

Development Permit & Development Variance Permit

DP22-0032 & DVP22-0033

City of
Kelowna

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

727 Wardlaw Avenue

and legally known as

Lot B District Lot 135 OSOYOOS DIVISION YALE DISTRICT PLAN 32260

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

Townhouses

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

Date of Council Approval: **January 17, 2023**

Development Permit Area: Form and Character

Existing Zone: UC5 – Pandosy Urban Centre

Future Land Use Designation: UC – Urban Centre

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

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: Cellar Door Developments Ltd., Inc. No BC1292607

Applicant: Lime Architecture Inc.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

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

THAT Council authorizes the issuance of Development Permit No. DP22-0032 and Development Variance Permit No. DVP22-0033 for Lot B District Lot 135 ODYD, Plan 32260 located at 727 Wardlaw Ave, Kelowna, BC, subject to the following:

- 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";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT A variance to the following section of Zoning Bylaw No. 12375 be granted:

Table 14.11: UC5 - Commercial and Urban Centre Zone Development Regulations

To vary the minimum front yard setback from 2.0m permitted for ground-oriented housing to 1.5m proposed

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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$42,332.50**

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.

4. 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.**

727 WARDLAW AVE, KELOWNA BC

SCHEDULE A
 This forms part of application
 # DP22-0032 DVP22-0033
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials: AF

PROPERTY DESCRIPTION

CIVIC: 727 WARDLAW AVE, KELOWNA BC
 LEGAL: LOT B, DISTRICT LOT 135, ODYD, PLAN KAP 32260

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: UC5

SITE INFORMATION:

	ALLOWED	PROPOSED
GROSS SITE AREA=	5,193 SF (482.4 SM)	
ALLOWABLE SITE COVERAGE=	85% (4,414 SF)	45% (2,329 SF)
ALLOWABLE SITE COVERAGE + HARDSCAPING =	90% (4,674 SF)	59% (3,068 SF)
F.A.R.=	1.8 (9,347 SF)	.85 (4,386 SF)

UNIT AREA CALCULATIONS:

UNIT 1	ENTRY:	118 SF
	SECOND:	431 SF
	THIRD:	398 SF
UNIT 2	ENTRY:	486 SF
	SECOND:	430 SF
	THIRD:	330 SF
UNIT 3	ENTRY:	486 SF
	SECOND:	430 SF
	THIRD:	330 SF
UNIT 4	ENTRY:	118 SF
	SECOND:	431 SF
	THIRD:	398 SF
TOTAL:		4,386 SF

	ALLOWED	PROPOSED
HEIGHT=	6 STOREYS	10.0M (3 STOREYS)
YARD SETBACKS:		
FRONT YARD=	2.0M	1.5M ← VARIANCE REQUIRED
SIDE YARD=	0.0M	4.0M/2.0M
REAR YARD=	0.0M	3.55M

	REQUIRED	PROPOSED
PARKING CALCULATIONS:		
2 OR MORE BED =	4 x 1 = 4	4
PARKING STALL SIZE ALLOCATION:		
REGULAR SIZE =	50%	
SMALL SIZE =	50%	
BICYCLE STORAGE:		
LONG TERM	N/A	PROPOSED 4 (GARAGE STORAGE)
SHORT TERM	N/A	
PRIVATE OUTDOOR SPACE CALCULATIONS:		
	REQUIRED 226 SF x 4 = 904 SF	PROPOSED 1,250 SF
COMMON OUTDOOR SPACE CALCULATIONS:		
	REQUIRED 43 SF x 4 = 172 SF	PROPOSED 976 SF

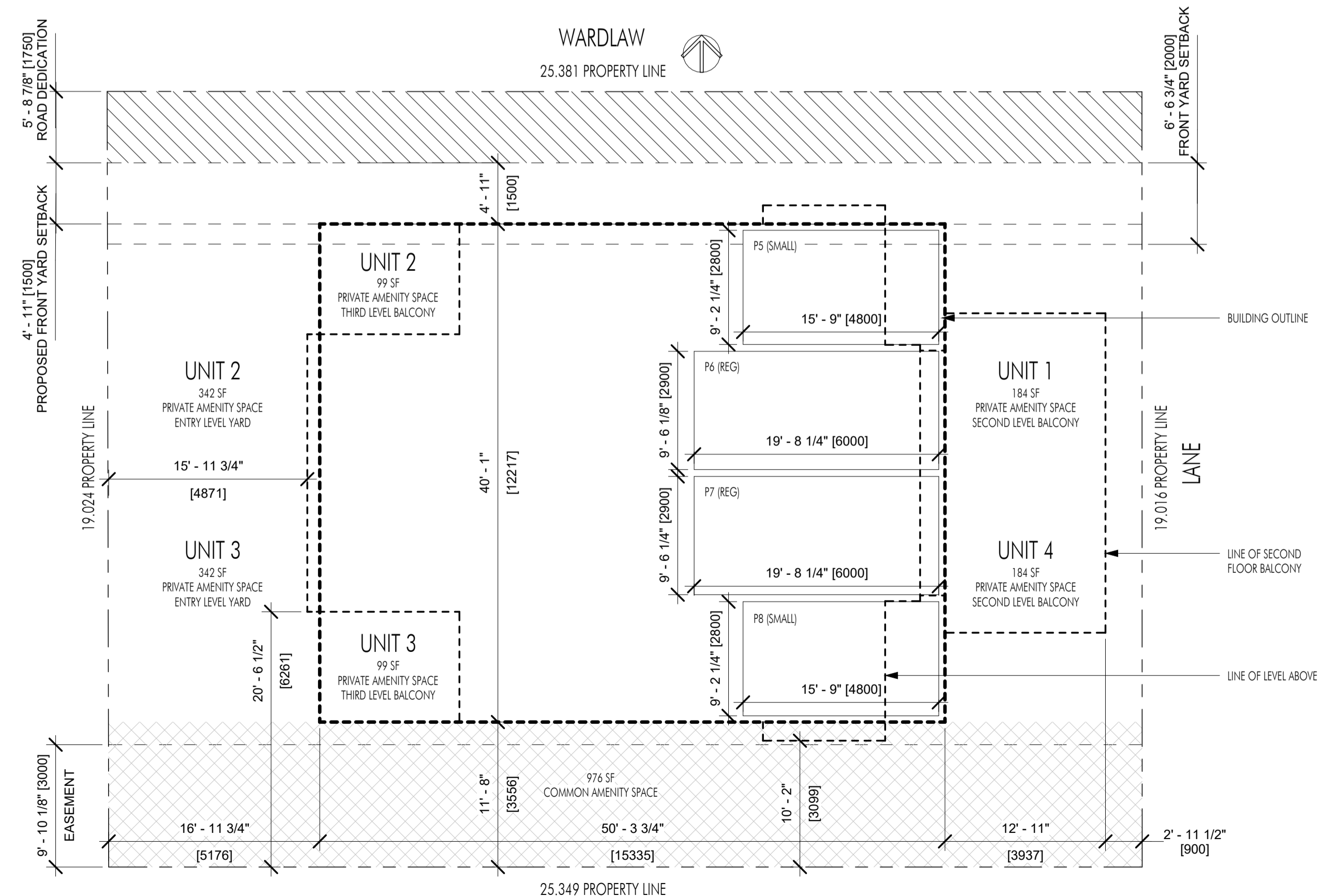


ARCHITECTURAL DRAWINGS

- A-001 PROJECT INFORMATION
- A-002 ASSEMBLIES
- A-101 ENTRY LEVEL PLAN
- A-102 SECOND LEVEL PLAN
- A-103 THIRD LEVEL PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-300 SECTIONS
- A-500 DETAILS
- A-501 DETAILS

GENERAL NOTES - ARCHITECTURAL:

- ALL WORK SHALL CONFORM TO THE STANDARDS OF THE N.B.C. OF CANADA 2015 (ALL APPLICABLE SECTIONS), THE B.C. BUILDING CODE (BCBC) 2018 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS.
- DO NOT SCALE DRAWINGS; DIMENSIONS ALWAYS TAKE PRECEDENCE.
- ALL TRADES SHALL VERIFY ALL DATUMS, DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.
- ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO LIME ARCHITECTURE.
- VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE EXPRESS WRITTEN PERMISSION OF LIME ARCHITECTURE.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF LIME ARCHITECTURE AND CANNOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LIME ARCHITECTURE.
- ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE STANDARDS BY WORKMEN SKILLED IN THEIR TRADES.
- ALL MATERIALS TO BE OF GOOD QUALITY, PROPERLY TRANSPORTED, STORED AND PROTECTED.
- ALL EXTERIOR DIMENSIONS TAKEN FROM OUTSIDE FACE OF WOOD STUDS AND EXTERIOR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS TAKEN FROM FACE OF STUDS U.N.O.
- ALL LOAD BEARING LUMBER TO BE SPF #2 OR BETTER U.N.O.
- ALL LOAD BEARING WOOD BEAMS TO BE SPF #2 OR BETTER U.N.O.
- ALL EXTERIOR WALLS TO BE 2 X 6 @ 24" O.C., U.N.O.
- INTERIOR WALLS TO BE 2 X 4 @ 24" O.C., U.N.O.; INTERIOR LOAD BEARING WALLS TO BE 2X6 @ 24" O.C., U.N.O. (SHOWN SHADED ON PLAN DRAWINGS), PLUMBING WALLS TO BE 2X6 @ 24" O.C., U.N.O.
- USE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE (U.N.O.).
- ALL LOAD BEARING COLUMNS TO BE AT LEAST EQUAL TO WIDTH OF BEAMS AND OF SOLID LUMBER OR LAMINATED STUDS.
- LINTELS UP TO 6'-0" WIDE TO BE 2-2 X 10 SPF #2 OR BETTER U.N.O. - TO BE BUILT UP TO EQUAL WIDTH OF WALL FRAMING.
- LINTELS OVER 6'-0" TO BE 2-2 X 12 SPF #1 OR BETTER OR ENGINEERED UNLESS NOTED OTHERWISE (U.N.O.).
- FRAMING TRADE TO PROVIDE MIN. 2 X 2 CROSS BRACING OR SOLID BLOCKING BETWEEN JOISTS AND RAFTERS @ 7'-0" O.C. MAXIMUM, MINIMUM ONE ROW UNLESS NOTED OTHERWISE BY FLOORING ENGINEER.
- ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL, APPROVED ENGINEERED FILL OR BEDROCK AND EXTEND A MINIMUM DEPTH 300MM BELOW FROST LINE FROM FINISHED GRADE.
- MINIMUM CONCRETE STRENGTH AT 28 DAYS: FOOTINGS, SLABS, FOUNDATION WALLS: 3000PSI, LIGHTWEIGHT CONCRETE TOPPING: 4000PSI.
- MINIMUM PAD FOOTING SIZES AS PER STRUCTURAL NOTES BELOW AND/OR AS NOTED ON PLAN DRAWINGS (LARGEST PAD AND REINFORCING SIZES TO TAKE PRECEDENCE WHERE CONTRADICTION EXISTS).
- SECURE SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIAM. X 10" ANCHOR BOLT @ 4'-0" O.C. FOR EXTERIOR WALLS AND 6'-0" FOR INTERIOR WALLS.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH SILL PLATE GASKET.
- PROVIDE DAMPROOFING TO ALL EXTERIOR FOUNDATION WALLS (INCLUDING RE-DAMP-PROOFING) IN ACCORDANCE WITH BCBC 2018.
- PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN SOIL AND ANY WOOD MEMBERS.
- ALLOWABLE SOIL BEARING PRESSURE 2000 PSF ASSUMED FOR DESIGN AND TO BE CONFIRMED AT EXCAVATION BY A QUALIFIED ENGINEER.
- PROVIDE ALUMINUM FLASHINGS OVER ALL EXTERIOR OPENINGS.
- CAULK AND SEAL ALL EXTERIOR OPENINGS IN ACCORDANCE WITH BCBC 2018.
- VENTILATION REQUIREMENTS TO CONFORM TO BCBC 9.32.3 AND TABLE 9.32.3.5.
- UNIFORMLY DISTRIBUTE VENTILATION TO ROOFS AS PER BCBC 9.19.1.2.
- PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF ROOF INSULATION AND UNDERSIDE OF ROOF SHEATHING AS PER BCBC 9.19.1.3.
- DWELLING GLAZING SECURITY REQUIREMENTS TO CONFORM TO BCBC 9.7.6 AND APPENDIX (A) 9.7.5.3.(1).
- ALL EXTERIOR AND REQUIRED GUARDS TO BE 3'-6" (1070MM) HIGH WITH MAX. 3.9" (100MM) CLEAR OPENINGS.
- ALL HANDRAILS SHALL BE A MINIMUM 2'-8" HIGH ABOVE THE NOSINGS.
- ALL STAIR TREADS TO BE 10 1/2 INCH MINIMUM AND AN 1/2" NOSING.
- ALARMS AND DETECTION SYSTEMS TO BE AS PER 3.2.4.1 OF THE BCBC.



1 SITE & ROOF PLAN
 A-001 1/8" = 1'-0"

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 Kelowna, BC V1Y 2M3
www.limearchitecture.com

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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No., Date and Description
12.06.21 - CLIENT REVIEW
01.27.22 - FOR REVIEW
01.27.22 - FOR DVP & REZONING
06.16.22 - ADDENDUM #1
09.09.22 - ADDENDUM #2
09.09.22 - FOR COORDINATION
09.16.22 - FOR COORDINATION
10.20.22 - ADDENDUM #3

Plot Date	Drawing No.
10.20.22	A-001

PROJECT
 727 WARDLAW
DRAWING TITLE
 PROJECT INFORMATION



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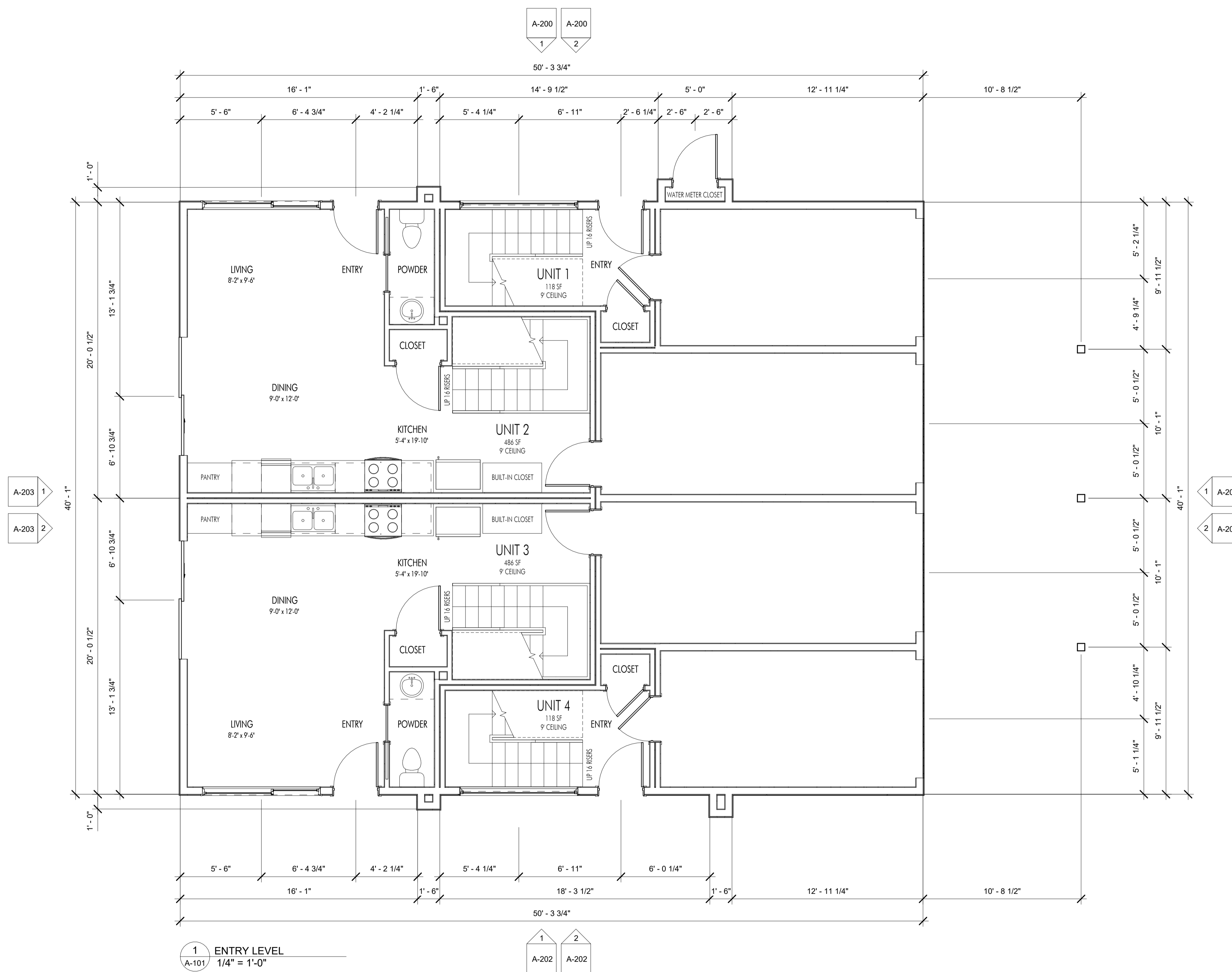
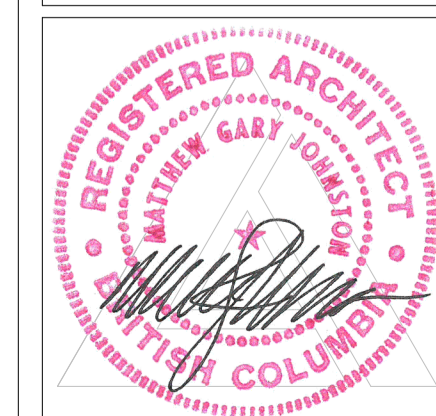
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01.27.22	-	FOR DVP & REZONING
06.14.22	-	FOR REVIEW
06.16.22	-	ADDENDUM #1

Plot Date	Drawing No.
06.16.22	A-101

PROJECT
 727 WARDLAW

DRAWING TITLE
 ENTRY LEVEL PLAN

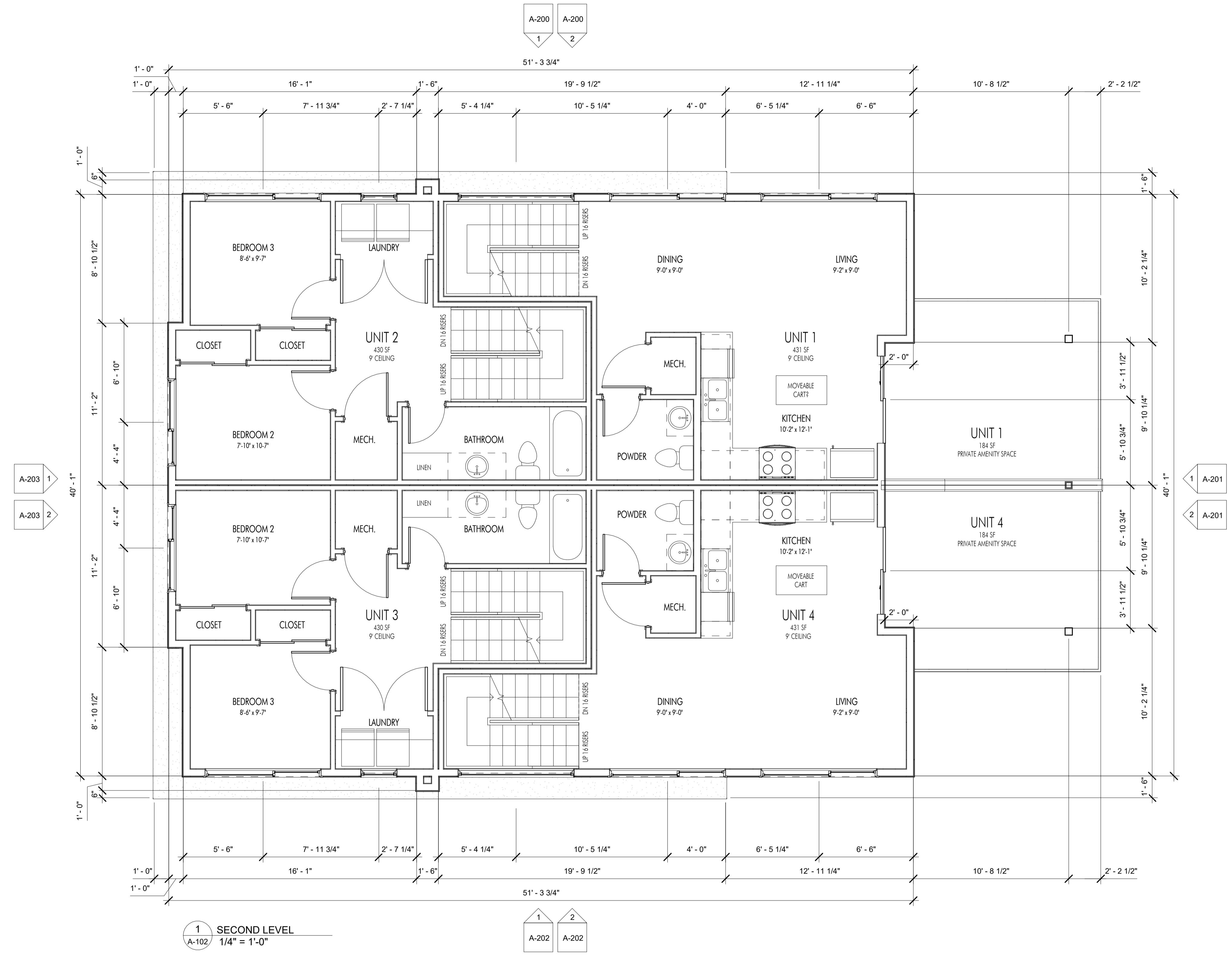


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12.06.21	-	CLIENT REVIEW
01.27.22	-	FOR REVIEW
01.27.22	-	FOR DVP & REZONING
06.14.22	-	FOR REVIEW
06.16.22	-	ADDENDUM #1

Plot Date	Drawing No.
06.16.22	A-102
PROJECT	
727 WARDLAW	
DRAWING TITLE	
SECOND LEVEL PLAN	

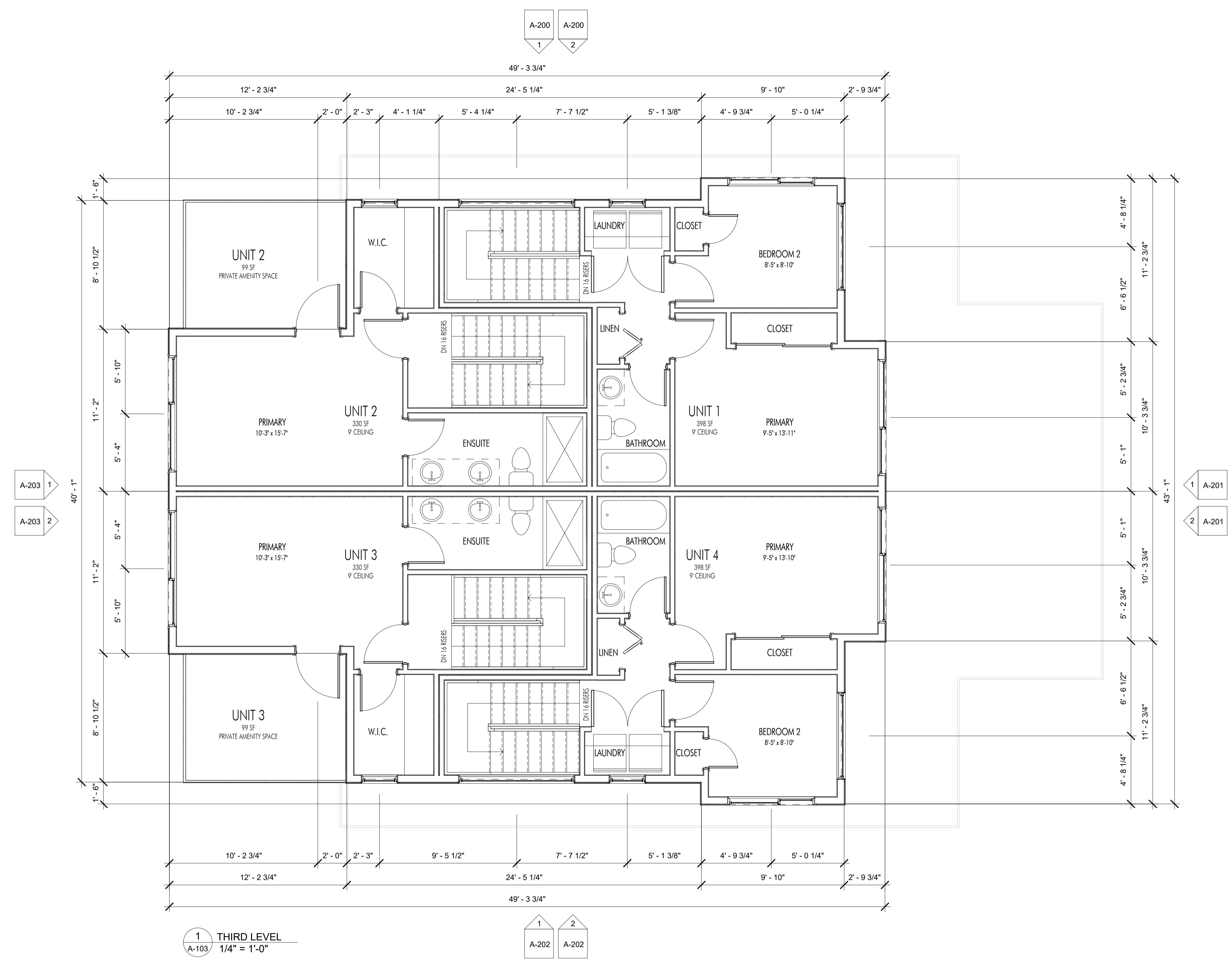


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06.14.22		FOR REVIEW
06.16.22		ADDENDUM #1

Plot Date 06.16.22	Drawing No. A-103
PROJECT 727 WARDLAW	
DRAWING TITLE THRD LEVEL PLAN	

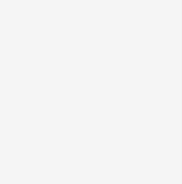

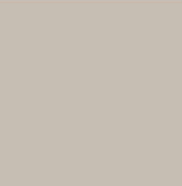



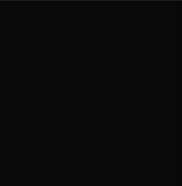
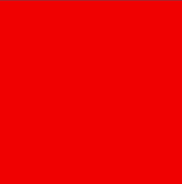


ADDENDUM #1



1 Front - Colour Elevation
A-200 1/4" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

-  STUCCO:
BENJAMIN MOORE - DISTANT GRAY 2140-70
-  STUCCO:
BENJAMIN MOORE - BLACK BEAUTY 2128-10
-  HARDIE:
REVEAL PANELS IN COBBLE STONE
-  HARDIE:
REVEAL PANELS IN DEEP OCEAN
-  MAC:
WOOD IN SMOKED BIRCH
-  WOOD POSTS:
STAINED TO MATCH MAC
WOOD IN SMOKED BIRCH
-  FACIA, TRIM, WINDOWS AND DOORS:
BLACK
-  ACCENT DOORS:
RED



2 FRONT
A-200 1/4" = 1'-0"



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www.limearchitecture.com

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Revision No., Date and Description

01.27.22 - FOR REVIEW
01.27.22 - FOR DVP & REZONING
06.16.22 - ADDENDUM #1

Plot Date
06.16.22

Drawing No.
A-200

PROJECT
727 WARDLAW

DRAWING TITLE
ELEVATIONS

SCHEDULE B

This forms part of application
DP22-0032 DVP22-0033

City of Kelowna
COMMUNITY PLANNING

Planner Initials AF



ADDENDUM #1


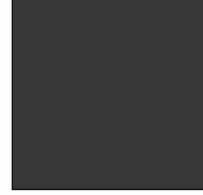

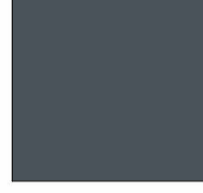


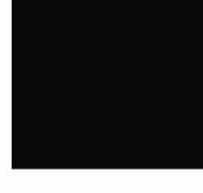



1 Left - Colour Elevation
A-201 1/4" = 1'-0"



2 LEFT
A-201 1/4" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

-  STUCCO:
BENJAMIN MOORE - DISTANT GRAY 2140-70
-  STUCCO:
BENJAMIN MOORE - BLACK BEAUTY 2128-10
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WOOD IN SMOKED BIRCH
-  WOOD POSTS:
STAINED TO MATCH MAC
WOOD IN SMOKED BIRCH
-  FACIA, TRIM, WINDOWS AND DOORS:
BLACK
-  ACCENT DOORS:
RED

Revision No., Date and Description
01.27.22 - FOR REVIEW
01.27.22 - FOR DVP & REZONING
06.16.22 - ADDENDUM #1

Plot Date	Drawing No.
06.16.22	A-201

PROJECT
727 WARDLAW

DRAWING TITLE
ELEVATIONS

SCHEDULE B
This forms part of application
DP22-0032 DVP22-0033
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING





1 Back - Colour Elevation
A-202 1/4" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

- STUCCO:
BENJAMIN MOORE - DISTANT GRAY 2140-70
- STUCCO:
BENJAMIN MOORE - BLACK BEAUTY 2128-10
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- WOOD POSTS:
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RED



2 BACK
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01.27.22	-	FOR REVIEW
01.27.22	-	FOR DVP & ZONING
06.16.22	-	ADDENDUM #1

Plot Date	Drawing No.
06.16.22	A-202

PROJECT
727 WARDLAW

DRAWING TITLE
ELEVATIONS

SCHEDULE B
This forms part of application
DP22-0032 DVP22-0033
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING





1 Right - Colour Elevation
A-203 1/4" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

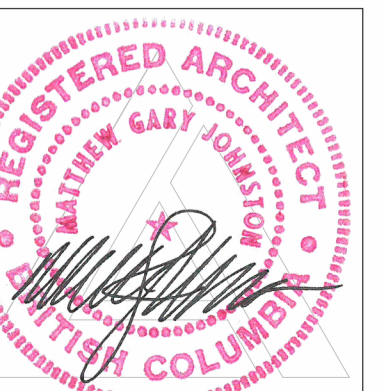
-  STUCCO:
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BANJAMIN MOORE - BLACK BEAUTY 2128-10
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BLACK
-  ACCENT DOORS:
RED

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06.16.22		ADDENDUM #1

Plot Date	Drawing No.
06.16.22	A-203

PROJECT
727 WARDLAW

DRAWING TITLE
ELEVATIONS



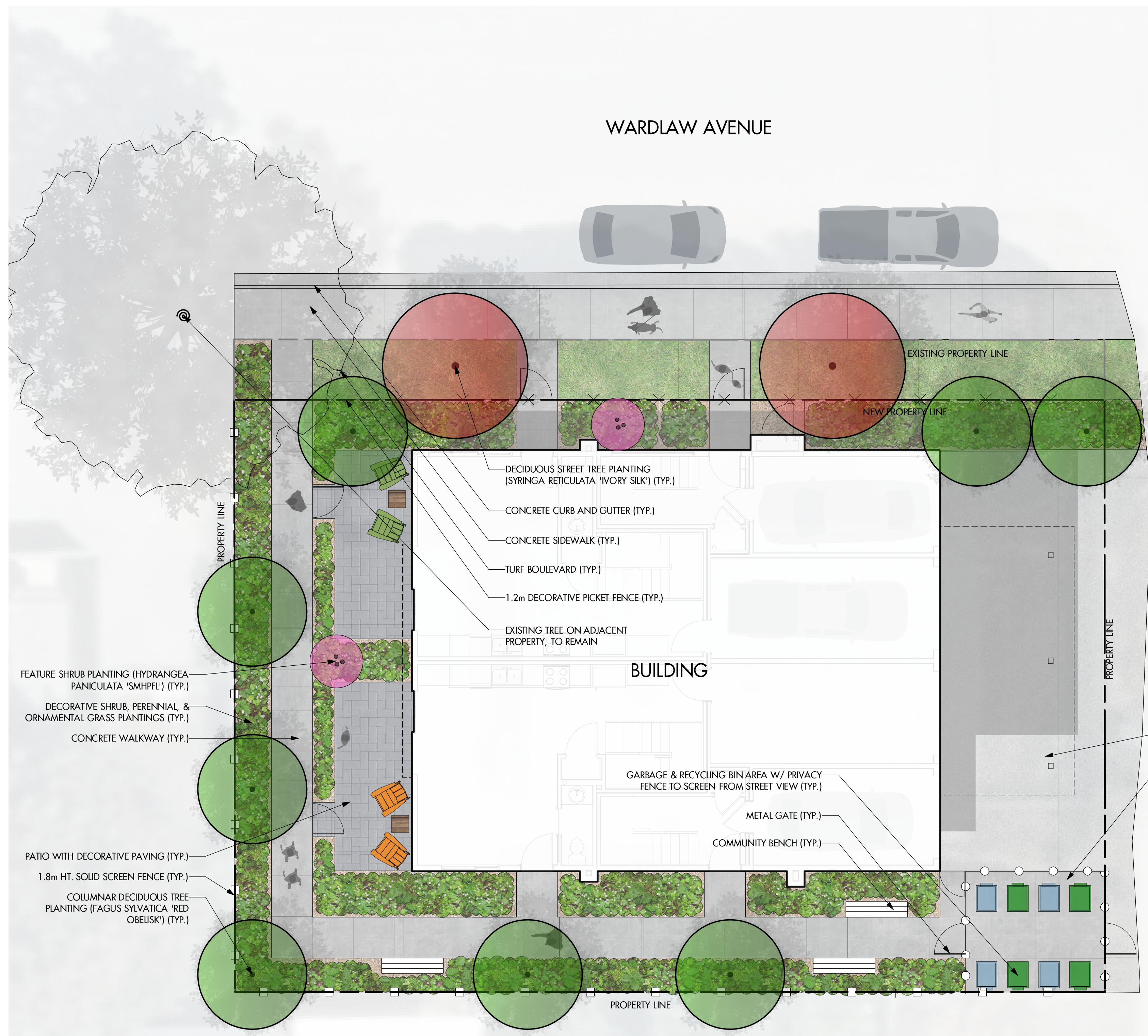
2 RIGHT
A-203 1/4" = 1'-0"

SCHEDULE B
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DP22-0032 DVP22-0033
Planner Initials: AF
City of Kelowna
COMMUNITY PLANNING

ADDENDUM #1

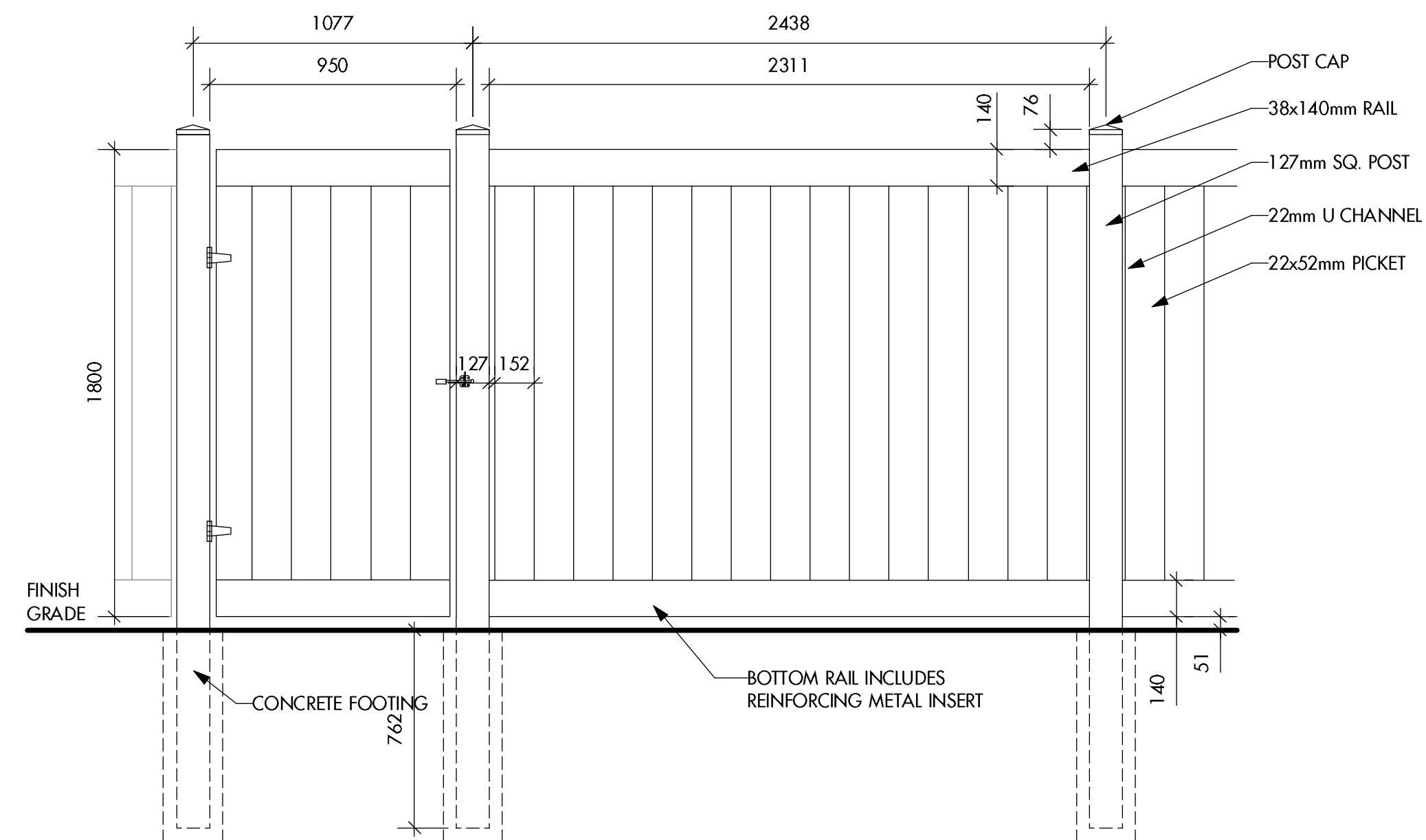


SCHEDULE C
 This forms part of application
 # DP22-0032 DVP22-0033
 City of Kelowna
 COMMUNITY PLANNING
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- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET 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.
 7. EXISTING TREE ON ADJACENT PROPERTY TO BE PROTECTED DURING CONSTRUCTION W/ BARRIER FENCING & SIGNAGE. EVERY REASONABLE EFFORT WILL BE MADE TO ENSURE THAT EXISTING TREES TO REMAIN ARE PROTECTED DURING THE ENTIRE CONSTRUCTION SEQUENCE. TREES ARE TO BE FENCED TO THE EXTENT OF THEIR EFFECTIVE ROOT ZONE THROUGH THE ENTIRE CONSTRUCTION SEQUENCE. EXCAVATIONS WITHIN THE EFFECTIVE ROOT ZONE ARE TO BE COORDINATED AND OVERSEEN BY A CERTIFIED ARBORIST. ONCE EXCAVATIONS ARE COMPLETE, PROTECTIVE FENCING WILL BE REINSTITATED AT THE LIMIT OF EXCAVATION AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION SEQUENCE.

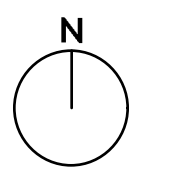
- NOTES:**
1. SOLID SCREEN FENCE TO BE MASTER HALCO LEGEND VINYL SERIES PRIVACY STYLE FENCE, WHITE COLOUR, WITH PYRAMID POST CAP. AVAILABLE FROM MASTER HALCO VANCOUVER (1-604-888-4290), OR APPROVED EQUAL.
 2. FOOTING WIDTH TO BE MIN. 2x POST WIDTH.
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASE & INSTALLATION. SHOP DRAWINGS MUST SHOW DETAILED INFORMATION SHOWING HOW THE CONTRACTOR WILL EXECUTE THE INSTALLATION OF THE SOLID SCREEN FENCE.



1 Garbage Enclosure - Section
 L1 1:20

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK EUROPEAN BEECH	8	5cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	2	5cm CAL.
SHRUBS			
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD SHRUBS	20	#02 CONT. /0.9M O.C. SPACING
HYDRANGEA PANICULATA 'SMHPFL'	FIRE LIGHT HYDRANGEA	2	#05 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	29	#02 CONT. /1.0M O.C. SPACING
PERENNIALS & GRASSES			
ASTILBE 'BRIDAL VEIL'	ASTILBE BRIDAL VEIL	12	#01 CONT. /0.9M O.C. SPACING
HEUCHERA 'MAGNUM'	MAGNUM CORAL BELLS	12	#01 CONT. /0.9M O.C. SPACING
HOSTA 'GUACAMOLE'	HOSTA GUACAMOLE	12	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	CHINESE FOUNTAIN GRASS	12	#01 CONT. /0.9M O.C. SPACING



PROJECT TITLE
727 WARDLAW AVENUE

LOCATION
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.01.26	Review
2	22.08.05	Review
3	22.10.07	Review
4	22.11.18	Review
5		

PROJECT NO: 22-0004
 DESIGN BY: KM
 DRAWN BY: MC/TR
 CHECKED BY: FB
 DATE: NOV. 18, 2022
 SCALE: 1:75
 PAGE SIZE: 24x36"

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
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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 3.0: TOWNHOUSES & INFILL						
3.1 Townhouse Guidelines						
3.1.1 Relationship to the Street						
Townhouse built form is addressing the street frontage and front doors are directly accessible from a public walkway.						X
Corner Sites: built form is addressing both street frontages and front doors are directly accessible from a public walkway.	X					
End Unit: Townhouse built forms end unit is oriented perpendicularly to the street frontage and has high quality architectural design treatment with main entrance directly accessible from the fronting street.	X					
Blank façades (without window openings) proposed along the street frontages.					X	
Prominent entrance features for the main front doors such as stoops, porches, recessed entries, and canopies are provided.						X
Appropriate transition between public and private realm is being achieved by changes in grade, decorative railings, and planters.						X
3.1.2 Scale and Massing						
Proposed built form is sympathetic to the neighbourhood context and providing sensitive transition to the adjacent context (existing and future buildings, parks, and open spaces)					X	
Built Form is establishing a consistent rhythm along the street frontage with articulation of individual units through integration of projections/recesses (entries and balconies), change in materials of the façade.					X	
Townhouse block is comprising of maximum 6 units.						X
3.1.3 Site Planning						
Proposed townhouse development is responding sensitively to topography, environmental features and enhancing privacy, livability, safety, and accessibility to the surrounding open space network (if applicable).						X
Townhouse development is a gated or walled community (such communities are discouraged)	X					
Proposed townhouse development has a communal amenity building.	X					
Proposed pedestrian connections are framed with entrances and window openings to provide active edges.						X

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

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Larger townhouse development is providing generous shared outdoor amenity area that integrates play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings and other communal uses.	x					
Internal road network of townhouse development is serving as additional shared space and is provided with high-quality pavement materials (example: permeable pavers).	x					
Useable spaces within the open space areas (for sitting, gathering, and playing) are provided.						x
3.1.5 Site Servicing, Access, and Parking						
Landscaping is provided to frame building entrances, soften edges, screen parking garages and to break up long facades.						x
Site Servicing: Waste collection systems such as, Molok bins are located away from any public views.					x	
Parking						
Townhouses facing public streets are provided with a rear-access garage or integrated tuck under parking.					x	
If applicable, centralized parking areas that eliminate the need to integrate parking into individual units are provided.	x					
For townhouses facing strata roads, front garages and driveway parking are acceptable. Front garages are architecturally integrated into the building and main building entrances are provided with weather protection.	x					
Garage doors are appropriately recessed and designed to limit the visual impact.						x
Visitor parking with pedestrian connections to the townhouse units is provided in an accessible location (adjacent to townhouse blocks or centralized parking integrated with shared outdoor amenity space).	x					
Access						
Internal circulation of vehicles is providing necessary turning radii and a safe access and egress.						x
Large townhouse developments with internal circulation pattern are provided with a minimum of two access/egress points within the site.	x					
Access points are located to minimize the impact of headlights on building interiors.						x
Internal vehicular circulation, including pedestrian and open space networks are integrated and connected to the existing and planned street and open space network.						x
3.1.6 Building Articulation, Features, and Materials						
Façade is designed and articulated to reflect positive attributes of the neighbourhood character.					x	

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Strategy to articulate façade: Recessing or projecting of architectural features to highlight the identity of individual units.					X	
Strategy to articulate façade: main entrance and rooflines features, and other architectural elements have been incorporated in the design.					X	
Infill townhouses are designed to incorporate design elements, proportions and other characteristics found within the neighbourhood.					X	
Infill townhouses are provided with durable, quality materials similar or contemporary to those found within the neighbourhood.					X	
Privacy of units is maintained on site and on adjacent properties by minimizing overlook and direct sight lines from the building. The following strategies have been incorporated in design: <ul style="list-style-type: none"> • Off setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns; • Use of clearstory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 						X
Large townhouse developments with internal circulation pattern are providing modest variation between different blocks of townhouse units, such as change in colour, materiality, building and roof form.	X					



Transmittal Page 1 of 2

To: Planning Department
CC: Kelly McQuiggan

City of Kelowna
kelly@cellardooradvisors.ca

October 20, 2022

**Re: Design Rationale for the Proposed Development of
727 Wardlaw Avenue, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the DVP associated with the proposed Development of 727 Wardlaw Avenue in Kelowna, we offer the following Design Rationale for the project:

Located adjacent to the corner of Richter Street and Wardlaw Avenue, 727 Wardlaw Avenue is located on the northern border of Kelowna's South Pandosy neighbourhood. The project location is in close proximity to shopping, personal services, and restaurants allowing most errands from the location to be accomplished by foot. This property boasts a Bike Score of 96 and a Walk Score of 77, making the downtown core and surrounding community easily accessible. Kelowna's South Pandosy area is ideally located for multi-family residential use as the area is experiencing tremendous population growth with low market availability. Because of its associated high walk score and bike score, the reliance on automobile use is greatly reduced allowing the area to diversify while creating healthy community practices and reducing the residents carbon footprint. The proposed development is in full alignment with the aim of the community now and for many years to come.

The building design includes 4 easily accessible units with all entries on ground level. To ensure minimal impact to the surrounding homes. The central location of the property influenced an overall design that includes the provision of additional non-required bicycle parking. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives. The design concept for the building includes providing more than the required private and common outdoor space for each of the 4 residences.

The building form takes inspiration from the surrounding neighbourhood with more classic lines and assembled forms. With energy efficiency in mind, decks have been utilized to reduce the amount of solar gain during summer months while still allowing for transparent connection between indoor and outdoor. With the use of a regular window and door pattern and a reduction in overall glazing area, the energy efficiency of the building is greatly increased. The human scale of the building at street level is inviting with a majority of the massing above the entry level articulated to reduce the impact of the building massing while maintaining a sense of privacy between neighbouring buildings.

The priority to of this project is carefully develop precious land located within an existing urban centre while ensuring the neighbouring properties were respected resulted in a building that is sensible for the surrounding area. Achieving 4 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides needed residential units, addresses the human scale while being sensitively designed to reduce impact on neighbouring properties.



Transmittal Page 2 of 2

The proposed infill development does require two variances which are as stated below.

1. Variance to front yard set back from the allowable 2.0m to 1.5m to make best use of the land.

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located near an existing urban centre of Kelowna.
- ii. Provide 4 residences that provide generous private and common outdoor amenity spaces for each unit.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements. Specifically, and in conjunction with zoning requirements, the project provides the required vehicle parking space for all 4 residences (4 stalls)
- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level as well is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.
- v. The proposed development provides the required 4 short term bicycle storage spaces and as well accommodates for 4 non-required long term bicycle storage spaces located in the garage.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to this Re-zoning and Development Permit application and kindly ask that you do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.