size/Spacing
<i>Berberis thunbergii</i> 'Golden Nugget'	Golden Nugget barberry	#02 Cont./0.5m O.C.
<i>Buxus</i> 'Green Gem'	Green Gem boxwood	#02 Cont./0.6m O.C.
<i>Campsis radicans</i> 'Stromboli'	Atomic red trumpet vine	#05 Cont./as shown
<i>Hydrangea arborescens</i> 'Invincibelle Spirit'	Invincibelle Spirit hydrangea	#02 Cont./1.2m O.C.
<i>Pinus mugo</i> 'Pumilio'	Dwarf mugo pine	#02 Cont./1.2m O.C.
<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine ninebark	#02 Cont./1.5m O.C.
<i>Rosa</i> 'Morden Sunrise'	Morden Sunrise rose	#02 Cont./1m O.C.
<i>Vitis labrusca</i> 'Concord'	Concord grape	#05 Cont./as shown

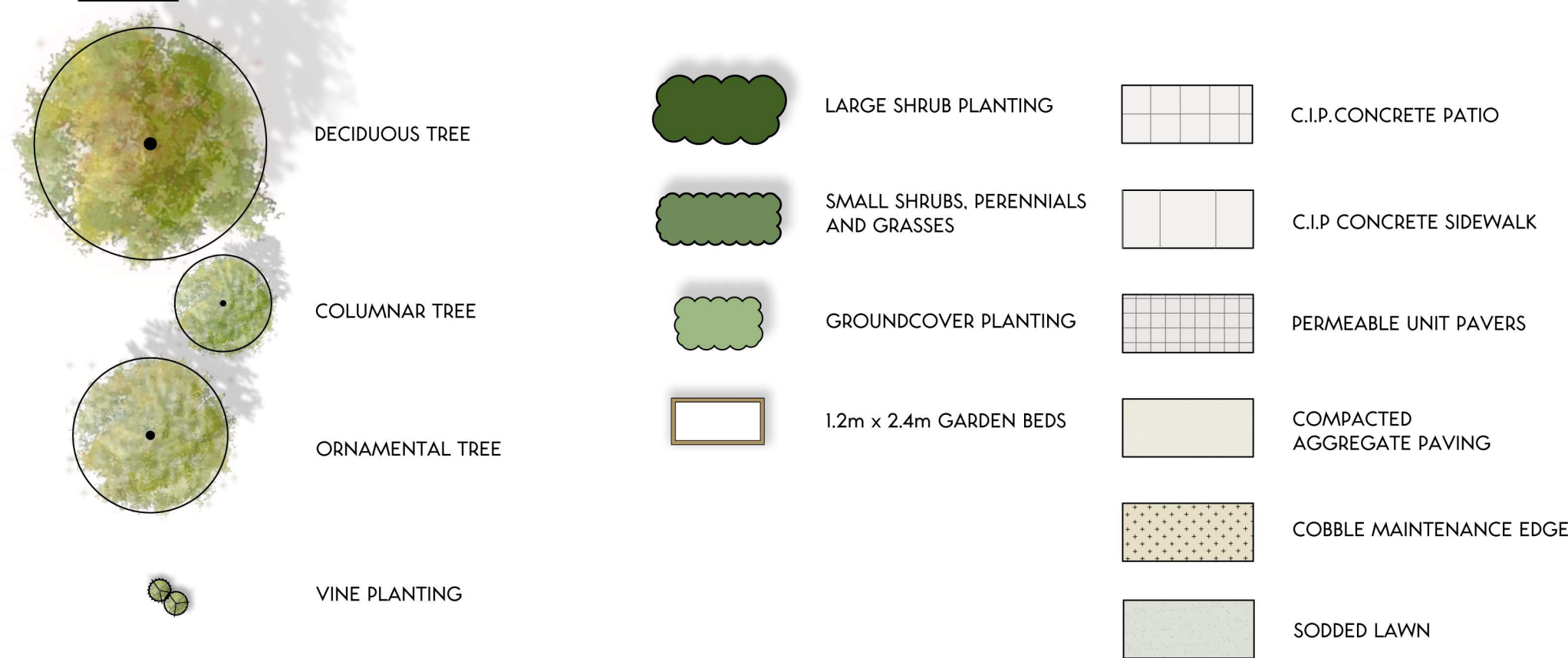
PERENNIALS

Botanical Name	Common Name	Size/Spacing
<i>Antennaria dioica</i> 'Rubra'	Pink pussytoes	#01 Cont./0.3m O.C.
<i>Astible arendsii</i> 'Deutschland'	Early white astilbe	#01 Cont./0.6m O.C.
<i>Euonymus</i> 'Coloratus'	Purple leaf wintercreeper	#01 Cont./0.75m O.C.
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro daylily	#01 Cont./0.5m O.C.
<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum coneflower	#01 Cont./0.6m O.C.

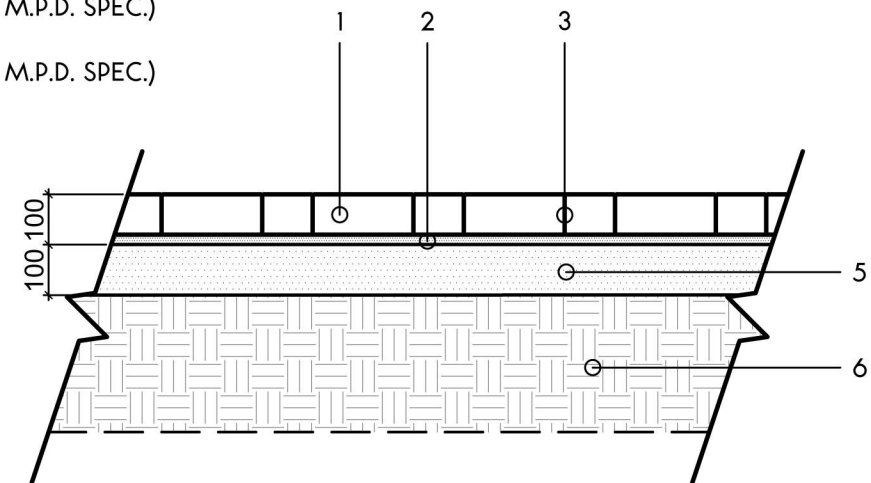
GRASSES

Botanical Name	Common Name	Size/Spacing
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Foerster's feather reed grass	#01 Cont./0.75m O.C.
<i>Hakonechloa macra</i> 'All Gold'	All Gold Japanese forest grass	#01 Cont./0.4m O.C.

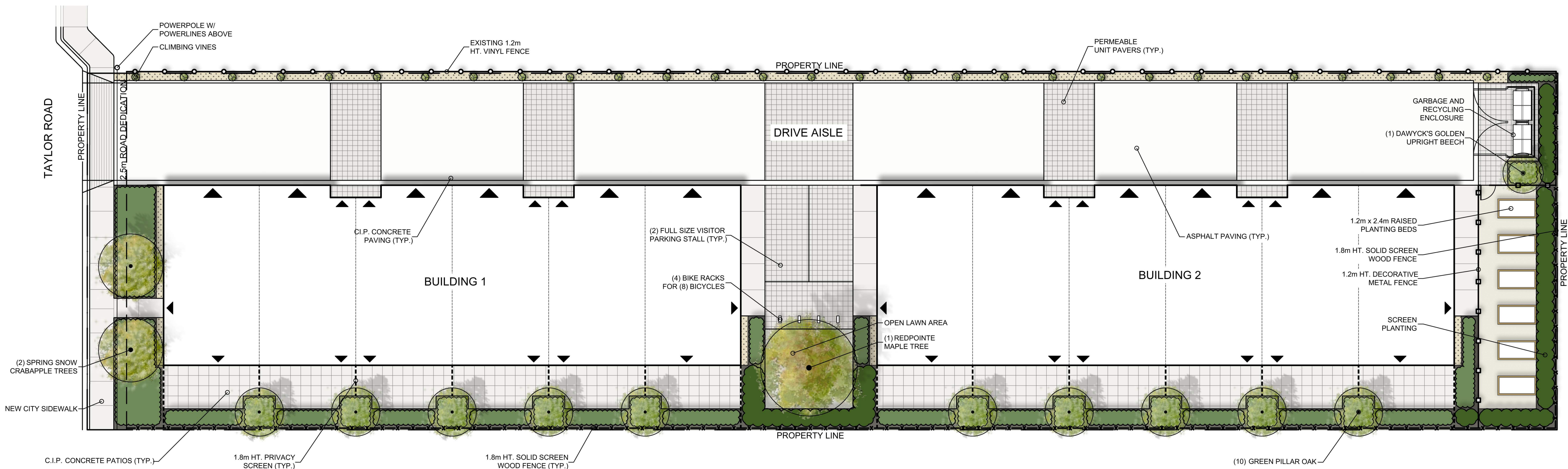
LEGEND:



- 1 80mm UNIT PAVERS
(SEE DWGS. FOR STYLE AND COLOR)
2 20mm DEPTH BEDDING SAND
3 PERMEABLE JOINTING SAND
(SEE MFR. SPEC.)
4 ADJACENT SURFACE
(SEE DWGS.)
5 GRANULAR BASE
(COMPACT TO 95% M.P.D. SPEC.)
6 SUBGRADE
(COMPACT TO 95% M.P.D. SPEC.)



2 PERMEABLE UNIT PAVERS
SCALE 1:15

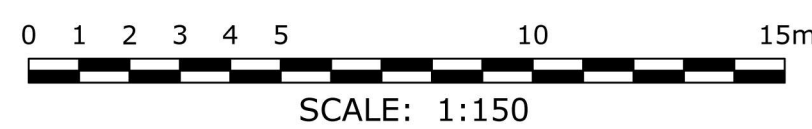


1 LANDSCAPE CONCEPT PLAN
L-1 SCALE 1:150

SCHEDULE C

This forms part of application
DP17-0205 & DVP18-011

Planner Initials HR



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REVISIONS / ISSUED:		
6	DEC 11/19	REISSUED FOR DP
5	NOV 19/19	REISSUED FOR DP
4	APR 18/18	REISSUED FOR DP
3	SEPT 12/17	ISSUED FOR DP
2	SEPT 08/17	ISSUED FOR REVIEW
1	SEPT 01/17	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION



| 4-1562 water street, kelowna bc v1y 1j7 |
| 1 250 800 6778 |

CONSULTANT:
PACIFIC WEST
ARCHITECTURE INC
KELOWNA, B.C.

PROJECT:
235 TAYLOR ROAD
TOWNHOMES
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE
CONCEPT PLAN

DESIGN BY	YY
DRAWN BY	LS
CHECKED BY	KN
PROJECT NO.	17-021
SCALE	1:150

SHEET NO.

L-1

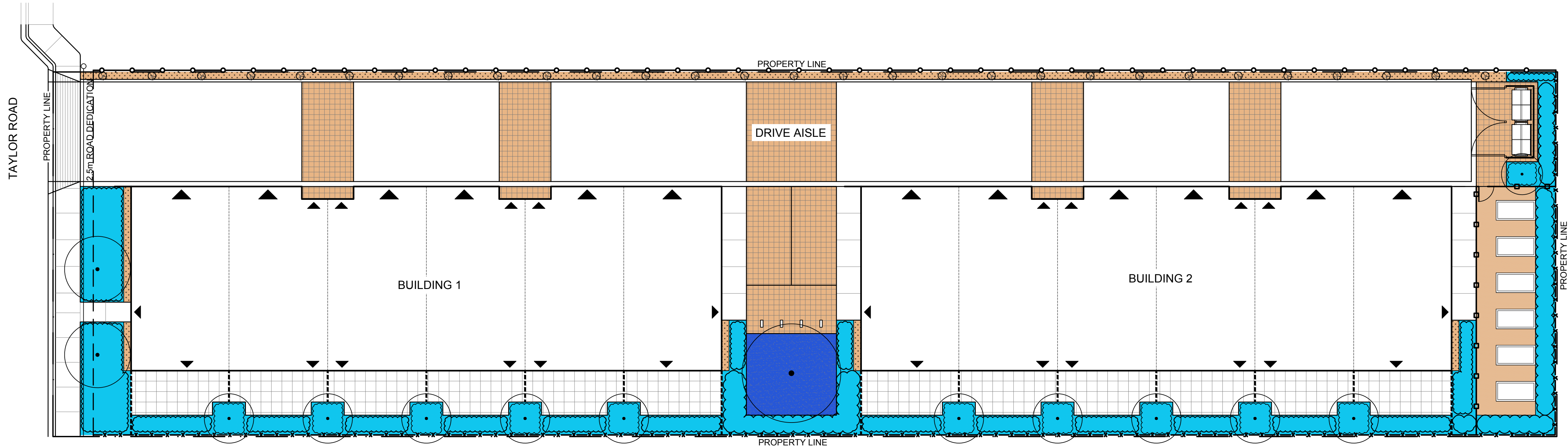
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LEGEND:

HIGH WATER USE

MODERATE WATER USE

UNWATERED PREVIOUS PAVING



SCHEDULE

C

This forms part of application

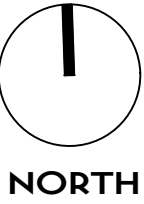
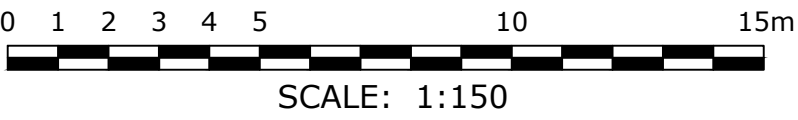
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City of Kelowna

DEVELOPMENT PLANNING



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4-1562 water street, kelowna bc V1Y 1J7

1 250 800 6778

CONSULTANT:
PACIFIC WEST ARCHITECTURE INC
KELOWNA, B.C.

PROJECT:
235 TAYLOR ROAD TOWNHOMES
KELOWNA, B.C.

SHEET TITLE
HYDROZONE PLAN

DESIGN BY	YY
DRAWN BY	LS
CHECKED BY	KN
PROJECT NO.	17-021
SCALE	1:150

SHEET NO.

L-2



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
Authenticity and Regional Expression			
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?	✓		
Context			
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?	✓		
Relationship to the Street			
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?			✓
Massing and Height			
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?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are façades articulated with indentations and projections?	✓		
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?			✓
Exterior Elevations and Materials			
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?	✓		
Public and Private Open Space			
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?	✓		
Site Access			
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?	✓		

ATTACHMENT B

This forms part of application

DVP17-0205 & DVP18-01

Planner
Initials

HR



COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?		✓	
Environmental Design and Green Building			
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?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
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?			✓
Amenities, Ancillary Services and Utilities			
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?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?		✓	
• Respect required sightlines from roadways and enhance public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
• Retain existing healthy mature trees and vegetation?		✓	
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
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?	✓		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
<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?		✓	
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are building materials vandalism resistant?		✓	
Universal Accessible Design			
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?	✓		
Signs			
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?			✓
Lighting			
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?			✓



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Dec 2, 2019

Re : Design Rationale

Taylor Road Townhomes 235 Taylor Road, Kelowna, B.C.

The subject property is located at 235 Taylor Road in Rutland. The proposed development consists of 12 3-storey townhouse units along a new shared driveway. There are two types of units in this development. The 4 larger units will consist of 3 bedrooms + den as well as private backyard, patio and side-by-side parking 2-car garage. The 8 smaller units will consist of 3 bedroom and private backyard, patio and tandem parking 2-car garage. Two visitor parking spaces will be provided along with a common outdoor amenity space. A small garden will be located at the rear of the property and available exclusively to residents of the complex.

This development will provide family oriented housing and help promote sustainable growth in its neighborhood. The proposed design creates density while maintaining a street scale appropriate with the surrounding area. While aimed at family living, the size of units can accommodate a diversity of renters, and encourage harmonious living through shared amenity spaces. Along the Taylor Street, the building façade emphasize the entry of the building by applying different materials and colors to create contrast. It also creates pedestrian friendly architecture along the street.

ATTACHMENT		C
This forms part of application # DP17-0205 & DVP18-0110		
Planner Initials	HR	 City of Kelowna DEVELOPMENT PLANNING