

602 WARDLAW AVENUE, Kelowna, BC

PROPERTY DESCRIPTION

CIVIC: 602 WARDLAW AVENUE, KELOWNA, BC
LEGAL: LOT 26, PLAN KAP3249

ZONING CALCULATIONS:

Current: RU6
Proposed: RM3R

SITE INFORMATION:

	Required	Proposed
Gross Site Area =	9,801.4 SF (910.6 sm)	
Allowable Total Site Coverage =	50% (4,903.7 SF)	49.1% (4,881.6 SF)
Allowable Site Coverage - Hardscaping =	60% (5,880.8 SF)	54.2% (5,310.0 SF)
F.A.R. =	.80 (7,841.1 SF)	.78 (7,633.1 SF)

UNIT AREAS

Unit	Area (SF)	Unit	Area (SF)
UNIT 101	504 SF	UNIT 301	628 SF
UNIT 201	467 SF	UNIT 302	886 SF
UNIT 202	628 SF	UNIT 303	836 SF
UNIT 203	886 SF	UNIT 304	641 SF
UNIT 204	836 SF		
UNIT 205	641 SF		

SITE ANALYSIS:

Building Regulations:	Required:	Proposed:
Max. Height =	32.8' (10m)	10.0m
Yard setbacks:	Required:	Proposed:
Front yard -	1.5m	1.5m
Side yard -	4m	4m/ 4m
Rear yard -	3m	3.0m

Amenity Calculations:	Required:	Proposed:
Bachelor Units:	2 units x 80.7/ unit =	161
1-Bed Units:	4 units x 161.5/ unit =	646
2-Bed Units:	4 units x 269.1/ unit =	1,076
TOTAL:	(1,883 SF + 10%) =	2,071 SF

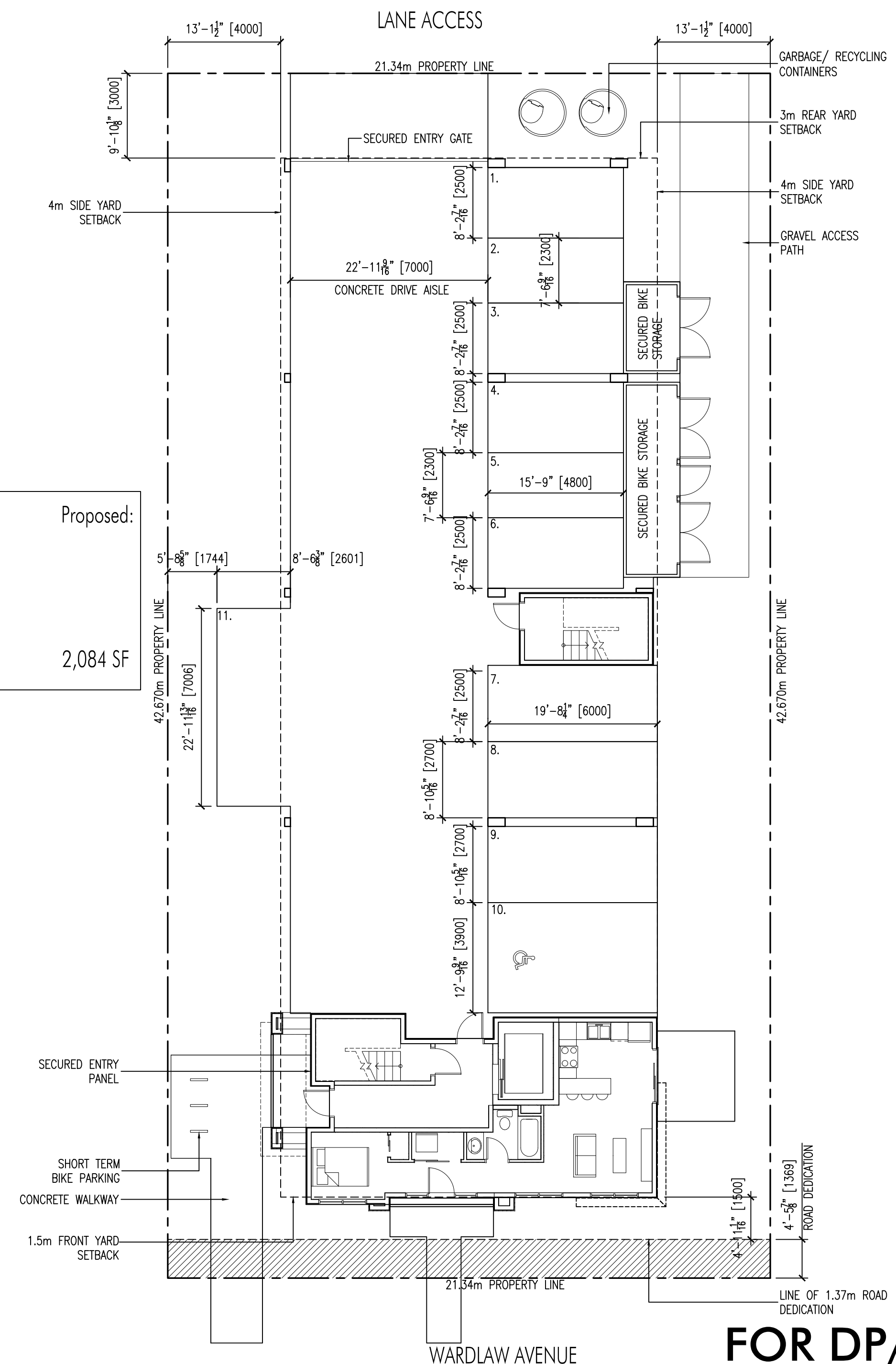
Parking Calculations:	Required:	Proposed:
Bachelor Units:	2 units x 1.0/ unit =	2.0 (2)
1-Bed Units:	4 units x 1.25/ unit =	5.0 (5)
2-Bed Units:	4 units x 1.5/ unit =	6.0 (6)
Visitor:	10 units x 0.14/ unit =	1.4 (1)
TOTAL:	(14.1-3=10)	10*
Accessible Stall:		1

Allowable reductions include 10% reduction for Residential Rental Tenure, 20% reduction (up to 5 stalls) subject to the provision of bonus long-term bicycle spaces

Bicycle Storage:	Required:	Proposed:
Units:	10 x 0.75 =	7.5
Additional Long Term (Bach., 1-bed)	6 x 1 =	6
Additional Long Term (2-bed)	4 x 1.5 =	6
TOTAL:		20
Short Term:	6/ entry =	6

ARCHITECTURAL DRAWINGS

- A-001 PROJECT INFORMATION
- A-100 ENTRY LEVEL PLAN
- A-101 SECOND LEVEL PLAN
- A-102 THIRD LEVEL PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 COLOUR RENDERINGS
- A-203 COLOUR RENDERINGS
- A-300 SECTIONS



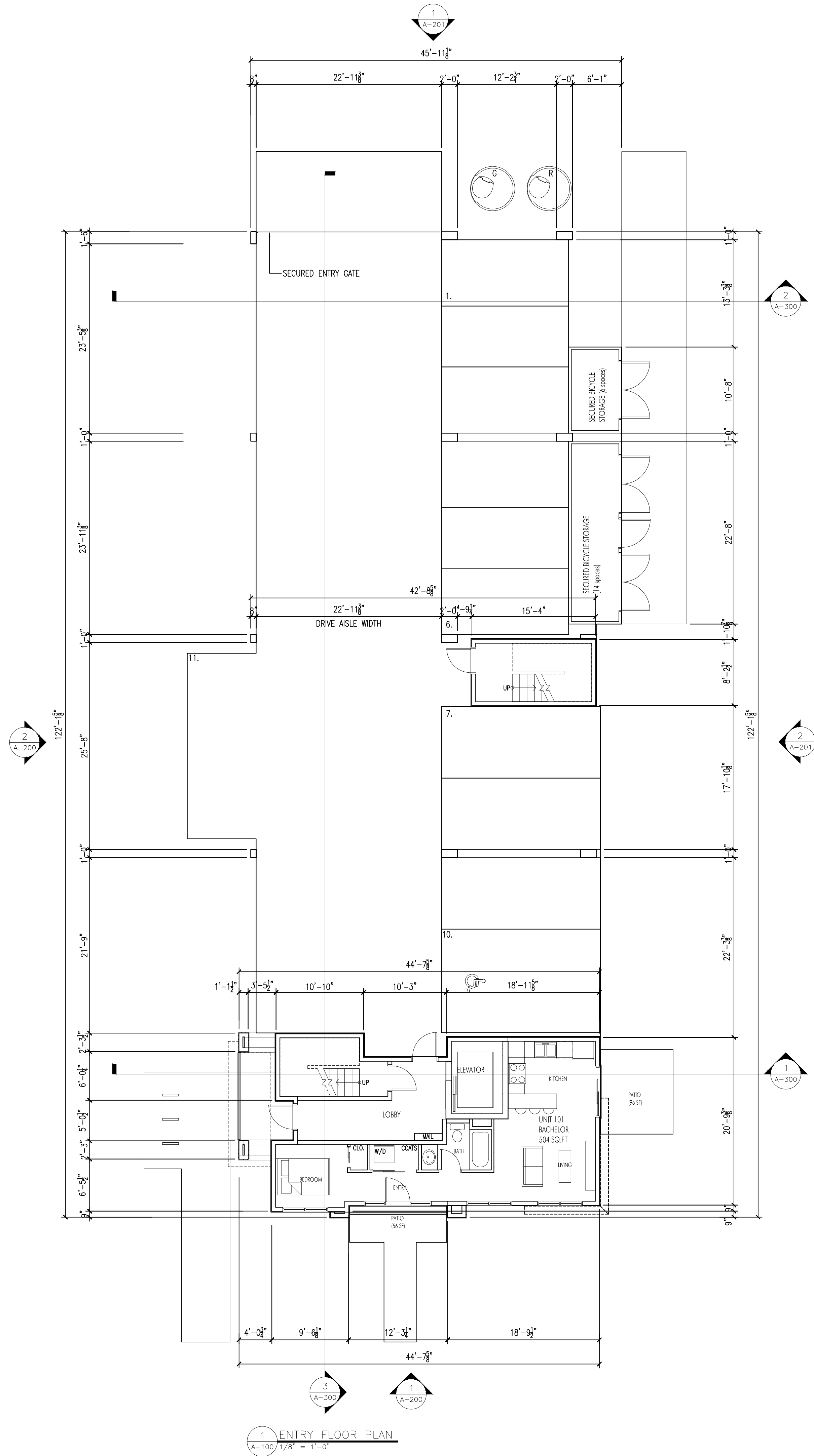
FOR DP/ REZONING

Revision No.	Date	Description
02.10.21	-	FOR REVIEW
02.12.21	-	FOR COORDINATION
02.17.21	-	DP/ REZONING
02.18.21	-	DP/ REZONING
04.01.21	-	ADDENDUM #1
04.12.21	-	ADDENDUM #2
08.13.21	-	FOR REVIEW
08.17.21	-	ADDENDUM #3
09.20.21	-	ADDENDUM #4

Plot Date 20-Sep-21	Drawing No. A-100
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PROJECT
602 WARDLAW AVENUE

DRAWING TITLE
PARKING LEVEL



1 ENTRY FLOOR PLAN
A-100 1/8" = 1'-0"

SCHEDULE A

This forms part of application
DP21-0088

Planner Initials **JJ**

FOR DP/ REZONING

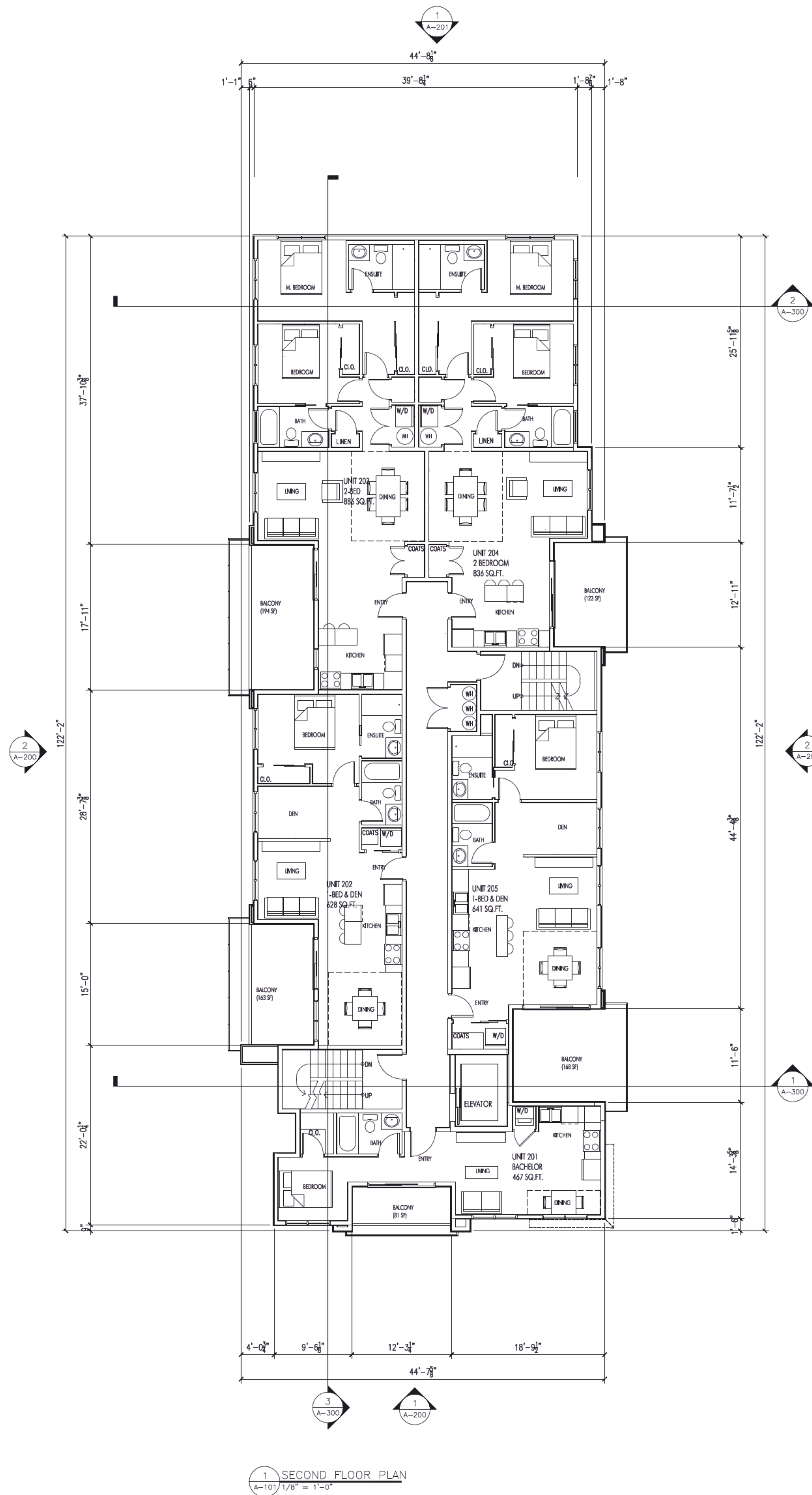
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04.01.21	-	DP/ REZONING
08.13.21	-	FOR REVIEW
08.17.21	-	ADDENDUM #3

Plot Date	Drawing No.
17-Aug-21	A-101

PROJECT 602 WARDLAW AVENUE
DRAWING TITLE SECOND LEVEL



1 SECOND FLOOR PLAN
A-101/1/8" = 1'-0"

SCHEDULE A

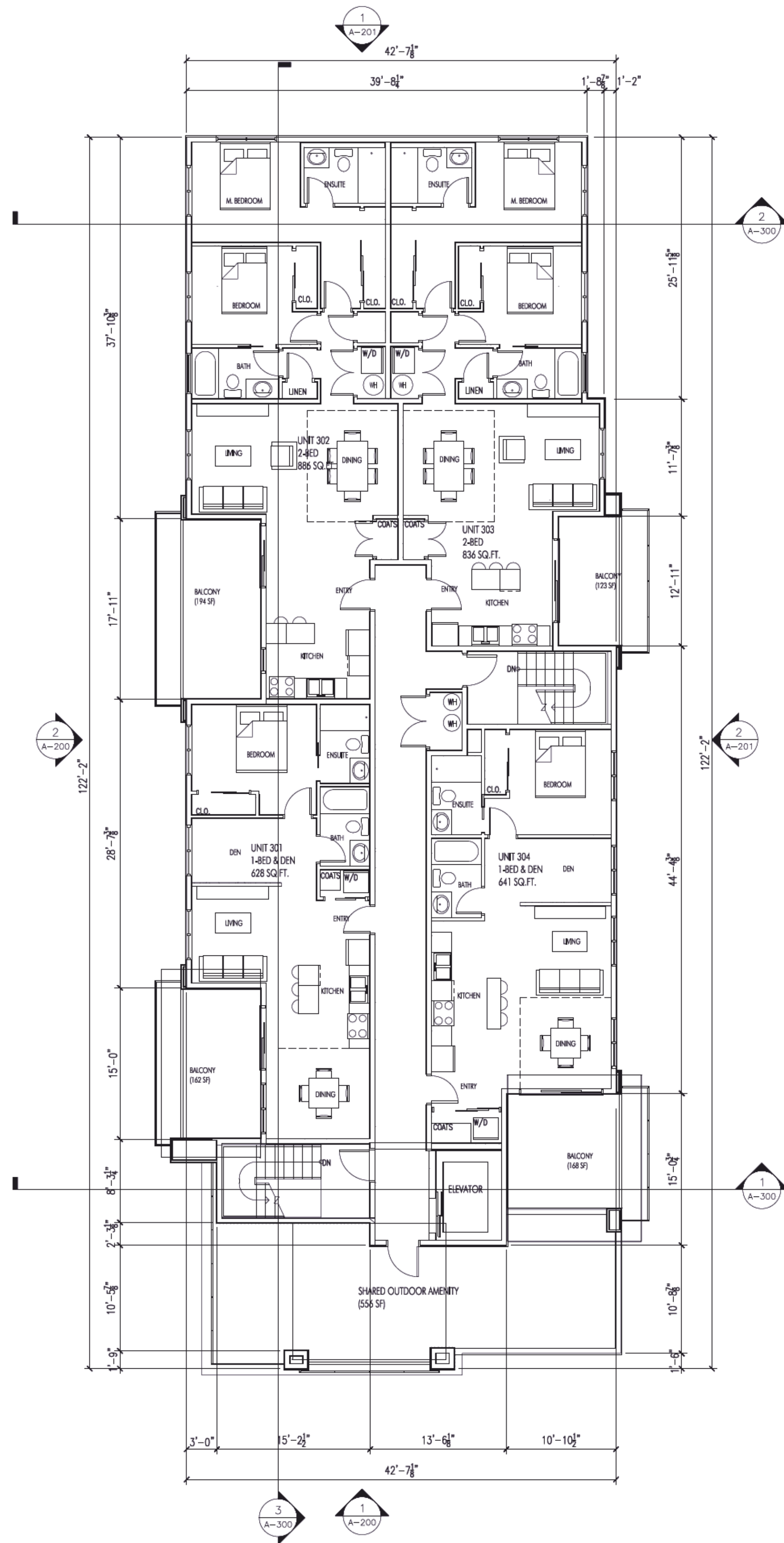
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SCHEDULE A

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City of Kelowna
DEVELOPMENT PLANNING

1 THIRD FLOOR PLAN
A-102 / 1/8" = 1'-0"

Revision No.	Date	Description
02.10.21		- FOR REVIEW
02.12.21		- FOR COORDINATION
02.17.21		- DP/ REZONING
02.18.21		- DP/ REZONING
04.01.21		- DP/ REZONING
08.13.21		- FOR REVIEW
08.17.21		- ADDENDUM #3

Plot Date	Drawing No.
17-Aug-21	A-102

PROJECT
602 WARDLAW AVENUE
DRAWING TITLE
THIRD LEVEL



FOR DP/ REZONING

SCHEDULE B

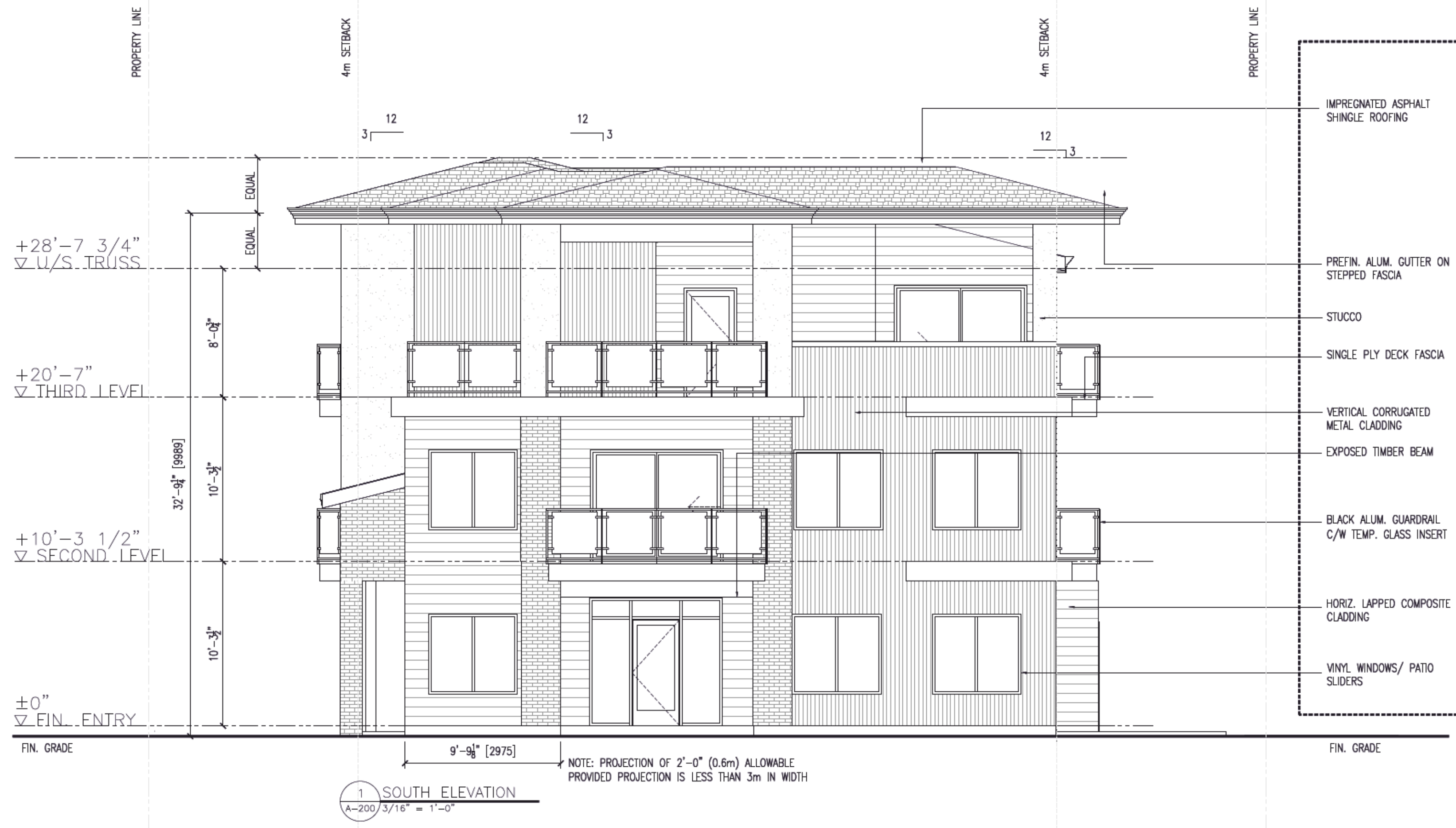
This forms part of application
DP21-0088

Planner Initials **JJ**



PROJECT MATERIALS:

-  ASPHALT SHINGLES:
HARVARD SLATE ARCHITECTURAL SERIES BY IKO
-  COMPOSITE LAP SIDING:
HARDIEPLANK - CORNFLOWER BLUE
-  STUCCO:
DISTANT GREY 2140-70, BENJAMIN MOORE
-  WINDOWS, GUARDRAILS, PATIO SLIDERS, DRIP FLASHING BLACK
-  FASCIA, GUTTER, EXPOSED WOOD BEAMS LONGBOARD, LIGHT FIR
-  DECK FASCIA, TRIM STORMY SKY OC-1616, BENJAMIN MOORE
-  BRICK VENEER BROWN, TUMBLED RUSTIC BRICK
-  VERTICAL CORRUGATED METAL SILVER METALLIC, WESTFORM METALS



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02.18.21	-	DP/ REZONING
04.01.21	-	ADDENDUM #1
04.12.21	-	ADDENDUM #2
08.17.21	-	ADDENDUM #3

Plot Date
17-Aug-21

Drawing No.
A-200

PROJECT
602 WARDLAW AVENUE

DRAWING TITLE
ELEVATIONS



FOR DP/ REZONING

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HARDIEPLANK - CORNFLOWER BLUE
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DISTANT GREY 2140-70, BENJAMIN MOORE
-  WINDOWS, GUARDRAILS, PATIO SLIDERS, DRIP FLASHING
BLACK
-  FASCIA, GUTTER, EXPOSED WOOD BEAMS
LONGBOARD, LIGHT FIR
-  DECK FASCIA, TRIM
STORMY SKY OC-1616, BENJAMIN MOORE
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08.17.21	-	ADDENDUM #3

Plot Date 17-Aug-21	Drawing No. A-201
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PROJECT
602 WARDLAW AVENUE

DRAWING TITLE
ELEVATIONS



FOR DP/ REZONING



1 SOUTH ELEVATION
N.T.S



2 NORTH ELEVATION
N.T.S



3 WEST ELEVATION
N.T.S

SCHEDULE B

This forms part of application
DP21-0088

Planner Initials **JJ**

City of Kelowna
DEVELOPMENT PLANNING



FOR DP/ REZONING

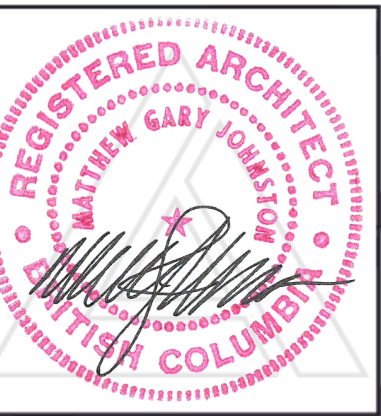
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02.18.21 - DP/ REZONING
04.01.21 - DP/ REZONING
08.17.21 - ADDENDUM #3

Plot Date 17-Aug-21	Drawing No. A-202
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PROJECT
602 WARDLAW AVENUE

DRAWING TITLE
ELEVATIONS






1 EAST ELEVATION
N.T.S

SCHEDULE B

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Plot Date 17-Aug-21	Drawing No. A-203
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PROJECT
602 WARDLAW AVENUE

DRAWING TITLE
ELEVATIONS



FOR DP/ REZONING

Proposed Shrubs, Perennials and Grasses



Proposed Perimeter and Screen Fence

Proposed Plant List - Wardlaw Ave

Symbol	QTY	Botanical Name	Common Name	Size	Spacing
	2	City of Kelowna approved Street Tree		60mm cal	
	2	Cornus florida 'Cherokee Chief'	Cherokee Chief Flowering Dogwood	60mm cal	
	5	Pyrus calleryana "Cleveland"	Cleveland Pear	60mm cal	
	4	Buxus microphylla	Japanese Boxwood	#2	9m OC
	14	Cornus sericea	Arctic Fire Red Twig Dogwood	#2	1.2m OC
	3	Euonymus alata compacta	Dwarf Burning Bush	#2	1.2m OC
	9	Hydrangea macrophylla	Cityline Paris Hydrangea	#2	1.0m OC
	5	Philadelphus x virginalis	Mockorange	#2	1.5m OC
	3	Physocarpus opulifolios nana	Dwarf Ninebark	#2	1.2m OC
	4	Pinus mugo pumilo	Dwarf Mugo Pine	#2	1.2m OC
	33	Rhus aromatica 'Grow Low'	Grow Low Fragrant Sumac	#2	1.2m OC
	38	Calamagrostis 'Karl Foerster'	Karl Foerster Reed grass	#2	1.0m OC
	10	Helictotrichon sempervirens	Blue Oat Grass	#2	9m OC
	8	Pennisetum alopecuroides 'Karley Rose'	Red Head Fountain Grass	#2	9m OC
	15	Lavendula 'Munstead' (purple)	Munstead lavender	#2	1.0m OC

Washed River Rock (75mm-150mm dia.) @ 150mm depth on Nilex 950ES Landscape Fabric or approved equivalent

1.8m ht Wood Perimeter and Screen Fence

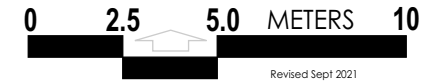
Proposed Ornamental Trees



Notes

- The illustrated landscape plan is conceptual only. NOT FOR CONSTRUCTION.
- All plants, material and planting practices to conform to the Canadian Landscape Standard - Current Edition.
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 450mm of topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All front planting beds to receive 50 mm depth of Ogo - Grow mulch or approved equivalent.
- Prior to any construction, contractor to verify the location of all existing utilities on the site.
- Install Deep Root Tree Root Barrier UB 18-2 along sidewalk edges within 2.0m of tree trunks.
- Boulevard street trees planted as per City of Kelowna Landscape Standard detail for boulevard tree planting
- All planting beds and lawn areas to be irrigated.

Context



Revised Sept 2021



602 WARDLAW AVENUE
Conceptual Landscape Plan



Schematic Front Elevation

SCHEDULE C

This forms part of application # DP21-0088

Planner Initials JI



Development Permit & Development Variance Permit DP21-0088



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

602 Wardlaw Ave

and legally known as

Lot 24 District Lot 14 ODYD Plan 3249

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

RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

ATTACHMENT A

This forms part of application
DP21-0088

Planner Initials JI



City of Kelowna
DEVELOPMENT PLANNING

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

Date of Council Decision March 7, 2022

Decision By: COUNCIL

Development Permit Area: Form and Character DPA

Existing Zone: RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

Future Land Use Designation: C-NHD – Core Area Neighbourhood

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: 1288537 B.C. LTD., INC.NO. BC1288537

Applicant: Lime Architecture

Planner: Jason Issler

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

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

This Development Permit is valid for two (2) years from the date of 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 **\$33,366.25**

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.**

ATTACHMENT	A
This forms part of application # DP21-0088	
Planner Initials	JL
 City of Kelowna DEVELOPMENT PLANNING	

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations : apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

ATTACHMENT B

This forms part of application

DP21-0088

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Jl



*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:


RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
CHAPTER 4.0: LOW & MID-RISE RESIDENTIAL & MIXED USE						
4.1 Guidelines						
4.1.1 Relationship to the Street						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.					4	
Wherever possible, blank walls at grade are not encouraged.					4	
Enclosed parking garages are located away from street frontages or public open space.						5
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.						5
When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting.					4	
Residential and Mixed-use Buildings						
Residential buildings at the ground floor have a set back between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.		1				
A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.						5
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.						5
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.				3		
4.1.2 Scale and Massing						
Proposed residential building façade has a length of 60m (40m length is preferred).						5
Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.	NA					
Commercial building facades are incorporating significant break at approximately 35m intervals.	NA					
Proposed residential building has a maximum width of 24m.						5
4.1.3 Site Planning						

ATTACHMENT **B**

This forms part of application
DP21-0088

Planner Initials

City of Kelowna
DEVELOPMENT PLANNING



RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation.	NA					
Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards.						5
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.					4	
Larger buildings are broken up with mid-block connections which have public accessibility wherever possible.	NA					
Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection.	NA					
4.1.4 Site Servicing, Access, and Parking						
Vehicular access is provided from the lane.						5
Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimized; and, • There is no more than one curb cut per property. 	NA					
Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms.						5
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: <ul style="list-style-type: none"> • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; • On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units; • When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; • On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above. 						5

ATTACHMENT B

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**City of
Kelowna**
DEVELOPMENT PLANNING

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 	NA					
4.1.5 Publicly Accessible and Private Open Spaces						
Publicly accessible private spaces (e.g., private courtyards accessible and available to the public) have been integrated with public open areas to create seamless, contiguous spaces.	NA					
Semi-private open spaces have been located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.				3		
Outdoor Amenity Areas: design plazas and parks to: <ul style="list-style-type: none"> • Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities; • Be animated with active uses at the ground level; and, • Be located in sunny, south facing areas. 				3		
Internal courtyard design provides: <ul style="list-style-type: none"> • amenities such as play areas, barbecues, and outdoor seating where appropriate. • a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 	NA					
Mid-block connections design includes active frontages, seating, and landscaping.					4	
Rooftop Amenity Spaces						
Shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) are designed to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units. 	NA					
Reduce the heat island effect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 	NA					

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4.1.6 Building Articulation, Features & Materials						
<p>Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include:</p> <ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; • Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree, or other landscape feature within each interval. 					4	
Break up the building mass by incorporating elements that define a building’s base, middle and top.						5
Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						5
Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						5
Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline (<i>See Figure 41</i>), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.					4	
Weather Protection						
<p>Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (<i>See Figure 42</i>), with particular attention to the following locations:</p> <ul style="list-style-type: none"> • Primary building entrances, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 	NA					
Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.				3		

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Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.	NA					
Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length	NA					

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