

**Project Development Data - Residential Development**  
802-812 Saucier Avenue, 801-831 Harvey Avenue Kelowna, BC

- A. Project:**  
6 Storeys Multi-Family Residential
- B. Legal Description:**  
LOT 20, BLK 1, DL 138 ODYD PLAN 7117 / LOT 5, BLK 1, DL 138 ODYD PLAN 7117 / LOT 7, BLK 1, DL 138 ODYD PLAN 7117 / LOT 6, BLK 1, DL 138 ODYD PLAN 7117 / LOT 8, BLK 1, DL 138 ODYD PLAN 7117 / LOT 19, BLK 1, DL 138 ODYD PLAN 7117
- C. Zoning:**  
Existing Zoning: RU6      Proposed zoning: RM6r

**D. Site Coverage Calculations:**

Gross Site Area	64,256 sq ft	5969.56 sq m
Net Site Area	62,474 sq ft	5804.00 sq m
Building Footprint Area	42,418 sq ft	3940.76 sq m
<b>Site Coverage Percentage</b>	<b>66.0%</b>	
	67.9%	Net
<b>Max requirement</b>	<b>65.0%</b>	

**Site Coverage Calculations of buildings and all impermeable surfaces:**

Gross Site Area	64,256 sq ft	5969.56 sq m
Building Footprint Area	42,418 sq ft	4096.40 sq m
Permeable Surfaces	13,639 sq ft	1267.10 sq m
Impermeable Surfaces	6,524 sq ft	606.06 sq m
Total Impermeable Area	50,617 sq ft	4702.46 sq m
<b>Site Coverage(Gross Site)</b>	<b>79%</b>	
<b>Site Coverage (Net Site)</b>	<b>81%</b>	
<b>Maximun allowed</b>	<b>85%</b>	

**E. Floor Area Ratio (F.A.R.) Calculation:**

Site Use	Gross Site Area	Proposed Total FAR Area	Proposed NET F.A.R.
Residential	64,256 sq ft	128,373 sq ft	2.0

1.5 FRS  
Increased by 0.2 for full parking underneath habitable area/common amenity area  
Increased by 0.3 for open space above 50% of open space

**F. Residential Statistics - Floor Areas**

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Net Floor Area Per Floor	Net Floor Area All Floors	Indoor Amenity	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)
LOWER MAIN FLOOR	1	1,885 sq ft	1,885 sq ft	5,706 sq ft	5,706 sq ft	1,885 sq ft	1,885 sq ft	0 sq ft	7,591 sq ft	7,591 sq ft
LEVEL 1	1	6,324 sq ft	6,324 sq ft	4,569 sq ft	4,569 sq ft	6,324 sq ft	6,324 sq ft	0 sq ft	10,893 sq ft	10,893 sq ft
LEVEL 2	1	22,604 sq ft	22,604 sq ft	3,584 sq ft	4,321 sq ft	22,604 sq ft	22,604 sq ft	2,283 sq ft	29,208 sq ft	29,208 sq ft
LEVEL 3 - LEVEL 5	3	25,080 sq ft	75,240 sq ft	3,500 sq ft	10,500 sq ft	75,240 sq ft	75,240 sq ft	0 sq ft	28,580 sq ft	85,740 sq ft
LEVEL 6	1	22,320 sq ft	22,320 sq ft	3,396 sq ft	3,396 sq ft	22,320 sq ft	22,320 sq ft	0 sq ft	25,716 sq ft	25,716 sq ft
<b>TOTAL</b>	<b>6.5</b>		<b>128,373 sq ft</b>		<b>28,492 sq ft</b>		<b>128,373 sq ft</b>	<b>2,283 sq ft</b>	<b>76,272 sq ft</b>	<b>159,148 sq ft</b>

**G. Residential Statistics - Unit Counts**

Level	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed+Den	3 Bed	Town House	Total	Number of Floors
LOWER MAIN FLOOR	0	0	0	0	0	0	3	3	1
L1	0	0	0	6	0	0	0	6	1
L2	1	2	0	24	0	3	0	30	1
L3-5	4	1	0	26	0	3	0	34	3
L6	1	4	3	20	0	2	0	30	1
<b>Total</b>	<b>14</b>	<b>9</b>	<b>3</b>	<b>128</b>	<b>0</b>	<b>14</b>	<b>3</b>	<b>171</b>	
<b>Distribution</b>	<b>8%</b>	<b>5%</b>	<b>2%</b>	<b>75%</b>	<b>0%</b>	<b>8%</b>	<b>2%</b>	<b>100%</b>	

**H. Amenity Space**

Level	Outdoor Common Amenity (sq.ft.)	Indoor Common Amenity (sq.ft.)	Private Amenity Balconies/Roof Deck/Patio (sq.ft.)	Subtotal (sq.ft.)	Subtotal (sq.m.)
LOWER MAIN FLOOR	10723	0	450	11173	1038.01
L1	0	0	625	625	58.06
L2	8117	2283	5092	15492	1439.25
L3-5	0	0	3228	9684	899.67
L6	0	0	5342	5342	496.29
<b>Total provided</b>	<b>18840</b>	<b>2283</b>	<b>21193</b>	<b>42316</b>	<b>3931.29</b>

Unit	Number of Unit	Required Area Per Unit (sq.m.)	Total Required Area (sq.m.)
Studio	14	7.5	105
1 Bed	12	15	180
2 and more bed	145	25	3625
<b>Total required</b>			<b>3910.00 sq m</b>

Type	Area (sq.ft.)	%
Common	21123	50%
Private	21193	50%
<b>Total Amenity Area</b>	<b>42316</b>	<b>100%</b>

Unit	Number of Unit	Required Area Per Unit (sq.m.)	Total Required Area (sq.m.)
Studio	14	7.5	105
1 Bed	12	15	180
2 and more bed	145	25	3625
<b>Total provided</b>			<b>3931.29 sq m</b>

**J. Parking Statistics**

Residential Vehicular Parking:  
1\_ Visitor parking: Min 0.14 space per dwelling unit  
2\_ 10% Reduction for rental apartment

**Required Vehicle Parking**

	Res. Vistor		Residential			Rental Reduction *	Total Required
	Gross	H/C	Van-Acces	Gross	H/C	Max Small	
<b>Total</b>	<b>24</b>	<b>1</b>	<b>1</b>	<b>189</b>	<b>5</b>	<b>50%</b>	<b>21</b>

**Provided Parking**

	Res. Vistor		Residential			Total Provided	
	Gross	H/C	V.Acce	Gross	H/C	Small	
<b>Total</b>	<b>22</b>	<b>0</b>	<b>1</b>	<b>170</b>	<b>6</b>	<b>78</b>	<b>192</b>

**Bicycle Parking**

Required Parking			Provided Parking			
Gross	Short - term	Long - term	Gross	Short - term	Long - term	
<b>Total</b>	<b>139</b>	<b>6</b>	<b>133</b>	<b>146</b>	<b>6</b>	<b>140</b>

**Bicycle Parking Stall**

Req'd size (horizontal)		Req'd access	Provided size (horizontal)		Prov'd access		
width (m)	depth(m)	height(m)	width (m)	depth(m)	height(m)	width(m)	
0.45	1.80	2.00	1.50	0.45	1.80	2.00	1.50

Req'd size (vertical)		Req'd access	Provided size (vertical)		Prov'd access		
width (m)	depth(m)	height(m)	width (m)	depth(m)	height(m)	width(m)	
0.45	1.10	2.00	1.50	0.45	1.20	2.00	1.50



**SCHEDULE A**  
This forms part of application  
# DP222-0035 DVP22-0036

Planner Initials **TA**



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Type	Area (sq.ft.)	%
Common	21123	50%
Private	21193	50%
<b>Total Amenity Area</b>	<b>42316</b>	<b>100%</b>

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PROJECT:  
MULTI-FAMILY DEVELOPMENT  
802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC  
CLIENT:

CONSULTANT:  
DRAWN BY: P.T.  
DATE: 08/09/2022  
SCALE:  
JOB NO.: 2021-11  
SHEET TITLE:

PROJECT DATA

DRAWING No: **A0.4** REVISION No:

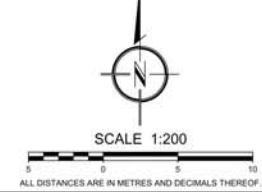
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**SITE PLAN OF LOTS 5, 6, 7, 8, 9, 16, 17, 18, 19, & 20 BLOCK 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 7117**  
 CITY OF KELOWNA  
 INTEGRATED SURVEY AREA #4  
 LOT 5 PID: 010-012-397  
 LOT 6 PID: 010-012-401  
 LOT 7 PID: 010-012-419  
 LOT 8 PID: 010-012-427  
 LOT 9 PID: 005-739-381  
 LOT 16 PID: 010-012-486  
 LOT 17 PID: 010-012-494  
 LOT 18 PID: 010-012-508  
 LOT 19 PID: 005-045-193  
 LOT 20 PID: 003-970-728



- LEGEND:**
- DENOTES BUILDING OUTLINE
  - DENOTES CHAIN LINK FENCE LINE
  - DENOTES WOOD FENCE LINE
  - DENOTES RETAINING WALL
  - DENOTES EDGE OF CONCRETE
  - DENOTES EDGE OF PAVEMENT
  - DENOTES BACK OF CURB
  - DENOTES EDGE OF DRIVEWAY
  - DENOTES BACK OF SIDEWALK
  - DENOTES FIRE HYDRANT
  - DENOTES POWER POLE
  - DENOTES SPOT ELEVATION
  - DENOTES LAMP STANDARD
  - DENOTES SPOT ELEVATION
  - DENOTES DECIDUOUS TREE
  - DENOTES CONIFEROUS TREE

**DATUM:**  
 ELEVATIONS ARE TO CITY OF KELOWNA GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 78-0926, PUBLISHED ELEVATION = 346.896 METRES, (S.A. NO. 4, H40 83, (C/O2008)).

**PROPERTY:**  
 PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN 7117  
 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
 REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

**GENERAL:**  
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
 FEATURES SHOWN, WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.  
 BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.  
 TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.



DATE:	DECEMBER 15, 2020	BY:	GH
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**REVISION:**

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 FIELD SURVEY COMPLETED ON DECEMBER 15, 2020.  
 FB691 P70-85.124-130 (AB)

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DEVELOPMENT PERMIT	01/26/2022

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PROJECT:  
 MULTI-FAMILY DEVELOPMENT  
 802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC  
 CLIENT:

CONSULTANT:

DRAWN BY: P.T.	SEAL:
DATE: 08/09/2022	
SCALE:	
JOB NO.:	2021-11
SHEET TITLE:	

**SURVEY PLAN**

C:\JOBS\BLS KELOWNA\JOB01\00287 840 SAUCIER AVE KELOWNA\SP100287.DWG

**SCHEDULE A**  
 This forms part of application # DP222-0035 DVP22-0036  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials **TA**

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08/10/2022 <td>08/10/2022</td>	08/10/2022

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		MM/DD/YYYY

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DEVELOPMENT PERMIT	01/26/2022

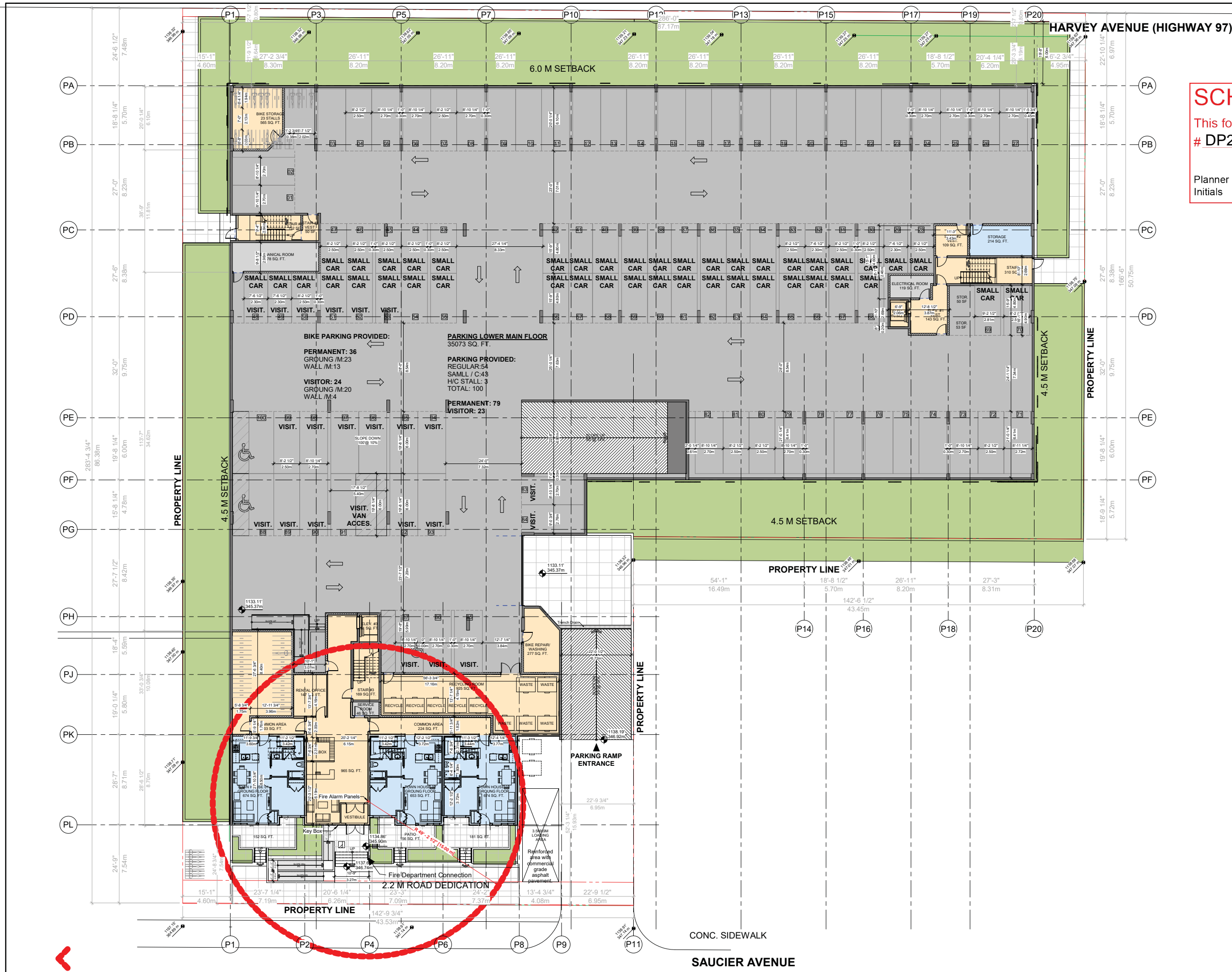
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JOB NO.: 2021-11	
SHEET TITLE:	

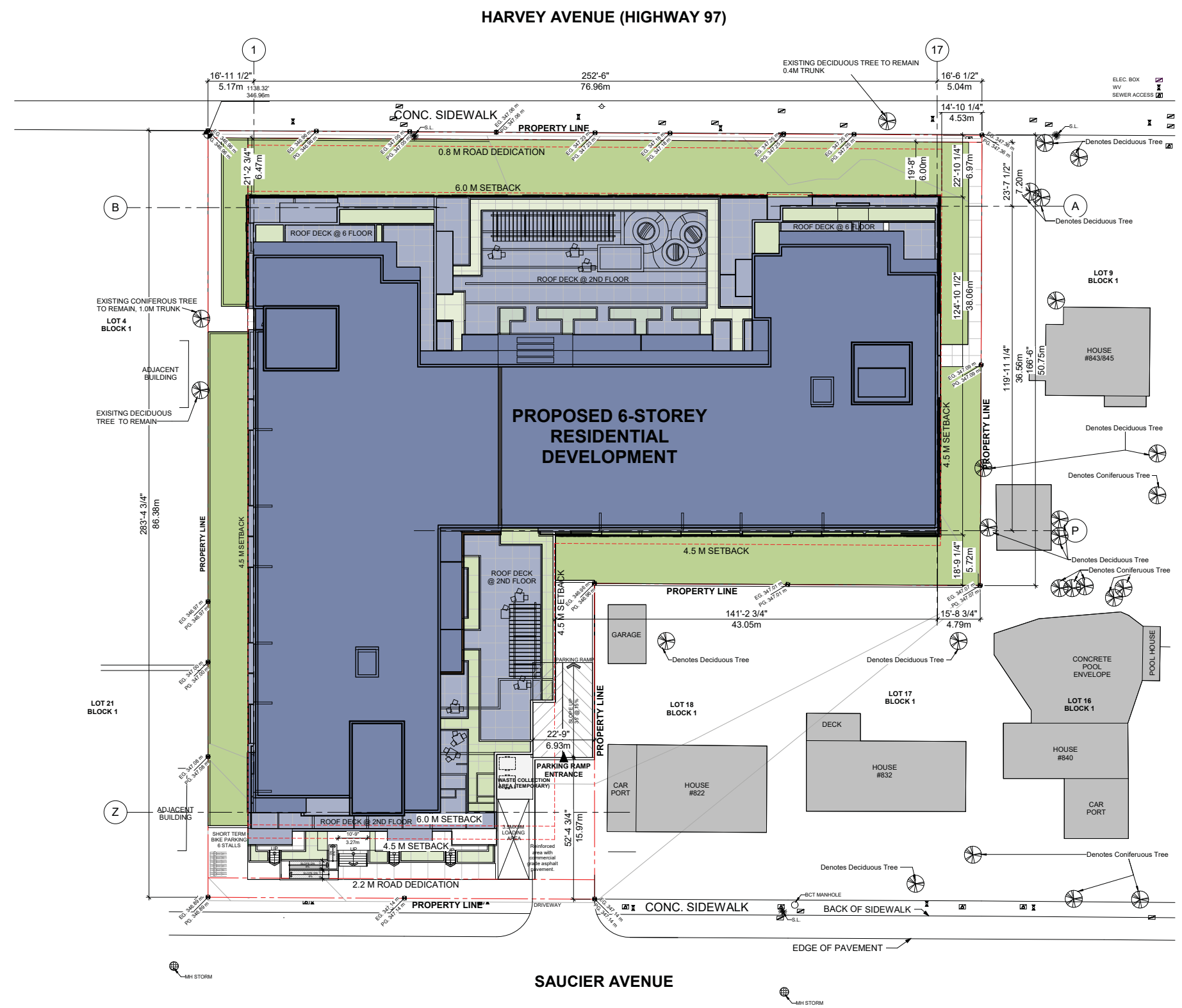
**FIRE ACCESS PLAN**



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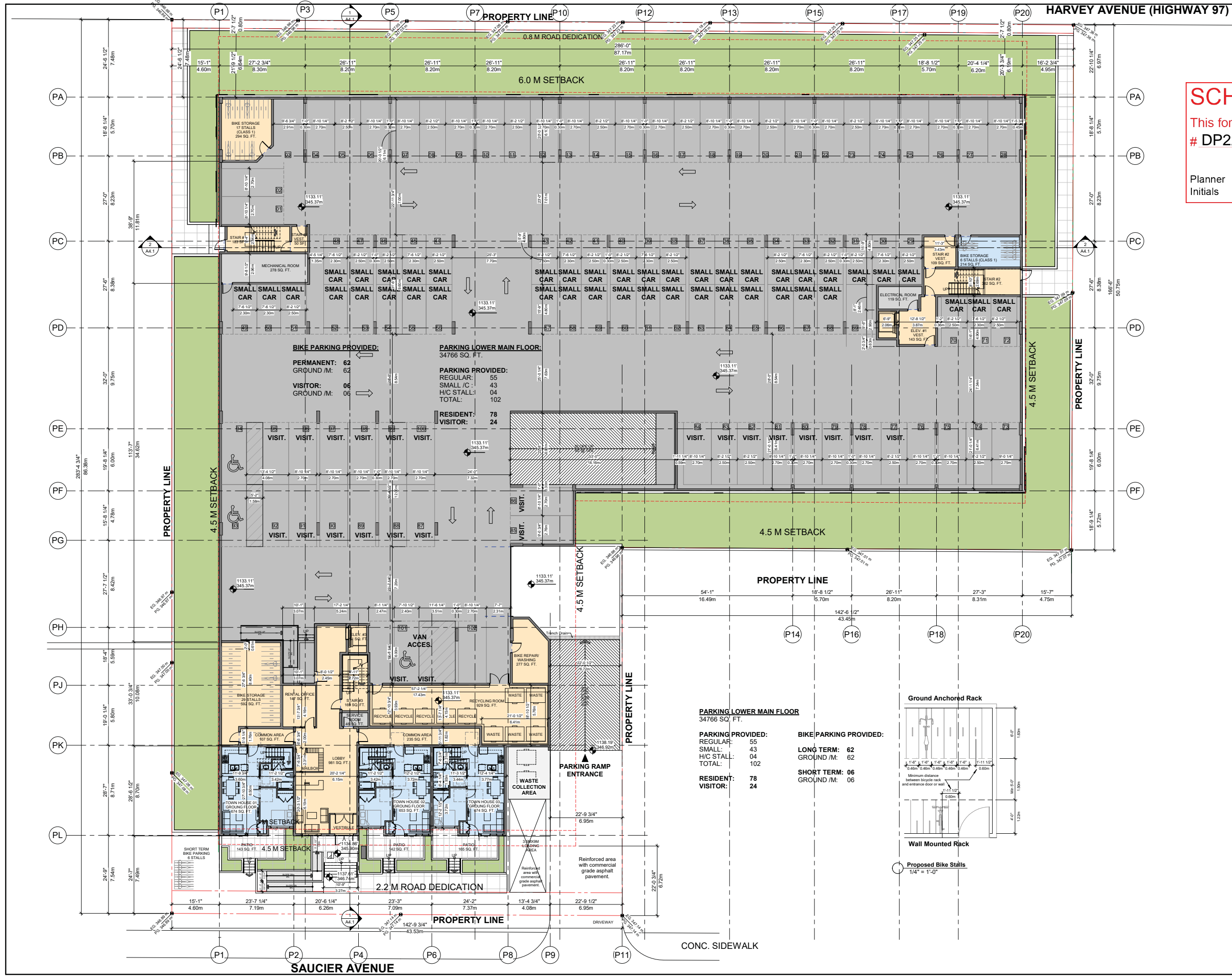
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CONSULTANT:  
DRAWN BY: P.T. SEAL:  
DATE: 08/09/2022  
SCALE: 1:100  
JOB NO.: 2021-11  
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**SITE PLAN**

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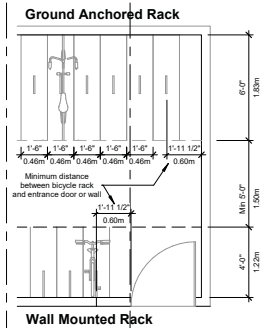
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PROJECT:  
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 802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC  
 CLIENT:

CONTRACT:	
DRAWN BY: P.T.	SEAL:
DATE: 08/09/2022	
SCALE: As indicated	
JOB NO.:	
2021-11	
SHEET TITLE:	
LOWER MAIN FLOOR	

**PARKING LOWER MAIN FLOOR**  
 34766 SQ. FT.

<b>PARKING PROVIDED:</b>	<b>BIKE PARKING PROVIDED:</b>
REGULAR: 55	LONG TERM: 62
SMALL: 43	GROUND / M: 62
H/C STALL: 04	SHORT TERM: 06
TOTAL: 102	GROUND / M: 06
<b>RESIDENT: 78</b>	
<b>VISITOR: 24</b>	



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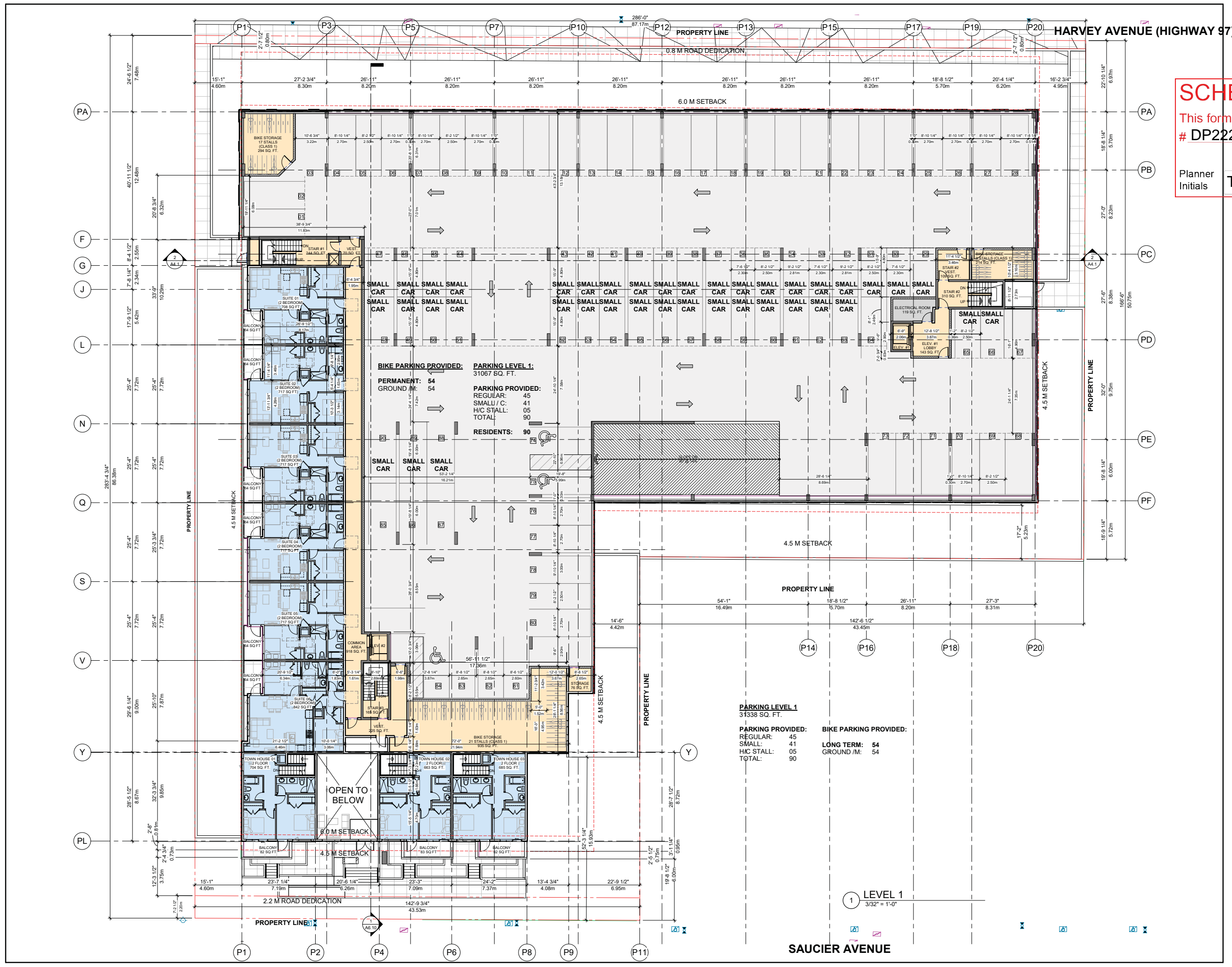
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L1 FLOOR PLAN



**PARKING LEVEL 1**  
 31338 SQ. FT.  
**PARKING PROVIDED:**  
 REGULAR: 45  
 SMALL: 41  
 H/C STALL: 05  
 TOTAL: 90  
**BIKE PARKING PROVIDED:**  
 LONG TERM: 54  
 GROUND /M: 54

1 LEVEL 1  
 3/32" = 1'-0"

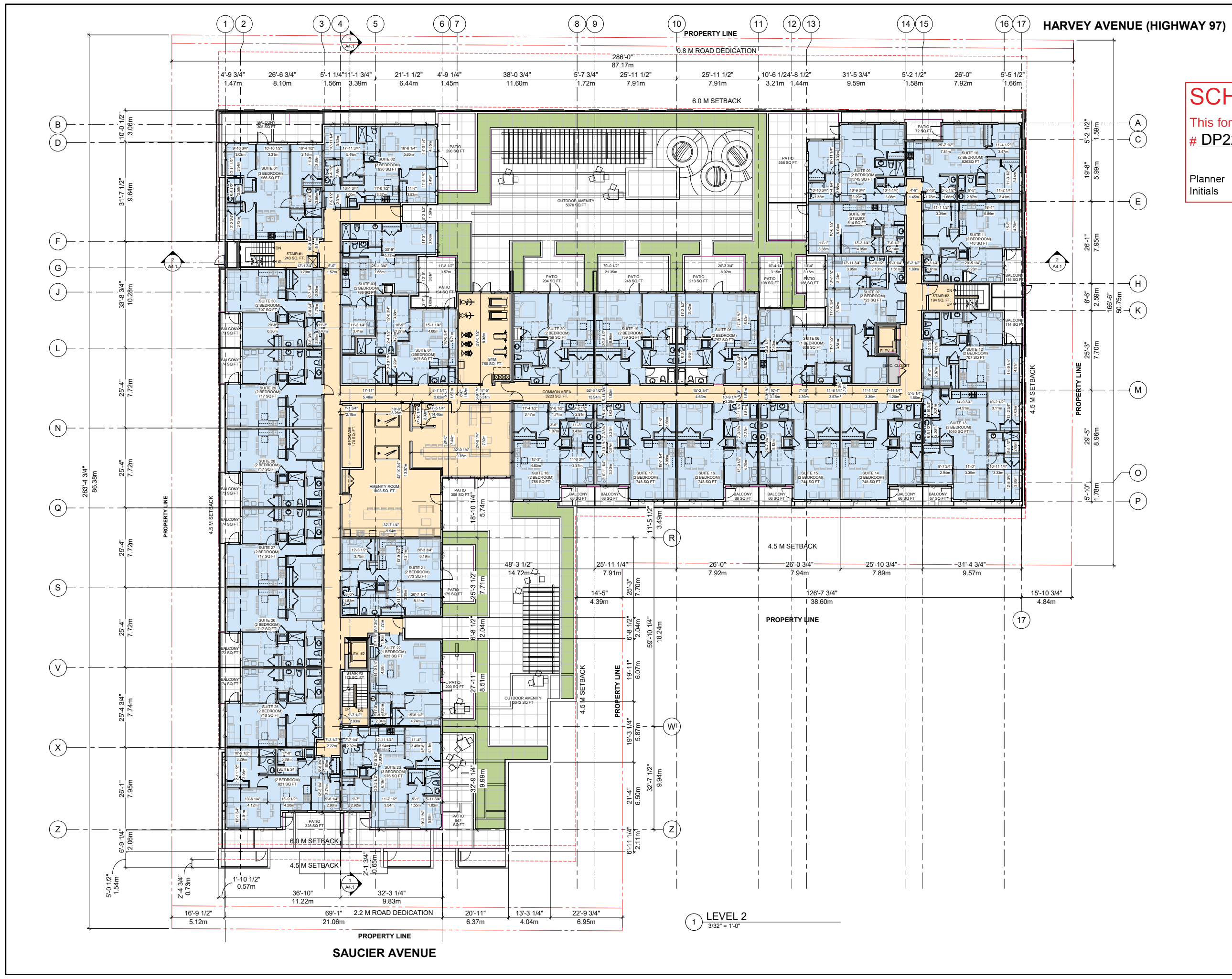
SAUCIER AVENUE

**SCHEDULE A**

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Planner Initials **TA**

City of Kelowna  
DEVELOPMENT PLANNING



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CONSULTANT:

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SCALE: 3/32" = 1'-0"  
JOB NO.: 2021-11  
SHEET TITLE: L2 FLOOR PLAN

1 LEVEL 2  
3/32" = 1'-0"

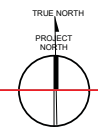
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City of Kelowna  
 DEVELOPMENT PLANNING

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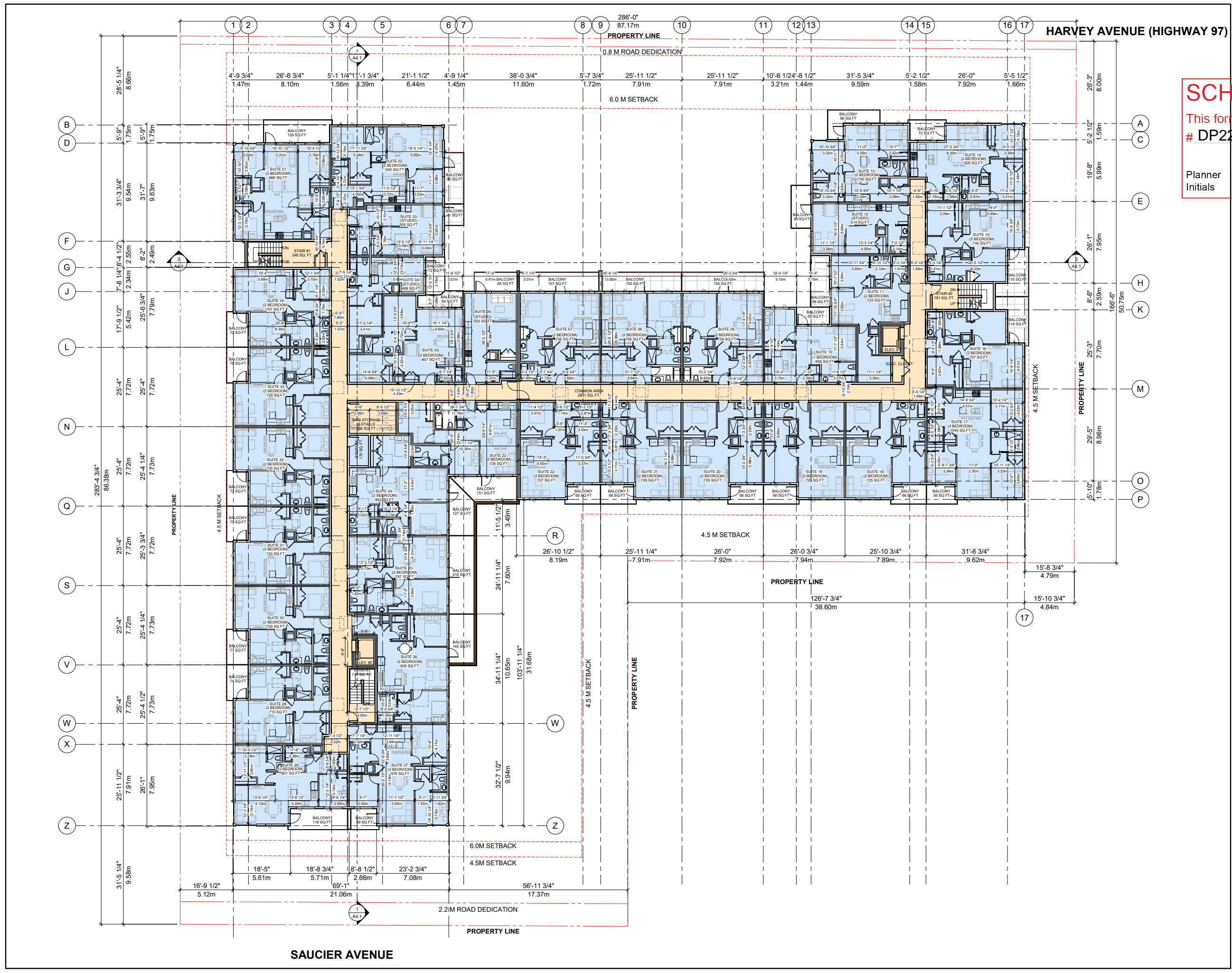
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L3 - L5 FLOOR PLAN



**SAUCIER AVENUE**

**HARVEY AVENUE (HIGHWAY 97)**



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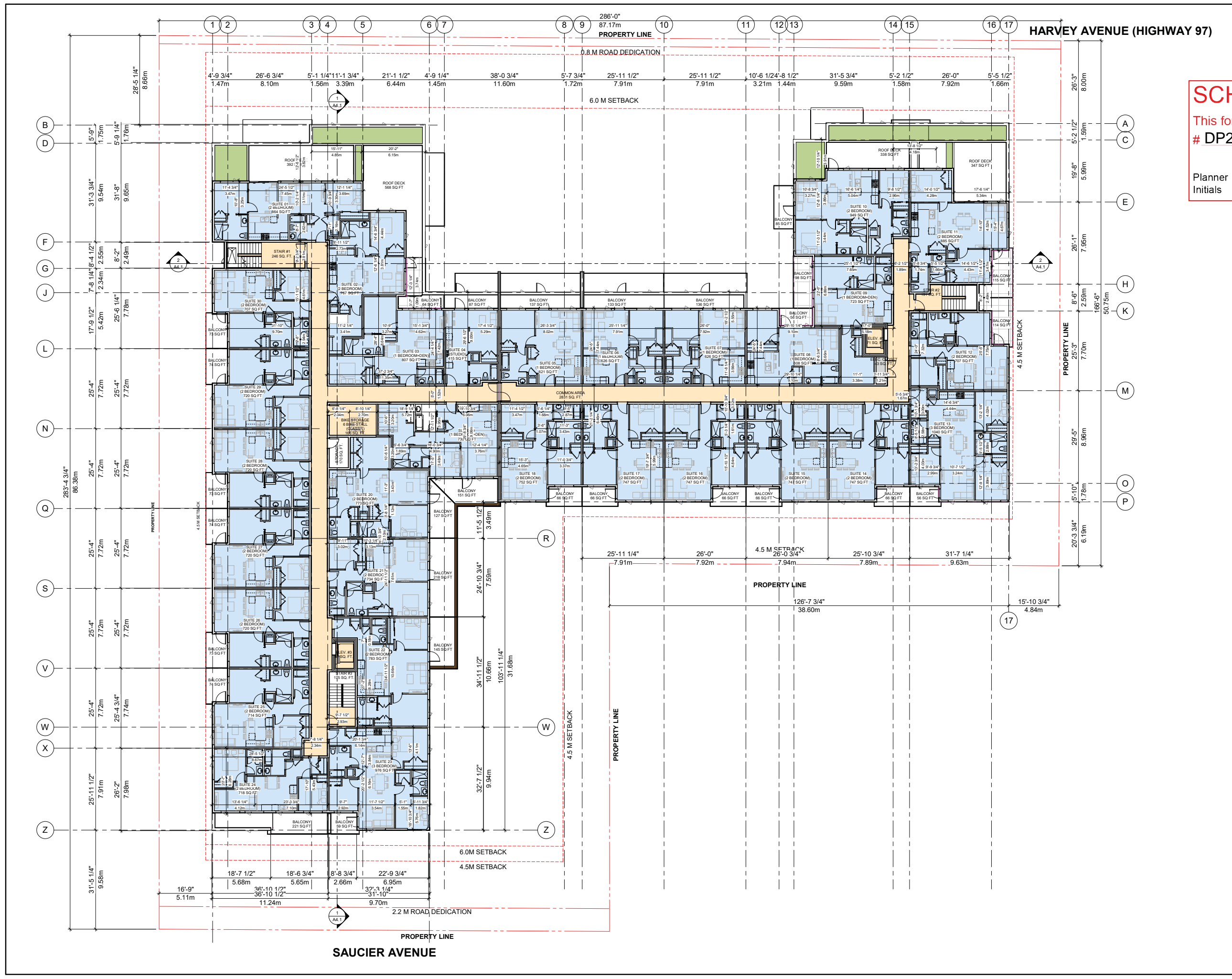
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802-812 Saucier Avenue, 801-813 Harvey Avenue, Kelowna, BC  
 CLIENT:

CONSULTANT:

DRAWN BY: P.T.	SEAL:
DATE: 08/09/2022	
SCALE: 3/32" = 1'-0"	
JOB NO.: 2021-11	
SHEET TITLE:	

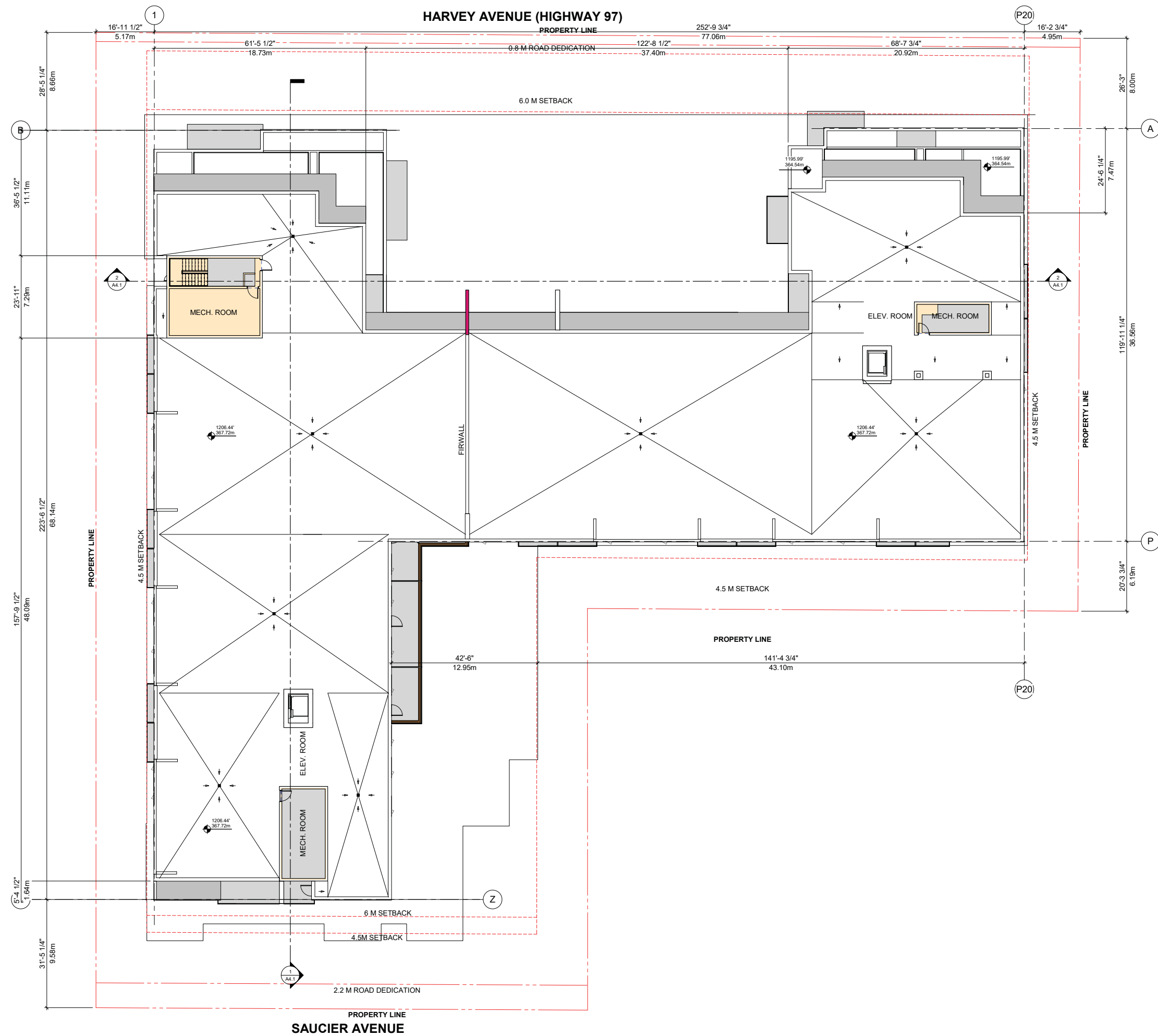
L6 - FLOOR PLAN



**SCHEDULE A**

This forms part of application  
 # DP222-0035 DVP22-0036

Planner Initials **TA**



**BUILDER'S RESPONSIBILITY TO LAYOUT WORK**  
 It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.  
 Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.  
 Written dimensions shall have precedence over scaled dimensions.  
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REVISION AS PER CITY COMMENTS	08/19/2022
NO. REVISION	DATE
REVISIONS:	MM/DD/YYYY
ISSUED FOR:	DATE
DEVELOPMENT PERMIT	01/26/2022

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PROJECT:  
 MULTI-FAMILY DEVELOPMENT  
 802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC  
 CLIENT:

CONSULTANT:

DRAWN BY: P.T.	SEAL:
DATE: 08/09/2022	
SCALE: 3/32" = 1'-0"	
JOB NO.: 2021-11	
SHEET TITLE:	

**ROOF PLAN**

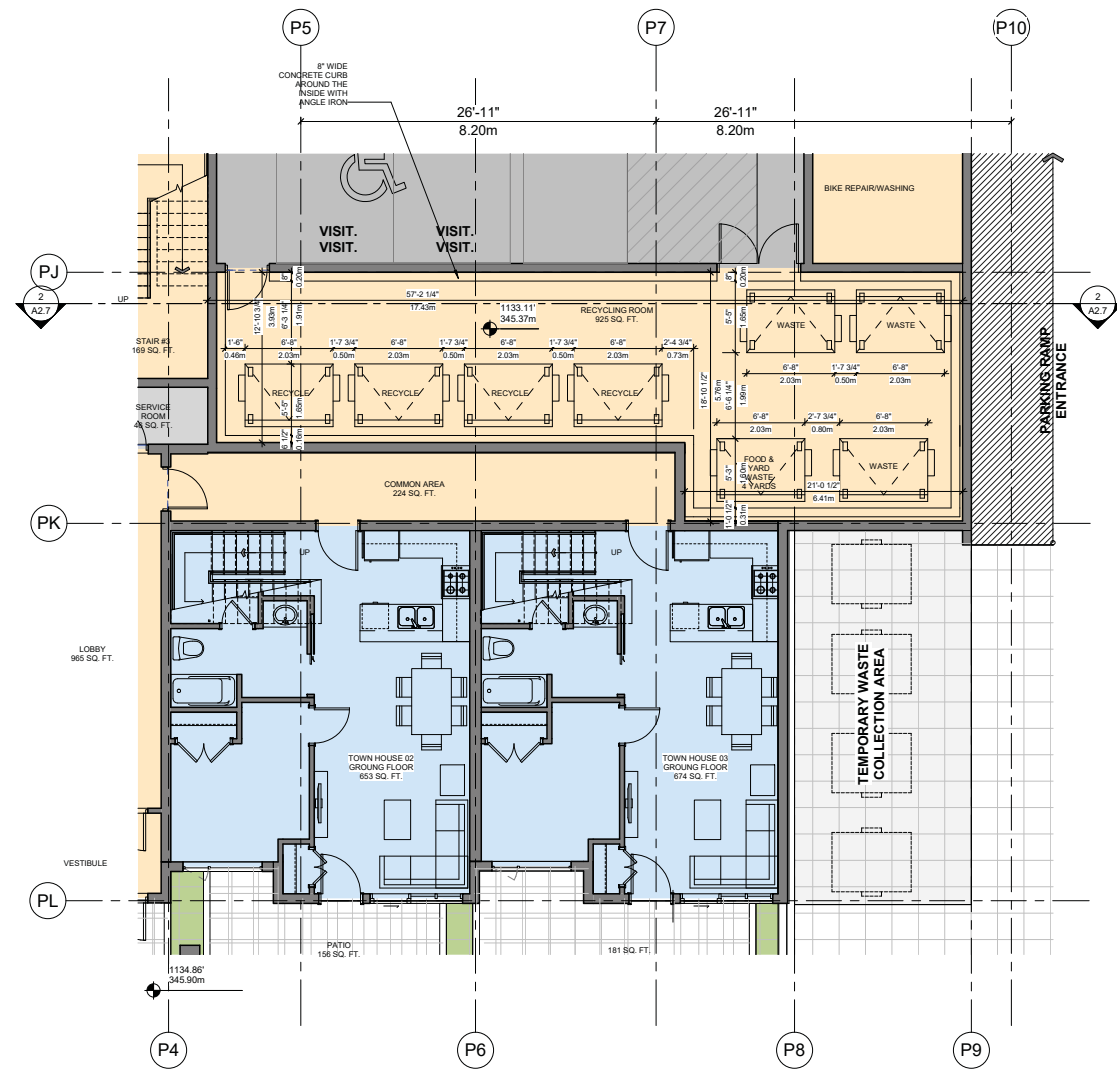
**SCHEDULE A**

This forms part of application  
# DP222-0035 DVP22-0036



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials  
TA



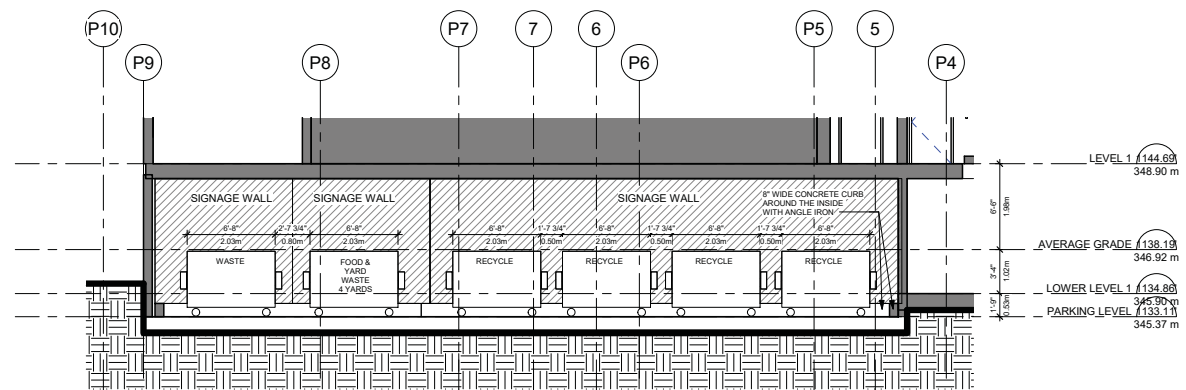
1 LOWER MAIN FLOOR - WASTE ROOM DETAIL  
3/16" = 1'-0"



SIGNAGE WALL SAMPLW - FOR ILLUSTRATION ONLY ▲



SIGNAGE WALL SAMPLW - FOR ILLUSTRATION ONLY ▲



2 Section C - WASTE ROOM  
3/16" = 1'-0"

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ISSUED FOR:	DATE
DEVELOPMENT PERMIT	01/26/2022

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.	SEAL:
DATE: 08/09/2022	
SCALE: 3/16" = 1'-0"	
JOB NO.: 2021-11	

SHEET TITLE  
**WASTE ROOM DETAIL**

DRAWING No.: **A2.7** REVISION No.: