



November 14, 2023

City of Kelowna

**Urban Planning Department**

1435 Water Street, Kelowna BC

V1Y 1J4

Rezoning, Development Permit, and Development Variance Permit Application for MF2 –  
Townhouse Housing at 595 McWilliams & 673 Hollywood, Kelowna BC

## **Introduction**

Dear Planning Staff,

The purpose of this application is to secure a Form and Character Development Permit, Development Variance Permit, and to Rezone the subject properties from RU1 – Large Lot Housing and RU4 – Duplex Housing to MF2 – Townhouse Housing. The goal for this site is to utilize Zoning Bylaw 12375 and OCP 12300 – Townhouse Guidelines to create a 14-unit townhouse project which is safe, livable, accessible, and creates a sense of community for all new and existing residents of the Hollywood Road neighbourhood. Both properties will be consolidated as part of this application.

## **Official Community Plan Objectives**

In addition to many of the specific Form and Character Guidelines from Sections 3.1.1 – 3.1.6, the project meets the following “Key Guidelines” for townhouse projects in the 2040 OCP:

*3.0.1 a – Orient building entries, windows, patios, and balconies to face the fronting street, with the primary entry clearly visible and directly accessible from the sidewalk (see 3.1.1).*

*3.0.1 b – Provide usable outdoor amenity spaces and generous and well-designed landscaped areas that offer privacy, screening, and attractive interfaces with streets and open spaces (see 3.1.4).*

*3.0.1 c – Use building articulation, scaling, and setbacks to define individual units or intervals and to contribute to a consistent frontage pattern, pedestrian scale and rhythm along the fronting street (see 3.1.2 and 3.1.6).*

*3.0.1 d – Locate and design buildings to maximize access to sunlight, increase privacy, and reinforce neighbourhood character (see 3.1.4 and 3.1.6).*

In addition, this proposal conforms to the 2040 OCP – Future Land Use guidance of Core Area – Neighbourhood, as ground-oriented multi-unit residential is a supported use. The following pillars are met:

1. Stop planning new suburban neighbourhoods.  
Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Target growth along transit corridors.  
Although the subject property is not located on a Transit Supportive Corridor, Hollywood Road is identified as a Major Arterial. It is anticipated that the future growth along Hollywood Road will be higher density as the Rutland Urban Centre is located less than 150.0m from the subject property. The proposed development will provide a comfortable transition from the existing single-family or two-dwelling housing scale to the Urban Centre scale of density.
3. Promote more housing diversity.  
Townhouse housing allows for diverse housing options within the Core Area of Kelowna. Many tenants or property owners are searching for “missing middle” housing which provides appropriate parking, ground-oriented outdoor space, and multiple bedrooms for growing families.
4. Protect and restore our environment.  
As shown in the Tree Inventory Report, multiple trees will be removed as part of this application. However, many of the trees are in poor condition and should be removed for safety. A replacement of 17 on-site trees and 6 trees in the City boulevard will be planted, for a total of 26 trees (3 existing). In addition to trees; an abundance of turf, shrubs, perennials, and existing hedges will be distributed throughout the site.
5. Prioritize sustainable transportation and shared mobility.  
The subject property is located less than 150.0m from Leathead Road. Therefore, residents of the subject property have the opportunity to access bike corridors or public transit within 150.0m of their doorstep.

## Site Layout

As shown on the attached drawing set, the proposed units are separated into 3 buildings. Units 1 – 7 are fronting Hollywood Road, units 8 – 10 are fronting McWilliams Road, and units 11 – 14 are adjacent to Jocelyn Lane. A drive aisle provides access to all units fronting Hollywood Road and McWilliams Road, and the remaining units are accessed directly from Jocelyn Lane. Both buildings are 3 storeys with a height of 9.79m to the mid-point of the roof. The proposal conforms to all setbacks and regulations under the MF2 zone, and private parking for vehicles and bikes is located in a garage for each unit. Since Hollywood Road will be classified as the front yard, no variance will be required for the south setback. All units have 2 parking stalls provided in their garage. One stall will be small sized, and the second stall will be regular sized with obstructions accommodated.

Parking requirements are met as part of this application with 28 parking stalls plus 2 visitor stalls. The required bicycle parking for visitors will be located south of the visitor (vehicle) parking, within the common amenity space. The front yard setback has been reduced from 3.0m to 2.0m as the first-floor requirements have been met as outlined on the attached Zoning Bylaw Table.

## Design Details

The form and character of the proposed buildings take inspiration from a contemporary design form, which incorporates quality materials and building articulation to create architectural interest in the neighbourhood. The proposed exterior of the building will be finished with horizontal lap siding in the colour “haven.” Hardie panel is also provided in a “pearl gray” colour. To accent the primary colours, brick will be provided in a “carbon” colour, and the soffits, guardrails, and window frames will be finished in “black.”



Figure 1 – 3D model of proposed building adjacent to Hollywood & McWilliams frontages

## Landscaping and Amenity Space

As shown on the landscape plan and proposed drawing set, the site is designed with a variety of decorative shrubs, grass plantings, turf, and programmed outdoor common space. 26 trees will be planted to meet landscape bylaws and to improve environmental, social, and visual conditions on the site. All units have 13.7m<sup>2</sup> of private open space which is provided in the form of balconies and patios. The total common and private amenity space is 314.8m<sup>2</sup>.

Common amenity space is located in between all 3 buildings and is programmed with a bench, trees, a pathway, various plantings, and a balancing beam for children. The proposed common space allows for residents of the proposed development to gather and socialize in a positive and semi-private environment. Bike parking is also located within this space, which is strategically placed in an area with pedestrian traffic to promote CPTED principles.



Figure 2 – Common amenity space located on the subject property

Landscaping adjacent to Hollywood Road, McWilliams Road, and Jocelyn Lane provides a “softening” effect between the public road Right-of Way and all units, allowing for a friendly transition from public, to semi-private, to private. The intention is to create a pedestrian-oriented site that is dynamic with regards to residents and their relationship to the street.

## Conclusion

The intention of this proposal is to create a townhouse development in an upcoming area of Kelowna which is very walkable, bikeable, and has access to nearby amenities. The property is close to parks such as Ben Lee and Rutland Centennial. This proposal is anticipated to provide missing-middle housing at a time where the local housing market has been identified as unaffordable and short of supply. The façade will set a new standard for urban design while easily integrating into the existing form of the neighbourhood. We look forward to hearing your comments and feedback on the project.

Regards,

Urban Options Planning Corp.  
by it's Authorized Signatory; Birte Decloux, RPP MCIP

# WILLOW RIDGE TOWNHOMES

673 HOLLYWOOD RD N and 595 McWILLIAMS RD



## PROJECT INFORMATION

LEGAL DISCRPTION: PLAN KAP29836 LOT 24 DISTRICT LOT 143  
PLAN KAP50019 LOT A SEC. 26 TWP 26  
CIVIC ADDRESS: 673 HOLLYWOOD ROAD & 595 McWILLIAMS ROAD  
KELOWNA, BC V1X 5Z2  
CURRENT ZONING: RU4 - DUPLEX HOUSING  
PROPOSED ZONING: MF2 - TOWNHOUSE HOUSING  
FUTURE LAND USE: C-NHD CORE AREA NEIGHBOURHOOD

## OWNER INFORMATION

META VENTURES  
3073 BUTTERNUT ST  
COQUITLAM, BC V1C 3M7  
PH 250.535.0915

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COBY SARAN  
cobysaran7@hotmail.com

## CONSULTANT INFORMATION

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PH 250.979.1221

CONTACT: JO KREBS  
JKrebs@ctqconsultants.ca

SURVEY  
**ALLTERRA LAND SURVEYING LTD**  
1315 St PAUL ST  
KELOWNA, BC  
PH 250.762.0122

CONTACT: MARK CAHILL

## DRAWING LIST

### ARCHITECTURAL DRAWING INDEX

A0	COVER SHEET
A1	PROJECT INFO
A2	SITE PHOTOS
A3	SURVEY
A4	SITE PLAN
A5	BUILDING 1, 2, 3 MAIN FLOOR PLANS
A6	BUILDING 1, 2, 3 SECOND FLOOR PLANS
A7	BUILDING 1, 2, 3 THIRD FLOOR PLANS
A8	BUILDING 1 ELEVATIONS
A9	BUILDING 2 AND 3 ELEVATIONS
A10	BUILDING TYPICAL SECTIONS A AND B
A11	MATERIALS BOARD

### LANDSCAPE DRAWING INDEX

LDP1	COVER SHEET
LDP2	LANDSCAPE PLAN - ON SITE
LDP3	LANDSCAPE PLAN - OFF SITE
LDP4	LANDSCAPE PLAN - WATER CONSERVATION
LDP5	LANDSCAPE DETAILS

# MF2 - TOWNHOUSE ZONING INFORMATION

CITY OF KELOWNA ZONING BYLAW NO. 12375

SITE AREA	MINIMUM		PROPOSED	
	METRIC	IMPERIAL	METRIC	IMPERIAL
	900.00m <sup>2</sup>	9687.5ft <sup>2</sup>	± 2281.34m <sup>2</sup>	± 24556.16ft <sup>2</sup>
SITE WIDTH	20.0m	65.6ft	± 45.11m	± 148.00 ft
SITE DEPTH	30.0m	98.4ft	± 50.67m	± 166.24 ft

SITE COVERAGE	MAXIMUM	PROPOSED	MAXIMUM		PROPOSED	
			METRIC	IMPERIAL	METRIC	IMPERIAL
BUILDING 1 ONLY	55.0%	± 43.2%	1254.7m <sup>2</sup>	13505.9ft <sup>2</sup>	± 496.02m <sup>2</sup>	± 5339.14ft <sup>2</sup>
BUILDING 2 ONLY					± 279.61m <sup>2</sup>	± 3009.70ft <sup>2</sup>
BUILDING 3 ONLY					± 209.81m <sup>2</sup>	± 2258.35ft <sup>2</sup>
IMPERMEABLE SURFACES					± 703.74m <sup>2</sup>	± 7574.97ft <sup>2</sup>
TOTAL	80.0%	± 74.0%	1825.1m <sup>2</sup>	19644.9ft <sup>2</sup>	± 1689.18m <sup>2</sup>	± 12914.11ft <sup>2</sup>

## DEVELOPMENT INFORMATION

BUILDING NET FLOOR AREAS IMPERIAL	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	NUMBER OF DWELLING UNITS
BUILDING 1	± 1514.0ft <sup>2</sup>	± 3962.9ft <sup>2</sup>	± 4647.1ft <sup>2</sup>	± 10124.0ft <sup>2</sup>	7
BUILDING 2	± 992.5ft <sup>2</sup>	± 2264.5ft <sup>2</sup>	± 2655.5ft <sup>2</sup>	± 5912.5ft <sup>2</sup>	4
BUILDING 3	± 744.4ft <sup>2</sup>	± 1698.4ft <sup>2</sup>	± 1991.6ft <sup>2</sup>	± 4434.4ft <sup>2</sup>	3
TOTAL NET FLOOR AREA	± 3250.9ft <sup>2</sup>	± 7925.7ft <sup>2</sup>	± 9294.2ft <sup>2</sup>	± 20470.9ft <sup>2</sup>	14

NET FLOOR AREAS CALCULATED AS PERSCRIBED BY THE CITY OF KELOWNA ZONING BYLAW NO. 12375 SECTION 5.3

FLOOR AREA RATIO	MAXIMUM	PROPOSED	PRIVATE AMENITY SPACE	MINIMUM	PROPOSED
FAR	1.00	± 0.834	NORTH UNIT TYP.	25.00m <sup>2</sup>	± 0.00m <sup>2</sup>
NET FLOOR AREA	24556.16ft <sup>2</sup>	± 20470.9ft <sup>2</sup>	SOUTH UNIT TYP.	25.00m <sup>2</sup>	± 0.00m <sup>2</sup>

GROSS FLOOR AREA PER UNIT	UNITS 1-14	
	METRIC	IMPERIAL
ANSI Z765-2003		
MAIN FLOOR	± 31.73m <sup>2</sup>	± 341.53ft <sup>2</sup>
SECOND FLOOR	± 62.54m <sup>2</sup>	± 673.18ft <sup>2</sup>
THIRD FLOOR	± 69.80m <sup>2</sup>	± 751.32ft <sup>2</sup>
TOTAL GFA/UNIT	± 164.07m <sup>2</sup>	± 1766.03ft <sup>2</sup>

BUILDING HEIGHT	MAXIMUM		PROPOSED		STOREYS	
	METRIC	IMPERIAL	METRIC	IMPERIAL	MAXIMUM	PROPOSED
AVG. GRADE TO MID-POINT OF ROOF	11.0m	36.1ft	± 9.79m	± 32.12 ft	3	3

BUILDING SETBACKS (FROM PL)	REQUIRED		PROPOSED	
	METRIC	IMPERIAL	METRIC	IMPERIAL
FRONT (NORTH - MCWILLIAMS ROAD)	2.0m	6.6ft	± 2.10m	± 6.89 ft
SIDE (EAST - JOSSELYN LANE)	1.2m	3.9ft	± 1.20m	± 3.94 ft
REAR (SOUTH)	4.5m	14.8ft	± 3.05m	± 10.01 ft
FLANKING SIDE (WEST - HOLLYWOOD ROAD N)	3.0m	9.8ft	± 3.68m	± 12.07 ft

PARKING STALLS	MIN. REQ.	MAX. REQ.	PROPOSED
	RESIDENT PARKING	22.4	35.0
MIN 1.6 STALLS/UNIT, MAX. 2.5 STALLS/UNIT			
VISITOR PARKING	2.0	2.8	2
MIN. 0.14 STALLS/UNIT, MAX. 0.2 STALLS/UNIT			
SMALL CAR PARKING STALLS	ALLOWED	PROPOSED	
	14	14	

BICYCLE PARKING - SHORT TERM	MIN.	CALCULATED	PROPOSED
NUMBER OF STALLS	4	2.8	4

4.0 STALLS OR 1 STALL PER 5 UNITS (WHICHEVER IS GREATER)

BICYCLE PARKING - LONG TERM	MIN.	CALCULATED	PROPOSED

ALLOWED FOR IN PRIVATE GARAGES OF TOWNHOMES



CONTEXT SITE PLAN



SITE AERIAL VIEW



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WILLOW RIDGE TOWNHOMES  
595 MCWILLIAMS RD  
& 673 HOLLYWOOD RD N  
KELOWNA, BC V1X 5Z2  
LOT 24 PLAN KAP29836  
& LOT A PLAN KAP50019

PROJECT INFO  
DATE: 15/11/2023

SCALE: N/A  
ISSUED FOR: ISSUED FOR REZONING  
SHEET: A1



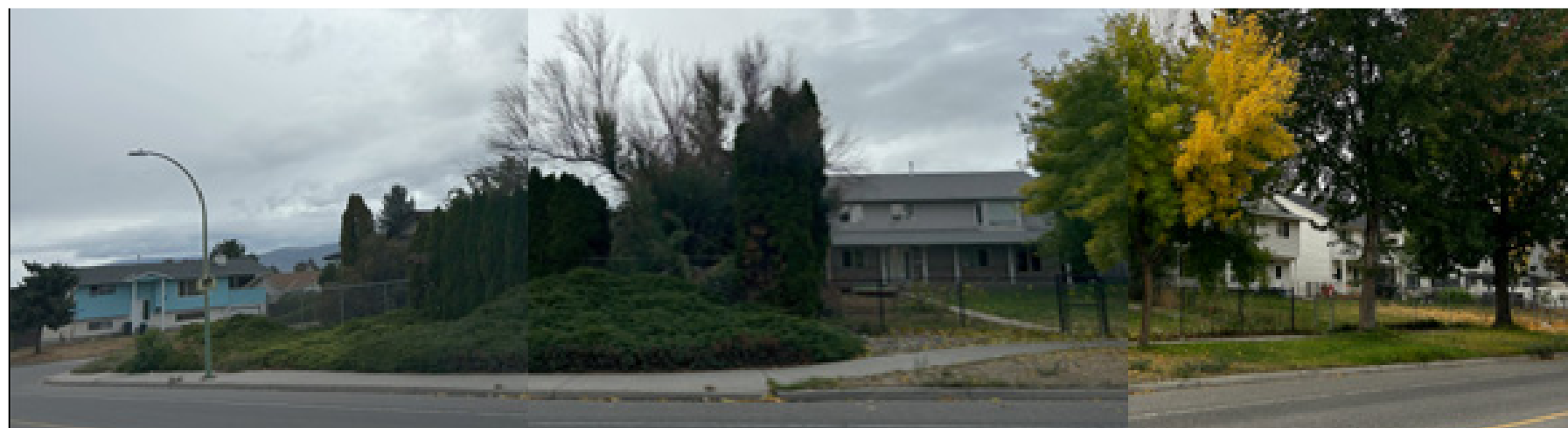
NORTH - 595 McWILLIAMS RD



EAST - JOSSELYN LANE

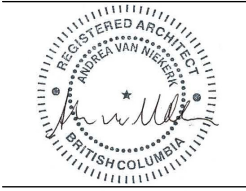


SOUTH EAST AND SOUTH WEST



WEST - 673 HOLLYWOOD RD N

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**WILLOW RIDGE TOWNHOMES**

595 McWILLIAMS RD  
& 673 HOLLYWOOD RD N  
KELOWNA, BC V1X 5Z2  
LOT 24 PLAN KAP29836  
& LOT A PLAN KAP50019

**SITE PHOTOS**

DATE: 15/11/2023

SCALE: NTS

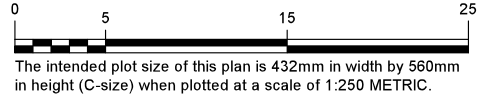
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SHEET: A2

# TOPOGRAPHIC SITE PLAN OF:

- LOT 24, DL 143, ODYD, PLAN 29836.

- LOT A, SEC 26, TP 26, ODYD, PLAN KAP50019.



LOT 24 PID: 004-144-023  
 LOT A PID: 018-307-132  
 LOT 24 CIVIC ADDRESS: 595 McWILLIAMS ROAD  
 LOT A CIVIC ADDRESS: 673 HOLLYWOOD ROAD NORTH  
 CLIENT: META VENTURES LTD. /  
 URBAN OPTIONS PLANNING CORP

## LEGEND

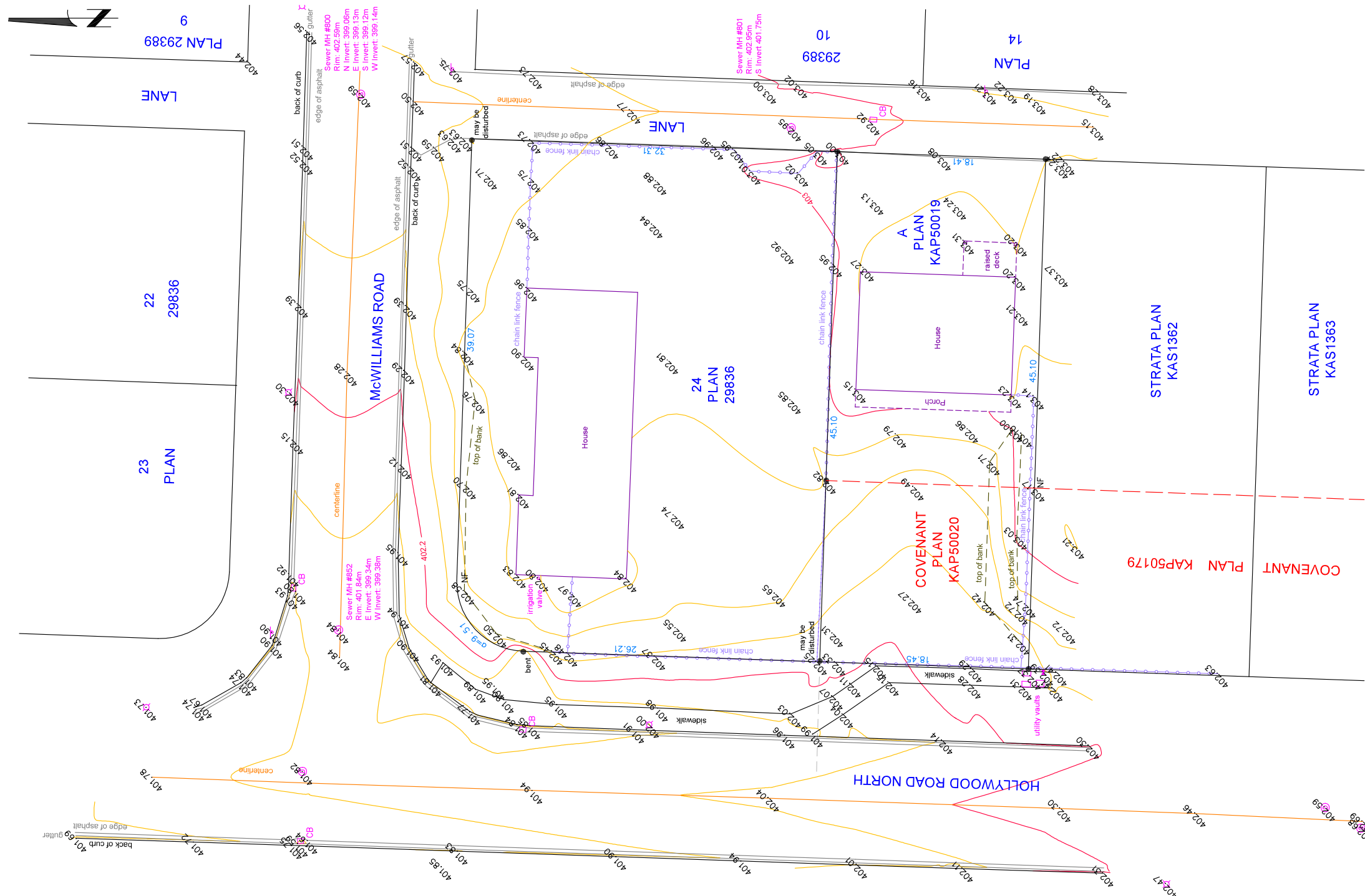
- +FH Denotes fire hydrant
- ⊙ Denotes sanitary manhole
- ⊕ Denotes storm drain manhole
- ⊕ Denotes water valve
- CB Denotes catch basin
- ⊕ Denotes lamp standard
- ⊕ Denotes sign
- Denotes Iron Post found
- NF Denotes Iron Post searched but Not Found
- Denotes chain link fence
- Denotes grade break at top/bottom of banks

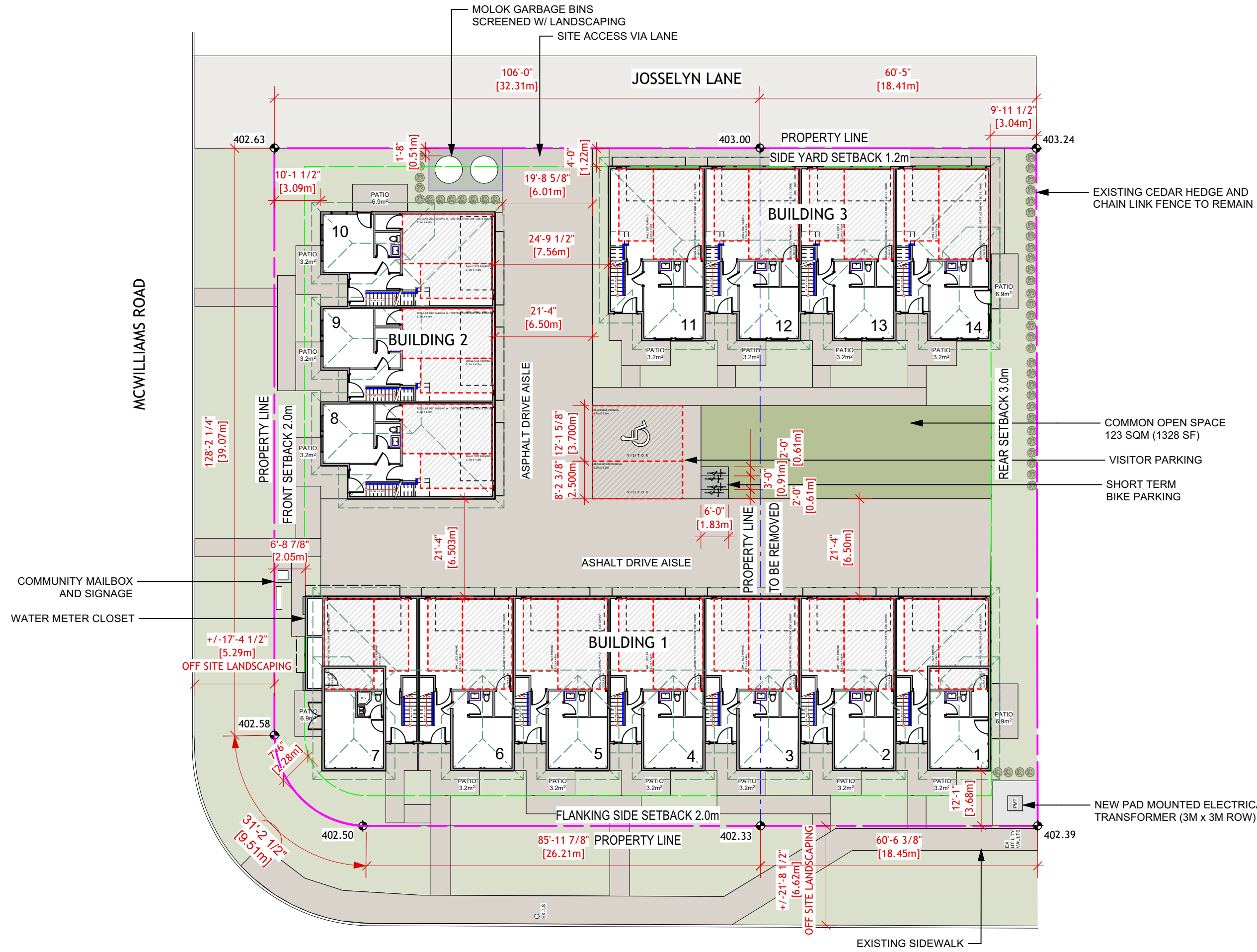
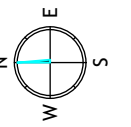
## NOTES:

- The survey represented by this plan was conducted on November 25, 2022.
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD28BC).
- Contour interval is 0.2m

Lot 24, Plan 29836 is subject to charges on Title:  
 - Statutory Building Scheme P15996.

Lot A, Plan KAP50019 is subject to charges on Title:  
 - Covenant KG67924.



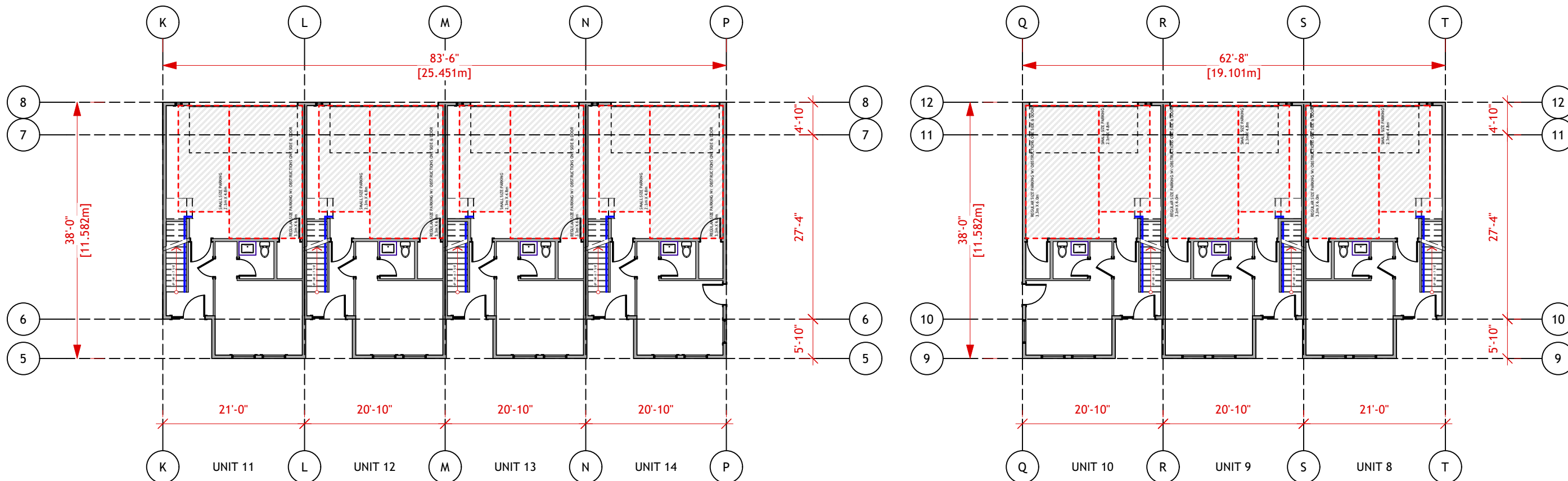
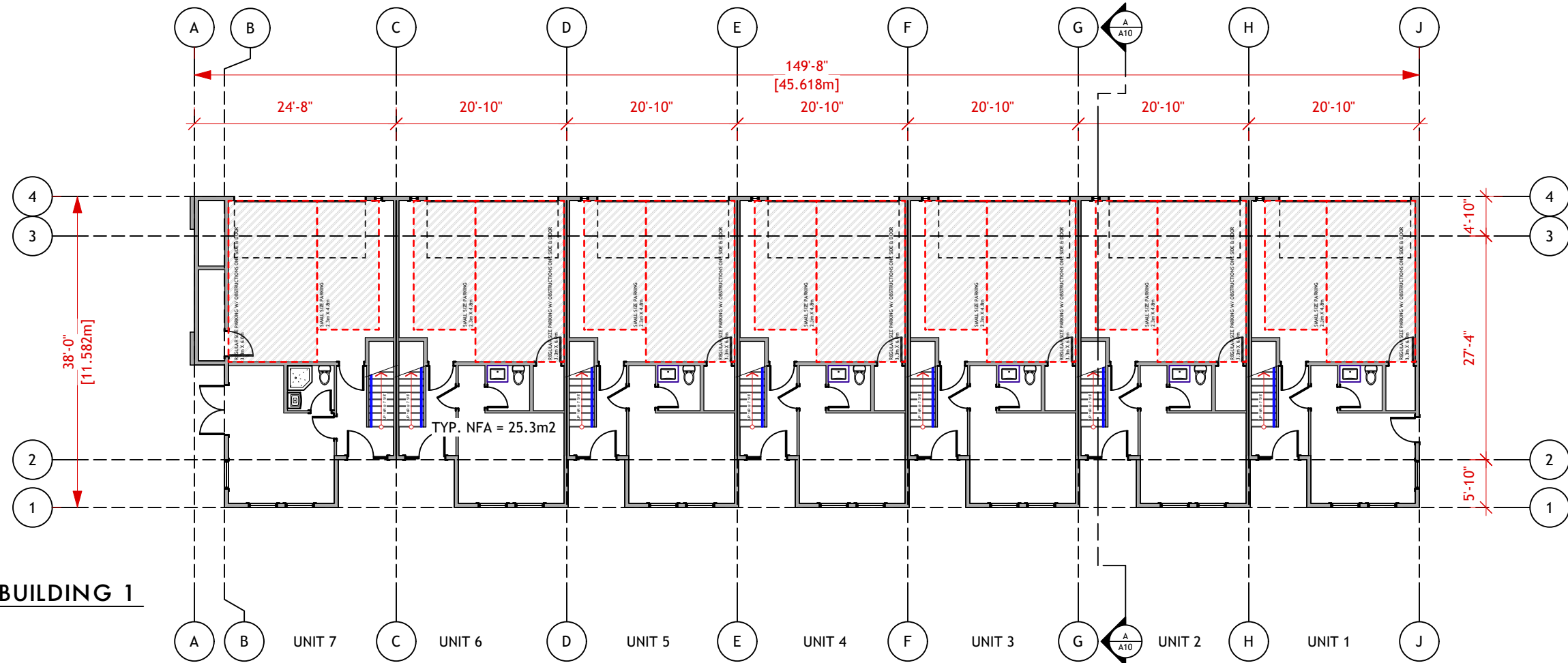
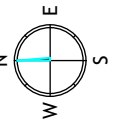


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 andrea@axoarchitecture.ca



**WILLOW RIDGE TOWNHOMES**  
 595 MCWILLIAMS RD  
 & 673 HOLLYWOOD RD N  
 KELOWNA, BC V1X 5Z2  
 LOT 24 PLAN KAP29836  
 & LOT A PLAN KAP50019

**SITE PLAN**  
 DATE: 15/11/2023  
 SCALE: 1:250  
 ISSUED FOR: ISSUED FOR REZONING  
 SHEET: A4



**2 BUILDING 3**  
A4

**3 BUILDING 2**  
A4

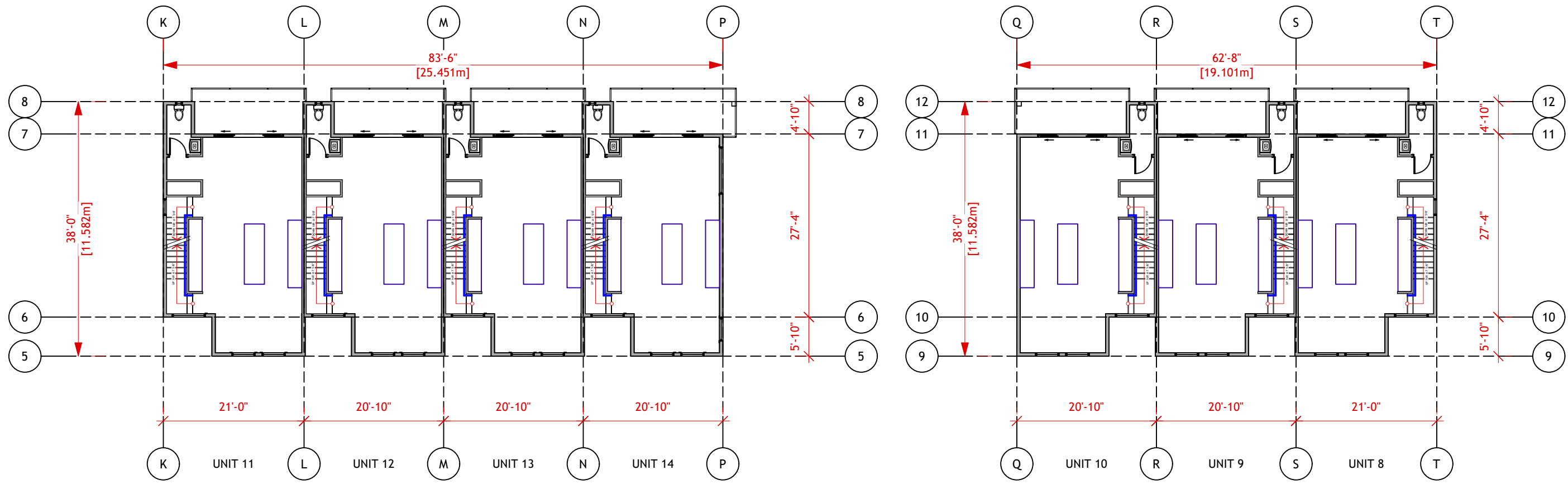
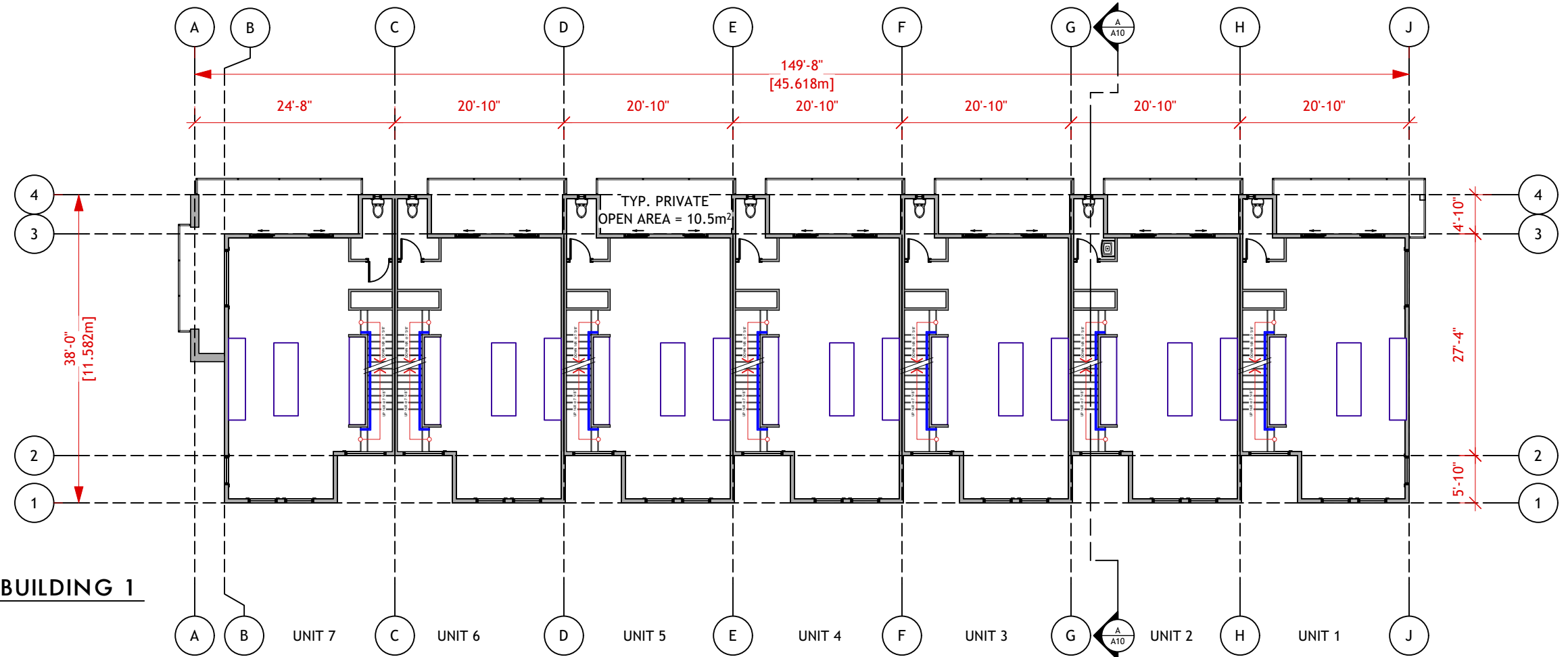
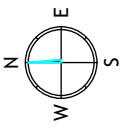
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LOT 24 PLAN KAP29836  
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**BUILDING 1, 2, 3  
MAIN FLOOR PLANS**  
DATE: 15/11/2023

SCALE: 1/16" = 1'-0"  
ISSUED FOR: ISSUED FOR REZONING  
SHEET: A5



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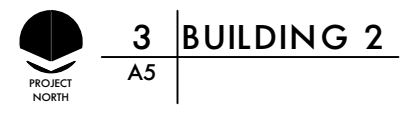
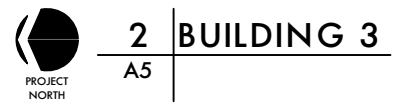


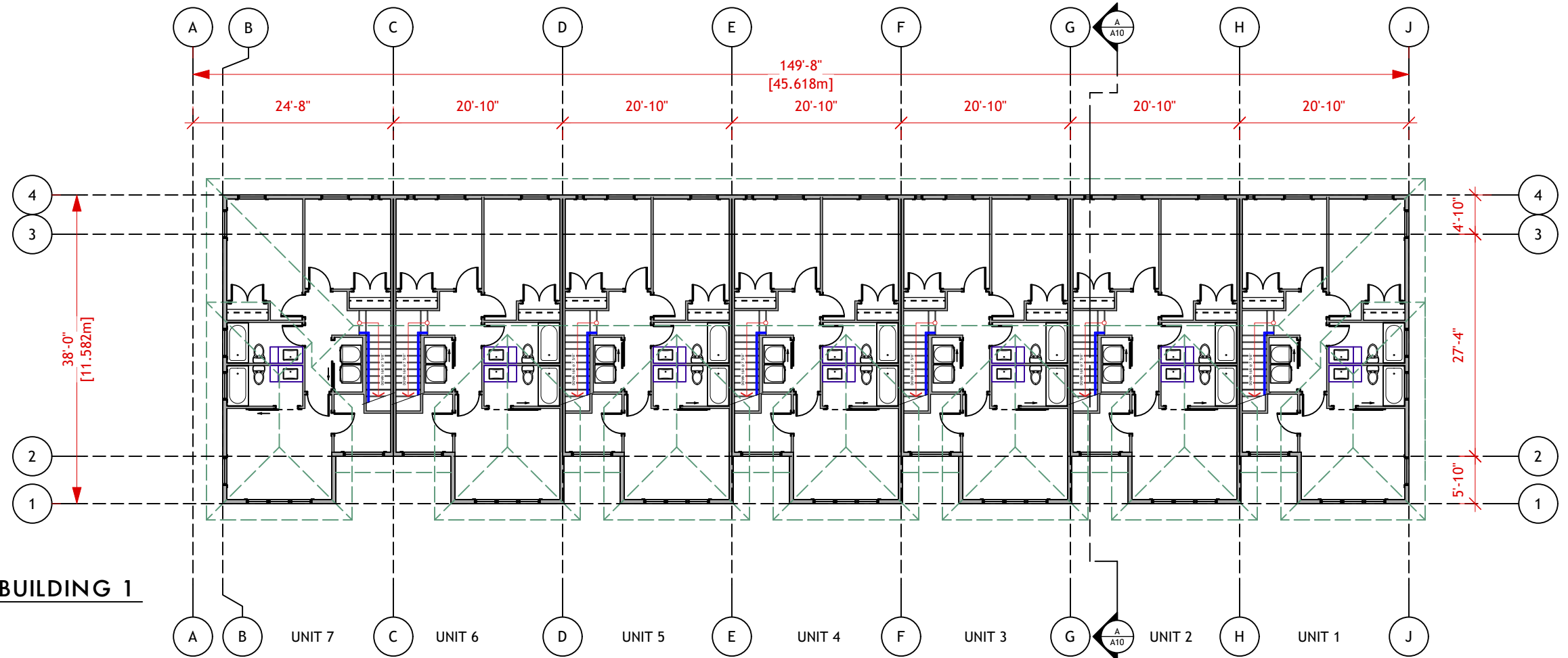
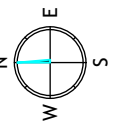
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KELOWNA, BC V1X 5Z2  
LOT 24 PLAN KAP29836  
& LOT A PLAN KAP50019

**BUILDING 1, 2, 3**  
**SECOND FLOOR PLANS**

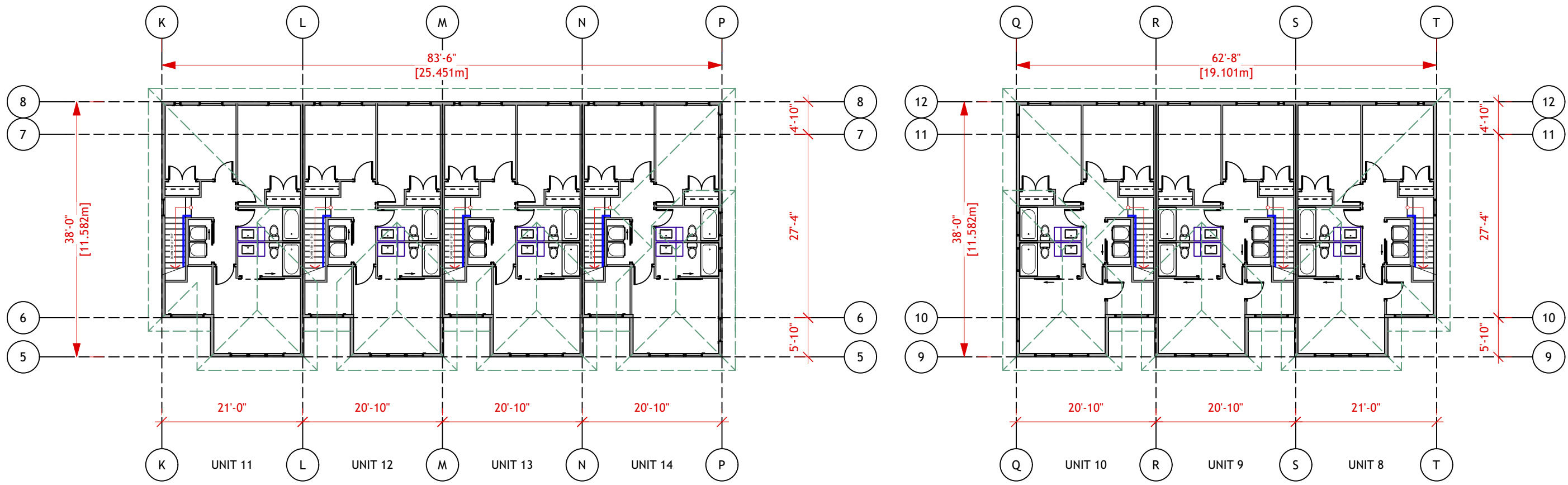
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SHEET: A6





**1 BUILDING 1**  
A6



**3 BUILDING 2**  
A6

**2 BUILDING 3**  
A6

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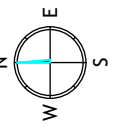


**WILLOW RIDGE TOWNHOMES**  
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LOT 24 PLAN KAP29836  
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**BUILDING 1, 2, 3  
THIRD FLOOR PLANS**

DATE: 15/11/2023

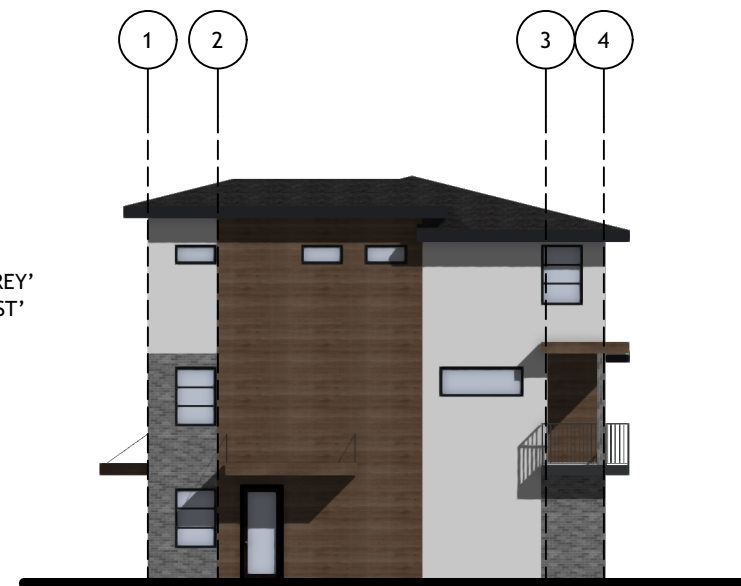
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SHEET: A7



**BUILDING 1 WEST ELEVATION**



**BUILDING 1 NORTH ELEVATION**



**BUILDING 1 SOUTH ELEVATION**

1. BRICK - CULTURED STONE Handmade Brick 'CARBON'
2. HARDIE PANEL SMOOTH 'PEARL GRAY' W/ EASY TRIM
3. SHINGLES - IKO CAMBRIDGE ARCHITECTURAL 'CHARCOAL GREY'
4. HORIZONTAL LAP SIDING - TrueGrain HARDIEPLANK 'HARVEST'
5. ALUMINUM PICKET RAILING - BLACK
6. ALUMINUM SOFFIT - BLACK
7. VINYL WINDOW FRAMES - BLACK EXTERIOR
8. ALUMINUM LOUVRED CANOPY - BLACK

\*OR EQUIVALENT APPEARANCE



**BUILDING 1 EAST ELEVATION**

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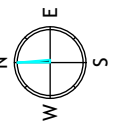
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**BUILDING 1 ELEVATIONS**

DATE: 15/11/2023

SCALE: 1/16" = 1'-0"

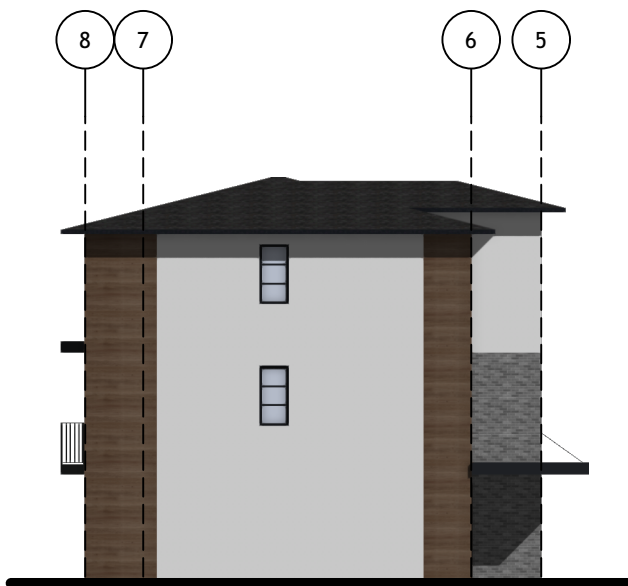
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SHEET: A8



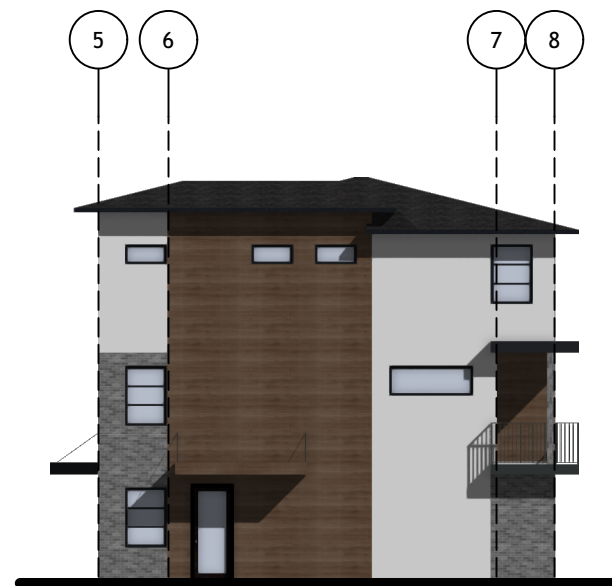
**BUILDING 3 WEST ELEVATION**



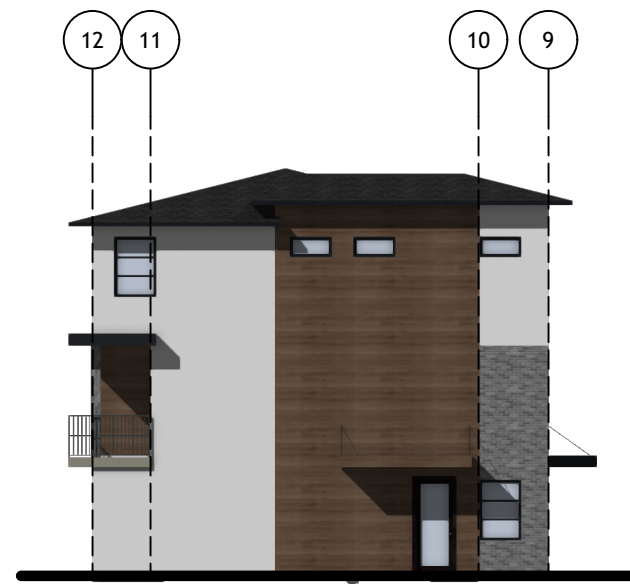
**BUILDING 2 NORTH ELEVATION**



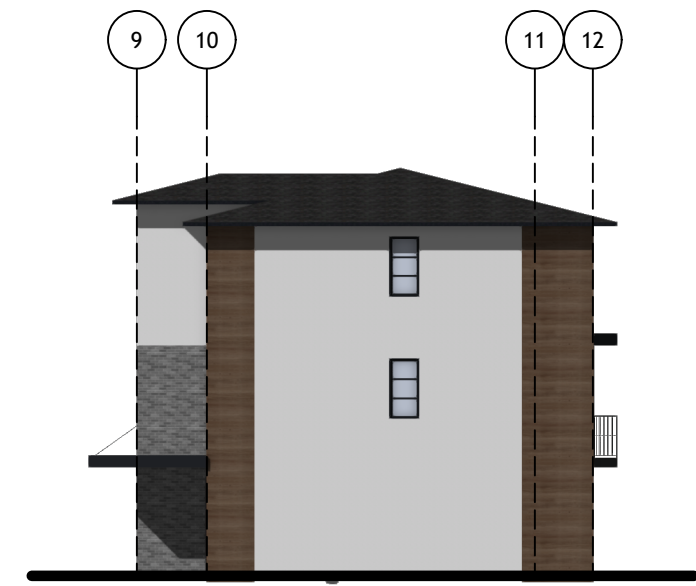
**BUILDING 3 NORTH ELEVATION**



**BUILDING 3 SOUTH ELEVATION**



**BUILDING 2 EAST ELEVATION**



**BUILDING 2 WEST ELEVATION**



**BUILDING 3 EAST ELEVATION**



**BUILDING 2 SOUTH ELEVATION**

1. BRICK - CULTURED STONE Handmade Brick 'CARBON'
2. HARDIE PANEL SMOOTH 'PEARL GRAY' W/ EASY TRIM
3. SHINGLES - IKO CAMBRIDGE ARCHITECTURAL 'CHARCOAL GREY'
4. HORIZONTAL LAP SIDING - TrueGrain HARDIEPLANK 'HARVEST'
5. ALUMINUM PICKET RAILING - BLACK
6. ALUMINUM SOFFIT - BLACK
7. VINYL WINDOW FRAMES - BLACK EXTERIOR
8. ALUMINUM LOUVRED CANOPY - BLACK

\*OR EQUIVALENT APPEARANCE

**AXOArchitecture**  
250-469-3190  
andrea@axoarchitecture.ca



**WILLOW RIDGE TOWNHOMES**

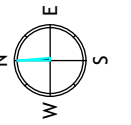
595 MCWILLIAMS RD  
& 673 HOLLYWOOD RD N  
KELOWNA, BC V1X 5Z2  
LOT 24 PLAN KAP29836  
& LOT A PLAN KAP50019

**BUILDING 2 AND 3 ELEVATIONS**

DATE: 15/11/2023

SCALE: 1/16" = 1'-0"

ISSUED FOR: ISSUED FOR REZONING  
SHEET: A9



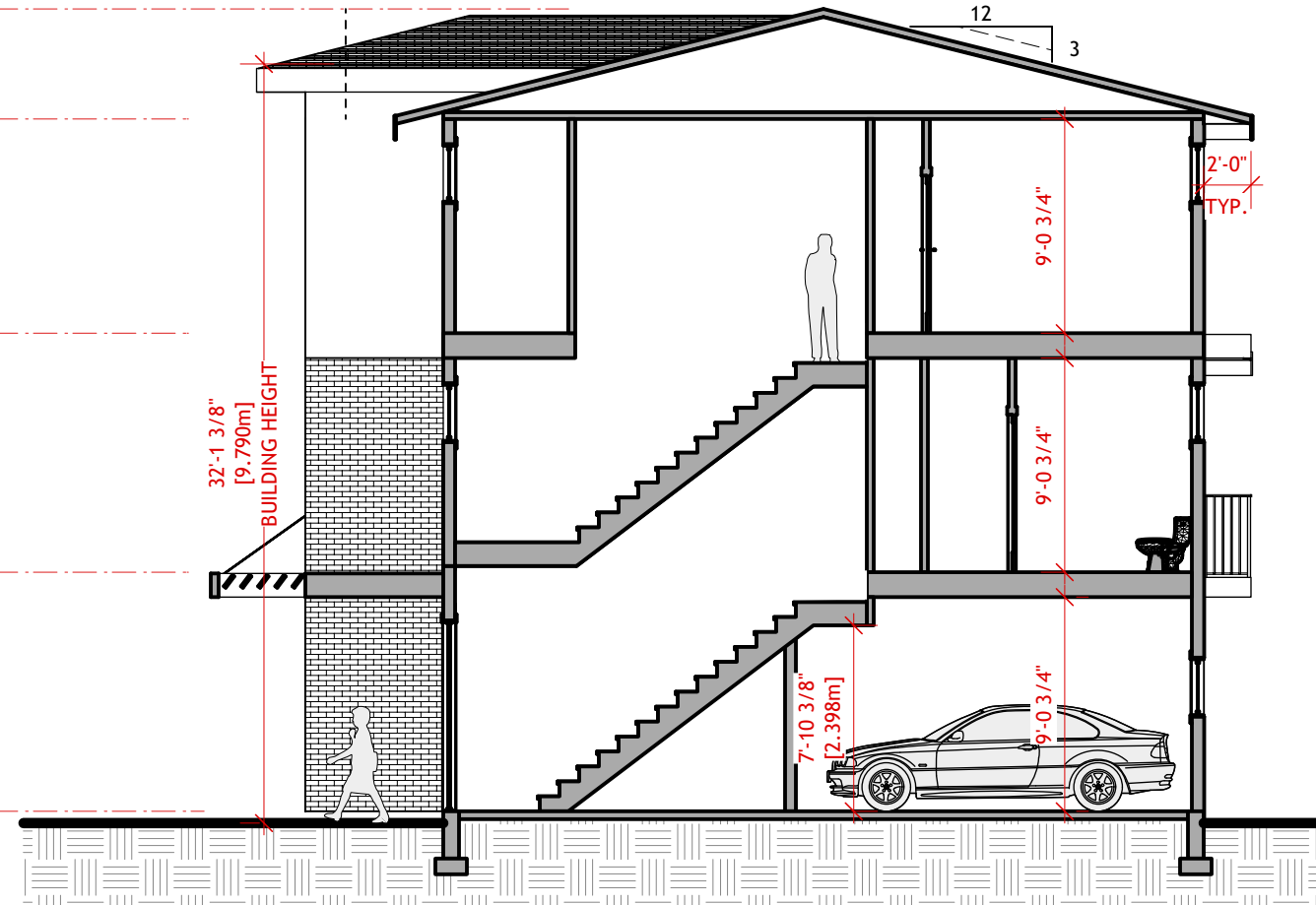
PEAK OF ROOF  
33'-11 3/8" [413.601m]

TOP OF THIRD FLOOR WALLS  
29'-3 1/2" [412.182m]

TOP OF THIRD FLOOR  
20'-2 3/4" [409.420m]

TOP OF SECOND FLOOR  
10'-1 3/8" [406.337m]

TOP OF MAIN FLOOR  
0" [403.254m]



SECTION A-A

PEAK OF ROOF  
33'-11 3/8" [413.601m]

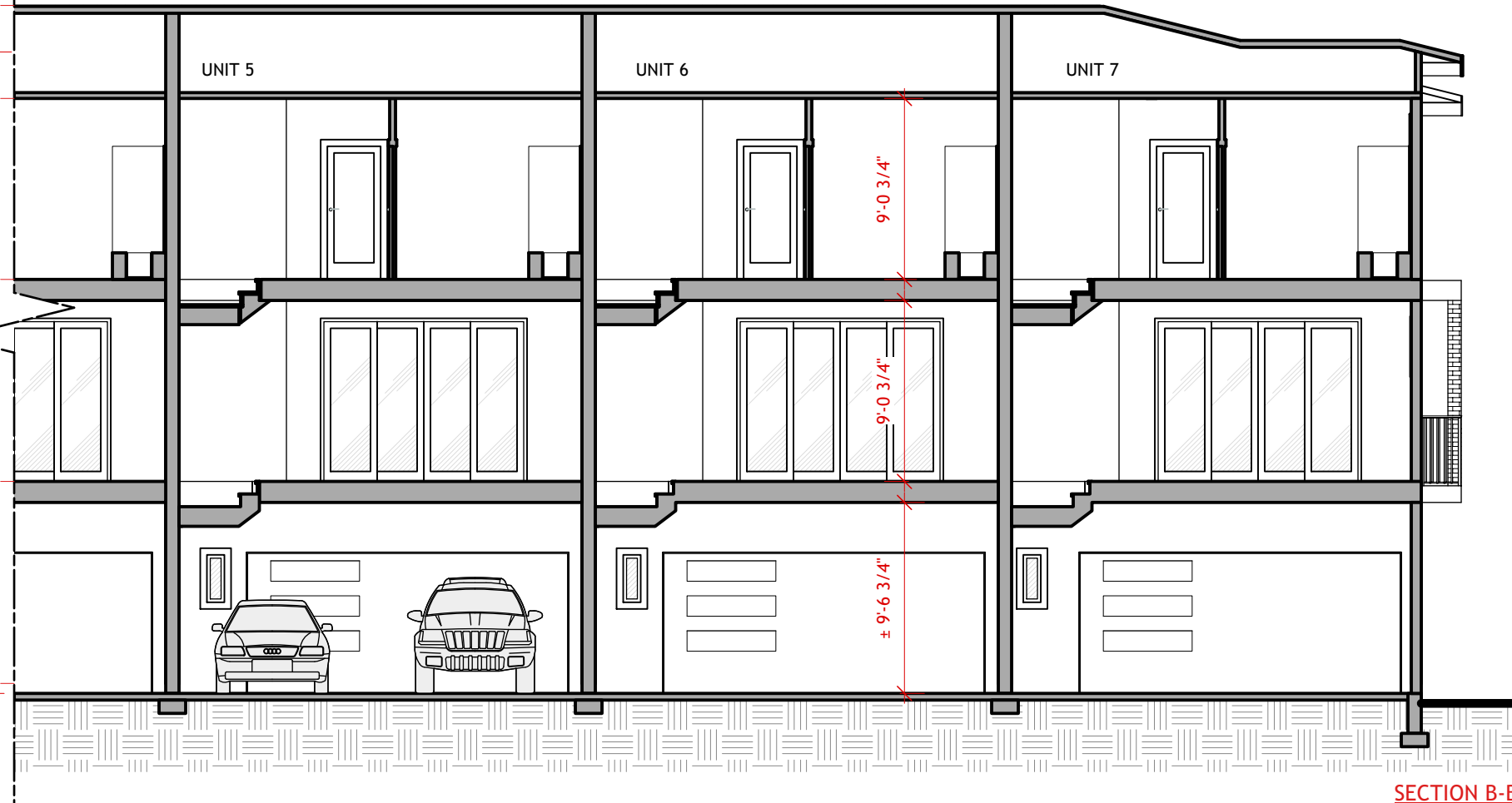
TOP OF THIRD FLOOR WALLS  
29'-3 1/2" [412.182m]

TOP OF THIRD FLOOR  
20'-2 3/4" [409.420m]

TOP OF SECOND FLOOR  
10'-1 3/8" [406.337m]

TOP OF MAIN FLOOR  
0" [403.254m]

32'-1 1/2"  
[9.79m]  
BUILDING HEIGHT



SECTION B-B

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andrea@axoarchitecture.ca



WILLOW RIDGE TOWNHOMES  
595 MCWILLIAMS RD  
& 673 HOLLYWOOD RD N  
KELOWNA, BC V1X 5Z2  
LOT 24 PLAN KAP29836  
& LOT A PLAN KAP50019

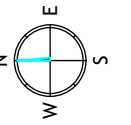
BUILDING TYPICAL  
SECTIONS A AND B

DATE:  
15/11/2023

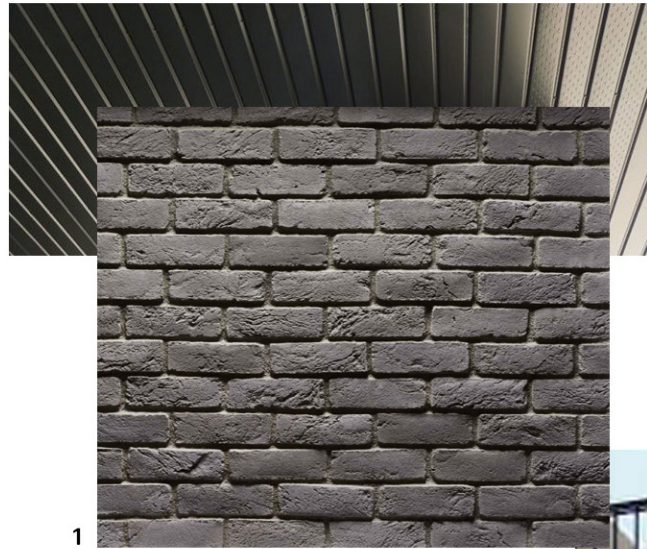
SCALE: 1/8" = 1'-0"

ISSUED FOR: ISSUED FOR REZONING

SHEET: A10



2



1



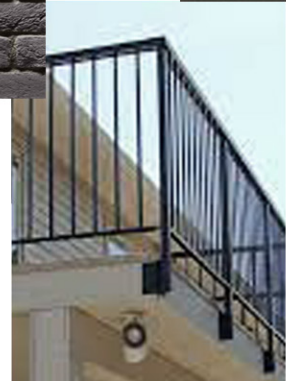
6



8



4



5



7



3

1. BRICK - CULTURED STONE Handmade Brick 'CARBON'
2. HARDIE PANEL SMOOTH 'PEARL GRAY' W/ EASY TRIM
3. SHINGLES - IKO CAMBRIDGE ARCHITECTURAL 'CHARCOAL GREY'
4. HORIZONTAL LAP SIDING - TrueGrain HARDIEPLANK 'HARVEST'
5. ALUMINUM PICKET RAILING - BLACK
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7. VINYL WINDOW FRAMES - BLACK EXTERIOR
8. ALUMINUM LOUVRED CANOPY - BLACK

\*OR EQUIVALENT APPEARANCE

AXOarchitecture  
250-469-3190  
andrea@axoarchitecture.ca



WILLOW RIDGE TOWNHOMES  
595 MCWILLIAMS RD  
& 673 HOLLYWOOD RD N  
KELOWNA, BC V1X 5Z2  
LOT 24 PLAN KAP29836  
& LOT A PLAN KAP50019

**MATERIALS BOARD**

DATE: 15/11/2023

SCALE: NTS  
ISSUED FOR: ISSUED FOR REZONING  
SHEET: A11

# META VENTURES

## WILLOW RIDGE TOWNHOMES - 595 McWILLIAMS ROAD & 673 HOLLYWOOD ROAD

### LANDSCAPE WORKS - ISSUED FOR DEVELOPMENT PERMIT

KELOWNA, BC

NOVEMBER 10, 2023

### ZONING ANALYSIS TABLE

**Zoning Bylaw 12375- Landscaping Summary**

Municipal Address: 595 McWilliams Road & 673 Hollywood Road Townhouse Development, Kelowna, BC

Drawing Reference: LDP2 Landscape Plan On Site (CTQ Project No. 23049-100)

**Criteria: MF2 – TOWNHOUSE HOUSING**

One tree per 50m<sup>2</sup> of landscape area or 1 tree per 12 linear meters of landscape area, whichever is more.

Landscape Area Calculations Based On:

- **Front Yard** (North) = 2.0m
- **Side Yard** (West) = 2.0m
- **Rear Yard** (South) = 3.0m

Total Landscape Areas = 240m<sup>2</sup> or 107lm

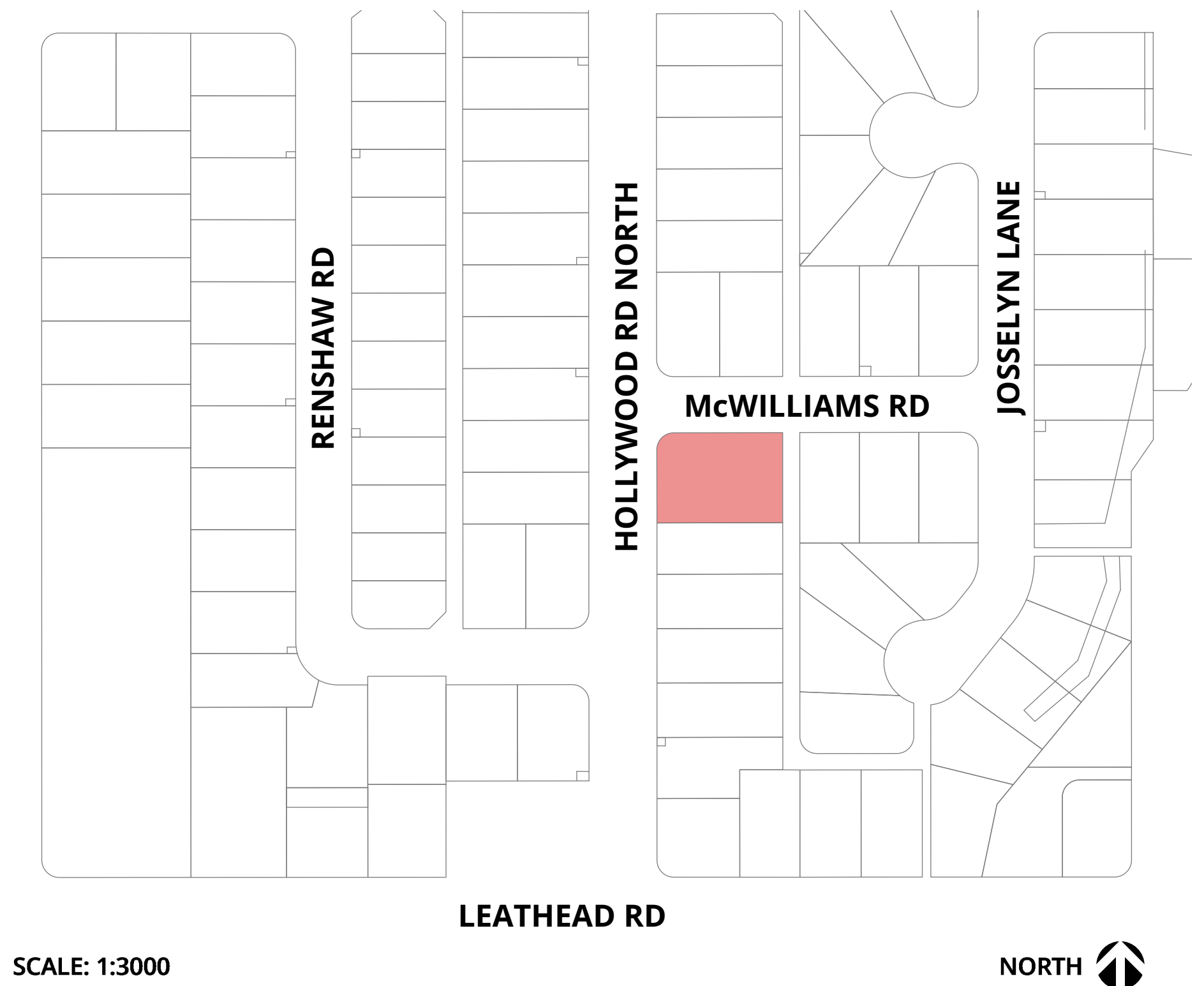
Required trees = 240m<sup>2</sup>/50 = 4.791 (5) or 107lm/12 = 8.915 (9) **9 trees required within the landscape areas**

Landscaping Standards (7.2)	Bylaw	Required	Additional (On-site)
Min. tree amount	9	9 (100%)	8
Min. deciduous tree caliper	Large: 5 cm Medium: 4 cm Small: 3 cm	Large: 6 cm Medium: 6 cm Small: 6 cm	Large: 6 cm Medium: 6 cm Small: 6 cm
Min. coniferous tree height	250 cm	n/a	n/a
Min. ratio between tree size	Large: <b>50%</b> minimum (5) Medium: no min. or max. (2) Small: <b>25%</b> maximum (2)	Large: <b>56%</b> =5 Medium: = 2 Small: <b>22%</b> = 2	Large: =0 Medium: = 2 Small: = 6
Min. growing medium area	75% soil-based landscaping groundcover in landscape areas	240m <sup>2</sup> x 75% = 180m <sup>2</sup> Soil-based landscape area = 206m <sup>2</sup>	n/a
Min. growing medium volumes per tree	Large: 30 m <sup>3</sup> or 25 cu.m. if connected by trench or cluster Medium: 20 cu.m. or 18 cu.m. if connected by trench or cluster Small: 15 cu.m. or 12 cu.m. if connected by trench or cluster	Large: 25 cu.m. if connected by trench or cluster Medium: 18 cu.m. if connected by trench or cluster Small: 12 cu.m. if connected by trench or cluster	Large 4m <sup>3</sup> Medium: 4m <sup>3</sup> Small: 4m <sup>3</sup>
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes	n/a
Fence Height	Front/ flanking yards: 1.2m Side/ rear yards 2.0m	1.2m	n/a
Riparian Management area?	y/n	n	n
Retention of trees on site?	y/n	n	n
Surface parking lot (7.2.10)?	y/n	y	n/a
Refuse & recycle bins screened?	y/n	y (molok)	n/a
Comments:	2 Additional Medium trees along west setback area to create sense of uniformity with the Required Bylaw Trees. 6 Additional small garden trees, 3 to enhance Common Amenity Area and create shaded areas and 3 to enhance the building units' private spaces.		


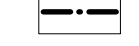
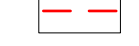






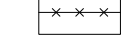

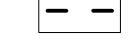
### LIST OF DRAWINGS

- LDP 1 : COVER SHEET
- LDP 2 : LANDSCAPE PLAN - ON-SITE
- LDP 3 : LANDSCAPE PLAN - OFF-SITE
- LDP 4 : LANDSCAPE PLAN - WATER CONSERVATION
- LDP 5 : LANDSCAPE DETAILS

### KEY PLAN



**LEGEND:**

-  PROPOSED TREES
-  PROPERTY LINE
-  SETBACK LINE
-  ASPHALT PAVING (REFER CIVIL)
-  CONCRETE PAVING (REFER CIVIL)
-  COMPACTED GRAVEL
-  SHRUB PLANTING
-  PERENNIAL PLANTING
-  SOD PLANTING
-  PRIVACY FENCE
-  HDR
-  ROOT BARRIER

**PLANT LIST**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<b>Deciduous Trees</b>				
2*	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Maple	6cm Cal	B&B
2	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Maple	6cm Cal	B&B
3	<i>Cercis canadensis</i>	Eastern Redbud	6cm Cal	B&B
3	<i>Cornus kousa 'Satomi'</i>	Kousa Dogwood	6cm Cal	B&B
5*	<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple White Ash	6cm Cal	B&B
2*	<i>Syringa reticulata</i>	Ivory Silk Tree Lilac	6cm Cal	B&B

<b>Shrubs</b>				
	<i>Buddleia x 'Miss Mally'</i>	Butterfly Bush	#02	Potted
	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	#02	Potted
	<i>Cornus alba 'Bailhala'</i>	Ivory Halo Dogwood	#02	Potted
	<i>Hydrangea paniculata 'Little Quick Fire'</i>	Panicle Hydrangea	#02	Potted
	<i>Rhus aromatica</i>	Fragrant Sumac	#02	Potted
	<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac	#02	Potted
	<i>Toxus media 'Hicksii'</i>	Japanese Yew	#02	Potted

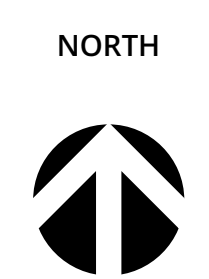
<b>Ornamental Grasses</b>				
	<i>Calamagrostis x acutiflora 'Overdam'</i>	Feather Reed Grass	#01	Potted
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted
	<i>Miscanthus sinensis 'Gracillimus'</i>	Chinese Silver Grass	#01	Potted
	<i>Molina caerulea 'Skraczer'</i>	Purple Moor Grass	#01	Potted

<b>Perennials</b>				
	<i>Achillea filipendulina 'Gold Plate'</i>	Fern-Leaf Yarrow	#01	Potted
	<i>Eupatorium dubium 'Baby Joe'</i>	Joe-Pye Weed	#01	Potted
	<i>Geranium 'Rozanne'</i>	Rozanne geranium	#01	Potted
	<i>Monarda 'Jacob Cline'</i>	Bee Balm	#01	Potted
	<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted
	<i>Perovskia 'Little Spire'</i>	Russian Sage	#01	Potted
	<i>Stachys byzantina</i>	Lamb's Ears	#01	Potted

\* - CoK Bylaw No.12375 Required Tree

**NOTES:**

- 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.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:  
LAWN AREAS 150mm MIN  
SHRUB AREAS 300mm MIN  
TREES 1000mm MIN UNLESS OTHERWISE NOTED.



SCALE: 1:150

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-11-07

LANDSCAPE PLAN - ON-SITE





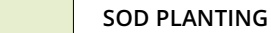

**LDP 2**

PROJECT NO.: 23049-100 DATE: 2023-09-25



**WILLOW RIDGE TOWNHOMES - 595 McWILLIAMS ROAD & 673 HOLLYWOOD ROAD**  
**META VENTURES**



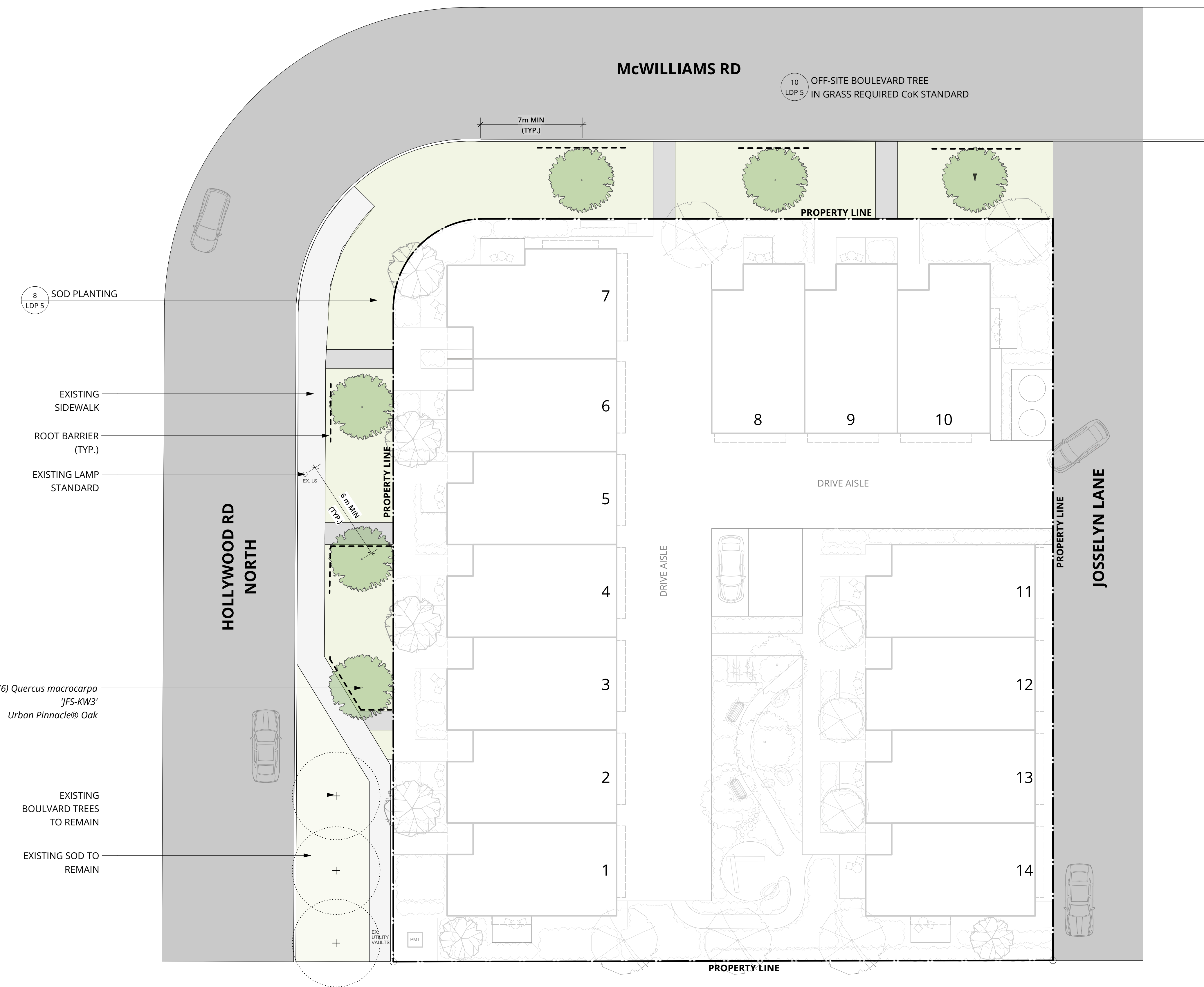
- LEGEND:**
-  PROPOSED TREES
  -  PROPERTY LINE
  -  SETBACK LINE
  -  CONCRETE PAVING (REFER CIVIL)
  -  SOD PLANTING
  -  ROOT BARRIER

**PLANT LIST**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees Deciduous				
6	<i>Quercus macrocarpa</i> 'JFS-KW3'	Urban Pinnacle® Oak	6cm Cal	B&B

**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 TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:  
LAWN AREAS 150mm MIN  
SHRUB AREAS 450mm MIN  
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
6. PROVIDE PROTECTION FOR ALL EXISTING TREES PER CITY OF KELOWNA STANDARDS.



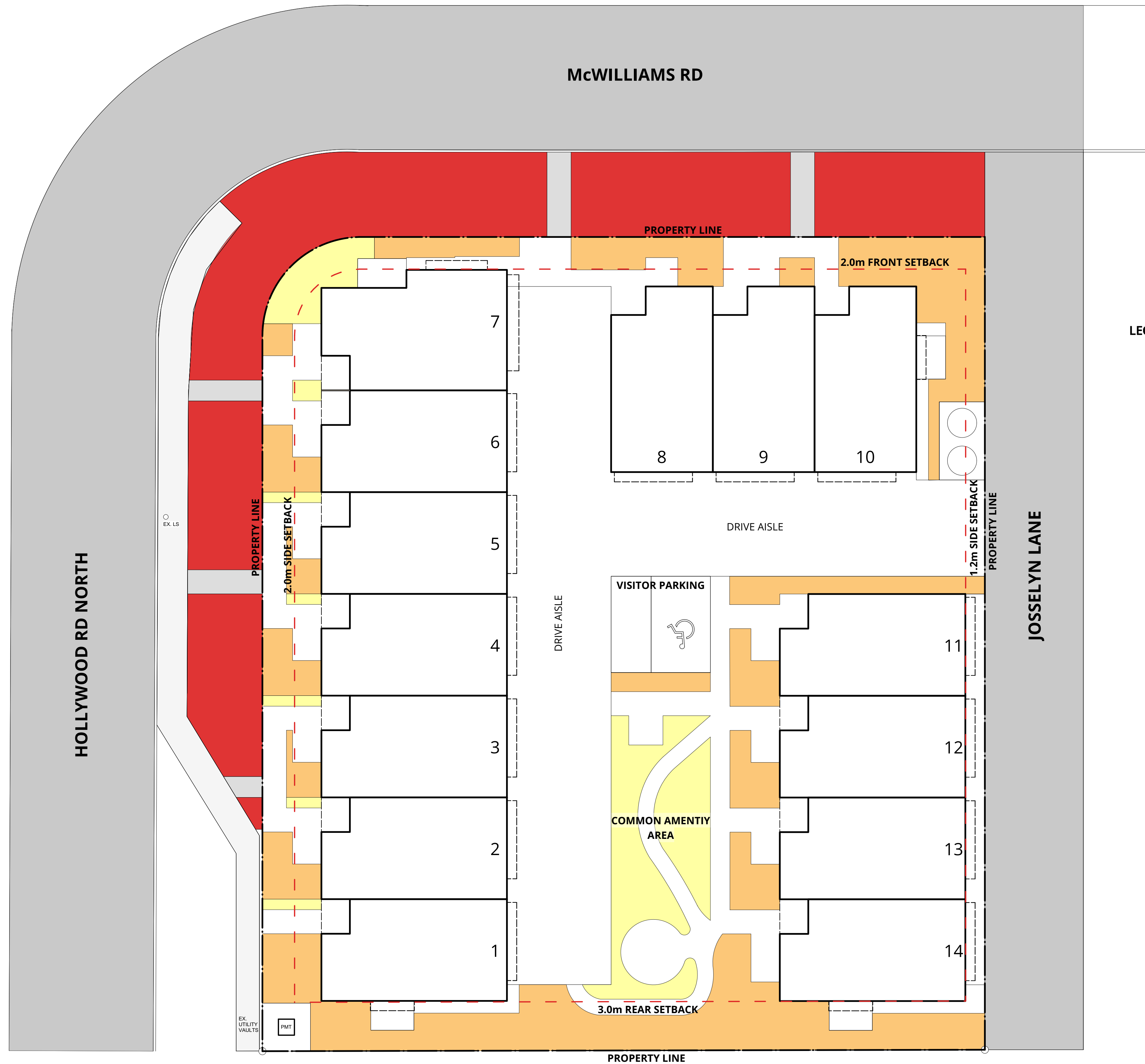
8 SOD PLANTING  
LDP 5

EXISTING SIDEWALK  
ROOT BARRIER (TYP.)  
EXISTING LAMP STANDARD

(6) *Quercus macrocarpa* 'JFS-KW3'  
Urban Pinnacle® Oak

EXISTING BOULEVARD TREES TO REMAIN  
EXISTING SOD TO REMAIN

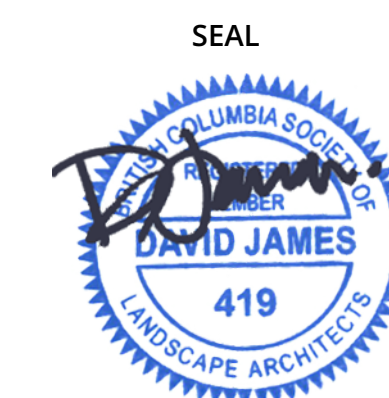
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-11-07



**LEGEND:**

- LOW WATER REQUIREMENTS  
GRASSES / PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

**WILLOW RIDGE TOWNHOMES - 595 McWILLIAMS ROAD & 673  
HOLLYWOOD ROAD  
META VENTURES**



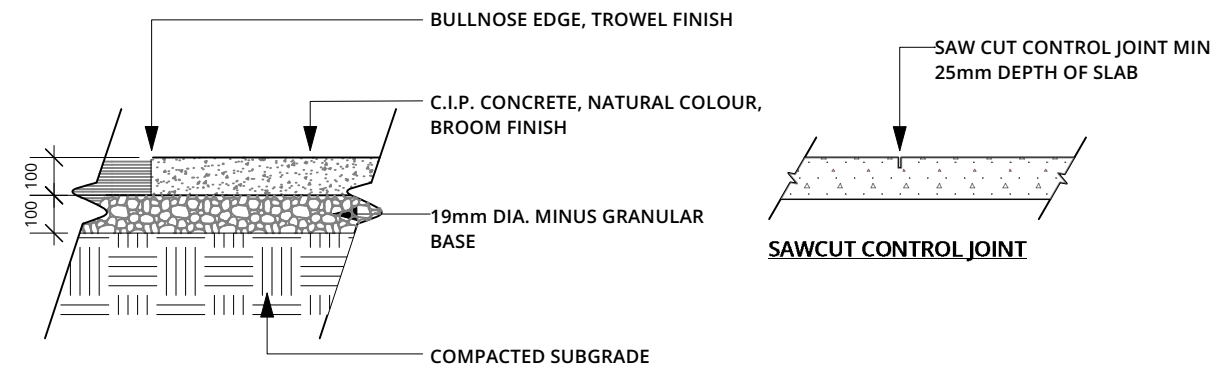
SCALE: 1 : 150

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-11-07

**LANDSCAPE PLAN - WATER  
CONSERVATION  
LDP 4**

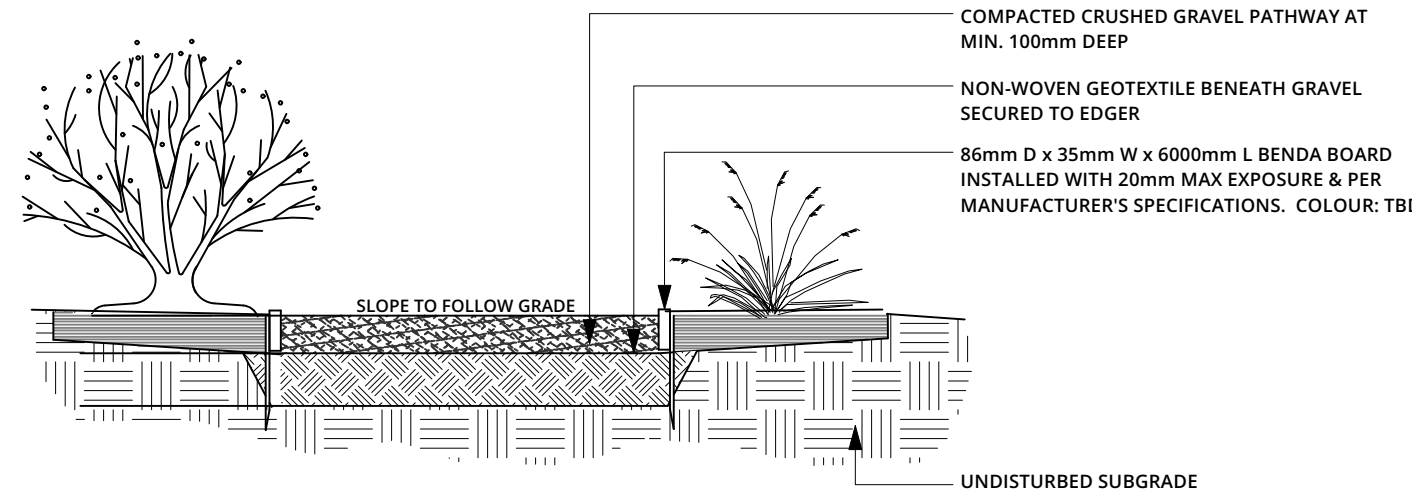
PROJECT NO. : 23049-100 DATE :2023-09-25

**NOTES:**  
1. PLACE EXPANSION JOINTS AT 9M MAX. INTERVALS IN ACCORDANCE WITH THE CONTROL JOINTS SHOWN ON THE PLAN & AT ALL FIXED OBJECT LOCATIONS SUCH AS BUILDING EDGES & MANHOLES.



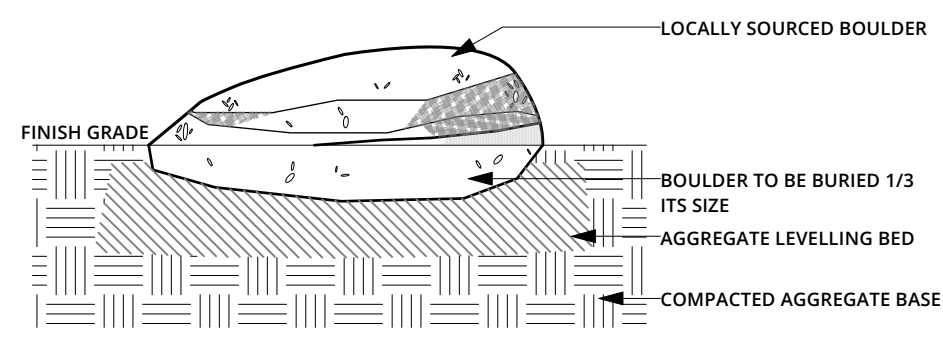
1 CONCRETE PAVING  
LO2 / 1:20

**NOTES:**  
1. GEOTEXTILE TO BE WOVEN 2000 AS SUPPLIED BY NILEX INDUSTRIES OR PRE-EQUAL APPROVAL.  
2. MOUNTAIN ASH CRUSHER CHIP AVAILABLE FROM KELOWNA SAND & GRAVEL, OR PRE-APPROVED EQUAL.



2 COMPACT GRAVEL PATHWAY  
LO2 / 1:20

**NOTES:**  
1. LANDSCAPE BOULDER TO BE LOCALLY SOURCED, GRANITE, GREY & BROWN, SIZE TO VARY.



3 BOULDER  
LO2 / 1:20

**LOOP 2 SPACE BIKE RACK**  
Model Number : LBRP-1 (Aluminum)  
LBRP-1-55 (Stainless)



**Wishbone site furnishings**

**PRODUCT SPECIFICATIONS**  
Marine Grade Structural Aluminum Tubing  
Or  
Corrosion Resistant High Strength Stainless Steel Tubing  
Super Durable Powder Coating  
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeworn Rust, Grey Gold, Natural Stone, Precious Sand, Glossy Red, Black Textured, Earth Clay, Noble Bronze, Modern Oak, Burnt Red, Forest Orange, Signal Wave, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

**CUSTOMIZED SOLUTIONS**  
Custom Colour (Setup Charges May Apply)  
In-ground Mounting  
Galvanized Steel design option  
NIST-1 Stainless steel mounting kit for concrete

**PRODUCT DIMENSIONS**  
Height 35.5 inches / 91 cm  
Length 40 inches / 102 cm  
Depth 4.5 inches / 11 cm  
Weight 10 lbs / 5 kg

**DESIGNER NOTES**  
Providing accommodation for up to 2 bikes, the commercial grade LOOP bicycle rack is a simple yet familiar design that complements either classic or contemporary landscape architecture.

**RECYCLED CONTENT**  
100% RECYCLABLE

100% Canadian Made  
Wishbone Ltd provides an extended 10 year limited warranty from the date of invoice.  
Visit us online at www.wishboneltd.com  
Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5  
1.866.626.0476 sales@wishboneltd.com

**BAYVIEW PARK BENCH**  
Model Number : BV-6



**Wishbone site furnishings**

**PRODUCT SPECIFICATIONS**  
100% Recycled Plastic Slats  
The product will not rot, splinter, or warp including resistance coats over the life of the product.  
Colours Available: Black, Grey, Redwood, Sand, Walnut  
10 YEAR LIMITED WARRANTY  
Durable Powder Coated Aluminum Frame  
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeworn Rust, Grey Gold, Textured Silver, Precious Sand, Glossy Red, Black Textured, Earth Clay, Noble Bronze, Modern Oak, Burnt Red, Forest Orange, Signal Wave, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green  
Long Lasting Stainless Steel Hardware

**CUSTOMIZED SOLUTIONS**  
Custom Powder Coating (Setup Charges May Apply)  
Gifting Program (Custom Inset Bronze Plaques)  
LED Lighting built into the seat.  
With-out arms (BV-6-4)  
Optional 30" Table Model #RT-30  
Center arm  
4 ft and 5 ft Lengths  
Slane blocks  
Stainless steel bolt down kit

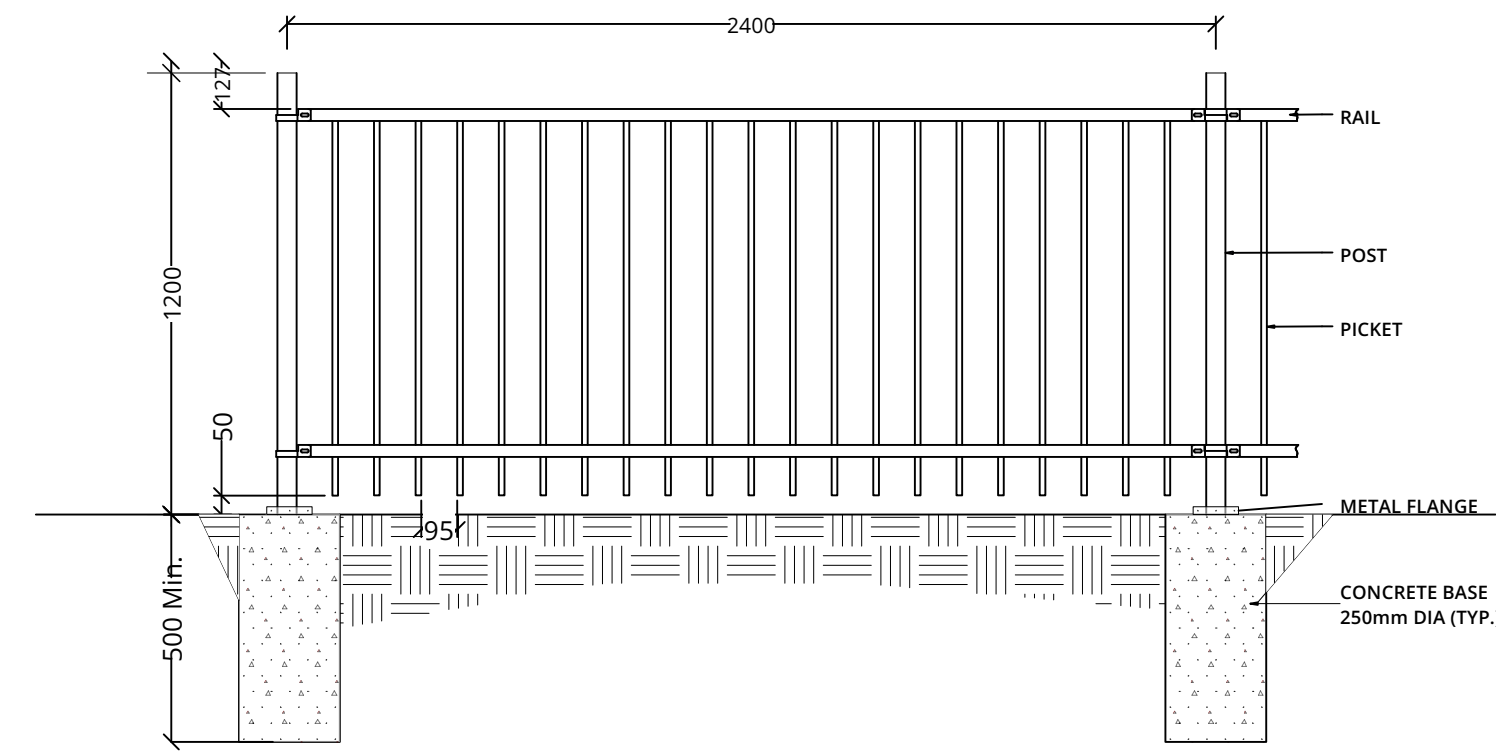
**PRODUCT DIMENSIONS**  
Total Height 33 inches / 838mm  
Total Depth 26 inches / 664mm  
Seat Height 17.5 inches / 445mm  
Seat Depth 18.5 inches / 470mm  
Total Length 65 feet / 198cm  
Weight 140lbs / 64kg

**RECYCLED CONTENT**  
75% RECYCLED CONTENT BY WEIGHT  
100% RECYCLABLE

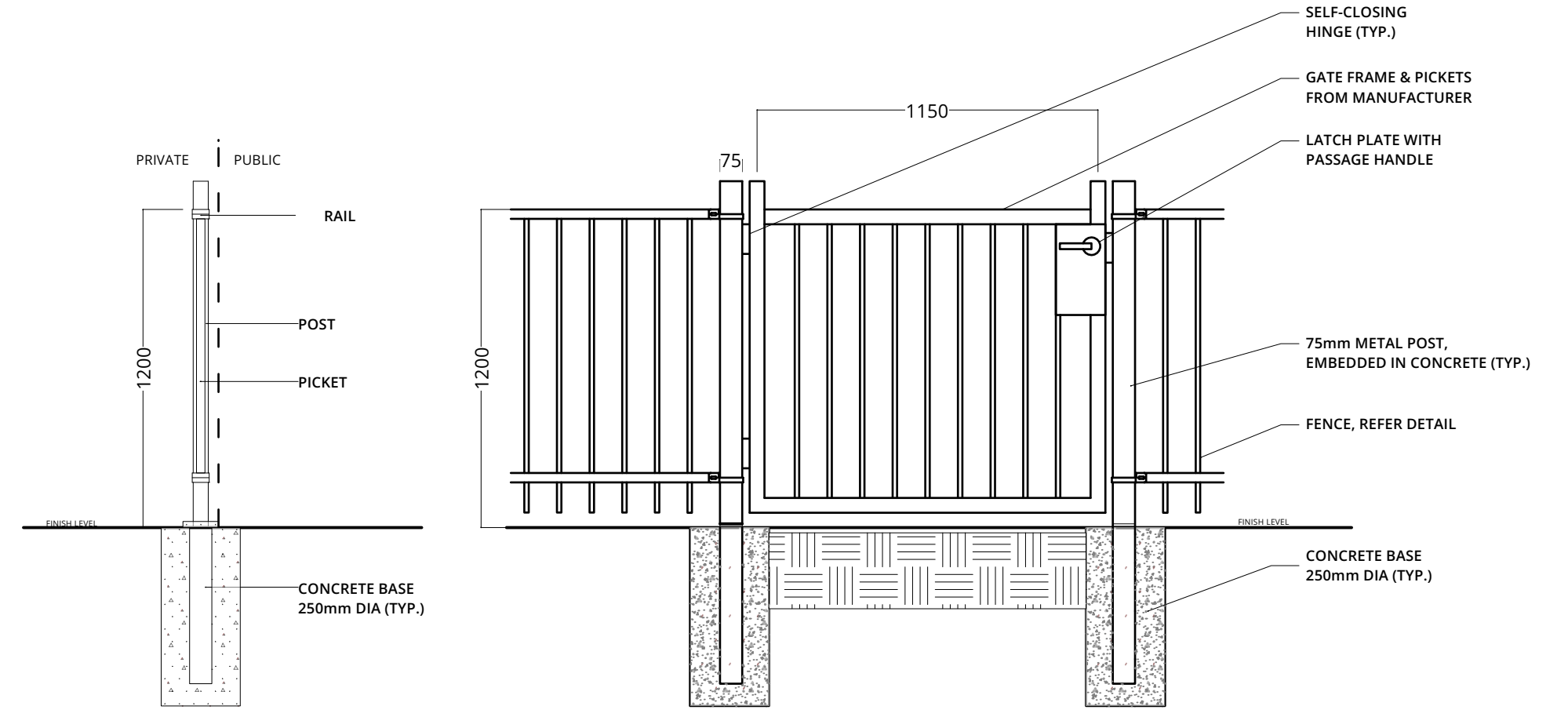
**DESIGNER NOTES**  
Style and elegance describe the Bayview bench. This "stepped up" design has melded the functionality of a standard bench look with a sleek, single angled leg giving it a very unique appearance. The wide lumber configuration on the backrest accommodates a wide variety of users and makes for an extremely comfortable sitting experience. Also intentional by design, this bench is perfect for a commemorative plaque. This bench is available in a variety of lengths with or without armrests.

**AVAILABLE RECYCLED PLASTIC LUMBER COLOURS**  
Black Grey Redwood Sand Walnut

100% Canadian Made  
Wishbone Ltd provides an extended 10 year limited warranty from the date of invoice.  
Visit us online at www.wishboneltd.com  
Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5  
1.866.626.0476 sales@wishboneltd.com



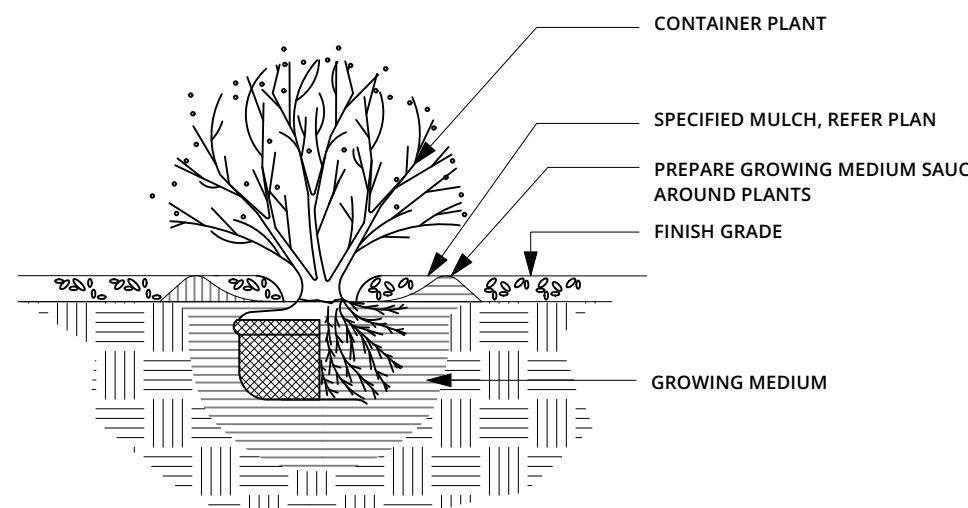
6.1 PREFABRICATED METAL PRIVACY FENCE - ELEVATION  
LO2 / N.T.S.



6.2 PREFABRICATED METAL PRIVACY GATE - SECTION/ELEVATION  
LO2 / N.T.S.

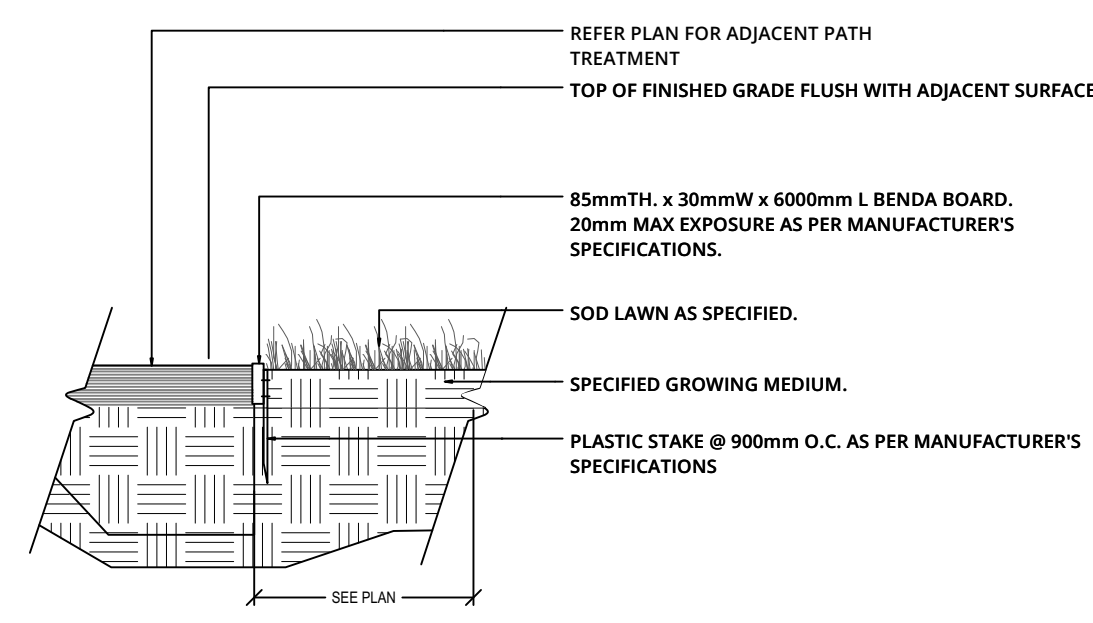
4 BIKE RACK  
LO2 / N.T.S.

**NOTES:**  
1. REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT.  
2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.

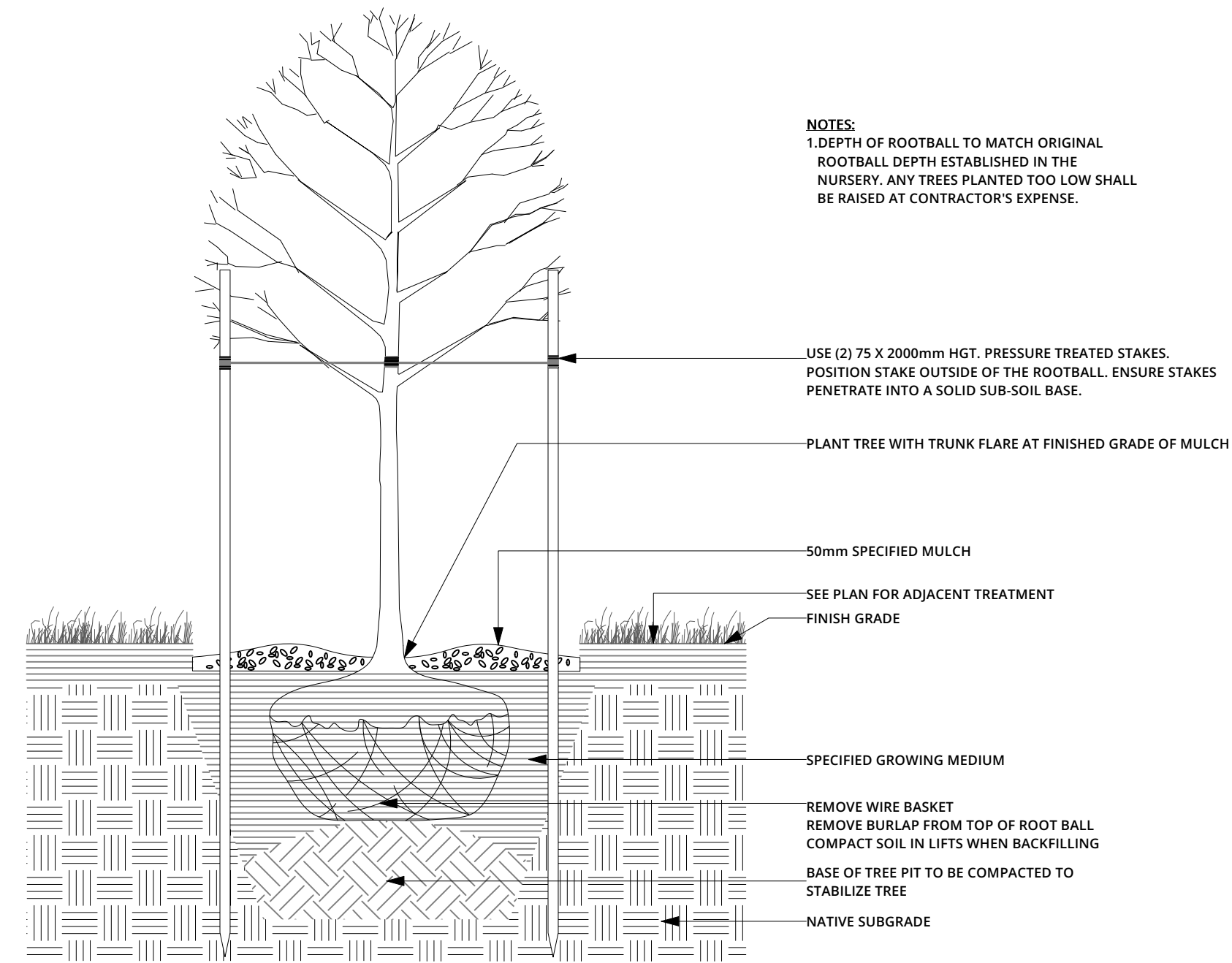


7 SHRUB PLANTING  
LO2 / 1:20

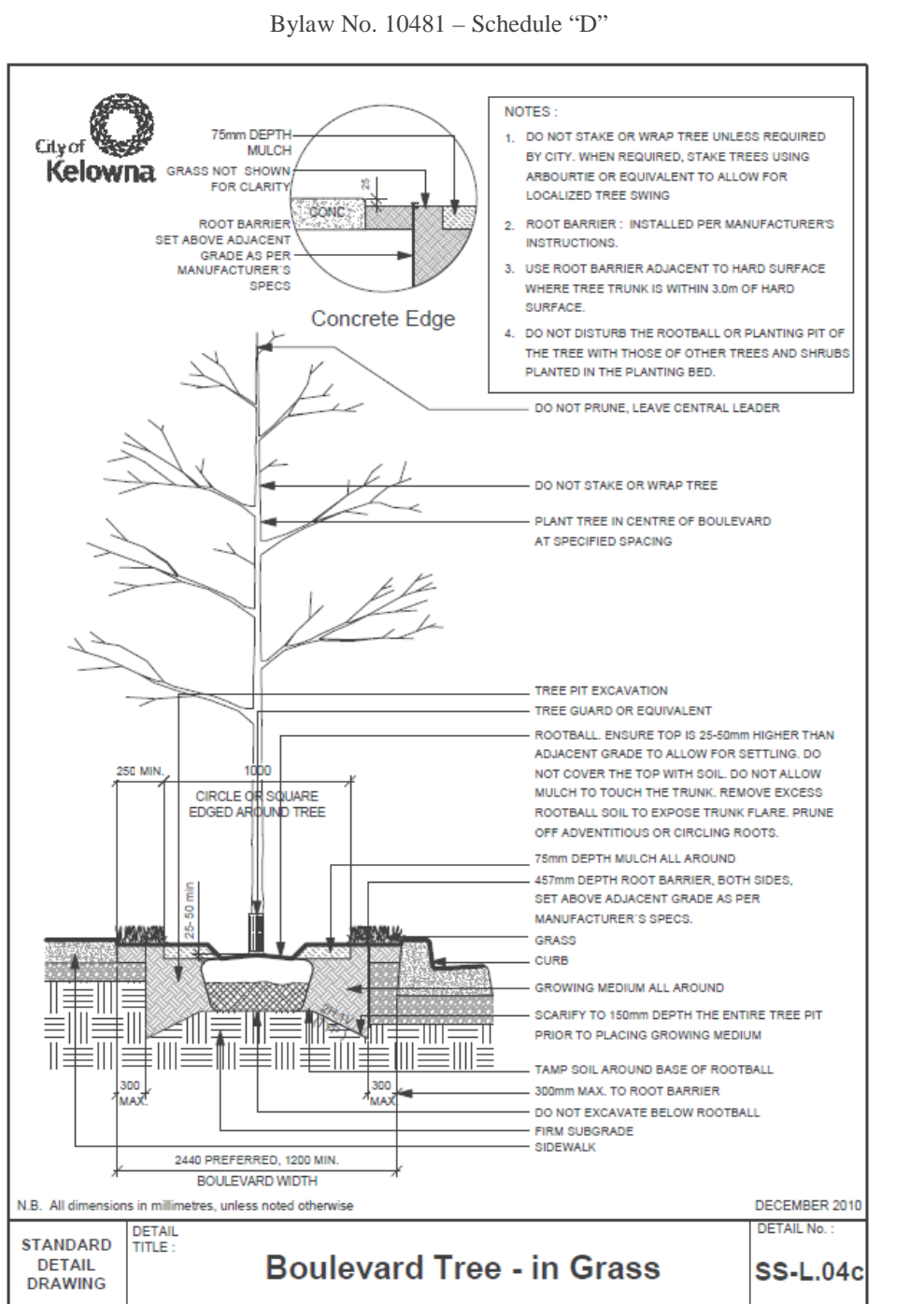
5 BENCH  
LO2 / N.T.S.



8 SOD PLANTING  
LO2 / 1:20



9 ON-SITE TREE PLANTING  
LO2 / 1:20



10 OFF-SITE BOULEVARD TREE IN GRASS REQUIRED CoK STANDARD  
LO2 / N.T.S.