

# ATTACHMENT A – Development Guidelines



**Subject:** 140 Mills Rd, DP17-0004

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region’s natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
<b>Human Scale</b>			

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?			✓
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			✓
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?			✓
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			✓
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building's architectural features and mitigate undesirable elements?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Respect required sightlines from roadways and enhance public views?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Retain existing healthy mature trees and vegetation?</li> </ul>		✓	
<ul style="list-style-type: none"> <li>Use native plants that are drought tolerant?</li> </ul>	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
<ul style="list-style-type: none"> <li>Define distinct private outdoor space for all ground-level dwellings?</li> </ul>	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		

# DEVELOPMENT PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0004

**Issued To:** Derer's Tile Haus Inc. Inc.No. BC0917501  
**Site Address:** 140 Mills Road  
**Legal Description:** Lot 3, District Lot 125, ODYD, Plan 9286  
**Zoning Classification:** RM3 – Low Density Multiple Housing  
**Development Permit Area:** Comprehensive Development Permit Area – Multiple Unit Residential

### SCOPE OF APPROVAL

This 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 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 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.

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0004 for Lot 3, District Lot 125, ODYD, Plan 9286, located at 140 Mills Road, Kelowna, BC to allow the construction of multiple unit residential housing be approved subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, 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.

## 2. 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 own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$12,078.75 OR
- b) An Irrevocable Letter of Credit in the amount of \$12,078.75

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.

## 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

**This Permit IS NOT a Building Permit.**

## 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.
- b) 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.

## 5. APPROVALS

Issued and approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

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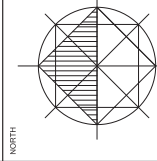
Date

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



1743 Barber Road  
Kelowna BC  
V1P 6S3  
T: 250-766-0314  
F: 250-766-0315  
E: kel@keystonedesign.com

REVISIONS:  
Based for Review: JAN 12, 2017  
Based for Permit:  
Based for Construction:



# SCHEDULE A

This forms part of application  
DP 17-0004

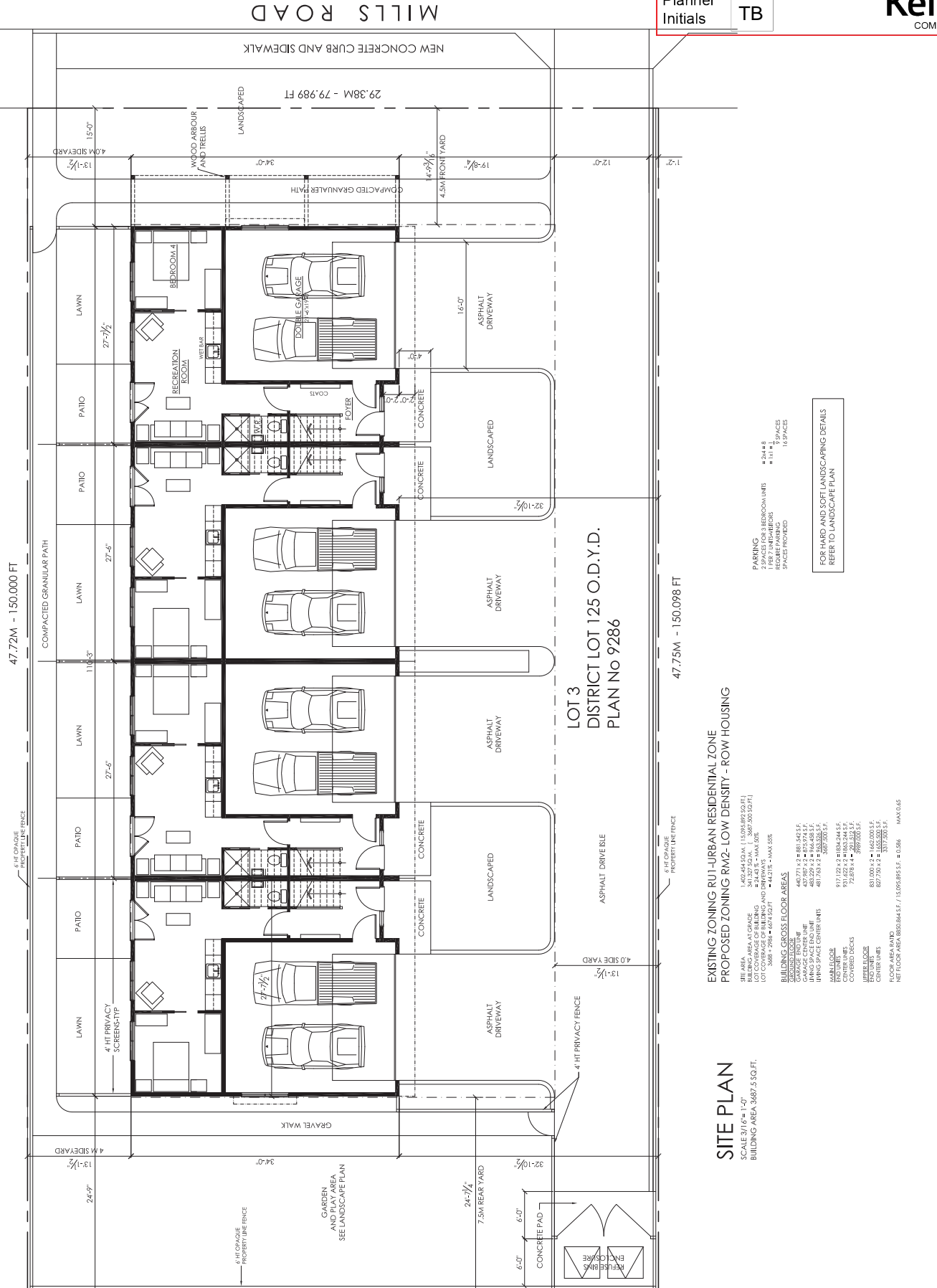
**Planner Initials** TB

**PROJECT:** TOWNHOME DEVELOPMENT  
140 MILLS ROAD  
KELOWNA BC

**DRAWING TITLE:** SITE PLAN

PROJECT NO	DATE	DRAWN	SCALE	DRAWING NO
216	216	216	3/8" = 1'-0"	3/8" = 1'-0"

**City of Kelowna**  
COMMUNITY PLANNING



47.72M - 150.000 FT

47.75M - 150.098 FT

**LOT 3**  
DISTRICT LOT 125 O.D.Y.D.  
PLAN No 9286

**PARKING:**  
2 SPACES FOR 3 BEDROOM UNITS  
= 2M x 8  
= 1M x 1.5 SPACES  
16 SPACES PROMISED

FOR HARD AND SOFT LANDSCAPING DETAILS  
REFER TO LANDSCAPE PLAN

**EXISTING ZONING:** RUI-URBAN RESIDENTIAL ZONE  
**PROPOSED ZONING:** RM2-LOW DENSITY - ROW HOUSING

**SITE PLAN**  
SCALE: 1/8" = 1'-0"  
BUILDING AREA 3487.55 SQ. FT.

**BUILDING GROSS FLOOR AREAS**

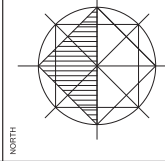
9th AREA	1470.464 SQ.M. (15,045.892 SQ.FT.)
BUILDING AREA AT GRADE	341,327.50 SQ.M. (3,687,500.50 SQ.FT.)
AREA OF CONCRETE DRIVEWAYS	MAX. 50% 388 x 298 = 694.50 SQ.FT. = 44.21% - MAX. 50%
CONCRETE DRIVEWAY	440,771.2 = 881,542.5 SF
CONCRETE PATIO	49,999.2 = 99,998.5 SF
CONCRETE DRIVEWAY	481,769.2 = 963,538.5 SF
CONCRETE DRIVEWAY	389,759.6 = 779,519.2 SF
CONCRETE DRIVEWAY	911,125.2 = 1,822,250.5 SF
CONCRETE DRIVEWAY	831,622.2 = 1,663,244.5 SF
CONCRETE DRIVEWAY	72,878.4 = 1,457,568.0 SF
CONCRETE DRIVEWAY	831,189.2 = 1,662,378.5 SF
CONCRETE DRIVEWAY	827,790.2 = 1,655,580.5 SF
CONCRETE DRIVEWAY	3317,503.5 SF
FLOOR AREA RATIO	MAX. 0.45
NET FLOOR AREA	15,095,895.5 SF = 0.28%





1343 Bunker Road  
Kelowna, BC  
V1P 6S3  
T: 250-866-0314  
W: www.keystone.ca  
E: kel@keystone.ca

REVISIONS:  
 Based for Review: JOHN 12.2017  
 Based for Permit:  
 Based for Construction:



# SCHEDULE

This forms part of application

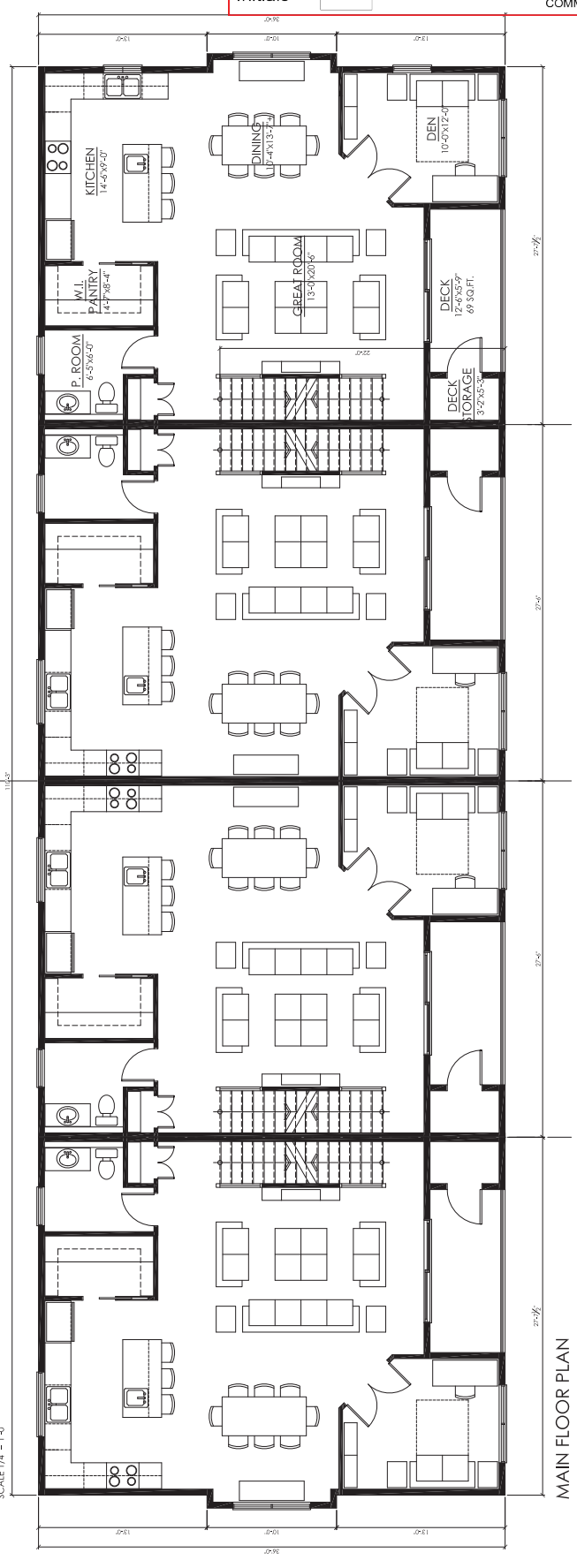
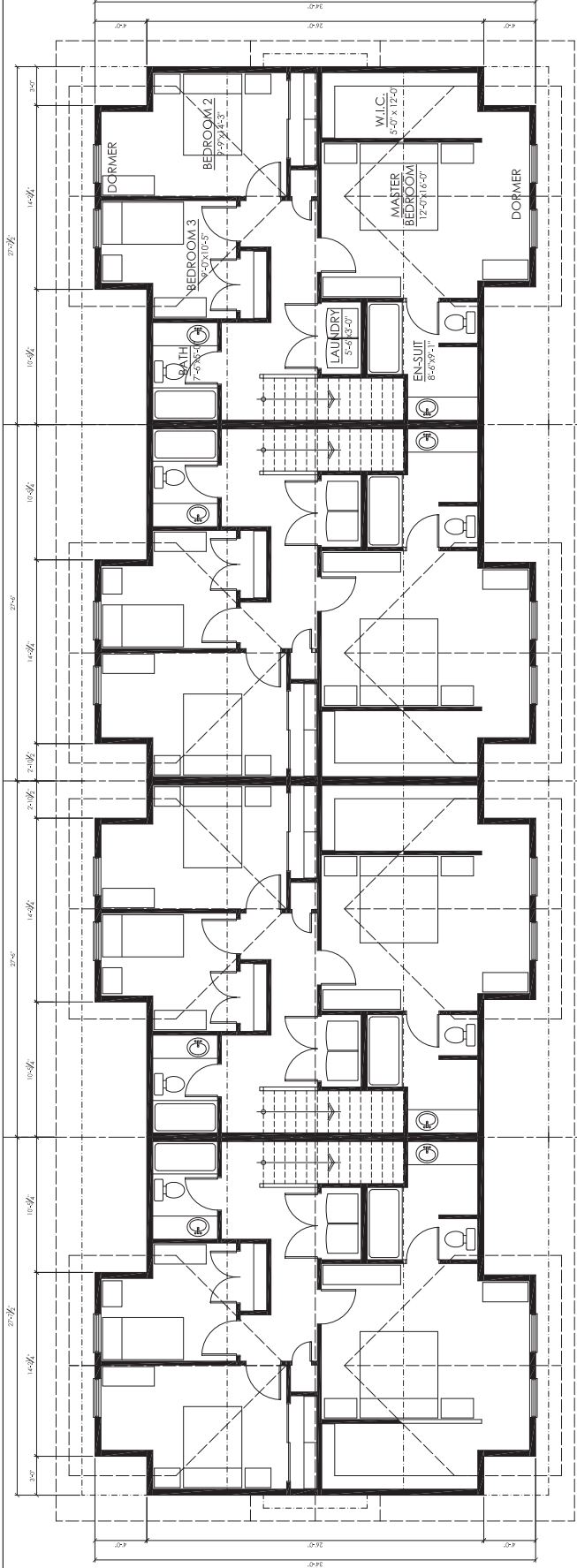
140 MILLS ROAD  
KELOWNA BC  
L217-0004

PROJECT: TOWNHOME DEVELOPMENT  
 DRAWING TITLE: SITE PLAN  
 PLANNER INITIALS: TB

City of Kelowna  
COMMUNITY PLANNING

2 of 4

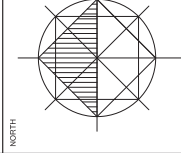
A





1743 Bantre Road  
 Kelowna, BC  
 V1P 1S3  
 T: 250-766-0314  
 F: 250-766-0314  
 E: keystone@keystone.ca

REVISIONS:  
 Based for Review: JAN 12, 2017  
 Based for Permit:  
 Based for Construction:



**SCHEDULE B**  
 This forms part of application  
 DP 17-008

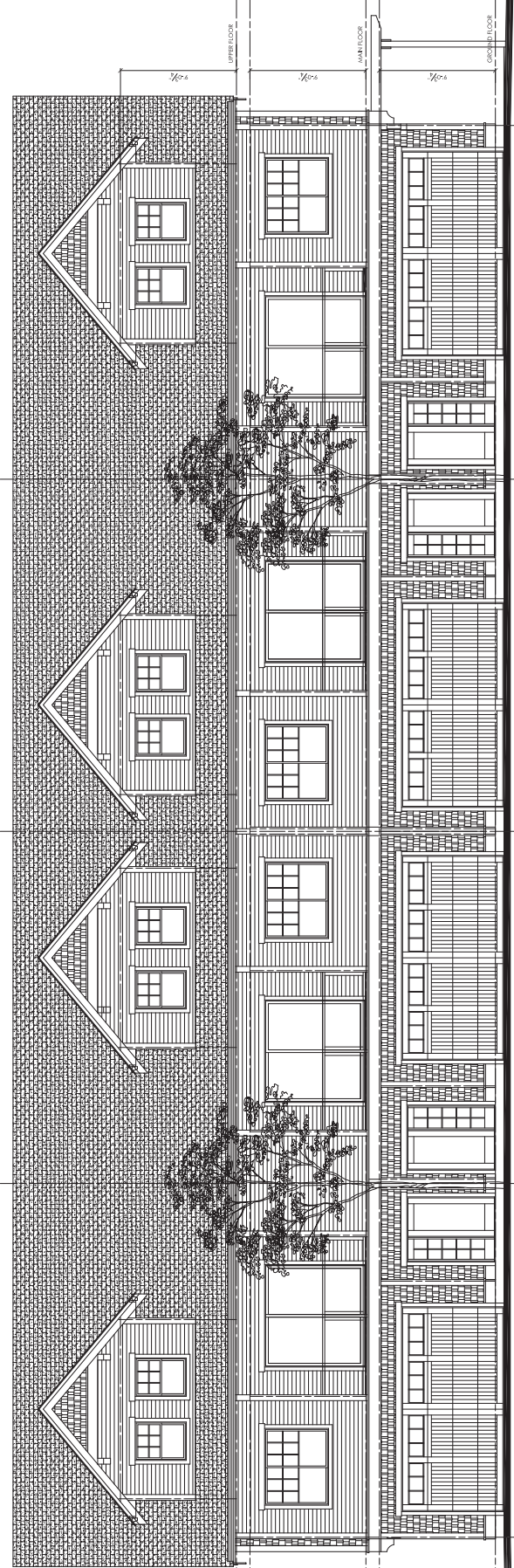
PROJECT: TOWNHOME DEVELOPMENT  
 140 MILLS ROAD  
 KELOWNA BC

DRAWING TITLE: SOUTH ELEVATION EAST ELEVATION SECTION

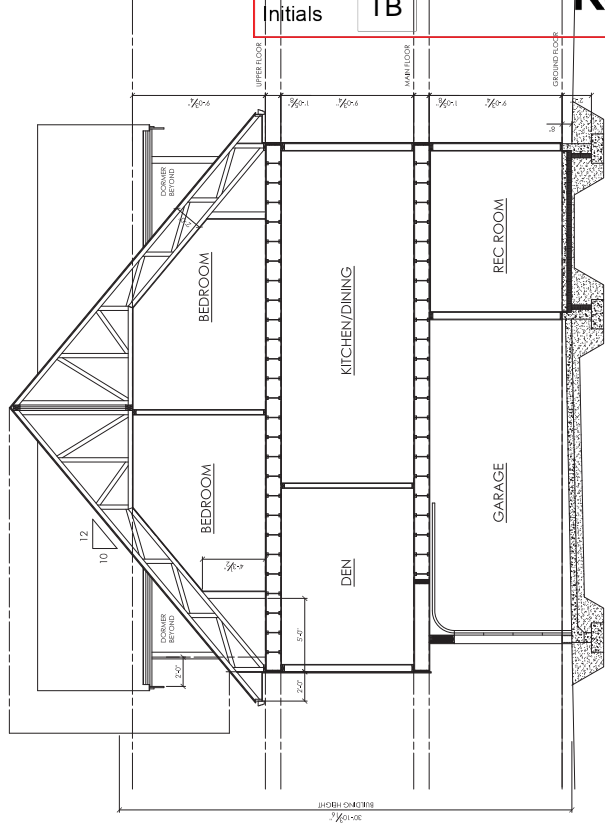
Planner Initials: TB

PROJECT NO	216
DATE	04/03/2016
DRAWN	PL/CS/MS
SCALE	1/4" = 1'-0"
DRAWING NO	

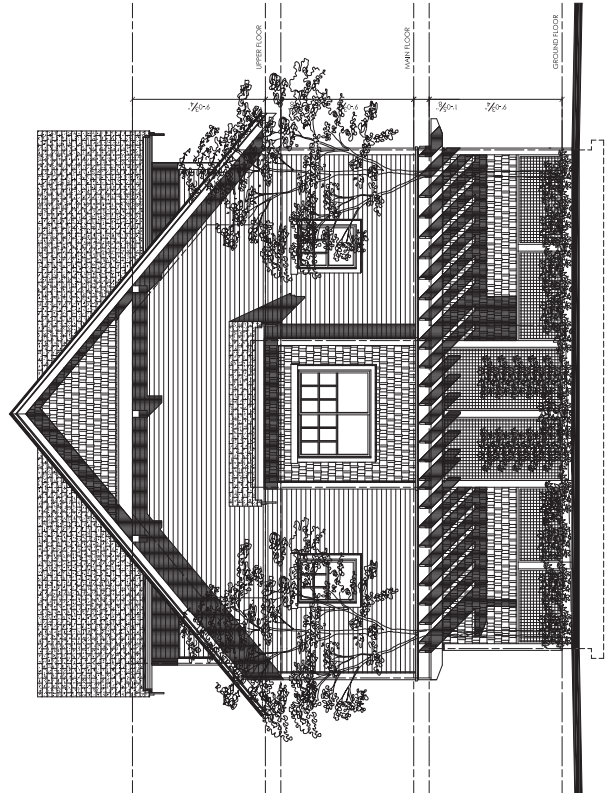
City of Kelowna  
 COMMUNITY PLANNING



**SOUTH ELEVATION**  
 SCALE 1/4" = 1'-0"



**CROSS SECTION**  
 SCALE 1/4" = 1'-0"

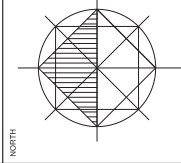


**EAST ELEVATION - VIEW FROM MILLS ROAD**  
 SCALE 1/4" = 1'-0"



1743 Sunrise Road  
Kelowna, BC  
V1P 6S3  
T: 250-766-0314  
F: 250-766-0315  
E: keystone@keystone.ca

REVISED: \*  
Based for Review: JAN 13, 2014  
Based for Permit: -  
Based for Construction: -



**SCHEDULE B**

This forms part of application # **CP 17-0054**

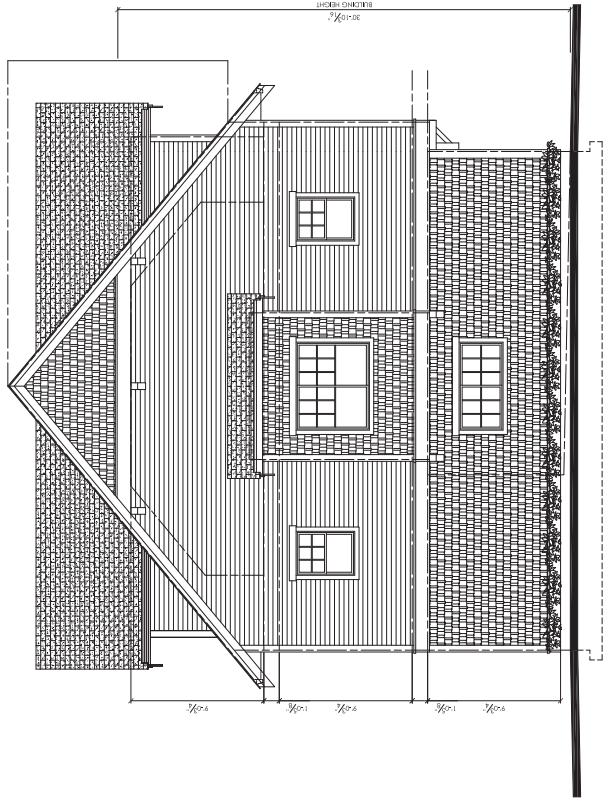
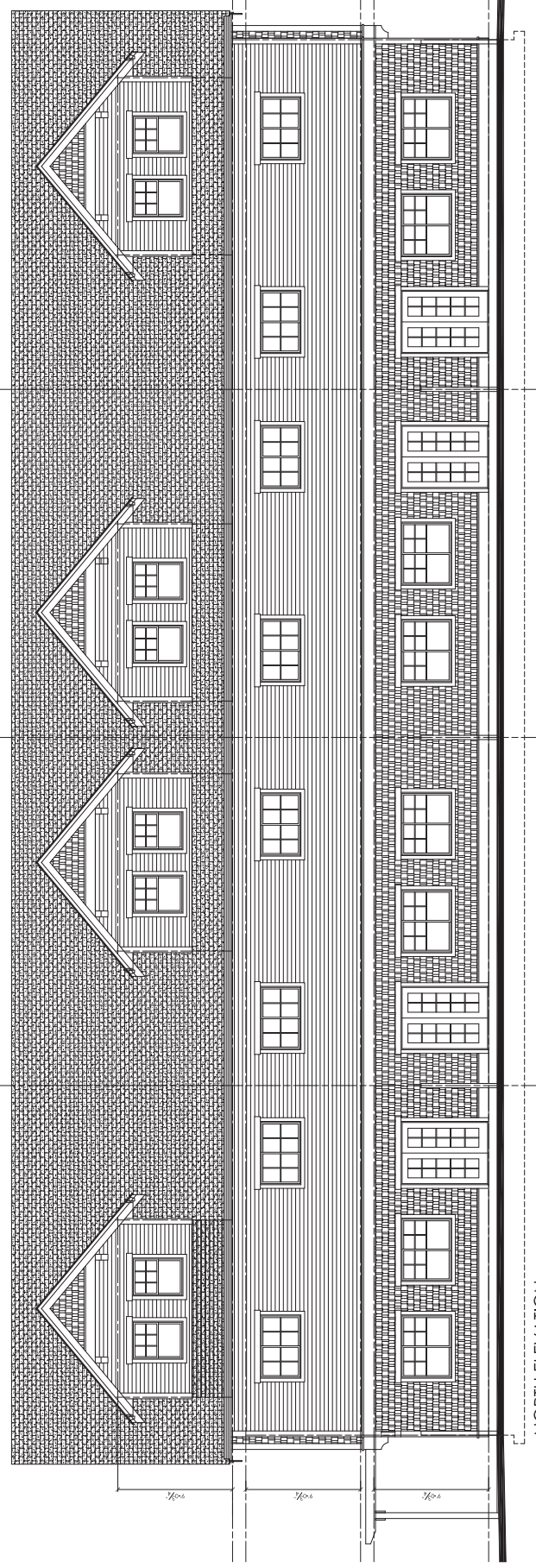
PROJECT: **TOWNHOME DEVELOPMENT**  
 DEVELOPMENT # **140 MILLS/AD**  
 LOCATION: **140 MILLS/AD KELOWNA BC**

DRAWING TITLE: **NORTH ELEVATION**  
 WEST ELEVATION

PROJECT NO: 2014  
 DATE: DEC 216  
 DRAWN: [Signature]  
 SCALE: 1/4" = 1'-0"  
 DRAWING NO: [Blank]

Planner Initials: **TB**

City of Kelowna  
COMMUNITY PLANNING





# SCHEDULE

# B

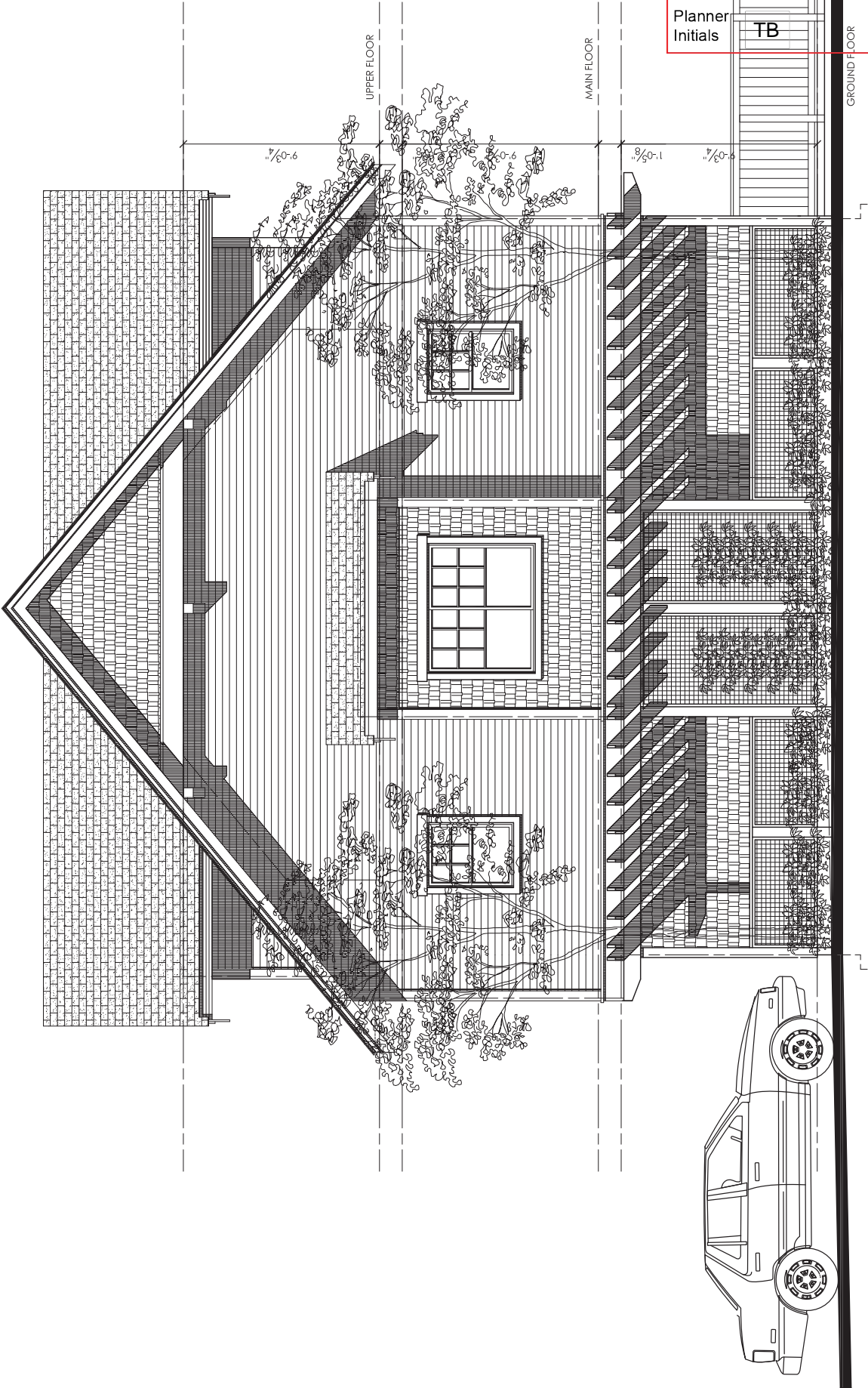
This forms part of application

# DP17-0004

Planner  
Initials TB



City of  
**Kelowna**  
COMMUNITY PLANNING





# TOWNHOME DEVELOPMENT

140 MILLS ROAD, KELOWNA BC

## EXTERIOR FINISHES



◀ **ASPHALT SHINGLE ROOFING**  
BY OWENS CORNING ROOFING  
OAKRIDGE SHINGLES  
COLOR DRIFTWOOD

◀ **HARDIE SHINGLE SIDING**  
COLOUR – TIMBER BARK

◀ **HARDIE LAP SIDING-MAIN**  
5" EXPOSURE  
COLOUR – KHAKI BROWN

**WINDOWS FRAMES**  
P.V.C - BEIGE

◀ **HARDIE OR SMART TRIMS**  
FASCIA, CORNER TRIM  
WINDOW AND DOOR TRIM  
COLOUR – COBBLE STONE



**NOTE**

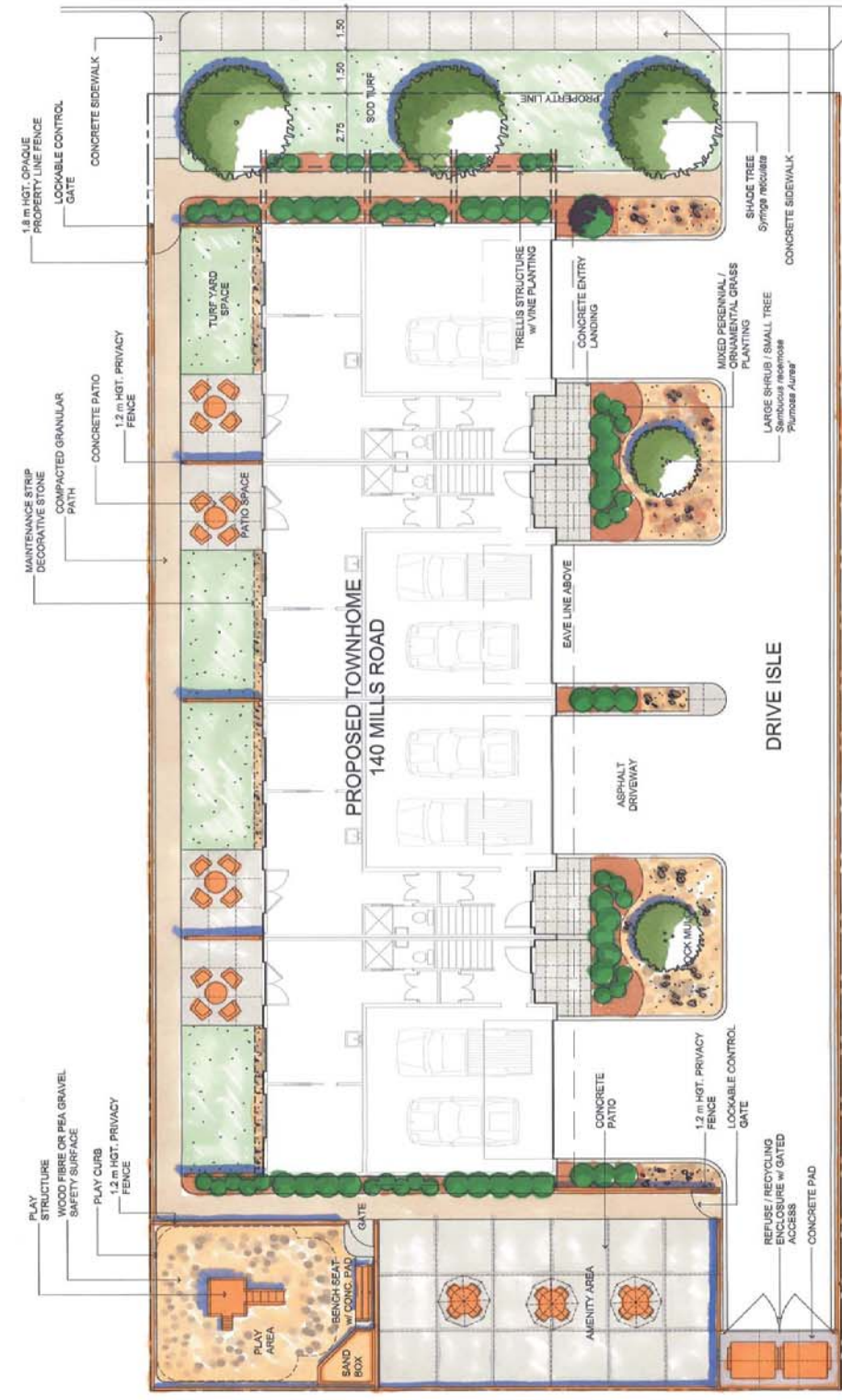
1. PLANT MATERIAL AND SIZES TO BE USED SHALL BE LISTED IN THE ATTACHED SCHEDULE AND SHALL BE APPROVED BY THE CITY OF KELOWNA.
2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KELOWNA'S PLANTING STANDARDS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KELOWNA'S PLANTING STANDARDS.
4. PLANT MATERIAL SELECTIONS ARE BASED ON THE CITY OF KELOWNA'S PLANTING STANDARDS. SELECTIONS MAY VARY DEPENDING ON AVAILABILITY.
5. MULCH SHALL BE 50MM DEPTH OF ORGANIC MULCH.
6. CHARACTERISTICS OF THE SOIL AND THE PLANTING MATERIALS SHALL BE USED TO DETERMINE THE PLANTING SCHEDULE AND THE PLANTING SCHEDULE SHALL BE USED TO DETERMINE THE PLANTING SCHEDULE.

NO.	DATE	DESCRIPTION	REVISIONS / ISSUED
1	12/01/2018	ISSUED FOR I.D.P.	
2	12/01/2018	CLIENT REVIEW	

**SCHEDULE**  
 This forms part of application # DP17-0004  
 DEBERSHLE VALUS INC.  
 LANDSCAPE ARCHITECT  
 140 MILLS ROAD  
 KELOWNA, BC  
 V1Y 9V6  
 250.867.4444  
 City of Kelowna COMMUNITY PLANNING  
 LDP-1  
 PLAN



NOT FOR CONSTRUCTION



**MILLS ROAD - PLANT LIST** (From Olanagan Inspired Plant List)

Qty	Botanical Name	Common Name	Size	Root	Max Size (H x W)	Comments
3	<i>Syringa alba</i>	Japanese Tree Lilac	5m Cal	B&B	5m x 3m	Single leader, symmetrical form
1	<i>Hydrangea arborescens grandiflora</i>	Annabelle Hydrangea	#02	Rooted	1.5m x 1.5m	Well established, dense plant
2	<i>Sambucus racemosa Plumosa Aune</i>	Golden Plum Elder	#05	Rooted	3.0m x 2.0m	Multi-stem, tree form shrub
9	<i>Schizaea triflorum</i>	Moonakha Yarrow	#01	Rooted	0.6m x 0.6m	Well established, dense plant
5	<i>Perithous quinquefolia 'Englemanni'</i>	Englemann Ivy	#01	Rooted	8.0m x 0.1m	Stakes, min. 3 leaders
13	<i>Hibiscus syriacus 'Goldstrum'</i>	Goldstrum Coneflower	#01	Rooted	0.75m x 0.6m	Well established, dense plant
15	<i>Calluna vulgaris 'Karl Foerster'</i>	Karl Foerster	#01	Rooted	1.5m x 0.75m	Well established, dense plant
13	<i>Sparganium angustifolium</i>	Sparganium	#01	Rooted	1.0m x 0.75m	Well established, dense plant
11	<i>Hemerocallis fulva</i>	Black Day Lily	#01	Rooted	1.0m x 0.75m	Well established, dense plant
9	<i>Hemerocallis fulva 'Hemkall'</i>	Dwarf Fountain Grass	#01	Rooted	0.75m x 0.5m	Well established, dense plant