

City of
Kelowna

Development Permit

DP24-0039

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

765 Badke Road

and legally known as

Lot E Section 27 Township 26 ODYD Plan 22268

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 10, 2025

Development Permit Area: Form and Character

Existing Zone: UC4r – Rutland Urban Centre 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: Kerr Properties 002 Ltd., Inc. No. BCo813930

Applicant: Kerr Properties 002 Ltd – Travis Tournier

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. DP24-0039 for Lot E Section 27 Township 26 ODYD Plan 22268 located at 765 Badke Road, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$160,000.00**

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.**



1 CONTEXT PLAN
 SCALE: NTS



2 VICINITY PLAN
 SCALE: NTS

**LAND USE BYLAW ANALYSIS
 BASED ON BYLAW #12375**

SITE AREA
 • 5,029.04 m² = 0.53 ha

LAND USE DESIGNATION
 • UC4 - Rutland Urban Centre
 • Neighbouring Lots' Designations: UC4, EDINST (P1)

8 - PARKING AND LOADING

SECTION 8.2.7.b: Ratio of Parking Spaces
 • Min. Regular Size Vehicle parking spaces: 50%*
 *(all visitor parking spaces must be regular size vehicle parking spaces)
 • Max. Small Size Vehicle parking spaces: 50%

SECTION 8.2.17: Amount of Accessible Parking Spaces
 • Min. # of Required Accessible Parking Spaces: 4
 • Min. # of Required Van Accessible Spaces: 1

SECTION 8.3.1 Residential Multi-Dwelling Parking Base Parking Requirement (Number of spaces)
 Use: Apartment Housing
 • Min. 0.9 & Max. 1.25 spaces per 1-Bed unit
 • Min. 1.0 & Max. 1.5 spaces per 2- or more Bed unit

Minimum Visitor Parking requirement
 • Min. 0.14 & Max 0.2 spaces per dwelling unit

SECTION 8.4: Off Street Loading
 • apartment housing not listed as a use requiring an off-street loading space

SECTION 8.5: Off-Street Bicycle Parking
 Minimum Bicycle Parking Required (Number of spaces)
 Use: Apartment Housing
 • Long-term: 0.75 space per 1- & 2-Bed unit, 1.0 space per 3-Bed unit
 • Short-term: 6.0 spaces per entrance

14 - CORE AREA & OTHER ZONES

SECTION 14.3: Urban Centre Zone Purposes
 • UC4 - Rutland Urban Centre: a mixed commercial and residential zone for developments within the Rutland Urban Centre

SECTION 14.9: Principal and Secondary Land Uses
 • Apartment Housing - Principal Use

SECTION 14.11: Commercial and Urban Centre Zone Development Regulations
 • Max Site Coverage of all Buildings: 85%
 • Max Site Coverage of all Buildings, Structures, and Impermeable Surfaces: 90%
 • Min. Front Yard Setback: 3.0m
 • Min. Side Yard Setback: 0.0m*
 *(any portion of a building above 16.0m in height must be setback a minimum 4.0m from any lot line abutting another property)
 • Min. Rear Yard Setback: 0.0m**
 ** (except if it is 6.0m when abutting an education / institutional (EDINST) future land use designation)
 • Min. Common and Private Amenity Space***: 10.0 m² per 1-Bedroom dwelling unit, 15 m² per dwelling unit with more than 1-bedroom
 *** (4.0m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas)

SECTION 14.14: Density and Height
 • Max. Base Density FAR: for areas identified as 6 storeys = 1.8 FAR
 • Max. Base Height: for areas identified as 6 storeys = 6 storeys & 22.0m

SITE INFORMATION

LAND USE DISTRICT	UC4 - Rutland Urban Centre	
LEGAL DESCRIPTION	Lot E, Plan KAP22268	
MUNICIPAL ADDRESS	765 Badke Rd, Kelowna	
COMMUNITY	Rutland	
SITE AREA	5,029 SM 1.24 AC	54,132 SF 0.503 HA

FAR CALCULATION DETAIL

SITE AREA	5,029 SM	54,132 SF
FLOOR AREA, NET		
Main Floor	1,458.4 SM	15,698 SF
Level 2	1,516.4 SM	16,322 SF
Level 3	1,524.1 SM	16,405 SF
Level 4	1,524.1 SM	16,405 SF
Level 5	1,524.1 SM	16,405 SF
Level 6	1,474.6 SM	15,872 SF
TOTAL	9,021.7 SM	97,109 SF

DEVELOPMENT STATISTICS

PROPOSED USE	Rental Units, 120 Units Total	
UNIT COUNT		
1 Bed	30 Units	25.0%
2 Bed	76 Units	63.3%
3 Bed	14 Units	11.7%
TOTAL	120 Units	100.0%
PROJECT GFA		
Parkade L1	3,889 SM	41,857 SF
Main Floor	1,907 SM	20,531 SF
Level 2	1,879 SM	20,229 SF
Level 3	1,887 SM	20,316 SF
Level 4	1,887 SM	20,316 SF
Level 5	1,887 SM	20,316 SF
Level 6	1,830 SM	19,894 SF
TOTAL	15,167 SM	121,401 SF
FAR		
Maximum	1.80	
Proposed	1.79	No Bonus Required
PARCEL COVERAGE		
Maximum	85.0%	
Proposed	77.3%	
AMENITY AREA		
Required	1,650 SM	Patios, Balconies, Indoor Amenity, Front Plaza, Rear Amenity
Proposed	1,962 SM	
BUILDING HEIGHT		
Maximum	22 m	8 Storeys
Proposed	21 m	6 Storeys
VEHICLE PARKING		
Required		
1 Bed	27 stalls	0.9 stalls / unit min.
2 Bed	76 stalls	1.0 stalls / unit min.
3 Bed	14 stalls	1.0 stalls / unit min.
Visitor	16 stalls	14 stalls / unit min.
TOTAL	133 stalls	Resident + Visitor
Proposed		
63 stalls	Regular	
55 stalls	Small Vehicle (41%)	
16 stalls	Visitor	
TOTAL	134 stalls	Resident + Visitor
BICYCLE PARKING		
Required Long Term		
1- & 2-Bed	80 stalls	0.75 stalls/unit
3 Bed	14 stalls	1.00 stalls/unit
Required Short Term	6 stalls	6 stalls/entrance
TOTAL	100 stalls	Long + Short Term
Proposed Long Term		
Ground	48 stalls	51%
Wall	46 stalls	49%
Short Term	6 stalls	
TOTAL	100 stalls	Long + Short Term

PROPOSED FAR

Maximum	1.80
Proposed	1.79
	No Bonus Required

AREA COMPARISON TO 1.8 FAR (NO BONUS)

Proposed Floor Area, Net	9,021.7 SM	97,109 SF
1.8 FAR Allowable Area	9,052.3 SM	97,438 SF
DIFFERENCE	-30.6 SM	-329 SF

AMENITY AREA CALCULATION

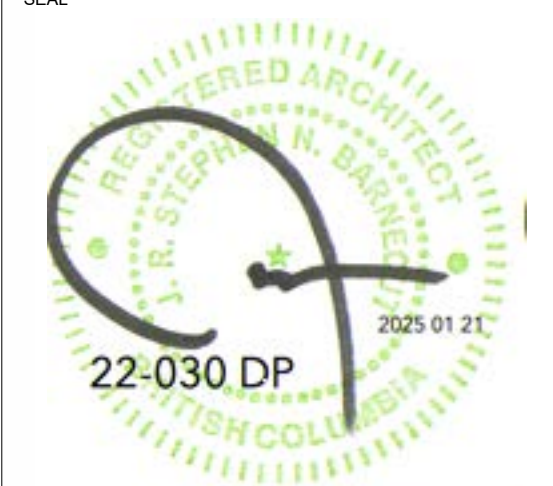
OVERALL AMENITY AREA REQUIRED		
1 Bed	300 SM	10 SM / Unit
More than 1 Bed	1,350 SM	15 SM / Unit
TOTAL	1,650 SM	
COMMON AMENITY AREA REQUIRED		
All Units	480 SM	4 SM / Unit
OVERALL AMENITY AREAS PROVIDED		
	SM	SF
Private		
Patios / Balconies	1,099	11,831
Common		
Front Plaza	501	5,394
Rear Amenity	348	3,750
Indoor	0	0
COMMON AMENITY PROVIDED	850 SM	9,144 SF
TOTAL	1,949 SM	5,394 SF

WASTE & RECYCLING

REQUIRED		
Waste		
Garbage	6,360 L	53.0 L / Unit / Week
Organics	1,680 L	14.0 L / Unit / Week
TOTAL	8,040 L	
Recycling		
Mixed Containers	2,220 L	18.5 L / Unit / Week
Mixed Papers	1,800 L	15.0 L / Unit / Week
Cardboard	3,300 L	27.5 L / Unit / Week
Glass	252 L	2.1 L / Unit / Week
TOTAL	7,572 L	
PROVIDED		
Waste & Organics	2,294 L	1 x 3 yd3 BIN
Waste & Organics	6,116 L	2 x 4 yd3 BIN
TOTAL	8,410 L	
Mixed Recycling	4,588 L	2 x 3 yd3 BIN
Mixed Recycling	3,058 L	1 x 4 yd3 BIN
Glass	363 L	1 x 96 gal TOTE
TOTAL	7,646 L	

GRAVITY ARCHITECTURE

CONTACT
 Jay Wivchar
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 Calgary AB Canada
 T2R 1L5
 gravityarchitecture.com



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 PERMIT NUMBERS

PROJECT STATUS
 Development Permit

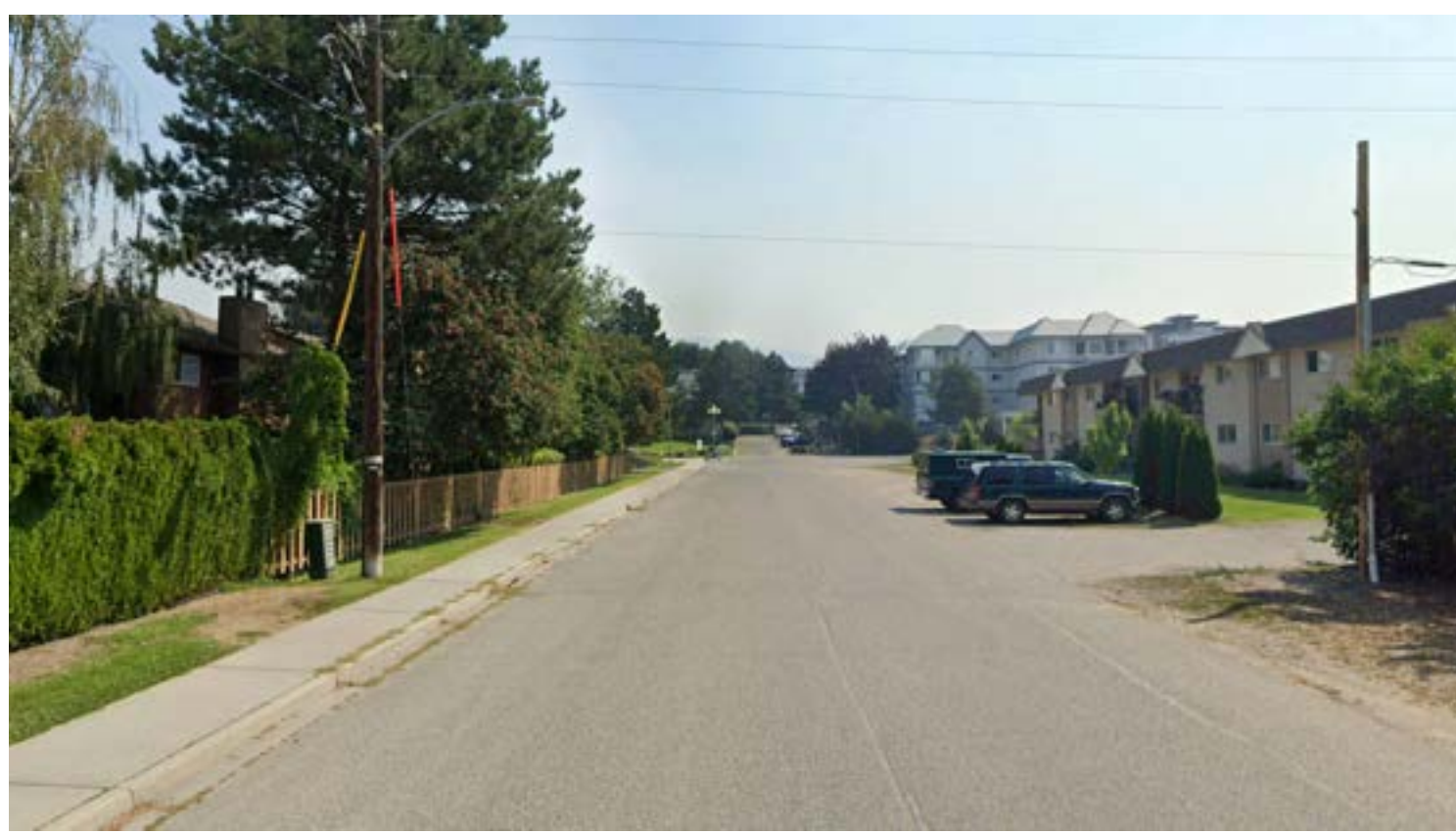
PROJECT
 KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
 Lot E, Plan KAP22268

TITLE
 CONTEXT PLAN, PROJECT STATISTICS, SITE PHOTOS

PROJECT NUMBER
 22-030
 SCALE
 1 : 1
 DESIGNER
 RTA
 DP DRAFTSPERSON
 RTA / SR
 BP DRAFTSPERSON

DRAWING NUMBER
 DP1.2
 CHECKED
 VERSION ISSUE DATE
 2024 05 01
 BP ISSUE DATE



1. SITE PHOTO



2. SITE PHOTO



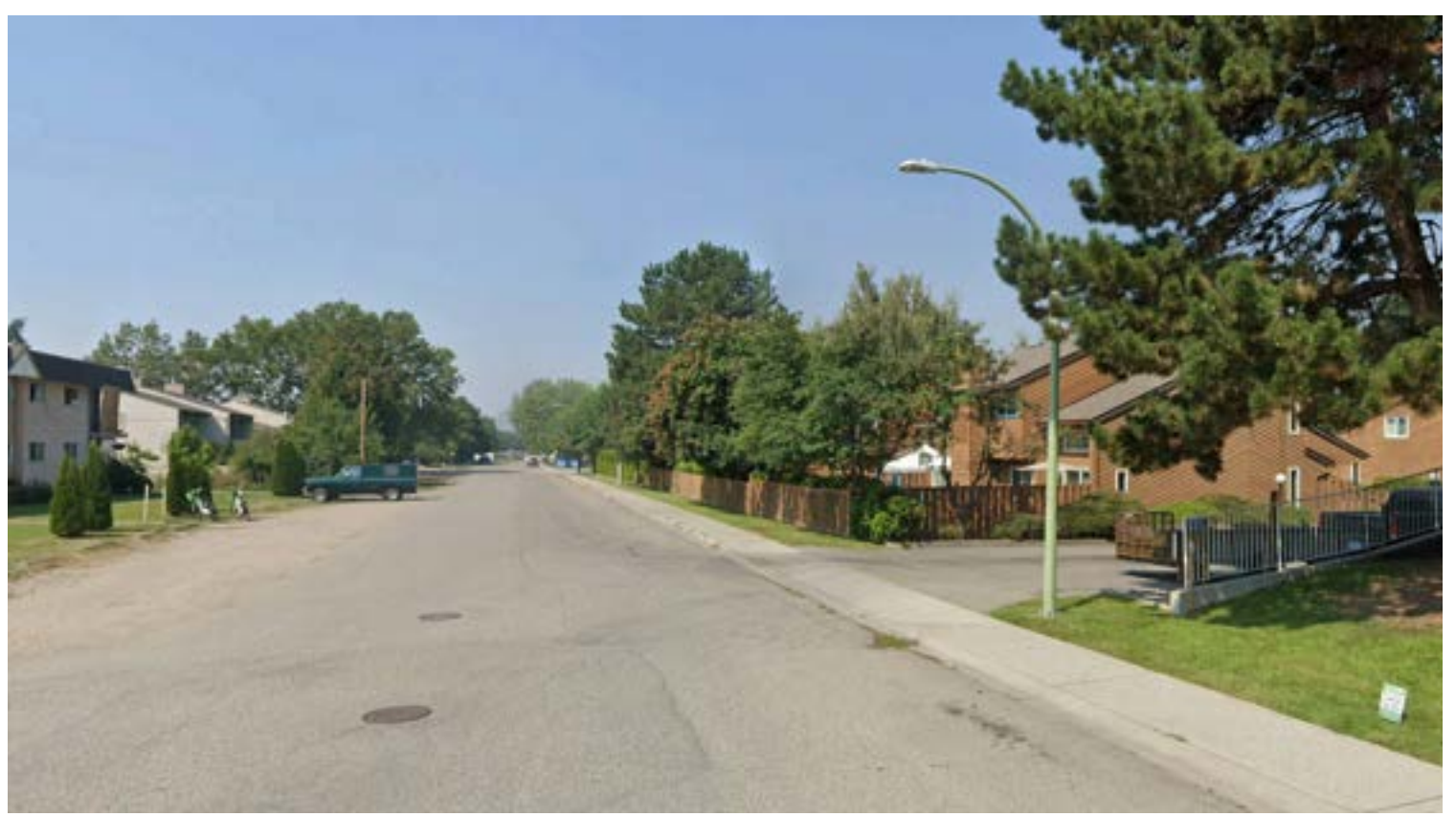
3. SITE PHOTO



4. SITE PHOTO



5. SITE PHOTO

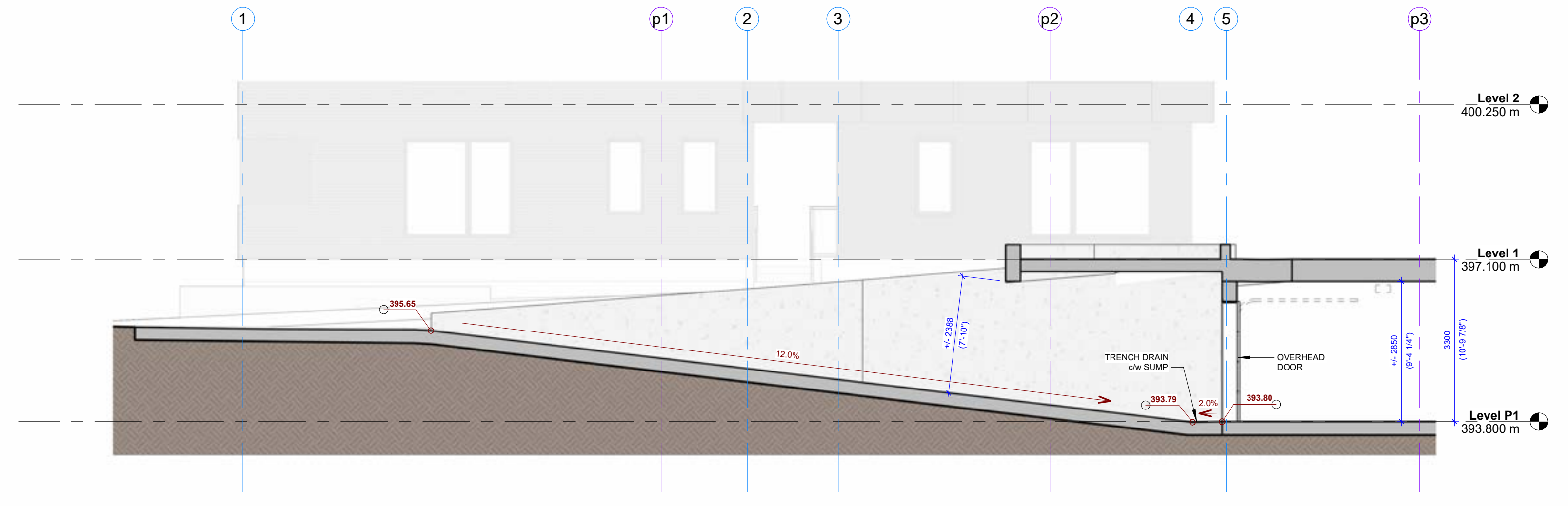
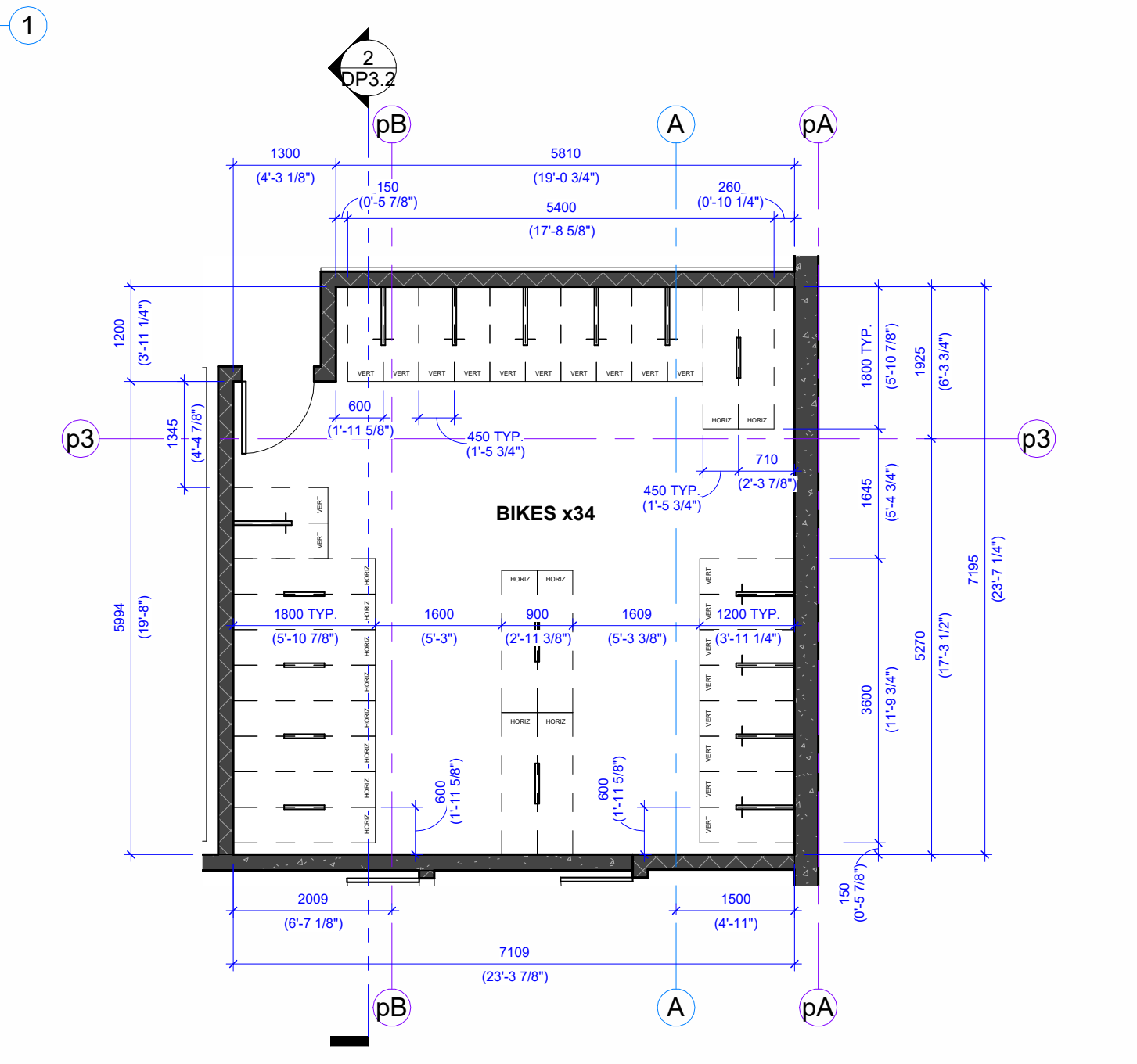
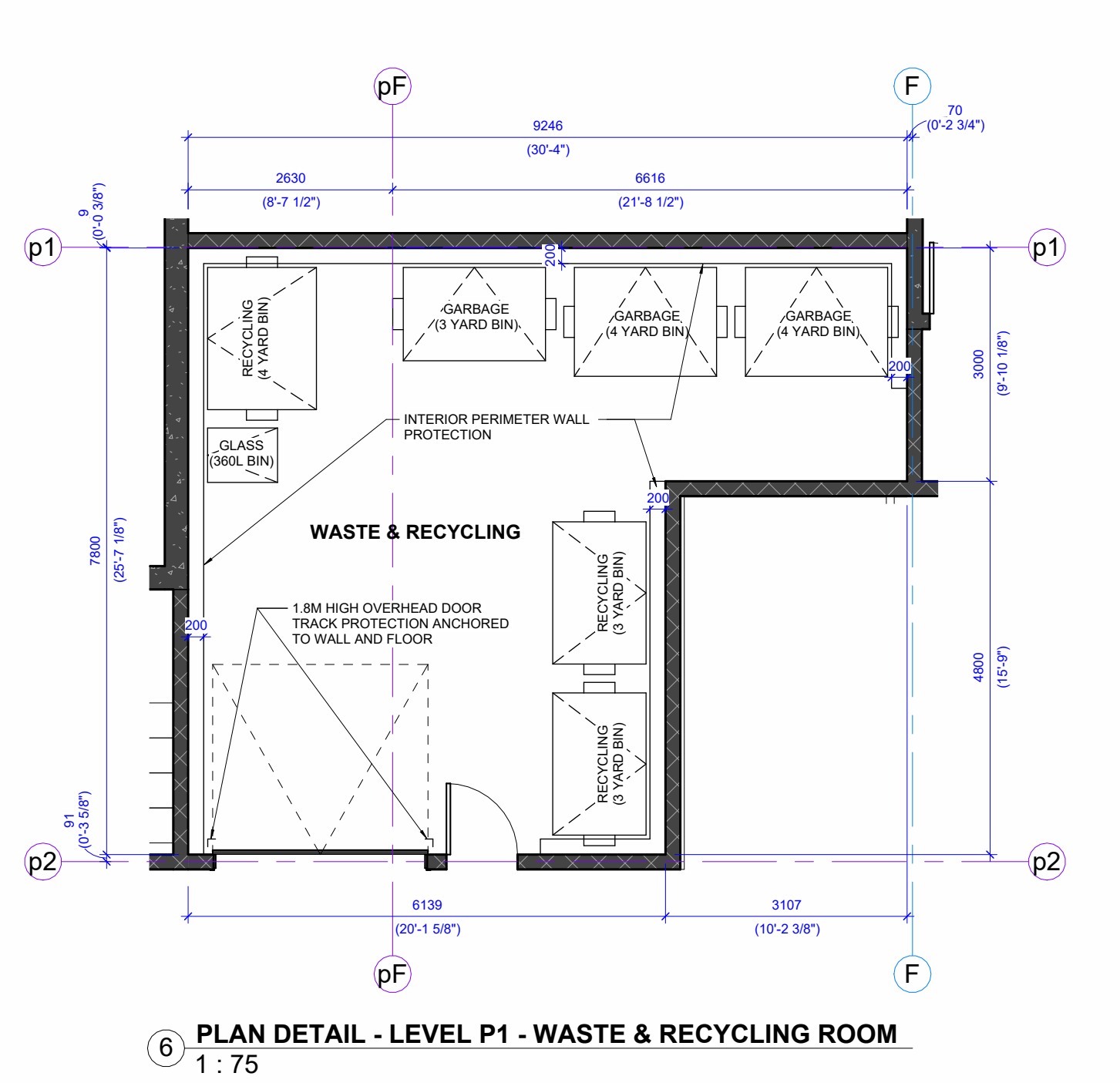
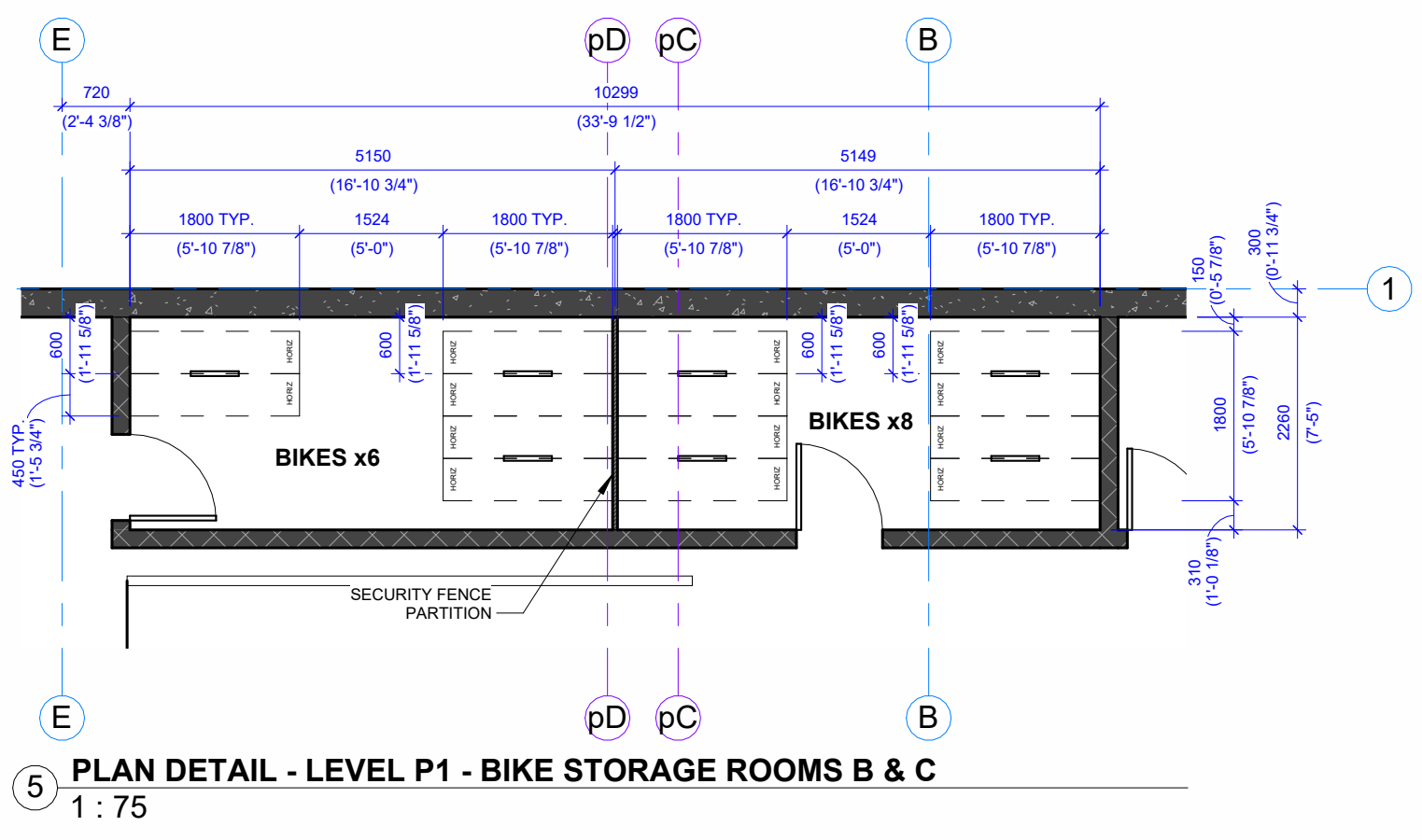
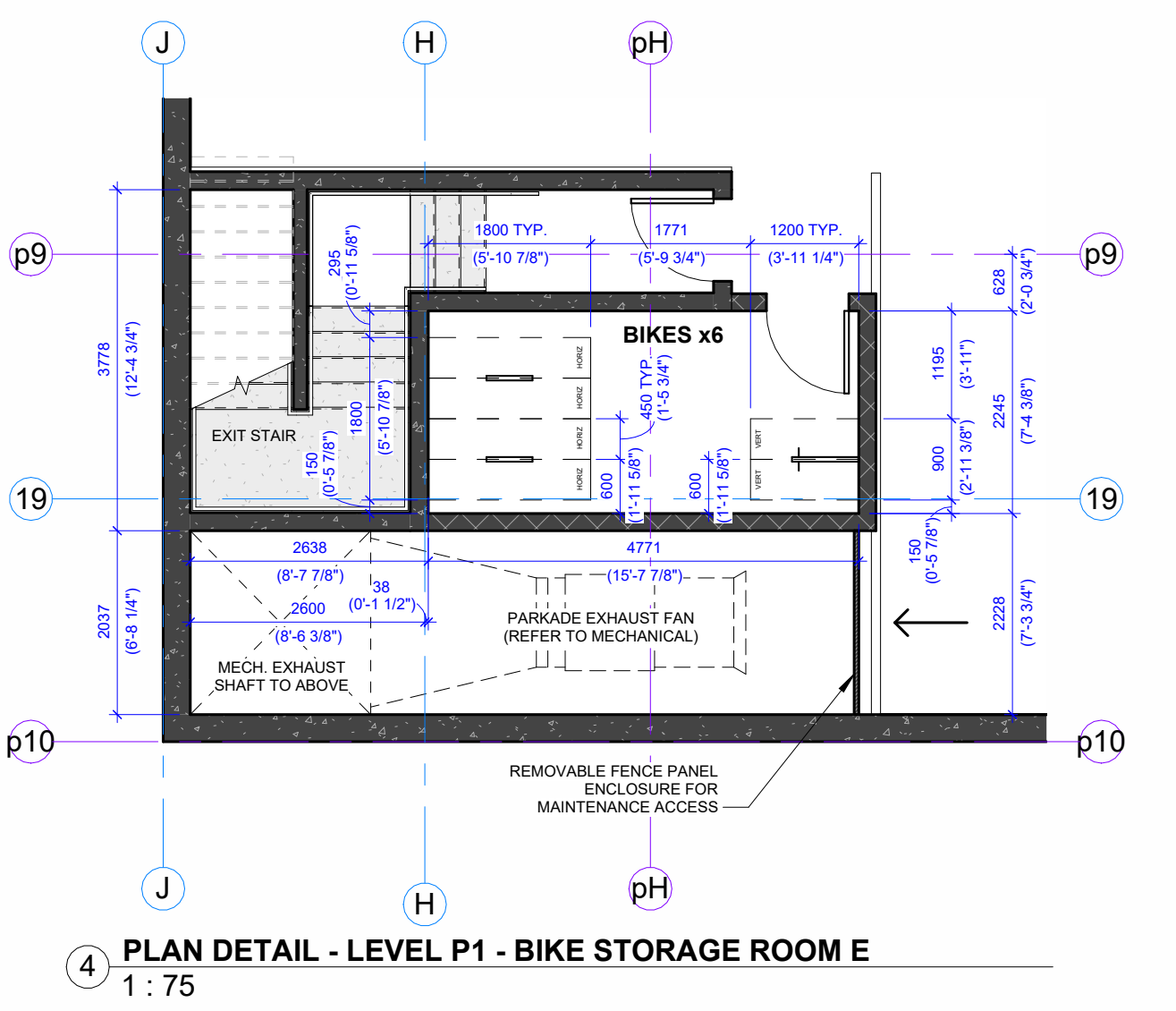
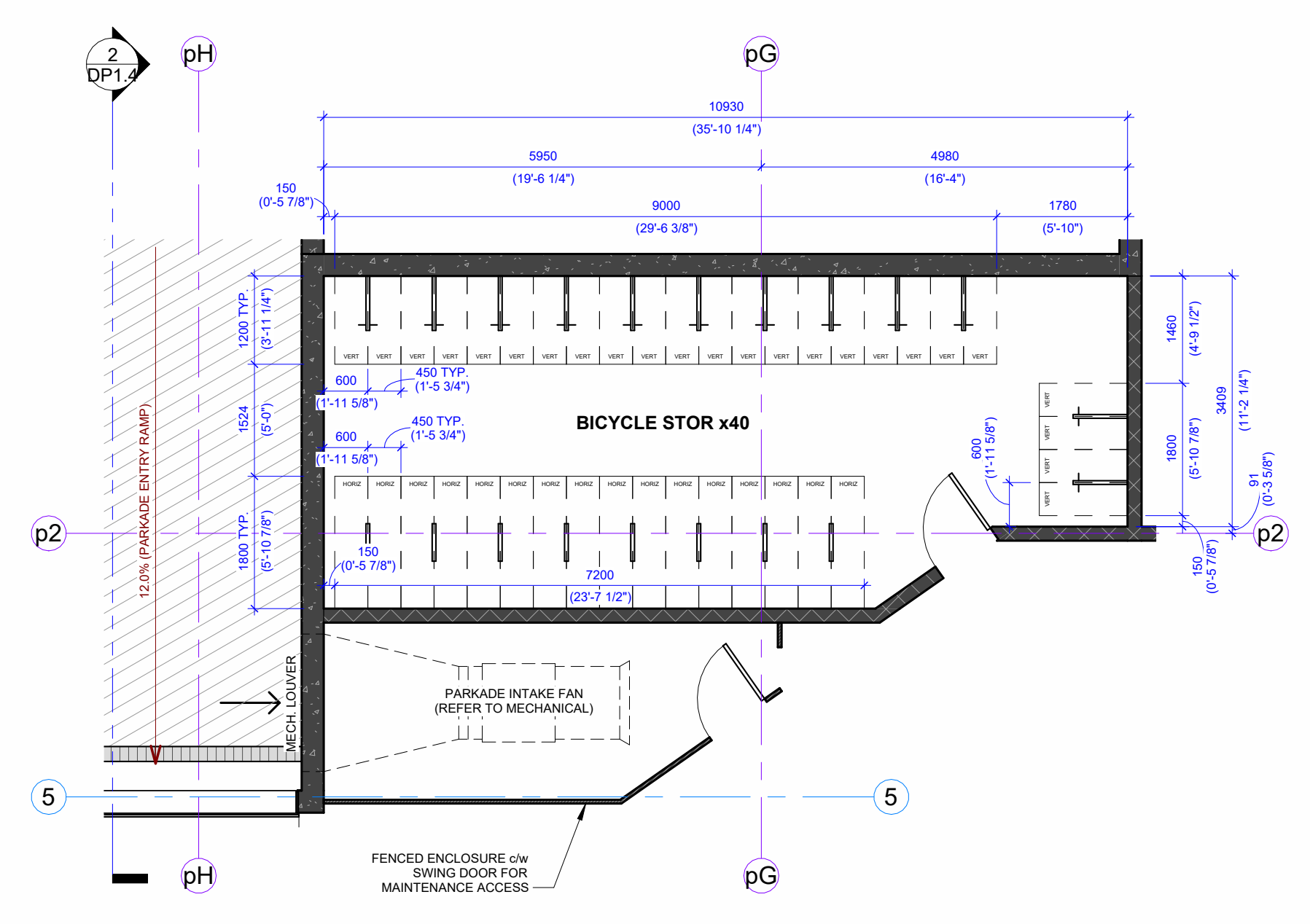
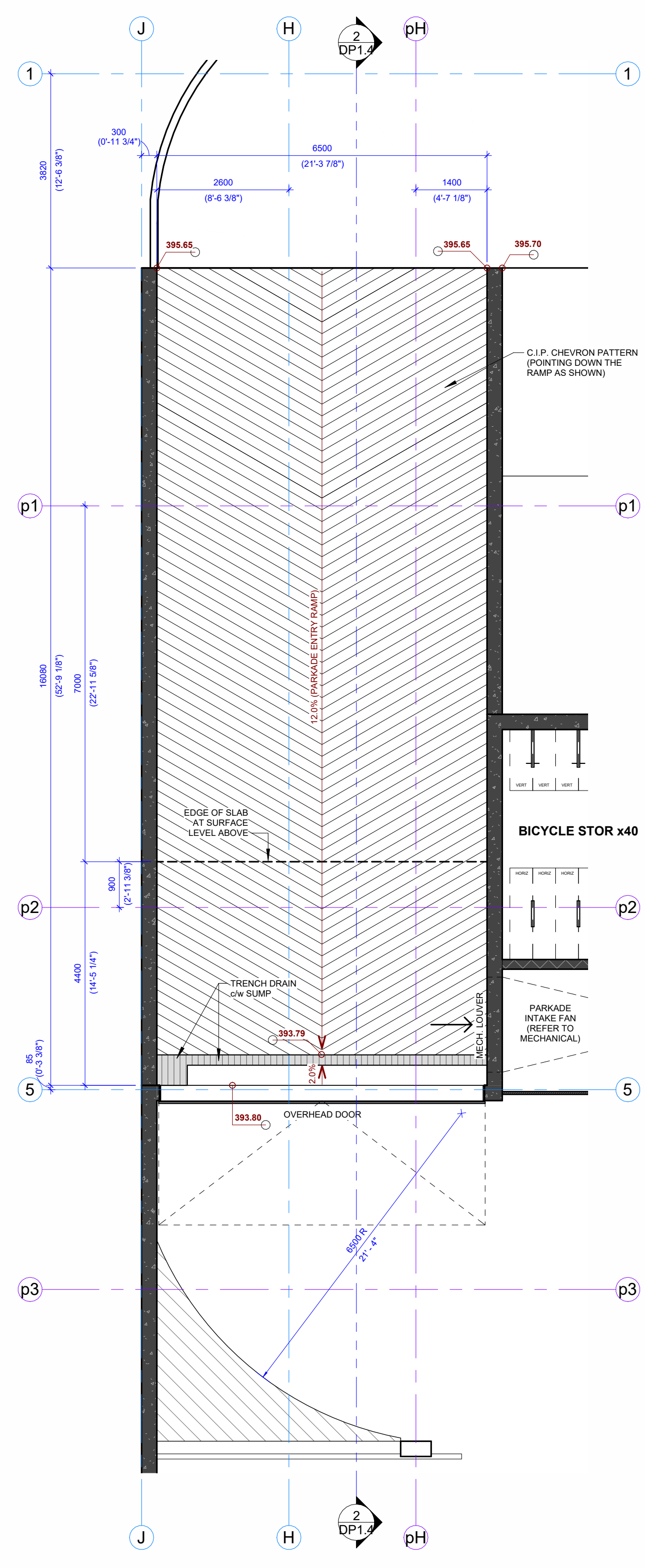


6. SITE PHOTO

GENERAL NOTES

Proposed FAR Calculation based on Floor Area, Net divided by area of the lot as per Bylaw 12375

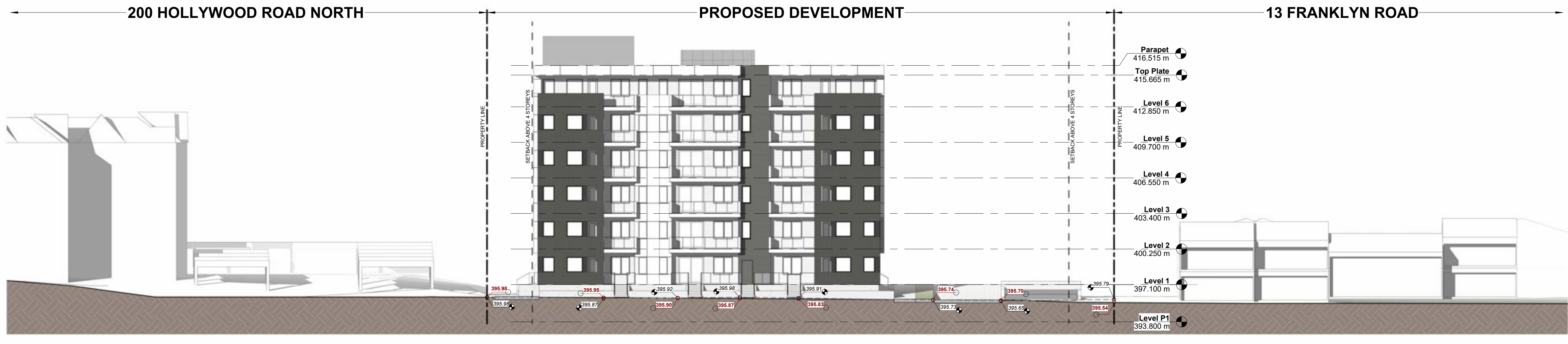
SCHEDULE A
 This forms part of application
 # DP24-0039
 City of Kelowna
 PLANNING DEPARTMENT



SPOT ELEVATION / GEODETICS

- Existing Grade
- Proposed Grade

SCHEDULE A
 This forms part of application # DP24-0039
 City of Kelowna
 Planner Initials: AF



GRAVITY ARCHITECTURE
 CONTACT: Jay Wivchar, permits@gravityarchitecture.ca, P-1 (403) 243 4030
 #405, 999 - 8 ST SW, Calgary AB Canada, T2R 1L5, gravityarchitecture.com



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PERMIT NUMBERS

PROJECT STATUS: Development Permit

PROJECT: KERR Badke Road Multi

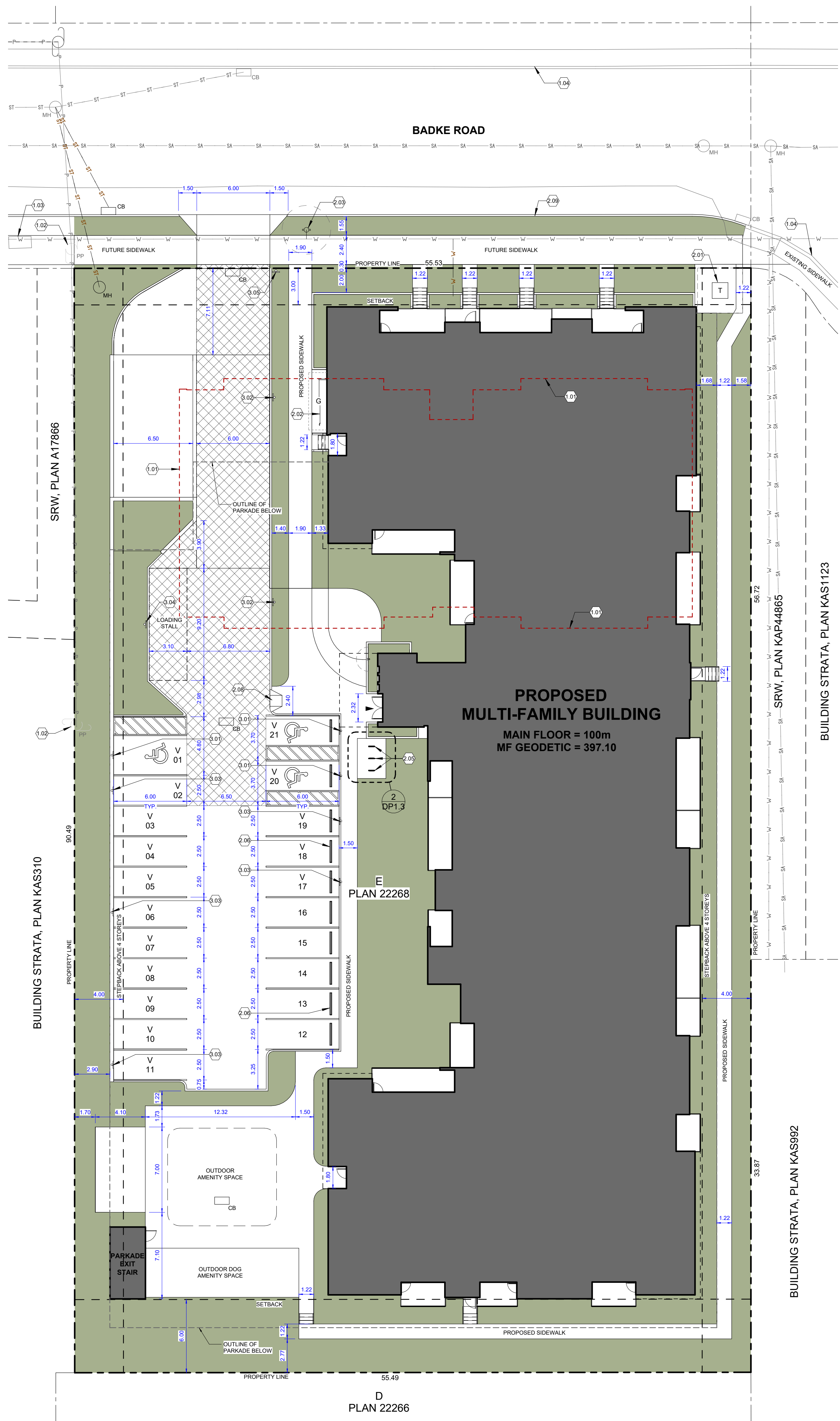
765 Badke Rd, Kelowna, BC Lot E, Plan KAP22268

TITLE: SITE & PARKING LEVEL DETAILS, STREETSCAPE ELEVATION

PROJECT NUMBER: 22-030
 DRAWING NUMBER: DP1.4
 SCALE: As indicated

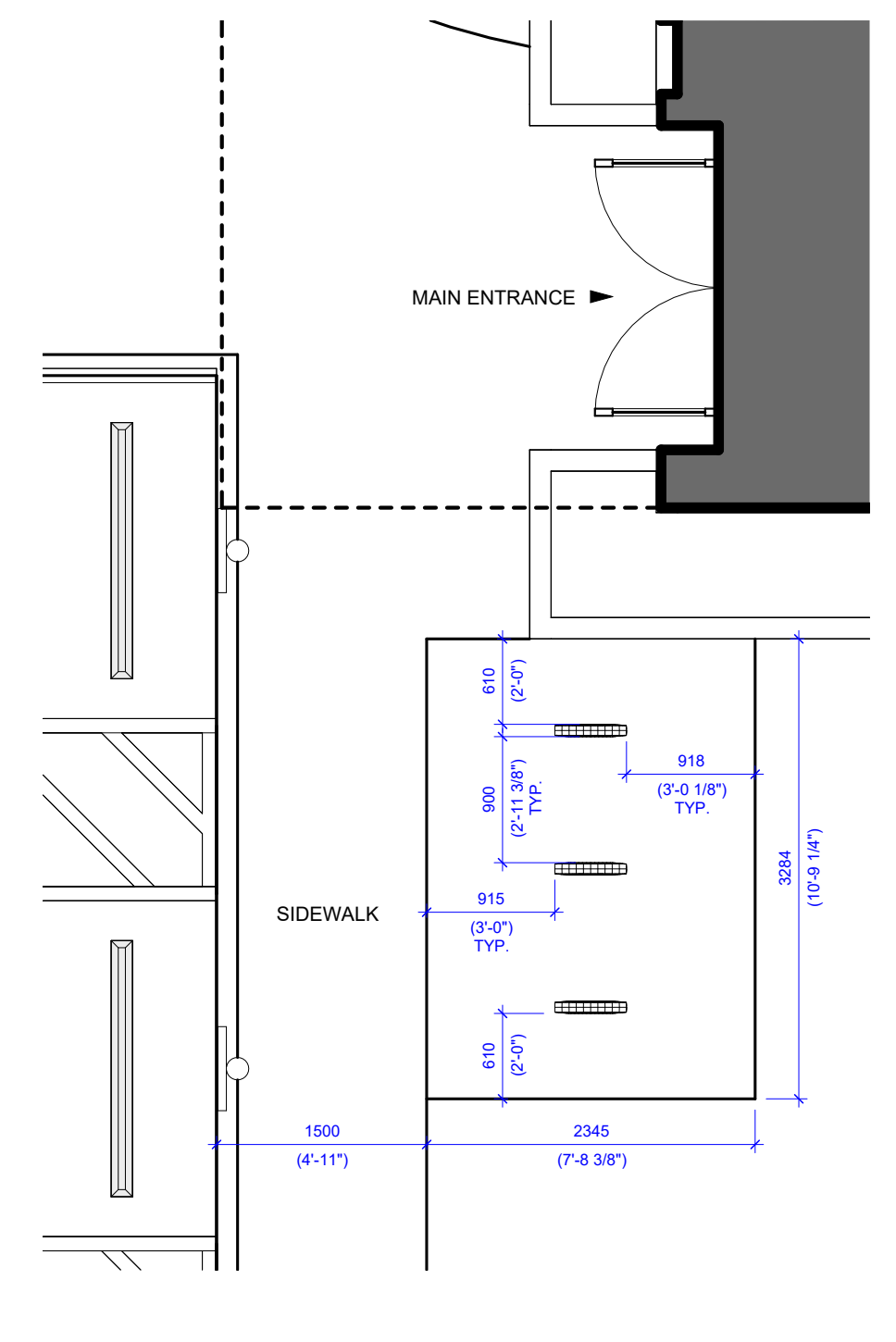
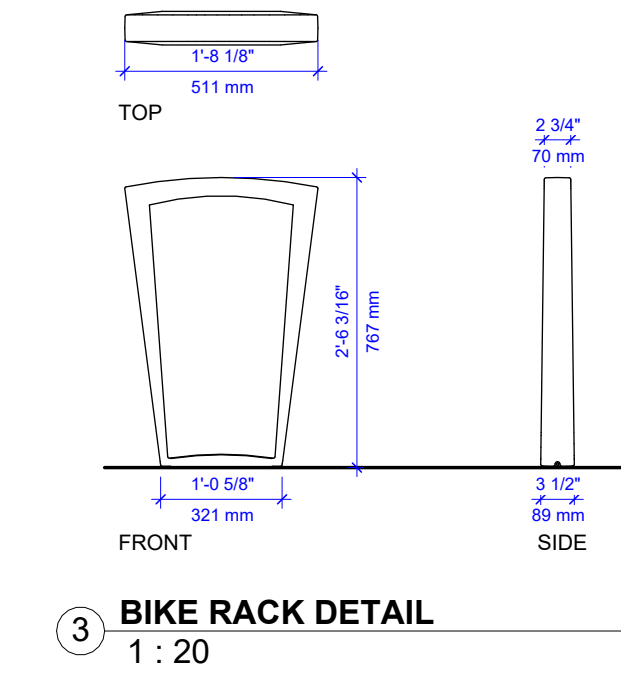
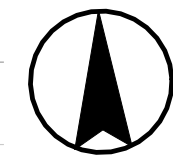
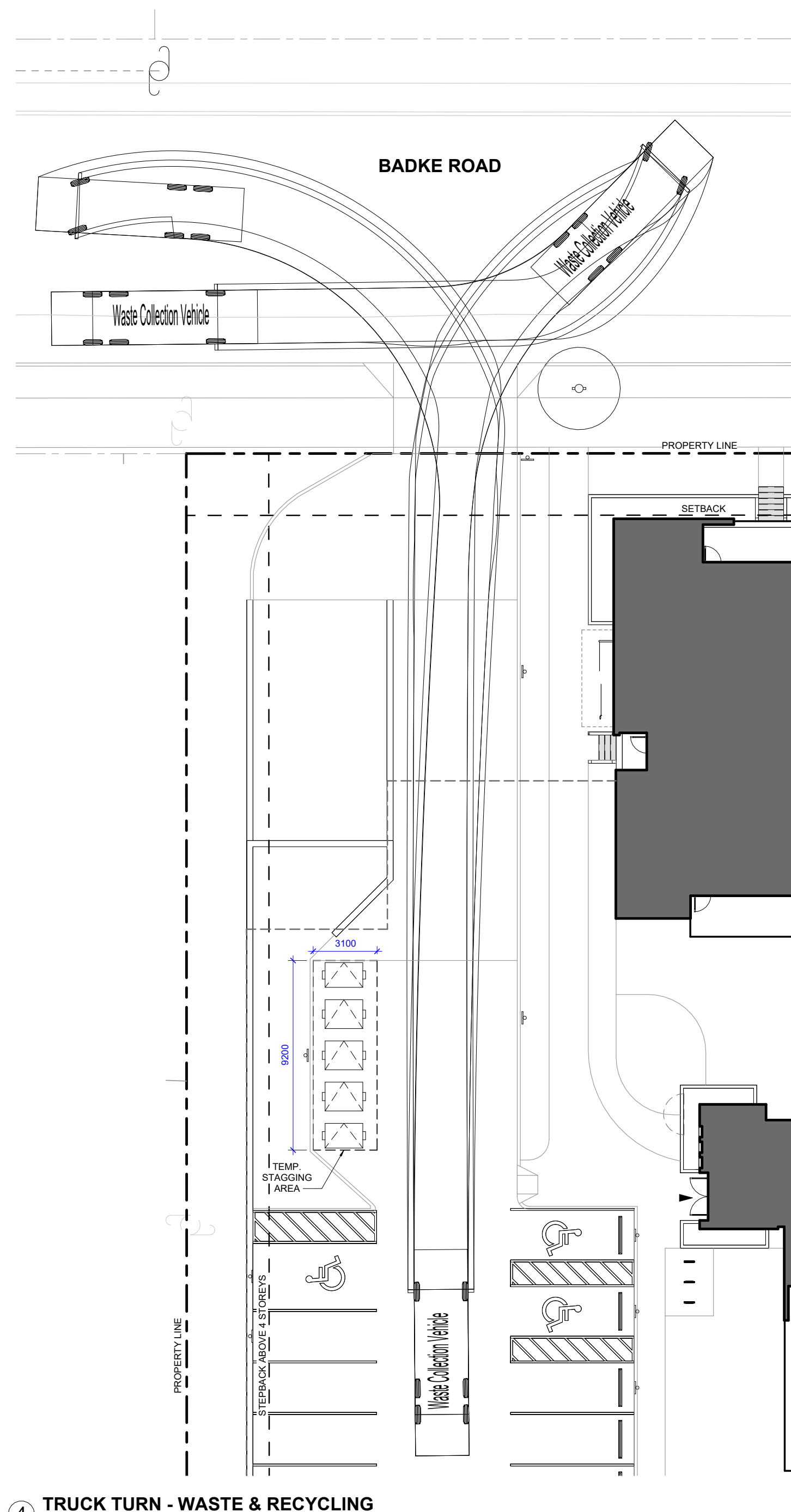
DESIGNER: RTA
 DP DRAFTSPERSON: RTA / SR
 BP DRAFTSPERSON: RTA / SR

CHECKED: RTA
 VERSION ISSUE DATE: 2024 05 01
 BP ISSUE DATE:



HARD / NON-PERMEABLE LANDSCAPING			
[Pattern]	Concrete (Sidewalks/Patios)		
NON-LANDSCAPED AREAS			
[Pattern]	Building Footprint		
[Pattern]	Asphalt (Roads & Lanes)		
[Pattern]	Heavy Duty Concrete (Capable of supporting minimum fire truck load, as determined by the City of Kelowna)		
LANDSCAPED AREAS			
[Pattern]	Extent of Soft Landscaping		
LINE TYPES			
[Line Style]	Subject Property Lines		
[Line Style]	Adjacent Property Lines		
[Line Style]	Cantilevers / Projections		
[Line Style]	Eaves / Canopies		
UTILITY LINE TYPES			
[Symbol]	W - Water	[Symbol]	T - Telecom
[Symbol]	SA - Sanitary Sewer	[Symbol]	P - Power
[Symbol]	ST - Storm Sewer	[Symbol]	OH - Overhead
[Symbol]	G - Gas	[Symbol]	(Misc.)
SPOT ELEVATION / GEODETICS			
[Symbol]	55.55 Existing Grade	[Symbol]	55.55 Proposed Grade
SITE LEGEND			
[Symbol]	Site Light	[Symbol]	Site Light Bollard
[Symbol]	Fire Hydrant	[Symbol]	Power Pole
[Symbol]	Manhole	[Symbol]	Catch Basin
[Symbol]	Site Sign	[Symbol]	Primary Entrance

Keynote Legend	
#	Keynote Text
1.01	EXISTING BUILDING TO BE REMOVED
1.02	EXISTING POWER POLE TO BE REMOVED
1.03	EXISTING ELECTRICAL VAULT TO REMAIN
1.04	EXISTING CURB TO REMAIN
2.01	PROPOSED ELECTRICAL TRANSFORMER
2.02	PROPOSED GAS METER LOCATION
2.03	PROPOSED FIRE HYDRANT
2.05	PROPOSED SHORT-TERM BIKE RACK, SEE DETAIL 3/ DP1.3
2.06	PROPOSED WHEEL STOP, TYP.
2.08	PROPOSED BARRIER FREE CURB CUT
2.09	PROPOSED NEW CURB TO ALIGN WITH PROVIDED ROAD PROFILE
3.01	PROPOSED "BARRIER FREE PARKING" SIGN
3.02	PROPOSED "NO PARKING, FIRE LANE" SIGN
3.03	PROPOSED "VISITOR PARKING" SIGN
3.04	PROPOSED "LOADING ZONE, NO PARKING" SIGN
3.05	PROPOSED "STOP" SIGN
GENERAL NOTES:	
1.	REFER TO CIVIL DRAWINGS FOR PROPOSED SITE SERVING AND GRADES.
2.	REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS ON HARD AND SOFT LANDSCAPING, PROPOSED PLANTING, SITE FURNITURE.
3.	REFER TO ELECTRICAL DRAWING FOR SITE LIGHTING LAYOUT.



SURVEY INFORMATION

MUNICIPAL ADDRESS:
765 Badke Rd, Kelowna, BC

LEGAL ADDRESS:
Lot E, Plan KAP22268

LAND USE DESIGNATION: UC4 - Rutland Urban Centre

COMMUNITY: Rutland
INFILL: Yes

Survey completed by:
Ferguson Land Surveying & Geomatics
404 - 1630 Pandosy Street
Kelowna, B.C. V1Y 1P7
Phone: (250) 763-3115

Dated: 2019 06 03

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.

Positions of spot elevations are approximate.
Distances are in metres and decimals thereof.

SCHEDULE A

This forms part of application # DP24-0039

Planner Initials: AF

City of Kelowna
COMMUNITY PLANNING

REVISIONS

#	DATE	DESCRIPTION
1	2024 01 17	DP Issued to City
1	2024 05 08	DP Comment Response

GRAVITY ARCHITECTURE

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Calgary AB Canada
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gravityarchitecture.com

SEAL

REGISTERED ARCHITECT
JAY WIVCHAR
2025 01 21
22-030 DP

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PERMIT NUMBERS

PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
PROPOSED SITE PLAN, SITE DETAILS

PROJECT NUMBER: 22-030
DRAWING NUMBER: DP1.3

SCALE: As indicated

DESIGNER: RTA
DP DRAFTSPERSON: RTA / SR
BP DRAFTSPERSON: BP

CHECKED: 2024 05 01
VERSION ISSUE DATE: 2024 05 01
BP ISSUE DATE:

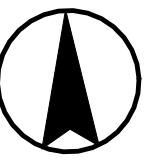
PRELIMINARY, NOT FOR CONSTRUCTION

1 PROPOSED SITE PLAN 1:200

2 PLAN DETAIL - BIKE PARKING 1:50

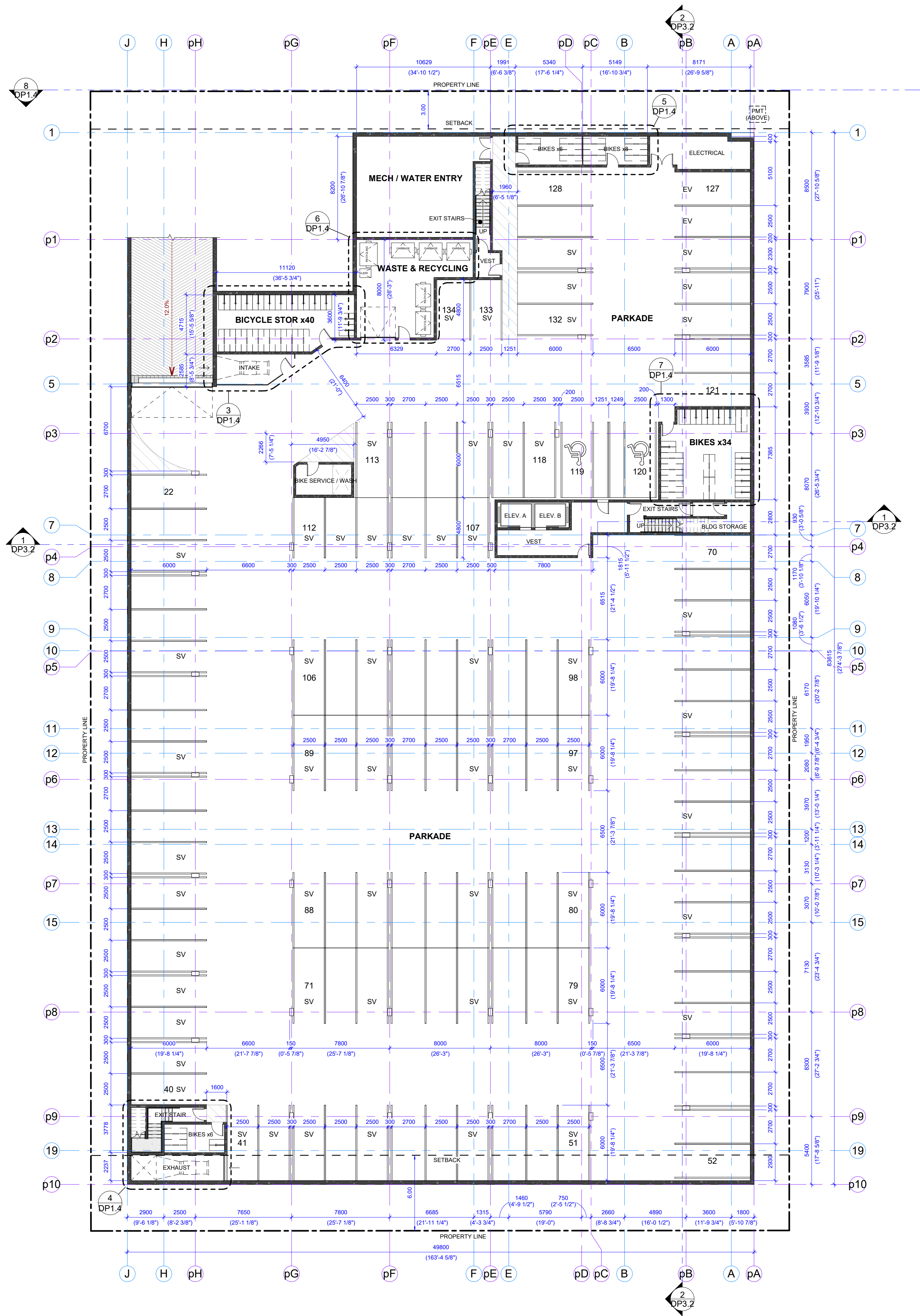
4 TRUCK TURN - WASTE & RECYCLING 1:200

3 BIKE RACK DETAIL 1:20

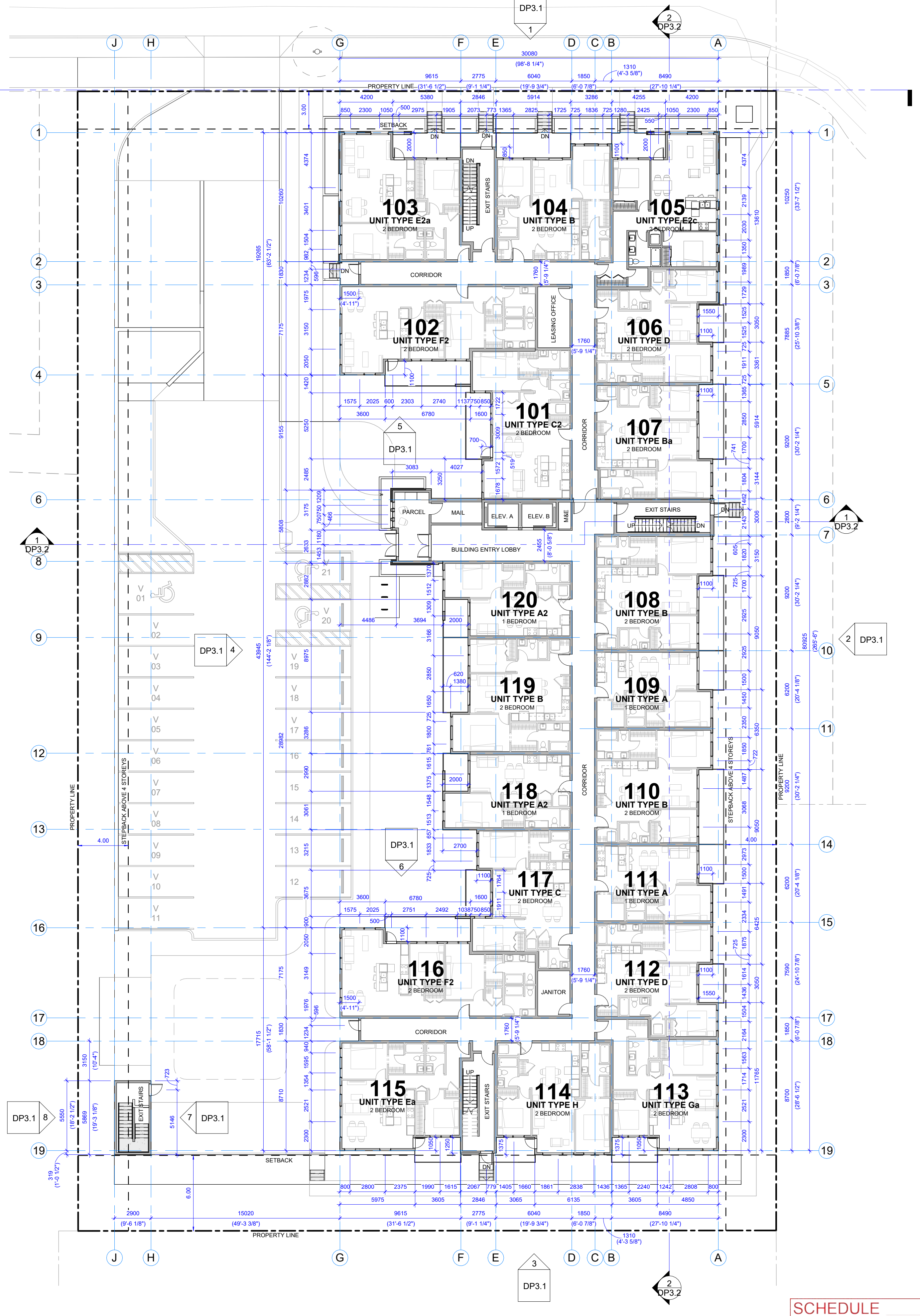


REVISIONS
 # DATE DESCRIPTION
 2024 01 17 DP Issued to City
 2024 05 08 DP Comment Response

PRELIMINARY, NOT FOR CONSTRUCTION



1 Level P1 - DP
1 : 200



2 Level 1 - DP
1 : 200

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 permits@gravityarch.ca
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 T2R 1L5
 gravityarchitecture.com



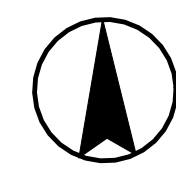
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PERMIT NUMBERS
 PROJECT STATUS
 Development Permit
 PROJECT
 KERR Badke Road Multi
 765 Badke Rd, Kelowna, BC
 Lot E, Plan KAP22268
 TITLE
 FLOOR PLANS - LEVEL P1 & LEVEL 1

SCHEDULE A
 This forms part of application
 #DP24-0039
 City of Kelowna
 Planner Initials AF

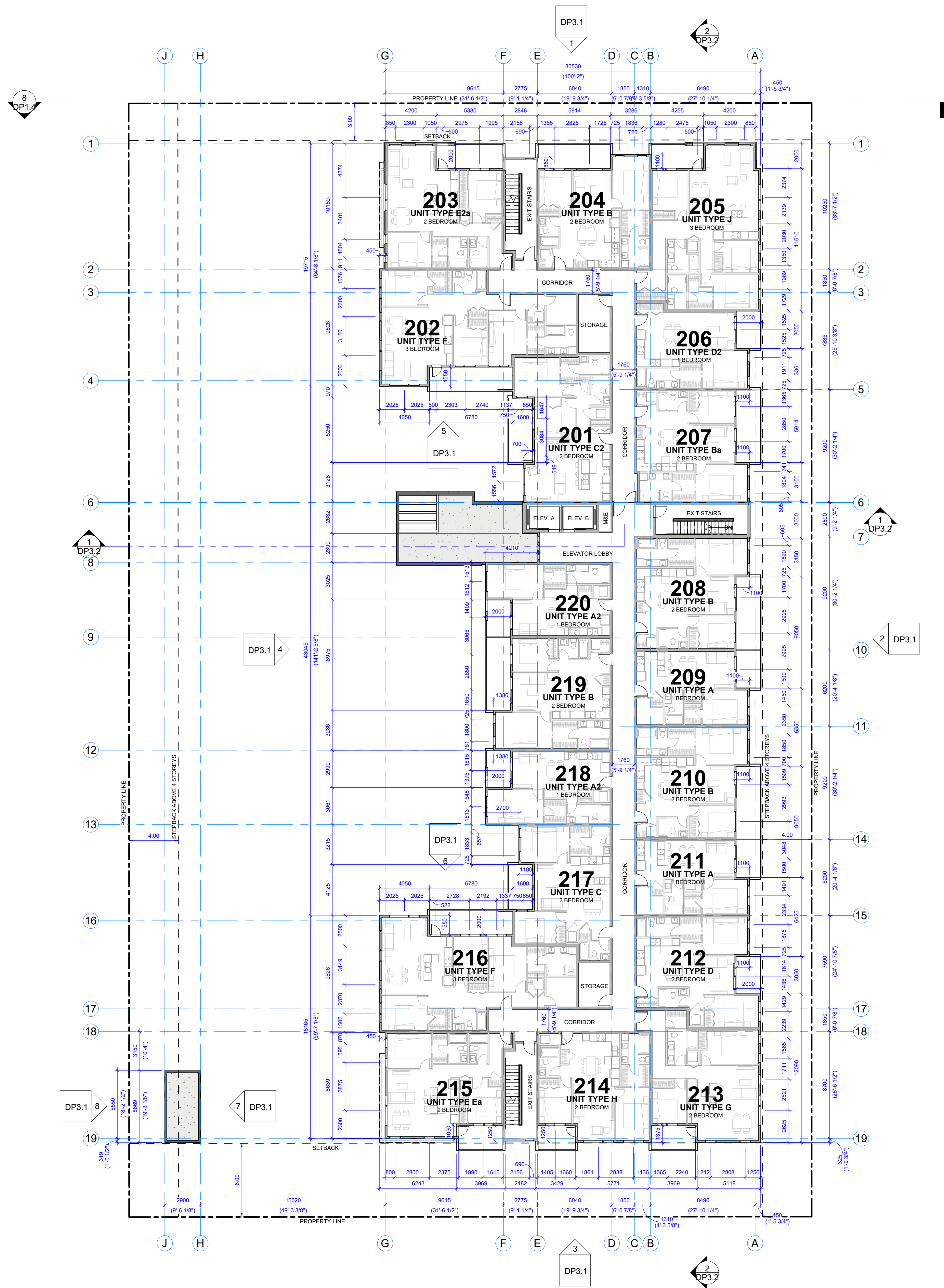
PROJECT NUMBER
22-030
 SCALE
 1 : 200
 DESIGNER
 RTA
 DP DRAFTERPERSON
 RTA / SR
 BP DRAFTERPERSON

DRAWING NUMBER
DP2.1
 CHECKED
 VERSION ISSUE DATE
 2024 05 01
 BP ISSUE DATE

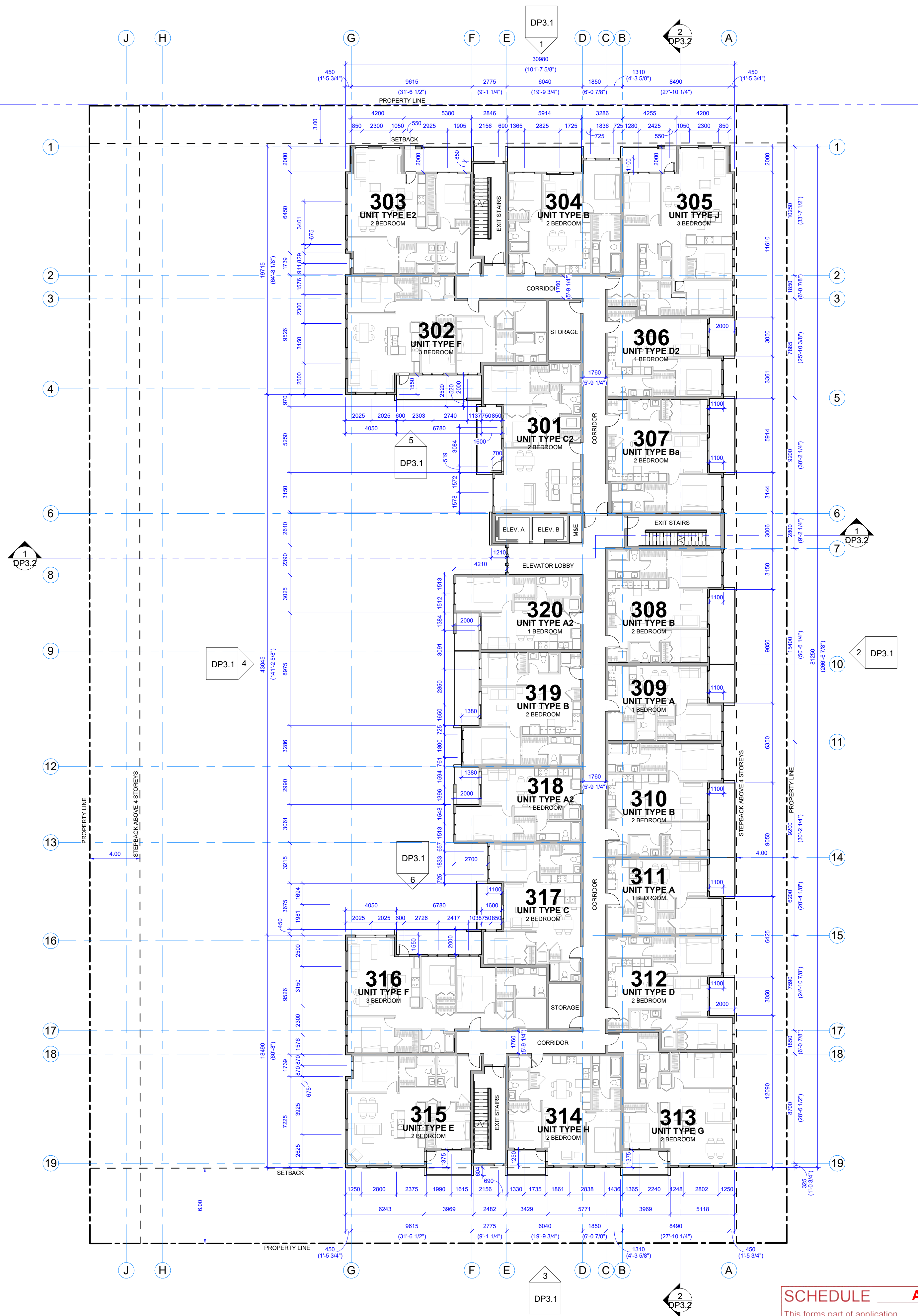


REVISIONS
 # DATE DESCRIPTION
 1 2024 01 17 DP Issued to City
 2 2024 05 08 DP Comment Response

PRELIMINARY, NOT FOR CONSTRUCTION



1 Level 2 - DP
 1 : 200



2 Level 3-5 - DP
 1 : 200

SCHEDULE A
 This forms part of application
 # DP24-0039
 City of Kelowna
 Planner Initials AF

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PERMIT NUMBERS
 PROJECT STATUS
 Development Permit

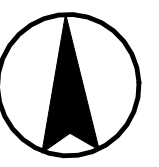
PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
 Lot E, Plan KAP22268

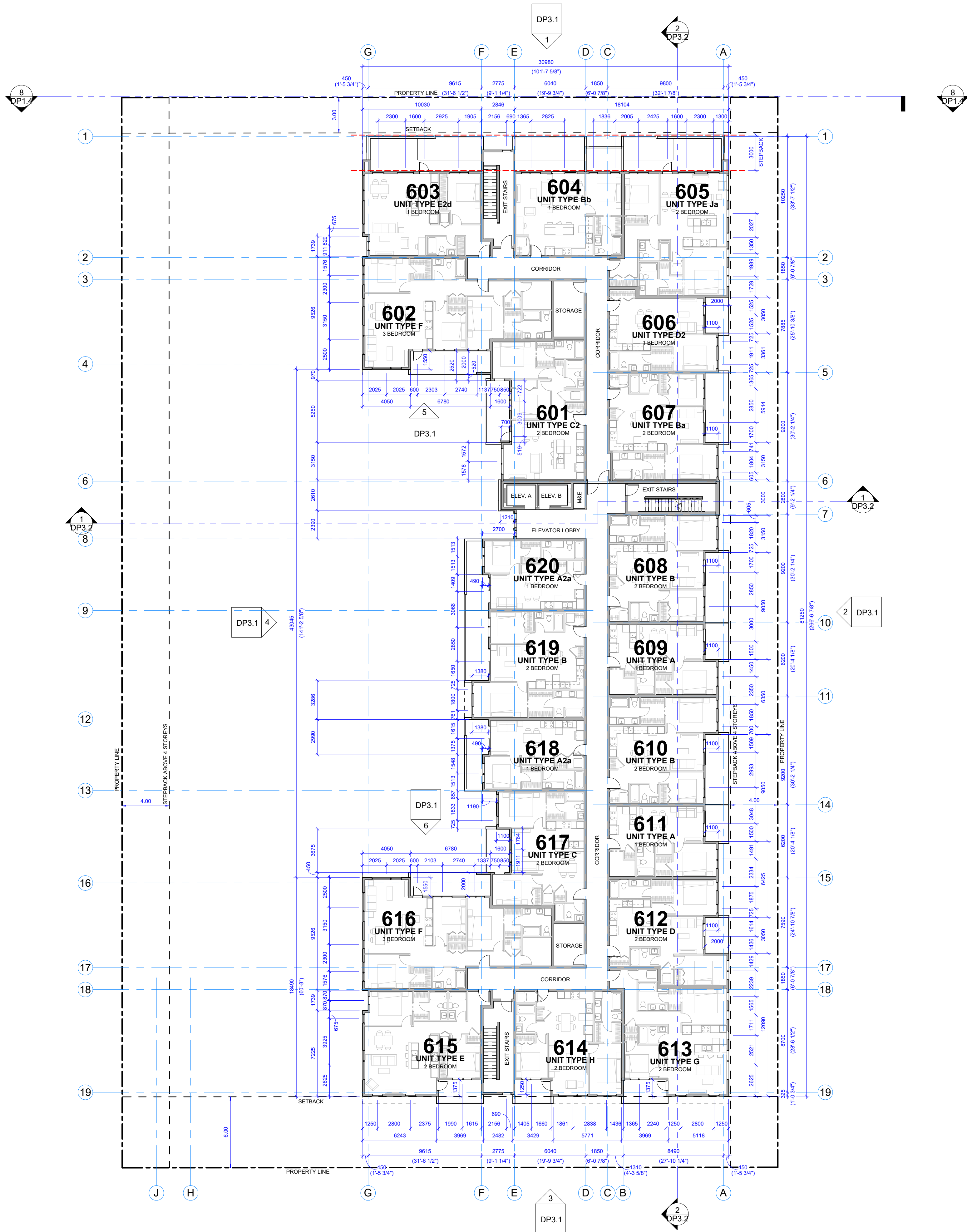
TITLE
FLOOR PLANS - LEVEL 2 & LEVELS 3-5

PROJECT NUMBER
22-030
 SCALE
1 : 200
 DESIGNER
 RTA
 DP DRAFTERPERSON
 RTA / SR
 BP DRAFTERPERSON

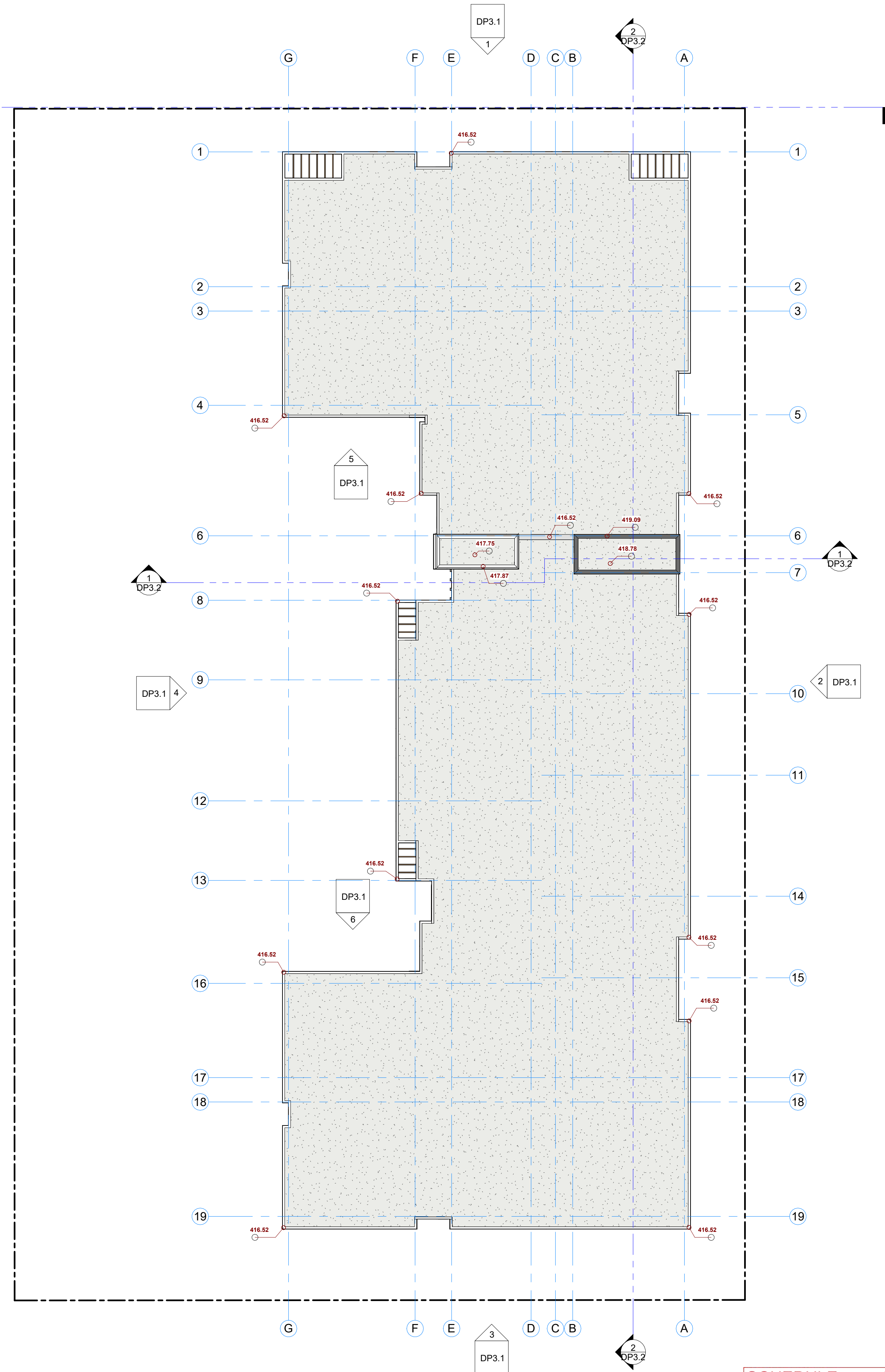
DRAWING NUMBER
DP2.2
 CHECKED
 VERSION ISSUE DATE
 2024 05 01
 BP ISSUE DATE



REVISIONS
 # DATE DESCRIPTION
 2024 01 17 DP Issued to City
 1 2024 05 08 DP Comment Response



1 Level 6 - DP
 1 : 200



2 Roof - DP
 1 : 200

PRELIMINARY, NOT FOR CONSTRUCTION

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SEAL



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PERMIT NUMBERS

PROJECT STATUS

Development Permit

PROJECT

KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
 Lot E, Plan KAP22268

TITLE
FLOOR PLANS - LEVEL 6 & ROOF PLAN

PROJECT NUMBER

22-030

SCALE

1 : 200

DESIGNER

RTA

DP DRAFTSPERSON

RTA / SR

BP DRAFTSPERSON

DRAWING NUMBER

DP2.3

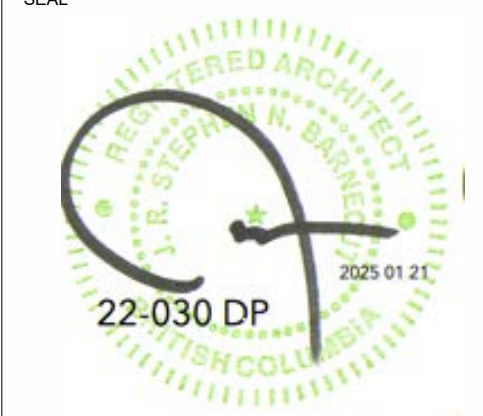
CHECKED

VERSION ISSUE DATE

2024 05 01

BP ISSUE DATE

SCHEDULE A
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 # DP24-0039
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials AF



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PERMIT NUMBERS
 PROJECT STATUS
 Development Permit

PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
 Lot E, Plan KAP22268

TITLE
**BUILDING ELEVATIONS,
 EXTERIOR MATERIAL BOARD**

PROJECT NUMBER
22-030
 SCALE
 As indicated
 DESIGNER
 RTA
 DP DRAFTSPERSON
 RTA / SR
 BP DRAFTSPERSON

DRAWING NUMBER
 -
 CHECKED
 -
 VERSION ISSUE DATE
 2024 05 01
 BP ISSUE DATE
 -

DP3.1



1 North - DP
 1 : 200



2 East - DP
 1 : 200



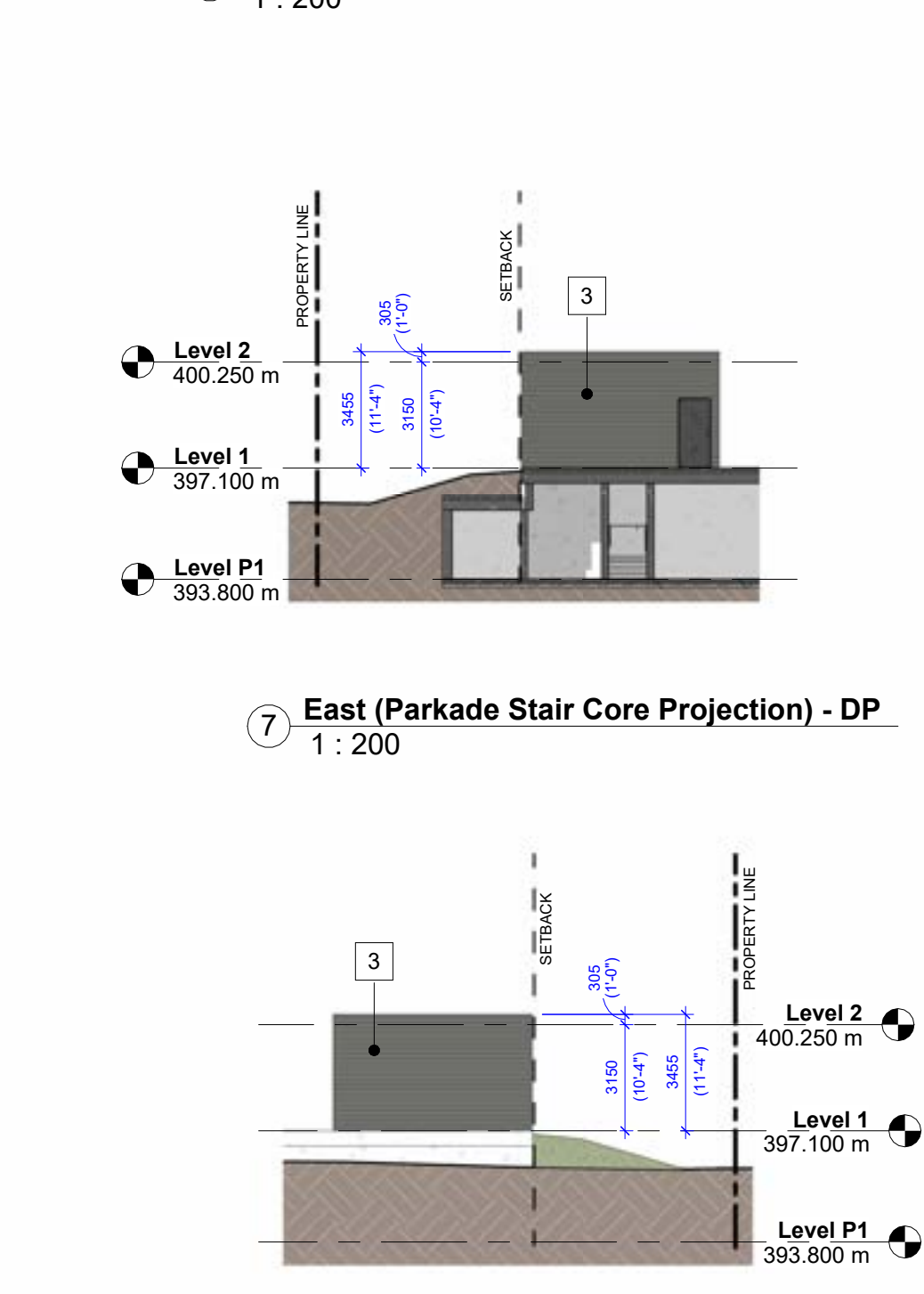
3 South - DP
 1 : 200



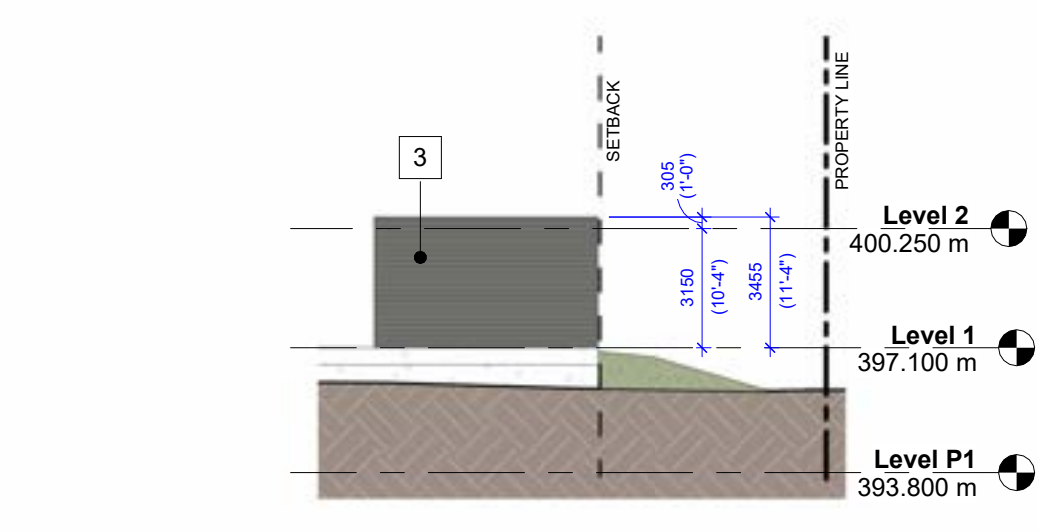
4 West - DP
 1 : 200



5 South (Return Wall North of Bldg Entry) - DP
 1 : 200



7 East (Parkade Stair Core Projection) - DP
 1 : 200



8 West (Parkade Stair Core Projection) - DP
 1 : 200

Exterior Materials		
#	Description	Colour
1	Brick	Charcoal
2	Cementitious Plank Siding	White
3	Cementitious Plank Siding	Mid Gray
4	Cementitious Plank Siding	Charcoal
5	Cementitious Panel	White
6	Cementitious Panel	Mid Gray
7	Cementitious Panel	Charcoal
8	Residential Windows & Doors	TBD
9	Metal Plank	Wood-look

2. Cementitious Panel, White

3. Cementitious Panel, Mid Gray

4. Cementitious Panel, Charcoal

5. Cementitious Plank, White

6. Cementitious Plank, Mid Gray

7. Cementitious Plank, Charcoal

8a. Metal Flashing, Window Frames, White

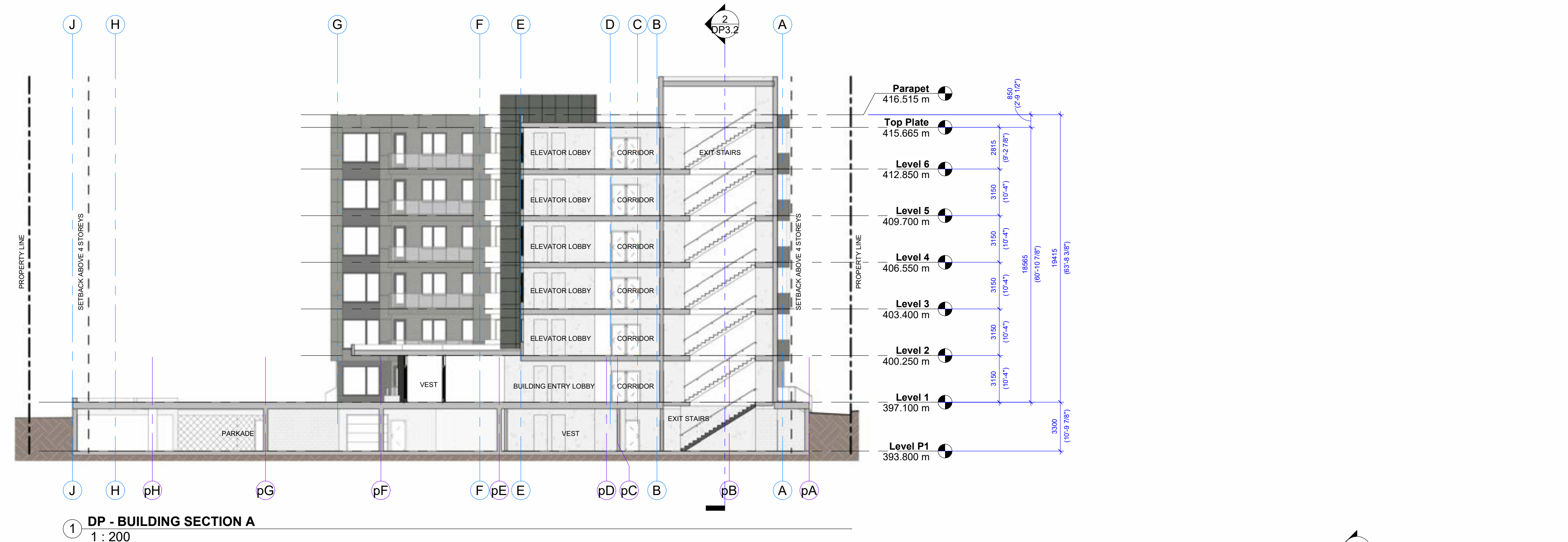
8b. Metal Flashing, Window Frames, Railings, Black

9. Wood-look Plank, Cedar

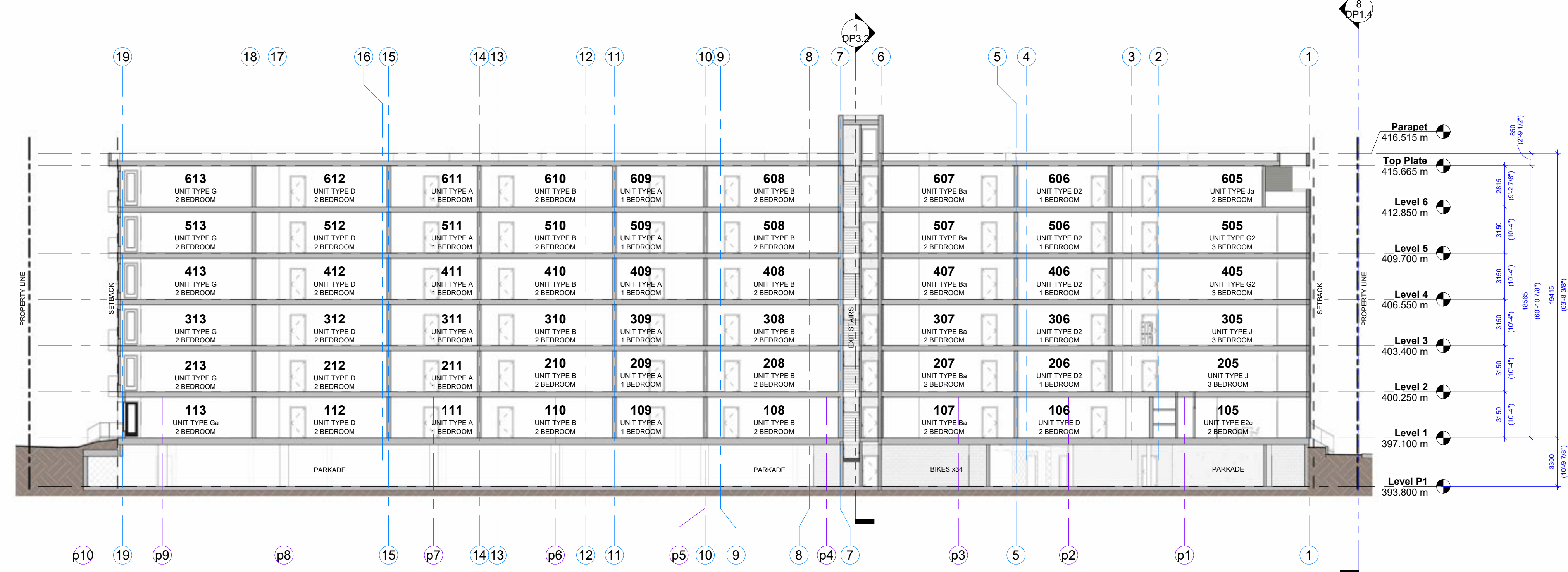
9 EXTERIOR MATERIAL BOARD

REVISIONS	DATE	DESCRIPTION
1	2024 01 17	DP Issued to City
2	2024 05 08	DP Comment Response

PRELIMINARY, NOT FOR CONSTRUCTION



1 DP - BUILDING SECTION A
1 : 200



2 DP - BUILDING SECTION B
1 : 200

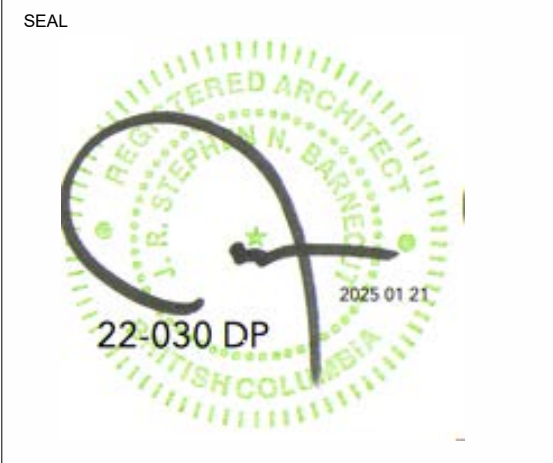
SCHEDULE B
This forms part of application
DP24-0039

Planner Initials: AF

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PERMIT NUMBERS

PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
BUILDING SECTIONS

PROJECT NUMBER	DRAWING NUMBER
22-030	DP3.2
SCALE 1 : 200	
DESIGNER RTA	CHECKED
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 05 01
BP DRAFTSPERSON	BP ISSUE DATE



ARTIST RENDERING FOR REFERENCE ONLY.

① PROJECT RENDERING - STREET VIEW
1:1



ARTIST RENDERING FOR REFERENCE ONLY.

② PROJECT RENDERING - MAIN ENTRANCE
1:1

SCHEDULE B
This forms part of application
DP24-0039

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

#	DATE	DESCRIPTION
2024 01 17	DP Issued to City	
1	2024 05 08	DP Comment Response

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PERMIT NUMBERS

PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

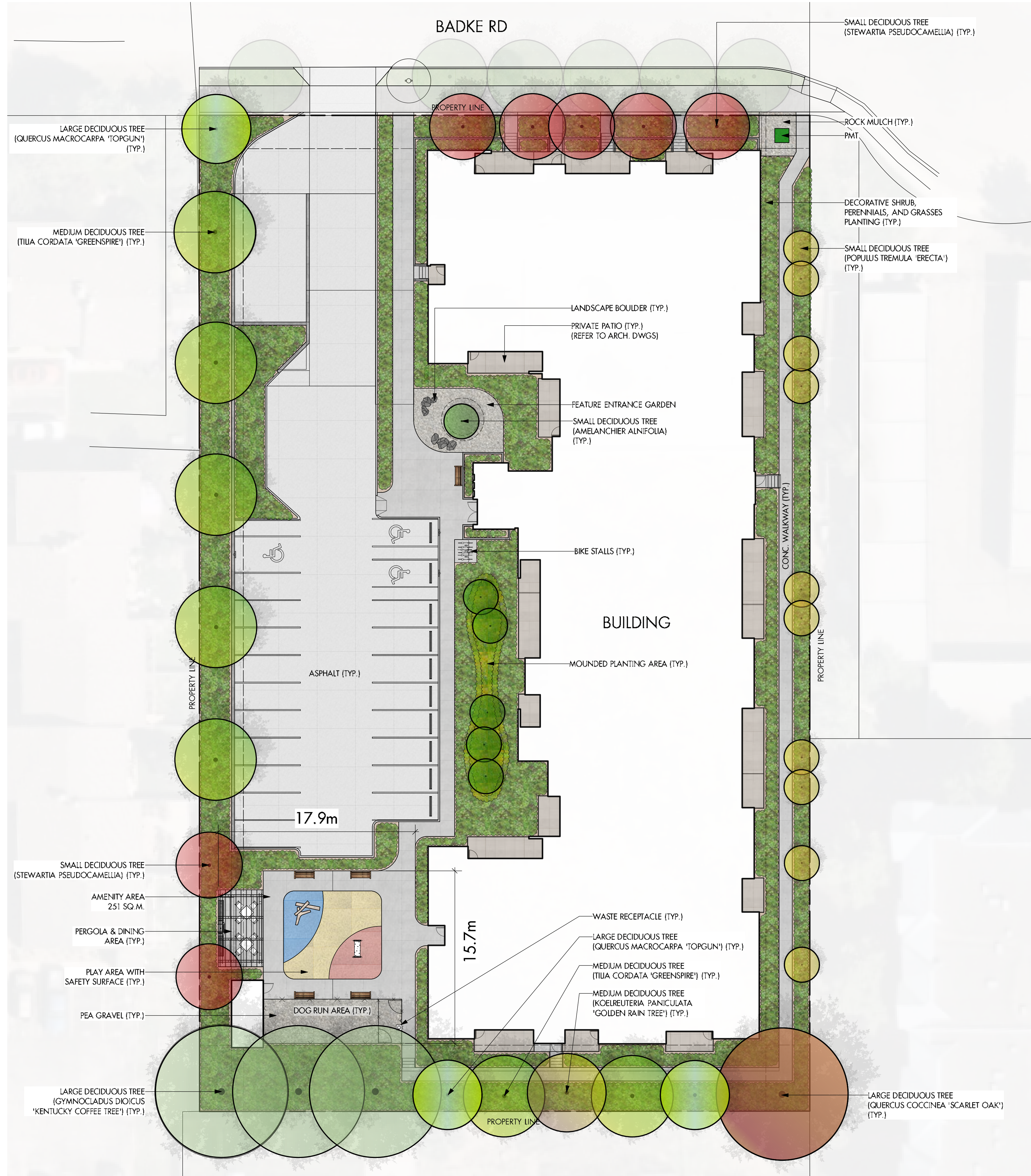
765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
PROJECT RENDERINGS

PROJECT NUMBER	DRAWING NUMBER
22-030	DP1.1
SCALE 1:1	CHECKED
DESIGNER RTA	VERSION ISSUE DATE 2024 05 01
DP DRAFTSPERSON RTA / SR	BP ISSUE DATE
BP DRAFTSPERSON	



SCHEDULE C
 This forms part of application
 # DP24-0039
 Planner Initials: AF
 City of Kelowna
 COMMUNITY PLANNING



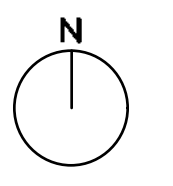
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
TREES			
AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	6	3m CAL
GYMNOCALADUS DIOICUS	KENTUCKY COFFEE TREE	3	5m CAL
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	1	4m CAL
POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	10	3m CAL
QUERCUS COCCINEA	SCARLET OAK	1	5m CAL
QUERCUS MARCOCARPA	TOP GUN BUR OAK	3	5m CAL
STEWARTIA PSEUDOCAMILLA	JAPANESE STEWARTIA	7	3m CAL
THUJA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	7	4m CAL
SHRUBS			
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	18	#02 CONT. /2.5M O.C. SPACING
ERICAMERIA NAUSEOSA	RABBITBRUSH	28	#02 CONT. /2.0M O.C. SPACING
EUNYMIUS ALATUS COMPACTA	DWARF BURNING BUSH	49	#02 CONT. /1.5M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	49	#02 CONT. /1.5M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	28	#02 CONT. /2.0M O.C. SPACING
SPRAEA TRILOBATA 'FAIRY QUEEN'	FAIRY QUEEN SPIREA	77	#02 CONT. /1.2M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	77	#02 CONT. /1.2M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA FILIPENDULINA 'MOONSHINE'	MOONSHINE YARROW	80	#01 CONT. /0.9M O.C. SPACING
ANDROPOGON GERADII	BIG BLUESTEM	45	#01 CONT. /1.2M O.C. SPACING
CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	65	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	65	#01 CONT. /1.0M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	45	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	29	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	29	#01 CONT. /1.5M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	29	#01 CONT. /1.5M O.C. SPACING



765 Badke Road

CONCEPTUAL LANDSCAPE PLAN

1	DATE	DESCRIPTION
2		
3		
4		
5		



LS-101

NOT FOR CONSTRUCTION



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.					✓	
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.					✓	
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. <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. 						✓
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: <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. 						✓

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



<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.	✓					
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. 					✓	
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. 						✓
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: <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. 						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓



g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: <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. 	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: <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. 	✓					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						✓
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <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. 						✓
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 <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	1	2	3	4	5
i. Ensure lobbies and main building entries are clearly visible from the fronting street.					✓	
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. 						✓
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. 						✓



l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
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: <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. 						✓
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: <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. 					✓	
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: <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 						✓



<ul style="list-style-type: none"> 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 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. 						✓
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. 						✓
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. 						✓
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. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.					✓
g. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.	✓				
h. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓				



January 19, 2024

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

Attn: To Whom It May Concern

RE: DP Application for multi-family development located at 765 Badke Road

Applicant's Design Rationale Statement

The purpose of this statement is to:

- provide an explanation of the proposal/project and how it fits with the surrounding context,
- identify and provide rationale for any variation from the relevant City of Kelowna policies, and
- identify and provide rationale for any proposed relaxations to the Zoning Bylaw.

Site and Land Use

The proposed site use is permitted under the UC4 - Rutland Urban Centre zone and, therefore, does not require Land Use amendment.

Adjacent developments and boundary conditions include:

- Badke Road to the north
- UC4 zoned, 4-storey multi-family development to the east
- Pathways Abilities Society, P1 zone (EDINST), to the south
- UC4 zoned, 2-storey townhouse development to the west



GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA AIBC MArch MRAIC, Principal
Trent Letwiniuk AT, Principal Jim Vasto Architect AIBC BArch LEED AP, Principal

Site Layout

The proposed development includes one 6-storey multi-family residential building with a total of 120 dwelling units.

The building is positioned on the site to maximize density, minimize shadowing on adjacent multi-family developments, capitalize on the Badke Road street edge adjacency, and address limited vehicle access and common resident amenity opportunities.

A wide sidewalk leading up into the inner courtyard and main entrance area provides clear and direct access for pedestrians and cyclists from the public sidewalk along Badke Road. Additionally, individual sidewalk access is provided for the street-oriented units along Badke Road.

We feel that the current configuration effectively balances these considerations and provides a clearly accessible, user-friendly, and safe environment for both future residents and visitors.

Vehicle Access and Loading

Primary vehicle access is proposed at the northwest corner of the site from Badke Road. All vehicles accessing the site will enter from Badke Rd and all will need to exit from the same location. This includes fire truck access to within 15 metres of the front entrance.

Visitor and some resident parking is proposed at-grade with the remainder of resident parking proposed underground on one-level of parkade. Barrier-free stalls are located both at-grade and on the parkade level.

The developer has agreed to provide two (2) EV charging stalls in the parkade.

Short-term bicycle parking is provided at the main entrance and all long-term stalls are in the parkade.

Landscape Design

The landscape design for the site provides clearly defined connections to the building while also linking strategically located amenity spaces. These spaces have been located to optimize sun exposure and offer opportunities for social gathering. Pattern, form and texture, and colour create attractive spaces along the green areas. Architecture articulation, sidewalks, and planting combine to clearly define a series of key areas around the building.

Planting proposed for the site will provide sustainable design solutions which will enhance the residential environment and contribute to local biodiversity potential.



GRAVITY ARCHITECTURE

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Building Design

The exterior design concept for the development evokes a contemporary, warm, and inviting multi-residential architectural aesthetic.

This large multi-family building has been resolved into smaller, interlocking architectural volumes that are strategically clad with distinct colours and materials. These volumes are cleverly articulated to add visual interest to the architecture and incorporate building elements such as balcony and roof overhangs.

A protruding volume with a strong canopy reaches out towards the at-grade parking to effectively announce the main pedestrian access to the building. This architectural gesture works with the landscaping to provide a clearly marked and welcoming entrance condition.

A special height step-back feature has been incorporated into the top floor of the north and west facades to reduce the perceived overall height of the building along Badke Rd and in the inner courtyard entrance area. Please note: Special consideration has been given to neighbouring properties by maintaining the 4-metre step back below 16 metres along the side property lines.

The exterior finishes will be durable low-maintenance quality materials. Brick and horizontally oriented cementitious plank is proposed to provide texture, interest, and human scale to the facades. Additional materials proposed include complimentary cementitious panels as well as wood-look soffits to add warmth to the balcony and roof overhangs. The contemporary aesthetic is further reinforced with both black and white window frames coordinated with the varying colour and material of the respective architectural volumes.

Policies (and Variations)

2040 Official Community Plan (OCP)

The proposed project fundamentally meets the goals of 2040 Official Community Plan with specific attention given to the Chapter 18 section outlining urban design guidelines for low and midrise buildings.

Urban Centres Roadmap

The project team has reviewed and considered the Urban Centres Roadmap in the development of the site.

GRAVITY ARCHITECTURE

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Trent Letwiniuk AT, Principal Jim Vasto Architect AIBC BArch LEED AP, Principal



Bylaw (and Relaxations)

The project team has strived to propose a development that meets the current zoning bylaw and, therefore, does not request any bylaw relaxations at this time.

Engagement

Our engagement included ongoing bylaw compliance correspondence with Andrew Ferguson, Planner II, with the City of Kelowna.

A pre-application meeting was held on April 24, 2023. The pre-application comments have been carefully reviewed and considered in the preparation of this development permit application.

If you wish to contact me regarding this application, please reach me at richard@architecture.ca or by telephone at 1 (403) 618-1105.

Best regards,

Richard Anderson
Project Architect
Gravity Architecture Corporation

Tenant Relocation and Assistance Program

765 Badke Rd, Kelowna BC



Program Summary Table

The table below summarizes the compensation and assistance Kerr Properties 002 Ltd is offering through this program and how it compares to what Tenants are entitled to through the Residential Tenancy Act.

Compensation & Assistance	Kerr Properties 002 Ltd.	Residential Tenancy Act
Notice Period	4 Months	4 Months
Compensation	3 Months' rent	1 Month rent
Damage Deposit Returned early	✓	X
Moving Allowance (\$500)	✓	X
Weekly Rental Listings	✓	X
Tenant Relocation Coordinator	✓	X
Link to BC Housing Programs	✓	X

1. Development Summary

Following approval by the City of Kelowna, the Redevelopment of 765 Badke Rd will replace the existing 53-year-old, 18-unit apartment building at the end of its economic life with a new six storey, 117-unit purpose built rental building complete with 1 bed, 2 bed, and 3 bedroom units, underground parking, children’s play area, dog run, and built to modern BC Building code standards.

The existing building is currently home to seven (7) tenants with eleven (11) vacant units and will be demolished following Tenant relocation in accordance with this program.

2. Purpose

This program has been specifically designed for the tenants of 765 Badke Rd, Kelowna BC and was created to assist Tenant’s in finding alternative housing and to help mitigate the challenges Tenants experience when facing relocation.

Kerr Properties 002 Ltd, hoped to wait until the City of Kelowna implemented a Tenant Relocation Policy before issuing this Notice to End Tenancy, however, due to the delays in this policy being adopted by City Council and the fact that the building is well beyond its economic life, and no longer sustainable, Kerr Properties is forced to serve notice to end tenancy for demolition now, and in accordance with the Residential Tenancy Act.

FOR TENANTS

All tenants should understand their rights under the British Columbia Residential Tenancy Act. British Columbia’s Residential Tenancy Act (RTA) regulates all tenancies in residential units across the province. It is essential for both landlords and tenants to understand their rights and responsibilities under the RTA.

The Tenant Relocation and Assistance Program does not replace requirements set out in the RTA. Instead, this program is intended to supplement the RTA to support Tenants impacted by redevelopment. For more information on the RTA, please refer to the [Residential Tenancy Branch's website](#).

3. Residential Tenancy Act Legislation

Section 49 of the Residential Tenancy Act outlines the requirements of a Landlord when serving Tenants with a Notice to End Tenancy for the Landlord’s use of property / Demolition of a Rental Unit. These requirements are as follows:

1. The Landlord must intend in good faith to accomplish the purpose for ending your tenancy.
2. Prior to a landlord serving Form #RTB-29 “Four Month Notice to End Tenancy for Demolition of a Rental Unit”, the Landlord must have all permits and approvals required by law for the Demolition of the Building.
3. The Landlord must provide you with a minimum of four months’ notice to move out.
4. The Landlord must compensate you with an amount equal to one (1) month’s rent.

Please see #RTB-29 “Four Month Notice to End Tenancy for Demolition or Conversion of a Rental Unit and Section 49 of the Residential Tenancy Act for more information.

4. Additional Compensation from Kerr Properties 002 Ltd.

In addition to the requirements set out by the Residential Tenancy Act as outlined above, Kerr Properties understands the impacts of eviction and the difficulties tenants will face with relocating and endeavor to mitigate these challenges by providing tenants with additional compensation as follows:

1. Return of your Damage Deposit early to help you secure new housing – Provided one (1) month after notice to end tenancy.
2. One-time \$500 moving allowance payment – Provided one (1) month after notice to end tenancy and confirmation by the Tenant of new housing being secured.
3. An additional two (2) months rental compensation – Paid upon move out on or before the Effective Date of Notice. *See important notes on the next page**

** All tenants are eligible to receive the additional compensation only if the Tenant continues to adhere to all obligations of their Rental Agreement and Residential Tenancy Act including but not limited to the following:*

- 1. Continued and on time payment of rent each month except for the fourth and final month of your tenancy.*
- 2. Full and peaceable vacant possession of the Rental Unit on or before the effective date of the notice.*

The additional compensation being offered is not payable if Kerr Properties 002 Ltd is forced to defend the Notice to End Tenancy through any dispute resolution proceeding, civil claim, or human rights claim brought forth by the tenant, or if Kerr Properties is forced to seek a Writ of Possession through the Supreme court and use of a Bailiff to re-take possession of the rental unit.

Tenants are still eligible to receive the additional compensation even if they elect to move out earlier than the effective date of the notice.

5. Additional Tenant Assistance

In addition to all other assistance provided to Tenants through this program and the Residential Tenancy Act, Kerr Properties has designated a staff member as our Tenant Relocation Coordinator with extensive experience and knowledge of the local rental housing market, Provincial housing programs, and working with Tenants who are vulnerable or who may have complex needs.

The Tenant Relocation Coordinator will be the single point of contact for all Tenants and will be responsible for implementation of this program in addition to providing assistance to Tenants including but not limited to the following:

- Weekly listing of market rentals via email and posting on the building's bulletin board
- Provide reference letters as appropriate.
- Link Tenants to BC Housing programs where appropriate.
- Keep Tenants informed as the process progresses.

All communications and queries shall be directed in writing to the Kerr Properties Relocation Coordinator.

Relocation Coordinator: Jessica Tindall

Mailing Address: BLDG A – 5350 272nd Street, Langley BC, V4W 1S3

Email: jessica.tindall@kerrproperties.ca

Phone: 250-258-2800

6. Additional Resources

a. Market Housing Websites

Castanet - <https://www.castanet.net/>

Facebook Marketplace - <https://www.facebook.com/login/?next=%2Fmarketplace%2F>

Kijiji - <https://www.kijiji.ca/>

Craigslist - <https://kelowna.craigslist.org/>

Home Finders - <https://www.homefinders.rentals/>

b. Market Housing with Subsidy Websites

BC Housing - <https://www.bchousing.org/>

Now Canada - <https://www.nowcanada.ca/>

CMHA Kelowna - <https://cmhakelowna.com/>

Foundry - <https://foundrybc.ca/kelowna/>

Ki-Low-Na Friendship Society - <http://www.kfs.bc.ca/>

BC Housing SAFER Program- <https://www.bchousing.org/housing-assistance/rental-assistance-programs/SAFER>

BC Housing RAP Program - <https://www.bchousing.org/housing-assistance/rental-assistance-programs/RAP>

c. Local Moving Companies

Packrat Movers Kelowna – 250-869-7479

Two Small Men with Big Hearts – 250-861-5030

Brett and Buddies – 250-469-4550

Great little Moving Company – 250-317-9916

2 burley Men Moving Ltd – 250-859-8362



Building & Permitting
 1435 Water Street
 Kelowna BC V1Y 1J4
 Tel 250 469-8960
 Fax 250 862-3314

Permit Number: BP 73039

ATTACHMENT D	
This forms part of application	
# DP24-0039	
Planner Initials	AF
	

Building Permit

Authorizing
Demolition

765 Badke Rd

Lot E Plan KAP2226

DEMOLITION 18 UNIT APARTMENT

Customer Type: Applicant Contractor Contractor Type: Licenced Owner

Name: King Hoe Excavating Ltd (MBL 61933 WK 24)
 2423 Apollo Rd
 West Kelowna, BC
 V4T1P7

Contact: Jason Magnus

Permit Conditions:

- 1 a) Final inspection required.
- b) Ensure all utilities are disconnected and capped off prior to demolition.
- c) Mixed loads of demolition and construction waste are subject to additional fees as per Solid Waste Management Regulation Bylaw #10106. Please contact the Glenmore Landfill at 469-8961 for further information.
- d) Ensure conformance to Part 8 of the current BC Building Code and the maintenance of public safety. A hoarding/road usage permit will be required should public safety be compromised. Contact Yards at 469-8931 to obtain the road usage permit.
- e) Site to be left in a neat and tidy condition.
- f) All work to be completed to the satisfaction of the Building Inspector. A written statement indicating the abatement was conducted to WCB regulations and any other governing bodies is required at final inspection. The address, contractor and and description of work shall be addressed in the statement.

Issued By: Tammy Fowlow

Issue Date: 2024-05-31

Building Bylaw No. 7245

This permit is issued under the provisions of the City of Kelowna Bylaw and amendments thereto and is in accordance with the Application on file in this office.

The granting of this permit does not relieve the applicant, occupier or owner from conforming to all requirements of every pertinent bylaw and regulation enforced within the City of Kelowna and the approval of any plans or specifications in support of an application for this permit likewise does not excuse the applicant, occupier or owner from conforming to every bylaw and regulation.

All water meters are the property of the Water Purveyor. Failure to recover the water meter prior to demolition will result in extra charges to the property owner for the unrecovered water meter.

CUSTOMER'S COPY

Mark Facca Building Inspector 250-469-8633

Owners or agents are required to request an inspection 24 hours in advance of the inspection date.

Call For Inspection: 250 469-8977 or Book Online at www.kelowna.ca