

Development Permit

DP24-0005



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

2654 Gore St

and legally known as

Lot 4 District Lot 14 ODYD Plan 7927

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: August 12, 2024

Development Permit Area: Form and Character

Existing Zone: UC5 – Padosy 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: H&H Joint Ventures Ltd., Inc. No. BC1185908

Applicant: Lime Architecture 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. DP24-0005 for Lot 4 District Lot 14 ODYD Plan 7927 located at 2654 Gore St, 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 **\$11,041.00**

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.**

LOT 4 GORE STREET, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 2654 GORE STREET, KELOWNA, BC
LEGAL: LOT 4, PLAN KAP7927

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA UC5 ZONING
PANDOSY URBAN CENTRE
OCP MAP 4.5: 4 STOREYS
OCP MAP 4.6: RESIDENTIAL STREET

SITE INFORMATION:

GROSS SITE AREA = 6,889 SF (640 m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	85% (5,856 SF)	81% (5,604 SF)
SITE COVERAGE + HARDSCAPING =	90% (6,200 SF)	88% (6,065 SF)
FAR =	1.6 (11,023 SF)	1.2 (8,230 SF)
HEIGHT =	18.0m (4 STOREYS)	10.8m (3 STOREYS)

PRIVATE & COMMON AMENITY SPACE:

COMMON = 7 UNITS x 4m²/UNIT = 28m² (301 SF) 604 SF
PRIVATE: 2+ BEDROOM UNITS = 11m²/UNIT (118 SF) 293-870 SF/UNIT (SEE TABLE)

YARD SETBACKS:

FRONT YARD = 3.0m 4.4m
SIDE YARD = 0.0m 0.07m
SIDE YARD = 0.0m 0.03m
REAR YARD = 0.0m 0.12m

PARKING CALCULATIONS:

2+ BEDROOM UNITS = 7 UNITS x 1.0 (MIN.) = 7* 9
VISITOR = 7 UNITS x 0.14 = 1 1
TOTAL = 8 10
ACCESSIBLE PARKING = 1 (0 VAN ACCESSIBLE) 1 (0 VAN ACCESSIBLE)
*MAX. ALLOWABLE: 1.5/UNIT = 11

LONG-TERM BICYCLE STORAGE:

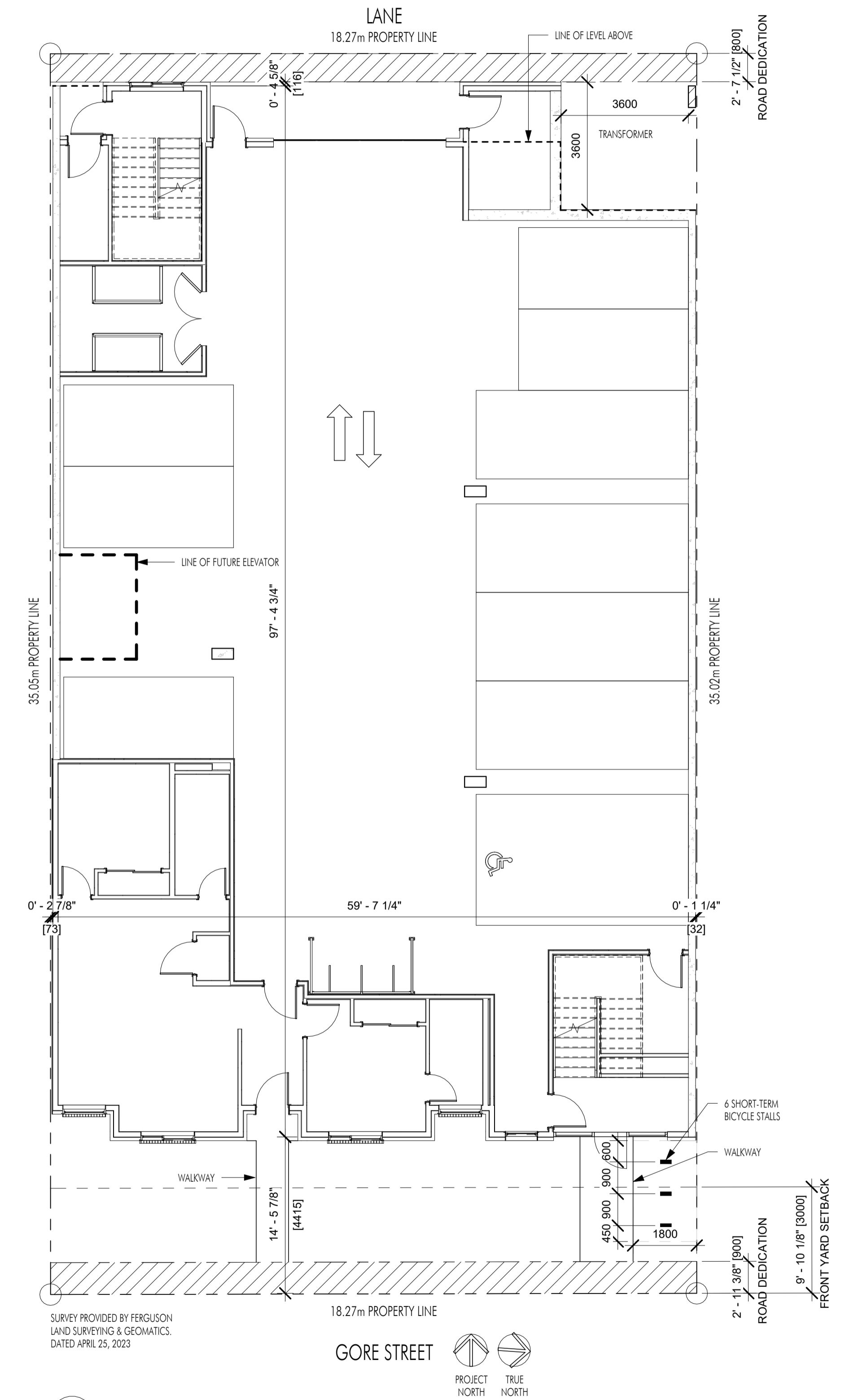
2 BEDROOM UNITS = 5 UNITS x 0.75 = 4
3 BEDROOM UNITS = 2 UNITS x 1 = 2
TOTAL = 6 6

SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE = 6 6

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
1	2	832 SF	293 SF
2	3	1376 SF	771 SF
3	2	1289 SF	635 SF
4	2	1260 SF	621 SF
5	3	1266 SF	870 SF
6	2	1156 SF	772 SF
7	2	1051 SF	622 SF
TOTAL UNIT AREAS		8230 SF	

PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
4	REGULAR - 90 deg
5	SMALL - 90 deg
10	



SURVEY PROVIDED BY FERGUSON
LAND SURVEYING & GEOMATICS.
DATED APRIL 25, 2023

1 SITE PLAN
A-002 1/8" = 1'-0"

SCHEDULE A
This forms part of application
DP24-0005
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

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

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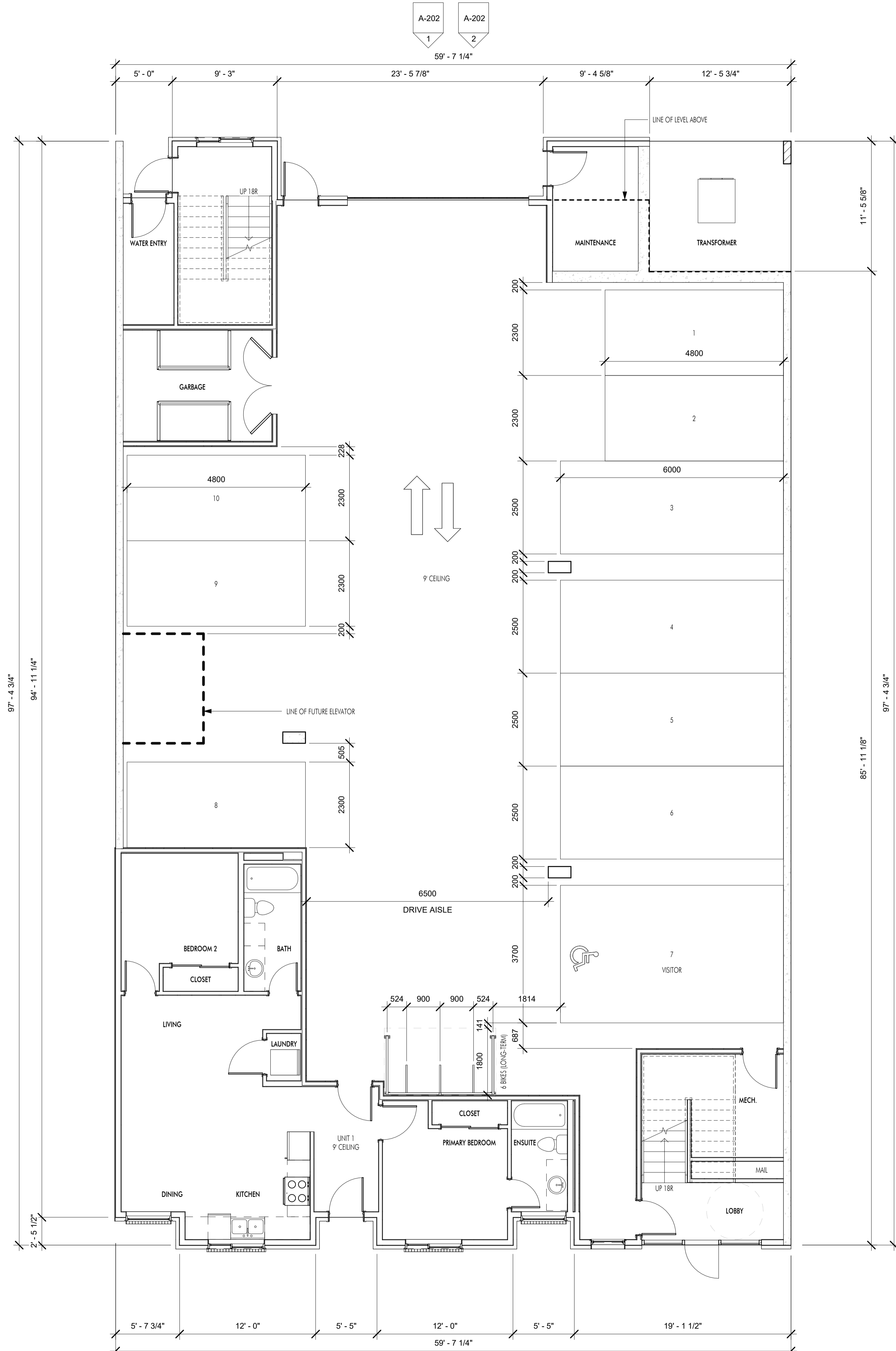
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Revision No.	Date	Description
10.03.23	90% DP REVIEW	
12.18.23	FOR REVIEW	
12.19.23	FOR DP	
03.13.24	FOR REVIEW	
05.14.24	DP ADDENDUM #1	
06.17.24	DP ADDENDUM #2	

Plot Date
06.17.24
PROJECT
2654 GORE STREET
DRAWING TITLE
SITE & PROJECT INFORMATION

Drawing No.
A-002





1 LEVEL 1
A-101 / 3/16" = 1'-0"

1 A-200
2 A-200

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Revision No., Date and Description

04.18.23	SCHEMATIC PLANS
06.30.23	SCHEMATIC PLANS
09.22.23	FOR REVIEW
10.03.23	90% DP REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
03.13.24	FOR REVIEW
05.14.24	DP ADDENDUM #1
05.28.24	FOR REVIEW
06.05.24	DP ADDENDUM #1
06.17.24	DP ADDENDUM #2

Plot Date
06.17.24
PROJECT
2654 GORE STREET
DRAWING TITLE
LEVEL 1 PLAN

Drawing No.
A-101



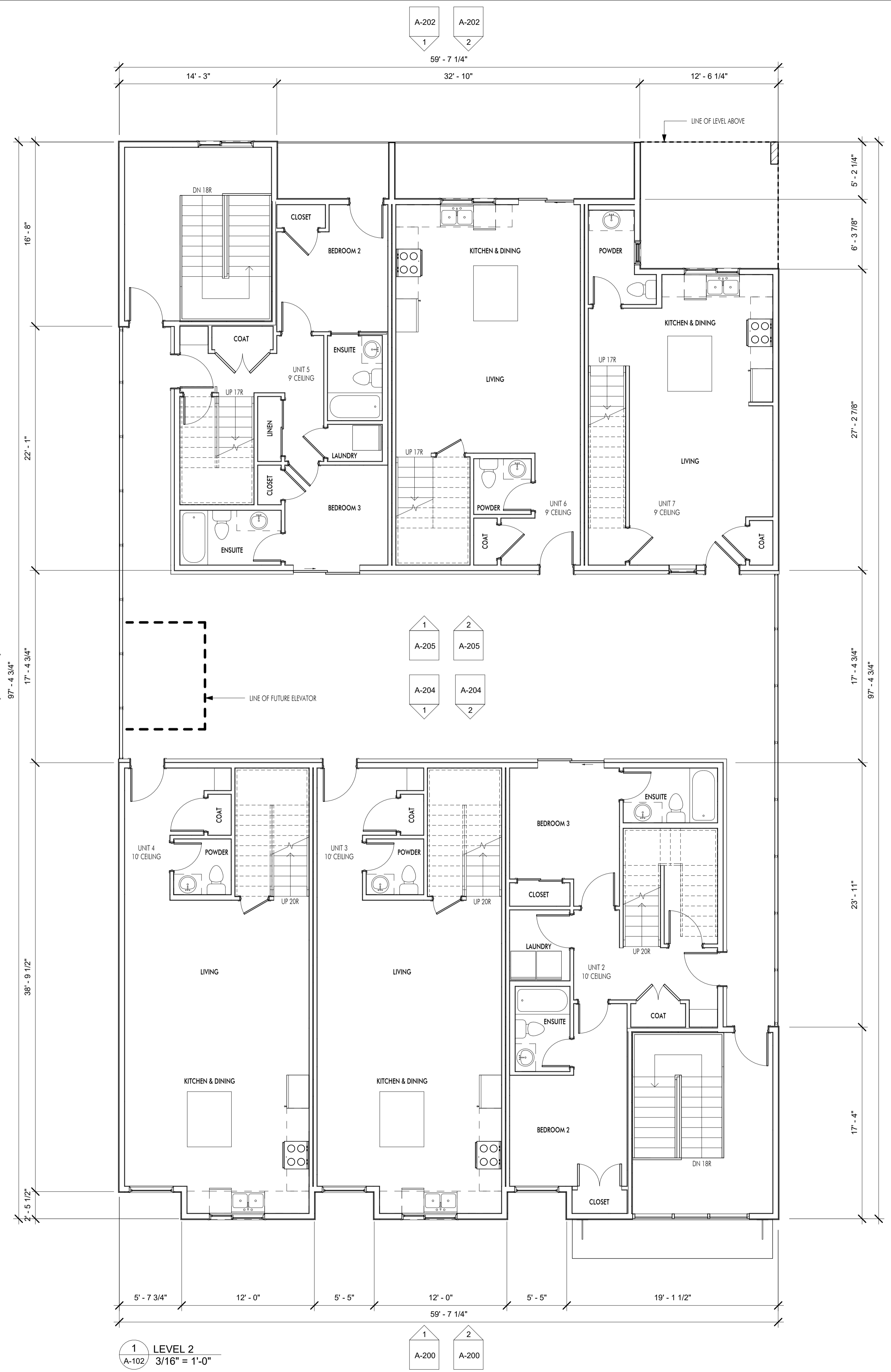
DP ADDENDUM #2

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Revision No., Date and Description

04.18.23	SCHEMATIC PLANS
05.10.23	SCHEMATIC PLANS
06.30.23	SCHEMATIC PLANS
07.19.23	SCHEMATIC PLANS
07.28.23	SCHEMATIC PLANS
09.22.23	FOR REVIEW
10.03.23	90% DP REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
03.13.24	FOR REVIEW
05.14.24	DP ADDENDUM #1
05.28.24	FOR REVIEW
06.05.24	DP ADDENDUM #1



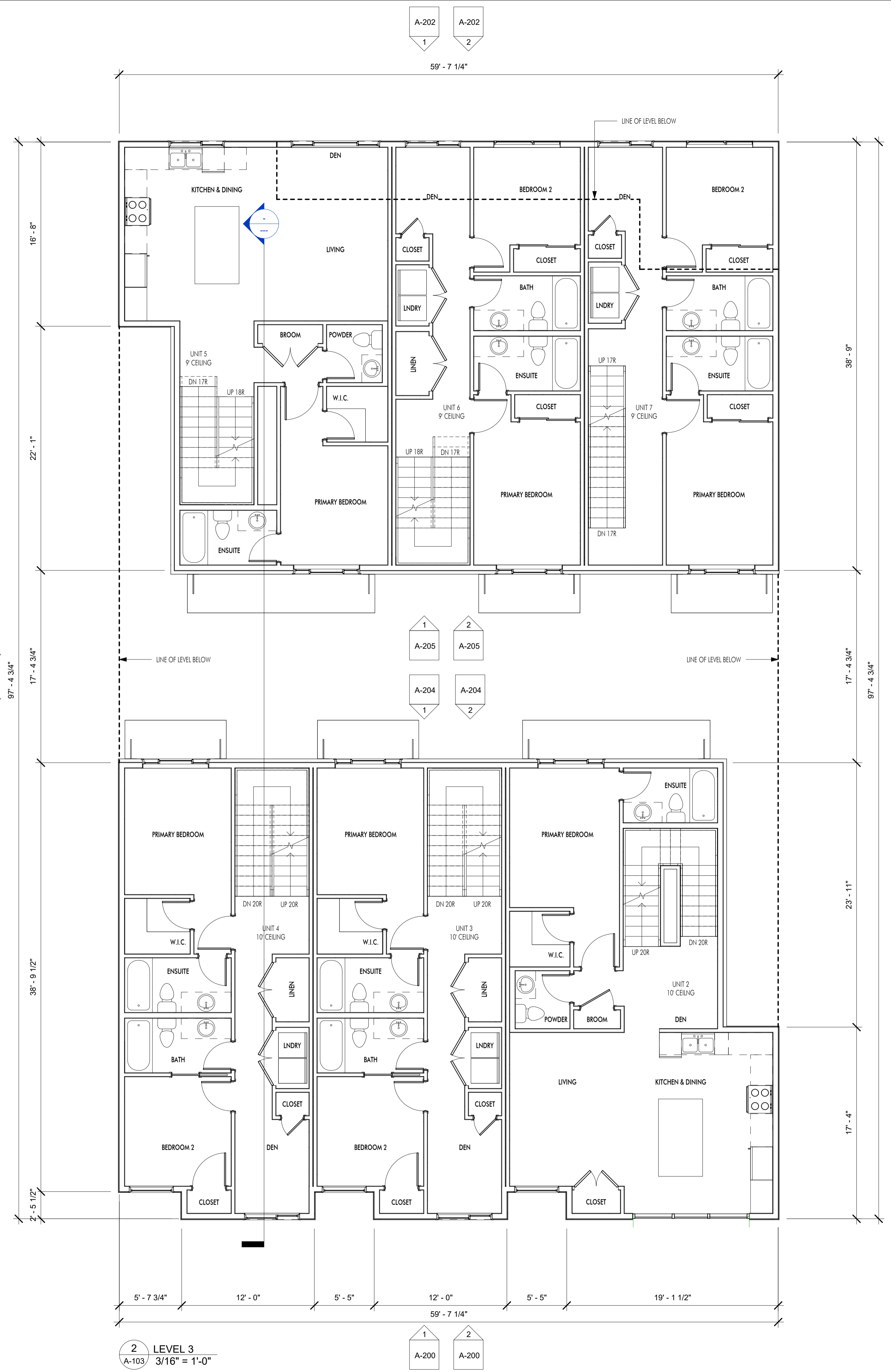
1 LEVEL 2
 A-102 3/16" = 1'-0"

DP ADDENDUM #1

Plot Date
 06.05.24
PROJECT
 2654 GORE STREET
DRAWING TITLE
 LEVEL 2 PLAN

Drawing No.
A-102





2 LEVEL 3
A-103 / 3/16" = 1'-0"

SCHEDULE A
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 # DP24-0005
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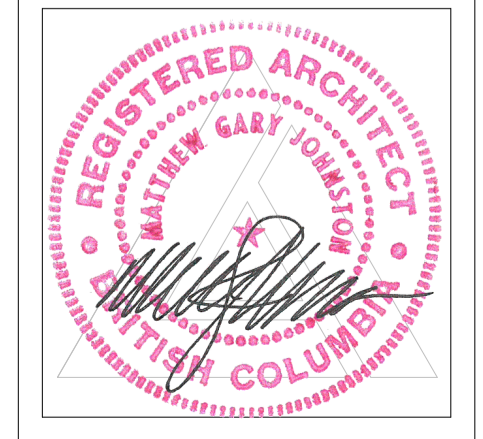
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07.19.23		SCHEMATIC PLANS
07.28.23		SCHEMATIC PLANS
09.22.23		FOR REVIEW
10.03.23		90% DP REVIEW
12.18.23		FOR REVIEW
12.19.23		FOR DP
03.13.24		FOR REVIEW
05.14.24		DP ADDENDUM #1

Plot Date	06.05.24
PROJECT	2654 GORE STREET
DRAWING TITLE	LEVEL 3 PLAN

Drawing No.
A-103



DP ADDENDUM #1

SCHEDULE A

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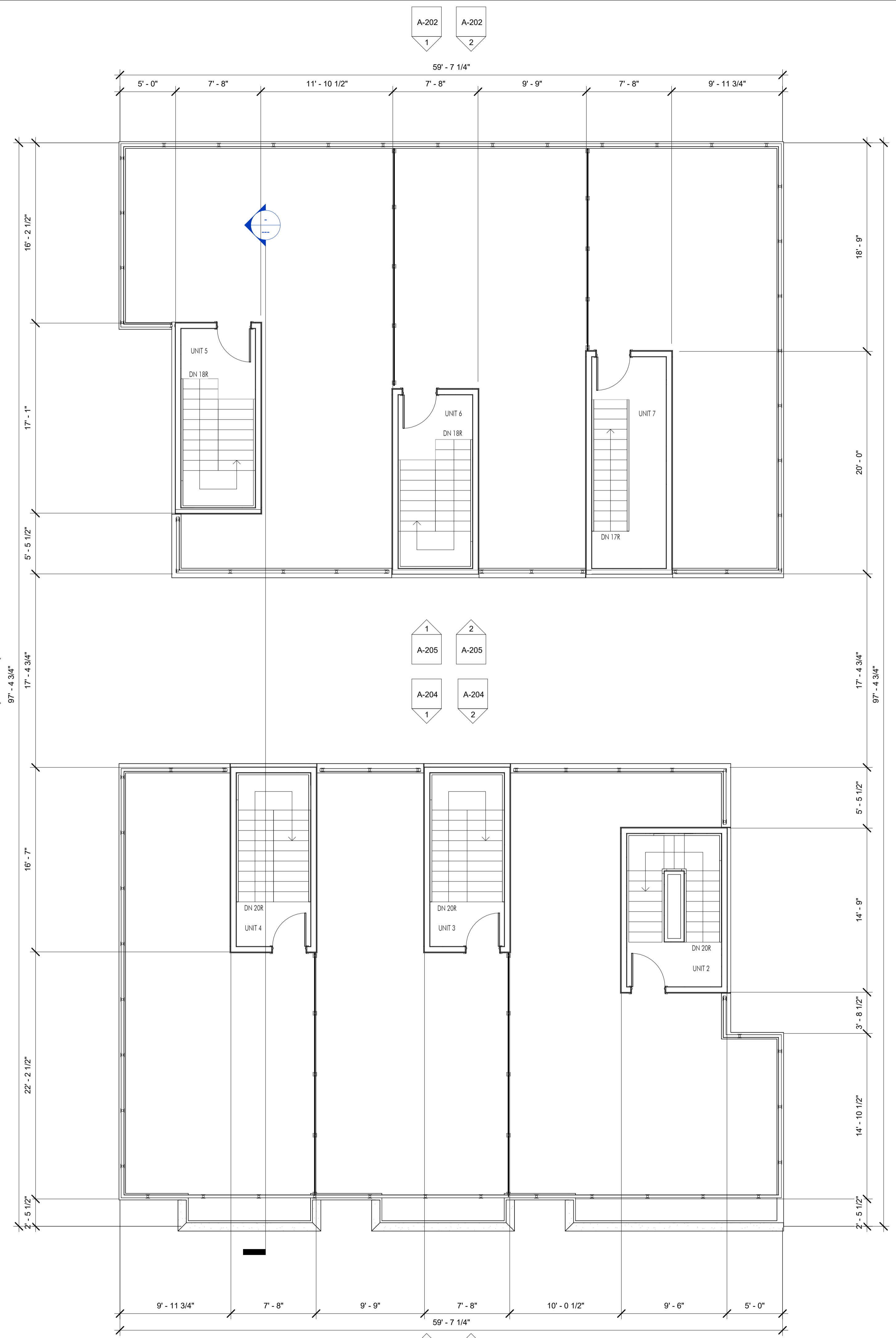
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06.30.23	SCHEMATIC PLANS
10.03.23	90% DP REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
05.14.24	DP ADDENDUM #1



1 ROOFTOP DECK PLAN
A-104 / 3/16" = 1'-0"

1 A-200
2 A-200

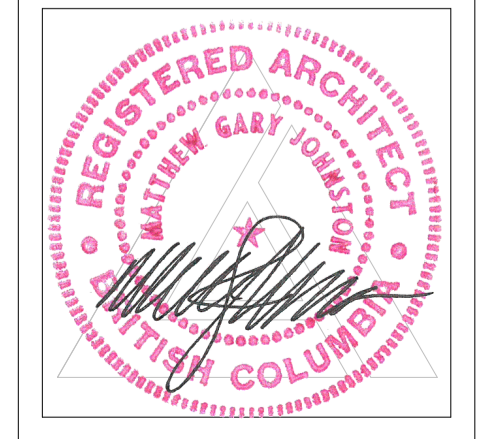
DP ADDENDUM #1

Plot Date
06.05.24

PROJECT
2654 GORE STREET

DRAWING TITLE
ROOFTOP DECK PLAN

Drawing No.
A-104





1 FRONT ELEVATION
A-200 3/16" = 1'-0"



2 FRONT ELEVATION (COLOUR)
A-200 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARREN PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK

SCHEDULE B
This forms part of application
DP24-0005

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Revision No., Date and Description

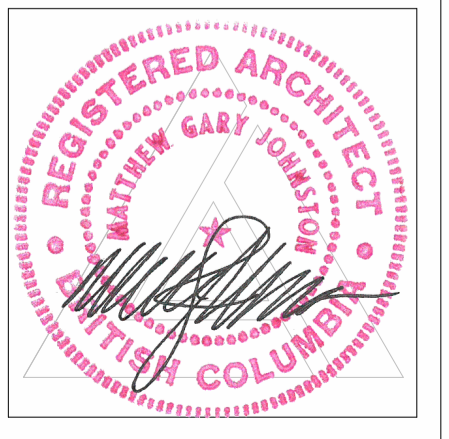
07.28.23	SCHEMATIC PLANS
10.03.23	90% DP REVIEW
11.17.23	FOR REVIEW
12.13.23	FOR REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
05.14.24	DP ADDENDUM #1

Plot Date
06.05.24

PROJECT
2654 GORE STREET

DRAWING TITLE
FRONT ELEVATIONS

Drawing No.
A-200

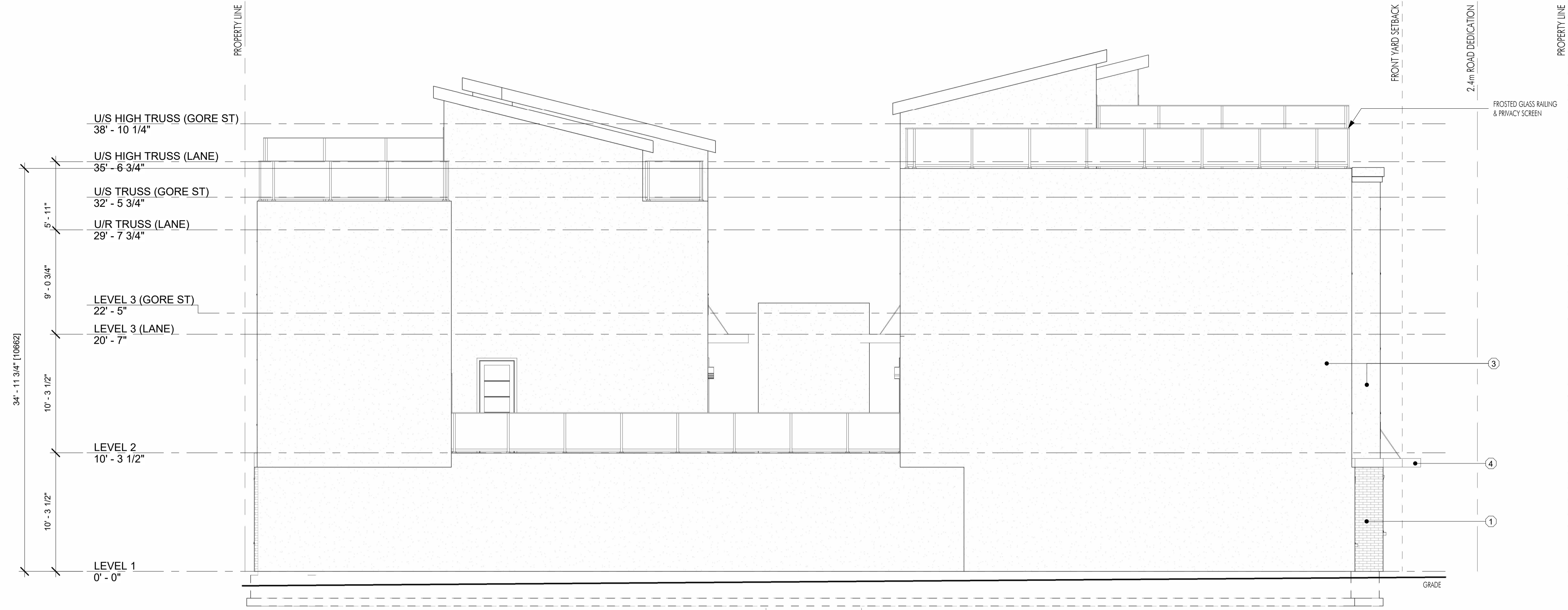


10.03.23	90% DP REVIEW
11.17.23	FOR REVIEW
12.13.23	FOR REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
05.14.24	DP ADDENDUM #1

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#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARREN PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK

SCHEDULE B
This forms part of application
DP24-0005

Planner Initials **AF**





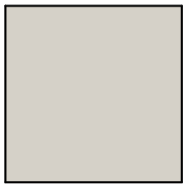

1 LEFT ELEVATION
A-201 3/16" = 1'-0"



2 LEFT ELEVATION (COLOUR)
A-201 3/16" = 1'-0"



10.03.23	90% DP REVIEW
11.17.23	FOR REVIEW
12.13.23	FOR REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
05.14.24	DP ADDENDUM #1

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2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARREN PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK

SCHEDULE B

This forms part of application
DP24-0005

Planner Initials: AF




1 BACK ELEVATION
A-202 3/16" = 1'-0"



2 BACK ELEVATION (COLOUR)
A-202 3/16" = 1'-0"

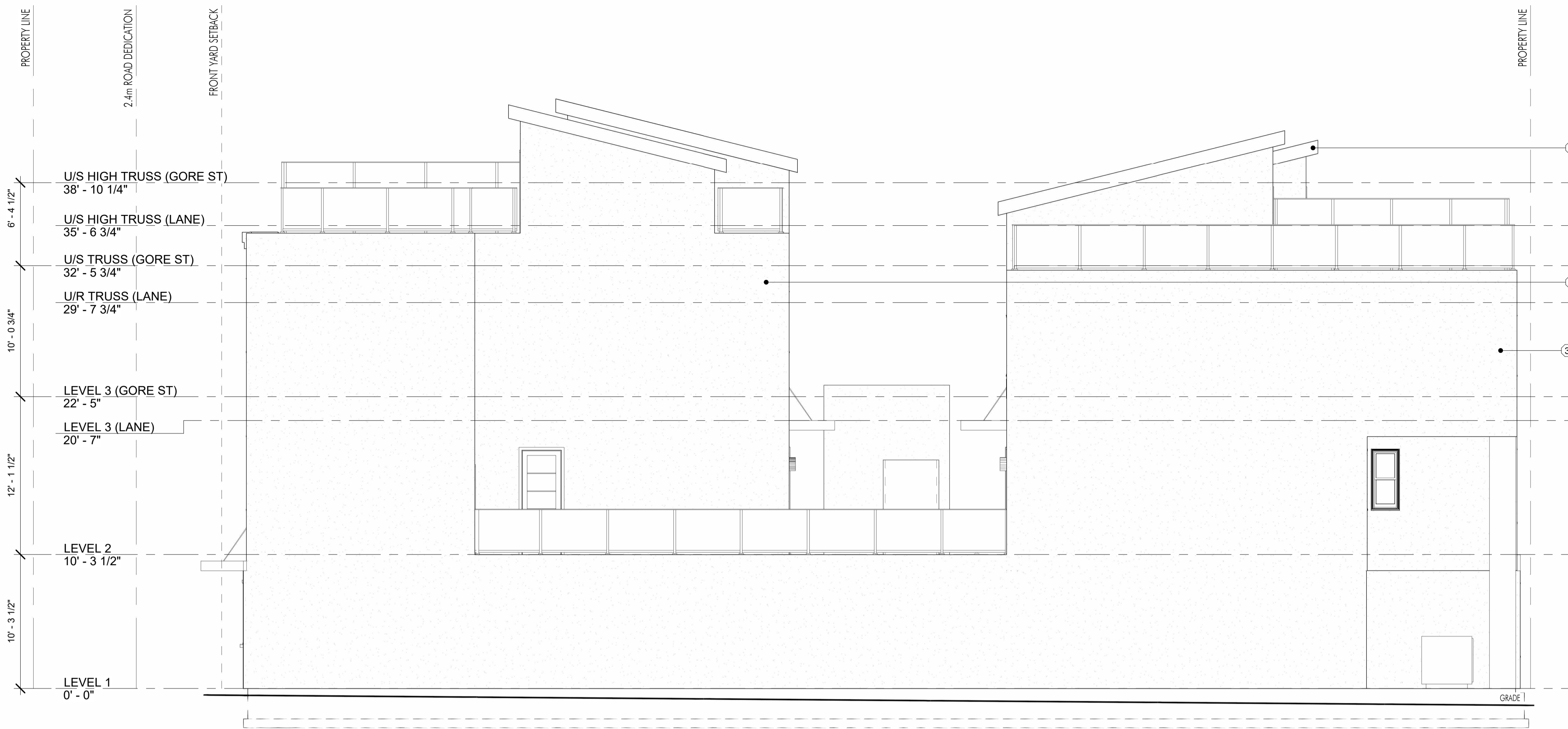
Plot Date
06.05.24

PROJECT
2654 GORE STREET

DRAWING TITLE
BACK ELEVATIONS

Drawing No.
A-202





1 RIGHT ELEVATION
A-203 3/16" = 1'-0"



2 RIGHT ELEVATION (COLOUR)
A-203 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARREN PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK

SCHEDULE B
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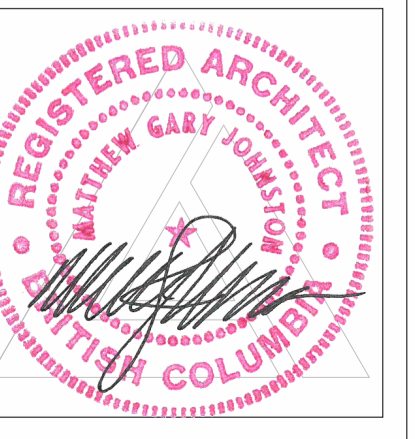
Revision No.	Date	Description
10.03.23	90% DP REVIEW	
11.17.23	FOR REVIEW	
12.13.23	FOR REVIEW	
12.18.23	FOR REVIEW	
12.19.23	FOR DP	
05.14.24	DP ADDENDUM #1	

Plot Date
06.05.24


PROJECT
2654 GORE STREET

DRAWING TITLE
RIGHT ELEVATIONS

Drawing No.
A-203



10.03.23	90% DP REVIEW
11.17.23	FOR REVIEW
12.13.23	FOR REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
05.14.24	DP ADDENDUM #1

EXTERIOR FINISHES		
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2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARREN PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK

SCHEDULE B

This forms part of application
DP24-0005

Planner Initials **AF**



City of Kelowna
COMMUNITY PLANNING



1 COURTYARD ELEVATIONS UNITS 2-4
A-204 3/16" = 1'-0"



2 COURTYARD ELEVATIONS UNITS 2-4 (COLOUR)
A-204 3/16" = 1'-0"

Plot Date
06.05.24

PROJECT
2654 GORE STREET

DRAWING TITLE
COURTYARD ELEVATIONS

Drawing No.
A-204



10.03.23	90% DP REVIEW
11.17.23	FOR REVIEW
12.13.23	FOR REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP
05.14.24	DP ADDENDUM #1

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARREN PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK

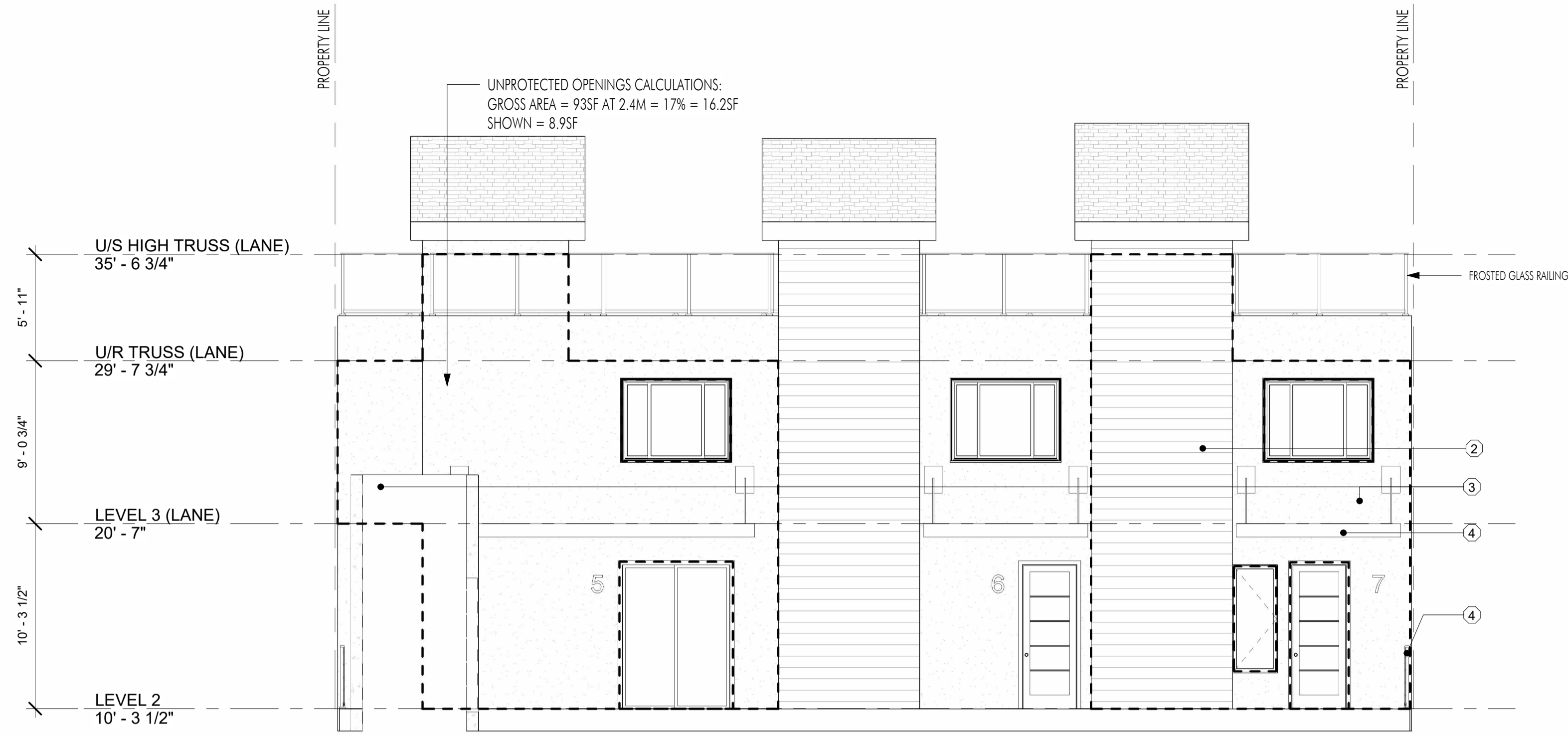
SCHEDULE B

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DP24-0005

Planner Initials **AF**



City of Kelowna
COMMUNITY PLANNING



1 COURTYARD ELEVATIONS UNITS 5-7
A-205 3/16" = 1'-0"



2 COURTYARD ELEVATIONS UNITS 5-7 (COLOUR)
A-205 3/16" = 1'-0"

Plot Date
06.05.24

PROJECT
2654 GORE STREET

DRAWING TITLE
COURTYARD ELEVATIONS

Drawing No.
A-205



2654 GORE STREET, KELOWNA, BC



SITE KEY PLAN (NTS)

ARCHITECTURAL SHEET LIST

- A-000 COVER SHEET
- A-001 LOCATION CONTEXT&OCP RESPONSE
- A-002 SITE & PROJECT INFORMATION
- A-101 LEVEL 1 PLAN
- A-102 LEVEL 2 PLAN
- A-103 LEVEL 3 PLAN
- A-104 ROOFTOP DECK PLAN
- A-200 FRONT ELEVATIONS
- A-201 LEFT ELEVATIONS
- A-202 BACK ELEVATIONS
- A-203 RIGHT ELEVATIONS
- A-204 COURTYARD ELEVATIONS
- A-205 COURTYARD ELEVATIONS

SCHEDULE B
 This forms part of application
 # DP24-0005

Planner Initials **AF**

City of Kelowna
 COMMUNITY PLANNING

LIME
 ARCHITECTURE INC.

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

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All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
10.03.23	90% DP REVIEW	
12.19.23	FOR DP	
05.14.24	DP ADDENDUM #1	

PROPERTY DESCRIPTION

CIVIC: 2654 GORE STREET, KELOWNA, BC
 LEGAL: LOT 4, PLAN KAP7927

CONSULTANT TEAM

OWNER/ OPERATOR

Okanagan Infill
 101-540 Groves Avenue
 Kelowna, BC V1Y 4Y7
 250-826-9888

Contact(s):
 Justice Marks

ARCHITECTURAL

LIME Architecture
 205-1626 Richter Street
 Kelowna, BC V1Y 2M3
 250-448-7801

Contact(s):
 Jenessa Kehl

LANDSCAPING

Ecora
 200-2406 Enterprise Way
 Kelowna, BC V1Y 9T5
 250-469-9757

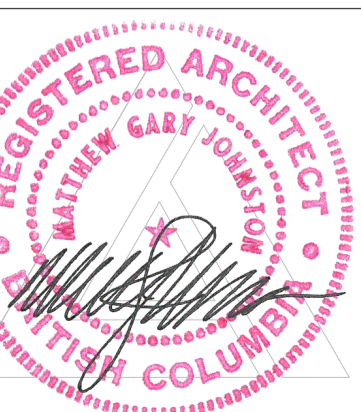
Contact(s):
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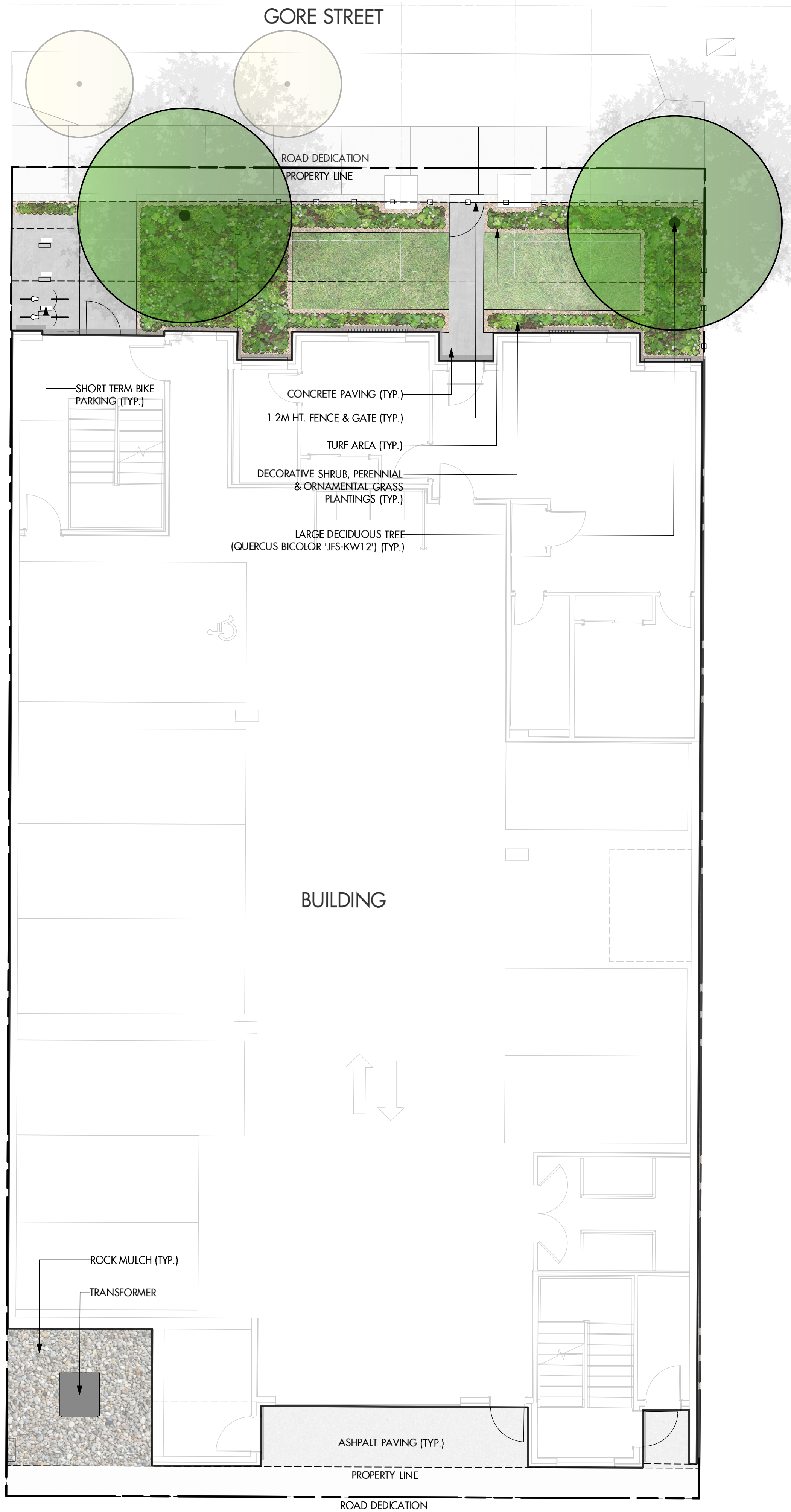
Plot Date
 06.05.24

PROJECT
 2654 GORE STREET

DRAWING TITLE
 COVER SHEET

Drawing No.
A-000



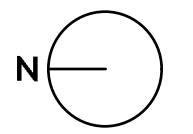


SCHEDULE C

This forms part of application
DP24-0005

Planner Initials **AF**

City of Kelowna
COMMUNITY PLANNING



PROJECT TITLE

2654 GORE STREET - LEVEL 1

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	23.10.26	Development Permit
2	23.12.19	Development Permit
3	24.05.16	Development Permit
4	24.06.19	Development Permit
5		

PROJECT NO.	234703
DESIGN BY	PH
DRAWN BY	PH
CHECKED BY	AM
DATE	JUNE 19, 2024
SCALE	1:75
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

LS-101

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LANDSCAPE INFORMATION

SITE AREA:	640.0 SQ.M
HARDSCAPING AREA:	42.87 SQ.M
TOTAL HARDSCAPING AREA:	42.87/640.0 = 6.7%

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
QUERCUS BICOLOR 'JFS-KW12'	AMERICAN DREAM OAK	2	5cm CAL. /PER PLAN
SHRUBS			
ROSA WOODSII	WOOD'S ROSE	3	#02 CONT. /1.5M O.C. SPACING
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	5	#02 CONT. /1.0M O.C. SPACING
CORNUS SERICEA 'RED OSIER'	RED OSIER DOGWOOD	3	#02 CONT. /1.5M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
ECHINACEA PURPUREA 'ALBA'	WHITE SWAN CONEFLOWER	8	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	5	#01 CONT. /0.75M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR LAVENDER	8	#01 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	32	#01 CONT. /0.3M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	12	#01 CONT. /0.5M O.C. SPACING

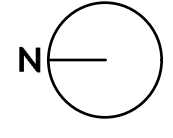
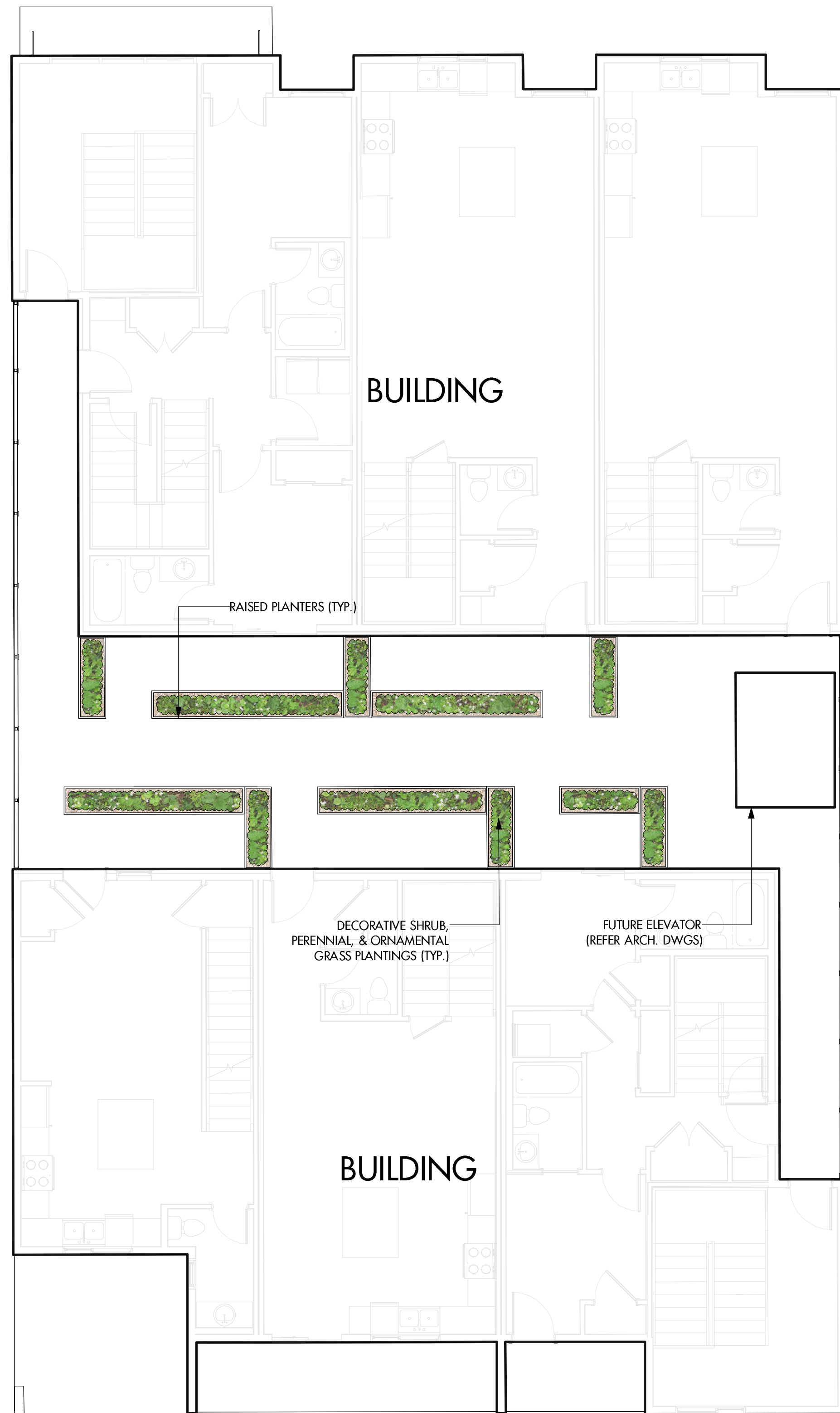


SCHEDULE C

This forms part of application
DP24-0005

Planner Initials **AF**

City of Kelowna
COMMUNITY PLANNING



PROJECT TITLE

2654 GORE STREET - LEVEL 2

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	23.10.26	Development Permit
2	23.12.19	Development Permit
3	24.05.16	Development Permit
4	24.06.19	Development Permit
5		

PROJECT NO.	234703
DESIGN BY	PH
DRAWN BY	PH
CHECKED BY	AM
DATE	JUNE 19, 2024
SCALE	1:75
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

LS-102

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- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
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 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
SHRUBS			
POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	13	#02 CONT. /0.9M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
ASTILBE X ARENDSI 'DEUTSCHLAND'	DEUTSCHLAND ASTILBE	7	#01 CONT. /0.5M O.C. SPACING
BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA	7	#01 CONT. /0.5M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	19	#01 CONT. /0.3M O.C. SPACING
SEDUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	7	#01 CONT. /0.5M O.C. SPACING

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 						✓
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 	✓					

<ul style="list-style-type: none"> 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) 						✓

<ul style="list-style-type: none"> • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
e. 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. 						✓

<ul style="list-style-type: none"> • 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.	✓					
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.						✓
Outdoor amenity areas						
c. Design plazas and urban parks to: <ul style="list-style-type: none"> Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities; Be animated with active uses at the ground level; and Be located in sunny, south facing areas. 	✓					
d. Design internal courtyards to: <ul style="list-style-type: none"> Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 						✓
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
Rooftop Amenity Spaces						
f. 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. 						✓
g. 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.	✓					



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To: Planning Department
CC: Justice Marks

City of Kelowna
justice@handhhomes.ca

December 21, 2023

**Re: Design Rationale for the Proposed Development of
2654 Gore Street, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Development Permit application associated with the proposed Development of 2654 Gore Street in Kelowna, we offer the following Rationale for the project:

Located on the middle block of Gore Street, which intersects with Osprey Avenue, with parkade access from a lane. Gore Street is located in the Pandosy Urban Centre of Kelowna. The development is located just outside the core area boundary, and is close to shopping, personal services, and restaurants allowing most errands from the location to be accomplished by foot. This property boasts a Bike Score of 91 and a Walk Score of 93, making the downtown core and surrounding community easily accessible. The Pandosy Urban Centre area is ideally located for multi-unit residential use as the area is experiencing tremendous growth while having the lowest number of residential units. Because of its associated high walk score and bike score, the reliance on automobile use is greatly reduced allowing the area to diversify while creating healthy community practices and reducing the residents carbon footprint.

The building design include portions of the building being stepped back, use of different colours and materials at intervals alongside the window pattern alternating. The lobby is located on the front corner of the building, with an entrance canopy providing definition. The building design includes easily accessible units with all units having access to short-term and long-term bicycle storage, with additional storage included. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives.

The priority to densify precious, developable land within an existing core area while ensuring the neighbouring properties were respected resulted in a building that is under the 4-storey height allowance set out by the UC5 zoning. Achieving 7 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides needed residential units, addresses the human scale while being sensitively designed to reduce impact on neighbouring properties.



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In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located within the core area of Kelowna.
- ii. A ground-oriented unit is provided along the fronting street which avoids dead frontages at the ground level and masks the off-street parking.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements. Specifically, and in conjunction with zoning requirements, the project provides the required vehicle parking space for all 7 residences (11 stalls).
- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level as well is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.
- v. The proposed development provides the required 6 short-term bicycle storage spaces and 7 long-term bicycle stalls, which can be accessed from the front or rear of the property.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives.

We look forward to your supportive comments in response to this Development Permit application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.