

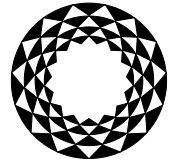
Development Permit DP21-0213

ATTACHMENT A

This forms part of application
DP21-0213

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING



City of Kelowna

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

1820 Ambrosi Road

and legally known as

Lot 3, Block 1, District Lot 129, ODYD, Plan EPP120772

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

Commercial Building (C4 – Urban Centre Commercial)

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision July 11, 2022

Decision By: COUNCIL

Existing Zone: C4 – Urban Centre Commercial

Future Land Use Designation: UC – Urban Centre

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: True North Endeavours Inc., Inc. No. BC0792133

Applicant: True North Endeavours – Cameron Worman

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

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

- 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 in accordance with Schedule "C,"
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

This Development Variance Permit is valid for two (2) years from the date of 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 own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$27,932.50**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

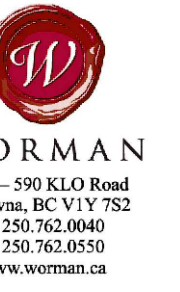
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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

SCHEDULE A

This forms part of application
DP21-0213

Planner Initials MT



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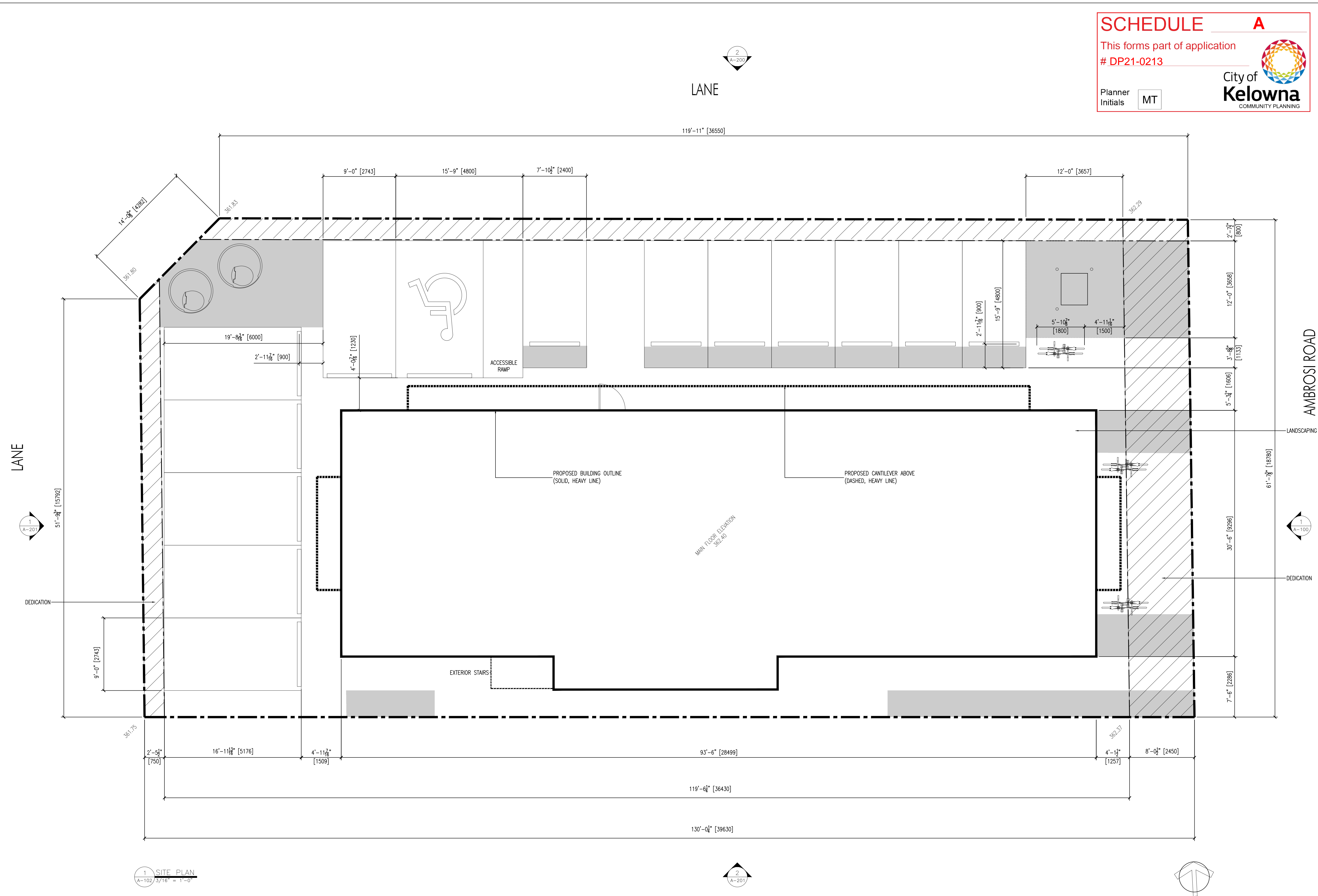
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Revision No.	Date	Description
08.20.21	- FOR REVIEW	
09.09.21	- FOR DP	
11.11.21	- FOR REVIEW	
11.17.21	- FOR REVIEW	
11.29.21	- FOR DP	
12.06.21	- FOR REVIEW	
12.08.21	- FOR REVIEW	
01.04.22	- FOR DP	

Plot Date 4-Jan-22	Drawing No. A-002
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PROJECT
1820 AMBROSI

DRAWING TITLE
SITE PLAN



1 SITE PLAN
A-102/3/16" = 1'-0"

2
A-201

FOR DP



WORMAN

#401 - 590 KLO Road
Kelowna, BC V1Y 7S2
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F: 250.762.0050
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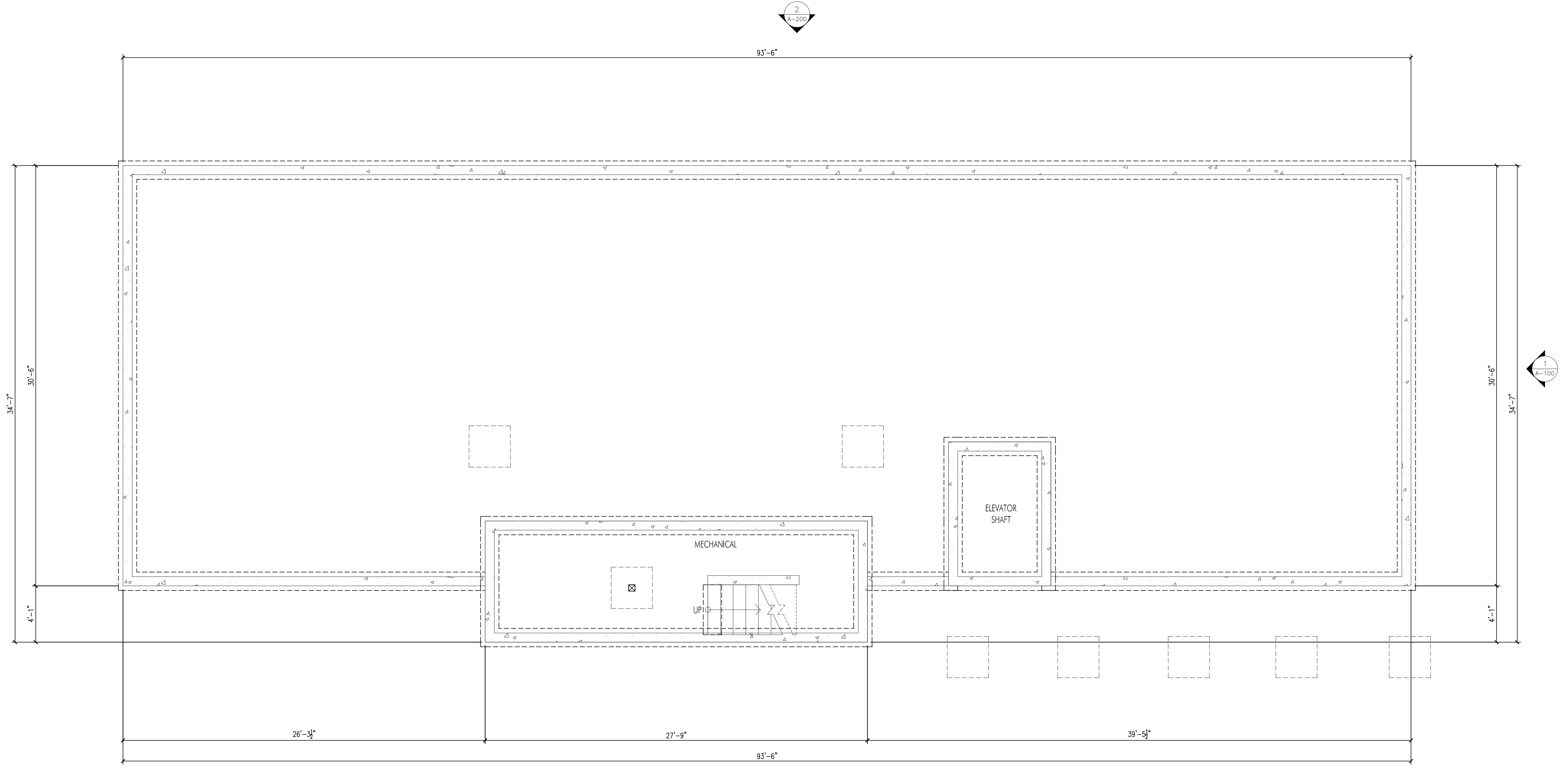
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Revision No., Date and Description
07.19.21 - FOR REVIEW
08.20.21 - FOR REVIEW
09.08.21 - FOR REVIEW
09.09.21 - FOR DP

Plot Date 9-Sep-21	Drawing No. A-100
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PROJECT
1820 AMBROSI

DRAWING TITLE
FOUNDATION PLAN



1 FOUNDATION PLAN
A-100 1/4" = 1'-0"

SCHEDULE A

This forms part of application
DP21-0213

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

FOR DP



WORMAN

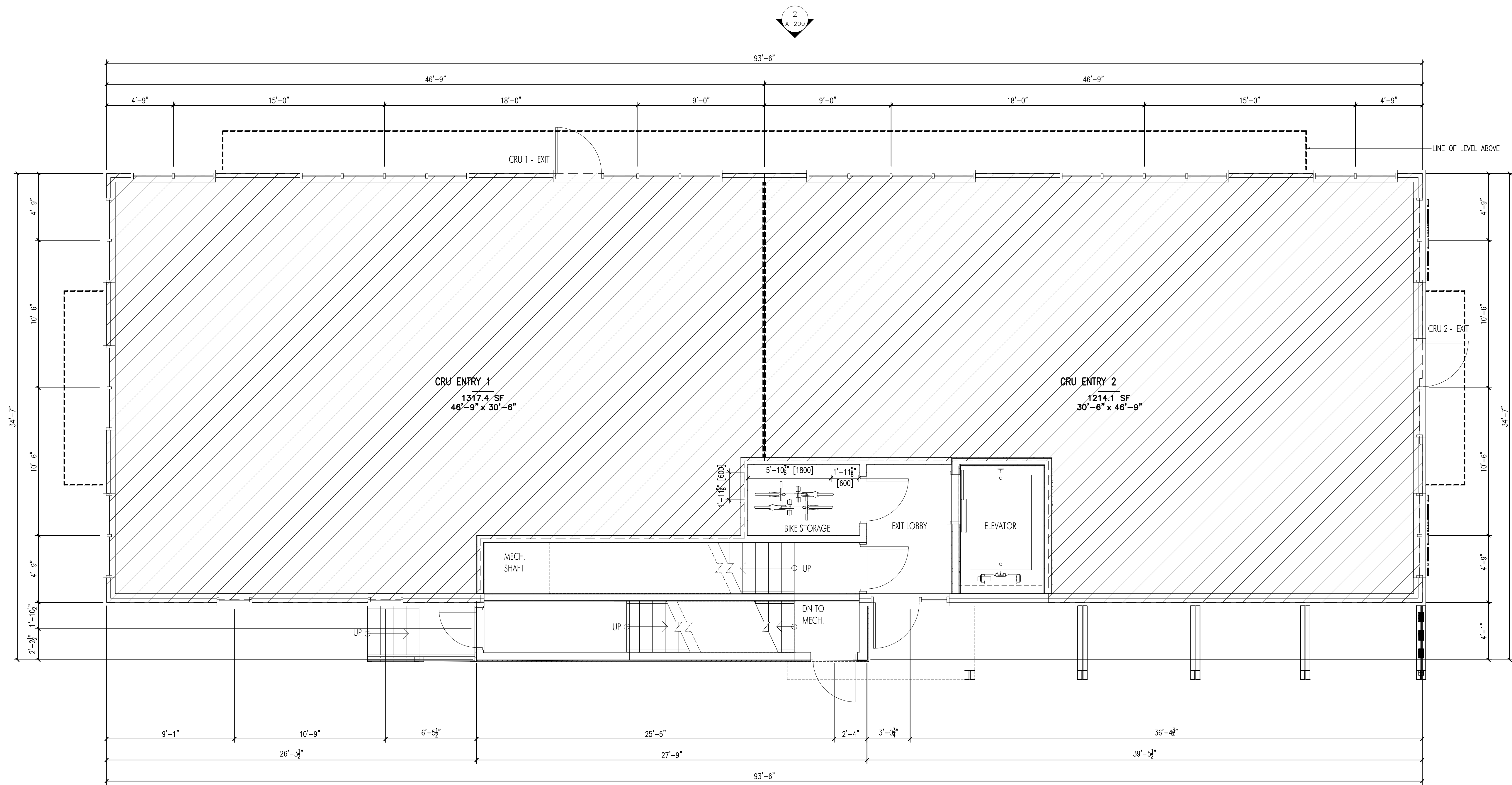
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Revision No.	Date	Description
06.04.21	-	FOR REVIEW
06.15.21	-	FOR REVIEW
07.05.21	-	FOR REVIEW
07.14.21	-	FOR REVIEW
07.15.21	-	FOR REVIEW
07.19.21	-	FOR REVIEW
08.20.21	-	FOR REVIEW
09.08.21	-	FOR REVIEW
09.09.21	-	FOR DP
09.15.21	-	FOR DP



1 ENTRY LEVEL FLOOR PLAN
A-101 1/4" = 1'-0"

SCHEDULE A

This forms part of application
DP21-0213

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

Plot Date 15-Sep-21	Drawing No. A-101
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PROJECT 1820 AMBROSI ----
DRAWING TITLE ENTRY LEVEL PLAN



FOR DP



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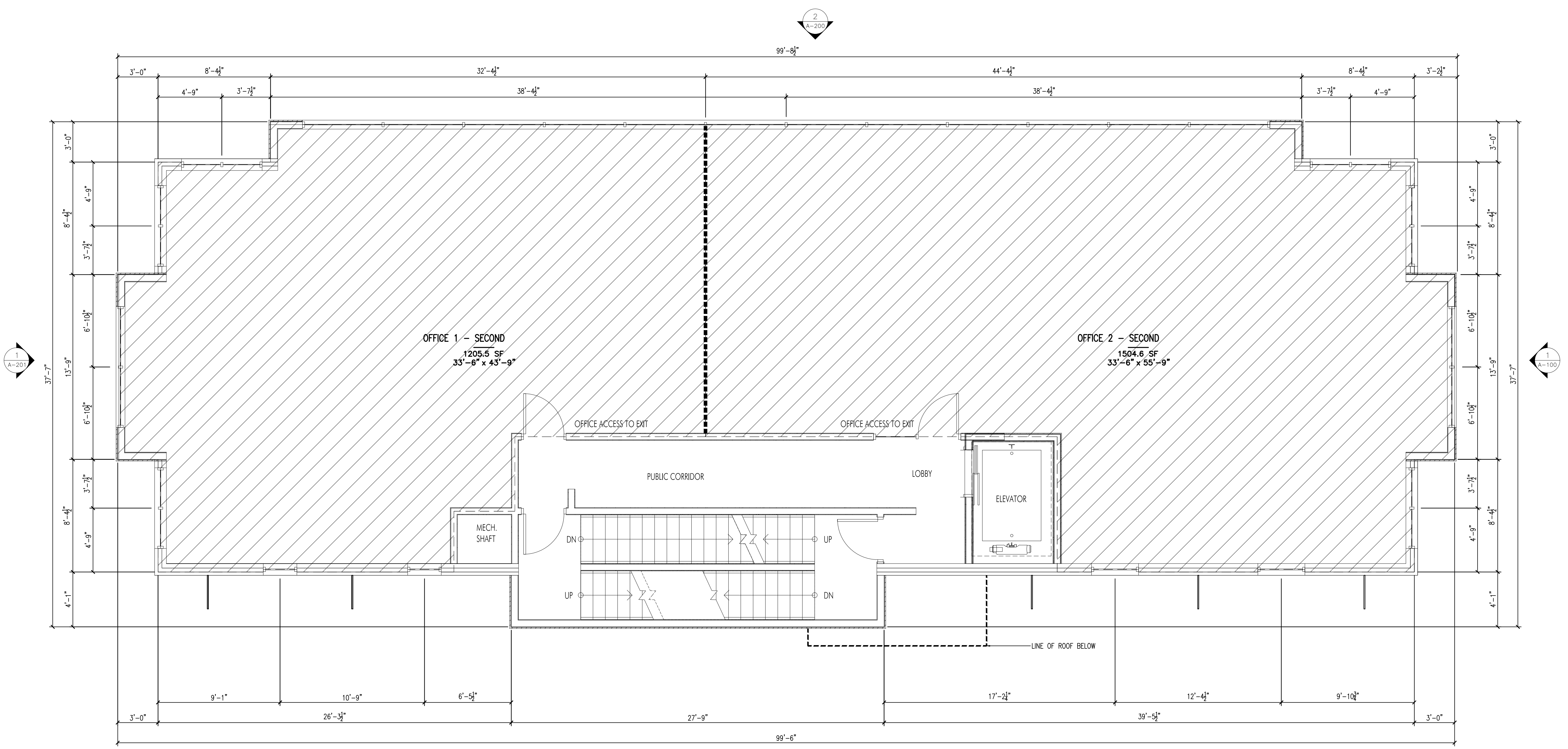
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06.04.21 - FOR REVIEW
06.15.21 - FOR REVIEW
07.05.21 - FOR REVIEW
07.14.21 - FOR REVIEW
07.15.21 - FOR REVIEW
07.19.21 - FOR REVIEW
08.20.21 - FOR REVIEW
09.09.21 - FOR DP
09.15.21 - FOR DP
11.11.21 - FOR REVIEW
11.17.21 - FOR REVIEW
11.29.21 - FOR DP

Plot Date	Drawing No.
29-Nov-21	A-102

PROJECT
1820 AMBROSI

DRAWING TITLE
SECOND LEVEL PLAN



1 SECOND LEVEL FLOOR PLAN
A-102 1/4" = 1'-0"

SCHEDULE A

This forms part of application
DP21-0213

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

FOR DP



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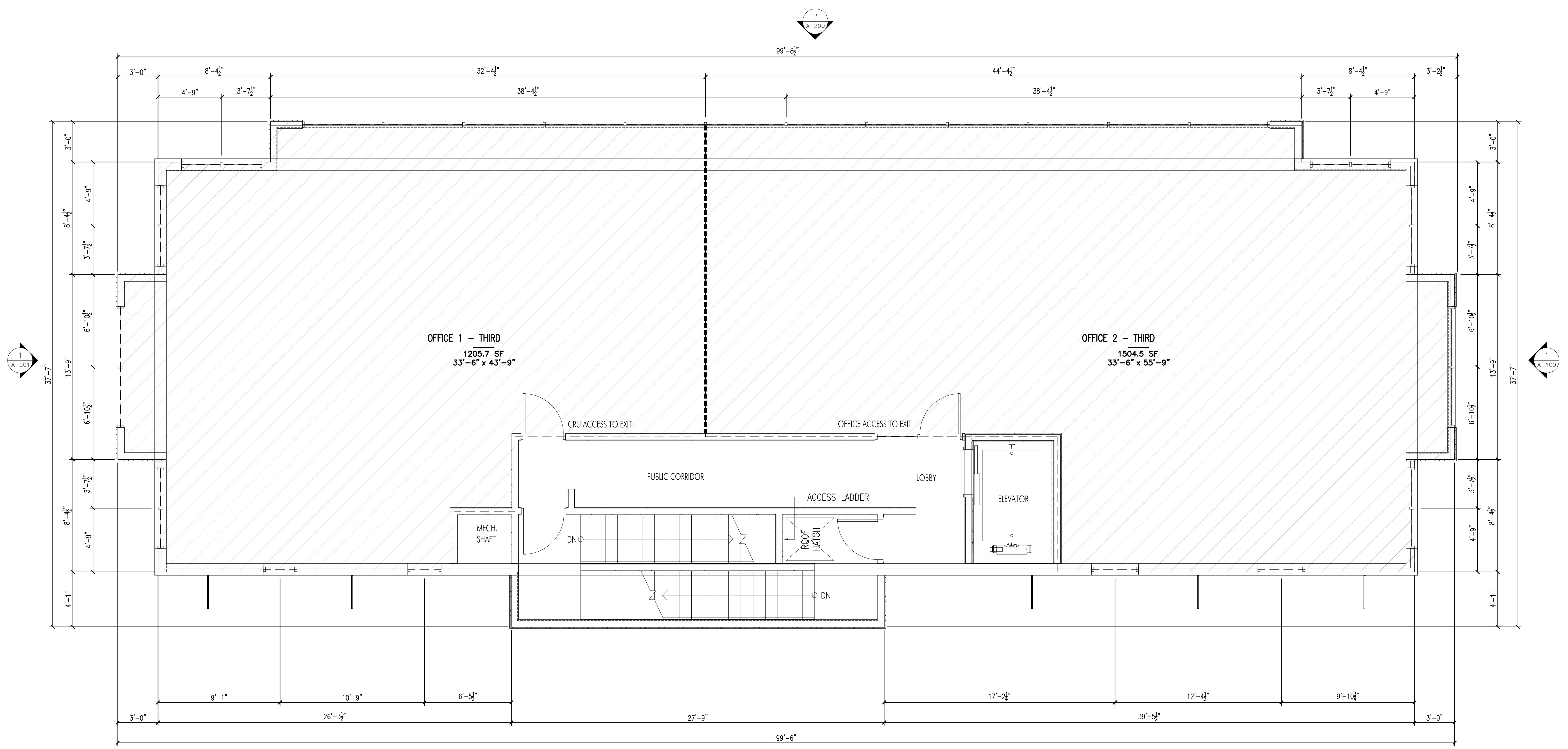
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07.14.21	- FOR REVIEW	
07.15.21	- FOR REVIEW	
07.19.21	- FOR REVIEW	
08.20.21	- FOR REVIEW	
09.09.21	- FOR DP	
09.15.21	- FOR DP	
11.11.21	- FOR REVIEW	
11.17.21	- FOR REVIEW	
11.29.21	- FOR DP	

Plot Date	Drawing No.
29-Nov-21	A-103

PROJECT
1820 AMBROSI

DRAWING TITLE
THIRD LEVEL PLAN



1 THIRD LEVEL FLOOR PLAN
A-103 1/4" = 1'-0"

SCHEDULE A

This forms part of application
DP21-0213

Planner Initials **MT**

City of Kelowna
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FOR DP



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Revision No., Date and Description

08.20.21 - FOR REVIEW
09.09.21 - FOR DP

Plot Date
9-Sep-21

Drawing No.
A-104

PROJECT
1820 AMBROSI

DRAWING TITLE
ROOF PLAN



2
A-200

93'-6"

1
A-201

30'-6"

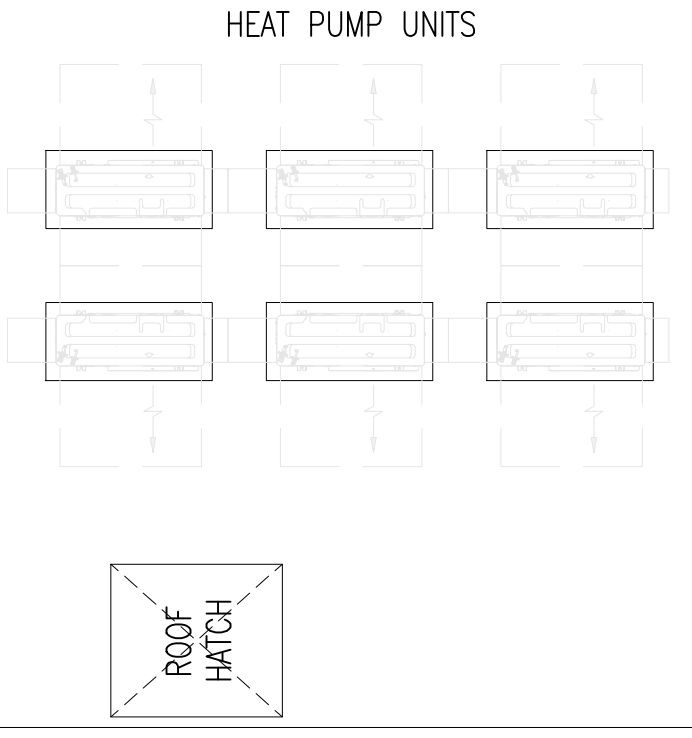
1
A-100

30'-6"

93'-6"

2
A-201

1 ROOF PLAN
A-104 / 1/4" = 1'-0"



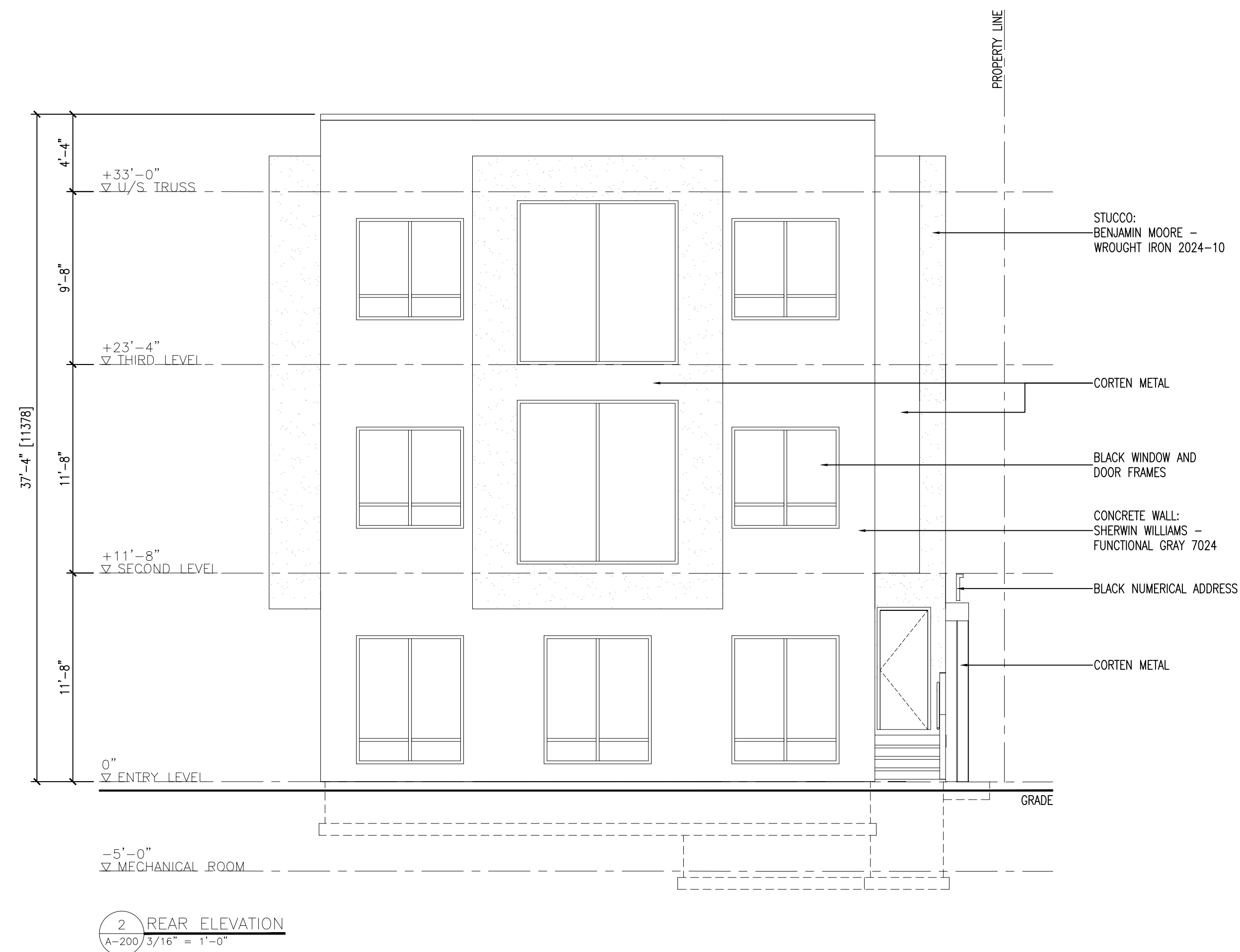
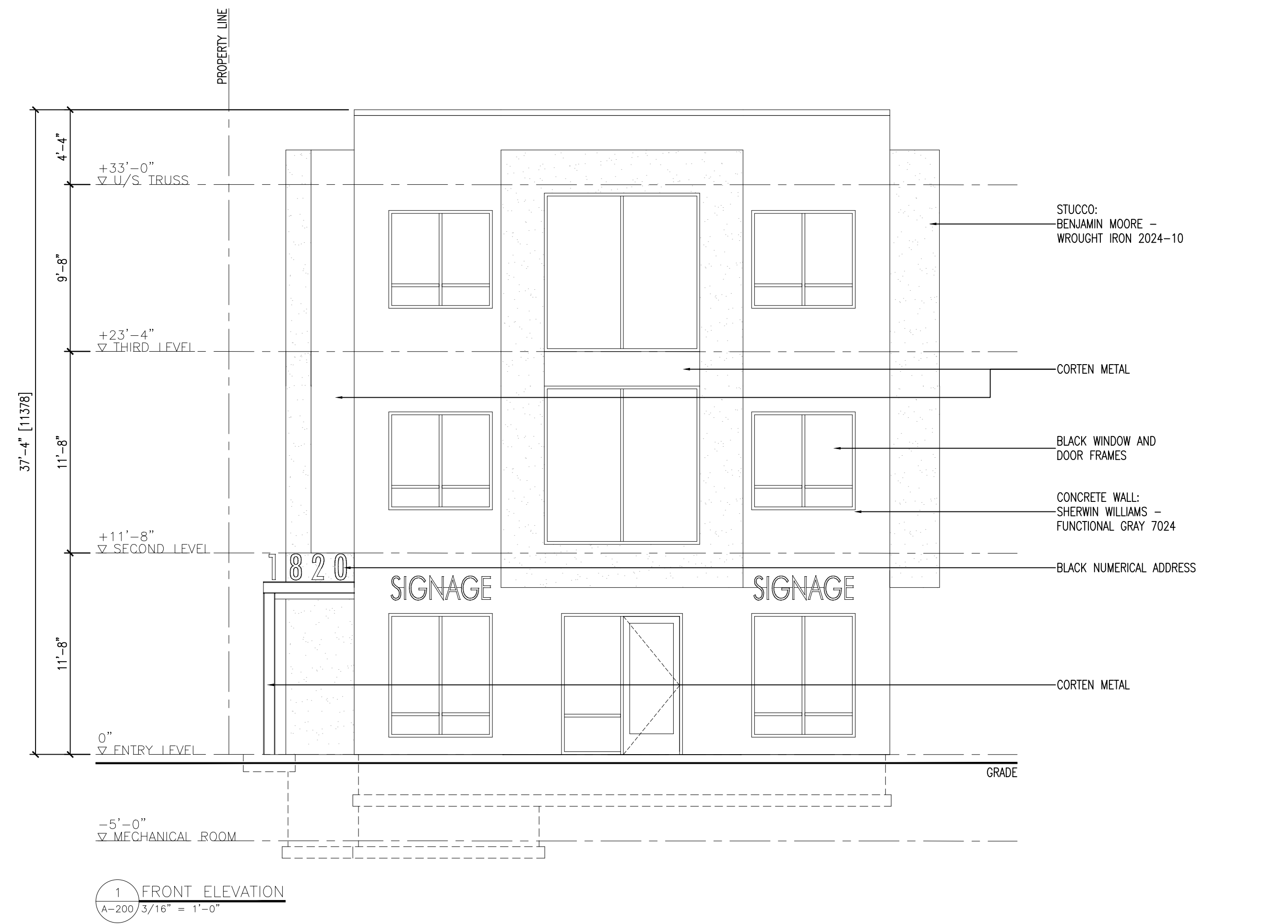
SCHEDULE A

This forms part of application
DP21-0213

Planner Initials **MT**



FOR DP



EXTERIOR FINISHES AND COLOURS:

- STUCCO:
BENJAMIN MOORE, WROUGHT IRON 2124-10
- CONCRETE:
SHERWIN WILLIAMS, FUNCTIONAL GRAY 7024
- METAL ACCENTS:
CORTEN PANELS
- WINDOW & DOOR FRAMES, FASCIA,
RAILINGS
BLACK

SCHEDULE B
This forms part of application
DP21-0213

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

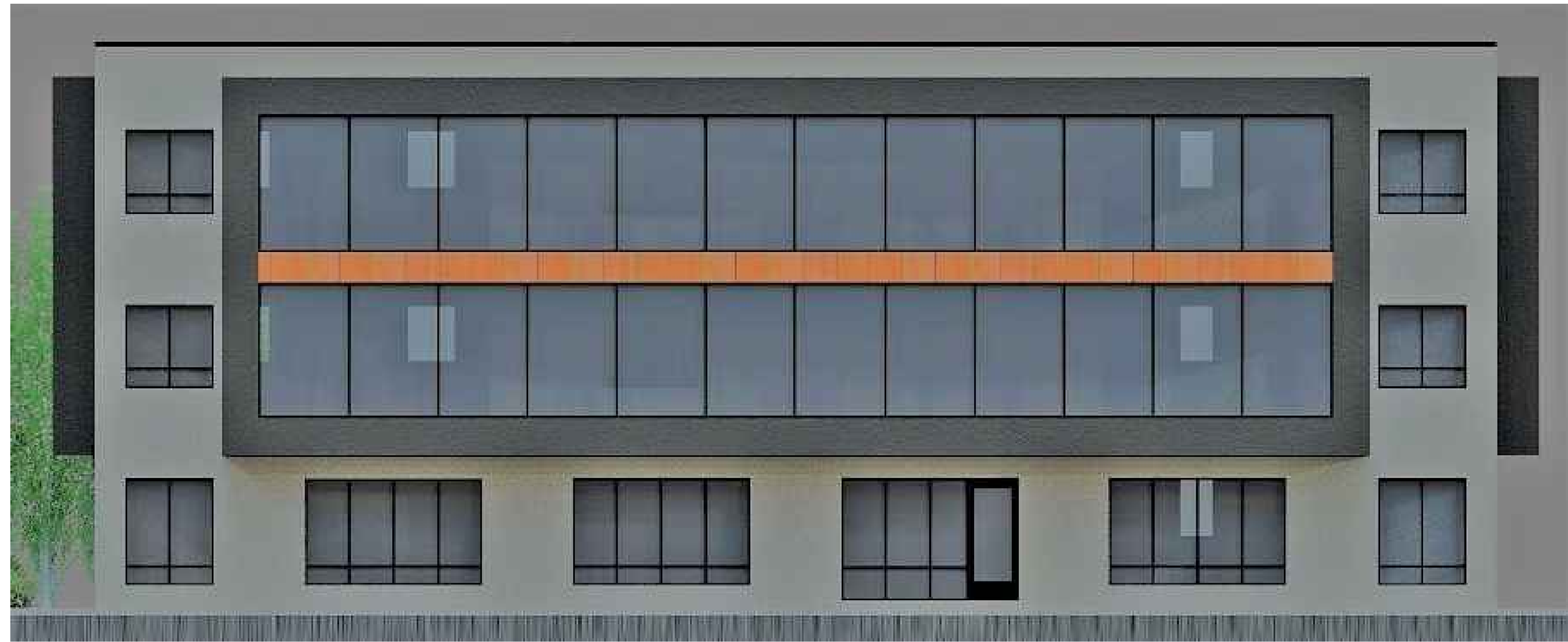
Revision No.	Date	Description
06.15.21	- FOR REVIEW	
07.05.21	- FOR REVIEW	
07.14.21	- FOR REVIEW	
07.15.21	- FOR REVIEW	
07.19.21	- FOR REVIEW	
08.20.21	- FOR REVIEW	
09.09.21	- FOR DP	

Plot Date	Drawing No.
9-Sep-21	A-200

PROJECT 1820 AMBROSI ----
DRAWING TITLE ELEVATIONS



FOR DP

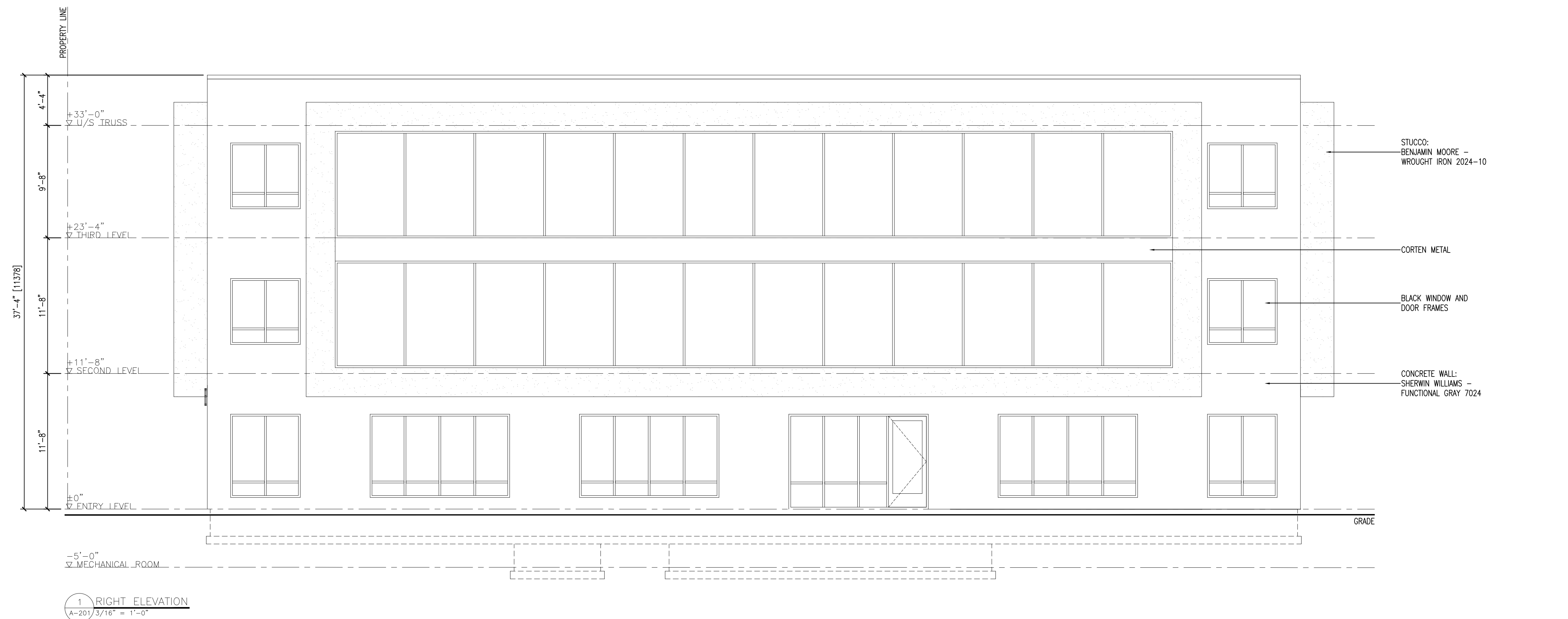


EXTERIOR FINISHES AND COLOURS:

-  STUCCO:
BENJAMIN MOORE, WROUGHT IRON 2124-10
-  CONCRETE:
SHERWIN WILLIAMS, FUNCTIONAL GRAY 7024
-  METAL ACCENTS:
CORTEN PANELS
-  WINDOW & DOOR FRAMES, FASCIA,
RAILINGS
BLACK

SCHEDULE B
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DP21-0213

Planner Initials **MT**

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Revision No., Date and Description
08.20.21 - FOR REVIEW
09.09.21 - FOR DP

Plot Date
9-Sep-21

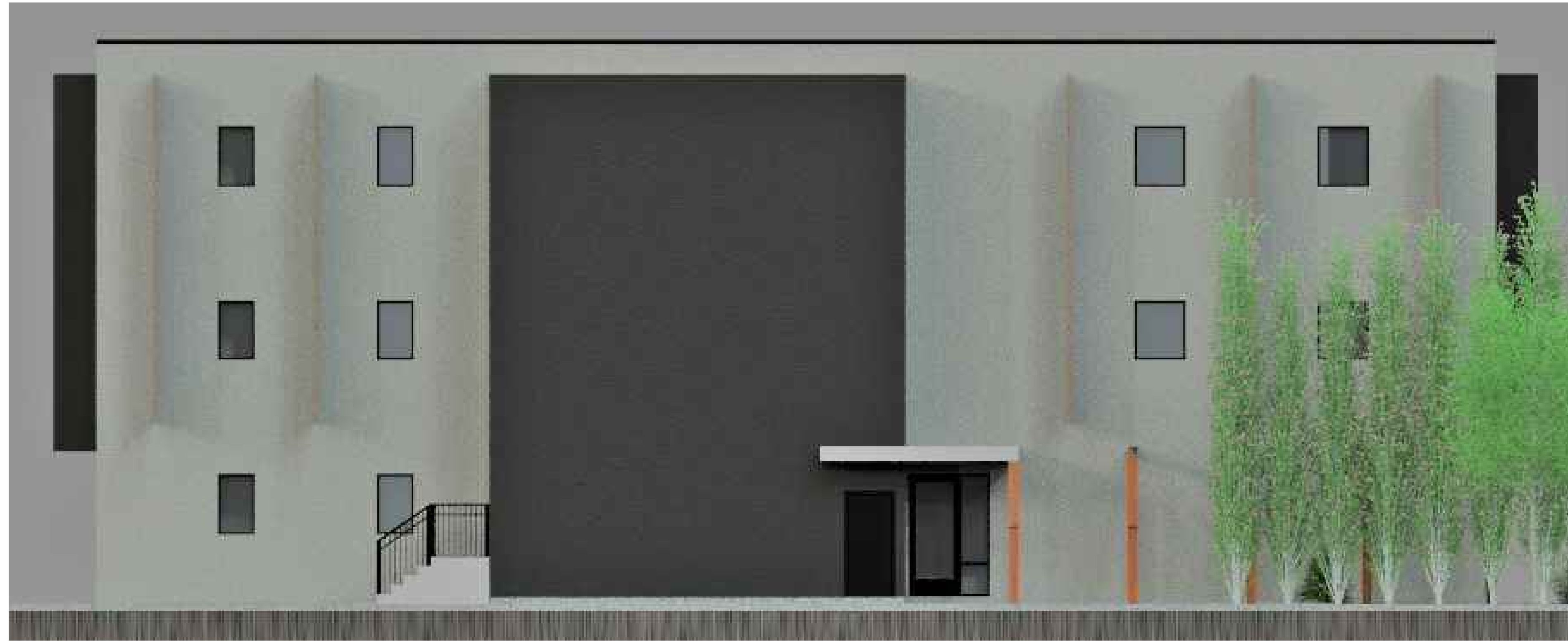
Drawing No.
A-201

PROJECT
1820 AMBROSI

DRAWING TITLE
ELEVATIONS



FOR DP



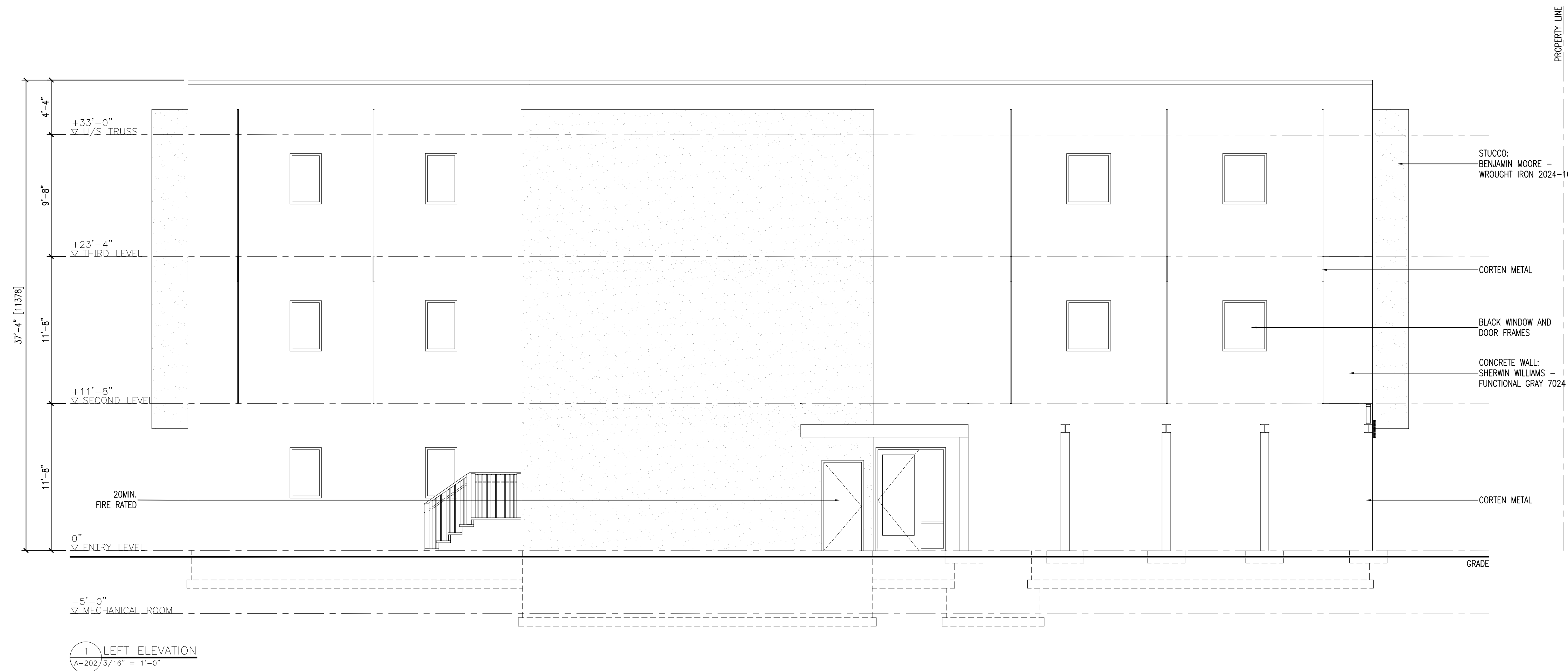
EXTERIOR FINISHES AND COLOURS:

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-  CONCRETE:
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-  METAL ACCENTS:
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BLACK

SCHEDULE B
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DP21-0213

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING



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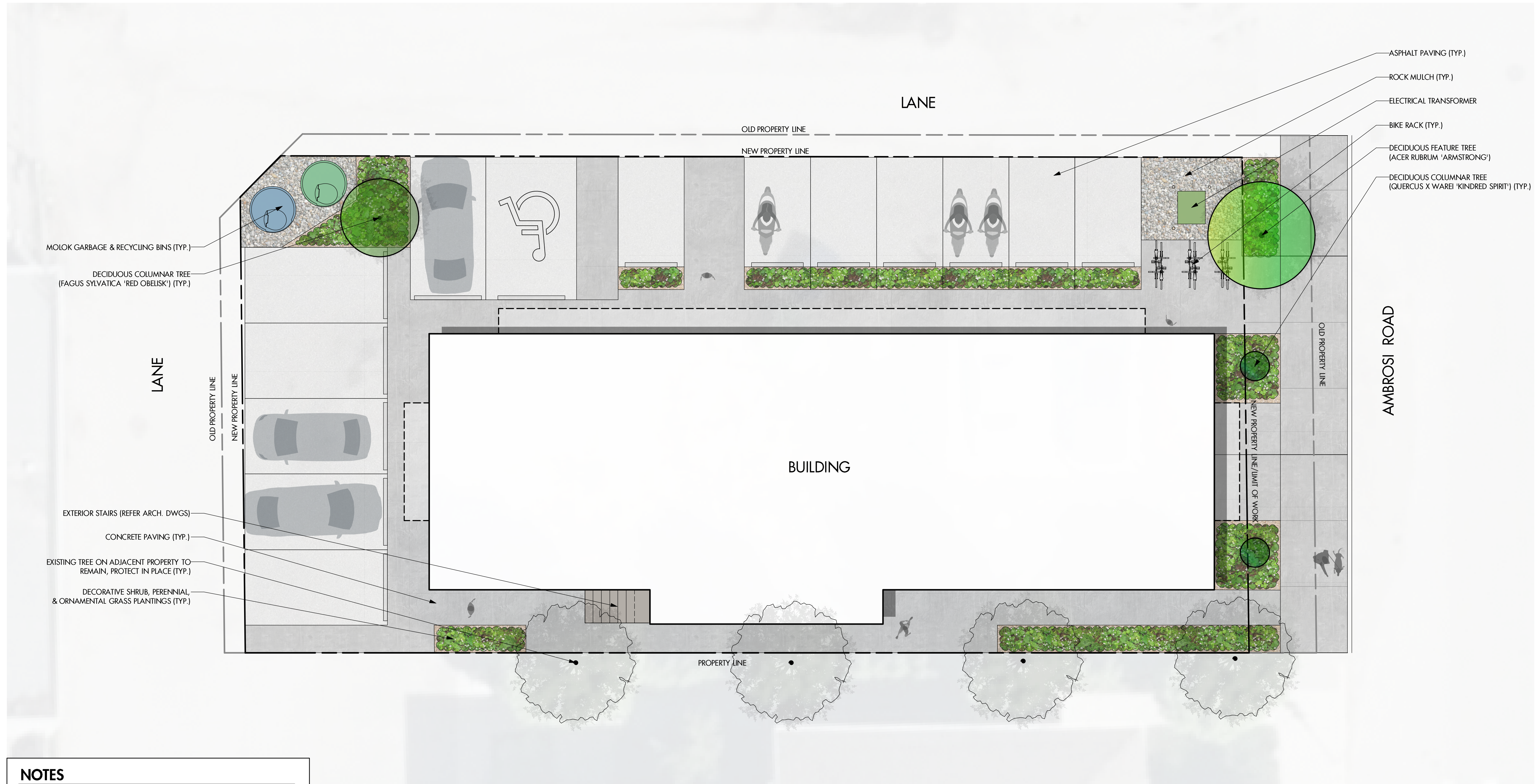
Revision No.	Date	Description
06.15.21	- FOR REVIEW	
07.05.21	- FOR REVIEW	
07.14.21	- FOR REVIEW	
07.15.21	- FOR REVIEW	
07.19.21	- FOR REVIEW	
09.09.21	- FOR DP	

Plot Date	Drawing No.
9-Sep-21	A-202

PROJECT 1820 AMBROSI ----
DRAWING TITLE ELEVATIONS



FOR DP



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFFSITE WORK TO MEET 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 WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. 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.
6. EVERY REASONABLE EFFORT WILL BE MADE TO ENSURE THAT EXISTING TREES TO REMAIN ARE PROTECTED DURING THE ENTIRE CONSTRUCTION SEQUENCE. TREES ARE TO BE FENCED TO THE EXTENT OF THEIR EFFECTIVE ROOT ZONE THROUGHOUT THE ENTIRE CONSTRUCTION SEQUENCE. EXCAVATIONS WITHIN THE EFFECTIVE ROOT ZONE ARE TO BE COORDINATED AND OVERSEEN BY A CERTIFIED ARBORIST. ONCE EXCAVATIONS ARE COMPLETE, PROTECTIVE FENCING WILL BE REINSTITATED AT THE LIMIT OF EXCAVATION AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION SEQUENCE.
7. REFER TO CERTIFIED ARBORIST REPORT/TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	1	6cm CAL/OFFSITE
FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK BEECH	1	6cm CAL
QUERCUS X WAREI 'KINDRED SPIRIT'	KINDRED SPIRIT OAK	2	6cm CAL
SHRUBS			
CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	14	#02 CONT. /0.75M O.C. SPACING
HYDRANGEA ARBORESCENS 'INVINCIBELLE RUBY'	INVINCIBELLE RUBY HYDRANGEA	4	#02 CONT. /1.2M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	9	#02 CONT. /1.0M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1	#02 CONT. /2.0M O.C. SPACING
PERENNIALS AND ORNAMENTAL GRASSES			
ACHILLEA MILLEFOLIUM 'PINK GRAPEFRUIT'	PINK GAPEFRUIT YARROW	11	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	8	#01 CONT. /0.75M O.C. SPACING
HOSTA FORTUNEI 'HYACINTHINA'	HYACINTHINE	2	#01 CONT. /1.0M O.C. SPACING
MONARDA DIDYMA 'PANORAMA MIX'	PANORAMA BEEBALM	4	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROTSTRAHIBUSCH'	RED SWITCH GRASS	3	#01 CONT. /0.9M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	2	#01 CONT. /1.0M O.C. SPACING

SCHEDULE C

This forms part of application
 # DP21-0213

Planner Initials **MT**

City of Kelowna
 COMMUNITY PLANNING

PROJECT TITLE
1820 AMBROSI ROAD COMMERCIAL
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	BY
1	21.07.26	Review
2	21.11.29	Development Permit
3	21.12.06	Development Permit
4	21.12.21	Development Permit
5	22.04.21	Development Permit

PROJECT NO: 21-143
 DESIGN BY: KM
 DRAWN BY: TR
 CHECKED BY: FB
 DATE: APR. 21, 2022
 SCALE: 1:75
 PAGE SIZE: 24x36"

SEAL



DRAWING NUMBER
L1/2

ISSUED FOR REVIEW ONLY
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September 8, 2021

Re: 1820 Ambrosi Road
Development Permit and Rezoning Rationale Letter

Dear City Staff and Council,

The attached application for 1820 Ambrosi Road proposes a 3-storey commercial building. The main floor consists of just over 2500 sq/ft of commercial/retail space with the upper 2 floors containing slightly over 2700 sq/ft per floor of office space. Each floor is equipped with elevator access. The building is setback from all property lines to allow for onsite parking at grade level accessed from the adjoining laneway on the north and west sides of the site.

We have designed within the OCP designation of commercial and the 3-storeys maximizes the FAR allowable. The height also fits well with the surrounding buildings in the neighborhood.

The exterior will be a mix of painted concrete and stucco, with subtle accents/details of corten metal. To gain as much natural light as possible, the use of large windows on the east, west, and north sides will be used.

We are excited to build a boutique commercial building and bring it to the market for businesses looking to invest in their own premises.

We believe it will be an asset to this area and look forward to the application's approval.

Sincerely,

Cameron Worman
True North Endeavours Inc.

This forms part of application

DP21-0213

Planner Initials **MT**



REPP

WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

ILLUSTRATION / THE ARTS ALIVE



WORMAN
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ILLUSTRATION / THE ARTS ALIVE

Repp.

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
6.1 General Guidelines						
6.1.1 Relationship to the Street						
a. Orient the long side of each building to be parallel to the public street.	✓					
b. Locate entries to be visible and directly accessible from the public street.				✓		
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	✓					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						✓
6.1.2 Site Planning and Landscaping						
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.				✓		
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)		✓				
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; 				✓		
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.	✓					
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.	✓					
g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. 				✓		

h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.					✓
i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.	✓				
6.1.3 Site Servicing, Access, and Parking					
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	✓				
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.	✓				
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.					✓
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.				✓	
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.				✓	
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> Integrating these facilities into the footprint of the building; or Screening using fencing, walls, and/or landscaping 					✓
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.					✓
6.1.4 Building Articulation, Features, and Materials					
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience					✓
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.			✓		
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).					✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.	✓				
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.	✓				
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓				



g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.	✓				
h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.	✓				
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.		✓			
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.					✓
6.2 Boutique Retail					
6.2.1 Relationship to the street					
a. Buildings on a corner parcel should orient frontages towards both streets is possible and included distinct architectural features, such as: <ul style="list-style-type: none"> • Special or decorative canopies; or • Bay windows, balconies, turrets, or articulated roof line features; or • A corner entrance. 					✓
b. Avoid blank walls adjacent to the highway, streets, lanes, walkways, parks, or other amenity spaces.					✓
6.2.2 Site Planning and Landscaping					
a. Provide site furnishings, such as seating, bike racks, and shelters at building entrances and amenity areas.					✓
6.2.3 Site Servicing, Access and Parking					
a. Provide sheltered bicycle parking in visible and well-lit locations near building entrance and pedestrian walkways.		✓			
6.2.4 Building Articulation, Features, and Materials					
a. Design the façade of buildings with multiple storefronts so that each is defined through individual signage, entrances, canopies and/or materiality.					✓
b. Create transparent retail frontages with visual access to the interior of retail stores, and avoid the use of: <ul style="list-style-type: none"> • Materials such as black out advertising panels; • Dark and/or reflective glass 					✓