Development Permit

DP22-0202

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

1181-1191 Bernard Ave

and legally known as

Lot 1 District Lot 137 ODYD Plan 16997

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

Apartment Housing

ATTACHMENT A
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

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:	Form and Character
Existing Zone:	MF3 – Apartment 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:	SKJJ Bernard Land Holdings Ltd., Inc. No. BC1242190
Applicant:	Premier Building Solutions Ltd

_______________________________________ _______________________________________

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A
This forms part of application
DP22-0202
Planner Initials JI
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. DP22-0202 for Lot 1 District Lot 137 ODYD Plan 16997 located at 1181 – 1191 Bernard Ave, 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 **$98,494.03**

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.

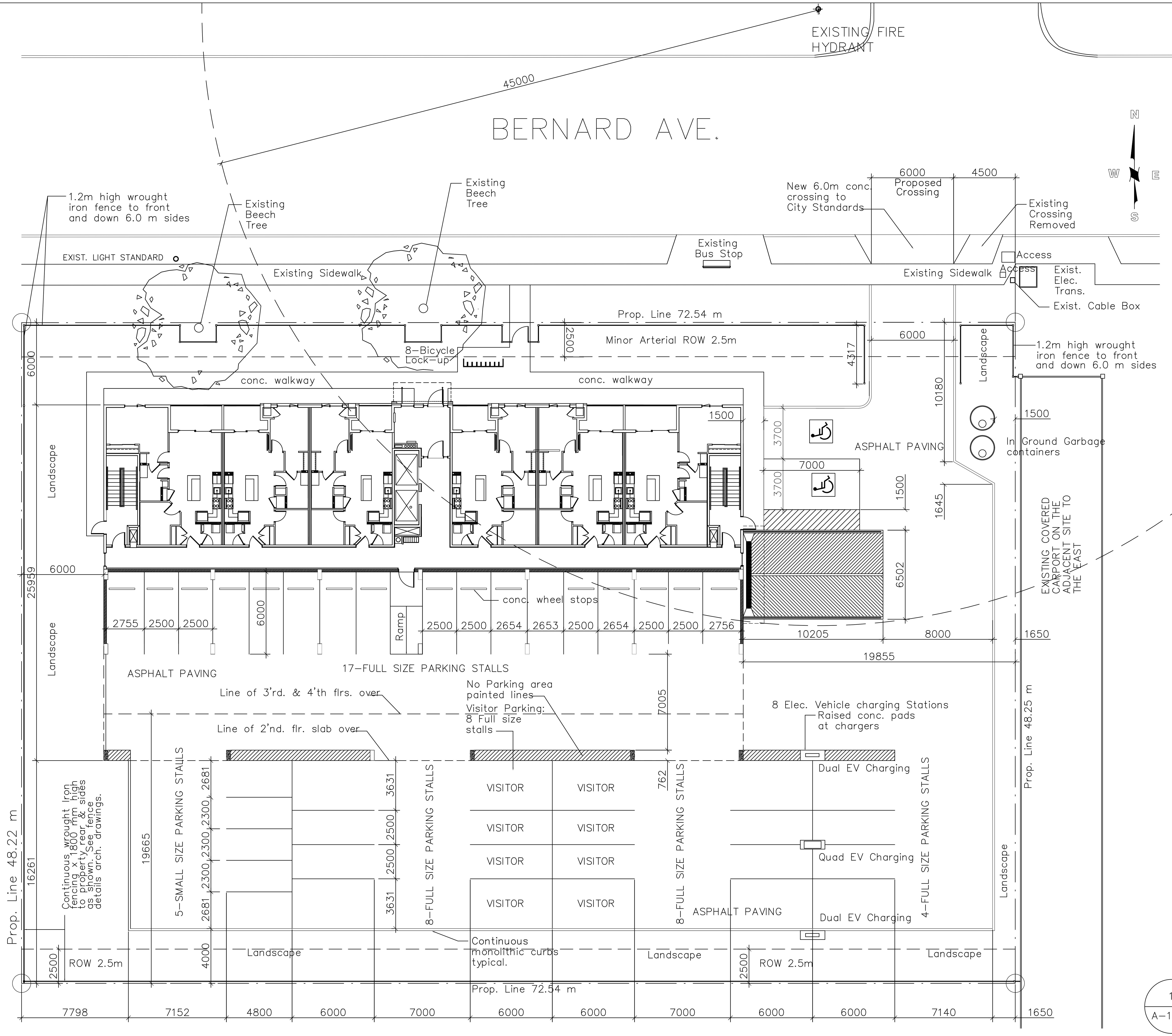
ATTACHMENT A

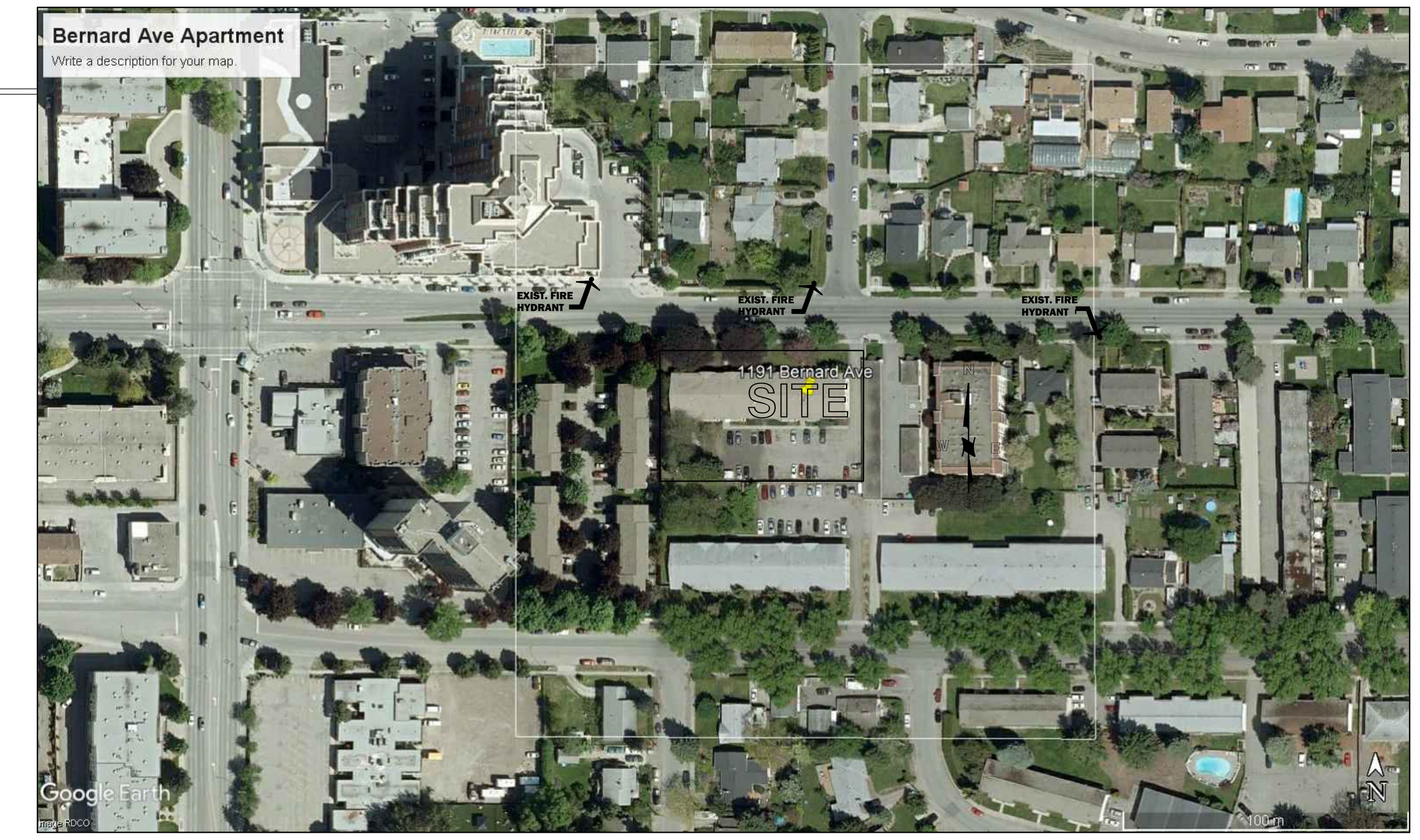
This forms part of application

DP22-0202

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING





PROPOSED: 53 Unit – 5 Storey – Apartment Building

Site Area = 3,498.96 m2 (37,663 sq. ft.)
Legal: Lot 1, Plan 16997, District Lot 137
Osoyoos Division of Yale District
Current Municipal: 1181 & 1191 Bernard Ave, Kelowna B.C.
Current Zoning: MF2
Proposed Zoning: MF3 Apartment Housing

LANDSCAPING AREA PROVIDED = 985m2 (10,600 sq. ft.)

APARTMENT TYPES:
3 – BACHELOR UNITS
13 – 1 BEDROOM UNITS
37 – 2 BEDROOM UNITS (8 Den size bed rooms)
53 – UNITS TOTAL

PARKING REQUIREMENTS

SEE METRICS DRAWING A–104

TOTAL PARKING STALLS REQUIRED = 65 STALLS REQ'D.
TOTAL PARKING STALLS PROVIDED = 72 STALLS
U/G PARKING FOR 28 CARS
SURFACE PK'G FOR 44 CARS
TOTAL PARKING FOR 72 CARS
(INCLUDES 8 FULL SIZE VISITOR STALLS)
(INCLUDES 8 FULL SIZE EV CHARGING ST'NS.)
PARKING STALL SIZES:
REGULAR SIZE STALLS = 56
SMALL SIZE STALLS = 16
SMALL SIZE STALLS = 28.5% OF TOTAL STALLS

SCHEDULE A
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna DEVELOPMENT PLANNING

1 / A–101 SITE PLAN–Surface Level
1:150

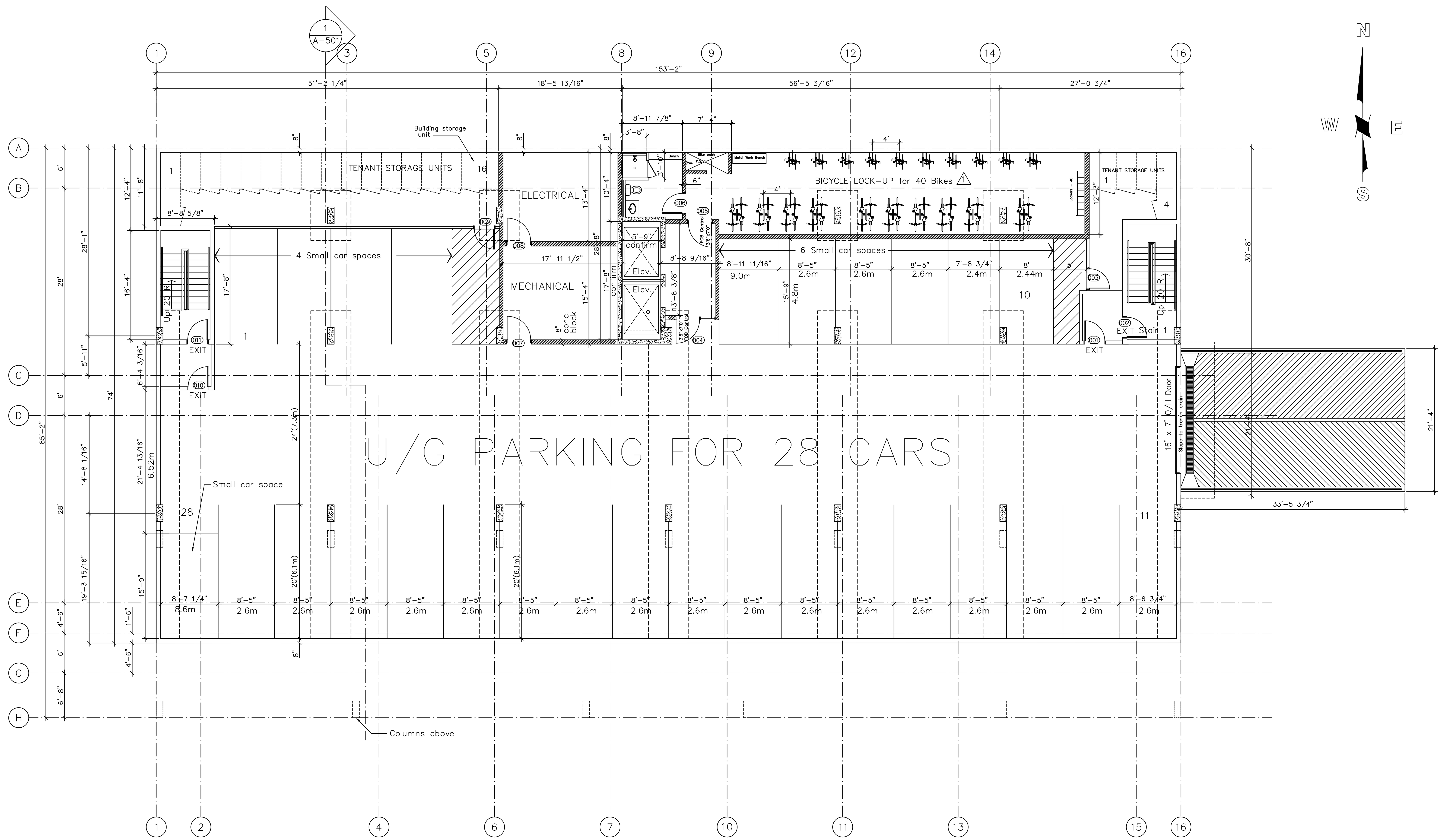
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT ROBERT I. A. MCDOUGALL BRITISH COLUMBIA

MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1 (403) 265-3300

REVISIONS:
1 REV. Nov 07 – Relocate bike rack, add walkway as/Landscape Dwg.

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVENUE Kelowna, B.C.
DRAWING TITLE	SITE PLAN – Main Floor Plan
DESIGN	
DRAW	
SCALE	1:150
DATE	NOV 07 2023
SHEET	A–101



U/G Parking Level
1/8" = 1'-0"

AREA Parking Level: 11,335 sq. ft. (1,053 m2)

SCHEDULE A
This forms part of application
\# DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

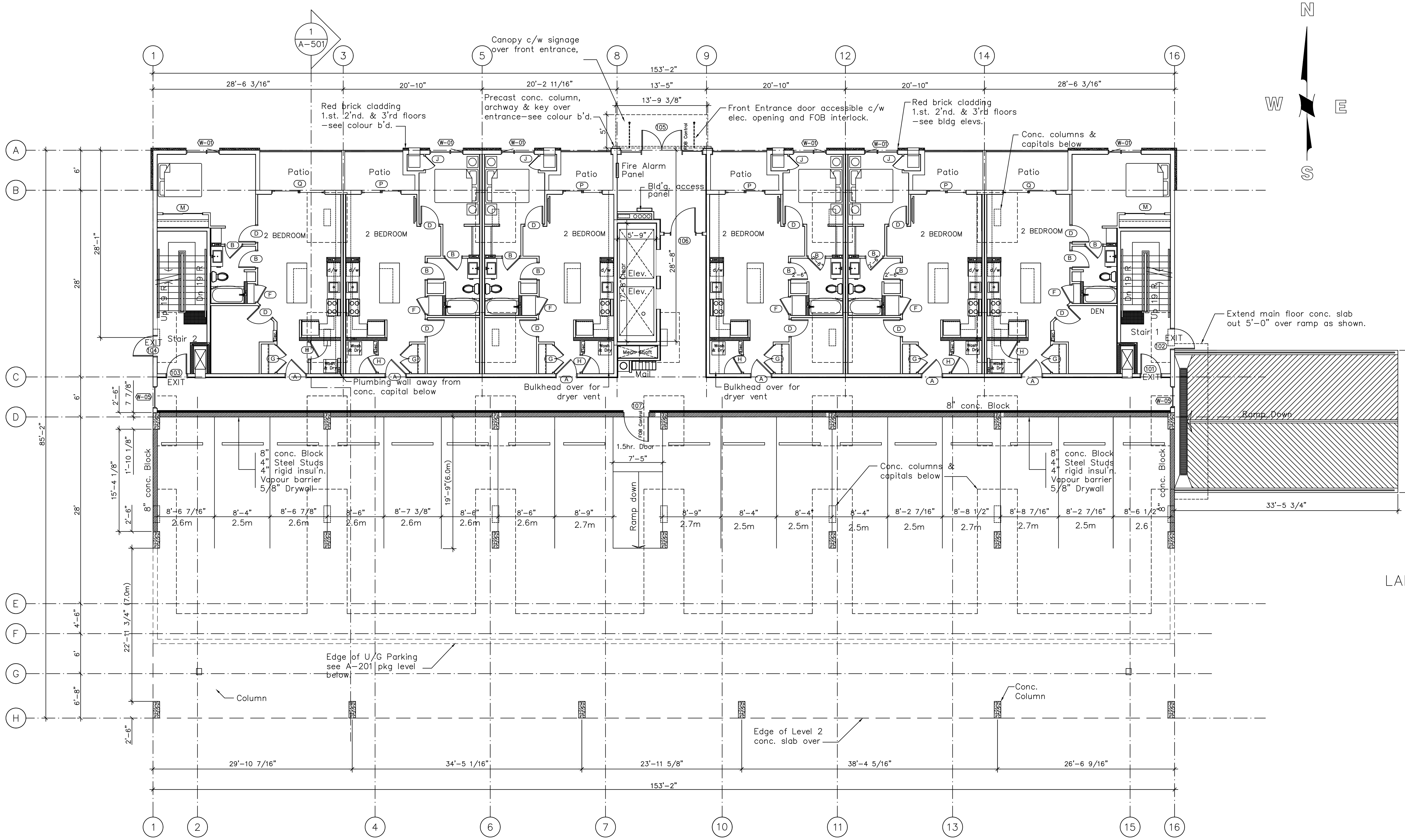
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT ROBERT I. A. MCDOUGALL BRITISH COLUMBIA

MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

REVISIONS:
1 Nov 20 2023 – Revise Bike Area

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	U/G Parking Level
SHEET:	1 A–201
DESIGN	
DRAW	
SCALE	1/8" =1'-0'
DATE	NOV 20 2023



1 A-202 MAIN Floor Plan
1/8" = 1'-0"

PROJECT DATA:

PROVINCE: B.C.
USING: B.C. BUILDING CODE 2018
GROUP C – 3.2.2.51
5 – STORIES
COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION
FULLY SPRINKLERED.
FLOOR ASSEMBLIES–FIRE SEPARATION WITH 1 hour FIRE RESISTANCE RATING.
LOADBEARING WALLS & COLUMNS 1 HOUR FIRE RESISTANCE RATING.

PROJECT TOTAL APARTMENTS:
53 Apartments
5 Storey Building
C/W 1 level U/G Parking

PROJECT ZONING;
Site to be rezoned to MF3 (From RM3)

FLOOR AREA RATIO (F.A.R.)
ALLOWED 1.16 + U/G Parking = 1.2
PROPOSED F.A.R. = 0.92
Site Area = 3,500m2
Total Net Bld'g. Area = 3,212m2

3 – BACHELOR UNITS
13 – 1 BEDROOM UNITS
37 – 2 BEDROOM UNITS (8–Den size bed rms)
53 – UNITS TOTAL

PARKING REQUIREMENTS
BACHELOR: 3 UNITS X 0.9 = 3 STALLS REQ'D.
1 BED R'M: 13 UNITS X 1.0 = 13 STALLS REQ'D.
2 BED R'M: 37 UNITS X 1.1 = 41 STALLS REQ'D.
GUEST PARKING: 53 X 0.14 = 7 STALLS REQUIRED.
TOTAL PARKING STALLS REQUIRED = 64 STALLS REQ'D.
TOTAL PARKING STALLS PROVIDED = 72 STALLS

LANDSCAPING AREA PROVIDED=985m2 (10,600 sf)

SCHEDULE A
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

SHEAR WALL CONSTRUCTION: Refer to structural drawings for shear wall locations and plywood thickness and fastening details as an addition to rated wall construction details.

MAIN Floor – 6 Apartments
MAIN Floor Footprint Area = 6,127 Sq. Ft. (569 m2)
(Balconies included in area above)
MAIN Floor Footprint Area = 5,755 Sq. Ft. (535 m2)
(Balconies NOT included in area above)

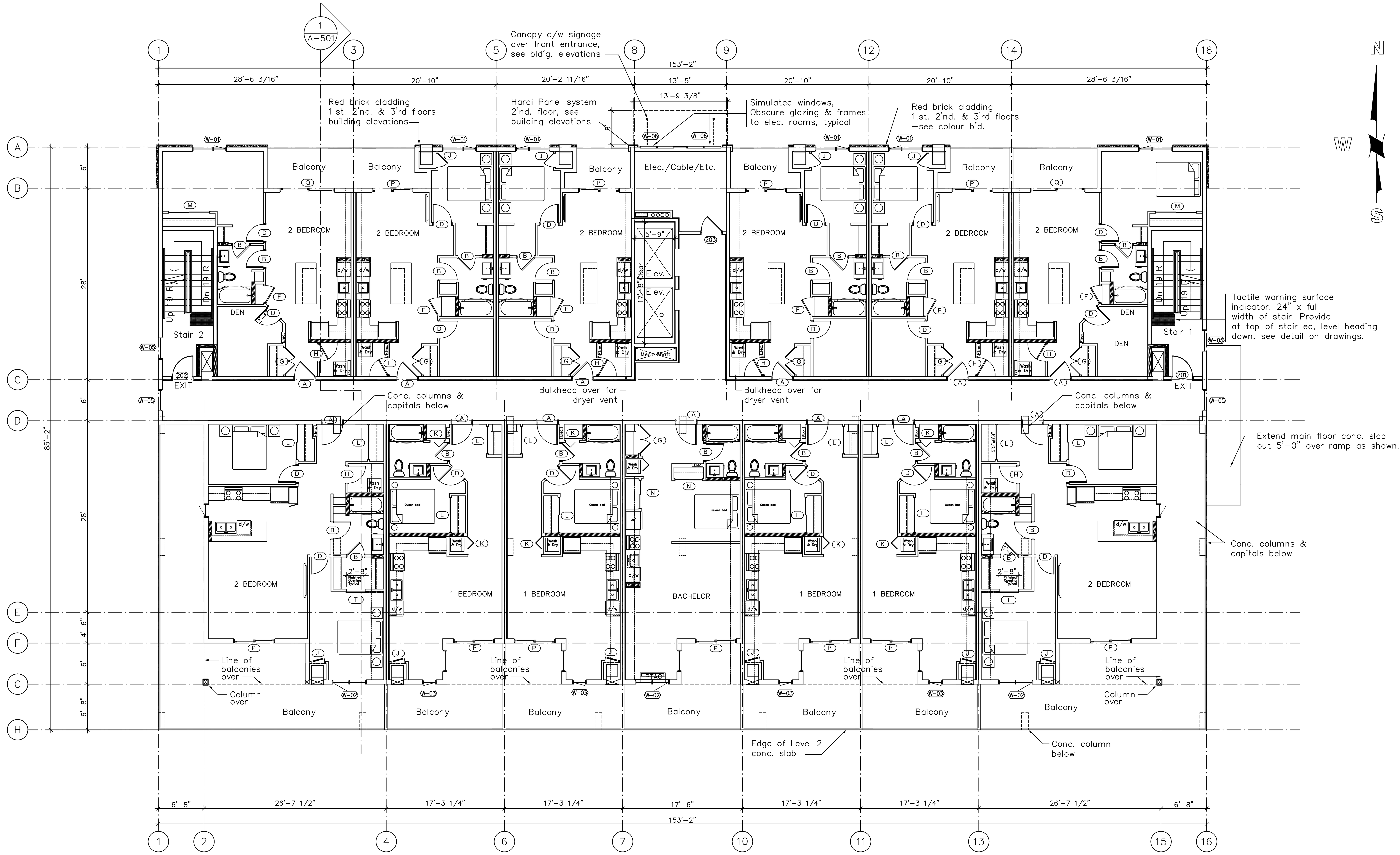
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT ROBERT I. A. McDOUGALL BRITISH COLUMBIA

McDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

REVISIONS:

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	Main Floor Plan
SCALE	1/8" =1'-0'
DATE	NOV 04 2023
SHEET:	A–202



SHEAR WALL CONSTRUCTION: Refer to structural drawings for shear wall locations and plywood thickness and fastening details as an addition to rated wall construction details.

1 / A-203 SECOND Floor Plan
1/8" = 1'-0"

SECOND Floor — 13 Apartments

2'nd Floor Footprint Area = 13,044 Sq. Ft. (1,212 m2)
(Balconies included in area above)

2'nd Floor Footprint Area = 10,716 Sq. Ft. (956 m2)
(Balconies NOT included in area above)

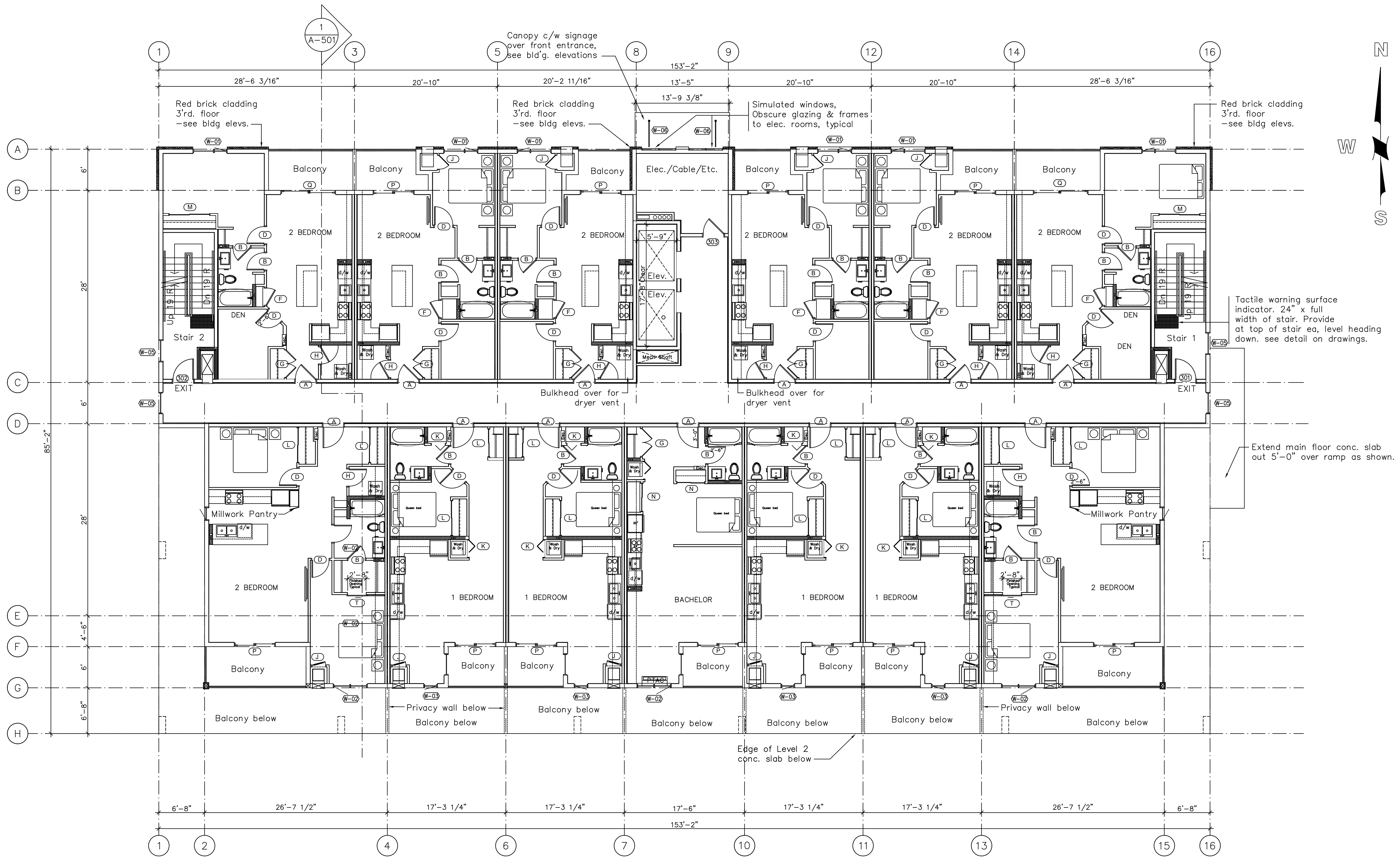
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT ROBERT I. A. McDOUGALL BRITISH COLUMBIA

McDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

REVISIONS:

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	Second Floor Plan
DESIGN	
DRAW	
SCALE	1/8" =1'-0'
DATE	NOV 04 2023
SHEET:	A-203



SHEAR WALL CONSTRUCTION: Refer to structural drawings for shear wall locations and plywood thickness and fastening details as an addition to rated wall construction details.

1 / A-204 THIRD Floor Plan

1/8" = 1'-0"

THIRD Floor – 13 Apartments

THIRD Floor Footprint Area = 11,518 Sq. Ft. (1,070 m2)

(Balconies included in area above)

3'rd Floor Footprint Area = 10,715 Sq. Ft. (995 m2)

(Balconies NOT included in area above)

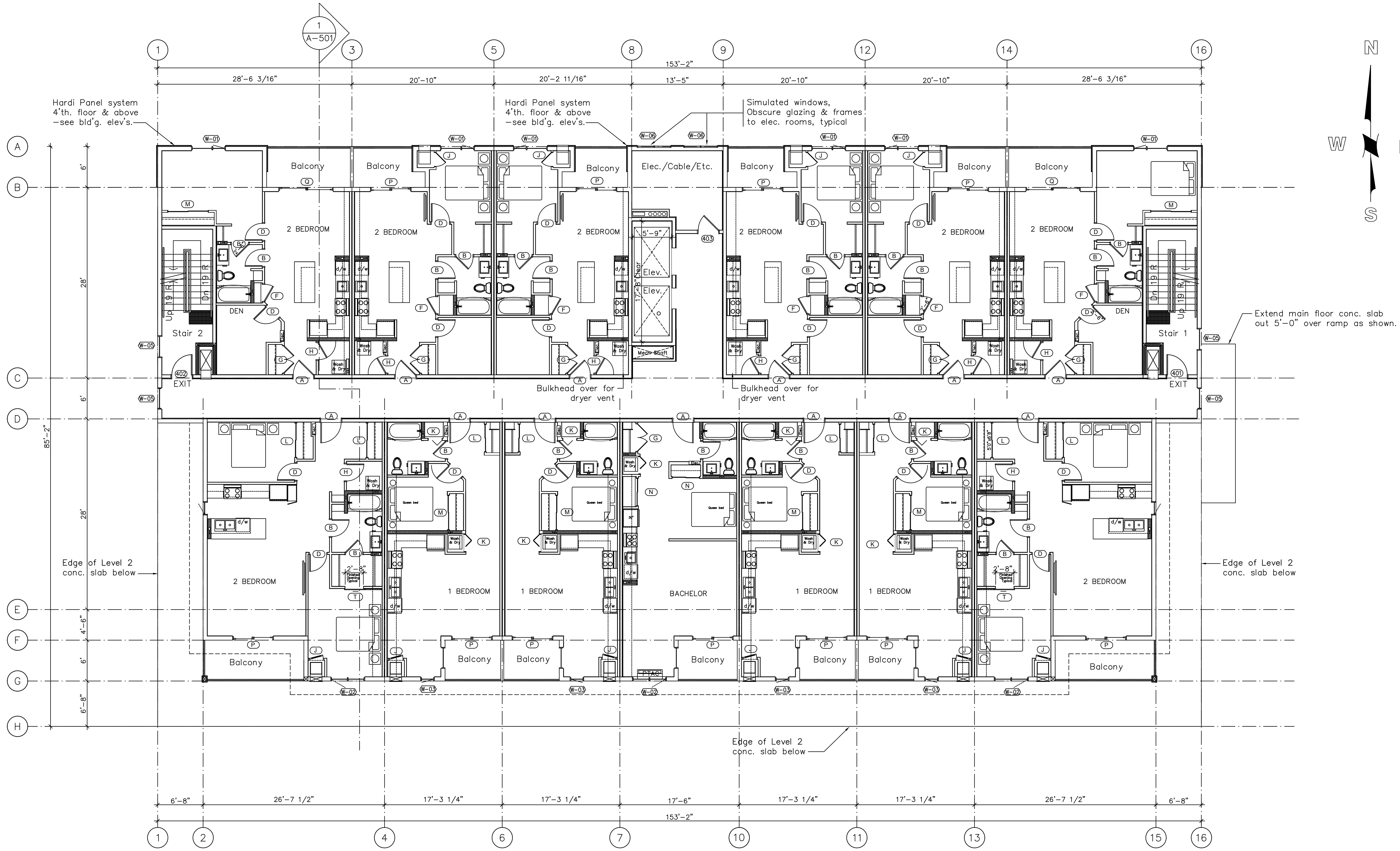
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT · ROBERT I. A. MCDOUGALL · BRITISH COLUMBIA

MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

REVISIONS:

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	Third Floor Plan
DESIGN	
DRAW	
SCALE	1/8" =1'-0'
DATE	NOV 04 2023
SHEET:	A-204



1
A–205
FOURTH Floor Plan
1/8" = 1'-0"

SHEAR WALL CONSTRUCTION: Refer to structural drawings for shear wall locations and plywood thickness and fastening details as an addition to rated wall construction details.

FOURTH Floor – 13 Apartments

FOURTH Floor Footprint Area = 11,518 Sq. Ft. (1,070 m2)
(Balconies included in area above)

4'th Floor Footprint Area = 10,715 Sq. Ft. (995 m2)
(Balconies NOT included in area above)

SCHEDULE A
This forms part of application
DP22-0202
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

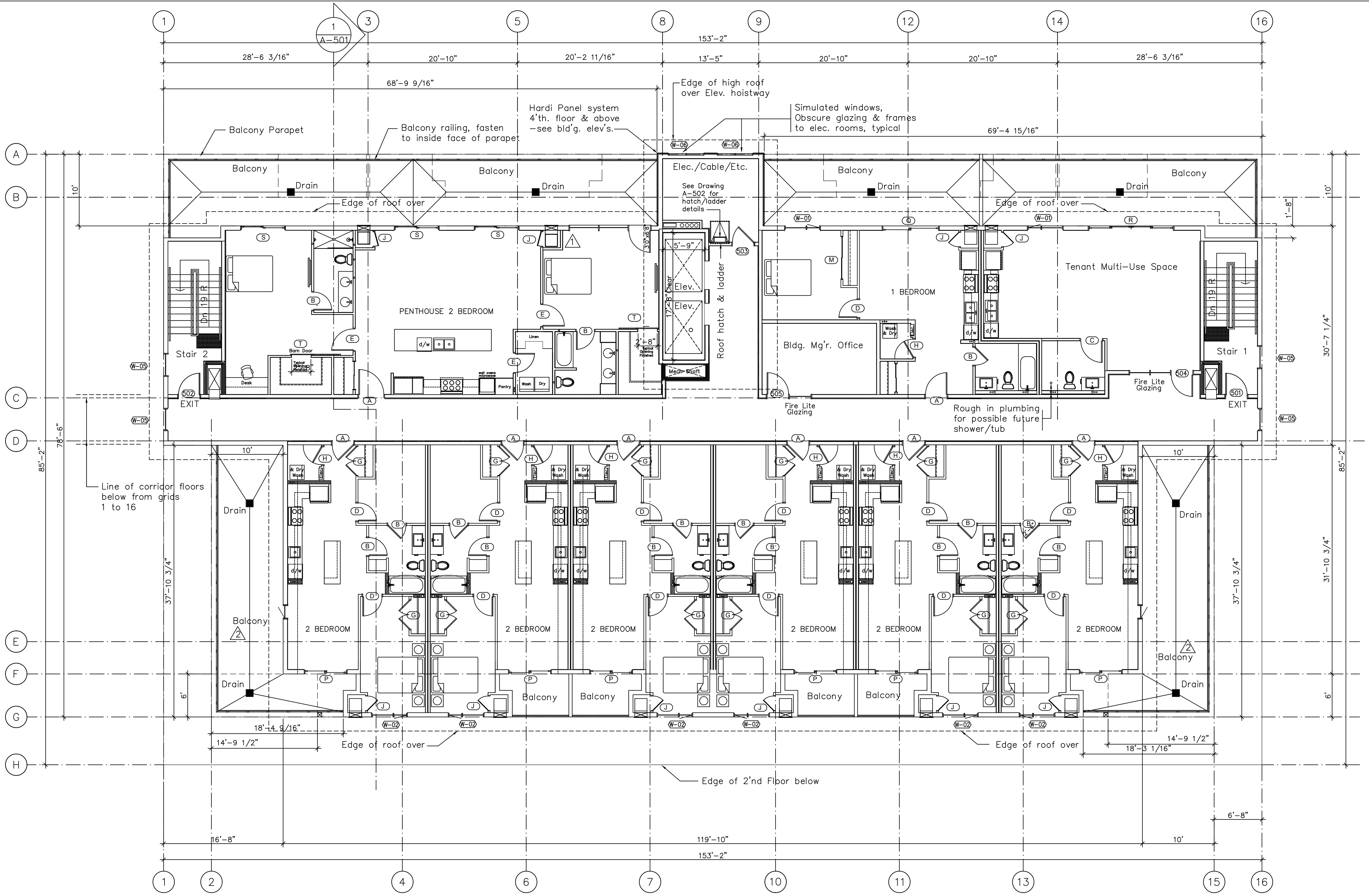
R. W. Scheidt Design
1683 Blondeaux Cr.
Kelowna, B.C. V1Y 4J8
Phone: (250) 860-5061
rscheidtdesign@gmail.com

REGISTERED ARCHITECT
ROBERT I. A. McDOUGALL
BRITISH COLUMBIA

McDougall Architect
Suite 904, 330 - 26 th Avenue S.W.
Calgary, Alberta T2S 2T3
Phone: (250) 860-5061 (403) 265-3300

REVISIONS:

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	FOURTH Floor Plan
DESIGN	
DRAW	
SCALE	1/8" =1'-0'
DATE	NOV 04 2023
SHEET:	A–205



FIFTH Floor Plan
1/8" = 1'-0"

SHEAR WALL CONSTRUCTION: Refer to structural drawings for shear wall locations and plywood thickness and fastening details as an addition to rated wall construction details.

FIFTH Floor – 8 Apartments

5'th FLOOR Footprint Area = 11,518 Sq. Ft. (1,070 m2)
(Balconies included in area above)

5'th FLOOR Footprint Area = 9,029 Sq. Ft. (839 m2)
(Balconies NOT included in area above)

SCHEDULE A
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

REVISION:
1. Sept 08 2023 – Add rough in plumbing amenity room washroom for future tub/shower. Revise Vert. PTAC access location in Type G penthouse.
2. Nov 07 2023 – Adddimensions to balconies 5'th floor

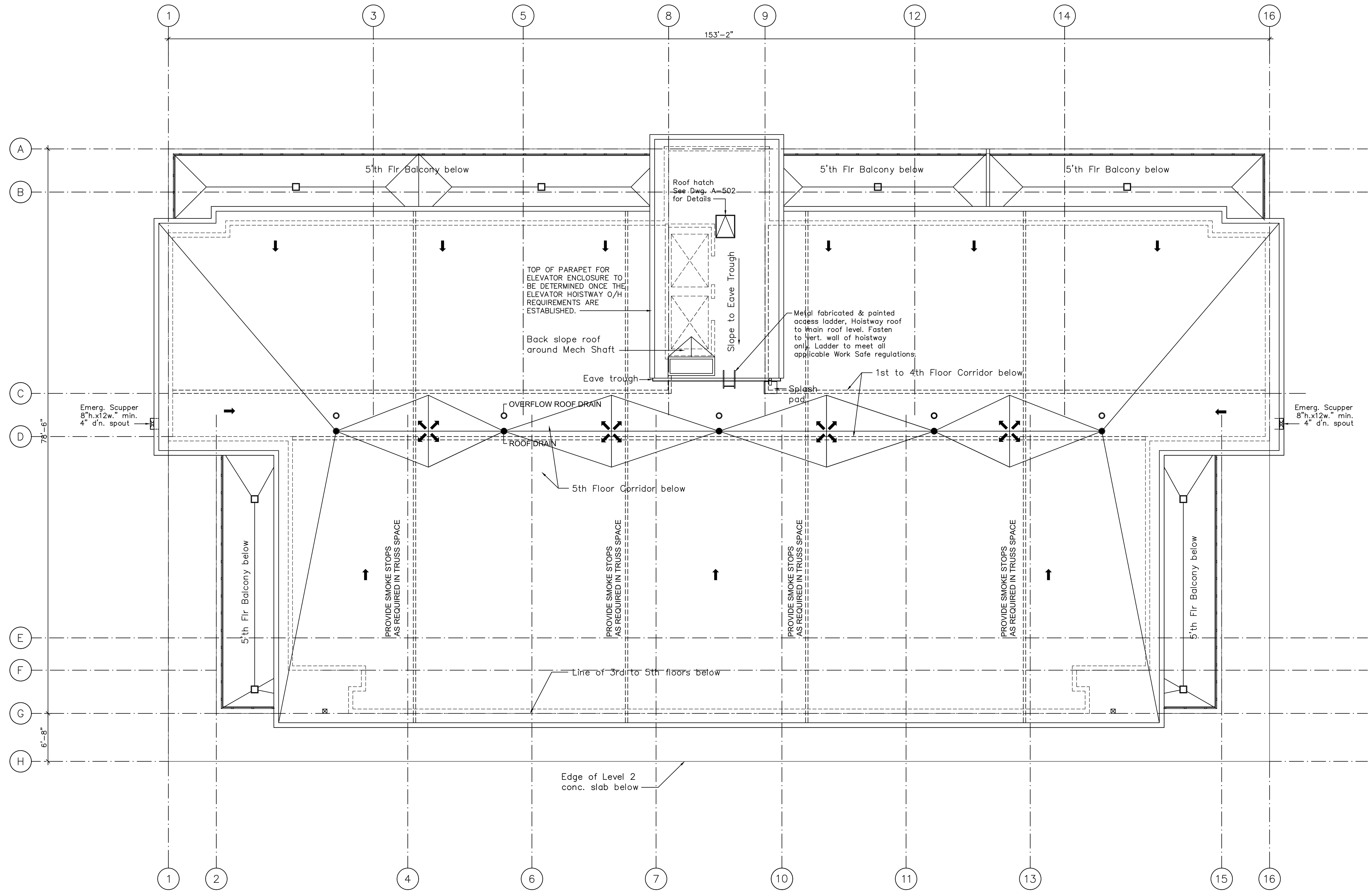
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM

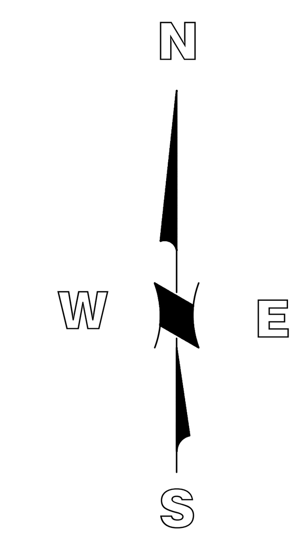
REGISTERED ARCHITECT ROBERT I. A. McDOUGALL BRITISH COLUMBIA

McDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

REVISIONS:

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	FIFTH FLOOR Plan
SHEET:	2
DESIGN	
DRAW	
SCALE	1/8" =1'-0'
DATE	NOV 07 2023
	A-206





1 A-207 ROOF Plan
1/8" = 1'-0"

SCHEDULE A
This forms part of application
DP22-0202
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

NOTE: ROOF INSULATION: Prior to construction Gen. contractor and energy consultant to review roof insulation with respect to R values, location of insulation & types of insulation to be used through out the building envelope, including roof walls, foundations & floor slab.

SHEAR WALL CONSTRUCTION: Refer to structural drawings for shear wall locations and plywood thickness and fastening details as an addition to rated wall construction details.

FIRE BLOCKS in Roof Truss Space:
(If open webb trusses are used)
Provide Fire/Smoke stop to roof space in Accordance Bld'g. Code: 3.1.11.5 - 1 (b) & 3.1.11.7 (4). Max Area 300m2 (3,230 sq. ft.) BC & National Bld'g. Code
Use Min. 1/2" phenolic bonded plywood, waferboard or strandboard, with joints supported, one side of truss. Note that all joints of sheathing material must be fully supported. Where the fire block is penetrated by construction elements or service equipment a fire stop shall be used to seal the penetration.

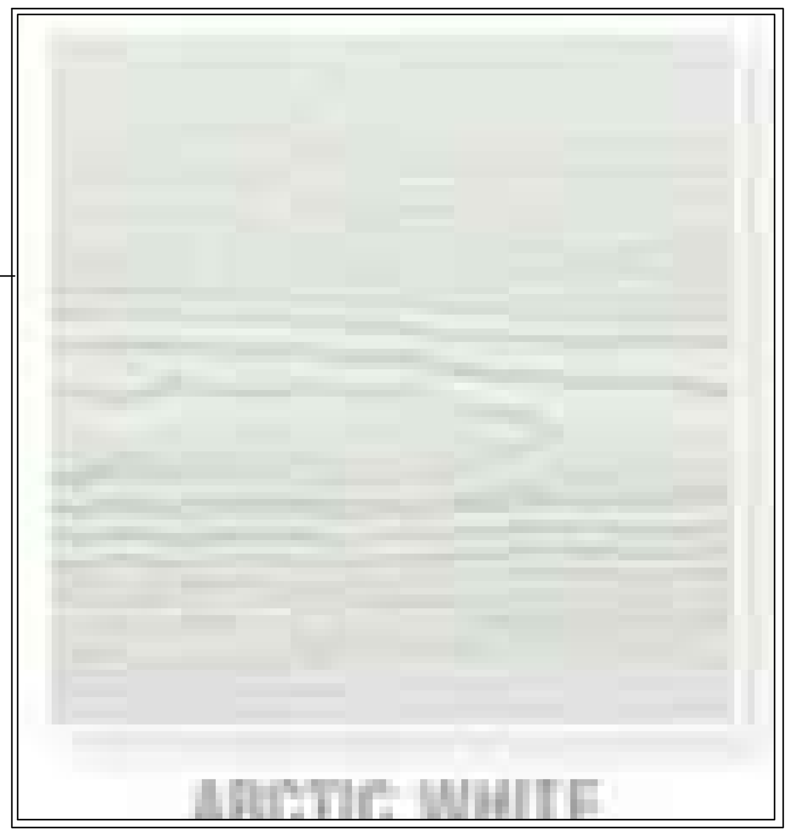
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT
ROBERT A. McDOUGALL
BRITISH COLUMBIA

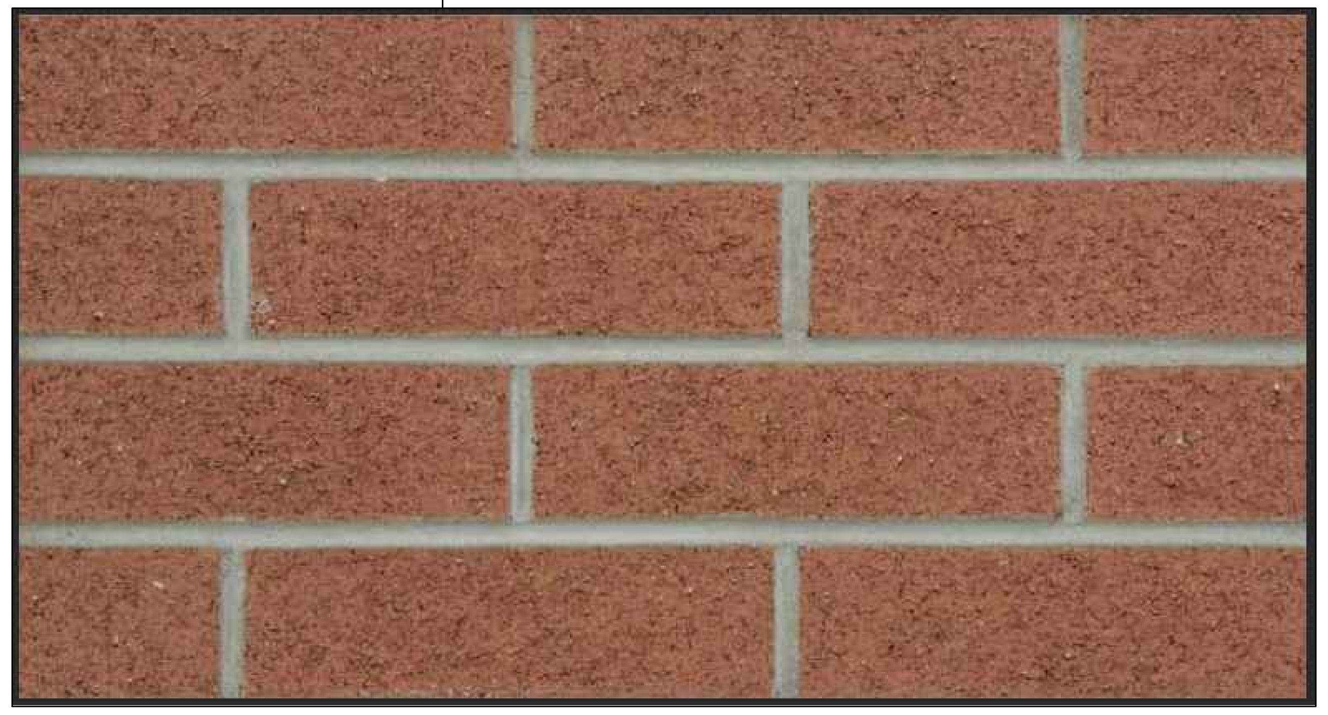
MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

REVISIONS:

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	ROOF Plan
DESIGN	
DRAW	
SCALE	1/8" =1'-0'
DATE	NOV 04 2023
SHEET:	A-207



ARCTIC WHITE (F1)



Canada Brick — Riverdale Matt.
Typical Brick

TIMBER BARK (F3)

SCHEDULE B
This forms part of application
DP22-0202
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT ROBERT I. A. McDOUGALL BRITISH COLUMBIA

McDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	COLOUR BOARD—Front Elev'n.
DESIGN	
DRAW	
SCALE	1/8"=1'-0"
DATE	FEB 07 2024
SHEET:	A—105

TIMBER BARK (F3)

ARCTIC WHITE (F1)

SCHEDULE B

This forms part of application

DP22-0202

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM

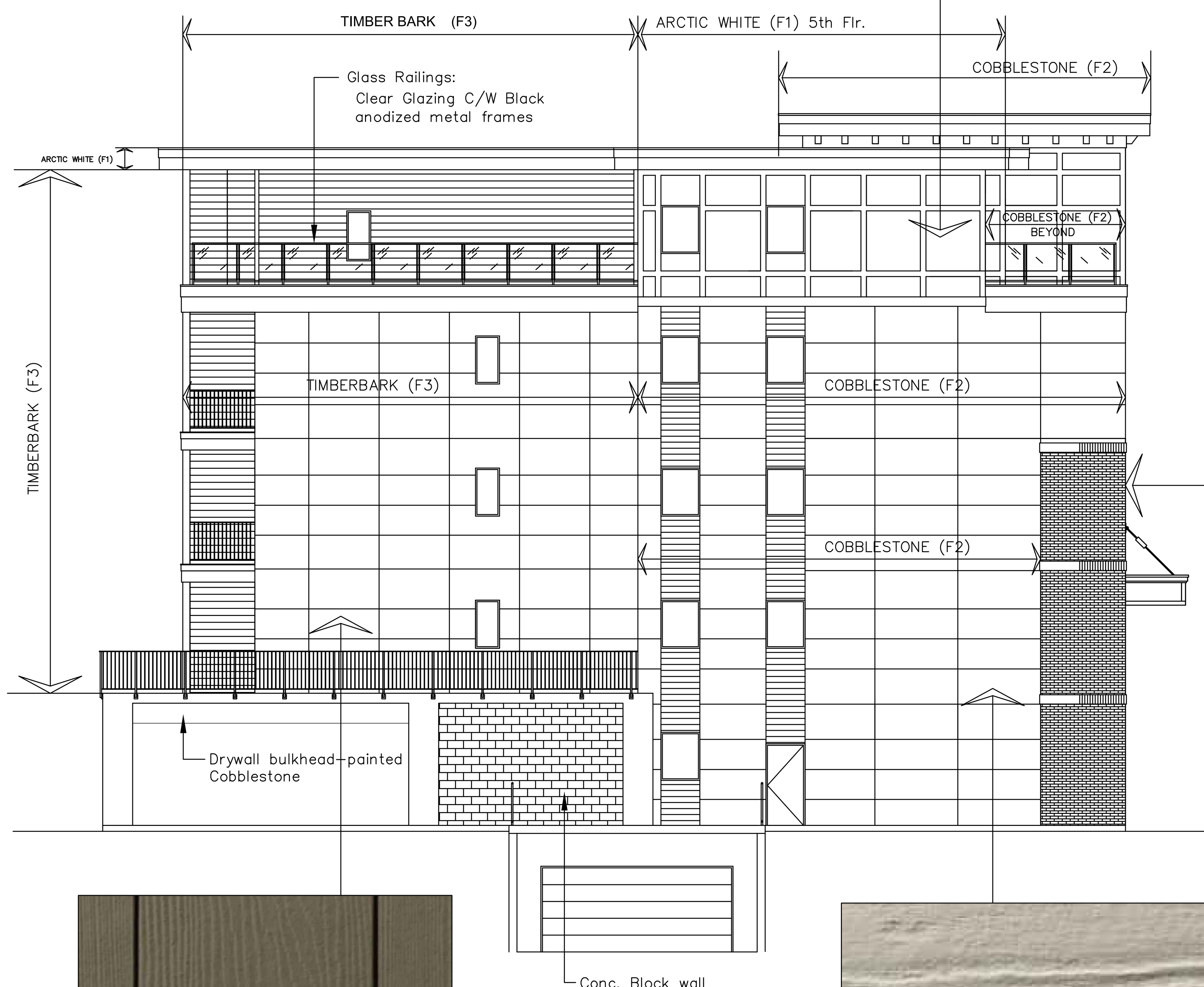
REGISTERED ARCHITECT ROBERT I. A. McDOUGALL BRITISH COLUMBIA

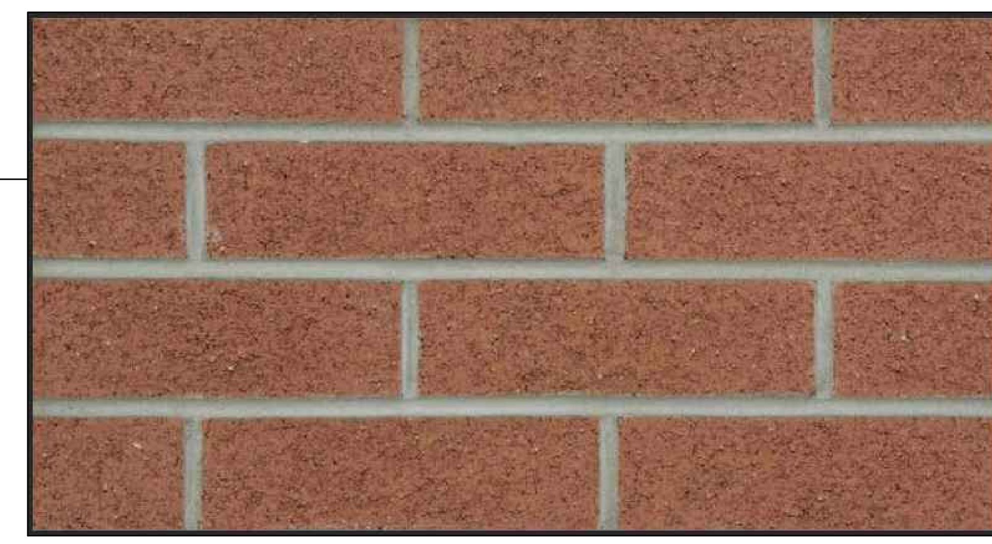
MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	COLOUR BOARD–Rear Elev'n.

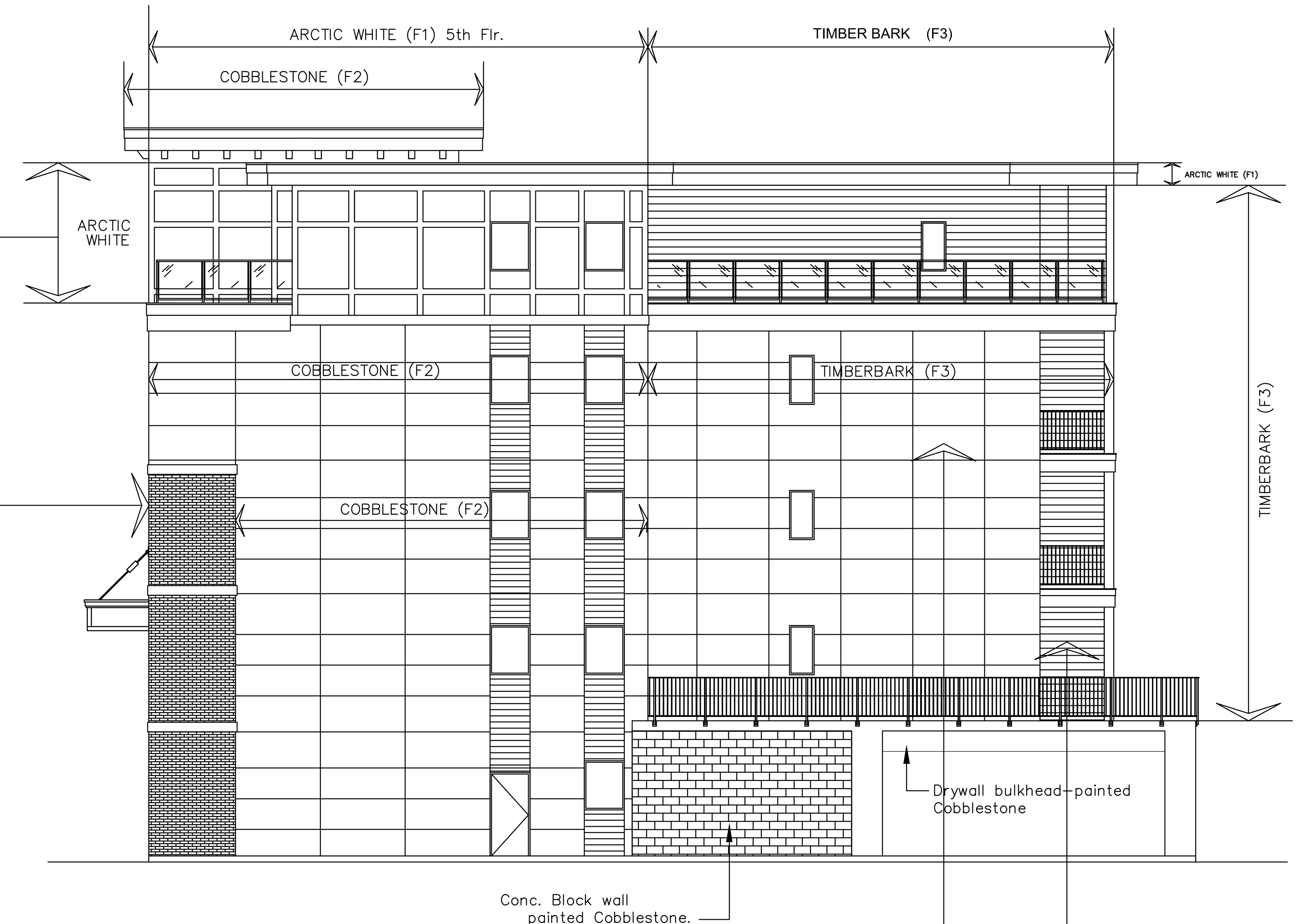
DESIGN	DRAW	SCALE	DATE	SHEET:
		1/8"=1'-0"	FEB 07 2024	A–106

ARCTIC WHITE (F1)





Canada Brick — Riverdale Matt.
Typical Brick



TIMBER BARK (F3)

SCHEDULE B

This forms part of application

DP22-0202

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

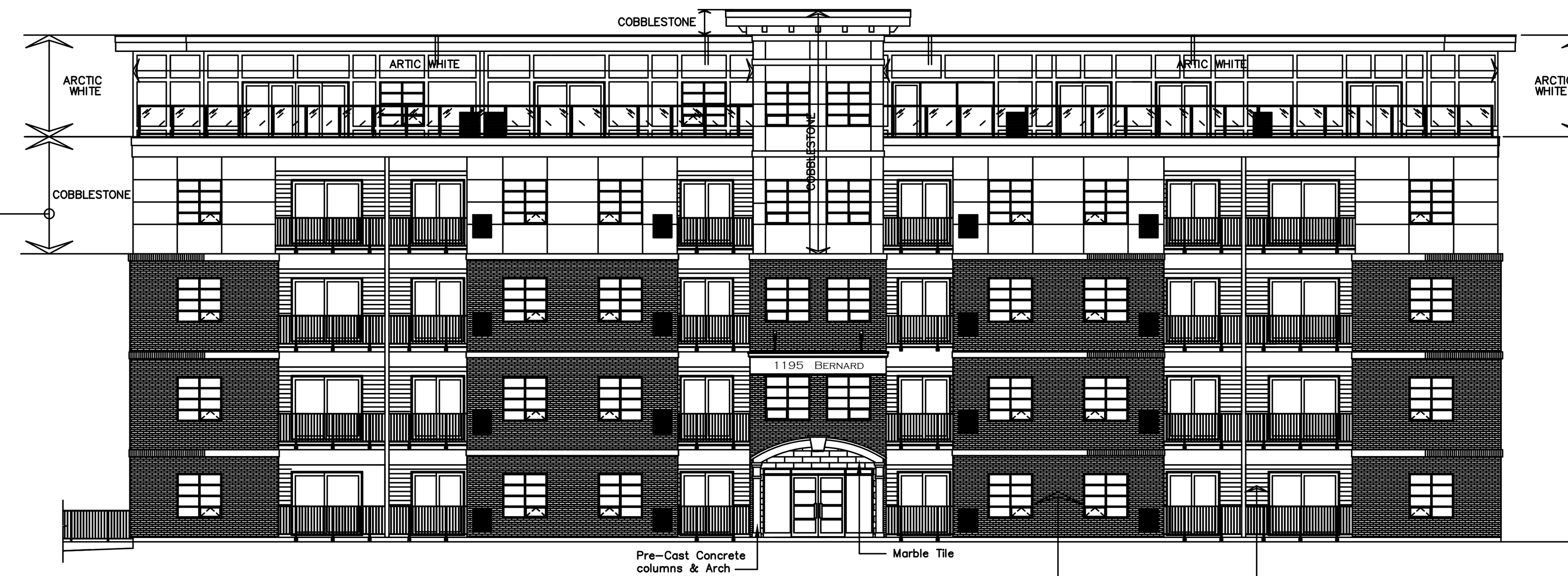
TIMBER BARK (F3)

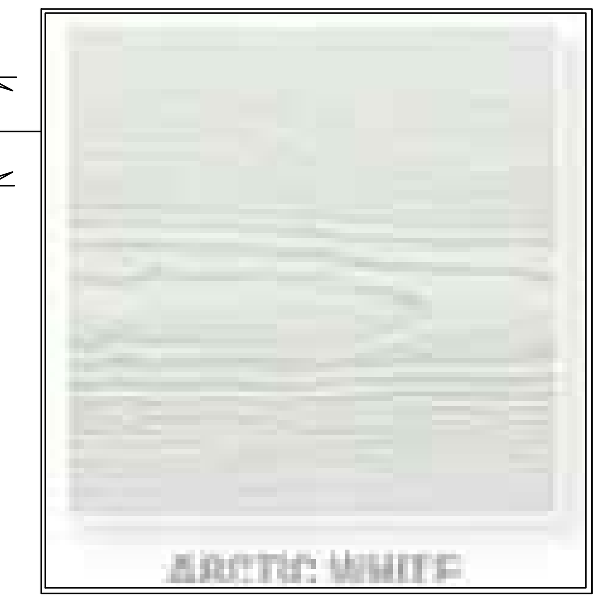
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM

REGISTERED ARCHITECT ROBERT I. A. McDOUGALL BRITISH COLUMBIA

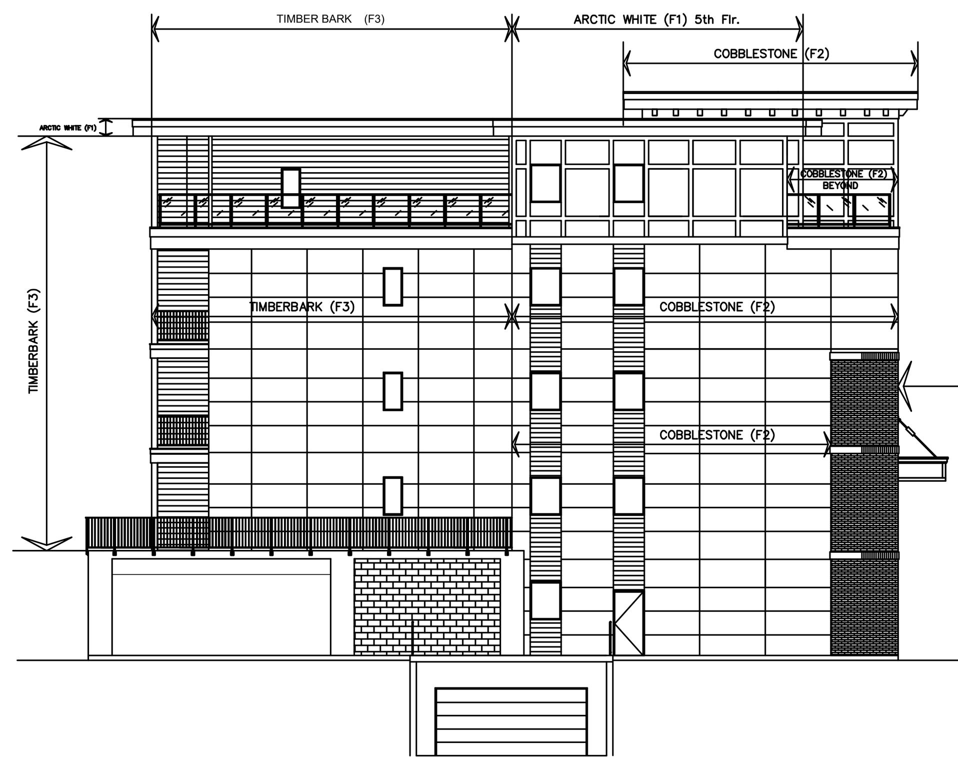
MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	COLOUR BOARD—Sides
DESIGN	
DRAW	
SCALE	1/8"=1'-0"
DATE	FEB 07 2024
SHEET:	A—107





ARCTIC WHITE (F1)

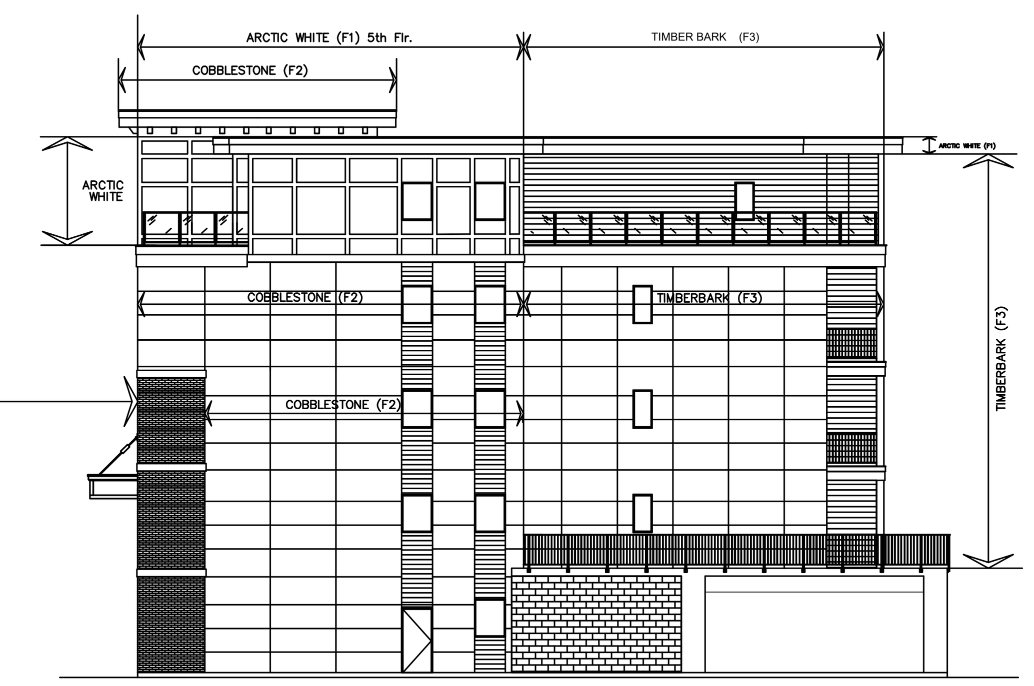


Canada Brick – Riverdale Matt.
Typical Brick

TIMBER BARK (F3)

EXTERIOR COLOUR LEGEND

- F1 - ARCTIC WHITE - Hardi Panels & Trim
- F2 - COBBLESTONE - Hardi Siding
- F3 - TIMBER BARK - Hardi Siding



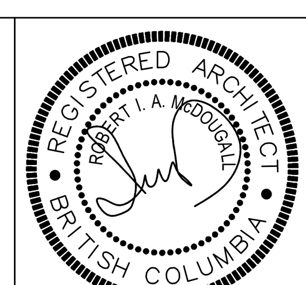
SCHEDULE B

This forms part of application
DP22-0202

City of Kelowna
DEVELOPMENT PLANNING

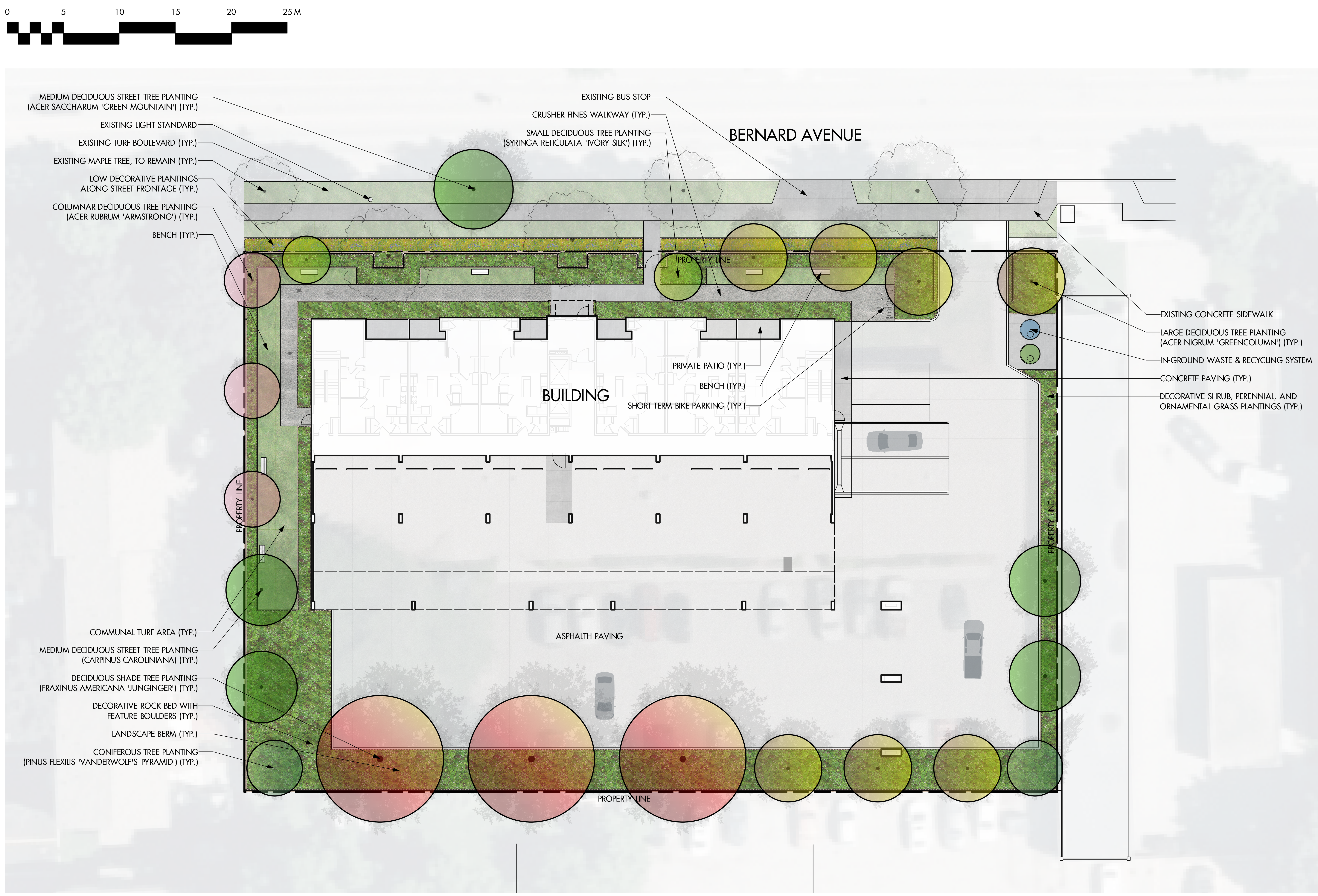
Planner Initials JI

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: RSCHEIDTDESIGN@GMAIL.COM



MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

PROJECT NAME	BERNARD LAND HOLDINGS LTD.
PROJECT ADDRESS	1195 BERNARD AVE. KELOWNA, B.C.
DRAWING TITLE	COLOUR BOARD
DESIGN	
DRAW	
SCALE	1/16"=1'-0"
DATE	FEB 06 2024
SHEET:	A-101



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS. ALL OFFSITE WORKS TO MEET CITY OF KELOWNA BYLAW 7900.

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 WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. EXTEND DEPTH OF TREE BEDS WITHIN LANDSCAPE BUFFER AREAS (FRONT AND REAR) PER BYLAW 12375 TO ACHIEVE REQUIRED GROWING MEDIUM PER TREE.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREEES			
ACER NIGRUM 'GREENCOLUMN'	GREENCOLUMN MAPLE	7	5cm CAL.
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3	4cm CAL.
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	1	4cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	5cm CAL.
FRAXINUS AMERICANA 'JUNGINGER'	AUTUMN PURPLE ASH	3	5cm CAL.
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	2	2.5m HT.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2	3cm CAL.
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	38	#02 CONT. /1.5m O.C. SPACING
PHILADELPHUS LEWSII 'WATERTON'	WATERON MOCKORANGE	21	#02 CONT. /2.0m O.C. SPACING
PICEA ABIES 'PUMILA'	NORWAY SPRUCE	21	#02 CONT. /2.0m O.C. SPACING
ROSA WOODSII	WESTERN WILD ROSE	21	#02 CONT. /2.0m O.C. SPACING
SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	38	#02 CONT. /1.5m O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
HELIOPSIS HELIANTHOIDES 'SUMMER SUN'	SUMMER SUN FALSE SUNFLOWER	25	#01 CONT. /1.5m O.C. SPACING
HOSTA 'PATRIOT'	PATRIOT HOSTA	57	#01 CONT. /1.0m O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	35	#01 CONT. /1.5m O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	80	#01 CONT. /1.0m O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	25	#01 CONT. /1.5m O.C. SPACING
SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	31	#01 CONT. /1.2m O.C. SPACING

SCHEDULE C

This forms part of application

\# DP22-0202

Planner Initials JI

City of Kelowna

DEVELOPMENT PLANNING

ecora

200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca

N

PROJECT TITLE

22 BERNARD
1181 Bernard Avenue

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	22.03.31	Review
2	22.11.04	Development Permit
3	23.09.20	Development Permit
4		
5		

PROJECT NO	22-0224
DESIGN BY	PH
DRAWN BY	PH
CHECKED BY	FB
DATE	SEP. 20, 2023
SCALE	1:200
PAGE SIZE	24"x36"

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/2

NOT FOR CONSTRUCTION

ATTACHMENT B

This forms part of application

DP22-0202

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

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 *(1 is least complying & 5 is highly complying)*	**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.					X	
b. On corner sites, orient building facades and entries to both fronting streets.	X					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					X	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						X
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.					X	
f. Avoid blank, windowless walls along streets or other public open spaces.						X
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	X					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						X
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.						X
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						X
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • 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.						X

ATTACHMENT C
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

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.						X
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						X
c. Limit the maximum grades on development sites to 30% (3:1)						X
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • 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).	X					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planed future public street, bicycle, and/or pedestrian network.						X
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	X					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						X
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.						X
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						X
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						X
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • 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);						X

ATTACHMENT C
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

• 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.				X		
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.						X
g. Provide bicycle parking at accessible locations on site, including: • 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.						X
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						X
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.	X					
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						X
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.						X
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						X
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						X
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						X
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • 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.						X
f. Use landscaping materials that soften development and enhance the public realm.						X

ATTACHMENT C
This forms part of application
DP22-0202
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						X
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						X
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	X					
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.	X					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	X					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	X					
m. Use exterior lighting to complement the building and landscape design, while: • 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.	X					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	X					
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: • 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.						X
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;					X	

ATTACHMENT C
This forms part of application
DP22-0202
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

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

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						X
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						X
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						X

l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.					X	
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						X
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						X
b. Residential buildings should have a maximum width of 24 m.						X
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.					X	
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	X					
4.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	X					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						X
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	X					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	X					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						X
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						X
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations:	X					

ATTACHMENT C
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.						
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	X					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						X
Outdoor amenity areas						
c. Design plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.					X	
d. Design internal courtyards to: • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. • Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.					X	
e. Design mid-block connections to include active frontages, seating and landscaping.	X					
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.					X	
b. Break up the building mass by incorporating elements that define a building's base, middle and top.					X	

ATTACHMENT C
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						X
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						X
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.					X	
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs.	X					
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.					X	
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.					X	
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						X
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.						X
k. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.						X
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						X

ATTACHMENT C
This forms part of application
DP22-0202
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING