Development Permit

DP24-0232

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

860 – 1000 KLO Rd

and legally known as

Lot 1 District Lot 135 ODYD Plan EPP90191

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

Education Services

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	**March 17, 2025**
Development Permit Area:	Form and Character
Existing Zone:	P2 – Education and Minor Institutional
Future Land Use Designation:	EDINST – Education / Institutional

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:	Okanagan College
Applicant:	GEC Architecture

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP24-0232
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

DRAFT

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. DP24-0232 for Lot 1 District Lot 135 ODYD Plan EPP90191, located at 860 – 1000 KLO 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 **$201,993.75**

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

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

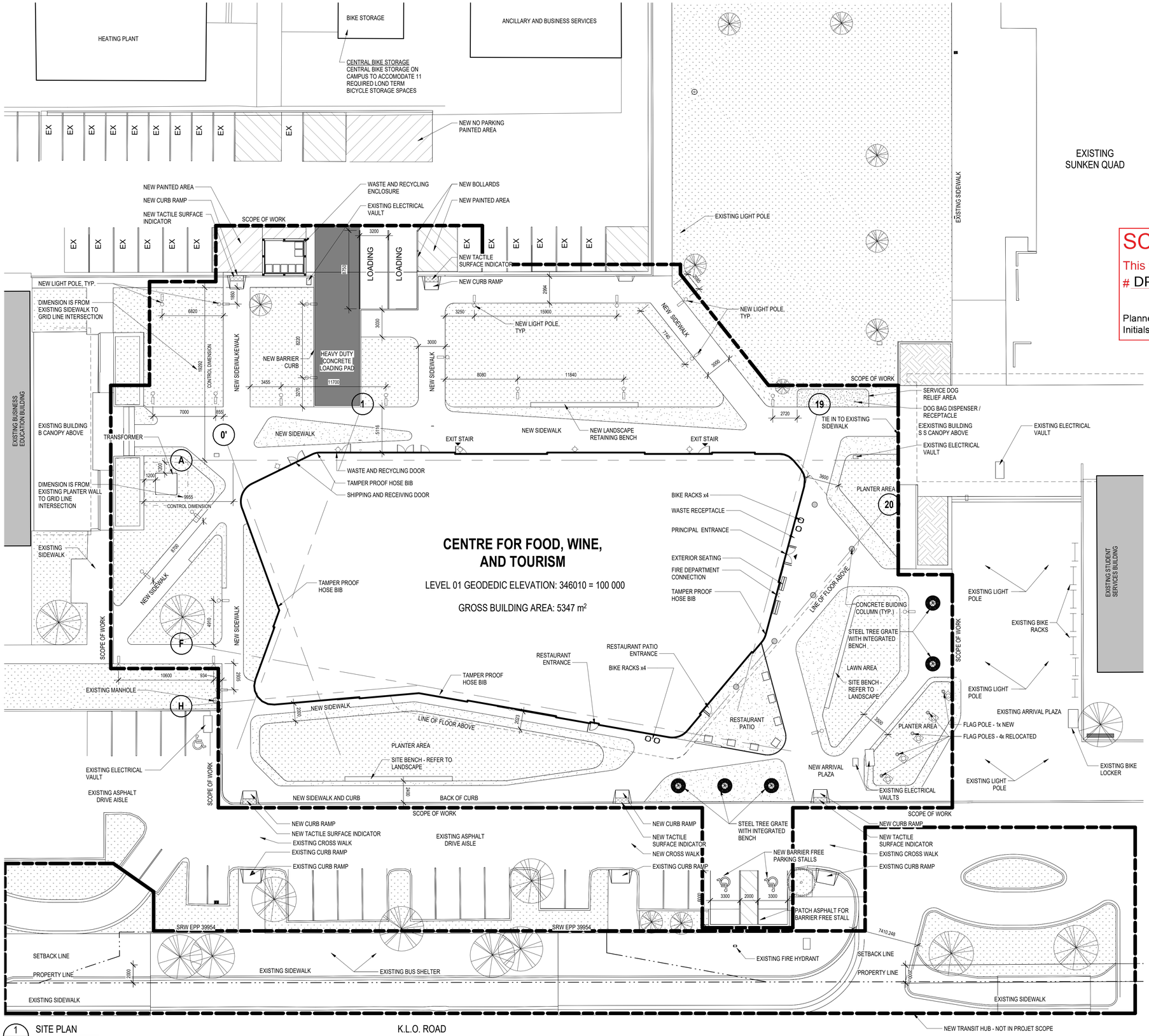
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

ATTACHMENT A
This forms part of application
DP24-0232
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

DRAFT



1 A104 SITE PLAN
Scale: 1 : 200

PROJECT NORTH PROJECT NORTH

SCHEDULE A
This forms part of application
DP24-0232
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

gec architecture

Project Team:

Prime Consultant
GEC ARCHITECTURE

Structural Consultant
RJC

Mechanical Consultant
SMITH & ANDERSEN

Electrical Consultant
SMITH & ANDERSEN

Civil Consultant
WSP

Landscape Consultant
WSP

Consultant Other
CINI LITTLE

Client
OKANAGAN COLLEGE

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- EXISTING SITE LIGHT FIXTURE
- NEW SITE LIGHT
- NEW WALL LIGHT
- NEW UPLIGHT
- NEW RECCESSED SOFFIT LIGHT
- CAST IN PLACE CONCRETE PAVING - LIGHT SANDBLAST
- CAST IN PLACE CONCRETE PAVING - MEDIUM SANDBLAST
- LANDSCAPE
- HEAVY DUTY CONCRETE
- CRUSHED AGGREGATE

NO.	ISSUED FOR	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-02-26
3	ISSUED FOR TENDER & BUILDING PERMIT	2025-02-28
2	ISSUED FOR 60% REVIEW	2024-12-20
1	ISSUED FOR 30% COSTING & REVIEW	2024-11-15

Drawing History

Scale: As indicated
Checked By: Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE & TOURISM

Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8

Drawing Title
SITE PLAN

Project Number: 6037
Drawing Number: A104

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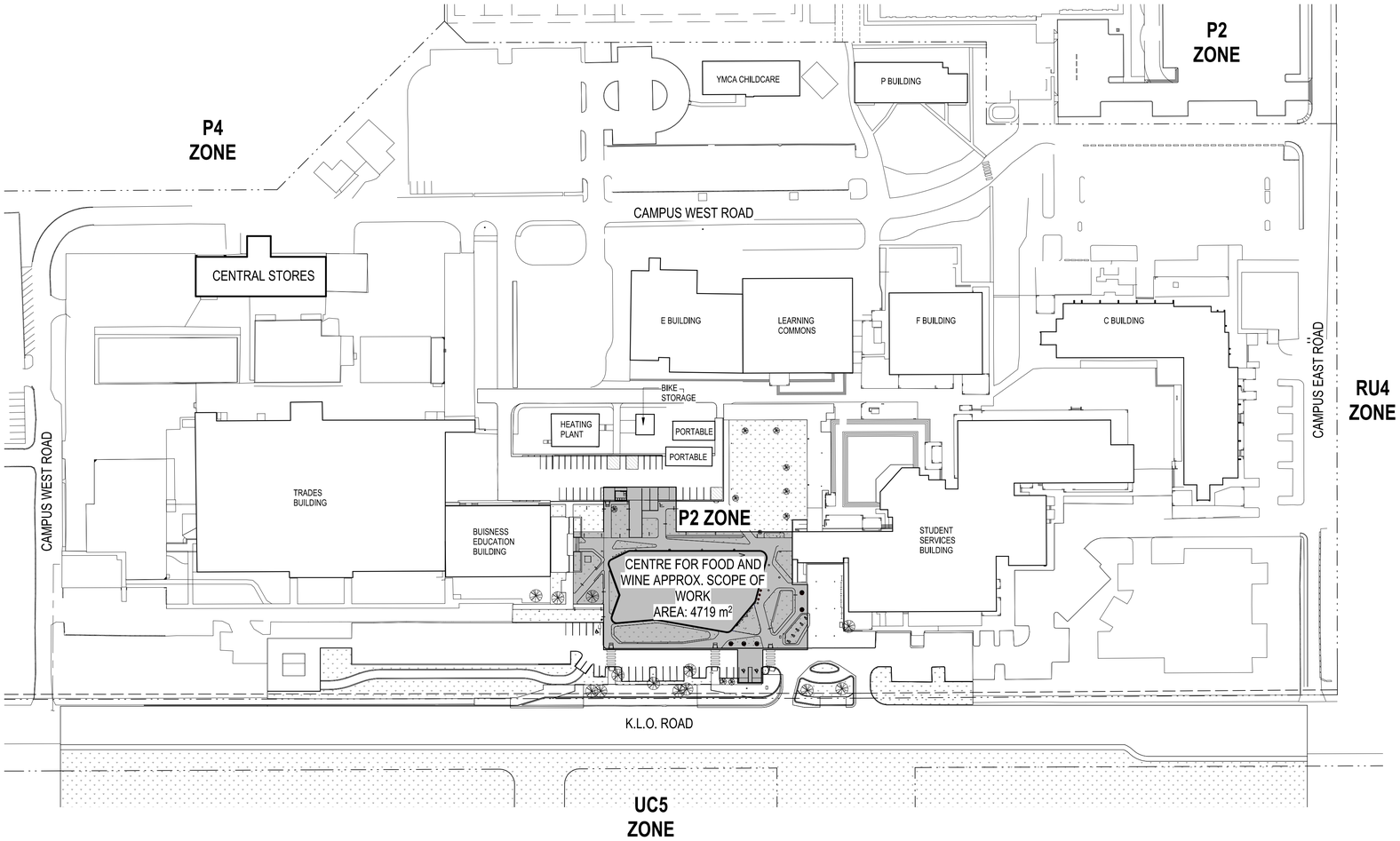

1 DP-A104 DP - SITE CONTEXT PLAN
Scale: 1 : 1000

PROJECT NORTH

BUILDING INFORMATION

MUNICIPAL ADDRESS
860-1000 KLO RD

LEGAL ADDRESS
LOT 1, PLAN: EPP90191

ZONE
P2 - EDUCATION AND MINOR INSTITUTIONAL

PRINCIPAL USE
EDUCATION SERVICES

PARKING

BYLAW PARKING REQUIREMENT (8.3)
ACCORDING TO TABLE 8.3.5 INSTITUTIONAL PARKING - EDUCATION SERVICES CATEGORY
1.3 SPACES PER 100m^2 GFA
= 1.3 X (5347m^2/100m^2) = 69.5 ~ **70**

ACCESSIBLE PARKING REQUIREMENT
ACCORDING TO MAP 8.3b, TABLE 8.2.17a
51-100 TOTAL ONSITE PARKING SPACES = 2
ACCESSIBLE PARKING SPACES (1 VAN ACCESSIBLE)

OFF STREET LOADING REQUIREMENT (8.4)
ACCORDING TO TABLE 8.4 - INSTITUTIONAL USES CATEGORY
1 PER 2800m^2 GFA
= 5347 / 2800 = 1.9 ~ **2**

BICYCLE PARKING REQUIREMENT (8.5)
ACCORDING TO TABLE 8.5 - INSTITUTIONAL
LONG TERM - 0.2 SPACES PER 100m^2
= 53.62 X 0.2 = **11**
SHORT TERM - 4 SPACES PER ENTRANCE
1 X 4 = **4**

LONG TERM = 11 STALLS, TO BE ACCOMODATED IN CAMPUS BIKE STORAGE BUILDING NORTH OF PROPSED PROJECT

SHORT TERM = 8 STALLS, LOCATED NEXT TO MAIN BUILDING ENTRANCE

AREA CALCULATIONS

NOTE: SITE AREA CALCULATIONS BASED OFF OF SCOPE OF WORK BOUNDARY

CENTRE FOR FOOD AND WINE
BUILDING AREA = 5347m^2
SITE BOUNDARY AREA= 4719m^2

SITE COVEREAGE OF BUILDINGS= 1673m^2

FAR= 1.13

SCHEDULE A
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

gec architecture

Project Team:
Prime Consultant
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Electrical Consultant
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Landscape Consultant
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Consultant Other
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OKANAGAN COLLEGE

Seal & Permit
REGISTERED ARCHITECT PETER DOBRINE BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale: As indicated
Checked By: Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title
SITE CONTEXT PLAN

Project Number: 6037
Drawing Number: DP-A104

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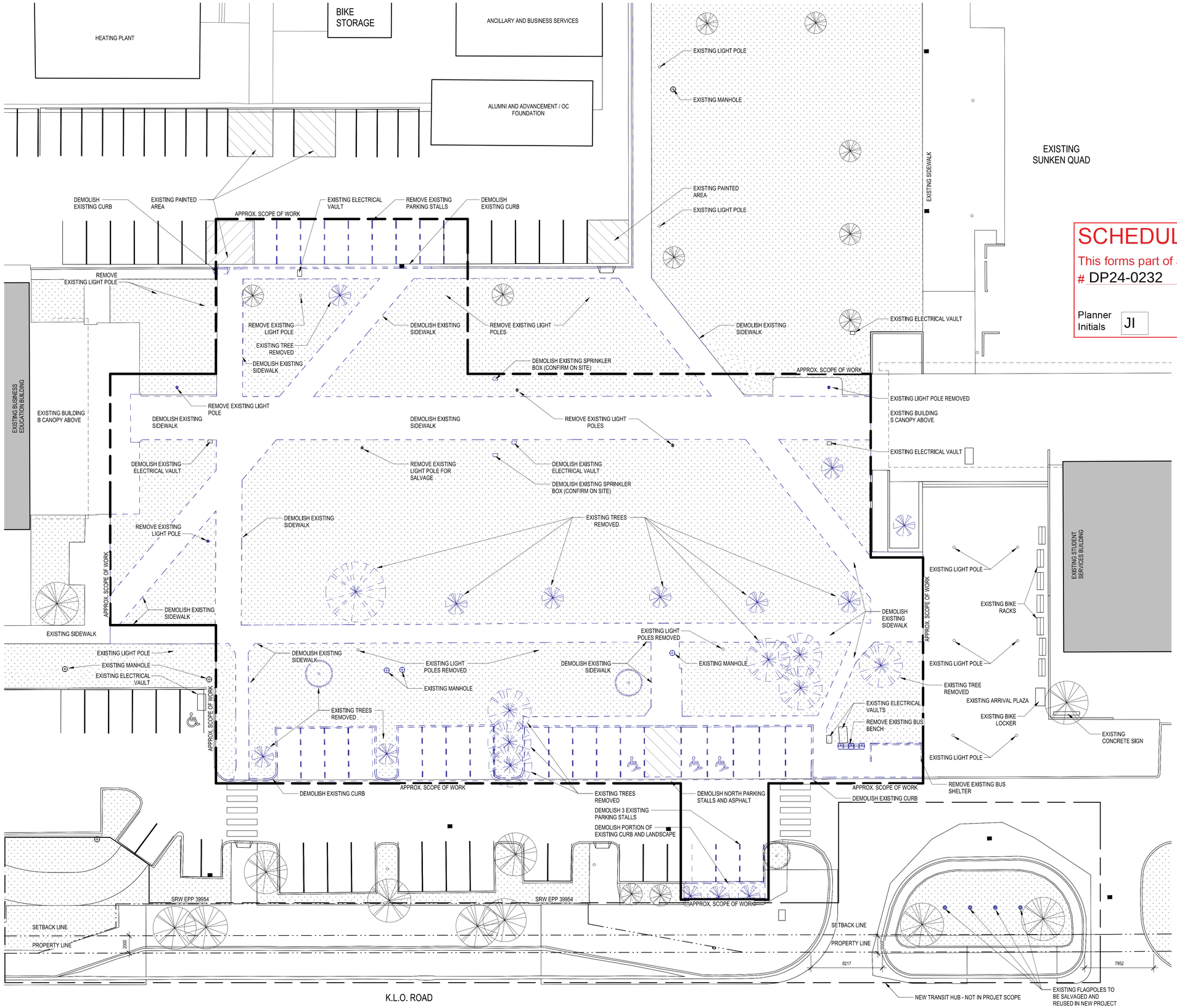

SCHEDULE A

This forms part of application

DP24-0232

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

1 DP-A105 DP - SITE DEMO PLAN

Scal 1 : 200

ø:

gec architecture

Project Team:

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OKANAGAN COLLEGE

Seal & Permit

REGISTERED ARCHITECT PETER OSBORNE BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale 1 : 200

Checked By Checker

Project

OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM

Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title

SITE DEMO PLAN

Project Number 6037

Drawing Number DP-A105

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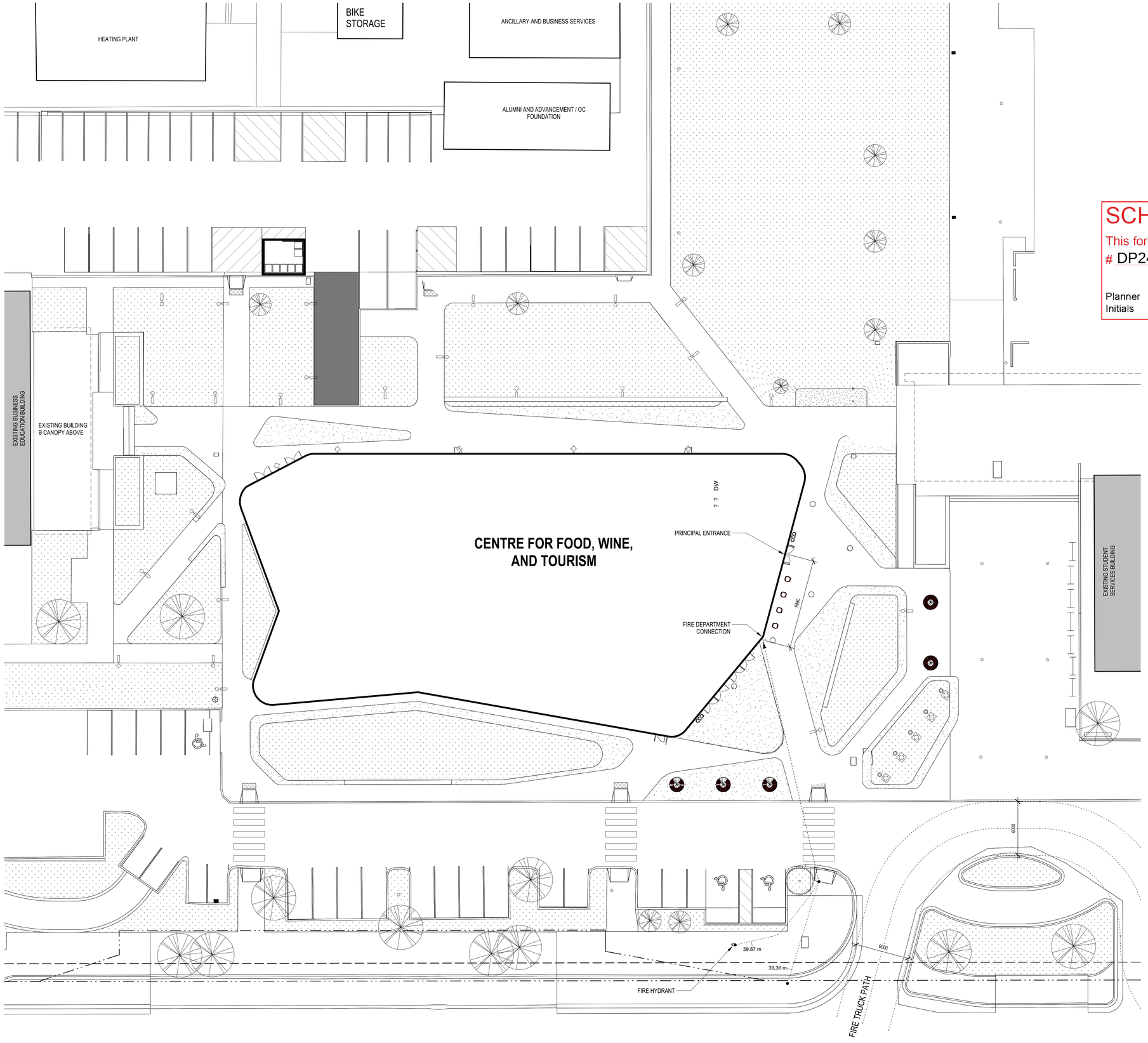

PROJECT NORTH

SCHEDULE A

This forms part of application

DP24-0232

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

2 DP-A109 DP - FIRE ACCESS PLAN

Scale: 1 : 200

gec architecture

Project Team:

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Landscape Consultant
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Consultant Other
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OKANAGAN COLLEGE

Seal & Permit

REGISTERED ARCHITECT PETER OSBORNE BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale: 1 : 200

Checked By: Checker

Project

OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title

FIRE ACCESS PLAN

Project Number: 6037

Drawing Number: DP-A109

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1 DP-A202 DP - LEVEL 01 FLOOR PLAN

Scale: 1 : 100

SCHEDULE A

This forms part of application

DP24-0232

Planner Initials JI

City of Kelowna DEVELOPMENT PLANNING

gec architecture

Project Team:

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Consultant Other
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OKANAGAN COLLEGE

Seal & Permit

REGISTERED ARCHITECT PETER GREGORY BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale 1 : 100

Checked By Checker

Project

OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM

Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title

LEVEL 01 FLOOR PLAN

Project Number 6037

Drawing Number DP-A202

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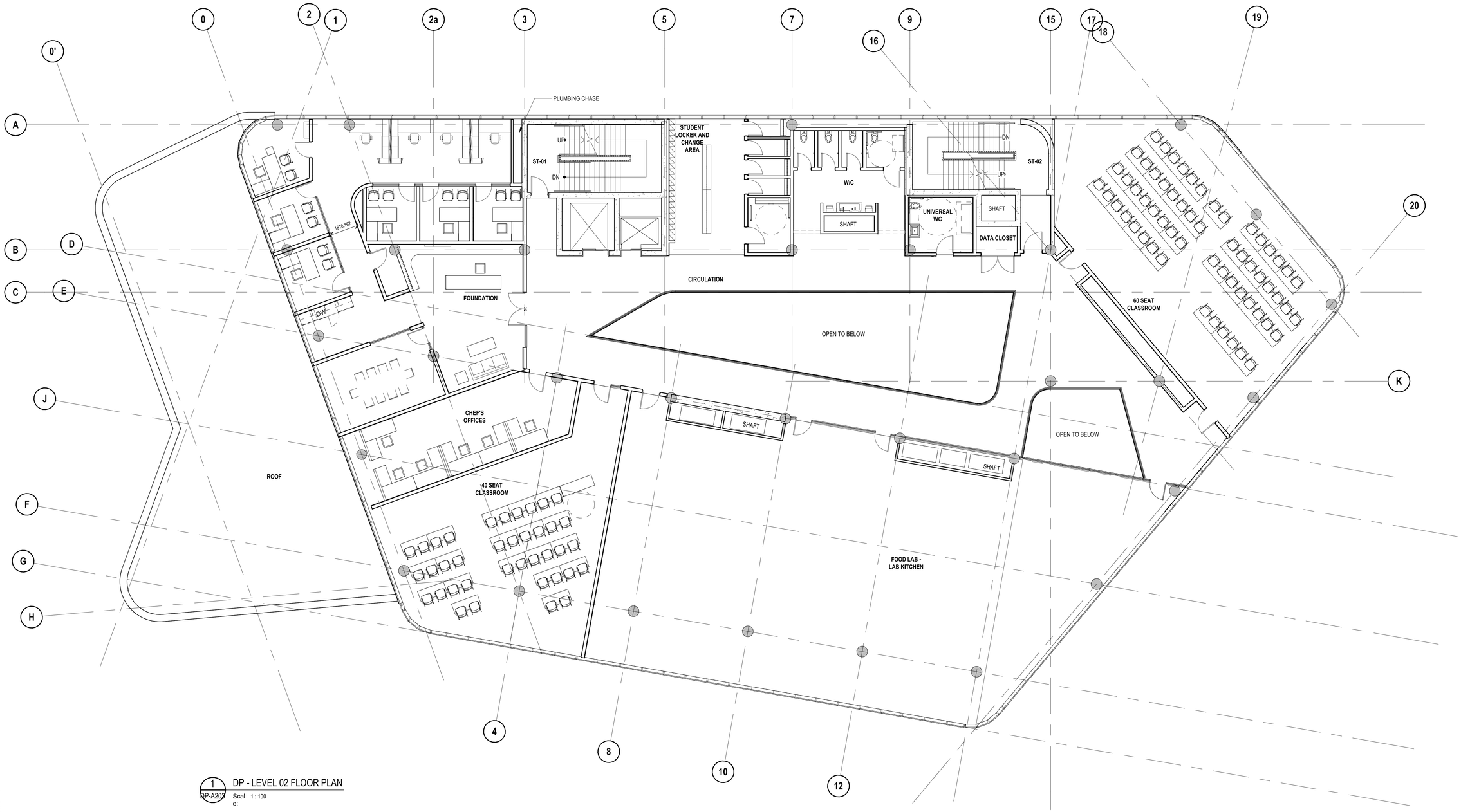

1 DP-A203 DP - LEVEL 02 FLOOR PLAN
Scale: 1 : 100

SCHEDULE A
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

gec architecture

Project Team:

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Electrical Consultant
SMITH & ANDERSEN

Civil Consultant
WSP

Landscape Consultant
WSP

Consultant Other
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Client
OKANAGAN COLLEGE

Seal & Permit
REGISTERED ARCHITECT PETER OSBORNE BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale 1 : 100
Checked By Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title
LEVEL 02 FLOOR PLAN

Project Number 6037
Drawing Number DP-A203

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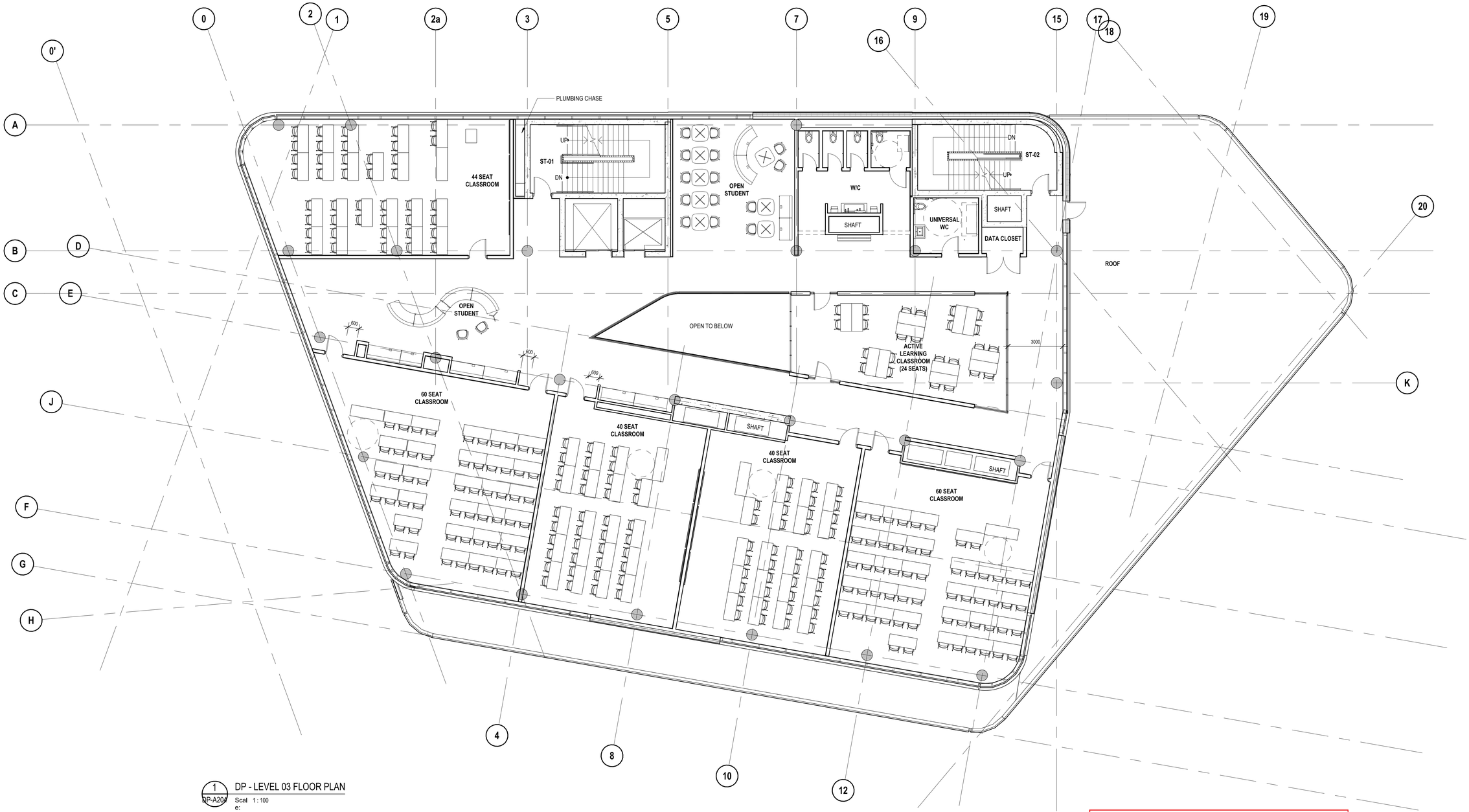

1 DP-A204 DP - LEVEL 03 FLOOR PLAN
Scale: 1 : 100

SCHEDULE A
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

gec architecture

Project Team:

Prime Consultant
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Civil Consultant
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Landscape Consultant
WSP

Consultant Other
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Client
OKANAGAN COLLEGE

Seal & Permit
REGISTERED ARCHITECT PETER GREGORNE BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale: 1 : 100
Checked By: Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title
LEVEL 03 FLOOR PLAN

Project Number: 6037
Drawing Number: DP-A204

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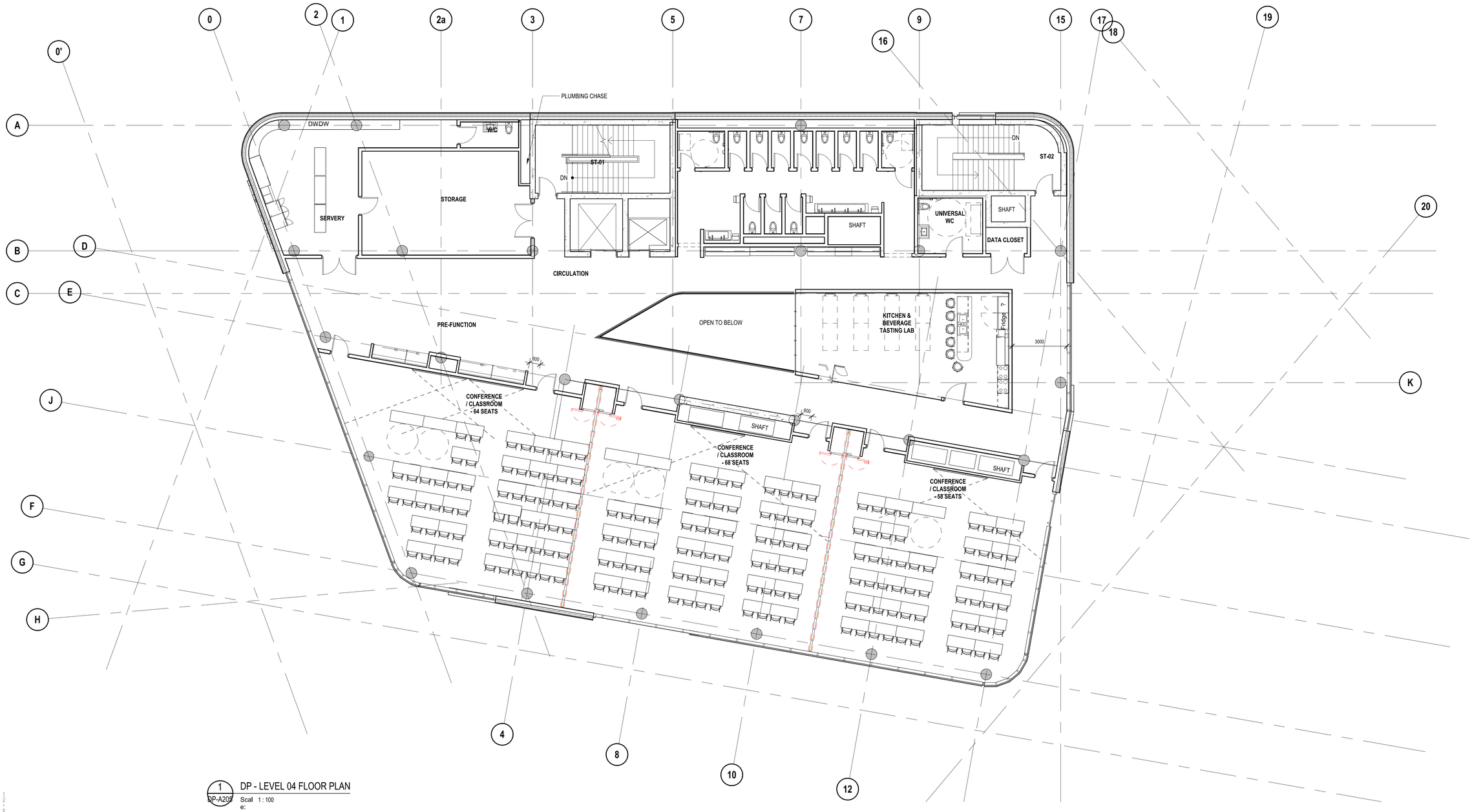

1 DP-A205 DP - LEVEL 04 FLOOR PLAN
Scale: 1 : 100

PROJECT NORTH

gec architecture

Project Team:

Prime Consultant
GEC ARCHITECTURE

Structural Consultant
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Electrical Consultant
SMITH & ANDERSEN

Civil Consultant
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CINI LITTLE

Client
OKANAGAN COLLEGE

Seal & Permit

REGISTERED ARCHITECT PETER GREGORY BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale: 1 : 100

Checked By: Checker

Project

OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title

LEVEL 04 FLOOR PLAN

Project Number: 6037

Drawing Number: DP-A205

SCHEDULE A

This forms part of application
DP24-0232

Planner Initials: JI

City of Kelowna
DEVELOPMENT PLANNING

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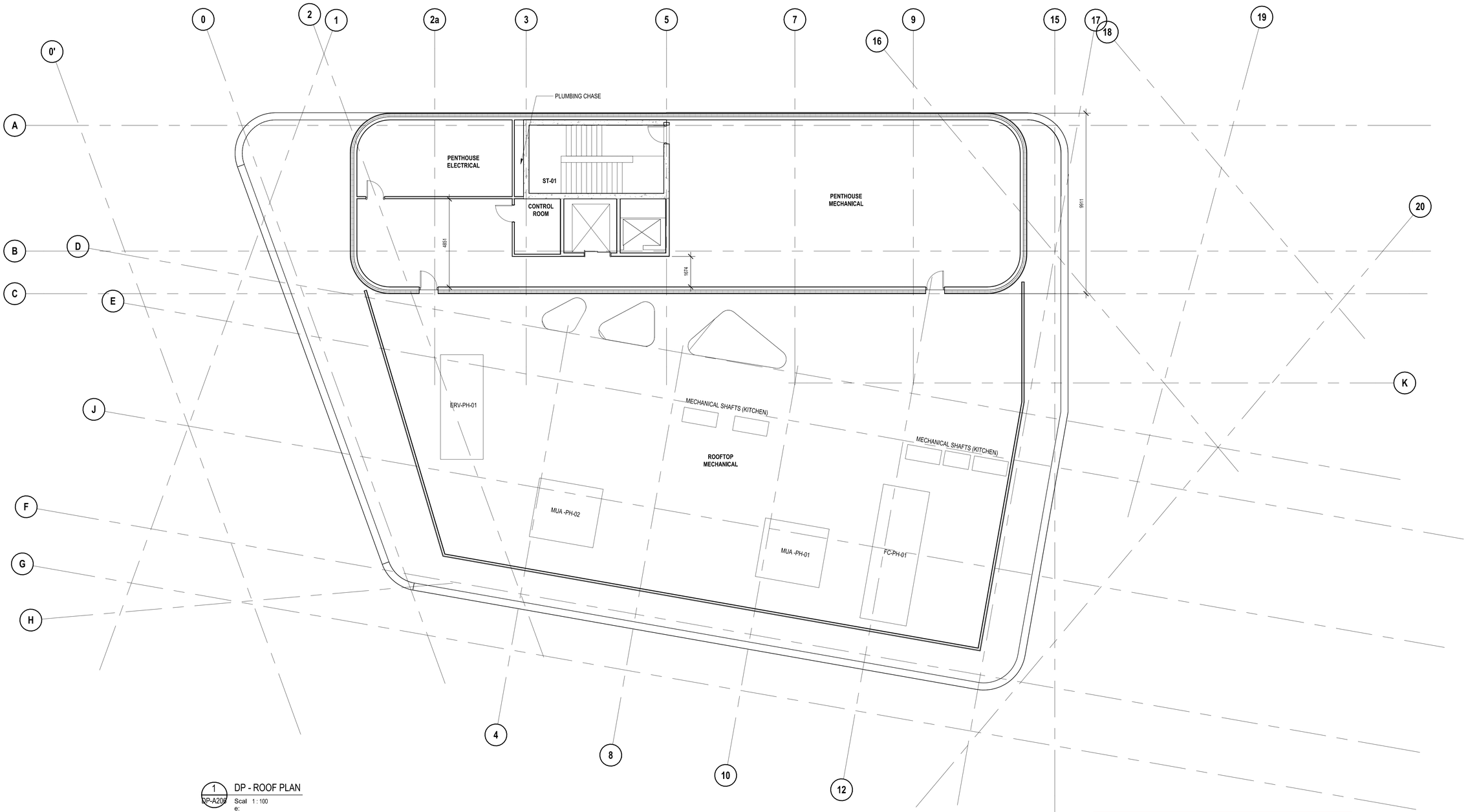

1 DP-A206 DP - ROOF PLAN
Scale: 1 : 100

SCHEDULE A
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

gec architecture

Project Team:

Prime Consultant
GEC ARCHITECTURE

Structural Consultant
RJC

Mechanical Consultant
SMITH & ANDERSEN

Electrical Consultant
SMITH & ANDERSEN

Civil Consultant
WSP

Landscape Consultant
WSP

Consultant Other
CINI LITTLE

Client
OKANAGAN COLLEGE

Seal & Permit
REGISTERED ARCHITECT PETER OSBORNE BRITISH COLUMBIA

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale 1 : 100
Checked By Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title
ROOF PLAN

Project Number 6037
Drawing Number DP-A206

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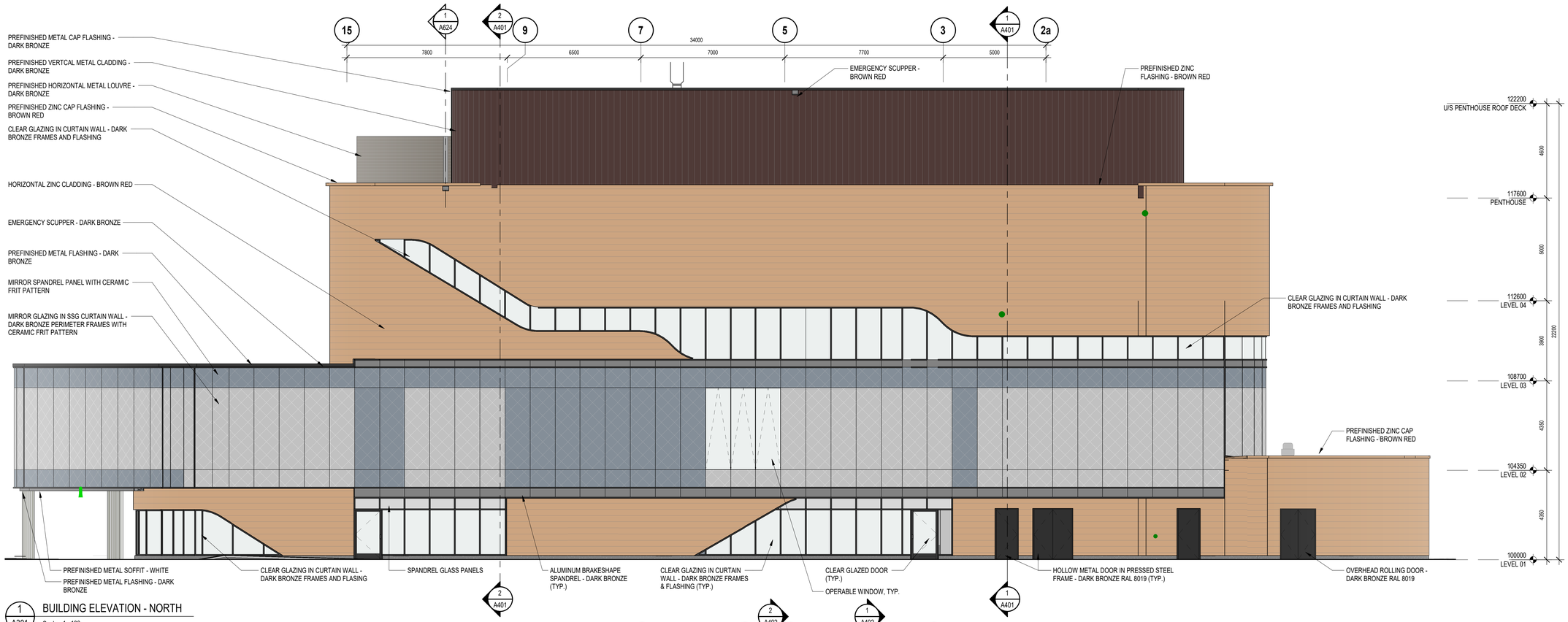
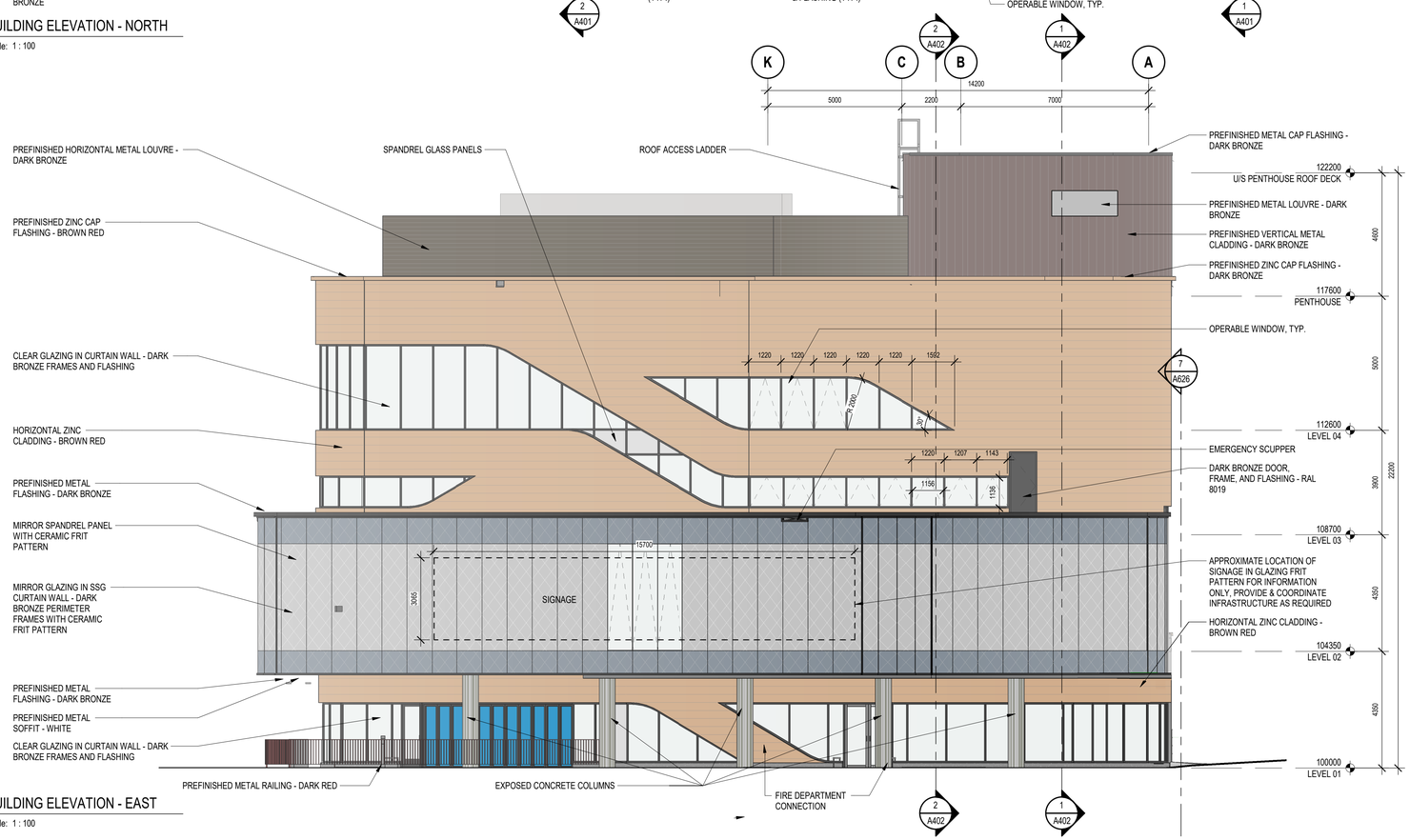


1 A301 BUILDING ELEVATION - NORTH

Scale: 1 : 100



2 A301 BUILDING ELEVATION - EAST

Scale: 1 : 100

SCHEDULE B

This forms part of application

DP24-0232

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

BUIDLING ELEVATION LEGEND

- ALUMINUM BRAKESHAPE SPANDREL - DARK BRONZE
- SPANDREL GLASS PANEL
- MIRROR SPANDREL PANEL WITH CERAMIC FRIT PATTERN

BUIDLING ELEVATION NOTES

1. ALL PARAPET CAP FLASHINGS AT CURTAIN WALL TO BE ALUMINUM, DARK BRONZE.
2. ALL PARAPET CAP FLASHINGS AT ZINC CLADDING TO BE ZINC, DARK BRONZE.
3. ALL PARAPET CAP FLASHINGS AT VERTICAL METAL CLADDING TO BE STEEL, DARK BRONZE.

gec architecture

Project Team:

Prime Consultant
GEC ARCHITECTURE

Structural Consultant
RJC

Mechanical Consultant
SMITH & ANDERSEN

Electrical Consultant
SMITH & ANDERSEN

Civil Consultant
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Landscape Consultant
WSP

Consultant Other
CINI LITTLE

Client
OKANAGAN COLLEGE

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-02-26
3	ISSUED FOR TENDER & BUILDING PERMIT	2025-02-28
2	ISSUED FOR 60% REVIEW	2024-12-20
1	ISSUED FOR 30% COSTING & REVIEW	2024-11-15

Drawing History

Scale 1 : 100

Checked By Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE & TOURISM

Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8

Drawing Title
BUILDING ELEVATIONS

Project Number 6037

Drawing Number A301

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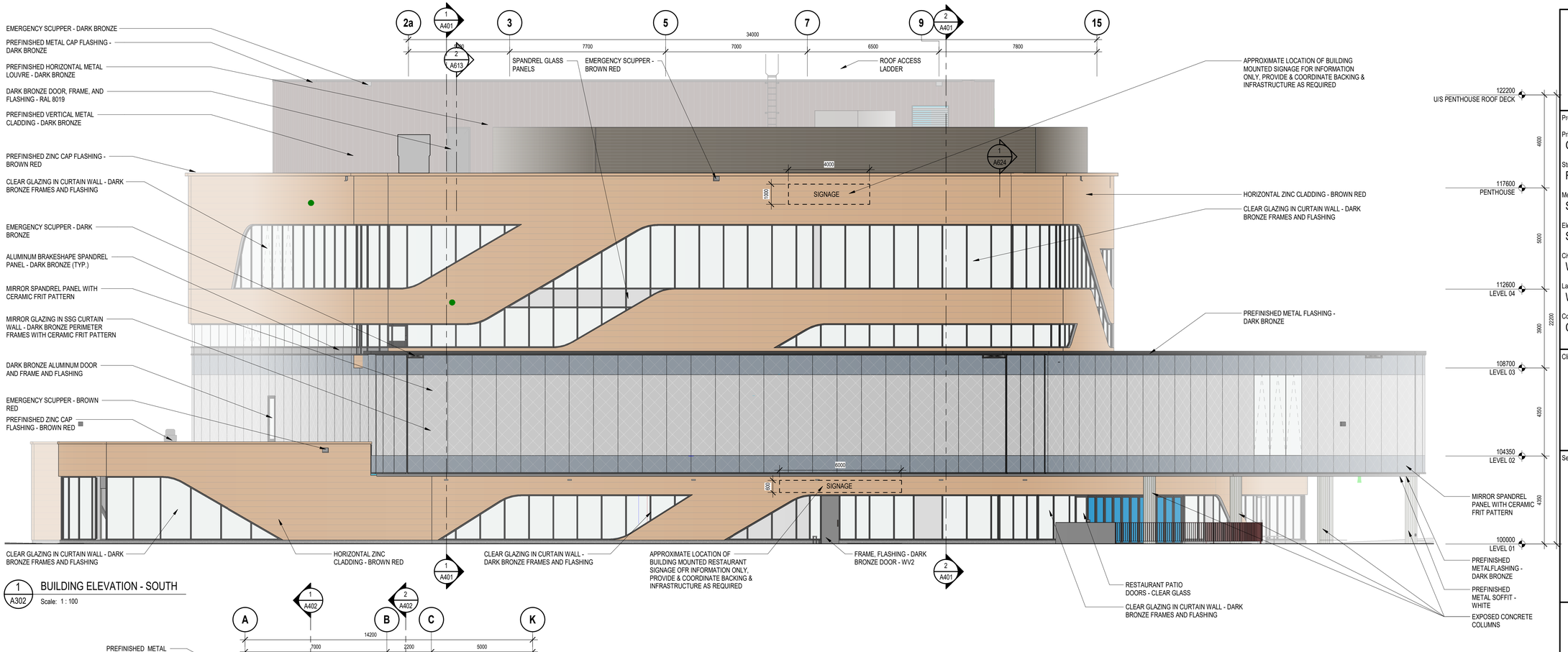
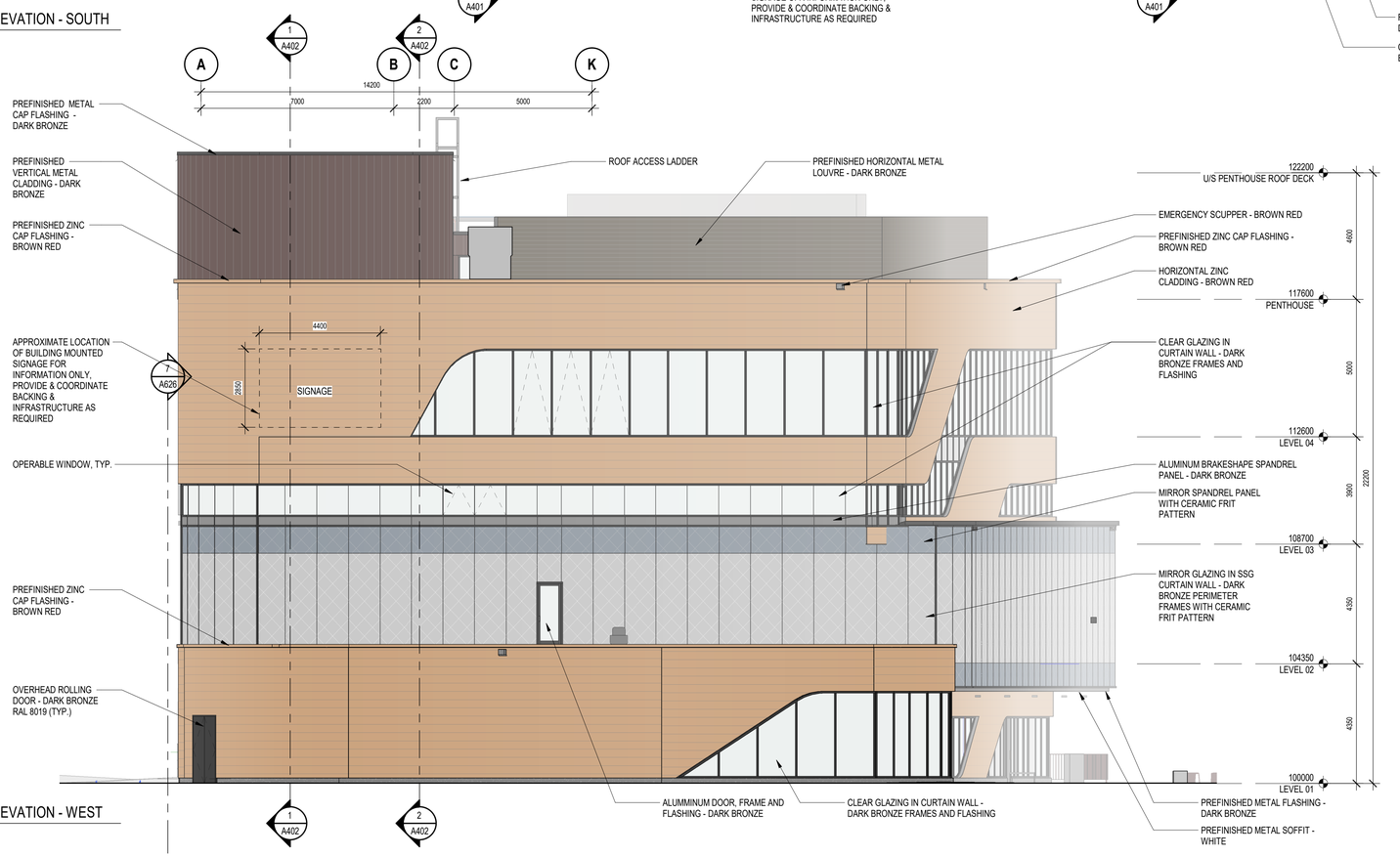


1 A302 BUILDING ELEVATION - SOUTH

Scale: 1 : 100



2 A302 BUILDING ELEVATION - WEST

Scale: 1 : 100

SCHEDULE B

This forms part of application

DP24-0232

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

BUIDLING ELEVATION LEGEND

- ALUMINUM BRAKESHAPE SPANDREL - DARK BRONZE
- SPANDREL GLASS PANEL
- MIRROR SPANDREL PANEL WITH CERAMIC FRIT PATTERN

BUIDLING ELEVATION NOTES

1. ALL PARAPET CAP FLASHINGS AT CURTAIN WALL TO BE ALUMINUM, DARK BRONZE.
2. ALL PARAPET CAP FLASHINGS AT ZINC CLADDING TO BE ZINC, DARK BRONZE.
3. ALL PARAPET CAP FLASHINGS AT VERTICAL METAL CLADDING TO BE STEEL, DARK BRONZE.

gec architecture

Project Team:

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GEC ARCHITECTURE

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RJC

Mechanical Consultant
SMITH & ANDERSEN

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SMITH & ANDERSEN

Civil Consultant
WSP

Landscape Consultant
WSP

Consultant Other
CINI LITTLE

Client
OKANAGAN COLLEGE

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-02-26
3	ISSUED FOR TENDER & BUILDING PERMIT	2025-02-28
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1	ISSUED FOR 30% COSTING & REVIEW	2024-11-15

Drawing History

Scale 1 : 100

Checked By Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE & TOURISM

Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8

Drawing Title
BUILDING ELEVATIONS

Project Number 6037

Drawing Number A302

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Building Materials

Exterior

SCHEDULE B

This forms part of application

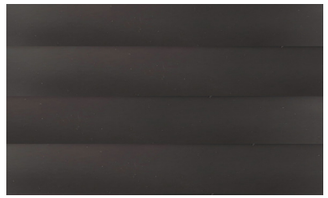
DP24-0232

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

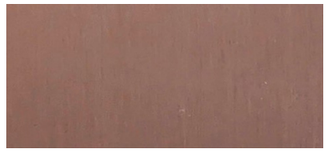
Standing Seam Zinc - Red

Mechanical screen - Dark Bronze

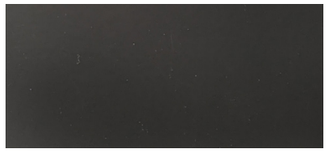


Penthouse Cladding - Dark Bronze

Zinc flashing - Red



Flashing - Dark Bronze



Metal Soffit - White

Glass ** image for reflectivity and transmittance reference only**

Clear glazing

Reflective glazing

Frames - Dark Bronze

SCHEDULE B

This forms part of application

DP24-0232

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

Building Materials

Exterior

Mechanical screen - Dark Bronze

Frames - Dark Bronze

Glass

Penthouse Cladding - Dark Bronze

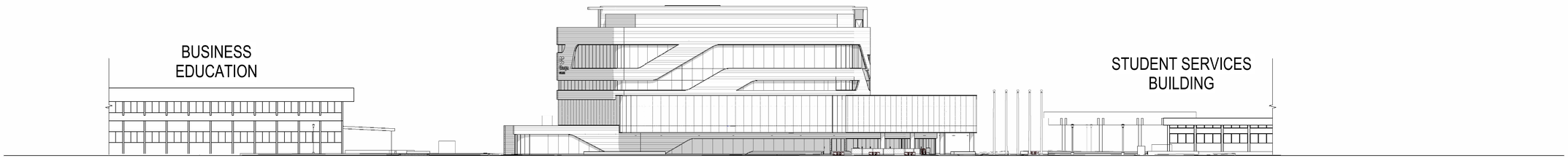
Standing Seam Zinc - Red

Zinc flashing - Red

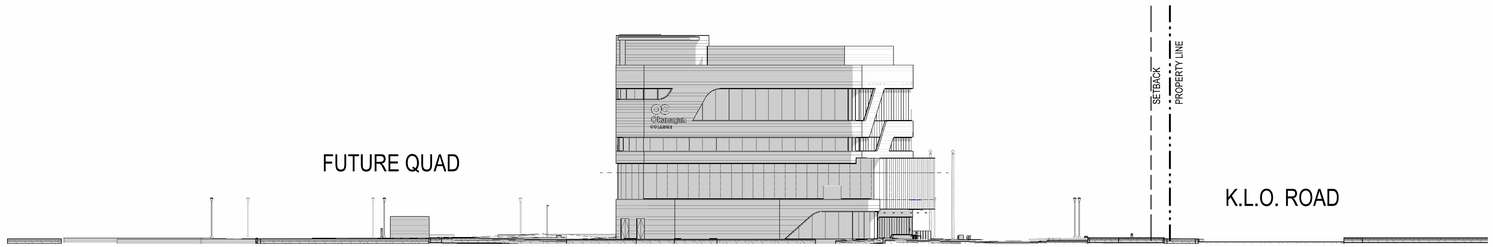
Reflective glazing

Flashing - Dark Bronze

Metal Soffit - White

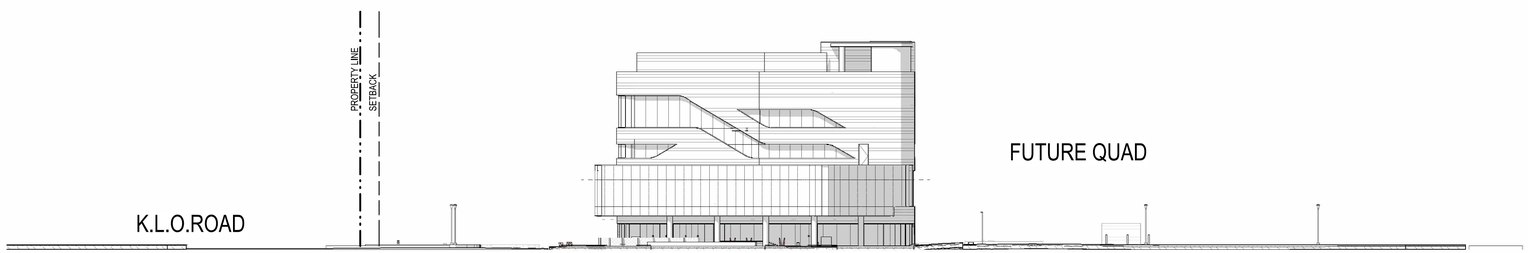


1 DP-A302 DP - SOUTH STREETSCAPE ELEVATION
Scal 1 : 300
e:



2 DP-A302 DP - WEST STREETSCAPE ELEVATION
Scal 1 : 300
e:

3 DP-A302 DP - NORTH STREETSCAPE ELEVATION
Scal 1 : 300
e:



4 DP-A302 DP - EAST STREETSCAPE ELEVATION
Scal 1 : 300
e:

SCHEDULE B
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

gec architecture

Project Team:

Prime Consultant
GEC ARCHITECTURE

Structural Consultant
RJC

Mechanical Consultant
SMITH & ANDERSEN

Electrical Consultant
SMITH & ANDERSEN

Civil Consultant
WSP

Landscape Consultant
WSP

Consultant Other
CINI LITTLE

Client
OKANAGAN COLLEGE

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2024/10/18

Drawing History

Scale 1 : 300
Checked By Checker

Project
OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8
LOT 1, PLAN: EPP90191
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title
STREETSCAPE ELEVATIONS

Project Number 6037
Drawing Number DP-A303

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SCHEDULE C

This forms part of application
DP24-0232

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE

PAVING LEGEND

- C.I.P. CONCRETE PAVING TYPE 1 w/ SAWCUTS
- C.I.P. CONCRETE PAVING TYPE 2 w/ SAWCUTS
- CRUSHED AGGREGATE
- STONE MULCH

PLANTING LEGEND

- LAWN
- NATIVE PLANTING
- PROPOSED ORNAMENTAL TREE

SITE FEATURES LEGEND

- BICYCLE RACK
- C.I.P. CONCRETE SEAT WALL
- EDGER
- GFI RECEPTACLE
- PEDESTRIAN POLE LIGHT
- TREE GRATE
- TREE GRATE w/ INTEGRATED SEATING
- UP LIGHT
- WASTE RECEPTACLE

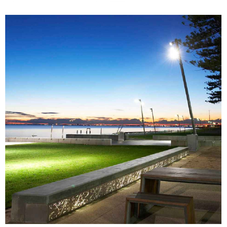
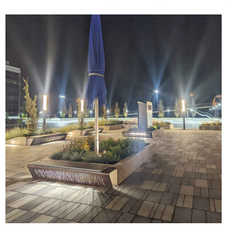
DEVELOPMENT PERMIT NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
Acer rubrum 'Armstrong'	ARMSTRONG RED MAPLE	60mm CAL.	B & B	14.00m x 6.00m
Amelanchier alnifolia	WESTERN SERVICEBERRY	60mm CAL.	B & B	4.50m x 4.50m
Cercidiphyllum japonicum	KATSURA	60mm CAL.	B & B	15.00m x 10.00m
Cercis occidentalis	WESTERN REDBUD	60mm CAL.	B & B	4.50m x 4.50m
PERENNIALS / GRASSES				
Allium cernuum	NODDING ONION	BULB	POTTED	0.60m x 0.10m
Claytonia lanceolata	WESTERN SPRINGBEAUTY	#01	POTTED	0.25m x 0.10m
Cornus sericea 'Kelseyi'	KELSEY DOGWOOD	#02	POTTED	0.90m x 0.90m
Fragaria virginiana	WILD STRAWBERRY	#01	POTTED	0.20m x 0.60m
Gaillardia aristate	GREAT BLANKET FLOWER	#02	POTTED	0.90m x 0.60m
Lomatium macrocarpum	WILD CARROT	#01	POTTED	
Lomatium ambiguum	NARROW-LEAFED DESERT PARSLEY	#01	POTTED	
Smilacina racemosa	FALSE SOLOMON'S SEAL	#02	POTTED	0.90m x 0.60m
Mahonia aquifolium	TALL OREGON GRAPE	#02	POTTED	1.80m x 1.50m
Paxistima myrsinites	FALSEBOX	#02	POTTED	0.90m x 0.90m
Philadelphus 'Snowbelle'	SNOWBELLE MOCK ORANGE	#02	POTTED	1.50m x 1.25m
Sporobolus heterolepis	PRAIRIE DROPSEED	#01	POTTED	0.90m x 0.90m



REV	DATE	DESCRIPTION	BY
1A	2024-10-18	ISSUED FOR DEVELOPMENT PERMIT	BL
0A	2024-05-21	ISSUED FOR DRAFT DEVELOPMENT PERMIT	BL

SEAL: BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER TERI CANTIN 407

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ORIGINAL SCALE: 1:200
APPROVED BY: TC
CHECKED BY: TC
DRAWN BY (OPTIONAL): BL
DATE: 2024-05-09
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm
DISCIPLINE: LANDSCAPE

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

PROJECT NUMBER: CA0021177.8901

CLIENT:
CLIENT REF. #: --

TITLE: LANDSCAPE PLAN

PROJECT: OKANAGAN COLLEGE CENTRE FOR FOOD, WINE AND TOURISM

DRAWING NUMBER: LDP 1
REV. 1A

FILE: p:\0022\ca0021177.8901 - ca okanagan college food, wine and tourism\5_technical\3_cad\01_base\ca0021177.8901_l_dsn.dwg
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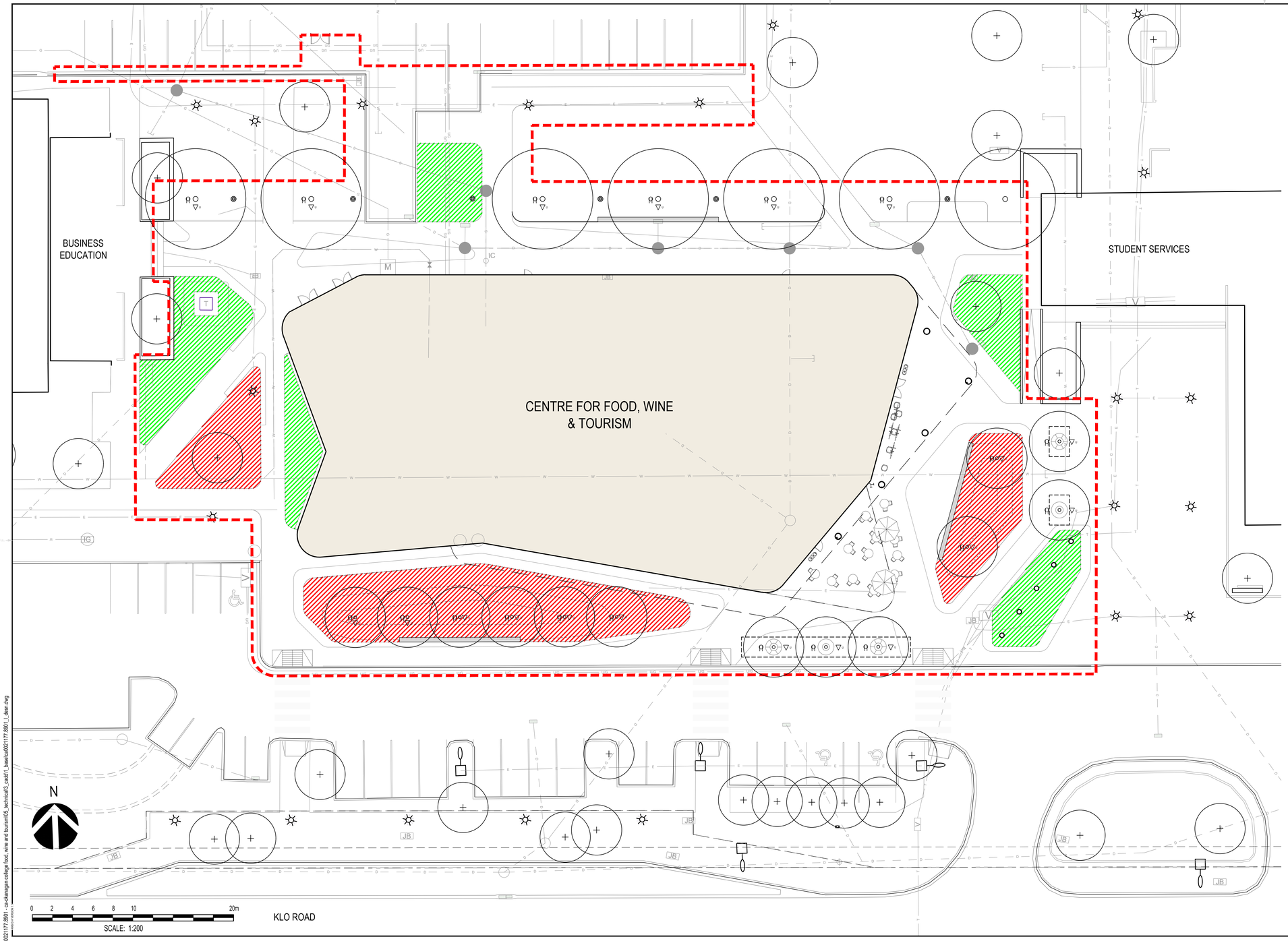
PLOTTED: 2024-10-18 - 12:00 PM



GENERAL LEGEND

LIMIT OF WORK

PROPERTY LINE

HYDROZONE LEGEND

LOW

HIGH

SCHEDULE C

This forms part of application

DP24-0232

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

ISSUE:				REVISION:			
1A	2024-10-18	ISSUED FOR DEVELOPMENT PERMIT	BL				
0A	2024-05-21	ISSUED FOR DRAFT DEVELOPMENT PERMIT	BL				
REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY

SEAL: BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER TERI CANTIN 407

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ORIGINAL SCALE: 1:200

APPROVED BY: TC

CHECKED BY: TC

DRAWN BY (OPTIONAL): BL

DATE: 2024-05-09

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

PROJECT NUMBER: CA0021177.8901

CLIENT:

CLIENT REF. #: --

TITLE: HYDROZONE PLAN

PROJECT: OKANAGAN COLLEGE CENTRE FOR FOOD, WINE AND TOURISM

DRAWING NUMBER: LDP 2

REV. 1A

FILE: p:\2022\ca0021177.8901 - ca-okanagan-college-food, wine and tourism\5_technical\3_cad\1_basis\ca0021177.8901_1_dsgn.dwg
CTB: ----
PLOTTED: 2024-10-18 - 12:00 PM

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

ATTACHMENT B
This forms part of application
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City of Kelowna
DEVELOPMENT PLANNING

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

ATTACHMENT B
This forms part of application
DP24-0232
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City of Kelowna
DEVELOPMENT PLANNING

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	x					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.					x	
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.						x
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						x
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.	x					
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.	x					
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.					x	
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	x					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						x
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						x
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						x
f. Use landscaping materials that soften development and enhance the public realm.						x

ATTACHMENT B
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City of Kelowna
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g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						x
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						x
i. 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.					x	
j. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						x
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						x
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. 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.						x
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.	x					
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						x
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					x	
f. Provide weather protection such as awnings and canopies at primary building entries.						x
g. Place weather protection to reflect the building's architecture.						x

ATTACHMENT B
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City of Kelowna
DEVELOPMENT PLANNING

h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.					x	
i. Provide visible signage identifying building addresses at all entrances.					x	

SECTION 7.0 INSTITUTIONAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
6.1 General Guidelines						
6.1.1 General Guidelines	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Design institutional buildings to respond to the Design Foundations and General Guidelines while respecting the need for functional (e.g. access or parking) or site-specific design solutions.						x
j. Key institutional buildings may incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm.						x
k. In large-scale projects, demonstrate variety in massing and materiality.						x
l. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. a school, a hospital, a museum).						x

ATTACHMENT B
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

SE view from bus turnaround off KLO Rd.

GEC Architecture | Okanagan College: Centre for Food, Wine & Tourism

ATTACHMENT C
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

gec architecture

SW view from KLO Rd.

GEC Architecture | Okanagan College: Centre for Food, Wine & Tourism

ATTACHMENT C
This forms part of application
DP24-0232
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

gec architecture

NE view from quad.

GEC Architecture | Okanagan College: Centre for Food, Wine & Tourism

ATTACHMENT C
This forms part of application
DP24-0232
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

gec architecture

ATTACHMENT D
This forms part of application
DP24-0232
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

Design Rationale Statement

Landmark Building

Building signals Okanagan college and Culinary to the street

- Creates public plazas spaces
- Creates gateway into Okanagan College campus
- Connection with future transit hub on K.L.O Road.

The new Okanagan College Centre for Food Wine and Tourism (OC CFWT) acts as a landmark building and an entrance to Okanagan College from K.L.O Road. Taller and set closer to the road than adjacent buildings, it has an increased street presence than other campus buildings, and clearly indicates the site as a front door to the Okanagan College campus. A welcome plaza at the principal entrance to the east expands the existing pedestrian entrance to campus. This plaza is connected to the new transit exchange, welcoming students and visitors to the campus, as well as maintaining a clear route to Kelowna Secondary School to the north.

Material and Massing

- Distinct material and glazing strengthen Okanagan College architectural character and identity in highly visible location
- Massing is broken up variety in floor plate geometry
- Building material colors inspired by culinary aspects – earthy red brown zinc cladding is the primary exterior building material – referencing wine, smoking, curing
- Highlights mass timber as a local material

While being taller than the surrounding buildings, the Center for Food, Wine and Tourism massing is broken up in several ways to limit its imposition on the street. The second floor is a designed as a glass object which interrupts the primary material on all facades, overhanding or pulling away from the footprint of the main floor. This shelters parts of the plaza and emphasizes other spaces on the main floor, while sheltering the main building entry. The second-floor exterior glazing will also have a ceramic frit applied to the glass. We are working with Okanagan College's indigenous group to partner with a local artist to develop the design of the ceramic frit pattern or artwork. Glazing areas on the upper floors are interconnected, flowing around the building to evoke the lakes in the Okanagan region. The height of the glass responds to the programs within, and the amount of exposure desired. The primary exterior finishes express oxidation, smoking, tanning; processes

involved in the culinary arts. This palette displays the building as a hub for culinary arts. Mass timber is used through building clerestory skylights that integrate into the main roof, allow for enhanced natural light to reach down the building through the building's open atrium.

Food Culture

- Culinary workspaces are on display to public space
- Display farm to table approach to local food
- Amenity for the neighborhood/district, and community space

The culinary spaces in the building face K.L.O, separated from the public only by glazing. This transparency will show what Okanagan College is providing to its students and the community through a restaurant, located on the main public plaza. These design moves will put culinary arts on display, demonstrating farm to table practices using local products. Flexible classrooms/community spaces are able to support Okanagan Colleges programs, and host culinary and community events.

Equitable and Sustainable

- Rick Hansen Certification
- Indigenous Engagement
- Mass Timber
- BC Step Code 3

The Centre for Food, Wine and Tourism is targeting Rick Hansen Certification, ensuring that the building is accessible to all, including integration of accessible elements in both the site design and building design. Indigenous engagement is critical to the design process, with the team engaging with Okanagan College's overall campus indigenization strategies and exploring ceremony spaces with smudging ability, native planting as part of landscape design, indigenous signage naming, re-use of trees removed during site clearing as furniture or other elements, colors that reference meaningful indigenous symbology and partnerships with local artists to integrate their works into the project. Mass timber is incorporated into the design to bring warmth and integration of sustainable materials. The project is also targeting BC Step Code 3, focusing on a high performing building envelope system and efficient mechanical system to achieve this standard.

ATTACHMENT D
This forms part of application
DP24-0232
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING