



NEW TOWN

DEVELOPMENT PERMIT RATIONALE

Mixed Use Apartment Housing
340 Highway 33 W, Kelowna, BC



PROPOSAL

This application is presented to advance a 45-dwelling mixed-use apartment building under the existing UC4 Urban Centre zone. The application is consistent with the intent of the Official Community Plan to foster a greater variety of housing and employment within the Rutland Urban Center.



Figure 1: Site location outlined in red.

The completed mixed-use residential building will be offered as 206m² of Commercial space with 16 one-bedroom, 27 two-bedroom and 2 three-bedroom apartments. The proposal is tracking no variances to the zoning bylaw. A total of 40 parking spaces and 34 bike parking spaces are provided along with 995m² of amenity space, 180m² of which is provided as common rooftop amenity space for all residents to enjoy.

ARCHITECTURAL FORM & CHARACTER



Figure 2: View from corner of HWY 33 and Dougall.

The architecture is developed as segmented vertical masses with balconies and roof top amenity terraces providing opportunities for residents to socialize. The commercial storey is clad in brick, while the middle 4 storeys are defined with hardie panels and slatted wooden screens to provide privacy to the unit balconies. The penthouse suites are set apart with darker charcoal tones, vaulted ceilings and private rooftop amenity spaces. This separation between the lower, middle and top floors provides further horizontal segmentation to the building.



Figure 3: Large balconies and Rooftop Amenity Terrace.

The exterior design aligns with the OCP Design Guidelines in the following ways:

OCP Guideline 2.1.1. To site and design buildings to positively frame and activate streets and public open spaces.

The primary Building Façade is oriented to the fronting street to create street definition. Distance between building and sidewalk have been minimized to create a sense of enclosure.

OCP Guideline 2.1.2. To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.

The mass of the building is separated through visual breaks and the upper storey is stepped back to minimize shadowing on sidewalks.

OCP Guideline 2.1.4. To ensure the provision of adequate servicing, vehicle access, and parking while minimizing adverse impacts on the comfort, safety and attractiveness of the public realm.

Parking areas have been located at the rear of site and are accessed by the rear lane.

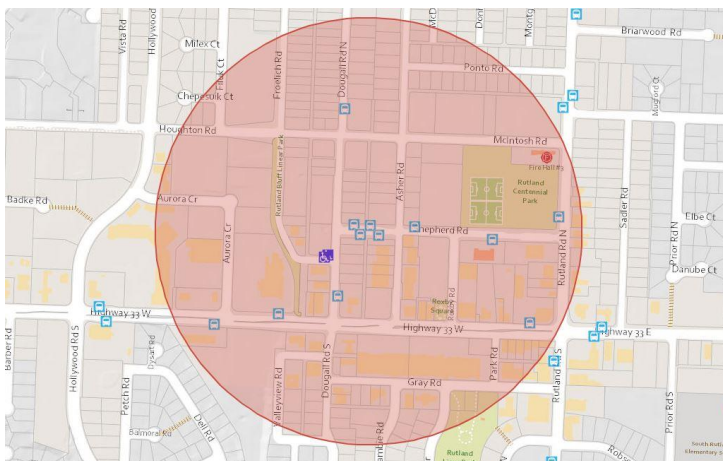
OCP Guideline 4.1.1. To site and design buildings to positively frame and activate streets and public open spaces.

The developments main building entrance is clearly visible from the fronting street. The parking garage entrance is located away from the street frontage.

OCP Guideline 4.1.6. To enhance liveability, visual interest, identity, and sense of place through building form, architectural composition, and materials.

The building base is defined through brick and commercial uses, the middle of the building is defined through lighter tones, and the top is setback for Penthouse suites and rooftop patios. Awnings are also provided on the commercial street, and varying roof lines provide visual interest.

SITE & LOCATION

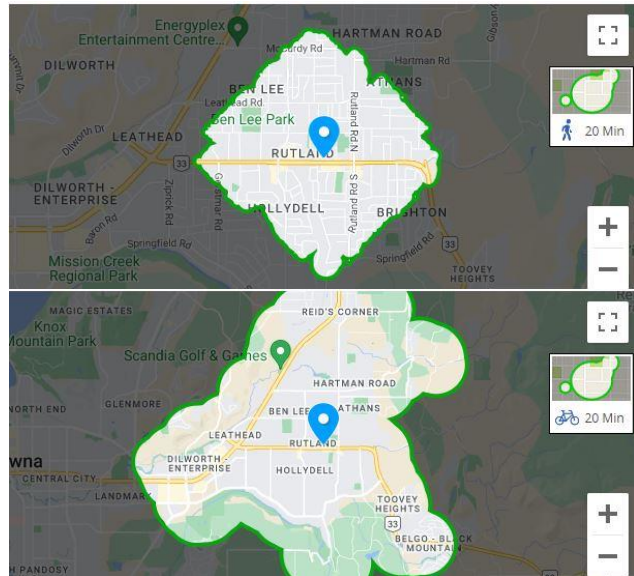


The site is located at the corner of Hwy 33 and Dougall Road North, and currently hosts a gas station. This infill mixed-use building will be situated on the Northern portion of the property, which currently sits vacant. This portion of the property is proposed to be subdivided from the parent parcel. The design has direct pedestrian access from Dougall Road to the commercial units. The parkade offers one parking level at grade and a second

level below grade. Exposure of the at-grade parkade is screened from pedestrian view by the commercial units and residential lobby. The site location provides walkable/bikeable environments and proximity to transit services. The site is located in a Transit Oriented Development Area, due to it's proximity to the Rutland Transit Exchange.

Walk Score
89
Very Walkable
Most errands can be accomplished on foot.

Bike Score
77
Very Bikeable
Biking is convenient for most trips.



SUMMARY

This development is a key housing component to be added within the context of the Rutland Urban Centre. It complies with the zoning bylaw in all aspects and follows the OCP guidelines for appropriate development. In summary, the proposal offers a mix of much needed housing units, with a commercial component that supports a vibrant and growing urban neighborhood. The applicant kindly requests support from staff and Council for this mixed-use project.



HWY 33 MXR

ISSUED FOR DP, 2024-04-08



ARCHITECTURAL
 NEW TOWN ARCHITECTURE & ENGINEERING
 200-1464 ST. PAUL STREET
 KELOWNA, BC V1Y 2E6
 e: roman@newtownservices.net t: (250) 860-8185

CLIENT
 ZSY HOLDINGS LTD.
 1233 LUND ROAD
 KELOWNA, BC V1P 1K9
 e: rubydulay1@gmail.com t: (250) 490-0140

CIVIL
 NEW TOWN ARCHITECTURE & ENGINEERING
 200-1464 ST. PAUL STREET
 KELOWNA, BC V1Y 2E6
 e: jacob@newtownservices.net t: (250) 860-8185

LANDSCAPE
 CTQ CONSULTANTS LTD.
 1334 ST PAUL STREET
 KELOWNA, BC V1Y 2E1
 e: djames@ctqconsultants.ca t: (250) 979-1221

SURVEY
 ALLTERRA LAND SURVEYING
 1315 ST PAUL STREET
 KELOWNA, BC V1Y 6Z5
 e: bdenton@allterrasurvey.ca t: (250) 762-0122

- A0.000 COVER PAGE
- A1.010 ZONING & BYLAW
- A2.010 SITE PLAN
- A3.010 PARKADE FLOOR PLAN
- A3.020 LEVEL 1 FLOOR PLAN
- A3.030 LEVEL 2 FLOOR PLAN
- A3.040 LEVEL 3-5 FLOOR PLAN
- A3.050 LEVEL 6 FLOOR PLAN
- A3.060 ROOFTOP PATIOS
- A4.000 MATERIALS
- A4.010 BUILDING ELEVATIONS
- A4.020 BUILDING ELEVATIONS
- A9.010 RENDERINGS

FOR PERMIT ONLY (NOT FOR TENDER)

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



Revisions

No.	DATE	ISSUED FOR
1	2023-11-16	ISSUED FOR REVIEW
2	2023-11-24	ISSUED FOR PRE-APP
3	2024-04-08	ISSUED FOR DP

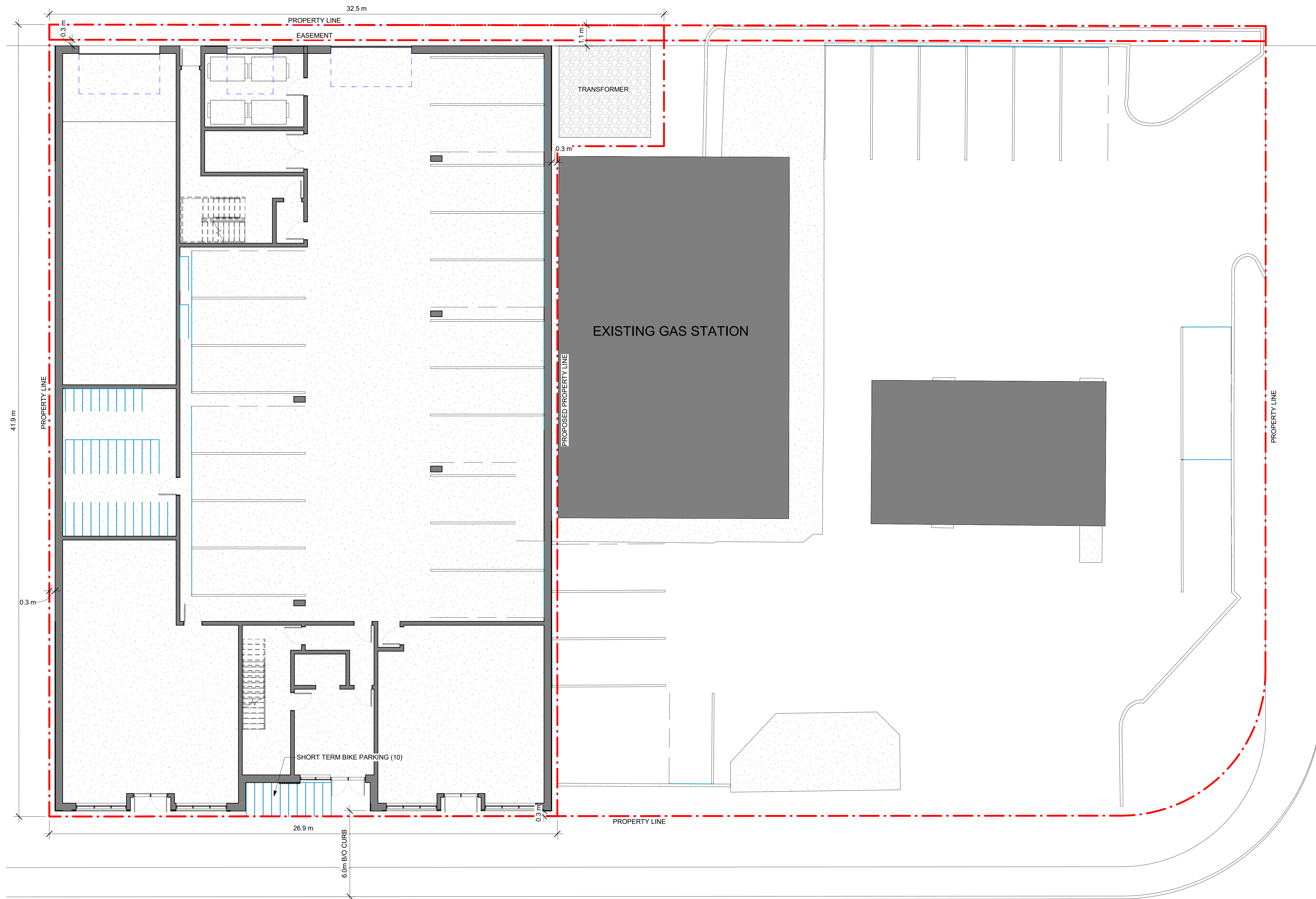
project title
 HWY 33 MXR

project address
 340 HWY 33 WEST,
 KELOWNA, V1X 1X9, BC,
 CANADA

project no. **4234**

drawing title
COVER PAGE

designed scale
 drawn DH
 checked RY
 drawing no. **A0.00D**
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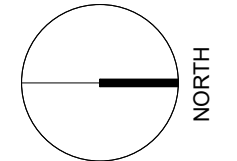


1 SITE PLAN
1:100

DOUGALL ROAD

HWY 33 WEST

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KELOWNA, V1X 1X9, BC,
CANADA

project no. 4234

drawing title
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drawn DH
checked RY

drawing no. **A2.01D**

plotted 3/28/24 4:44:33 PM

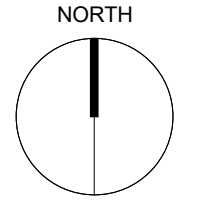
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CANADA

project no. **4234**

file no. C:\newtown\documents\2023\HWY 33 MXR_A3.01D.rvt

drawing title
PARKADE FLOOR PLAN

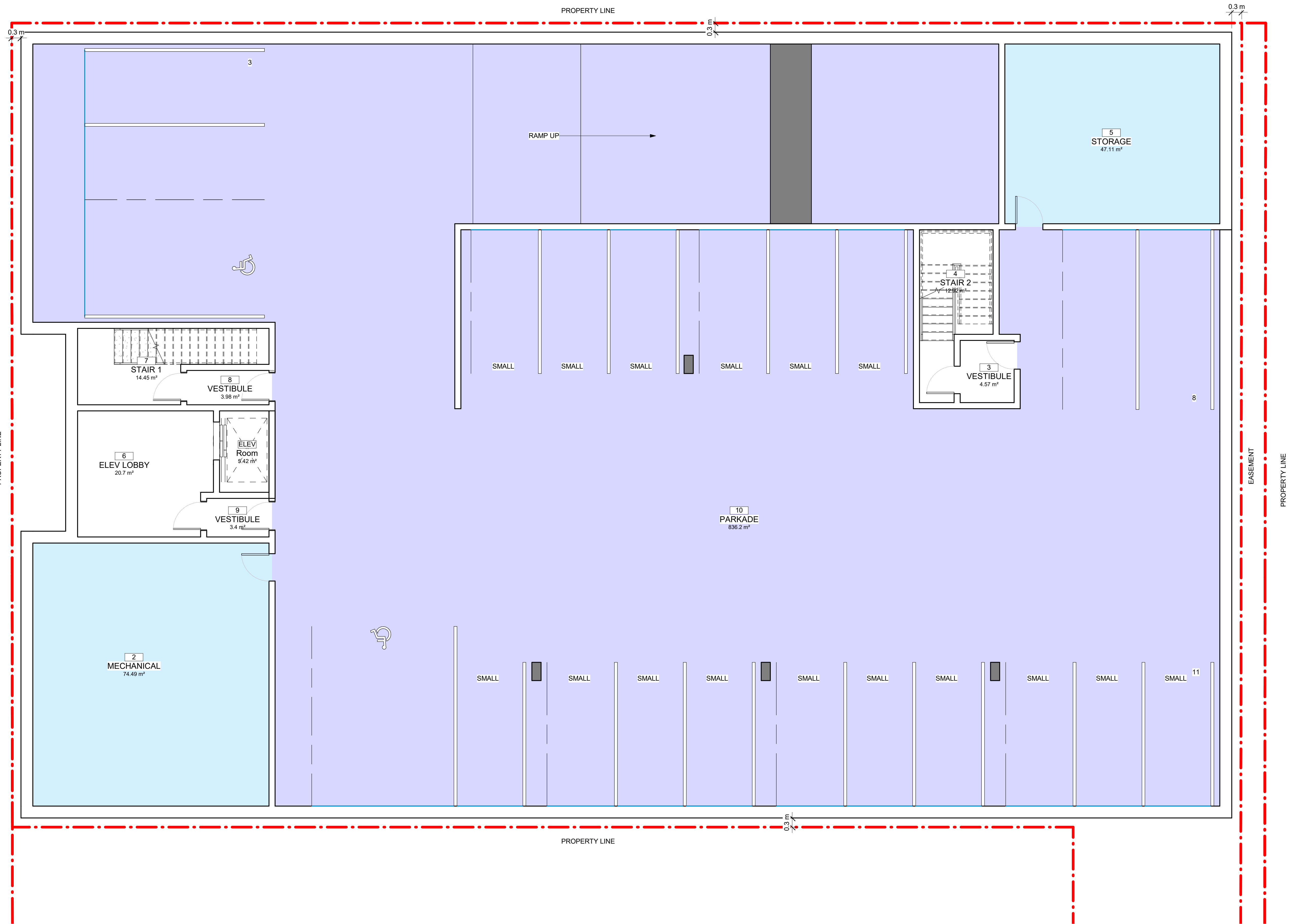
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checked RY

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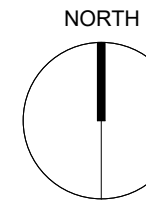


1 PARKADE LEVEL
3/16" = 1'-0"

KEYNOTES - FLOOR PLAN

I.D. DESCRIPTION

NORTH



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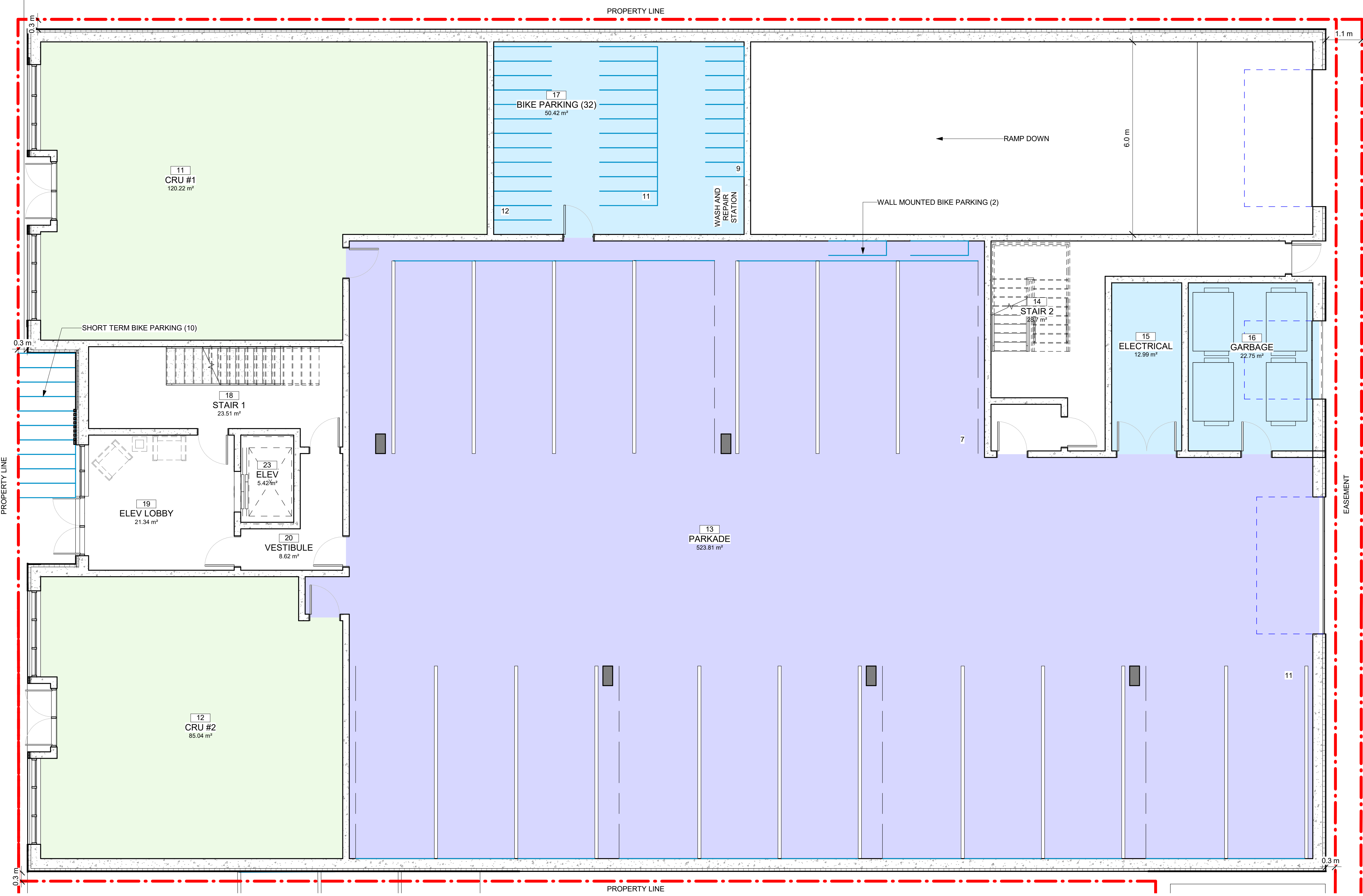
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1 LEVEL 1
3/16" = 1'-0"

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CANADA

project no. 4234

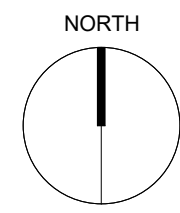
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drawn DH
checked RY

drawing no. **A3.02D**
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KEYNOTES - FLOOR PLAN

I.D. DESCRIPTION



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CANADA

project no. 4234

drawing title
LEVEL 2 FLOOR PLAN

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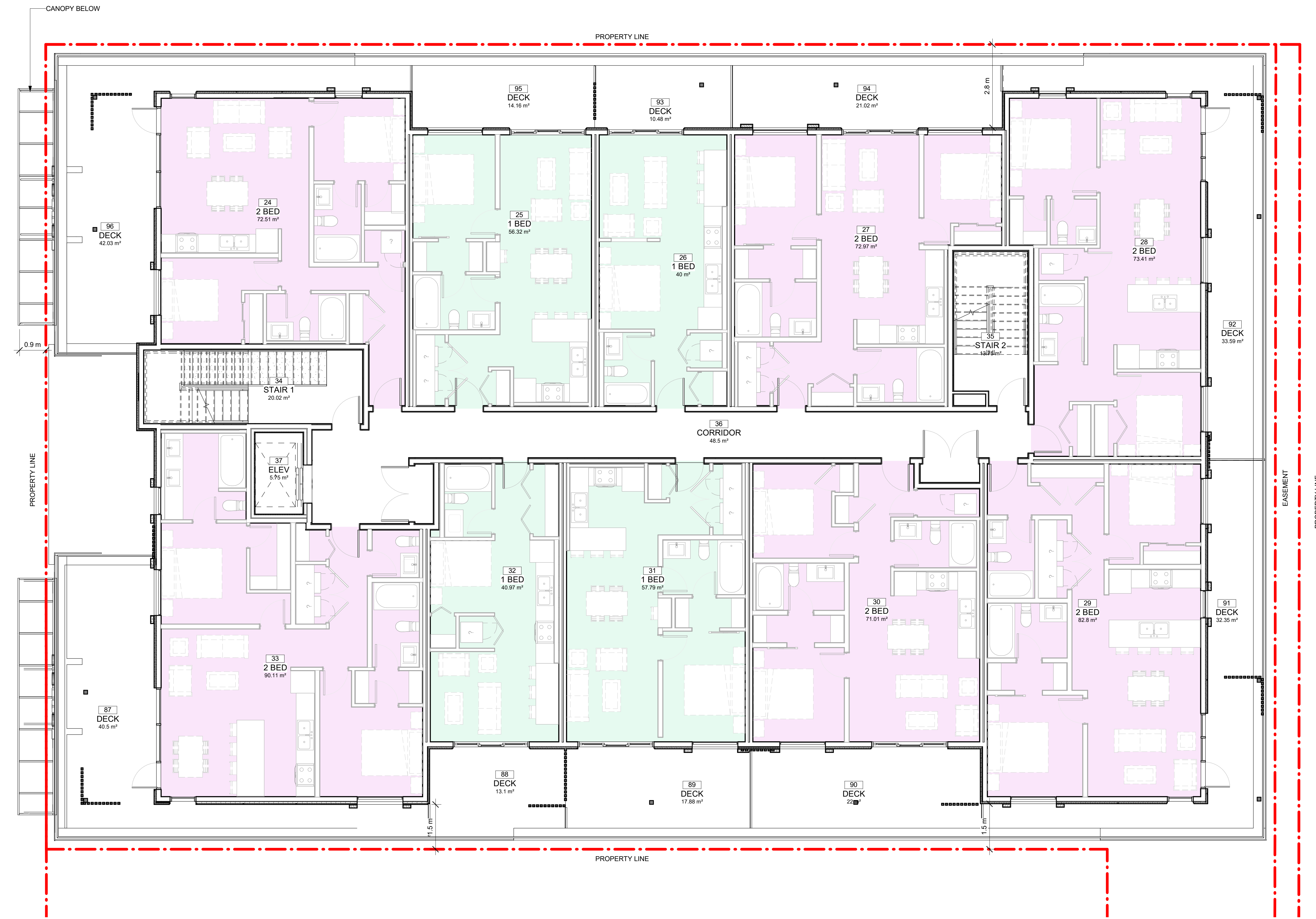
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checked RY

drawing no.

A3.03D

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1 LEVEL 2
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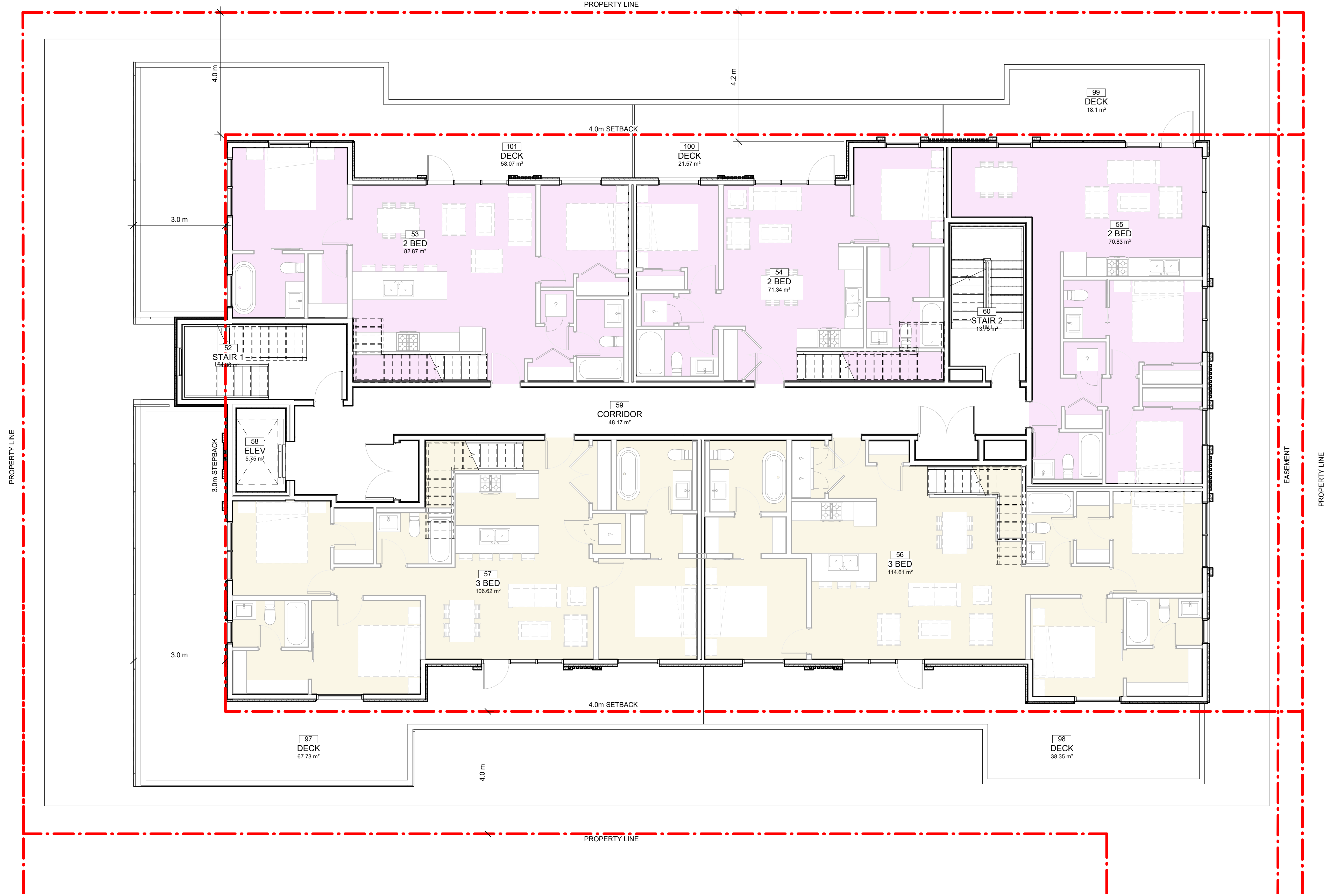


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1 LEVEL 6 (DP)
3/16" = 1'-0"

project title
HWY 33 MXR

project address
340 HWY 33 WEST,
KELOWNA, V1X 1X9, BC,
CANADA

project no. 4234

file no. C:\Users\DH\Documents\HWY 33 MXR_A3.05D.rvt

drawing title
LEVEL 6 FLOOR PLAN

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drawn DH
checked RY

drawing no.

A3.05D

plotted 3/28/24 4:44:46 PM

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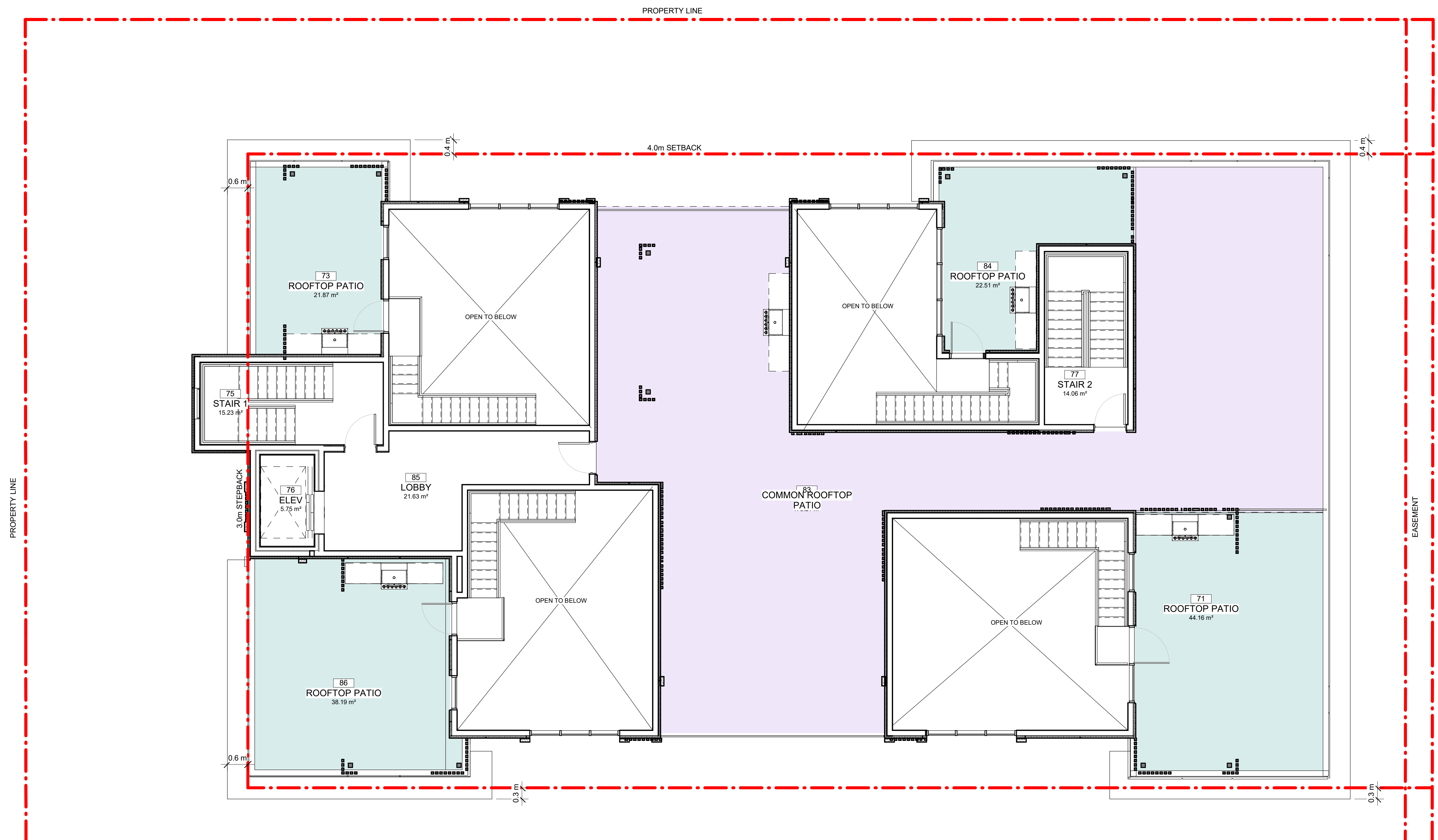


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1 PENTHOUSE PATIOS (DP)
3/16" = 1'-0"

project title
HWY 33 MXR

project address
340 HWY 33 WEST,
KELOWNA, V1X 1X9, BC,
CANADA

project no. 4234

file no. C:\Users\DH\Documents\HWY 33 MXR_A3.06D.rvt

drawing title
ROOFTOP PATIOS

designed DH scale 3/16" = 1'-0"

drawn DH

checked RY

drawing no.

A3.06D

plotted 3/28/24 4:44:49 PM

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 PRODUCT: HARDIE PANEL SIDING C/W REVEAL
 COLOUR & CODE: IRON GREY
 I.D NUMBER: 1.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: JAMES HARDIE
 PRODUCT: HARDIE PANEL SIDING C/W REVEAL
 COLOUR & CODE: ARCTIC WHITE
 I.D NUMBER: 2.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: LUX ARCHITECTURAL PRODUCTS
 PRODUCT: V-GROOVE SIDING
 COLOUR & CODE: FAWN
 I.D NUMBER: 3.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C.
 PRODUCT: ANTIQUE WALL BRICK VENEER
 COLOUR & CODE: OLD LONDON 111
 I.D NUMBER: 4.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: N/A
 PRODUCT: FINISHED EXTERIOR CONCRETE
 COLOUR & CODE: FINISHED CONCRETE
 I.D NUMBER: 5.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: LUX
 PRODUCT: FOLDED WALL
 COLOUR & CODE: FAWN
 I.D NUMBER: 6.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: LUX
 PRODUCT: NEO LUMBER PRIVACY SCREEN
 COLOUR & CODE: FAWN
 I.D NUMBER: 7.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: N/A
 PRODUCT: VINYL WINDOW
 COLOUR & CODE: CLEAR GLASS; BLACK
 I.D NUMBER: 8.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C.
 PRODUCT: ALUMINUM RAILING
 COLOUR & CODE: BLACK
 I.D NUMBER: 9.



SAMPLE FOR COLOUR PURPOSES ONLY

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 I.D NUMBER: 10.



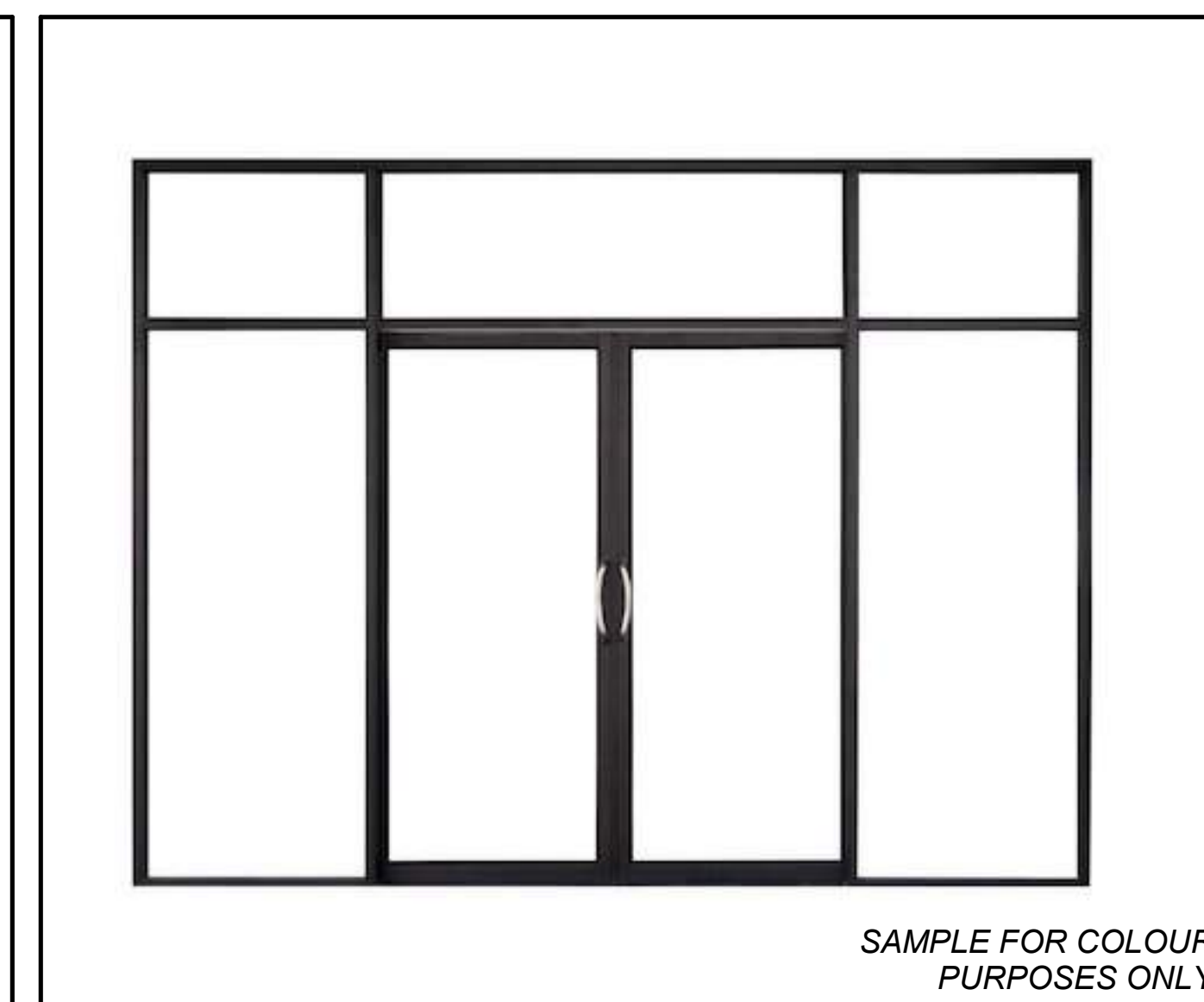
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 PRODUCT: UNIT NUMBER DISTINCTION
 COLOUR & CODE: SILVER - FLOATING MOUNT
 I.D NUMBER: 11.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C.
 PRODUCT: STOREFRONT GLAZING
 COLOUR & CODE: BLACK
 I.D NUMBER: 12.



SAMPLE FOR COLOUR PURPOSES ONLY

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Revisions

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1	2023-11-16	ISSUED FOR REVIEW

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project title
 HWY 33 MXR

project address
 340 HWY 33 WEST,
 KELOWNA, V1X 1X9, BC,
 CANADA

project no. 4234

file no.

drawing title

MATERIALS

designed Designer scale 1:10

drawn Author

checked Checker

drawing no.

A4.00D

plotted 3/28/24 4:44:50 PM



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

1. FIBER CEMENT PANELS, IRON GREY
2. FIBER CEMENT PANELS, ARCTIC WHITE
3. LUX V-GROOVE SIDING, FAWN
4. ANTIQUE WALL BRICK VENEER, OLD LONDON
5. EXTERIOR CONCRETE, FINISHED
6. LUX FOLDED WALL, FAWN
7. LUX NEO LUMBER PRIVACY SCREEN, FAWN
8. WINDOWS, CLEAR VISION GLASS, BLACK FRAME
9. ALUMINUM RAILING, BLACK
10. OVERHEAD GARAGE DOOR
11. UNIT NUMBER DISTINCTION, SILVER
12. STOREFRONT GLAZING, BLACK FRAME

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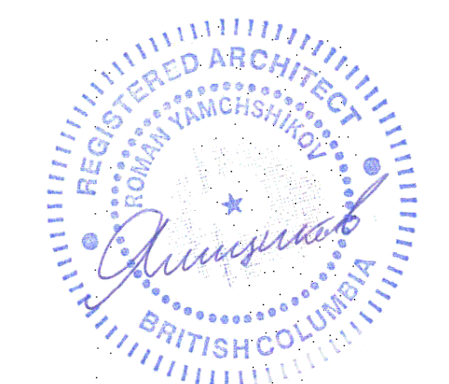
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CANADA

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drawing title
BUILDING ELEVATIONS

designed DH scale As indicated
drawn DH
checked RY

drawing no. **A4.01D**

plotted 3/28/24 4:45:14 PM



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- 1. FIBER CEMENT PANELS, IRON GREY
- 2. FIBER CEMENT PANELS, ARCTIC WHITE
- 3. LUX V-GROOVE SIDING, FAWN
- 4. ANTIQUE WALL BRICK VENEER, OLD LONDON
- 5. EXTERIOR CONCRETE, FINISHED
- 6. LUX FOLDED WALL, FAWN
- 7. LUX NEO LUMBER PRIVACY SCREEN, FAWN
- 8. WINDOWS, CLEAR VISION GLASS, BLACK FRAME
- 9. ALUMINUM RAILING, BLACK
- 10. OVERHEAD GARAGE DOOR
- 11. UNIT NUMBER DISTINCTION, SILVER
- 12. STOREFRONT GLAZING, BLACK FRAME

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BUILDING ELEVATIONS

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drawn DH
checked RY

drawing no. **A4.02D**
dated 3/28/24 4:45:35 PM



RENDERING NUMBER 1 - VIEW FROM DOUGALL



RENDERING NUMBER 2 BUILDING NUMBER - VIEW FROM LANE



RENDERING NUMBER 3 - VIEW FROM HWY 33



RENDERING NUMBER 4 - ROOFTOP VIEW

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drawing title
RENDERINGS

designed Designer scale 1:10

drawn Author

checked Checker

drawing no.

A9.01D

plotted 3/28/24 4:45:36 PM

NEW TOWN ARCHITECTURE + ENGINEERING

HWY 33 MXR - MIXED USE RESIDENTIAL

LANDSCAPE WORKS - ISSUED FOR DEVELOPMENT PERMIT KELOWNA

APRIL 02, 2024

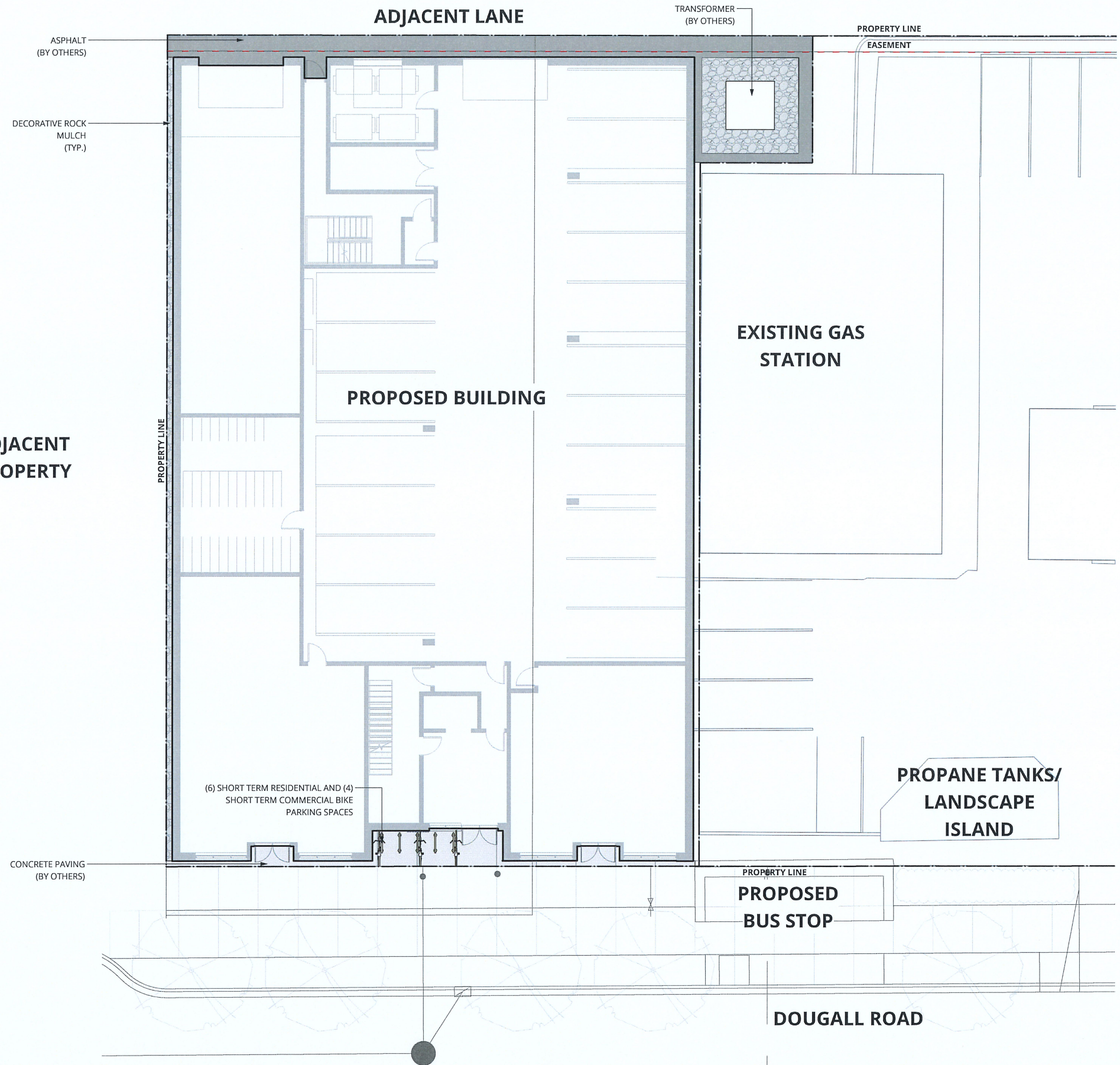
LIST OF DRAWINGS

- LDP 1.1 : LANDSCAPE PLAN - ON SITE - GROUND FLOOR
- LDP 1.2 : LANDSCAPE PLAN - ON SITE - ROOFTOP
- LDP 1.3 : LANDSCAPE PLAN - OFF SITE - GROUND FLOOR
- LDP 2.1 : HYDROZONE PLAN - GROUND FLOOR
- LDP 2.2 : HYDROZONE PLAN - ROOFTOP

ZONING ANALYSIS TABLE

PROJECT NAME: UC4 RUTLAND URBAN CENTRE - HWY 33 MXR

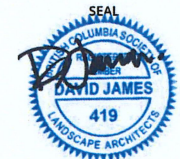
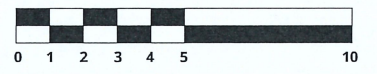
Landscape Bylaw 12375 (Table 7.2)	UC4 Zone ("0" SETBACK)	Proposed	Compliance (Y/N)
Min. tree amount	Landscape sq.m area = 0 Landscape lin. m setback = (N/A)	0	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small: 3cm	N/A	Y
Min. coniferous tree height:	250cm	N/A	Y
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	N/A	Y
Min. growing medium (planted) area	75% of Setback area	N/A	Y
Min. growing medium volumes per tree	0	0	Y
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	N/A	Y
Fence height	2.0m max.	1.8M	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone		Y
Existing tree retention (Y/N)	No		Y
Surface parking lot over 15 stalls (Y/N)	No, parkade structure.		Y
Comments:	Project is in UC4 Zone, with 100% site coverage and (0) setback. No ground level landscape buffer provided.		



- LEGEND:**
- PROPERTY LINE
 - EASEMENT LINE
 - ASPHALT PAVING (BY OTHERS)
 - CONCRETE PAVING (BY OTHERS)
 - DECORATIVE ROCK MULCH

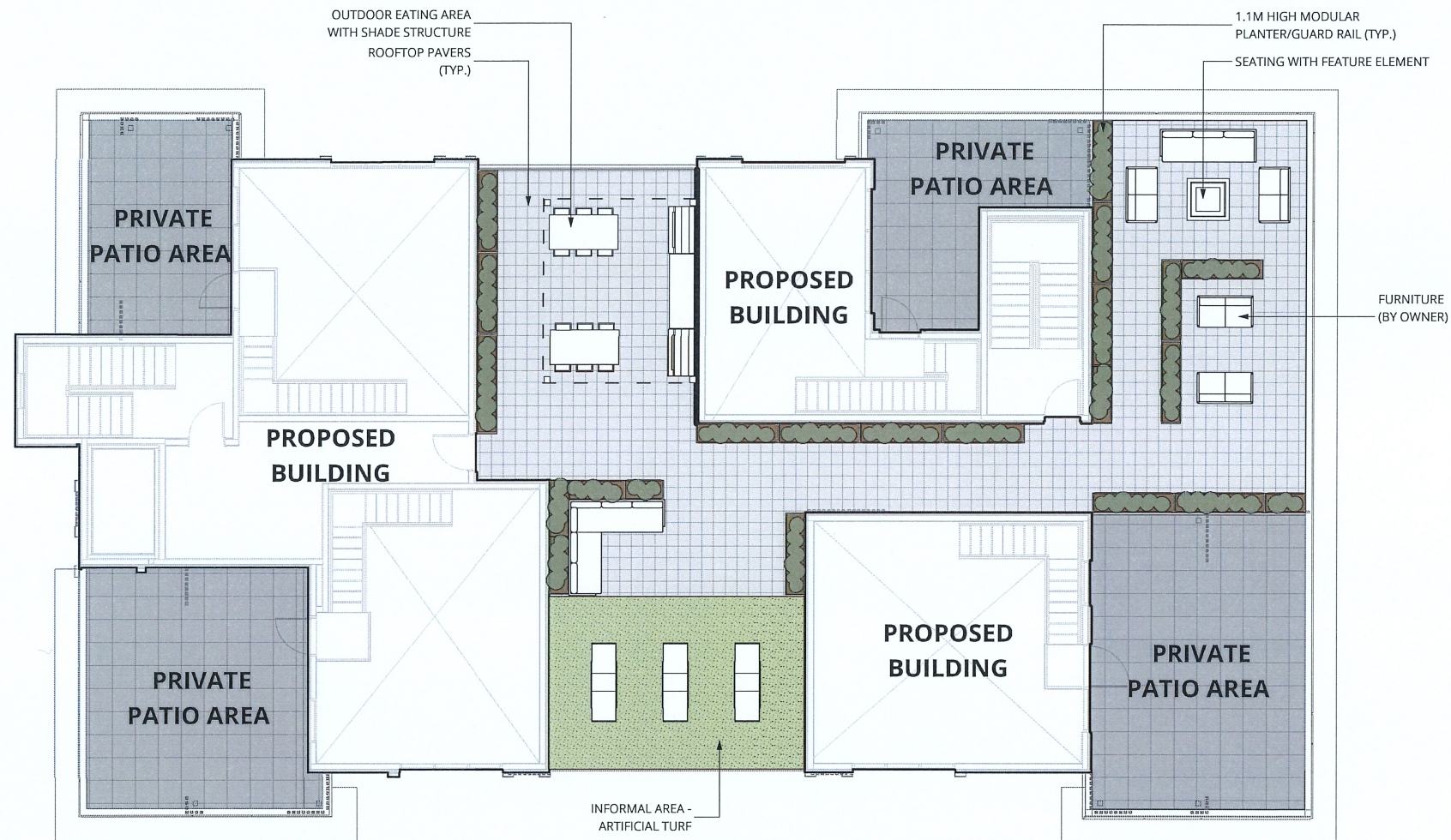


- NOTES:**
1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 3. ALL PLANTING BEDS SHALL RECEIVE 50mm OF DECORATIVE ROCK MULCH UNLESS OTHERWISE NOTED.
 4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 5. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.



0	ISSUED FOR DEVELOPMENT PERMIT	2024-04-02
NO.	DESCRIPTION	DATE

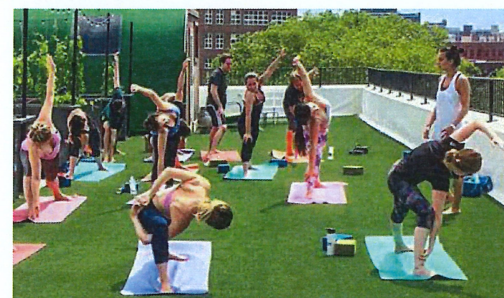
- LEGEND:**
-  ROOFTOP PAVERS
 -  ARTIFICIAL TURF
 -  SHRUB PLANTING



PROPOSED COMMON AMENITY SPACE & SHADE STRUCTURE



PROPOSED ROOFTOP PAVERS



INFORMAL AREA - ARTIFICIAL TURF



PROPOSED MODULAR PLANTERS

PLANT LIST - ON SITE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Shrub			
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	Potted

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NORTH

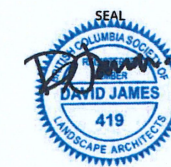


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LANDSCAPE PLAN - ON SITE -
ROOFTOP
LDP 1.2

PROJECT NO.: 23123-10 DATE: 2023-12-12



ADJACENT LANE

PROPERTY LINE
EASEMENT

EXISTING GAS STATION

PROPOSED BUILDING

ADJACENT PROPERTY

PROPERTY LINE

PROPERTY LINE
PROPOSED BUS STOP

DOUGALL ROAD

CONCRETE PAVING (BY OTHERS)

PROPOSED SIDEWALK (BY OTHERS)

SOD PLANTING (TYP.)









ROOTBARRIER (TYP.)

DECORATIVE ROCK MULCH (TYP.)

SHRUB PLANTING (TYP.)

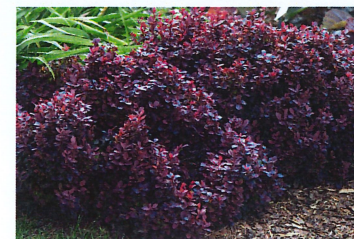
(5) Pyramidal European Hornbeam

LEGEND:

-  PROPOSED TREE
-  PROPERTY LINE
-  EASEMENT LINE
-  CONCRETE PAVING (BY OTHERS)
-  DECORATIVE ROCK MULCH
-  SHRUB PLANTING
-  SOD PLANTING
-  ROOT BARRIER



PROPOSED STREET TREE



PROPOSED SHRUB

BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Tree <i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	6cm Cal	B&B
Shrub <i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	#02	Potted

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NORTH



SCALE: 1:100

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LANDSCAPE PLAN - OFF SITE -
GROUND FLOOR
LDP 1.3

PROJECT NO.: 23123-10 DATE: 2023-12-12

ADJACENT LANE

PROPERTY LINE
EASEMENT

EXISTING GAS
STATION

PROPOSED BUILDING

PROPANE TANKS/
LANDSCAPE
ISLAND

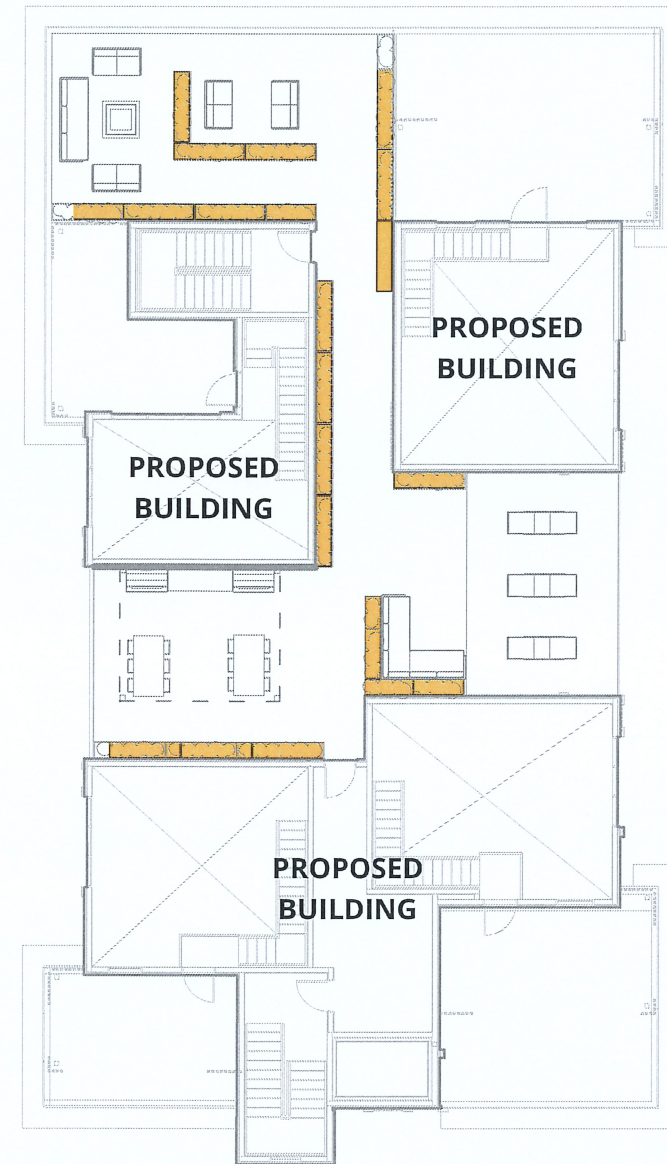
PROPOSED
BUS STOP

DOUGALL ROAD

GROUND FLOOR

LEGEND:

- MEDIUM WATER REQUIREMENTS
- HIGH WATER REQUIREMENTS



ROOFTOP

