

Development Permit

DP23-0108



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

777 Denali Drive

and legally known as

Lot 3 Section 28 Township 26 ODYD Plan KAP74074 Except Plan EPS7017 (Phases 1 and 2)

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

Townhouse Housing with site-specific Text Amendment

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

Date of Council Approval: November 6, 2023

Development Permit Area: Form & Character

Existing Zone: MF2 – Townhouse Housing

Future Land Use Designation: S-MU – Suburban - Multiple Unit

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: Emil Anderson Construction Co. Ltd., Inc. No. C172775

Applicant: Emil Anderson Construction Co. Ltd.

Jocelyn Black
Urban Planning 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. DP23-0108 for Lot 3 Section 28 Township 26 ODYD Plan KAP74074 located at 777 Denali Drive Kelowna, BC, subject to the following:

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

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager 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 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 **\$127,325.00**

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.

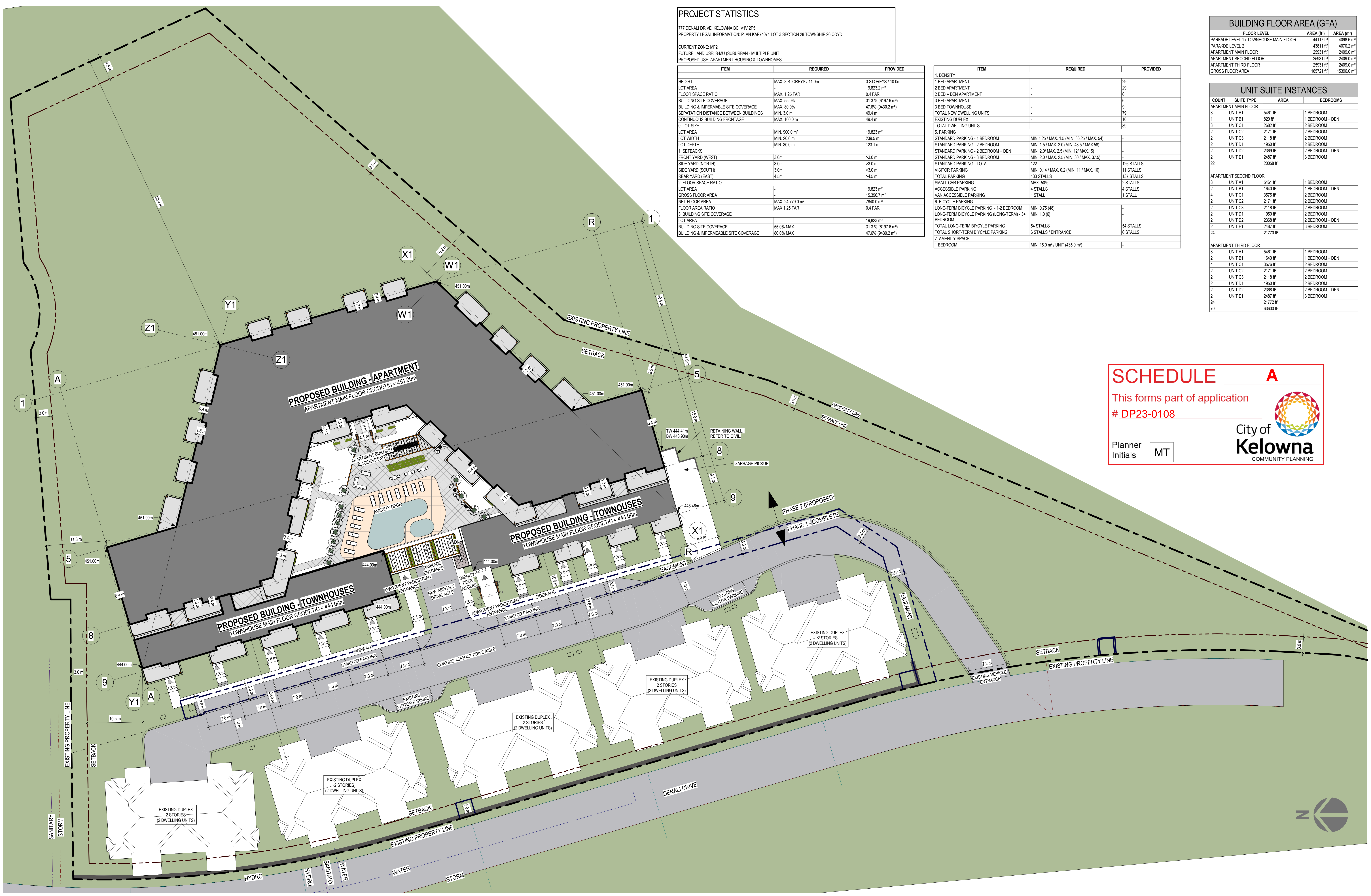
4. INDEMNIFICATION

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.**



PROJECT STATISTICS
 777 DENALI DRIVE, KELOWNA BC, V1V 2P5
 PROPERTY LEGAL INFORMATION: PLAN KAP74074 LOT 3 SECTION 28 TOWNSHIP 26 ODDY
 CURRENT ZONE: M2
 FUTURE LAND USE: S-MU (SUBURBAN - MULTIPLE UNIT)
 PROPOSED USE: APARTMENT HOUSING & TOWNHOMES

ITEM	REQUIRED	PROVIDED
HEIGHT	MAX. 3 STOREYS / 11.0m	3 STOREYS / 10.0m
LOT AREA	-	19,823.2 m ²
FLOOR SPACE RATIO	MAX. 1.25 FAR	0.4 FAR
BUILDING SITE COVERAGE	MAX. 55.0%	31.3% (6197.6 m ²)
BUILDING & IMPERMEABLE SITE COVERAGE	MAX. 80.0%	47.6% (9430.2 m ²)
SEPARATION DISTANCE BETWEEN BUILDINGS	MIN. 3.0 m	49.4 m
CONTIGUOUS BUILDING FRONTAGE	MAX. 100.0 m	49.4 m
0. LOT SIZE		
LOT AREA	MIN. 900.0 m ²	19,823 m ²
LOT WIDTH	MIN. 20.0 m	239.5 m
LOT DEPTH	MIN. 30.0 m	123.1 m
1. SETBACKS		
FRONT YARD (WEST)	3.0m	>3.0 m
SIDE YARD (NORTH)	3.0m	>3.0 m
SIDE YARD (SOUTH)	3.0m	>3.0 m
REAR YARD (EAST)	4.5m	>4.5 m
2. FLOOR SPACE RATIO		
LOT AREA	-	19,823 m ²
GROSS FLOOR AREA	-	15,396.7 m ²
NET FLOOR AREA	MAX. 24,779.0 m ²	7840.0 m ²
FLOOR AREA RATIO	MAX. 1.25 FAR	0.4 FAR
3. BUILDING SITE COVERAGE		
LOT AREA	-	19,823 m ²
BUILDING SITE COVERAGE	55.0% MAX	31.3% (6197.6 m ²)
BUILDING & IMPERMEABLE SITE COVERAGE	80.0% MAX	47.6% (9430.2 m ²)

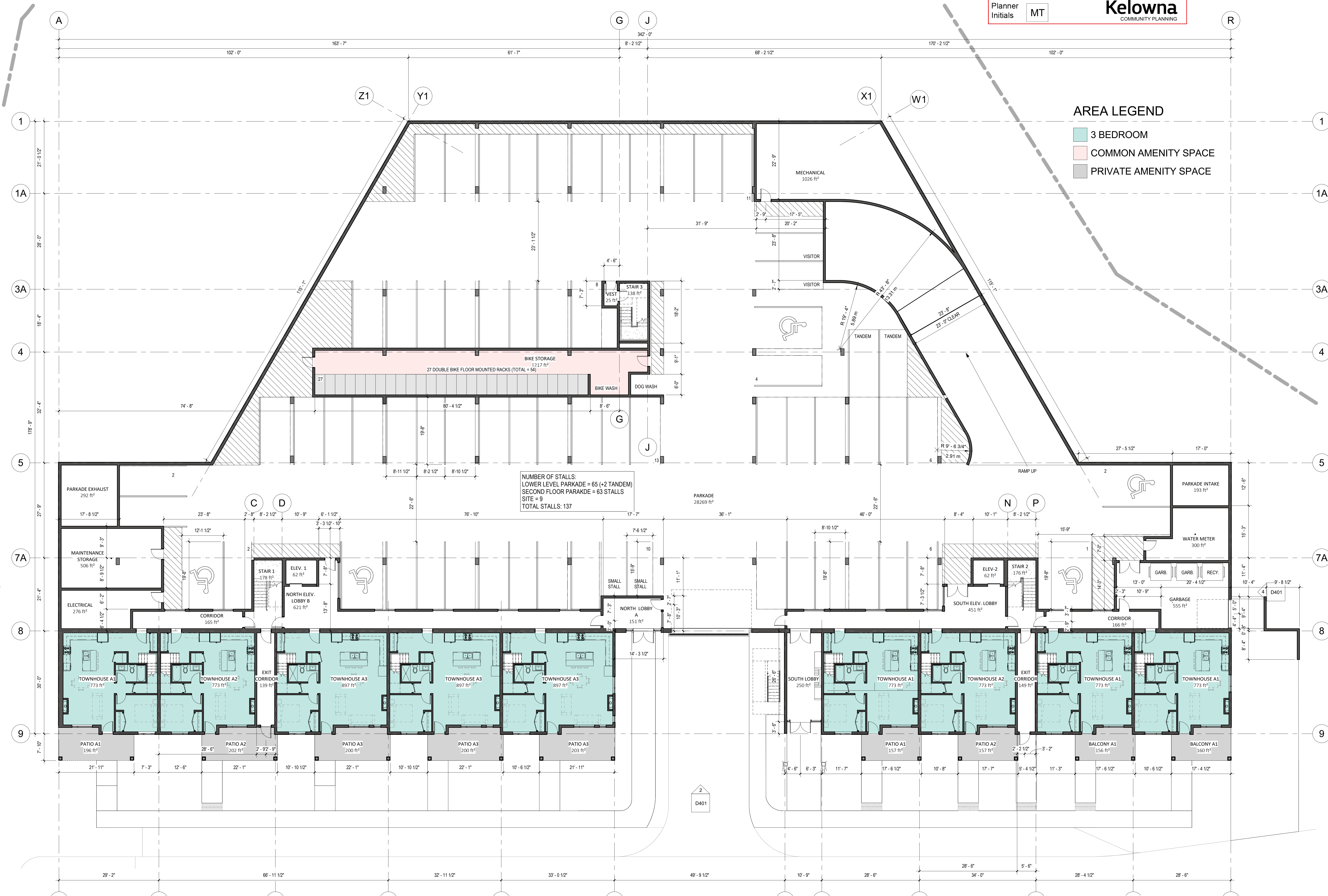
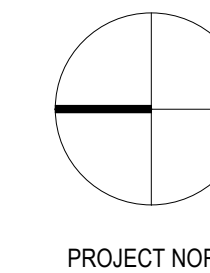
ITEM	REQUIRED	PROVIDED
4. DENSITY		
1 BED APARTMENT	-	29
2 BED APARTMENT	-	29
2 BED + DEN APARTMENT	-	6
3 BED APARTMENT	-	6
3 BED TOWNHOUSE	-	9
TOTAL NEW DWELLING UNITS	-	79
EXISTING DUPLEX	-	16
TOTAL DWELLING UNITS	-	95
5. PARKING		
STANDARD PARKING - 1 BEDROOM	MIN. 1.25 / MAX. 1.5 (MIN. 36.25 / MAX. 54)	-
STANDARD PARKING - 2 BEDROOM	MIN. 1.5 / MAX. 2.0 (MIN. 45.5 / MAX. 68)	-
STANDARD PARKING - 2 BEDROOM + DEN	MIN. 2.0 / MAX. 2.5 (MIN. 60 / MAX. 90)	-
STANDARD PARKING - 3 BEDROOM	MIN. 2.0 / MAX. 2.5 (MIN. 60 / MAX. 90)	-
STANDARD PARKING - TOTAL	122	126 STALLS
VISITOR PARKING	MIN. 0.14 / MAX. 0.2 (MIN. 11 / MAX. 16)	11 STALLS
TOTAL PARKING	133 STALLS	137 STALLS
SMALL CAR PARKING	MAX. 50%	2 STALLS
ACCESSIBLE PARKING	4 STALLS	4 STALLS
VAN ACCESSIBLE PARKING	1 STALL	1 STALL
6. BICYCLE PARKING		
LONG-TERM BICYCLE PARKING - 1-2 BEDROOM	MIN. 0.75 (48)	-
LONG-TERM BICYCLE PARKING (LONG-TERM) - 3+ BEDROOM	MIN. 1.0 (6)	-
TOTAL LONG-TERM BICYCLE PARKING	54 STALLS	54 STALLS
TOTAL SHORT-TERM BICYCLE PARKING	6 STALLS / ENTRANCE	6 STALLS
7. AMENITY SPACE		
1 BEDROOM	MIN. 15.0 m ² / UNIT (435.0 m ²)	-

BUILDING FLOOR AREA (GFA)		
FLOOR LEVEL	AREA (m ²)	AREA (m ²)
PARKADE LEVEL 1 / TOWNHOUSE MAIN FLOOR	4417 m ²	4292.6 m ²
PARKADE LEVEL 2	4381 m ²	4070.2 m ²
APARTMENT MAIN FLOOR	25931 m ²	2409.0 m ²
APARTMENT SECOND FLOOR	25931 m ²	2409.0 m ²
APARTMENT THIRD FLOOR	25931 m ²	2409.0 m ²
GROSS FLOOR AREA	165721 m ²	15396.0 m ²

UNIT SUITE INSTANCES			
COUNT	SUITE TYPE	AREA	BEDROOMS
APARTMENT MAIN FLOOR			
6	UNIT A1	5461 m ²	1 BEDROOM
1	UNIT B1	820 m ²	1 BEDROOM + DEN
3	UNIT C1	2682 m ²	2 BEDROOM
2	UNIT C2	2171 m ²	2 BEDROOM
2	UNIT C3	2118 m ²	2 BEDROOM
2	UNIT D1	1950 m ²	2 BEDROOM
2	UNIT D2	2369 m ²	2 BEDROOM + DEN
2	UNIT E1	2487 m ²	3 BEDROOM
22		20958 m ²	
APARTMENT SECOND FLOOR			
6	UNIT A1	5461 m ²	1 BEDROOM
2	UNIT B1	1640 m ²	1 BEDROOM + DEN
4	UNIT C1	3575 m ²	2 BEDROOM
2	UNIT C2	2171 m ²	2 BEDROOM
2	UNIT C3	2118 m ²	2 BEDROOM
2	UNIT D1	1950 m ²	2 BEDROOM
2	UNIT D2	2369 m ²	2 BEDROOM + DEN
2	UNIT E1	2487 m ²	3 BEDROOM
24		21770 m ²	
APARTMENT THIRD FLOOR			
6	UNIT A1	5461 m ²	1 BEDROOM
2	UNIT B1	1640 m ²	1 BEDROOM + DEN
4	UNIT C1	3576 m ²	2 BEDROOM
2	UNIT C2	2171 m ²	2 BEDROOM
2	UNIT C3	2118 m ²	2 BEDROOM
2	UNIT D1	1950 m ²	2 BEDROOM
2	UNIT D2	2369 m ²	2 BEDROOM + DEN
2	UNIT E1	2487 m ²	3 BEDROOM
24		21772 m ²	
70		63600 m ²	

SCHEDULE A
 This forms part of application
 # DP23-0108
 Planner Initials **MT**
 City of Kelowna
 COMMUNITY PLANNING

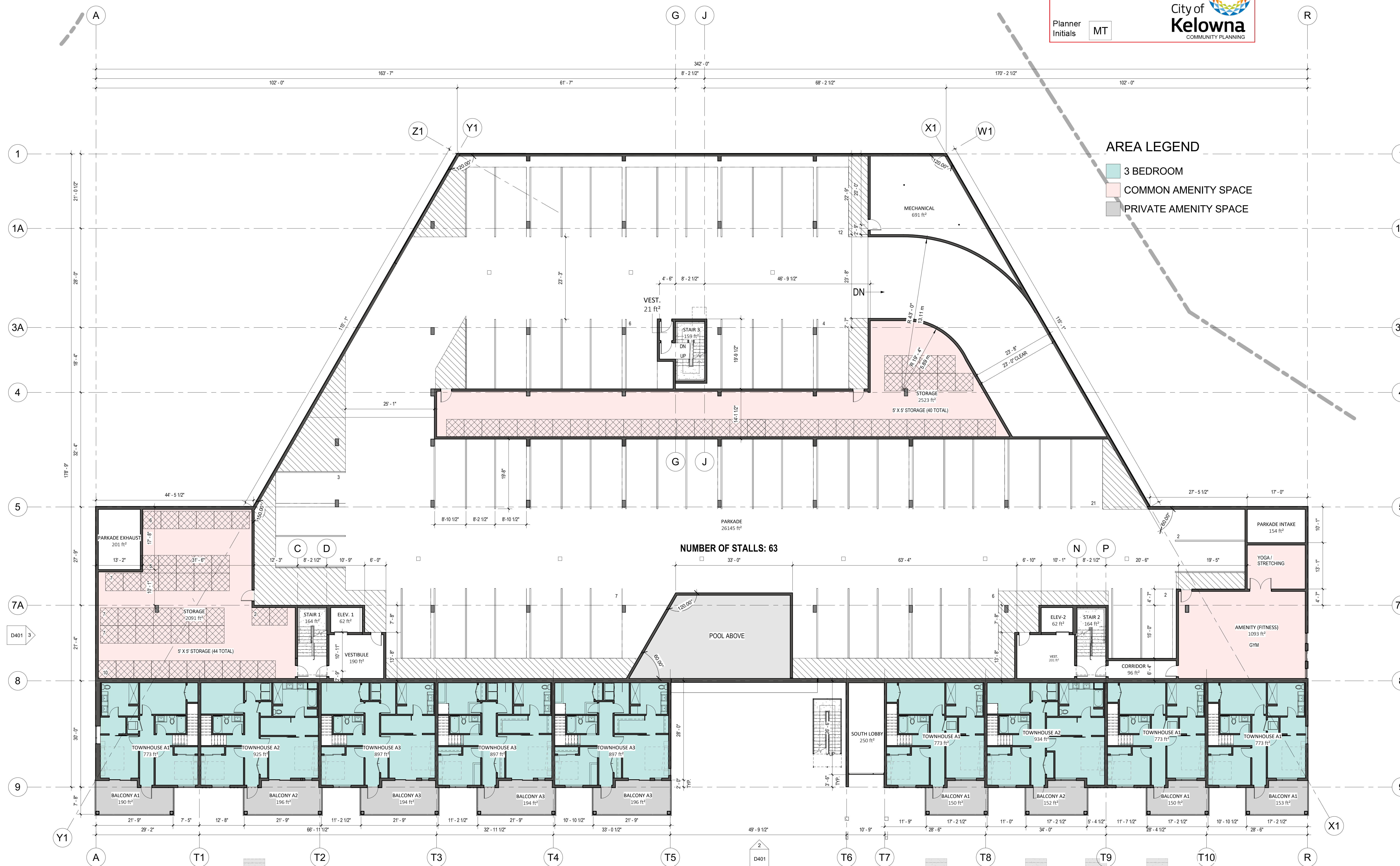
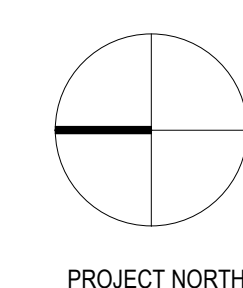




AREA LEGEND

- 3 BEDROOM
- COMMON AMENITY SPACE
- PRIVATE AMENITY SPACE

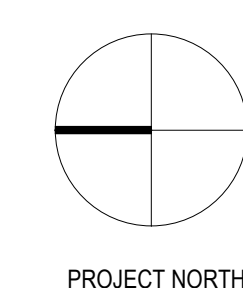
NUMBER OF STALLS:
 LOWER LEVEL PARKADE = 65 (+2 TANDEM)
 SECOND FLOOR PARKADE = 63 STALLS
 SITE = 9
 TOTAL STALLS: 137



AREA LEGEND

- 3 BEDROOM
- COMMON AMENITY SPACE
- PRIVATE AMENITY SPACE





- AREA LEGEND**
- 1 BEDROOM
 - 1 BEDROOM + DEN
 - 2 BEDROOM
 - 2 BEDROOM + DEN
 - 3 BEDROOM
 - COMMON AMENITY SPACE
 - PRIVATE AMENITY SPACE



SCHEDULE A

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Planner Initials **MT**



City of
Kelowna
COMMUNITY PLANNING



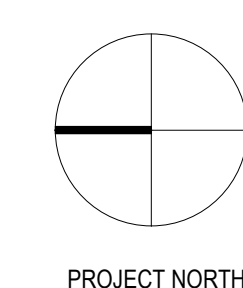
APARTMENT MAIN FLOOR PLAN

DENALI APARTMENTS & TOWNHOUSES
777 DENALI DRIVE KELOWNA, BC V1V 2P5

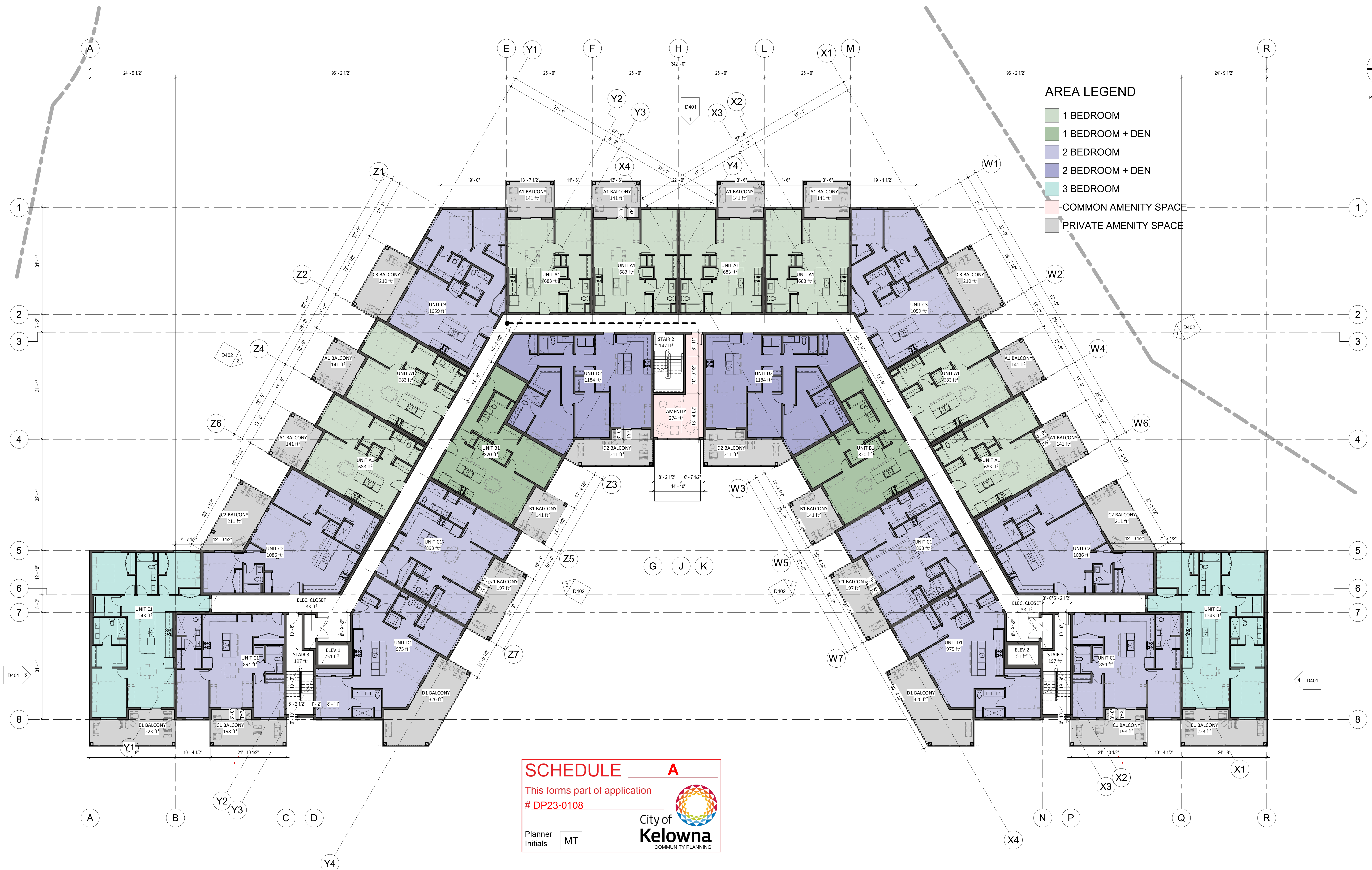
DRAWING: **D203**

ISSUED FOR DEVELOPMENT PERMIT
ON 2023/04/14

PROJECT: 17176
SCALE: 3/32" = 1'-0"



- AREA LEGEND**
- 1 BEDROOM
 - 1 BEDROOM + DEN
 - 2 BEDROOM
 - 2 BEDROOM + DEN
 - 3 BEDROOM
 - COMMON AMENITY SPACE
 - PRIVATE AMENITY SPACE



SCHEDULE A

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City of Kelowna
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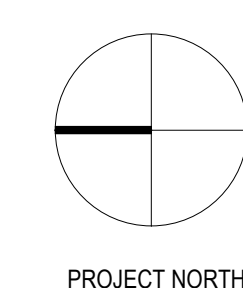
APARTMENT SECOND FLOOR PLAN

DENALI APARTMENTS & TOWNHOUSES
777 DENALI DRIVE KELOWNA, BC V1V 2P5

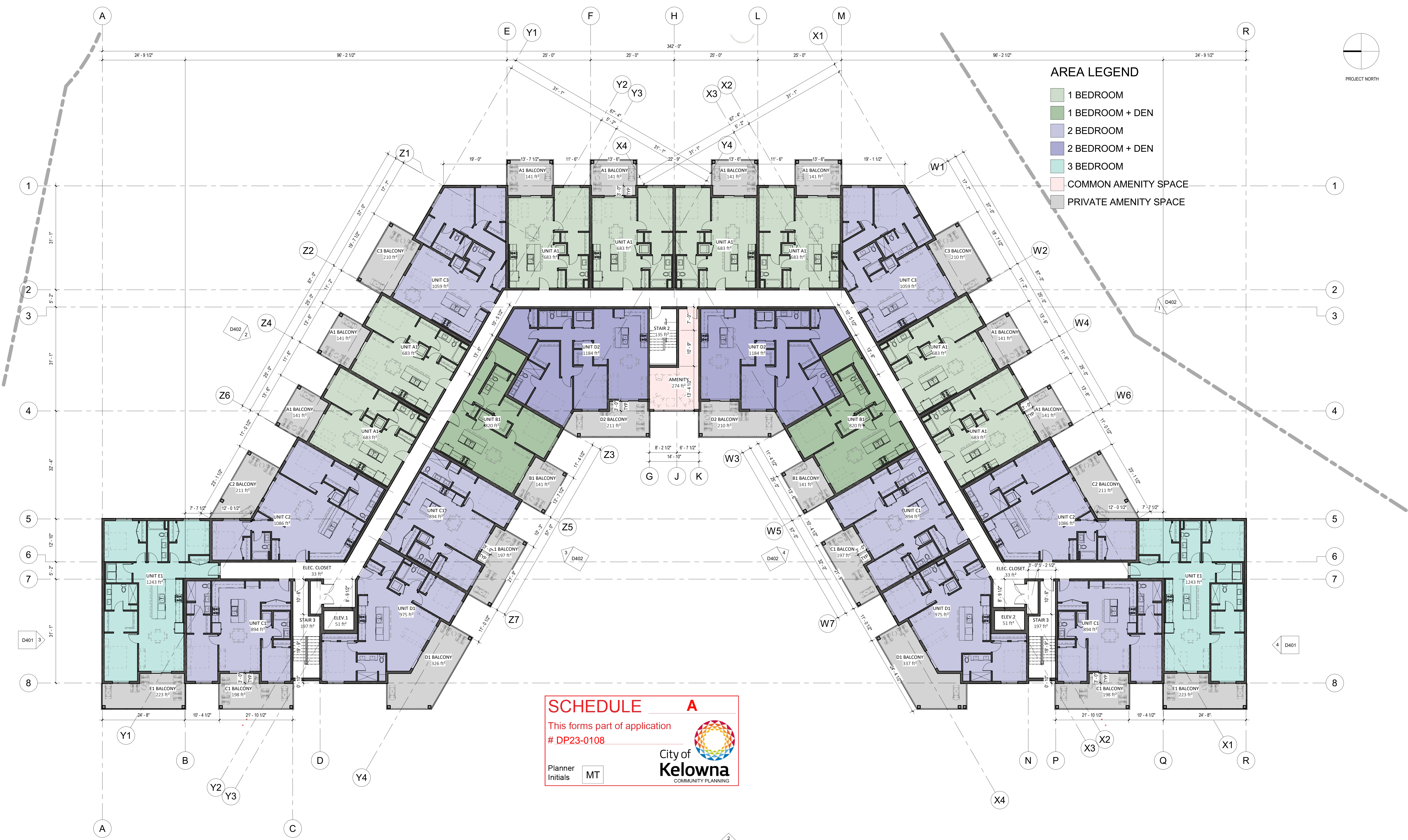
ISSUED FOR DEVELOPMENT PERMIT
ON 2023/04/14

DRAWING: **D204**

PROJECT: 17176
SCALE: 3/32" = 1'-0"



- AREA LEGEND**
- 1 BEDROOM
 - 1 BEDROOM + DEN
 - 2 BEDROOM
 - 2 BEDROOM + DEN
 - 3 BEDROOM
 - COMMON AMENITY SPACE
 - PRIVATE AMENITY SPACE



SCHEDULE A
 This forms part of application
 # DP23-0108

Planner Initials **MT**



City of Kelowna
COMMUNITY PLANNING



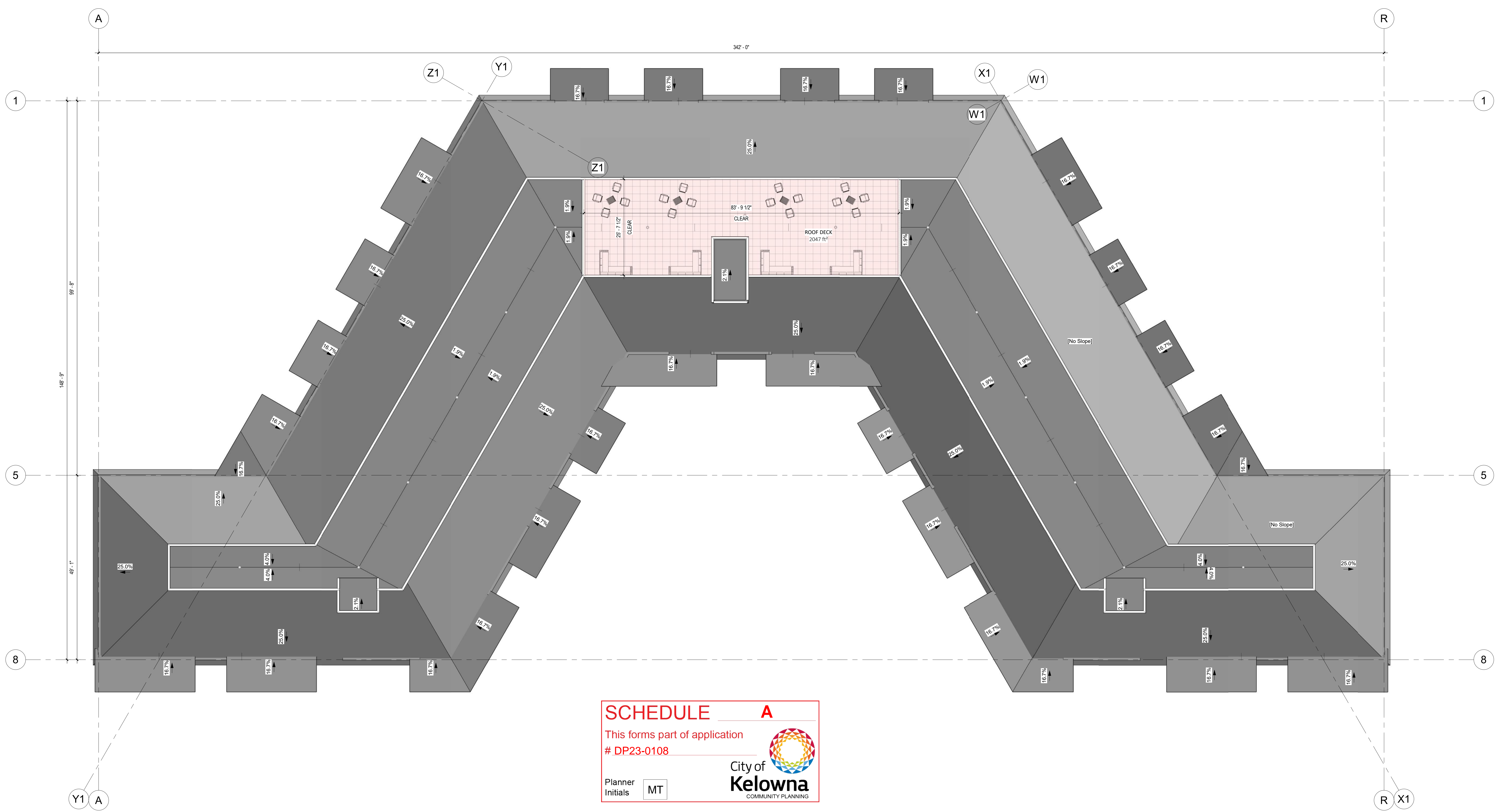
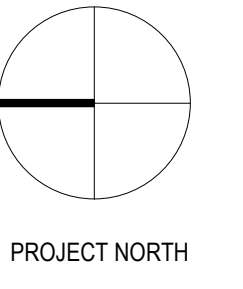
APARTMENT THIRD FLOOR PLAN

DENALI APARTMENTS & TOWNHOUSES
 777 DENALI DRIVE KELOWNA, BC V1V 2P5

ISSUED FOR DEVELOPMENT PERMIT
 ON 2023/04/14

DRAWING: **D205**

PROJECT: 17176
 SCALE: 3/32" = 1'-0"



SCHEDULE A

This forms part of application
DP23-0108

Planner Initials **MT**



ROOF PLAN

DENALI APARTMENTS & TOWNHOUSES
777 DENALI DRIVE KELOWNA, BC V1V 2P5

DRAWING: **D206**

ISSUED FOR DEVELOPMENT PERMIT
ON 2023/04/14

PROJECT: 17176
SCALE: 3/32" = 1'-0"

DATE: 13/02/2023 10:48 AM FILE: C:\Users\jmc\Documents\17176\Draw\RoofPlan.dwg USER: jmc PLOT: 13/02/2023 10:48 AM



1 NORTH ELEVATION
D003 SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
D001 SCALE: 3/32" = 1'-0"



4 EAST ELEVATION
A101 SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
D001 SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND

- 1A FIBER CEMENT PANEL (HORIZONTAL)
COLOUR: DARK GREY
- 1B FIBER CEMENT PANEL (HORIZONTAL)
COLOUR: WHITE
- 2 FIBER CEMENT PANEL (VERTICAL BOARD & BATTEN)
COLOUR: WHITE
- 3 ACRYLIC STUCCO
COLOUR: WHITE
- 4 METAL SIDING (HORIZONTAL)
COLOUR: WOOD GRAIN
- 5 MANUFACTURED STONE
- 6 CLEAR GLAZING IN BLACK PVC FRAME
- 7A 3" HIGH BLACK ALUMINUM RAILING C/W GLASS PANELS
- 7B 3" HIGH BLACK ALUMINUM RAILING C/W TINTED GLASS PANELS
- 8 ROOF SHINGLE
COLOUR: DARK GREY
- 9 COLUMN CLAD IN PVC CLADDING
COLOUR: WOOD GRAIN
- 11 CLEAR GLAZING DOORS IN BLACK PVC FRAMES
- 12 WOOD TRELLIS
- 13 OVERHEAD DOOR
COLOUR: WOOD GRAIN
- 14 TIMBERFRAME CANOPY
- 15A BUILDING SIGNAGE
TYPE: ALUMINUM CHANNEL LETTERS
FONT: ROBOTO MEDIUM
HEIGHT: 1'-6"
DEPTH: 4"
COLOUR: DARK GREY
- 15B BUILDING SIGNAGE
TYPE: ALUMINUM CHANNEL LETTERS
FONT: ROBOTO MEDIUM
HEIGHT: 8"
DEPTH: 4"
COLOUR: DARK GREY
- 16 WALL TRIM
COLOUR: TO MATCH SIDING
- 17 FASCIA BOARD
COLOUR: DARK GREY
- 18 PREFINISHED METAL FLASHING
COLOUR: DARK GREY
- 19 METAL SOFFIT (HORIZONTAL)
COLOUR: WOOD GRAIN
- 20 CONCRETE PEDESTAL
- 22 FLUSH STEEL DOORS
COLOUR: PAINTED TO MATCH EXTERIOR SIDING

SCHEDULE B
This forms part of application
DP23-0108
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING



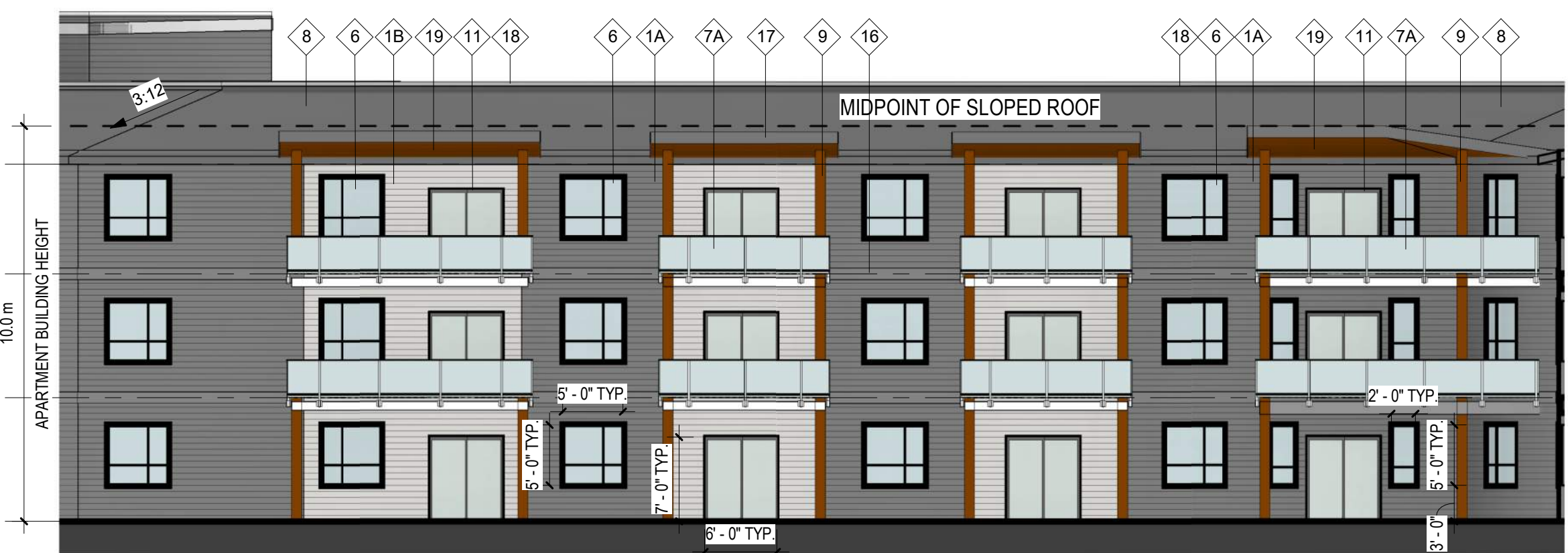
1 NORTH-EAST ELEVATION
SCALE: 3/32" = 1'-0"

APARTMENT - U/S ROOF TRUSS
(GEO 499.53m) 53' - 7 5/8"

APARTMENT THIRD FLOOR
(GEO 457.26m) 44' - 6 1/2"

APARTMENT SECOND FLOOR
(GEO 454.13m) 34' - 3 1/4"

APARTMENT MAIN FLOOR
(GEO 451.00m) 24' - 0"



2 NORTH-WEST ELEVATION
SCALE: 3/32" = 1'-0"

APARTMENT - U/S ROOF TRUSS
(GEO 499.53m) 53' - 7 5/8"

APARTMENT THIRD FLOOR
(GEO 457.26m) 44' - 6 1/2"

APARTMENT SECOND FLOOR
(GEO 454.13m) 34' - 3 1/4"

APARTMENT MAIN FLOOR
(GEO 451.00m) 24' - 0"



3 SOUTH-WEST ELEVATION
SCALE: 3/32" = 1'-0"

APARTMENT - U/S ROOF TRUSS
(GEO 499.53m) 53' - 7 5/8"

APARTMENT THIRD FLOOR
(GEO 457.26m) 44' - 6 1/2"

APARTMENT SECOND FLOOR
(GEO 454.13m) 34' - 3 1/4"

APARTMENT MAIN FLOOR
(GEO 451.00m) 24' - 0"



4 SOUTH-EAST ELEVATION
SCALE: 3/32" = 1'-0"

APARTMENT - U/S ROOF TRUSS
(GEO 499.53m) 53' - 7 5/8"

APARTMENT THIRD FLOOR
(GEO 457.26m) 44' - 6 1/2"

APARTMENT SECOND FLOOR
(GEO 454.13m) 34' - 3 1/4"

APARTMENT MAIN FLOOR
(GEO 451.00m) 24' - 0"

EXTERIOR FINISH LEGEND

- 1A FIBER CEMENT PANEL (HORIZONTAL)
COLOUR: DARK GREY
- 1B FIBER CEMENT PANEL (HORIZONTAL)
COLOUR: WHITE
- 2 FIBER CEMENT PANEL (VERTICAL BOARD & BATTEN)
COLOUR: WHITE
- 3 ACRYLIC STUCCO
COLOUR: WHITE
- 4 METAL SIDING (HORIZONTAL)
COLOUR: WOOD GRAIN
- 5 MANUFACTURED STONE
- 6 CLEAR GLAZING IN BLACK PVC FRAME
- 7A 3'-6" HIGH BLACK ALUMINUM RAILING C/W GLASS PANELS
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- 8 ROOF SHINGLE
COLOUR: DARK GREY
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COLOUR: WOOD GRAIN
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- 13 OVERHEAD DOOR
COLOUR: WOOD GRAIN
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- 15A BUILDING SIGNAGE
TYPE: ALUMINUM CHANNEL LETTERS
FONT: ROBOTO MEDIUM
HEIGHT: 1'-8"
DEPTH: 4"
COLOUR: DARK GREY
- 15B BUILDING SIGNAGE
TYPE: ALUMINUM CHANNEL LETTERS
FONT: ROBOTO MEDIUM
HEIGHT: 8"
DEPTH: 4"
COLOUR: DARK GREY
- 16 WALL TRIM
COLOUR: TO MATCH SIDING
- 17 FASCIA BOARD
COLOUR: DARK GREY
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COLOUR: DARK GREY
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COLOUR: WOOD GRAIN
- 20 CONCRETE PEDASTAL
- 22 FLUSH STEEL DOORS
COLOUR: PAINTED TO MATCH EXTERIOR SIDING

SCHEDULE B

This forms part of application
DP23-0108

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING



SCHEDULE B
 This forms part of application
 # DP23-0108
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 City of Kelowna
 COMMUNITY PLANNING

- 1A FIBER CEMENT PANEL (HORIZONTAL)
COLOUR: DARK GREY
- 1B FIBER CEMENT PANEL (HORIZONTAL)
COLOUR: WHITE
- 2 FIBER CEMENT PANEL (VERTICAL BOARD AND BATTEN)
COLOUR: WHITE
- 3 ACRYLIC STUCCO
COLOUR: WHITE
- 4 METAL SIDING (HORIZONTAL)
COLOUR: WOOD GRAIN
- 5 MANUFACTURED STONE
- 6 CLEAR GLAZING IN BLACK FRAMES
- 7A 3'-6" HIGH BLACK ALUMINUM RAILING C/W GLASS PANELS
- 8 ROOF SHINGLE
COLOUR: DARK GREY





RESTORATION PLANTINGS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
PP01	30	PINUS PONDEROSA	PONDEROSA PINE	2.0M HT. MIN/0-1.51mm DIAMETER
PP02	12	PINUS PONDEROSA	PONDEROSA PINE	2.0M HT. MIN/152-304mm DIAMETER
PP03	4	PINUS PONDEROSA	PONDEROSA PINE	2.0M HT. MIN/305-456mm DIAMETER

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
APA	10	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	3m CAL
GTR	9	GLEDITSIA TRIACANTHOS VAR INERMIS	THORNLESS HONEYLOCUST	5m CAL
PTR	6	POPULUS TREMULOIDES 'ERECTA'	COLUMNAR SWEDISH ASPEN	4m CAL
SHRUBS				
CAL	13	CORNUS ALBA 'RAIHALO'	IVORY HALO DOGWOOD	#02 CONT. /1.5M O.C. SPACING
CST	30	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#02 CONT. /1.0M O.C. SPACING
CDA	12	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#02 CONT. /1.75M O.C. SPACING
EAL	13	EUONYMUS ALATUS 'SELECT'	FIREBALL BURNING BUSH	#02 CONT. /1.5M O.C. SPACING
JSA	20	JUNIPERUS SABINA 'MONNIA'	CALGARY CARPET JUNIPER	#02 CONT. /1.25M O.C. SPACING
PSN	30	PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	#02 CONT. /1.0M O.C. SPACING
POP	21	PHYSCARPUS OPILOIDES 'BERT'S DART'S GOLD'	FESTIVAL GOLD NINEBARK	#02 CONT. /1.2M O.C. SPACING
PST	30	PINUS STROBUS 'BLUE SHAG'	BLUE SHAG EASTERN WHITE PINE	#02 CONT. /1.0M O.C. SPACING
WFL	21	WEIGELA FLORIDA 'SONIC BLOOM RED'	SONIC BLOOM RED WEIGELA	#02 CONT. /1.2M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES				
ACL	100	ALLIUM 'GLOBEMASTER'	ORNAMENTAL ONION	BULBS
AUV	31	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	#01 CONT. /0.6M O.C. SPACING
AH	31	ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN	#01 CONT. /0.6M O.C. SPACING
CAC	20	CAJAMAACROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#01 CONT. /0.75M O.C. SPACING
EDU	11	EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE WEED	#01 CONT. /1.0M O.C. SPACING
EMA	8	EUPATORIUM MACULATUM 'GATEWAY'	SPOTTED JOE PYE WEED	#01 CONT. /1.2M O.C. SPACING
HMA	20	HAKONECHLOA MACRA 'AUREA'	GOLDEN JAPANESE FOREST GRASS	#01 CONT. /0.75M O.C. SPACING
HFO	31	HOSTA FORLUNEI 'AUREO MARGINATA'	VARIEGATED HOSTA	#01 CONT. /0.6M O.C. SPACING
HOS	14	HOSTA 'SUNDANCE'	SUNDANCE HOSTA	#01 CONT. /0.9M O.C. SPACING
ICE	31	IRIS GERMANICA 'CHAMPAGNE ELEGANCE'	CHAMPAGNE ELEGANCE IRIS	#01 CONT. /0.6M O.C. SPACING
KFI	20	KNIPHOFIA 'FIRE DANCE'	FIRE DANCE RED HOT POKER	#01 CONT. /0.75M O.C. SPACING
LPI	14	LAVANDULA X INTERMEDIA 'GROSSO'	FAT SPIKE LAVENDER	#01 CONT. /0.9M O.C. SPACING
LUP	70	LUPINUS RUSSEL MIX	RUSSEL'S MIX LUPINE	#01 CONT. /0.4M O.C. SPACING
PAL	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.0M O.C. SPACING
ROF	31	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	#01 CONT. /0.6M O.C. SPACING
SSP	31	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	#01 CONT. /0.6M O.C. SPACING

HYDROSEED SPECIFICATION

PREMIER QUICK GROW RECLAMATION MIXTURE BY WEIGHT

ANNUAL RYEGRASS	15%
PERENNIAL RYEGRASS	12%
CREeping RED FESCUE	10%
TIMOTHY	5%
ALSIKE CLOVER	3%
SINGLE CUT RED CLOVER	5%
FALL RYE	50%

APPLICATION RATE:

SEED	PREMIER QUICK GROW RECLAMATION MIXTURE	112-168 KG/HECTARE
FERTILIZER	18-18-18-2, 50% SULPHUR COATED UREA	400 KG/HECTARE
MULCH	CANFOR ECOTRRE PLUS TAC	2,800 KG/HECTARE
TACKIFIER	GUAR	3% OF MIX

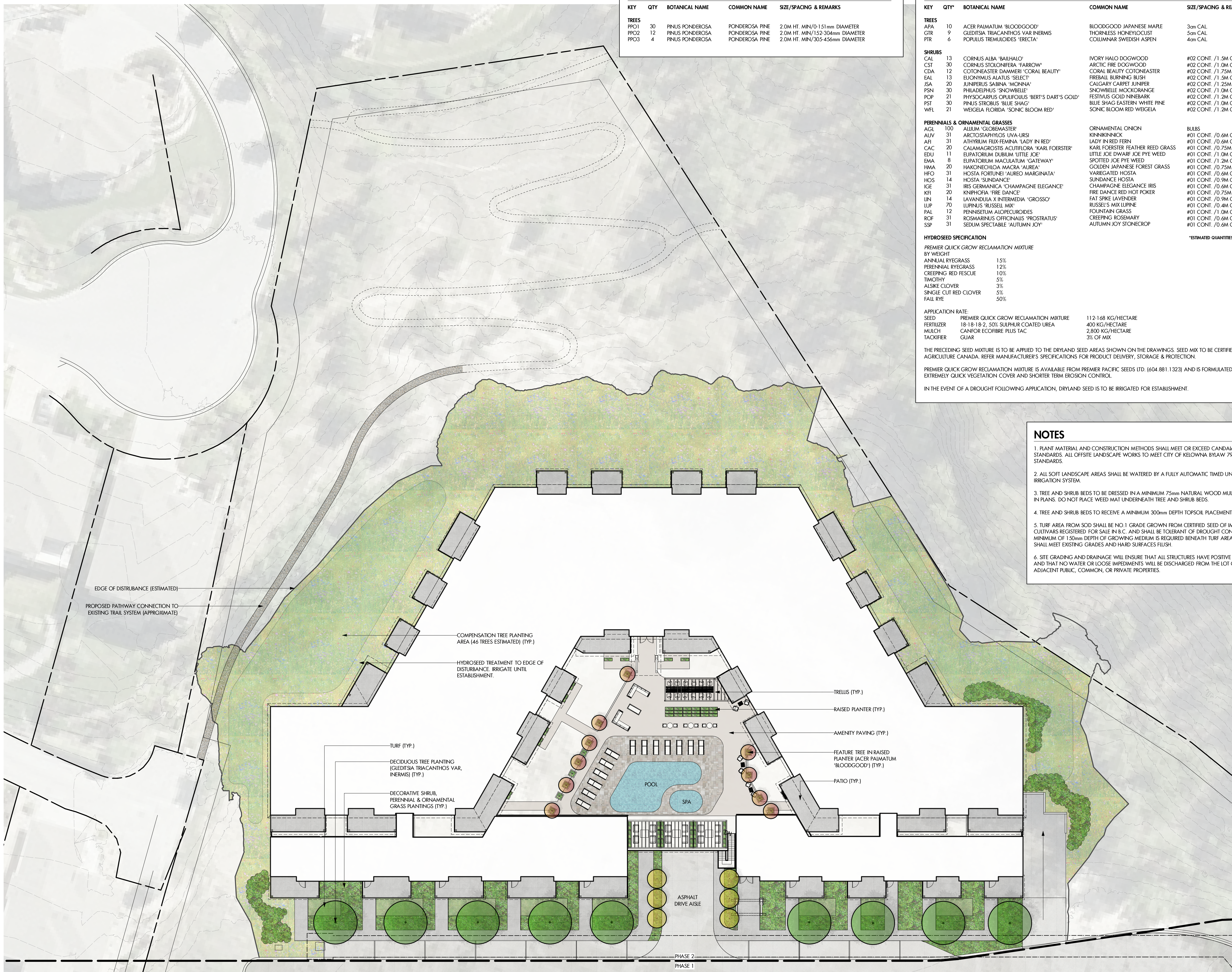
THE PRECEDING SEED MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREAS SHOWN ON THE DRAWINGS. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PREMIER QUICK GROW RECLAMATION MIXTURE IS AVAILABLE FROM PREMIER PACIFIC SEEDS LTD. (604.881.1323) AND IS FORMULATED FOR EXTREMELY QUICK VEGETATION COVER AND SHORTER TERM EROSION CONTROL.

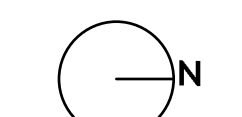
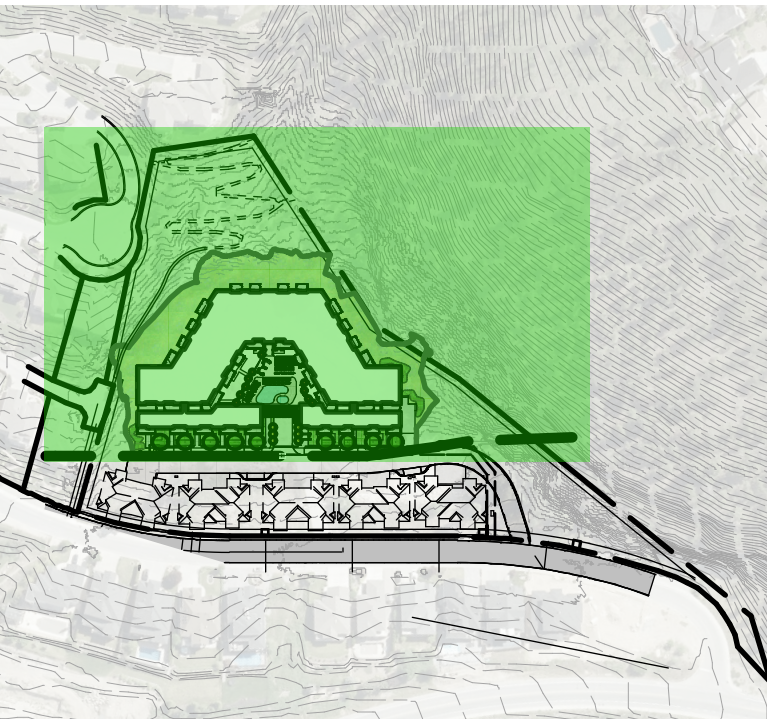
IN THE EVENT OF A DROUGHT FOLLOWING APPLICATION, DRYLAND SEED IS TO BE IRRIGATED FOR ESTABLISHMENT.

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
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.



SCHEDULE C
This forms part of application
DP23-0108
City of Kelowna
COMMUNITY PLANNING



PROJECT TITLE
777 DENALI PHASE 2

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	23.03.30	For Discussion
2	23.04.14	Development Permit
3		
4		
5		

PROJECT NO: 23-01-03
DESIGN BY: DF
DRAWN BY: NMA
CHECKED BY: FB
DATE: APR. 14, 2023
SCALE: 1:200
PAGE SIZE: 30x42
SEAL:

DRAWING NUMBER

L1/2

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

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

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

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

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	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.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 						✓
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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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); 						✓

<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
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: <ul style="list-style-type: none"> • 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.							✓
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SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street						
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> • 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. 					✓	
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> • 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. 						✓
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
m. 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						
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						
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.					✓	

b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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						✓

<p>accessible to residents and to ensure a balance of amenity and privacy by:</p> <ul style="list-style-type: none"> • 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. 						
<p>d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations:</p> <ul style="list-style-type: none"> • 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
<p>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:</p> <ul style="list-style-type: none"> • 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. 						✓
<p>b. Break up the building mass by incorporating elements that define a building’s base, middle and top.</p>						✓
<p>c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.</p>						✓
<p>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.</p>						✓
<p>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.</p>	✓					

<p>f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations:</p> <ul style="list-style-type: none"> • 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. 	✓					
<p>g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.</p>						✓
<p>h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.</p>						✓
<p>i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.</p>						✓
<p>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.</p>	✓					
<p>k. Avoid the following types of signage:</p> <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 	✓					
<p>l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.</p>	✓					



Suite 100-3313 32nd Ave
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Info@mqn.ca
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May 16, 2023

Development Services
1435 Water Street
Kelowna, B.C, V1Y 1J4

Re: Denali Drive – Design Rationale

Dear City of Kelowna's Community Planning,

Located at 777 Denali Drive, Kelowna, B.C, the site is partially graded and backs onto a heavily sloped vegetated area. The project consists of a two storey parkade, two storey townhome units, three stories of multi-family residential apartment units, and various amenity spaces. The townhome is comprised of nine, three bedroom units and is situated in front of the parkade creating a pedestrian friendly street scape. The three story apartment complex is located above the parkade and is comprised of 70, one, two and three bedroom units. The amenity space is located on the main floor of the apartment building with outdoor pool, hot tub, and various seating options, as well, an amenity space is on the roof of the apartment with more seating and social spaces.

The proposed site is designated in the 2040 Official Community Plan (OCP) as S-MU (Suburban Multi-Unit) which addresses the need for higher residential density in the Gateway and Suburban Neighborhoods by allowing a greater variety of multi-unit housing. The 2040 OCP mentions the need to create more density within Suburban Neighborhoods to alleviate the cost of maintaining, repair and replacing infrastructure to help the long term financial sustainability of the City. This project looks at creating more density while both the townhomes that front the street and the low rise apartment building situated behind the townhouses are supported uses and typologies in the 2040 OCP (ground-oriented multi-unit residential and low rise apartment). Being a three storey low rise apartment building, we are under the 2040 OCP supported form requirement of 4 storeys.

Working with the civil engineer, we addressed the Hillside Housing Forms objective of minimizing the impact on hillside areas by reducing or minimizing the cut and fill requirements of the project.

To help reduce social isolation and foster social interaction, the project has allocated large areas of common open space amenities including a pool, hot tub, and various seating opportunities on the apartment main floor level (parkade roof) while also providing a roof top deck to provide a space for smaller or quieter activities or social engagements.

As per the zoning requirements for Multi-Dwelling Zones (MF2) and the Site Specific Regulation (*this property is permitted to have Apartment housing limited to 3 storeys*), the project meets all requirements as required by the City of Kelowna Zoning Bylaw 12375 without the need for a development variance permit.

Brian F. Quiring
Architect AIBC, MAA, M.Arch

Vicki A. Topping
Architect AIBC, M.Arch. LEED AP+

Roger B. Green
Architect AIBC, MRAIC, M.Arch

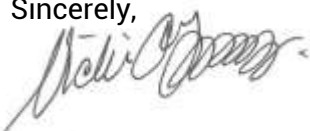
The proposed massing for this project has been developed to break down the vertical scale into the street orientated 2 storey townhomes along the front while stepping back to the 3 storey apartment building behind. The partial U shape of the form and massing for the 3 storey apartment building breaks up the form creating variation as the apartment steps even further back while creating a large amenity space (pool deck and seating) at the center of the development creating a focal point to help foster community and social engagement.

Using similar vocabulary, scale, and materiality that is currently used for the existing duplexes, the townhomes are an important aspect that will create an inclusive, ground orientated, complex that is well integrated into the existing context. The townhomes and apartment will use a robust exterior cladding system that is comprised of cementitious siding or panels with neutral tones that will blend into the surrounding context. Wood elements are utilized in select areas to provide warmth and the feeling of nature to the project.

Our intention and focus of this project is to create a community minded pedestrian friendly development while creating interesting architecture through articulations, form, and massing.

We hope that the above design rationale meets your approvals and we look forwards to hearing from you. Thank you for your consideration.

Sincerely,



Vicki Topping, Architect AIBC, Partner
MQN Architects

ATTACHMENT C	
This forms part of application	
# DP23-0108	
Planner Initials	MT
 City of Kelowna COMMUNITY PLANNING	



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 4



PERSPECTIVE 5



PERSPECTIVE 6



PERSPECTIVE 7



PERSPECTIVE 8