

Development Permit

DP24-0009

ATTACHMENT A	
This forms part of application # DP24-0009	
Planner Initials	MT
 City of Kelowna DEVELOPMENT PLANNING	

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

578, 580, 586, 590, 602 Coronation Ave

and legally known as

Lot 50 District Lot 139 ODYD Plan 1037

Lot 51 District Lot 139 ODYD Plan 1037

Lot 52 District Lot 139 ODYD Plan 1037

Lot 53 District Lot 139 ODYD Plan 1037

Lot 54 District Lot 139 ODYD Plan 1037

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 27, 2023

Development Permit Area: Form & Character

Existing Zone: UC1 – Downtown Urban Centre

Future Land Use Designation: UC – Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: Coronation St. Paul GP Inc., Inc.No. BC1431078

Applicant: MGA Architecture

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. DP24-0009 for:

- Lot 50 District Lot 139 ODYD Plan 1037, located at 602 Coronation Ave, Kelowna, BC;
- Lot 51 District Lot 139 ODYD Plan 1037, located at 590 Coronation Ave, Kelowna, BC;
- Lot 52 District Lot 139 ODYD Plan 1037, located at 586 Coronation Ave, Kelowna, BC;
- Lot 53 District Lot 139 ODYD Plan 1037, located at 580 Coronation Ave, Kelowna, BC;
- Lot 54 District Lot 139 ODYD Plan 1037, located at 578 Coronation Ave, Kelowna, BC;

subject to the following:

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$92,043.75**

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.**

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City of Kelowna DEVELOPMENT PLANNING	

DRAFT

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 6 = 48 m²
 1 BDRM UNITS = 66 X 10 = 660 m²
 2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2179 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
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LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
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LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
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SCHEDULE A
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 City of Kelowna COMMUNITY PLANNING

TOTAL PARKING STALL COUNT			
LEVEL	COUNT		
LEVEL 1 (P1)	32		
LEVEL 0 (P2)	52		
TOTAL	84		

REGULAR PARKING STALL COUNT		SMALL PARKING STALLS		ACCESSIBLE PARKING STALL COUNT	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
LEVEL 1 (P1)	17	LEVEL 1 (P1)	13	LEVEL 1 (P1)	2
LEVEL 0 (P2)	36	LEVEL 0 (P2)	15	LEVEL 0 (P2)	1
TOTAL	53	TOTAL	28	TOTAL	3

BIKE PARKING (88 REQUIRED)			
LEVEL	# RACKS	# PARKING	RACK TYPE
LEVEL 1 (P1)	5	10	BIKE SURFACE RACK DOUBLE
LEVEL 1 (P1)	6	6	BIKE WALL RACK SINGLE
LEVEL 0 (P2)	28	56	BIKE SURFACE RACK DOUBLE
LEVEL 0 (P2)	39	39	BIKE WALL RACK SINGLE
TOTAL		111	= 59% GROUND ORIENTED BIKE PARKING

RE-ISSUED FOR DP / CITY COMMENTS

MGA ARCHITECTURE | AT studios | REGISTERED ARCHITECT | ISSUED FOR DEVELOPMENT PERMIT | FIFTH FLOOR PROPERTIES | DELANO | 23.001 | 12/12/20 | 1/8" = 1'-0" | DP2.1

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2 BED		
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UNIT MIX

- 1 BED
- 1 BED + DEN
- 2 BED
- DOG WASH
- STUDIO

SCHEDULE A

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RE-ISSUED FOR DP / CITY COMMENTS

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				NO.	DATE	DESCRIPTION										
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT														
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Project: DELANO Project No.: 23.001 Date: 12/12/20 Scale: 1/8" = 1'-0" Revision Number: 0																

File Path: 2024-05-28 10:10:59 AM

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UNIT MIX

- 1 BED
- 1 BED + DEN
- 2 BED
- STUDIO

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 COMMUNITY PLANNING

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 WWW.AQUILION.COM
 BRITISH COLUMBIA

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ISSUED FOR DEVELOPMENT PERMIT

PROJECT NORTH

NO.	DATE	DESCRIPTION
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CLIENT: **FIFTH FLOOR PROPERTIES**
 Project: **DELANO**
 602, 590, 586, 580, 578 CORONATION AVE
 CONDO DEVELOPMENT

Project No. 23.001
 Date 12/12/20
 Scale 1/8" = 1'-0"
 Revision Number 0

Sheet Title: **LEVEL 4 - FLOOR PLAN**
 Drawing Number: **DP2.5**

File Path: P:\01-2024-05-28-10-13-12.dwg

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 6 = 48 m²
 1 BDRM UNITS = 66 X 10 = 660 m²
 2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2173 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8951 SF	20293 SF	831.6 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47541 SF		4416.7 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
1 BED		
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	1
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85



UNIT MIX
 1 BED
 1 BED + DEN
 2 BED

SCHEDULE A
 This forms part of application
 # DP24-0009
 Planner Initials MT
 City of Kelowna COMMUNITY PLANNING

RE-ISSUED FOR DP / CITY COMMENTS

MGA ARCHITECTURE + **AT studios** ARCHITECTS

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PROJECT NORTH

CLIENT: **FIFTH FIVE PROPERTIES**
 Project: **DELANO**
 602, 590, 586, 580, 578 CORONATION AVE
 CONDO DEVELOPMENT

Project No. 23.001
 Date 12/12/20
 Scale 1/8" = 1'-0"
 Revision Number 0

Sheet Title: **LEVEL 5 - FLOOR PLAN**
 Drawing Number: **DP2.6**

NO. DATE DESCRIPTION RECORD OF REVISIONS

1 | 2023.12.20 | ISSUED FOR DEVELOPMENT PERMIT

File Path: 2024-05-28 10:13:14 AM

SCHEDULE A

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DP24-0009

Planner Initials **MT**



COMMON / PRIVATE AMENITY REQUIREMENT

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2 BDRM UNITS = 11 X 15 = 165 m²

TOTAL 873 m² (9,397 SF)

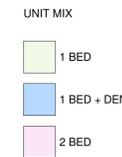
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TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

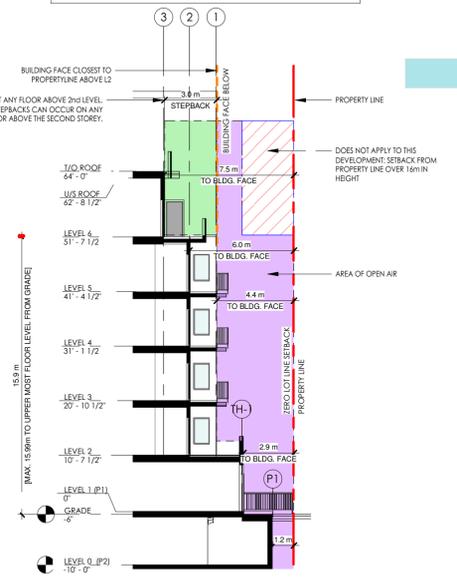
NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
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1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85



STEPBACK MEANS THE HORIZONTAL RECESSING OF THE BUILDING FACADE ABOVE ANY FLOOR ABOVE 2ND LEVEL. COMMON STAIRWELLS, ELEVATORS AND THE ASSOCIATED COMMON FLOOR AREAS THAT ACCESS THE STAIRWELLS AND ELEVATORS ARE EXEMPT FROM REQUIRING TO MEET THE STEPBACK.



2 SOUTH SETBACK & STEP BACK
1/16" = 1'-0" RE-ISSUED FOR DP / CITY COMMENTS

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PROFESSIONAL SEAL

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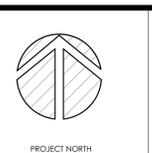
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NO.	DATE	DESCRIPTION
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1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT

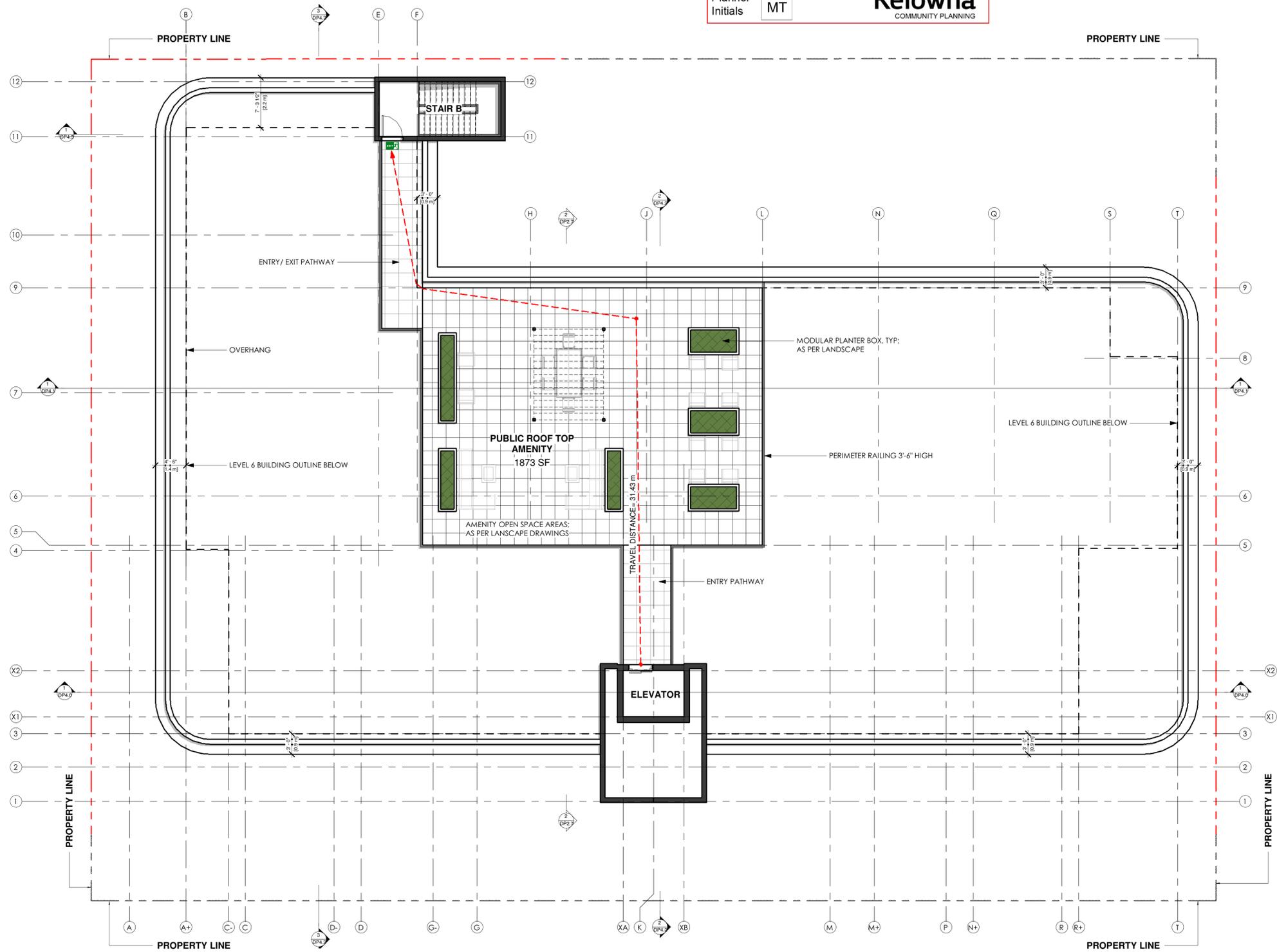
FIFTH PROPERTIES

CLIENT: DELANO

602, 590, 586, 580, 578 CORONATION AVE
CONDO DEVELOPMENT

Project No.	23.001	Sheet Title	LEVEL 6 - FLOOR PLAN
Date	12/12/20	Drawing Number	DP2.7
Scale	As indicated		
Revision Number	0		

SCHEDULE A
 This forms part of application
 # DP24-0009
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials **MT**



LOOKING SOUTH/ WEST



LOOKING NORTH/ WEST

RE-ISSUED FOR DP / CITY COMMENTS

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						NO.	DATE	DESCRIPTION										
2	2024.03.24	RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS																
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT																
<p>602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT</p>	<p>Date 03/18/24</p>	<p>Scale 1/8" = 1'-0"</p>	<p>Revision Number 0</p>	<p>Drawing Number DP2.8</p>														



BUILDING ELEVATION NOTES

NUMBER	NOTE
1	STUCCO (LIGHT)
2	STUCCO (DARK)
3	CORRUGATED METAL SIDING (VERTICAL)
4	ALL GLAZING TO HAVE BIRD FRIENDLY FILM: FEATHER FRIENDLY TECHNOLOGIES, DOT SIZE 5mm, SPACING H 50mm V 100mm, GENERAL CONTRACTOR TO COORDINATE INSTALLATION
5	METAL FINISH (SMOOTH) (BLACK)
6	ANODIZED METAL FINISH (SMOOTH) (SILVER)
7	VERTICAL ACCENT LIGHTING (ILLUMINATION GLOW ONLY)
8	OWNER SUPPLIED AND INSTALLED SIGNAGE
9	PREFINISHED METAL FLASHING
10	RAILING - FACE MOUNTED - BLACK PICKET
11	ARCHITECTURALLY EXPOSED CONCRETE
12	OVERHEAD INSULATED METAL DOOR
13	TRANSFORMER OW GATED ENCLOSURE
14	MECHANICAL SCREENING

1 South Elevation
DP3.0 1/8" = 1'-0"



2 North Elevation
DP3.0 1/8" = 1'-0"

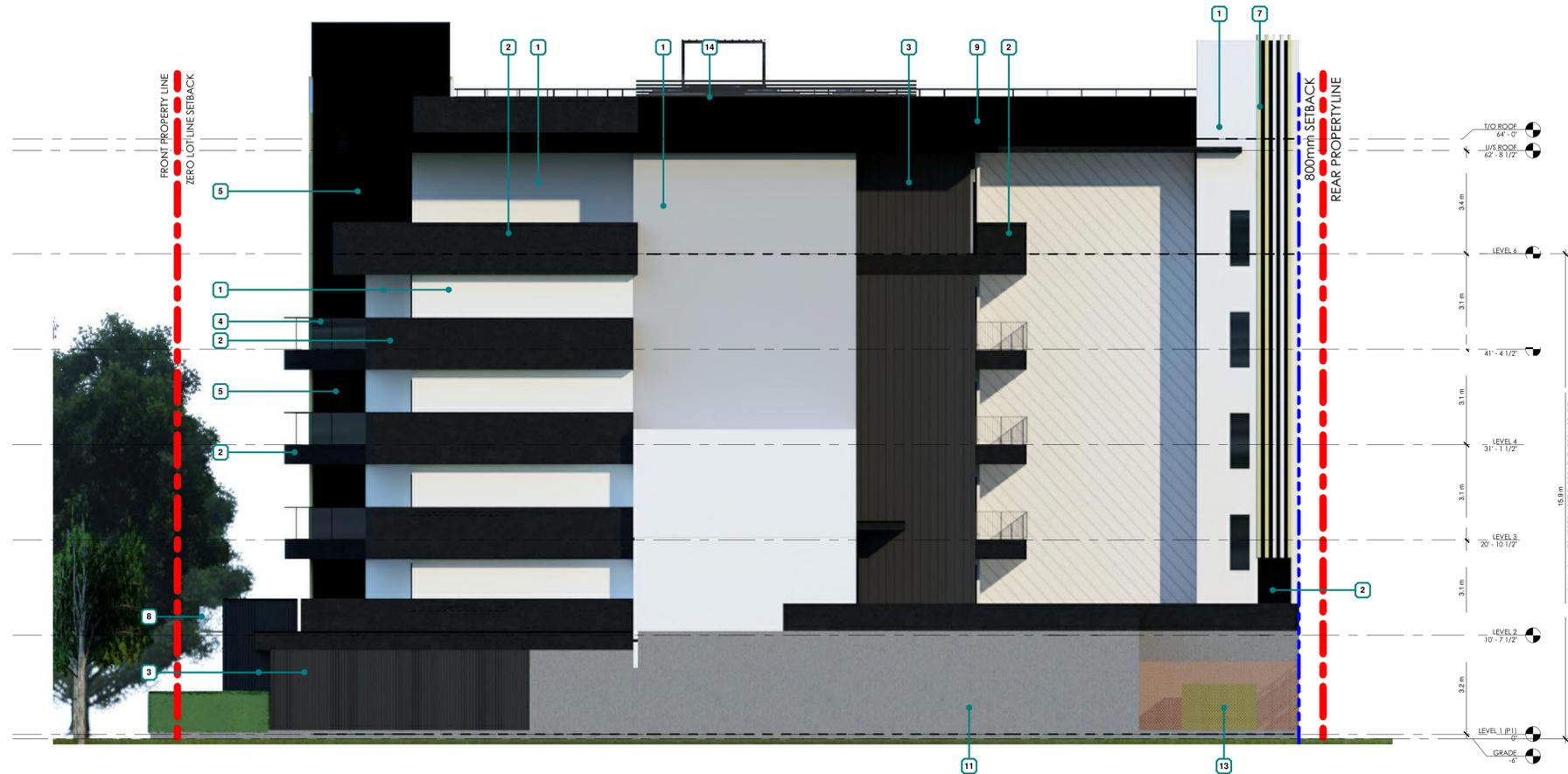
SCHEDULE B
This forms part of application
DP24-0009

Planner Initials **MT**

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			NO.	DATE	DESCRIPTION										
2	2024.03.26	RE-ISSUED FOR DEVELOPMENT PERMIT/ CITY COMMENTS													
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT													
<p>PROFESSIONAL SEAL</p>															

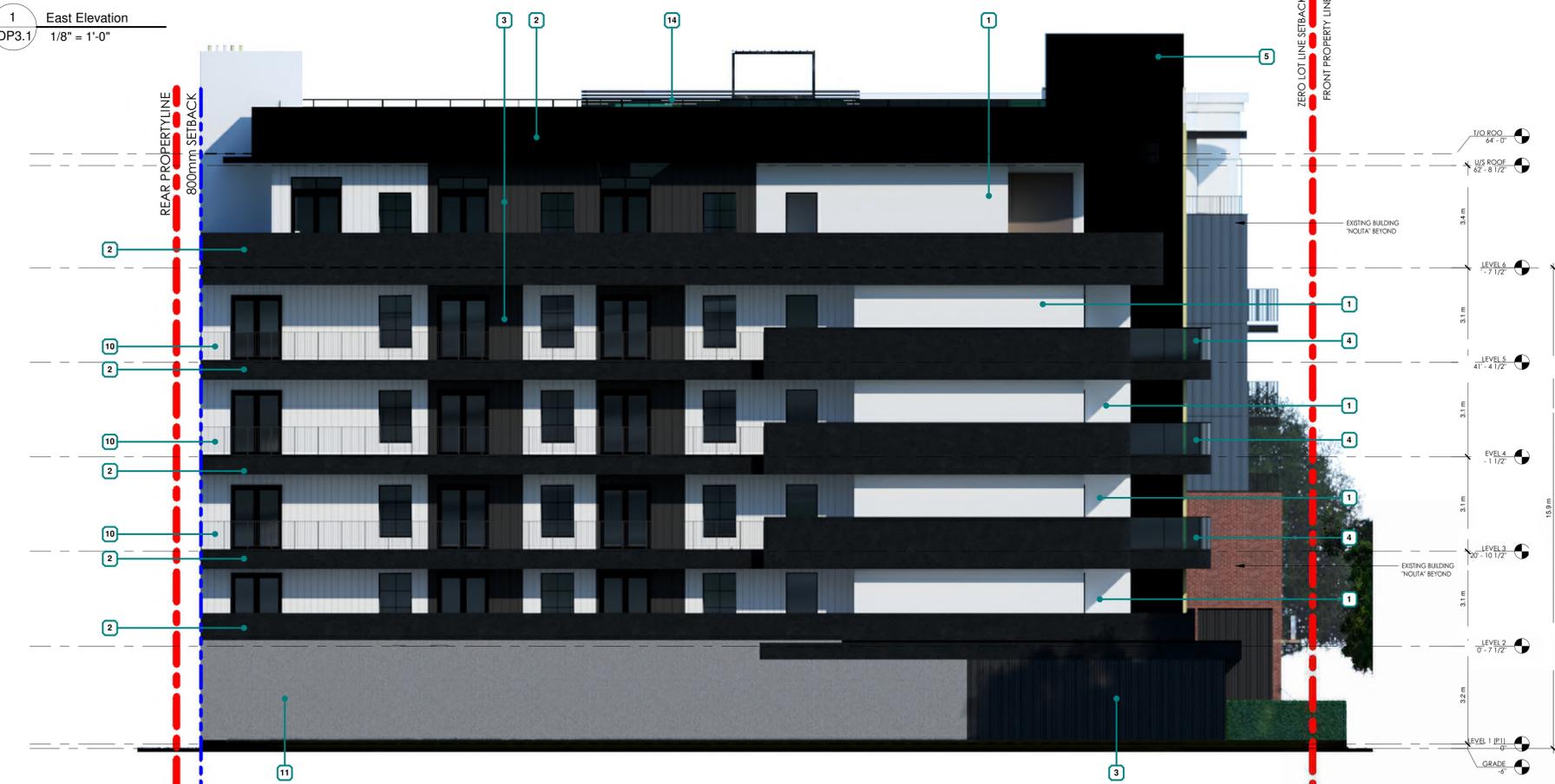
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BUILDING ELEVATION NOTES

NUMBER	NOTE
1	STUCCO (LIGHT)
2	STUCCO (DARK)
3	CORRUGATED METAL SIDING (VERTICAL)
4	ALL GLAZING TO HAVE BIRD FRIENDLY FILM: FEATHER FRIENDLY TECHNOLOGIES, DOT SIZE 5mm, SPACING H 50mm V 100mm, GENERAL CONTRACTOR TO COORDINATE INSTALLATION
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11	ARCHITECTURALLY EXPOSED CONCRETE
12	OVERHEAD INSULATED METAL DOOR
13	TRANSFORMER c/w GATED ENCLOSURE
14	MECHANICAL SCREENING

1 East Elevation
DP3.1
1/8" = 1'-0"



2 West Elevation
DP3.1
1/8" = 1'-0"

SCHEDULE B
This forms part of application
DP24-0009

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

RE-ISSUED FOR DP / CITY COMMENTS

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ARCHITECTURE

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BRITISH COLUMBIA

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ISSUED FOR DEVELOPMENT PERMIT

PROJECT NORTH

NO.	DATE	DESCRIPTION
2	2024.03.24	RE-ISSUED FOR DEVELOPMENT PERMIT / CITY COMMENTS
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT

CLIENT

FIFTH AVE
PROPERTIES

Project

DELANO

602, 590, 586, 580, 578
CORONATION AVE
CONDO DEVELOPMENT

Project No.	23.001
Date	12/12/20
Scale	1/8" = 1'-0"
Revision Number	0

Sheet Title

BUILDING ELEVATIONS

Drawing Number

DP3.1

DELANO

MATERIAL BOARD



aluminum storefront - solarban 60

aluminum frame - clear anodized



concrete - textured natural finishes w/sealers



materials - paint earth tone colour palette



#9D9E84

RGB 157, 158, 132

#5F6063

RGB 95, 96, 99

#FAF7F0

RGB 250, 247, 240



exposed architectural concrete - sealed



balcony railing system



cement panel system



vinyl, metal clad window systems - triple glazed



permeable ground works

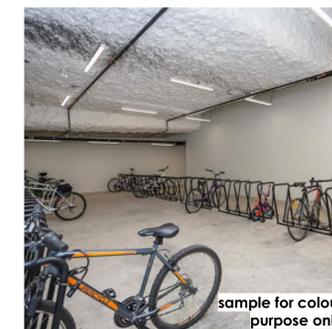
SCHEDULE B
 This forms part of application
 # DP24-0009

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pivot wall mount bike racks

sample for style purpose only



ground anchored bike racks

sample for colour purpose only



bike repair station

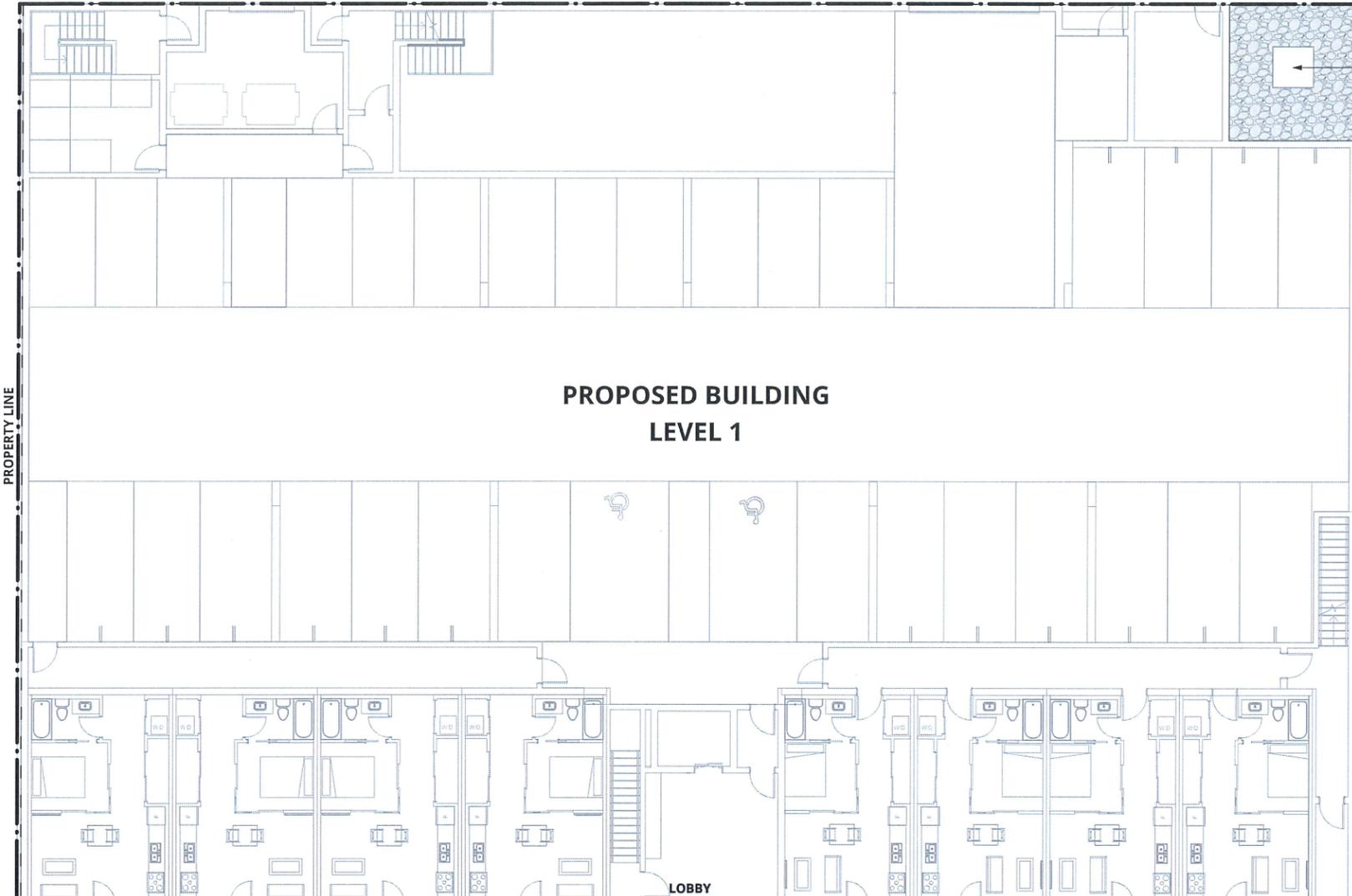
sample for function purpose only

RE-ISSUED FOR DP / CITY COMMENTS

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						NO.	DATE	DESCRIPTION										
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT																
RECORD OF REVISIONS																		
<p>mgaarch.com</p>	<p>atstudios.com</p>	<p>PROJECT NORTH</p>	<p>CLIENT</p>															

LANE

PROPERTY LINE



PROPOSED BUILDING
LEVEL 1

LOBBY

PARKADE LINE

PROPERTY LINE

CORONATION AVE

PAD MOUNTED TRANSFORMER
(BY OTHERS)



PROPOSED BIKE RACK

LEGEND:

- PROPERTY LINE
- PARKADE LINE
- CONCRETE PAVING
- PEDESTAL PAVERS
- DECORATIVE ROCK MULCH
- SHRUB PLANTING
- SOD PLANTING
- ARTIFICIAL TURF
- NON-CLIMBABLE METAL FENCE
- 1.8M HIGH WOOD PRIVACY FENCE
- 1.2M HIGH DECORATIVE METAL FENCE

SCHEDULE C

This forms part of application
DP24-0009

Planner Initials **MT**

PLANT LIST - MAIN FLOOR (ON SITE)					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs	Green Mountain Boxwood	#02	Potted	1.5 x 0.9m	0.9m o/c

NOTES:

- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF BARK MULCH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
PLANTERS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.

ORGANIC BARK MULCH (TYP.)
SHRUB PLANTING (TYP.)
1.2M HIGH DECORATIVE METAL FENCE WITH GATE (TYP.)

+/-5.7M TYP.

+/-5.4M TYP.

1.8M HIGH WOOD PRIVACY SCREEN
SCORED CONCRETE PAVING

(6) SHORT TERM BIKE PARKING

+/-1.3M TYP.

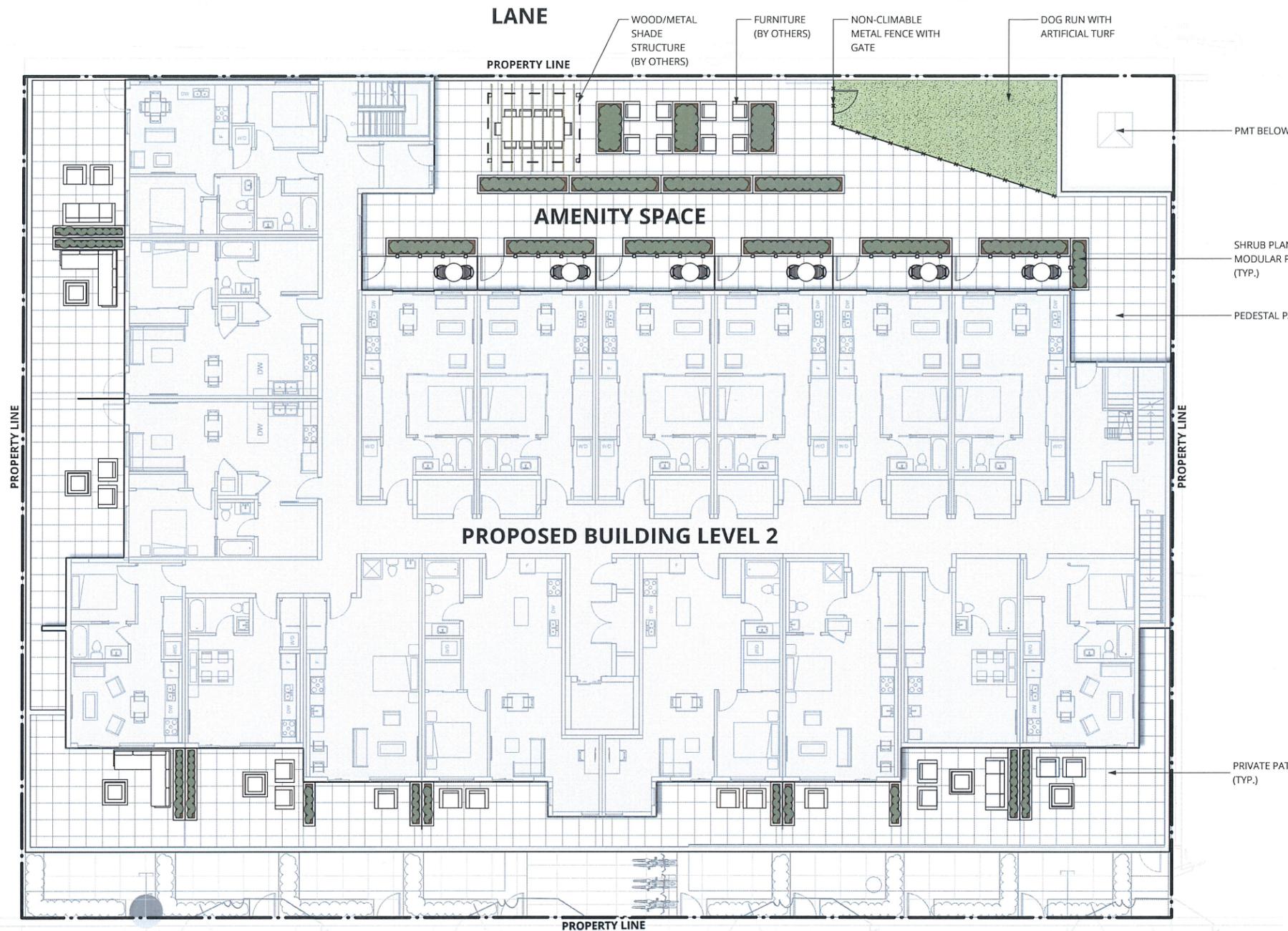
+/-5M TYP.

+/-2.8M TYP.

CONCRETE PAVING (TYP.)

SEE OFF SITE LANDSCAPE PLAN

NO.	DESCRIPTION	DATE
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-03-21
0	ISSUED FOR DEVELOPMENT PERMIT	2023-12-21



LEGEND:

- PROPERTY LINE
- PARKADE LINE
- CONCRETE PAVING
- PEDESTAL PAVERS
- DECORATIVE ROCK MULCH
- SHRUB PLANTING
- SOD PLANTING
- ARTIFICIAL TURF
- NON-CLIMBABLE METAL FENCE
- 1.8M HIGH WOOD PRIVACY FENCE
- 1.2M HIGH DECORATIVE METAL FENCE



PROPOSED COMMON AMENITY SPACE & SHADE STRUCTURE



PROPOSED PEDESTAL PAVERS



PROPOSED MODULAR PLANTERS

PLANT LIST - 3RD FLOOR

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs	Green Gem Boxwood	#02	Potted	0.6 x 0.6m	0.6m o/c

SCHEDULE C

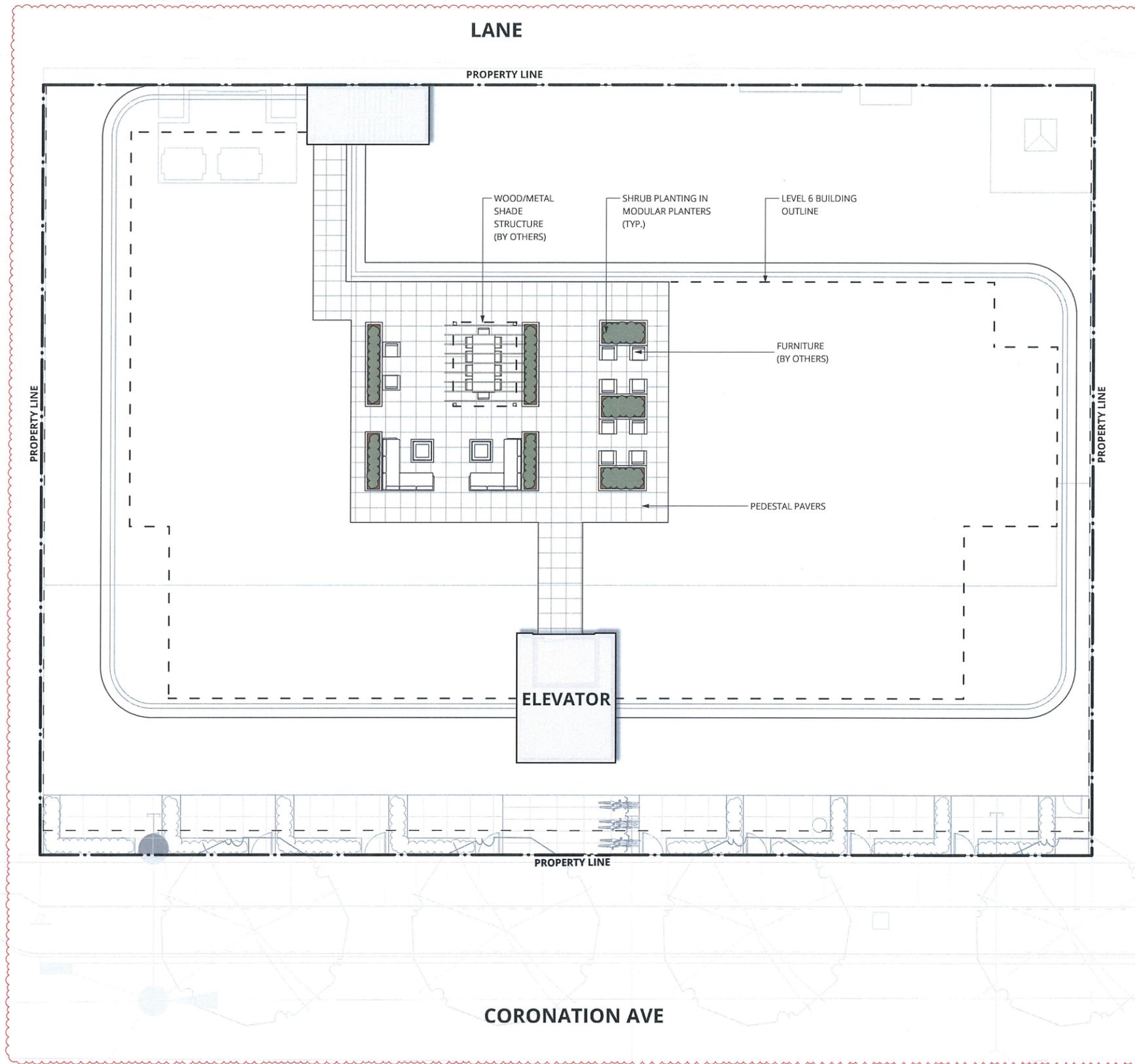
This forms part of application # DP24-0009

Planner Initials **MT**

- NOTES:**
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 - ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF BARK MULCH UNLESS OTHERWISE NOTED.
 - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
PLANTERS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.

CORONATION AVE

NO.	DESCRIPTION	DATE
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-03-21
0	ISSUED FOR DEVELOPMENT PERMIT	2023-12-21



LEGEND:

	PROPERTY LINE
	PARKADE LINE
	CONCRETE PAVING
	PEDESTAL PAVERS
	DECORATIVE ROCK MULCH
	SHRUB PLANTING
	SOD PLANTING
	ARTIFICIAL TURF
	NON-CLIMBABLE METAL FENCE
	1.8M HIGH WOOD PRIVACY FENCE
	1.2M HIGH DECORATIVE METAL FENCE



PROPOSED COMMON AMENITY SPACE & SHADE STRUCTURE



PROPOSED PEDESTAL PAVERS



PROPOSED MODULAR PLANTERS

PLANT LIST - 3RD FLOOR					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs					
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	Potted	0.6 x 0.6m	0.6m o/c

SCHEDULE C

This forms part of application
DP24-0009

Planner Initials **MT**

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PLANTERS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
 Townhouses & Infill

Page 18-19

Chapter 4
 Low & Mid-Rise
 Residential &
 Mixed Use

Page 18-34

Chapter 5
 High-Rise
 Residential &
 Mixed Use

Page 18-42

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

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width 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. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
k. 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. 					✓	
l. 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						
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						
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 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: <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 • 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.	✓					



artistic rendering only, refer to drawings for all items

ATTACHMENT C
 This forms part of application
 # DP24-0009

Planner Initials **MT**

City of Kelowna
 COMMUNITY PLANNING



MGA
 ARCHITECTURE

mgaarch.com

AT
 studios

architects.com

PROFESSIONAL SEAL

ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

- THIS DRAWING MUST NOT BE SCALED.

- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.

- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

PROJECT NORTH

COORDINATION

NO.	DATE	DESCRIPTION
2	2024.03.26	RE-ISSUED FOR DEVELOPMENT PERMIT / CITY COMMENTS
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT

CLIENT
FIFTH FIVE PROPERTIES

Project
DELANO
 602, 590, 586, 580, 578
 CORONATION AVE
 CONDO DEVELOPMENT

Project No.	23.001
Date	2024.03.26
Scale	
Revision Number	0

Sheet Title
 RENDERINGS

Drawing Number
DP6.0

RE-ISSUED FOR DP / CITY COMMENTS