Development Permit DP22-0150 & Development Variance Permit DVP22-0042

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

647 Clement Ave

and legally known as

Lot 1, District Lot 1039, ODYD, Plan EPP121801

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

Apartment Housing

ATTACHMENT A
This forms part of application
DP21-0150 DP22-0042
Planner Initials MT
City of Kelowna COMMUNITY PLANNING

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

Date of Council Decision	November 29, 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: Madison Avenue Clement GP Inc., Inc. No. A0117433

Applicant: BlueGreen Architecture Inc. – Mark Aquilon

_____

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

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

and with variances to the following sections fo Zoning Bylaw No. 12375:

Section 14.11: UC1 - Core Area & Other Zones, Commercial and Urban Centre Zone Development Regulations
Too vary the required minimum upper floor setback for a portion of the building above 16.0 m abutting the east property line from 4.0 m to 0.0 m.

Section 14.11: UC1 - Core Area & Other Zones, Commercial and Urban Centre Zone Development Regulations
To vary the required minimum upper floor setback for a portion of the building above 16.0 m abutting the west property line from 4.0 m to 3.0 m.

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit or Certified Cheque in the amount of **$264,324.68**

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

5. INDEMNIFICATION

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

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

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

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

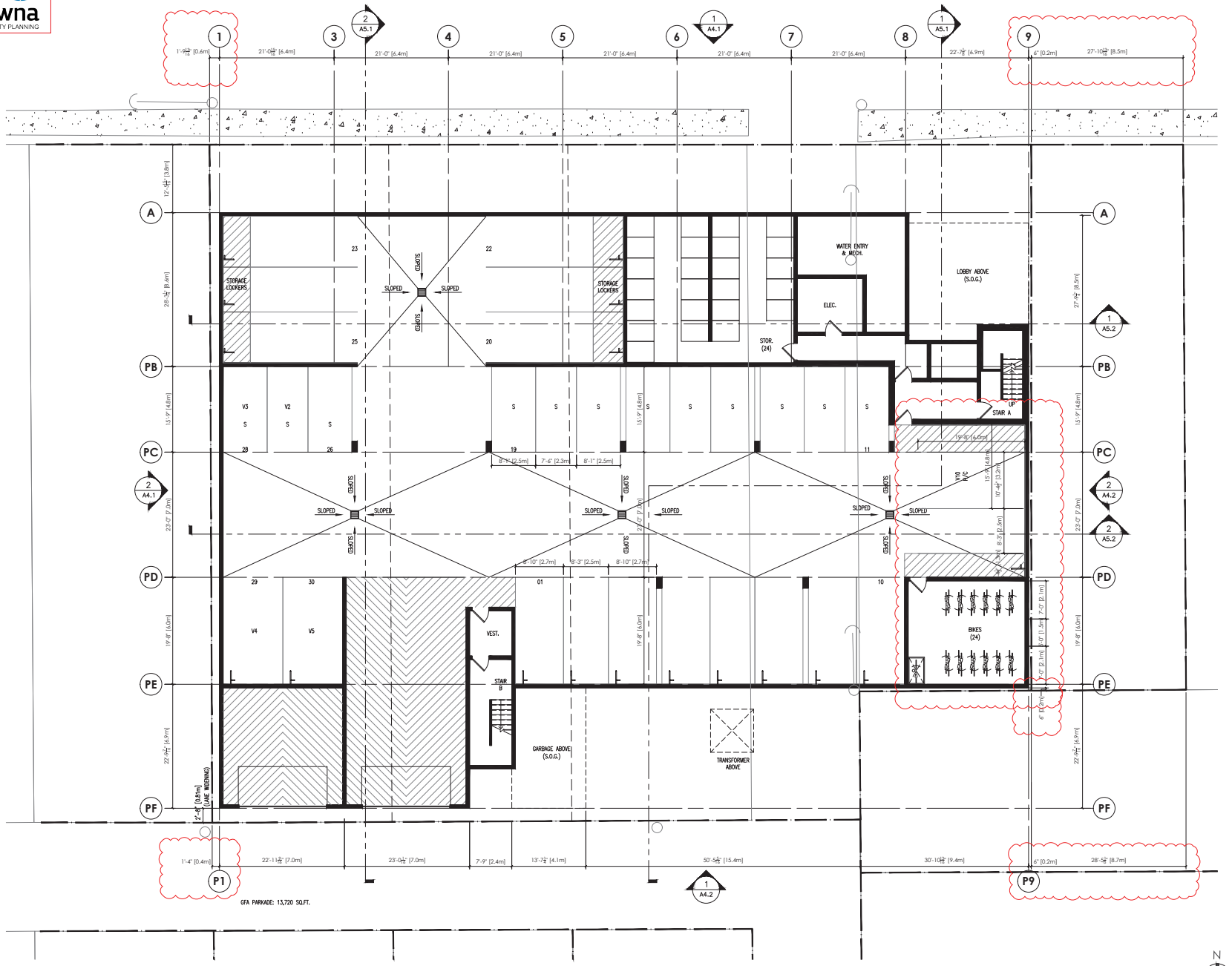
SCHEDULE A

This forms part of application

DP21-0150 DVP22-0042

City of Kelowna COMMUNITY PLANNING

Planner Initials MT



Architect:

BLUEGREEN ARCHITECTURE INC

#100 - 1353 ELLIS STREET,
KELOWNA, BC, V1Y 6Y9
p: 236.420.3550

www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Client:

MADISON AVENUE GROUP

Madison Avenue Group
1500 -150 9th Ave SW
Calgary, Alberta
T3P 3H9

NO.	DATE	RECORD OF REVISIONS
07	08.31.22	ISSUED FOR POST TENDER ADDENDUM
06	08.19.22	ISSUED FOR POST TENDER ADDENDUM
05	07.11.22	ISSUED FOR PRICING
04	06.06.22	ISSUED FOR B.P.
03	02.02.22	RE-ISSUED FOR REZONING & DP TO SUIT CITY COMENTS
02	11.08.21	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
01	05.27.21	ISSUED FOR REZONING & DEVELOPMENT PERMIT

NO.	DATE	RECORD OF ISSUES

Project:

SAVOY ON CLEMENT

RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631
CLEMENT AVE

Sheet Title:

FLOOR 0
BELOW GRADE
LOWER PARKADE

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A2.0

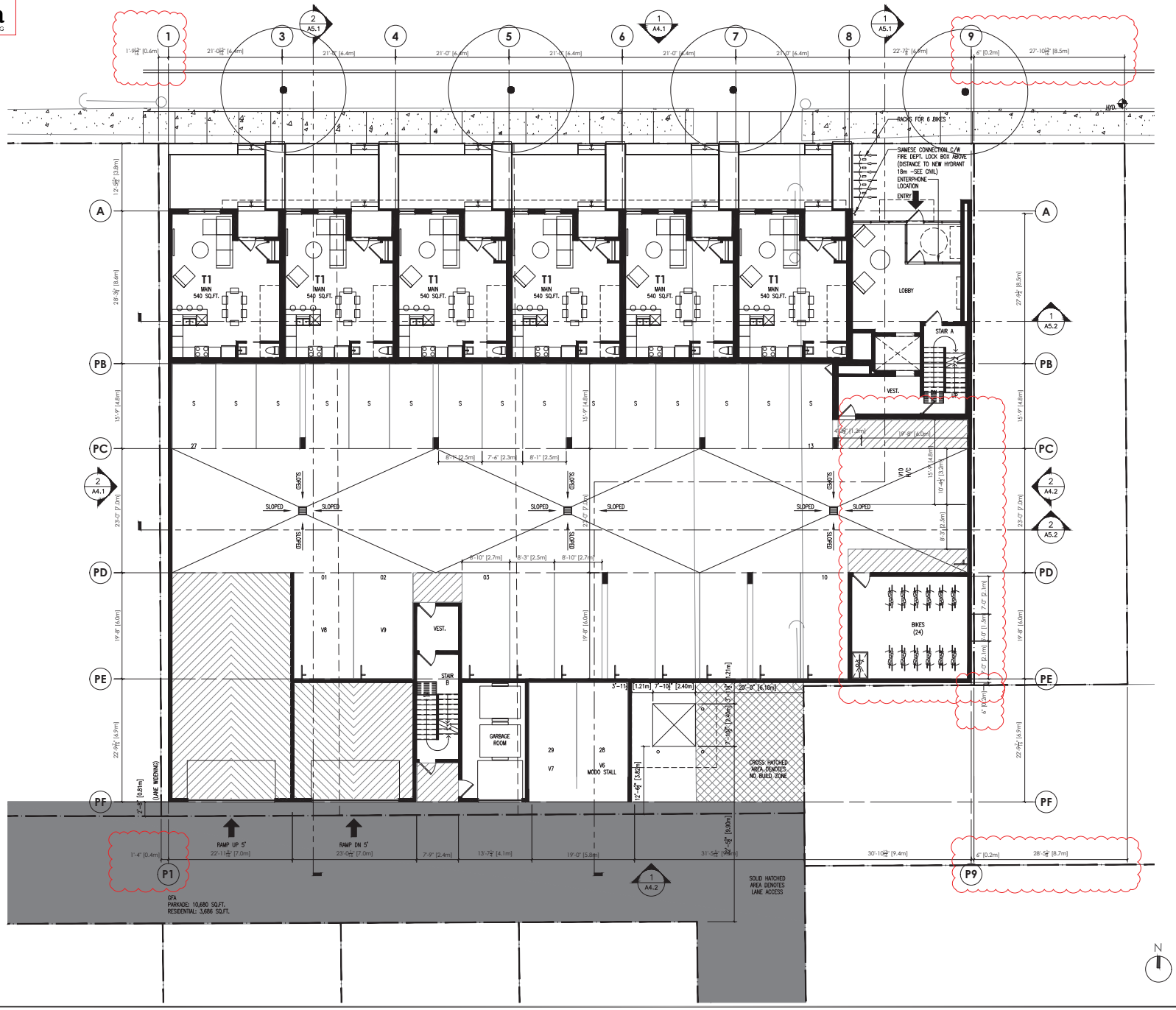
SCHEDULE **A**

This forms part of application

DP21-0150 DVP22-0042

City of Kelowna COMMUNITY PLANNING

Planner Initials MT



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1500 -150 9th Ave SW
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Project:

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631
CLEMENT AVE

Sheet Title:

FLOOR 1
GRADE ENTRY
& UPPER PARKADE

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A2.1

SCHEDULE **A**

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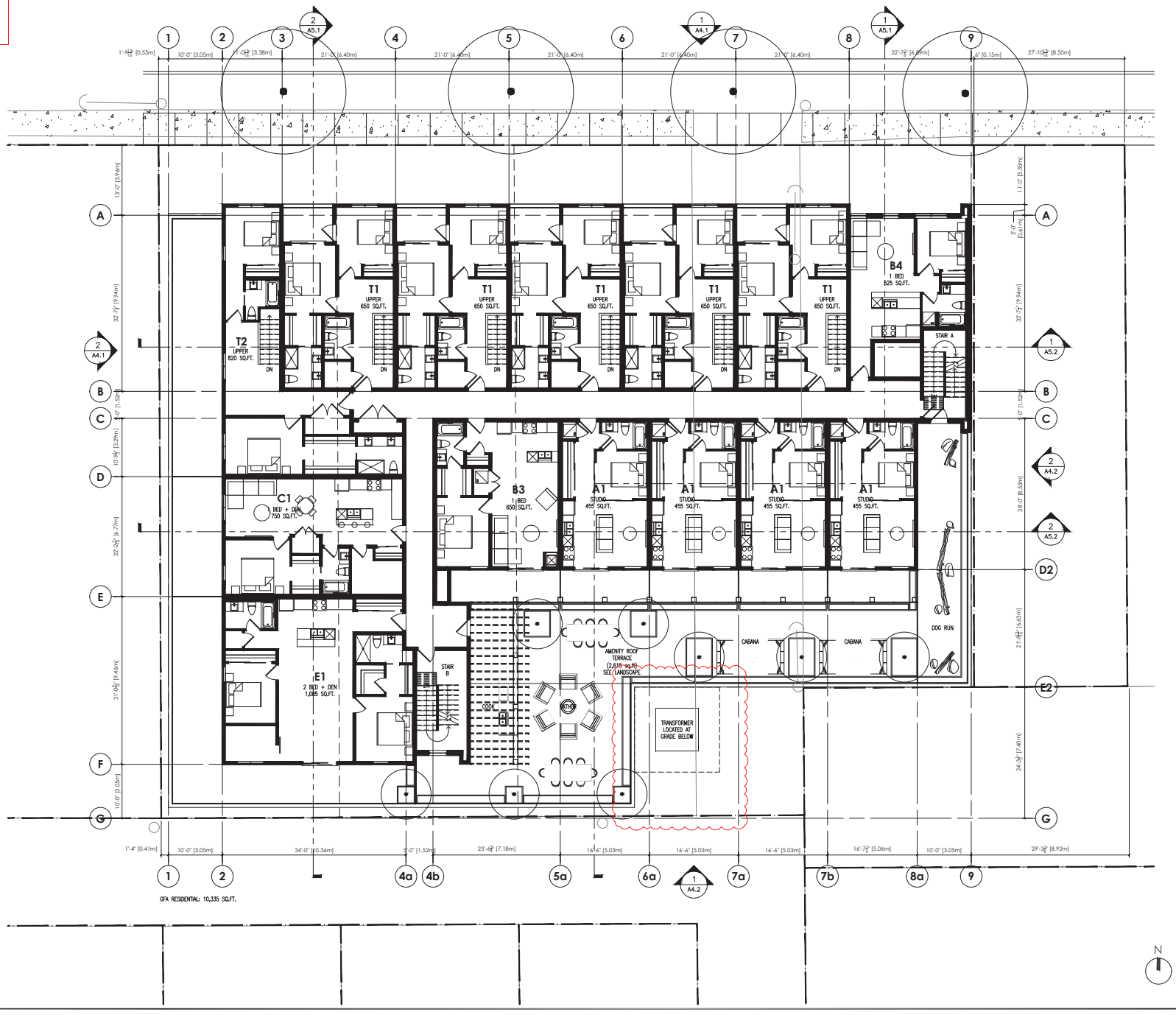
DP21-0150 DVP22-0042

City of Kelowna COMMUNITY PLANNING

Planner Initials MT



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Project

SAVOY ON CLEMENT

RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631 CLEMENT AVE

Sheet Title

PODIUM LEVEL (FLOOR 2)

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A2.2

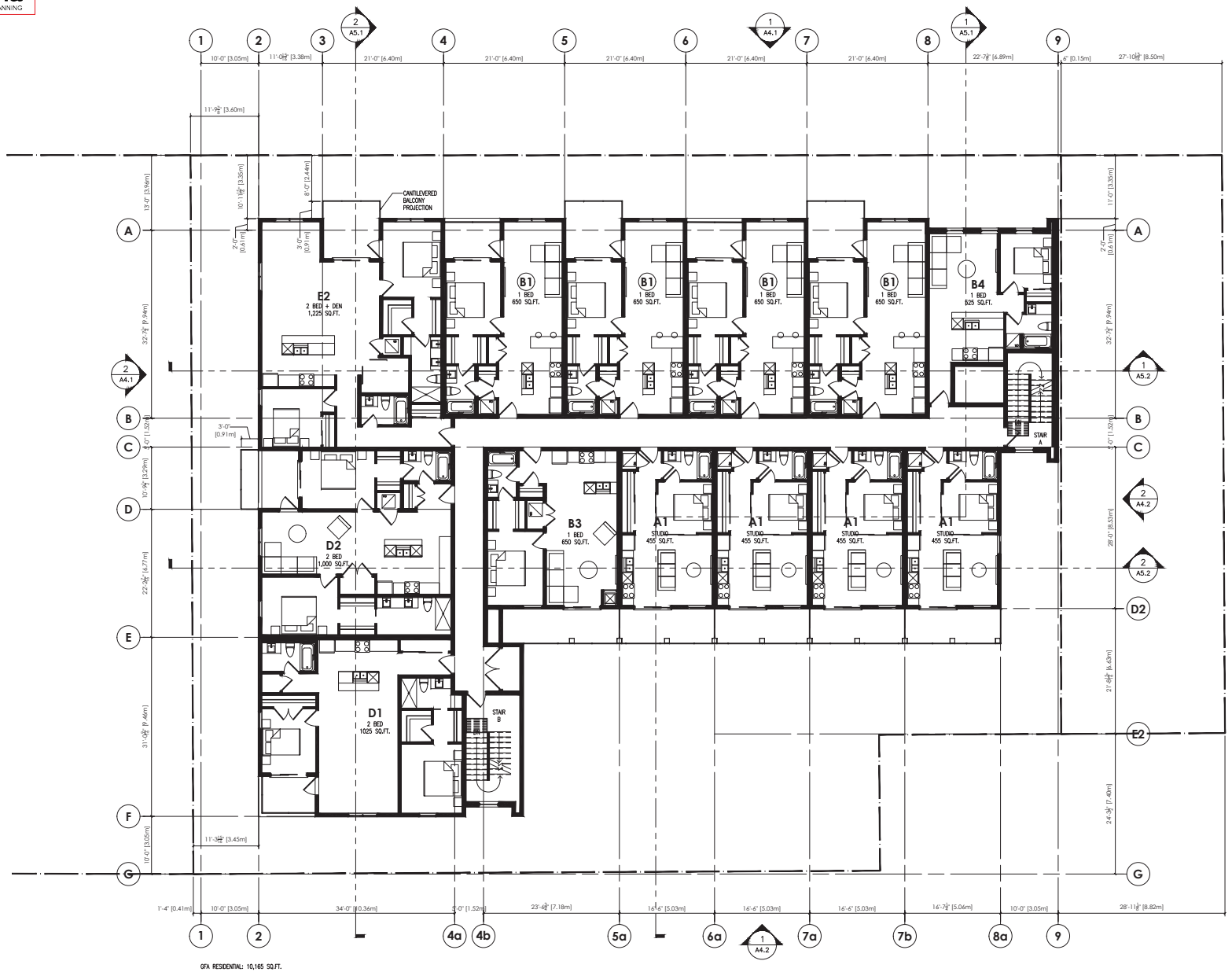
SCHEDULE A

This forms part of application

DP21-0150 DVP22-0042

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT



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Client:

MADISON AVENUE GROUP

Madison Avenue Group
1500 -150 9th Ave SW
Calgary, Alberta
T2P 3H9

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Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631
CLEMENT AVE

Sheet Title

FLOOR LEVELS 3-5

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A2.3

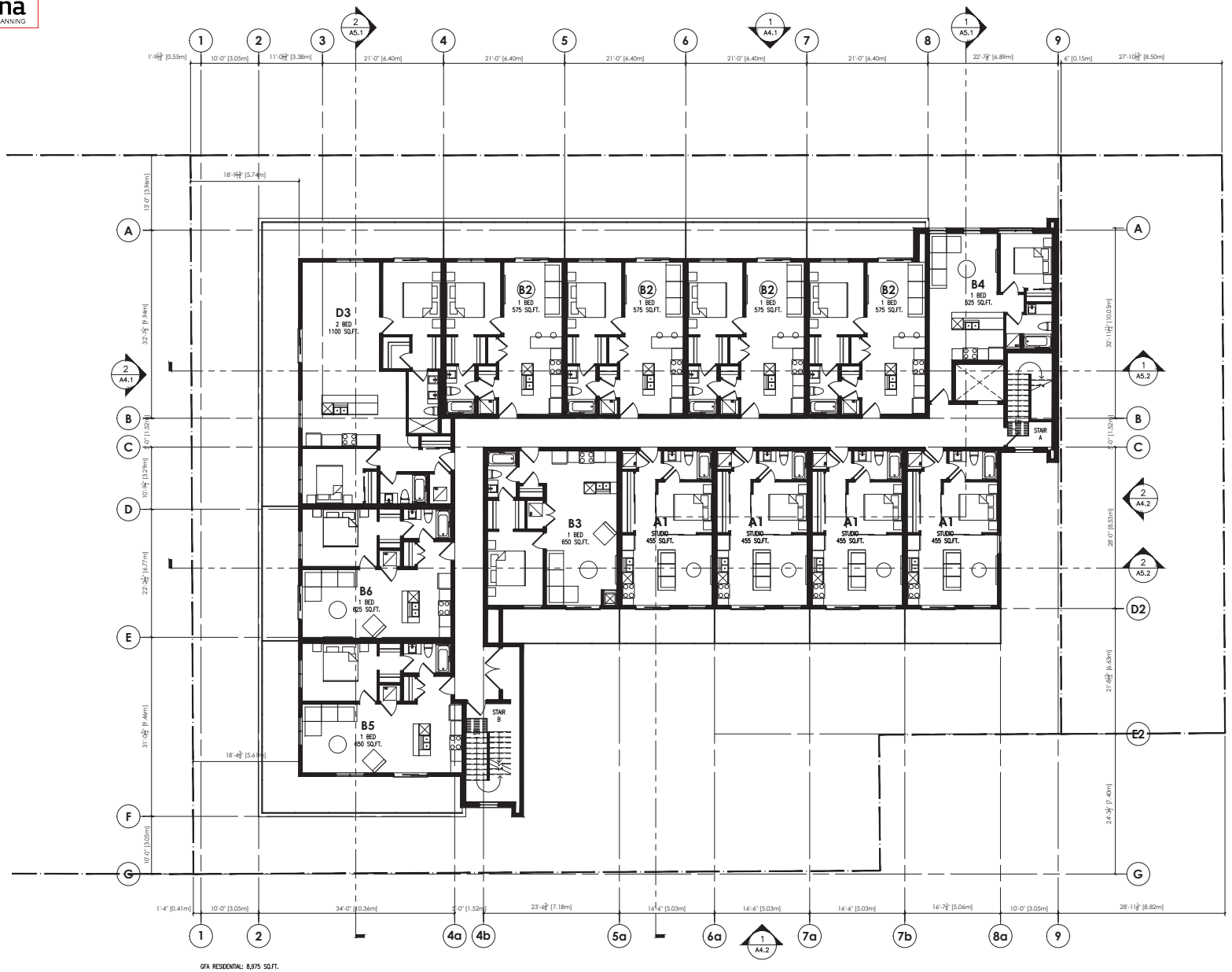
SCHEDULE A

This forms part of application

DP21-0150 DVP22-0042

City of Kelowna COMMUNITY PLANNING

Planner Initials MT



Architect:

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p: 236.420.3550

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KAMLOOPS
KELOWNA

Client:

MADISON AVENUE GROUP

Madison Avenue Group
1500 -150 9th Ave SW
Calgary, Alberta
T2P 3H9

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Project:

SAVOY ON CLEMENT

RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631
CLEMENT AVE

Sheet Title:

PENTHOUSE
FLOOR LEVEL 6

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A2.4

SCHEDULE **B**

This forms part of application
DP21-0150 DVP22-0042

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT

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

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

4" DEEP BRICK VENEER
MANUFACTURER: MUTUAL MATERIALS
STYLE: FOREST BLEND (RED & GREY BLEND)

VERTICAL "WOOD" SIDING
MANUFACTURER: MAC METAL ARCHITECTURAL
STYLE: HARRY WOOD
COLOUR: SCANDINAVIAN FIR

CORRUGATED METAL SIDING
MANUFACTURER: FORMA STEEL
STYLE: CORRUGATED, 26 GAUGE
COLOUR: CHARCOAL GREY

CORRUGATED METAL SIDING WITH CONTRASTING VERTICAL WOOD ACCENTS
REFER TO CORRUGATED METAL PANEL DESCRIPTION ABOVE
C/W 12" WIDE STRIP OF VERTICAL WOOD SIDING, REFER TO DESCRIPTION ABOVE

FIBRE-CEMENT LAP SIDING
MANUFACTURER: JAMES HARDIE
STYLE: SMOOTH FINISH
COLOUR: GREY

ARCHITECTURAL CONCRETE C/W C.I.P. REVEAL CHAMFERS

3 MATERIAL LEGEND
NTS

Architect:
BLUEGREEN ARCHITECTURE INC
#100 - 1353 ELLIS STREET,
KELOWNA, BC., V1Y 6Y9
p: 236.420.3550
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA

Client:
MADISON AVENUE GROUP
Madison Avenue Group
1500 -150 9th Ave SW
Calgary, Alberta
T2P 3H9

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NO.	DATE	RECORD OF ISSUES

Project
SAVOY
ON CLEMENT
RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631
CLEMENT AVE

Sheet Title
ELEVATION IMAGES

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A4.1

SCHEDULE B
This forms part of application
DP21-0150 DVP22-0042
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT

1 SOUTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

Architect:
BLUEGREEN ARCHITECTURE INC.
#100 - 1353 ELLIS STREET,
KELOWNA, BC., V1Y 6Y9
p: 236.420.3550
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA

Client:
MADISON AVENUE GROUP
Madison Avenue Group
1500 -150 9th Ave SW
Calgary, Alberta
T2P 3H9

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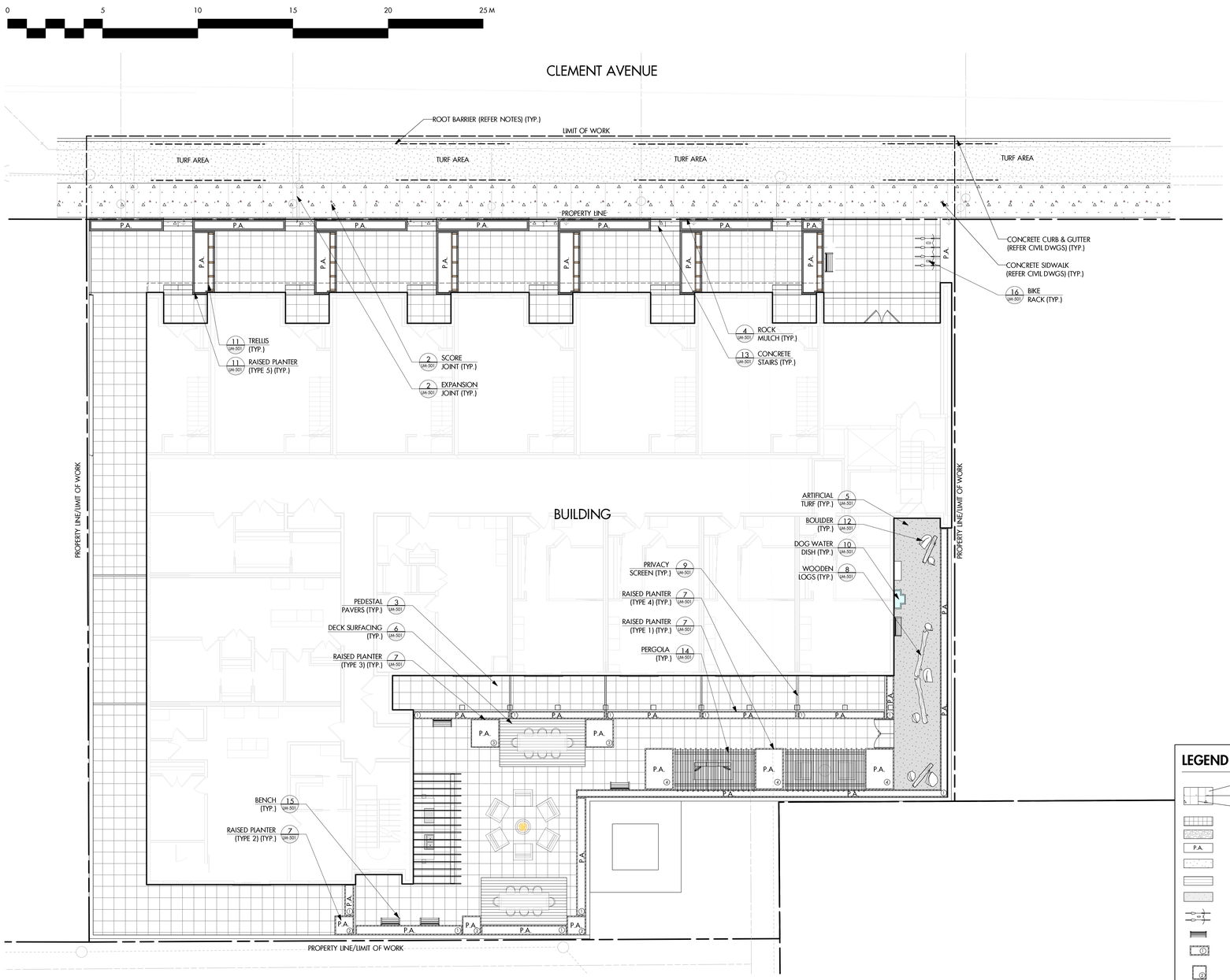
Project:
SAVOY ON CLEMENT
RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631 CLEMENT AVE

Sheet Title:
ELEVATION IMAGES

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A4.2



LEGEND

- CONCRETE PAVING — 1 LM-501
- SCORE JOINT — 2 LM-501
- EXPANSION JOINT — 2 LM-501
- PEDESTAL PAVERS — 3 LM-501
- ROCK MULCH — 4 LM-501
- PLANTING AREA (REFER PLANTING PLAN)
- TURF AREA (REFER PLANTING PLAN)
- DECK SURFACING — 6 LM-501
- ARTIFICIAL TURF — 5 LM-501
- BIKE RACK — 16 LM-501
- BENCH — 15 LM-501
- RAISED PLANTER (TYPE 1) — 7 LM-501
- RAISED PLANTER (TYPE 2) — 7 LM-501
- RAISED PLANTER (TYPE 3) — 7 LM-501
- RAISED PLANTER (TYPE 4) — 7 LM-501
- RAISED PLANTER (TYPE 5) — 11 LM-501
- TRELLIS — 11 LM-501
- DOG WATER DISH — 10 LM-501
- PERGOLA — 14 LM-501
- BOULDERS — 12 LM-501
- WOODEN LOGS — 8 LM-501
- TYP. TYPICAL

LANDSCAPE NOTES

1. CANADIAN LANDSCAPE STANDARD
ALL WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA). CONTAINER PLANTING IS TO MEET CLNA STANDARDS FOR CONTAINER GROWN PLANTS.

2. DIMENSIONS
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. ALL DIMENSIONS ARE IN mm.

3. SPECIFICATIONS
THIS DRAWING IS TO BE READ IN CONJUCTION WITH THE PROJECT SPECIFICATIONS.

4. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.

5. LIMIT OF WORK
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK/ PROPERTY LINE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.

6. DESIGN INTENT
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.

7. CONTRACTORS' JOB SITE CONDITIONS
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.

8. COMPOSITE BASE SHEET
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

9. UTILITIES
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. MOST UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT 'CALL BEFORE YOU DIG' PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

10. SLEEVING
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.

11. PROJECT STAKING
ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.

12. GROWING MEDIUM PLACEMENT
REFER PLANTING NOTES

13. WOOD MULCH
REFER PLANTING NOTES

14. BACKFILL
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.

15. EXISTING FEATURES
CONTRACTOR IS RESPONSIBLE FOR ANY & ALL REPAIRS TO EXISTING FEATURES AS A RESULT OF CONSTRUCTION.

16. ROOT BARRIER
ROOT BARRIER SHALL BE 450mm DEEP, AVAILABLE FROM DEEP ROOT OR APPROVED EQUAL. INSTALL IN 6.0M TYP. LENGTH, AS SHOWN ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SCHEDULE C
This forms part of application
DP21-0150 DVP22-0042
City of Kelowna COMMUNITY PLANNING
Planner Initials MT

ecora
200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca

N

PROJECT TITLE
SAVOY ON CLEMENT
631-677 CLEMENT aVENUE
Kelowna, BC

DRAWING TITLE
MATERIALS PLAN

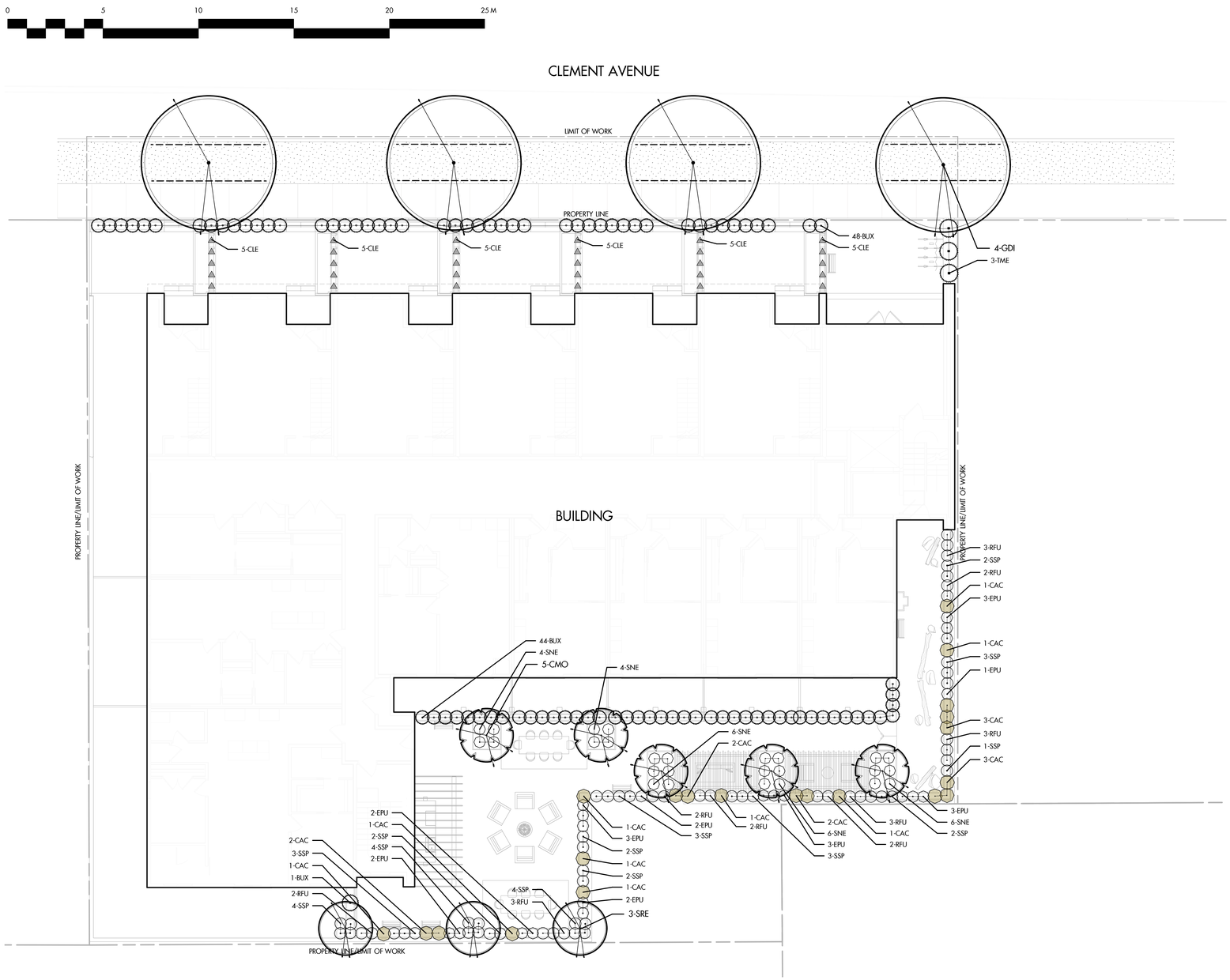
ISSUED FOR / REVISION		
2	22.01.28	80% Review
3	22.02.04	90% Review
4	22.02.11	90% Review
5	22.02.18	90% Review
6	22.02.25	90% Review

PROJECT NO	21-091
DESIGN BY	AM
DRAWN BY	NG
CHECKED BY	FB
DATE	FEB. 25, 2022
SCALE	1:100
PAGE SIZE	30"x42"

SEAL

DRAWING NUMBER
LM-101

ISSUED FOR REVIEW ONLY



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ecora
200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca

LEGEND

- DECIDUOUS TREE
- SHRUB, PERENNIAL, ORNAMENTAL GRASS
- VINE PLANTING
- TURF FROM SOD (SOURCED LOCALLY)
- ROOT BARRIER

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
CMO	**5**	CRATEGUS X MORDENENSIS 'SNOWBIRD'	SNOWBIRD HAWTHORN	6cm CAL
GDI	4	GYMNOCLADUS DICICUS 'ESPRESSO-JFS'	KENTUCKY COFFEE 'ESPRESSO'	6cm CAL
SRE	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	6cm CAL
SHRUBS				
BUX	94	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#02 CONT. /0.6M O.C. SPACING
TME	3	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#02 CONT. /0.9M O.C. SPACING
PERENNIALS, FRUIT, GRASSES & GROUNDCOVERS				
CAC	21	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	#01 CONT. /1.0M O.C. SPACING
EPU	21	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#01 CONT. /0.75M O.C. SPACING
RFU	22	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	#01 CONT. /0.6M O.C. SPACING
SNE	27	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.6M O.C. SPACING
SSP	35	SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMUN JOY STONECROP	#01 CONT. /0.6M O.C. SPACING
VINES				
CLE	31	CLEMATIS INTEGRIFOLIA 'BLUE BOY'	BLUE BOY CLEMATIS	#01 CONT. /1.5M O.C. SPACING

PLANTING NOTES

1. PLANT MATERIAL
ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR CNLA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE.
PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
2. SUBSTITUTIONS
THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
3. QUANTITIES
THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
4. WOOD MULCH
THE CONTRACTOR SHALL SUPPLY AND PLACE BLACK WOOD MULCH, AVAILABLE FROM NATURE'S GOLD, AT 75mm MIN. DEPTH TO THE RESTORATION PLANTING AREAS AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. THE WOOD MULCH PRODUCT SHALL BE NON-MATTING, FREE OF CHUNKS, STICKS, SOILS, STONES, CHEMICALS, ROOTS AND SALT.
5. GROWING MEDIUM PLACEMENT
REFER TO SOILS PLAN LM-102
6. ROOT BARRIER
REFER MATERIALS PLAN LM-101

N

PROJECT TITLE

SAVOY ON CLEMENT
631-677 CLEMENT aVENUE
Kelowna, BC

DRAWING TITLE

PLANTING PLAN

ISSUED FOR / REVISION		
2	22.01.28	80% Review
3	22.02.04	90% Review
4	22.02.11	90% Review
5	22.02.18	90% Review
6	22.02.25	90% Review

PROJECT NO	21-091
DESIGN BY	AM
DRAWN BY	NG
CHECKED BY	FB
DATE	FEB. 25, 2022
SCALE	1:100
PAGE SIZE	30"x42"

SEAL

DRAWING NUMBER

LP -101

ISSUED FOR REVIEW ONLY

1 STREET PERSPECTIVE 1

2 STREET PERSPECTIVE 2

3 LANE PERSPECTIVE 1

4 LANE PERSPECTIVE 2

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NO.	DATE	RECORD OF REVISIONS
07	08.31.22	ISSUED FOR POST TENDER ADDENDUM
06	08.19.22	ISSUED FOR POST TENDER ADDENDUM
05	07.11.22	ISSUED FOR PRICING
04	06.06.22	ISSUED FOR B.P.
03	02.02.22	RE-ISSUED FOR REZONING & DP TO SUIT CITY COMENTS
02	11.08.21	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
01	05.27.21	ISSUED FOR REZONING & DEVELOPMENT PERMIT

NO.	DATE	RECORD OF ISSUES

Project:
SAVOY ON CLEMENT
RESIDENTIAL DEVELOPMENT
677, 657, 647 & 631 CLEMENT AVE

Sheet Title:
PERSPECTIVE IMAGES

Job Number	21.888
Date	2022.07.11
Scale	1/8"=1'-0"
Issue Number	07
Drawing Number	A3.1

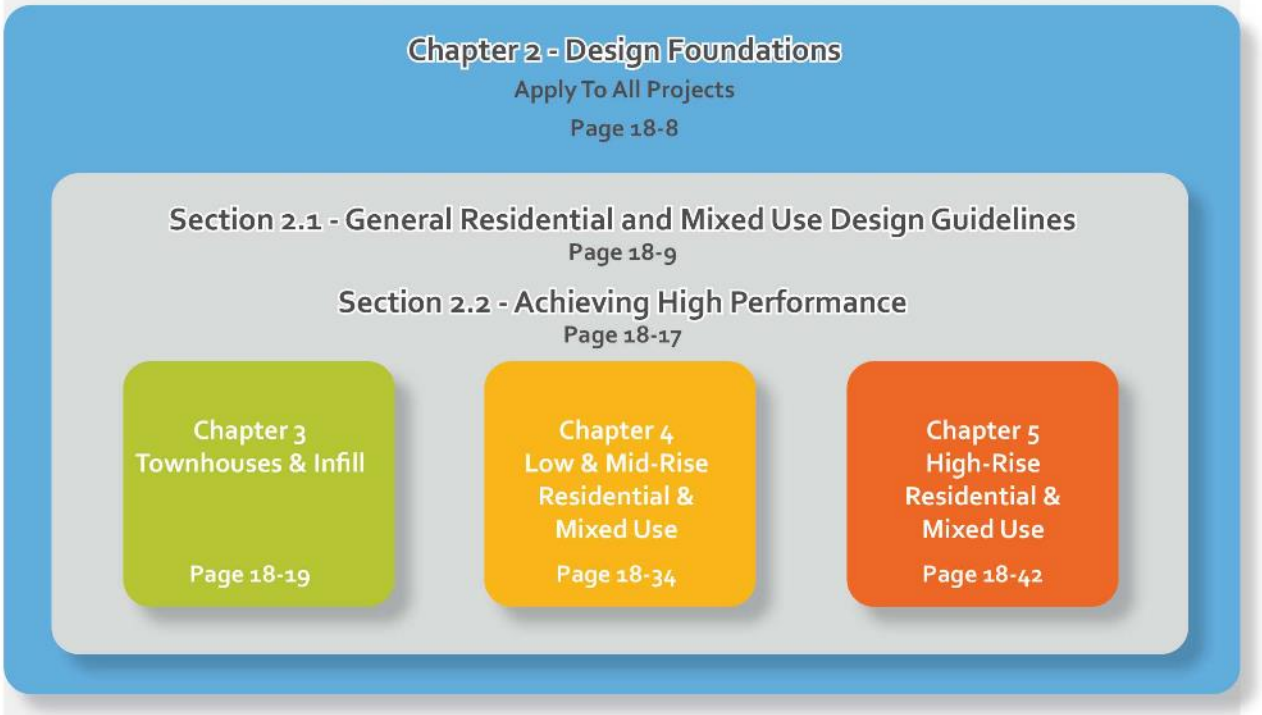
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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



***Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.**

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.				✓		
2.1.3 Site Planning	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.	✓					
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓

c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and 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.						✓
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						✓
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping;	✓					

• Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.						
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.				✓		
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.				✓		
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.					✓	
f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval;						✓

• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						✓
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						✓
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
h. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
i. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and						✓

• When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						
Reesidential & Mixed Use Buildings						
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. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • 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.						✓
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.						✓
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.					✓	
b. Residential buildings should have a maximum width of 24 m.					✓	
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.				✓		
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided:						✓

• Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						✓
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.						✓
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.	✓					
Rooftop Amenity Spaces						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.					✓	
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.					✓	
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:					✓	

• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.						✓
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs.	✓					
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings	✓					

located on highways and/or major arterials in alignment with the City's Sign Bylaw.						
k. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					