

# Development Permit

DP24-0071



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

**1160 Cameron Ave and 2355-2395 Gordon Dr**

and legally known as

**Lot 1 District Lot 136 ODYD Plan EPP91954 and Lot B District Lot 136 ODYD Plan KAP46155**

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

## **Mixed-Use 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:**      **October 7, 2024**

Development Permit Area:      Form and Character

Existing Zone:      VC1 – Village Centre

Future Land Use Designation:      VC – Village 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:      Victor Projects Ltd., Inc.No. BC1326399

Applicant:      Peter J. Mallen – Mallen Gowing Berzins Architecture Inc.

\_\_\_\_\_  
Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date of Issuance

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP24-0071		
Planner Initials	TC	
		City of Kelowna DEVELOPMENT PLANNING

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0071 and for Lot 1 District Lot 136 ODYD Plan EP91954 and Lot B District Lot 136 ODYD Plan KAP46155 located at 1160 Cameron Ave and 2355-2395 Gordon Dr, 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 Council 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 **\$205,573.13**

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.

**ATTACHMENT**     A

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

DRAFT

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP24-0071		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING

# SCHEDULE A

This forms part of application  
# DP24-0071



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**

## EXISTING SITE PHOTOS



A EXIST. VIEW FROM CAMERON, LOOKING NORTH



B EXIST. VIEW FROM CAMERON, LOOKING NORTH



C EXIST. VIEW FROM GORDON & CAMERON, LOOKING NORTH EAST



D EXIST. VIEW FROM GORDON, LOOKING NORTH EAST



E EXIST. VIEW FROM GORDON, LOOKING EAST



F EXIST. VIEW FROM 2395 GORDON DR, LOOKING WEST

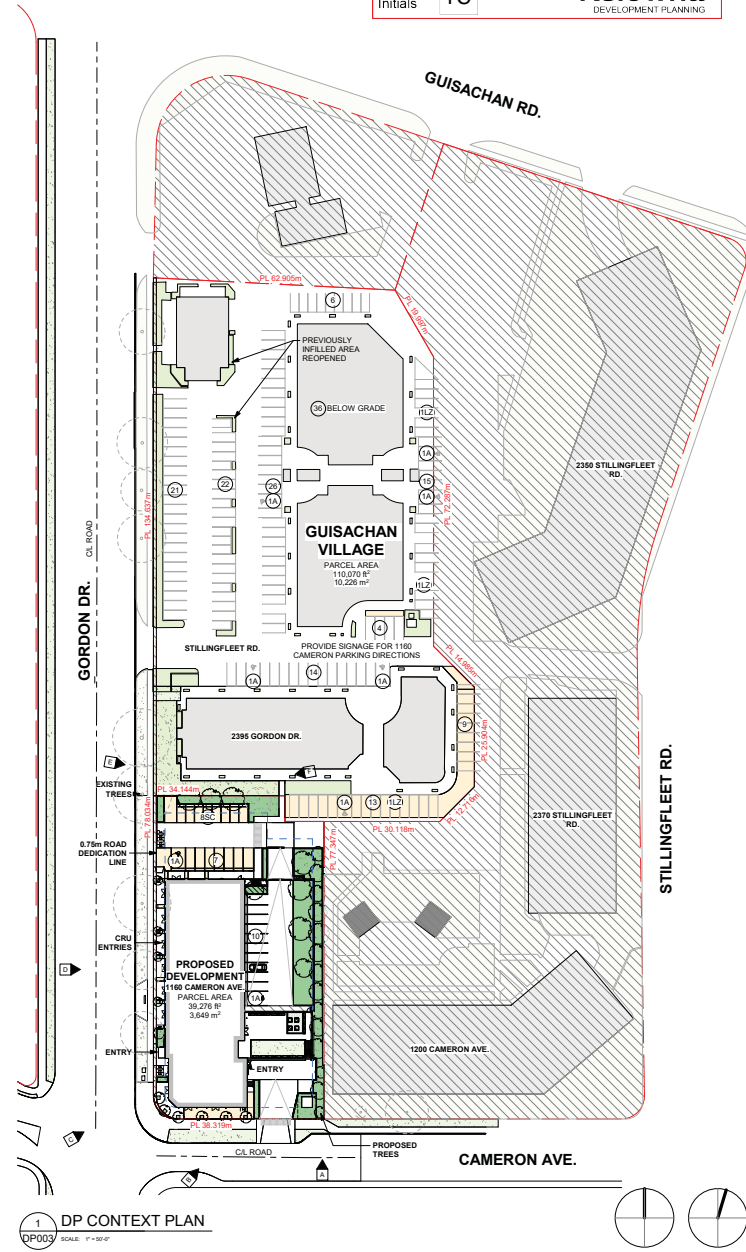
**CONTEXT PLAN LEGEND**

- PROPERTY LINE
- AREA NOT IN SCOPE
- GUISSACHAN VILLAGE - PERMEABLE AREA
- 1160 CAMERON - PROPOSED PERMEABLE AREA (SOIL, GREEN AREA)
- 1160 CAMERON - PLANTERS (NOT COUNTED TOWARDS PERMEABLE AREA CALCULATION)
- PERMEABLE PAVERS (UNI-ECO STONE WITH PERMEABLE JOINTS OR EQUIVALENT)
- A PARKING COUNT  
# - REGULAR STALL  
A - ACCESSIBLE  
LZ - LOADING ZONE  
SC - SMALL CAR
- P PHOTO LEGEND

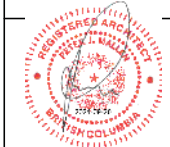
Site Coverage of building (s)	Building Area	Lot Area	Site Coverage
Guisachan Village	3,299 m <sup>2</sup>	10,226 m <sup>2</sup>	32%
1160 Cameron Ave.	2,100 m <sup>2</sup>	3,649 m <sup>2</sup>	58%
<b>Total Building Site Coverage GV+1160 Cameron</b>	<b>5,399 m<sup>2</sup></b>	<b>13,875 m<sup>2</sup></b>	<b>39%</b>
<b>Maximum Allowed Building Site Coverage</b>			<b>75%</b>

Site Coverage Permeable Areas	Permeable Area	Lot Area	Site Coverage
Guisachan Village	1,250 m <sup>2</sup>	10,226 m <sup>2</sup>	12.2%
1160 Cameron Ave.	863 m <sup>2</sup>	3,649 m <sup>2</sup>	23.7%
<b>Total Permeable Surfaces GV+1160 Cameron</b>	<b>2,113 m<sup>2</sup></b>	<b>13,875 m<sup>2</sup></b>	<b>15.2%</b>
<b>Minimum Required Permeable Surfaces</b>			<b>15%</b>



**MGBA**  
M ALLEN G OWING B ERZINS  
ARCHITECTURE INCORPORATED  
ARCHITECTURE • INTERIOR DESIGN  
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA  
1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM INFO@MGBA.COM T 604.484.2895



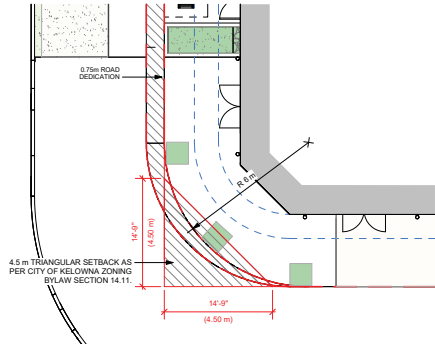
CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	FOR
1	2024.09.20	REVISION	VP	VP
2	2024.09.20	REVISION	VP	VP
3	2024.09.20	REVISION	VP	VP
4	2024.09.20	REVISION	VP	VP
5	2024.09.20	REVISION	VP	VP

**VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

**CONTEXT**

REV DATE SEPT. 20, 2024	PROJECT NO. 23124
SCALE As Indicated	REVISION 3
<b>DP003</b>	



2 DP SITE PLAN - CORNER SETBACK  
DP004 SCALE: 1/8" = 1'-0"

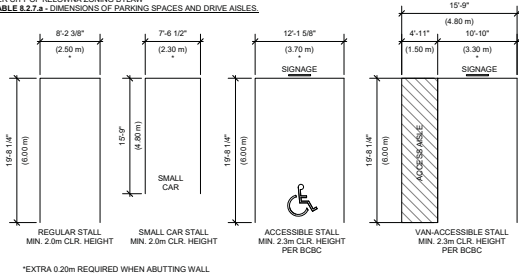
## SCHEDULE A

This forms part of application  
# DP24-0071

Planner Initials TC



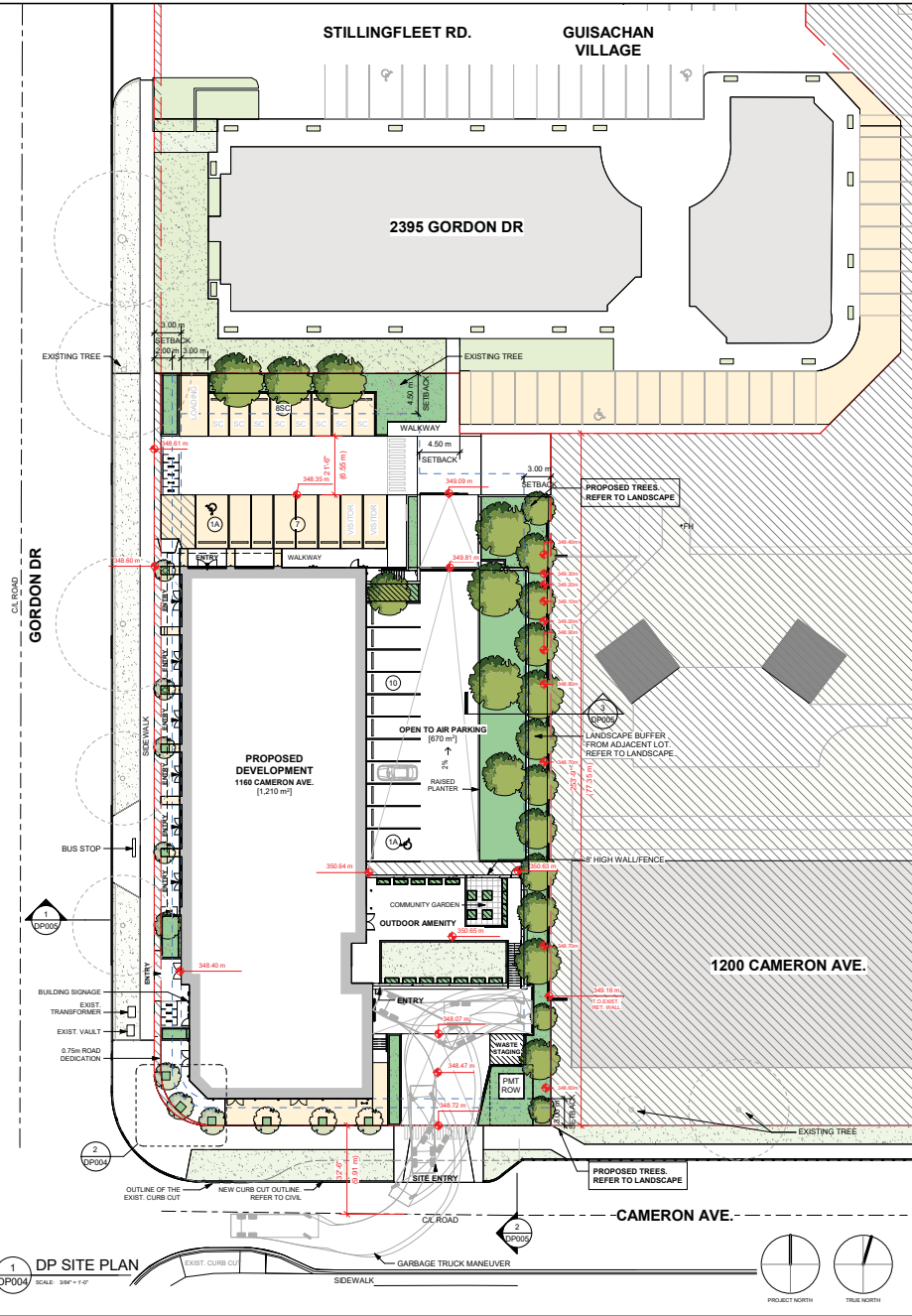
PER CITY OF KELOWNA ZONING BYLAW  
TABLE 8.2.7.a - DIMENSIONS OF PARKING SPACES AND DRIVE AISLES.



**CONTEXT PLAN LEGEND**

- PROPERTY LINE
- AREA NOT IN SCOPE
- GUISSACHAN VILLAGE - PERMEABLE AREA
- 1180 CAMERON - PROPOSED PERMEABLE AREA (SOIL - GREEN AREA)
- 1180 CAMERON - PLANTERS (NOT COUNTED TOWARDS PERMEABLE AREA CALCULATION)
- PERMEABLE PAVERS (UNI-ECO STONE WITH PERMEABLE JOINTS OR EQUIVALENT)
- PARKING COUNT
  - # - REGULAR STALL
  - A - ACCESSIBLE
  - LZ - LOADING ZONE
  - SC - SMALL CAR
- PHOTO LEGEND

1 DP SITE PLAN  
DP004 SCALE: 3/8" = 1'-0"



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2024.09.20	PREP	VICTOR	VICTOR
2	2024.09.20	REVISION	VICTOR	VICTOR
3	2024.09.20	REVISION	VICTOR	VICTOR
4	2024.09.20	REVISION	VICTOR	VICTOR
5	2024.09.20	REVISION	VICTOR	VICTOR
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7	2024.09.20	REVISION	VICTOR	VICTOR
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10	2024.09.20	REVISION	VICTOR	VICTOR

**VICTOR PROJECTS**  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

### SITE PLAN

REV DATE: SEPT. 20, 2024  
PROJECT NO: 23124  
SCALE: As indicated  
REVISION: 3  
PROJECT NORTH TRUE NORTH






**SCHEDULE A**

This forms part of application  
# DP24-0071

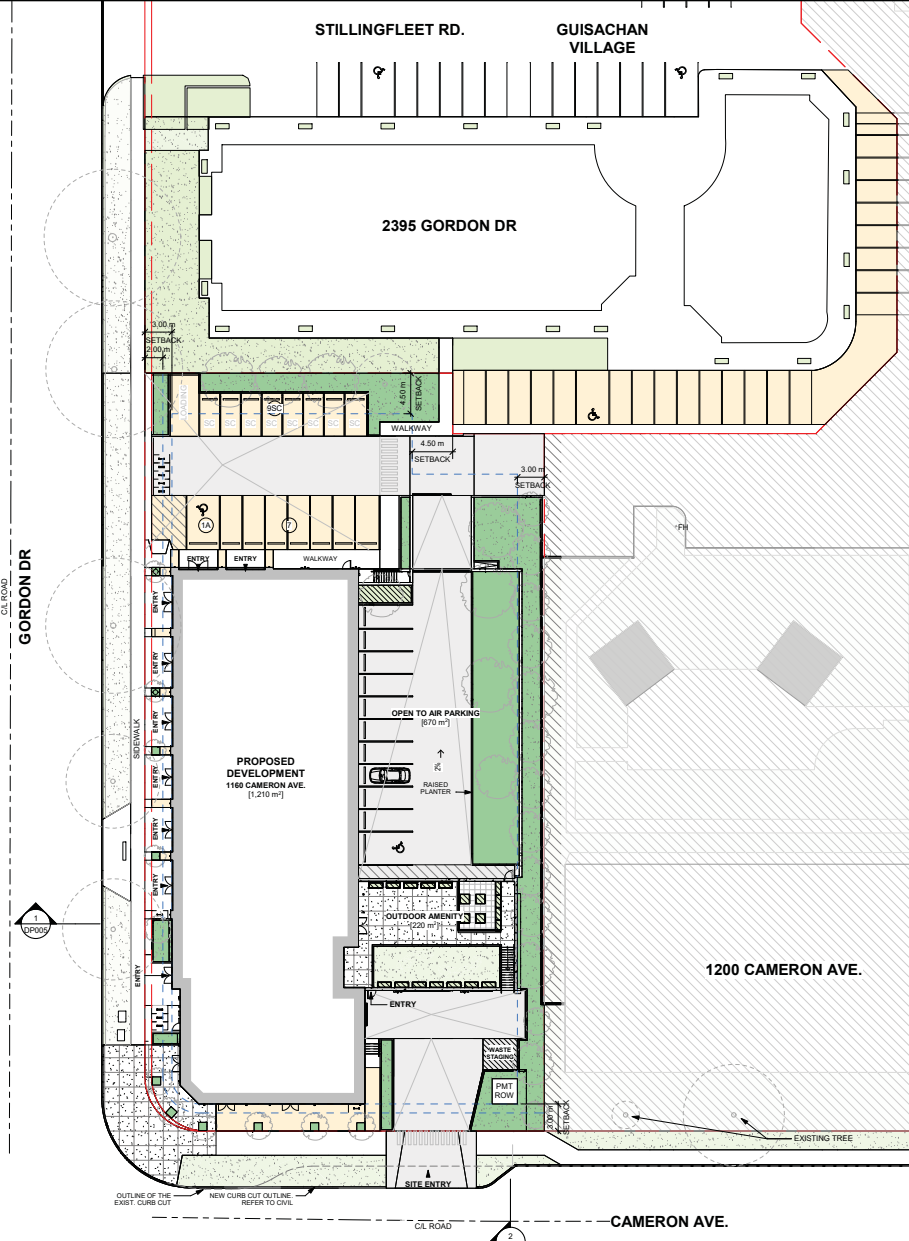


City of  
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DEVELOPMENT PLANNING

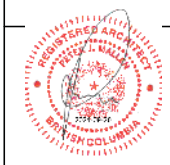
Planner Initials **TC**

- SITE FINISH LEGEND**
-  ASPHALT ROAD
  -  CONCRETE PAVERS
  -  CONCRETE SIDEWALK
  -  BRICK PAVERS
  -  PERMEABLE PAVERS

**1 DP SITE PLAN FINISHES**  
SCALE: 300 x 1/8"



**MGBA**  
MALLEN GOWING BERZINS  
ARCHITECTURE INCORPORATED  
ARCHITECTURE + INTERIOR DESIGN  
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA  
1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM INFO@MGBA.COM T: 604.484.2285



CERTIFIED PROFESSIONAL

NO.	DATE	BY	FOR
1	2024.09.01	MGBA - P.M.	DP004A
2	2024.09.01	MGBA - P.M.	DP004A
3	2024.09.01	MGBA - P.M.	DP004A
4	2024.09.01	MGBA - P.M.	DP004A
5	2024.09.01	MGBA - P.M.	DP004A
6	2024.09.01	MGBA - P.M.	DP004A
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8	2024.09.01	MGBA - P.M.	DP004A
9	2024.09.01	MGBA - P.M.	DP004A
10	2024.09.01	MGBA - P.M.	DP004A

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PROJECT:  
**VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**SITE PLAN FINISHES**

REV. DATE	PROJECT NO.
SEPT. 20, 2024	23124
SCALE: As indicated	REVISION:
DP004a	3





MARCH 21 - 10:00



JUNE 21 - 10:00



SEPT 22 - 10:00



DEC 21 - 10:00



MARCH 21 - 12:00



JUNE 21 - 12:00



SEPT 22 - 12:00



DEC 21 - 12:00



MARCH 21 - 14:00



JUNE 21 - 14:00



SEPT 22 - 14:00



DEC 21 - 14:00



MARCH 21 - 16:00



JUNE 21 - 16:00



SEPT 22 - 16:00



DEC 21 - 15:00



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY

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PROJECT:  
**VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

SHEET TITLE:  
**SITE SHADOW STUDIES**

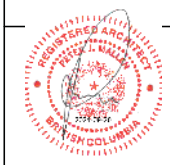
PRINT DATE: **SEPT. 20, 2024** PROJECT NO: **23124**  
 SCALE: **1/2" = 1'-0"**  
 CONSULTANT: **DP006** REVISION: **3**

**SCHEDULE** A  
 This forms part of application  
 # DP24-0071

Planner Initials: **TC**

City of Kelowna  
 DEVELOPMENT PLANNING





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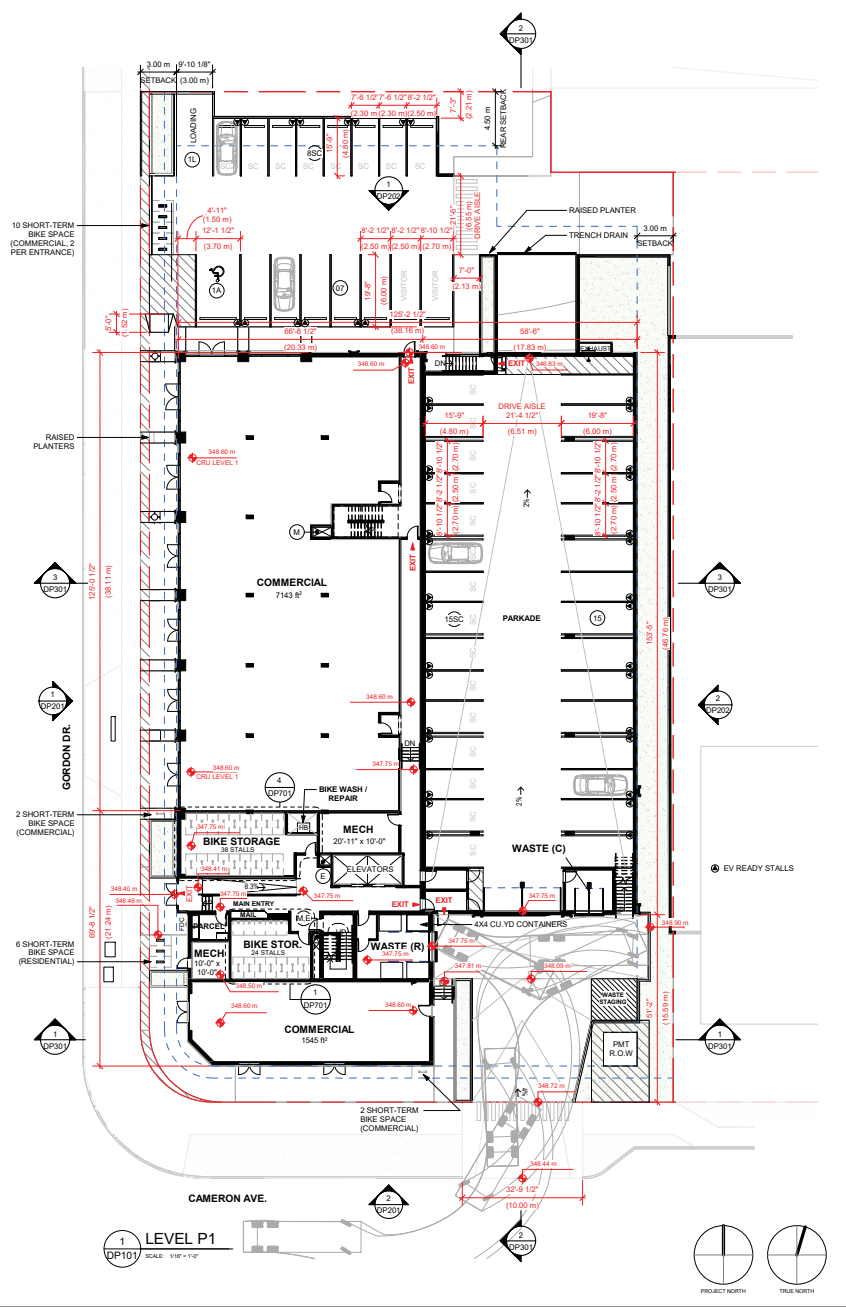
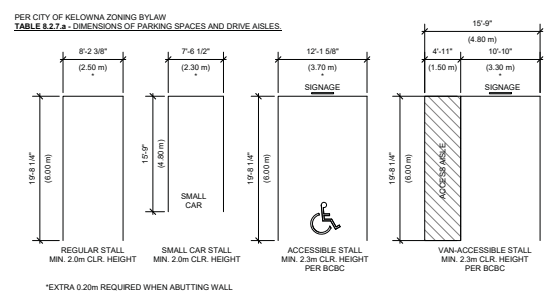
NO.	DATE	BY	CHKD.	APP.
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4	2024.09.20	VP	VP	VP
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7	2024.09.20	VP	VP	VP
8	2024.09.20	VP	VP	VP
9	2024.09.20	VP	VP	VP
10	2024.09.20	VP	VP	VP

PROJECT: **VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

SHEET TITLE: **LEVEL P1 FLOOR PLAN**

REV. DATE: **SEPT. 20, 2024** PROJECT NO: 23124  
 SCALE: As indicated REVISION: 3  
**DP101**

**SCHEDULE A**  
 This forms part of application  
 # DP24-0071  
 Planner Initials **TC**  
  
 City of Kelowna  
 DEVELOPMENT PLANNING



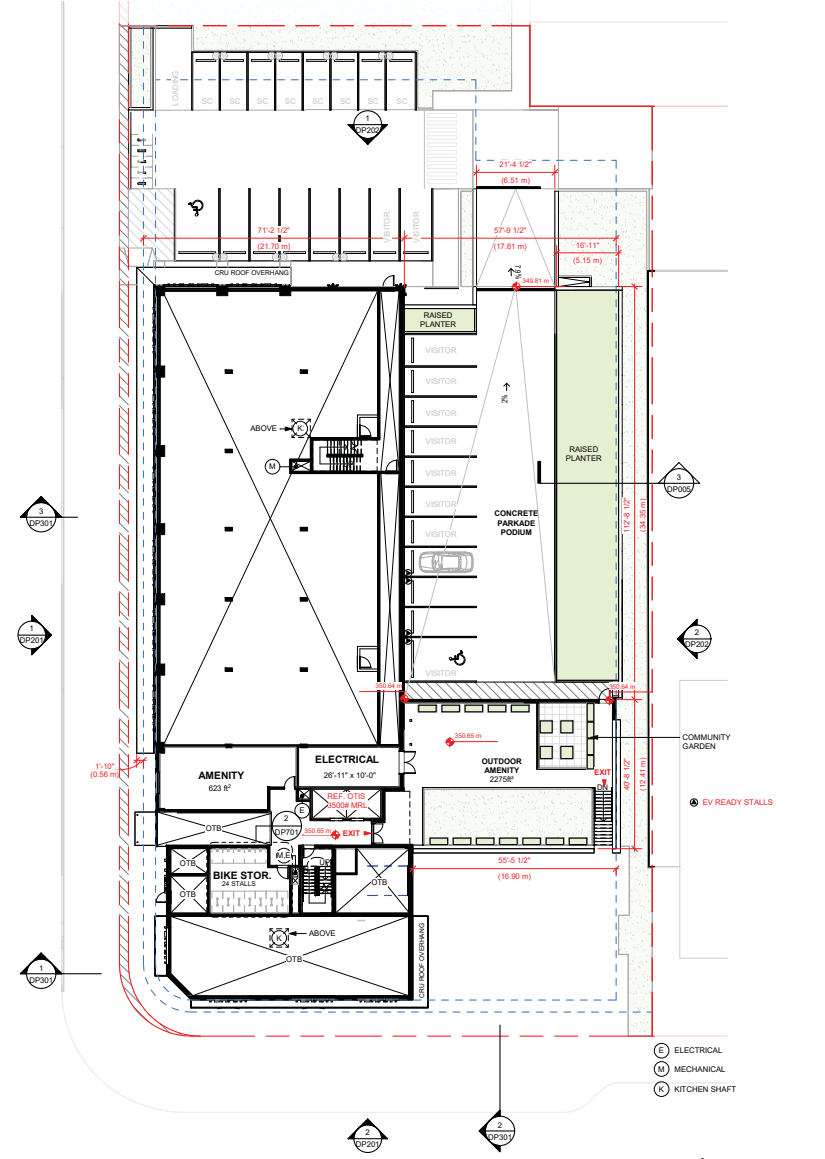
# SCHEDULE A

This forms part of application  
# DP24-0071



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**



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NO.	DATE	DESCRIPTION	BY	CHKD.
1	2024.09.20	REVISED	MB	MB
2	2024.09.20	REVISED	MB	MB
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5	2024.09.20	REVISED	MB	MB

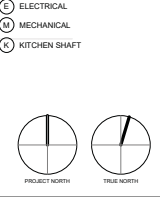
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PROJECT: **VICTOR PROJECTS**  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE: **LEVEL 1 FLOOR PLAN**

REV DATE: <b>SEPT. 20, 2024</b>	PROJECT NO: <b>23124</b>
SCALE: <b>1/16" = 1'-0"</b>	REVISION: <b>3</b>
<b>DP102</b>	

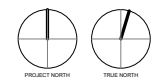
**LEVEL 1**  
SCALE: 1/16" = 1'-0"



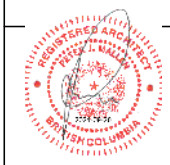


- (E) ELECTRICAL
- (M) MECHANICAL
- (X) KITCHEN SHAFT

1 LEVEL 2  
 DP103 SCALE: 1/16" = 1'-0"



**SCHEDULE A**  
 This forms part of application # DP24-0071  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials TC



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 I AM NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT UNLESS I HAVE SIGNED THESE PLANS.  
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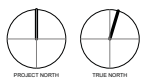
PROJECT: VICTOR PROJECTS  
 1180 Cameron Ave Kelowna, BC V1W 4T2

SHEET TITLE: LEVEL 2 FLOOR PLAN

PROJECT NO:	23124
DATE:	SEPT. 20, 2024
SCALE:	1/16" = 1'-0"
DESIGNER:	DP103
REVISION:	3



- (E) ELECTRICAL
- (M) MECHANICAL
- (K) KITCHEN SHAFT

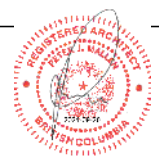


1 DP104 LEVEL 3 - 5  
 SCALE: 1/8" = 1'-0"

**SCHEDULE A**

This forms part of application  
 # DP24-0071

Planner Initials **TC**



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2024.09.20	REVISED	MB	MB
2	2024.09.20	REVISED	MB	MB
3	2024.09.20	REVISED	MB	MB
4	2024.09.20	REVISED	MB	MB
5	2024.09.20	REVISED	MB	MB
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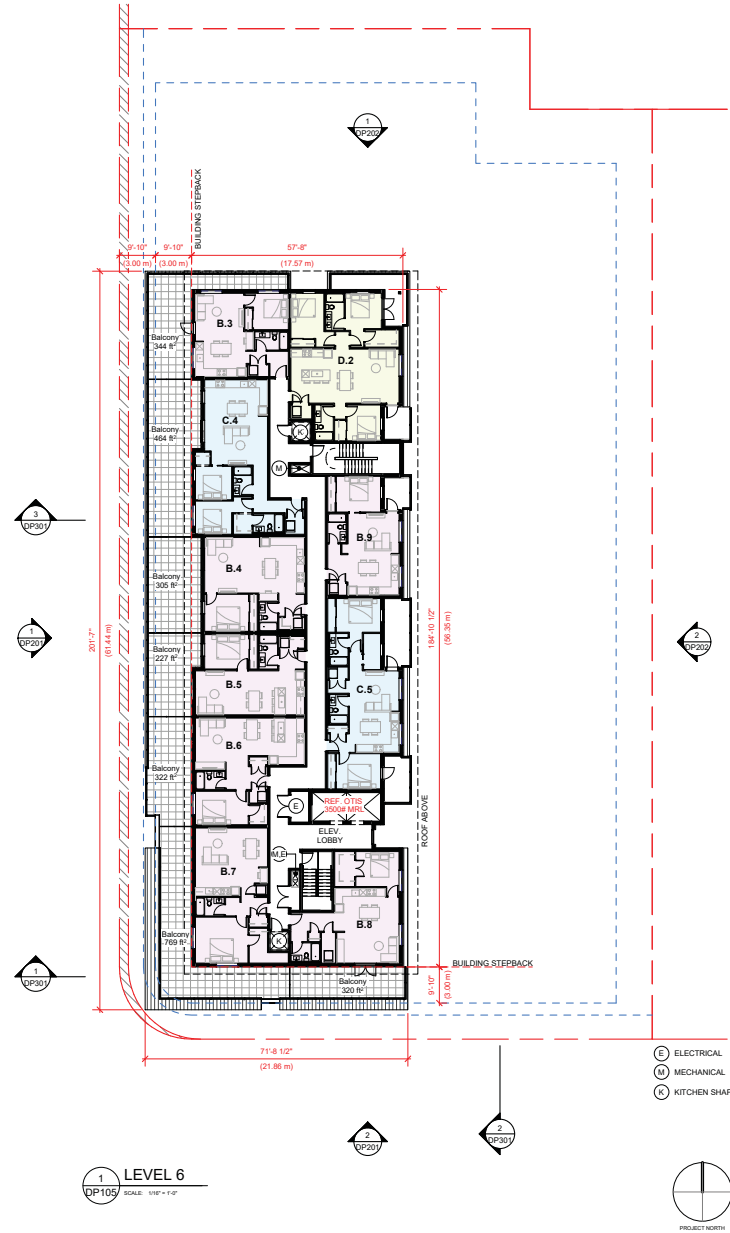
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PROJECT:  
**VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

SHEET TITLE:  
**LEVEL 3-5 FLOOR PLAN**

PROJECT NO:  
 23124  
 SHEET NO:  
 3

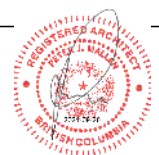
DATE:  
 SEPT. 20, 2024  
 SCALE:  
 1/16" = 1'-0"



**SCHEDULE** **A**  
This forms part of application  
# DP24-0071

Planner Initials **TC**

**City of Kelowna**  
DEVELOPMENT PLANNING



CERTIFIED PROFESSIONAL

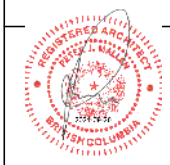
NO.	DATE	DESCRIPTION	BY	CHKD BY
1	2024.09.20	REVISED	MB	MB
2	2024.09.20	ISSUED FOR PERMIT	MB	MB
3	2024.09.20	FOR DEVELOPMENT PERMIT	MB	MB
4	2024.09.20	FOR PERMIT	MB	MB

PROJECT: **VICTOR PROJECTS**  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE: **LEVEL 6 FLOOR PLAN**

REV DATE: **SEPT. 20, 2024**  
SCALE: **1/16" = 1'-0"**  
DRAWING NO: **DP105**

PROJECT NO: **23124**  
REVISION: **3**



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHKD.
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2	2024.09.20	ISSUED FOR PERMIT	MB	MB
3	2024.09.20	FOR CONSTRUCTION	MB	MB

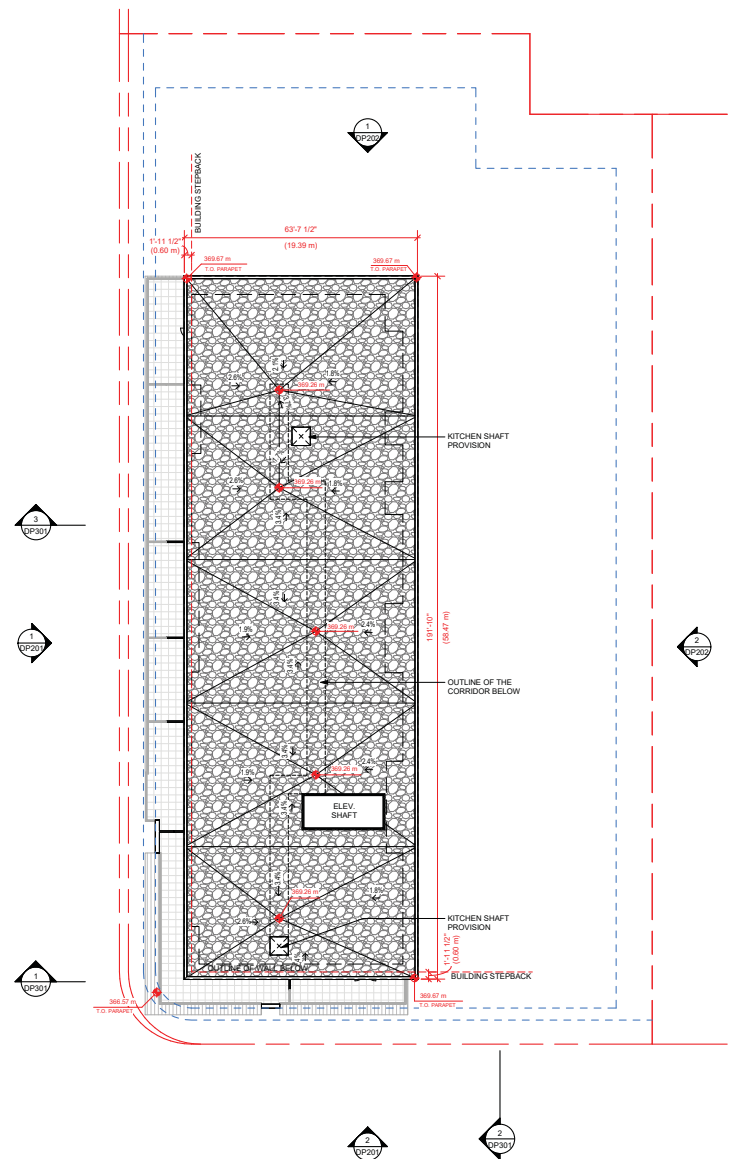
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PROJECT:  
**VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

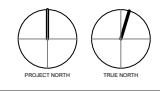
SHEET TITLE:  
**ROOF PLAN**

PROJECT NO. 23124	REVISION 3
----------------------	---------------

DATE:  
 SEPT. 20, 2024  
 SCALE:  
 1/16" = 1'-0"  
**DP106**



**1 ROOF**  
 DP106 SCALE: 1/16" = 1'-0"



**SCHEDULE A**  
 This forms part of application  
 # DP24-0071

Planner Initials **TC**

City of **Kelowna**  
 DEVELOPMENT PLANNING

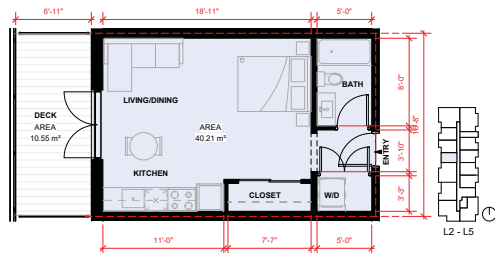
# SCHEDULE A

This forms part of application  
# DP24-0071

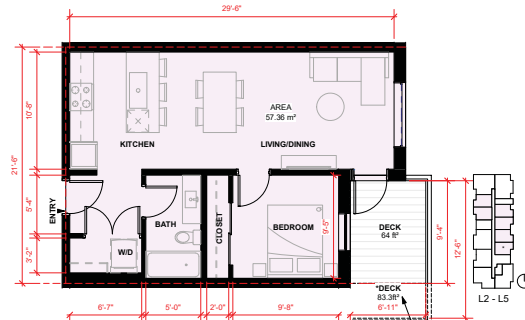
Planner Initials **TC**



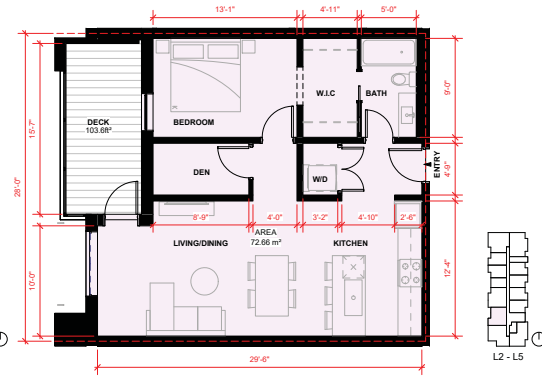
**MGBA**  
MALLEN GOWING BERZINS  
ARCHITECTURE INCORPORATED  
ARCHITECTURE + INTERIOR DESIGN  
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA  
1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM INFO@MGBA.COM T 604 484 2255



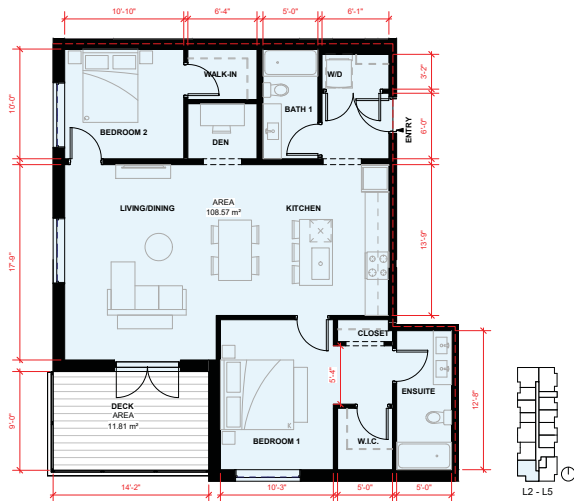
1 TYPE A.1 - STUDIO  
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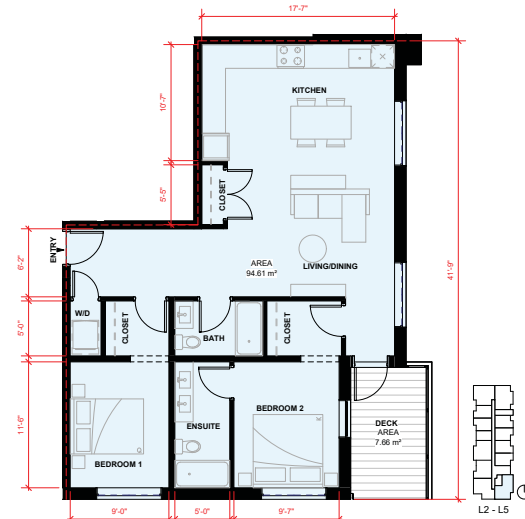
2 TYPE B.1 - 1-BED  
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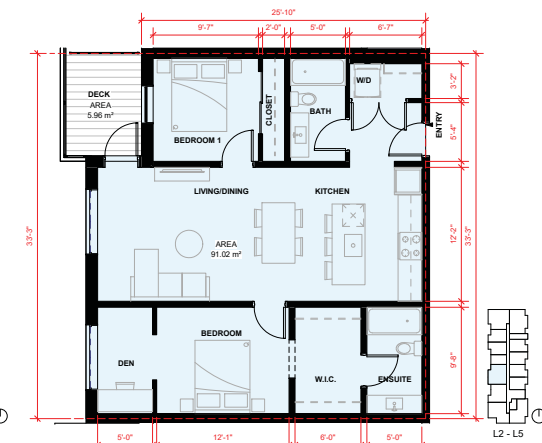
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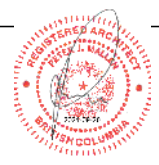
4 TYPE C.1 - 2-BED + DEN  
SCALE: 3/16" = 1'-0"



3 TYPE C.2 - 2-BED  
SCALE: 3/16" = 1'-0"



6 TYPE C.3 - 2-BED + DEN  
SCALE: 3/16" = 1'-0"



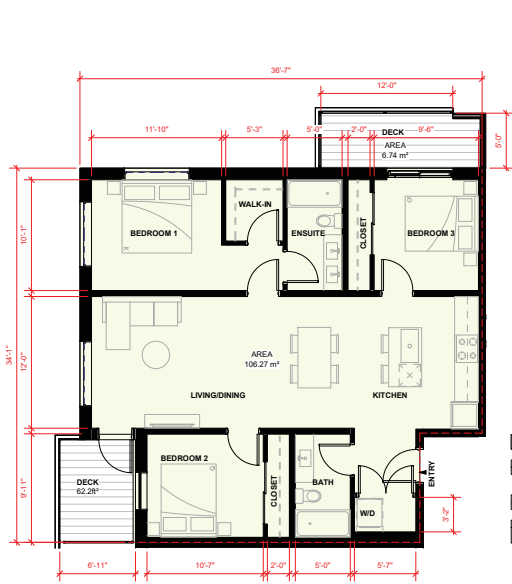
CERTIFIED PROFESSIONAL

DATE	BY	DESCRIPTION

VICTOR PROJECTS  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

## SUITE PLANS

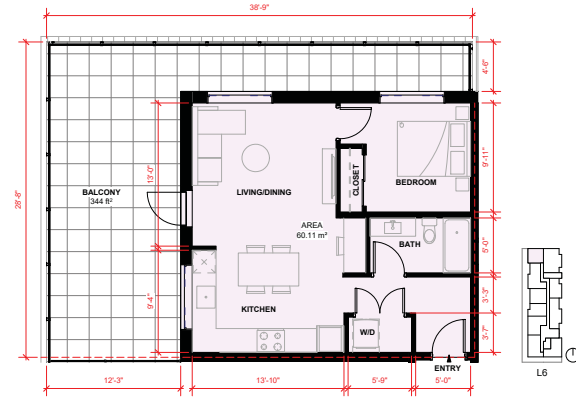
ISSUE DATE SEPT. 20, 2024	PROJECT NO. 23124
SCALE 3/16" = 1'-0"	REVISION 3
PROJECT NO. DP602	



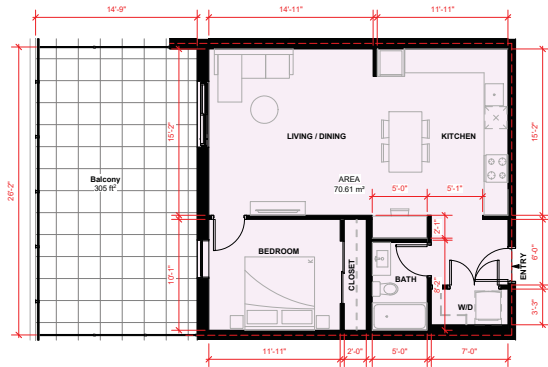
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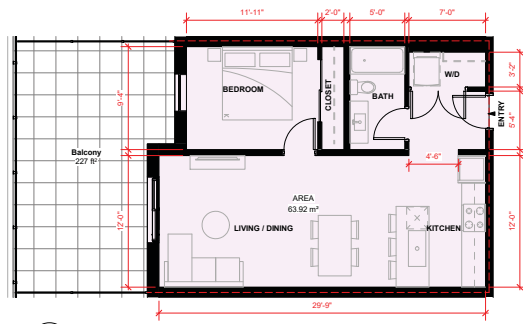
1 TYPE D.2 - 3-BED  
DP603 SCALE: 3/16" = 1'-0"



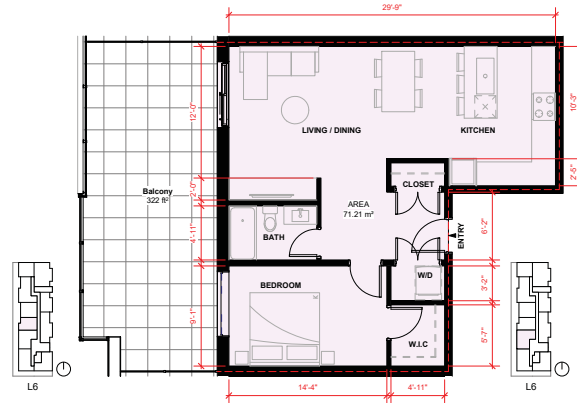
3 TYPE B.3 - 1-BED  
DP603 SCALE: 3/16" = 1'-0"



4 TYPE B.4 - 1-BED  
DP603 SCALE: 3/16" = 1'-0"



5 TYPE B.5 - 1-BED  
DP603 SCALE: 3/16" = 1'-0"



6 TYPE B.6 - 1-BED  
DP603 SCALE: 3/16" = 1'-0"

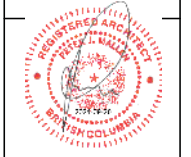
**SCHEDULE A**

This forms part of application  
# DP24-0071

Planner Initials **TC**

City of **Kelowna**  
DEVELOPMENT PLANNING

**MGBA**  
MALLEN GOWING BERZIN'S  
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1725 GOVERNMENT STREET, VICTORIA, BC, CA  
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DATE PREPARED	DATE CHECKED	DATE	SCALE
2024.07.20	2024.07.20		3/16" = 1'-0"
PROJECT NO.	PROJECT NAME	PROJECT LOCATION	PROJECT DESCRIPTION
DP24-0071	SUITE PLANS	1180 Cameron Ave Kelowna, BC V1W 4T2	
PREPARED BY	CHECKED BY	DATE	SCALE
T. Cameron			
PROJECT NO.	PROJECT NAME	PROJECT LOCATION	PROJECT DESCRIPTION
DP603	SUITE PLANS	1180 Cameron Ave Kelowna, BC V1W 4T2	
DATE	SCALE	PROJECT NO.	PROJECT NAME
SEPT. 20, 2024	3/16" = 1'-0"	23124	SUITE PLANS
DATE	SCALE	PROJECT NO.	PROJECT NAME
SEPT. 20, 2024	3/16" = 1'-0"	23124	SUITE PLANS
DATE	SCALE	PROJECT NO.	PROJECT NAME
SEPT. 20, 2024	3/16" = 1'-0"	23124	SUITE PLANS





CERTIFIED PROFESSIONAL

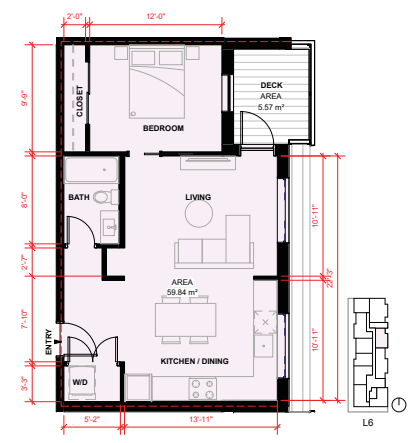
NO.	DATE	DESCRIPTION	BY	CHECKED

PROJECT: **VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

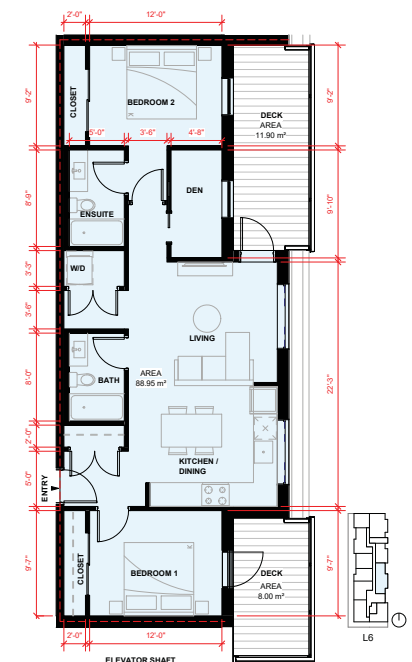
SUITE PLANS

REV DATE	PROJECT NO.
SEPT. 20, 2024	23124
SCALE: 3/16" = 1'-0"	REVISION:
DESIGNED BY:	3

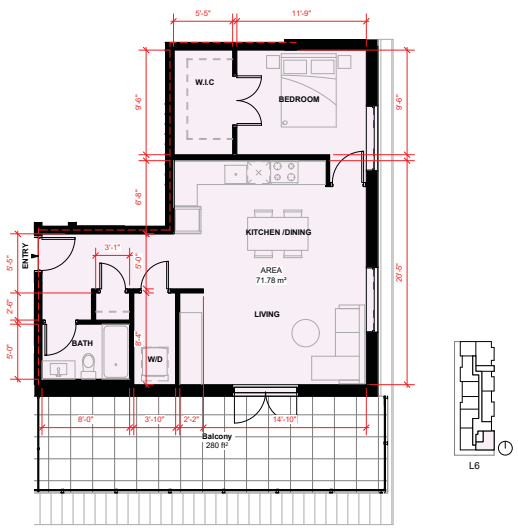
DP604



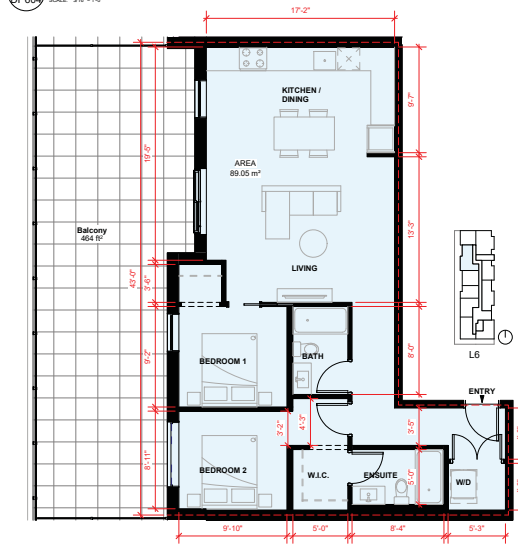
3 TYPE B.9 - 1-BED  
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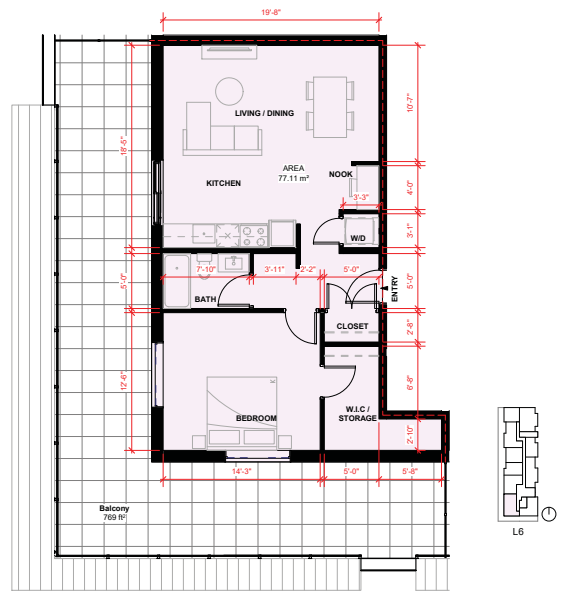
5 TYPE C.5 - 2-BED + DEN  
 DP604 SCALE: 3/16" = 1'-0"



2 TYPE B.8 - 1-BED  
 DP604 SCALE: 3/16" = 1'-0"



4 TYPE C.4 - 2-BED  
 DP604 SCALE: 3/16" = 1'-0"

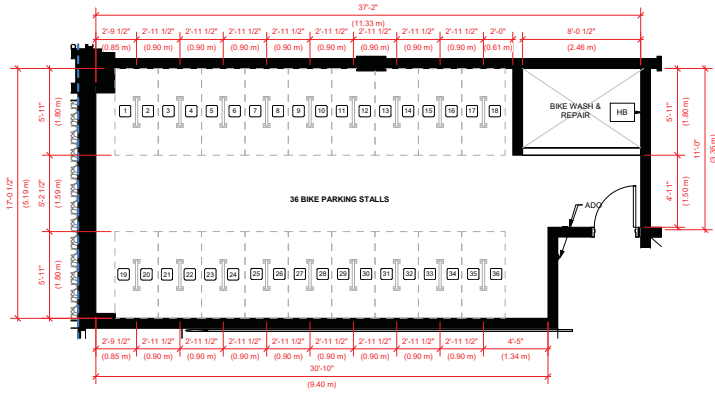


1 TYPE B.7 - 1-BED  
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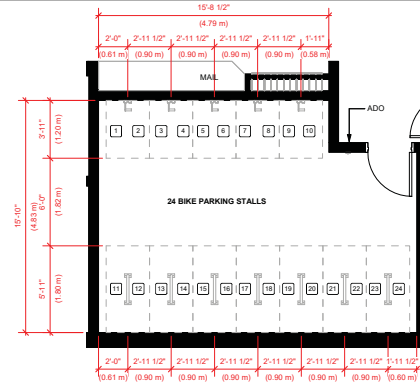
**SCHEDULE A**  
 This forms part of application  
 # DP24-0071

Planner Initials: **TC**

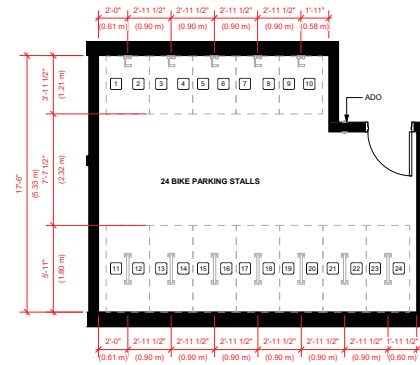
City of Kelowna  
 DEVELOPMENT PLANNING



4 LEVEL P1 - BIKE ROOM B  
DP701 SCALE: 1/4"=1'-0"



1 LEVEL P1 - BIKE ROOM A  
DP701 SCALE: 1/4"=1'-0"



2 LEVEL 1 BIKE ROOM A  
DP701 SCALE: 1/4"=1'-0"

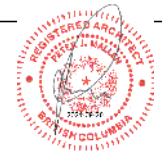
**SCHEDULE A**

This forms part of application  
# DP24-0071

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials TC

**MGBA**  
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ARCHITECTURE INCORPORATED  
ARCHITECTURE + INTERIOR DESIGN  
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1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM INFO@MGBA.COM T: 604.434.2265



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NO.	DATE	DESCRIPTION	BY
1	2024.09.20	REVISED	DP701
2	2024.09.20	ISSUED FOR PERMIT	DP701
3	2024.09.20	FOR CONSTRUCTION	DP701

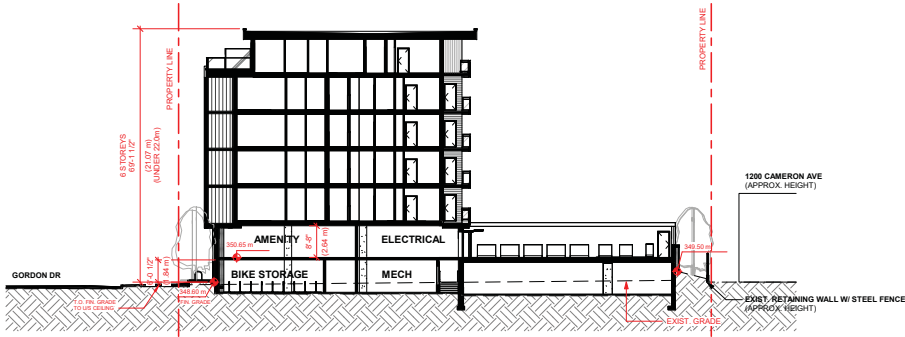
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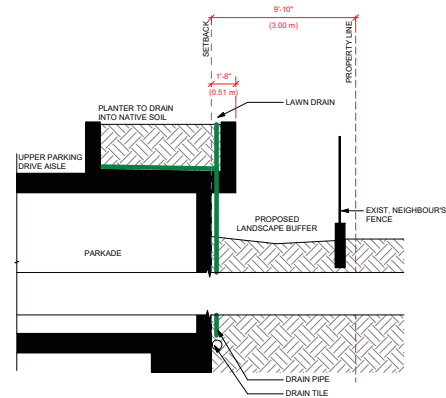
PROJECT:  
**VICTOR PROJECTS**  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**BIKE ROOM**

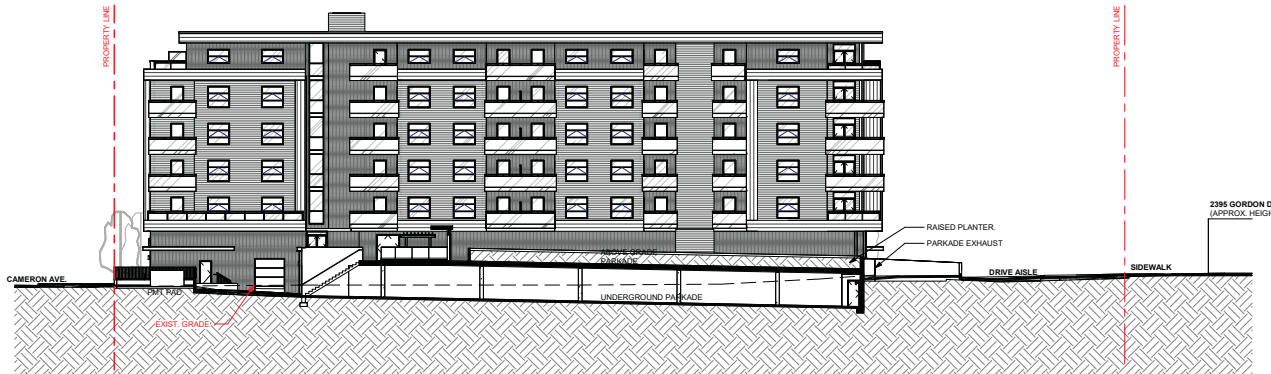
PROJ. DATE: SEPT. 20, 2024	PROJECT NO. 23124
SCALE: 1/4" = 1'-0"	REVISION: 3
CONSULTANT: DP701	



1 SITE SECTION E-W  
DP005 SCALE: 1/8" = 1'-0"



3 TYP. PARKADE PLANTER DETAIL  
DP005 SCALE: 1/8" = 1'-0"

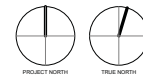


2 SITE SECTION N-S  
DP005 SCALE: 1/8" = 1'-0"

**SCHEDULE B**  
This forms part of application  
# DP24-0071

Planner Initials: **TC**

City of Kelowna  
DEVELOPMENT PLANNING



CERTIFIED PROFESSIONAL

NO.	DATE	BY	DESCRIPTION
1	2024.09.20	RE: DP	ISSUED FOR PERMIT
2	2024.09.20	RE: DP	ISSUED FOR PERMIT
3	2024.09.20	RE: DP	ISSUED FOR PERMIT
4	2024.09.20	RE: DP	ISSUED FOR PERMIT
5	2024.09.20	RE: DP	ISSUED FOR PERMIT

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PROJECT: VICTOR PROJECTS  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE: SITE SECTION

PROJECT NO: 23124  
DATE: SEPT. 20, 2024

REVISION: As indicated  
REVISION: 3  
PROJECT NO: DP005

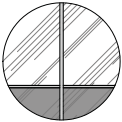
**Material Palette**



**A.** 6" Lap Siding - Black



**B.** 12" Extruded metal siding with concealed fasteners - Black



**C.** Glass balcony railing with frosted base. Color to match adjacent material.



**D.** Stacked brick veneer - White



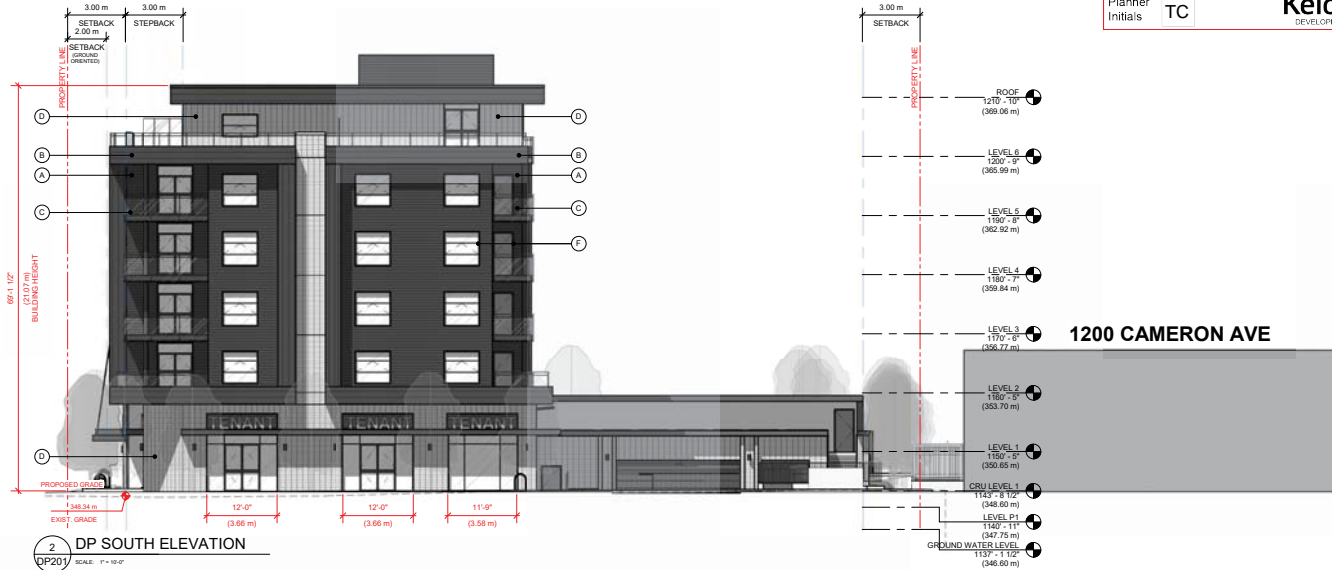
**E.** Soffit - Wood veneer



**F.** Vinyl Window/Door/Trim Color match siding



**G.** Roof - Built up Roofing



**SCHEDULE B**

This forms part of application  
# DP24-0071

Planner Initials **TC**

**City of Kelowna**  
DEVELOPMENT PLANNING

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ARCHITECTURE + INTERIOR DESIGN  
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1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM | INFO@MGBA.COM | T 604.439.2265



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NO.	DATE	DESCRIPTION
1	2024.09.20	REVISED
2	2024.09.20	REVISED
3	2024.09.20	REVISED
4	2024.09.20	REVISED
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14	2024.09.20	REVISED
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16	2024.09.20	REVISED
17	2024.09.20	REVISED
18	2024.09.20	REVISED
19	2024.09.20	REVISED
20	2024.09.20	REVISED

PROJECT: **VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE: **EXTERIOR ELEVATIONS**

REV DATE: **SEPT. 20, 2024** PROJECT NO: **23124**  
SCALE: **As Indicated** REVISION: **3**

**DP201**

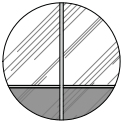
Material Palette



A. 6" Lap Siding - Black



B. 12" Extruded metal siding with concealed fasteners - Black



C. Glass balcony railing with frosted base. Color to match adjacent material.



D. Stacked brick veneer - White



E. Soffit - Wood veneer



F. Vinyl Window/Door/Trim Color match siding



G. Roof - Built up Roofing

**SCHEDULE B**  
 This forms part of application  
 # DP24-0071

Planner Initials **TC**

City of **Kelowna**  
 DEVELOPMENT PLANNING



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHECKED	DATE
1	2024.09.20	REVISED	MGBA	MB	
2	2024.09.20	ISSUED FOR PERMIT	MGBA	MB	
3	2024.09.20	FOR CONSTRUCTION PERMIT	MGBA	MB	
4	2024.09.20	FOR CONSTRUCTION PERMIT	MGBA	MB	

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PROJECT:  
**VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

**EXTERIOR ELEVATIONS**

PROJECT NO. DP202	PROJECT NO. 23124
DATE SEPT. 20, 2024	REVISION As Indicated
SCALE As Indicated	REVISION 3

**SCHEDULE B**

This forms part of application  
# DP24-0071

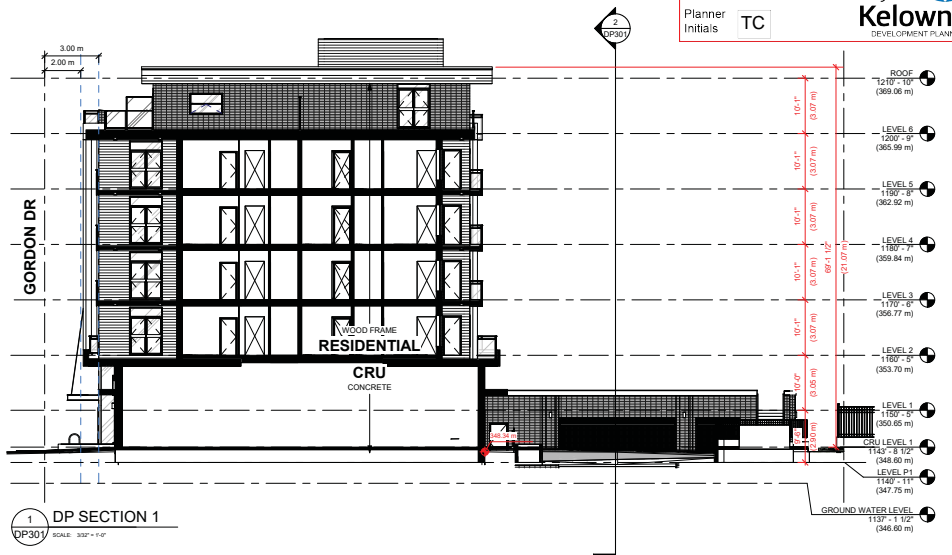
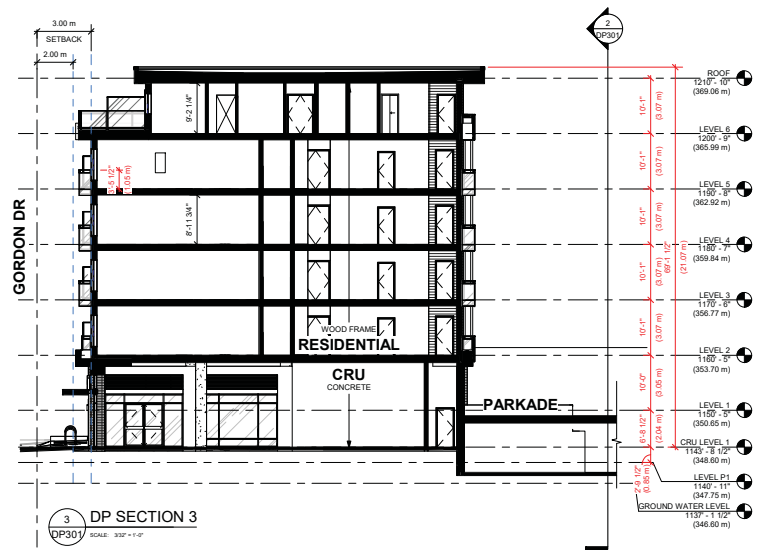
Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

**MGBA**

MALLEN GOWING BERZINS  
ARCHITECTURE + INTERIOR DESIGN

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CERTIFIED PROFESSIONAL

DATE	BY	CHECKED	DATE
2024.09.20	TC	TC	2024.09.20
2024.09.20	TC	TC	2024.09.20
2024.09.20	TC	TC	2024.09.20
2024.09.20	TC	TC	2024.09.20

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PROJECT: **VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE: **BUILDING SECTIONS**

REV DATE	PROJECT NO.
SEPT. 20, 2024	23124
SCALE	REVISION
3/32" = 1'-0"	3

**DP301**

**SCHEDULE B**

This forms part of application  
# DP24-0071

Planner Initials TC



3 DP PERSPECTIVE 3 - VIEW FROM SE CORNER  
DP401 SCALE



1 DP PERSPECTIVE 1 - VIEW FROM SW CORNER  
DP401 SCALE

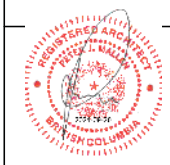


4 DP PERSPECTIVE 4 - VIEW FROM NE CORNER  
DP401 SCALE



2 DP PERSPECTIVE 2 - VIEW FROM NW CORNER  
DP401 SCALE

**MGBA**  
MALLEN GOWING BERZINS  
ARCHITECTURE INCORPORATED  
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CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2024.09.20	ISSUED FOR PERMIT	TC	TC
2	2024.09.20	ISSUED FOR PERMIT	TC	TC
3	2024.09.20	ISSUED FOR PERMIT	TC	TC
4	2024.09.20	ISSUED FOR PERMIT	TC	TC

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PROJECT:  
**VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**PERSPECTIVE VIEWS**

ISSUE DATE: SEPT. 20, 2024	PROJECT NO: 23124
ISSUE NO: DP401	REVISION: 3



1 DP PERSPECTIVE 5 - VIEW FROM GORDON  
DP402 SCALE



2 DP PERSPECTIVE 6 - VIEW FROM CAMERON  
DP402 SCALE

**SCHEDULE B**  
This forms part of application  
# DP24-0071

Planner Initials TC



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	2024/09/20	REVISED	DP	DP
2	2024/09/20	ISSUED FOR PERMIT	DP	DP
3	2024/09/20	FOR VOLUNTARY PERMIT	DP	DP
4	2024/09/20	FOR PERMIT	DP	DP

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PROJECT:  
VICTOR PROJECTS  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
PERSPECTIVE VIEWS

REV. DATE	PROJECT NO.
SEPT. 20, 2024	23124
DESCRIPTION	REVISION
DP402	3





1.



2.



3.



4.



5.



6.

1. View SE corner, from Cameron. Parkade entrance.
2. Residential Entrance.
3. Townhouse entrance, south elevation.
4. View from 8th floor balconies.
5. View from NW Corner, CRU walkway
6. View from NE Corner, from Guisachan Village.

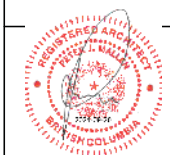
**SCHEDULE B**

This forms part of application  
# DP24-0071

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

**MGBA**  
MALLEN GOWING BERZINS  
ARCHITECTURE INCORPORATED  
ARCHITECTURE • INTERIOR DESIGN  
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA  
1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM INFO@MGBA.COM T: 604.484.8285



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2024.09.20	REVISED	TC	TC
2	2024.09.20	REVISED	TC	TC
3	2024.09.20	REVISED	TC	TC
4	2024.09.20	REVISED	TC	TC
5	2024.09.20	REVISED	TC	TC

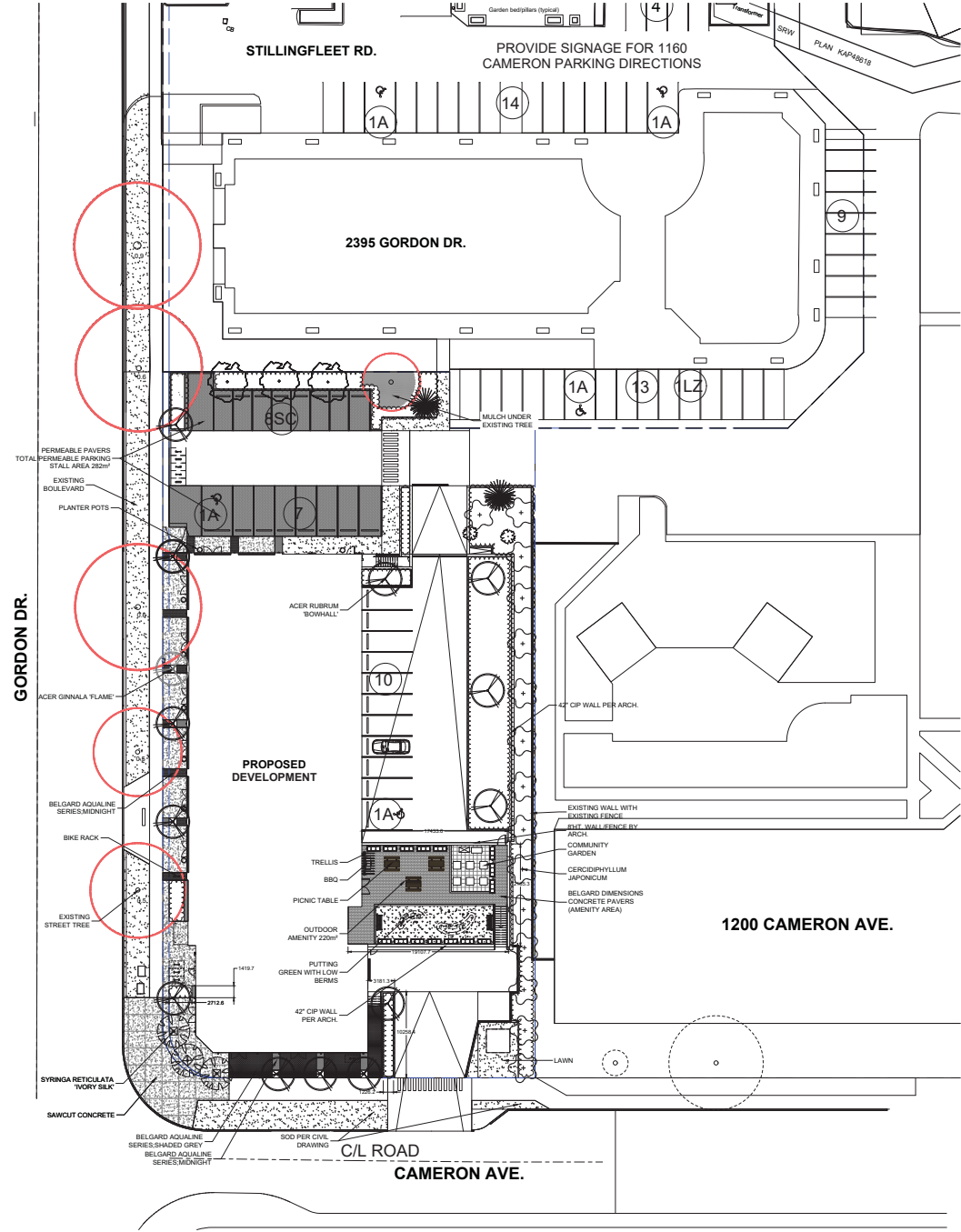
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PROJECT:  
**VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**RENDERINGS**

REV. DATE	PROJECT NO.
SEPT. 20, 2024	23124
DESCRIPTION	REVISION
DP403	3



**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
14	ACER RUBRUM 'SCOWHALL'	COLUMNAR BOWHALL MAPLE	8CM CAL, 1.8M STD, B&B
15	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	5CM CAL, 1.8M STD, B&B
2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER WINKO FALSE CYPRESS	2.5M HT, B&B, CLIMATE RESILIENT
3	GINKGO BILOBA (MALE FORM)	GINKGO TREE	5CM CAL, 1.8M STD, B&B
2	PNUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LUMBER PINE	2.5M HT, B&B
3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5CM CAL, 1.8M STD, B&B

PMG PROJECT NUMBER: 23210

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \*SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \*DEFINITION OF CONDITIONS OF AVAILABILITY: \*ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \*ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INSTALLATION TO I.L.A.B.C STANDARDS, LATEST EDITION.



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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 18	ISSUED FOR DP	MBH
2	24 AUG 19	ISSUED FOR DP	
3	24 AUG 21	NEW SITE PLAN	YE
4	24 AUG 21	CITY COMMENTS	YE
5	24 FEB 22	ISSUED FOR DP	
6	24 FEB 23	NEW SITE PLAN	U

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**MIXED-USE DEVELOPMENT**

1160 CAMERON AVENUE  
KELOWNA

NOTE: PROPOSED 1160 CAMERON PERMEABLE AREA 654 m<sup>2</sup>, SITE COVERAGE 17.5%



**SCHEDULE C**

This forms part of application  
# DP24-0071

Planner Initials **TC**

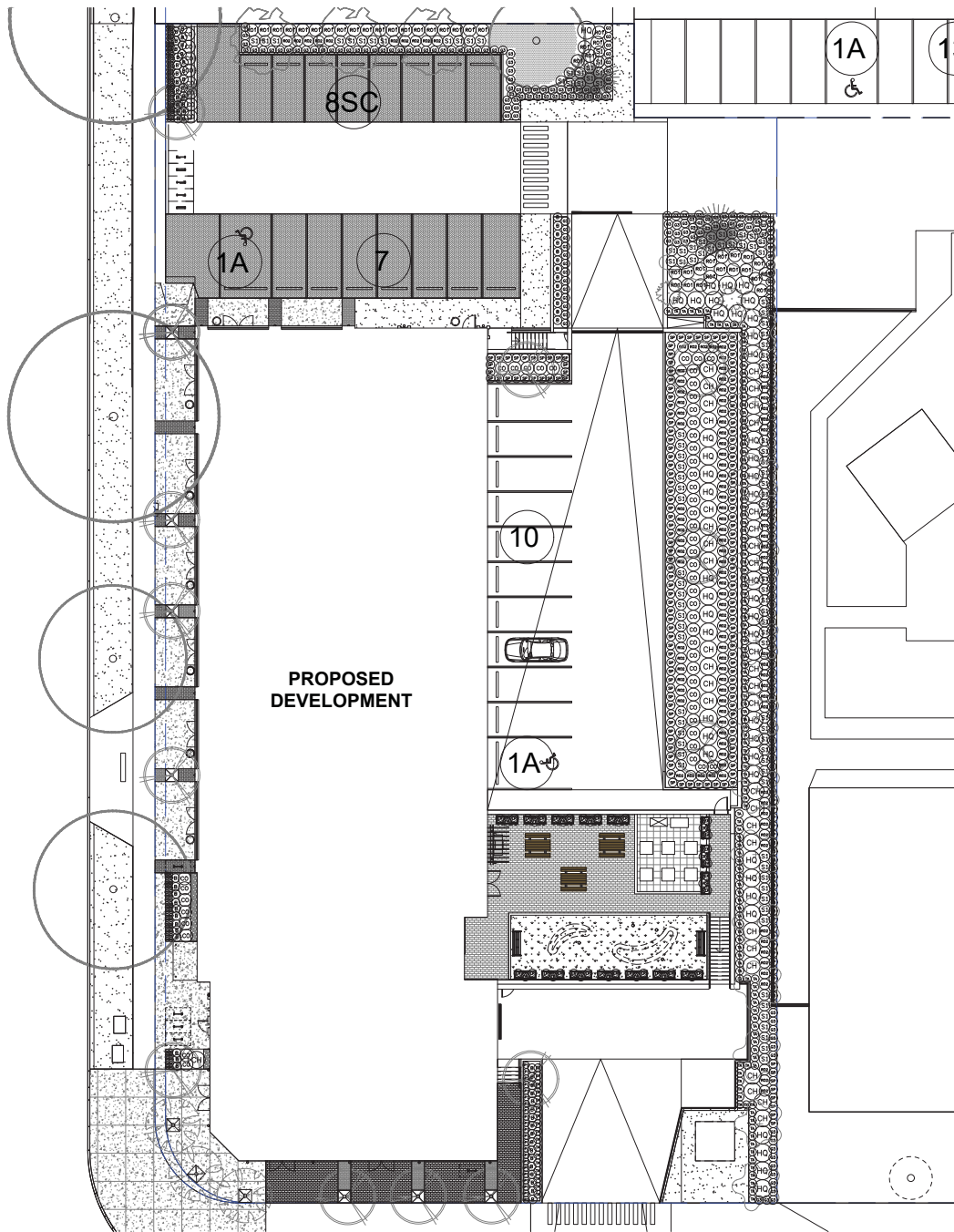
City of Kelowna  
DEVELOPMENT PLANNING



DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 23 DEC 20 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: RJ  
DESIGN: RJ  
CHKD: YR

**L1**  
OF 5



PLANT SCHEDULE				PMG PROJECT NUMBER: 23-210
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SPRUCES</b>				
66		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT, 40CM
36		CHESIA TENATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT, 50CM
37		CORNUS SERICEA	REDTIG DOGWOOD	#3 POT, 50CM
44		HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT, 50CM
42		ROSA 'MIDLAND SONICA'	BONICA ROSE	#2 POT, 40CM
110		ROSA 'MIDLAND RED'	MIDLAND ROSE, RED	#2 POT, 40CM
105		SPIRAEA JAPONICA 'LIME MOUND'	BRIGHT GREEN SPIREA	#3 POT, 60CM
196		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA, PINK	#2 POT, 40CM
146		TAXUS X MEDIA 'HILLI'	HILLI YEW	1.5M B&B
<b>GRASSES</b>				
188		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
22		PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
186		HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT, 20CM
45		ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OLSA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \*SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: \*ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \*ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SCALE:

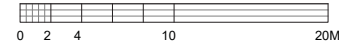


NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 18	ISSUED FOR DP	MMB
1	24 AUG 18	ISSUED FOR DP	
4	28 AUG 13	NEW SITE PLAN	YS
3	26 JUN 13	CITY COMMENTS	YS
2	24 FEB 22	ISSUED FOR DP	
1	24 FEB 23	NEW SITE PLAN	U

NO. DATE REVISION DESCRIPTION DR.  
CLIENT:

PROJECT:  
**MIXED-USE DEVELOPMENT**

**1160 CAMERON AVENUE  
KELOWNA**



DRAWING TITLE:  
**SHRUB  
PLAN**

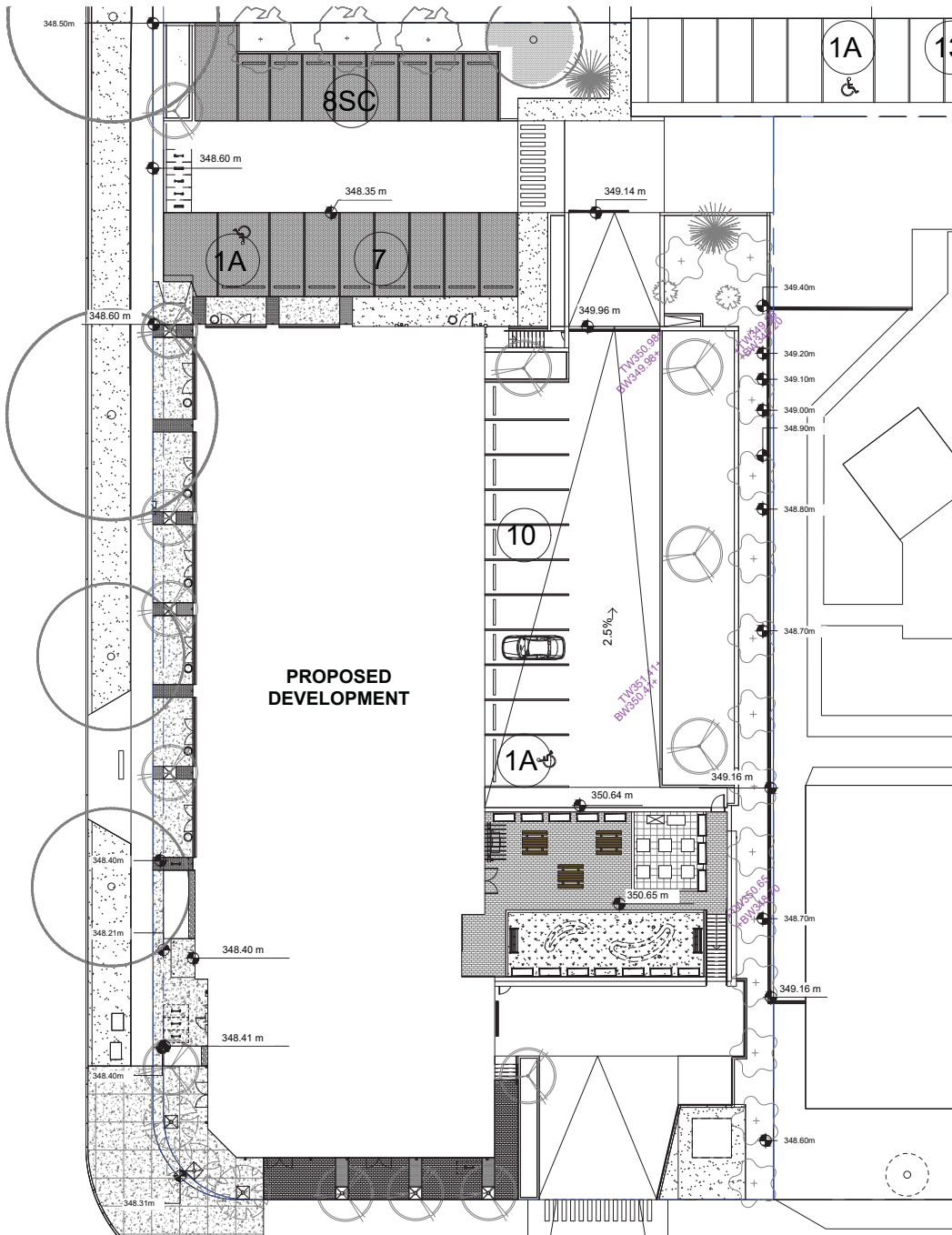
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SCALE: 1:150  
DRAWN: RJ  
DESIGN: RJ  
CHKD: YR OF 5

**L2**

**SCHEDULE C**  
This forms part of application  
# DP24-0071  
City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials **TC**

32210-4-ZIP PMG PROJECT NUMBER: 23-210



**SCHEDULE C**

This forms part of application  
# DP24-0071

Planner Initials **TC**

**City of Kelowna**  
DEVELOPMENT PLANNING



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604.294-0011 · f. 604.294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 23	ISSUED FOR DP	RI/TC
2	24 AUG 23	ISSUED FOR DP	RI
3	24 AUG 23	NEW SITE PLAN	RI
4	24 AUG 23	NEW SITE PLAN	RI
5	24 AUG 23	CITY COMMENTS	RI
6	24 FEB 22	ISSUED FOR DP	RI
7	24 FEB 22	ISSUED FOR DP	RI
8	24 FEB 23	NEW SITE PLAN	RI

CLIENT:

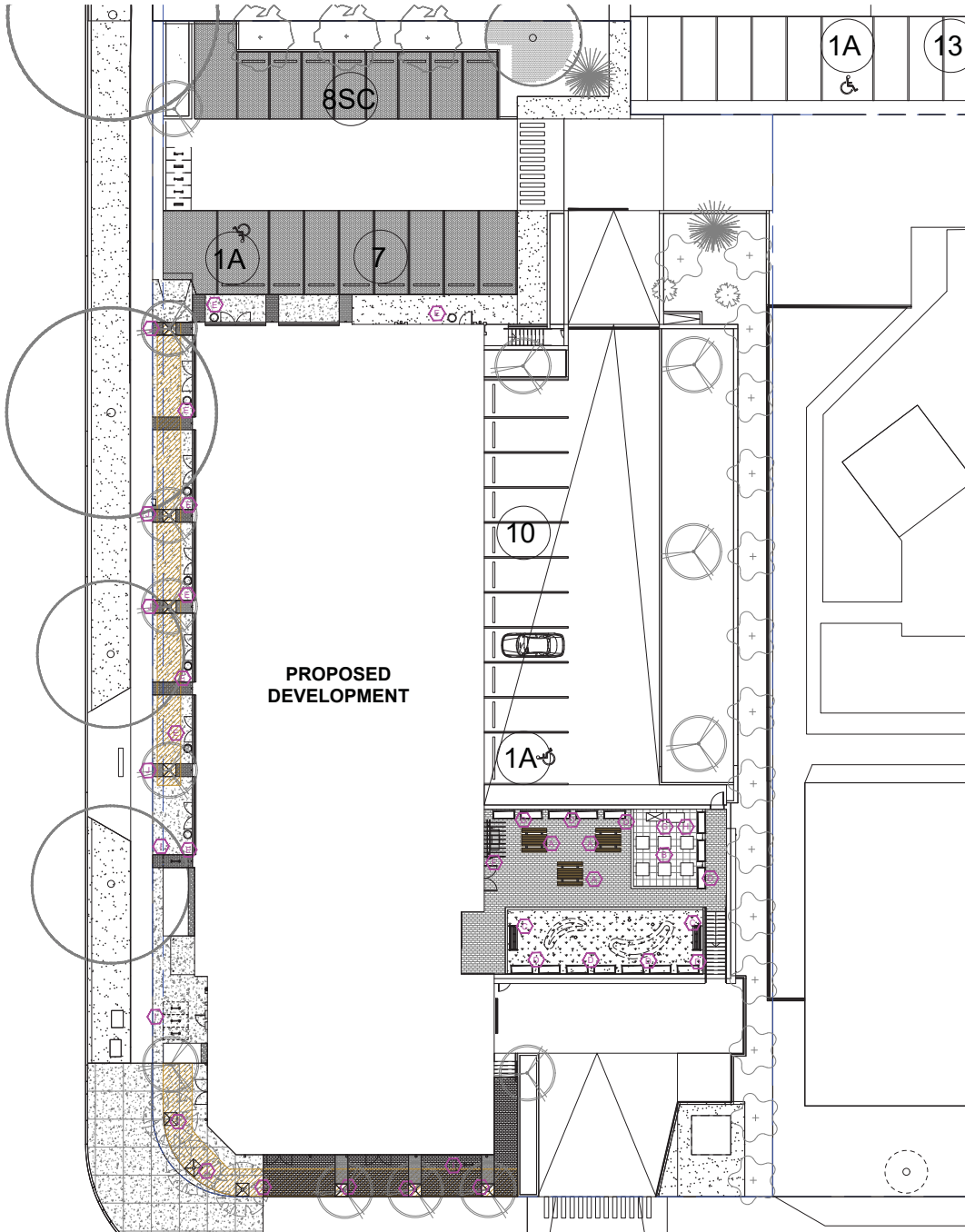
PROJECT:  
**MIXED-USE DEVELOPMENT**

**1160 CAMERON AVENUE  
KELOWNA**

DRAWING TITLE:  
**GRADING PLAN**

DATE: 23 DEC 20  
SCALE: 1:150  
DRAWN: RI  
DESIGN: RI  
CHKD: YR

DRAWING NUMBER:  
**L3**  
OF 5

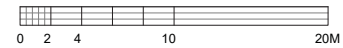


**SITE FURNITURE LEGEND**

A		MAGLIN 210 CLUSTER SEATING MTR-0210-00040 IPE WOOD
B		LIFESPACE ELEVATED HERLOOM SELF-WATERING PLANT 3'X3' RAW CEDAR
C		MAGLIN 970 BACKED BENCHES IPE WOOD MBE-0970-00023
D		MAGLIN 1500 PLANTERS MPL-1500-00008 18.10'H X 54.35'L X 18.38"D
E		NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 26" PRPA116594 COLOUR:CAVIAR BLACK
F		TRELLIS
G		CEDARSHED BAYSIDE LEAN-TO GARDEN SHED 6'X3' CEDAR ROOF
H		CEDARSHED POTTING TABLE
I		MAGLIN SC BIKE RACKS MBR-1600-00008
J		TREE GRATE URBAN ACCESSORIES CHINOOK TREE GRATE 3' SQUARE RUST CONVERTER IRON

**MATERIAL LEGEND**

	SYNLAWN ARTIFICIAL TURF
	BELGARD BASALT CONCRETE SLAB; 457X457X60MM; NATURAL COLOUR
	BELGARD DIMENSIONS CONCRETE PAVERS (AMENITY AREA) PATTERN: RUNNING BOND, 152X353X60MM; SEPIA COLOUR
	BELGARD AQUALINE SERIES ; 110 x 221.5 x 80mm; NATURAL COLOUR PATTERN: HERRINGBONE/RUNNING BOND
	BELGARD AQUALINE SERIES ; 110 x 221.5 x 80mm; SHADED GREY COLOUR PATTERN: RUNNING BOND
	BELGARD AQUALINE SERIES ; 110 x 221.5 x 80mm; MIDNIGHT COLOUR PATTERN: RUNNING BOND
	CONCRETE; BROOM FINISH; NATURAL COLOUR
	ASPHALT
	STRUCTURAL SOIL



**SCHEDULE C**

This forms part of application  
# DP24-0071

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 • f. 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 19	ISSUED FOR DP	MBR
2	24 AUG 15	ISSUED FOR DP	
3	28 AUG 13	NEW SITE PLAN	YS
4	26 JUN 21	CITY COMMENTS	YS
5	24 FEB 22	ISSUED FOR DP	
6	24 FEB 23	NEW SITE PLAN	RJ

PROJECT:  
**MIXED-USE DEVELOPMENT**

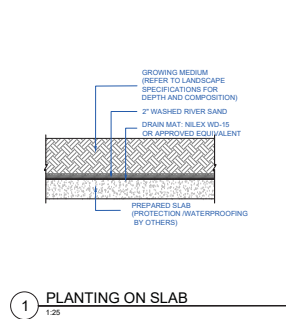
1160 CAMERON AVENUE  
KELOWNA

DRAWING TITLE:  
**MATERIAL PLAN**

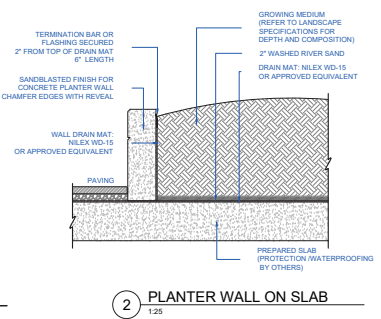
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DRAWN: RJ  
DESIGN: RJ  
CHKD: YR

**L4**  
OF 5

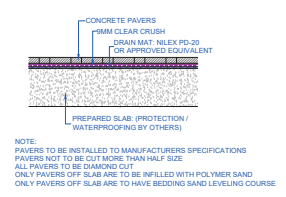
SEAL:



**1 PLANTING ON SLAB**  
1:25

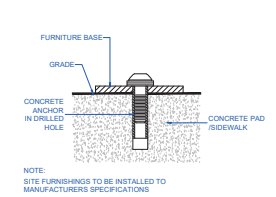


**2 PLANTER WALL ON SLAB**  
1:25



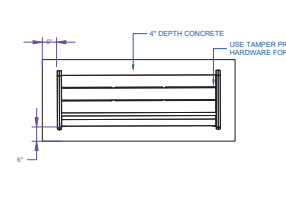
NOTE:  
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS  
PAVERS NOT TO BE CUT MORE THAN HALF SIZE  
ALL PAVERS TO BE DIAMOND CUT  
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND  
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

**3 PAVERS OVER SLAB**  
1:25

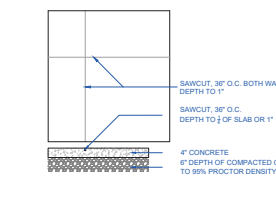


NOTE:  
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

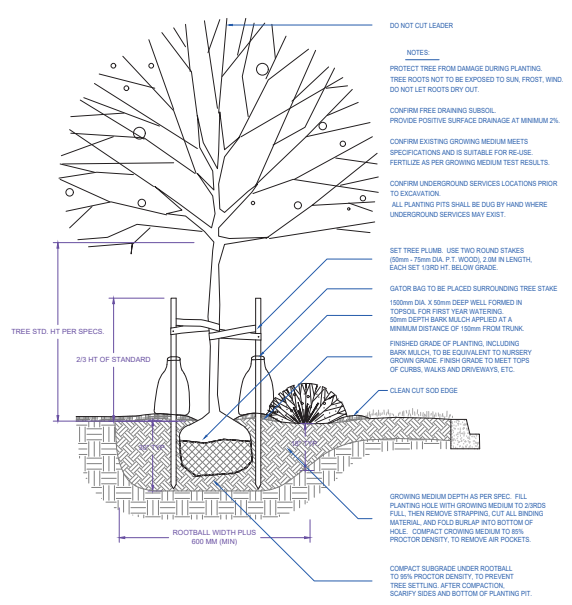
**4 SITE FURNITURE MOUNTING**  
N.T.S.



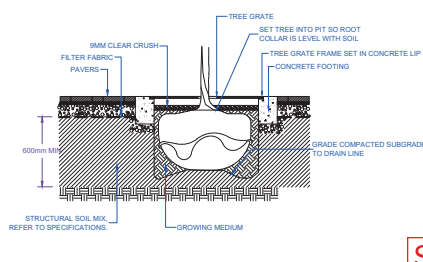
**6 BENCH ON CONCRETE PAD**  
1:25



**7 CONCRETE SAW CUTS**  
N.T.S.



**5 TREE AND SHRUB PLANTING AT GRADE**  
1:25



**8 STRUCTURAL SOIL**  
1:25

**SCHEDULE C**

This forms part of application  
# DP24-0071

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 18	ISSUED FOR OP	MBH
2	24 AUG 18	ISSUED FOR OP	
3	28 AUG 13	NEW SITE PLAN	YS
4	28 AUG 13	NEW SITE PLAN	YS
5	28 AUG 13	CITY COMMENTS	YS
6	24 FEB 22	ISSUED FOR OP	
7	24 FEB 22	NEW SITE PLAN	RJ

CLIENT:

PROJECT:  
**MIXED-USE DEVELOPMENT**

**1160 CAMERON AVENUE  
KELOWNA**

DRAWING TITLE:  
**LANDSCAPE  
DETAIL**

DATE: 23 DEC 20  
SCALE: AS SHOWN  
DRAWN: RJ  
DESIGN: RJ  
CHKD: YR

DRAWING NUMBER:  
**L5**  
OF 5

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 &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>	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.						✓
<b>2.1.2 Scale and Massing</b>	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"> <li>Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>						✓
<b>2.1.3 Site Planning</b>	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 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.					✓	
e. 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.					✓	
<b>2.1.4 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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"> <li>• Underground (where the high water table allows)</li> <li>• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> <li>• Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>• Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>					✓	
e. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> <li>• Landscaping;</li> <li>• Trellises;</li> <li>• Grillwork with climbing vines; or</li> <li>• Other attractive screening with some visual permeability.</li> </ul>						✓
f. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>• Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>• Secure long-term parking within the building or vehicular parking area.</li> </ul>						✓
g. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.					✓	
h. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.	✓					
i. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.					✓	
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>



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"> <li>• Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>• Using materials and colors that minimize heat absorption;</li> <li>• Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>• Using building mass, trees and planting to buffer wind.</li> </ul>					✓	
f. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
g. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
h. 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.					✓	
i. 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.				✓		
j. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>					✓	
k. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.				✓		
<b>2.1.6 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>					✓	


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.						✓
<b>SECTION 4.0: LOW &amp; MID-RISE RESIDENTIAL MIXED USE</b>						
<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>						
<b>4.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
h. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
i. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> <li>• Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>• Using ground-oriented units or glazing to avoid creating dead frontages; and</li> <li>• When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>						✓
<b>Commercial &amp; Mixed Use Buildings</b>						

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j. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						✓
k. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.					✓	
l. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.						✓
<b>Residential &amp; Mixed Use Buildings</b>						
m. 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"> <li>A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways.</li> <li>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.</li> </ul>						✓
n. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.	✓					
o. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
<b>4.1.2 Scale and Massing</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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.					✓	
<b>4.1.3 Site Planning</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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"> <li>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</li> </ul>						✓

<ul style="list-style-type: none"> <li>Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>						
c. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
<b>4.1.4 Site Servicing, Access and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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"> <li>Access is from a secondary street, where possible, or from the long face of the block;</li> <li>Impacts on pedestrians and the streetscape is minimised; and</li> <li>There is no more than one curb cut per property.</li> </ul>						✓
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"> <li>Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>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.</li> </ul>	✓					
<b>4.1.5 Publicly-Accessible and Private Open Spaces</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Outdoor amenity areas</b>						
a. Design plazas and urban parks to: <ul style="list-style-type: none"> <li>Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities;</li> <li>Be animated with active uses at the ground level; and</li> <li>Be located in sunny, south facing areas.</li> </ul>	✓					
b. Design internal courtyards to: <ul style="list-style-type: none"> <li>Provide amenities such as play areas, barbecues, and outdoor seating where appropriate.</li> <li>Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.</li> </ul>						✓
c. Design mid-block connections to include active frontages, seating and landscaping.	✓					
<b>4.1.6 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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:					✓	

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<ul style="list-style-type: none"> <li>• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;</li> <li>• Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</li> <li>• Providing a porch, patio, deck, or covered entry for each interval;</li> <li>• 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;</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>• Changing the materials with the change in building plane; and</li> <li>• Provide a lighting fixture, trellis, tree or other landscape feature within each interval.</li> </ul>							
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"> <li>• Primary building entrances,,</li> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>					✓		
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						✓	

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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"> <li>• Internally lit plastic box signs;</li> <li>• Pylon (stand alone) signs; and</li> <li>• Rooftop signs.</li> </ul>						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓

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