Development Permit

DP25-0095

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

459 Osprey Ave

and legally known as

Lot A District Lot 14 ODYD Plan EPP120981

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

Apartment Housing

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

Date of Council Approval:	**May 26th, 2025**
Development Permit Area:	Form and Character
Existing Zone:	UC5r – Pandosy Urban Centre Rental Only
Future Land Use Designation:	UC – Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner:	1347431 BC Ltd., Inc. No. BC1347431
Applicant:	Curtis Tarapaski

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP25-0095
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

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. DP25-0095 for Lot A District Lot 14 ODYD Plan EPP120981 located at 459 Osprey Avenue, 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;

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 **$109,300.00**

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

4. INDEMNIFICATION

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

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

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

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

ACCESSIBILITY REQUIREMENTS 3.8.

	CONDO:	
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	NO	NO

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 REQ'D / DWELLING UNIT 3.7.2.2.(11)

SPATIAL SEPARATION: 3.2.3.1.D

	EAST / WEST PARKADE WALLS	SOUTH WALLS PARKADE	SOUTH WALLS CONDO	North, East, West CONDO WALLS
WALL AREA	±172sm	±136.1sm	±4.9sm (MAX.)	window openings & walls construction unrestricted, limiting distance exceeds 7.0m (residential) or building faces a street,in accordance with 3.2.3.10.(2)
OPENING AREA	±5sm (MAX.)	±30.8sm	±7.7sm (MAX.)	
% PROVIDED	±5.2%	±22.6%	±22.1%	
LIMITING DISTANCE	1.52m	3.0m	3.0m	
% PERMITTED	±14%	±25.1%	±45%	
CONSTRUCTION TYPE	COMB./NON-COMB.	COMB./NON-COMB.	COMB./NON-COMB.	
CLADDING MATERIAL	NON-COMB.	NON-COMB.	NON-COMB.	
REQUIRED RATINGS	1 HOUR	1 HOUR	45 MINUTES	

ENERGY STATEMENT

ENVELOPE DESIGN	
DESIGN STANDARD / CODE	BC BUILDING CODE 2018
ENERGY PERFORMANCE REQUIREMENTS:	
OCCUPANCY TYPE	RESIDENTIAL
STEP CODE	STEP 3
TOTAL ENERGY USE INTENSITY	120 KWH / M2 / YR
TOTAL ENERGY DEMAND INTENSITY	35 KWH / M2 / YR
PROPOSED ENERGY PERFORMANCE:	
TOTAL ENERGY USE INTENSITY	113.1 KWH / M2 / YR
TOTAL ENERGY DEMAND INTENSITY	33.9 KWH / M2 / YR
CLIMATE ZONE (ENV TABLE):	CLIMATE ZONE 5

ENERGY EFFICIENCY: 10.2 ENERGY

COMPLIANCE PATH:
ENERGY MODELLING
BASED ON BC STEP CODE LEVEL 3
SEE ENERGY REPORT FOR
U / SHGC VALUES FOR ALL WINDOWS

ENERGY REPORT PREPARED BY:
ROCKYPOINT ENGINEERING

BUILDING CODE REVIEW BCBC 2018

OCCUPANCY	GROUP C		GROUP F3	
	CONDO		PARKADE (LEVEL 1)	
ARTICLE	3.2.2.50		3.2.2.50.(5)	
NO. OF STOREYS	4 STOREY		4 STOREY	
NO. OF STREETS FACING	1		1	
BUILDING AREAS:	PROPOSED	CODE MAX.	PROPOSED	CODE MAX.
	2,250 sm	2,250 sm	2,250 sm	2,250 sm
CONSTRUCTION TYPE	COMBUST./NON-COMBUST.		COMBUST./NON-COMBUST.	
SPRINKLERED	YES		YES	
ASSEMBLY RATINGS:				
FLOOR	1 HR		1.5 HR	
WALLS / BEARING STRUCTURE	1 HR		1.5 HR	
ROOFS	1 HR		1.5 HR	

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

	CONDO / TOWNHOUSE	
LOCATION OF HYDRANT :	45 m MAX. TO SIAMESE CONNECTION	3.2.5.15.
STANDPIPE/HOSE	YES	3.2.5.8.
SPRINKLERED	YES (NFPA 13R)	
FIRE ALARM SYSTEM	YES	3.2.4./ 3.2.6.(1)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS 3.1.3.1.

MAJOR OCCUPANCIES	CONDO / TOWNHOUSE	
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	1.5 HR	3.3.1.1.,2.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	YES	3.1.11.
MAX. ATTIC AREA	300 sm	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL 1:	46sm / PERSON X 1,812 sm	39 PERSONS
TOWNHOUSE :		
LEVEL 1	2 PERSONS / SLEEPING RMS x 4 RMS	8 PERSONS
APARTMENT LEVELS :		
LEVEL 2	2 PERSONS / SLEEPING RMS x 22 RMS	44 PERSONS
LEVEL 3	2 PERSONS / SLEEPING RMS x 22 RMS	44 PERSONS
LEVEL 4	2 PERSONS / SLEEPING RMS x 22 RMS	44 PERSONS

EXIT FACILITIES

CONDO REQUIRED EXITS	2 MIN. PER FLOOR	3.3.1.to 3.6
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL 1 (doors):	6.1mm/ person x 39 persons = 800 mm MIN.	4 doors @ 3'-0" width = 12'-0" (3,658mm)
RESIDENTIAL LEVELS:		
LEVEL 2 – 4 (doors)	6.1mm /person x 44 persons max = 800 mm MIN.	2 doors @ 3'-0" width (per floor) = 6'-0" (1829mm)
LEVEL 2 – 4 (stairs)	8.0mm /person x 44 persons max = 1100 mm MIN.	2 stairs @ 3'-10" width (per floor) = 7'-8" (2337mm)
RESIDENTIAL UNITS (INCLUDING TOWNHOUSE)	min. 1 door @ 800mm (each unit)	36" (914mm) door @ each unit
	CONDO	TOWNHOUSE
EXIT THROUGH LOBBY	YES	NO
PANIC HARDWARE REQ'D	YES (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	OK	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (1.5 HR @ Parkade)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

BICYCLE PARKING 8.5 (pg 97)

REQUIRED LONG TERM							width	length
TYPE	#UNIT	#BED	#BIKE	REQUIRED BIKE	BIKE SIZE STALL		24" 0.6m	72" 1.8m
					LONG TERM	bachelor, 1b, 2b = 0.75		
						3b = 1.0		
T	2	2b	0.75	1.5	SHORT TERM	6 per entrance		
A	6	bach	0.75	4.50	PROVIDED LONG TERM			
B	33	1b	0.75	24.75				
B1	3	1b	0.75	2.25	ground anchored rack (cyl.sw 8.5.6)		28	
C	3	2b	0.75	2.25	wall mounted rack		8	
C1	3	2b	0.75	2.25	wall bike in front of stall		6	
C2	3	2b	0.75	2.25	Total		42	
C3	3	2b	0.75	2.25	PROVIDED SHORT TERM (1 ENTRANCE)		6	
TOTAL				42.0				
TOTAL REQUIRED				42				

RESID NFA

	type	L1	L2	L3	L4	unit count	area sf	area sm	total area sf	total area sm
2b	T	2	-	-	-	2	968	89,9	1,916	178
bach	A	-	2	2	2	6	452	42,0	2,712	252
1b	B	-	11	11	11	33	660	61,3	21,780	2,023
1b	B1	-	1	1	1	3	660	63,2	2,040	190
2b	C	-	1	1	1	3	870	80,8	2,610	242
2b	C1	-	1	1	1	3	845	78,5	2,535	236
2b	C2	-	1	1	1	3	750	69,7	2,250	209
2b	C3	-	1	1	1	3	847	78,7	2,541	236
TOTAL		2	18	18	18	56			38,384	3,566

GFA

	±sf	±sm		
LEVEL 1 RESID	4,620	429		
LEVEL 2 RESID	13,752	1,278		
LEVEL 3 RESID	13,752	1,278		
LEVEL 4 RESID	13,752	1,278		
TOTAL	45,876	4,262	±sf	±sm
LEVEL 1 parkade			19,503	1,812

Parking calculations (table 8.2.7 & 8.3)

VISITOR STALL
MIN 0.14 SPACES & MAX 0.2 SPACES PER DWELLING UNIT
44 UNITS X 0.14 SPACES

REQUIRED: Visitor = 7.8

STALL SIDE	WIDTH	LENGTH	HEIGHT	Resid = 51.2
REGULAR SIZE STALL	8'-3" 2.5m	19'-8" 6.0m	6'-7" 2.0m	
SMALL SIZE STALL (50% max)	7'-5" 2.3m	19'-8" 6.0m	6'-7" 2.0m	
ACCESSIBLE STALL	10'-10" 3.3m	19'-8" 6.0m	6'-7" 2.3m	
VAN ACCESSIBLE STALL	15'-9" 4.8m	19'-8" 6.0m	7'-7" 2.3m	
REGULAR PARALLEL STALL	8'-7" 2.6m	23'-0" 7.0m	7'-7" 2.3m	
SMALL PARALLEL STALL	8'-3" 2.5m	21'-4" 6.5m	6'-7" 2.0m	
DRIVE AISLES (2-way 90° pkg)	21'-4" 6.5m	- -	6'-7" 2.0m	Loading Area: not required
LOADING AREA	28 sm	3.0 m width	4.0 m overhead door	

Parking & Loading area (pg 90)

RESIDENTIAL		min.	max.	type	no of unit	no of stall
	bachelor	0.8	1.25	A	6	4.8
	1b	0.9	1.25	B	33	29.7
	2b or more	1.0	1.50	B1	3	2.7
				C	3	3.0
				C1	3	3.0
				C2	3	3.0
				C3	3	3.0
	Required Resid:					51.2
	visitor = 0.14 / unit			1	96 unit x 0.14	
	Required Visitor					7.8
Rental Housing Incentives (20% reduction both base & visitor)	Required Resid (less 20%)			51.2 x 20% = 10.2		41.0
	Required Visitor (less 20%)			7.8 x 20% = 1.6		6.3
Required	Total Required Resid					47.3

Provided	Full	SC	HC	HC VAN	VISITOR	SUBTOTAL
	12	1			3	16
	10	2	1		3	16
	11			1		12
	16					16
Total	49	3	1	1	6	60
Provided						60.0

Loading area

Required	1 per 1,900 sm GFA
	1 (also 30' 0" x 10' 0")
Not Required	

COMMON AMENITY SPACE 14.11 (pg 155)

Required resid common amenity for resid = 4.0 sm x 56: 224

AMENITY SPACE

Page 144
4.0 sm per unit of common and private amenity space, accessible to all residents and not located within required setback areas.

	sm	
bachelor	6.0	
1 bed	10.0	
1 bed or more	15.0	

REQUIRED LONG TERM TYPE	#UNIT	#BED	AMENITY AREA PER UNIT	REQUIRED AMENITY
T	2	2b	15.0	30.0
A	6	bach	6.0	36.0
B	33	1b	10.0	330.0
B1	3	1b	10.0	30.0
C	3	2b	15.0	45.0
C1	3	2b	15.0	45.0
C2	3	2b	15.0	45.0
C3	3	2b	15.0	45.0
TOTAL RESID AMENITY				606
REQUIRED COMMON AMENITY				224
REQUIRED RESID AMENITY				382

PROVIDED	sm	sf		sf	sm		
LEVEL 1 landscape	1,793	166.6					
	1,833	170.3					
		Subtotal				3,626	337
LEVEL 1							
townhouse deck-1	185	17.2					
townhouse deck-2	180	16.7					
		Subtotal		365	34		
LEVEL 2							
deck	161	21.4					
	250	23.2					
	250	23.2					
	250	23.2					
	124	11.5					
	133	12.4					
	133	12.4					
	123	11.4					
	253	23.5					
	250	23.2					
	250	23.2					
	161	34.4					
		Subtotal		2,338	217		
LEVEL 3							
balcony	161	15.3					
	250	23.2					
	250	23.2					
	250	23.2					
	124	11.5					
	133	12.4					
	133	12.4					
	123	11.4					
	253	23.5					
	250	23.2					
	250	23.2					
	161	15.3					
		Subtotal		2,338	217		
LEVEL 4				2,338	217		
	PROVIDED			7,379	686	3,626	337
	REQUIRED			4,112	382	2,411	224

ZONING SUMMARY

OSPREY AVE

ADDRESS	445, 453, 459 OSPREY AVE, KELOWNA BC
LEGAL DESCRIPTION	LOT 3 DL 14 PLAN KAP5927 PID: 013-237-763
DEVELOPMENT PERMIT AREA	YES
EXISTING ZONING	UC5
PROPOSED ZONING	UC5r
EXISTING LEGAL USE	PANDOSY URBAN CENTRE
GRADES	EXISTING AVERAGE = FLAT
NUMBER OF NEW BUILDINGS	ONE

UC5r SOUTH PANDOSY URBAN CENTRE

CRITERIA	STANDARD	PROPOSAL
MINIMUM LOT WIDTH	40.0m except 13.0m if site abuts a lane	±45.7 m
MINIMUM LOT DEPTH	30.0 m	±59.7 m
MINIMUM LOT AREA	1,200 sm except 460 sm if site abuts a lane	±29,396 sf ±2,731 sm
MAXIMUM LOT AREA	N.A.	N.A.
Table 8.3 off-street parking	59.0	60
Coverage	max site coverage of all buildings = 85% (2940 OCP)	81.8%
	max site coverage of all buildings, structures and impermeable surfaces =100% or 90%	
Max. density	min density & max base density FAR = 1.0	3,566 / 2,731 sm = 1.31
Max. height	max. base height 4 storeys & 16m for 0 setback	4 storeys & 16m
Min front yard and flanking side yard setback	2.0m for ground oriented residential units	2.0 m
Min building stepback from front yard and flanking side yard	N.A.	N.A.
Min side yard east setback	0.0 m	+/- 1.52 m
Min side yard west setback	0.0 m	+/- 1.52 m
Min rear yard setback	0.0 m	0.0 m
Min common amenity	224 sm	337 sm
Min private amenity space	711 sm	711 sm

Bicycle

RESIDENTIAL LONG TERM	42	37.0
RESIDENTIAL SHORT TERM	6.0	6.0
NUMBER OF LOADING SPACES	N.A.	N.A.

Parking setbacks

FRONT (NORTH) OSPREY AVE	0.0 m	N.A.
SIDE (EAST)	0.0 m	N.A.
SIDE (WEST)	0.0 m	N.A.
REAR (SOUTH) LANE	0.0 m	N.A.
DRIVE AISLE WIDTH (+) (IF PROPOSED)	6.5m	7.0m

Coverage

Max site coverage			85%
	sf	sm	
L1 footprint	24,163	2,245	
site coverage			±82.2%

BUILDING AREA not more than 4-storey building height 3.2.2.50

	sm	sf
Required Max. Building Area	2,250	24,219
Proposed Building Footprint Area Include projection of building above	2,245	±24,163

Changes:
1.rezone to UC5r.
2.update zoning summary.

TRUE NORTH

SCHEDULE A

This forms part of application
DP25-0095

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mail@shaw.ca

m+ma MEIKLEJOHN ARCHITECTS INC.

BOUDREAU

2024-09-27
Issued for BP

No.	Date	Revision
01	2022-09-27	Issued DP
02	2022-12-15	Issued revised DP
03	2023-01-31	30% progress
04	2023-02-28	60% progress
05	2023-03-31	Issued BP
06	2023-06-27	ITC
07	2023-07-14	Reissued ITC
08	2024-07-12	Rezoning Application
09	2024-09-27	Issued BP

Project Title
OSPREY AVE RENTAL WITH PARKADE

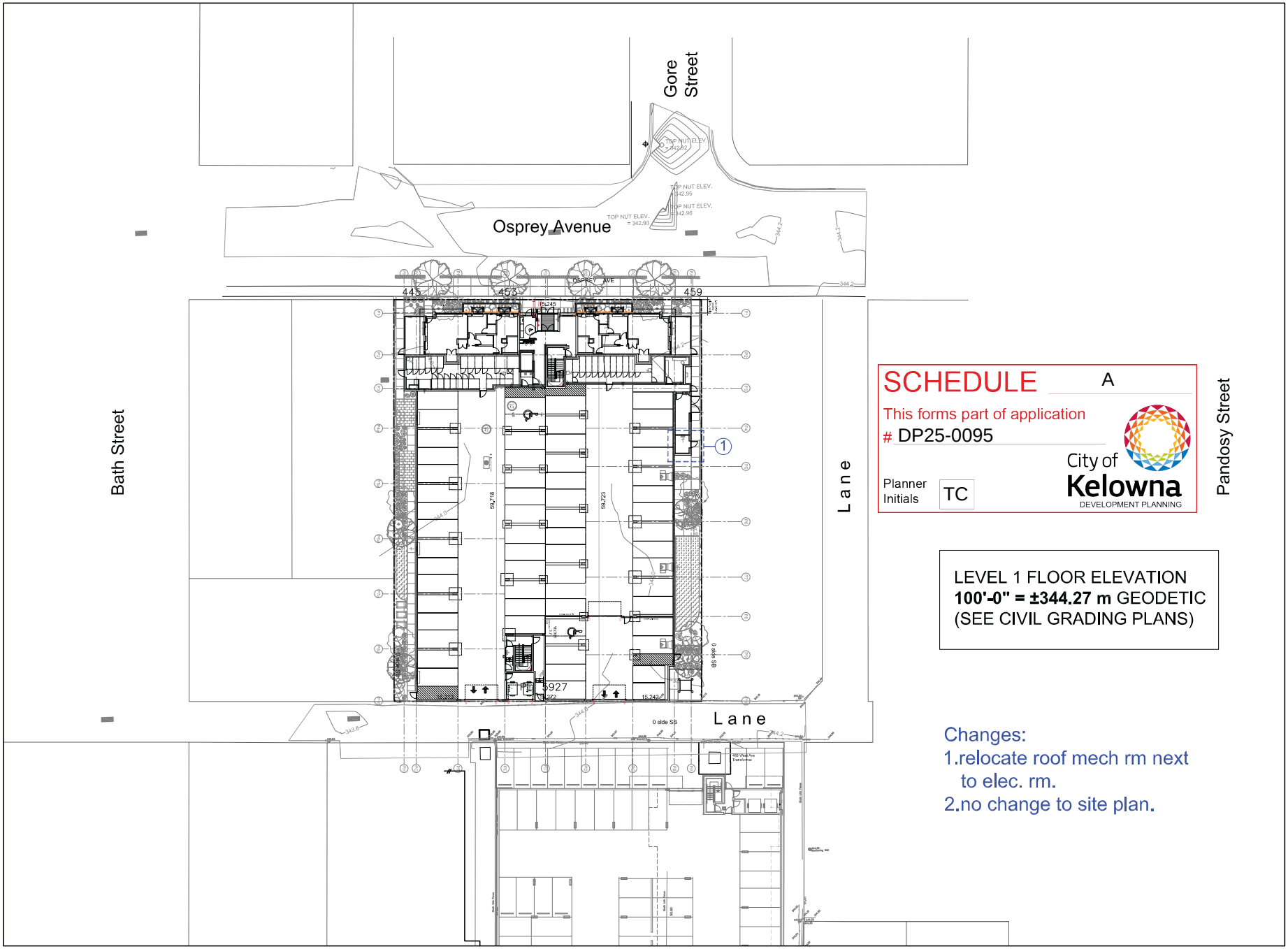
453 OSPREY AVENUE KELOWNA
PLAN KAP5927 LOT 3 DL 14

Drawing Number
A1.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
ZONING & CODE SUMMARY

Date	2024-09-27
Job No.	mm 21-1940
Scale	AS SHOWN
Drawn	SN
Checked	JM



SCHEDULE A

This forms part of application

DP25-0095

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

LEVEL 1 FLOOR ELEVATION
100'-0" = ±344.27 m GEODETIC
(SEE CIVIL GRADING PLANS)

Changes:
1.relocate roof mech rm next to elec. rm.
2.no change to site plan.

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EMAIL: kel-mail@shaw.ca

m+ma MEIKLEJOHN ARCHITECTS INC.
BOUDREAU

2024-07-12
Amend DP

TRUE NORTH

No.	Date	Revision
01	2022-09-27	Issued DP
02	2022-12-15	Issued revised DP
03	2023-01-31	30% progress
04	2023-02-28	60% progress
05	2023-03-31	Issued BP
06	2023-06-07	IFC
07	2023-07-14	Reissued IFC
08	2024-07-12	Amend DP

Project Title
OSPREY AVE RENTAL WITH PARKADE

453 OSPREY AVENUE KELOWNA
PLAN KAP5927 LOT 3 DL 14

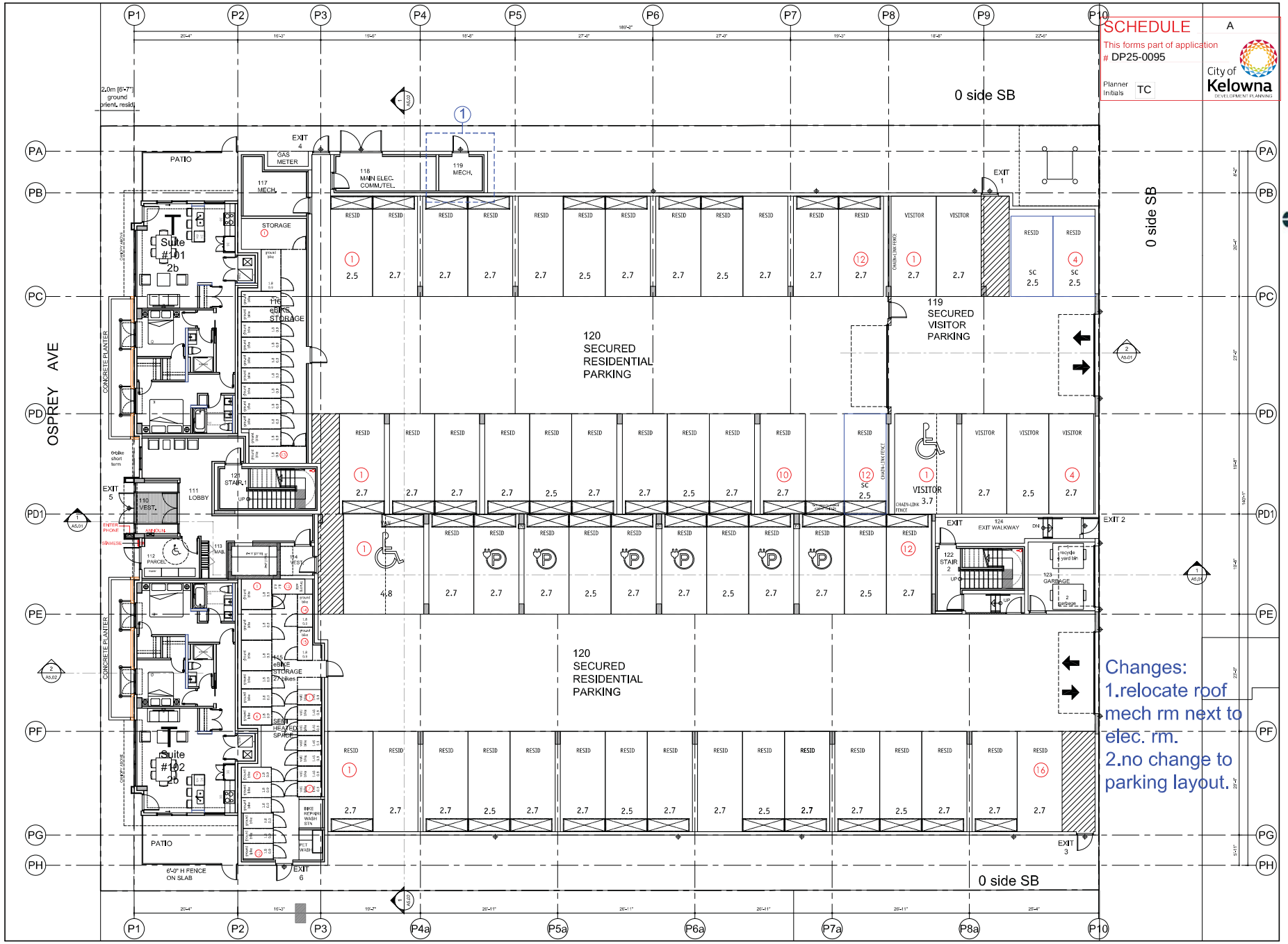
Drawing Number
A2.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
SITE PLAN

scale:1"=10'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SM
Checked	JM



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BOUDREAU

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06	2023-06-07	IFC
07	2023-07-14	Reissued IFC
08	2024-07-12	Amend DP

Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5927 LOT 3 DL 14

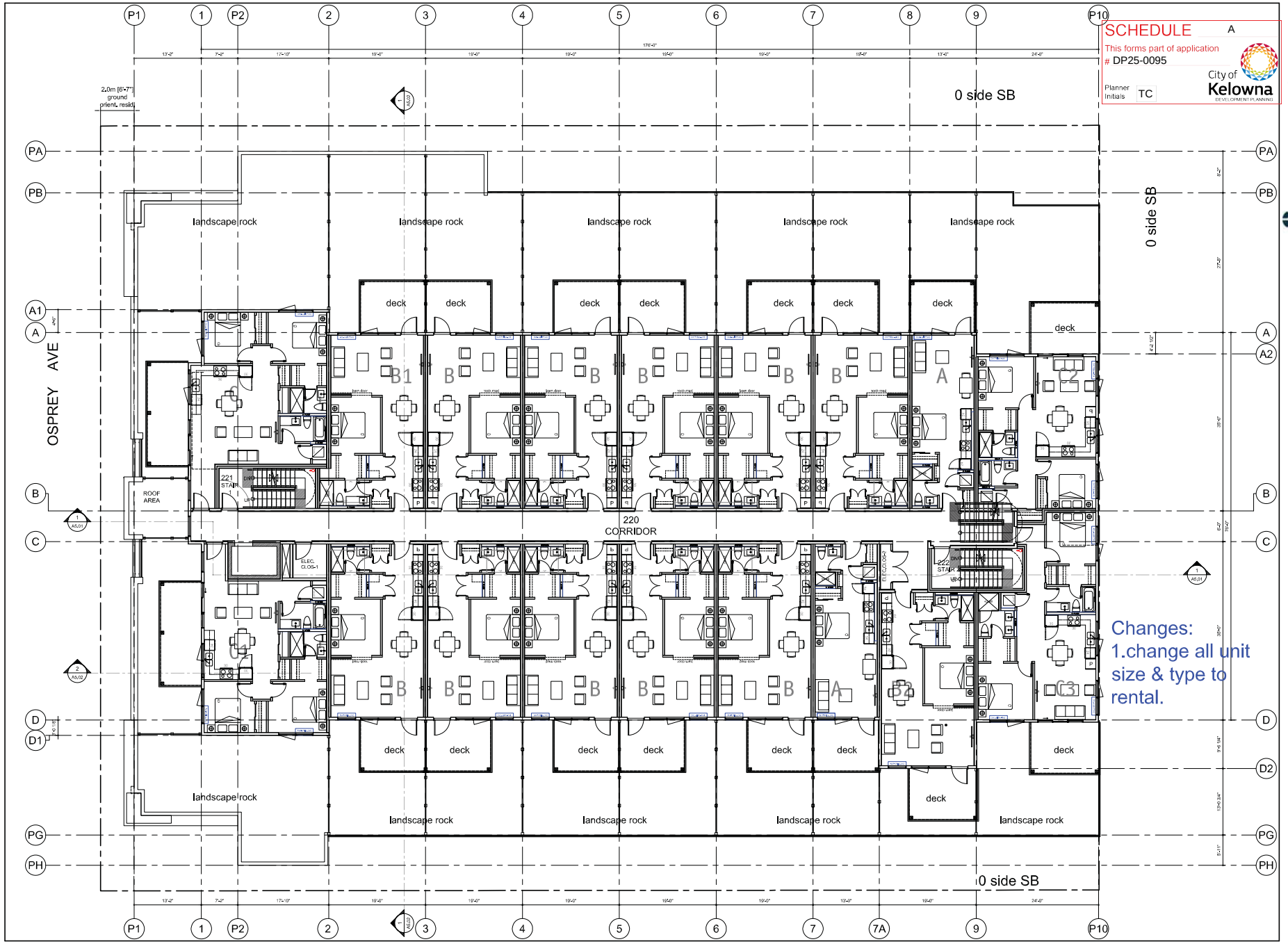
Drawing Number
A3.01

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
LEVEL 1 PARKADE & TOWNHOUSES

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1960
Scale	AS SHOWN
Drawn	SM
Checked	JM



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BOUDREAU

2024-07-12
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04	2023-02-28	60% progress
05	2023-03-31	Issued BP
06	2023-06-07	IFC
07	2023-07-14	Reissued IFC
08	2024-07-12	Amend DP

Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5927 LOT 3 DL 14

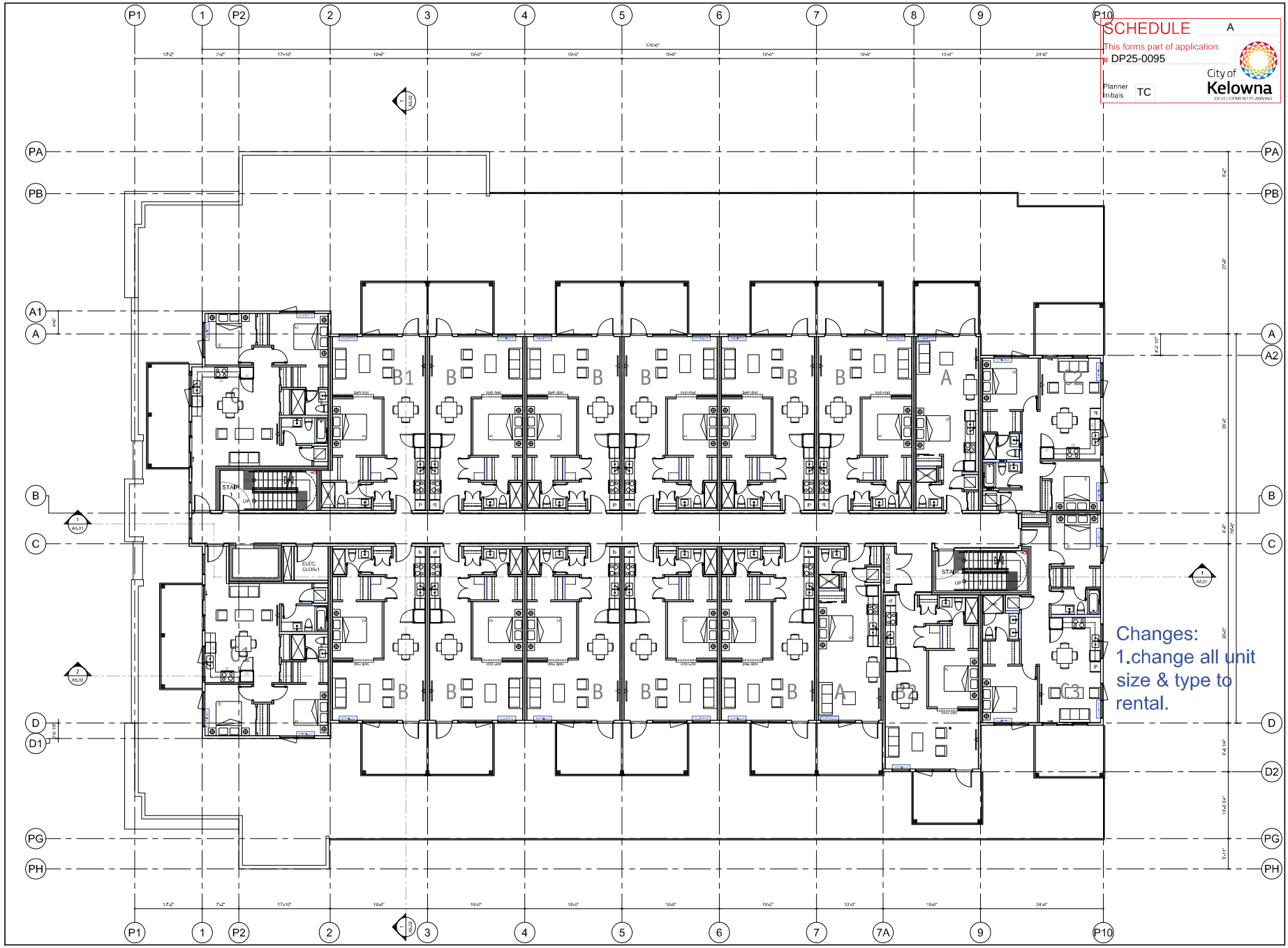
Drawing Number
A3.02

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
LEVEL 2

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SM
Checked	JM



233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mail@shaw.ca

m+m a MEIKLEJOHN ARCHITECTS INC.

BOUDREAU

2024-07-12
Amend DP

TRUE NORTH

No.	Date	Revision
01	2022-09-27	Issued DP
02	2022-12-15	Issued revised DP
03	2023-01-31	30% progress
04	2023-02-28	60% progress
05	2023-03-31	Issued BP
06	2023-06-07	IFC
07	2023-07-14	Reissued IFC
08	2024-07-12	Amend DP

Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5907 | LOT 3 DL 14

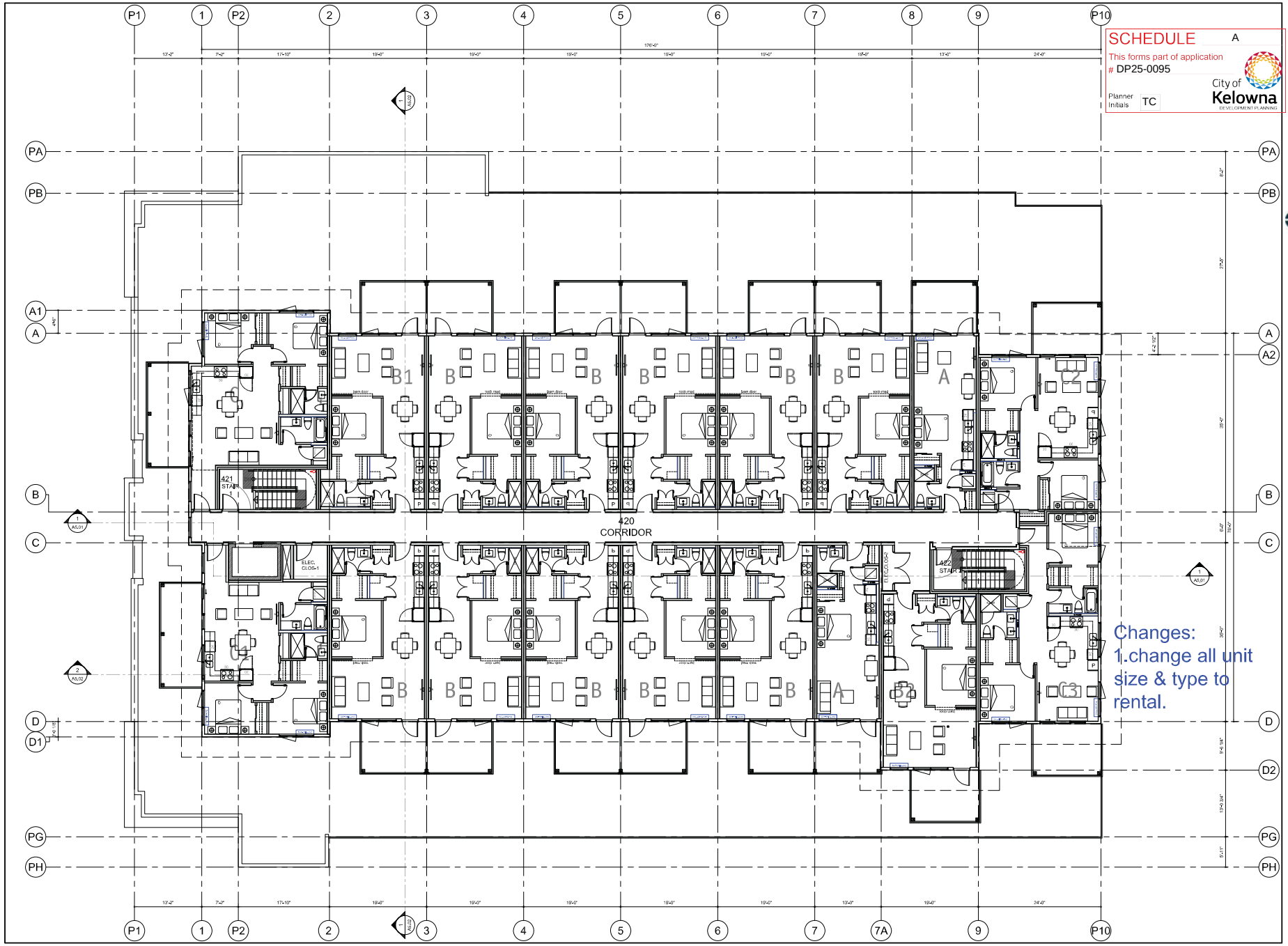
Drawing Number
A3.03

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
LEVEL 3

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SH
Checked	JM



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08	2024-07-12	Amend DP

Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5907 LOT 3 DL 14

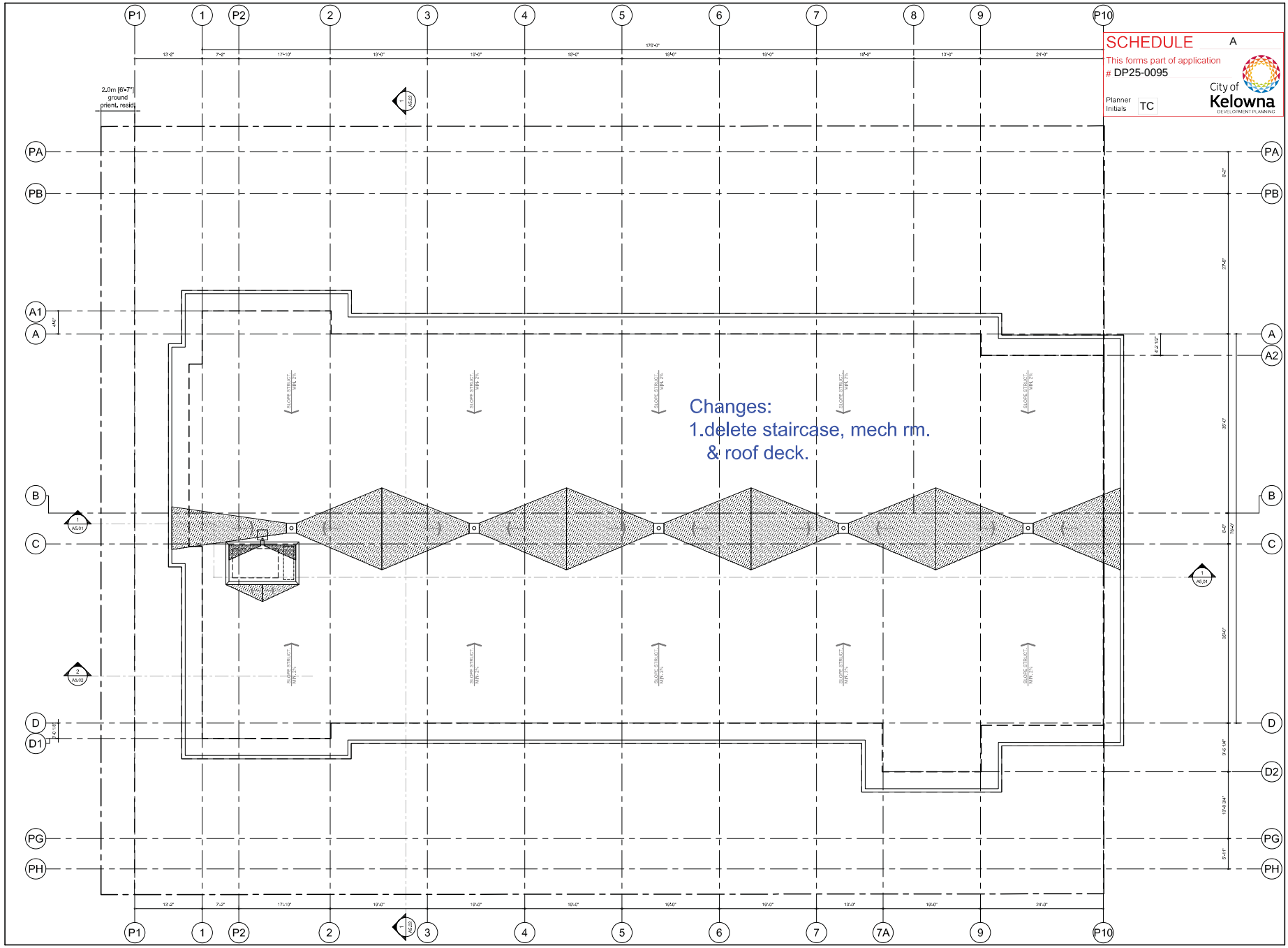
Drawing Number
A3.04

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
LEVEL 4

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SM
Checked	JM



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Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5907 LOT 3 DL 14

Drawing Number
A3.05

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
ROOF PLAN

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SM
Checked	JM

SCHEDULE B

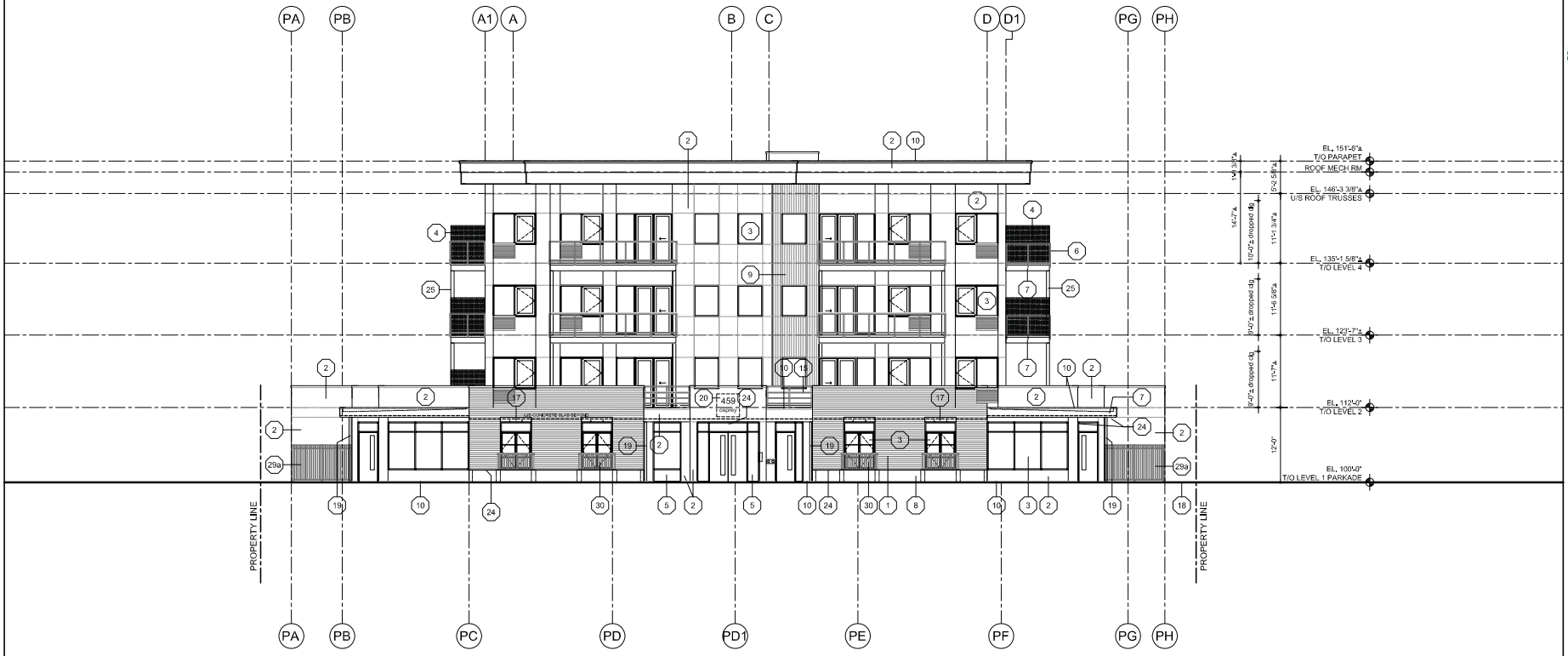
This forms part of application

DP25-0095

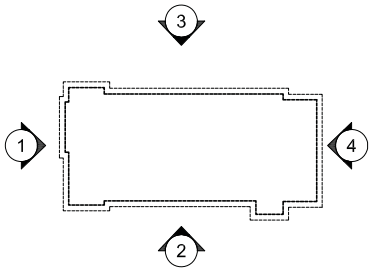
Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

Changes:
1.update window, door, balcony to match floor plan.
2.delete staircase & mech rm.



ELEVATION KEY NOTE: ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS. (SEE COLOUR ELEVATIONS)			
	7 HARDIE PANEL CLADDING @ ROOF / DECK FASCIAS	14 PAINTED CEMENT FACED INSUL. (SEE SECTION DETAILS)	23 PREFINISHED METAL LOUVERED GRILLES (SEE MECH.)
	7a HARDIE TRIM (SEE SECTION DETAIL)	15 ALUM / GLASS WITH HORIZ. RAILING COLOUR: BLACK	24 LIGHT FIXTURE (SEE ELEC.)
	8 EXPOSED CONCRETE C/W CLEAR SEALER FINISH	16 PREFINISHED METAL SCUPPER	25 CEMENTITIOUS PANEL OVER COLUMNS
1 BRICK VENEER	8a CONCRETE REVEALS	17 PRE-CAST CONCRETE LINTEL C/W WEEP HOLES (SEE DETAILS)	26 PREFINISHED METAL EMERGENCY OVERFLOW SCUPPER (COLORS TO MATCH EXT. FINISHES - SEE COLOUR ELEVATIONS)
2 STUCCO FINISH WITH REVEALS	9 VERTICAL WOOD GRAIN METAL PANEL	18 FINISHED GRADE (SEE CIVIL)	27 PREFINISHED RAIN WATER LEADER (SEE MECH.)
3 VINYL WINDOW & DOOR COLOUR: BLACK & WHITE (SEE COLOR ELEVATIONS)	10 PREFINISHED SHEET STEEL FLASHING	19 PAINTED STEEL PIPE RAIN WATER LEADER	28 PAINTED STEEL PROTECTION ANGLE / CORNER GUARD
4 ALUM OBSCURE GLASS PRIVACY SCREEN 6'-0" HT	11 PAINTED METAL DOOR	20 SIGNAGE	29 PAINTED STEEL GATE (SEE LANDSCAPE)
5 ALUM STOREFRONT WINDOW & DOOR COLOUR: GREY	12 PAINTED METAL O/H DOOR	21 NOT USED	29a PAINTED STEEL FENCE (SEE LANDSCAPE)
6 ALUM / GLASS RAILING COLOUR: BLACK	13 NOT USED	22 PREFINISHED MECH. WALL CAP VENTS COLOUR TO MATCH CLADDING (SEE MECH. FOR SIZES)	30 ALUM. VERTICAL PICKETS SCREEN C/W CONCRETE POST (SEE DETAILS)



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Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5927 LOT 3 DL 14

Drawing Number
A4.01

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
BUILDING ELEVATION 1

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SH
Checked	JM

Changes:
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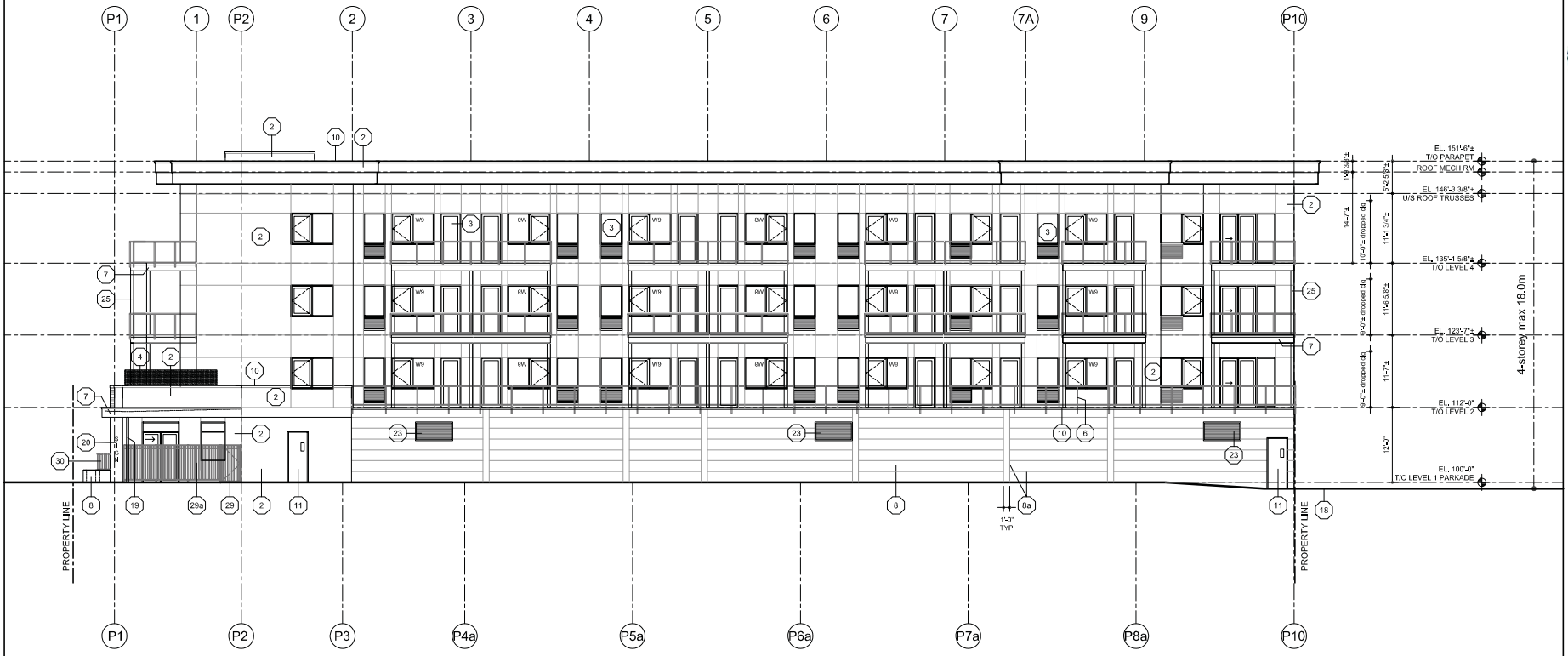
2.delete staircase & mech rm.

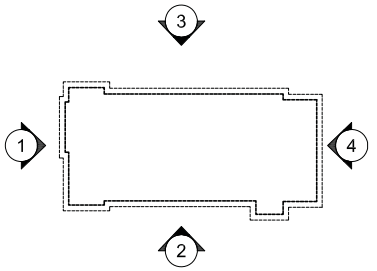


SCHEDULE B

This forms part of application
DP25-0095

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



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Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5927 ; LOT 3 DL 14

Drawing Number
A4.02

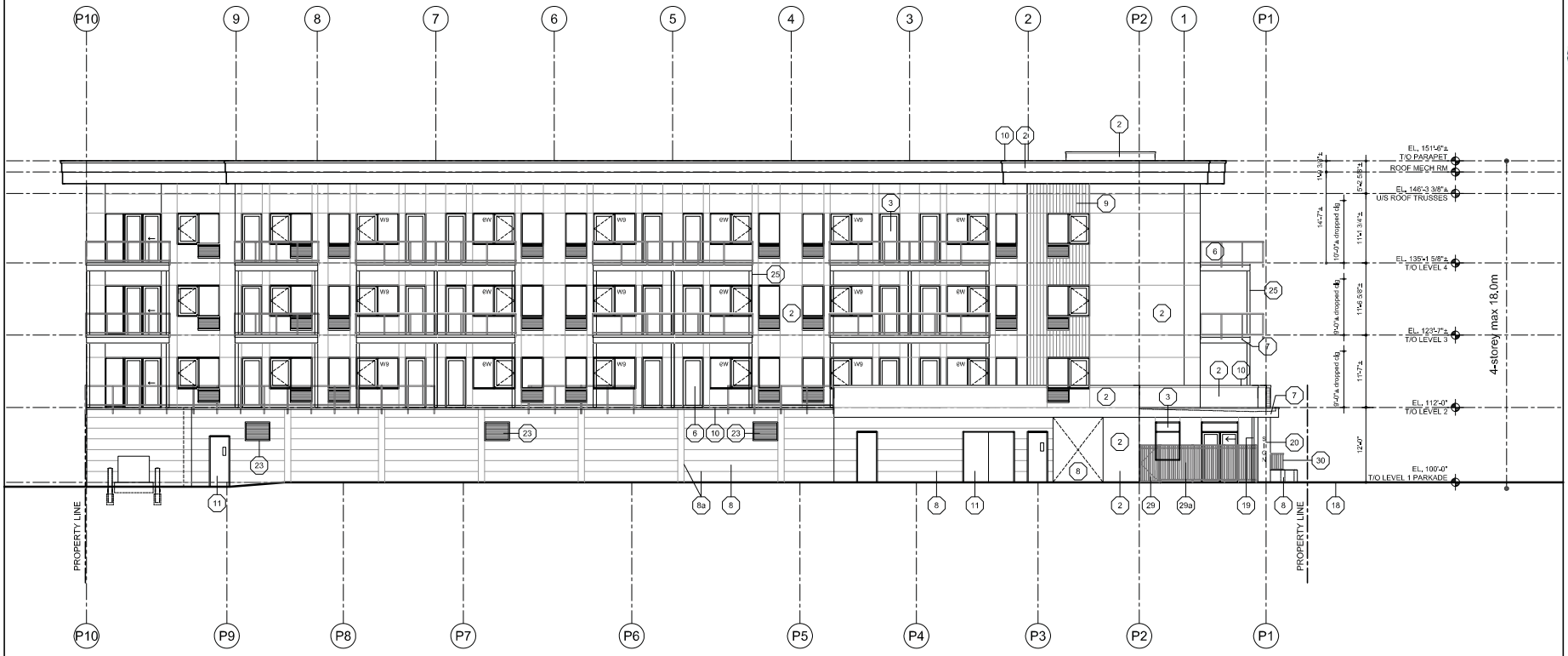
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
BUILDING ELEVATION 2

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	mma 21-1940
Scale	AS SHOWN
Drawn	SH
Checked	JM

Changes:
1.update window, door, balcony to match floor plan.
2.delete staircase & mech rm.



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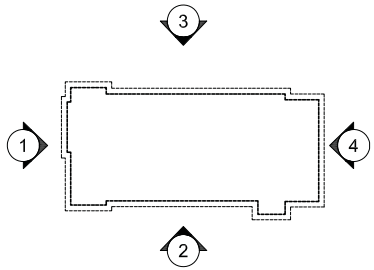
City of Kelowna
DEVELOPMENT PLANNING



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Project Title
OSPREY AVE RENTAL WITH PARKADE

453 OSPREY AVENUE KELOWNA
PLAN KAP5927 / LOT 3 DL 14

Drawing Number
A4.03

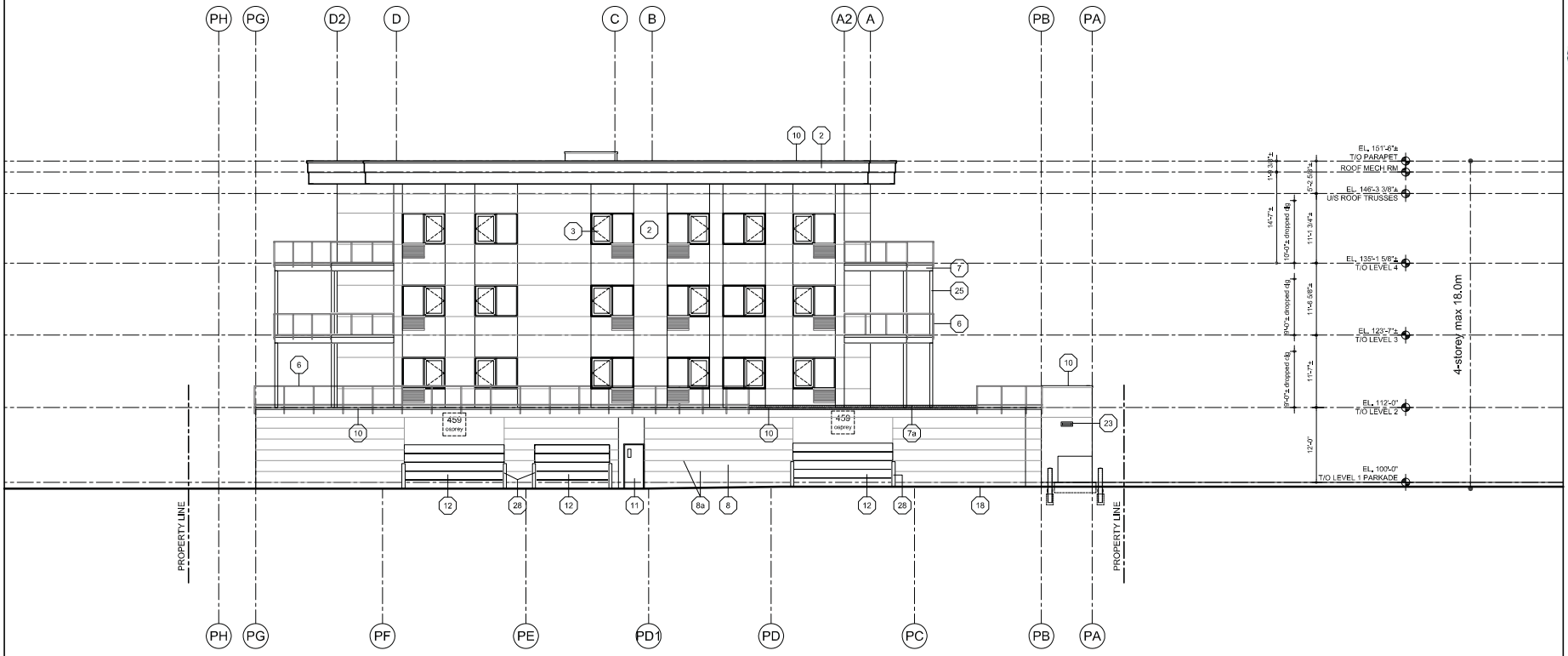
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

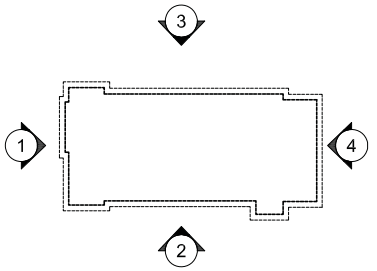
Drawing Title
BUILDING ELEVATION 3

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SN
Checked	JM

Changes:
1.update window, door, balcony to match floor plan.
2.delete staircase & mech rm.





SCHEDULE B

This forms part of application
DP25-0095

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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BOUDREAU

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08	2024-07-12	Amend DP

Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5927 LOT 3 DL 14

Drawing Number
A4.04

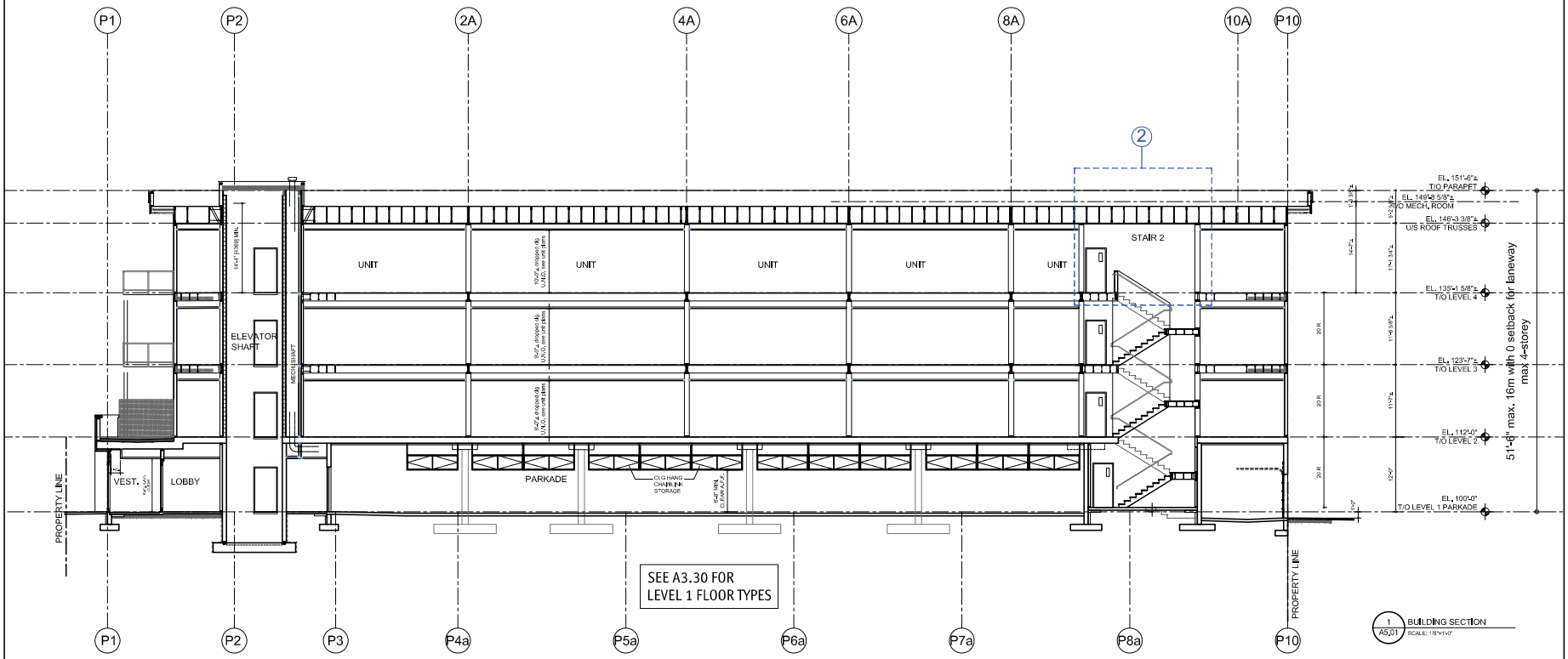
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
BUILDING ELEVATION 4

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SH
Checked	JM

Changes:
1.update window, door, balcony to match floor plan.
2.delete staircase & mech rm.



SCHEDULE B

This forms part of application

DP25-0095

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Project Title
OSPREY AVE RENTAL WITH PARKADE

455 OSPREY AVENUE KELOWNA
PLAN KAP5927 LOT 3 DL 14

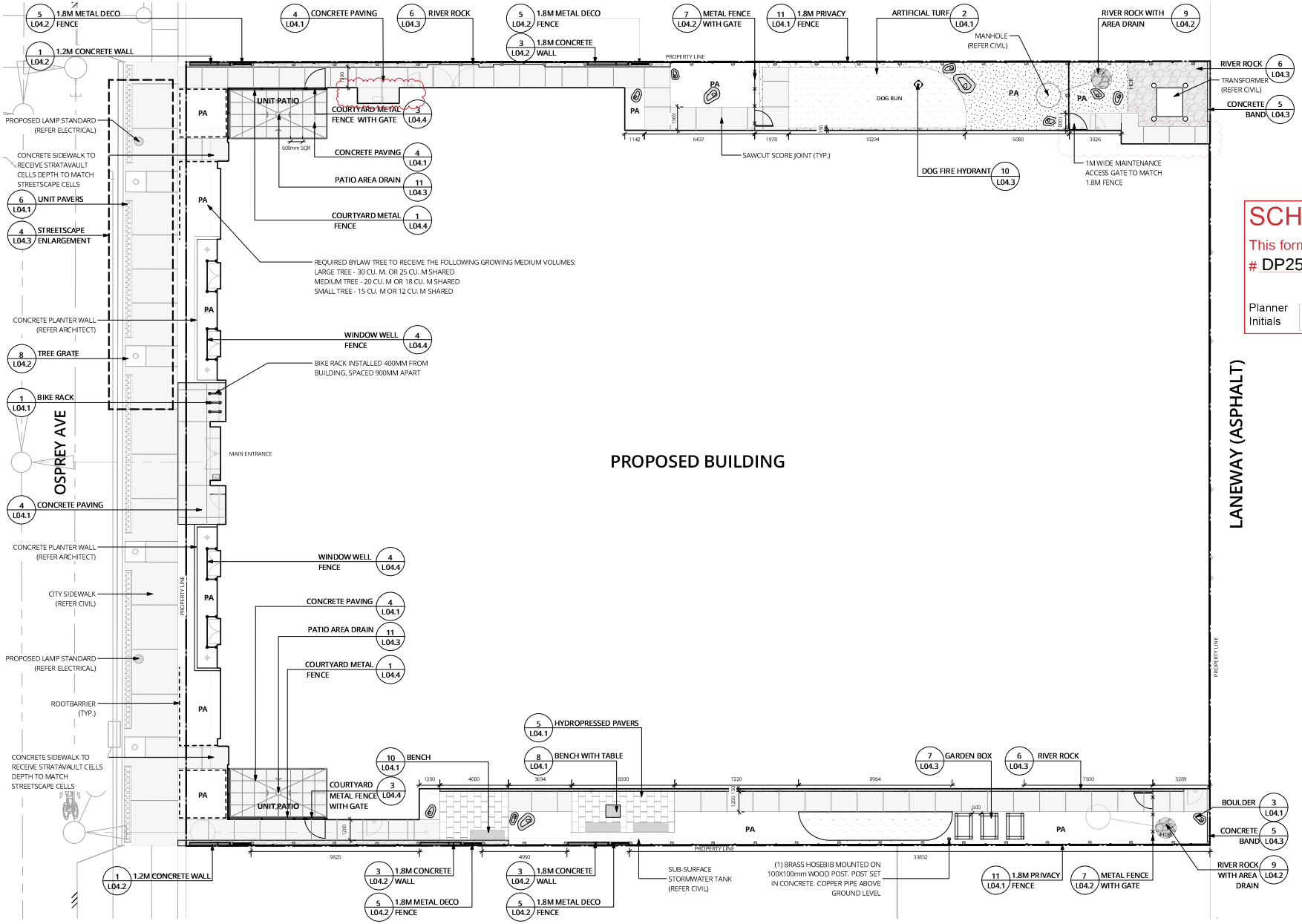
Drawing Number
A5.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
BUILDING SECTION

scale: 1/8"=1'-0"

Date	2024-07-12
Job No.	m+m 21-1940
Scale	AS SHOWN
Drawn	SM
Checked	JM



LEGEND:

- PROPERTY LINE
- CONCRETE PAVING
- HYDROPRESSED PAVERS
- UNIT PAVERS
- PA — PLANTING AREA
- RIVER ROCK
- ARTIFICIAL TURF
- BOULDER
- ROOT BARRIER
- HDR — HEADERBOARD

SCHEDULE C

This forms part of application

DP25-0095

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CONSULTANT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR DETAILS.
2. THE CONTRACTOR SHALL PROVIDE COLOUR AND FINISH SAMPLES TO THE CONTRACT ADMINISTRATOR FOR APPROVAL BEFORE INSTALLATION.
3. ALL CONCRETE WORK TO FOLLOW CIVIL SPECIFICIICATIONS WITH ALL CONTROL JOINTS TO BE CLEAN, STRAIGHT & PERPENDICULAR TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED ON LANDSCAPE PLANS.
4. CONTRACTOR TO CO-ORDINATE WITH ELECTRICAL, MECHANICAL FOR IRRIGATION WORK. REFER TO IRRIGATION DRAWINGS FOR SLEEVING REQUIREMENTS.
5. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
6. ALL PLANTING BEDS TO RECIEVE 50mm OF COMPOSTED BARK MULCH, UNLESS OTHERWISE NOTED.
7. ALL PLANTING AREAS TO RECEIVE IMPORT TOPSOIL/GROWING MEDIUM AS FOLLOWS:
   LAWN AREAS: 150mm MIN. DEPTH
   SHRUB AREAS: 300mm MIN. DEPTH
   TREES: 1000mm MIN. DEPTH
   UNLESS OTHERWISE NOTED.
8. STOCKPILED TOP SOIL IS TO BE SCREENED AND AMENDED TO MEET THE PROPERTIES OF TYPE 2L FOR TURF AREAS AND TYPE 2P FOR PLANTING AREAS AS PER TABLE 6-3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

445/453/459 OSPREY AVE DEVELOPMENT

PANDOSY LAND DEVELOPMENTS JV

SEAL

NORTH

SCALE : 1 : 100

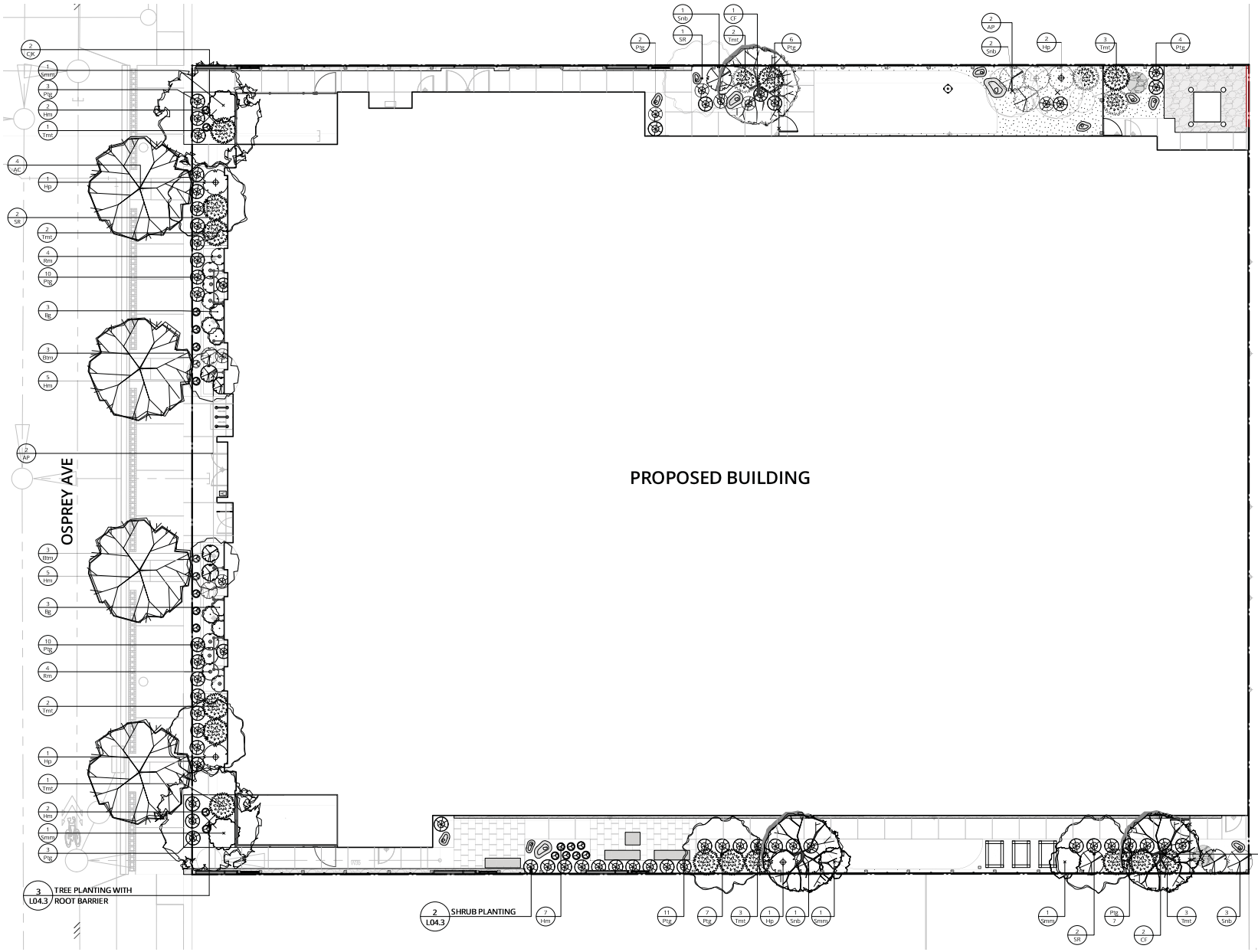
ISSUED FOR :

NO.	DESCRIPTION	DATE
2	ISSUED FOR BUILDING PERMIT	2024-08-30
1	RE-ISSUED FOR CONSTRUCTION	2023-07-14
0	ISSUED FOR CONSTRUCTION	2023-06-07

LAYOUT AND MATERIALS PLAN

LO2

PROJECT # : 22030 DATE : 2022-03-14



LEGEND:

PROPERTY LINE

PLANTING AREA

RIVER ROCK

PLANT LIST						
KEY	SYM.	QTY	LATIN NAME	COMMON NAME	SIZE	ROOT
			Deciduous Trees			
AC		4	*Acer campestre*	Field Maple	6cm Cal	B&B
AP		4	*Acer palmatum 'Bloodgood'*	'Bloodgood' Japanese Maple	5cm Cal	B&B
CJK		2	*Cercidiphyllum japonicum*	Katsura Tree	6cm Cal	B&B
CF		3	*Cornus florida 'Rubra'*	Pink Flowering Dogwood	5cm Cal	B&B
SR		5	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Tree Lilac	5cm Cal	B&B
			Shrubs			
Btm		6	*Berberis thunbergi 'Monbomb'*	Monbomb Barberry	#02	Potted
Bg		6	*Buxus 'Green Gem'*	Green Gem Boxwood	#02	Potted
Hm		21	*Hakonechloa macra 'Aureola'*	Golden Japanese Forest Grass	#02	Potted
Hp		5	*Hydrangea paniculata 'Dharma'*	Dharma Pee Gee Hydrangea	#02	Potted
Ptg		63	*Pachysandra terminalis 'Green Carpet'*	Green Carpet Japanese Spurge	#02	Potted
Rm		8	*Rosa 'Morden Blush'*	Morden Blush Rose	#02	Potted
Snb		7	*Sambucus nigra 'Black Lace'*	Black Lace Elderberry	#02	Potted
Smm		4	*Syringa meyeri 'Miss Kim'*	Miss Kim Lilac	#02	Potted
Tmt		17	*Taxus x media 'Tauntonii'*	Tauntonii Yew	#02	Potted

NOTES:

1. ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR CANADIAN LANDSCAPE STANDARDS. THE CONTRACTOR SHALL PROVIDE A 1 (ONE) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
2. PLANT MATERIAL TO BE LAID OUT FOR REVIEW BY LANDSCAPE ARCHITECTPRIOR TO INSTALLATION.
3. REFER GENERAL NOTES FOR MULCH REQUIREMENTS.
4. THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
5. GROWING MEDIUM SHALL BE PLACED AT 150mm MIN. DEPTH IN ALL TURF AREAS & 300mm MIN. DEPTH IN ALL PLANTING AREAS UNLESS OTHERWISE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO STOCKPILE TOPSOIL MATERIAL ON SITE.

SCHEDULE C

This forms part of application

DP25-0095

Planner Initials TC

City of Kelowna DEVELOPMENT PLANNING

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

445/453/459 OSPREY AVE DEVELOPMENT

PANDOSY LAND DEVELOPMENTS JV

SEAL

NORTH

SCALE : 1 : 100

ISSUED FOR :

NO.	DESCRIPTION	DATE
2	ISSUED FOR BUILDING PERMIT	2024-08-30
1	RE-ISSUED FOR CONSTRUCTION	2023-07-14
0	ISSUED FOR CONSTRUCTION	2023-06-07

PLANTING PLAN

LO3

PROJECT # : 22030

DATE : 2022-03-14

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

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

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
CHAPTER 4.0: LOW & MID-RISE RESIDENTIAL & MIXED USE						
4.1 Guidelines						
4.1.1 Relationship to the Street						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.						✓
Wherever possible, blank walls at grade are not encouraged.					✓	
Enclosed parking garages are located away from street frontages or public open space.						✓
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.						✓
When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting.						✓
Residential and Mixed-use Buildings						
Residential buildings at the ground floor have a set back between 3-5m 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 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.						✓
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.						✓
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing						
Proposed residential building façade has a length of 60m (40m length is preferred).						✓
Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.	✓					
Proposed residential building has a maximum width of 24m.						✓
4.1.3 Site Planning						
On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation.	✓					

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.						✓
Larger buildings are broken up with mid-block connections which have public accessibility wherever possible.	✓					
Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection.						✓
4.1.4 Site Servicing, Access, and Parking						
Vehicular access is provided from the lane.						✓
Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimized; and, • There is no more than one curb cut per property.	✓					
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; • On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units; • When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; • On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above.						✓
Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations: • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2m 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						
Publicly accessible private spaces (e.g,. private courtyards accessible and available to the public) have been integrated with public open areas to create seamless, contiguous spaces.	✓					

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
Semi-private open spaces have been located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.					✓	
Outdoor Amenity Areas: design plazas and parks to: • Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities; • Be animated with active uses at the ground level; and, • Be located in sunny, south facing areas.						✓
Mid-block connections design includes active frontages, seating, and landscaping.				✓		
Rooftop Amenity Spaces						
Shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) are designed to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units.						✓
Reduce the heat island effect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.					✓	
4.1.6 Building Articulation, Features & Materials						
Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; • Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; • 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.						✓

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
Break up the building mass by incorporating elements that define a building's base, middle and top.					✓	
Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
Articulate the facade using design elements that are inherent to the building 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.					✓	
Weather Protection						
Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (*See Figure 42*), with particular attention to the following locations: • 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.				✓		
Signage						
Provides 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.						✓
Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.						✓
Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.					✓