

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, December 5, 2017  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

#### 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after November 22, 2017 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

#### 2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

### **3. Individual Bylaw Submissions**

#### **3.1 1083-1089 KLO Rd, OCP17-0017(BL11512) , TA17-0011 (BL11513) & Z17-0069 (BL11514) - Sole on KLO Developments Ltd**

4 - 24

To consider an OCP amendment application from MRM – Multiple Residential (Medium Density) to MXR – Mixed Use (Residential/Commercial) and to consider a rezoning application on the subject property from the RM3 – Low Density Multiple Housing zone to the C4 – Urban Centre Commercial zone and a Text Amendment application to the C4 zone to facilitate the development of a five storey building with four floors of residential and one commercial ground floor unit.

### **4. Termination**

### **5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO

document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** November 20, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** Z17-0069, OCP17-0017, & TA17-0011 **Owner:** Sole on KLO Developments Ltd

**Address:** 1083-1089 KLO Rd **Applicant:** Kevin Edgecombe

**Subject:** OCP Amendment, Rezoning, and Text Amendment Application

Existing OCP Designation: MRM – Multiple Residential (Medium Density)  
Proposed OCP Designation: MXR – Mixed Use (Residential/Commercial)  
Existing Zone: RM3 – Low Density Multiple Housing  
Proposed Zone: C4 – Urban Centre Commercial

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0017 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2, District Lot 135, ODYD, Plan 25466 except Plan 38538, located at 1083-1089 KLO Rd, Kelowna, BC from the MRM – Multiple Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated October 20 2017;

THAT Zoning Bylaw Text Amendment Application No. TA17-0011 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated November 20<sup>th</sup> 2017 be considered by Council;

AND THAT Rezoning Application No. Z17-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 135, ODYD, Plan 25466 except Plan 38538, located at 1083-1089 KLO Rd, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to the C4 – Urban Centre Commercial zone, be considered by Council;

AND THAT the Official Community Plan Map Amendment Bylaw, the Zoning Bylaw Text Amendment Bylaw and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the OCP Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated October 20<sup>th</sup> 2017.



## **2.0 Purpose**

To consider an OCP amendment application from MRM – Multiple Residential (Medium Density) to MXR – Mixed Use (Residential/Commercial) and to consider a rezoning application on the subject property from the RM3 – Low Density Multiple Housing zone to the C4 – Urban Centre Commercial zone and a Text Amendment application to the C4 zone to facilitate the development of a five storey building with four floors of residential and one commercial ground floor unit.

## **3.0 Community Planning**

Staff supports the Rezoning, Official Community Plan (OCP) amendment and the C4 Text Amendment applications. The majority of KLO Road is designated and developed to the Multiple Residential (medium density) other than the properties which are designated as Institutional land uses that function as schools. The development of the southern side of KLO road as medium density multi-family is a positive step which has contributed to the goal of densifying Kelowna's Urban Centres. However, in some situations it would be better to have commercial on the ground floor within urban centres to improve quality of living, to improve access to services & amenities, to improve neighbourhood walkability, and to decrease the dependency on vehicular transportation. In order to allow for commercial land uses to occur on the ground floor, the OCP needs to be amended to permit MXR (Mixed Use – Residential/Commercial) and rezone the property to the C4 zone. Consequently, the OCP amendment and rezoning applications would also add additional residential density to be built on the site. The current OCP designation of MRM and accompanying zone of RM3 would only permit a 3 storey apartment building or 3 storey townhomes as the highest permitted land uses and would not permit any commercial land uses.

There are some issues with access and parking but those will be analyzed in a Development Permit Council Report. The first step is to approve the increase in residential density and permitting commercial land uses on the subject property. The Official Community Plan encourages mixed use (commercial and residential) development to occur in Urban Centres and along arterial roads. Additionally, commercial uses in close proximity to the Okanagan College is seen as a beneficial land use. Therefore, Staff are supporting and encouraging the OCP amendment and the rezoning applications.

The Text Amendment application is to alter the C4 density bonus. Currently, applications get a 0.84 FAR (Floor Area Ratio) bonus if they provide the following three criteria: property must be within the South Pandosy Urban Centre, a co-op / car sharing program is provided, and all the required parking spaces are located below natural grade. The Text Amendment proposes to alter the language that all required parking spaces are located below natural grade to all the parking provided in a structured form. It is difficult to meet underground parking in the South Pandosy Urban Centre due to the high water table. One of the recommendations that was endorsed as part of Council's Housing Strategy completed in 2012 was to "Provide zoning that would accommodate six-storey wood frame buildings". Due to this development cycle, planning has not yet provided the zoning amendments that would allow 6 storey wood framed buildings without height variances. However, Planning Staff are currently working on RM5 & C4 zone amendments that after some further review should come forward to Council shortly. In the meantime, Staff are supporting this Text Amendment application as a quick fix to the C4 zone to allow for more density as long as the project provides structured parking.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

### 3.1 Public Notification

As per Council Policy 367 regarding public notification, the applicant held a public open house on October 3<sup>rd</sup> 2017.

## 4.0 **Proposal**

### 4.1 Project Description

The purpose of the numerous applications is to construct a 5 storey building with four floors of residential and one ground floor commercial unit. To make this plan viable: two variances are proposed (building height increase & rear yard setback reduction), a cash-in-lieu of more than 50%, and a Text Amendment to the Zoning Bylaw to adjust the FAR (Floor Area Ratio) incentives in the C4 zone.

Staff will provide recommendations on the merits of the variances and the cash-in-lieu within the Development Permit Council Report. Staff have provided recommendations and rationale on the land use applications and on the Text Amendment proposal within Section 3.0 Community Planning.

If Council supports the OCP amendment, rezoning, and Text Amendment bylaws, then the applicant will finalize the design and Staff will update the project description in a Development Permit Council Report.

### 4.2 Site Context

The subject property is: located in the South Pandosy Urban Centre along KLO road, connected to urban services, and located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	P2 - Education & Minor Institutional	Okanagan College
East	RM5 – Medium Density Multiple Housing	Residential
South	RM5 – Medium Density Multiple Housing	Residential
West	RM5 – Medium Density Multiple Housing	Residential

Subject Property Map: 1083-1089 KLO Rd



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Contain urban growth.**<sup>2</sup> Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

**Mixed Use.**<sup>3</sup> Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres, provided that the ground floor use remains commercial.

**Building Height.**<sup>4</sup> South Padosy: Generally 4 stories. Six storeys within c4 or c9 zoned areas.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, (Chapter 1 Introduction).

<sup>3</sup> City of Kelowna Official Community Plan, (Chapter 4 Future Land Use).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.5.1 (Chapter 5 Development Process).

**Residential Land Use Policies.<sup>5</sup>**

- Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.
- Ensure context sensitive housing development.

**Commercial Land Use Policies.<sup>6</sup>** Encourage Mixed-use commercial development.

**Relationship to the Street.<sup>7</sup>** Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;

**Relationship to the Street.<sup>8</sup>** Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.

**6.0 Technical Comments**

**6.1 Building & Permitting Department**

No comment on rezoning.

**6.2 Development Engineering Department**

See attached memorandum dated August 17<sup>th</sup> 2017.

**6.3 Fire Department**

No comment on rezoning.

**7.0 Application Chronology**

Date of Application Received:	July 20 <sup>th</sup> 2017
Date Public Consultation Completed:	Oct 3 <sup>rd</sup> 2017
Date of Updated Plans Submitted:	Oct 3 <sup>rd</sup> 2017

<b>Report prepared by:</b>	Adam Cseke, Planner Specialist
<b>Reviewed by:</b>	Terry Barton, Urban Planning Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Community Planning Department Manager

**Attachments:**

1. Attachment 'A' Development Engineering Memo dated August 17<sup>th</sup> 2017
2. Initial Architectural Drawing Package

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<sup>5</sup> City of Kelowna Official Community Plan, Objective 5.22 (Chapter 5 Development Process).

<sup>6</sup> City of Kelowna Official Community Plan, Objective 5.24 (Chapter 5 Development Process).

<sup>7</sup> City of Kelowna Official Community Plan, Policy 3.1.1 (Chapter 14 Urban Design Guidelines).

<sup>8</sup> City of Kelowna Official Community Plan, Policy 3.1.1 (Chapter 14 Urban Design Guidelines).

**SCHEDULE A - PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 - TA17-0011**

<b>Zoning Bylaw 8000 - Amending C4 - Urban Centre Commercial Zone</b>				
<b>No.</b>	<b>Section</b>	<b>Existing Text</b>	<b>Proposed Text</b>	<b>Rationale</b>
1.	14.4.5 (a) iii - Development Regulations	Where all required <b>parking spaces</b> are located below <b>natural grade</b> and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the <b>floor area ratio</b> . This density bonus is only applicable to properties located in the South Pandosy Urban Centre	Where all <b>parking spaces</b> are located <b>within a structured parkade</b> and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the <b>floor area ratio</b> . This density bonus is only applicable to properties located in the South Pandosy Urban Centre	See Report

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** August 17, 2017  
**File No.:** OCP17-0017  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1083-1089 KLO Road

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The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

**1. General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0069.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

JA

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z17-0069 OCP17-0017 &		
TA17-0011		
Planner Initials	AC	 City of <b>Kelowna</b> <small>COMMUNITY PLANNING</small>

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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** August 17, 2017  
**File No.:** TA17-0011  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1083-1089 KLO Rd

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The Development Engineering comments and requirements regarding this Text Amendment application are as follows:

**1. General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0069.

  
James Kay, P. Eng.  
Development Engineering Manager

JA

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z17-0069 OCP17-0017 & TA17-0011		
Planner Initials	AC	 City of <b>Kelowna</b> COMMUNITY PLANNING



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**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application

# Z17-0069 OCP17-0017 &  
TA17-0011

Planner  
Initials

AC



**Date:** August 17, 2017  
**File No.:** Z17-0069  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager(JK)  
**Subject:** 1083 – 1089 KLO Rd

RM3 to C4

Development Engineering has the following requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Jason Angus.

1. Domestic Water and Fire Protection

- (a) The development site is presently serviced with a smaller diameter (25-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- (b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. This property is currently serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, if required, at the applicants cost.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.



4. Road Improvements

- (a) KLO Road fronting this development has been upgraded to a full urban standard therefore no further works are required.
- (b) Decommissioning of the east driveway will be required c/w restoration to the curb and gutter, sidewalk, and landscaping.

5. Road Dedication and Subdivision Requirements

- (a) By registered plan to provide the following:
  - (i) Grant statutory rights-of-way if required for utility services as needed.

6. Electric Power and Telecommunication Services

- (a) The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by underground ducting. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Engineering

- (a) Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be

10. Survey Monuments and Iron Pins

- (a) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

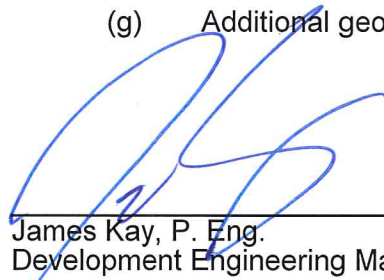
11. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
  - (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
  - (ii) Driveway access to a property with one access shall be max. 11.0m. KLO Road access will be a right in/right out only access due to the raised concrete median.
  - (iii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer

12. Geotechnical Report

- (a) As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:
- (b) Area ground water characteristics, including water sources on the site.
- (c) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (d) Drill and/or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (e) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (f) A comprehensive geotechnical report was provided at the time of subdivision and extensive soil remediation was carried out.

- (g) Additional geotechnical survey may be necessary for building foundations, etc.



James Kay, P. Eng.  
Development Engineering Manager

JA

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z17-0069 OCP17-0017 & TA17-0011		
Planner Initials	AC	 City of <b>Kelowna</b> COMMUNITY PLANNING



PROJECT STATISTICS

ADDRESS  
1083 KLO ROAD, KELOWNA, BC  
LOT 2 DL 135 ODYD PLAN 25466

ZONING  
RM3 LOW DENSITY MULTIPLE HOUSING  
PROPOSED REZONING - C4  
PROPOSED USE: MIXED USE DEVELOPMENT (RESIDENTIAL AND COMMERCIAL)

ITEM	REQUIRED	PROVIDED
1. SITE DETAILS		
SITE AREA (m2)	1300	1357.4 m²
SITE WIDTH (m)	40.0	32.3
SITE DEPTH (m)	30.0	41.1
BUILDING SITE COVERAGE	75% (MAX)	71.0%
TOTAL SITE COVERAGE		93.5%
2. DEVELOPMENT REGULATIONS		
TOTAL DWELLING UNITS		40 RES, 1 CRU
3 BEDROOM UNITS		1
2 BEDROOM UNITS		3
1 BEDROOM UNITS		12
BACHELOR UNITS		24
FLOOR AREA (GROSS)	/	3877 m²
FLOOR AREA (NET)	/	2317 m²
FLOOR SPACE RATIO	1.3-2.35 (BONUS DEPENDENT)	1.70
HEIGHT	4 STOREYS / 15.0 m (MAX)	5.0 STOREYS / 17.2 m

ITEM	REQUIRED	PROVIDED
3. BUILDING SETBACKS		
FRONT YARD (NORTH)	0.0 m	1.59 m
SIDE YARD (EAST)	0.0 m	0.0 m
SIDE YARD (WEST)	2.0 m (RM5 Zone)	2.71 m
REAR YARD (SOUTH)	6.0 m (RM5 Zone)	0.2 m
4. PARKING		
TOTAL PARKING	54	23
TOTAL LOADING SPACES	1	0
FRONT YARD (NORTH)		3.6 m
SIDE YARD (EAST)		0.0 m
SIDE YARD (WEST)		4.9 m
REAR YARD (SOUTH)		0.3 m
DRIVE AISLE WIDTH		7.0 m - 6.7 m
5. BICYCLE PARKING		
TOTAL BICYCLE PARKING (CLASS I)	22	23
TOTAL BICYCLE PARKING (CLASS II)	5	5
6. PRIVATE OPEN SPACE AREA		
PRIVATE OPEN SPACE AREA	392.5 m2	526 m2



FAR AREA SCHEDULE			
Level	Name	FAR Type	Area
MAIN FLOOR			
MAIN FLOOR	PARKADE	EXCLUDED	536.7 m²
MAIN FLOOR	LOBBY/CIRCULATION	EXCLUDED	48.1 m²
MAIN FLOOR	SERVICE	EXCLUDED	14.1 m²
MAIN FLOOR	GARBAGE	EXCLUDED	28.6 m²
MAIN FLOOR	BIKE/SCOOTER	EXCLUDED	49.3 m²
MAIN FLOOR	CIRCULATION	EXCLUDED	17.9 m²
SECOND FLOOR			
SECOND FLOOR	CIRCULATION	EXCLUDED	116.4 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	18.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	19.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	39.9 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	18.1 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	17.3 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	19.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	15.7 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	20.0 m²
THIRD FLOOR			
THIRD FLOOR	CIRCULATION	EXCLUDED	107.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	7.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.9 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.8 m²
FOURTH FLOOR			
FOURTH FLOOR	CIRCULATION	EXCLUDED	107.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.9 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	7.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.8 m²
FIFTH FLOOR			
FIFTH FLOOR	CIRCULATION	EXCLUDED	107.1 m²
FIFTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	87.5 m²
FIFTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	82.4 m²
EXCLUDED			1560.2 m²
MAIN FLOOR			
MAIN FLOOR	COMMERCIAL	NET AREA	62.2 m²
SECOND FLOOR			
SECOND FLOOR	SUITES	NET AREA	307.6 m²
SECOND FLOOR	SUITES	NET AREA	301.6 m²
THIRD FLOOR			
THIRD FLOOR	SUITES	NET AREA	307.6 m²
THIRD FLOOR	SUITES	NET AREA	301.6 m²
FOURTH FLOOR			
FOURTH FLOOR	SUITES	NET AREA	307.6 m²
FOURTH FLOOR	SUITES	NET AREA	301.6 m²
FIFTH FLOOR			
FIFTH FLOOR	SUITES	NET AREA	221.6 m²
FIFTH FLOOR	SUITES	NET AREA	205.8 m²
NET AREA			2317.0 m²
Grand total			3877.2 m²

UNIT LIST		
ROOM		REMARKS
NO.	NAME	Area
Not Placed		
202	UNIT B	Not Placed
302	UNIT B	Not Placed
305	UNIT B	Not Placed
402	UNIT B	Not Placed
506	UNIT A	Not Placed
507	UNIT B	Not Placed
MAIN FLOOR		
101	LOBBY	12.5 m²
102	VEST	5.3 m²
103	COMMERCIAL	52.6 m²
104	WC	3.5 m²
105	ELECTRICAL	5.4 m²
106	WATER ENTRY	5.8 m²
107	GARBAGE / RECYCLE	25.4 m²
108	BICYCLE / SCOOTER	45.6 m²
EL-1	ELEVATOR	5.3 m²
SECOND FLOOR		
201	UNIT B3	64.9 m²
203	UNIT C	63.1 m²
204	UNIT A2	58.5 m²
205	UNIT B	39.7 m²
206	UNIT A	37.4 m²
207	UNIT B4	53.9 m²
208	UNIT B	39.7 m²
209	UNIT A	37.4 m²
210	UNIT B2	39.7 m²
211	UNIT A	37.2 m²
213	UNIT B	39.7 m²
505	UNIT B	40.1 m²
THIRD FLOOR		
301	UNIT B3	65.2 m²
303	UNIT C	63.2 m²
304	UNIT A2	58.6 m²
306	UNIT B	40.3 m²
307	UNIT B4	54.5 m²
308	UNIT A	37.4 m²
309	UNIT A	37.4 m²
310	UNIT B2	40.2 m²
311	UNIT A	37.4 m²
312	UNIT B	40.3 m²
313	UNIT B	40.7 m²
508	UNIT B	40.3 m²
FOURTH FLOOR		
401	UNIT B3	65.2 m²
403	UNIT C	63.2 m²
404	UNIT A2	58.6 m²
405	UNIT B4	54.5 m²
406	UNIT B	40.3 m²
407	UNIT A	37.4 m²
408	UNIT A	37.4 m²
409	UNIT B	40.3 m²
410	UNIT B2	40.2 m²
411	UNIT B	40.7 m²
412	UNIT B	40.3 m²
413	UNIT A	37.4 m²
FIFTH FLOOR		
501	UNIT PH3	109.1 m²
502	UNIT PH2	98.9 m²
503	UNIT PH1	101.1 m²
504	UNIT PH4	96.3 m²

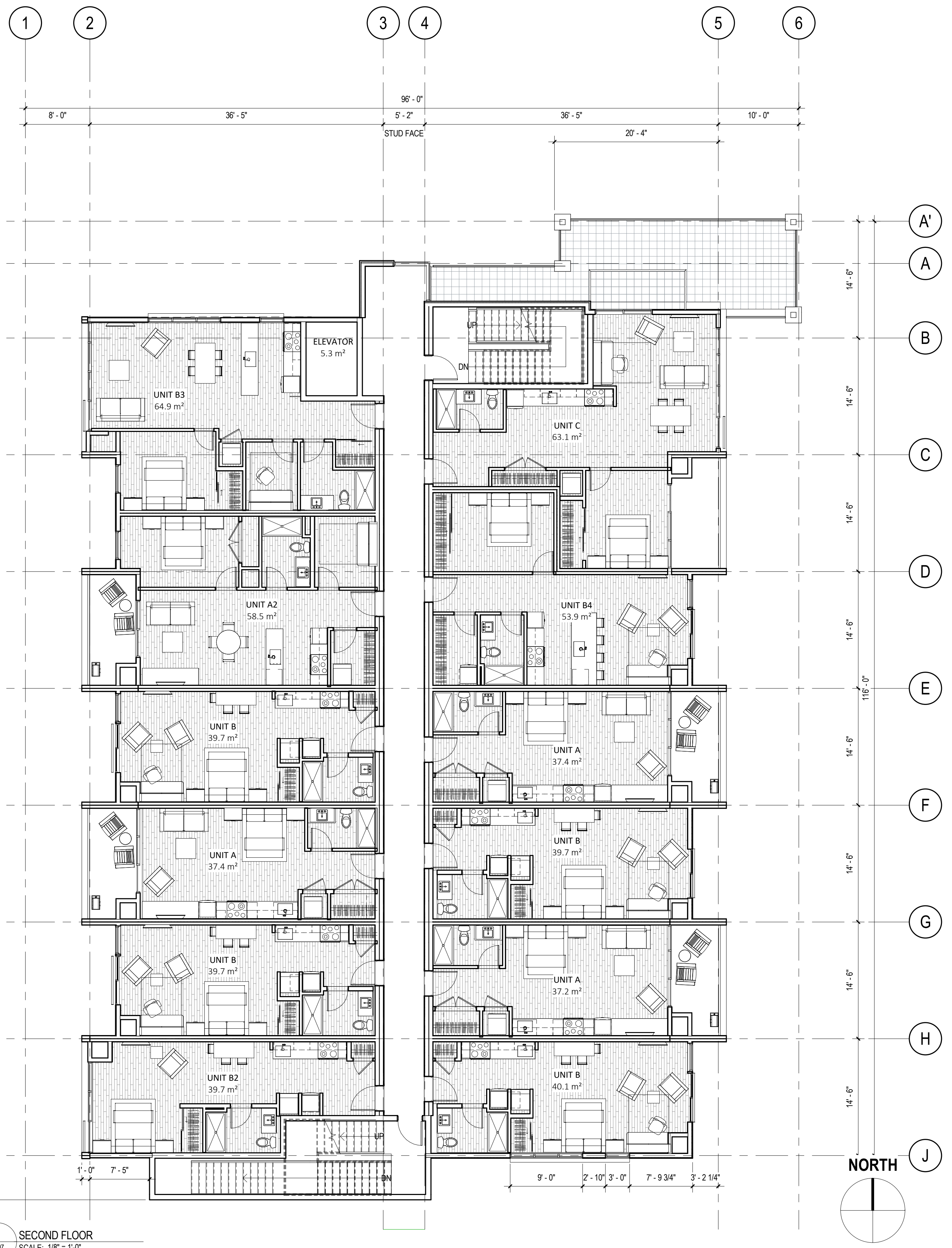
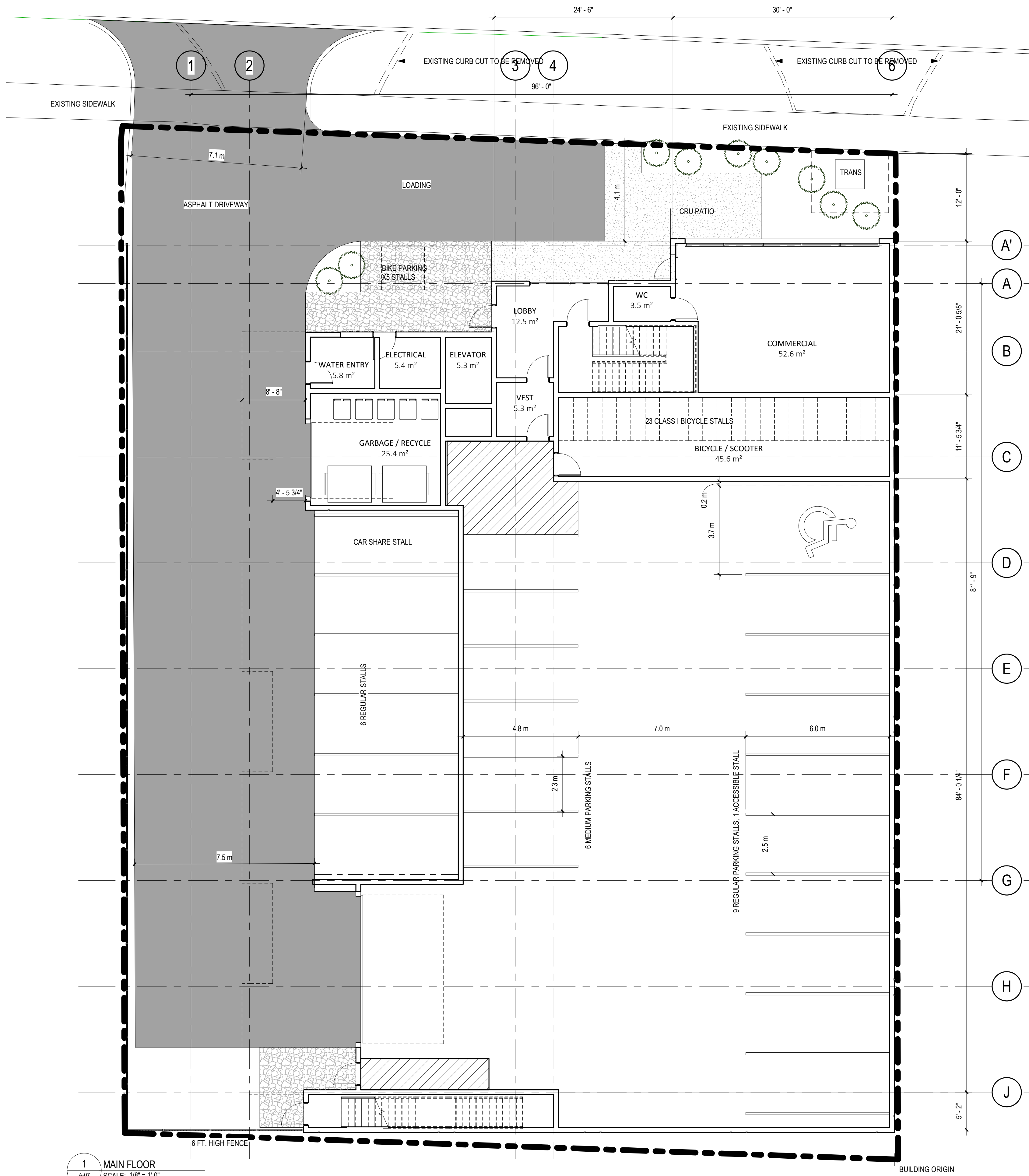


SUITE 100 - 3313 32ND AVE.  
VERNON, BC V1T 2M7  
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SITE PLAN  
SOLE ON KLO  
1083 KLO ROAD, KELOWNA, BC -- LOT 2 DL 135 ODYD PLAN 25466

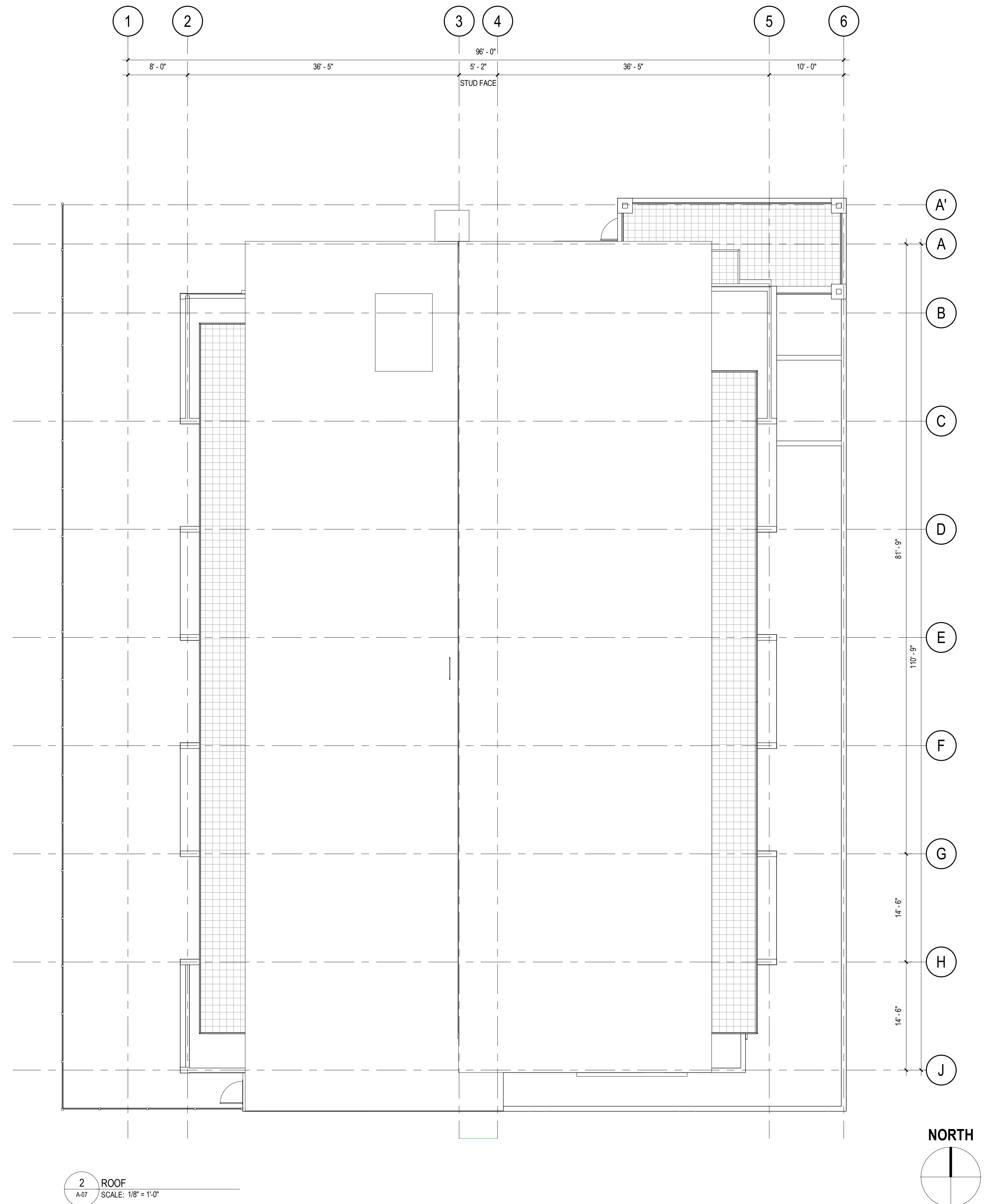
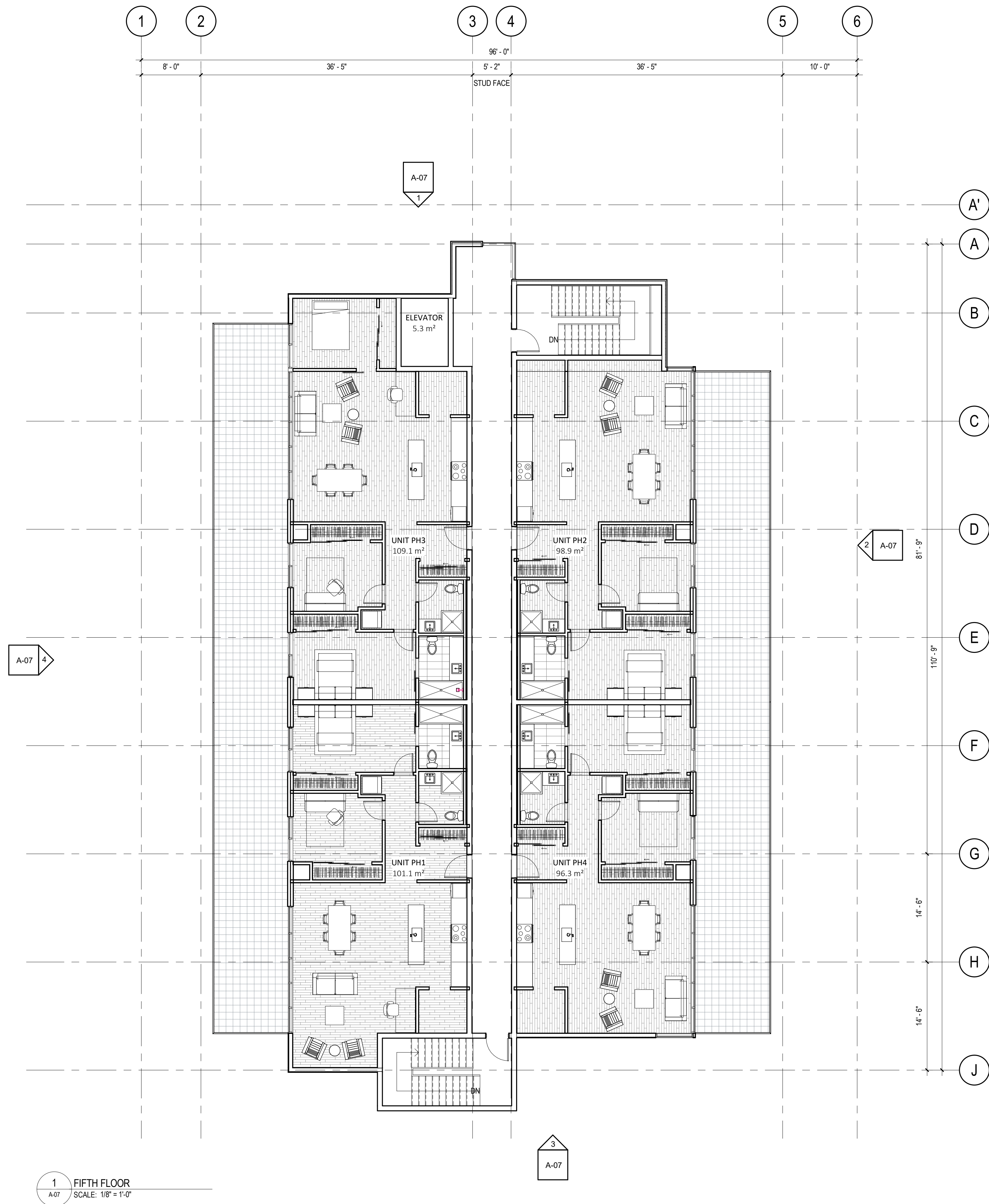
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PROJECT: 17116  
DATE: 2017/10/03  
SCALE: 1/16" = 1'-0"











**MQN**  
ARCHITECTS

SUITE 100 - 3313 32ND AVE.  
VERNON, BC V1T 2M7  
(250) 542-1199

## PRELIMINARY PLANS

SOLE ON KLO

1083 KLO ROAD, KELOWNA, BC -- LOT 2 DL 135 ODYD PLAN 25466

DRAWING:

**A-04**

PROJECT:  
DATE:  
SCALE:

17116  
2017/10/03  
1/8" = 1'-0"









**IMQN**  
ARCHITECTS

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## PERSPECTIVE VIEWS

SOLE ON KLO

1083 KLO ROAD, KELOWNA, BC -- LOT 2 DL 135 ODYD PLAN 25466

DRAWING:

**A-06**

PROJECT:

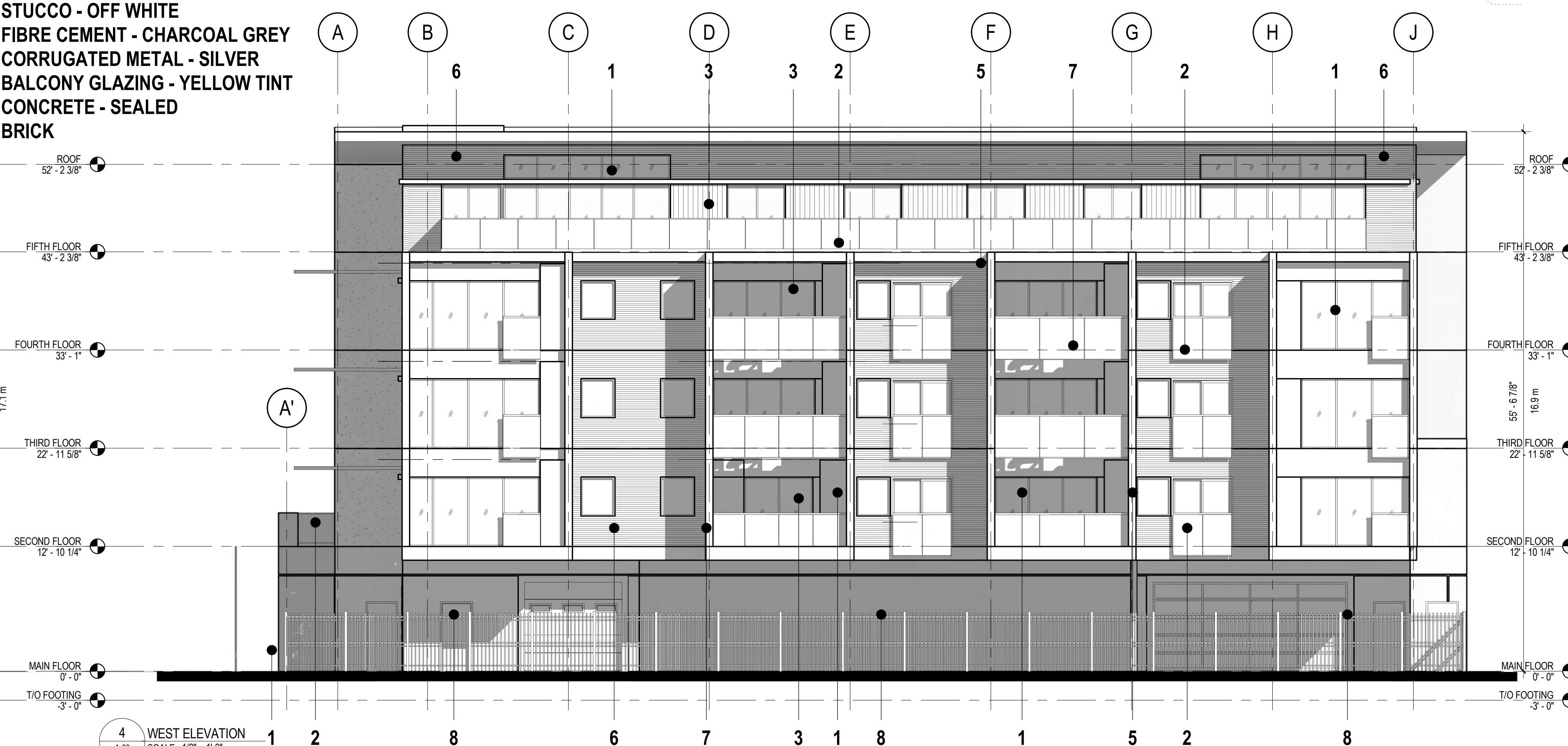
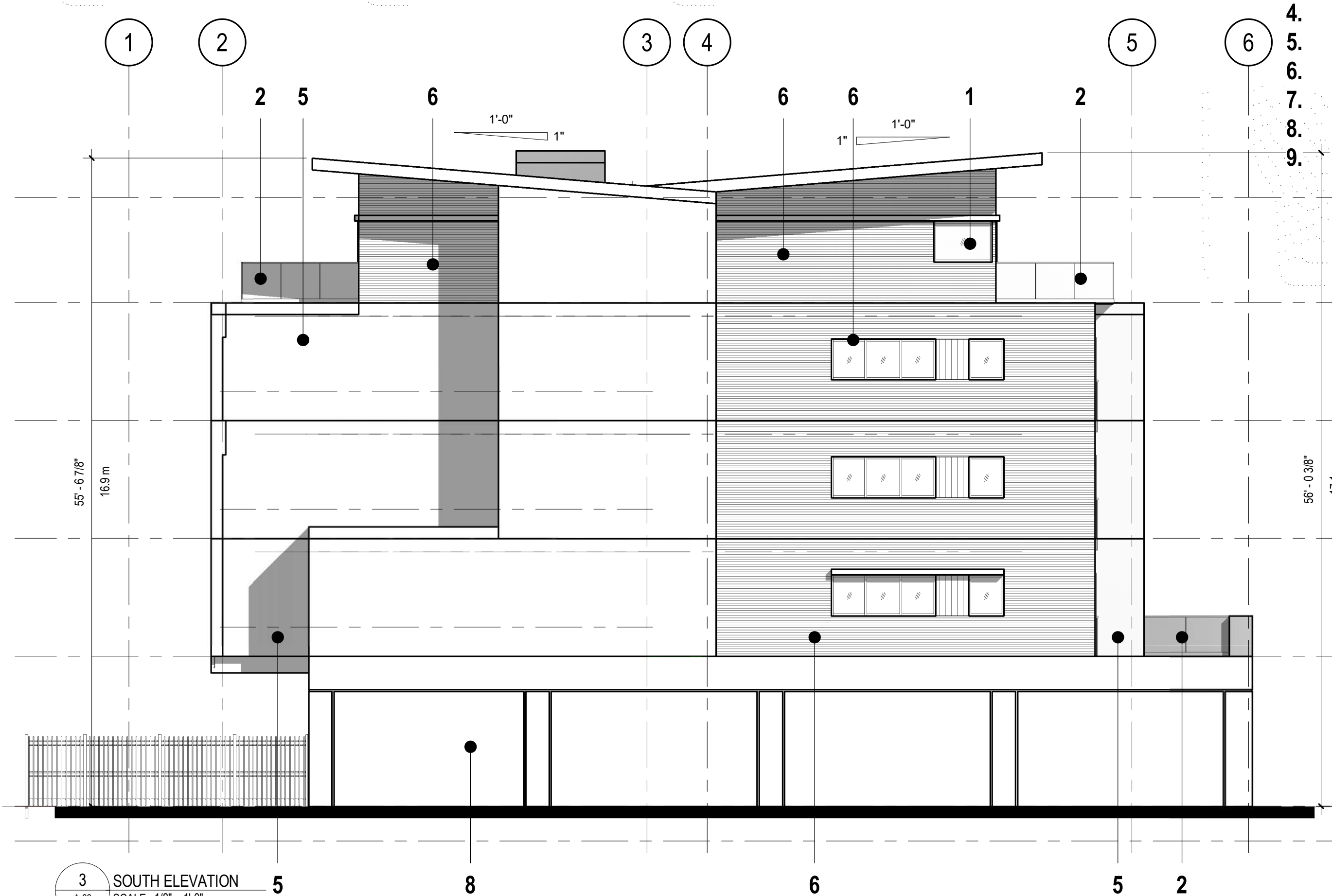
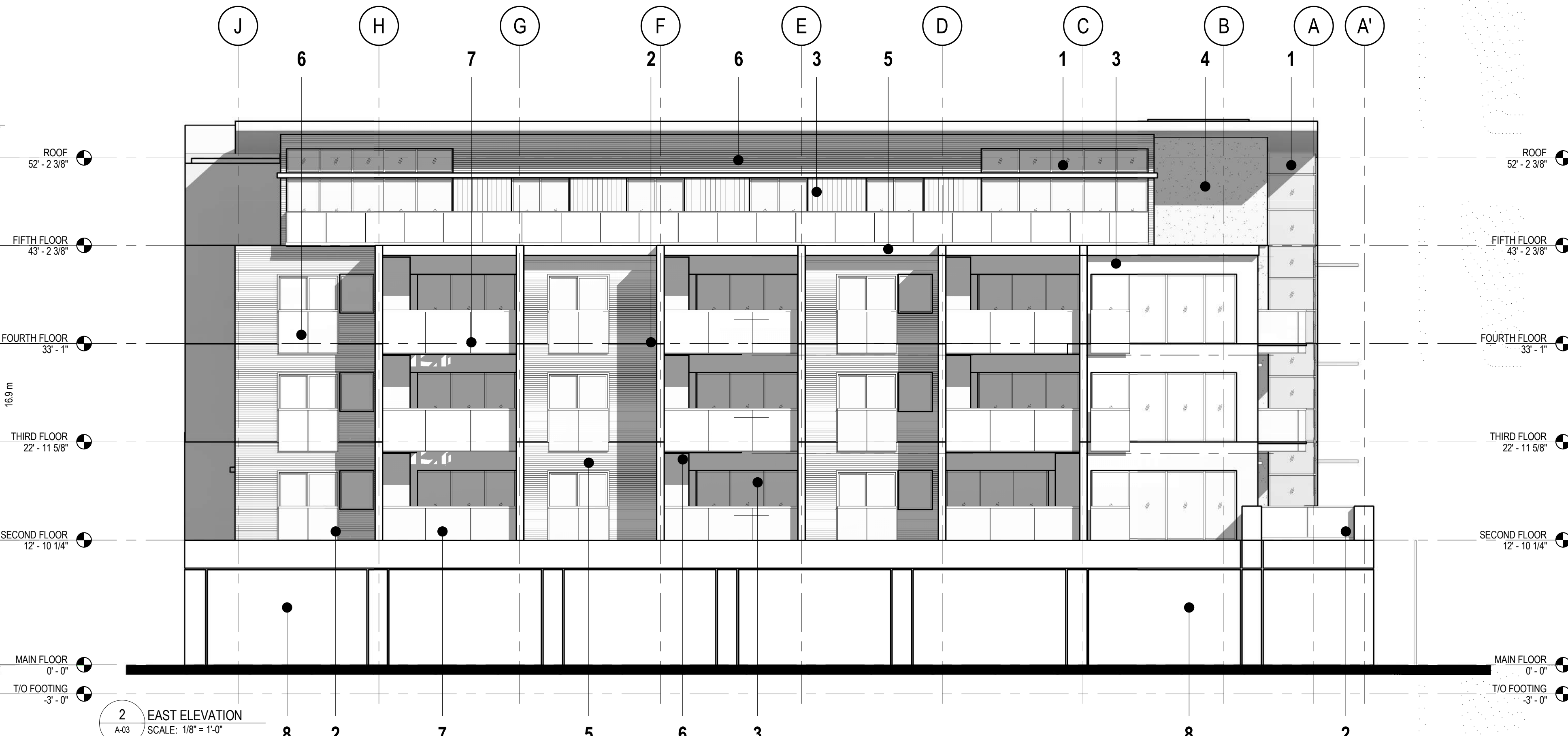
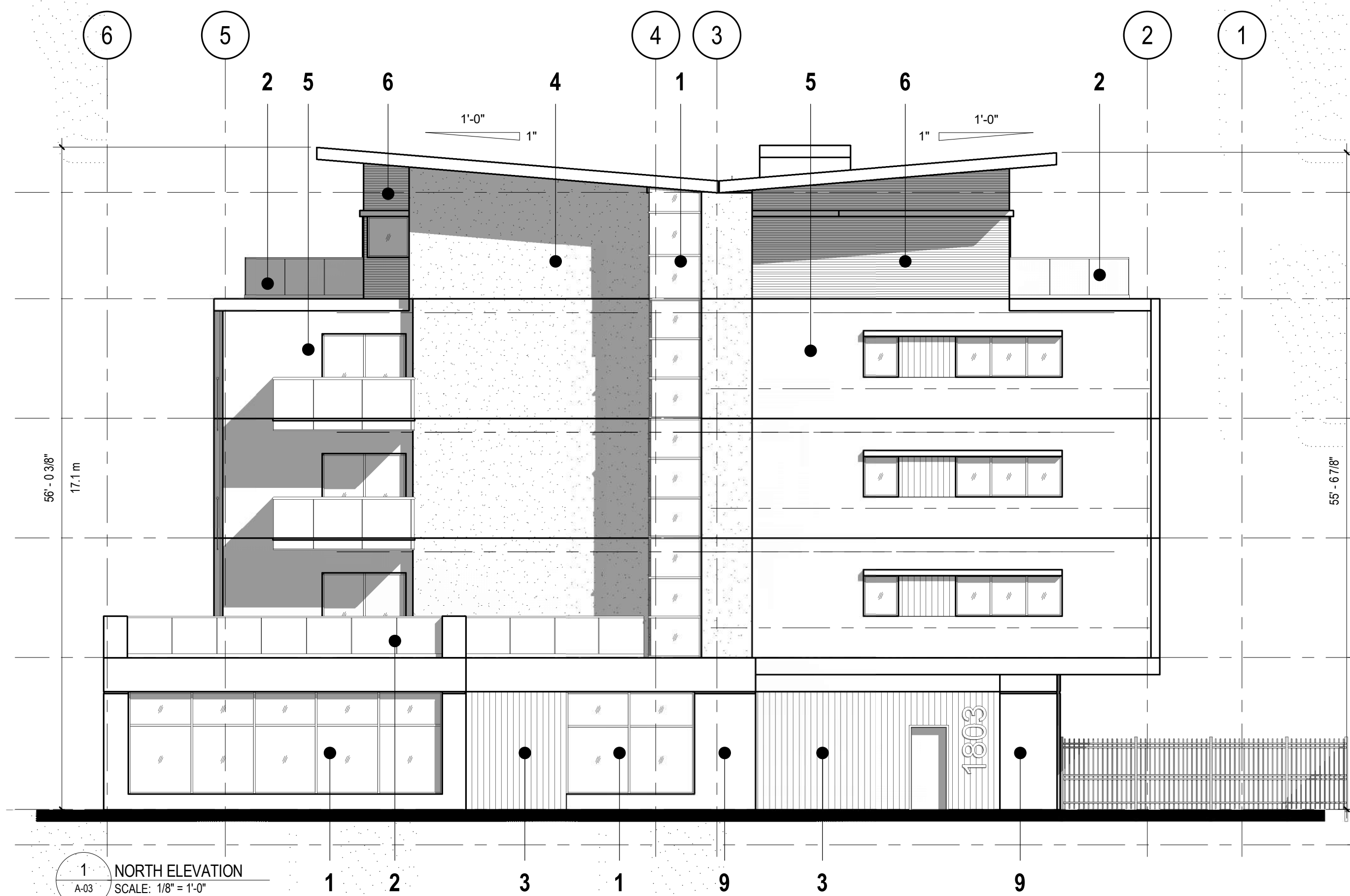
17116

DATE:

2017/10/03

SCALE:





1. BUILDING GLAZING - CLEAR
2. BALCONY GLAZING - BLUE TINT
3. WOOD ACCENT
4. STUCCO - OFF WHITE
5. FIBRE CEMENT - CHARCOAL GREY
6. CORRUGATED METAL - SILVER
7. BALCONY GLAZING - YELLOW TINT
8. CONCRETE - SEALED
9. BRICK

MAIN FLOOR ELEVATION 0'-0" =  
345.4 m GEODETIC



SUITE 100 - 3313 32ND AVE.  
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## ELEVATIONS

SOLE ON KLO

1083 KLO ROAD, KELOWNA, BC -- LOT 2 DL 135 ODYD PLAN 25466

DRAWING:

A-07

PROJECT:

17116

DATE:

2017/10/03

SCALE:

1/8" = 1'-0"





1. BUILDING GLAZING -  
CLEAR LOW-E GLASS



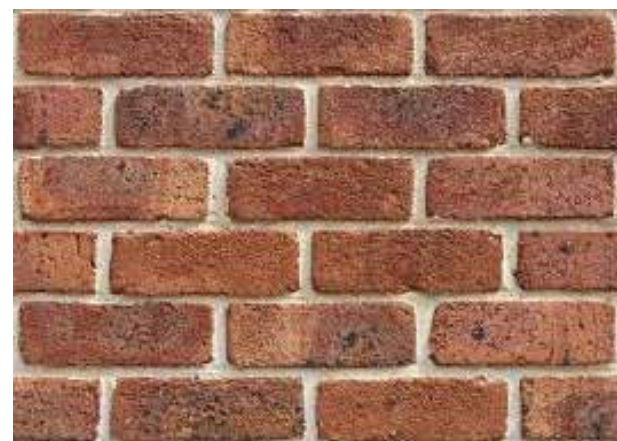
2. BALCONY GLAZING -  
BLUE TINT GLAZING



3. WOOD ACCENT



4. STUCCO - OFF WHITE



BRICK



SBS ROOFING - GREY



5. FIBRE CEMENT PLANK -  
CHARCOAL GREY



6. CORRUGATED METAL  
PANEL - HORIZONTAL  
CONFIGURATION SILVER  
METALLIC FINISH



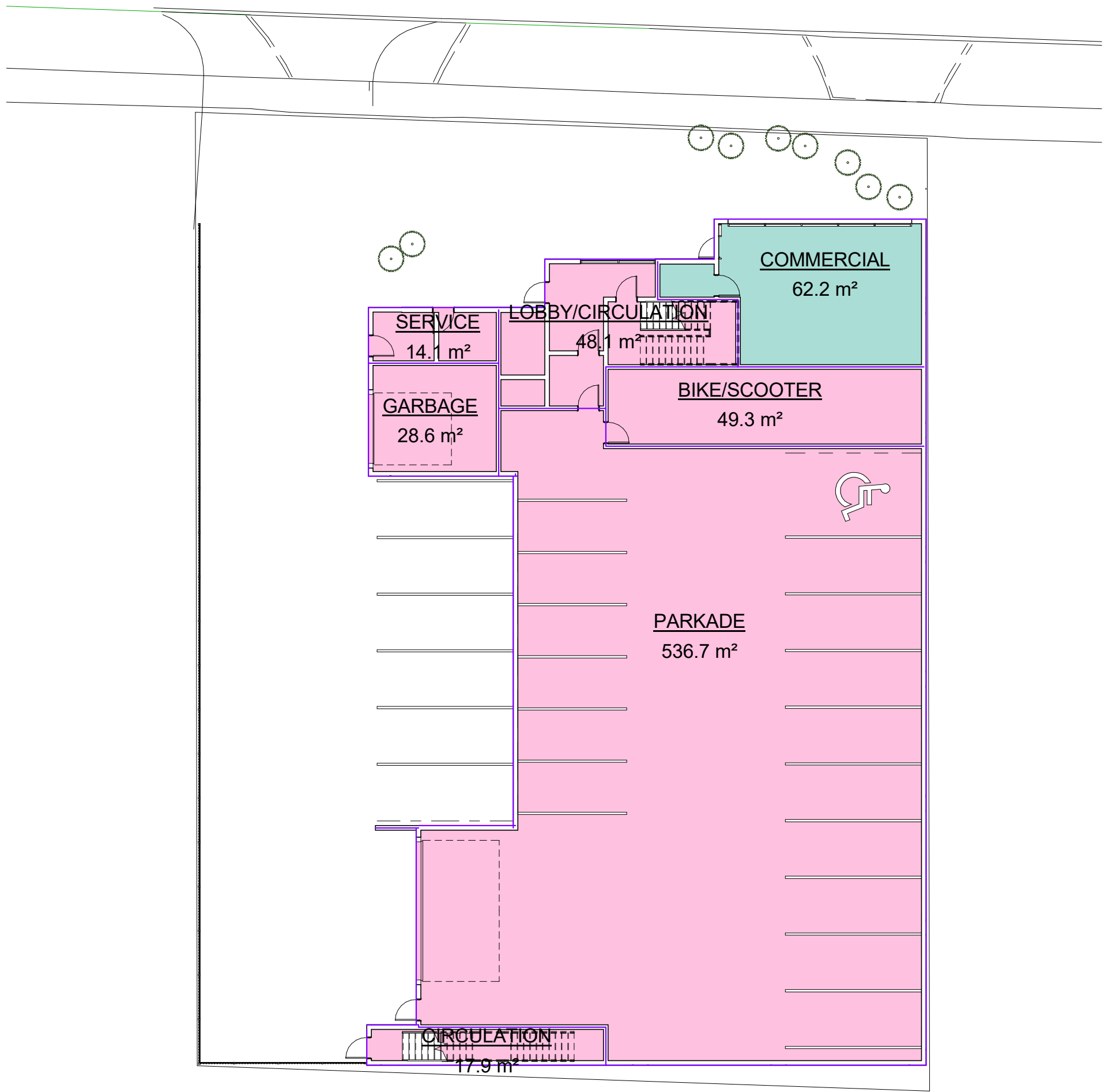
7. BALCONY GLAZING -  
YELLOW TINT GLAZING



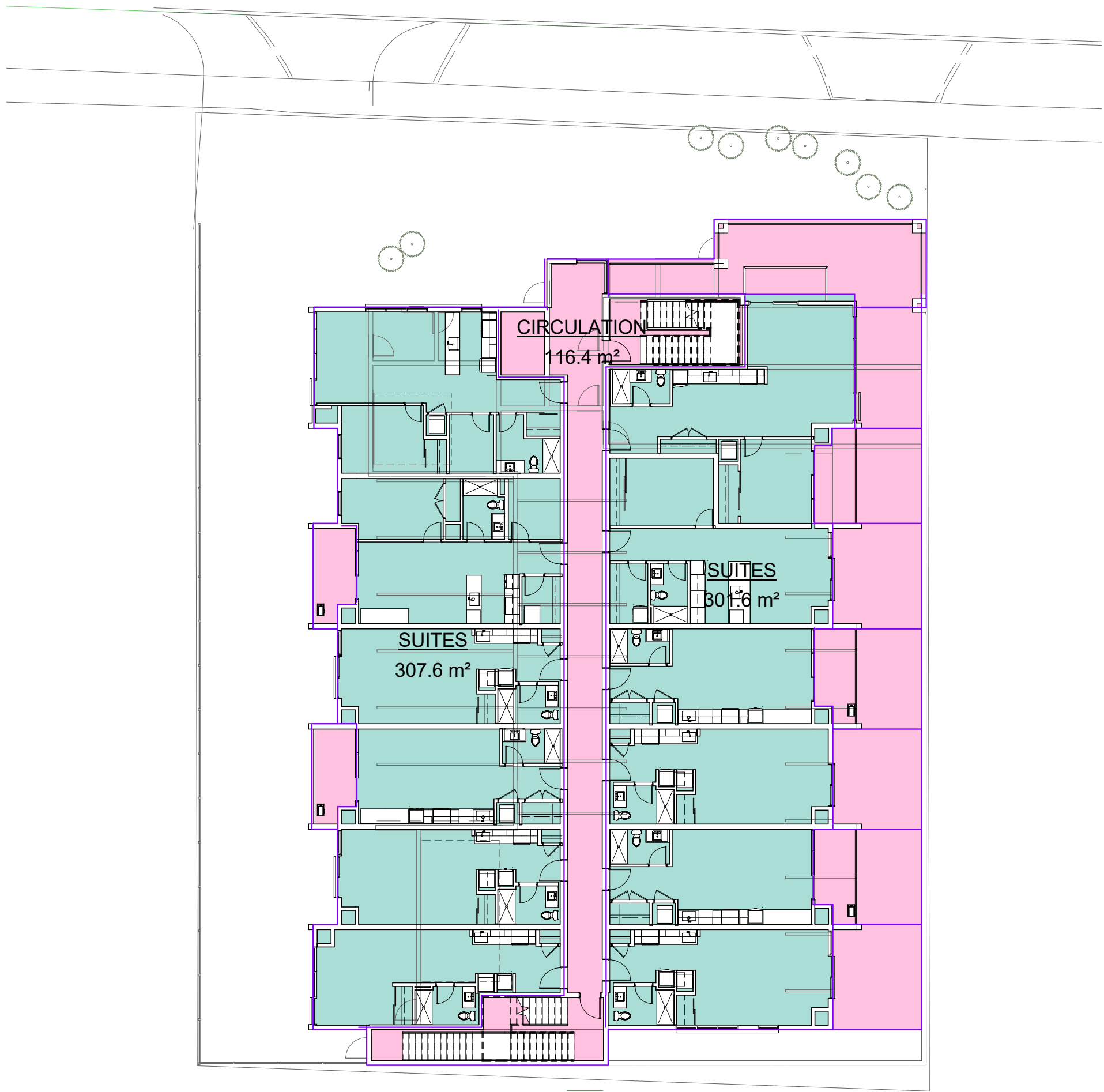
8. CONCRETE WALL -  
CLEAR SEALED



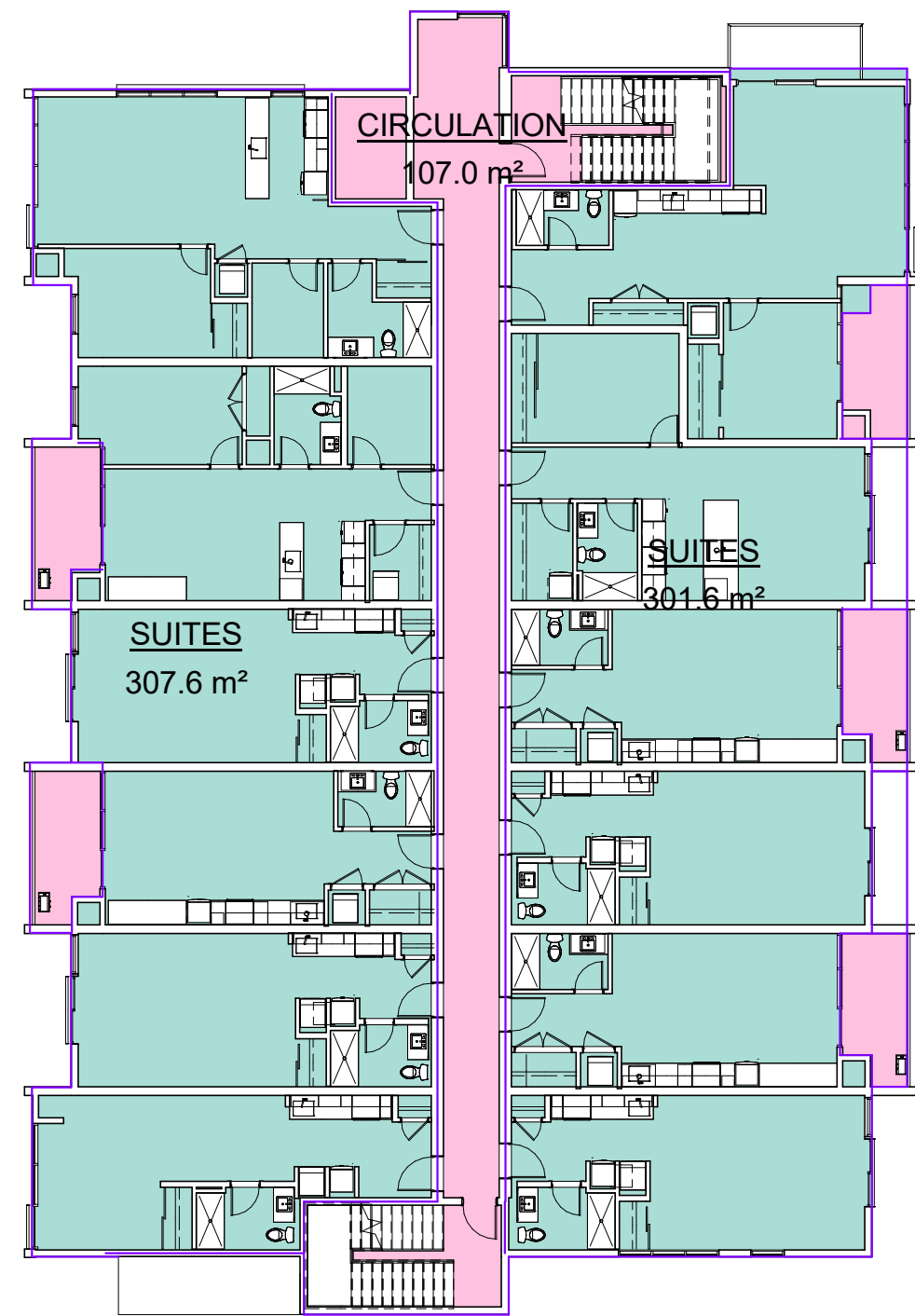




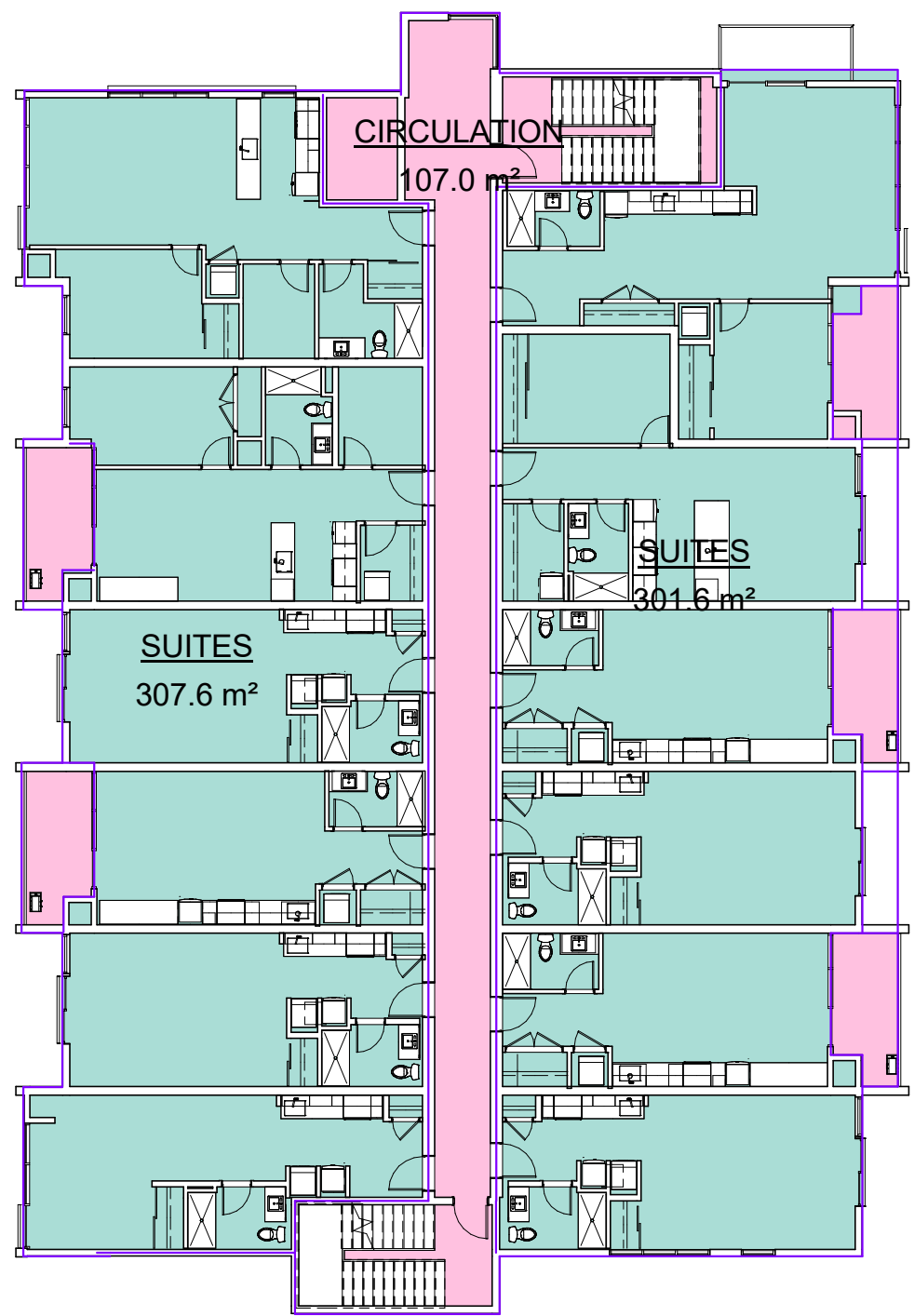
1 MAIN FLOOR  
A-07 SCALE: 1/16" = 1'-0"



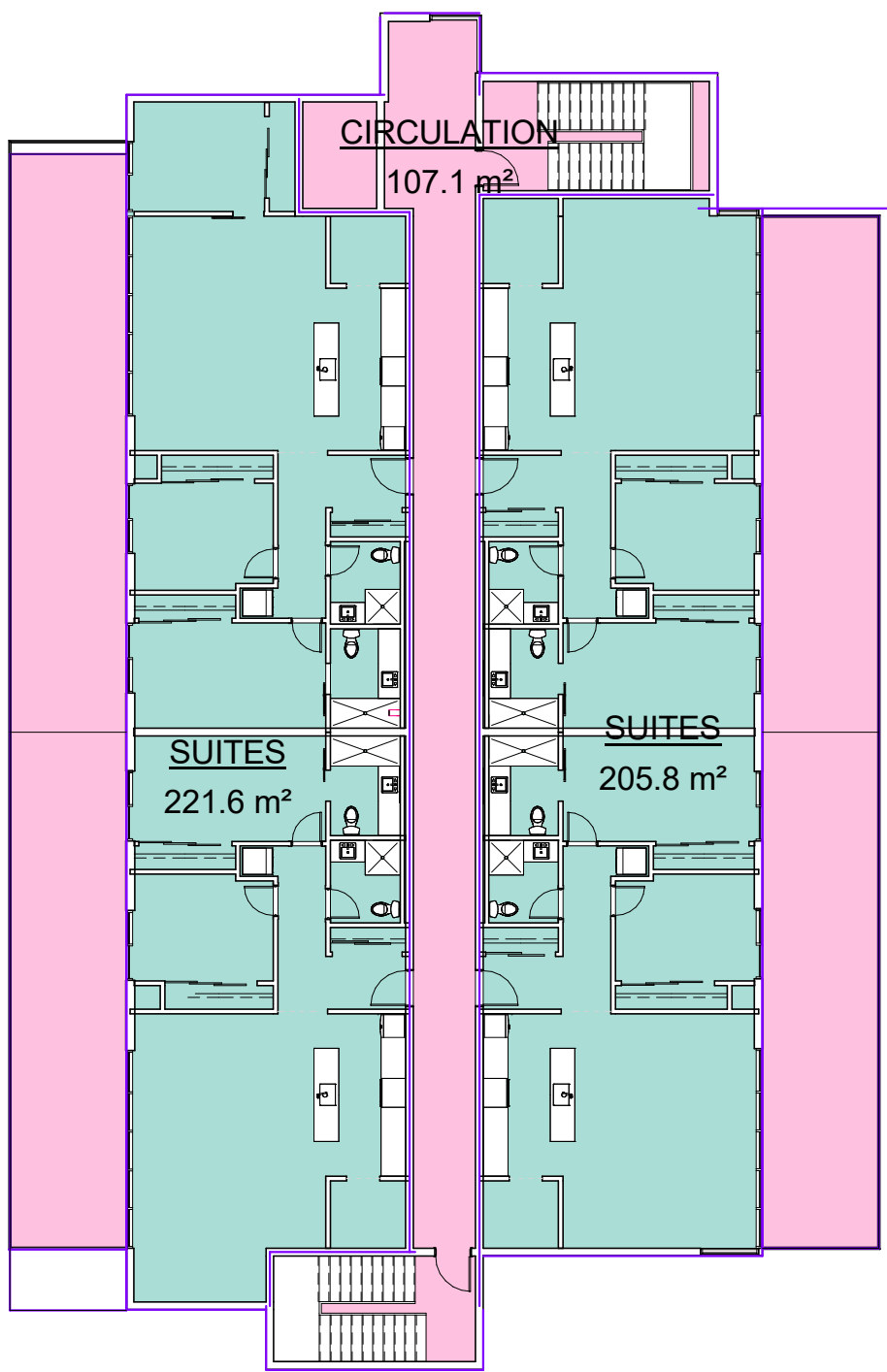
2 SECOND FLOOR  
A-07 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR  
A-07 SCALE: 1/16" = 1'-0"



4 FOURTH FLOOR  
A-07 SCALE: 1/16" = 1'-0"



5 FIFTH FLOOR  
A-07 SCALE: 1/16" = 1'-0"

FAR AREA SCHEDULE			
Level	Name	FAR Type	Area
MAIN FLOOR			
MAIN FLOOR	PARKADE	EXCLUDED	536.7 m²
MAIN FLOOR	LOBBY/CIRCULATION	EXCLUDED	48.1 m²
MAIN FLOOR	SERVICE	EXCLUDED	14.1 m²
MAIN FLOOR	GARBAGE	EXCLUDED	28.6 m²
MAIN FLOOR	BIKE/SCOOTER	EXCLUDED	49.3 m²
MAIN FLOOR	CIRCULATION	EXCLUDED	17.9 m²
SECOND FLOOR			
SECOND FLOOR	CIRCULATION	EXCLUDED	116.4 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	18.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	19.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	39.9 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	18.1 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	17.3 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	19.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	15.7 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	20.0 m²
THIRD FLOOR			
THIRD FLOOR	CIRCULATION	EXCLUDED	107.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	7.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.9 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.8 m²
FOURTH FLOOR			
FOURTH FLOOR	CIRCULATION	EXCLUDED	107.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.9 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	7.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.8 m²
FIFTH FLOOR			
FIFTH FLOOR	CIRCULATION	EXCLUDED	107.1 m²
FIFTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	87.5 m²
FIFTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	82.4 m²
EXCLUDED			1560.2 m²
MAIN FLOOR			
MAIN FLOOR	COMMERCIAL	NET AREA	62.2 m²
SECOND FLOOR			
SECOND FLOOR	SUITES	NET AREA	307.6 m²
SECOND FLOOR	SUITES	NET AREA	301.6 m²
THIRD FLOOR			
THIRD FLOOR	SUITES	NET AREA	307.6 m²
THIRD FLOOR	SUITES	NET AREA	301.6 m²
FOURTH FLOOR			
FOURTH FLOOR	SUITES	NET AREA	307.6 m²
FOURTH FLOOR	SUITES	NET AREA	301.6 m²
FIFTH FLOOR			
FIFTH FLOOR	SUITES	NET AREA	221.6 m²
FIFTH FLOOR	SUITES	NET AREA	205.8 m²
NET AREA			2317.0 m²
Grand total			3877.2 m²

FAR CALCULATION

TOTAL SITE AREA 1357.4m2  
TOTAL NET FLOOR AREA: 2317.0m2

FLOOR AREA RATIO: 1.70

Building Area Legend

- EXCLUDED
- NET AREA
- Calculating...