Development Permit

DP24-0150

City of Kelowna

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

2160 Wilkinson St

and legally known as

Lot 8 Section 19 Township 26 ODYD Plan 10906

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:	MF3r – Apartment Housing Rental Only
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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

This is NOT a Building Permit.

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

NOTICE

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

Owner:	Wilkinson St Holdings Ltd., Inc. No 1321697
Applicant:	Tengri Architecture Ltd – Roman Yamchshikov

_____

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. DP24-0150 for Lot 8 Section 19 Township 26 ODYD Plan 10906 located at 765 Badke 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 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 **$182,767.00**

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.

PROJECT DESCRIPTION

ADDRESS:
2160 WILKINSON STREET, KELOWNA, V1Y 3Z8, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:
Plan: KAP10906 Lot: 8

GRADES:
EXISTING: APPROX 2M DROP ACROSS — PROPOSED: NO MAJOR CHANGE

NUMBER OF BUILDINGS:
1 MULTI-FAMILY BUILDING (29 UNITS)

ZONING ANALYSIS

EXISTING: MF1 - INFILL HOUSING		**PROPOSED:** MF3r - APARTMENT HOUSING RENTAL ONLY
FUTURE LAND USE (2040 OCP)		C-NHD
TRANSIT SUPPORTED CORRIDOR		N
	ZONE	**USE**
ADJACENT LAND USES:		
NORTH	MF1	MAX 2 DWELLINGS
SOUTH	MF1, P3	MAX 2 DWELLINGS; PUBL.PARK
EAST	STREET, MF1	MAX 2 DWELLINGS
WEST	MF1	MAX 2 DWELLINGS

MF3r ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (m²)		1497 m²
MAXIMUM SITE COVERAGE OF BUILDINGS (%)	65%	58%
MAXIMUM SITE COVERAGE OF BUILDINGS & IMPERM.SURF (%)	85%	70%
MAXIMUM SITE COVERAGE OF IMPERMEABLE SURFACES (%)	20%	11%
VEHICULAR ACCESS FROM LANE OR LOWER CLASSED ROAD	Y	N
MINIMUM DENSITY (TRANSIT CORRIDOR ONLY)	N/A	N/A

DEVELOPMENT REQUIREMENTS

	REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:	N/A	29 UNITS
FLOOR AREA RATIO:		
BASE	1.3	1.18
STREETSCAPE BONUS	N/A	N/R
RENT/AFFORD BONUS	0.3	N/R
UNDERGROUND PARKING	0.25	N/R
BUILDING HEIGHT (m):		
MF3r ZONE	18m (4 STOREYS)	13.7m (4 STOREYS)
MAX. ST-SCAPE BONUS	N/A	N/A
MAX. CONTINUOUS FRONTAGE:	100m	20m
SETBACKS (m):		
FRONT (EAST)	3.0m (6.0m TO GARAGE DOOR)	7.0/12.0m
SIDE A (NORTH)	3.0m	3.0m
SIDE B (SOUTH)	3.0m	3.0m
BACK (WEST)	4.5m	4.5m
REAR SETBACK TO ACCESSORY BUILDINGS	1.5m	N/A
AMENITY SPACE (m²):		
COMMON AREA	(4.0m² x 29) =116.0m²	381.0m²
PRIVATE AREA	N/R	197.0 m²
PER UNIT BREAKDOWN:		
1-BED (QTY)	17 x 15m²	255m²
2-BED (QTY)	12 x 25m²	300m²
TOTAL:	555m²	575m²
PARKING STALLS: BASED ON "SUPPORTIVE HOUSING" PROGRAM		
PER SLEEPING UNIT	0.35 x 41 = 14.35	11
STAFF	3	3
VISITOR PER UNIT	0.14 x 29 = 4.06	4
ACCESSIBLE	1	1
VAN ACCESSIBLE	N/R	N/R
TOTAL	***21.4***	***18***
RENTAL REDUCTION	*N/A*	*N/A*
SHARE REDUCTION	*N/A*	*N/A*
BIKE BONUS REDUCTION	*5*	*4*
TOTAL (INC. REDUCTIONS)	***17***	***18***
EV-READY	***7***	***8***
DRIVE AISLE (WIDTH)	6.5m	6.5m
DRIVE AISLE GRADE	4%	0%
REGULAR STALL RATIO	50%	77%
SMALL STALL RATIO	50%	23%
LOADING	N/R	N/R
BIKE STALLS (PER DWELLING UNIT):		
SHORT TERM - 0.5	6	6
LONG TERM - 1.5	39	39
TOTAL	***45***	***45***
END OF TRIP FACILITY	N	N
WASH & REPAIR STATION	Y	Y

BUILDING INFORMATION:

BUILDING AREA:
840.8 m²

Gross Floor Areas:

GROSS BUILDABLE AREA

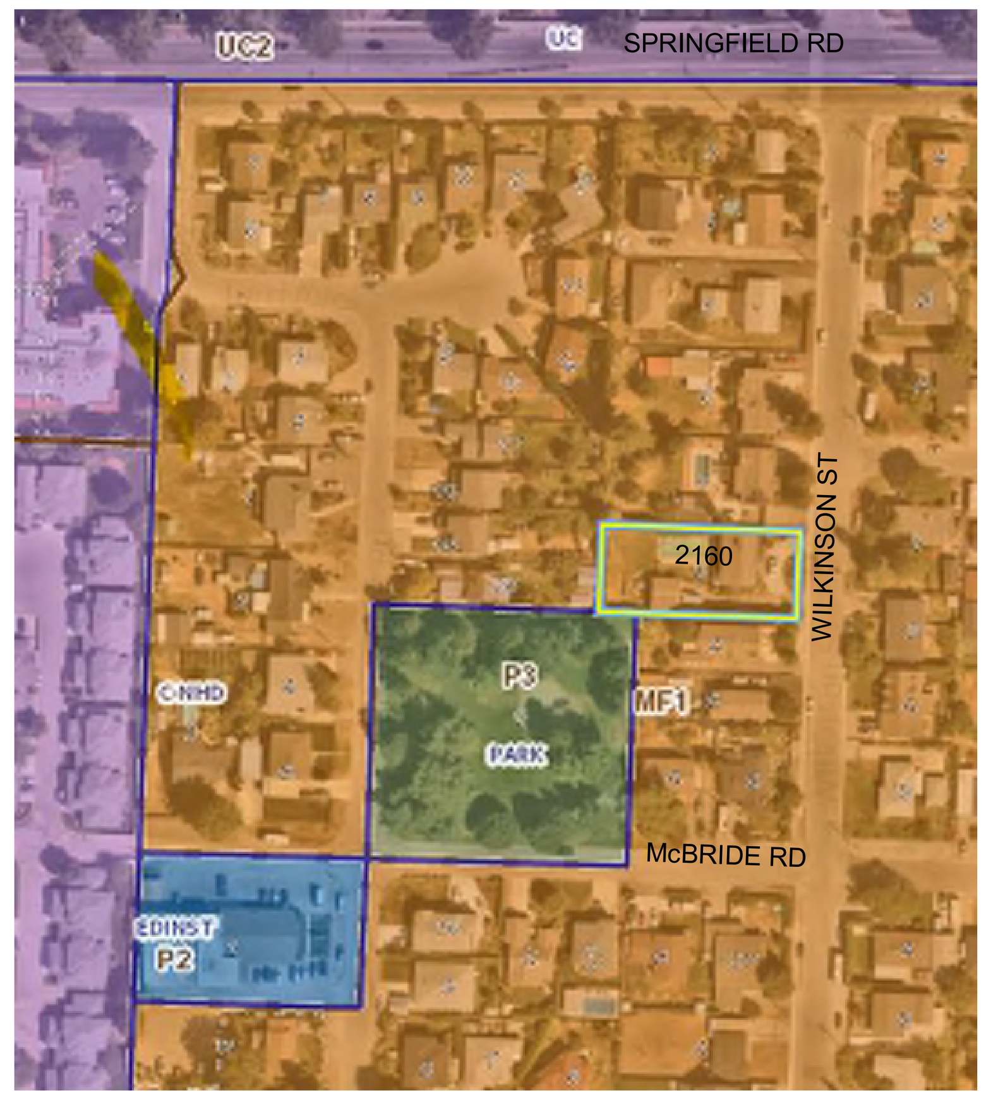
Name	Area SF	Area m2
L1 GROSS AREA	8001 SF	743.4 m²
L2 GROSS AREA	8613 SF	800.1 m²
L3 GROSS AREA	8511 SF	790.7 m²
PARKADE GROSS AREA	8218 SF	763.5 m²
ROOF ELEVATOR	216 SF	20.1 m²
ROOF STAIR	381 SF	35.4 m²
	33940 SF	3153.2 m²

UNIT TYPES & COUNT

Name	Count	Area SF	Area m2
1 BR	16	533.69 SF ... 559.69 SF	533.69 SF ... 559.69 SF
1 BR ACCESS	1	549.81 SF	549.81 SF
2 BR	6	729.98 SF ... 747.33 SF	729.98 SF ... 747.33 SF
2 BR + D	5	840.08 SF ... 847.04 SF	840.08 SF ... 847.04 SF
2 BR + D ACCESS	1	846.07 SF	846.07 SF
29			

PRIVATE OPEN SPACE PROVIDED

Name	Count	Area SF	Area m2
AMENITY ROOM	1	670 SF	62.2 m²
BALCONY	29	2121 SF	197 m²
FRONT LANDSCAPED PUBLIC AREA	1	411 SF	38.2 m²
REAR LANDSCAPED PUBLIC AREA	1	1280 SF	118.9 m²
ROOFTOP PATIO	1	1862 SF	173 m²
		6343 SF	589.3 m²



LAND USE CONTEXT PLAN

AERIAL VIEW OF THE PROPERTY - LOOKING SOUTH

GOOGLE STREET VIEW #1 - FROM WILKINSON ST LOOKING WEST

GOOGLE STREET VIEW #2 - FROM WILKINSON ST LOOKING SOUTH-WEST

GOOGLE STREET VIEW #3 - FROM WILKINSON ST LOOKING NORTH-WEST

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SCHEDULE A
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DP24-0150
Planner Initials AF
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1	2024-08-01		ISSUED FOR DEVELOPMENT PERMIT

REVISIONS + ISSUE

SEAL

ISSUED FOR DEVELOPMENT PERMIT

PROJECT

NOW CANADA

2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

ZONING & BYLAW ANALISYS

A1.01D

DESIGNED:	Designer	DRAWN:	Author
SCALE:	1 : 10	FILE:	TA24-24

1 SITE PLAN
3/32" = 1'-0"

AllTerra

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NOW CANADA

2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

SITE PLAN

A2.01D

DESIGNED: Designer DRAWN: Author
SCALE: As indicated FILE: TA24-24

2 LEVEL 1
1/8" = 1'-0"

1 PARKADE
1/8" = 1'-0"

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NOW CANADA

2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

LEVEL 1 & PARKADE FLOOR PLANS

A3.01D

DESIGNED: Designer DRAWN: Author
SCALE: 1/8" = 1'-0" FILE: TA24-24

1 LEVEL 2
1/8" = 1'-0"

2 LEVEL 3
1/8" = 1'-0"

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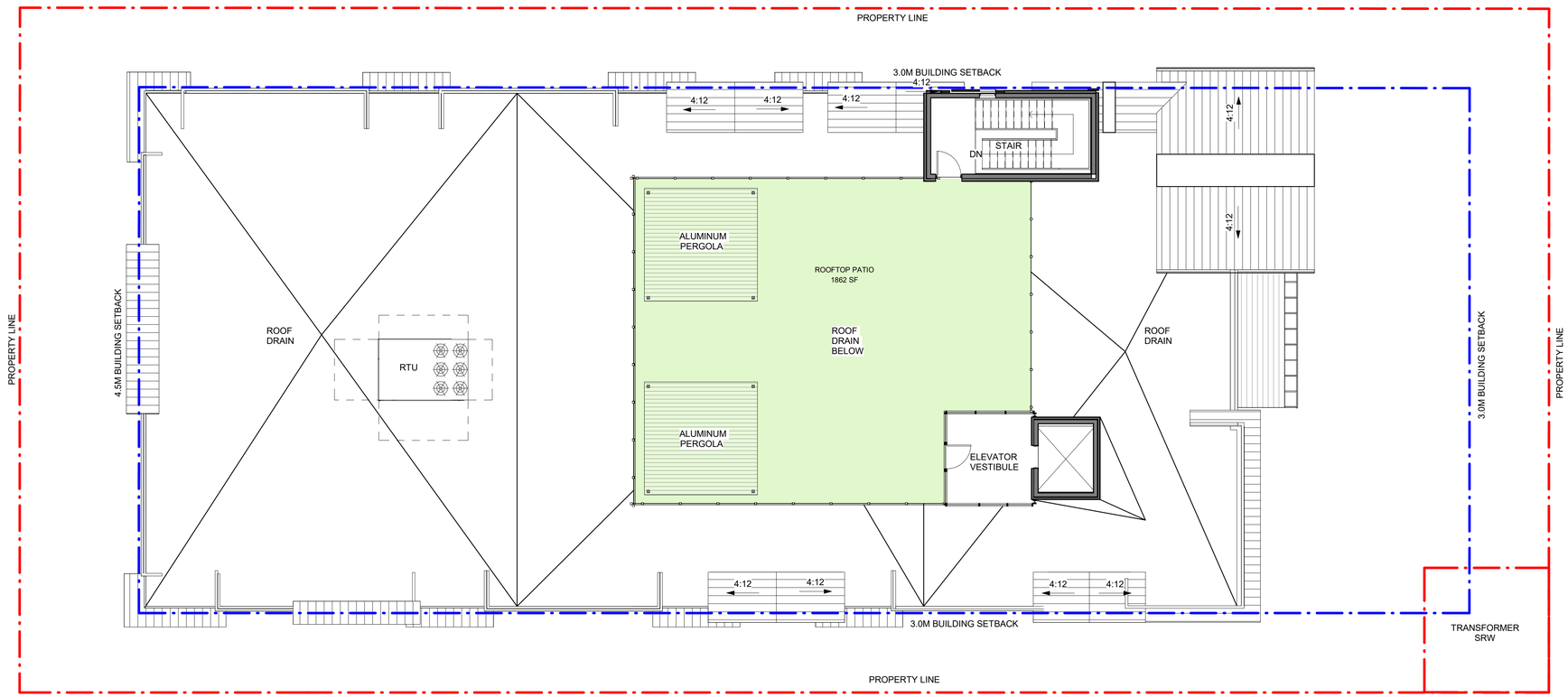
2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

LEVELS 2 & 3 FLOOR PLANS

A3.03D

DESIGNED: Designer DRAWN: Author
SCALE: 1/8" = 1'-0" FILE: TA24-24



1 ROOF PLAN
1/8" = 1'-0"

Rentable Area Legend

ROOFTOP PATIO

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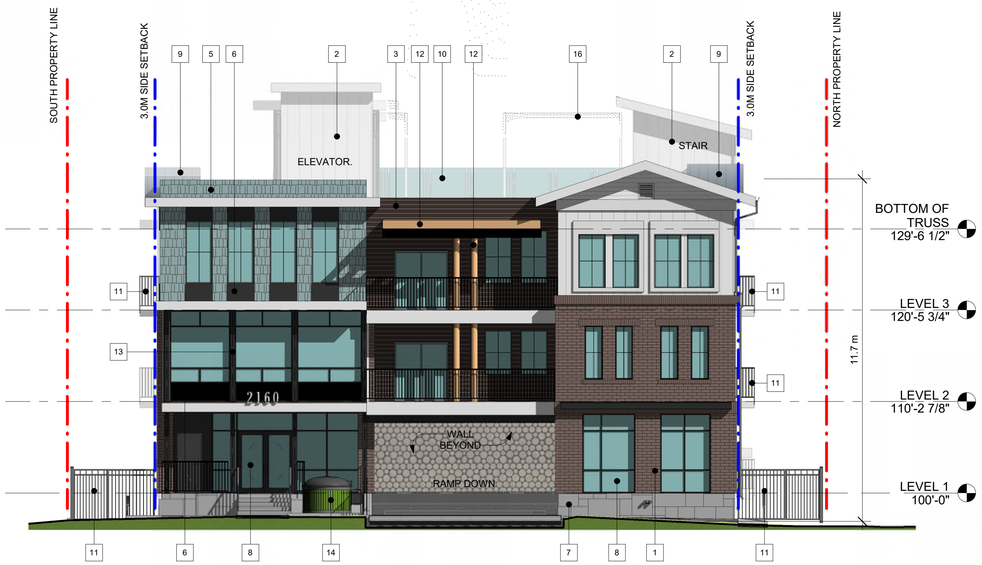
2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

ROOF PLAN

A3.04D

DESIGNED: Designer DRAWN: Author
SCALE: 1/8" = 1'-0" FILE: TA24-24



1 MAIN ELEVATION (EAST)
1/8" = 1'-0"

MATERIAL LEGEND

1. FACE BRICK, GENERIC TERRACOTA
2. BOARD & BATTEN, WHITE
3. BOARD & BATTEN, BROWN
4. LAP SIDING, DARK BROWN
5. SHAKE SIDING, OFF-BLUE
6. PLAIN CEMENTITIOUS PANEL, GRAPHITE COLOR
7. IMITATED ASHLAR BLOCK, GREY
8. ALUMINUM STOREFRONT, DARK BROWN FRAME, CLEAR GLASS
9. STANDING SEAM ROOF, GREY CHARCOAL
10. GLASS RAILING
11. PICKET RAILING, BLACK
12. TIMBER STRUCTURE, TRANSPARENT STAIN
13. STEEL STRUCTURE, BLACK
14. RECYCLE BINS, MOLOK OR EARTH BINS
15. EXTERIOR TILE, ORIENTAL ORNAMENTAL SERIES
16. PRE-FABRICATED SUNSHADE

2 SIDE ELEVATION (NORTH)
1/8" = 1'-0"

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SCHEDULE B
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REGISTERED ARCHITECT THOMAS YAMCHISHYN BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

PROJECT

NOW CANADA

2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

BUILDING ELEVATIONS

A4.01D

DESIGNED: Designer DRAWN: Author
SCALE: As indicated FILE: TA24-24

1 SIDE ELEVATION (SOUTH)
1/8" = 1'-0"

2 REAR ELEVATION (WEST)
1/8" = 1'-0"

MATERIAL LEGEND

1. FACE BRICK, GENERIC TERRACOTA
2. BOARD & BATTEN, WHITE
3. BOARD & BATTEN, BROWN
4. LAP SIDING, DARK BROWN
5. SHAKE SIDING, OFF-BLUE
6. PLAIN CEMENTITIOUS PANEL, GRAPHITE COLOR
7. IMITATED ASHLAR BLOCK, GREY
8. ALUMINUM STOREFRONT, DARK BROWN FRAME, CLEAR GLASS
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16. PRE-FABRICATED SUNSHADE

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NOW CANADA

2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

BUILDING ELEVATIONS

A4.02D

DESIGNED: Designer DRAWN: Author
SCALE: As indicated FILE: TA24-24

STREET PERSPECTIVE VIEW 01

STREET PERSPECTIVE VIEW 02

AERIAL VIEW OF FRONT YARD

BIRD-EYE VIEW FROM SOUTH-EAST SHOWING ROOF TOP AMENITY

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REGISTERED ARCHITECT
ROMAN YAMCHSHIKOV
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

PROJECT

NOW CANADA

2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

RENDERINGS

A1.03D

DESIGNED:	Designer	DRAWN:	Author
SCALE:	1 : 10	FILE:	TA24-24

VIEW OF FRONTYARD LOOKING SOUTH

NIGHT TIME PERSPECTIVE

AERIAL CONTEXT VIEW FEATURING PARK

AERIAL CONTEXT VIEW FEATURING PARK

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2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

RENDERINGS

A1.04D

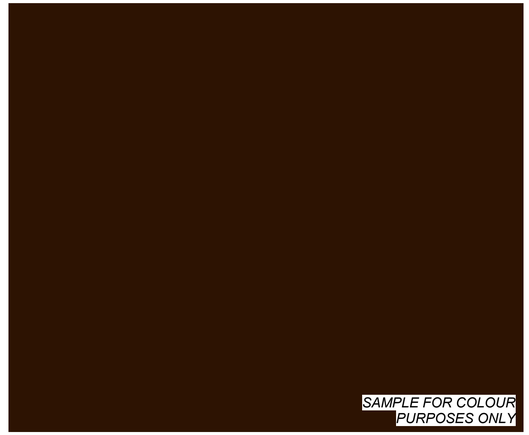
DESIGNED: Designer DRAWN: Author
SCALE: 1 : 10 FILE: TA24-24

MANUFACTURER: JAMES HARDIE
PRODUCT: BOARD & BATTEN
COLOUR & CODE: WHITE
I.D NUMBER:

MANUFACTURER:
PRODUCT: HARDIE SHAKE
COLOUR & CODE: BLUE GREY
I.D NUMBER:

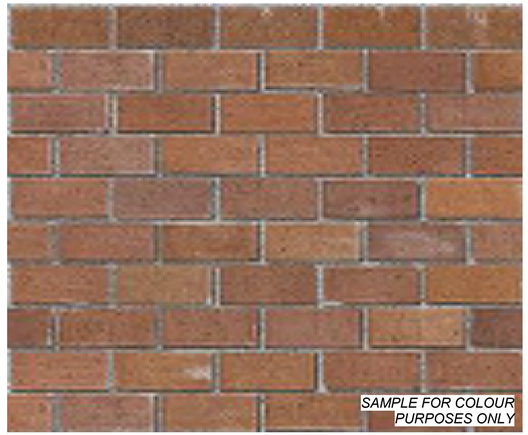
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE LAP SIDING
COLOUR & CODE: DARK BROWN
I.D NUMBER:

MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PANEL
COLOUR & CODE: DARK BROWN
I.D NUMBER:



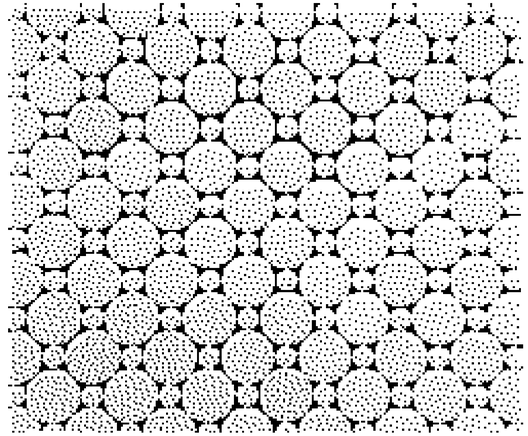
MANUFACTURER:
PRODUCT: IMITATED ASHLAR BLOCK
COLOUR & CODE: GREY
I.D NUMBER:

MANUFACTURER:
PRODUCT: GENERA CLAY BRICK
COLOUR & CODE: TERRACOTA
I.D NUMBER:



MANUFACTURER:
PRODUCT: EXPOSED WOOD STAIN
COLOUR & CODE: CEDAR
I.D NUMBER:

MANUFACTURER:
PRODUCT: ORNAMENTAL EXTERIOR TILE
COLOUR & CODE: ORIENTAL SERIES
I.D NUMBER:



MANUFACTURER:
PRODUCT: ROOFING: WESTMAN STEEL
COLOUR & CODE: CHARCOAL
I.D NUMBER:

MANUFACTURER:
PRODUCT: ALUMINUM PICKET RAILING
COLOUR & CODE: BLACK
I.D NUMBER:

MANUFACTURER:
PRODUCT: WINDOWS, DOOR, STOREFRON FRAMES
COLOUR & CODE: DARK BROWN
I.D NUMBER:

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TENGRI ARCHICTECTURE

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REGISTERED ARCHITECT
THOMAS YAMCHISHYN
PROVINCE OF BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

PROJECT

NOW CANADA

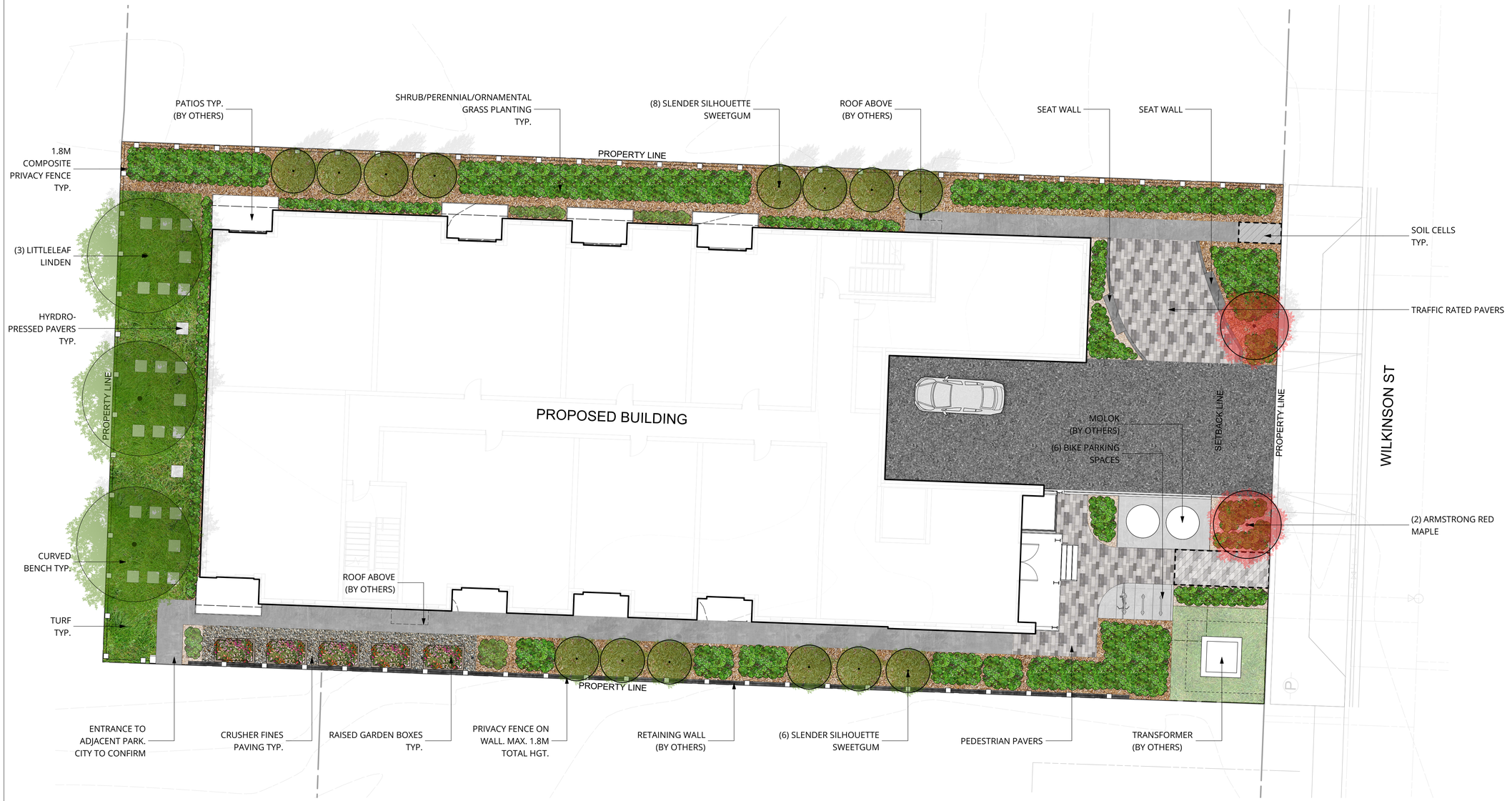
2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

MATERIALS

A4.00D

DESIGNED: Designer DRAWN: Author
SCALE: 1 : 10 FILE: TA24-24



LEGEND

- PROPOSED TREES
- CRUSHER FINES
- PAVERS
- WOOD MULCH
- TURF
- SHRUB/PERENNIAL/ ORNAMENTAL GRASS PLANTING
- SOIL CELLS


ARMSTRONG RED MAPLE


SLENDER SILHOUETTE SWEETGUM


LITTTLELEAF LINDEN

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Trees			
2	*Acer rubrum 'Armstrong'*	Armstrong Red Maple	6cm Cal	B & B
14	*Liquidambar styraciflua 'Slender Silhoutte'*	Slender Silhouette Sweetgum	6cm Cal	B & B
3	*Tilia cordata*	Littleleaf Linden	6cm Cal	B & B
	Shrubs, Perennials, & Grasses			
	Achillea millefolium	Common Yarrow	#01	Potted
	Arctostaphylos uva-ursi	Kinnikinnick	#01	Potted
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#01	Potted
	Cornus stolonifera	Red Osier Dogwood	#02	Potted
	Hemerocallis 'Ruby Stella'	Ruby Stella Day Lily	#01	Potted
	Miscanthus sinensus 'Morning Light'	Variegated Maiden Grass	#01	Potted
	Philadelphus lewisii 'blizzard'	Blizzard Mockorange	#02	Potted
	Rhus aromatica 'Grow-Low'	Fragrant Sumac	#02	Potted
	Rosa woodsii	Wood's Rose	#02	Potted
	Spiraea japonica 'Anthony Waterer'	Japanese Spirea	#02	Potted
	Taxus x media hicksii	Hick's Yew	#02	Potted

0 5 10 m

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH WELL COMPOSTED WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECIEVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.

5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

SCHEDULE C
This forms part of application
DP24-0150
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — DAVID JAMES — 419

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-06

CLIENT NAME:
ALIGNED PROPERTIES INC.

PROJECT NAME:
2160 WILKINSON ST - MULTI-FAMILY DEVELOPMENT

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN - ON SITE

DRAWN: TC
CHECKED: DJ
PROJECT NO.: 24075-100
SCALE: 1:100
DRAWING NO.: LDP1

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					✓	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						✓
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and	✓					

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

• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.						✓
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	✓					
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						✓

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

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

SECTION 4.0: 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**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. 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						
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. • 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: • 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.	✓					
Rooftop Amenity Spaces						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						✓
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.				✓		
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. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
g. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
h. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
i. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

PROJECT RATIONALE

For Re-Zoning and Development Permit Application

Attention: Planning Department, City of Kelowna

Subject property: 2160 Wilkinson Street, Kelowna

Dear Planning Department,

We are writing to provide the rationale for the Rezoning and Development Permit application for a proposed purpose-built Supportive Housing apartment building, designed for the NOW Canada Society.

PROJECT DESCRIPTION:

This purpose-built supportive housing rental building aims to address the critical need for supportive housing for women and their children in our community. The project will offer 29 units, comprising a mix of one- and two-bedroom suites, catering to the diverse needs of the residents.

This development not only addresses the immediate housing needs but also promotes a safer, more supportive community environment. We believe that this project will be a valuable addition to the neighborhood, fostering a sense of stability and community for vulnerable women and their children.

- *Exclusively Female Residents:* The building will be dedicated to women, some of whom will have children. Prospective tenants will undergo a thorough vetting process conducted by NOW Canada to ensure suitability and readiness for this supportive environment.
- *Proven Track Record*: NOW Canada operates similar successful housing projects at several addresses in Kelowna. These projects have demonstrated the positive impact of supportive housing on the community and the lives of the residents.
- *Indoor Amenity and Support Office*: The building will include an indoor amenity space and a support office to provide residents with the necessary resources and assistance to thrive.
- Letter explaining NOW Canada's operation is appended to this application.
- *No-variance application:* At the time of the application, no Zoning variances have been identified.
- Proposal is generally compliant with the best practices and policies for site and building designs, per 2040 OCP guidelines.

Artistic rendering gallery

ZONING AND LAND USE:

Context map

Future Land Use Map

The subject site is currently zoned as MF1 (Infill Housing), with the future land use designation as C-NHD (Core Area Neighborhood). The proposal is to rezone the site to MF3r (Apartment Housing, Rentals only) to accommodate this development.

TRANSPORTATION:

Accessibility to Public Transport: The location is conveniently one block away (140m) from the Springfield bus stops, ensuring easy access to public transportation for the residents.

The development features secured underground parkade. It also offers ample secured bicycle parking storage underground.

FORM AND CHARACTER:

The building's design draws inspiration from Kelowna's early 1900s architecture, incorporating contemporary materials to harmoniously blend with the surrounding residential neighborhood.

- Each façade is articulated using classic elements, giving the building the appearance of an urban village. The architectural design's horizontal and vertical breakdowns bring it to a human scale.
- The building is set further back from the street than required by the by-law, creating a comfortable feel through the increased landscaped front yard.
- The proposed development is a four-story building, with a three-story prominence above the sidewalk at the street frontage, due to the sloping terrain.

OTHER FEATURES AND BENEFITS:

Proximity to Stillingfleet Park: The property is adjacent to Stillingfleet Park, providing an ideal outdoor space for young mothers with small children. The increased presence of residents will enhance the safety and vibrancy of the park.

Thank you for considering this proposal,

Sincerely,

Roman Yamchshikov, Architect AIBC August 01, 2024