

Development Permit & Development Variance Permit DP21-0207 DVP21-0208



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

1225 Findlay Road

and legally known as

Lot A Section 35 Township 26 Osoyoos Division Yale District Plan EPP115452

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

Multiple Dwelling Housing

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

Date of Council Decision	May 31, 2022
Decision By:	Council
Development Permit Area:	Form and Character Development Permit Area
Existing Zone:	RM3 – Low Density Multiple Housing
Future Land Use Designation:	Suburban - Multiple Unit (S-MU)

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: Findlay Development Inc., Inc.No. BC1302254

Applicant: Lime Architecture Inc. and Aplin & Martin Consultants Ltd

Planner: K. Brunet

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.

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

Section 13.9.6(b): RM3 - Low Density Multiple Housing Development Regulations

To vary the required maximum building site coverage from 40 % permitted to 42 % proposed

Section 13.9.6(f): RM3 - Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 6.0 m 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:

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$39,180.00**

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 <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

1225 & 1245 Findlay Road, Kelowna, BC

RU1

RM3

MRL

CIVIC: 1225 & 1245 Findlay Road, Kelowna, BC LEGAL: 1225: Lot 1, Plan KAP17816, KID 221251 1245: Lot A, Plan KAP15281, KID 217873

ZONING INFORMATION AND CALCULATIONS:
Current Zoning :
Proposed Zoning:
Future Land Use (at the time of Rezoning Application):

SITE INFORMATION:

37,343 ft² (1,011.3 m²) Gross Site Area= Allowable Building Site Coverage= Allowable Total Site Coverage=

F.A.R. =

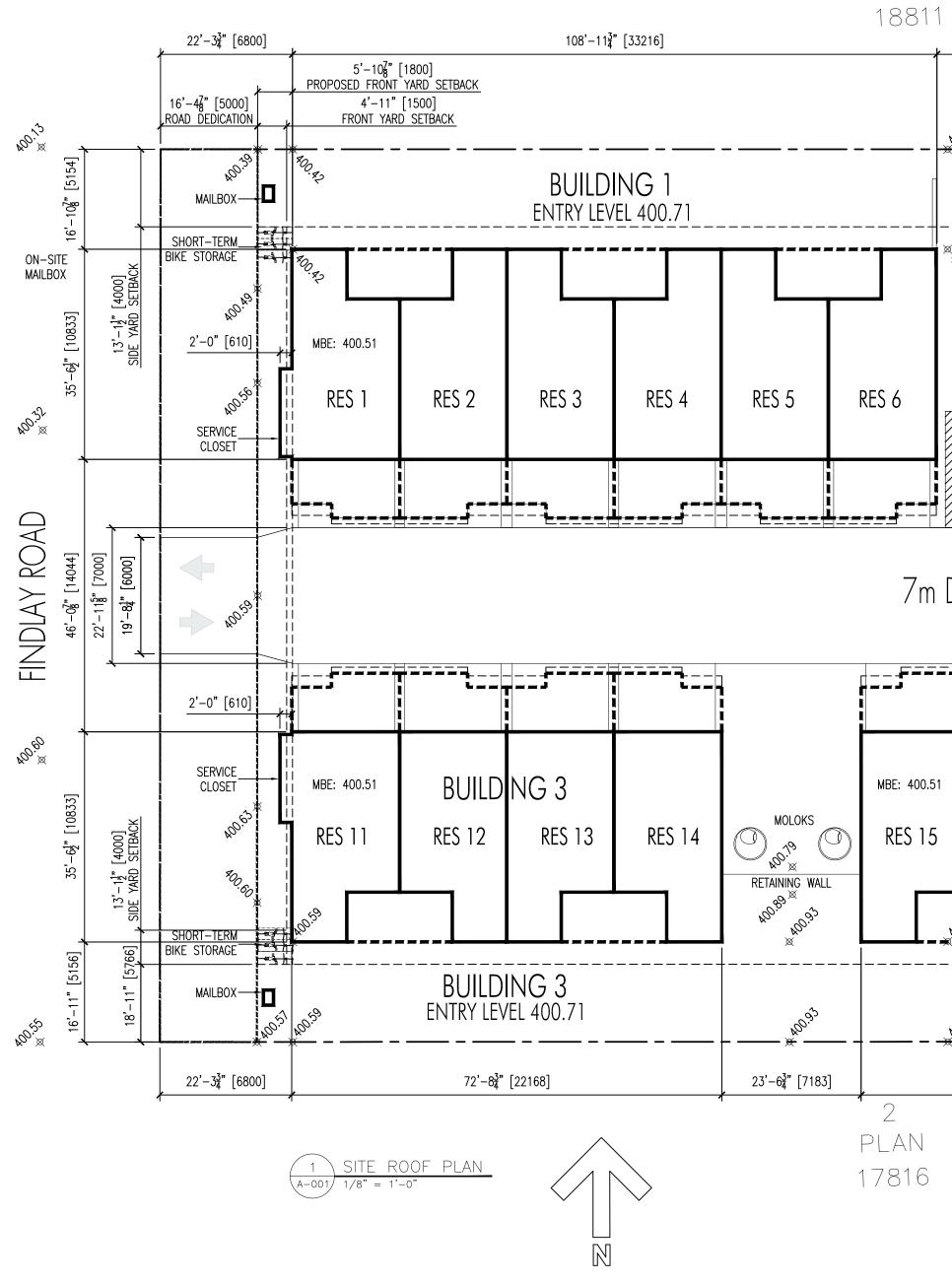
Building Height: Max. Height =

Required

50% private outdoor bonus (18,672 ft²) 65% with permeable bonus (24,273 ft²)

.8 with parking bonus (29,874 ft²)

Allowed: 10m (32.8 ft) or 3 storeys



Proposed

45% (16,749ft²) 63% (23,580 ft² including permeable pavers)

 \square

PLAN

Proposed: 9.7m (31.9 ft)/3 storeys



Yard setbacks:

Required:

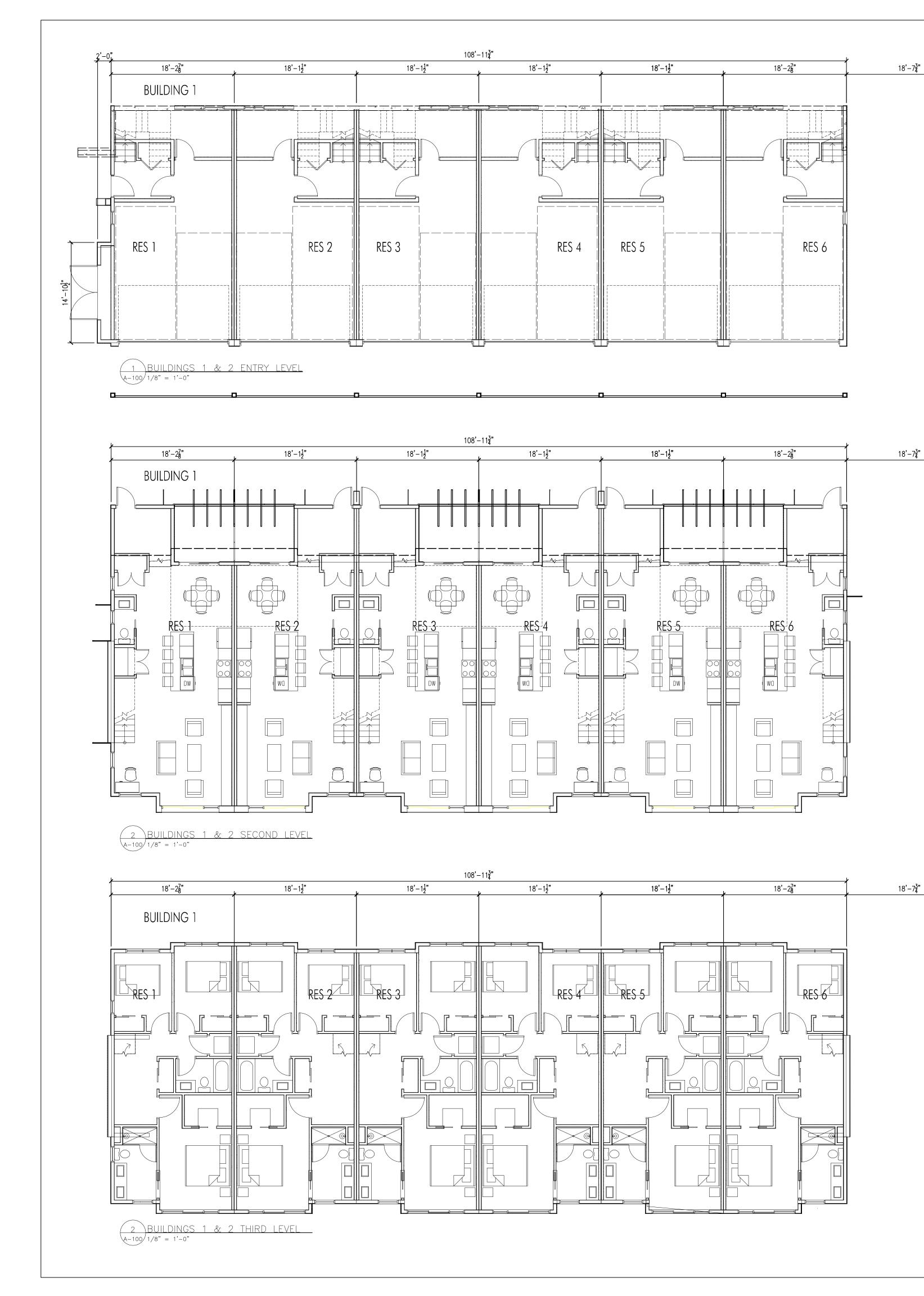
REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS

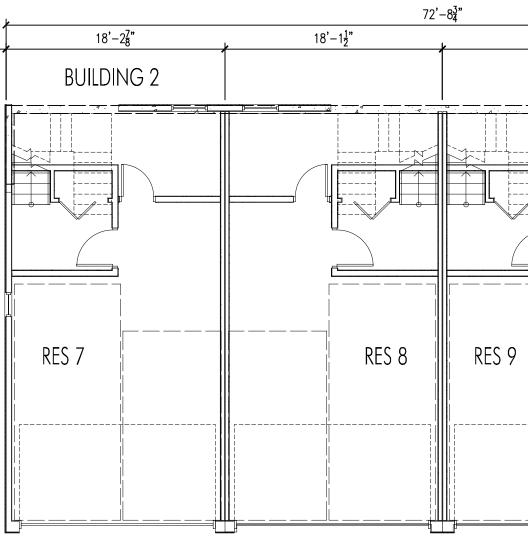
	SCHEDULEAThis forms part of application # DP21-0207 DVP21-0208 City ofPlanner InitialsKB	ARCHITECTURE INC. PHONE:250-448-7801 205-1626 Richter Street, Kelowna, BC VIY 2M3 www.limearchitecture.com INTERNET
Proposed: 1.8m 5.8m 6.0m (SOUTHWEST CORNER Proposed: 40 (garage) 3 43	ONLY) PROPOSED VARIANCE	COPYRIGHT. ALL RIGHTS RESERVED All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.
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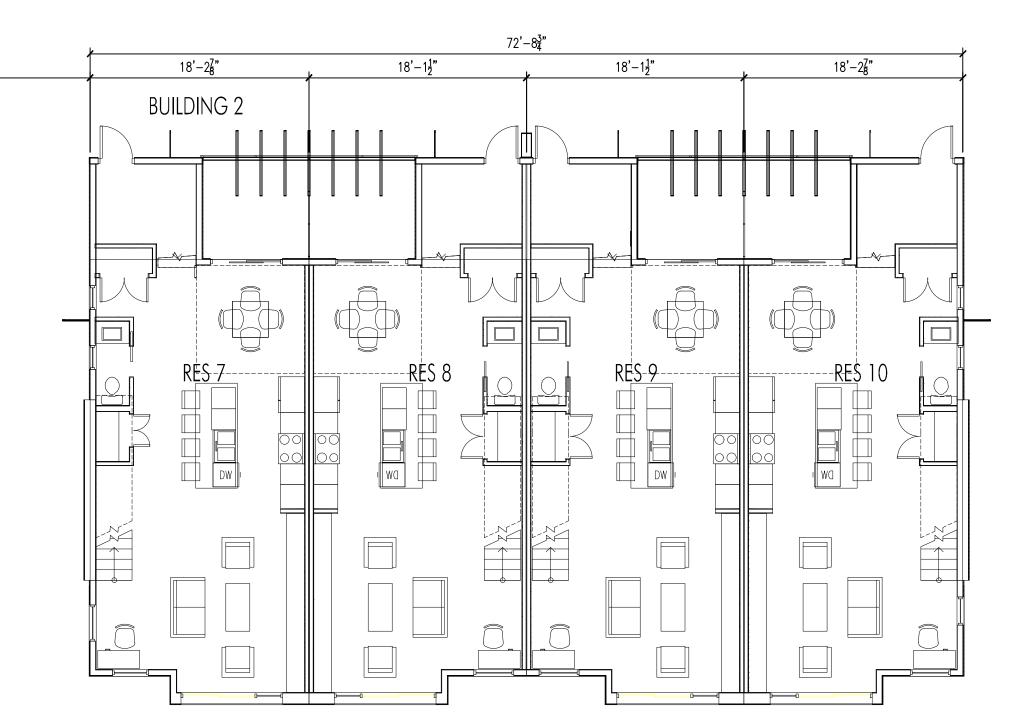


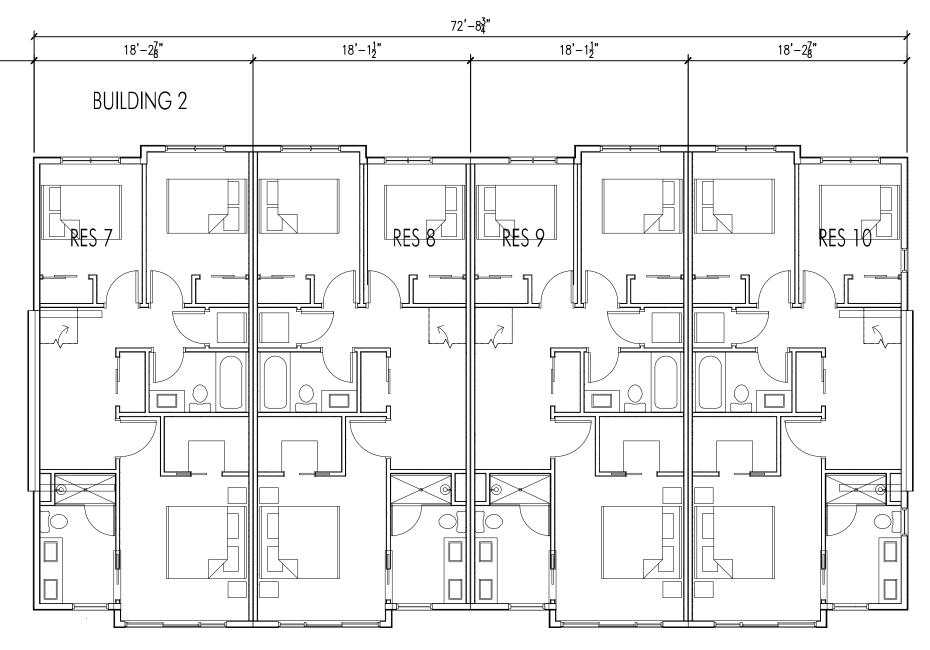
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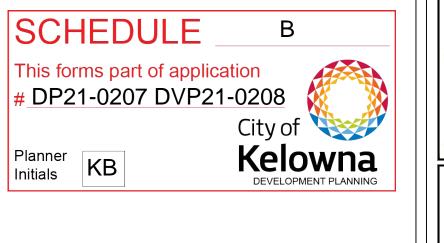


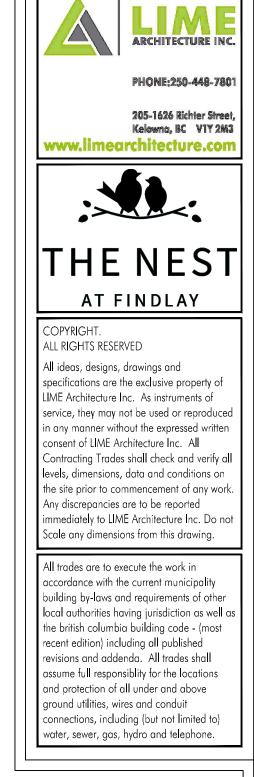


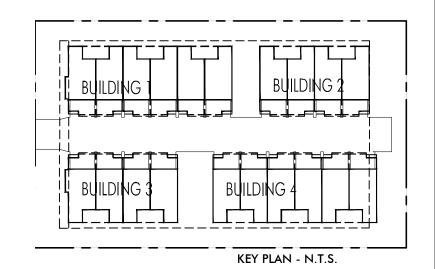


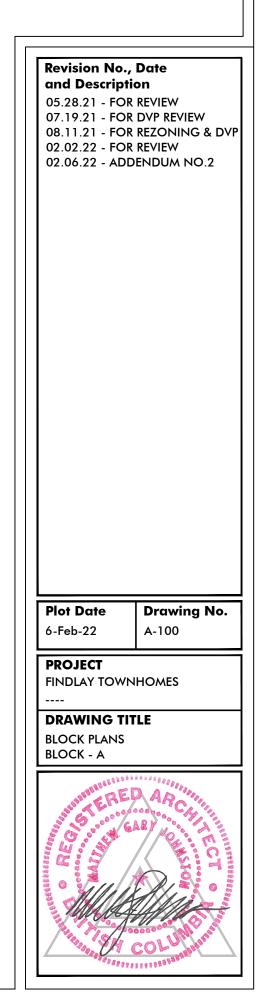


18'-1²" 18'-2²" 18'-2²" RES 10

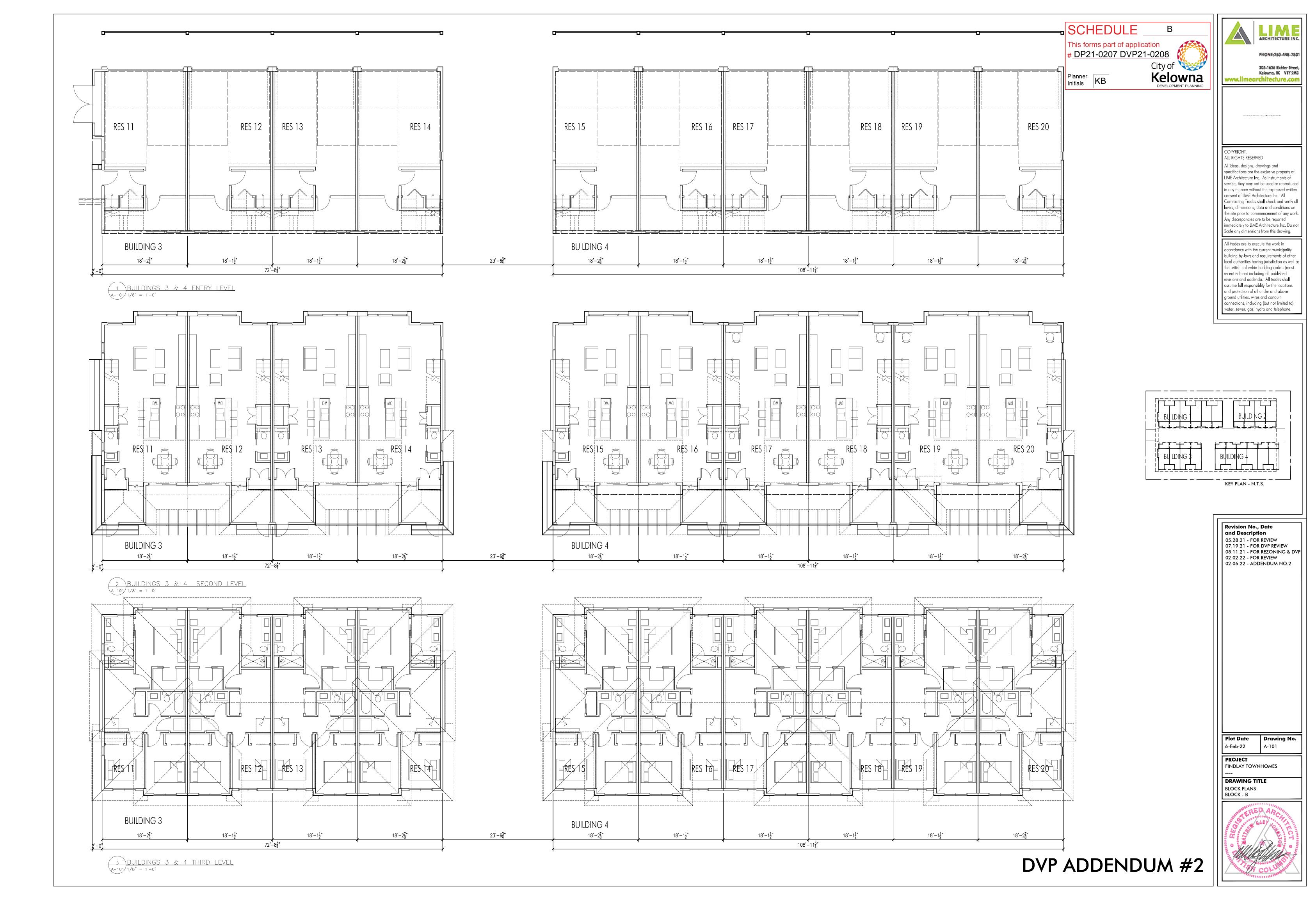


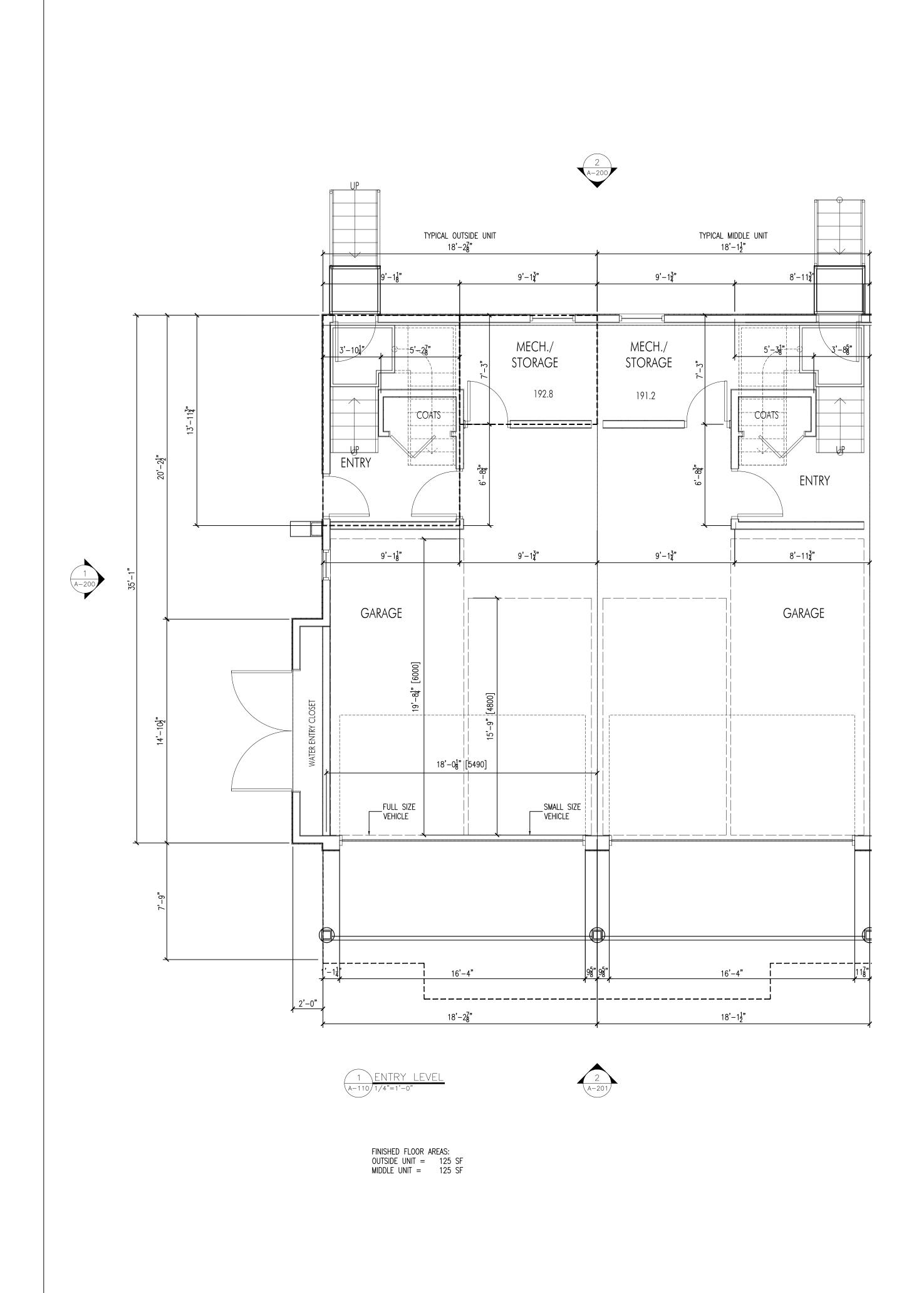


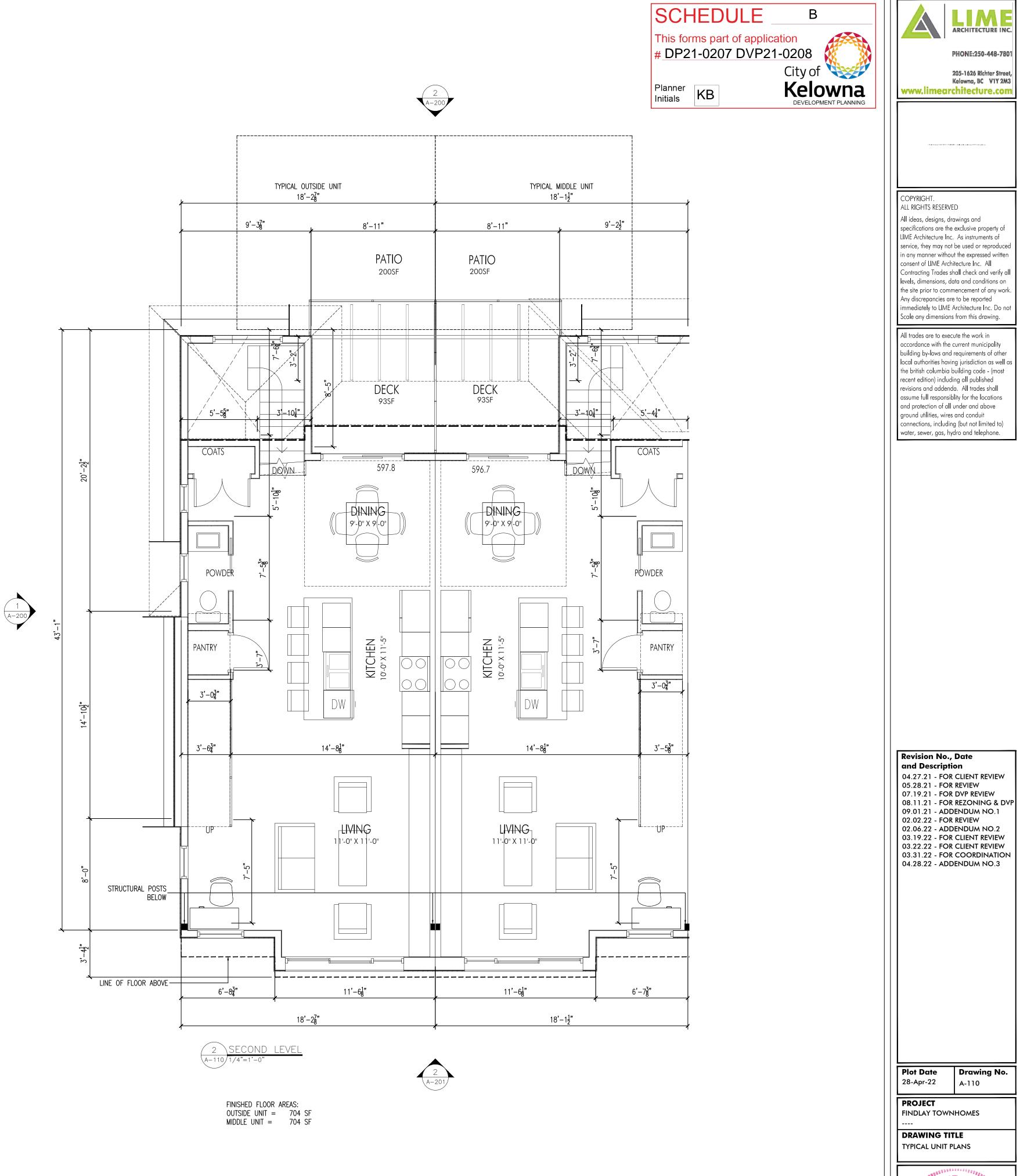


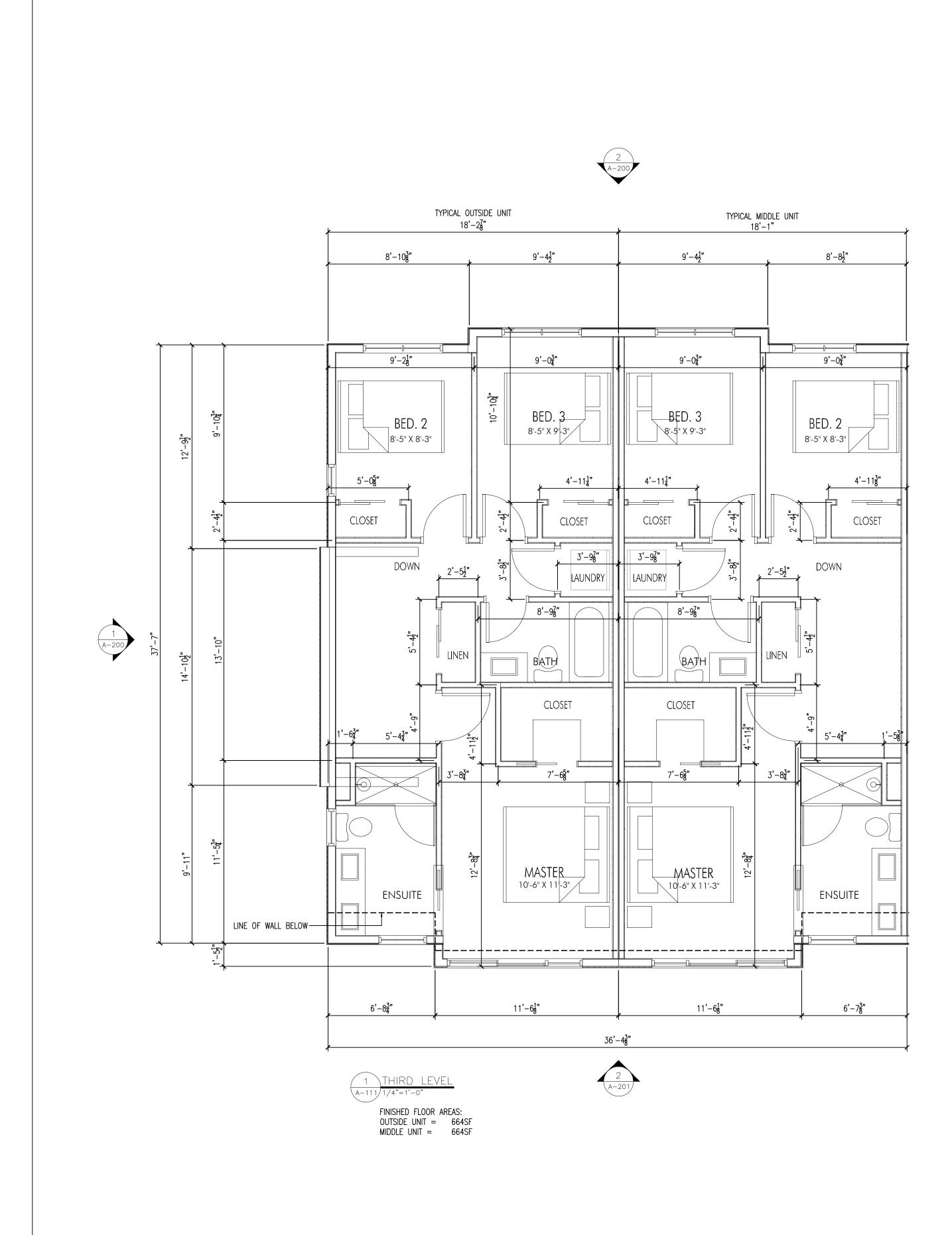


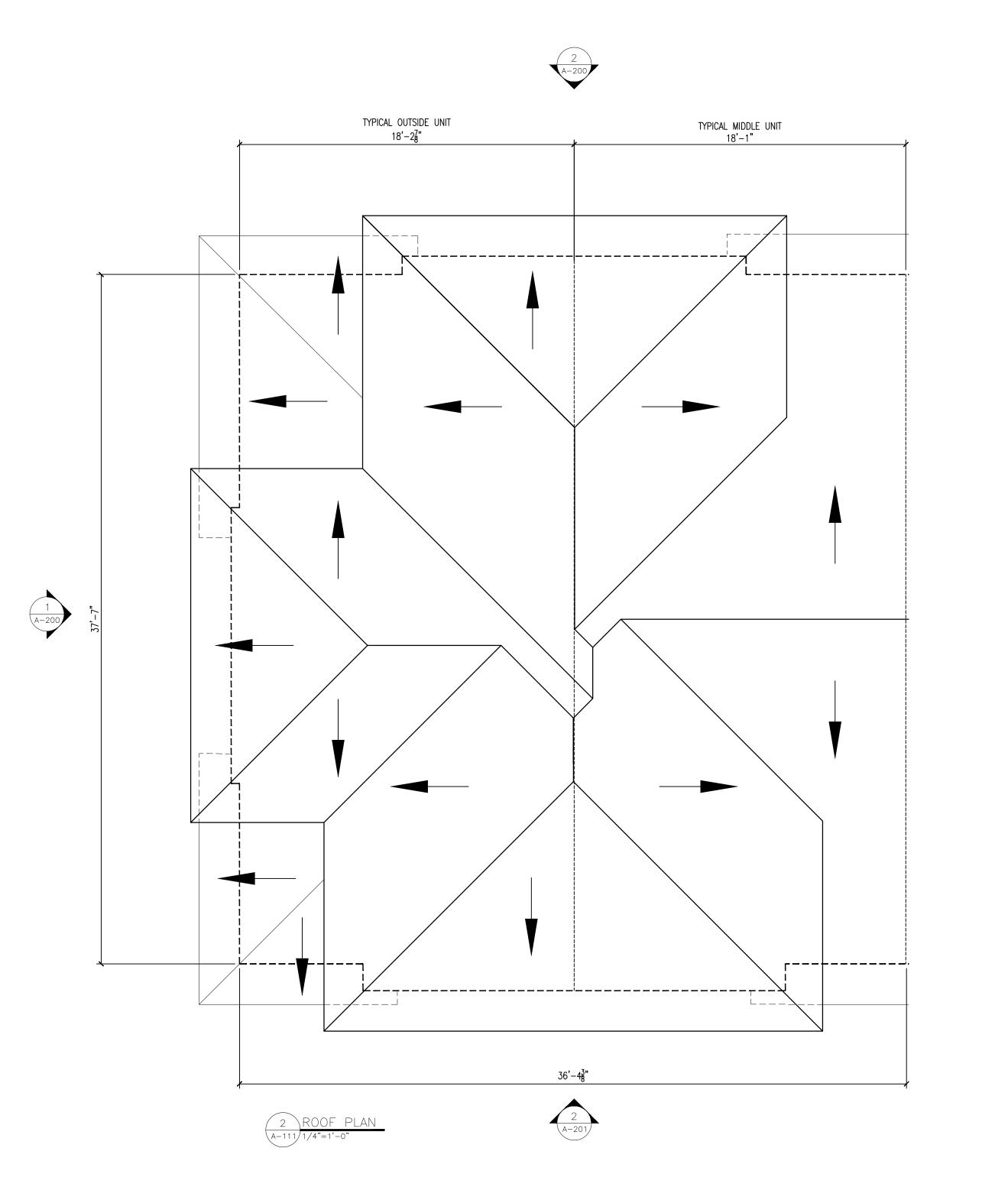
DVP ADDENDUM #2











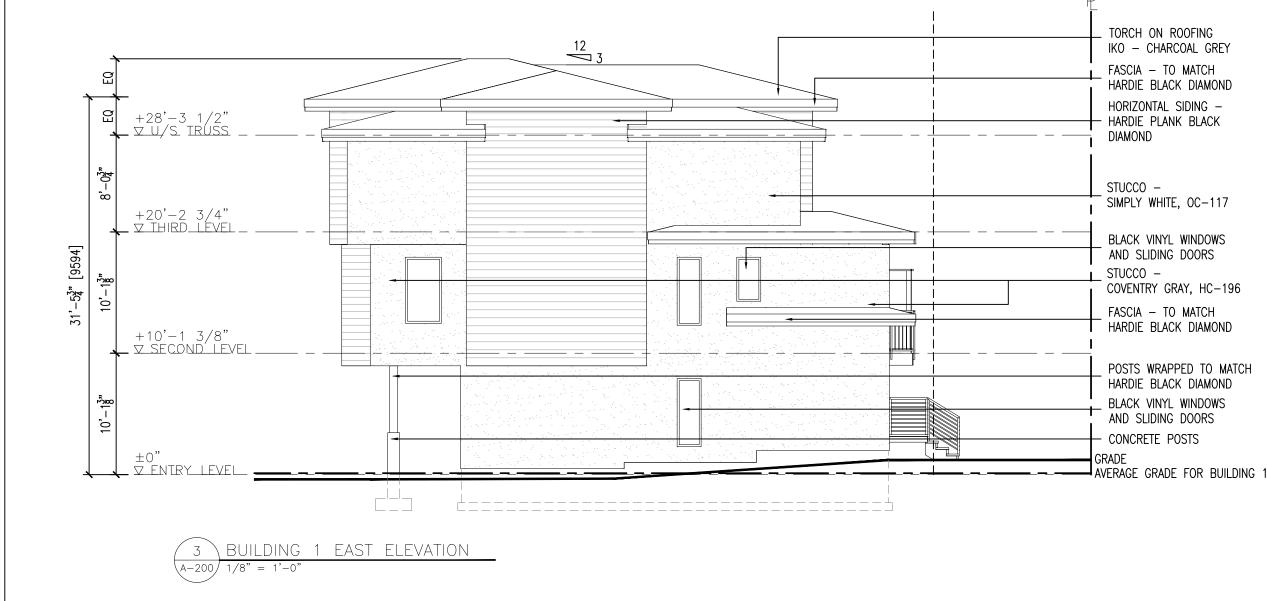


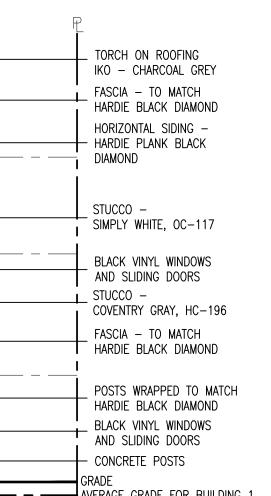
DVP ADDENDUM #2

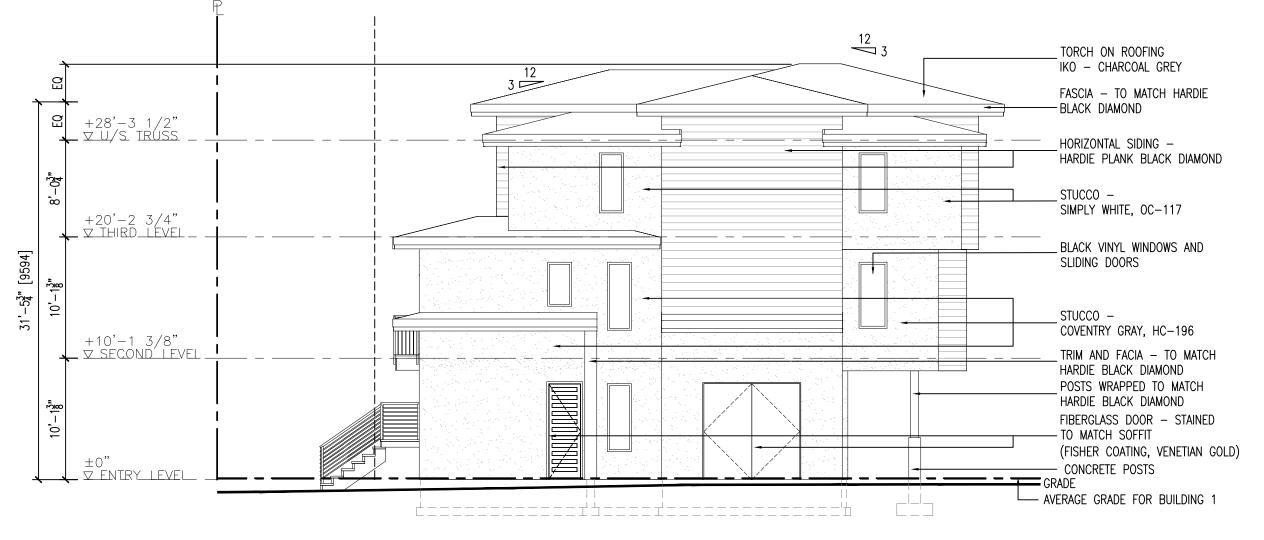
PHONE:250-448-7801 205-1626 Richter Street,
Kelowna, BC VIY 2M3 www.limearchitecture.com
THE NEST
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Revision No., Date and Description 05.28.21 - FOR REVIEW 07.19.21 - FOR DVP REVIEW 08.11.21 - FOR REZONING & DVP 02.02.22 - FOR REVIEW 02.06.22 - ADDENDUM NO.2
Plot Date Drawing No. 6-Feb-22 A-111 PROJECT FINDLAY TOWNHOMES TYPICAL LINIT PLANIS
TYPICAL UNIT PLANS











4 BUILDING 1 WEST ELEVATION $\frac{1}{(A-200)} \frac{1}{1/8''} = 1'-0''$

.01

EXTERIOR FINISHES AND COLOURS:

MANUFACTURER: JAMES HARDIE MODEL: **TEXTURE PLANK** CODE: DREAM COLLECTION FINISH: **BLACK DIAMOND** QUANTITY: ----DIMENSIONS: ----

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

FISHER COATING PURE SOFFIT **V-GROOVE VENETIAN GOLD**

JAMES HARDIE

TEXTURE PLANK

STOCK COLOUR

ARCTIC WHITE









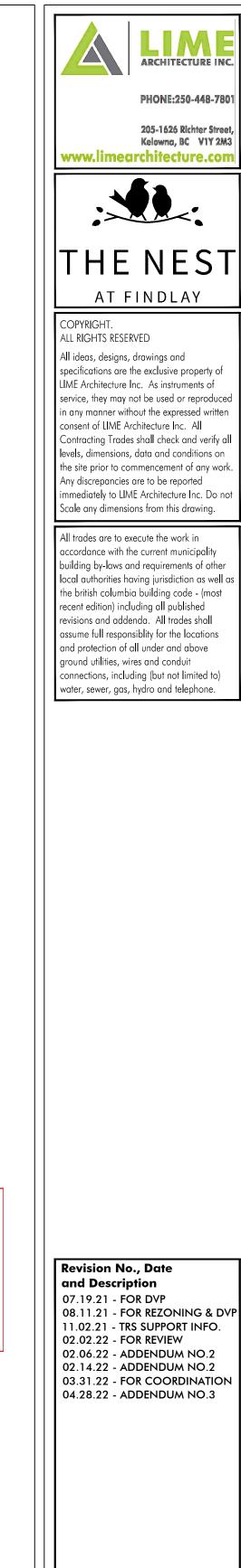
STUCCO ---(BM) SIMPLY WHITE OC-117 --------

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

STUCCO ---(BM) COVENTRY GRAY HC-169







DRAWING TITLE BUILDING BLOCK A - ELEVATIONS
Green CARF 10

Plot Date

28-Apr-22

PROJECT

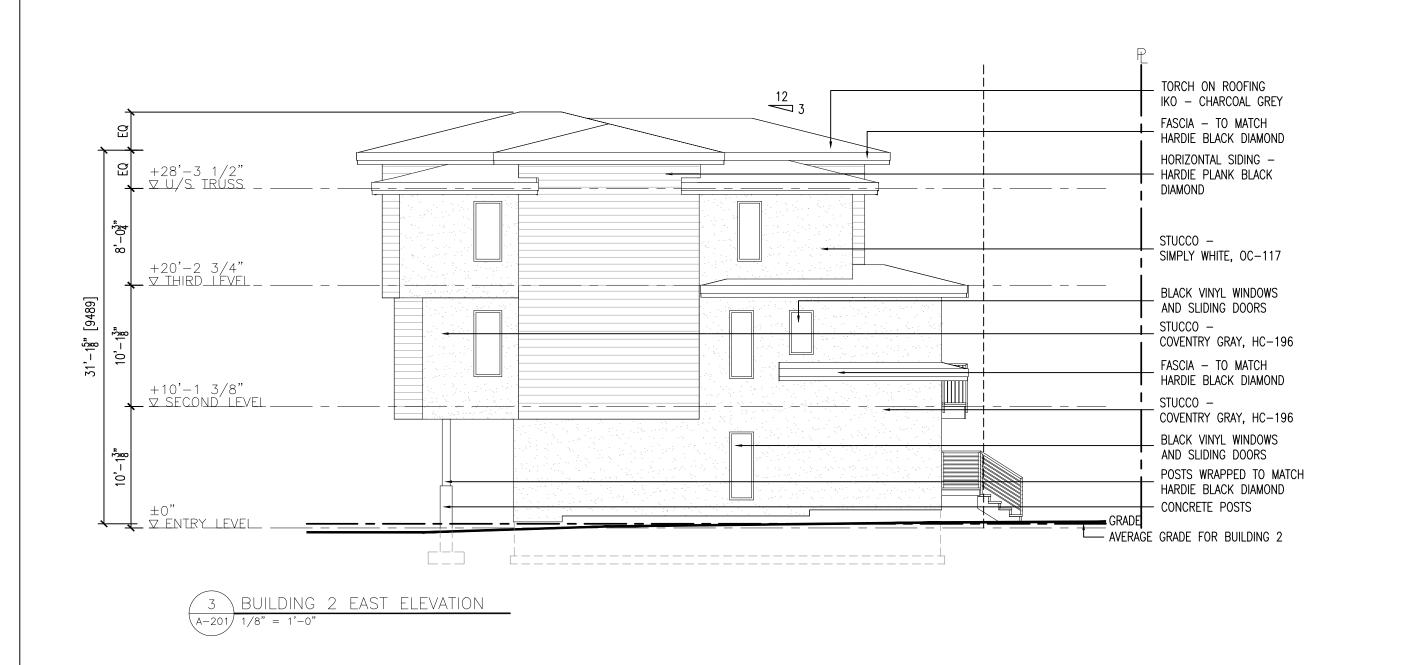
FINDLAY TOWNHOMES

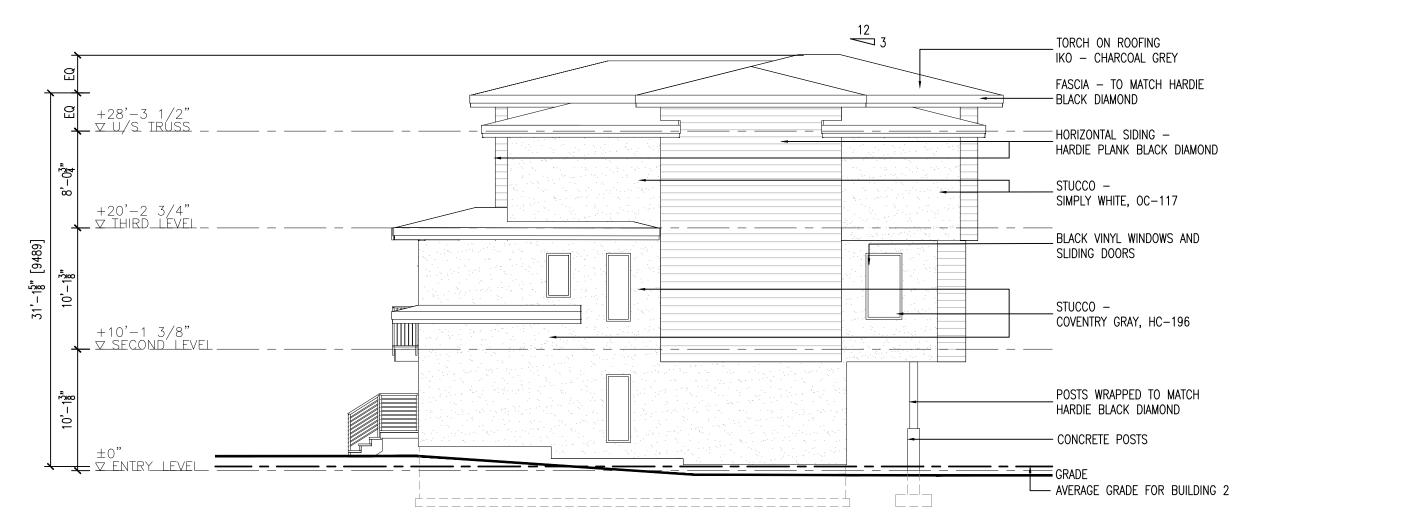
Drawing No.

A-200









4 BUILDING 2 WEST ELEVATION (A-201) 1/8" = 1'-0"

.01

EXTERIOR FINISHES AND COLOURS:

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

FISHER COATING PURE SOFFIT **V-GROOVE VENETIAN GOLD**

JAMES HARDIE

TEXTURE PLANK

BLACK DIAMOND

JAMES HARDIE

TEXTURE PLANK

STOCK COLOUR

ARCTIC WHITE

DREAM COLLECTION





MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

STUCCO ---(BM) SIMPLY WHITE OC-117 --------

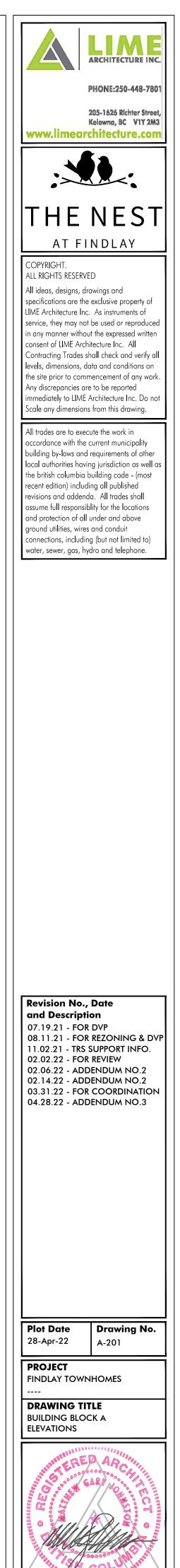
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STUCCO ---(BM) COVENTRY GRAY HC-169













EXTERIOR FINISHES AND COLOURS:

MANUFACTURER: JAMES HARDIE MODEL: **TEXTURE PLANK** CODE: DREAM COLLECTION FINISH: **BLACK DIAMOND** QUANTITY ----DIMENSIONS: ----MANUFACTURER: JAMES HARDIE MODEL: **TEXTURE PLANK** CODE: STOCK COLOUR FINISH: ARCTIC WHITE QUANTITY: ----DIMENSIONS: MANUFACTURER: FISHER COATING MODEL: PURE SOFFIT CODE: **V-GROOVE** FINISH: **VENETIAN GOLD** QUANTITY: ----DIMENSIONS:

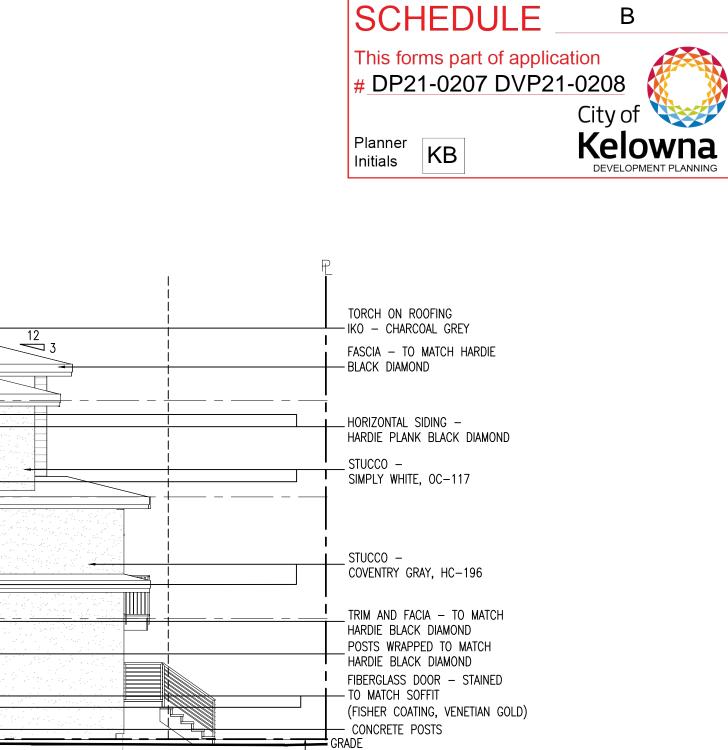
MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

STUCCO ---(BM) SIMPLY WHITE OC-117 --------

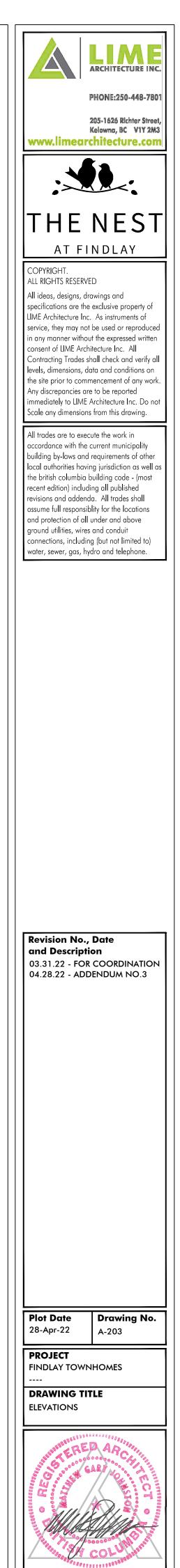
MANUFACTURER: MODEL: CODE: **FINISH**: QUANTITY: DIMENSIONS:

STUCCO ---(BM) COVENTRY GRAY HC-169





AVERAGE GRADE FOR BUILDING 3







IKO – CHARCOAL GREY
FASCIA – TO MATCH HARDIE BLACK DIAMOND
HORIZONTAL SIDING – HARDIE PLANK BLACK DIAMOND
STUCCO – SIMPLY WHITE, OC-117
BLACK VINYL WINDOWS AND SLIDING DOORS

 $(A-204) \frac{DUILUING}{1/8"} = 1'-0"$

.01

02

H

EXTERIOR FINISHES AND COLOURS:

MANUFACTURER: JAMES HARDIE MODEL: **TEXTURE PLANK** DREAM COLLECTION CODE: FINISH: **BLACK DIAMOND** QUANTITY: ----DIMENSIONS: ----

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

FISHER COATING PURE SOFFIT **V-GROOVE** VENETIAN GOLD

JAMES HARDIE

TEXTURE PLANK

STOCK COLOUR

ARCTIC WHITE





MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

STUCCO ---(BM) SIMPLY WHITE OC-117 --------

MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:

STUCCO ---(BM) COVENTRY GRAY HC-169



SCH	EDULE	В	
This form #_DP21	ns part of appli -0207 DVP2	cation 21-0208	
		City of 🥸	
Planner Initials	KB	Kelowi Development pl	

TORCH ON ROOFING IKO – CHARCOAL GREY FASCIA – TO MATCH HARDIE BLACK DIAMOND
HORIZONTAL SIDING – HARDIE PLANK BLACK DIAMOND STUCCO – SIMPLY WHITE, OC–117
STUCCO – COVENTRY GRAY, HC–196
BLACK VINYL WINDOWS AND SLIDING DOORS POSTS WRAPPED TO MATCH HARDIE BLACK DIAMOND CONCRETE POSTS GRADE
AVERAGE GRADE FOR BUILDING 4

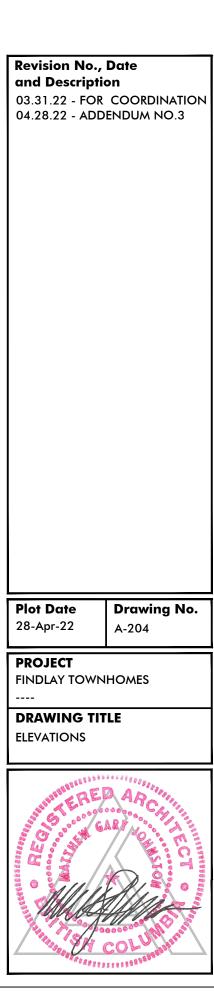
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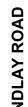
Kelowna, BC V1Y 2M3

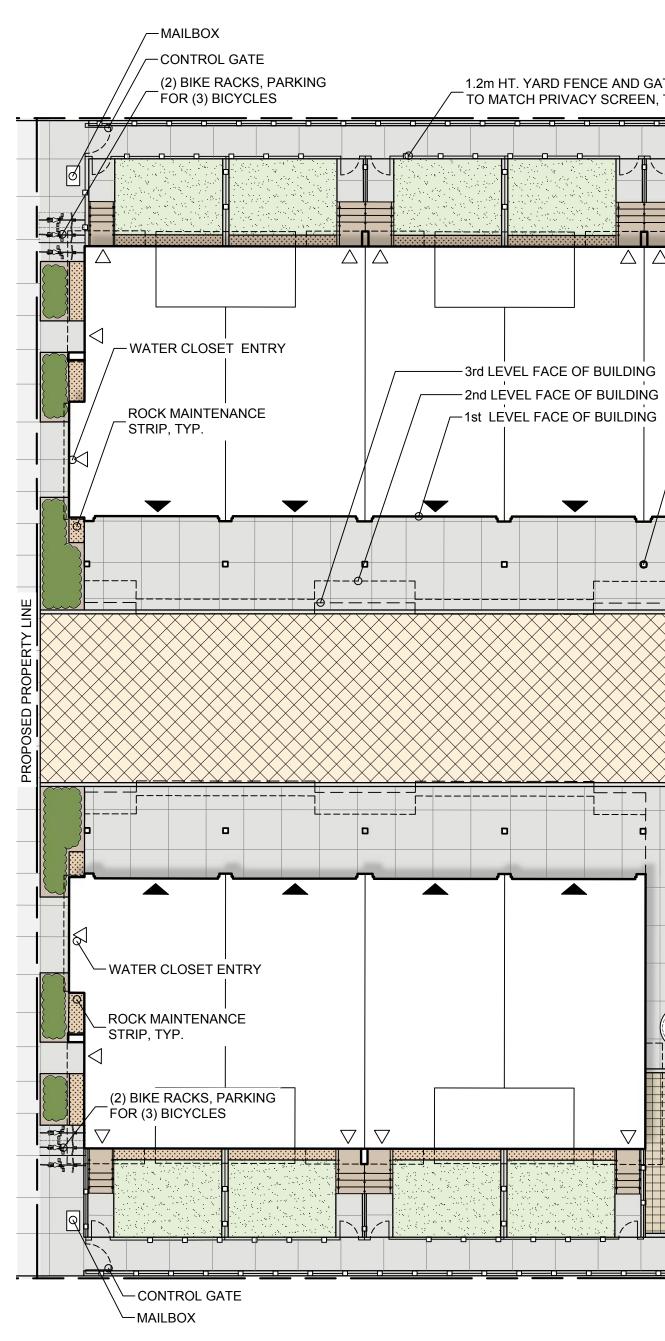
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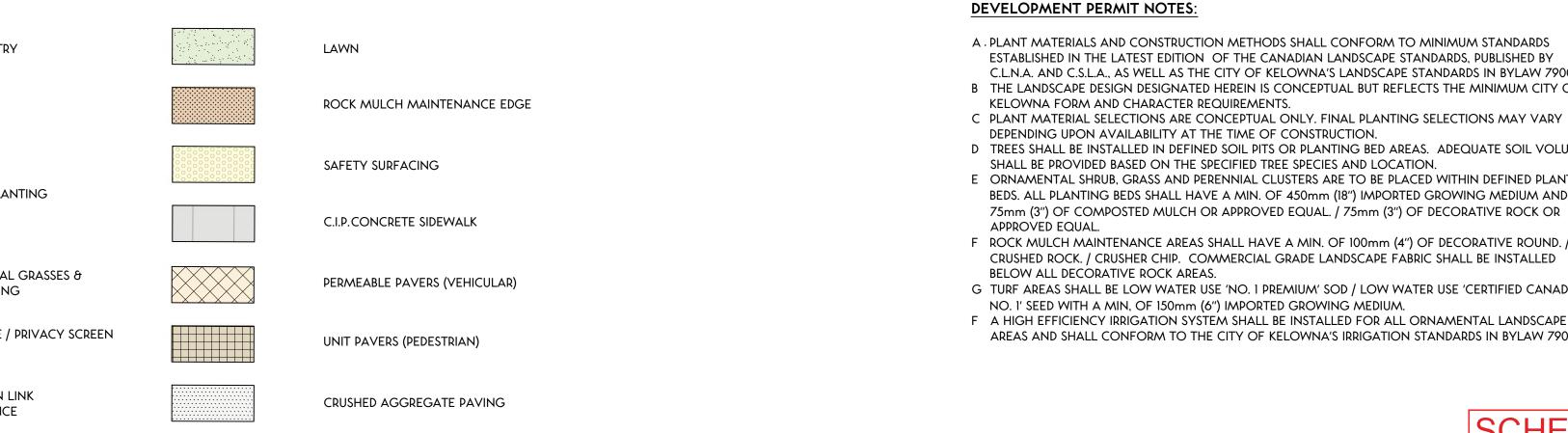


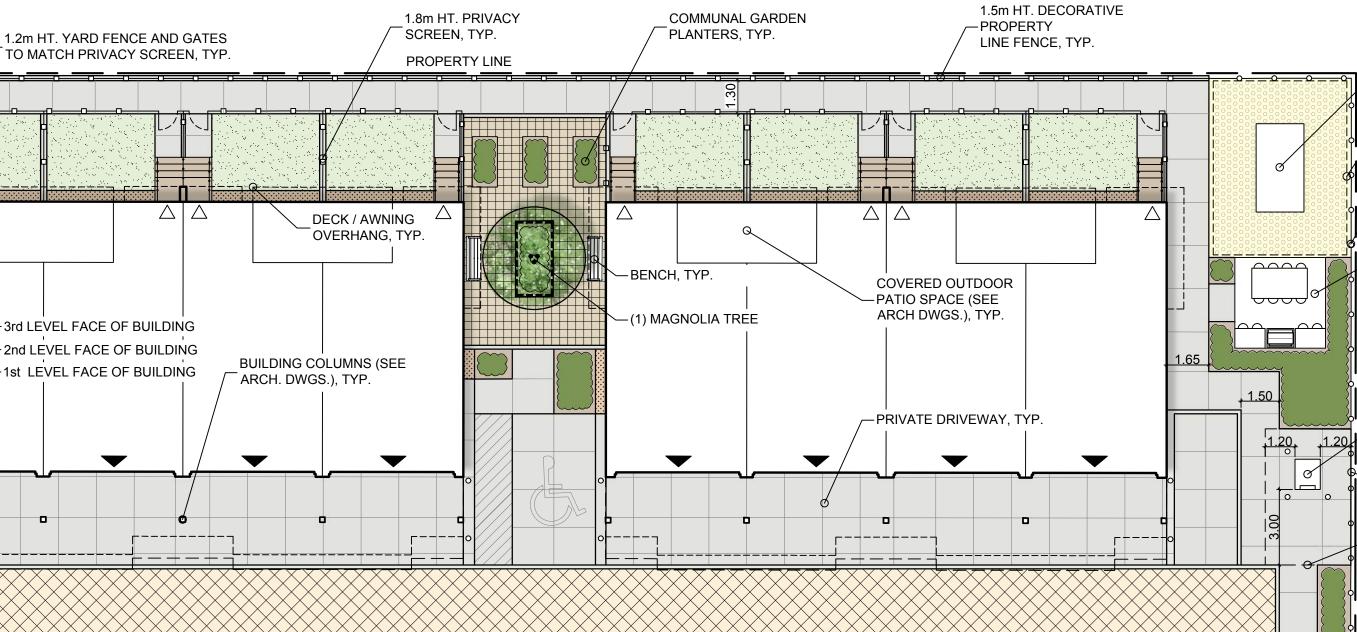


TREES					
Botanical Name	Common Name	Size/Spacing	Root		GARAGE DOOR ENTRY
Acer griseum	Paperbark maple	6cm Cal./4.0m O.C.	B&B		
Magnolia stellata	Star magnolia	6cm Cal.	B&B		
SHRUBS & VINES				\bigtriangleup	PEDESTRIAN ENTRY
Botanical Name	Common Name	Size/Spacing	Root		
Buxus sempervirens 'North Star'	North Star boxwood	#02 Cont./0.9m O.C.	Potted		
Cornus sericea 'Arctic Fire'	Arctic Fire dogwood	#02 Cont./1.5m O.C.	Potted	(THE STATE	
Euonymous fortunei 'Kewensis'	Wintercreeper	#02 Cont./0.50m O.C.	Potted		
Hydrangea aborescence 'Incrediball'	Incrediball hydrangea	#02 Cont./1.2m O.C	Potted	and the second second	
Mahonia repens	Creeping Oregon grape	#02 Cont./1.0m O.C.	Potted	o	DECIDUOUS TREE PLAN
Physocarpus opulifolius	Common ninebark	#02 Cont./1.2m O.C.	Potted		
Spiraea betulifolia 'Tor'	Tor birchleaf spiraea	#02 Cont./0.9m O.C.	Potted		
PERENNIALS					
Botanical Name	Common Name	Size/Spacing	Root		
<i>Hemerocallis</i> x 'Stella de Oro'	Stella de Oro daylily	#01 Cont./0.45m O.C.	Potted	}	SHRUB, ORNAMENTAL
Heuchera cylindrica	Roundleaf alumroot	#01 Cont./0.3m O.C.	Potted	(PERENNIALS PLANTING
<i>Liriope spicata Rudebeckia fulgida '</i> Goldstrum'	Creeping lilyturf	#01 Cont./0.45m O.C.	Potted		
	Goldstrum black-eye Susan	#01 Cont./0.75m O.C.	Potted	L ×	
Salvia 'Vilocity'	Vilocity blue salvia	#01 Cont./0.45m O.C.	Potted		DECORATIVE FENCE / I W/ CONTROL GATE
GRASSES				· · · · · · · · · · · · · · · · · · ·	W CONTROL GATE
Botanical Name	Common Name	Size/Spacing	Root		
Calamagrostis acuitiflora 'Karl Foerster'	Foerster feather reed grass	#01 Cont./1.2m O.C.	Potted		BLACK VINYL CHAIN LI
Miscanthus sinensis	Maidenhair grass	#01 Cont./1.5m O.C.	Potted		PROPERTY LINE FENCE
Pennisetum alopecuroides 'Moudry'	Black flowering fountain grass	#01 Cont./1.2m O.C.	Potted		PROPERTY LINE FENCE

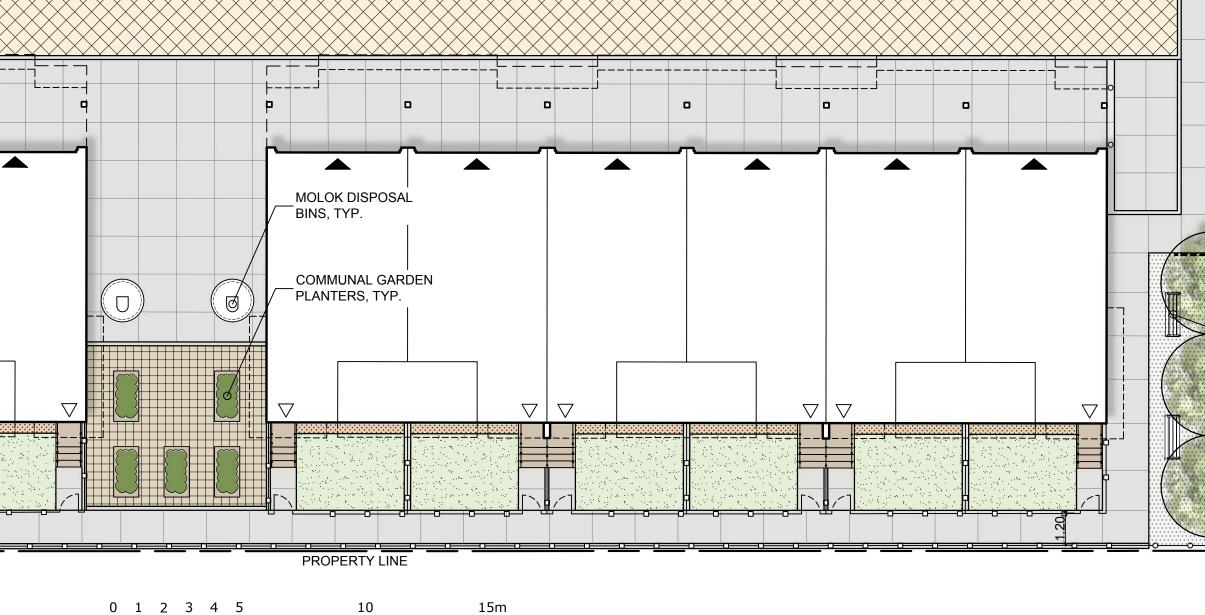








DRIVE AISLE



SCALE: 1:150

A . PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A., AS WELL AS THE CITY OF KELOWNA'S LANDSCAPE STANDARDS IN BYLAW 7900. B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF

C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION. E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND

F ROCK MULCH MAINTENANCE AREAS SHALL HAVE A MIN. OF 100mm (4") OF DECORATIVE ROUND. / CRUSHED ROCK. / CRUSHER CHIP. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED

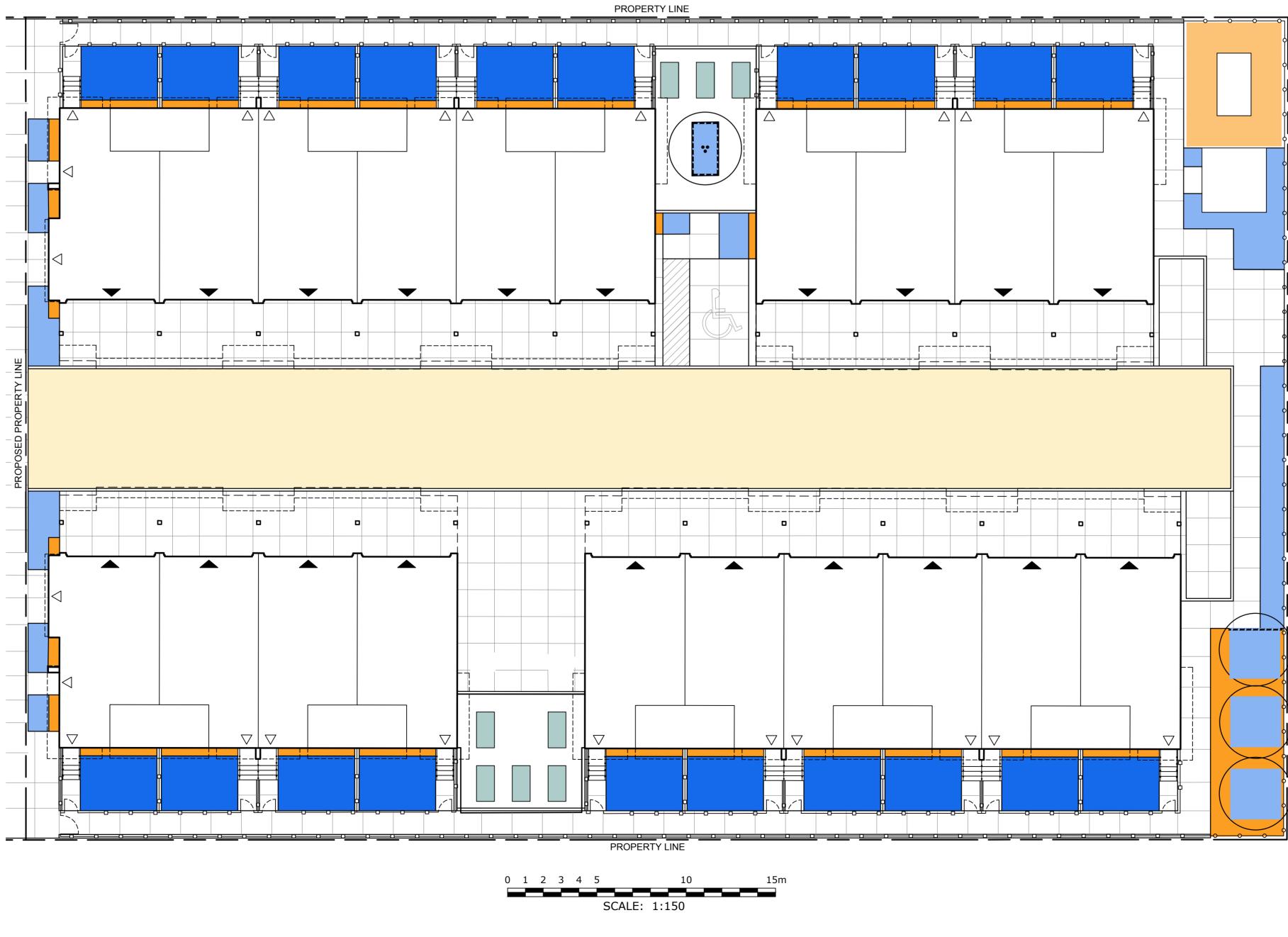
G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD / LOW WATER USE 'CERTIFIED CANADA NO. 1' SEED WITH A MIN, OF 150mm (6") IMPORTED GROWING MEDIUM.

F A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.



NORTH







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LEGEND:

HIGH WATER USE (LAWN)

MEDIUM WATER USE (ORNAMENTAL PLANTING AREA)

LOW WATER USE COMMUNAL GARDEN PLANTERS)

NO IRRIGATION - AGGREGATE

NO IRRIGATION - SAFETY SURFACING

NO IRRIGATION - PERVIOUS PAVING

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REVISIONS / ISSUED:

	MAY	
1	09/22	RE-ISSUED FOR DP
6	MAY	ISSUED FOR CITY REVIEW
0	04/22	ISSUED FOR CITY REVIEW
5	FEB	RE-ISSUED FOR DP
	11/22	RE-1330ED FOR DF
1	FEB	ISSUED FOR REVIEW
-+	10/22	ISSUED FOR REVIEW
3	NOV	RE-ISSUED FOR DP
5	01/21	RE-1886ED FOR DF
2	AUG	ISSUED FOR DP
	16/21	ISSUED FOR DF
1	JUL	ISSUED FOR REVIEW
	29/21	1330ED FOR REVIEW
NO.	DATE	DESCRIPTION





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

CLIENT:

MILLENNIAL DEVELOPMENTS SUITE 1100 - 1631 DICKSON AVE. KELOWNA, B.C.

PROJECT:

THE NEST AT FINDLAY 1225 - 1245 FINDLAY ROAD, KELOWNA, B.C.

SHEET TITLE HYDROZONE PLAN

DESIGN BY	IH
DRAWN BY	IH
CHECKED BY	DJ
PROJECT NO.	21-010
SCALE	1:150

L-2

SHEET NO.





FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundat	ions: apply to all projects and provide the ov creativity, innovation and design excell • Facilitate Active Mobility • Use Placemaking to Strengthen Neig • Create Lively and Attractive Streets & • Design Buildings to the Human Scale • Strive for Design Excellence	ence in Kelowna. hbourhood Identity & Public Spaces
The General Residential and Mi	Foundations. • The General Guidelin guidelines (e.g., Tow Residential and Mixe	es that all residential and mixed use achieve to support the Design es are supplement by typology-specific nhouses & Infill on page 18-19, High-Ris d-Use on page 18-42), which provide about form and character.
	Chapter 2 - Design Foundation Apply To All Projects Page 18-8	ns
	General Residential and Mixed Use Page 18-9 Section 2.2 - Achieving High Perfor Page 18-17	
Chapter 3 Townhouses & Infi Page 18-19	Chapter 4 Low & Mid-Rise Residential & Mixed Use Page 18-34	Chapter 5 High-Rise Residential & Mixed Use Page 18-42
Noto: Pafar to the Dacian Four	dations 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	N/A	1	2	3	4	5
(1 is least complying & 5 is highly complying)						
CHAPTER 3.0: TOWNHOUSES & INFILL						
3.1 Townhouse Guidelines						
3.1.1 Relationship to the Street						
Townhouse built form is addressing the street frontage and front doors are directly accessible from a public walkway.						√
Corner Sites: built form is addressing both street frontages and front doors are directly accessible from a public walkway.	~					
End Unit: Townhouse built forms end unit is oriented perpendicularly to the street frontage and has high quality architectural design treatment with main entrance directly accessible from the fronting street.					✓ 	
Blank façades (without window openings) proposed along the street frontages.	~					
Prominent entrance features for the main front doors such as stoops, porches, recessed entries, and canopies are provided.				~		
Appropriate transition between public and private realm is being achieved by changes in grade, decorative railings, and planters.	~					
3.1.2 Scale and Massing						
Proposed built form is sympathetic to the neighbourhood context and providing sensitive transition to the adjacent context (existing and future buildings, parks, and open spaces)				~		
Built Form is establishing a consistent rhythm along the street frontage with articulation of individual units through integration of projections/ recesses (entries and balconies), change in materials of the façade.						~
Townhouse block is comprising of maximum 6 units.						~
3.1.3 Site Planning			•			·
Proposed townhouse development is responding sensitively to topography, environmental features and enhancing privacy, livability, safety, and accessibility to the surrounding open space network (if applicable).					✓	
Townhouse development is a gated or walled community (such communities are discouraged)	√					
Proposed townhouse development has a communal amenity building.	✓					
Proposed pedestrian connections are framed with entrances and window openings to provide active edges.	~					

ATTACHM	ENTB						
This forms part of a # DP21-0207 D							
	City of						
Planner Initials KB	Kelowna		1	-	1	-	
	RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
	(1 is least complying & 5 is highly complying)						
	Proposed development is providing pedestrian pathways on site to						v
	connect the main building entrances, visitor parking areas, to adjacent						
	pedestrian/trail/cycling networks and municipal sidewalks (if applicable).						
	Internal pedestrian and vehicular circulation patterns are integrated and						✓
	connected to existing and planned public street network.						
	Minimum building separation of 10-12m is provided to accommodate		✓				
	sunlight, reduce overlook between buildings and neighbouring properties.						
	Building projections such as balconies are not provided within the			1		✓	
	setback areas, streets, and amenity areas of the proposed development.						
	Front yard setbacks on internal roads are responding to the height of the	✓		1			
	townhouses, for 3 storeys townhouses greater setback is provided to						
	improve livability and solar access.						
	3.1.4 Open Spaces						
	Townhouse units are designed to have easy access to useable private or						\checkmark
	semi-private outdoor amenity space.						
	Front yards are designed to include a pathway from the fronting street to						\checkmark
	the primary entrance of the unit, landscaping, and semi-private outdoor						
	amenity space.						
	Rear yard with undeveloped frontages along streets and open spaces	\checkmark					
	should be avoided.						
	Design of private outdoor amenity spaces is having access to sunlight.					✓	
	Design of private outdoor amenity spaces is having a railing or fencing to						~
	increase privacy.		-		-		
	Design of private outdoor amenity spaces is having landscaped areas to					v	
	soften the interface with the street or open spaces. Design of front patios provide entrance to the unit and is raised a		√				
	minimum of 0.6m and maximum of 1.2m to create a semi-private zone.		ľ				
	Roof patios are provided with parapets with railings and minimize direct	✓					
	sight lines into nearby units.						
	Roof patios have access away from primary facades.	✓		1			
	Balconies are designed to inset or partially inset and offer privacy,	✓	1	1	1		
	shelter, reducing building bulk and minimize shadowing impact.						
	Minimum of 10% of total site areas is allocated to common outdoor amenity area.						~
	· · · · · · · · · · · · · · · · · · ·						
	Outdoor amenity area provides landscaping, seating, play space and other elements that encourage gathering or recreation.						ľ
	Outdoor amenity areas are preferred to be located centrally (should not					\checkmark	
	be in an isolated, irregularly shaped areas or impacted by parking,			1			
	mechanical equipment, or servicing areas).			1			
	-	1	<u> </u>	1	<u> </u>		

Kelowna RATE PROF	OSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
	mplying & 5 is highly complying)						
Larger town amenity are other ecolog	house development is providing generous shared outdoor a that integrates play spaces, gardening, storm water and gical features, pedestrian circulation, communal amenity d other communal uses.					•	
shared spac (example: p	d network of townhouse development is serving as additional e and is provided with high-quality pavement materials ermeable pavers).						•
playing) are							~
3.1.5 Site S	ervicing, Access, and Parking						
) is provided to frame building entrances, soften edges, ng garages and to break up long facades.					~	
	ng: Waste collection systems such as, Molok bins are located ny public views.						~
Parking						1	
	s facing public streets are provided with a rear-access garage d tuck under parking.					~	
	, centralized parking areas that eliminate the need to rking into individual units are provided.	~					
are accepta	uses facing strata roads, front garages and driveway parking ole. Front garages are architecturally integrated into the main building entrances are provided with weather						 ✓
Garage doo impact.	s are appropriately recessed and designed to limit the visual						~
provided in	ng with pedestrian connections to the townhouse units is an accessible location (adjacent to townhouse blocks or parking integrated with shared outdoor amenity space).						√
Access				1			
safe access							~
	nouse developments with internal circulation pattern are th a minimum of two access/egress points within the site.	~					
building inte							~
networks ar	icular circulation, including pedestrian and open space e integrated and connected to the existing and planned pen space network.						~
3.1.6 Buildi	ng Articulation, Features, and Materials						
-	signed and articulated to reflect positive attributes of the pool character.	~					
υ.	articulate façade: Recessing or projecting of architectural nighlight the identity of individual units.						~

ATTACHMENT B

This forms part of a # DP21-0207 DV							
Planner Initials KB							
i	RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
	(1 is least complying & 5 is highly complying)						
	Strategy to articulate façade: main entrance and rooflines features, and						✓
	other architectural elements have been incorporated in the design.						
	Infill townhouses are designed to incorporate design elements,	 ✓ 					
	proportions and other characteristics found within the neighbourhood.						
	Infill townhouses are provided with durable, quality materials similar or						~
	contemporary to those found within the neighbourhood.						
	Privacy of units is maintained on site and on adjacent properties by				\checkmark		
	minimizing overlook and direct sight lines from the building. The						
	following strategies have been incorporated in design:						
	Off setting the location of windows in facing walls and locating						
	doors and patios to minimize privacy concerns;						
	Use of clearstory windows;						
	Use of landscaping or screening; and						
	Use of setbacks and articulation of the building.						
	Large townhouse developments with internal circulation pattern are	~					
	providing modest variation between different blocks of townhouse units,						
	such as change in colour, materiality, building and roof form.						

ATTACHMENT B







