ATTACHMENT A
This forms part of application
DP22-0096
Planner Initials MT
City of Kelowna COMMUNITY PLANNING

Development Permit DP22-0096

City of Kelowna

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

860 – 1000 KLO Road

and legally known as

Lot 1, District Lot 135, ODYD, Plan EPP90191

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

Supportive 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	May 30, 2022
Decision By:	Council
Development Permit Area:	Form & Character
Existing Zone:	P2 – Education and Minor Institutional
Future Land Use Designation:	UC – Urban Centre

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: Okanagan College

Applicant: Faction Projects Inc. Alec Warrender

_____ _____

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

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DP22-0096
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City of Kelowna
COMMUNITY PLANNING

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 use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit or Certified Cheque in the amount of **$385,500.00**

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.

SCHEDULE A
This forms part of application
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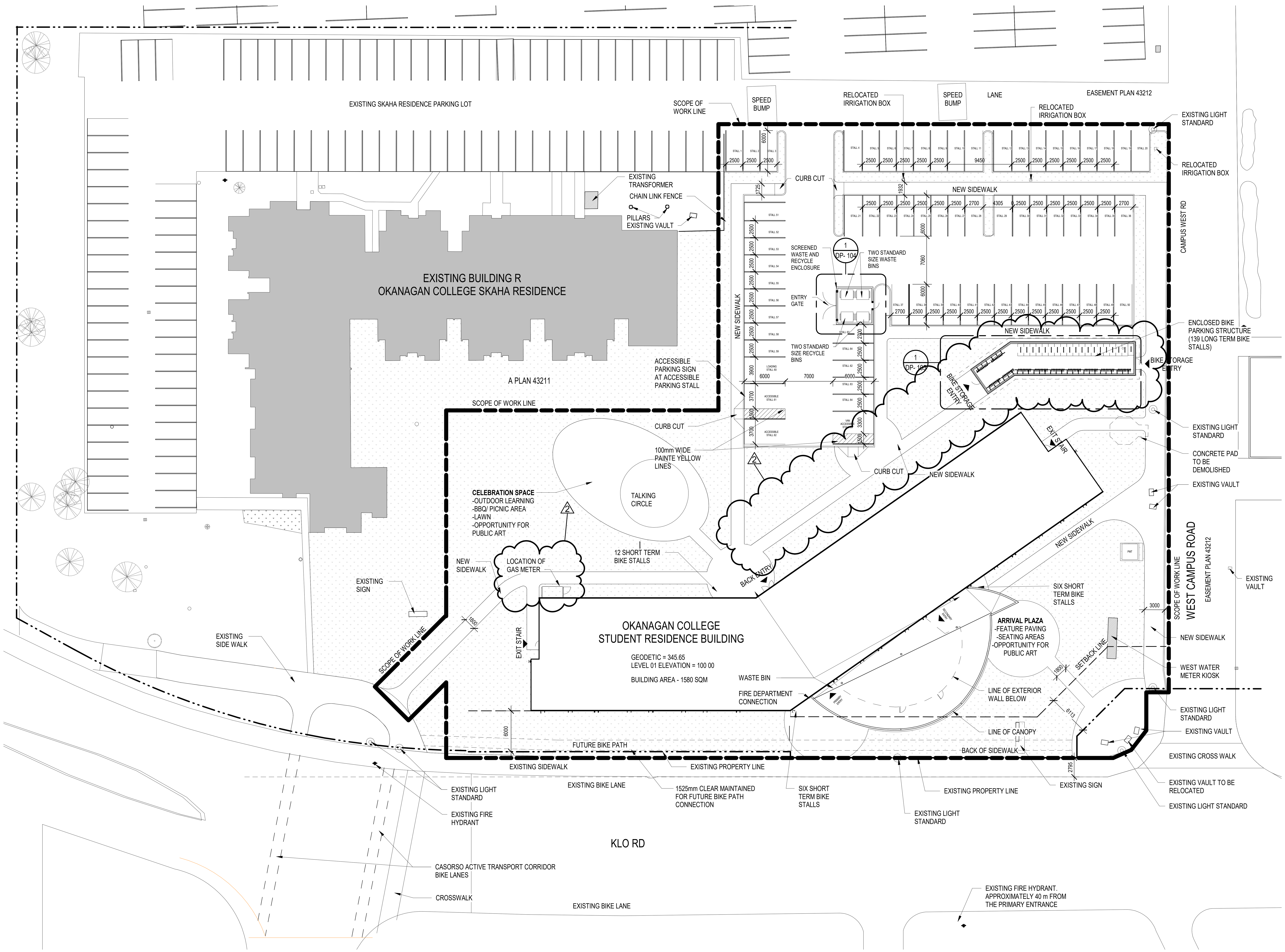
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING



1 DP-103 SD - SITE PLAN
Scale: 1 : 300

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
2	ISSUED FOR DP R1	2022-05-10
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale 1 : 300
Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

Project Address
880 KLO Rd

Drawing Title
SITE PLAN

Project Number 5870
Drawing Number DP- 103

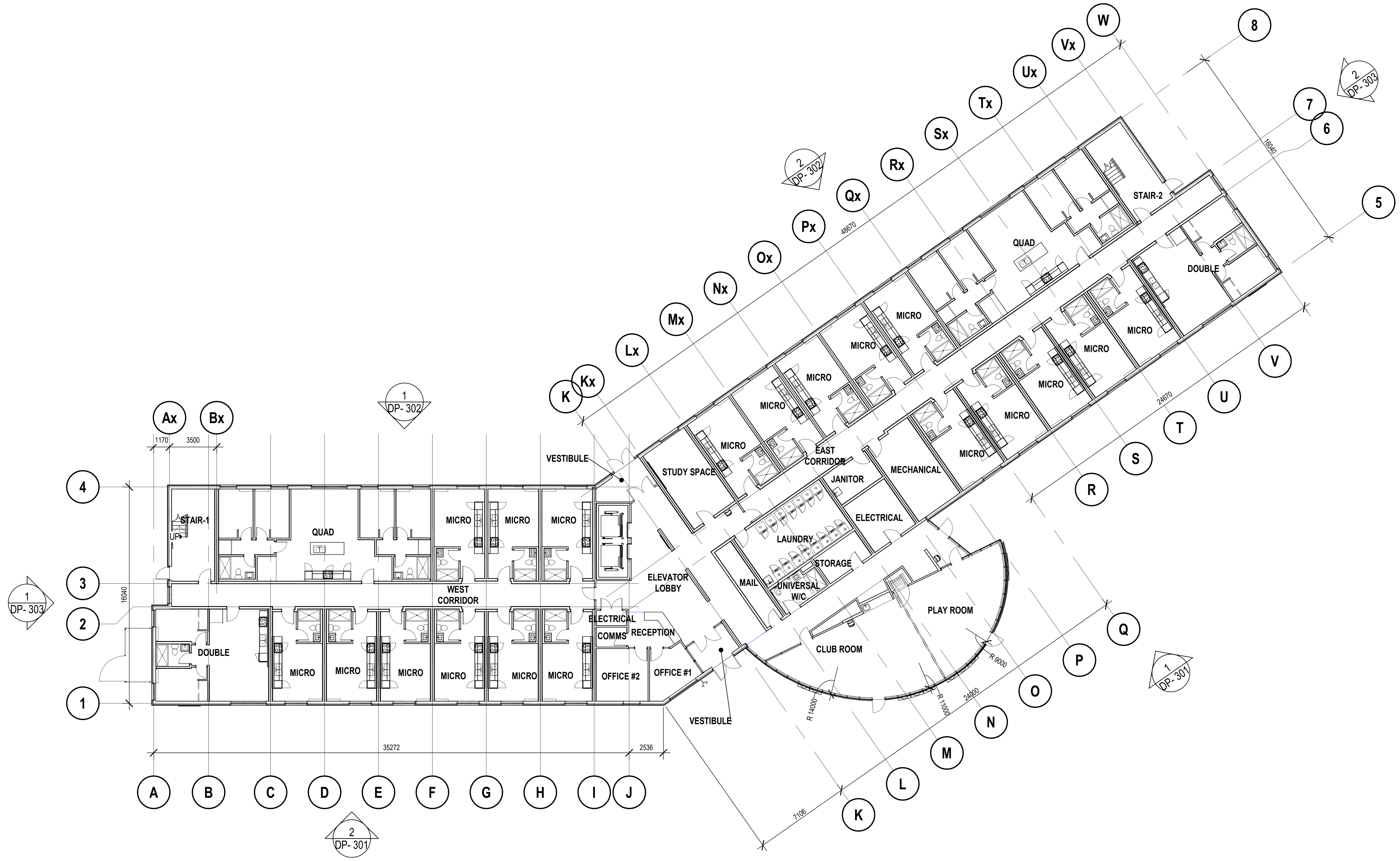
SCHEDULE A

This forms part of application

DP22-0096

Planner Initials MT

City of Kelowna COMMUNITY PLANNING



1 DP-201 MAIN FLOOR PLAN

Scale: 1 : 200

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 200

Checked By: Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

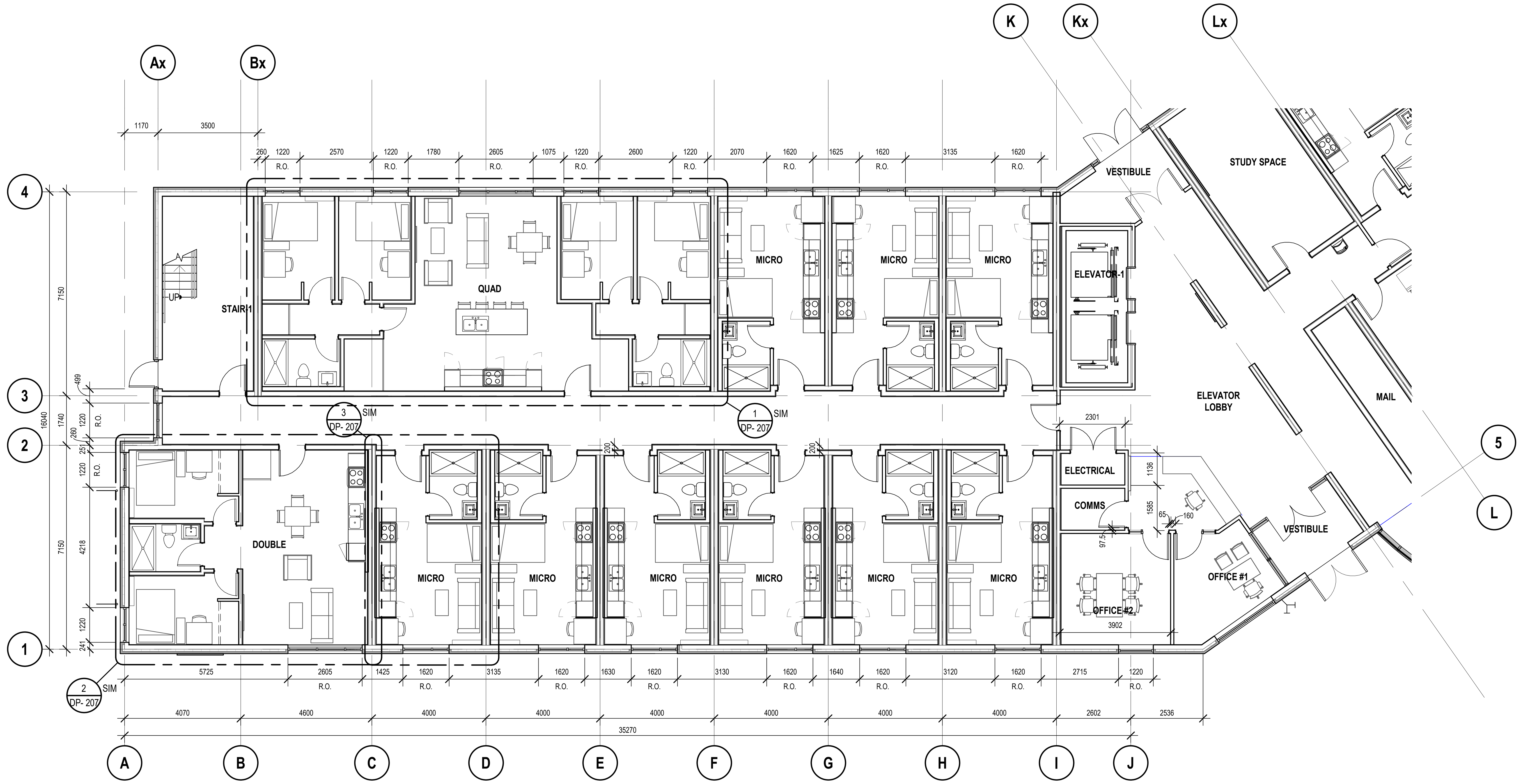
860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title
LEVEL 01 FLOOR PLAN

Project Number: 5870

Drawing Number: DP- 201



1 DP- 201A MAIN FLOOR WEST PLAN
Scale: 1 : 100

SCHEDULE A
This forms part of application
DP22-0096
Planner Initials MT
City of Kelowna COMMUNITY PLANNING

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

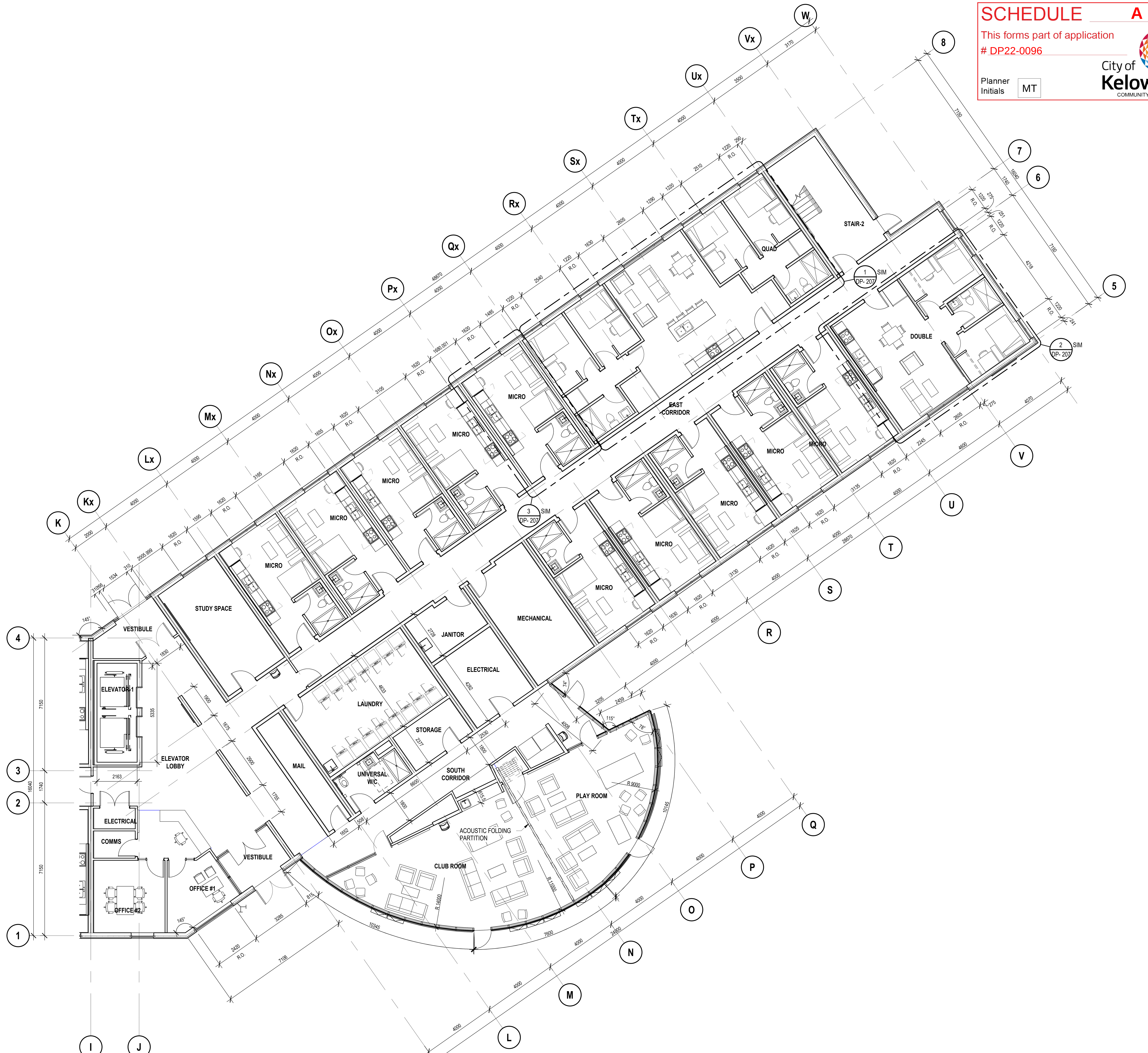
Scale 1 : 100
Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 01 FLOOR PARTIAL PLAN

Project Number 5870
Drawing Number DP- 201A

SCHEDULE A
This forms part of application
DP22-0096
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING



1 DP- 201B MAIN FLOOR EAST PLAN
Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

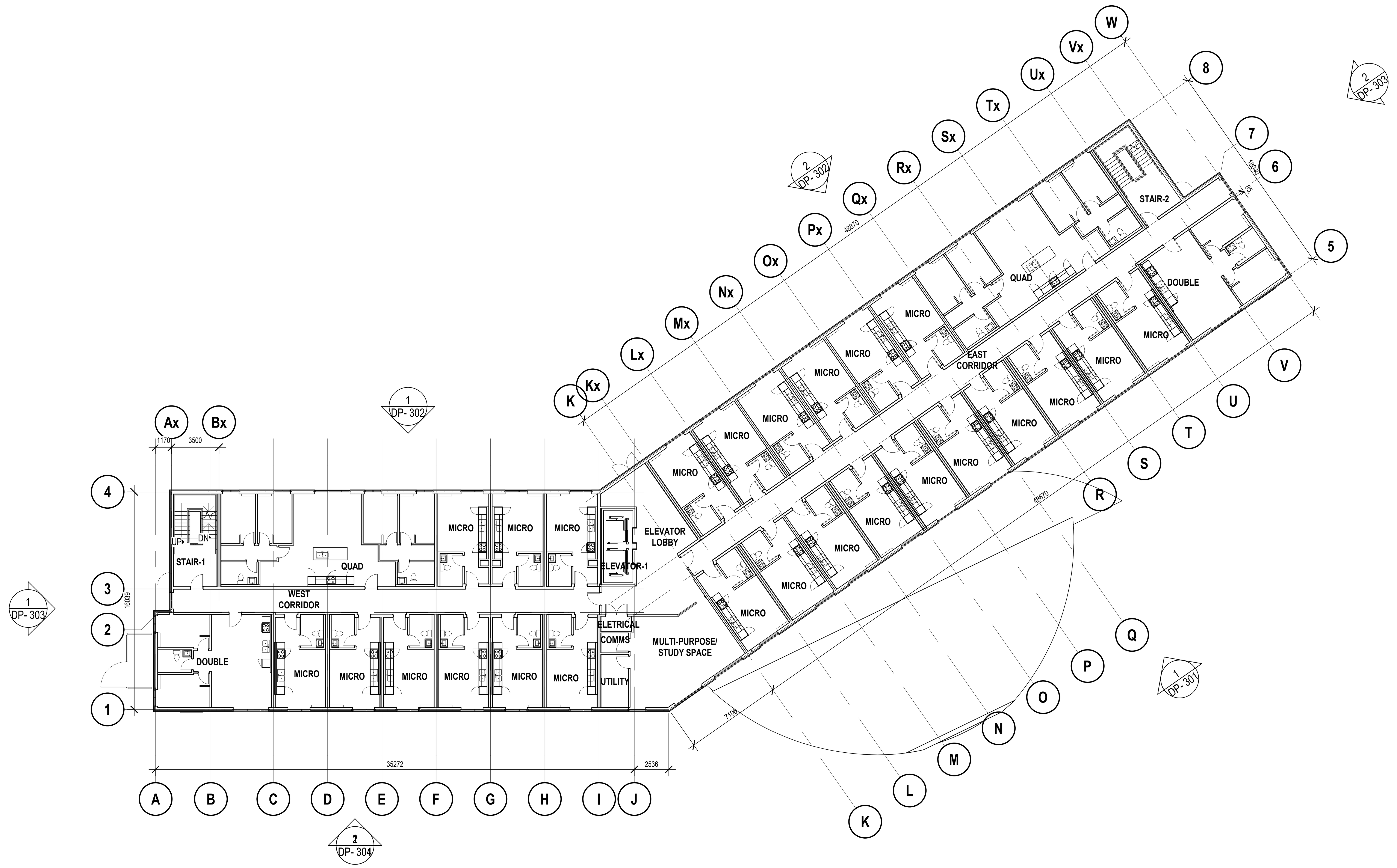
Scale: 1 : 100
Checked By: Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 01 FLOOR PARTIAL PLAN

Project Number: 5870
Drawing Number: DP- 201B

SCHEDULE A
This forms part of application
DP22-0096
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT



1 DP- 202 LEVEL 2 FLOOR PLAN
Scale: 1 : 200

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 200
Checked By: Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 02 FLOOR PLAN

Project Number: 5870
Drawing Number: DP- 202

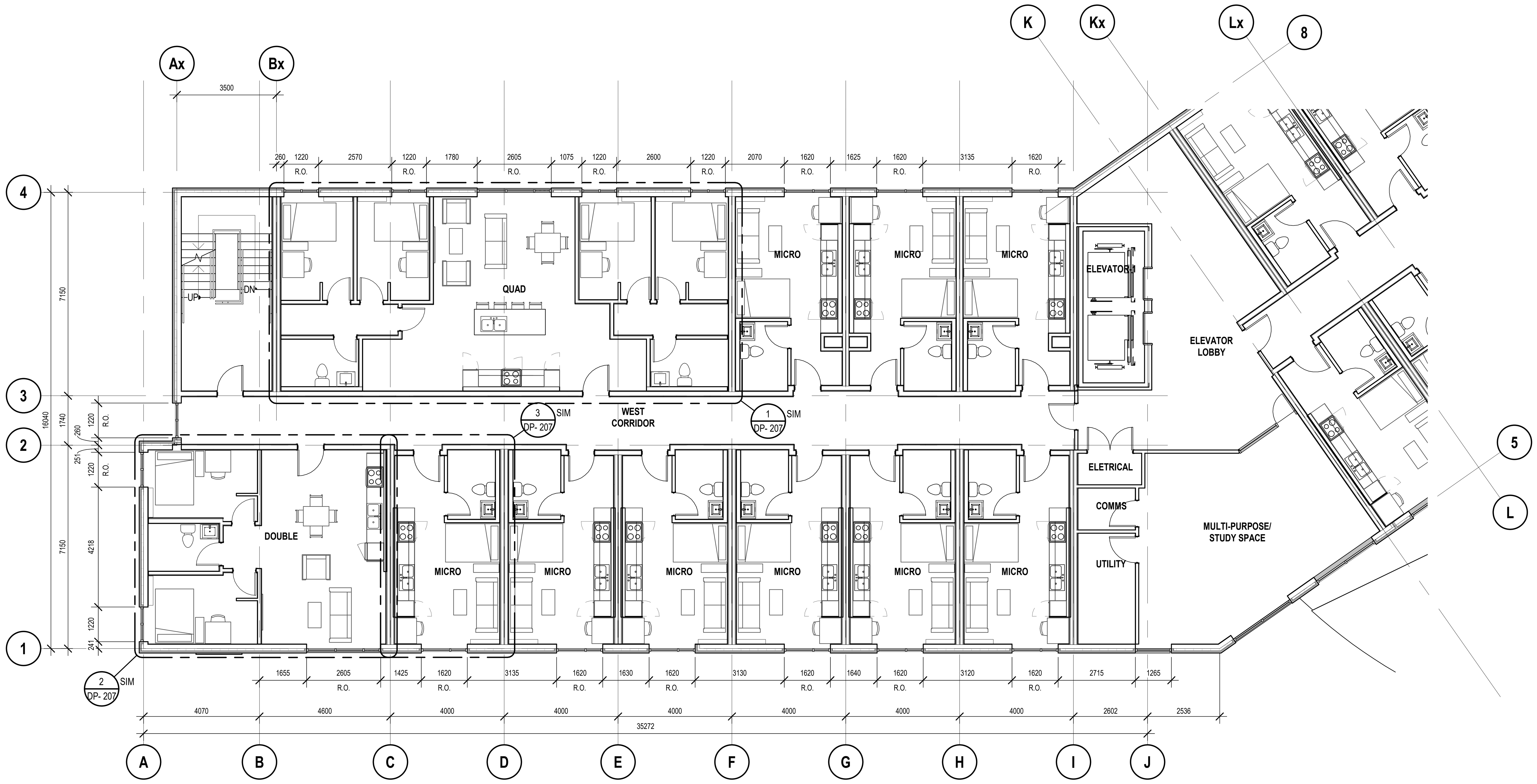
SCHEDULE A

This forms part of application

DP22-0096

Planner Initials MT

City of Kelowna COMMUNITY PLANNING



1 DP- 202A TYPICAL FLOOR WEST PLAN

Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale 1 : 100 | Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title
LEVEL 02 FLOOR PARTIAL PLAN

Project Number 5870

Drawing Number DP- 202A

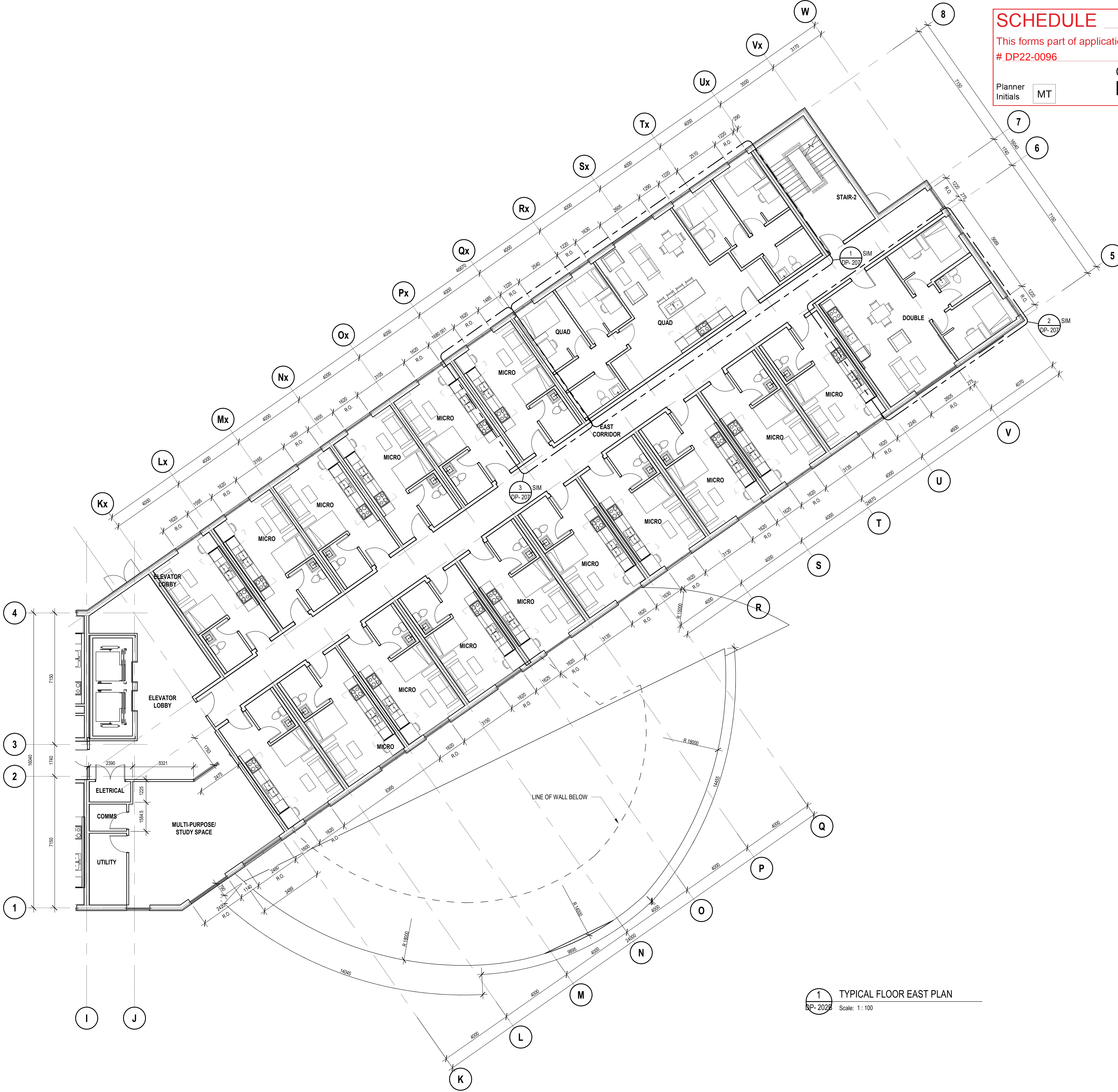
SCHEDULE A

This forms part of application

DP22-0096

Planner Initials: MT

City of Kelowna — COMMUNITY PLANNING



1 — DP- 202B — TYPICAL FLOOR EAST PLAN

Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant: GEC Architecture

Structural Consultant: RJC Engineers

Mechanical Consultant: AME Group

Electrical Consultant: Smith + Andersen

Civil + Geotechnical Consultant: Ecora Engineering

Landscape Consultant: WSP

Client: Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 100

Checked By: Checker

Project: OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

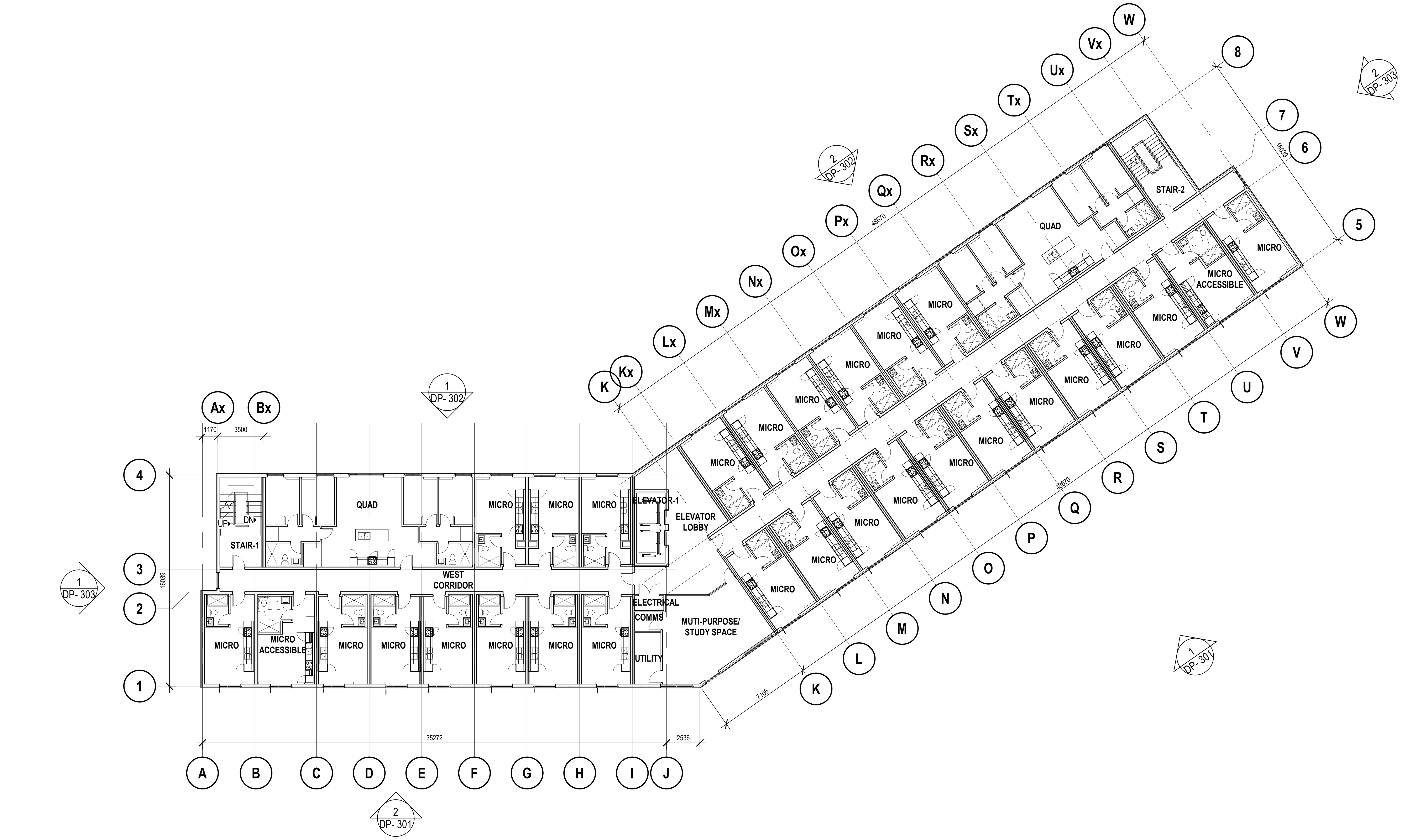
860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title: LEVEL 02 FLOOR PARTIAL PLAN

Project Number: 5870

Drawing Number: DP- 202B



1 DP- 203 LEVEL 03 & 05 FLOOR PLAN

Scale: 1 : 200

SCHEDULE A

This forms part of application # DP22-0096

Planner Initials MT

City of Kelowna COMMUNITY PLANNING

gec architecture

Project Team:

Prime Consultant: GEC Architecture

Structural Consultant: RJC Engineers

Mechanical Consultant: AME Group

Electrical Consultant: Smith + Andersen

Civil + Geotechnical Consultant: Ecora Engineering

Landscape Consultant: WSP

Client: Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 200

Checked By: Checker

Project: OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

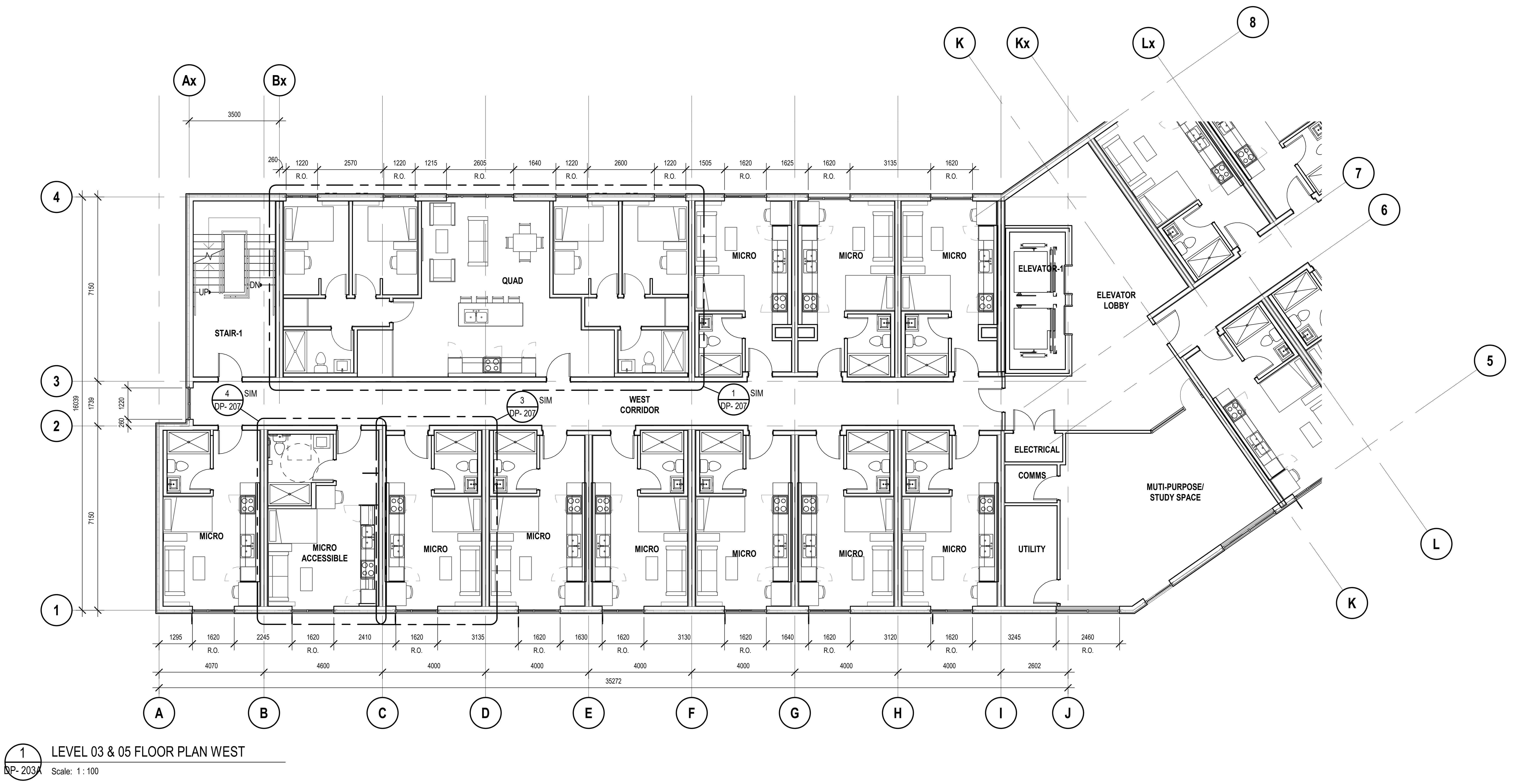
860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title: LEVEL 03 & 05 FLOOR PLAN

Project Number: 5870

Drawing Number: DP- 203



1 DP- 203A LEVEL 03 & 05 FLOOR PLAN WEST
Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

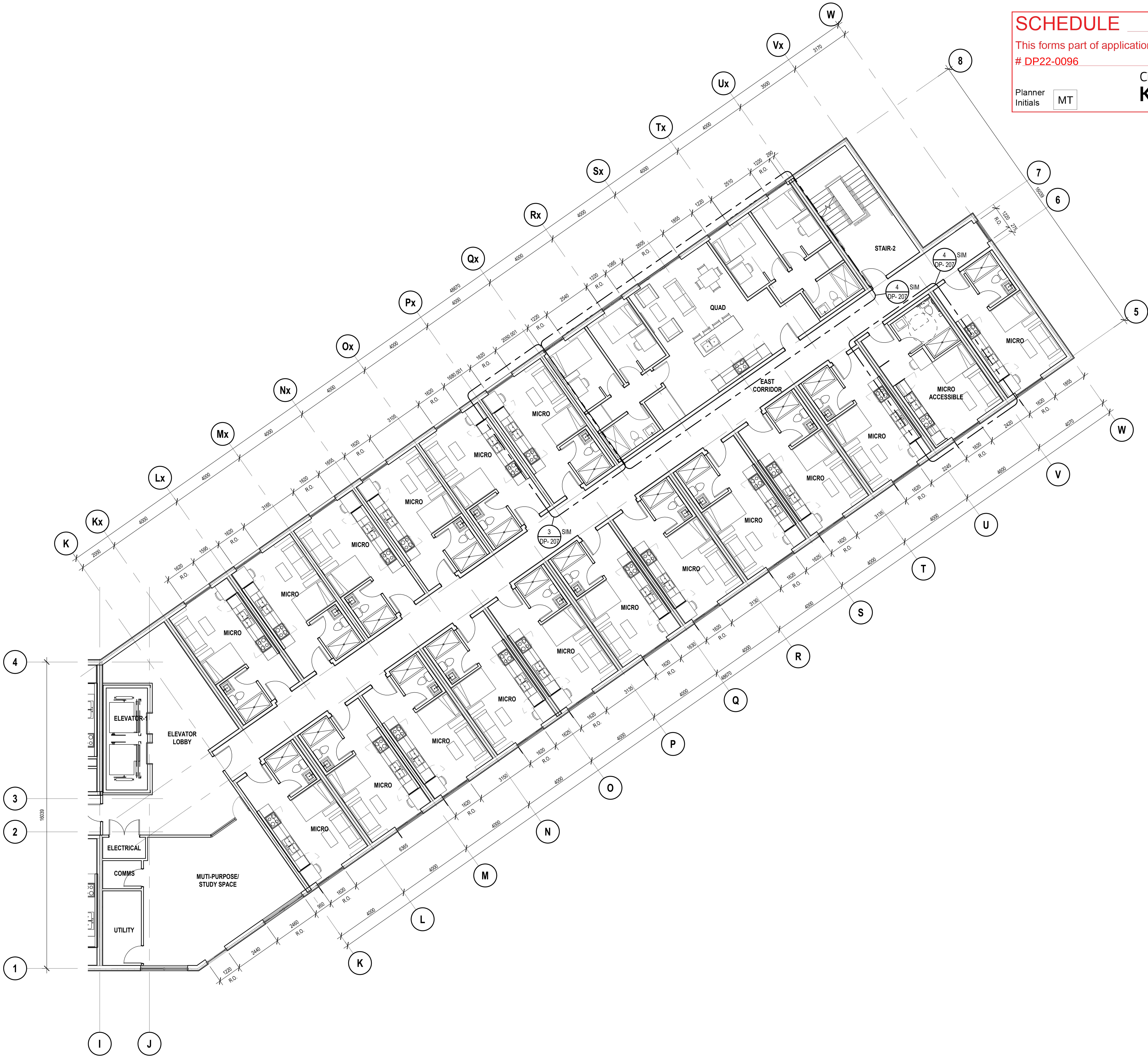
Drawing History

Scale: 1 : 100
Checked By: Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 03 & 05 FLOOR PARTIAL PLAN

Project Number: 5870
Drawing Number: DP- 203A



1 LEVEL 03 & 05 FLOOR PLAN EAST
DP- 203B Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

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Drawing History

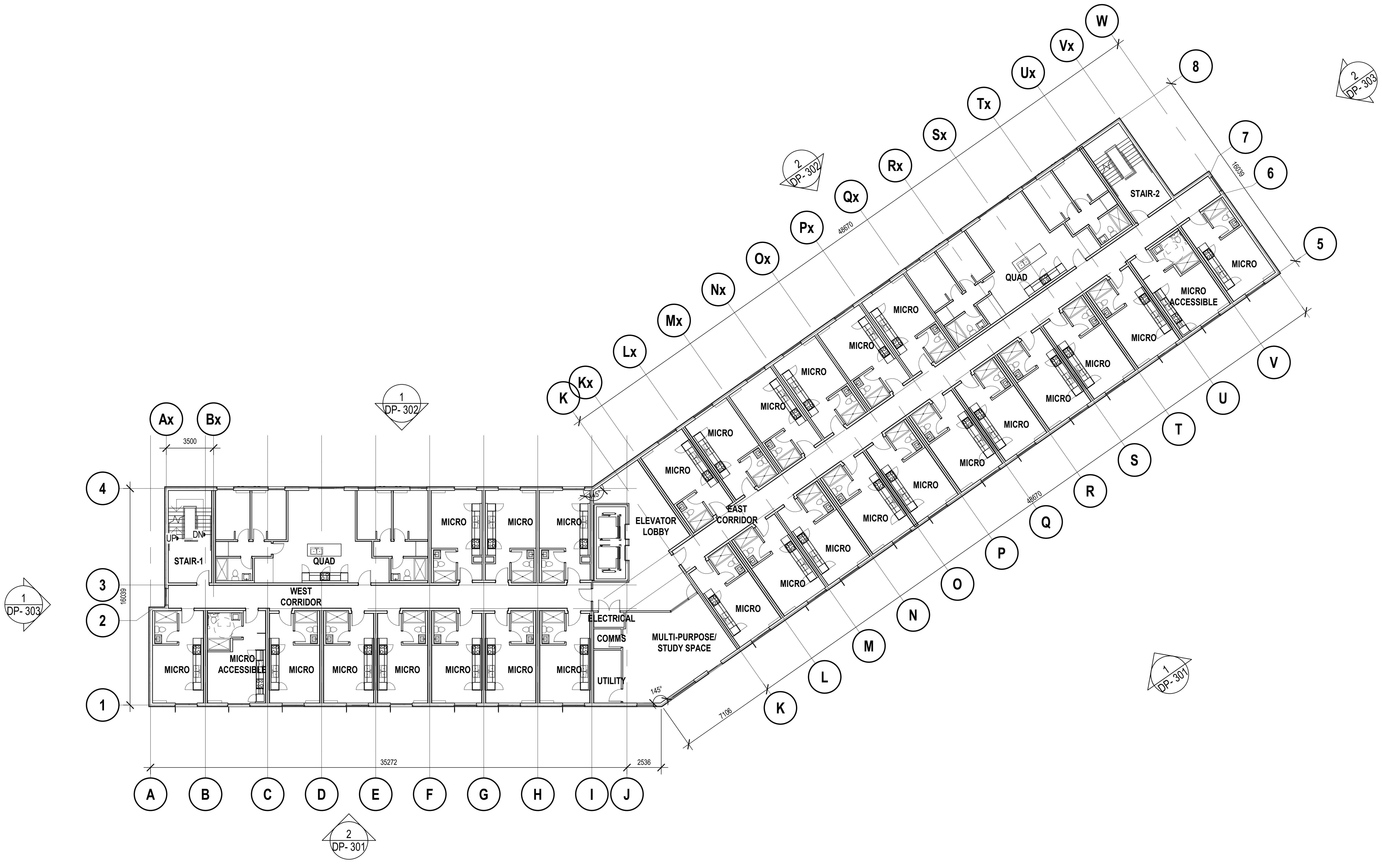
Scale 1 : 100
Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 03 & 05 FLOOR PARTIAL PLAN

Project Number 5870
Drawing Number DP- 203B

SCHEDULE A
This forms part of application
DP22-0096
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING



LEVEL 04 FLOOR PLAN
Scale: 1 : 200

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

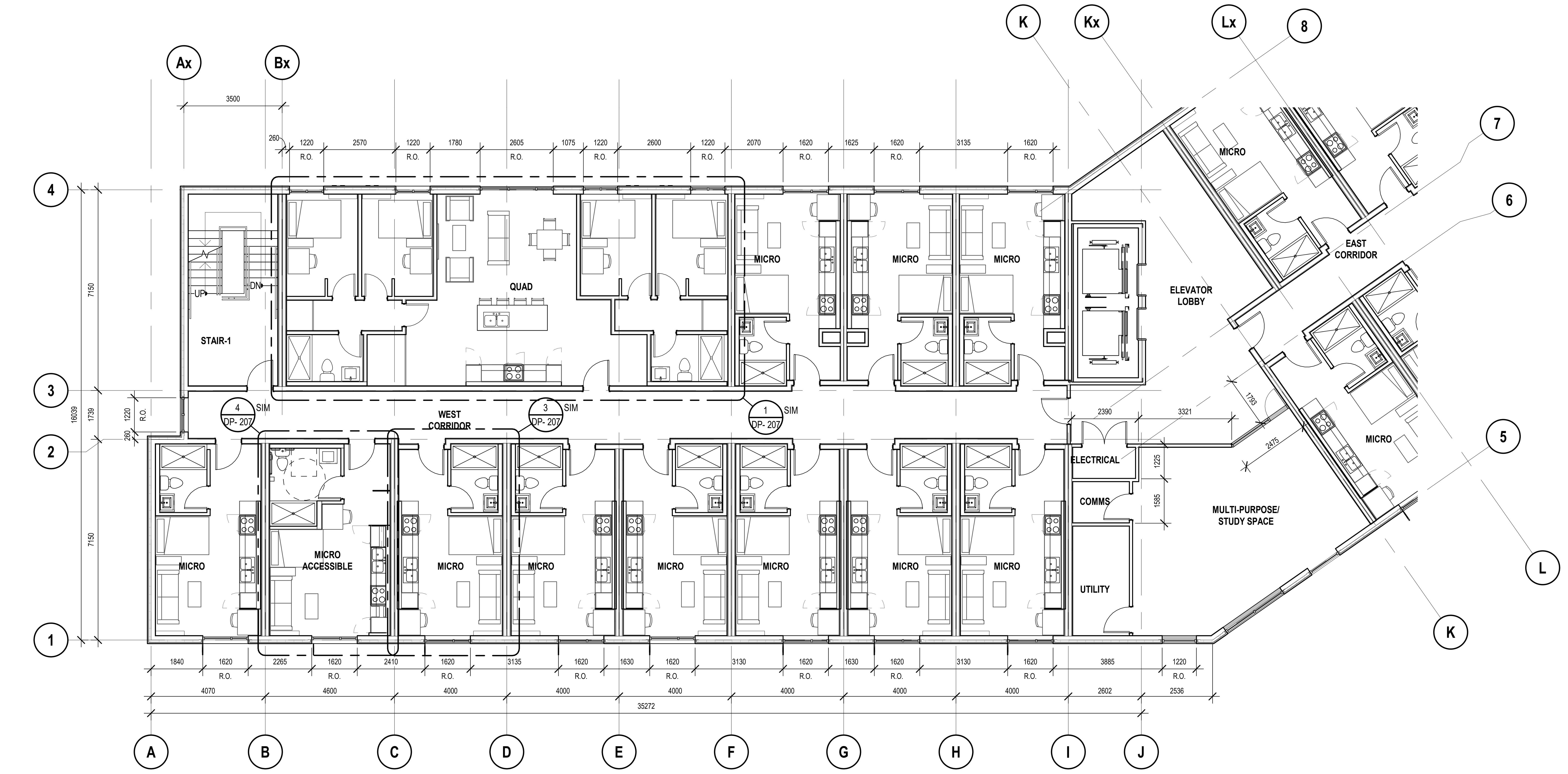
Drawing History

Scale 1 : 200
Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 04 FLOOR PLAN

Project Number 5870
Drawing Number DP- 204



1 DP- 204A LEVEL 04 FLOOR PLAN WEST

Scale: 1 : 100

SCHEDULE A

This forms part of application # DP22-0096

Planner Initials MT

City of Kelowna COMMUNITY PLANNING

gec architecture

Project Team:

Prime Consultant: GEC Architecture

Structural Consultant: RJC Engineers

Mechanical Consultant: AME Group

Electrical Consultant: Smith + Andersen

Civil + Geotechnical Consultant: Ecora Engineering

Landscape Consultant: WSP

Client: Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 100

Checked By: Checker

Project: OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title: LEVEL 04 FLOOR PARTIAL PLAN

Project Number: 5870

Drawing Number: DP- 204A

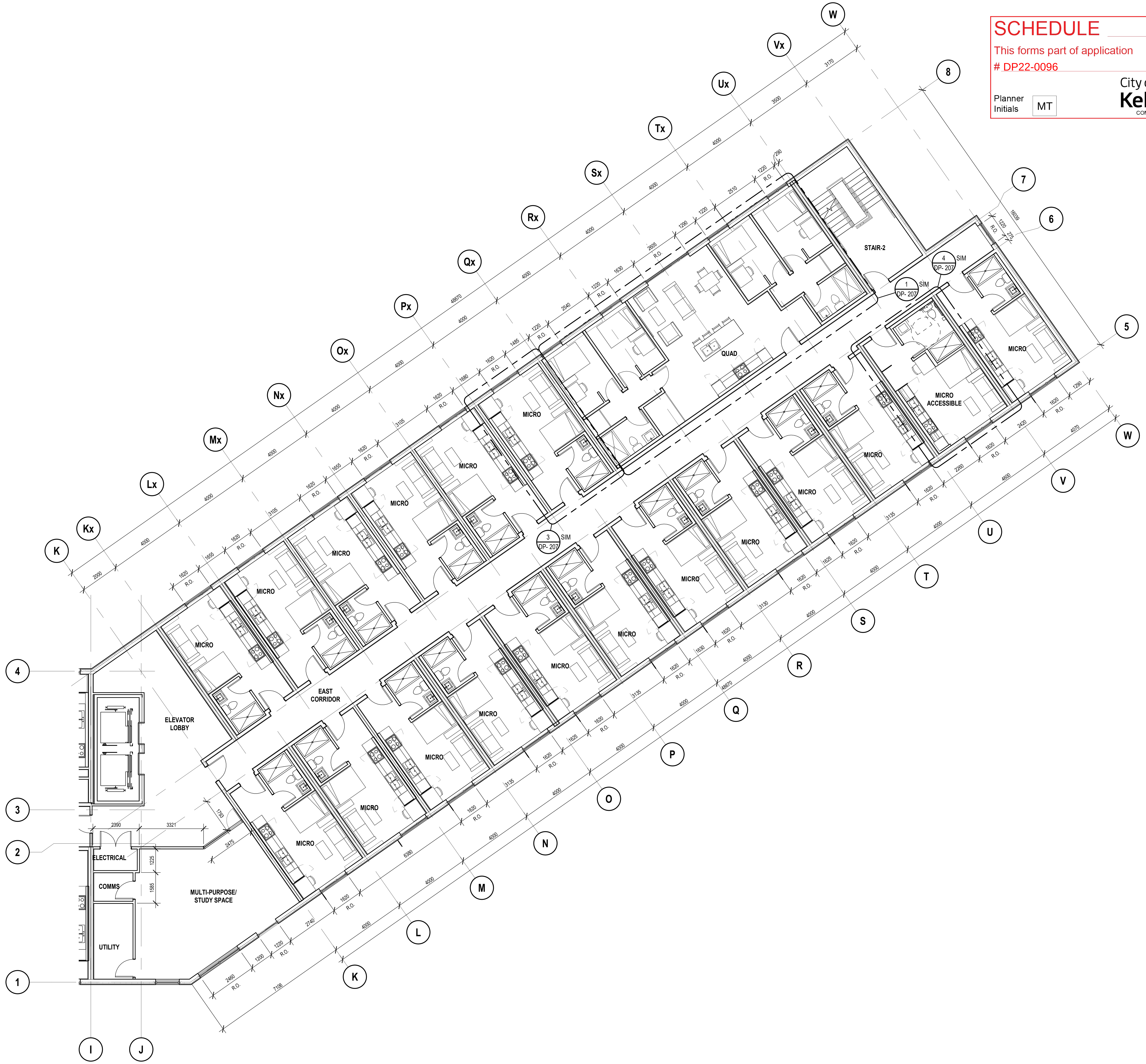
SCHEDULE A

This forms part of application

DP22-0096

Planner Initials MT

City of Kelowna COMMUNITY PLANNING



1 DP- 204B LEVEL 04 FLOOR PLAN EAST

Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale 1 : 100

Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

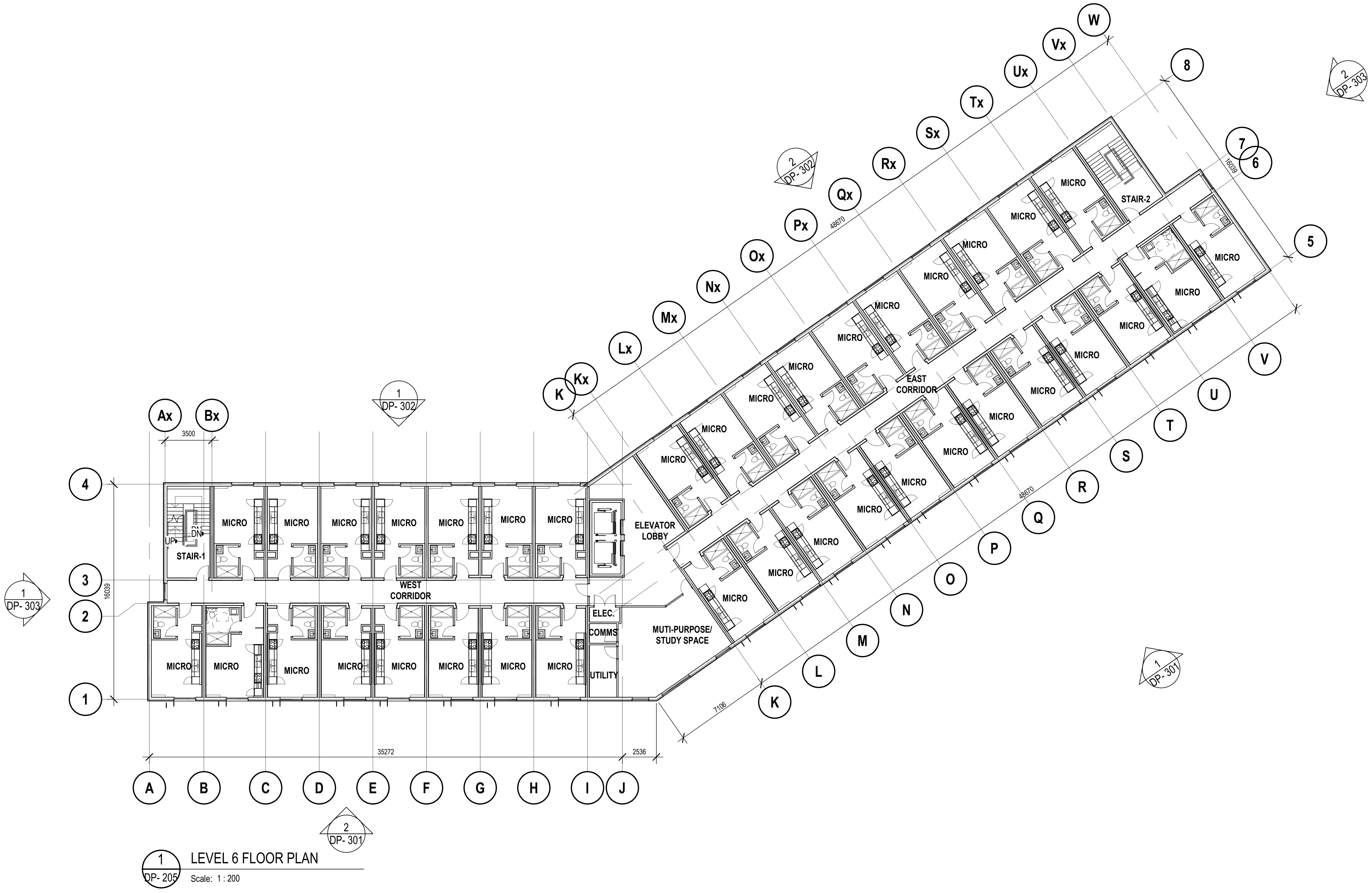
860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title
LEVEL 04 FLOOR PARTIAL PLAN

Project Number 5870

Drawing Number DP- 204B



1 DP-205 LEVEL 6 FLOOR PLAN

Scale: 1 : 200

SCHEDULE A

This forms part of application # DP22-0096

Planner Initials MT

City of Kelowna COMMUNITY PLANNING

gec architecture

Project Team:

Prime Consultant: GEC Architecture

Structural Consultant: RJC Engineers

Mechanical Consultant: AME Group

Electrical Consultant: Smith + Andersen

Civil + Geotechnical Consultant: Ecora Engineering

Landscape Consultant: WSP

Client: Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 200

Checked By: Checker

Project: OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

860 - 1000 KLO Rd

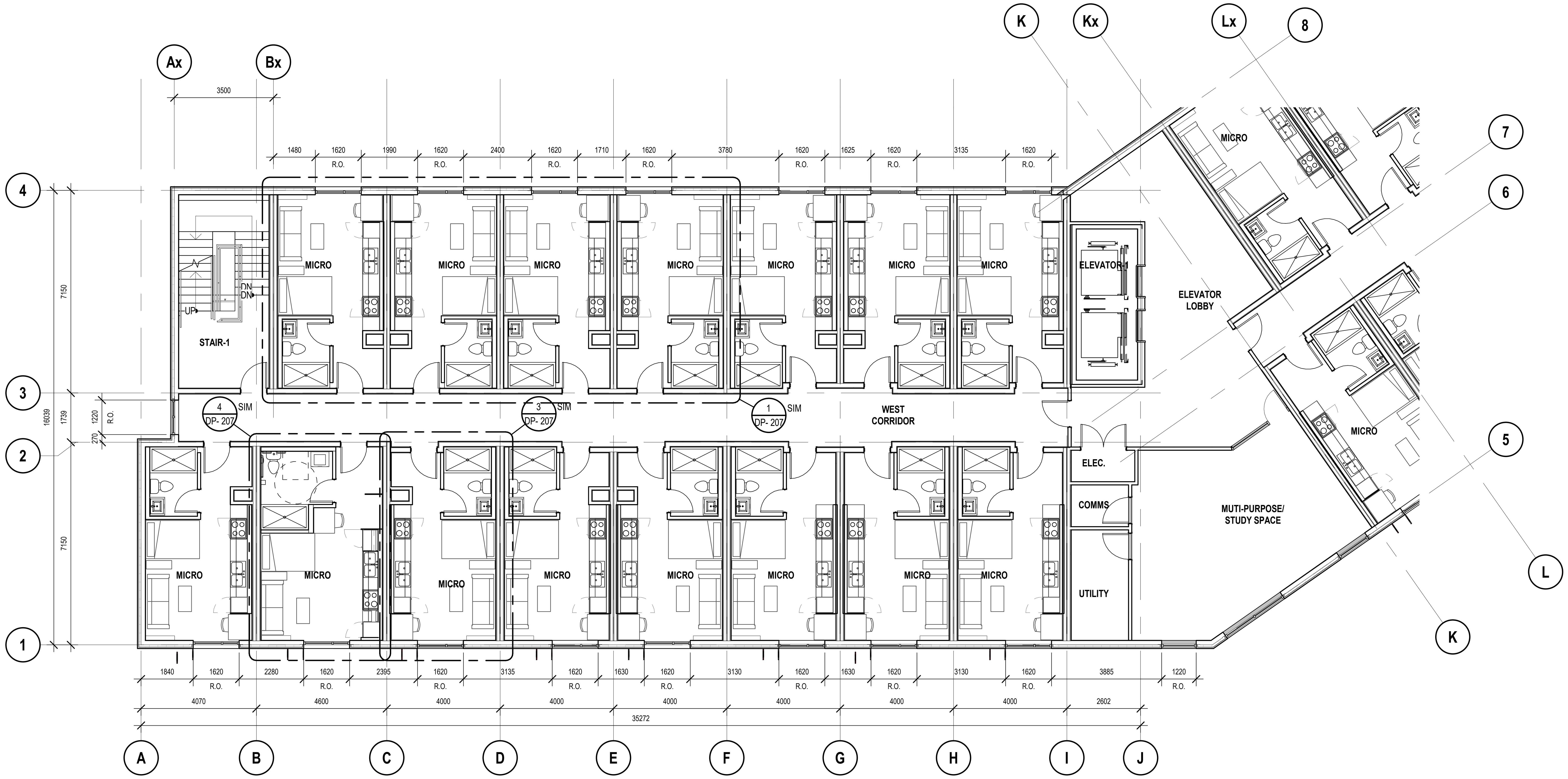
860 - 1000 KLO Rd

Drawing Title: SD- LEVEL 6 FLOOR PLAN

Project Number: 5870

Drawing Number: DP- 205

SCHEDULE A
This forms part of application # DP22-0096
Planner Initials MT
City of Kelowna COMMUNITY PLANNING



1 DP- 205A LEVEL 6 FLOOR PLAN WEST
Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

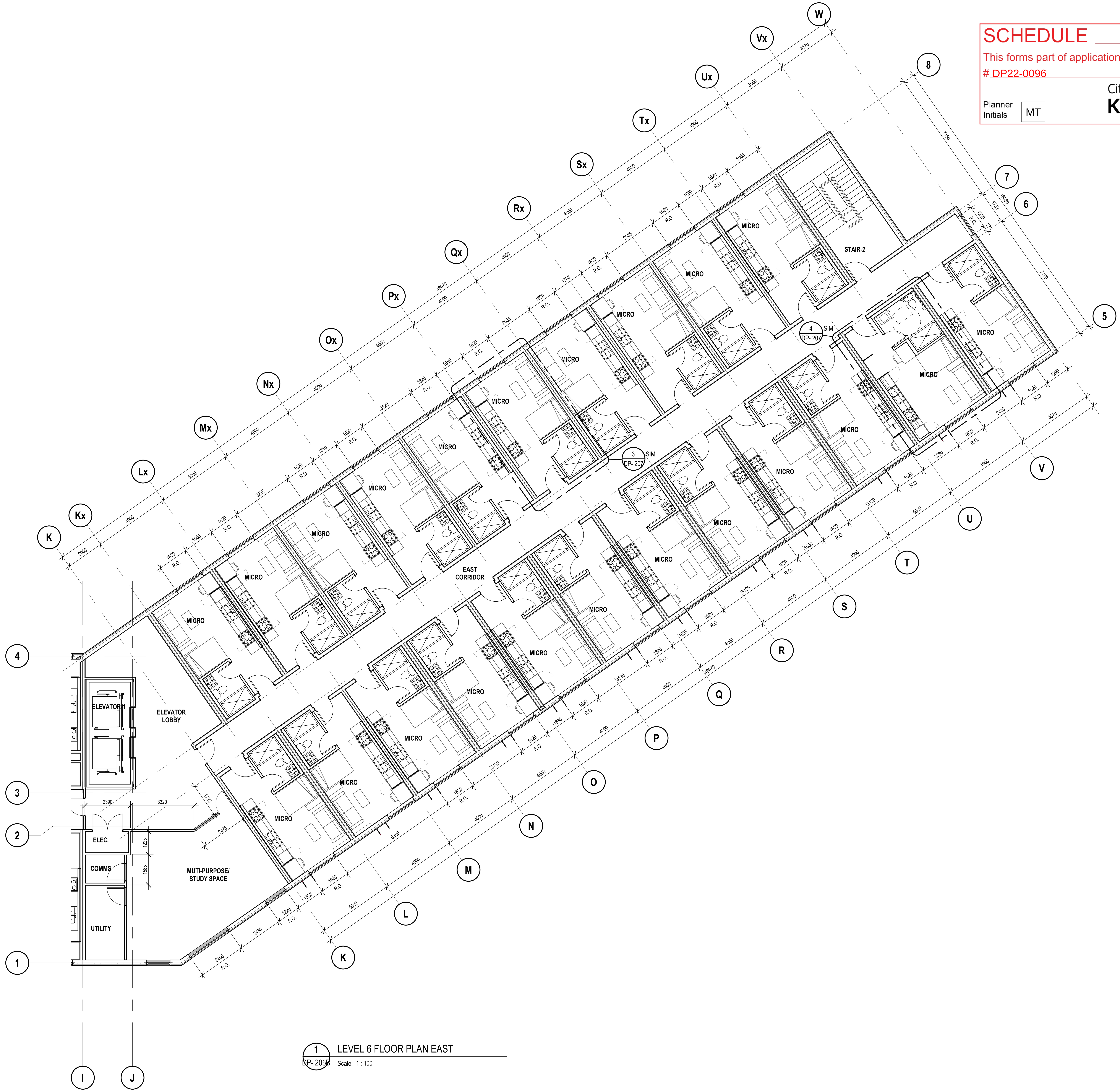
Drawing History

Scale 1 : 100
Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 06 FLOOR PARTIAL PLAN

Project Number 5870
Drawing Number DP- 205A



1 DP- 205B LEVEL 6 FLOOR PLAN EAST
Scale: 1 : 100

SCHEDULE A
This forms part of application
DP22-0096
Planner Initials MT
City of Kelowna COMMUNITY PLANNING

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale 1 : 100
Checked By Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
LEVEL 06 FLOOR PARTIAL PLAN

Project Number 5870
Drawing Number DP- 205B

SCHEDULE B
This forms part of application
DP22-0096
City of Kelowna
COMMUNITY PLANNING
Planner Initials: MT

1 DP- 304 SD - SOUTH ELEVATION COLOURED
Scale: 1 : 100

2 DP- 304 SD - SOUTH ANGLED ELEVATION COLOURED
Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 100
Checked By: Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
COLOURED ELEVATIONS

Project Number: 5870
Drawing Number: DP- 304

SCHEDULE B

This forms part of application # DP22-0096

City of Kelowna COMMUNITY PLANNING

Planner Initials MT

2 DP- 305 SD - NORTH ELEVATION COLOURED

Scale: 1 : 100

1 DP- 305 SD - NORTH ANGLED ELEVATION COLOURED

Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant: GEC Architecture

Structural Consultant: RJC Engineers

Mechanical Consultant: AME Group

Electrical Consultant: Smith + Andersen

Civil + Geotechnical Consultant: Ecora Engineering

Landscape Consultant: WSP

Client: Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

Scale: 1 : 100

Checked By: Checker

Project: OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title: COLOURED ELEVATIONS

Project Number: 5870

Drawing Number: DP- 305

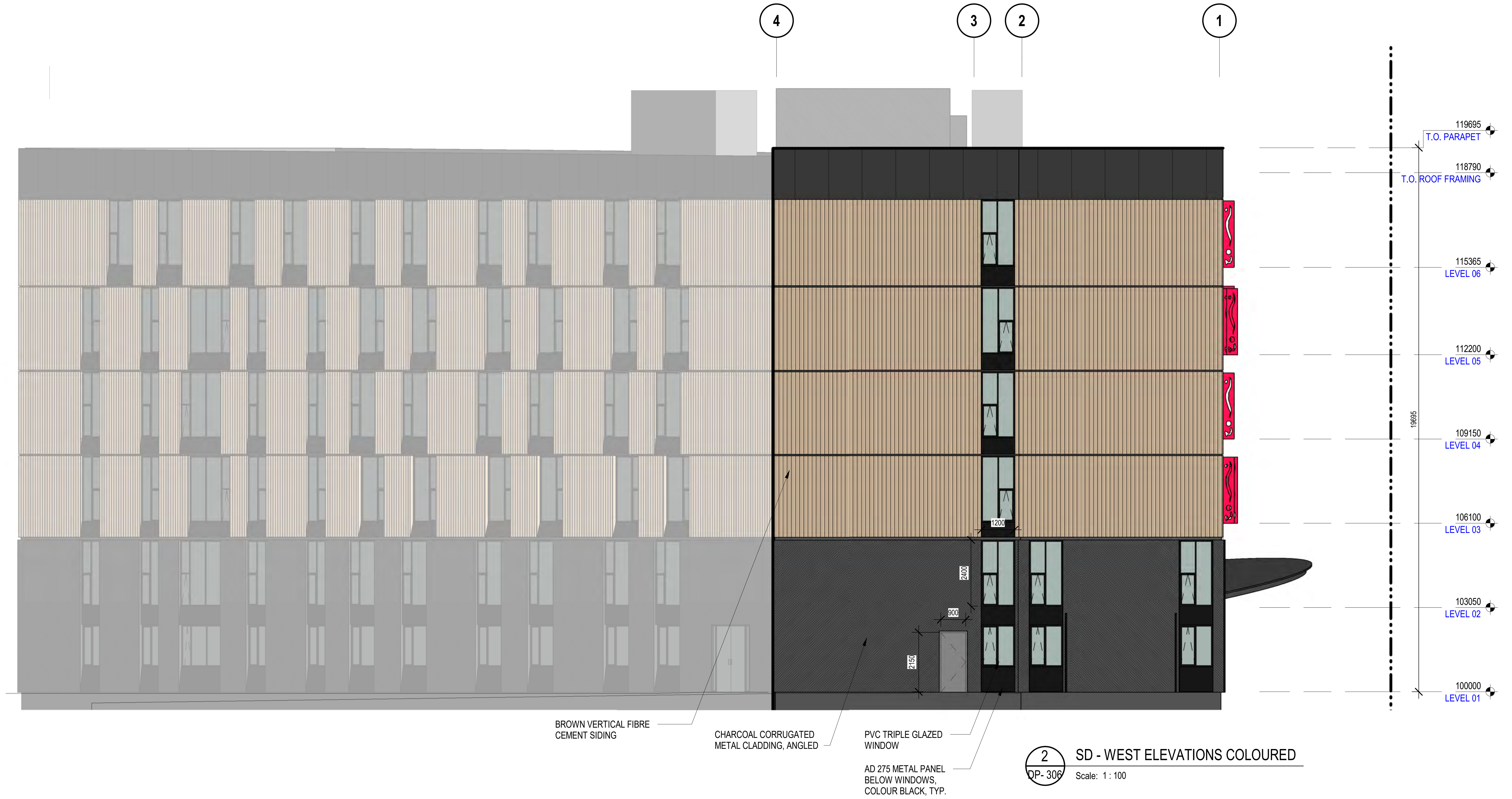
SCHEDULE B

This forms part of application

DP22-0096

City of Kelowna COMMUNITY PLANNING

Planner Initials MT



2 DP- 306 SD - WEST ELEVATIONS COLOURED

Scale: 1 : 100

1 DP- 306 SD - EAST ELEVATION COLOURED

Scale: 1 : 100

gec architecture

Project Team:

Prime Consultant: GEC Architecture

Structural Consultant: RJC Engineers

Mechanical Consultant: AME Group

Electrical Consultant: Smith + Andersen

Civil + Geotechnical Consultant: Ecora Engineering

Landscape Consultant: WSP

Client: Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

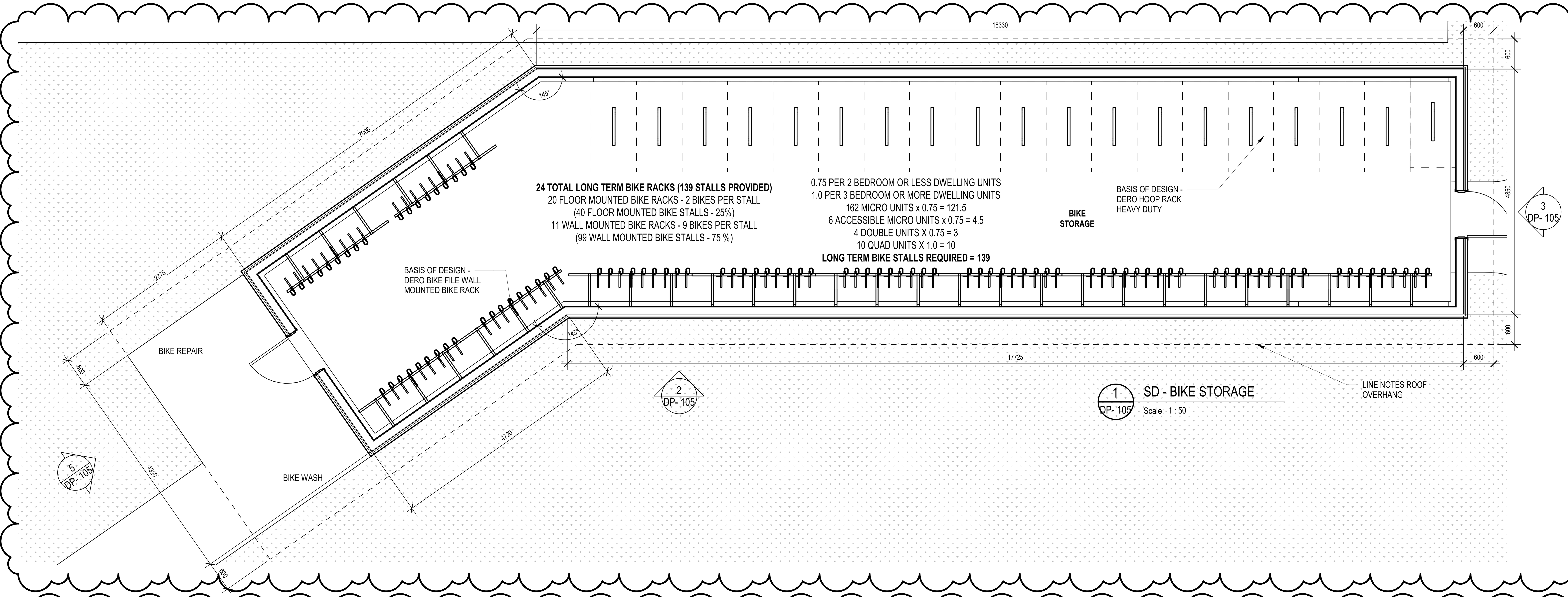
Scale: 1 : 100 | Checked By: Checker

Project: OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

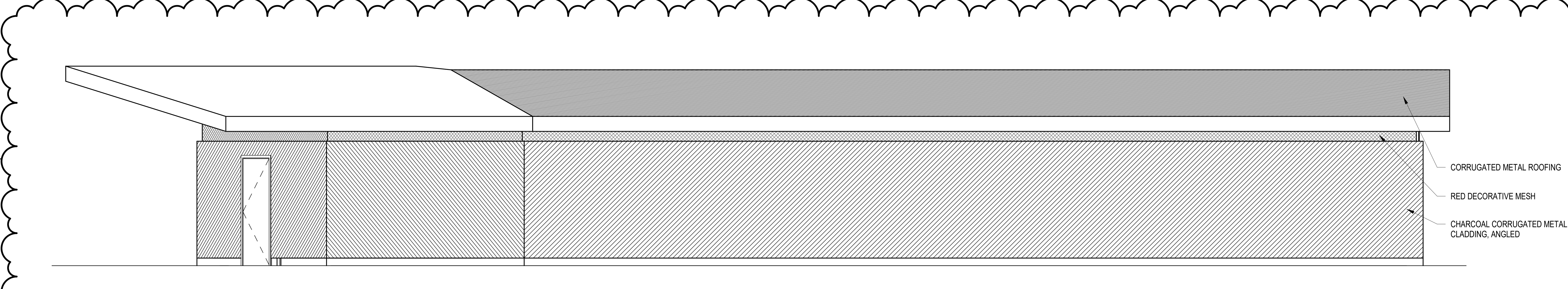
860 - 1000 KLO Rd

Drawing Title: COLOURED ELEVATIONS

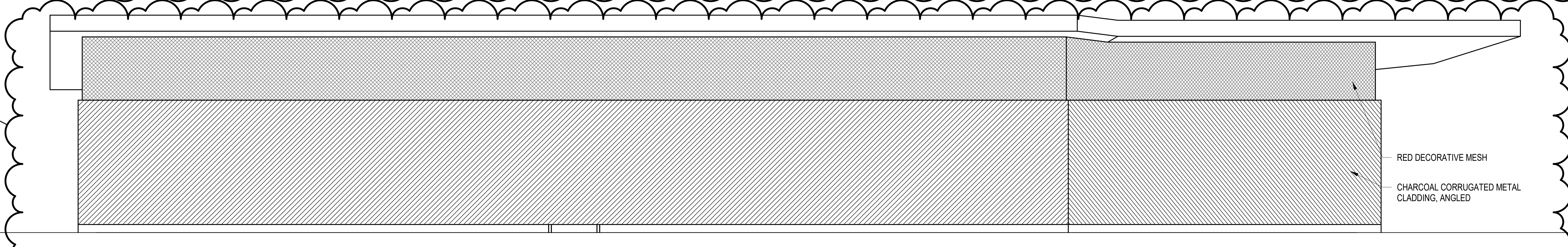
Project Number: 5870 | Drawing Number: DP- 306



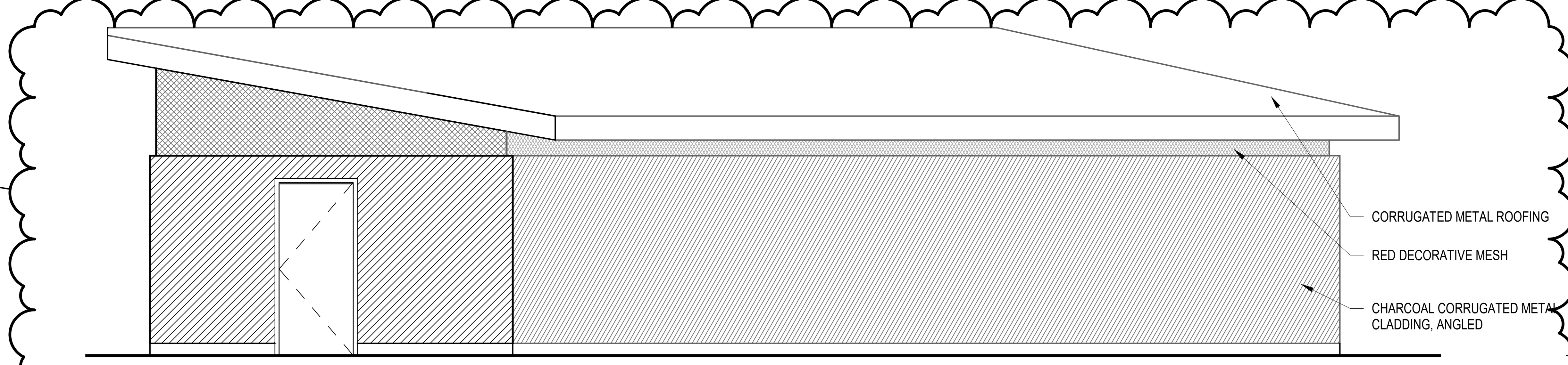
1 DP- 105 SD - BIKE STORAGE
Scale: 1 : 50



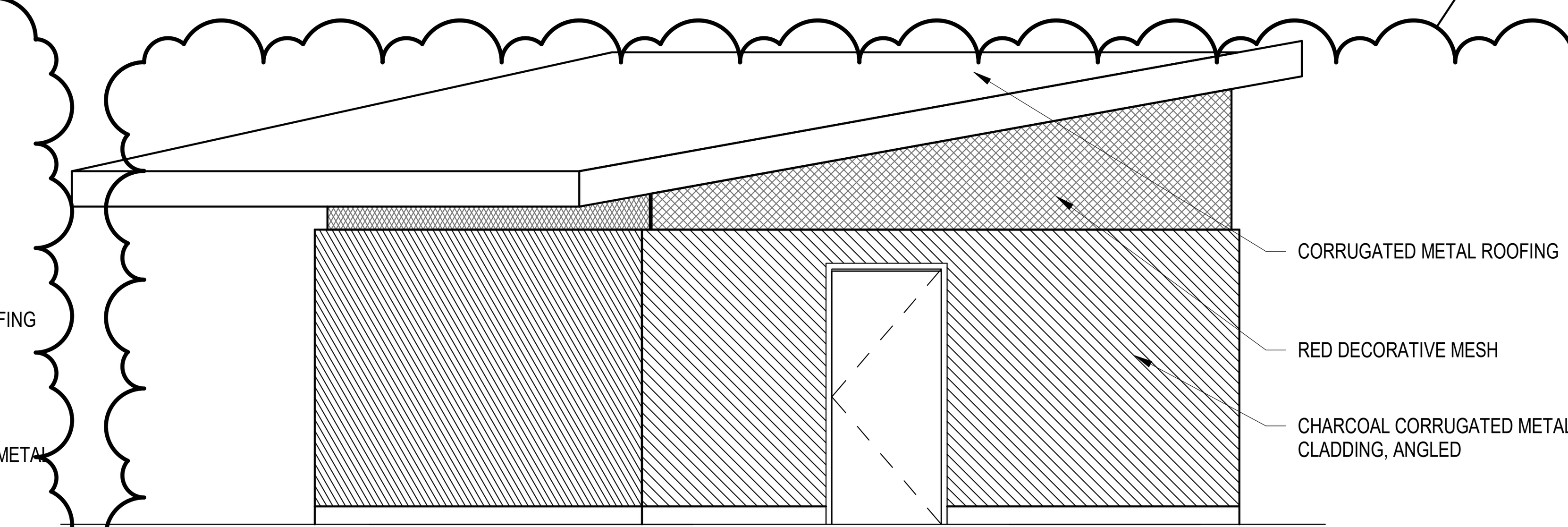
2 DP- 105 SD - BIKE ELEVATION SOUTH ELEVATION
Scale: 1 : 50



4 DP- 105 SD - BIKE STORAGE NORTH ELEVATION
Scale: 1 : 50



5 DP- 105 SD - BIKE STORAGE WEST ELEVATIONS
Scale: 1 : 50



3 DP- 105 SD - BIKE STORAGE EAST ELEVATION
Scale: 1 : 50

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
2	ISSUED FOR DP R1	2022-05-10
1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07

Drawing History

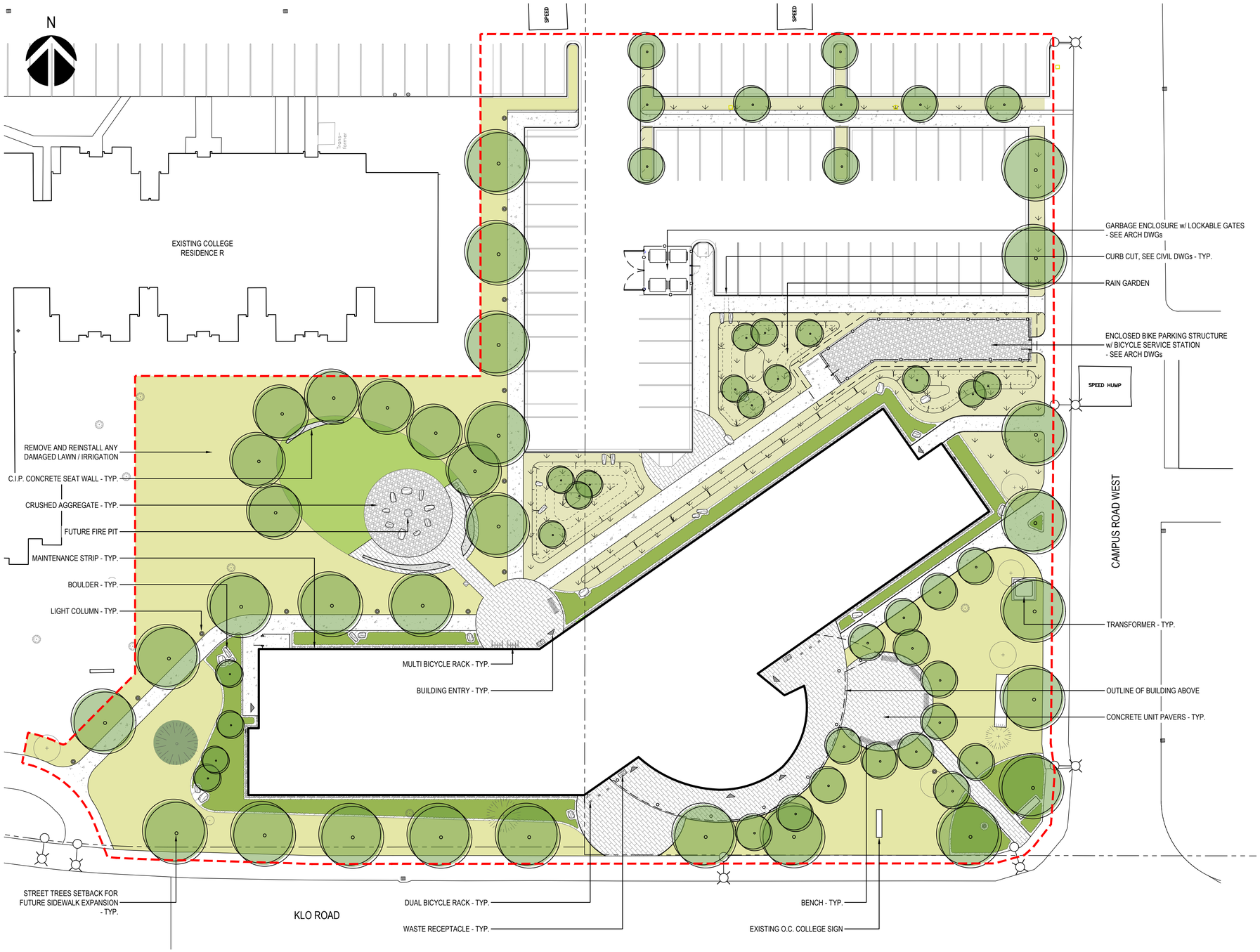
Scale: 1 : 50
Checked By: Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

Project Address
880 KLO Rd

Drawing Title
SITE DETAILS

Project Number: 5370
Drawing Number: DP- 105



LEGEND

- BUILDING ENTRY
- LIMIT OF WORK
- BENCH
- BICYCLE RACK
- BOULDER
- C.I.P. CONCRETE PAVING w/ SAWCUTS
- C.I.P. CONCRETE SEAT WALL
- CONCRETE PAVING SLABS
- CONCRETE UNIT PAVERS
- CRUSHED AGGREGATE
- EDGER
- FIRE PIT
- FENCE
- LIGHT COLUMN
- RIVER ROCK COBBLES
- WASTE RECEPTACLE
- EXISTING TREE TO BE RELOCATED AS REQUIRED
- LAWN
- NATIVE HYDROSEED
- NATIVE PLANTING
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE

DEVELOPMENT PERMIT NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. 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 (H X W)
TREES				
Acer x freemani 'Jeffersred'	AUTUMN BLAZE MAPLE	60mm Cal.	B&B	15.00m x 12.00m
Larix occidentalis	WESTERN LARCH	2.5m Hgt.	B&B	15.00m x 5.50m
Populus tremuloides 'NE Arb'	PRAIRIE GOLD ASPEN	50mm Cal.	B&B	12.00m x 3.00m
Quercus palustris	PIN OAK	50mm Cal.	B&B	16.00m x 7.50m
PERRENIALS / GRASSES				
Arctostphylos uva-ursi	KINNICKINNICK	#01	POTTED	0.10m x 0.60m
Calamagrostis rubescens	PINE GRASS	#01	POTTED	0.30m x 0.30m
Cornus sericea kelseyi	KELSEY DOGWOOD	#02	POTTED	0.90m x 0.90m
Echinacea purpurea 'Magnus'				
Mahonia aquifolium 'Compacta'	COMPACT OREGON GRAPE	#02	POTTED	0.90m x 0.90m
Perovskia atriplicifolia	RUSSIAN SAGE	#02	POTTED	1.25m x 1.00m
Salix purpurea 'Nana'	ARCTIC WILLOW	#02	POTTED	0.90m x 1.50m

SCHEDULE C
This forms part of application
DP22-0096
City of Kelowna COMMUNITY PLANNING
Planner Initials MT

gec architecture

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client
Okanagan College

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
2	ISSUED FOR DP R1	10/05/2022
1	ISSUED FOR DP	08/04/2022

Drawing History

Scale 1:250
Checked By TC

Project
Okanagan College Kelowna
Student Housing Design Build

Project Address

Drawing Title
LANDSCAPE PLAN

Project Number 5870
Drawing Number LDP 1

bird gec architecture

Okanagan College Kelowna Student Housing

Design Rationale Statement

Reflective of this region

The new student residence uses exterior materials, colours, and textures that are reflective of the patterns of the Okanagan valley landscape. The project highlights the use of wood as a structural element, an important regional material. Vertical shading elements on the south facades captures the dynamic nature of the Okanagan sun throughout the day. *The image below highlights the exterior materials of the student residence.*

Attractive to students & community

The angled form of the student residence and circular entry volume creates a welcoming and attractive building that will add visual interest to complement the surrounding neighbourhood. The building addresses both KLO Road and West Campus Road creating a sense of prominence and identity to this key entrance to the campus. The new exterior amenity spaces create gathering spaces for community and students.

bird gec architecture

Integrated into the campus

The new student residence was designed to strengthen pedestrian connections to main campus buildings and the western entrance to campus along West Campus Road. Knowing that student will approach the residence primarily from the northwest corner of the site as well as from the existing promenade in front of the Trades Building, this project has placed importance on developing new sidewalks to create a safe and walkable campus. The siting of the new building was designed to create a vibrant and functional outdoor amenity space shared with the Skaha residence creating a quad between the residences for gathering and circulation.

Integrated interior and exterior space

Large windows throughout the individual suites, multi-purpose spaces, club room and play room connect the interior and exterior spaces, provide daylight and views as well as access to fresh air through operable windows. Landscaping, both formal and natural, is located proximate to entrances and student amenity spaces on the ground floor to create visual and physical connections to the outdoors.

Flexible multi-use space

A range of common amenity spaces are provided to accommodate different activities and functions of those living in the new student residence. Each floor is provided with a central multi-purpose space adjacent the elevator core allowing different activity levels (quiet study or active gathering). The decision to separate the club room and play room from the main structure on the ground floor level allows it to host activities or events without disrupting residents.

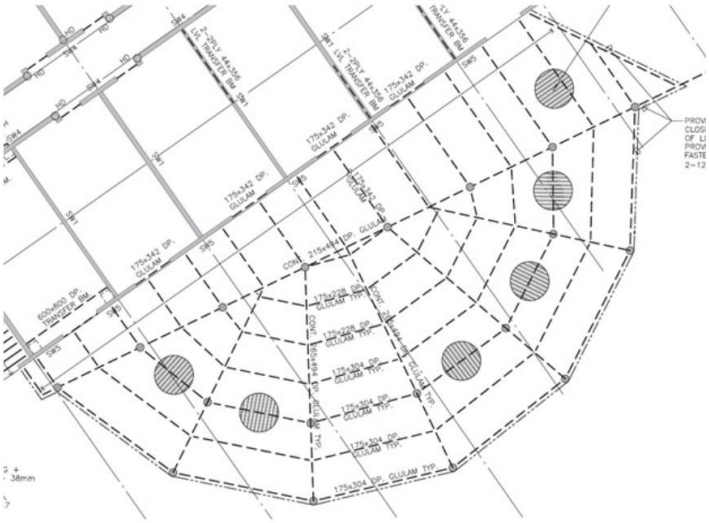
Indigenous Design

The Design-Build Team met with representatives from the Westbank First Nation (WFN) to review the project design and solicit feedback on how best to integrate indigenous design principles in a meaningful and culturally relevant way. Our project team is committed to further engagement of the WFN artists moving forward through design and construction. *The following image highlights an area in the lobby designated for an indigenous art opportunity.*

Structural Design

The use of wood as a primary building material speaks to the important relationship between nature and the building occupant. The club room and play room has been designed to mimic the form of a leaf with a radial structural grid of glu-laminated beams that speaks to importance of the circle to indigenous culture. Round wood columns that define the space provide an opportunity to create a cultural narrative through story poles. One idea discussed was to incorporate captikwl stories which instruct how to relate to, and live on, the land, including Syilx natural laws and protocols. The overall structural system of the 'leaf' allows for a signifcant amount of glazing that connects the student to the natural environment allowing for refection

and comfort. *The following drawing shows the radial structure of the club and play room.*

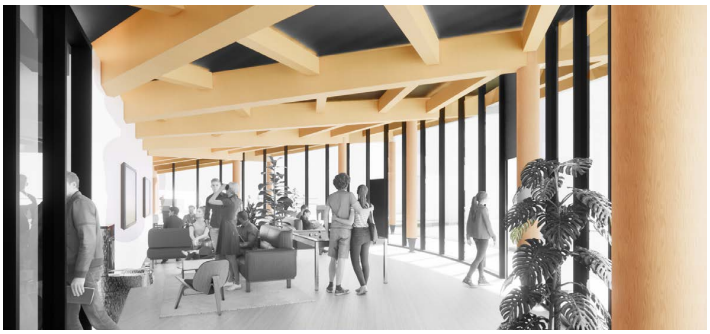


Spaces for Art and Cultural Installments

The idea behind the exterior metal sunshades is that they provide a place to integrate indigenous art. The intent is to create a narrative that speaks to the traditions and stories of the Syilx People of the Okanagan Nation across the building facade. The building lobby includes two feature walls that are placeholders for indigenous art or incorporation of educational features. These feature walls provide a place to share information on the stories woven into the sunshades and/or to incorporate territorial land acknowledgments. *The following image features the exterior metal sunshades that are dedicated to be an opportunity for indigenous art.*

Functionality of the Spaces

The inclusion of the talking circle within the outdoor celebration space integrates a significant element of first nations culture as a central element of the open space. By centering the celebration space on the talking circle, the hope is to create a gathering place for, and to used by, everyone inclusively. The circular form of the club room and play room was in specific response to the prominence that the circle has to indigenous gatherings. When the operable partition is folded away the space can accommodate a range of gathering and ceremonial activities that can foster mentorship, connection and healing. *The following image depicts the interior of the club room and play room.*



Sustainable Design

From our recent experience working with Okanagan College, we understand your institution's commitment to sustainable design practices. Bird is committed sustainable construction practices and will aim to divert 75% of construction waste from the landfill.

Energy Use

A high-performance building envelope that prioritizes air tightness and thermal performance aims to reduce energy use overall to achieve the Thermal Energy Demand Intensity required by the Step Code 4. The mechanical systems for this building play a large role in reducing energy consumption and lowering GHG emissions. The systems selected include air-air heat pumps on both the suite terminals units and the central ventilation unit. This allows the building to be almost completely electric with the exception of backup gas heat for ventilation at lower ambient temperatures. This system overall aids in exceeding our Step Code 4 target while keeping occupant health and comfort in mind. Vertical sunshades have been incorporated into the south and southeast facing facades to provide shading during from the south and west light during the hotter times of the day which helps offset the cooling demand

Lifecycle Costing

Our design proposes durable materials and systems to promote long-term sustainability of the student residence. The proposed mechanical system has a positive impact on the lifecycle cost of this building. In coordination with our Mechanical Contractor, we've determined that the annual mechanical service cost for this building will be in the range of 50%. This is in large part due to the fact that there will be no boiler maintenance, no water treatment, nor ongoing pump maintenance. In addition to this, the proposed system will yield significant energy cost savings, in the order of 20-30% over a traditional code-minimum building.

CPTED rationale

The landscape design for the new student residence building aims to create an inviting and inclusive space for students living on campus. The front of the building serves as the gateway to the west end of the campus by highlighting the entry point with feature planting and enhancing the landscape for the existing campus sign. The building is accessed by a variety of pathways, connecting it both to the campus and the greater community. An arrival plaza serves as a gathering place for those accessing the residence as well as the larger campus. Seating, shaded by tree canopy, and feature paving as well as opportunities to include public art are key features of the arrival plaza.

The parking lot is accessed by a well-lit pathway that divides the landscape at the rear of the building into 2 separate areas. Separating the parking lot from the building is a rain garden planted with a native grass seed mix and clusters of native planting. This rain garden will take the storm water runoff from the parking area and slowly infiltrate it back into the ground, lessening the volume of water rapidly entering the storm system. The rain garden also buffers the celebration

space from the parking lot and roadways. The open space that separates the new residence building from the existing Skaha residence will serve as a communal gathering space with a talking circle, barbecue area, and seat walls. The inclusion of the talking circle within the outdoor celebration space integrates a significant element of first nations culture as a central element of the open space. By centering the celebration space on the talking circle, the hope is to create a gathering place for, and to used by, everyone inclusively. *The following image shows a precedent image of the healing circle concept.*

Crime Prevention Through Environmental Design principles guiding the landscape design include natural access control, natural surveillance and territorial reinforcement. Natural access control is achieved by strongly defined, well lit foot paths to the main and secondary entrances. The main entrance is highlighted by an arrival plaza with feature paving and seating areas. Windows, which oversee the landscape on all four sides, will maintain clears views out by adhering to the 2'/6' rule of thumb for planting that maintains a view corridor over shrub planting and under tree canopies. Gathering spaces will generate pedestrian activity, animating spaces both at the front and the back of building.

Additionally, the celebration space can be used as an outdoor classroom generating additional activity during the day, as well as campus events generating activity on weekends. Territorial reinforcement will also be achieved via the gathering spaces by creating a sense of ownership and pride in place of an inclusive and welcoming environment. Maintenance will be simplified by planting native species that thrive in the local conditions and by using hardscape materials that are aesthetic and durable.

All landscaping will meet or exceed minimum standards as set out in the Canadian Landscape Standard (CLS). While every effort will be made to retain existing trees on site, new trees will be planted to achieve the required density as well as minimum soil volumes. Tree density will be achieved in part by including landscape islands in the parking area that include one tree per island. A fully automated high efficiency irrigation system will be part of the design, and native plant material will be used along with a sizable portion of the landscape serving to infiltrate storm water run off, to minimize water use.

ATTACHMENT C

This forms part of application

DP22-0096

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

gec architecture

Project Team:

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GEC Architecture

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Landscape Consultant
WSP

Client
Okanagan College

okanagan college

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE

Drawing History

Scale

Checked By
Checker

Project
OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
EXTERIOR RENDERINGS

Project Number
5870

Drawing Number
DP- 307

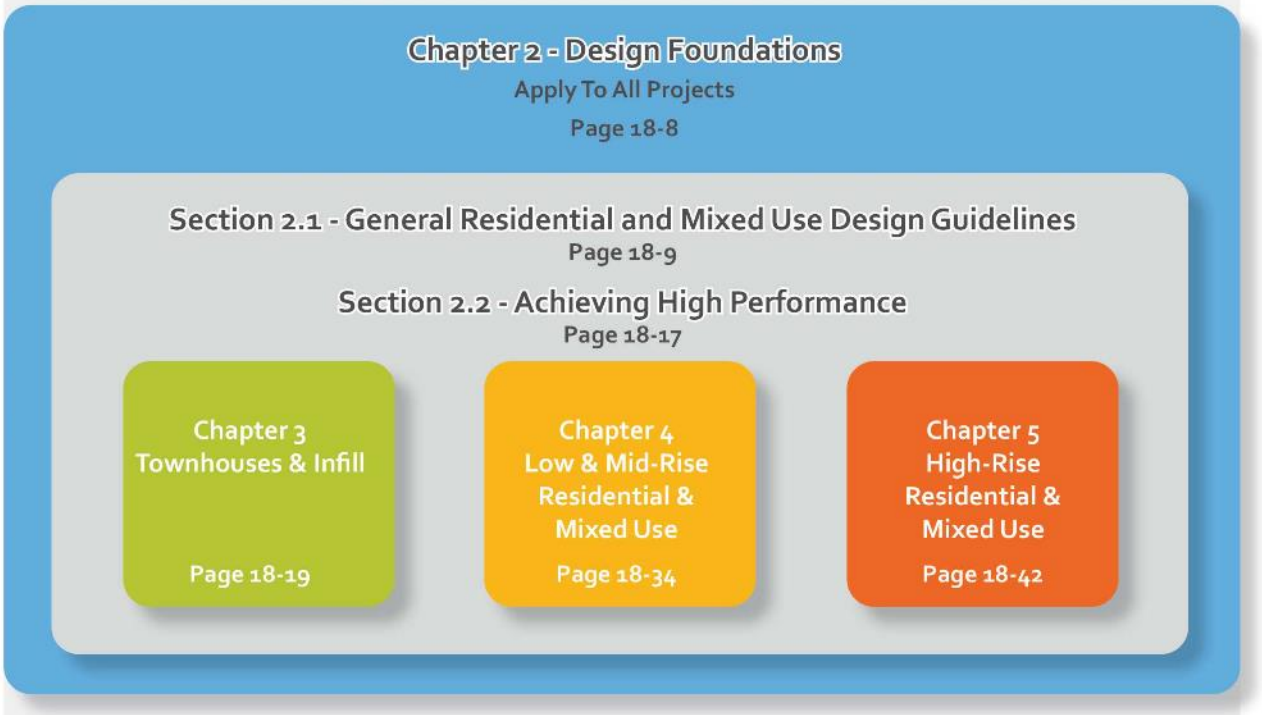
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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.



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

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.					✓	
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.					✓	
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						✓
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.				✓		
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.			✓			

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.				✓		
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planed future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.						✓
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.				✓		
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);				✓		

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.				✓		
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.				✓		
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.					✓	
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.	✓					
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.				✓		
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.				✓		
k. Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						✓
l. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.				✓		
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						✓
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to	✓					

minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.					✓	
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				✓		
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	✓					
i. Provide visible signage identifying building addresses at all entrances.	✓					

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						✓
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m 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. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.	✓					
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.	✓					
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**

a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.			✓			
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.			✓			
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.	✓					
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: • 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 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.	✓					
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**

a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.						✓
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Outdoor amenity areas						
c. Design plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.						✓
d. Design internal courtyards to: • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. • Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.					✓	
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • 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.			✓			
b. Break up the building mass by incorporating elements that define a building's base, middle and top.				✓		
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings 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.				✓		

e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.					✓	
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • 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.						✓
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.	✓					
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

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:

SECTION 7.0 INSTITUTIONAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
6.1 General Guidelines						
6.1.1 General Guidelines	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Design institutional buildings to respond to the Design Foundations and General Guidelines while respecting the need for functional (e.g. access or parking) or site-specific design solutions.						✓
b. Key institutional buildings may incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm.						✓
c. In large-scale projects, demonstrate variety in massing and materiality.				✓		
d. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. a school, a hospital, a museum).				✓		