

# Development Permit & Development Variance Permit DP19-0240/DVP19-0242



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

**4119-4131 Lakeshore Road**

and legally known as

**Lot 1 Section 6 Township 26 ODYD Plan EPP102281**

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



## Multiple Dwelling 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:

Decision By: Council

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: Whitworth Holdings Ltd., Inc. No. 1059455

Applicant: Meiklejohn Architects Inc.

Planner: Arlene Janousek, Environmental Coordinator

Terry Barton  
Community 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

THAT Council authorizes the issuance of Development Permit No. DP19-0240 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the 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;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

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

To vary the maximum height of the building from 10 m / 3.5 storeys to 12.9 m / 4 storeys.

**This Development Permit and Development Variance Permit are 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 enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development 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 **OR** certified cheque in the amount of **\$214,734.38**

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.**



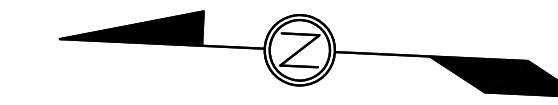




A

Planner Initials AJ

City of Kelowna  
DEVELOPMENT PLANNING



33 BERNARD AVENUE  
ELOWNA, B.C.  
V6N 2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



Whitworth  
HOLDINGS LTD.

2020-05-18  
Revised  
DP



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[illegible]

Project Title

LAKE SHORE DRIVE  
RENTAL CONDO  
PHASE 2

4131 LAKESHORE DRIVE KELOWNA

Drawing Number

## A2.01

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

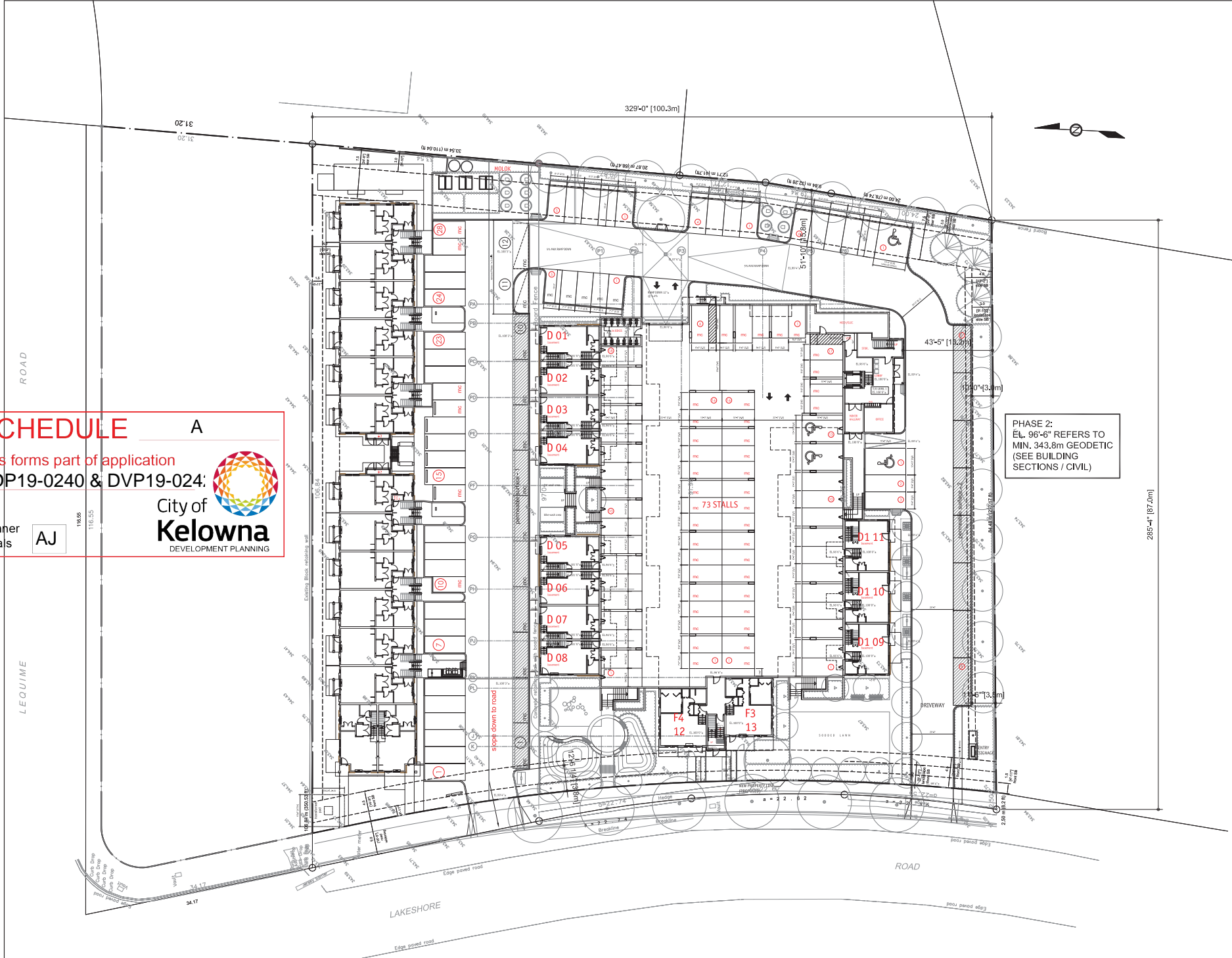
**LEVEL 1**

**OVERALL PLAN**

scale: 1/16"=1'0"

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SM
Checked	JM





date	2020-05-18
nb.Na.	n=17-1779
code	AS 54078M
town	SH
checked	2H

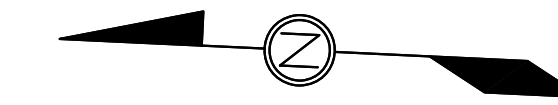


## A



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DEVELOPMENT PLANNING



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MEIKLEJOHN ARCHITECTS INC.

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TRUE NORTH

[illegible]

## A2.02

DRAWINGS ARE NOT TO BE SCALED.  
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scale:  $1/16'' = 1'0''$

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM

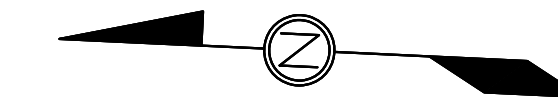


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[illegible]

Project Title

LAKE SHORE DRIVE  
CENTRAL CONDO  
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

## A2.03

DRAWINGS ARE NOT TO BE SCALED.  
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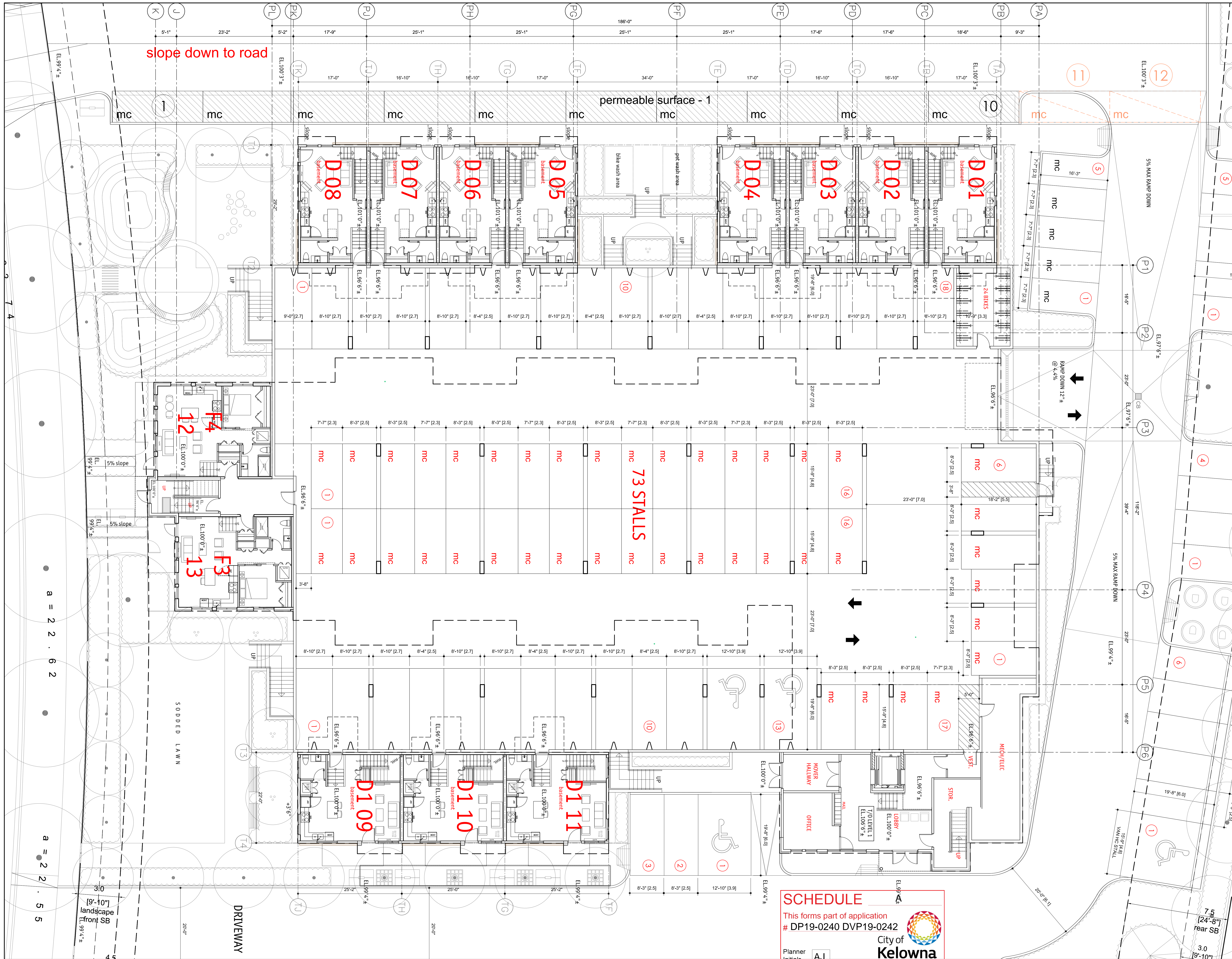
Drawing Title

## LEVEL 3 OVERALL PLAN

scale:  $1/16'' = 1'0''$

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM





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No.	Date	Revision
01	2019-12-06	DP SUBMISSION
02	2020-05-18	REVISED DP

Project Title  
LAKESHORE DRIVE  
RENTAL CONDO  
PHASE 2

4131 LAKESHORE DRIVE KELOWNA

Drawing Number

**A3.00**

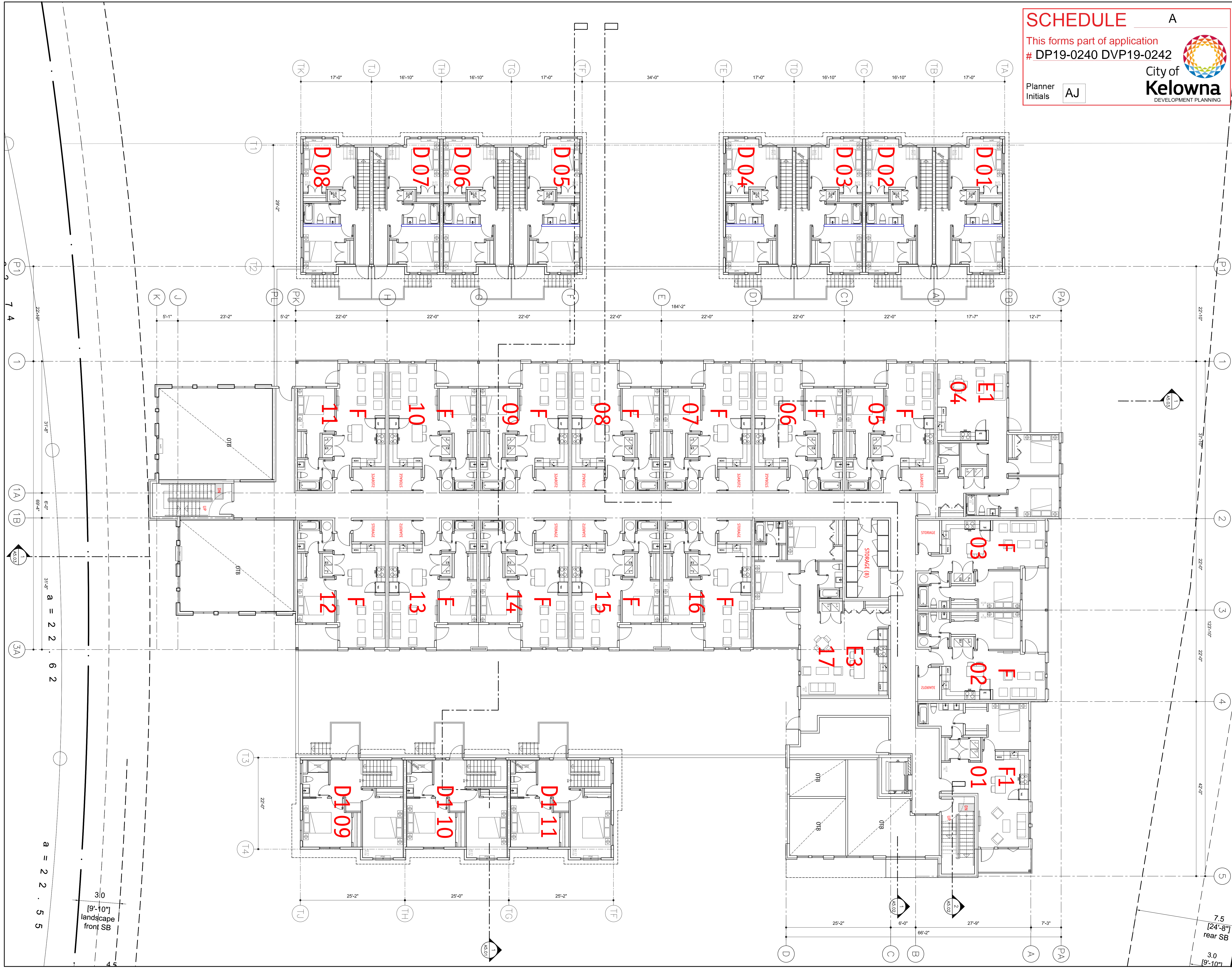
DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title  
LEVEL 0

scale: 1/8"=1'0"

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM





**SCHEDULE**

A

This forms part of application  
# DP19-0240 DVP19-0242

Planner  
Initials **AJ**

City of  
**Kelowna**  
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01	2019-12-06	DP SUBMISSION
02	2020-05-18	REVISED DP

Project Title  
**LAKESHORE DRIVE  
RENTAL CONDO  
PHASE 2**

4131 LAKESHORE DRIVE KELOWNA  
Drawing Number

**A3.01**

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title  
**LEVEL 1**

scale: 1/8"=1'0"

Date	2020-05-18
Job No.	m+m 17-3779
Scale	AS SHOWN
Drawn	SN
Checked	JM



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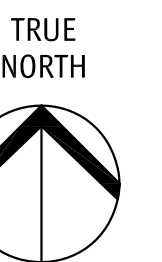
City of Kelowna  
DEVELOPMENT PLANNING



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[illegible]

Project Title

LAKE SHORE DRIVE  
RENTAL CONDO  
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

### A3.01A

DRAWINGS ARE NOT TO BE SCALED.  
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LEVEL 1  
AMENITY DECK

scale:  $1/8" = 1'0"$

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



[illegible]

Date	2020-05-18
No.	m+m 17-1779
Site	AS SHOWN
Survey	SN
Checked	JM



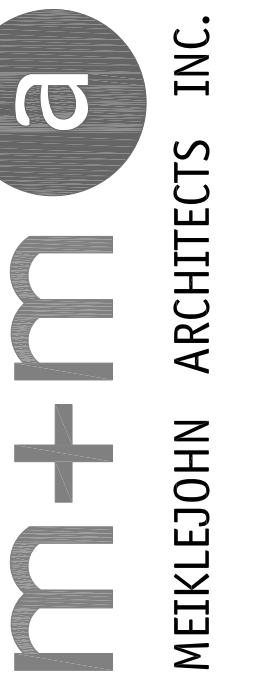


## A

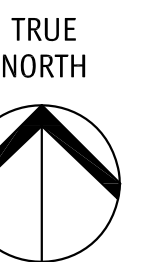
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DEVELOPMENT PLANNING

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[illegible]

Project Title  
LAKE SHORE DRIVE  
RENTAL CONDO  
PHASE 2

131 LAKESHORE DRIVE KELOWNA

### A3.03

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

### LEVEL 3

scale:  $1/8"=1'0"$

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



SCHEDULE

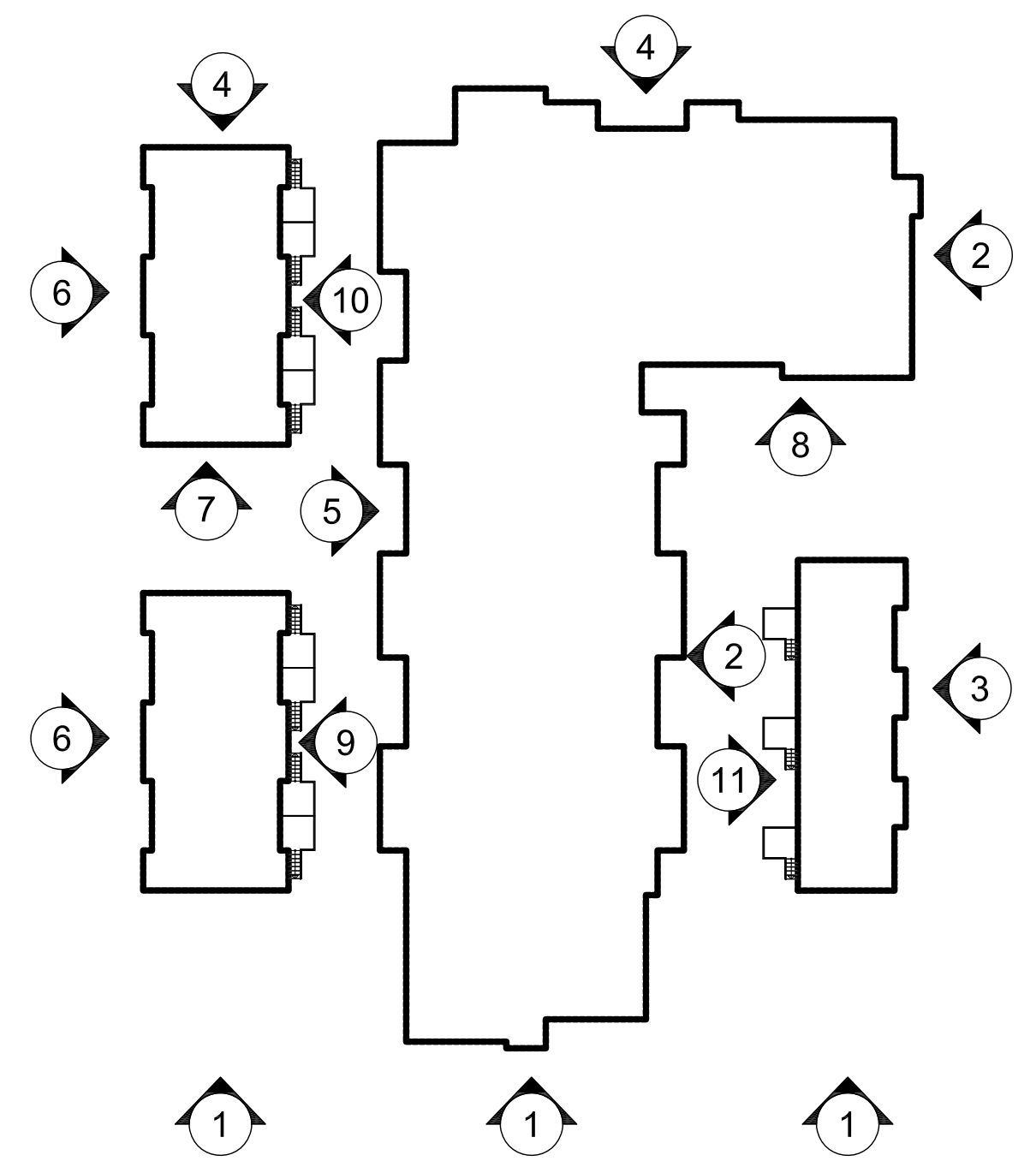
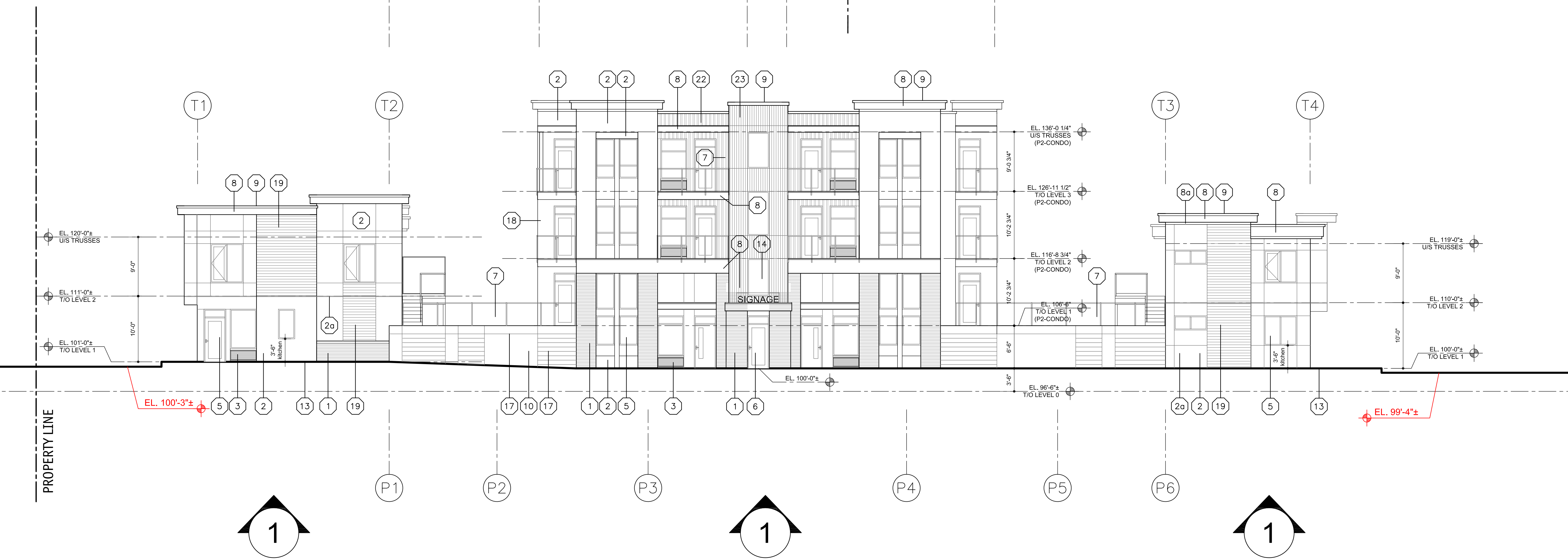
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# DP19-0240 DVP19-0242

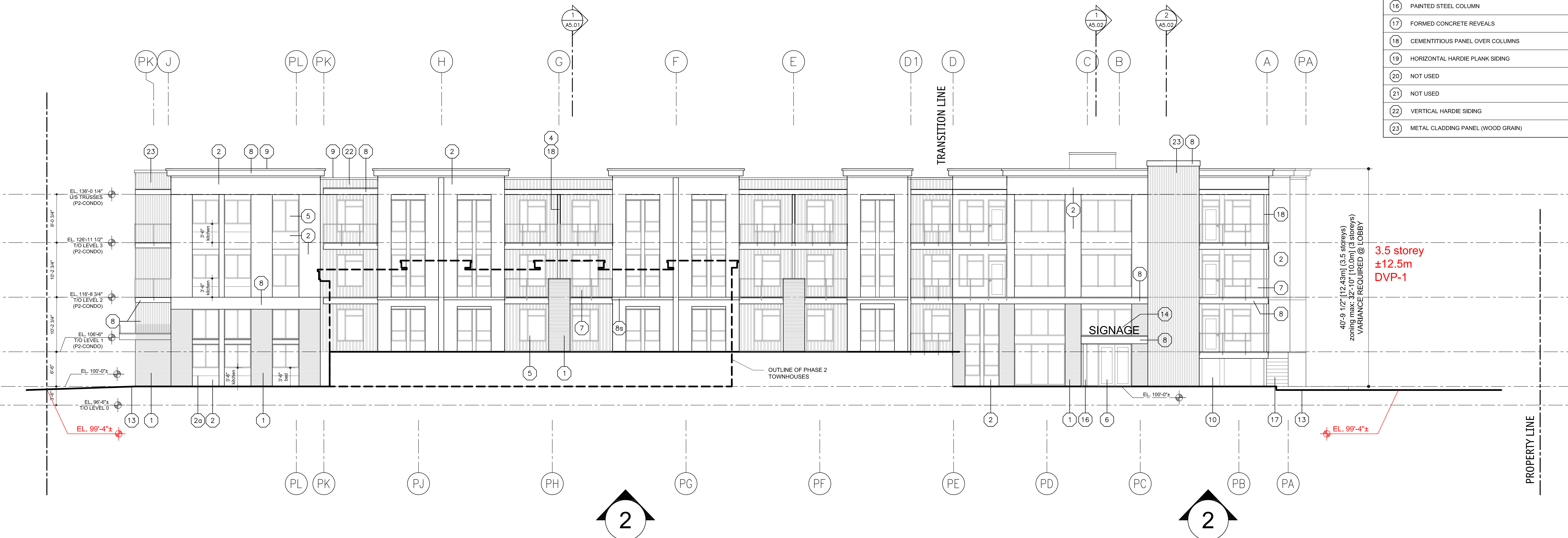
Planner  
Initials

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Kelowna  
DEVELOPMENT PLANNING



BUILDING ELEVATION KEY NOTE:	
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.	
1	BRICK VENEER
2	STUCCO FINISH
20	STUCCO REVEAL
3	PREFIN. METAL LOUVERED GRILLES (SEE MECH.)
4	ALUM. / GLASS PRIVACY SCREEN
5	VINYL WINDOW & DOOR
6	ALUMINUM STOREFRONT WINDOW & DOOR
7	ALUMINUM / GLASS RAILING
8	HARDIE CLADDING @ ROOF / DECK FASCIAS
8a	HARDIE TRIM
9	PREFINISHED SHEET STEEL FLASHING
10	EXPOSED ARCHITECTURAL CONCRETE FINISH
11	PAINTED METAL DOOR
12	PAINTED METAL O/H DOOR
13	FINISHED GRADE (SEE CIVIL)
14	SIGNAGE
15	NOT USED
16	PAINTED STEEL COLUMN
17	FORMED CONCRETE REVEALS
18	CEMENTITIOUS PANEL OVER COLUMNS
19	HORIZONTAL HARDIE PLANK SIDING
20	NOT USED
21	NOT USED
22	VERTICAL HARDIE SIDING
23	METAL CLADDING PANEL (WOOD GRAIN)



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No.	Date	Revision
01	2019-12-06	DP SUBMISSION
02	2020-05-18	REVISED DP

Project Title  
LAKESHORE DRIVE  
RENTAL CONDO  
PHASE 2

4131 LAKESHORE DRIVE KELOWNA  
Drawing Number

A4.01

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
BUILDING  
ELEVATION

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

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



# SCHEDULE

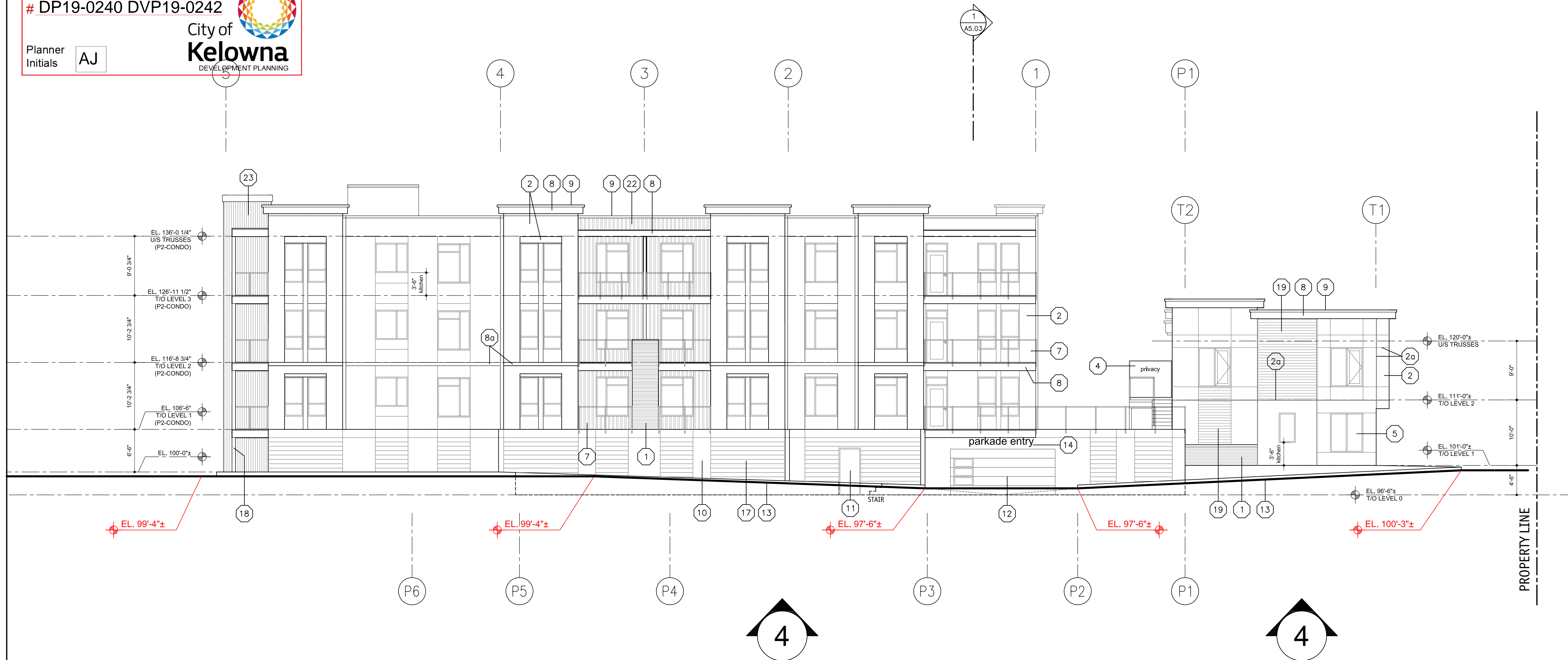
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# DP19-0240 DVP19-0242

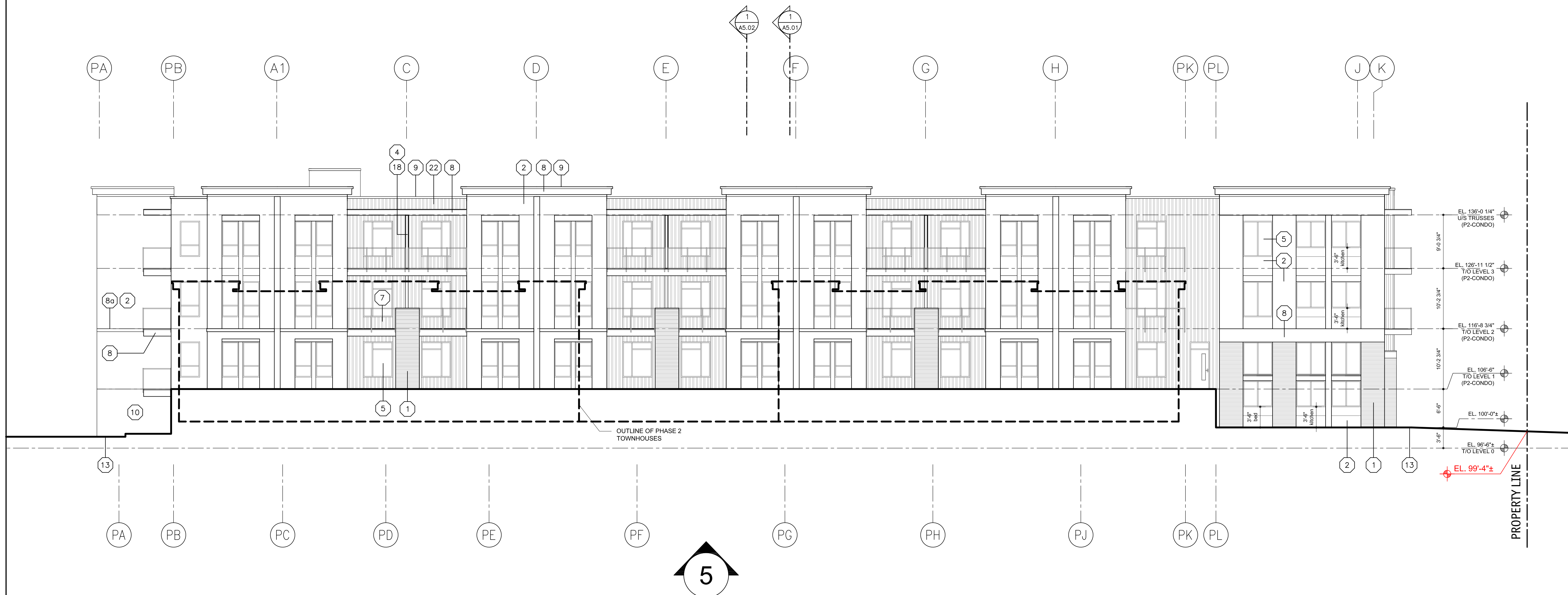
Planner  
Initials

AJ

City of  
**Kelowna**  
DEVELOPMENT PLANNING



NOTE:  
SEE A4.01 FOR  
ELEVATION KEY NOTE  
LEGEND & KEY PLAN



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No.	Date	Revision
01	2019-12-06	DP SUBMISSION
02	2020-05-18	REVISED DP

Project Title

LAKESHORE DRIVE  
RENTAL CONDO  
PHASE 2

4131 LAKESHORE DRIVE KELOWNA

Drawing Number

**A4.02**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**BUILDING  
ELEVATION**

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

Date	2020-05-18
Job No.	m+m 17-3779
Scale	AS SHOWN
Drawn	SN
Checked	JM



SCHEDULE

B

This forms part of application

# DP19-0240 DVP19-0242

Planner

Initials

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City of

Kelowna

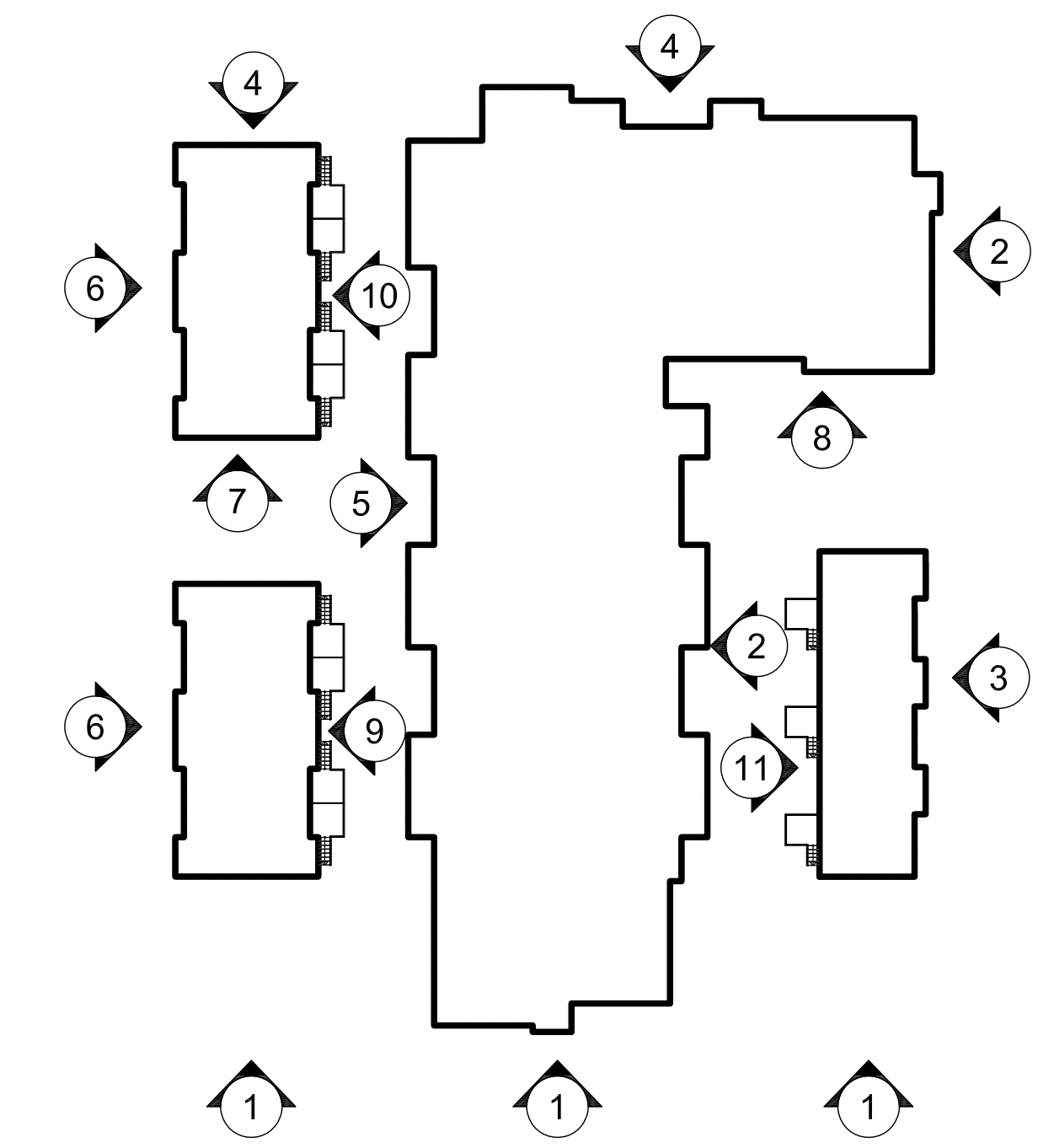
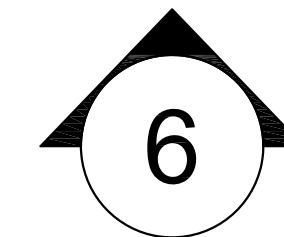
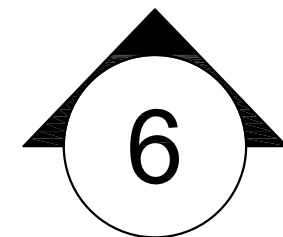
DEVELOPMENT PLANNING



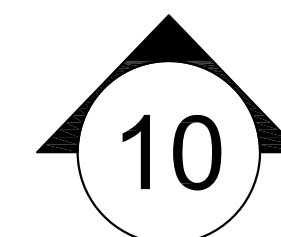
## B



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2020-05-18  
Revised  
DP

[illegible]

Drawing Number

Date	2020-05-18
Job No.	mem 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



## B

# DP19-0240 DVP19-0242

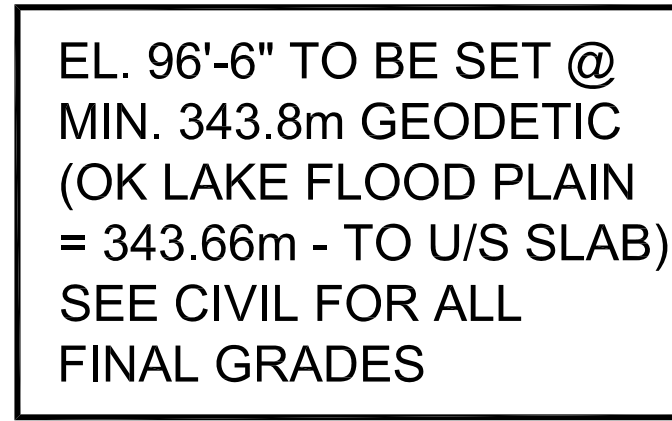
Planner Initials AJ

AJ

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TEL: 250.762.3004  
MAIL: kel-mai@shaw.ca



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MAX. HT. FROM  
LEVEL 1 TO T/O  
PARKADE SLAB  
= 6'-6" (2.0 m)

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[illegible]

Project Title

LAKE SHORE DRIVE  
RENTAL CONDO  
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

## A5.01

DRAWINGS ARE NOT TO BE SCALED.  
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# BUILDING SECTION

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



## B

Planner Initials AJ

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ELOWNA, B.C.  
V1Y 6N2  
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[illegible]

Project Title

LAKE SHORE DRIVE  
RENTAL CONDO  
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

## A5.02

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**BUILDING  
SECTION**

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



## B

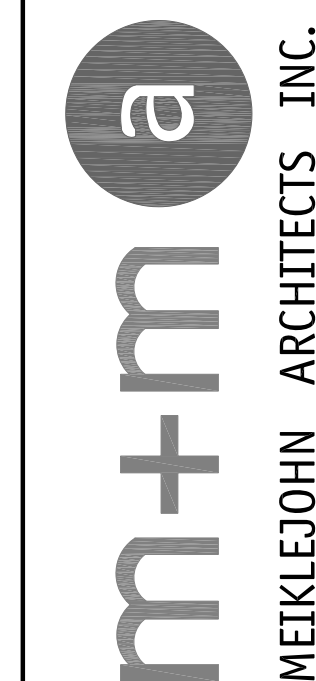
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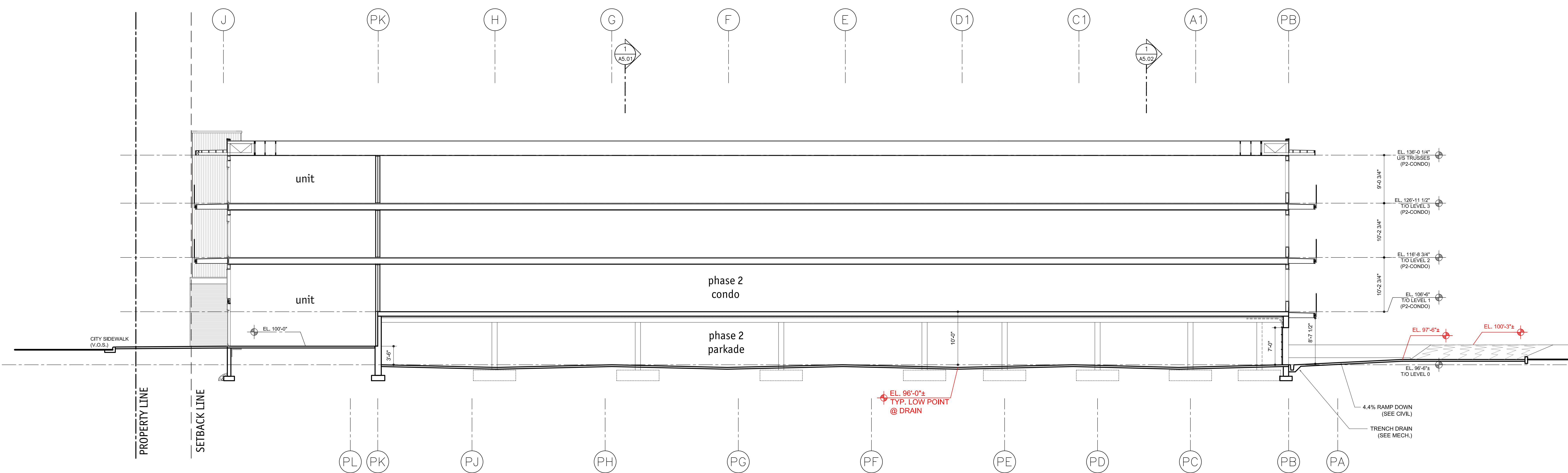
City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials AJ

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
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Revised  
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[illegible]

Project Title

LAKE SHORE DRIVE  
RENTAL CONDO  
PHASE 2

4131 LAKESHORE DRIVE KELOWNA

Drawing Number

## A5.03

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title

**BUILDING  
SECTION**

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM



SCHEDULE

B

This forms part of application  
# DP19-0240 DVP19-0242



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

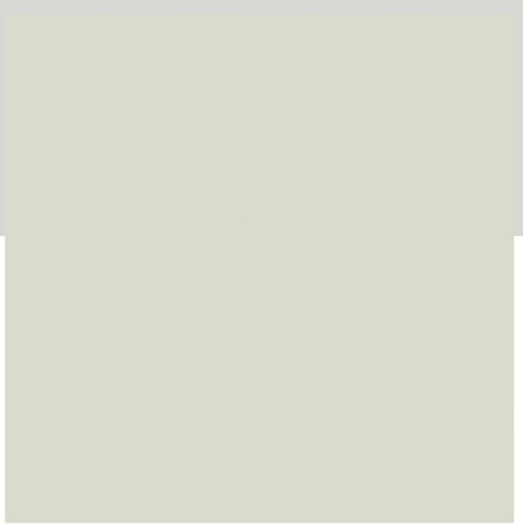
AJ



dark brown - running bond



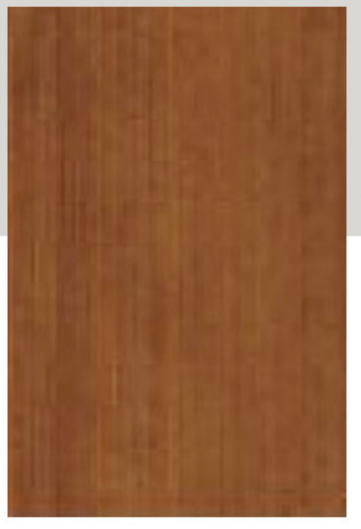
stucco - dark grey



stucco - titanium



stucco - light grey

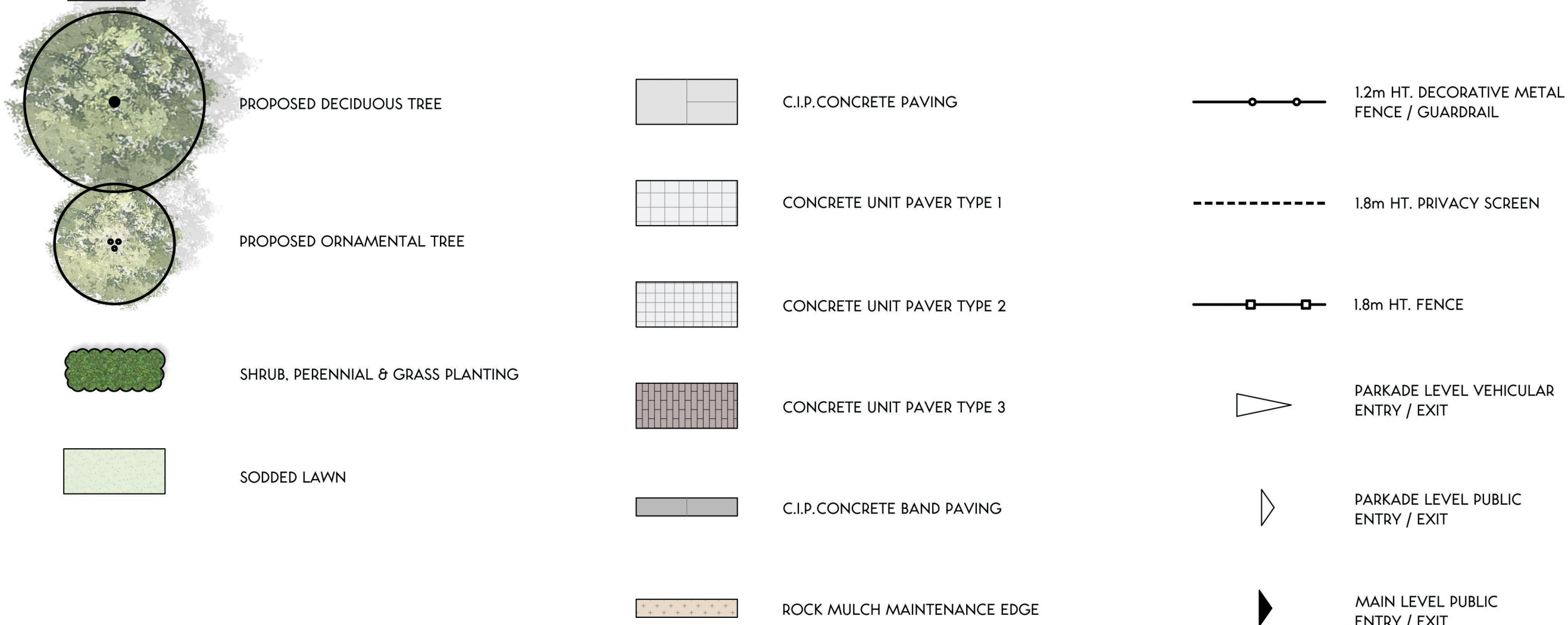


wood grain panel



/VOLUMES/BENCH/400 - PROJECTS/2019/19-011\_419LAKESHORE\_PHASE2/440 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00\_19-011\_CONCEPT\_LAYOUTS\_M.DWG

LEGEND:



SCHEDULE

C

This forms part of application

# DP19-0240 DVP19-0242

Planner Initials

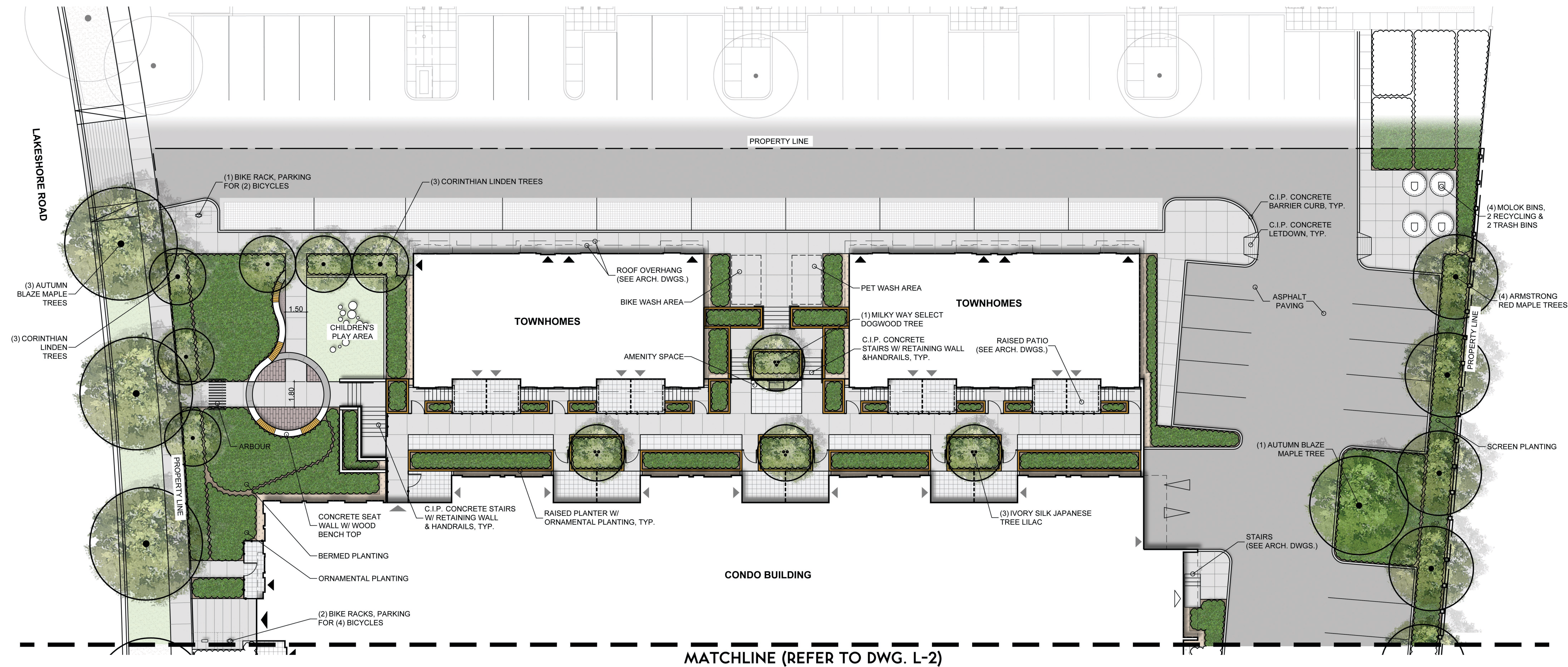
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City of Kelowna

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1 NORTH

NOT FOR CONSTRUCTION



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REVISIONS / ISSUED:	
5	JUL 14/20 REISSUED FOR DP APPLICATION
4	JUL 07/20 ISSUED FOR REVIEW
3	DEC 6/19 ISSUED FOR DP APPLICATION
2	DEC 4/19 ISSUED FOR COORDINATION
1	NOV 26/19 ISSUED FOR COORDINATION
NO.	DATE DESCRIPTION

BENCH

[ 4-1562 Water Street, Kelowna BC V1Y 1J7 ]  
[ 1 250 860 6778 ]

CLIENT:

WHITWORTH HOLDING LTD.  
KELOWNA, B.C.

PROJECT:

THE ARBOUR PHASE 2  
RENTAL CONDO  
KELOWNA, B.C.

SHEET TITLE

LANDSCAPE PLAN:  
NORTH ENLARGEMENT

DESIGN BY	LS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	19-011
SCALE	1:150

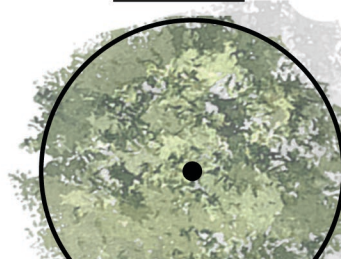
SHEET NO.

L-1




/VOLUMES/BENCH/400 - PROJECTS/2019/19-011\_419LAKESHORE\_PHASE2/440 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00\_19-011\_CONCEPT\_LAYOUTS\_M.DWG

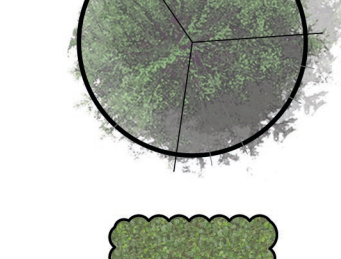
LEGEND:




PROPOSED DECIDUOUS TREE



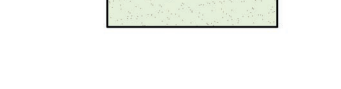
PROPOSED ORNAMENTAL TREE




PROPOSED CONIFEROUS TREE




SHRUB, PERENNIAL & GRASS PLANTING




SODDED LAWN




C.I.P. CONCRETE PAVING



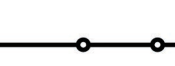
CONCRETE UNIT PAVER TYPE 1




CONCRETE UNIT PAVER TYPE 2



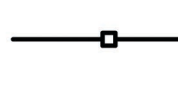
ROCK MULCH MAINTENANCE EDGE




1.2m HT. DECORATIVE METAL FENCE / GUARDRAIL




1.8m HT. PRIVACY SCREEN




1.8m HT. FENCE




MAIN LEVEL PUBLIC ENTRY / EXIT



MAIN LEVEL PRIVATE ENTRY / EXIT



SECOND LEVEL PUBLIC ENTRY / EXIT



SECOND LEVEL PRIVATE ENTRY / EXIT

SCHEDULE

C

This forms part of application

# DP19-0240 DVP19-0242

Planner  
Initials

AJ

City of  
**Kelowna**  
DEVELOPMENT PLANNING



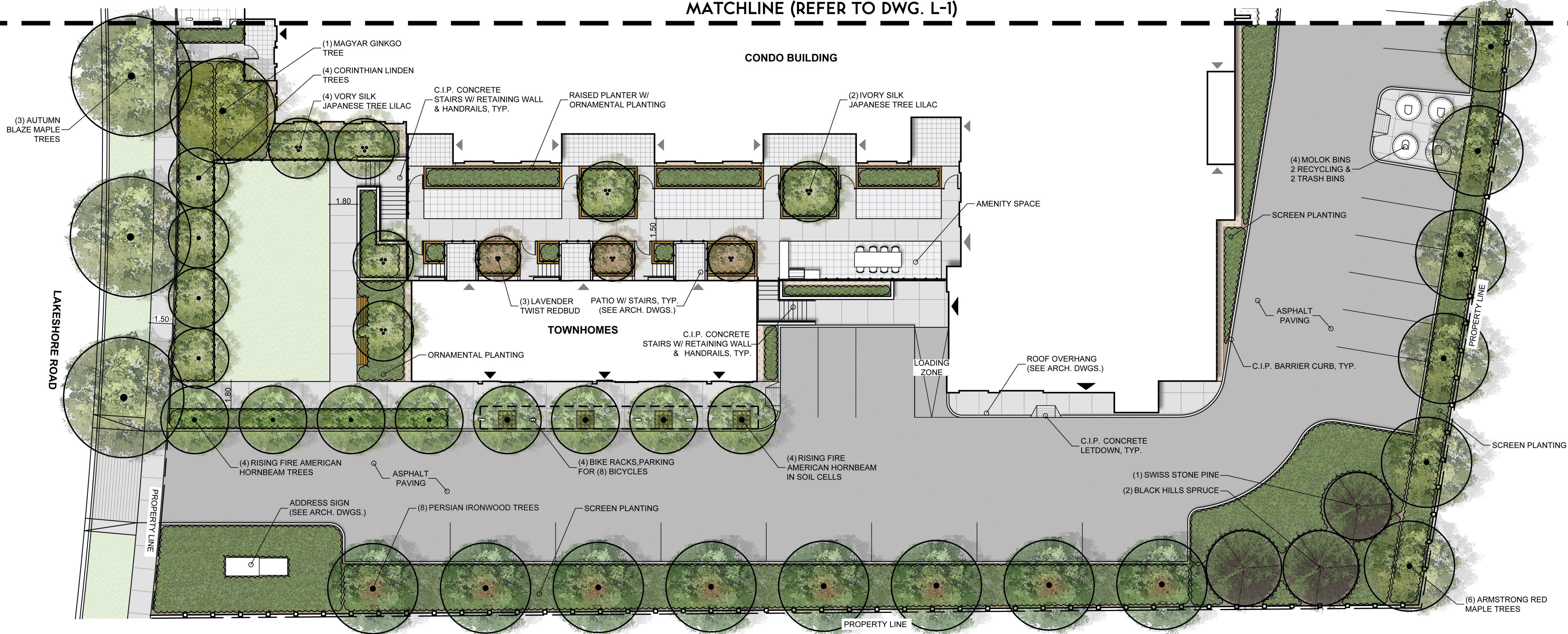
NORTH

NOT FOR CONSTRUCTION

MATCHLINE (REFER TO DWG. L-1)

CONDO BUILDING

TOWNHOMES



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REVISIONS / ISSUED:		
5	JUL 14/20	REISSUED FOR DP APPLICATION
4	JUL 07/20	ISSUED FOR REVIEW
3	DEC 6/19	ISSUED FOR DP APPLICATION
2	DEC 4/19	ISSUED FOR COORDINATION
1	NOV 26/19	ISSUED FOR COORDINATION
NO.	DATE	DESCRIPTION

**BENCH**

| 4-1562 Water Street, Kelowna BC V1Y 1J7 |  
| 1 250 860 6778 |

CLIENT:  
**WHITWORTH HOLDING LTD.**  
KELOWNA, B.C.

PROJECT:  
**THE ARBOUR PHASE 2  
RENTAL CONDO**  
KELOWNA, B.C.

SHEET TITLE  
**LANDSCAPE PLAN:  
SOUTH ENLARGEMENT**

DESIGN BY	LS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	19-011
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
<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?	✓		



<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			✓



<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?	✓		
<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:	-	-	-
• 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?	✓		
• 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?			✓



<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do parking lots have one shade tree per four parking stalls?	✓		
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?	✓		