

Development Permit & Development Variance Permit

DP23-0109 DVP24-0068



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

3805 Lakeshore Road

and legally known as

Lot 1 District Lot 134 ODYD Plan 39987

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

Apartment Housing

Retail

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



Date of Council Approval: **May 13, 2025**

Development Permit Area: Form & Character

Existing Zone: VC1 – Village Centre

Future Land Use Designation: VC – Village 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: Jim Pattison Industries Ltd., Inc.No. BC0928747

Applicant: Formosis Architecture Inc.

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. DP23-0109 and Development Variance Permit No. DVP24-0068 for Lot 1 District Lot 134 ODYD Plan 39987 located at 3805 Lakeshore Road, Kelowna, BC, subject to the following:

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C";
- 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;
- 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 THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Table 7.2 Tree & Landscape Planting Requirements

To vary the minimum ratio between tree size from 50% large trees permitted to 0% large trees proposed.

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

To vary the minimum building setback from 3.0 m permitted to 0.0 m proposed.

AND THAT the applicant be required to completed the above noted conditions of Council's approval of the Development Permit application and Development Variance Permit application in order for the permits to be issued;

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:

- An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$531,904.70**

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 \$76,656.67 required for 3684 m² lot area as part of the proposed development.

5. INDEMNIFICATION

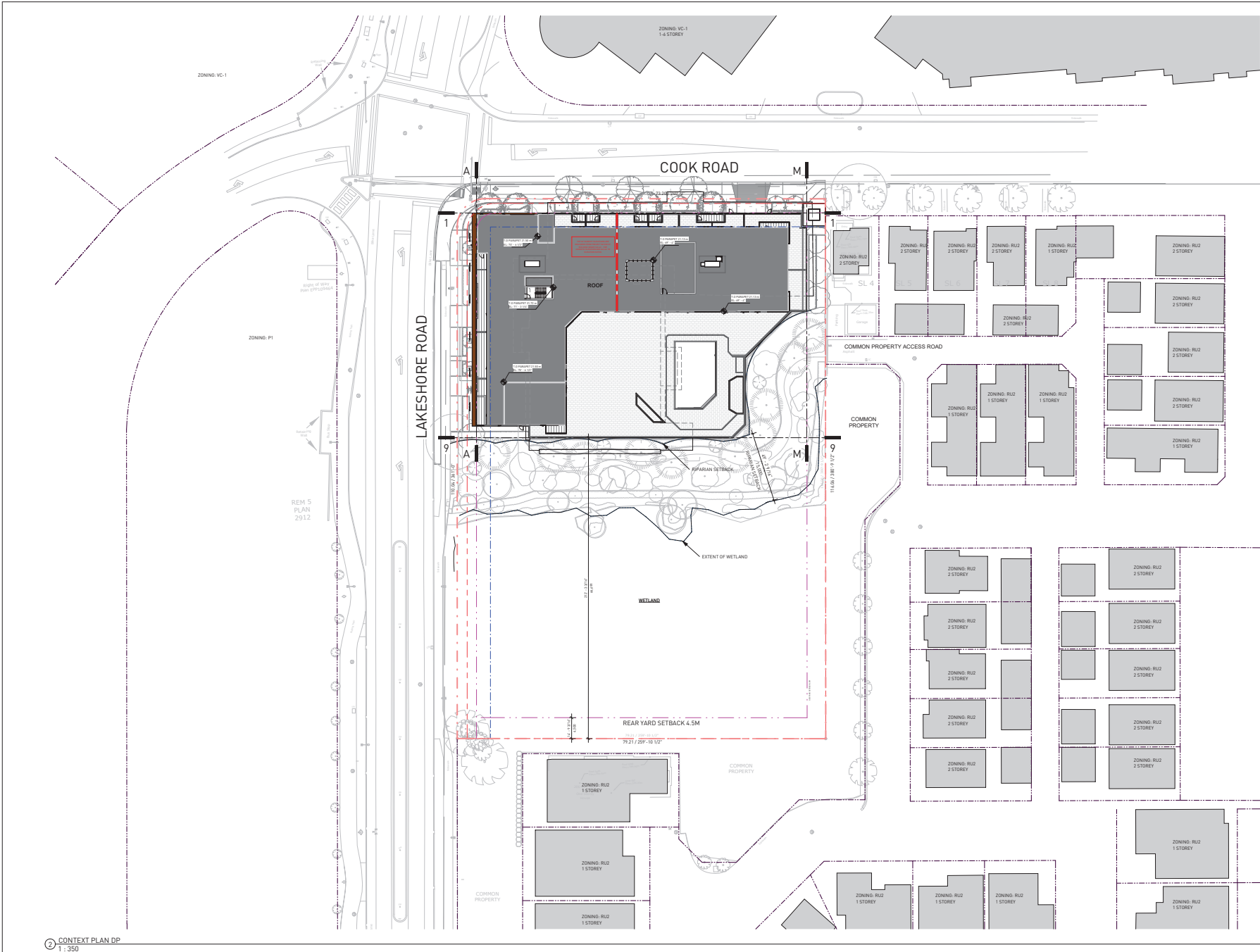
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**

ATTACHMENT		A
This forms part of application		
# DP23-0109 DVP24-0068		
Planner Initials	MT	 City of Kelowna DEVELOPMENT PLANNING



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

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CONSULTANT

SCHEDULE A

This forms part of application
DP23-0109 DVP24-0068
City of Kelowna
Planner initials MT
CONSULTANT

DEVELOPER

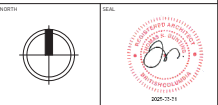
JIM PATTISON DEVELOPMENTS

FORMOSIS
architecture

200-211 Columbia Street
Vancouver, BC V6A 2K5
1 604 688 7582
formosis.ca

Project Number: 2210

DRAWING ISSUES		
01	ISSUED FOR RE-ZONING DP	2023-05-05
02	ISSUED FOR ENVIRONMENTAL DP	2023-11-24
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05	RE-ISSUED FOR DP	2025-03-14
06	RE-ISSUED FOR DP	2025-03-31



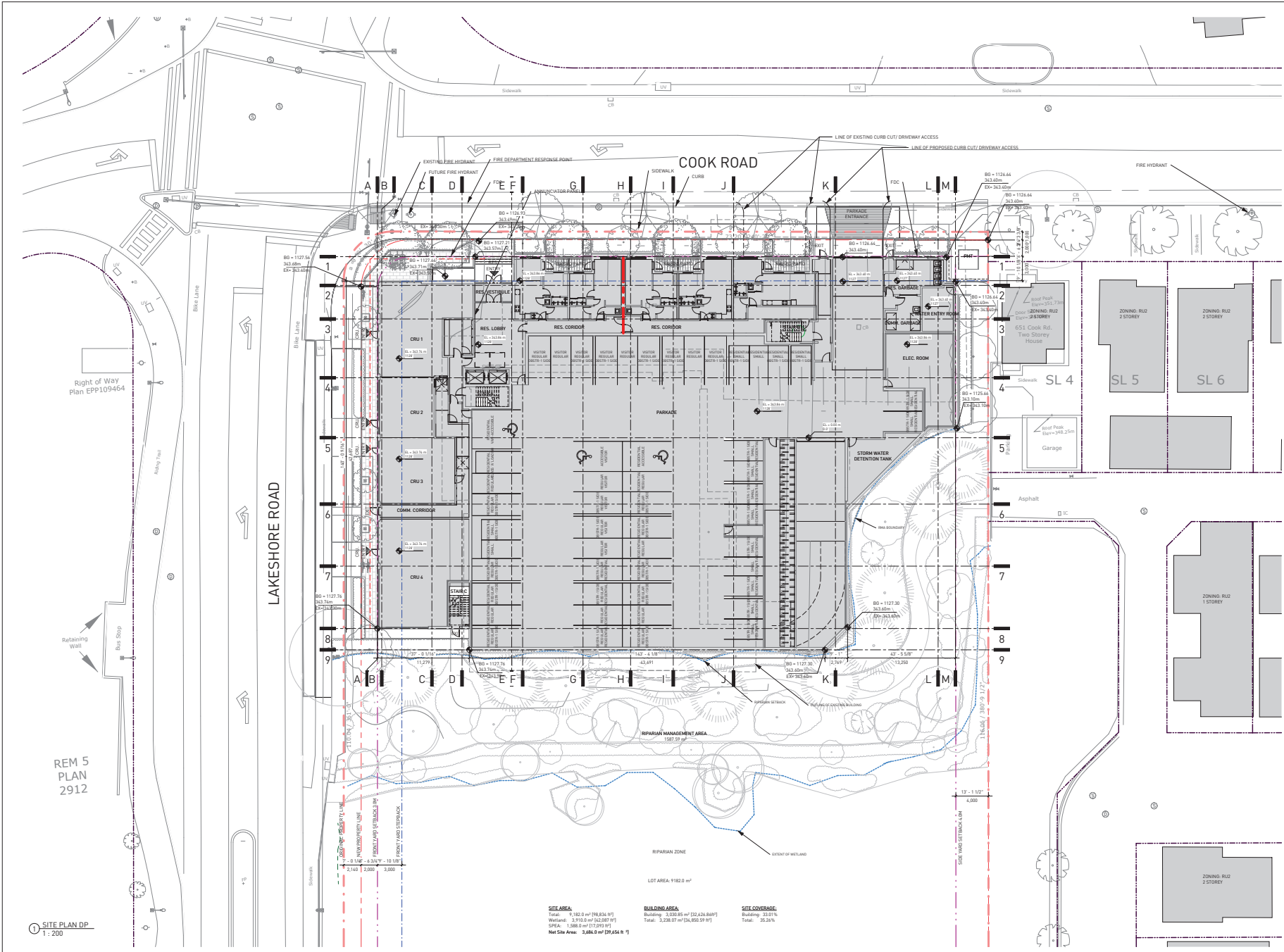
PROJECT
MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

DRAWING
CONTEXT PLAN

LOCATION
VANCOUVER, BC
DRAWN BY
IK
DATE
2025-03-31
SCALE
1 : 350

DATE

A151 DP



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CONSULTANT

SCHEDULE A

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DP23-0109 DVP24-0068
Planner: MT
City of Kelowna
(DEVELOPMENT PLANNING)

DEVELOPER

JIM PATTISON DEVELOPMENTS

FORMOSIS architecture
200-211 Columbia Street
Vancouver, BC V6A 2R5
1 604 688 7382
formosis.ca

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REVISION

SEAL

PROJECT

MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

DRAWING

SITE PLAN

LOCATION

VANCOUVER, BC

DESIGN BY

IK

DATE

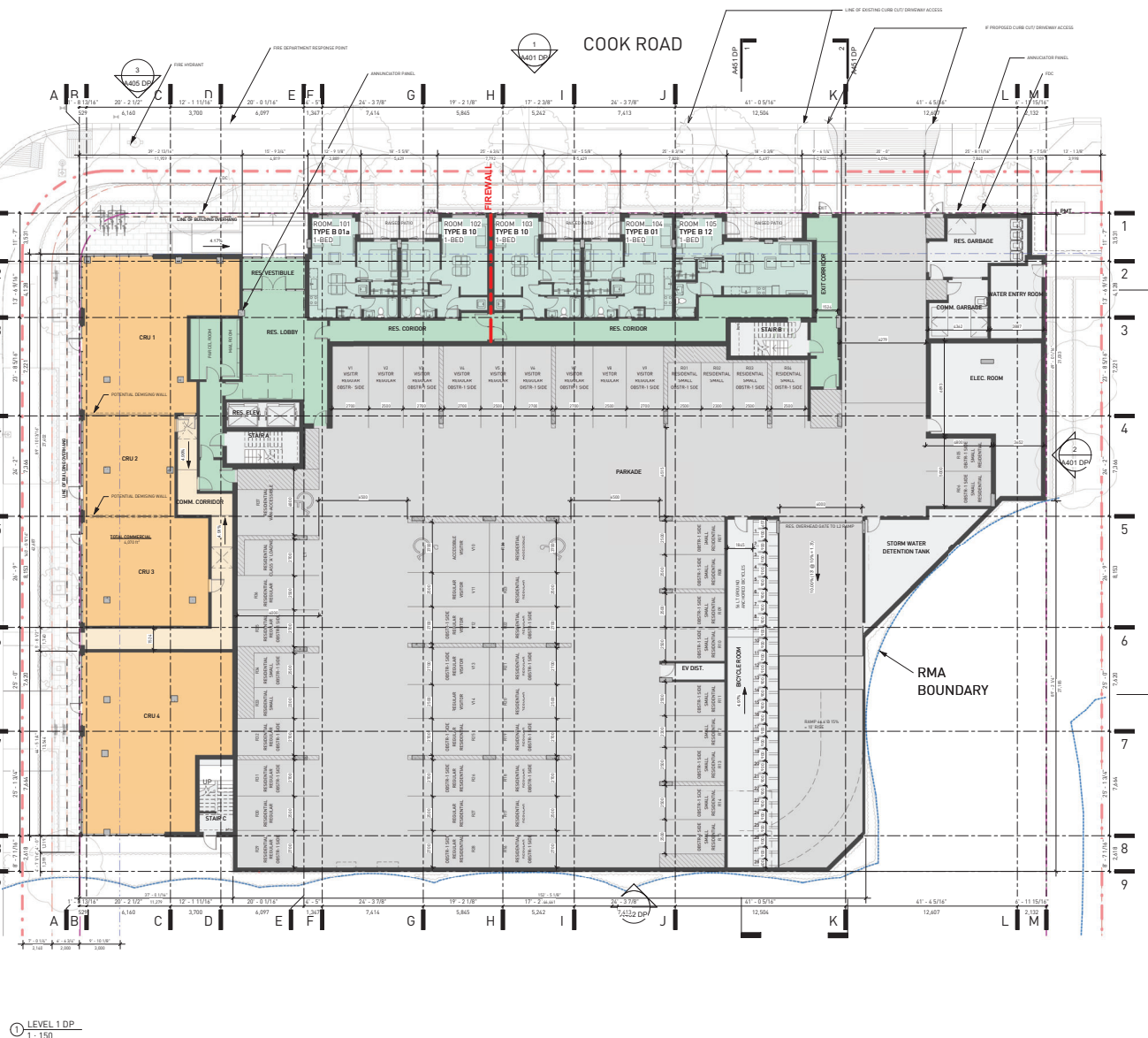
2025-03-31

SCALE

1:200

PROJECT

A152 DP

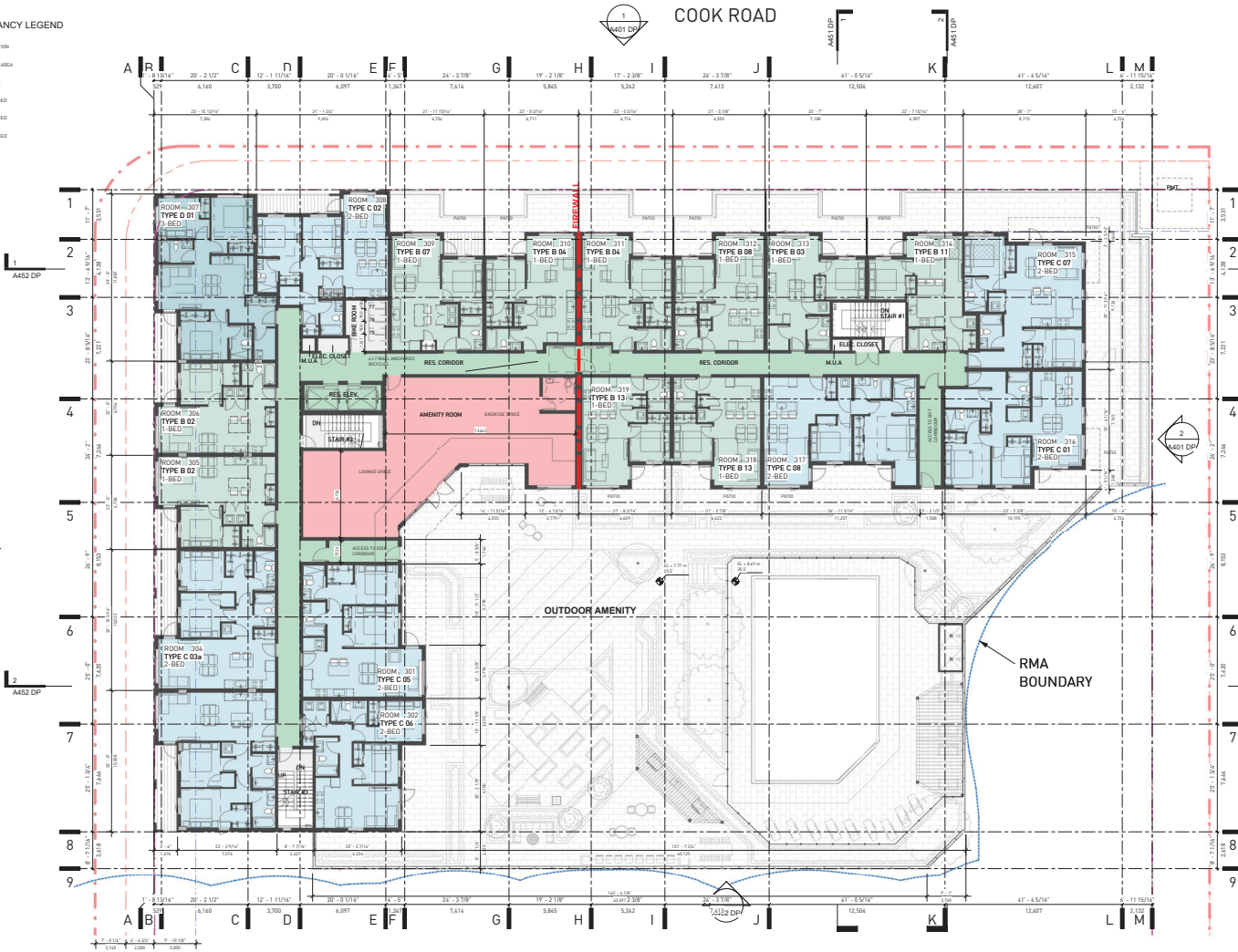


A211 DP

OCCUPANCY LEGEND



LAKESHORE ROAD



COOK ROAD



RMA BOUNDARY

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CONSULTANT

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City of Kelowna
Planner initials MT
JIM PATTISON DEVELOPMENTS

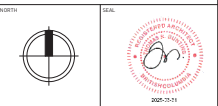
JIM PATTISON DEVELOPMENTS



200-211 Columbia Street
Vancouver, BC V6A 2R5
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MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

LEVEL 3

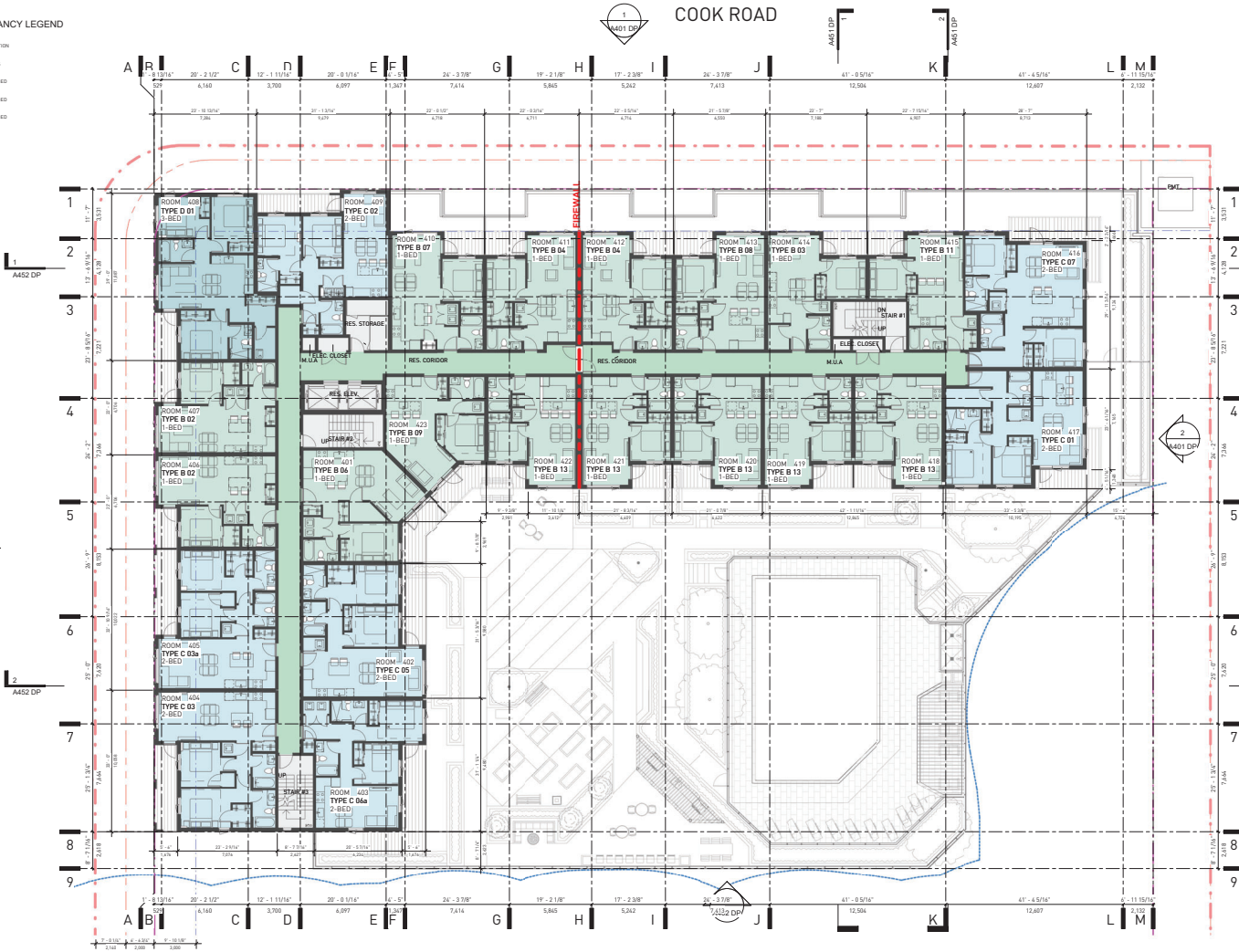
LOCATION	DRAWN BY
VANCOUVER, BC	IK
DATE	SCALE
2025-03-31	1 : 150

A213 DP

OCCUPANCY LEGEND



LAKE SHORE ROAD



COOK ROAD



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CONSULTANT

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DP23-0109 DVP24-0068
Planner
MT
City of Kelowna
DEVELOPMENT PLANNING

DEVELOPER

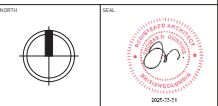
JIM PATTISON
DEVELOPMENTS



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MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

LEVEL 4

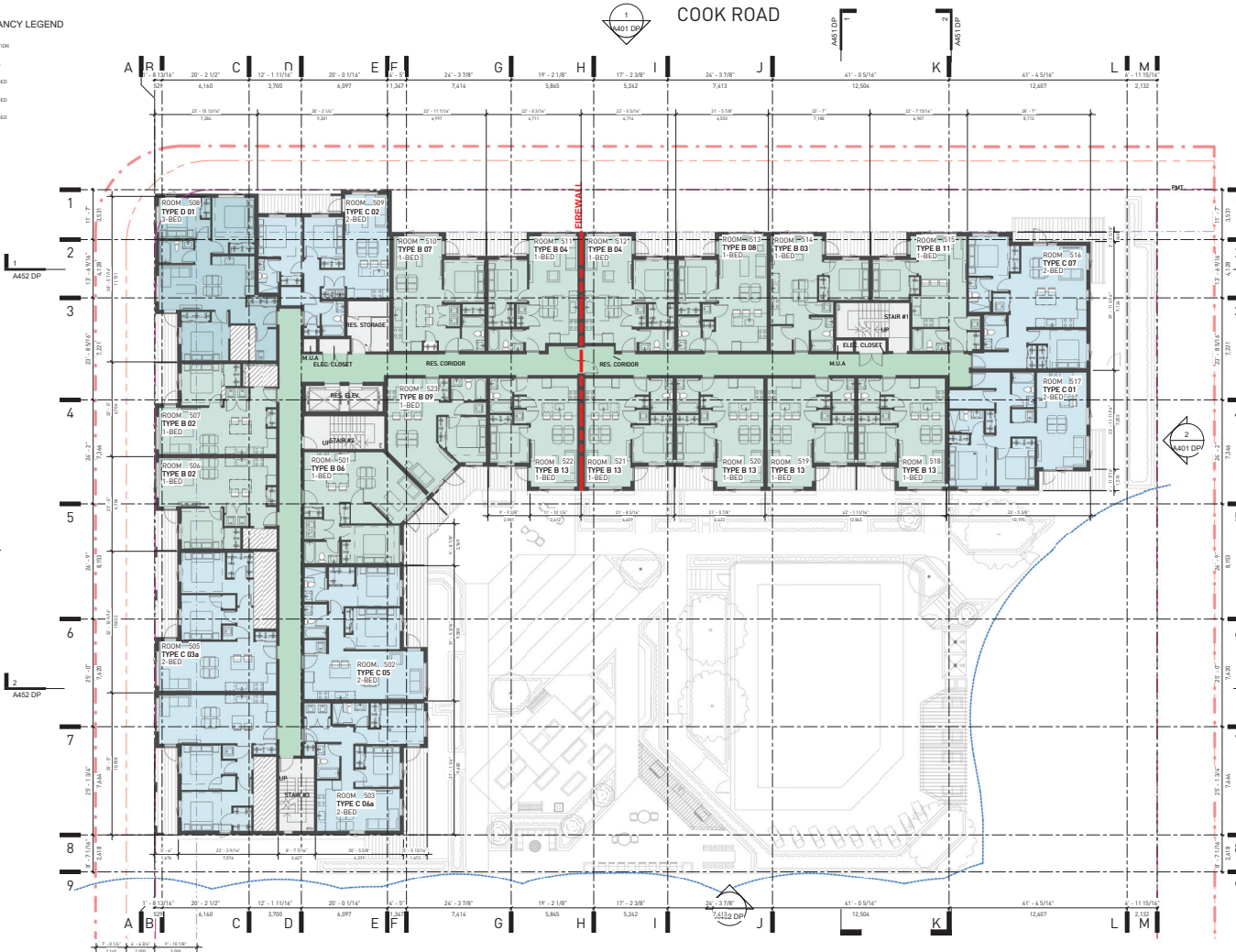
LOCATION	DRAWN BY
VANCOUVER, BC	IK
DATE	SCALE
2025-03-31	1 : 150

A214 DP

OCCUPANCY LEGEND



LAKE SHORE ROAD



COOK ROAD



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Planner: MT
City of Kelowna
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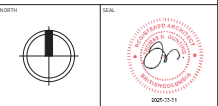
JIM PATTISON DEVELOPMENTS

FORMOSIS architecture

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MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

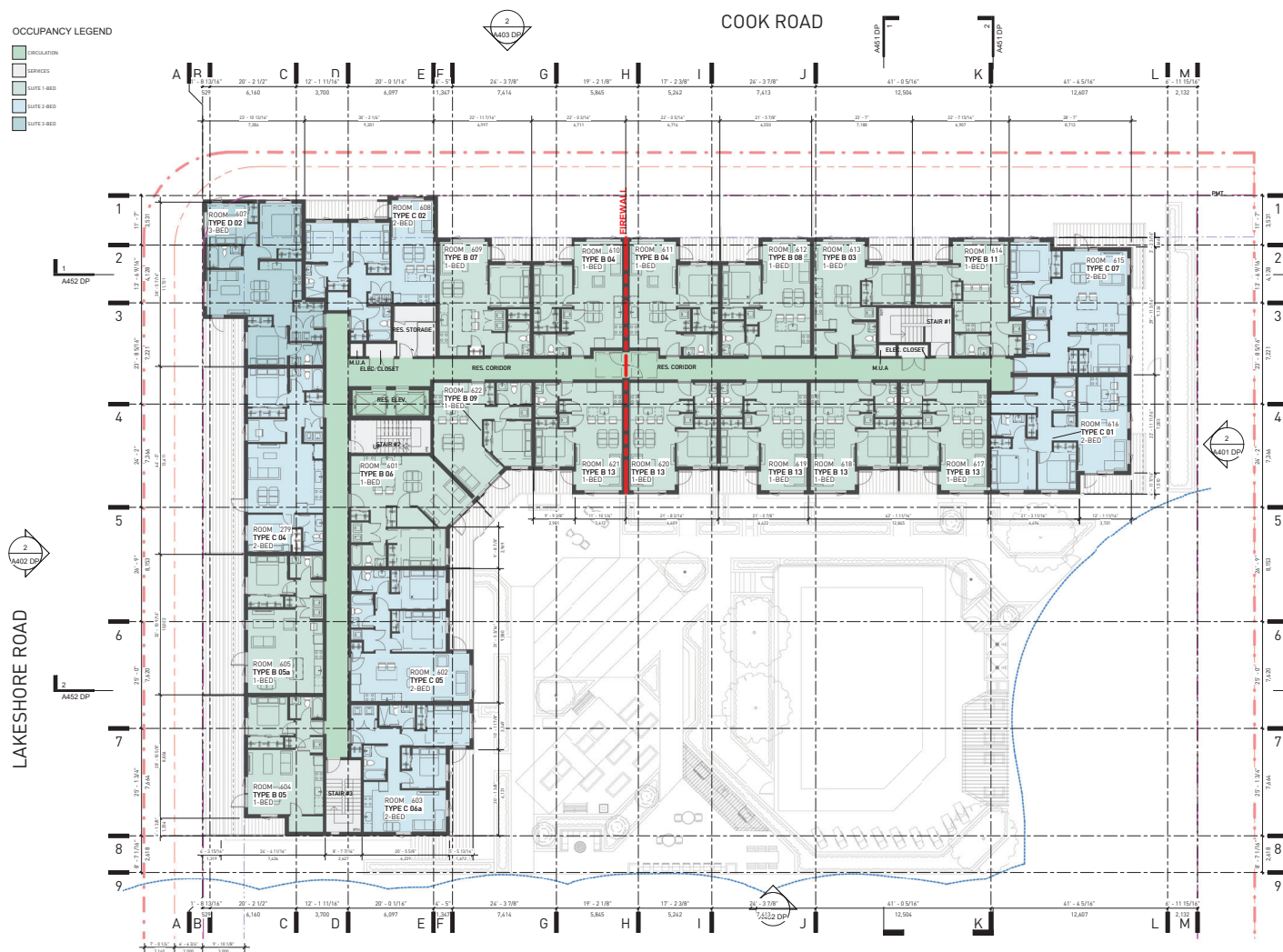
LEVEL 5

LOCATION	DRAWN BY
VANCOUVER, BC	IK
DATE	SCALE
2025-03-31	1 : 150

PROJECT

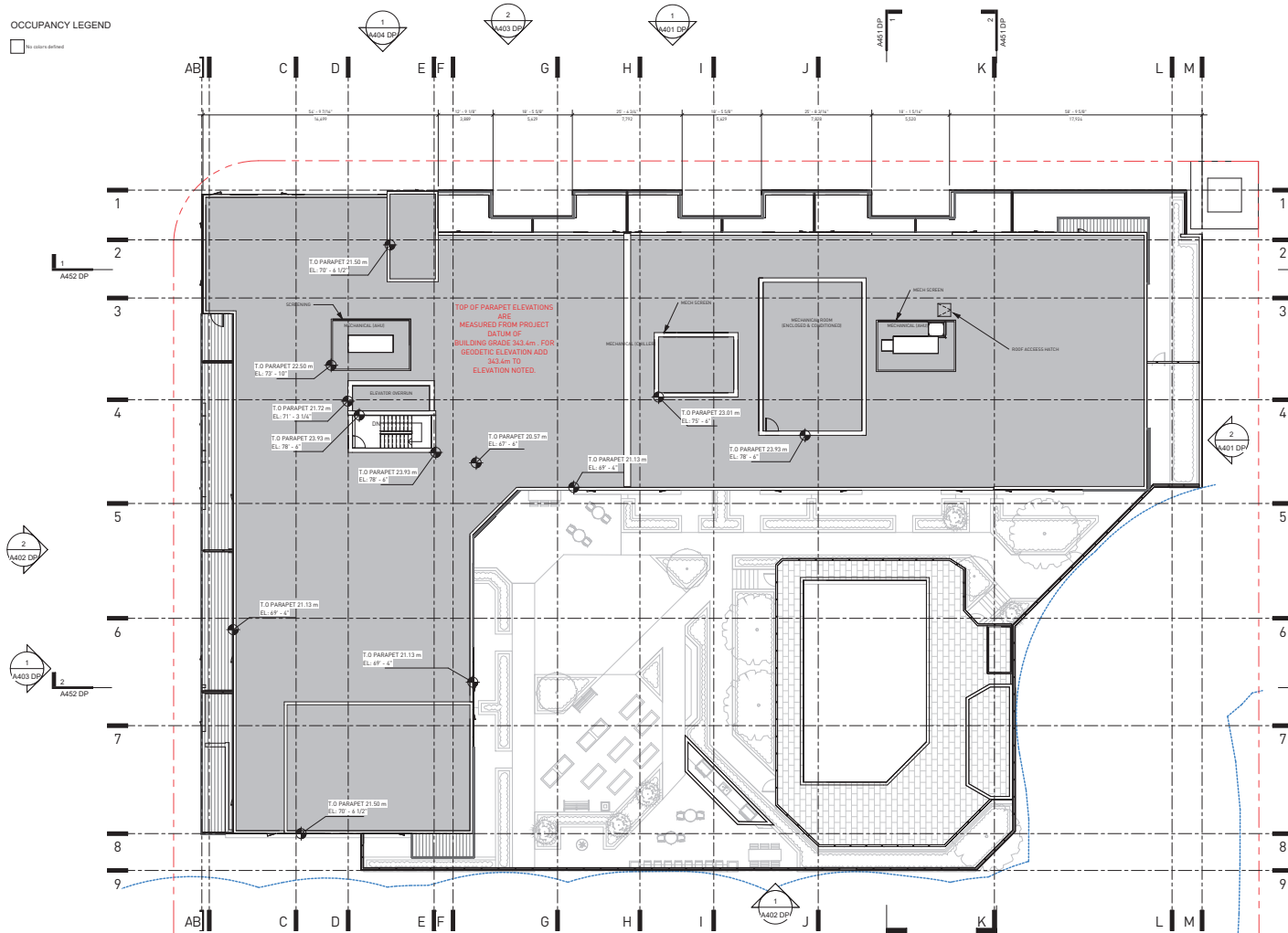
A215 DP

A216 DP



OCCUPANCY LEGEND

□ No colors defined



1 ROOF DP
1 : 150

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CONSULTANT

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Planner
MT
City of Kelowna
DEVELOPMENT PLANNING

DEVELOPER

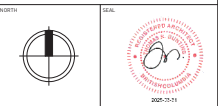
JIM PATTISON
DEVELOPMENTS

FORMOSIS
architecture

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06	RE-ISSUED FOR DP	2025-03-31



PROJECT
MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

DRAWING
ROOF PLAN

LOCATION VANCOUVER, BC	DRAWN BY IK
DATE 2025-03-31	SCALE 1 : 150

DESIGNER

A217 DP



- AL-01 - ALUMINUM STOREFRONT GLAZING, DARK GRAY ANODIZED ALUMINUM
- CN-01 - ARCHITECTURAL CONCRETE WITH VERTICAL REVEALS AND ELASTOMERIC PAINT, LIGHT GRAY, BEIGE
- CP-01 - FIBRE CEMENT PANEL, DARK GRAY
- MT-01 - PRE-FINISHED SINGLE SKIN METAL PANEL CLADDING, COPPER COLOUR
- MT-02 - PRE-FINISHED METAL PANEL CLADDING, DARK GRAY COLOUR
- MT-03 - PRE-FINISHED PERFORATED METAL SCREEN 50% OPEN AREA, CHARCOAL
- MT-04 - PRE-FINISHED PERFORATED METAL SCREEN 50% OPEN AREA, WHITE
- MT-05 - PRE-FINISHED SINGLE SKIN METAL PANEL CLADDING, WHITE
- GL-01 - TEMPERED, OBSCURED GLASS PRIVACY SCREEN W/ ALUMINUM SUPPORT FRAME
- BR-01 - BRICK CLADDING WHITE
- VW-01 - DOUBLE GLAZED VINYL FRAMED WINDOW, BLACK FRAME
- AL-02 - PRE-FINISHED ALUMINUM LOUVER, DARK GREY
- GL-02 - TEMPERED GLASS FENCE W/ ALUMINUM SUPPORT FRAME

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CONSULTANT

SCHEDULE B

This forms part of application
DP23-0109 DVP24-0068

City of Kelowna
PLANNING DEPARTMENT

Planner Initials MT

DEVELOPER

JIM PATTISON DEVELOPMENTS

FORMOSIS architecture

200-211 Columbia Street
Vancouver, BC, V6A 2R5
T 604 688 7382
formosis.ca

Project Number: 2210

DATE	ISSUED FOR	DATE
2023-05-05	ISSUED FOR RE-ZONING DP	2023-05-05
2023-11-24	ISSUED FOR ENVIRONMENTAL DP	2023-11-24
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2024-03-07	RE-ISSUED FOR RE-ZONING DP	2024-03-07
2025-03-14	RE-ISSUED FOR DP	2025-03-14
2025-03-31	RE-ISSUED FOR DP	2025-03-31

SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA
2023-03-01

PROJECT
MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

DRAWING
BUILDING ELEVATIONS A

LOCATION	DRAWN BY
VANCOUVER, BC	IK
DATE	SCALE
2025-03-31	As indicated

DETAILS

A401 DP



- AL-01 - ALUMINUM STOREFRONT GLAZING, DARK GRAY ANODIZED ALUMINUM
- CN-01 - ARCHITECTURAL CONCRETE WITH VERTICAL REVEALS AND ELASTOMERIC PAINT, LIGHT GRAY, BEIGE
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- AL-02 - PRE-FINISHED ALUMINUM LOUVRE, DARK GREY
- GL-02 - TEMPERED GLASS FENCE W/ ALUMINUM SUPPORT FRAME

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SCHEDULE B

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DP23-0109 DVP24-0068

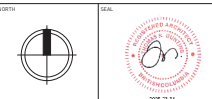
City of Kelowna

Planner Initials MT



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PROJECT
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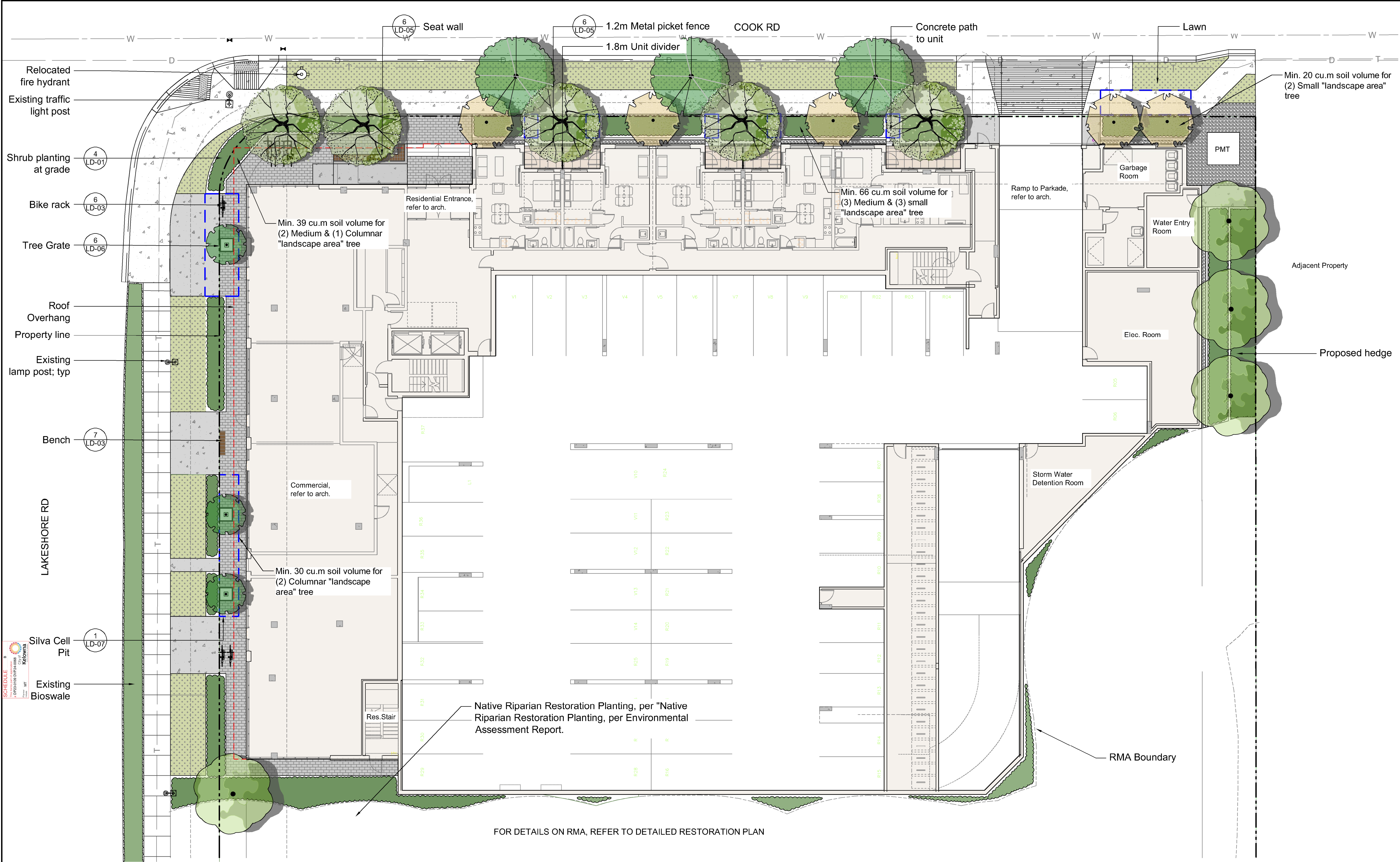
DRAWING
BUILDING ELEVATIONS B

LOCATION VANCOUVER, BC	DRAWN BY IK
DATE 2025-03-31	SCALE As indicated

A402 DP



Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2022\DP2022-76 3805 LAKESHORE ROAD\DWG\SHEETS\L-03 OVERALL PLAN.DWG



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5,6,7 LD-01	CONCRETE PAVING
		CONCRETE SIDEWALK AND LETDOWN Refer to Civil
	1 LD-02	CONCRETE UNIT PAVERS
		EXISTING SIDEWALK
	4 LD-02	HYDRAPRESSED SLABS
	5,6 LD-02	DRIP STRIP

	6 LD-03	BIKE RACK
	6 LD-06	TREE GRATE

SOFTSCAPE MATERIALS

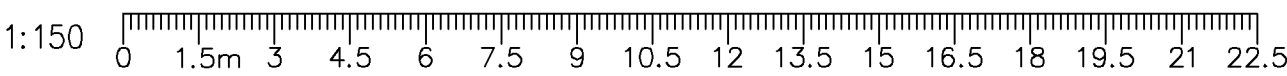
KEY	REF.	DESCRIPTION
	1,2 LD-01	PROPOSED TREE
	3,4 LD-01	SHRUB PLANTING
	1 LD-07	SILVA CELL PIT

FENCING

KEY	REF.	DESCRIPTION
	6 LD-05	1.2m METAL PICKET FENCE
		1.8m UNIT DIVIDER Refer to Architect

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer x freemanii 'Scarsen' / Scarlet Sentinel® Red Maple	B&B	4cm cal.	5
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam	B&B	4cm cal.	3
	Fraxinus americana 'Calypto' / Calypso White Ash	B&B	5cm cal.	4
	Parrotia persica 'JL Columnar' / Persian Spire™ Parrotia	B&B	3cm cal.	3
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	3cm cal.	5



No.	By:	Description	Date
7	KM	Re-Issued for DP	2025-03-07
6	KM	Issued for DP	2024-03-21
5	KM	Issued for DP	2024-03-12
4	KM	Issued for DP	2023-11-01
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

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No.	By:	Description	Date
2	KM	DP Update	2024-03-15
1	KM	Riparian Setback Update	2023-05-01

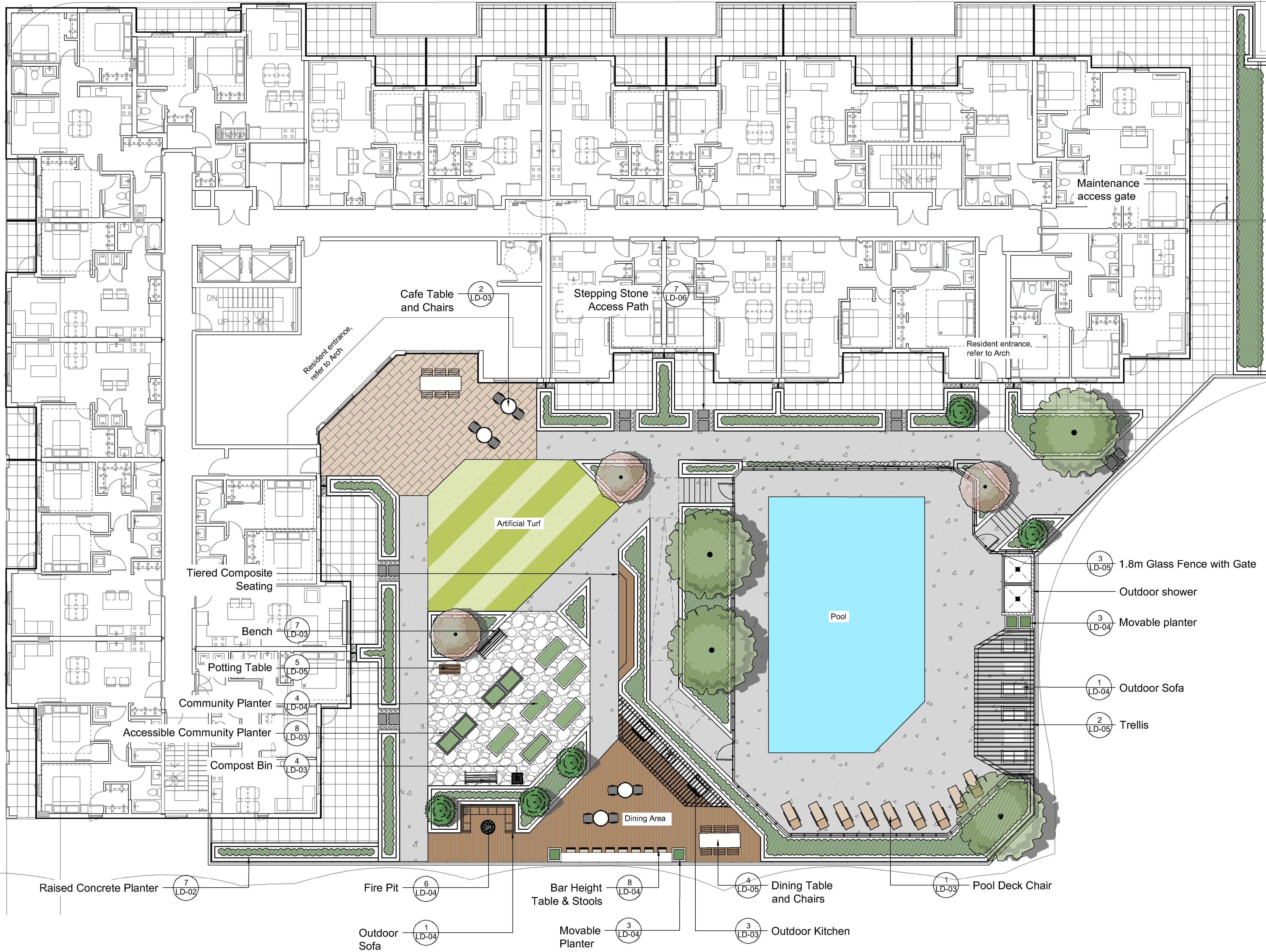
REVISIONS TABLE FOR SHEET			
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Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

Drawn: AH LA	Stamp:
Checked: KM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE LABELED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

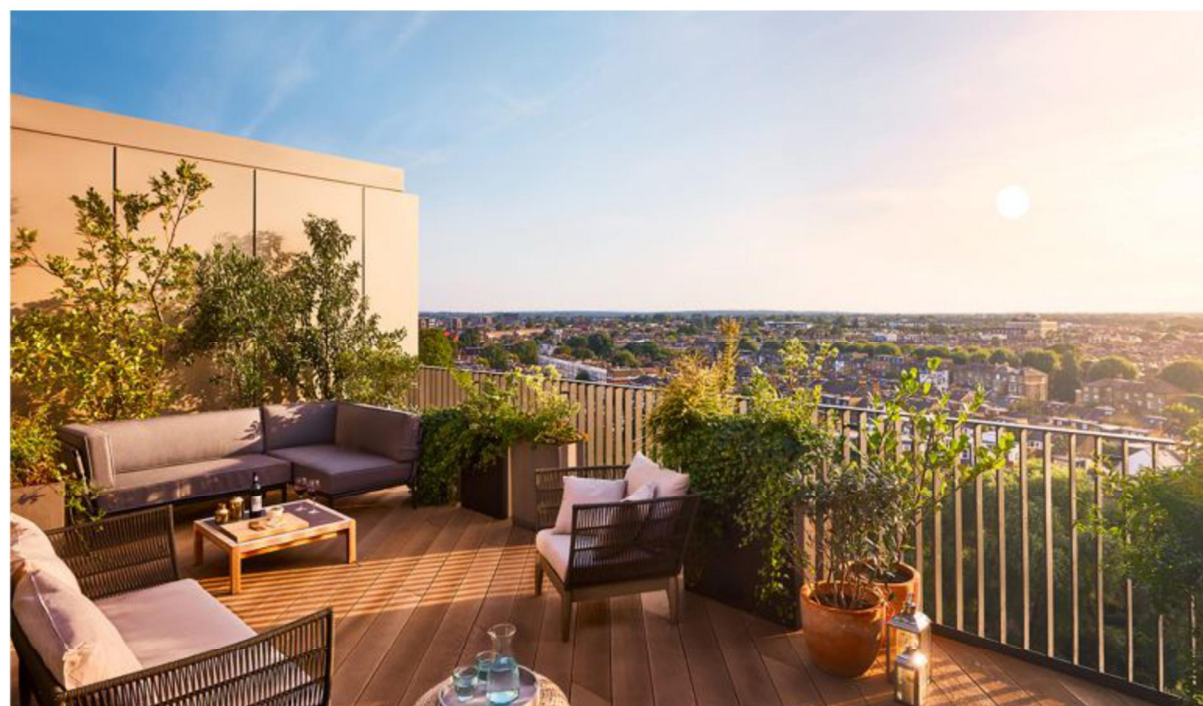
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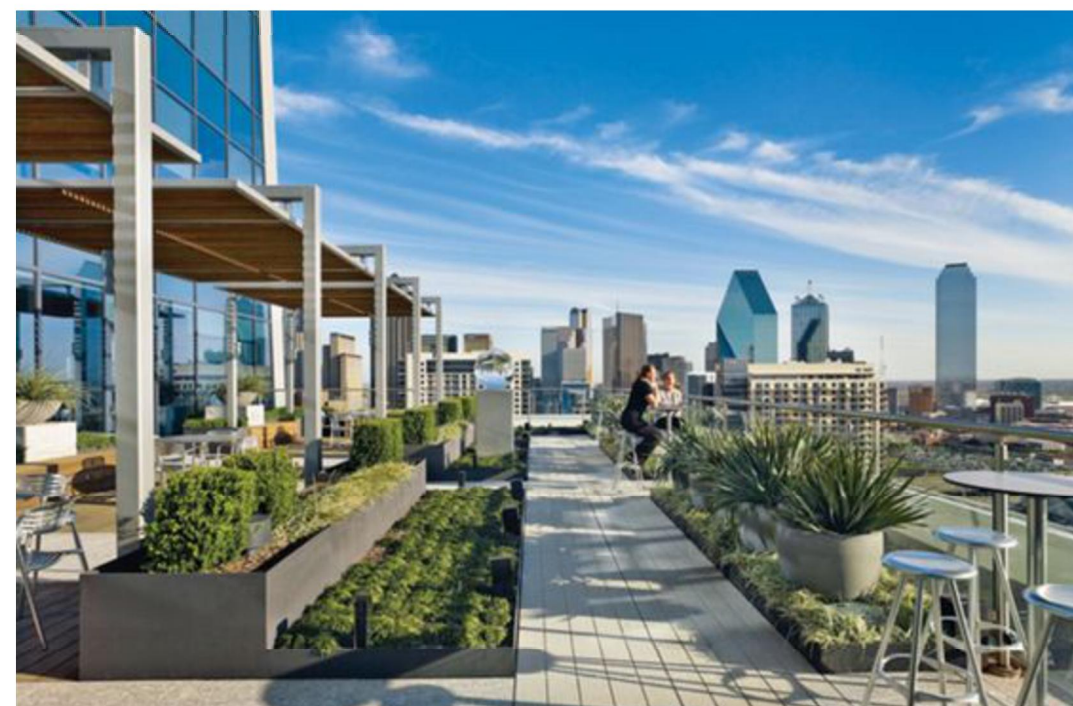
CONCEPT MATERIALS & PRECEDENTS



Planter with seat wall



Outdoor sofa



Bar height seating area

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	(5,6,7 LD-01)	CONCRETE PAVING
	(4 LD-02)	HYDRAPRESSED SLABS Pattern: Stack Bond Colour: Natural
	(1 LD-05)	ARTIFICIAL TURF
	(4 LD-02)	PRIVATE PATIO
	(6 LD-02)	DECORATIVE ROCK
		COMPOSITE DECKING
	(1,2 LD-01)	PROPOSED TREE Refer to tree schedule
	(3,4 LD-01)	PROPOSED SHRUB PLANTING AREAS Refer to sheet L-04 for schedule of selected plant material

FENCING AND WALL LEGEND

KEY	REF.	DESCRIPTION
	(3 LD-05)	1.8m GLASS FENCE WITH GATE
		1.8m UNIT DIVIDER Refer to Architect

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
	(8 LD-04)	BAR HEIGHT STOOL CHAIR Manufacturer: MAGLIN Model: MCH-1700-00005 Colour: Silver (matte finish)
	(1 LD-04)	OUTDOOR SOFA Manufacturer: Sudden Fun Model: Nexus Woven Lounge Seating Colour: Rosewood Weave
		OUTDOOR SHOWER
	(2 LD-03)	TABLE WITH CHAIRS Manufacturer: Maglin Model: Kontur Colour: Silver (matte finish)
	(5 LD-03)	GARBAGE RECEPTACLE
	(6 LD-04)	FIRE PIT
	(1 LD-03)	POOL DECK CHAIR
	(4 LD-05)	DINING TABLE AND CHAIRS
	(4 LD-03)	COMPOST BIN

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES				
	Acer griseum / Paperbark Maple	#15 pot	3cm cal.	4
	Chamaecyparis obtusa / Hinoki False Cypress	#20 pot	1.5m ht.	5
	Magnolia x soulangeana 'Susan' / Susan Magnolia	#15 pot	3cm cal.	3

1:125

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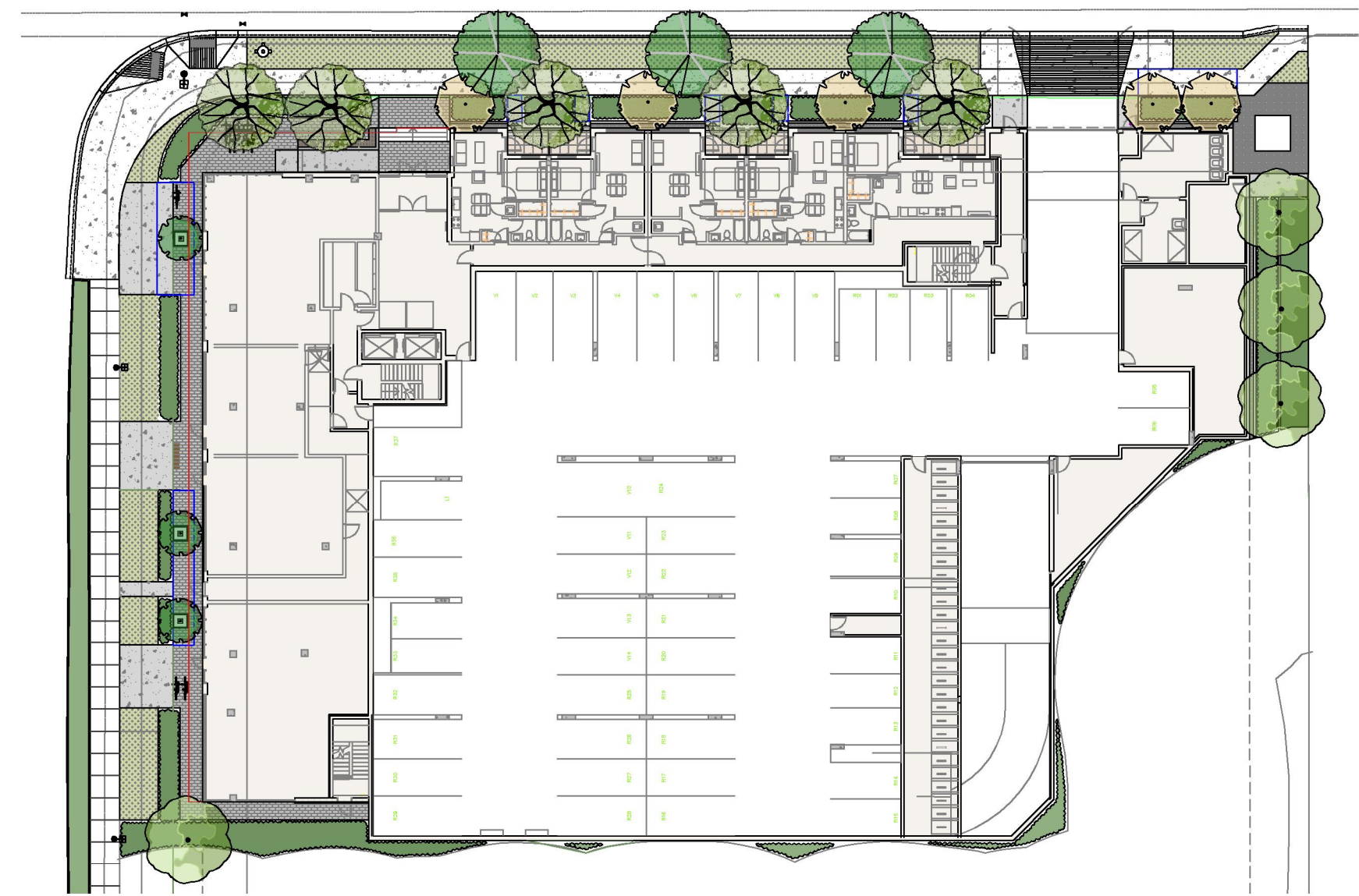
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1 LANDSCAPE SITE PLAN
Scale 1:400



Bird Friendly Tree Species



Low Maintenance



Seasonal color

PRECEDENT IMAGES



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	Acer x freemanii 'Scarsen' / Scarlet Sentinel® Red Maple	B&B	4cm cal.	5
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam	B&B	4cm cal.	3
	Fraxinus americana 'Calypso' / Calypso White Ash	B&B	5cm cal.	4
	Parrotia persica 'JL Columnar' / Persian Spire™ Parrotia	B&B	3cm cal.	3
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	3cm cal.	5

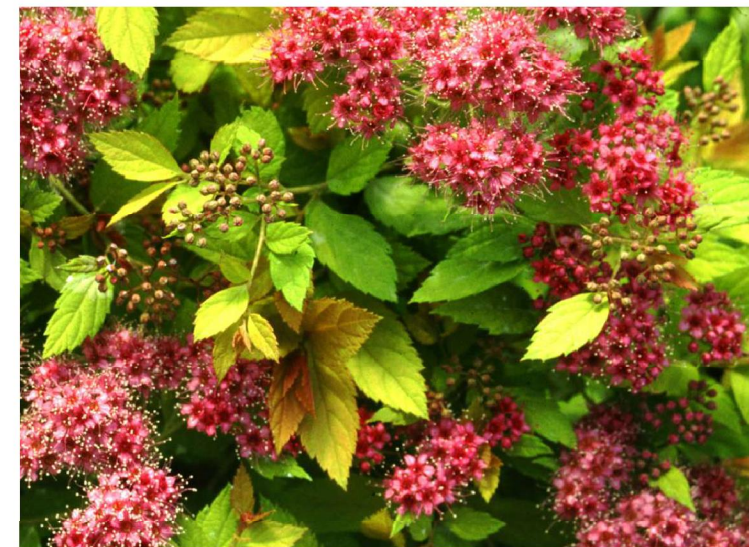
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES				
	Acer griseum / Paperbark Maple	#15 pot	3cm cal.	4
	Chamaecyparis obtusa / Hinoki False Cypress	#20 pot	1.5m ht.	5
	Magnolia x soulangeana 'Susan' / Susan Magnolia	#15 pot	3cm cal.	3

PLANT_SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
B	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2
Bc	Mahonia aquifolium / Common Barberry	#3
N	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#2
Ph	Physocarpus opulifolius 'Tiny Wine' / 'Tiny Wine' Ninebark	#2
Ro	Rosa nutkana / Nootka Rose	#3
Sm	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	#2
Th	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht.
Mo	Mock-orange / Philadelphus lewisii	1.2m ht.
DWARF CONIFERS		CONT
Pp	Pinus mugo 'Pumilio' / Mugo Pine	#3
GRASSES		CONT
Ci	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1
Im	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#2
Pe	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1

COLOUR PALETTE
Chartreuse | Pinks | Yellows



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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

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:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.						✓
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.						✓
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 						✓
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 					✓	



2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.	✓					
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); 						✓



<ul style="list-style-type: none"> Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. 						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.						✓
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.				✓		
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind. 						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓



g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and Using recycled water irrigation systems. 						✓
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.						✓
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.						✓
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> Minimizing light trespass onto adjacent properties; Using full cut-off lighting fixtures to minimize light pollution; and Maintaining lighting levels necessary for safety and visibility. 						✓
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; Repeating window patterns on each step-back and extension interval; Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;						✓

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

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	N/A	1	2	3	4	5
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> Locating enclosed parking garages away from street frontages or public open spaces; Using ground-oriented units or glazing to avoid creating dead frontages; and When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting. 						✓
Commercial & Mixed Use Buildings						
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.						
Residential & Mixed Use Buildings						
n. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.					✓	
o. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
p. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.					✓	
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.	✓					
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.						✓
4.1.3 Site Planning	N/A	1	2	3	4	5
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5

a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property. 						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						✓
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 	✓					
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.	✓					
Rooftop Amenity Spaces						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening. 						✓
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 						✓
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential						✓



buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:						
<ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval. 						
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.						✓
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> • Primary building entrances; • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 						✓
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓



j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k. Avoid the following types of signage: <ul style="list-style-type: none"> Internally lit plastic box signs; Pylon (stand alone) signs; and Rooftop signs. 						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					



VIEW FROM CORNER AT LAKESHORE ROAD & COOK ROAD LOOKING SOUTH-EAST

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CONSULTANT

DEVELOPER





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Project Number: 2210		
DRAWING ISSUED		
01	ISSUED FOR RE-ZONING DP	2023-05-05
02	ISSUED FOR ENVIRONMENTAL DP	2023-11-24
03	RE-ISSUED FOR RE-ZONING DP	2024-03-18
04	RE-ISSUED FOR RE-ZONING DP	2024-03-07
05	RE-ISSUED FOR DP	2025-03-14
06	RE-ISSUED FOR DP	2025-03-31

ATTACHMENT C

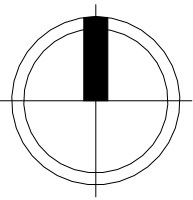
This forms part of application
DP23-0109 DVP24-0068

Planner Initials **MT**




City of
Kelowna
DEVELOPMENT PLANNING

NORTH



SEAL



PROJECT
MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

DRAWING
PERSPECTIVES

LOCATION	DRAWN BY
VANCOUVER, BC	IK
DATE	SCALE
2025-03-31	

DWG No.

A002 DP



VIEW FROM LAKESHORE ROAD FACING EAST ALONG COOK ROAD



VIEW FROM COOK ROAD LOOKING SOUTH



VIEW FROM COOK ROAD LOOKING SOUTH WEST



VIEW FROM LAKESHORE ROAD LOOKING NORTH EAST

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