

Development Permit & Development Variance Permit

DP24-0136 / DVP24-0230



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

667 & 681 Wardlaw Ave

and legally known as

Lot 1 District Lot 14 ODYD Plan 3769

Lot 2 District Lot 14 ODYD Plan 3769

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: February 11, 2025

Development Permit Area: From and Character

Existing Zone: UC5r – Pandosy Urban Centre Rental Only

Future Land Use Designation: UC - Urban Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 15017807 Canada Inc., Inc. No. A0127722

Applicant: Stretch Construction

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. DP24-0136 and Development Variance Permit No. DVP24-0230 for located at 667 & 681 Wardlaw Ave, 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;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;
- f) The applicant be required to complete a technical subdivision consolidating the two subject lots.

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

Section 14.11: Commercial and Urban Centre Zone, Development Regulations, UC5 – Pandosy Urban Centre:

To vary the required minimum building setback from 3.0 m permitted to 0 m proposed.

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 **\$34,922.19**

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

4. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of **\$77,700** required for **2** stalls as part of the proposed development within the Pandosy Urban Centre

5. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

ATTACHMENT		A
This forms part of application		
# DP24-0136 DVP24-0230		
Planner Initials		JI
		 City of Kelowna DEVELOPMENT PLANNING

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **\$22,500** required for **1,125 m²** lot area as part of the proposed development.

6. 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.**

ATTACHMENT	A
This forms part of application	
# DP24-0136 DVP24-0230	
Planner Initials	JL
 City of Kelowna DEVELOPMENT PLANNING	

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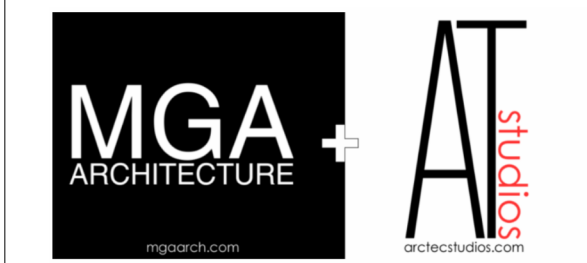
310-550 WEST AVE
 KELOWNA, BC, V1Y 4Z4
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:

REVISIONS:

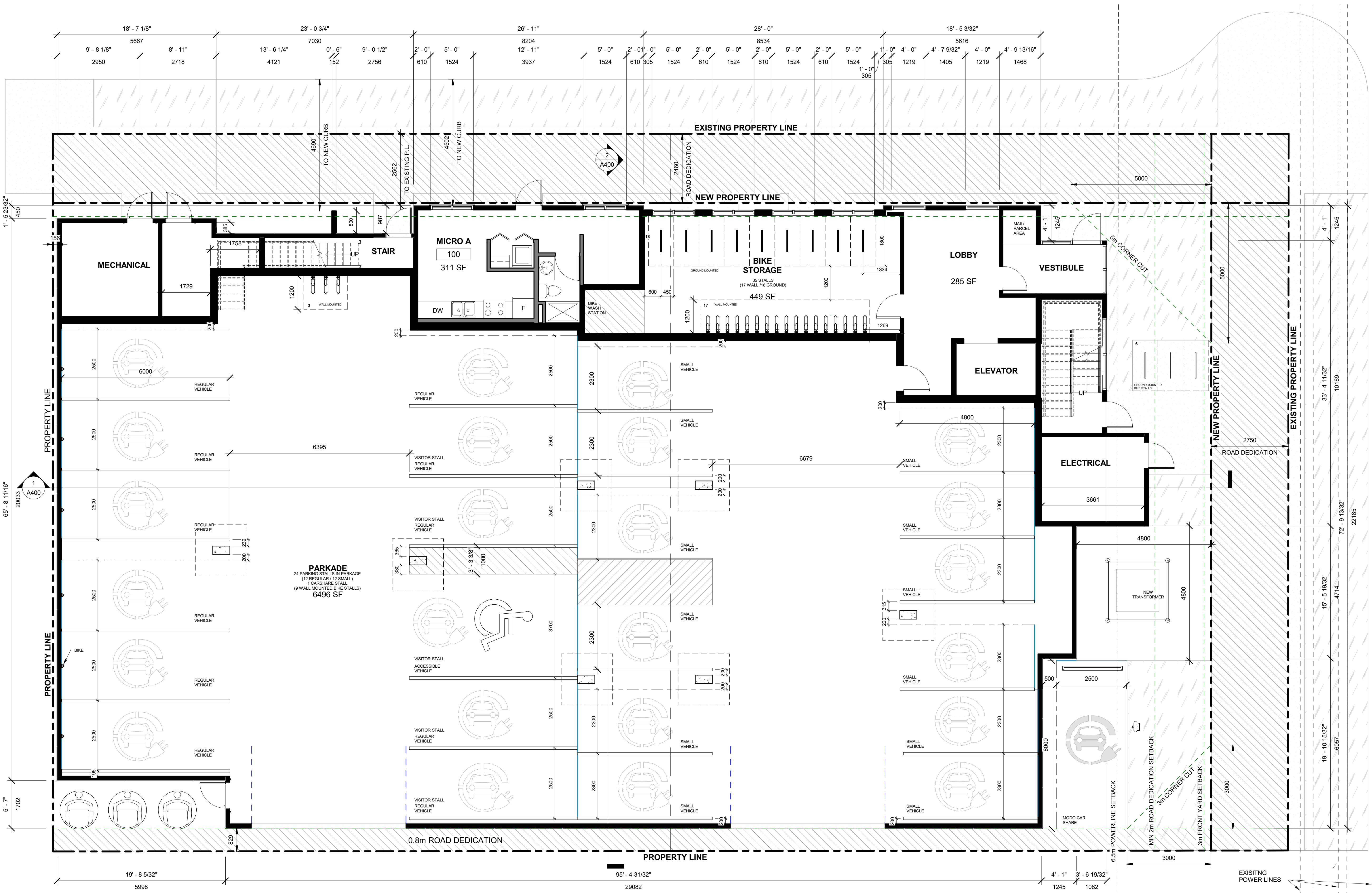
ISSUE	DATE	DESCRIPTION
F	2024-12-13	RE-ISSUED FOR DP
E	2024-10-21	RE-ISSUED FOR DP
D	2024-10-17	ISSUED FOR REVIEW
C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

MAIN FLOOR PLAN

JOB No. ---
 DATE: 2024-12-13
 DRAWN: STRETCH

A200



SCHEDULE A

This forms part of application
 # DP24-0136 DVP24-0230

City of Kelowna
 DEVELOPMENT PLANNING

Planner Initials: **JL**

① 01-Main Floor
 3/16" = 1'-0"

PROJECT INFORMATION
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:

REVISIONS:

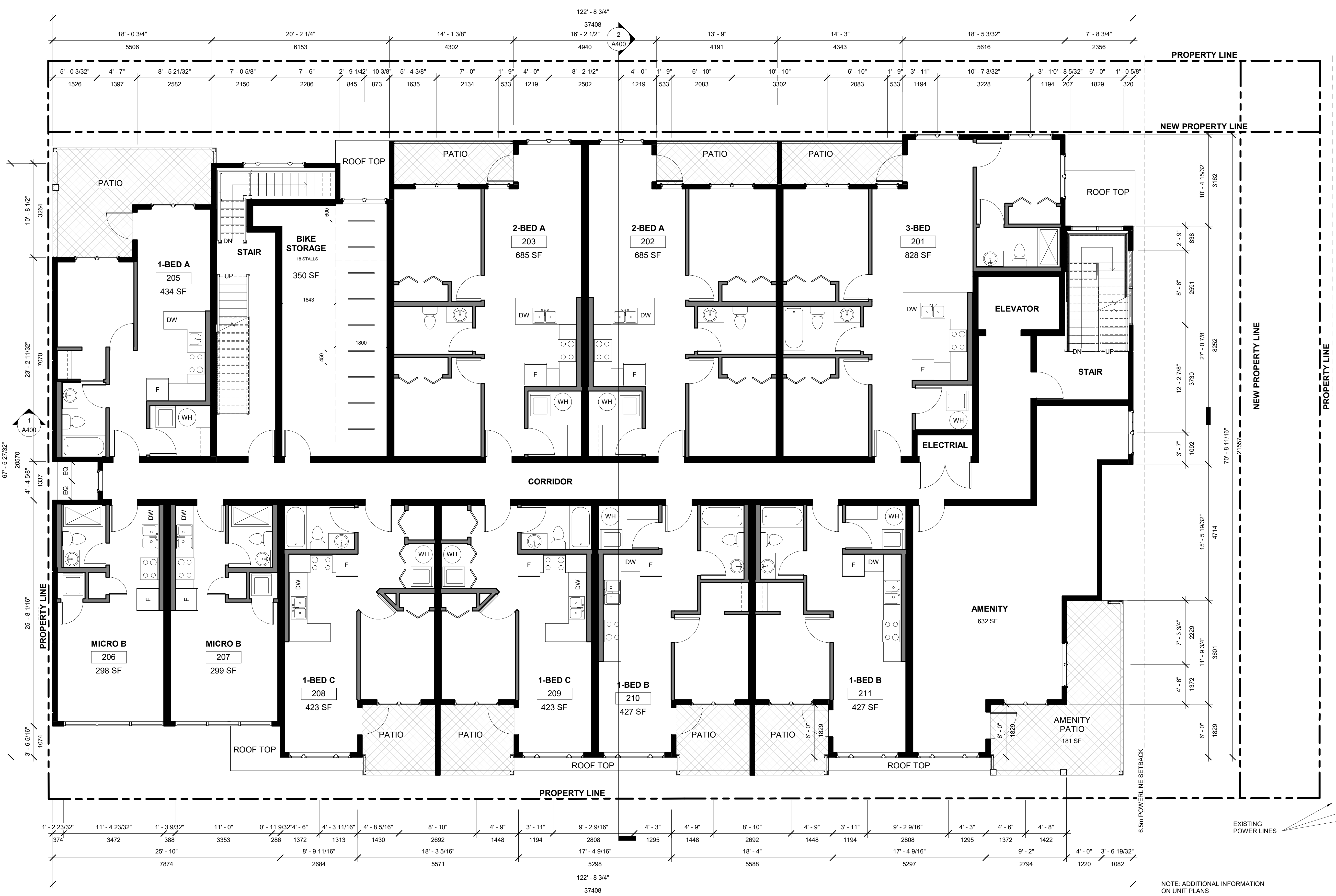
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B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
SECOND FLOOR PLAN

JOB No. ---
DATE: 2024-12-13
DRAWN: STRETCH

A201

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NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

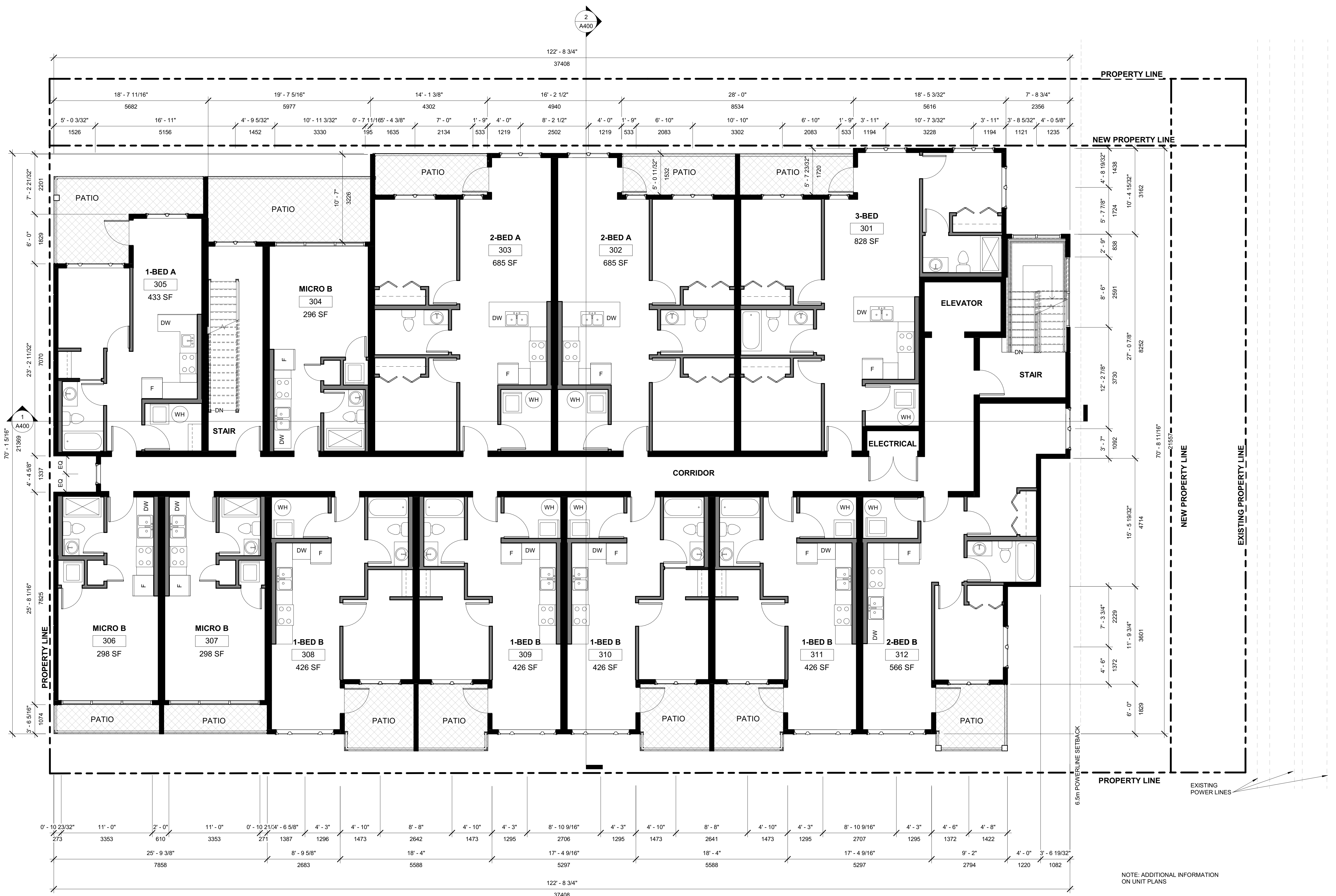
SCHEDULE A

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JJ**

① 02-Second Floor
3/16" = 1'-0"

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SCHEDULE A

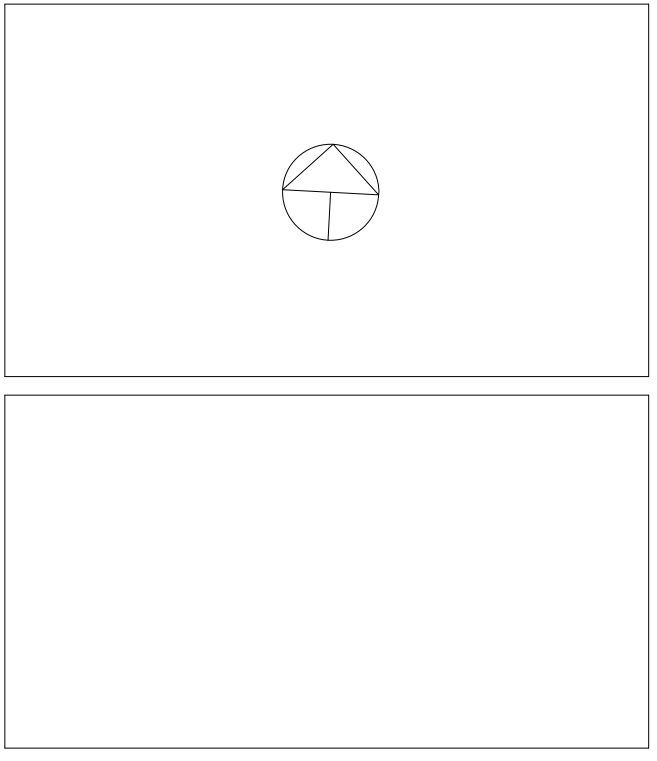
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City of Kelowna
 DEVELOPMENT PLANNING

Planner Initials **JI**

STRETCH CONSTRUCTION LIMITED est. 1990

310-550 WEST AVE
 KELOWNA, BC, V1Y 4Z4
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:

STAMPS:

REVISIONS:

ISSUE	DATE	DESCRIPTION
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A	2023-04-26	ISSUED FOR REVIEW

Draw Title:

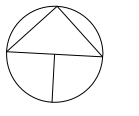
THIRD - FOURTH FLOOR PLAN

JOB No. ---
 DATE: 2024-10-17
 DRAWN: STRETCH

A202

NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

① 03-Third - Fourth Floor
 3/16" = 1'-0"

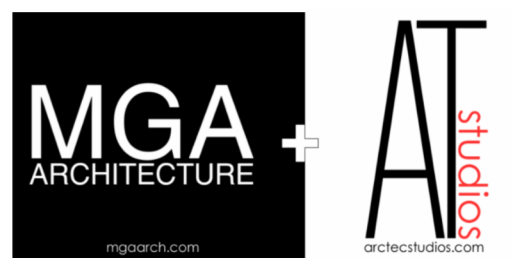


PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:

REVISIONS:

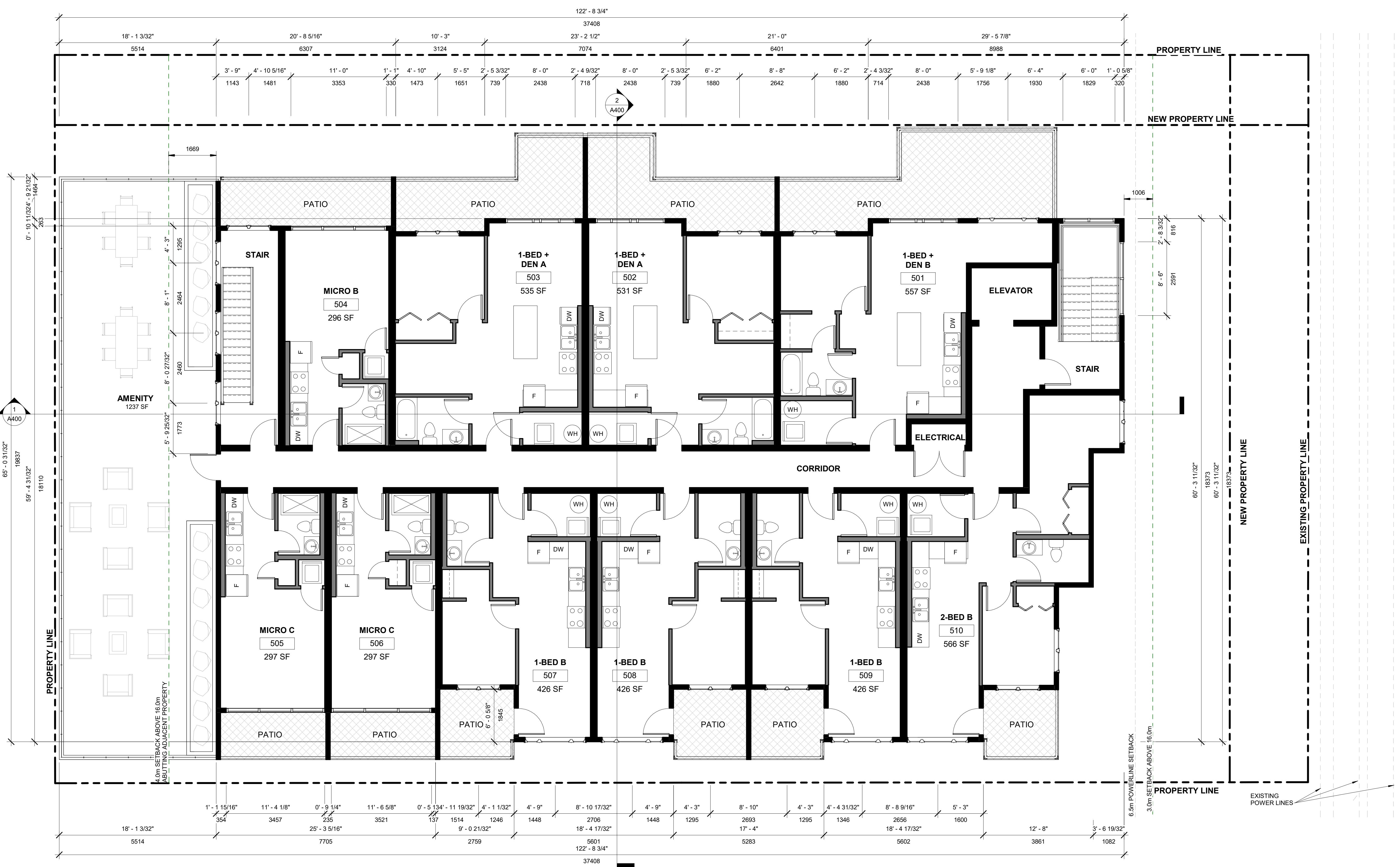
ISSUE	DATE	DESCRIPTION
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C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
FIFTH FLOOR PLAN

JOB No. ---
DATE: 2024-12-13
DRAWN: STRETCH

A203

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SCHEDULE A

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JJ**

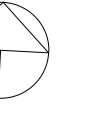
NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

① 05-Fifth Floor
3/16" = 1'-0"

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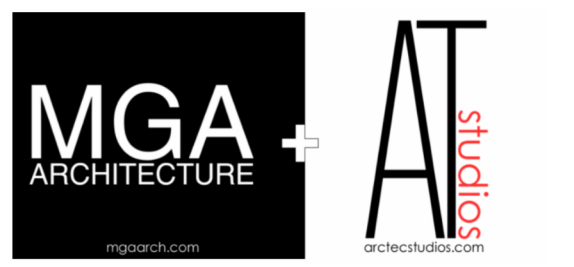


PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



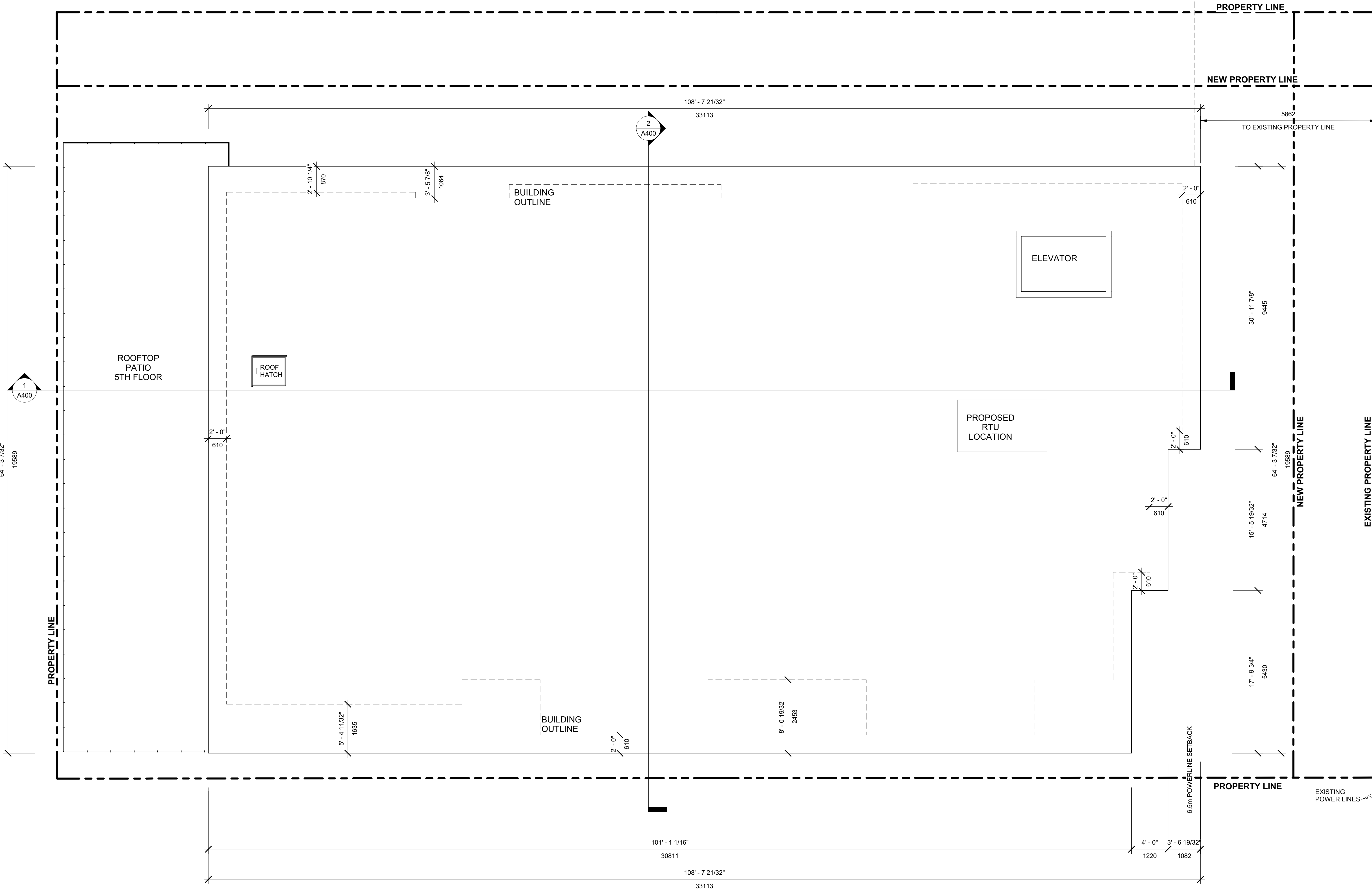
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A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
ROOF PLAN

JOB No. ---
 DATE: 2024-10-17
 DRAWN: STRETCH

A204



SCHEDULE A

This forms part of application
 # DP24-0136 DVP24-0230

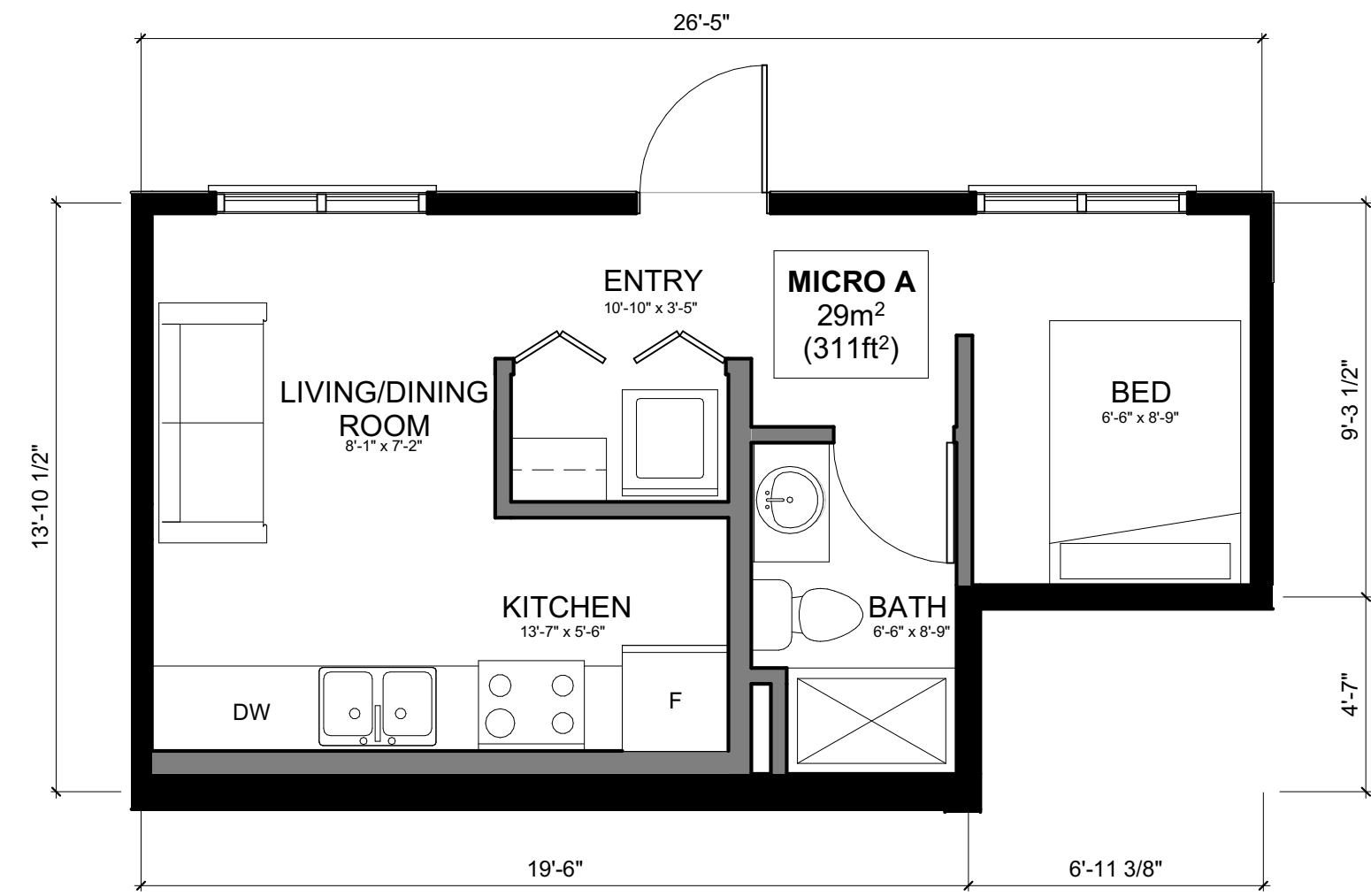
Planner Initials **JL**

City of Kelowna
 DEVELOPMENT PLANNING

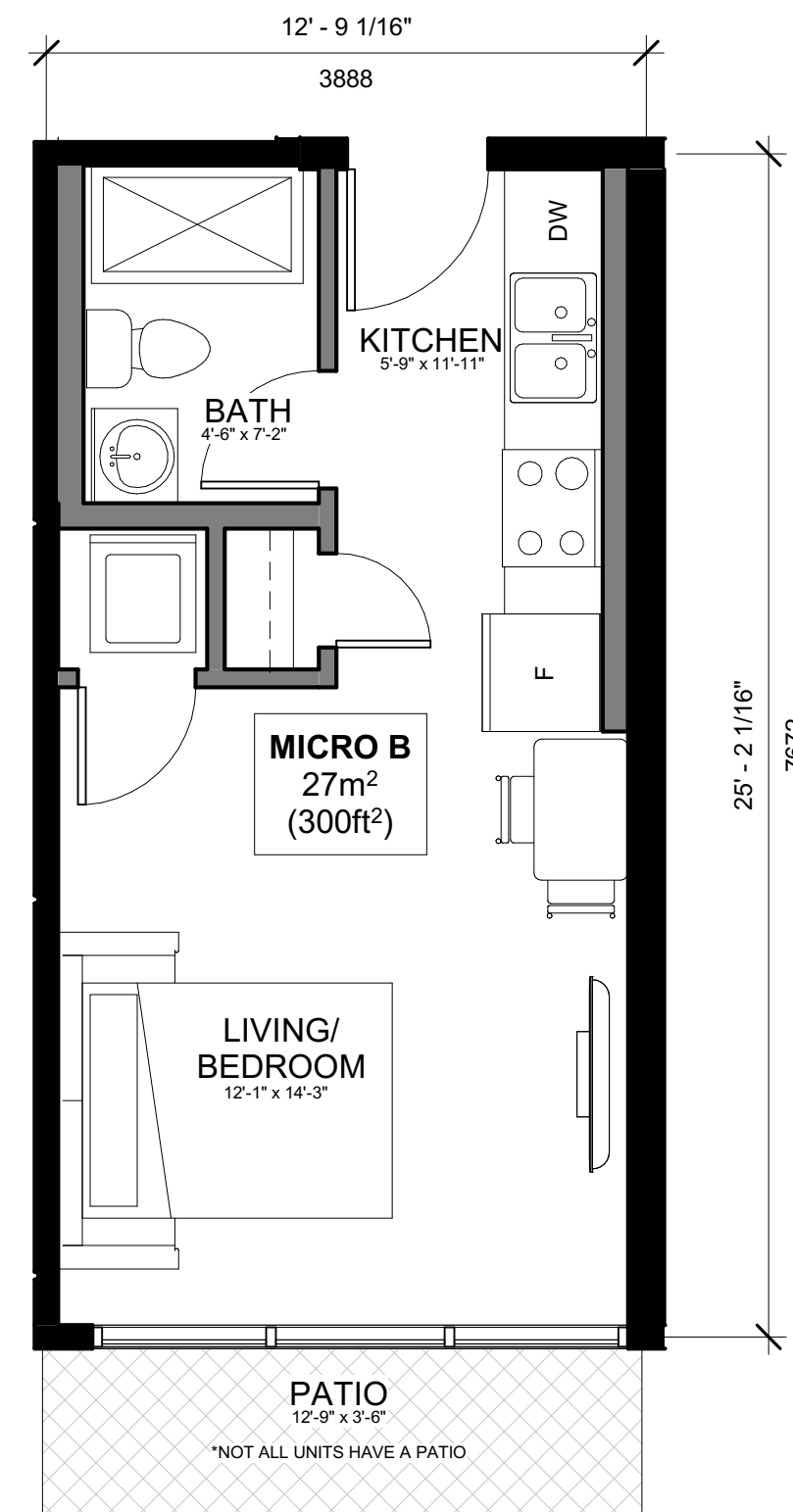
① 06-Roof
 3/16" = 1'-0"

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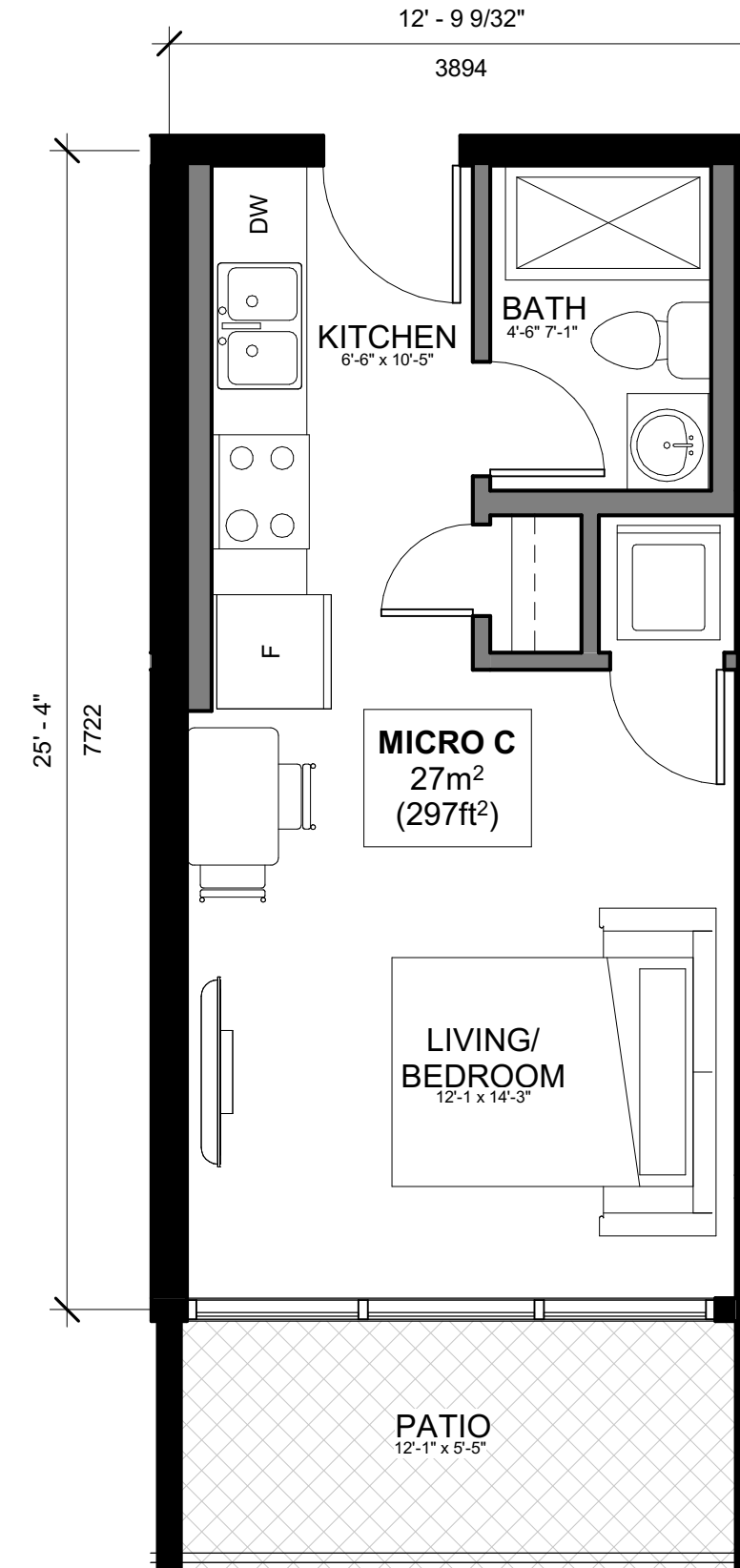
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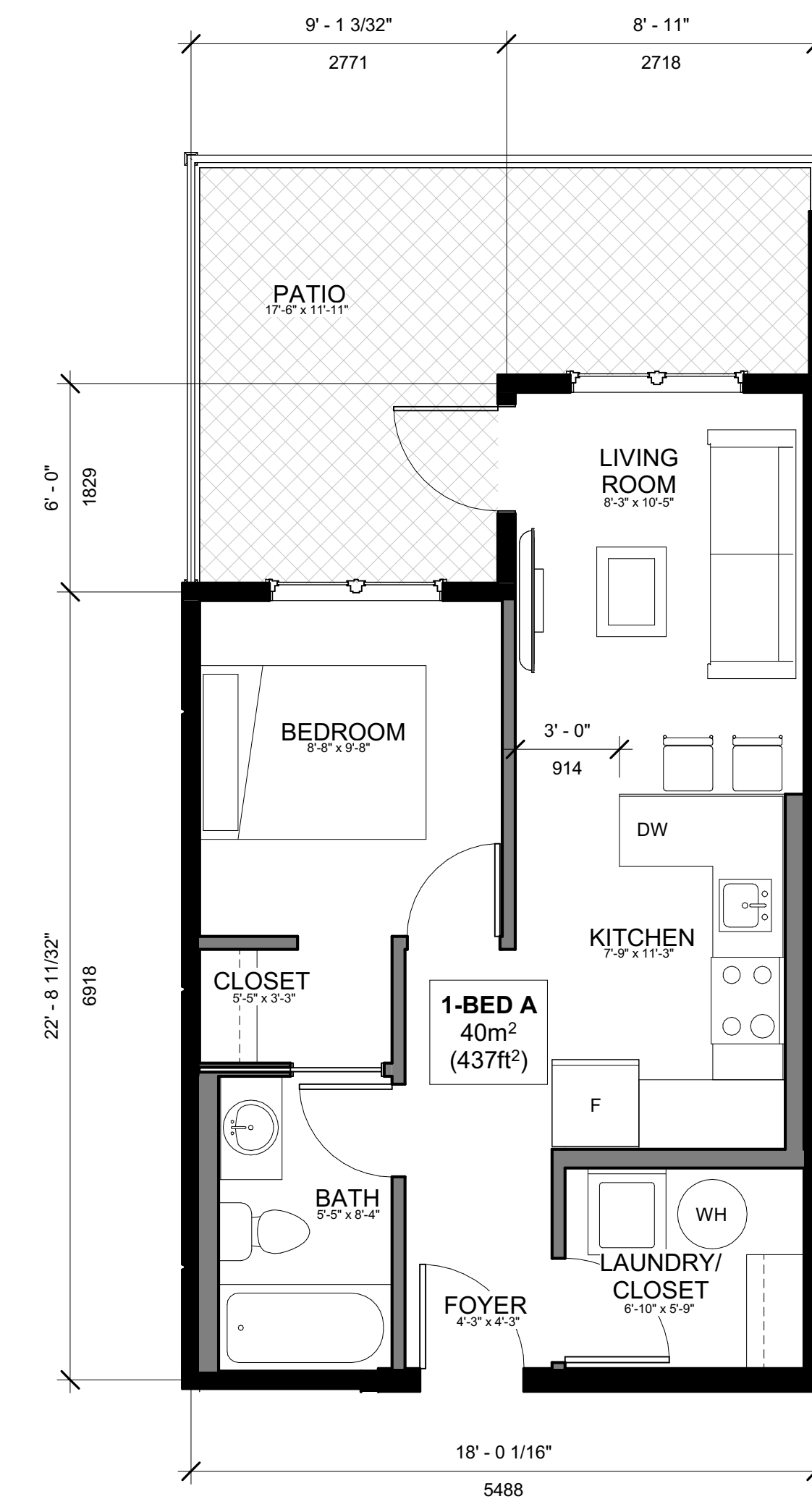
2 MICRO A
1/4" = 1'-0"



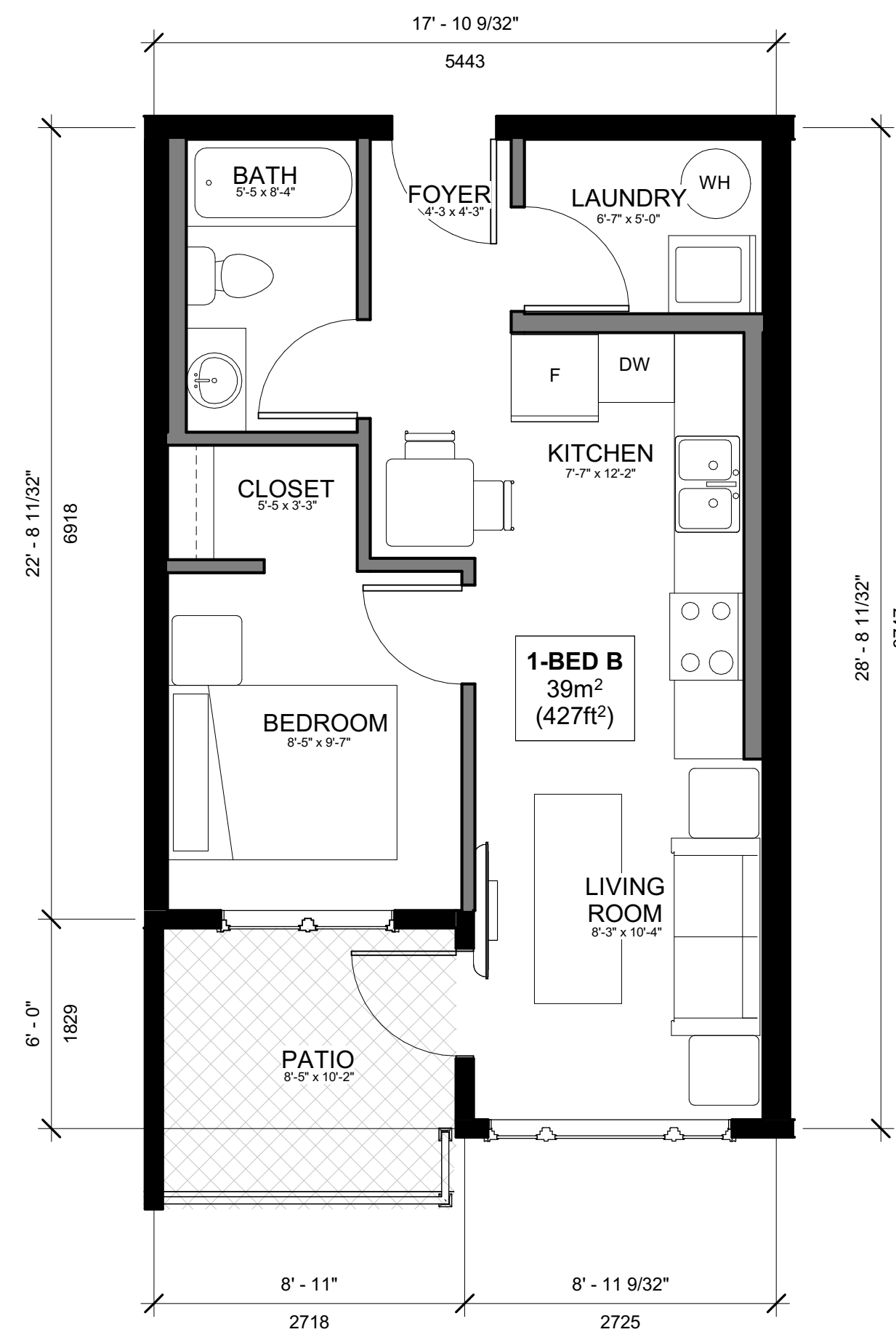
3 MICRO B
1/4" = 1'-0"



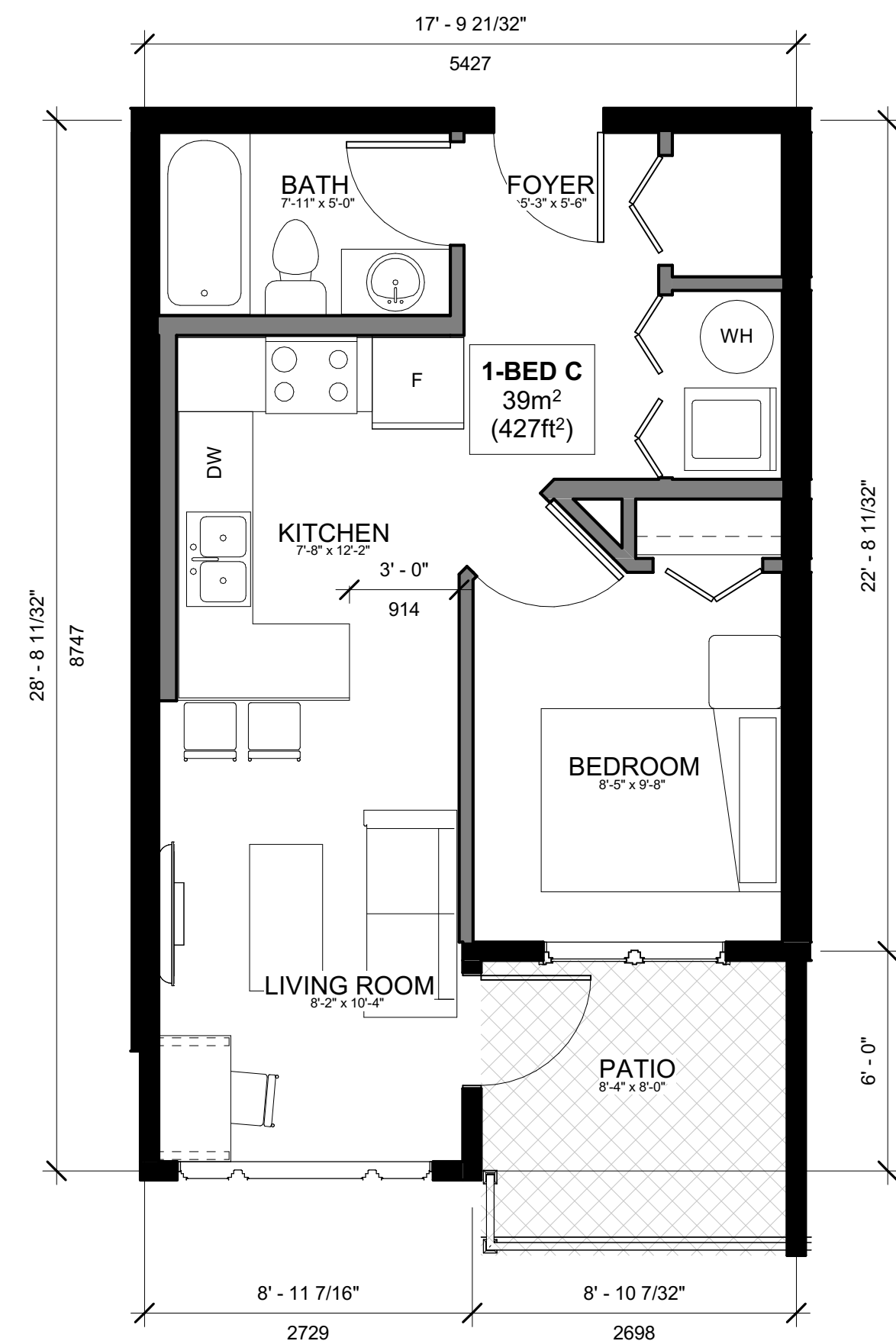
5 MICRO C
1/4" = 1'-0"



1 1-BED A
1/4" = 1'-0"



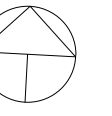
4 1-BED B
1/4" = 1'-0"



6 1-BED C
1/4" = 1'-0"



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

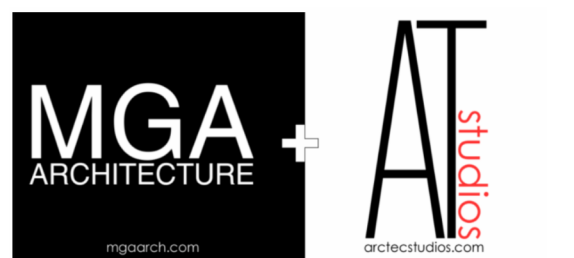


PROJECT INFORMATION

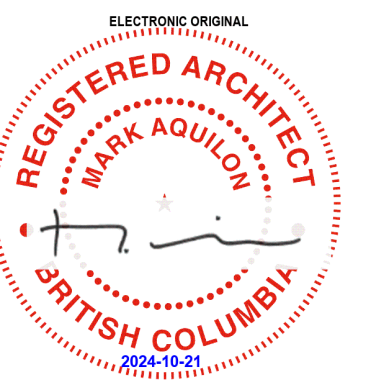
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
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B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

UNIT PLANS

JOB No. ---
DATE: 2024-10-17
DRAWN: STRETCH

SCHEDULE A

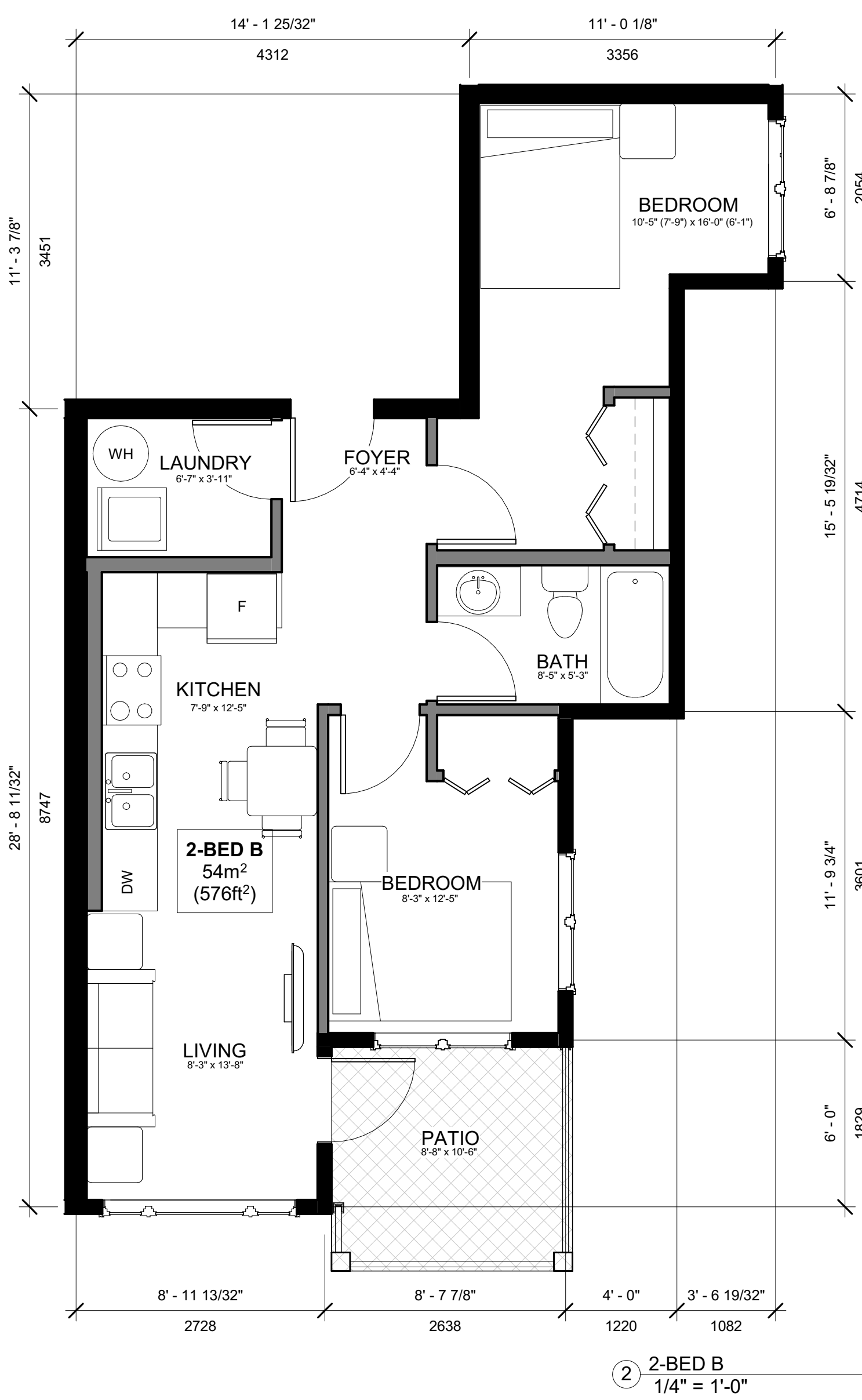
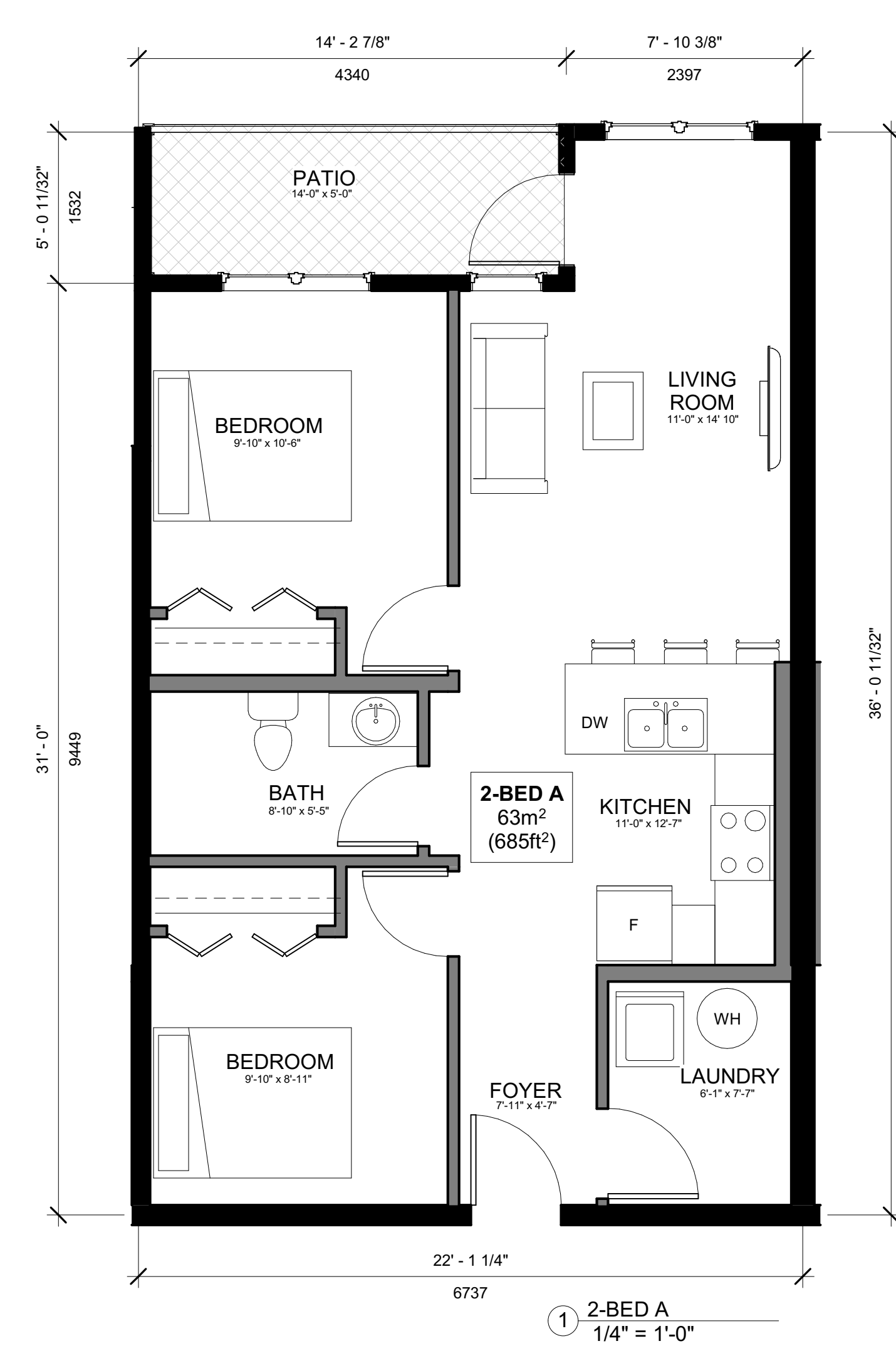
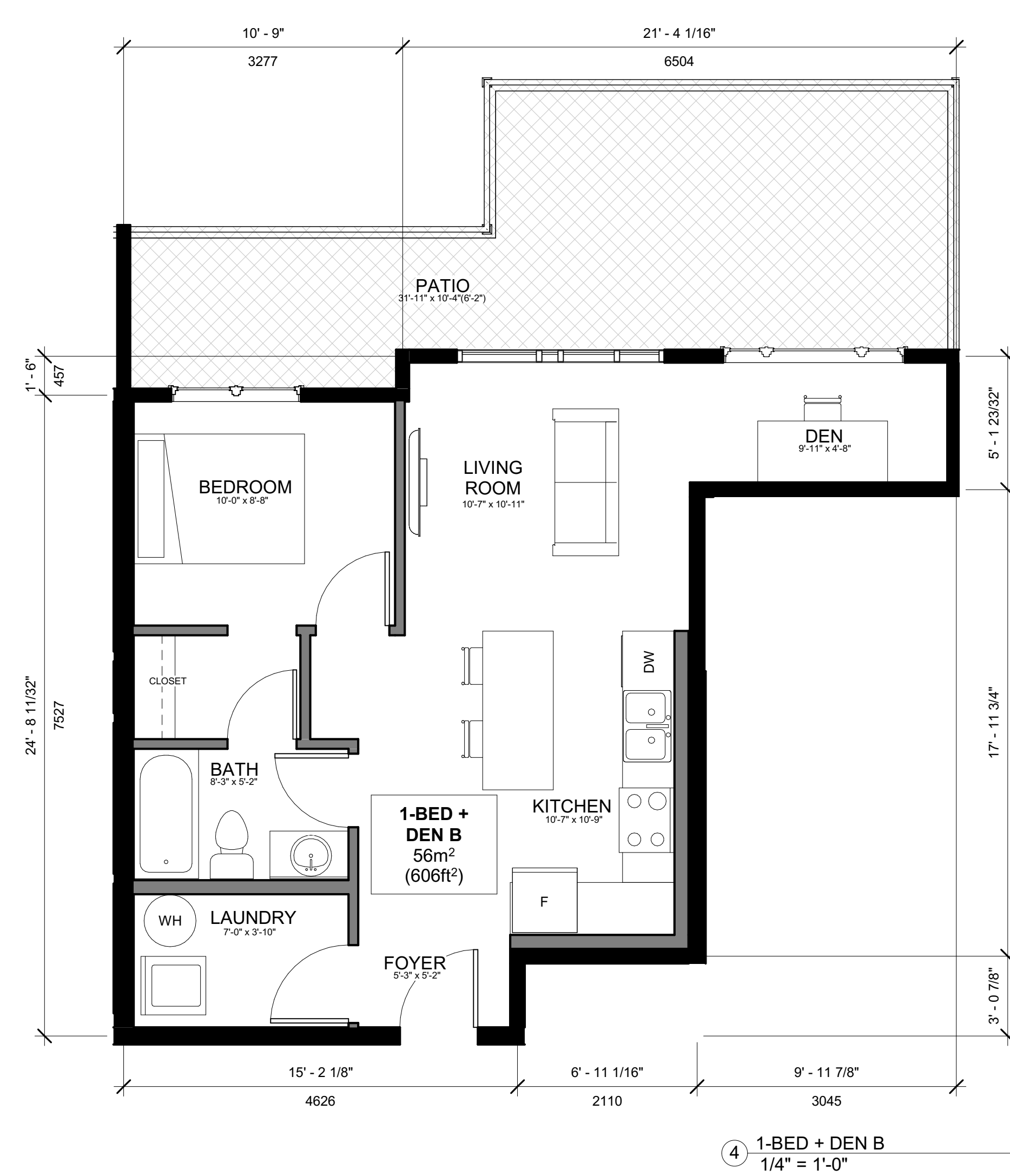
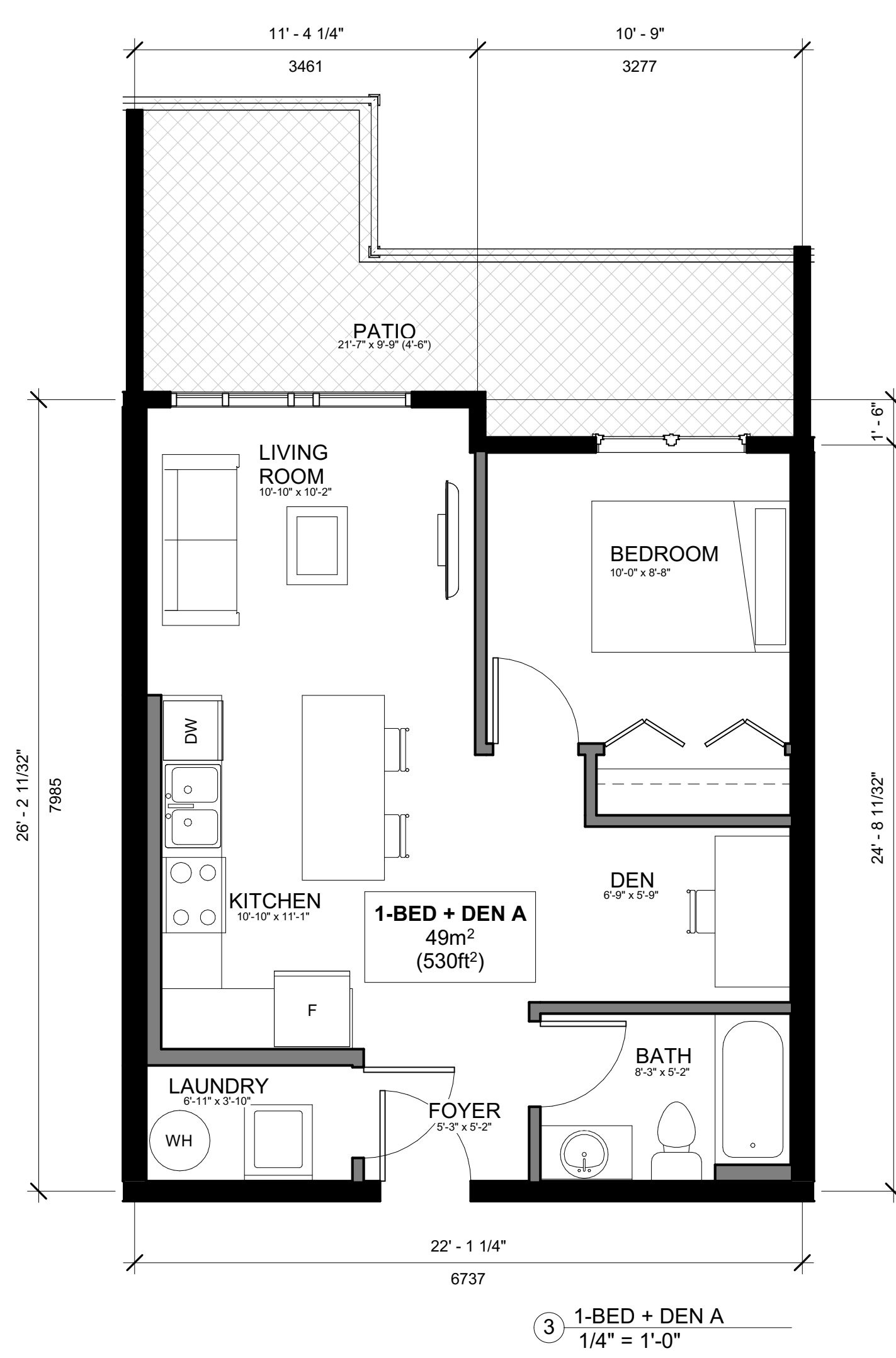
This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JJ**

A205

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SCHEDULE A

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JJ**

310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

PROJECT INFORMATION
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT LOT 14
PLAN KAP3769
LOT 2 DISTRICT LOT 14

PROFESSIONALS:
MGA ARCHITECTURE + **AT studios**

STAMPS:

REVISIONS:

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Drawing Title:
UNIT PLANS

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DATE: 2024-10-17
DRAWN: STRETCH

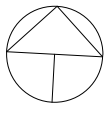
A206

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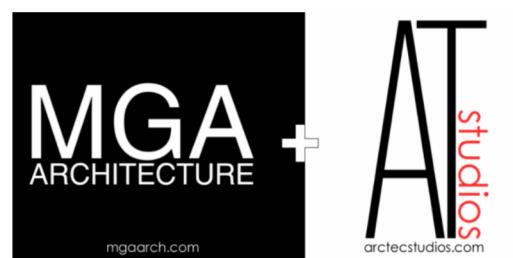


PROJECT INFORMATION

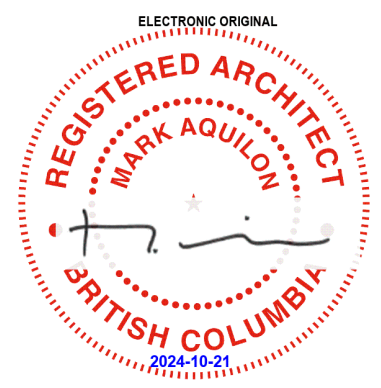
667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

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Drawing Title:

ELEVATIONS

JOB No. ---
 DATE: 2024-10-17
 DRAWN: STRETCH

A300



① North
 1/8" = 1'-0"

SCHEDULE B

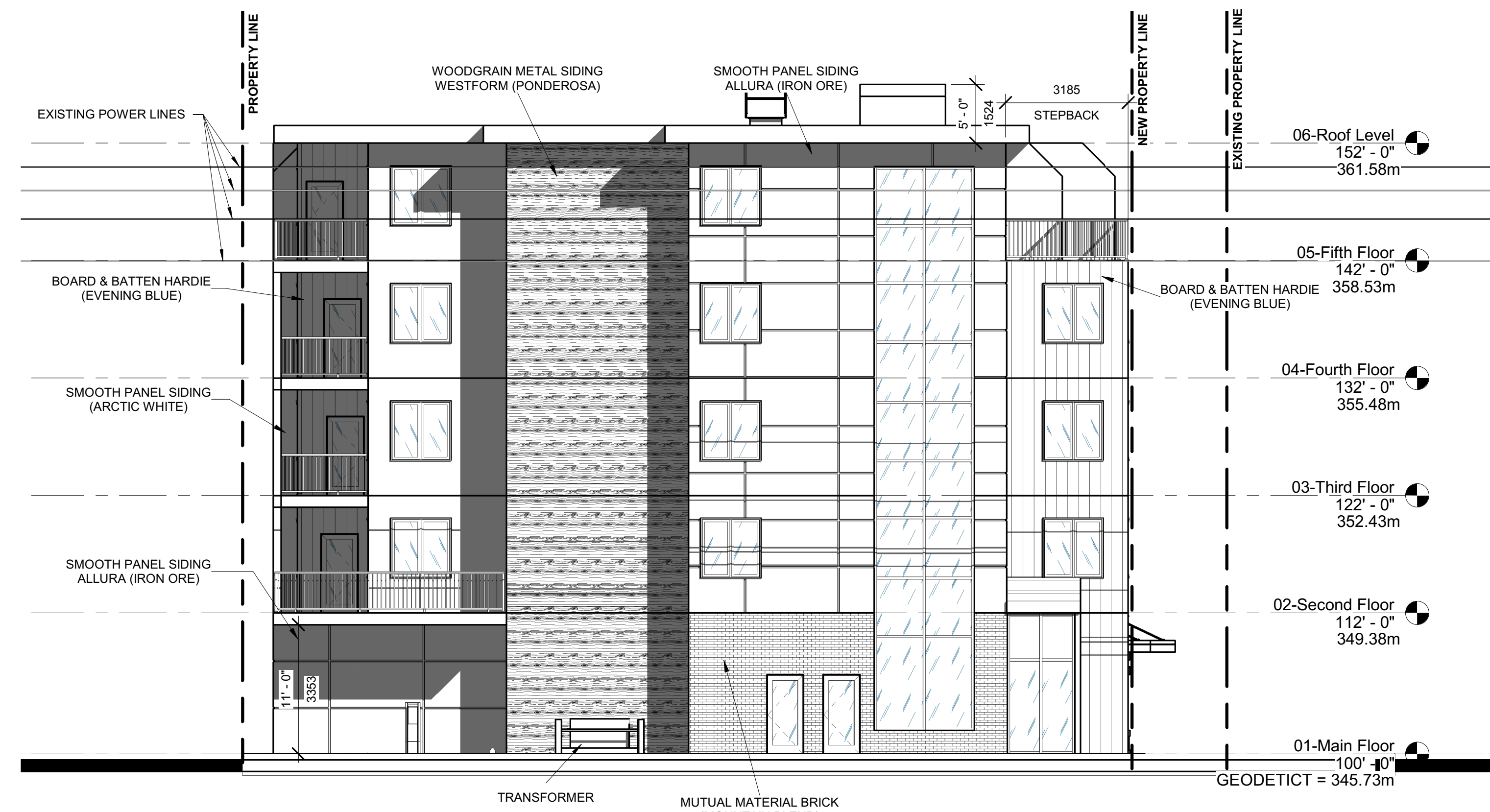
This forms part of application
 # DP24-0136 DVP24-0230

Planner Initials **JL**

City of Kelowna
 DEVELOPMENT PLANNING

MATERIAL BOARD

	SMOOTH PANEL SIDING ALLURA - IRON ORE
	SMOOTH PANEL SIDING ALLURA - ARCTIC WHITE
	CEDARMILL LAP SIDING HARDIE - PEARL GRAY
	BOARD & BATTEN HARDIE - EVENING BLUE
	WOODGRAIN METAL SIDING & SOFFIT WESTFORM - PONDEROSA
	BRICK MUTUAL MATERIALS - MOUNTAIN BLEND
	BLACK FASCIA



② East
 1/8" = 1'-0"

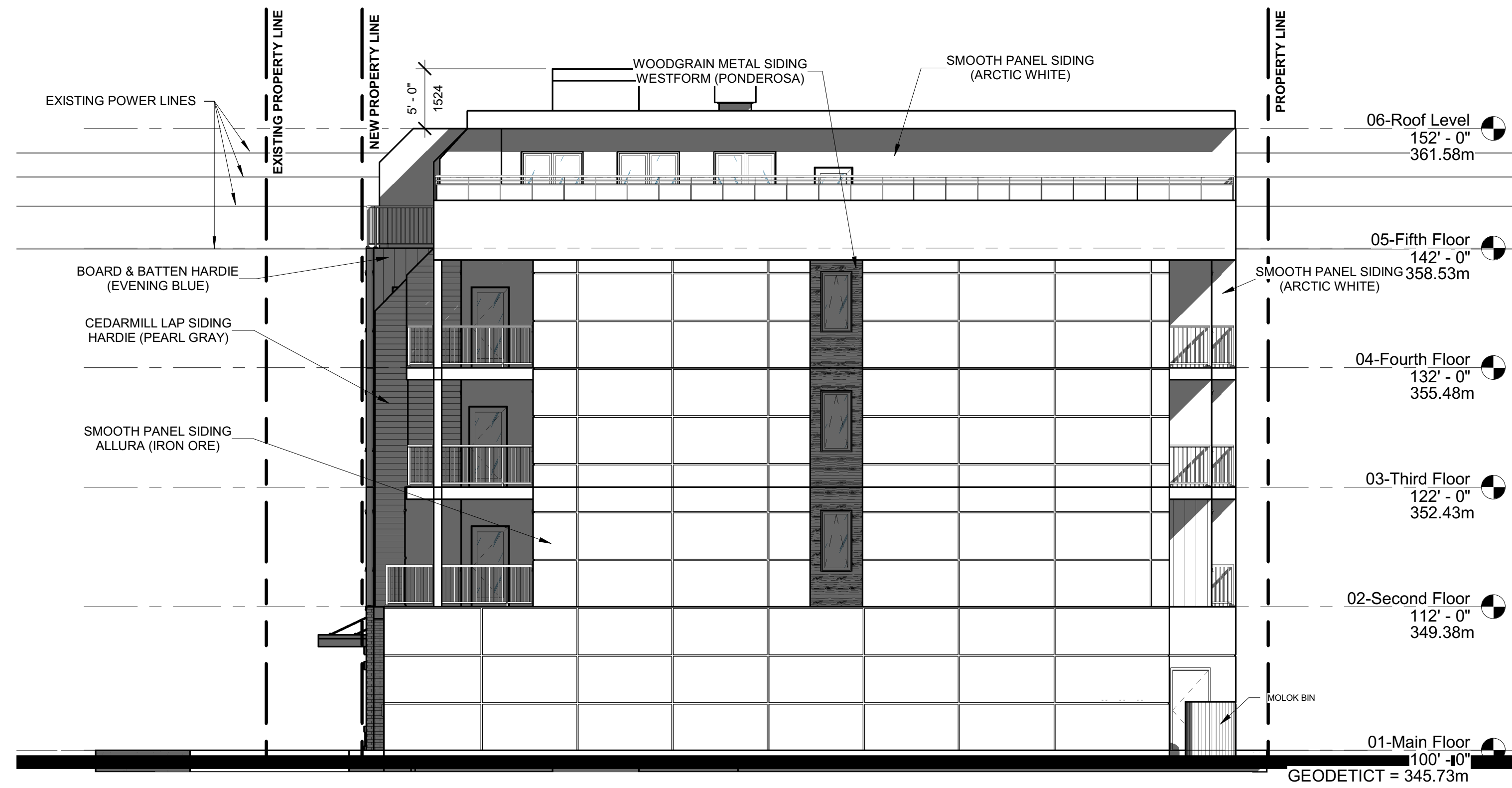
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① South
1/8" = 1'-0"

MATERIAL BOARD	
	SMOOTH PANEL SIDING ALLURA - IRON ORE
	SMOOTH PANEL SIDING ALLURA - ARCTIC WHITE
	CEDARMILL LAP SIDING HARDIE - PEARL GRAY
	BOARD & BATTEN HARDIE - EVENING BLUE
	WOODGRAIN METAL SIDING & SOFFIT WESTFORM - PONDEROSA
	BRICK MUTUAL MATERIALS - MOUNTAIN BLEND
	BLACK FASCIA



② West
1/8" = 1'-0"



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403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

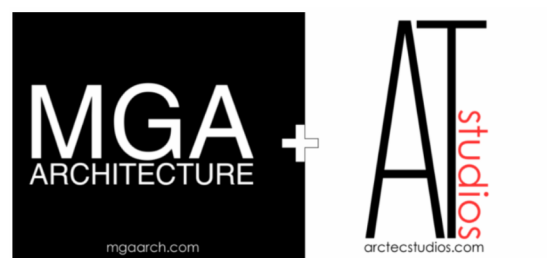


PROJECT INFORMATION

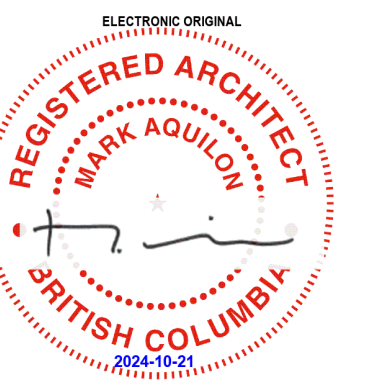
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:



SCHEDULE B

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING

REVISIONS:

ISSUE	DATE	DESCRIPTION
E	2024-10-21	RE-ISSUED FOR DP
D	2024-10-17	ISSUED FOR REVIEW
C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

ELEVATIONS

JOB No. ---
DATE: 2024-10-17
DRAWN: STRETCH

A301

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SMOOTH PANEL SIDING
ALLURA - IRON ORE



CEDARMILL LAP SIDING
HARDIE - PEARL GRAY



SMOOTH PANEL SIDING
HARDIE - ARCTIC WHITE



BOARD & BATTEN
HARDIE - EVENING BLUE



BRICK
MUTUAL MATERIALS
MOUNTAIN BLEND



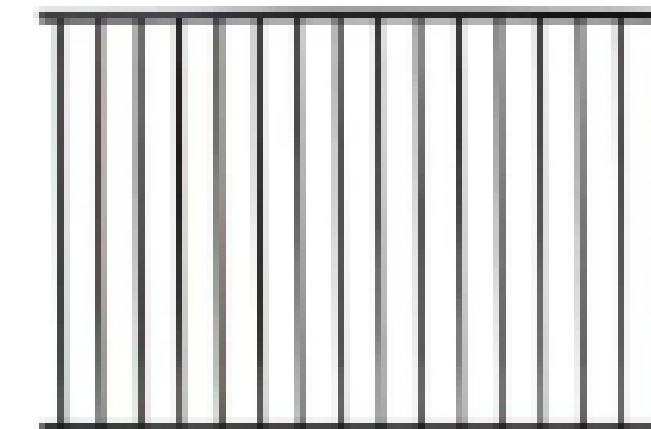
WOODGRAIN METAL SIDING
& SOFFIT
WESTFORM - PONDEROSA



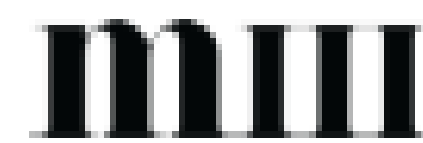
BLACK FASCIA



WINDOWS / DOORS
/ RAILINGS
BLACK



DURADEK
SUPREME CHIP
GRANITE



WARDLAW APARTMENTS
667 WARDLAW AVE

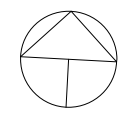
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310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

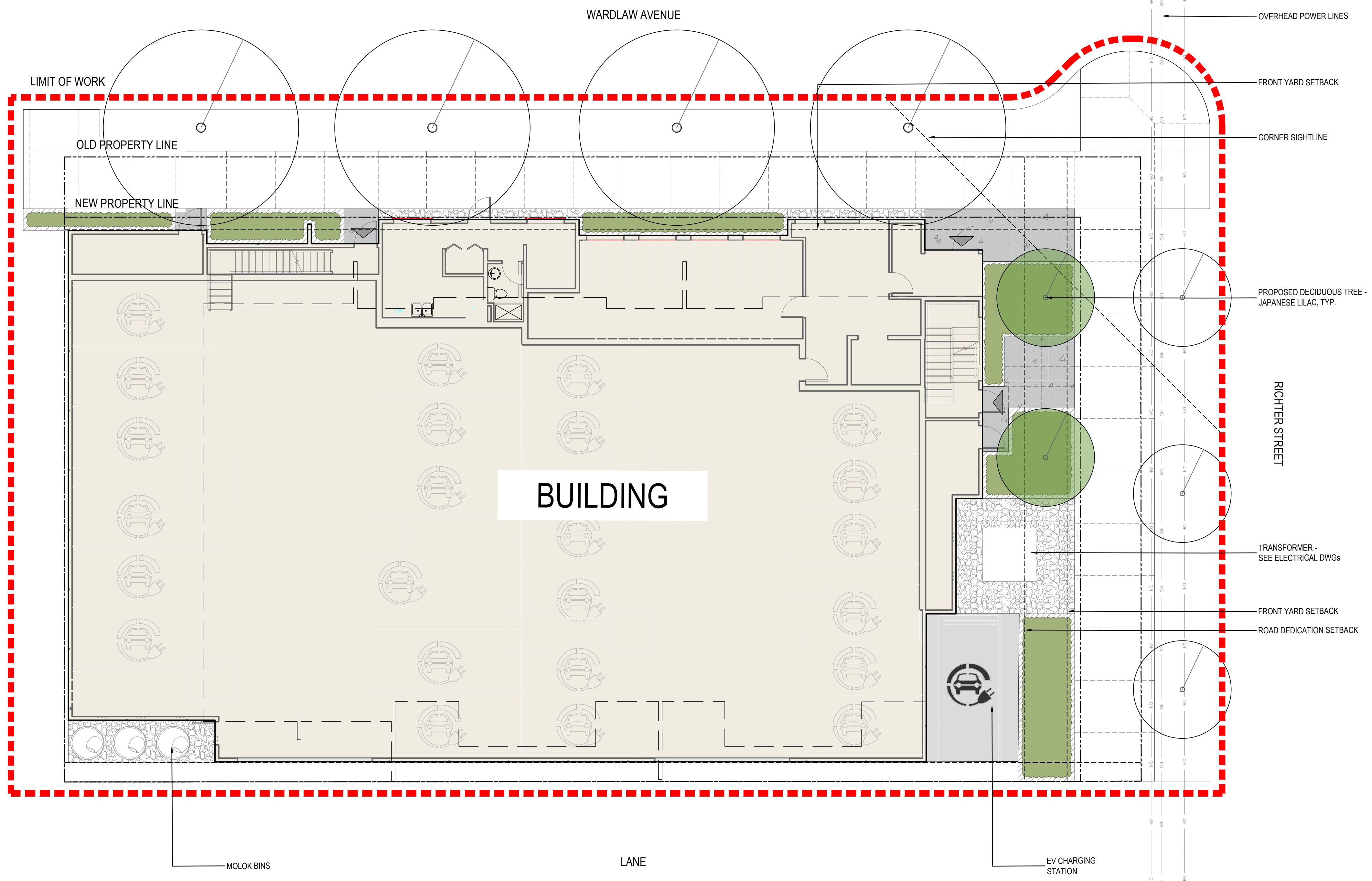
ISSUE	DATE	DESCRIPTION
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C	2024-09-26	ISSUED FOR TRS REVIEW
B	2024-06-24	ISSUED FOR DP
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

MOOD BOARD

JOB No. ---
DATE: 2024-10-17
DRAWN: STRETCH

A303



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING OUTLINE ABOVE
- BUILDING ENTRY

HARDSCAPE LEGEND

- C.I.P. CONCRETE PAVING
- ASPHALT PAVING
- RIVER ROCK GROUND COVER

PLANTING LEGEND

- PLANTING AREA
- ONSITE TREE
- OFFSITE STREET TREE

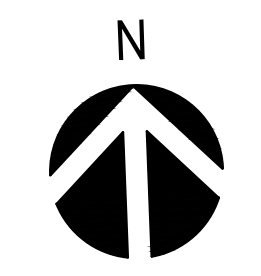
LANDSCAPE NOTES

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
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6. ALL TREES IN OFFSITE BOULEVARDS INSTALLED WITH ROOT BARRIERS.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Syringa reticulata</i>	JAPANESE LILAC	50mm Cal.	B&B	9.10m x 6.10m
GRASSES / PERENNIALS / SHRUBS				
<i>Amelanchier alnifolia 'Regent'</i>	SASKATOON	#03	POTTED	1.80m x 1.80m
<i>Aruncus dioicus 'Goat's Beard'</i>	GOAT'S BEARD	#02	POTTED	1.80m x 1.20m
<i>Calamagrostis 'Karl Foerster'</i>	FEATHER REED GRASS	#02	POTTED	1.50m x 0.90m
<i>Cornus sericea 'Kelsey'</i>	KELSEY DWARF DOGWOOD	#03	POTTED	0.90m x 0.90m
<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	#02	POTTED	0.90m x 0.60m
<i>Hakonechloa macra</i>	HAKONE GRASS	#02	POTTED	0.60m x 0.60m
<i>Hosta 'Patriot'</i>	PLANTIAN LILY	#02	POTTED	0.60m x 1.50m
<i>Juniperus horizontalis</i>	CREeping JUNIPER	#02	POTTED	0.60m x 2.00m
<i>Pennisetum alopecuroides 'Little Bunny'</i>	FOUNTAIN GRASS 'LITTLE BUNNY'	#02	POTTED	0.60m x 0.60m
<i>Rudbeckia fulgida 'Goldstrum'</i>	GOLDSTORM CONE FLOWER	#02	POTTED	0.60m x 0.60m

1 LANDSCAPE PLAN - ONSITE
LDP 1 SCALE: 1:100



SCHEDULE C

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JJ**

City of Kelowna
DEVELOPMENT PLANNING

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ISSUE:	REVISION:
1A 2024-10-21 RE-ISSUE FOR DEVELOPMENT PERMIT	GS
0A 2024-06-12 ISSUE FOR DEVELOPMENT PERMIT	GS
REV DATE DESCRIPTION	BY REV DATE DESCRIPTION

SEAL:

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ORIGINAL SCALE: 1:150

APPROVED BY: GS

CHECKED BY: GS

DRAWN BY (OPTIONAL): JN

DATE: 2024-05-31

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE: LANDSCAPE

WSP Canada Inc.
Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-980-5500 | www.wsp.com

PROJECT NUMBER: XXX-XXXX-XX

CLIENT: STRETCH CONSTRUCTION

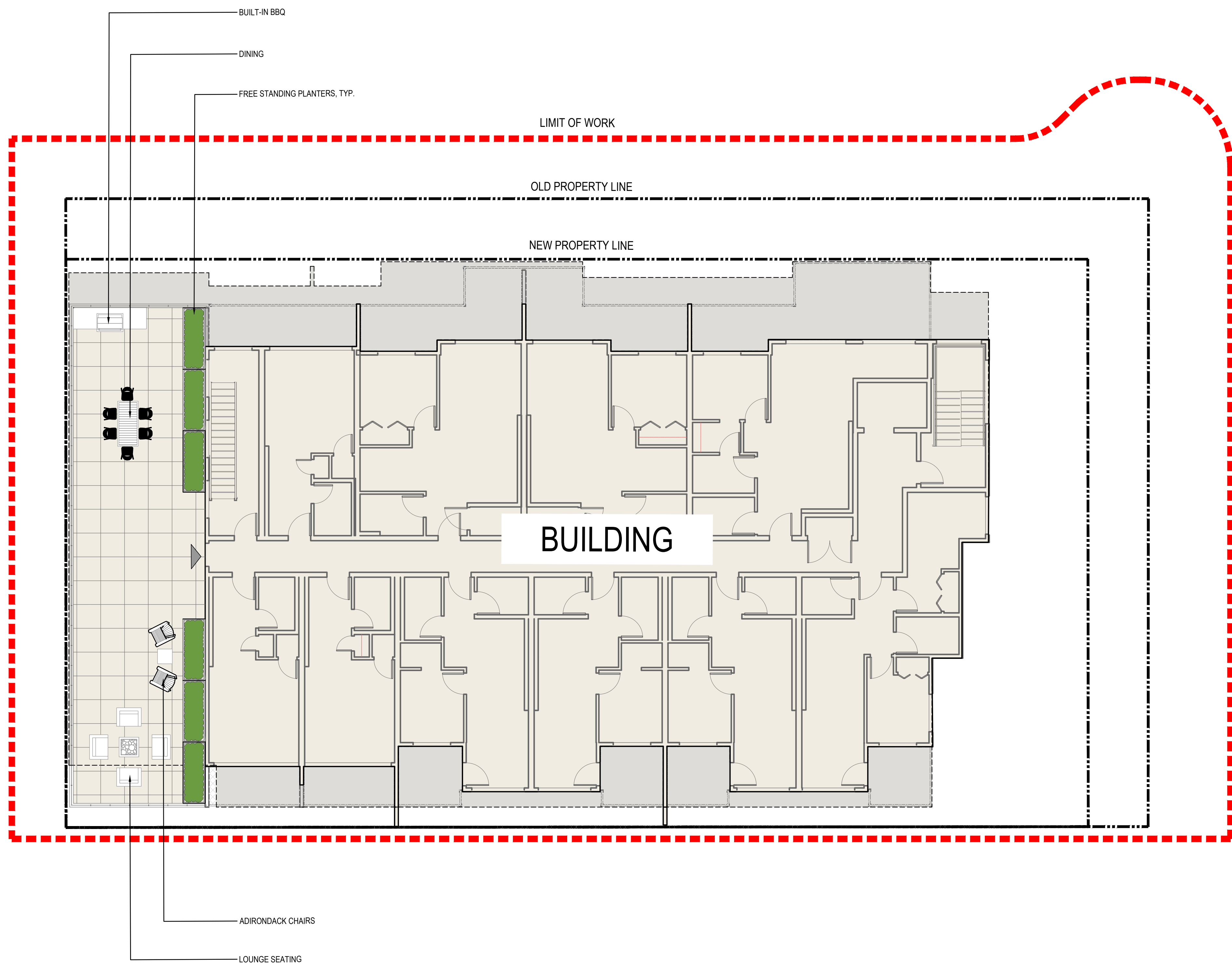
CLIENT REF. #: --

TITLE: LANDSCAPE PLAN - ONSITE

PROJECT: WARDLAW APARTMENT

DRAWING NUMBER: LDP 1

REV: 1A



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
-
- BUILDING ENTRY

HARDSCAPE LEGEND

- PATIO SLABS

SITE FEATURES LEGEND

- BBQ AND COUNTER
- FREESTANDING PLANTER
- DINING SEATING
- LOUNGE SEATING WITH FIRE TABLE
- ADIRONDACK CHAIR

PLANTING LEGEND

- PLANTING AREA

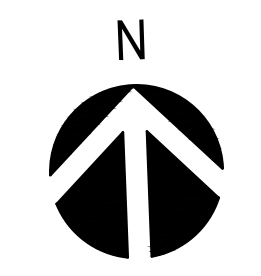
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1 LANDSCAPE PLAN - ROOF LEVEL
LDP 3 SCALE: 1:100



SCHEDULE C

This forms part of application
DP24-0136 DVP24-0230

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING

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ISSUE:	REVISION:
1A 2024-10-21 RE-ISSUE FOR DEVELOPMENT PERMIT	GS
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ORIGINAL SCALE: 1:150
DATE: 2024-05-31

APPROVED BY: GS
CHECKED BY: GS
DRAWN BY (OPTIONAL): JN

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DISCIPLINE: LANDSCAPE

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T 250-860-5500 | www.wsp.com

PROJECT NUMBER: XXX-XXXXX-XX

CLIENT: STRETCH CONSTRUCTION

CLIENT REF. #: --

TITLE: LANDSCAPE PLAN - ROOF LEVEL

PROJECT: WARDLAW APARTMENT

DRAWING NUMBER: LDP 3

REV: 1A

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 supplemented 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.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

ATTACHMENT B

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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 <i>(1 is least complying & 5 is highly complying)</i>	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. <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	

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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: <ul style="list-style-type: none"> 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 planned 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: <ul style="list-style-type: none"> 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

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<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	

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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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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. <p>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;</p>							X

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Planner Initials JI



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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 <i>(1 is least complying & 5 is highly complying)</i>	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						
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						x
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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	

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l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.					x	
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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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					

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This forms part of application
DP24-0136 DVP24-0230

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City of Kelowna
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<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities; Be animated with active uses at the ground level; and Be located in sunny, south facing areas. 	x					
d. Design internal courtyards to: <ul style="list-style-type: none"> 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					
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: <ul style="list-style-type: none"> 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. 						x
b. Break up the building mass by incorporating elements that define a building's base, middle and top.					x	

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This forms part of application
DP24-0136 DVP24-0230

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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: <ul style="list-style-type: none"> • 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 located on highways and/or major arterials in alignment with the City's Sign Bylaw.						X
k. Avoid the following types of signage: <ul style="list-style-type: none"> • 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

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DP24-0136 DVP24-0230

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City of Kelowna Planning Department

1435 Water Street

Kelowna BC, V1Y 1J4

Dear City of Kelowna Planning Department:

ATTACHMENT	C
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 City of Kelowna DEVELOPMENT PLANNING	

Re: Design Rationale 667, 681 Wardlaw Avenue

Executive Summary

The project incorporates several key design adjustments aimed at enhancing functionality, aesthetics, and affordability, while maintaining compliance with city requirements in response to the TRS:

The project utilizes lighter materials to improve sustainability and reduce the overall weight of the structure. The building footprint has been shown with a 5x5m corner cut to improve visibility and traffic flow, enhancing both safety and accessibility. Bicycle parking has been relocated to a more convenient area, improving access for cyclists and promoting sustainable transportation. Visitor parking stalls have been clearly labeled to ensure ease of use for guests and better organization of parking spaces. The Modo carshare stall has been moved outside of the 3x3m corner cut, optimizing the layout for better space utilization and accessibility. To create a more engaging and pedestrian-friendly street experience along Wardlaw, windows have been redesigned, and awnings and benches have been added.

A minor variance is being requested for the setback requirement. Complying with the setback regulation would result in smaller, less affordable units, increasing costs by approximately \$800 per month for the owner, or \$480,000 over a 50-year amortization. This reduction in affordability contradicts efforts to address the housing crisis.

This summary highlights the balance between compliance and practicality, with a focus on sustainability, affordability, and urban engagement. Landscaping and civil plans will be submitted upon the city's approval of the architectural design, ensuring that these elements align with the overall project vision.

MGA Architecture INC.
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Introduction

MGA Architecture and ArcTec Studios with Stretch Construction are pleased to submit our Development Permit application for the Bridgestar development project. MGA Architecture Inc. & ArcTec Studios have been retained for Architectural consulting services on the project. The project is a purpose-built residential apartment building at 667, 681 Wardlaw Avenue. We are grateful to the City of Kelowna for the opportunity to add a thoughtfully designed and well-constructed residential development in the Pandosy Urban Centre. We look forward to working with the city. Thank you for your time and consideration of this development.

Development Proposal Description

Kelowna designates the property in the Official Community Plan (OCP) as an Urban Centre – Residential (Residential) and UC5 (Pandosy Urban Centre) in Zoning Bylaw 12375. The property is expected to be rezoned to UC5r to achieve the necessary rental subzone. The proposed design is a 5-storey wood framed mid-rise building. Under the Land Use Bylaw, the height is permitted to be 6-storeys.

The apartment will have a range of unit types ranging from (12)-Micro, (18)-One Bedroom, (3)-One + Den, (9)-Two Bedroom and (3)-Three bedroom for a total of 45 units. A portion of the 5th floor roof will be dedicated to the enjoyment of occupants. The current houses and existing trees will be removed from the site and will be replaced with 4 new trees facing Wardlaw Avenue (north) and 5 facing Richter Road on the east.

The building's massing is defined by a skillful utilization of various cladding materials in neutral, earth-toned colors, creating a simple yet impactful aesthetic. The chosen architectural style seamlessly integrates the façade with heritage elements prevalent in the neighborhood. Abundant windows on all sides not only invite natural light but also offer stunning views of Pandosy area. The parkade entrance, strategically positioned at the rear and accessible from the lane, features a pre-finished pre-cast wall adjacent to the neighbors.

The following sections highlight our responses to key requirements of the Land Use Bylaw:

Location

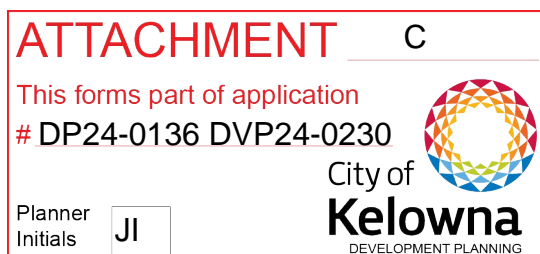
The property is located on the southwest corner of Wardlaw Avenue and Richter Road. It is located on a residential street and is well served by existing municipal facilities and public transportation. The development is on two lots on Wardlaw Avenue, 667, 681. This rectangular shaped parcel has an overall area of 0.1-hectare (0.27 acre), a frontage of 44.04m (144.48ft) along Wardlaw Avenue.

The intended residential use for the specified site aligns well with the neighborhood's expansion objectives. The structure, designed for owner occupancy, is specifically tailored as a rental-only facility for at least a decade. The rising population density in the Pandosy Urban area has highlighted the demand for developments that cater to individuals preferring public or alternative transportation over daily vehicle reliance. The adjoining property to the North is currently zoned MF1. The properties East and West are currently zoned UC5. The property to the South is zoned P3.

2040 OCP Design Foundations:

The 'Design Foundations' laid out in the 2040 OCP were used in developing 667, 681 Wardlaw Avenue, including:

- Prioritize sustainable transportation. Strategic Focus on City transportation routes, walking and bicycle to work and shopping.
- Target growth along transit and multi-use corridors,
- Promote more housing diversity,
- Increase the diversity of housing types and tenures to create an inclusive, affordable and complete Urban Centre, and strive for design excellence
- Provide attractive and active human-scale amenities oriented towards public spaces at grade,
- Break up building mass by providing simple vertical and horizontal articulation of facades, e.g., stepbacks, insets, projections, colour and texture.
- Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces,
- Ensure primary building entries are architecturally emphasized and directly accessible from the fronting and public sidewalk,
- Maximize 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces, and
- Provide access to underground or above ground on-site parking from secondary streets or lanes.



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Changes made in accordance with TRS resubmission:

Facade Changes

Direct access to the bicycle storage area at grade and street level has been provided, making it easier for residents to transition from the building to their bikes, encouraging more frequent bicycle use. The Northern façade has been redesigned to enhance pedestrian interaction, creating a more inviting and human-scaled environment. By reducing window size and introducing canopies or sunshades above the windows, the building's elevation has been refined to adopt a more residential character at street level. Additionally, lighter vertical materials have been selected for the exterior, contributing to a brighter and more approachable façade.

Request for Minor Variance

The project requests a Minor Variance to the 5th floor stepback requirement. The highlighted area, *figure 1*, indicates the area requesting the Variance. The Variance requested impacts the upper unit on the East façade, *figure 2*. This is a small encroachment to the stepback requirement. *Figure 3*. Aside from this application for this Variance to the stepback the remainder of the 5th floor maintains the required stepback as shown in the Building Elevations & Sections.

Refer to Figure 1, Figure 2 & Figure 3.

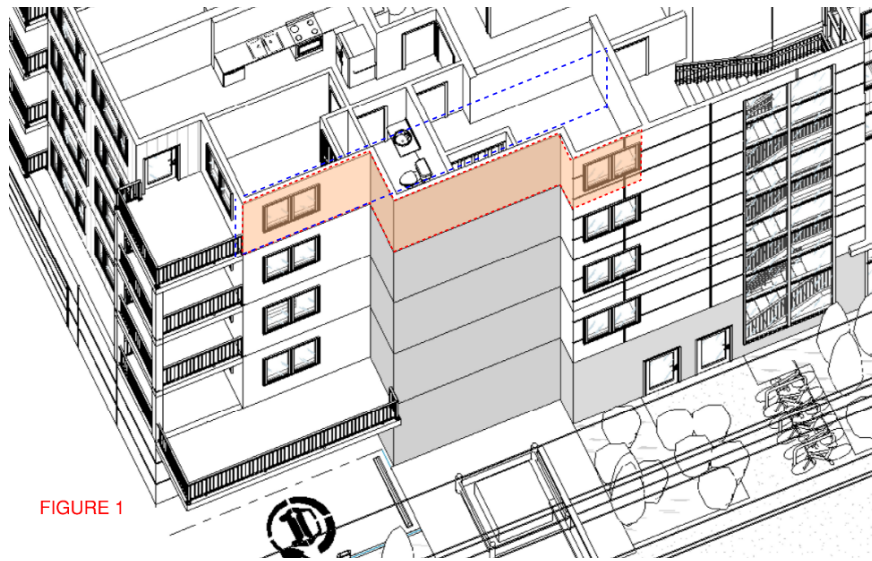


FIGURE 1

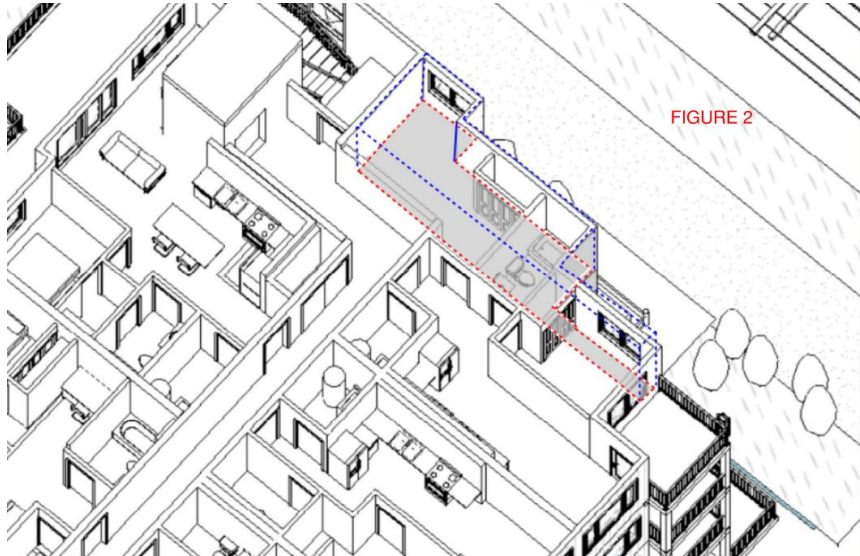


FIGURE 2

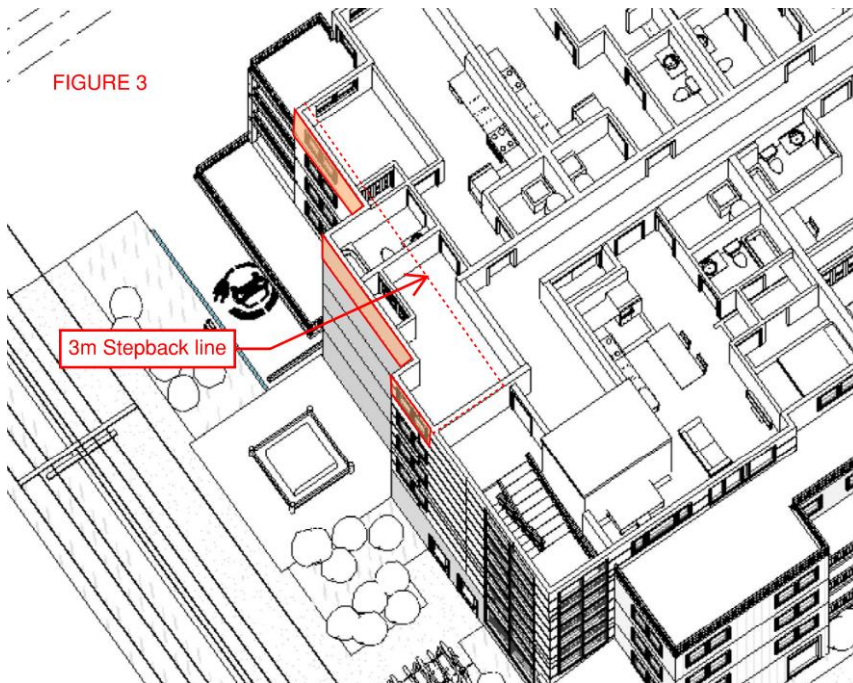


FIGURE 3

Thank you for considering this project. We look forward to receiving your comments.

Sincerely,

MGA Architecture INC.