Development Permit & Development Variance Permit

DP24-0158 / DVP24-0159

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

1951 Cross Rd

and legally known as

Lot 1 Section 4 Township 23 ODYD Plan EPP120282

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:	**November 5, 2024**
Development Permit Area:	Form and Character
Existing Zone:	MF3r – Apartment Housing Zone (Rental Only)
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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:	City of Kelowna
Applicant:	M'akola Development Services

ATTACHMENT A
This forms part of application
DP24-0158 DVP24-0159
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0158 and Development Variance Permit No. DVP24-0159 for Lot 1 Section 4 Township 23 ODYD Plan EPP120282 located at 1951 Cross rd, 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";

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 6.2: General Development Regulations – Projections Into Yards
To vary the maximum projection length from 4.0 m permitted to 6.9 m proposed.

Section 8.3: Parking and Loading – Required Residential Off-Street Parking Requirements
To vary the required minimum parking requirements from 71 required to 56 proposed.

Section 13.5: Multi-Dwelling Zones, MF3 – Apartment Housing, Development Regulations
To vary the required minimum building stepback from 3.0 m permitted to 0 m proposed.

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

3. 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.

1951 Cross Rd. Bylaw No.: 12375 ADDRESS: 1951 Cross Rd. Kelowna, B.C. LEGAL ADDRESS: PLAN NUMBER EPP120282, LOT 1			
ZONING: P2; MF1 (REZONING: MF3)	**REQUIRED**	**PROVIDED**	**REF.**
PRINCIPAL USE	PUBLIC & INSTITUTIONAL (P)	**DWELLING UNITS (MF)**	13.3
LOT WIDTH	MIN. 30.0 m	134.20 m	13.4
LOT DEPTH	MIN. 30.0 m	42.21 m	
PARCEL SIZE	MINIMUM 1,400 m2	3,938.96 m2	
SETBACKS	MIN. FRONT YARD 3.0 m	3.0 m	13.5
	MIN. SIDE YARD 3.0 m	3.0 m	
	MIN. SIDE YARD 4.5 m	4.5 m	
STEPBACKS	MIN. FRONT & SIDE YARD 3.0 m	**VARIANCE (SEE SHEET A0.4)**	
SITE COVERAGE (BUILDING)	MAXIMUM 65%	955.92 / 3,938.96 = 24%	
SITE COVERAGE (BUILDING, STRUCTURES, AND IMPERMEABLE SURFACES)	MAXIMUM 85%	2,923.74/ 3,996.66 = 74%	
COMMON AND PRIVATE AMENITY SPACE	1355 m2	1,355 m2	
MAXIMUM BUILDING HEIGHT	22.0 m (6-STOREYS)	18.8 m (6-STOREYS)	13.6
FLOOR AREA RATIO (F.A.R.)	MAXIMUM 1.8 F.A.R.	1.45 F.A.R.	
BUILDING GFA		5,783.55 sq.m	
PROJECTIONS INTO YARDS	0.6M PROJECTION, 4.0M LENGTH, 1.5M APART	**0.6M PROJECTION VARIANCE - 6.93M LENGTH**	6.2.1
DRIVE AISLES	6.5M SERVING 90° PARKING	**6.5m**	TABLE 8.2.7a

PARKING CALCULATIONS

TOTAL	UNITS	PARKING REQ'D	PROVIDED	REF.
STUDIO	6	5.40		8.3 Dwelling Units for lots fronting a Transit Supportive Corridor
1 BEDROOM	23	23.00		
1 BED + DEN	1	1.00		
2 BEDROOM	24	26.40		
3 BEDROOM	14	19.60		
BASE PARKING SUB-TOTAL	**68**	**75.40**		
VISITOR SPACES		9.52	10	
SUB-TOTAL		**84.92**		
RENTAL HOUSING INCENTIVE	(-10%)	-8.492		8.2.11 a
CAR SHARE INCENTIVE	(1 CAR-SHARE)	-5 (in progress)		8.2.11 b
BICYCLE PARKING INCENTIVE	SEE BICYCLE PARKING CALCULATIONS	-5		TABLE 8.2.7b
EV CHARGING		68*0.25=17	18	
TOTAL		**71.43**	**56 - VARIANCE (21 SMALL, 32 REGULAR, 1 CAR SHARE, 1 VAN ACCESSIBLE & 1 ACCESSIBLE)**	

BICYCLE PARKING CALCULATIONS

TOTAL	UNITS	BICYCLE PARKING REQ'D	PROVIDED	REF.
STUDIO & 1 BEDROOM	30	Required - 22.5 (0.75 PER UNIT)		8.5.8 TABLE 8.5
		Bonus - 37.5 (1.25 PER UNIT)		
2 BEDROOM	24	Required - 18 (0.75 PER UNIT)		
		Bonus - 36 (1.5 PER UNIT)		
3 BEDROOM	14	Required - 14 (1.0 PER UNIT)		
		Bonus - 28 (2.0 PER UNIT)		
TOTAL		**Required 54.5 Bonus 101.5**	**102 LONG TERM 18 SHORT TERM**	

13.5 COMMON AND PRIVATE AMENITY SPACE

	NUMBER OF UNIT	MULTIPLIER	REQ'D POS (SM)	PROVIDED POS (SM)
A - STUDIO	6	7.5	45	675.31
B - 1 BEDROOM	24	15	360	
C - 2 + BEDROOM	38	25	950	
COMMON AMENITY AREA	68	4	272	679.69
COMMON AMENITY AREA BREAK DOWN	COMMUNITY GARDEN			427.35
	AMENITY ROOM			106.84
	ROOF TOP AMENITY			145.5
TOTAL			1355	1355

UNIT MIX

- STUDIO: 6 UNITS
- 1-BEDROOM: 14 UNITS
- 1-BEDROOM + DEN: 1 UNIT
- ADAPTABLE 1-BEDROOM: 4 UNITS
- ACCESSIBLE 1-BEDROOM: 5 UNITS
- 2-BEDROOM: 19 UNITS
- ADAPTABLE 2-BEDROOM: 5 UNITS
- 3-BEDROOM: 14 UNITS

TOTAL NUMBER OF UNITS: 68 SUITES

SCHEDULE A
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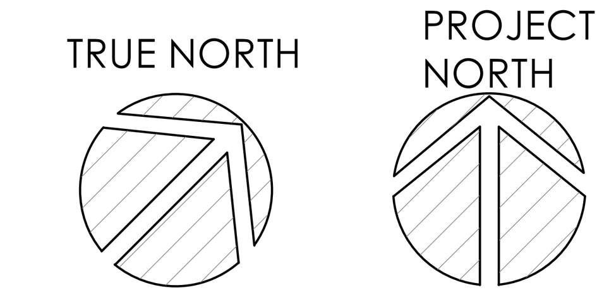
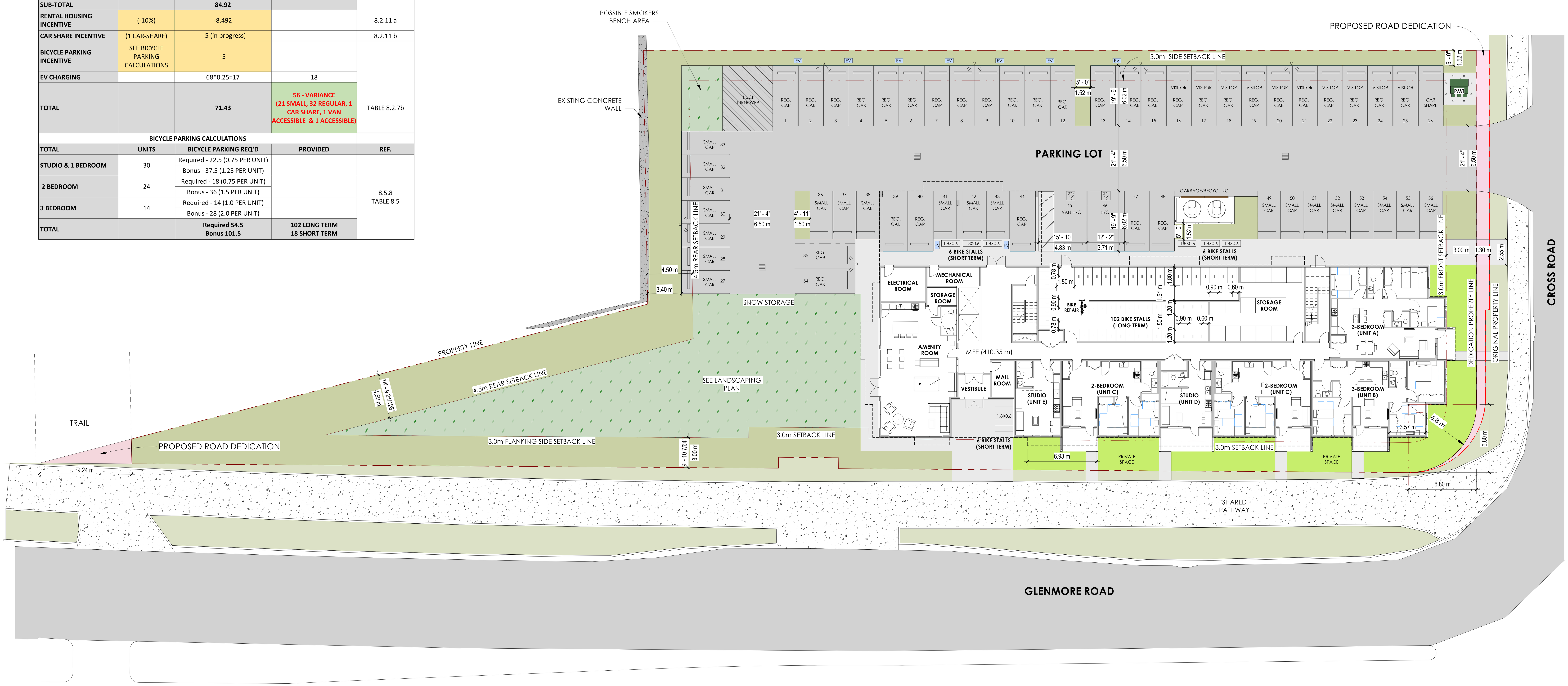
DP24-0158 DVP24-0159
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI





1 A1.0 SITE PLAN 1/16" = 1'-0"

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REGISTERED ARCHITECT KIMBERLY FULLER BRITISH COLUMBIA
2024-10-04

NO.	DATE	DESCRIPTION
2-2	2024.10.04	ISSUED FOR DEVELOPMENT PERMIT - RV 2
2-1	2024.09.23	ISSUED FOR DEVELOPMENT PERMIT - RV 1
1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - RV 1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT
1	2024.07.10	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW

RECORD OF ISSUES

Project
1951 CROSS ROAD

Sheet Title
SITE PLAN

Job Number 23.1194
Date 2024.10.04
Scale As indicated
Revision Number 1
Drawing Number A1.0

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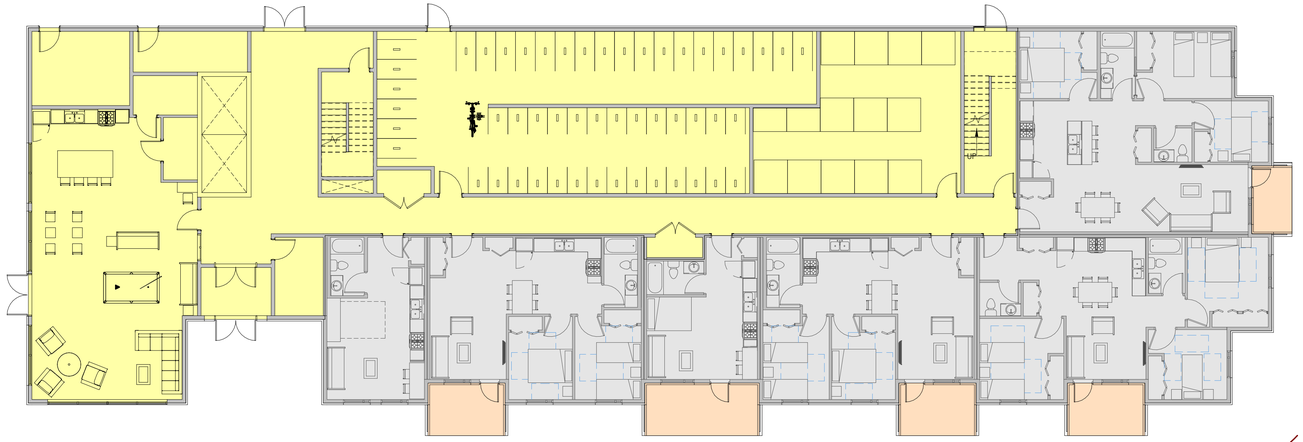
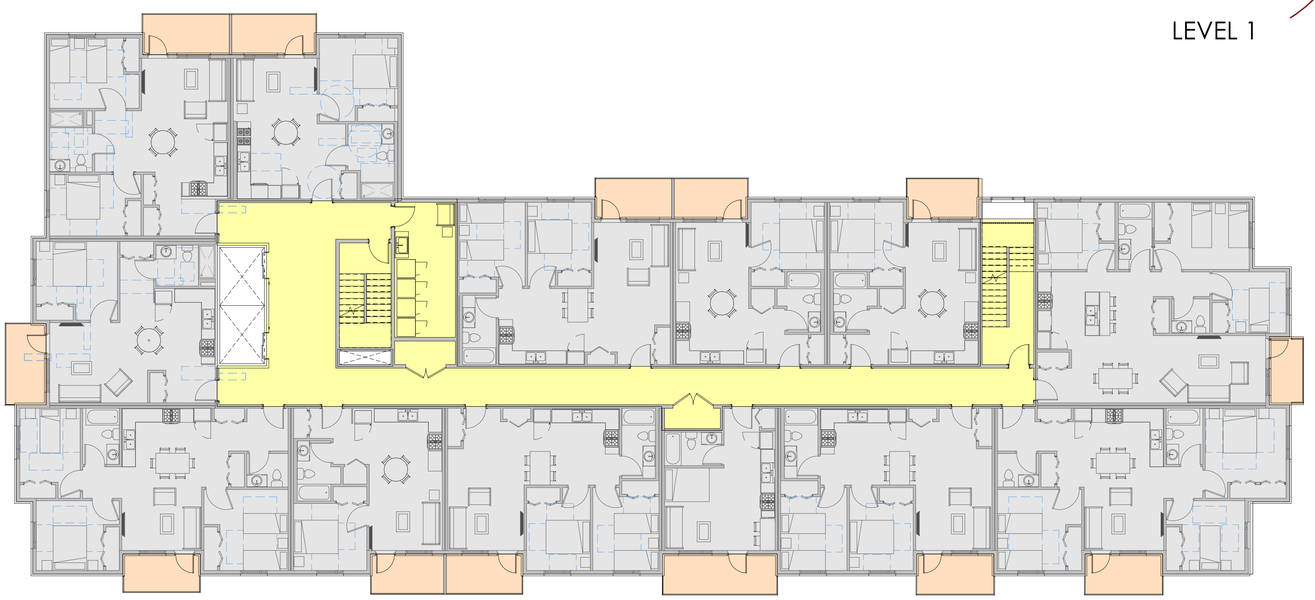
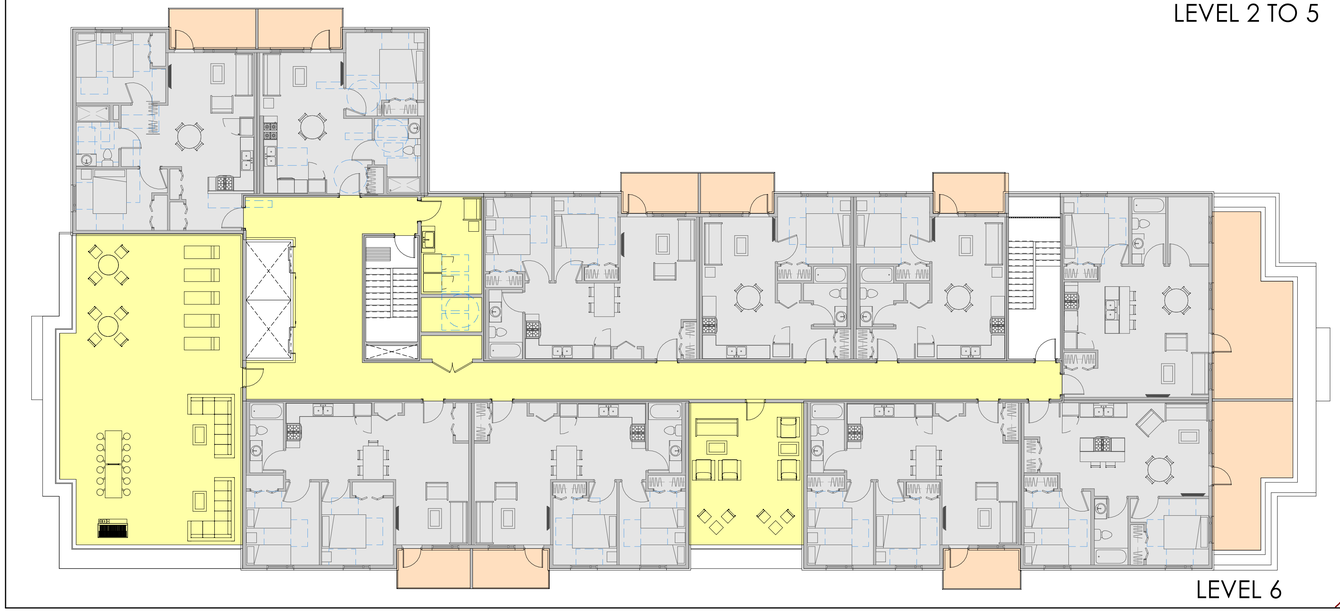


LEVEL 1



LEVEL 2 TO 5



LEVEL 6

SCHEDULE A

This forms part of application
DP24-0158 DVP24-0159

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

	CIRCULATION & SERVICE	RESIDENTIAL UNITS	TOTAL
LEVEL 1	5,454.64 sq.ft	4,331.95 sq.ft	9,786.59sq.ft
LEVEL 2	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 3	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 4	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 5	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 6	1,337.82 sq.ft	7,015.45 sq.ft	8,353.27 sq.ft
TOTAL	13,508.22 sq.ft	48,745.4 sq.ft	**62,253.62 sq.ft**

NOTE:

COMMON AND PRIVATE DECKS ARE NOT TYPICALLY INCLUDED IN GROSS FLOOR AREA CALCULATIONS BUT DO CARRY A COST WHICH SHOULD BE CONSIDERED WHEN PRICING A CLASS D ESTIMATE.

NOTE:

COMMON AND PRIVATE DECKS ARE NOT TYPICALLY INCLUDED IN GROSS FLOOR AREA CALCULATIONS, BUT DO CARRY A COST WHICH SHOULD BE FACTORED INTO A PRELIMINARY COSTING EXERCISE.

DURADECK = 7,269 sqft

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Project
1951 CROSS ROAD

Sheet Title
PROJECT AREAS

Job Number 23.1194
Date 2024.10.04
Scale As indicated
Revision Number 0
Drawing Number A0.2

2024-10-04 4:49:02 PM

13.5 COMMON AND PRIVATE AMENITY SPACE				
	NUMBER OF UNIT	MULTIPLIER	REQ'D POS (SM)	PROVIDED POS (SM)
A - STUDIO	6	7.5	45	675.31
B - 1 BEDROOM	24	15	360	
C - 2 + BEDROOM	38	25	950	
COMMON AMENITY AREA	68	4	272	679.69
COMMON AMENITY AREA BREAK DOWN	COMMUNITY GARDEN			427.35
	AMENITY ROOM			106.84
	ROOF TOP AMENITY			145.5
TOTAL			1355	1355

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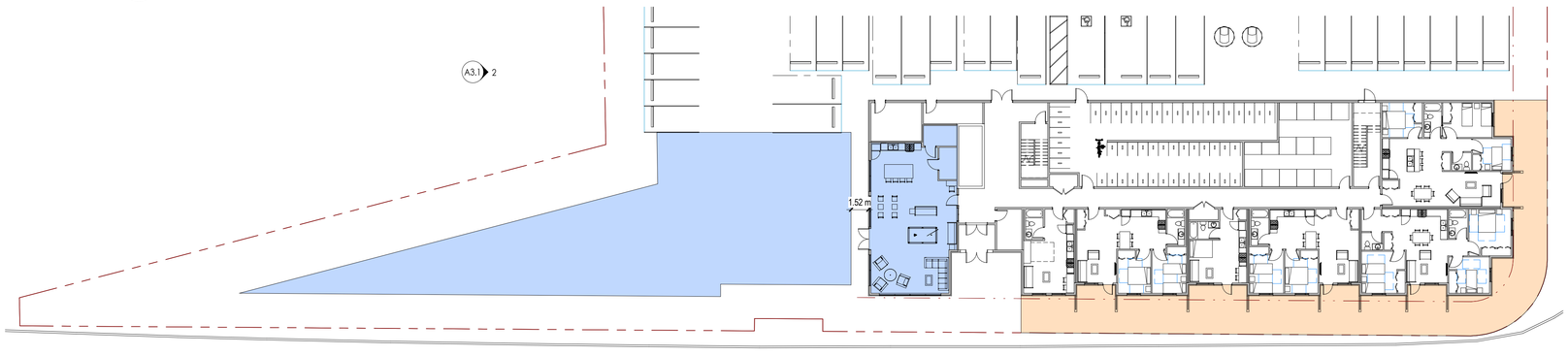
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

3 / A0.3 AMENITY LEVEL 6
3/32" = 1'-0"

2 / A0.3 AMENITY LEVEL 2 & 5
3/32" = 1'-0"



1 / A0.3 AMENITY SITE PLAN
1" = 20'-0"

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Project

1951 CROSS ROAD

Sheet Title

AMENITY SPACE CALCULATONS AND DIAGRAMS

Job Number	23.1194
Date	2024.10.04
Scale	As indicated
Revision Number	1
Drawing Number	A0.3

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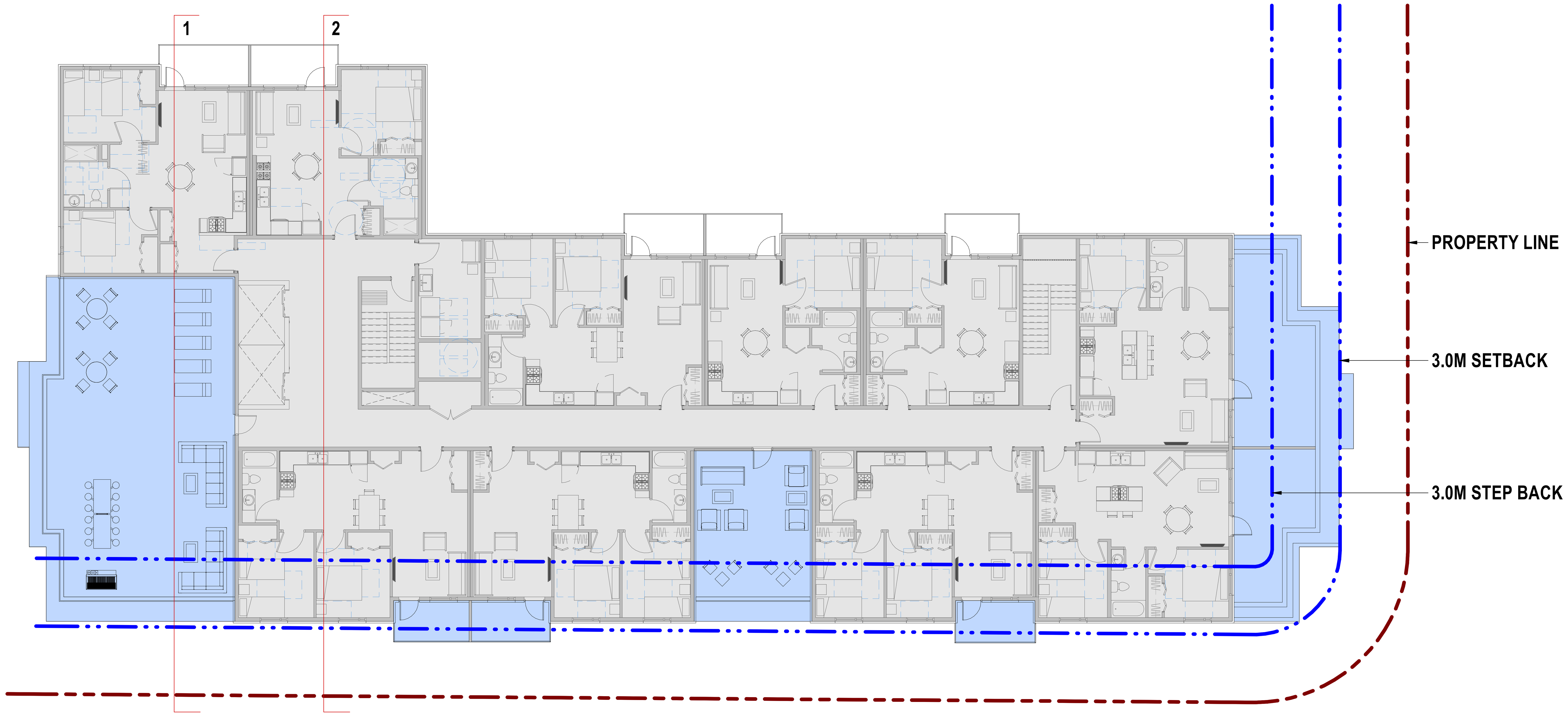
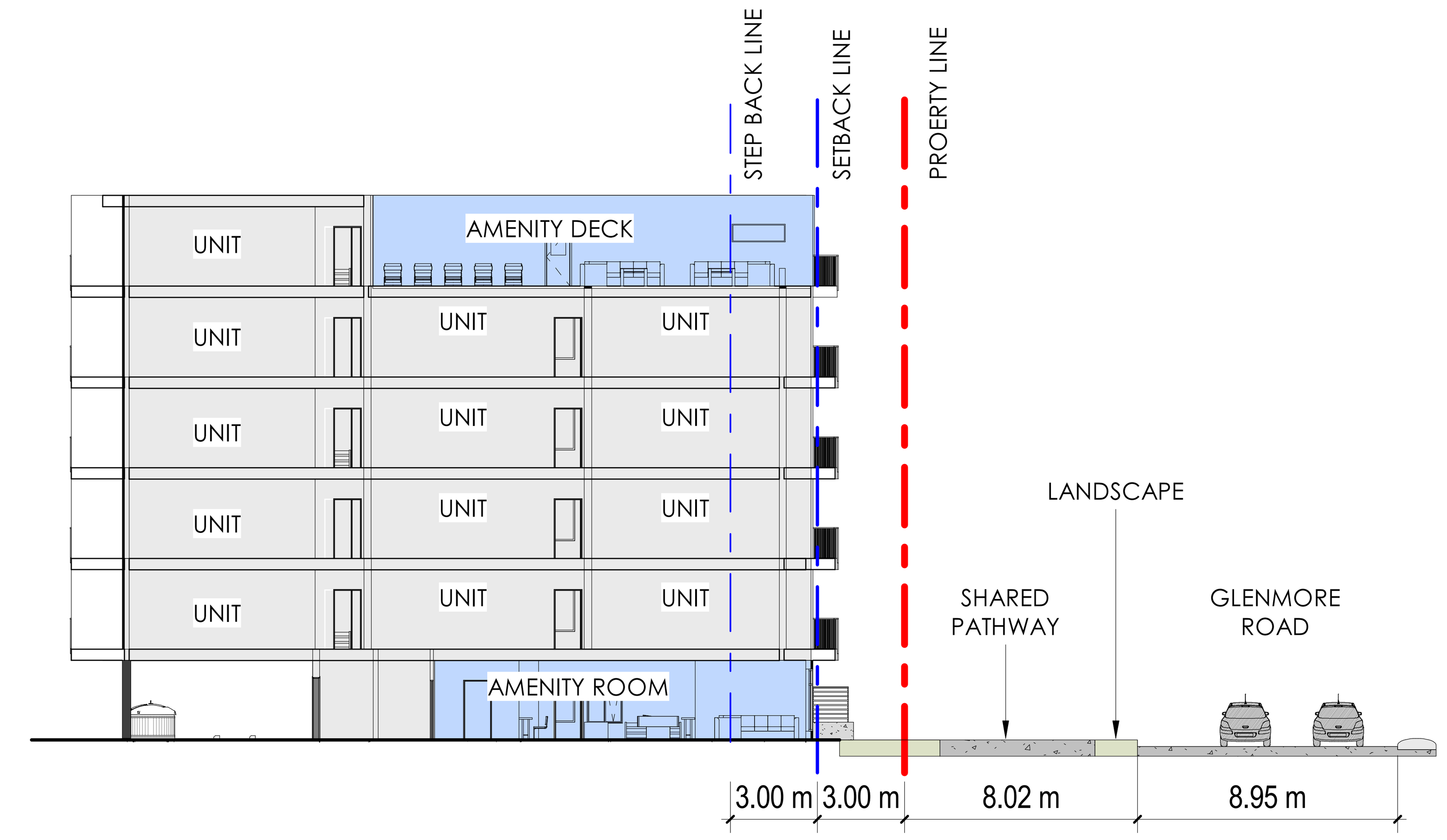
TOP FLOOR BUILDING AREA

TOP FLOOR STEP BACK AREA (PROPOSED)

TOP FLOOR STEP BACK AREA (REQUIRED)



1 A0.4 STEP BACK ANALYSE PROPOSED
3/32" = 1'-0"



3 A0.4 SITE SECTION 1
1/16" = 1'-0"

SCHEDULE A
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DP24-0158 DVP24-0159
City of Kelowna
DEVELOPMENT PLANNING
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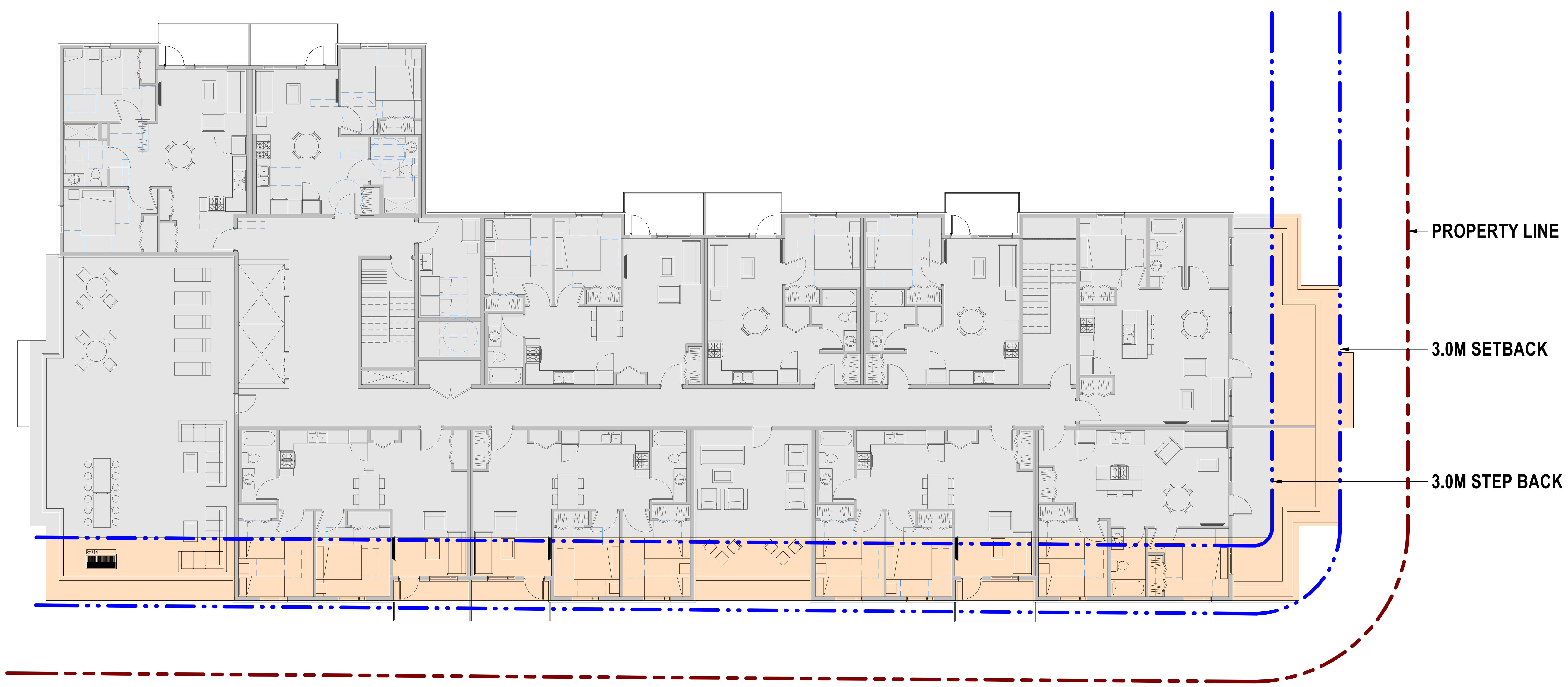
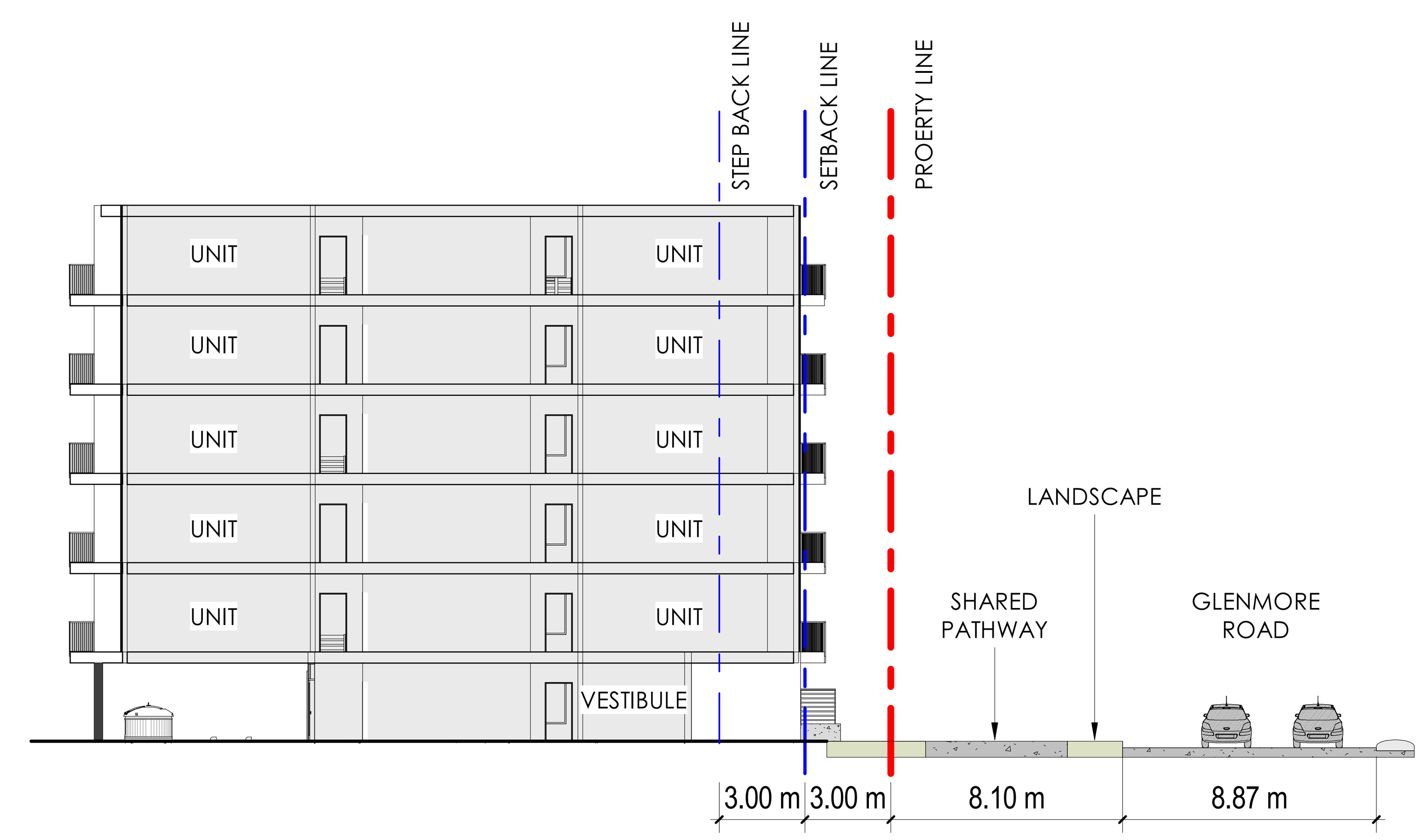


2 A0.4 STEP BACK ANALYSE REQUIRED
3/32" = 1'-0"



4 A0.4 SITE SECTION 2
1/16" = 1'-0"

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2024-10-04

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Project
1951 CROSS ROAD

Sheet Title
STEP BACK ANALYSE

Job Number	23.1194
Date	2024.10.04
Scale	As indicated
Revision Number	1
Drawing Number	A0.4

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SCHEDULE A

This forms part of application

DP24-0158 DVP24-0159

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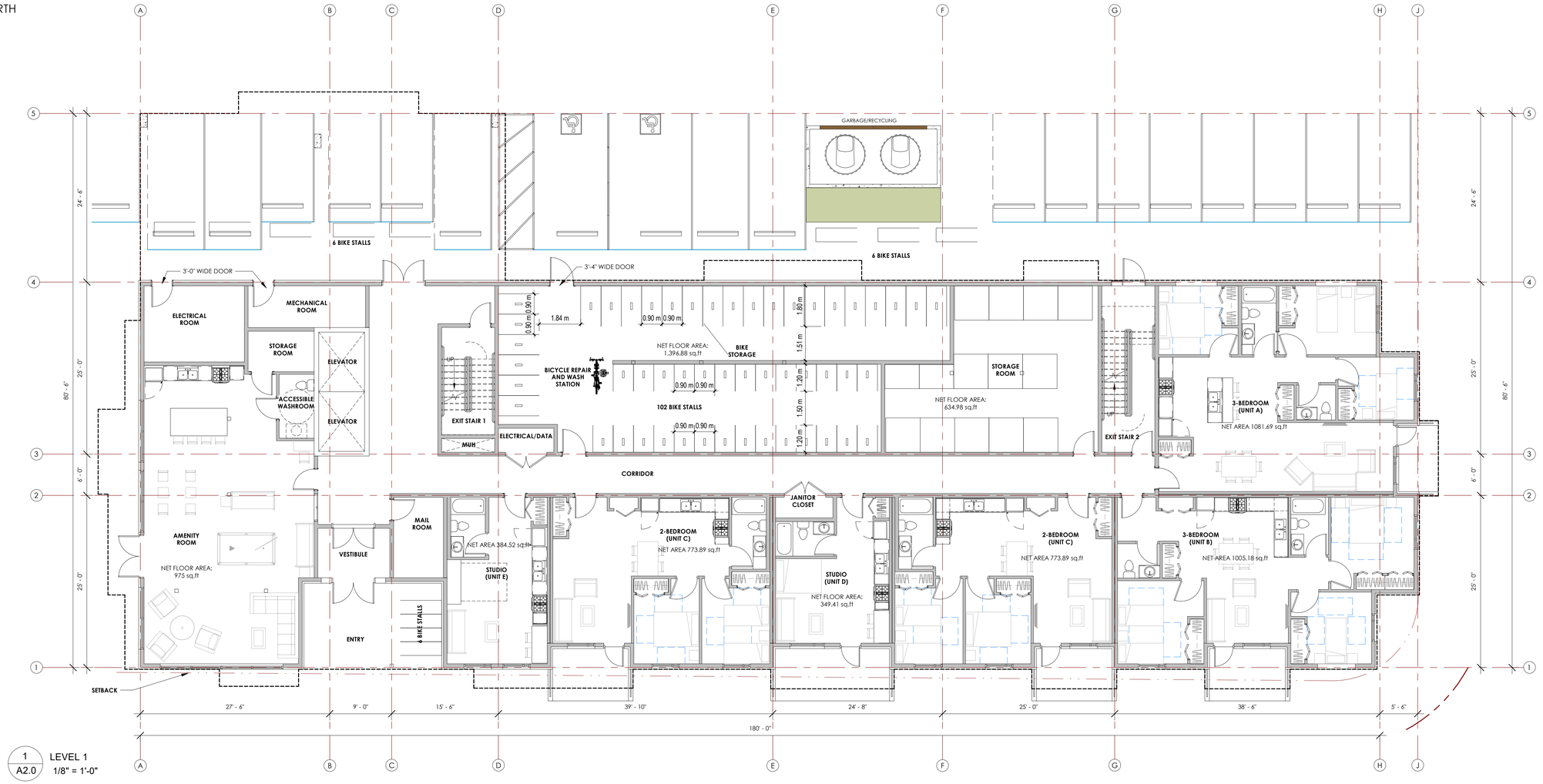
City of Kelowna
DEVELOPMENT PLANNING

PROJECT NORTH



1 / A2.0 LEVEL 1
1/8" = 1'-0"

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Project

1951 CROSS ROAD

Sheet Title

LEVEL 1 FLOOR PLAN

Job Number	23.1194
Date	2024.10.04
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	A2.0

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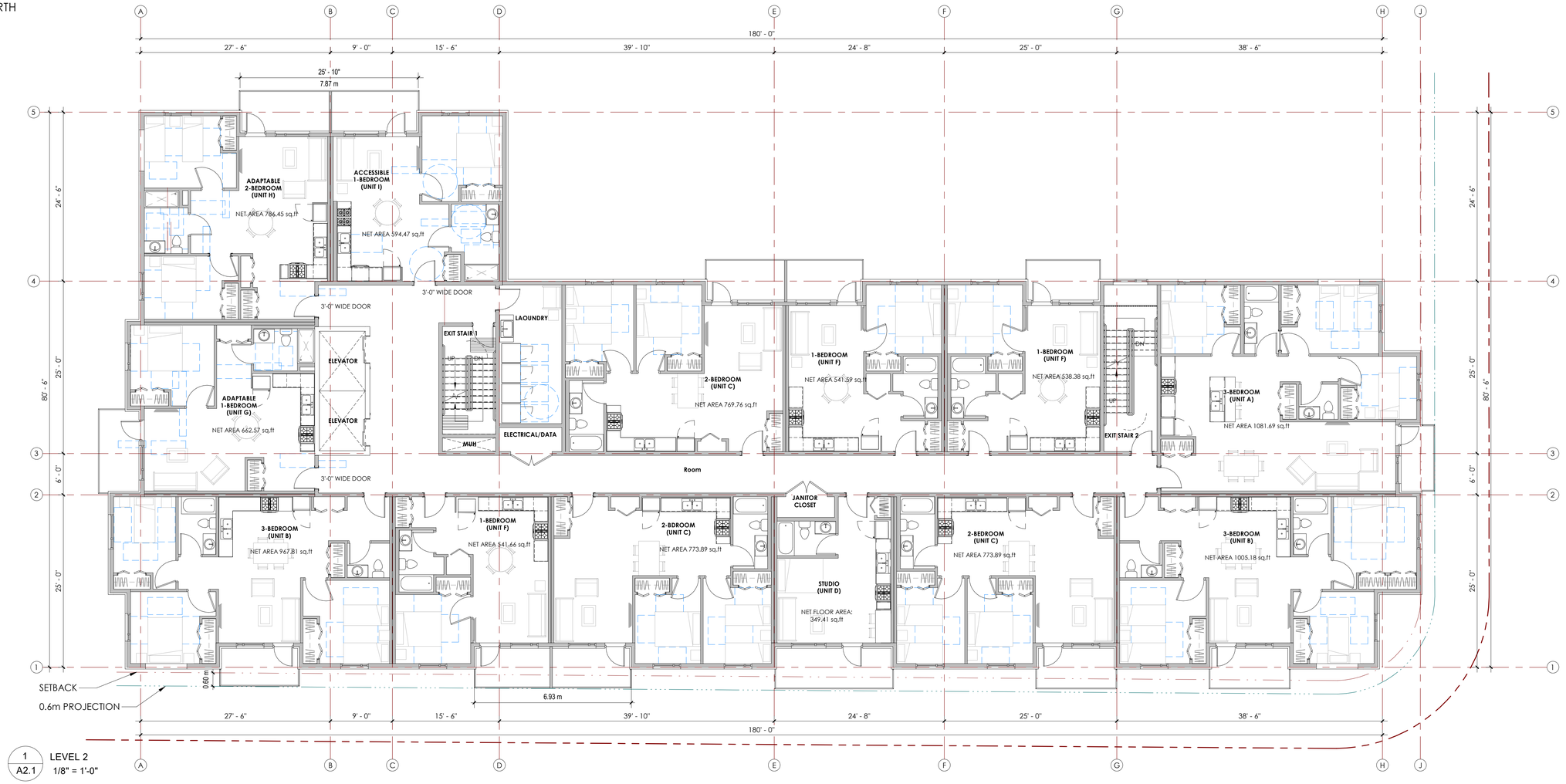
PROJECT NORTH



1 / A2.1 LEVEL 2
1/8" = 1'-0"

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RECORD OF ISSUES

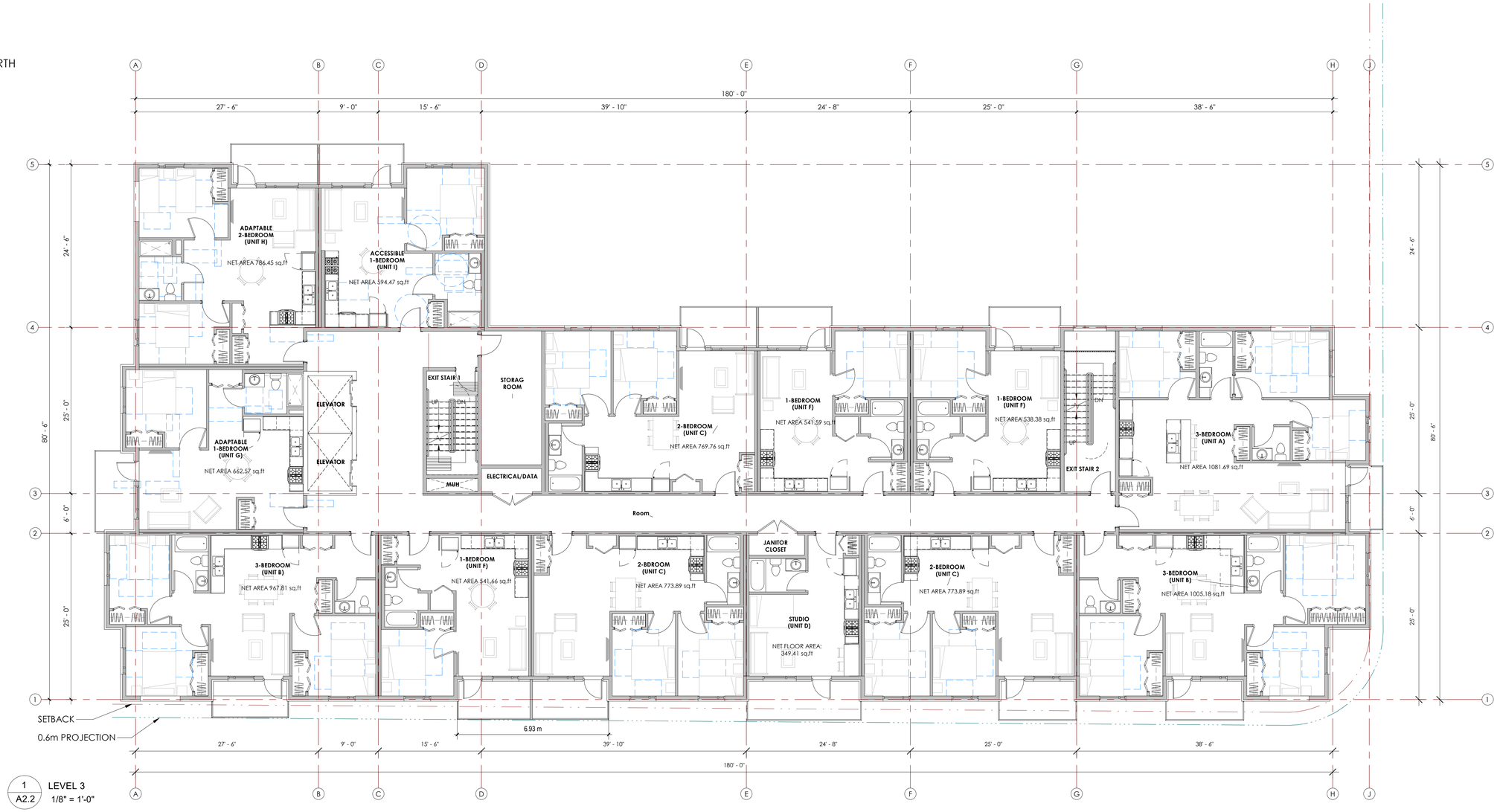
Project
1951 CROSS ROAD

Sheet Title
LEVEL 2 FLOOR PLAN

Job Number	23.1194
Date	2024.10.04
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	A2.1

2024-10-04 4:49:26 PM

PROJECT NORTH



1 / A2.2 LEVEL 3
1/8" = 1'-0"

SCHEDULE A

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DP24-0158 DVP24-0159

Planner Initials JI

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DEVELOPMENT PLANNING

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REGISTERED ARCHITECT TIMOTHY FULLER BRITISH COLUMBIA

2024-10-04

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RECORD OF ISSUES

Project
1951 CROSS ROAD

Sheet Title
LEVEL 3 FLOOR PLAN

Job Number	23.1194
Date	2024.10.04
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	A2.2

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PROJECT NORTH

1 / A2.3 LEVEL 4
1/8" = 1'-0"

SCHEDULE A
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NO.	DATE	DESCRIPTION
2-2	2024.10.04	ISSUED FOR DEVELOPMENT PERMIT - RV 2
2-1	2024.09.23	ISSUED FOR DEVELOPMENT PERMIT - RV 1
1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - RV 1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT
1	2024.07.10	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW

RECORD OF ISSUES

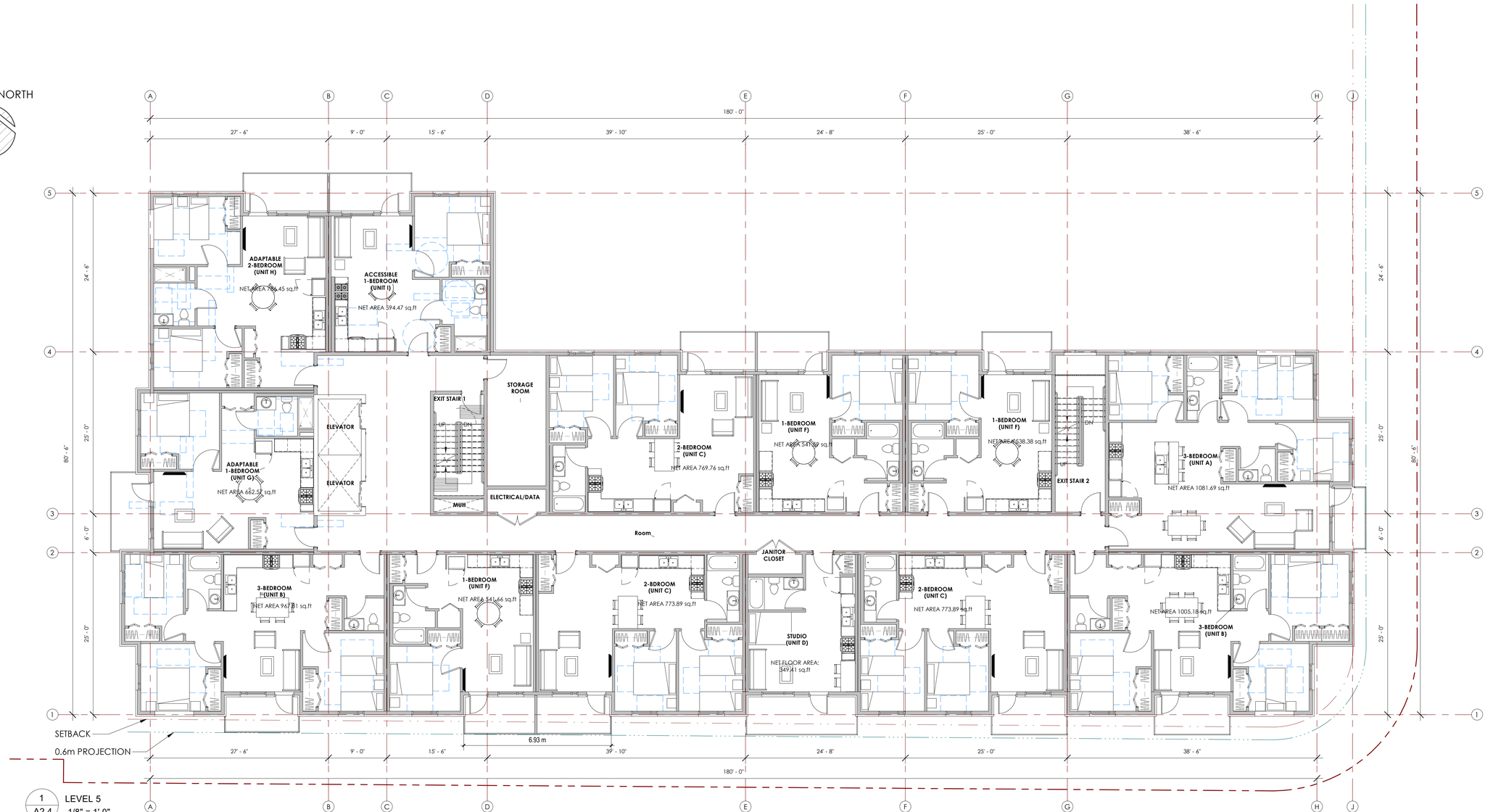
Project
1951 CROSS ROAD

Sheet Title
LEVEL 4 FLOOR PLAN

Job Number	23.1194
Date	2024.10.04
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	A2.3

2024-10-04 4:49:28 PM

PROJECT NORTH



1 / A2.4 LEVEL 5
1/8" = 1'-0"

SCHEDULE A
This forms part of application
DP24-0158 DVP24-0159
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

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2024-10-04

NO.	DATE	DESCRIPTION
2-2	2024.10.04	ISSUED FOR DEVELOPMENT PERMIT - RV 2
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1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - RV 1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT
1	2024.07.10	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW

RECORD OF ISSUES

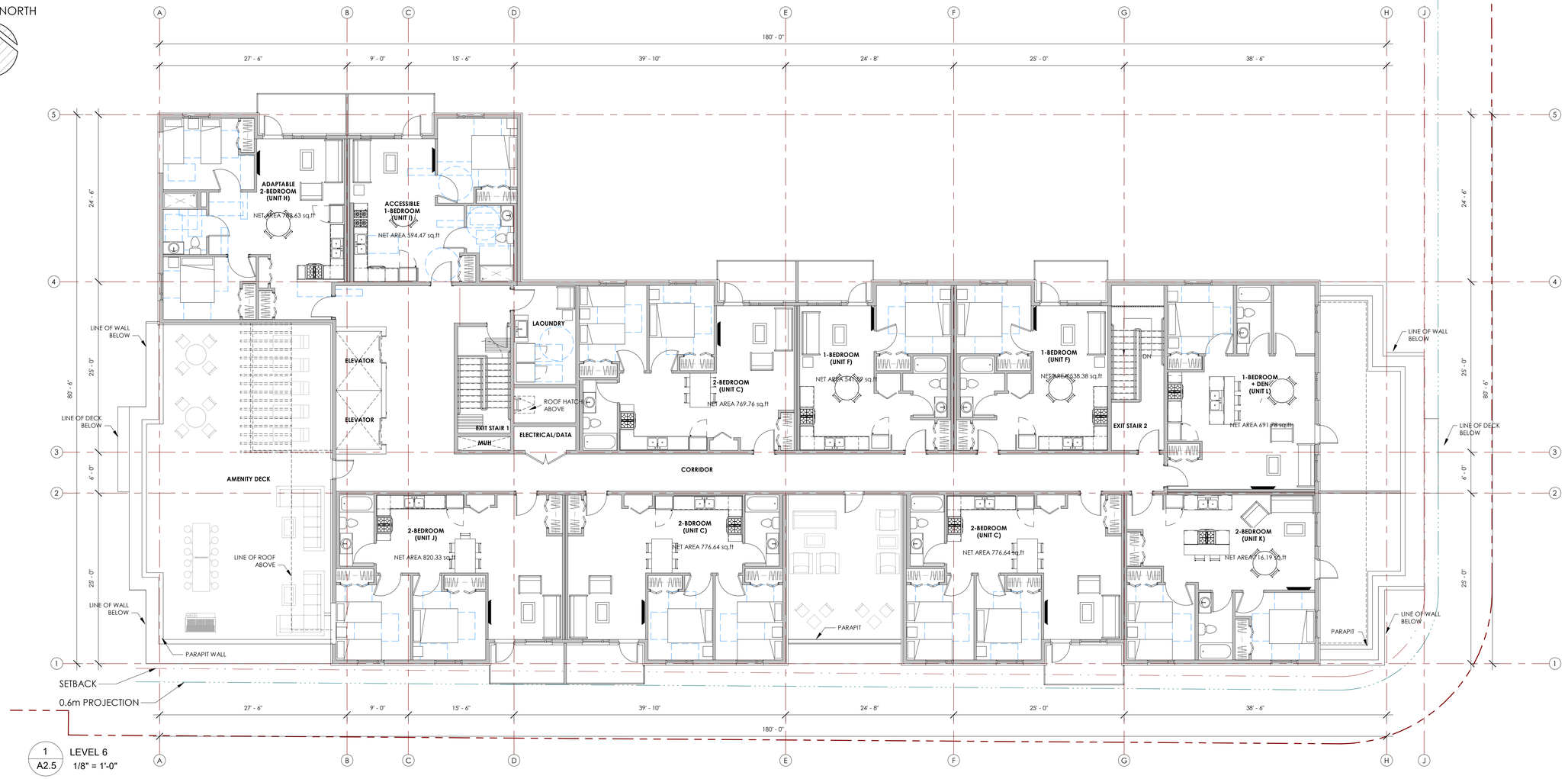
Project
1951 CROSS ROAD

Sheet Title
LEVEL 5 FLOOR PLAN

Job Number	23.1194
Date	2024.10.04
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	A2.4

2024-10-04 4:47:28 PM

PROJECT NORTH



1 / A2.5 LEVEL 6
1/8" = 1'-0"

SCHEDULE A
This forms part of application
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City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

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1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - RV 1

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NO.	DATE	DESCRIPTION
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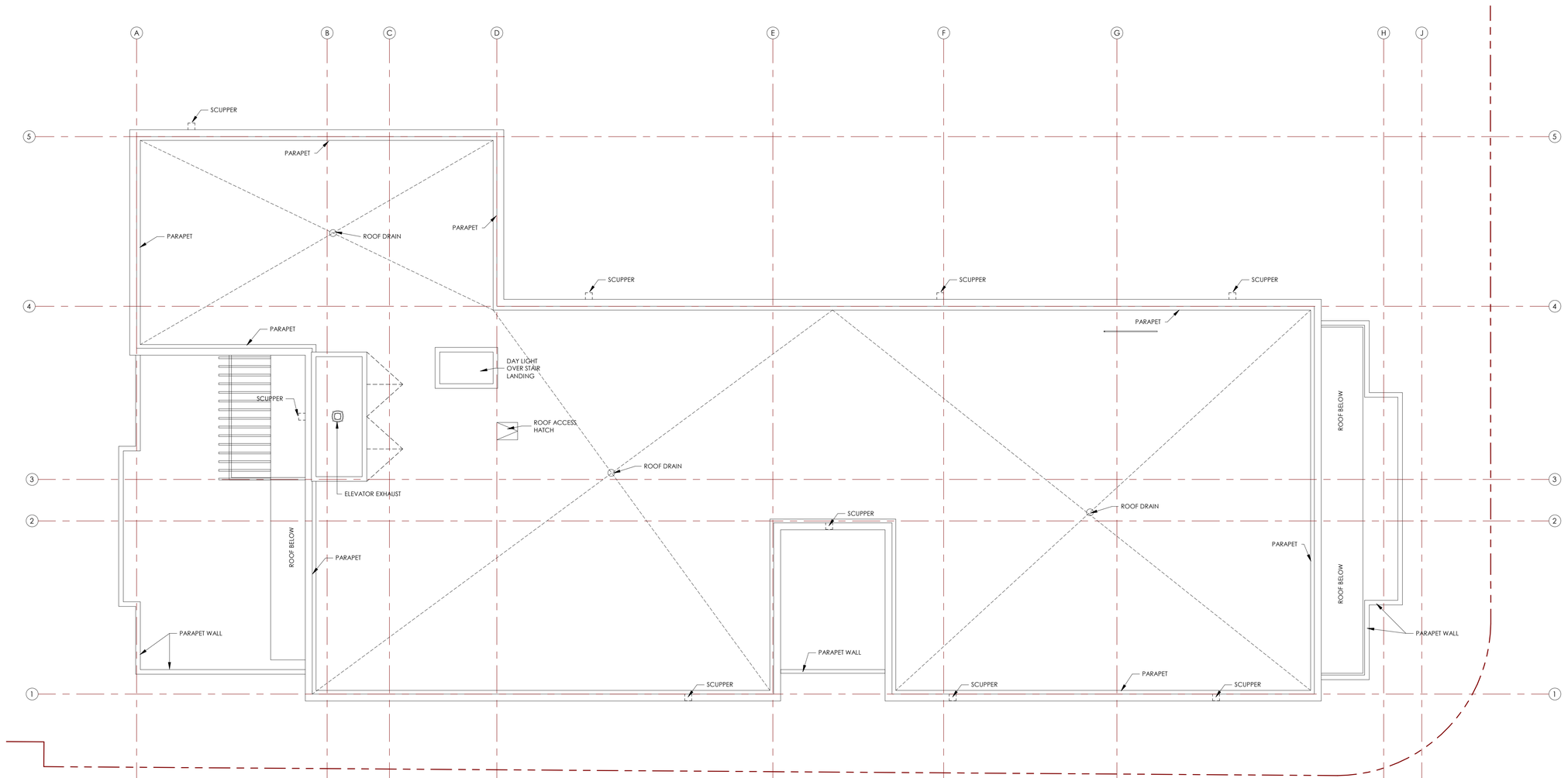
RECORD OF ISSUES

Project
1951 CROSS ROAD

Sheet Title
LEVEL 6 FLOOR PLAN

Job Number	23.1194
Date	2024.10.04
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	A2.5

2024-10-04 4:49:29 PM



1 ROOF PLAN
1/8" = 1'-0"

SCHEDULE A

This forms part of application
DP24-0158 DVP24-0159

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

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2024-10-04

NO.	DATE	DESCRIPTION
2-2	2024.10.04	ISSUED FOR DEVELOPMENT PERMIT - RV 2
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1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - RV 1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT
1	2024.07.10	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW

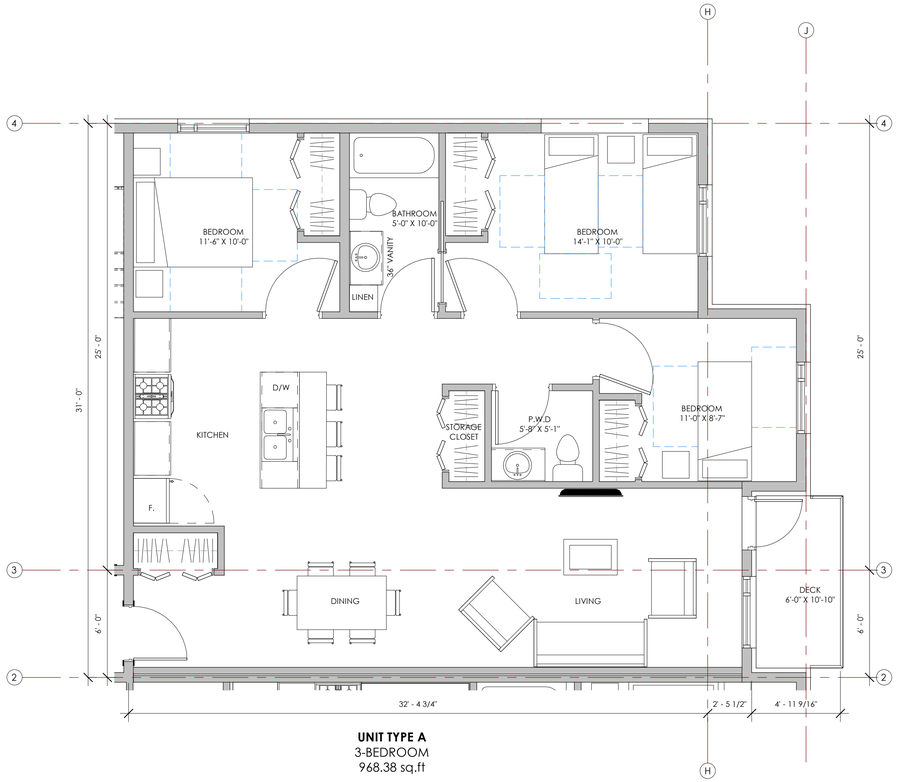
RECORD OF ISSUES

Project
1951 CROSS ROAD

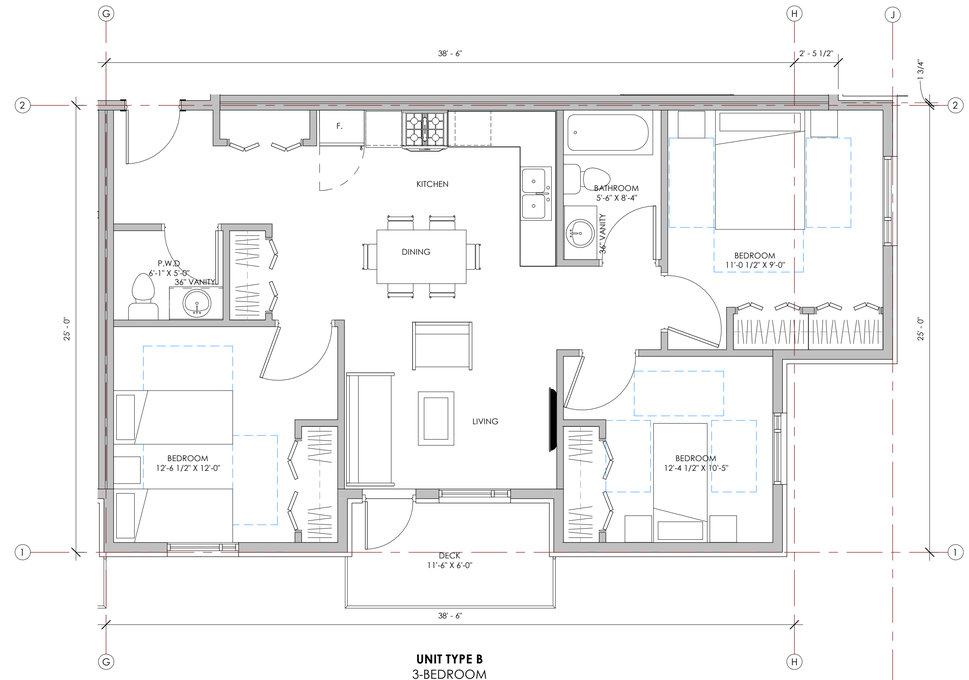
Sheet Title
ROOF PLAN

Job Number	23.1194
Date	2024.10.04
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	A2.6

2024-10-04 4:49:29 PM

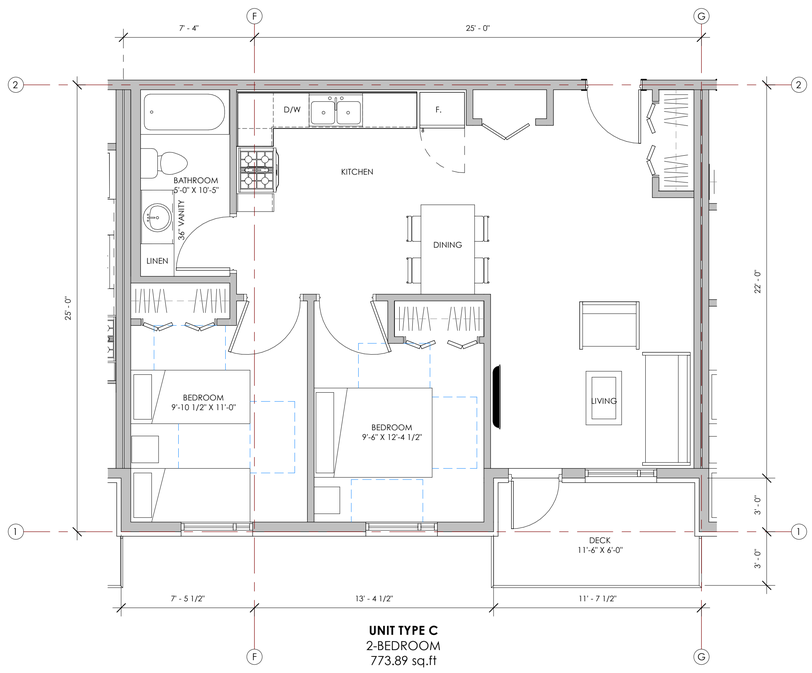


UNIT TYPE A
3-BEDROOM
968.38 sq.ft

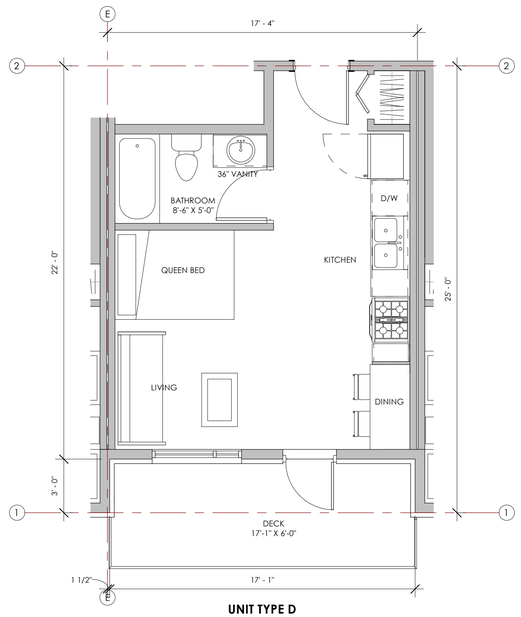


UNIT TYPE B
3-BEDROOM
926.72 sq.ft

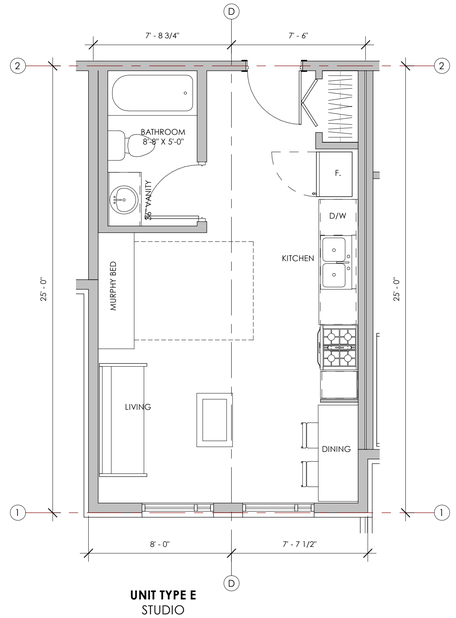
SCHEDULE A
This forms part of application
DP24-0158 DVP24-0159
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI



UNIT TYPE C
2-BEDROOM
773.89 sq.ft



UNIT TYPE D
STUDIO
349.41 sq.ft



UNIT TYPE E
STUDIO
383.84 sq.ft

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2024-10-04

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NO.	DATE	DESCRIPTION
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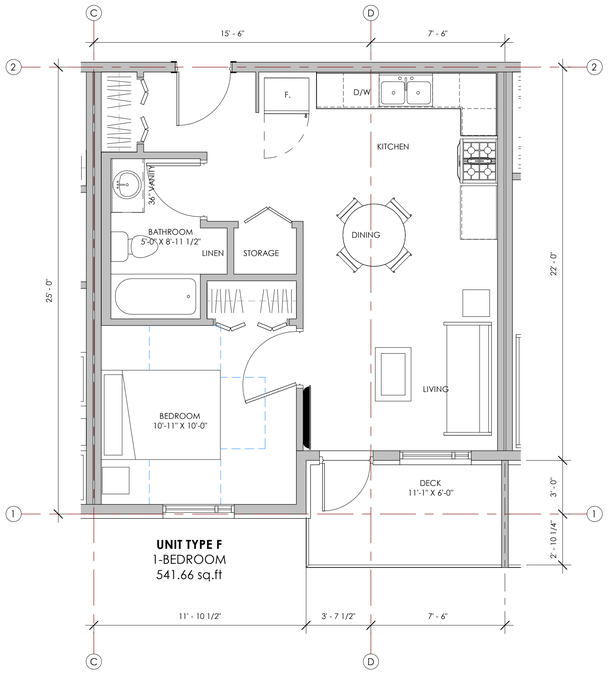
RECORD OF ISSUES

Project
1951 CROSS ROAD

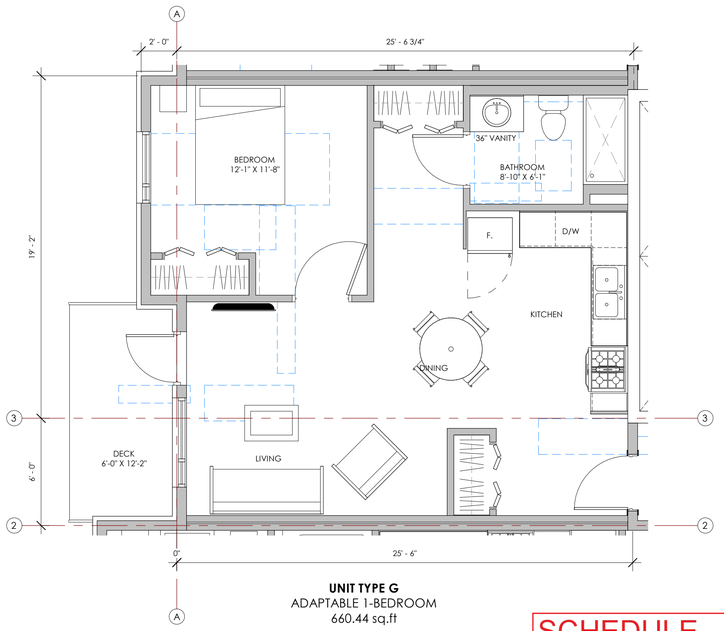
Sheet Title
ENLARGED SUITE PLANS

Job Number	23.1194
Date	2024.10.04
Scale	1/4" = 1'-0"
Revision Number	0
Drawing Number	A2.7

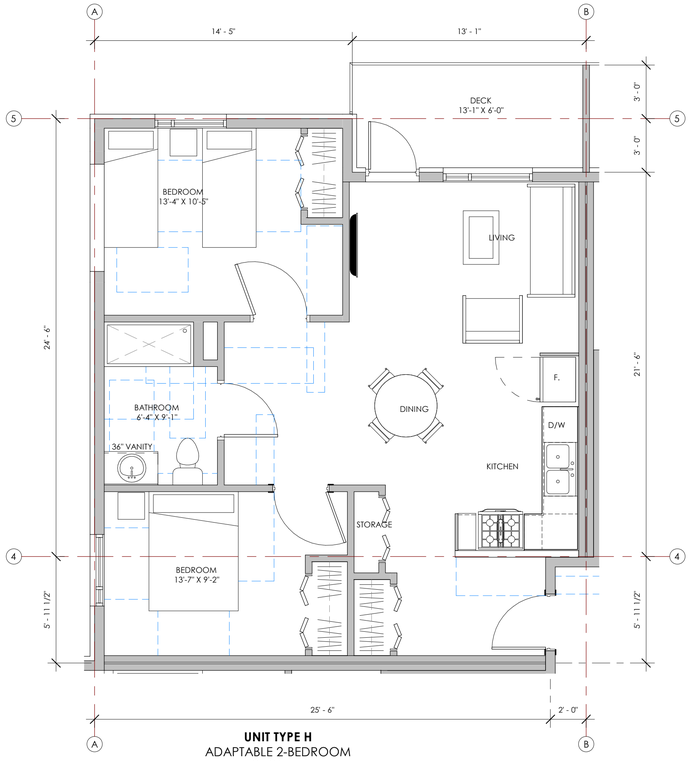
2024-10-04 4:49:29 PM



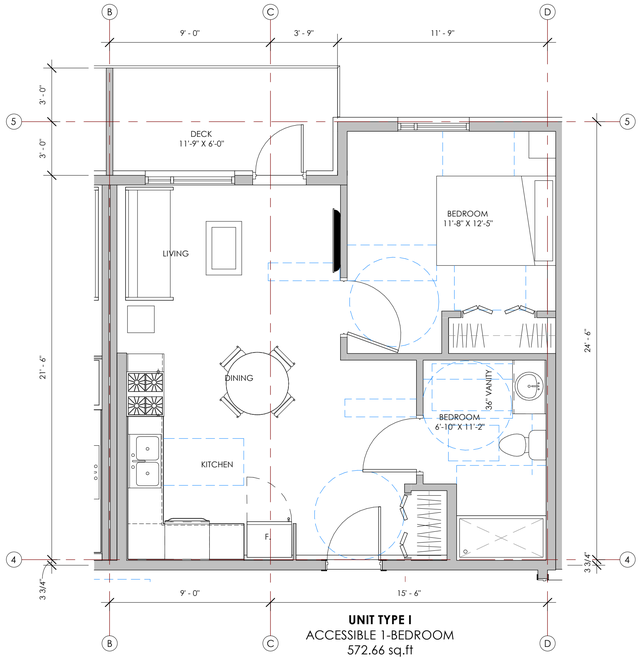
UNIT TYPE F
1-BEDROOM
541.66 sq.ft



UNIT TYPE G
ADAPTABLE 1-BEDROOM
660.44 sq.ft



UNIT TYPE H
ADAPTABLE 2-BEDROOM
787.06 sq.ft



UNIT TYPE I
ACCESSIBLE 1-BEDROOM
572.66 sq.ft

SCHEDULE A

This forms part of application
DP24-0158 DVP24-0159

Planner Initials JI

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2024-10-04

NO.	DATE	DESCRIPTION
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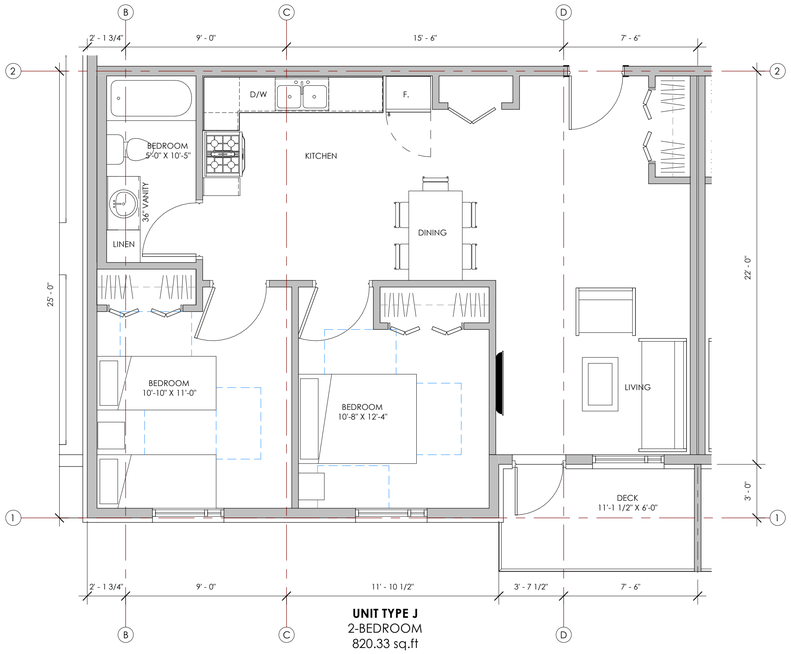
RECORD OF ISSUES

Project
1951 CROSS ROAD

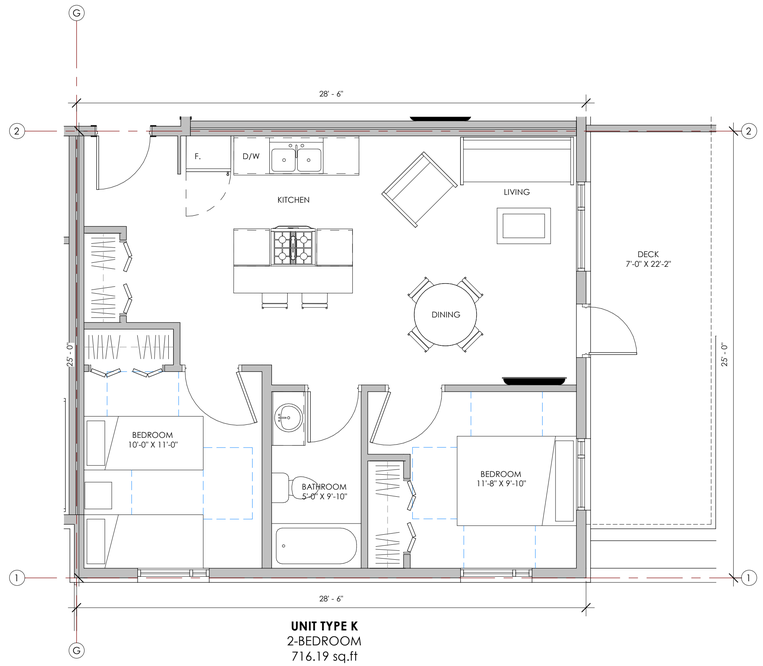
Sheet Title
ENLARGED SUITE PLANS

Job Number	23.1194
Date	2024.10.04
Scale	1/4" = 1'-0"
Revision Number	0
Drawing Number	A2.8

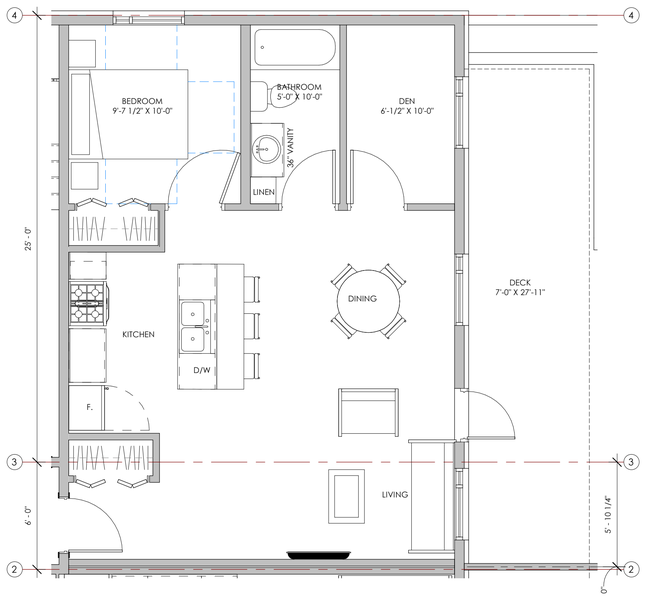
2024-10-04 4:49:30 PM



UNIT TYPE J
2-BEDROOM
820.33 sq.ft

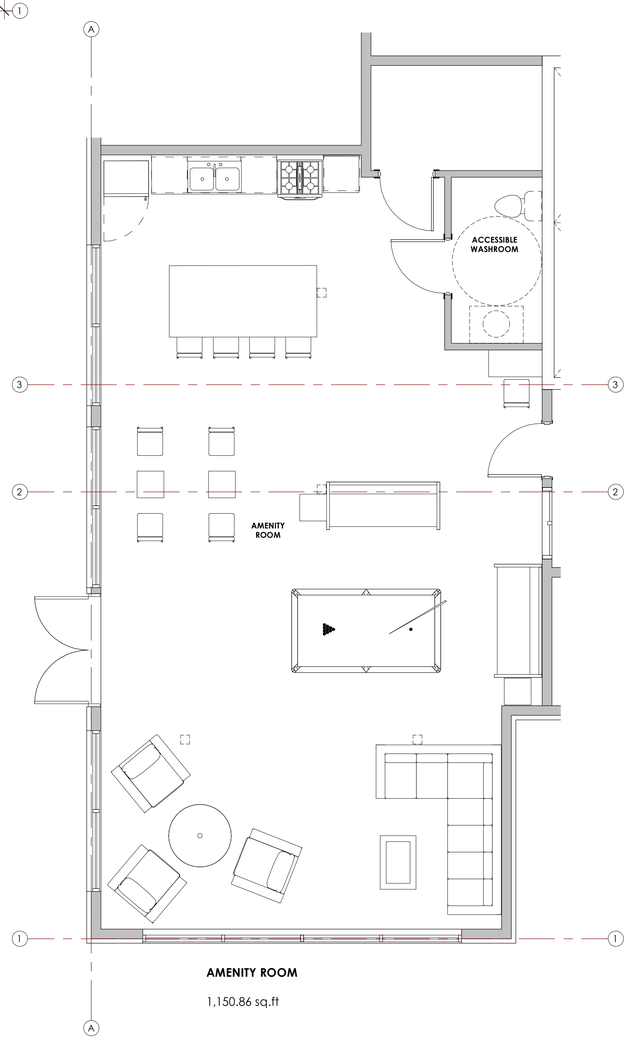


UNIT TYPE K
2-BEDROOM
716.19 sq.ft



UNIT TYPE L
1-BEDROOM + DEN
691.78 sq.ft

SCHEDULE A
This forms part of application
DP24-0158 DVP24-0159
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING



AMENITY ROOM
1,150.86 sq.ft

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2024-10-04

NO.	DATE	DESCRIPTION
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RECORD OF REVISIONS

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RECORD OF ISSUES

Project
1951 CROSS ROAD

Sheet Title
ENLARGED SUITE PLANS

Job Number 23.1194
Date 2024.10.04
Scale 1/4" = 1'-0"
Revision Number 0
Drawing Number
A2.9

2024-10-04 4:49:31 PM

1 A3.0 NORTH ELEVATION
1" = 10'-0"

2 A3.0 SOUTH ELEVATION
1" = 10'-0"

ELEVATION LEGEND:

1. **VERTICAL STEEL PANEL CLADDING** – VARIED WIDTHS
   WESTFORM METALS WF-HF, COLOUR – STONE GREY
2. **VERTICAL STEEL PANEL CLADDING** – VARIED WIDTHS
   WESTFORM METALS WF-HF, COLOUR – RUSTIC RED PVDF
3. **VERTICAL STEEL PANEL CLADDING** – 12" WIDTH
   WESTFORM METALS PROLOK, COLOUR – STONE GREY
4. **HORIZONTAL PLANK** – 8" EXPOSURE
   JAMES HARDIE PLANK, SMOOTH, COLOUR – RICH ESPRESSO
5. **THIN BRICK** – STACK BOND PATTERN
   MANUFACTURER TBD, COLOUR – GREY
   C/W PRECAST CONCRETE WINDOW SILL & HEAD WHERE INDICATED
6. **WOOD ACCENTS** – OPEN JOINT PANEL LAYOUT
   TRESPA METEON, COLOUR – DENVER OAK
7. **SOFFITS** – 6" WIDTH, PERFORATED & SOLID TBD
   WESTFORM METALS PROBOARD, COLOUR – STONE GREY
8. **FLASHINGS, FASCIAS, BANDING**
   PRE-FINISHED METAL, COLOUR – CHARCOAL TBD
9. **WINDOW & DOOR FRAMES**
   COLOUR – CHARCOAL TBD
10. **GUARDRAILS** – FASCIA MOUNT POSTS
    PRE-FINISHED PERFORATED METAL INFILL, COLOUR TO MATCH FASCIA
11. **PERGOLA STRUCTURES**
    STAINED GLULAM TIMBER – STAIN TO MATCH WOOD ACCENTS
12. **PRIVACY SCREENING & FENCING** – REFER TO LANDSCAPE
    ARCHITECTURAL CONCRETE AND STAINED WOOD TBD – MATCH CLOSELY TO WOOD ACCENTS

NOTE:

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SCHEDULE B
This forms part of application
DP24-0158 DVP24-0159
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

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2024-10-04

NO.	DATE	DESCRIPTION
2-2	2024.10.04	ISSUED FOR DEVELOPMENT PERMIT - RV 2
2-1	2024.09.23	ISSUED FOR DEVELOPMENT PERMIT - RV 1
1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - RV 1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT
1	2024.07.10	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW

RECORD OF ISSUES

Project
1951 CROSS ROAD

Sheet Title
BUILDING ELEVATIONS

Job Number	23.1194
Date	2024.10.04
Scale	As indicated
Revision Number	0
Drawing Number	A3.0

2024-10-04 4:49:34 PM

ISSUED FOR DP 2024.10.04

1 / A3.1 EAST ELEVATION
1" = 10'-0"

ELEVATION LEGEND:

1. **VERTICAL STEEL PANEL CLADDING** – VARIED WIDTHS
   WESTFORM METALS WF-HF, COLOUR – STONE GREY
2. **VERTICAL STEEL PANEL CLADDING** – VARIED WIDTHS
   WESTFORM METALS WF-HF, COLOUR – RUSTIC RED PVDF
3. **VERTICAL STEEL PANEL CLADDING** – 12" WIDTH
   WESTFORM METALS PROLOK, COLOUR – STONE GREY
4. **HORIZONTAL PLANK** – 8" EXPOSURE
   JAMES HARDIE PLANK, SMOOTH, COLOUR – RICH ESPRESSO
5. **THIN BRICK** – STACK BOND PATTERN
   MANUFACTURER TBD, COLOUR – GREY
   C/W PRECAST CONCRETE WINDOW SILL & HEAD WHERE INDICATED
6. **WOOD ACCENTS** – OPEN JOINT PANEL LAYOUT
   TRESPA METEON, COLOUR – DENVER OAK
7. **SOFFITS** – 6" WIDTH, PERFORATED & SOLID TBD
   WESTFORM METALS PROBOARD, COLOUR – STONE GREY
8. **FLASHINGS, FASCIAS, BANDING**
   PRE-FINISHED METAL, COLOUR – CHARCOAL TBD
9. **WINDOW & DOOR FRAMES**
   COLOUR – CHARCOAL TBD
10. **GUARDRAILS** – FASCIA MOUNT POSTS
    PRE-FINISHED PERFORATED METAL INFILL, COLOUR TO MATCH FASCIA
11. **PERGOLA STRUCTURES**
    STAINED GLULAM TIMBER – STAIN TO MATCH WOOD ACCENTS
12. **PRIVACY SCREENING & FENCING** – REFER TO LANDSCAPE
    ARCHITECTURAL CONCRETE AND STAINED WOOD TBD – MATCH CLOSELY TO WOOD ACCENTS

NOTE:

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SCHEDULE B

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DP24-0158 DVP24-0159

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

2 / A3.1 WEST ELEVATION
1" = 10'-0"

ISSUED FOR DP 2024.10.04

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2-2	2024.10.04	ISSUED FOR DEVELOPMENT PERMIT - RV 2
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1-1	2024.08.09	ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW - RV 1

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
2	2024.08.30	ISSUED FOR DEVELOPMENT PERMIT
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RECORD OF ISSUES

Project
1951 CROSS ROAD

Sheet Title
BUILDING ELEVATIONS

Job Number	23.1194
Date	2024.10.04
Scale	As indicated
Revision Number	0
Drawing Number	A3.1

2024-10-04 4:49:37 PM

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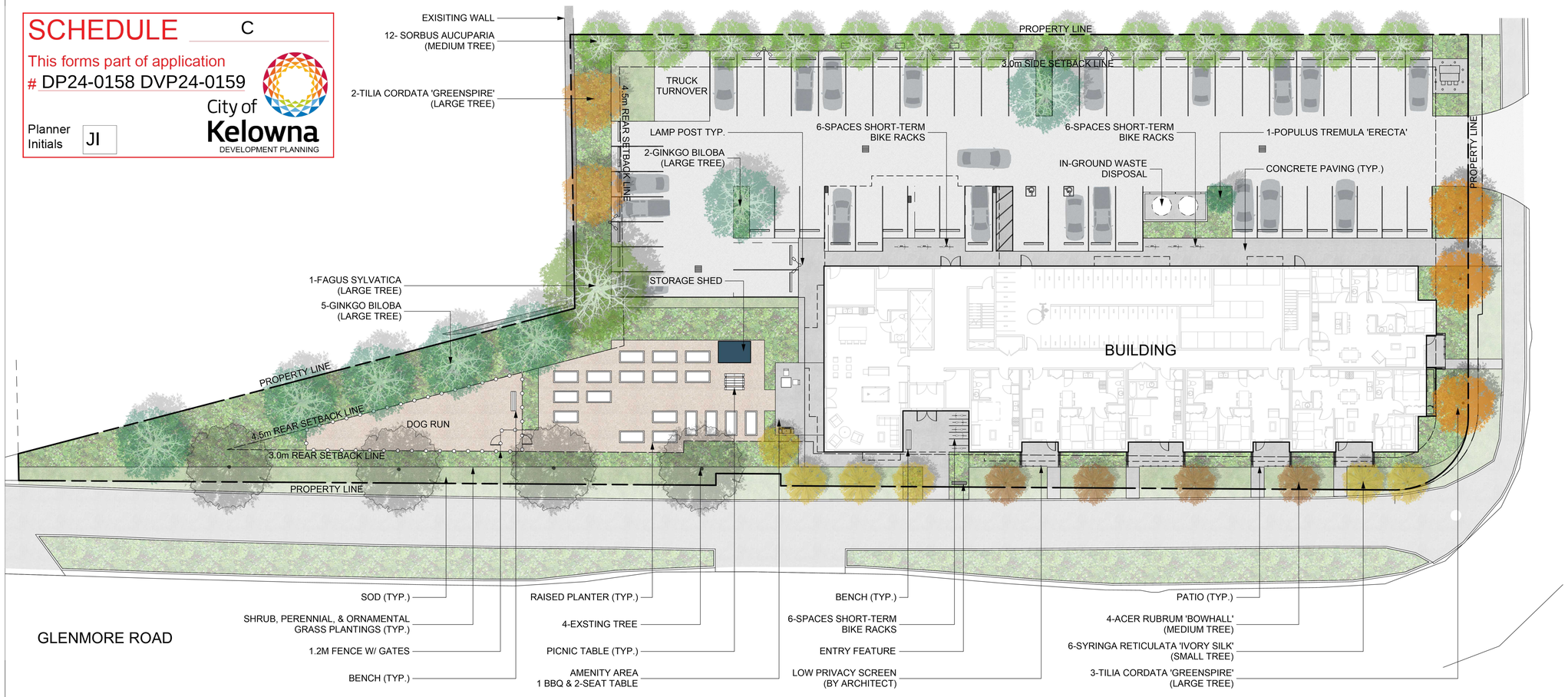
SCHEDULE C

This forms part of application
DP24-0158 DVP24-0159

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI



PRECEDENT IMAGES

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Trees Deciduous			
3	*Acer palmatum 'Bloodgood'*	Bloodgood Japanese Maple	6cm Cal	B&B
4	*Acer rubrum 'Bowhall'*	Bowhall Maple	6cm Cal	B&B
1	*Fagus sylvatica*	European Beech	6cm Cal	B&B
8	*Ginkgo biloba*	Maidenhair Tree	6cm Cal	B&B
1	*Populus tremula 'Erecta'*	Columnar Swedish Aspen	6cm Cal	B&B
12	*Sorbus aucuparia 'Fastigiata'*	Pyramidal Mountain Ash	6cm Cal	B&B
6	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	6cm Cal	B&B
5	*Tilia cordata 'Greenspire'*	Greenspire Linden	6cm Cal	B&B
	Shrubs			
	Buxus 'Green Velvet'	Green Velvet Boxwood	#02	Potted
	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted
	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#02	Potted
	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	#02	Potted
	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#02	Potted
	Taxus x media 'Hicksii'	Hicks Yew	#02	Potted
	Ornamental Grasses			
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Forester Feather Reed Grass	#01	Potted
	Deschampsia caespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted
	Perennials			
	Achillea filipendulina 'Gold Plate'	Gold Plate Yarrow	#01	Potted
	Aster frikartii 'Monch'	Frikart's Aster	#01	Potted
	Echinacea purpurea	Purple Coneflower	#01	Potted
	Geranium 'Rozanne'	Rozanne Geranium	#01	Potted
	Hosta 'Francee'	Francee Plantain Lilly	#01	Potted
	Matteuccia struthiopteris	Ostrich Fern	#01	Potted
	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted
	Pachysandra terminalis	Japanese Spurge	#01	Potted
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#01	Potted
	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted

LEGEND

- SHRUBS & PERENNIALS
- TURF
- WOOD MULCH
- CONCRETE
- ASPHALT
- WALL

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECIEVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.

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.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
NATALIE MARTIN
731

ISSUE	DESCRIPTION	DATE
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-02
1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-30

CLIENT NAME:
TURNING POINTS COLLABORATIVE SOCIETY

PROJECT NAME:
TURNING POINTS AFFORDABLE HOUSING PROJECT
KELOWNA, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

DRAWN: EM
CHECKED: NM
PROJECT NO.: 24074-100
SCALE: 1:200

DRAWING NO.:
LDP 1.0

0 10 20 30 m

N

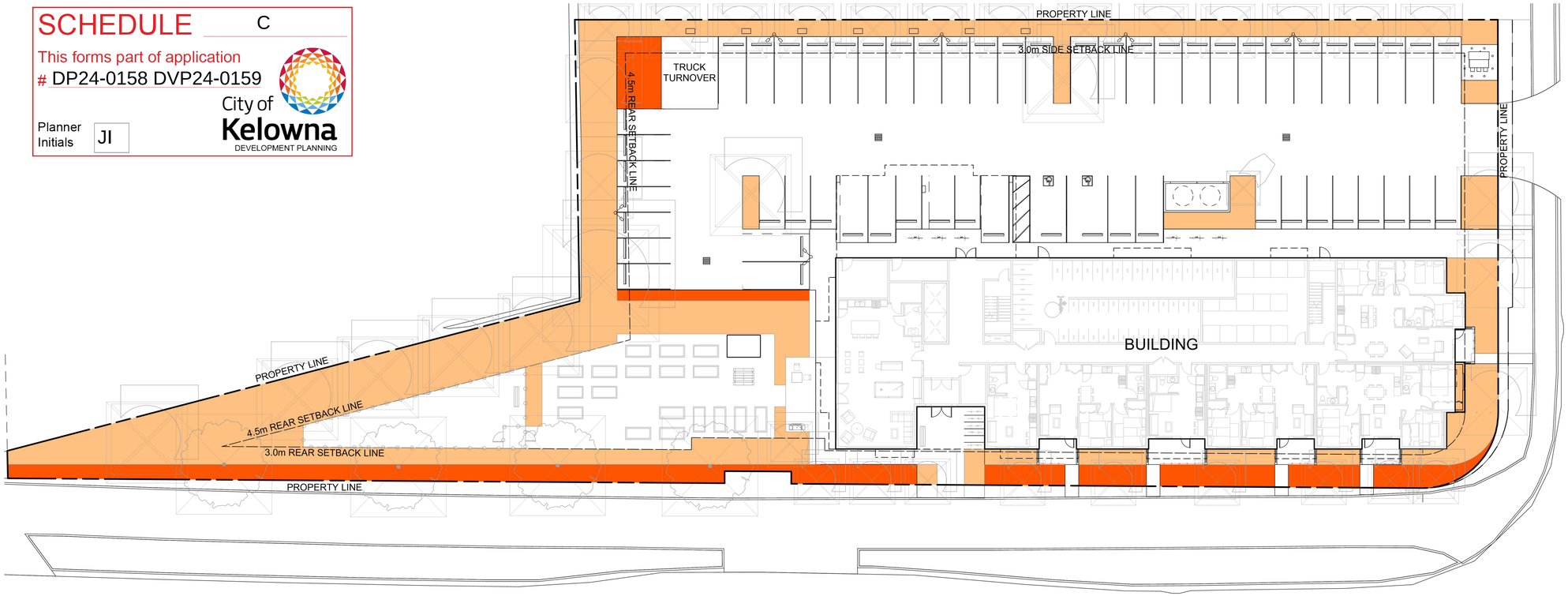
SCHEDULE C

This forms part of application

DP24-0158 DVP24-0159

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



LAWN

SHRUBS & PERENNIALS - MODERATE WATER USE

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. 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).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. 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.

4. 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.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. 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.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
NATALIE MARTIN
731

ISSUE	DESCRIPTION	DATE
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-02
1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-30

CLIENT NAME:

TURNING POINTS COLLABORATIVE SOCIETY

PROJECT NAME:

TURNING POINTS AFFORDABLE HOUSING PROJECT
KELOWNA, BC

DRAWING TITLE:

WATER CONSERVATION PLAN

DRAWN: EM	DRAWING NO.: LDP 2.0
CHECKED: NM	
PROJECT NO.: 24074-100	
SCALE: 1:200	

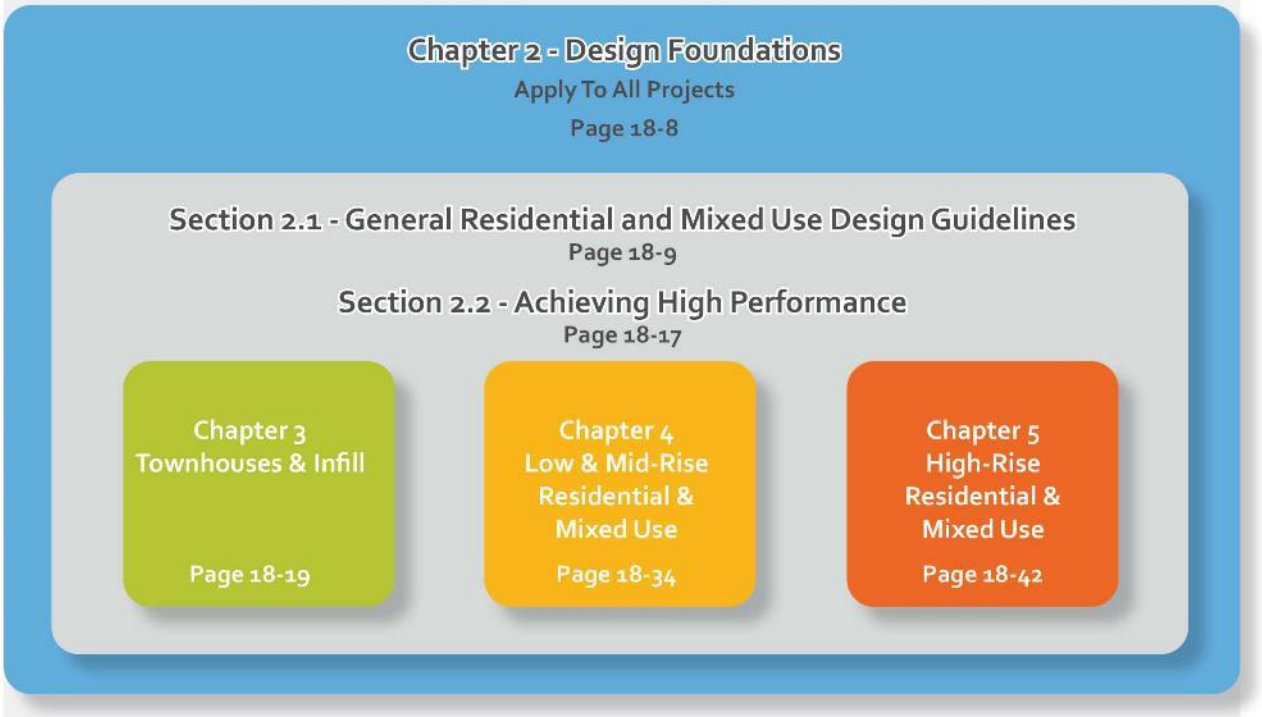
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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



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

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						x
b. On corner sites, orient building facades and entries to both fronting streets.						x
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						x
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.						x
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.					x	
f. Avoid blank, windowless walls along streets or other public open spaces.						x
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.	x					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						x
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					x	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					x	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.				x		

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						x
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.						x
c. Limit the maximum grades on development sites to 30% (3:1)						x
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).						x
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planed future public street, bicycle, and/or pedestrian network.						x
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.					x	
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.					x	
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						x
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						x
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						x
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);					x	

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.					x	
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.					x	
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.					x	
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						x
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						x
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.					x	
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.					x	
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	x					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						x
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						x
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						x
f. Use landscaping materials that soften development and enhance the public realm.						x

g.	Plant native and/or drought tolerant trees and plants suitable for the local climate.						x
h.	Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						x
i.	Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.					x	
j.	Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.					x	
k.	Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	x					
l.	Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	x					
m.	Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.	x					
n.	Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	x					
2.1.6 Building Articulation, Features and Materials		**N/A**	**1**	**2**	**3**	**4**	**5**
a.	Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.					x	
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;					x	

	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.						x
d.	Design buildings such that their form and architectural character reflect the buildings internal function and use.						x
e.	Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					x	
f.	Provide weather protection such as awnings and canopies at primary building entries.					x	
g.	Place weather protection to reflect the building's architecture.					x	
h.	Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	x					
i.	Provide visible signage identifying building addresses at all entrances.	x					

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						x
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						x
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.					x	

l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						x
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						x
b. Residential buildings should have a maximum width of 24 m.						x
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.					x	
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	x					
4.1.3 Site Planning	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	x					
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: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						x
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	x					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	x					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						x
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.				x		
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:	x					

• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.						
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	x					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						x
Outdoor amenity areas						
c. Design plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.						x
d. Design internal courtyards to: • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. • Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.						x
e. Design mid-block connections to include active frontages, seating and landscaping.	x					
Rooftop Amenity Spaces						
f. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.					x	
g. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.	x					
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:						x

• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						
b. Break up the building mass by incorporating elements that define a building's base, middle and top.					x	
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						x
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.						x
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.					x	
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs.					x	
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.					x	
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.					x	
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.					x	
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	x					

	located on highways and/or major arterials in alignment with the City's Sign Bylaw.						
k.	Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.	**x**					
l.	Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	**x**					

M'AKOLA DEVELOPMENT SERVICES

October 4, 2024

ATTACHMENT C
This forms part of application
DP24-0158 DVP24-0159
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

RE: APPLICATION FOR DEVELOPMENT PERMIT – 1951 CROSS ROAD

Mayor and Council,

M'akola Development Services, acting on behalf of Turning Points Collaborative Society, is pleased to present the attached Application for Development Permit for the property located at 1951 Cross Road. This proposal is for the development of a 6-storey, 68-unit affordable rental housing project in the Glenmore neighbourhood. The units will be operated by Turning Points Collaborative Society, a non-profit organization with extensive experience operating affordable housing in the Kelowna and Vernon regions. M'akola Development Services will be acting as the project lead for this collaboration.

This letter will serve as an introduction to the application package provided. Please see below for additional information.

ADDRESSING HOUSING NEEDS

Kelowna continues to experience a rise in housing costs, which has resulted in increases to housing insecurity and homelessness. Based on the 2021 City of Kelowna Housing Needs Assessment, 66% of renter households in Kelowna are in Core Housing Need compared to the 34% of owner households. Of all households in the Core Housing Need, 48% are within Extreme Core Housing Need with 65% of these households being renter households.

There is an immediate need to diversify housing options in Kelowna—an estimated 13,650 to 20,130 dwellings are needed by 2031 to accommodate population growth. This includes more housing for low to moderate income families, Indigenous Peoples, people with disabilities, immigrants and refugees, and individuals and families leaving transitional or supportive housing.

To address these gaps in Kelowna's housing supply, this project will provide 68 purpose-built rental units for people that range in size from studios to three-bedroom units. The accessible units will be prioritized for persons with disabilities who live independently. With recognition that community connectivity is necessary to sustain a quality of life, the project's location is within walking distance to stores, near schools, parks, and the downtown core.

PROJECT DESIGN

The proposed project will provide six studios, twenty-four 1-bedroom units, twenty-four 2-bedroom units, and fourteen 3-bedroom units. Fourteen percent of these units are adaptable, and seven percent of these units are accessible for persons with disabilities. The target tenant populations for the proposed housing will be low-income individuals and families. The proposed building will also contain two amenity spaces, including an outdoor rooftop terrace, while the site will include a dog run and community garden.

Figure 1: View from Glenmore Road

PHYSICAL DESIGN

The proposed building has been designed to be consistent with the City of Kelowna's design foundations, the objectives of the Official Community Plan, and the General Residential and Mixed Use Design Guidelines and Low & Mid-Rise Residential & Mixed Use Guidelines of Chapter 18 of the Official Community Plan. These guidelines call for a strong relationship to the street, ground-oriented units, vertical and horizontal articulation, and maximizing 'eyes on the street.'

The project is responsive to the envisioned context of the surrounding area. The OCP locates the site within a Core Area Neighbourhood future land use, directly adjacent to a Public/Institutional future land use designation, and on the edge of the Glenmore Village Centre.

Specific project details speaking to form and character and general building design are below.

FORM AND CHARACTER

- Building articulation is achieved through upper floor step-back, cladding colours, and variation in massing and materials
- Prominent main entry features a large overhang design with wood soffit finish
- Ground-oriented residential units with direct connections to the public sidewalk
- Ground floor patios provide a strong relationship to the street
- Shared main entrance and secondary accesses to units within the building
- Parking at rear acts as a buffer to the residential lots to the north
- Two amenity spaces to facilitate social gathering and interaction
- Attractive community garden space along Glenmore Road
- Building orientation that allows a direct line of sight from windows and balconies to the public realm for additional 'eyes on the street'

MATERIALS

- Building articulation achieved through variations in massing and materials
- Main entry features a large overhang design with wood soffit finish

CLIMATE CHANGE AND SUSTAINABILITY

- The project will be built to BC Step Code 3, with fully electric mechanical systems
- Solar shading at windows
- Boulevard trees and landscaping that enhances biodiversity
- Low maintenance, native planting species to minimize the need for watering and chemical treatments

Figure 2: View of community garden and dog run

TRANSPORTATION AND PARKING

The project is proposing 56 surface vehicle parking stalls and 102 long-term and 18 short-term bicycle parking stalls and requesting a variance of 15 vehicle parking stalls. In Turning Points Collaborative Society's extensive operating experience, affordable rental projects that are close to services, transportation, and schools have less parking uptake than is required by typical parking bylaws. Discussions are in progress with Modo to provide a car share stall on site, which would further reduce the parking requirement by 5 stalls.

This site is situated along the shared pathway along Glenmore Road which easily connects to shopping, Brandt's Creek linear park, and downtown. The Route 6 bus line is located nearby, connecting tenants to UBCO and downtown. The abundant alternatives to car use for this development allows the project to provide fewer parking stalls in order to provide more amenity space and greenspace for the project.

As it is not possible to pursue underground parking without compromising rental affordability, the proposed number of parking stalls represents the maximum number possible given the site size and project funding constraints. The currently proposed parking stall to unit ratio is operationally manageable for Turning Points.

Figure 3: View of parking from Cross Road

PLANNING CONTEXT

This project supports the goals of the City's planning policies and visioning documents by increasing secured rental housing supply for low-income individuals and families. Specific details on policy adherence are below.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) locates this site within the Core Area Neighbourhood Designation on the edge of the Glenmore Village Centre. The proposed development is also located adjacent to a Transit Supportive Corridor, which supports multi-unit buildings up to six storeys as stated within the OCP. As such, this proposed project fits into the overall land use designations and density target and an OCP amendment is not required.

The proposed development meets a number of the OCP's goals, including:

- Increasing the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.
- Prioritizing the construction of purpose-built rental housing.
- Limiting urban sprawl and growing in a way that is more environmentally and financially sustainable.
- Focusing growth in the five Urban Centres and along major transit corridors that connect them with a goal of putting more people and more jobs within easy walking distance of reliable, direct transit service.
- Building healthy neighbourhoods that support a variety of households, income levels and life stages.
- Providing opportunities for people of all ages, abilities and identities, and building a community where everyone has the same opportunity to succeed and thrive and no one is excluded.
- Focusing on growth in a way that is more compact, energy-efficient and better prepared to adapt to events like floods, wildfires, drought and other climate change impacts.

The proposed project aligns with policy direction as outlined in the OCP.

ZONING & VARIANCES

The subject property is currently at 3rd reading for a rezoning from MF1 – Infill Housing and P2 – Educational and Minor Institutional to MF3r – Apartment Housing with Rental Only. Rezoning is being led by City of Kelowna staff. The rezoning is expected to be completed October 21st.

The proposal requests a variance to the number of vehicle parking stalls required from 66 stalls to 56 stalls. The proposed variance is consistent with vehicle parking uptake rates in comparable affordable housing projects and supports the affordable rental status of the project by avoiding costly underground parking.

The project further requests a variance to the stepback requirement. The bylaw calls for a 3 m stepback after the second storey; we have met the spirit of the bylaw by provision of two outdoor amenity spaces and residential balconies which are significantly stepped back at the sixth floor. This provides more architectural interest as the form undulates, rather than presenting one continuous step back. Finally, stepping back the 4 units affected on the top floor would require changing them from 2-bedroom homes to studios, which does not meet the project goal of increasing affordable family housing.

A final variance is requested to allow for the projecting balconies to be 7.9m in length rather than 4.0m in length, providing more outdoor space for tenants.

Figure 5: View of building frontage from Glenmore Road

CLOSING

Based on the surrounding land uses, nearby amenities, and central location, Turning Points Collaborative Society has identified this site as ideal for increased residential density. The design of the building and site aligns with the policy objectives put forward by the City of Kelowna and introduces an additional 68 units of deeply needed affordable rental housing for low-income individuals and families into the community, filling a significant housing gap in Kelowna.

We look forward to the City's review of the proposed application. Should any further information or clarification be required, please contact the undersigned.

Sincerely,

Morgan Henderson, MPI
Project Manager
M'akola Development Services
Ph: 778-265-7489

ATTACHMENT C
This forms part of application
DP24-0158 DVP24-0159
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI