Development Permit

DP24-0123

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

1508 Highland Dr

and legally known as

Lot 1 Section 29 Township 26 ODYD Plan 21281 Except Plan KAP85729

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

Townhouse 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 25, 2024**
Development Permit Area:	Form and Character
Existing Zone:	MF2 – Townhouse Housing zone
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:	1344628 B.C LTD., Inc. No. BC1344628
Applicant:	Innocept Developments

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP24-0123
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

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. DP24-0123 for Lot 1 Section 29 Township 26 ODYD Plan 21281 Except Plan KAP85729 located at 1508 Highland 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 **$176,266.25**

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.

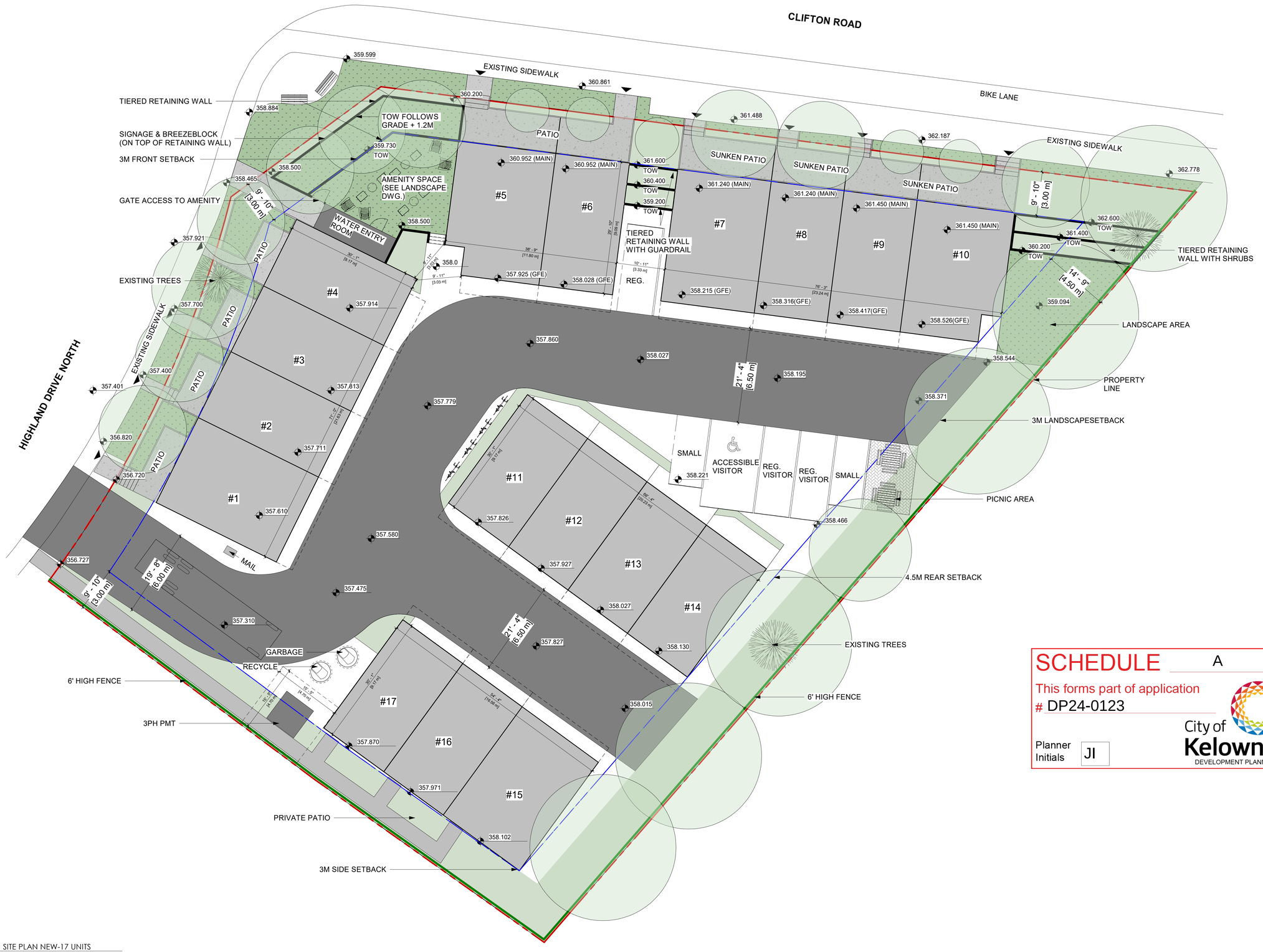
4. INDEMNIFICATION

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 <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.



1 SITE PLAN NEW-17 UNITS
1" = 10'-0"

SCHEDULE A

This forms part of application
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

BLUEGREEN
architecture inc
#100-1353 Ellis Street
Kelowna, BC V1Y 1Z9
p:236.420.3550
www.bluegreenarchitecture.com

ISSUED FOR DP

Client
INNOCEPT DEVELOPMENTS.

Consultants
ALPINE ENGINEERING
ctq

Seal
REGISTERED ARCHITECT KIMBERLY FURBER BRITISH COLUMBIA

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
B	2024.06.19	ISSUED FOR DP
C	2024.09.06	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION
1		

RECORD OF REVISIONS

Project
THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
SITE PLAN -17 UNITS

Job Number 24.1264
Date 2024.11.14
Scale 1" = 10'-0"
Revision Number 0
Drawing Number A1.4

2024-11-14 31:42:21 PM

SCHEDULE A

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DP24-0123

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NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

SURVEY

Job Number	24.1264
Date	2024.11.14
Scale	1/16"=1'-0"
Revision Number	0
Drawing Number	A1.0

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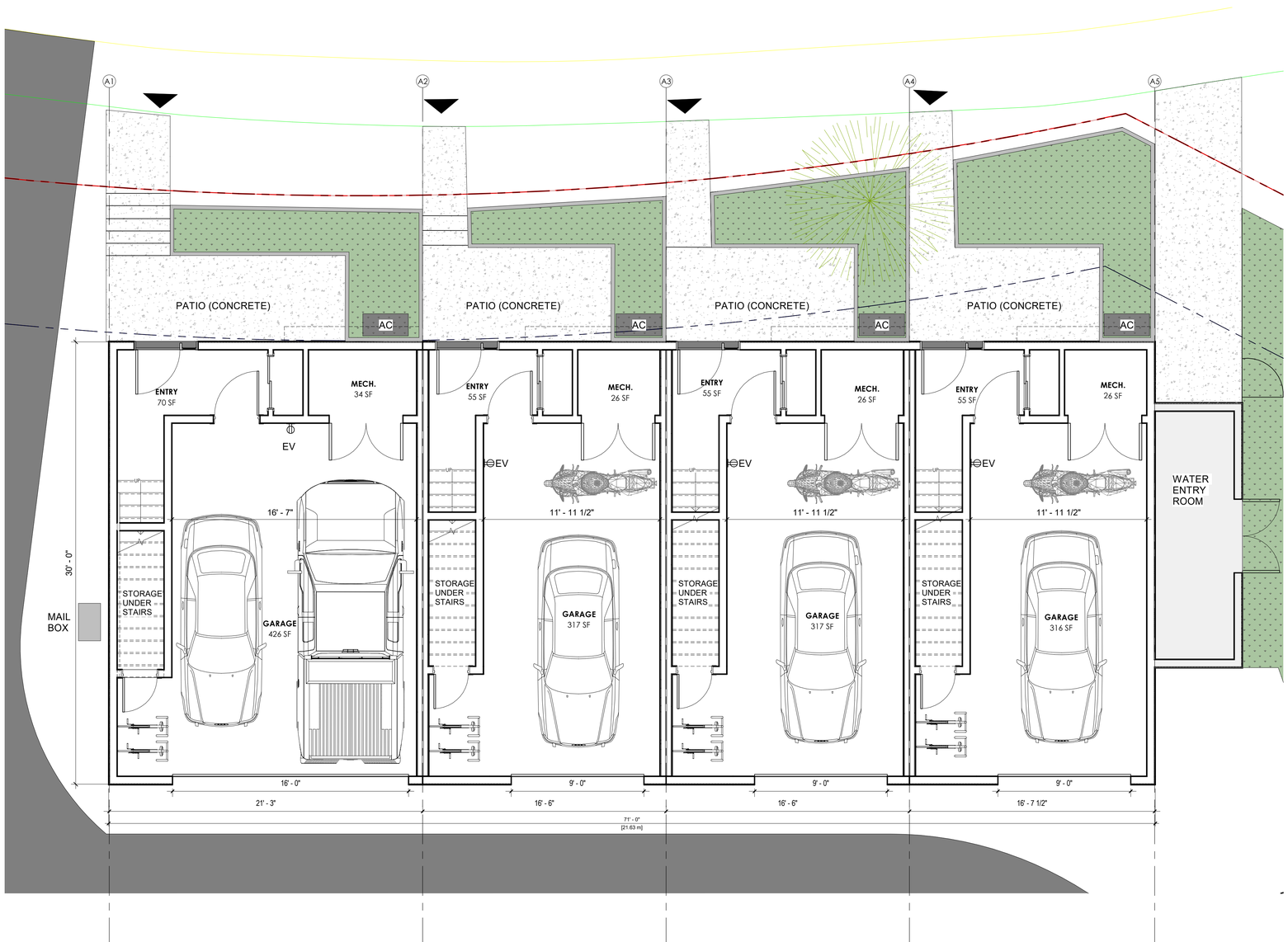

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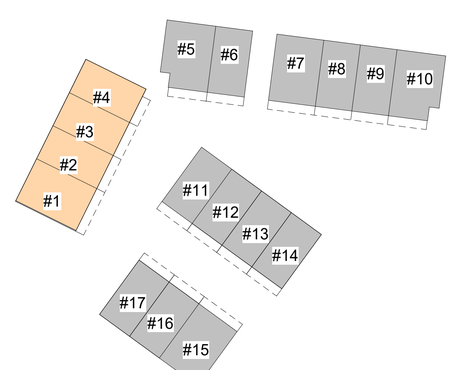

SCHEDULE A

This forms part of application
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

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RECORD OF REVISIONS

NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #1-#4 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.0

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1 / A2.1 LEVEL 2- UNIT #1-#4
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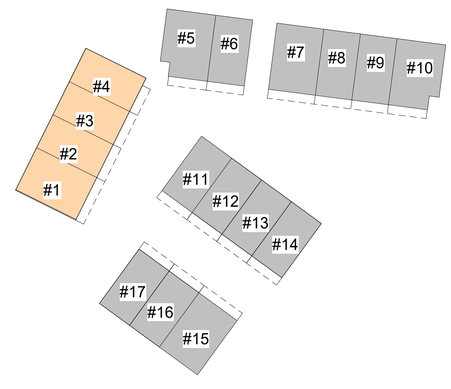

SCHEDULE A

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DP24-0123

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RECORD OF REVISIONS

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #1-#4 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.1

2024-11-14 3:14:28 PM

SCHEDULE A

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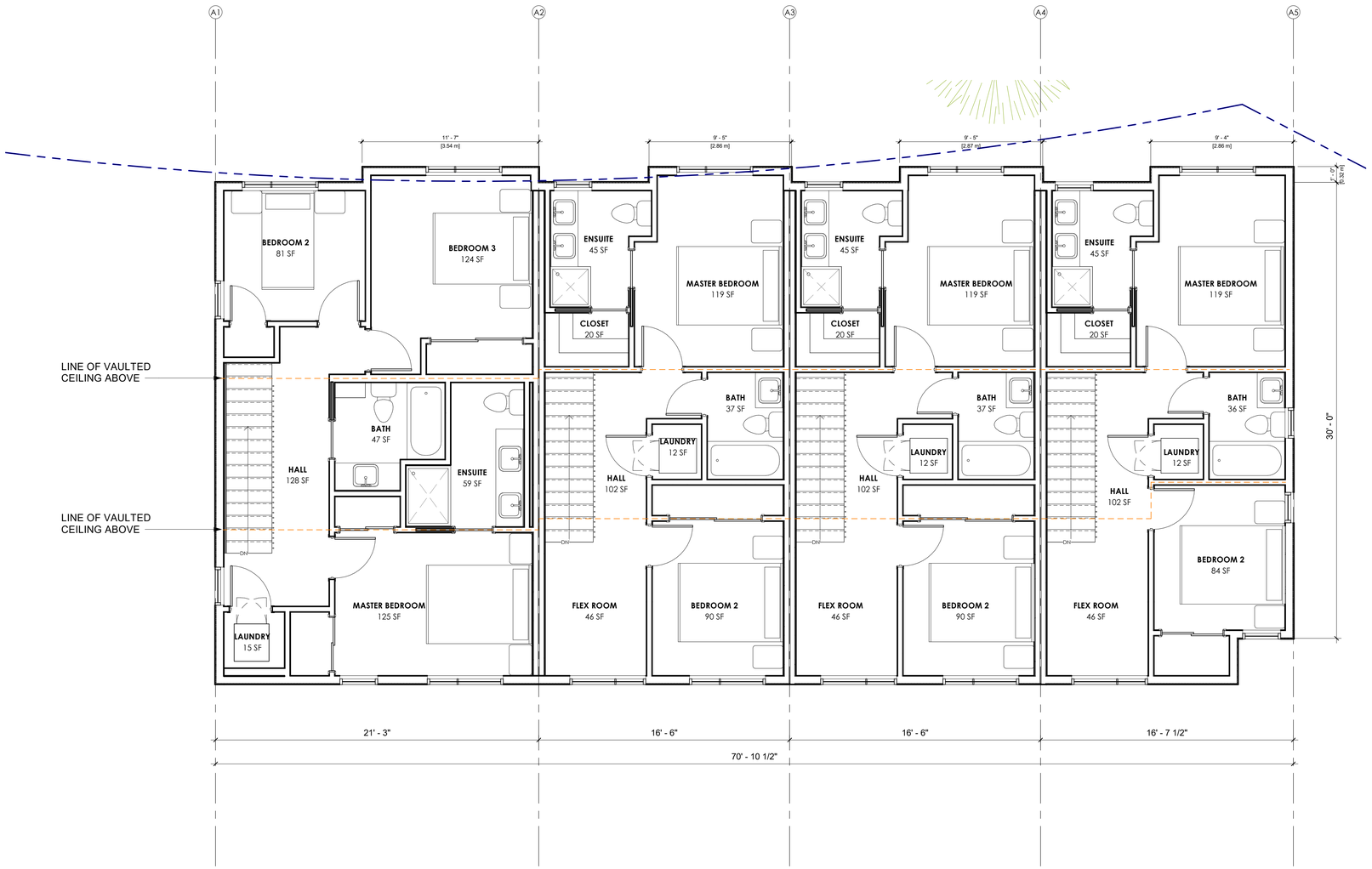
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



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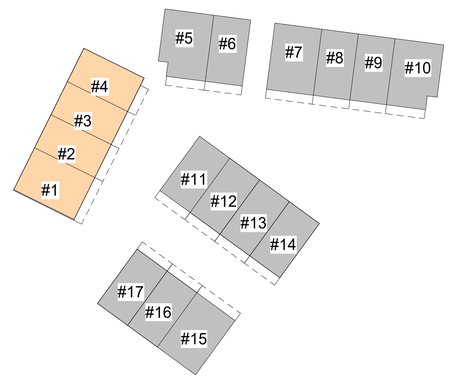

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NO.	DATE	DESCRIPTION
1		

RECORD OF REVISIONS

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #1-#4 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.2

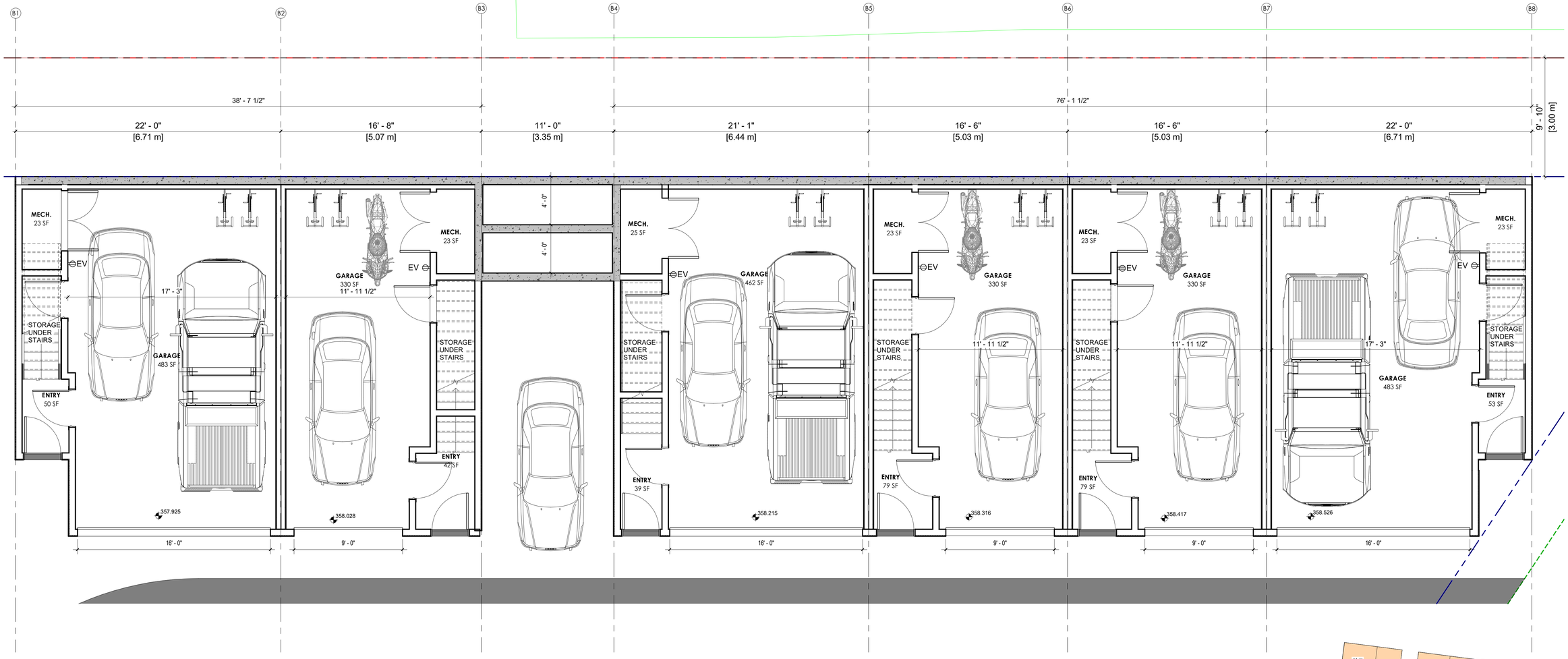
2024-11-14 3:14:29 PM

SCHEDULE A

This forms part of application
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



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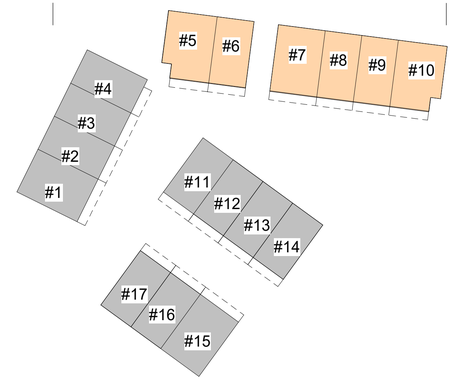

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NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project
THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #5-#10 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.3

2024-11-14 3:14:37 PM

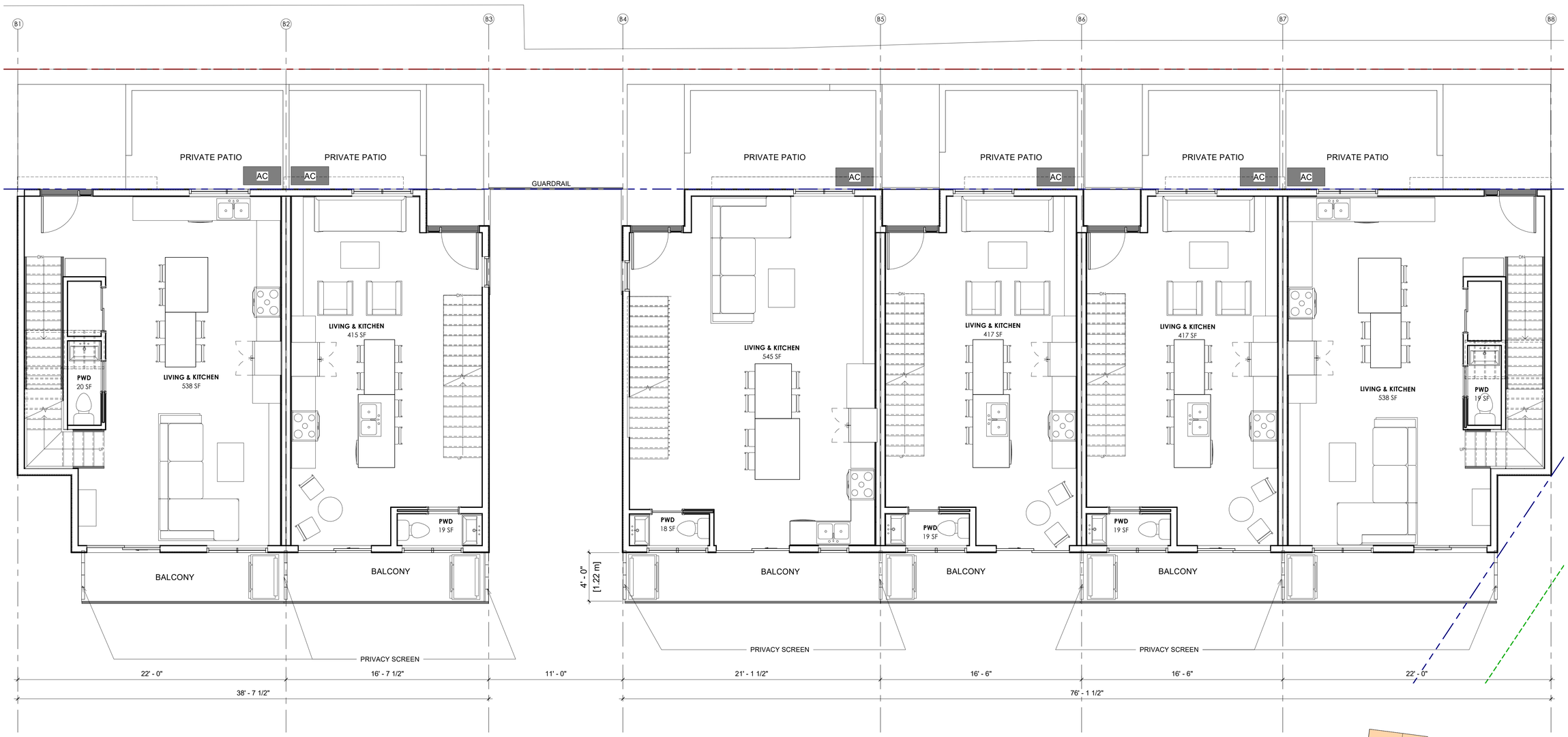
SCHEDULE A

This forms part of application

DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



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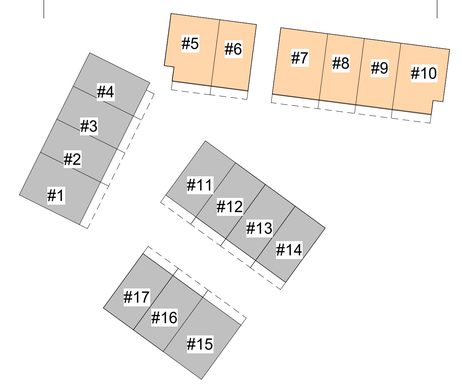

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NO. | DATE | DESCRIPTION
RECORD OF REVISIONS

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #5-#10 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.4

2024-11-14 2:14:39 PM

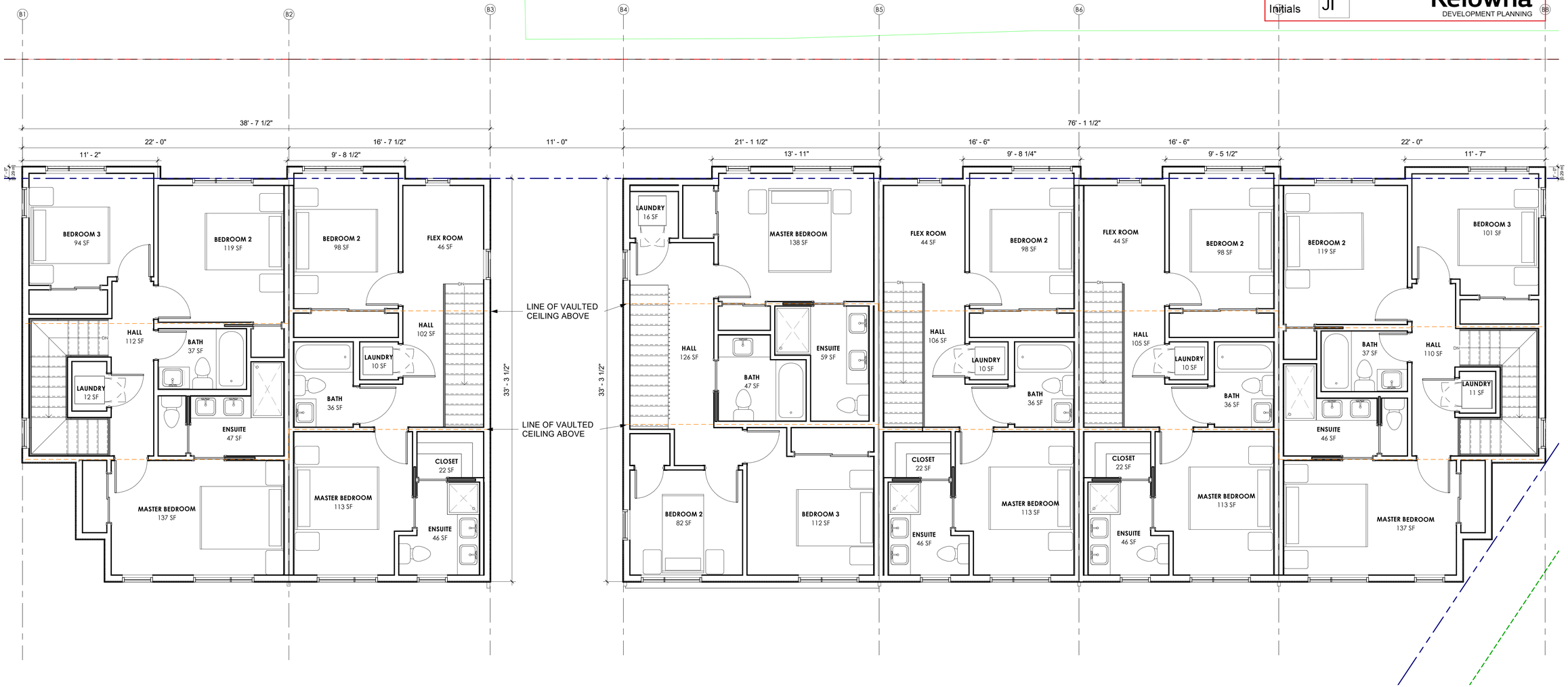
SCHEDULE A

This forms part of application

DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



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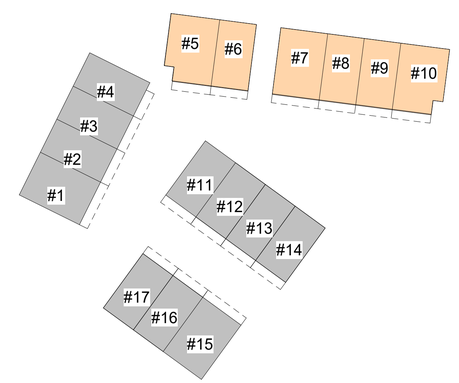

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RECORD OF REVISIONS

NO.	DATE	DESCRIPTION

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title

UNIT #5-#10 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.5

2024-11-14 3:14:40 PM

SCHEDULE A

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DP24-0123

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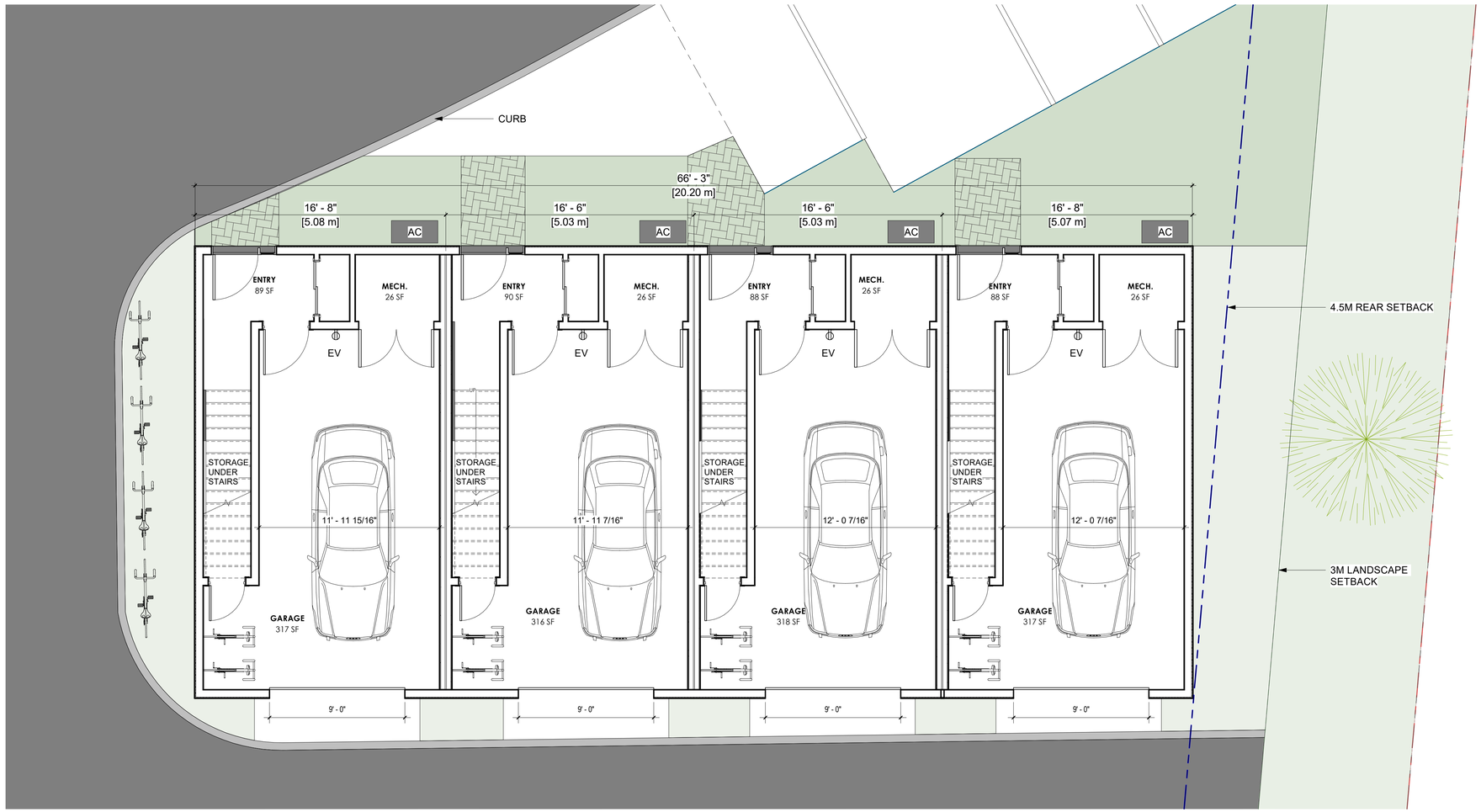
City of Kelowna
DEVELOPMENT PLANNING



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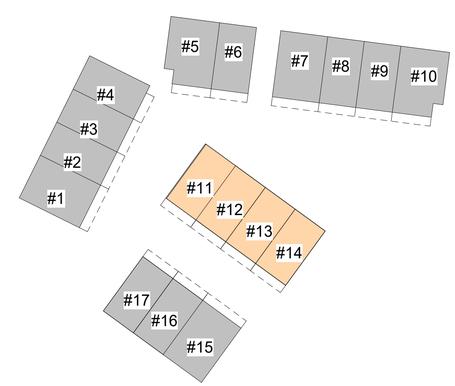

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RECORD OF ISSUES

NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
B	2024.06.19	ISSUED FOR DP
C	2024.09.06	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #11-#14 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.6

2024-11-14 3:14:54 PM

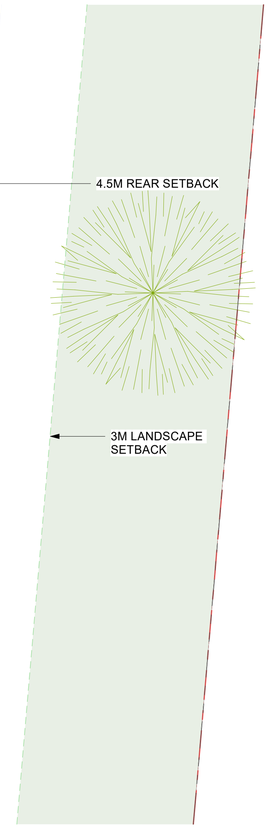
SCHEDULE A

This forms part of application

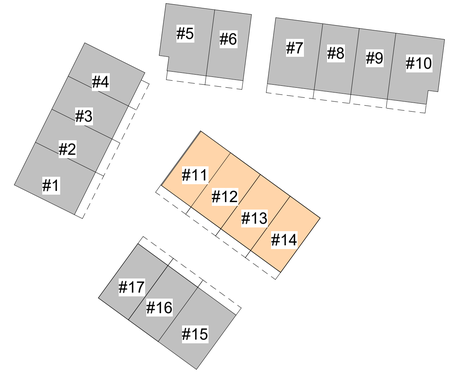
DP24-0123

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI



1 / A2.7 LEVEL 2- UNIT #11-#14
1/4" = 1'-0"



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RECORD OF ISSUES

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A	2024.05.01	ISSUED FOR REZONING
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C	2024.09.06	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #11-#14 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.7

2024-11-14 01:43:55 PM

SCHEDULE A

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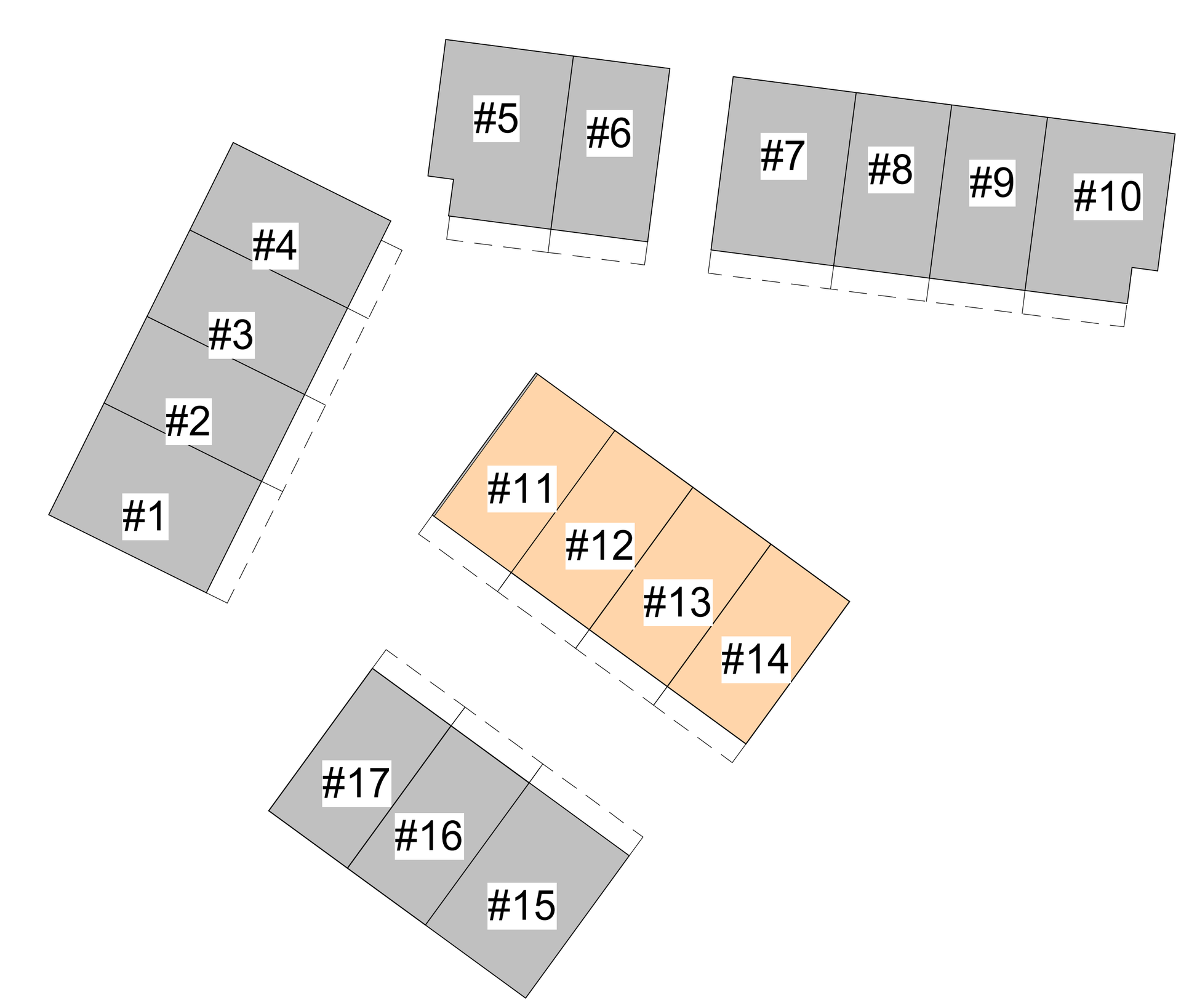
DP24-0123

Planner Initials JI

City of Kelowna DEVELOPMENT PLANNING

1 A2.8 LEVEL 3- UNIT #11-#14
1/4" = 1'-0"



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2024-11-14

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E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

UNIT #11-#14 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.8

2024-11-14 3:14:56 PM

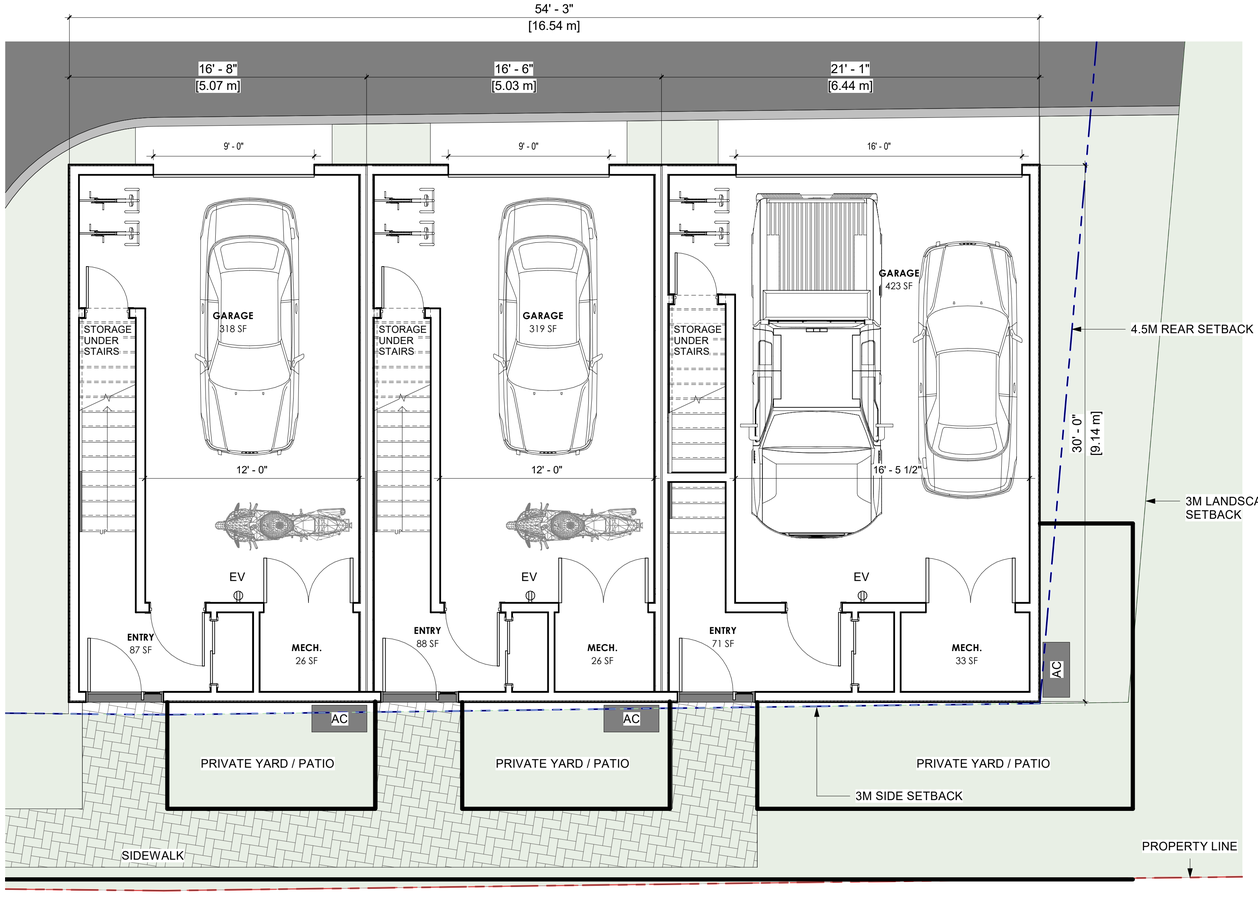
SCHEDULE A

This forms part of application

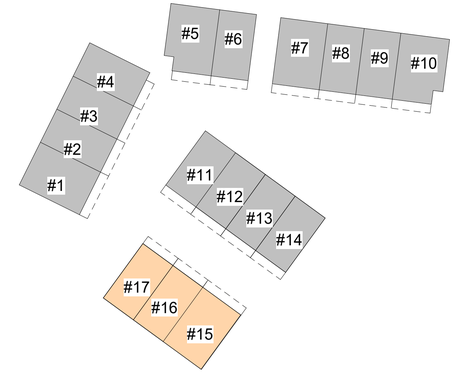
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



1 / A2.9 LEVEL 1- UNIT #15-#17
1/4" = 1'-0"



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NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #15-#17 FLOOR PLAN

Job Number 24.1264
Date 2024.11.14
Scale As indicated
Revision Number 0
Drawing Number A2.9

2024-11-14 3:15:01 PM

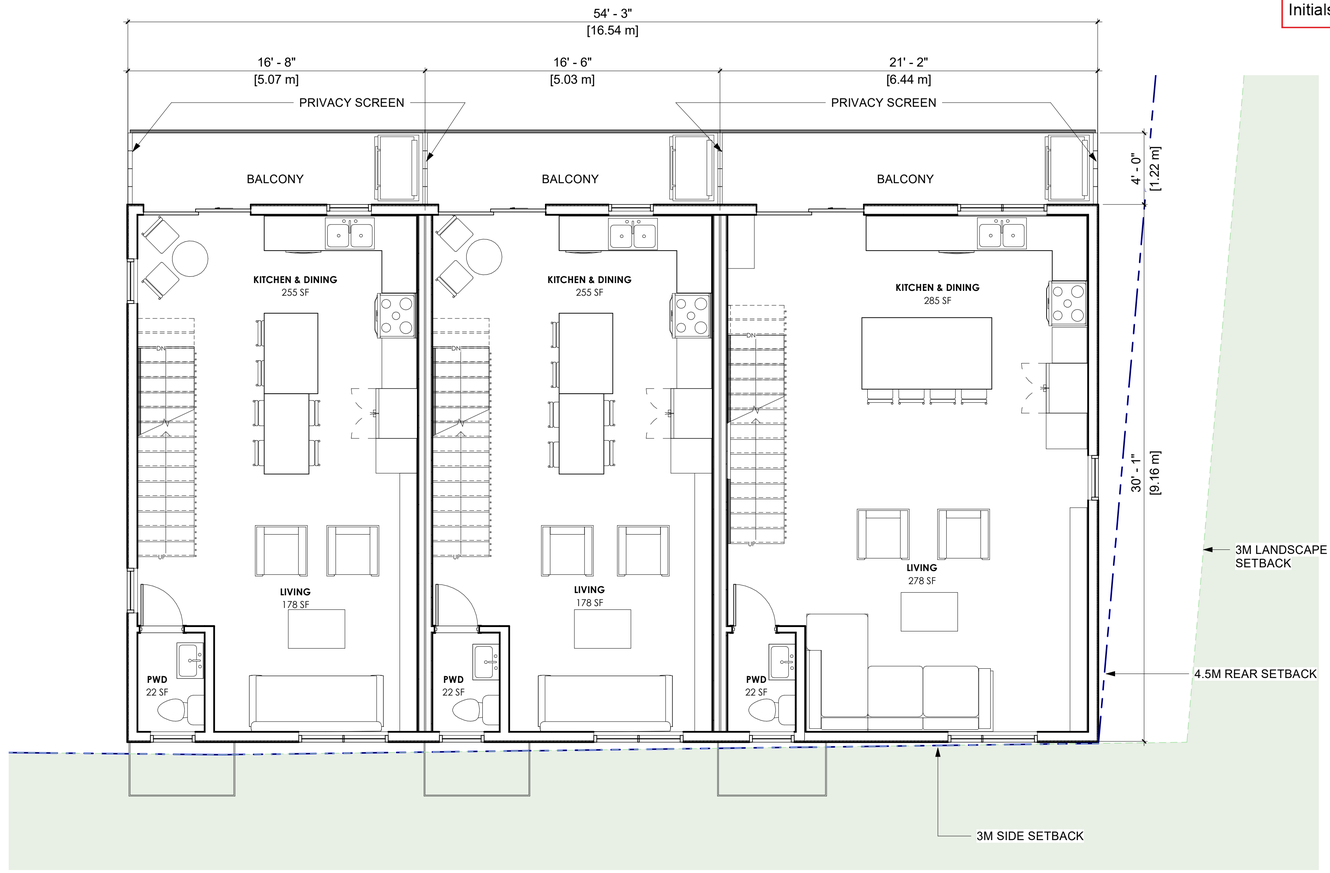
SCHEDULE A

This forms part of application

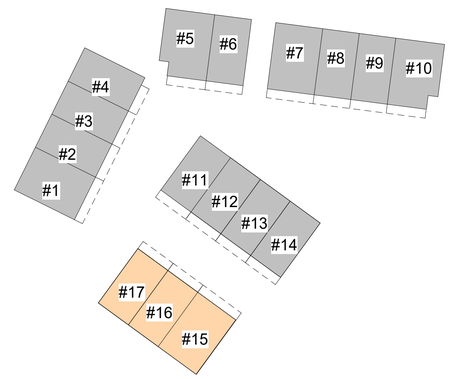
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



1 / A2.10 LEVEL 2- UNIT #15-#17
1/4" = 1'-0"



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D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #15-#17 FLOOR PLAN

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A2.10

2024-11-14 3:15:01 PM

SCHEDULE A

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DP24-0123

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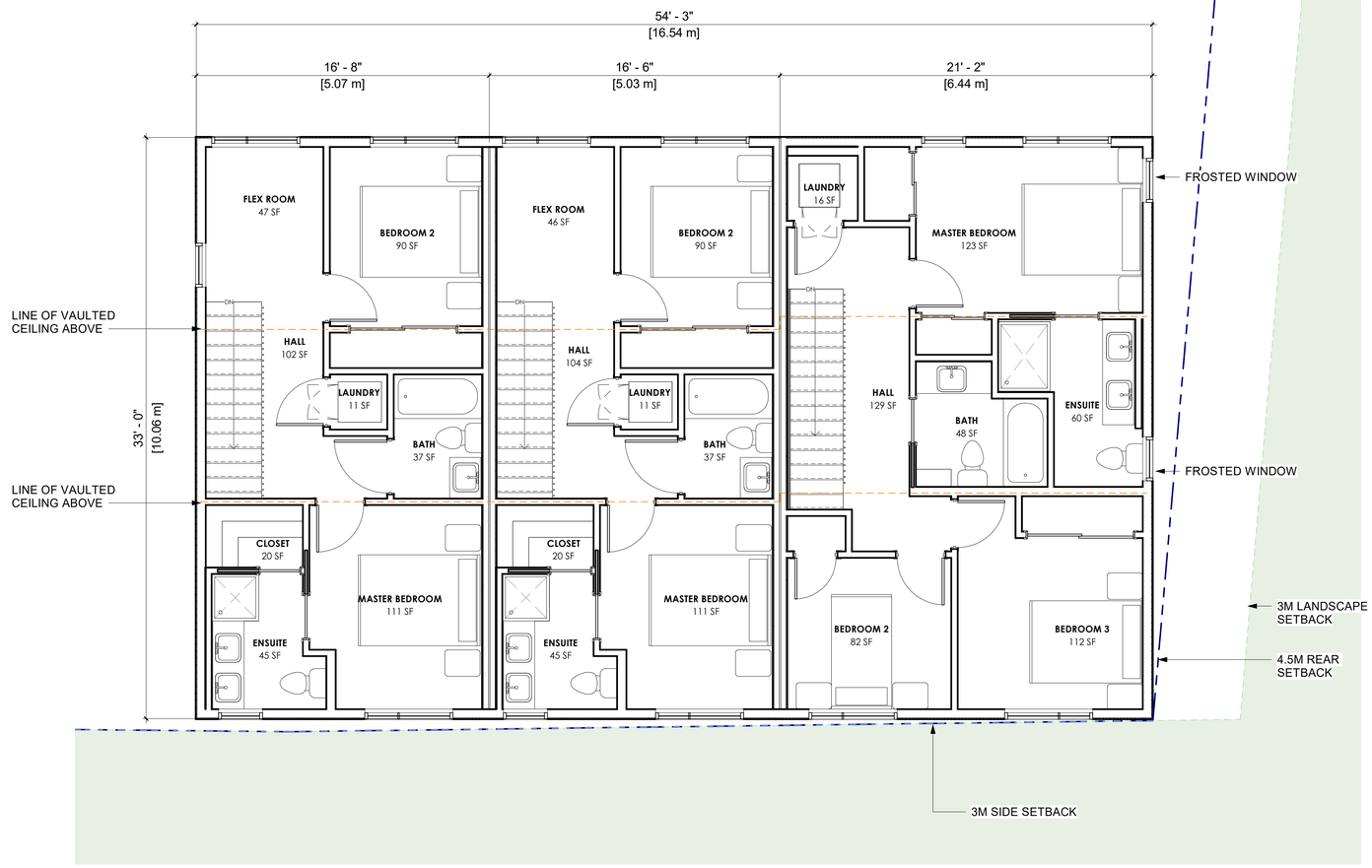
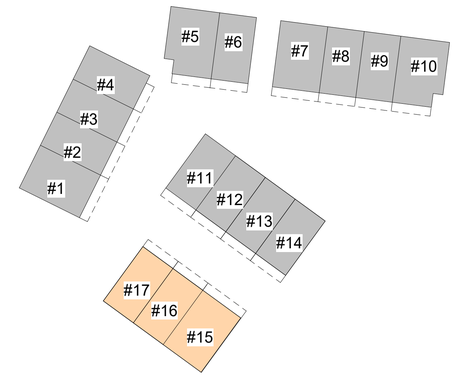
City of Kelowna
DEVELOPMENT PLANNING



1 / A2.11 LEVEL 3- UNIT #15-#17
1/4" = 1'-0"



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D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #15-#17 FLOOR PLAN

Job Number 24.1264
Date 2024.11.14
Scale As indicated
Revision Number 0
Drawing Number A2.11

2024-11-14 3:15:01 PM

1 / A3.0 SOUTH ELEVATION - UNIT #1-#4
3/16" = 1'-0"

2 / A3.0 NORTH ELEVATION - UNIT #1-#4
3/16" = 1'-0"

MATERIAL LEGEND:

1	LAP SIDING - DARK - JAMES HARDIE (IRON GRAY)
2	LAP SIDING - LIGHT - JAMES HARDIE (COBBLE STONE)
3	LAP SIDING - WOODTONE JAMES HARDIE (CASCADE SLATE)
4	LAP SIDING - WOODTONE JAMES HARDIE (ASPEN RIDGE)
5	FASCIA - JAMES HARDIE (IRON GRAY)
6	STACKED BOND BRICK - BLACK (TWILIGHT ZONE 2127-10)
7	STACKED BOND BRICK - PAINTED TO MATCH COBBLE STONE
8	BREEZE BLOCK
9	PANEL SIDING - JAMES HARDIE (MATCH TO CASCADE SLATE)
10	PANEL SIDING - JAMES HARDIE (MATCH TO ASPEN RIDGE)

SCHEDULE B

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D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
1		

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A3.0

2024-11-14 3:15:04 PM

MATERIAL LEGEND:

1	LAP SIDING - DARK - JAMES HARDIE (IRON GRAY)
2	LAP SIDING - LIGHT - JAMES HARDIE (COBBLE STONE)
3	LAP SIDING - WOODTONE JAMES HARDIE (CASCADE SLATE)
4	LAP SIDING - WOODTONE JAMES HARDIE (ASPEN RIDGE)
5	FASCIA - JAMES HARDIE (IRON GRAY)
6	STACKED BOND BRICK - BLACK (TWILIGHT ZONE 2127-10)
7	STACKED BOND BRICK - PAINTED TO MATCH COBBLE STONE
8	BREEZE BLOCK
9	PANEL SIDING - JAMES HARDIE (MATCH TO CASCADE SLATE)
10	PANEL SIDING - JAMES HARDIE (MATCH TO ASPEN RIDGE)

1 WEST ELEVATION - UNIT #5-#10
A3.1 3/16" = 1'-0"

SCHEDULE B

This forms part of application
DP24-0123

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

2 EAST ELEVATION - UNIT #5-#10
A3.1 3/16" = 1'-0"

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C	2024.09.06	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
1		

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title

BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A3.1

2024-11-14 3:15:06 PM

SCHEDULE B

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DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

MATERIAL LEGEND:

1	LAP SIDING - DARK - JAMES HARDIE (IRON GRAY)
2	LAP SIDING - LIGHT - JAMES HARDIE (COBBLE STONE)
3	LAP SIDING - WOODTONE JAMES HARDIE (CASCADE SLATE)
4	LAP SIDING - WOODTONE JAMES HARDIE (ASPEN RIDGE)
5	FASCIA - JAMES HARDIE (IRON GRAY)
6	STACKED BOND BRICK - BLACK (TWILIGHT ZONE 2127-10)
7	STACKED BOND BRICK - PAINTED TO MATCH COBBLE STONE
8	BREEZE BLOCK
9	PANEL SIDING - JAMES HARDIE (MATCH TO CASCADE SLATE)
10	PANEL SIDING - JAMES HARDIE (MATCH TO ASPEN RIDGE)

1 A3.2 EAST ELEVATION - UNIT #1-#4
3/16" = 1'-0"

2 A3.2 WEST ELEVATION - UNIT #1-#4
3/16" = 1'-0"

4 A3.2 SOUTH ELEVATION - UNIT #5-#10
3/16" = 1'-0"

3 A3.2 NORTH ELEVATION - UNIT #5-#10
3/16" = 1'-0"

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RECORD OF ISSUES

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C	2024.09.06	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
1		

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A3.2

2024-11-14 3:15:07 PM

SCHEDULE B

This forms part of application
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

MATERIAL LEGEND:

1	LAP SIDING - DARK - JAMES HARDIE (IRON GRAY)
2	LAP SIDING - LIGHT - JAMES HARDIE (COBBLE STONE)
3	LAP SIDING - WOODTONE JAMES HARDIE (CASCADE SLATE)
4	LAP SIDING - WOODTONE JAMES HARDIE (ASPEN RIDGE)
5	FASCIA - JAMES HARDIE (IRON GRAY)
6	STACKED BOND BRICK - BLACK (TWILIGHT ZONE 2127-10)
7	STACKED BOND BRICK - PAINTED TO MATCH COBBLE STONE
8	BREEZE BLOCK
9	PANEL SIDING - JAMES HARDIE (MATCH TO CASCADE SLATE)
10	PANEL SIDING - JAMES HARDIE (MATCH TO ASPEN RIDGE)

2 / A3.3 WEST ELEVATION - UNIT #11-#14
3/16" = 1'-0"

1 / A3.3 EAST ELEVATION - UNIT #11-#14
3/16" = 1'-0"

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D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A3.3

2024-11-14 3:15:09 PM

1 / A3.4 EAST ELEVATION - UNIT #15-#17
3/16" = 1'-0"

2 / A3.4 WEST ELEVATION - UNIT #15-#17
3/16" = 1'-0"

SCHEDULE B

This forms part of application
DP24-0123

City of Kelowna
DEVELOPMENT PLANNING

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MATERIAL LEGEND:

1	LAP SIDING - DARK - JAMES HARDIE (IRON GRAY)
2	LAP SIDING - LIGHT - JAMES HARDIE (COBBLE STONE)
3	LAP SIDING - WOODTONE JAMES HARDIE (CASCADE SLATE)
4	LAP SIDING - WOODTONE JAMES HARDIE (ASPEN RIDGE)
5	FASCIA - JAMES HARDIE (IRON GRAY)
6	STACKED BOND BRICK - BLACK (TWILIGHT ZONE 2127-10)
7	STACKED BOND BRICK - PAINTED TO MATCH COBBLE STONE
8	BREEZE BLOCK
9	PANEL SIDING - JAMES HARDIE (MATCH TO CASCADE SLATE)
10	PANEL SIDING - JAMES HARDIE (MATCH TO ASPEN RIDGE)

BLUEGREEN architecture inc
#100-1353 Ellis Street
Kelowna, BC V1Y 1Z9
p:236.420.3550
www.bluegreenarchitecture.com

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Client
INNOCEPT DEVELOPMENTS.

Consultants
ALPINE ENGINEERING
ctq

Seal
REGISTERED ARCHITECT KIMBERLY FUHRER BRITISH COLUMBIA

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RECORD OF ISSUES

NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
B	2024.06.19	ISSUED FOR DP
C	2024.09.06	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP
E	2024.11.13	RE-ISSUED FOR DP

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title
BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A3.4

2024-11-14 3:15:10 PM

SCHEDULE B

This forms part of application
DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

MATERIAL LEGEND:

1	LAP SIDING - DARK - JAMES HARDIE (IRON GRAY)
2	LAP SIDING - LIGHT - JAMES HARDIE (COBBLE STONE)
3	LAP SIDING - WOODTONE JAMES HARDIE (CASCADE SLATE)
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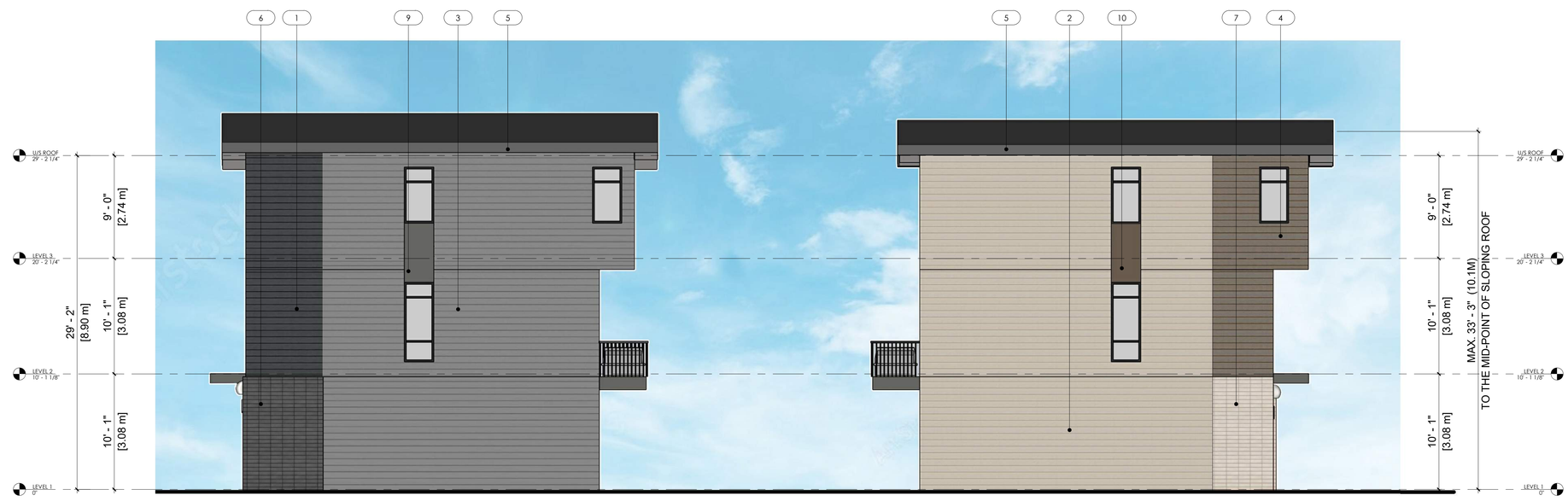
10	PANEL SIDING - JAMES HARDIE (MATCH TO ASPEN RIDGE)

1 / A3.5 SOUTH ELEVATION - UNIT #11-#17
3/16" = 1'-0"



2 / A3.5 NORTH ELEVATION - UNIT #11-#17
3/16" = 1'-0"

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NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.14
Scale	As indicated
Revision Number	0
Drawing Number	A3.5

2024-11-14 3:15:11 PM

SCHEDULE B

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DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

1

2

3

4

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REGISTERED ARCHITECT KIMBERLY FULLER BRITISH COLUMBIA

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E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION

RECORD OF REVISIONS

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title

PERSPECTIVES

Job Number 24.1264

Date 2024.11.14

Scale

Revision Number 0

Drawing Number

A3.6

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SCHEDULE B

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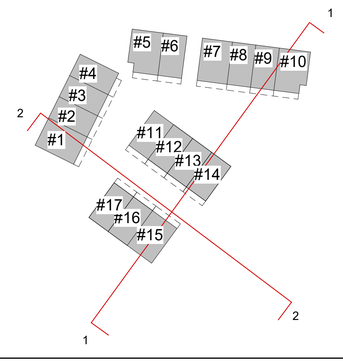
DP24-0123

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI



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RECORD OF ISSUES

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E	2024.11.13	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION
1		

RECORD OF REVISIONS

Project

THE HIGHLAND

ROW HOUSING

1508 Highland Dr. N,
Kelowna BC, V1Y 4K5

Sheet Title

SITE SECTIONS

Job Number	24.1264
Date	2024.11.14
Scale	1" = 50'-0"
Revision Number	0
Drawing Number	A4.0

2024-11-14 3:15:11 PM

SCHEDULE C

This forms part of application

DP24-0123

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Trees Deciduous			
3*	*Acer palmatum 'Bloodgood'*	Bloodgood Japanese Maple	5cm Cal	B&B
6*	*Cercidiphyllum japonicum*	Katsura Tree	5cm Cal	B&B
1*	*Magnolia stellata 'Susan'*	Susan Magnolia	5cm Cal	B&B
6*	*Quercus macrocarpa*	Bur Oak	5cm Cal	B&B
4	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	5cm 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

* - CoK Bylow No.12375 Required Tree

PLANT MATERIALS:

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

NOT FOR CONSTRUCTION

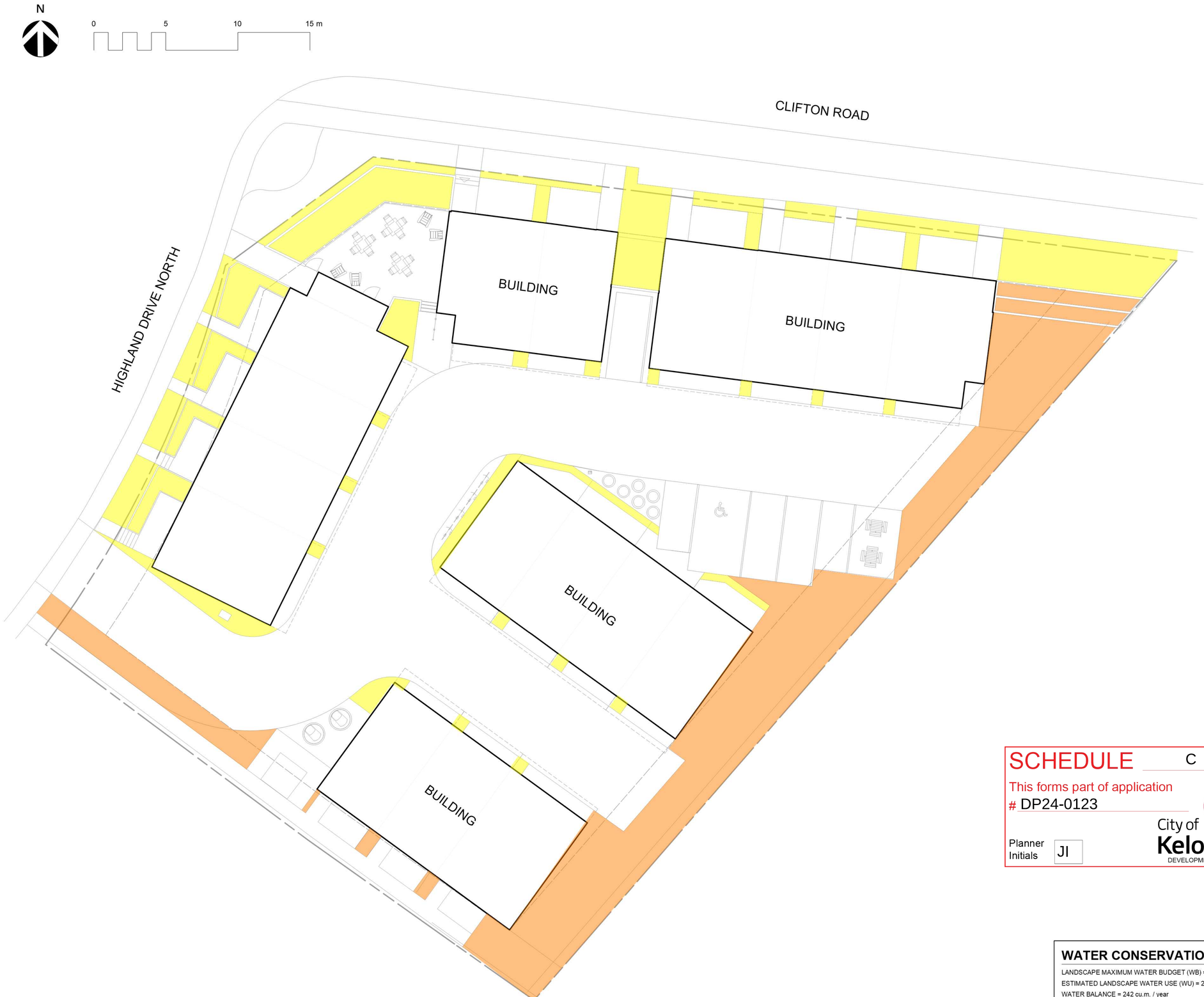
ISSUE	DESCRIPTION	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-11-13
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-04
2	ISSUED FOR DEVELOPMENT PERMIT	2024-06-18
1	ISSUED FOR REVIEW	2024-06-14

CLIENT NAME:
INNOCEPT DEVELOPMENTS

PROJECT NAME:
1508 HIGHLAND DRIVE N.

DRAWING TITLE:
LANDSCAPE SITE PLAN

DRAWN: NV	DRAWING NO.: LDP1
CHECKED: NM	
PROJECT NO.: 24017-100	
SCALE: 1:125	



SCHEDULE C

This forms part of application

DP24-0123

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 449 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 207 cu.m. / year

WATER BALANCE = 242 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
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2	ISSUED FOR DEVELOPMENT PERMIT	2024-06-18
1	ISSUED FOR REVIEW	2024-06-14

CLIENT NAME:
INNOCEPT DEVELOPMENTS

PROJECT NAME:
1508 HIGHLAND DRIVE N.

DRAWING TITLE:
WATER CONSERVATION PLAN

DRAWN: NV	DRAWING NO.: LDP2
CHECKED: NM	
PROJECT NO.: 24017-100	
SCALE: 1:125	

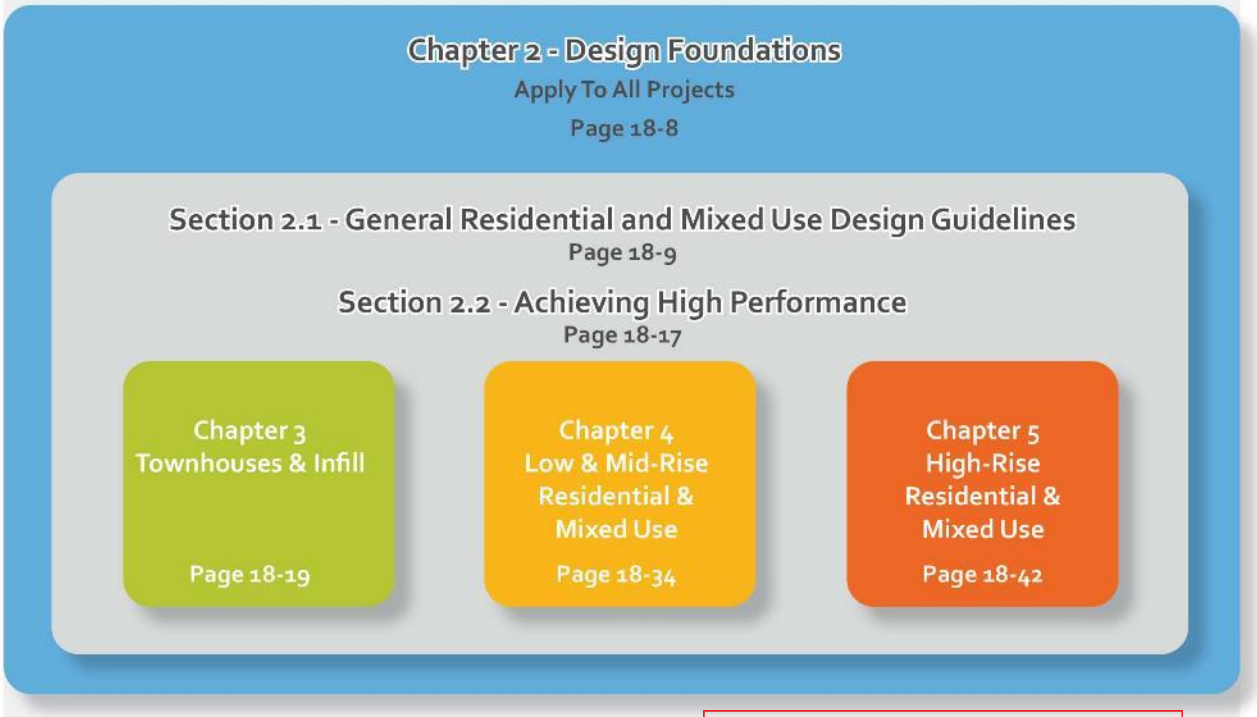
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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.



ATTACHMENT B
This forms part of application
DP24-0123
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

*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.						✓
b. On corner sites, orient building facades and entries to both fronting streets.						✓
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					✓	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						✓
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • 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.					✓	

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

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

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

	ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c.	Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					✓	
d.	Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e.	Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				✓		
f.	Provide weather protection such as awnings and canopies at primary building entries.						✓
g.	Place weather protection to reflect the building's architecture.						✓
h.	Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	✓					
i.	Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: TOWNHOUSES & INFILL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
3.1 Townhouses & Infill						
3.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Design primary unit entrances to provide: • A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop; • Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies; • A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and • Punctuation, articulation, and rhythm along the street						✓
b. A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways or stoops. Exceptions can be made in cases where the water table requires this to be higher.						✓
c. In the case of shared landings that provide access to multiple units, avid having more than two doors in a row facing outward.	✓					
d. For buildings oriented perpendicularly to the street (e.g. shotgun townhomes), ensure that the end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street and primary living space at grade.	✓					
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern), Guidelines 3.1.1.a-d apply for					✓	

units facing strata roads as well as those units fronting onto public streets.						
3.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP.						✓
b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade.						✓
c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. • In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts.						✓
3.1.3 Site Planning	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Gated or walled communities are not supported.						✓
b. For large townhouse projects, consider including communal amenity buildings.	✓					
Connectivity						
c. Provide pedestrian pathways on site to connect: • Main building entrances to public sidewalks and open spaces; • Visitor parking areas to building entrances; • From the site to adjacent pedestrian/trail/cycling networks (where applicable).					✓	
d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane.				✓		
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): • Design the internal circulation pattern to be integrated with and connected t the existing and planned public street network.	✓					
Facing Distances and Setbacks						
f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.					✓	
g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight.					✓	
h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access.					✓	
i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access.						✓
3.1.4 Open Spaces						
a. Design all units to have easy access to useable private or semi-private outdoor amenity space.						✓

b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.						✓
c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces.						✓
d. Design private outdoor amenity spaces to: • Have access to sunlight; • Have railing and/or fencing to help increase privacy; and • Have landscaped areas to soften the interface with the street or open spaces/						✓
e. Design front patios to: • Provide an entrance to the unit; and • Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone.						✓
f. Design rooftop patios to: • Have parapets with railings; • Minimize direct sight lines into nearby units; and • Have access away from primary facades.	✓					
g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing. • Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance.					✓	
h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that: • Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and • Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas.						✓
i. For large townhouse projects, provide generous shared outdoor amenity spaces integrating play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings, and other communal uses.					✓	
j. Design internal roadways to serve as additional shared space (e.g. vehicle access, pedestrian access, open space) suing strategies such as: • High quality pavement materials (e.g. permeable pavers); and • Roviding useable spaces for sitting, gathering and playing.					✓	
3.1.5 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.						✓
Site Servicing						
b. Exceptions for locating waste collection out of public view can bee made for well-designed waste collection systems such as Molok bins.						✓
Parking						

c. Rear-access garage or integrated tuck under parking is preferred in townhouses, in general, and is required for townhouses facing public streets.						✓
d. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.						✓
e. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations: • Architecturally integrate the parking into the building and provide weather protection to building entries; and • Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade.						✓
f. Provide visitor parking in accessible locations throughout the stie and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include: • Distributed through the site adjacent to townhouse blocks; and • Centralized parking, including integration with shared outdoor amenity space						✓
Access						
g. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress.						✓
h. For large townhouse projects (e.g. master planned communities with internal circulation pattern), a minimum of two access/egress points to the site is desired.	✓					
i. Locate access points to minimize impacts of headlights on building interiors.						✓
j. Design the internal circulation patter and pedestrian open space network to be integrated with and connected to the existing and planned public street and open space network.					✓	
3.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: • Recessing or projecting facades to highlight the identity of individual units; and • Using entrance features, roofline features, or other architectural elements.						✓
b. To maximize integration with the existing neighbourhood, design infill townhouses to: • Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and • Use durable, quality materials similar or complementary to those fond within the neighbourhood.					✓	
c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as:						✓

• Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building.						
d. In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.	✓					