

**GENERAL NOTES:**

- GENERAL**
- ALL DIMENSIONS ARE MADE FROM EXTERIOR FACE OF WALL SHEATHING TO CENTER OF PARTY WALLS AND INTERIOR WALLS UNLESS NOTED OTHERWISE ON PLANS. OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO BE FLUSH WITH FOUNDATION WALL BELOW. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH LEGAL SURVEY.
  - IN THE CASE OF DISCREPANCY, THE ARCHITECT IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
  - REFER TO MECHANICAL DRAWINGS FOR FINAL PLUMBING AND HVAC LAYOUT AND SPECIFICATIONS.
  - REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHT, OUTLETS AND ELECTRICAL PANEL LOCATIONS AND SPEC.
  - REFER TO CIVIL DRAWINGS FOR OFFSITE CONSTRUCTION AND FINAL SITE DRAINAGE LAYOUT AND SPEC.
  - REFER TO LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE LAYOUT.
  - REFER TO STRUCTURAL DRAWINGS FOR FINAL WALL/FLOOR/ROOF/COLUMN LAYOUT AND SPECIFICATIONS.
- ASSURANCE / COMPLIANCE REQUIREMENTS**
- THE CURRENT BCBC 2018, ITS REQUIREMENTS AND ALL AGENDA, SHALL FORM AN INTEGRAL PART OF THESE DRAWINGS. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFIRM TO THESE STANDARDS.
  - ALL WORK TO CONFORM TO LOCAL BYLAWS AND DEVELOPMENT PERMIT REQUIREMENTS.
  - ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS AND CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS AS APPLICABLE.
  - ALL WORK WILL BE SUBJECT TO FIELD REVIEW BY THE ARCHITECT AND OR OTHER REGISTERED PROFESSIONAL AND BY THE CONSULTING ENGINEERS NAMED ON THESE DRAWINGS TO MEET THE MUNICIPAL LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
  - ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS.
  - ALL WORK MUST MEET THE STANDARDS OF THE BC TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
  - STARTING WORK ON THIS PROJECT BY ANY SUB-CONTRACTOR MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND NO EXTRA CLAIM FOR COST WILL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANTS FIELD REVIEW REQUIREMENTS.
  - THE SUB-CONTRACTORS ARE RESPONSIBLE FOR SITE SAFETY AND TO MEET ALL REQUIREMENTS OF THE WORKERS COMPENSATION BOARD.
  - ALL SUB-CONTRACTORS WILL BE REQUIRED TO ACKNOWLEDGE COMPLIANCE WITH ABOVE CONDITIONS BY SIGNING A COPY OF THESE REQUIREMENTS WHICH MUST ACCOMPANY THEIR QUOTATION.
  - GENERAL CONTRACTOR IS TO KEEP RECORD AND PROVIDE ARCHITECT WITH COPIES OF MUNICIPAL INSPECTION SLIPS.
  - THE CONTRACTOR / CLIENT IS TO INFORM THE ARCHITECT IN WRITING 24 HOURS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
  - THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTING HIS TRADE AND IN THE CASE OF DISCREPANCY THE CONTRACTOR IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE.
  - THE CONTRACTOR IS TO NOTIFY THE ARCHITECT 24 HOURS PRIOR TO A REQUIRED INSPECTION.

**SYMBOL LEGEND:**

**BUILDING SECTION**  
SECTION NUMBER  
LOCATION OF SECTION DRAWING

**WALL SECTION**  
SECTION NUMBER  
LOCATION OF SECTION DRAWING

**DETAIL**  
SIM  
DETAIL NUMBER  
LOCATION OF DETAIL DRAWING

View Name  
SCALE: 1/8" = 1'-0"  
LOCATION OF DETAIL DRAWING  
LOCATION OF FIRST OCCURRENCE

**Door Tags**  
0' - 0" x 0' - 0" DOOR SIZE

**Window Tags**  
W1 WINDOW TYPE - SEE WINDOW DETAILS

**Assembly Tags**  
1t ASSEMBLY TYPE - SEE CONSTRUCTION SCHEDULE

**CODE ANALYSIS / ZONING:**

**B.C. BUILDING CODE (2018) ANALYSIS**

**MAJOR OCCUPANCY CLASSIFICATION:** C  
**GOVERNING CODE PART:** PART 3  
**GRADE ELEVATION:** 346.18m  
**BUILDING HEIGHT:** 3 STOREY  
**FACING NO. OF STREETS:** 2 STREETS  
**SPRINKLERS:** NONSPRINKLERED

**BASIC CODE CLASSIFICATION:** 3.2.2.53 GROUP C, UP TO 3 STORIES, NONSPRINKLERED  
- MAX. 3 STOREYS  
- MAX. AREA 750m<sup>2</sup> IF 3 STOREYS  
COMBUSTIBLE OR NON-COMBUSTIBLE  
- FLOORS, MEZZANINES, AND LOADBEARING: (45 MIN. FRR)

**FIRE ALARM REQUIRED:** 3.2.4.1 YES  
**CENTRAL MONITORING:** 3.2.4.7.(4) YES  
**STANDPIPE REQUIRED:** NO  
**HIGH RISE BUILDING:** NO  
**SMOKE CONTROL MEASURES:** NO  
**EMERGENCY GENERATOR REQUIRED:** 1/2 Hrs  
**EMERGENCY POWER SUPPLY DURATION:** YES  
**EMERGENCY LIGHTING:** 3.2.7.3 YES  
**EXIT SIGNS REQUIRED:** 3.4.5.1 YES  
**FIRE PUMPS REQUIRED:** NO  
**MINOR RELAXATION/EQUIVALENCIES REQUIRED:** N/A  
**MINOR RELAXATION/EQUIVALENCIES ACCEPTED:** N/A  
**INTERCONNECTED FLOOR SPACE:** 3.2.8.2.(6) NO

**BCBC 2018 3.4.2.5. MAX. TRAVEL DISTANCE** 30m

**EXISTING ZONING = RM6**  
**PROPOSED ZONING = RUM3r**

**SITE AREA = 1,299.1m<sup>2</sup>**

F.A.R. = 0.75  
PARKING BONUS F.A.R. = 0.05  
TOTAL = 0.80 x 1,299.1m<sup>2</sup>  
= 1,039.2m<sup>2</sup> (11,185.9ft<sup>2</sup>)  
**PROPOSED = 1,021.0m<sup>2</sup> (10,990.0ft<sup>2</sup>)**

**BUILDING SITE COVERAGE = 49%**  
(ALLOWABLE = 50% w/ AMENITY BONUS)  
TOTAL REQUIRED = 319m<sup>2</sup>  
TOTAL PROVIDED = 371m<sup>2</sup>

**OVERALL SITE COVERAGE = 58%**  
(ALLOWABLE = 60%)

**PARKING**  
16 UNITS x 1.25 STALLS = 20 STALLS  
2 UNITS x 1.50 STALLS = 3 STALLS  
18 UNITS x 0.14 = 3 VISITOR STALLS  
- 10% STALLS (RENTAL)  
- 5 STALLS (BONUS-BIKE PARKING)  
TOTAL = 18 STALLS

**BIKE PARKING**  
REQ'D SHORT-TERM = 6 STALLS  
PROVIDED = 6 STALLS  
REQ'D BONUS LONG-TERM = 20 STALLS  
PROVIDED = 24 STALLS

**HEIGHT**  
MAX. HEIGHT = 10m OR 3 STOREYS  
ACTUAL HEIGHT = 10m AND 3 STOREYS

**SETBACKS**  
FRONT = 4.5m; SIDE = 4.0m; REAR = 3.0m

**CONTEXT SITE PLAN:**



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Seal

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NO.	DATE	DESCRIPTION
3	20220301	ISSUED FOR REVIEW
2	20210816	RE-ISSUED FOR DEVELOPMENT PERMIT
1	20210430	ISSUED FOR DEVELOPMENT PERMIT

NO. DATE DESCRIPTION REVISIONS

**NOVATION ARCHITECTURE LTD.**  
302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title  
**RICHTER COMMONS**

1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
PLAN KAP4495 LOT B DISTRICT LOT 138

project no. 2128

drawing title  
**COVER SHEET**

designed	PS	scale	1" = 1'-0"
drawn	BD		
checked	PS		
drawing no.	<b>A0.00</b>		

plotted 2022-03-01 12:39:35 PM

**CONSULTANTS:**

- ARCHITECTURAL**  
NOVATION ARCHITECTURE LTD.  
302-2237 LECKIE ROAD  
KELOWNA, BC V1X 6Y5  
TEL. (236) 420-4144
- STRUCTURAL**  
CWMM CONSULTING ENGINEERS LTD.  
1854 KIRSCHNER ROAD  
KELOWNA, BC V1Y 4N6  
TEL. (250) 868-2308
- MECHANICAL**  
FALCON ENGINEERING LTD.  
210-1715 DICKSON AVENUE  
KELOWNA, BC V1Y 9G6  
TEL. (250) 762-9993
- ELECTRICAL**  
SPARQ INDUSTRIES & AUTOMATION  
2960 OKANAGAN AVENUE EAST #150  
SALMON ARM, BC V1E 1T6  
TEL. (250) 681-0179
- BUILDING ENVELOPE**  
WSP  
LANDMARK 6, 700-1631 DICKSON AVE  
KELOWNA, BC V1Y 0B5  
TEL. (250) 980-5500
- ENERGY MODELLING**  
REINBOLD ENGINEERING GROUP  
301-1664 RICHTER STREET  
KELOWNA, BC V1Y 8N3  
(250) 763-1049
- GEO-TECHNICAL**  
INTERIOR TESTING SERVICES LTD.  
1965 MOSS COURT UNIT 1  
KELOWNA, BC V1Y 9L3  
(250) 860-6540
- CIVIL**  
APLIN & MARTIN CONSULTANTS LTD.  
1258 ELLIS STREET  
KELOWNA, BC V1Y 1Z4  
TEL. (250) 448-0157
- LANDSCAPE**  
ECORA ENGINEERING & RESOURCE GROUP LTD.  
2045 ENTERPRISE WAY  
KELOWNA, BC V1Y 9T5  
TEL. (250) 469-9757

**DRAWING INDEX:**

**ARCHITECTURAL DRAWING LIST**

NO.	NAME
A0.00	COVER SHEET
A1.00	SITE PLAN
A2.00	FOUNDATION PLAN
A2.01	MAIN FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS
A5.00	DOOR & WINDOW SCHEDULE

**ILLUSTRATION:**



**SCHEDULE A**

This forms part of application  
# DP21-0119

Planner Initials **LK**

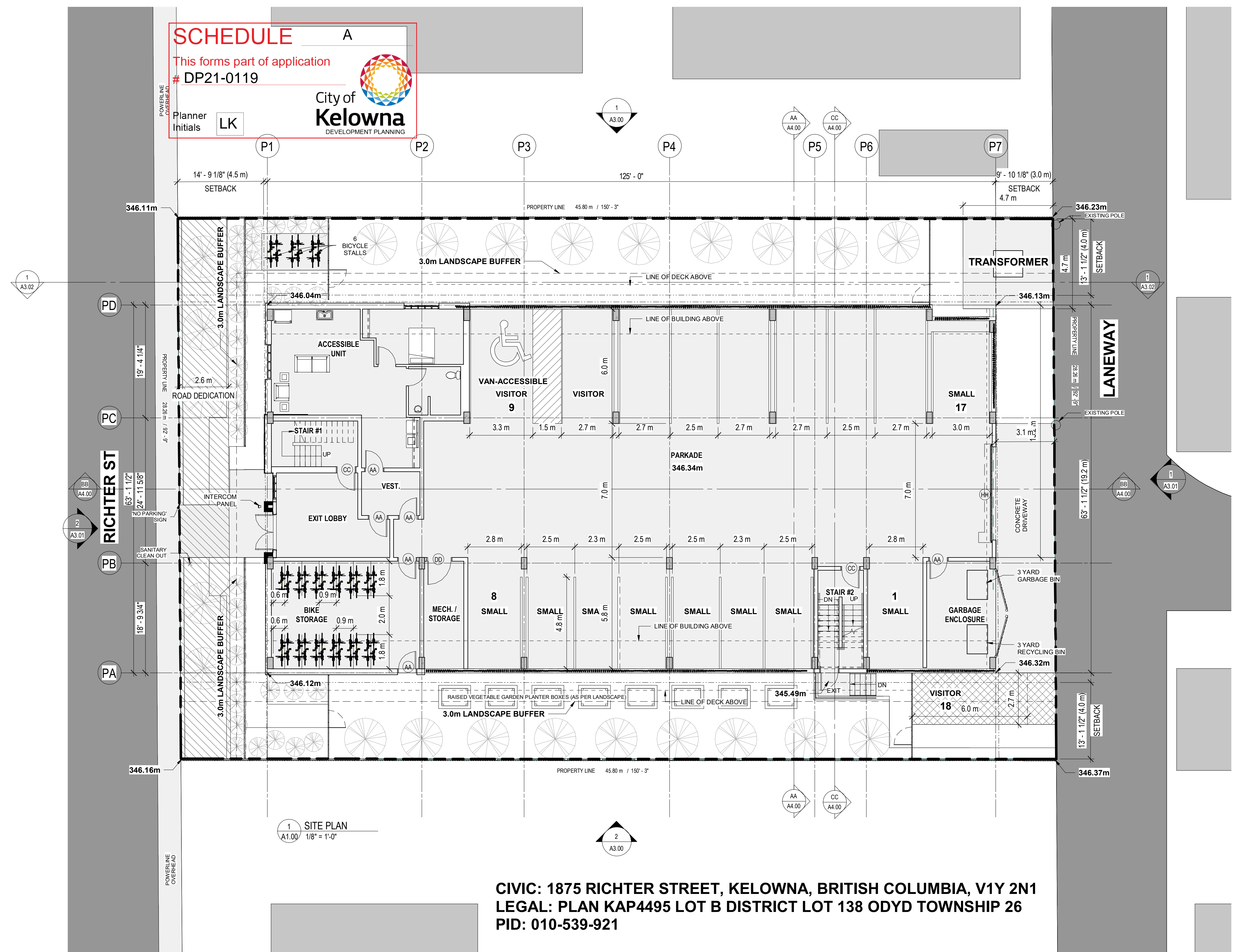
**City of Kelowna**  
DEVELOPMENT PLANNING



**SCHEDULE A**  
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 # DP21-0119  
 Planner Initials **LK**  
 City of Kelowna  
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KEYNOTE	DESCRIPTION
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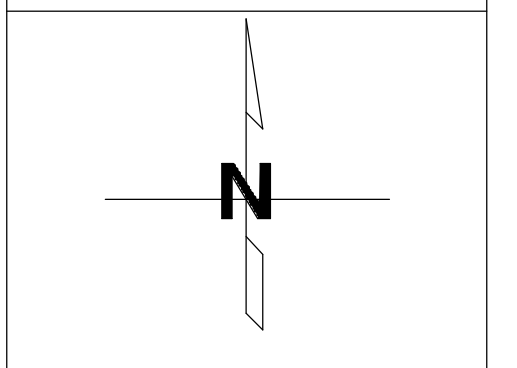
1 SITE PLAN  
 A1.00 1/8" = 1'-0"

**CIVIC: 1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA, V1Y 2N1**  
**LEGAL: PLAN KAP4495 LOT B DISTRICT LOT 138 ODYD TOWNSHIP 26**  
**PID: 010-539-921**

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 KELOWNA BC V1X 6Y5

project title  
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 1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. **2128**

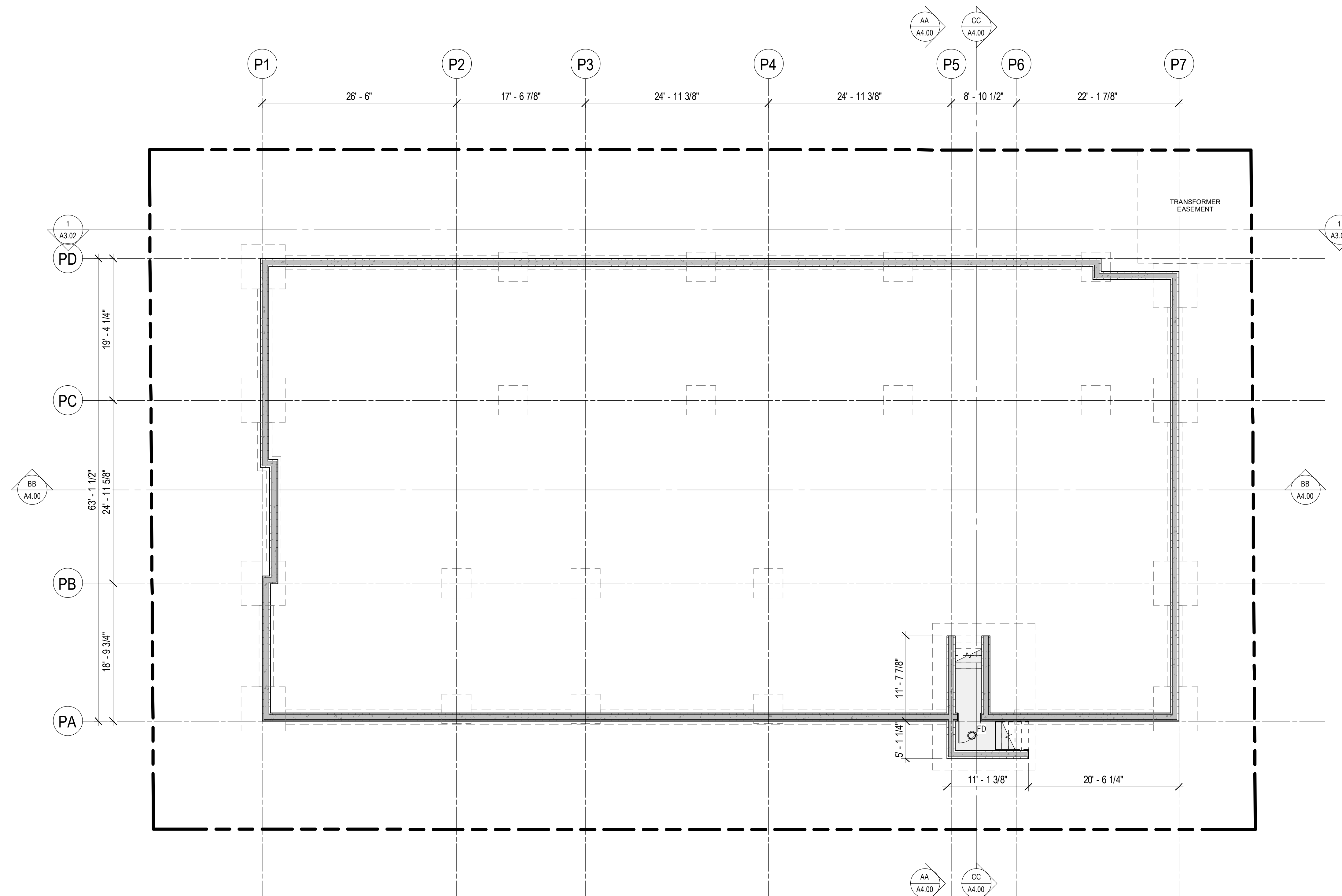
drawing title  
**SITE PLAN**

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.  
**A1.00**  
 plotted 2022-03-01 12:39:37 PM

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
FD	FLOOR DRAIN

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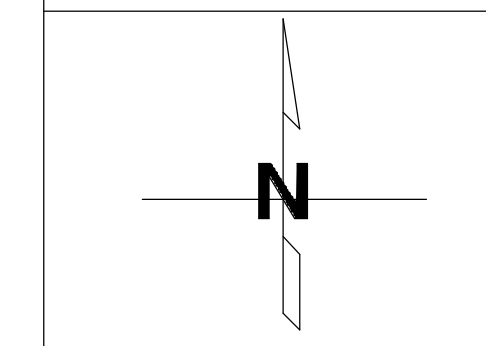
1 FOUNDATION PLAN  
 A2.00 1/8" = 1'-0"

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 1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. 2128

drawing title  
**FOUNDATION PLAN**

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.  
**A2.00**

plotted 2022-03-01 12:39:38 PM

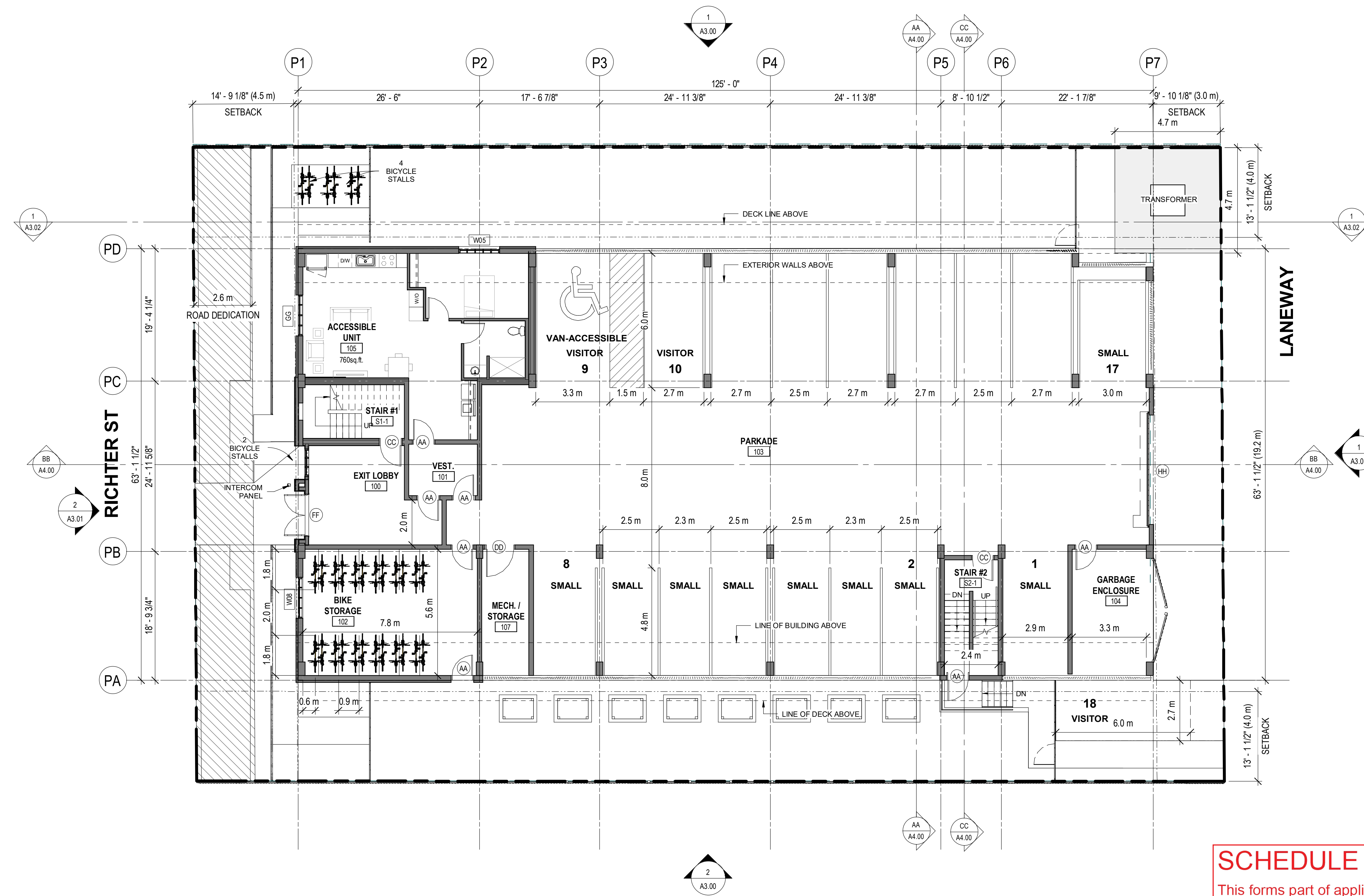
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1 MAIN FLOOR PLAN - PARKING  
 A2.01 1/8" = 1'-0"

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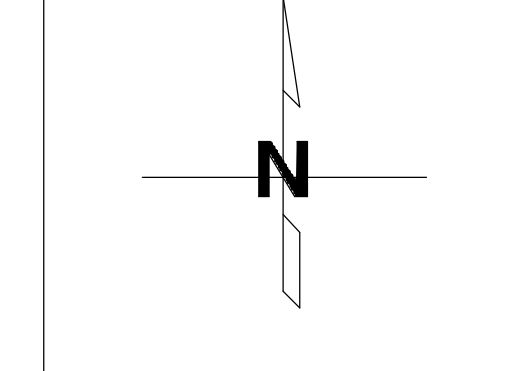
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 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. 2128

drawing title  
**MAIN FLOOR PLAN**

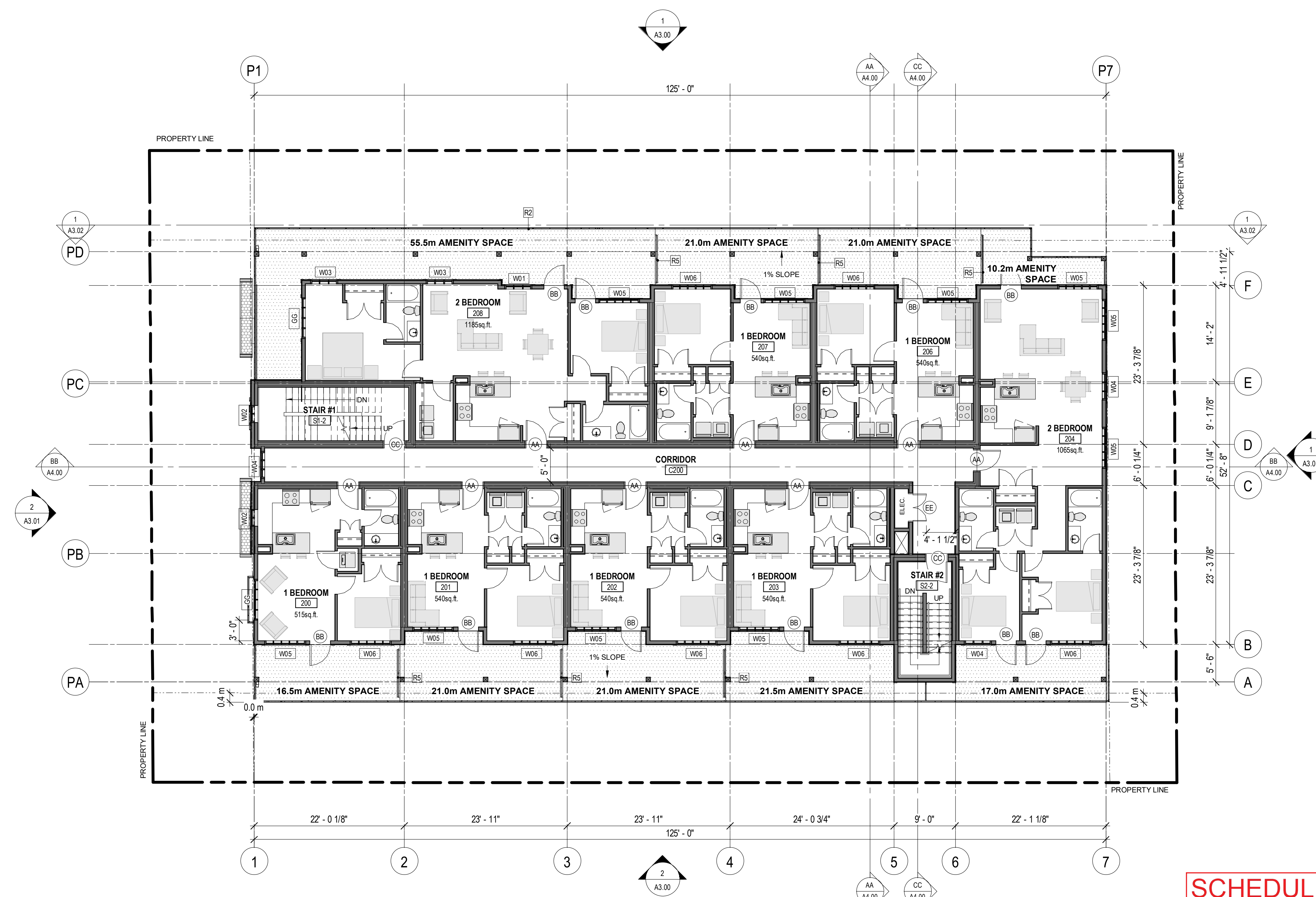
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 drawn BD  
 checked PS

drawing no.  
**A2.01**

plotted 2022-03-01 12:39:39 PM

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
R2	1070mm BLACK ALUMINIUM GUARDRAIL
R5	1800mm PRIVACY SCREEN w/ GLASS INFILL

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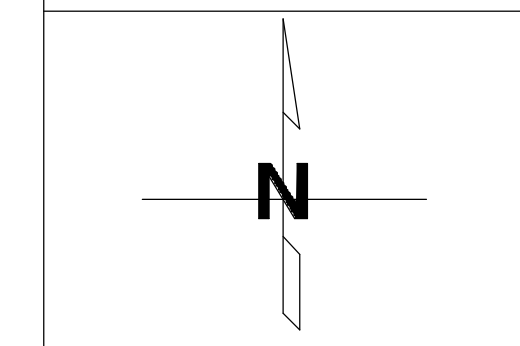


1 SECOND FLOOR PLAN  
 A2.02 1/8" = 1'-0"

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 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. 2128

drawing title  
**SECOND FLOOR PLAN**

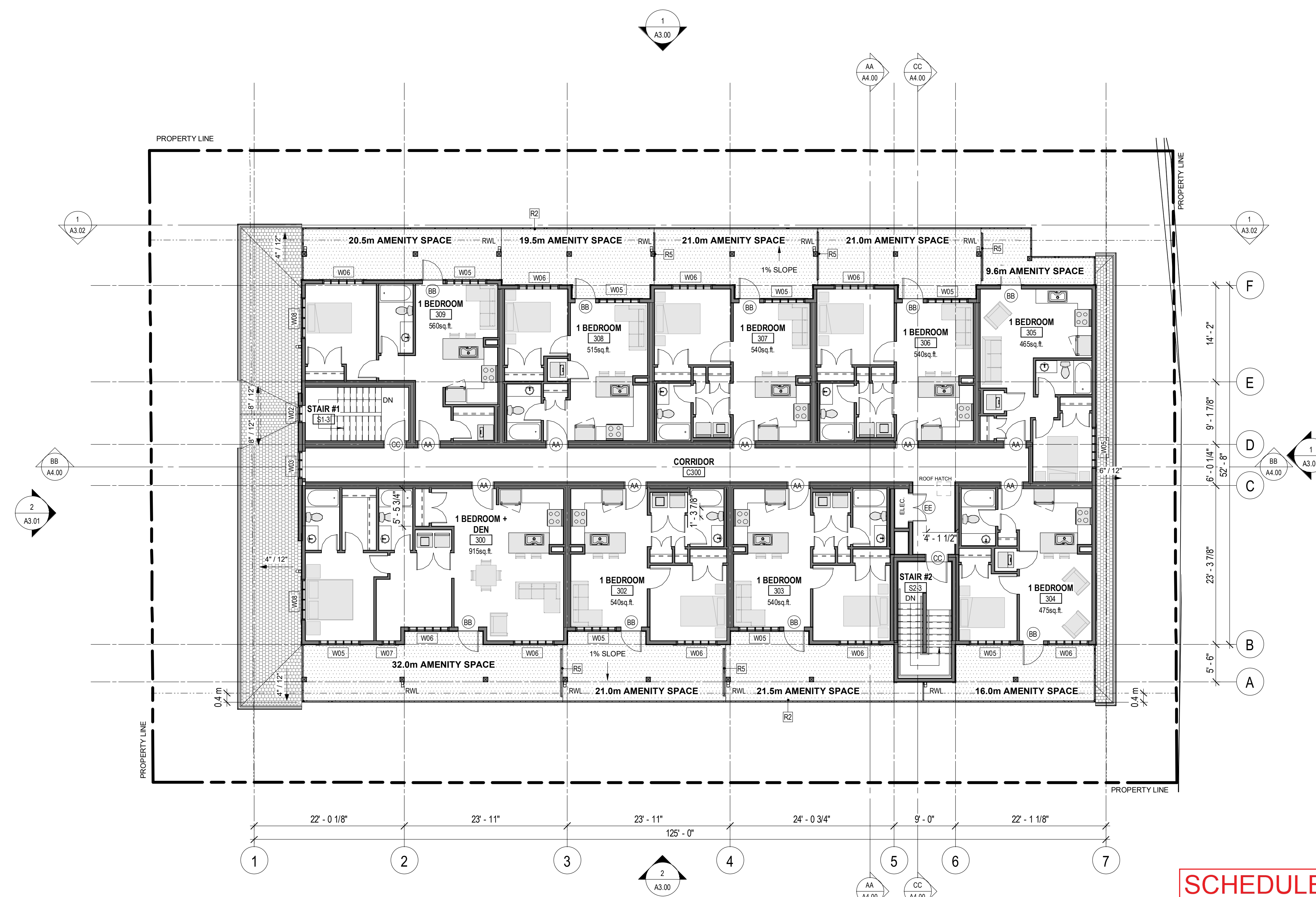
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checked	PS		

drawing no.  
**A2.02**  
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KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
R2	1070mm BLACK ALUMINUM GUARDRAIL
R5	1800mm PRIVACY SCREEN w/ GLASS INFILL
RWL	RAIN WATER LEADER

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 Seal

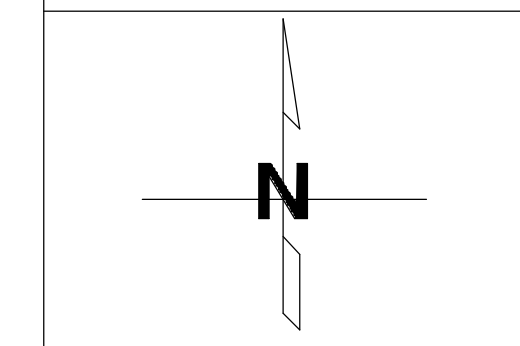


1 THIRD FLOOR PLAN  
 A2.03/ 1/8" = 1'-0"

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 KELOWNA BC V1X 6Y5

project title  
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 1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. 2128

drawing title  
**THIRD FLOOR PLAN**

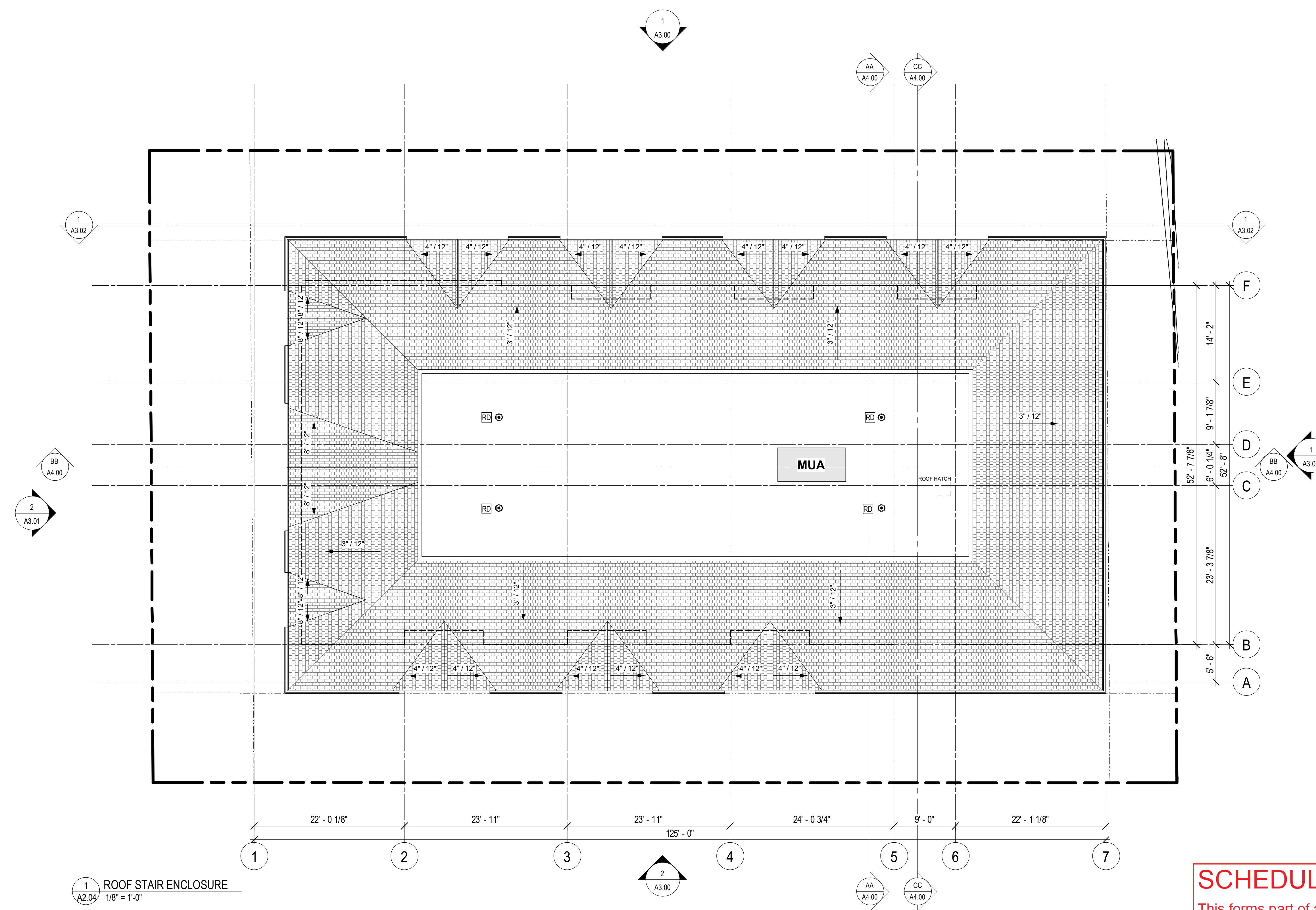
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 City of Kelowna DEVELOPMENT PLANNING  
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KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
RD	ROOF DRAIN

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1 ROOF STAIR ENCLOSURE  
 A2.04 1/8" = 1'-0"

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**RICHTER COMMONS**

1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. 2128

drawing title  
**ROOF PLAN**

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.  
**A2.04**

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KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
1	HARDIPLANK SIDING (COBBLE STONE)
2	STUCCO SIDING (EVERGREEN FOG)
3	MASONRY VENEER (SIENNA)
4	ASPHALT SHINGLES
5	WHITE ALUMINIUM
6	CLEAR GLAZING
7	EXPOSED CONCRETE
10	WOOD PRIVACY SCREEN
15	ELECTRICAL TRANSFORMER
R2	1070mm BLACK ALUMINIUM GUARDRAIL
RWL	RAIN WATER LEADER

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

MATERIAL LEGEND	
[Grey Swatch]	CONCRETE
[Dark Grey Swatch]	HARDIPLANK SIDING (COBBLE STONE)
[Light Grey Swatch]	STUCCO (EVERGREEN FOG)
[Red Swatch]	MASONRY VENEER

**SCHEDULE B**  
 This forms part of application  
 # DP21-0119

Planner Initials **LK**



2 SOUTH ELEVATION  
 A3.00 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
3	20220301	ISSUED FOR REVIEW
2	20210816	RE-ISSUED FOR DEVELOPMENT PERMIT
1	20210430	ISSUED FOR DEVELOPMENT PERMIT



project title  
**RICHTER COMMONS**  
 1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. **2128**

drawing title  
**EXTERIOR ELEVATIONS**

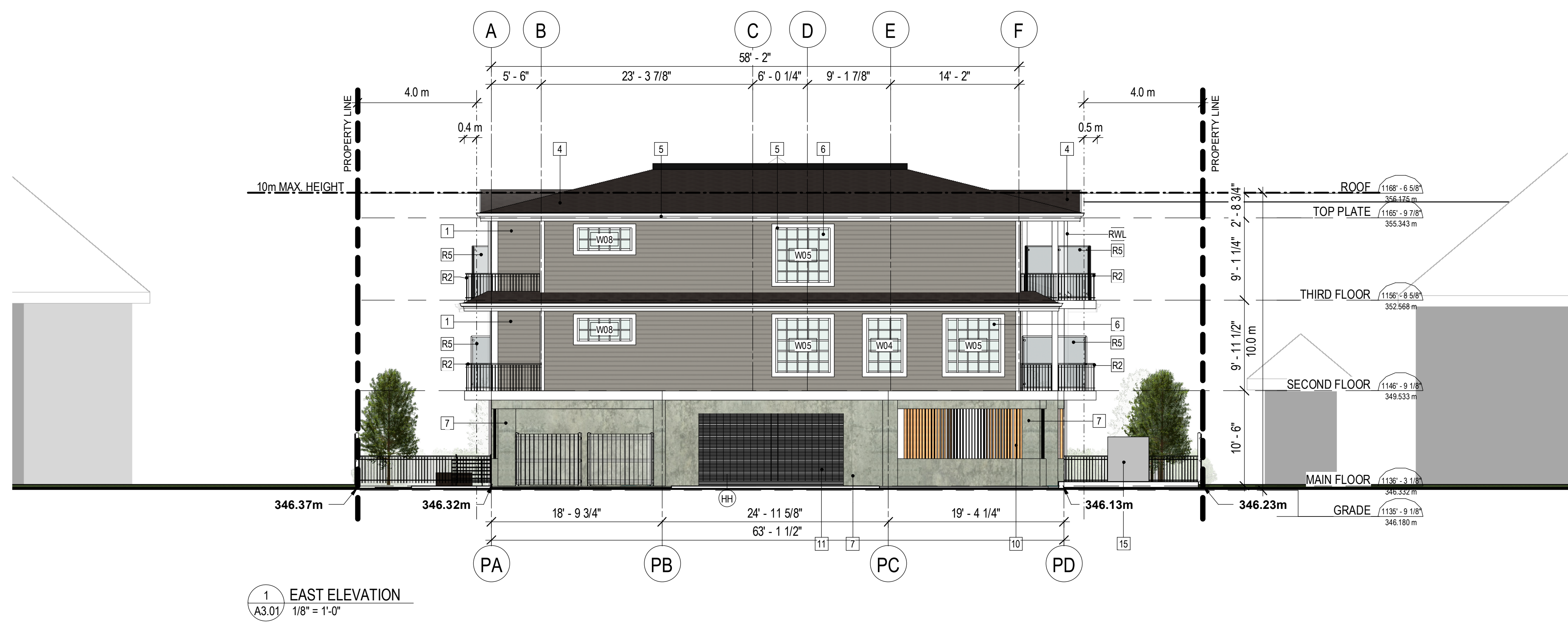
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drawn	BD		
checked	PS		
drawing no.	<b>A3.00</b>		

plotted 2022-03-01 12:39:57 PM



KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
1	HARDIPLANK SIDING (COBBLE STONE)
2	STUCCO SIDING (EVERGREEN FOG)
3	MASONRY VENEER (SIENNA)
4	ASPHALT SHINGLES
5	WHITE ALUMINIUM
6	CLEAR GLAZING
7	EXPOSED CONCRETE
10	WOOD PRIVACY SCREEN
11	OVERHEAD SECURITY GRILLE
15	ELECTRICAL TRANSFORMER
R2	1070mm BLACK ALUMINIUM GUARDRAIL
R5	1800mm PRIVACY SCREEN w/ GLASS INFILL
RWL	RAIN WATER LEADER

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 Seal



1 EAST ELEVATION  
 A3.01 1/8" = 1'-0"

**SCHEDULE B**

This forms part of application  
 # DP21-0119

Planner Initials **LK**

**MATERIAL LEGEND**

- CONCRETE
- HARDIPLANK SIDING (COBBLE STONE)
- STUCCO (EVERGREEN FOG)
- MASONRY VENEER



2 WEST ELEVATION  
 A3.01 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
3	20220301	ISSUED FOR REVIEW
2	20210816	RE-ISSUED FOR DEVELOPMENT PERMIT
1	20210430	ISSUED FOR DEVELOPMENT PERMIT



project title  
**RICHTER COMMONS**

1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
 PLAN KAP4495 LOT B DISTRICT LOT 138

project no. 2128

drawing title  
**EXTERIOR ELEVATIONS**

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.  
**A3.01**

plotted  
 2022-03-01 12:40:06 PM

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Seal

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NO.	DATE	DESCRIPTION	REVISIONS
1	20220001	ISSUED FOR REVIEW	

1 20220001 ISSUED FOR REVIEW

**NOVATION**  
 ARCHITECTURE LTD.  
 302 - 2237 LECKIE ROAD  
 KELOWNA BC V1Y 6Y5

project title  
**RICHTER COMMONS**  
 1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1  
 PLAN KAP4495 LOT B DISTRICT LOT 138

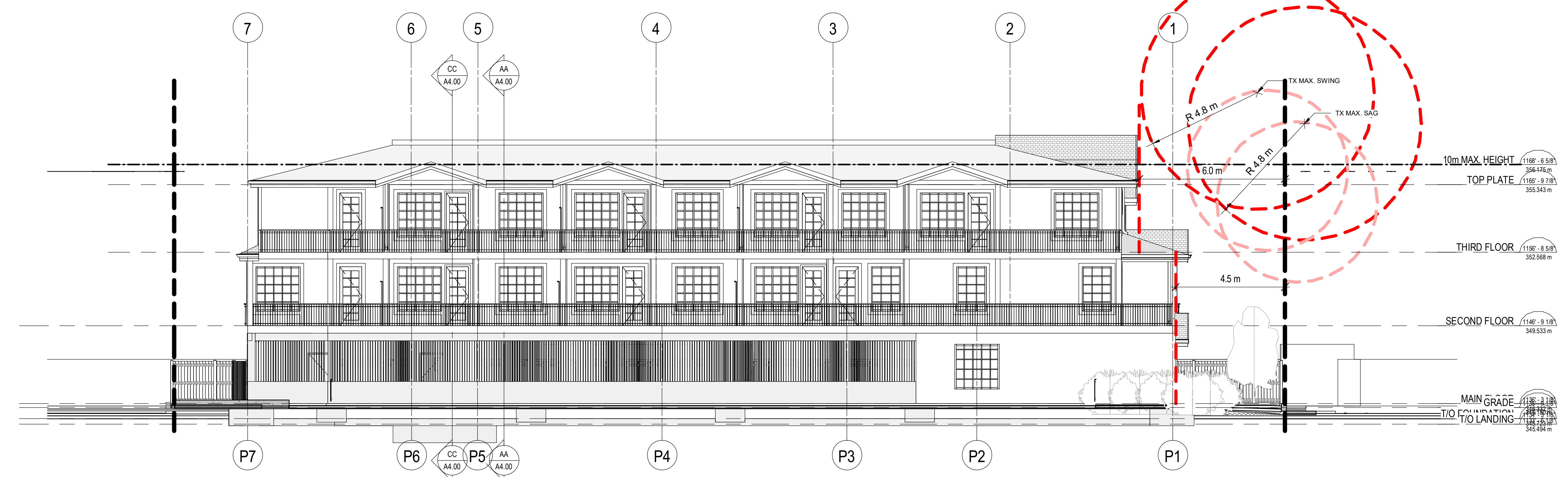
project no. 2128

drawing title  
**EXTERIOR ELEVATIONS**

designed PS scale 1/8" = 1'-0"  
 drawn BD  
 checked PS

drawing no.  
**A3.02**

plotted 2022-03-01 12:40:08 PM



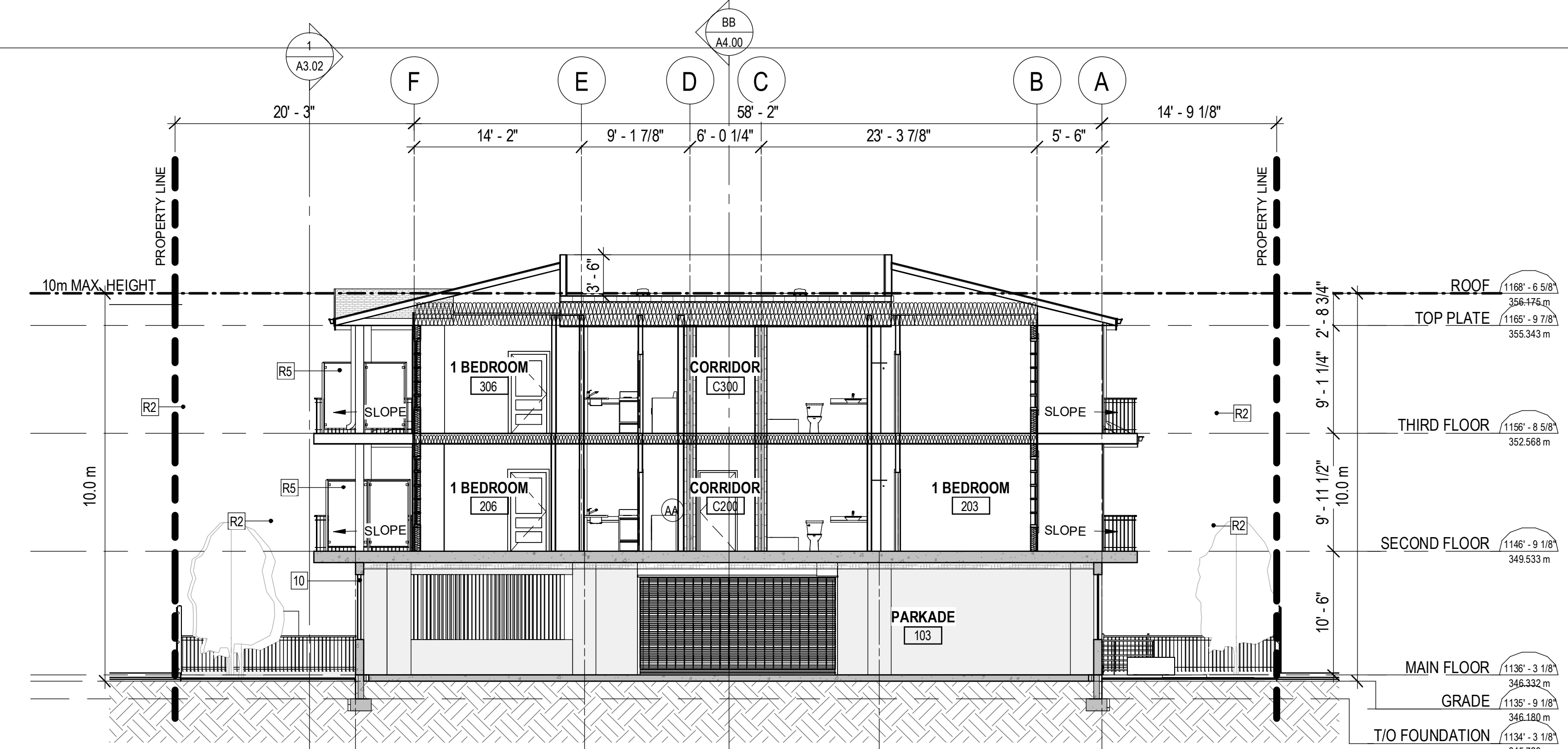
1 POWERLINE ENCROACHMENT  
 1/8" = 1'-0"

**SCHEDULE B**

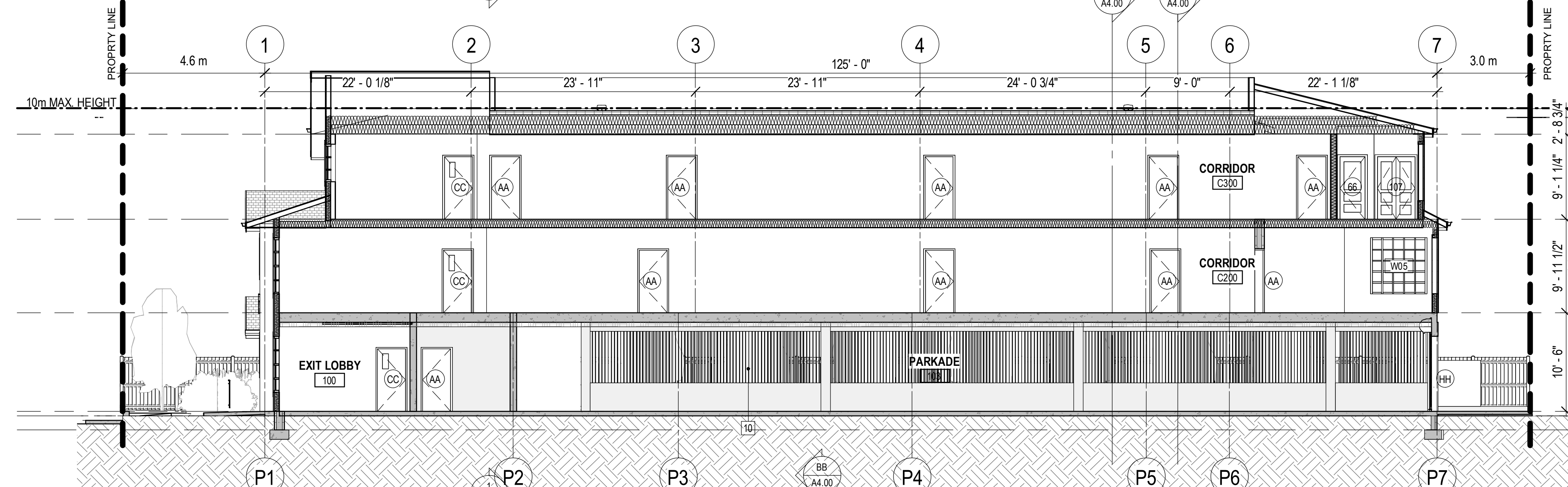
This forms part of application  
 # DP21-0119

Planner Initials **LK**

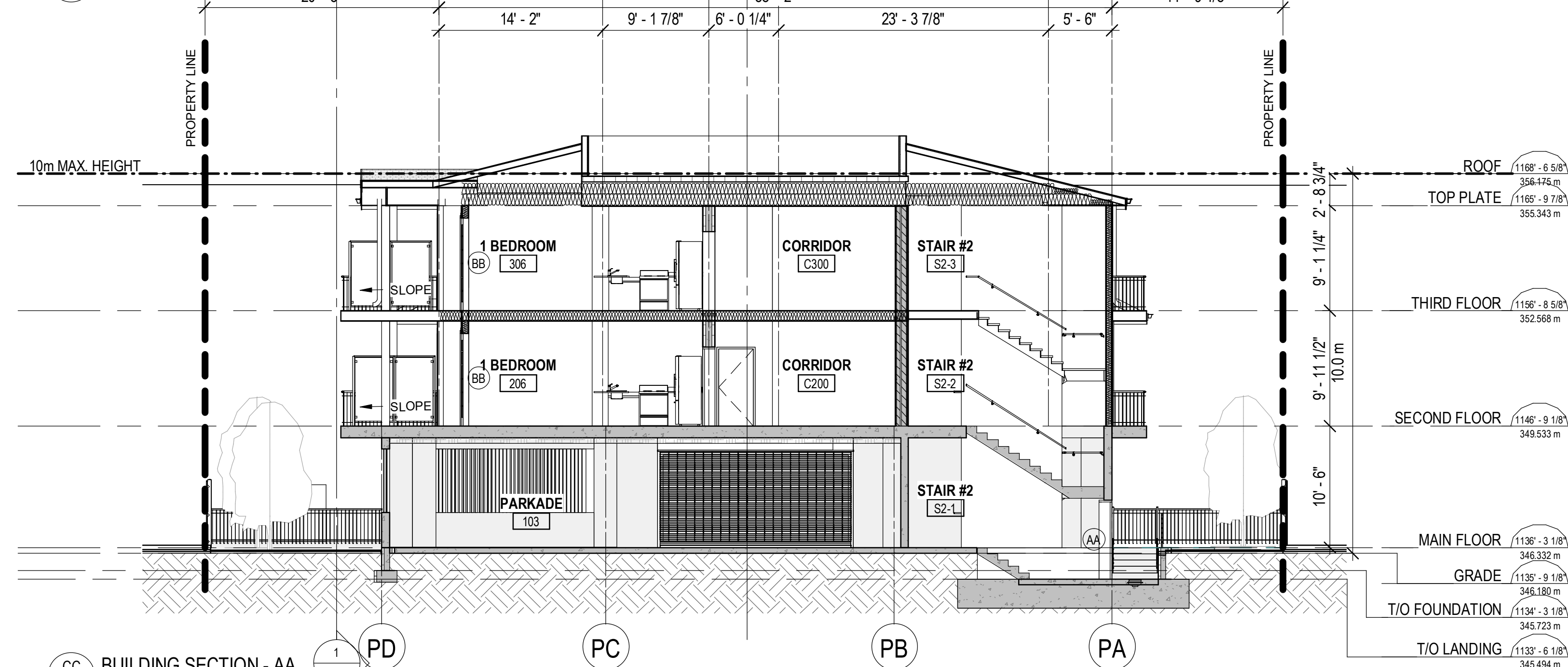
City of Kelowna  
 DEVELOPMENT PLANNING



AA BUILDING SECTION - AA  
A4.00 / 1/8" = 1'-0"



BB BUILDING SECTION - BB  
A4.00 / 1/8" = 1'-0"



CC BUILDING SECTION - AA  
A4.00 / 1/8" = 1'-0"

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
R5	1800mm PRIVACY SCREEN w/ GLASS INFILL
R2	1070mm BLACK ALUMINUM GUARDRAIL
R10	WOOD PRIVACY SCREEN

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NO.	DATE	DESCRIPTION
3	20220301	ISSUED FOR REVIEW
2	20210816	RE-ISSUED FOR DEVELOPMENT PERMIT
1	20210430	ISSUED FOR DEVELOPMENT PERMIT

NOVATION ARCHITECTURE LTD.  
 302 - 2237 LECKIE ROAD  
 KELOWNA BC V1X 6Y5

project title	RICHTER COMMONS	
	1875 RICHTER STREET, KELOWNA, BRITISH COLUMBIA V1Y 2N1 PLAN KAP4495 LOT B DISTRICT LOT 138	
project no.	2128	
drawing title	BUILDING SECTIONS	
designed	PS	scale 1/8" = 1'-0"
drawn	BD	
checked	PS	
drawing no.	A4.00	
plotted	2022-03-01 12:40:11 PM	

**SCHEDULE B**

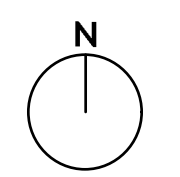
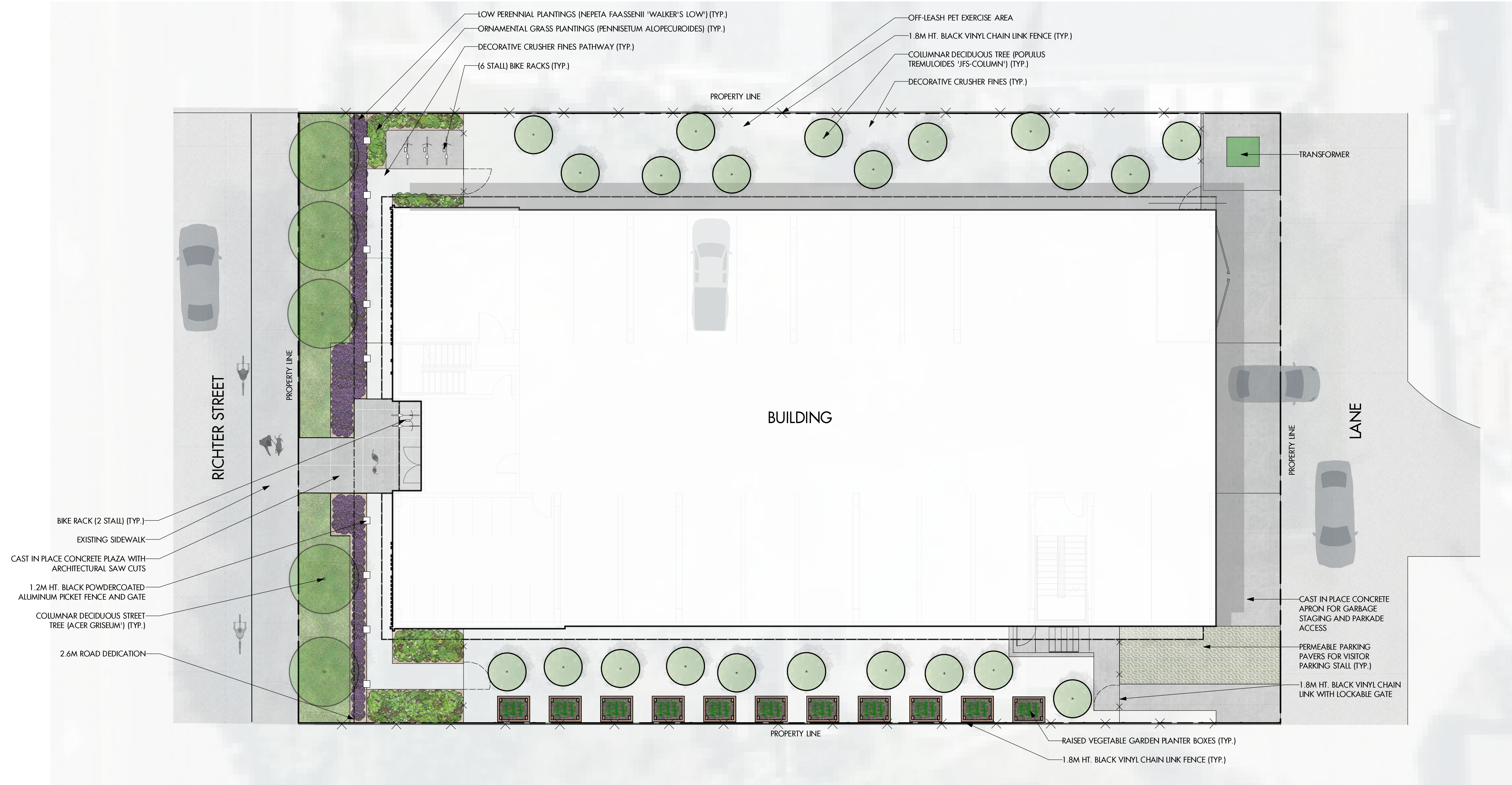
This forms part of application # DP21-0119

Planner Initials **LK**



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

**1875 RICHTER STREET  
DEVELOPMENT**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	21.04.06	Review
2	21.04.14	Review
3	21.08.13	Review
4	22.02.17	Review
5		

PROJECT NO.

21-045

DESIGN BY

FB

DRAWN BY

MC

CHECKED BY

FB

DATE

FEB. 17, 2022

SCALE

1:100

PAGE SIZE

24x36"

SEAL



DRAWING NUMBER

**L1/2**

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**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIR MULCH, AS SHOWN IN PLANS. TREES IN PITS REQUIRE A MINIMUM OF 9 cu.m OF GROWING MEDIUM. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER GRISEUM	PAPERBARK MAPLE	5	6cm CAL
POPULUS TREMULOIDES 'JFS-COLUMN'	MOUNTAIN SENTINEL ASPEN	22	6cm CAL
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	14	#01 CONT. /0.60M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	10	#01 CONT. /1.0M O.C. SPACING

**SCHEDULE C**

This forms part of application  
# DP21-0119

Planner Initials **LK**



# Development Permit DP21-0119

**ATTACHMENT** A

This forms part of application

# DP21-0119

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City of  
**Kelowna**  
DEVELOPMENT PLANNING



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

**1875 Richter St**

and legally known as

**for Lot 1 District Lot 138 ODYD Plan EPP117925**

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

**RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)**

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

Date of Council Decision                      April 11, 2022

Decision By:                                      COUNCIL

Development Permit Area:                Form and Character DPA

Existing Zone:                                    RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

Future Land Use Designation:            C-NHD – Core Area Neighbourhood

## **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:                      1243978 BC LTD., Inc. No. BC1243978

Applicant:                Novation Architecture LTD

Planner:                    Lydia Korolchuk

---

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 **\$43,125.29**

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.**

## FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

**Chapter 2 - The Design Foundations** : apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

**The General Residential and Mixed Use Guidelines** : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

### Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

#### Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

#### Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3  
Townhouses & Infill

Page 18-19

Chapter 4  
Low & Mid-Rise  
Residential &  
Mixed Use

Page 18-34

Chapter 5  
High-Rise  
Residential &  
Mixed Use

Page 18-42

**ATTACHMENT** B

This forms part of application

# DP21-0119

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Initials

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City of  
**Kelowna**  
DEVELOPMENT PLANNING



\*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

## FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>CHAPTER 4.0: LOW &amp; MID-RISE RESIDENTIAL &amp; MIXED USE</b>						
<b>4.1 Guidelines</b>						
<b>4.1.1 Relationship to the Street</b>						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.						✓
Wherever possible, blank walls at grade are not encouraged.					✓	
Enclosed parking garages are located away from street frontages or public open space.						✓
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.					✓	
When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting.					✓	
<b>Residential and Mixed-use Buildings</b>						
Residential buildings at the ground floor have a set back between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.						✓
A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.						✓
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.		✓				
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.			✓			
<b>4.1.2 Scale and Massing</b>						
Proposed residential building façade has a length of 60m (40m length is preferred).						✓
Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.	✓					
Commercial building facades are incorporating significant break at approximately 35m intervals.	✓					
Proposed residential building has a maximum width of 24m.						✓
<b>4.1.3 Site Planning</b>						

**ATTACHMENT B**

This forms part of application  
# DP21-0119

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<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation.	✓					
Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards.					✓	
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.				✓		
Larger buildings are broken up with mid-block connections which have public accessibility wherever possible.	✓					
Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection.				✓		
<b>4.1.4 Site Servicing, Access, and Parking</b>						
Vehicular access is provided from the lane.						✓
Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: <ul style="list-style-type: none"> <li>• Access is from a secondary street, where possible, or from the long face of the block;</li> <li>• Impacts on pedestrians and the streetscape is minimized; and,</li> <li>• There is no more than one curb cut per property.</li> </ul>	✓					
Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms.						✓
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: <ul style="list-style-type: none"> <li>• On portions of the building that front a retail or main street, line the above ground parking with active retail frontage;</li> <li>• On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units;</li> <li>• When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements;</li> <li>• On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above.</li> </ul>					✓	

ATTACHMENT B

This forms part of application  
# DP21-0119

Planner  
Initials

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City of  
Kelowna

DEVELOPMENT PLANNING

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations: <ul style="list-style-type: none"> <li>• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>• Where conditions such as the high water table do not allow for this condition, up to 2m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.</li> </ul>	✓					
<b>4.1.6 Building Articulation, Features &amp; Materials</b>						
Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include: <ul style="list-style-type: none"> <li>• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade;</li> <li>• Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade;</li> <li>• Providing a porch, patio, deck, or covered entry for each interval;</li> <li>• Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance;</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>• Changing the materials with the change in building plane; and</li> <li>• Provide a lighting fixture, trellis, tree, or other landscape feature within each interval.</li> </ul>					✓	
Break up the building mass by incorporating elements that define a building’s base, middle and top.					✓	
Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.					✓	
Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.				✓		
Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline ( <i>See Figure 41</i> ), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.				✓		
<b>Weather Protection</b>						

**ATTACHMENT B**

This forms part of application  
# DP21-0119

Planner  
Initials

LK



City of  
**Kelowna**  
DEVELOPMENT PLANNING

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas ( <i>See Figure 42</i> ), with particular attention to the following locations: <ul style="list-style-type: none"> <li>• Primary building entrances,</li> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>					✓	
Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.					✓	
Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.	✓					
Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length	✓					

ATTACHMENT B

This forms part of application  
# DP21-0119

Planner  
Initials

LK



City of  
Kelowna

DEVELOPMENT PLANNING