DISTRICT OF LAKE COUNTRY
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PLANNING DIVISION

10. DP Checklists

10.1. MULTIPLE UNIT RESIDENTIAL

Consideration has been given to the following issues as identified in Section 21.5 of the Official Community Plan relating to Multiple Unit Development Permit Areas:

Checklist	The Project
• Does the proposal comply with parking requirements?	Yes
• Is off street parking under buildings, behind buildings or in garages?	Under and in-between buildings.
• **If** parking areas are 7 or fewer stalls and are surface parking areas, are they:	N/A. The project has 76 surface parking stalls.
○ Single loaded and angled no greater than 45 degrees to the access lane?	N/A
○ Adjacent to the building, not the sidewalk?	N/A
○ Provide a one way access lane accessing the stalls?	N/A
○ Have a minimum of 1m wide landscaped median provided between the access lane & and the sidewalk?	N/A
• Is accessible bicycle parking provided in accordance with zoning requirements?	Yes
Site Guidelines - Lighting	
• Has site lighting (including external building lighting, lit signage, parking lot or security lighting) been designed to avoid glare onto abutting properties or public roadways?	Yes • Wall pack lights • The project's lighting is designed to keep glare and pollution down.
• Does lighting consist of downcast or cut off luminaires with internal optics designed to avoid glare?	Yes • The project is using standard downcast or cut off luminaires with internal optics.
Site Guidelines - Other	
Are all waste containers, recycling areas and mechanical equipment screened from public view with a fenced and gated enclosure?	Yes

Has building clustering and other creative uses of space been encouraged?	Yes	
Does the clustering of buildings around a central common area create opportunities for sheltered community space and enhance the public realm?		• The new landscape plan reflects a diversity of community gathering spaces in the central and North edges of the site plan – shaded, exposed, protected from the wind etc. • The pergolas near the central ramp have overhead lighting and outdoor seating spaces.
Has the use of impervious surfaces been minimized?	Yes	• The project has proposed as much green space as possible.
Site Guidelines - Other		
Are buildings laid out with sensitivity towards the view corridors of nearby properties?	Yes	• New buildings will not blocking neighboring views.
Are existing view corridors being preserved through varying building and roof forms and site layouts?	Yes.	• The project is proposing six-story building mass towards the Petrie Rd and 4-story building mass towards the Robinson Rd. • No height variances are required. • This massing preserves mountain/lake views for properties up the hill.
Does the scale and architecture of the buildings complement the existing neighborhood?		• The buildings are within the allowable density and height limits of the zoning. The scale of the nearby buildings is smaller due to different land uses – single family houses/low density commercial – but their highest facades are facing away from the adjacent residential areas, minimizing the building height adjacent the residential neighbours.
Are building facades articulated or broken up (minimum 20m intervals) by colour or material	Yes	• The building mass is efficiently broken up by mixed materials and balconies.

changes, or incorporate physical separations such as breezeways, driveways or alleys?	
Is the roofline varied, pitched or otherwise not flat? (eg. Gables, dormers, birds mouths, projections etc.)	• The project proposes flat roof lines. The project is still well within the allowable zoned density and used flat roofs to minimize visual impact on uphill neighbours.
Is rooftop equipment screened from view by incorporating vertical screening or landscaping that corresponds to the building material?	Yes
Are the materials used for the building appropriate?	Yes • The project will use fiber cement for exterior cladding which is also used in other buildings in the region.
Is the material used for building trim appropriate?	Yes • Hardie / fibre cement material and similar.
Is/are the building(s) scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm?	Yes • Ground floor units will engage the grade and will be street oriented • Large patios and landscaping are provided adjacent the buildings where possible.
Are all buildings with facades fronting two or more roads built to equal design standards along both frontages?	Yes
Are building footprints cut or rounded at corners to create additional public space?	• The site is on the outskirts of the city and on a busy highway, and not embedded in an urban fabric condition. This decreases the possibility of creating public spaces at the edges of the building and forming a social relationship with the neighbourhood. • The proposal does include internal socialising/green spaces for the community.
Landscaping Guidelines	

Does landscaping provide a buffer between adjacent land uses?	Yes	
Does landscaping screen parking, mechanical equipment and garbage disposal areas?	Yes	
Is landscaping provided: Note: Refer updated landscape plan	Yes	
Along the property edges next to roadways?	Yes	
Between buildings and parking areas?	Yes	
Along on-site access roads and driveways?	Yes	
Along the sides of buildings?	Yes	
On other open spaces (such as spaces not used for parking, access roads or walkways)?	Yes	
Has existing landscaping or greenery been incorporated where possible?		• Existing landscape on the Northwest corner and along Petrie Rd. has been preserved.
Is at least 75% of the landscaping composed of drought tolerant species, local species or xeriscaped vegetation?	Yes	
Is sufficient community garden space provided on the property (minimum of 4m2 per unit)?	Yes	• The proposal has marked out possible community garden space at the lawn on the South side of building 3000.
Are fencing materials consistent with the materials of the principle building?	N/A	• No fencing is being done around the site.
Signage Guidelines		
Are awning, canopy, fascia and signs designed so as to complement the building and neighbourhood?	Yes	
Is there only one free-standing sign for the entire project?	Yes	• A sign will be installed at the bottom of the Petrie Rd.

10.2. GREENHOUSE GAS REDUCTION AND RESOURCE CONSERVATION

Consideration has been given to the following issues as identified in Section 21.13 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Areas:

Checklist	The Project
Site Development	
Has site density been maximized for subdivisions?	Yes
Has the building footprint been minimized in order to allow for maximum green space?	Yes – within height limits.
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	N/A • Buildings are in response to topography of the site which is oriented North/south. Every unit has access to ample daylight at different times of the day.
Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)?	Yes
Does the layout allow for alternative transportation options and transit?	• The site is laid out to include easy pedestrian travel within the site. • The site context is isolated from surrounding areas so pedestrian infrastructure is limited.
Is the subdivision laid out to maximize site connectivity to nearby amenities and services?	• The site has a highway frontage and is far from the town centre.
Building Structure and Material	
Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?	Yes • SPS roof, Cap sheet – light grey color
Are large windows sheltered by overhangs which maximize solar input during winter months?	• Windows are shaded by the balconies above them.
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?	• The project is not providing roof gardens, but there are plenty of green spaces on grade.
Are alternative energy sources being proposed in large scale structures?	N/A

Do buildings have a south oriented roof to allow for future use of solar panels?		• There are opportunities for solar installations on the roof in the future.
Are there opportunities for natural ventilation and airflow incorporated into the building?	Yes	• The project has proposed openable windows.
Do building materials encourage thermal massing and seasonal thermal energy storage?		• It is a concrete building
Are building envelopes well sealed and energy efficient?	Yes	
Is vegetation low maintenance and require minimal irrigation?	Yes	• Vegetation has been chosen from the Kelowna based drought tolerant species list.
Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?	Yes	
Is rainwater recycling included in landscape designs?		• Instead of recycling, the surface runoff water will be directed to irrigate landscaping or towards drainage catchments.
Have porous material been maximized throughout the landscaping?	Yes	
Do water features use recirculation systems as opposed to once through systems?	Yes	
Are opportunities for local food production and public food gardens incorporated into larger developments and subdivisions?		• The proposal has marked out possible community garden space at the lawn on the South side of building 3000.

10.3. HILLSIDE

Consideration has been given to the following issues as identified in Section 21.10 of the Official Community Plan relating to Hillside Development Permit Areas:

Views and Ridgeline Guidelines 220 Hillside DP Area Guidelines	
Does the proposal avoid developing on or alteration of ridgelines?	N/A
Are the structures setback a minimum of 10m from ridgelines?	N/A
Is the structure designed so as not to impede the views from upland properties?	Yes
Are lots staggered in order to create offset building envelopes to protect views?	N/A
Does the natural character of the hillside remain, i.e. is the residences and structures not the dominant feature?	• The building is zoned for higher density that requires site alteration
Site Guidelines	
Has the natural topography been incorporated into the project to minimize site disturbance and blasting?	• The building is zoned for higher density that requires site alteration
Do the proposed contours and gradients resemble natural occurring terrain?	Yes • The terrain in between the buildings resembles natural contours as much as possible.
Does the proposal avoid major cut and fills intended to create a buildable lot or flat yards?	Yes • We have tried to avoid cut and fill as much as possible.
Do the driveway grades follow the natural terrain?	Yes
Are manufactured slopes placed behind buildings and are natural slopes mimicked?	N/A
Have rock cuts been used instead of retaining walls where necessary (i.e. for roads)? Has consideration been given for visual impact of the exposed rock faces?	N/A
Is lot grading provided on a consistent, comprehensive basis throughout the whole of the development?	Yes
Have the manufactured slopes been re-vegetated to reflect natural conditions?	Yes
Site Guidelines – Retaining Walls	

Are retaining walls minimized in order to decrease site disturbance?	Yes	
Are the retaining walls designed to fit with the landscape and reduce the visual impact of the wall?	Yes	• The retaining walls are terraced.
• Do the materials evoke a sense of permanence and reflect natural qualities in appearance through the use of context-sensitive materials (i.e. stone, masonry, brick, etc.), colours and textures?	Yes	
• Have large concrete lock blocks been masked or screened (i.e. through use of landscaping)?	N/A	
• Are they curvilinear and follow the natural contours of the land?	Yes	
• Have they been terraced to break up apparent mass and to provide planting space for landscaping features?	Yes	
• Have systems of smaller terraced walls been used instead of a single large wall?	Yes	
• Has landscaping been provided to screen or supplement all retaining features?	Yes	
Are retaining wall 1.5 metres or less in height or are retaining walls terraced?	Yes, they are either terraced or less than 1.5m in height.	
Site Guidelines – Lot Configuration and Clustering		
Are subdivisions being clustered on a portion of the site in order to protect open space in steeper areas and the natural environment?	• The building is zoned for higher density that requires site alteration	
Are higher-density developments (e.g. small lot single detached residential, townhouses) being proposed in areas with less steep slopes that are most easily developable?	N/A	
Is the majority of the development in areas with natural slopes of less than 30%? And preserve open space in areas with natural slopes of 30% or more.	Yes	• The development is mostly on slopes less than 30%.
Has the open space in areas with natural slopes of 30% or more been preserved?	N/A	
Site Guidelines - Roads		
Have roads been aligned to follow natural site contours, conforming to topographic conditions rather than cutting across contours and reducing the impact on hillsides?	Yes	

Has road connectivity been utilized in the road network over long cul-de-sacs and "dead-end" situations where topographic conditions permit? • Allow cul-de-sac length to be increased where connectivity in the road network is not possible due to topographic conditions, provided appropriate emergency access is constructed.		• The access roads provide thru-access from Petrie Rd to Robinson Rd and meet emergency access requirements.
Have alternative approaches to turnarounds (e.g. hammerhead configurations) been utilized?	Yes	
Have split roads and/or one-way roads been utilized to preserve significant natural features, to reduce the amount of slope disturbance or to improve accessibility to individual parcels?	N/A	
Have reduced pavement widths and right-of-way widths been utilized where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance and the reduced widths contribute to the overall neighbourhood character?	Yes	
Has reduced roadway cross sections in width been considered if parking is to be located on private lots or if special pull-out parking areas are established in strategic positions?	Yes	
Have meandering sidewalks adjacent to the road been provided as a means of eliminating long, sustained grades, preserving natural features, or reducing grading requirements within the right-of-way? Varied offsets between the road and sidewalk will be considered for these purposes.	Yes	
Landscaping Guidelines – Preserving Vegetation		
Has existing vegetation been retained?		• Existing landscape on the North-West corner and along Petrie Rd. has been preserved.
Have building envelopes been sited outside areas of established vegetation?		• The building is zoned for higher density that requires site alteration including existing vegetation. New

		vegetation will be added.
Landscaping Guidelines – Restoration of Vegetation		
Have native plant materials been used to the greatest extent possible?	Yes	
Have dry slopes been replanted with drought and fire-resistant species?	Yes	
Have trees, shrubs and grasses been planted in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity?	Yes	
Does the landscaping pay particular attention to areas adjacent to street frontages and areas adjacent to retaining features?	N/A	
Have trees and vegetation been replaced in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover and intensity of vegetation?	Yes	
Have trees been planted in organic clusters rather than in lines or formal arrangements?	Yes	
Do manufactured slopes blend in with existing slope conditions?	Yes	
Have water-conserving principles and practices in the choice of plant material (xeriscaping) and in the irrigation design and watering been followed? (i.e. temporary drip irrigation systems, hand watering, and/or automatic shut-off valves).	Yes	
Has landscaping been used to minimize the impact to viewscapes by screening building, landscape cuts and retaining walls?	Yes	
Building and Structure Guidelines		
Are buildings located to minimize site grading?	Yes	
Has the building foundation been stepped back to reduce site grading and retaining requirements? (i.e. buildings should be set into the hillside and integrated with the natural slope conditions).	Yes	
Have stories been stepped back above second levels to avoid single vertical planes?	Yes	
Have varying rooflines been provided?	Yes	
Have buildings been articulated to reduce mass and vary rooflines?	Yes	
Have unbroken expanses of wall been avoided?	Yes	
Have buildings been designed in smaller components that appear to fit with the natural topography of the site?	Yes	
Have roof pitches been designed to reflect the slope of the natural terrain? (i.e. angling roof pitches at slopes that are similar to those of the natural terrain).		• The buildings have flat roofs.

Have natural color tones for housing, fences, retaining walls and outbuildings been used to help the development blend in to the setting?	Yes
Have natural building and retaining wall materials been used wherever possible?	Yes
Have buildings been articulated to reduce mass and vary rooflines?	Yes
Have retaining walls within the front yard been discouraged?	Yes
Building and Structure Guidelines- Siting and Orientation	
Have buildings been oriented so they run parallel with the natural site contours to reduce the need for site grading works and to avoid high wall façades on the downhill elevation.	Yes
Have buildings been sited to minimize interference with the views from nearby (uphill) buildings.	Yes
Building and Structure Guidelines- Setbacks	
Have building setbacks been adjusted to allow greater flexibility locating a building and reduce the visual massing effect?	Yes
Do the setbacks enable off-street parking and utilize the road right-of-way behind the curb or sidewalk to accommodate parking?	N/A
Have side-facing or setback garages been utilized as a means to reduce excessive cut/fill, help to avoid hazardous slopes or sensitive areas and enhance the neighbourhood?	N/A

11. Conclusion

The project aims to redevelop the site previously occupied by the Airport Inn Lakeside, into a vibrant rental housing project. The vision is to develop it in a phased manner to provide additional year-round housing options for the community.

The project achieves a high level of performance on all of the standards and guidelines that apply to the site.

Being fully within the requirements for height and parking, it will have minimal impacts on the surrounding areas, while bringing much needed housing and cleaning up a site with past challenges.

We look forward to moving forward with approvals and construction of this project to bring its benefits to the community.

12. Appendices