

Development Permit & Development Variance Permit DP21-0190 & DVP21-0191



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

640 Wardlaw Ave

and legally known as

Lot A District Lot 14 ODYD Plan EPP119942

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

RM3 – Low Density Multiple 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 July 26, 2022

Decision By: COUNCIL

Development Permit Area: Form and Character DPA

Existing Zone: RM3 – Low Density Multiple Housing

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

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Innascore Development Inc., Inc.No. BC1161787

Applicant: Innascore Development Inc.

Planner: Jason Issler

| | |
|--|--|
| SCHEDULE | A |
| This forms part of application # DP21-0190 DVP21-0191 | |
| Planner Initials |  JI |
|  City of Kelowna DEVELOPMENT PLANNING | |

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 with variances to the following sections of Zoning Bylaw No. 8000:

Section 8.2.3: Parking and Loading

To vary the required minimum 1.5m setback from rear property line.

Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum side yard from 4.0 m permitted to 2.48 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 **\$23,027.63**

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.

| | | |
|--------------------------------|----|---|
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| | | City of Kelowna DEVELOPMENT PLANNING |

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.

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| # DP21-0190 DVP21-0191 | |
| Planner Initials | <input type="text" value="JI"/> |
|  City of Kelowna DEVELOPMENT PLANNING | |

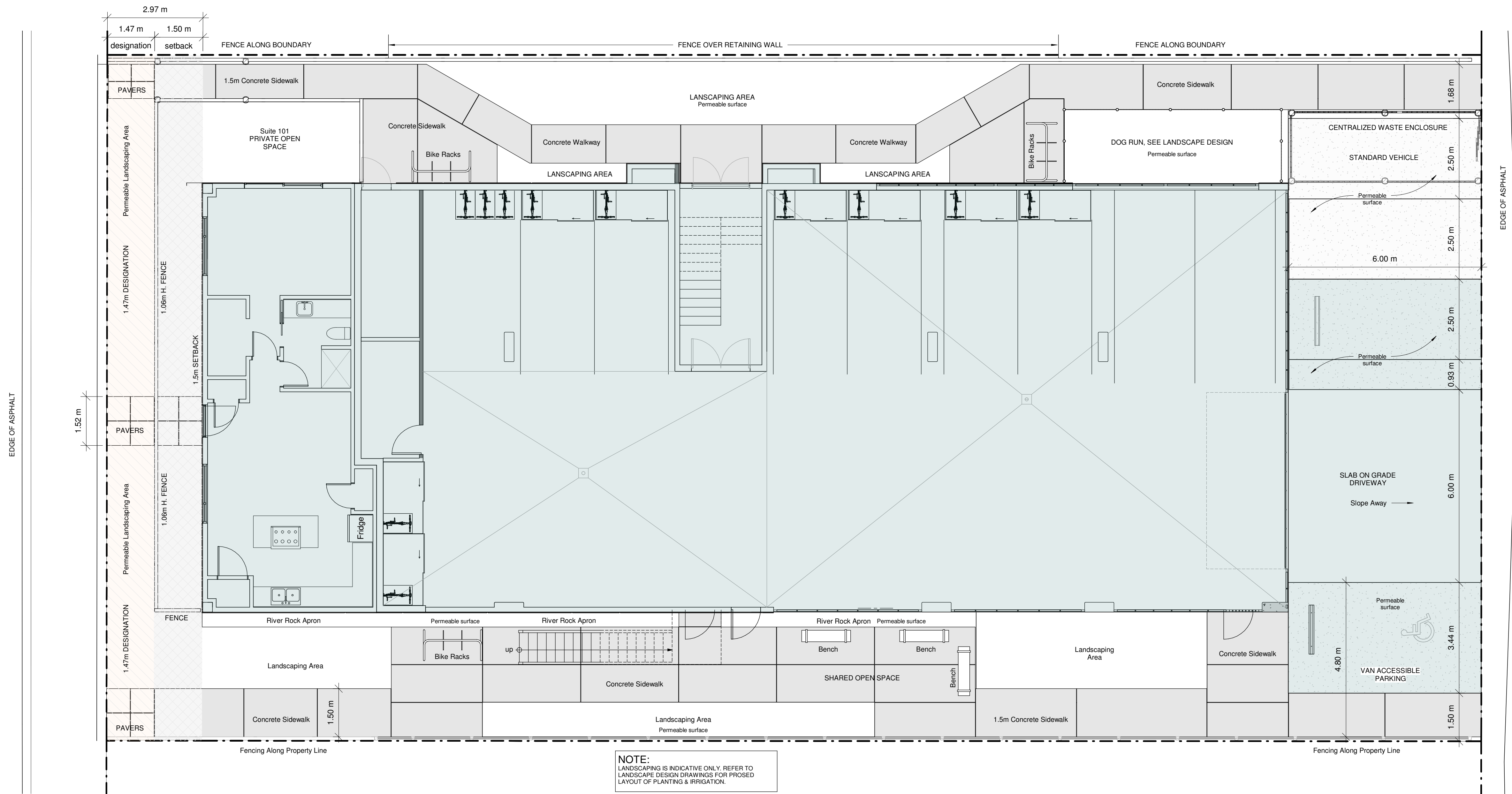
DRAFT

| Revisions | |
|-----------|--|
| # | Description |
| B | 2022.02.22 DP revise per TRS report - Delete elevated entry, revise to grade - Relocated centralized garbage collection - Revise parking stalls & bike long-term stalls - Updates all sheets accordingly |
| A | 2022.01.31 DP revise per TRS report |

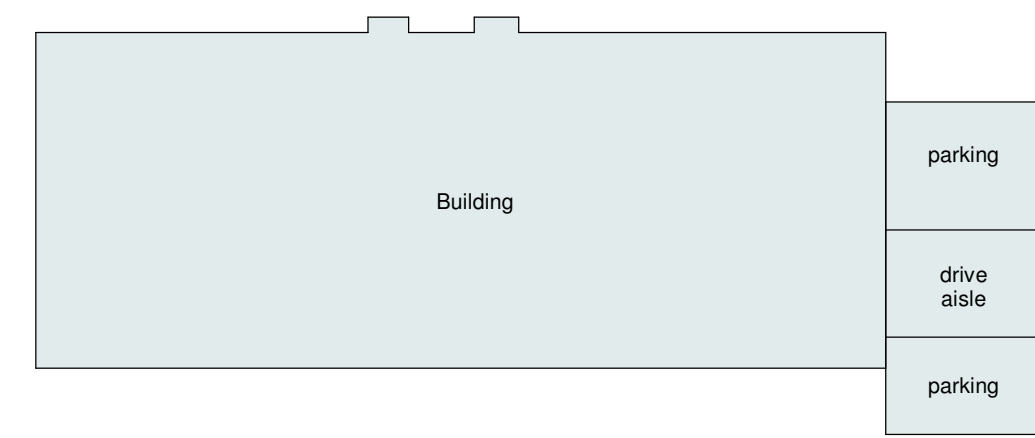
Page Scale: 1 : 75 Unless Noted Otherwise

Site Coverage

Sheet: **A-2.1**



NOTE:
LANDSCAPING IS INDICATIVE ONLY. REFER TO LANDSCAPE DESIGN DRAWINGS FOR PROPOSED LAYOUT OF PLANTING & IRRIGATION.



13.9.6.b. SITE COVERAGE
Maximum site coverage of buildings, driveways and parking areas is 60%. This may be increased by 5% for permeable drive surfaces and parking. (Total maximum of 65%)

| | |
|---------------------|---|
| SITE AREA = | 880.42m ² (9,476.81 ft ²) (After dedication) |
| BUILDING = | 449.87m ² (4,842.40 ft ²) |
| PARKING = | 41.35m ² (445.10 ft ²) permeable surfaces |
| DRIVE AISLE = | 35.87m ² (386.10 ft ²) solid surface |
| TOTAL AREA = | 527.09m² (5,673.55 ft²) 59.86% |

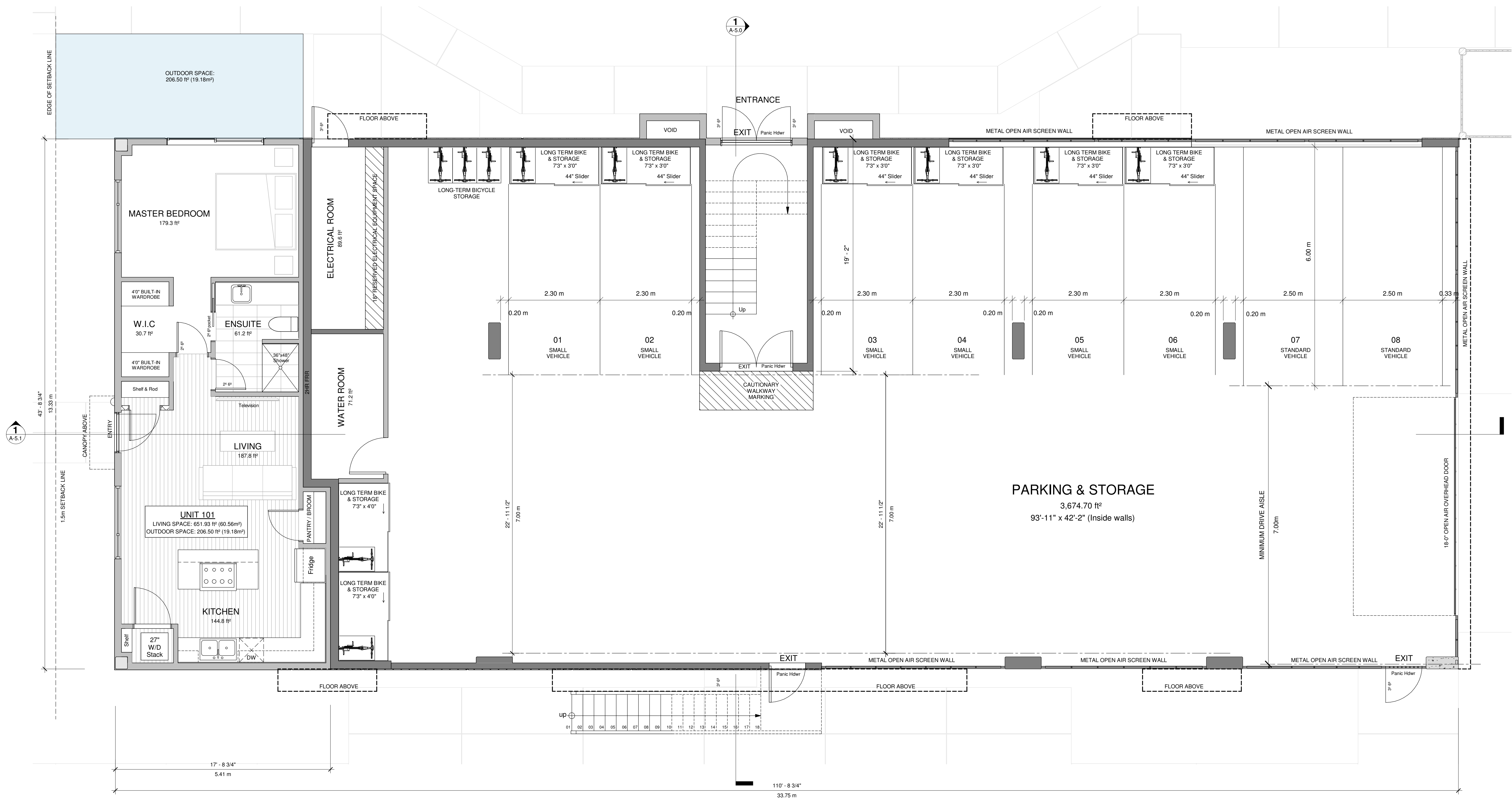
SCHEDULE A

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DP21-0190 DVP21-0191

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING

| Revisions | | |
|-----------|------------|---|
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Page Scale: 1/4" = 1'-0" Unless Noted Otherwise

L2 Floor Plan

Sheet: **A-3.1**



NOTE:
INTERIOR FINISHES, PLUMBING & ELECTRICAL FIXTURES AND ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE

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L3 - Floor Plan

Sheet: **A-3.2**



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City of Kelowna
DEVELOPMENT PLANNING



1 SOUTH ELEVATION
1/4" = 1'-0"



4 EAST STAIR EXIT
1/4" = 1'-0"



- 01 HARDI SHEET WITH EZ TRIM OR BATTENS
- 02 CONTRASTING HARDI SHEET WITH EZ TRIM OR BATTENS
- 03 PREFINISHED ALUMINUM OR WOOD T&G
- 04 CONTRASTING FASCIA BOARDS
- 05 CONTRASTING BAND BOARDS
- 06 WINDOWS / DOORS WITH DARK FINISH
- 07 ALUMINUM GUARDRAIL WITH DARK CONTRASTING FINISH
- 08 ALUMINUM SOFFIT (DARK)
- 09 DARK CONTRASTING COLUMNS TO MATCH ACCENT WALLS
- 10 FEATURE TRELLIS AT GROUND FLOOR SUITE
- 11 CENTRALIZED WASTE ENCLOSURE & TRELLIS
- 12 METAL OPEN AIR SCREEN WALL



2 NORTH ELEVATION
1/4" = 1'-0"

SCHEDULE B

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City of Kelowna
DEVELOPMENT PLANNING

Legal Description:
640 Wardlaw Ave. Kelowna, BC
Lot: 26 Plan: 3249 Roll: 26970

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ALL DRAWINGS ARE FOR GENERAL CONFORMANCE FOR REZONING AND DEVELOPMENT PERMIT ONLY. DETAILED DRAWINGS ARE REQUIRED FOR STRUCTURAL, MECHANICAL, ELECTRICAL, GEOTECH, ACCESS, LANDSCAPE, ENVELOPE, CODE AND EXISTING ETC. ALL DIMENSIONS ARE ROUNDED AND APPROX AND TO BE CONFIRMED WITH WORKING DRAWINGS. FINAL DESIGN COORDINATION IS AFTER BUILDING PERMIT AND CONSTRUCTION DRAWINGS ARE ISSUED.



| Revisions | | |
|-----------|------------|---|
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Page Scale: As indicated Unless Noted Otherwise

Elevations

Sheet: **A-4.0**

| Revisions | | |
|---|--|-------------|
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| A | 2022.01.31 DP revise per TRS report | |
| # | Date | Description |
| Page Scale: As indicated Unless noted Otherwise | | |
| Elevations | | |
| Sheet: A-4.1 | | |



SCHEDULE B

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DP21-0190 DVP21-0191

Planner Initials **JL**

City of **Kelowna**
DEVELOPMENT PLANNING

1 WEST ELEVATION
1/4" = 1'-0"



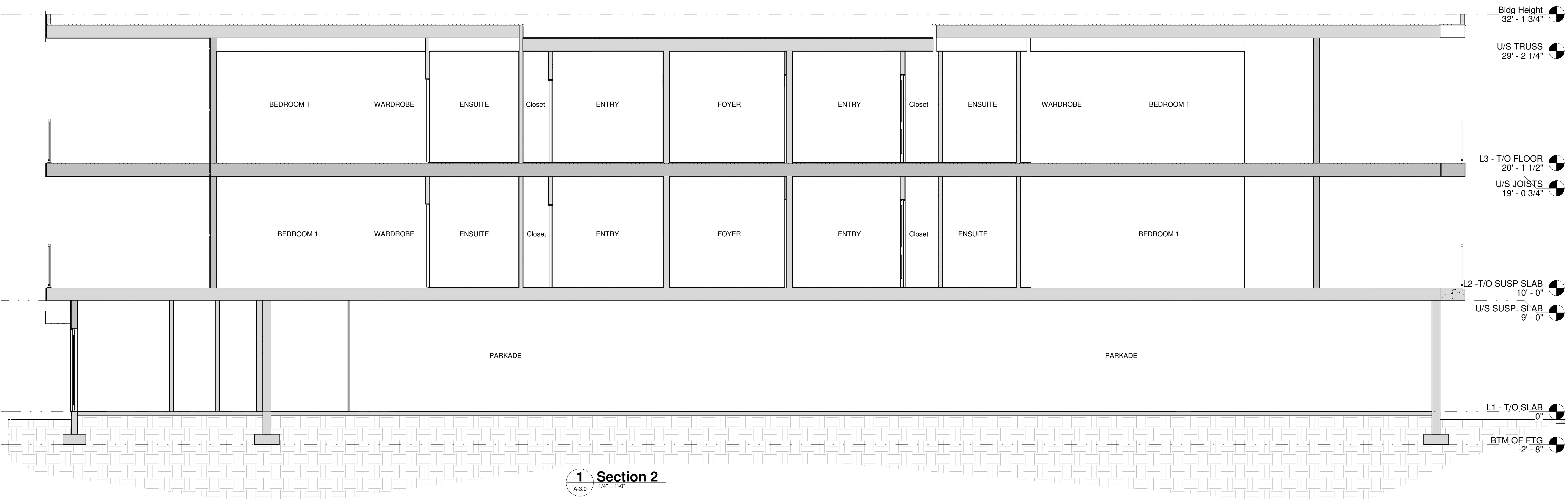
NOTE: ROOF MOUNTED
MECHANICAL/ELECTRICAL SERVICES
TO BE COORDINATED AT BP STAGE

- 01 HARDI SHEET WITH EZ TRIM OR BATTENS
- 02 CONTRASTING HARDI SHEET WITH EZ TRIM OR BATTENS
- 03 PREFINISHED ALUMINUM OR WOOD T&G
- 04 CONTRASTING FASCIA BOARDS
- 05 CONTRASTING BAND BOARDS
- 06 WINDOWS / DOORS WITH DARK FINISH
- 07 ALUMINUM GUARDRAIL WITH DARK CONTRASTING FINISH
- 08 ALUMINUM SOFFIT (DARK)
- 09 DARK CONTRASTING SMART TRIM COLUMNS
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- 11 GARBAGE/RECYCLING ENCLOSURE & TRELLIS
- 12 METAL OPEN AIR SCREEN WALL

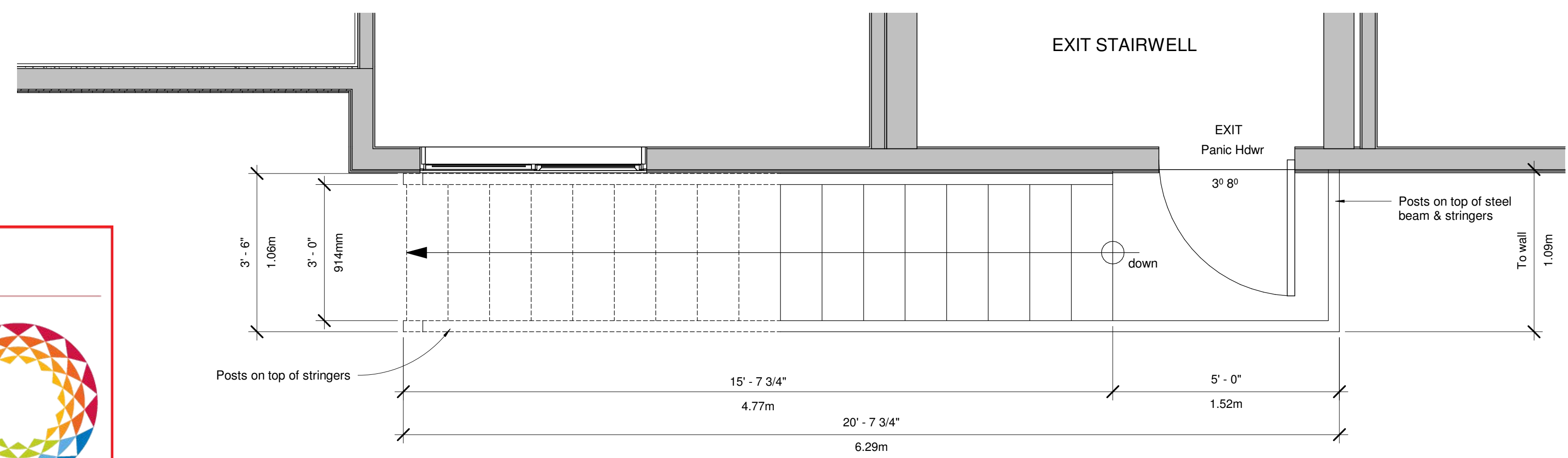


2 EAST ELEVATION
1/4" = 1'-0"

MAX BUILDING HEIGHT
32' - 1 3/4"
9.789m



1 Section 2
A-3.0 1/4" = 1'-0"



2 Stair Details - VARIANCE APPLICATION
A-4.0 1/2" = 1'-0"

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| B | 2022.02.22 DP revise per TRS report - Delete elevated entry, revise to grade - Relocated centralized garbage collection - Revise parking stalls & bike long-term stalls - Updates all sheets accordingly |
| A | 2021.07.16 DP revise per TRS report |

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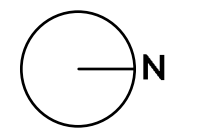
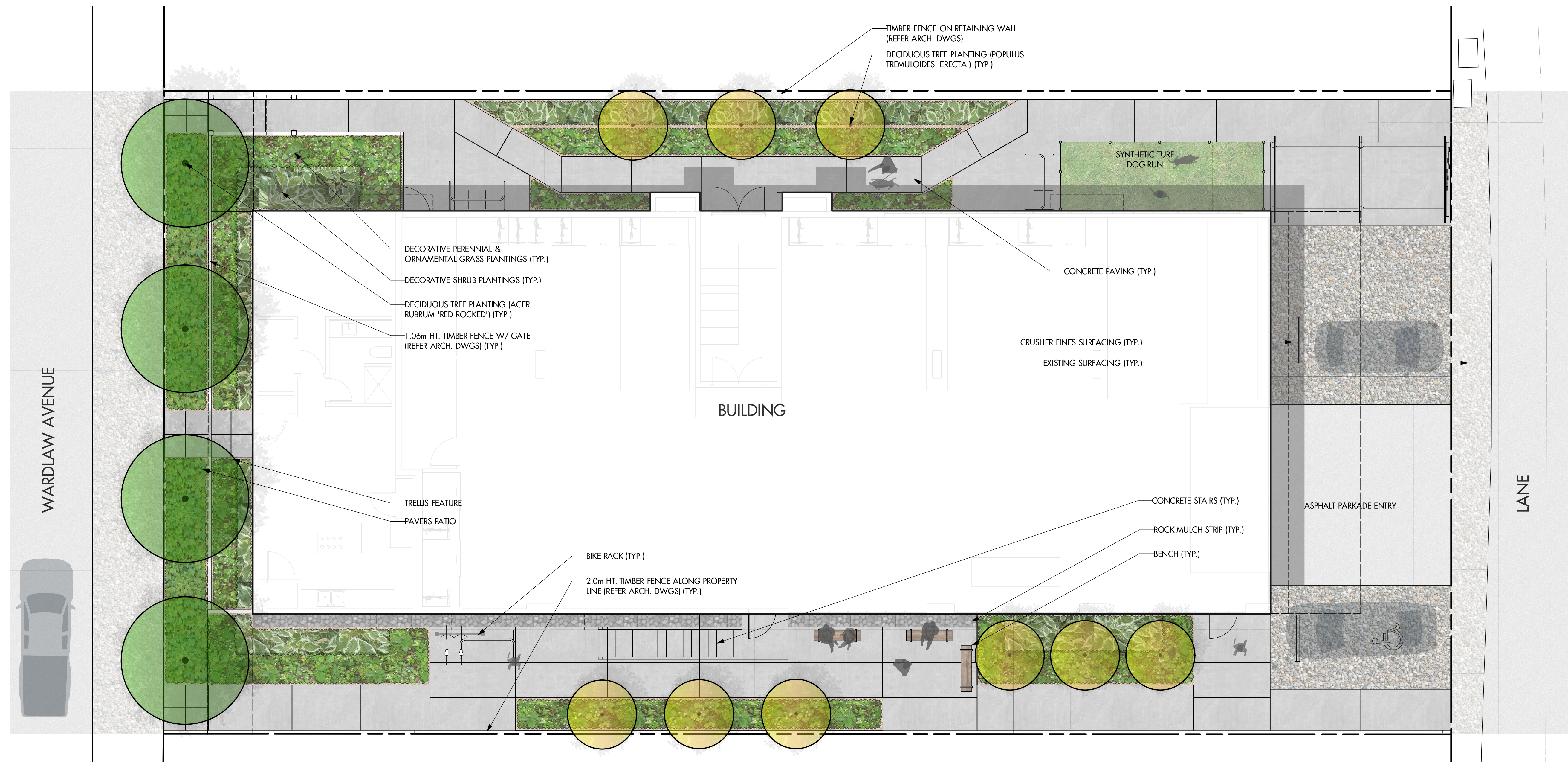
Cross Sections

Sheet: **A-5.1**



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE
640 WARDLAW AVENUE

Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

| | | |
|---|----------|--------|
| 1 | 21.06.25 | Review |
| 2 | 22.05.02 | Review |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT NO. 21-125E
DESIGN BY FB
DRAWN BY NG
CHECKED BY FB
DATE MAY 2, 2022
SCALE 1:75
PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L1/2

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SCHEDULE C

This forms part of application
DP21-0190 DVP21-0191



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials
JI

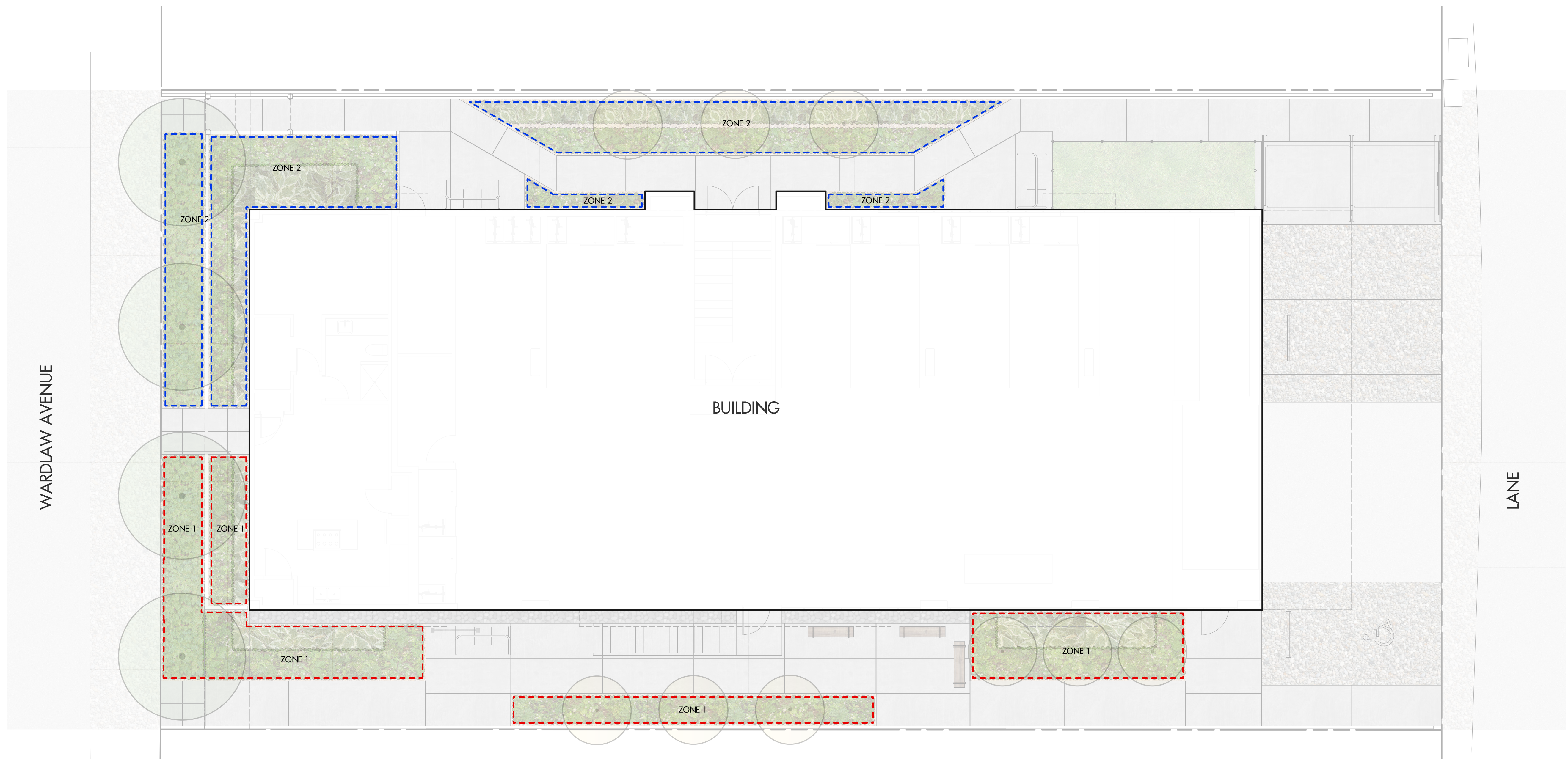
PLANT LIST

| BOTANICAL NAME | COMMON NAME | QTY | SIZE/SPACING & REMARKS |
|--|----------------------------------|-----|------------------------------|
| TREES | | | |
| ACER RUBRUM 'RED ROCKET' | RED ROCKET MAPLE | 4 | 6cm CAL |
| POPULUS TREMULOIDES 'ERECTA' | COLUMNAR ASPEN | 9 | 6cm CAL |
| SHRUBS | | | |
| BUXUS 'GREEN GEM' | GREEN GEM BOXWOOD | 40 | #02 CONT. /0.6M O.C. SPACING |
| BUXUS 'GREEN VELVET' | GREEN VELVET BOXWOOD | 18 | #02 CONT. /0.9M O.C. SPACING |
| CORNUS ALBA 'BAILHALO' | IVORY HALO DOGWOOD | 6 | #02 CONT. /1.5M O.C. SPACING |
| CORNUS STOLONIFERA 'ARCTIC FIRE' | ARCTIC FIRE DOGWOOD | 10 | #02 CONT. /1.2M O.C. SPACING |
| PHILADELPHUS 'SNOWBELLE' | SNOWBELLE MOCKORANGE | 10 | #02 CONT. /1.2M O.C. SPACING |
| PERENNIALS & ORNAMENTAL GRASSES | | | |
| CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 15 | #01 CONT. /0.9M O.C. SPACING |
| NEPETA X FAASSENII 'WALKER'S LOW' | WALKER'S LOW CATMINT | 15 | #01 CONT. /0.9M O.C. SPACING |
| PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | LITTLE BUNNY FOUNTAIN GRASS | 34 | #01 CONT. /0.6M O.C. SPACING |
| RUDBECKIA FULGIDA 'GOLDSTURM' | GOLDSTURM CONEFLOWER | 34 | #01 CONT. /0.6M O.C. SPACING |
| VINES | | | |
| PARTHENOCISSUS QUINQUEFOLIA | VIRGINIA CREEPER | 8 | #01 CONT. /0.9M O.C. SPACING |

NOTES

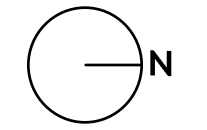
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS SHALL BE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

0 5 10 15 20 25 M



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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T (250) 868-9270
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PROJECT TITLE
640 WARDLAW AVENUE

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
IRRIGATION PLAN**

| ISSUED FOR / REVISION | | |
|-----------------------|----------|--------|
| 1 | 21.06.25 | Review |
| 2 | 22.05.02 | Review |
| 3 | | |
| 4 | | |
| 5 | | |

| | |
|-------------|-------------|
| PROJECT NO. | 21-125E |
| DESIGN BY | FB |
| DRAWN BY | NG |
| CHECKED BY | FB |
| DATE | MAY 2, 2022 |
| SCALE | 1:75 |
| PAGE SIZE | 24x36" |

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DRAWING NUMBER

L2/2

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SCHEDULE C

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DP21-0190 DVP21-0191



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials
Jl

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 82 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 45 cu.m. / year
WATER BALANCE = 37 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 63 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 73 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 24 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

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


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

ATTACHMENT B

This forms part of application
DP21-0190 DVP21-0191

Planner
Initials

JI



City of
Kelowna
DEVELOPMENT PLANNING

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

ATTACHMENT **B**

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DP21-0190 DVP21-0191

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City of Kelowna
DEVELOPMENT PLANNING

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

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| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
|--|-----|---|---|---|---|---|
| 4.1.6 Building Articulation, Features & Materials | | | | | | |
| Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include: <ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; • Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree, or other landscape feature within each interval. | | | | | 4 | |
| Break up the building mass by incorporating elements that define a building’s base, middle and top. | | | | | | 5 |
| Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors. | | | | | | 5 |
| Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing. | | | | | | 5 |
| Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline (<i>See Figure 41</i>), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies. | | | | | 4 | |
| Weather Protection | | | | | | |
| Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (<i>See Figure 42</i>), with particular attention to the following locations: <ul style="list-style-type: none"> • Primary building entrances, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. | NA | | | | | |
| Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported. | | | | 3 | | |

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City of Kelowna
DEVELOPMENT PLANNING



640 WARDLAW AVENUE
Development Permit

Legal Description:

640 Wardlaw Ave. Kelowna, BC
Lot: 26 Plan: 3249 Roll: 26970

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Revisions

| | | |
|---|------------|---|
| B | 2022.02.22 | DP revise per TRS report - Delete elevated entry, revise to grade - Relocated centralized garbage collection - Revise parking stalls & bike long-term stalls - Updates all sheets accordingly |
|---|------------|---|

| | | |
|---|------------|--------------------------|
| A | 2022.01.31 | DP revise per TRS report |
|---|------------|--------------------------|

| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

Page Scale: Unless Noted Otherwise

Perspective

Sheet: **A-00**

ATTACHMENT C

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City of **Kelowna**
DEVELOPMENT PLANNING



Feb 3, 2022

City of Kelowna
Planning Dept

FAO
Jason Issler, Planner

ATTACHMENT D

This forms part of application
DP21-0190 & DVP21-0191

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



640 WARDLAW AVE KELOWNA BC APPENDIX A – DESIGN RATIONALE STATEMENT

As per previous communication and meetings with the City of Kelowna Planning Department and as part of the design process the design rationale is in accordance with the RM3 Zone (supported by the current OCP under future land use of MRL). Further to the application information as it pertains to the Rezoning associated with the proposed Development at 640 Wardlaw Ave in Kelowna, we propose the following Design Rationale for the project.

RM3 justification:

- Oversized lot (bigger than a standard city lot)
- Supported by the current OCP
- City of Kelowna's need for higher density
- Lot consolidation with neighboring properties not possible as they are developed.

The 640 Wardlaw proposal has been developed with the City of Kelowna's request and need for higher density on central, older single-family lots (RU6). Under City's Guidelines and the OCP, the proposed building takes advantage of the property's frontage onto Wardlaw Ave and its public lane. The unique nature and location of this lot with its unusual size (70'x140') is ideal for incorporating a ground-oriented unit facing Wardlaw Ave. This will soften the building facade while keeping a residential look for the building and the street frontage.

The design compliments nearby buildings and supports the transitional nature of the neighbourhood, the current OCP and the RM3 zone. The design was developed carefully to blend with neighboring multi-family projects (old and new) and creates a steppingstone and transition for future increase in density and redevelopment of the area as promoted by the OCP.

Architecturally, the intent is to implement a horizontal, modern architectural style with colours and materials that closely relate to other major developments and buildings in the neighbourhood, along Pandosy St, and Lakeshore Rd.

The result is a modern, contemporary design with single level residential unit plans. This ensures a bigger and roomier feel for the end user. The unit mix allows for a variety in sales price, targeting a wide range of potential buyers and allowing for affordable product within the building.

Along the street frontage, the newly proposed development fits in with surrounding setbacks and ensures that it blends in with the street frontage of both neighboring properties (see renderings). The proposal achieves required Bylaw parking numbers and accommodates visitor parking along the public lane. The oversized decks and outdoor common area exceed the bylaw requirement for private open space.

The focus with this development is to create a community feel within a walkable neighbourhood. The lot and its location are perfectly suited for an increase in density, based on the neighbourhood, its surroundings and the City of Kelowna OCP).

John Saliken | Principal
Architect AIBC, AAA,
john@suvaarchitecture.com
direct 604 318 1904



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