

# Development Permit & Development Variance Permit DP20-0196 & DVP20-0197

**ATTACHMENT A**

This forms part of application  
# DP20-0196 DVP20-0197

Planner Initials **AT**

City of Kelowna  
COMMUNITY PLANNING



This permit relates to land in the City of Kelowna municipally known as  
1220-1230 Pacific Ave.

and legally known as

Parcel A (Being a Consolidation of Lots 2 and 3, See CA9109487) Section 19 Township 26 ODYD Plan 6634

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 July 27, 2021

Decision By: COUNCIL

Development Permit Area: Revitalization DP Area

Existing Zone: C4 – Urban Centre Commercial

Future Land Use Designation: MXR – Mixed Use Residential / Commercial

## 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.

*Development Planning Department 1435 Water Street Kelowna BC V1Y 1J4 [planninginfo@kelowna.ca](mailto:planninginfo@kelowna.ca) 250 469 8626*

Owner: Great A & A Properties Ltd., Inc.No. BCo888141

Applicant: Jamela Van Steinburg; VLS Developments

Planner: A.D. Thibeault, Planner II

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Terry Barton  
Development Planning Department Manager  
Planning & Development Services

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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.

<b>ATTACHMENT A</b>	
This forms part of application # <u>DP20-0196 DVP20-0197</u>	
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 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

**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.

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

**Section 14.4.5(e): C4 – Urban Centre Commercial, Development Regulations**

To vary the minimum side yard (east) where the site abuts a residential zone from 2.0m required to 0.62m proposed.

**Section 14.4.5(f): C4 – Urban Centre Commercial, Development Regulations**

To vary the minimum rear yard setback where abutting a residential zone from 6.0m required to 0.0m proposed.

**Section 14.4.5(c): C4 – Urban Centre Commercial, Development Regulations**

To vary the maximum height from 15.0m or 4 storeys permitted to 19.0m and 5 storeys proposed.

**Section 8.2.7: Parking and Loading, Off-Street Parking Regulations, Table 8.2.7 (b) Ratio of Parking Space Sizes**

To vary the required percentage of regular size vehicle parking stalls from 50% required to 39% proposed.

**This Development Permit and Development Variance 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 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 **\$27,177.50**

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:

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

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

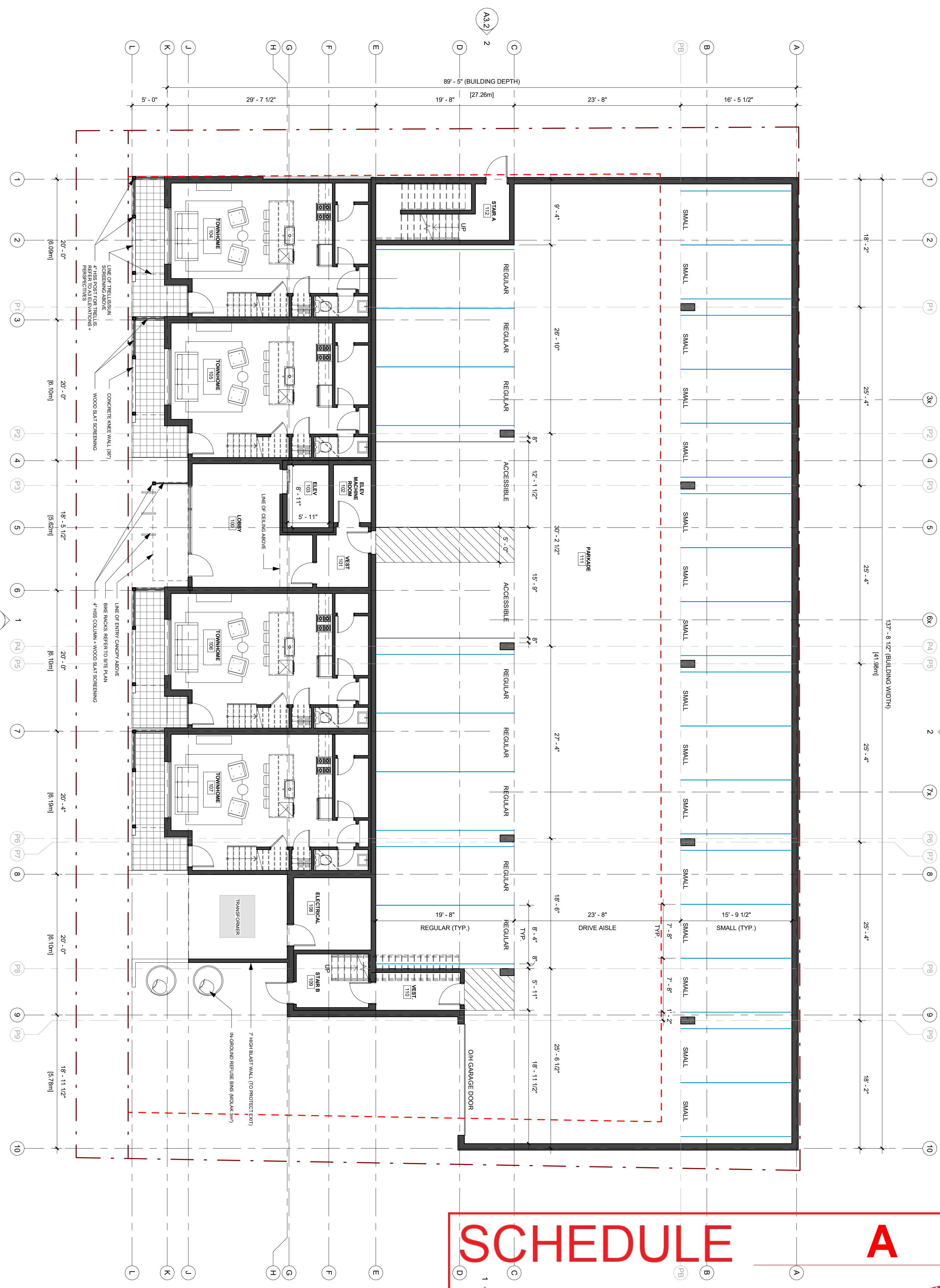
**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

DRAFT

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# <b>DP20-0196 DVP20-0197</b>		
Planner Initials	<b>AT</b>	 <b>City of Kelowna</b> COMMUNITY PLANNING



**1**  
FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"




# SCHEDULE A

This forms part of application  
# DP20-0196 DVP20-0197

Planner  
Initials

AT



**City of Kelowna**  
COMMUNITY PLANNING

Name	Area
GROSS BUILDING AREA (NIC PARKADE)	
BUILDING LEVEL 1	3221 SF
BUILDING LEVEL 2	7446 SF
BUILDING LEVEL 3	6440 SF
BUILDING LEVEL 4	6440 SF
BUILDING LEVEL 5	6373 SF
	30020 SF

UNIT #	UNIT NAME	AREA
104	TOWNHOME	563 SF
105	TOWNHOME	564 SF
106	TOWNHOME	564 SF
107	TOWNHOME	572 SF
202	STORAGE ROOM	357 SF
203	STORAGE ROOM	427 SF
204	TOWNHOME	493 SF
205	TOWNHOME	493 SF
206	TOWNHOME	493 SF
207	TOWNHOME	496 SF
208	TOWNHOME	798 SF
209	UNIT C	797 SF
210	UNIT B1	639 SF
304	UNIT D	868 SF
306	UNIT B2	719 SF
307	UNIT D	869 SF
308	UNIT C	798 SF
309	UNIT C	797 SF
310	UNIT B1	639 SF
311	UNIT C	806 SF
404	UNIT D	868 SF
406	UNIT B2	719 SF
407	UNIT D	869 SF
408	UNIT C	798 SF
409	UNIT C	797 SF
410	UNIT B1	639 SF
411	UNIT C	806 SF
504	UNIT D	868 SF
506	UNIT B2	719 SF
507	UNIT D	869 SF
508	UNIT C	798 SF
509	UNIT C	797 SF
510	UNIT B1	639 SF
511	UNIT C	806 SF
		23743 SF

UNIT #	PRIVATE OPEN SPACE(POS)	TERRACE/BALCONY AREA
104	97 SF	97 SF
105	97 SF	97 SF
106	97 SF	97 SF
107	97 SF	97 SF
208	415 SF	415 SF
209	425 SF	425 SF
210	317 SF	317 SF
211	916 SF	916 SF
304	382 SF	382 SF
306	199 SF	199 SF
307	211 SF	211 SF
308	79 SF	79 SF
309	77 SF	77 SF
310	56 SF	56 SF
311	79 SF	79 SF
404	72 SF	72 SF
406	56 SF	56 SF
407	72 SF	72 SF
408	79 SF	79 SF
409	77 SF	77 SF
410	56 SF	56 SF
411	79 SF	79 SF
504	72 SF	72 SF
506	56 SF	56 SF
507	72 SF	72 SF
508	79 SF	79 SF
509	77 SF	77 SF
510	56 SF	56 SF
511	79 SF	79 SF
		4528 SF

NO.	DATE	DESCRIPTION
1	2010/07	ISSUED FOR PERMIT
2	21/02/22	ISSUED FOR GP REVISIONS

Project: PACIFIC AVE CONDOS  
MIXED USE DEVELOPMENT  
1220-1230 PACIFIC AVE  
KELOWNA, BC

Sheet Title: FLOOR PLAN LEVEL 1

Job Number: 20812  
Date: 10/07/20  
Scale: 1/8" = 1'-0"  
Revision Number: 0  
Drawing Number: A2.1



Client: **GREAT A&A ARCHITECTURE LTD**

Consultants:

ISSUED FOR DEVELOPMENT PERMIT

**BLUEGREEN ARCHITECTURE INC**  
www.bluegreenarchitect.com  
1001 1835 ELIAS STREET  
KELOWNA, BC V1Y 1Z9  
250.862.9590

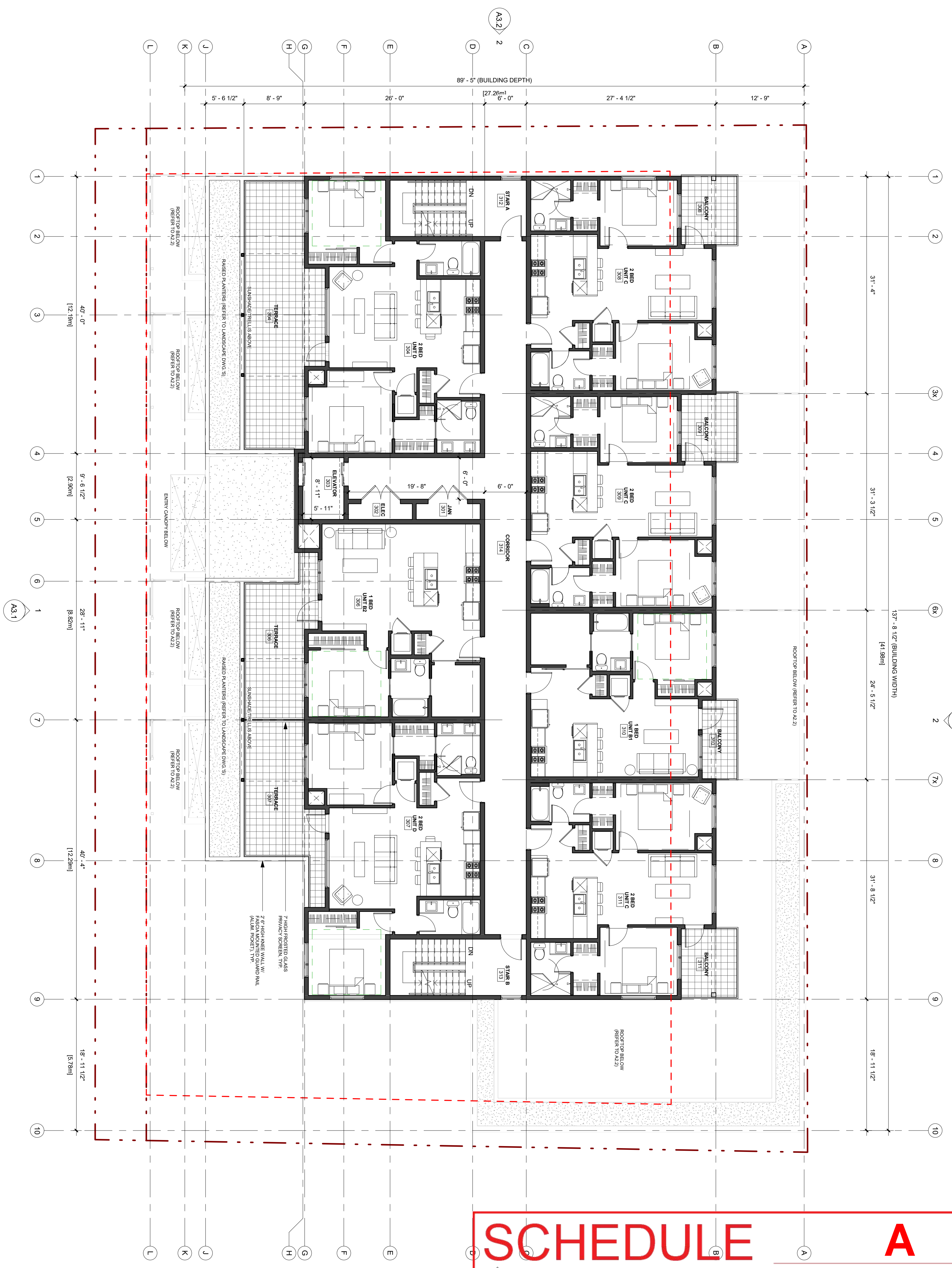
ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

A2.1



**1** FLOOR PLAN - LEVEL 3  
1/8" = 1'-0"



**SCHEDULE A**

This forms part of application  
# DP20-0196 DVP20-0197

Planner Initials **AT**



**City of Kelowna**  
COMMUNITY PLANNING

Name	Area
GROSS BUILDING AREA (NIC PARKADE)	
BUILDING LEVEL 1	3321 SF
BUILDING LEVEL 2	7446 SF
BUILDING LEVEL 3	6440 SF
BUILDING LEVEL 4	6440 SF
BUILDING LEVEL 5	6373 SF
	30020 SF

UNIT #	UNIT NAME	AREA
104	TOWNHOME	563 SF
105	TOWNHOME	564 SF
106	TOWNHOME	564 SF
107	TOWNHOME	572 SF
202	STORAGE ROOM	357 SF
203	STORAGE ROOM	427 SF
204	TOWNHOME	493 SF
205	TOWNHOME	493 SF
206	TOWNHOME	493 SF
207	TOWNHOME	496 SF
208	TOWNHOME	798 SF
209	UNIT C	797 SF
304	UNIT B1	639 SF
306	UNIT B2	868 SF
307	UNIT C	719 SF
308	UNIT C	869 SF
309	UNIT C	798 SF
310	UNIT B1	797 SF
311	UNIT B1	639 SF
312	UNIT B1	806 SF
313	UNIT B1	868 SF
314	UNIT B2	719 SF
315	UNIT B2	869 SF
316	UNIT C	798 SF
317	UNIT C	797 SF
318	UNIT C	798 SF
319	UNIT C	797 SF
320	UNIT C	798 SF
321	UNIT C	797 SF
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503	UNIT C	797 SF
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508	UNIT C	798 SF
509	UNIT C	797 SF
510	UNIT C	798 SF
511	UNIT C	797 SF

UNIT #	DESCRIPTION	AREA
104	PRIVATE OPEN SPACE(POS)	97 SF
105	TERRACE/BALCONY AREA	97 SF
106		97 SF
107		97 SF
208		415 SF
209		425 SF
210		317 SF
211		916 SF
304		382 SF
306		199 SF
307		211 SF
308		79 SF
309		77 SF
310		56 SF
311		79 SF
404		72 SF
406		56 SF
407		72 SF
408		79 SF
409		77 SF
410		56 SF
411		79 SF
504		72 SF
506		56 SF
507		72 SF
508		79 SF
509		77 SF
510		56 SF
511		79 SF
		4528 SF

NOT FOR CONSTRUCTION

Job Number: 20.812  
Date: 10/07/20  
Scale: 1/8" = 1'-0"  
Revision Number: 0  
Drawing Number: A2.3

**1** FLOOR PLAN - LEVEL 4  
1/8" = 1'-0"



**SCHEDULE A**

This forms part of application  
# DP20-0196 DVP20-0197

Planner Initials **AT**

Name	Area
GROSS BUILDING AREA (NIC PARKADE)	
BUILDING LEVEL 1	3321 SF
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UNIT #	DESCRIPTION	AREA
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504	TERRACE/BALCONY AREA	79 SF
506	TERRACE/BALCONY AREA	56 SF
507	TERRACE/BALCONY AREA	72 SF
508	TERRACE/BALCONY AREA	79 SF
509	TERRACE/BALCONY AREA	77 SF
510	TERRACE/BALCONY AREA	56 SF
511	TERRACE/BALCONY AREA	79 SF
		4528 SF



**1** FLOOR PLAN - LEVEL 5  
1/8" = 1'-0"



**SCHEDULE A**

This forms part of application  
# DP20-0196 DVP20-0197

Planner Initials **AT**

**City of Kelowna**  
COMMUNITY PLANNING

Name	Area
GROSS BUILDING AREA (NIC PARKADE)	
BUILDING LEVEL 1	3321 SF
BUILDING LEVEL 2	7446 SF
BUILDING LEVEL 3	6440 SF
BUILDING LEVEL 4	6440 SF
BUILDING LEVEL 5	6373 SF
	30020 SF

UNIT #	UNIT NAME	AREA
104	TOWNHOME	563 SF
105	TOWNHOME	564 SF
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107	TOWNHOME	572 SF
202	STORAGE ROOM	357 SF
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511	UNIT C	806 SF
		23743 SF

UNIT #	DESCRIPTION	AREA
104	PRIVATE OPEN SPACE(POS)	97 SF
105	TERRACE/BALCONY AREA	97 SF
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309	TERRACE/BALCONY AREA	77 SF
310	TERRACE/BALCONY AREA	56 SF
311	TERRACE/BALCONY AREA	79 SF
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507	TERRACE/BALCONY AREA	72 SF
508	TERRACE/BALCONY AREA	79 SF
509	TERRACE/BALCONY AREA	77 SF
510	TERRACE/BALCONY AREA	56 SF
511	TERRACE/BALCONY AREA	79 SF
		4528 SF

ISSUED FOR DEVELOPMENT PERMIT

**BLUEGREEN ARCHITECTURE INC.**  
www.bluegreenarch.com  
100 1833 ELLIS STREET  
KELOWNA, BC V1Y 1Z9  
250.862.8500

Client: **GREAT A&A PARTNERS LTD.**

Consultants:

21.02.22 ISSUED FOR PERMIT REVISIONS  
1 20.10.07 ISSUED FOR PERMIT

Project: **PACIFIC AVE CONDOS**  
MIXED USE DEVELOPMENT  
1220+1230 PACIFIC AVE  
KELOWNA, BC

Sheet Title: **FLOOR PLAN LEVEL 5**

Job Number: 20.812  
Date: 10/07/20  
Scale: 1/8" = 1'-0"  
Revision Number: 0  
Drawing Number: **A2.5**

NOT FOR CONSTRUCTION





**BLUEGREEN ARCHITECTURE INC.**  
www.bluegreenarch.com  
100 1833 ELLIS STREET  
KELOWNA, BC V1Y 1Z9  
250.862.8500

**ISSUED FOR DEVELOPMENT PERMIT**

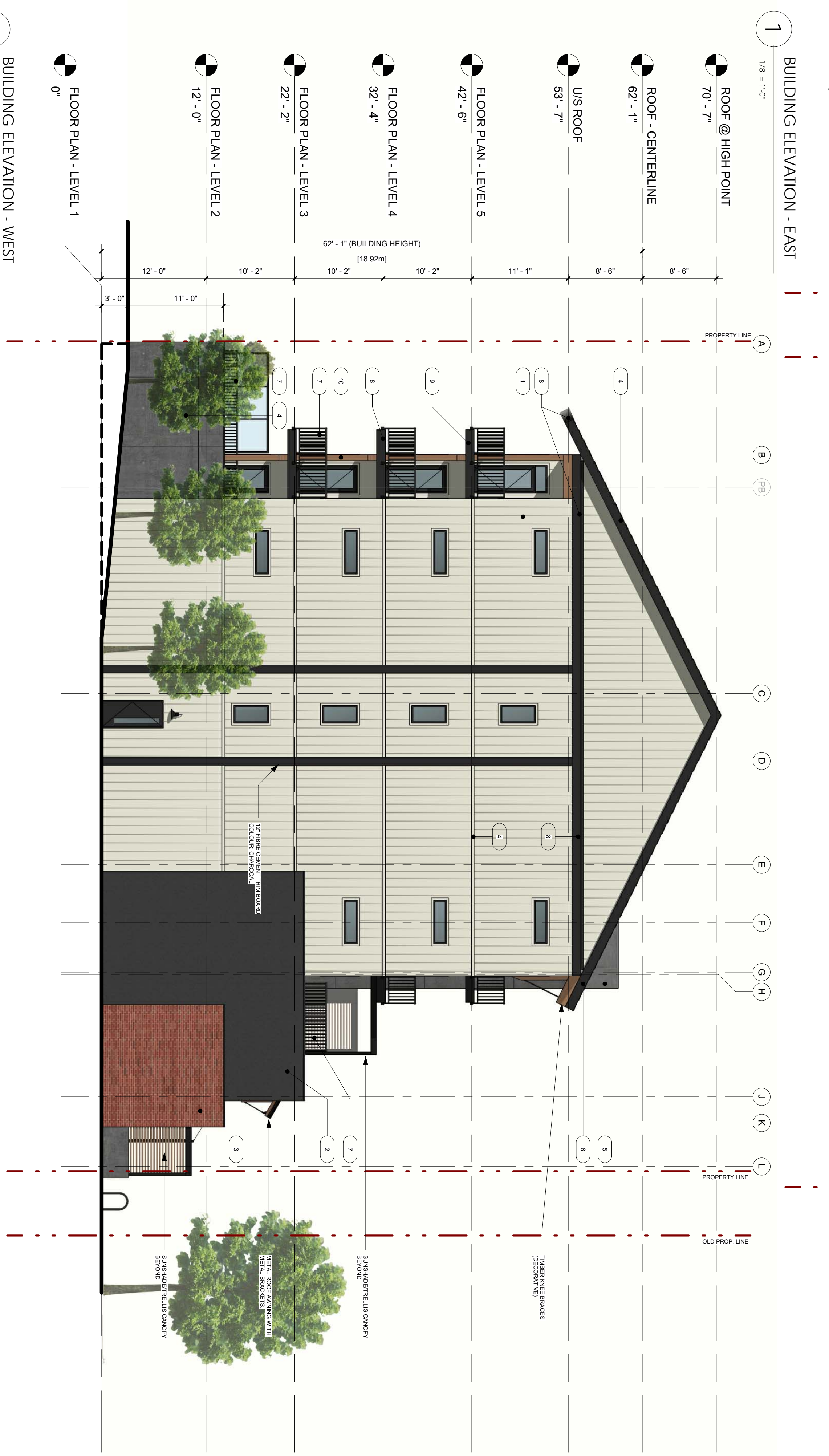
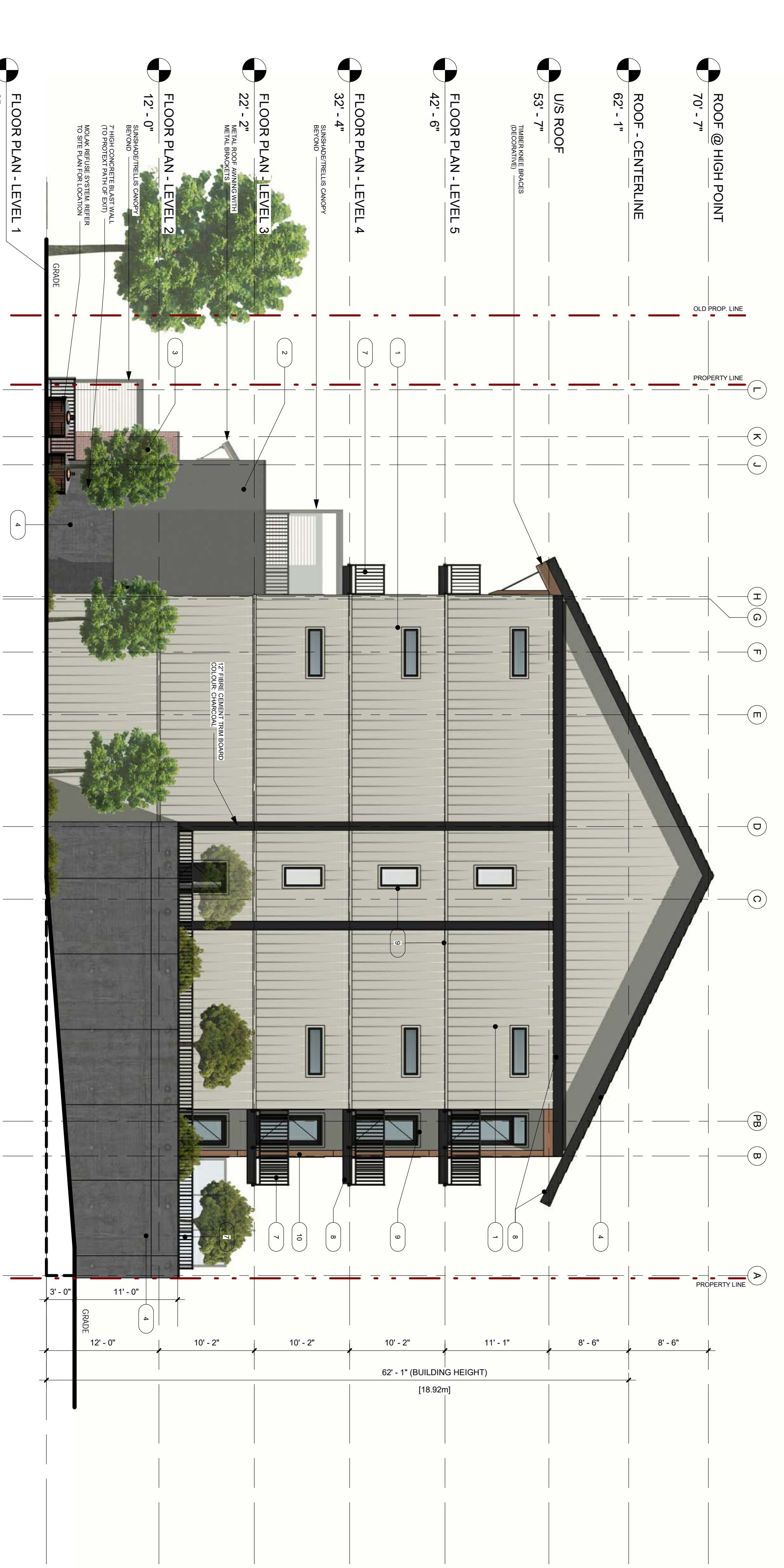
**GREAT A&A PARTNERS LTD.**

**Client:**

**Consultants:**

**MATERIAL LEGEND:**

- 1 FIBRE CEMENT BOARD - BATTERY VALLEY (OR EQUAL)  
COLOUR: LIGHT GREY  
STYLE: SMOOTH
- 2 STUCCO  
FASHER CHARCOAL  
COLOUR: CHARCOAL
- 3 BRICK/ONER  
STYLE: "N" TILL RED, RUNNING BOND
- 4 EXPOSED ARCHITECTURAL CONCRETE  
STYLE: SMOCKED & SMOOTH
- 5 FIBRE CEMENT PANELS - "SIBRA" CONCRETE (OR EQUAL)  
COLOUR: LIGHT GREY  
STYLE: PANEL W/ EXPOSED FASTENERS PAINTED TO MATCH
- 6 ASPHALT SHINGLE ROOF  
COLOUR: 2 TONE CHARCOAL  
STYLE: FIBRE CEMENT
- 7 PRE-FINISHED ALUMINUM GUARD RAIL  
COLOUR: BLACK (2" HIGH)  
STYLE: POLICE
- 8 FIBRE CEMENT FASCIA  
COLOUR: CHARCOAL  
STYLE: SMOOTH
- 9 FIBRE CEMENT TRIM  
STYLE: SMOOTH
- 10 FIBRE CEMENT TRIM/PANEL  
COLOUR: WOOD GRAIN  
STYLE: WOOD GRAIN



**SCHEDULE A**

This forms part of application  
# DP20-0196 DVP20-0197

City of Kelowna  
COMMUNITY PLANNING

Planner Initials **AT**

Project: PACIFIC AVE CONDOS  
MIXED USE DEVELOPMENT  
1220+1230 PACIFIC AVE  
KELOWNA, BC

Sheet Title: BUILDING ELEVATIONS

Job Number: 20.812

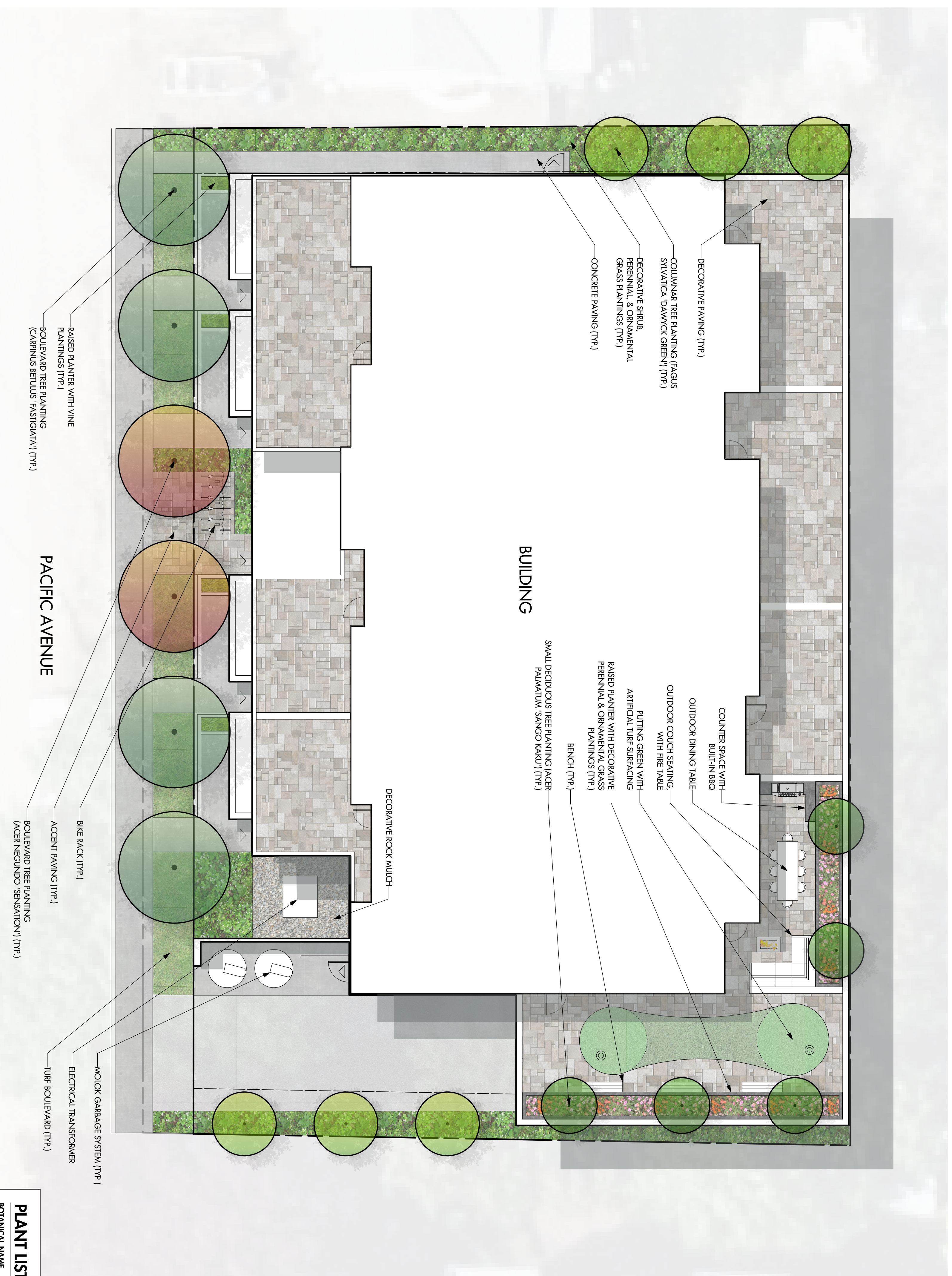
Date: 10/07/20

Scale: As indicated

Revision Number: 0

Drawing Number: A3.2

NO.	DATE	DESCRIPTION
2	21.02.22	ISSUED FOR DP REVISIONS
1	20.10.07	ISSUED FOR PP



**SCHEDULE C**

This forms part of application  
# **DP20-0196 DVP20-0197**

City of  
**Kelowna**  
COMMUNITY PLANNING

Planner Initials AT

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm GLENMORE GROW MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF PROVED PURITY AND SHALL BE SOWN IN A SAFE AND SOUND MANNER. SEED OF PROVED PURITY AND SHALL BE SOWN IN A SAFE AND SOUND MANNER. SEED OF PROVED PURITY AND SHALL BE SOWN IN A SAFE AND SOUND MANNER. SEED OF PROVED PURITY AND SHALL BE SOWN IN A SAFE AND SOUND MANNER. IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2	6m CAL.
ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MARIE	5	6m CAL.
CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	5	6m CAL.
FAGUS SYLVATICA 'DAWYCK GREEN'	DAWYCK GREEN COUNWYAR BEECH	4	6m CAL.
<b>SHRUBS</b>			
BAYUS GREEN 'GERM'	GREEN GERB BOXYWOOD	28	#02 CONT. / 0.6M O.C. SPACING
CHONDA KENIA 'BENITO MARGONATA'	YANGON BIRCH	3	#02 CONT. / 1.8M O.C. SPACING
ELONIA PALMATUS 'COUP/PACIA'	DIWIDDI BIRCH	3	#02 CONT. / 1.8M O.C. SPACING
ELONIA PALMATUS 'COUP/PACIA'	DIWIDDI BIRCH	4	#02 CONT. / 1.5M O.C. SPACING
RICEA ARIES 'INDIPROBANS'	WHITE ARIES INDIROBANS	7	#02 CONT. / 1.2M O.C. SPACING
ROSA RIGOSA 'ALBA'	WHITE RIGOSA ROSE	7	#02 CONT. / 1.2M O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
ALCHEMILLA MOJUS	LADY'S MANTLE	15	#01 CONT. / 0.6M O.C. SPACING
IMPERATA CYMBRICA 'RED BARON'	JAPANESE BLOOD GRASS	15	#01 CONT. / 0.6M O.C. SPACING
ECHINACEA PURPUREA 'WAGONUS'	MAGNUS CONEFLOWER	7	#01 CONT. / 0.9M O.C. SPACING
LAVANDULA ANGIUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	15	#01 CONT. / 0.6M O.C. SPACING
PANICUM VIRGATUM 'ROSTRABUSCH'	RED SWITCH GRASS	6	#01 CONT. / 1.0M O.C. SPACING
SALVIA NEMOROSA 'WAVY NIGHT'	MAY NIGHT MEADOW SAGE	15	#01 CONT. / 0.6M O.C. SPACING
<b>VINES</b>			
CAMPNIS RADICANS	TRUMPET VINE	8	#01 CONT. / 0.6M O.C. SPACING

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

PROJECT TITLE  
**1220 & 1230 PACIFIC AVE**  
 Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	BY
201102	Review	
210222	Review	

PROJECT NO: 20083  
 DESIGN BY: FB  
 DRAWN BY: NG/IK  
 CHECKED BY: FB  
 DATE: FEB 22, 2021  
 SCALE: 1:100  
 PACE SIZE: 24x36

DRAWING NUMBER  
**11/2**

BRITISH COLUMBIA  
 REGISTERED  
 LANDSCAPE ARCHITECT  
**FONA BARTON**  
 MEMBER  
 334

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**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

Friday, October 2, 2020

**Great A & A Properties**

Attn: Andrei Burlacu

Tel: (250) 899-1899

Email: great\_a.a@shaw.ca

**Re: 1220 & 1230 Pacific Avenue, Kelowna, BC– Preliminary Cost Estimate for Bonding**

Dear Andrei:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 1220 & 1230 Pacific Avenue conceptual landscape plan dated 20.10.02;

- On-site Improvements: 196 square metres (2,110 square feet) = \$21,742.00
- Off-site Improvements: 51 square metres (549 square feet) of = \$8,659.25

This preliminary cost estimate is inclusive of hardscape, bike racks, trees, shrubs, turf, mulch, topsoil, irrigation, & root barrier.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA

*as per*

Outland Design Landscape Architecture

<b>SCHEDULE</b>	<b>C</b>
This forms part of application # <b>DP20-0196 DVP20-0197</b>	
Planner Initials	<b>AT</b>
<b>City of Kelowna</b> COMMUNITY PLANNING	

303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270

[outlanddesign.ca](http://outlanddesign.ca)

October 7, 2020

Prepared for:  
**Development Permit Application**

Project:  
**1220 + 1230 PACIFIC AVE, Kelowna, BC**

Re:  
**Design Rationale**



## 1.0 PROJECT DESCRIPTION

The building site is located in the Capri Landmark Urban Centre of Kelowna. The site has access to the south along Pacific Avenue. The proposal is to build a 28-unit, 5 level condominium building with street accessed townhomes. The upper 4 storeys of wood-frame construction sit on a single level above-grade concrete parking structure masked behind the proposed townhomes.

The building is designed to be 'timeless', using traditional architectural details within modern forms. The intention is to meld within the character of Pacific Avenue with its new modern counterpart. This will include a mixture of materials including exposed concrete, classic red brick masonry and board and batten siding. The height and massing of the building steps back from the streetscape incrementally to provide sensitivity to its neighbors. Special attention has been paid to the main building entry off Pacific Ave to make it both attractive and sensible. Pedestrian scaled design is important along this corridor and has been emphasized along the street frontage. For the ground accessed townhomes, there is a balance between scale and aesthetic, forming a base to the building that is both intimate yet pronounced. The play of massing and design help the building blend into its context and is integral to this pedestrian scaled approach.

For the parkade access and refuse collection, access has been provided off a driveway to the east. Consideration has been made to beautify these elements using in-ground Molak refuse bins along with privacy fencing via half walls and vegetation.

The project has an abundance of space on the podium that provides extensive landscaped open space. This will be used for private yard space for all the residents. The circulation and surrounding garden space for gardening, planting, and socializing which will encourage outdoor social interaction. Utilizing the area of the parkade podium for garden space provides a good opportunity for softer landscaping. The growing medium would be raised planters.

Having the rear windows and decks looking over the greenspace has the benefits of additional resident safety and security. The immediate presence and visibility from windows will help discourage undesirable behavior.

**ATTACHMENT B**

This forms part of application  
# DP20-0196 DVP20-0197

Planner Initials **AT**

City of **Kelowna**  
COMMUNITY PLANNING



#### SITE ACCESS

The project parking is located within a secured concrete parking structure along the rear yard. This is accessed by drive aisle located off the side yard to the east. There are two accessible parking stalls located near the rear lobby entrance. Access from the private garage to the building is facilitated by the elevator.

The front facade along Pacific Avenue has ground oriented access to the street while all residences have access to the podium level communal greenspace; accessible by use of the lobby elevator or stairwells.

### 2.0 URBAN CONNECTIVITY

The project is in the Capri Landmark Urban Centre, allowing pedestrians and cyclists easy access to all the shopping and recreational opportunities in that area. Located between Sutherland Avenue and Springfield, the project is near a major corridor for pedestrian, cycling & automobiles to downtown/Lake Okanagan. Transit is available on both Harvey and Springfield. When going further from the immediate area, and a car is the only option, Springfield and Harvey (Highway 97) offer excellent connectivity to the rest of the City and the region.

### 3.0 SUSTAINABILITY

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with appropriate continuous insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively.

### 4.0 CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence. The sight lines of the occupants from decks and windows will discourage vandalism and crime.

Site lighting along Pacific Avenue and the side yards will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

### 5.0 LANDSCAPING

The Owner has selected Outland Design Landscape Architecture to create an interesting and aesthetically pleasing landscape solution that responds to the architectural style of the project. This will also compliment the character of the surrounding neighborhood. Several annual and perennial shrubs have been selected for along the planters throughout the site, and in special groupings on the podium.

The landscape concept for the setback areas will be appropriate for the size of space and daylighting



potential. The rear yard in this case has been designed as 0m setback as there is little potential for any vegetation to grow between the parking structure and neighboring parking lot. This was a suggestion by City staff.

## 6.0 SUMMARY

Great A&A Properties and Bluegreen Architecture's design team feel that the combination of a modern design esthetic coupled with pedestrian friendly landscape features and contemporary building materials will provide a very functional and highly desirable residential neighborhood project.

By providing a higher density of residences in an Urban Centre we feel our intent for this project will set precedent for future development in the area to follow a model and similar approach.

We look forward to your support for all this project brings to our community, and this unique opportunity to address and create an affordable living experience.

Respectfully submitted,

Aaron Whalen, Associate & Project Designer, Bluegreen Architecture

