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

| Kelowna 2040 Official Community Plan: | | | ATT | ΓAC | ΗN | IEN | Т | В |
|---------------------------------------|---|--------------|---------|--------|--------|---------|-----------------------|-----------------|
| | | | This fo | orms p | art of | applica | ation | |
| | | | #_DP2 | 23-022 | 4 | | <u></u> | hf |
| | SECTION 4.0: TOWNHOUSES & INFILL | | Planner | SS | | | Ke | owna |
| RA | TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE | N/A | 1 | 2 | 3 | 4 | 5 | MUNITY PLANNING |
| (1) | 's least complying & 5 is highly complying) | | | | | | | |
| 3.1 | . Townhouses & Infill | | | | | | | |
| 3.1 | 1 Relationship to the Street | N/A | 1 | 2 | 3 | 4 | 5 | |
| a. | Design primary unit entrances to provide: | | | | | | \checkmark | |
| • | A clearly visible front door directly accessible from a public street | | | | | | | |
| | or publicly accessible pathway via a walkway, porch and/or stoop; | | | | | | | |
| • | Architectural entrance features such as stoops, porches, shared | | | | | | | |
| | landings, patios, recessed entries, and canopies; | | | | | | | |
| • | A sense of transition from the public to the private realm by | | | | | | | |
| | utilizing strategies such as changes in grade, decorative railings, | | | | | | | |
| | and planters; and | | | | | | | |
| • | Punctuation, articulation, and rhythm along the street | | | | | | | |
| b. | A maximum 1.2 m height (e.g. 5-6 steps) is desired for front | | | | | | \checkmark | |
| | entryways or stoops. Exceptions can be made in cases where the | | | | | | | |
| | water table requires this to be higher. | | | | | | | |
| с. | In the case of shared landings that provide access to multiple | ~ | | | | | | |
| | units, avid having more than two doors in a row facing outward. | | | | | | | |
| d. | For buildings oriented perpendicularly to the street (e.g. shotgun | | | | | | \checkmark | |
| | townhomes), ensure that the end unit facing the street is a custom | | | | | | | |
| | street-oriented unit with primary entry directly accessible from | | | | | | | |
| | the fronting street and primary living space at grade. | | | | | | | |
| e. | For large townhouse projects (e.g. master planned communities | \checkmark | | | | | | |
| | with internal circulation pattern), Guidelines 3.1.1.a-d apply for | | | | | | | |
| | units facing strata roads as well as those units fronting onto public | | | | | | | |
| | streets. | | | | | | | |
| 3.1 | 2 Scale and Massing | N/A | 1 | 2 | 3 | 4 | 5 | |
| а. | Wherever possible, reflect the positive attributes of adjacent | | | | | | \checkmark | |
| | housing while integrating new higher density forms of housing as | | | | | | | |
| | envisioned in the OCP. | | | | | | | |
| b. | Scale and site buildings to establish consistent rhythm along the | | | | | | \checkmark | |
| | street by, for example, articulating individual units through | | | | | | | |
| | integration of recessed entries, balconies, a change in materials | | | | | | | |
| | and slight projection/recess in the façade. | | | | | | | |
| С. | Limit the number of connected townhouse units to a maximum of | | | | | | ✓ | |
| | 6 units before splitting into multiple buildings. | | | | | | | |
| • | In larger townhouse developments (e.g., master planned | | | | | | | |
| | communities with internal circulation pattern), integrate a large | | 1 | | | | | |
| 1 | proportion of 4 unit townhouse buildings to create a finer gran of | | | | | | | |
| | development and limit visual impacts. | N 1/4 | | | | | | |
| 3.1 | 3 Site Planning | N/A | 1 | 2 | 3 | 4 | 5 | |

| This forms part of application DP23-0224 City of PD23-0224 City of PD23-0224 September 23", 2024 September 23", 2024 a. Gated or walled communities are not supported: Kelowna Torvide pedestrian pathways on site to connect: Main building entrances to public sidewalks and open spaces; V Visitor parking areas to building entrances; From the site to adjacent pedestrian/trail/cycling networks (where applicable). V d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane. V e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): V D Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network. V Facing Distances and Setbacks V V f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties. V g. Separate facing buildings to internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 torvey) having greater setbacks to internal roads should respond to the height of townhouses, with taller townhouse (e.g. 3 torvey) having greater setbacks to internal roads should respond to the height of townhouses, with taller townhouse (e.g. 3 torvey) having greater setbacks to internal roads should respond to the height of townhouses, with taller to | | AT | TACHMEN | ГВ | | | | |
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| | | | | City of 😻 | Se 🖉 | eptemb | er 23 rd , | 2024 |
| a. Gated or walled communities are not supported. ✓ b. For large townhouse projects, consider including communal amenity buildings. ✓ Connectivity ✓ c. Provide pedestrian pathways on site to connect: ✓ Main building entrances to public sidewalks and open spaces; ✓ Visitor parking areas to building entrances; ✓ From the site to adjacent pedestrian/trail/cycling networks (where applicable). ✓ d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane. ✓ e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): ✓ Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network. ✓ Facing Distances and Setbacks ✓ ✓ f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties. ✓ g. Separate facing buildings on site a minimum of 10 – 12 m to ✓ ✓ provide ample spatial separation and access to sunlight. ✓ h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access. ✓ i. Front yard setbacks on internal roads should respond to the height of to | | Plann Initiak | s SS | | | | | |
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| g. Separate facing buildings on site a minimum of 10 - 12 m to provide ample spatial separation and access to sunlight. Imit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access. i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access. Imit building element projections, such as balconies, into setback 3.1.4 Open Spaces Imit building of to have easy access to useable private or semi-private outdoor amenity space. Imit building of to have easy access to useable private or semi-private outdoor amenity space. b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space. Imit building and semi-private outdoor amenity space. c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces. Imit building and/or fencing to help increase privacy; and Have access to sunlight; Image: the unit; and Image: the unit; and Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. Image: the unit; and Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. Image: the unit; and Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. Image: the unit; and Have parapets with railings; Image: the unit; and | | reduce overlook between buildings and neighbour | ing properties. | | _ | | | |
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| 3.1.4 Open spaces Image: Constraint of the space of the series of th | | | | | _ | _ | | |
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| semi-private transition zone. f. Design rooftop patios to: Have parapets with railings; Minimize direct sight lines into nearby units; and Have access away from primary facades. | • | Be raised a minimum of 0.6 m and a maximum of 1 | | | | | | |
| f. Design rooftop patios to: Have parapets with railings; Minimize direct sight lines into nearby units; and Have access away from primary facades. | | semi-private transition zone. | | | | | | |
| Have parapets with railings; Minimize direct sight lines into nearby units; and Have access away from primary facades. | f. | Design rooftop patios to: | | | + | | | \checkmark |
| Minimize direct sight lines into nearby units; and Have access away from primary facades. | • | Have parapets with railings: | | | | | | ¥ |
| Have access away from primary facades. | • | Minimize direct sight lines into nearby units: and | | | | | | |
| | • | Have access away from primary facades. | | | | | | |

| | A | ATTACHMENT B This forms part of application | | | | | | |
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| | # | DP23-0224 | 🔇 | | | | DP23 | -0224 |
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| | | tials SS | | /Na | - | <u> </u> | | |
| g. | Design balconies to be inset or partially inset to | offer privacy and | \checkmark | | | | | |
| | shelter, reduce building bulk, and minimize shac | lowing. | | | | | | |
| • | Consider Using balcony strategies to reduce the significant | | | | | | | |
| | potential for heat loss through thermal bridge co | onnections which | | | | | | |
| | could impact energy performance. | | | | | | | |
| n. | Provide a minimum of 10% of the total site area | to common | | | | | \checkmark | |
| | outdoor amenity spaces that: | 1 | | | | | | |
| • | Incorporate landscaping, seating, play space, an | d other elements | | | | | | |
| | that encourage gathering or recreation; and | in a stad by | | | | | | |
| • | Avoid isolated, irregularly snaped areas or areas | impacted by | | | | | | |
| | parking, mechanical equipment, or servicing are | as. | | | | | | |
| ١. | For large townhouse projects, provide generous | shared outdoor | | | | | | |
| | amenity spaces integrating play spaces, gardeni | ng, storm water | | | | | | |
| | and other ecological features, pedestrian circula | tion, communal | | | | | | |
| | amenity buildings, and other communal uses. | abarad apa as (a. a | | | | | | |
| J. | Design internal roadways to serve as additional s | shared space (e.g. | \sim | | | | | |
| | venicle access, pedestrian access, open space) si | Jing strategies | | | | | | |
| | Such as: | a payara), and | | | | | | |
| • | Browiding usee blo spaces for sitting, gethering a | e pavers); and | | | | | | |
| • | Providing useable spaces for sitting, gathering a | nd playing. | | - | - | _ | _ | _ |
| 3.1 | .5 Site Servicing, Access, and Parking | | IN/A | 1 | 2 | 3 | 4 | 5 |
| a. | Provide landscaping in strategic locations through | gnout to frame | | | | | | \checkmark |
| | boliding entrances, sorten edges, screen parking | j galages, and | | | | | | |
| C:+ | o Sonvising | | | | | | | |
| b | Exceptions for locating waste collection out of n | ublic view can bee | | | | <u> </u> | | |
| υ. | Exceptions for locating waste collection out of p | s such as Molek | | | | | | \sim |
| | hinc | 5 SUCH as WOUR | | | | | | |
| Pa | kina | | | | | | | |
| | Rear-access garage or integrated tuck under par | king is preferred | | | | | | |
| с. | in townhouses in general and is required for to | whouses facing | | | | | | \sim |
| | nublic streets | winnouses racing | | | | | | |
| Ь | Centralized parking areas that eliminate the nee | d to integrate | | | | | | |
| ч. | parking into individual units are supported | | | | | | | • |
| e | Front garages and driveway parking are accepta | ble in townhouses | | | | | | ~ |
| | facing internal strata roads, with the following c | onsiderations: | | | | | | • |
| • | Architecturally integrate the parking into the bu | ilding and provide | | | | | | |
| | weather protection to building entries: and | | | | | | | |
| • | Design garage doors to limit visual impact, using | strategies such | | | | | | |
| | as recessing the garage from the rest of the faca | de. | | | | | | |
| f. | Provide visitor parking in accessible locations th | roughout the stie | | | | | | \checkmark |
| | and provide pedestrian connections from visitor | parking to | | | | | | |
| | townhouse units. Acceptable locations include: | 1 J | | | | | | |
| • | Distributed through the site adjacent to townho | use blocks; and | | | | | | |
| • | Centralized parking, including integration with s | , hared outdoor | | | | | | |
| | amenity space | | | | | | | |
| Δc | , , , , , , , , , , , , , , , , , , , | | 1 | I I | | 1 | 1 | |

| | | ATTACHMENT B | | | _ | | | | |
|--|--|--------------------------------|--------------|----------|-----|------|---------|--------------|--|
| | | This forms part of application | | | | | | | |
| | | #_DP23-0224 | City of | | Sen | temh | DP23 | -0224 | |
| | | Planner | Kelov | vna | Jep | temb | ci 23 i | 2024 | |
| g. | Ensure that internal circulation for vehicles is a | designed to | COMMUNITY | PLANNING | | | | \checkmark | |
| 5 | accommodate necessary turning radii and pro | vides for logical and | | | | | | | |
| | safe access and egress. | - | | | | | | | |
| h. | For large townhouse projects (e.g. master planned communities | | ~ | | | | | | |
| | with internal circulation pattern), a minimum | of two access/egress | | | | | | | |
| | points to the site is desired. | | | | | | | | |
| i. | Locate access points to minimize impacts of headlights on | | | | | | | \checkmark | |
| | building interiors. | | _ | | | | | | |
| j. | Design the internal circulation patter and pede | estrian open space | \checkmark | | | | | | |
| | network to be integrated with and connected | to the existing and | | | | | | | |
| | planned public street and open space network | < | | | | | | | |
| 3.1 | 3.1.6 Building Articulation, Features, and Materials | | | 1 | 2 | 3 | 4 | 5 | |
| a. | Design facades to articulate the individual unit | ts while reflecting | | | | | | \checkmark | |
| | positive attributes of heighbourhood characte | er. Strategies for | | | | | | | |
| | achieving this include: | | | | | | | | |
| Recessing or projecting facades to highlight the identity individual units and | | le identity of | | | | | | | |
| | Using entrance features, roofline features, or other architectural | | | | | | | | |
| • | | | | | | | | | |
| b | To maximize integration with the existing nei | ahbourhood, desian | | | | | | ~ | |
| <i>.</i> | infill townhouses to: | griscorricca, acolgri | | | | | | ¥ | |
| • | Incorporate design elements, proportions, and | d other | | | | | | | |
| | characteristics found within the neighbourhoo | od; and | | | | | | | |
| • | Use durable, quality materials similar or complementary to those | | | | | | | | |
| | fond within the neighbourhood. | · | | | | | | | |
| с. | Maintain privacy of units on site and on adjace | ent properties by | | | | | | > | |
| | minimizing overlook and direct sight lines from | m the building using | | | | | | | |
| | strategies such as: | | | | | | | | |
| • | Off-setting the location of windows in facing v | walls and locating | | | | | | | |
| | doors and patios to minimize privacy concerns | s from direct sight | | | | | | | |
| | lines; | | | | | | | | |
| • | Use of clerestory windows; | | | | | | | | |
| • | Use of landscaping or screening; and | | | | | | | | |
| • | Use of setbacks and articulation of the buildin | g. | | | | | | | |
| d. | In larger townhouse developments (e.g. mast | er planned | ↓ ✓ | | | | | | |
| | communities with internal circulation pattern) |), provide modest | | | | | | | |
| | variation between unierent blocks of townhol | of form | | | | | | | |
| 1 | change in colour, materiality, building, and ro | | | | | 1 | 1 | | |
