ATTACHMENT A
This forms part of application
DP19-0195 DVP19-0196
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT

Development Permit & Development Variance Permit

City of Kelowna

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

145 Sadler Road

and legally known as

Lot A, Section 26, Township 26, ODYD, Plan EPP96765

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

Residential and Commercial Mixed Use

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

Date of Council Decision	July 12, 2022
Decision By:	COUNCIL
Development Permit Area:	Form & Character Development
Existing Zone:	C4 – Urban Centre Commercial
Future Land Use Designation:	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: Studio 33 Properties Ltd., Inc. No. BC1137489

Applicant: Pacific West Architecture Inc. – Patrick Yang

_____ _____

Terry Barton
Development 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 with variances to the following sections fo Zoning Bylaw No. 8000:

Section 14.4.5(c): C4 – Urban Centre Commercial Development Regulations
To vary the required maximum height from 15.0 m or 4 storeys permitted to 17.7 m and 5 storeys proposed.

Section 14.4.5(e): C4 – Urban Centre Commercial Development Regulations
To vary the required minimum side yard from 8.71 m permitted to 4.5 m proposed.

Section 14.4.5(h)(i): C4 – Urban Centre Commercial Development Regulations
To vary the required minimum setback for a portion of a building above 16.0 m or 4 storeys from 3.0 m permitted to 0.0 m proposed on the east side of the building and 1.0 m on the west side of the building.

Section 14.4.6(e): C4 – Urban Centre Commercial Other Regulations
To vary the required functional commercial space on the first floor from 75% required to 16.4% 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 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 **$61,243.75**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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

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

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

ATTACHMENT A
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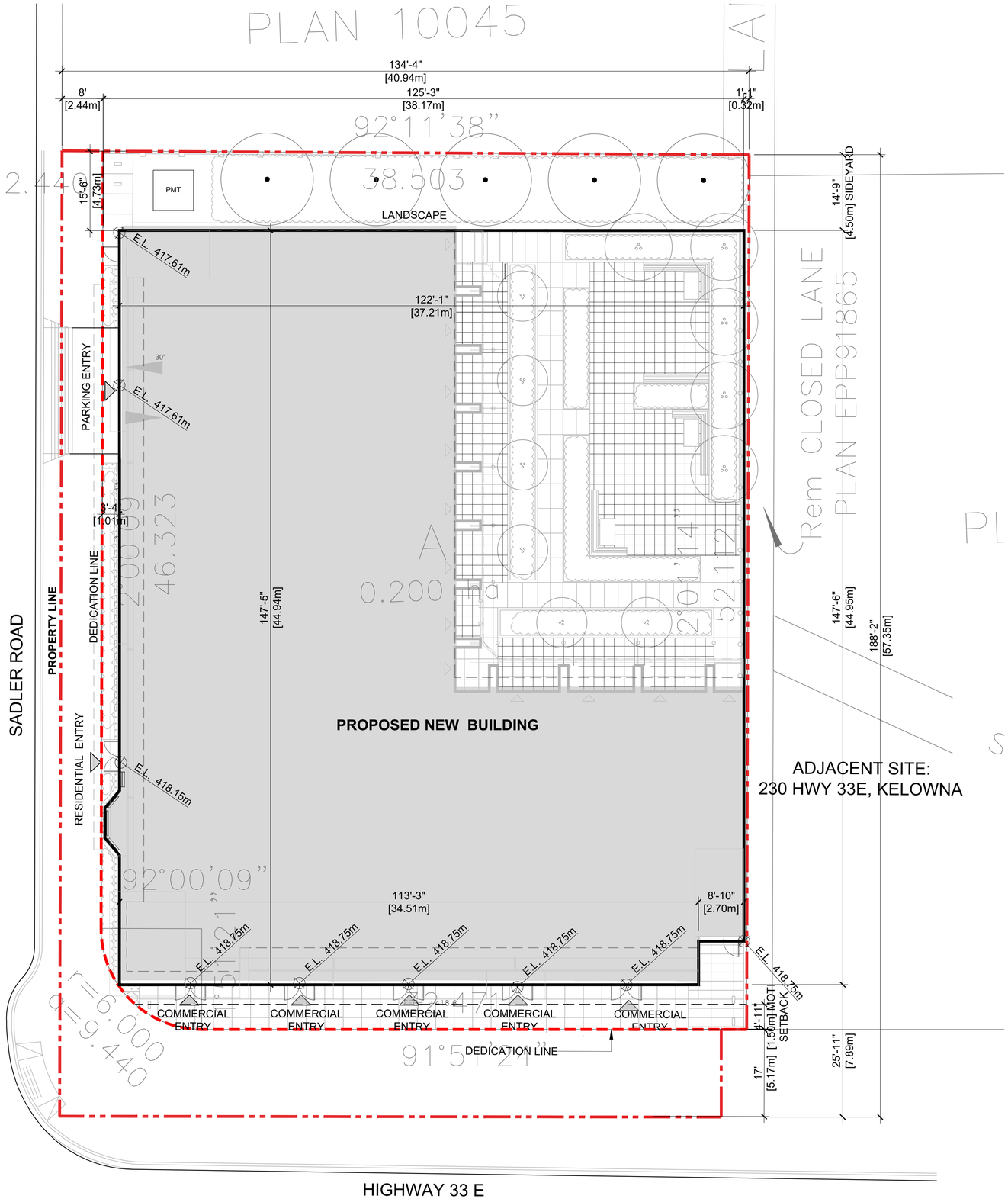

1 SITE PLAN
Scale: 3/32"= 1'-0"

SCHEDULE A

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Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

PWA

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west
architecture

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Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REGISTERED ARCHITECT
XU YANG
BRITISH COLUMBIA

2022-06-07

REVISIONS
1

ISSUES		DATE
9	REISSUED FOR DP	JUN-06-2022
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1	ISSUED FOR REZONING AND DP	FEB-06-2018

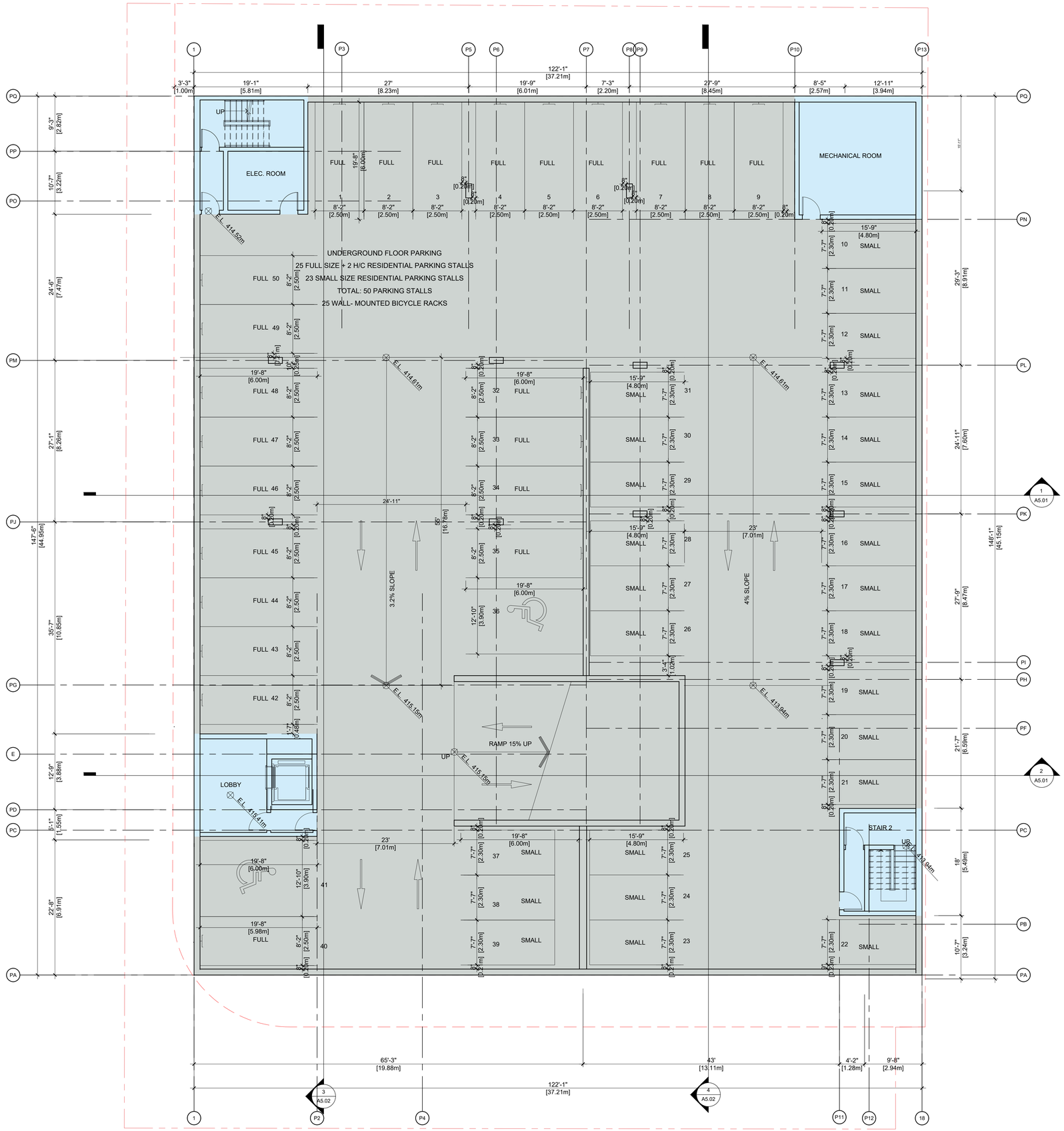
PROJECT NUMBER	A125
DRAWN BY	WW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

PROJECT
MIXED-USE DEVELOPMENT

HWY 33 & SADLER KELOWNA,B.C.

DRAWING TITLE
SITE PLAN AND STATISTICS

DRAWING No.
A1.02



0 5 10 15(M)

0 10 20 30 40 50 (FT)

1 UNDERGROUND PARKING PLAN
Scale: 1/8"= 1'-0"

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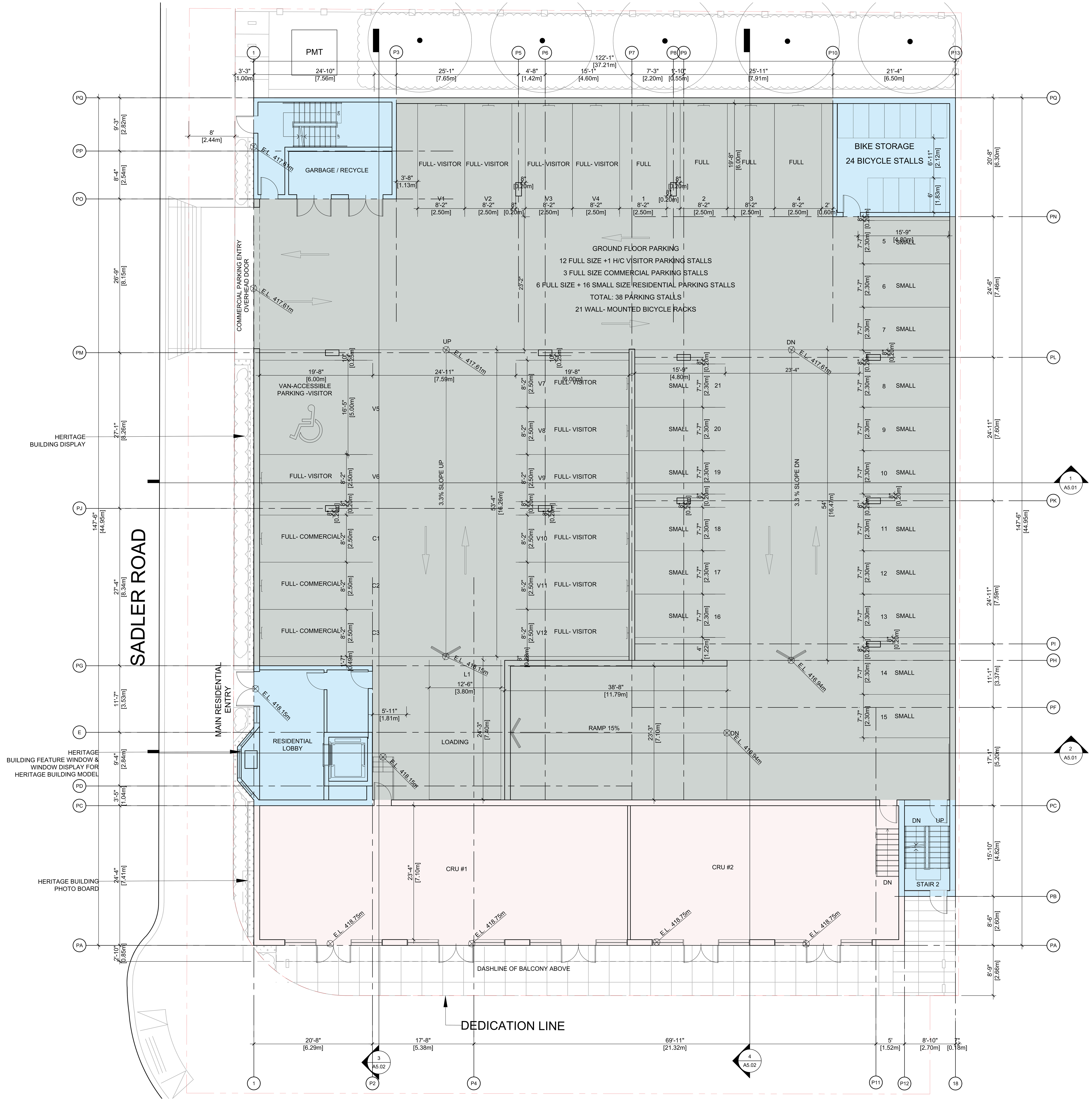
PROJECT
MIXED-USE DEVELOPMENT
HWY 33 & SADLER
KELOWNA,B.C.

DRAWING TITLE
UNDERGROUND FLOOR PLAN

DRAWING No.
A2.01



SCHEDULE A

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City of Kelowna COMMUNITY PLANNING

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CHECKED BY PY

DATE CHECKED

CONSULTANT

PROJECT

MIXED-USE DEVELOPMENT

HWY 33 & SADLER
KELOWNA,B.C.

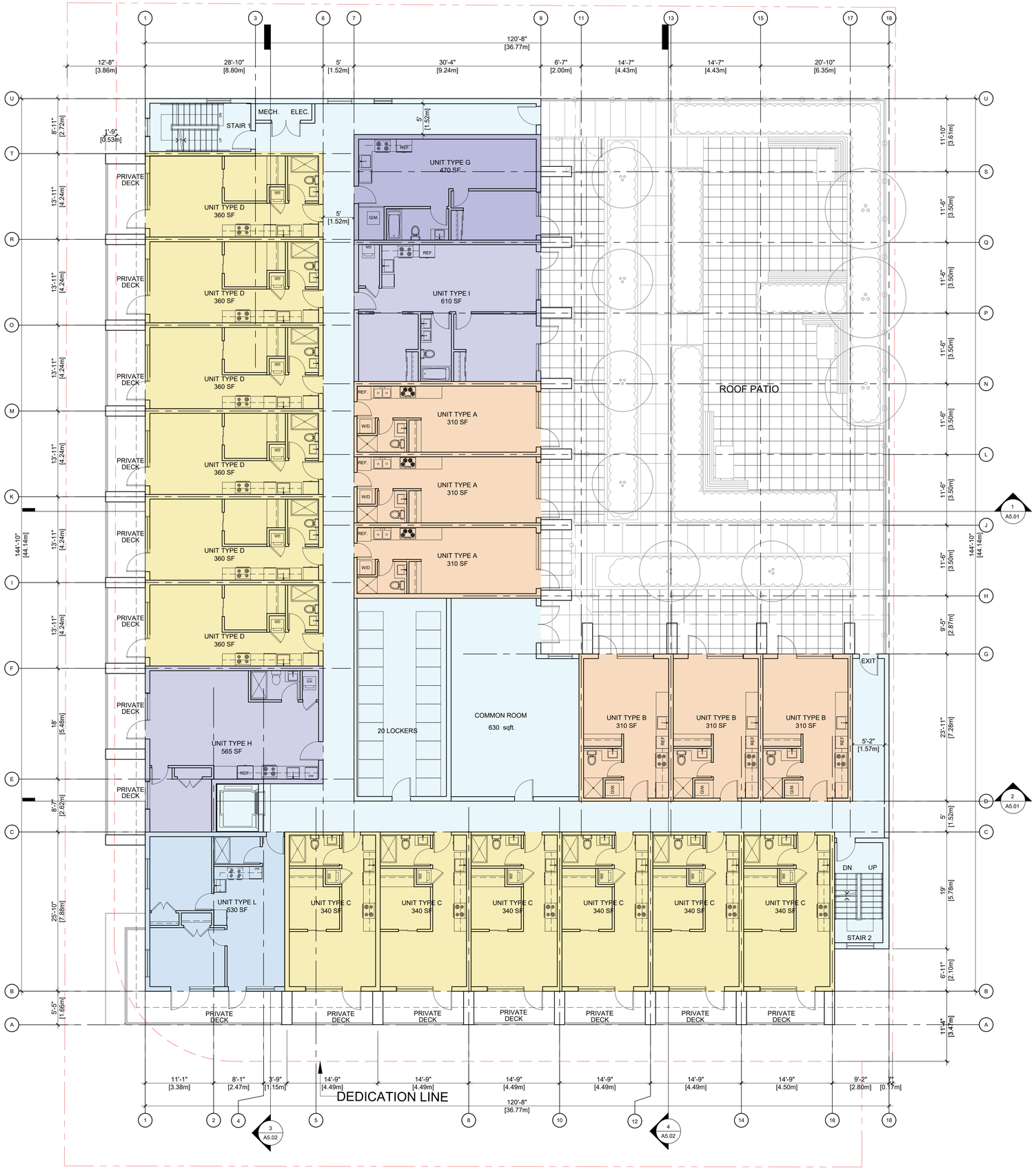
DRAWING TITLE

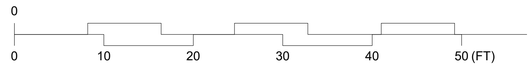
GROUND FLOOR PLAN

DRAWING No.

A2.02

1 GROUND FLOOR PLAN
Scale: 1/8"= 1'-0"





1 2ND FLOOR PLAN
Scale: 1/8"= 1'-0"

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COMMUNITY PLANNING
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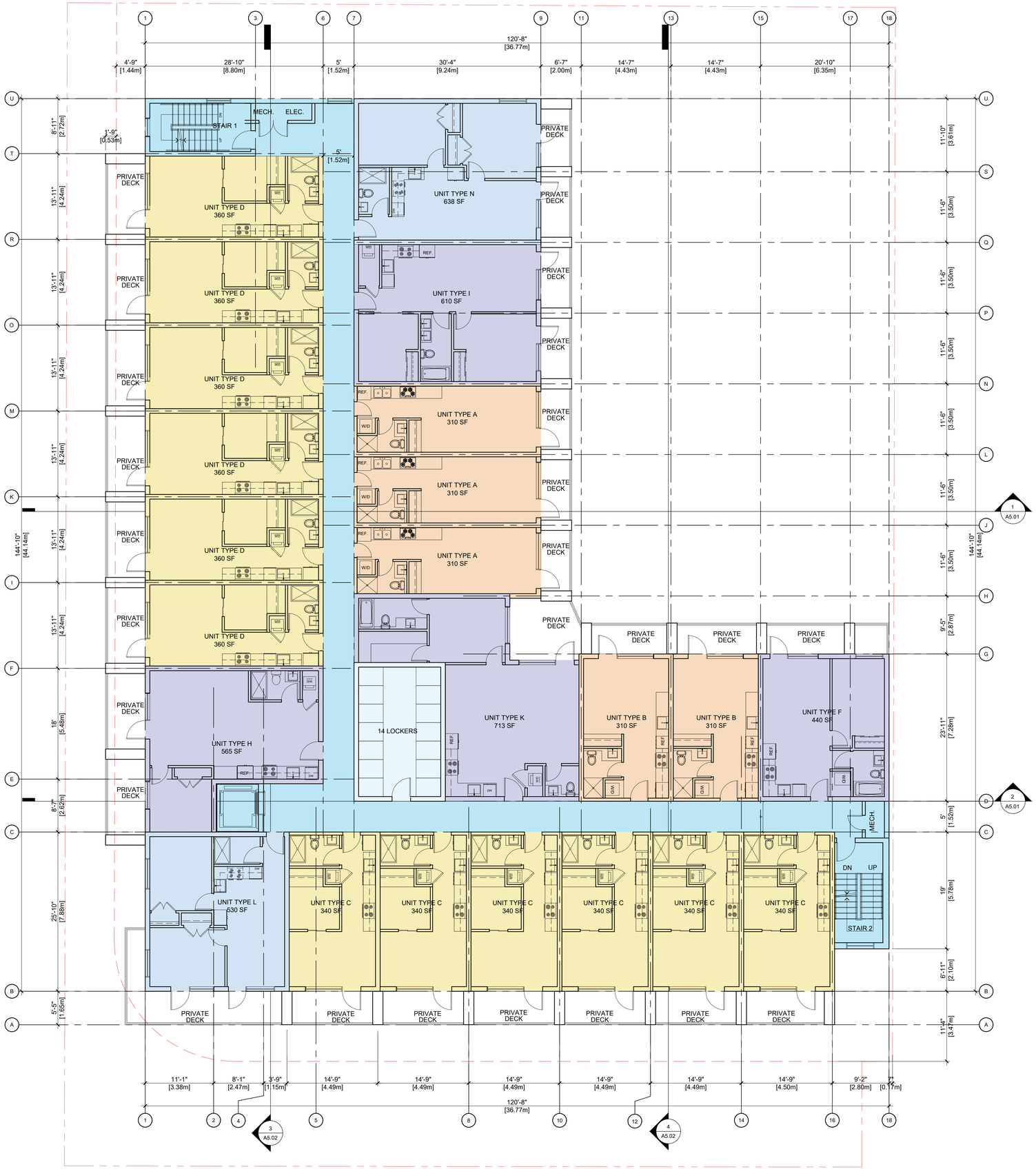
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

PROJECT
MIXED-USE DEVELOPMENT
HWY 33 & SADLER KELOWNA,B.C.

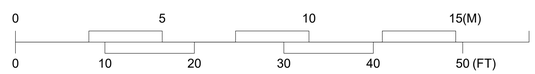
DRAWING TITLE
2ND FLOOR PLAN

DRAWING No.
A2.03



1 3RD & 4TH FLOOR PLAN

Scale: 1/8"= 1'-0"



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DATE CHECKED	
CONSULTANT	

PROJECT

MIXED-USE DEVELOPMENT

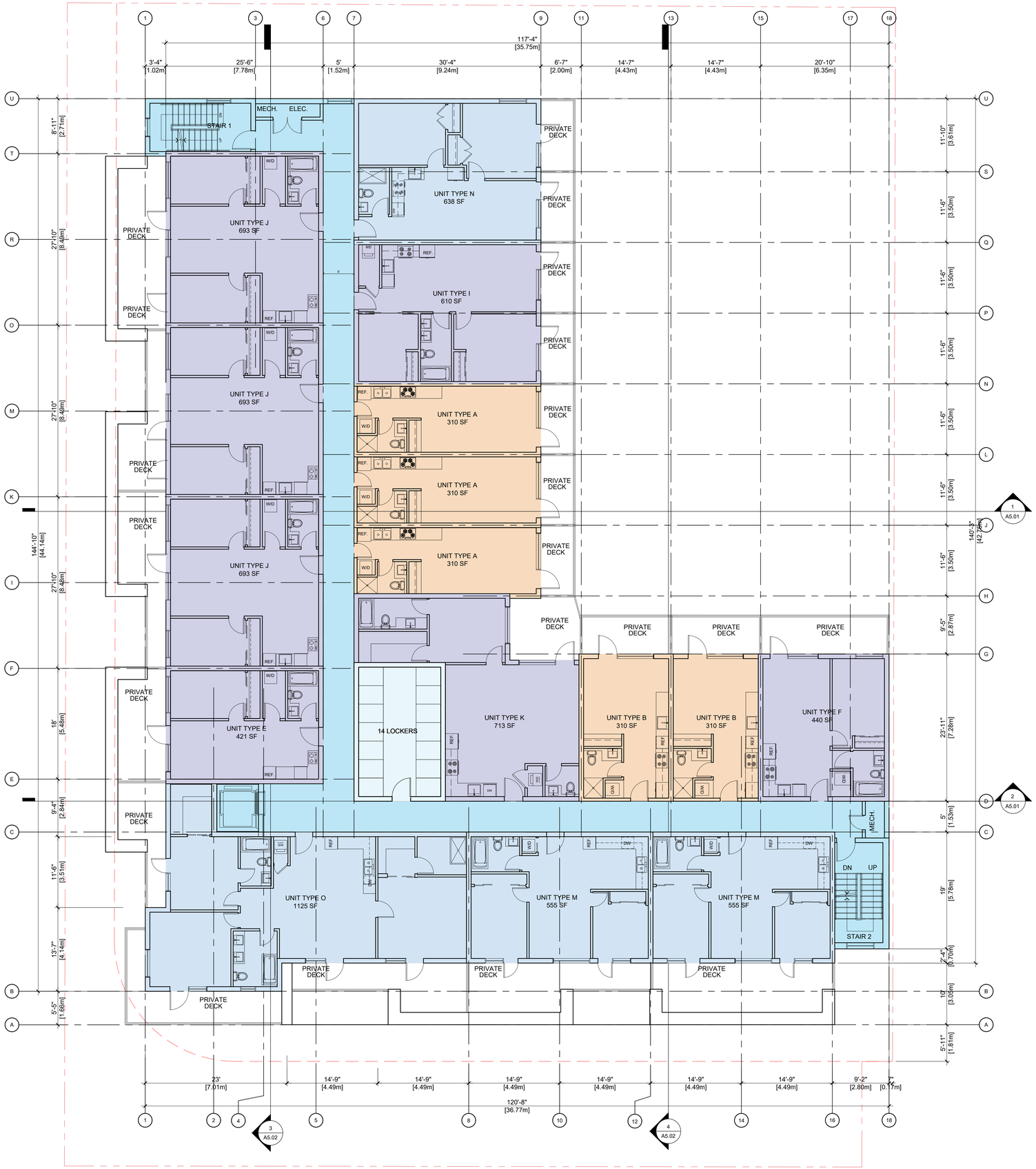
HWY 33 & SADLER KELOWNA,B.C.

DRAWING TITLE

3RD&4TH FLOOR PLAN

DRAWING No.

A2.04



1 5TH FLOOR PLAN
Scale: 1/8"= 1'-0"

0 5 10 15(M)
0 10 20 30 40 50 (FT)

SCHEDULE A
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DATE CHECKED	
CONSULTANT	

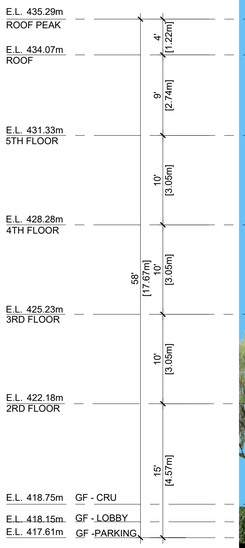
PROJECT
MIXED-USE DEVELOPMENT
HWY 33 & SADLER KELOWNA,B.C.

DRAWING TITLE
5TH FLOOR PLAN

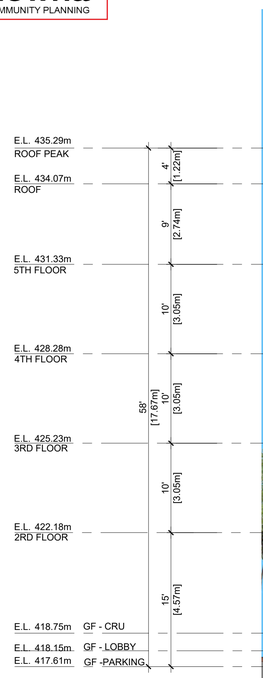
DRAWING No.
A2.05

EXTERIOR MATERIAL LEGEND

1	HARDIE SIDING COLOR: DARK GREY
2	HARIDIE PANEL BOARD COLOR: LIGHT GREY
3	LONGBOARD COLOR: WOOD GRAIN
4	SEALED DOUBLE GLAZED DOOR
5	SEALED DOUBLE GLAZED P.V.C. WINDOW
6	ALUMINUM AND GLASS RAILING
7	HARIDIE PANEL BOARD COLOR: WHITE
8	PAINTED CONCRETE IN VARIOUS COLOUR
9	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
10	HARDIE PANEL BOARD COLOUR: LIGHT GREEN
11	METAL DOOR PAINTED
12	ALUMINUM STOREFRONT GLAZING AND DOORS
13	GLASS SCREEN
14	EXPOSED ARCHITECTURAL CONCRETE, SACKED AND SMOOTHED WITH 2" REVEALS



1 WEST ELEVATION
Scale: 1/8"= 1'-0"



2 EAST ELEVATION
Scale: 1/8"= 1'-0"

SCHEDULE B

This forms part of application
DP19-0195 DVP19-0196

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT

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west
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REGISTERED ARCHITECT
WU YANG
BRITISH COLUMBIA

2022-06-07

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3	REISSUED FOR REZONING AND DP	MAY-22-2019
2	REISSUED FOR REZONING AND DP	MAY-01-2018
1	ISSUED FOR REZONING AND DP	FEB-06-2018

PROJECT NUMBER A125
DRAWN BY WW
CHECKED BY PY
DATE CHECKED
CONSULTANT

PROJECT
MIXED-USE DEVELOPMENT
HWY 33 & SADLER KELOWNA,B.C.

DRAWING TITLE
BUILDING ELEVATION-PROPOSED

DRAWING No.
A4.01

EXTERIOR MATERIAL LEGEND

1	HARDIE SIDING COLOR: DARK GREY
2	HARIDIE PANEL BOARD COLOR: LIGHT GREY
3	LONGBOARD COLOR: WOOD GRAIN
4	SEALED DOUBLE GLAZED DOOR
5	SEALED DOUBLE GLAZED P.V.C. WINDOW
6	ALUMINUM AND GLASS RAILING
7	HARIDIE PANEL BOARD COLOR: WHITE
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11	METAL DOOR PAINTED
12	ALUMINUM STOREFRONT GLAZING AND DOORS
13	GLASS SCREEN
14	EXPOSED ARCHITECTURAL CONCRETE, SACKED AND SMOOTHED WITH 2" REVEALS

1 NORTH ELEVATION
Scale: 1/8"= 1'-0"

2 SOUTH ELEVATION
Scale: 1/8"= 1'-0"

SCHEDULE **B**

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CONSULTANT

PROJECT
MIXED-USE DEVELOPMENT

HWY 33 & SADLER KELOWNA,B.C.

DRAWING TITLE
BUILDING ELEVATION-PROPOSED

DRAWING No.
A4.02

1 RENDERING
N.T.S.

SCHEDULE **B**

This forms part of application
DP19-0195 DVP19-0196

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

LONGBOARD
COLOUR: WOOD GRAIN

HARDIE SIDING
COLOUR: DARK GREY

HARDIE PANEL BOARD
COLOUR: WHITE

HARDIE PANEL BOARD
COLOUR: LIGHT GREEN

HARDIE PANEL BOARD
COLOUR: LIGHT GREY

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DATE CHECKED
CONSULTANT

PROJECT
MIXED-USE DEVELOPMENT

HWY 33 & SADLER
KELOWNA,B.C.

DRAWING TITLE
RENDERINGS

DRAWING No.
A6.01

SCHEDULE **B**

This forms part of application
DP19-0195 DVP19-0196

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT

HISTORICAL PHOTOGRAPH DISPLAY

HERITAGE BUILDING FEATURE WINDOW & HERITAGE BUILDING MODEL

COLOR & MATERIAL OF THE BUILDING TO REFLECT HERITAGE BUILDING

HERITAGE BUILDING PHOTO BOARD

pacific west architecture

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HWY 33 & SADLER KELOWNA,B.C.

DRAWING TITLE
RENDERINGS

DRAWING No.
A6.02

DEVELOPMENT PERMIT NOTES:

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 LANDSCAPE STANDARDS IN BYLAW 7900.
B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
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 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
F ROCK MAINTENANCE EDGE AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHED ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW W/ AN ALUMINUM EDGE RESTRAINT.
G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM
H 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.

SCHEDULE C

This forms part of application

DP19-0195 DVP19-0196

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

LEGEND:

- DECIDUOUS TREES
- ORNAMENTAL DECIDUOUS TREES
- ORNAMENTAL GRASS, PERENNIAL & SHRUB PLANTING
- C.I.P. CONRETE W/ SAWCUTS
- PEDESTAL PAVERS ON SLAB
- ROCK MULCH MAINTENANCE EDGE
- CONCRETE PLANTER
- BENCH
- 1.05m HEIGHT DECORATIVE METAL FENCE
- 1.8m SOLID SCREEN FENCE
- PARKADE ENTRANCE / EXIT
- L1 ENTRANCE / EXIT
- L2 ENTRANCE / EXIT

CHARACTER IMAGE:

ROOF DECK PLANTER W/ BENCH PRECEDENT

PLANT LIST:

TREES

Botanical Name	Common Name	Size/Spacing	Root
Acer rubrum 'Scarsen'	Scarlet Sentinel maple	6cm Cal.	B&B
Cercis canadensis 'Little Woody'	Little Woody redbud	1.8m Ht.	B&B
Maackia amurensis	Amur maackia	6cm Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size/Spacing	Root
Buxus 'Green Velvet'	Green Velvet boxwood	#02 Cont./1.0m O.C.	Potted
Cornus sericea 'Kelseyi'	Kelsey dogwood	#02 Cont./0.75m O.C.	Potted
Mahonia aquifolium	Oregon grape holly	#02 Cont./1.0m O.C.	Potted
Ribes alpinum	Alpine currant	#02 Cont./1.2m O.C.	Potted
Spiraea japonica 'Goldflame'	Goldflame Japanese spirea	#02 Cont./1.0m O.C.	Potted

PERENNIALS

Botanical Name	Common Name	Size/Spacing	Root
Astilbe 'Red Sentinel'	Red Sentinel Japanese astilbe	#01 Cont./0.45m O.C.	Potted
Bergenia cordifolia	Heartleaf bergenia	#01 Cont./0.45m O.C.	Potted
Helleborous 'Ivory Prince'	Christmas rose	#01 Cont./0.45m O.C.	Potted
Rubeckia fulgida 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.9m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size/Spacing	Root
Calamagrostis brachytricha	Korean feather reed grass	#01 Cont./0.6m O.C.	Potted
Miscanthus 'Purpurascens'	Orange flame grass	#01 Cont./0.75m O.C.	Potted
Sesleria autumnalis	Autumn moor grass	#01 Cont./0.45m O.C.	Potted

0 1 2 4 6 8 10m

SCALE: 1:125

NORTH

NOT FOR CONSTRUCTION

REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
9	JUN 07/22	REISSUED FOR DP APPLICATION
8	APR 14/22	REISSUED FOR DP APPLICATION
7	AUG 13/21	REISSUED FOR DP APPLICATION
6	MAY 26/20	REISSUED FOR DP APPLICATION
5	MAY 14/20	ISSUED FOR REVIEW
4	OCT 03/19	REISSUED FOR DP APPLICATION
3	JAN 24/17	ISSUED FOR COORDINATION
2	JAN 23/17	REISSUED FOR REVIEW
1	DEC 19/17	ISSUED FOR REVIEW

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

CLIENT:
UNIK-TOWN DEVELOPMENT INC.
VANCOUVER, B.C.

PROJECT:
MIXED-USE DEVELOPMENT
HIGHWAY 33 & SADLER ROAD
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	17-040
SCALE	1:125

SHEET NO.
L-1

pacific west architecture

Pacific West Architecture Inc.

1200 West 73rd Ave
(Airport Square)
Suite 940
Vancouver B.C. V6P 6G5

Office: 604 558 3064
Cell: 604 616 7892
www.pwaarchitecture.com

June 9, 2022

Re : Mixed-Use Development
180 &190 Hwy 33 E, 145 Sadler Rd
Design Rationale

Pacific West Architecture Inc. is pleased to submit our Development Permit, Development Variance Permit applications for a mixed-use building to the City of Kelowna.

The site is located in Rutland Urban Centre area and at the intersection of Hwy 33 E and Sadler Road. It consists of 3 lots that total approximately 0.23ha (2,343 m2). The property is currently zoned RU1 and RU6. The property is adjacent to C3 to the east, C4 to the west, RU1 to the north, C4 and RM3 to the south.

84 residential units for sale have been proposed together with 2,574 sq.ft. of commercial space on the street level. The building height is 5 storey. The parking spaces are provided within the building on the ground floor behind the commercial spaces and basement floor. The multifamily units are located on upper levels in studio, one-bedroom, two-bedroom and three-bedroom configurations. The amenities include a common room, locker rooms, lobby etc. A large roof patio at second floor has been provided to all residence of the building.

The apartment main entry is facing Sadler road. The inclusion of commercial space at grade encourages pedestrian activities and visual interest along Hwy 33 E. The orientation of the buildings on the site creates strong street frontages on both Hwy 33 E and Sadler Road.

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Unit Composition

This project includes bachelor, 1-bedroom, 2-bedroom and 3-bedroom units to appeal to a broader community need. To adhere with the Kelowna Housing Needs assessment which is trying to address the 'missing middle' by including larger suites suited to families, 9 2-bedroom and 3-bedroom units have been incorporated in the design to address the 'missing middle' by including larger suites suited to families. The Micro Suite number has been reduced significantly from the previous proposal.

Heritage Consideration

There is a one and a half storey wood frame heritage house on the site, which we were working with a heritage consultant to determine the best way to incorporate it in the site's new design. Unfortunately, a fire broke out in the building in October 2020, which resulted in serious damage to the building, particularly the eastern and southern sides, including the original porch. After careful consideration and consultation with a structural engineer and our heritage consultant, it was determined that our original plan for the heritage building is no longer viable due to the damage to the fabric of the building. However, since the western side was not as badly damaged, the original plan of preserving the prominent western bay window will be incorporated in the new design to commemorate and celebrate the Sproul Farm House. In this revised plan, the iconic western bay window remains largely in its current location in its original orientation and provides a place to showcase an architectural model of the Sproul Farm House, as part of the proposed site interpretation. We will continue working with our heritage consultant to document and tell the story of the Sproul Farm House, which will be achieved using wall murals and well-illustrated interpretive panels to ensure the story of this place is properly acknowledged and celebrated.

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Building Form, Character and Landscape

This building is contemporary style incorporating a flat roof, generous balconies and large frame windows with solar shading. The 5th floor has set back to mitigate the visual impact. The exterior is finished with cement siding, cement board, long board and metal glass railing. Elements will be durable and simple in a modern manner by using the material textures and color to reflect the heritage house. The overall interplay of shapes, proportions, durable materials and varied colours provides enduring interest to the facades and roof-lines.

The objective of the landscape design for the Sadler Road mixed-used development is to create comfortable, functional outdoor spaces for residential tenants and commercial unit occupants while providing privacy for the neighbouring single-family residential property to the north. Trees line the south edge of the property. Bike racks are installed in several locations to allow cyclists to park with ease before entering one of the various entry points to the street-level commercial spaces. On the second floor, an outdoor amenity space creates opportunities for residents to sit outside, dine, socialize, and study. Trees and benches are placed strategically to provide a variety of sunny and shady seating options throughout the day and year.

Variances

There is a 5.172m road dedication along Highway 33 E with additional 1.5m setback based on MOTI's requirement. On the west side, 2.44m road dedication is required along Sadler Road. The overall dedication and additional setback area is about 17% of overall site area. To achieve the proposed parking and FSR of this project, the variances to the following sections of Zoning Bylaw No. 8000 are required:

- To vary the setback north side yard from 8.71m to 4.5m
- To vary building height from 15m/4 storey to 17.7m/5 storey
- To vary 5th Floor setback at the west portion of the building from 3m to 1m, the east portion of the building from 3m to 0m.
- To vary functional commercial space along the secondary street from 75% to 16.48%

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Summary

We believe the proposed form of development is consistent with the City's OCP and general goal of increasing density in Rutland Urban Centre area. It would add 84 units and locate its residents within walking/biking distance of school, shopping and services. The development of this site adds many types of new homes to meet a broader community needs. The development will achieve an aesthetically beautiful building that suits the Kelowna housing needs, while reflecting the heritage of this site. The applicant kindly seeks support from Staff and Council for this application.

1 SOUTHWEST
N.T.S.

2 SOUTHWEST
N.T.S.

3 SOUTHEAST
N.T.S.

4 NORTHWEST
N.T.S.

PWA
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west
architecture

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REGISTERED ARCHITECT
XU YANG
BRITISH COLUMBIA

2022-06-07

REVISIONS

1

ATTACHMENT B
This forms part of application
DP19-0195 DP19-0196
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT

ISSUES		DATE
9	REISSUED FOR DP	JUN-06-2022
8	REISSUED FOR DP	MAR-30-2022
7	REISSUED FOR DP	AUG-27-2021
6	REISSUED FOR DP	APR-29-2021
5	REISSUED FOR REZONING AND DP	JAN-07-2020
4	REISSUED FOR REZONING AND DP	OCT-02-2019
3	REISSUED FOR REZONING AND DP	MAY-22-2019
2	REISSUED FOR REZONING AND DP	MAY-01-2018
1	ISSUED FOR REZONING AND DP	FEB-06-2018

PROJECT NUMBER A125
DRAWN BY WW
CHECKED BY PY
DATE CHECKED
CONSULTANT

PROJECT
MIXED-USE DEVELOPMENT

HWY 33 & SADLER
KELOWNA,B.C.

DRAWING TITLE
3D VIEWS

DRAWING No.
A6.03

Cummer Heritage Consulting

Katie Cummer, PhD CAHP
706, 838 Broughton Street
Victoria, BC, V8W 1E4
(778) 678 1913

November 13, 2019

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

RE: Heritage-related brief in relation to the proposed redevelopment of 180 Hwy 33 E

This letter provides my professional perspective on the proposed redevelopment of the Sproul Farm House and its heritage-related design going forward. I was the heritage consultant who conducted the re-assessment of the site in July 2018 and helped present to the City of Kelowna Heritage Committee in August 2018 about de-registering the house from Kelowna's Heritage Register. I am now working with the team to help ensure their updated proposal respects the heritage place as much as possible, while still allowing their new development to provide needed amenities for the community.

The house located at 180 Hwy 33 E, known as the Sproul Farm House on the Heritage Register, is a one and a half storey wood frame construction dating from 1906. Formally recognized in 2001, it was then listed on the Canadian Register of Historic Places in 2009. As articulated in my original assessment of the structure and as stated at the Heritage Committee Meeting, I have some doubts as to the original assessment of the site, which was conducted during a time of more limited research capabilities. It looks as though some of the articulated significance (specifically Enoch Mugford's supposed 55 years' association with the place) was misattributed to this structure from another one formally on the site and already since demolished (Cummer 2018 pp. 4-8). No matter the inaccuracy, this is not to say that the site is entirely insignificant, simply that it is perhaps not as significant as originally assessed.

No matter the historical associations, it is one of the few remaining early 20th century structures of the Rutland area and among a rare stock of pre-World War 1 housing. However, being one of the oldest surviving structures does not necessarily give a place greater significance. Tangibly, the structure is in fair condition, having not been particularly well maintained and now deteriorating further being left vacant. It has also undergone changes and updates over the years that have compromised the integrity of the building.

However, that is not to say that the Sproul Farm House is unsalvageable or without significance. In fact, its intangible elements seem to be a key importance of the place. In particular, its location in Rutland and its historical associations with the pioneering Sproul brothers and the prominent local builder M.J. Curts. These are important intangible elements of the building that are worth celebrating and promoting, and which can continue to be done through thorough documentation, thoughtful on-site interpretation and selective preservation of the historic structure and fabric.

In particular, in preserving two of its façades, the prominent western and southern facing ones (Figs. 1 and 2 respectively), a key Character Defining Element can be preserved. Specifically, its form, which "is representative of the straightforward, vernacular farmhouses of the day, one-and-one-half storeys high with a gabled roof facing the street, gabled dormers on the side, and a broad porch" (City of Kelowna n.d.).


Figs. 1 and 2: Fig. 1 (left) shows the western façade of 180 Hwy 33 E and Fig. 2 (right) shows the southern façade of 180 Hwy 33 E, with the currently enclosed front porch visible, which will be restored as part of this project. (Source: John Douglas, 2018)

Moving the house to the southeast corner of the property and rotating it 45 degrees, allows the most prominent sides to be preserved and better showcased from the main thoroughfare. This provides a valuable reminder of the former streetscape and allows the house to be foregrounded rather than hidden in its current location at the northwest corner, behind and beside the proposed new development. It is also proposed to re-open the porch and make this a usable outdoor space once more and to ensure the iconic bay window continues to be a functioning window, rather than a false one.

Looking through the Character Defining Elements (CDEs) listed in the Statement of Significance for the place, through this proposed functional facadism, the vast majority of the CDEs can be restored and preserved:

> ~~- Several mature trees in front and side yards~~ *As outlined in my original assessment through comparative aerial photography, unfortunately, most of the mature trees on-site were cut down between 2012 and 2017 (Cummer 2018, p. 11). It has been articulated to me that the two remaining trees on-site appear unwell and are a potential hazard going forward. It is recommended to have an arborist on-site to conduct an inspection to confirm this. However, if hazardous, it seems defensible and logical to have them removed, despite their significance.*
> - Residential form, scale and massing, expressed by 1 and 1/2 storey height and rectangular plan
> - Medium-pitch gable roof with 2 secondary cross-gables
> - Street elevation has full-width open porch with repetitive, evenly-spaced painted wood columns
> ~~- Corbelled brick chimney~~ *Considering the chimney position and typical construction methods, in moving the house and preserving the two façades, it is not possible to retain this CDE, however, it will be thorough documented prior to the house relocation.*
> - Narrow V-joint horizontal wood siding
> - Wood shingles in upper part of main gables
> - 1-over-1 double-hung wood sash windows on the upper floor, with plain wood trim
>
> (City of Kelowna n.d.)

The conservation objectives for this building are selective preservation, restoration and rehabilitation. As defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition)*:

> *Preservation:* The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.
>
> *Restoration:* The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.
>
> *Rehabilitation:* The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.
>
> (Canada's Historic Places 2010, p. 255)

Specifically: Preservation of the gables and windows; restoration of the front porch by removing the more recent materials used to close it in; and rehabilitation of the wood siding and shingles.

A Heritage Conservation Plan will be composed to outline and guide all of the conservation work to be done on the house, prior to relocation. Currently, the house has been fully boarded up due to vagrants repeatedly breaking into it; an ongoing threat to the heritage building, the longer it is left as such. On account of its current state and condition, it is difficult to appreciate what is possible with the internal space. However, once the house has been cleaned out and thoroughly documented, it will be determined whether any of the interior space can be preserved as well, such as the original flooring. This will be outlined in full in the Heritage Conservation Plan, which will also guide the on-going maintenance of the property.

Of course, in the heritage conservation field, facadism is a somewhat polarizing approach (Vancouver Heritage Foundation 2013). There are those who vehemently oppose its use and others that understand that compromise is sometimes needed, particularly when a structure cannot be preserved in full (Bargery 2005). There are numerous modern, Canadian examples where a compromise has been needed on account of a building's condition, such as the current largescale project in the provincial capital with the Customs House site redevelopment in Victoria, BC. There are and will continue to be critics of this approach, but unfortunately, sometimes pragmatism is needed over idealism.

In the case of this project, in preserving the two façades, one could argue that the majority of what has been visible from the street for over a century is being preserved and allowing for the continuation of this community landmark. It is also providing the opportunity for certain key elements to be restored, in particular, the characteristic wood siding and shingles as well as the porch, which was closed in at some point in the last fifteen years. If anything, this project is allowing the Sproul Farm House to be refreshed and given a new lease of life. This is particularly the case if the developers are able to incorporate the porch into a functional, usable space for the community as an attachment to an interior space, allowing this Character Defining Element to be restored and accessible to the public for the first time in its history. As eloquently stated by Robert Bargery, the former Head of Policy and Research at the Commission for Architecture and the Built Environment in the UK:

> If the facade really is all that can stay, we might insist on the new building being properly related to and integrated with the retained facade, correctly-placed cross-walls included. Facadism works least well when windows evidently lead through to nothing, when their lack of relationship to anything behind them is betrayed by mirror glass, or blanked-out windows, or even a view of the sky. It is an unhappy compromise, but perhaps in future we should seek to avoid it by keeping more, not less, of the historic building.
>
> (Bargery 2005)

To help guide this delicate process forward, I will continue working with the developer team to ensure the heritage place is properly protected and respected going forward. In particular, I will be conducting a thorough documentation of the place, prior to it being moved and reoriented on site, to ensure there is a complete record of the house in its entirety. As mentioned above, I will also be drafting a Heritage Conservation Plan to guide the work on the property, including its ongoing maintenance after the project is completed. There has also been discussion of recruiting a Heritage Monitor to keep track of the work on site more closely than I am able to from this distance. I am happy to work this individual, outlining the areas to be monitored, in addition to conducting site-visits, as needed. Lastly, I will also be drafting the interpretative panels for the on-site interpretation of the former Sproul Farm House, helping to share the story of this heritage place so that its legacy can continue and be appreciated.

I hope this helps to provide some context from a professional perspective in relation to the proposed redevelopment of 180 Hwy 33 E. If you have any further questions or would like me to clarify anything, please feel free to contact me at kcummer@gmail.com.

Thank you for your time and consideration.

Sincerely,

Katie Cummer, PhD CAHP
Principal, Cummer Heritage Consulting

References

Bargery, Robert. "The Ethics of Facadism: Pragmatism Versus Idealism." *The Building Conservation Directory*, 2005. http://www.buildingconservation.com/articles/facadism/facadism.htm

Canada's Historic Places. *Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)*. 2010. https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf.

City of Kelowna. "Heritage Register: Sproul Farm House." No date (n.d.). Online resource: https://www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register/sproul-farm-house.

Cummer, Katie. *Heritage Assessment and Evaluation: 180 Hwy 33 E, Kelowna BC*. Victoria, BC: Cummer Heritage Consulting, 2018.

Vancouver Heritage Foundation. "Facadism as a Heritage Strategy." *Spacing Vancouver*, March 26, 2013. http://spacing.ca/vancouver/2013/03/26/facadism-as-a-heritage-strategy/

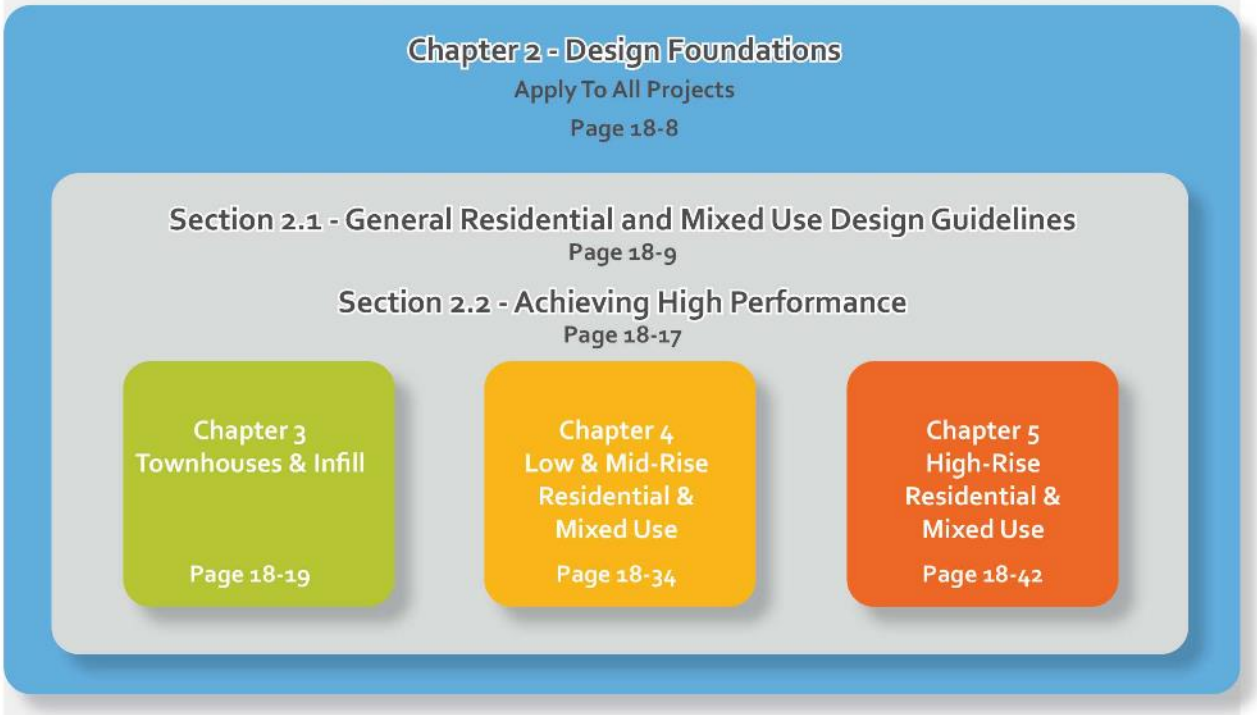
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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 1:3 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.						✓
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.					✓	
Commercial & Mixed Use Buildings						
k. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.					✓	
l. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						✓
m. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.						✓
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.					✓	
Rooftop Amenity Spaces						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.				✓		

d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.						✓
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.	✓					