

Development Permit & Development Variance Permit DP20-0055/DVP20-0056



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

590 Highway 33 West

and legally known as

Lot B Sections 26 and 27 Township 26 ODYD Plan 30302

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

Commercial

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

Date of Council Decision **May 11, 2021**

Decision By: Council

Development Permit Area: Comprehensive and Revitalization Development Permit Areas

Existing Zone: C4rls – Urban Centre Commercial (Retail Liquor Sales)

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial) / 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: o838239 B.C. Ltd., Inc. No. BCo838239

Applicant: Argus Properties Ltd

Planner: Andrew Ferguson

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

- 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.

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted as shown on Schedule "A":

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

To vary building height from the lesser of 15.0 m or 4 storeys permitted to 22.6 m or 6 storeys proposed.

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 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:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$ 101,112.18**

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:

- 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.**

SCHEDULE

A

This forms part of application

DP20-0055

DVP20-0056

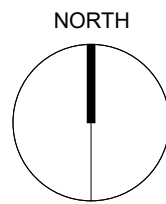
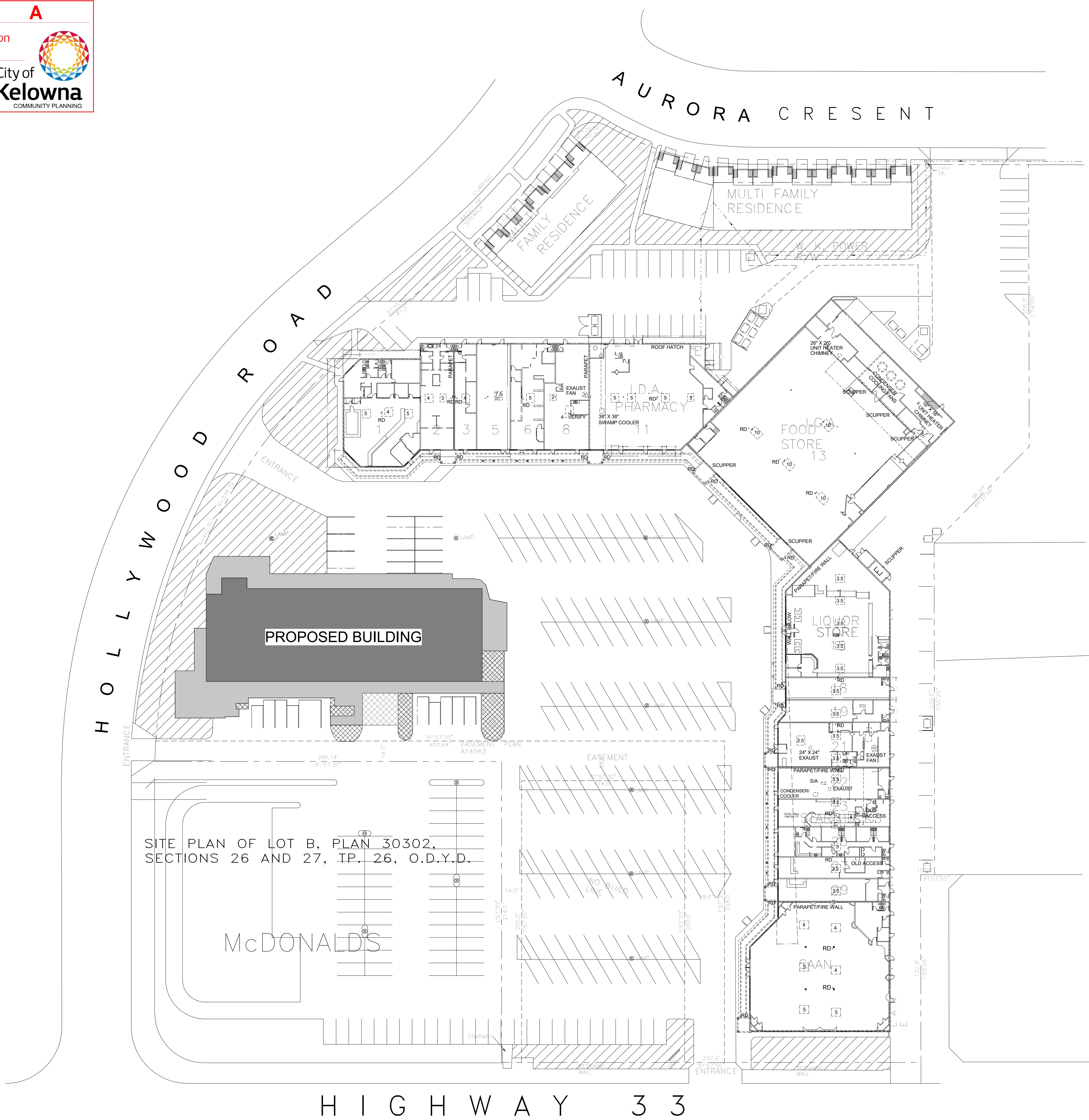
Planner

Initials

AF

City of Kelowna

COMMUNITY PLANNING



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



Seal



Revisions		
No.	DATE	DESCRIPTION
1	DEC 18, 2020	ISSUED FOR DP R2
2	FEB 25, 2021	ISSUED FOR REVIEW
3	MARCH, 8, 2021	ISSUED FOR REVIEW
4	APRIL 1, 2021	ISSUED FOR DP
5	APRIL 16, 2021	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION

project title

WILLOW PARK

project address

590 Highway 33 W,
Kelowna, BC

project no.

4089

drawing title

CONTEXT PLAN

designed

RY

scale

1 : 450

drawn

JR

checked

RY

drawing no.

A200

plotted

4/16/21 11:24:30 AM

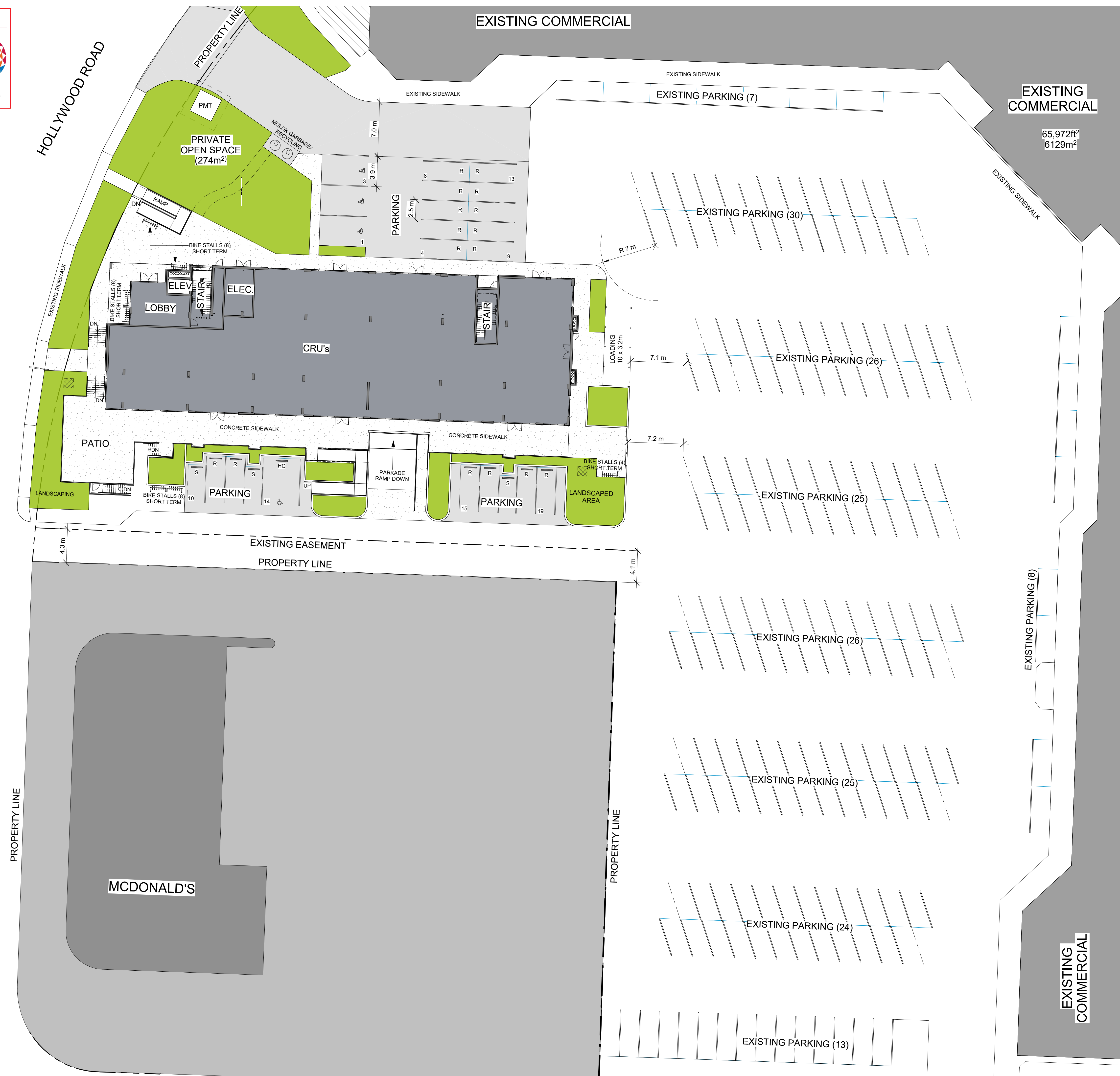
A

DP20-0055
DVP20-0056



City of Kelowna
COMMUNITY PLANNING

Planner Initials AF



A compass rose with a circle. A vertical line passes through the center, with a thick black segment at the top and a thin grey segment at the bottom. A horizontal line passes through the center, with a thin grey segment on the left and a thick black segment on the right. The word "NORTH" is written above the top of the vertical line.

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URBAN PLANNING
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project title

WILLOW PARK

project address

590 Highway 33 W,
Kelowna, BC

project no. 4089

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rawing title

SITE PLAN

SITE PLAN

signed	scale	11 - 001 011
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RT	T = 20.0
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DR / JR

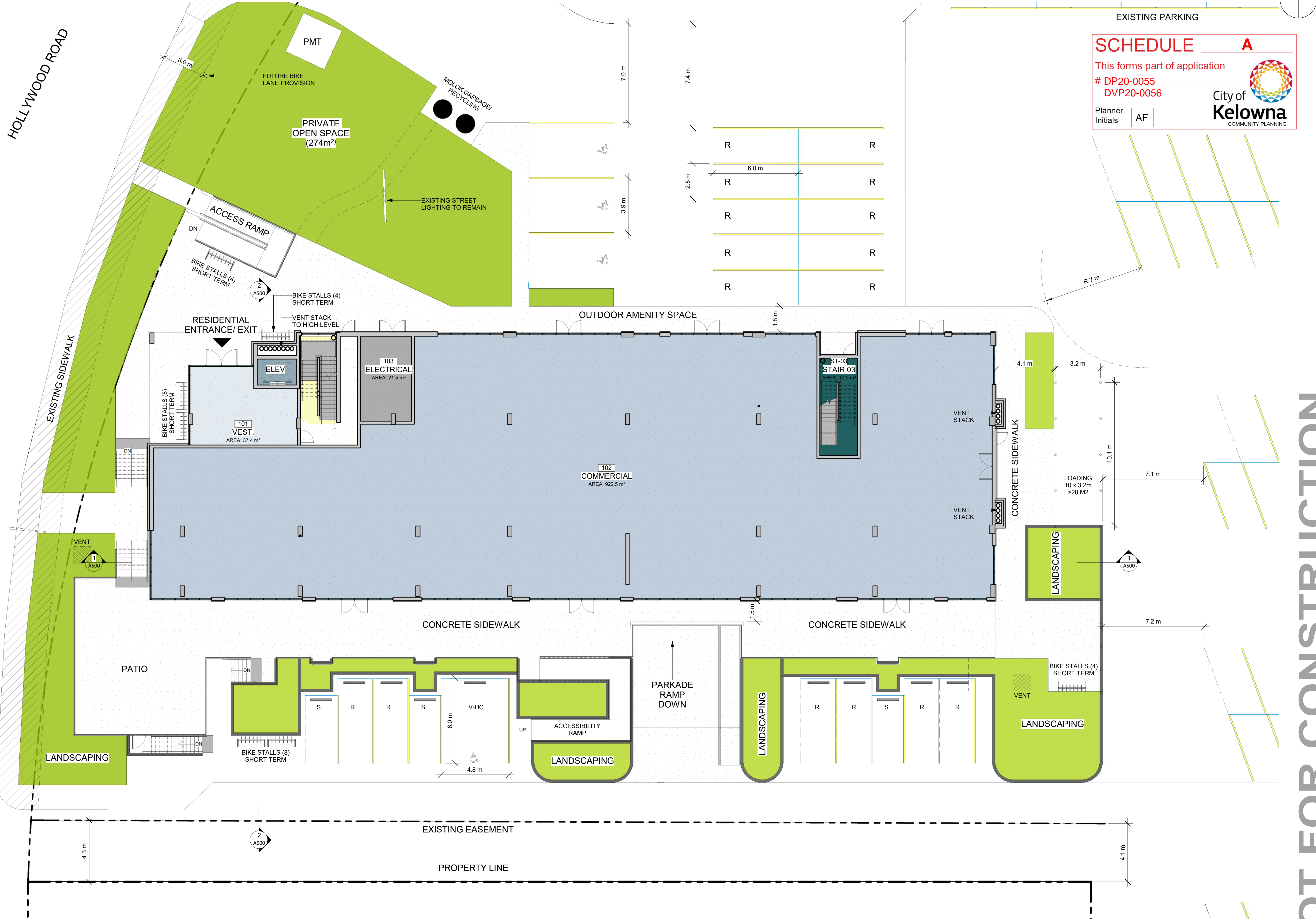
RY

Drawing no. **A 001**

A201

A201

4/16/21 11:24:32 AM



EXISTING PARKING

SCHEDULE**A**

This forms part of application

DP20-0055
DVP20-0056

Planner Initials **AF**

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project title
WILLOW PARK

project address
590 Highway 33 W,
Kelowna, BC

project no. **4089**

drawing title
COMMERCIAL FLOOR PLAN

designed **RY** scale **1 : 125**

drawn **DR / JR**

checked **RY**

drawing no. **A301**

plotted **4/16/21 11:24:36 AM**

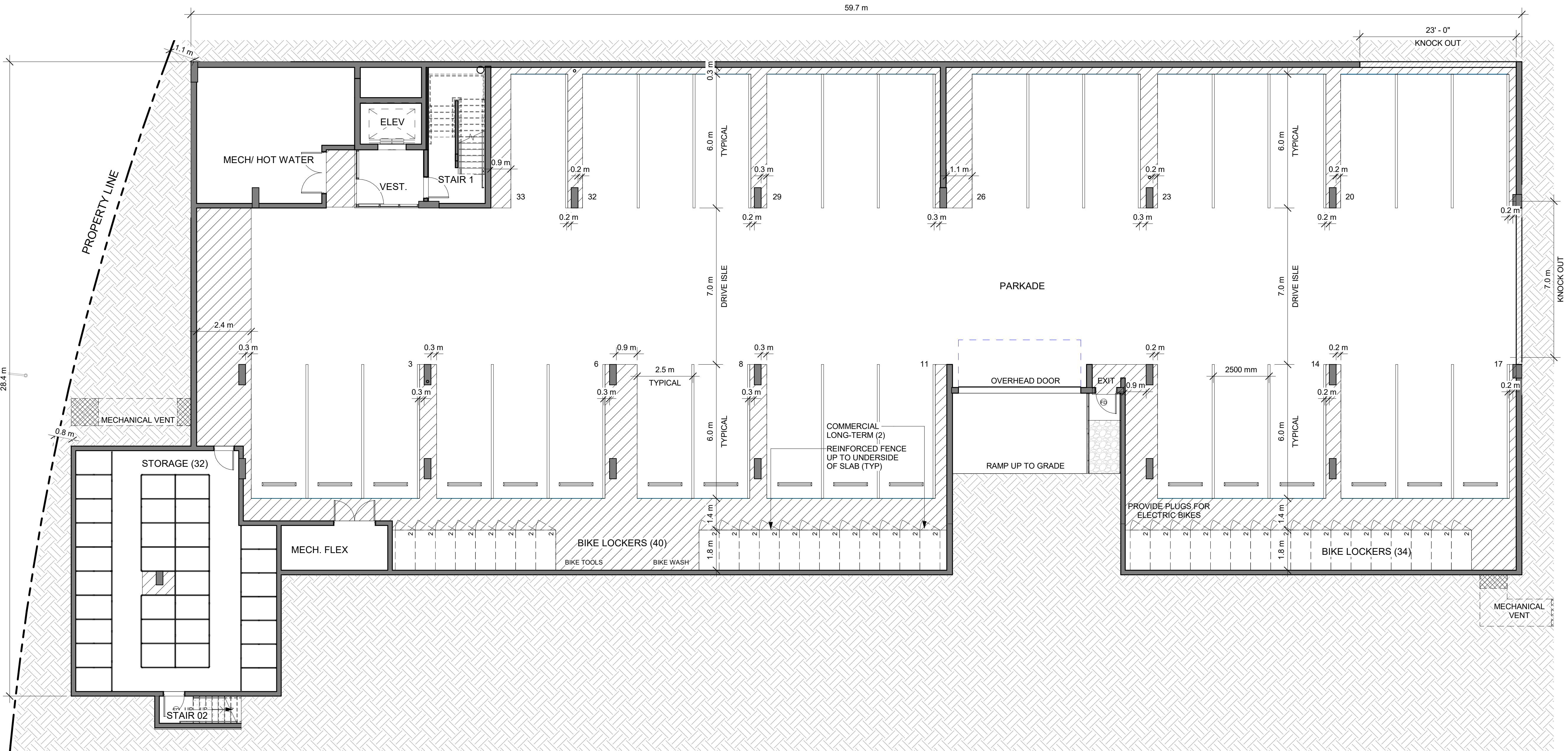
SCHEDULE

A

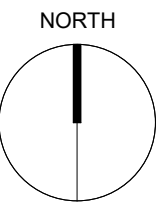
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Planner
Initials AF



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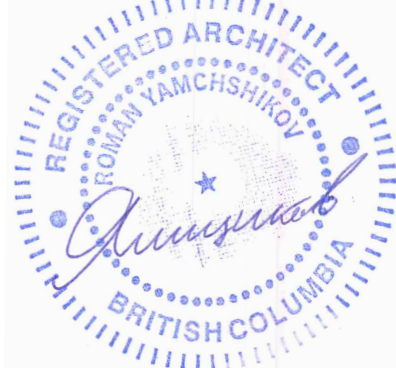
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project title
WILLOW PARK

project address
590 Highway 33 W,
Kelowna, BC

project no. 4089

file no. C:\Users\miller\OneDrive\WORK\WILLOW - Central_NY_Drafts

drawing title
PARKADE
FLOOR PLAN

designed RY scale 1 : 100

drawn DR / JR

checked RY

drawing no.

A300

plotted 4/16/21 11:24:33 AM

SCHEDULE

A

This forms part of application

DP20-0055

DVP20-0056

Planner

Initials

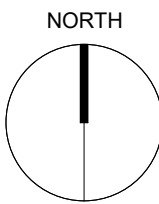
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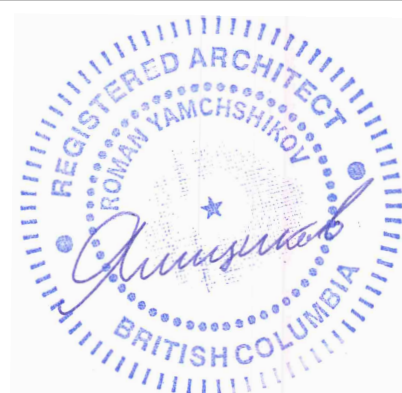
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project title
WILLOW PARK

project address
590 Highway 33 W,
Kelowna, BC

project no. 4089

file no. C:\Users\jordan\Desktop\4089 WILLOW - Central_NY_DWG.dwg

drawing title
LEVEL 2 FLOOR
PLAN

designed RY scale 1 : 100

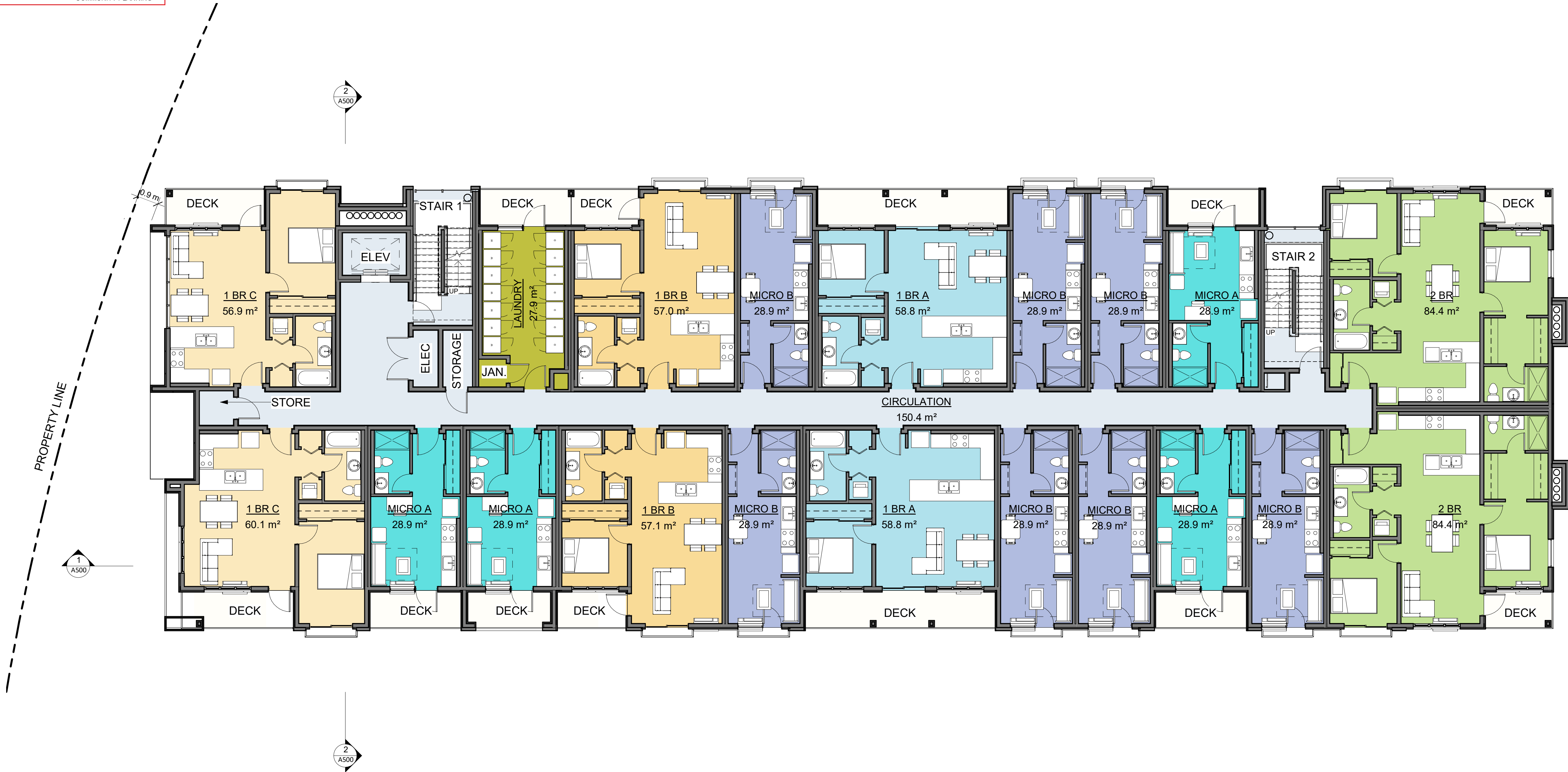
drawn DR / JR

checked RY

drawing no.

A302

plotted 4/16/21 11:24:43 AM



NOT FOR CONSTRUCTION

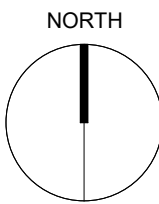
SCHEDULE A

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DP20-0055
DVP20-0056

Planner
Initials

AF



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project title
WILLOW PARK

project address
590 Highway 33 W,
Kelowna, BC
project no. 4089

drawing title
LEVELS 3, 4 & 5
FLOOR PLANS

designed RY scale 1 : 100
drawn DR / JR
checked RY
drawing no.

A303

plotted 4/16/21 11:24:49 AM

SCHEDULE

A

This forms part of application

DP20-0055
DVP20-0056

Planner
Initials AF



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project title

WILLOW PARK

project address

590 Highway 33 W,
Kelowna, BC

project no. 4089

file no. C:\Users\miller\OneDrive\4089 WILLOW - Central_NY_Draft

drawing title

LEVEL 6 FLOOR
PLAN

designed RY scale 1 : 100

drawn DR / JR

checked RY

drawing no.

A304

plotted 4/16/21 11:24:55 AM

NOT FOR CONSTRUCTION



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project title
WILLOW PARK

project address
**590 Highway 33 W,
Kelowna, BC**

project no. **4089**

file no. C:\Users\andrew\Desktop\4089 WILLOW - Central_NY_Drawing

drawing title
**EXTERIOR
ELEVATIONS**

designed **RY** scale **As indicated**

drawn **DR / JR**

checked **RY**

drawing no. **A401**

plotted 4/16/21 11:25:08 AM

SCHEDULE B

This forms part of application

DP20-0055
DVP20-0056

Planner
Initials **AF**



MATERIAL KEYNOTE LEGEND

1. THIN BRICK VENEER
2. CEMENTITIOUS PANEL - DARK COFFEE
3. CEMENTITIOUS PANEL - LIGHT BLUE
4. CEMENTITIOUS BANDS - WHITE
5. ROOF CORNICE #1 - ACRYLIC PAINT - BROWN
6. ROOF CORNICE #2 - ACRYLIC PAINT - BROWN
7. STOREFRONT GLAZING W/ SPANDREL PANELS
8. ALUMINUM FRAMED GLAZED DOORS
9. ALUMINUM SLIDING PATIO DOOR- BLACK FRAME
10. WINDOWS- CLEAR VISION GLASS W/ BLACK FRAME
11. PAINTED METAL EXTERIOR DOORS
12. ARCHITECTURAL CONCRETE
13. FEATURE CANOPY
14. VENT STACKS
15. BIKE RACK
16. ALUMINUM PICKET RAILING

1 NORTH ELEVATION

A3.01/ 1: 200



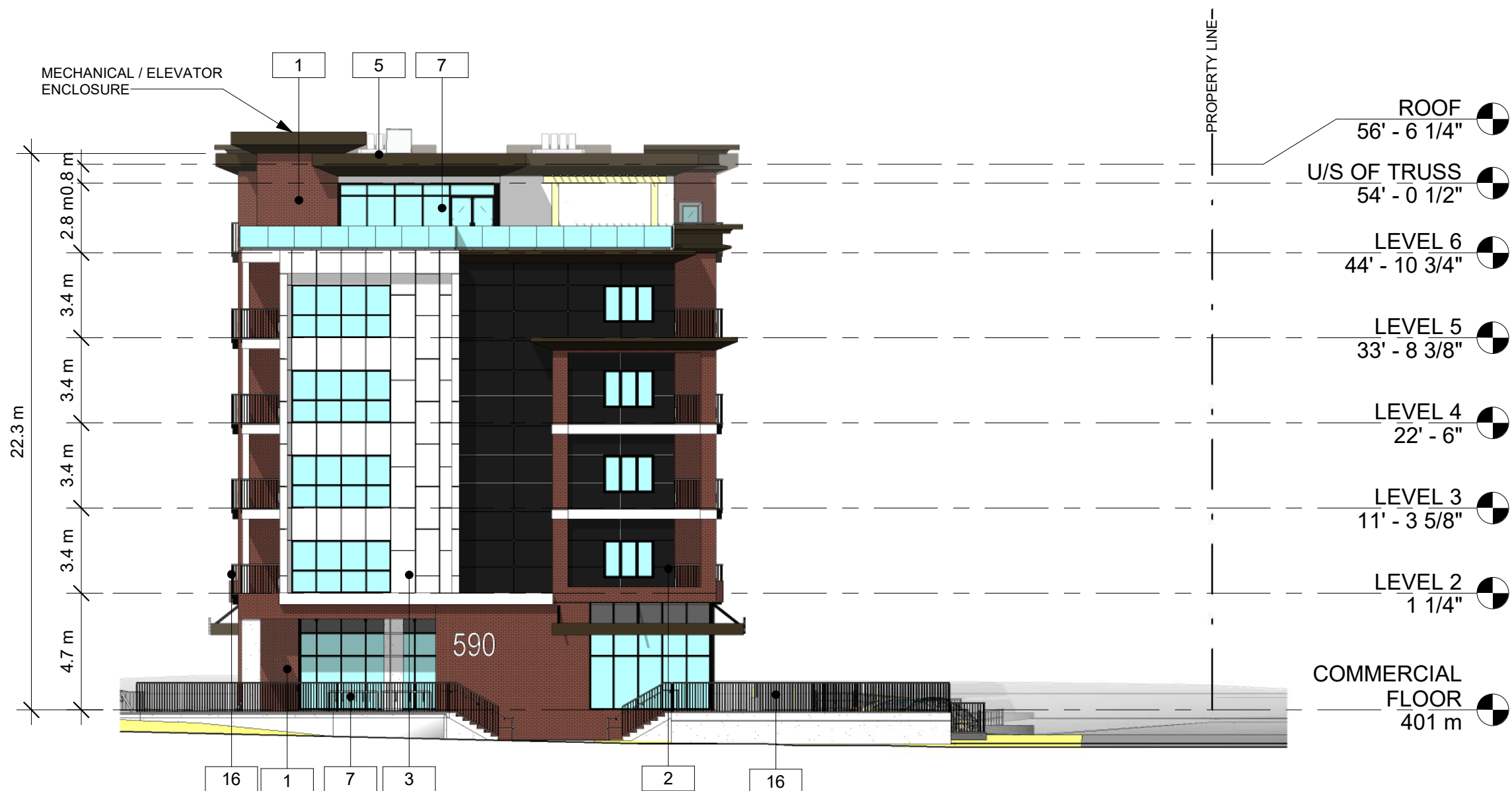
2 SOUTH ELEVATION

A3.01/ 1: 200



3 WEST ELEVATION

A3.00/ 1: 200



4 EAST ELEVATION

A3.01/ 1: 200



NOT FOR CONSTRUCTION

CEMENTITIOUS PANEL - COFFEE (#2)



THIN BRICK VENEER PANEL - (#1)



CEMENTITIOUS PANEL - LIGHT BLUE (#3)



ARCHITECTURAL CONCRETE (#16)



ALUMINUM PICKET RAILING - BLACK (#11)



STOREFRONT GLAZING (#6)



SCHEDULE

B

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DP20-0055

DVP20-0056

Planner

Initials

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City of

Kelowna

COMMUNITY PLANNING

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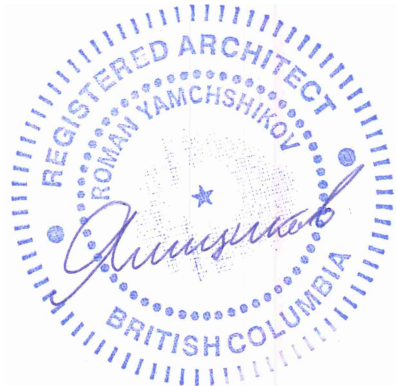
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project title

WILLOW PARK

project address

590 Highway 33 W,
Kelowna, BC

project no.

4089

File No.

C:\Users\jyanchshin\Desktop\4089 WILLOW - Central_NY_Drafts

drawing title

MATERIALS

designed

Designer

scale

drawn

Author

checked

Checker

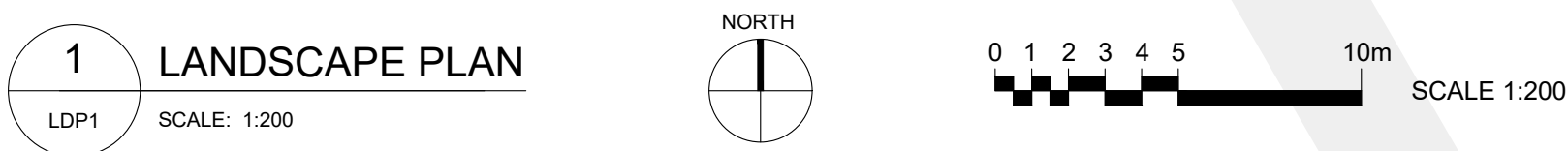
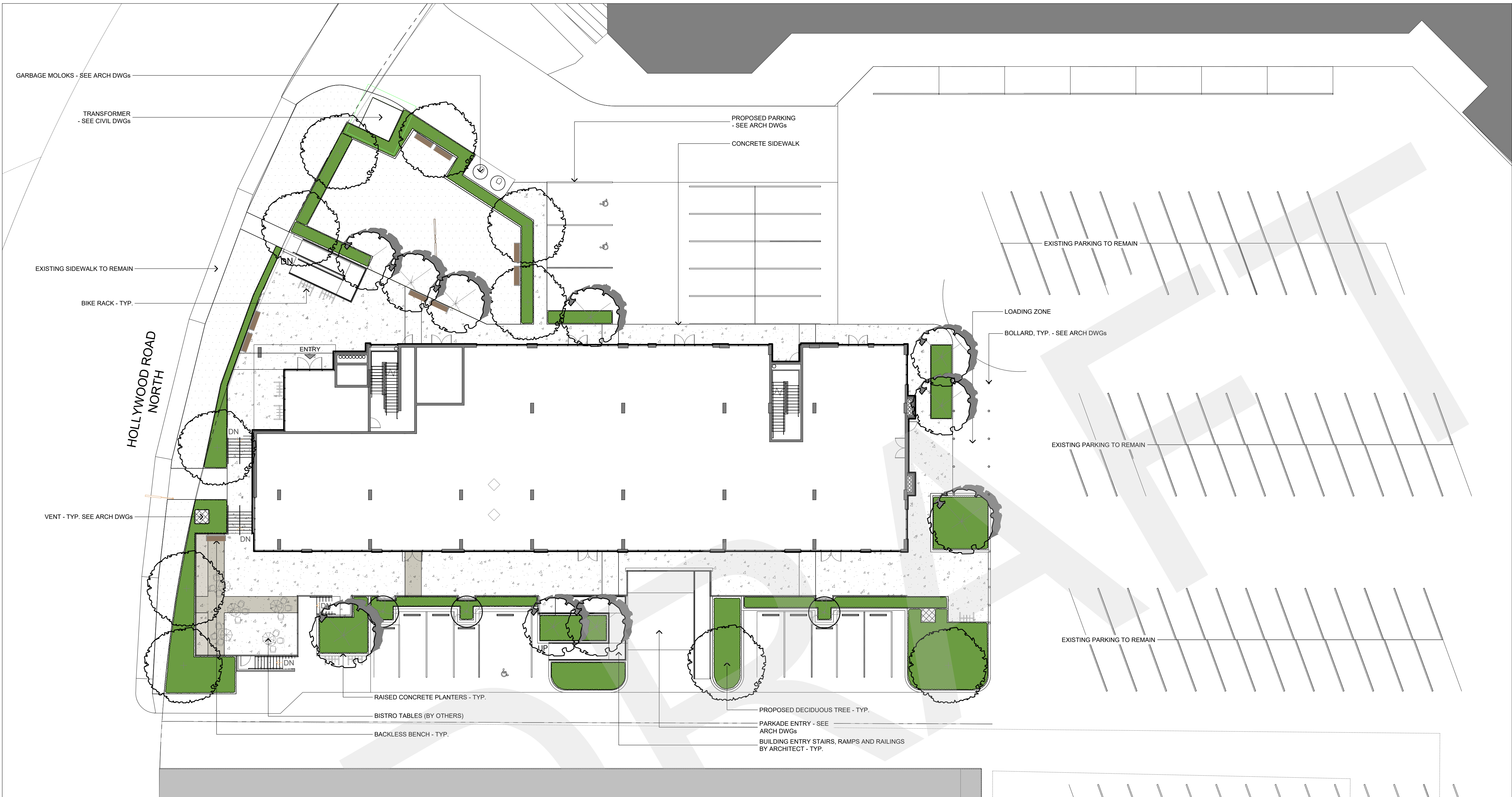
drawing no.

A400

plotted

4/01/21 2:33:21 PM

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PLANTING CHARACTER IMAGES



LANDSCAPE PLAN LEGEND:

- PROPERTY LINE
- BUILDING ENTRY
- BOLLARD
- CONCRETE BANDING
- CONCRETE PAVING
- BIKE RACK
- DECORATIVE BENCH

PLANTING LEGEND:

- LAWN
- ORNAMENTAL PLANTING
- PROPOSED TREE

SCHEDULE C

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DP20-0055
DVP20-0056

Planner Initials **AF**

City of Kelowna
COMMUNITY PLANNING

- PLANTING LEGEND:**
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
TREES				
<i>Acer ginnala</i>	Amur Maple	2.5m hgt.	B&B	4.5m x 3.0m
<i>Acer griseum</i>	Paperbark Maple	6cm Cal	B&B	7.5m x 7.5m
<i>Betula platyphylla</i> 'Jefpark' PP 25468	Parkland Pillar Birch	4cm Cal	B&B	9.0m x 2.4m
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	4cm Cal	B&B	6.0m x 7.5m
<i>Picea pungens</i> 'Baker'	Bakeri Spruce	3.0m hgt.	B&B	6.0m x 4.5m
<i>Platanus x acerifolia</i> 'Blood Gold'	Bloodgood London Plane	6cm Cal.	B&B	20.0m x 12.0m
SHRUBS				
<i>Aronia melanocarpa</i> 'Lowscape Mound'	Chokeberry	#02	Potted	0.5m x 0.6m
<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
<i>Ilex x meserveae</i> 'Blue Girl'	Blue Girl Holly	#01	Potted	2.0m x 1.5m
<i>Juniperus x pfitzeriana</i> 'Sea Green'	Chinese Juniper 'Sea Green'	#05	Potted	1.5m x 2.0m
<i>Picea pungens</i> 'Glauca Globosa'	Colorado Spruce	#05	Potted	1.5m x 1.8m
<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	#03	Potted	0.9m x 1.25m
<i>Potentilla</i> 'Mango Tango'	Mango Tango Potentilla	#02	Potted	0.7m x 0.6m
<i>Spiraea betulifolia</i> 'Glow Girl'	Glow Girl Birchleaf Spirea	#02	Potted	1.2m x 1.2m
PERENNIALS / ORNAMENTAL GRASSES				
<i>Achillea filipendulina</i> 'Cloth of Gold'	Cloth of Gold Yarrow	#01	Potted	1.0m x 0.75m
<i>Arctostaphylos uva-ursi</i>	Kinnickinick	#01	Potted	0.15m x 0.3m
<i>Calamagrostis x acutiflora</i> 'Overdam'	Variegated Reed Grass	#01	Potted	1.25m x 0.75m
<i>Deschampsia cespitosa</i> 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	#01	Potted	0.7m x 0.8m
<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	1.0m x 0.75m
<i>Iris sibirica</i> 'Caesar's Brother'	Siberian Iris	#02	Potted	1.0m x 0.6m
<i>Lavandula angustifolia</i> 'Hidcote Superior'	English Lavender	#01	Potted	0.5m x 0.5m
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#05	Potted	1.5m x 0.9m
<i>Nepeta x fassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.90m x 0.90m
<i>Perovskia atriplicifolia</i>	Russian Sage	#01	Potted	1.25m x 0.90m
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.75m x 0.6m

REVISIONS / ISSUED		
3	MAR 03/31	RE-ISSUED FOR DP
2	DEC 09/20	RE-ISSUED FOR DP
1	NOV 01/19	ISSUED FOR DP
NO.	DATE	DESCRIPTION

WILLOW PARK

ARGUS PROPERTIES Ltd.
ADDRESS
590 HIGHWAY 33 W, KELOWNA, BC

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DESIGN BY	TC
DRAWN BY	EB
CHECKED BY	TC
PROJECT #	19M-01/132
SCALE	1:200

SHEET TITLE	LANDSCAPE PLAN	
SHEET NO.	LDP 1	
		OF 4

P:\2019\19M-01332-00 WILLOW PARK\3. TECH\3. CADD\3. SHEETS\19M-01332-00 WILLOW PARK.DP.DWG



1

LDP2

ROOFTOP LANDSCAPE PLAN

SCALE: 1:100

NORTH

0 1 2 3 4 5m

SCALE 1:100

LANDSCAPE PLAN LEGEND:

BUILDING ENTRY

RAISED C.I.P. CONCRETE WALL PLANTER

HYDRAPRESSED CONCRETE SLABS

PLANTING LEGEND:

ORNAMENTAL PLANTING

PROPOSED TREE

SCHEDULE

This forms part of application

DP20-0055

DVP20-0056

Planner Initials

AF

City of Kelowna

COMMUNITY PLANNING

REPRESENTATIVE PLANT LIST				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
TREES				
<i>Acer ginnala</i>	Amur Maple	2.5m hgt.	B&B	4.5m x 3.0m
<i>Acer griseum</i>	Paperbark Maple	6cm Cal	B&B	7.5m x 7.5m
<i>Betula platyphylla</i> 'Jefpark' PP 25468	Parkland Pillar Birch	4cm Cal	B&B	9.0m x 2.4m
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	4cm Cal	B&B	6.0m x7.5m
<i>Picea pungens</i> 'Bakeri'	Bakeri Spruce	3.0m hgt.	B&B	6.0m x 4.5m
<i>Platanus x acerifolia</i> 'Blood Gold'	Bloodgood London Plane	6cm Cal.	B&B	20.0m x 12.0m
SHRUBS				
<i>Aronia melanocarpa</i> 'Lowscape Mound'	Chokeberry	#02	Potted	0.5m x 0.6m
<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
<i>Ilex x meserveae</i> 'Blue Girl'	Blue Girl Holly	#01	Potted	2.0m x 1.5m
<i>Juniperus x pfizeriana</i> 'Sea Green'	Chinese Juniper 'Sea Green'	#05	Potted	1.5m x 2.0m
<i>Picea pungens</i> 'Glauca Globosa'	Colorado Spruce	#05	Potted	1.5m x 1.8m
<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	#03	Potted	0.9m x 1.25m
<i>Potentilla</i> 'Mango Tango'	Mango Tango Potentilla	#02	Potted	0.7m x 0.6m
<i>Spiraea betulifolia</i> 'Glow Girl'	Glow Girl Birchleaf Spirea	#02	Potted	1.2m x 1.2m
PERENNIALS / ORNAMENTAL GRASSES				
<i>Achillea filipendulina</i> 'Cloth of Gold'	Cloth of Gold Yarrow	#01	Potted	1.0m x 0.75m
<i>Arctostaphylos uva-ursi</i>	Kinnickinick	#01	Potted	0.15m x 0.3m
<i>Calamagrostis x acutiflora</i> 'Overdam'	Variegated Reed Grass	#01	Potted	1.25m x 0.75m
<i>Deschampsia cespitosa</i> 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	#01	Potted	0.7m x 0.8m
<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	1.0m x 0.75m
<i>Iris sibirica</i> 'Caesar's Brother'	Siberian Iris	#02	Potted	1.0m x 0.6m
<i>Lavandula angustifolia</i> 'Hidcote Superior'	English Lavender	#01	Potted	0.5m x 0.5m
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#05	Potted	1.5m x 0.9m
<i>Nepeta x fassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.90m x 0.90m
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CHARACTER IMAGES



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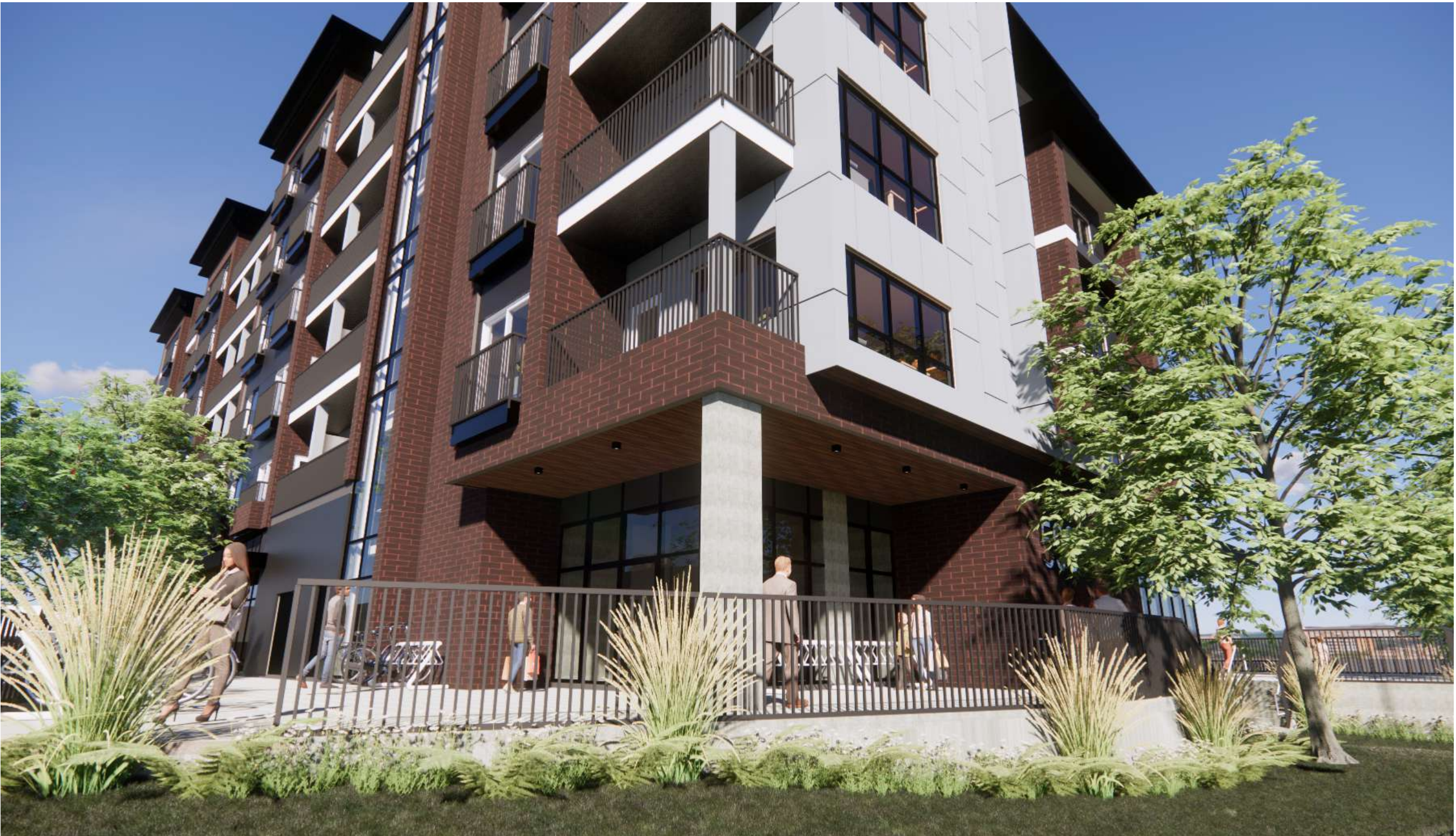
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DESIGN BY	TC	SHEET TITLE
DRAWN BY	EB	
CHECKED BY	TC	ROOFTOP LANDSCAPE PLAN
PROJECT #	19M-01332	
SCALE	1:100	SHEET NO.
		LDP 2
		OF 4



NORTH - WEST CORNER



NORTH ELEVATION, RESIDENTIAL ENTRY, CLOSE-UP



SOUTH ELEVATION



NORTH ELEVATION, PARK



Revisions		
No.	DATE	DESCRIPTION
1	DEC 18, 2020	ISSUED FOR DP R2
2	FEB 25, 2021	ISSUED FOR REVIEW
3	MARCH, 8, 2021	ISSUED FOR REVIEW
4	APRIL 1, 2021	ISSUED FOR DP
5	APRIL 16, 2021	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION



SOUTH-WEST ELEVATION



SOUTH ELEVATION, ELEVATED SIDEWALK



NORTH-EAST CORNER



SOUTH-EAST CORNER



Revisions		
No.	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

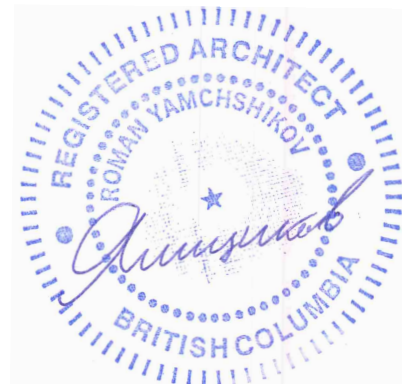


ROOFTOP AMENITY SPACE - NORTH WEST



ROOFTOP AMENITY SPACE - SOUTH WEST

Seal



Revisions

No.	DATE	DESCRIPTION
1	DEC 18, 2020	ISSUED FOR DP R2
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3	MARCH, 8, 2021	ISSUED FOR REVIEW
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NOT FOR CONSTRUCTION

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?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	✓		
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?	✓		
Are large expanses of parking separated by landscaping or buildings?	✓		
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
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:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 	✓		
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> 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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> 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?	✓		
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?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?	✓		

Revitalization Development Permit Area

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

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?	✓		
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?	✓		
Is the ratio of streetwall height to street width less than 0.75:1?	✓		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?	✓		
Building Design			
Are architectural elements aligned from one building to the next?			✓
Are the effects of shadowing on public areas mitigated?			✓
Are doors or windows incorporated into at least 75% of street frontage?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?	✓		
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?		✓	
For multiple unit residential projects, is ground level access for first storey units provided?	✓		
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design?	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?		✓	
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
View Corridors			
Are existing views preserved and enhanced?			✓
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?	✓		
Are garage doors integrated into the overall building design?			✓
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?	✓		
Are truck loading zones and waste storage areas screened from public view?	✓		
Do parking lots have one shade tree per four parking stalls?	✓		
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?	✓		
Signage			
Is signage design consistent with the appearance and scale of the building?	✓		
Are corporate logos on signs complimentary to the overall building character?			✓
Is signage lighting minimized?			✓
Public Art			
Is public art incorporated into the project?		✓	
Tower Design (Building Greater than Six Stories)			
Do towers enhance views to and through the skyline?			✓
Are tower forms and the upper portions of buildings at once cohesive yet distinct from the overall design?			✓

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the building design emphasize height rather than width?			✓
Does building design take into account micro-climates, shading and wind tunneling effects?			✓
Are new developments integrated into the established urban pattern through siting and building design?			✓
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Do elements such as gazebos, trellises, and pergolas provide visual interest and enhance usability of rooftop spaces?			✓
Are balconies recessed a minimum depth of 1 m within the adjoining building face?			✓
Are podiums designed to provide an animated pedestrian environment?			✓
Downtown Considerations			
Does the proposal maintain and extend the traditional block pattern?			✓
Is the street façade articulated in a vertical rhythm that is consistent with the traditional street pattern?			✓
Are windows set back from the building face and do they include headers and sills?			✓
Are windows at street level kept low for displays of retail goods and for high visibility into interior spaces?			✓
Is the height of upper floor windows at least 1.5 times their width?			✓
Are building materials and colours consistent with other prominent Downtown buildings, preferably brick or cut stone?			✓
Is signage appropriate to the neighborhood and not internally lit or neon?			✓

December 9, 2019

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Laura Bentley, Urban Planning & Development Policy Manager

Dear Ms. Bentley

RE: Development Permit and Variance Permit Application – 590 Highway 33 W, Kelowna, BC

Please find attached an application for a Development Permit and Development Variance Permit at 590 Highway 33 West.

Further information on the proposed development is provided below, including a project rationale, and a discussion of the development purpose and requested variance.

1. DP / DVP Application

In accordance with the Development Application Procedures Bylaw No. 10540, the following items are required for Development Permit applications (numbering as per the bylaw):

- a) Application Form
- b) State of Title Certificates
- c) Owner's Authorization form
- d) Site Profile or Site Profile Waiver
- e) Zoning Analysis Table
- f) Project Rationale (below)
- g) Photographs of the existing site
- h) Sustainability Statement
- i) Site Plan
- j) Floor Plan
- k) Elevation Drawings
- l) Colour Board
- m) Landscape Plan

We understand that item (h) is no longer routinely reviewed, and is not included.

2. Project Rationale and Corporate Background

Argus Properties Ltd. has owned and operated the Willow Park Mall property in Rutland for over 40 years. During this lengthy corporate ownership, the mall has been continuously maintained and upgraded in the course of tenant relocation and expansion. A previous phase of infill residential development was also added to the northern edge of the site in 1995, containing 40 units.

As a major community partner in Kelowna, Argus has a long history of involvement in the Rutland neighbourhood. Along with being a founding member of the Uptown Rutland Business Association, Argus was a major contributor to the construction of Ben Lee Park, and has sponsored various community programs and events such as youth soccer over the past few decades.

With the ongoing need for rental housing in Kelowna, Willow Park Mall represents an ideal location for this type of densification project. The proposed building is located in the heart of Rutland, next to shopping and a short walk from a number of major transit routes and active transportation corridors. With underground parking, a commercial main floor, and five floors of residences above, we feel that this building offers context-sensitive infill development which complements the existing neighbourhood, while laying the foundation for future densification in the area.

The residential component of the building is expected to attract a range of potential tenants, including Kelowna's hospitality workforce, students, and other single person households. Census data shows the number of single person households has increased significantly as a percentage of the population, and future projections show that trend continuing. The building features common amenity space on each floor, which is anticipated to offer a variety of uses for the tenants, from a gym to quiet and active social spaces, along with a rooftop patio and food prep/lounge area.

The building footprint is currently an underutilized area of the mall parking lot. This project will activate the Hollywood Road frontage with new commercial space and a patio, while also increasing the retail and dining options for all of Rutland.

The preliminary design in the attached drawings is based upon modular construction. If conventional wood-framed construction is selected for detailed design, minor reductions in building height and dimensions may result, but the overall form and character will remain consistent with the DP drawings.

3. Conclusion

We thank you for your consideration in reviewing the attached application. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

ARGUS PROPERTIES LTD.



Darren Schlamp
Development Manager

DKS/