

Development Permit

DP23-0017

ATTACHMENT A

This forms part of application

DP23-0017

Planner
Initials

MT

City of
Kelowna
COMMUNITY PLANNING



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

940 – 1030 Frost Road

and legally known as

Lot A District Lot 579 SDYD Plan EPP127116

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

Retail

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

Date of Council Approval: May 15, 2023

Development Permit Area: Form & Character

Existing Zone: VC1 – Village Centre

Future Land Use Designation: VC – Village 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: 0954654 BC Ltd., Inc. No. BC0954654

Applicant: Callahan Property Group Ltd.

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. DP23-0017 for Lot A District Lot 579 SDYD Plan EPP127116, located at 940 – 1030 Frost Road, 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 **\$209,911.25**

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.**

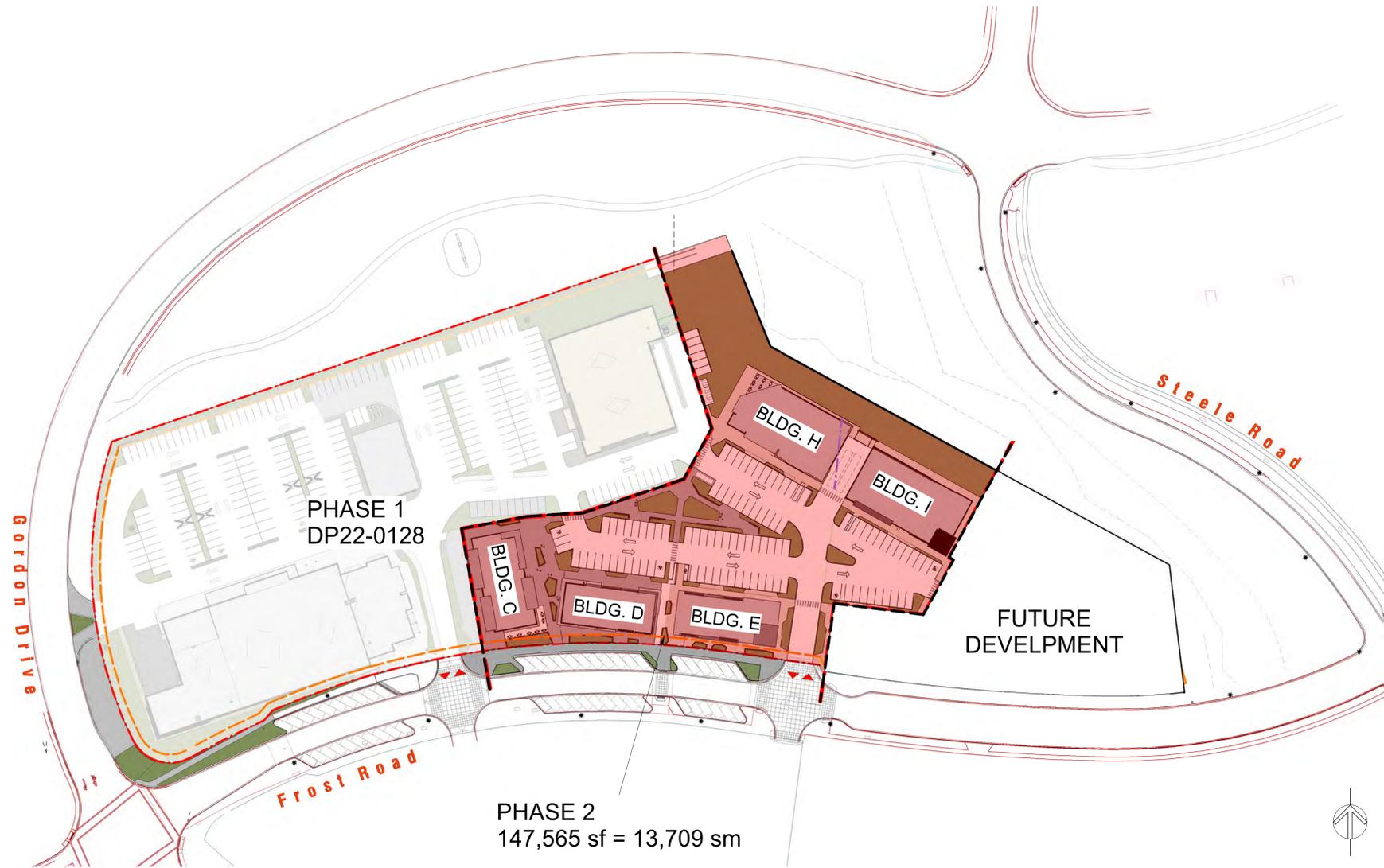
SCHEDULE A

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City of Kelowna
COMMUNITY PLANNING

Planner Initials **MT**



PROJECT STATISTICS

SCALE: 1" = 80'-0"

SITE STATISTICS

ZONING:	VC1		
USE:	Commercial		
Phase 2 FSR:	0.24		
Phase 2 - % SITE COVERAGE:	24.37%		
Phase 2 - SITE AREA:		SF.	SM.
		147,565	13,709
Phase 2 - GFA:		35,955	3,340

GFA	MAX BUILDING HEIGHT	SF.	SM.
BUILDING C	24'-0" = 7.3 m	6,500	604
BUILDING D	24'-0" = 7.3 m	5,685	528
BUILDING E	24'-0" = 7.3 m	5,520	513
BUILDING H	25'-0" = 7.6 m	8,900	827
BUILDING I	27'-6" = 8.4 m	9,350	869
TOTAL		35,955	3,340

VEHICLE PARKING STALLS	REQ.	PROVIDED
ACCESSIBLE	4	4
VAN ACCESS	1	1
REGULAR STALLS	95	101
TOTAL VEHICLE STALLS	100	106
3.0 spaces per 100 m ² GFA		

BICYCLES STALLS	REQ.	PROVIDED
SHORT TERM		
2.0 per entrance		
BUILDINGS C-D-E- AND I = 2 ENTRANCES	22	22
BUILDINGS H= 3 ENTRANCES		
LONG TERM		
0.2 per 100 m ² of GFA	7	9

END-OF-TRIP FACILITY phase 1 + phase 2			
PHASE	LONG-TERM BICYCLE PARKING SPACES	SF.	SM.
phase 1	11	58,556	5,440
phase 2	9	35,955	3,340
TOTAL	20		
N. OF SHOWERS	N. OF TOILETS	N. OF SINKS	N. OF STORAGE LOCKERS
2	2	2	10

LOADING	REQ.	PROVIDED
1 per 1,900 m ² GFA	2	2

PRINCIPALS

Christopher Block
M Arch, Architect AIBC, AAA,
SAA, OAA, LEED AP BD+C

Marcel S. Proskow
CRX, CDP

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2023-01-19

COMMERCIAL DEVELOPMENT SITE

988 Frost Road, Kelowna, BC

PROJECT STATISTICS

PROJECT No: 22005
DATE: Jan 20th 2023
SCALE: 1" = 80'-0"

SCHEDULE A

This forms part of application
DP23-0017

Planner Initials **MT**



SITE PLAN
SCALE: 3/64" = 1'-0"

PRINCIPALS

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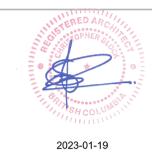
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COMMERCIAL DEVELOPMENT SITE

988 Frost Road, Kelowna, BC

SITE PLAN

PROJECT No: 22005
DATE: Jan 20th 2023
SCALE: 3/64" = 1'-0"





VIEW C-01



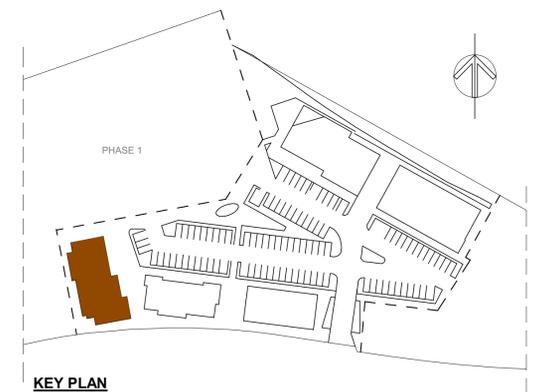
VIEW C-02

SCHEDULE A

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COMMUNITY PLANNING



BLDG C PLAN
SCALE: 1/8" = 1'-0"

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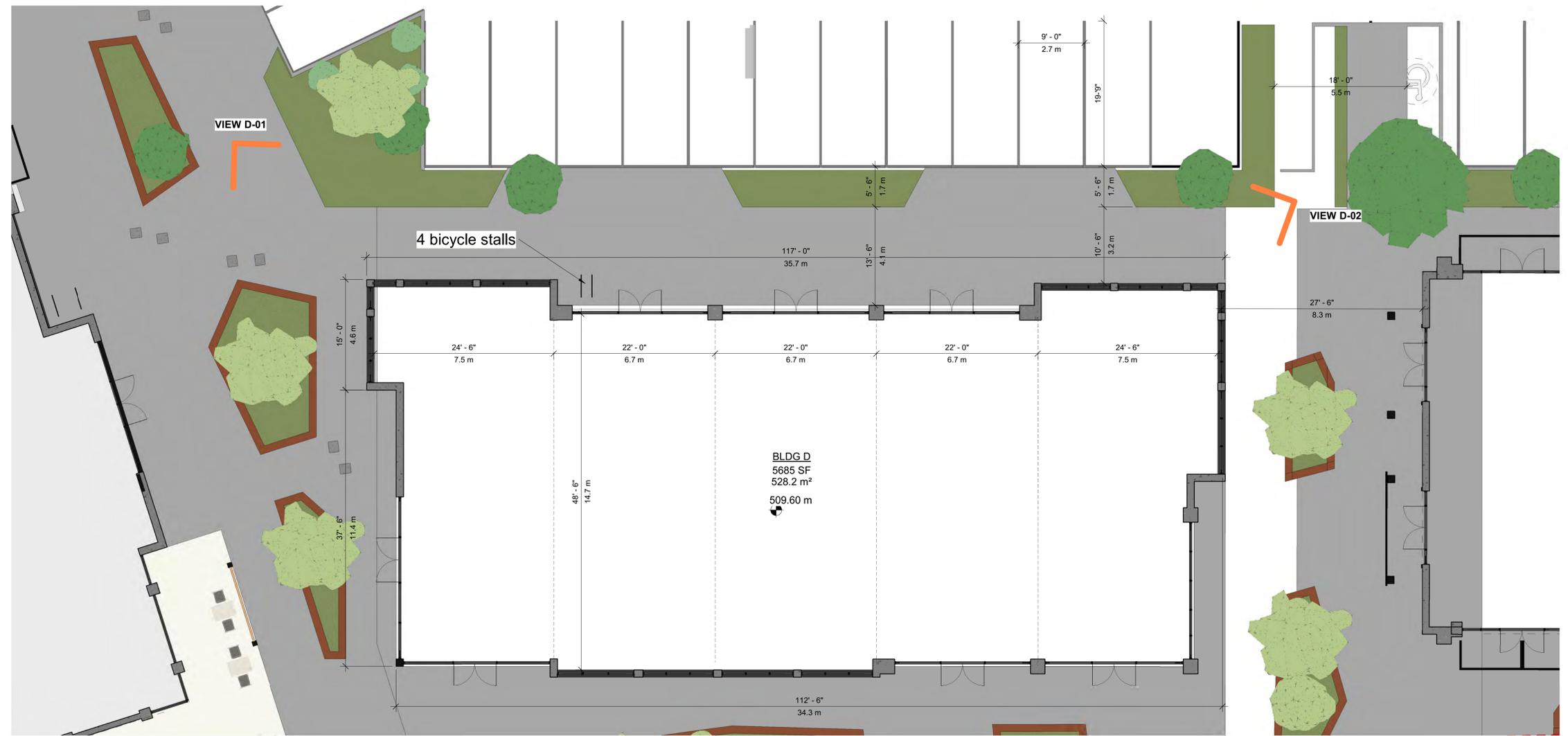
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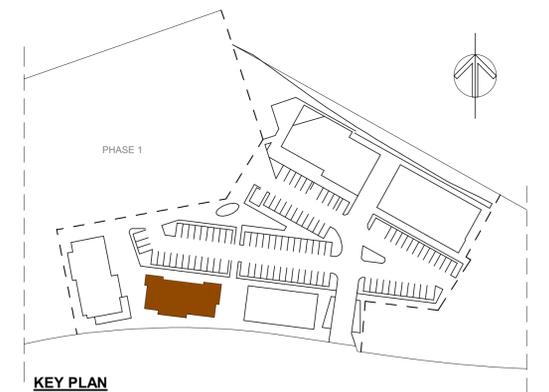
BLDG D PLAN
 SCALE: 1/8" = 1'-0"



VIEW D-01



VIEW D-02



KEY PLAN

PRINCIPALS

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COMMERCIAL DEVELOPMENT SITE

988 Frost Road, Kelowna, BC

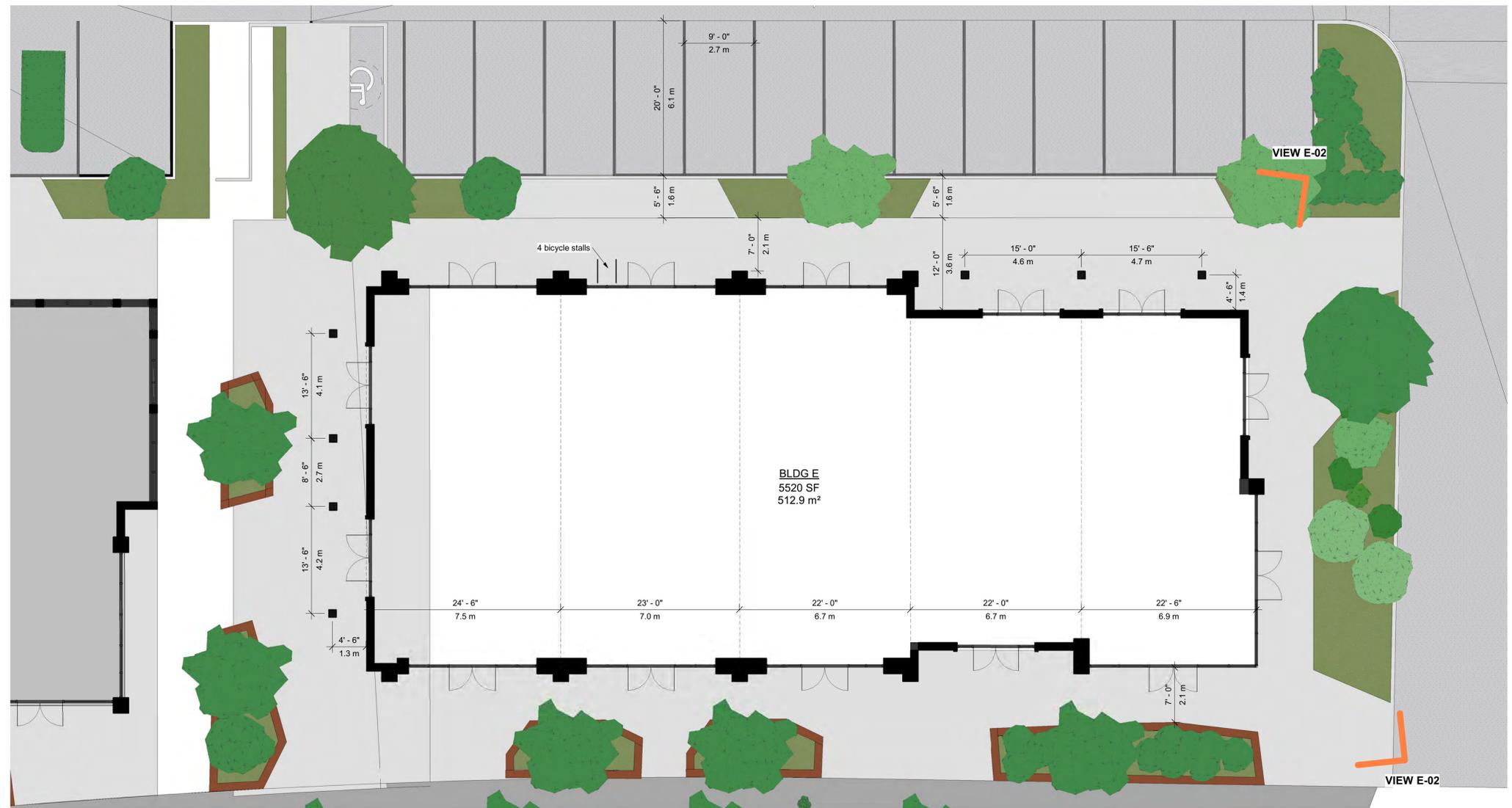
BUILDING D - FLOOR PLAN

PROJECT No: **22005**
 DATE: **Jan 20th 2023**
 SCALE: **1/8" = 1'-0"**

SCHEDULE A

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DP23-0017

Planner Initials **MT**

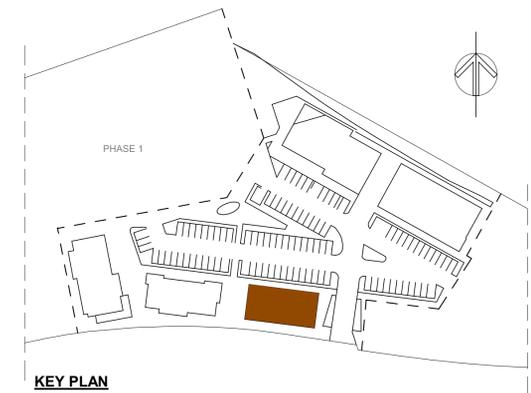
BLDG E FLOOR PLAN
SCALE: 1/8" = 1'-0"



VIEW E-01



VIEW D-E2



KEY PLAN

PRINCIPALS

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2023-01-19

COMMERCIAL DEVELOPMENT SITE

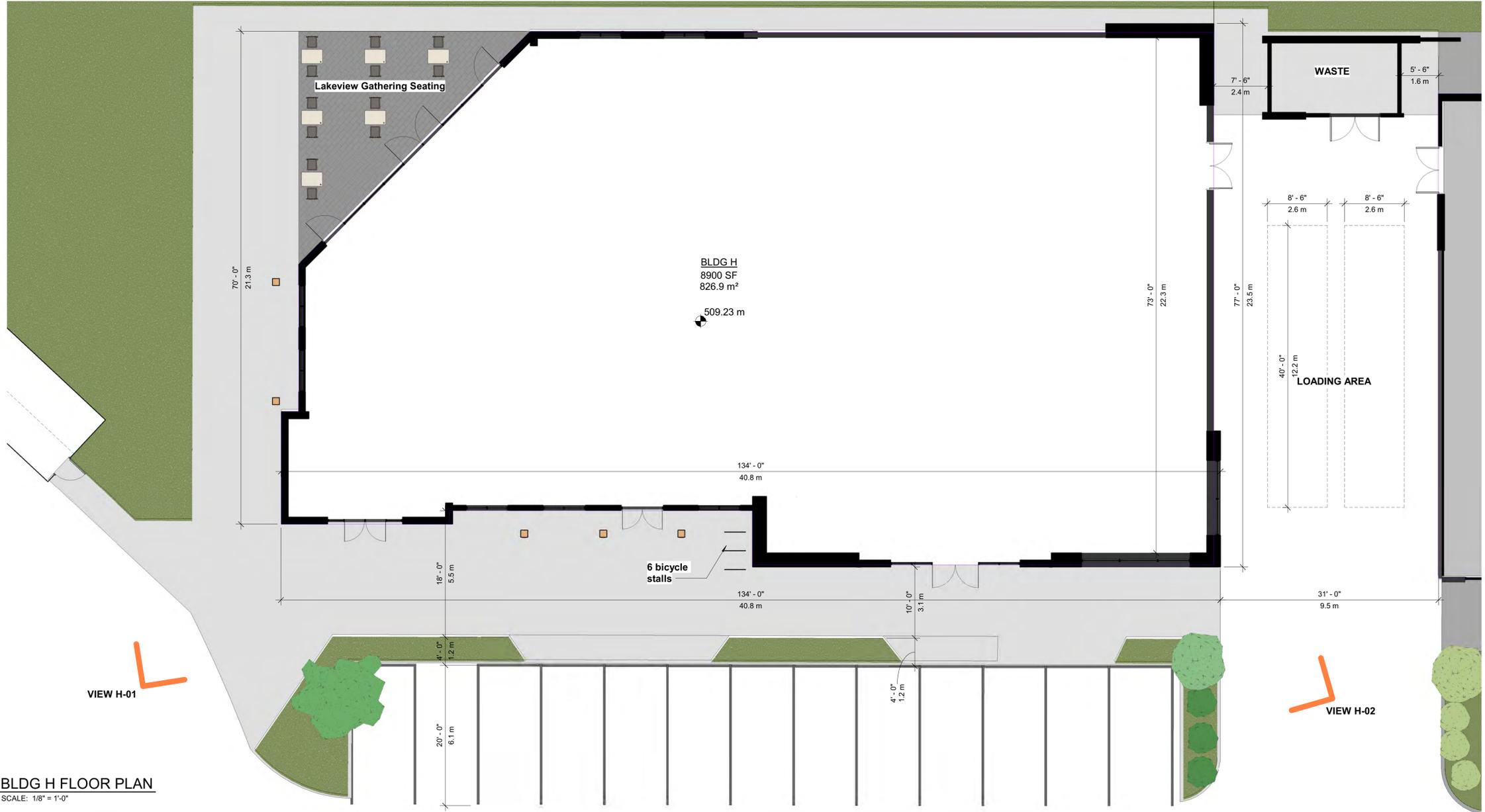
988 Frost Road, Kelowna, BC

BUILDING E - FLOOR PLAN

PROJECT No: 22005
DATE: Jan 20th 2023
SCALE: 1/8" = 1'-0"

SCHEDULE A
 This forms part of application
 # DP23-0017

Planner Initials **MT**



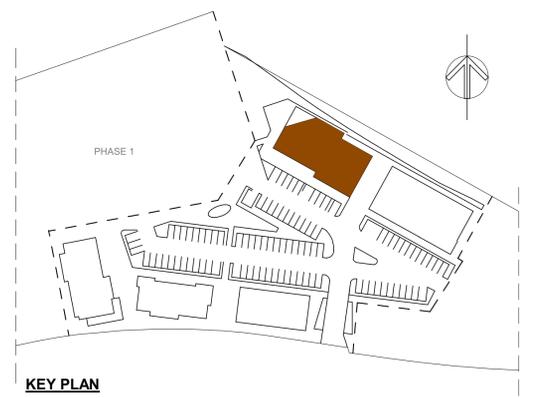
BLDG H FLOOR PLAN
 SCALE: 1/8" = 1'-0"



VIEW H-01

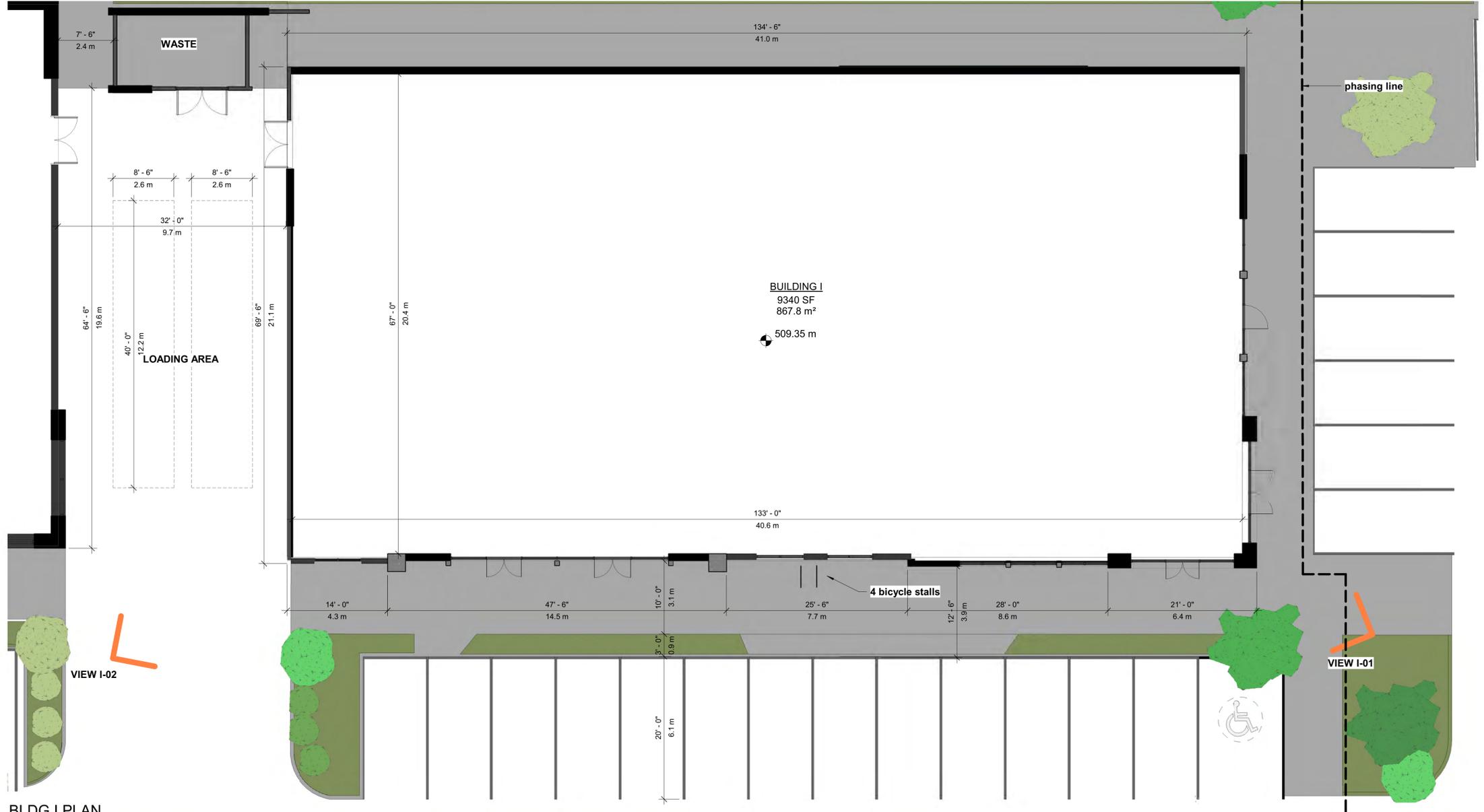


VIEW H-02



SCHEDULE A
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 # DP23-0017

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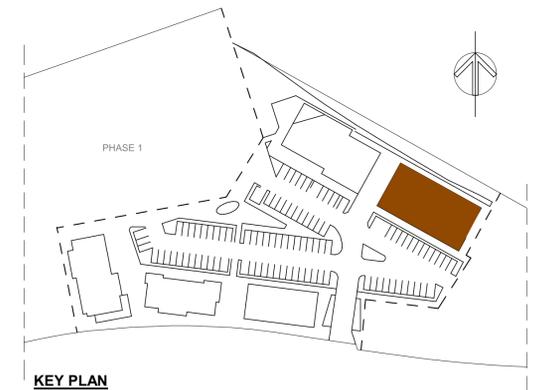
BLDG I PLAN
 SCALE: 1/8" = 1'-0"



VIEW I-01



VIEW I-02



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COMMERCIAL DEVELOPMENT SITE

988 Frost Road, Kelowna, BC

BUILDING I - FLOOR PLAN

PROJECT No: **22005**
 DATE: **Jan 20th 2023**
 SCALE: **1/8" = 1'-0"**



BLDG C - East Elev.
SCALE: 1/8" = 1'-0"



BLDG C- North Elev.
SCALE: 1/8" = 1'-0"



BLDG C - West Elev.
SCALE: 1/8" = 1'-0"



BLDG C- South Elev.
SCALE: 1/8" = 1'-0"

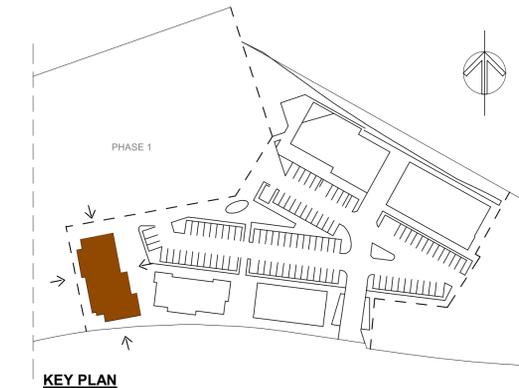
KEYNOTES	
Key Value	Keynote Text
1a	BRICK VENEER, COLOUR: DARK RED
2a	FIBER CEMENT PANEL SIDING, VERTICAL, COLOUR: CHARCOAL
3a	NATURAL STONE, DRYSTAK, COLOUR: BEIGE
3c	NATURAL STONE, TILE, COLOUR: BEIGE
5b	STUCCO PAINT- GREY
5c	STUCCO DECORATIVE ELEMENTS
6a	CMU BLOCK - CHARCOAL
6b	CMU BLOCK - BEIGE
7a	PRE-FINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
7c	PRE-FINISHED METAL FLASHING, COLOUR: BLACK
7e	CANOPY, PAINTED, COLOUR: BLACK
8a	CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHARCOAL
8b	METAL PANEL, COLOUR: BLACK
10a	WOOD TEXTURE COLUMNS

SCHEDULE B

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DP23-0017

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING



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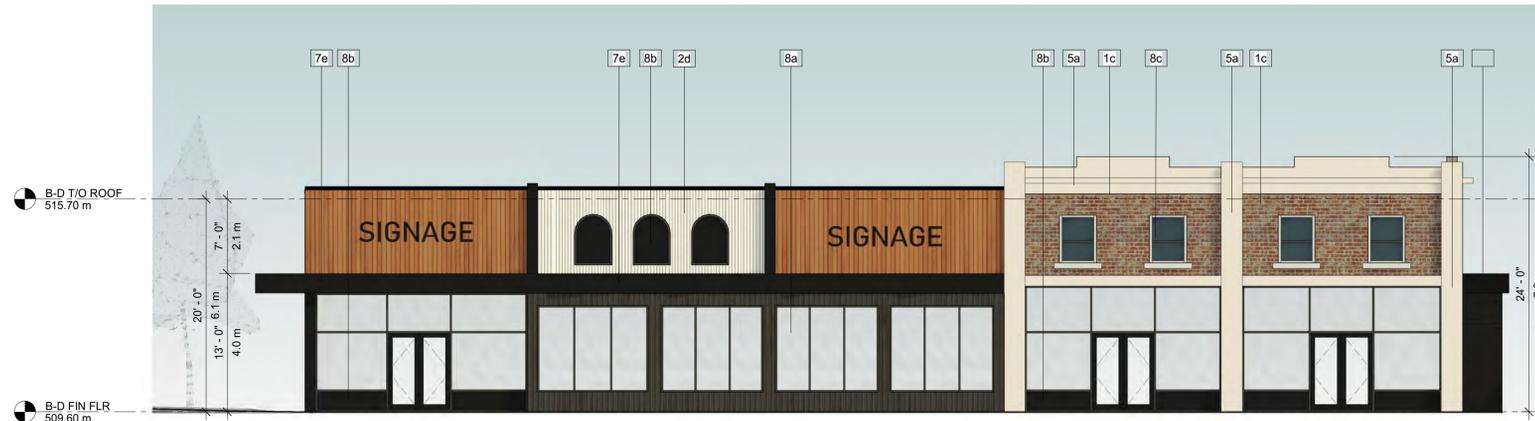
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2023-01-19



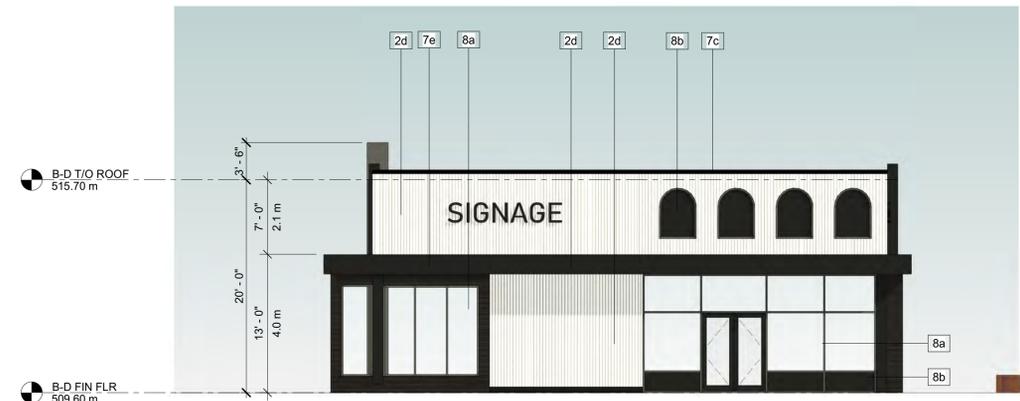
BLDG D - SOUTH ELEV.
SCALE: 1/8" = 1'-0"



BLDG D - EAST ELEV.
SCALE: 1/8" = 1'-0"



BLDG D - NORTH ELEV.
SCALE: 1/8" = 1'-0"



BLDG D - WEST ELEV.
SCALE: 1/8" = 1'-0"

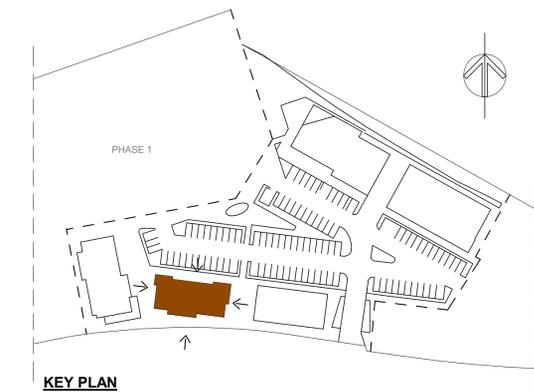
KEYNOTES	
Key Value	Keynote Text
1c	BRICK VENEER, COLOUR: WASHED/RUGGED
2a	FIBER CEMENT PANEL SIDING, VERTICAL, COLOUR: CHARCOAL
2b	FIBER CEMENT PANEL SIDING, VERTICAL, COLOUR: LIGHT WOOD TEXTURE
2d	FIBER CEMENT PANEL SIDING, VERTICAL, COLOUR: WHITE PLANKS
5a	STUCCO PAINT: BEIGE
5c	STUCCO DECORATIVE ELEMENTS
7c	PREFINISHED METAL FLASHING, COLOUR: BLACK
7e	CANOPY, PAINTED, COLOUR: BLACK
8a	CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHARCOAL
8b	METAL PANEL, COLOUR: BLACK
8c	SPANDREL GLASS

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ELEVATIONS BLDG D

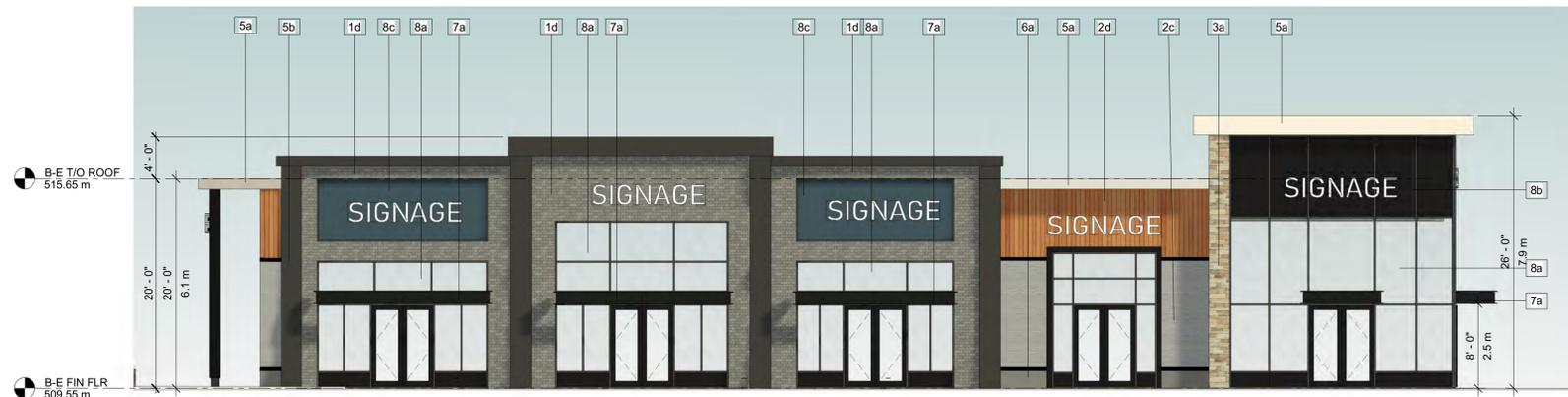
PROJECT No: 22005
DATE: Jan 20th 2023
SCALE: 1/8" = 1'-0"



BLDG E -North Elev.
SCALE: 1/8" = 1'-0"



BLDG E - East Elev.
SCALE: 1/8" = 1'-0"



BLDG E - South Elev.
SCALE: 1/8" = 1'-0"



BLDG E - West Elev.
SCALE: 1/8" = 1'-0"

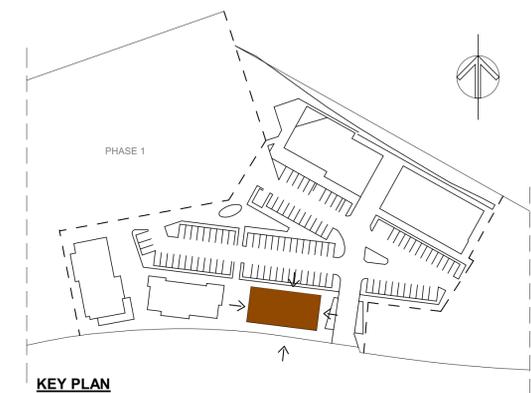
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KEYNOTES	
Key Value	Keynote Text
1d	BRICK VENEER, COLOUR: LIGHT GREY
2b	FIBER CEMENT PANEL SIDING, VERTICAL, COLOUR: LIGHT WOOD TEXTURE
2c	FIBER CEMENT PANEL SIDING, HORIZONTAL, COLOUR: CONCRETE FOG GREY
2d	FIBER CEMENT PANEL SIDING, VERTICAL, COLOUR: WHITE PLANKS
3a	NATURAL STONE, DRYSTAK, COLOUR: BEIGE
5a	STUCCO PAINT- BEIGE
5b	STUCCO PAINT- GREY
6a	CMU BLOCK - CHARCOAL
7a	PREFINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
7c	PREFINISHED METAL FLASHING, COLOUR: BLACK
7e	CANOPY, PAINTED, COLOUR: BLACK
8a	CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHARCOAL
8b	METAL PANEL, COLOUR: BLACK
8c	SPANDREL GLASS
10b	
15b	



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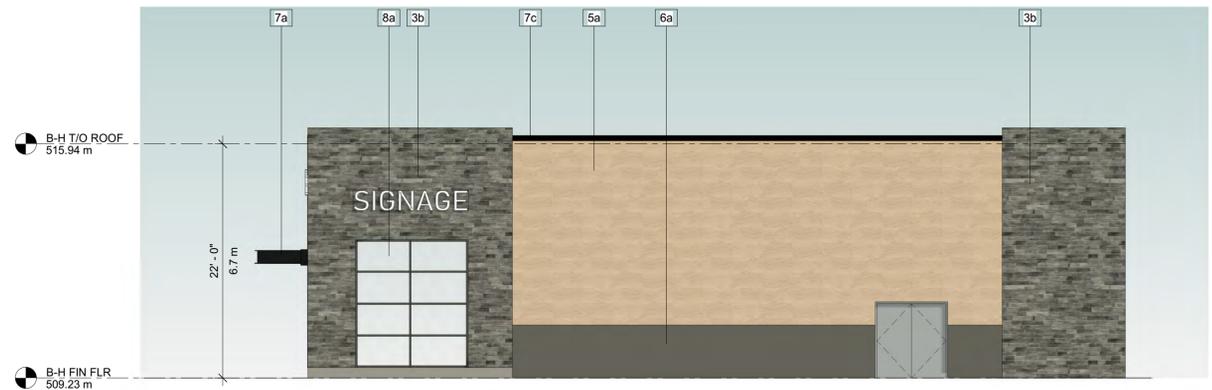
BLDG H - South-West Elev.
SCALE: 1/8" = 1'-0"



BLDG H - North - West Elev.
SCALE: 1/8" = 1'-0"



BLDG H - North - East Elev.
SCALE: 1/8" = 1'-0"



BLDG H - South-East Elev.
SCALE: 1/8" = 1'-0"

KEYNOTES	
Key Value	Keynote Text
1a	BRICK VENEER, COLOUR: DARK RED
2b	FIBER CEMENT PANEL SIDING, VERTICAL, COLOUR: LIGHT WOOD TEXTURE
3b	NATURAL STONE, DRYSTAK, COLOUR: DARK GREY
5a	STUCCO PAINT- BEIGE
6a	CMU BLOCK - CHARCOAL
7a	PRE-FINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
7c	PRE-FINISHED METAL FLASHING, COLOUR: BLACK
8a	CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHARCOAL
8b	METAL PANEL, COLOUR: BLACK
10a	WOOD TEXTURE COLUMNS

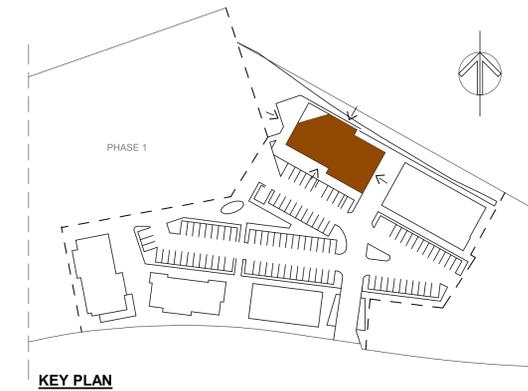
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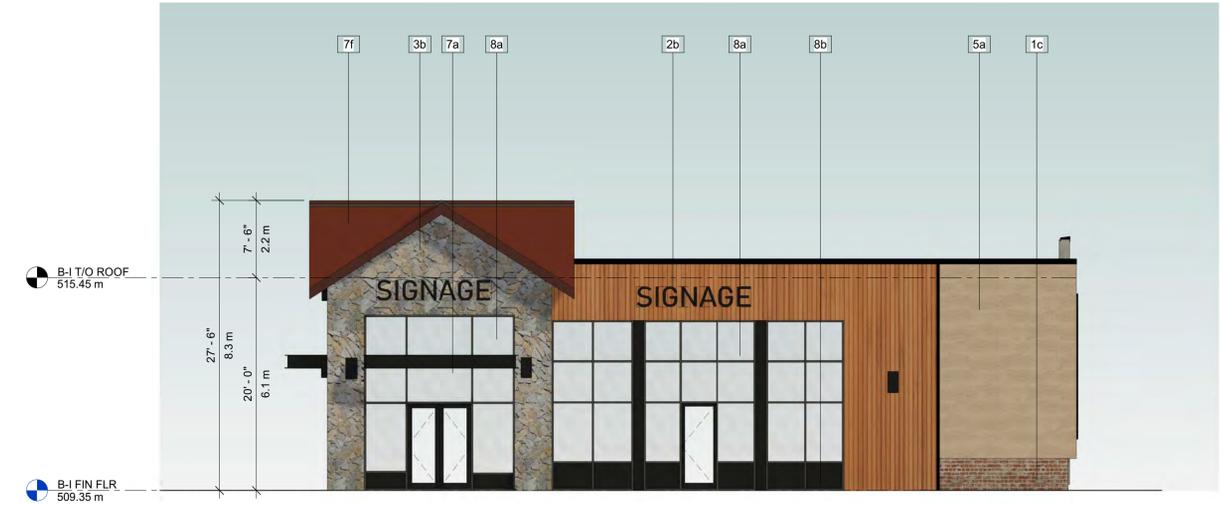
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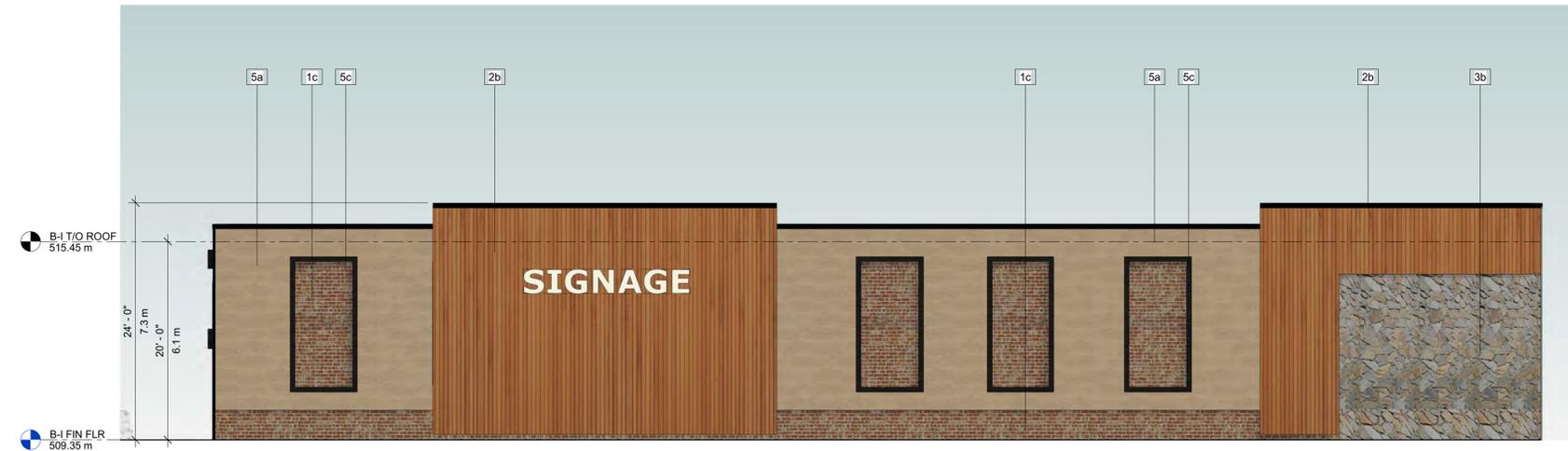
2023-01-19



BLDG I - South-West Elev.
SCALE: 1/8" = 1'-0"



BLDG I - South-East Elev.
SCALE: 1/8" = 1'-0"



BLDG I - North-East Elev.
SCALE: 1/8" = 1'-0"



BLDG I - North-West Elev.
SCALE: 1/8" = 1'-0"

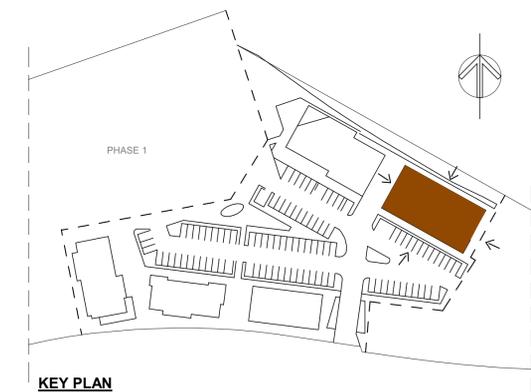
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Key Value	Keynote Text
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3b	NATURAL STONE, DRYSTAK, COLOUR: DARK GREY
5a	STUCCO PAINT- BEIGE
5b	STUCCO PAINT- GREY
5c	STUCCO DECORATIVE ELEMENTS
7a	PRE-FINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
7f	METAL ROOF
8a	CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHARCOAL
8b	METAL PANEL, COLOUR: BLACK

SCHEDULE B

This forms part of application
DP23-0017

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING



PRINCIPALS

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M Arch, Architect AIBC, AAA,
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2023-01-19

ELEVATIONS BLDG I

PROJECT No: **22005**
DATE: **Jan 20th 2023**
SCALE: **1/8" = 1'-0"**

Signage SC1 - SC2
 Business Frontage = 31.5 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SC1 - SC2
 SCALE: 1/8" = 1'-0"

Signage SC3 - SC4
 Business Frontage = 33.7 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SC3 - SC4
 SCALE: 1/8" = 1'-0"

Signage SC5 - SC6
 Business Frontage = 18.9 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SC5 - SC6
 SCALE: 1/8" = 1'-0"

Signage SD5
 Business Frontage = 16.3 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SD5
 SCALE: 1/8" = 1'-0"

Signage SD1-SD2
 Business Frontage = 35.7 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SD1 - SD2
 SCALE: 1/8" = 1'-0"

Signage SD3 - SD4
 Business Frontage = 33.0 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SD3 - SD4
 SCALE: 1/8" = 1'-0"

Signage SD6
 Business Frontage = 16.0 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SD6
 SCALE: 1/8" = 1'-0"

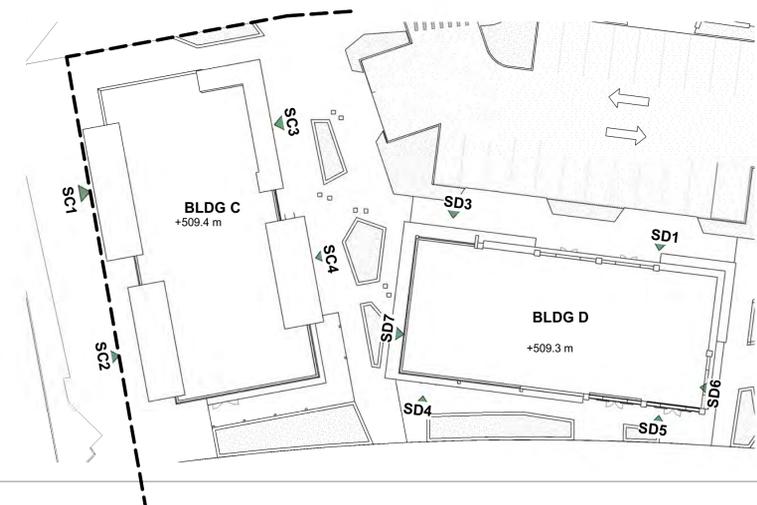
SIGNAGE AREA - Building C and D			
Mark	Width	Height	Area
	5.1	0.7	3.8 m ²
	5.1	0.7	3.8 m ²
SC1	3.3	0.6	2 m ²
SC2	3.3	0.6	2 m ²
SC3	3.3	0.6	2 m ²
SC3	3.3	0.6	2 m ²
SC4	3.4	0.6	2 m ²
SC5	3.3	0.6	2 m ²
SC6	3.3	0.6	2 m ²
SD1	3.3	0.6	2 m ²
SD2	3.3	0.6	2 m ²
SD3	3.3	0.6	2 m ²
SD4	3.3	0.6	1.9 m ²
SD6	3.3	0.6	2 m ²
SD7	3.3	0.6	2 m ²

SCHEDULE B

This forms part of application
 # DP23-0017

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2023-01-19

Signage SE1 - SE2
 Business Frontage = 20 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SE1-SE4
 SCALE: 1/8" = 1'-0"

Signage SE3 - SE4
 Business Frontage = 14.6 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm

Signage SE6-SE7
 Business Frontage = 14.6 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SE6-SE10
 SCALE: 1/8" = 1'-0"

Signage SE8 - SE9
 Business Frontage = 13.1 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm

Signage SE10
 Business Frontage = 7.2 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 sqm
 Allowed Max: 4.0 sqm

Signage SE11-SE12
 Business Frontage = 16 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SE11-SE12
 SCALE: 1/8" = 1'-0"

Signage SE13
 Business Frontage = 14.2 m
 Proposed Signage Area: 3.6 x 0.6 = 2.16 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SE13
 SCALE: 1/8" = 1'-0"

SCHEDULE B

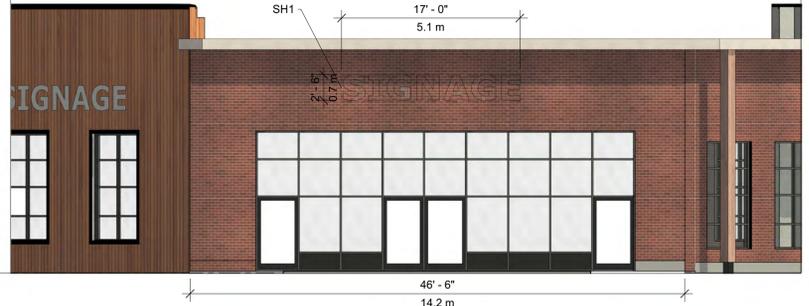
This forms part of application
 # DP23-0017

Planner Initials: MT

City of Kelowna
 COMMUNITY PLANNING

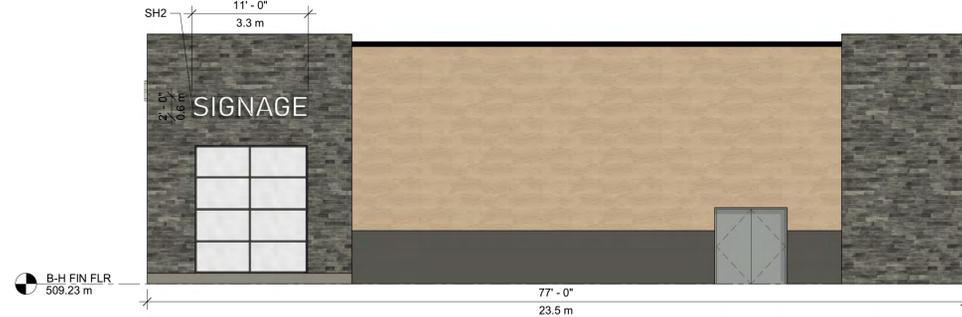
SIGNAGE AREA - Building E			
Mark	Width	Height	Area
SE1	3.3	0.6	1.9 m ²
SE2	3.3	0.6	1.9 m ²
SE3	3.3	0.6	1.9 m ²
SE4	3.3	0.6	2 m ²
SE5	3.3	0.6	1.9 m ²
SE6	3.3	0.6	1.9 m ²
SE7	3.3	0.6	2 m ²
SE8	3.3	0.6	1.9 m ²
SE9	3.3	0.6	1.9 m ²
SE10	3.3	0.6	2 m ²
SE11	3.3	0.6	1.9 m ²
SE12	3.6	0.6	2.2 m ²
SE13	3.3	0.6	1.9 m ²

Signage SH1
 Business Frontage = 14.2 m
 Proposed Signage Area: 5.1 x 0.7 = 3.57 sqm
 Allowed Max: 4.0 sqm

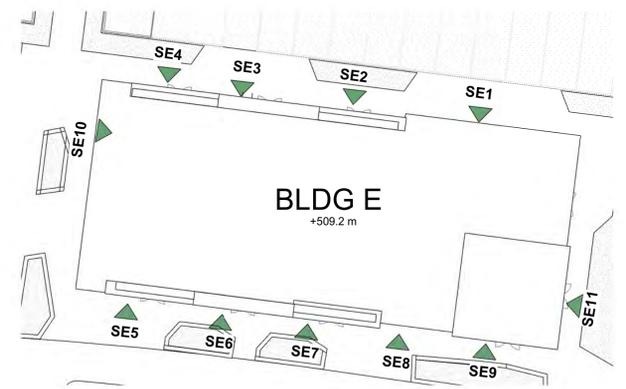


BLDG H SH1
 SCALE: 1/8" = 1'-0"

Signage SH2
 Business Frontage = 23.5 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 sqm
 Allowed Max: 4.0 sqm



BLDG H SH2
 SCALE: 1/8" = 1'-0"

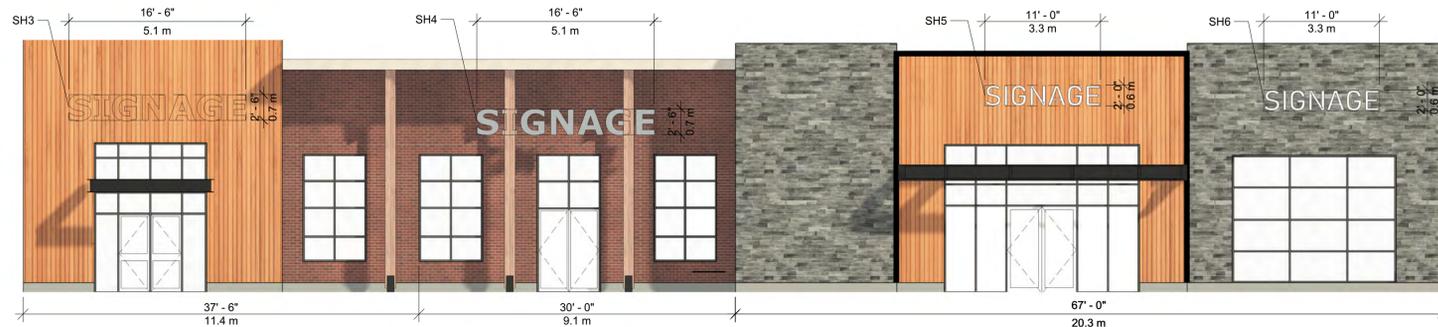


Signage SH3
 Business Frontage = 11.4 m
 Proposed Signage Area: 5.1 x 0.7 = 3.57 sqm
 Allowed Max: 4.0 sqm

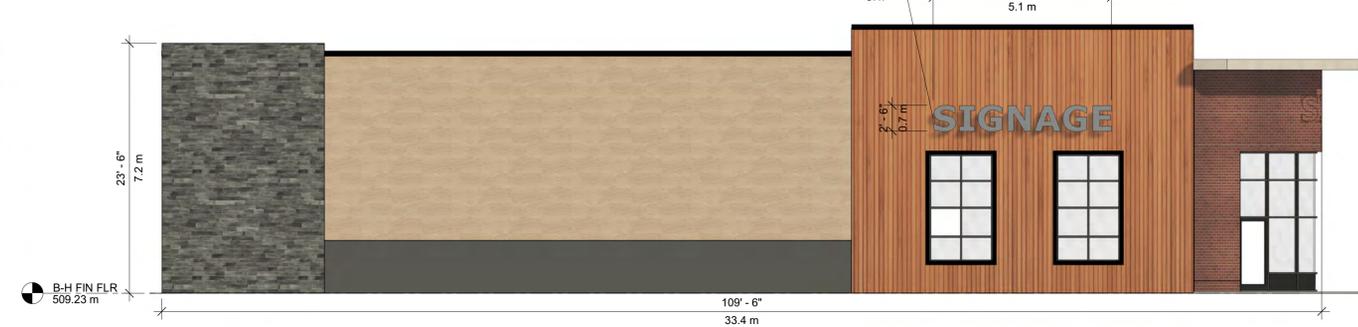
Signage SH4
 Business Frontage = 9.1 m
 Proposed Signage Area: 5.1 x 0.7 = 3.57 sqm
 Allowed Max: 4.0 sqm

Signage SH5-SH6
 Business Frontage = 20.3 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm

Signage SH7
 Business Frontage = 33.4 m
 Proposed Signage Area: 5.1 x 0.7 = 3.57 sqm
 Allowed Max: 4.0 sqm



SIGNAGE SH3-SH6
 SCALE: 1/8" = 1'-0"



SIGNAGE SH7
 SCALE: 1/8" = 1'-0"

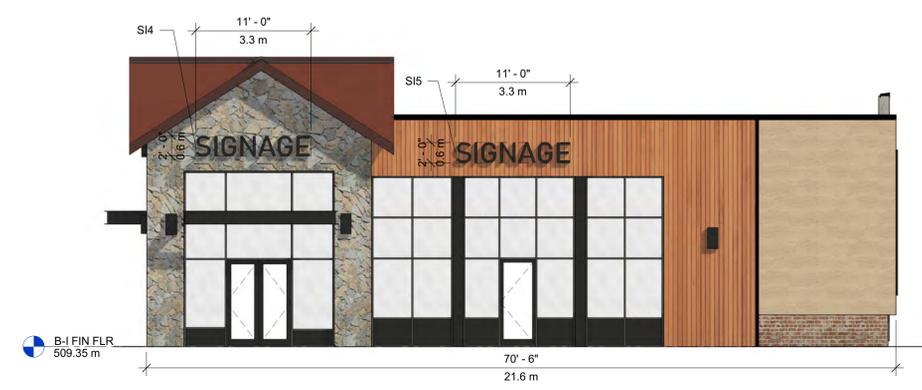
Signage SI1
 Business Frontage = 26.5 m
 Proposed Signage Area: 5.1 x 0.7 = 3.57 sqm
 Allowed Max: 4.0 sqm

Signage SI3
 Business Frontage = 14.9 m
 Proposed Signage Area: 3.6 x 0.6 = 2.16 sqm
 Allowed Max: 4.0 sqm

Signage SI4 - SI5
 Business Frontage = 21.6 m
 Proposed Signage Area: 3.3 x 0.6 = 1.98 x 2 = 3.96 sqm
 Allowed Max: 4.0 sqm

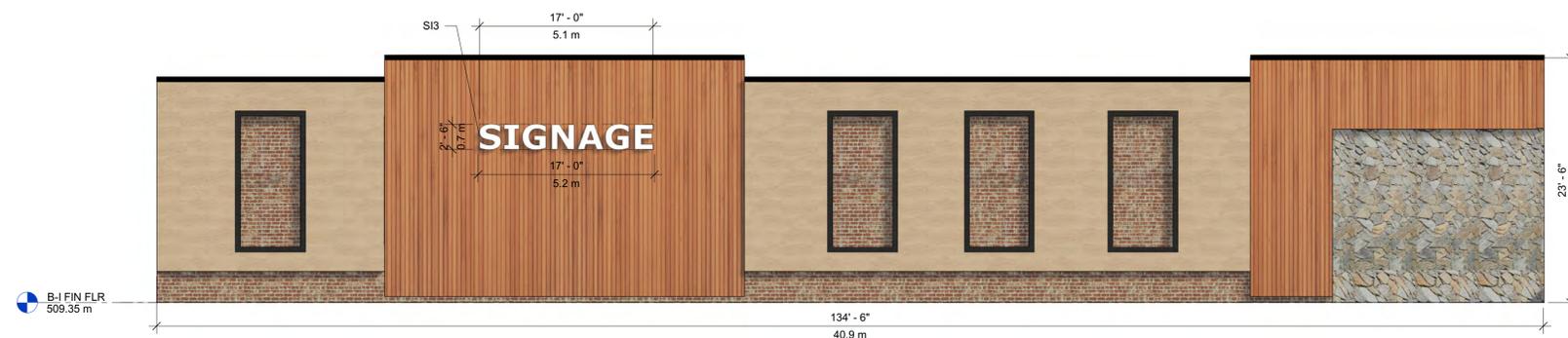


SIGNAGE SI1
 SCALE: 1/8" = 1'-0"



SIGNAGE SI4-SI5
 SCALE: 1/8" = 1'-0"

Signage SI3
 Business Frontage = 40.9 m
 Proposed Signage Area: 5.1 x 0.7 = 3.57 sqm
 Allowed Max: 4.0 sqm



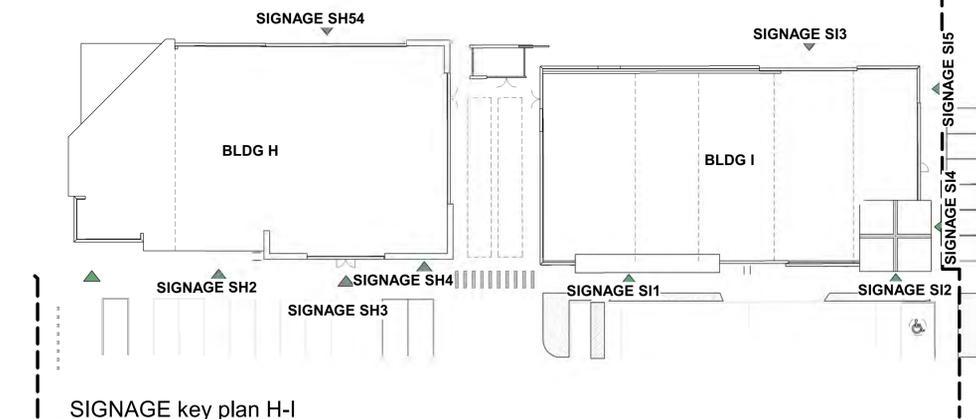
SIGNAGE SI3
 SCALE: 1/8" = 1'-0"

SIGNAGE AREA - Building H and I			
Mark	Width	Height	Area
	5.1	0.7	3.8 m ²
	5.1	0.7	3.8 m ²
SH1	5.1	0.7	3.8 m ²
SH2	3.3	0.6	2 m ²
SH3	5.1	0.7	3.8 m ²
SH4	5.1	0.7	3.8 m ²
SH5	3.3	0.6	2 m ²
SH6	3.3	0.6	2 m ²
SH7	5.1	0.7	3.8 m ²
SI1	5.1	0.7	3.8 m ²
SI2	3.6	0.6	2.3 m ²
SI3	5.1	0.7	3.8 m ²
SI4	3.3	0.6	1.9 m ²
SI5	3.3	0.6	1.9 m ²

SCHEDULE B

This forms part of application
 # DP23-0017

Planner Initials **MT**



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2023-01-19



- LEGEND:**
- PROPOSED TREES
 - PROPERTY LINE
 - CONCRETE PAVING (REFER ARCHITECT)
 - UNIT PAVERS
 - DECORATIVE ROCK MULCH
 - COMPOSTED BARK MULCH
 - SOD PLANTING
 - SHRUB PLANTING
 - PLANTERS
 - BENCH
 - CUBE SEATING
 - BIKE RACK
 - RUSTIC FENCE

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (HxWxL)
Trees - Deciduous					
5	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	6cm Cal	B&B	15 x 13m
14	Acer rubrum 'Red Rocket'	'Red Rocket' Maple	6cm Cal	B&B	7 x 4.5m
9	Cercidiphyllum japonicum	Katsura Tree	6cm Cal	B&B	9 x 9m
9	Cercis canadensis	Eastern Redbud	6cm Cal	B&B	13 x 10m
11	Gleditsia triacanthos var. inermis 'Skyline'	Thornless Honeylocust	6cm Cal	B&B	7.5 x 7.5m
8	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6cm Cal	B&B	12 x 9m
5	Tilia cordata	Greenspire Linden	6cm Cal	B&B	2.5m High
Trees - Coniferous					
13	Pinus nigra	Austrian Pine	2.5m High	B&B	6 x 4.5m
Shrubs					
36	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	#02	Potted	1 x 1m
23	Cornus alba 'Bahalo'	Ivory Halo Dogwood	#02	Potted	1.5 x 1.5m
8	Cornus stolonifera 'Arctic Fire'	Red osier Dogwood	#02	Potted	1.2 x 1.2m
62	Juniperus sabinina 'Monna'	Calgary Carpet Juniper	#02	Potted	0.3 x 2.1m
82	Mahonia repens	Dwarf Oregon Grape	#02	Potted	1 x 1m
18	Physocarpus opulifolius 'Diabolo'	Common Diabolo	#02	Potted	1.5 x 1.5m
29	Rhus aromatica 'Gro-Low'	Flagrant Sumac	#02	Potted	1 x 1.8m
41	Rosa 'Morden Sunrise'	Morden Sunrise Rose	#02	Potted	0.9 x 0.9m
15	Salix purpurea 'Nana'	Purple Willow	#02	Potted	1.5 x 1.5m
8	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#02	Potted	1.5m x 1.8m
Ornamental Grasses					
82	Calamagrostis x acutiflora 'Overdam'	Variiegated Reed Grass	#01	Potted	1.5 x 1.2m
69	Helictotrichon sempervirens	Blue Oat Grass	#01	Potted	1 x 0.9m
104	Pennisetum orientale 'Karley Rose'	Karley Rose Oriental Fountain Grass	#01	Potted	1 x 0.75m
Perennials					
76	Aster x frikartii 'Mond'	Frikart's Aster	#01	Potted	0.9m x 0.9m
82	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6m x 0.9m
38	Perovskia atriplicifolia	Russian Sage	#01	Potted	1 x 1.2m

- NOTES:**
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 - ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF ROCK MULCH UNLESS OTHERWISE NOTED.
 - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
 - CoK TREE BYLAW REQUIREMENTS: 126m FROST RD. SETBACK EQUALS 126m : REQUIRES (13) TREES: (6) LARGE, (3) MEDIUM & (3) SMALL. (21) TREES HAVE BEEN PROVIDED. REAR LOT LINE SETBACK 130m: REQUIRES 13 TREES (7) LARGE, (3) MEDIUM, (3) SMALL.
EXISTING (10) HONEY LOCUST TREES WITH TREE GRATES INSIDE THE R.O.W. TO BE COUNTED AS BYLAW TREES FOR SETBACK LANDSCAPE AREA PER CITY AGREEMENT WITH CALLAHAN GROUP.
 - CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:
LARGE TREES: 30m³. OR 25m³ SHARED
MEDIUM TREES: 20m³ OR 18m³ SHARED
SMALL TREES: 15m³ OR 12m³ SHARED

SCHEDULE C

This forms part of application # DP23-0017

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

SEAL

NORTH



SCALE: 1 : 200

ISSUED FOR :

NO.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT AMMENDMENT	2023-04-25
1	ISSUED FOR REVIEW	2023-03-27
0	ISSUED FOR DEVELOPMENT PERMIT	2023-01-23

LEGEND:

-  PROPOSED TREES
-  PROPERTY LINE
-  CONCRETE PAVING (REFER ARCHITECT)
-  UNIT PAVERS
-  DECORATIVE ROCK MULCH
-  COMPOSTED BARK MULCH
-  SOD PLANTING
-  SHRUB PLANTING
-  PLANTERS
-  BENCH
-  CUBE SEATING
-  BIKE RACK
-  RUSTIC FENCE

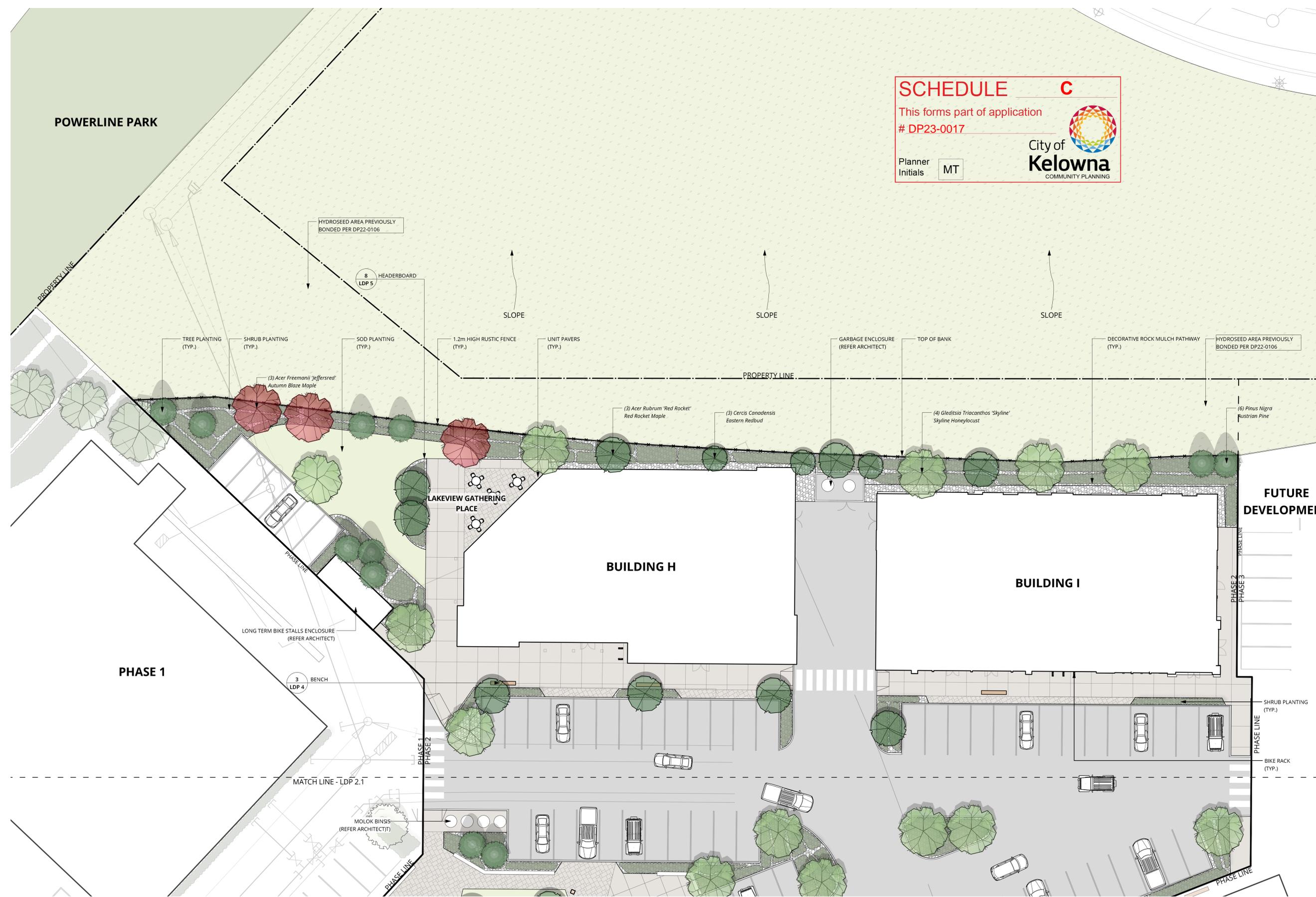
SCHEDULE C

This forms part of application
DP23-0017

Planner Initials MT

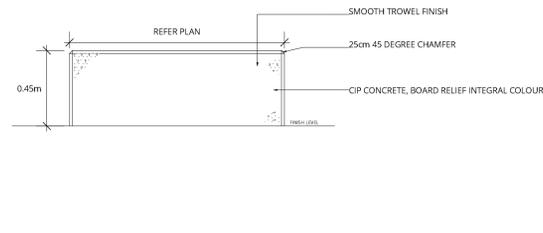


City of
Kelowna
COMMUNITY PLANNING

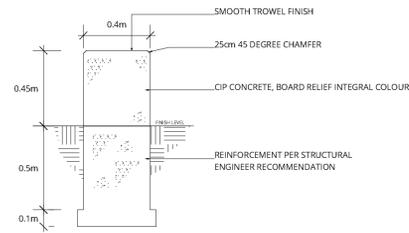


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 2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 3. ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF ROCK MULCH UNLESS OTHERWISE NOTED.
 4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 5. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
 6. CoK TREE BYLAW REQUIREMENTS: 126m FROST RD. SETBACK EQUALS 126m : REQUIRES (13) TREES: (6) LARGE, (3) MEDIUM & (3) SMALL. (21) TREES HAVE BEEN PROVIDED. REAR LOT LINE SETBACK 130m: REQUIRES 13 TREES (7) LARGE, (3) MEDIUM, (3) SMALL.
EXISTING (10) HONEY LOCUST TREES WITH TREE GRATES INSIDE THE R.O.W TO BE COUNTED AS BYLAW TREES FOR SETBACK LANDSCAPE AREA PER CITY AGREEMENT WITH CALLAHAN GROUP.
 7. CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:
LARGE TREES: 30m³. OR 25m³ SHARED
MEDIUM TREES: 20m³ OR 18m³ SHARED
SMALL TREES: 15m³ OR 12m³ SHARED

NO.	DESCRIPTION	DATE
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1	ISSUED FOR REVIEW	2023-03-27
0	ISSUED FOR DEVELOPMENT PERMIT	2023-01-23



1
LDP 4
CIP CONCRETE BENCH - ELEVATION
1:20



1
LDP 4
CIP CONCRETE BENCH - SECTION
1:20

NOTES:
1. BIKE RACK TO BE "BIKELOCQ - TROPICAL HARDWOOD - BLACK" SURFACE MOUNTED WITH TAMPER RESISTANT BOLT/NUTS. AVAILABLE FROM MMCITE 1 888 890 6257. INSTALL PER MANUFACTURER'S RECOMMENDATION.



2
LDP 4
BIKE RACK
NTS

NOTES:
1. BENCH TO BE ROUGH AND READY ++ PRODUCT #3: R&R L6-300+LOW BACKREST (300X59X45CM) SURFACE MOUNTED WITH TAMPER RESISTANT BOLTS AVAILABLE FROM STREETLIFE (QUEBEC) 484-491-8281

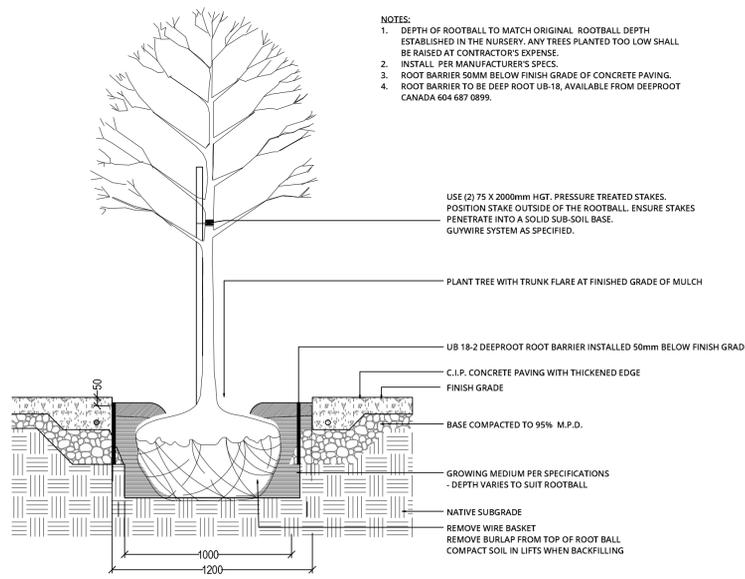


3
LDP 4
WOODEN BENCH
NTS

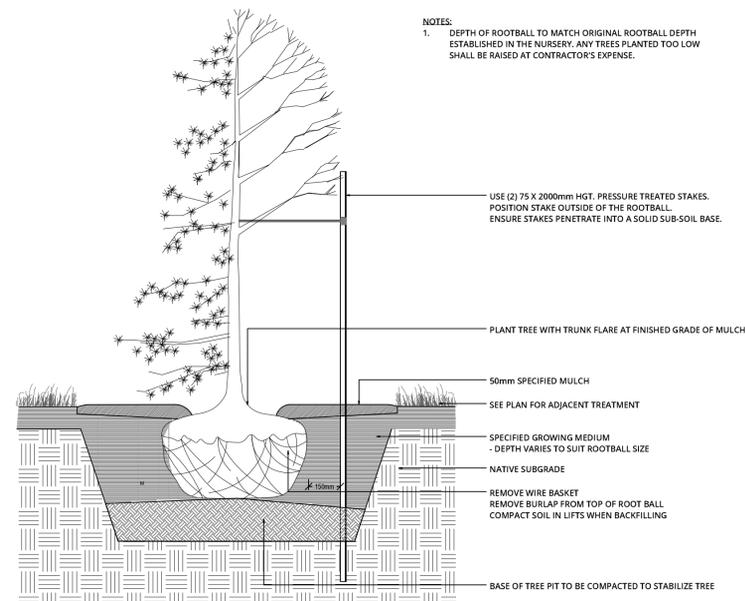
NOTES:
1. SEAT BLOCK TO BE "LOVE TUBS" PRODUCT LOVETUBS-CT-ACCOYA BENCH (85 X 85 X 45cm) INSTALLED WITH TAMPER RESISTANT BOLTS, AVAILABLE FROM STREETLIFE (QUEBEC) 484-496-8281



4
LDP 4
SEAT BLOCK
NTS

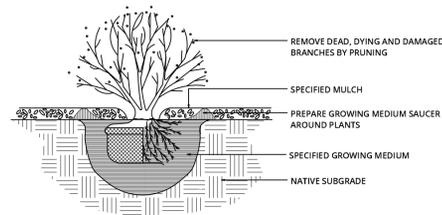


5
LDP 4
ROOT BARRIER
1:20



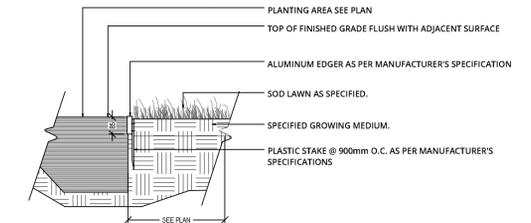
6
LDP 4
TREE PLANTING
1:20

NOTES:
1. REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT.
2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.



7
LDP 4
SHRUB PLANTING
1:20

NOTES:
1. HEADERBOARD TO BE PERMALOC ALUMINUM EDGER - CLEANLINE, 4.8mm TH X 5.5mm MT X 4.8mL, MILL FINISH WITH STANDARD 305mm STAKE. AVAILABLE FROM PERMALOC PRODUCTS 616 399 9600. INSTALL PER MANUFACTURER'S RECOMMENDATION.



8
LDP 4
HEADERBOARD
1:20

SCHEDULE C

This forms part of application
DP23-0017

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

NO.	ISSUED FOR :	DATE
2	ISSUED FOR DEVELOPMENT PERMIT AMMENDMENT	2023-04-25
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0	ISSUED FOR DEVELOPMENT PERMIT	2023-01-23
NO.	DESCRIPTION	DATE

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:

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
6.1 General Guidelines						
6.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.					✓	
b. Locate entries to be visible and directly accessible from the public street.					✓	
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	✓					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						✓
6.1.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.					✓	
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)				✓		
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; 						✓
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.	✓					
f. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. 						✓
g. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and					✓	

distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.						
h. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.						✓
6.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.						✓
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.						✓
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.						✓
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.	✓					
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> Integrating these facilities into the footprint of the building; or Screening using fencing, walls, and/or landscaping 						✓
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.						✓
6.1.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience						✓
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.					✓	
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.						✓
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					
g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.	✓					

h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.			✓			
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
6.2 Boutique Retail						
6.2.1 Relationship to the Street	N/A	1	2	3	4	5
a. Buildings on a corner parcel should orient frontages towards both streets is possible and included distinct architectural features, such as: <ul style="list-style-type: none"> • Special or decorative canopies; or • Bay windows, balconies, turrets, or articulated roof line features; or • A corner entrance. 	✓					
b. Avoid blank walls adjacent to the highway, streets, lanes, walkways, parks, or other amenity spaces.						✓
6.2.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Provide site furnishings, such as seating, bike racks, and shelters at building entrances and amenity areas.						✓
6.2.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Provide sheltered bicycle parking in visible and well-lit locations near building entrance and pedestrian walkways.					✓	
6.2.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Design the façade of buildings with multiple storefronts so that each is defined through individual signage, entrances, canopies and/or materiality.						✓
b. Create transparent retail frontages with visual access to the interior of retail stores, and avoid the use of: <ul style="list-style-type: none"> • Materials such as black out advertising panels; • Dark and/or reflective glass 						✓

January 20th, 2023

Re: COMMERCIAL DEVELOPMENT SITE, 988 Frost Road, Kelowna, BC

Our File No.: 22005

RE: DESIGN RATIONALE

INTRODUCTION

ATTACHMENT C	
This forms part of application # DP23-0017	
Planner Initials	MT
 City of Kelowna COMMUNITY PLANNING	

The proposed Phase 2 development is approximately 3.4 acres in size and is located east of Phase 1, on Frost Road in the Ponds area of Upper Mission in Kelowna. The development is bounded by Phase 1, currently with an approved Development Permit, to the west, Frost Road to the south and by the Hydro right of way / Powerline Park to the north, with the remaining undeveloped property to the east.

The site is designated as a Village Centre and as such is designed to serve the immediate surrounding area, providing basic day to day services for the area and serves as a hub of activity for the surrounding community. The site plan offers a number of public spaces and plazas that provide a community amenity, creating small activity hubs and allows residents to travel shorter distances for day-to-day errands.

Strong visual references throughout the development - along the perimeter and within the development are critical in establishing this development as a “place maker” for the neighbourhood. The stylized wood trestle elements are a nod to the iconic train trestles in the outlying areas of Kelowna and have been integrated into the design of the buildings, signage and landscape to create repetitive elements that create a recognizable character for the site. Along with the use of red brick on most buildings, we have layered an historic patina on a modern design aesthetic to create a striking neighbourhood centre.

COLOURS AND MATERIALS

Materials and colours have been selected to create a rich and textured palette. Taking cues from the local environment, the colour palette is rich in natural earth tones from warm greys and blacks, through to ambers, taupes and reds. The materials used inherently provide much of the rendered colours – from the local red brick, stone and timbers to coated metal panels and canopies.



PEDESTRIAN ORIENTED / CONNECTIVITY

This second phase of the proposed development continues the incorporation of fundamental qualities and characteristics required for a successful village retail development. The smaller individual retail buildings continue the natural pedestrian flow from the larger retail anchors in Phase 1, drawing patrons across the development from the first phase through to the second phase site. The retail units are designed to activate both the internal circulation system as well as along Frost Road, with ample glazing, a mix of materials and active entrances on all sides of the units. The following principles have been considered in the development of the site plan:

- Creation of an internal main pedestrian route, connected through entry points along Frost Road to the village centre where the smaller stores surround a central green space.
- The central green space is one of a series of enhanced “connection points” within the site, designed as areas for the public to meet, connect and rest while shopping or passing through the development.
- Large sidewalks and secondary plazas throughout the site create another level of public gathering areas that act as informal seating areas with benches and also can act as extension of patio areas associated with potential restaurant and café spaces.
- A localized internal vehicle circulation route provides access to all retail storefronts while remaining secondary to pedestrian routes.
- Strong visual connections throughout the site promote shoppers circulating through the development.
 - All retail, restaurants and service uses are at grade
 - Strategically locating landscaping and street trees to maximize pedestrian comfort.

INTEGRATE NATURE

The overall plan integrates landscaping that reflects the surrounding natural environment and integrates an active green space in the centre of the village. Street trees along the perimeter of the site as well as trees within the site create a comfortable, well planted development. The landscape design reflects the natural environment through the use of indigenous trees, shrubs and grasses, along with the use of hard landscaping materials including benches and planters using local aggregate in the mix.

SOCIAL INTERACTION + CULTURAL / ARTISITIC EXPRESSION

The development integrates small-scale spaces where the public can experience and participate in local cultural programs, public events and performances. Opportunities for local art exist within these public spaces.

CPTED

CPTED principles are integrated into the design on all levels of the development from site layout, landscaping, lighting and individual building design. Considerations incorporated into the conceptual design include:

- View corridors throughout the development present long uninterrupted vistas
- Natural surveillance is maximized through visual connections to streets along the perimeter and through the development.
- Pathways with integrated landscaping will come with low plantings and high canopies to provide view corridors with no areas of concealment.
- Lighting levels will be appropriate, balancing security with comfort and ambience.
- Exterior building materials will be impact resistant and come with graffiti resistant finishes (texturing and coating)
- Buffer plantings will include a number of plants to discourage traffic through the buffer areas.
- Landscaping used to screen the parking areas will be designed to allow visibility from the streets offering a good level of surveillance for cars and pedestrians.
- Extensive glazing provides visibility and transparency and opportunities for “eyes on the street”.

Very truly yours,

collabor8 Architecture + Design (BC) Inc.



Chris Block, Architect, AIBC

ATTACHMENT D

This forms part of application

DP23-0017

Planner
Initials **MT**

