City of  
**Kelowna**

## Development Permit DP22-0025

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

**608, 618, 624 & 632 Coronation Ave**

and legally known as

**Lots 46, 47, 48 & 49, District Lot 139, ODYD, Plan 1037**

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

### **Apartment 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                      October 3, 2022

Decision By:                                      COUNCIL

Development Permit Area:                  Form & Character Development Permit

Existing Zone:                                   UC1 – Downtown Urban Centre

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:                      Coronation Richter GP Inc., Inc. No. BC1329905

Applicant:                      Blue Green Architecture

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date of Issuance

<b>ATTACHMENT A</b>	
This forms part of application	
# DP22-0005	
Planner Initials	MT
City of Kelowna COMMUNITY PLANNING	

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

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

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- An Irrevocable Letter of Credit or Certified Cheque in the amount of **\$339,857.50**

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.

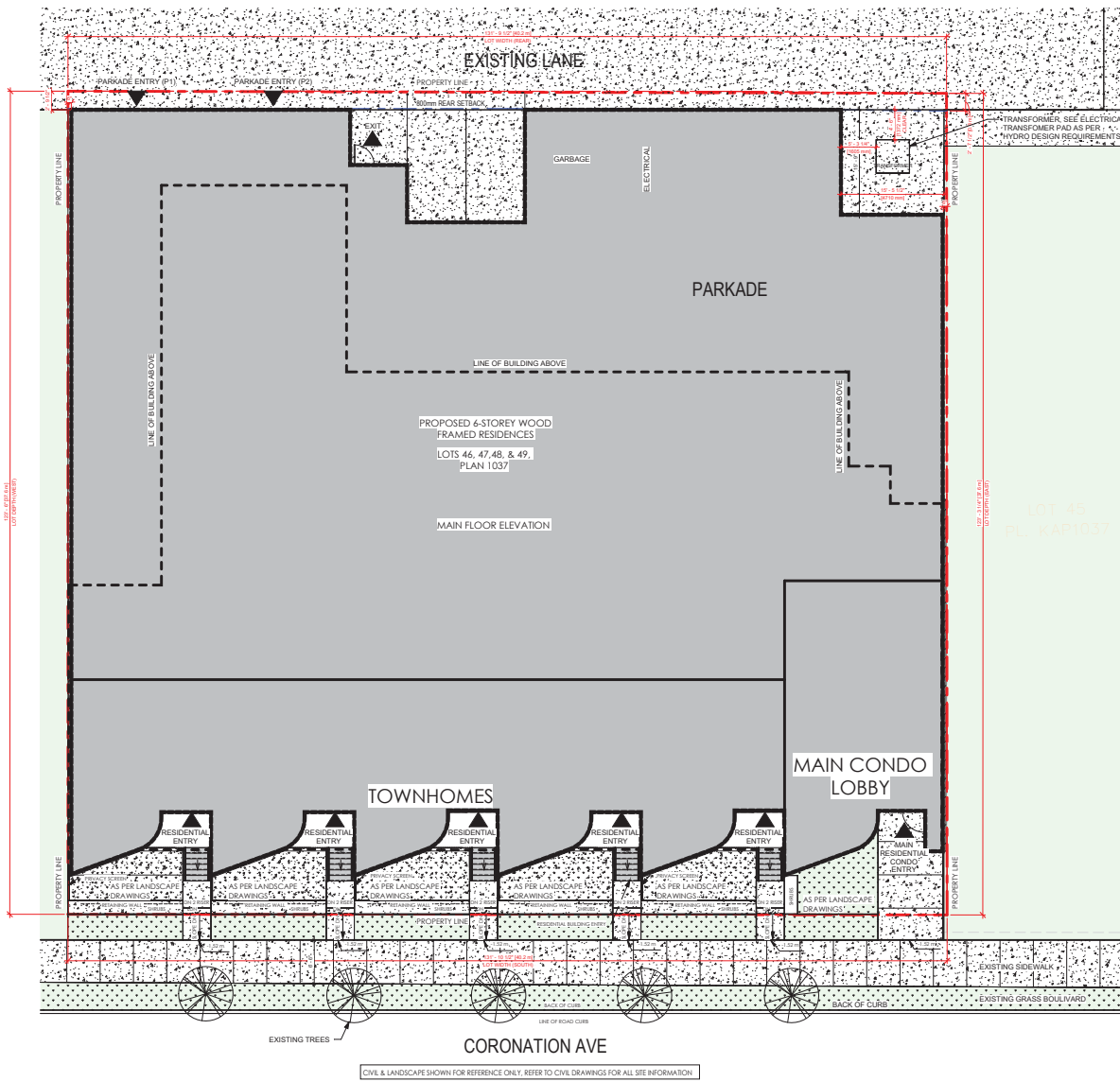
## 5. INDEMNIFICATION

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

- 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.**



CIVIL & LANDSCAPE SHOWN FOR REFERENCE ONLY; REFER TO CIVIL DRAWINGS FOR ALL SITE INFORMATION

1 SITE PLAN  
A1.0 1:100

ZONING SUMMARY		
ADDRESS	608, 618, 624 & 632 CORONATION AVENUE, KELOWNA, BC	
PROPOSED ZONING	UC1	
GRADES	EXISTING AVERAGE - FLAT FINISH AVERAGE - FLAT	
BUILDING HEIGHTS	6 STOREYS	
SITE AREA (sqm)	1,511 (16,388 SQ.FT.)	
OFF-STREET PARKING	58 (INCLUDING 2 CARS @ GRADE)	
TOTAL GFA	4,302 (46,311 SQ.FT.)	
TOTAL NFA	3,575 (38,480 SQ.FT.)	
EFFICIENCY	80%	
F.A.R.	2.4	

FLOOR AREAS:							
UNIT TYPES	DESCRIPTION	UNIT NFA (sqm)	UNIT NFA (sqm)	OUTDOOR SPACE (sqm)	UNIT COUNT	TOTAL UNIT NFA (sqm)	TOTAL OUTDOOR SPACE (sqm)
A1	BACHELOR	450	42	7.5	25	1,080	187.5
B1	1 BED	650	61	7.5	9	549	67.5
B2	1 BED	570	53	12	2	108	24
B3	1 BED	670	63	0	1	63	0
B4	1 BED	500	47	0	3	141	0
C1	1 BED + DEN	630	59	8.3	5	295	46.5
D1	2 BED	780	73	7.5	3	219	22.5
D2	2 BED	730	68	28	5	340	100
D3	2 BED	850	79	35	1	79	35
D4	2 BED	730	68	12	1	68	12
T	2 BED TOWNHOME	1,250	117	22	5	585	110
TOTAL UNIT COUNT		80					
TOTAL UNIT AREA		3,456					
TOTAL STORAGE LOCKERS		41					
TOTAL AREA USED FOR PARKING		3,575					
PRIVATE OPEN SPACE:		635					
PERMITTED (per 7.5m x 3m x 2.5m unit + 15m x 15m unit + 20m x 25m unit + 15 units +)		862.5					
PROPOSED (sqm)		635					
BALC / TERRACES		635					
AMENITY ROOMS		0					
AMENITY ROOF TERRACE		300					
ENTRY PLAZA		25					
TOTAL		960					
GROSS FLOOR AREAS:							
	GFA sqm	GFA sqm					
PARKADE L0	12,250	1,133					
PARKADE L1	10,470	873					
TOTAL PARKADE GFA	22,670	2,106					
LEVEL 1	2,181	258					
LEVEL 2	9,840	914					
LEVEL 3 & 4	8,555	795					
LEVEL 5	8,028	748					
TOTAL RESIDENTIAL GFA	46,311	4,302					

BUILDING CODE REVIEW		
OCCUPANCY	RESIDENCES: GROUP C	PARKADE: GROUP F3
ARTICLE	3.2.2.5	3.2.2.3
NO. OF STOREYS	6 STOREYS	UNLIMITED
NO. OF STREETS FACING	2	2
MAX. BUILDING AREA	1,860 sqm	UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2		
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUST.
SPRINKLERED	YES	YES
ASSEMBLY RATINGS		
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE)	
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)	
ROOFS	1 HR.	

PARKING CALCULATIONS			
STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-3" (2.5m) min.	19'-6" (5.9m) min.	6'-6" (2.0m) min.
SMALL SIZE STALL (50% max)	7'-6" (2.3m) min.	19'-6" (5.9m) min.	6'-6" (2.0m) min.
DISABLED STALL	12'-2" (3.7m) min.	19'-6" (5.9m) min.	6'-6" (2.0m) min.
DRIVE-ABLES (2-way 90° plus)	23'-0" (7.0m) min.		
PARKING SUMMARY			
PARKADE	58 (1 ACCESSIBLE & 1 VAN-ACCESSIBLE SPACE PROVIDED)		
AT GRADE	2		
PARKING REQUIREMENTS:			
RESIDENTIAL (URBAN CENTRE):			
0.8 stalls/ studio x 28 units		23 stalls	
0.9 stalls/ 1 bedroom units x 17 units		16 stalls	
1.0 stalls/ 2 & 3 bedroom units x 15 units		15 stalls	
0.14 stalls/ dwelling unit x 60 units		8 stalls	
PARKING REQUIRED:		63 stalls	
BIKE STORAGE INCENTIVE x 1		6 stalls (see calculations below)	
TOTAL PARKING REQUIRED:		69 stalls (with bike storage reduction)	
TOTAL PARKING PROVIDED:		58 stalls	
BIKE PARKING REQUIREMENTS:			
RESIDENTIAL:		REQ'D	
Bonus Long Term - 1.0 stall/ studio & 1 bed/ 45 stalls		45 stalls	
Bonus Long Term - 1.5 stall/ 2 & 3 bed/ 30 stalls		30 stalls	
TOTAL BIKE PARKING		75 stalls (36 ground oriented)	
Short Term - 6 entrance		6 stalls	
		91 stalls (40 ground oriented)	

# SCHEDULE A

This forms part of application  
# DP22-0005

Planner Initials

MT

City of Kelowna

COMMUNITY PLANNING

BLUEGREEN

4103-1223 St. Street  
Kelowna, BC V1Y 1S9  
250.442.0202  
www.bluegreenbc.ca

ISSUED FOR DEVELOPMENT PERMIT

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Consultants

PROJECT INFORMATION

NO.	DATE	DESCRIPTION
1	2022.04.14	REVISION: DEVELOPMENT PERMIT
2	2022.06.16	REVISION: DEVELOPMENT PERMIT

Project

NOLITA

RESIDENTIAL DEVELOPMENT

Sheet Title

SITE PLAN

Job Number

21.944

Date

2022.9.15

Scale

1:100

Revision Number

0

Drawing Number

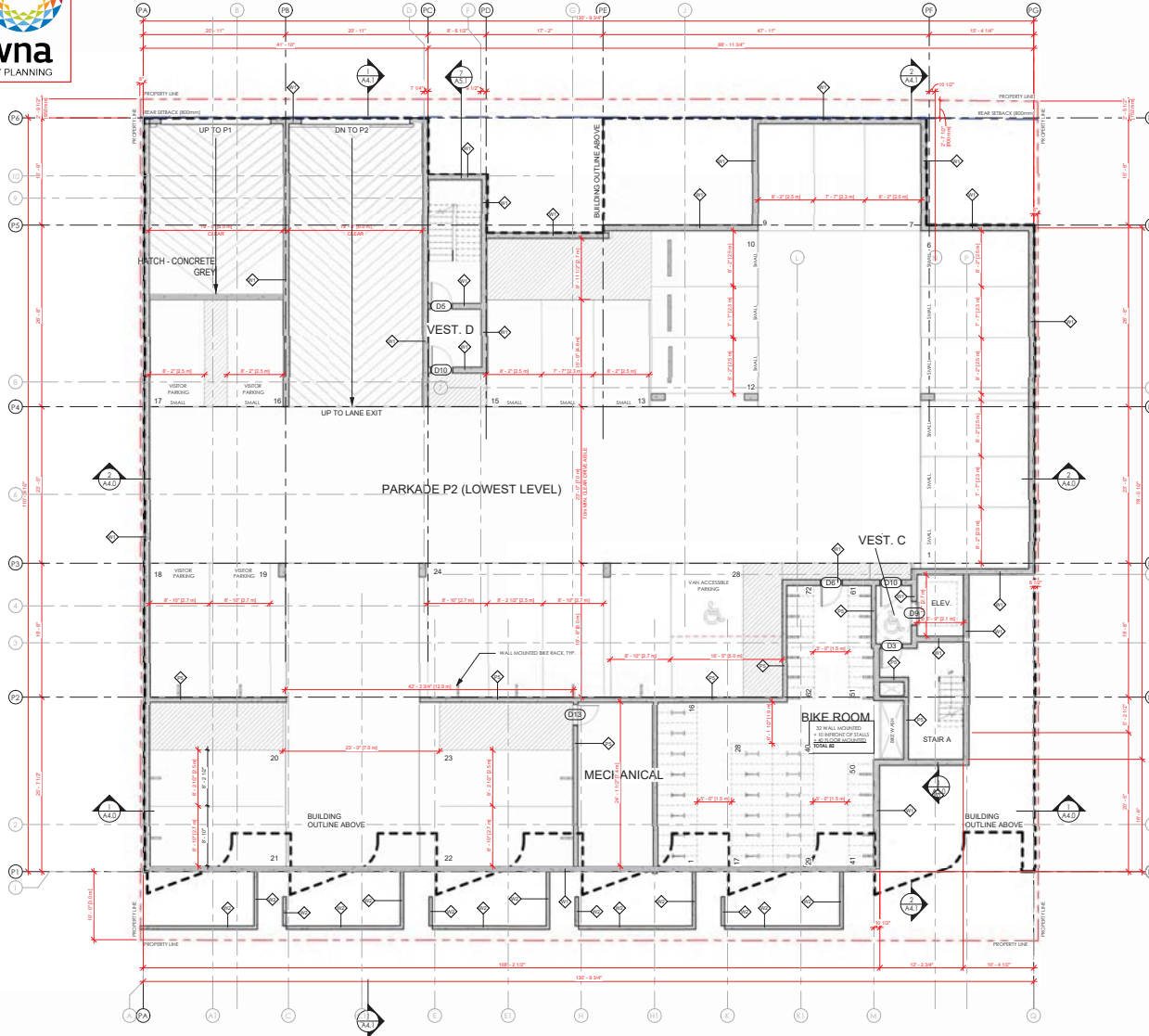
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A1.0

# SCHEDULE A

This forms part of application  
# DP22-0005

Planner  
Initials MT



PARKING SCHEDULE		
PARKING STALL LOCATION	PARKING STALL TYPE	PARKING STALL COUNT
Level 0 (PARKADE P2)		1
Level 0 (PARKADE P2)	PARKING - REGULAR	10
Level 0 (PARKADE P2)	PARKING - SMALL	17
Level 0 (PARKADE P2)	PARKING - REGULAR	25
Level 0 (PARKADE P2)	PARKING - REGULAR	2
Level 1 & P1	PARKING - ACCESSIBLE	1
Level 1 & P1	PARKING - REGULAR	9
Level 1 & P1	PARKING - SMALL	17
Level 1 & P1	PARKING - REGULAR	27
Grand total: 57		57

NOT FOR CONSTRUCTION



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NO.	DATE	DESCRIPTION
1	2022.08.18	ISSUED FOR DEVELOPMENT PERMIT
2	2022.08.18	RECORDED FOR DEVELOPMENT PERMIT

Project

NOLITA

RECREATION DEVELOPMENT

Sheet Title

LEVEL 0 - LOWER PARKADE (P2)

Job Number

21.944

Date

2022.8.18

Scale

1/8" = 1'-0"

Revision Number

0

Drawing Number

0

A2.0



# SCHEDULE A

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# DP22-0005

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Initials MT

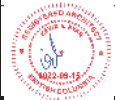


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NO.	DATE	DESCRIPTION
1	2022-09-15	ISSUED FOR DEVELOPMENT PERMIT
2	2022-09-15	REVISION OF DEVELOPMENT PERMIT

Project:

NO. DATE DESCRIPTION

RECORD OF REVISIONS

Project:

NOLITA

RESIDENTIAL DEVELOPMENT

Sheet Title:

LEVEL 1 - MAIN FLOOR & PARKADE (P1)

Job Number:

21-944

Date:

2022-9-15

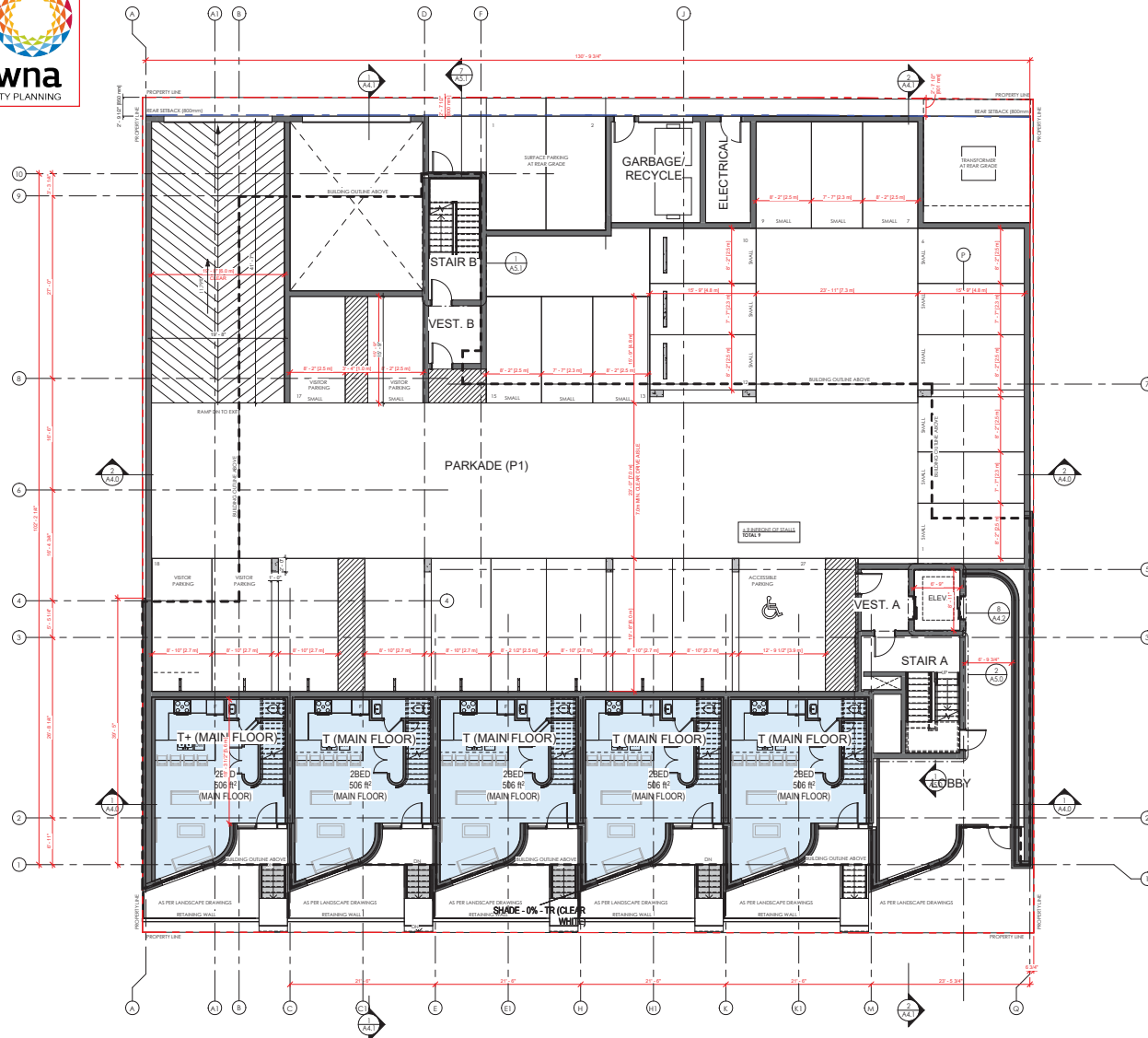
Scale:

1/8" = 1'-0"

Revision Number:

0

Drawing Number:



PARKING SCHEDULE		
PARKING STALL LOCATION	PARKING STALL TYPE	PARKING STALL COUNT
Level 0 (PARKADE P1)		1
Level 0 (PARKADE P1)	PARKING - REGULAR	10
Level 0 (PARKADE P1)	PARKING - SMALL	17
Level 0 (PARKADE P1)		25
Grade	PARKING - REGULAR	2
Grade		2
Level 1 & P1	PARKING - ACCESSIBLE	1
Level 1 & P1	PARKING - REGULAR	9
Level 1 & P1	PARKING - SMALL	17
Level 1 & P1		27
Grand total: 57		57

NOT FOR CONSTRUCTION

A2.1

# SCHEDULE

A

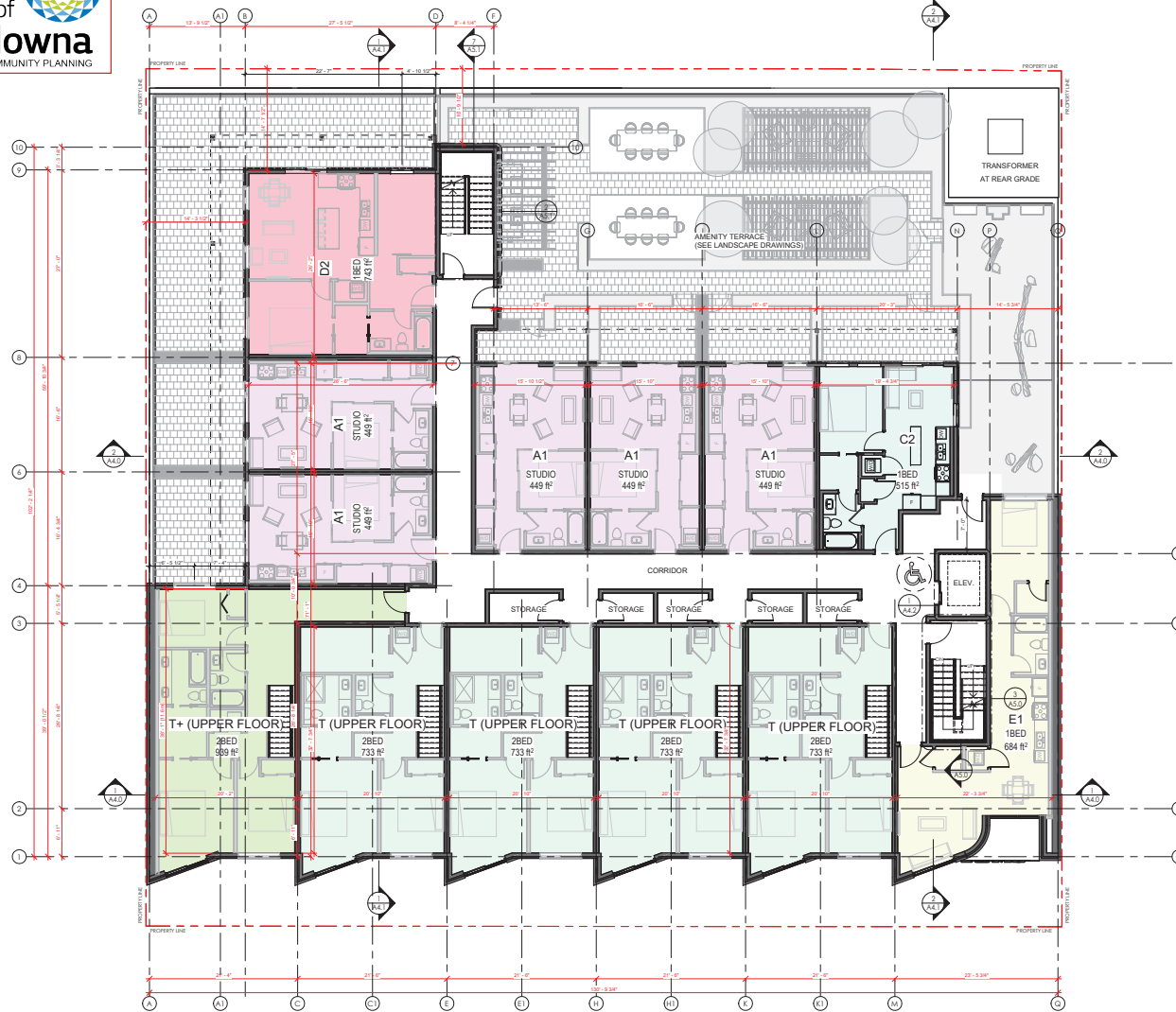
This forms part of application

# DP22-0005

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Initials

MT

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**Kelowna**  
COMMUNITY PLANNING



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NO.	DATE	DESCRIPTION
1	2022.09.15	ISSUED FOR DEVELOPMENT PERMIT
2	2022.09.15	REVISION OF DEVELOPMENT PERMIT

Project

NOLITA  
RESIDENTIAL DEVELOPMENT

Sheet Title  
LEVEL 2 - FLOOR PLAN

Job Number 21.944

Date 2022.9.15

Scale 1/8" = 1'-0"

Revision Number 0

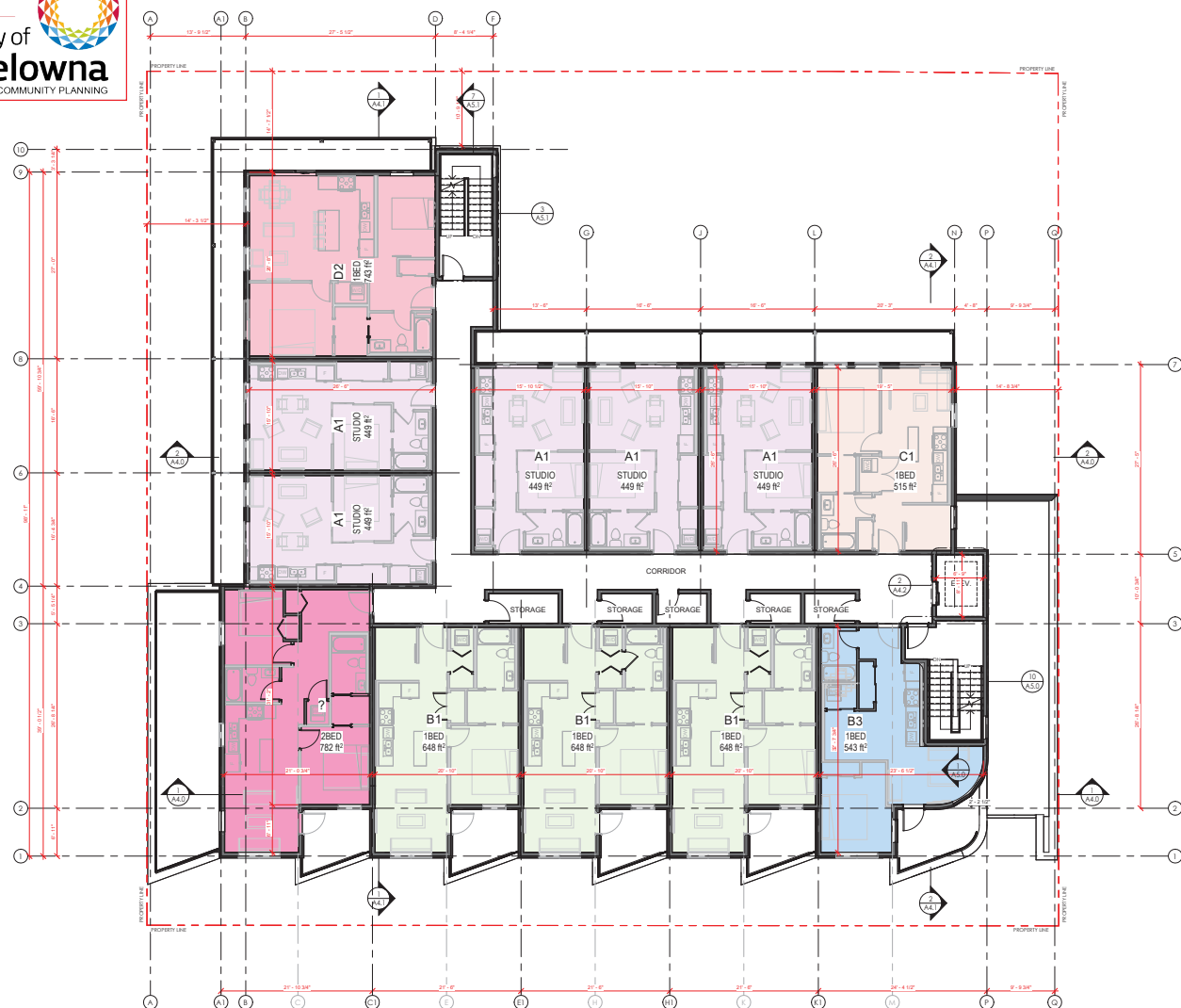
Drawing Number

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A2.2

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# DP22-0005

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NO.	DATE	DESCRIPTION
A	2022.01.14	ISSUED FOR DEVELOPMENT PERM
B	2022.08.18	RE-ISSUED FOR DEVELOPMENT PERM

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project

NOLITA

RESIDENTIAL DEVELOPMENT

Sheet Title  
LEVEL 3 - FLOOR PLAN

Job Number	21.94
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Date 2022.9.15

Scale 1/8" = 1'-0"

Revision Number

Drawing Number

A2.3

NOT FOR CONSTRUCTION

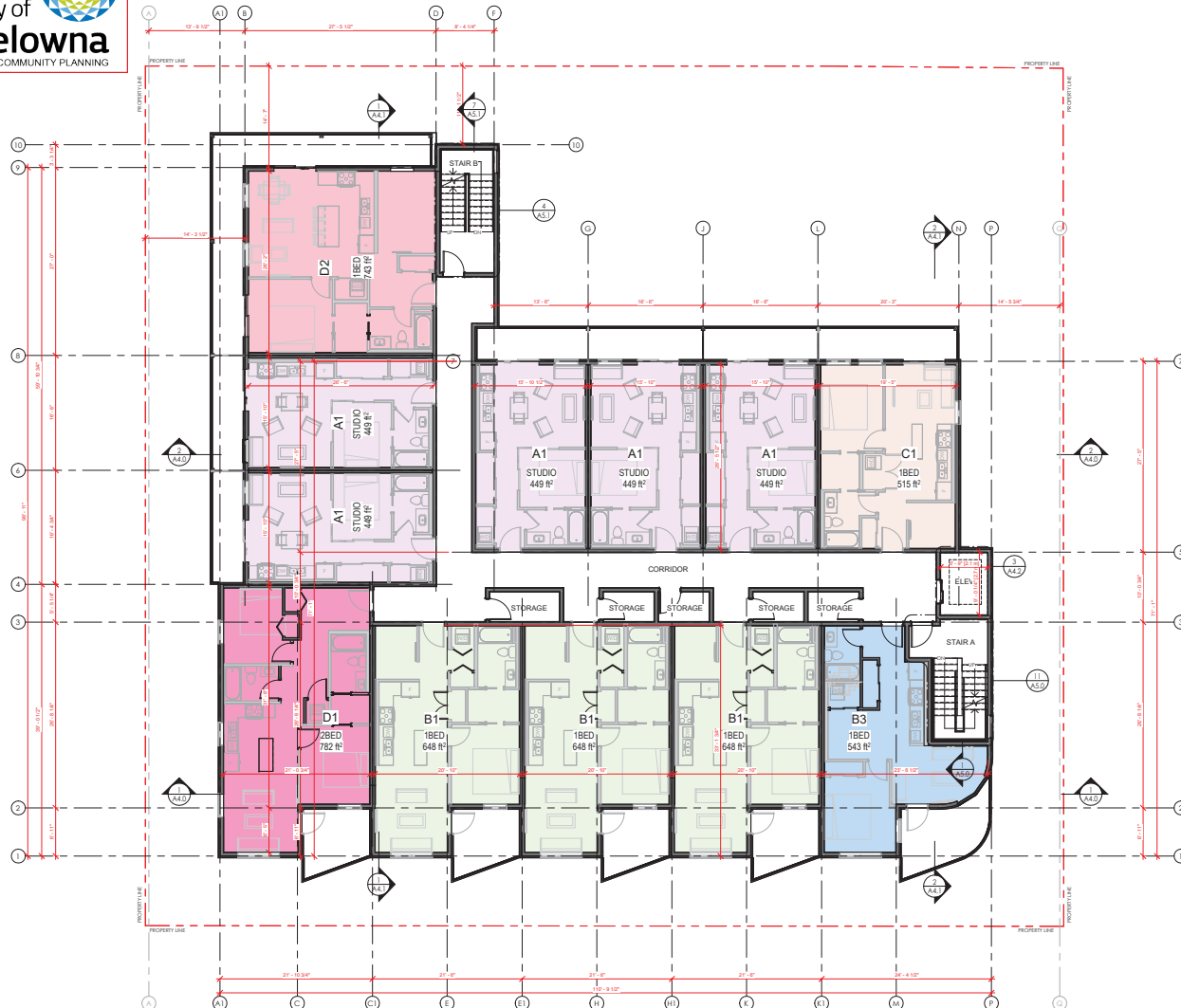
# SCHEDULE A

This forms part of application  
# DP22-0005

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Initials MT



City of  
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1. 2022.08.14 DESIGN FOR DEVELOPMENT PERMIT  
2. 2022.08.18 REVISION FOR DEVELOPMENT PERMIT

NO DATE DESCRIPTION

Project

NOLITA

RESIDENTIAL DEVELOPMENT

Sheet Title

LEVEL 4 - FLOOR PLAN

Job Number 21-944

Date 2022.9.15

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

NOT FOR CONSTRUCTION

A2.4

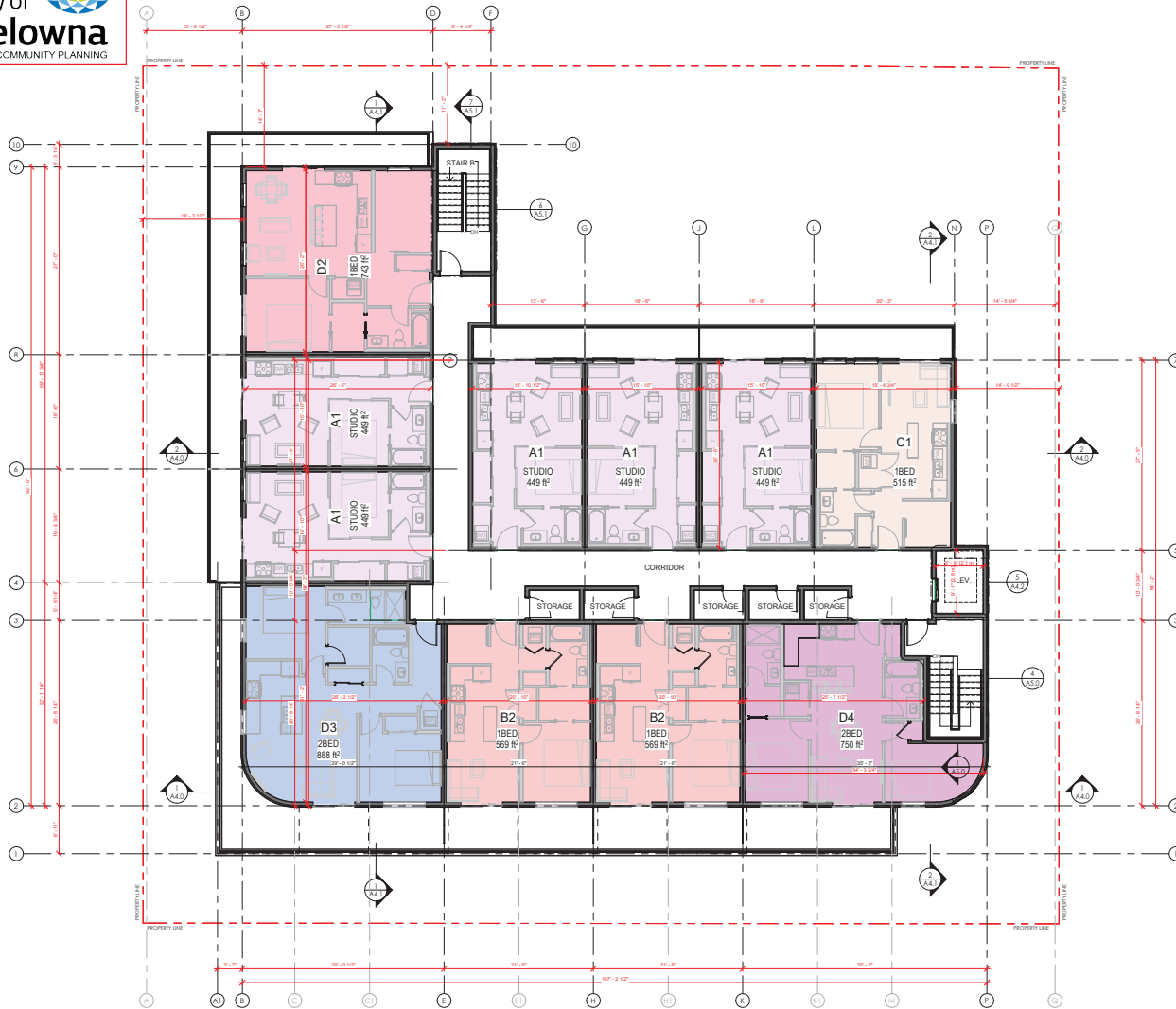


# SCHEDULE A

This forms part of application  
# DP22-0005

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Initials MT

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**Kelowna**  
COMMUNITY PLANNING



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NO.	DATE	DESCRIPTION
1	2022.08.15	ISSUED FOR DEVELOPMENT PERMIT
2	2022.08.15	REVISION OF DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
1	2022.08.15	ISSUED FOR DEVELOPMENT PERMIT

Project:  
**NOLITA**  
RESIDENTIAL DEVELOPMENT

Sheet Title:  
**LEVEL 6 - FLOOR PLAN**

Job Number: 21.944

Date: 2022.9.15

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

Revision Number: 0

Drawing Number:

**A2.6**

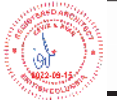
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NO.	DATE	DESCRIPTION
1	2022.09.15	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
1	2022.09.15	ISSUED FOR DEVELOPMENT PERMIT

Project

NOLITA

RESIDENTIAL DEVELOPMENT

Sheet Title

BUILDING ELEVATIONS

Job Number 21-944

Date 2022.9.15

Scale As Indicated

Revision Number 0

Drawing Number

A3.0

**ELEVATION LEGEND:**

- (A1) ALUMINUM DOOR W/ LOW-E GLAZING  
COLOUR: BLACK ANODIZED ALUMINUM
- (A2) ALUMINUM DOOR/FRONT FRAME W/ LOW-E GLAZING  
COLOUR: BLACK ANODIZED ALUMINUM
- (B1) FULL FACE BRICK  
COLOUR: RED TONED W/ COLOUR VARIATION  
MORTAR COLOUR: NATURAL UNCOLOURED
- (C1) ARCHITECTURAL CONCRETE C/W C-17 REVEAL CHAMFER  
COLOUR: TRITON MEDIUM GRAY
- (F1) FIRE RATED FASCIA/TRIM BOARD  
FINISH: STAINLESS STEEL  
COLOUR: BLACK
- (H1) ACRYLIC BRICK  
FINISH: STAINLESS STEEL  
COLOUR: WHITE
- (M1) STANDING SEAM ARCHITECTURAL METAL PANEL  
MANUFACTURER: HMC METAL ARCHITECTURAL M23 & M54  
COLOUR: SHINY GUNMET GLOSS GRAY
- (N1) COMMERCIAL INSULATED CURBING DOOR  
COLOUR TO MATCH TO CLADDING
- (P1) FINISHED METAL SOFFIT - VENTED  
COLOUR: RED
- (S1) ACRYLIC STUCCO  
FINISH: SANDWICH WITH SUBTLE TEXTURE  
COLOUR: OFF WHITE (LIGHT BEIGE HUE)
- (T1) SET BACK BRICK PAVING  
NOTES: PER LANDSCAPE/PAVING
- (V1) VINYL DOOR W/ GLAZING  
COLOUR: BLACK
- (V2) VINYL WINDOW FRAME W/ CLEAR LOW-E GLAZING  
COLOUR: BLACK
- (W1) HARDY BOARD HORIZONTAL LAP SING  
COLOUR: USED TO MATCH BRICK  
& LAP SING
- (W2) HEAVYWEIGHT 1/2" WOOD CLADDING - SEE PLAN NOTES FOR SING  
FINISH: FIRE CHAMFER BOARD (SHOULDER)  
COLOUR: CHAMBER
- (X1) PRE-FINISHED METAL GUARD ASSEMBLY TOP RAIL 4" HEIGHT A.F.F.  
NOTES: RAILS + TOP MOUNTED POST  
COLOUR: BLACK
- (X2) PRE-FINISHED METAL GUARD ASSEMBLY TOP RAIL 4" HEIGHT A.F.F.  
NOTES: GLASS INSERTS + TOP MOUNTED POST  
COLOUR: BLACK
- (X3) PRE-FINISHED PRIVACY WALL METAL GUARD ASSEMBLY TOP RAIL 7" HEIGHT A.F.F.  
NOTES: RAILS + TOP MOUNTED POST  
COLOUR: BLACK

**MATERIAL BOARD:**



**SCHEDULE B**

This forms part of application  
 # DP22-0005

Planner Initials MT



NOT FOR CONSTRUCTION

1 South Elevation  
 1/8" = 1'-0"

2 North Elevation  
 1/8" = 1'-0"



1 East Elevation  
A3.1  
1/8" = 1'-0"



2 West Elevation  
A3.1  
1/8" = 1'-0"

#### ELEVATION LEGEND:

- (A1) ALUMINUM DOOR W/ LOW-E GLAZING  
COLOUR: BLACK ANODIZED ALUMINUM
- (A2) ALUMINUM STOREFRONT FRAME W/ LOW-E GLAZING  
COLOUR: BLACK ANODIZED ALUMINUM
- (B1) FULL FACE BRICK  
COLOUR: RED TONED W/ COLOUR VARIATION  
MORTAR COLOUR: HARDEN/ UNMODIFIED
- (C1) ARCHITECTURAL CONCRETE C/W C-17 REVEAL CHAMFER  
COLOUR: TRITED MEDIUM GRAY
- (F1) FIBRE CEMENT FASCIA/ TRIM BOARD  
FINISH: SABLE REVEAL  
COLOUR: BLACK
- (S1) ACRYLIC STUCCO  
FINISH: SABLE REVEAL  
COLOUR: WHITE
- (M1) STANDING SEAM ARCHITECTURAL METAL PANEL  
MANUFACTURER: HANCO ARCHITECTURAL METAL & METAL  
COLOUR: SMOKE GRAY/ LIGHT GRAY
- (N1) COMMERCIAL INSULATED C/W ROLLUP DOOR  
COLOUR TO MATCH 'NO CLADDING'
- (P1) FINISHED METAL ROOF - VENTED  
COLOUR: RED
- (S2) ACRYLIC STUCCO  
FINISH: SABLE REVEAL WITH SABLE REVEAL  
COLOUR: OFF WHITE (LIGHT BEIGE HERE)
- (S3) SET ITAL BRICK BACKUP FINISHING  
NOTES: PER LAMINATE DRAWINGS
- (W1) WINDY DOOR W/ GLAZING  
COLOUR: BLACK
- (W2) WINDY WINDOW FRAME W/ CLEAR LOW-E GLAZING
- (W3) WINDY WINDOW FRAME W/ CLEAR LOW-E GLAZING
- (W4) HARDSHED HORIZONTAL LAP SIDING  
COLOUR: LIGHT TO MEDIUM GRAY  
& LAP SIDING
- (W5) HARDSHED SHUTTER WOOD SIDING - SEE PLAN NOTES FOR SIDING  
FINISH: FIBRE CEMENT BOARD (SHEDDING)  
COLOUR: CHARCOAL
- (R1) PRE-FINISHED METAL GUARD ASSEMBLY TOP RAIL 4" HEIGHT A.J.F.  
NOTES: RAILS - TOP MOUNTED POST  
COLOUR: BLACK
- (R2) PRE-FINISHED METAL GUARD ASSEMBLY TOP RAIL 4" HEIGHT A.J.F.  
NOTES: GLASS INSERTS - TOP MOUNTED POST  
COLOUR: BLACK
- (R3) PRE-FINISHED PRIVACY WALL METAL GUARD ASSEMBLY TOP RAIL 7" HEIGHT A.J.F.  
NOTES: GLASS INSERTS - TOP MOUNTED POST  
COLOUR: BLACK

#### MATERIAL BOARD:

- STANDING SEAM ARCHITECTURAL METAL PANEL  
MANUFACTURER: HANCO ARCHITECTURAL METAL & METAL  
COLOUR: SMOKE GRAY/ LIGHT GRAY
- RED TONED FULL FACE BRICK WITH SOME COLOUR VARIATION  
MANUFACTURER: HANCO ARCHITECTURAL METAL & METAL  
COLOUR: AUTUMN BROWN (RED WITH COLOUR VARIATION)
- ACRYLIC STUCCO WITH SABLE REVEAL  
COLOUR: WHITE
- HORIZONTAL LAP SIDING, 4" SIDING  
MANUFACTURER: JAMES HANCO  
COLOUR: GRAY
- CHARCOAL FASCIA BOARD, FLASHING, WINDOW FRAMES, & RAILING
- EXPOSED ARCHITECTURAL CONCRETE C/W CHAMFER REVEAL LINES

## SCHEDULE B

This forms part of application  
# DP22-0005

Planner Initials MT

**City of Kelowna**  
COMMUNITY PLANNING

**BLUEGREEN**  
#100-1000-1000  
KELOWNA, BC V1Y 1Y1  
www.bluegreenarchitects.com

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NO.	DATE	DESCRIPTION
1	2022.09.14	RECEIVED FOR DEVELOPMENT PERMIT
2	2022.09.15	RECEIVED FOR DEVELOPMENT PERMIT

Project: **NOLITA**

Residential Development

Sheet Title: **BUILDING ELEVATIONS**

Job Number: 21.944

Date: 2022.9.15

Scale: As Indicated

Revision Number: 0

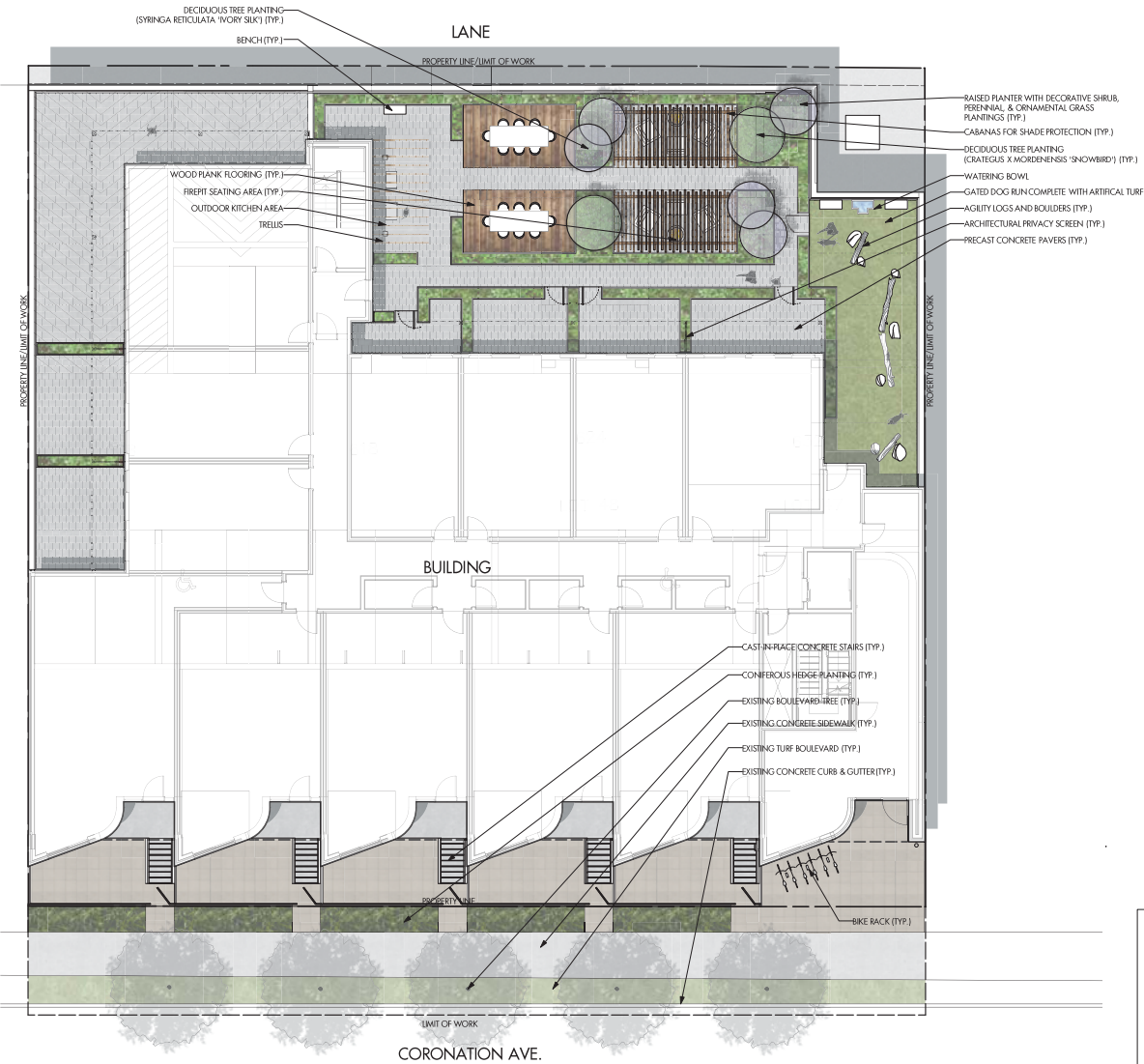
Drawing Number: **A3.1**

SCHEDULE C

This forms part of application

# DP22-0005

Planner  
Initials MT



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TURF TO RECEIVE A MINIMUM OF 150mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE 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.
6. 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>TREES</strong>			
CRATEGUS X MORDENENSIS 'SNOWBIRD'	SNOWBIRD HAWTHORN	2	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	5	6cm CAL.
<strong>SHRUBS</strong>			
ROSEBUSH 'THUNDERBOLT' 'CENTURY'	ROYAL BURLYWOOD BARBERRY	6	#02 CONT. / 1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	11	#02 CONT. / 0.9M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	9	#02 CONT. / 1.0M O.C. SPACING
SYRINGA JAPONICA 'GOLDMOUND'	GOLDMOUND SYRINGA	16	#02 CONT. / 0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICKS YEW	38	#02 CONT. / 0.9M O.C. SPACING
<strong>PERENNIALS &amp; GRASSES</strong>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	4	#01 CONT. / 0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3	#01 CONT. / 1.0M O.C. SPACING
HOSTA 'STRIPTASE'	STRIPTASE HOSTA	4	#01 CONT. / 0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	6	#01 CONT. / 0.75M O.C. SPACING
PENSTEMON ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	3	#01 CONT. / 1.2M O.C. SPACING
RUBRO-COCCINEA 'GOLDSTURM'	GOLDSTURM CORNELIUS	6	#01 CONT. / 0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	6	#01 CONT. / 0.75M O.C. SPACING



PROJECT TITLE

608,618,624 & 632  
CORONATION AVE.

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

DESIGNER / REVIEWER

1	22.01.12	Review
2		
3		
4		
5		

PROJECT NO. 21-258

DESIGN BY JWA

DRAWN BY NGS

CHECKED BY JLB

DATE 2024.10.2022

SCALE 1:1000

PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L1/2

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January 13<sup>th</sup>, 2022

Prepared for: Development Permit & Rezoning Application

Project: Nolita on Coronation

Re: Design Rationale

## PROJECT DESCRIPTION

The building site is located in the transitioning "North End" of Kelowna along Coronation Avenue. The project is a mid-block site located on the North side of Coronation with the nearest intersection being Richter Street. The proposal is to build a 60-unit, 6 level condominium building with street accessed townhomes. The upper 5 storeys of wood-frame construction sit on a double level, partially buried, concrete parking structure accessed off the rear lane and masked behind ground-oriented, street accessed, townhomes and lobby.

The materials and form take influence from the existing homes in the immediate neighborhood, ranging primarily from Craftsman to Art Deco style, while progressing the proposed architecture into a more modern and wholistic language. The white stucco finishes and subtle, curved forms are influenced by Art Deco and complemented by modern, Craftsman-style, detailing which is reflected in the brick, architectural metal panel, and lap siding. The brick finish is consistent with proposed projects in the neighborhood and Kelowna's cultural district. The metal panel c/w raised, vertical seams is an alternative, modern take on board and batten and the aged copper patina colour provides a complimentary Art Deco style pastel which helps marry these two architectural styles.

The massing of the building step backs incrementally as it ascends, with a defined base, middle and top. Recessed patios are provided on the southern face which provide intimate, outdoor areas shielded from the southern exposure. Large wrap-around balconies are provided to west and north faces providing generous outdoor private space and access to light and views. The townhomes at grade mask the concrete parkade and the large, landscaped, front yards will provide a courteous buffer between public and private realms. In addition to the landscaped screening the angled townhome form will help soften overlook while adding dynamic, rhythmic form to street while also providing opportunity for playful use of southern light and shadows. The corner lobby is provided with a defining brick plinth and canopy and the architecture above was crafted to provide prominence to the buildings entranceway.



## REZONING REQUESTED – RU2 to C7

This project has been designed to meet the intent of the future OCP guidelines and addresses the transition to the existing residential neighborhoods to the South by limiting the projects height to 6 storeys. The City mapping & zoning site identifies this area as RU2 but it has been transforming to the RM6R and C7 designations over the last 3 years. This project is applying for a rezoning application to the "C7" zone which permits a floor area ratio of up to 9 with building heights of up to 19 storeys. This is not our intent however, our project is seeking a maximum building height of only 6 storeys. The project manages the challenge of addressing the integration of building form and character of the street scape and acknowledges the existing and future built form & context of the surrounding buildings. We feel confident that we have presented a courteous architectural solution to the sites challenges and that we meet the full intent of OCP and C7 zoning.

## MISSING MIDDLE

This project does not cater to one single demographic, rather it provides and encourages a mixture of unit types and pricing options. The ratio between studio, one bedroom, and 2 bedroom units is on par with market demands. The ratio of unit types does lean more heavily towards the 1 bedroom option as it is expected that students of the future UBCO campus will be a strong demographic for this area. Given the projects location and amenities provided both on-site and in the immediate neighborhood this project meets the demand for walkable/ livable neighborhoods, responds to changing demographics, and provides housing at various, attainable price points.

## URBAN CONNECTIVITY

The project is located within a 3 minute bicycle commute to Downtown and the New Clement Business /Cultural District is located directly across the street. This proximity allows pedestrians and cyclists easy access to all the shopping, recreational opportunities, and cultural events without the need to take a vehicle. Transit is available on Clement Avenue and when going further from the immediate area and a car is your only option, Clement Avenue offer excellent connectivity to the rest of the City and the region. To soften the reliance on vehicular transportation, bike storage exceeds zoning requirements, and 2 car chare spaces have been provided at the rear lane and can be accessed by any member of the surrounding neighborhood.

## SUSTAINABILITY

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with continuous, exterior insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively. Operable windows allow for natural ventilation, reducing the demand for mechanical ventilation to provide fresh air. Other sustainable measures will include drought resistant landscaping and smart climate management controls.

## CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence. The sight lines of the occupants from decks and windows will discourage vandalism and crime. Site lighting along the side/drive isle, and pathways will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

## LANDSCAPING

The Owner has selected Outland Landscape Architecture to create an interesting and aesthetically pleasing landscape solution that responds to the architectural style of the project. This will also compliment the character of the surrounding neighborhood. A number of annual and perennial shrubs have been selected for along the planters throughout the site, and in special groupings on the amenity deck. Trees will be planted in the front boulevard, and in all greenspaces. Given enough time to mature, the trees will help the project blend with the existing neighborhoods numerous trees lining streets and in back yards. The landscape concept for the setback areas, will provide a visually exciting and high volume of green space. If viewed from above, there would appear to be significantly more "green" than building.

## SUMMARY

The team at Bluegreen Architectures feels that the architecture is strong for its sensitive design decisions to both it's neighbors and end users and hope it serves as a template to transition between RU2, RM6 and C7 zones. We look forward to your support for all this project brings to our community, and trust it well help further progress this transitioning neighborhood further.

Respectfully submitted,



Dane Lewis,  
Project Designer & Associate  
Bluegreen Architecture Inc.





**ATTACHMENT** **C**

This forms part of application  
# **DP22-0005**

Planner Initials **MT**

City of  
**Kelowna**  
COMMUNITY PLANNING

**BLUEGREEN**  
#100-1203-000-0000  
Kelowna, BC V1Y 1Y1  
250.860.4000  
www.bluegreengroup.com

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**Client:**

**Consultants:**

**APPROVED FOR DEVELOPMENT PERMIT**  
2022-09-15  
CITY OF KELOWNA

NO.	DATE	DESCRIPTION
1	2022-09-15	ISSUED FOR DEVELOPMENT PERMIT
2	2022-09-15	ISSUED FOR DEVELOPMENT PERMIT

**Project:**

NOLITA

RESIDENTIAL DEVELOPMENT

**Sheet Title:**

PERSPECTIVES

**Job Number:** 21-944

**Date:** 2022.09.15

**Scale:**

**Revision Number:** 0

**Drawing Number:**

**A8.1**

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

### Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

#### Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

#### Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3  
Townhouses & Infill

Page 18-19

Chapter 4  
Low & Mid-Rise  
Residential &  
Mixed Use

Page 18-34

Chapter 5  
High-Rise  
Residential &  
Mixed Use

Page 18-42

\*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
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>	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.						✓
<b>2.1.2 Scale and Massing</b>	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: <ul style="list-style-type: none"> <li>Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>						✓
<b>2.1.3 Site Planning</b>	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: <ul style="list-style-type: none"> <li>Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible;</li> <li>Incorporating terracing to create usable open spaces around the building</li> <li>Using the slope for under-building parking and to screen service and utility areas;</li> <li>Design buildings to access key views; and</li> <li>Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).</li> </ul>	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned 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.						✓
<b>2.1.4 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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: <ul style="list-style-type: none"> <li>Underground (where the high water table allows)</li> <li>Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> <li>Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>						✓
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: <ul style="list-style-type: none"> <li>Landscaping;</li> </ul>						✓



<ul style="list-style-type: none"> <li>• Trellises;</li> <li>• Grillwork with climbing vines; or</li> <li>• Other attractive screening with some visual permeability.</li> </ul>						
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>• Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>• Secure long-term parking within the building or vehicular parking area.</li> </ul>						✓
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.				✓		
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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: <ul style="list-style-type: none"> <li>• Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>• Using materials and colors that minimize heat absorption;</li> <li>• Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>• Using building mass, trees and planting to buffer wind.</li> </ul>				✓		
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.						✓
<b>2.1.6 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> </ul>						✓

<ul style="list-style-type: none"> <li>Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>						
<p>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.</p> <p>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.</p>						✓
<p>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.</p>						✓
<p>d. Design buildings such that their form and architectural character reflect the buildings internal function and use.</p>						✓
<p>e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.</p>						✓
<p>f. Provide weather protection such as awnings and canopies at primary building entries.</p>						✓
<p>g. Place weather protection to reflect the building's architecture.</p>						✓
<p>h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.</p>						✓
<p>i. Provide visible signage identifying building addresses at all entrances.</p>						✓

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
<b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>						
<b>4.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
h. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
<p>i. Avoid blank walls at grade wherever possible by:</p> <ul style="list-style-type: none"> <li>Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>Using ground-oriented units or glazing to avoid creating dead frontages; and</li> </ul>						✓



<ul style="list-style-type: none"> <li>When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>						
<b>Reesidential &amp; Mixed Use Buildings</b>						
j. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> <li>A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways.</li> <li>Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.</li> </ul>						✓
k. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
l. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
<b>4.1.2 Scale and Massing</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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.	✓					
<b>4.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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: <ul style="list-style-type: none"> <li>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</li> <li>Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>						✓
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.	✓					
<b>4.1.4 Site Servicing, Access and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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:						✓

<ul style="list-style-type: none"> <li>Access is from a secondary street, where possible, or from the long face of the block;</li> <li>Impacts on pedestrians and the streetscape is minimised; and</li> <li>There is no more than one curb cut per property.</li> </ul>						
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: <ul style="list-style-type: none"> <li>Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>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.</li> </ul>						✓
<b>4.1.5 Publicly-Accessible and Private Open Spaces</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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.					✓	
<b>Rooftop Amenity Spaces</b>						
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: <ul style="list-style-type: none"> <li>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</li> <li>Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.</li> </ul>				✓		
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> <li>Secure trees and tall shrubs to the roof deck; and</li> <li>Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.</li> </ul>						✓
<b>4.1.6 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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:						✓

<ul style="list-style-type: none"> <li>• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;</li> <li>• Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</li> <li>• Providing a porch, patio, deck, or covered entry for each interval;</li> <li>• 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;</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>• Changing the materials with the change in building plane; and</li> <li>• Provide a lighting fixture, trellis, tree or other landscape feature within each interval.</li> </ul>						
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: <ul style="list-style-type: none"> <li>• Primary building entrances;;</li> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>	✓					
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	✓					

ATTACHMENT
D

This forms part of application  
# DP22-0005

Planner Initials

MT

City of Kelowna  
COMMUNITY PLANNING

DP22-0025

October 3, 2022

located on highways and/or major arterials in alignment with the City's Sign Bylaw.						
k. Avoid the following types of signage: <ul style="list-style-type: none"> <li>Internally lit plastic box signs;</li> <li>Pylon (stand alone) signs; and</li> <li>Rooftop signs.</li> </ul>						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					