



# Development Permit & Development Variance Permit DP21-0040 & DVP21-0041

This permit relates to land in the City of Kelowna municipally known as

**3377 Lakeshore Road**

and legally known as

**LOT A DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN EPP84686**

and permits the land to be used for the following development:

## **Mixed-use development**

And variances to the following sections of Zoning Bylaw No. 8000 be granted:

### **Section 14.9.5(c): C9 – Tourist Commercial Development Regulations**

To vary the required minimum front yard (Lakeshore Road) from 6.0 m permitted to 0.0 m proposed.

### **Section 14.9.5(d): C9 – Tourist Commercial Development Regulations**

To vary the required minimum flanking side yard (Richter Street) from 4.5 m permitted to 3.3 m proposed.

### **Section 14.9.5(d): C9 – Tourist Commercial Development Regulations**

To vary the required minimum side yard from 3.0 m permitted to 1.0 m proposed.

### **Section 7.6.1(c): Section 7 – Landscaping and Screening, Minimum Landscape Buffers**

To vary the required minimum landscape buffer for the side yard (north) from 3.0 m required to 0.0 m proposed.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision July 27, 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive and Revitalization Development Permit Areas

Existing Zone: C9 – Tourist Commercial

Future Land Use Designation: COMM - Commercial

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: CRESSEY LAKESHORE HOLDINGS LTD., INC.NO. 788131

Applicant: Cressey (Lakeshore) Development LLP

Planner: K. Brunet

---

Terry Barton  
Community Planning Department Manager  
Planning & Development Services

---

Date

### 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

### 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

### 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$44,187.50**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

**5. INDEMNIFICATION**

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

# CABAN MIXED-USE DEVELOPMENT



3377 - 3421 LAKESHORE RD. KELOWNA B.C. V1Y 1B7

ISSUED FOR DEVELOPMENT PERMIT  
2021-01-27

## ARCHITECTURAL

A0.00	COVER SHEET & DRAWING LIST	A3.30	TOWNHOUSE - BASEMENT / ROOF PLAN
A1.01	ZONING, CODE REVIEW, LOCATION PLAN	A3.31	TOWNHOUSE - 1ST FLOOR PLAN
A2.02	SITE PLAN	A3.32	TOWNHOUSE - 1ST FLOOR SLAB PLAN
A3.00	BASEMENT FLOOR PLAN	A3.33	TOWNHOUSE - 2ND FLOOR PLAN
A3.01	1ST FLOOR PLAN	A3.34	TOWNHOUSE - 2ND FLOOR SLAB PLAN
A3.02	2ND FLOOR PLAN	A3.35	TOWNHOUSE - ROOF DECK PLAN
A3.03	3RD FLOOR PLAN	A3.36	TOWNHOUSE - ROOF DECK SLAB PLAN
A3.04	4TH FLOOR PLAN	A3.40	BASEMENT LEVEL PARKADE - NORTH
A3.05	5TH FLOOR PLAN	A3.40S	BASMENT PARKADE SLAB PLAN - NORTH
A3.06	6TH FLOOR PLAN	A3.41	BASEMENT LEVEL - MID
A3.07	ROOF PLAN	A3.41S	BASEMENT PARKADE SLAB PLAN - MID
A3.12	TOWER 1 - 2ND FLOOR PLAN	A3.42	BASEMENT LEVEL - SOUTH
A3.12S	TOWER 1 - 2ND FLOOR SLAB PLAN	A3.42S	BASEMENT PARKADE SLAB PLAN - SOUTH
A3.13	TOWER 1 - 3RD FLOOR PLAN	A3.43	1ST FLOOR PARKADE - NORTH
A3.13S	TOWER 1 - 3RD FLOOR SLAB PLAN	A3.43S	1ST FLOOR PARKADE SLAB PLAN - NORTH
A3.14	TOWER 1 - 4TH FLOOR PLAN	A3.44	1ST FLOOR PARKADE - MID
A3.14S	TOWER 1 - 4TH FLOOR SLAB PLAN	A3.44S	1ST FLOOR PARKADE SLAB PLAN - MID
A3.15	TOWER 1 - 5TH FLOOR PLAN	A3.45	1ST FLOOR PARKADE - SOUTH
A3.15S	TOWER 1 - 5TH FLOOR SLAB PLAN	A3.45S	1ST FLOOR PARKADE SLAB PLAN - SOUTH
A3.16	TOWER 1 - 6TH FLOOR PLAN	A3.50	FIRE CODE PLAN - BASEMENT
A3.16S	TOWER 1 - 6TH FLOOR SLAB PLAN	A3.51	FIRE CODE PLAN - 1ST FLOOR PLAN
A3.17	TOWER 1 - ROOF PLAN	A3.52	FIRE CODE PLAN - 2ND FLOOR PLAN
A3.17S	TOWER 1 - ROOF SLAB PLAN	A3.53	FIRE CODE PLAN - TYPICAL PLAN (3-6)
A3.22	TOWER 2 - 2ND FLOOR PLAN	A4.01	EXTERIOR ELEVATIONS
A3.22S	TOWER 2 - 2ND FLOOR SLAB PLAN	A4.02	EXTERIOR ELEVATIONS
A3.23	TOWER 2 - 3RD FLOOR PLAN	A4.03	EXTERIOR ELEVATIONS - TOWER 1
A3.23S	TOWER 2 - 3RD FLOOR SLAB PLAN	A4.04	EXTERIOR ELEVATIONS - TOWER 1
A3.24	TOWER 2 - 4TH FLOOR PLAN	A4.05	EXTERIOR ELEVATIONS - TOWER 2
A3.24S	TOWER 2 - 4TH FLOOR SLAB PLAN	A4.06	EXTERIOR ELEVATIONS - TOWER 2
A3.25	TOWER 2 - 5TH FLOOR PLAN	A4.07	EXTERIOR ELEVATIONS - TOWNHOUSE
A3.25S	TOWER 2 - 5TH FLOOR SLAB PLAN	A4.09	EXTERIOR ELEVATIONS - MISC.
A3.26	TOWER 2 - 6TH FLOOR PLAN		
A3.26S	TOWER 2 - 6TH FLOOR SLAB PLAN		
A3.27	TOWER 2 - ROOF PLAN		
A3.27S	TOWER 2 - ROOF SLAB PLAN		

**SCHEDULE** A

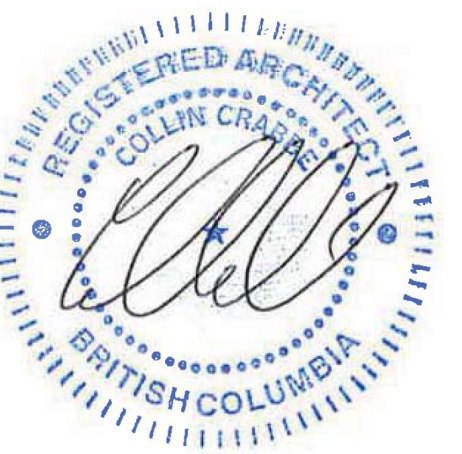
This forms part of application  
# DP21-0040 DVP21-0041

Planner  
Initials **KB**



262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018 - 01 - 16	OWNER
0	2021 - 01 - 27	ISSUED FOR DP
2		

Project  
Title

**CABAN  
MIXED USE  
DEVELOPMENT**

227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing  
Number

**A0.00**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing  
Title

**COVER SHEET &  
DRAWING LIST**

Date 2021-04-22

Job No. 907

Scale

Drawn CM

Checked JM

F:\21-24 Caban Condominiums\09 Working Drawg Caban - master files\907-Master-File.rvt  
2021-05-26 9:12:32 AM

AREA CALCULATIONS	2017.11.21		
		<b>SQ FT</b>	<b>SQ M</b>
		<b>HECTARES</b>	
SITE AREA =		85,269.59	7,921.54
			0.79
<b>BUILDING AREA</b>			
PARKADE LEVEL 1		44,383.56	4,123.23
PARKADE LEVEL 2		43,063.11	4,000.56
TOWNHOUSES		9,590.00	890.91
RETAIL		13,100.60	1,217.05
<b>TOWER 1</b>			
ENTRY LOBBY		1,199.28	111.41
1ST FLOOR LOBBY		721.25	67.00
2nd FLOOR AREA		15,819.29	1,469.61
3rd FLOOR AREA		15,813.46	1,469.07
4th FLOOR AREA		15,813.46	1,469.07
5th FLOOR AREA		15,569.23	1,446.38
6th FLOOR AREA		13,632.46	1,266.46
<b>TOWER 2</b>			
ENTRY LOBBY		2,072.65	192.55
1ST FLOOR LOBBY		537.92	49.97
2nd FLOOR AREA		10,062.02	934.76
3rd FLOOR AREA		10,119.12	940.07
4th FLOOR AREA		10,119.12	940.07
5th FLOOR AREA		10,121.83	940.32
6th FLOOR AREA		10,062.71	934.83
<b>TOTAL FLOOR AREA</b>		241,801.07	22,463.32

F.A.R. CALCULATION						
RETAIL						
# UNITS	# RMS	TOWNHOUSES	UNIT SQ FT	UNIT SQ M	SQ FT (TOTAL)	SQ M (TOTAL)
7	2 BR	TOWNHOUSE	1,370.00	127.27	9,590.00	890.91
<b>TOWER 1</b>						
3	2 BR	UNIT E	1,090.00	101.26	3,270.00	303.78
3	2 BR	UNIT E1	1,092.00	101.45	3,276.00	304.34
1	2 BR	UNIT E2	966.00	89.74	966.00	89.74
1	2 BR	UNIT E3	970.00	90.11	970.00	90.11
1	2 BR	UNIT F	900.00	83.61	900.00	83.61
4	2 BR	UNIT F1	897.00	83.33	3,588.00	333.33
3	2 BR	UNIT F2	937.00	87.05	2,811.00	261.14
16	2 BR	UNIT G	988.00	91.79	15,808.00	1,468.56
16	1 BR	UNIT H	621.00	57.69	9,936.00	923.05
8	1 BR	UNIT H1	608.00	56.48	4,864.00	451.87
1	1 BR	UNIT J	672.00	62.43	672.00	62.43
4	2 BR	UNIT J1	812.00	75.43	3,248.00	301.74
2	1 BR	UNIT K	585.00	54.35	1,170.00	108.69
2	1 BR	UNIT K1	686.00	63.73	1,372.00	127.46
1	3 BR	UNIT M	1,552.00	144.18	1,552.00	144.18
1	3 BR	UNIT M1	1,520.00	141.21	1,520.00	141.21
2	3 BR	UNIT N	1,179.00	109.53	2,358.00	219.06
2	2 BR	UNIT P	1,198.00	111.29	2,396.00	222.59
2	2 BR	UNIT P1	1,188.00	110.37	2,376.00	220.73
1	1 BR	UNIT Q	612.00	56.85	612.00	56.85
0	1 BR	UNIT R	583.00	54.16	0.00	0.00

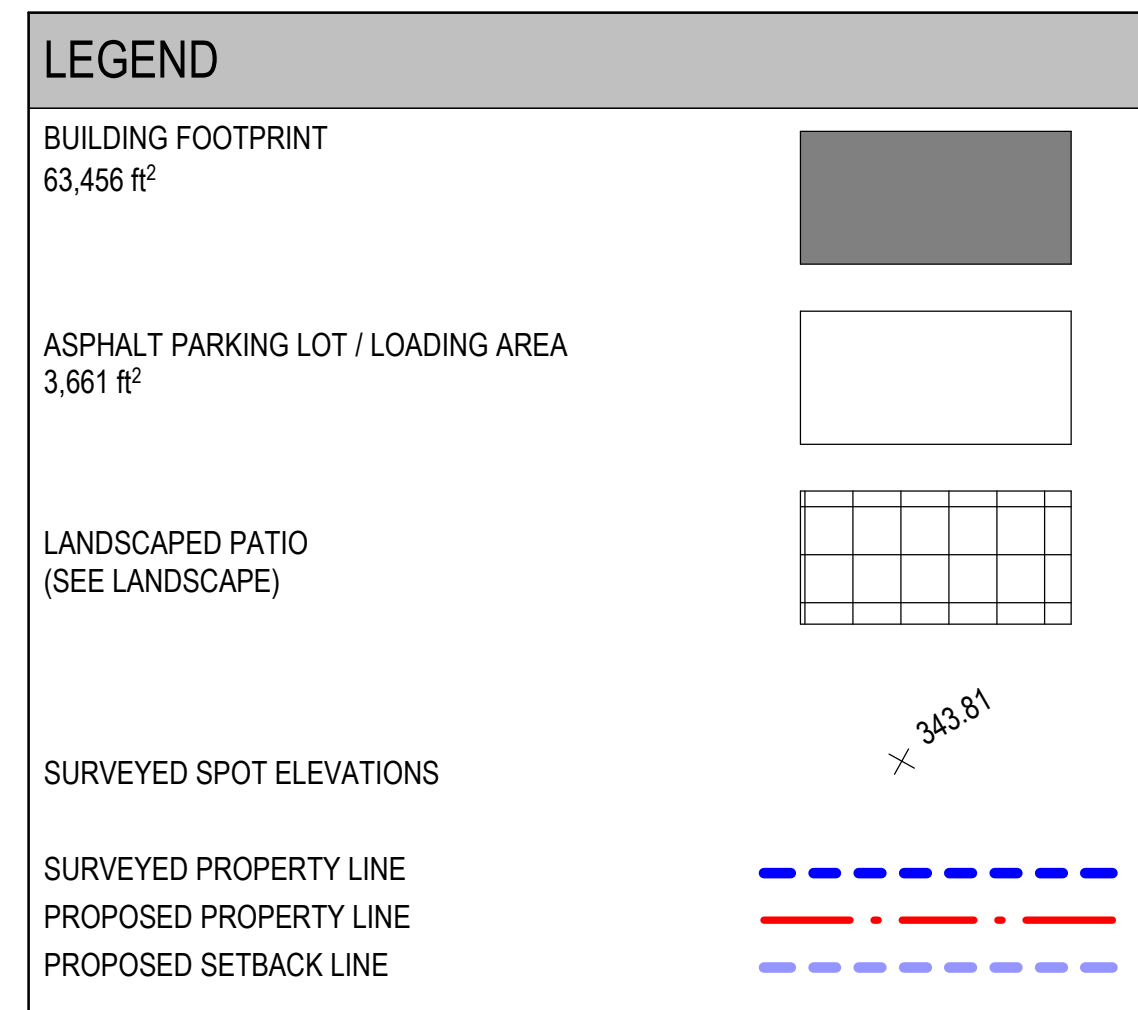
**GYRO BEACH MIXED-USE COMPLEX SITE AREA:**  
(CONFIRM SITE AREA WITH SURVEY DWG.)  
**SITE AREA (FOR CALCULATION PURPOSE):**  
85,270± sft or 7,921.5± sm  
or 1.957 acre or 0.792 hectare

**CIVIC ADDRESS:** 3377-3421 LAKESHORE ROAD KELOWNA B.C. V1Y 1B7  
**LEGAL DESCRIPTION:** LOT 1 LOT 134 ODYD PLAN 38150 EXCEPT KAP74841 LOT 1 LOT 134 ODYD PLAN KAP87376 LOT 2 LOT 134 ODYD PLAN 38150

ZONING SUMMARY						
PROPOSED ZONING	C9 URBAN CENTRE COMMERCIAL					
PERMITTED USES:	APARTMENT HOTEL, PERSONAL SERVICE, RETAIL, AND FOOD SERVICE					
MIN. LOT WIDTH	30m or 98.43ft					
MIN. LOT DEPTH	35m or 114.83ft					
MIN. LOT AREA	1 800 sm or 19,375.7sqft or 0.180 hectare					
MAX. BUILDING HEIGHT	22m					
PROP BUILDING HEIGHT	21.8m					
PROPOSED SITE COVERAGE:	BUILDING FOOTPRINT / SITE AREA 68,836sft / 85,270sft = 80.7% ±					
MINIMUM SETBACKS FROM:						
SITE FRONT YARD:	6.0m					
SITE SIDE YARD:	3.0m 4.5m (FLANKING STREET)					
SITE REAR YARD:	4.5m 15.0m (HOTEL ONLY)					

VARIANCES REQUESTED FOR YARD SETBACK		
LOCATION	REQUIRED SETBACK	PROPOSED SETBACK
RICHTER STREET (FRONT YARD)	6.0m	3.3m SETBACK
NORTH SIDE (SIDE YARD)	3.0m	1m SETBACK
LAKESHORE (FRONT YARD)	6.0m	0m SETBACK

TOWER 2						
# UNITS	# RMS	TOWNHOUSES	UNIT SQ FT	UNIT SQ M	SQ FT (TOTAL)	SQ M (TOTAL)
1	2 BR	UNIT A	1,033.00	95.97	1,033.00	95.97
1	1 BR	UNIT A1	780.00	72.46	780.00	72.46
4	2 BR	UNIT A2	993.00	92.25	3,972.00	369.00
3	2 BR	UNIT A3	1,092.00	101.45	3,276.00	304.34
20	1 BR	UNIT B	651.00	60.48	13,020.00	1,209.56
4	2 BR	UNIT C	910.00	84.54	3,640.00	338.16
4	2 BR	UNIT C1	941.00	87.42	3,764.00	349.68
10	2 BR	UNIT C2	896.00	83.24	8,960.00	832.38
1	2 BR	UNIT D	1,486.00	138.05	1,486.00	138.05
1	2 BR	UNIT D1	1,454.00	135.08	1,454.00	135.08
130		TOTAL UNIT AREA			114,640.00	10,650.06
		TOTAL RETAIL AREA			13,100.60	1,217.05
		TOTAL AREA			127,740.60	
		F.A.R.			-1.5	-127,904.39
		UNDER F.A.R.			163.78	



PARKING CALCULATION				
MINIMUM DIMENSIONS (90° PARKING):	HC STALL (MIN. SIZE):	VAN STALL (MIN. SIZE):		
MIN. LOT WIDTH = 23'-0" (7.0m)	STALL DEPTH = 19'-8" (6.0m)	STALL DEPTH = 19'-8" (6.0m)		
STALL WIDTH = 8'-3" (2.5m)	STALL WIDTH = 12'-9" (3.9m)	STALL WIDTH = 15'-9" (4.8m)		
STALL DEPTH = 19'-8" (6.0m)				
UNIT TYPE	BEDROOMS	STALL REQ'S/UNIT	# OF UNITS	TOTAL STALLS
TOWNHOUSE	2	1.25	7	8.75
1 BEDROOM	1	1	44	44
2 BEDROOM	2	1.25	74	90
3 BEDROOM	3	1.5	2	3
TOTAL UNITS = 127				148.25
VISITOR @ 0.14				20.755
TOTAL				170

	SQ METERS	STALLS / 100SQM	
COMMERCIAL	1224	2.5	31
LOADING			1

TOTAL PARKING REQUIRED		202 STALLS
TOTAL COVERED PARKING PROVIDED		208 STALLS
TOTAL UNCOVERED PARKING PROVIDED		0 STALLS
TOTAL PROVIDED		209 STALLS

ACCESSIBLE PARKING REQ.			
TOTAL PARKING ONSITE	MIN # OF ACCESSIBLE STALLS	MIN # OF VAN STALLS	
201-300 SPACES	6 SPACES	2 SPACES	

BICYCLE PARKING REQUIREMENTS: TABLE 8.5			
RESIDENTIAL	2 BEDROOM OR LESS	3 BEDROOM OR MORE	# OF STALLS
LONG TERM REQ.	.75/UNIT	1/UNIT	
	118 UNITS	2 UNITS	
	88.5	2	90.5
SHORT TERM REQ.	ENTRANCES	UNITS OVER 70	# OF STALLS
	6/ENTRANCE	1/EVERY 5 EXTRA UNITS	
	2 ENTRANCES	50 UNITS	
	12	10	22
TOWNHOUSE REQ. (SHORT TERM)	4 SPACES OR 1 PER 5 UNITS		# OF STALLS
			4
COMMERCIAL	1224SQM		
LONG TERM	1/500SQM OF GFA	# OF STALLS	
		2	
SHORT TERM	2/ENTRANCE OR 2 PER 750SQM OF GFA	# OF STALLS	
		16	
LONG TERM TOTAL	93 REQUIRED		109 PROVIDED
FLOOR MOUNTED	47		
WALL MOUNTED	46		
SHORT TERM TOTAL	42 REQUIRED		42 PROVIDED

SPATIAL SEPARATION:			3.2.3.1. (C/D)
WALL AREA	FRONT RETAIL UNITS TOWNHOUSES	PARKADE WALL (WEST SIDE)	
OPENING AREA	WALL CONST. & OPENINGS NOT RESTRICTED - ALL WALLS FACE A STREET, & LIMITING DISTANCE EXCEEDS 9.0m		
% PROVIDED			
LIMITING DISTANCE			
% PERMITTED			
CONSTRUCTION TYPE			
CLADDING MATERIAL			
REQUIRED RATINGS			
<b>OCCUPANT LOAD</b>			
130 RESIDENTIAL UNITS x 2 PERSONS / SLEEPING ROOM			260 PEOPLE
1 PERSONS / 3.7 sm RETAIL x 1323sm±			358 PEOPLE
NOTE: BASED ON NET FLOOR AREA AS CALC. BELOW			
TOTAL OCCUPANT LOAD			618 PEOPLE
<b>EXIT FACILITIES (PER FLOOR)</b>			3.1 TO 3.6
REQUIRED EXITS:			
2 PER FLOOR PER TOWER			
2 PER RETAIL UNIT (TO BE CONFIRMED WITH LEASEHOLD IMPROVEMENTS - N.I.C.)			
MIN EXIT WIDTH:			
RESIDENTIAL TOWER 1: 8mm/ PERSON x 32 PERSONS MAX = 256mm PER FLOOR			
RESIDENTIAL TOWER 2: 8mm/ PERSON x 20 PERSONS MAX = 160mm PER FLOOR			
EXITS PROVIDED FOR EACH FLOOR = 2x36" WIDTH = 72" (1829mm) (TO BE CONFIRMED WITH LEASEHOLD IMPROVEMENTS - N.I.C.)			
REQUIRED EXITS:			2 PER FLOOR
MIN. EXIT WIDTH			3.4.3.2.(1)(a)
OFFICE BLDG: 6.1mmx249 PERSONS MAIN FLOOR			= 1519mm
8mmx114 PERSONS MAX FOR EACH UPPER FLOOR			= 912mm
EXITS PROVIDED:			TYPICAL FLOOR MINIMUM 2 @ 36" WIDTH PER FLOOR = 72" (1829mm)
EXIT THROUGH LOBBY:	YES	3.4.4.2	
PANIC HARDWARE REQ'D:	YES	3.3.1.13	
EXIT EXPOSURE:	OK	3.3.1.13	
MAX TRAVEL DISTANCE:	45m	3.4.2.5.(1)(c)	
EXIT RATINGS REQUIRED:		3.4.2.5.(1)(c)	
STAIR SHAFTS	1 HR	3.4.4.1.	
	2 HR	BETWEEN MAIN & 2ND FLOORS	
PUBLIC CORRIDORS:	1 HR	3.3.1.4.	
<b>REQUIRED FIRE SEPERATIONS</b>			3.1.3.1.
TENANTS/ MAJOR OCCUPANCIES			
GROUP A2 TO C		1 HR	
GROUP A2 TO D		1 HR	
GROUP A2 TO E		2 HR	
GROUP E TO F-3		2 HR	
GROUP C TO F-3		2 HR	
GROUP E TO D		1 HR	
GROUP C TO C		1 HR	
BETWEEN SUITES		1 HR	3.3.4.2.
EXIT THROUGH LOBBY		1 HR	3.4.4.2.(2)
SERVICE ROOMS		1 HR	3.6.2.
JANITOR ROOMS		NON-RATED FIRE SEPARATION	
<b>BUILDING FIRE SAFETY</b>			
SOFFIT PROTECTION	N/A		3.2.3.16.
FLAME SPREAD RATINGS		CONFORMING TO 3.1.13.	
METAL DECK ASSEMBLIES	N/A		3.1.14.2.
ROOF COVERING CLASS.	CLASS "A"		3.1.14.2.
ATTIC FIRESTOPS	N/A		3.1.11.
MAX ATTIC AREA	N/A		3.1.11.5.
MAX CRAWLSPACE AREA	N/A		3.1.11.6.
CONCEALED FLOOR AREA	N/A		3.1.11.5.



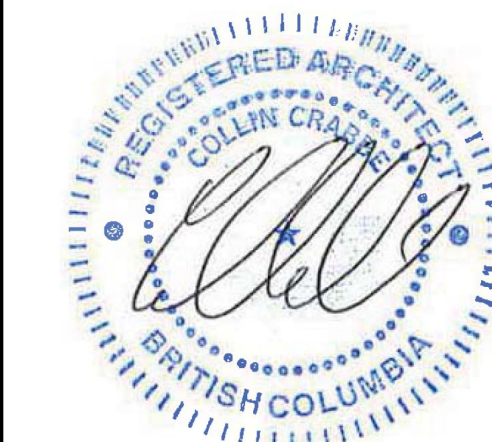
262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



**m + m**  
MEIKLEJOHN  
ARCHITECTS INC.

PROGRESS  
DRAWINGS  
2021-05-14



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent.

No.	Date	Revision
0	2018 - 01 - 16	OWNER
0	2021 - 01 - 27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

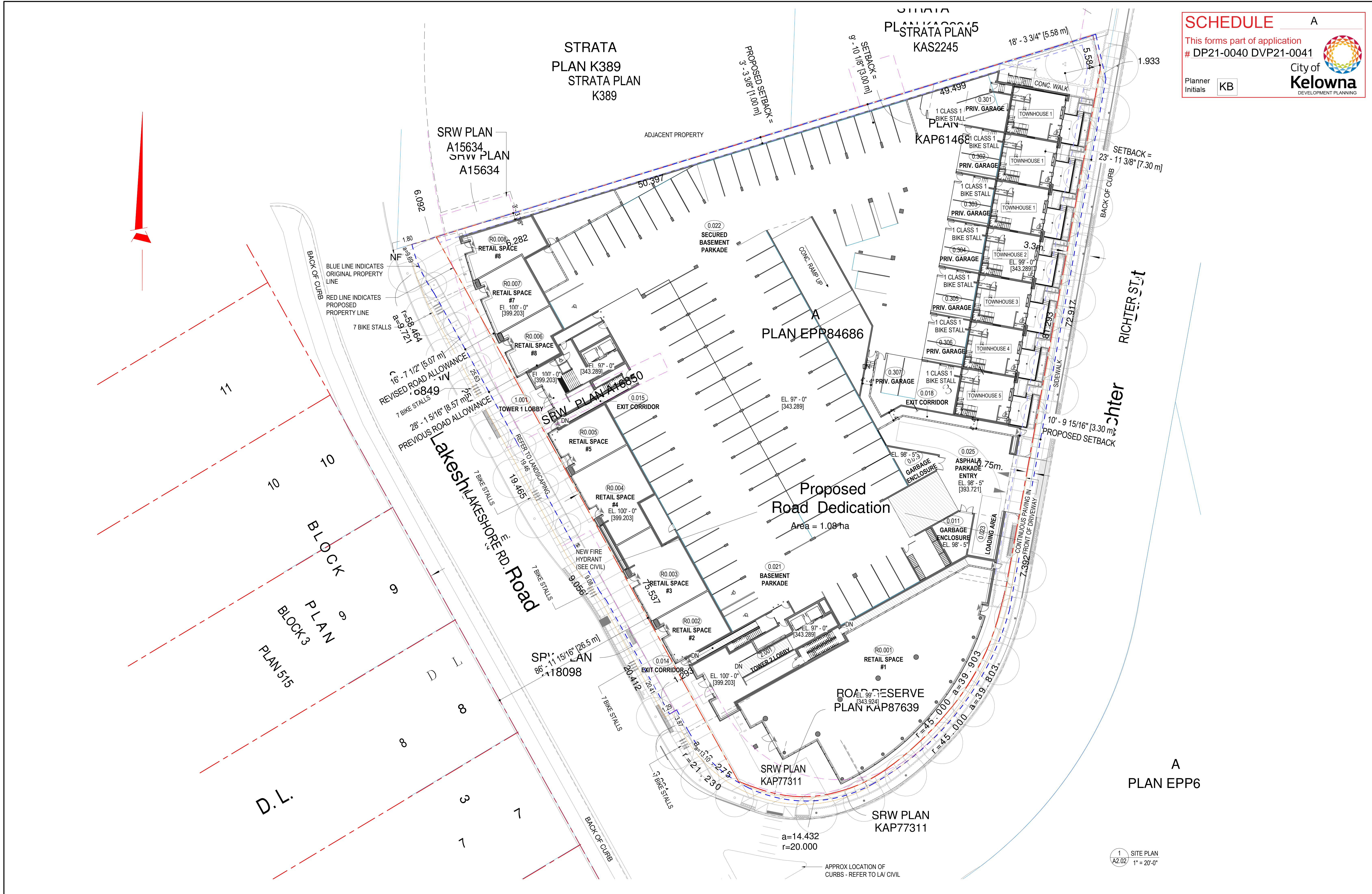
Drawing Number

**A1.01**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**ZONING, CODE REVIEW, LOCATION PLAN**  
12" = 1'-0"  
Date: 2021-04-22  
Job No.: 907  
Scale: 12" = 1'-0"  
Drawn: CM  
Checked: JM  
P21-21 Caban Condominiums Working Drawn Caban - master file 907 - Meiklejohn Architects Inc. 2021-05-26 12:33 AM

**SCHEDULE A**  
This forms part of application  
# DP21-0040 DVP21-0041  
City of Kelowna  
DEVELOPMENT PLANNING  
Planner Initials: **KB**



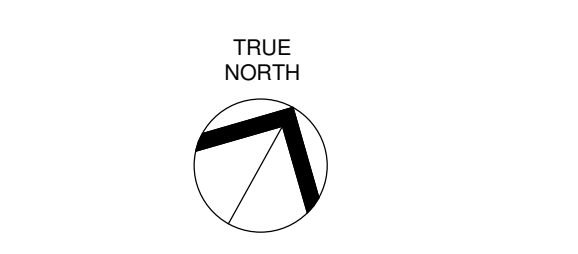
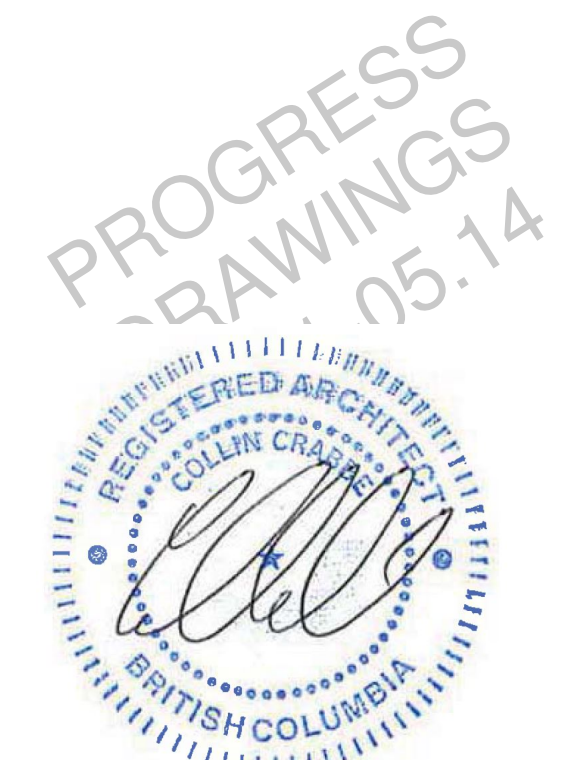
**SCHEDULE A**

This forms part of application  
 # DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
 DEVELOPMENT PLANNING

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A2.02**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**SITE PLAN**

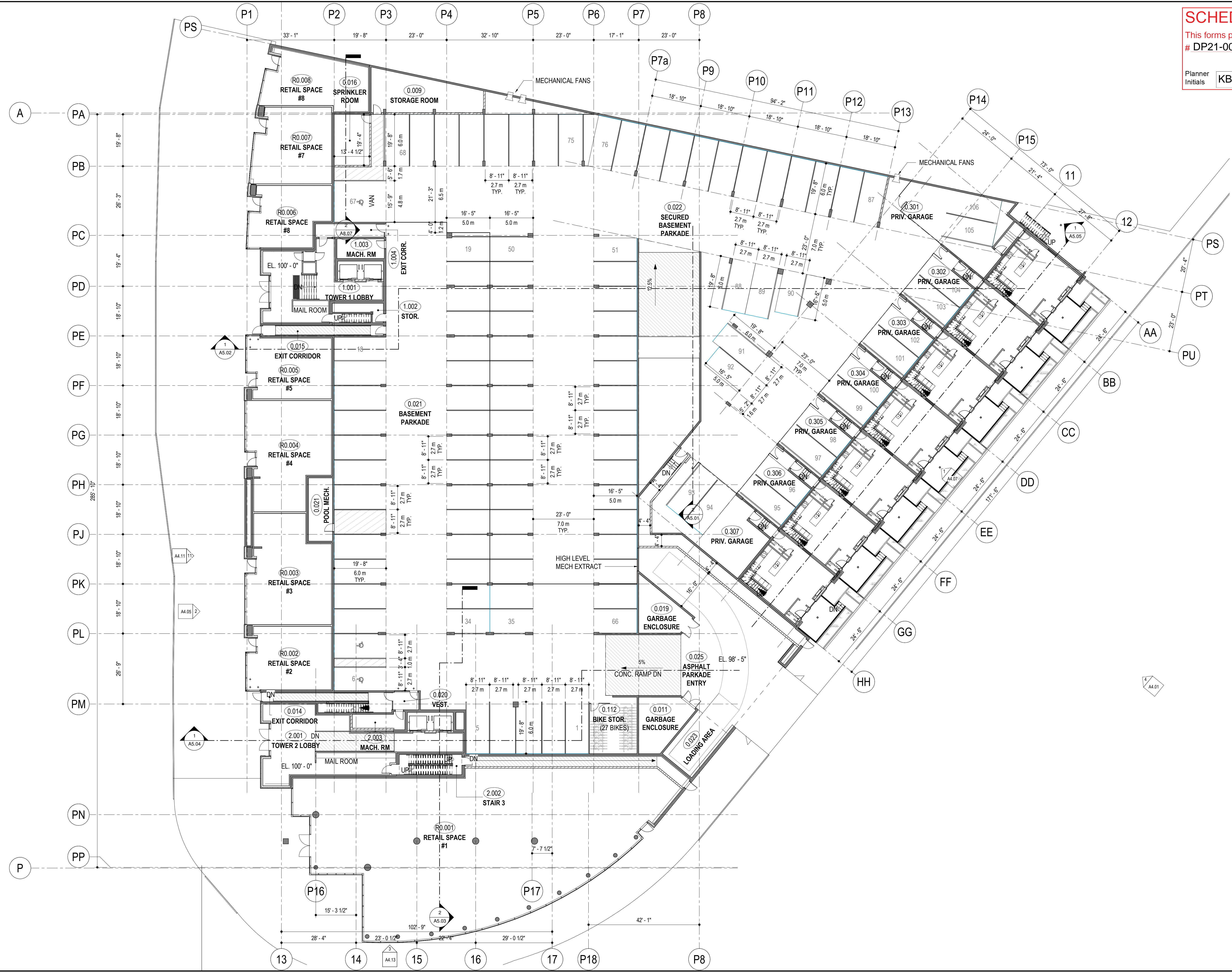
1" = 20'-0"

Date	2021-04-22
Job No.	907
Scale	1" = 20'-0"
Drawn	CM
Checked	JM

F:\21-34 Caban Condominiums\09 Working Draw\Caban - master files\907-Master-Files-1  
 2021-05-25 12:36 AM

1 SITE PLAN  
 A2.02 1" = 20'-0"

APPROX LOCATION OF CURBS - REFER TO LA/ CIVIL



**SCHEDULE B**

This forms part of application  
 # DP21-0040 DVP21-0041

City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials **KB**

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.00**

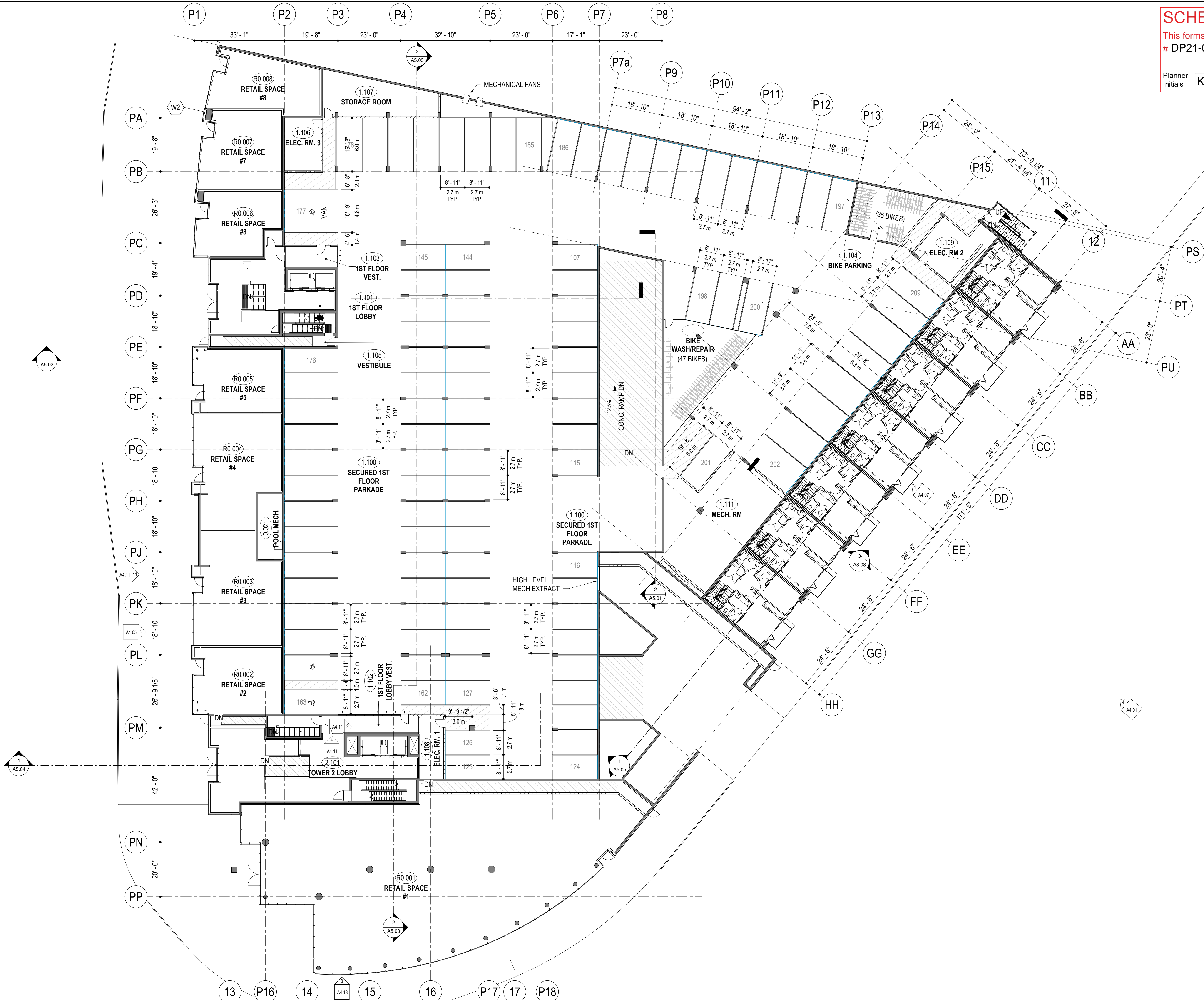
DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**BASEMENT FLOOR PLAN**

1/16" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/16" = 1'-0"
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Drawings Caban - master file 907 - Meikl - Final - 2021-05-25 12:40 AM



**SCHEDULE B**

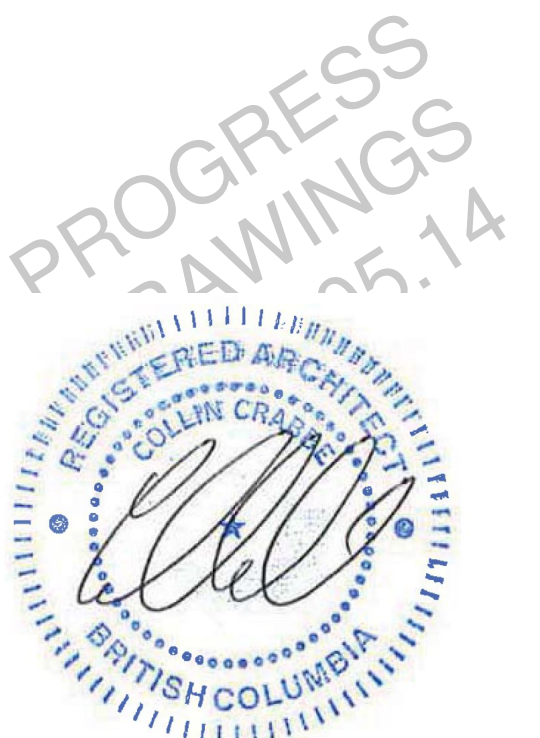
This forms part of application  
 # DP21-0040 DVP21-0041

City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials **KB**

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6A2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUE FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.01**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

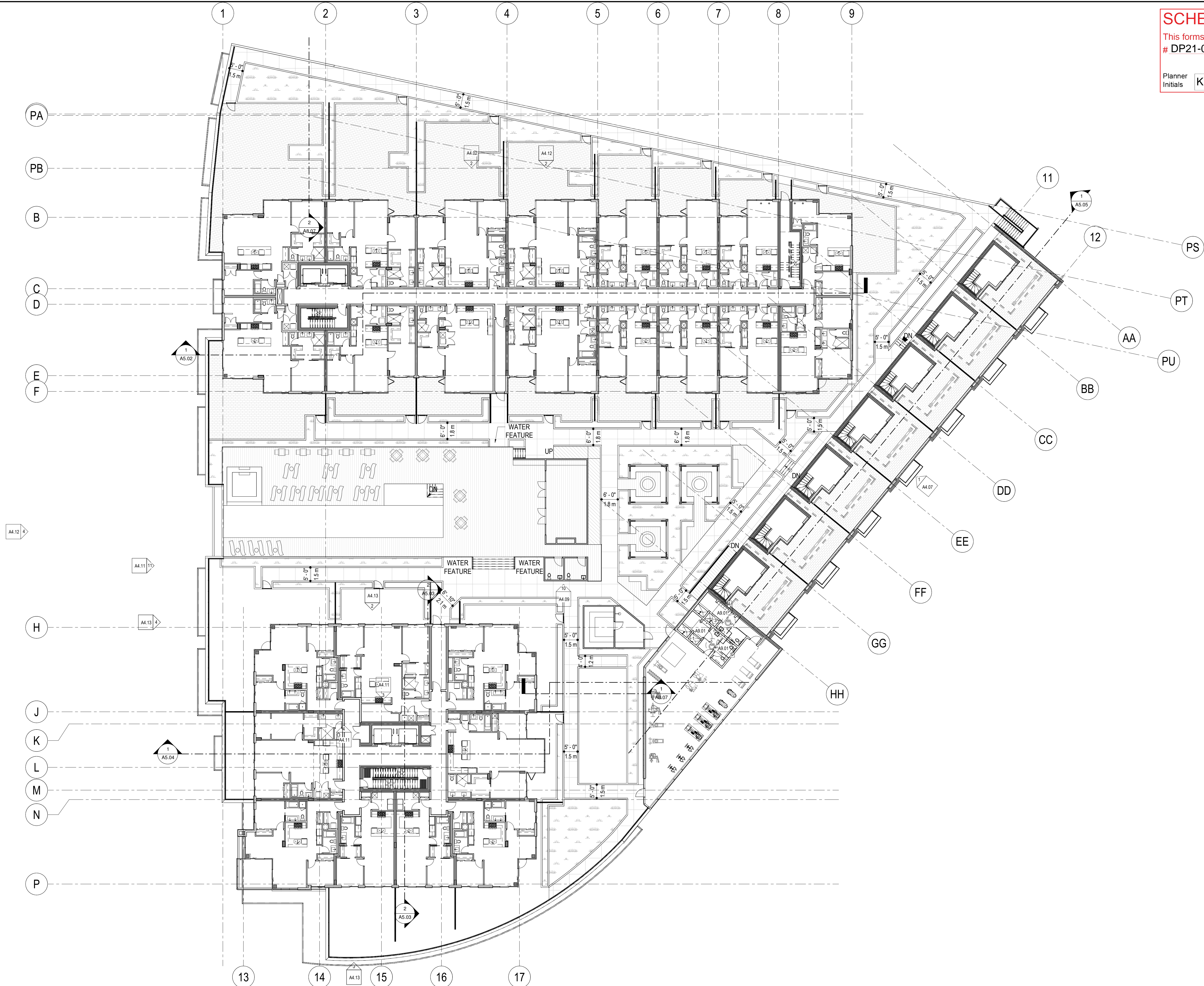
Drawing Title  
**1ST FLOOR PLAN**

1/16" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/16" = 1'-0"
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Drawings Caban - master files/907-Master-Files.rvt 2021-05-25 12:45 AM





**SCHEDULE B**

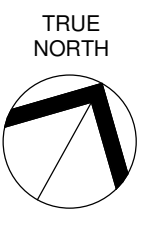
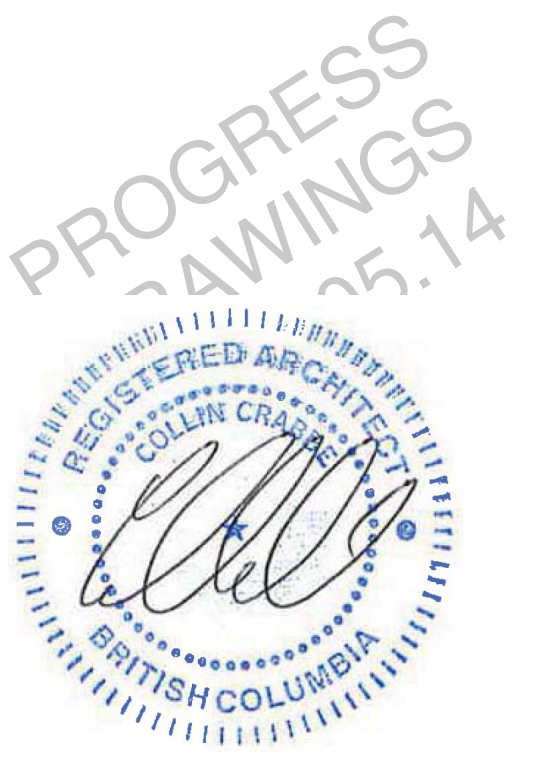
This forms part of application  
 # DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
 DEVELOPMENT PLANNING

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.02**

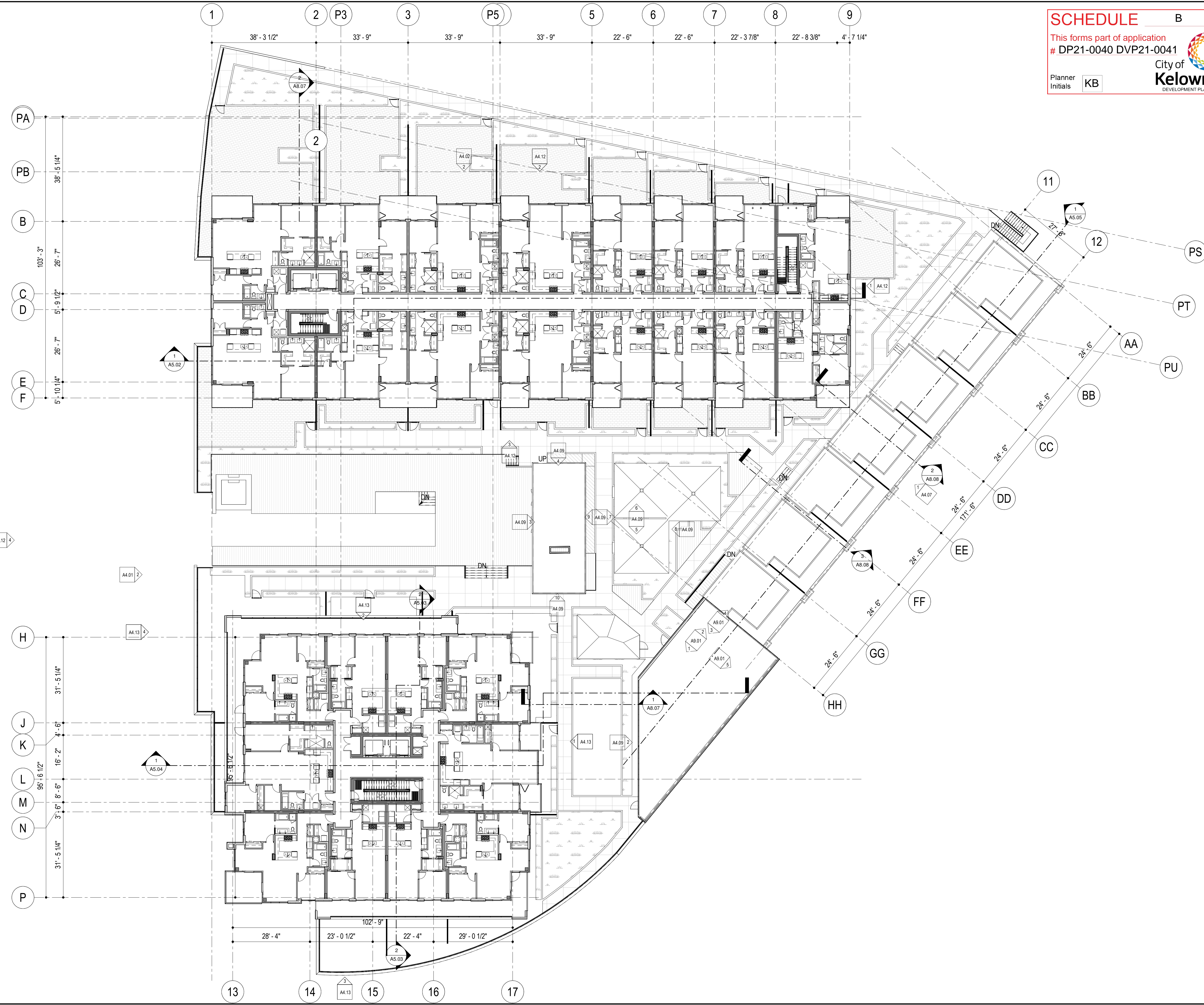
DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**2ND FLOOR PLAN**

1/16" = 1'-0"

Date: 2021-04-22  
 Job No.: 907  
 Scale: 1/16" = 1'-0"  
 Drawn: CM  
 Checked: JM

P:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files-Caban- 2021-05-26 9:12:55 AM



**SCHEDULE B**

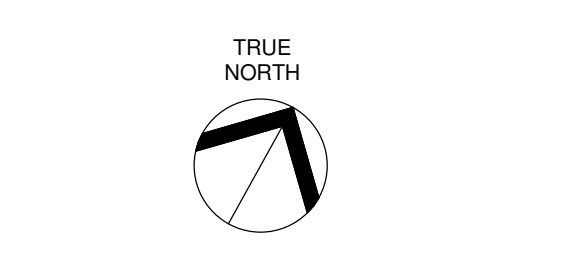
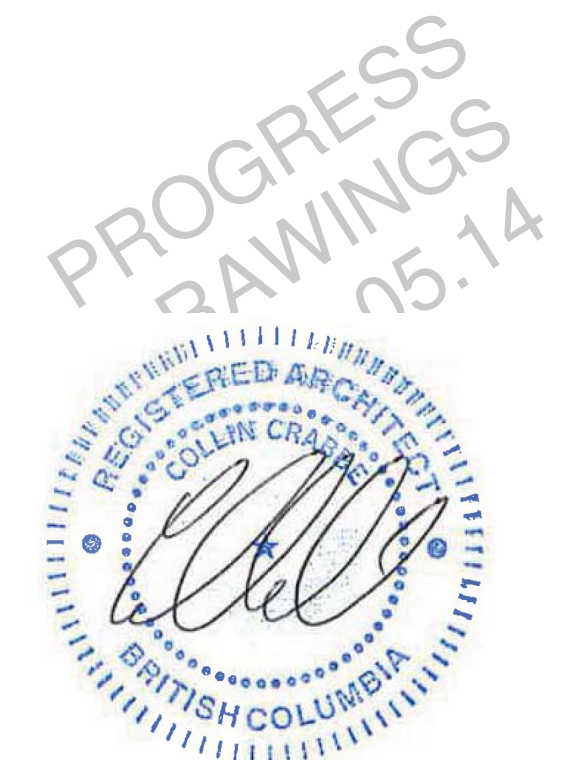
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.03**

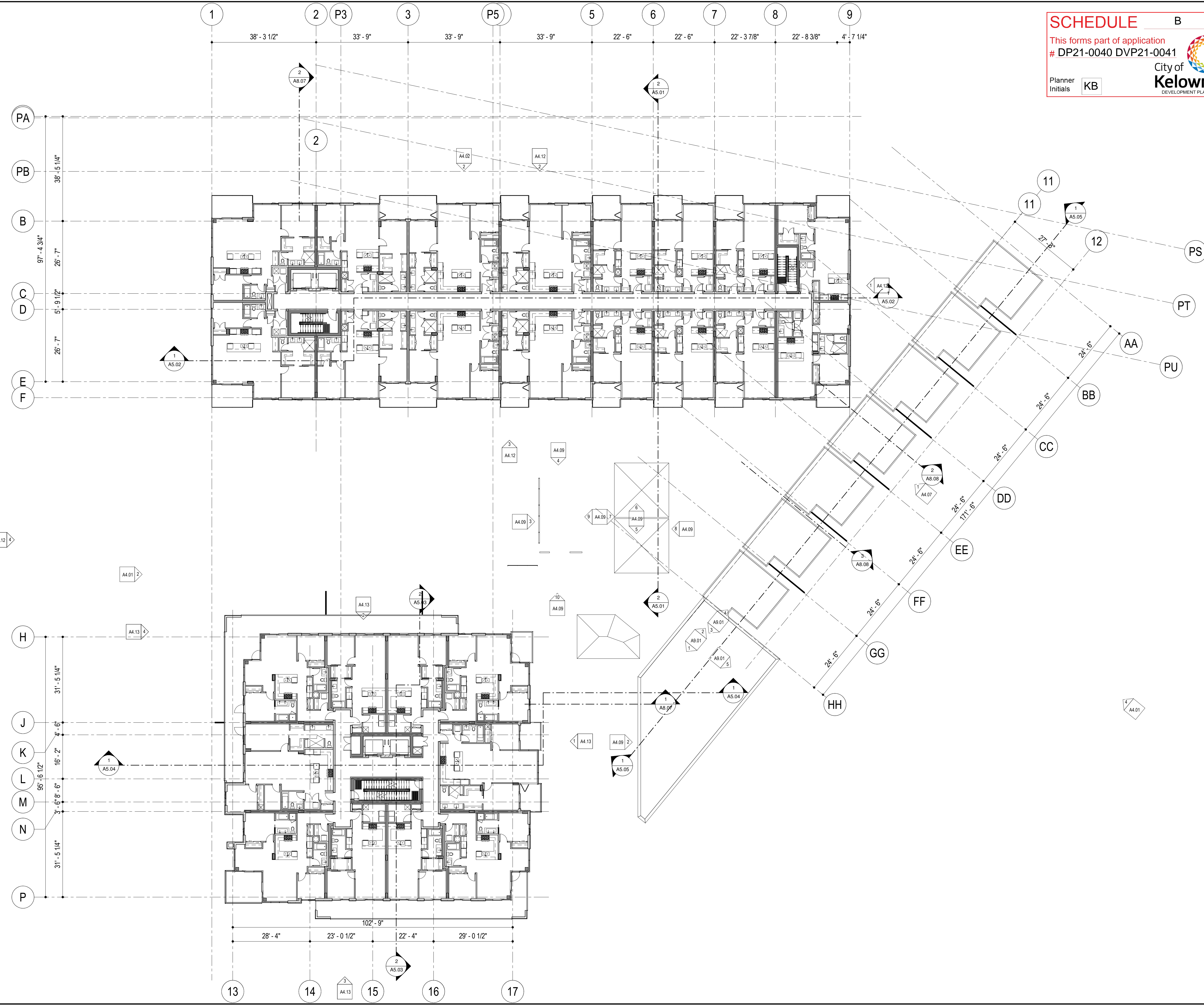
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**3RD FLOOR PLAN**

1/16" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/16" = 1'-0"
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Draw Caban - master files\907-Master-File.rvt 2021-05-26 9:13:04 AM



**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

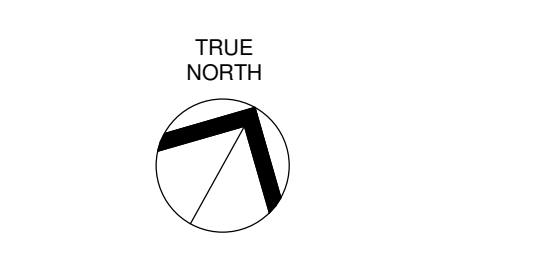
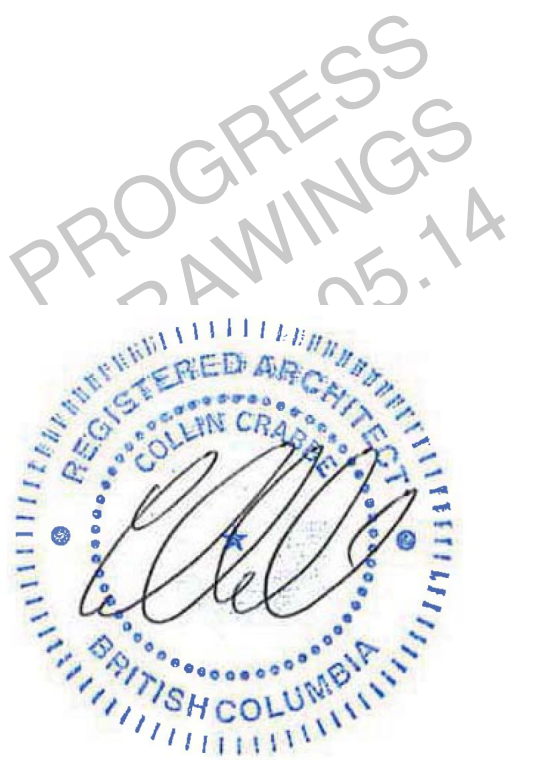
Planner Initials **KB**

**City of Kelowna**  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca

**m+m**  
MEIKLEJOHN  
ARCHITECTS INC.



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUE FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.04**

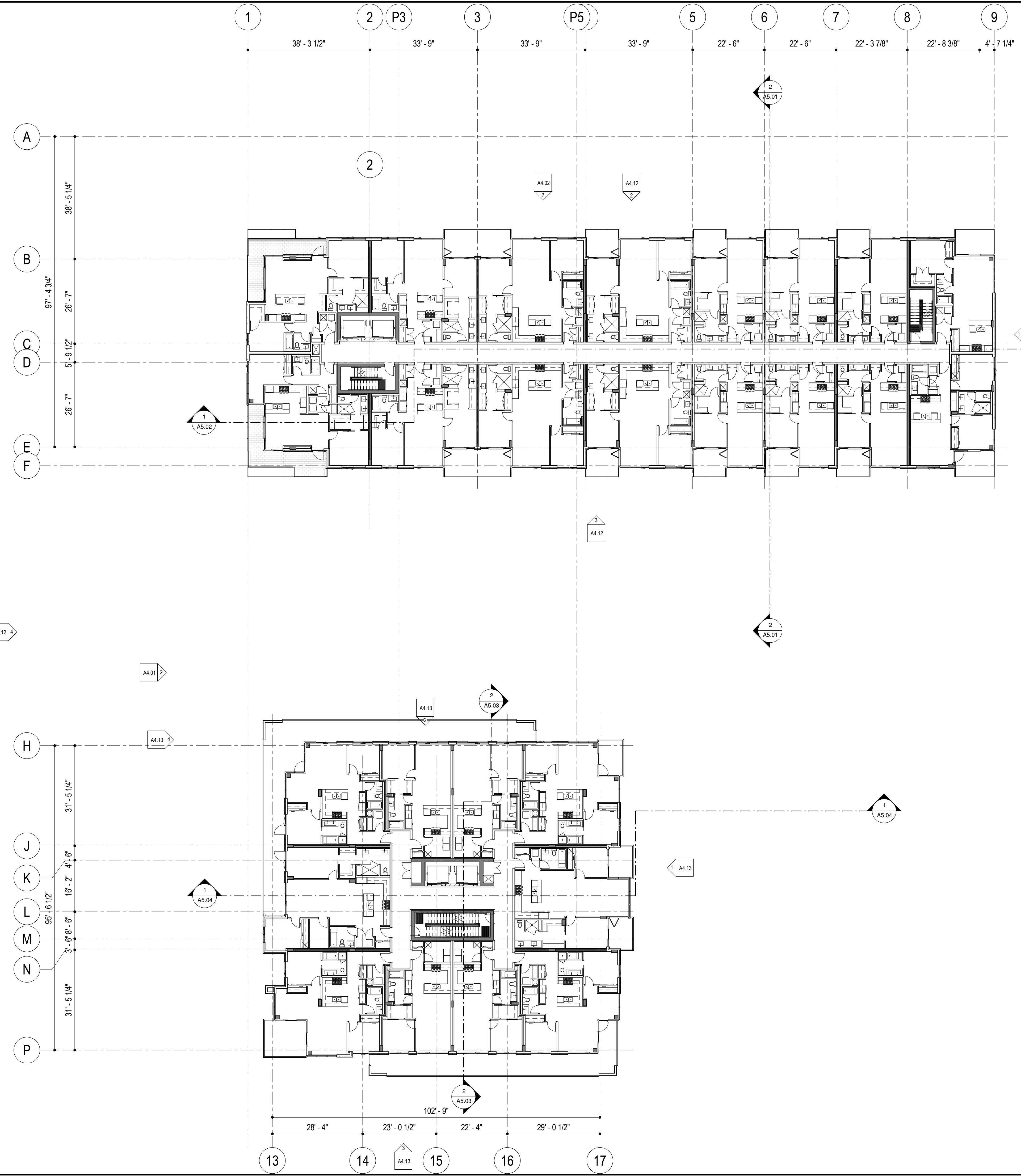
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**4TH FLOOR PLAN**

1/16" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/16" = 1'-0"
Drawn	CM
Checked	JM

F:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files-nc 2021-05-26 13:13:00 AM



**SCHEDULE B**

This forms part of application  
 # DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
 DEVELOPMENT PLANNING

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018 - 01 - 16	OWNER
1	2021 - 01 - 27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.05**

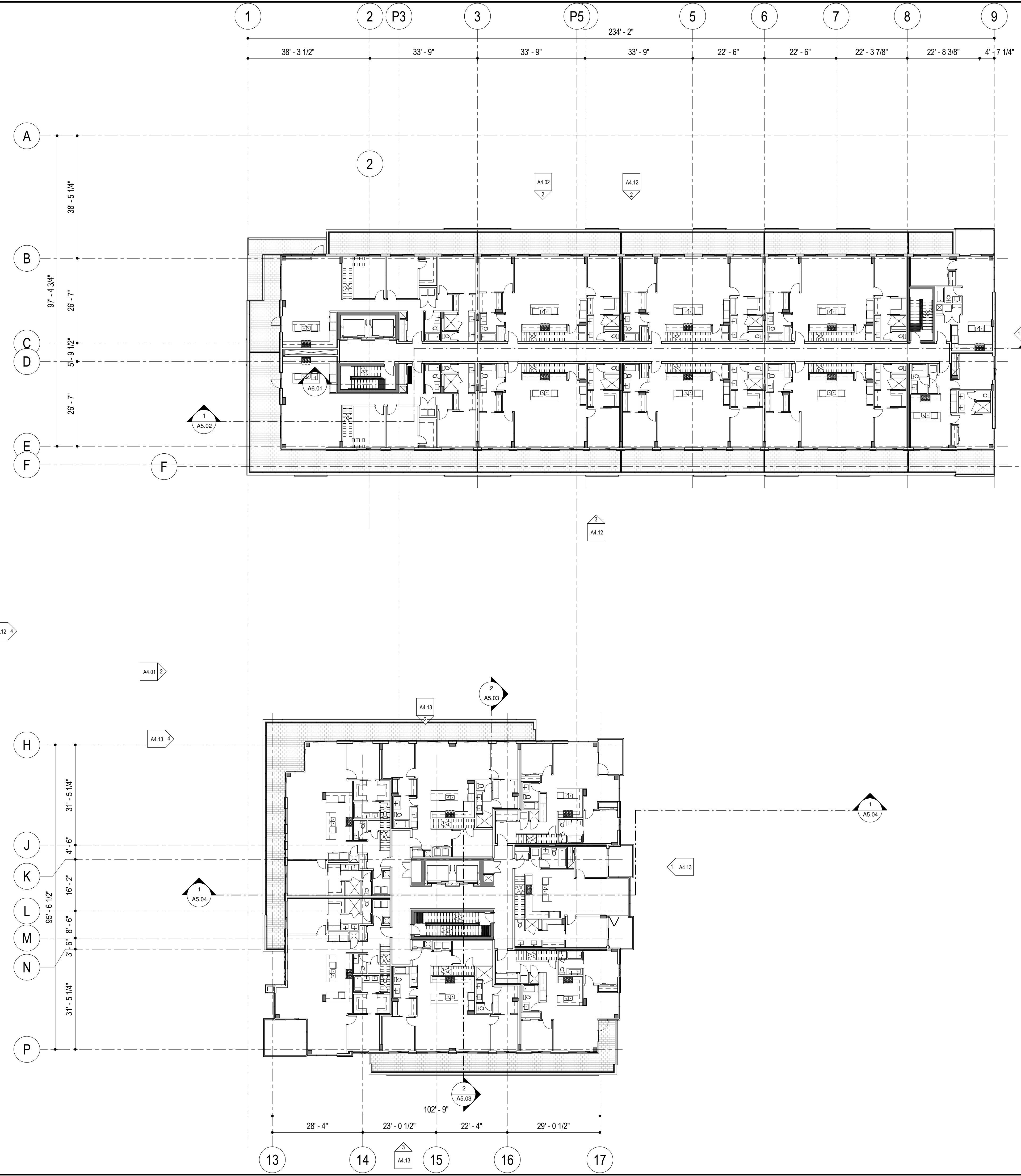
DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**5TH FLOOR PLAN**

1/16" = 1'-0"

Date: 2021-04-22  
 Job No.: 907  
 Scale: 1/16" = 1'-0"  
 Drawn: CM  
 Checked: JM

P:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files-nc 2021-05-26 9:13:55 AM



**SCHEDULE B**

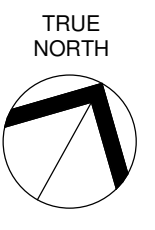
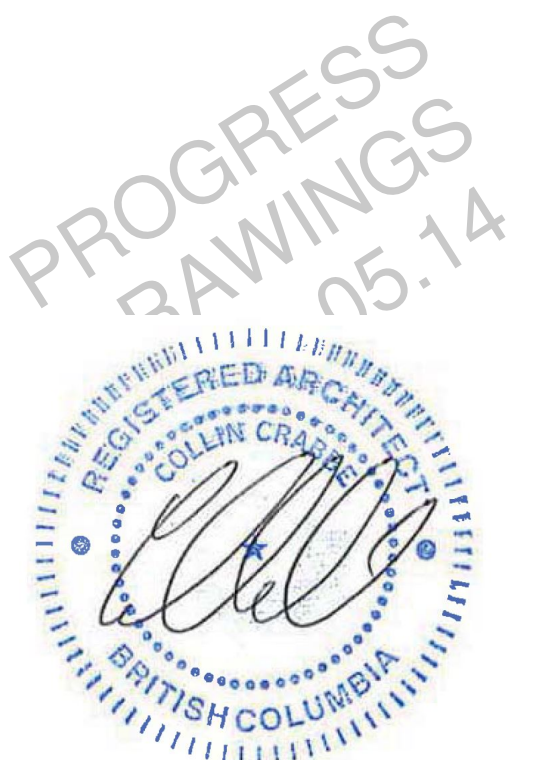
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018 - 01 - 16	OWNER
1	2021 - 01 - 27	ISSUE FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.06**

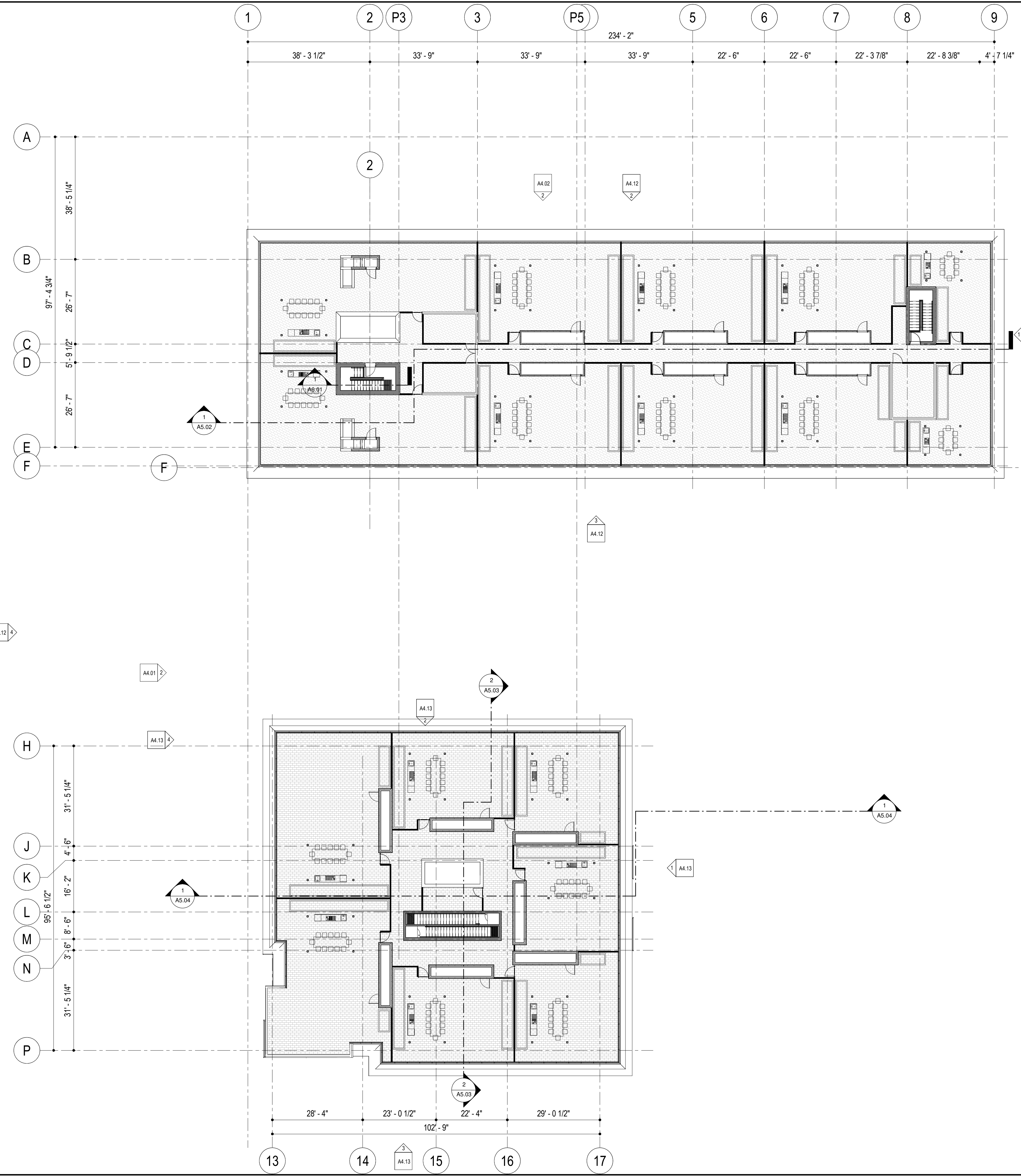
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**6TH FLOOR PLAN**

1/16" = 1'-0"

Date: 2021-04-22  
Job No.: 907  
Scale: 1/16" = 1'-0"  
Drawn: CM  
Checked: JM

P:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files-1  
2021-05-26 9:13:21 AM



**SCHEDULE B**

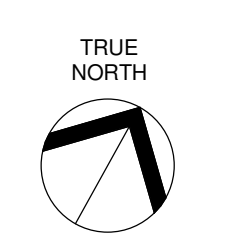
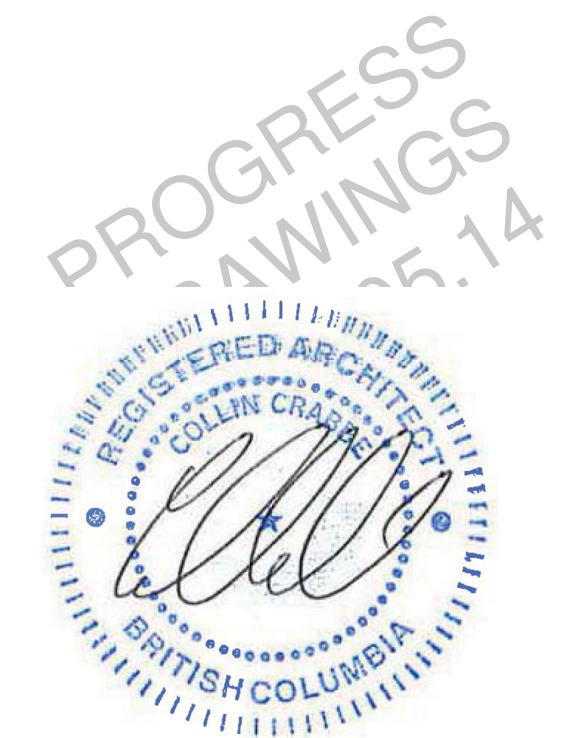
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUE FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.07**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**ROOF PLAN**

1/16" = 1'-0"

Date: 2021-04-22  
Job No.: 907  
Scale: 1/16" = 1'-0"  
Drawn: CM  
Checked: JM

P:\21-24 Caban Condominiums\09 Working Draw\Caban - master files\907-Master-File.rvt  
2021-05-05 11:26 AM

**SCHEDULE B**

This forms part of application

# DP21-0040 DVP21-0041

Planner Initials **KB**



262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

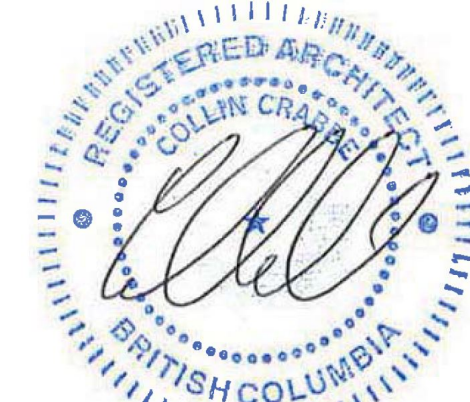
233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



**m+m**

MEIKLEJOHN ARCHITECTS INC.

PROGRESS DRAWINGS  
05.14



TRUE NORTH



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number

**A3.12**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**TOWER 1 - 2ND FLOOR PLAN**

1/8" = 1'-0"

Date 2021-04-22

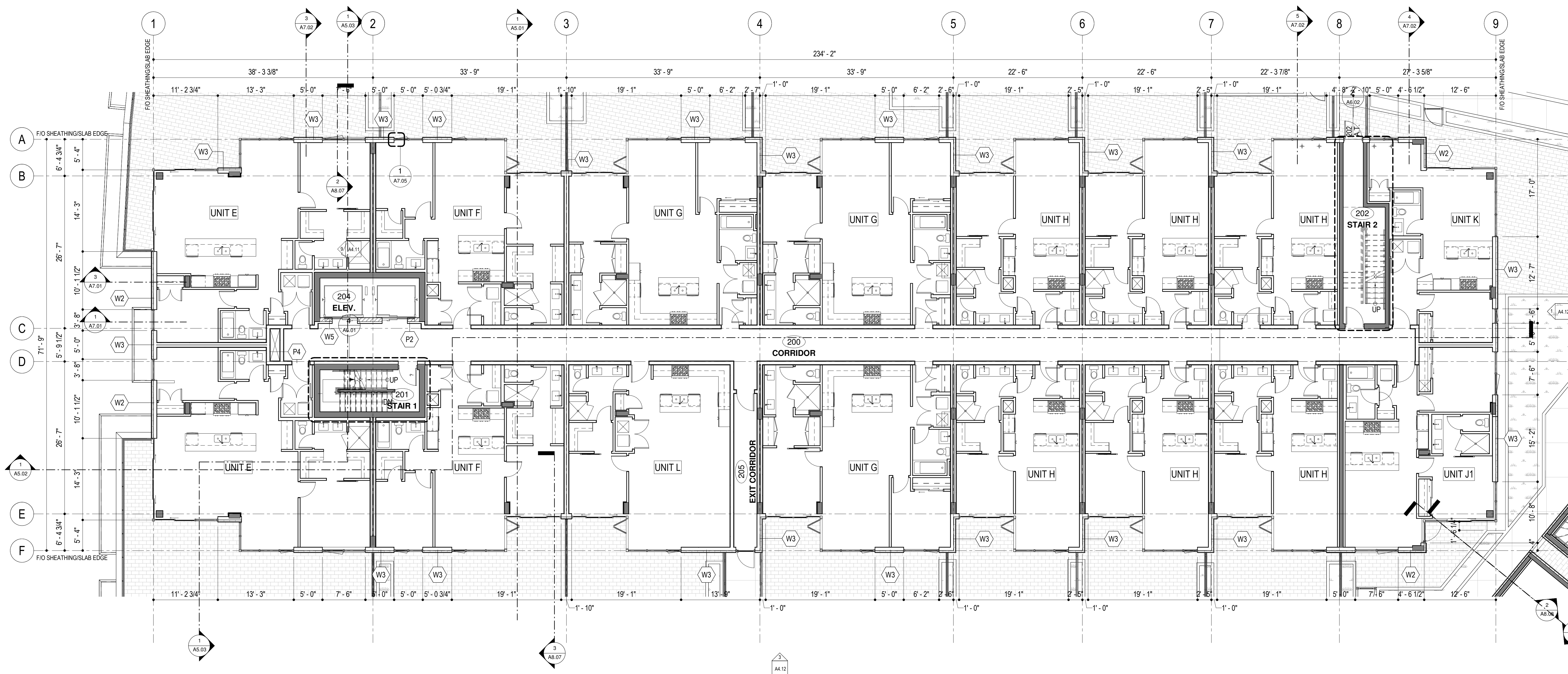
Job No. 907

Scale 1/8" = 1'-0"

Drawn CM

Checked JM

P21-24 Caban Condominiums Working Drawn Caban - master file(907)-Master-Plan-Floor  
2021-05-26 13:30 AM



**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

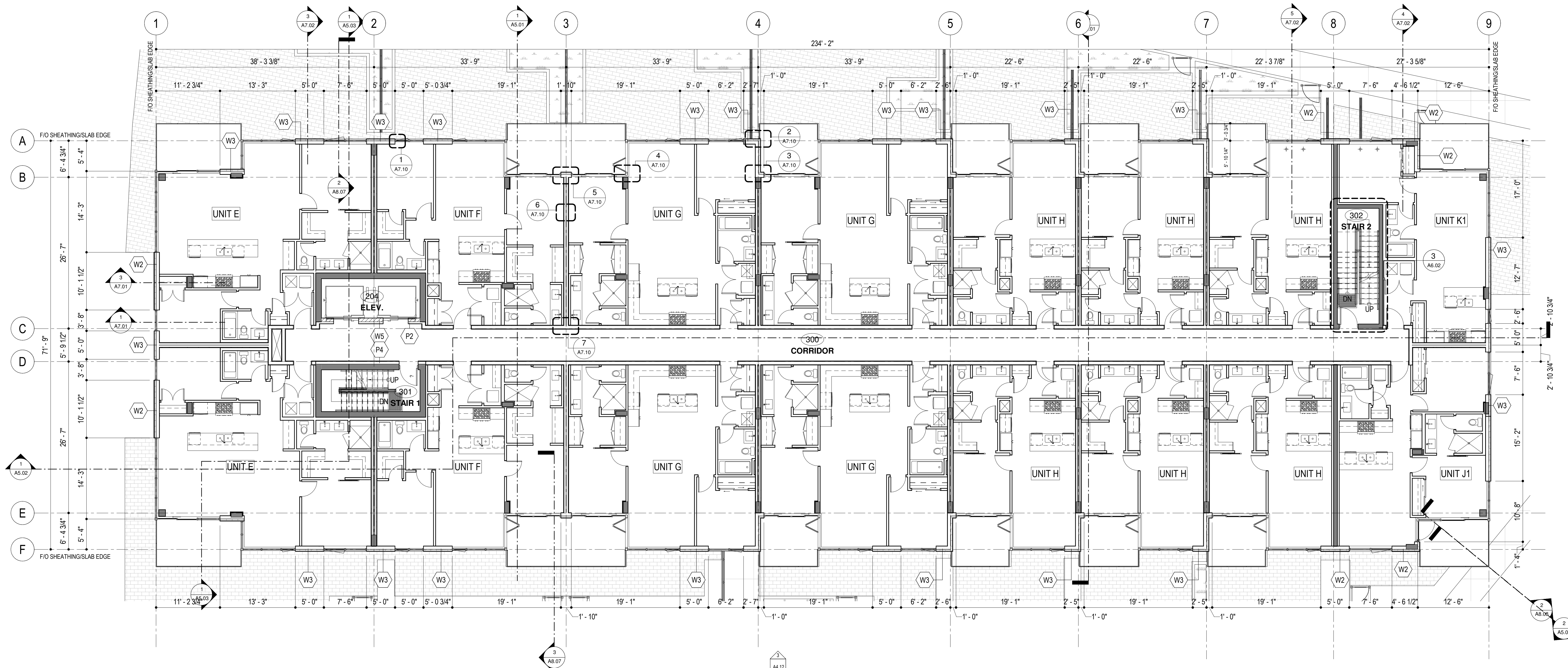


262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca

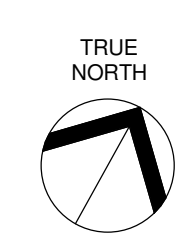


MEIKLEJOHN ARCHITECTS INC.



PROGRESS DRAWINGS 05.14

REGISTERED ARCHITECT  
COLIN CHAMBERS  
BRITISH COLUMBIA



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.13**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 1 - 3RD FLOOR PLAN**

1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

P21-31 Caban Condominiums Working Drawings Caban - master files\907-Master-Files-2021-05-25 13:34 AM



**SCHEDULE B**

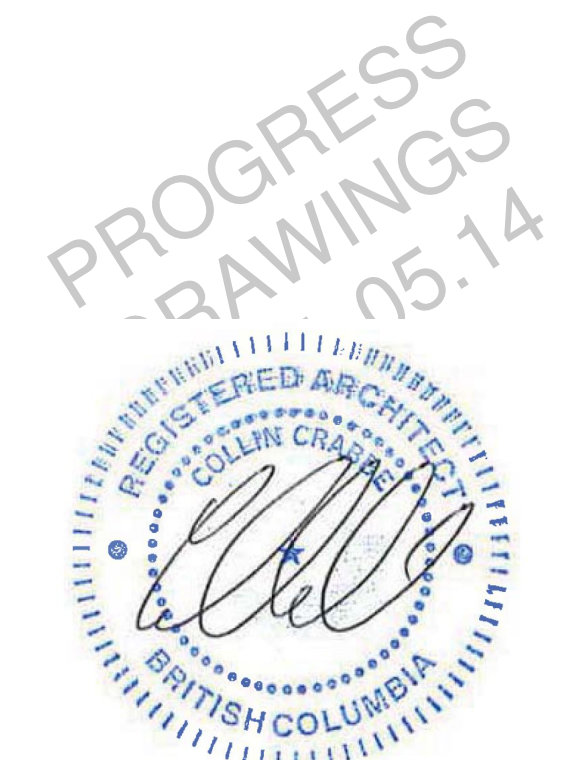
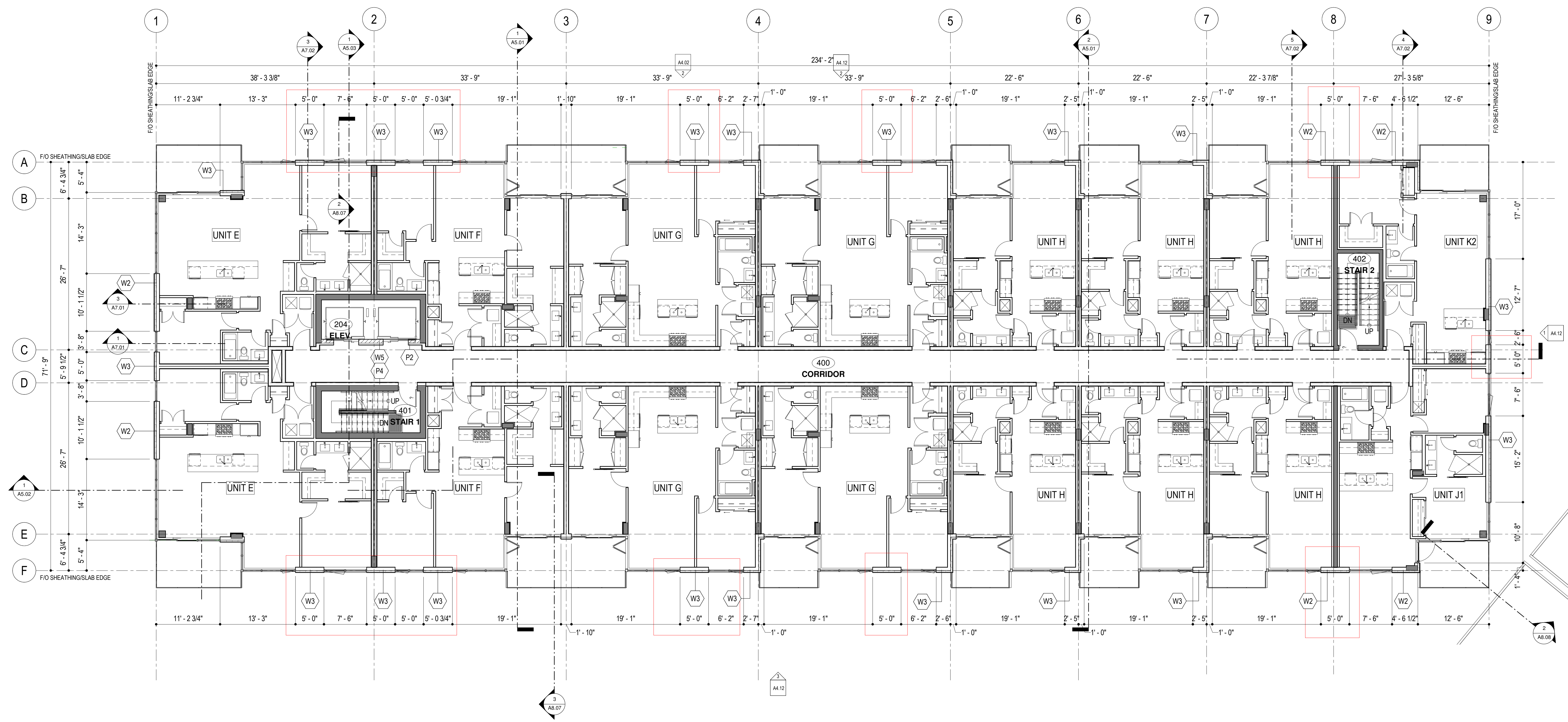
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**



262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



TRUE NORTH

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.14**

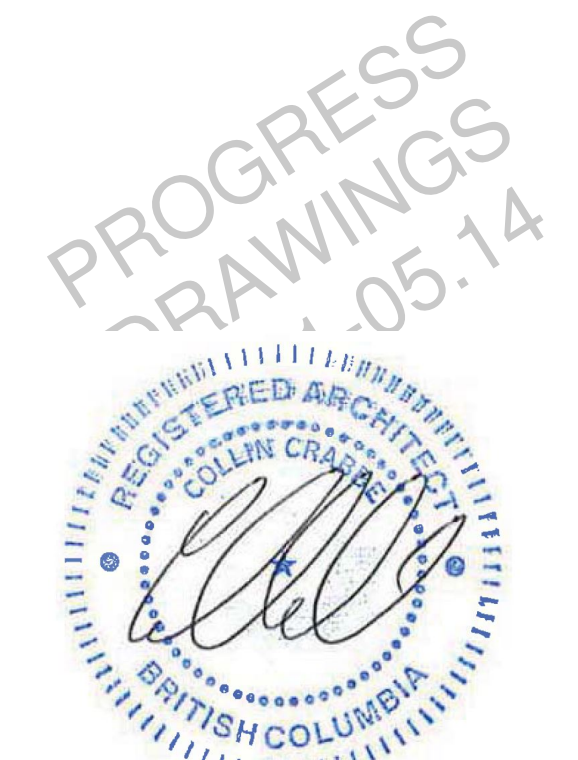
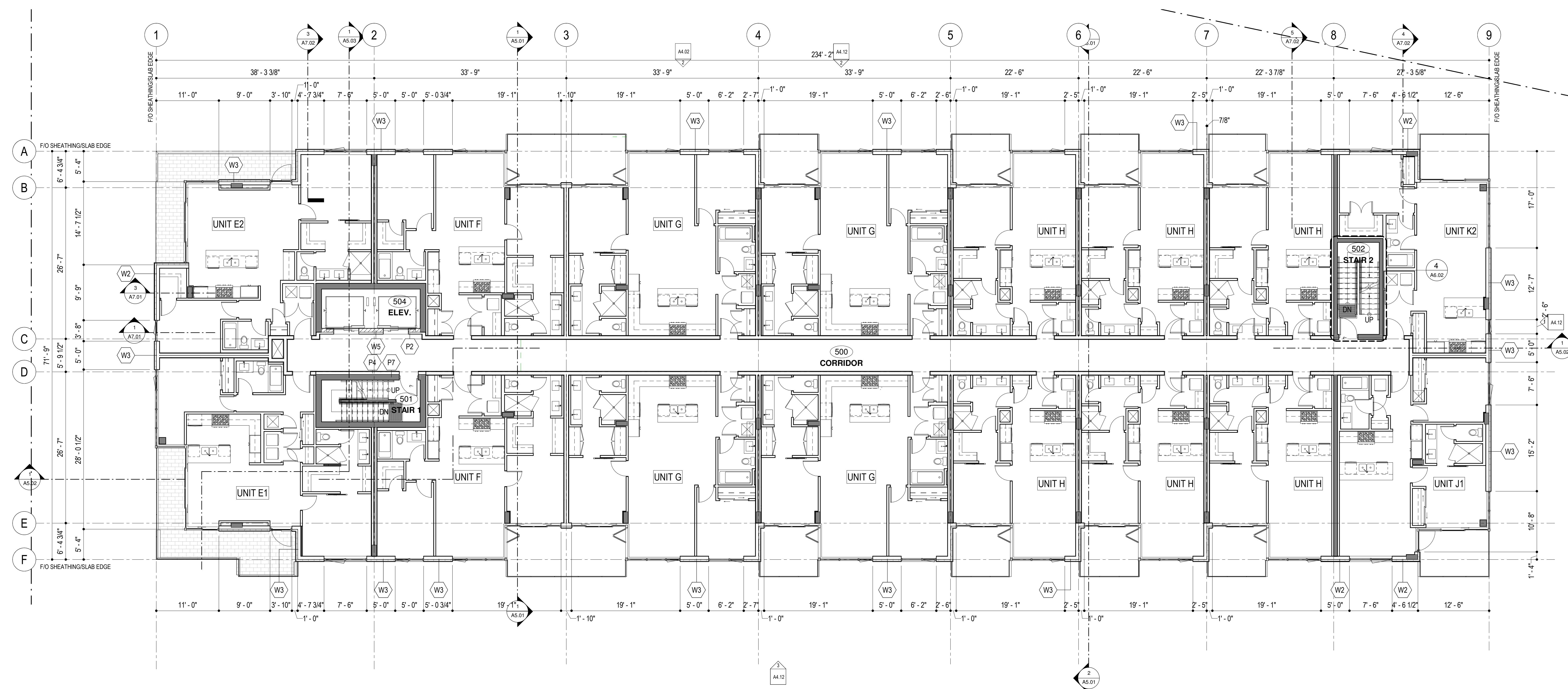
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 1 - 4TH FLOOR PLAN**

1/8" = 1'-0"

Date: 2021-04-22  
Job No.: 907  
Scale: 1/8" = 1'-0"  
Drawn: CM  
Checked: JM

P21-24 Caban Condominiums Working Drawings - master files\907-Master-Files-2021-05-26 13:37 AM



TRUE NORTH

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.15**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 1 - 5TH FLOOR PLAN**

1/8" = 1'-0"  
 Date: 2021-04-22  
 Job No.: 907  
 Scale: 1/8" = 1'-0"  
 Drawn: CM  
 Checked: JM

**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**



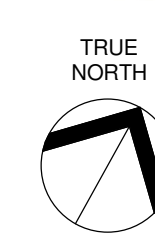
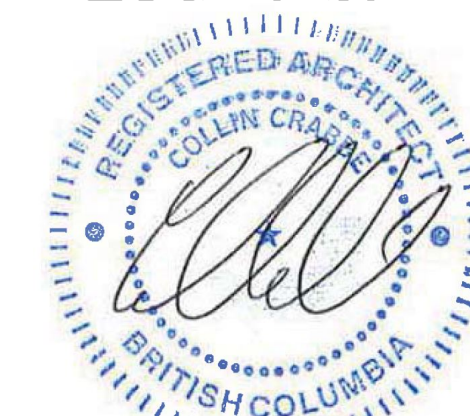
262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



**m+m**  
MEIKLEJOHN ARCHITECTS INC.

PROGRESS DRAWINGS  
05.14



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number

**A3.16**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

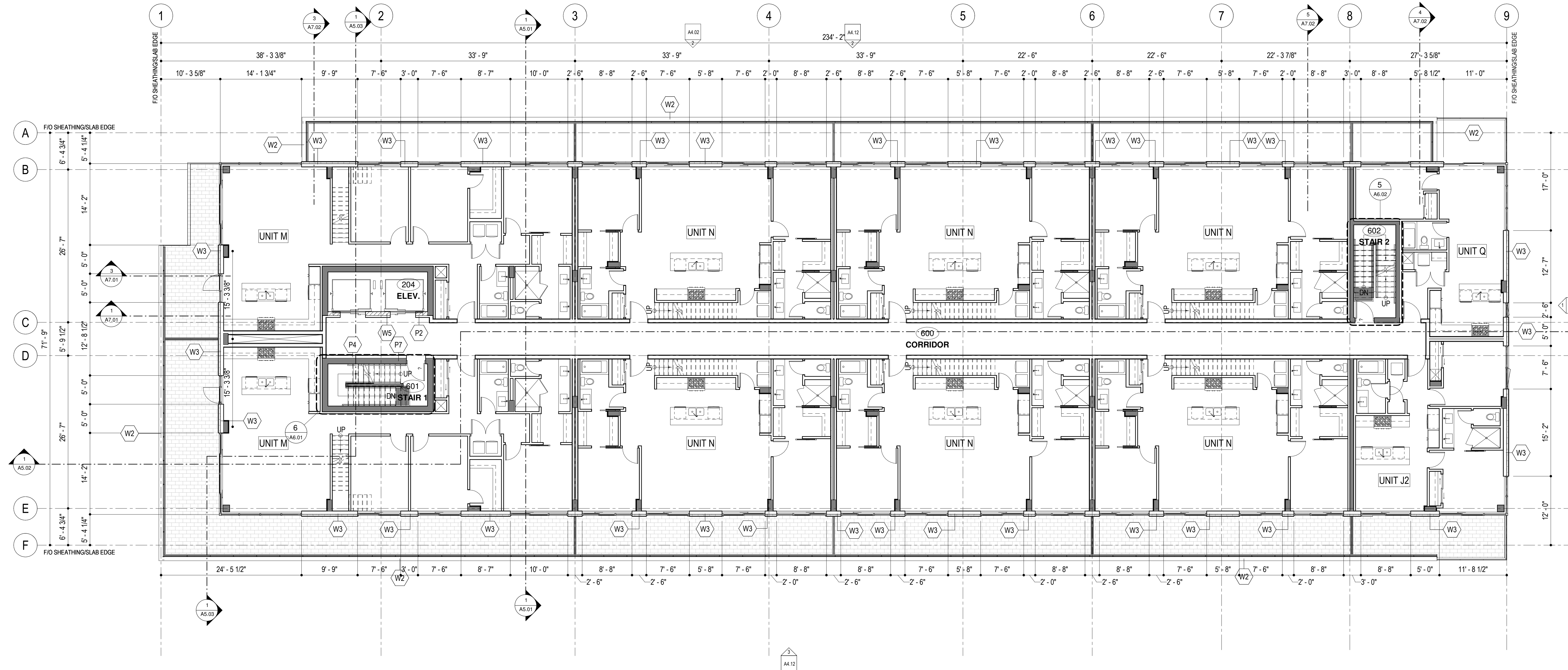
Drawing Title

**TOWER 1 - 6TH FLOOR PLAN**

1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

P21-21 Caban Condominiums/09 Working Draw Caban - master file/907-Master-File.rvt  
2021-05-25 9:13:45 AM



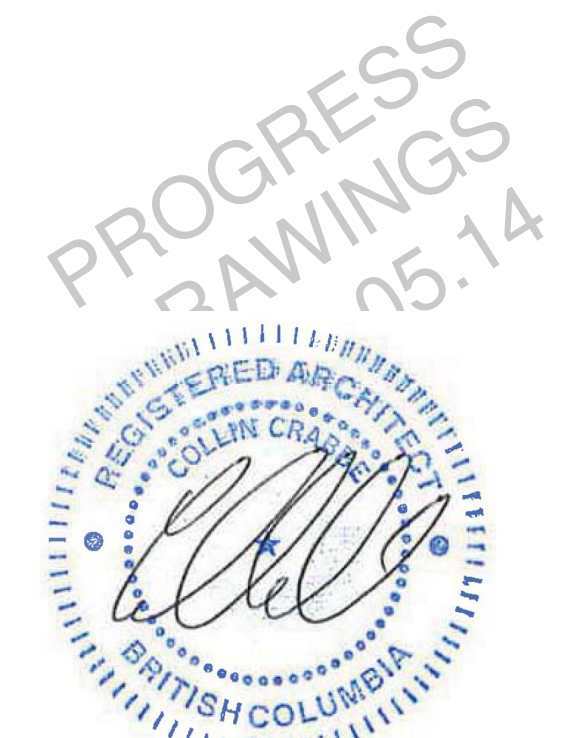
**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**



262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUE FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

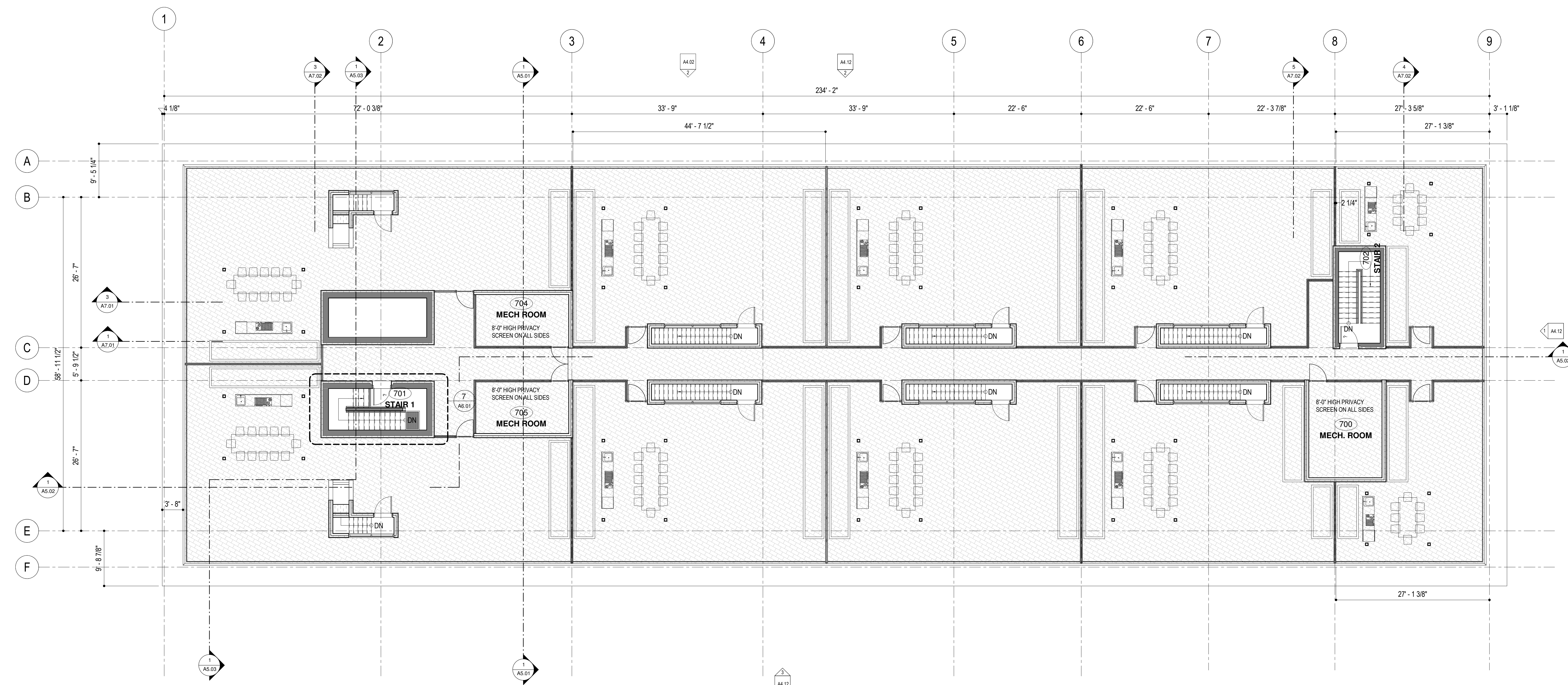
Drawing Number  
**A3.17**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 1 - ROOF PLAN**

1/8" = 1'-0"  
Date: 2021-04-22  
Job No.: 907  
Scale: 1/8" = 1'-0"  
Drawn: CM  
Checked: JM

F:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files-2021-05-05 13:49 AM



**SCHEDULE B**

This forms part of application  
 # DP21-0040 DVP21-0041

Planner Initials **KB**

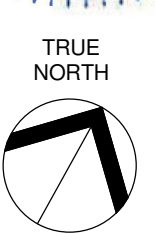
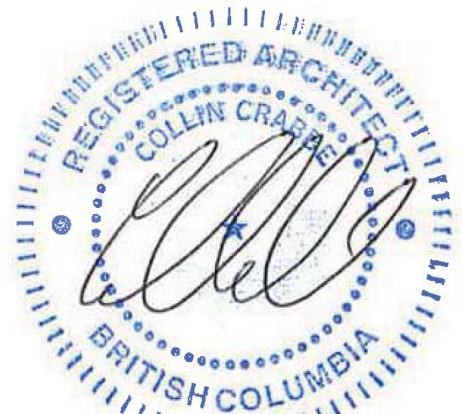


262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



PROGRESS DRAWINGS  
 1-05-14



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP

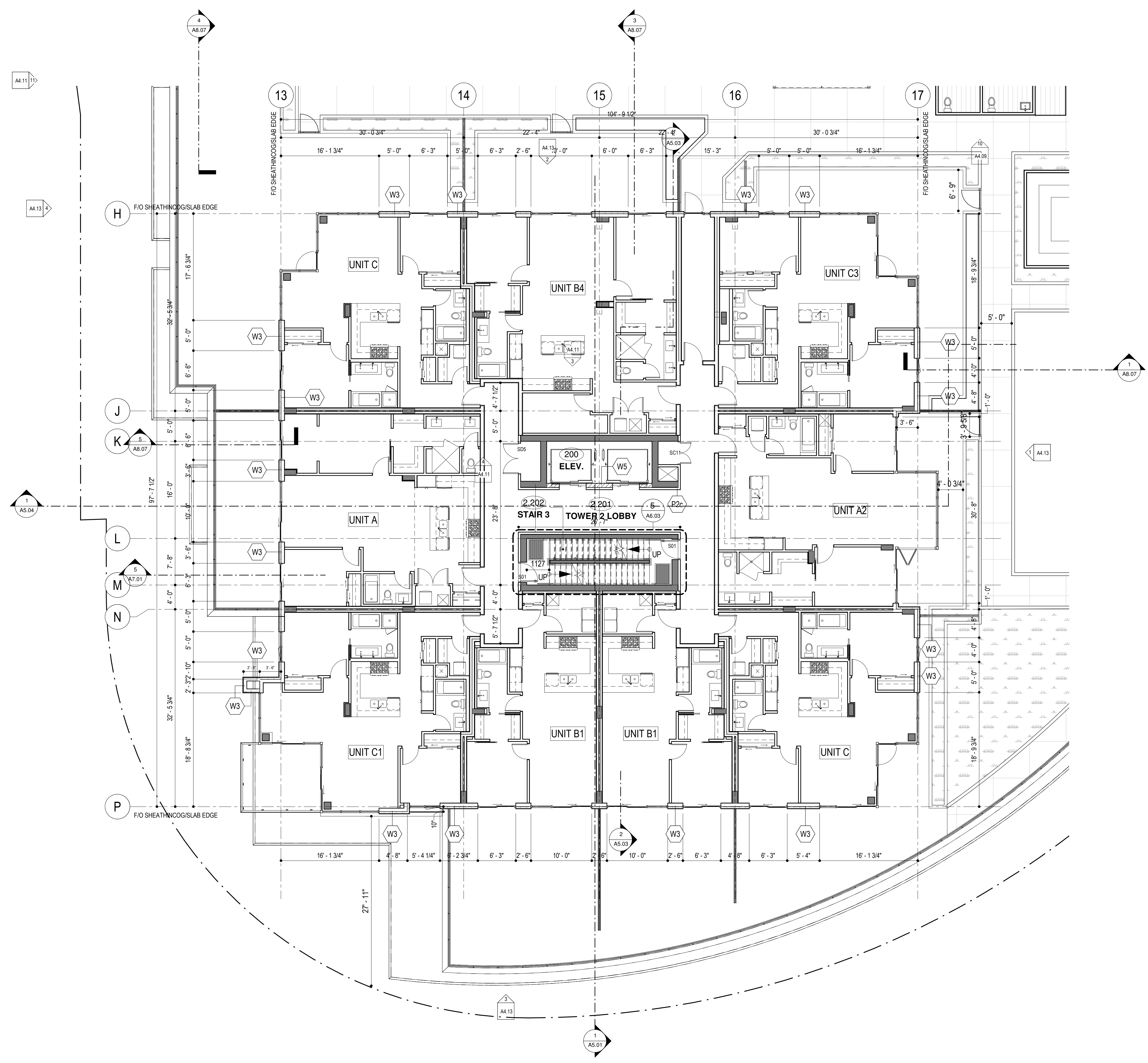
Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

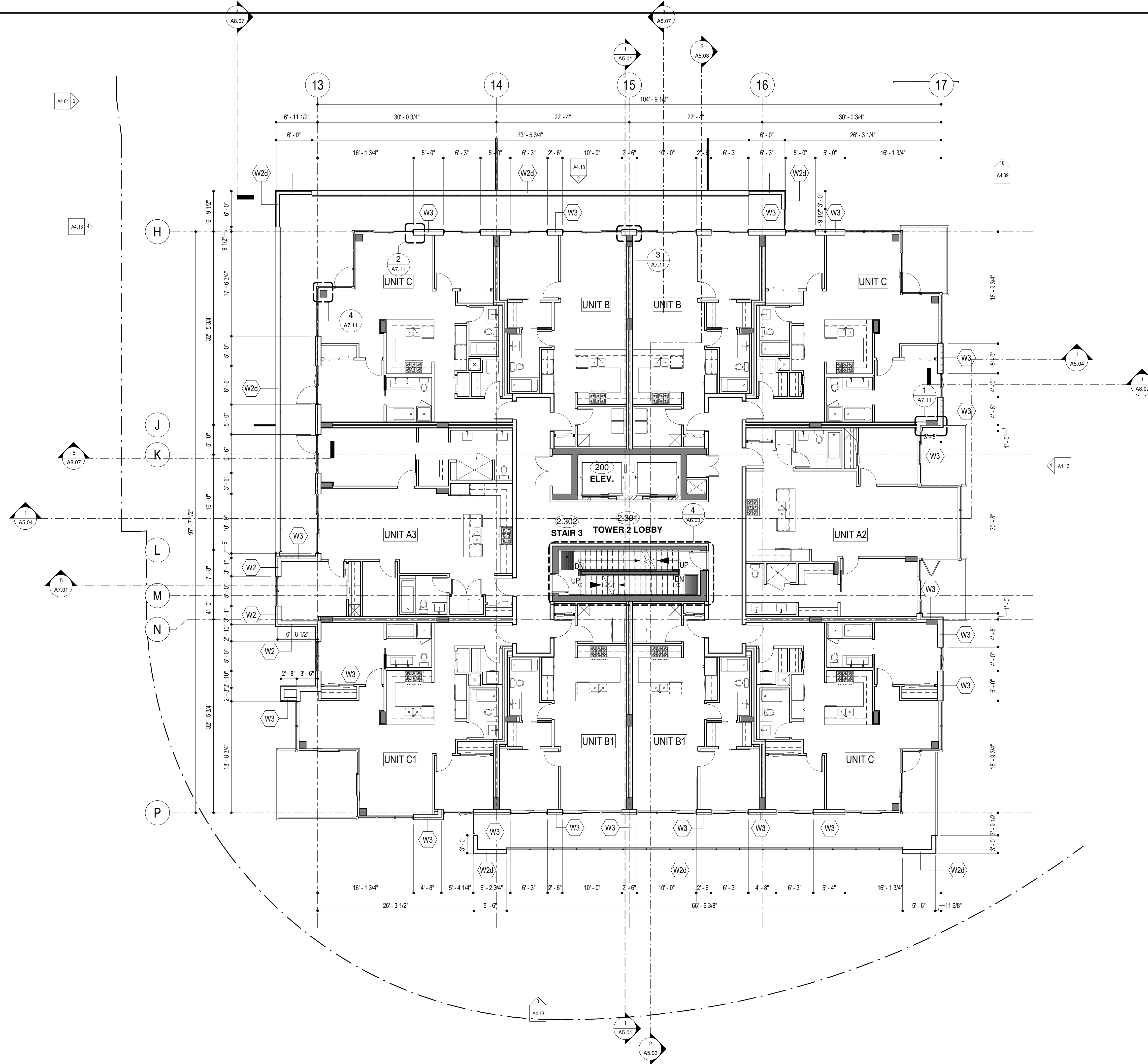
Drawing Number  
**A3.22**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 2 - 2ND FLOOR PLAN**

1/8" = 1'-0"  
 Date: 2021-04-22  
 Job No.: 907  
 Scale: 1/8" = 1'-0"  
 Drawn: CM  
 Checked: JM





**SCHEDULE B**

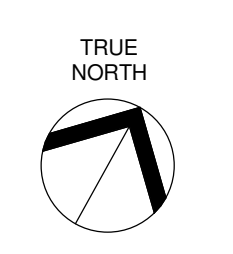
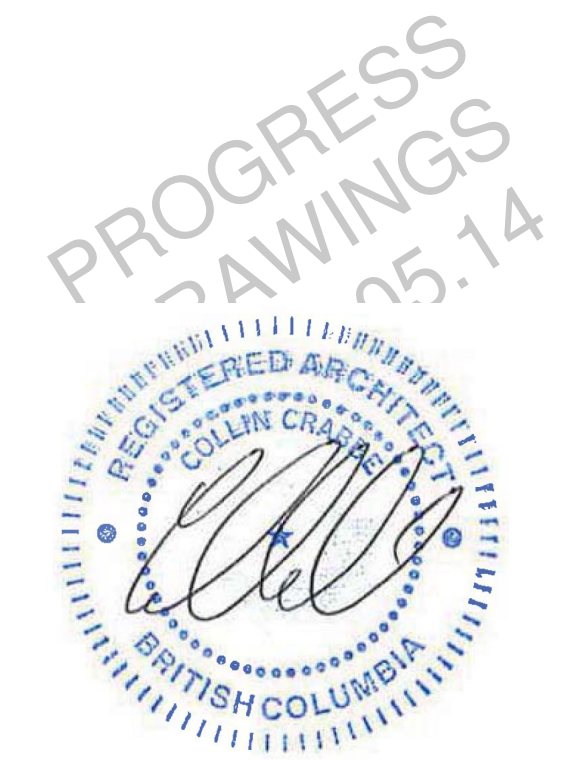
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.23**

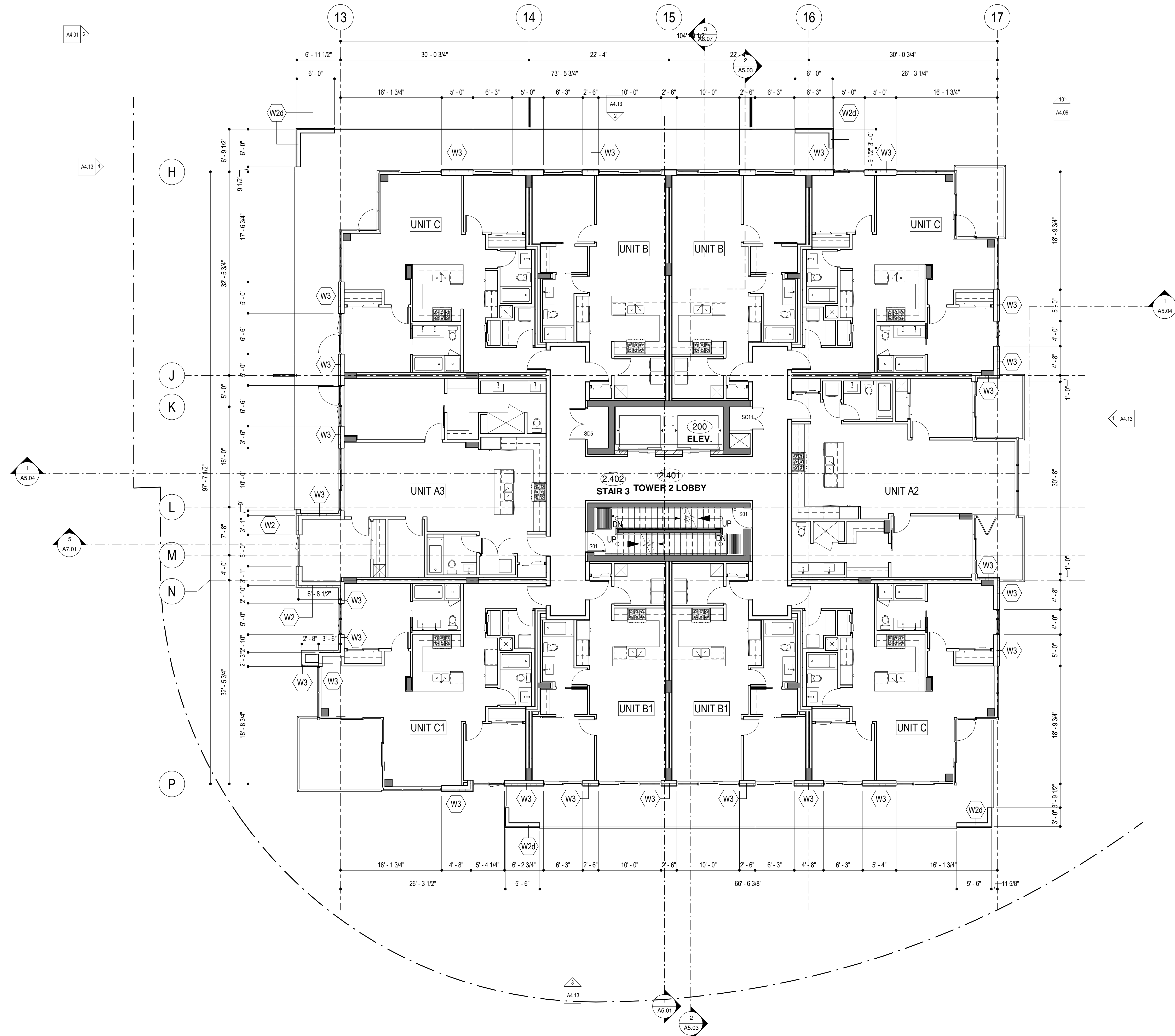
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 2 - 3RD FLOOR PLAN**

1/8" = 1'-0"

Date: 2021-04-22  
Job No.: 907  
Scale: 1/8" = 1'-0"  
Drawn: CM  
Checked: JM

P:\21-24 Caban Condominiums\09 Working Draw\Caban - master files\907-Master-Files-2021-05-25 14:00 AM



**SCHEDULE B**

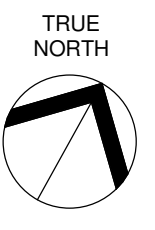
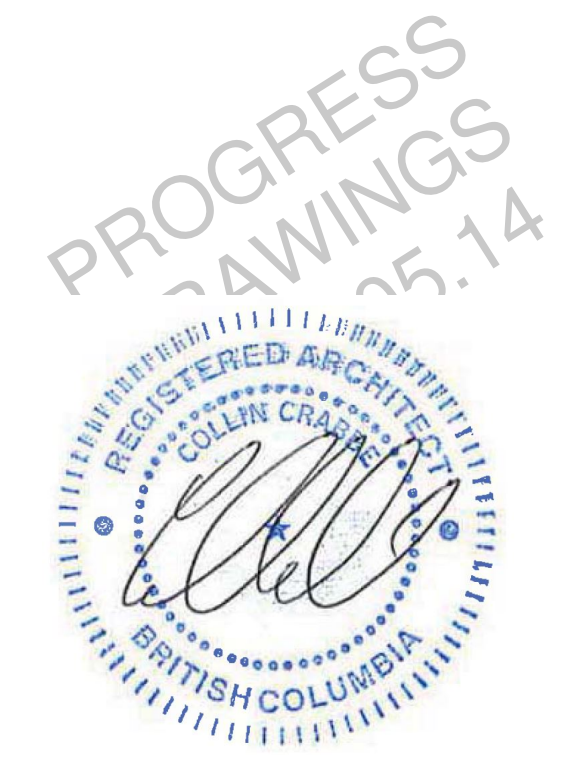
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018 - 01 - 16	OWNER
1	2021 - 01 - 27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.24**

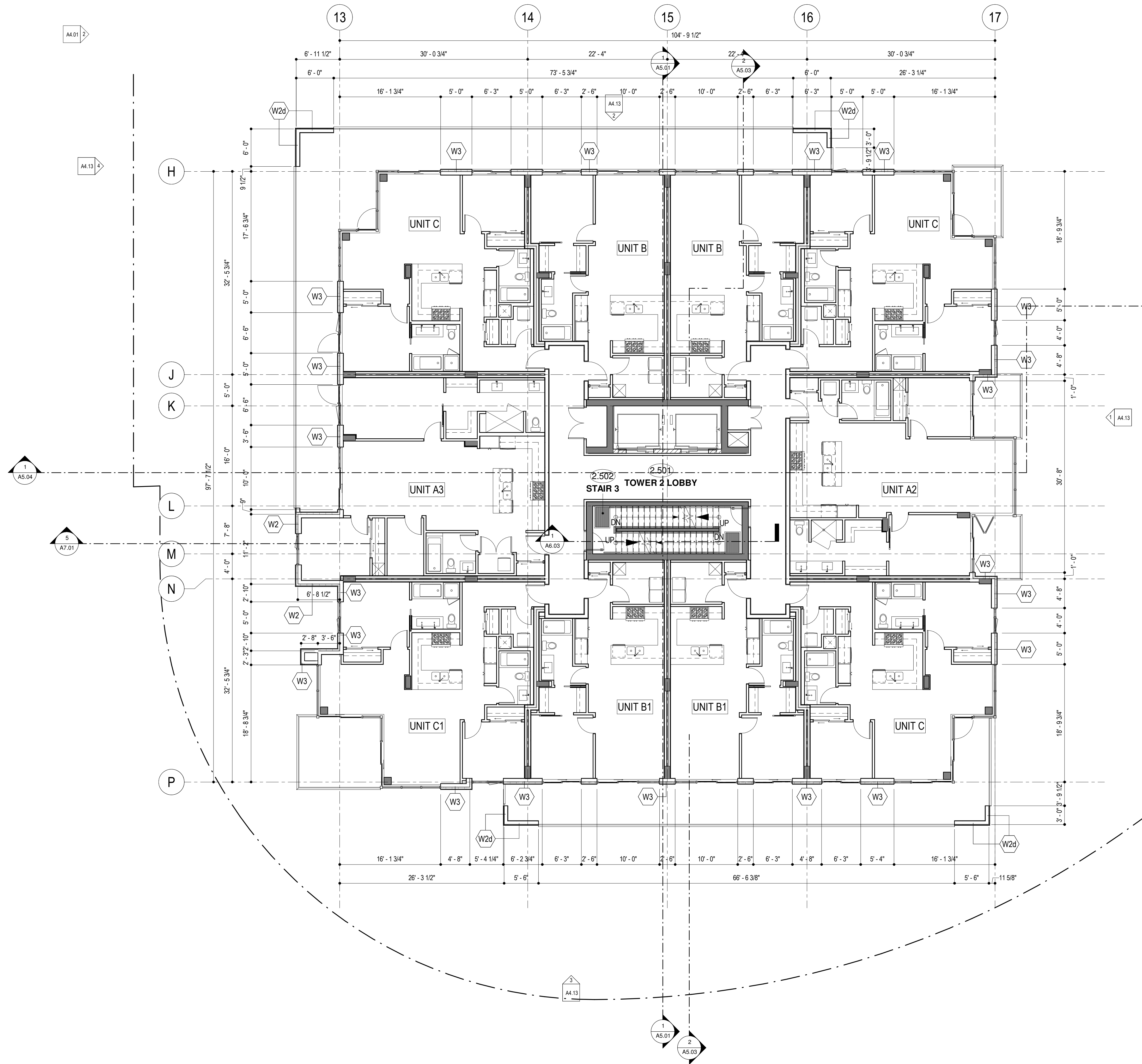
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 2 - 4TH FLOOR PLAN**

1/8" = 1'-0"

Date: 2021-04-22  
Job No.: 907  
Scale: 1/8" = 1'-0"  
Drawn: CM  
Checked: JM

P:\21-24 Caban Condominiums\09 Working Draw\Caban - master files\907-Master-Files-1  
2021-05-26 9:14:03 AM



**SCHEDULE B**

This forms part of application  
 # DP21-0040 DVP21-0041

City of Kelowna  
 DEVELOPMENT PLANNING

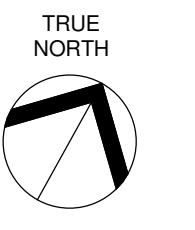
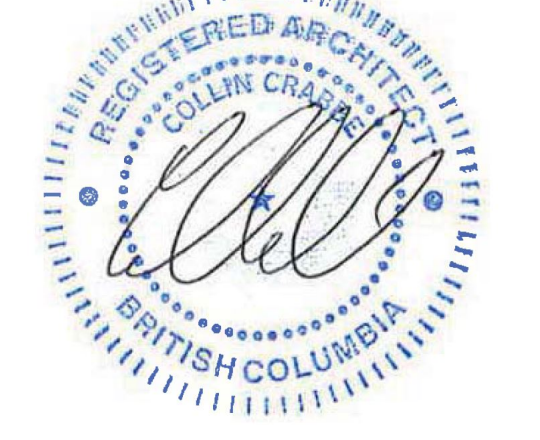
Planner Initials **KB**

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



PROGRESS DRAWINGS  
 2021-05-14



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.25**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

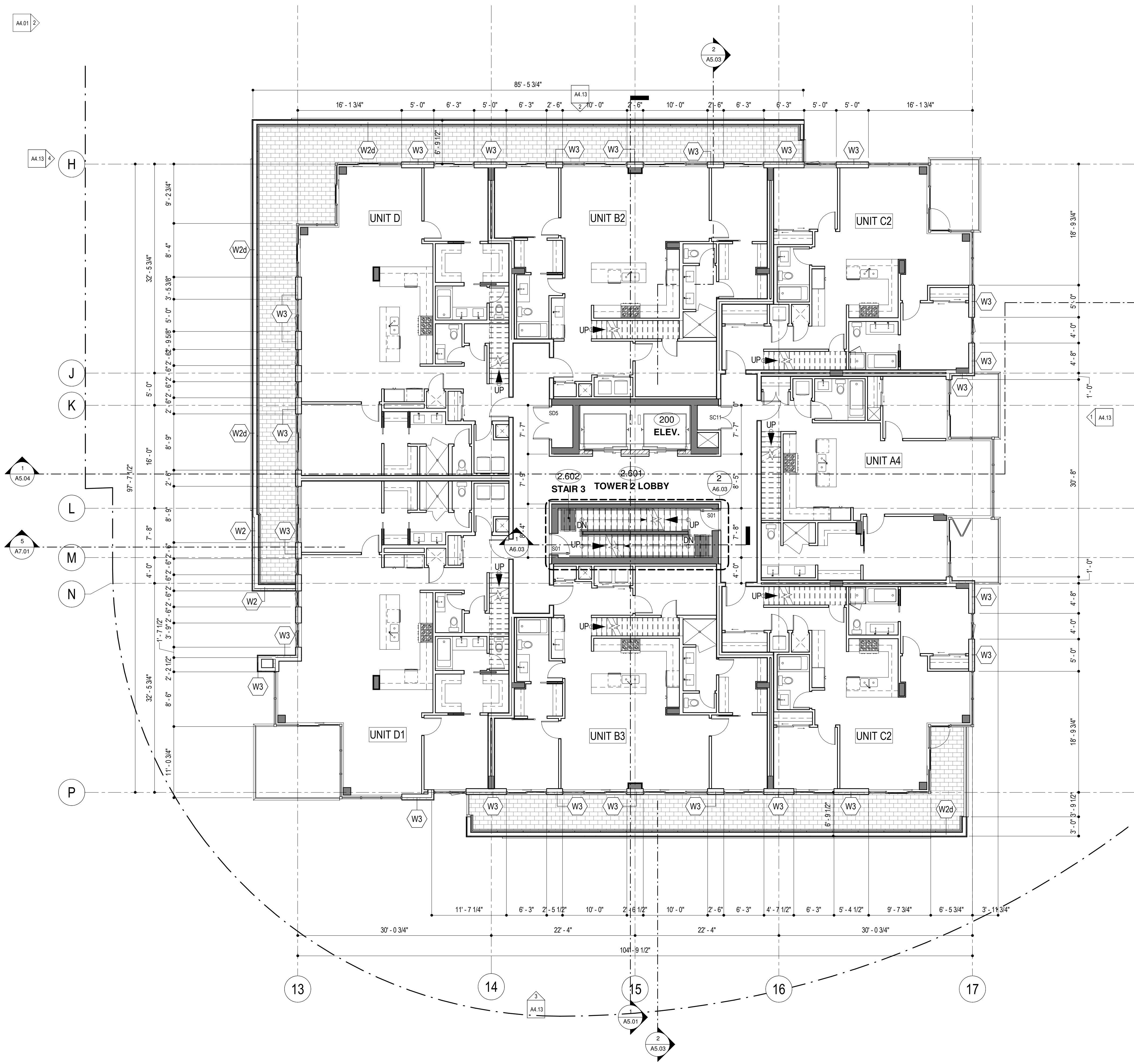
Drawing Title  
**TOWER 2 - 5TH FLOOR PLAN**

1/8" = 1'-0"

Date: 2021-04-22  
 Job No.: 907  
 Scale: 1/8" = 1'-0"  
 Drawn: CM  
 Checked: JM

P21-24 Caban Condominiums Working Draw Caban - master file(907)-Master-File.rvt  
 2021-05-25 9:14:05 AM





**SCHEDULE B**

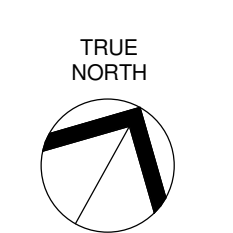
This forms part of application  
 # DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
 DEVELOPMENT PLANNING

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.26**

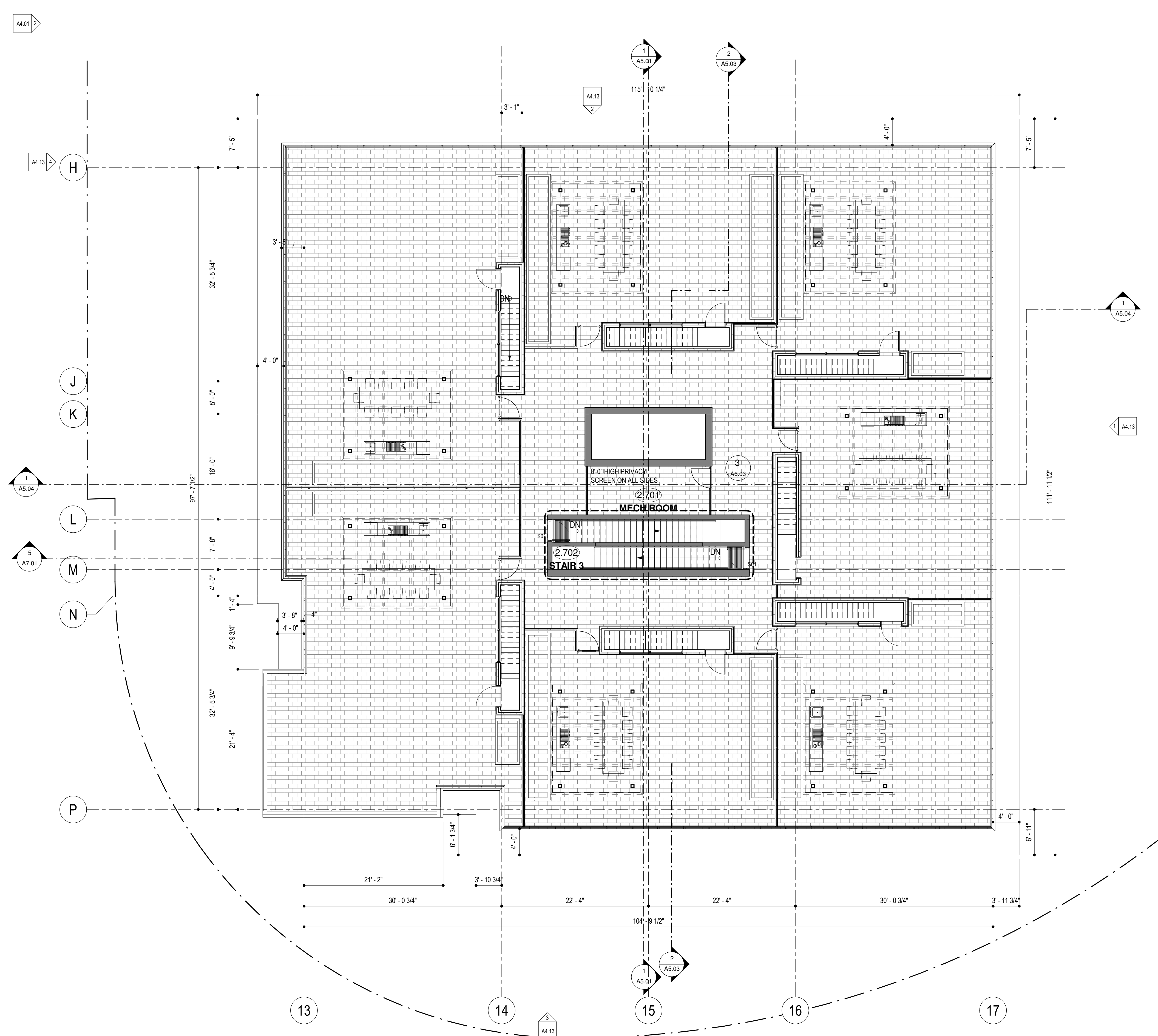
DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 2 - 6TH FLOOR PLAN**

1/8" = 1'-0"

Date: 2021-04-22  
 Job No.: 907  
 Scale: 1/8" = 1'-0"  
 Drawn: CM  
 Checked: JM

P:\21-21 Caban Condominiums\09 Working Draw\Caban - master files\907-Master-Files.rvt  
 2021-05-25 9:14:08 AM



**SCHEDULE B**

This forms part of application  
 # DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
 DEVELOPMENT PLANNING

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.27**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWER 2 - ROOF PLAN**

1/8" = 1'-0"

Date: 2021-04-22  
 Job No.: 907  
 Scale: 1/8" = 1'-0"  
 Drawn: CM  
 Checked: JM

P:\21-24 Caban Condominiums\09 Working Draw\Caban - master files\907-Master-Files-1  
 2021-05-26 9:14:11 AM

**SCHEDULE B**

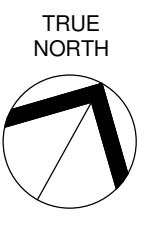
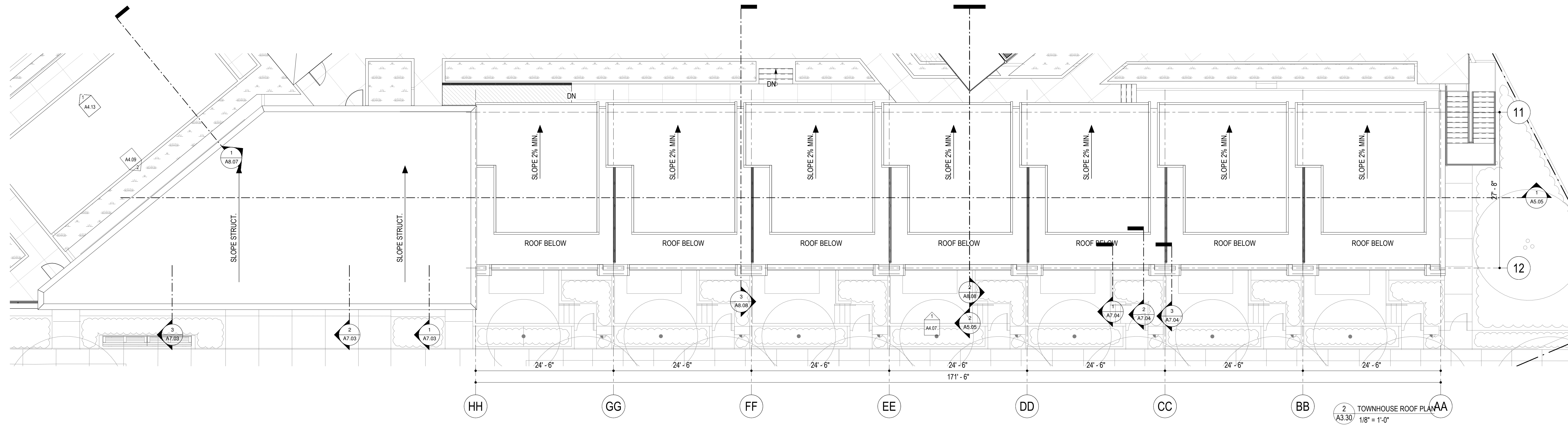
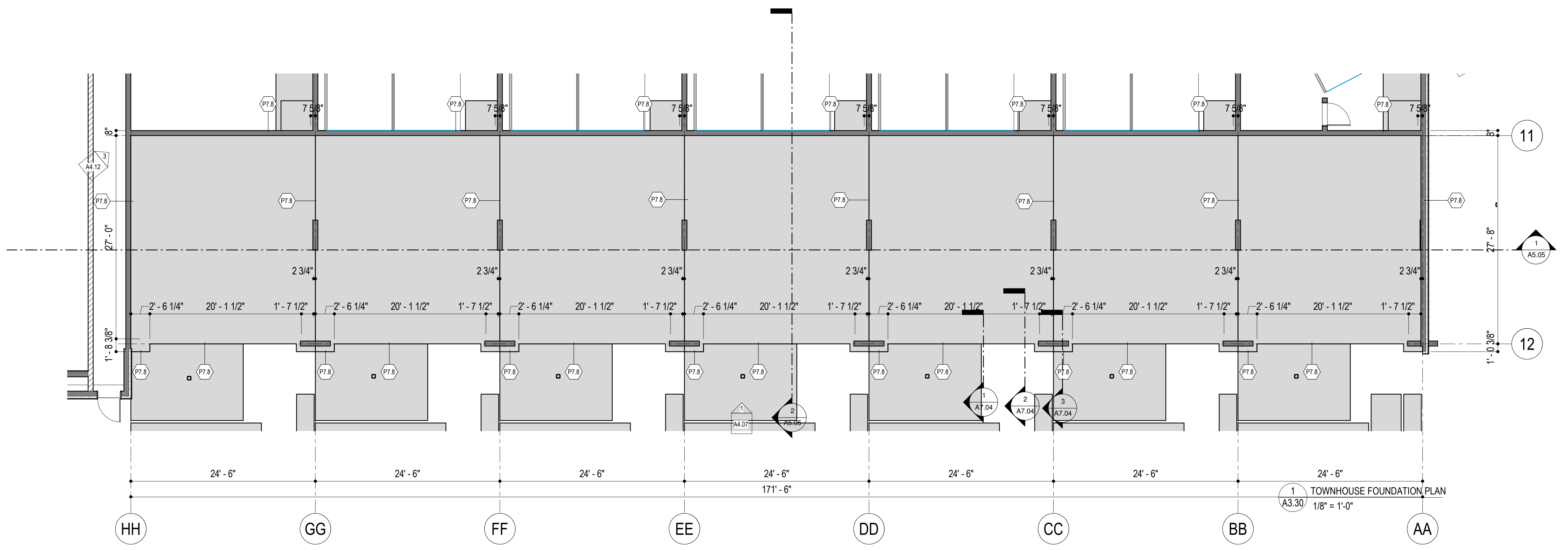
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca

**m + m**  
MEIKLEJOHN  
ARCHITECTS INC.



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

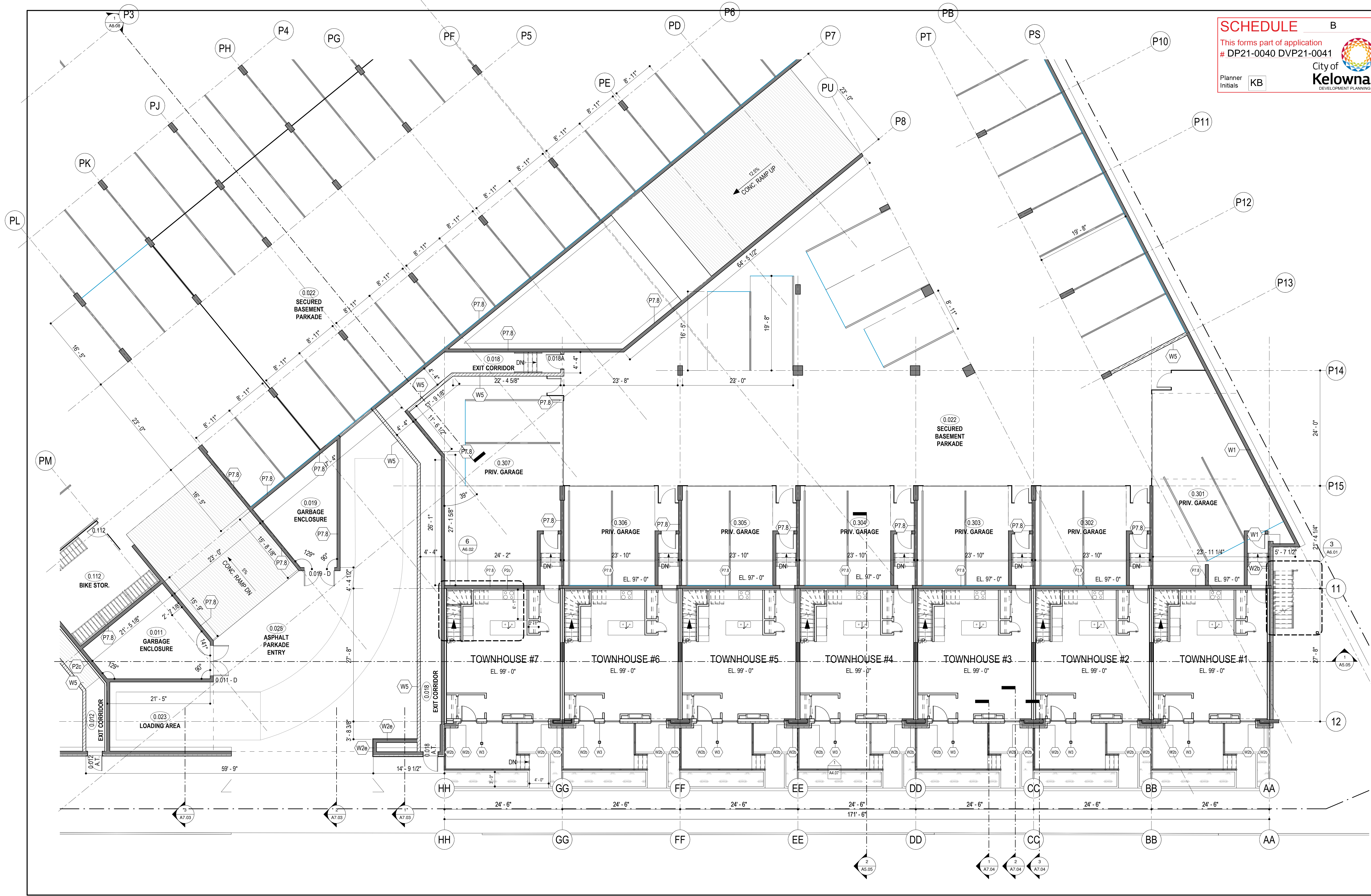
Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.30**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWNHOUSE - BASEMENT / ROOF PLAN**  
1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM



**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials **KB**

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore Rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.31**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWNHOUSE - 1ST FLOOR PLAN**

1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Drawings - master files/907-Master-Files-2021-05-25 14:17 AM



**SCHEDULE B**

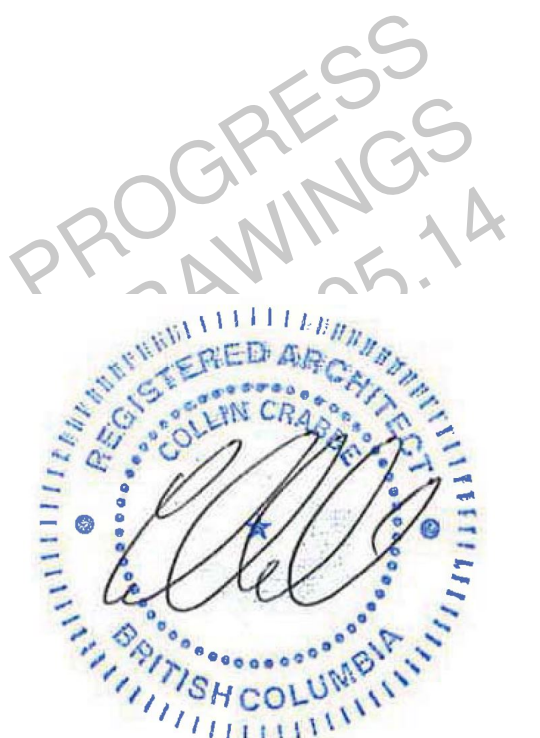
This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



TRUE NORTH

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.33**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**TOWNHOUSE - 2ND FLOOR PLAN**

1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Drawn Caban - master file 907 - Master File 2021-05-20 14:20 AM

**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

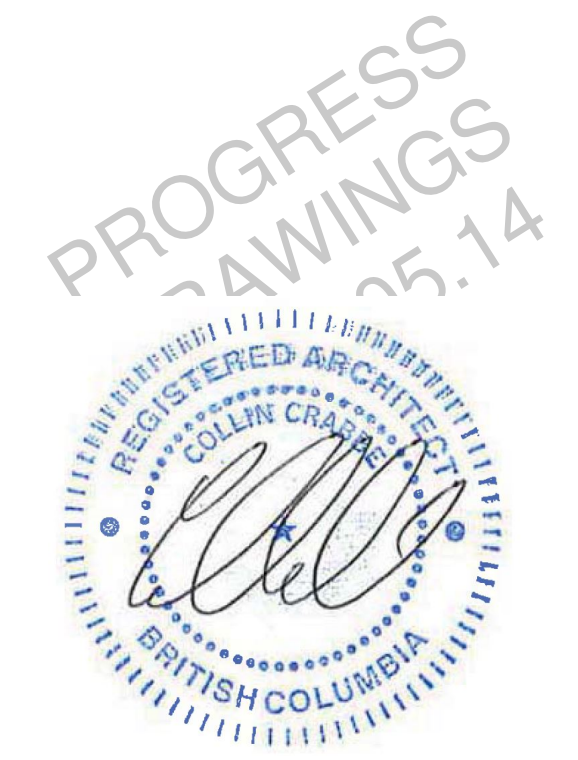
Planner Initials **KB**



City of Kelowna  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUE FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A3.35**

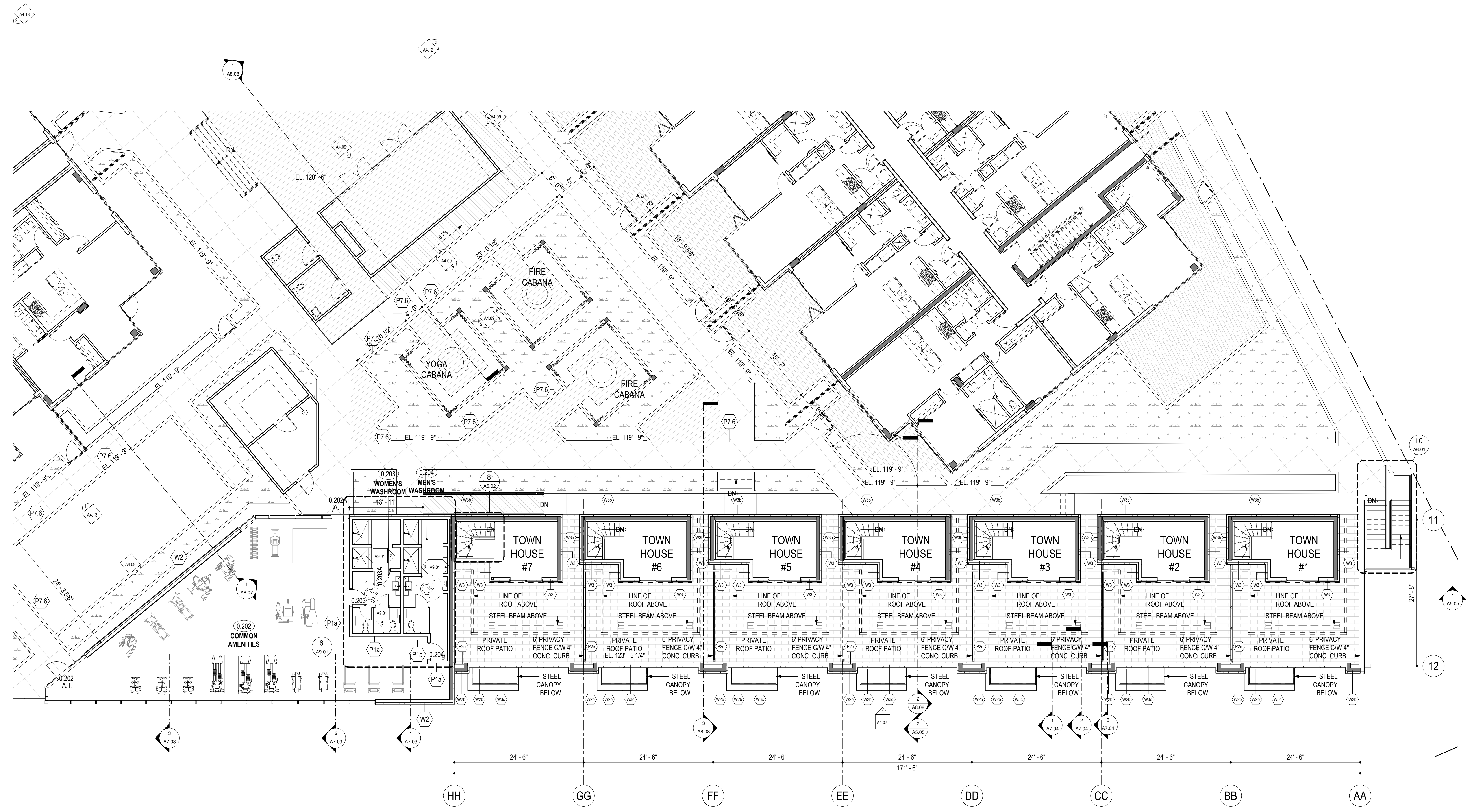
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

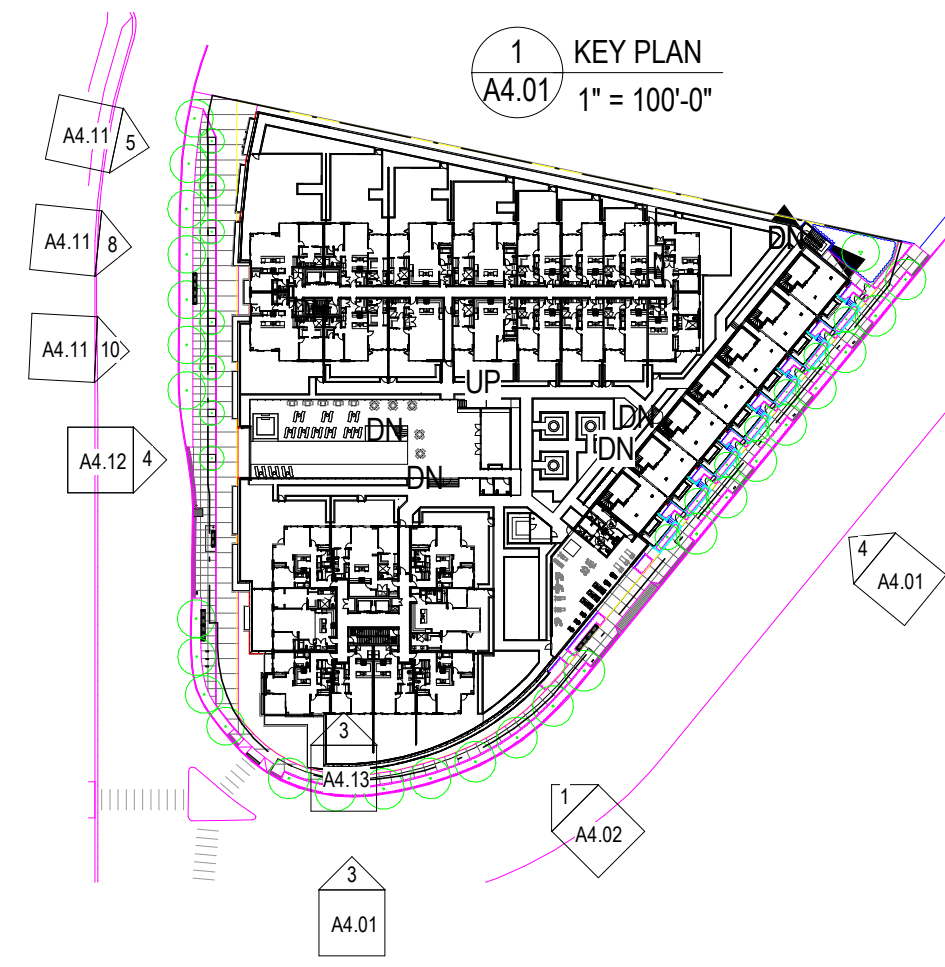
Drawing Title  
**TOWNHOUSE - ROOF DECK PLAN**

1/8" = 1'-0"

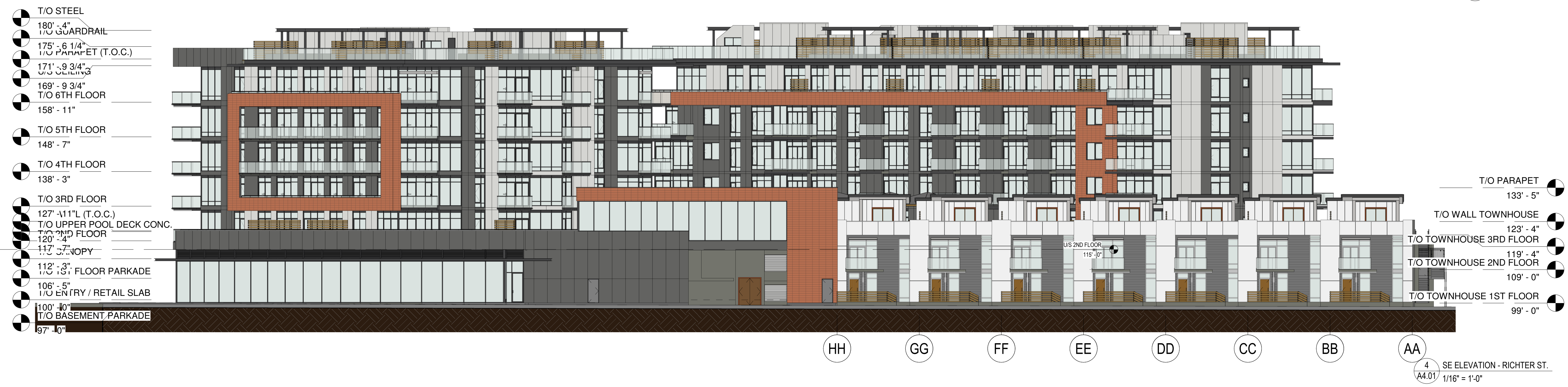
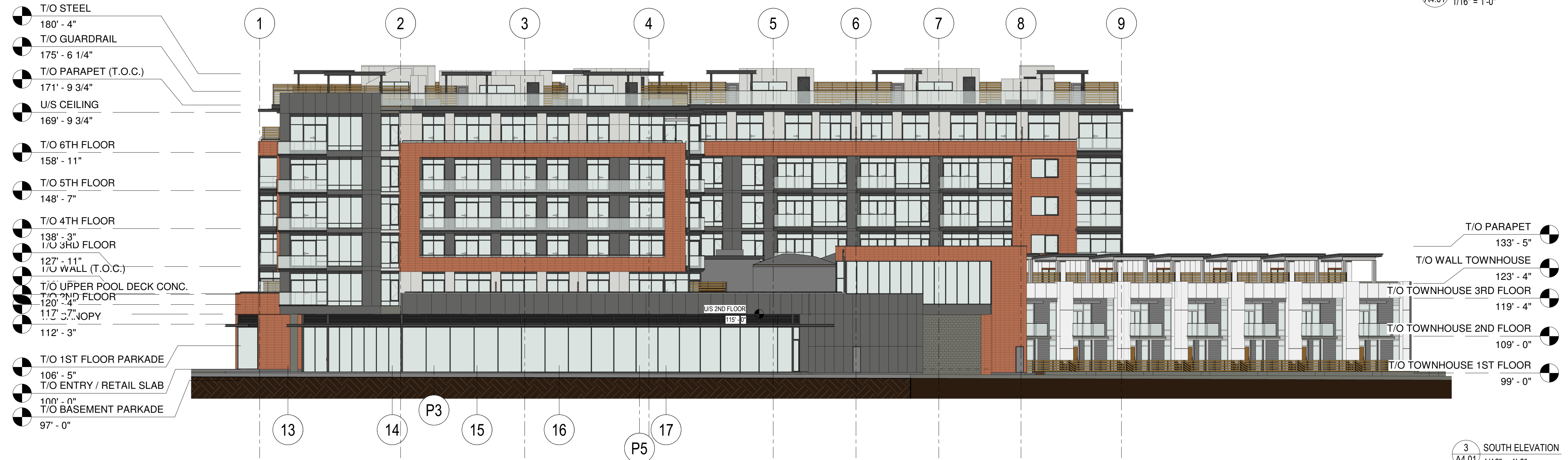
Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

P21-21 Caban Condominiums Working Drawn Caban - master file 907 - Master File Inc. 2021-05-25 14:27 AM

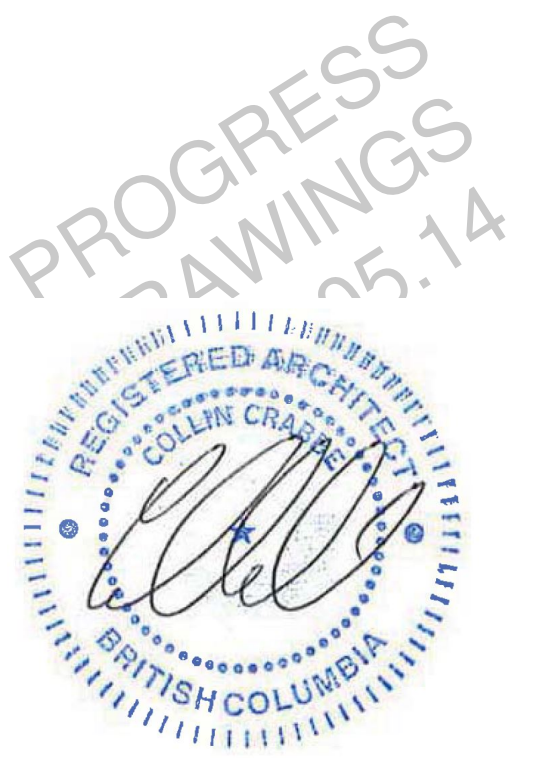




**SCHEDULE B**  
 This forms part of application  
 # DP21-0040 DVP21-0041  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials KB



262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca



TRUE NORTH

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A4.01**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**EXTERIOR ELEVATIONS**

As indicated

Date	2021-04-22
Job No.	907
Scale	As indicated
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Draft Caban - master file 907 - Meiklejohn Architects Inc. 2021-05-26 9:16:33 AM

**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**



262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



4 terracota clay tiles



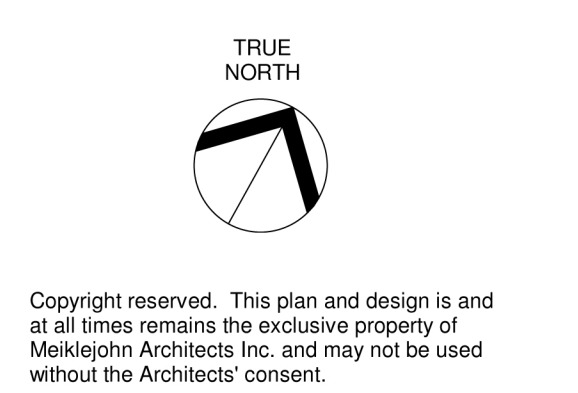
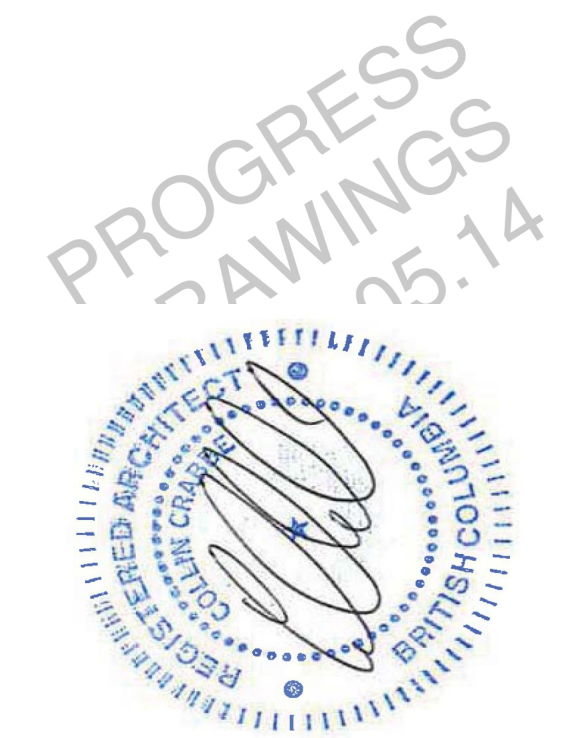
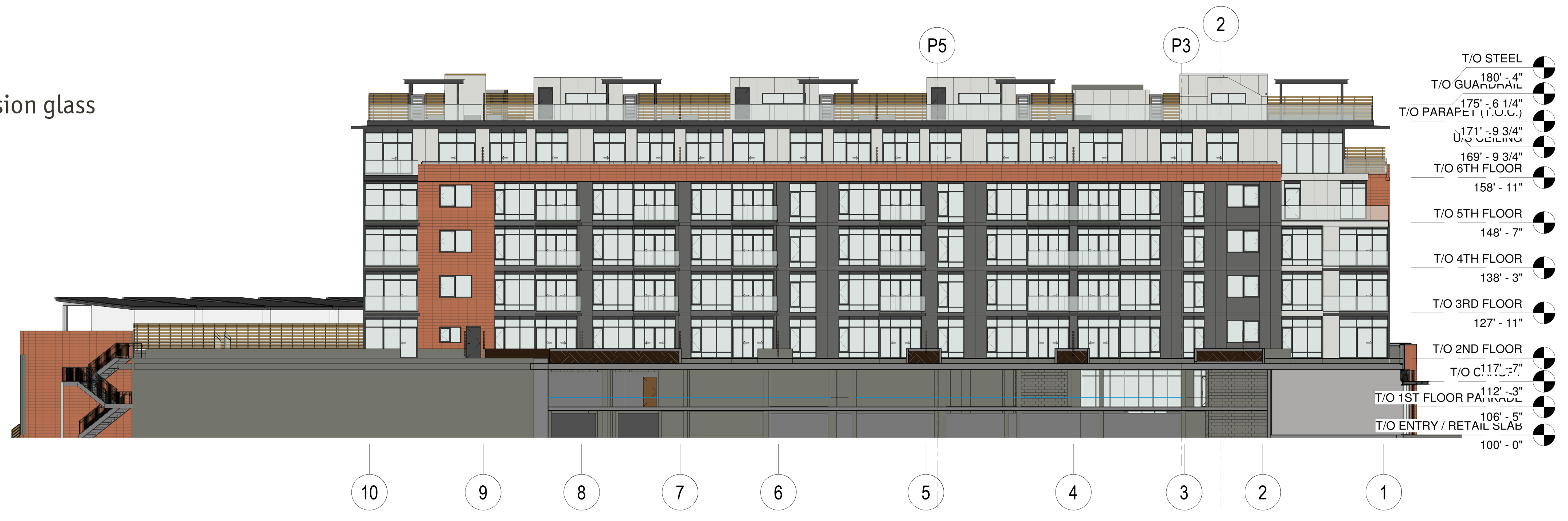
3 dark grey cementitious panels



3 light grey cementitious panels



8 dark glazing and clear vision glass



No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A4.02**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**EXTERIOR ELEVATIONS**

1/16" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/16" = 1'-0"
Drawn	CM
Checked	JM

F:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\09-Master-Files-1  
2021-05-14 11:03:21 AM



**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**



- T/O STEEL 180' - 4"
- T/O GUARDRAIL 175' - 6 1/4"
- T/O PARAPET (T.O.C.) 171' - 9 3/4"
- 171' - 9 3/4"
- 169' - 9 3/4"

T/O 6TH FLOOR 158' - 11"

T/O 5TH FLOOR 148' - 7"

T/O 4TH FLOOR 138' - 3"

T/O 3RD FLOOR 127' - 11"

T/O UPPER POOL DECK CONC. 120' - 4"

T/O 2ND FLOOR 117' - 7"

T/O CANOPY 112' - 3"

T/O 1ST FLOOR PARKADE 106' - 5"

T/O ENTRY / RETAIL SLAB 100' - 0"

T/O BASEMENT PARKADE 97' - 0"

22	METAL MECHANICAL LOUVRES
23	GLASS SPANDREL PANEL
24	SMART TRIM ACCENTS
25	HORZ. LAP SIDING - TBC HARDIE OR WOOD?
26	WINDOW WALL - WOOD DOOR INSERT
27	1/2" REVEAL
X	GLASS SPANDREL PANEL
X	GLASS SPANDREL PANEL

**BUILDING ELEVATION KEY NOTE:**

NOTES:

- REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION
- REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES
- COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE.

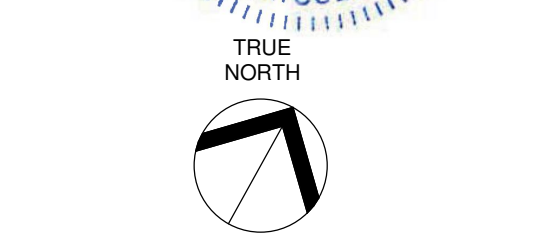
1	EXPOSED CONCRETE CANOPIES
2	PAINTED METAL CANOPIES
3	CEMENTITIOUS PANELS
4	CLAY TILES
5	CONCRETE COLUMNS
6	CONCRETE STAIRS
7	CONCRETE WALLS
8	ALUMINUM WINDOW AND DOORS
9	42" HIGH METAL / GLASS GUARDRAIL
10	42" HIGH METAL GUARD RAIL
11	FEATURE WALL - TO BE DETERMINED
12	WATER FEATURE
13	APPROX. GRADE
14	RAISED LANDSCAPE
15	2ND FLOOR DECK
16	CONCRETE BALCONY
17	6' HIGH PRIVACY WALL
18	METAL WALL SCREEN (SEE DETAILS)
19	METAL GATE C/W SCREEN TO MATCH WALL SCREEN
20	UNITS 206, 207, 306 & 307 ONLY - SEALED UNITS IN WINDOWS INDICATED TO HAVE ONE PANE OF 6mm TEMPERED PLASS
21	PREFINISHED METAL LOUVRED SCREENING AROUND ROOF TOP ROOMS

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



PROGRESS DRAWINGS  
2021-05-14



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

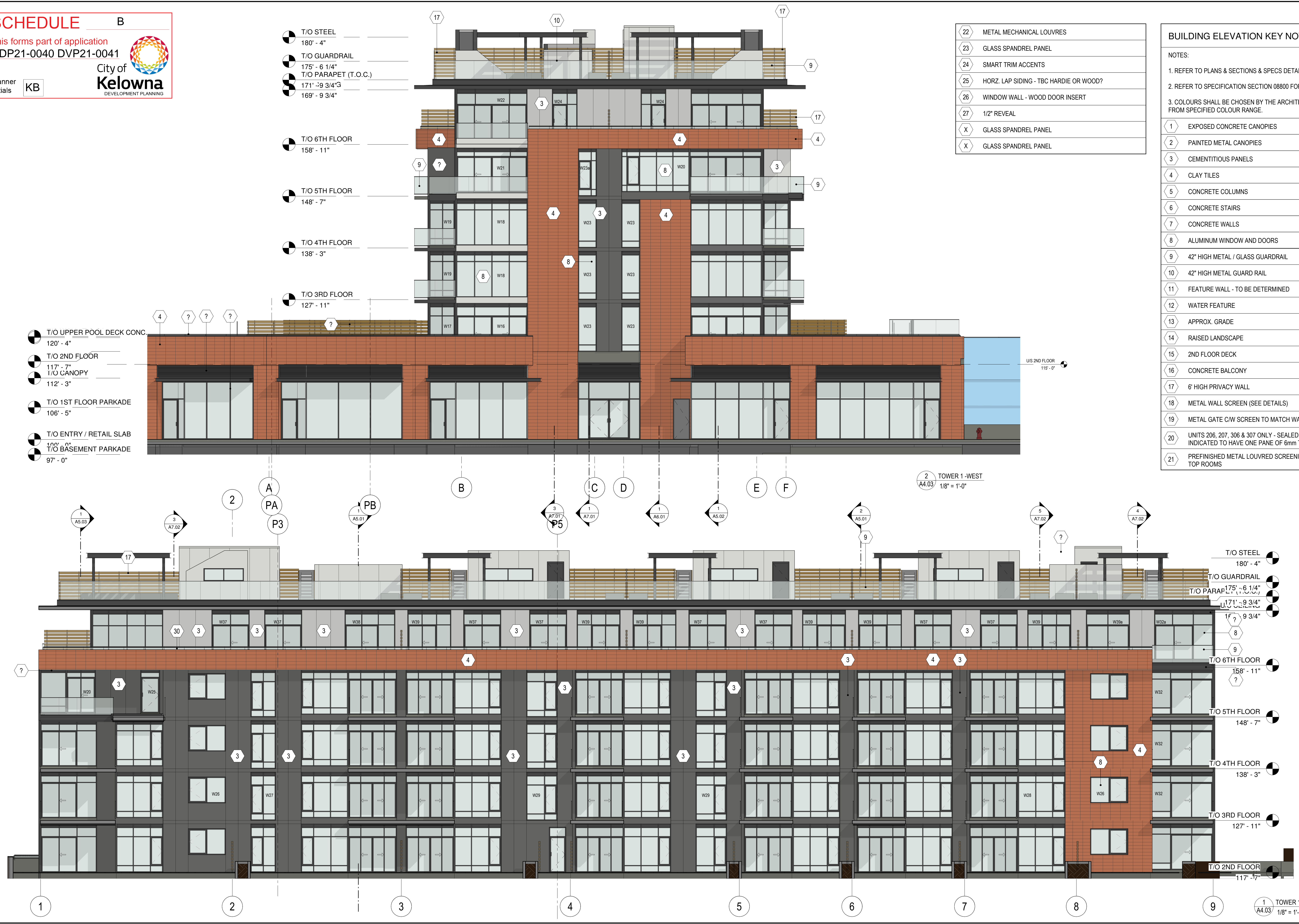
Drawing Number  
**A4.03**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**EXTERIOR ELEVATIONS - TOWER 1**  
As indicated

Date	2021-04-22
Job No.	907
Scale	As indicated
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Drawings - master file 907 - Meiklejohn Architects Inc. 2021-05-25 9:18:58 AM



2 TOWER 1 - WEST  
A4.03  
1/8" = 1'-0"

1 TOWER 1 - SOUTH  
A4.03  
1/8" = 1'-0"

**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

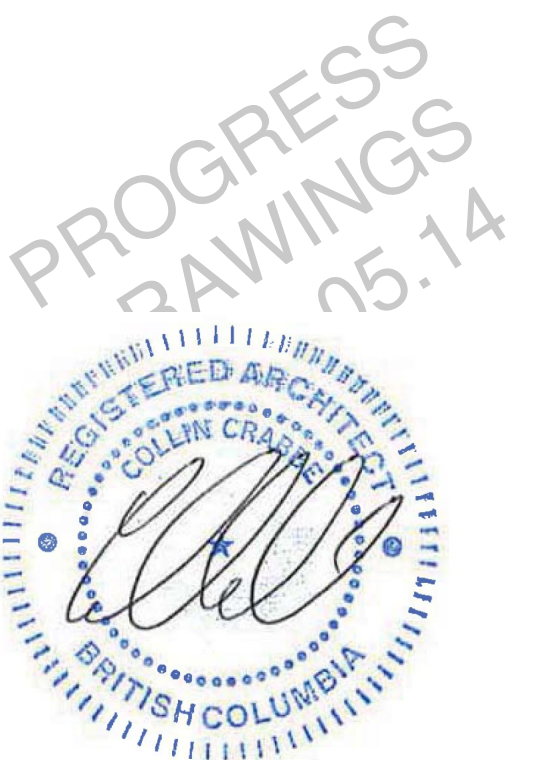
Planner Initials **KB**



City of **Kelowna**  
DEVELOPMENT PLANNING

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



TRUE NORTH

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A4.04**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**EXTERIOR ELEVATIONS - TOWER 1**  
1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

P:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files.rvt 2021-05-05 9:19:48 AM



**SCHEDULE B**

This forms part of application  
# DP21-0040 DVP21-0041

Planner Initials **KB**

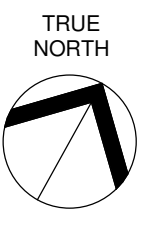
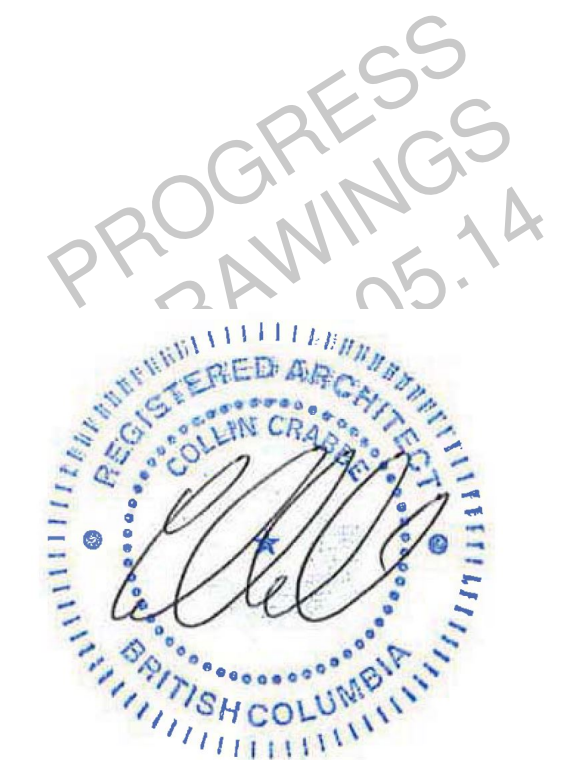


City of Kelowna  
DEVELOPMENT PLANNING



262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A4.05**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**EXTERIOR ELEVATIONS - TOWER 2**  
1/8" = 1'-0"

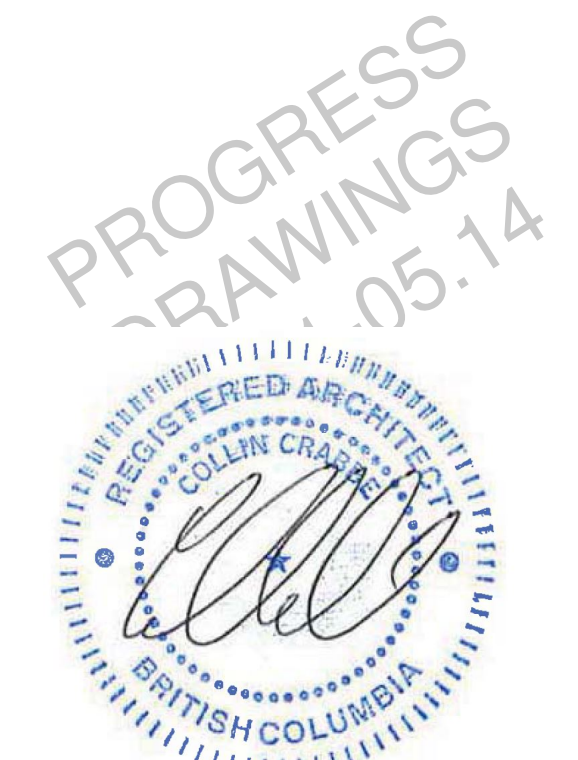
Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM

P21-24 Caban Condominiums Working Draw Caban - master file 907 - Meiklejohn Architects Inc. 2021-05-20 9:20:41 AM

**SCHEDULE B**  
 This forms part of application  
 # DP21-0040 DVP21-0041  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **KB**

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca

233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V1Y 6N2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A4.06**

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**EXTERIOR ELEVATIONS - TOWER 2**  
 1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM



P:\21-34 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files\2021-05-26 9:21:17 AM

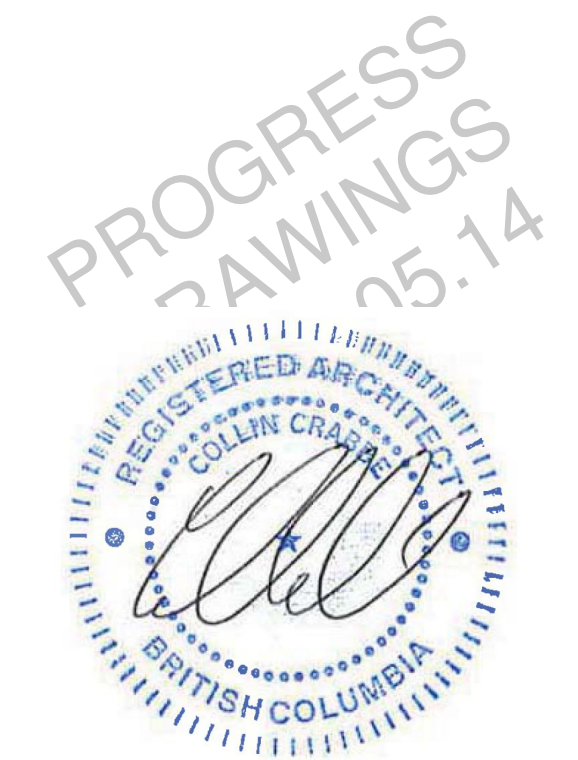
**SCHEDULE B**

This forms part of application  
 # DP21-0040 DVP21-0041

Planner Initials **KB**



262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-ma@shaw.ca



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
0	2018-01-16	OWNER
1	2021-01-27	ISSUED FOR DP
2		

Project Title  
**CABAN MIXED USE DEVELOPMENT**  
 227 - 3421 Lakeshore rd. Kelowna, BC V1Y 1B7

Drawing Number  
**A4.07**

DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
**EXTERIOR ELEVATIONS - TOWNHOUSE**  
 1/8" = 1'-0"

Date	2021-04-22
Job No.	907
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM



1 TOWNHOUSE SOUTH EAST  
 1/8" = 1'-0"

F:\21-24 Caban Condominiums\09 Working Drawings\Caban - master files\907-Master-Files-1  
 2021-05-20 9:21:46 AM



# CABAN MIXED-USE DEVELOPMENT

## KELOWNA, BC

LANDSCAPE DRAWINGS:

- L-0 COVER PAGE
- L-1 LANDSCAPE PLAN
- L-2 HYDROZONE PLAN
- L-3 STREETScape ELEVATIONS & CHARACTER IMAGES

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A., AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA'S FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 100mm (4") OF DECORATIVE CRUSHED ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Acer rubrum</i> 'Frank Jr.'	Redpointe maple	6cm Cal.	B&B
<i>Cercis canadensis f. alba</i> 'Royal White'	Royal White redbud	1.8m Ht. Multi-stem	B&B
<i>Ginkgo biloba</i> 'The President'	Presidential gold ginkgo	6cm Cal.	B&B
<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky coffee tree	6cm Cal.	B&B
<i>Magnolia</i> 'Butterflies'	Butterflies magnolia	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Erica carnea</i> 'Myretoun Ruby'	Myretoun Ruby winter heather	#01 Cont./0.6m O.C.	Potted
<i>Ilex crenata</i> 'Northern Beauty'	Northern Beauty Japanese holly	#03 Cont./1.2m O.C.	Potted
<i>Yucca filamentosa</i> 'Excalibur'	Excalibur yucca	#01 Cont./0.9m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Acanthus spinosus</i>	Bear's beeches	#01 Cont./0.9m O.C.	Potted
<i>Agastache rupestris</i>	Threadleaf giant hyssop	#01 Cont./0.45m O.C.	Potted
<i>Alchemilla mollis</i>	Lady's mantle	#01 Cont./0.75m O.C.	Potted
<i>Anemone x</i> 'Honorine Jobert'	Honorine Jobert windflower	#01 Cont./0.6m O.C.	Potted
<i>Echinacea pallida</i>	Pale purple coneflower	#01 Cont./0.45m O.C.	Potted
<i>Heuchera micrantha</i>	Coral bells	#01 Cont./0.45m O.C.	Potted
<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian sage	#01 Cont./0.6m O.C.	Potted
<i>Satureja montana</i>	Winter savory	#01 Cont./0.45m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Bouteloua gracilis</i>	Blue gramma grass	#01 Cont./0.6m O.C.	Potted
<i>Calamagrostis brachytricha</i>	Reed grass	#01 Cont./0.9m O.C.	Potted
<i>Hakonechloa macra</i> 'Nicolas'	Japanese forest grass	#01 Cont./0.6m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.45m O.C.	Potted
BULBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Allium sphaerocephalon</i>	Drumstick allium	0.45m O.C.	Bulbs
<i>Narcissus</i> 'Geranium'	Geranium tazetta daffodil	0.3m O.C.	Bulbs
<i>Narcissus</i> 'Gigantic Star'	Gigantic Star large-cupped daffodil	0.15m O.C.	Bulbs
<i>Narcissus</i> 'Mt. Hood'	Mount Hood trumpet daffodil	0.15m O.C.	Bulbs
<i>Narcissus</i> 'Pink Parasol'	Pink Parasol trumpet daffodil	0.15m O.C.	Bulbs
<i>Narcissus</i> 'Rijnveld's Early Sensation'	Rijnveld's Early Sensation trumpet daffodil	0.15m O.C.	Bulbs



**LEGEND:**

- STREET LEVEL PUBLIC ENTRY / EXIT
- STREET LEVEL PRIVATE ENTRY / EXIT
- STREET LEVEL PARKADE ENTRY / EXIT
- C.I.P. CONCRETE PAVING
- CONCRETE UNIT PAVERS (TYPE 1)
- CONCRETE UNIT PAVERS (TYPE 2)
- ROCK MULCH MAINTENANCE EDGE
- DECIDUOUS TREE PLANTING
- ORNAMENTAL PLANTING AREA





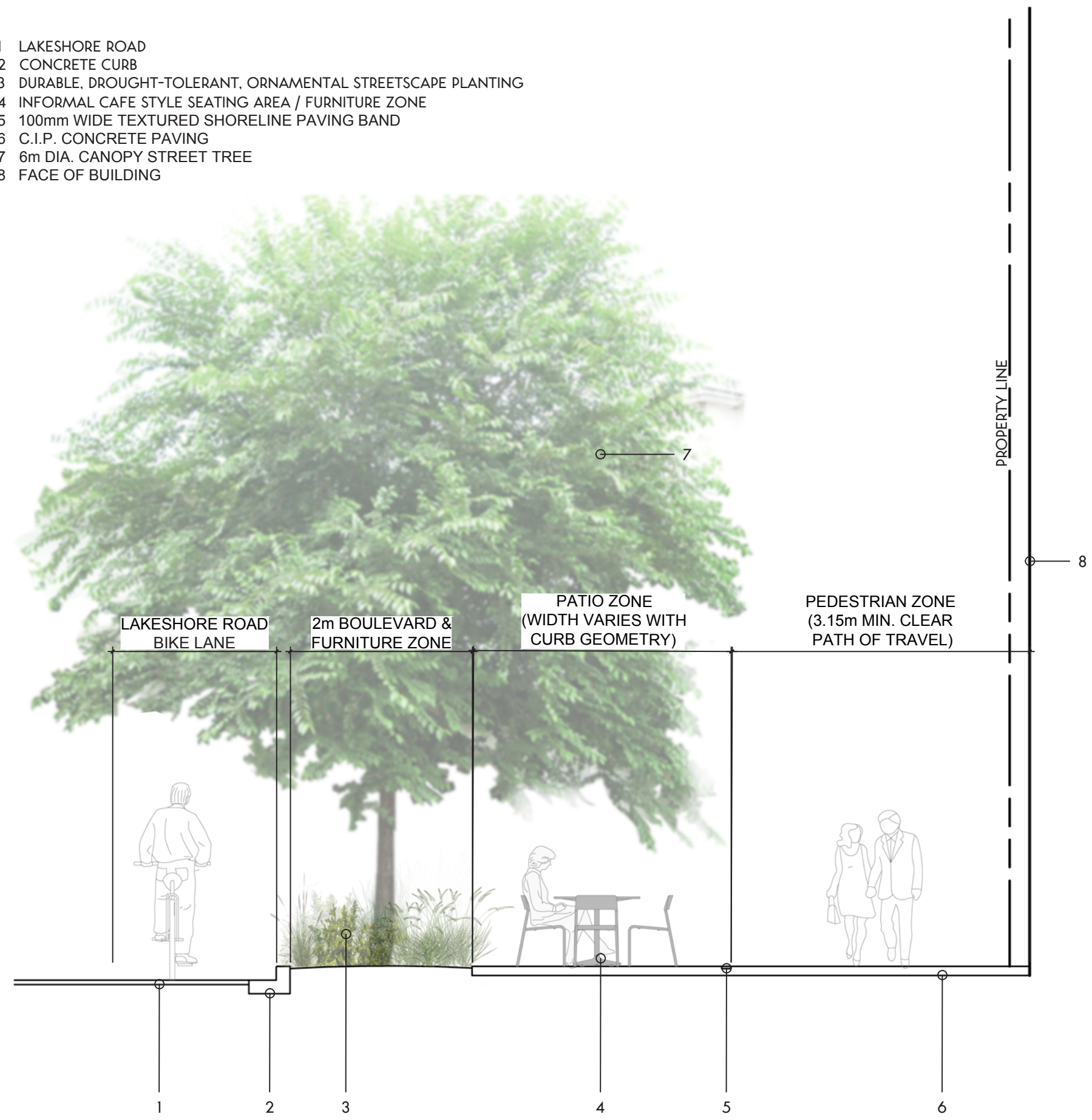
- LEGEND:**
- HIGH WATER USE
  - MEDIUM WATER USE
  - UNWATERED PERVIOUS AREAS (ROCK MULCH)







- 1 LAKESHORE ROAD
- 2 CONCRETE CURB
- 3 DURABLE, DROUGHT-TOLERANT, ORNAMENTAL STREETSCAPE PLANTING
- 4 INFORMAL CAFE STYLE SEATING AREA / FURNITURE ZONE
- 5 100mm WIDE TEXTURED SHORELINE PAVING BAND
- 6 C.I.P. CONCRETE PAVING
- 7 8m DIA. CANOPY STREET TREE
- 8 FACE OF BUILDING



1 LAKESHORE ROAD STREETSCAPE SECTION - ELEVATION (NO ADJACENT PARKING)  
L-3 SCALE 1:50

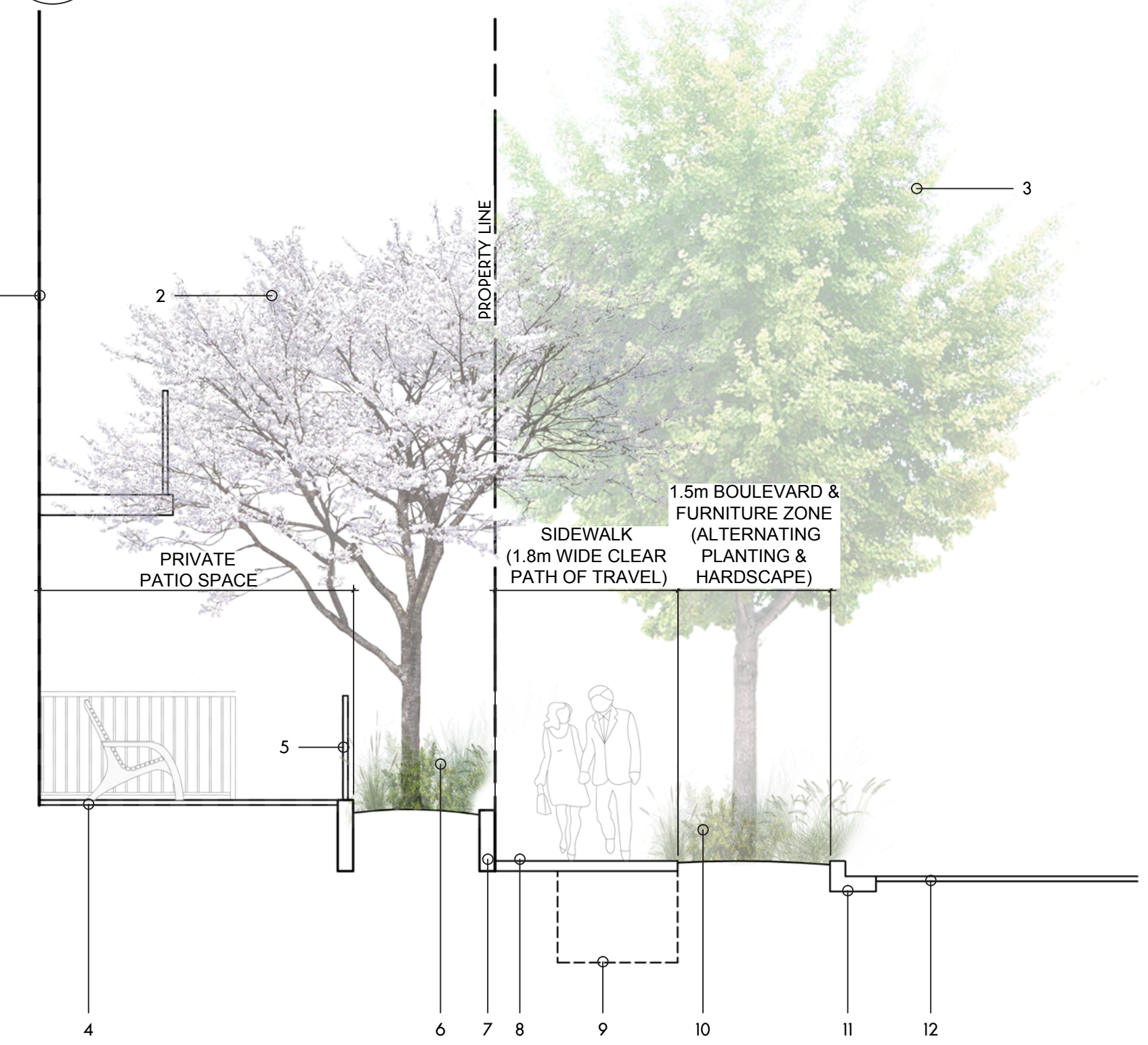
SITE FEATURE IMAGES:



LANDSCAPE FORMS MULTIPLICITY BENCH



PANDOSY VILLAGE STANDARD PAVING PATTERN



- 1 FACE OF BUILDING
- 2 4m DIA. MULTI-STEM DECIDUOUS TREE
- 3 8m DIA. CANOPY STREET TREE
- 4 CONCRETE UNIT PAVERS (TYPE 1)
- 5 PRIVACY SCREEN
- 6 ORNAMENTAL PLANTING
- 7 500mm HEIGHT C.I.P. CONCRETE PLANTER WALL
- 8 C.I.P. CONCRETE SIDEWALK
- 9 SOIL CELLS BELOW HARDSCAPE
- 10 DURABLE, DROUGHT-TOLERANT, ORNAMENTAL STREETSCAPE PLANTING
- 11 EXISTING CONCRETE CURB
- 12 RICHTER STREET

2 RICHTER STREET STREETSCAPE SECTION - ELEVATION  
L-3 SCALE 1:50



LANDSCAPE FORMS MULTIPLICITY BIKE RACK

---

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

---

**Date:** March 18, 2021  
**File No.:** DP21-0040  
**To:** Urban Planning (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 3377, 3409, 3421 Lakeshore Rd. Form & Character

---

Development Engineering Branch comments and requirements pertaining to a Development Permit for the form and character of a mixed-used project with commercial uses on the ground floor (130 residential, 8 retail units) will be required at Building Permit.

**1) General**

- a) All comments have been addressed in Z07-0076.
- b) Where there is a possibility of a high-water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Provide easements as may be required.
- d) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- e) The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

**2) Road Improvements**

- a) Lakeshore Rd. must be upgraded to an 2 lane Arterial w/ Center Turn Lane, as per the OCP, along the full frontage of this proposed development including curb and gutter, street lights, irrigated landscaped boulevard, sidewalk, drainage system including catch basins, pavement removal, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross-section to be used will be provided to the developer by Aaron Sangster [asangster@kelowna.ca](mailto:asangster@kelowna.ca).

- b) All funds the developer transferred to the City in 2007 will be returned at the time of executing an updated Servicing Agreement as the developer is required to construct the entire frontage of this site.
- c) Richter St. must be upgraded to an 2 lane Arterial, as per the OCP, along the full frontage of this proposed development including curb and gutter, street lights, 1.5m irrigated landscaped boulevard, 1.8m sidewalk, drainage system including catch basins, pavement removal, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

### **3) Road Dedication/Subdivision Requirements**

- a) Lakeshore Rd. requires a 26.5m ROW. A road dedication along the Lakeshore Rd. frontage to achieve this 26.5m ROW will be required.
- b) Richter St. will require 3.3m (1.5m + 1.8m) from back of existing curb and a road dedication to achieve this width.
- c) All three properties will require to be consolidated.

### **4) Site Related Issues**

- a) Developer must show all proposed patio space along Lakeshore Rd., adhering to City of Kelowna Patio Program, to show any potential conflicts.

### **5) Drainage**

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
  - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii) A detailed Stormwater Management Plan for this subdivision; and,
  - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections.

Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

- f) Where ditches are provided, they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

## **6) Power and Telecommunication Services and Street Lights**

- a. All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b. Streetlights must be installed on all roads.
- c. Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

## **7) 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 Development Engineering 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.

## **8) 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 named on the insurance policy as an additional insured.

## 9) Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

## 10) Geotechnical Study

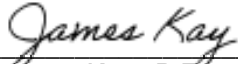
- a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:
  - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - ii. Site suitability for development.
  - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - iv. Any special requirements for construction of roads, utilities and building structures.
  - v. Recommendations for items that should be included in a Restrictive Covenant.

DP21-0040

Page 5 of 2

- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

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

AS

## Caban : Design Rationale

Caban is a 135 unit (127-residential, 8 retail) mixed use building on Lakeshore Rd, directly across from Gyro Beach, considered by many residents as the best location in the City of Kelowna. The South Pandosy neighborhood is quickly urbanizing and is one of the most desirable places for young professionals to live and work.

The owner is committed to bringing a top-quality mixed-use building with a level of resident amenities currently unmatched in the Okanagan. The parking garage is wrapped on both active street fronts, along Lakeshore with 8 retail units to engage the public and 7 townhouses along Richter to provide a mix of housing options available.

The architectural design for the building is a direct response to the urban fabric of the South Pandosy neighborhood, bringing elements of the beach and lake into the project. The neighborhood continues to increase in density and is known for its high quality of life and buildings. Several multi-unit residential developments have been completed or are currently being designed in the direct vicinity of Caban bringing several hundred new units to the market. We have designed Caban to be the focal point of this newly emerging densified neighborhood.

The building presents to both streets at a pedestrian scale, humanizing the busy intersection and will greatly benefit the local businesses and amenities. As this area is already well serviced by public transit and is in walking distance from numerous businesses, it should assist in reducing the percentage of single occupant vehicle trips through the Pandosy corridor.

Vehicle access is provided to the site using Richter Street, allowing Lakeshore to function at a higher capacity.

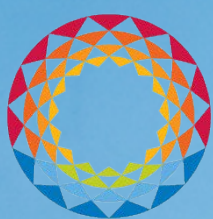
The ground level will not only help define the street they also act as a visual barrier screening the covered concrete parking structure just behind. The high-quality cladding materials, glazing and interesting shape break what is a potentially large mass into smaller components sympathetic to the adjacent single-family residences as well as other apartment buildings and buildings close by. We believe that with the developer's award-winning interiors, a top-quality building envelope, an abundance of healthy living community focused amenities, a public focused pedestrian interface and the 520sqft waterfall feature along Lakeshore Road, Caban will set a new standard for mixed use buildings in Kelowna.



Collin Crabbe, Architect AIBC  
[Collin-mai@shaw.ca](mailto:Collin-mai@shaw.ca)  
778-879-6980







This forms part of application  
# DP21-0040 DVP21-0041



Planner  
Initials KB

