

Memo



Date: March 17, 2010

To: City Manager

From: Community Sustainability Division

File No: DP10-0017

Applicant: New Town Architectural Services Inc. (Paul Schuster)

At 5920 Chute Lake Road

Owner: Kettle Valley Holdings Ltd. (Inc. No. 551772)

Purpose: To review the form and character of a new commercial building within the Kettle Valley village center.

Existing Zone: CD2 Type X - Kettle Valley Comprehensive Residential Development

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

AND THAT Council authorize the issuance of Development Permit No. DP10-0017 for Lot B, Sections 23 and 24, Township 28, SDYD Plan KAP89132, located on Chute Lake Road, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general 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 professional landscaper;

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the development permit application in order for the permit to be issued;

AND FURTHER THAT the Development Permit not be issued until the subdivision / consolidation of the site be completed and the requirements of Development Engineering Department be completed to their satisfaction.

2.0 SUMMARY

The proposal is to review the form and character of a two storey 1,254m² commercial building on the vacant corner of Main Street and Chute Lake Road.

A handwritten signature in black ink, appearing to be a stylized 'M' or similar character.

3.0 ADVISORY PLANNING COMMISSION

The application was reviewed by the Advisory Planning Commission at the March 2nd, 2010 meeting and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP10-0017, for 5920 Chute Lake Road; to review the form and character of a new two storey commercial building within the Kettle Valley Centre.

COMMENT:

While the Advisory Planning Commission supports the above application, the APC strongly encouraged to landscaping treatment to accommodate a pedestrian access from the north-east side of the site and streetscape treatment and additional street trees and associated landscaping for Main Street frontage.

4.0 BACKGROUND

When the CD2 Kettle Valley Comprehensive Development Zone was created in 1995, the plan integrated a variety of residential uses such as a mixed-use village centre, institutional, and park uses creating a neo-traditional neighbourhood. In 1999, only a portion of the planned commercial development was constructed, and this proposal seeks to complete the commercial component of the overall site plan.

A subdivision application has been submitted concurrent with this application to subdivide a portion of the subject property and consolidate it with the existing commercial site.

5.0 THE PROPOSAL

The applicant proposes to construct a new commercial building on a portion of the vacant property on the corner of Chute Lake Road and Main Street. The proposed building will have frontage on both streets with a parking lot in the rear that will be utilized by new and existing adjacent commercial buildings.

The design of the proposed building takes its inspiration from the existing commercial building in form and massing. It utilizes traditional shapes, light trim detail, rich brick façade and window details of the existing building. Notably, there are some variations in detail, such as employing curved roof dormers instead of angled dormer details setting it apart.

The colour palette for the proposed building is a replication of the existing commercial building drawing on the traditional qualities prevalent in the Kettle Valley area. The building and promenade are anchored in a traditional heritage brick utilized for all pillars. The main siding is a green hardi-board with heritage red siding on features such as the pillars. Trim and details are in a cream colour.

Although the building is two stories in height, due to the topography of the land it appears to only be one storey from the street frontage. The second floor is accessed at the corner of Chute Lake Road and Main Street, thus removing the requirement for an elevator within the building. Access to the lower floors is provided from the parking area at the rear.

As the massing along the road frontage is limited, the building has pedestrian scale proportions. The use of pillars and fencing at the edge of the road, large windows and covered walkways along the building, and a prominent entrance on the street corner contribute to a walkable village feel and sense of place.

Soft landscape features are planned for Chute Lake Road and portions of the site adjoining the proposed multifamily development to the north. A traditional paving pattern is noted for the

pathways and street side curb area. Trees have been proposed for both street frontages. A path way connecting the commercial development to the proposed multi-family development is included with curb cuts and access to the exterior areas of the commercial site.

The application meeting the requirements of CD2- Kettle Valley Comprehensive Residential Development zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	CD2 -type X ZONE REQUIREMENTS Commercial Village Centre
Subdivision Regulations		
Lot Area	1,686 ① m ²	4,000 m ²
Lot Width	26.68 m	M
Lot Depth	61 m	M
Development Regulations		
Site Coverage	46.6 %	50 %
F.A.R	0.698 (1,254 m ²)	0.7
Height	9.8 storey	13 m
Front Yard	2.4 m	Max. 3 m
Side Yard (flanking street)	2.4 m	1.2 m
Side Yard (east)	4.2 m	1.2 m
Rear Yard	3.0 m	1.2 m
Max. Awning projection	1.2 m	1.2 m
Other Requirements		
Parking Stalls required(#)	<u>Total number of stalls provided for new and existing development:</u> 62 spaces 2 handicapped stalls	<u>Required for original Commercial development:</u> 2.2 per 100m ² GFA x 1,635 m ² = 36 parking stall <u>Additional required parking:</u> 2.2 per 100m ² GFA x 1,254 m ² = 28 parking stall Total required: <u>64 stalls</u>

Other Requirements		
Loading zones	1 loading zones	<u>For additional development:</u> Loading zone (1 per 1,900 m ²), therefore 1 required
Bicycle parking	12 bicycle parking	<u>Class 1 (employee spots):</u> 0.2 per 100m ² GLA 0.2 X 12.54m ² = 2.5 or 3 spots <u>Class 2 (visitor spots):</u> 0.6 per 100 m ² GLA 0.6 X 12.54 m ² = 7.5 or 8 spots Total Required: <u>11</u>
Minimum Required landscape buffer	Meets requirements	Level 3
Signage as per C2 zone	DP will not consider Signage	1 per building frontage

① The owner is required to consolidate the subject property and the existing commercial site to meet the required lot size.

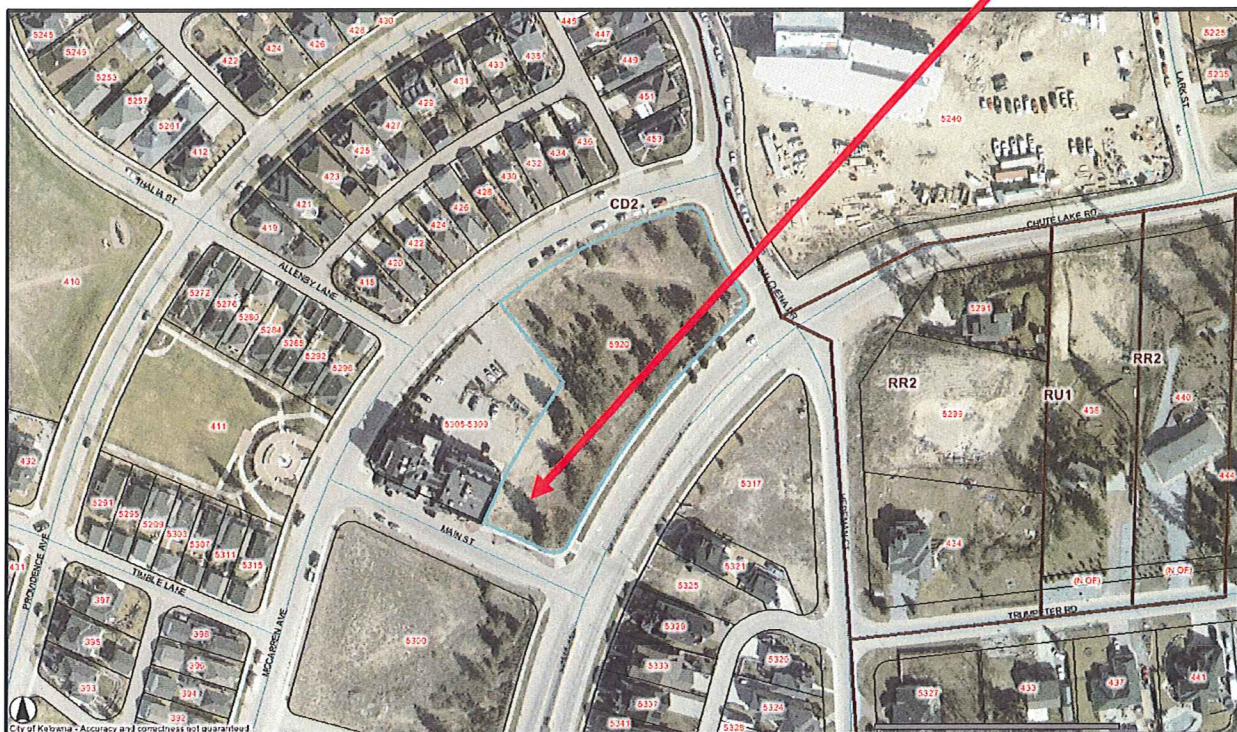
5.1 Site Context

The subject property is located on the corner of Main Street and Chute Lake Road in the centre of the Kettle Valley neighbourhood in South Kelowna.

Direction	Zoning Designation
North	CD2 - Type VIII Congregate Care
East	CD2 - Type IV - Village Single Family
South	CD2 - Type IX - Mixed Use Village Centre
West	CD2 - Type X - Commercial Village Centre

5.2 Subject Property Map

5920 Chute Lake Road



5.0 CURRENT DEVELOPMENT POLICY

5.1 City of Kelowna Official Community Plan (2020)

Section 9.14 **Location of New Commercial**. Direct new commercial ventures to locate in areas designated for commercial purposes (see Map 19.1);

Section 9.34 **Southwest Mission Commercial**. Encourage the commercial component of the Southwest Mission Sector Plan to accommodate approximately 14,000 to 18,600 m², between Kettle Valley and Neighbourhood 3, in line with the OCP Village Centre definition;

5.2 Objectives for Commercial Development

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should provide visual interest and human scale.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

6.1 Development Engineering

See attached.

6.2 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. Additional comments will be required at the building permit application.

6.3 Bylaw Services

Building permit required. Architectural & engineered drawings and schedules are required. Comprehensive building code analysis is to be provided. It is to be confirmed that both floors meet the accessibility requirements of the British Columbia Building Code. Spatial separation requirements for the northwest elevation are to be confirmed prior to issuance of the development permit waiver.

6.4 Shaw Cable

Owner/Developer to supply and install an underground conduit system as per Shaw Cable drawings and specifications.

6.5 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

6.6 Terasen Utility Services

Please be advised that Terasen Gas' facilities will not be adversely affected as our pipeline is in the roadway and the subject property is not currently serviced with gas. Therefore, Terasen Gas has no objection to the proposed commercial development.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed development completes the original parcel designated for commercial centre uses as identified in the Kettle Valley neighbourhood development plan. The proposed design combines individual elements, yet blends well with the existing commercial development immediately adjacent. The site has noteworthy topographical constraints, specifically with the street being at a higher elevation than the site. However, the applicant managed to create a traditional-styled building with a pedestrian appeal on two road frontages. This aspect is commendable as it contributes to a sensitive streetscape and pedestrian-friendly village commercial feel.

The colours and materials proposed for the exterior of the building combine use of traditional brick, smooth cream coloured hardi-trim, and lapped hardi-shingles emulating the colours on the existing development. The lines and massing of the structure match that of the existing commercial building, however, unique details are included to give the building an individual presence. The proposed configuration of the interior spaces allow for a variety of possible tenants by providing street level accesses from the second floor and parking lot accesses from the first floor.

A subdivision application must be completed prior to the approval of this Development Permit application. The Subdivision Approving Officer notes that part of the subdivision requirement includes the consolidation of the subject property to the existing commercial site to meet the minimum required lot area.

It is anticipated that the parking/loading stalls at the rear of the commercial buildings will be utilized by the proposed and existing commercial development of the newly created parcel.

The proposed landscape includes a number of shrubs along Chute lake Road and between the commercial development and proposed multifamily development to the north. Improved landscape features are proposed for within the parking lot. A traditional paving pattern is noted for the pathways and street side curb area on the landscape drawings.

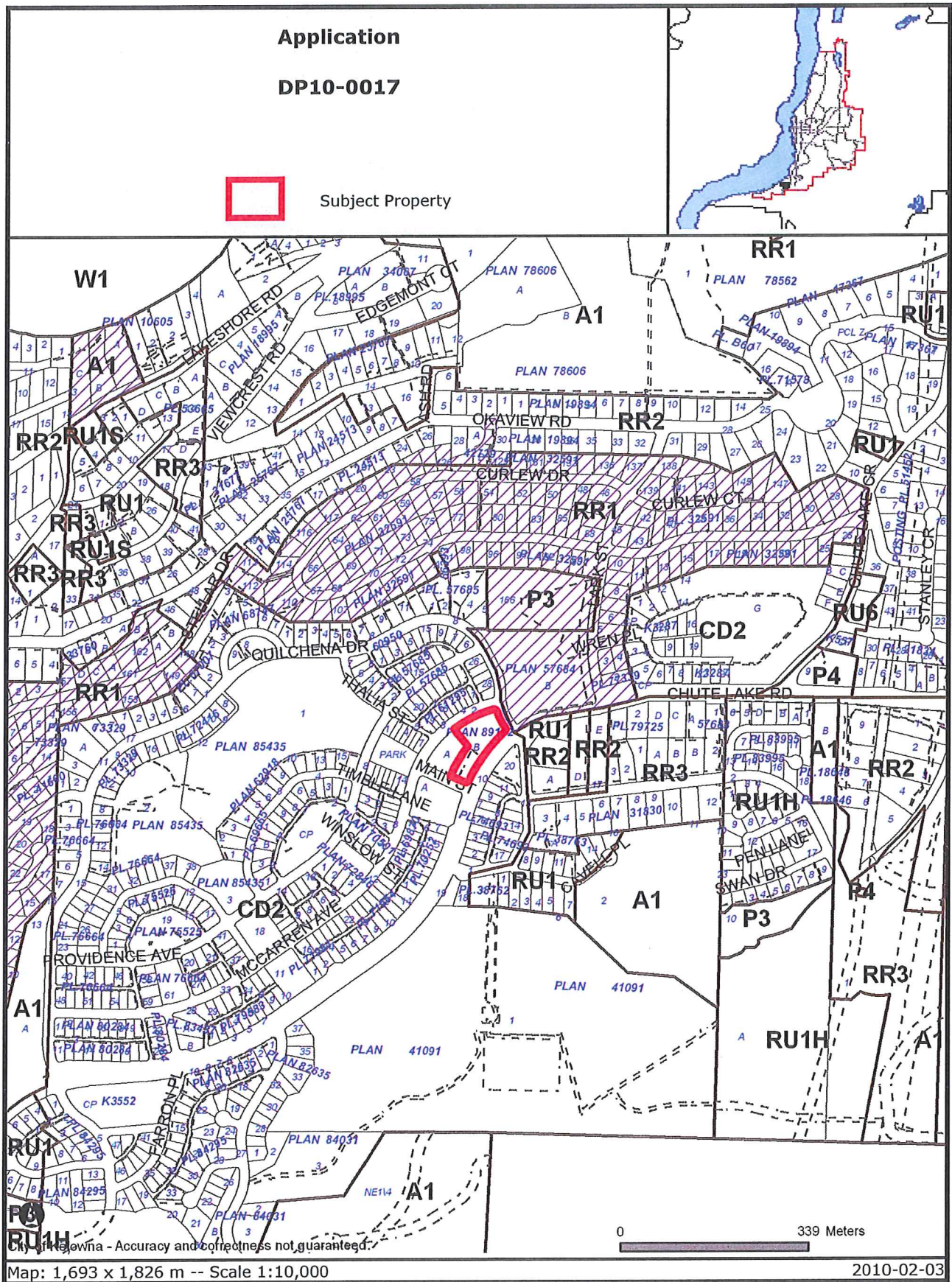
The applicant has incorporated the Advisory Planning Commissions comments and has provided a pathway linking the commercial site with the proposed multi-family site to the north-east. Street trees for both Main Street and Chute Lake road have been incorporated into the landscape plan.

Danielle Noble
Manager, Urban Land Use

Approved for inclusion:
Shelley Gambacort
Director, Land Use Management

Attachments:

Location Map
Site Plan & Elevations
Perspective Drawings
Colour board
Photos
Landscape plan



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

NOTICE:

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- A complete revision. Remove all previous revisions, dimensions, notes, and/or schedule.
- A partial revision. Remove previous issues of corresponding previous papers from issue.
- For Construction purposes.

11. 2020011
12. 2020011
13. 2020011
14. 2020011
15. 2020011



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1455 FARMGOLD STREET
KELOWNA, BC V1Y 1T5
www.newtownarchitecture.com

PROJECT NO. KETTLE VALLEY COMMERCIAL

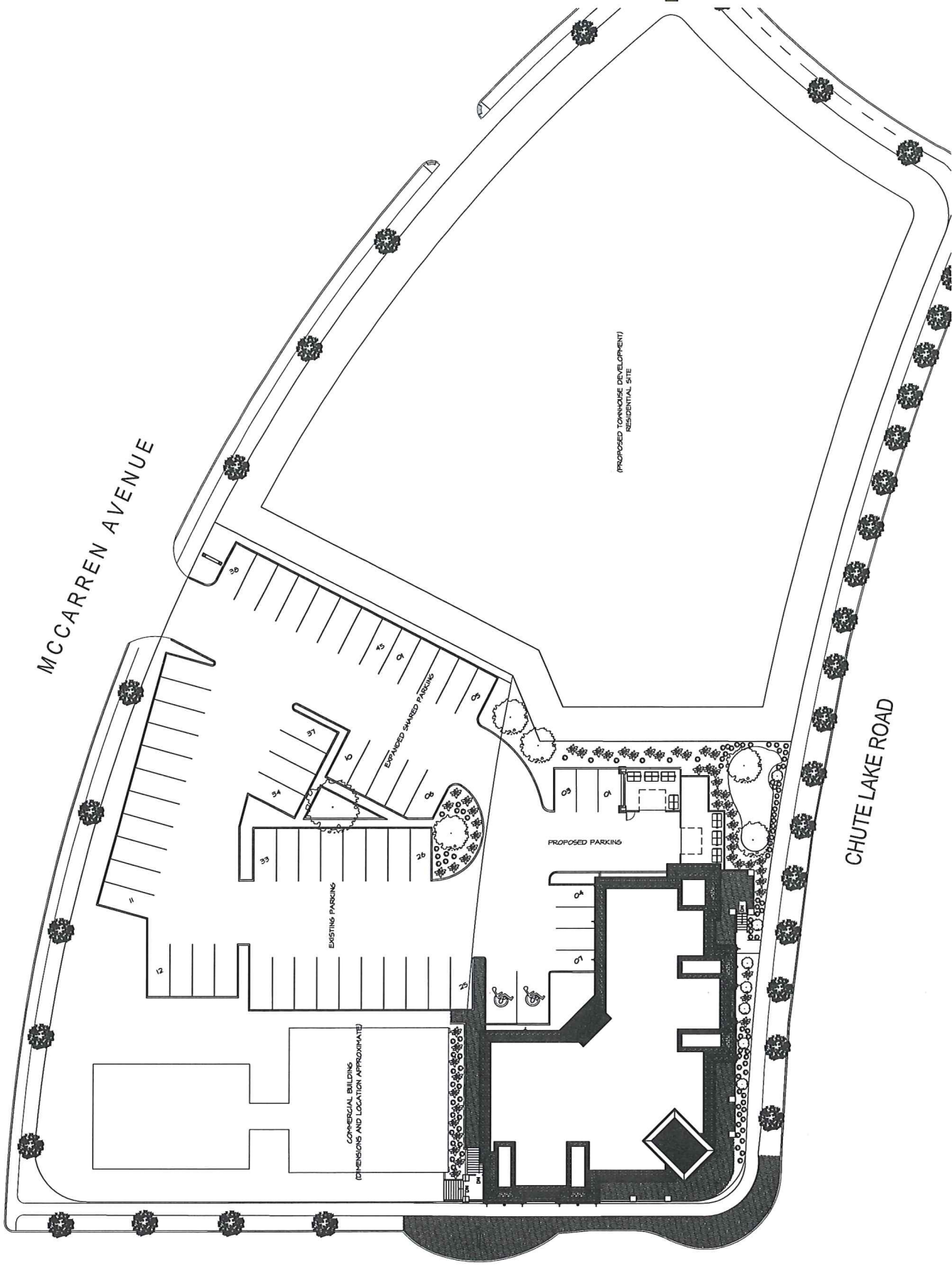
PART OF LOT B PLAN MAP 89132,
SEC 28 2A, TWP 28 S01D

PROJECT NO. 3118

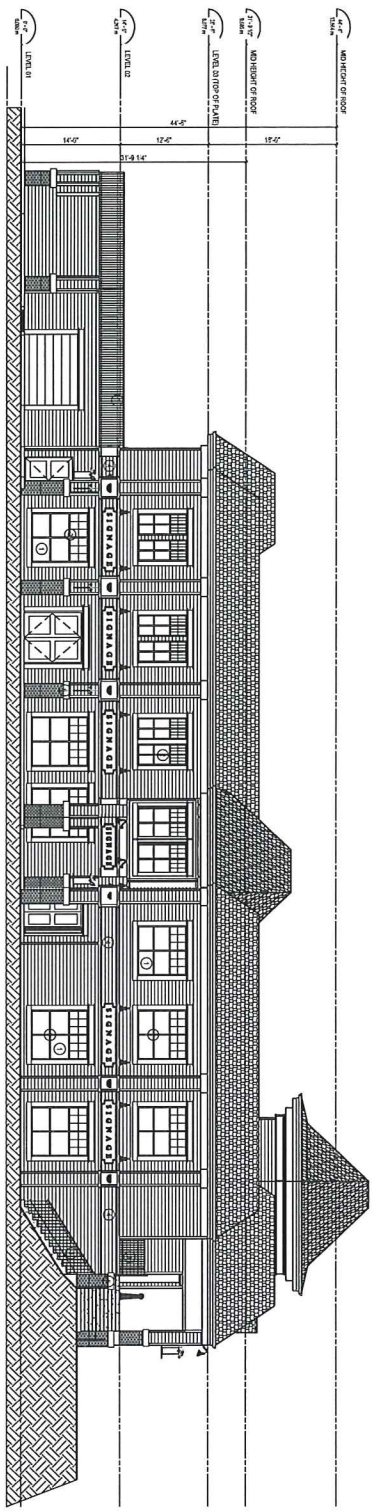
DRAWING NO. SITE PLAN

DATE	1/16/2010
BY	JB
CHECKED BY	PS

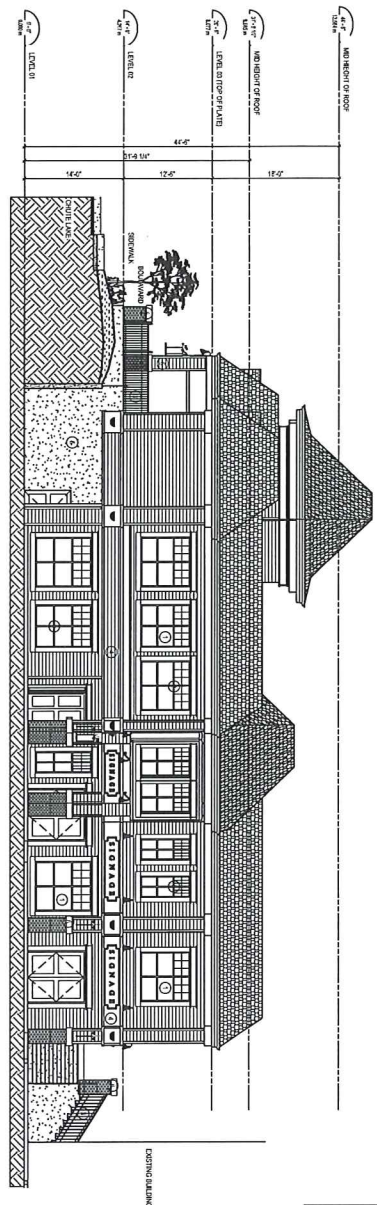
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February 1, 2010 05:53 PM



MAIN STREET



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND	
	BRICK
	HORIZONTAL SIDING
	VERTICAL SIDING
	DECORATIVE PANEL
	GLASS PANEL
	① CLEAN GLASS
	② WHITE METAL FINISH/FRAMES
	③ OPERABLE AND FIXTURES
	④ 2" x 4" SILLING
	⑤ FINISHED CONCRETE
	⑥ COLUMNS WITH OCCIDENTAL CAP AND BASE

NOTES:

1. All work shall be in accordance with the contract documents.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for coordinating with all other trades.
4. The contractor shall be responsible for maintaining the site in accordance with the contract documents.
5. The contractor shall be responsible for protecting all existing utilities.
6. The contractor shall be responsible for maintaining the site in accordance with the contract documents.
7. The contractor shall be responsible for maintaining the site in accordance with the contract documents.
8. The contractor shall be responsible for maintaining the site in accordance with the contract documents.
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10. The contractor shall be responsible for maintaining the site in accordance with the contract documents.



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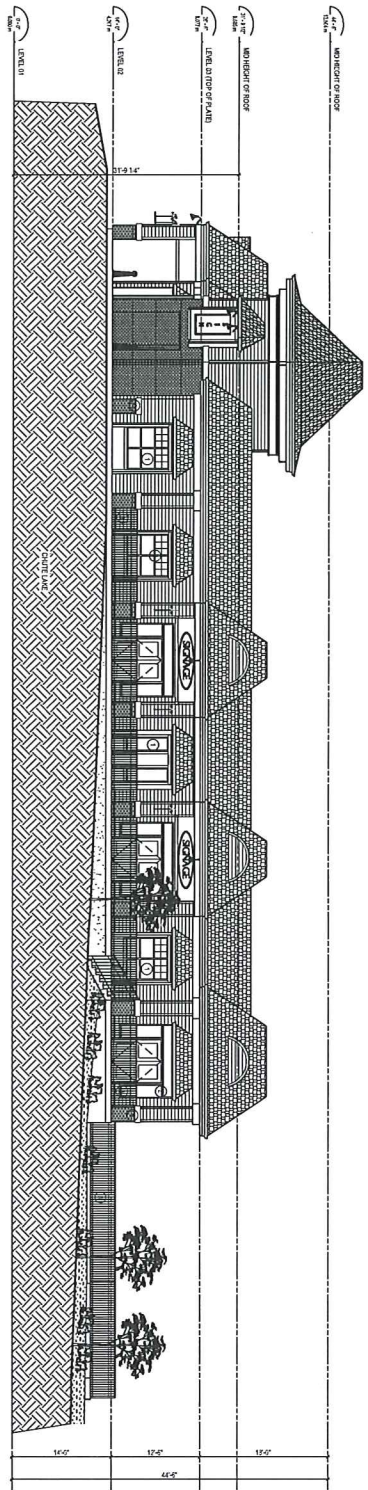
1445 PANDORA STREET
KILGORE, NC 27542
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PROJECT NAME: KETTLE VALLEY COMMERCIAL
PART OF LOT B PLANNED 89132
SEC 22 & 24, TWP 28 S91D

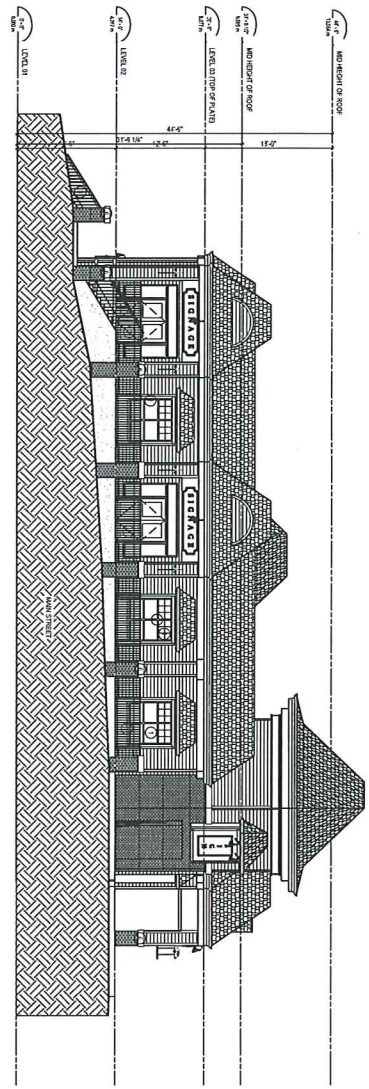
PROJECT NO.: 3186

DATE: FEBRUARY 1, 2019 02:22 PM

DP3.01



2 SOUTH ELEVATION



1 WEST ELEVATION

MATERIAL LEGEND

	BRICK		GLASS
	ASYMMETRIC BRICK		VERTICAL WINDOW FRAMES
	HORIZONTAL BRICK		CORNER WINDOW FRAMES
	HORIZONTAL SIDING		7/8\"/>
	HORIZONTAL SIDING		VERTICAL CONCRETE
	HORIZONTAL SIDING		DECORATIVE BRICK

NOTES:

1. All dimensions are in feet and inches.
2. All elevations are shown as finished.
3. All elevations are shown as finished.
4. All elevations are shown as finished.
5. All elevations are shown as finished.
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11. SCHEDULE 40/40P
12. SCHEDULE 40/40P
13. SCHEDULE 40/40P

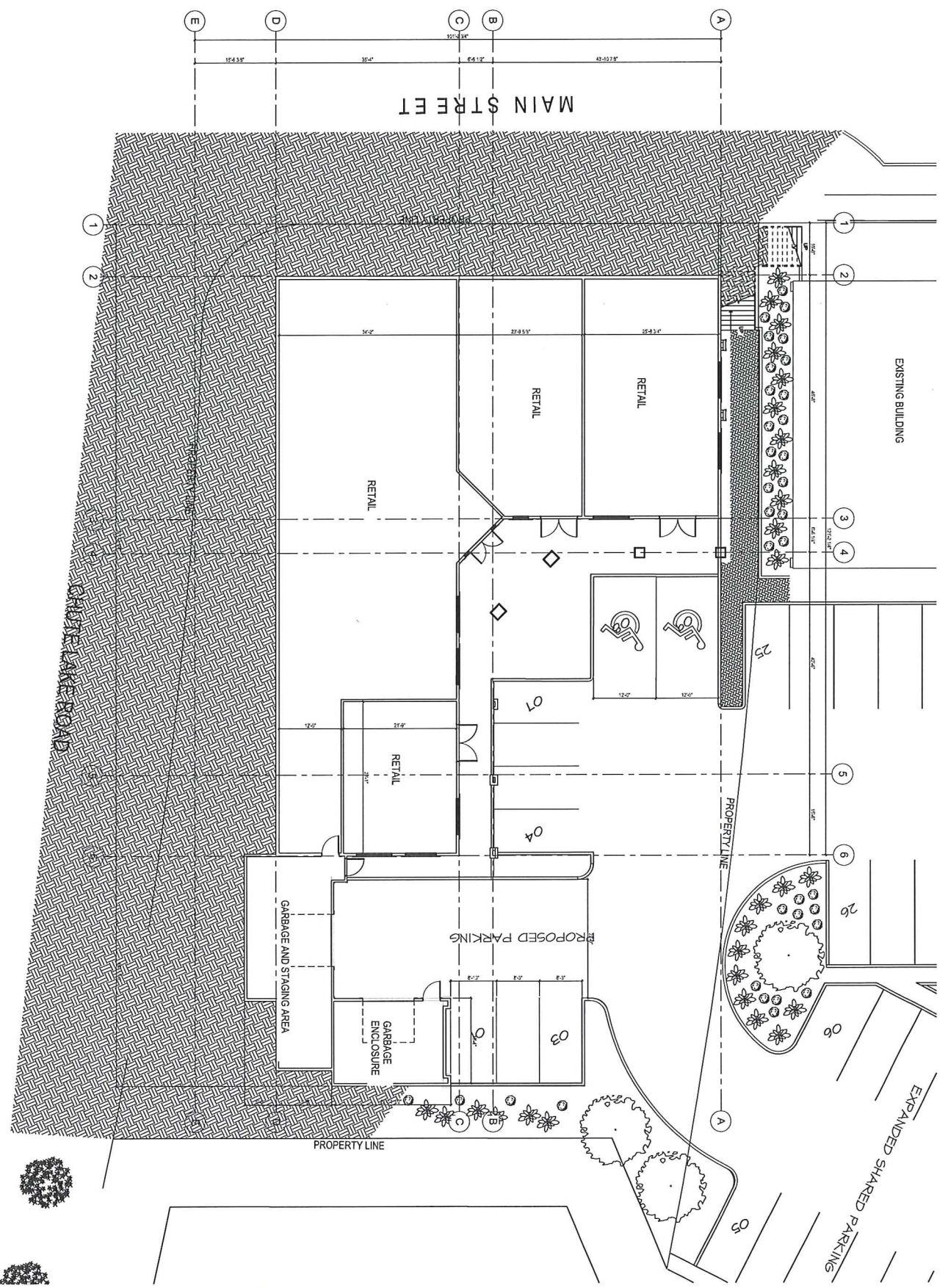
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KETTLE VALLEY COMMERCIAL
PROJECT NO.
PART OF LOT 8 PLAN 64P 89132
SEC 21 & 24 TWP 28 S010
PROJECT NO. 3198

ELEVATIONS SOUTH & WEST

Author	FS	Date	18th of OCT
Checked	BS		
Approved	FS		

DP3.02
February 1, 2010 02:24 PM



NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE EXISTING BUILDING IS TO BE DEMOLISHED AND REPLACED BY THE PROPOSED BUILDING.
3. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KETTLE VALLEY ZONING ORDINANCE.
4. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KETTLE VALLEY SUBDIVISION ORDINANCE.
5. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KETTLE VALLEY PLANNING AND ZONING ORDINANCE.
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- A CONTROLLED DOCUMENT
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- A DOCUMENT TO BE USED FOR PERMITTING
- A DOCUMENT TO BE USED FOR MARKETING
- A DOCUMENT TO BE USED FOR OTHER PURPOSES

Scale:

1" = 10'-0"

DATE:

February 1, 2019 02:57 PM

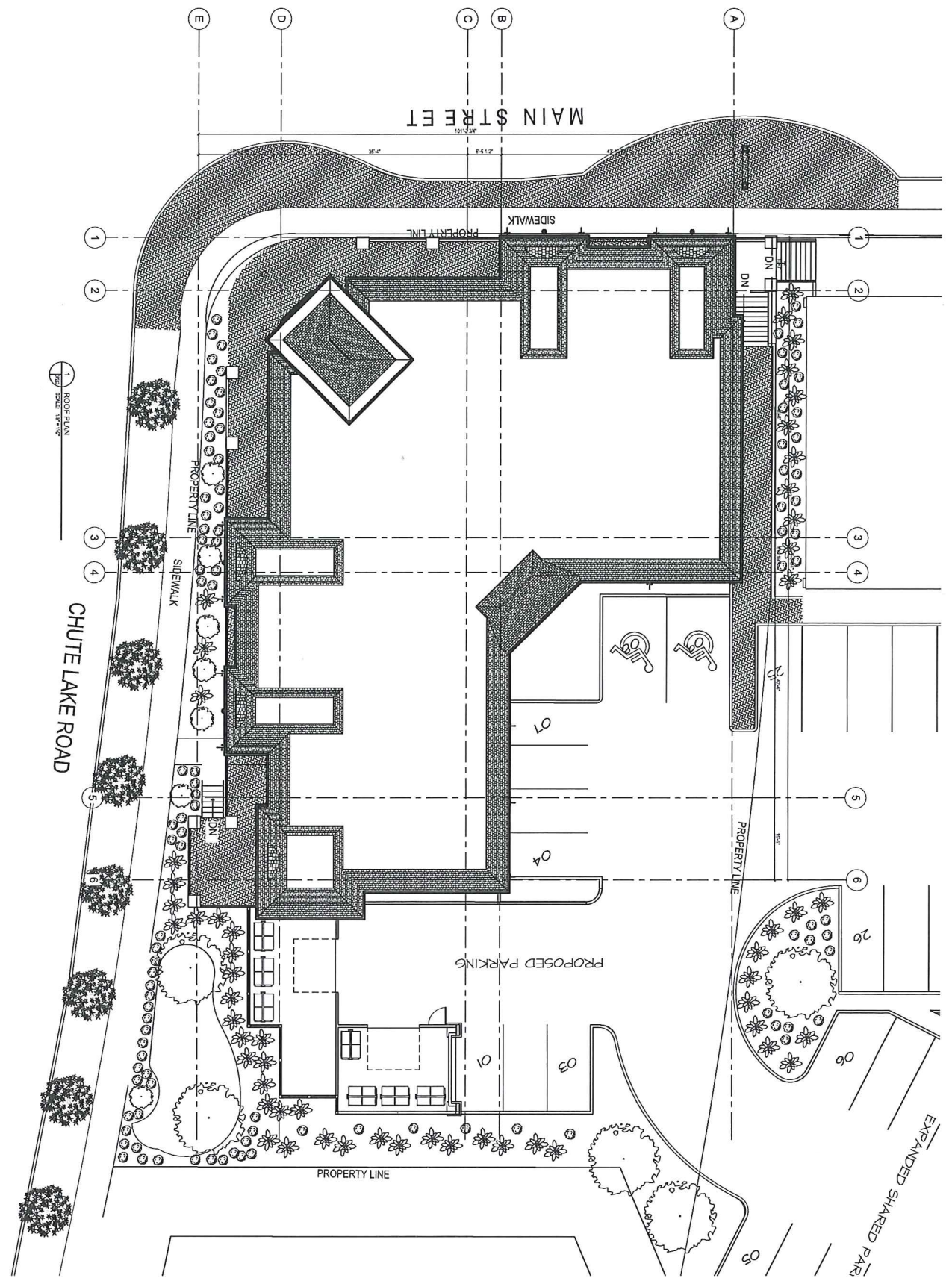
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 1435 PANDOLF STREET
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 WWW.NEWTOWNARCHITECTURE.COM

KETTLE VALLEY COMMERCIAL
 PART OF LOT B PLAN 89132
 SEC 23 & 24, TWP 28 S30 W
 PROJECT NO. 3188

PROJECT TITLE:
 KETTLE VALLEY COMMERCIAL
 FIRST FLOOR PLAN
 RETAIL

DATE: PS 18" x 14"
 PS 18" x 14"
 PS 18" x 14"



1/8" ROOF PLAN
SCALE: 3/8" = 1'-0"

CHUTE LAKE ROAD

MAIN STREET

PROPOSED PARKING

EXPANDED SHARED PARKING

AT 2000001 0000000000
 New
 Division



NEW TOWN
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 URBAN PLANNING
 1458 SANDOZ AVENUE
 KENNESAW, GA 30144
 WWW.NEWTOWNARCHITECTURE.COM

PROJECT: KETTLE VALLEY COMMERCIAL
 PART OF LOT B PLAN WP 8912
 SEC 23 & 24 TWP 28 S00D
 PROJECT NO. 3198

DATE	BY	REVISION
01/17/17	RS	ISSUE FOR PERMIT
01/17/17	RS	ISSUE FOR PERMIT
01/17/17	RS	ISSUE FOR PERMIT

DP2.02

February 1, 2010 02:59 PM

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DATE: 01/17/17
 TIME: 02:59 PM
 USER: RS
 PROJECT: KETTLE VALLEY COMMERCIAL



Asphalt Shingles

*Rough Sawn
Stained Arbors*

Smooth Hardi Trim

Eavestroughing

*Metal: Flashings
Railings*

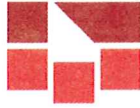
*Lapped Smooth Hardi
Board and Hardi
Shingles*

Heritage Brick

*Clear Glass W/
Vinyl Window
Frames*

Overton's

0000 Main Street



NEW TOWN
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January 29, 2010

Our File: 3196

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Shelly Gambacort

Dear Shelly

**Re: Development Permit Application– Lot B KAP 89132 SEC 23& 24 TWP 28 SDYD
Corner of Main Street & Chute Lake Road, Village of Kettle Valley , Kelowna B.C.**

This development proposal will adhere to the requirements of the Kettle Valley Comprehensive Development Zone CD2 TYPE X as described in the City of Kelowna Zoning Bylaw No. 8000.

Project Description

The proposal is to construct a two story commercial building of approx 13,500 sq.ft. on what is currently a vacant lot in the designated Village Centre of the Kettle Valley housing development. Located at the corner of Main Street and Chute Lake Road the building will have two fronts with the 6300 sq.ft first floor facing the existing parking lot and the second floor facing Main Street and Chute Lake Road

Parking and access to the garbage will from the existing commercial parking lot which will be relocated to accommodate the additional parking required for the project. The rearranged parking lot will provided the required parking for the new project as well as the existing village retail/commercial.

We are requesting a development permit based upon the existing zoning and are not pursuing any variances for the project.

Design Rational

The addition of this project will complete the east side of the designated commercial zone of the Kettle Valley Village Centre. It will greatly enhance the retail and commercial viability of the village with the additional commercial going a long way to creating the critical mass require to make the Village a successful social and commercial hub for Kettle Valley.

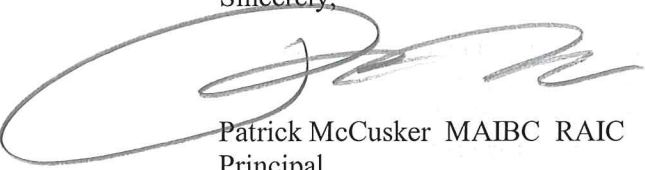
The two frontages will allow for a greater opportunity to extend the commercial activity into the rear parking lot and create an additional opportunity for social interaction in an area that is traditionally regarded as not desirable for positive pedestrian/retail interaction

The existing commercial has attempted to encourage this by way of having two fronts as well this new infill is an attempt to further reinforce the idea.

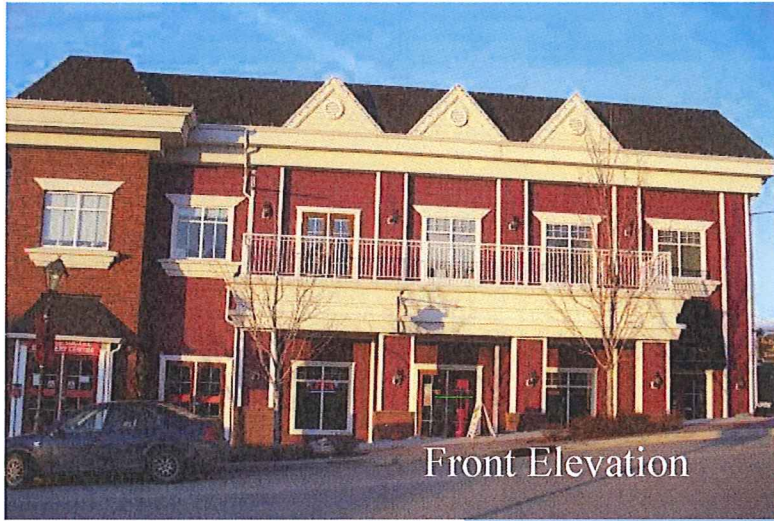
The project massing and exterior detailing will continue to reinforce the small town "Turn of the century" flavor unique to Kettle Valley. Not only does the design complement the existing commercial by picking up on its visual clues of brick, clapboard, discrete signage and scale, it will be a visual asset to the community as a whole.

I trust that you will find our application in good order. For further building statistics, please refer to the cover page of the drawings, A0.0. Please contact our office if you require any further information.

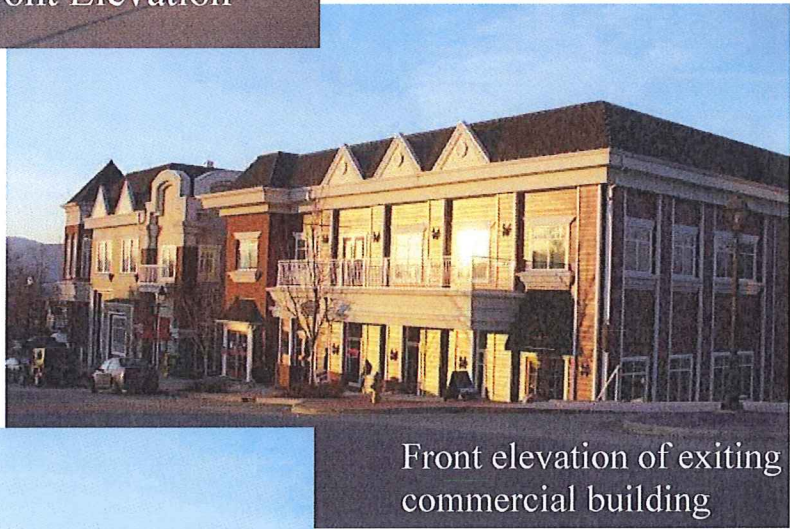
Sincerely,



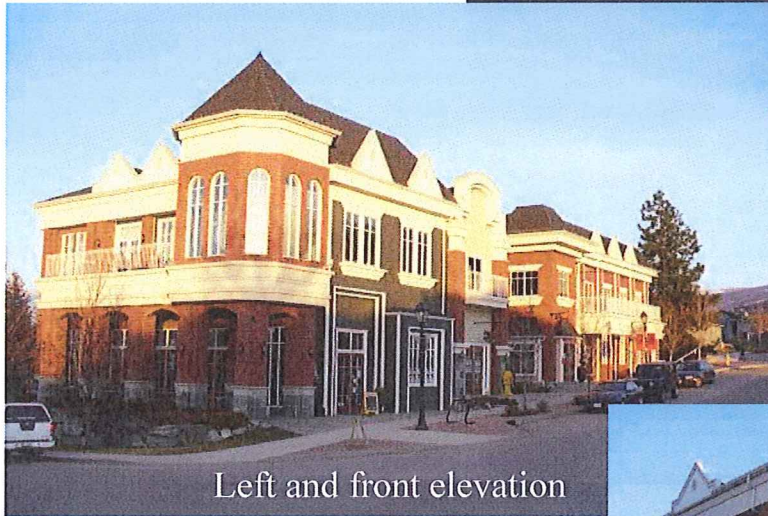
Patrick McCusker MAIBC RAIC
Principal
New Town Architecture Inc.



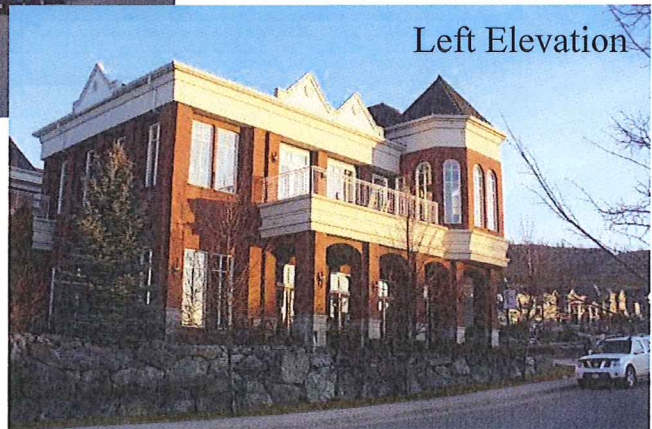
Front Elevation



Front elevation of exiting commercial building



Left and front elevation



Left Elevation



Rear elevations of existing commercial development

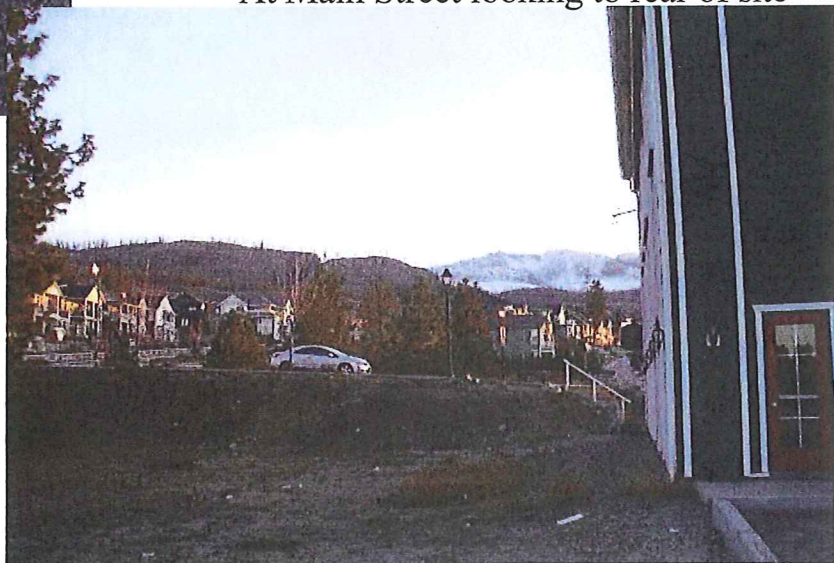




Looking towards
Chute lake rd.



At Main Street looking to rear of site



Existing
Commercial
Development
at Kettle Valley
February 2010

From existing parking
lot , looking towards
corner

SUMMIT LANDSCAPING

Ph: 250 826 5263
 F: 250 448 5880
 874 Hidden Hills Dr.
 Kelowna, B.C.
 V1Y 2V8

Project Name	Kettle Valley Commercial Building #2
Client	KAP84B2
Site Address	Alden Roos
Drawn	5/ 02/ 200

Trees

- Acer X Freemanii 'Autumn Blaze'
- Pinus Nigra

Shrubs

- Elaeagnus Albus
- Cornus Alba
- Pinus Mugo
- Rhododendron P.J.M
- Philadelphus Aquifolium
- Colonneaster Horizontalis
- Spiraea

Perennials & Groundcovers

- 1: Lavandula Angustifolia
- 2: Hemerocallis x 'Stella de Oro'
- 3: Hosta
- 4: Anemone Hepatica

Plant materials and installation methods shall conform to minimum standards established in the BC Landscape Standard 7th edition, published by BONTA and BCSLA.

All soft landscape areas to be watered with a fully automated underground irrigation system.

Tree and shrub beds to receive a minimum 300mm depth topsoil placement.

Turf areas to receive a minimum 60mm depth topsoil placement.

All plants are based on conceptual design and should represent the minimum size and quantity accepted for installation.

All planted beds to have no fabric and to be mulched with a minimum 100mm organic mulch.

MCCARREN AVENUE

MAIN STREET

CHUTE LAKE ROAD



SUMMIT LANDSCAPING

Ph: 250 826 5263
 F: 250 448 5180
 1374 Hidden Hills Dr.
 Kelowna, B.C.
 V1V 2V8

PROJECT
 Kettle Valley Commercial
 Building #2

ADDRESS
 KAP99132

DESIGNER
 Alden Roos

DATE
 15/10/2010

- Trees**
- Acer x Freemanii 'Autumn Blaze'
 - Frax nigra
- Shrubs**
- Euonymus Alatus
 - Cornus Alba
 - Pirus Nipo
 - Prinosideration PJM
 - Mahonia Aquifolium
 - Cotoneaster Horizontalis
 - Spiraea
- Perennials & Groundcovers**
- Lavandula Angustifolia
 - Hebe x Stella de Oro
 - Hosta
 - Arctostaphylos Uva-ursi

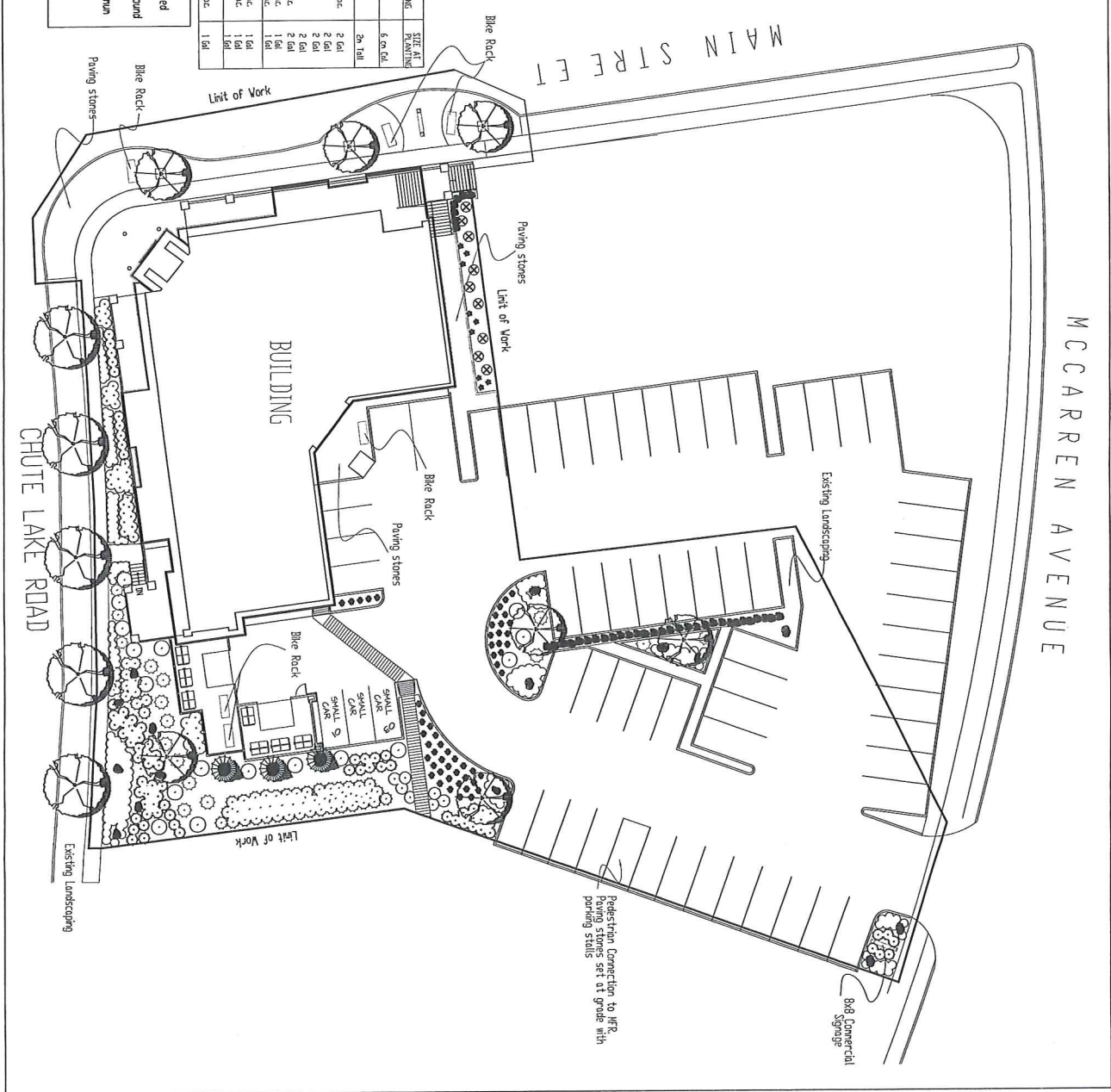
TYPE	QTY	BOTANICAL NAME	COMMON NAME	SITE AND SPECIES	SPACING	SITE AT FINISHING
Shrub	3	Acer x Freemanii	'Autumn Blaze'	30" x 30"	6 m. dia.	6 m. dia.
Shrub	3	Frax nigra	American ash	30" x 30"	6 m. dia.	6 m. dia.
Shrub	10	Cornus Albus	European dogwood	8" x 8"	75cm dia.	2 Gal
Shrub	10	Pirus Nipo	Japanese Pear	8" x 8"	75cm dia.	2 Gal
Shrub	9	Rhododendron PJM	Prinosideration	8" x 8"	75cm dia.	2 Gal
Shrub	80	Mahonia Aquifolium	Oregon Grape	8" x 8"	75cm dia.	2 Gal
Shrub	45	Cotoneaster Horizontalis	Cotoneaster	5" x 6"	75cm dia.	1 Gal
Shrub	10	Spiraea	Spiraea	8" x 8"	75cm dia.	1 Gal
Perennial	10	Lavandula Angustifolia	Lavender	8" x 8"	60cm dia.	1 Gal
Perennial	9	Hebe x Stella de Oro	Hebe	8" x 8"	75cm dia.	1 Gal
Perennial	4	Hosta Umbellata	Hosta	8" x 8"	75cm dia.	1 Gal
Perennial	84	Arctostaphylos Uva-ursi	Hebe	6" x half	45cm dia.	1 Gal

Plant materials and construction methods shall conform to minimum standards established in the BC Landscape Standard 7th edition, published by BCMA and BCSEA.

All soft landscape areas to be watered with a fully automated underground irrigation system.

All plants are based on conceptual design and should represent the minimum size and quantity accepted for installation.

All planted beds to have no fabric and to be mulched with a minimum 100mm organ mulch.



Revised
 colour copy
 coming

CITY OF KELOWNA
MEMORANDUM

Date: March 18, 2010
File No.: DP10-0017
To: Land Use Management (BD)
From: Development Engineering Manager (SM)
Subject: 5920 Chute Lake Road – Lot B, Plan 89132

The Development Engineering Division has the following requirements associated with this development application.

This development permit application does not trigger any offsite upgrades. Refer to subdivision file S09-0062 for comments and further comments will be provided upon lot consolidation.

Existing infrastructure at the Adam's Reservoir is at capacity for this area. Further infrastructure will need to be built. It will need to be built either by this development/developer or in conjunction with others. The development permit will not be issued if there is insufficient or no capacity remaining.

Steve Muenz, P. Eng.
Development Engineering Manager

DC

SUSTAINABILITY CHECKLIST
DEVELOPMENT PERMIT APPLICATION with No Rezoning
for Commercial or Multi-Unit Development



ECONOMIC SUSTAINABILITY		
Proximity to Urban or Village Centre (IF APPLICABLE, SELECT ONE)	Points	
• Less than 400 metres (1-4 minute walk)	5	
• 400 - 800 metres (5-10 minute walk)	4	
• 800 - 1200 metres (10-15 minute walk)	3	5
• 800 - 2400 metres (15- 30 minute walk)	2	
Development Will Create Long-term Permanent Employment (beyond construction phase), to a maximum of 5 jobs	2-5	5
IF APPLICABLE, SELECT ONE:		
• Includes 3 or More Uses (i.e. office space, retail and residential)	3	
• Includes 2 Uses (i.e. retail and residential) or 2 Types of Residential (i.e. townhouses and low-rise apartments)	2	2
Employs Local Contractors (some, most or all) for Construction Phase	2-5	5
Construction Products and Supplies Sourced from within the Region	1-2	2
ECONOMIC TOTAL	20	19
ENVIRONMENTAL SUSTAINABILITY		
	Points	
Green Building Certification Being Sought		
• LEED	5	
• BuiltGreen, Green Globe, or Other. Please Specify: _____	3	0
Recycled Materials used in Building Construction	2	0
GREEN SPACE		
Environmentally-Sensitive Areas Permanently Protected (through a covenant, park dedication, etc.)	2-5	
or	or	5
No Disruption of an Environmentally Sensitive Area	5	
Design Includes Shared Green Space (i.e. rooftop garden, community garden, etc.)	2-3	0
Environmentally-Sensitive Area Protected during Construction Phase (i.e. fenced)	2	
or		2
No Environmentally-Sensitive Area to Protect		
Redevelopment of a Brownfield Site (existing development site)	2	0
Waste Management Plan	2	2

SUSTAINABILITY CHECKLIST
DEVELOPMENT PERMIT APPLICATION with No Rezoning
for Commercial or Multi-Unit Development



ENVIRONMENTAL SUSTAINABILITY <i>cont'd</i>		
AIR QUALITY	Points	
Proximity to Transit Stop (IF APPLICABLE, SELECT ONE FROM LIST)		
• Less than 400 metres (1-4 minute walk)	5	5
• 400 - 800 metres (5-10 minute walk)	4	
• 800 - 1200 metres (10-15 minute walk)	3	
• 1200 - 2400 metres (15-30 minute walk)	2	
Co-op Car(s) or Transit Passes for Building Occupants (secured through agreement)	2	0
Natural Ventilation (i.e. windows that open)	2	2
Safe and Accessible Bicycle Storage Facilities	2	2
Trees Planted on Site beyond Zoning Requirements (& not replacement trees)		
• 1-5	1	1
• 5+	2	
No Fast Food Drive Thru Facilities	1	1
WATER QUALITY & QUANTITY		
Recycling of Grey Water	4	0
50% of Area Outside of Permitted Site Coverage is Permeable or Unpaved Surface	2	0
Hydrogeological Assessment Completed	2	2
or Hydrogeological Assessment Not Applicable		
Irrigation System Employs Conservation Technology (i.e. drip irrigation)	2	2
or No irrigation System Required for Landscaping		
Rainwater Collection	2	0
or Water Conservation Beyond Building Code Requirements		
Xeriscaping for Water Conservation	2	2
or Landscaping with Indigenous Vegetation (drought resistant)		
ENERGY CONSERVATION		
Renewable Energy Source(s) for Building, such as geo-thermal, solar photovoltaic, air pumps, etc. Please Specify:	2-4	2
Building Orientated and/or Designed to Maximize Energy Savings	2	2
Low Energy Windows Installed throughout Building(s)	2	2
Pre-Heating Water Energy Technology to be Employed	2	0
Energy Efficient Features (lighting, appliances, etc.)	1	0
ENVIRONMENTAL TOTAL	60	32

SUSTAINABILITY CHECKLIST
DEVELOPMENT PERMIT APPLICATION with No Rezoning
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SOCIAL SUSTAINABILITY		
	Points	
Site 1200 metres or less (15 minute walk) to:		
• Daycare/School	2	2
• Medical Facilities	2	2
• Parks	2	2
• Shopping	2	2
• Restaurant/Coffee Shop	2	2
Housing Agreement for Affordable Housing, Purpose Built Rental Development, or Housing Includes Secondary Suite(s)	5	0
Provides Indoor or Outdoor Social/Recreational Amenity (i.e. community meeting place, dog park, public community garden, etc.). Please Specify:	2-3	2
Designed According to Crime Preventions Through Environmental Design (CPTED) Principles (staff can provide document)	2	2
SOCIAL TOTAL	20	14
CULTURAL SUSTAINABILITY		
	Points	
Voluntary Streetscaping Improvements, such as benches, planters, or lighting upgrades	2-4	2
City Design Guidelines & Staff Comments Addressed in Project Design	1-3	3
Heritage Site Identified and Recommendations for Conservation Followed or No Disturbance to a Heritage Site/No Heritage Site	1-3 or 3	3
Public Art Provision or Significant Public Amenity (i.e. covered walkway, fountain, etc.) Please Specify: <u>Covered Walkways, pavilion (meeting areas)</u>	1-3	3
Connectivity from Site to Parks, Bike Paths, Pedestrian Walkways, or Local Amenities (shops, medical centre, etc.)	2	2
CULTURAL TOTAL	15	13
BONUS POINTS: Other Sustainability Measure(s), including but not limited to: • Rehabilitation of a Natural Feature (i.e. wetland); Green Roof; Accessible Design Beyond Building Code; Child-Friendly Design. Please provide details on attached form.	1-10	0
TOTAL POINTS	125	78
FINAL	100%	62 %

SUSTAINABILITY CHECKLIST
DEVELOPMENT PERMIT APPLICATION with No Rezoning
for Commercial or Multi-Unit Development



FURTHER DETAILS:

I feel that this form has a lot of potential for tracking projects and seeing where projects can and should be improved but there seems to be several line items that do not pertain and bring our numbers down. I am not sure how many different types of forms there are for different developments but possibly another one should be created specifically for commercial.

Name: Paul M. Schuster

[Reset Form](#)

Organization: New Town Architecture

Project Name or Location: Kettle Valley Commercial

Thank you for taking the time to complete the City of Kelowna Sustainability Checklist. If you have completed the form using Adobe Acrobat Standard or Pro, you will be able to save your copy to your computer. Please note that if you have completed the form using Adobe Acrobat you will not be able to save your copy to your computer; however we will receive a completed copy via email.

In either case once you have completed this form, press "Submit Form" below. Please also either print the Checklist and return the printed form to the attention of the Land Use Planner managing your file, or carbon copy (cc) them in the email that you submit.

Thank you!

[Submit Form](#)