



Development Permit & Development Variance Permit

DP22-0225/DVP22-0226



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

135 Barber Rd

and legally known as

LOT A SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP124267 EXCEPT PLAN EPP134976

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: May 14, 2024

Development Permit Area: Form and Character

Existing Zone: UC4r – Rutland Urban Centre Rental Only

Future Land Use Designation: UC – Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: ASI BARBER ROAD GP INC., INC.NO. A0122606

Applicant: ASI BARBER ROAD GP INC.

Nola Kilmartin
Development Planning Department 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. DP22-0225 and Development Variance Permit No. DVP22-0226 for LOT A SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP124267 EXCEPT PLAN EPP134976 located at 135 Barber Rd Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted as shown on Schedules "A" and "B":

Section 14.11: UC4r – Commercial and Urban Centre Zone Development Regulations

To vary the required minimum building setback from the front yard from 3.0 m required to 0.0 m proposed.

Section 14.11: UC4r – Commercial and Urban Centre Zone Development Regulations

To vary the required minimum building setback from the flanking side yard from 3.0 m required to 0.0 m proposed.

AND FURTHER THAT the Development Permit and Development Variance Permit are 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 **\$114,387.50**

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

4. PUBLIC AMENITY & STREETScape CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of \$61,359.12 required for 3,007.8 m² lot area as part of the proposed development.

5. INDEMNIFICATION

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

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

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

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

DRAFT

ISSUED FOR DP RESUBMISSION-FILE: DP22-0225; DVP22-0226. JANUARY 25, 2024



COVER SHEET
THEO
 135 Barber Rd., KELOWNA, BC
 ARLINGTON GROUP



*ARTIST IMPRESSION INDICATIVE ONLY

Project Team

CLIENT:
 ASI Barber GP Inc.
 SUITE 400, 1550 5 ST. SW
 CALGARY, AB T2R 1K3
 PHONE: 403.266.5000

ARCHITECT:
 S2 ARCHITECTURE
 6th FLOOR, 220 - 12TH AVENUE SW
 CALGARY, AB T2R 0E9
 PHONE: 403.670.7000

STRUCTURAL:
 TRL & ASSOCIATES
 1615 10 AVE SW #100
 CALGARY, AB T3C 0J7
 PHONE: 403.244.4944

CIVIL:
 ALPINE ENGINEERING
 #203-2011 AGASSIZ RD
 KELOWNA, BC V1Y 9Z8
 PHONE: 250.870.6261

LANDSCAPE:
 BENCH SITE DESIGN
 4-1562 WATER ST
 KELOWNA, BC V1Y 1J7
 PHONE: 250.860.6778

MECHANICAL:
 EMBE
 SUITE 204, 110 12 AVE SW
 CALGARY, AB, T2R 0G7
 PHONE: 403.460.2277

ELECTRICAL:
 EMBE
 SUITE 204, 110 12 AVE SW
 CALGARY, AB, T2R 0G7
 PHONE: 403.460.2277

ENERGY MODELLING:
 EMBE
 SUITE 204, 110 12 AVE SW
 CALGARY, AB, T2R 0G7
 PHONE: 403.460.2277

SCHEDULE A

This forms part of application # DP22-0225 DVP22-0226

Planner Initials **KB**

City of Kelowna
 DEVELOPMENT PLANNING



NOT FOR CONSTRUCTION

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1 ISSUED FOR DP, DVP22-0226	11.10.2022
2 DP RESUBMISSION	23.07.2023
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4 DP RESUBMISSION	19.12.2023
5 DP RESUBMISSION	25.01.2024

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DRAWING NO.
DP0.00



Drawing List

ARCHITECTURAL	
DP 0.00	COVER SHEET
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DP 0.02	SITE SURVEY
DP 0.03	SHADOW STUDIES
DP 1.00	SITE PLAN
DP 1.01	FIRE ACCESS PLAN
DP 1.02	SITE DETAILS
DP 2.00	LEVEL P2 FLOOR PLAN
DP 2.01	LEVEL P1 FLOOR PLAN
DP 2.02	MAIN LEVEL FLOOR PLAN
DP 2.03	LEVEL 2 FLOOR PLAN
DP 2.04	LEVELS 3-5 FLOOR PLANS
DP 2.05	LEVELS 6 FLOOR PLAN
DP 2.06	ROOF AMENITY LEVEL PLAN
DP 4.00	BUILDING ELEVATIONS
DP 4.01	BUILDING ELEVATIONS
DP 4.02	ORTHOGRAPHIC ELEVATIONS
DP 5.00	BUILDING SECTIONS
DP 5.01	BUILDING SECTIONS
DP 5.02	BUILDING SECTIONS

LANDSCAPE	
L-0	COVER PAGE
L-1	LANDSCAPE CONCEPT PLAN: ON-SITE WORKS
L-2	LANDSCAPE CONCEPT PLAN: OFF-SITE WORKS
L-3	HYDROZONE PLAN

ELECTRICAL	
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E102S	SITE PLAN - POINT-BY-POINT
E103S	RENDERINGS

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C-001	ORTHOGRAPHIC
C-002	SITE PLAN
C-003	COMPOSITE UTILITY PLAN
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D-001	DETAIL SHEET #1

SCHEDULE A

This forms part of application
DP22-0225 DVP22-0226

Planner Initials KB

Municipal Address 135 Barber Rd KELOWNA, BC
Legal Address Rem Lot 1 Except Plan 39372, Lot 2 and Lot 3 All of Section 22 Township 26 Osageos Division Yale District Plan 17266
Site Summary Parcel Area: 0.333 ha (3,150 m ²) Maximum Site Coverage of all Buildings, Structures, and Impermeable Surfaces: Permitted: 80% (2,470 m ²) Proposed: 80% (2,470 m ²) Maximum Site Coverage of all Buildings: Permitted: 80% (2,470 m ²) Proposed: 64% (2,012 m ²)
By-Law Zoning Existing Zoning: UC - Urban Centre - UC4 Proposed Zoning: UC - Urban Centre - UC4
By-Law Setback Required Setbacks: Minimum Front Yard & Flanking Side Yard Setback for Ground Oriented Units = 3.0m Minimum Front Yard & Flanking Side Yard Setback = 3.0m Minimum Side Yard Setback = 0.0m Minimum Rear Yard Setback = 6.0m Any portion of the building above 15.0 m in height must be setback a minimum of 3.0m from any lot line abutting the street and 4 m from any lot line abutting another property. Road Dedication in coordination with MOT: New Property line after Road dedication is 3.27m from existing Property line. Proposed Building Setbacks: Front Yard setback for Ground Oriented Units: 8.14m Flanking Yard Setback for Ground Oriented Units: 3.00m Front Yard setback Above Main Level: 8.14m Flanking Yard Setback Above Main Level: 3.00m Side Yard Setback: 1.00m Side Yard Setback above 15m: 4.00m Rear Yard Setback: 6.00m
Building Stepback Required Stepback: Stepback for zone UC4 Not applicable Proposed Stepback: Front Yard: • 0.0 m from Minimum Front Yard Setback @ Main Level & Level 0 • 0.0 m from Minimum Front Yard Setback @ Levels 2-5 Flanking Side Yard: • 0.0m Flanking Side Yard Stepback Above Main Level Floor
Building Height Maximum Building Height: 22.0m / 6 storeys (Property is fronting onto a Transit Supportive Corridor) Building Height Proposed: 21.50m from Finished Grade
Waste & Recycling Requirements Waste and Recycling Required: • 1 Mask Bin = Waste • 1 Mask Bin = Organics • 1 Mask Bin = Recycling Waste and Recycling proposed: • 2 Mask Bin = Waste • 1 Mask Bin = Organics • 1 Mask Bin = Recycling

Area Summary					
NOTE: • Gross Floor Area and Net Floor Area are measured from the inside faces of the exterior walls. • Storage (common), service areas, porches and balconies, exit stairways, common/public corridors, parking/bike storage, common amenity spaces and building mechanical systems are excluded in Net Floor Area Calculations.					
GROSS FLOOR AREA SUMMARY:			NET FLOOR AREA SUMMARY:		
LEVEL	GROSS FLOOR AREA	NET FLOOR AREA	LEVEL	GROSS FLOOR AREA	NET FLOOR AREA
MAIN LEVEL	1389.45	14956	MAIN LEVEL	1025.37	11037
LEVEL 2	1477.34	15902	LEVEL 2	1196.59	12880
LEVEL 3	1783.36	19196	LEVEL 3	1517.38	16333
LEVEL 4	1783.36	19196	LEVEL 4	1517.38	16333
LEVEL 5	1783.36	19196	LEVEL 5	1517.38	16333
LEVEL 6	1700.21	18301	LEVEL 6	1446.50	15570
ROOF AMENITY (ROOF I.C.)		8572.33 (N.I.C.)	TOTAL	8220.64	88495
TOTAL	8917.00	106747.00			

Floor Area Ratio	
FAR = Net Floor Area / Site Area = 8221 sm / 3150 sm = 2.60 FAR.	
Note: • Total FAR based on UC4 maximum of 1.8 + 0.3 (for Max. Rental) + 0.5 (for Max. Public Amenity and streetscape) = 2.60 • Proposed 2.60 FAR	

Dwelling Unit Summary											
UNIT NAME	UNIT TYPE	UNIT SUMMARY						NET UNIT AREA (EXCLUDING DEMISING...)		GROSS UNIT AREA (INCLUDING DEMISING WALLS)	
		LEVEL 1	LEVEL 2	LEVEL 3-5	LEVEL 6	TOTAL	M ²	FT ²	M ²	FT ²	
A1	STUDIO	1	1	1	3	8	34	369	36	392	
A2	STUDIO	1	0	0	0	1	38	410	39	419	
A3	STUDIO	2	2	0	1	5	36	389	38	407	
A3b	STUDIO	0	0	0	1	1	31	332	34	365	
A4	STUDIO	0	1	1	1	5	31	390	39	418	
B1	1-BED	1	1	1	0	5	56	599	58	620	
B2	1-BED	3	4	5	3	25	48	517	50	534	
B3	1-BED	1	1	1	1	6	61	656	67	718	
B4	1-BED	3	3	4	4	22	48	519	50	541	
B4b	1-BED	0	0	1	1	4	47	503	50	536	
B5	1-BED	0	0	1	2	5	53	564	56	598	
B6	1-BED	0	0	1	0	3	51	568	54	579	
C1	2-BED-1BA	0	1	1	1	5	56	603	59	630.37	
D1	2-BED	1	1	1	1	6	75	803	79	854.5	
D2	2-BED	1	1	0	0	2	74	797	76	815	
D3	2-BED	0	1	1	0	4	57	611	63	680	
D4	2-BED	0	0	5	6	21	61	519	64	693	
D5	2-BED	0	0	2	1	7	59	638	61	663	
D6	2-BED	0	0	1	1	4	62	666	63	683	
E1	TH	5	0	0	0	5	114	1230	118	1272	
TOTAL		19	17	81	27	144					

Common and Private Amenity Space						
UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED (TOTAL)	PROPOSED PRIVATE AMENITY	PROPOSED COMMON AMENITY	REQUIRED COMMON AMENITY
Studio	20	6 m ²	120 m ²	N/A	min. 576 m ² for 144 units	117.79 m ²
1 Bed + 1 Bath	70	10 m ²	700 m ²	335.63 m ²		
2 Bed + 1 Bath	5	15 m ²	75 m ²	17.13 m ²		
2 Bed + 2 Bath	44	15 m ²	660 m ²	265.03 m ²		
3 Bed Th	5	15 m ²	75 m ²	95.16 m ²		
TOTAL	144		1630 m²	713 m²		
PROPOSED COMMON AMENITY			REQUIRED	PROPOSED		
Common Area in Main, 1st Floor and Roof top			min. 576 m ² for 144 units	117.79 m ²		
Common Area in Roof top				800 m ²		
TOTAL			576 m²	918 m²		
PROPOSED COMMON AMENITY SPACE (COMMON & PRIVATE)			REQUIRED	PROPOSED		
TOTAL			1630 m²	1631 m²		
Note: • 4.0 m ² per dwelling unit of the total required Private and Common Amenity is required to be configured as Common amenity. • Common Amenity spaces are provided at Main Level, Level 1 and Roof Level.						

Motor Vehicle Parking Requirements					
NOTE: • Residential Motor vehicle parking calculations are based on Urban Centre bylaw requirements.					
MOTOR VEHICLE PARKING - RESIDENTIAL					
DESCRIPTION / UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROPOSED	
STUDIO	20	0.8 per unit	16	16	
1 Bed + 1 Bath	70	0.9 per unit	63	63	
2 Bed + 1 Bath	5	1.0 per unit	5	5	
2 Bed + 2 Bath	44	1.0 per unit	44	44	
3 Bed Th	5	1.0 per unit	5	5	
TOTAL	144	N/A	133 (+ VISITOR)	133	
MOTOR VEHICLE PARKING - VISITOR					
DESCRIPTION	UNIT COUNT	FACTOR	REQUIRED	PROVIDED	
VISITOR	144	0.14 per unit	20	20	
Total Stalls Required Before Reduction: 133 + 20 VISITOR = 153 Total Stalls Required After Reduction 20% for Rental Incentive 20% REDUCTION = 31 STALLS Total Stalls Provided: 133					
MOTOR VEHICLE PARKING - ACCESSIBLE					
DESCRIPTION	UNIT COUNT	FACTOR	REQUIRED	PROVIDED	
ACCESSIBLE STALLS	144	4/100-150 units	4	3 REG. 1 VAN	
NOTE: • Regular Accessible Stalls provided for Residential Parking • 1 Regular Accessible Stall and 1 Van Accessible Stall provided for Visitor Parking					
PROPOSED VEHICLE STALL BREAKDOWN					
TYPE OF STALL	LEVEL P2	LEVEL P1	AT GRADE	TOTAL	RATIO
Regular Stalls	39	23	1	63	
Accessible Stalls	3	1	0	4	51%
Van Accessible Stalls	0	0	1	1	
Small Stalls	33	32	0	65	49%
TOTAL	75	56	2	133	100.00%
NOTE: • All visitor parking spaces and accessible parking spaces are included in the regular size vehicle parking spaces percentage.					

Bicycle Parking Requirements					
LONG TERM BICYCLE PARKING					
DESCRIPTION / UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROPOSED	
Studio	20	0.75 per unit	15	15	
1 Bed + 1 Bath	70	0.75 per unit	52.5	54	
2 Bed + 1 Bath	5	0.75 per unit	3.75	3	
2 Bed + 2 Bath	44	0.75 per unit	33	32	
3 Bed Th	5	1.0 per unit	5	5	
TOTAL LONG TERM STALLS			109	109	
LONG TERM BICYCLE PARKING CALCULATION					
LEVEL	STALLS PROVIDED	Floor Mounted	Wall Mounted	Percentage	
Grade	0	0	0	75%	
Parkade Level 1	66	16	50	25%	
Parkade Level 2	0	27	0	25%	
Percentage	61%	39%			
Total Stalls Required	109				
Total Stalls Provided	109				
SHORT TERM BICYCLE PARKING					
DESCRIPTION	FACTOR	REQUIRED	PROVIDED		
SHORT TERM STALLS	6 stalls per entrance	6	6		
NOTE: • Long Term Bicycle stalls (109 stalls) are provided in enclosed spaces located on Main Floor, P1 and P2 • Long Term Bicycle Stalls consist of 76 Floor Mounted Stalls & 33 Wall Mounted Stalls					



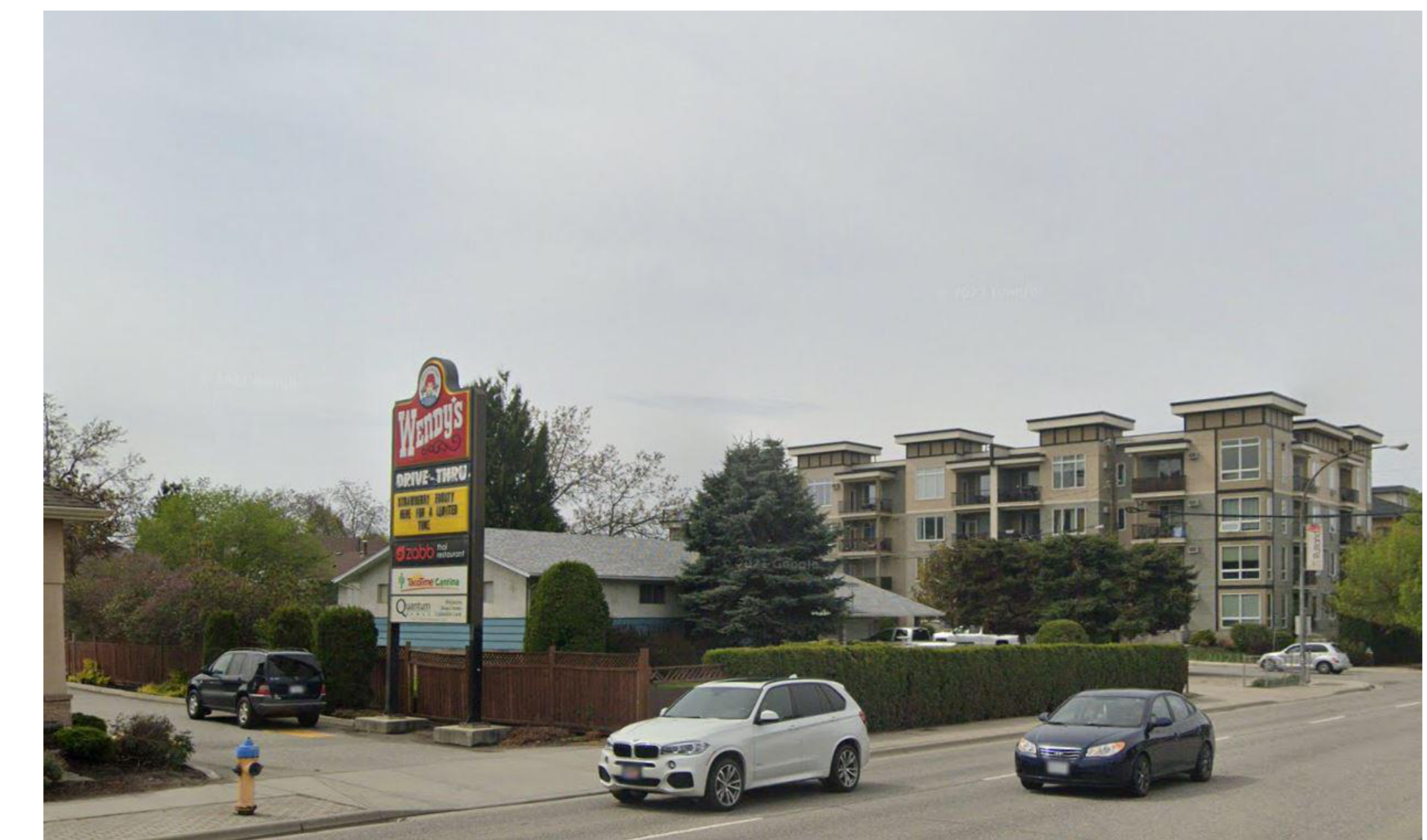
1 View looking North from Barber Rd
SCALE: 1:10



2 View looking South from Hwy 33 W Kelowna
SCALE: 1:10



3 View looking East from Hwy 33 W Kelowna
SCALE: 1:10



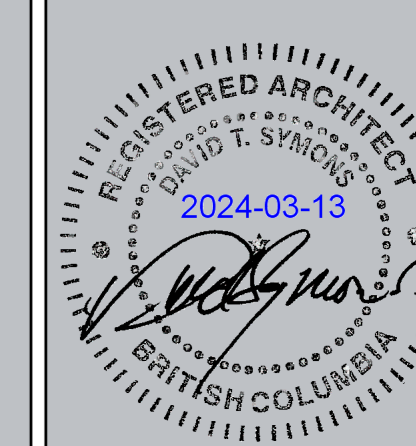
4 View looking West from Hwy 33 W Kelowna
SCALE: 1:10



Scale: 1:10 - 15m Avenue SW
Kelowna, BC Canada V1Y 1C7
T: 800-870-7000
www.s2architecture.com

PROJECT STATISTICS

THEO
135 Barber Rd., KELOWNA, BC
ARLINGTON GROUP
22047



NOT FOR CONSTRUCTION

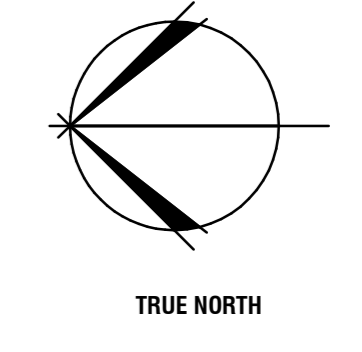
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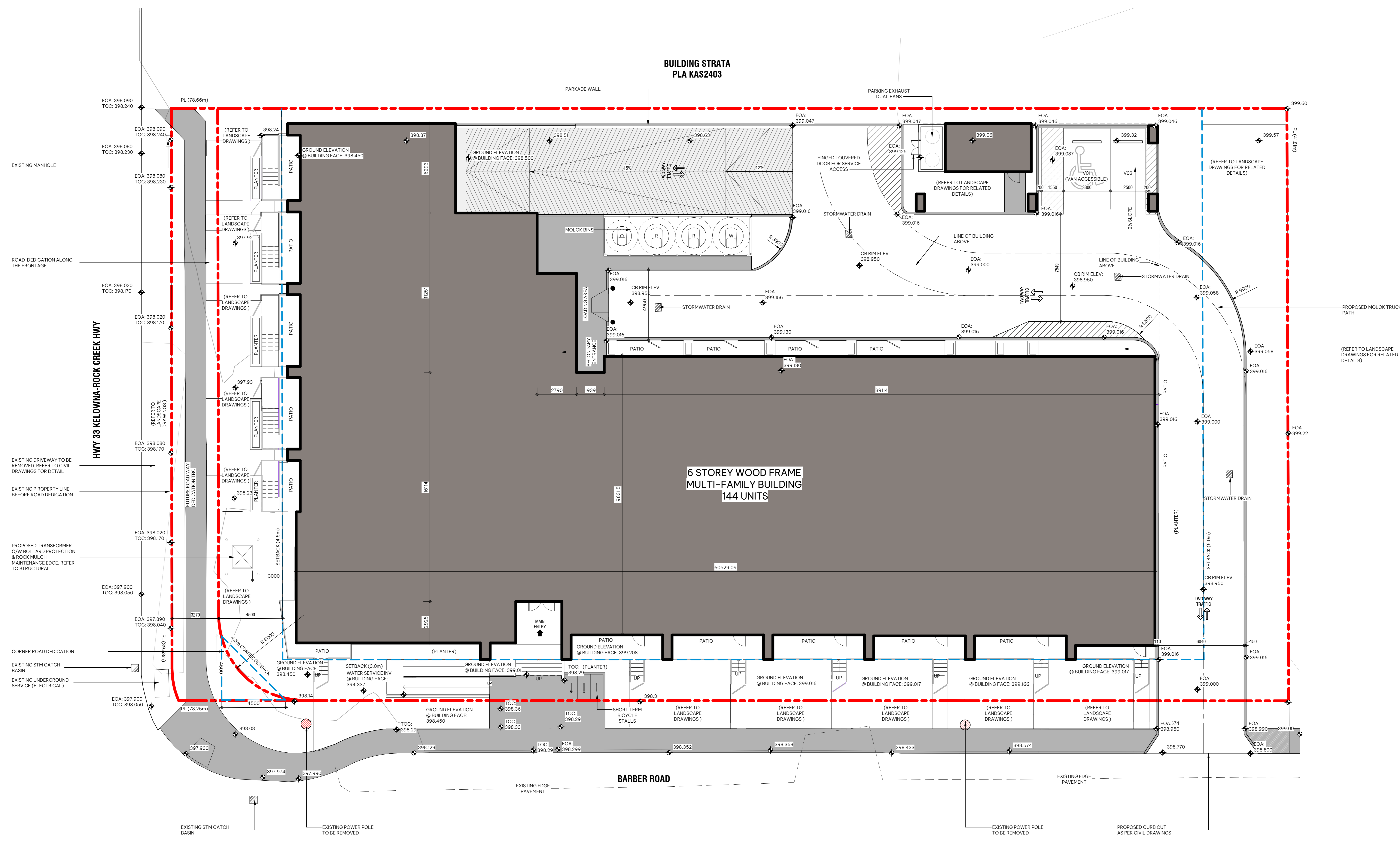
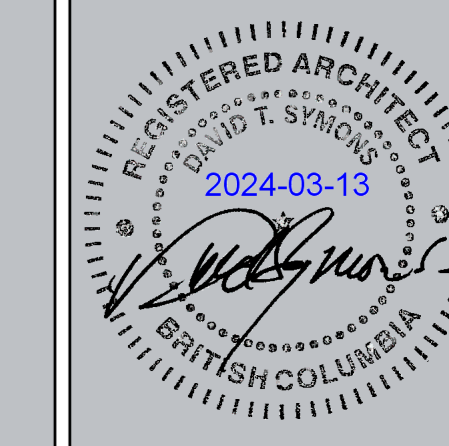
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SITE PLAN
THEO
 135 Barber Rd., KELOWNA, BC
 ARLINGTON GROUP
 220417



1 DP - Site Plan
 SCALE: 1:100

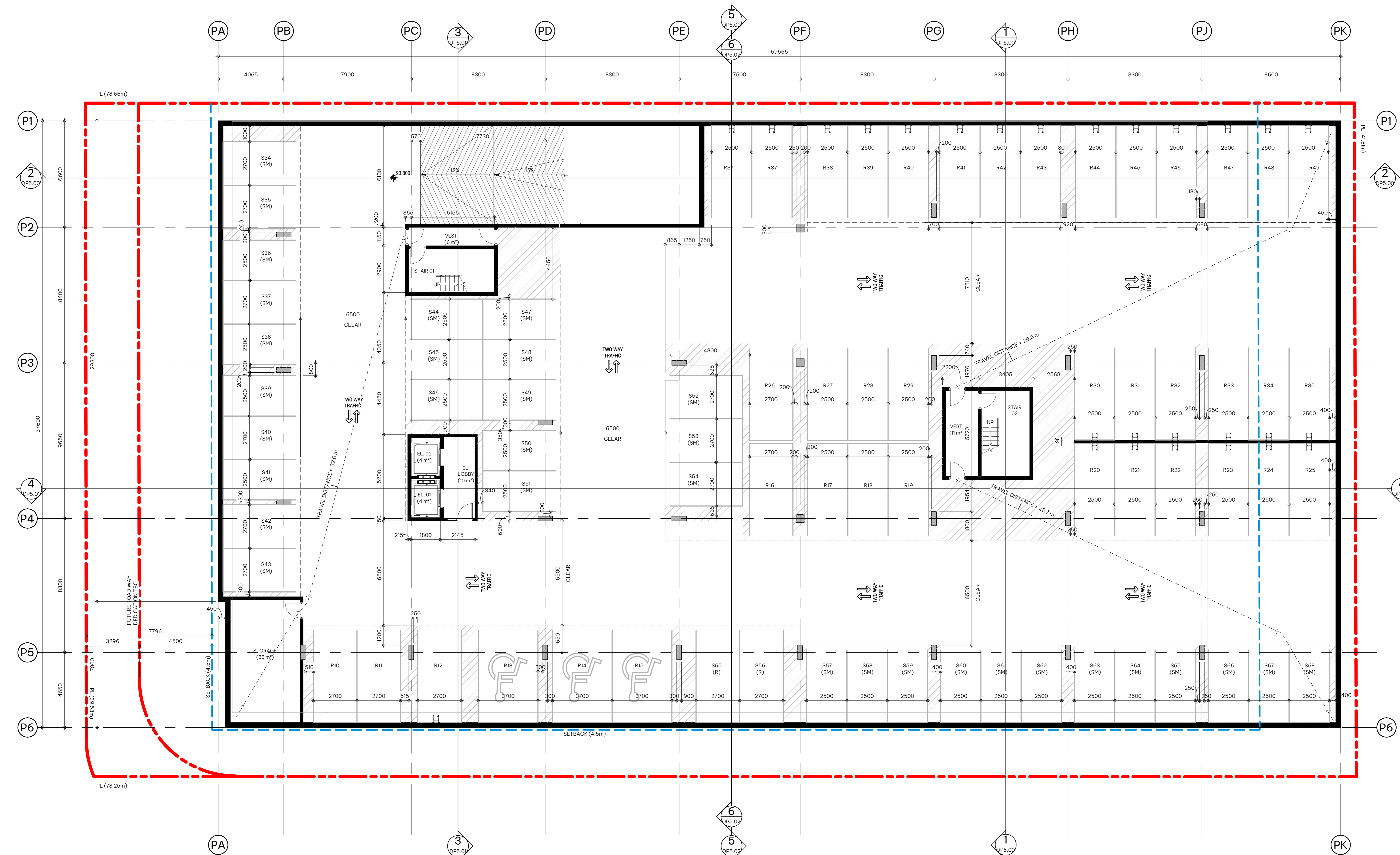
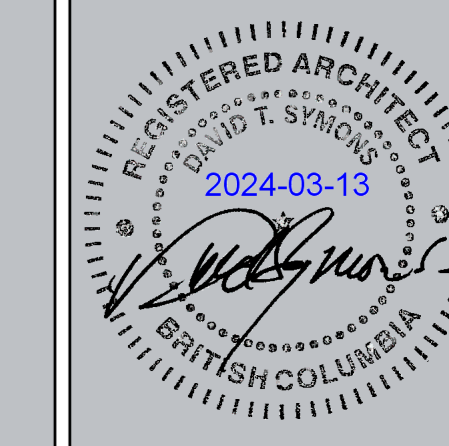
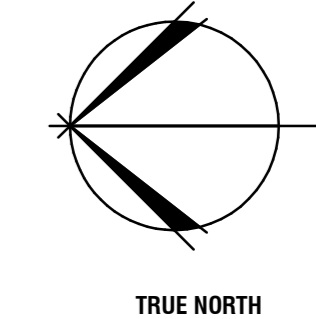
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Level P2 - Floor Plan
 SCALE: 1:100

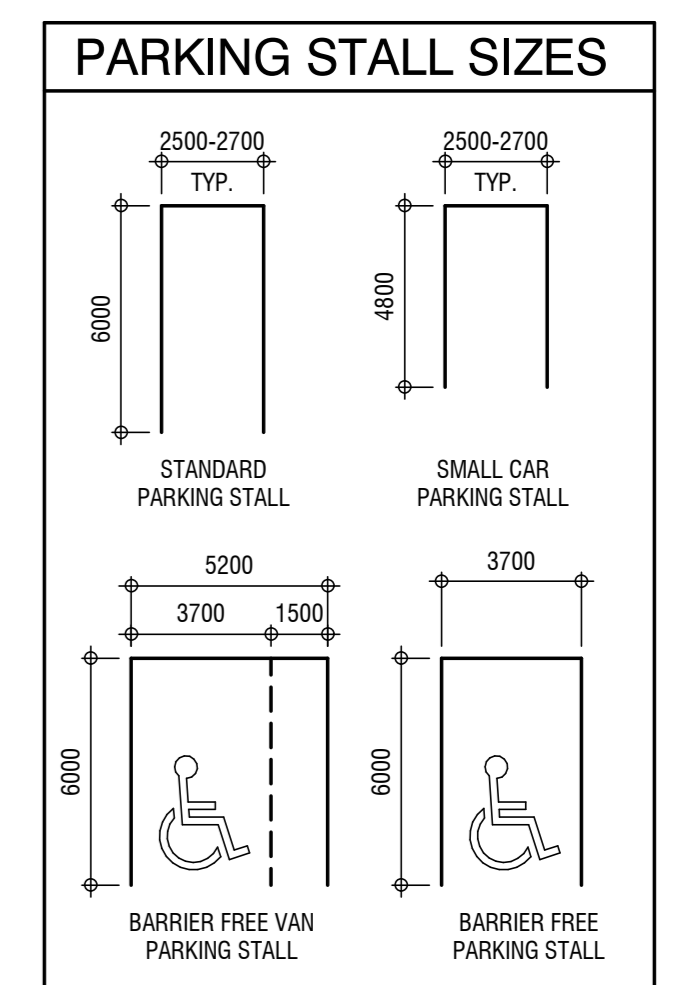
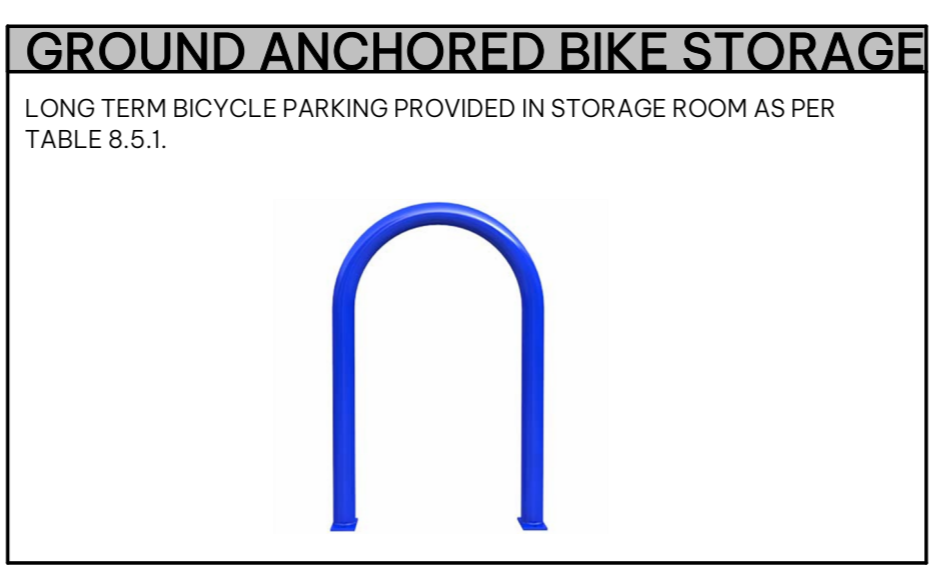
PARKING PROVIDED

Level 1	
REGULAR SIZE PARKING SPACE	1
VAN ACCESSIBLE PARKING SPACE	1
	2
Level P1	
ACCESSIBLE PARKING SPACE	1
REGULAR SIZE PARKING SPACE	23
SMALL SIZE PARKING SPACE	32
	56
Level P2	
ACCESSIBLE PARKING SPACE	3
REGULAR SIZE PARKING SPACE	39
SMALL SIZE PARKING SPACE	33
	75
TOTAL PARKING PROVIDED	133

WALL MOUNT BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED AT THE END OF REGULAR STALLS AS PER 8.5.6 (c) ii.

LONG TERM BICYCLE PARKING		
LEVEL	STALLS PROVIDED	
	Floor Mounted	Wall Mounted
Parkade Level 2	0	27



NOT FOR CONSTRUCTION

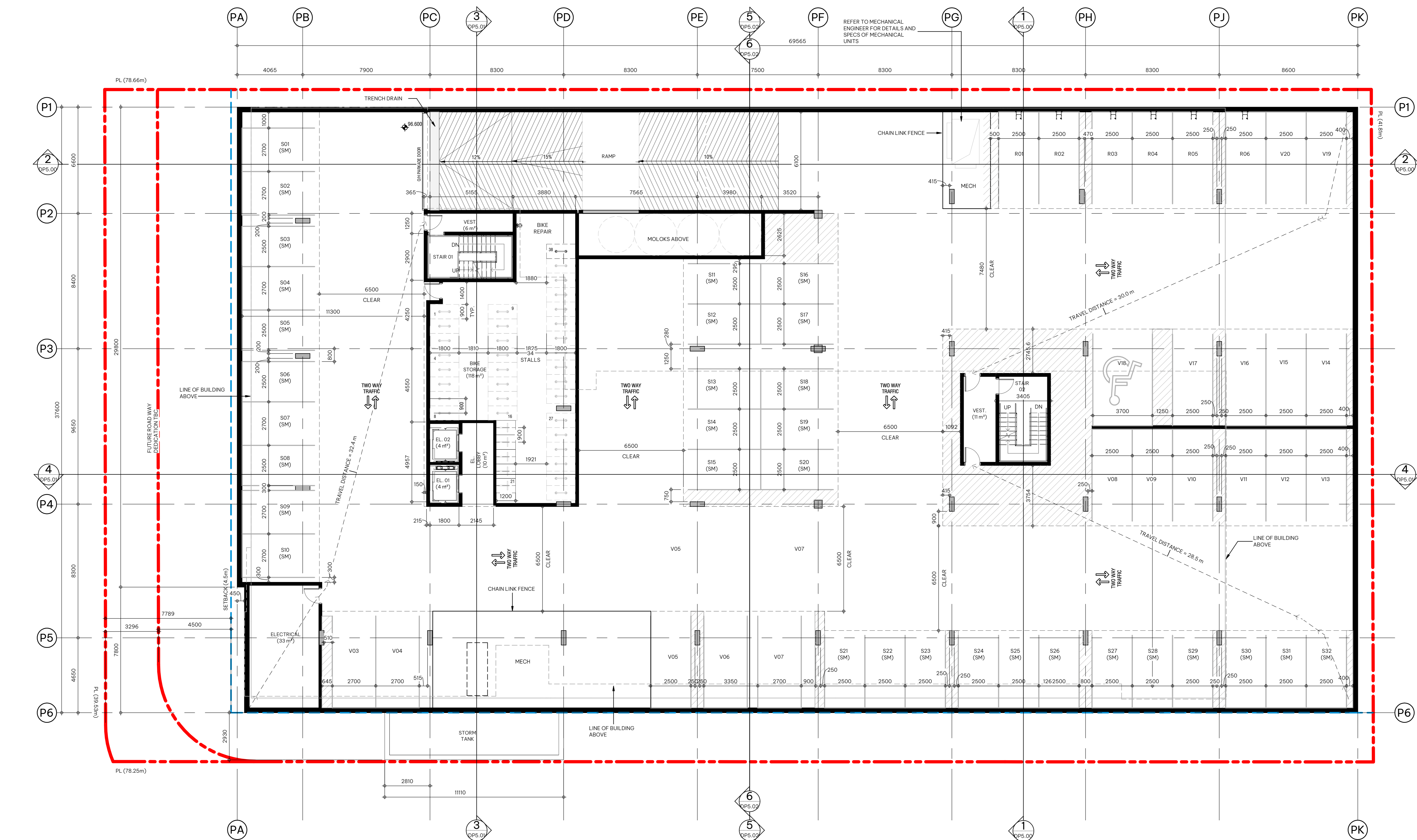
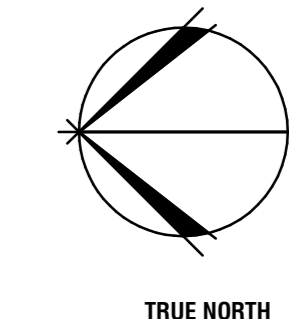
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Level P1 - Floor Plan
 SCALE: 1:100

PARKING PROVIDED

Level 1	
REGULAR SIZE PARKING SPACE	1
VAN ACCESSIBLE PARKING SPACE	1
	2
Level P1	
ACCESSIBLE PARKING SPACE	1
REGULAR SIZE PARKING SPACE	23
SMALL SIZE PARKING SPACE	32
	56
Level P2	
ACCESSIBLE PARKING SPACE	3
REGULAR SIZE PARKING SPACE	39
SMALL SIZE PARKING SPACE	33
	75
TOTAL PARKING PROVIDED	133

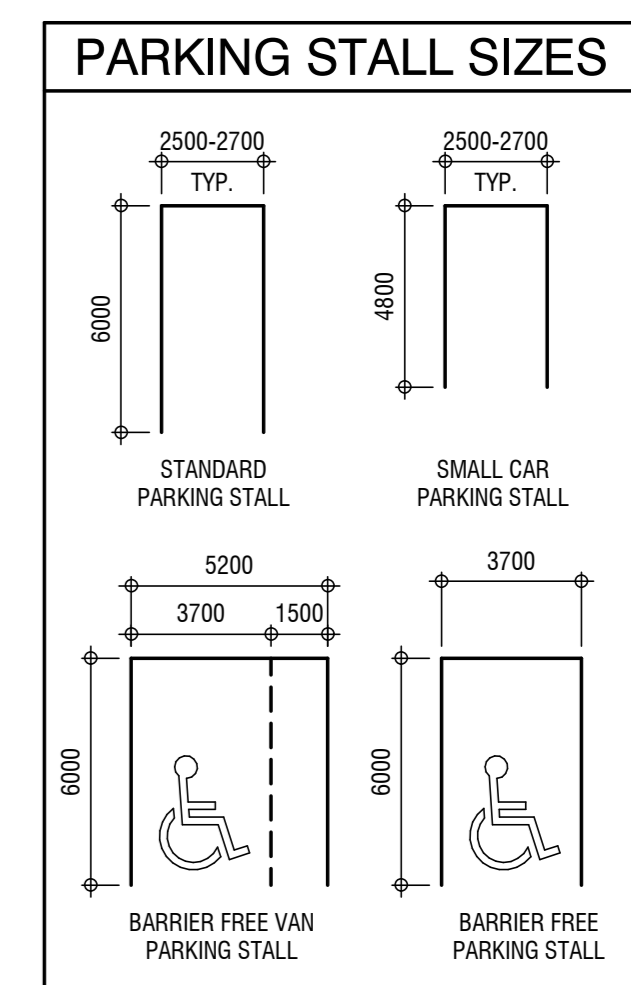
WALL MOUNT BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED AT THE END OF REGULAR STALLS AS PER 8.5.6 (c) ii.

LONG TERM BICYCLE PARKING		
LEVEL	STALLS PROVIDED	
P1	Floor Mounted 66	Wall Mounted 16
		TOTAL 82

GROUND ANCHORED BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED IN STORAGE ROOM AS PER TABLE 8.5.1.



NOT FOR CONSTRUCTION

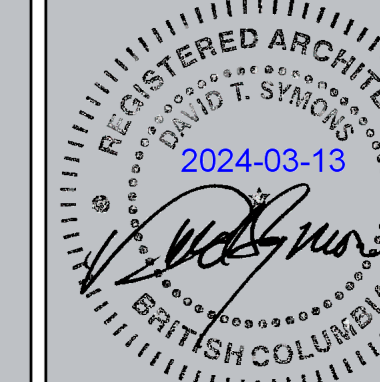
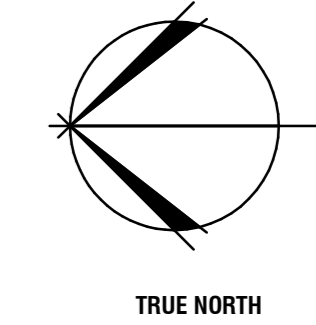
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REVISION	DATE
1 ISSUED FOR DP, DVP22-0226	11.10.2022
2 DP RESUBMISSION	25.07.2023
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1 Main Level - Floor Plan
 SCALE: 1:100

PARKING PROVIDED

Level	REGULAR SIZE PARKING SPACE	VAN ACCESSIBLE PARKING SPACE
Level P1	1	1
Level P1	23	1
Level P1	32	1
Level P1	56	1
Level P2	3	1
Level P2	39	1
Level P2	33	1
Level P2	75	1
TOTAL PARKING PROVIDED	133	5

WALL MOUNT BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED AT THE END OF REGULAR STALLS AS PER 8.5.6.(c).i.

LONG TERM BICYCLE PARKING

LEVEL	STALLS PROVIDED
Main Floor	0

GROUND ANCHORED BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED IN STORAGE ROOM AS PER TABLE 8.5.1.

LONG TERM BICYCLE PARKING

LEVEL	STALLS PROVIDED
Main Floor	6

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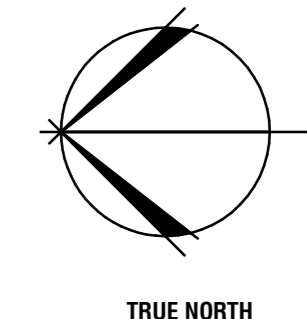
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4 DP RESUBMISSION	19.12.2023
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SCHEDULE A

This forms part of application
DP22-0225 DVP22-0226

Planner Initials **KB**



Scale: 1/10 - 1/50 Avenue 500
Kelowna, BC Canada V1Y 1C7
T 250.879.7000
www.s2architecture.com

LEVELS 3-5 FLOOR PLANS

THEO
135 Barber Rd., KELOWNA, BC
ARLINGTON GROUP



1 Levels 3-5 - Floor Plans
SCALE: 1:100

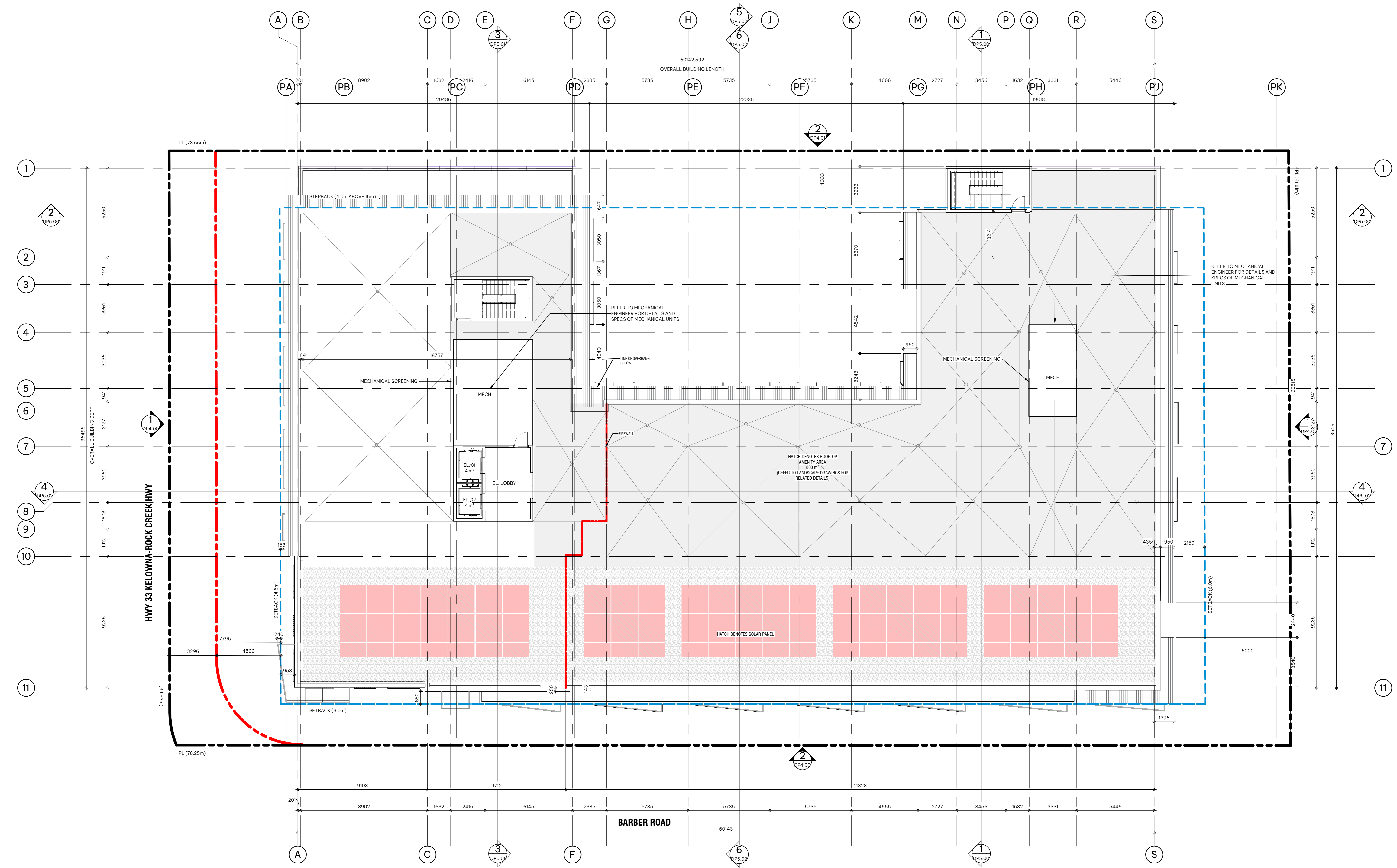
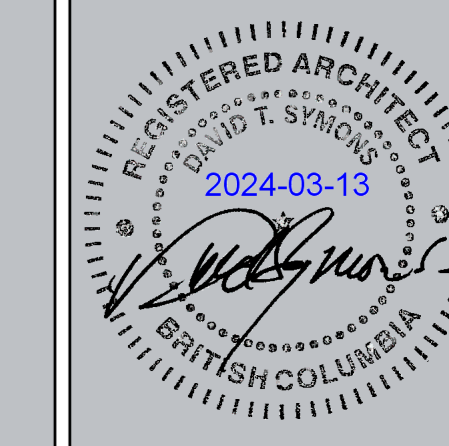
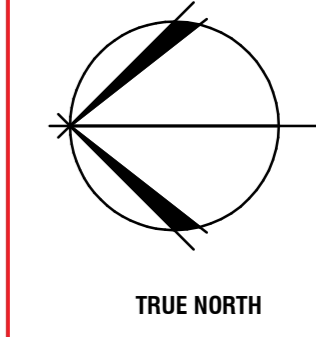
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DRAWING NO. **DP2.04**



1 Roof Amenity Level Plan
 DP2.06 SCALE: 1:100

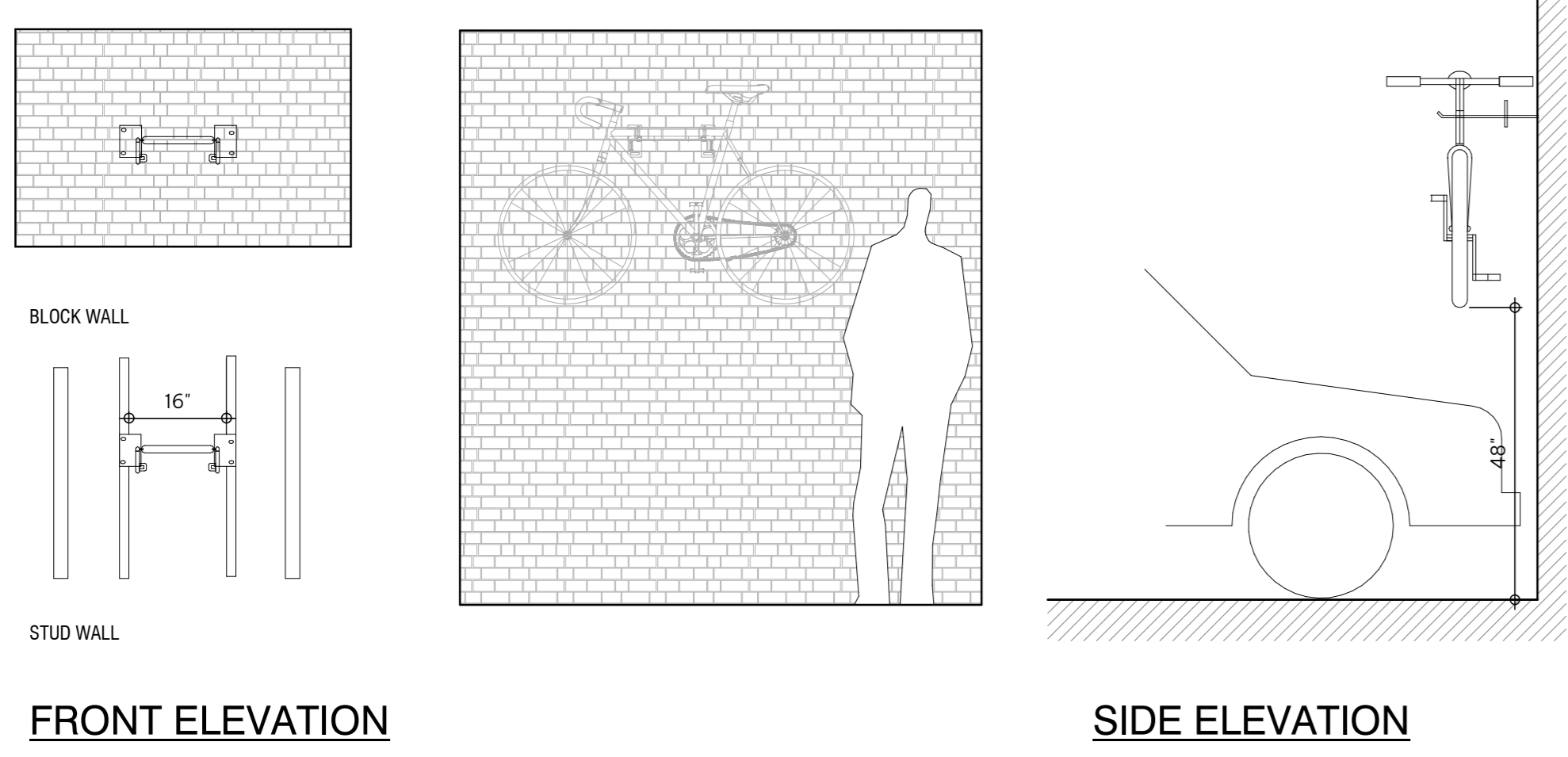
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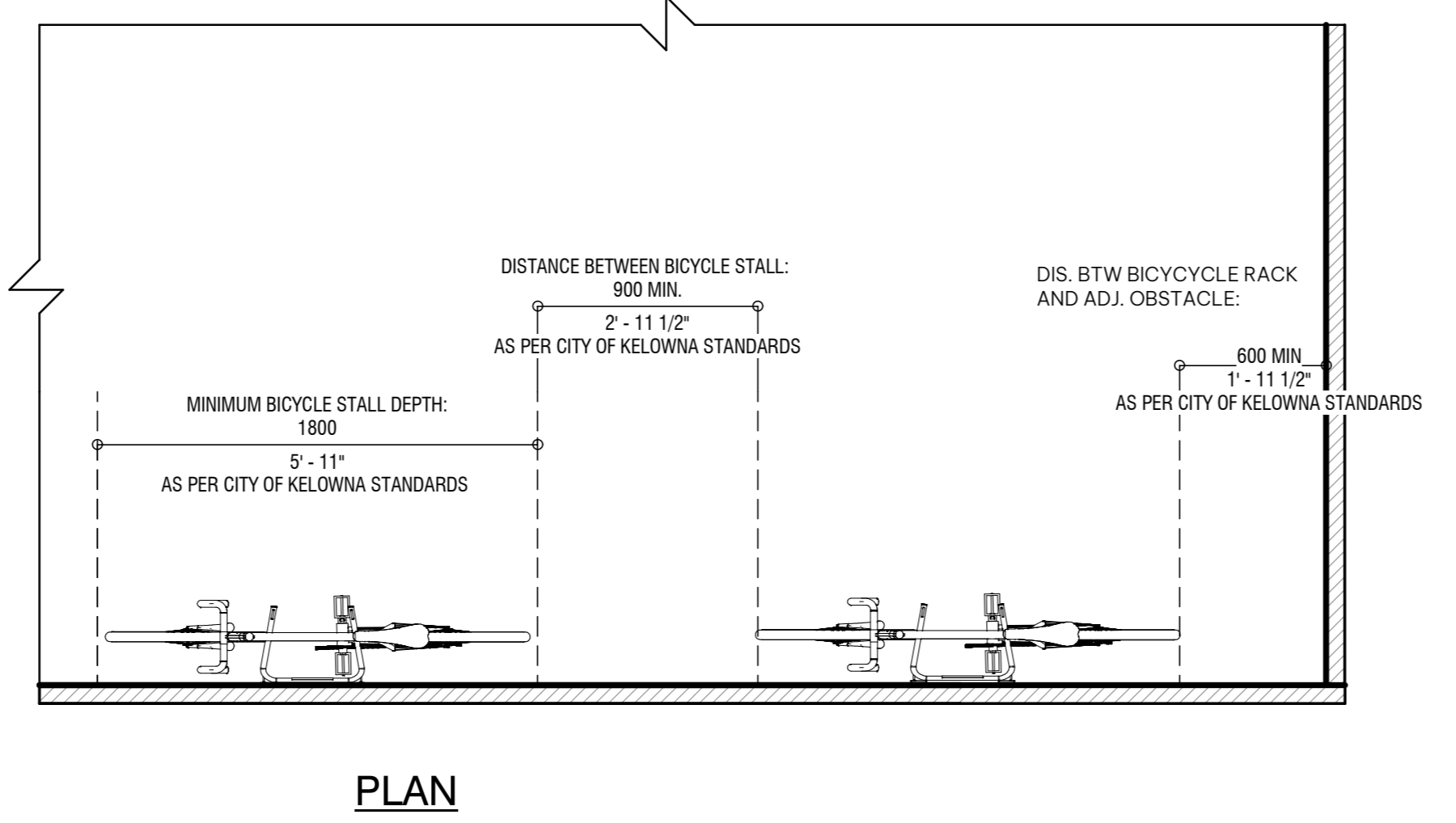
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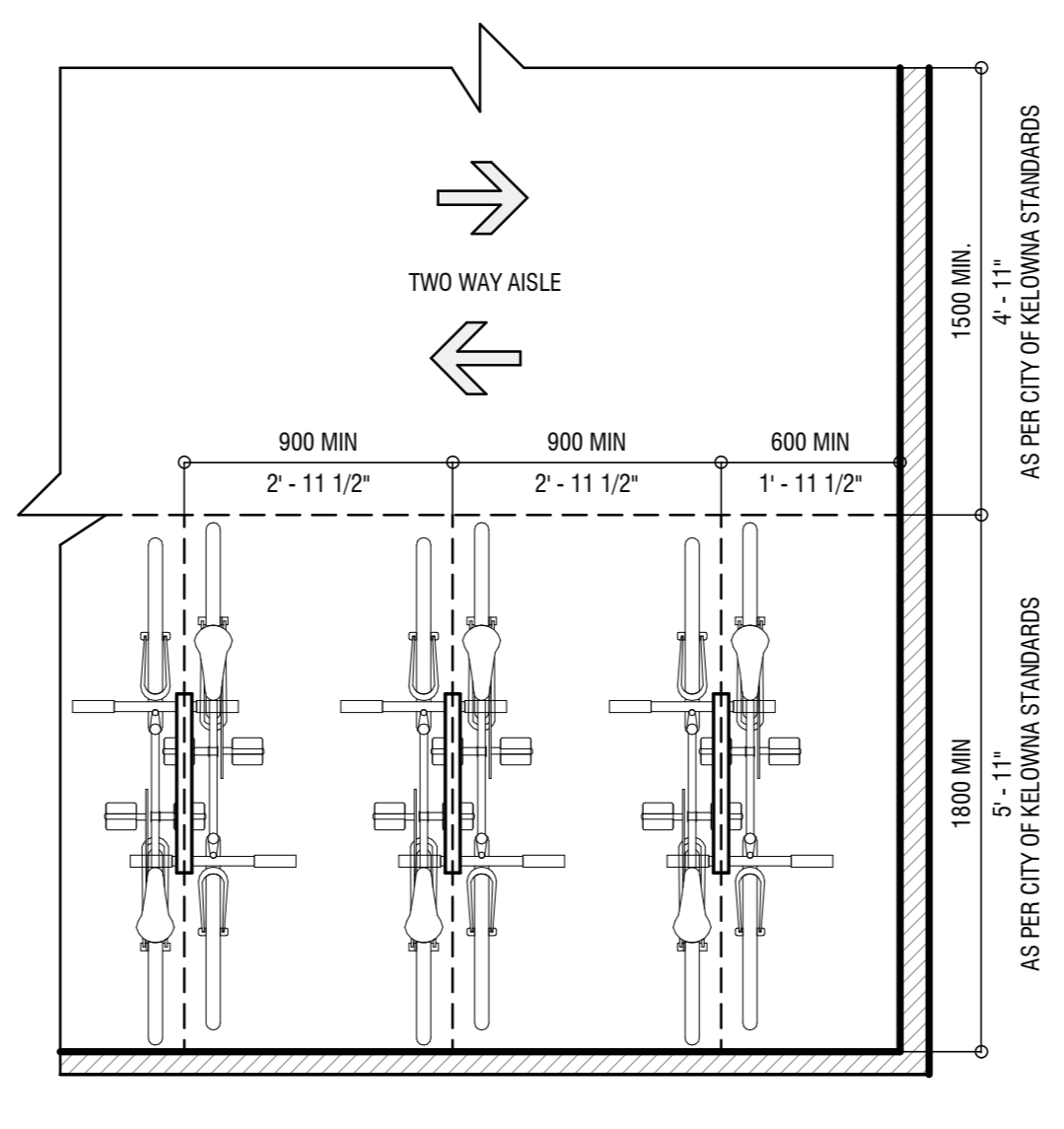
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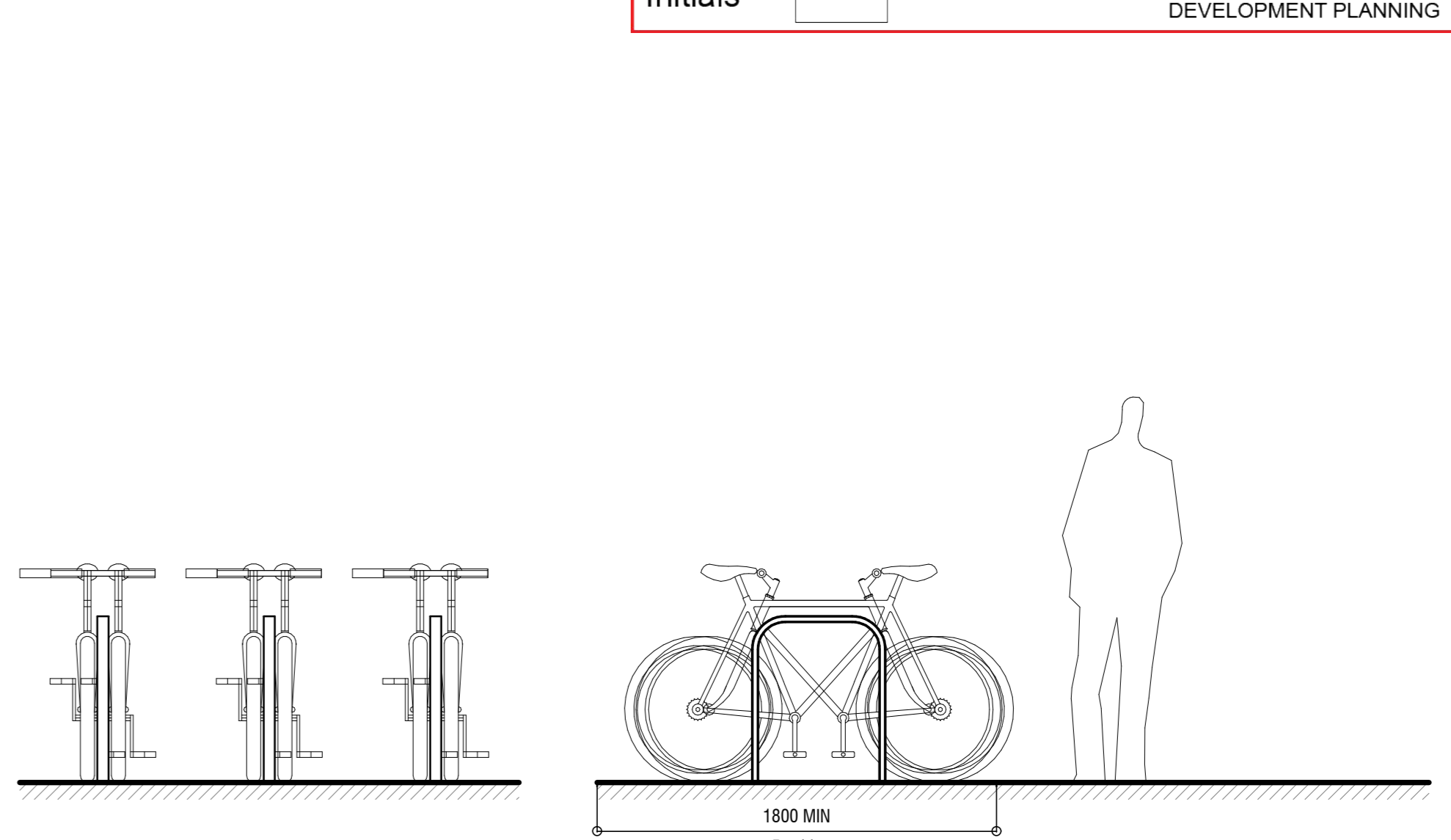
FRONT ELEVATION
SIDE ELEVATION



PLAN



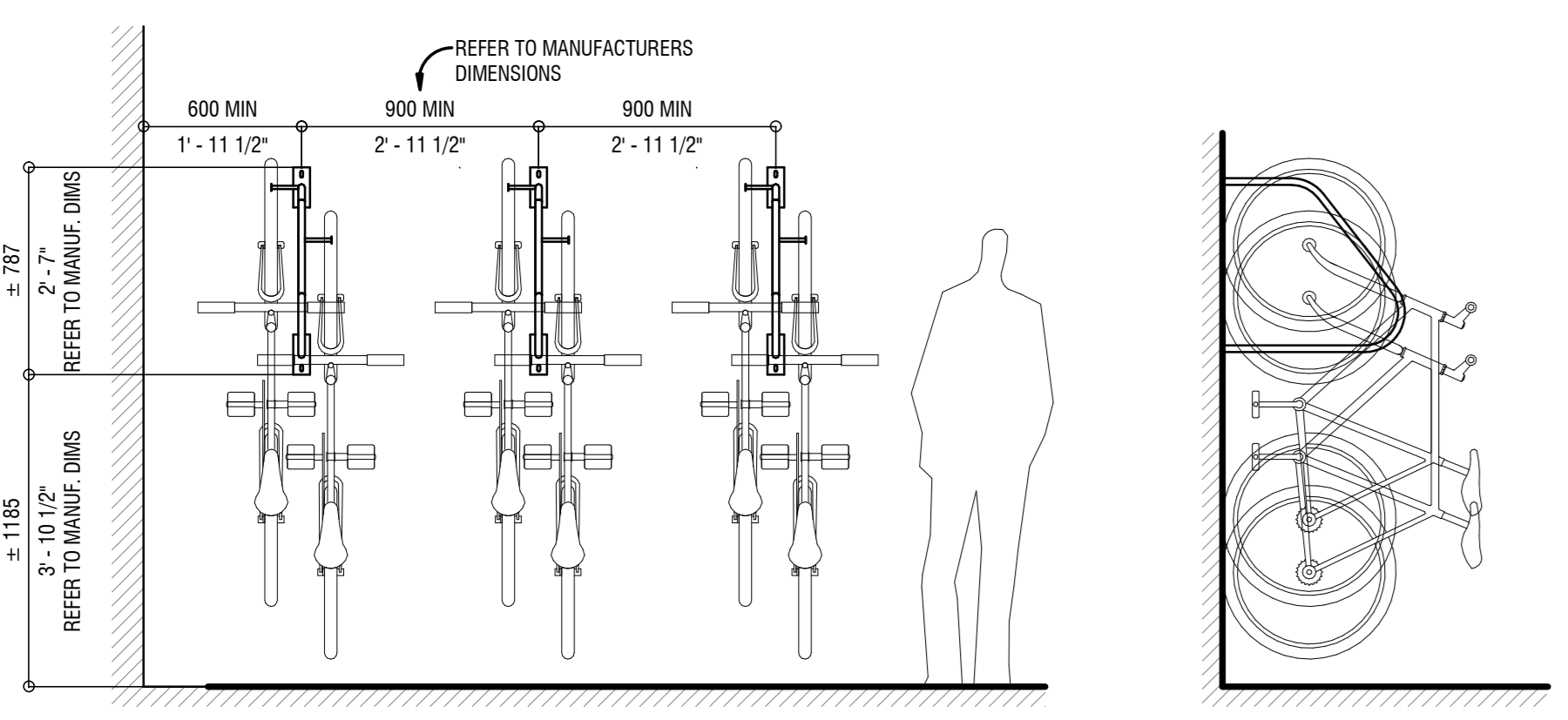
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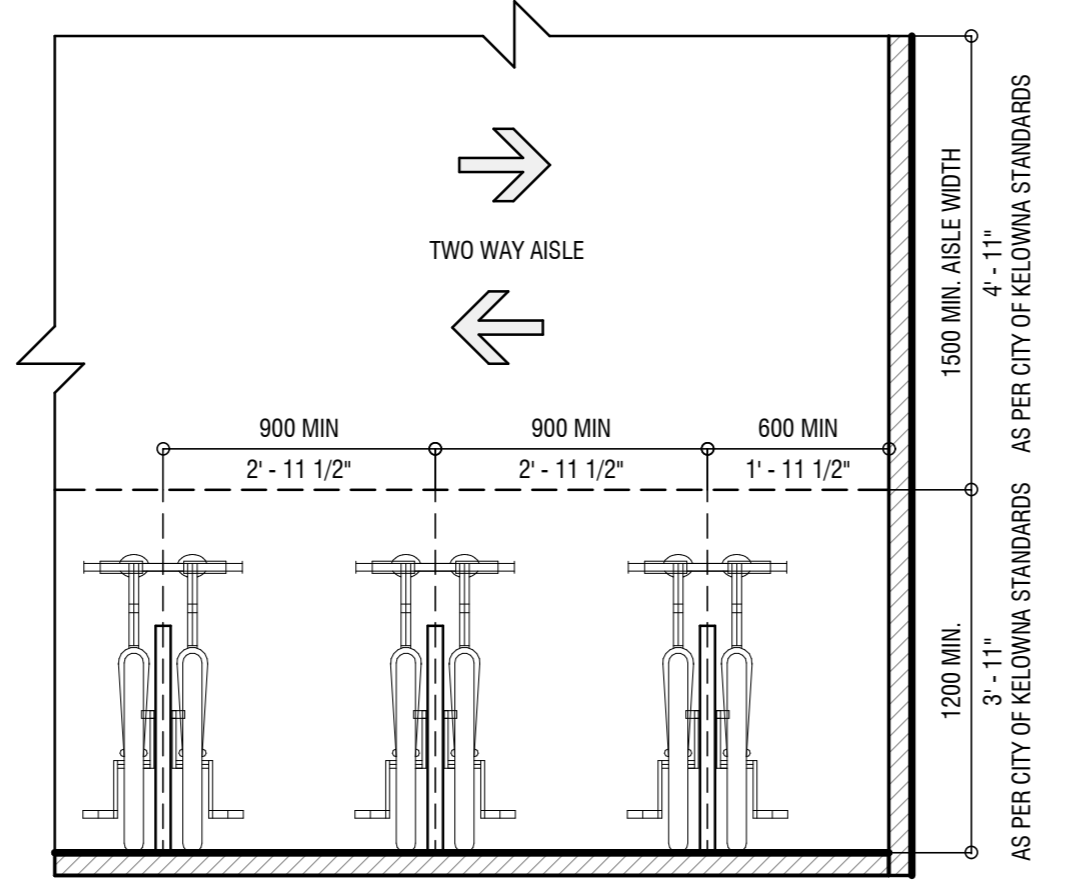
SIDE ELEVATION

1 Long Term Bicycle Parking Stalls - Wall Mounted in Front of an Automobile Stall
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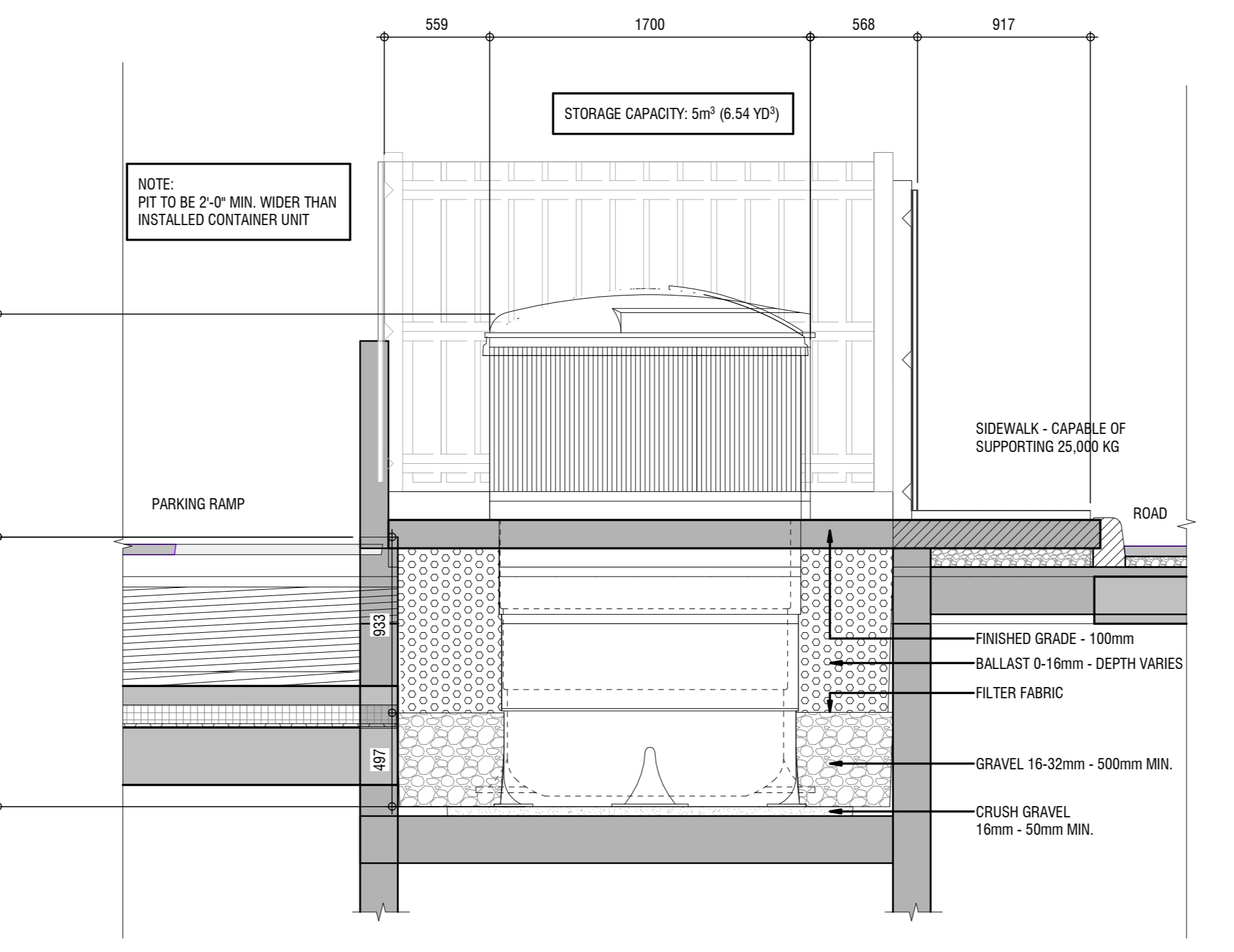
2 Long Term Bicycle Parking Stalls - Floor Mounted
 SCALE: 1:25



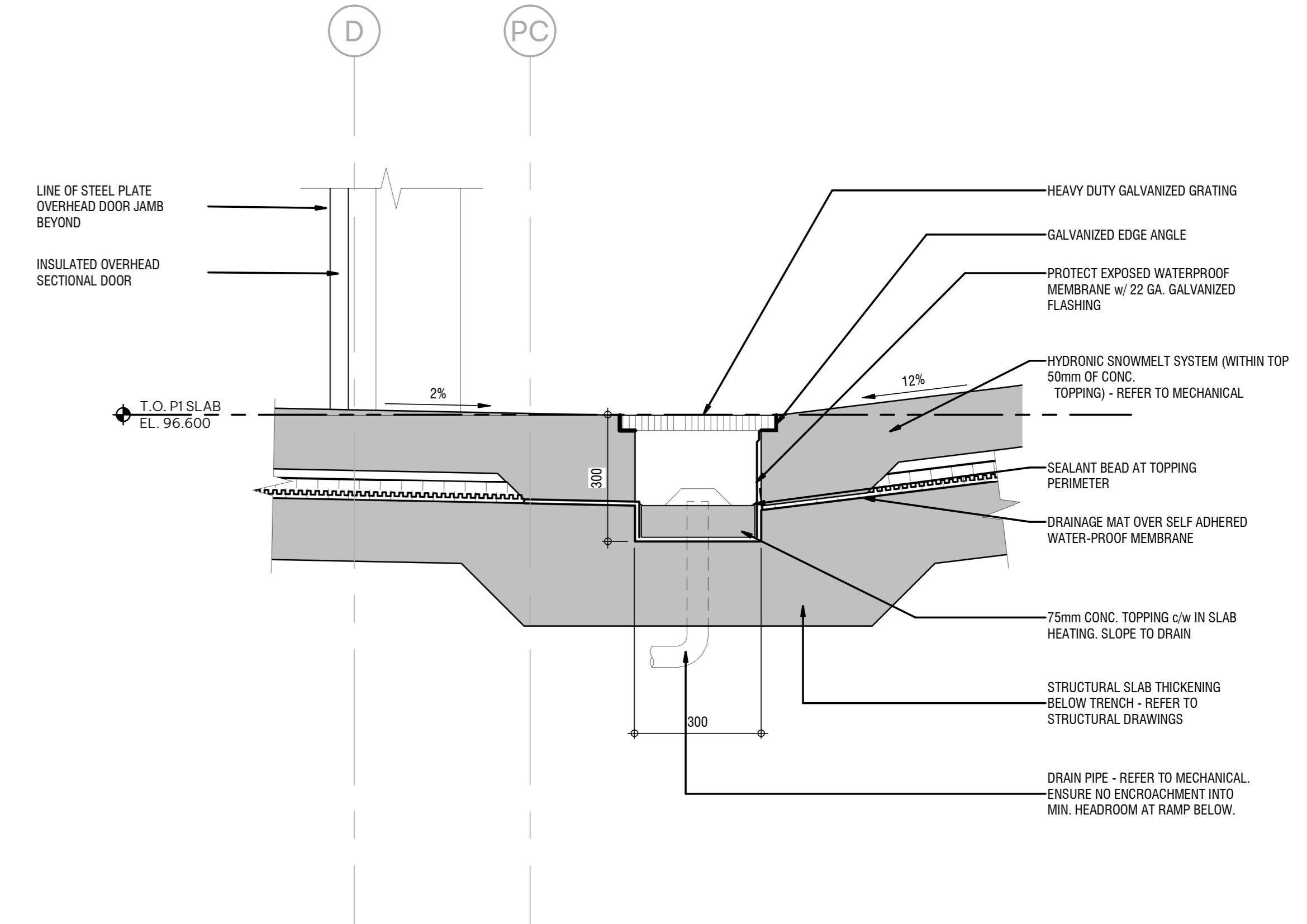
FRONT ELEVATION
SIDE ELEVATION



PLAN

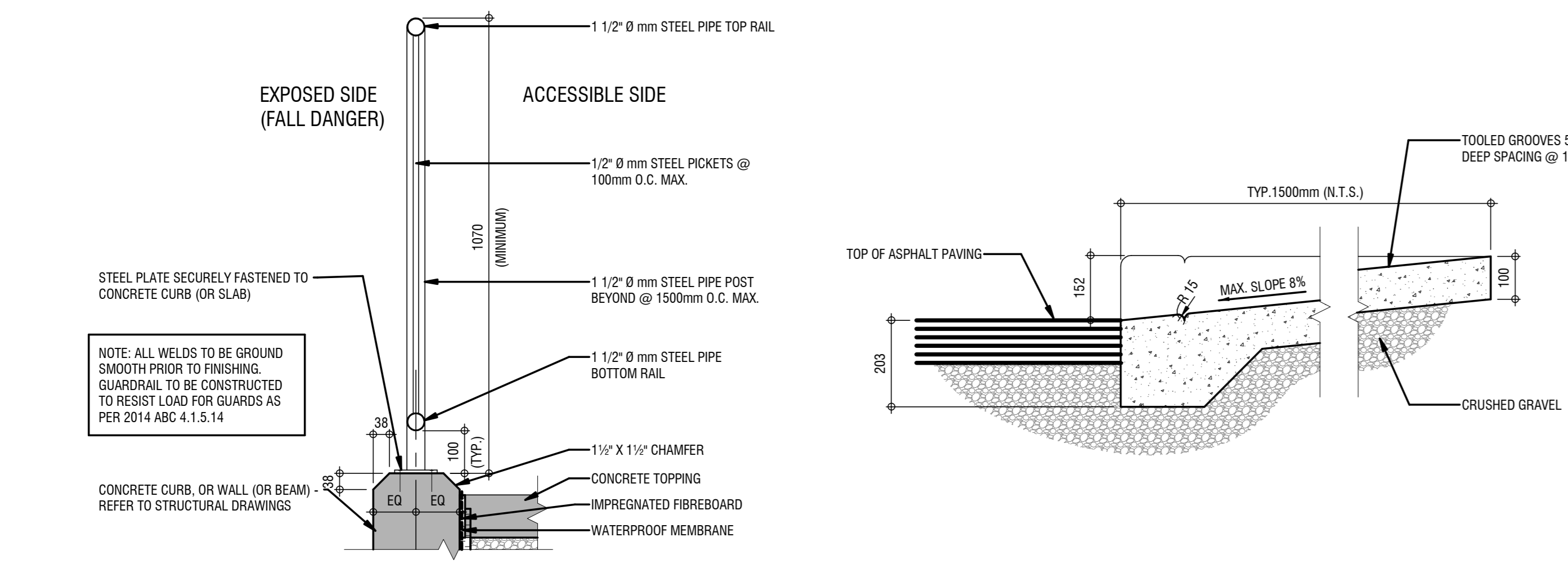


4 Mollok Detail
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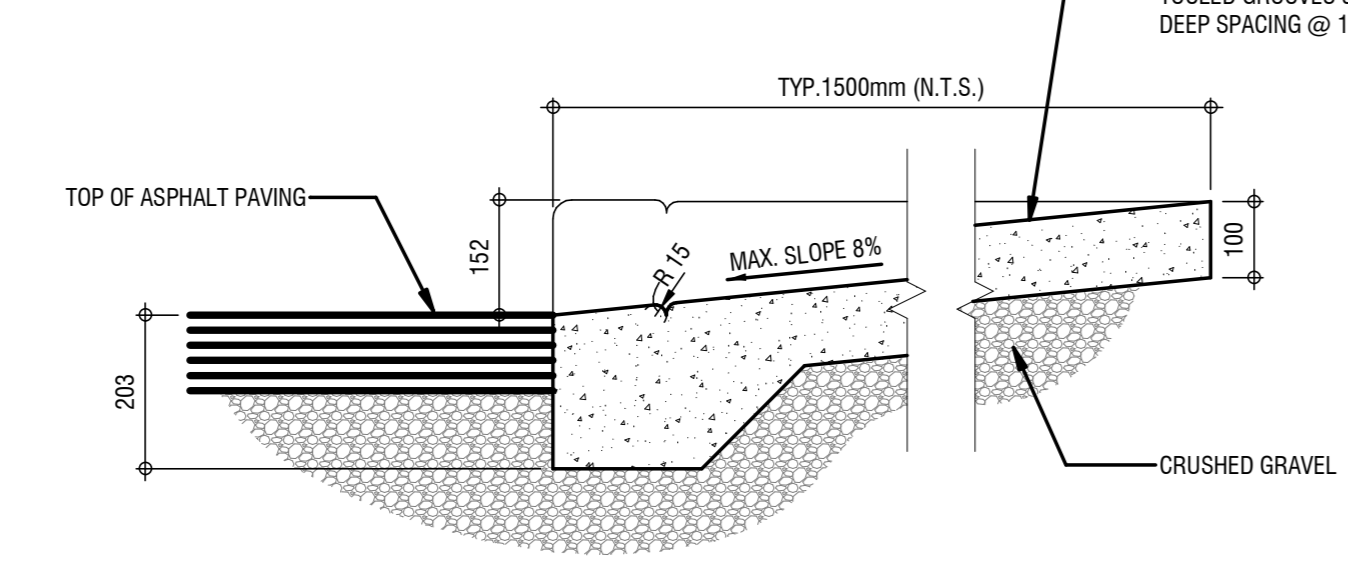


5 Section Detail - Trench Detail
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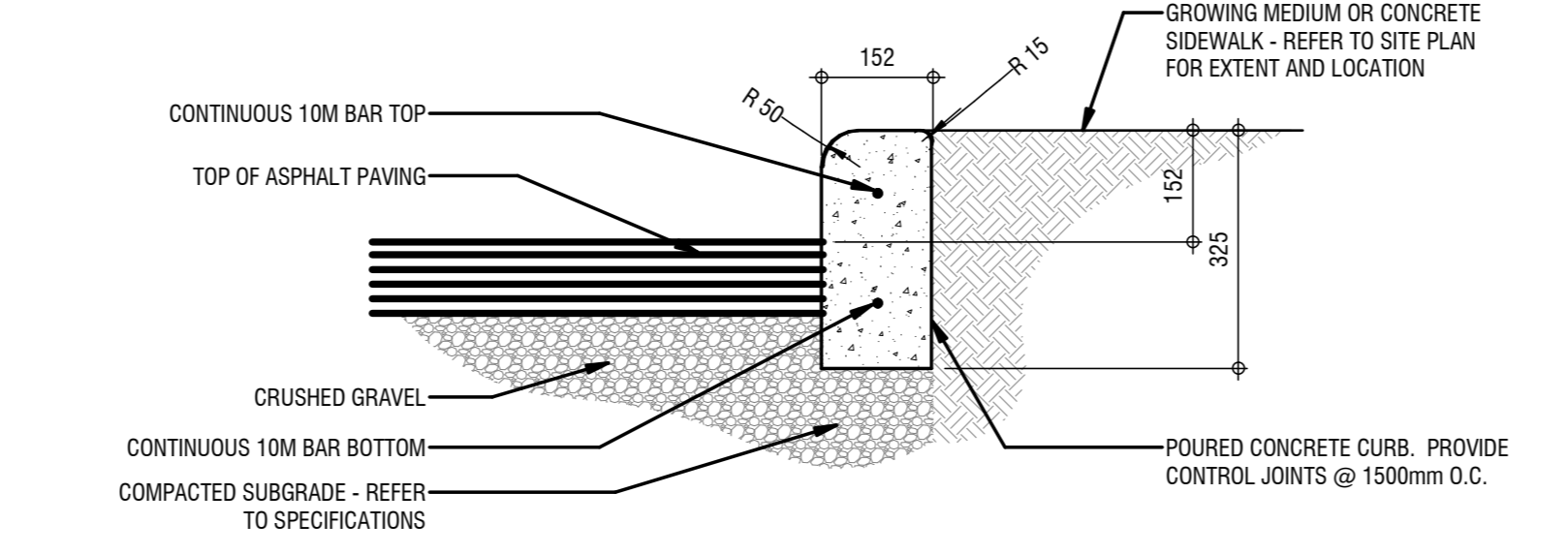
3 Long Term Bicycle Parking Stalls - Wall Mounted
 SCALE: 1:25



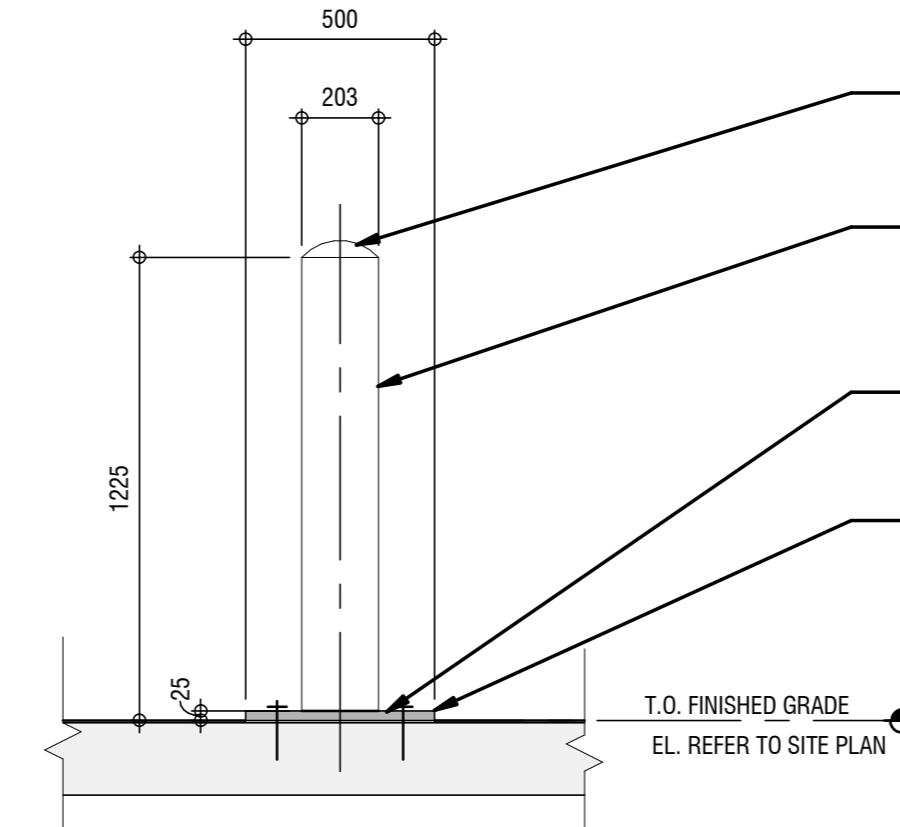
6 Typical Site Guardrail Detail
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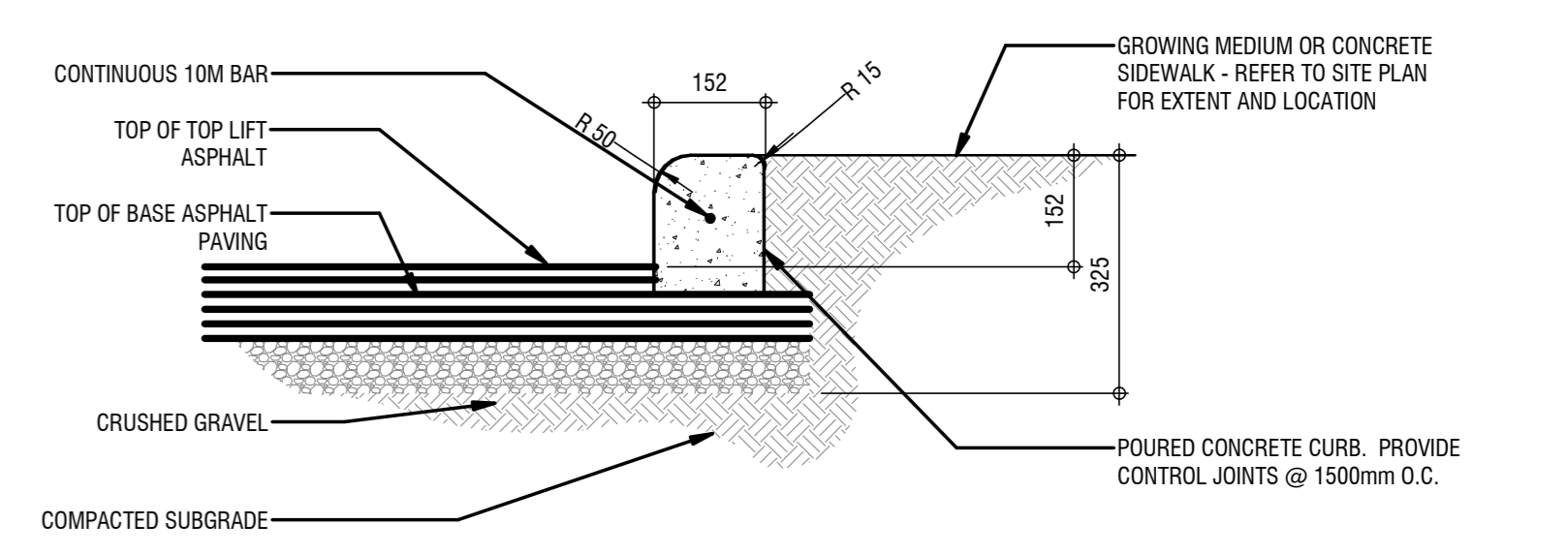
7 Typical Curb Cut Details
 SCALE: 1:10



8 Typical Barrier Curb Details
 SCALE: 1:10



9 Typical Bollard Detail
 SCALE: 1:20



10 Typical Pin Curb Detail
 SCALE: 1:10

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DP1.02

SCHEDULE B

This forms part of application
DP22-0225 DVP22-0226

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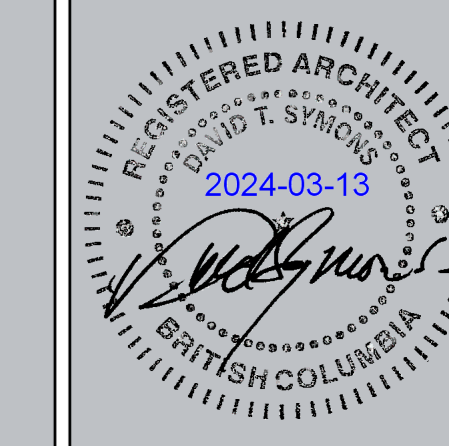


Elevation - Code Legend

- 1 QUICK PANEL - BONE WHITE
- 2 TRANSLUCENT GLAZED SCREEN IN ALUMINUM FRAME
- 3 QUICK PANEL - WHITE
- 4 QUICK PANEL - GREY
- 5 QUICK PANEL - BLACK
- 6 QUICK PANEL - GRAIN
- 7 BRICK
- 8 PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE
- 9 GLAZED GUARD (CLEAR) - SIDE MOUNTED
- 10 ALUMINIUM RAILING PICKET (CHARCOAL) - SIDE MOUNTED
- 11 SLIDING DOOR C/W SIDELIGHT - VISION GLASS
- 12 SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
- 13 SANDSTONE
- 14 SWING DOOR(S) C/W SIDELIGHT - VISION GLASS
- 15 CHAIN LINK FENCE



THEO
135 Barber Rd., KELOWNA, BC
ARLINGTON GROUP



BUILDING ELEVATIONS



1 South Elevation
SCALE: 1:100



2 East Elevation
SCALE: 1:100

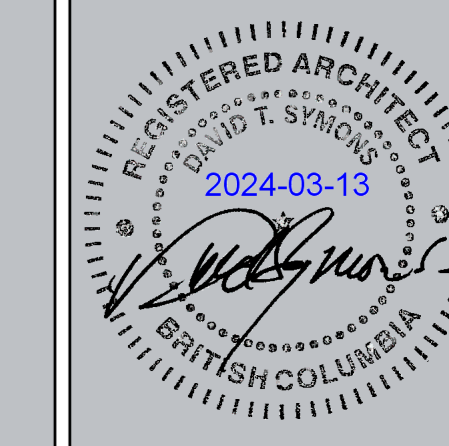
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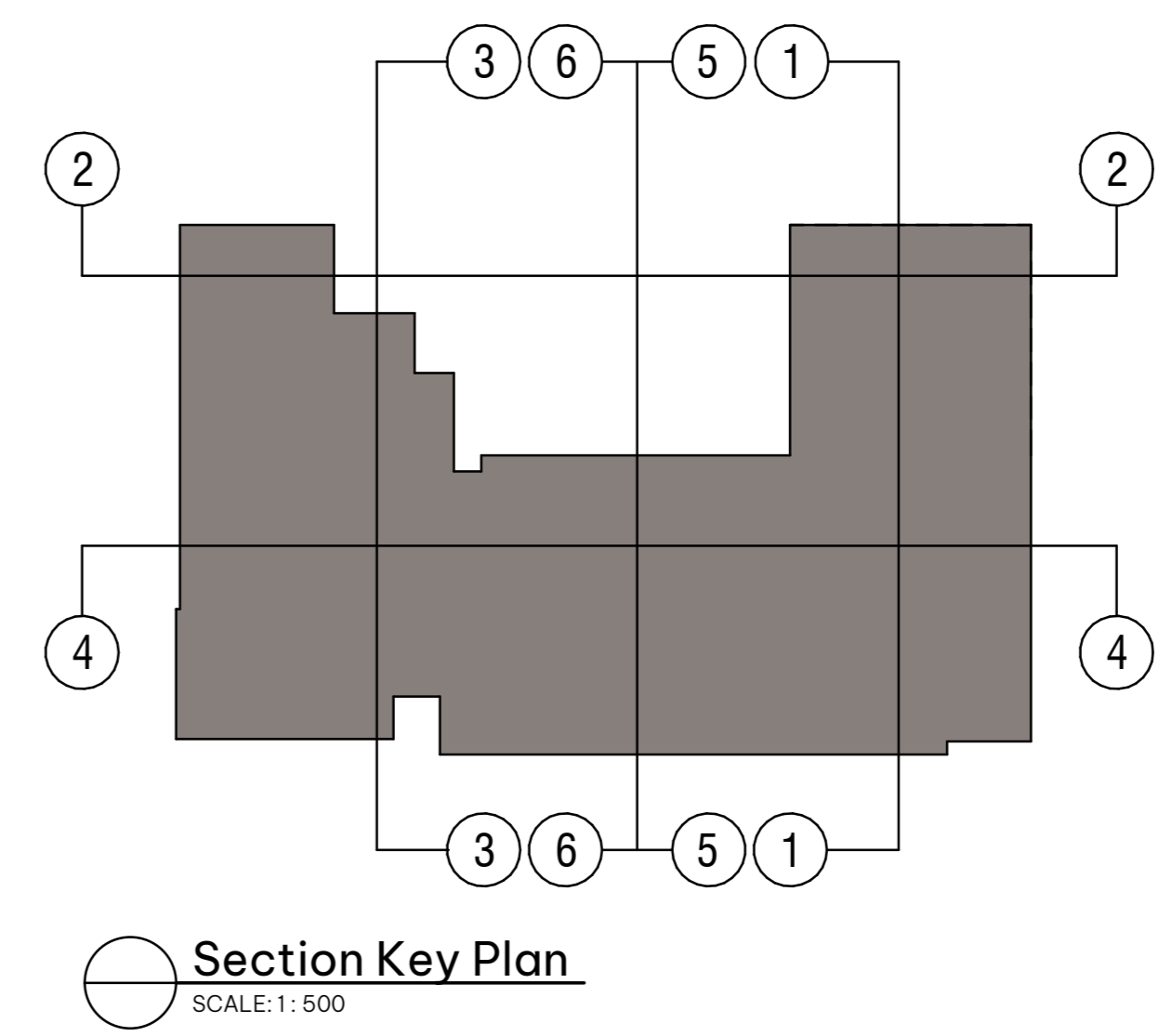
REVISION	DATE
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3 DTP RESPONSE	16.11.2023
4 DP RESUBMISSION	19.12.2023
5 DP RESUBMISSION	25.01.2024

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DRAWING NO. **DP4.01**



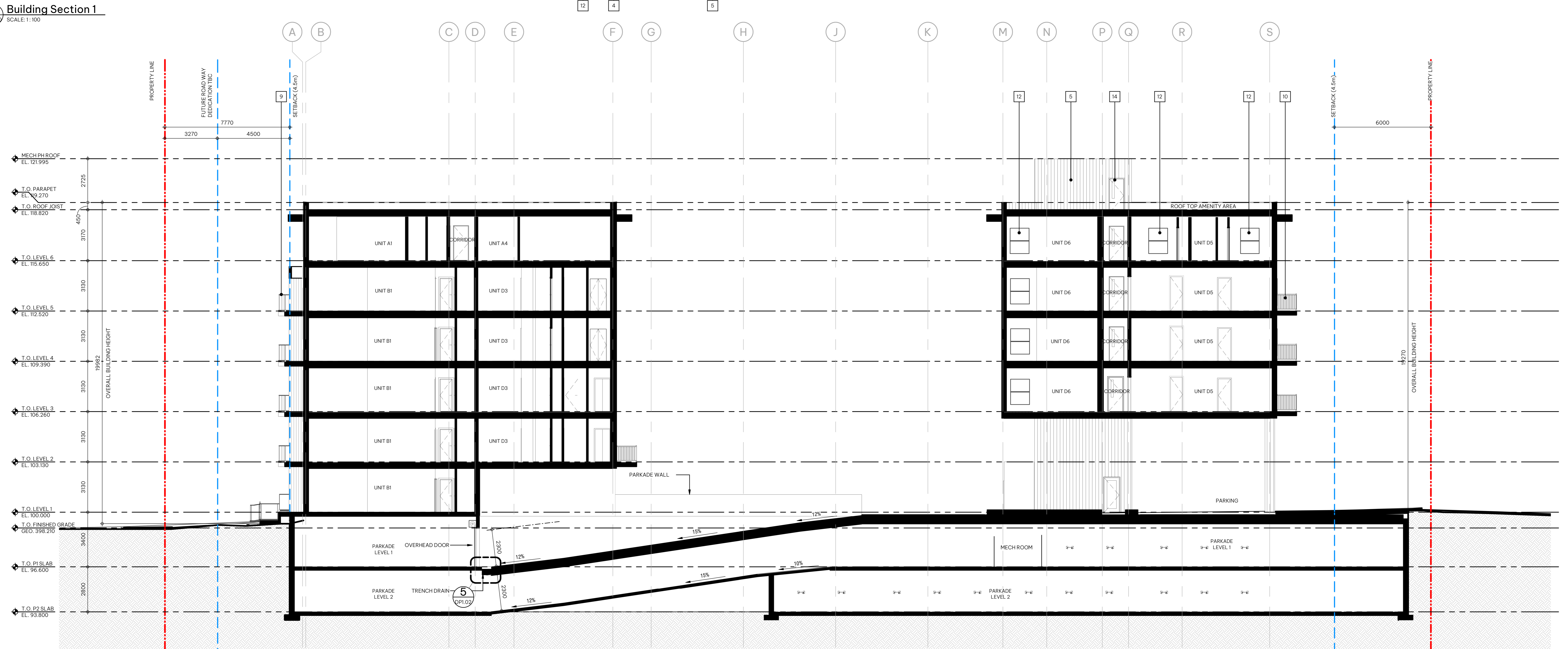
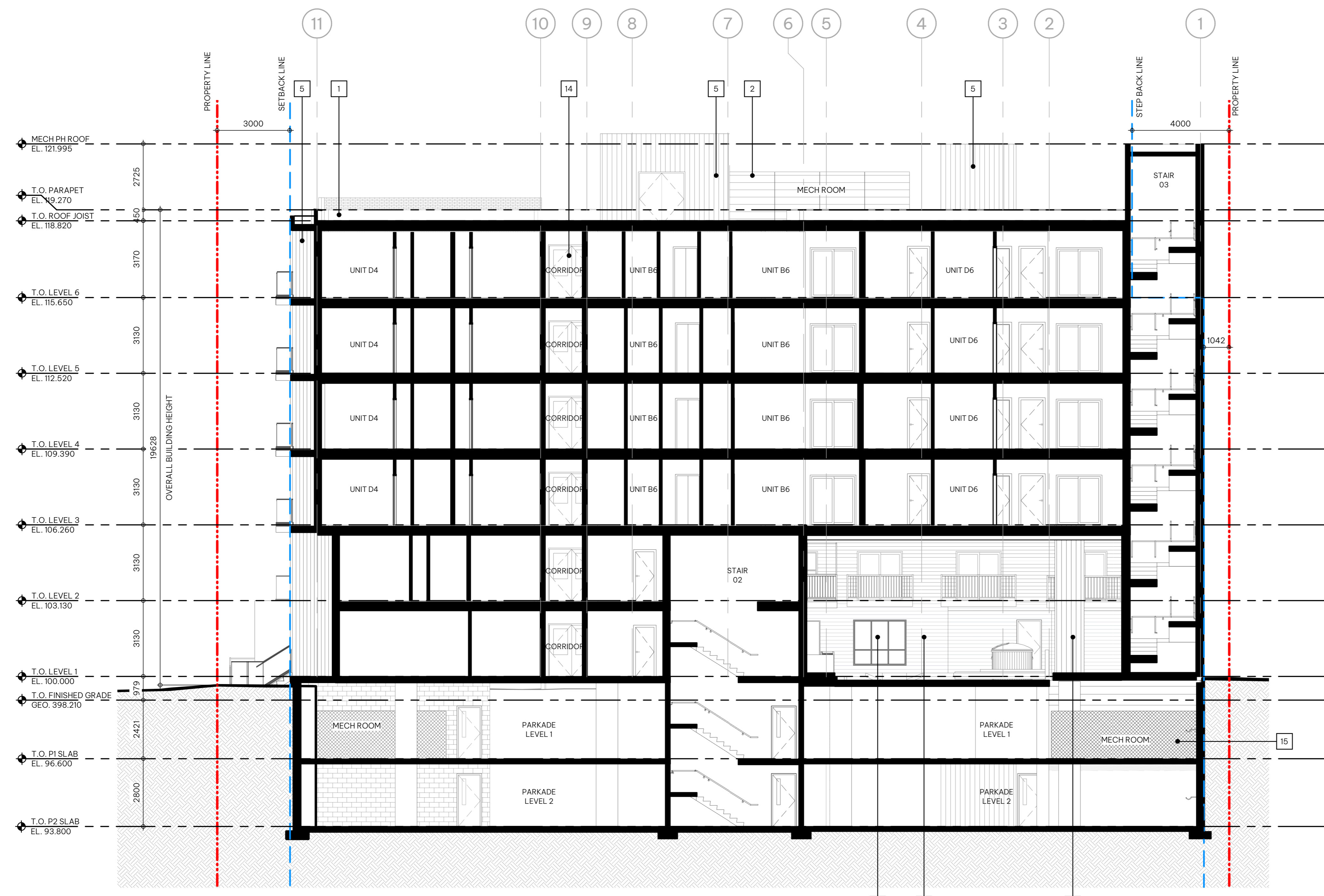
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2	TRANSLUCENT GLAZED SCREEN IN ALUMINUM FRAME
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5	QUICK PANEL - BLACK
6	QUICK PANEL - GRAIN
7	BRICK
8	PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE
9	GLAZED GUARD (CLEAR) - SIDE MOUNTED
10	ALUMINIUM RAILING PICKET (CHARCOAL) - SIDE MOUNTED
11	SLIDING DOOR C/W SIDELIGHT - VISION GLASS
12	SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
13	SANDSTONE
14	SWING DOOR(S) C/W SIDELIGHT - VISION GLASS
15	CHAIN LINK FENCE



SCHEDULE B

This forms part of application
DP22-0225 DVP22-0226

Planner Initials **KB**



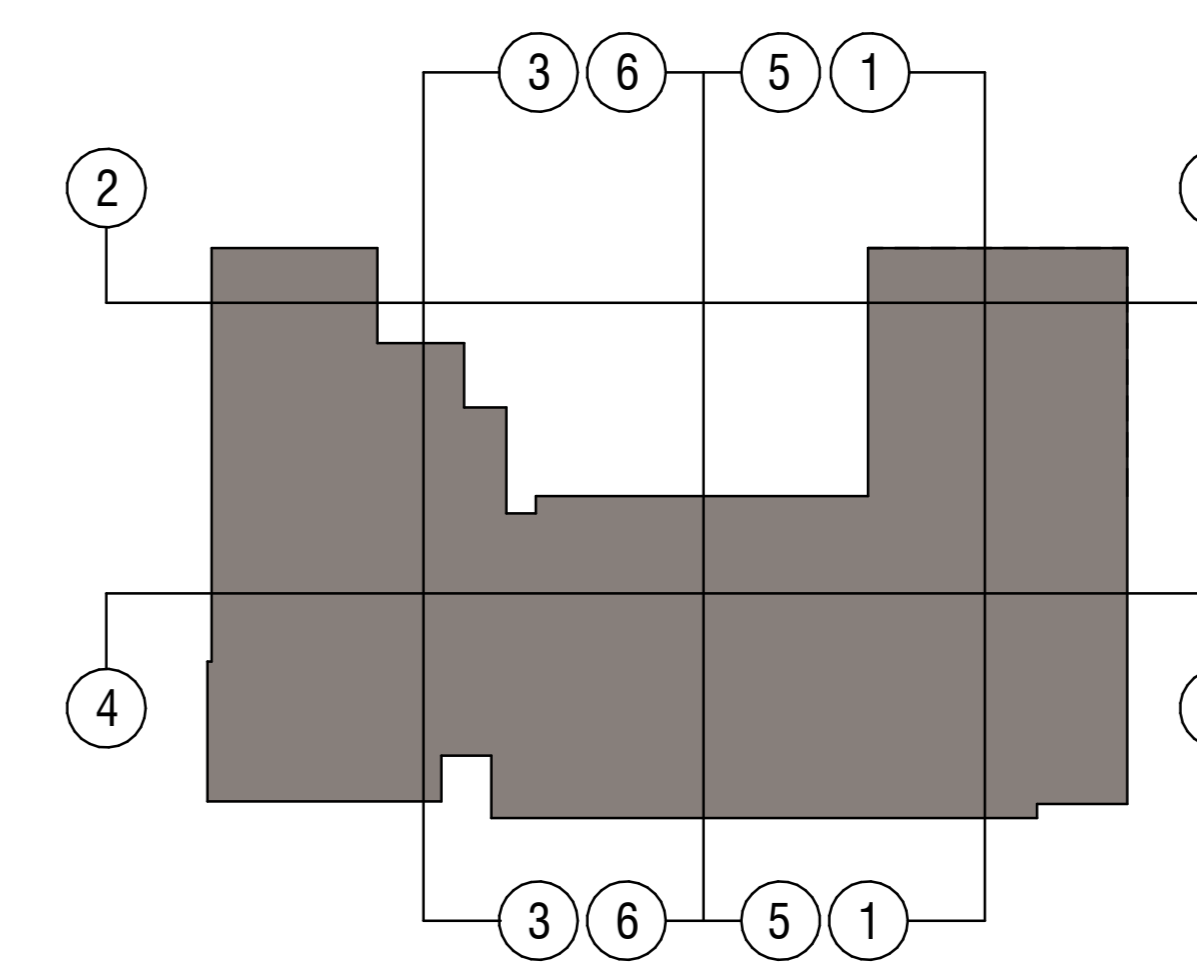
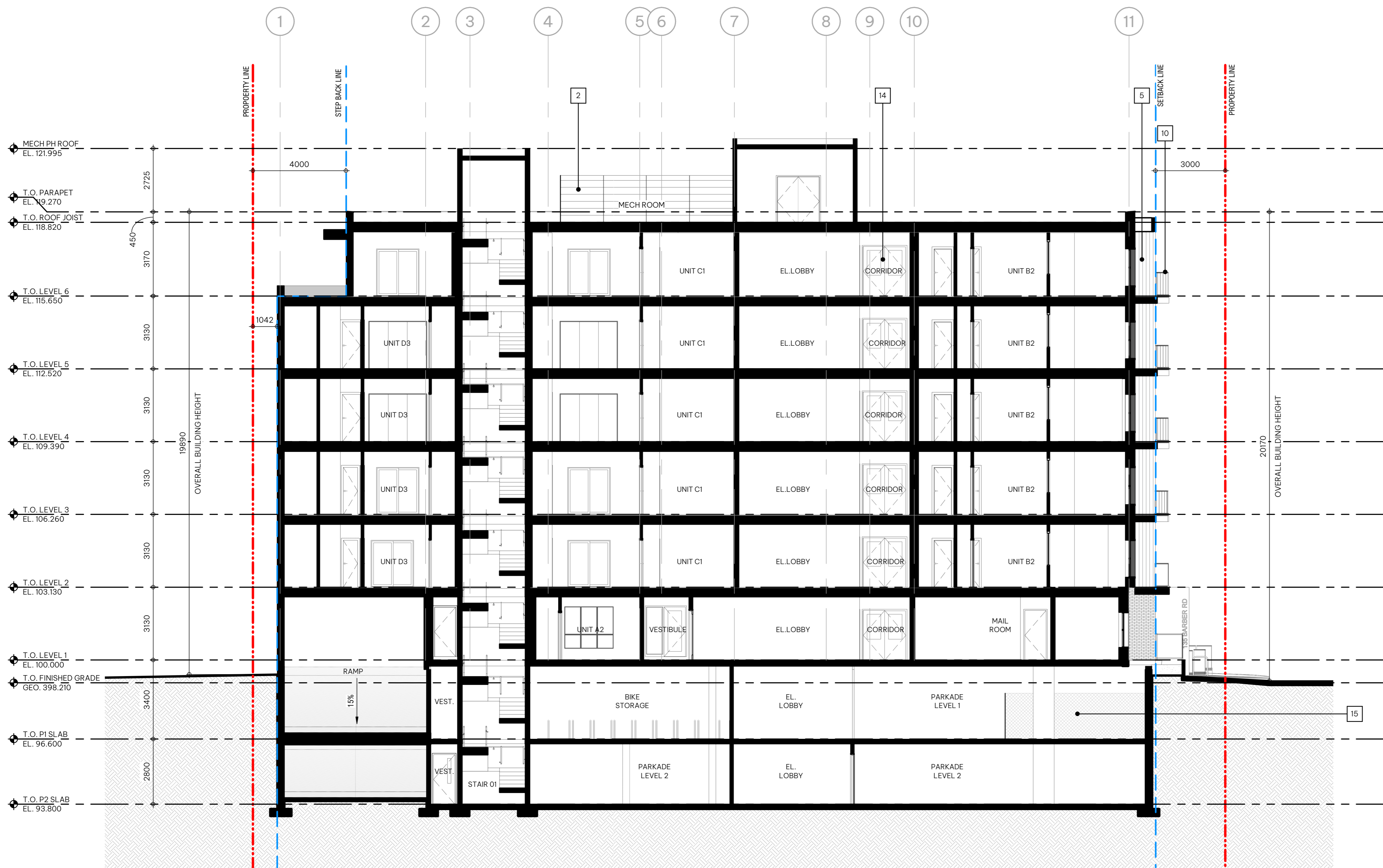
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4	DP PRESUBMISSION 19.12.2023
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DP5.00



Section Key Plan
SCALE: 1:500

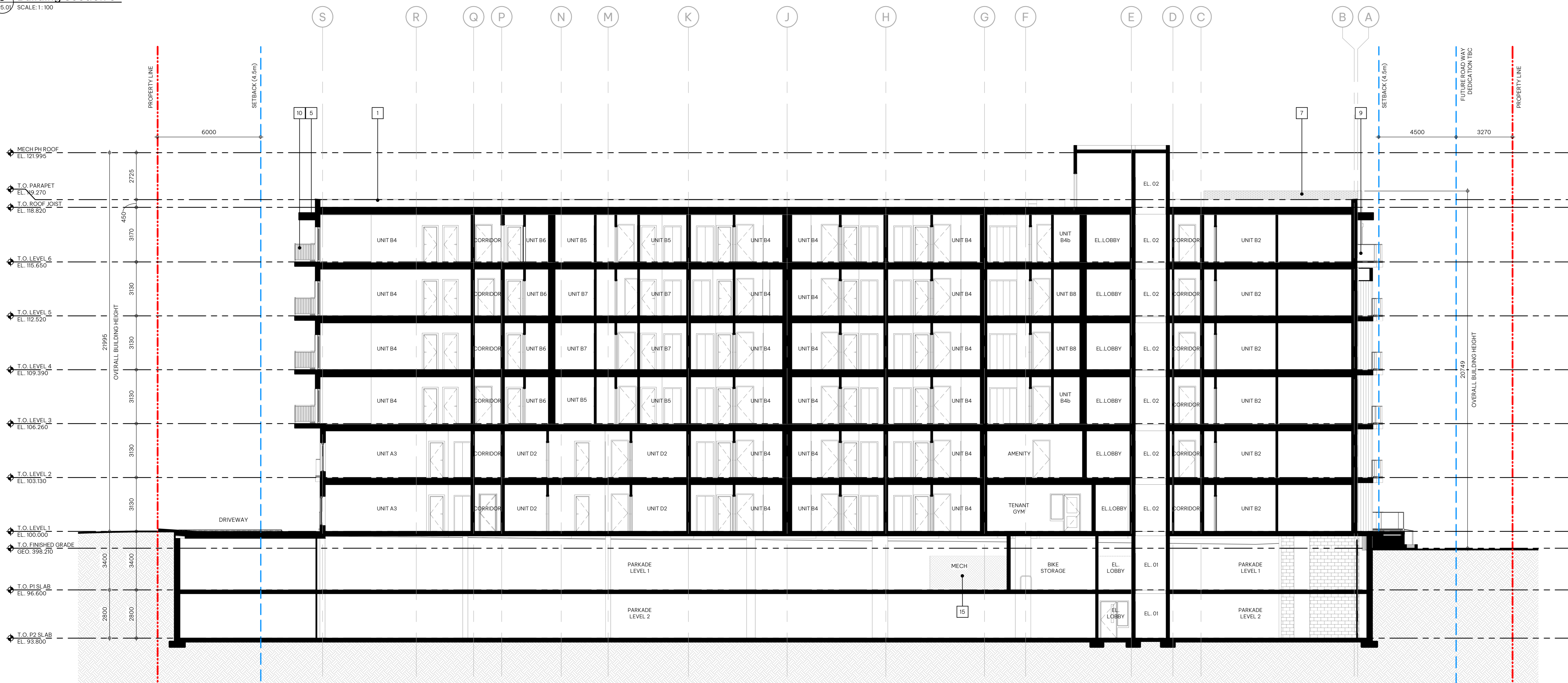
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13	SANDSTONE
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15	CHAIN LINK FENCE

SCHEDULE B

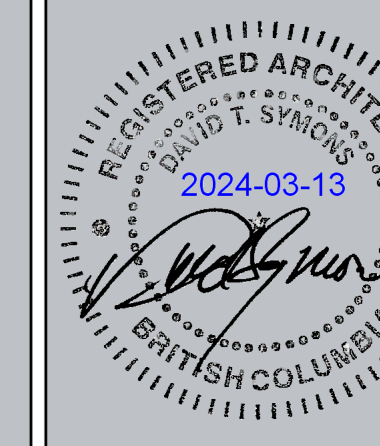
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DP22-0225 DVP22-0226

Planner Initials **KB**

3 Building Section 3
SCALE: 1:100



4 Building Section 4
SCALE: 1:100



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SCHEDULE C

This forms part of application
DP22-0225 DVP22-0226

Planner Initials **KB**



City of Kelowna
DEVELOPMENT PLANNING

NOT FOR CONSTRUCTION

HIGHWAY 33 + BARBER ROAD

MUNICIPAL ADDRESS: LOT 1 - 765 HIGHWAY 33 W, LOT 2 - 135 BARBER ROAD, LOT 3 - 155 BARBER ROAD
KELOWNA, B.C.

LANDSCAPE DRAWINGS: ISSUED FOR DEVELOPMENT PERMIT APPLICATION

- L-0 COVER PAGE
- L-1 LANDSCAPE CONCEPT PLAN: ON-SITE WORKS
- L-2 LANDSCAPE CONCEPT PLAN: OFF-SITE WORKS
- L-3 HYDROZONE PLAN

DEVELOPMENT PERMIT NOTES:

- A THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL AND FOR DEVELOPMENT PERMIT APPROVAL ONLY.
- B PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD (CLS) AS JOINTLY PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) AND THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA), AS WELL AS THE CITY OF KELOWNA'S ZONING BYLAW 12375 AND SUBDIVISION / SERVICING BYLAW 7900.
- C COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.
- D LANDSCAPE CONSTRUCTION DRAWINGS AND A BC SLA SCHEDULE L ARE REQUIRED AT TIME OF THE BUILDING PERMIT APPLICATION.
- E PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- F TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION AS PER THE CITY OF KELOWNA'S ZONING BYLAW 12375.
- G ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- H DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED ALL DECORATIVE ROCK AREAS.
- I TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH HAVE A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- J A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

LANDSCAPE ZONING ANALYSIS TABLE:

Landscaping Bylaw 12375 (Table 7.2)	UC4 Zone Required	Proposed
Min. Tree amount	Linear metres of landscape area = 156m/10 = 16 Trees (Min.)	17 trees in landscape area (106%)
Min. deciduous tree caliper	Large: 5cm Medium: 4cm Small: 3cm	All deciduous trees = 5cm
Min. ratio between tree size	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	(L) 8 trees = 50% (M) 5 trees = 31% (S) 4 trees = 25% (106% total)
Min. growing medium area (irrigated)	452m ² x 75% = 339m ² (irrigated) 452m ² x 25% = 113m ² (non-irrigated)	Irrigated/planted area = 339m ² (soil cells supplement on-grade growing medium)
Min. growing medium volumes per tree	(L) Tree Soil Vol.: Single: 30cum Pair: 20cum Shared: 15cum (M) Tree Soil Vol.: Single: 20cum Pair: 15cum Shared: 12cum (S) Tree Soil Vol.: Single: 15cum Pair: 12cum Shared: 10cum	(L) Tree Soil Vol.: Single: 38cum Pair: 25cum Shared: 20cum (M) Tree Soil Vol.: Single: 25cum (S) Tree Soil Vol.: Shared: 15cum
Minimum setback from buildings, raised patios, and balconies to on-site trees	Large (L): 3.00m Medium (M): 2.00m Small (S): 1.00m	Large (L): 3.00 Medium (M): 2.75m Small (S): 7.90m
Landscape graded areas (7.2.7)	Max. 1:2 slope (50%) for shrub or ground cover area	30%
Max. fence height	2.0m	1.8m
Riparian management area	N/A	
Retention of existing trees	N/A	
Surface parking lot (7.2.10)	N/A	
Refuse & recycle bins screened	N/A	
Comments:		

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NO.	DATE	DESCRIPTION
16	MAR 2024	RE-ISSUED FOR DP
15	DEC 18/23	RE-ISSUED FOR DP
14	NOV 15/23	ISSUED FOR DP

BENCH



[41562 Walter Street, Kelowna BC V1Y 1J7]
[1 250 860 6779]

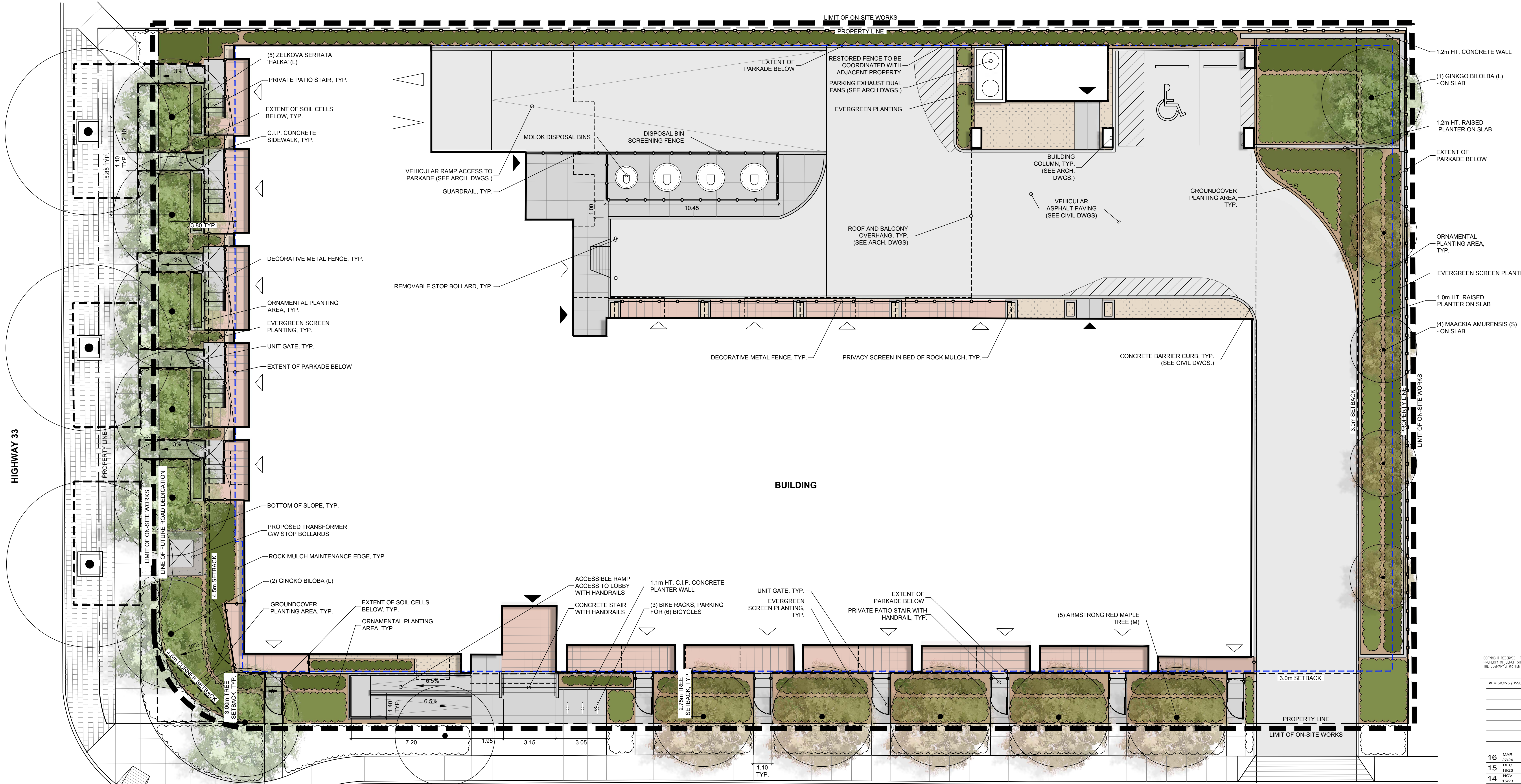
CLIENT:
ARLINGTON GROUP
CALGARY, AB.

PROJECT:
HIGHWAY 33 + BARBER ROAD
KELOWNA, B.C.

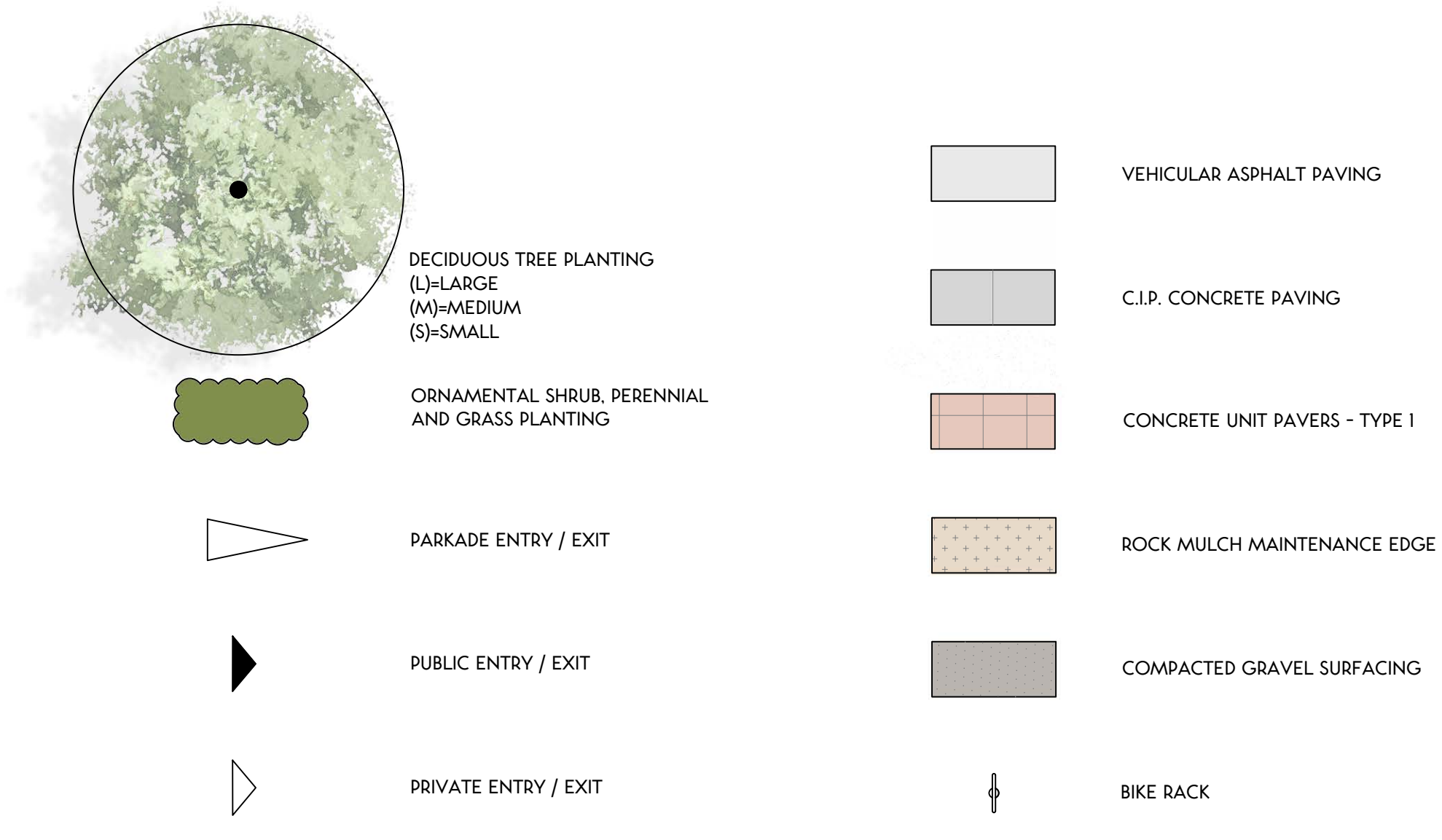
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COVER PAGE

DESIGN BY	VM
DRAWN BY	JF
CHECKED BY	XS
PROJECT NO.	22-014
SCALE	N/A

SHEET NO.
L-0



LEGEND:



ON-SITE WORKS PLANT LIST:

TREES				
Botanical Name	Common Name	Size	Root	
<i>Acer rubrum</i> 'Armstrong'	Armstrong red maple	5cm Cal.	B&B	
<i>Ginkgo biloba</i>	Maidenhair tree	5cm Cal.	B&B	
<i>Zelkova serrata</i> 'Halka'	Halka Japanese zelkova	5cm Cal.	B&B	
<i>Maackia amurensis</i>	Amur maackia	5cm Cal.	B&B	
SHRUBS				
Botanical Name	Common Name	Size	Root	
<i>Arctostaphylos uva ursi</i>	Kinnikinnick	#02 Cont./1.2m O.C.	Potted	
<i>Cornus sericea</i> 'Farrow'	Arctic Fire dogwood	#02 Cont./1.2m O.C.	Potted	
<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee oakleaf hydrangea	#02 Cont./1.2m O.C.	Potted	
<i>Ilex glabra</i> 'Strongbox'	Strongbox inkberry	#02 Cont./0.9m O.C.	Potted	
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket juniper	#02 Cont./0.9m O.C.	Potted	
<i>Juniperus squamata</i> 'Blue Star'	Blue Star flaky juniper	#02 Cont./1.2m O.C.	Potted	
<i>Pinus mugo</i> var. <i>pumilio</i>	Dwarf mugo pine	#02 Cont./1.5m O.C.	Potted	
<i>Ribes alpinum</i> 'Green Mound'	Green Mound alpine currant	#02 Cont./1.8m O.C.	Potted	
<i>Spiraea betulifolia</i> 'Glow Girl'	Glow Girl birchleaf spirea	#02 Cont./0.9m O.C.	Potted	
PERENNIALS				
Botanical Name	Common Name	Size	Root	
<i>Anemone x hybrida</i> 'Honorine Jobert'	Honorine Jobert Japanese anemone	#01 Cont./0.6m O.C.	Potted	
<i>Bergenia cordifolia</i>	Heartleaf bergenia	#01 Cont./0.6m O.C.	Potted	
<i>Hebeborus</i> 'Ivory Prince'	Ivory Prince daylily	#01 Cont./0.6m O.C.	Potted	
<i>Geum</i> 'Totally Tangerine'	Totally tangerine avens	#01 Cont./0.6m O.C.	Potted	
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.9m O.C.	Potted	
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy sedum	#01 Cont./0.9m O.C.	Potted	
GRASSES				
Botanical Name	Common Name	Size	Root	
<i>Calamagrostis brachytricha</i>	Korean feather reed grass	#01 Cont./0.9m O.C.	Potted	
<i>Helictotrichon sempervirens</i>	Blue oat grass	#01 Cont./0.6m O.C.	Potted	
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.6m O.C.	Potted	



SCHEDULE C

This forms part of application
DP22-0225 DVP22-0226

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
16	MAR 2024	RE-ISSUED FOR DP
15	DEC 2023	RE-ISSUED FOR DP
14	NOV 2023	ISSUED FOR DP

BENCH

[41562 Walter Street, Kelowna BC V1Y 1J7]
[1 250 860 6778]

CLIENT:
ARLINGTON GROUP
CALGARY, AB.

PROJECT:
HIGHWAY 33 + BARBER ROAD
KELOWNA, B.C.

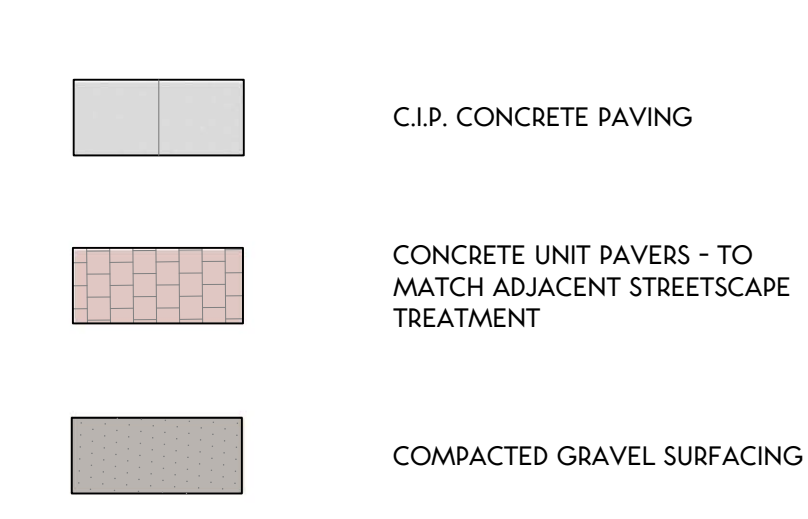
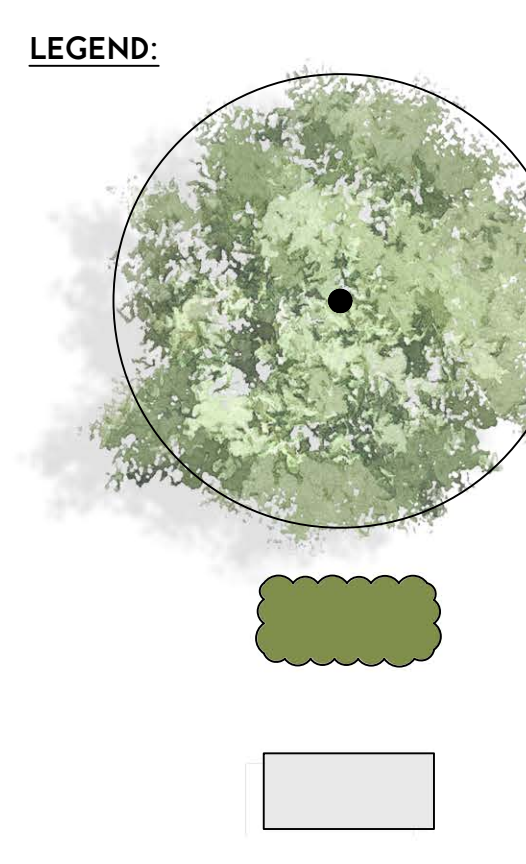
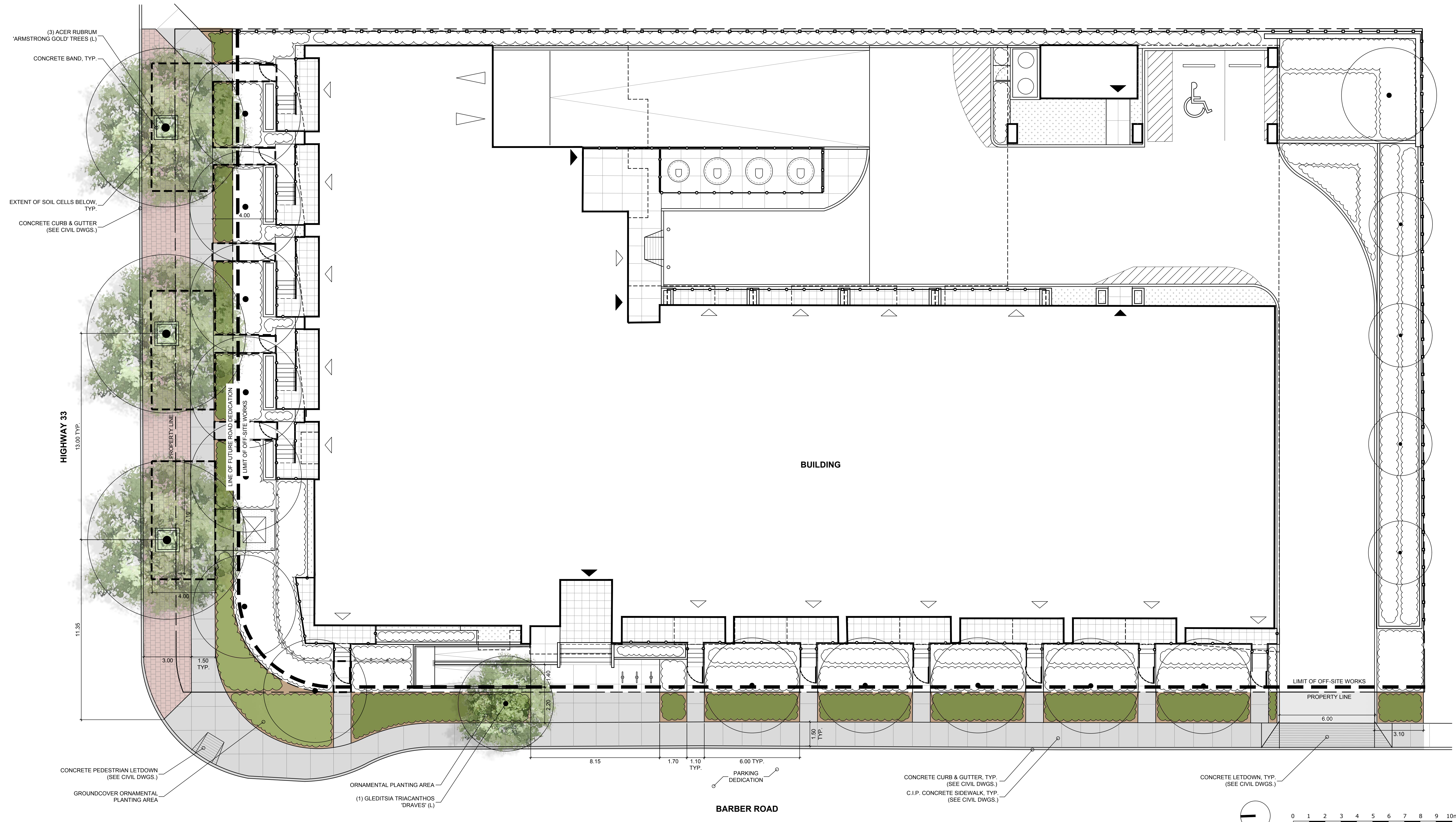
SHEET TITLE:
LANDSCAPE CONCEPT PLAN: ON-SITE WORKS

DESIGN BY: VM
DRAWN BY: JF
CHECKED BY: KB
PROJECT NO.: 22-014
SCALE: 1:100

SHEET NO.:
L-1

NOT FOR CONSTRUCTION

/VOLUMES/BENCH/400 - PROJECTS/2022/22-014_HIGHWAY33+BARBER/442 - PRODUCTION/00-CONCEPT DESIGN/00-CURRENT/00-22-014_HIGHWAY33+BARBER_CONCEPTPLANOUT.DWG



OFF-SITE WORKS PLANT LIST:

TREES				
Botanical Name	Common Name	Size	Root	
<i>Acer rubrum</i> 'JFS-KW78'	Armstrong Gold maple	5cm Cal.	B&B	
<i>Gleditsia triacanthos</i> 'Draves'	Street Keeper honeylocust	5cm Cal.	B&B	
SHRUBS				
Botanical Name	Common Name	Size	Root	
<i>Arctostaphylos uva ursi</i>	Kinnikinnick	#02 Cont./1.2m O.C.	Potted	
<i>Cornus sericea</i> 'Farrow'	Arctic Fire dogwood	#02 Cont./1.2m O.C.	Potted	
<i>Ilex glabra</i> 'Strongbox'	Strongbox inkberry	#02 Cont./0.9m O.C.	Potted	
<i>Spiraea betulifolia</i> 'Glow Girl'	Glow Girl birchleaf spirea	#02 Cont./0.9m O.C.	Potted	
PERENNIALS				
Botanical Name	Common Name	Size	Root	
<i>Anemone x hybrida</i> 'Honorine Jobert'	Honorine Jobert Japanese anemone	#01 Cont./0.6m O.C.	Potted	
<i>Geum</i> 'Totally Tangerine'	Totally Tangerine avens	#01 Cont./0.6m O.C.	Potted	
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.9m O.C.	Potted	
GRASSES				
Botanical Name	Common Name	Size	Root	
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.6m O.C.	Potted	

SCHEDULE C

This forms part of application # DP22-0225 DVP22-0226

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING



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NO.	DATE	DESCRIPTION
16	MAR 2024	RE-ISSUED FOR DP
15	DEC 2023	RE-ISSUED FOR DP
14	NOV 2023	ISSUED FOR DP

BENCH

[41562 Water Street, Kelowna BC V1Y 1J7 | 11 250 860 6778]

CLIENT:
ARLINGTON GROUP
CALGARY, AB.

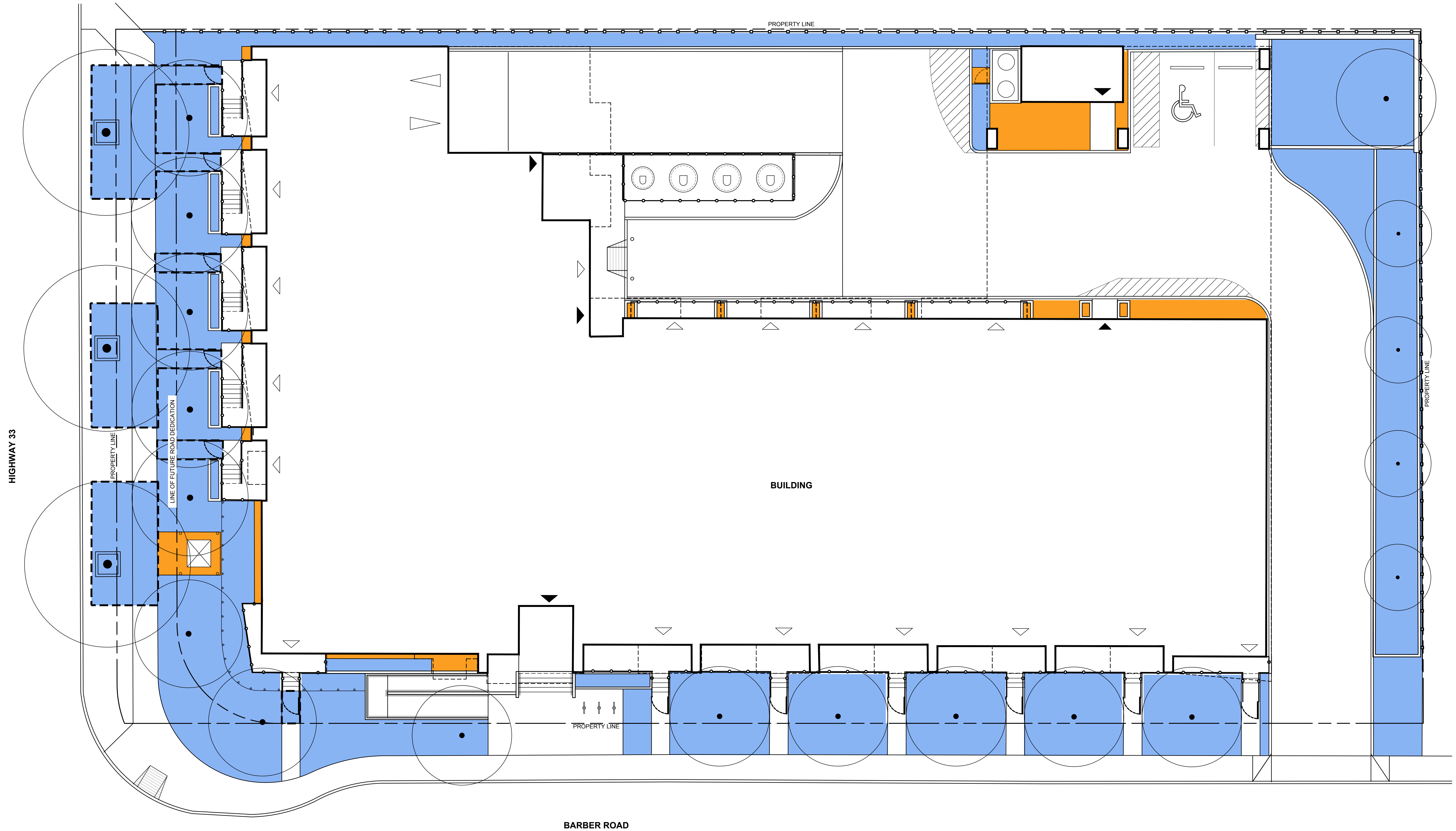
PROJECT:
HIGHWAY 33 + BARBER ROAD
KELOWNA, B.C.

DESIGN BY	VM
DRAWN BY	JF
CHECKED BY	XS
PROJECT NO.	22-014
SCALE	1:100

SHEET NO.

L-2

NOT FOR CONSTRUCTION



WATER BUDGET LEGEND:

- MODERATE WATER USE - WATERED PLANTING BEDS
- UNWATERED PERVIOUS AREAS - MULCH



SCHEDULE C

This forms part of application
DP22-0225 DVP22-0226

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

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NO.	DATE	DESCRIPTION
16	MAR 2024	RE-ISSUED FOR DP
15	DEC 2023	RE-ISSUED FOR DP
14	NOV 2023	ISSUED FOR DP

BENCH

[41562 Walter Street, Kelowna BC V1Y 1J7]
[1 250 860 6778]

CLIENT:
ARLINGTON GROUP
CALGARY, AB.

PROJECT:
HIGHWAY 33 + BARBER ROAD
KELOWNA, B.C.

SHEET TITLE:
HYDROZONE PLAN

DESIGN BY: VM
DRAWN BY: JF
CHECKED BY: XS
PROJECT NO.: 22-014
SCALE: 1:100

SHEET NO.
L-3

NOT FOR CONSTRUCTION

Highway 33 + Barber Road

Municipal Address: Lot 1 - 765 Highway 33 W, Lot 2 - 135 Barber Road, Lot 3 - 155 Barber Road

Estimate of Probable Costs of Construction for Bonding - On-Site Works

Prepared on: March 27, 2024

Items Description	Units	Qty.	Price	Item Total
1.0 Plant Material				
1.1 Trees				
1.1.1 5cm Cal.: Deciduous Tree	ea.	17	\$850.00	\$14,450.00
			<i>Sub-Total</i>	<i>\$14,450.00</i>
1.2 Shrubs, Perennials, Grasses				
1.2.1 #2 Pot: Shrubs (1.2m O.C.)	ea.	181	\$50.00	\$9,050.00
1.2.2 #1 Pot: Perennials (0.75m O.C.)	ea.	232	\$40.00	\$9,280.00
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	158	\$40.00	\$6,320.00
			<i>Sub-Total</i>	<i>\$24,650.00</i>
			1.0 Total	\$39,100.00
2.0 Topsoil & Mulch				
2.1 Topsoil				
2.1.1 Tree Pit Topsoil (900mm Depth)	m ³	15	\$80.00	\$1,200.00
2.1.2 Soil Cell Topsoil (800mm Depth)	m ³	14	\$80.00	\$1,120.00
2.1.3 Shrub Bed Topsoil (450mm Depth)	m ³	210	\$80.00	\$16,800.00
			<i>Sub-Total</i>	<i>\$19,120.00</i>
2.2 Mulch				
2.2.1 Decorative Rock (75mm Depth)	m ³	4	\$70.00	\$280.00
2.2.2 Glenmore Grow Mulch (75mm Depth)	m ³	34	\$65.00	\$2,210.00
			<i>Sub-Total</i>	<i>\$2,490.00</i>
			2.0 Total	\$21,610.00
3.0 Servicing				
3.1 Irrigation				
3.1.1 Point of Connection (Water + Electrical)	l.s.	1	\$1,500.00	\$1,500.00
3.1.2 Sleeving	l.s.	1	\$500.00	\$500.00
3.1.3 Control System	l.s.	1	\$1,500.00	\$1,500.00
3.1.4 Irrigation System (heads, pipes, valves)	m ²	452	\$25.00	\$11,300.00
			<i>Sub-Total</i>	<i>\$14,800.00</i>
			3.0 Total	\$14,800.00
4.0 Site Construction				
4.1 Site Furniture				
4.1.1 Bike Racks	ea.	3	\$800.00	\$2,400.00
4.2 Misc. Hardscape Items				
4.2.1 Soil Cells (Including 1.14m Depth Cells & Aeration Tubes)	m ²	17	\$800.00	\$13,600.00
			<i>Sub-Total</i>	<i>\$16,000.00</i>
			4.0 Total	\$16,000.00
			Subtotal	\$91,510.00
			Security Total (125%)	\$114,387.50



FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

*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 ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> 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 ratio 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: LOW & MID-RISE RESIDENTIAL 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
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.					✓	
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> • 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						
k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> • 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. 						✓



l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
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.						✓
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.					✓	
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 Site Planning	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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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:						✓



<ul style="list-style-type: none"> 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.				✓		
Rooftop Amenity Spaces						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening. 						✓
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> Secure trees and tall shrubs to the roof deck; and Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 	✓					
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: <ul style="list-style-type: none"> 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 					✓	



<ul style="list-style-type: none"> • 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 weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> • 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. 	✓					
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.					✓	
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
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.	✓					
k. Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 	✓					
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

Design Rationale

Proposed multi-family residential project is located on Barber and HWY 33, Kelowna. Current land use is UC4r, the intent of the project is to be UC4r "rental only". The purpose is to provide a mixed commercial and residential zone for developments within the Rutland Urban Centre. As well as the r(rental only) purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bare land stratification.

Site Planning:

- The site is facing a contemporary multi-family housing project and the Artium student Residents. Along with a surrounding single-family housing and commercial shopping centers, providing easy access to amenities within walking distance.
- The central aim is to create a dynamic mixed-use project that not only contributes to the urban fabric but also addresses the mounting demand for rental accommodations within this thriving urban center. Significantly, the site's geographic placement is strategically advantageous, aligning with a diverse spectrum of existing housing typologies, encompassing contemporary multi-family developments and the Artium student residences. Further, the adjacent typologies encompass single-family housing and commercial centres, offering the prospective occupant's effortless access to proximate amenities within a walking distance.

Design Principles | Response to context:

- Given the project's proximity to diverse planning zones, we have adopted a design that combines stacked townhouses, providing housing to families, and a range of apartment sizes from studios to one, two, and three-bedroom units. This housing diversity accommodates the needs of various groups, including families, students, millennials, and smaller households, thereby promoting a multifaceted urban community.
- Our approach allows for increased residential density while adhering to a building height limit of six stories, ensuring the development does not overwhelm adjacent single-family homes. This measured density increase supports the city's growth goals without compromising the neighborhood's character.
- In line with the City of Kelowna's Official Community Plan (OCP), which encourages taller structures at the periphery of urban blocks, our proposal seamlessly integrates with surrounding building heights. This design conforms to urban planning guidelines, promoting responsible and harmonious urban development.
- Street-facing frontage and patios, fostering a direct connection between the project's base and the streetscape. This approach strengthens the relationship between the development and the adjacent neighborhood, aligning with Jane Jacobs' concept of "eyes on the street." Additionally, we incorporate planters to establish a smooth transition from public space to semi-public areas (the patios) and the private townhouses and apartments on the ground level.
- The corner emphasizes the use of bricks and a traditional aesthetic, ensuring that the project seamlessly blends with its neighborhood's architectural character.

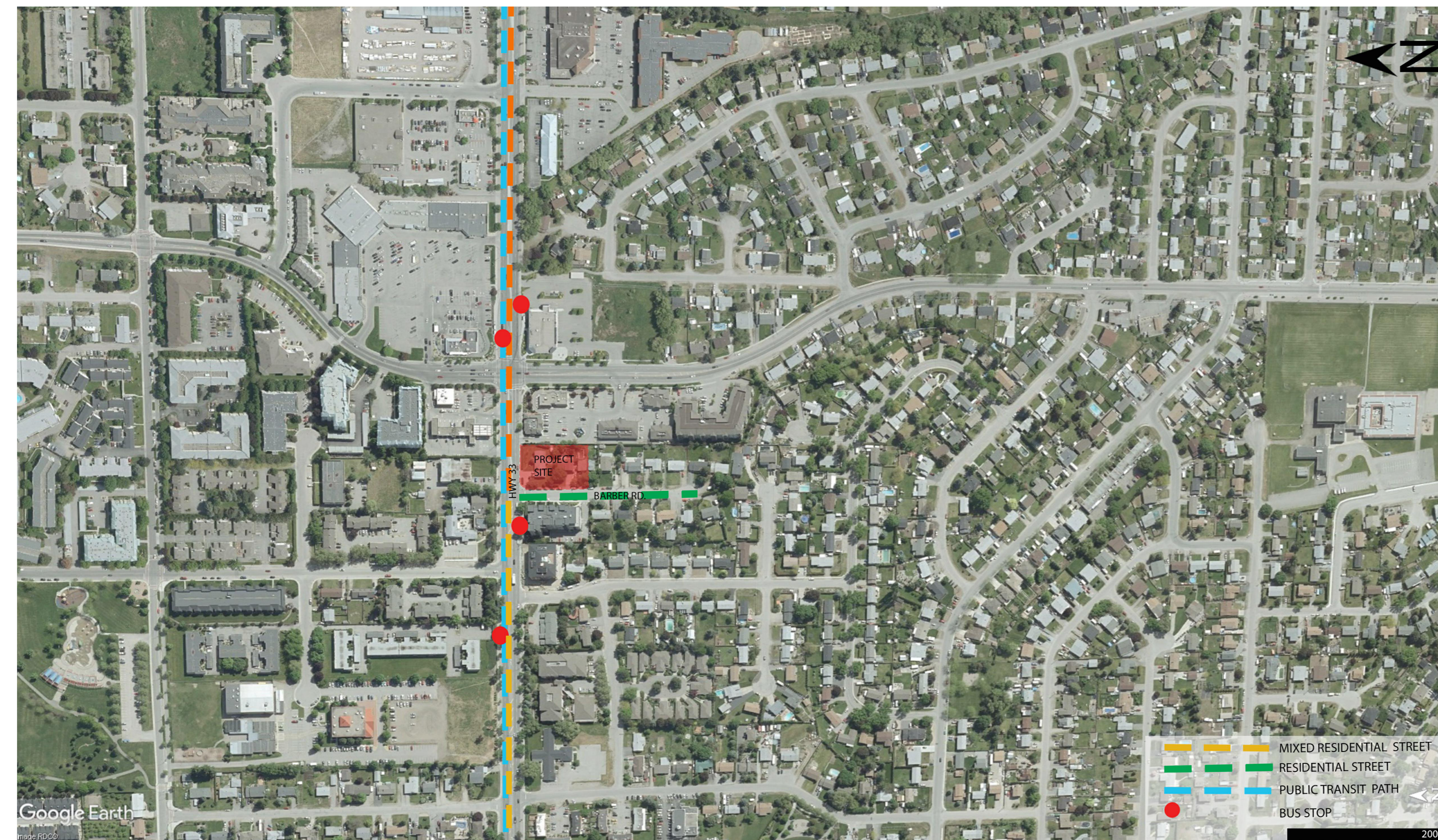


Diagram A: Showing project site location with respect to public transit and street typology

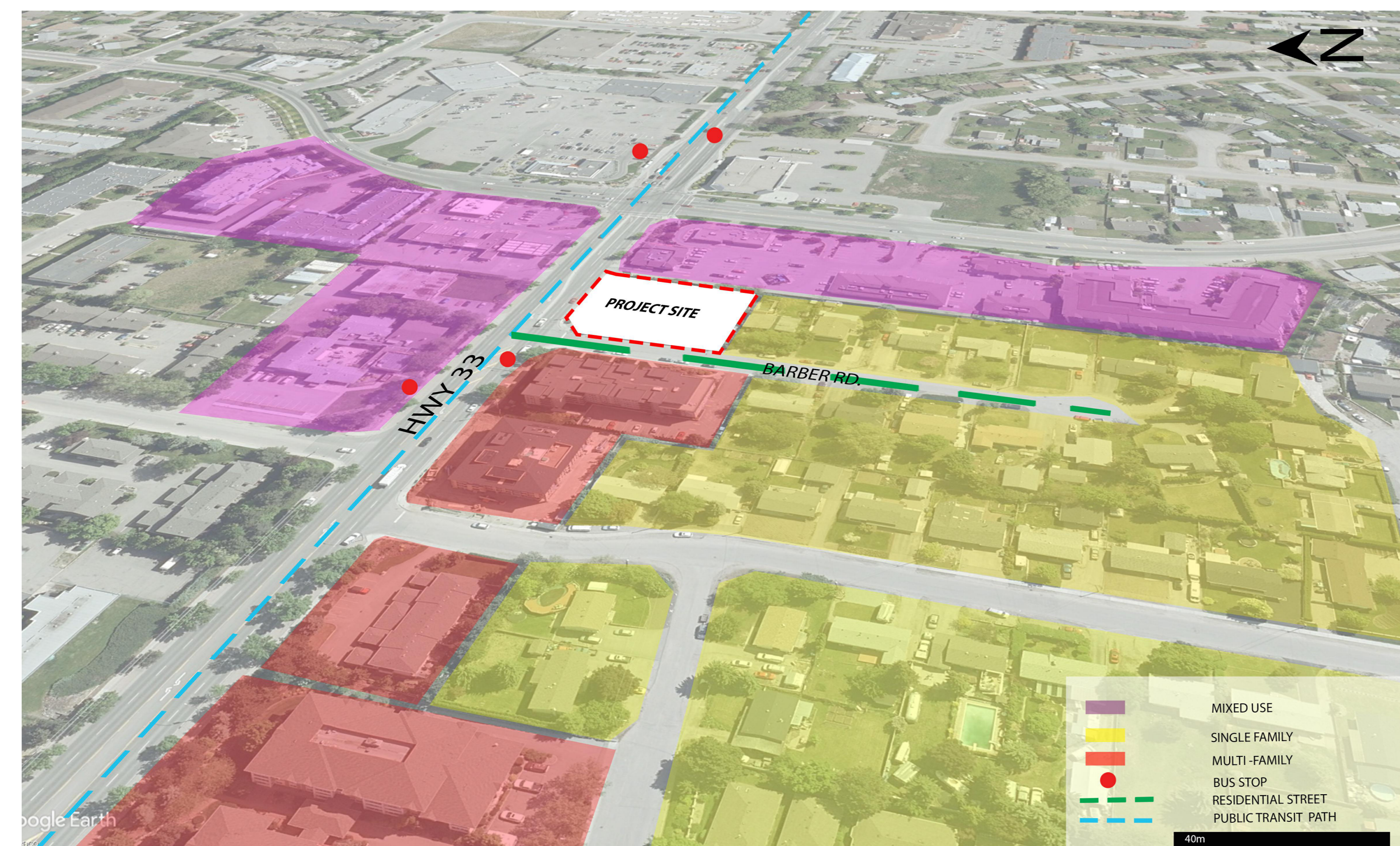


Diagram 2: Showing project site location with respect to public transit, street typology and adjacent Building Typology.

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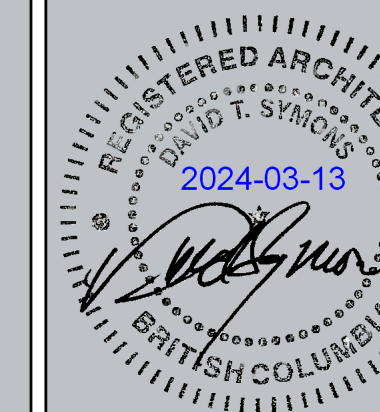
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REVISION	DATE
1 ISSUED FOR DP, DVP22-0226	11.10.2022
2 DP RESUBMISSION	23.07.2023
3 DTR RESPONSE	16.11.2023
4 DP RESUBMISSION	19.12.2023
5 DP RESUBMISSION	25.01.2024

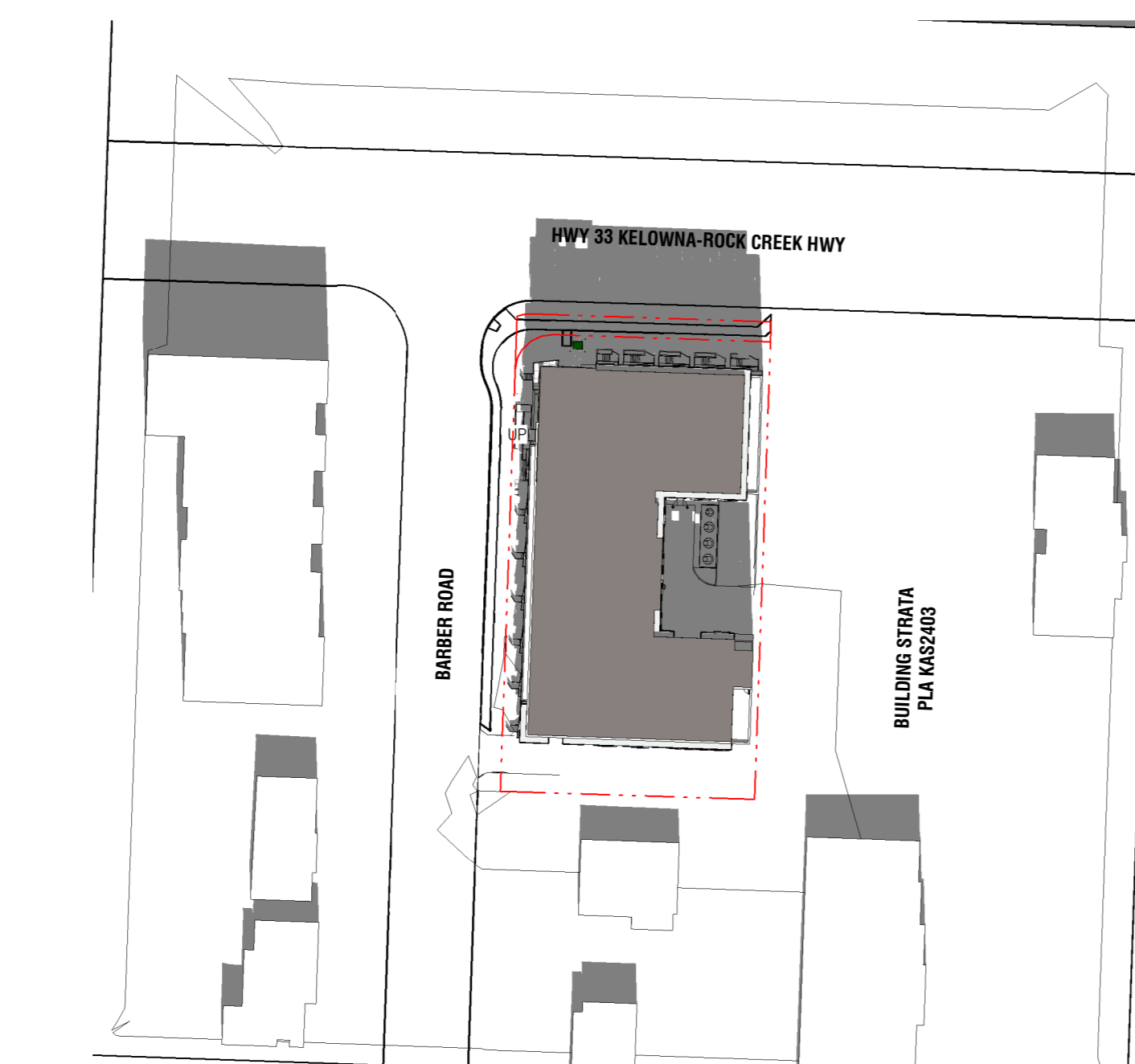
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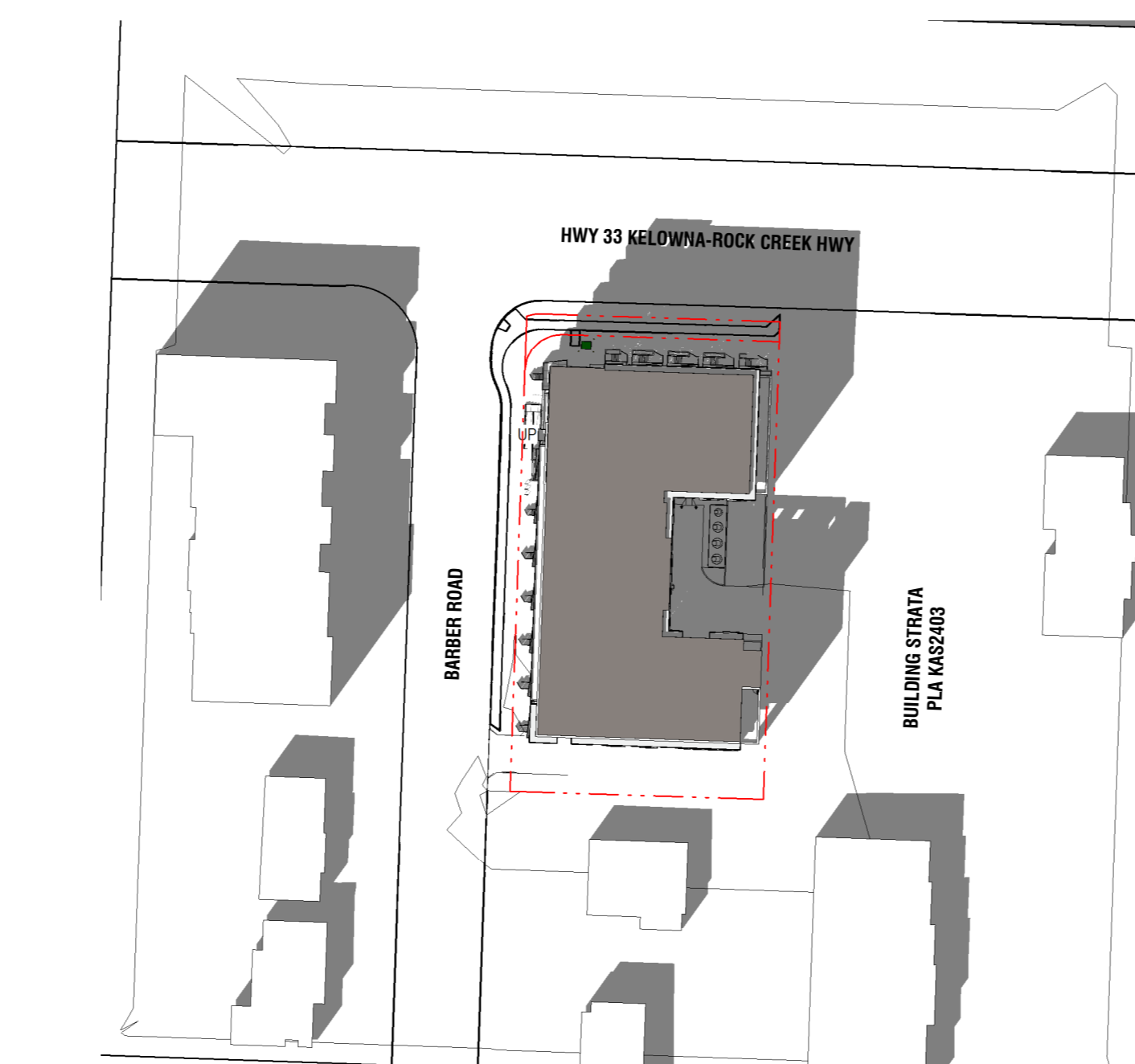
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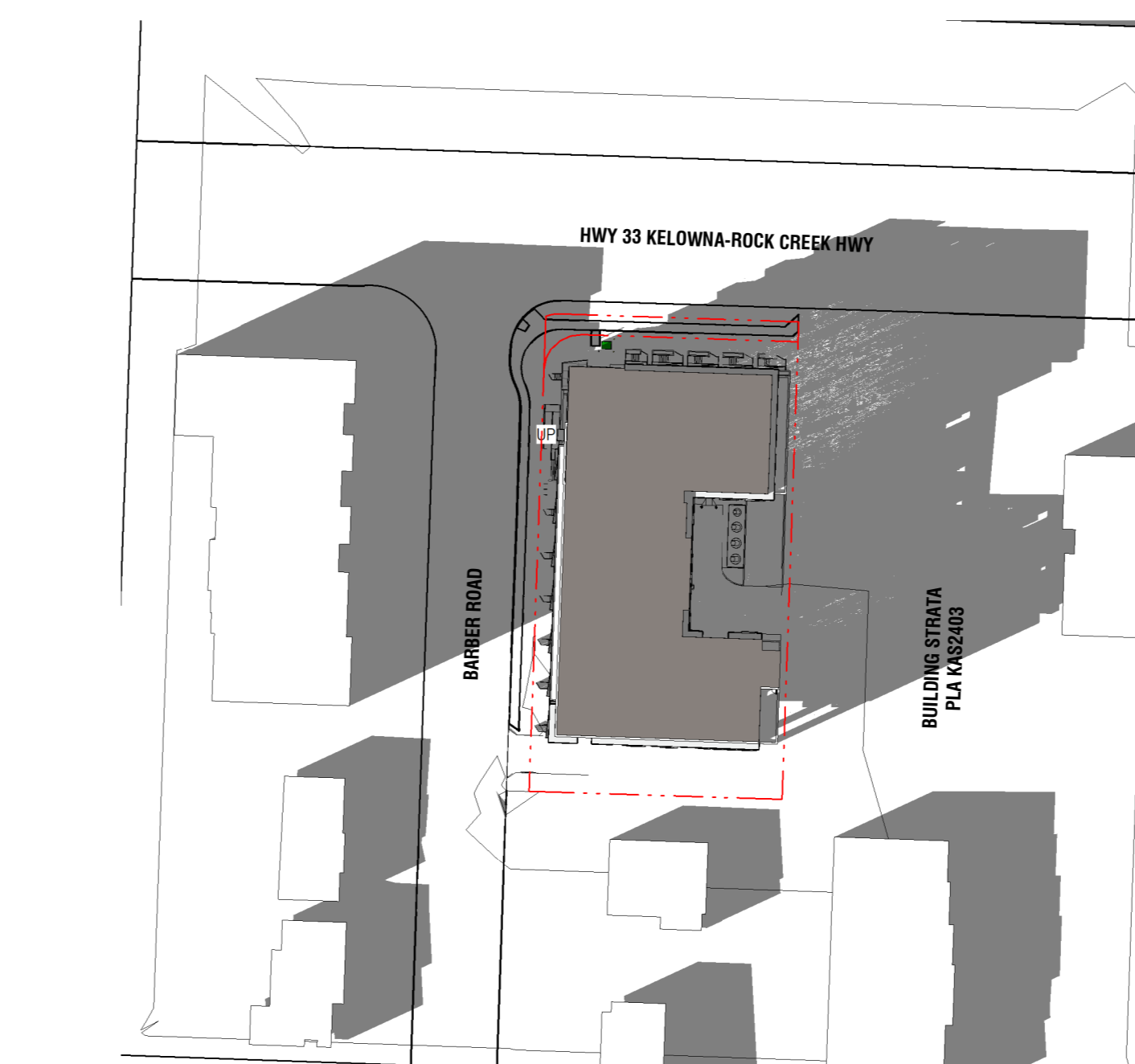
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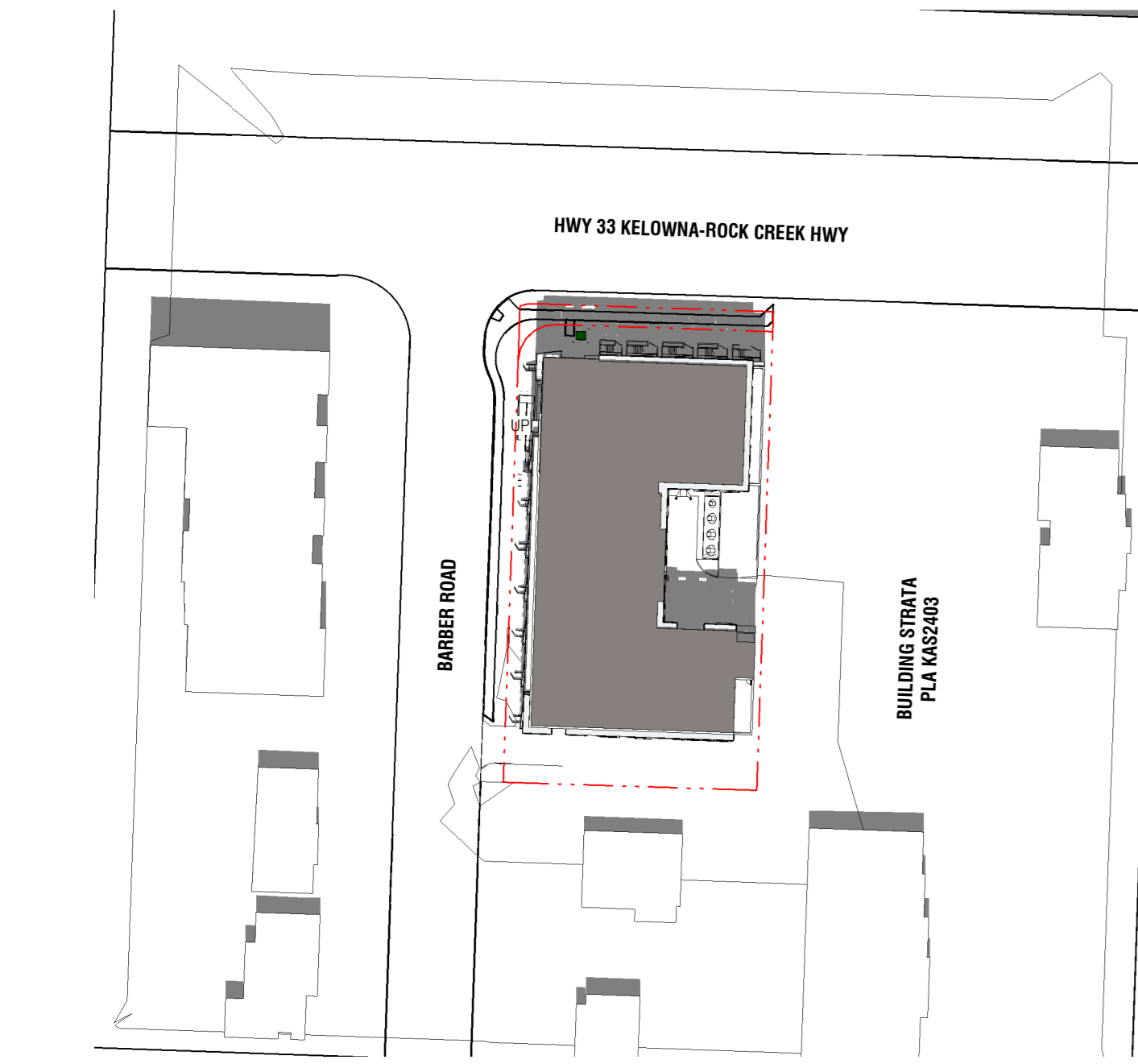
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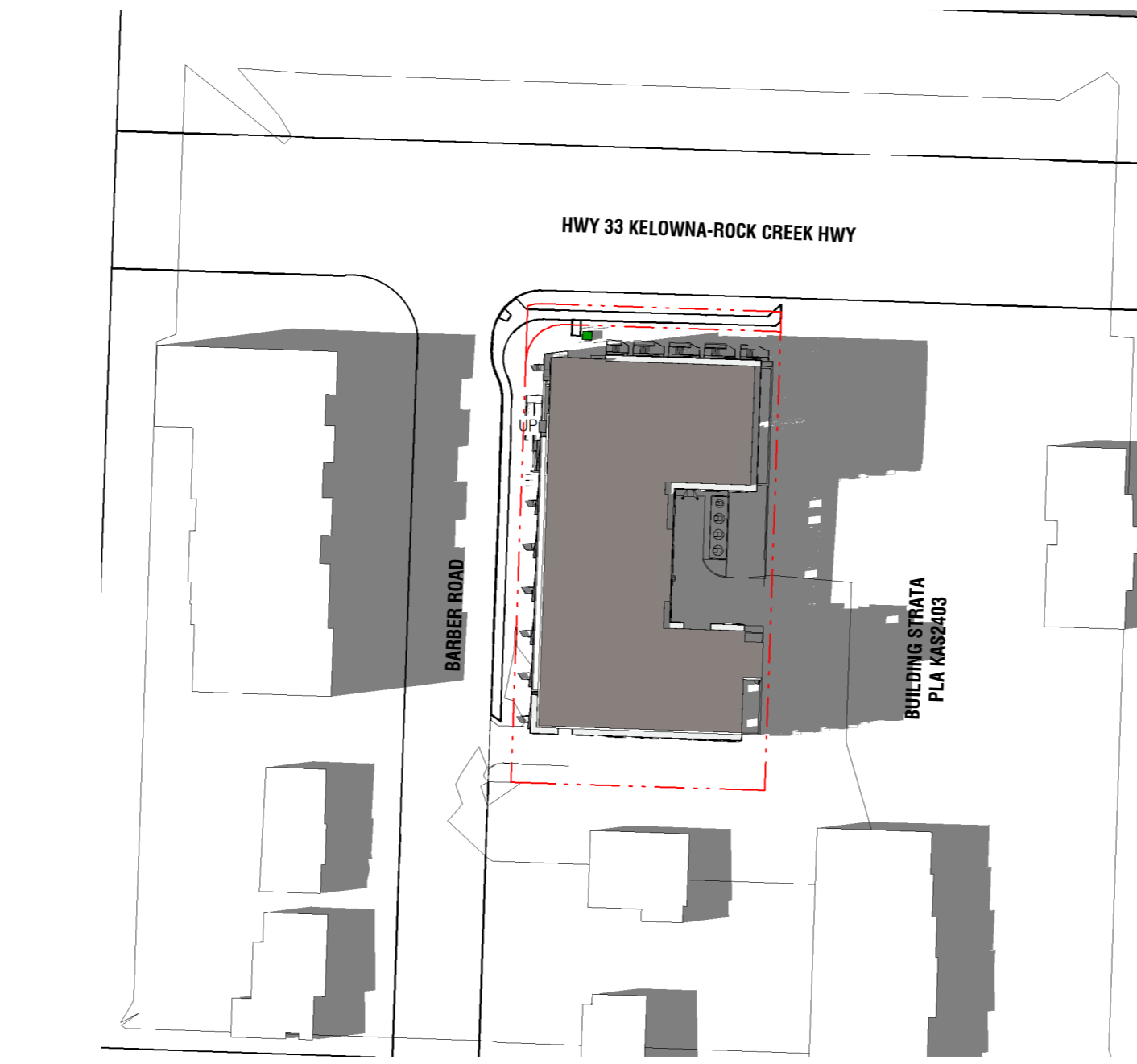
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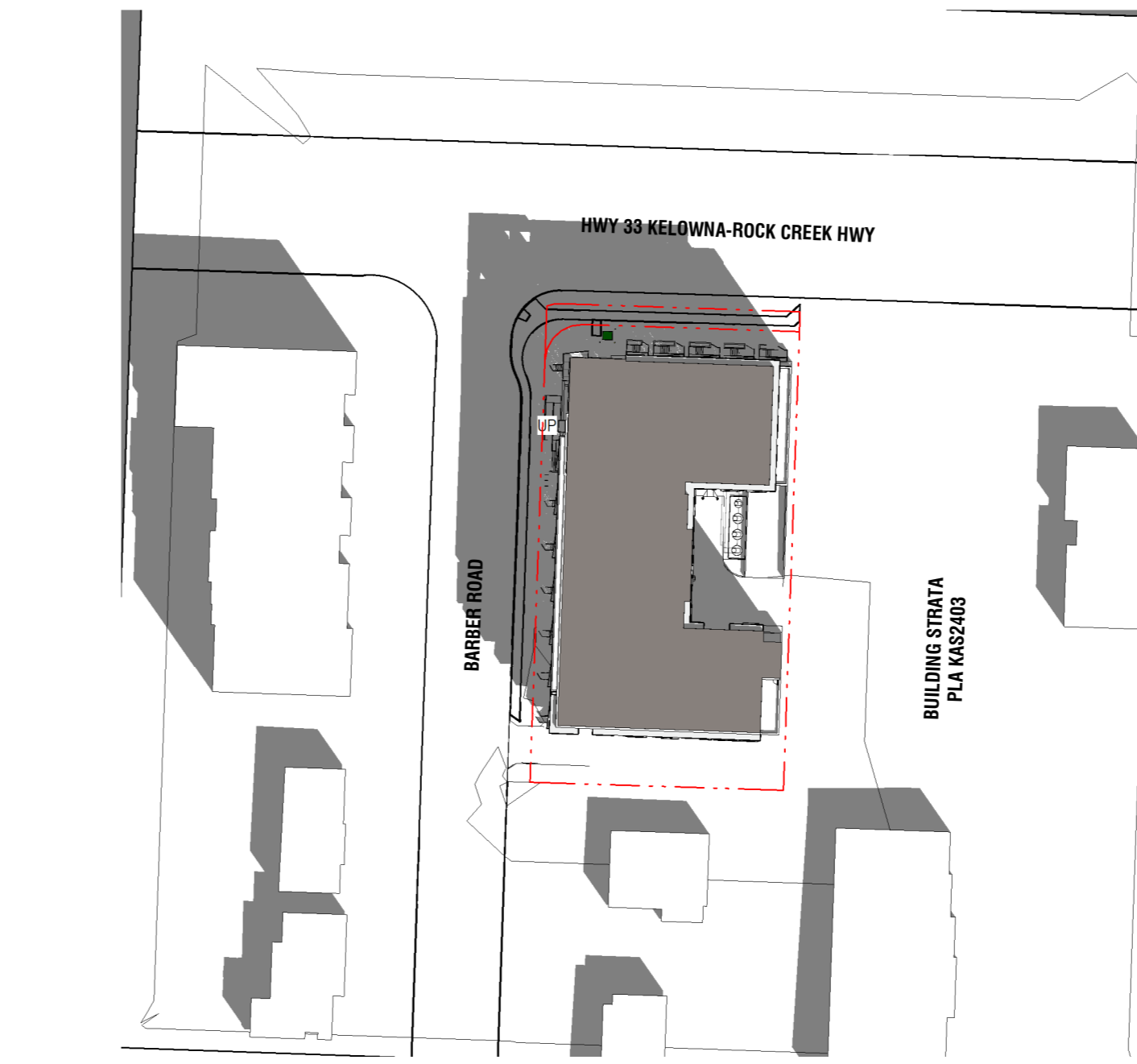
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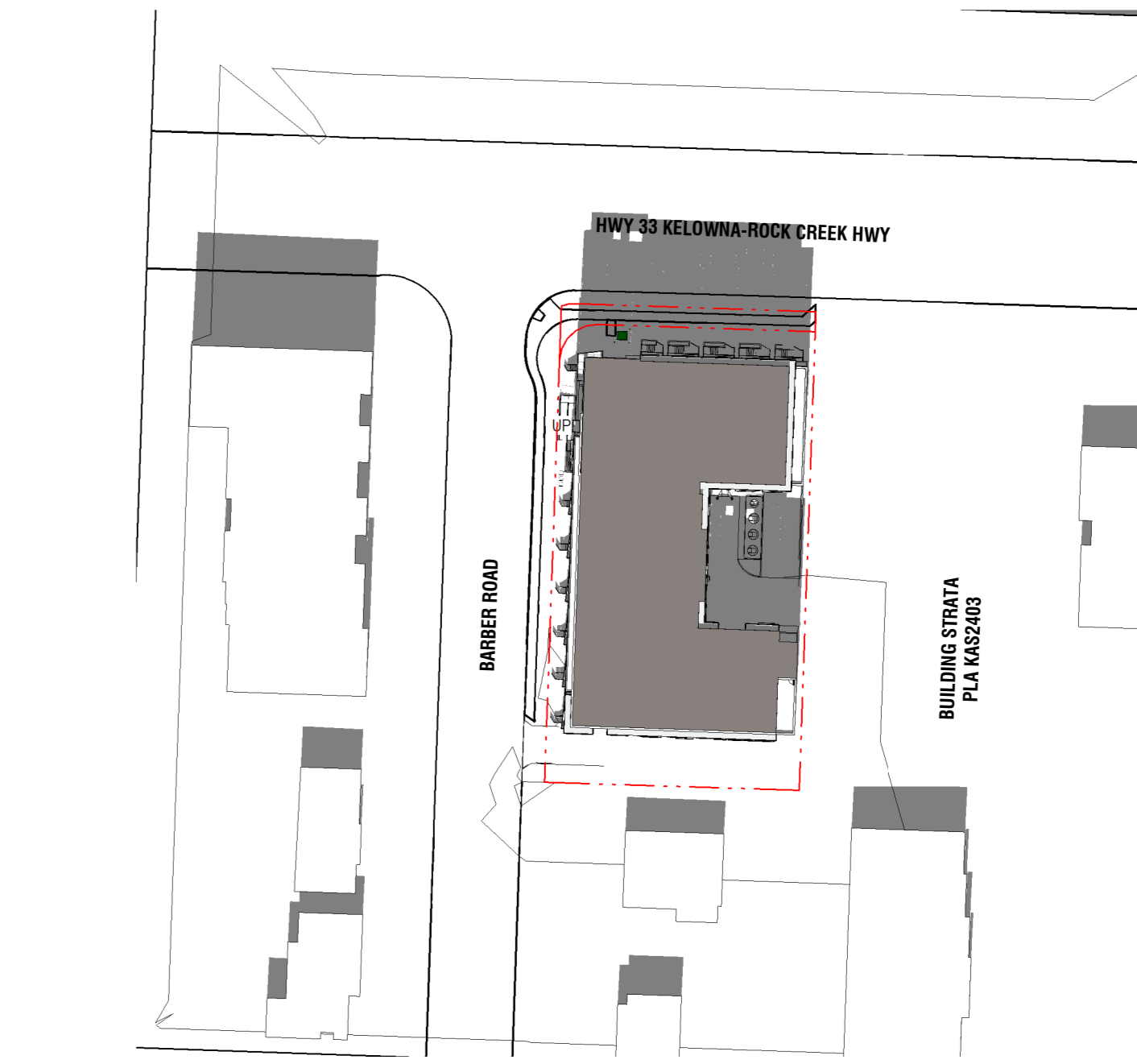
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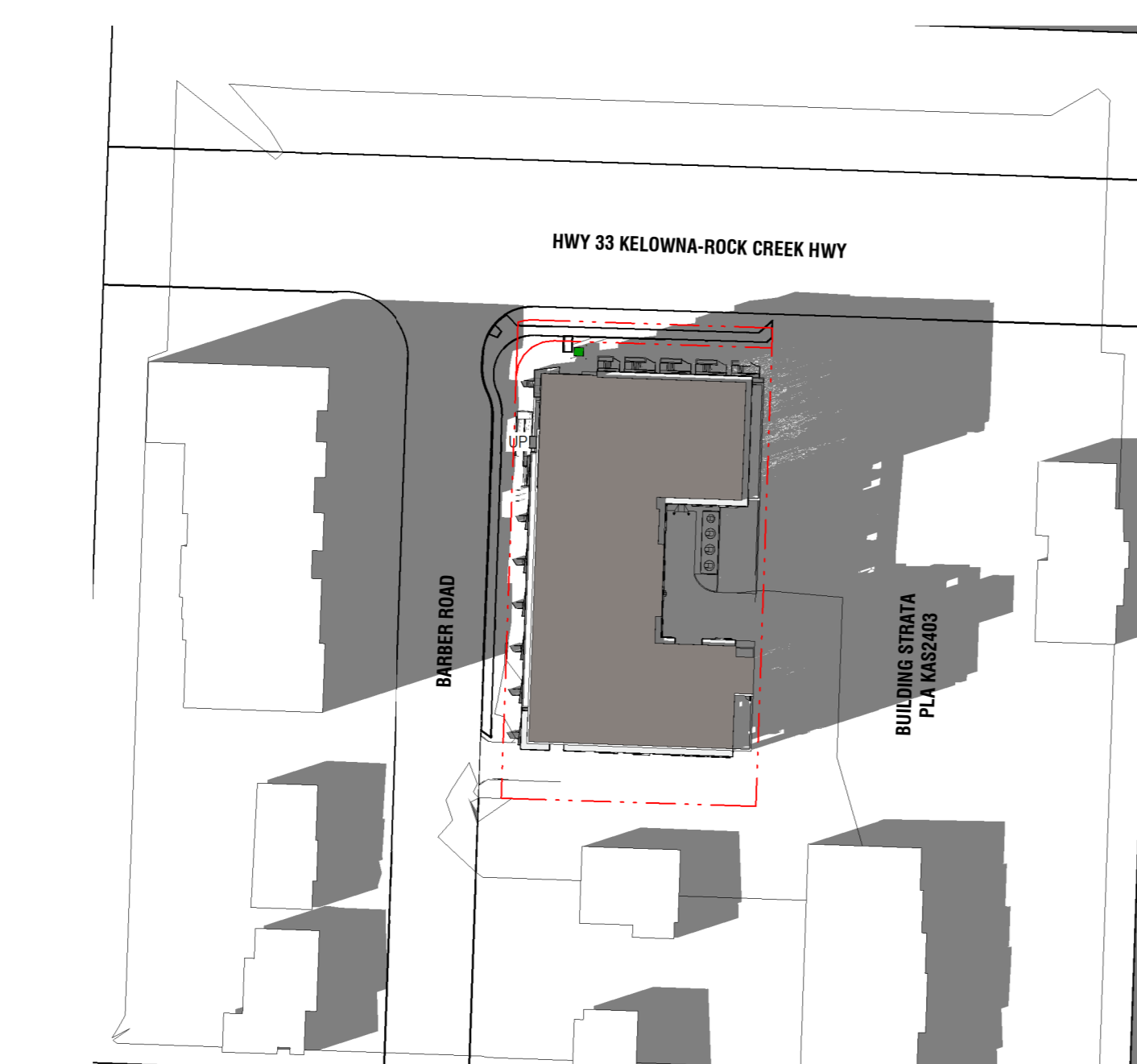
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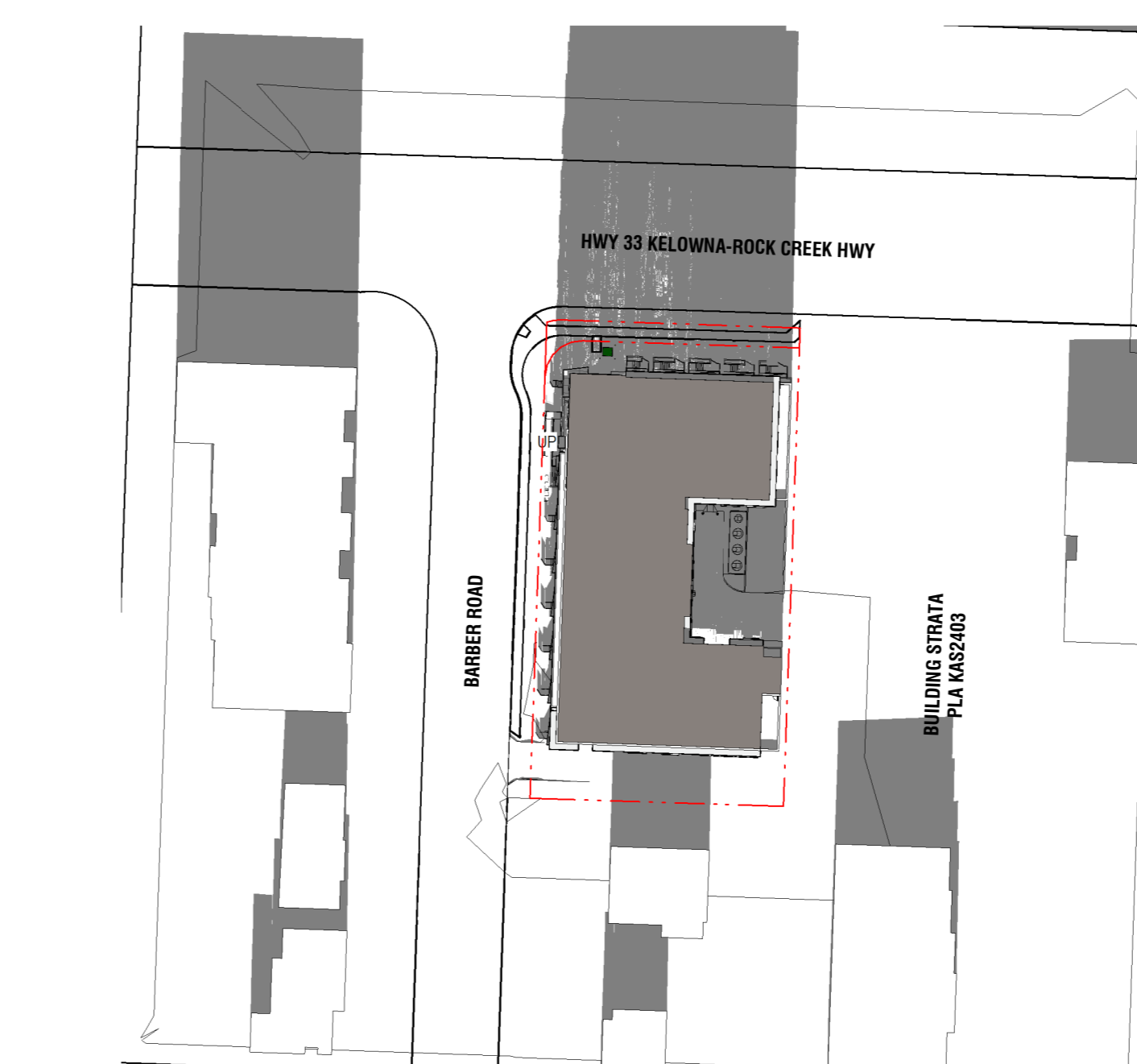
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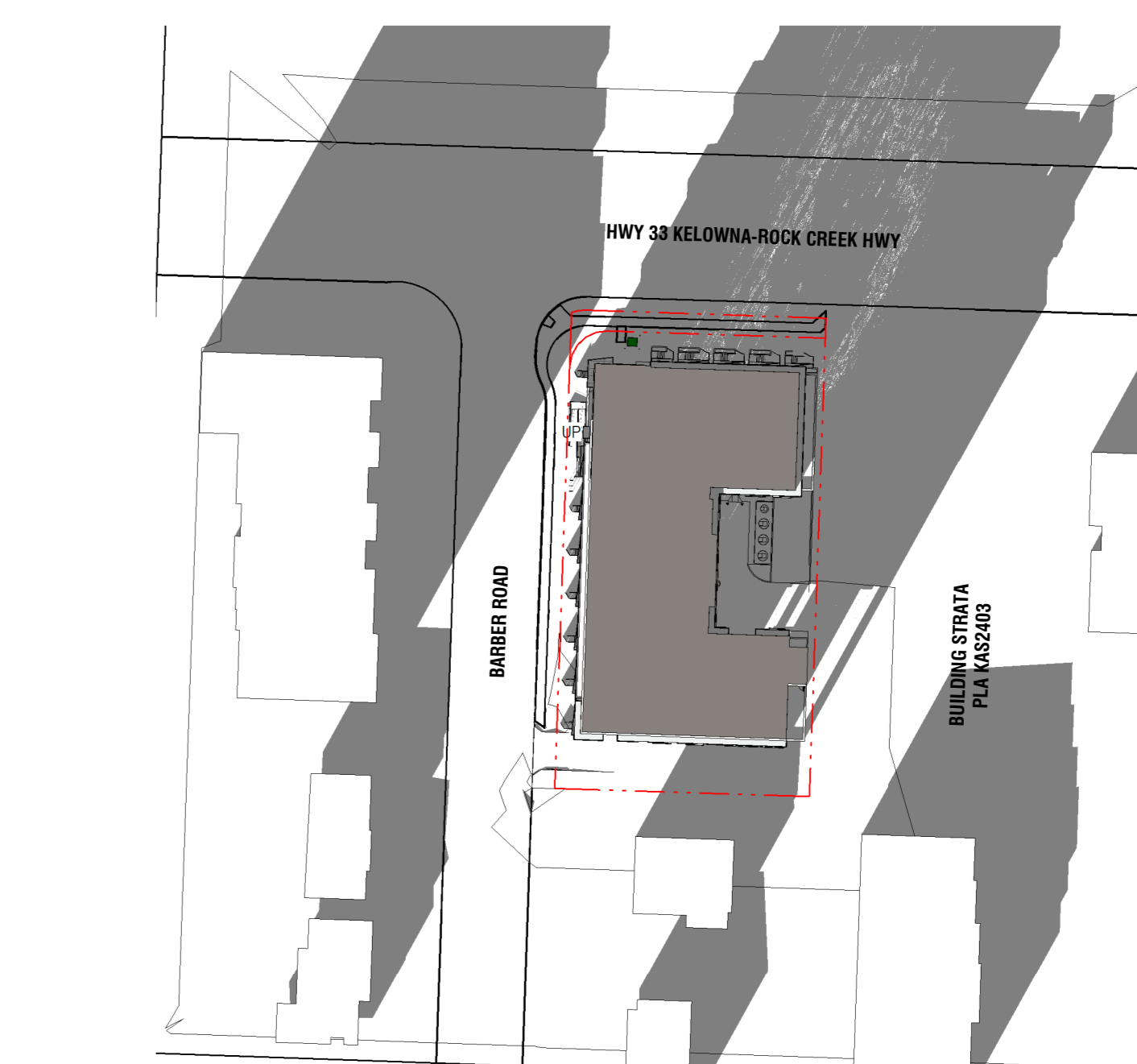
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15 December 21 @ 2:00 pm
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16 December 21 @ 4:00 pm
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ATTACHMENT D

This forms part of application
DP22-0225 DVP22-0226

City of Kelowna
DEVELOPMENT PLANNING

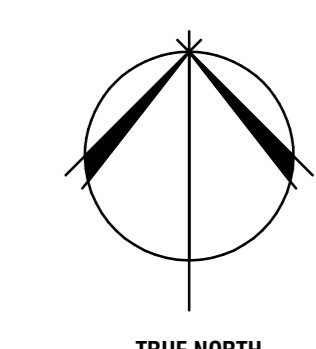
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