

Development Permit

DP23-0212

ATTACHMENT		A
This forms part of application		
# DP23-0212		
Planner Initials	BC	



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

250, 270, 280 Homer Rd

and legally known as:

- Lot 3 Section 27 Township 26 ODYD Plan 14897 located at 280 Homer Rd, Kelowna, BC,
- Lot 4 Section 27 Township 26 ODYD Plan 14897 located at 270 Homer Rd, Kelowna, BC, and,
- Lot 5 Section 27 Township 26 ODYD Plan 14897 located at 250 Homer Rd, Kelowna, BC

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

Townhouse Housing

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

Date of Council Approval: April 8, 2024

Development Permit Area: Multi-Family Form and Character

Existing Zone: MF₂ – Townhouse Housing

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: 1376686 B.C., Ltd., Inc. No. BC1376686

Applicant: New Town Architecture and Engineering Inc.

Jocelyn Black
Urban Planning Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0212 for:

- Lot 3 Section 27 Township 26 ODYD Plan 14897 located at 280 Homer Rd, Kelowna, BC,
- Lot 4 Section 27 Township 26 ODYD Plan 14897 located at 270 Homer Rd, Kelowna, BC, and,
- Lot 5 Section 27 Township 26 ODYD Plan 14897 located at 250 Homer Rd, Kelowna, BC

subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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 THAT the applicant be required to complete the above-noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council 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 **\$125,556.25**.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. PAYMENT-IN-LIEU OF PARKING BYLAW NO. 8125

N/A

5. PUBLIC AMENITIES AND STREETScape CAPITAL RESERVE FUND

N/A

6. 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.**

Homer Road Townhomes

RE-ISSUED FOR DP, 2023-09-25

SCHEDULE A

This forms part of application
DP23-0212

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING



FOR PERMIT ONLY (NOT FOR TENDER)

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

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NEW TOWN ARCHITECTURE
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca



Revisions

No.	DATE	DESCRIPTION
1	2023-06-09	ISSUED FOR DP
2	2023-09-25	RE-ISSUED FOR DP

ARCHITECTURAL
NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
e: roman@newtownservices.net t: (250) 860-8185

CIVIL
NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
e: jacob@newtownservices.net t: (250) 215-8312

LANDSCAPE
CTQ Consultants
1334 St Paul St
Kelowna, BC
e: DJohnston@ctqconsultants.ca t: (250) 979-1221

- A0.00D COVER PAGE
- A1.01D ZONING & BYLAW
- A1.02D SITE COVERAGE PLAN
- A2.00D SURVEY
- A2.01D SITE PLAN
- A3.01D LEVEL 1 FLOOR PLAN
- A3.02D LEVEL 2 FLOOR PLAN
- A3.03D LEVEL 3 FLOOR PLAN
- A4.00D MATERIALS
- A4.01D BUILDING (1&2) ELEVATIONS
- A4.02D BUILDING (3-6) ELEVATIONS
- A4.03D STREET ELEVATION - CONTEXT
- A8.01D UNIT PLANS
- A8.02D UNIT PLANS
- A9.01D RENDERINGS
- A9.02D RENDERINGS

project title
Homer Road Townhomes

project address
250, 270, 280 Homer Road,
Kelowna

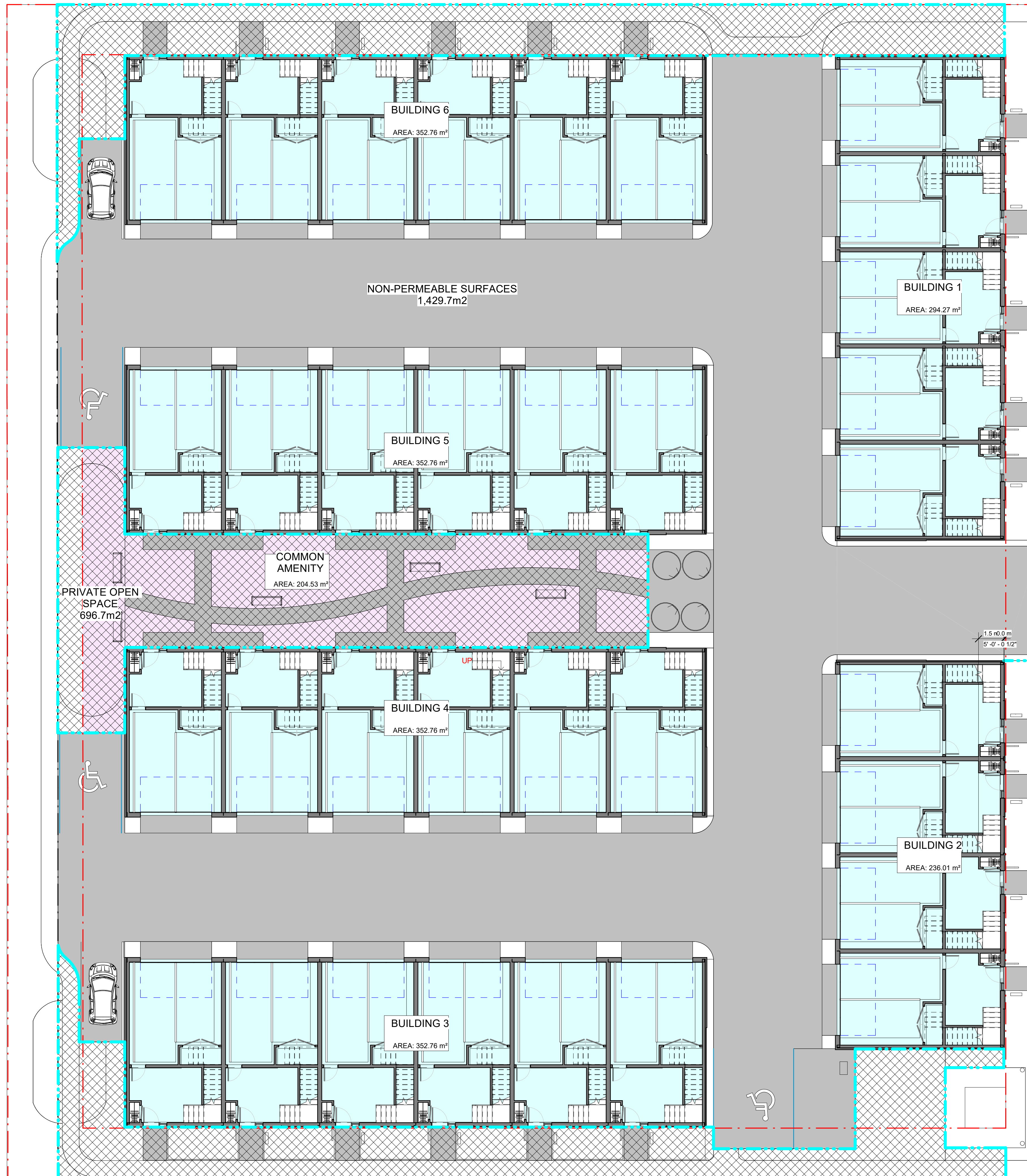
project no. 4212

drawing title
COVER PAGE

designed _____ scale _____
drawn _____ Author _____
checked _____ Checker _____
drawing no. **A0.00D**
plotted 20/09/2023 2:51:51 PM

SITE COVERAGE AREA LEGEND

- NON-PERMEABLE SURFACES 1,429.7m²
- BUILDING FOOTPRINT 1,941.4m²
- COMMON AMENITY SPACE 204.53m²
- PRIVATE OPEN SPACE 696.7m²



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Seal



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project title
Homer Road Townhomes

project address
250, 270, 280 Homer Road,
Kelowna

project no. **4212**

drawing title
SITE COVERAGE PLAN

scale 3/32" = 1'-0"
drawn _____
checked _____
drawing no. _____

A1.02D
plotted 26/09/2023 2:51:58 PM

**SITE PLAN OF LOTS 3, 4 AND 5
SECTION 27 TOWNSHIP 26 OSOYOOS
DIVISION YALE DISTRICT PLAN 14897**

PID AND CIVIC ADDRESS:-

008-919-909 280 HOMER ROAD, KELOWNA (LOT 3)
008-919-917 270 HOMER ROAD, KELOWNA (LOT 4)
008-919-925 250 HOMER ROAD, KELOWNA (LOT 5)

CLIENT: 1376686 BC LTD

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRs)
VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET STATION KELOWNA_BC)

DATE OF FIELD SURVEY: OCTOBER 24th, 2022

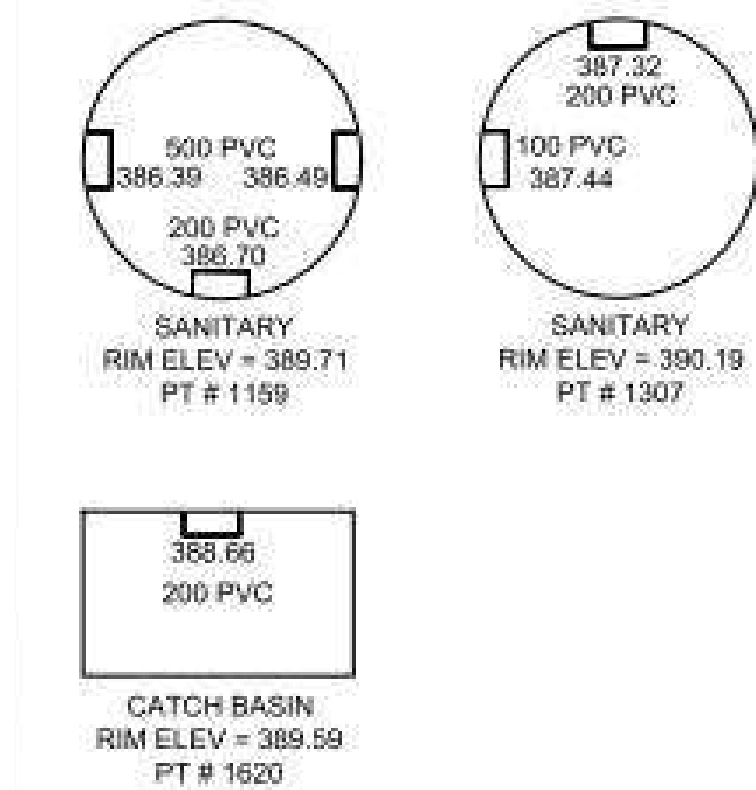
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

SCALE 1:500



LEGEND

- Subject Property
- Major Contour (1m)
- Minor Contour (0.2m)
- Fence
- Hedge
- Anchor
- Bollard
- Catch Basin
- Cleanout
- Lamp Standard
- Power Manhole
- Sanitary Manhole
- Storm Manhole
- Power Pole
- Sign
- Tree (dia.)
- Vault
- Water Valve
- Driveway
- Retaining Wall
- Asphalt
- Control Point



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Planner Initials BC

City of Kelowna DEVELOPMENT PLANNING

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Homer Road Townhomes

project address
250, 270, 280 Homer Road,
Kelowna

project no. **4212**

drawing title
SURVEY

designed scale 1 : 10
drawn Author
checked Checker
drawing no. **A2.00D**
plotted 26/09/2023 2:51:59 PM

A
PLAN KAP68048

A
PLAN KAP65978

B
PLAN KAP65978

1
PLAN KAP72409



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DEVELOPMENT PLANNING

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project title
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project address
250, 270, 280 Homer Road,
Kelowna

project no. 4212

drawing title
SITE PLAN

designed _____ scale 1:150
drawn _____ Author
checked _____ Checker

drawing no. **A2.01D**
plotted 26/09/2023 2:52:03 PM



SCHEDULE A

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DP23-0212

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING

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NORTH

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

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Homer Road Townhomes

project address
250, 270, 280 Homer Road,
Kelowna

project no. **4212**

drawing title
**LEVEL 2
FLOOR PLAN**

designed Designer scale 3/32" = 1'-0"

drawn Author

checked Checker

drawing no. **A3.02D**

plotted 26/09/2023 2:52:32 PM

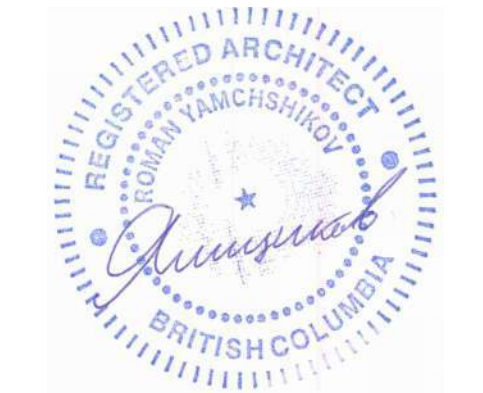


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Homer Road Townhomes

project address
250, 270, 280 Homer Road,
Kelowna

project no. **4212**

drawing title
**LEVEL 3
FLOOR PLAN**

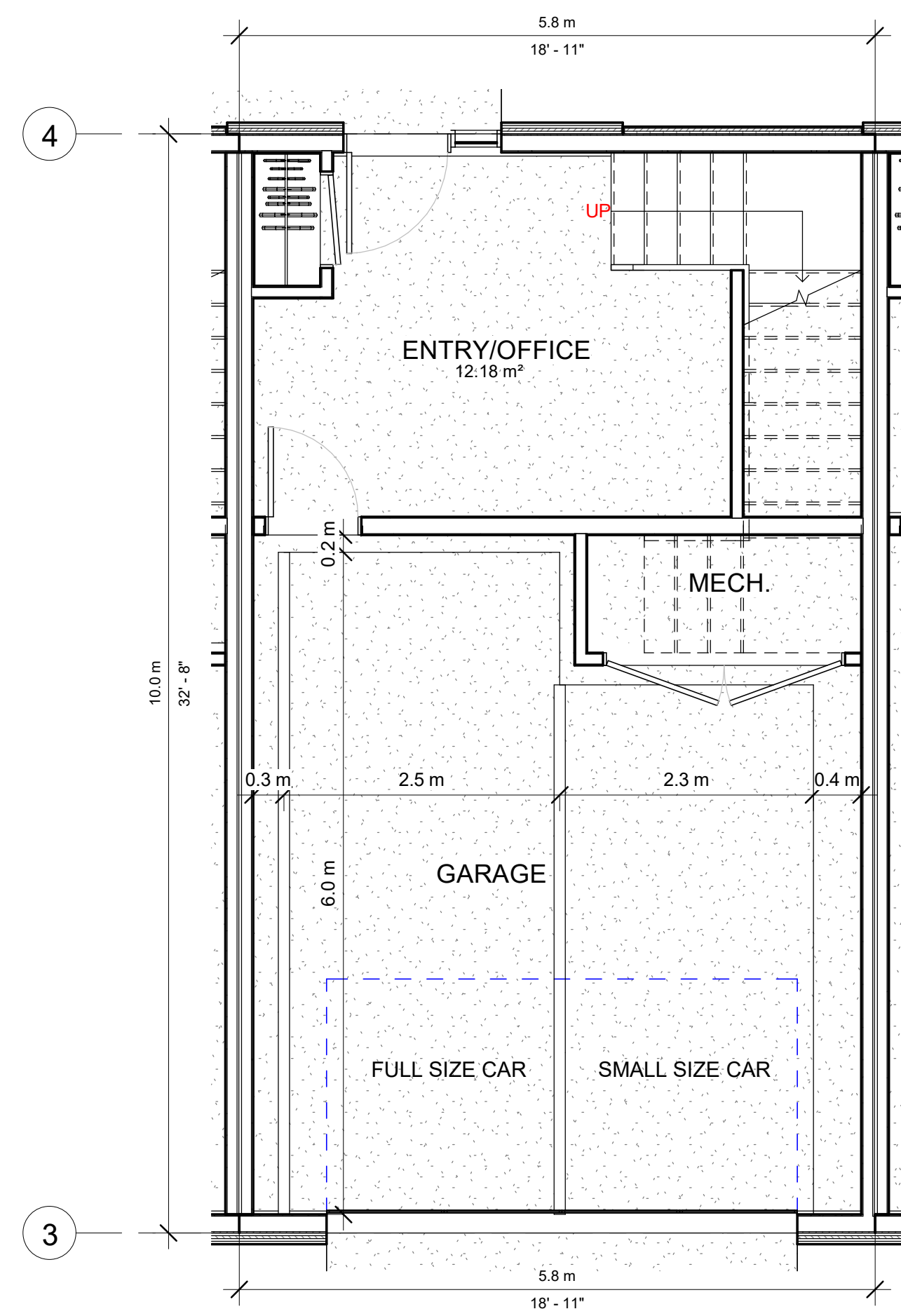
designed _____ scale 3/32" = 1'-0"

drawn _____ Author

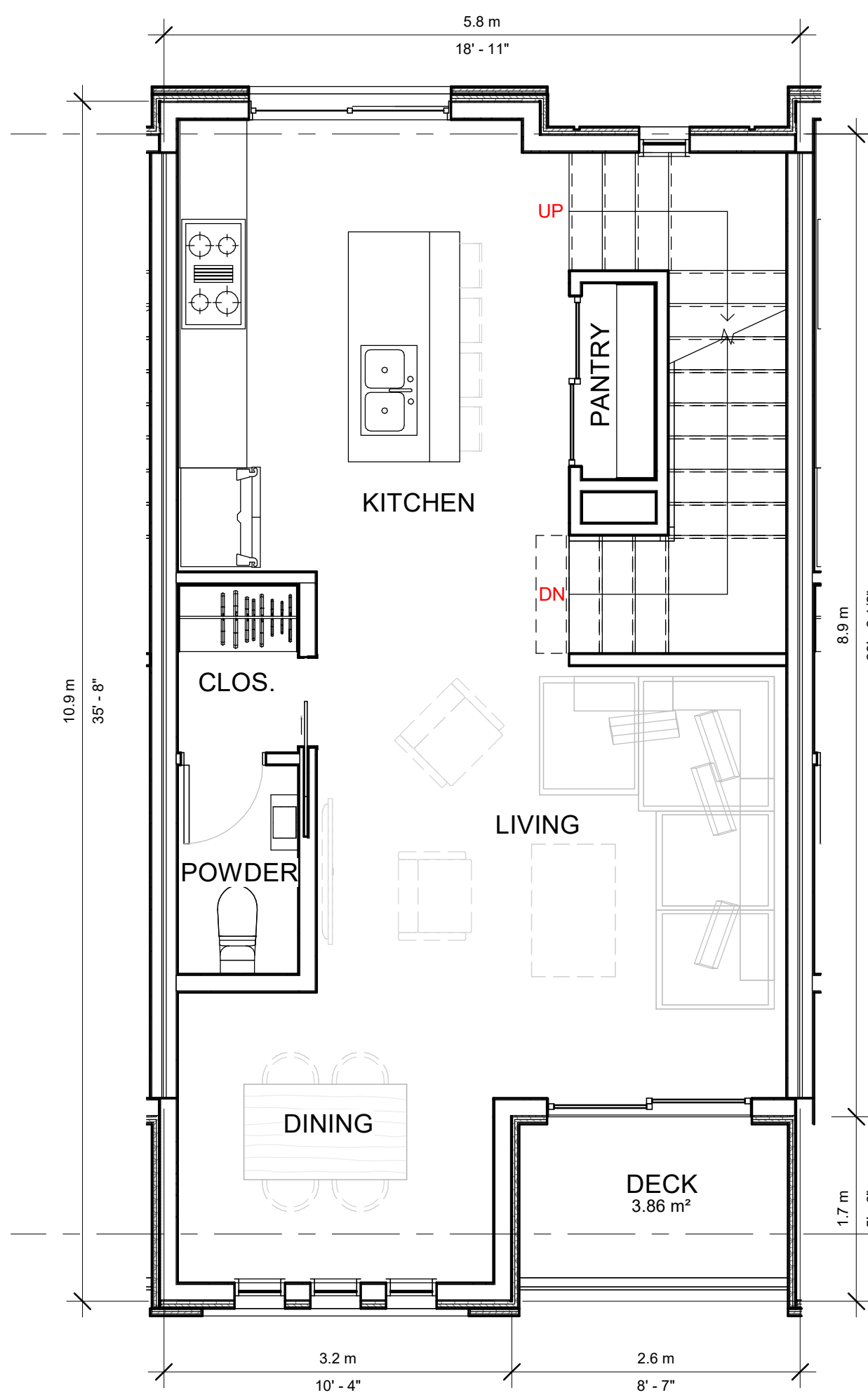
checked _____ Checker

drawing no. **A3.03D**

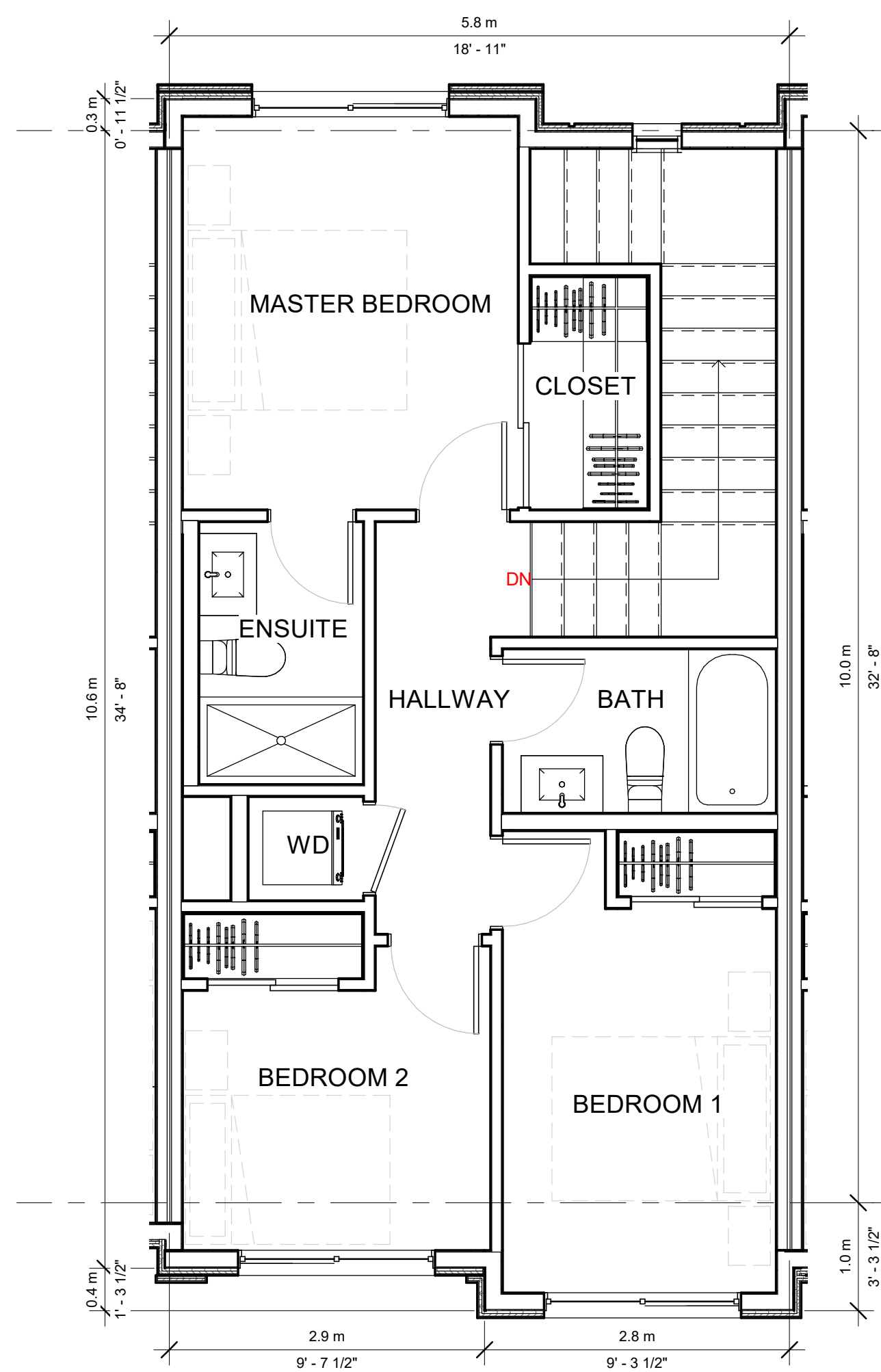
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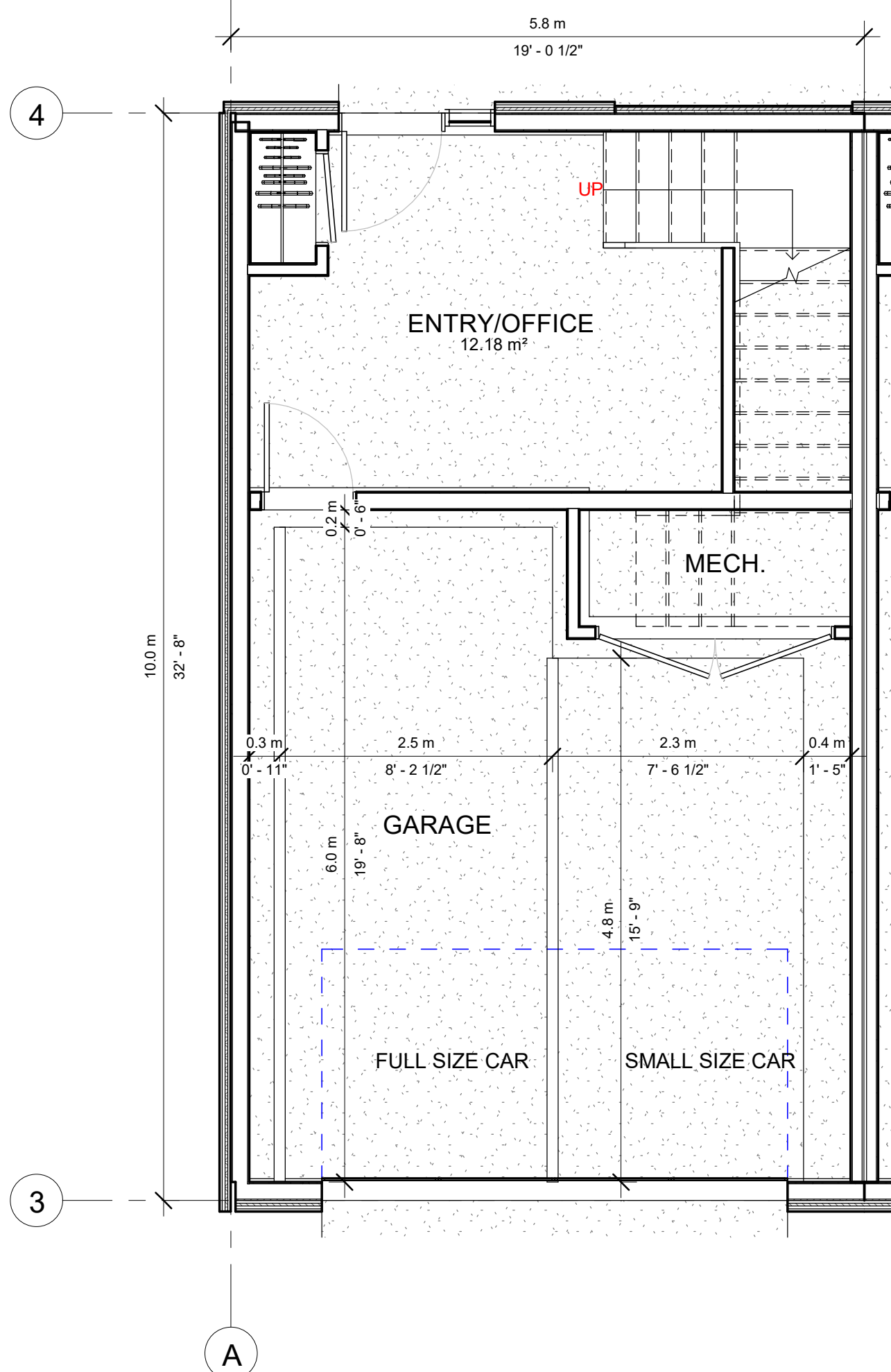
1 LEVEL 1 (DP) - middle unit
1/4" = 1'-0"



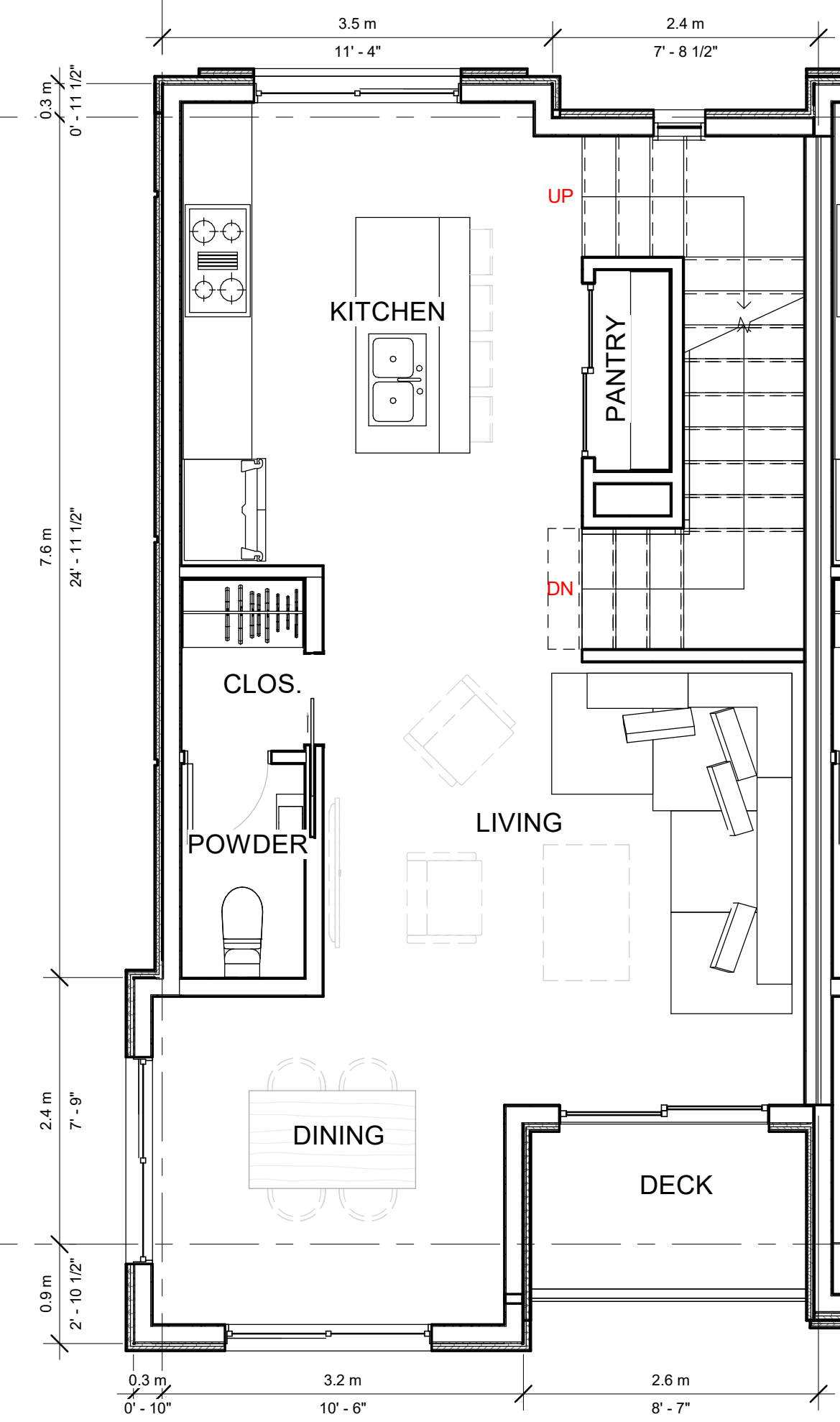
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1/4" = 1'-0"



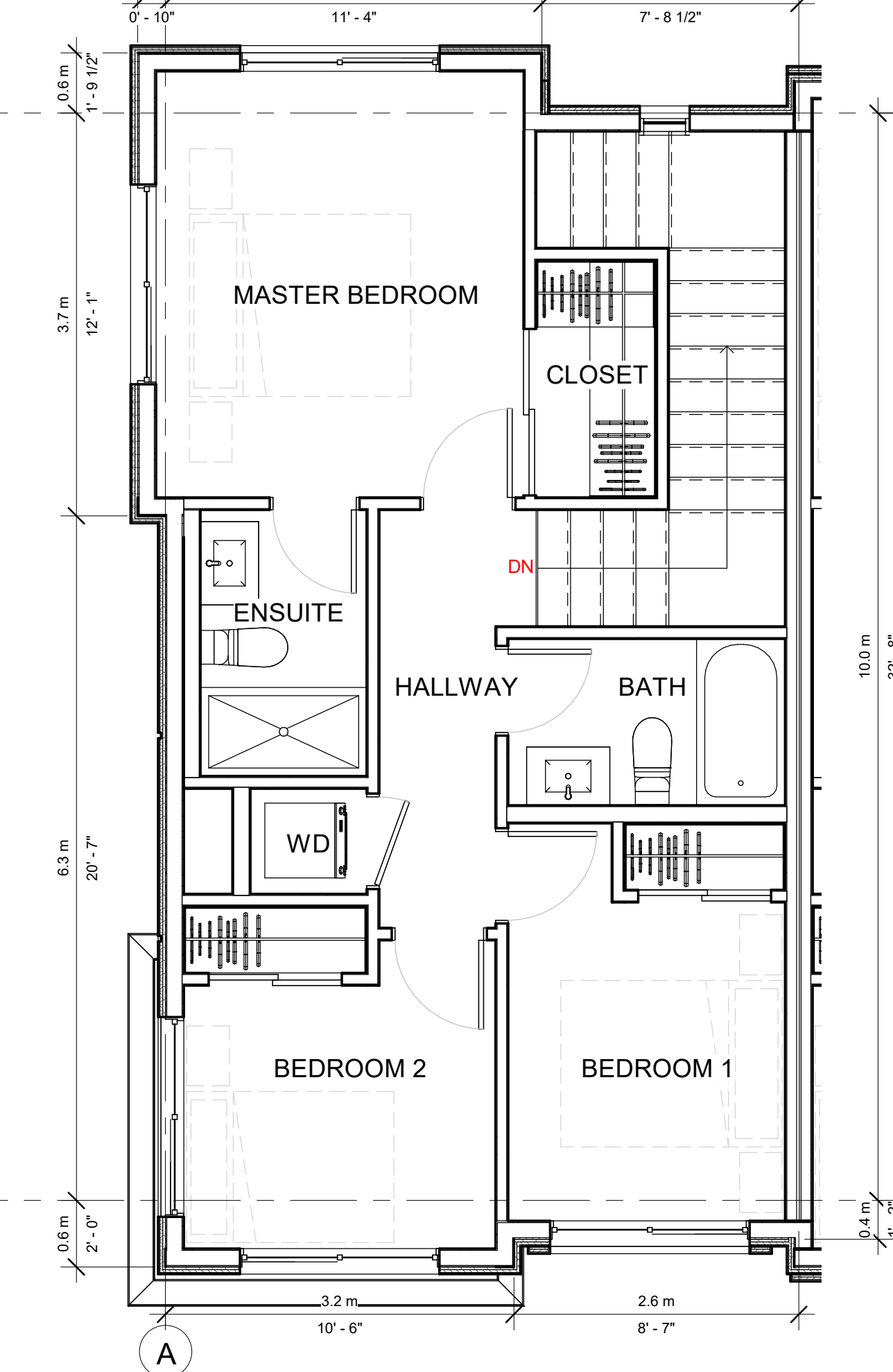
3 LEVEL 3 (DP) - middle unit
1/4" = 1'-0"



4 LEVEL 1 (DP) - corner unit 1
1/4" = 1'-0"



5 LEVEL 2 (DP) - corner unit 1
1/4" = 1'-0"



6 LEVEL 3 (DP) - corner unit 1
1/4" = 1'-0"

SCHEDULE A

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DP23-0212

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING

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Seal



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No.	DATE	DESCRIPTION
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project title
Homer Road Townhomes

project address
250, 270, 280 Homer Road,
Kelowna

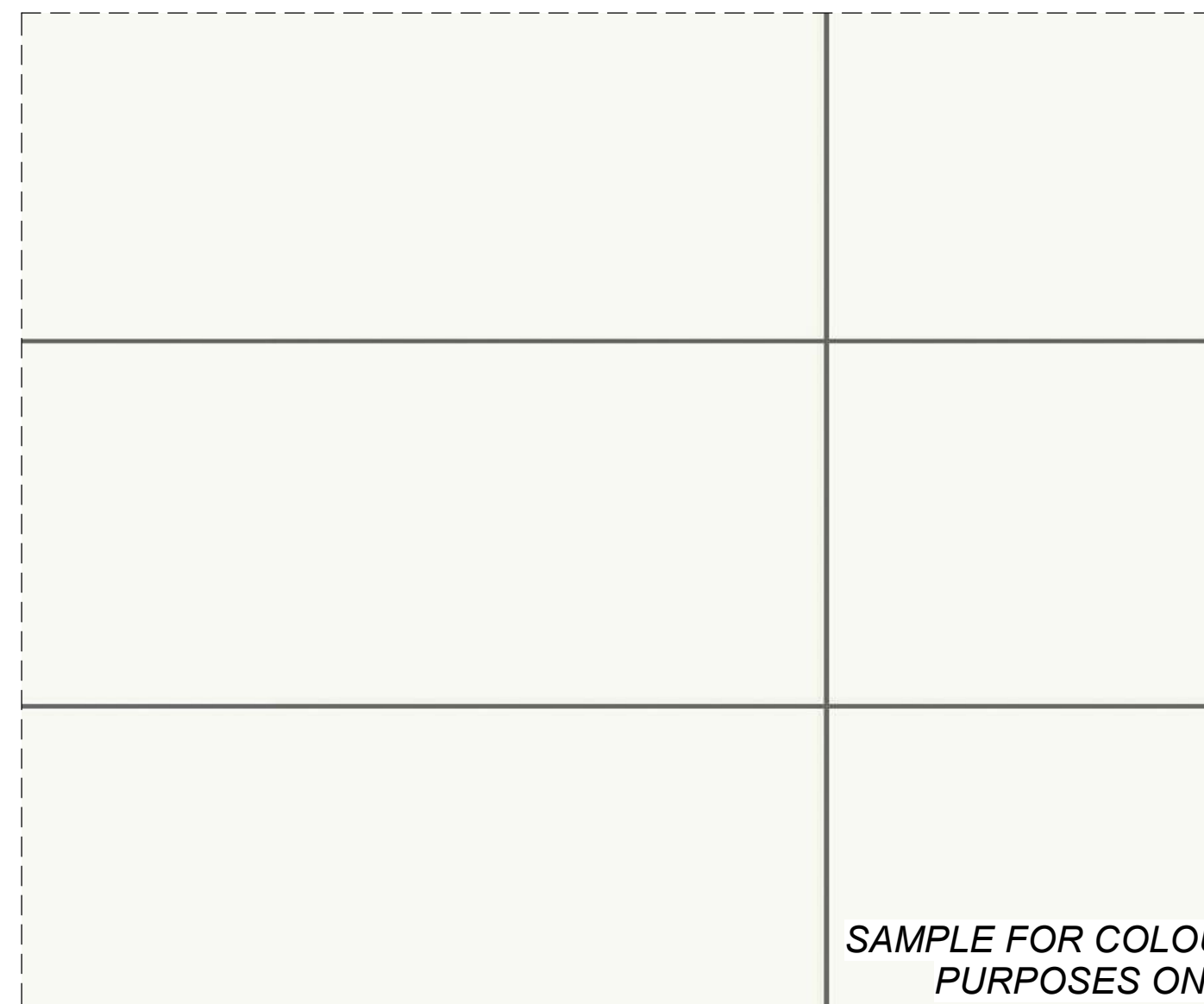
project no. 4212

drawing title
UNIT PLANS

designed _____ scale 1/4" = 1'-0"
drawn _____ Author
checked _____ Checker

drawing no. **A8.01D**
plotted 20/09/2023 2:53:59 PM

PRODUCT: FIBRE CEMENT SIDING C/W REVEAL
 COLOUR & CODE: WHITE
 I.D NUMBER: 1.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: FIBRE CEMENT LAP SIDING
 COLOUR & CODE: IMITATION WOOD - BROWN
 I.D NUMBER: 2.

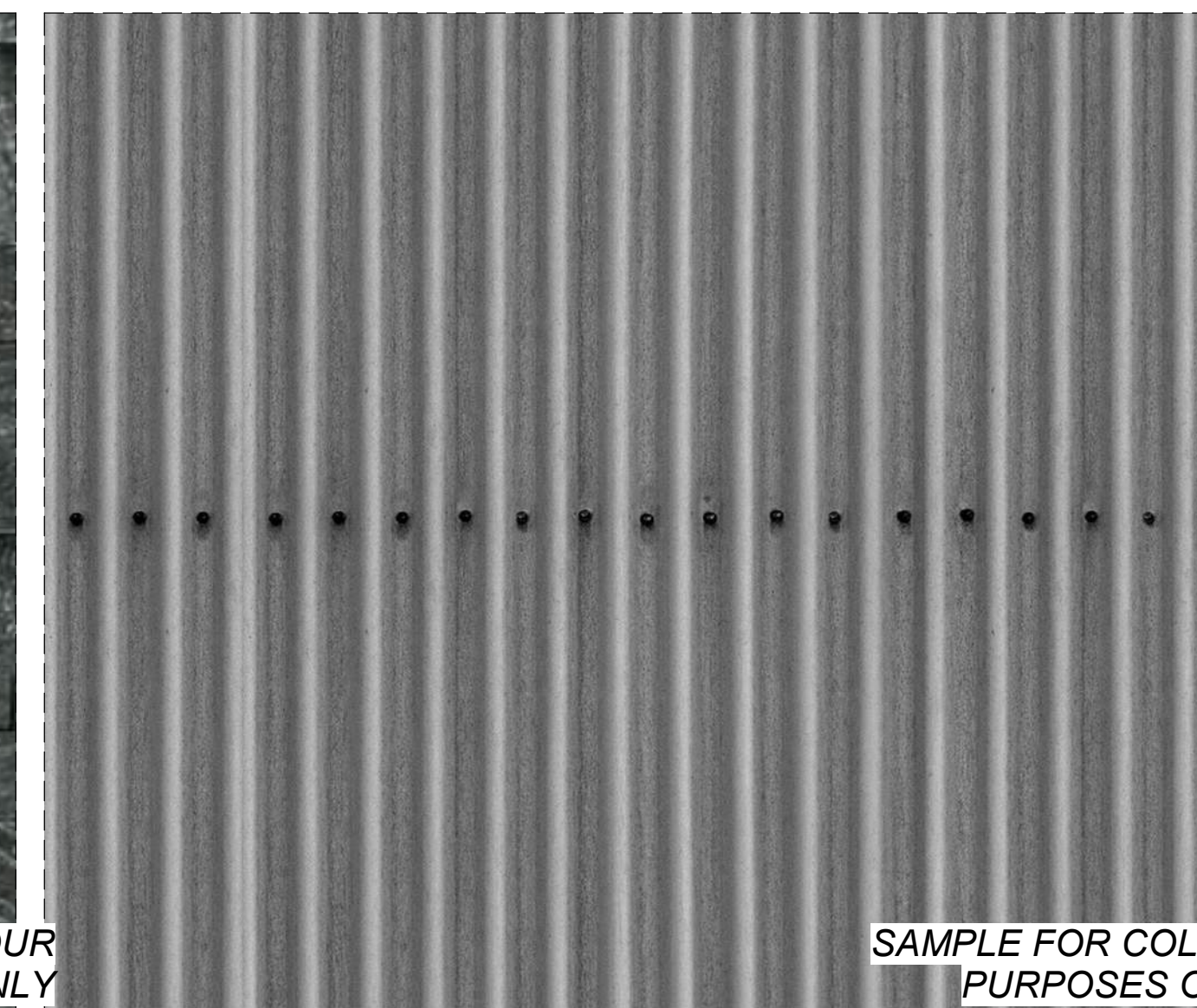


PRODUCT: STONE VENEER - ELDORADO STONE
 COLOUR & CODE: GLACIAL BLACK
 I.D NUMBER: 3.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: CORRUGATED METAL PANEL
 COLOUR & CODE: SILVER
 I.D NUMBER: 4.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: FIBRE CEMENT SIDING
 COLOUR & CODE: DARK BROWN
 I.D NUMBER: 5.



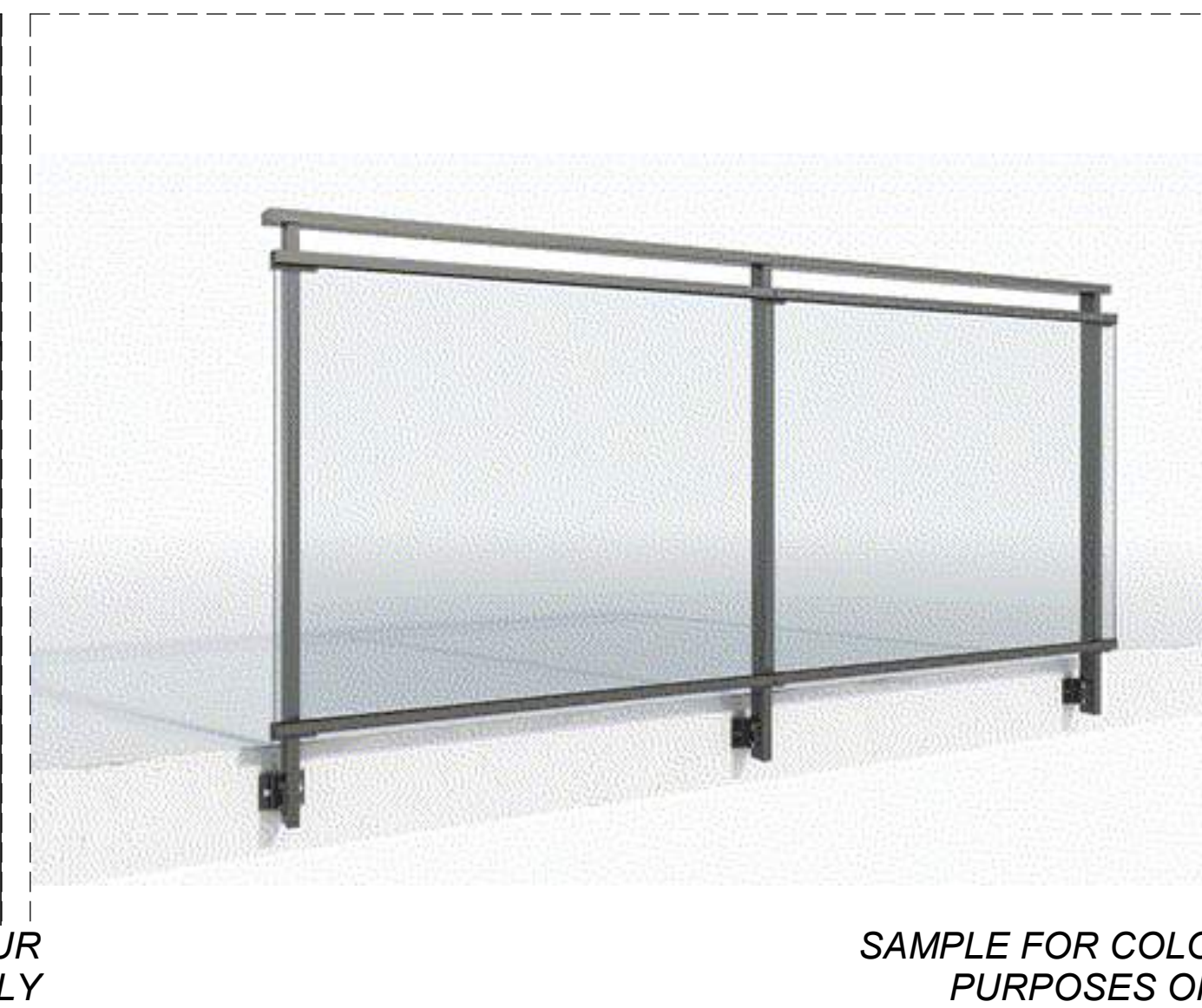
SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: FIBRE CEMENT SIDING C/W REVEAL
 COLOUR & CODE: IRON GREY / BLACK
 I.D NUMBER: 6.



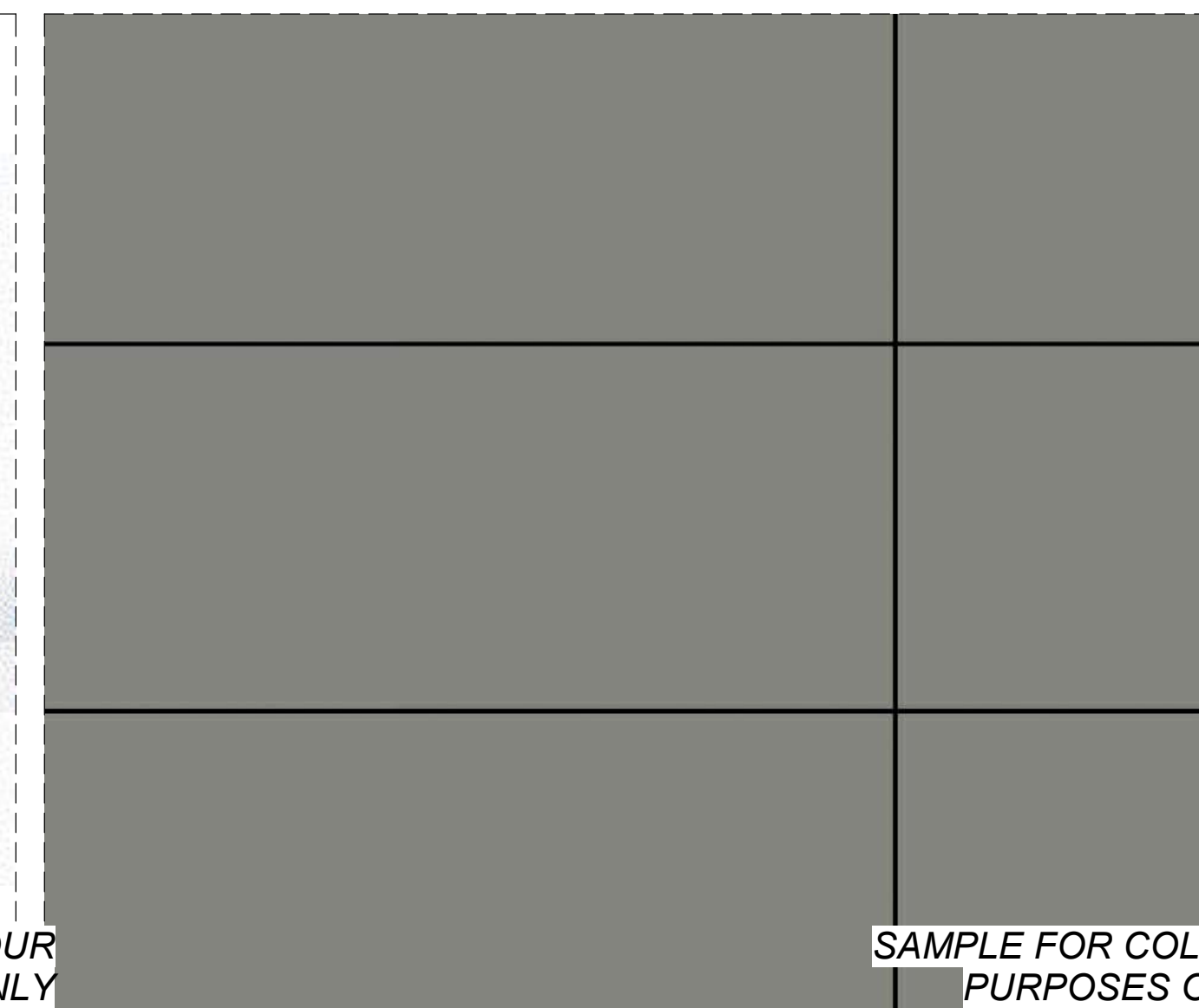
SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: GLASS RAILING
 COLOUR & CODE: BLACK GALV. ALU POSTS W/TRANSP. GLASS
 I.D NUMBER: 7.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: FIBRE CEMENT SIDING C/W REVEAL
 COLOUR & CODE: LIGHT GREY
 I.D NUMBER: 8.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: VINYL SLIDING DOOR
 COLOUR & CODE: CLEAR GLASS; BLACK FRAME
 I.D NUMBER: 9.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: VINYL WINDOW
 COLOUR & CODE: CLEAR GLASS; BLACK FRAME
 I.D NUMBER: 10.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: LOOP - 2 SPACE BIKE RACK
 COLOUR & CODE: BLACK
 I.D NUMBER: 11.



SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: MOLOK GARBAGE GARBAGE CONTAINERS
 COLOUR & CODE: AS PER MANUFACTURER
 I.D NUMBER: 12.



SAMPLE FOR COLOUR PURPOSES ONLY

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SCHEDULE B
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 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: BC

project title: **Homer Road Townhomes**

project address: **250, 270, 280 Homer Road, Kelowna**

project no.: **4212**

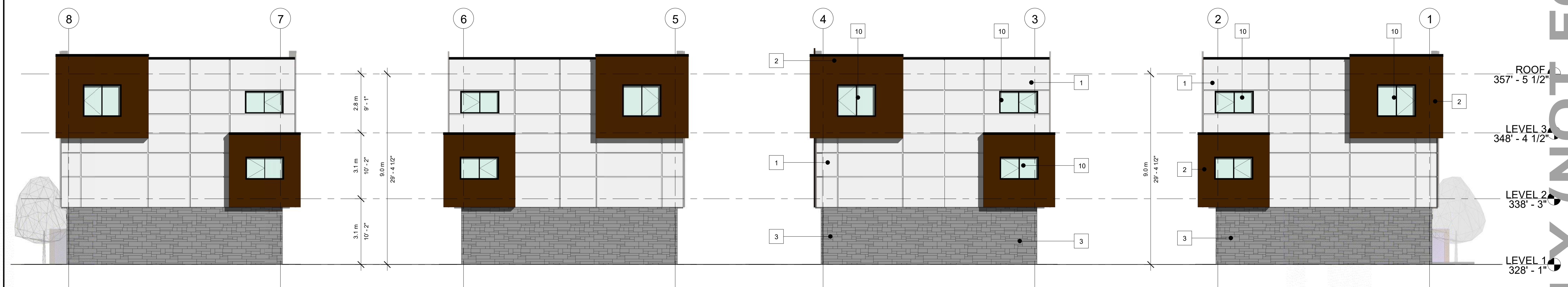
drawing title: **MATERIALS**

designed: _____ scale: 1 : 10
 drawn: _____ Author
 checked: _____ Checker
 drawing no.: **A4.00D**
 plotted: 26/09/2023 2:52:43 PM



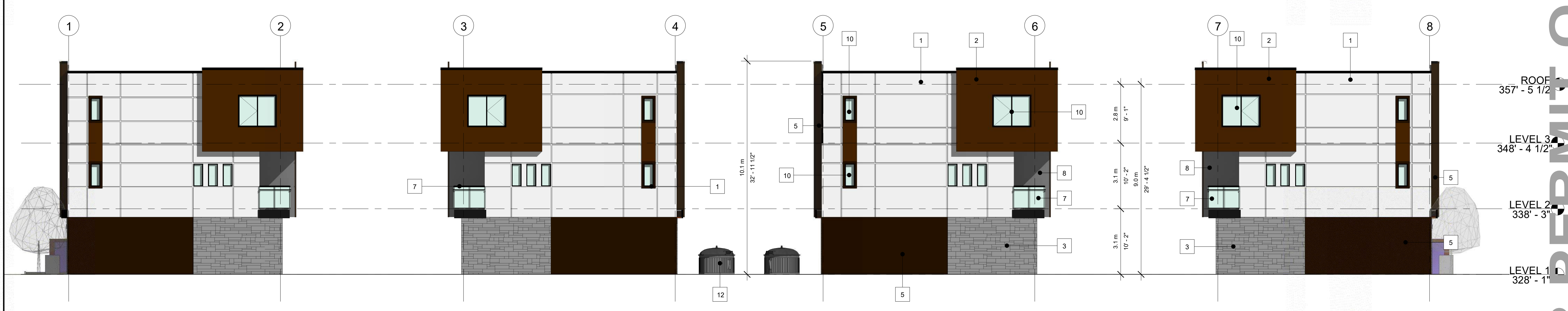
1 SOUTH ELEVATION - BUILDING 3 & 5 / NORTH ELEVATION - BLDG 4 & 6
1/8" = 1'-0"

3 NORTH ELEVATION - BUILDING 3 & 5 / SOUTH ELEVATION-BLDG 4 & 6
1/8" = 1'-0"



2 WEST ELEVATION - BUILDING 3-6
1/8" = 1'-0"

4 EAST ELEVATION - BUILDING 3-6
1/8" = 1'-0"



2 WEST ELEVATION - BUILDING 3-6
1/8" = 1'-0"

4 EAST ELEVATION - BUILDING 3-6
1/8" = 1'-0"

SCHEDULE B
This forms part of application
DP23-0212

Planner Initials **BC**

- MATERIAL LEGEND**
- FIBRE CEMENT SIDING C/W REVEAL - WHITE
 - FIBRE CEMENT LAP SIDING - IMITATION WOOD - BROWN
 - STONE VENEER - ELDORADO STONE - GLACIAL BLACK
 - METAL PANEL - CORRUGATED
 - FIBRE CEMENT SIDING C/W REVEAL - DARK BROWN
 - FIBRE CEMENT SIDING C/W REVEAL - IRON GREY/BLACK
 - GLASS RAILING - BLACK GALV. ALU POSTS W/TRANSP. GLASS PANELS
 - FIBRE CEMENT SIDING C/W REVEAL - LIGHT GREY
 - VINYL SLIDING DOOR - CLEAR GLASS; BLACK FRAME
 - VINYL WINDOW - CLEAR GLASS; BLACK FRAME
 - LOOP - 2 SPACE BIKE RACK - BLACK
 - MOLOK GARBAGE CONTAINERS

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Kelowna

project no. **4212**

drawing title
**BUILDING (3-6)
ELEVATIONS**

designed scale As indicated
drawn Author
checked Checker
drawing no. **A4.02D**
plotted 26/09/2023 2:53:35 PM

FOR PERMIT ONLY (NOT FOR TENDER)

1376686 BC LTD.

250, 270, & 280 HOMER ROAD TOWNHOMES

LANDSCAPE WORKS - DEVELOPMENT PERMIT

SEPTEMBER 14, 2023

LIST OF DRAWINGS

- LDP 1 : COVER SHEET
- LDP 2.1: LANDSCAPE PLAN - ON SITE
- LDP 2.2: LANDSCAPE PLAN - OFF SITE
- LDP 3 : LANDSCAPE PLAN - WATER CONSERVATION
- LDP 4 : LANDSCAPE DETAILS

Zoning Bylaw 12375- Landscaping Summary

Municipal Address: 250 Homer Road, Kelowna, BC

Drawing Reference: LDP2 Landscape Plan On Site (CTQ Project No. 23026-100)

Criteria: **MF2 – TOWNHOUSE HOUSING**

One tree per 50m² of landscape area or 1 tree per 12 linear meters of landscape area, whichever is more.

Landscape Area Calculations Based On:

- **Front Yard** (East) = 2.0m
- Side Yard A (North)= n/a
- Side Yard B (South)= n/a
- **Rear Yard** = 4.5m (3.0m)

Total Landscape Areas = 386m² or 131 linear meters

Required trees = 386m²/50 = 7.7 (8) or 131 lm/12 = 10.9 (11) **11 trees required within the landscape areas**


Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	11	11
Min. deciduous tree caliper	Large: 5 cm Medium: 4 cm Small: 3 cm	Large: 6 cm Medium: 6 cm Small: 6 cm
Min. coniferous tree height	250 cm	n/a
Min. ratio between tree size	Large: 50% minimum Medium: no min. or max. Small: 25% maximum	Large: 50% = 6 Medium: = 2 Small: 25% = 3
Min. growing medium area	75% soil-based landscaping groundcover in landscape areas	Exceeds 75% soil-based landscaping groundcover in landscape areas
Min. growing medium volumes per tree	Large: 30 m ³ or 25 cu.m. if connected by trench or cluster Medium: 20 cu.m. or 18 cu.m. if connected by trench or cluster Small: 15 cu.m. or 12 cu.m. if connected by trench or cluster	Large: 30 cu.m. or 25 cu.m. if connected by trench or cluster Medium: 20 cu.m. or 18 cu.m. if connected by trench or cluster Small: 15 cu.m. or 12 cu.m. if connected by trench or cluster
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes
Fence Height	Front/ flanking yards: 1.2m Side/ rear yards 2.0m	(refer Architect)
Riparian Management area?	y/n	n
Retention of trees on site?	y/n	n
Surface parking lot (7.2.10)?	y/n	y
Refuse & recycle bins screened?	y/n	y (inside building)
Other:	x	x

SCHEDULE C

This forms part of application
DP23-0212

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING





LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- WOODEN SCREEN FENCE
- ROOT BARRIER
- ASPHALT (REFER CIVIL)
- CONCRETE
- DECORATIVE ROCK MULCH
- COMPOSTED BARK MULCH
- PLAY AREA SAFETY MATERIAL
- ORNAMENTAL GRASSES/ PERENNIAL PLANTING
- SHRUB PLANTING
- SOD AREA

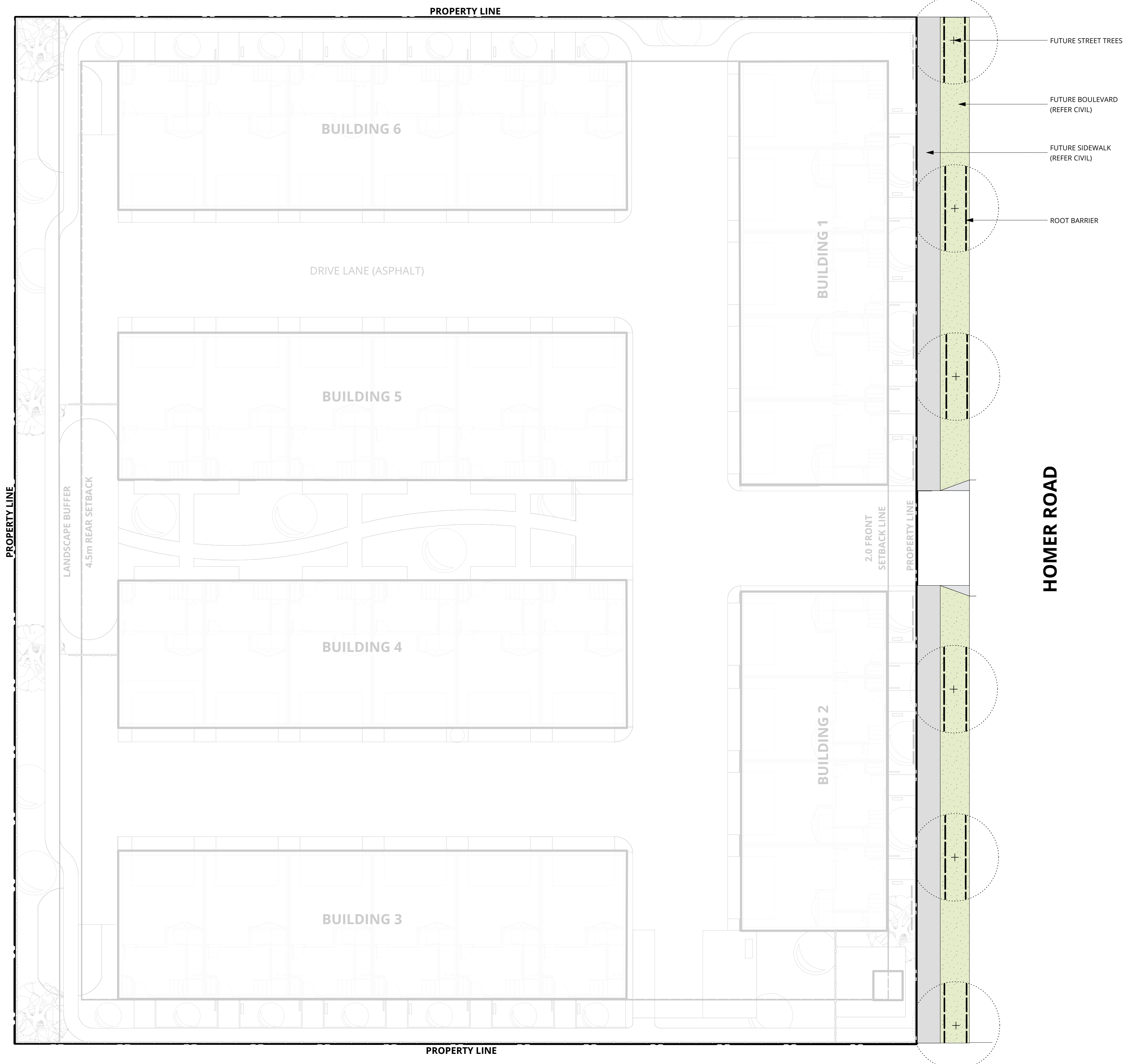


PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees					
2	<i>Acer rubrum</i> 'Frank Jr.'	Redpointe Maple	6cm Cal	B&B	5.00 x 2.00m
2	<i>Cercis canadensis</i>	Eastern Redbud	6cm Cal	B&B	6.00 x 6.00m
4	<i>Cornus kousa</i> 'Satomi'	Kousa Dogwood	6cm Cal	B&B	6.00 x 6.00m
6	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple White Ash	6cm Cal	B&B	24.0 x 24.0m
4	<i>Syringa reticulata</i>	Ivory Silk Tree Lilac	6cm Cal	B&B	7.50 x 4.50m
Shrubs					
10	<i>Amelanchier x grandiflora</i> 'Ballerina'	Ballerina Serviceberry	#02	Potted	4.00 x 6.00m
	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#02	Potted	1.20 x 0.90m
	<i>Cornus alba</i> 'Baibala'	Ivory Halo Dogwood	#02	Potted	1.50 x 1.50m
	<i>Cornus stolonifera</i> 'Arctic Fire'	Red-Osier Dogwood	#01	Potted	0.60 x 0.90m
	<i>Hydrangea paniculata</i> 'Pinky Winky'	Panicle Hydrangea	#02	Potted	2.40m x 2.40m
	<i>Hydrangea serrata</i> 'Blue Bird'	Mountain Hydrangea	#02	Potted	7.50 x 7.50m
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	#02	Potted	7.50 x 7.50m
	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Ninebark	#02	Potted	1.50 x 1.50m
	<i>Rosa</i> 'Morden Blush'	Morden Blush Rose	#02	Potted	0.90 x 0.90m
	<i>Syringa meyeri</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.80 x 1.50m
7	<i>Syringa vulgaris</i> 'Charles Joly'	Charles Joly Lilac	#02	Potted	2.50 x 1.80m
	<i>Taxus media</i> 'Tauntonii'	Tauntonii Yew	#02	Potted	1.20 x 1.50m
Ornamental Grasses					
	<i>Calamagrostis x acutiflora</i> 'Overdam'	Feather Reed Grass	#01	Potted	1.50 x 0.60m
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.50 x 0.60m
	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.60 x 0.60m
Perennials					
	<i>Eupatorium maculatum</i> 'Gateway'	Joe-Pye Weed	#01	Potted	1.80 x 0.90m
	<i>Geranium</i> 'Rozanne'	Rozanne geranium	#01	Potted	0.45 x 0.90m
	<i>Nepeta foassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.60 x 0.90m
	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	#01	Potted	0.90 x 0.60m
	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Sage	#01	Potted	0.60 x 0.60m



- NOTES:**
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 - ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
 - CoK TREE BYLAW REQUIREMENTS:
129 lm HOMER RD.
REQUIRES (1) TREES:
(6) LARGE, (2) MEDIUM & (3) SMALL.
LARGE TREE: *Fraxinus americana* 'Autumn Purple'
MEDIUM TREE: *Acer rubrum* 'Frank Jr.'
SMALL TREE: *Syringa reticulata*
 - CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:
LARGE TREES: 30m³, OR 25m³ SHARED
MEDIUM TREES: 20m³, OR 18m³ SHARED
SMALL TREES: 15m³, OR 12m³ SHARED
 - CoK BYLAW 75% SOIL-BASED LANDSCAPING GROUND COVER IN SETBACK AREAS.



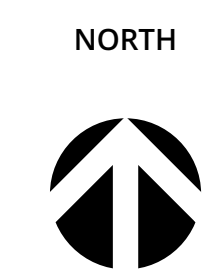
- LEGEND:**
- PROPOSED TREES
 - PROPERTY LINE
 - WOODEN SCREEN FENCE
 - ROOT BARRIER
 - ASPHALT (REFER CIVIL)
 - CONCRETE
 - DECORATIVE ROCK MULCH
 - COMPOSTED BARK MULCH
 - PLAY AREA SAFETY MATERIAL
 - ORNAMENTAL GRASSES/ PERENNIAL PLANTING
 - SHRUB PLANTING
 - SOD AREA

SCHEDULE C

This forms part of application # DP23-0212

Planner Initials **BC**

SEAL



SCALE: 1 : 150

ISSUED FOR :		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-09-14

LANDSCAPE PLAN - OFF SITE

LDP 2.2

PROJECT NO. : 23026-100 DATE : 2023-05-17

- LEGEND:**
- LOW WATER REQUIREMENTS GRASSES / PERENNIALS
 - MEDIUM WATER REQUIREMENTS SHRUBS
 - HIGH WATER REQUIREMENTS SOD



SCHEDULE C

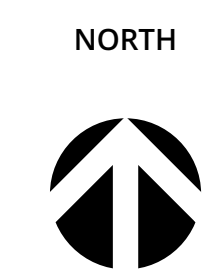
This forms part of application # DP23-0212

Planner Initials BC



City of Kelowna
DEVELOPMENT PLANNING

SEAL

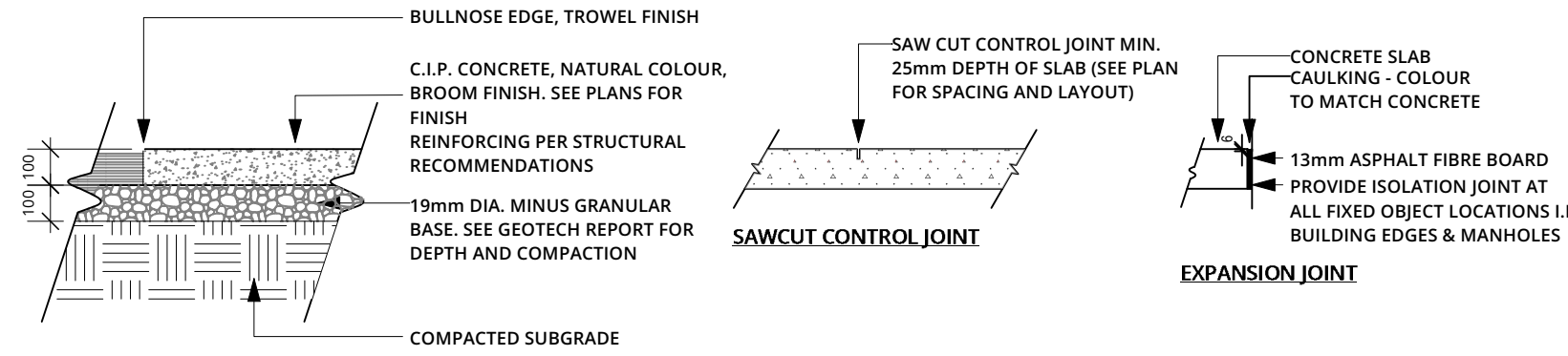


SCALE: 1 : 150

ISSUED FOR :

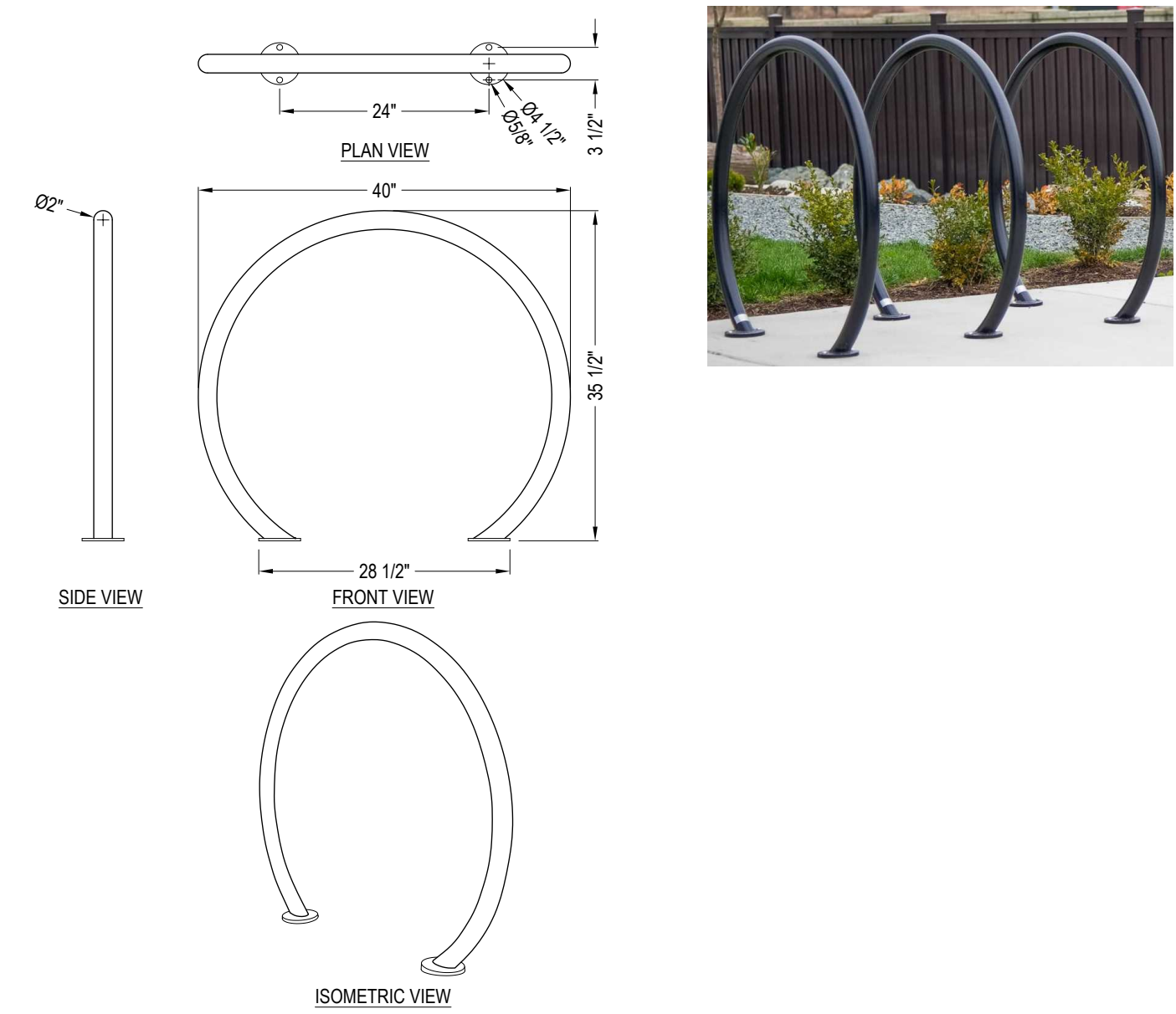
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-09-14

NOTES:
 1. PLACE EXPANSION JOINTS AT 9M MAX. INTERVALS IN ACCORDANCE WITH THE CONTROL JOINTS SHOWN ON THE PLAN & AT ALL FIXED OBJECT LOCATIONS SUCH AS BUILDING EDGES & MANHOLES.



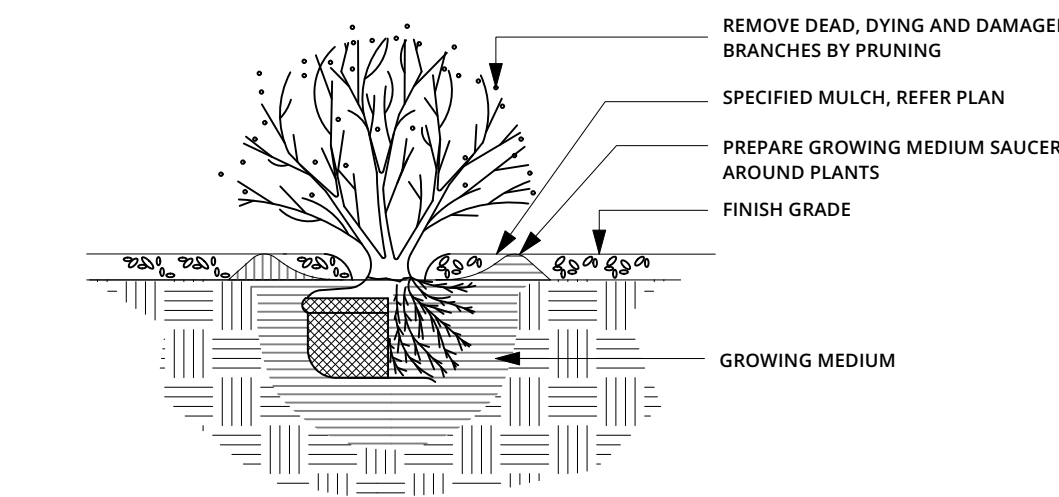
1 CONCRETE PAVING
 LDP 2 1:20

NOTES:
 1. BIKE RACK TO BE LOOP 2 SPACE BIKE RACK MODEL NUMBER LBRP-1-SS (STAINLESS) COLOUR BLACK
 INSTALL PER MANUFACTURER'S SPECIFICATION WITH TAMPER RESISTANT NUTS AVAILABLE FROM WISHBONE SITE FURNISHINGS 866 626 0476

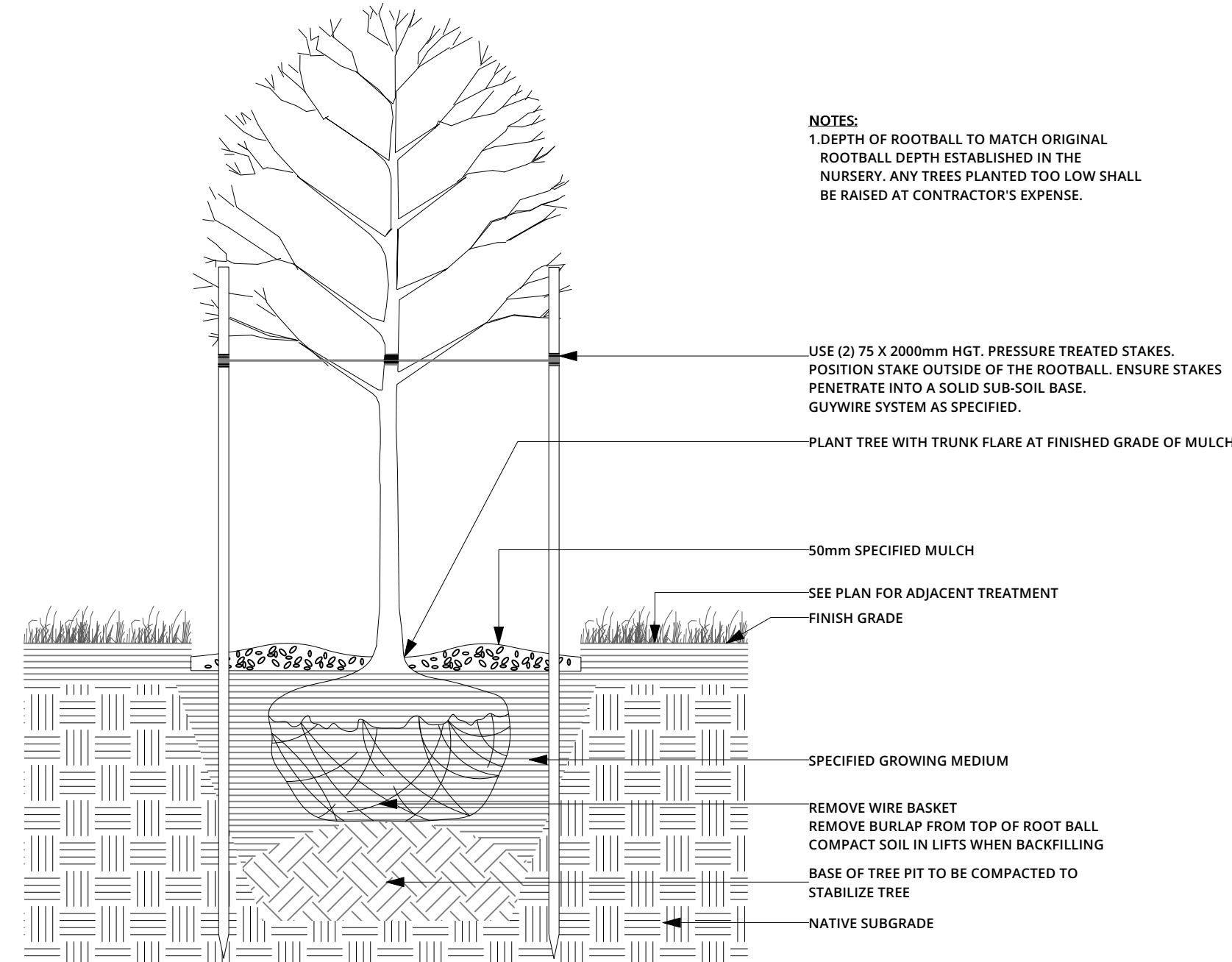


2 BIKE RACK
 LDP 2 N.T.S.

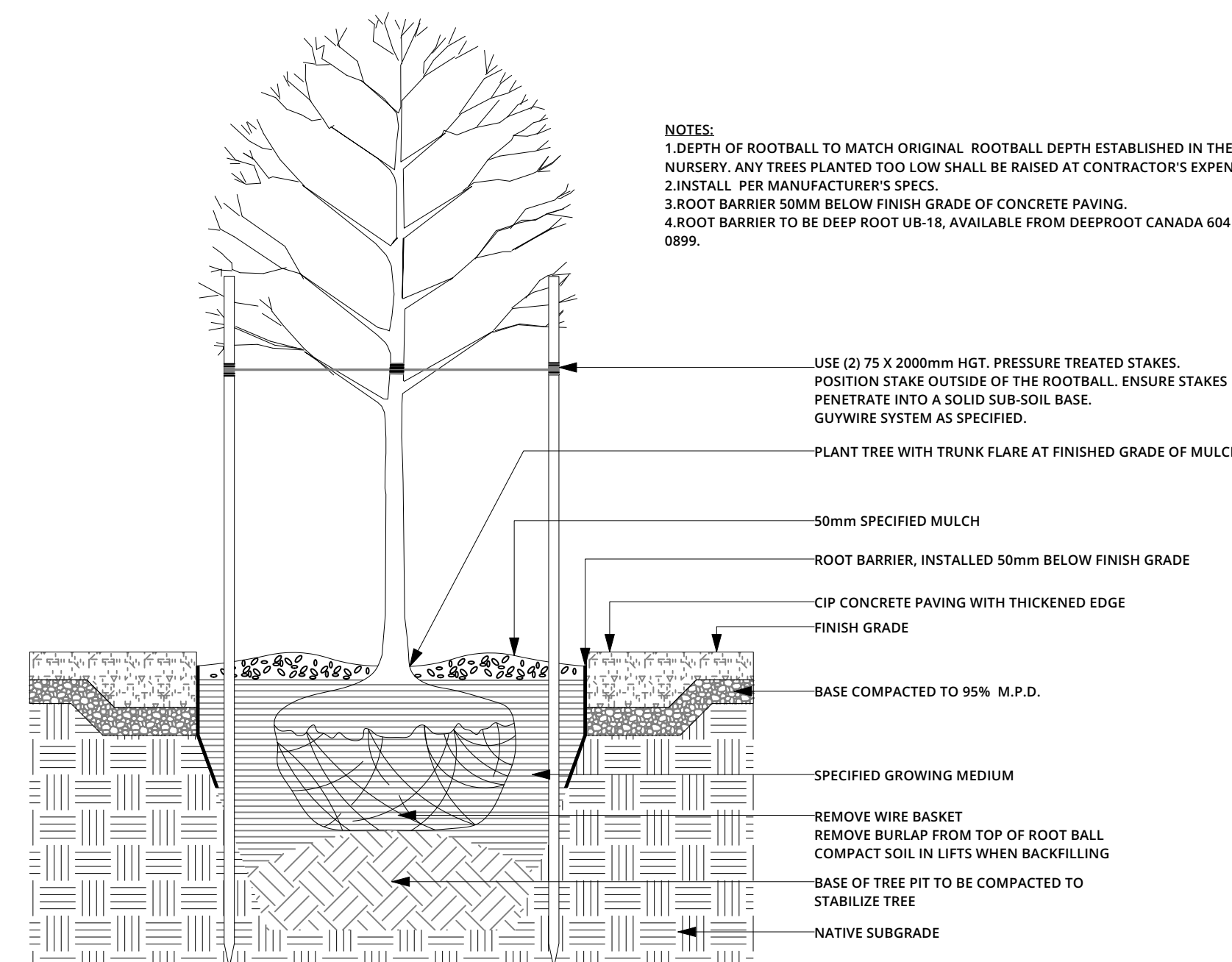
NOTES:
 1. REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT.
 2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.



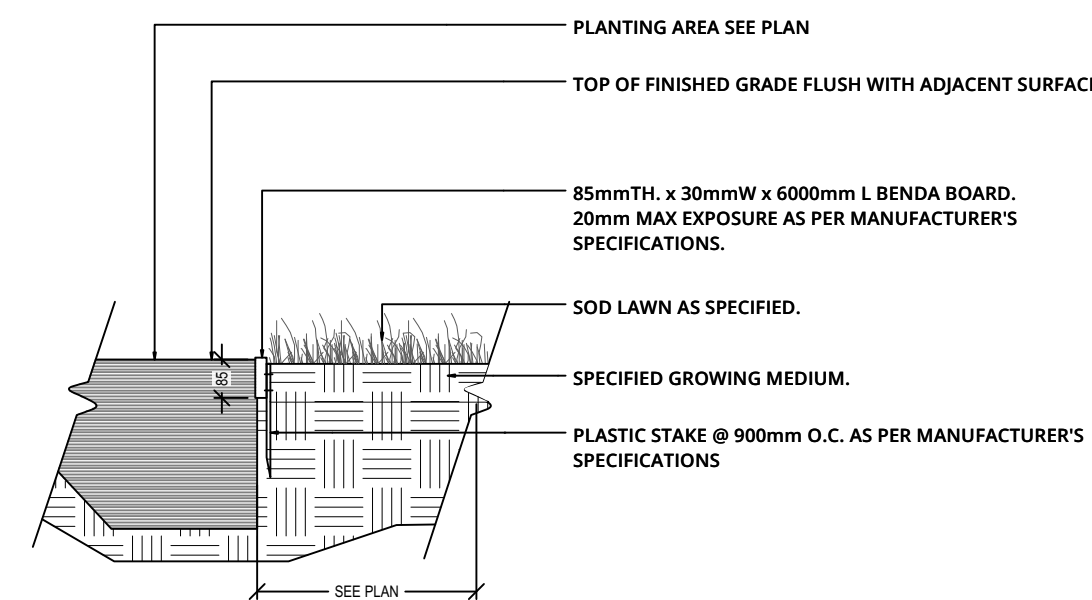
5 SHRUB PLANTING
 LDP 2 1:20



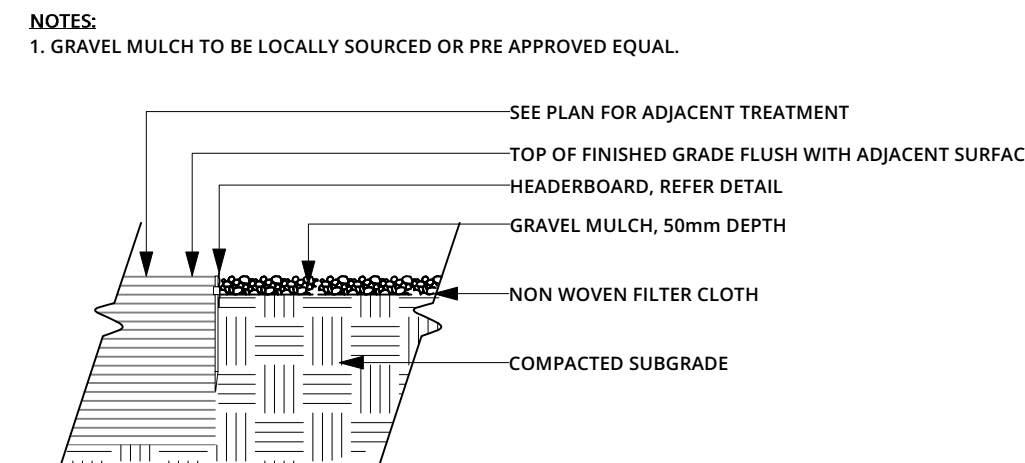
3 TREE PLANTING
 LDP 2 1:20



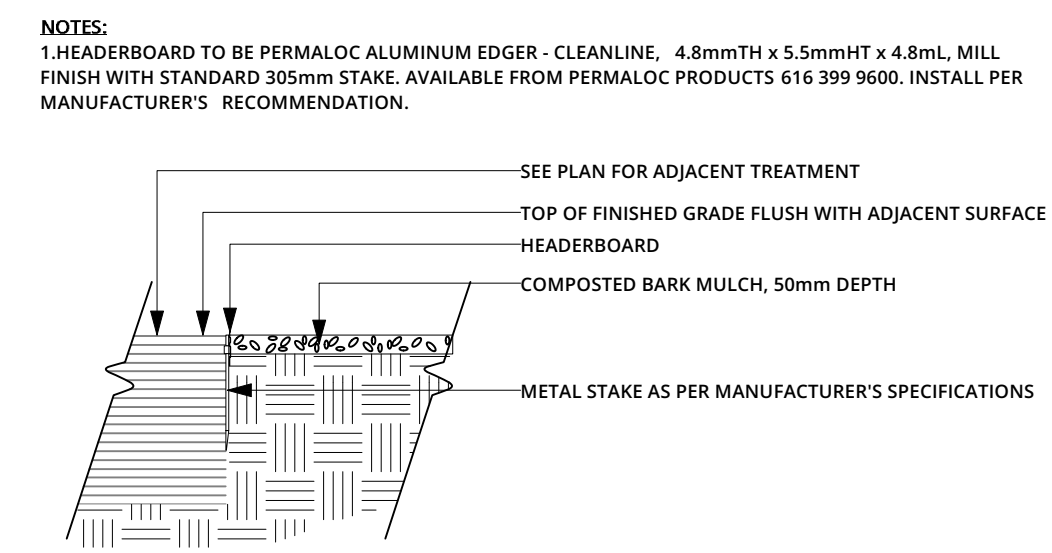
4 TREE PLANTING WITH ROOT BARRIER
 LDP 2 1:20



6 SOD PLANTING
 LDP # 1:20



7 ROCK MULCH
 LDP 2 1:20



8 HEADERBOARD
 LDP 2 1:20

SEAL

SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-09-14

ISSUED FOR :

LANDSCAPE DETAILS

LDP 4

PROJECT NO.: 23026-100 DATE: 2023-05-17

BAYVIEW PARK BENCH
 Model Number : BV-6

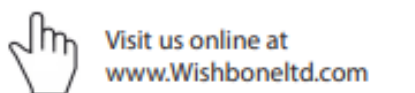
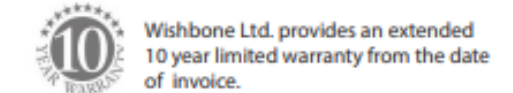
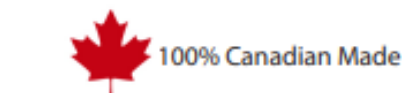


Table is Optional

DESIGNER NOTES

Style and elegance describe the Bayview bench. This "stepped up" design has melded the functionality of a standard bench look with a sleek, single angled leg giving it a very unique appearance. The wide lumber configuration on the backrest accommodates a wide variety of users and makes for an extremely comfortable sitting experience. Also intentional by design, this bench is perfect for a commemorative plaque. This bench is available in a variety of lengths with or without armrests.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5

Wishbone
 site furnishings

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
 This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
 Colours Available: Black, Grey, Redwood, Sand, Walnut
 10 YEAR LIMITED WARRANTY
 Durable Powder Coated Aluminum Frame
 Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
 Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
 Gifting Program (Custom Inset Bronze Plaques)
 LED Lighting built into the seat.
 With-out arms (BVNA-6)
 Optional 30" Table Model #RT-30
 Center arm
 4 ft and 5 ft Lengths
 Skate blocks
 Stainless steel bolt down kit

PRODUCT DIMENSIONS

Total Height	33 inches / 838mm
Total Depth	26 inches / 664mm
Seat Height	17.5 inches / 445mm
Seat Depth	18.5 inches / 470mm
Total Length	6 feet / 183cm
Weight	140lbs / 64kg

RECYCLED CONTENT

75% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

HOMER ROAD TOWNHOMES

Landscape Works

Estimate of Probable Costs - Reference: LDP1-LDP4

September 14, 2023

Description of Work		Unit	Estimated Amount	Estimated Value	Total Value
1.0	Landscape Works On-Site				
1.1	CoK Bylaw Required Trees (60mm Cal.)	ea.	11	\$750.00	\$8,250.00
1.2	CoK Bylaw Required ameliorated growing medium for CoK Bylaw Required Trees, including surrounding planting areas and sod planting	m ³	232	\$40.00	\$9,280.00
1.3	Deciduous Trees (60mm Cal.)	ea.	6	\$750.00	\$4,500.00
1.4	Ameliorated growing medium for Deciduous Trees (1m3)	m ³	6	\$40.00	\$240.00
1.5	Ameliorated growing medium for remaining planting areas (300mm)	m ³	114	\$40.00	\$4,560.00
1.6	Shrubs (#01)	m ²	72	\$15.00	\$1,080.00
1.7	Shrubs (#02)	m ²	407	\$25.00	\$10,175.00
1.8	Sod Planting	m ²	173	\$10.00	\$1,730.00
1.9	Ameliorated growing medium for remaining sod areas (150mm)	m ³	26	\$40.00	\$1,038.00
1.10	Composted bark mulch (50mm)	m ³	24	\$65.00	\$1,560.00
1.11	Decorative rock mulch with fabric underlay (50mm)	m ²	56	\$12.00	\$672.00
1.12	Play Area Safety Material (300mm)	m ²	57	\$40.00	\$2,280.00
1.13	Wooden Screen Fence	lm	208	\$150.00	\$31,200.00
1.14	Bike Rack	ea.	4	\$750.00	\$3,000.00
1.15	Bench	ea.	5	\$1,500.00	\$7,500.00
1.16	Root Barrier (18" Depth)	lm	21	\$40.00	\$840.00
1.17	Headerboard	lm	56	\$15.00	\$840.00
1.18	High efficiency irrigation system	m ²	650	\$18.00	\$11,700.00
				SUBTOTAL	\$100,445.00

EXCLUSIONS: Hardscape, Play equipment

2.0	Landscape Works Off-Site				
2.1	Deciduous Trees (60mm Cal.)	ea.	6	\$750.00	\$4,500.00
2.2	Ameliorated growing medium for Deciduous Trees (4m3)	m ³	24	\$40.00	\$960.00
2.3	Sod Planting	m ²	127	\$10.00	\$1,270.00
2.4	Imported growing medium for sod areas (150mm)	m ³	19	\$65.00	\$1,238.25
2.5	High efficiency irrigation system for planting areas	m ²	127	\$18.00	\$2,286.00
2.6	Root Barrier (18" Depth)	lm	62	\$40.00	\$2,480.00

SUBTOTAL \$12,734.25

ESTIMATED TOTAL LANDSCAPE BUDGET

\$113,179.25

The estimate of costs provided herein is not a guaranteed amount but is to be used for Development Permit bonding purposes only.
 Estimate of costs are based on 2023 contractor pricing and are subject to change.



ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN PLANNING

September 14, 2023

City of Kelowna, Development Services
City Hall
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Development Services

Re: HOMER ROAD TOWNHOMES, DEVELOPMENT PERMIT


As per our client's request, CTQ Consultants Ltd., estimates a landscape development cost of On-Site Improvements to be **\$100,445.00** excluding applicable taxes for the above noted property. This price includes landscape materials and installation (trees, shrub and sod planting, mulch, wooden screen fence, bike rack, root barrier, and irrigation).

Per City of Kelowna - Development Permit Requirements, the bonding amount is **125%** of the cost estimate. The bond amount for this is **\$125,556.25**.

Should you require any explanation of this letter, please contact the undersigned.

Sincerely,
CTQ CONSULTANTS LTD.

Byron Douglas, APALA BC SLA CSLA, Partner

SCHEDULE	C
This forms part of application # DP23-0212	
Planner Initials	BC
 City of Kelowna DEVELOPMENT PLANNING	

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

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

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.					✓	
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.					✓	
f. Avoid blank, windowless walls along streets or other public open spaces.					✓	
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width 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"> • Wider streets (e.g. transit corridors) can support greater street wall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 				✓		
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.			✓			
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.				✓		
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 			✓			

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.	✓					
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.			✓			
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.	✓					
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.	✓					
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.					✓	
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.				✓		
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.					✓	
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); 					✓	

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

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.					✓	
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.					✓	
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems. 	✓					
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.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility. 	✓					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;					✓	

ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					✓	
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					✓	
f. Provide weather protection such as awnings and canopies at primary building entries.				✓		
g. Place weather protection to reflect the building's architecture.					✓	
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	✓					
i. Provide visible signage identifying building addresses at all entrances.					✓	

SECTION 4.0: TOWNHOUSES & INFILL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
3.1 Townhouses & Infill						
3.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design primary unit entrances to provide: <ul style="list-style-type: none"> • A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop; • Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies; • A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and • Punctuation, articulation, and rhythm along the street 						✓
b. A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways or stoops. Exceptions can be made in cases where the water table requires this to be higher.						✓
c. In the case of shared landings that provide access to multiple units, avoid having more than two doors in a row facing outward.	✓					
d. For buildings oriented perpendicularly to the street (e.g. shotgun townhomes), ensure that the end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street and primary living space at grade.	✓					
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern), Guidelines 3.1.1.a-d apply for	✓					

units facing strata roads as well as those units fronting onto public streets.						
3.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP.				✓		
b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade.				✓		
c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. <ul style="list-style-type: none"> In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts. 						✓
3.1.3 Site Planning	N/A	1	2	3	4	5
a. Gated or walled communities are not supported.	✓					
b. For large townhouse projects, consider including communal amenity buildings.	✓					
Connectivity						
c. Provide pedestrian pathways on site to connect: <ul style="list-style-type: none"> Main building entrances to public sidewalks and open spaces; Visitor parking areas to building entrances; From the site to adjacent pedestrian/trail/cycling networks (where applicable). 					✓	
d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane.					✓	
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): <ul style="list-style-type: none"> Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network. 	✓					
Facing Distances and Setbacks						
f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.				✓		
g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight.				✓		
h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access.	✓					
i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access.				✓		
3.1.4 Open Spaces						
a. Design all units to have easy access to useable private or semi-private outdoor amenity space.						✓

b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.						✓
c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces.					✓	
d. Design private outdoor amenity spaces to: <ul style="list-style-type: none"> • Have access to sunlight; • Have railing and/or fencing to help increase privacy; and • Have landscaped areas to soften the interface with the street or open spaces/ 						✓
e. Design front patios to: <ul style="list-style-type: none"> • Provide an entrance to the unit; and • Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. 	✓					
f. Design rooftop patios to: <ul style="list-style-type: none"> • Have parapets with railings; • Minimize direct sight lines into nearby units; and • Have access away from primary facades. 	✓					
g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing. <ul style="list-style-type: none"> • Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance. 	✓					
h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that: <ul style="list-style-type: none"> • Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and • Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas. 						✓
i. For large townhouse projects, provide generous shared outdoor amenity spaces integrating play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings, and other communal uses.	✓					
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"> • High quality pavement materials (e.g. permeable pavers); and • Providing useable spaces for sitting, gathering and playing. 	✓					
3.1.5 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.						✓
Site Servicing						
b. Exceptions for locating waste collection out of public view can be made for well-designed waste collection systems such as Molok bins.						✓
Parking						

c. Rear-access garage or integrated tuck under parking is preferred in townhouses, in general, and is required for townhouses facing public streets.						✓
d. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.	✓					
e. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations: <ul style="list-style-type: none"> • Architecturally integrate the parking into the building and provide weather protection to building entries; and • Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade. 	✓					
f. Provide visitor parking in accessible locations throughout the site and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include: <ul style="list-style-type: none"> • Distributed through the site adjacent to townhouse blocks; and • Centralized parking, including integration with shared outdoor amenity space 						✓
Access						
g. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress.						✓
h. For large townhouse projects (e.g. master planned communities with internal circulation pattern), a minimum of two access/egress points to the site is desired.	✓					
i. Locate access points to minimize impacts of headlights on building interiors.					✓	
j. Design the internal circulation pattern and pedestrian open space network to be integrated with and connected to the existing and planned public street and open space network.					✓	
3.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: <ul style="list-style-type: none"> • Recessing or projecting facades to highlight the identity of individual units; and • Using entrance features, roofline features, or other architectural elements. 						✓
b. To maximize integration with the existing neighbourhood, design infill townhouses to: <ul style="list-style-type: none"> • Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and • Use durable, quality materials similar or complementary to those found within the neighbourhood. 			✓			
c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as:					✓	

<ul style="list-style-type: none"> • Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 						
<p>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.</p>	✓					



#1 - VIEW FROM HOMER ROAD - BUILDING #2

FOR PERMIT ONLY (NOT FOR TENDER)

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Report all errors and omissions to the Architect.



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Revisions

No.	DATE	DESCRIPTION
1	2023-06-09	ISSUED FOR DP
2	2023-09-25	RE-ISSUED FOR DP

project title
Homer Road Townhomes

project address
250, 270, 280 Homer Road,
Kelowna

project no. 4212

drawing title
RENDERINGS

designed _____ scale _____
drawn _____ Author _____
checked _____ Checker _____

drawing no. **A9.01D**
plotted 26/09/2023 2:54:05 PM

ATTACHMENT C

This forms part of application
DP23-0212

Planner Initials **BC**



#1 - VIEW FROM HOMER ROAD (SW CORNER)



#2 - VIEW INTO PALAYGROUND & AMENITY SPACE



#3 - BUILDING #6 (NW CORNER)



#4 - VIEW FROM HOMER ROAD - BUILDING #1 (NE CORNER)

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This forms part of application # DP23-0212

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project title
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project address
250, 270, 280 Homer Road,
Kelowna

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RENDERINGS

designed _____ scale _____
drawn Designed Author _____
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A9.02D
plotted 26/09/2023 2:54:06 PM