

# Development Permit

DP23-0053



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

**3260 Hilltown Dr**

and legally known as

**Lot 14 Section 28 Township 23 ODYD Plan EPP76020**

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:** September 23, 2023

Development Permit Area: Form and Character DPA

Existing Zone: CD18 – McKinley Beach Resort

Future Land Use Designation: S-RES – Suburban Residential

**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: 1918951 Alberta Ltd., Inc.No. A0110539

Applicant: New Town Architecture & Engineering

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Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

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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. DP23-0053 for Lot 14 Section 28 Township 23 ODYD Plan EPP86020 located at 3260 Hilltown 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 **\$74,067.19**

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.**

# HILLTOWN CONDOS

RE-ISSUED FOR DP, AUGUST 29, 2024



## ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING  
 200-1464 ST. PAUL STREET  
 KELOWNA, BC V1Y 2E6  
 e: usman@newtownservices.net t: (250) 860-8185

- A0.000 COVER PAGE
- A0.020 ZONING & BYLAW
- A1.010 SITE PLAN
- A3.010 PARKADE 3 FLOOR PLAN
- A3.020 PARKADE FLOOR PLAN
- A3.030 LEVEL 1 FLOOR PLAN
- A3.040 LEVEL 2 FLOOR PLAN
- A3.050 LEVEL 3 FLOOR PLAN
- A3.060 LEVEL 4 FLOOR PLAN
- A3.070 LEVEL 5 FLOOR PLAN
- A3.080 LEVEL 6 FLOOR PLAN
- A4.000 MATERIALS
- A4.010 BUILDING ELEVATIONS
- A4.020 BUILDING ELEVATIONS
- A5.010 UNIT PLANS
- A6.010 RENDERINGS
- A6.020 RENDERINGS

## LANDSCAPE

ECORA  
 200-2045 ENTERPRISE WAY  
 KELOWNA, BC V1Y 9T5  
 e: Kim.McNamee t: (250) 469-9757

## CIVIL ENGINEERING

NEW TOWN ARCHITECTURE & ENGINEERING  
 200-1464 ST. PAUL STREET  
 KELOWNA, BC V1Y 2E6  
 e: jacob@newtownservices.ca t: (250) 860-8185

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 URBAN PLANNING  
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Revisions

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FOR PERMIT ONLY

project title  
**HILLTOWN CONDOS**

project address  
**3260 HILLTOWN DRIVE,  
 KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28  
 TOWNSHIP 23 ODYD PLAN  
 EPP76020**

project no. **4188**

drawing title  
**COVER PAGE**

designed **JM** date  
 drawn **JM**  
 checked **UA**

**A0.000**  
 8/28/24 4:58:13 PM

**SCHEDULE A**

This forms part of application  
 # DP23-0053

Planner Initials **TC**

**PROJECT NAME**

**ADDRESS:**  
3260 HILLTOWN DRIVE, KELOWNA, V1V 2R1, BRITISH COLUMBIA, CANADA

**LEGAL ADDRESS:**  
LOT 14 SECTION 28 TOWNSHIP 23 OYD PLAN EPP76020

**OWNER:**  
EXISTING: SLOPED PROPOSED: SLOPED

**NUMBER OF BUILDINGS:**  
1 BUILDINGS (20 UNITS)

**ZONING ANALYSIS**

EXISTING:	PROPOSED:
FUTURE LAND USE (2040 OCP)	NO
TRANSIT SUPPORT CORRIDOR	NO
ADJACENT LAND USES:	USE
NORTH	
SOUTH	
EAST	
WEST	

**CD18 ZONING REQUIREMENTS**

REQUIRED:	PROPOSED:
SITE AREA (m <sup>2</sup> )	1538.7m <sup>2</sup>
N/A	
SITE WIDTH (m)	56.55m
N/A	
SITE DEPTH (m)	26.59m
N/A	

**DEVELOPMENT REQUIREMENTS**

REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS: 25 UNITS + 2 UNITS PURCHASED FROM DEVELOPER (20 UNITS TOTAL)	22 UNITS
FLOOR AREA (GF+AF)(m <sup>2</sup> ): N/A	3056.79m <sup>2</sup>
FLOOR AREA RATIO: N/A	1.98
BUILDING HEIGHT (m): 38.25m OR 9 STOREYS	22.5m / 7 STOREYS 7.5 STOREYS AS PER BCBC
SETBACKS (m):	3.0m (Equivalent on site requires 3m setback on ground floor)
FRONT (EAST)	0.0m
SIDE A (NORTH)	2.6m
SIDE B (SOUTH)	3.6m
BACK (WEST)	0.0m
AMENITY SPACE (m <sup>2</sup> ): 25m <sup>2</sup> PER DWELLING UNIT WITH MORE THAN 1 BEDROOM (60 x 72 = 550m <sup>2</sup> )	INDOOR AMENITY SPACE 161.7 m <sup>2</sup> PRIVATE AMENITY SPACE (DECKS) 1112.8m <sup>2</sup>
<b>TOTAL</b>	<b>1274.5m<sup>2</sup></b>
PARKING STALLS: APARTMENT: 1.5 PER 1 BEDROOM 2.0 PER 2 BEDROOM	21 STALLS (1.5 x 14 + 2)
VISITOR: 0.5 PER DWELLING UNIT	16 STALLS (2.0 x 8 + 12)
<b>TOTAL</b>	<b>37 STALLS</b>
<b>TOTAL (PROVIDED)</b>	<b>41 STALLS</b>
DRIVE AISLE (WIDTH)	6.5m
DRIVE AISLE GRADE	8%
REGULAR STALL RATIO	50%
SMALL STALL RATIO	26.6%
BKE STALLS: 0.75 PER BACHELOR / 1 BED / 2 BED 1.0 PER 3 BEDROOM	11 STALLS (0.75 x 14 + 10.5)
VISITOR (B PER ENTRANCE)	8 STALLS (1.0 x 8 + 8)
<b>TOTAL</b>	<b>19 STALLS</b>
<b>TOTAL (PROVIDED)</b>	<b>28 STALLS</b>
EXPOSED HABITABLE SPACE (60% REQUIRED): SEE DIAGRAM TO THE RIGHT	60%



1:100' = 1:2"

**SCHEDULE A**

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City of Kelowna DEVELOPMENT PLANNING

**SPECIFIC BUILT FORMS**

	REQUIRED:	PROPOSED:
<b>GROUND ORIENTED:</b>		
REDUCED SETBACK	N/A	N/A
MAX. 3RD FLOOR HEIGHT	N/A	N/A
MIN. 1st FLOOR AREA	N/A	N/A
<b>URBAN &amp; VILLAGE CENTRE (U4.11):</b>		
UPPER FLOOR SETBACK ADJUTING STREET	N/A	N/A
CORNER LOT TRIANGULAR SETBACK	N/A	N/A
URBAN PLAZA	Y/N	NO



1 NORTH ELEVATION - HABITABLE SPACE

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project legal description  
**LOT 14 SECTION 28 TOWNSHIP 23 OYD PLAN EPP76020**

project no. 4188

drawing title  
**ZONING & BYLAW**

designed by JM

drawn by JM

checked by UA

drafting by

**A0.02D**

printed 8:08:04 AM 5/21/24

**KEYNOTES - SITE**

ID	DESCRIPTION
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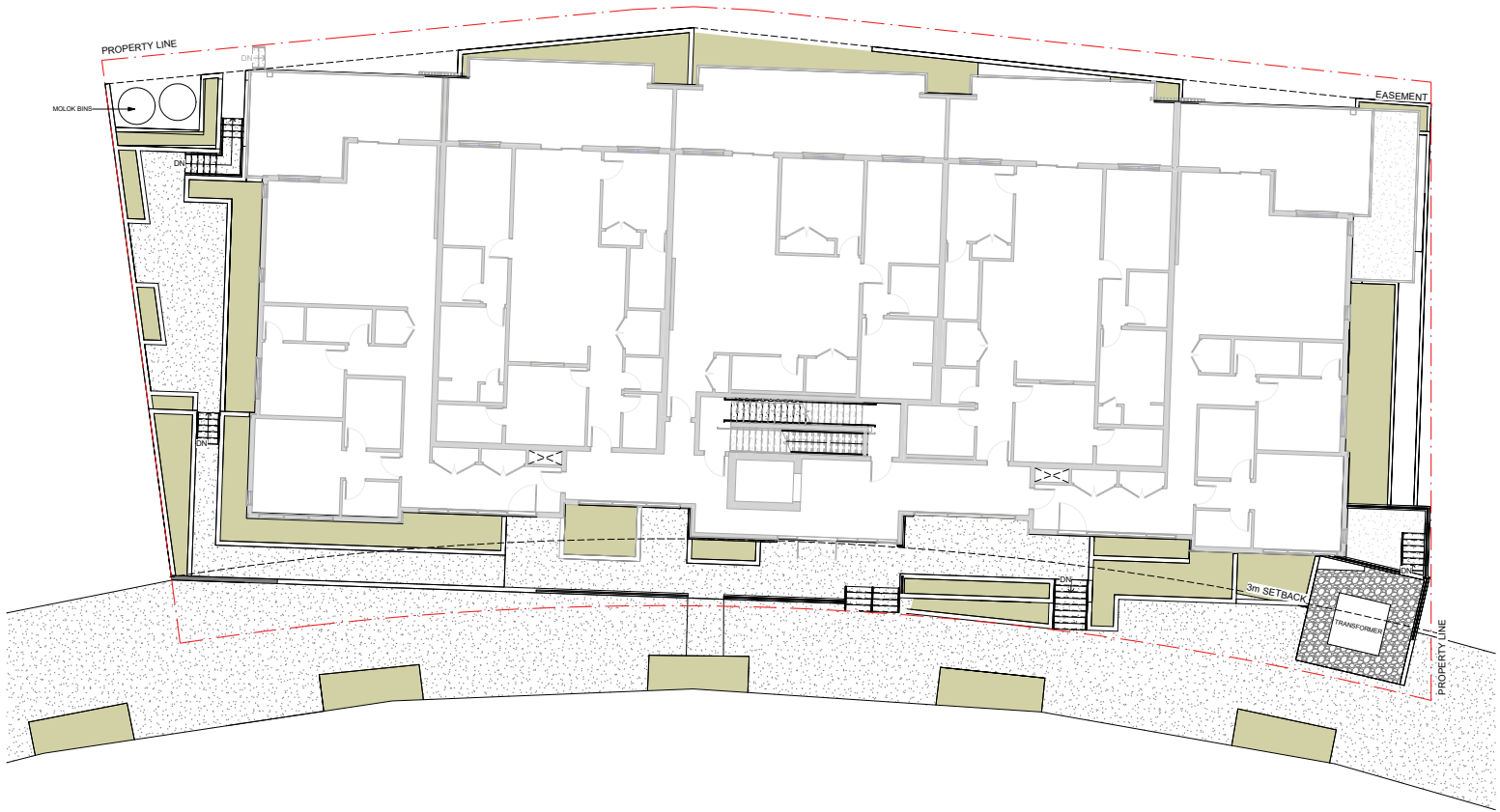


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1 SITE PLAN  
1:100

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project no. **4188**

drawing title  
**SITE PLAN**

DESIGNED	DATE	SCALE
JM		1:100
DRAWN		JM
CHECKED		UA
DRAWING NO.		

**A1.01D**

DATE: 8/26/24 4:58:23 PM

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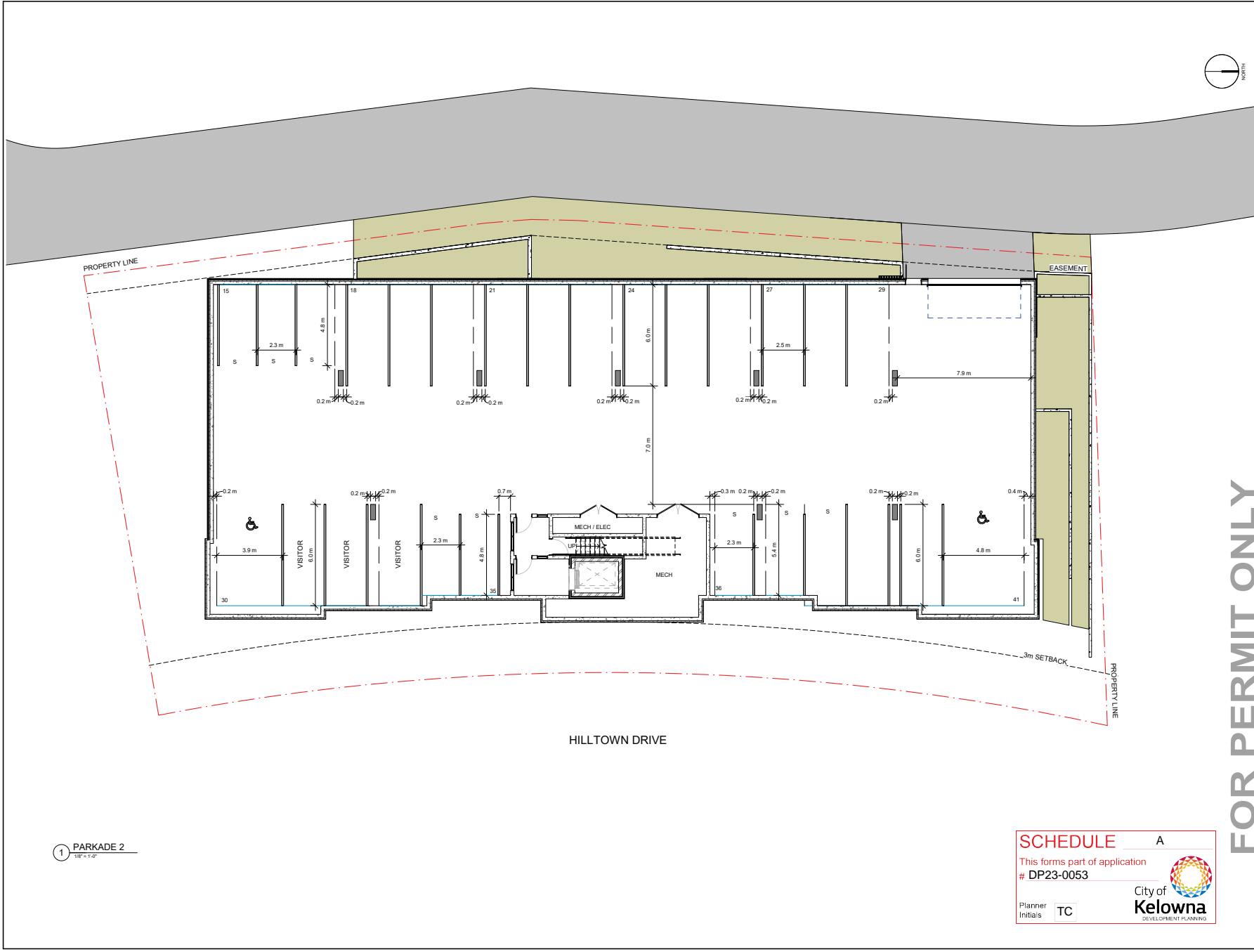
project no. **4188**

drawing title  
**PARKADE 2 FLOOR PLAN**

designed by JM  
drawn by JM  
checked by UA

**A3.01D**

printed 8/26/24 4:58:24 PM



1 PARKADE 2  
1/8" = 1'-0"

**SCHEDULE A**

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DEVELOPMENT PLANNING

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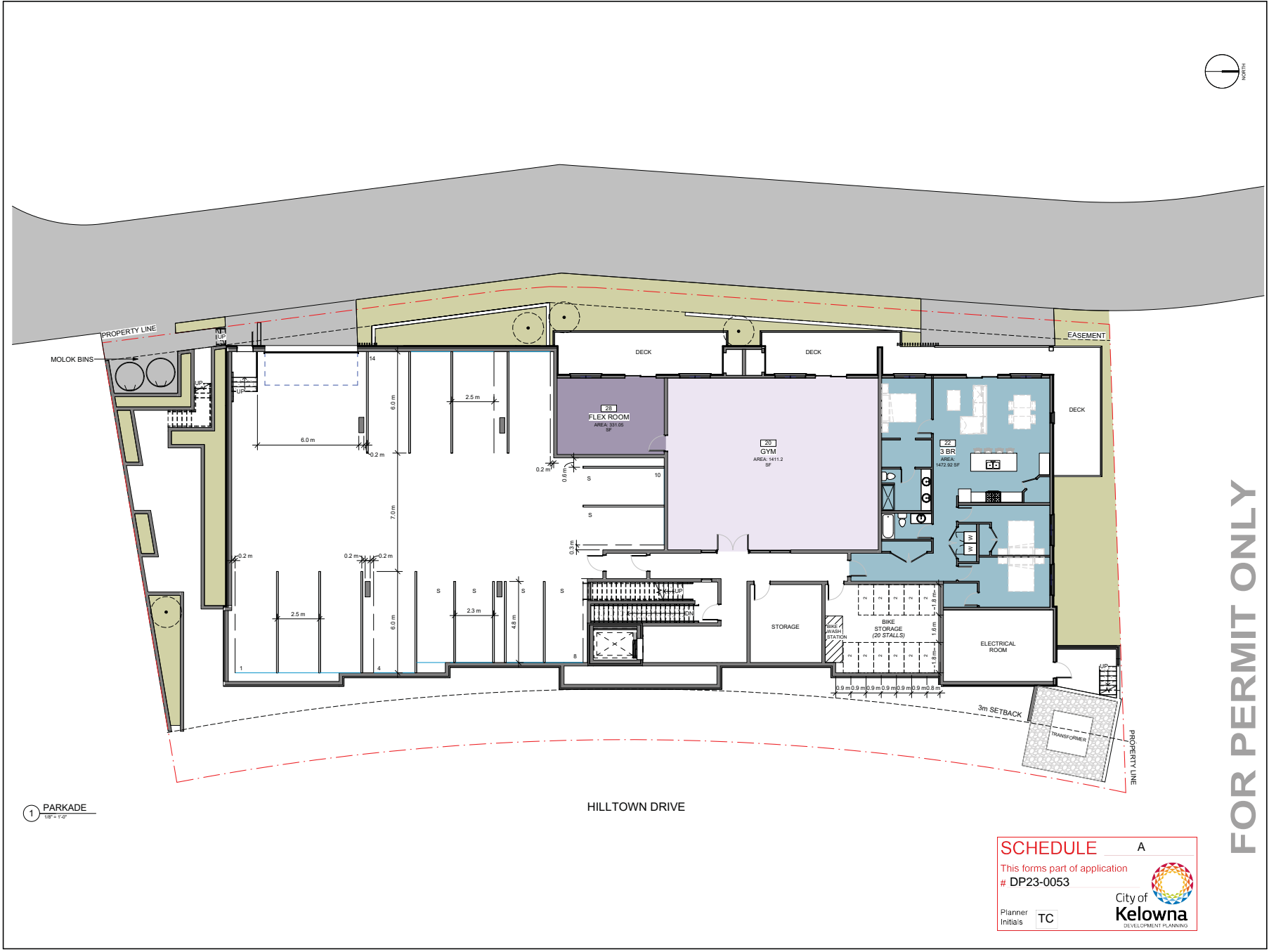
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1 PARKADE  
1/8" = 1'-0"

HILLTOWN DRIVE

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project no. **4188**

drawing title  
**PARKADE FLOOR PLAN**

designed by **JM** scale **1/8" = 1'-0"**  
drawn by **JM**  
checked by **UA**

**A3.02D**

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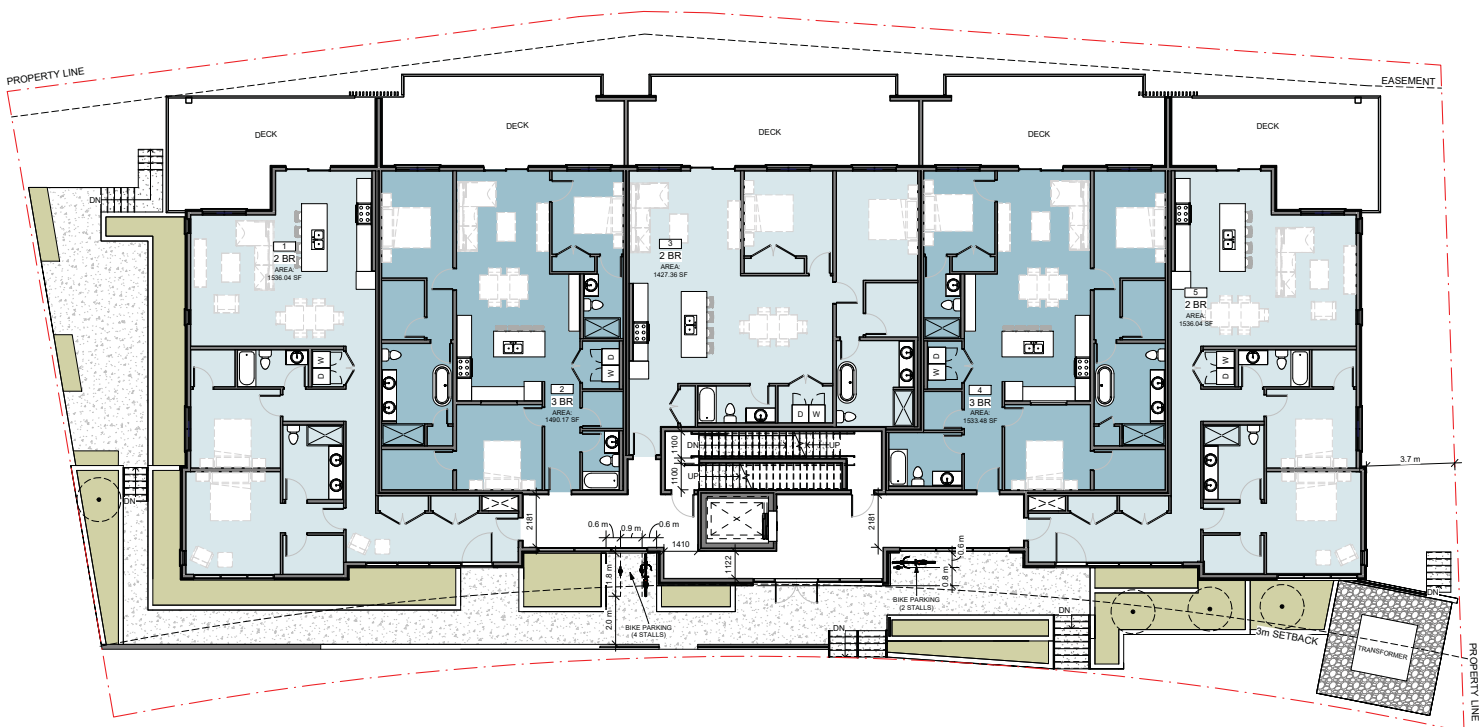
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HILLTOWN DRIVE

1 LEVEL 1  
1/8" = 1'-0"

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drawing title  
**LEVEL 1 FLOOR PLAN**

approved **JM** date **1/8" = 1'-0"**

drawn **JM**

checked **JM**

drawing no. **UA**

**A3.03D**

print date **8:06:04 4/30/24 PM**



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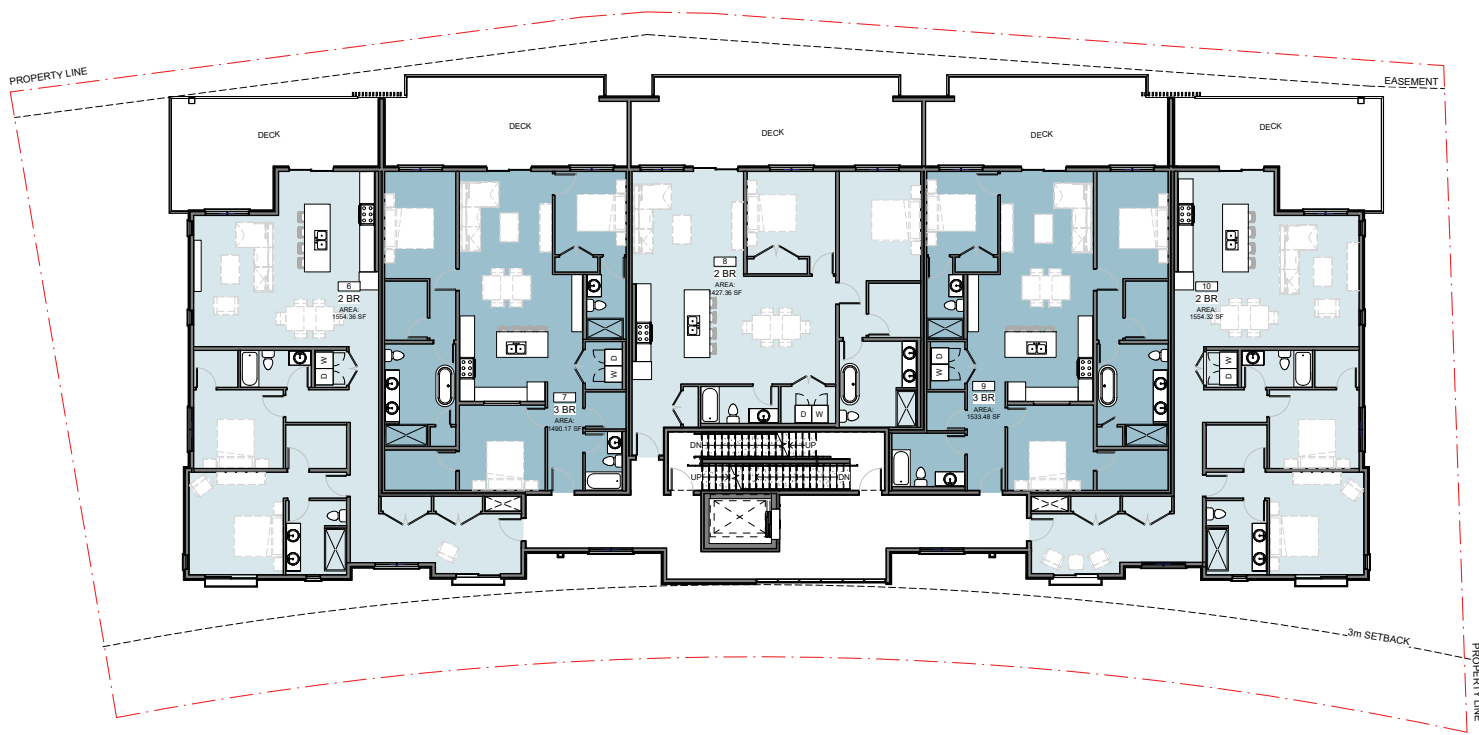
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HILLTOWN DRIVE

1 LEVEL 2  
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City of Kelowna DEVELOPMENT PLANNING

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**LEVEL 2 FLOOR PLAN**

designed: JM  
drawn: JM  
checked: UA  
drawing no.

**A3.04D**

DATE: 8/26/24 4:58:48 PM

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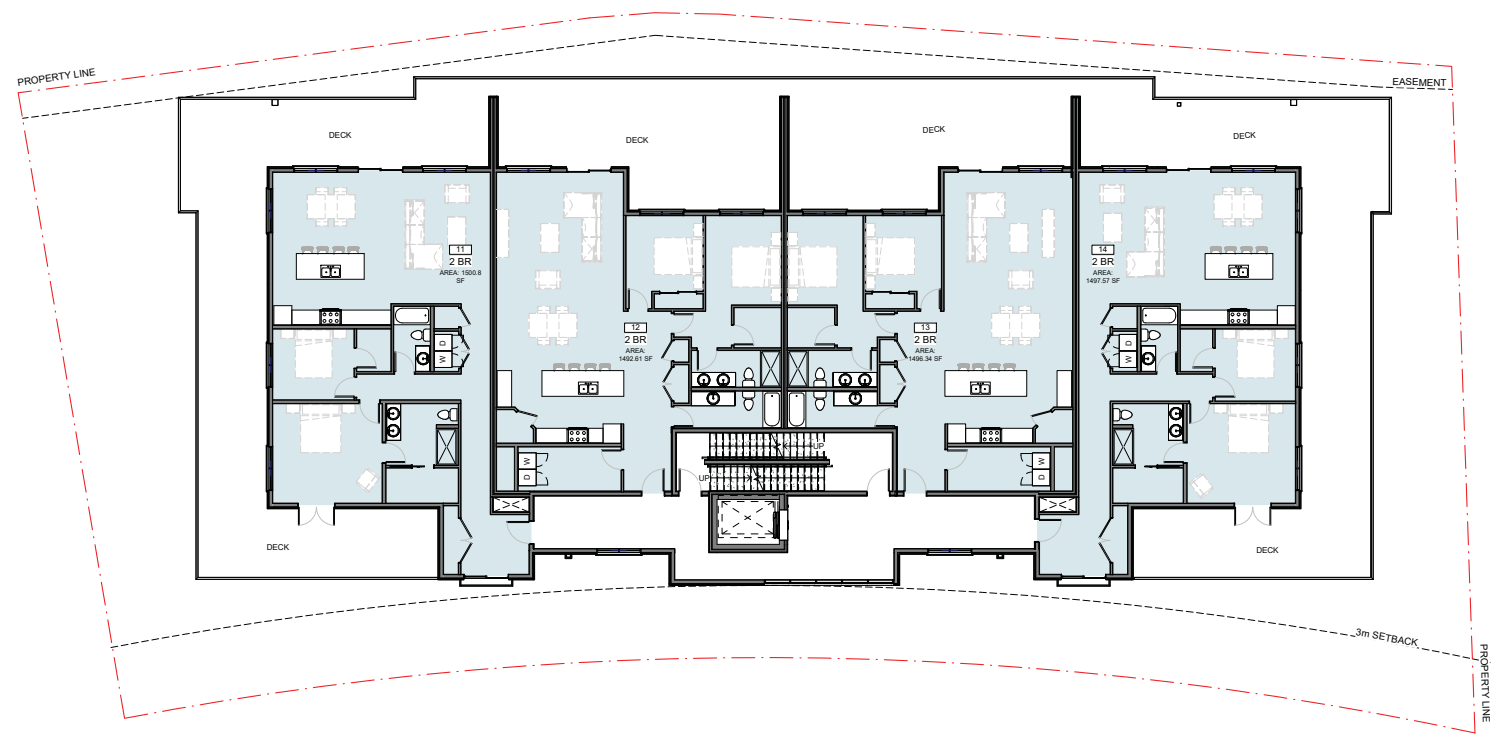


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1 LEVEL 3  
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drawing title  
**LEVEL 3 FLOOR PLAN**

approved: JM date: 1/8" = 1'-0"  
drawn: JM  
checked: UA

**A3.05D**  
DATE: 8/26/24 4:58:58 PM

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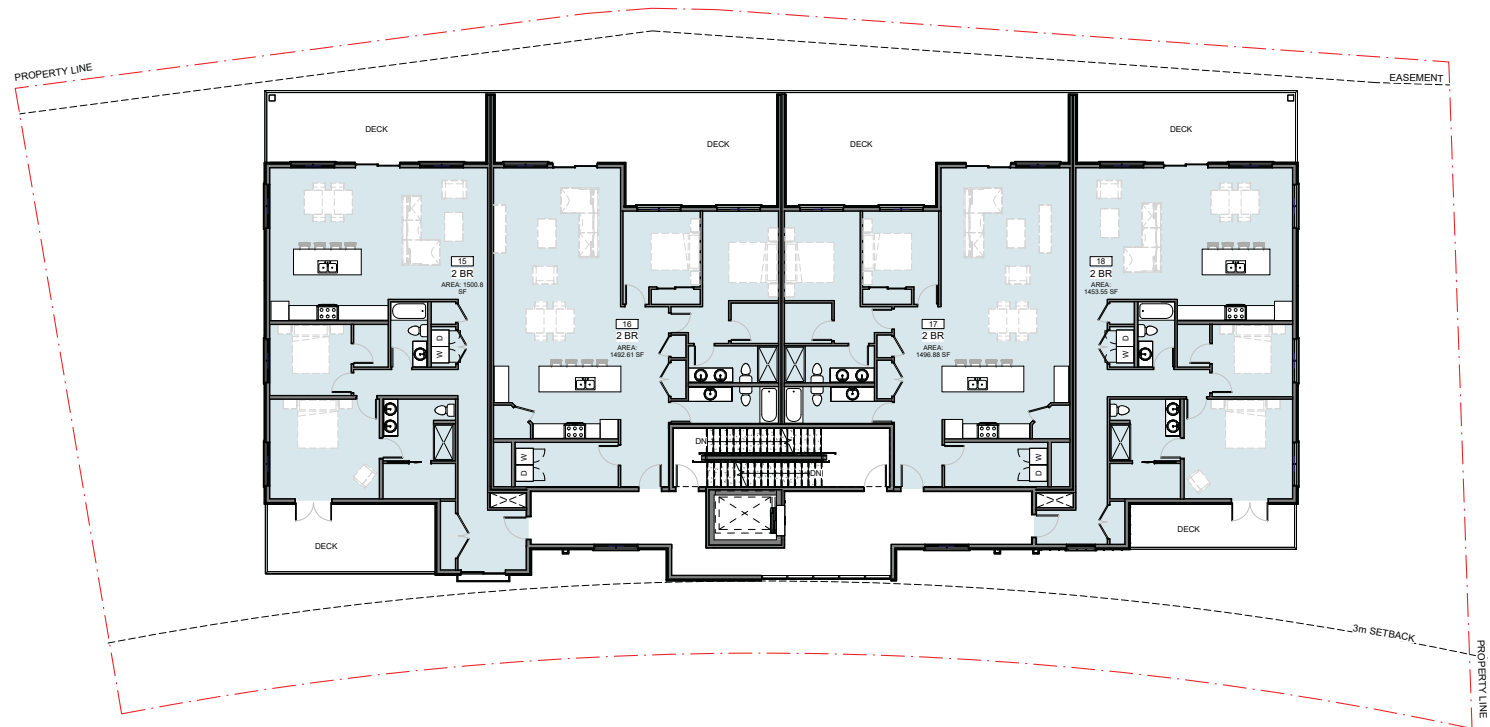
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HILLTOWN DRIVE

1 ROOF PLAN  
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**3260 HILLTOWN DRIVE, KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28 TOWNSHIP 23 ODYD PLAN EPP76020**

project no. **4188**

drawing title  
**LEVEL 4 FLOOR PLAN**

approved **JM** date **1/8" = 1'-0"**

drawn **JM**

checked **UA**

**A3.06D**

print date 8/28/24 4:53:04 PM

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

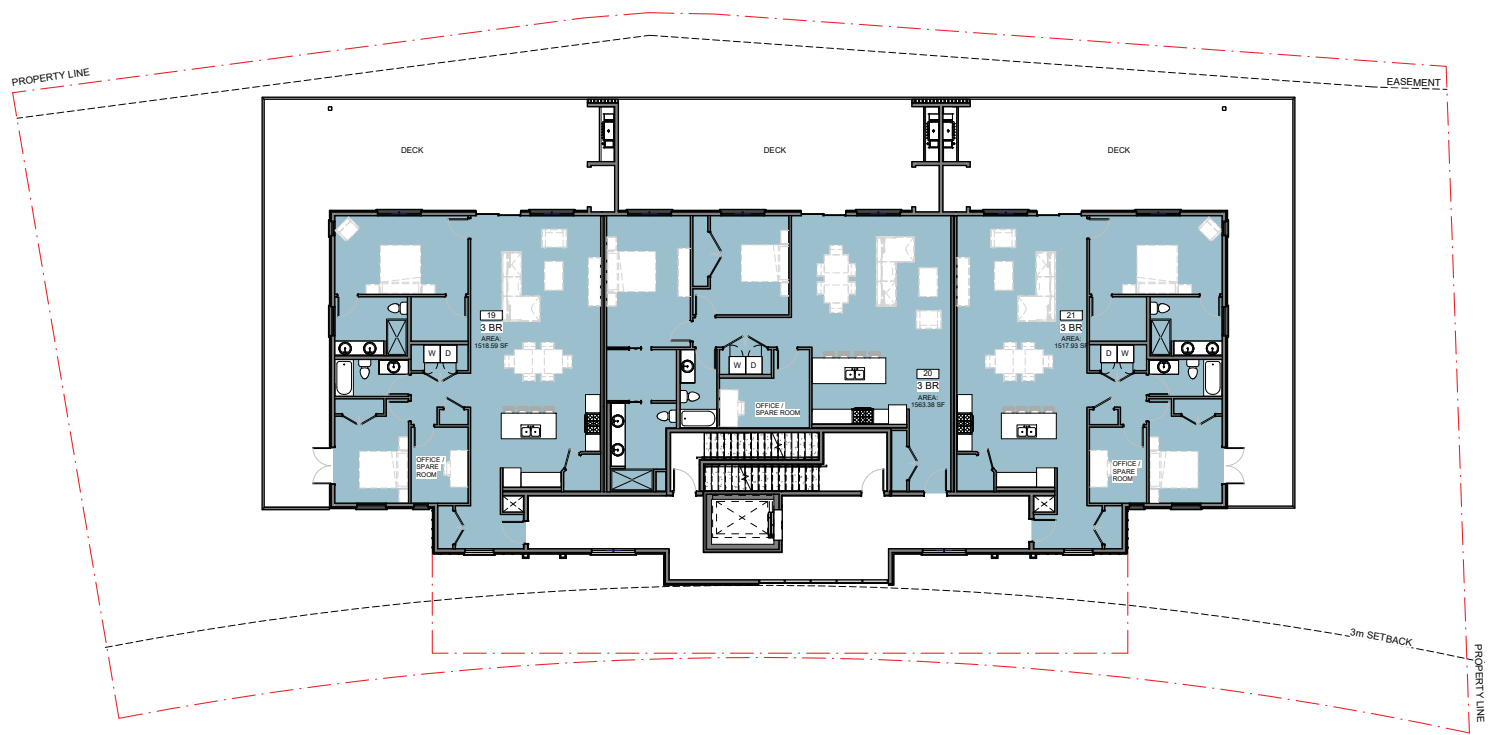
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This drawing must not be scaled. Verify all dimensions and details prior to commencement of work. Report all errors and omissions to the Architect.



Revisions

No.	DATE	DESCRIPTION
1	APRIL 14, 2022	ISSUED FOR REVIEW
2	OCT 31, 2022	ISSUED FOR REVIEW
4	DEC 21, 2022	ISSUED FOR DP
5	MARCH 17, 2023	RE-ISSUED FOR DP
6	JULY 26, 2023	RE-ISSUED FOR DP
8	AUGUST 31, 2023	RE-ISSUED FOR DP
11	NOVEMBER 16, 2023	RE-ISSUED FOR DP
7	AUGUST 29, 2024	RE-ISSUED FOR DP



1 LEVEL 5  
1/8" = 1'-0"

FOR PERMIT ONLY

**SCHEDULE A**

This forms part of application  
# DP23-0053

Planner Initials **TC**

project title  
**HILLTOWN CONDOS**

project address  
**3260 HILLTOWN DRIVE,  
KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28  
TOWNSHIP 23 ODYD PLAN  
EPP76020**

project no. **4188**

drawing title  
**LEVEL 5 FLOOR PLAN**

designed **JM** scale **1/8" = 1'-0"**  
drawn **JM**  
checked **UA**

**A3.07D**

print date 8/26/24 4:50:11 PM

MAC STEEL SIDING - HARRYWOOD PLUS - CORK (#1)



SAMPLE FOR COLOUR  
PURPOSES ONLY

MAC STEEL SIDING - METAL BLOCK - ANTHRACITE (#2)



SAMPLE FOR COLOUR  
PURPOSES ONLY

CEMENTITIOUS PANEL - WHITE (#3)



SAMPLE FOR COLOUR  
PURPOSES ONLY

BOARD AND BATTEN - WHITE (#4)



SAMPLE FOR COLOUR  
PURPOSES ONLY

LIMESTONE ARCHITECTURAL PANEL (#5)



FOR SAMPLE  
PURPOSES ONLY

CAST IN PLACE CONCRETE - RETAINING WALLS (#6)



FOR SAMPLE  
PURPOSES ONLY

GLASS RAILINGS - BLACK ALUMINUM RAILS (#10)



FOR SAMPLE  
PURPOSES ONLY

MOLOK BINS - GARBAGE/RECYCLING (#16)



FOR SAMPLE  
PURPOSES ONLY

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Revisions

NO.	DATE	DESCRIPTION
1	NOV 25, 2021	ISSUED FOR REVIEW
2	APRIL 14, 2022	ISSUED FOR REVIEW
3	OCT 31, 2022	ISSUED FOR REVIEW
4	DEC 21, 2022	ISSUED FOR DP
5	MARCH 17, 2023	RE-ISSUED FOR DP
6	JULY 26, 2023	RE-ISSUED FOR DP
7	NOV 17, 2023	RE-ISSUED FOR DP
8	AUGUST 18, 2024	RE-ISSUED FOR DP
9	AUGUST 28, 2024	RE-ISSUED FOR DP

FOR PERMIT ONLY

**SCHEDULE B**

This forms part of application  
# DP23-0053

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

project title  
**HILLTOWN CONDOS**

project address  
**3260 HILLTOWN DRIVE,  
KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28  
TOWNSHIP 23 ODYD PLAN  
EPP76020**

project no. **4188**

drawing title  
**MATERIALS**

author **JM** scale **1 : 10**

drawn **JM**

checked **UA**

drawing no.

**A4.00D**

print 8/26/24 4:50:11 PM



1 EAST ELEVATION  
392' x 1'-0"



2 NORTH ELEVATION  
392' x 1'-0"

**MATERIAL LEGEND**

1. MAC STEEL SIDING - HARRYWOOD PLUS - CORK
2. MAC STEEL SIDING - METAL BOX - ANTHRACITE
3. CEMENTITIOUS PANEL - WHITE
4. BOARD AND BATTEN - WHITE
5. LIMESTONE ARCHITECTURAL PANEL
6. CAST IN PLACE CONCRETE - RETAINING WALLS
7. ALUMINUM WINDOWS
8. STOREFRONT WINDOWS
9. GLASS SLIDING BALCONY DOOR
10. GLASS RAILINGS - BLACK ALUMINUM
11. HORIZONTAL ALUMINUM PIPE RAILING - BLACK (WITH GLASS PANEL BEHIND)
12. ALUMINUM PICKET RAILING - BLACK
13. PARKADE GARAGE DOOR - CHARCOAL
14. GARAGE EXIT DOOR
15. SIGNAGE
16. MOLOK BINS
17. PLANTER
18. SUNSHADE / TRELLIS
19. VERTICAL ALUMINUM TRELLIS WALL
20. TRANSFORMER

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Seal



Revisions

No.	DATE	DESCRIPTION
1	NOV 25, 2021	ISSUED FOR REVIEW
2	APRIL 14, 2022	ISSUED FOR REVIEW
3	OCT 31, 2022	ISSUED FOR REVIEW
4	DEC 21, 2022	ISSUED FOR DP
5	MARCH 17, 2023	RE-ISSUED FOR DP
6	JULY 26, 2023	RE-ISSUED FOR DP
7	NOVEMBER 17, 2023	RE-ISSUED FOR DP
8	AUGUST 18, 2024	RE-ISSUED FOR DP
9	AUGUST 28, 2024	RE-ISSUED FOR DP

FOR PERMIT ONLY

**SCHEDULE B**  
This forms part of application # DP23-0053  
Planner Initials TC  
City of Kelowna DEVELOPMENT PLANNING

project title  
**HILLTOWN CONDOS**

project address  
**3260 HILLTOWN DRIVE, KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28 TOWNSHIP 23 ODYD PLAN EPP76020**

project no. **4188**

drawing title  
**BUILDING ELEVATIONS**

approved: JIM As indicated  
drawn: JIM  
checked: JIM  
date: 08/01/24 4:50:25 PM

**A4.01D**



1 WEST ELEVATION  
3/32" = 1'-0"



2 SOUTH ELEVATION  
3/32" = 1'-0"

**MATERIAL LEGEND**

1. MAC STEEL SIDING - HARRYWOOD PLUS - CORK
2. MAC STEEL SIDING - METAL BOX - ANTHRACITE
3. CEMENTITIOUS PANEL - WHITE
4. BOARD AND BATTEN - WHITE
5. LIMESTONE ARCHITECTURAL PANEL
6. CAST IN PLACE CONCRETE - RETAINING WALLS
7. ALUMINUM WINDOWS
8. STOREFRONT WINDOWS
9. GLASS SLIDING BALCONY DOOR
10. GLASS RAILINGS - BLACK ALUMINUM
11. HORIZONTAL ALUMINUM PIPE RAILING - BLACK (WITH GLASS PANEL BEHIND)
12. ALUMINUM PICKET RAILING - BLACK
13. PARKADE GARAGE DOOR - CHARCOAL
14. GARAGE EXIT DOOR
15. SIGNAGE
16. MOLOK BINS
17. PLANTER
18. SUNSHADE / TRELLIS
19. VERTICAL ALUMINUM TRELLIS WALL
20. TRANSFORMER

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**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

Seal



Revisions

No.	DATE	DESCRIPTION
1	NOV 25, 2021	ISSUED FOR REVIEW
2	APRIL 14, 2022	ISSUED FOR REVIEW
3	OCT 31, 2022	ISSUED FOR REVIEW
4	DEC 21, 2022	ISSUED FOR DP
5	MARCH 17, 2023	RE-ISSUED FOR DP
6	JULY 26, 2023	RE-ISSUED FOR DP
7	ROBERT F. 2009	RE-ISSUED FOR DP
8	AUGUST 18, 2024	RE-ISSUED FOR DP
9	AUGUST 28, 2024	RE-ISSUED FOR DP

FOR PERMIT ONLY

project title  
**HILLTOWN CONDOS**

project address  
**3260 HILLTOWN DRIVE,  
KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28  
TOWNSHIP 23 ODYD PLAN  
EPP76020**

project no. **4188**

drawing title  
**BUILDING  
ELEVATIONS**

designed by **JM** scale **As Indicated**  
drawn by **JM**  
checked by **UA**  
drawing no.

**A4.02D**

**SCHEDULE B**

This forms part of application  
# DP23-0053

Planner Initials **TC**



FRONT - NORTH EAST ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



FRONT ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



REAR - NORTH WEST ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



REAR - WEST ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

**SCHEDULE B**

This forms part of application # DP23-0053

Planner Initials: TC

City of Kelowna

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ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
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Seal



Revisions

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1	NOV 22, 2021	ISSUED FOR REVIEW
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3	OCT 31, 2022	ISSUED FOR REVIEW
4	DEC 21, 2022	ISSUED FOR DP
5	MARCH 17, 2023	RE-ISSUED FOR DP
6	JULY 26, 2023	RE-ISSUED FOR DP
7	NOVEMBER 17, 2023	RE-ISSUED FOR DP
8	AUGUST 18, 2024	RE-ISSUED FOR DP
9	AUGUST 28, 2024	RE-ISSUED FOR DP

FOR PERMIT ONLY

project title  
**HILLTOWN CONDOS**

project address  
**3260 HILLTOWN DRIVE, KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28 TOWNSHIP 23 ODYD PLAN EPP76020**

project no. **4188**

drawing title  
**RENDERINGS**

approved: JM  
date: JM  
checked: UA  
drawing title: A9.01D

**A9.01D**

project: 8:08:04 A 50:42 PM





FRONT ELEVATION



AMENITY SPACE - SOUTH ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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5	MARCH 17, 2023	RE-ISSUED FOR DP
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7	NOVEMBER 17, 2023	RE-ISSUED FOR DP
8	AUGUST 18, 2024	RE-ISSUED FOR DP
9	AUGUST 28, 2024	RE-ISSUED FOR DP

FOR PERMIT ONLY

project title  
**HILLTOWN CONDOS**

project address  
**3260 HILLTOWN DRIVE, KELOWNA, BC**

project legal description  
**LOT 14 SECTION 28 TOWNSHIP 23 ODYD PLAN EPP76020**

project no. **4188**

drawing title  
**RENDERINGS**

**SCHEDULE B**

This forms part of application # DP23-0053

Planner Initials **TC**

approved: **JM** date: **11/10**

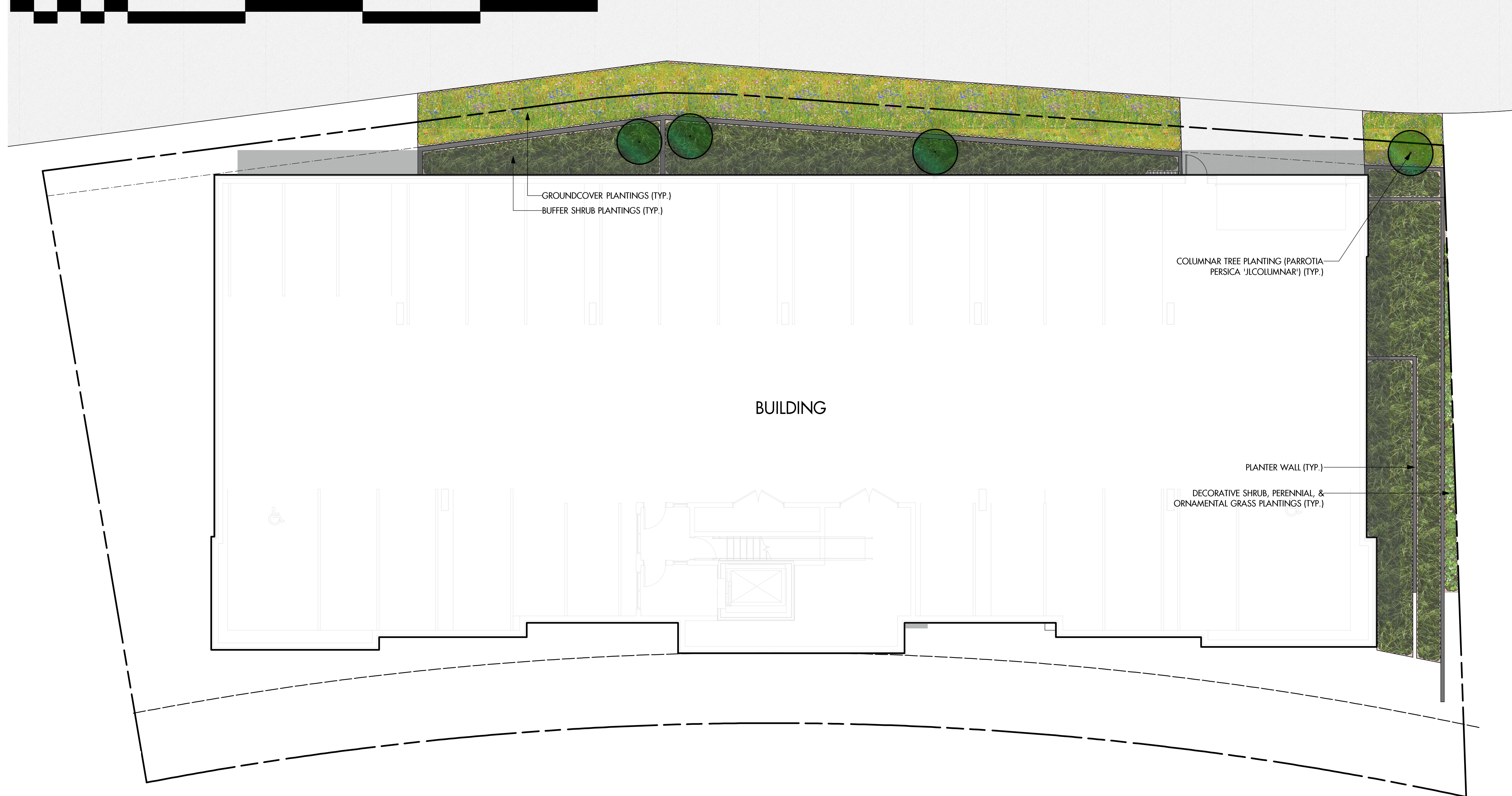
drawn: **JM**

checked: **UA**

drawing no. **A9.02D**

print date: **8/26/24 4:50:42 PM**

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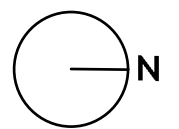
**NOTES**

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.
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 450mm 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**

\*PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING\*

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
PARROTIA PERSICA 'COLUMNAR'	PERSIAN SPIRE 'PARROTIA'	13	3cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	4	3cm CAL
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	24	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	35	#02 CONT. /1.0M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	35	#02 CONT. /1.0M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	24	#02 CONT. /1.2M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	35	#02 CONT. /1.0M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	18	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15	#01 CONT. /1.0M O.C. SPACING
HOSTIA 'STRIFEASE'	STRIFEASE HOSTIA	18	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	26	#01 CONT. /0.75M O.C. SPACING
PENNISELUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	10	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FLUGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	26	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	26	#01 CONT. /0.75M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	15	#01 CONT. /1.0M O.C. SPACING



PROJECT TITLE

**3260 HILLTOWN DRIVE  
PARKADE LEVEL 2**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.12.16	Review
2	23.03.16	Review
3	23.07.25	Review
4	24.05.15	Review
5		

PROJECT NO.

22-0899

DESIGN BY

NM/AM

DRAWN BY

TR

CHECKED BY

AM

DATE

MAY 15, 2024

SCALE

1:100

PAGE SIZE

24x36"

SEAL



DRAWING NUMBER

**LM-101**

**NOT FOR CONSTRUCTION**

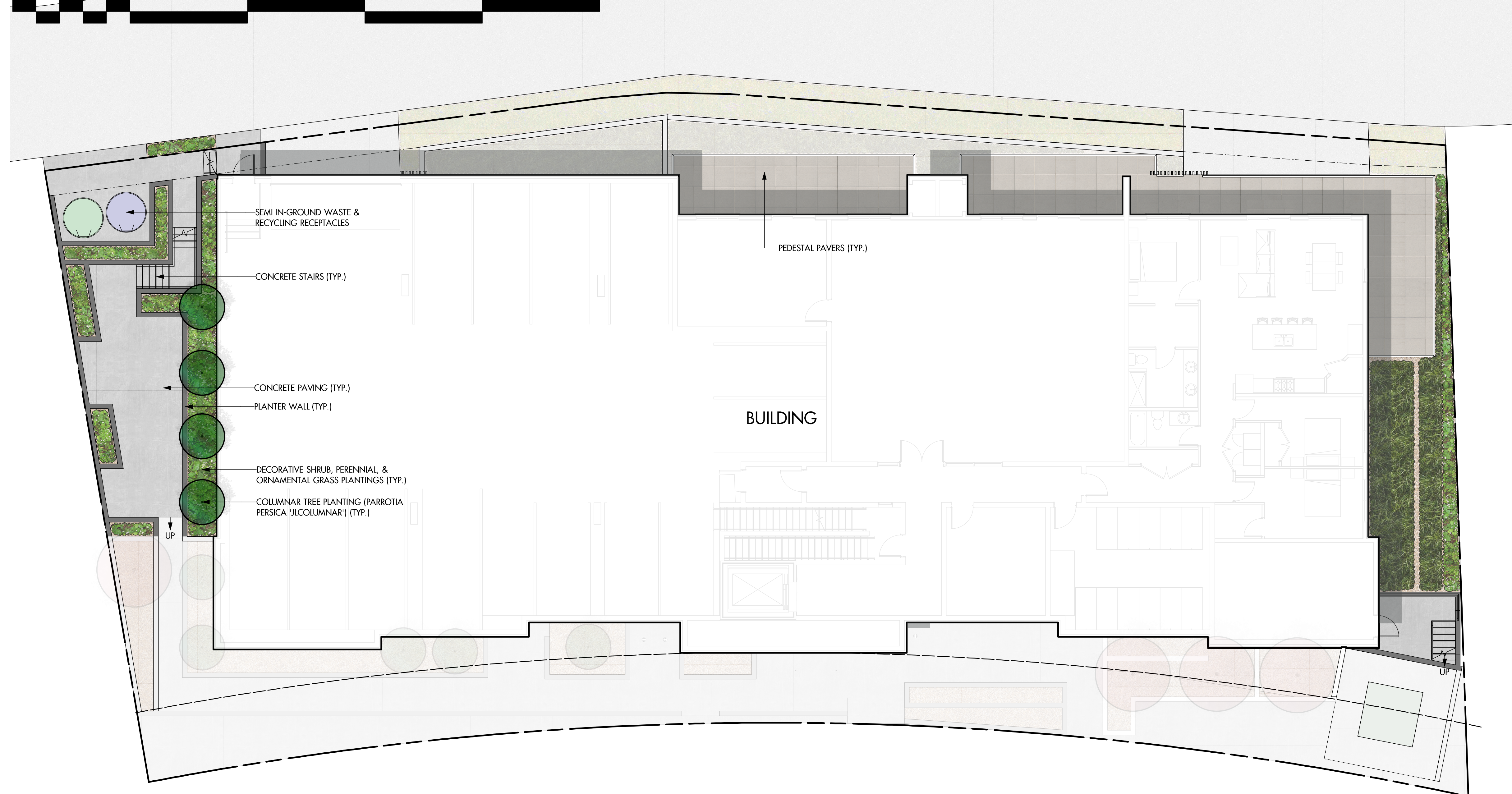
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**SCHEDULE C**

This forms part of application  
# DP23-0053

Planner Initials **TC**

0 5 10 15 20 25 M



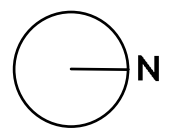
**NOTES**

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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.
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BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
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PARROTIA PERSICA 'JLCOLUMNAR'	PERSIAN SPIRE 'PARROTIA'	13	3cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	4	3cm CAL
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	24	#02 CONT. /1.2M O.C. SPACING
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PROJECT TITLE

**3260 HILLTOWN DRIVE  
PARKADE LEVEL 1**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.12.16	Review
2	23.03.16	Review
3	23.07.25	Review
4	24.05.15	Review
5		

PROJECT NO.

22-0899

DESIGN BY

NW/AM

DRAWN BY

TR

CHECKED BY

AM

DATE

MAY 15, 2024

SCALE

1:100

PAGE SIZE

24x36"

SEAL



DRAWING NUMBER

**LM-102**

**NOT FOR CONSTRUCTION**

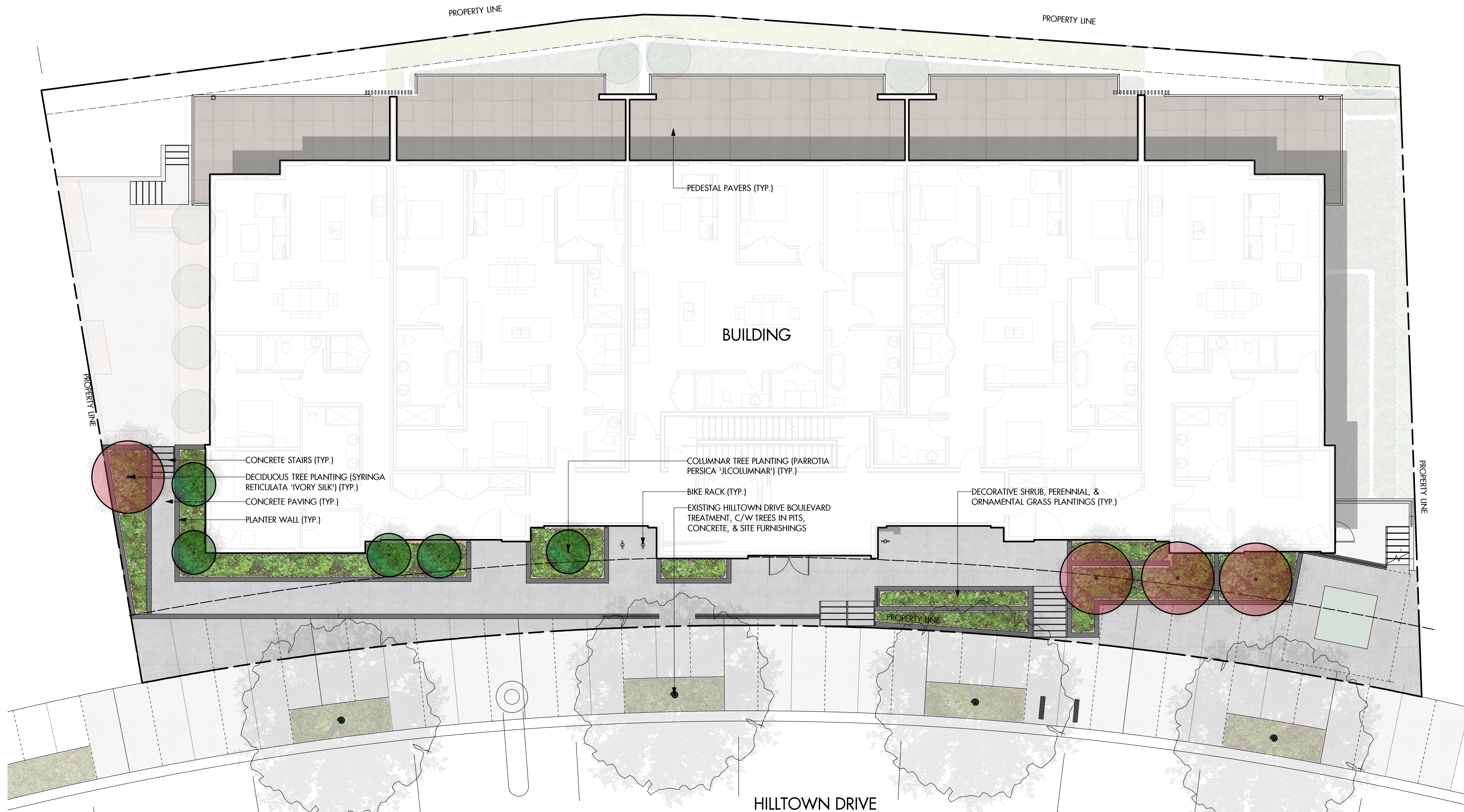
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**SCHEDULE C**

This forms part of application  
# DP23-0053

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING



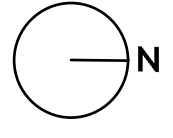
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1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND 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 450mm 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**

\*PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING\*

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
PARROTIA PERSICA 'JLCOLUMNAR'	PERSIAN SPIRE 'PARROTIA'	13	3cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	4	3cm CAL
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	24	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	35	#02 CONT. /1.0M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	35	#02 CONT. /1.0M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	24	#02 CONT. /1.2M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	35	#02 CONT. /1.0M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	18	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15	#01 CONT. /1.0M O.C. SPACING
HOSTA 'STRIPEASE'	STRIPEASE HOSTA	18	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	26	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	10	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FLUIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	26	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	26	#01 CONT. /0.75M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	15	#01 CONT. /1.0M O.C. SPACING



PROJECT TITLE

**3260 HILLTOWN DRIVE  
LEVEL 1**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.12.16	Review
2	23.03.16	Review
3	23.07.25	Review
4	24.05.15	Review
5		

PROJECT NO.

22-0899

DESIGN BY

NM/AM

DRAWN BY

TR

CHECKED BY

AM

DATE

MAY 15, 2024

SCALE

1:100

PAGE SIZE

24x36"

SEAL



DRAWING NUMBER

**SCHEDULE C**

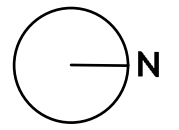
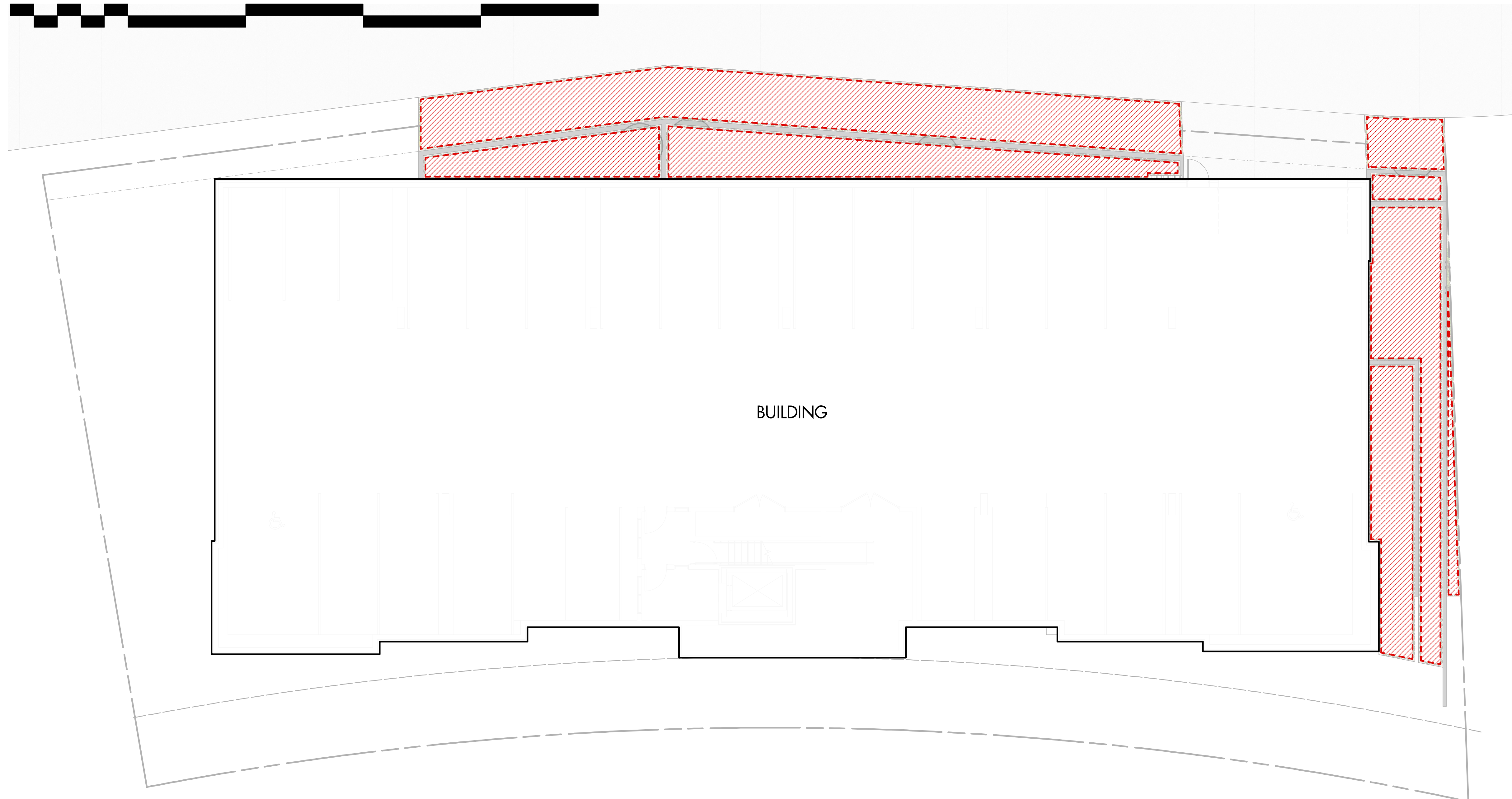
This forms part of application  
# DP23-0053

Planner Initials **TC**

**LM-103**

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PROJECT TITLE  
**3260 HILLTOWN DRIVE  
 PARKADE LEVEL 2**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
 LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.12.16	Review
2	23.03.16	Review
3	23.07.25	Review
4	24.05.15	Review
5		

PROJECT NO.	22-0899
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**SCHEDULE C**  
 This forms part of application  
 # DP23-0053

Planner Initials **TC**

**IRRIGATION NOTES**

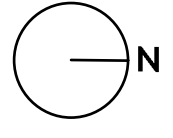
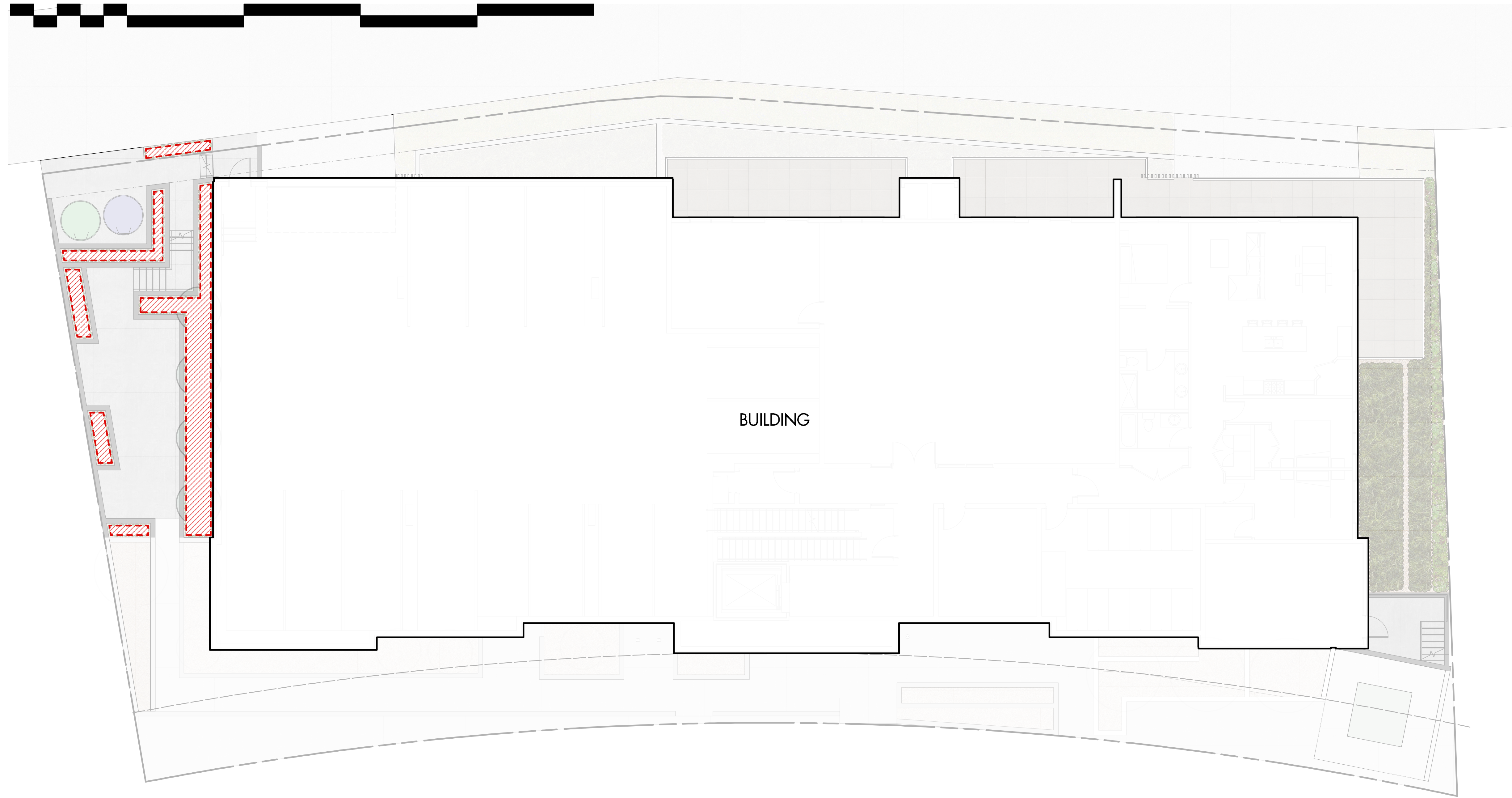
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 177 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 98 cu.m. / year  
 WATER BALANCE = 79 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION LEGEND**

HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 295 sq.m.  
 ESTIMATED ANNUAL WATER USE: 98 cu.m.



PROJECT TITLE  
**3260 HILLTOWN DRIVE  
 PARKADE LEVEL 1**  
 Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL  
 LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	22.12.16	Review
2	23.03.16	Review
3	23.07.25	Review
4	24.05.15	Review
5		

PROJECT NO.	22-0899
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SEAL



DRAWING NUMBER

**LM-105**

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**IRRIGATION NOTES**

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
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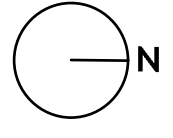
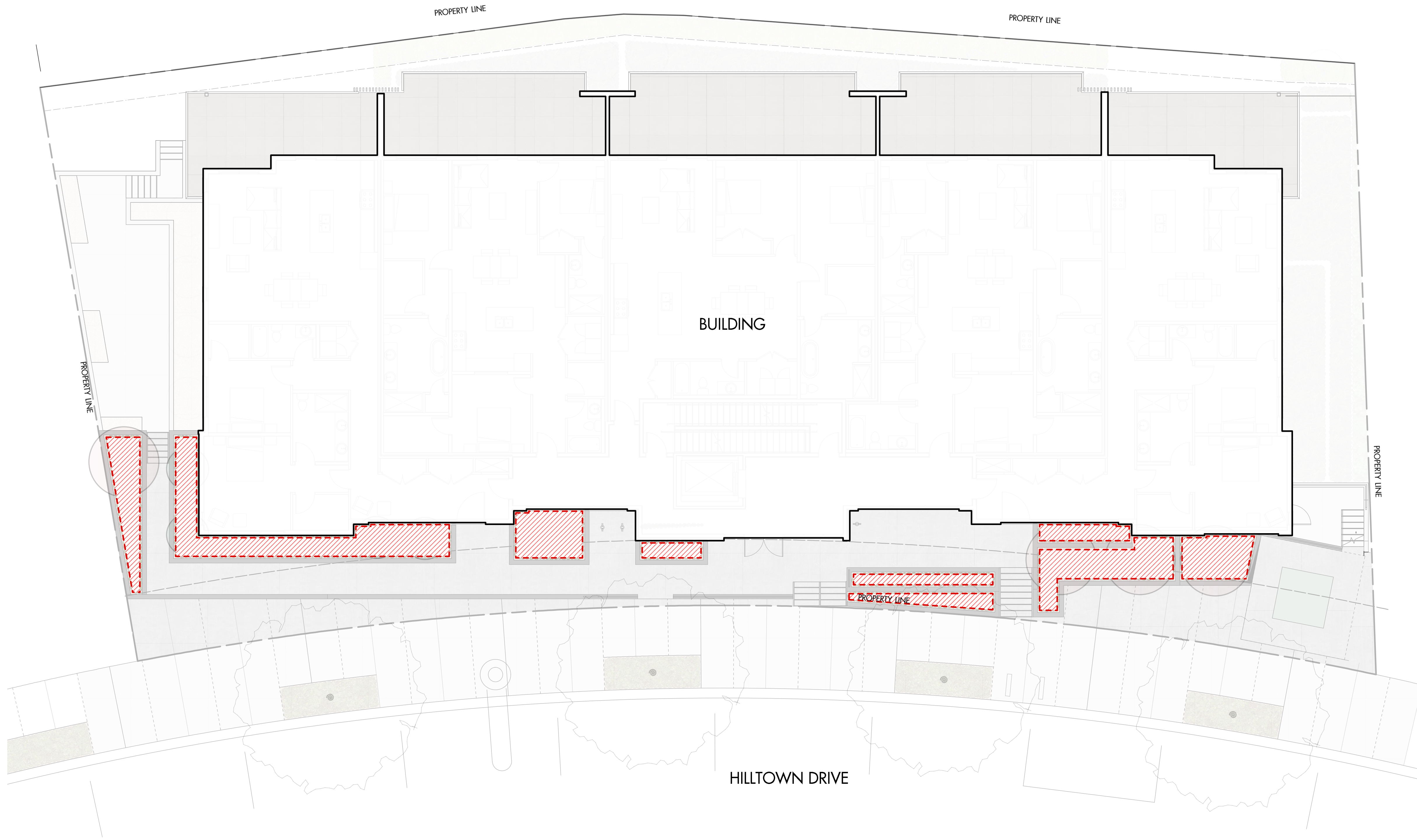
**WATER CONSERVATION CALCULATIONS**  
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 177 cu.m. / year  
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**IRRIGATION LEGEND**

HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 295 sq.m.  
 ESTIMATED ANNUAL WATER USE: 98 cu.m.

**SCHEDULE C**  
 This forms part of application  
 # DP23-0053

Planner Initials **TC**



PROJECT TITLE  
**3260 HILLTOWN DRIVE**  
**LEVEL 1**  
 Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL**  
**LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	22.12.16	Review
2	23.03.16	Review
3	23.07.25	Review
4	24.05.15	Review
5		

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SEAL



DRAWING NUMBER

**LM-106**

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- IRRIGATION NOTES**
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  - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
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**IRRIGATION LEGEND**

 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 295 sq.m.  
 ESTIMATED ANNUAL WATER USE: 98 cu.m.

**SCHEDULE C**

This forms part of application  
 # DP23-0053

Planner Initials **TC**




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

SECTION 4.0: LOW & MID-RISE RESIDENTIAL 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>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
a. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
b. 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>4.1.2 Scale and Massing</b>	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.					✓	
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
<b>4.1.3 Site Planning</b>	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"> <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> <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. 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.	✓					
<b>4.1.4 Site Servicing, Access and Parking</b>	N/A	1	2	3	4	5

**ATTACHMENT** B

This forms part of application  
# DP23-0053

Planner Initials **TC**



City of  
**Kelowna**  
DEVELOPMENT PLANNING




<p>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:</p> <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>					✓	
<p>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.</p>				✓		
<p>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:</p> <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>				✓		
<p><b>4.1.5 Publicly-Accessible and Private Open Spaces</b></p>	N/A	1	2	3	4	5
<p>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.</p>			✓			
<p>b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.</p>				✓		
<p><b>4.1.6 Building Articulation, Features, and Materials</b></p>	N/A	1	2	3	4	5
<p>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:</p> <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>				✓		

**ATTACHMENT B**

This forms part of application  
 # DP23-0053

Planner Initials **TC**



City of Kelowna  
 DEVELOPMENT PLANNING

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 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.						✓