

# Development Permit

## DP24-0132

**ATTACHMENT** A

This forms part of application  
# DP24-0132

Planner Initials **MT**

City of Kelowna  
DEVELOPMENT PLANNING



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

**2606 – 2696 Pandosy Street**

and legally known as

**Lot A District Lot 14 ODYD Plan 33506**

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

### **Retail & 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 24, 2025**

Development Permit Area: Form and Character

Existing Zone: UC5rcs – Pandosy Urban Centre with Retail Cannabis Sales

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: Hyeum Properties Ltd., Inc. No. BC1203139

Applicant: New Town Architecture

---

Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

---

Date of Issuance



## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0132 for Lot A District Lot 14 ODYD Plan 33506 located at 2606 – 2696 Pandosy Street, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375.

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 **\$196,006.25**

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. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of \$58,820.47 required for 2826.82 m<sup>2</sup> lot area as part of the proposed development.

## 5. 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.**

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application # DP24-0132	
Planner Initials	<b>MT</b>
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

DRAFT

































1 overall plan  
Scale: 1:300

Site Information

Address: 2606 - 2696 Pandosy Street  
Kelowna, B.C.  
City of Calgary Zoning: UCS  
Pandosey Urban Centre

Landscape Statistics

Site Area: 2,946.12 sq m  
length of Frontage: 130.42 lm  
Pandosey Street + Osprey Ave

Trees	required	provided
1 tree per 10 lm frontage	Total 13.0	21
Shrubs	provided	
Total	654	
Shrubs	221.00	
Grasses	433.00	

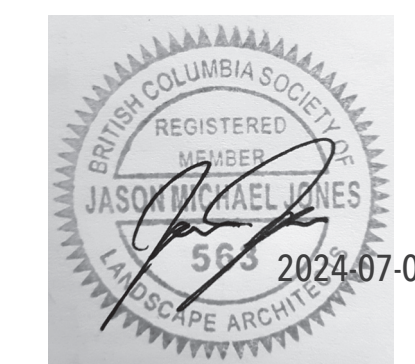
Legend

trees	shrubs	grasses and groundcovers
autumn blaze maple min 75mm cal	globe blue spruce (tree form) min 600mm ht or spread	avalanche reed grass min #2 container
emperor japanese maple min 50mm cal	little spire russian sage min 400mm ht or spread	bronze tufted hair grass min #2 container
ivory silk lilac min 50mm cal	abbotswood potentilla min 600mm ht or spread	karl foerster grass min #2 container
existing trees to be removed	anise hyssop min 600mm ht or spread	northern lights hair grass: min #2 container
	autumn red daylily min 600mm ht or spread	prairie fire switch grass min #2 container
	caradonna sage min 600mm ht or spread	variegated moor grass min #2 container
	candy corn spirea min 600mm ht or spread	landscape mulch none flammable
	black eyed susan min 600mm ht or spread	sod
	oso paprika rose min 600mm ht or spread	
	purple emperor cornflower min 600mm ht or spread	
	red garden astilbe min 600mm ht or spread	
	tiny wine ninebark min 600mm ht or spread	

**SCHEDULE C**  
This forms part of application  
# DP24-0132  
Planner Initials MT  
City of Kelowna  
DEVELOPMENT PLANNING

Plant List

Qty	Common Name	Botanical Name
<b>Ornamental Grasses and Groundcovers</b>		
24	Avalanche Reed Grass	Calamagrostis x acutiflora 'Avalanche'
36	Bronze Veil Tufted Hair Grass	Deschampsia caespitosa 'Bronzeschleier'
119	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
158	Northern Lights Tufted Hair Grass	Deschampsia caespitosa 'Northern Lights'
48	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'
48	Variegated Moor Grass	Molinia caerulea 'Variegata'
<b>Shrubs</b>		
10	Globe Blue Spruce (tree form)	Picea pungens 'Globosa (tree form)'
16	Little spire Russian Sage	Perovskia atriplicifolia 'little spire'
13	Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'
14	Anise Hyssop	Agastache 'Blue Fortune'
32	Autumn Red Daylily	Hemerocallis 'Autumn Red'
16	Caradonna Sage	Salvia x sylvestris 'Caradonna'
15	Double play candy corn spirea	Spiraea japonica 'candy corn'
35	Indian Summer Black Eyed Susan	Rudbeckia hirta 'Indian Summer'
17	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
55	Purple Emperor Coneflower	Echinacea purpurea 'Purple Emperor'
18	Red Garden Astilbe	Astilbe x arendsii 'Fanal'
6	Tiny Wine Ninebark	Physocarpus opulifolius
<b>Trees</b>		
Coniferous		
Deciduous		
11	Autumn Blaze Maple	Acer x freemanii 'Jeffsred'
7	Emperor Japanese Maple	Acer palmatum 'Wolff'
3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'



General Notes

- This drawing, including all concepts and design ideas are property of Arquecos Group Ltd.
- These drawings can only be reproduced with written authorization of Arquecos Group, the Project Owner or the Owner's Representative.
- These drawings must not be used for construction purposes unless specifically issued as such.
- This drawings have been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Written dimensions rule over scaled dimensions.
- Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquecos Group Ltd, the Project Owner or the Owner's Representative.
- Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
- Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.

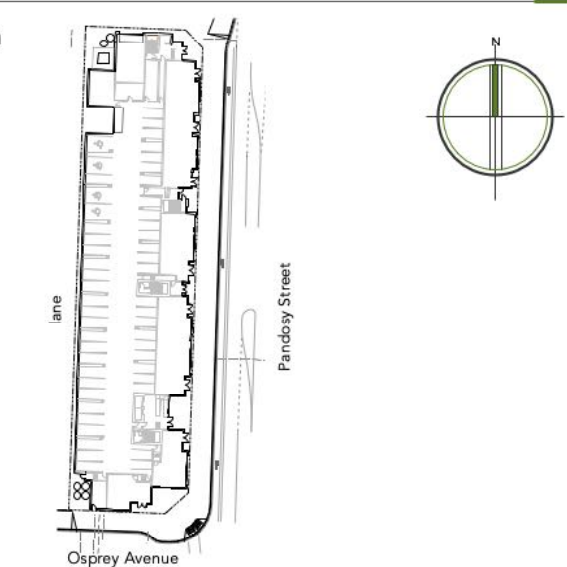
Irrigation Notes

- trees, shrubs, grasses, and perennials will require irrigation system to be tendered as design build to be reviewed by landscape architect prior to award. permanent high efficiency sprinkler (for open lawn areas) and dripline irrigation (for established planting bed areas) are envisioned to ensure the highest water conservation measures are achieved
- watering provisions in accordance with City of Kelowna water system rates and regulations.

Firesmart Notes

- The proposed landscape plan adheres to the current edition of the firesmart guide to landscaping BC.
- The proposed landscape plan uses primarily native species and cultivar species that are well adapted to the kelowna climate with low to moderate water requirements.
- From building edge to 1.5m establishes a non-combustible zone per firesmart guidelines.
- Zone 1 - up to 10m from building edge, no coniferous trees or shrubs have been proposed.
- Existing conifers to remain are to be pruned to a height of 2.0m.
- Ensure a minimum of 3m between crowns of existing coniferous trees, the tips of the branches of a mature coniferous tree are no closer than 3m to the tips of the branches of another coniferous tree.
- Proposed landscape mulch will be non-combustible.

Key Plan



6	development permit	24.07.03
5	review and coordination	24.06.21
4	review and coordination	24.06.19
2	review and coordination	24.06.07
1	review and coordination	24.04.29
Issued for:		Date: (yy.mm.dd)

Project No. 43-001

Project Title.

**Pandosy x Osprey  
Mixed Use**

Kelowna, B.C.

Drawing Title:

**Overall Landscape Plan**

Drawn by: cmp

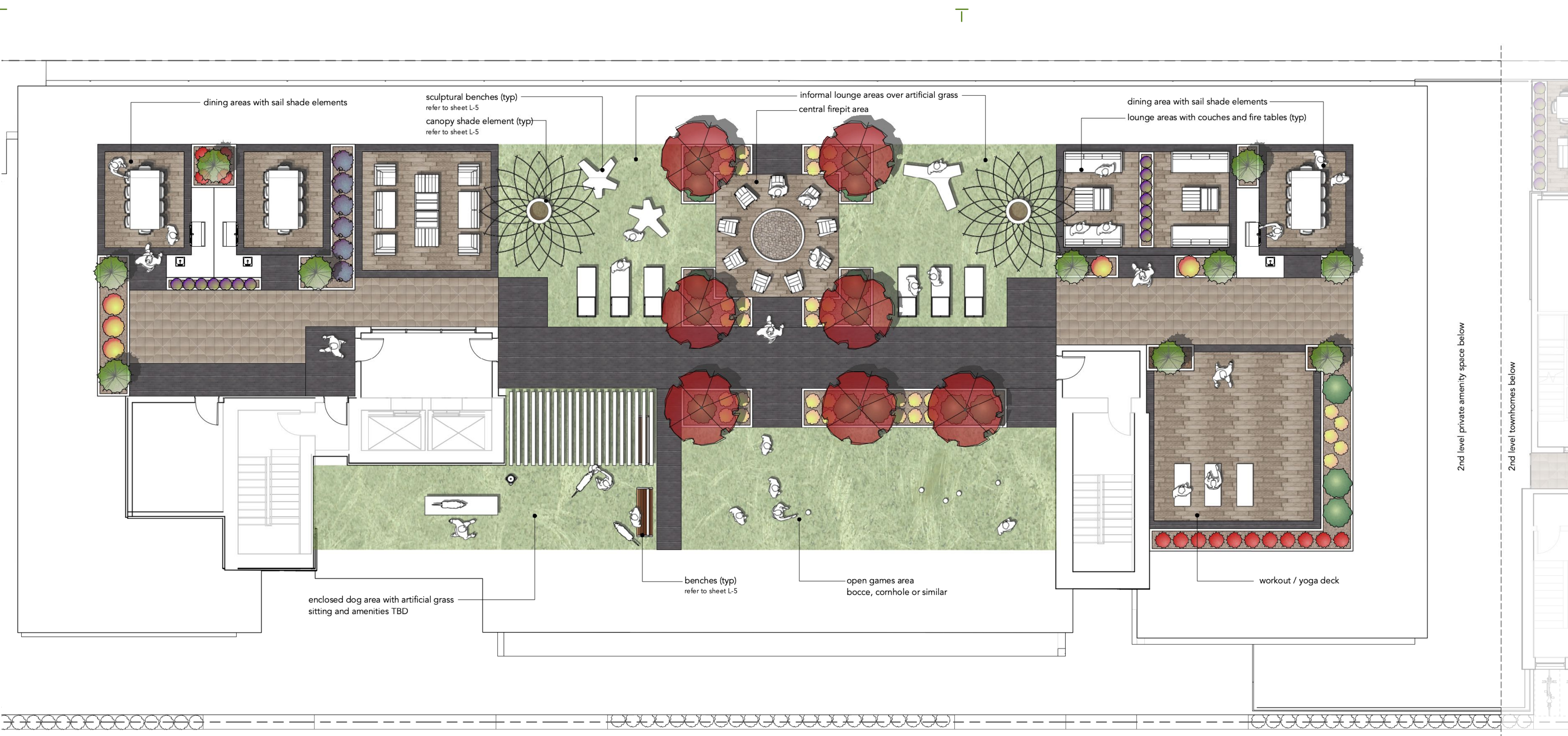
Drawing No.

Checked by: cmp

**L-01**

Scale: 1:300





- Legend**
- trees**
- autumn blaze maple min 75mm cal
  - emperor japanese maple min 50mm cal
  - ivory silk lilac min 50mm cal
  - existing trees to be removed
- shrubs**
- globe blue spruce (tree form) min 600mm ht or spread
  - little spire russian sage min 600mm ht or spread
  - abbotswood potentilla min 600mm ht or spread
  - anise hyssop min 600mm ht or spread
  - autumn red daylily min 600mm ht or spread
  - caradonna sage min 600mm ht or spread
  - candy corn spirea min 600mm ht or spread
  - black eyed susan min 600mm ht or spread
  - oso paprika rose min 600mm ht or spread
  - purple emperor coniferower min 600mm ht or spread
  - red garden astilbe min 600mm ht or spread
  - tiny wine ninebark min 600mm ht or spread
- grasses and groundcovers**
- avalanche reed grass min #2 container
  - bronze tufted hair grass min #2 container
  - karl foerster grass min #2 container
  - northern lights hair grass min #2 container
  - prairie fire switch grass min #2 container
  - variegated moor grass min #2 container
  - landscape mulch none flammable
  - sod

**SCHEDULE C**

This forms part of application # DP24-0132

Planner Initials MT

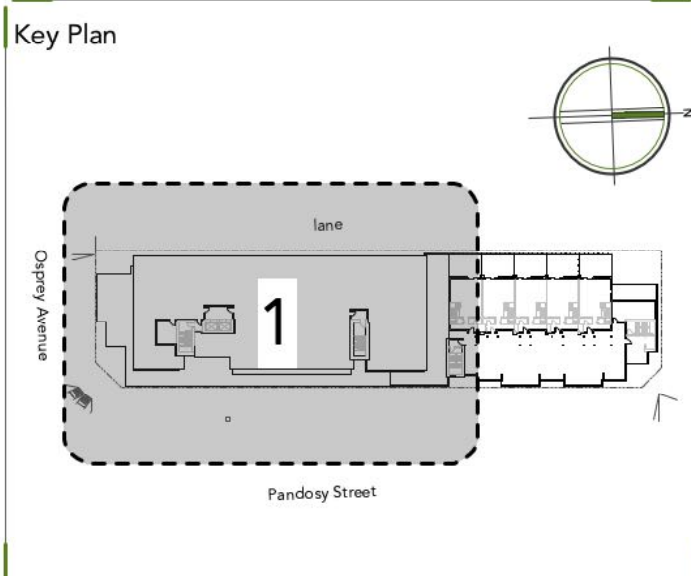
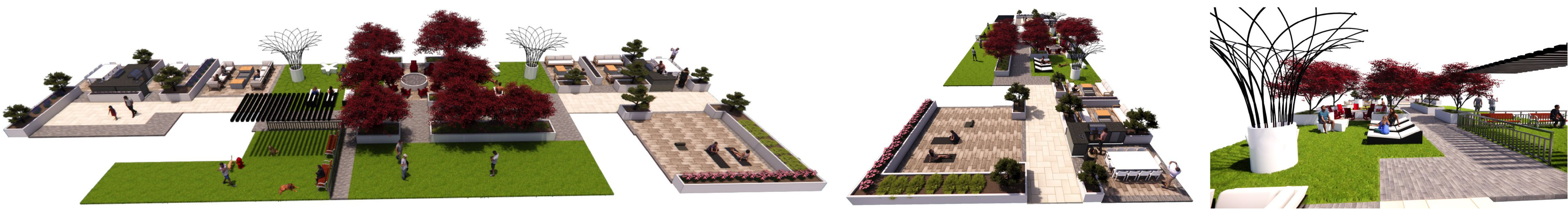
City of Kelowna DEVELOPMENT PLANNING

- General Notes**
- This drawing, including all concepts and design ideas are property of Arquiecos Group Ltd. This drawing can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
  - These drawings must not be used for construction purposes unless specifically issued as such.
  - This drawings have been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Written dimensions rule over scaled dimensions.
  - Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Group Ltd, the Project Owner or the Owner's Representative.
  - Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
  - Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.

- Irrigation Notes**
- trees, shrubs, grasses, and perennials will require irrigation system to be tendered as design build to be reviewed by landscape architect prior to award. permanent high efficiency sprinkler (for open lawn areas) and dripline irrigation (for established planting bed areas) are envisioned to ensure the highest water conservation measures are achieved
  - watering provisions in accordance with City of Kelowna water system rates and regulations.

- Firesmart Notes**
- The proposed landscape plan adheres to the current edition of the firesmart guide to landscaping BC.
  - The proposed landscape plan uses primarily native species and cultivar species that are well adapted to the kelowna climate with low to moderate water requirements.
  - From building edge to 1.5m establishes a non-combustible zone per firesmart guidelines.
  - Zone 1 - up to 10m from building edge, no coniferous trees or shrubs have been proposed.
  - Existing conifers to remain are to be pruned to a height of 2.0m.
  - Ensure a minimum of 3m between crowns of existing coniferous trees. the tips of the branches of a mature coniferous tree are no closer than 3m to the tips of the branches of another coniferous tree.
  - Proposed landscape mulch will be non-combustible.

1 rooftop landscape plan  
Scale: 1:100

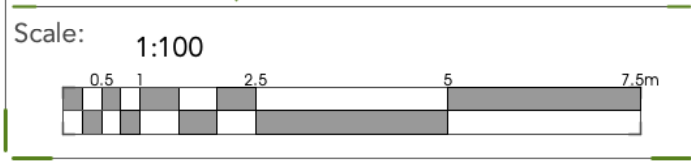


6	development permit	24.07.03
5	review and coordination	24.06.21
4	review and coordination	24.06.19
2	review and coordination	24.06.07
1	review and coordination	24.04.29
Issued for:		Date: (yy.mm.dd)

Project No. 43-001  
Project Title. **Pandosy x Osprey Mixed Use**  
Kelowna, B.C.

Drawing Title: **Rooftop landscape plan**

Drawn by: cmp  
Checked by: cmp  
Drawing No. **L-03**



schematic perspectives



1 upper level townhomes amenity spaces  
Scale: 1:100

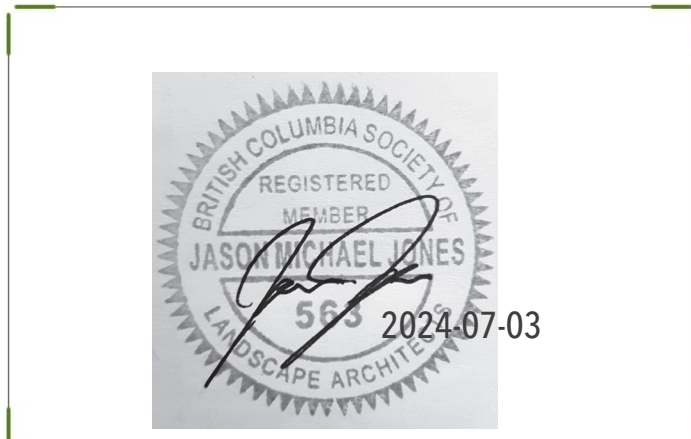
- legend**
- trees**
- autumn blaze maple min 75mm cal
  - emperor japanese maple min 50mm cal
  - ivory silk lilac min 50mm cal
  - existing trees to be removed
- shrubs**
- globe blue spruce (tree form) min 600mm ht or spread
  - little spire russian sage min 600mm ht or spread
  - abbotswood potentilla min 600mm ht or spread
  - anise hyssop min 600mm ht or spread
  - autumn red daylily min 600mm ht or spread
  - caradonna sage min 600mm ht or spread
  - candy corn spirea min 600mm ht or spread
  - black eyed susan min 600mm ht or spread
  - oso paprika rose min 600mm ht or spread
  - purple emperor cornflower min 600mm ht or spread
  - red garden astilbe min 600mm ht or spread
  - tiny wine ninebark min 600mm ht or spread
- grasses and groundcovers**
- avalanche reed grass min #2 container
  - bronze tufted hair grass min #2 container
  - karl foerster grass min #2 container
  - northern lights hair grass min #2 container
  - prairie fire switch grass min #2 container
  - variegated moor grass min #2 container
  - landscape mulch none flammable
  - sod

**SCHEDULE C**

This forms part of application # DP24-0132

Planner Initials **MT**

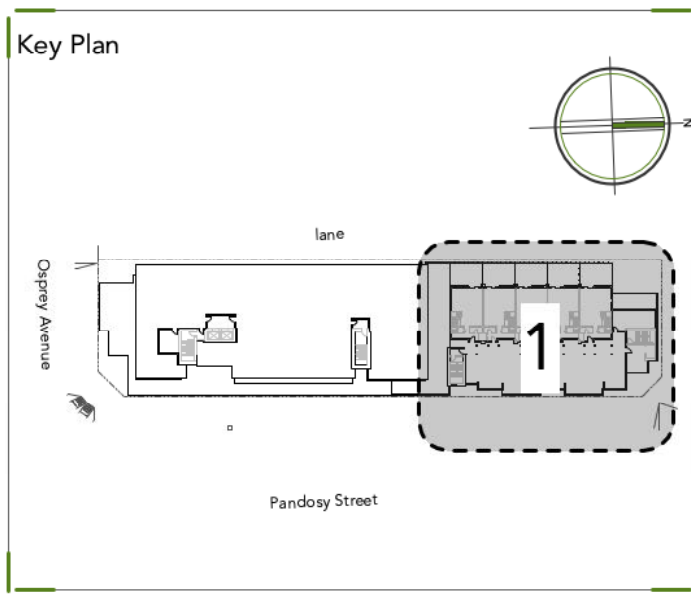
City of Kelowna DEVELOPMENT PLANNING



- General Notes**
- This drawing, including all concepts and design ideas are property of Arqueicos Group Ltd. This drawings can only be reproduced with written authorization of Arqueicos Group, the Project Owner or the Owner's Representative.
  - These drawings must not be used for construction purposes unless specifically issued as such.
  - This drawings have been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Written dimensions rule over scaled dimensions.
  - Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arqueicos Group Ltd. the Project Owner or the Owner's Representative.
  - Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
  - Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.

- Irrigation Notes**
- trees, shrubs, grasses, and perennials will require irrigation system to be tendered as design build to be reviewed by landscape architect prior to award. permanent high efficiency sprinkler (for open lawn areas) and dripline irrigation (for established planting bed areas) are envisioned to ensure the highest water conservation measures are achieved.
  - watering provisions in accordance with City of Kelowna water system rates and regulations.

- Firesmart Notes**
- The proposed landscape plan adheres to the current edition of the firesmart guide to landscaping BC.
  - The proposed landscape plan uses primarily native species and cultivar species that are well adapted to the kelowna climate with low to moderate water requirements.
  - From building edge to 1.5m establishes a non-combustible zone per firesmart guidelines.
  - Zone 1 - up to 10m from building edge, no coniferous trees or shrubs have been proposed.
  - Existing conifers to remain are to be pruned to a height of 2.0m.
  - Ensure a minimum of 3m between crowns of existing coniferous trees, the tips of the branches of a mature coniferous tree are no closer than 3m to the tips of the branches of another coniferous tree.
  - Proposed landscape mulch will be non-combustible.

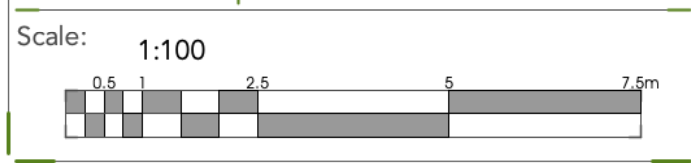


6	development permit	24.07.03
5	review and coordination	24.06.21
4	review and coordination	24.06.19
2	review and coordination	24.06.07
1	review and coordination	24.04.29
Issued for:		Date. (yy.mm.dd)

Project No. 43-001  
Project Title. **Pandosy x Osprey Mixed Use**  
Kelowna, B.C.

Drawing Title: **Rooftop landscape plan**

Drawn by: cmp  
Checked by: cmp  
Drawing No. **L-04**





Proposed canopy element  
Maglin Corole Canopee  
standard base and LED lights on canopy  
Surface mount



Proposed bench  
Maglin Iconic bench  
Titanium powdercoat colour  
Surface mount



Proposed bike rack  
Maglin Iconic bike rack  
Orange powdercoat colour  
Surface mount



Proposed sculptural benches  
Landscape forms Twig Air and Starfish Air  
white with LED lighting  
Surface mount



Proposed shade elements  
Shade Sails Canada custom shade structures  
for dining areas and yoga deck  
Surface mount

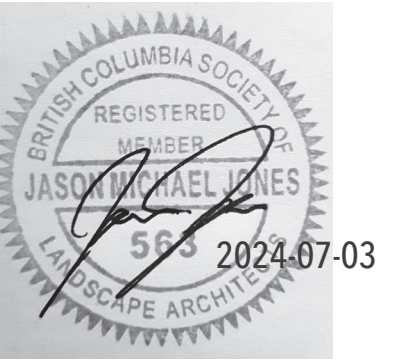
Proposed site furnishings

**Preliminary estimate of probable costs**

No	Item	Qty	Unit	Unit Cost	Comments	Total
<b>1.0 Softscape and Plant Material</b>						
1.1	Deciduous Trees	21	each	\$900	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 18,900
1.3	Deciduous Shrubs	221	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 14,365
1.4	Coniferous Shrubs	26	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 1,690
1.5	Ornamental Grasses	433	each	\$35	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 15,155
1.6	Sod	51	sq. m.	\$20	Including 15mm of topsoil and grading	\$ 1,014
1.8	wood bark mulch	257	sq.m.	\$40	Non flammable landscape mulch. Nature's Gold Black mulch or aproves similar	\$ 10,291
1.1	Irrigation	1	allow	\$50,000	Irrigation System with high efficiency MP spray heads, and bubblers for trees. Design Build by contractor to be reviewed and approved by Landscape Architect.	\$ 50,000
<b>Subtotal</b>						<b>\$ 111,415</b>
<b>2.0 Hardscape</b>						
2.1	Artificial Grass	211	sq.m.	\$150	Synlawn Artificial pet turf. as per manufacturers specifications	\$ 31,689
2.1	Concrete paving	241	sq.m.	\$200	Broom finish concrete paving as per City of Kelowna Standards	\$ 48,244
2.2	Accent paving and precast pavers	991	sq.m.	\$275	Concrete paving with integral colour or precast concrete pavers as per plans	\$ 272,477
<b>Subtotal</b>						<b>\$ 352,410</b>
<b>3.0 Site Furnishings</b>						
3.1	Bike racks	20	each	\$750	Bike racks as per drawings	\$ 15,000
3.2	Benches	7	each	\$1,500	Benches as per drawings	\$ 10,500
3.3	Rooftop sculptural benches	3	each	\$5,000	Landscape forms Twig Air and Starfish Air in white with LED lighting	\$ 15,000
3.4	Rooftop Firepit and chairs	1	each	\$7,000	Firepit with decorative gravel and 9 individual chairs TBD	\$ 7,000
3.5	Rooftop Sofas and loungers	19	each	\$1,500	Sofas and tables for lounging areas and loungers for open space TBD	\$ 28,500
3.6	Canopy Structures	2	each	\$5,000	Maglin Canopee Small with LED lights	\$ 10,000
3.7	Sail Shade elements	3	each	\$6,000	Sail shade emelments over dining areas	\$ 18,000
3.8	Raised planters	40	each	\$1,000	Freestanding raised planters by urbanpot. 1.2m high for trees and 0.6m high for shrubs	\$ 40,000
3.9	Outdoor kitchens	3	each	\$10,000	Outdoor kitchens with BBQ, sink and conutertop	\$ 30,000
<b>Subtotal</b>						<b>\$ 174,000</b>
<b>Estimated Total Cost</b>						<b>\$ 637,825</b>

**Notes.**

1. This is a preliminary opinion of probable costs based on development permit design plans, not a guaranteed cost figure.
2. Contractors are responsible for accurate quantity calculations and field measurements.
3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
4. All costs include supply and installation unless otherwise noted.
5. All costs are exclusive of taxes



**General Notes**

1. This drawing, including all concepts and design ideas are property of Arquiecos Group Ltd.  
This drawings can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
2. These drawings must not be used for construction purposes unless specifically issued as such.
3. This drawings have been drawn to scale as indicated in the titleblock and viewports. Do not scale drawings. Written dimensions rule over scaled dimensions.
4. Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Group Ltd. the Project Owner or the Owner's Representative
5. Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
6. Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.

**Irrigation Notes**

1. trees, shrubs, grasses, and perennials will require irrigation system to be tendered as design build to be reviewed by landscape architect prior to award. permanent high efficiency sprinkler (for open lawn areas) and dripline irrigation (for established planting bed areas) are envisioned to ensure the highest water conservation measures are achieved
2. watering provisions in accordance with City of Kelowna water system rates and regulations.

**Firesmart Notes**

1. The proposed landscape plan adheres to the current edition of the firesmart guide to landscaping BC
2. The proposed landscape plan uses primarily native species and cultivar species that are well adapted to the kelowna climate with low to moderate water requirements.
3. From building edge to 1.5m establishes a non-combustible zone per firesmart guidelines.
4. Zone 1 - up to 10m from building edge, no coniferous trees or shrubs have been proposed.
5. Existing conifers to remain are to be pruned to a height of 2.0m.
6. Ensure a minimum of 3m between crowns of existing coniferous trees, the tips of the branches of a mature coniferous tree are no closer than 3m to the tips of the branches of another coniferous tree.
7. Proposed landscape mulch will be non-combustible.

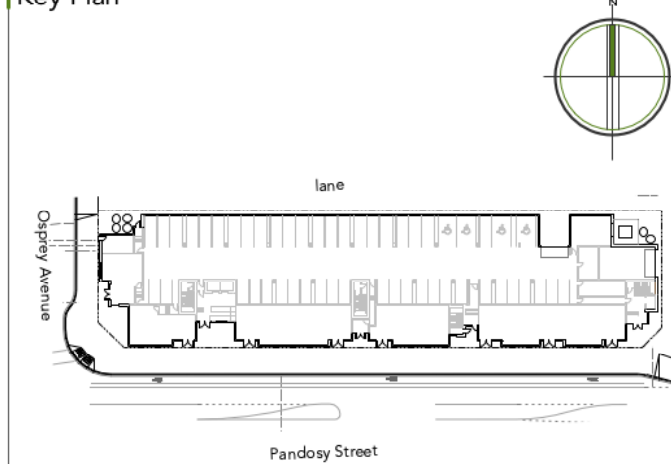
**SCHEDULE C**

This forms part of application  
# DP24-0132

Planner Initials **MT**

**City of Kelowna**  
DEVELOPMENT PLANNING

**Key Plan**



6	development permit	24.07.03
5	review and coordination	24.06.21
4	review and coordination	24.06.19
2	review and coordination	24.06.07
1	review and coordination	24.04.29
Issued for:		Date. (yy.mm.dd)

Project No.

43-001

Project Title.

**Pandosy x Osprey  
Mixed Use**

Kelowna, B.C.

Drawing Title:

**Furnishings / Cost estimate**

Drawn by:

cmp

Drawing No.

**L-05**

Checked by:

cmp

Scale:

as noted

**FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES**

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

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

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

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

**Chapter 2 - Design Foundations**  
 Apply To All Projects  
 Page 18-8

**Section 2.1 - General Residential and Mixed Use Design Guidelines**  
 Page 18-9

**Section 2.2 - Achieving High Performance**  
 Page 18-17

**Chapter 3  
Townhouses & Infill**

Planner Initials **MT**

Page 18-19

**Chapter 4  
Low & Mid-Rise  
Residential &  
Mixed Use**

Page 18-34

**Chapter 5  
High-Rise  
Residential &  
Mixed Use**

Page 18-42

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

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

<b>SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE</b>						
<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>	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 ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> <li>• Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets);</li> <li>• The street wall does not include upper storeys that are setback from the primary frontage; and</li> <li>• A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.</li> </ul>						✓
<b>2.1.2 Scale and Massing</b>	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"> <li>• Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>• Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>						✓

<b>2.1.3 Site Planning</b>	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"> <li>• Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible;</li> <li>• Incorporating terracing to create usable open spaces around the building</li> <li>• Using the slope for under-building parking and to screen service and utility areas;</li> <li>• Design buildings to access key views; and</li> <li>• Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).</li> </ul>	✓					
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.						✓
<b>2.1.4 Site Servicing, Access, and Parking</b>	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"> <li>• Underground (where the high water table allows)</li> <li>• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> </ul>						✓

<ul style="list-style-type: none"> <li>• Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>• Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>						
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"> <li>• Landscaping;</li> <li>• Trellises;</li> <li>• Grillwork with climbing vines; or</li> <li>• Other attractive screening with some visual permeability.</li> </ul>	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>• Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>• Secure long-term parking within the building or vehicular parking area.</li> </ul>						✓
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.						✓
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	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"> <li>• Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>• Using materials and colors that minimize heat absorption;</li> <li>• Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>• Using building mass, trees and planting to buffer wind.</li> </ul>						✓
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"> <li>• Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and</li> <li>• Using recycled water irrigation systems.</li> </ul>	✓					
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"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>						✓
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
<b>2.1.6 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>						✓
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.						✓

<b>SECTION 4.0: LOW &amp; MID-RISE RESIDENTIAL MIXED USE</b>						
<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>						
<b>4.1.1 Relationship to the Street</b>	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"> <li>• Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>• Using ground-oriented units or glazing to avoid creating dead frontages; and</li> <li>• When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>						✓
<b>Commercial &amp; Mixed Use Buildings</b>						
k. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						✓
l. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						✓

m. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.						✓
<b>4.1.2 Scale and Massing</b>	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.						✓
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.						✓
<b>Seven to twelve storey buildings</b>						
e. Buildings between seven and twelve storeys should: <ul style="list-style-type: none"> <li>• Incorporate a 2-3 storey podium at the base of the building;</li> <li>• Incorporate a minimum 2 m stepback in upper storeys, and more generous upper storey terraces facing south and west; and</li> <li>• Have a minimum 30 m building separation between primary building facades.</li> </ul>						✓
f. Courtyards and mid-block connections within building sideyards should be a minimum of 6 m wide.	✓					
g. To support and promote the use of mass timber construction, exceptions to setbacks and podium design guidelines will be considered to accommodate unique design challenges and technical requirements.	✓					
<b>4.1.3 Site Planning</b>	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"> <li>• 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</li> <li>• Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>						✓
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.	✓					
<b>4.1.4 Site Servicing, Access and Parking</b>	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"> <li>• Access is from a secondary street, where possible, or from the long face of the block;</li> <li>• Impacts on pedestrians and the streetscape is minimised; and</li> <li>• There is no more than one curb cut per property.</li> </ul>						
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"> <li>• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>• 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.</li> </ul>	✓					
<b>4.1.5 Publicly-Accessible and Private Open Spaces</b>	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.						✓
<b>Rooftop Amenity Spaces</b>						
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: <ul style="list-style-type: none"> <li>• 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</li> <li>• Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.</li> </ul>						✓
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> <li>• Secure trees and tall shrubs to the roof deck; and</li> <li>• Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.</li> </ul>						✓
<b>4.1.6 Building Articulation, Features, and Materials</b>	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"> <li>• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;</li> <li>• Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</li> <li>• Providing a porch, patio, deck, or covered entry for each interval;</li> <li>• 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;</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>• Changing the materials with the change in building plane; and</li> <li>• Provide a lighting fixture, trellis, tree or other landscape feature within each interval.</li> </ul>						
<p>b. Break up the building mass by incorporating elements that define a building’s base, middle and top.</p>						✓
<p>c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.</p>						✓
<p>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.</p>						✓
<p>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.</p>						✓
<p>f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations:</p> <ul style="list-style-type: none"> <li>• Primary building entrances;</li> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>						✓
<p>g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.</p>						✓
<p>h. Place and locate awnings and canopies to reflect the building’s architecture and fenestration pattern.</p>						✓
<p>i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.</p>						✓
<p>j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings</p>						✓

located on highways and/or major arterials in alignment with the City's Sign Bylaw.						
k. Avoid the following types of signage: <ul style="list-style-type: none"> <li>• Internally lit plastic box signs;</li> <li>• Pylon (stand alone) signs; and</li> <li>• Rooftop signs.</li> </ul>	✓					
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					







