Development Permit & Development Variance Permit

DP24-0101 DVP24-0162

City of Kelowna

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

1881 Barlee Rd

and legally known as

LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068

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:	Form and Character
Existing Zone:	UC3r – Midtown 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:	BARLEE ROAD DEVELOPMENT GP LTD., INC.NO. BC1450498
Applicant:	Zeidler Architecture

_____

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. DP24-0101 and Development Variance Permit No. DVP24-0162 for LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068 located at 1881 Barlee Rd, Kelowna, BC, subject to the following:

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C";

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 THAT a variance to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule B:

Section 14.11: Commercial and Urban Centre Zone Development Regulations
To vary the minimum building stepback from the front yard from 3.0 m required to 0.0 m proposed.

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

3. 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 **$275,332.75**

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.

ISSUED FOR DP - RESPONSE 2

BARLEE RD

1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

ARCHITECTURAL

DP0.00	COVER SHEET
DP1.00	SITE SURVEY (BY OTHERS)
DP1.01	PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS
DP1.02	SITE PLAN
DP2.00	FLOOR PLANS - MAIN & P1
DP2.01	FLOOR PLANS - LEVEL 2-5
DP2.02	FLOOR PLANS - LEVEL 6
DP3.00	BUILDING ELEVATION
DP3.01	BUILDING ELEVATION
DP3.02	PERSPECTIVES
DP4.00	BUILDING SECTION

CIVIL

C-000	COVER
C-001	GENERAL NOTES
C-002	TOPO & LEGAL PLAN
C-003	ARCHITECTURAL PLAN
C-004	EROSION & SEDIMENT CONTROL PLAN
C-100	ON-SITE GRADING
C-200	ON-SITE SERVICING
C-300	STORMWATER MANAGEMENT PLAN
C-500	OFF-SITE PLAN & PROFILE

LANDSCAPE

LI001	COVER SHEET
LI002	GENERAL LEGENDS & NOTES
LM101	SURFACE TREATMENT PLAN
LP101	PLANTING PLAN
LE501	PLANTING DETAILS
LE502	FURNITURE DETAILS SHEET 01
LE503	FURNITURE DETAILS SHEET 01
LE504	PLANTING DETAILS

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TROIKA

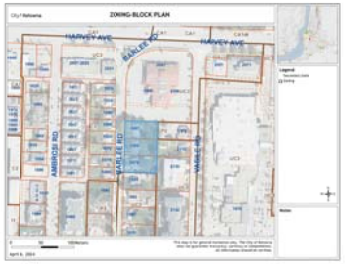
REGISTERED ARCHITECT
SRB
BRITISH COLUMBIA
2025-01-08

SCHEDULE A
This forms part of application
DP24-0101 DVP24-0162
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

NO.	ISSUE/ REVISION	DATE
DP - 4	ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3	ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2	ISSUED FOR DP	2024-05-03
DP - 1	ISSUED FOR DP - REVIEW	2024-04-29

PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO. DP0.00
REVISION NO. DP - 4



1 DP1.01 BLOCK & URBAN CORE PLANS
NOT TO SCALE

DEVELOPMENT VARIANCE PERMIT

REQUESTED VARIANCE SUMMARY:

1. STEPBACK VARIANCE	SECTION 14.11 - COMMERCIAL AND URBAN CENTRE ZONE DEVELOPMENT REGULATIONS: **MIN. BUILDING STEPBACK = 3.0m** FOOTNOTE 14: MINIMUM BUILDING STEPBACKS APPLY ONLY TO BUILDINGS THAT ARE AT LEAST FIVE (5) STOREYS AND NOT TALLER THAN 12 STOREYS. THE STEPBACK CAN OCCUR ON ANY FLOOR ABOVE THE SECOND STOREY.	PROPOSING THE STEPBACK OCCURS AT GRADE, BELOW THE SECOND STOREY, FOR PORTIONS OF THE BUILDING BETWEEN BALCONIES ALONG THE BARLEE RD. FRONTAGE. SEE DEVELOPMENT VARIANCE PERMIT APPLICATION FOR ADDITIONAL RATIONAL.

PROJECT INFORMATION

OWNER:	TROIKA DEVELOPMENT
DP APPLICANT:	ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS:	1881 BARLEE RD., KELOWNA B.C. V1Y 4S2
LEGAL ADDRESS:	PLAN KAP12956; LOT B,C,D; DISTRICT LOT 129
PARCEL AREA:	4,176.937 m² / 44,960.2 ft² / 0.417 ha
LANDUSE BYLAW:	ZONING BYLAW NO. 12375
ZONING (EXISTING):	UC3r
GENERAL DESCRIPTION:	MULTI-FAMILY WOOD FRAMED RENTAL APARTMENTS
PRINCIPAL USES / FLOOR:	RESIDENTIAL
UNIT TYPE BREAKDOWN:	

UNIT TYPE	COUNT	PERCENTAGE
RESIDENTIAL 1BED	111	69.4%
RESIDENTIAL 2BED	32	20.0%
RESIDENTIAL STUDIO	17	10.6%
	160	

CLAUSE	REQUIREMENT	PROVIDED
MAXIMUM SITE COVERAGE: SECTION 14.11 URBAN CENTRE ZONING DEVELOPMENT	RESIDENTIAL STREET MAX. BUILDING SITE COVERAGE = 85% BUILDING COVERAGE = 4,176.9 x 0.85 = 3,550.3 m² (=38,215.1 ft²) RESIDENTIAL STREET MAX. IMPERMEABLE COVERAGE = 90% IMPERMEABLE COVERAGE = 4,176.9 x 0.9 = 3,759.2 m² (=40,463.7 ft²)	BUILDING AREA 22,333.65 ft² — % COVERAGE 49.7% IMPERMEABLE AREA 36,889.04 ft² — % COVERAGE 82.0%
FLOOR AREA RATIO (F.A.R.): SECTION 14.14 - DENSITY AND HEIGHT	MAXIMUM BASE DENSITY: FOOTNOTE 13 TRANSIT ORIENTED AREA 2.5 F.A.R. (6 STOREY) (= 10,442.25 m²) 0.3 BONUS FOR RENTAL DESIGNATION 2.8 F.A.R (6 STOREY) (= 11,695.32 m²) F.A.R. IS CALCULATED USING NET-AREA MEASURE TO THE INSIDE FACE OF THE EXTERIOR WALLS AND CENTRE LINE OF GLAZING.	LEVEL / GROSS FLOOR AREA m² / ft² / TOTAL (LEASABLE) m² / ft² LEVEL 1: 1,773.68 m² / 19091.7 ft² / 1,398.46 m² / 15053 ft² LEVEL 2: 1,799.35 m² / 19368.0 ft² / 1,600.15 m² / 17224 ft² LEVEL 3: 1,798.80 m² / 19362.1 ft² / 1,602.54 m² / 17250 ft² LEVEL 4: 1,798.77 m² / 19361.8 ft² / 1,600.04 m² / 17223 ft² LEVEL 5: 1,798.77 m² / 19361.8 ft² / 1,602.71 m² / 17251 ft² LEVEL 6: 1,776.57 m² / 19122.8 ft² / 1,576.51 m² / 16969 ft² 10,745.92 m² / 115668.1 ft² / 9,380.42 m² / 100970 ft² FAR = 2.25
SETBACKS: SECTION 14.11 - DEVELOPMENT REGULATIONS	FRONT SETBACK (BARLEE RD): 3.0 m SIDE SETBACK: 3.0 m SIDE SETBACK ABOVE 16 m: 4.0 m REAR SETBACK: 3.0 m	FRONT SETBACK= 3.0m FRONT STEP BACK = 3.0m SIDE SETBACK = 4.0m REAR SETBACK = 3.0m AT GRADE, 4.0m AT MAIN FLOOR
BUILDING HEIGHT SECTION 14.14 - DESITY AND HEIGHT	MAX. BASE HEIGHT: 6 STOREYS (22 m)	6 STOREYS, 21.96m
AMENITY SPACE: SECTION 14.11 - DEVELOPMENT REGULATIONS	THE REQUIRED MINIMUM AMENITY BACHELOR = 6.0 m²/UNIT = 17 x 6 = 102 m² 1 BED = 10.0 m²/UNIT = 111 x 10 = 1,110 m² 2 BED = 15.0 m²/UNIT = 32 x 15 = 480 m² TOTAL = 1,692 m² * SECTION 14.11. FOOTNOTE 11 4.0 m²/UNIT REQUIRED TO BE COMMON AMENITY = 160 x 4 = 640 m²	LEVEL / Name / Sub-Dept. / AMENITIES m² / ft² LEVEL 1: AMENITY — COMMON: 179.38 m² / 1931 ft² LEVEL 1: COURTYARD — COMMON: 475.00 m² / 5113 ft² LEVEL 1: BALCONY — PRIVATE: 216.74 m² / 2333 ft² LEVEL 2: BALCONY — PRIVATE: 242.40 m² / 2609 ft² LEVEL 3: BALCONY — PRIVATE: 242.56 m² / 2611 ft² LEVEL 4: BALCONY — PRIVATE: 159.53 m² / 1717 ft² LEVEL 5: BALCONY — PRIVATE: 159.53 m² / 1717 ft² LEVEL 6: BALCONY — PRIVATE: 170.39 m² / 1834 ft² 1845.52 m² / 19865 ft²
MOTOR VEHICLE PARKING REQUIREMENTS: TABLE 8.3.1 - URBAN CENTRE	MULTI-RESIDENTIAL DEVELOPMENT 0.8 STALLS / STUDIO x 17 = 13.6 = 14 0.9 STALLS / 1 BED x 111 = 99 = 99.9 (÷100) 1.0 STALLS / 1 BED+DEN & 2 BED x 32 = 32 0.14 STALLS / UNIT (VISITOR) x 160 = 22.4 = 22 TOTAL RESIDENTIAL PARKING = 168 PARKING REDUCTIONS RENTAL DESIGNATION -20% = -33.6 = -34 BIKE INCENTIVE = -5 TOTAL REDUCTION = 39 REQUIRED PARKING = 129 BARRIER FREE STALLS: 100-200 UNITS REQUIRES 3 BF STALLS, 1 OF WHICH WILL BE VAN STALL	TABLE 8.3, FOOTNOTE 8: LOTS IN A TRANSIT ORIENTED AREA HAVE NO MINIMUM RESIDENTIAL PARKING REQUIREMENTS. Level / Comments / Count P1 / BF - REGULAR / 2 P1 / BF - VAN / 1 P1 / REGULAR / 51 P1 / SMALL / 24 78 LEVEL 1 / BF - REGULAR / 1 LEVEL 1 / REGULAR / 16 LEVEL 1 / SMALL / 7 24 Grand total / 102 SMALL CAR RATIO = 31 SMALL STALLS / 102 TOTAL STALLS = 30% (0.3:1) MIN. # OF EV STALLS = TOTAL - (TOTAL * 75%) = 102 - (76.5) = 25.5 (26)
BICYCLE PARKING REQUIREMENTS: (TABLE 8.5.)	LONG-TERM INCENTIVE BICYCLE PARKING STALLS REQ'D: STUDIO & 1 BED = 1.25/UNIT x 128 = 160 1 BED+DEN & 2 BED = 1.5/UNIT x 32 = 48 TOTAL BIKE PARKING = 208 SHORT-TERM BICYCLE STALLS PER ENTRANCE = 6 SHORT-TERM BICYCLE STALLS PER ENTRANCE = 6	BICYCLE PARKING PROVIDED: LONG TERM BICYCLE STALLS PROVIDED: GROUND ANCHORED = 104 WALL ANCHORED = 73 WALL ANCHORED (PARKING STALLS) = 31 TOTAL = 208 SHORT TERM BICYCLE STALLS PROVIDED: 1 ENTRY = 6 SHORT TERM BICYCLE STALLS.

2 DP1.01 SITE PHOTOS
NOT TO SCALE

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SCHEDULE A
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DP24-0101 DVP24-0162
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City of Kelowna COMMUNITY PLANNING

NO.	ISSUE/ REVISION	DATE
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DP - 3	ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

TITLE
PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO. **DP1.01**
REVISION NO. DP - 4

PROJECT INFORMATION

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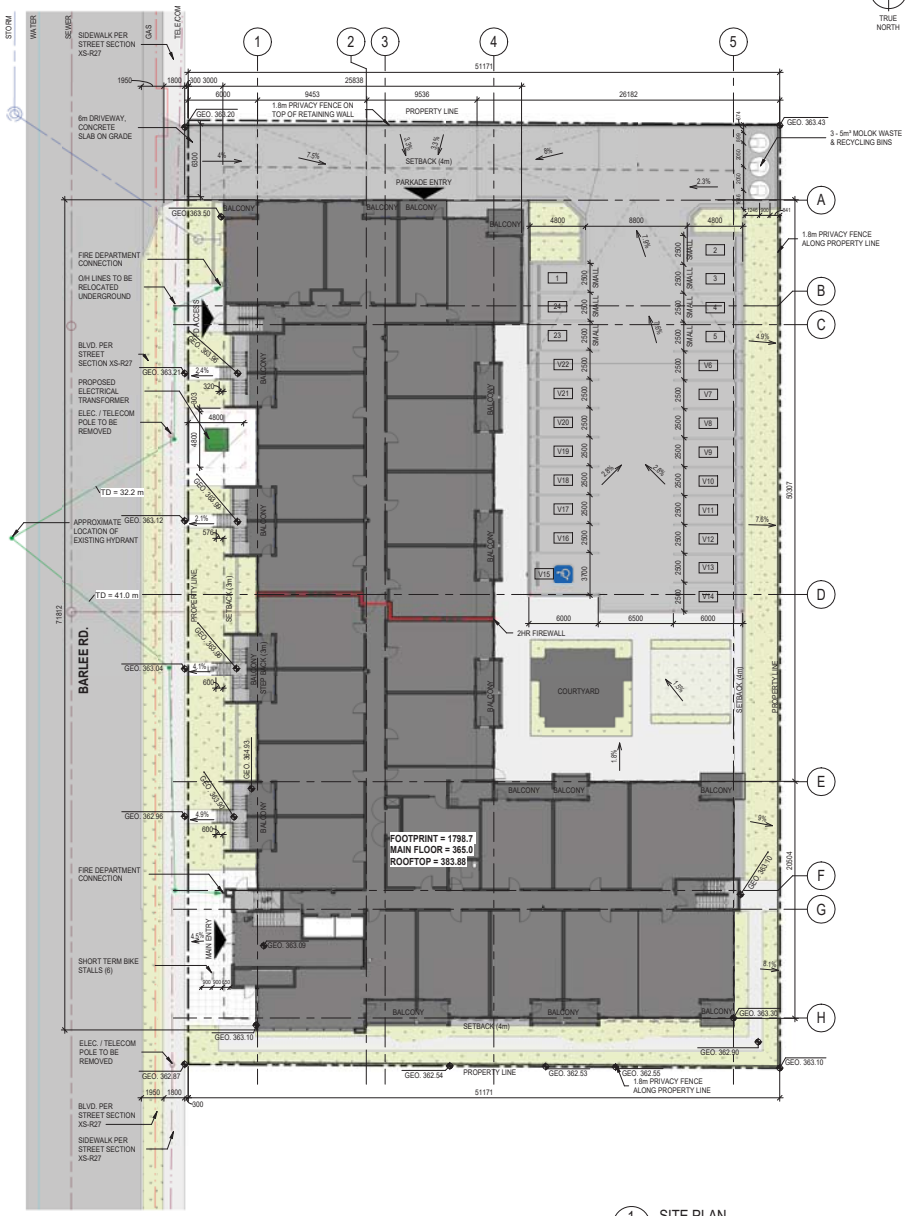

1 SITE PLAN (DP1.02) SCALE: 1 : 200

TRUE NORTH

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NOTE

SCHEDULE A

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DP24-0101 DVP24-0162

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City of Kelowna COMMUNITY PLANNING

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DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT

BARLEE RD

PROJECT ADDRESS

1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

TITLE

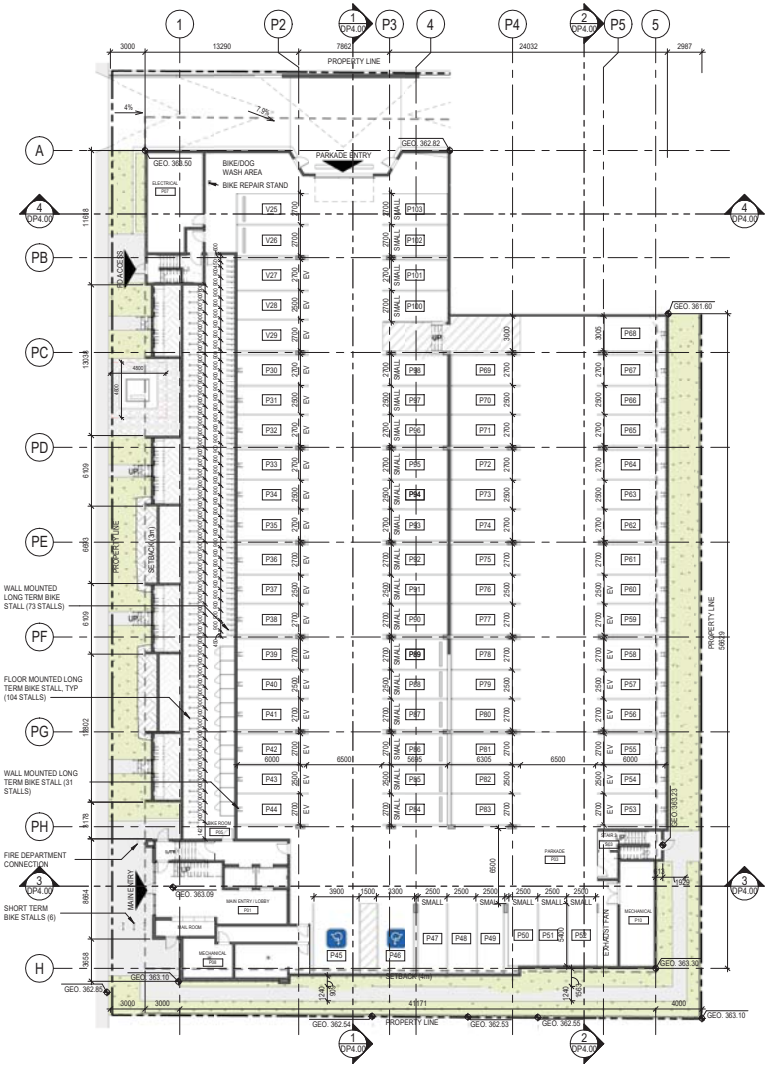
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO. **DP1.02**

REVISION NO. DP - 4

2 DP2.00 LEVEL 1 FLOOR PLAN
SCALE: 1 : 200



1 DP2.00 PLAN - PARKADE
SCALE: 1 : 200

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NOTE

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DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

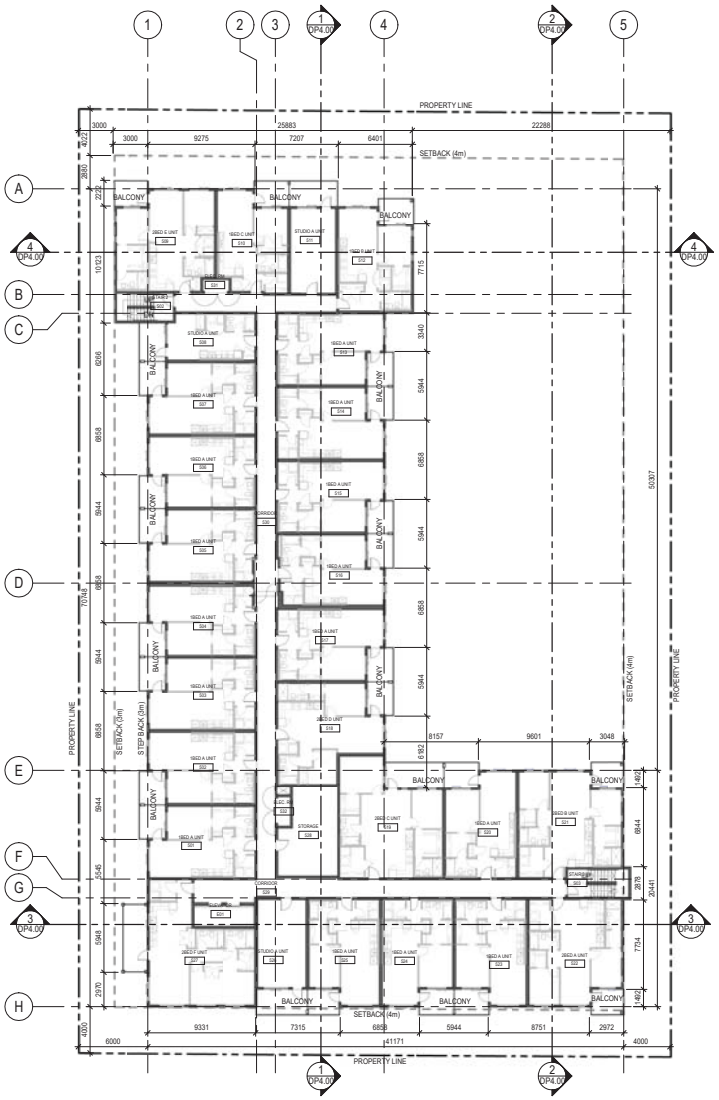
PROJECT
BARLEE RD

PROJECT ADDRESS
1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

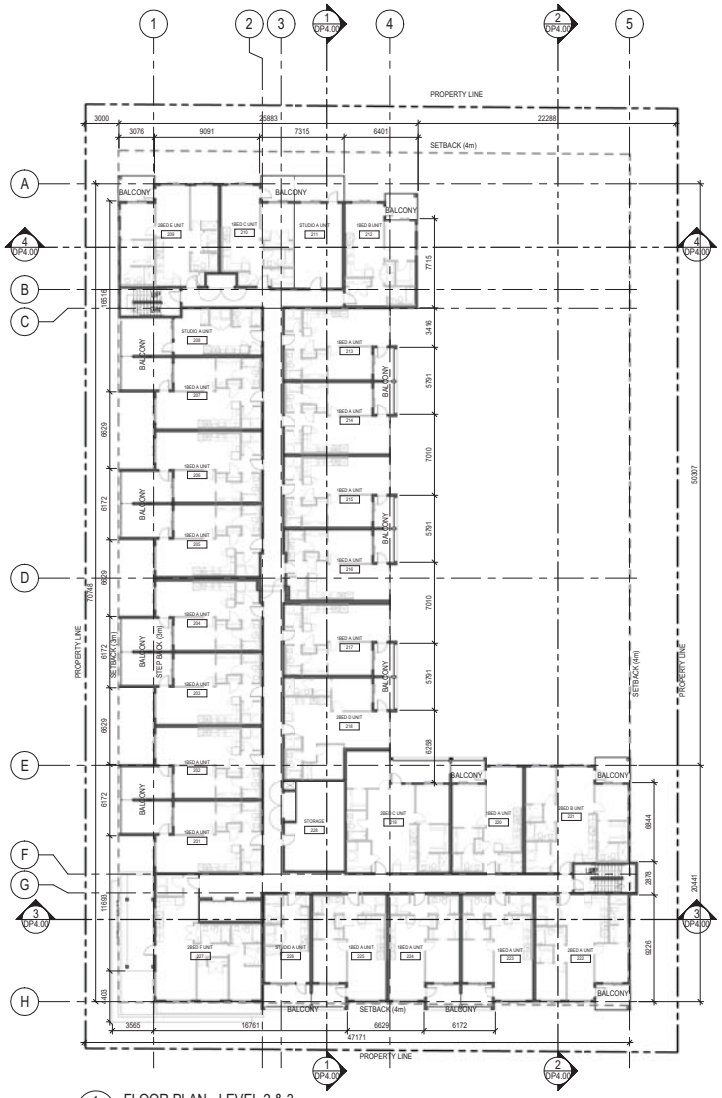
TITLE
FLOOR PLANS - MAIN & P1

PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO. **DP2.00**
REVISION NO. DP 4



2 DP2.01 FLOOR PLAN - LEVEL 4 & 5
SCALE: 1 : 200



1 DP2.01 FLOOR PLAN - LEVEL 2 & 3
SCALE: 1 : 200

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NOTE

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NOT FOR CONSTRUCTION

PROJECT

BARLEE RD

PROJECT ADDRESS

1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

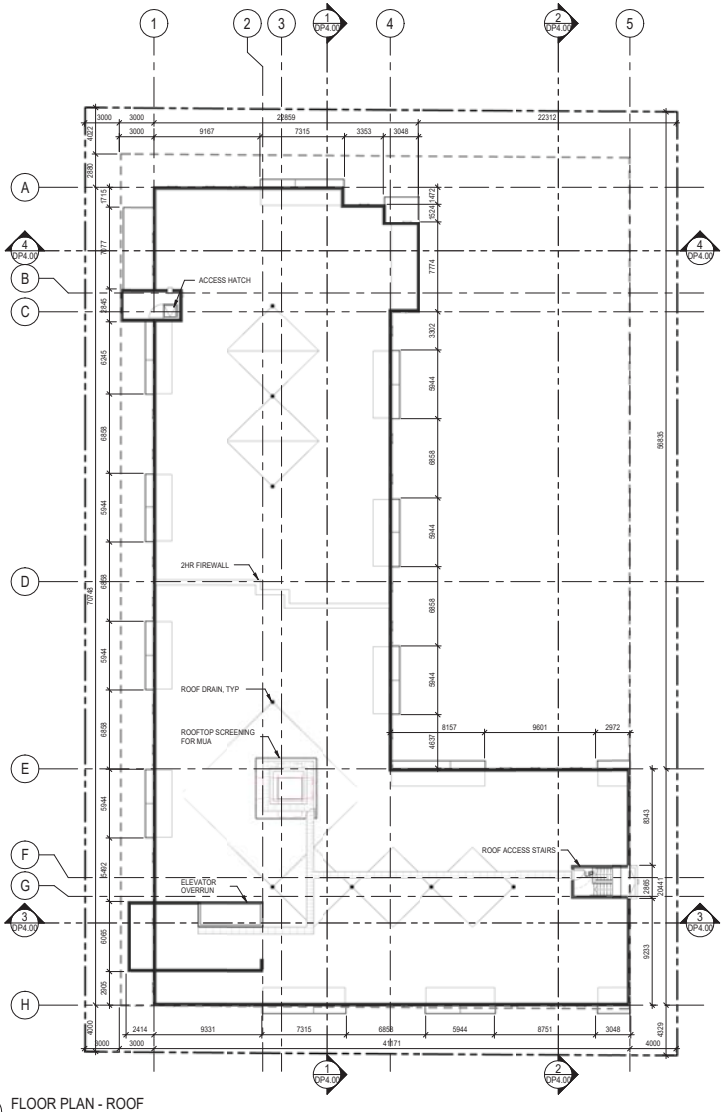
TITLE

FLOOR PLANS - LEVEL 2-5

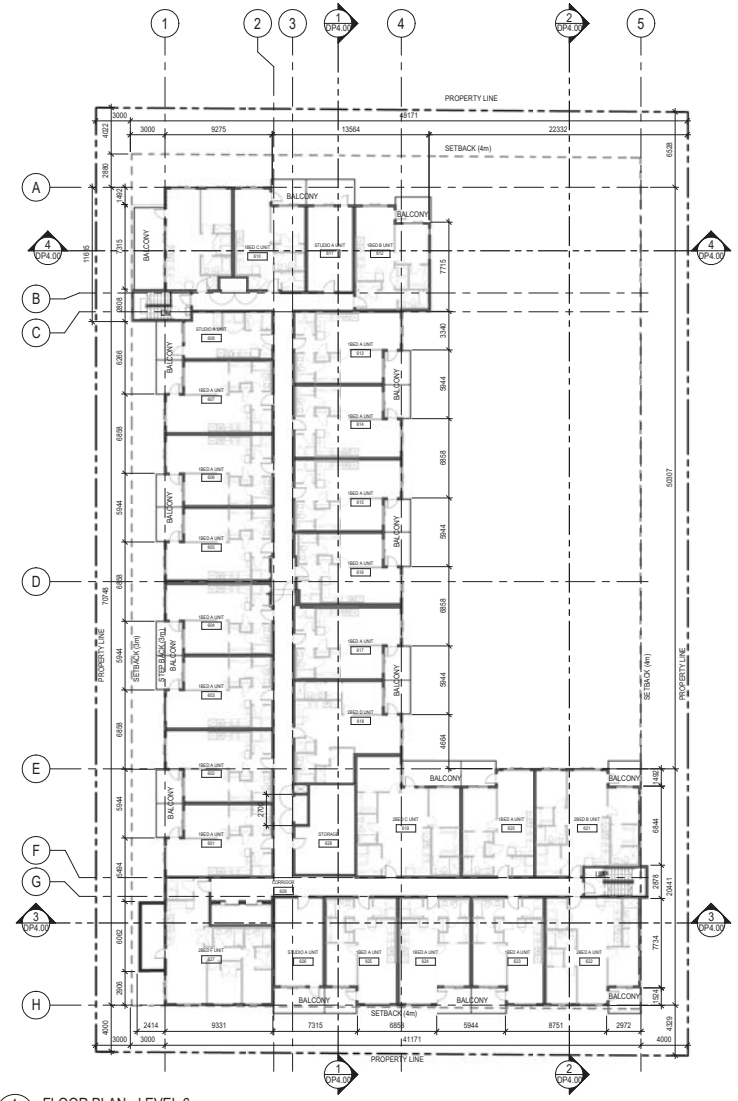
PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO. **DP2.01**

REVISION NO. DP - 4



2 DP2.02 FLOOR PLAN - ROOF
SCALE: 1 : 200



1 DP2.02 FLOOR PLAN - LEVEL 6
SCALE: 1 : 200

TRUE NORTH

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DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

TITLE
FLOOR PLANS - LEVEL 6

PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO. **DP2.02**
REVISION NO. DP - 4

Autodesk Docs://Troika - Barlee Rd/AR_223-060_TROIKA_BARLEE RD_R23.rvt
1/8/2025 9:57:49 AM

PERSPECTIVE - SW

PERSPECTIVE - WEST ELEVATION

DP - MATERIAL LEGEND

- 1A FIBERCEMENT BOARD LAP CLADDING (HARDIE, ARCTIC WHITE)
- 1B FIBERCEMENT BOARD LAP CLADDING (HARDIE, RICH ESPRESSO)
- 2A FIBERCEMENT PANEL CLADDING (HARDIE, ARCTIC WHITE)
- 2B FIBERCEMENT PANEL CLADDING (HARDIE, RICH ESPRESSO)
- 3 WOOD APPARENT METAL CLADDING
- 4 CHICAGO BRICK (ANTHRACITE)
- 5 VINYL WINDOW FRAME (BLACK) DOUBLE GLAZED (CLEAR)
- 6 METAL FRAMED GUARDRAIL WITH METAL PICKETS (BLACK POWDER COAT)
- 7 EXPOSED CONCRETE
- 8 ALUMINUM CLAD FIBERGLASS DOOR WITH GLAZING (CLEAR)
- 9 OVERHEAD DOOR (COLOUR TO MATCH ADJACENT CLADDING)
- 10 PRE-FINISHED METAL SOFFIT

2 DP3.00 SOUTH ELEVATION
SCALE: 1 : 200

1 DP3.00 WEST ELEVATION
SCALE: 1 : 200

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NOTE

SCHEDULE B
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City of Kelowna COMMUNITY PLANNING

NO.	ISSUE/ REVISION	DATE
DP - 4	ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3	ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

TITLE
BUILDING ELEVATION

PROJECT NO.	DRAWN	CHECKED
223-060	SG	Checker

DRAWING NO. **DP3.00**
REVISION NO. DP - 4

PERSPECTIVE - NW

2 DP3.01 NORTH ELEVATION
SCALE: 1 : 200

DP - MATERIAL LEGEND

1A FIBERCEMENT BOARD LAP CLADDING (HARDIE, ARCTIC WHITE)
1B FIBERCEMENT BOARD LAP CLADDING (HARDIE, RICH ESPRESSO)
2A FIBERCEMENT PANEL CLADDING (HARDIE, ARCTIC WHITE)
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8 ALUMINUM CLAD FIBERGLASS DOOR WITH GLAZING (CLEAR)
9 OVERHEAD DOOR (COLOUR TO MATCH ADJACENT CLADDING)
10 PRE-FINISHED METAL SOFFIT

1 DP3.01 EAST ELEVATION
SCALE: 1 : 200

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NOTE

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NO.	ISSUE/ REVISION	DATE
DP - 4	ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3	ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

TITLE
BUILDING ELEVATION

PROJECT NO.	DRAWN	CHECKED
223-060	SG	Checker

DRAWING NO. DP3.01
REVISION NO. DP - 4

4 DP3.02 PERSPECTIVE - NE
SCALE: 12" = 1'-0"

2 DP3.02 PERSPECTIVE - SE
SCALE: 12" = 1'-0"

3 DP3.02 PERSPECTIVE - NW
SCALE: 12" = 1'-0"

1 DP3.02 PERSPECTIVE - SW
SCALE: 12" = 1'-0"

zeidler

Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com

TROIKA

NOTE

2025 01 09

SCHEDULE B
This forms part of application
DP24-0101 DVP24-0162
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

NO.	ISSUE/ REVISION	DATE
DP - 4	ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3	ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT

BARLEE RD

PROJECT ADDRESS

1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

TITLE

PERSPECTIVES

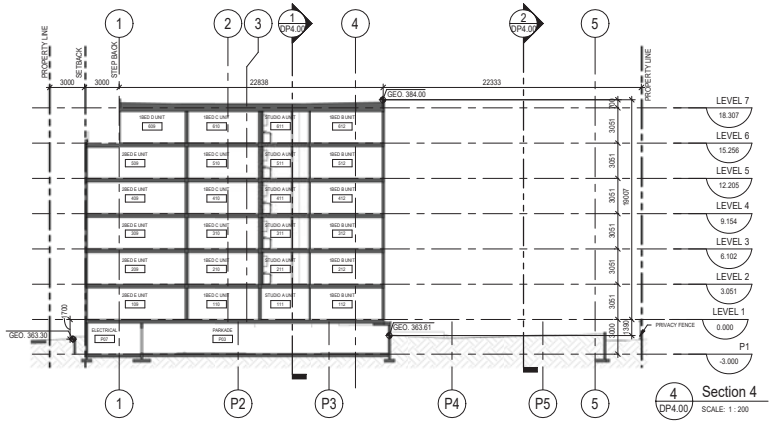
PROJECT NO.	DRAWN	CHECKED
223-060	SG	Checker

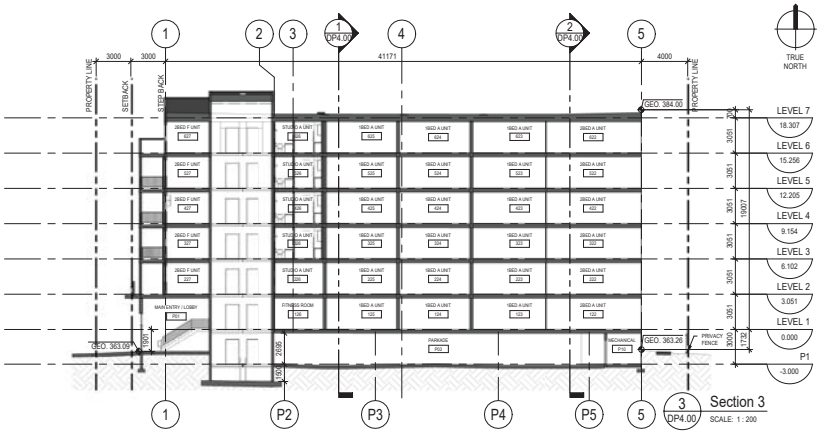
DRAWING NO.

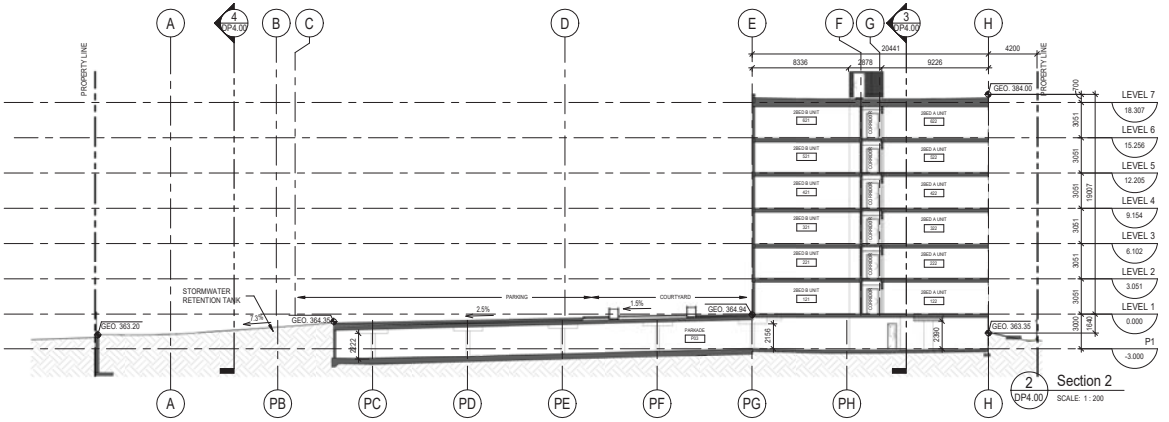
DP3.02

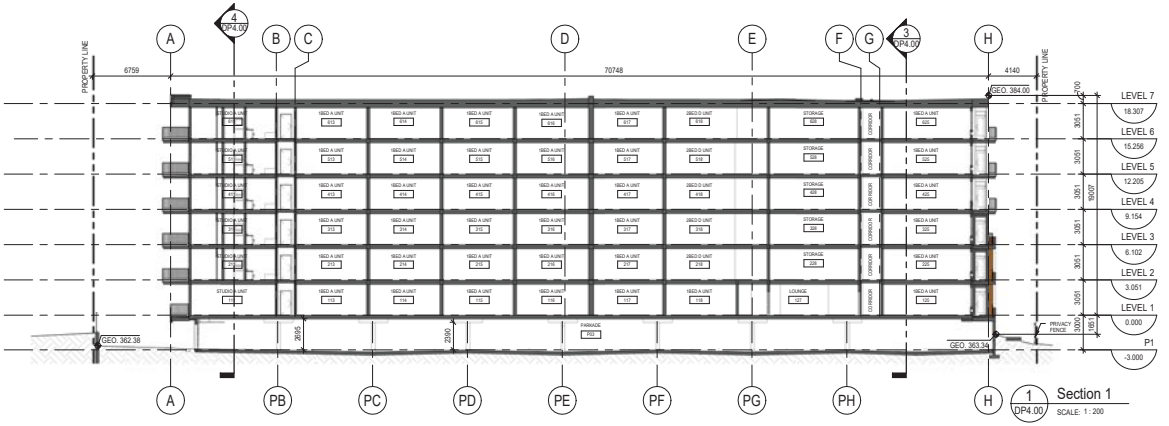
REVISION NO.

DP - 4









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NOTE

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Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

NO.	ISSUE/ REVISION	DATE
DP - 4	ISSUED FOR DP - RESPONSE 2	2025-01-08
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DP - 2	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT

BARLEE RD

PROJECT ADDRESS

1881 Barlee RD.
KELOWNA, BC
V1Y 4S2

TITLE

BUILDING SECTION

PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO.

DP4.00

REVISION NO. DP - 4

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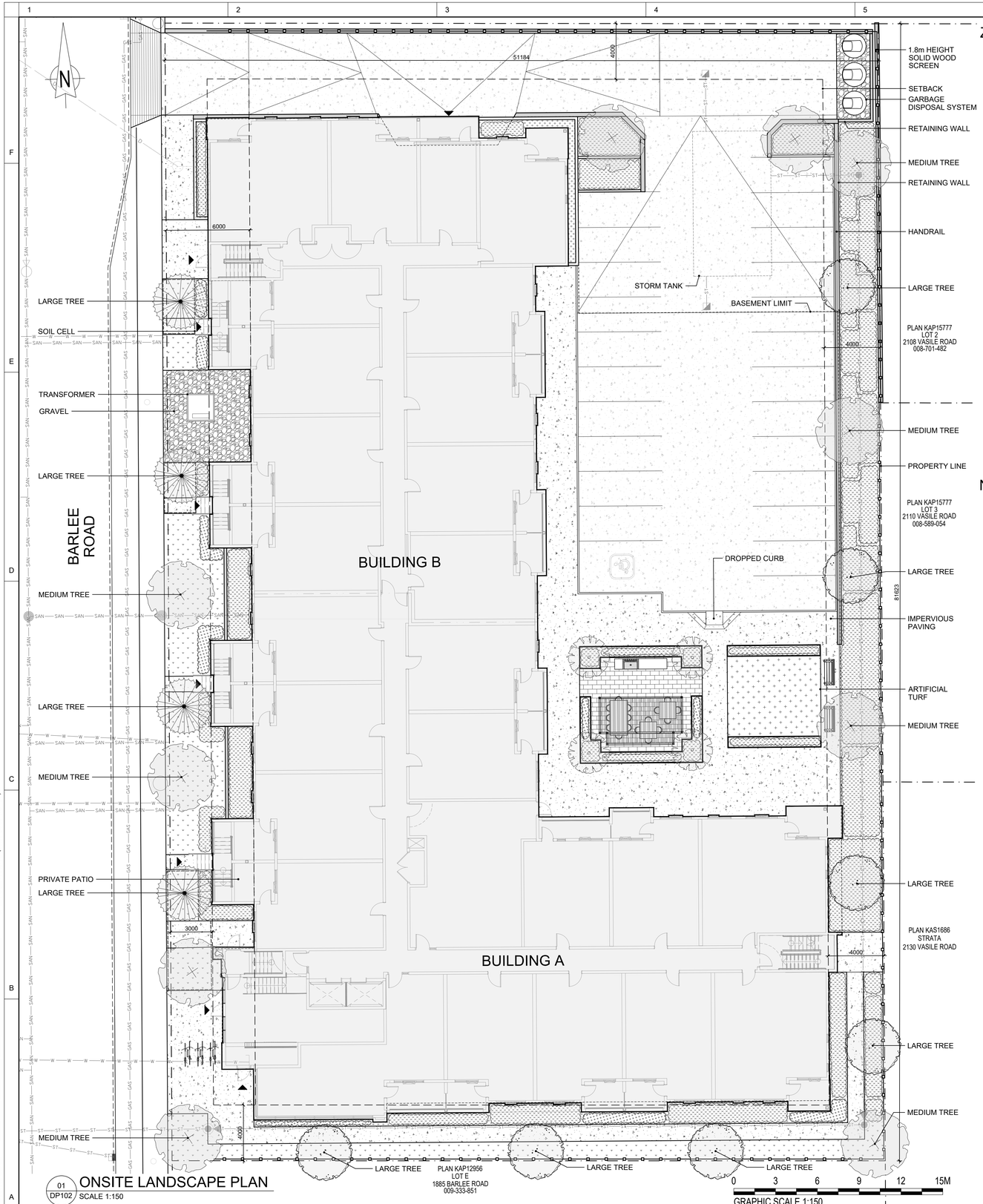

01 DP102 ONSITE LANDSCAPE PLAN
SCALE 1:150

SHEET SIZE - ARCH D (36.00"24.00 INCHES)
50mm
10mm
SCANNING SCALE

ZONING BYLAW 12375 LANDSCAPE SUMMARY

Landscaping Standards (7.2)	UC3		Proposed
Min. tree amount	Front & Rear -yard Setback: 3.0m Front& Rear -yardsetback Length: 81.65m (for number of trees) Flanking side-yards setback Length: 45.18m (for number of trees) Transformers & Driveways length: 56m Total Linear Length = 254-56: 198m Required Number of trees = 20		Setback Area: Front&Rear 3.0m x 81.65m = 244.95 sq.m Side 3.0m x 45.18 m = 135.54 sq.m Transformers & Driveways areas: 157.55 sq.m Total Landscape Are : 760.98 sq.m -157.55 sq.m : 603.43 sq.m Number of Trees provided: 19 23
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm		L: 5cm M: 4cm S: 3cm
Min. coniferous tree height	250cm		250cm
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)		L: 65% M: 35% S: NA
Min. growing medium area (organic surface area)	75% soil-based landscaping (organic surface area) Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area. *		398.49 sq.m / 603.43 sq.m =66% Note Soil Cells Are provided to accommodate missing growing medium
Min. growing medium volumes per tree	L: 3x 30 cu.m single =90 cu.m L: 1x 20 cu.m Pair =20 cu.m L: 7x 15 cu.m shared = 105 cu.m M:1 x 20 cu.m single = 20 cu.m M:1 x 15 cu.m Pair = 15 cu.m M:6 x 12 cu.m shared =72 cu.m Total Required Volumes: 322 cu.m Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area. *		L: 3x 30 cu.m single =33 cu.m L: 1x 20 cu.m Pair =25 cu.m L: 7x 15 cu.m shared = 145 cu.m M:1 x 20 cu.m single = 12 cu.m M:1 x 15 cu.m Pair = 20 cu.m M:6 x 12 cu.m shared =112 cu.m Total Provided Volumes: 347 cu.m Note Soil Cells Are provided to accommodate missing growing medium
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes		Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	2.0m		N/A
Riparian management area?	N	y/n	N
Retention of existing trees on site?	N	y/n	N
Surface parking lot (7.2.10)?	Y	y/n	N
Refuse & recycle bins screened?	Y	y/n	N[4]

NOTES

1. ALL PLANTING SHOULD CONFORM TO THE BC LANDSCAPE STANDARDS, CURRENT EDITION, FOR MINIMUM PLANT AND INSTALLATION SPECIFICATIONS.
2. ALL REQUIRED LANDSCAPE AREAS AND INSTALLATIONS INCLUDING IRRIGATION REQUIREMENTS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD (CLS) AS JOINTLY PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
3. ALL REQUIRED LANDSCAPE AREAS AND INSTALLATIONS SHALL BE REGULARLY MAINTAINED BY PROPERTY OWNERS TO MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
   (A) THE LANDSCAPE MAINTENANCE REQUIREMENTS SHALL ADDRESS/PROVIDE FOR THE FOLLOWING ITEMS REGARDING PLANT MATERIAL:WATERING, MULCHING, PRUNING, FERTILIZING, LIMING AND TREE SUPPORT AS WELL AS WEED, PEST, AND DISEASE CONTROL.
   (B) THE LANDSCAPE MAINTENANCE REQUIREMENTS SHALL ADDRESS/PROVIDE FOR THE FOLLOWING ITEMS REGRADING LAWNS AND GRASS AREAS: WATERING, FERTILIZING, LIMING, MOWING, TRIMMING, EDGING, AERATION AND REPAIRS (REGRADING, RESEEDING OR RESODDING) AS WELL AS WEED, INSECT, AND DISEASE CONTROL.
   (C) THE EXECUTION OF THE ABOVE-MENTIONED LANDSCAPE MAINTENANCE REQUIREMENTS SHALL TAKE PLACE ON A REGULAR BASIS AS TO ENSURE A HEALTHY, NEAT, AND ORDERLY APPEARANCE THROUGHOUT THE YEAR.
4. ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CLEAR STEM HEIGHT OF 1.5 M.
5. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. NO RUN-OFF ONTO SIDEWALKS, STREETS, OR PARKING AREAS SHALL BE PERMITTED.

PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE (S/H & CALIPER)	
TREES				
DECIDUOUS TREES				
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8	4cm caliper	07m ht / 4.8m sp
Tilia cordata 'Halka'	Summer Sprite® Linden	7	6cm caliper	06m ht / 04m sp
Magnolia 'Daybreak'	Daybreak Magnolia	4	6cm caliper	08m ht / 03m sp
CONIFEROUS TREES				
Acer platanoides	Columnar Norway Maple	4	6cm caliper	12m ht / 04m sp
TREES				
DECIDUOUS SHRUBS				
Sem False spirea	Sorbaria sorbifolia'Sem'	30	#2 CONT.	(1.5m ht / 1.2m sp)
Cotinus coggygria " Velveteeny™"	Velveteeny™ Dwarf Smokebush	09	#2 CONT.	(1.2m ht / 1.2m sp)
Hydrangea arborescens	Invincibelle® Ruby Hydrangea	15	#2 CONT.	(1.2m ht / 1.0m sp)
Cornus alba 'Prairie Fire'	Prairie Fire Dogwood	21	#2 CONT.	(1.5m ht / 1.5m sp)
Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	18	#2 CONT.	(1.2m ht / 1.5m sp)
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	04	#5 CONT.	(1.0m ht / 2.0m sp)
Spiraea x Vanhouttei	Grand Bleu Caryopteris ®	25	#2 CONT.	(0.9m ht / 0.8m sp)
Uxus microphylla 'Green Gem'	Green Gem Boxwood	57	#2 CONT.	(1.2m ht / 0.8m sp)
Rosa 'Radcor'	Rainbow Knock Out	14	#2 CONT.	(0.9m ht / 1.0m sp)
Philadelphus 'Snowwhite Fantasy'	Snow White™ Mockorange	10	#2 CONT.	(2.0m ht / 1.5m sp)
EVERGREEN SHRUBS				
Pinus Mugo Var. Pumillo	Dwarf Mugo Pine	11	#5 CONT.	(0.9m ht / 1.8m sp)
Juniperus × pfitzeriana 'Sea Green'	Sea Green Juniper Spartan Juniper Upright	08 06	#5 CONT. #5 CONT.	(1.8m ht / 1.8m sp) (1.2m ht / 1.8m sp)
PERENNIALS & GROUND COVERS				
Anemone sylvestris	Snowdrop Anemone	03	#1 CONT.	(0.6m ht / 0.5m sp)
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	03	#1 CONT.	(0.6m ht / 0.8m sp)
ORNAMENTAL GRASSES				
Sporobolus heterolepis	Prairie Dropseed	08	#1 CONT.	(0.7m ht / 0.8m sp)
Andropogon gerardii	Big Bluestem Grass	04	#1 CONT.	(1.5m ht / 0.8m sp)
Muhlenbergia reverchonii PUND01S Undaunted®	Ruby Muhly Grass	03	#1 CONT.	(0.5m ht / 0.8m sp)

GENERAL LEGEND

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SETBACK
- BASEMENT LINE
- ROW / UTILITY CORRIDOR
- BUILDING ENTRANCE

PAVING LEGEND

- IMPERVIOUS PAVING (CONCRETE/ASPHALT)
- PERVIOUS PAVING (PAVING STONE)
- GRAVEL PAVING
- PEDESTAL PAVING
- ARTIFICIAL TURF
- PLAYGROUND SURFACING
- WOODEN DECKING
- SOIL CELLS
- LIVE ROOF

PLANTING LEGEND

- SHRUB PLANTINGS
- PERENNIAL, GROUND COVER & SEASONAL PLANTINGS
- GRASS PLANTING

UTILITIES LEGEND

- ELECTRICAL LINE
- LIGHT POLE
- WATER LINE
- WATER METER
- GAS LINE
- UTILITIES BOX
- STORM LINE
- HYDRANT
- SANITARY LINE
- STORM CATCH BASIN
- IRRIGATION LINE
- VALVE
- STORM MANHOLE / CATCH BASIN
- SANITARY MANHOLE / CATCH BASIN
- STORM PIPE CAP
- SANITARY PIPE CAP

FURNITURE LEGEND

- PEDESTRIAN SIGNAGE
- STOP SIGNAGE
- IDENTIFICATION SIGN
- FIXED GARBAGE CAN
- PERGOLA
- MAILBOXES
- PLANTER BOX
- WASTE AND RECYCLING MOLOKS
- FIXED BENCH
- BIKE RACK

FENCES & WALLS LEGEND

- SOLID WOOD FENCE 1.8m
- SOLID WOOD CEDAR FENCE 1.2m
- WALL

CLIENT

TROIKA

LANDSCAPE CONSULTANT

GEORGE HARRIS COLLABORATIVE INC.
Landscape Architecture /Urban Design

SCHEDULE C
This forms part of application
DP24-0101 DVP24-0162
Planner Initials KB
City of Kelowna COMMUNITY PLANNING

NOT FOR CONSTRUCTION

REGISTERED MEMBER BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS GEORGE D. HARRIS 432

REV	DATE	ISSUED FOR	DRAWN	CHECK	DESIGN
07	25.01.09	ISSUED FOR DP ADDENDUM	LG	MA	SM
06	24.11.04	ISSUED FOR BP	LG	MA	SM
05	24.10.31	ISSUED FOR BP	LG	MA	SM
04	24.10.11	CONSTRUCTION	LG	MA	SM
03	24.09.16	90% IFC FOR REVIEW	LG	MA	SM
02	24.08.12	60% IFC FOR REVIEW	LG	MA	SM
01	24.05.03	REVIEW	LG	MA	SM

PROJECT
1857 BARLEE RD, KELOWNA,BC

DISCIPLINE
LANDSCAPE

SHEET TYPE
LANDSCAPE MASTERPLANS

SHEET TITLE
ONSITE PLAN

SCALE	PROJECT NO.	SHEET NO.	REV
150	223-060	DP102	04

01 DP103 WATER CALCULATIONS 1:150

WATER CONSERVATION CALCULATIONS

1. LANDSCAPE MAXIMUM WATER BUDGET (WB)= 481 CU.M./ YEAR
2. ESTIMATED LANDSCAPE WATER USE (WU)= 303 CU.M./ YEAR
3. WATER BALANCE : 178 CU.M. / YEAR

* REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

ZONE 1 — ZONE # 1: UNWATERED PERVIOUS AREAS INCLUDING MULCH, PERVIOUS PAVING, NATURALIZED MEADOWS, AND SWIMMING OR ORNAMENTAL POOLS.
HYDROZONE AREA (SQ.M) : 112.76
ESTIMATED WATER USE (CU.M) : N/A

N/A — ZONE #2: LOW WATER USE PLANTS AND HIGH-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :

N/A — ZONE #3: LOW WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :

ZONE 4 — ZONE #4: MODERATE WATER USE PLANTS AND HIGH-EFFICIENCY.
HYDROZONE AREA (SQ.M) :549
ESTIMATED WATER USE (CU.M) : 183

N/A — ZONE #5: MODERATE WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :

N/A — ZONE #6: HIGH WATER USE PLANTS AND HIGH-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :

N/A — ZONE #7: MODERATE WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :

ZONE 8 — ZONE #8: WATERED MOWN LAWN AREAS, LOW EFFICIENCY-IRRIGATION
HYDROZONE AREA (SQ.M) : 140
ESTIMATED WATER USE (CU.M) : 120

N/A — ZONE #9: SPECIAL LANDSCAPE AREAS (SLA) VEGETABLE GARDEN, HIGH-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M):
ESTIMATED WATER USE (CU.M):

IRRIGATION 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.

GENERAL LEGEND

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SETBACK
- BASEMENT LINE
- ROW / UTILITY CORRIDOR
- BUILDING ENTRANCE

SCHEDULE C
This forms part of application
DP24-0101 DVP24-0162
Planner Initials KB
City of Kelowna COMMUNITY PLANNING

CLIENT
TROIKA

LANDSCAPE CONSULTANT
GEORGE HARRIS COLLABORATIVE INC.
Landscape Architecture /Urban Design

NOT FOR CONSTRUCTION

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER GEORGE D. HARRIS 432

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PROJECT
1857 BARLEE RD, KELOWNA, BC

DISCIPLINE
LANDSCAPE

SHEET TYPE
LANDSCAPE MASTERPLANS

SHEET TITLE
WATER CONSERVATION PLAN

SCALE	PROJECT NO.	SHEET NO.	REV
150	223-060	DP103	04

SHEET SIZE - ARCH D (36.00"x24.00 INCHES)
50mm
10mm
SCANNING SCALE

GEORGE HARRIS
COLLABORATIVE INC.

SCHEDULE C
This forms part of application
DP24-0101 DVP24-0162
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

1857 Barlee Road Multi-Family - Zoning Bylaw 12375 Landscape Summary

Landscaping Standards (7.2)	UC3		Proposed
Min. tree amount	Front & Rear -yard Setback: 3.0m Front& Rear -yardsetback Length: 81.65m (for number of trees) Flanking side-yards setback Length: 45.18m (for number of trees) Transformers & Driveways length: 56m Total Linear Length = 254-56: 198m Required Number of trees = 20		Number of Trees provided: 23
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm		L: 5cm M: 4cm S: 3cm
Min. coniferous tree height	250cm		250cm
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)		L: 65% M: 35% S: NA
Min. growing medium area (organic surface area)	75% soil-based landscaping (organic surface area) Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area. *		398.49 sq.m / 603.43 sq.m =66% Note Soil Cells Are provided to accommodate missing growing medium
Min. growing medium volumes per tree	L: 3x 30 cu.m single =90 cu.m L: 1x 20 cu.m Pair =20 cu.m L: 7x 15 cu.m shared = 105 cu.m M:1 x 20 cu.m single = 20 cu.m M:1 x 15 cu.m Pair = 15 cu.m M:6 x 12 cu.m shared =72 cu.m Total Required Volumes: 322 cu.m Note from By Law *There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area. *		L: 3x 30 cu.m single =33 cu.m L: 1x 20 cu.m Pair =25 cu.m L: 7x 15 cu.m shared = 145 cu.m M:1 x 20 cu.m single = 12 cu.m M:1 x 15 cu.m Pair = 20 cu.m M:6 x 12 cu.m shared =112 cu.m Total Provided Volumes: 347 cu.m Note Soil Cells Are provided to accommodate missing growing medium
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes		Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	2.0m		N/A
Riparian management area?	N	y/n	N
Retention of existing trees on site?	N	y/n	N
Surface parking lot (7.2.10)?	Y	y/n	N
Refuse & recycle bins screened?	Y	y/n	N[4]
Other:	[1]Growing medium volumes include areas outside of landscape setback zone and soil cell area to attain required volumes per tree.		

	[2]Organic surface area will need to include areas outside of landscape setback zone to attain required minimum soft based landscaping. This includes offsite area of planting at Mugford Road & Rutland Road. [3]Garbage and recycling bins to be stored inside building.

GEORGE HARRIS
COLLABORATIVE INC.
Landscape Architecture
/Urban Design

January 09, 2025

Re: 1857 Barlee Rd. Kelowna, BC
Preliminary Cost Estimate for Bonding

Dear Josh Klassen:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Barlee Rd. conceptual landscape plan dated 09.01.25;

- On-site Improvements: 2161 square meters (23260.81 square feet) = $220,266.20
- Off-site Improvements: 295 square meters (3175 square feet) = $19,184

This preliminary cost estimate is inclusive of hardscape, trees, shrubs, turf, mulch, topsoil, site furnishings, soil cells & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

George Harris, AALA, BSCLA, CSLA

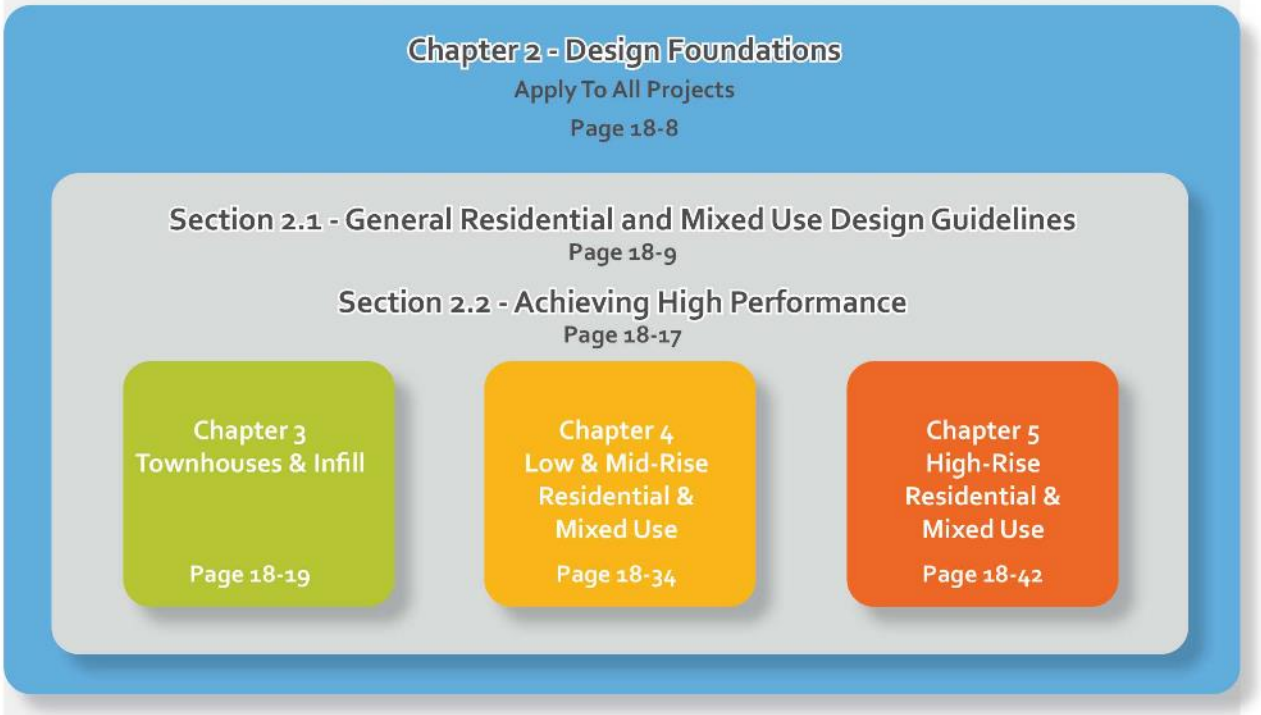
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

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

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

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



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

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
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.	✓					
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 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.						✓
e. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
f. 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.					✓	
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: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
h. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
i. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.			✓			
Residential & Mixed Use Buildings						
j. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition			✓			

zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						
k. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
l. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
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.		✓				
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.				✓		
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.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.		✓				
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						✓
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.						
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: • 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.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.				✓		
Outdoor amenity areas						
c. Design internal courtyards to: • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. • Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.					✓	
d. Design mid-block connections to include active frontages, seating and landscaping.	✓					
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: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.					✓	
b. Break up the building mass by incorporating elements that define a building's base, middle and top.					✓	

c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.					✓	
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.					✓	
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • 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.	✓					
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.	✓					
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

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DESIGN RATIONALE: Midtown Urban Core Rental Project

TROIKA

September 8th, 2024

To: To whom it may concern,

Re: Development Variance Permit Application for 1857-1879 Barlee Rd. (DP24-0101 & Z24-0024)

Bylaw Regulation:

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

- Min. Building Stepback from Font Yard and Flanking Side Yard
  - UC3 = 3.0m
    - Footnote 14 – Minimum building Stepbacks apply only to buildings that are at least five (5) storeys and not taller than 12 stores. The Stepback can occur on any floor above the second storey.

Additional Bylaw Considerations:

Section 7.2 – Tree & Landscaping Planting Requirements

- Minimum Setback from buildings, raised patios, and balconies to on-site trees.
  - Large: 3m radius from centre of tree up to the second storey of the building
  - Medium: 2m radius from centre of tree up to the second storey of the building
  - Small: 1m radius from centre of tree up to the second storey of the building
  - Any underground parkade, underground building, underground structure (such as a stormwater detention tank) must be setback at least 1 metre volumetrically measured from the centre of the tree at finished grade (truck flare).

Design Rationale:

It has been our practice to design our projects with a continuous Stepback along the entire façade similar to the multi-storey building diagram found under the definition of Stepback in the City Bylaws, but changes to the Tree and Landscaping Planting Requirements have resulted in the design we submitted. The current design incorporates Stepbacks along the Barlee Rd. frontage: on the northwest corner at the 6th storey, as well as the stepping back of the balcony-pairs at the second storey along the bulk of the building, and the balconies on the southwest corner – mimicking a similar massing to the northwest corner. The portions of the building that do not Stepback, or rather Stepback at grade because they are recessed 6m from the property line, are designed in response to the minimum Setback from buildings, raised patios, and balconies to on-site trees as outlined in table 7.2 of the Zoning Bylaw 12375, which required a 3m radius from centre of large trees up to the second storey of the building. The required trees must be planted in the setback area and because it is only 3m deep the trees would need to be centered on the property line to maintain the 3m radius of the trees and provide a Stepback element along the

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entire building. Supposing that planting a tree half off our property would not be allowed we endeavoured to literally design around these trees.

The Bylaw definition of a Stepback is, “the horizontal recessing of the building façade above a specified storey”. This does not speak to the purpose of the Stepback, but rather goes on to show diagrams of how it applies to a single-family house and a mid-rise building of 8 storeys, neither of which truly reflects our project. We are left to infer that the Stepback is intended, as it is in many jurisdictions, to reduce the amount of shadowing of the street, maintain the street fronting façade at a “human scape” (typical 2 or 3 storeys), and provide additional articulation to increase visual interest. We suggest that the current design meets all these criteria while still providing sufficient space for the large trees to be planted on our property. We are requesting support of our variance due to our design recessing the building to a depth of the Stepback below the second storey.

Conclusion:

We are requesting a variance because despite our best efforts to design a bylaw compliant building there is a conflict between sections 7.2 and 14.11, which prevents us from complying fully to the letter of the Bylaw. However, we believe we have designed this project to the spirit of the Bylaw by meeting all the intents of the Stepback requirement, those being reduced shadowing, increased articulation, and a more human scaled street front. May we request that the Bylaws be reviewed for internal conflicts, or perhaps the Stepback requirement be amended so it applies to a percentage of the building, which will allow for the Landscape requirements to be accommodated.

Sincerely,

Steve Belt He/Him
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