

# Development Permit & Development Variance Permit

## DP23-0046 & DVP23-0047



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

**285 Robson Rd W**

and legally known as

**Lot 1 Section 23 Township 26 ODYD Plan EPP120337**

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

**Apartment Housing Rental Only**

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

**ATTACHMENT**      A

This forms part of application

# DP23-0046 DVP23-0047

Planner  
Initials

Jl



City of  
**Kelowna**  
DEVELOPMENT PLANNING

**Date of Council Approval: November 21, 2023**

Development Permit Area: Form and Character

Existing Zone: MF3r – Apartment Housing Rental Only

Future Land Use Designation: C-NHD – Core Area Neighbourhood

**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: 1329606 BC LTD

Applicant: Lakeview Homes

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Jocelyn Black  
Urban Planning Manager  
Planning & Development Services

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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. DP23-0046 and Development Variance Permit No. DVP23-0047 for Lot 1 Section 23 Township 26 ODYD Plan EPP120337 located at 285 Robson Rd W, 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;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

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

**Section 13.5: MF3 – Multi-Dwelling Zones, Development Regulations**

To vary the required minimum flanking side yard from 4.5 m required to 2.1 m proposed.

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 **\$171,208.73**

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. PUBLIC AMENITY & STREETScape CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **\$85,476** required for 4190 m<sup>2</sup> lot area as part of the proposed development.

## 5. INDEMNIFICATION

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

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

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

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

**ATTACHMENT** A

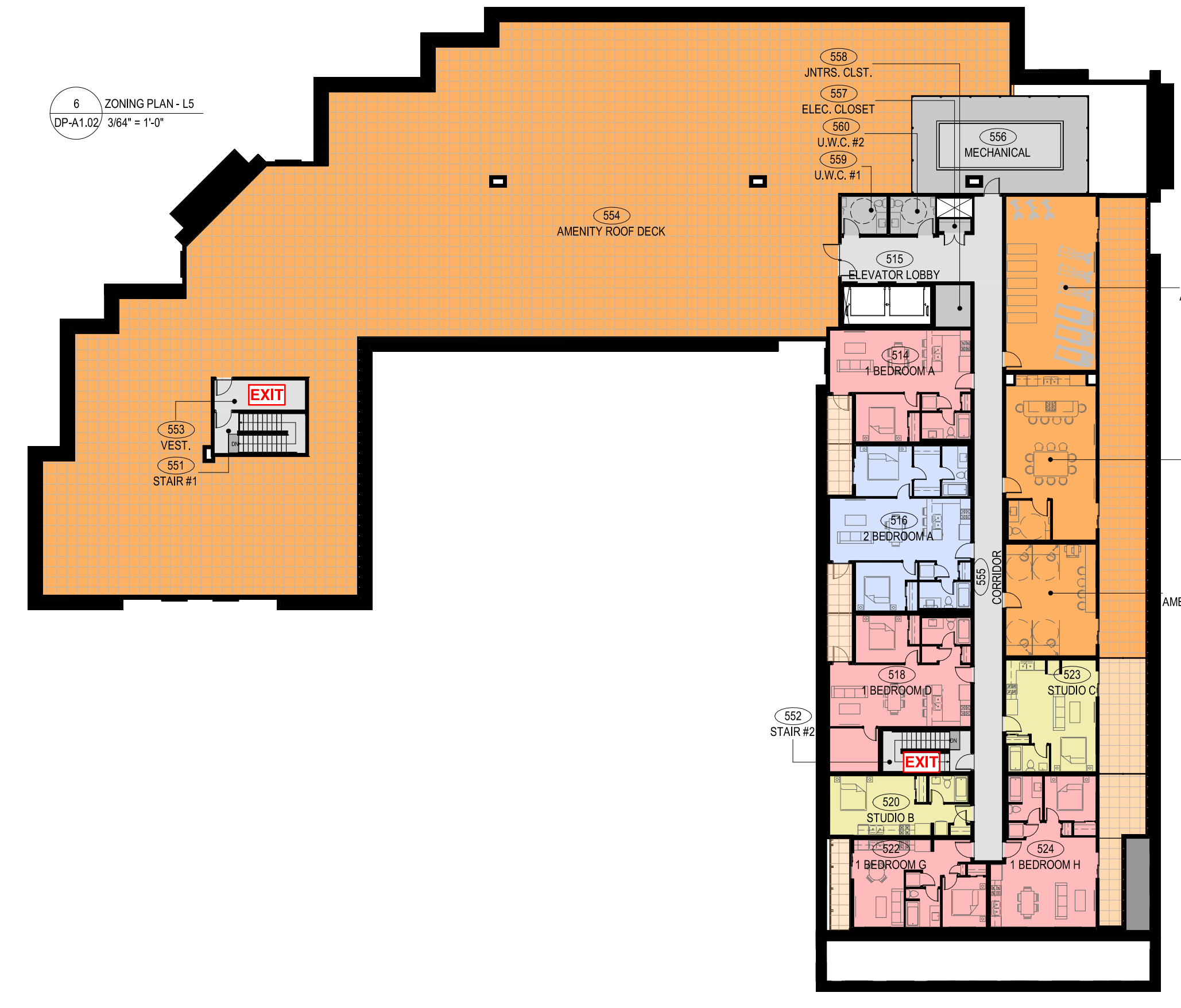
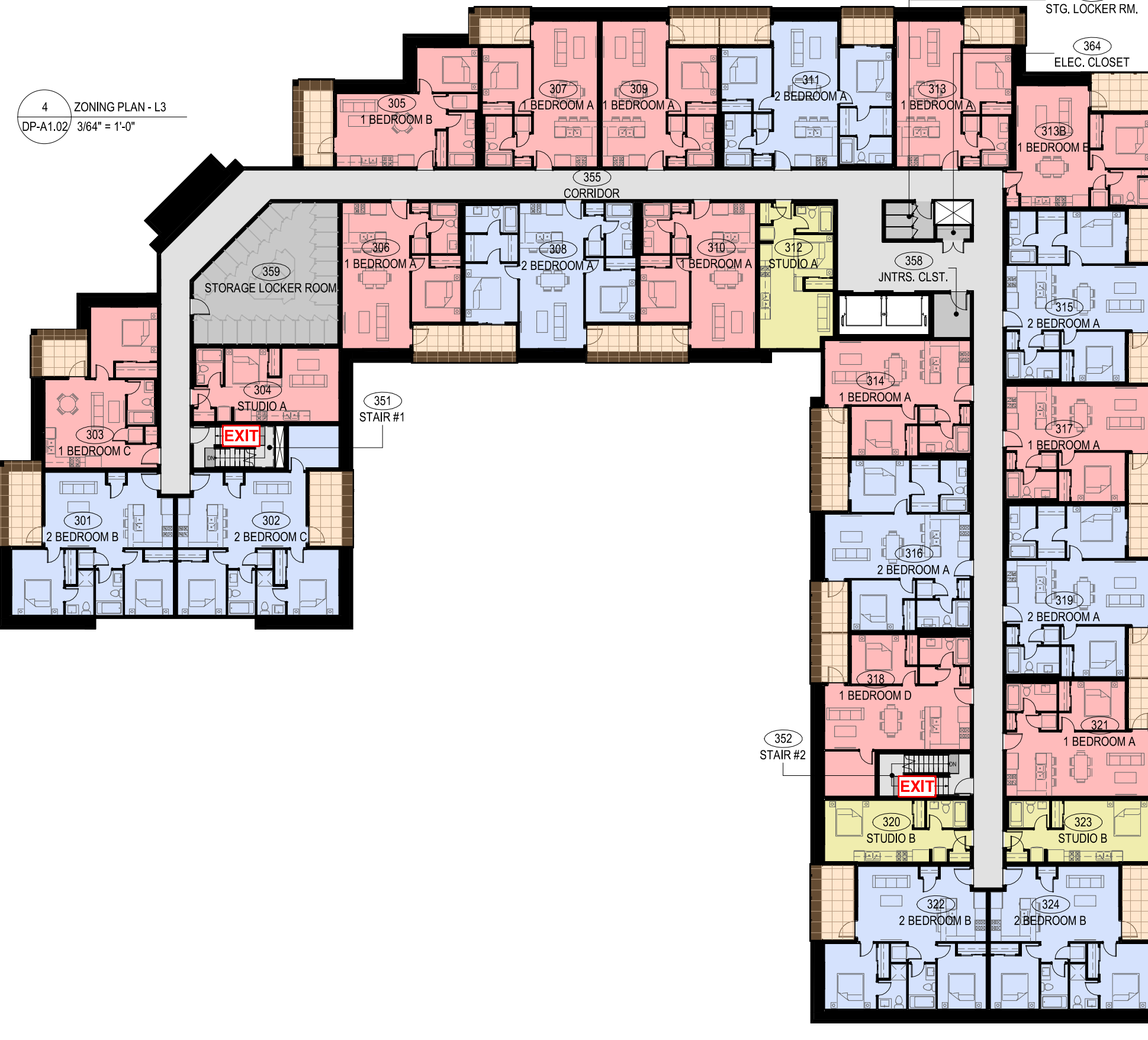
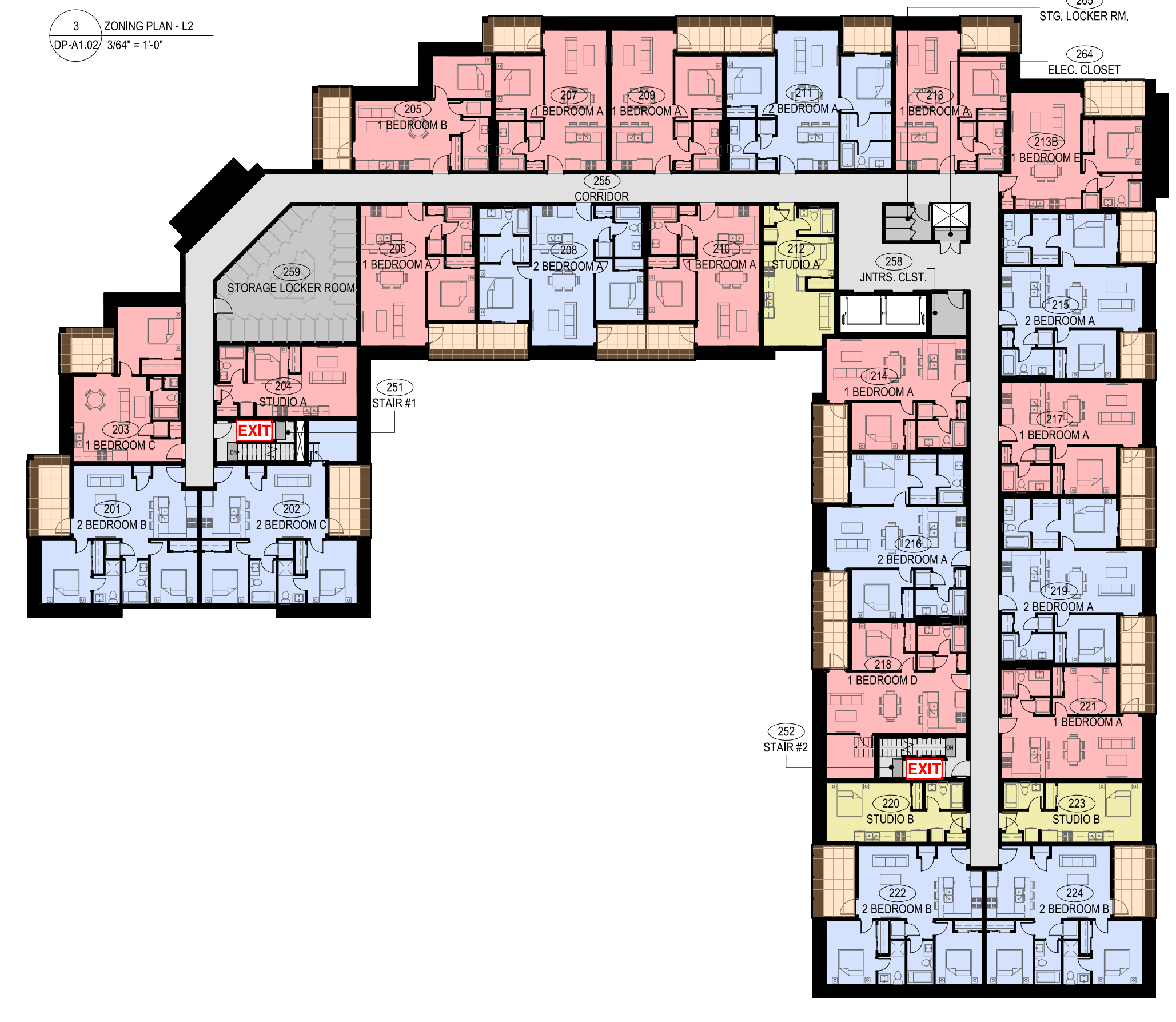
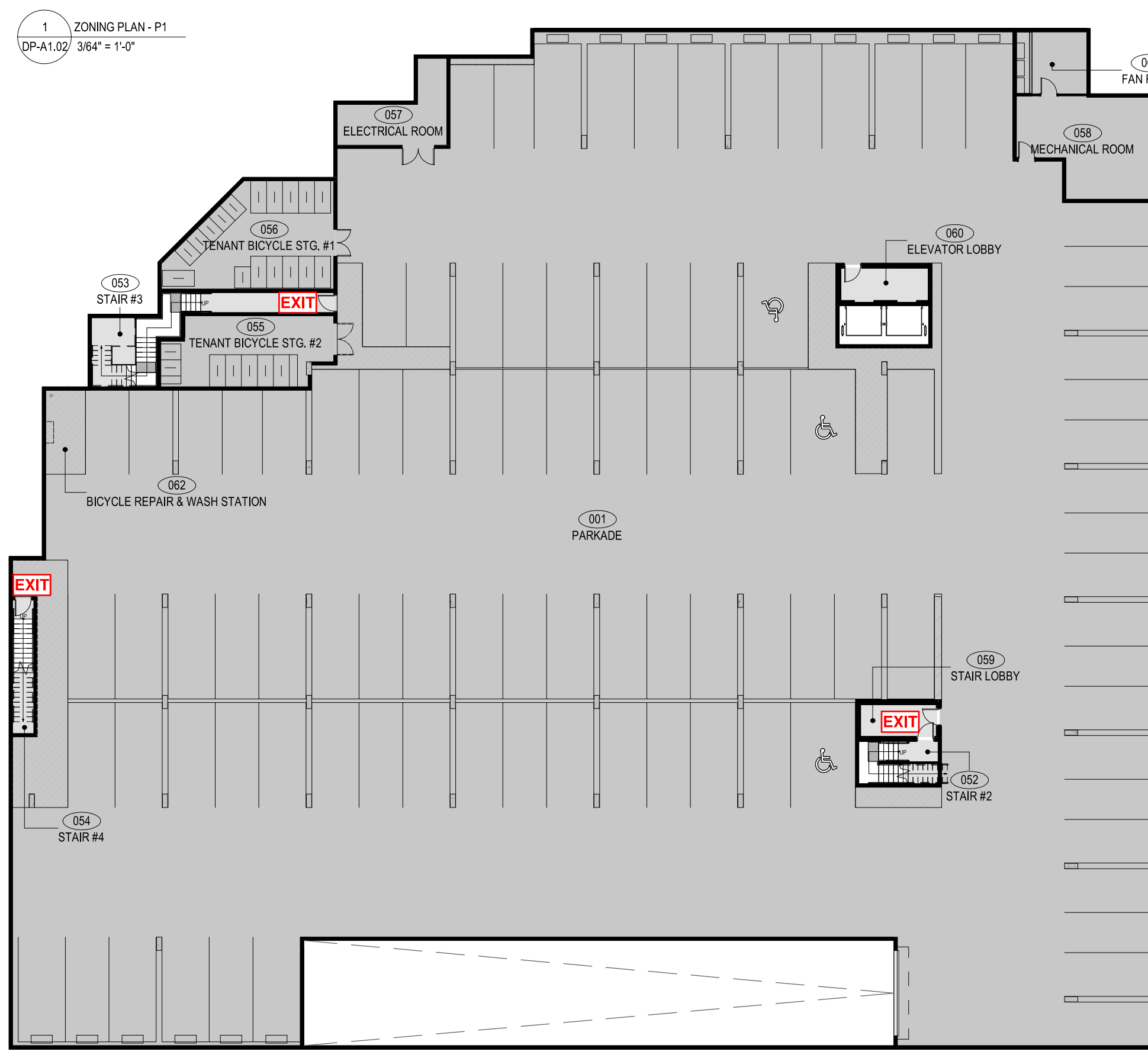
This forms part of application  
# DP23-0046 DVP23-0047

Planner Initials **JJ**

City of **Kelowna**  
DEVELOPMENT PLANNING



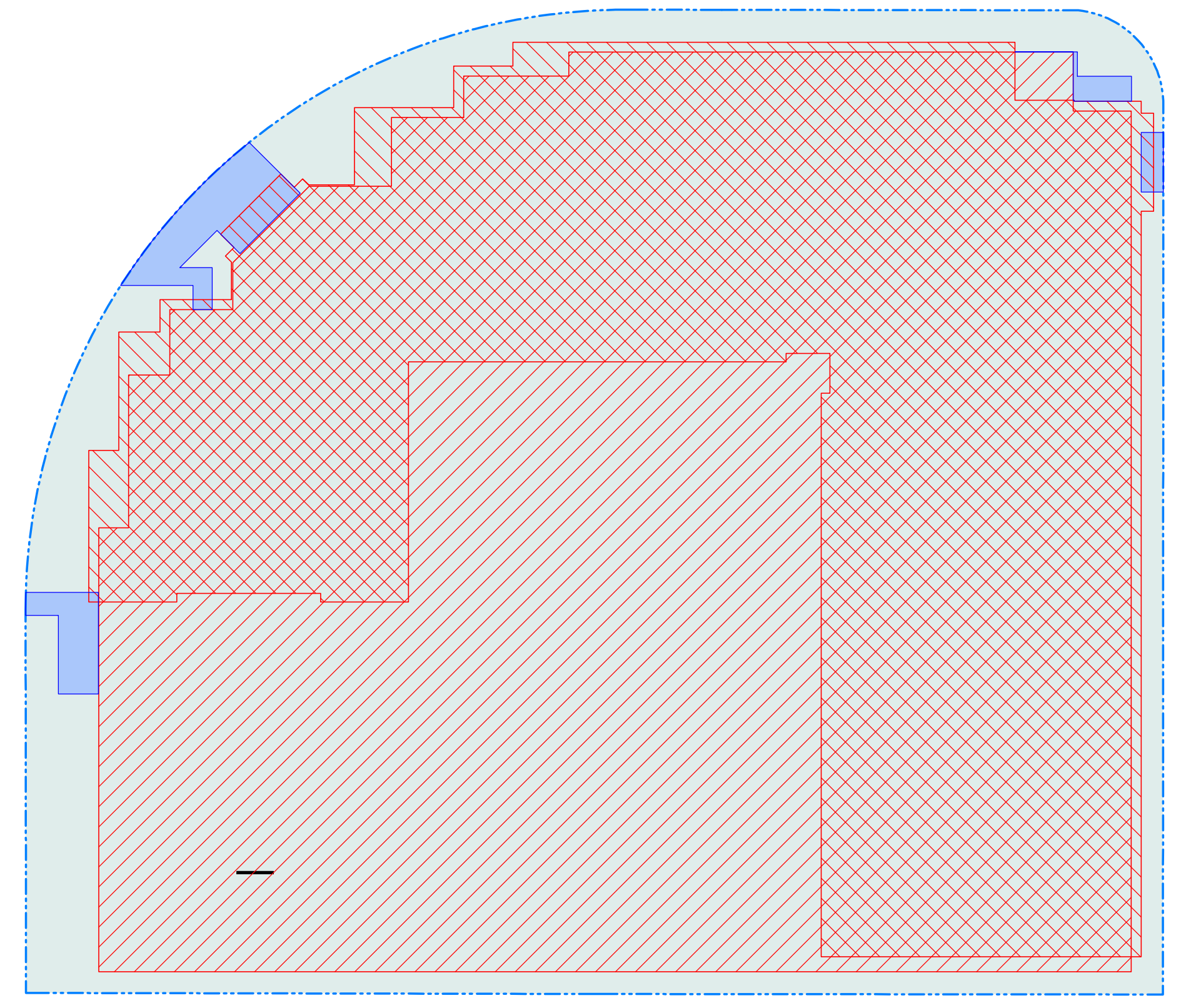
DRAFT



**SCHEDULE A**

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Planner Initials **JI**



**ZONING PLANS LEGEND:**

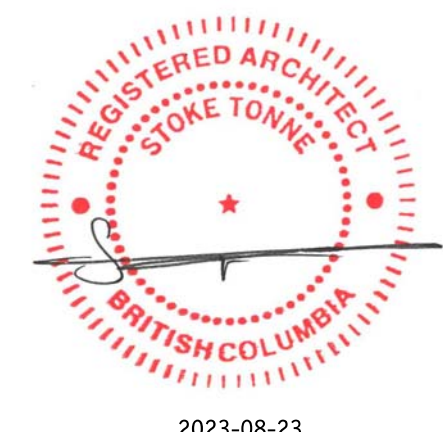
AREAS INCLUDED IN FSR CALCULATIONS	
[Blue Box]	2 BEDROOM UNITS
[Pink Box]	1 BEDROOM UNITS
[Yellow Box]	STUDIO UNITS
AREAS NOT INCLUDED IN FSR CALCULATIONS	
[Orange Box]	PRIVATE AMENITY - BALCONIES & PATIOS
[Light Blue Box]	COMMON AMENITY - ROOF DECK & AMENITY ROOMS
[Grey Box]	CIRCULATION
[Dark Grey Box]	PARKING, BUILDING SERVICES, STORAGE

**SITE COVERAGE PLAN LEGEND:**

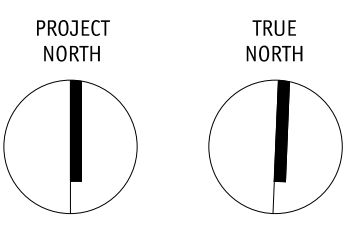
[Blue Box]	DEDICATION AREA: 2.5m ON RUTLAND ROAD
[Light Blue Box]	SITE AREA - POST DEDICATION
[Red Box]	BUILDING FOOTPRINT - INCLUDES DECKS & PROJECTIONS
[Dark Red Box]	PARKADE FOOTPRINT
[Blue Box]	SIDEWALKS & ENTRIES

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.2004  
FAX: 250.762.8707  
EMAIL: ket-mat@shaw.ca

**m+m a**  
MEIKLEJOHN ARCHITECTS INC.



2023-08-23



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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT
02	2023-06-30	ISSUED FOR DP REVISIONS
03	2023-08-23	ISSUED FOR DP REVISIONS

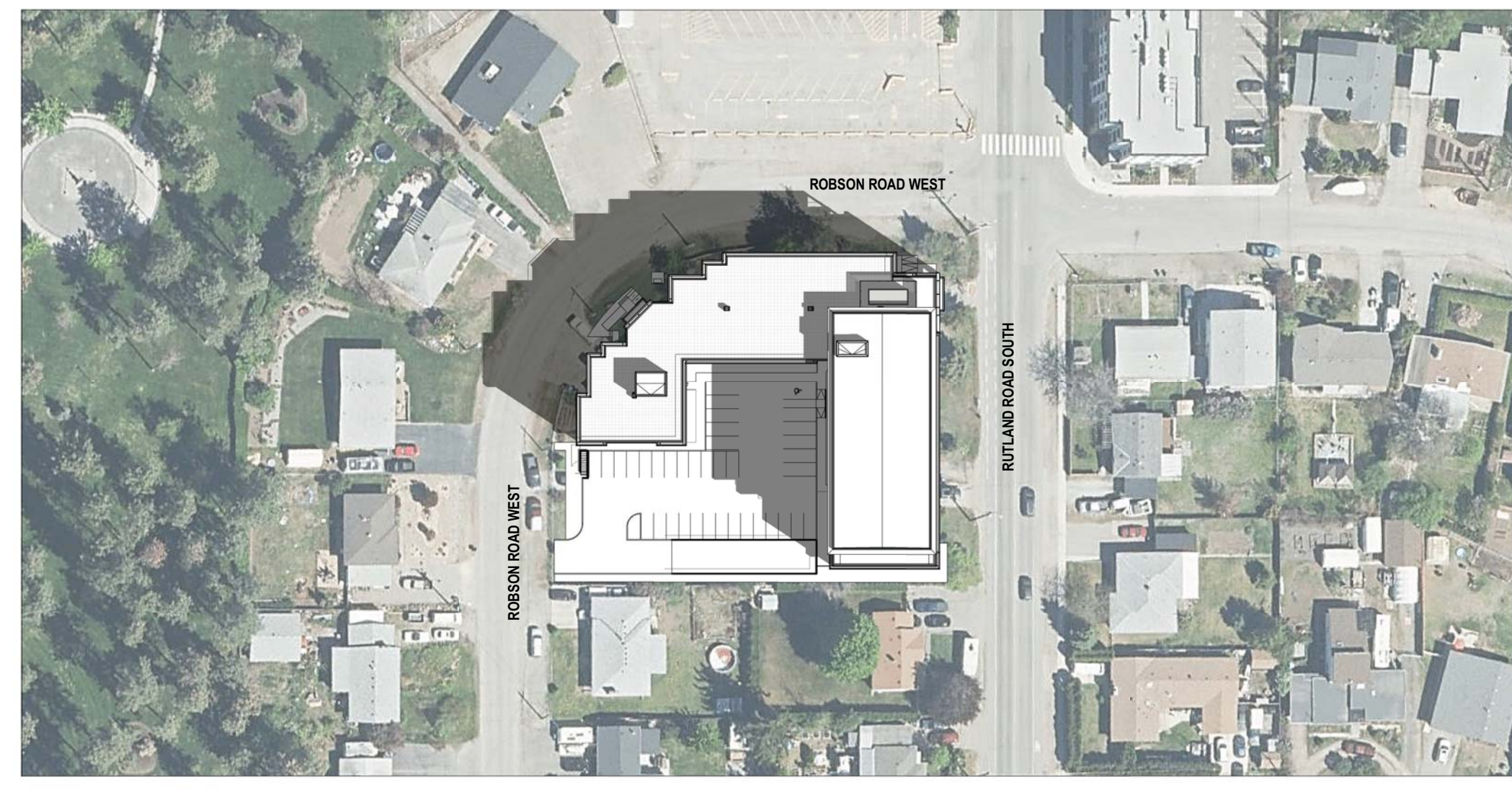
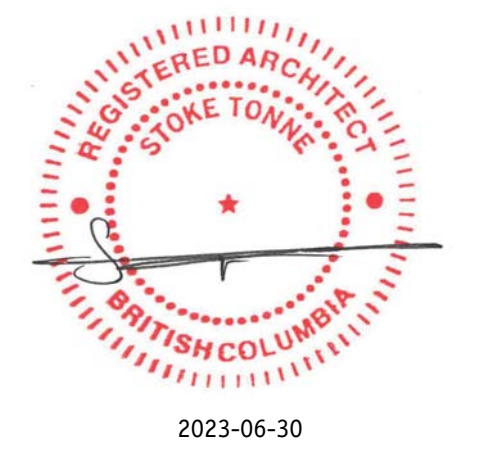
Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1Y 3C7  
LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number  
**DP-A1.02**

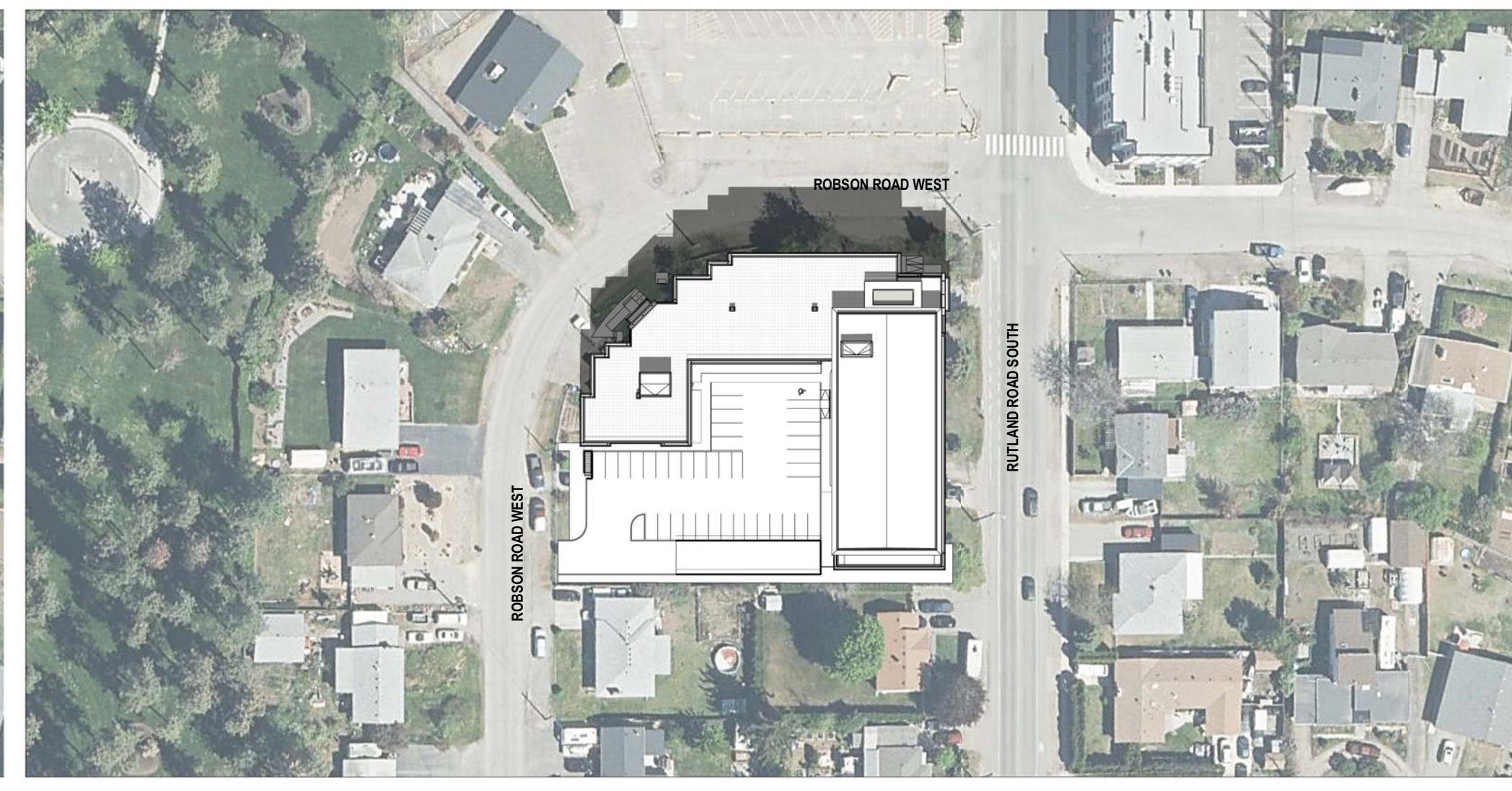
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**ZONING PLANS**

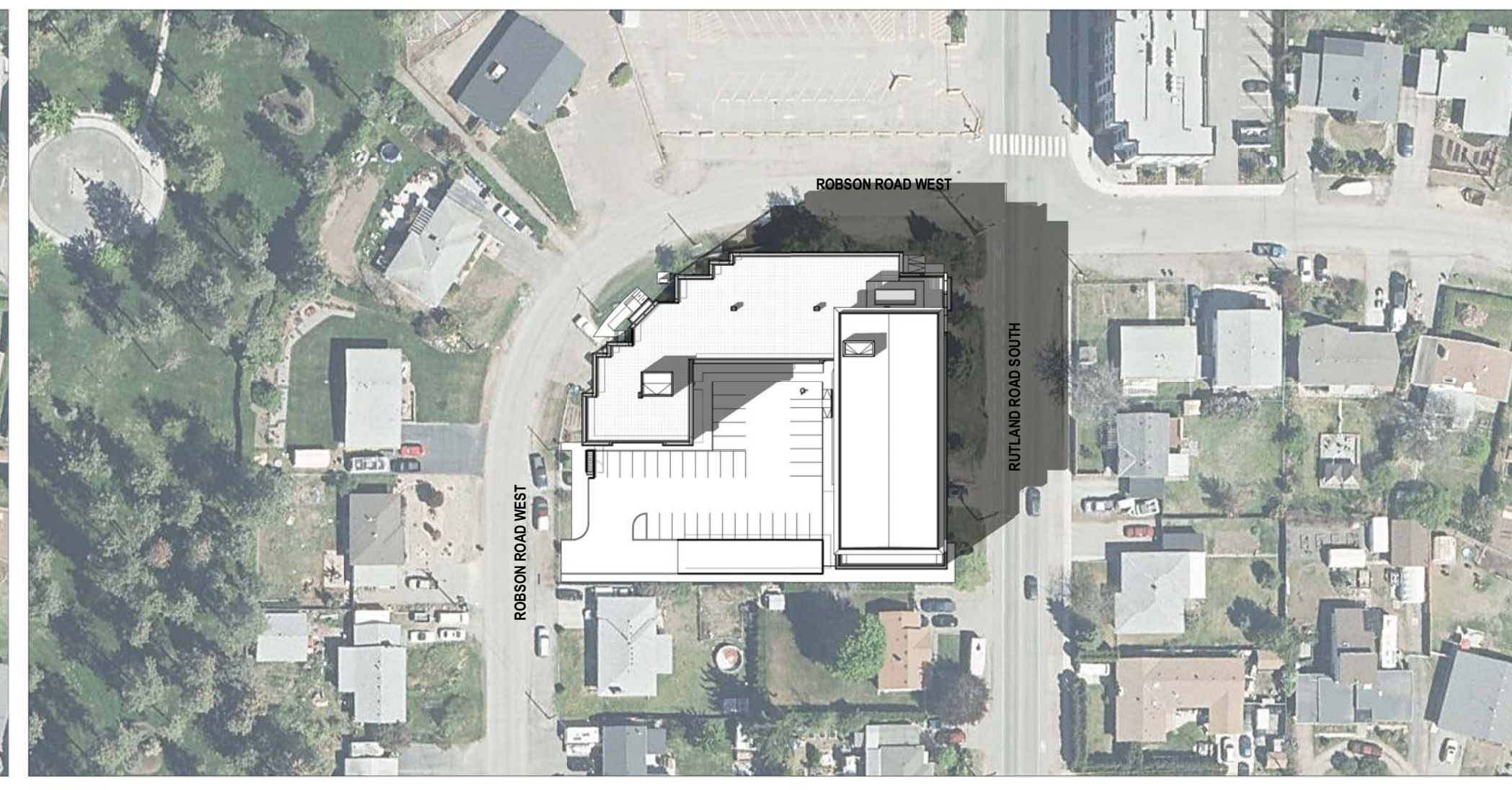
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Scale	AS SHOWN
Drawn	T.R.
Checked	S.T.



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 A1.03 TIME: 9:05AM



2 DAY: MARCH 21  
 A1.03 TIME: 12:00PM



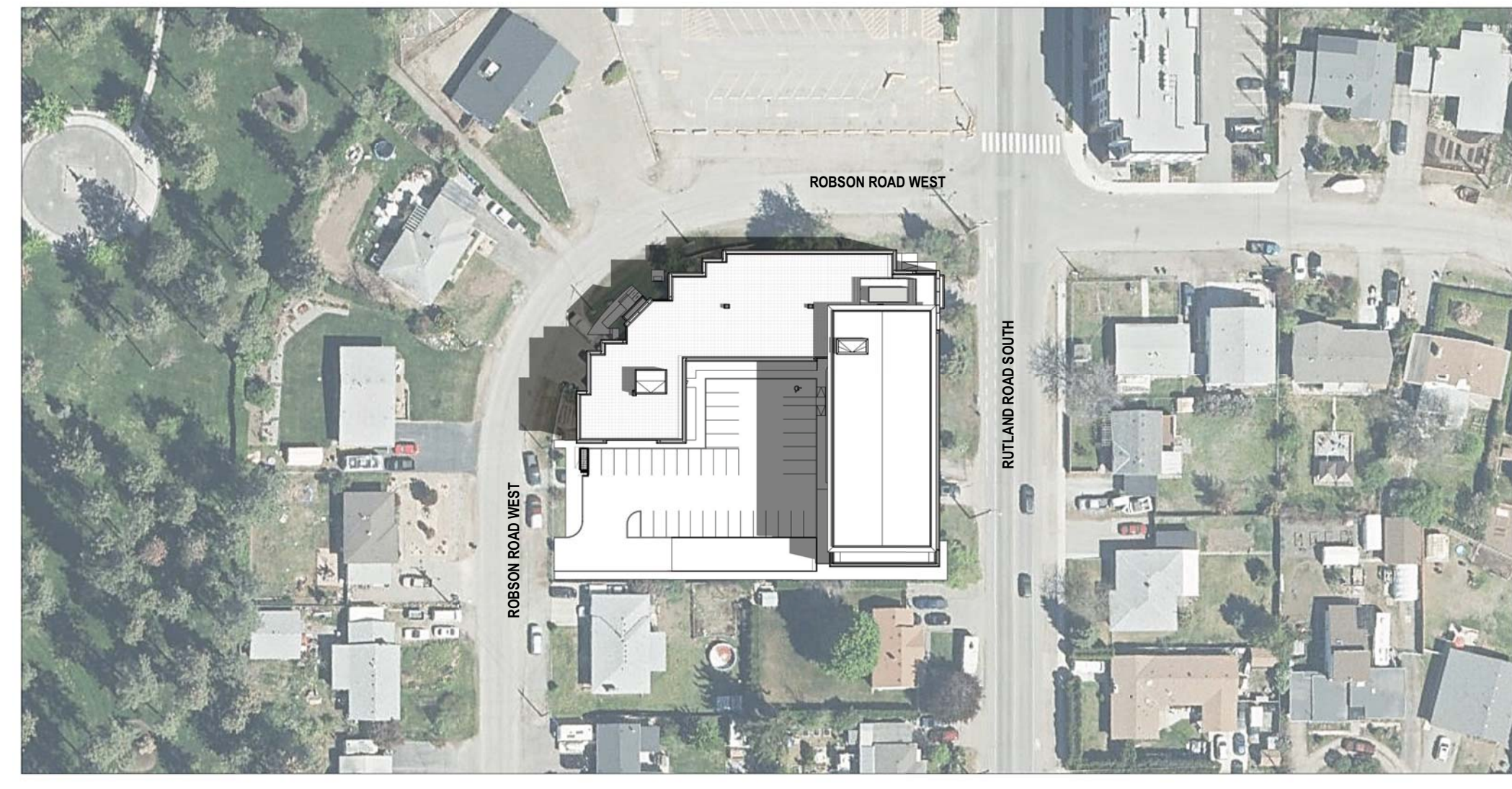
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 A1.03 TIME: 3:00PM

**SCHEDULE A**

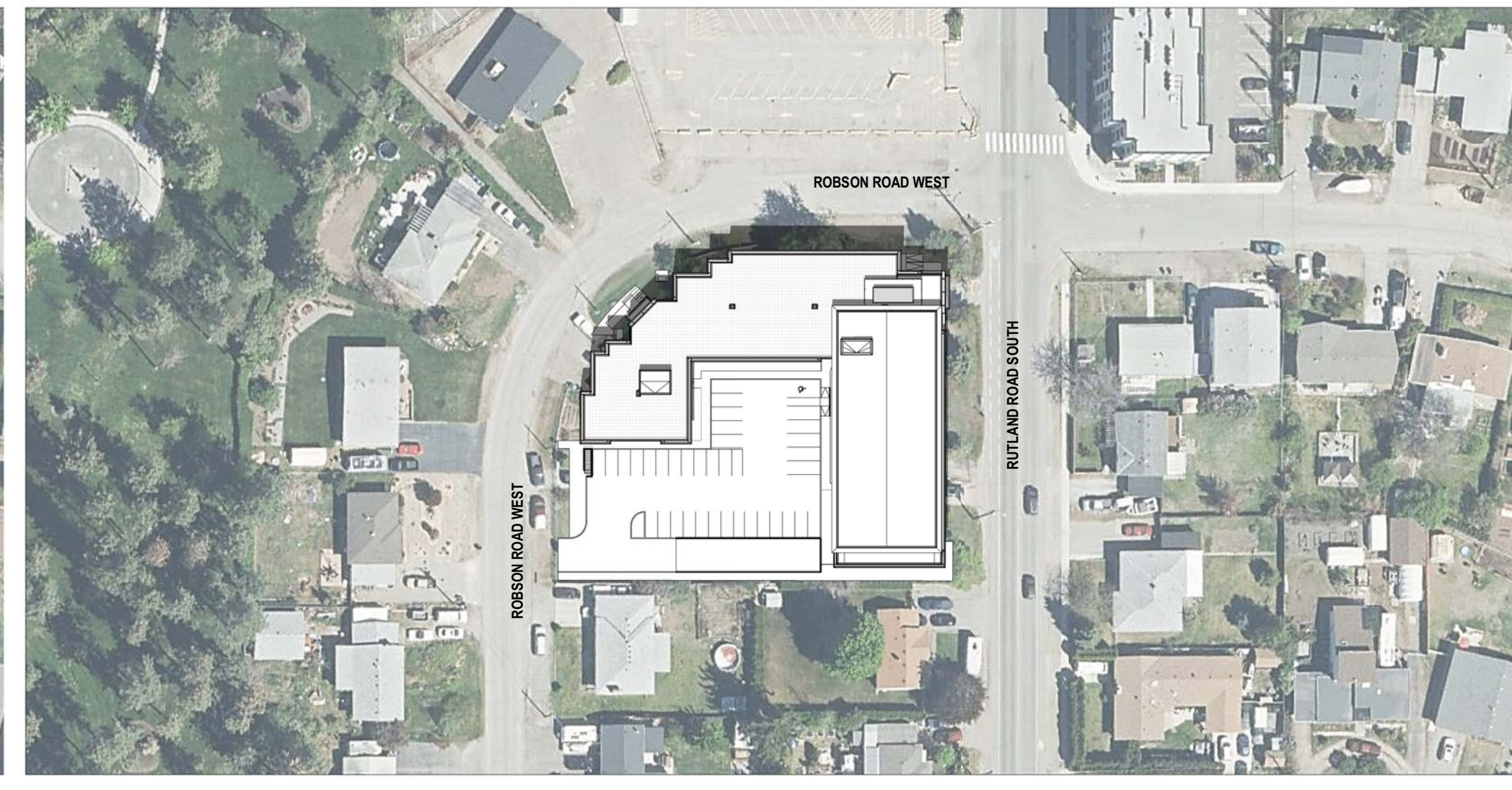
This forms part of application  
 # DP23-0046 DVP23-0047

Planner Initials **JJ**

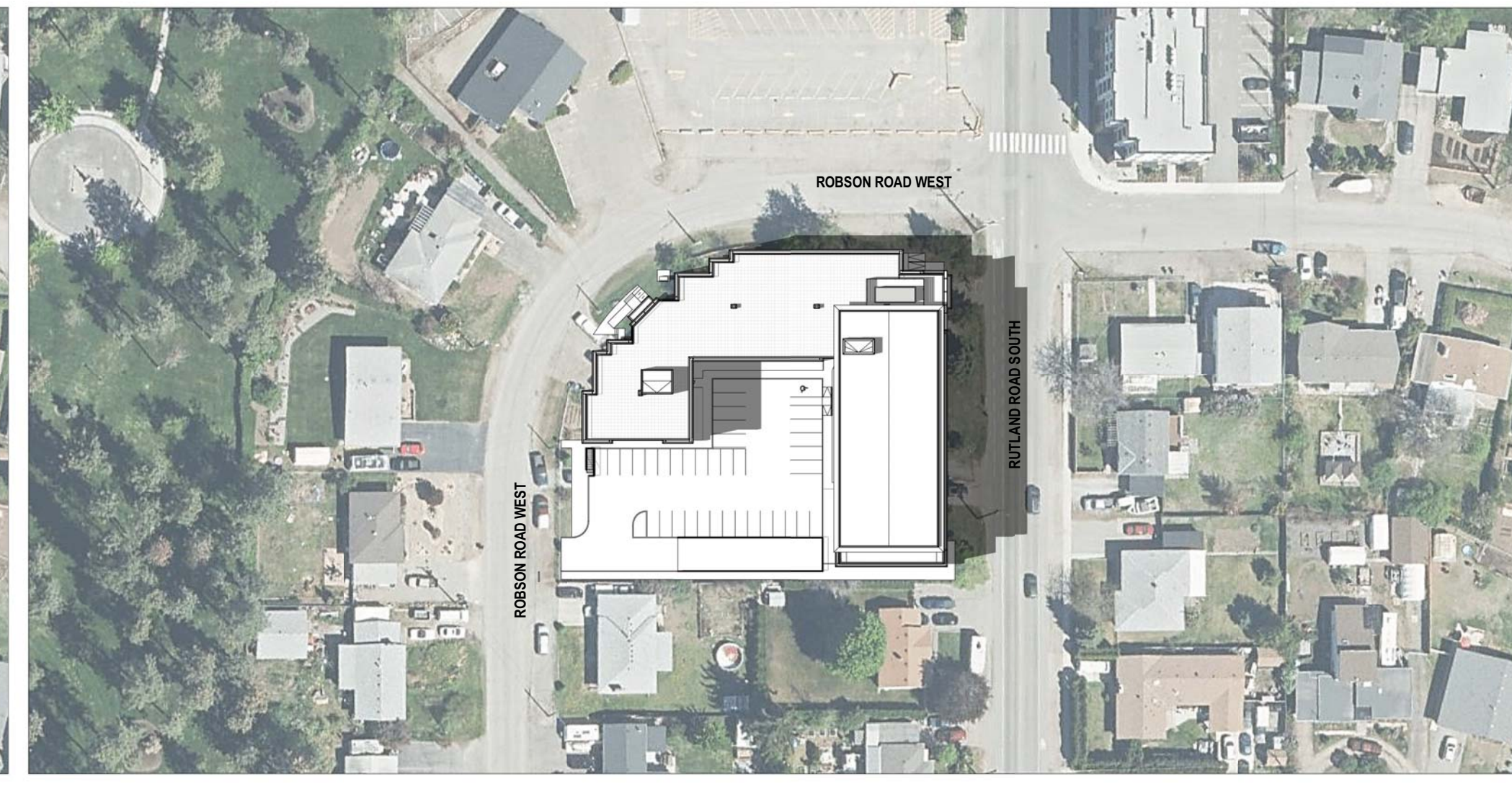
City of **Kelowna**  
 DEVELOPMENT PLANNING



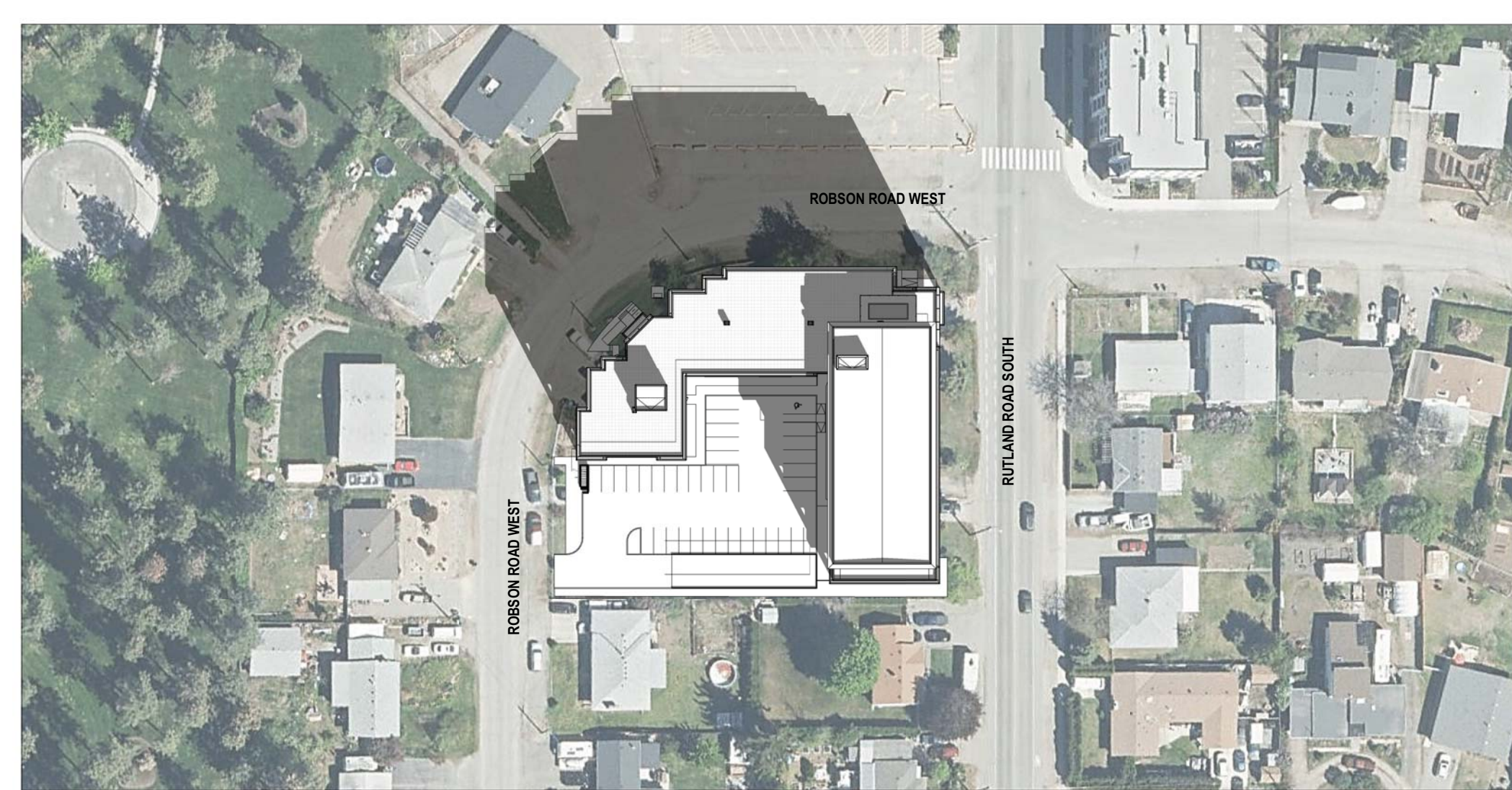
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 A1.03 TIME: 9:05AM



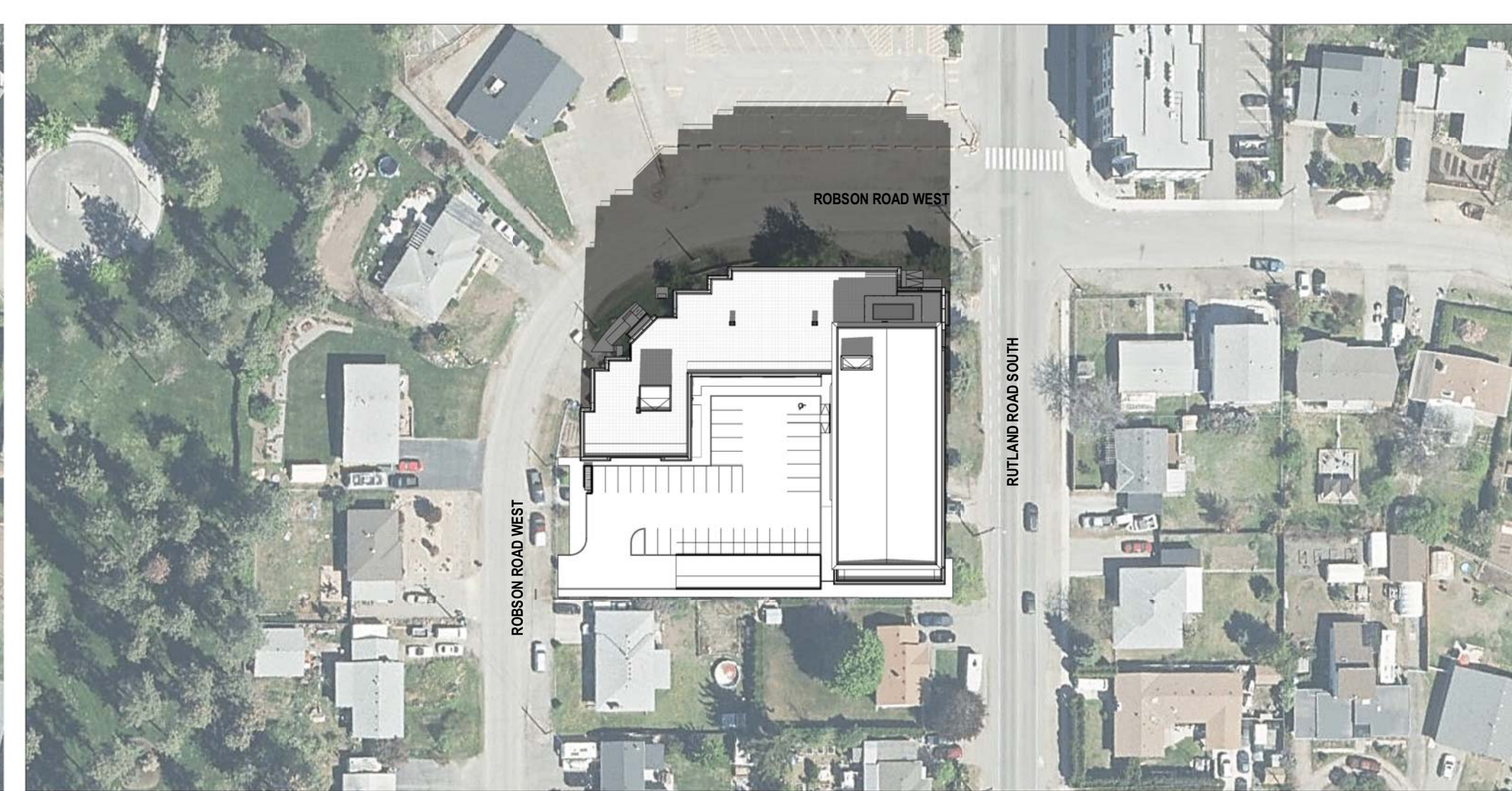
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 A1.03 TIME: 12:00PM



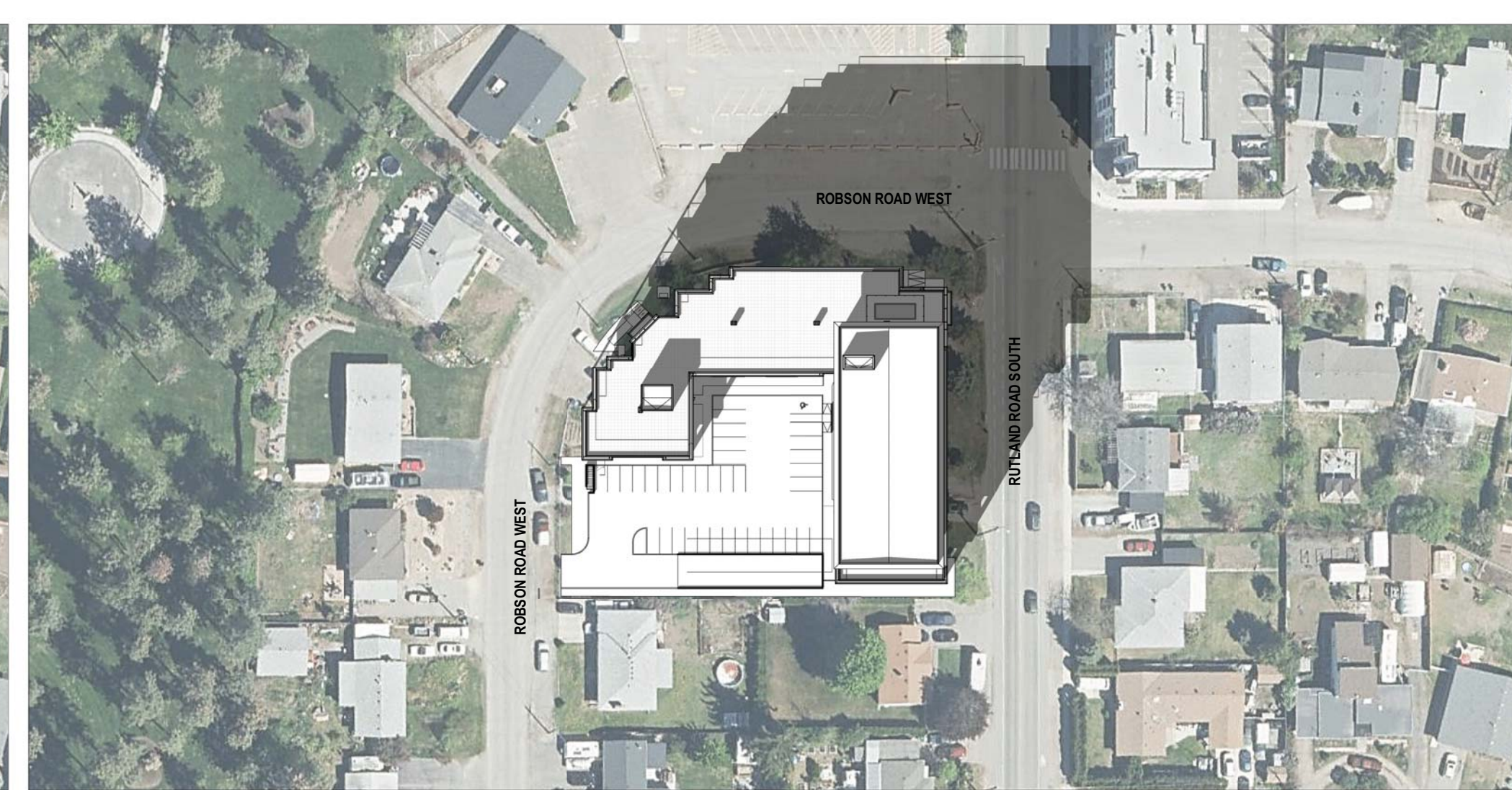
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 A1.03 TIME: 3:00PM



7 DAY: DECEMBER 21  
 A1.03 TIME: 10:00AM



8 DAY: DECEMBER 21  
 A1.03 TIME: 12:00PM



9 DAY: DECEMBER 21  
 A1.03 TIME: 2:00PM

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01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT
02	2023-06-30	ISSUED FOR RP REVISIONS

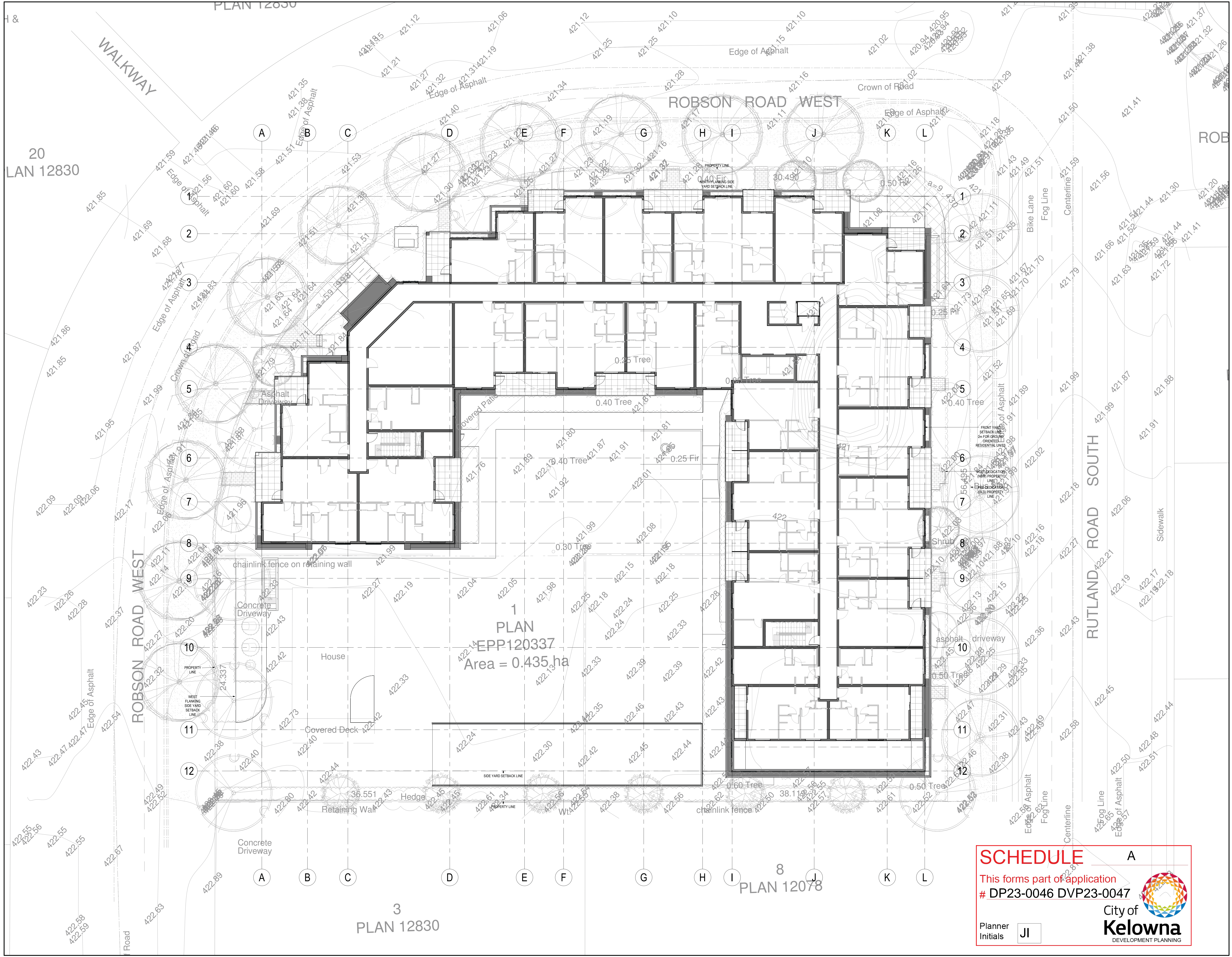
Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELOWNA, BC V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, QD/D, PLAN EPP120337

Drawing Number  
**DP-A1.03**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**SHADOW STUDY**

Job No.	1956
Scale	1:1000
Drawn	T.R.
Checked	S.T.



20  
LAN 12830

1  
PLAN  
EPP120337  
Area = 0.435 ha

8  
PLAN 12078

3  
PLAN 12830

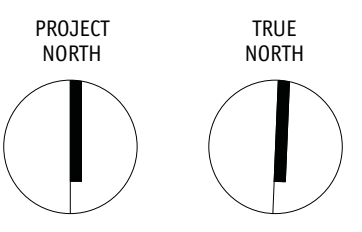
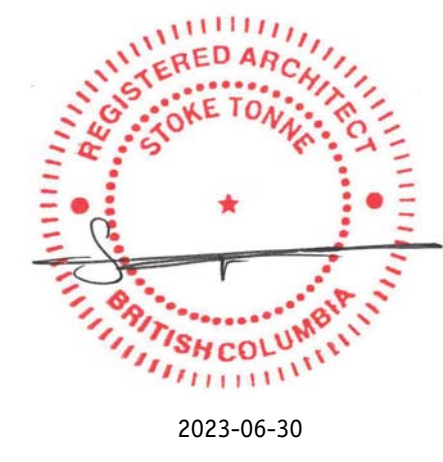
**SCHEDULE A**

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# DP23-0046 DVP23-0047

Planner Initials **JJ**

23 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: ket-mat@shaw.ca

**m+m a**  
MEIKLEJOHN ARCHITECTS INC.



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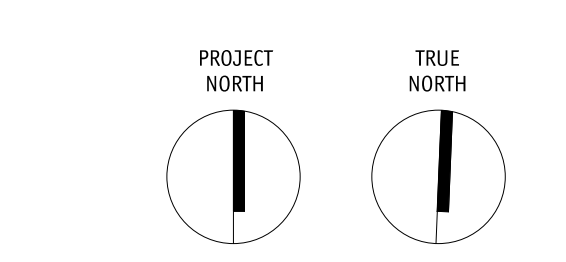
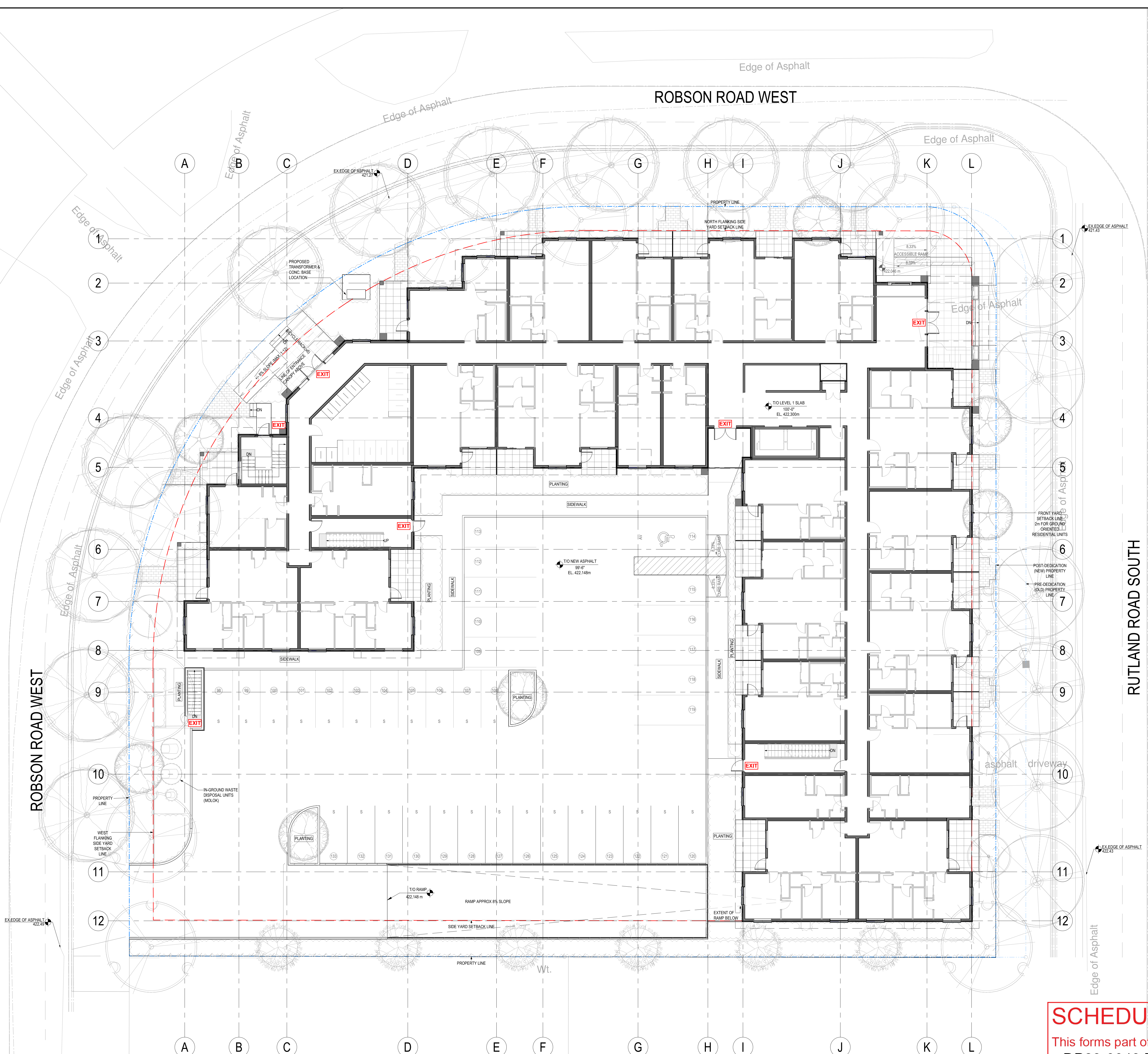
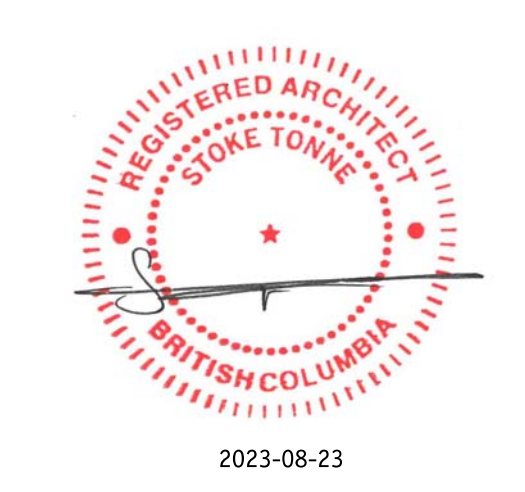
Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
KELOWNA, B.C. V1Y 3C7  
LOT A, SECTION 23, TOWNSHIP 26, QUIDY, PLAN EPP120337

Drawing Number  
**DP-A2.01**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**SURVEY PLAN**

Job No.	1956
Scale	3/32" = 1'-0"
Drawn	T.R.
Checked	S.T.



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03	2023-08-23	ISSUED FOR DP REVISIONS

Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELOWNA, BC V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, QDDY, PLAN EPP120337

Drawing Number  
**DP-A2.02**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**SITE PLAN**

Job No.	1956
Scale	3/32" = 1'-0"
Drawn	T.R.
Checked	S.T.

**SCHEDULE A**

This forms part of application  
**# DP23-0046 DVP23-0047**

Planner Initials **JL**



**CITY OF KELOWNA PARKING STALL & DRIVEWAY SIZE TABLE: MIN. SIZES SHOWN**

ACCESSIBLE STALL	ACCESSIBLE VAN STALL	REGULAR SIDE STALL	REGULAR SIDE STALL WITH OBSTRUCTION	SMALL SIDE STALL	SMALL SIDE STALL WITH OBSTRUCTION
12'-0" (3658mm)	12'-0" (3658mm)	8'-2 3/8" (2500mm)	8'-10 3/8" (2700mm)	7'-4 1/2" (2250mm)	8'-2 3/8" (2500mm)
4'-11" (1500mm)	10'-9 3/8" (3290mm)	14'-4 1/4" (4375mm)	14'-4 1/4" (4375mm)	14'-4 1/4" (4375mm)	14'-4 1/4" (4375mm)
MIN. HEADROOM REQUIRED 2.3m		MIN. HEADROOM REQUIRED 2.3m		MIN. HEADROOM REQUIRED 2.3m	

**CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE: MIN. SIZES SHOWN**

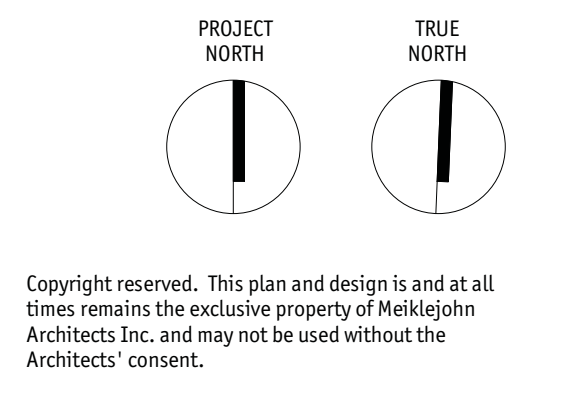
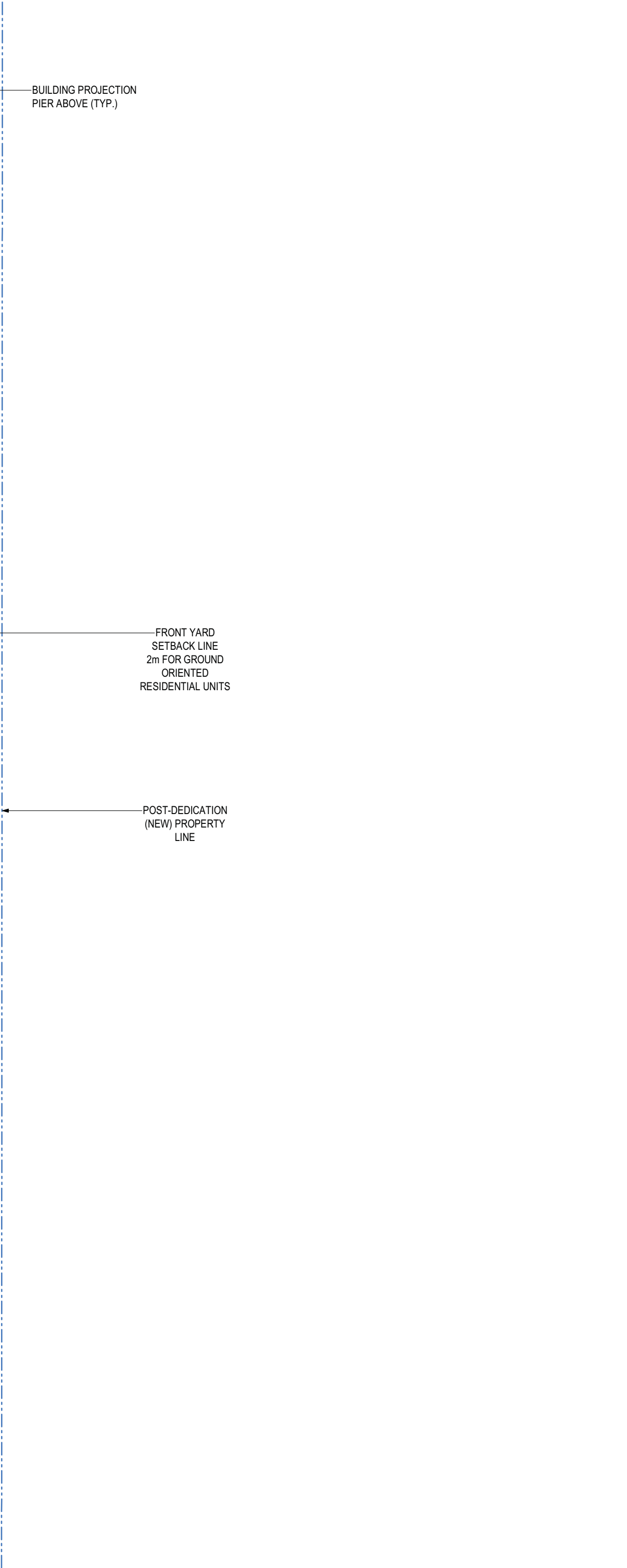
FLOOR MOUNTED (DOUBLE)	FLOOR MOUNTED (SINGLE)	WALL MOUNTED (DOUBLE)	WALL MOUNTED (SINGLE)	OBSTRUCTED ACCESS	BIKE WIDTH
6'-0" (1829mm)	6'-0" (1829mm)	4'-0" (1219mm)	4'-0" (1219mm)	2'-0" (610mm)	5'-0" (1524mm)
3'-0" (914mm)	3'-0" (914mm)	3'-0" (914mm)	3'-0" (914mm)	2'-0" (610mm)	5'-0" (1524mm)
MIN. HEADROOM REQUIRED 1.9m		MIN. HEADROOM REQUIRED 1.9m		MIN. HEADROOM REQUIRED 1.9m	

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: ket-mat@shaw.ca

**m+m a**  
MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT  
SINCE 1970  
BRITISH COLUMBIA

2023-06-30



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02	2023-06-30	ISSUED FOR RP REVISIONS

Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1Y 3C7  
LOT A, SECTION 23, TOWNSHIP 26, QDND, PLAN EPP120337

Drawing Number  
**DP-A3.01**

Drawings are NOT to be scaled. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**LEVEL P1 PARKADE PLAN**

Job No.	1956
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Drawn	T.R.
Checked	S.T.

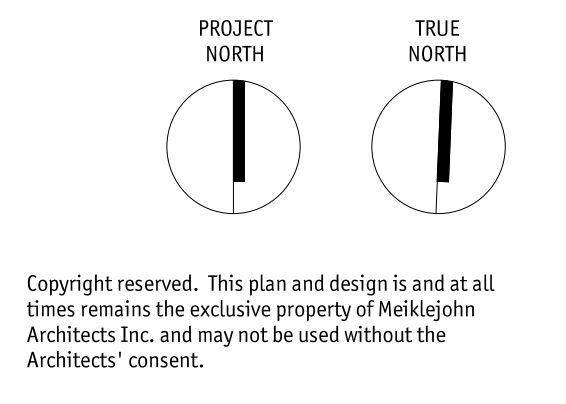
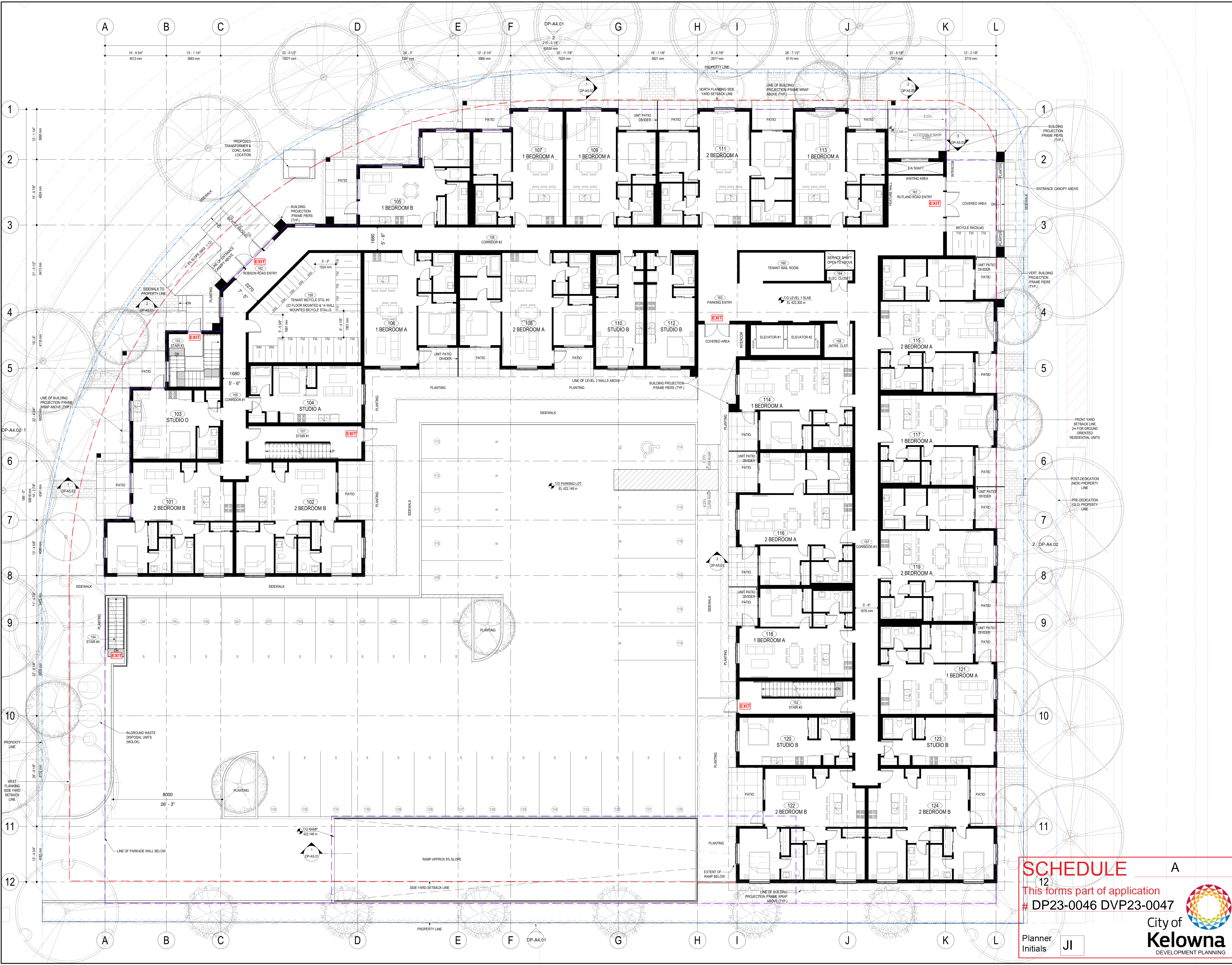
**SCHEDULE A**

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Planner Initials **JL**

City of Kelowna DEVELOPMENT PLANNING





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02	2023-06-30	ISSUED FOR DP REVISIONS
03	2023-08-23	ISSUED FOR DP REVISIONS

Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBISON ROAD SOUTH & 285 ROBISON ROAD WEST,  
 KELOWNA, BC V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

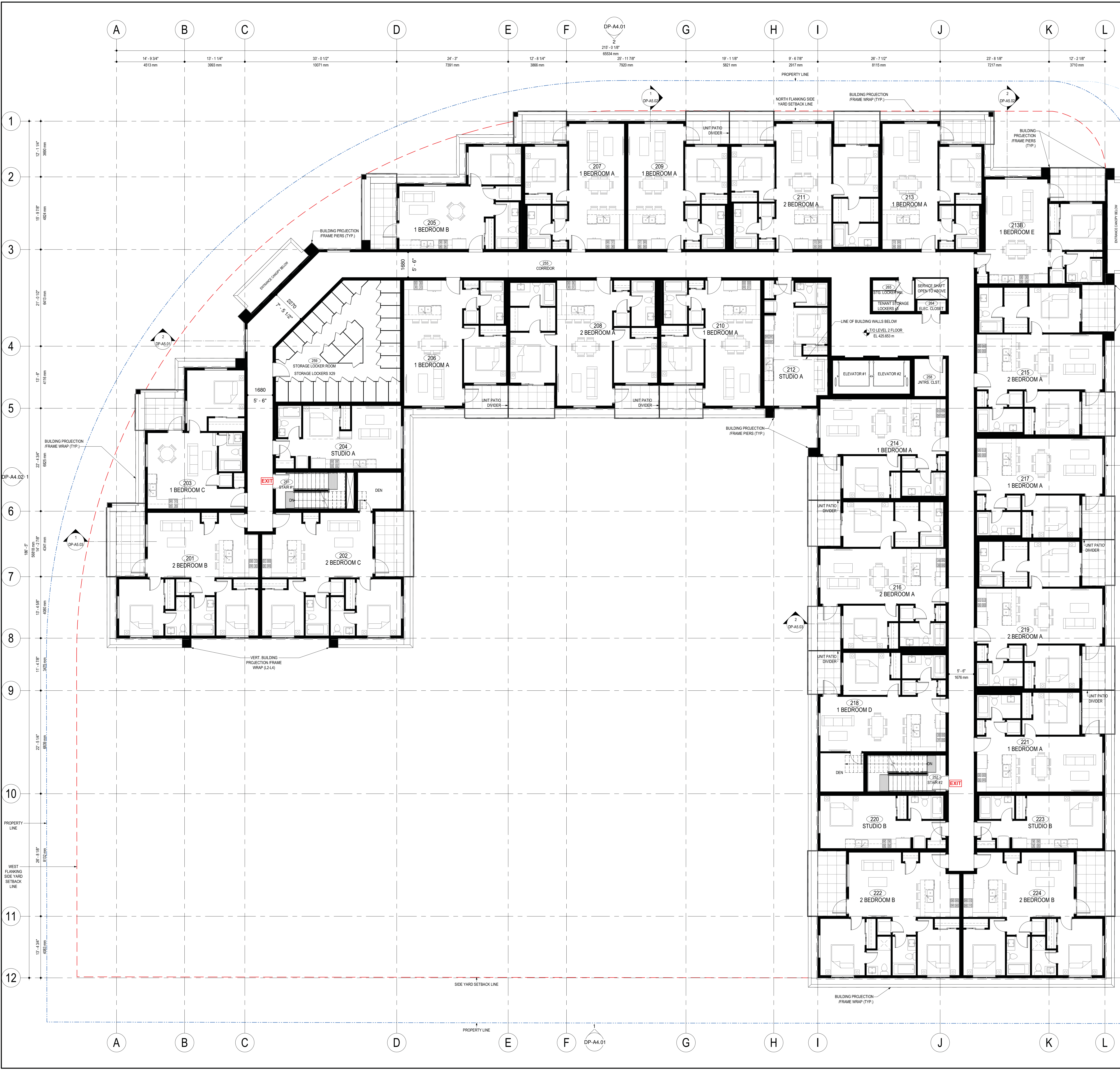
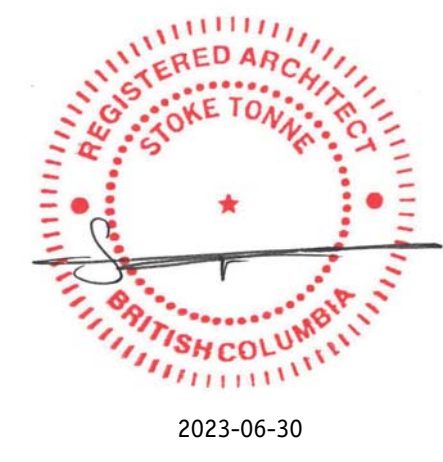
Drawing Number  
**DP-A3.02**

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title  
**LEVEL 1 FLOOR PLAN**

Job No.	1956
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

**SCHEDULE** A  
 12  
 This forms part of application  
 # DP23-0046 DVP23-0047  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials **JJ**



**SCHEDULE A**

This forms part of application  
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Planner Initials **JL**

City of Kelowna  
 DEVELOPMENT PLANNING

FRONT YARD SETBACK LINE 2M FOR GROUND ORIENTED RESIDENTIAL UNITS

POST-DEDICATION (NEW) PROPERTY LINE

PRE-DEDICATION (OLD) PROPERTY LINE

PROJECT NORTH

TRUE NORTH

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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT
02	2023-06-30	ISSUED FOR RP REVISIONS

Project Title

**RUTLAND RENTAL APARTMENT PROJECT**

200 ROBSON ROAD SOUTH & 205 ROBSON ROAD WEST, KELOWNA, BC V1Y 3C7

LOT A, SECTION 23, TOWNSHIP 26, QRD, PLAN EPP120337

Drawing Number

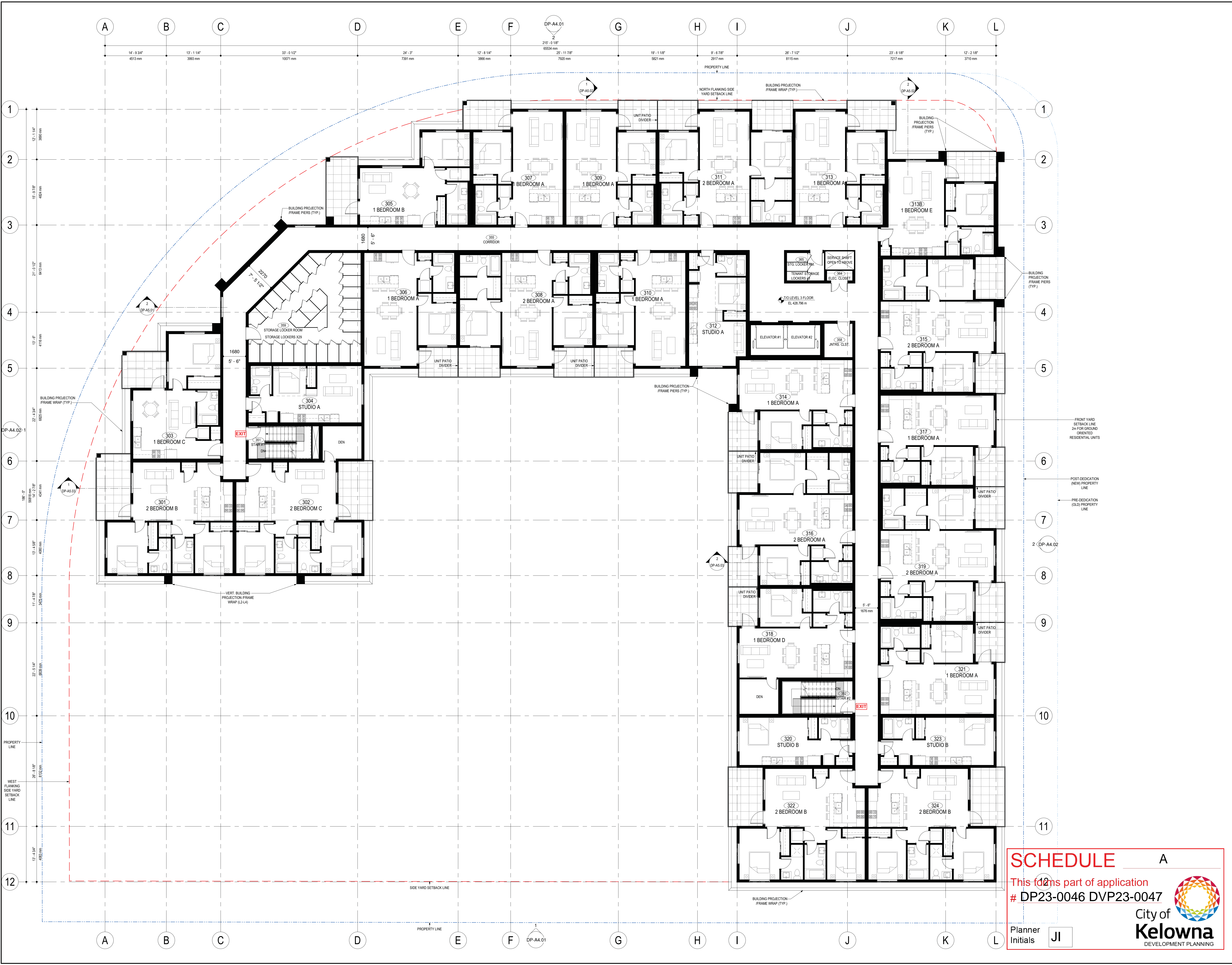
**DP-A3.03**

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**LEVEL 2 FLOOR PLAN**

Job No.	1956
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



**SCHEDULE A**

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 # DP23-0046 DVP23-0047

City of Kelowna  
 DEVELOPMENT PLANNING

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PROJECT NORTH  
 TRUE NORTH

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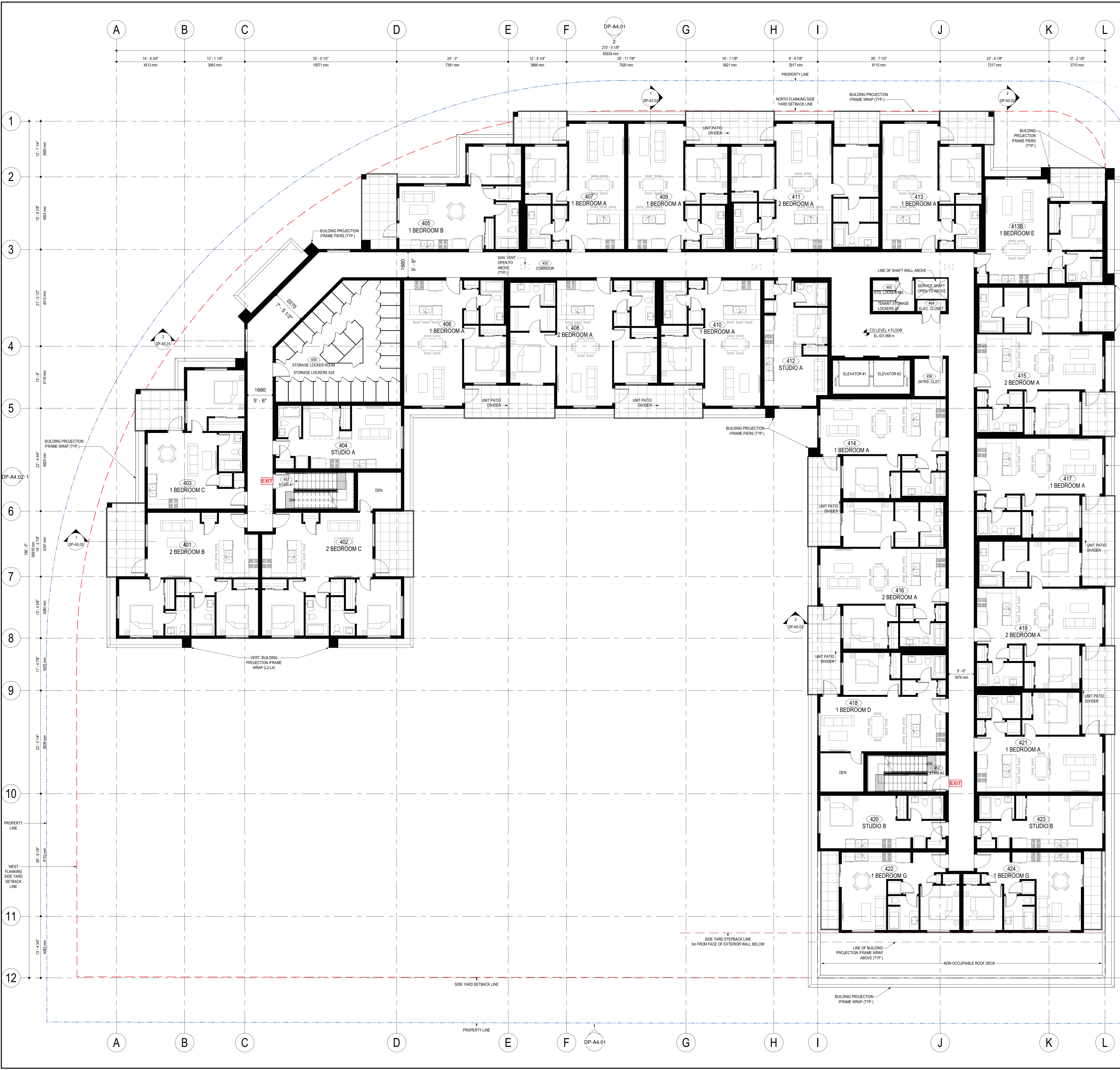
Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELOWNA, BC V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, QRD, PLAN EPP120337

Drawing Number  
**DP-A3.04**

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Drawing Title  
**LEVEL 3 FLOOR PLAN**

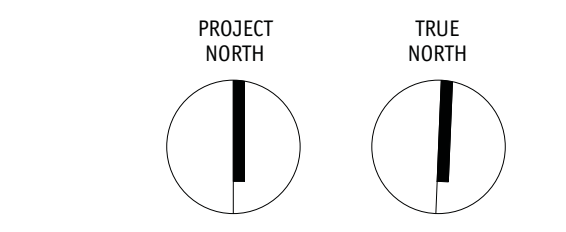
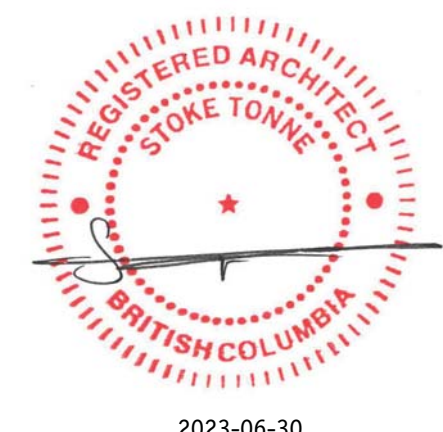
Job No.	1956
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



233 BERNARD AVENUE  
 KELLOWNA, B.C.  
 V1Y 6A2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: ket-mat@shaw.ca



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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT
02	2023-06-30	ISSUED FOR RP REVISIONS

Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELLOWNA, B.C. V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, QDDY, PLAN EPP120337

Drawing Number  
**DP-A3.05**

DRAWINGS ARE NOT TO BE SCALED.  
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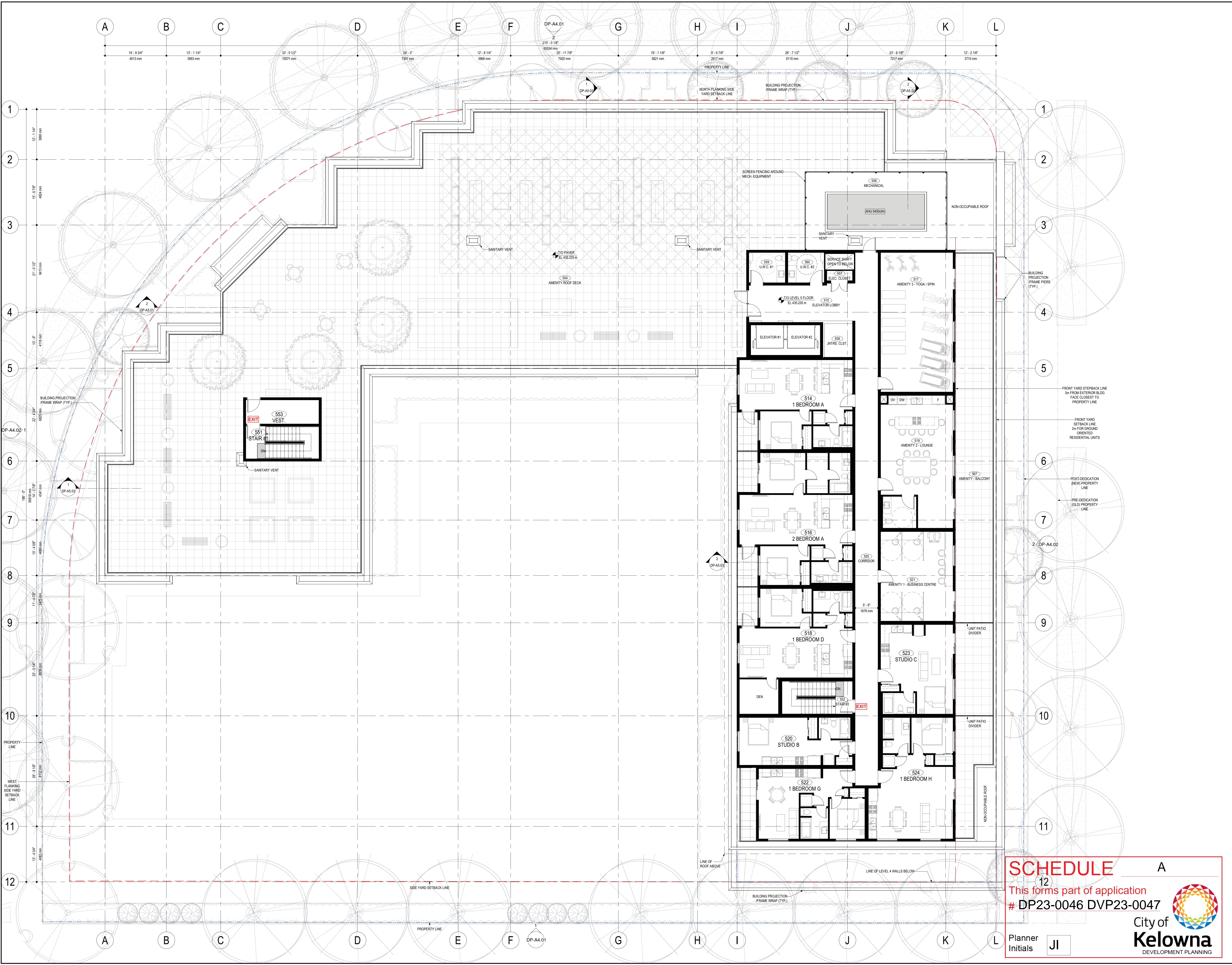
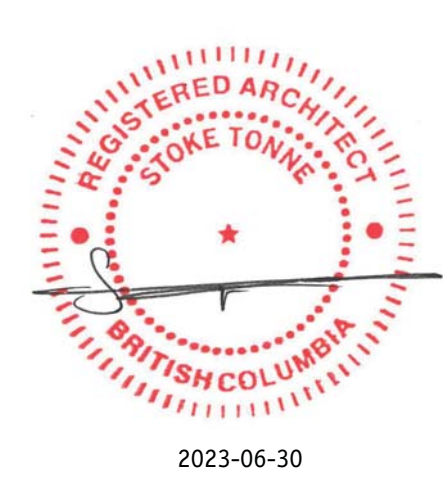
Drawing Title  
**LEVEL 4 FLOOR PLAN**

Job No.	1956
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

**SCHEDULE A**

This forms part of application  
 # DP23-0046 DVP23-0047

Planner Initials **JL**



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02	2023-06-30	ISSUED FOR RP REVISIONS

Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELOWNA, BC V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, 00YD, PLAN EPP120337

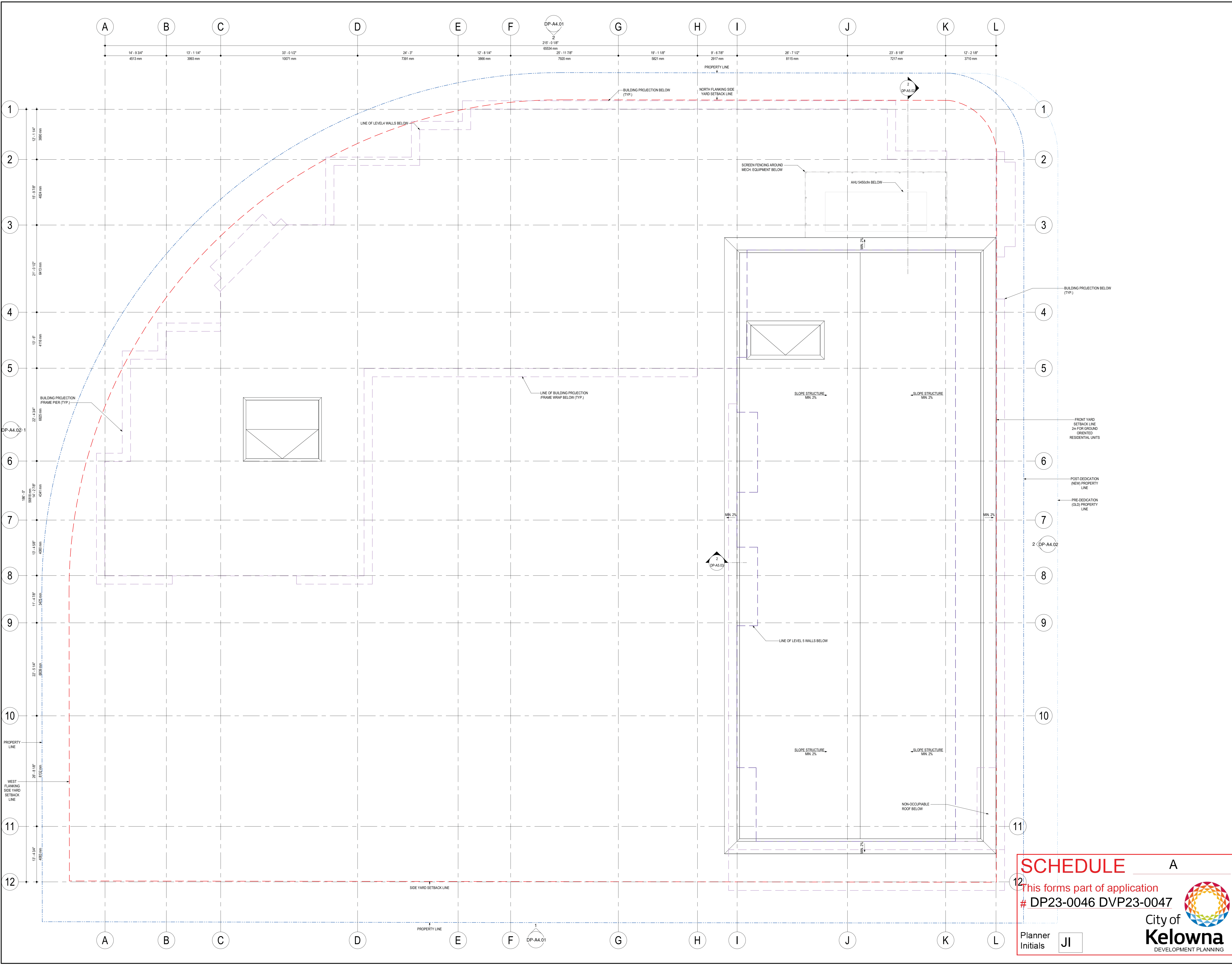
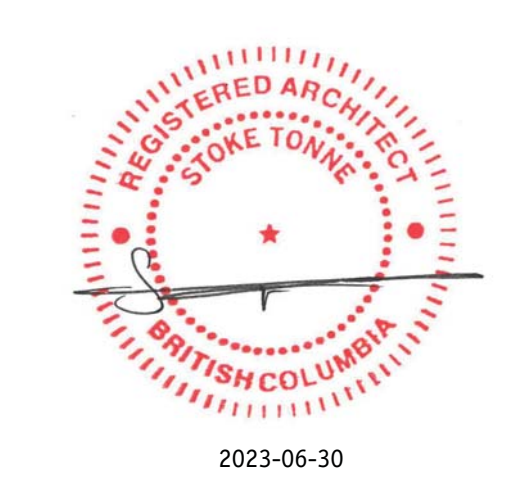
Drawing Number  
**DP-A3.06**

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title  
**LEVEL 5 FLOOR PLAN**

Job No. 1956  
 Scale 1/8" = 1'-0"  
 Drawn T.R.  
 Checked S.T.

**SCHEDULE A**  
 This forms part of application  
 # DP23-0046 DVP23-0047  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **JL**



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Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELOWNA, BC V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number  
**DP-A3.07**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**ROOF PLAN**

Job No.	1956
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

**SCHEDULE A**

This forms part of application  
 # DP23-0046 DVP23-0047

City of Kelowna  
 DEVELOPMENT PLANNING

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**SCHEDULE B**

This forms part of application  
# DP23-0046 DVP23-0047

Planner Initials **JJ**



City of  
**Kelowna**  
DEVELOPMENT PLANNING

**BUILDING ELEVATION KEYNOTE SCHEDULE**

1.6	FIBRE CEMENT PANEL - LIGHT GRAY
1.5	FIBRE CEMENT PANEL - MEDIUM GRAY
1.4, 2.2	FIBRE CEMENT PANEL - DARK BLUE
2.3, 2.4, 6.1, 6.2, 6.3	METALS - MEDIUM GRAY
5.1	ROOF MEMBRANE - MEDIUM GRAY
1.7	BRICK - DARK GRAY
1.3	CEMENT STUCCO - DARK BLUE
1.2	CEMENT STUCCO - LIGHT GRAY
5.1	CEMENT STUCCO - MEDIUM GRAY

**BUILDING ELEVATION KEYNOTE SCHEDULE**

1.0 GLAZING	MATERIAL	FINISH	COLOR
1.1	CEMENT STUCCO	PAINTED	COLOR 1 - MEDIUM GRAY
1.2	CEMENT STUCCO	PAINTED	COLOR 2 - LIGHT GRAY
1.3	CEMENT STUCCO	PAINTED	COLOR 3 - BLUE / GRAY
1.4	FIBRE CEMENT PANEL	PRE-FINISHED	BLUE / GRAY
1.5	FIBRE CEMENT PANEL	PRE-FINISHED	LIGHT GRAY
1.6	FIBRE CEMENT PANEL	PRE-FINISHED	MEDIUM GRAY
1.7	RUNNING BRICK VENEER	PRE-FINISHED	MEDIUM / DARK GRAY

2.0 SOFFIT/FASCIA/TRIMS	MATERIAL	FINISH	COLOR
2.1	ALUMINUM SOFFIT PLANKS	PRE-FINISHED	LIGHT GRAY
2.2	FIBRE CEMENT TRIM / FASCIA PLANKS	PRE-FINISHED	BLUE / GRAY
2.3	PARAPET CAP FLASHINGS	PRE-FINISHED	MEDIUM GRAY
2.4	WALL FLASHINGS	PRE-FINISHED	MEDIUM GRAY

3.0 WINDOWS	MATERIAL	FINISH	COLOR
3.1	VINYL WINDOWS (L2-L5)	PRE-FINISHED	WHITE
3.2	VISION GLAZING	CLEAR / NO TINT	CLEAR / NO TINT
3.3	ALUMINUM WINDOWS	CLEAR ANODIZED	SILVER

**BUILDING ELEVATION KEYNOTE SCHEDULE (CONT'D)**

4.0 DOORS	MATERIAL	FINISH	COLOR
4.1	ALUMINUM & GLASS DOOR	CLEAR ANODIZED	SILVER
4.2	METAL DOOR & STEEL FRAME	PAINTED	MATCHING ADJACENT WALL
4.3	VINYL SLIDING DOORS (L2-L5)	PRE-FINISHED	WHITE
4.4	VINYL SWING DOORS (L2-L5)	PRE-FINISHED	WHITE
4.5	VINYL SLIDING DOORS (L1)	PRE-FINISHED	MEDIUM GRAY
4.6	VINYL SWING DOORS (L1)	PRE-FINISHED	MEDIUM GRAY
4.7	INSULATED OVERHEAD DOOR	PRE-FINISHED	GRAY

5.0 ROOFS	MATERIAL	FINISH	COLOR
5.1	BUILT-UP ROOF MEMBRANE	PRE-FINISHED	GRAY
5.2	BALCONY / DECK MEMBRANE	PRE-FINISHED	GRAY

6.0 METALS	MATERIAL	FINISH	COLOR
6.1	ROOF DECK GUARDRAIL	PAINTED	DARK GRAY
6.2	BALCONY METAL GUARDRAIL	PAINTED	DARK GRAY
6.3	HANDRAIL	PAINTED	DARK GRAY

7.0 FENCES / SCREENS	MATERIAL	FINISH	COLOR
7.1	COMPOSITE DECK BOARDS	PRE-FINISHED	BLUE / GRAY W/ POSTS
7.2	GLAZED PRIVACY SCREEN	FROSTED GLASS	DARK GRAY FRAME
7.3	ALUMINUM LOUVRE	PRE-FINISHED	SILVER

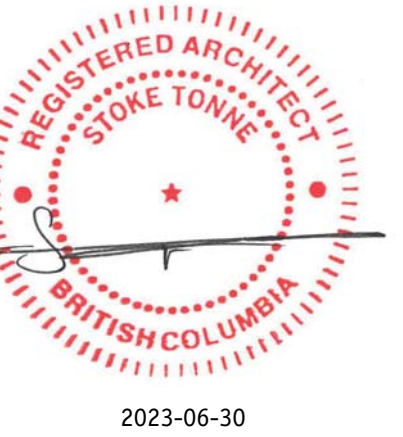
  

8.0 SPECIALTIES	MATERIAL	FINISH	COLOR
8.1	FEATURE MURAL	TBD	REFER TO DESIGN RATIONALE
8.2	SIGNAGE	TBD	TBD



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-mat@shaw.ca

**m+m**  
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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT
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Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1Y 3C7  
LOT A, SECTION 23, TOWNSHIP 26, ODD, PLAN EPP120337

Drawing Number  
**DP-A4.01**

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title  
**BUILDING ELEVATIONS NORTH & SOUTH**

Job No. 1956  
Scale AS SHOWN  
Drawn T.R.  
Checked S.T.

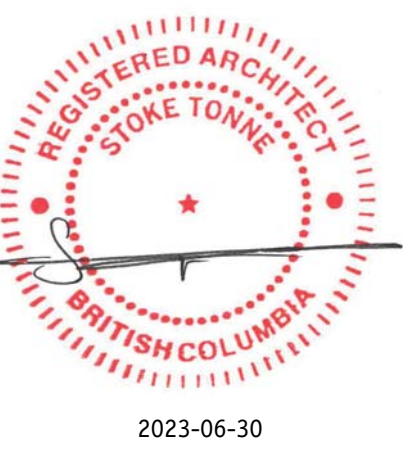
# SCHEDULE B

This forms part of application  
# DP23-0046 DVP23-0047

Planner Initials **JJ**



City of  
**Kelowna**  
DEVELOPMENT PLANNING



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Project Title  
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KELOWNA, BC V1X 3C7  
LOT A, SECTION 23, TOWNSHIP 26, QRDY, PLAN EPP120337

Drawing Number  
**DP-A4.02**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**BUILDING ELEVATIONS EAST & WEST**

Job No. 1956  
Scale 1/8" = 1'-0"  
Drawn T.R.  
Checked S.T.



# SCHEDULE B

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# DP23-0046 DVP23-0047

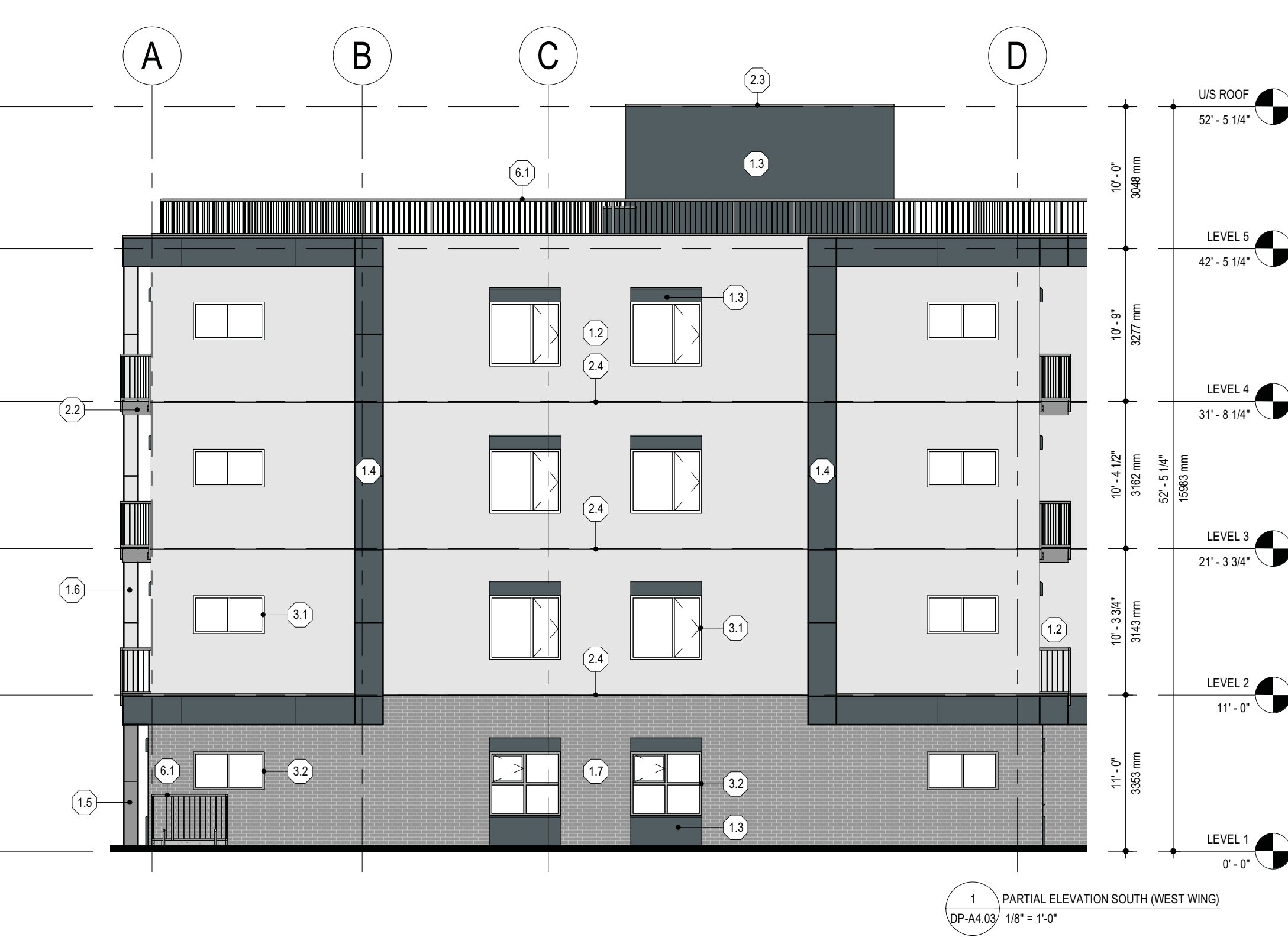
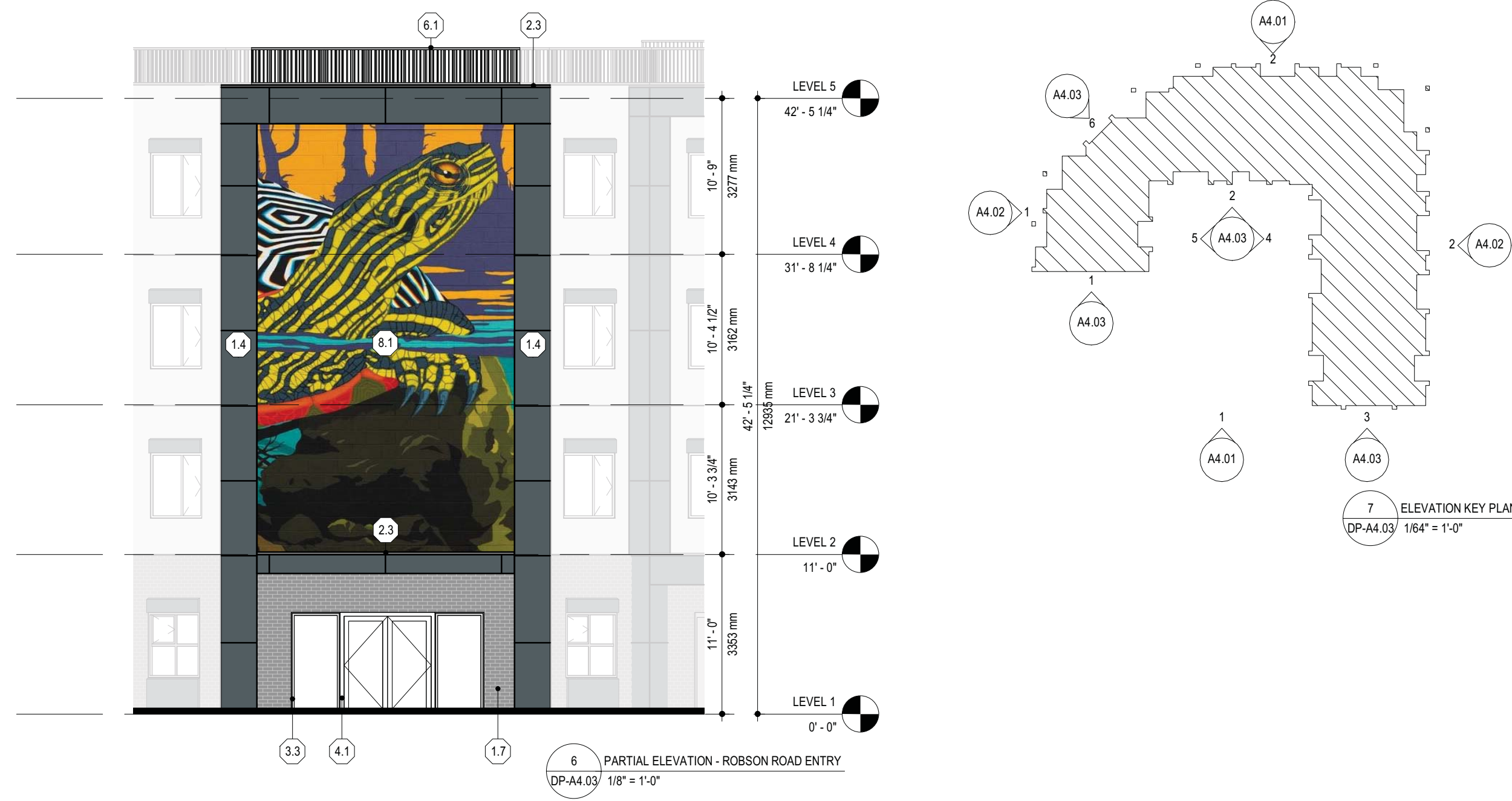
Planner Initials **JI**



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: ket-mat@shaw.ca



2023-06-30



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No.	Date	Revision
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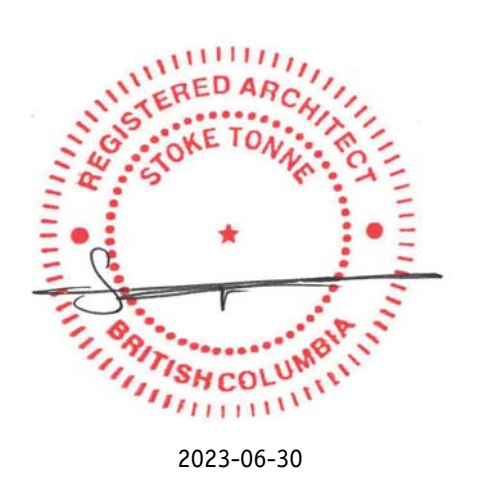
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**RUTLAND RENTAL APARTMENT PROJECT**  
280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1Y 3C7  
LOT A, SECTION 23, TOWNSHIP 26, QDDY, PLAN EPP120337

Drawing Number  
**DP-A4.03**

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Drawing Title  
**PARTIAL BUILDING ELEVATIONS**

Job No. 1956  
Scale As Indicated  
Drawn T.R.  
Checked S.T.



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02	2023-06-30	ISSUED FOR RP REVISIONS

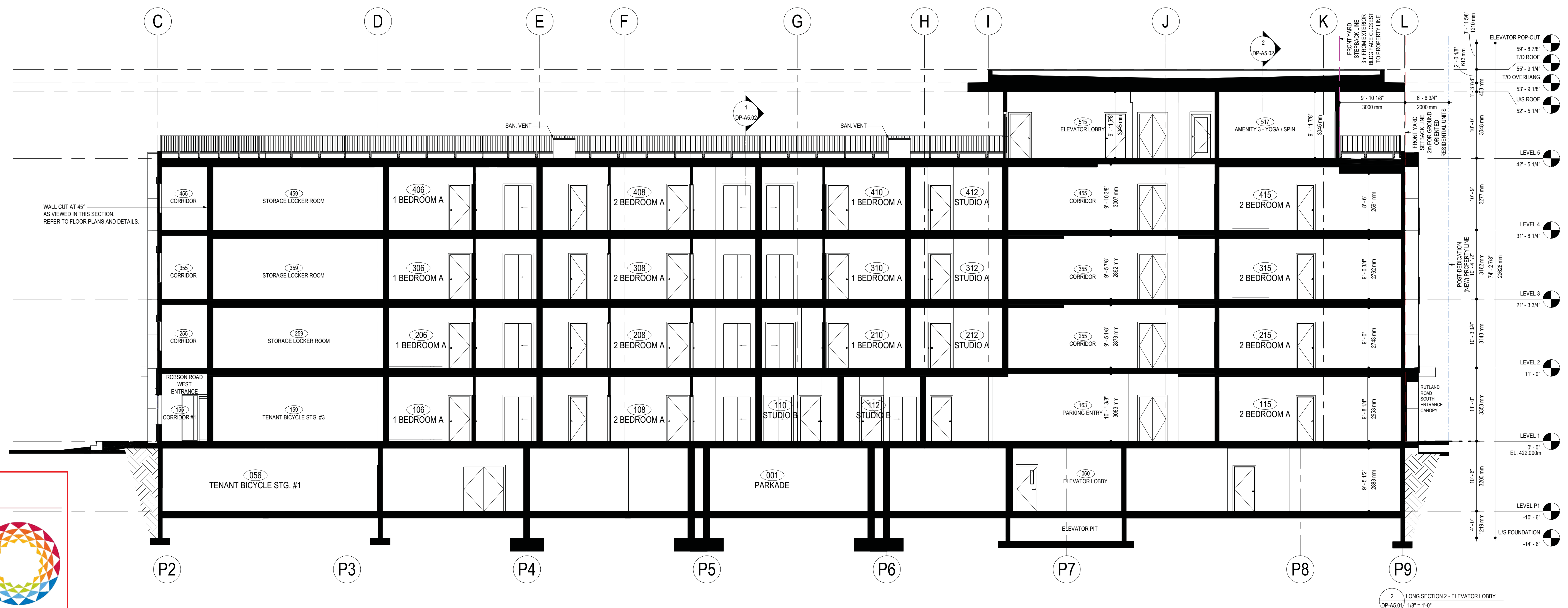
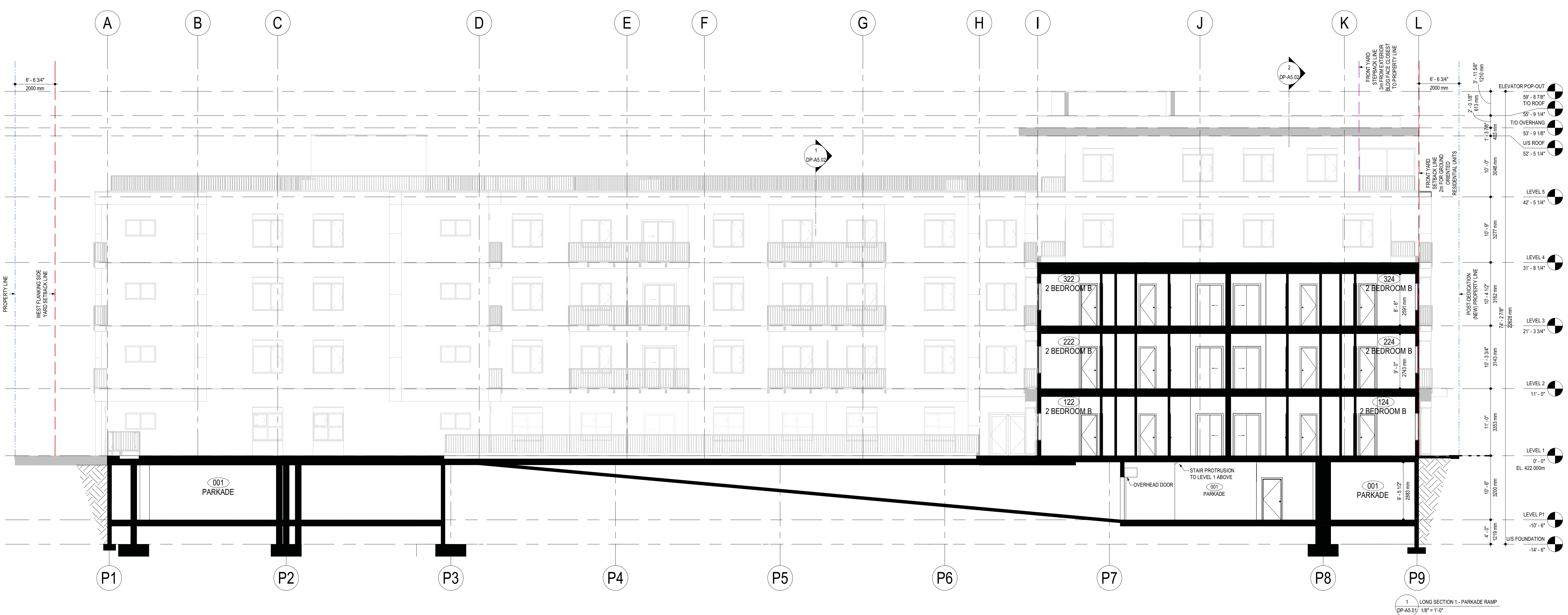
Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELOWNA, BC V1X 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, QDDY, PLAN EPP120337

Drawing Number  
**DP-A5.01**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**BUILDING SECTIONS**

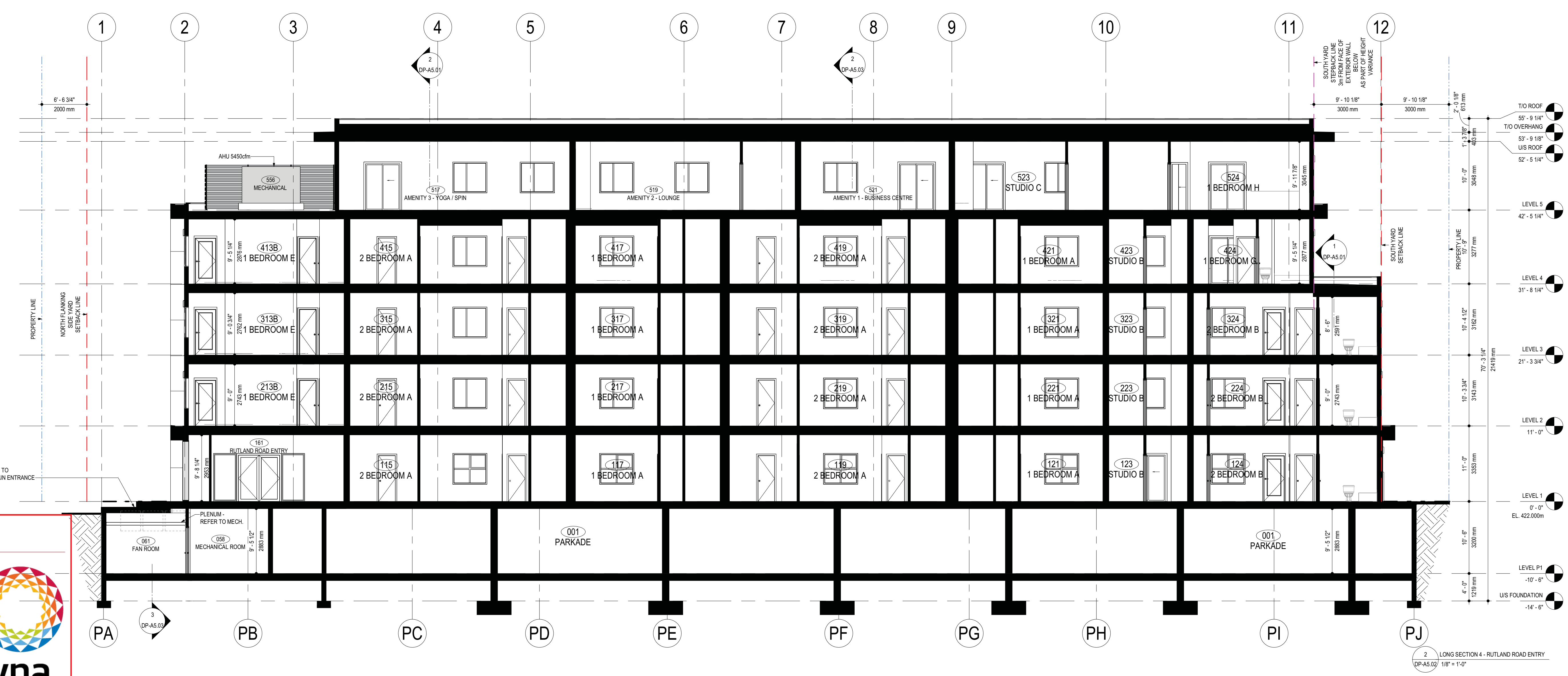
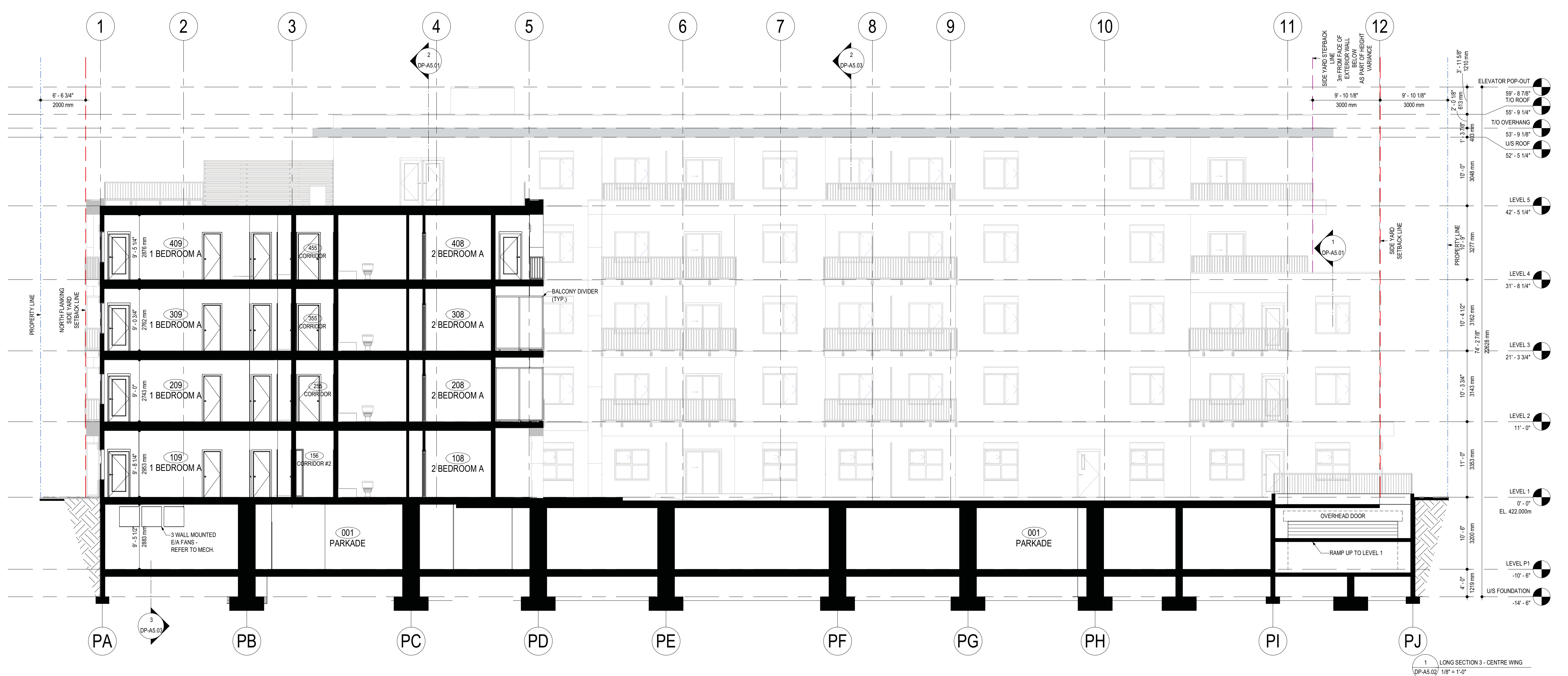
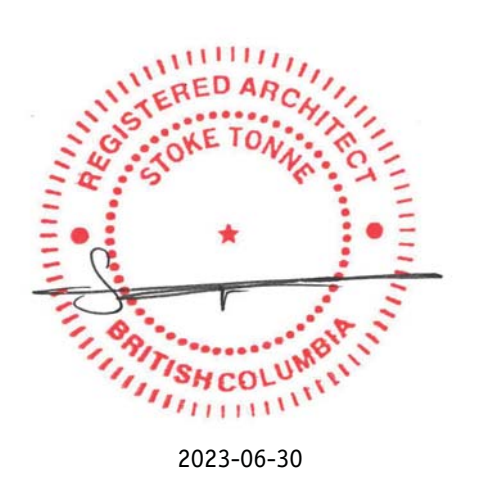
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Drawn	T.R.
Checked	S.T.



**SCHEDULE B**

This forms part of application  
 # DP23-0046 DVP23-0047

Planner Initials **JL**



**SCHEDULE B**

This forms part of application  
 # DP23-0046 DVP23-0047

City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials **JL**

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02	2023-06-30	ISSUED FOR RP REVISIONS

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 LOT A, SECTION 23, TOWNSHIP 26, ODD, PLAN EPP120337

Drawing Number  
**DP-A5.02**

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**BUILDING SECTIONS**

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Drawn	T.R.
Checked	S.T.

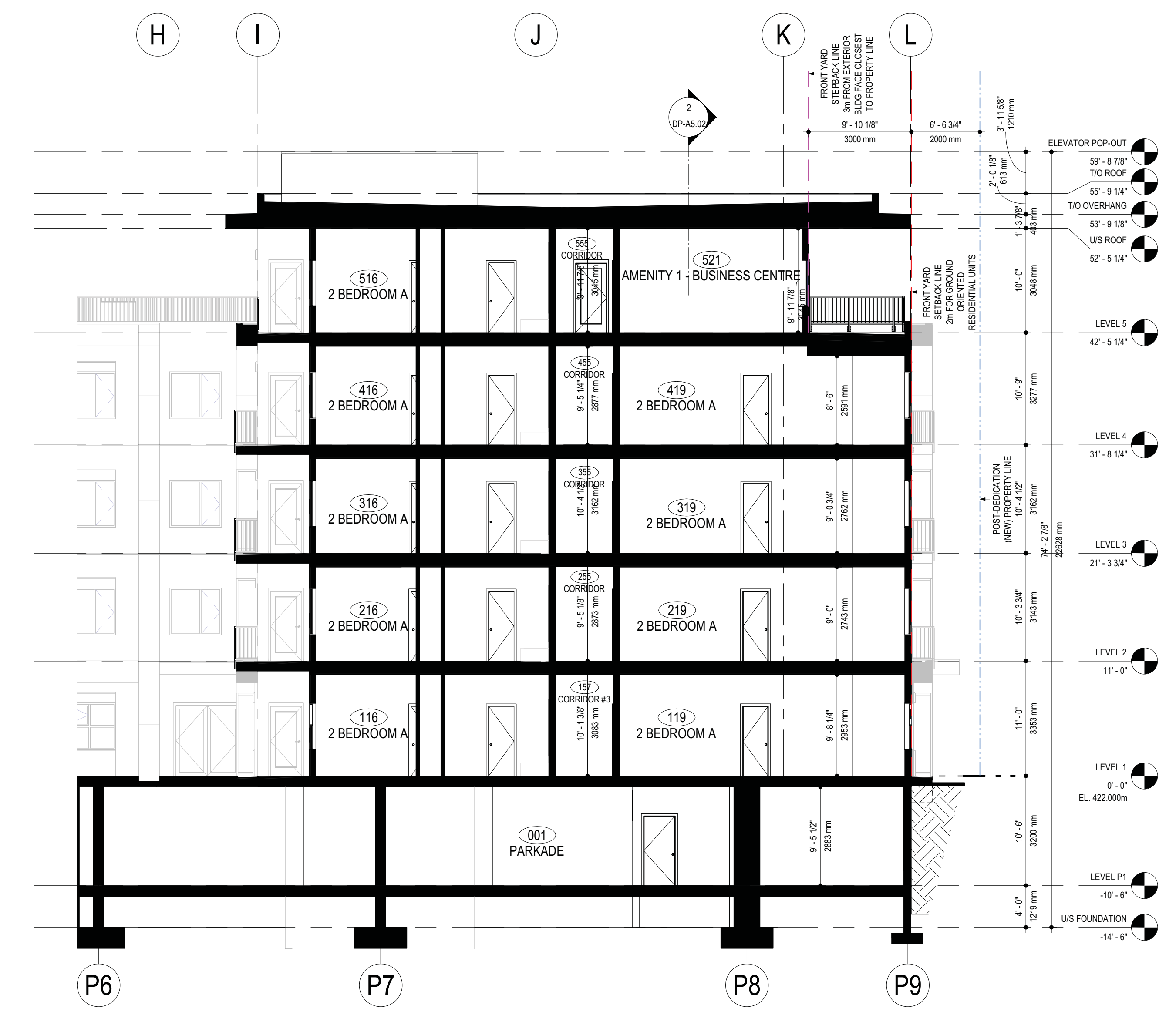
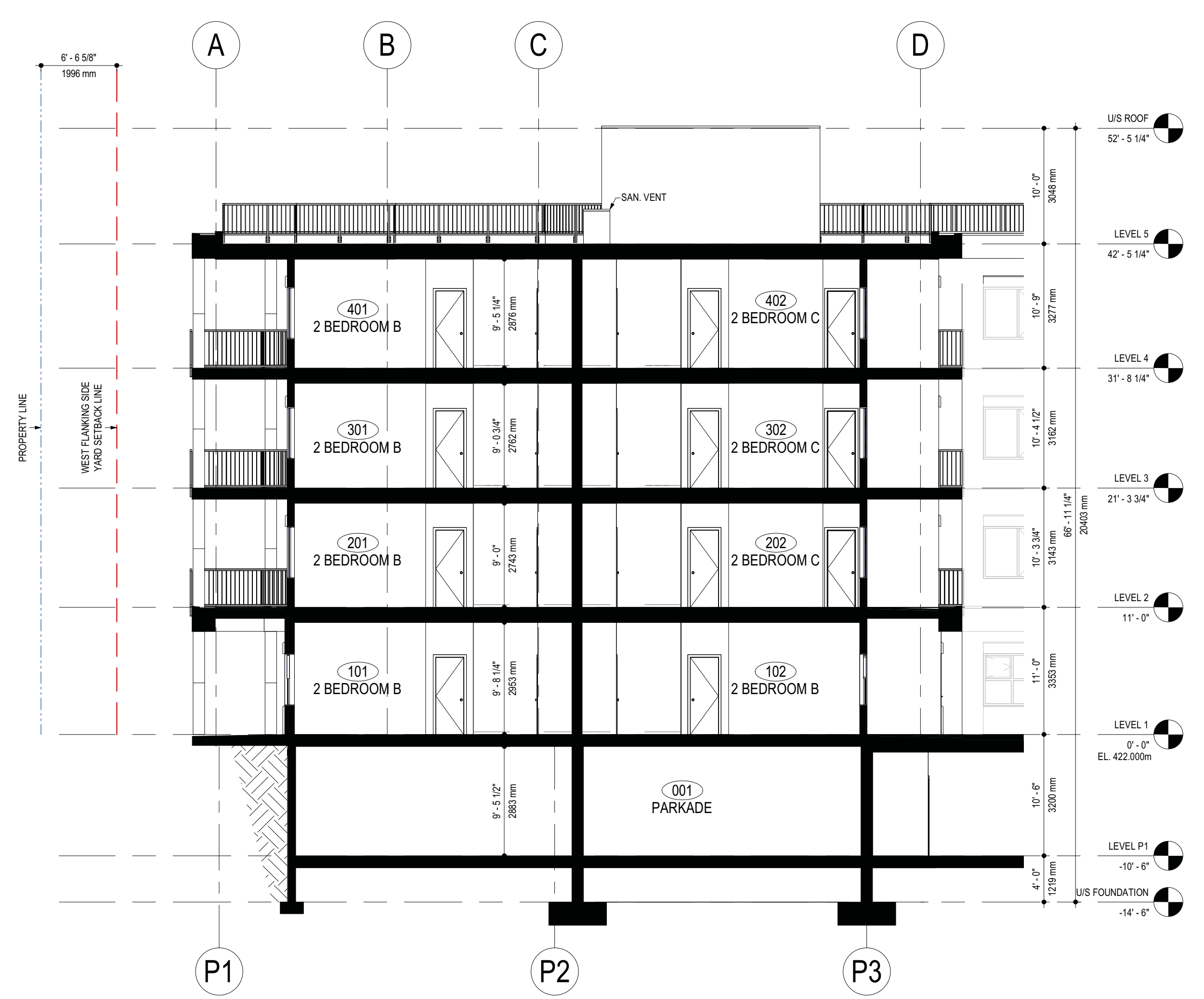
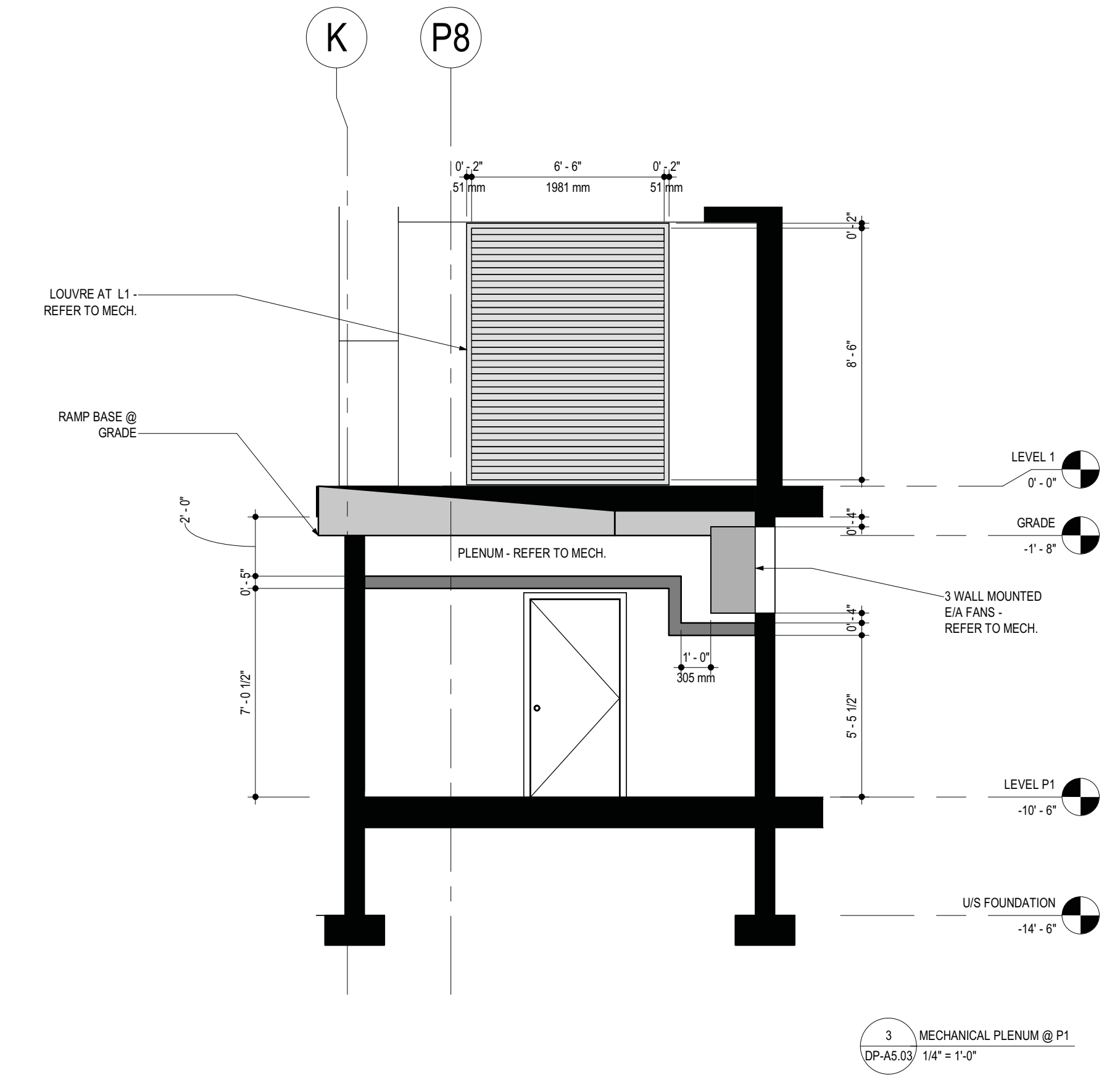
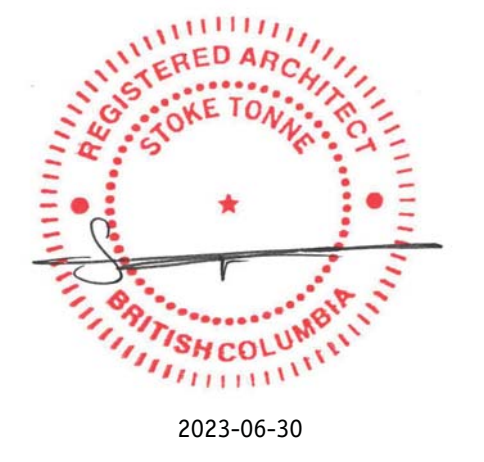
# SCHEDULE B

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Planner Initials **JL**



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: ket-mat@shaw.ca



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280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1X 3C7  
LOT A, SECTION 23, TOWNSHIP 26, QDD, PLAN EPP120337

Drawing Number  
**DP-A5.03**

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**BUILDING SECTIONS**

Job No.	1956
Scale	AS SHOWN
Drawn	T.R.
Checked	S.T.



**proposed plant list for trees**

quantity	symbol	description
9		<b>botanical name/common name</b> <i>tilia americana</i> /american linden <b>tree size classification/min. tree caliper size</b> large/5cm <b>min. growing medium single/multiple in a connected trench</b> 30m <sup>2</sup> /25m <sup>2</sup> <b>mature height/mature spread</b> 18m-30m/4.5m-7.5m
4		<b>botanical name/common name</b> <i>acer platanoides</i> /columnar norway maple <b>tree size classification/min. growing medium/min. tree caliper size</b> medium/20m <sup>2</sup> /4cm <b>min. growing medium single/multiple in a connected trench</b> 25m <sup>2</sup> /18m <sup>2</sup> <b>mature height/mature spread</b> 10.5m/3.6m
5		<b>botanical name/common name</b> <i>syringa reticulata</i> 'ivory silk'/ivory silk tree lilac <b>tree size classification/min. growing medium/min. tree caliper size</b> small/15m <sup>2</sup> /3cm <b>min. growing medium single/multiple in a connected trench</b> 15m <sup>2</sup> /12m <sup>2</sup> <b>mature height/mature spread</b> 6.0m/4.2m

**proposed plant list for shrubs, perennials, and grasses**

quantity	symbol	description
		<b>shrub botanical names/shrub common names</b> <i>berberis thunbergii</i> 'concorde'/concorde barberry <i>spiraea japonica</i> 'goldmound'/goldmound spirea <i>physocarpus opulifolius</i> 'dart's gold'/darts gold ninebark <i>pinus mugo</i> 'mops'/mops mugo pine <i>syringa patula</i> 'miss kim'/miss kim lilac <i>juniperus horizontalis</i> 'plumosa compacta'/andorra juniper <b>perennial &amp; grass botanical names/perennial &amp; grass common names</b> <i>festuca glauca</i> 'elijah blue'/elijah blue fescue <i>calamagrostis acutiflora</i> 'karl forster'/karl forster feather reed grass

**notes**

- plant material and construction methods shall meet or exceed the canadian landscape standard. all offsite works to meet bylaw 7900 standards.
- all soft landscape areas shall be watered by a fully automatic timed underground irrigation system.
- tree and shrub beds to be dressed in a minimum 75mm wood mulch or rock mulch, as shown in plan. do not place weed mat underneath tree and shrub beds.
- shrub beds to be received a minimum of 300mm depth topsoil placement.
- turf areas from sod shall be no. 1 grade grown from certified seed of improved cultivars registered for sale in b.c. and shall be tolerant of drought conditions. a minimum of 100mm depth of growing medium is required beneath turf areas. turf areas shall meet existing grades and hard surfaces flush.
- 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.
- growing medium volume calculations are based on a 1.0m - 2.0m depth planting trench.

**landscape requirement**

one (1) tree per 55 m<sup>2</sup> of landscape area or one (1) tree per 10 linear metres of landscape area (whichever is more)  
 large: min. 50%, medium: no min. or max, small: max 25%

**total linear metres of landscape area** : 178.2 m

requirement	total tree	large tree	medium tree	small tree
total tree	: 18			
large tree	: 9			
medium tree	: 4			
small tree	: 5			

proposed	total tree	large tree	medium tree	small tree
total tree	: 18			
large tree	: 9			
medium tree	: 4			
small tree	: 5			

**landscape requirement**

75% soil based landscaping groundcover in landscape areas

**landscape area (west, north, east site setback area)** = 341 m<sup>2</sup>

**hard surface landscaping** = 75 m<sup>2</sup> (22%)  
 (includes concrete sidewalks, concrete transformer base, private patio areas within setback, and parking lot ramp)

**soil based landscaping** = 266 m<sup>2</sup> (78%)  
 (includes permeable pavers and soil based landscape areas)

**E1 landscape plan - at-grade**  
L1 scale 1:200

**legend**

	property line
	setback
	line of parkade below
	sod
	pavers
	permeable pavers

**utility legend**

	sanitary line - refer to civil
	storm line - refer to civil
	water line - refer to civil

**SCHEDULE C**

This forms part of application  
 # DP23-0046 DVP23-0047

Planner Initials **Jl**

**City of Kelowna**  
DEVELOPMENT PLANNING



issue	date	no.
issued for development permit	23/02/16	2
issued for review	23/05/25	3
issued for review	23/06/01	4
issued for review	23/06/05	5
issued for development permit revisions	23/06/28	6
re-issued for development permit	23/08/22	7

revision	date	no.
revised for ....	yy/mm/dd	a

project **Rutland Rental Apartment**  
 280 Robson Road South & 285  
 Robson Road West, Kelowna, BC  
 V1X 3C7

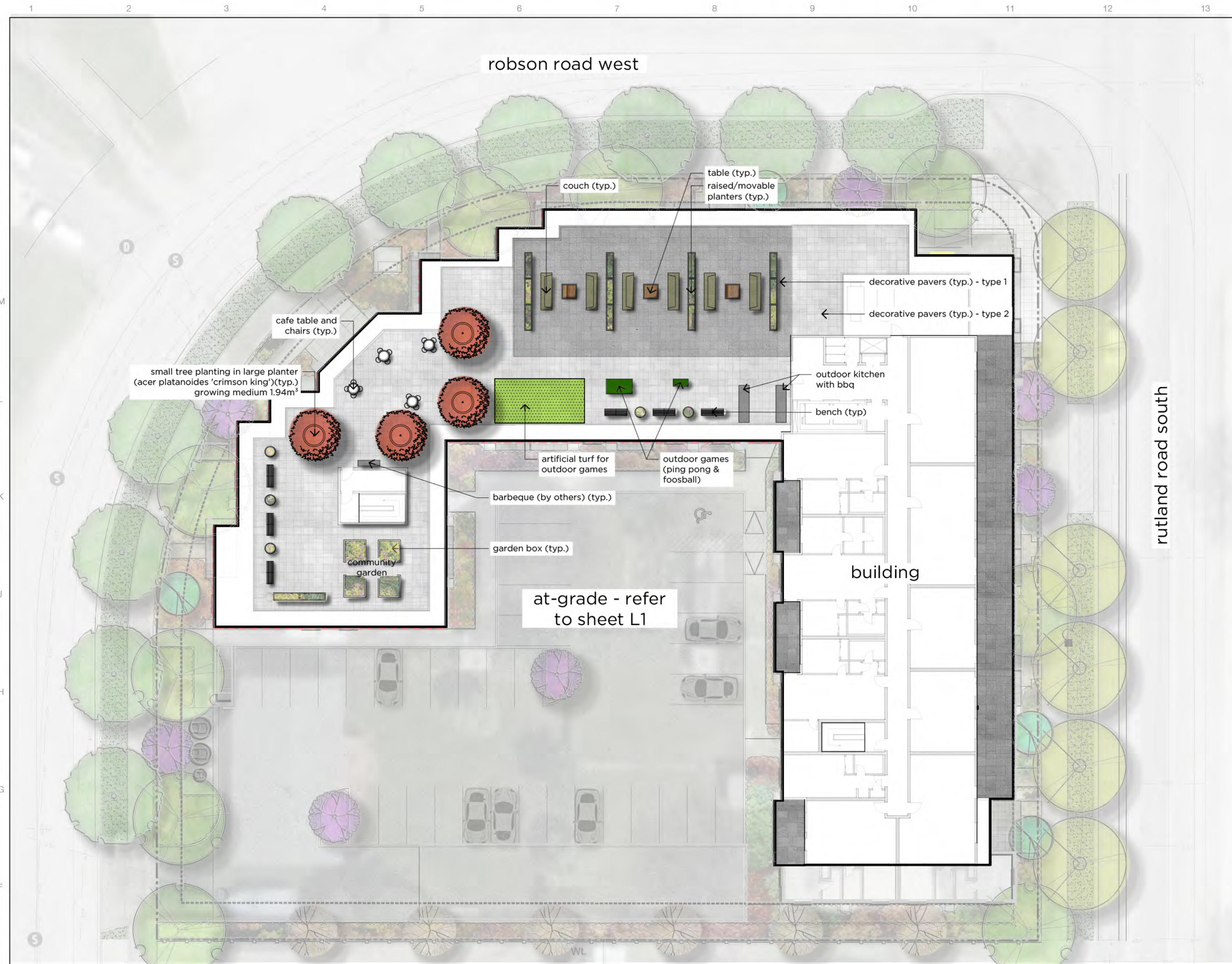
drawn <b>VM</b>	checked <b>RJ</b>	approved <b>RJ</b>
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project # <b>23.001</b>	date <b>2023/08/22</b>
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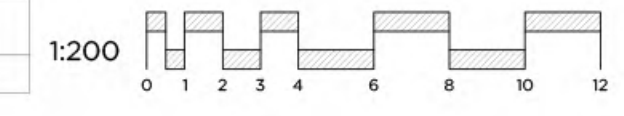
drawing **at-grade landscape plan**

	sheet <b>L1</b>
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p:\10 - residential\23\_001\_285 robson\02 drawings\04 design development\23\_007\_285 robson\layouting



E1 landscape plan - rooftop  
L2 scale 1:200



plant list

trees

botanical name	common name	qty	size/spacing & remarks
acer platanoides 'crimson king'	crimson king norway maple	4	50cm cal

**SCHEDULE C**

This forms part of application  
# DP23-0046 DVP23-0047

Planner Initials **JJ**



issue	date	no.
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issued for review	23/06/01	4
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issued for development permit revisions	23/06/28	6
re-issued for development permit	23/08/22	7

revision	date	no.
revised for ....	yy/mm/dd	a

project  
**Rutland Rental Apartment**  
280 Robson Road South & 285  
Robson Road West, Kelowna, BC  
V1X 3C7

drawn **VM** checked **RJ** approved **RJ**

project # **23.001** date **2023/08/22**

drawing  
**rooftop landscape plan**

sheet  
**L2**

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## 1. Introduction

The purpose of this rationale is to support the Development Variance Permit Application for the proposed purpose-built rental building with 106 units. The proposed development currently zoned MF3 and is located inside the Core Area adjacent to the Rutland Urban Centre at the intersection of Rutland Road S and Robson Road S. It has a Land Use designation of Core Area Neighbourhood (C-NHD), and it is located within the Permanent Growth Boundary (PGB).

### Background

In September of 2020 this subject property received an application for rezoning to RM3 for 54 unit 3-Storey development. To align this development with the City's effort to meet the high rental demand in the City's Core Area, 285 Rutland Rd. S property was acquired and became part of this proposal. In May of 2022 we submitted a rezoning application to rezone the subject property from RU1 – Large Lot Housing to MF3r where we proposed a purpose-built rental building with 106 units.

### Official Community Plan

The OCP is geared to sensitive infill and densification through Urban connection and Sustainable development. The location is ideal for the purpose-built rental units as the location promotes integration with urban area through sustainable living. Rutland parks, schools, grocery stores and retail shops are only a short walk and access to City's pedestrian, bike and transit infrastructure is only steps away. The development location and proposed building design complements the 2040 Official Community Plan (OCP) and the 2040 Transportation Mater Plan, and it is in alignment of City of Kelowna's efforts to increase rental affordability and meet high rental demands.

### Need for Rental

Kelowna's population has increased since 2017 and there is a 1.2% rental vacancy rate in the city's core area per CHMC October 2022 figures. As a developer we seek efficiency in every aspect of design, from well designed homes to efficient use of land. This development is a step forward to addressing the need for additional rental housing inside the Core Area Neighbourhood.

### Neighbourhood and Community Involvement

We value the neighbourhood involvement and value their feedback. We also believe it is very important to be transparent with the local community and the neighbours. We reached out to the neighbourhood, local organizations, and local societies to share the details of the development. We are in discussion with Kelowna Women's Shelter, Canadian Mental Health Association Kelowna, and City of Kelowna Journey Home Initiative to figure out how we can work together. We had constructive feedback from incredible neighbours.

Keeping with the sensitivity of the neighbouring residential property the massing of the building is designed so the additional height is on the east side along Rutland Rd S and the building steps down in height as it borders the residential properties to the south and west.

Considerable thought was given to the building design after receiving feedback from the neighbouring homeowners. The design sensitivity includes:

1. Stepping down the building to 3-stories and stepping back the additional stories.

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2. No balconies on the south side to enhance neighbour privacy.
3. Tall trees along the south side property line enhancing both privacy and sound barrier.
4. Addition of privacy fence on the south side to enhance privacy.
5. Addition of bricks to the first level so the building better complements the existing neighbourhood.

## 2. Project Description

The development will consolidate 2 existing lots at 285 Robson Rd S and 280 Rutland Rd S by way of a land assembly and create over 4000m<sup>2</sup> of parcel area far exceeding 1050m<sup>2</sup> minimum area required for MF3 zoning. The C-NHD land use designation promotes low rise buildings on strategically located land and along major transit routes. The location of the development meets the criteria to facilitate a low rise building under the 2040 Official Community Plan (OCP).

### City Comments

The city provided excellent feedback in the TRS dated July 4, 2022, related to the Form and Character of the building. Great effort was put into the design process which resulted in the new design incorporating feedback on Form and Character including:

1. Building design sensitivity to residential properties on the south end by stepping down building height to 3-storey.
2. Step back on fifth storey provided to reduce building mass along Rutland Rd S.
3. Main entrance location re-located to Rutland Rd S for interactive pedestrian scaled streetscape.
4. Introduction of murals at both building entrances.
5. Interaction with streetscape for ground-oriented units.

### Materials


The material palette is uniform and textured with a stucco finish system being proposed for most of the exterior walls. The stucco walls are intentionally broken up with the 'frames' proposed to be clad in a blue coloured cement panel which articulates the building facades while concealing the structure required for the cantilevered decks.

### Murals

We wanted the building to enhance community character and highlight Rutland's creative culture. Therefore, we incorporated not only one but 2 murals into the building design that we believe will speak for the community culture and make the building stand apart. It is great pleasure to be working with Uptown Rutland Business Association and we are super excited for incorporating local art masterpieces into the building design as the current mural graphics shown are placeholders.

### Ground Plane

The majority of the parking is provided in a fully underground parkade which allows for 'walk-out' units at grade and an increased level of connectivity between the building and the ground plane. A robust landscape plan is proposed for the ground plane which both adheres to the Zoning Bylaw and Development Engineering requirements while providing privacy to the ground floor units and to the neighbouring properties.

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## Summary

The building Form and Character complements the Rutland Culture, and the design is sensitive to the neighbouring residential properties on the south with a step down in building height. As such, we believe this rezoning and development proposal will overall be sensitively integrated into the context of the neighbourhood as we plan to design and build a beautiful 5-storey building that will provide plentiful amounts of landscaping, vehicle parking, bike parking.

## 3. Site

The proposed project site is strategically located at the edge of the Rutland Urban Centre close to many community and transportation hubs. The proposed project attempts to take advantage of its ideal site by improving connections between the building and the neighbourhood amenities.

### Public Transit

The Project site is made up of 4 properties, and the proposed development will add reasonable density around existing transit corridors, therefore, encouraging increased ridership and improving the overall reliability and frequency of the current bus services. The Project is well located with a bus stop on the east side of the site for both Bus Route 11.

Route 11 is Rutland Town Centre/ Downtown Kelowna line. It connects the project to the Downtown of Kelowna from north Rutland near McCurdy. It brings the tenants south to University of British Columbia Okanagan downtown and further south to Okanagan College, encouraging the potential for some of clients to access education opportunities. The route also passes through the Orchard Park bus loop offering the many services and shops available in the mall as well as many more transit route options.

### Plaza 33 & Lions Park

in the Rutland community and offers extensive shopping opportunities. It is a short walk or bike ride from the project site and is located within 400m (1/4 mile) 5-minute walking circle from the site. Directly across the street with access from the building secondary entrance on Robson Road is the Rutland Lions Park which offers a play structure for children as well as place for quiet reflection at the cenotaph.

### Site Improvements

The improvements and considerable upgrades to existing roadways and utilities being proposed for the project site are as follows:

1. Upgrade to Bus Stop on Rutland Rd S. This includes both upgrades and design per BC Transit's Infrastructure Design Standards.
2. Significant road improvements along Rutland Rd S and Robson Rd S that includes new curb and gutter, sidewalk, storm drainage system, fillet paving, LED street lighting, landscaped and irrigated boulevard.
3. Major underground sanitary and water upgrades benefiting exiting and future developments.

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## Summary

The site is located on both the City's Bicycle Network and Pedestrian Network and the Future Active Transportation Network. These networks are strengthened by the proposed development as we intend to build a building which capitalizes on its location and site.

## 4. Variance

While meeting all bylaw requirements on this application we are requesting one variance. The variance details and justification are stated below.

### Variance: Flanking Yard Setback on Levels 2 to 4

Background: The initial building design was developed based on the RM5 guidelines while the new 2040 OCP and 2022 Zoning Bylaw were in the process of being adopted. As a result, the fact that the 2022 bylaw states that the ground-floor oriented units setback is applicable only to the floor that these units occupy was not commonly understood. Further to that there were no comments received regarding setbacks on the first Technical Review Summary (TRS) received in May of 2022. In working with the City after the Development Permit Application was submitted we received the following comments: *We ask that you deliver what you mentioned in our meeting of going above and beyond on the ground oriented units by emphasizing those units with a different high end material, additional transition banding, and using other features to emphasize those units. If you can put a strong design forward for the ground oriented units we can support the variance.*

Based on these comments we have worked to revise the building design to focus on pronouncing the ground floor as feature element as well as enhancing our response to the neighboring building context as described further in the rationale below.

Rationale – Ground Floor: Significant efforts have been made to treat the ground floor differently from the floors above and the measures incorporated into the revised design are as follows:

Materiality: Outermost exterior walls are clad in gray brick veneer which 'anchors the floor to the ground plane and enhance the quality of the building at grade. Walls that form part of the recesses are clad in a stucco rainscreen cladding colour darker than the floors above.

Openings: Windows on the ground plane are broken into a 4 pane layout and the frames are gray to match. A stucco clad surround at both the top and bottom of the windows allows these openings to read more vertical than those above.

Banding: The vertical frames present in the initial DP design have been replaced by sweeping horizontal bands on both the level 2 and 5 floor slabs. The level 2 bands acts as a transition element which logically separates the ground floor from the floors above while offering weather protection. The horizontal

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bands terminate at vertical bands at entries to distinguish those key elements and the accompanying murals.

Rationale – Neighbouring Context: The redesign speaks to the neighbouring buildings through both materiality and in the addition of eyebrows at all openings. Along the east side of Rutland Rd on the block north of the project site are 2 significant buildings clad in brick veneer and the redesign incorporates brick on the ground floor in an effort to respond to that architectural language. Further to that is the Robson Mews building is adorned with eyebrows or stucco surrounds above the windows and the redesign incorporates these as a measure of ‘fitting in’ with the neighbourhood.

## 5. Conclusion

In summary, we believe that the proposed rental apartment project fits well into the fabric of this developing community and will help further alleviate the housing issue Kelowna is currently facing. We thank you for your consideration in reviewing the attached application and should you have any questions please do not hesitate to contact the undersigned.





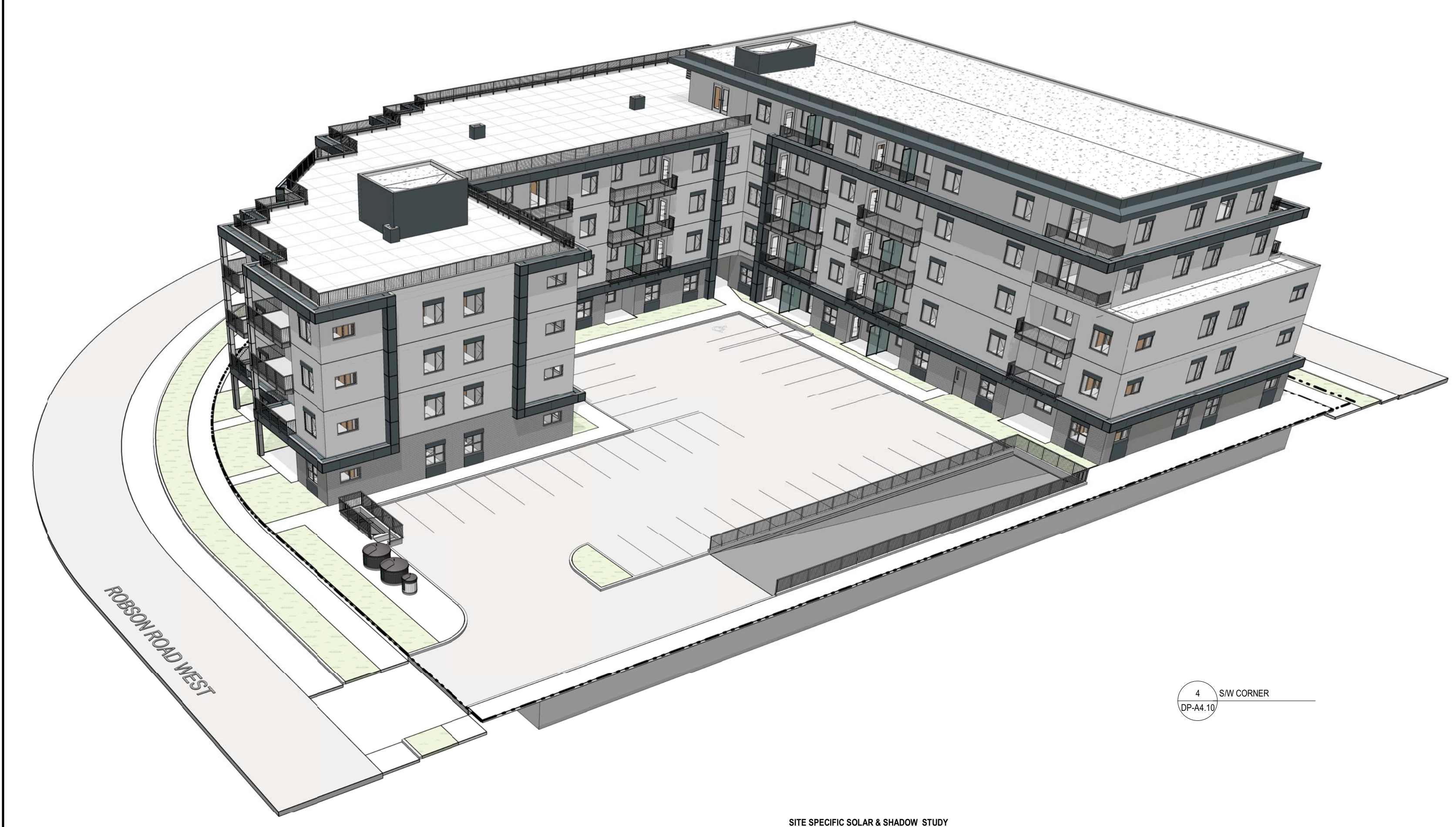
SITE SPECIFIC SOLAR & SHADOW STUDY  
 JUNE 21<sup>ST</sup>, 2023 AT 6:00PM

2 NW CORNER  
 DP-A4.10



SITE SPECIFIC SOLAR & SHADOW STUDY  
 JUNE 21<sup>ST</sup>, 2023 AT 9:00AM

1 NE CORNER  
 DP-A4.10



SITE SPECIFIC SOLAR & SHADOW STUDY  
 JUNE 21<sup>ST</sup>, 2023 AT 1:00PM

4 SW CORNER  
 DP-A4.10



SITE SPECIFIC SOLAR & SHADOW STUDY  
 JUNE 21<sup>ST</sup>, 2023 AT 9:00AM

3 SE CORNER  
 DP-A4.10

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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT
02	2023-06-30	ISSUED FOR RP REVISIONS

Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
 KELOWNA, BC V1Y 3C7  
 LOT A, SECTION 23, TOWNSHIP 26, QDD, PLAN EPP120337

Drawing Number  
**DP-A4.10**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

3D VIEWS

Job No.	1956
Scale	T.B.
Drawn	T.B.
Checked	S.T.



1 VIEW NORTH / EAST - RUTLAND ROAD  
DP-A4.11 N.T.S.



2 VIEW NORTH / WEST - ROBSON ROAD  
DP-A4.11 N.T.S.



3 VIEW SOUTH / EAST - RUTLAND ROAD  
DP-A4.11 N.T.S.



NOTE: RENDERING NOT UPDATED

4 AMENITY ROOF DECK  
DP-A4.11 N.T.S.

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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT
02	2023-06-30	ISSUED FOR RP REVISIONS

Project Title  
**RUTLAND RENTAL APARTMENT PROJECT**  
280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,  
KELOWNA, BC V1Y 3C7  
LOT A, SECTION 23, TOWNSHIP 26, QRD, PLAN EPP120337

Drawing Number  
**DP-A4.11**

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RENDERS

Job No.	1956
Scale	N.T.S.
Drawn	T.R.
Checked	S.T.

## FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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

### 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

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\*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 &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>	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.						x
b. On corner sites, orient building facades and entries to both fronting streets.						x
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						x
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.						x
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						x
f. Avoid blank, windowless walls along streets or other public open spaces.						x
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.	x					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. <ul style="list-style-type: none"> <li>Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets);</li> <li>The street wall does not include upper storeys that are setback from the primary frontage; and</li> <li>A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.</li> </ul>						x
<b>2.1.2 Scale and Massing</b>	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.					x	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						x
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> <li>Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>						x

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<b>2.1.3 Site Planning</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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.					x	
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.						x
c. Limit the maximum grades on development sites to 30% (3:1)	x					
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"> <li>Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible;</li> <li>Incorporating terracing to create usable open spaces around the building</li> <li>Using the slope for under-building parking and to screen service and utility areas;</li> <li>Design buildings to access key views; and</li> <li>Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).</li> </ul>	x					
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.					x	
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.						x
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.						x
<b>2.1.4 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						x
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						x
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						x
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> <li>Underground (where the high water table allows)</li> <li>Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> </ul>						x

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<ul style="list-style-type: none"> <li>Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	x					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> <li>Landscaping;</li> <li>Trellises;</li> <li>Grillwork with climbing vines; or</li> <li>Other attractive screening with some visual permeability.</li> </ul>	x					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>Secure long-term parking within the building or vehicular parking area.</li> </ul>						x
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						x
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						x
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						x
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	x					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.				x		
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						x
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						x
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> <li>Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>Using materials and colors that minimize heat absorption;</li> <li>Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>Using building mass, trees and planting to buffer wind.</li> </ul>						x
f. Use landscaping materials that soften development and enhance the public realm.						x

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g. Plant native and/or drought tolerant trees and plants suitable for the local climate.							X
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.							X
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.							X
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> <li>• Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and</li> <li>• Using recycled water irrigation systems.</li> </ul>							X
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	X						
l. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>							X
m. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	X						
<b>2.1.6 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>							X
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.							X

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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.							X
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.							X
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						X	
f. Provide weather protection such as awnings and canopies at primary building entries.							X
g. Place weather protection to reflect the building's architecture.							X
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.							X
i. Provide visible signage identifying building addresses at all entrances.							X

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE							
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5	
<b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>							
<b>4.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5	
i. Ensure lobbies and main building entries are clearly visible from the fronting street.							X
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> <li>Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>Using ground-oriented units or glazing to avoid creating dead frontages; and</li> <li>When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>							X
<b>Residential &amp; Mixed Use Buildings</b>							
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"> <li>A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways.</li> <li>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.</li> </ul>						X	
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.							X

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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.						X
<b>4.1.2 Scale and Massing</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						X
b. Residential buildings should have a maximum width of 24 m.						X
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.	X					
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	X					
<b>4.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	X					
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"> <li>• 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</li> <li>• Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>						X
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	X					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	X					
<b>4.1.4 Site Servicing, Access and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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"> <li>• Access is from a secondary street, where possible, or from the long face of the block;</li> <li>• Impacts on pedestrians and the streetscape is minimised; and</li> <li>• There is no more than one curb cut per property.</li> </ul>						X
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.						X
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"> <li>• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> </ul>	X					

<ul style="list-style-type: none"> <li>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.</li> </ul>						
<b>4.1.5 Publicly-Accessible and Private Open Spaces</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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.	x					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						x
<b>Rooftop Amenity Spaces</b>						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> <li>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</li> <li>Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.</li> </ul>						x
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> <li>Secure trees and tall shrubs to the roof deck; and</li> <li>Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.</li> </ul>					x	
<b>4.1.6 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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: <ul style="list-style-type: none"> <li>Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;</li> <li>Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</li> <li>Providing a porch, patio, deck, or covered entry for each interval;</li> <li>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;</li> <li>Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>Changing the materials with the change in building plane; and</li> <li>Provide a lighting fixture, trellis, tree or other landscape feature within each interval.</li> </ul>						x

**ATTACHMENT** D

This forms part of application  
# DP23-0046 DVP23-0047

Planner Initials **JL**



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