

# Development Permit

DP23-0149



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

**1463 Inkar Road**

and legally known as

**Lot 7 Section 19 Township 26 ODYD Plan 28505**

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

## **Townhouses**

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 27<sup>th</sup>, 2023**

Development Permit Area:      Form & Character DPA

Existing Zone:                      UC2 – Capri-Landmark Urban Centre

Future Land Use Designation:      UC – Urban Centre

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

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:                              Joseph Valerien Leopaul Froment, Jaqueline Marie Armand Froment and Charlette Alice Rose Froment

Applicant:                         Urban Options Planning Corp.


\_\_\_\_\_  
Jocelyn Black  
Urban Planning Manager  
Planning & Development Services

\_\_\_\_\_  
Date of Issuance

**ATTACHMENT**      A

This forms part of application  
# DP23-0149

Planner Initials      TC



City of  
**Kelowna**  
DEVELOPMENT PLANNING

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0149 for Lot 7 Section 19 Township 26 ODYD Plan 28505 located at 1463 Inkar Road, Kelowna, BC, subject to the following:

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

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 **\$29,579.38**

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.

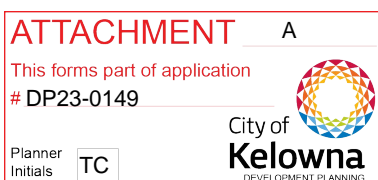
## 4. INDEMNIFICATION

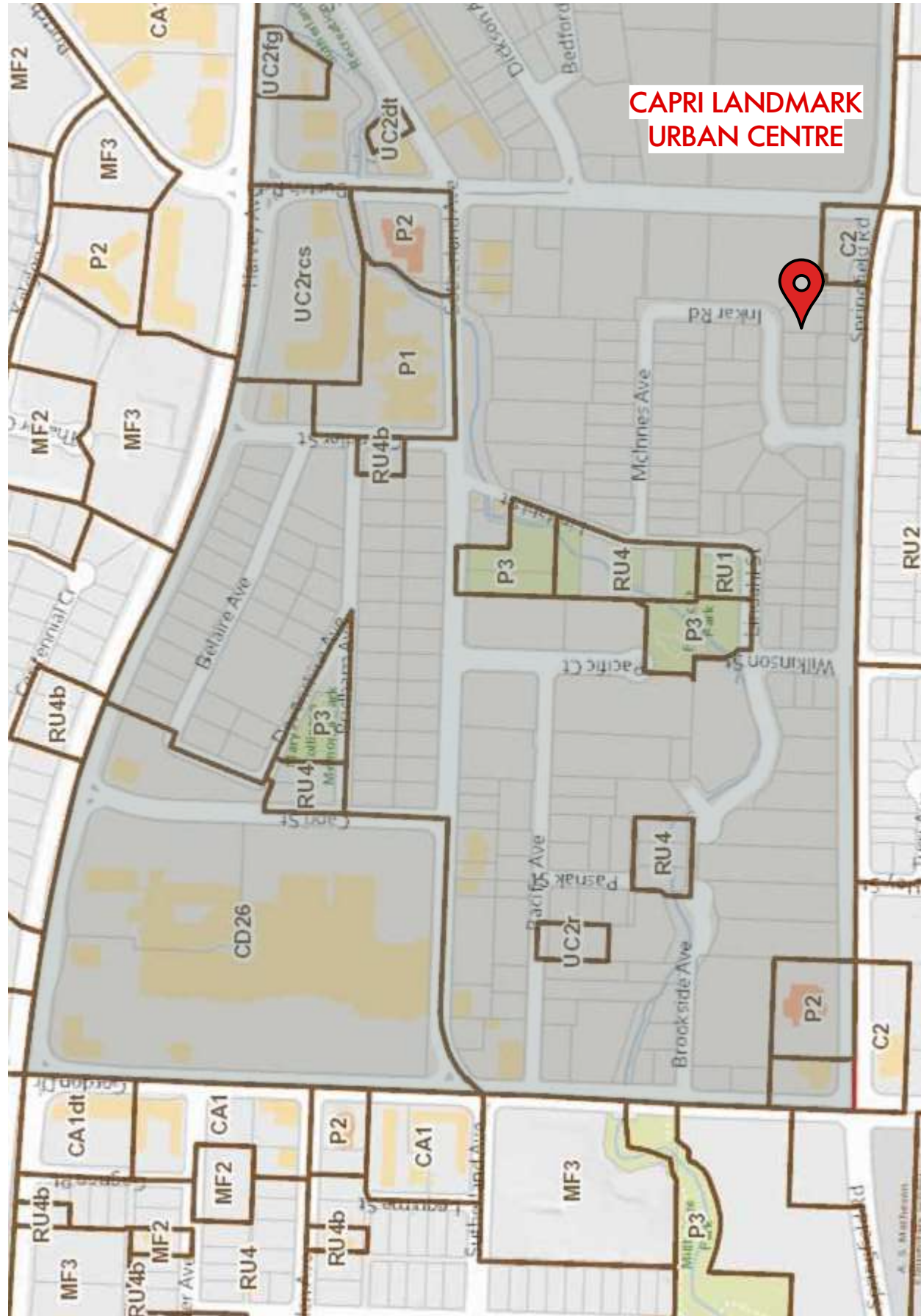
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.

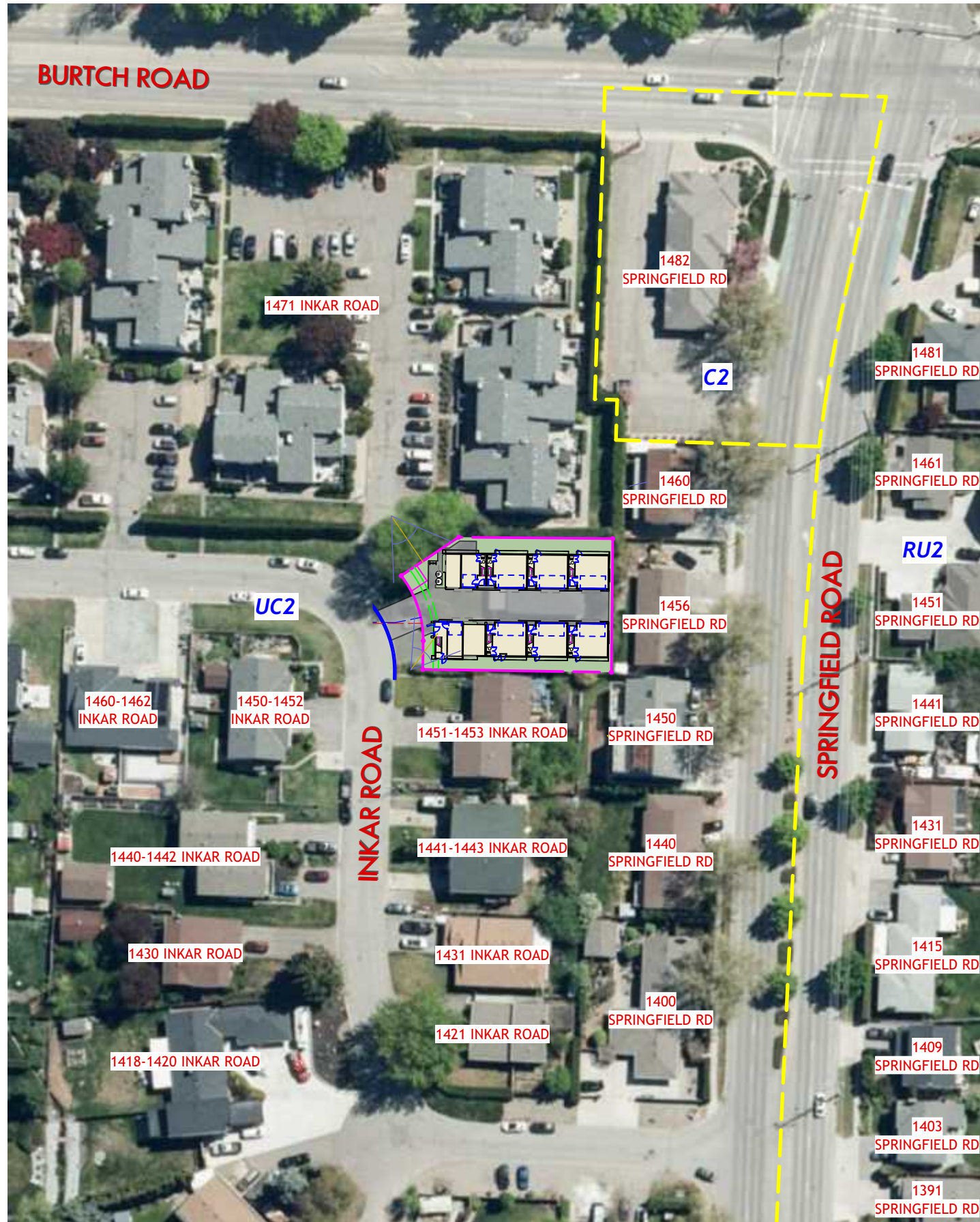
**The PERMIT HOLDER is the CURRENT LAND OWNER.**  
**Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.**





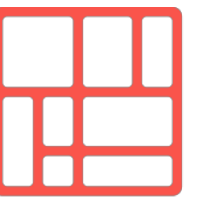
**CAPRI LANDMARK  
URBAN CENTRE**

**SITE CONTEXT  
NTS**



**ZONING CONTEXT/NEIGHBOURHOOD DETAIL  
1:1000**

**SCHEDULE A**  
This forms part of application # DP23-0149  
City of Kelowna  
Planner Initials: TC



**IHS DESIGN**  
#202-1470 ST. PAUL ST.  
KELOWNA, BC  
250.212.7938  
info@ihdesign.ca



**RESIDENTIAL DEVELOPMENT**  
INKAR MULTIFAMILY  
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

**SITE CONTEXT**

DATE: 15-Nov-23

SCALE: AS NOTED  
ISSUED FOR: REVIEW ONLY



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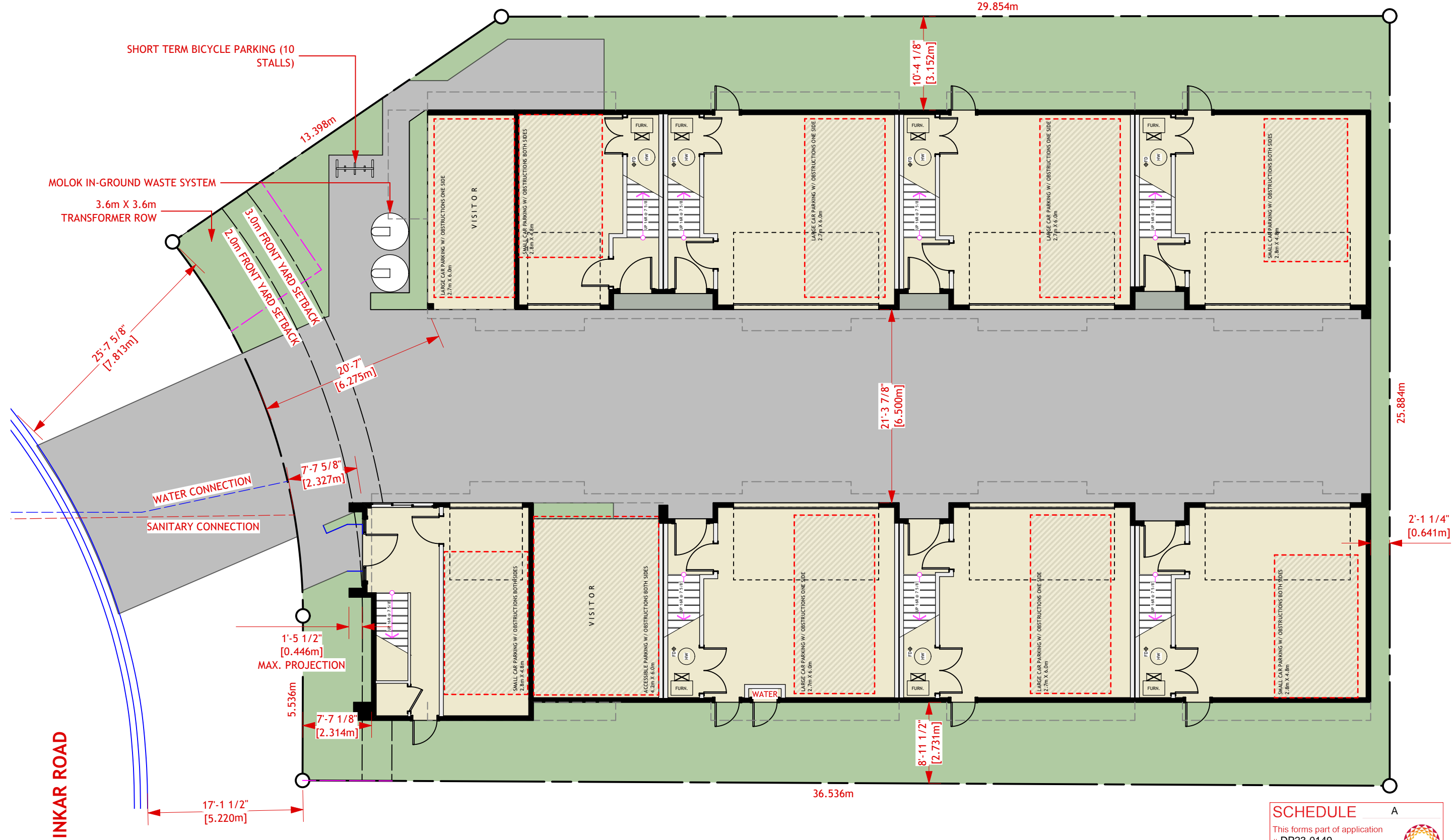


SITE PLAN

DATE: 15-Nov-23

SCALE: 3/32" = 1'-0"  
ISSUED FOR: REVIEW ONLY

DP1.2



**SCHEDULE A**

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**UC2 - CAPRI-LANDMARK URBAN CENTRE**

CITY OF KELOWNA ZONING BYLAW NO. 12375

| SITE AREA            | MINIMUM   |                        | PROPOSED            |                           |
|----------------------|-----------|------------------------|---------------------|---------------------------|
|                      | METRIC    | IMPERIAL               | METRIC              | IMPERIAL                  |
|                      | 1200 sq m | 12916.7ft <sup>2</sup> | ± 950.601 sq m      | ± 10232.18ft <sup>2</sup> |
| SITE WIDTH           | 40.0m     | 131.2ft                | ± 25.88m            | ± 84.91 ft                |
| SITE DEPTH           | 30.0m     | 98.4ft                 | ± 36.54m            | ± 119.87 ft               |
| SITE COVERAGE        | MAXIMUM   | PROPOSED               | MAXIMUM             | PROPOSED                  |
|                      | METRIC    | IMPERIAL               | METRIC              | IMPERIAL                  |
| EAST BUILDING ONLY   | 85.0%     | ± 45.6%                | 808.0m <sup>2</sup> | 8697.4ft <sup>2</sup>     |
| WEST BUILDING ONLY   |           |                        |                     | ± 208.837 sq m            |
| IMPERMEABLE SURFACES |           |                        |                     | ± 224.277 sq m            |
| TOTAL                | 90.0%     | ± 72.2%                | 855.5m <sup>2</sup> | 9209.0ft <sup>2</sup>     |

| DEVELOPMENT INFORMATION           |                        |                        |                        |                        |                         |                         |
|-----------------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|
| PER UNIT NET FLOOR AREAS IMPERIAL | GARAGE                 | LEVEL 1                | LEVEL 2                | LEVEL 3                | TOTAL W/O GARAGE        | TOTAL WITH GARAGE       |
| UNIT 1                            | ± 242.3ft <sup>2</sup> | ± 28.8ft <sup>2</sup>  | ± 547.9ft <sup>2</sup> | ± 528.7ft <sup>2</sup> | ± 1105.5ft <sup>2</sup> | ± 1347.8ft <sup>2</sup> |
| UNIT 2-3 & 6-7                    | ± 430.2ft <sup>2</sup> | ± 28.8ft <sup>2</sup>  | ± 532.4ft <sup>2</sup> | ± 528.7ft <sup>2</sup> | ± 1090.0ft <sup>2</sup> | ± 1520.2ft <sup>2</sup> |
| UNIT 4-5                          | ± 227.5ft <sup>2</sup> | ± 229.6ft <sup>2</sup> | ± 532.4ft <sup>2</sup> | ± 528.7ft <sup>2</sup> | ± 1290.8ft <sup>2</sup> | ± 1518.3ft <sup>2</sup> |
| UNIT 8                            | ± 216.6ft <sup>2</sup> | ± 134.5ft <sup>2</sup> | ± 687.8ft <sup>2</sup> | ± 687.0ft <sup>2</sup> | ± 1509.3ft <sup>2</sup> | ± 1725.9ft <sup>2</sup> |

| FAR CALCULATION | # OF UNITS | TOTAL NFA/UNIT METRIC | TOTAL NFA/UNIT IMPERIAL | TOTAL NET FLOOR AREA METRIC | TOTAL NET FLOOR AREA IMPERIAL |
|-----------------|------------|-----------------------|-------------------------|-----------------------------|-------------------------------|
| UNIT 1          | 1          | ± 102.701 sq m        | ± 528.7ft <sup>2</sup>  | ± 102.701 sq m              | ± 1105.46ft <sup>2</sup>      |
| UNIT 2-3 & 6-7  | 4          | ± 101.261 sq m        | ± 528.75ft <sup>2</sup> | ± 405.044 sq m              | ± 4359.85ft <sup>2</sup>      |
| UNIT 4-5        | 2          | ± 119.918 sq m        | ± 528.75ft <sup>2</sup> | ± 239.837 sq m              | ± 2581.58ft <sup>2</sup>      |
| UNIT 8          | 1          | ± 140.216 sq m        | ± 686.99ft <sup>2</sup> | ± 140.216 sq m              | ± 1509.27ft <sup>2</sup>      |

NET FLOOR AREAS CALCULATED AS PERSCRIBED BY THE CITY OF KELOWNA ZONING BYLAW NO. 12375 SECTION 5.3

| FLOOR AREA RATIO | MAXIMUM                 | PROPOSED                | PRIVATE AMENITY SPACE | MINIMUM | PROPOSED      |
|------------------|-------------------------|-------------------------|-----------------------|---------|---------------|
| FAR              | 1.50                    | ± 0.934                 | UNIT 1                | 25 sq m | ± 35.222 sq m |
| NET FLOOR AREA   | 15348.27ft <sup>2</sup> | ± 9556.2ft <sup>2</sup> | UNIT 2-3 & 6-7        | 25 sq m | ± 35.222 sq m |
|                  |                         |                         | UNIT 4-5              | 25 sq m | ± 28.951 sq m |
|                  |                         |                         | UNIT 8                | 25 sq m | ± 35.222 sq m |

| GFA PER UNIT   | LEVEL 1       |                         | LEVEL 2       |                         | LEVEL 3       |                         | TOTAL GFA      |                          |
|----------------|---------------|-------------------------|---------------|-------------------------|---------------|-------------------------|----------------|--------------------------|
|                | METRIC        | IMPERIAL                | METRIC        | IMPERIAL                | METRIC        | IMPERIAL                | METRIC         | IMPERIAL                 |
| ANSI Z765-2003 |               |                         |               |                         |               |                         |                |                          |
| UNIT 1         | ± 7.672 sq m  | ± 82.58ft <sup>2</sup>  | ± 62.462 sq m | ± 672.33ft <sup>2</sup> | ± 60.526 sq m | ± 651.50ft <sup>2</sup> | ± 130.661 sq m | ± 1406.42ft <sup>2</sup> |
| UNIT 2-3 & 6-7 | ± 7.672 sq m  | ± 82.58ft <sup>2</sup>  | ± 60.898 sq m | ± 655.50ft <sup>2</sup> | ± 60.526 sq m | ± 651.50ft <sup>2</sup> | ± 129.097 sq m | ± 1389.58ft <sup>2</sup> |
| UNIT 4-5       | ± 28.955 sq m | ± 311.67ft <sup>2</sup> | ± 60.898 sq m | ± 655.50ft <sup>2</sup> | ± 60.526 sq m | ± 651.50ft <sup>2</sup> | ± 150.379 sq m | ± 1618.67ft <sup>2</sup> |
| UNIT 8         | ± 18.619 sq m | ± 200.42ft <sup>2</sup> | ± 75.089 sq m | ± 808.25ft <sup>2</sup> | ± 75.205 sq m | ± 809.50ft <sup>2</sup> | ± 168.913 sq m | ± 1818.17ft <sup>2</sup> |

| BUILDING HEIGHT               | MAXIMUM |          | PROPOSED |            | STOREYS |          |
|-------------------------------|---------|----------|----------|------------|---------|----------|
|                               | METRIC  | IMPERIAL | METRIC   | IMPERIAL   | MAXIMUM | PROPOSED |
| AREAS IDENTIFIED AS 4 STOREYS | 18.0m   | 59.1ft   | ± 9.54m  | ± 31.30 ft | 4       | 3        |

| BUILDING SETBACKS (FROM PL) | REQUIRED |          | PROPOSED |           |
|-----------------------------|----------|----------|----------|-----------|
|                             | METRIC   | IMPERIAL | METRIC   | IMPERIAL  |
| FRONT (NORTH - INKAR ROAD)  | 3.0m     | 9.8ft    | ± 3.00m  | ± 9.84 ft |
| SIDE (EAST-INTERIOR)        | 0.0m     | 0.0ft    | ± 1.19m  | ± 3.90 ft |
| REAR (SOUTH)                | 0.0m     | 0.0ft    | ± 0.64m  | ± 2.10 ft |
| SIDE (WEST INTERIOR)        | 0.0m     | 0.0ft    | ± 2.64m  | ± 8.66 ft |

| PARKING STALLS               | REQUIRED                   | PROPOSED |
|------------------------------|----------------------------|----------|
|                              | 1 STALL PER UNIT (MINIMUM) | 8        |
| VISITOR STALLS               | 2                          | 2        |
| TOTAL                        | 10                         | 10       |
|                              | ALLOWED                    | PROPOSED |
| 50% SMALL CAR PARKING STALLS | 4                          | 4        |

**BICYCLE PARKING - LONG TERM**  
ALLOWED FOR IN PRIVATE GARAGES OF TOWNHOMES



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**RESIDENTIAL DEVELOPMENT**

INKAR MULTIFAMILY

1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

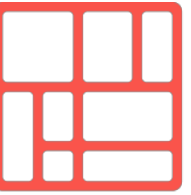


**ZONING CALCULATIONS**

**SCHEDULE A**  
This forms part of application # DP23-0149  
Planner Initials TC  
City of Kelowna DEVELOPMENT PLANNING

DATE: 15-Nov-23

SCALE: 3/32" = 1'-0"  
ISSUED FOR: REVIEW ONLY



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CONTRACTORS INC.  
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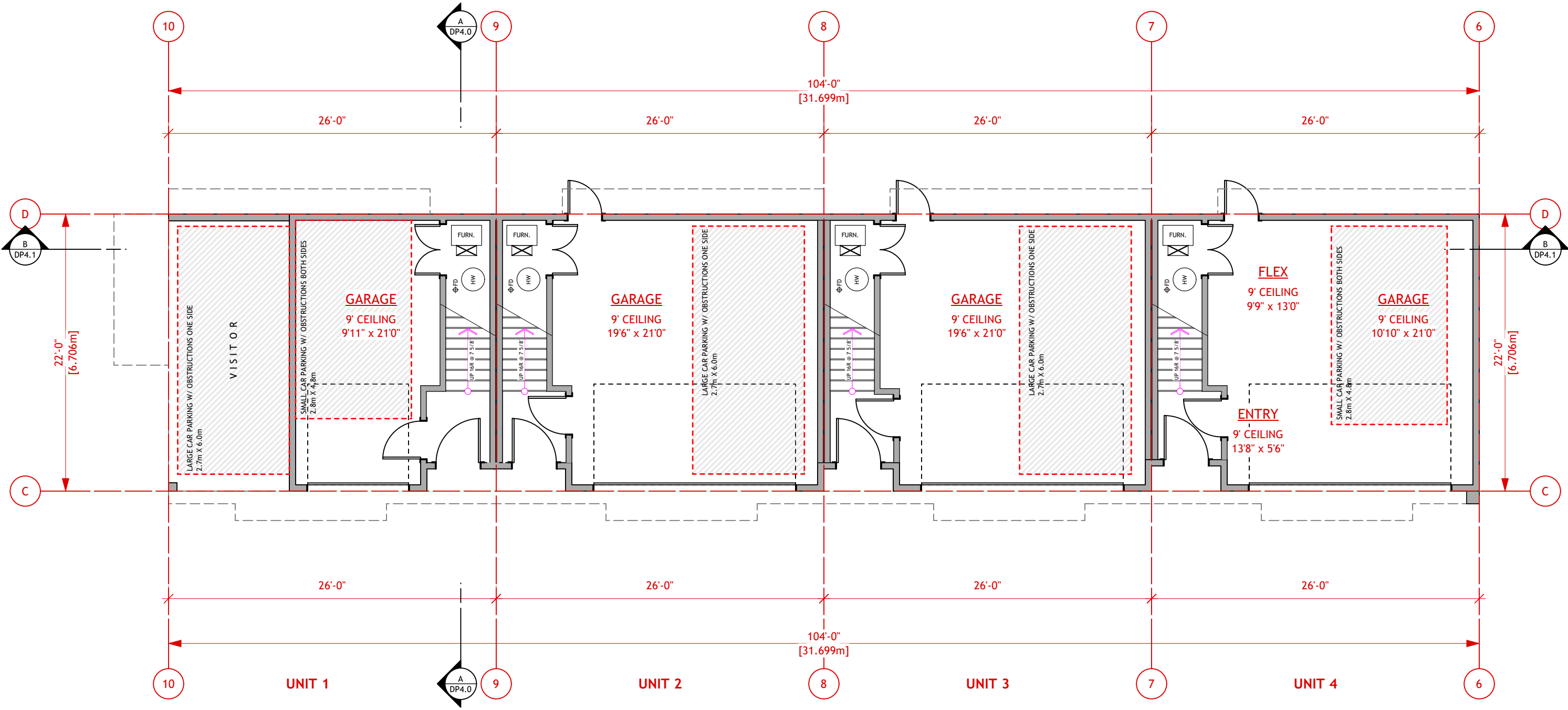
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

**EAST BUILDING  
FIRST FLOOR PLAN**

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
ISSUED FOR: REVIEW ONLY

DP2.0



**SCHEDULE A**  
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# DP23-0149  
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INKAR MULTIFAMILY

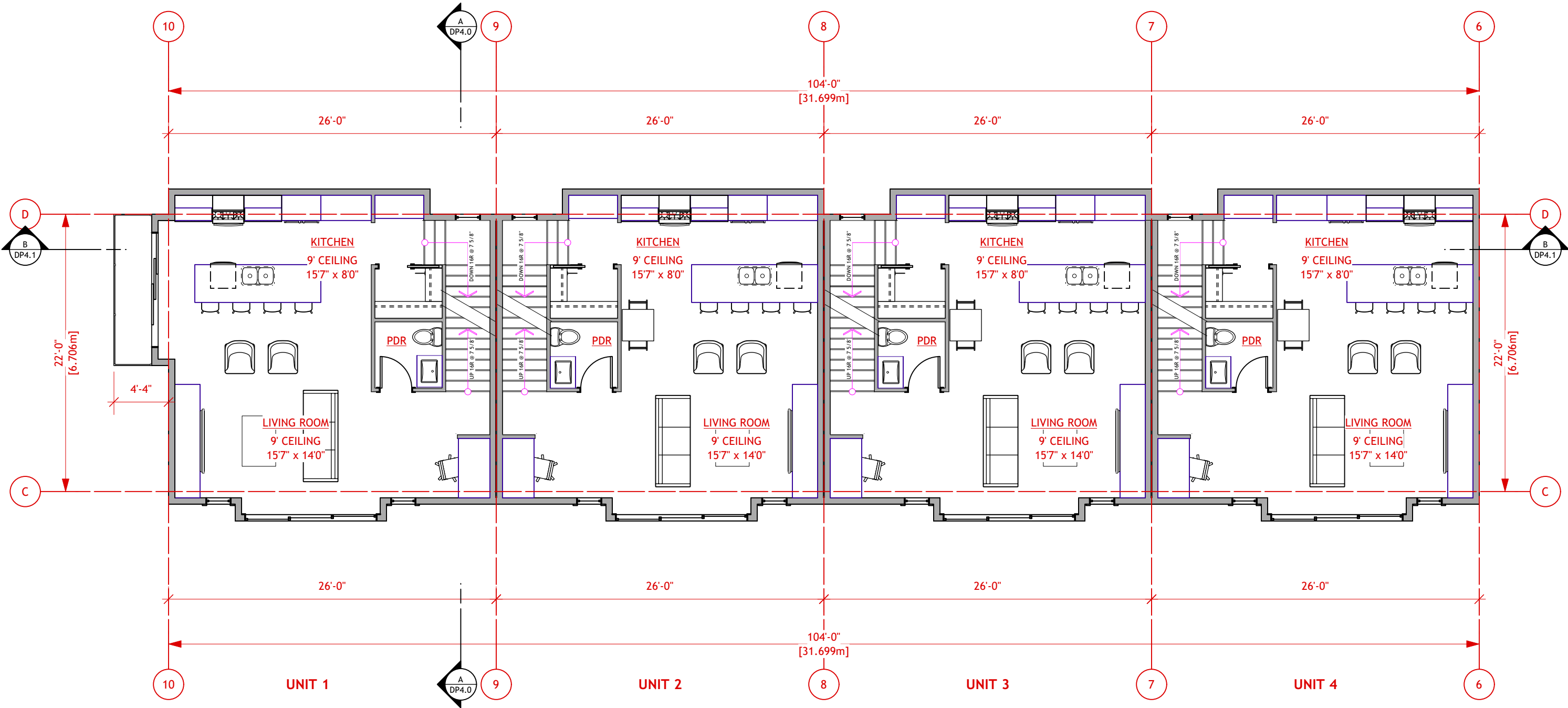
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

EAST BUILDING  
SECOND FLOOR  
PLAN

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
ISSUED FOR: REVIEW ONLY

DP2.1



**SCHEDULE A**

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DEVELOPMENT PLANNING



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INKAR MULTIFAMILY

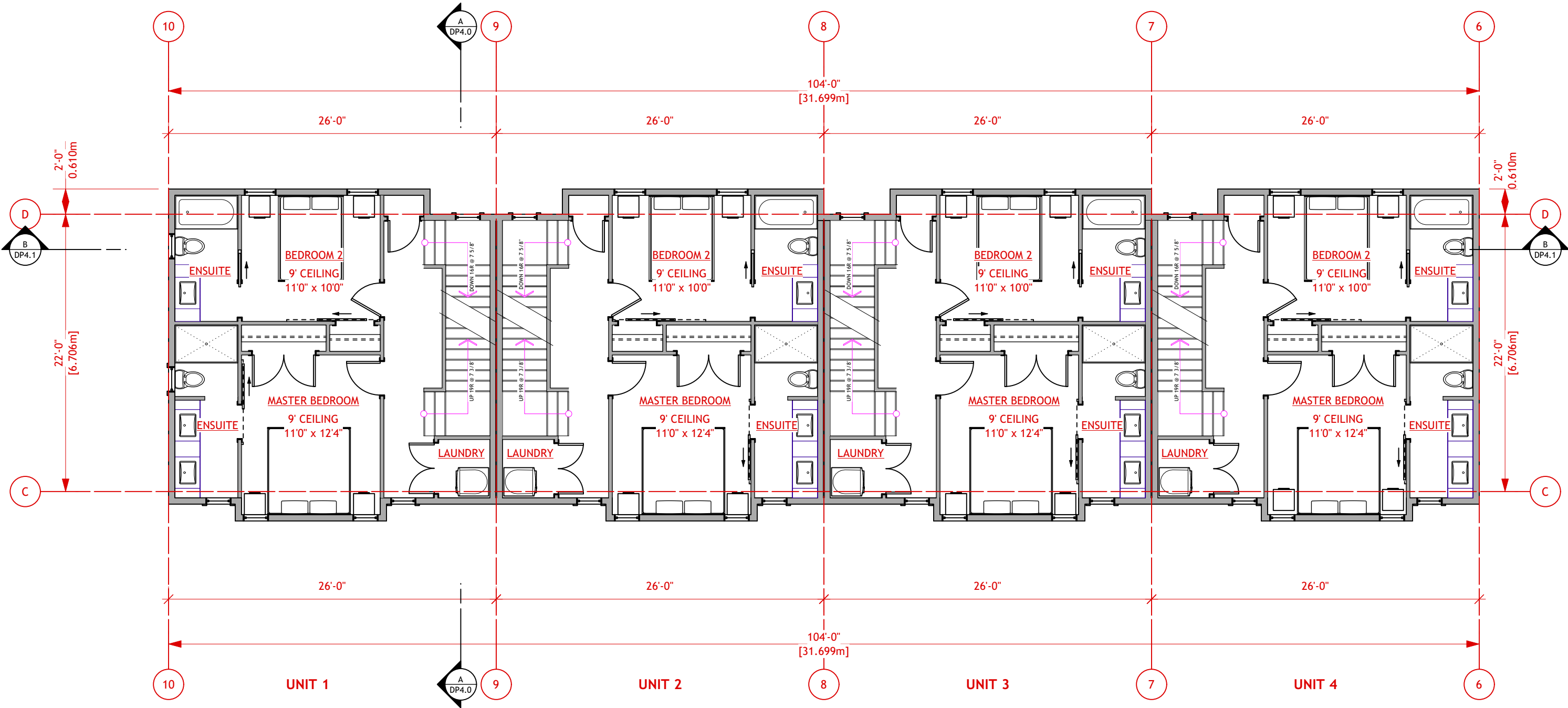
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

**EAST BUILDING  
THIRD FLOOR PLAN**

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
ISSUED FOR: REVIEW ONLY

DP2.2



**SCHEDULE A**  
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# DP23-0149

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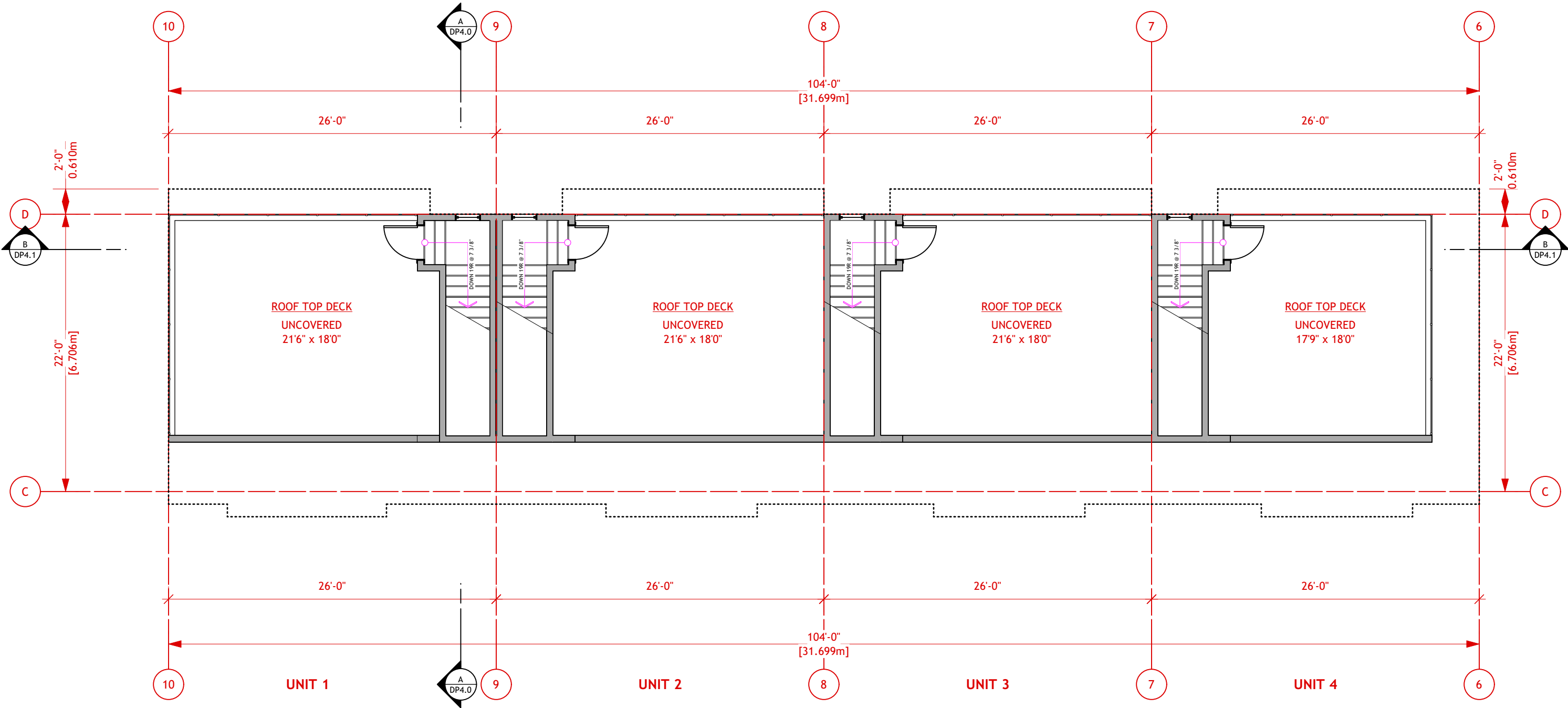
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

**EAST BUILDING  
ROOF LIVING PLAN**

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
ISSUED FOR: REVIEW ONLY

DP2.3



**SCHEDULE A**  
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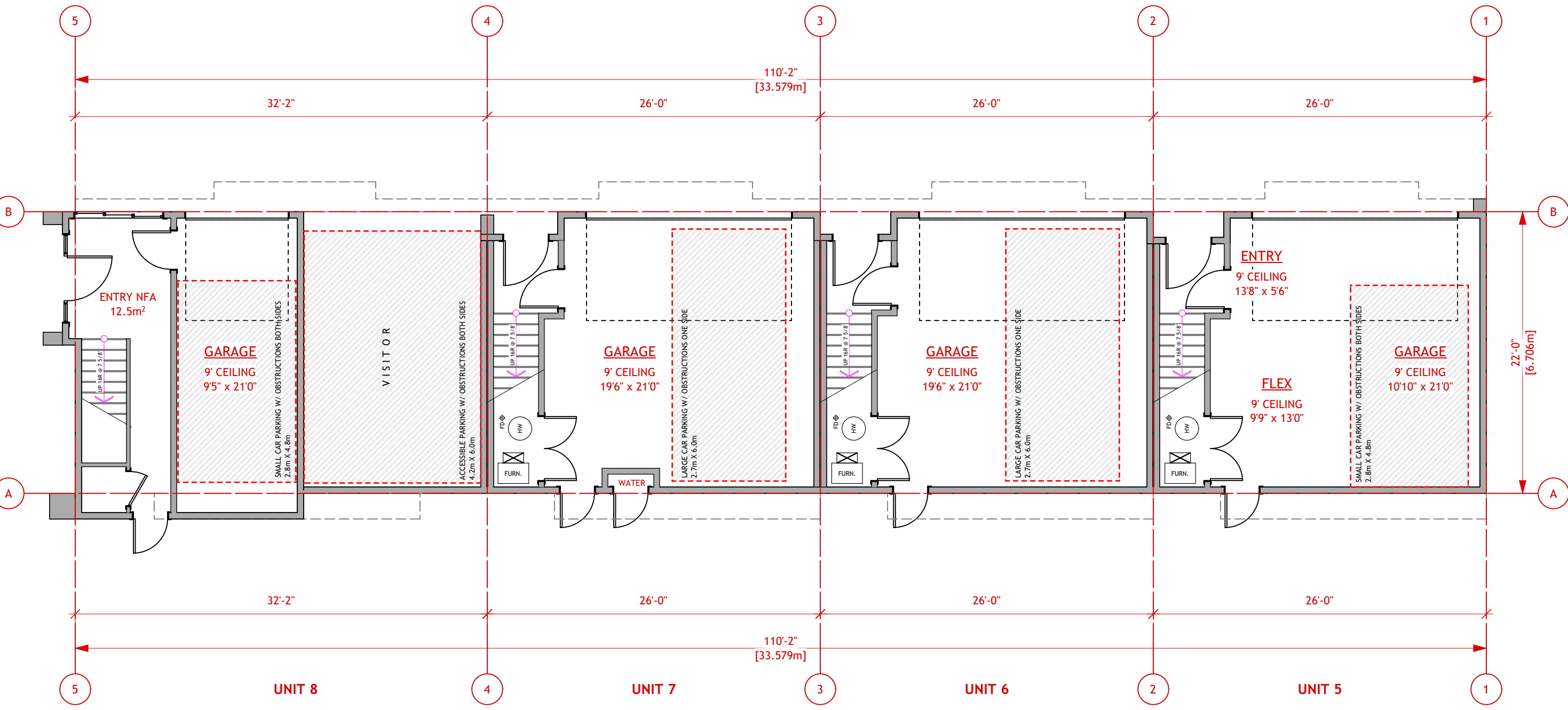
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

**WEST BUILDING  
FIRST FLOOR PLAN**

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
ISSUED FOR: REVIEW ONLY

DP2.4



**SCHEDULE A**

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DEVELOPMENT PLANNING



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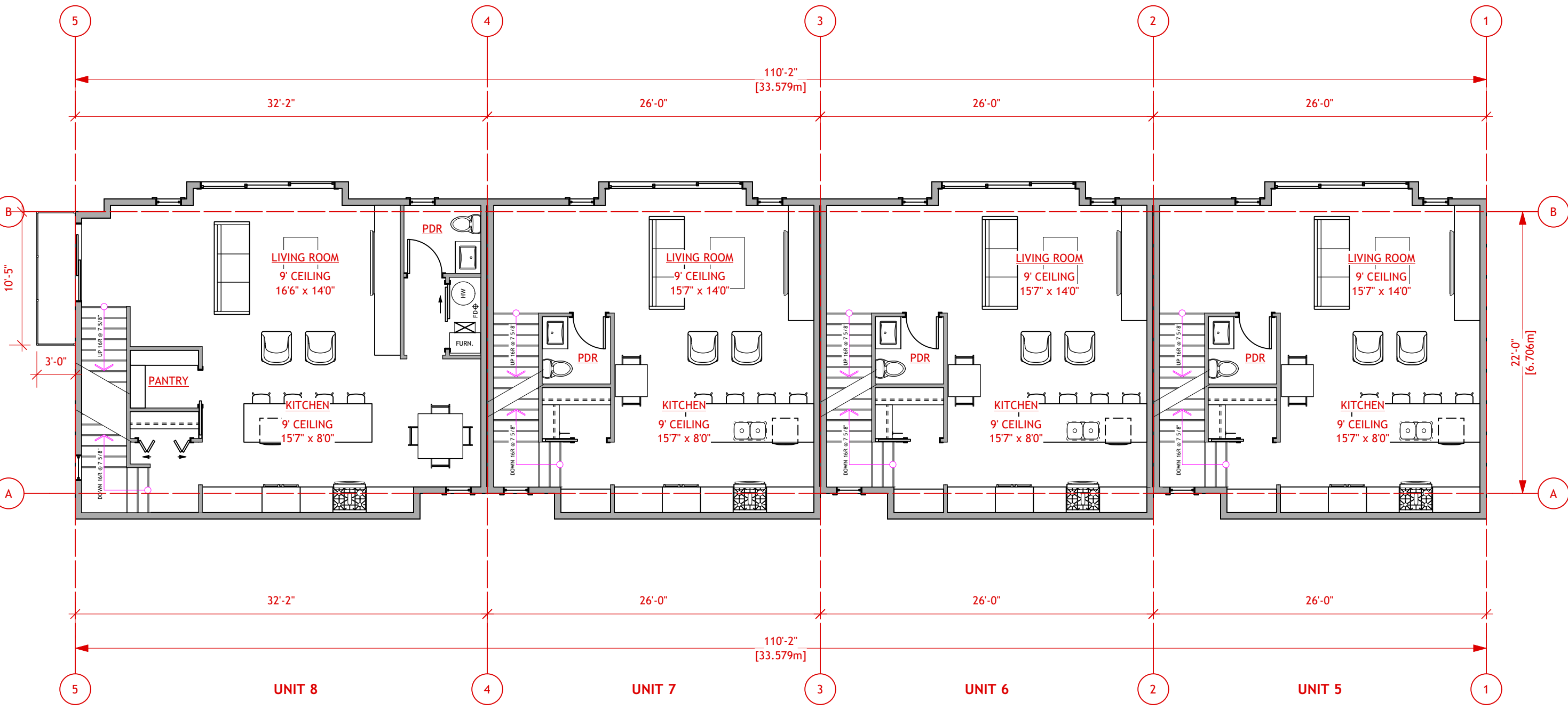
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

**WEST BUILDING  
SECOND FLOOR  
PLAN**

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
ISSUED FOR: REVIEW ONLY

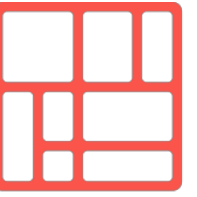
DP2.5



**SCHEDULE A**

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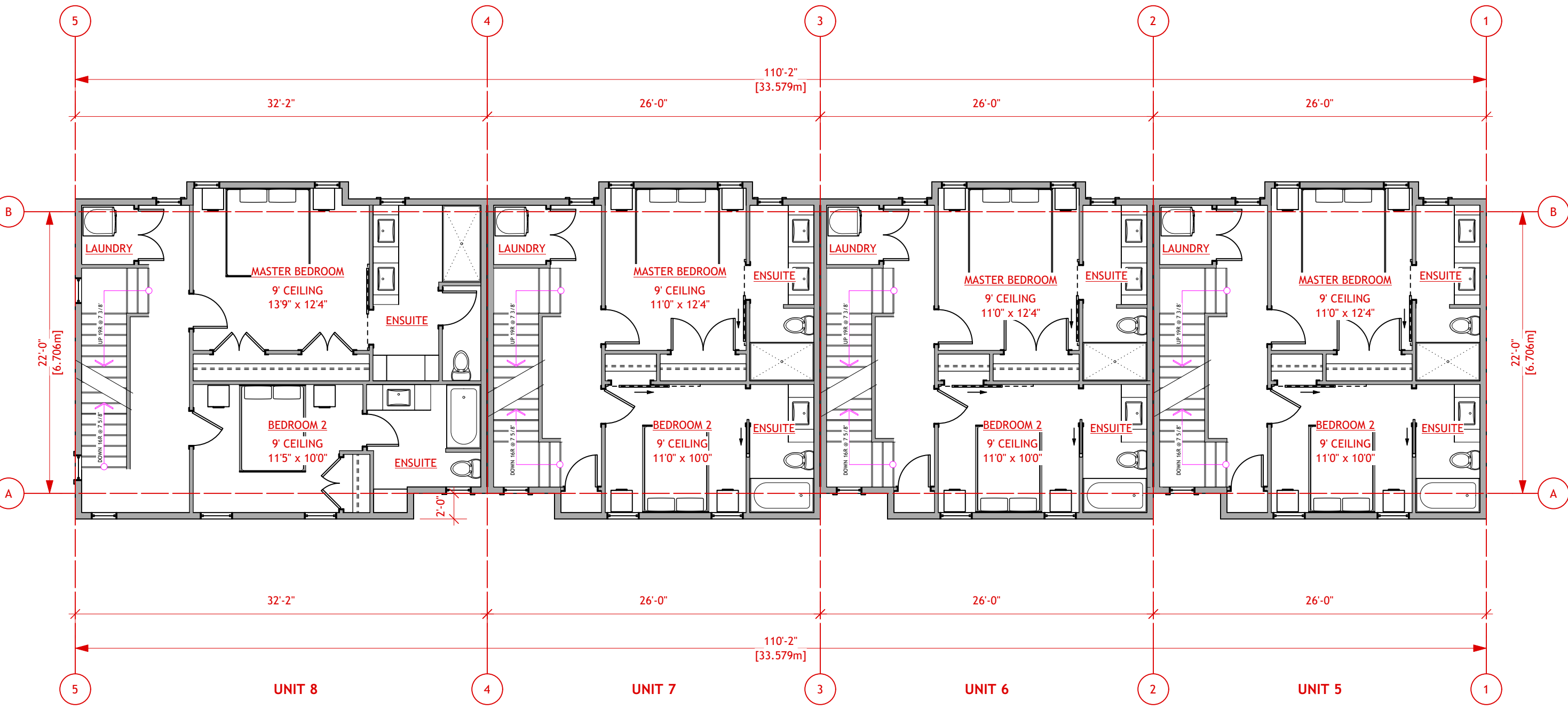
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

**WEST BUILDING  
THIRD FLOOR PLAN**

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
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DP2.6



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RESIDENTIAL DEVELOPMENT

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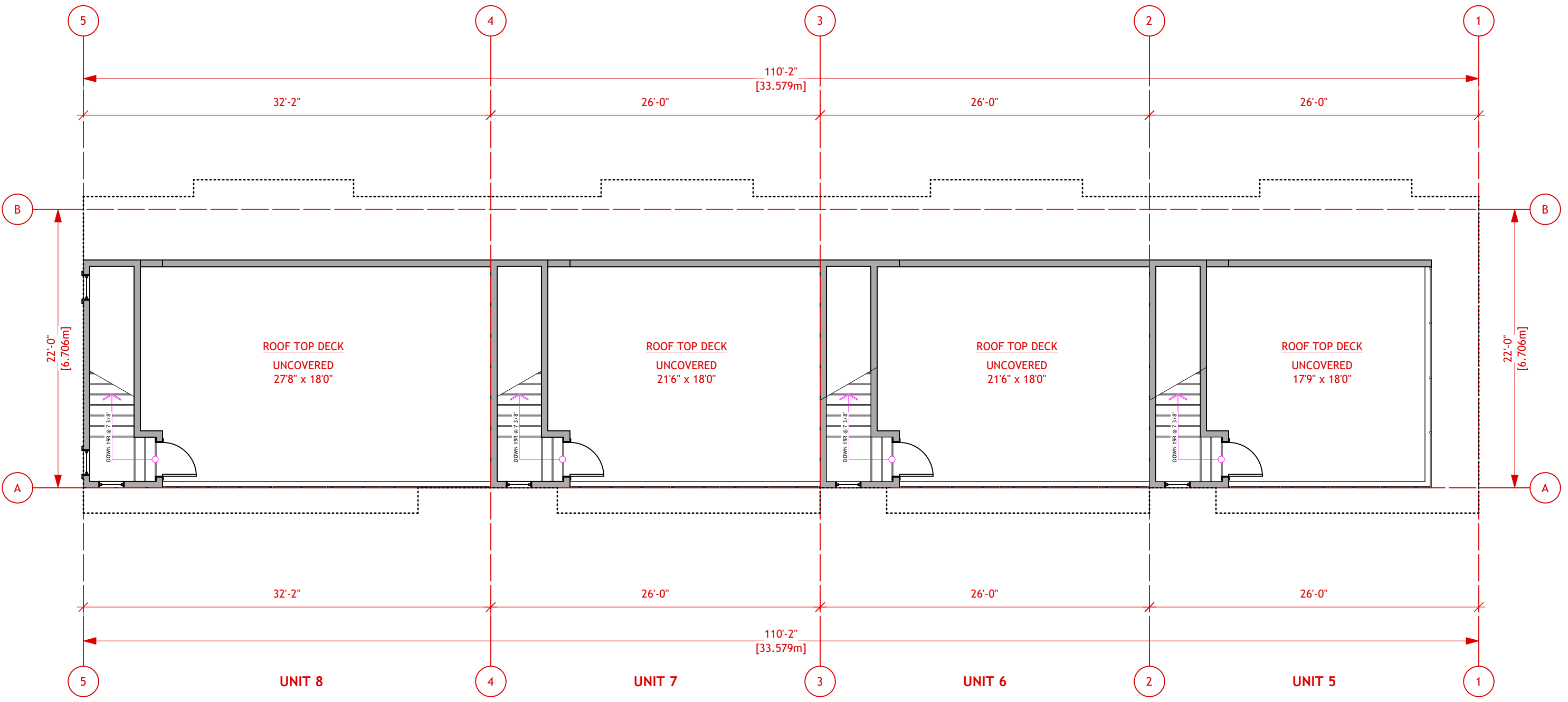
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

WEST BUILDING  
ROOF LIVING PLAN

DATE: 15-Nov-23

SCALE: 1/8" = 1'-0"  
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DP2.7



**SCHEDULE A**

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Planner Initials TC

City of Kelowna  
DEVELOPMENT PLANNING

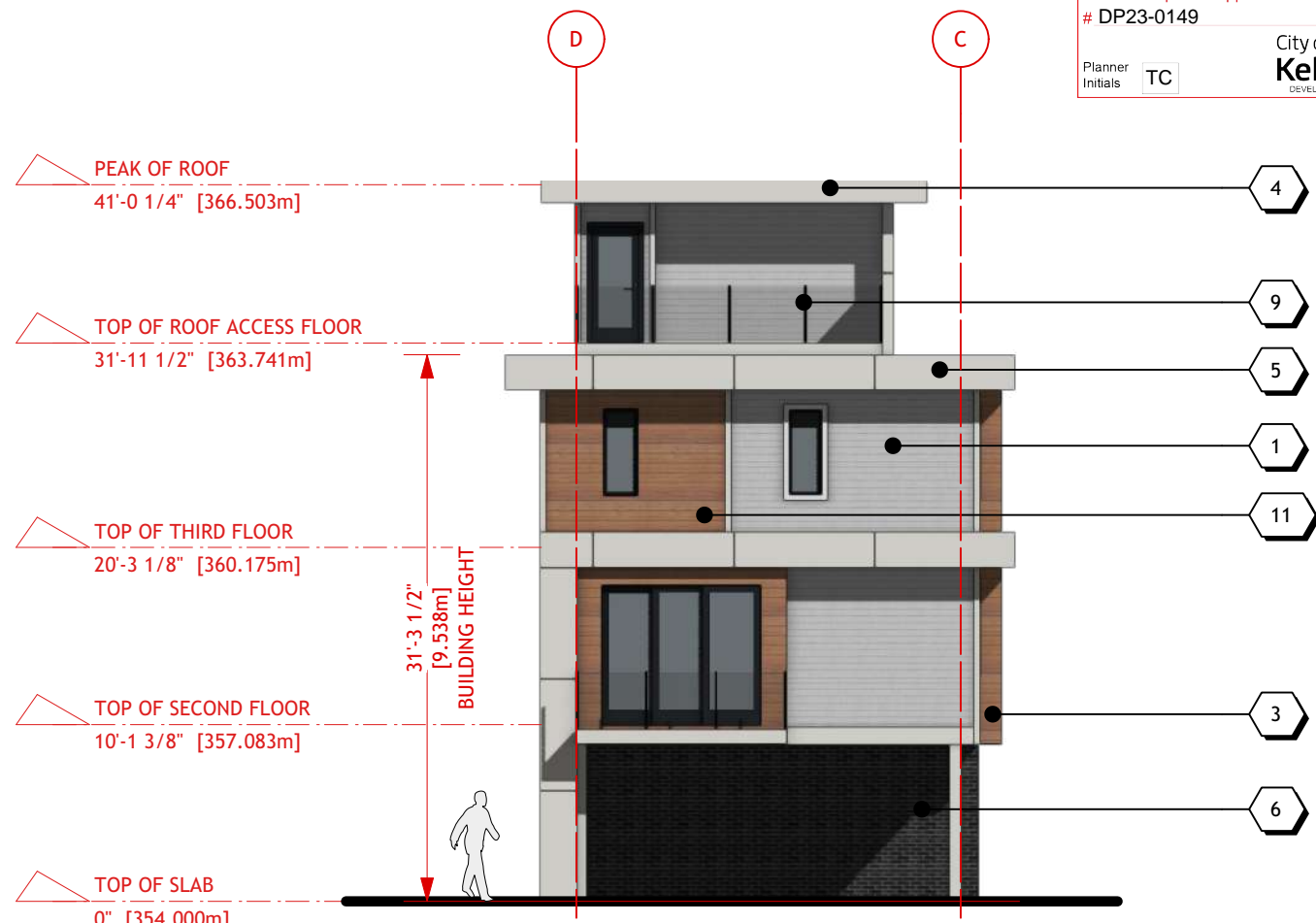


**WEST ELEVATION**

**EXTERIOR MATERIALS**

1. HORIZONTAL LAP SIDING - HARDIEBOARD LAP SIDING ARCTIC WHITE
2. FIBER CEMENT PANELS W/ EASYTRIM REVEALS - BENJAMIN MOORE HC-166 KENDALL CHARCOAL
3. HORIZONTAL STEEL SIDING - CASCADIA METAL WOOD GRAIN SERIES DURANGO
4. TRIM - SMARTBOARD BENJAMIN MOORE OC-152 SUPER WHITE
5. FIBER CEMENT PANELS W/ EASYTRIM REVEALS - BENJAMIN MOORE 2143-70 SIMPLY WHITE
6. BRICK VENEER - HEBRON BRICK COMPANY THIN BRICK AUTHENTIC AMERICANA BOOTLEGGER
7. FRONT DOOR - TRIMLITE FIBERGLASS FLUSH GLAZED 3-LITE BLACK
8. GARAGE DOOR - STEEL-CRAFT FLUSH CHARCOAL
9. ALUMINUM DECK RAIL - BLACK W/ FROSTED PRIVACY GLASS
10. ALUMINUM GUTTER/SOFFIT - BLACK
11. VINYL WINDOW FRAMES - BLACK (EXTERIOR)
12. VINYL DECKING - GREY WOOD GRAIN
12. ROOFING CAP SHEET - IKO COMMERCIAL CHARCOAL GREY

\*OR EQUIVALENT



**NORTH ELEVATION**

**SCHEDULE B**  
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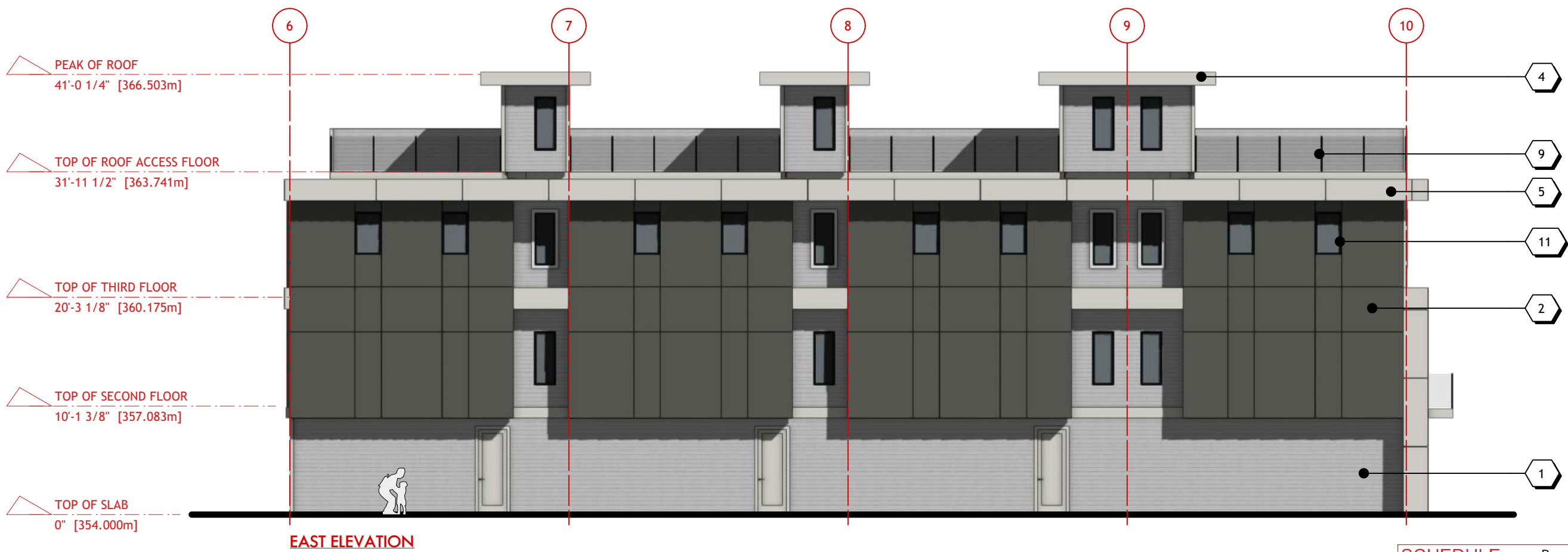
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 KELOWNA, BC V1Y 8J1  
 LOT 7 PLAN KAP28505

**EAST BUILDING ELEVATIONS**  
 DATE: 15-Nov-23

SCALE: 3/32" = 1'-0"  
 ISSUED FOR: REVIEW ONLY



**EAST ELEVATION**

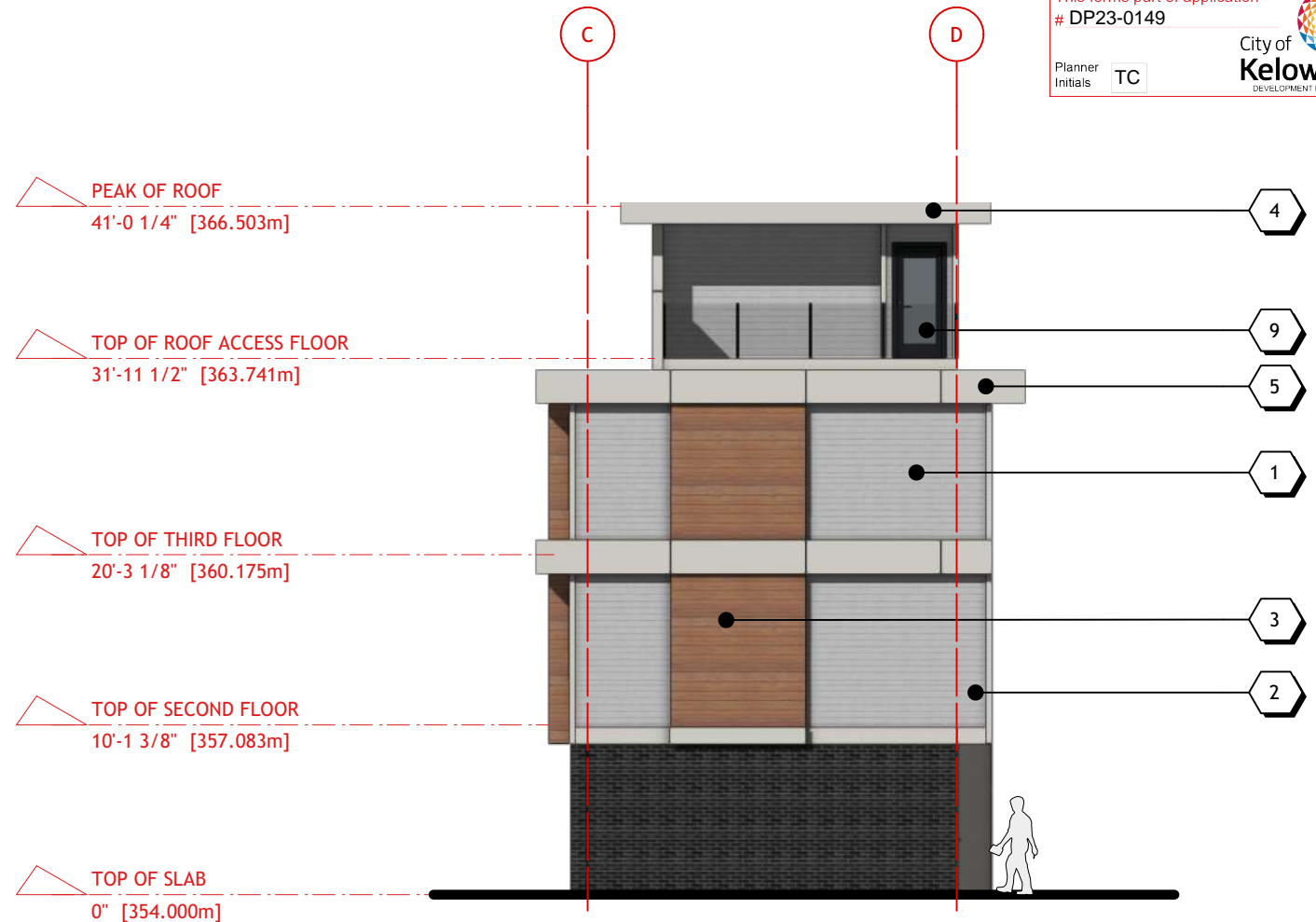
**EXTERIOR MATERIALS**

1. HORIZONTAL LAP SIDING - HARDIEBOARD LAP SIDING ARCTIC WHITE
2. FIBER CEMENT PANELS W/ EASYTRIM REVEALS - BENJAMIN MOORE HC-166 KENDALL CHARCOAL
3. HORIZONTAL STEEL SIDING - CASCADIA METAL WOOD GRAIN SERIES DURANGO
4. TRIM - SMARTBOARD BENJAMIN MOORE OC-152 SUPER WHITE
5. FIBER CEMENT PANELS W/ EASYTRIM REVEALS - BENJAMIN MOORE 2143-70 SIMPLY WHITE
6. BRICK VENEER - HEBRON BRICK COMPANY THIN BRICK AUTHENTIC AMERICANA BOOTLEGGER
7. FRONT DOOR - TRIMLITE FIBERGLASS FLUSH GLAZED 3-LITE BLACK
8. GARAGE DOOR - STEEL-CRAFT FLUSH CHARCOAL
9. ALUMINUM DECK RAIL - BLACK W/ FROSTED PRIVACY GLASS
10. ALUMINUM GUTTER/SOFFIT - BLACK
11. VINYL WINDOW FRAMES - BLACK (EXTERIOR)
12. VINYL DECKING - GREY WOOD GRAIN
12. ROOFING CAP SHEET - IKO COMMERCIAL CHARCOAL GREY

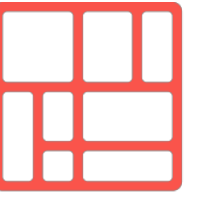
\*OR EQUIVALENT



**SCHEDULE B**  
 This forms part of application # DP23-0149  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials TC



**SOUTH ELEVATION**



**IHS DESIGN**

#202-1470 ST. PAUL ST.  
 KELOWNA, BC  
 250.212.7938  
 info@ihdesign.ca



**RESIDENTIAL DEVELOPMENT**  
 INKAR MULTIFAMILY

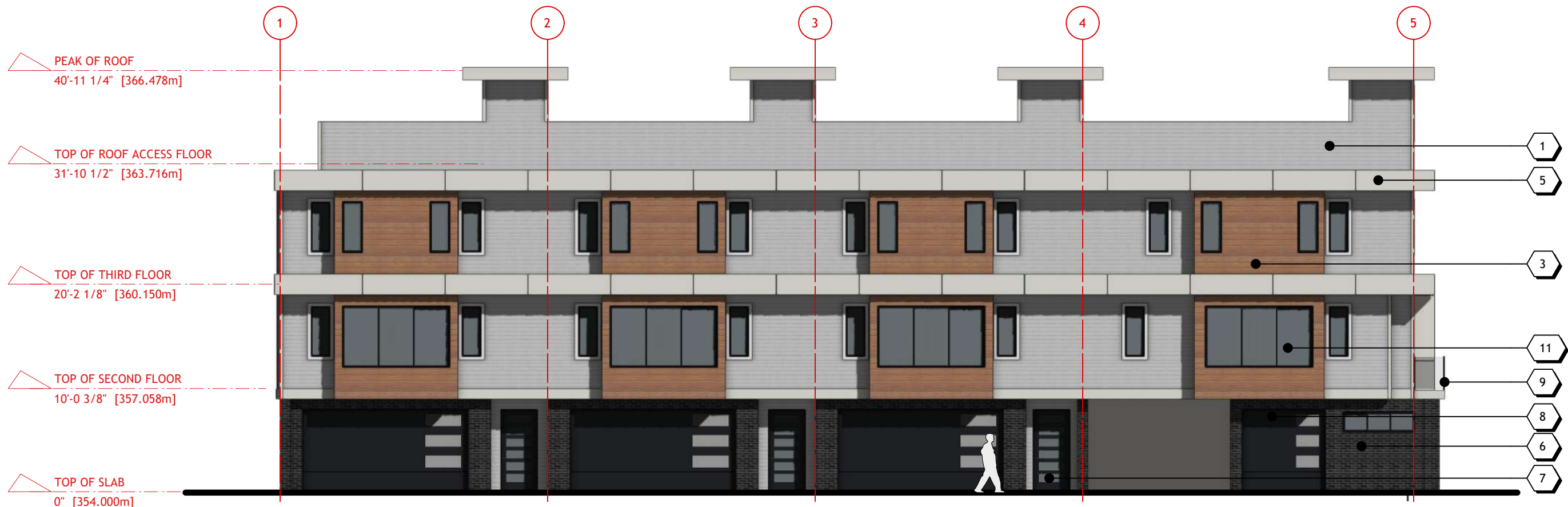


1463 INKAR ROAD  
 KELOWNA, BC V1Y 8J1  
 LOT 7 PLAN KAP28505

**EAST BUILDING ELEVATIONS**

DATE: 15-Nov-23

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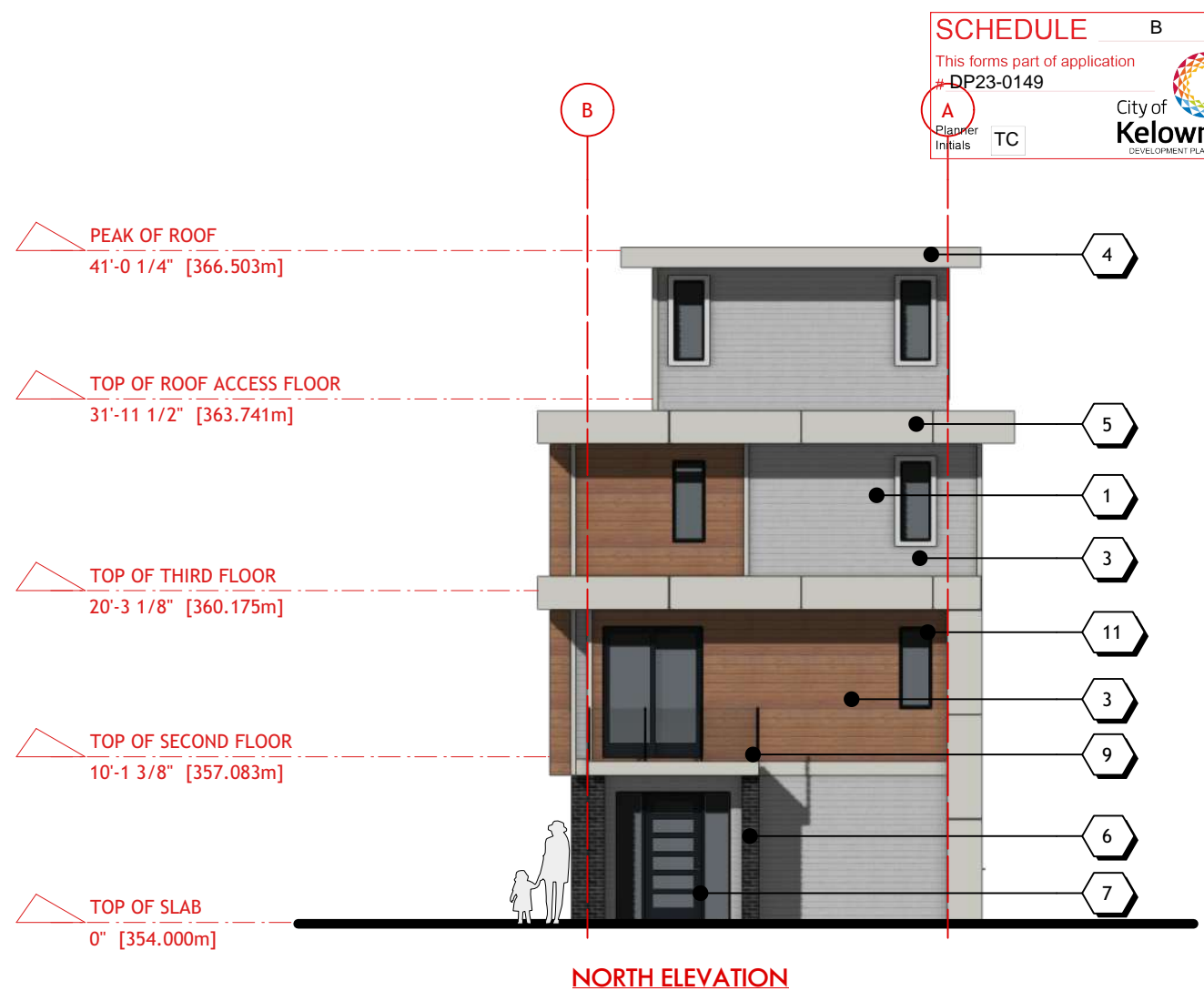


**EAST ELEVATION**

**EXTERIOR MATERIALS**

1. HORIZONTAL LAP SIDING - HARDIEBOARD LAP SIDING ARCTIC WHITE
2. FIBER CEMENT PANELS W/ EASYTRIM REVEALS - BENJAMIN MOORE HC-166 KENDALL CHARCOAL
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12. ROOFING CAP SHEET - IKO COMMERCIAL CHARCOAL GREY

\*OR EQUIVALENT



**NORTH ELEVATION**

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 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials TC



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**RESIDENTIAL DEVELOPMENT**  
 INKAR MULTIFAMILY



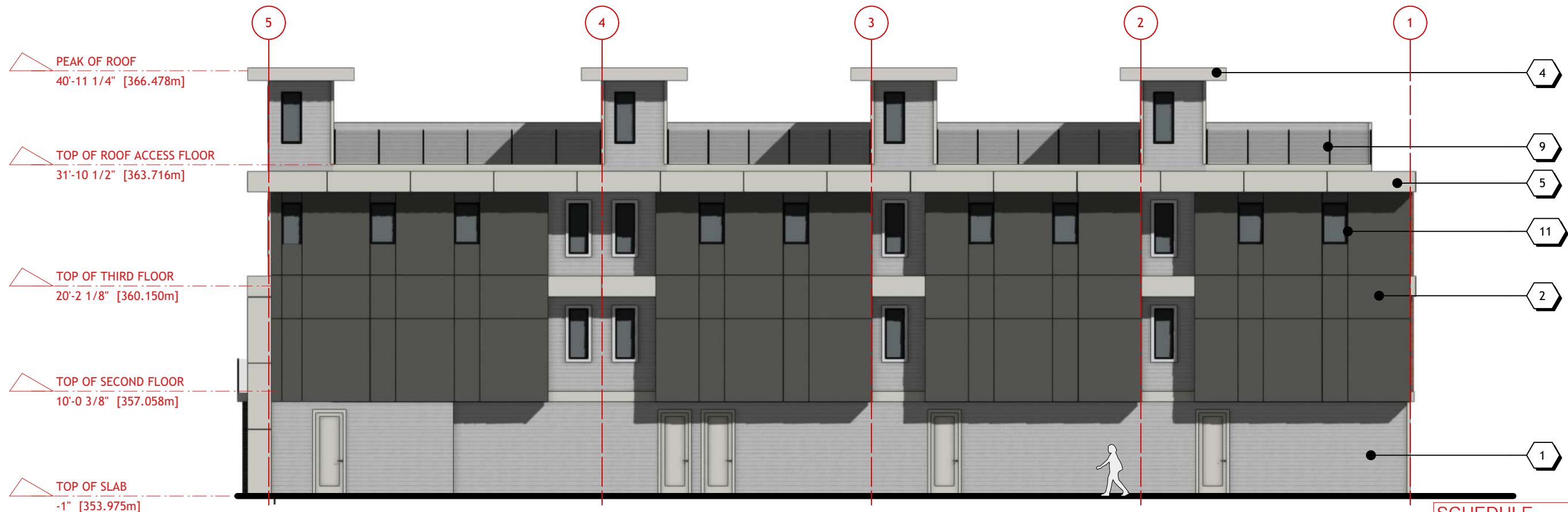
1463 INKAR ROAD  
 KELOWNA, BC V1Y 8J1  
 LOT 7 PLAN KAP28505

**WEST BUILDING ELEVATIONS**

DATE: 15-Nov-23

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

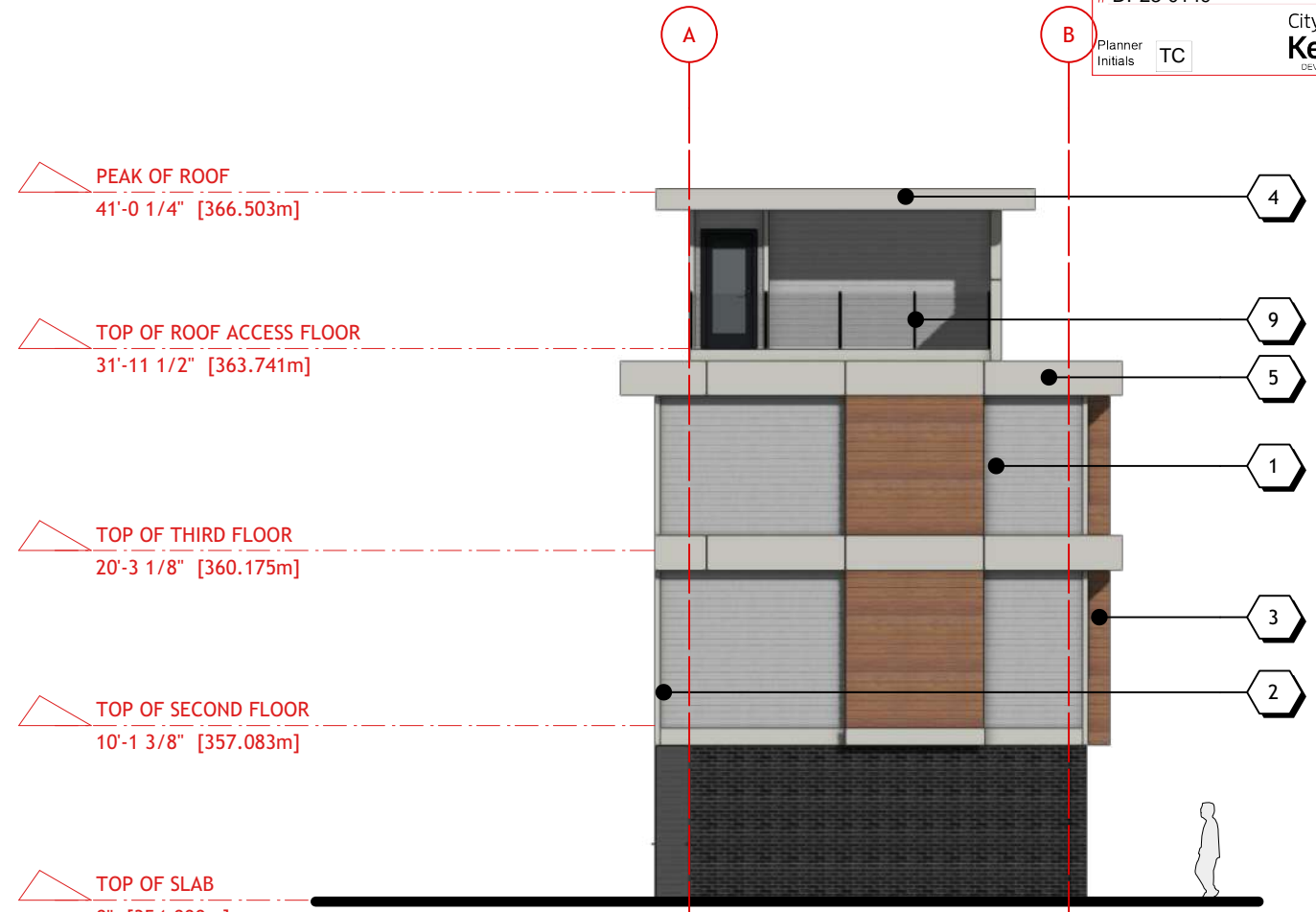
**EXTERIOR MATERIALS**

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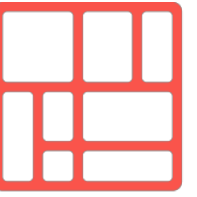
\*OR EQUIVALENT



**SCHEDULE B**  
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 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials TC



**SOUTH ELEVATION**



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**RESIDENTIAL DEVELOPMENT**  
 INKAR MULTIFAMILY



1463 INKAR ROAD  
 KELOWNA, BC V1Y 8J1  
 LOT 7 PLAN KAP28505

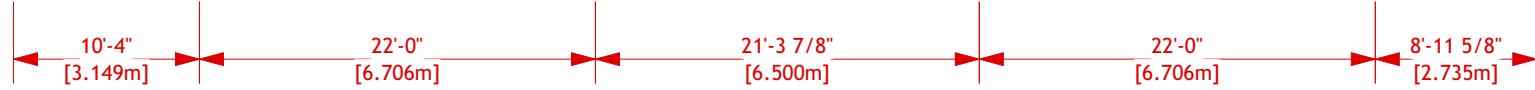
**WEST BUILDING ELEVATIONS**

DATE: 15-Nov-23

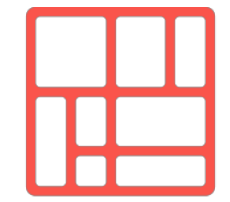
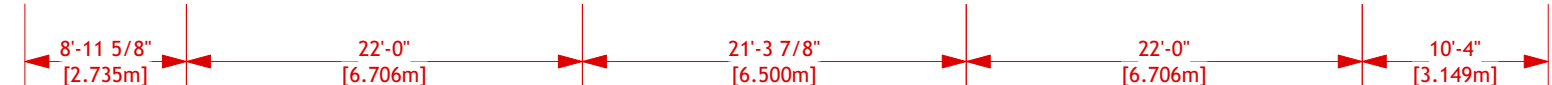
SCALE: 3/32" = 1'-0"  
 ISSUED FOR: REVIEW ONLY



**NORTH ELEVATION**



**SOUTH ELEVATION**



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**RESIDENTIAL DEVELOPMENT**

INKAR MULTIFAMILY

1463 INKAR ROAD  
 KELOWNA, BC V1Y 8J1  
 LOT 7 PLAN KAP28505


**COMPREHENSIVE  
 NORTH AND SOUTH  
 ELEVATIONS**

DATE: 15-Nov-23

SCALE: 3/32" = 1'-0"  
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**DP3.4**

**SCHEDULE B**  
 This forms part of application  
 # DP23-0149



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RESIDENTIAL DEVELOPMENT



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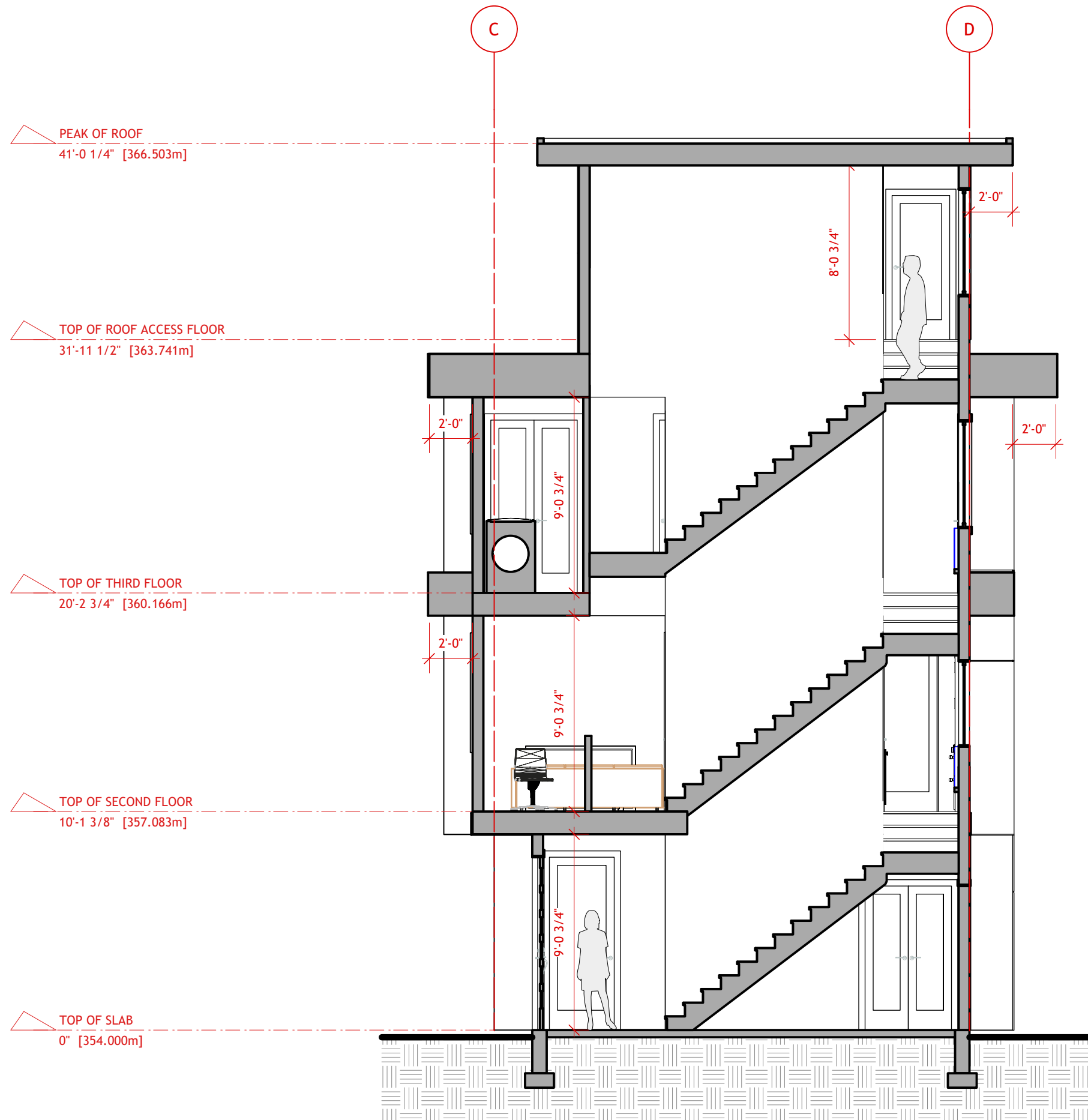
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

EAST BUILDING  
SECTION A (TYP.)

DATE: 15-Nov-23

SCALE: 3/16" = 1'-0"  
ISSUED FOR: REVIEW ONLY

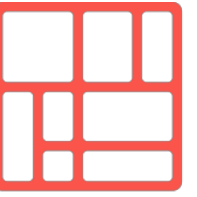
DP4.0



**SCHEDULE B**  
This forms part of application  
# DP23-0149

Planner Initials: TC

City of Kelowna  
DEVELOPMENT PLANNING



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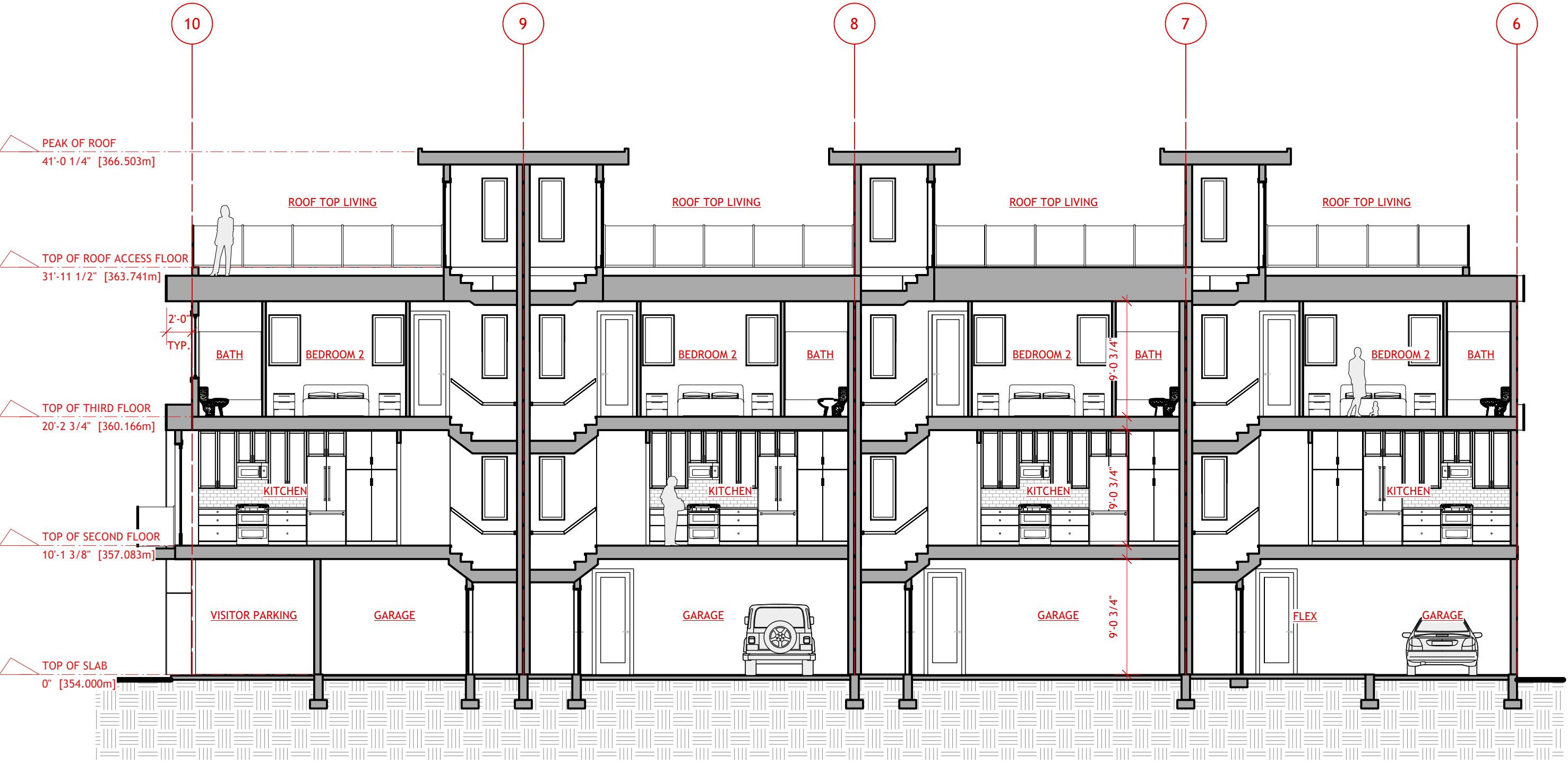
1463 INKAR ROAD  
KELOWNA, BC V1Y 8J1  
LOT 7 PLAN KAP28505

EAST BUILDING  
SECTION B (TYP.)

DATE: 15-Nov-23

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ISSUED FOR: REVIEW ONLY

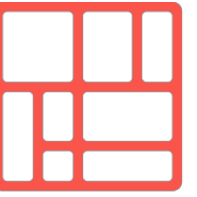
DP4.1



**SCHEDULE B**

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# DP23-0149

Planner Initials TC



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**RESIDENTIAL DEVELOPMENT**

INKAR MULTIFAMILY

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 KELOWNA, BC V1Y 8J1  
 LOT 7 PLAN KAP28505

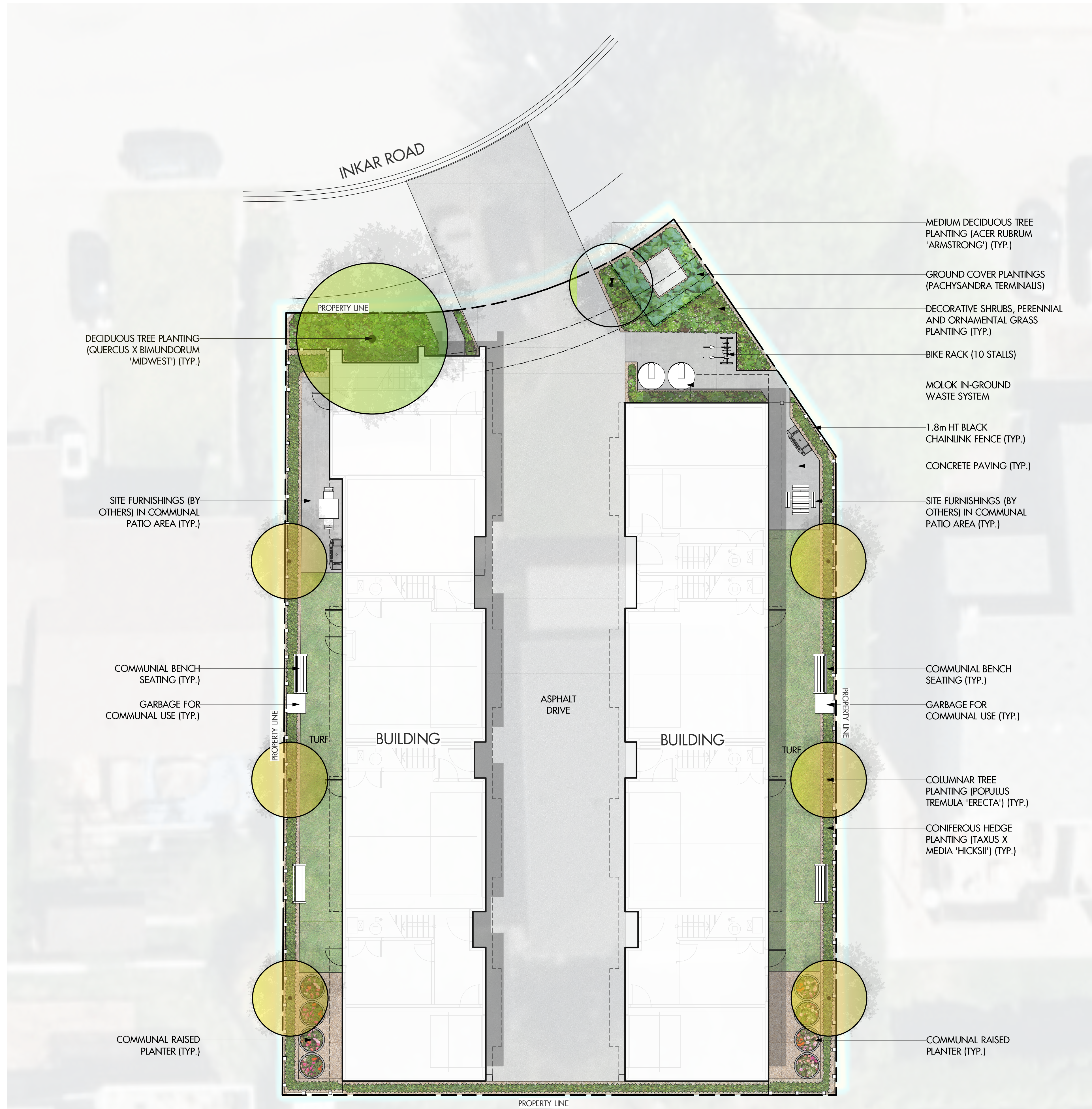


**RENDERINGS**

DATE: 15-Nov-23

SCALE: N/A  
 ISSUED FOR: REVIEW ONLY

**SCHEDULE B**  
 This forms part of application  
 # DP23-0149  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials TC



BLACK CHAINLINK FENCE W/ HEDGE

**SCHEDULE C**

This forms part of application # DP23-0149

Planner Initials **TC**

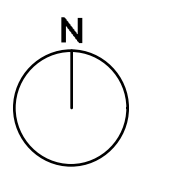
City of Kelowna DEVELOPMENT PLANNING

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm 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.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

**PLANT LIST**

| BOTANICAL NAME                           | COMMON NAME                      | QTY* | SIZE/SPACING & REMARKS        |
|--|----------------------------------|------|-------------------------------|
| <b>TREES</b>                             |                                  |      |                               |
| ACER RUBRUM 'ARMSTRONG'                  | ARMSTRONG RED MAPLE              | 1    | 5cm CAL                       |
| POPULUS TREMULA 'ERECTA'                 | COLUMNAR SWEDISH ASPLEN          | 6    | 4cm CAL                       |
| QUERCUS X BIMUNDORUM 'MIDWEST'           | PRAIRIE STATURE OAK              | 1    | 3cm CAL                       |
| <b>SHRUBS</b>                            |                                  |      |                               |
| BERBERIS THUNBERGII 'GENTRY'             | ROYAL BURGUNDY BARBERRY          | 10   | #02 CONT. /1.2M O.C. SPACING  |
| PICEA ABIES 'LITTLE GEM'                 | LITTLE GEM NORWAY SPRUCE         | 5    | #02 CONT. /1.0M O.C. SPACING  |
| SPIRAEA JAPONICA 'GOLDMOUND'             | GOLDMOUND SPIREA                 | 10   | #02 CONT. /0.75M O.C. SPACING |
| TAXUS X MEDIA 'HICKSII'                  | HICK'S YEW                       | 95   | #02 CONT. /0.9M O.C. SPACING  |
| <b>PERENNIALS &amp; GRASSES</b>          |                                  |      |                               |
| CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 7    | #01 CONT. /1.0M O.C. SPACING  |
| HOSTA 'STRIPEASE'                        | STRIPEASE HOSTA                  | 9    | #01 CONT. /0.9M O.C. SPACING  |
| LAVANDULA ANGSTIFOLIA 'HIDCOTE'          | HIDCOTE ENGLISH LAVENDER         | 13   | #01 CONT. /0.75M O.C. SPACING |
| PACHYSANDRA TERMINALIS                   | CREeping SPURGE                  | 10   | #01 CONT. /0.75M O.C. SPACING |
| RUDBECKIA FLUGIDA 'GOLDSTURM'            | GOLDSTURM CONEFLOWER             | 13   | #01 CONT. /0.75M O.C. SPACING |
| SEDUM SPECTABILE 'AUTUMN FIRE'           | AUTUMN FIRE STONECROP            | 13   | #01 CONT. /0.75M O.C. SPACING |



PROJECT TITLE  
**1463 INKAR ROAD**

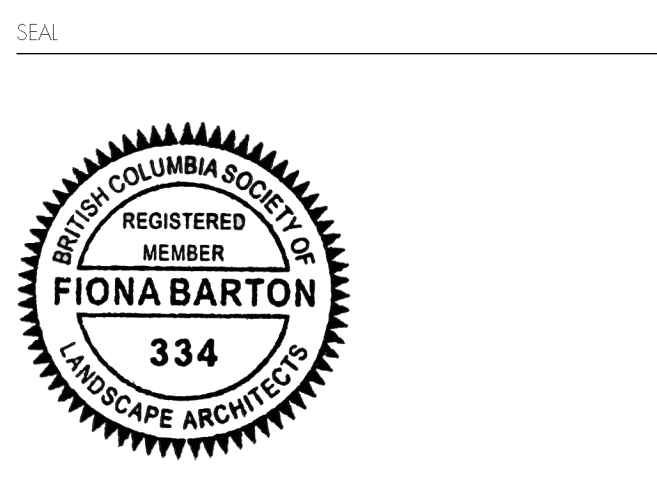
KELOWNA, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

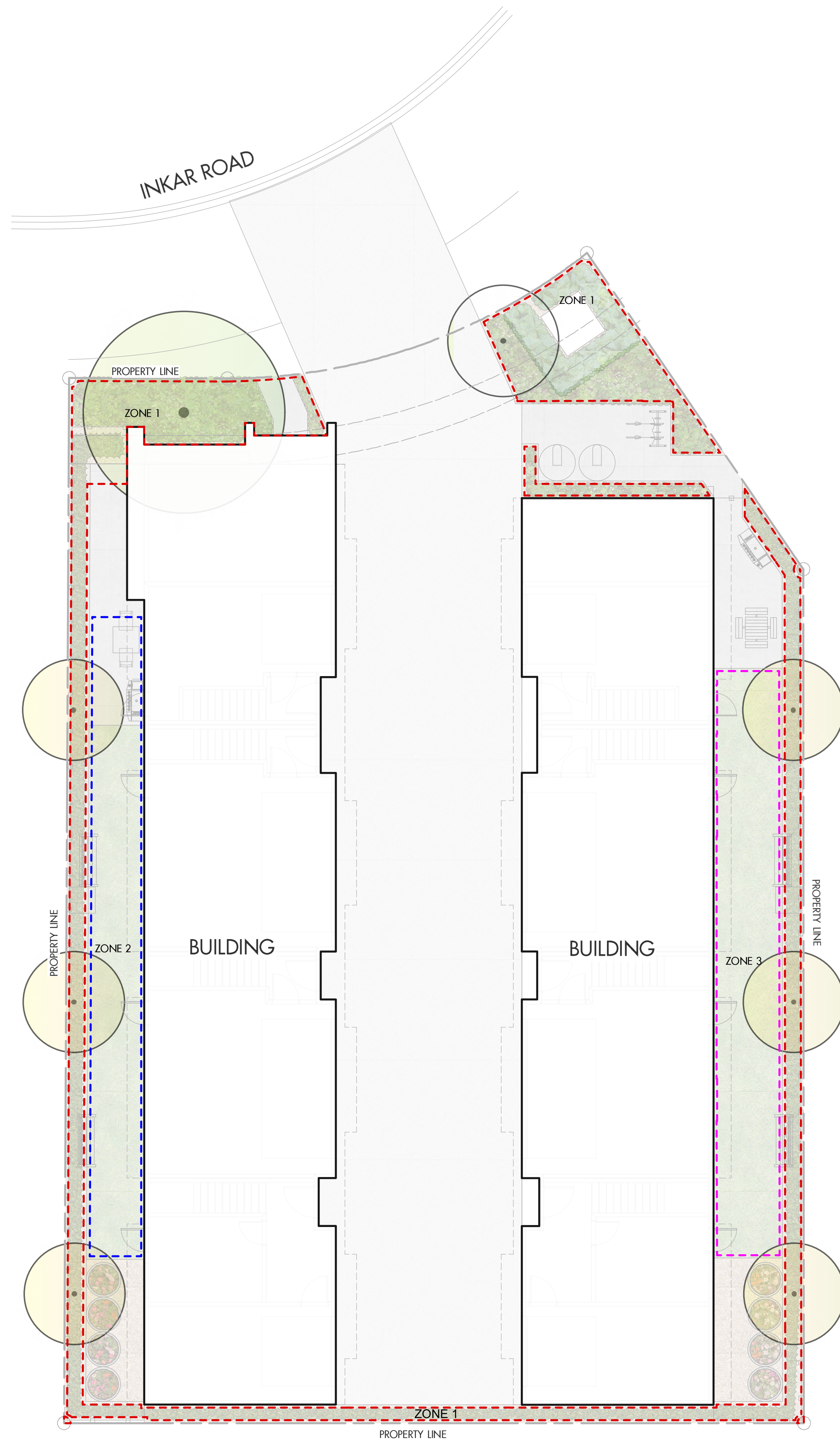
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|---|----------|--------------------|
| 1 | 23.08.11 | Review             |
| 2 | 23.08.14 | Development Permit |
| 3 | 23.11.01 | Development Permit |
| 4 |          |                    |
| 5 |          |                    |

PROJECT NO: 23-0568  
 DESIGN BY: NM  
 DRAWN BY: AJ  
 CHECKED BY: FB  
 DATE: NOV. 1, 2023  
 SCALE: 1:100  
 PAGE SIZE: 24x36



DRAWING NUMBER  
**L1/2**

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**SCHEDULE C**

This forms part of application  
# DP23-0149

Planner Initials **TC**

**WATER CONSERVATION CALCULATIONS**

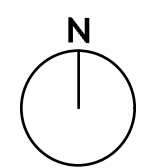
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 131 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 122 cu.m. / year  
WATER BALANCE = 9 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION NOTES**

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**IRRIGATION LEGEND**

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 123 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 17 cu.m.
- ZONE #2:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 44 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 46 cu.m.
- ZONE #3:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 50 sq.m.  
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 53 cu.m.



PROJECT TITLE  
**1463 INKAR ROAD**

KELOWNA, BC

DRAWING TITLE  
**WATER CONSERVATION/  
IRRIGATION PLAN**

| ISSUED FOR / REVISION | DATE     | REVISION           |
|-----------------------|----------|--------------------|
| 1                     | 23.08.11 | Review             |
| 2                     | 23.08.14 | Development Permit |
| 3                     | 23.11.01 | Development Permit |
| 4                     |          |                    |
| 5                     |          |                    |

|             |              |
|-------------|--------------|
| PROJECT NO. | 230568       |
| DESIGN BY   | NM           |
| DRAWN BY    | AJ           |
| CHECKED BY  | FB           |
| DATE        | NOV. 1, 2023 |
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SEAL



DRAWING NUMBER

**L2/2**

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

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



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

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

|  |            |          |          |          |          |          |
|--|------------|----------|----------|----------|----------|----------|
| i. Design the internal circulation pattern and pedestrian open space network to be integrated with and connected to the existing and planned public street and open space network.   |            |          |          |          | ✓        |          |
| <b>3.1.6 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. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Recessing or projecting facades to highlight the identity of individual units; and</li> <li>• Using entrance features, roofline features, or other architectural elements.</li> </ul>  |            |          |          |          | ✓        |          |
| b. To maximize integration with the existing neighbourhood, design infill townhouses to: <ul style="list-style-type: none"> <li>• Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and</li> <li>• Use durable, quality materials similar or complementary to those found within the neighbourhood.</li> </ul>   |            |          |          |          | ✓        |          |
| c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as: <ul style="list-style-type: none"> <li>• Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines;</li> <li>• Use of clerestory windows;</li> <li>• Use of landscaping or screening; and</li> <li>• Use of setbacks and articulation of the building.</li> </ul> |            |          |          |          | ✓        |          |
| d. In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.   | ✓          |          |          |          |          |          |