Development Permit

DP23-0115

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

3593 Lakeshore Road

and legally known as

Lot 10 District Lot 134 ODYD Plan 2988

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

Apartment 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 8th, 2024**
Development Permit Area:	Form and Character DPA
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:	Immortal Homes Ltd., Inc. No. A0101356
Applicant:	Matt Johnston – LIME Architecture

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP23-0115
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0115 and for Lot 10 District Lot 134 ODYD Plan 2988 located at 3593 Lakeshore Road, Kelowna, BC, subject to the following:

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C";

d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$106,401.38**

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

4. INDEMNIFICATION

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

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

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

The PERMIT HOLDER is the CURRENT LAND OWNER. Security shall ONLY be returned to the signatory of the

Landscape Agreement or their designates.

3593 LAKESHORE RD, KELOWNA BC

PROPERTY DESCRIPTION

CIVIC: 3593 LAKESHORE RD, KELOWNA B.C.
LEGAL: LOT 10, PLAN KAP2988

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING
CORE AREA
TRANSIT SUPPORTIVE CORRIDOR
PROPOSED: MF3 ZONING

SCHEDULE A
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DP23-0115
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

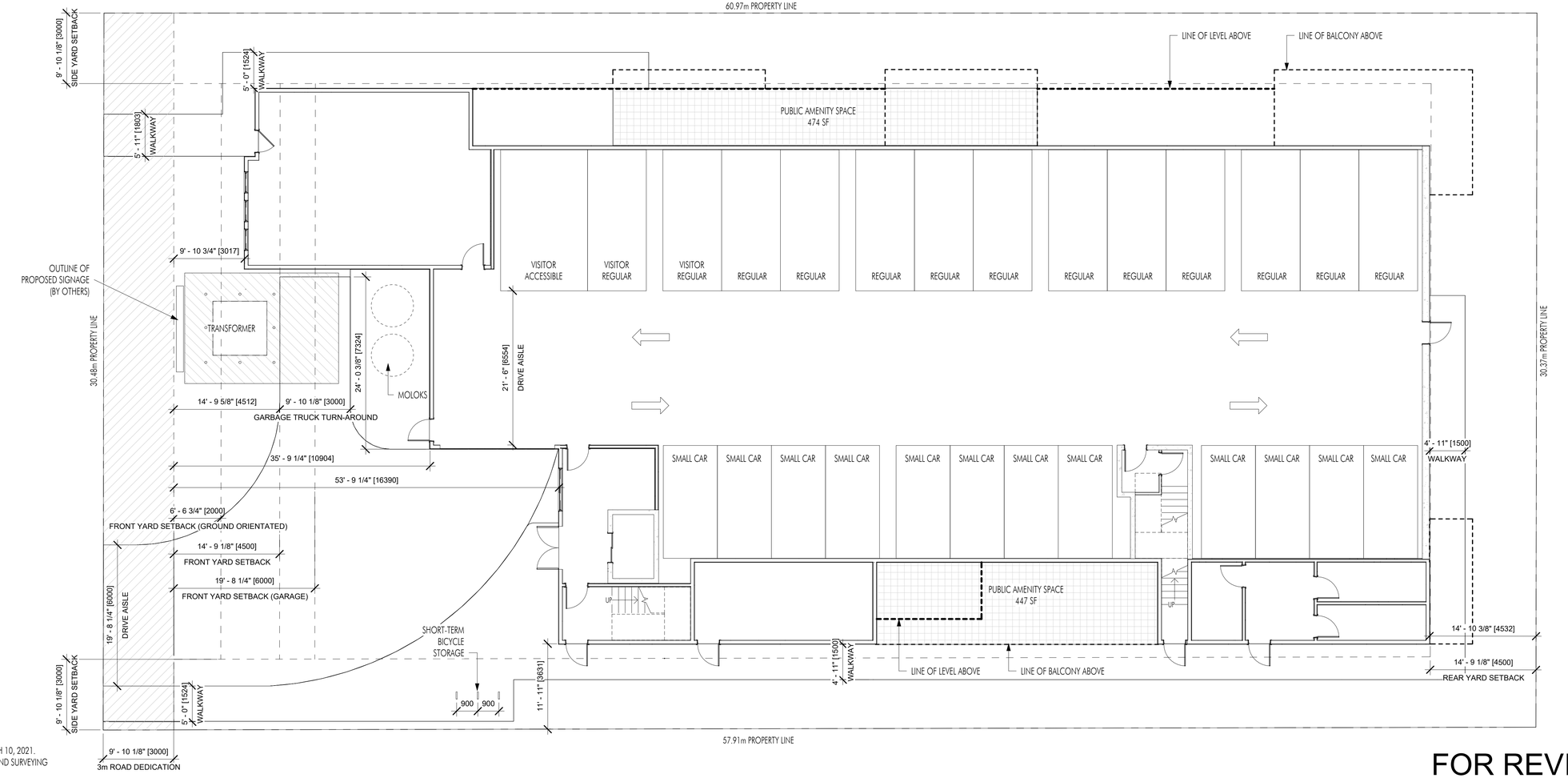
SITE INFORMATION:

GROSS SITE AREA = (NOT INCLUDING ROAD DEDICATION)	18,989 SF (1764.144 m²)	
	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	65% (12,343 SF)	54% (10,271 SF)
SITE COVERAGE + HARDSCAPING =	85% (16,141 SF)	85% (16,067 SF)
MIN DENSITY: 3.1 UNITS PER 1,000m2 LOT AREA =	6 UNITS	20 UNITS
BASE FAR =	1.3 (24,586 SF)	1.24 (23,589 SF)
PRIVATE AND COMMON AMENITY SPACE		
COMMON AMENITY SPACE =	20 UNITS x 4m²/UNIT = 80m² (861 SF)	85.6m² (921 SF)
PRIVATE AMENITY SPACE =		
2+ BEDROOM UNITS	25-4 = 21m² (226 SF)	226-347 SF PER UNIT (SEE TABLE)
1 BEDROOM UNITS	15-4 = 11m² (118 SF)	264 SF PER UNIT (SEE TABLE)

	ALLOWED/REQUIRED	PROPOSED
HEIGHT =	18.0M (4 STOREYS)	13.6M (4 STOREYS)
YARD SETBACKS:		
FRONT YARD =	4.5M	14.9M
FRONT YARD (GROUND ORIENTED UNIT) =	2.0M	2.1M
FRONT YARD (GARAGE) =	6.0M	8.38M
SIDE YARD =	3.0M	3.2M/3.6M
REAR YARD =	4.5M	4.53M
PARKING CALCULATIONS		
1 BEDROOM UNITS =	3 UNITS x 1.0 = 3	
2 BEDROOM UNITS =	14 UNITS x 1.1 = 15.4	
3 AND 4 BEDROOM UNITS =	3 UNITS x 1.4 = 4.2	
TOTAL RESIDENT =	22.6 = 23	23
VISITOR =	20 UNITS x 0.14 = 2.8	3
TOTAL =	26	26
ACCESSIBLE PARKING =	1	1
LONG-TERM BICYCLE STORAGE:		
1 BEDROOM =	3 UNITS x 0.75 =2	
2 BEDROOM =	14 UNITS x 0.75 = 11	
3 AND 4 BEDROOM =	3 UNITS x 1= 3	
TOTAL =	16	16
SHORT-TERM BICYCLE STORAGE:		
6 PER ENTRANCE =	6	6

UNIT AREA CALCULATIONS

UNIT	# OF BEDROOMS	FLOOR AREA	PRIVATE AMENITY SPACE
101 ENTRY		796 SF	
101 UPPER	4	1015 SF	344 SF
201	1	903 SF	264 SF
202	2	1104 SF	226 SF
203	2	1103 SF	281 SF
204	2	1106 SF	226 SF
205	2	1099 SF	335 SF
206	2	1163 SF	347 SF
301	1	903 SF	264 SF
302	2	1069 SF	302 SF
303	2	1104 SF	226 SF
304	2	1105 SF	329 SF
305	2	1106 SF	226 SF
306	2	1099 SF	335 SF
307	2	1163 SF	347 SF
401	1	903 SF	264 SF
402	2	1208 SF	302 SF
403	3	1709 SF	226 SF
404	2	1106 SF	329 SF
405	3	1665 SF	335 SF
406	2	1163 SF	347 SF
TOTAL UNIT AREAS:		23589 SF	



TRUE NORTH PROJECT NORTH

SITE SURVEY COMPLETED ON MARCH 10, 2021.
SUVREY COMPLETED BY ALLTERRA LAND SURVEYING

FOR REVIEW

LIME ARCHITECTURE INC.
PHONE:250-448-7801
205-1626 Richter Street, Kelowna, BC V1Y 2M3
www.limearchitecture.com

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Revision No., Date and Description

09.19.22	FOR DISCUSSION
09.29.22	FOR REVIEW
11.24.22	FOR REVIEW
12.14.22	FOR COORDINATION
12.16.22	FOR REVIEW
01.03.23	FOR REVIEW
01.25.23	FOR DISCUSSION
01.26.23	FOR COORDINATION
03.10.23	FOR COORDINATION
07.11.23	FOR REVIEW
08.16.23	FOR REVIEW
08.30.23	NEIGHBOURHOOD CONSULT
09.08.23	ADDENDUM #1
01.12.24	FOR REVIEW
01.16.24	ADDENDUM #2
02.05.24	ADDENDUM #3

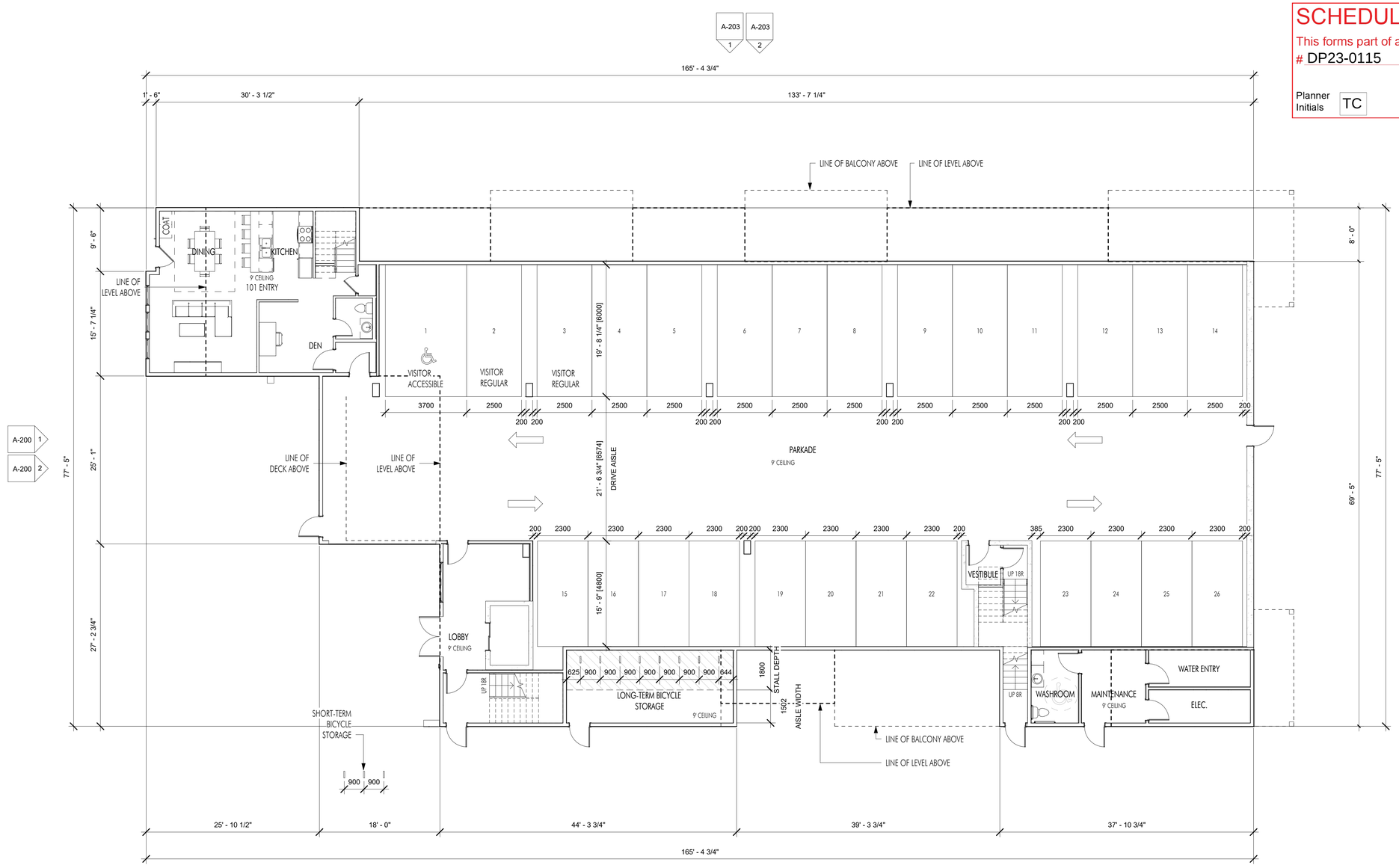
Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
PROJECT INFORMATION

Drawing No.
A-003

REGISTERED ARCHITECT
MATTHEW GARY JOHNSTON
PROVINCE OF BRITISH COLUMBIA



1 A-101 LEVEL 1 PLAN
1/8" = 1'-0"

FOR REVIEW

SCHEDULE A

This forms part of application
DP23-0115

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

LIME ARCHITECTURE INC.
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Revision No., Date and Description

08.04.22	FOR REVIEW
09.29.22	FOR REVIEW
10.31.22	FOR REVIEW
11.24.22	FOR REVIEW
12.16.22	FOR REVIEW
01.03.23	FOR REVIEW
01.26.23	FOR COORDINATION
05.18.23	FOR REZONING/DVP
07.11.23	FOR REVIEW
08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
01.12.24	FOR REVIEW
01.16.24	ADDENDUM #2
02.05.24	ADDENDUM #3

Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
LEVEL 1 PLAN

Drawing No.
A-101

REGISTERED ARCHITECT
MATTHEW GARY JOHNSTON
PROVINCE OF BRITISH COLUMBIA

SCHEDULE A

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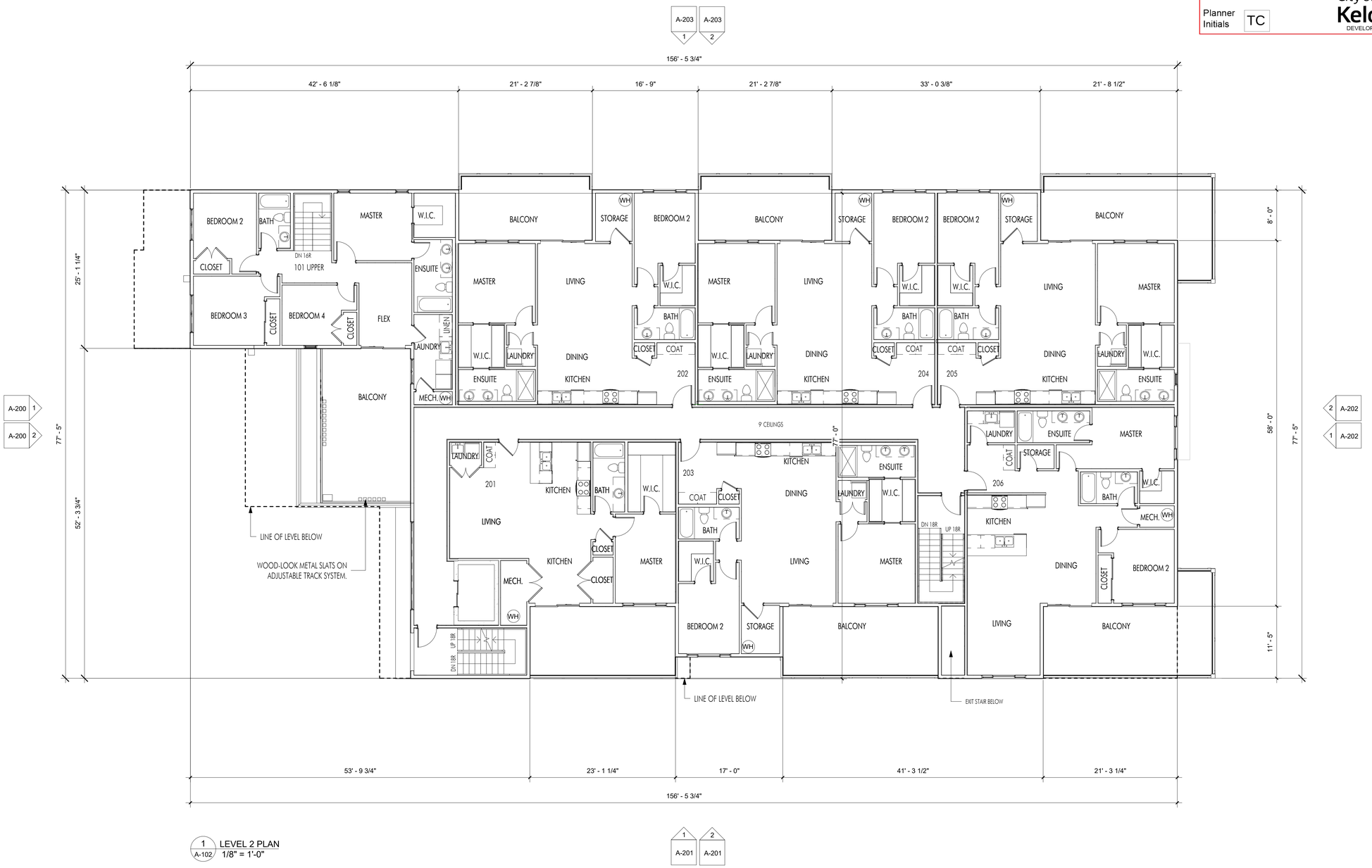
DP23-0115

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



FOR REVIEW

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08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
01.12.24	FOR REVIEW
01.16.24	ADDENDUM #2
02.05.24	ADDENDUM #3

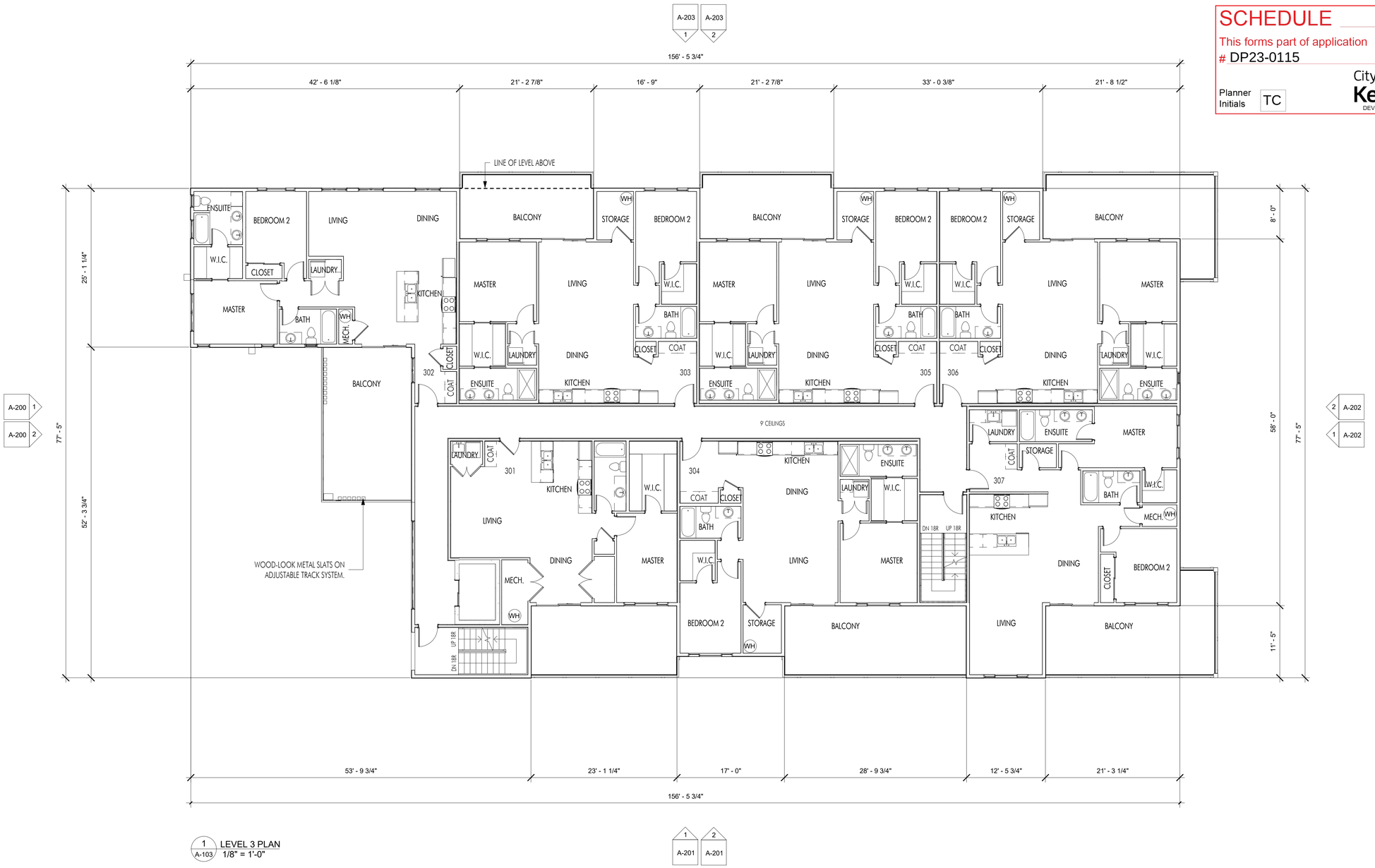
Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
LEVEL 2 PLAN

Drawing No.
A-102

REGISTERED ARCHITECT
MATTHEW GARY HORNSTEIN
PROVINCE OF BRITISH COLUMBIA



SCHEDULE A

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DP23-0115

Planner Initials TC

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DEVELOPMENT PLANNING

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01.03.23	FOR REVIEW
01.26.23	FOR COORDINATION
05.18.23	FOR REZONING/DVP
08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
01.12.24	FOR REVIEW
01.16.24	ADDENDUM #2
02.05.24	ADDENDUM #3

Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
LEVEL 3 PLAN

Drawing No.
A-103

REGISTERED ARCHITECT MATTHEW GARY JOHNSTON PROVINCE OF BRITISH COLUMBIA

FOR REVIEW

SCHEDULE A

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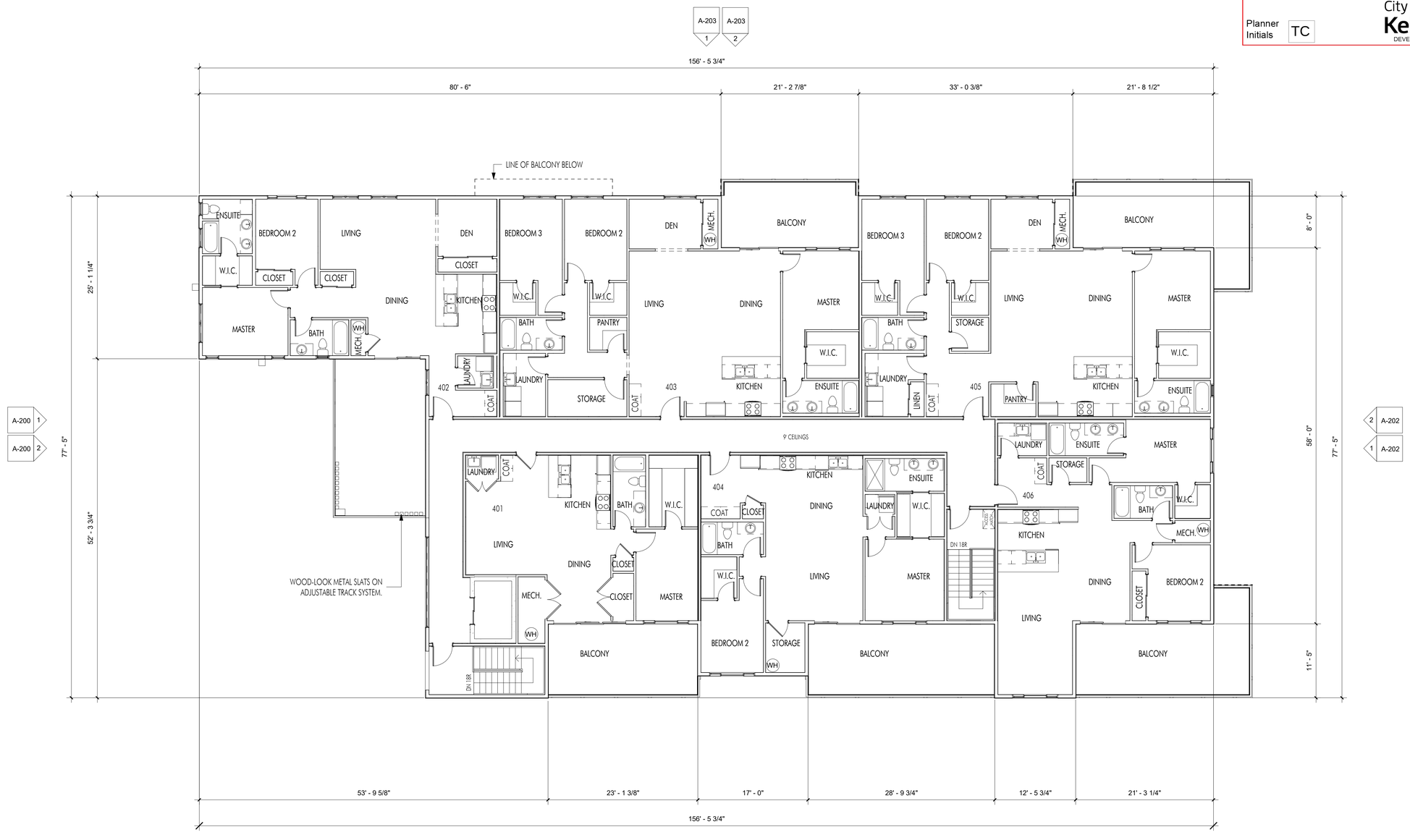
DP23-0115

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



1 / A-104 LEVEL 4 PLAN
1/8" = 1'-0"

1 A-201 2 A-201

FOR REVIEW

LIME ARCHITECTURE INC.
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www.limearchitecture.com

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10.31.22	FOR REVIEW
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12.16.22	FOR REVIEW
01.03.23	FOR REVIEW
01.26.23	FOR COORDINATION
05.18.23	FOR REZONING/DVP
08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
01.12.24	FOR REVIEW
01.16.24	ADDENDUM #2
02.05.24	ADDENDUM #3

Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
LEVEL 4 PLAN

Drawing No.
A-104

REGISTERED ARCHITECT
MATTHEW GARY JOHNSTON
PROVINCE OF BRITISH COLUMBIA

1 / A-200 Front Elevation
1/8" = 1'-0"

2 / A-200 Front Elevation (Colour)
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE

SCHEDULE B

This forms part of application
DP23-0115

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

FOR REVIEW

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05.18.23	FOR REZONING/DVP
08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
02.05.24	FOR REVIEW
02.05.24	ADDENDUM #3

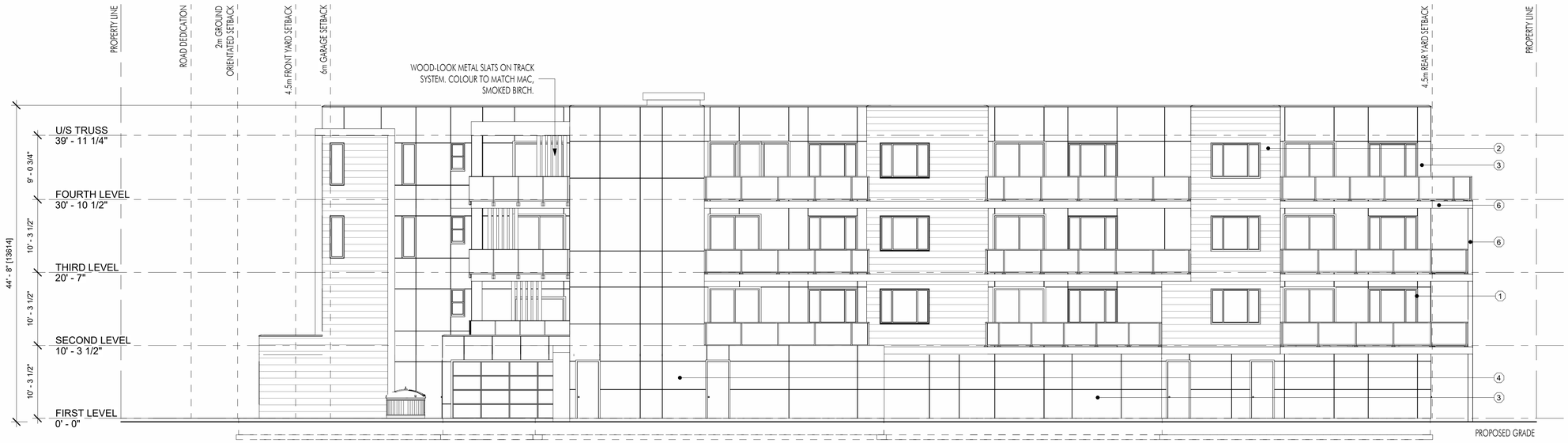
Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-200

REGISTERED ARCHITECT
MATTHEW GARY JOHNSTON
PROVINCE OF BRITISH COLUMBIA



1 A-201 Right Elevation
1/8" = 1'-0"

2 A-201 Right Elevation (Colour)
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE

SCHEDULE B
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DP23-0115
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DEVELOPMENT PLANNING

FOR REVIEW

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08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
02.05.24	FOR REVIEW

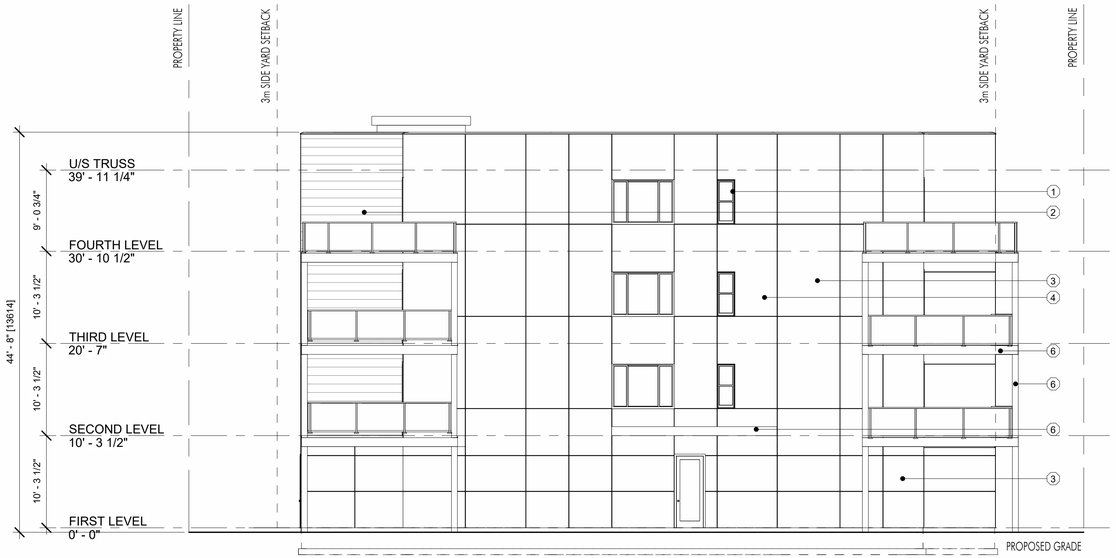
Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-201

REGISTERED ARCHITECT
MATTHEW GARY JOHNSTON
PROVINCE OF BRITISH COLUMBIA



1 / A-202 Back Elevation
1/8" = 1'-0"

2 / A-202 Back Elevation (Colour)
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
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SCHEDULE B

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DP23-0115

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

FOR REVIEW

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12.16.22	FOR REVIEW
01.03.23	FOR REVIEW
05.18.23	FOR REZONING/DVP
08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
02.05.24	ADDENDUM #3

Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-202

REGISTERED ARCHITECT
MATTHEW GARY JOHNSTON
PROVINCE OF BRITISH COLUMBIA

1 A-203 Left Elevation
1/8" = 1'-0"

2 A-203 Left Elevation (Colour)
1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE

SCHEDULE B
This forms part of application
DP23-0115
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

FOR REVIEW

LIME ARCHITECTURE INC.
PHONE:250-448-7801
205-1626 Richter Street,
Kelowna, BC V1Y 2M3
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12.16.22	FOR REVIEW
01.03.23	FOR REVIEW
05.18.23	FOR REZONING/DVP
08.16.23	FOR REVIEW
09.08.23	ADDENDUM #1
02.05.24	FOR REVIEW
02.05.24	ADDENDUM #3

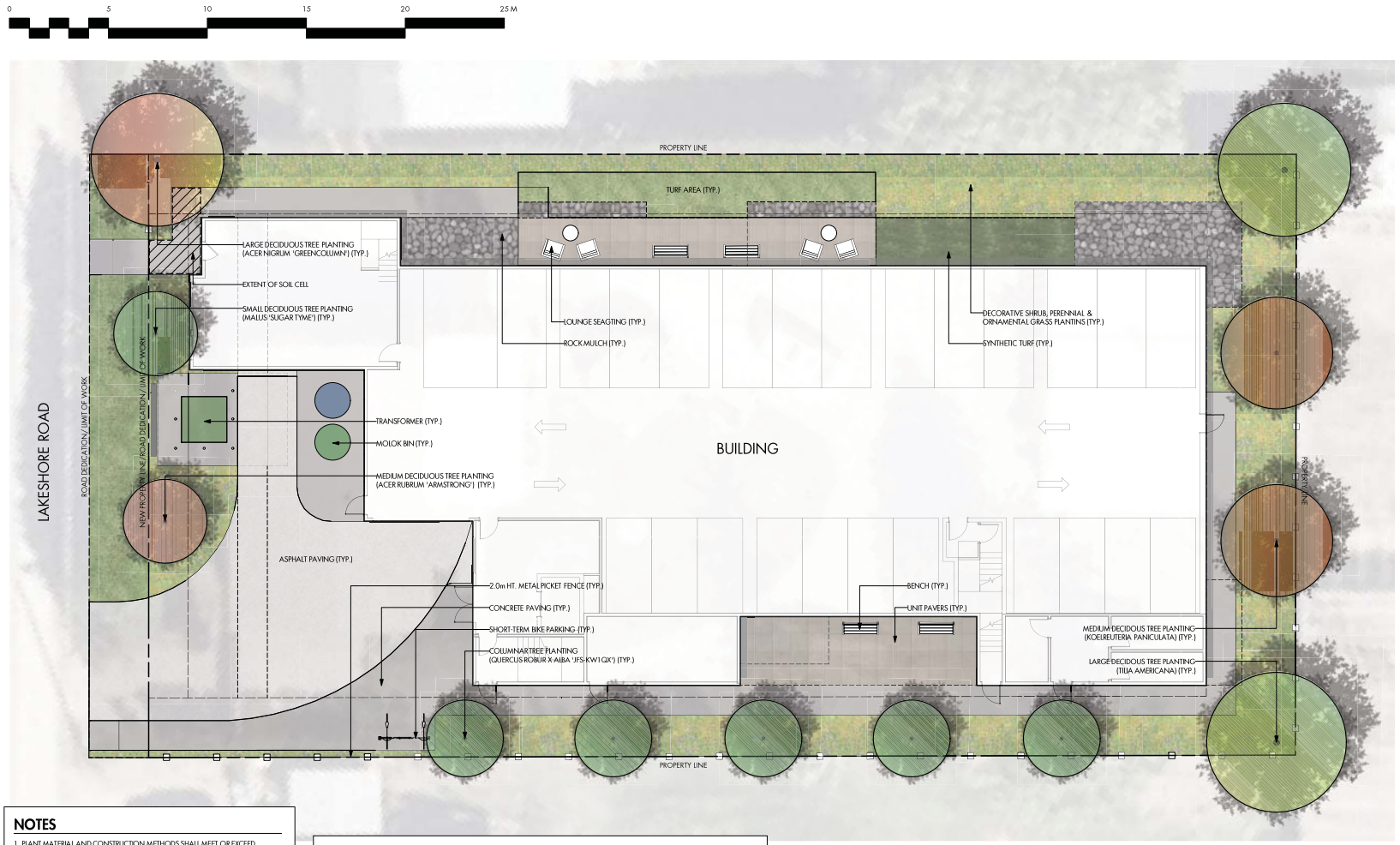
Plot Date
02.05.24

PROJECT
3593 LAKESHORE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-203

REGISTERED ARCHITECT
MATTHEW GARY JOHNSTON
PROVINCE OF BRITISH COLUMBIA



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANDAIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS REPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

*PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE / SPACING & REMARKS
TREES			
ACER NIGRUM 'GREENCOLUMN'	GREENCOLUMN MAPLE	1	5cm CAL
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	1	4cm CAL
MALUS 'SUGAR TYME'	SUGAR TYME CRABAPPLE	1	3cm CAL
KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2	4cm CAL
QUERCUS ROBUR X ALBA 'JFS-KW1 QX'	STREETSPIRE OAK	5	4cm CAL
TILIA AMERICANA	AMERICAN LINDEN	2	5cm CAL
SHRUBS			
BERBERIS THUNBERGII 'CONCORDE'	CONCORDE BARBERRY	49	#02 CONT. / 1.0m O.C. SPACING
CORNUS SANGUINEA 'WINTER BEAUTY'	BLOODTWIG DOGWOOD	15	#02 CONT. / 1.8m O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	15	#02 CONT. /1.8m O.C. SPACING
HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL HYDRANGEA	21	#02 CONT. /1.5m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	33	#01 CONT. /0.75m O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	23	#01 CONT. /0.9m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	23	#01 CONT. /0.9m O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	51	#01 CONT. /0.6m O.C. SPACING
IRIS GERMANICA 'CRANBERRY ICE'	BERRY RED BEARDED IRIS	33	#01 CONT. / 0.75m O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	13	#01 CONT. /1.2m O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	33	#01 CONT. /0.75m O.C. SPACING

LANDSCAPE INFORMAION

SITE AREA:	1764.144 SQ.M
HARDSCAPING AREA:	471.141 SQ.M
TOTAL HARDSCAPING AREA:	471.141/1764.144 = 26.7%

SCHEDULE C

This forms part of application
DP23-0115

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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

PROJECT TITLE
3593 LAKESHORE ROAD

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION:		
1.	23.05.12	Development Permit
2.	23.08.28	Development Permit
3.		
4.		
5.		

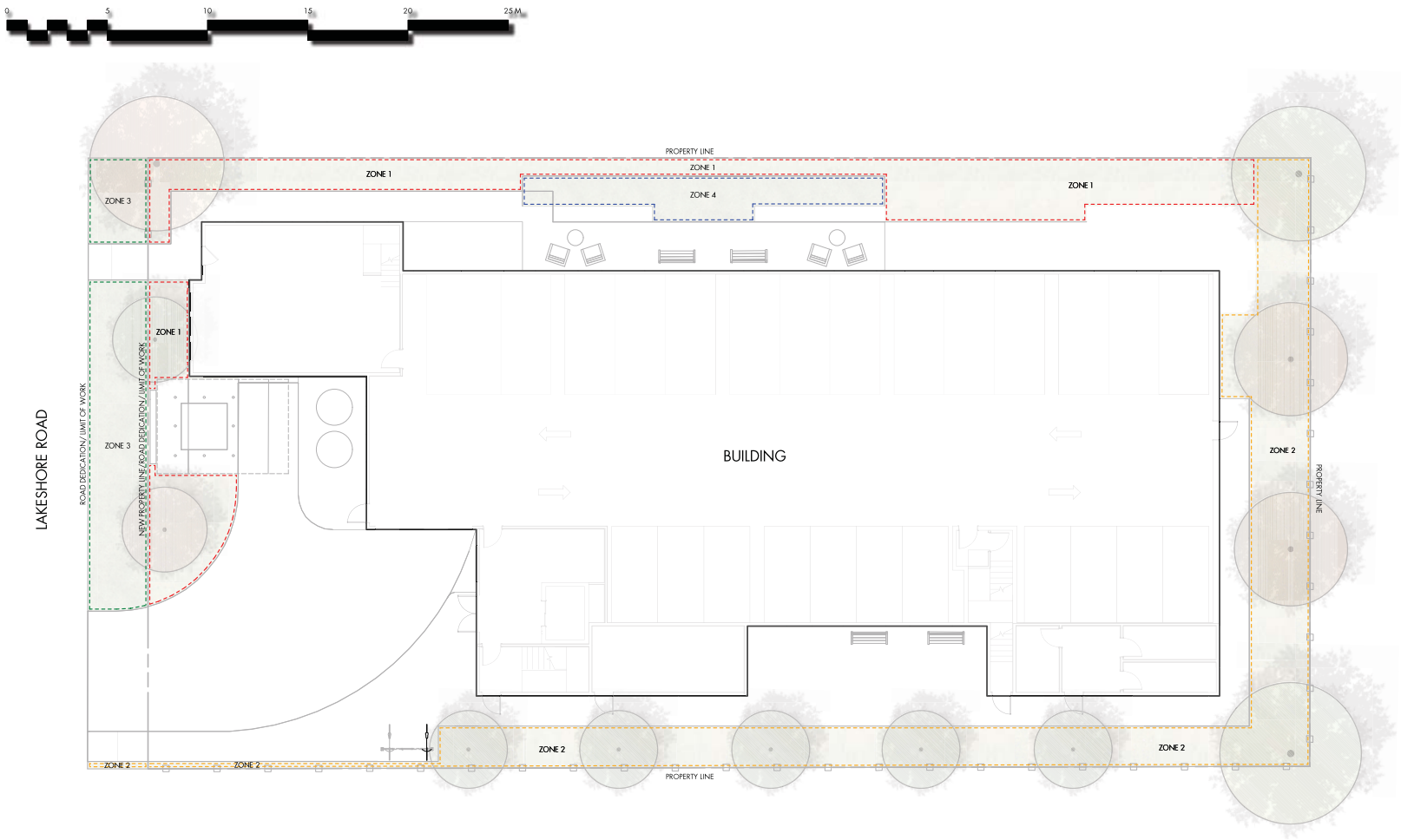
PROJECT NO.	23-0134
DESIGN BY	PH
DRAWN BY	PH
CHECKED BY	FB
DATE	AUG. 28, 2023
SCALE	1:100
PAGE SIZE	24x36

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER FIONA BARTON 334

DRAWING NUMBER
L 1/2

NOT FOR CONSTRUCTION



IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 138 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES& BUILDING
ESTIMATED ANNUAL WATER USE: 46 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 186 sq.m.
MICROCLIMATE: SOUTH EASTEXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 62 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 62 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 53 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 31 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE
ESTIMATED ANNUAL WATER USE: 27 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALLMEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 284 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 188 cu.m. / year
WATER BALANCE = 96 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C
This forms part of application
DP23-0115
Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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

PROJECT TITLE
3593 LAKESHORE ROAD
Kelowna, BC

DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION		
1	23.05.12	Development Permit
2	23.08.28	Development Permit
3		
4		
5		

PROJECT NO.	23-0134
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SEAL
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER FIONA BARTON 334 LANDSCAPE ARCHITECT

DRAWING NUMBER
L 2/2
NOT FOR CONSTRUCTION

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.						✓
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.	✓					
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.				✓		
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: • 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 planed future public street, bicycle, and/or pedestrian network.						✓
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: • 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); • 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. 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.					✓	
f. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
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:					✓	

• 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.						✓
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.					✓	
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. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
g. Provide visible signage identifying building addresses at all entrances.						✓

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**
h. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
i. 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.				✓		
Residential & Mixed Use Buildings						
j. 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.					✓	
k. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
l. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.				✓		
4.1.2 Scale and Massing	**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.					✓	
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.					✓	
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.	✓					

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.					✓	
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.					✓	
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.					✓	
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.					✓	
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.				✓		
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.						
b.	Break up the building mass by incorporating elements that define a building's base, middle and top.					✓	
c.	Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.					✓	
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.						✓
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.					✓	
f.	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.	✓					
g.	Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.						✓
h.	Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓