

Development Permit

DP22-0203



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

712-722 Raymer Avenue

and legally known as

Lot 16 District Lot 135 ODYD Plan 3929

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

Townhouse Development

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

Date of Council Approval: April 3rd, 2023

Development Permit Area: Form and Character

Existing Zone: UC₅ – Padosy 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 Holdings Ltd., Inc. No. 1299686

Applicant: LIME Architecture Inc.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT	A
This forms part of application # DP22-0203	
Planner Initials	TC
 City of Kelowna DEVELOPMENT 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

THAT Council authorizes the issuance of Development Permit No. DP22-0203 for Lot 16 District Lot 135 ODYD Plan 3929 located at 712-722 Raymer Avenue, 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;

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 **\$29,255.69**


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.

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

LOT 16 RAYMER AVE, KELOWNA BC

PROPERTY DESCRIPTION

CVIC: 712 RAYMER AVE, KELOWNA BC
LEGAL: LOT 16, PLAN KAP3929

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA UCS ZONING

SITE INFORMATION:

GROSS SITE AREA= 10,026 SF (931 sm)
GROSS SITE AREA WITH ROAD DEDICATION = 9,556.8 SF (888 sm)

	<u>ALLOWED/REQUIRED</u>	<u>PROPOSED</u>
ALLOWABLE SITE COVERAGE=	85% (8,123 sf)	60% (5,697 sf)
ALLOWABLE SITE COVERAGE & HARDSCAPING=	90% (8,601 sf)	83% (7,935 sf)
F.A.R. =	1.8 (17,202 sf)	1.20 (11,503 sf)

PRIVATE AMENITY SPACE	21 sm x 9 = 189 sm	5,686 sf (528 sm)
COMMON AMENITY SPACE	4 sm x 9 = 36 sm	397 sf (36.9 sm)

HEIGHT=	22.0m (6 STOREYS)	10.1m (3 STOREYS)
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YARD SETBACKS:

FRONT YARD=	2.0m	2.0m
FLANKING STREET=	2.0m	2.0m
SIDE YARD=	0.0m	7.9m
REAR YARD=	0.0m	2.5m

PARKING CALCULATIONS:
1 PER 2 OR MORE BED RESIDENCE=
VISITOR

ALLOWED/REQUIRED

1X8 = 8
0.14x 8 = 1.12

PROPOSED

8
1

BICYCLE STORAGE:
REQUIRED LONGTERM
REQUIRED SHORT TERM

N/A
4

8 (GARAGE STORAGE)
4


UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 1 - LEVEL 1		178 SF	
UNIT 1 - LEVEL 2		754 SF	
UNIT 1 - LEVEL 3	3	794 SF	881 SF
UNIT 2 - LEVEL 1		180 SF	
UNIT 2 - LEVEL 2		565 SF	
UNIT 2 - LEVEL 3	2	596 SF	654 SF
UNIT 3 - LEVEL 1		180 SF	
UNIT 3 - LEVEL 2		565 SF	
UNIT 3 - LEVEL 3	2	596 SF	654 SF
UNIT 4 - LEVEL 1		180 SF	
UNIT 4 - LEVEL 2		565 SF	
UNIT 4 - LEVEL 3	2	596 SF	654 SF
UNIT 5 - LEVEL 1		180 SF	
UNIT 5 - LEVEL 2		565 SF	
UNIT 5 - LEVEL 3	2	596 SF	654 SF
UNIT 6 - LEVEL 1		180 SF	
UNIT 6 - LEVEL 2		565 SF	
UNIT 6 - LEVEL 3	2	596 SF	654 SF
UNIT 7 - LEVEL 1		180 SF	
UNIT 7 - LEVEL 2		565 SF	
UNIT 7 - LEVEL 3	2	596 SF	654 SF
UNIT 8 - LEVEL 1		178 SF	
UNIT 8 - LEVEL 2		754 SF	
UNIT 8 - LEVEL 3	3	794 SF	881 SF
TOTAL UNIT AREAS		11503 SF	

SCHEDULE A

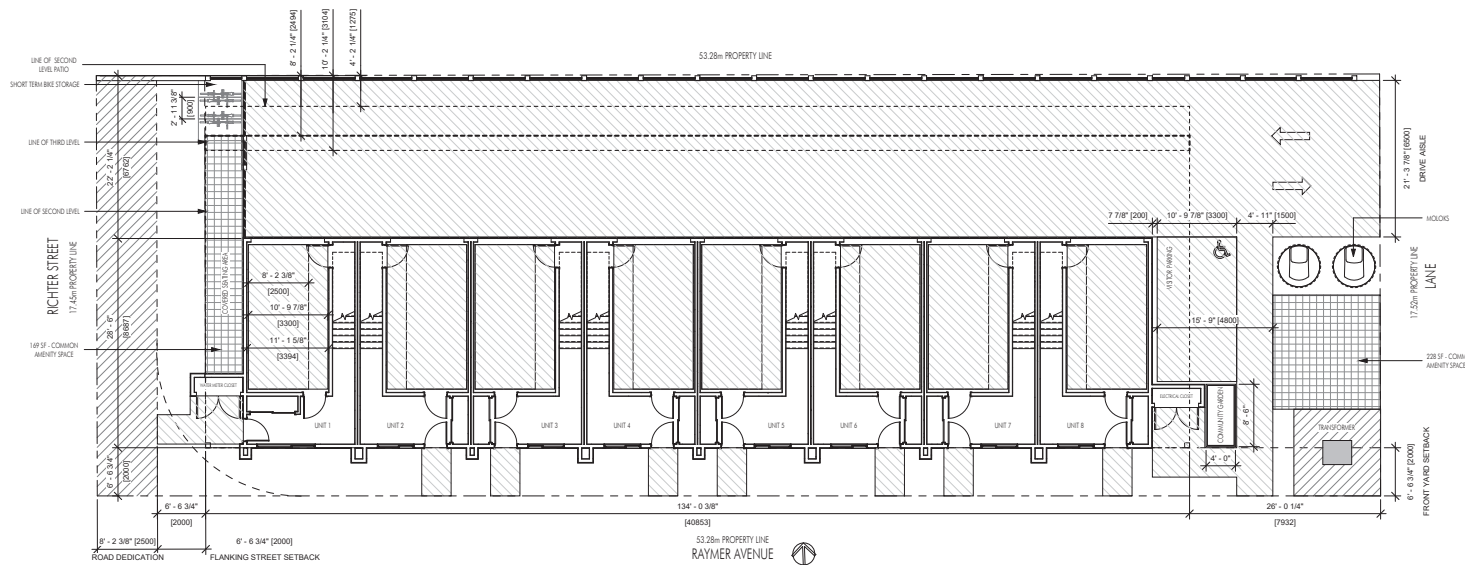
This forms part of application
DP22-0203

Planner Initials

TC



City of Kelowna
DEVELOPMENT PLANNING



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



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All trades shall be made to the work in accordance with the current municipality building by-laws and requirements of other local authorities being jurisdiction as well as the British Columbia Building Code and all relevant codes including all published revisions and addenda. All trades shall ensure full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including but not limited to water, sewer, gas, fiber and telephone.

Revision No.	Date	Description
07.25.22	FOR REVIEW	
09.14.22	FOR REVIEW	
10.07.22	FOR DP	
01.27.23	FOR REVIEW	
02.28.23	ADDENDUM NO.1	

Plot Data
PROJECT
712 RAYMER AVE
DRAWING TITLE
PROJECT INFORMATION
Drawing No.
A-001



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All trades are to locate 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. (Insert recent address including all published revisions and addenda. All trades shall assume full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including but not limited to water, sewer, gas, fiber and telephone.

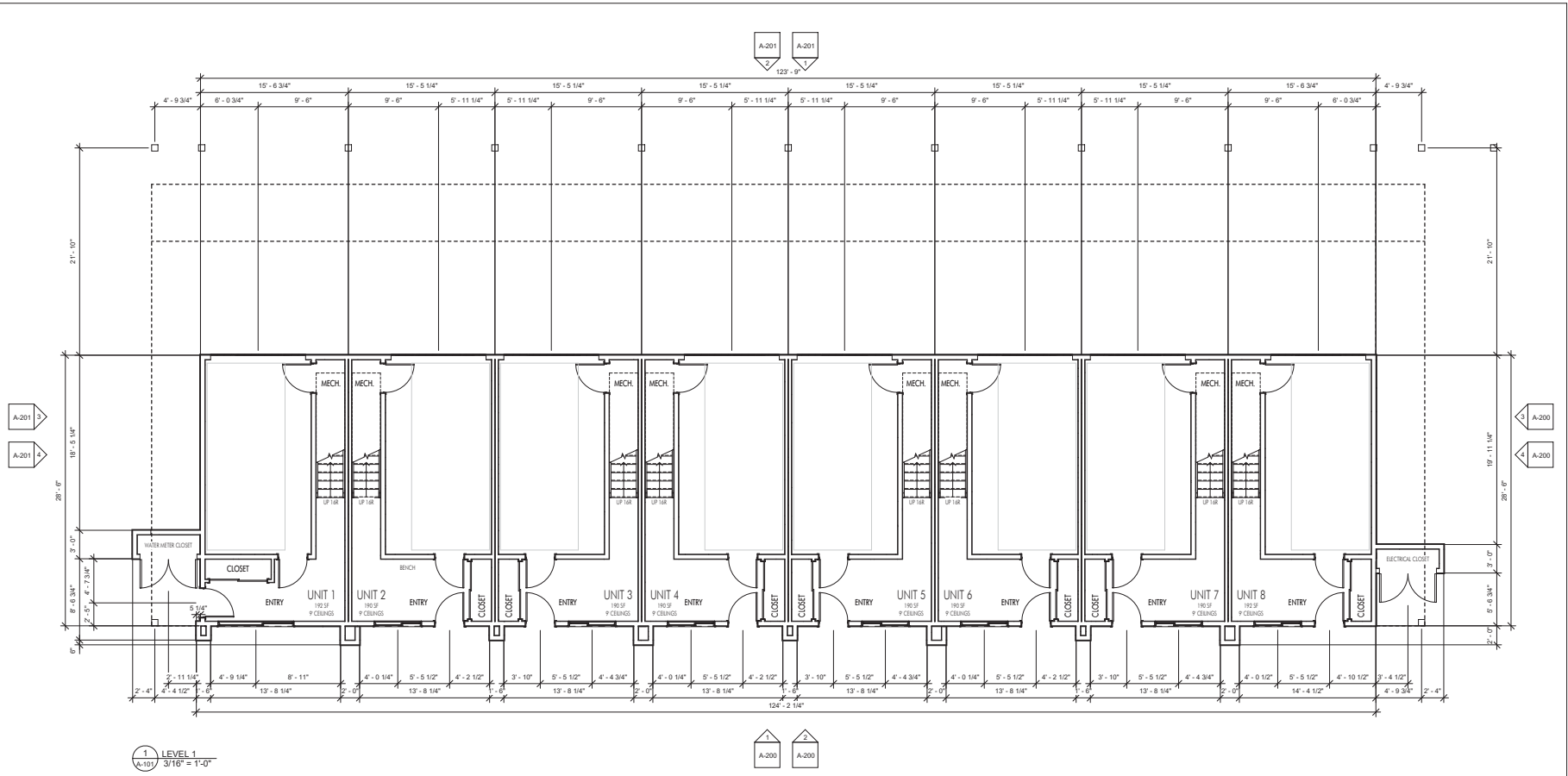
Revision No.	Date	Description
07.12.22	FOR REVIEW	
07.18.22	FOR REVIEW	
07.25.22	FOR REVIEW	
09.14.22	FOR REVIEW	
10.07.22	FOR DP	
01.27.23	FOR REVIEW	
02.28.23	ADDENDUM NO.1	

Plot Date

PROJECT
712 RAYMER AVE.

DRAWING TITLE
LEVEL 1

Drawing No.
A-101



1 LEVEL 1
A-101 3/16" = 1'-0"

SCHEDULE A

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DP22-0203

Planner Initials **TC**

ADDENDUM NO.1

CONTRACT
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All trades shall coordinate 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. The client reserves the right to change the location and address. All trades shall ensure full responsibility for the location and protection of all under and above ground utilities, wires and conduits, connections, including but not limited to water, sewer, gas, fibre and telephone.

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09.14.22	FOR REVIEW	
10.07.22	FOR DP	
01.27.23	FOR REVIEW	
02.28.23	ADDENDUM NO.1	

Plot Date

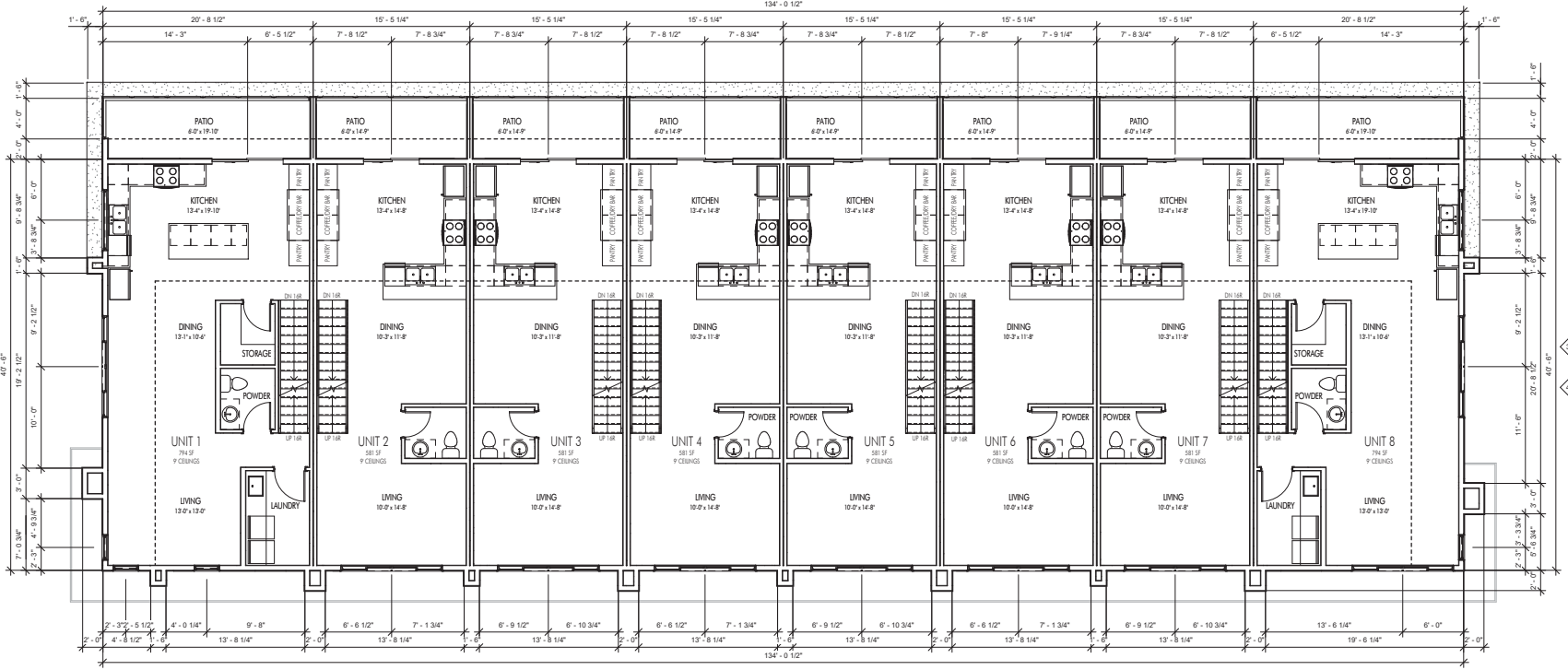
PROJECT
712 RAYMER AVE.

DRAWING TITLE
LEVEL 2

Drawing No.
A-102



A-201
A-201



1 LEVEL 2
A-102 3/16" = 1'-0"

A-200
A-200

SCHEDULE A

This forms part of application
DP22-0203

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

ADDENDUM NO.1

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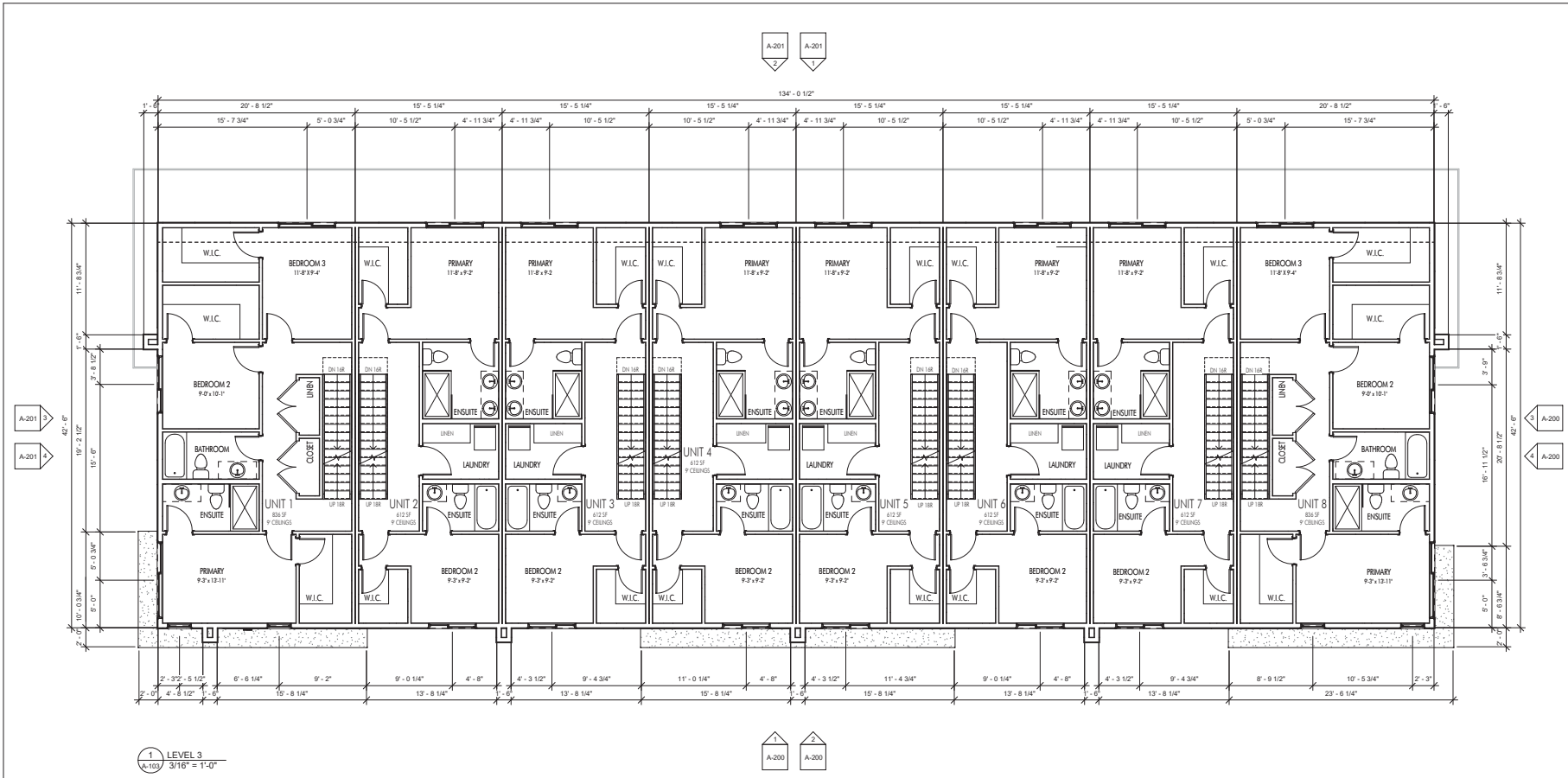
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09.14.22	FOR REVIEW	
10.07.22	FOR DP	
01.27.23	FOR REVIEW	
02.28.23	ADDENDUM NO.1	

Plot Date

PROJECT
712 RAYMER AVE.
DRAWING TITLE
LEVEL 3

Drawing No.
A-103



1 LEVEL 3
A-103 3/16" = 1'-0"

SCHEDULE A

This forms part of application
DP22-0203

Planner Initials **TC**

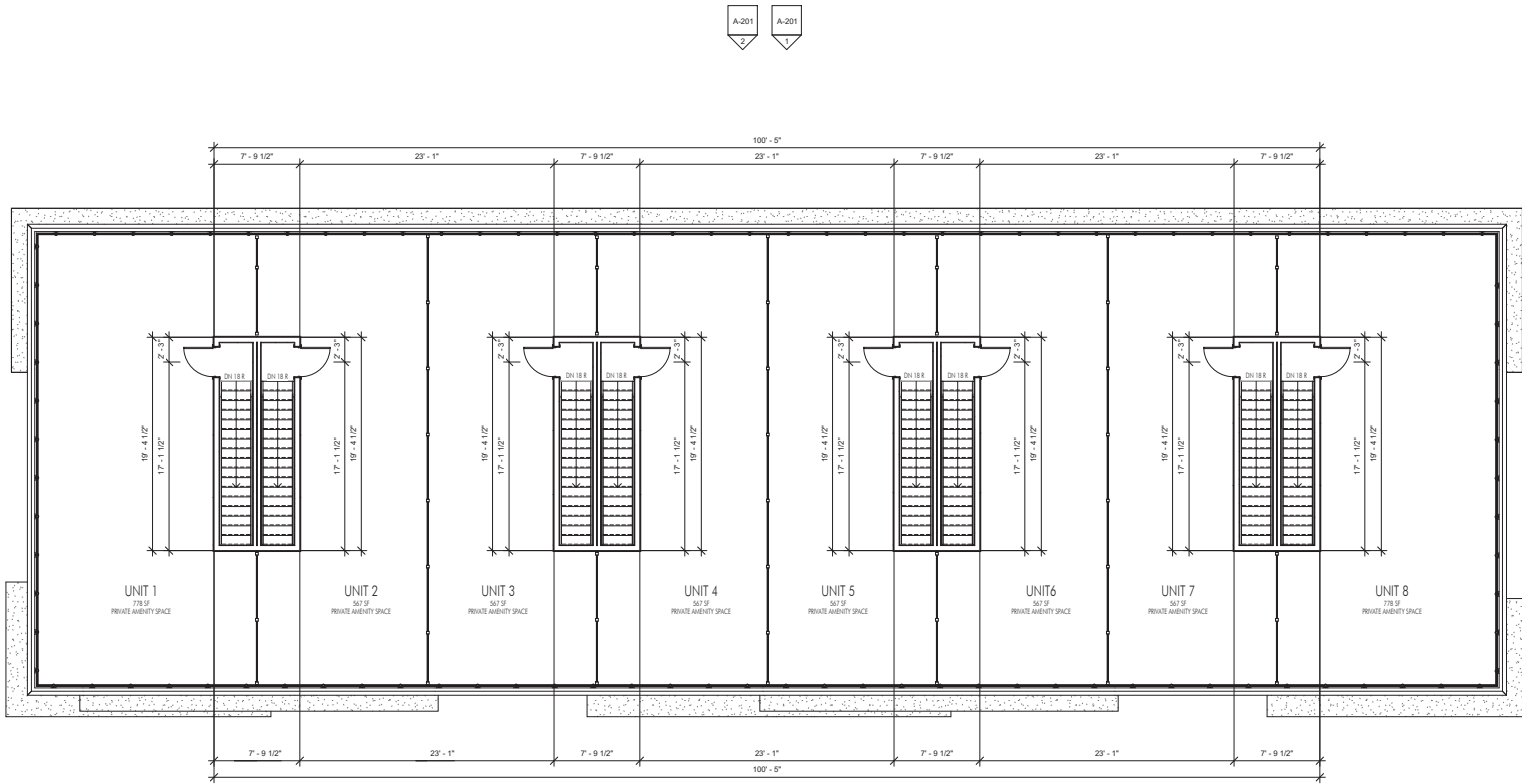
ADDENDUM NO.1

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02.28.23	ADDENDUM NO.1	



1 ROOF DECK
A-104
3/16" = 1'-0"

SCHEDULE A

This forms part of application
DP22-0203

Planner
Initials TC

**City of
Kelowna**
DEVELOPMENT PLANNING

ADDENDUM NO.1

Plot Date	
PROJECT	712 RAYMER AVE.
DRAWING TITLE	ROOF DECK
Drawing No.	A-104
PROPOSED APPROVAL	

712 RAYMER AVENUE, KELOWNA BC



PROPERTY DESCRIPTION

CIVIC: 712 RAYMER AVENUE, KELOWNA BC
 LEGAL: LOT 16, PLAN KAP3929

SCHEDULE B
 This forms part of application
 # DP22-0203
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: TC

CONSULTANT TEAM

OWNER/ OPERATOR	ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	CIVIL	CONTRACTOR
Cellar Door Advisors 965 W 17th Avenue Vancouver, BC V5Z 1V5 778-828-3577	LIME ARCHITECTURE INC. 205-1626 Richter Street Kelowna, BC V1Y 2M3 250-448-7801	Ecora 200-2045 Enterprise Way Kelowna, BC V1Y 9T5 250-469-9757	Delta-T Consultants Ltd. 101-1449 St. Paul Street Kelowna, BC V1Y 2E5 250-860-5550	Paralynx Engineering 32034-2151 Louie Drive Westbank, BC V4T 3G2 778-738-2172	Ecora 200-2045 Enterprise Way Kelowna, BC V1Y 9T5 250-469-9757	3RD Generation Homes 202-474 West Avenue Kelowna, BC V1Y 4Z2 250-300-5262
Contact(s): Kelly McQuiggan	Contact(s): Stephanie Sannuto	Contact(s): Kelvin Chand	Contact(s): Cathy Chen	Contact(s): Andy Ou Greg Lynch	Contact(s): Joanne Keopke	Contact(s): Emma Oliver

ARCHITECTURAL SHEET LIST

- A-000 COVER SHEET
- A-001 PROJECT INFORMATION
- A-101 LEVEL 1
- A-102 LEVEL 2
- A-103 LEVEL 3
- A-104 ROOF DECK
- A-200 ELEVATIONS
- A-201 ELEVATIONS



LIME ARCHITECTURE INC.
 PHONE 250-448-7801
 205-1626 Richter Street
 Kelowna, BC V1Y 2M3
 www.limearchitecture.com

CONSENT
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Revision No., Date and Description
 02.28.23 ADDENDUM NO.1

Plot Date
PROJECT 712 RAYMER AVE
DRAWING TITLE COVER SHEET
Drawing No. A-000



ADDENDUM NO.1



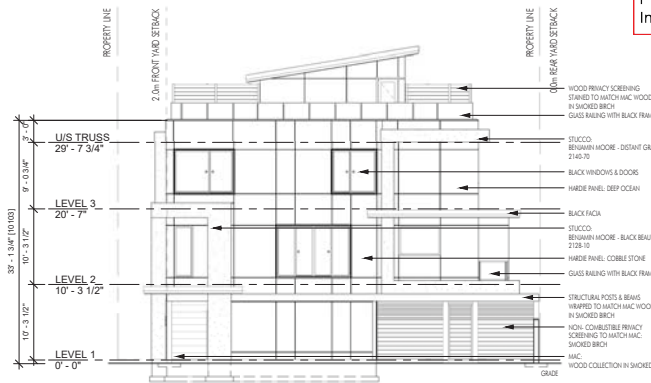
1 SOUTH COLOUR ELEVATION
A-200
1/8" = 1'-0"



2 SOUTH ELEVATION
A-200
1/8" = 1'-0"




3 EAST COLOUR ELEVATION
A-200
1/8" = 1'-0"



4 EAST ELEVATION
A-200
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

-  FASCIA, TRIM, WINDOWS AND DOORS: BLACK
-  HARDE: REVEL PANEL IN DEEP OCEAN
-  HARDE: REVEL PANEL IN COBBLE STONE
-  MAC: WOOD COLLECTION IN SMOKED BIRCH
-  STUCCO: BENJAMIN MOORE - DISTANT GRAY 2140-70
-  STUCCO: BENJAMIN MOORE - BLACK BEAUTY 2128-10
-  WOOD PRIVACY SCREEN: STAINED TO MATCH MAC WOOD IN SMOKED BIRCH
-  STRUCTURAL POSTS AND BEAMS: WRAPPED TO MATCH MAC WOOD IN SMOKED BIRCH
-  ACCENT DOORS: RED

SCHEDULE B

This forms part of application
DP22-0203

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

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09.14.22	FOR REVIEW	
10.07.22	FOR DP	
01.27.23	FOR REVIEW	
02.28.23	ADDENDUM NO.1	

Plot Date

PROJECT
712 RAYMER AVE.

DRAWING TITLE
ELEVATIONS

Drawing No.
A-200





1 NORTH COLOUR ELEVATION
A-201 1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

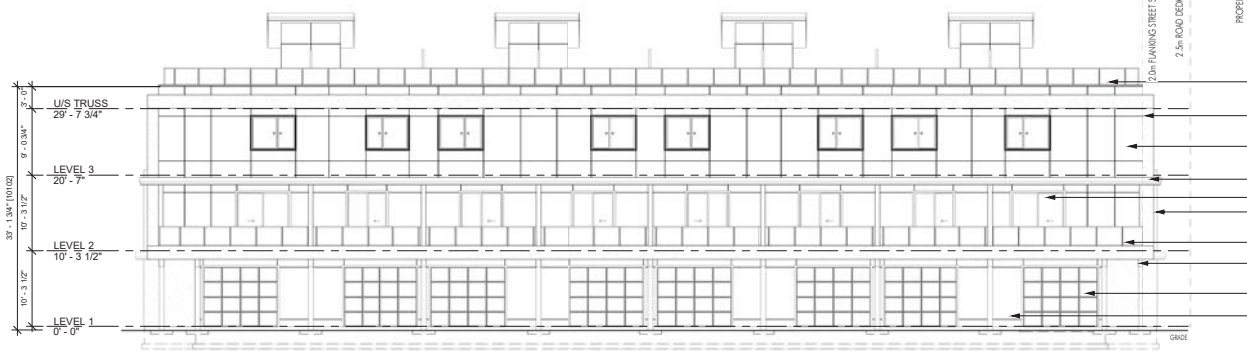
-  FASCIA, TRIM, WINDOWS AND DOORS: BLACK
-  HARDIE: REVEAL PANEL IN DEEP OCEAN
-  HARDIE: REVEAL PANEL IN COBBLE STONE
-  MAC: WOOD COLLECTION IN SMOKED BIRCH
-  STUCCO: BENJAMIN MOORE - DISTANT GRAY 2140-70
-  STUCCO: BENJAMIN MOORE - BLACK BEAUTY 2128-10
-  WOOD PRIVACY SCREEN: STAINED TO MATCH MAC WOOD IN SMOKED BIRCH
-  STRUCTURAL POSTS AND BEAMS: WRAPPED TO MATCH MAC WOOD IN SMOKED BIRCH
-  ACCENT DOORS: RED

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09.14.22	FOR REVIEW	
10.07.22	FOR DP	
01.27.23	FOR REVIEW	
02.28.23	ADDENDUM NO.1	

PROPERTY LINE
0.0m SIDE YARD SETBACK

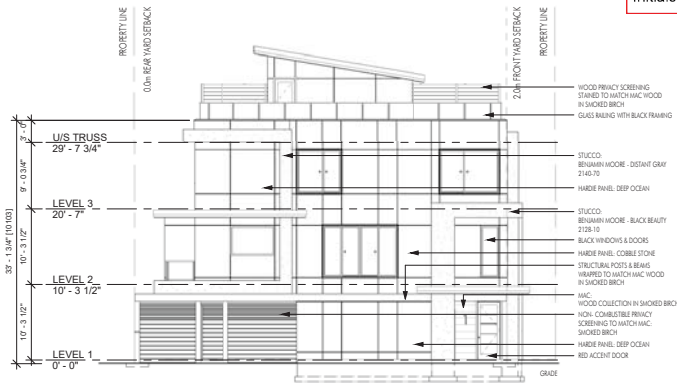


2 NORTH ELEVATION
A-201 1/8" = 1'-0"

SCHEDULE B
This forms part of application
DP22-0203
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING



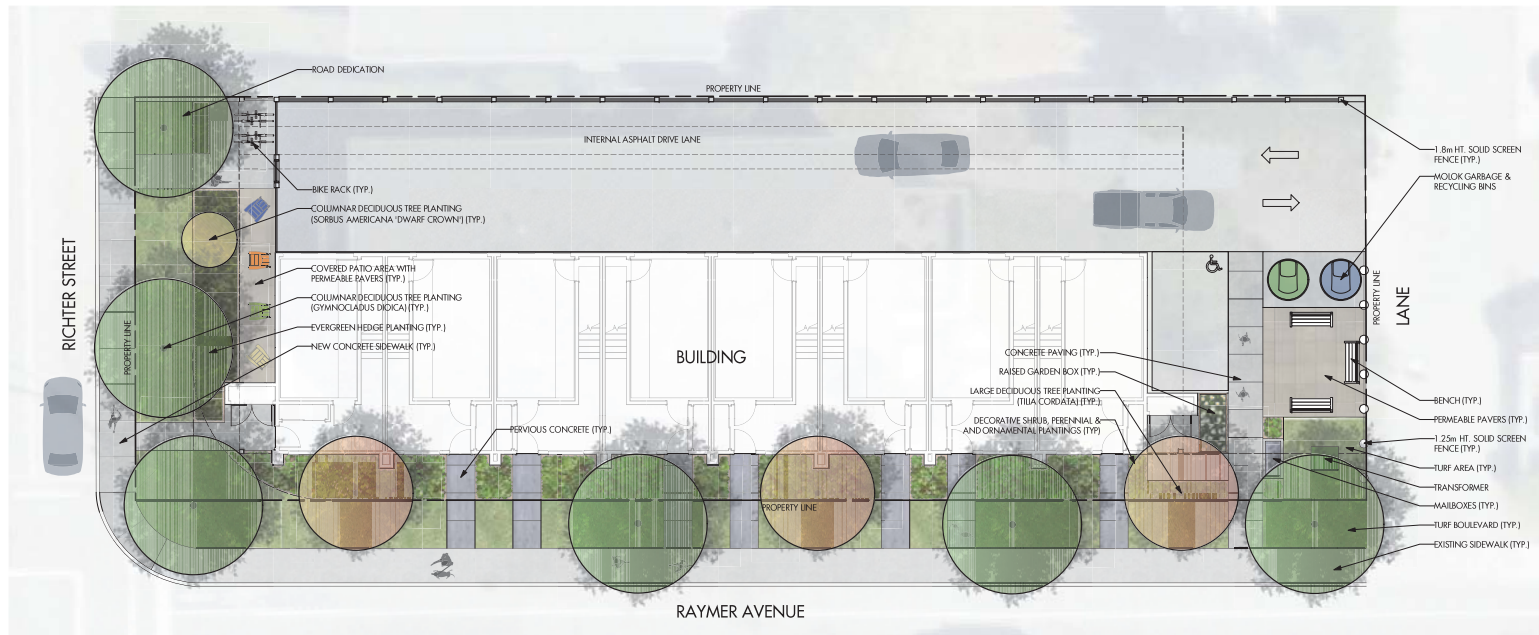
3 WEST COLOUR ELEVATION
A-201 1/8" = 1'-0"



4 WEST ELEVATION
A-201 1/8" = 1'-0"

Plot Date
PROJECT
712 RAYMER AVE
DRAWING TITLE
ELEVATIONS
Drawing No.
A-201





NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 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 NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. SMALL TREE BEDS TO RECEIVE 1500mm AND LARGE TREES TO RECEIVE 3000mm DEPTH TOPSOIL PLACEMENT TO ACHIEVE SOIL VOLUME PER TREE REQUIREMENTS.
5. TURF AREA 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 150mm 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
TREES			
GYMNOCALADUS DIOICA	KENTUCKY COFFEE TREE	6	5m CAL
SORBUS AMERICANA 'DWARF CROWN'	AMERICAN MOUNTAIN ASH	1	3m CAL
TILIA CORDATA	LITTLE LEAF LINDEN	3	5m CAL
SHRUBS			
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	13	#02 CONT. /2.4M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
CASUALGROSTIS ACUTIRIOLA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	18	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'SIRACULUS'	MAIDEN GRASS	4	#01 CONT. /1.2M O.C. SPACING
NIPEETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	8	#01 CONT. /1.0M O.C. SPACING
SALVIA NEMOROSA 'MAYNIGHT'	MAYNIGHT SALVIA	18	#01 CONT. /0.6M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	18	#01 CONT. /0.6M O.C. SPACING

SCHEDULE C

This forms part of application
DP22-0203

Planner Initials **TC**



City of Kelowna
DEVELOPMENT PLANNING



PROJECT TITLE
712 RAYMER AVENUE

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

NO.	DATE	REVISION
1	22.10.07	Review
2	13.02.14	Review
3		
4		
5		

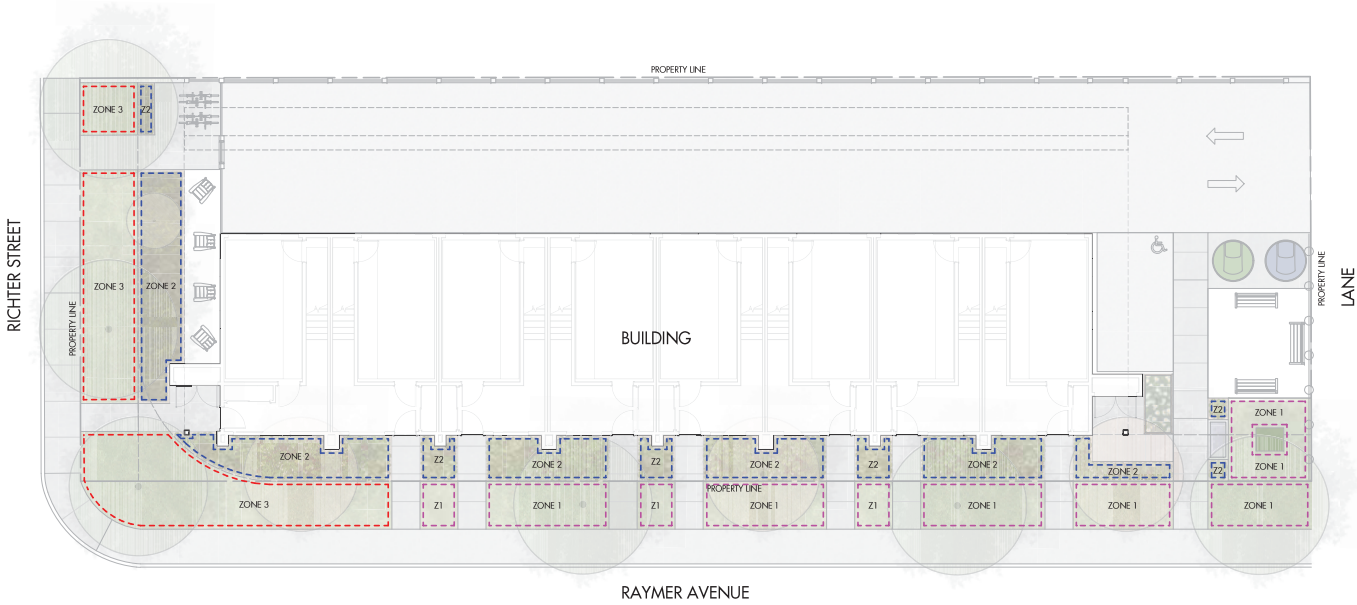
PROJECT NO.	21-041
DESIGN BY	PAV/AM
DRAWN BY	JMC
CHECKED BY	IB
DATE	18.04.2022
SCALE	1:100
PAGE SIZE	A4/30P
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DRAWING NUMBER

L1/2

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IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 1 0480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT-OFF VALVE (LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY).
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 71 / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 73 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 82 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 27 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 69 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 59 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 166 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 149 cu.m. / year
 WATER BALANCE = 17 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application
 # DP22-0203

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City of Kelowna
 DEVELOPMENT PLANNING



PROJECT TITLE
712 RAYMER AVENUE

LOCATION
 Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
 IRRIGATION PLAN**

SUBMIT / REVISION	
1	22.10.07 Review
2	23.02.24 Review

PROJECT NO. 21541
 DESIGN BY: WAW/AM
 DRAWN BY: JMC
 CHECKED BY: TB
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 PAPER SIZE: A4(50%)



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L2/2

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

SECTION 4.0: TOWNHOUSES & INFILL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
3.1 Townhouses						
3.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design primary unit entrances to provide: <ul style="list-style-type: none"> A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop; Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies; A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and Punctuation, articulation, and rhythm along the street 						✓
b. A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways or stoops. Exceptions can be made in cases where the water table requires this to be higher.						✓
c. In the case of shared landings that provide access to multiple units, avoid having more than two doors in a row facing outward.	✓					
d. For buildings oriented perpendicularly to the street (e.g. shotgun townhomes), ensure that the end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street and primary living space at grade.						✓
3.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP.				✓		
b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade.						✓
c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. <ul style="list-style-type: none"> In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts. 		✓				
3.1.3 Site Planning	N/A	1	2	3	4	5
a. Gated or walled communities are not supported.						✓
b. For large townhouse projects, consider including communal amenity buildings.	✓					
Connectivity						
c. Provide pedestrian pathways on site to connect:						✓

ATTACHMENT ✓ B

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<ul style="list-style-type: none"> Main building entrances to public sidewalks and open spaces; Visitor parking areas to building entrances; From the site to adjacent pedestrian/trail/cycling networks (where applicable). 						
d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane.						✓
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): <ul style="list-style-type: none"> Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network. 	✓					
Facing Distances and Setbacks						
f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.					✓	
g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight.	✓					
h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access.						✓
i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access.			✓			
3.1.4 Open Spaces						
a. Design all units to have easy access to useable private or semi-private outdoor amenity space.					✓	
b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.						✓
c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces.						✓
d. Design private outdoor amenity spaces to: <ul style="list-style-type: none"> Have access to sunlight; Have railing and/or fencing to help increase privacy; and Have landscaped areas to soften the interface with the street or open spaces/ 						✓
e. Design front patios to: <ul style="list-style-type: none"> Provide an entrance to the unit; and Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. 						✓
f. Design rooftop patios to: <ul style="list-style-type: none"> Have parapets with railings; Minimize direct sight lines into nearby units; and Have access away from primary facades. 					✓	
g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing. <ul style="list-style-type: none"> Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance. 					✓	

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h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that: <ul style="list-style-type: none"> • Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and • Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas. 			✓			
i. For large townhouse projects, provide generous shared outdoor amenity spaces integrating play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings, and other communal uses.	✓					
3.1.5 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.						✓
Site Servicing						
b. Exceptions for locating waste collection out of public view can be made for well-designed waste collection systems such as Molok bins.				✓		
Parking						
c. Rear-access garage or integrated tuck under parking is preferred in townhouses, in general, and is required for townhouses facing public streets.						✓
d. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.			✓			
e. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations: <ul style="list-style-type: none"> • Architecturally integrate the parking into the building and provide weather protection to building entries; and • Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade. 	✓					
f. Provide visitor parking in accessible locations throughout the site and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include: <ul style="list-style-type: none"> • Distributed through the site adjacent to townhouse blocks; and • Centralized parking, including integration with shared outdoor amenity space 						✓
Access						
g. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress.						✓
h. For large townhouse projects (e.g. master planned communities with internal circulation pattern), a minimum of two access/egress points to the site is desired.	✓					
i. Locate access points to minimize impacts of headlights on building interiors.						✓

j. Design the internal circulation pattern and pedestrian open space network to be integrated with and connected to the existing and planned public street and open space network.						✓
3.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: <ul style="list-style-type: none"> • Recessing or projecting facades to highlight the identity of individual units; and • Using entrance features, roofline features, or other architectural elements. 				✓		
b. To maximize integration with the existing neighbourhood, design infill townhouses to: <ul style="list-style-type: none"> • Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and • Use durable, quality materials similar or complementary to those found within the neighbourhood. 						✓
c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as: <ul style="list-style-type: none"> • Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 				✓		

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