

Development Permit & Development Variance Permit

DP23-0228 / DVP24-0052



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

210 Sadler Road

and legally known as

Lot A Section 26 Township 26 ODYD Plan EPP137037

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

Apartment Housing

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

Date of Council Approval: August 13, 2024

Development Permit Area: Form and Character

Existing Zone: UC4r – Rutland Urban Centre Rental Only

Future Land Use Designation: UC – Urban Centre

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

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: Dominion (Sadler) Inc., Inc. No. A0128728

Applicant: Greenstone Developments Ltd.

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

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

THAT Council authorizes the issuance of Development Permit No. DP23-0228 and Development Variance Permit No. DVP24-0052 for Lot A Section 26 Township 26 ODYD Plan EPP137037 located at 210 Sadler Rd, Kelowna, BC, subject to the following:

- 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";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 14.11: Commercial and Urban Centre Zone Development Regulations

To vary the minimum front yard setback from 3.0 m required to 0.0 m proposed.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Manager 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 use 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 as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$215,390.00**

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.

4. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of **\$19,000.00** required for 2 stalls as part of the proposed development within the Rutland Urban Centre

5. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **\$53,315.00** required for 2,613.4 m² lot area as part of the proposed development.

6. 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.

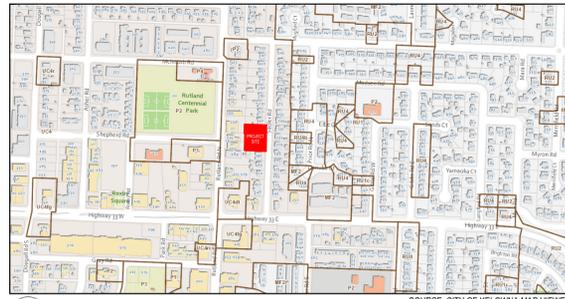
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

DRAFT

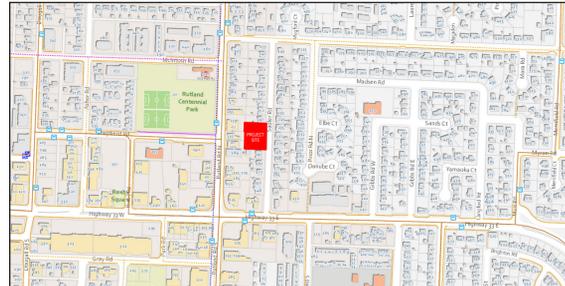
SCHEDULE A

This forms part of application
 # DP23-0228
 DVP24-0052

Planner Initials **AF**



1 CURRENT ZONING PLAN
 A1.01 1:5000 SOURCE: CITY OF KELOWNA MAP VIEWER



2 CURRENT & FUTURE TRANSPORTATION PLAN
 A1.01 1:5000 SOURCE: CITY OF KELOWNA MAP VIEWER



3 FUTURE LAND USE PLAN (OFFICIAL COMMUNITY PLAN)
 A1.01 1:5000 SOURCE: CITY OF KELOWNA MAP VIEWER



4 3D VIEW LOOKING NORTH
 A1.01 N.T.S. SOURCE: GOOGLE MAPS



5 3D VIEW LOOKING SOUTH
 A1.01 N.T.S. SOURCE: GOOGLE MAPS



6 3D VIEW LOOKING SOUTH
 A1.01 N.T.S. SOURCE: GOOGLE MAPS



7 3D VIEW LOOKING WEST
 A1.01 N.T.S. SOURCE: GOOGLE MAPS

1. PROJECT DATA

EXISTING CIVIC ADDRESSES	200, 210, 230 SADLER ROAD KELOWNA, BC
PROPOSED CIVIC ADDRESSES	TBD (PENDING SUBDIVISION)
LEGAL DESCRIPTIONS	TBD
EXISTING ZONING	UC4
PROPOSED PRINCIPAL USE(S)	APARTMENT HOUSING
OCF 2040 FUTURE LAND USE	UC4 (RUTLAND URBAN CENTRE) - MAP 3.1
OCF 2040 STREET TYPE	RESIDENTIAL - MAP 4.8
ZONING BYLAW(S)	2022 KELOWNA ZONING BYLAW - BY LAW NUMBER #12375

2. SITE SUMMARY

SITE DIMENSIONS	ZONING REQUIREMENTS	PROPOSED	BYLAW #	NOTES
SITE AREA (PRE DEDICATION)	900.0 sml min. 9,688 sf min.	2,708.2 sm 29,150 sf	Section 14.10	
SITE AREA (POST DEDICATION)	900.0 sml min. 9,688 sf min.	2,613.4 sm 28,131 sf		
LOT WIDTH (SIDE TO SIDE)	40 131.2 ft min.	42.9 m 140.9 ft		
LOT DEPTH (FRONT TO REAR)	30 98.4 ft min.	57.8 m 189.5 ft		
SITE COVERAGE				
SITE COVERAGE - BLDGS BY AREA	2,301.9 sml max. 24,778 sf max.	1,838.9 sm 19,793 sf	Section 14.11	1
SITE COVERAGE - BLDGS BY %	85% MAX	68%		
SITE COVERAGE - BLDGS & SURFACES BY AREA	2,437.3 sml max. 26,235 sf max.	2,130.6 sm 22,933 sf		1
SITE COVERAGE - BLDGS & SURFACES BY %	90% MAX	79%		
HEIGHT				
HEIGHT OF BUILDINGS (m)	22.0 m max. 72.2 ft max.	22.0 m 72.1 ft	Section 14.14	
HEIGHT (# OF STOREYS)	6 STOREYS	6 STOREYS		
SETBACKS				
FRONT YARD (EAST)	3.0 m min. 9.8 ft min.	3.4 m 11.2 ft		
SIDE YARD (SOUTH) BELOW 16m	0.0 m min. 0.0 ft min.	4.2 m 13.8 ft		
SIDE YARD (SOUTH) ABOVE 16m	4.0 m min. 13.1 ft min.	4.2 m 13.8 ft	Footnote 2	
SIDE YARD (NORTH) BELOW 16m	0.0 m min. 0.0 ft min.	4.2 m 13.8 ft		
SIDE YARD (NORTH) ABOVE 16m	4.0 m min. 13.1 ft min.	4.2 m 13.8 ft	Footnote 2	
REAR YARD (WEST) BELOW 16m	0.0 m min. 0.0 ft min.	4.0 m 13.3 ft		
REAR YARD (WEST) ABOVE 16m	4.0 m min. 13.1 ft min.	4.0 m 13.3 ft	Footnote 2	

3. FLOOR AREA RATIO (FAR) SUMMARY

	VALUE	APPLICABLE	AREA	BYLAW #	NOTES
BASE FAR, MAX 1.8 (PRE)	1.8 FAR	YES	4,874.7 sm 52,471 sf	Section 14.14	1
BONUS FAR FOR 6 STOREY (ID: 0.5) (PRE)	0.50 FAR	YES	1,354.1 sm 14,575 sf		1
BONUS FAR FOR RENTAL: 0.3 (PRE)	0.30 FAR	YES	784.0 sm 8,745 sf		1
TOTAL MAXIMUM FLOOR AREA (FAR) BY AREA	2.60 FAR		7,041.2 sm 75,791 sf		
TOTAL FLOOR AREA (FAR) BY %	ZONING MAXIMUM 2.60 FAR	PROPOSED 2.48 FAR			

4. FLOOR AREA SUMMARY

	GROSS AREA	NET AREA	NET/GROSS	NOTES
LEVEL 1 APARTMENTS (EXCLUDES DECKS)	1,339.2 sm 14,415 sf	911.7 sm 9,813 sf	68.1%	
LEVEL 2 APARTMENTS (EXCLUDES DECKS)	1,445.7 sm 15,561 sf	1,160.6 sm 12,493 sf	80.3%	
LEVEL 3 APARTMENTS (EXCLUDES DECKS)	1,445.7 sm 15,561 sf	1,160.6 sm 12,493 sf	80.3%	
LEVEL 4 APARTMENTS (EXCLUDES DECKS)	1,445.7 sm 15,561 sf	1,160.6 sm 12,493 sf	80.3%	
LEVEL 5 APARTMENTS (EXCLUDES DECKS)	1,445.7 sm 15,561 sf	1,160.6 sm 12,493 sf	80.3%	
LEVEL 6 APARTMENTS (EXCLUDES DECKS)	1,445.7 sm 15,561 sf	1,160.6 sm 12,493 sf	80.3%	
TOTAL PROPOSED FLOOR AREA (FAR)	8,567.5 sm 92,220 sf	6,714.8 sm 72,278 sf	78.4%	
LEVEL P1 - PARKADE (INCLUDES RAMPS)	1,838.9 sm 19,793 sf			
LEVEL P2 - PARKADE (INCLUDES RAMPS)	1,838.9 sm 19,793 sf			
TOTAL PROPOSED PARKADE AREAS	3,677.7 sm 39,586 sf			

5. UNIT AREA SUMMARY

	UNIT NET AREA	UNIT BALCONY AREA	UNIT COUNT	NOTES
STUDIO UNIT A	28.9 sm 311 sf	7.5 sm 81 sf	6	
STUDIO UNIT B	29.0 sm 312 sf	0.0 sm 0 sf	5	
1 BED UNIT A	44.2 sm 476 sf	12.6 sm 136 sf	12	
1 BED UNIT B	50.5 sm 544 sf	12.1 sm 130 sf	12	
JR. 2 BED UNIT A	50.9 sm 548 sf	6.5 sm 70 sf	12	
JR. 2 BED UNIT B	54.6 sm 588 sf	8.1 sm 87 sf	12	
2 BED UNIT A	67.6 sm 728 sf	11.9 sm 128 sf	22	
2 BED UNIT B	64.0 sm 689 sf	9.5 sm 102 sf	11	
2 BED & DEN UNIT A	71.4 sm 769 sf	7.2 sm 78 sf	12	
3 BED UNIT A	80.4 sm 865 sf	9.9 sm 107 sf	6	
3 BED UNIT B	80.4 sm 865 sf	12.0 sm 129 sf	5	
TOTAL # OF UNITS			115	6

6. UNIT MIX SUMMARY

	FLOOR LEVELS				UNIT COUNT	NOTES
	LEVEL 1	LEVEL 2	LEVEL 3-4	LEVEL 5-6		
STUDIO UNIT A	1	1	2	2	6	
STUDIO UNIT B	0	1	2	2	5	
1 BED UNIT A	2	2	4	4	12	
1 BED UNIT B	2	2	4	4	12	
JR. 2 BED UNIT A	2	2	4	4	12	
JR. 2 BED UNIT B	2	2	4	4	12	
2 BED UNIT A	1	2	8	8	22	
2 BED UNIT B	2	2	4	4	11	
2 BED & DEN UNIT A	2	2	4	4	12	
3 BED UNIT A	0	1	2	2	5	
3 BED UNIT B	0	1	2	2	5	
TOTAL # OF UNITS	15	20	40	40	115	

7. PRIVATE AND COMMON AMENITY SPACE SUMMARY

REQUIRED AREA SUMMARY	AREA PER UNIT	# OF UNITS	SUBTOTAL (sm)	SUBTOTAL (sf)	BYLAW #	NOTES
STUDIO UNITS	6.0 sm	11	66	710 sf		
1 BEDROOM UNITS	10.0 sm	24	240	2,583 sf	Section 14.11	
2 OR 3 BEDROOM UNITS	15.0 sm	80	1,200	12,917 sf		
TOTAL PRIVATE & COMMON AMENITY SPACE REQUIRED			1,506.0 sm	16,210 sf		
PROVIDED AREA SUMMARY			SUBTOTAL (sm)	SUBTOTAL (sf)		
LEVELS 2-6 DECKS/BALCONIES			37.6 sm	405 sf		
STUDIO UNITS			247.1 sm	2,660 sf		
1 BED UNITS			550.9 sm	5,930 sf		
2 BED UNITS			100.6 sm	1,180 sf		
LEVEL 2.3.5 LARGER BALCONY AREA TOTAL			133.9 sm	1,441 sf		6
LEVEL 1 PATIOS (NOT INCLUDING AMENITY PATIO)			175.3 sm	1,887 sf		
TOTAL PRIVATE AMENITY SPACE PROVIDED			1,254.5 sm	13,503 sf		
INDOOR SPACES: LEVEL 1 AMENITY ROOMS & PET WASH			82.9 sm	892 sf		
OUTDOOR SPACES: LEVEL 1 AMENITY PATIO & DOG RUN, PLAY AREA & GARDEN BEDS			398.9 sm	4,294 sf		
TOTAL PRIVATE & COMMON AMENITY SPACE PROVIDED			1,736.3 sm	18,689 sf		
TOTAL AMENITY SPACE REQUIRED TO BE ACCESSIBLE TO ALL RESIDENTS (4sm PER UNIT)			460.0 sm	4,951 sf	Footnote 9	3
TOTAL AMENITY SPACE PROVIDED THAT IS ACCESSIBLE TO ALL RESIDENTS			481.8 sm	5,186 sf		

8. VEHICLE PARKING SUMMARY

	STUDIO UNITS	1 BED UNITS	2&3 BED UNITS	BYLAW #	NOTES
REQUIRED SPACES SUMMARY	11 units total	24 units total	80 units total		
APARTMENTS (UNITS)	0.8 per unit min.	0.9 per unit min.	1.0 per unit min.	Table 8.3.1	
APARTMENT (VISITORS)	9	22	80		
TOTAL SPACES REQUIRED PRE REDUCTION					
RENTAL SUBZONE & URBAN CENTRE REDUCTION					25 8.2.11(a)
TOTAL SPACES REQUIRED					102
ACCESSIBLE SPACES REQUIRED					3 Table 8.2.17
ACCESSIBLE VAN SPACES REQUIRED					1 Table 8.2.17
TOTAL VISITOR STALLS REQUIRED					13 Table 8.2.7b 7
PROVIDED SPACES SUMMARY					
LEVEL P1 PARKADE	24	20	3		47
LEVEL P2 PARKADE	31	22	0		53
TOTAL PROVIDED (BY SPACE TYPE)	55	42	3		100
% OF SMALL CAR STALLS PROVIDED FOR UNITS		48% (MAX. 50%)			Table 8.2.7.b 7
TOTAL SPACES PROVIDED					100

9. BICYCLE PARKING SUMMARY

	# OF UNITS	SPACE PER UNIT	TOTAL REQUIRED	BYLAW #	NOTES
REQUIRED LONG TERM SPACES SUMMARY	104	0.75 per unit	78	TABLE 8.5	
2 BED UNITS OR LESS	11	1.00 per unit	11		
3 BEDS					
TOTAL LONG TERM SPACES REQUIRED			89		
PROVIDED LONG TERM SPACES SUMMARY					
ALL BIKE STORAGE ROOMS	58	38	40% (MAX. 50% WR)	96	8.5.6 (c)
BIKE STALLS LOCATED ON L1, P1, & L2	31	38	78% (MIN. 75%)	96	8.5.6 (d)
TOTAL LONG TERM SPACES PROVIDED			96		
SHORT TERM SPACES SUMMARY	6 PER ENTRANCE ...				8.54
NUMBER OF SHORT TERM SPACES REQUIRED		1 ENTRANCE	6	TABLE 8.5	
SHORT TERM SPACES PROVIDED	REFER TO LANDSCAPE FOR BIKE RACK TYPES & LOCATIONS		6		

10. TENANT STORAGE SUMMARY

	STORAGE LOCKER ROOM #1		STORAGE LOCKER ROOM #2		BYLAW #	NOTES
	# OF LOCKERS	TOTAL AREA	# OF LOCKERS	TOTAL AREA		
LEVEL 2 STORAGE ROOMS	TBD	53 sf	TBD			5
LEVEL 3 STORAGE ROOMS	TBD	53 sf	TBD	307 sf		
LEVEL 4 STORAGE ROOMS	TBD	53 sf	TBD	307 sf		
LEVEL 5 STORAGE ROOMS	TBD	53 sf	TBD	307 sf		
LEVEL 6 STORAGE ROOMS	TBD	53 sf	TBD	307 sf		
TOTAL LOCKERS AND AREAS PROVIDED		265 sf		1,228 sf		

NOTES

- CALCULATIONS USING PRE-DEDICATION LOT AREA (NOTED AS PRE).
- NET AREA FOR UNITS CALCULATED AS FOLLOWS: PARTY WALLS BETWEEN UNITS: CENTRELINE OF WALL, CORRIDOR WALLS: CENTRELINE OF WALL...
- AMENITY SPACES PROVIDED THAT ARE ACCESSIBLE TO ALL RESIDENTS NOT TO BE LOCATED IN SETBACKS PER BYLAW SECTION 14.11 FOOTNOTE 11.
- PARKING DEFICIT TO BE RECONCILED BY CASH-IN-LIEU PER ZONING BYLAW 8.1.3
- STORAGE FOR TENANTS NOT REGULATED PER ZONING BY-LAW NOR SHOWN IN DETAIL - AREA SUMMARY PROVIDED FOR INFORMATION ONLY.
- LARGER DECKS ON LEVELS 2.3.5 THAN NOTED IN UNIT MIX SUMMARY - AGGREGATE TOTAL OF LARGER DECKS NOTED IN AMENITY SPACE CALCULATION.
- THE 50% REGULAR AND 50% SMALL VEHICLE RATIO APPLIES TO RESIDENTIAL UNIT PARKING ONLY AND DOES NOT CARRY OVER TO VISITOR PARKING.



8 VIEW 1: VIEW NORTH FROM LOT 200 ON SADLER ROAD
 A1.01 N.T.S. SOURCE: GOOGLE MAPS



9 VIEW 1: VIEW NORTH FROM LOT 195 ON SADLER ROAD
 A1.01 N.T.S. SOURCE: GOOGLE MAPS



10 VIEW 2: VIEW SOUTH FROM LOT 230 ON SADLER ROAD
 A1.01 N.T.S. SOURCE: GOOGLE MAPS



11 VIEW 2: VIEW SOUTH FROM LOT 235 ON SADLER ROAD
 A1.01 N.T.S. SOURCE: GOOGLE MAPS

233 BERNARD AVENUE
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DIMENSIONS
 The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects. DO NOT SCALE DRAWINGS.



2024-06-13

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT
2	2024-03-05	ISSUED FOR FOUNDATION PERMIT
3	2024-06-11	ISSUED FOR DP REVISIONS

Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12523 LOT B

Drawing Number Revision

DP-A1.01

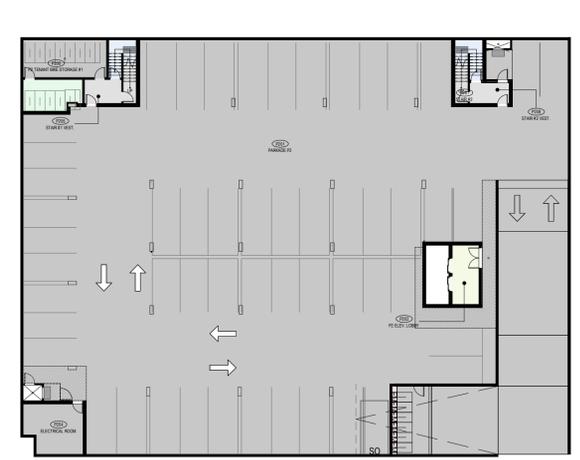
Drawing Title

ZONING SUMMARY, MAPS & PHOTOS

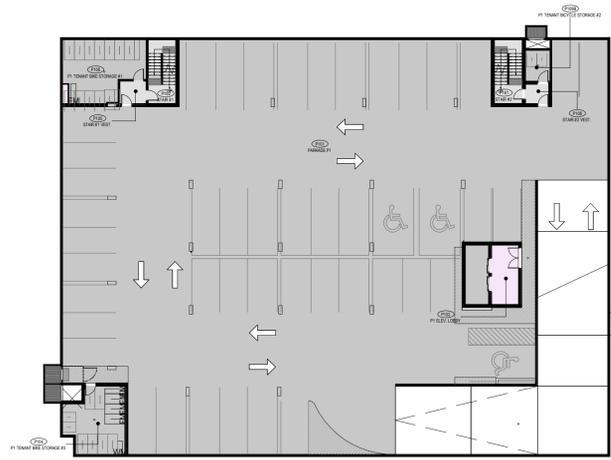
Job No. 1983
 Scale 1" = 20'-0"
 Drawn T.R.
 Checked S.T.



2024-06-13



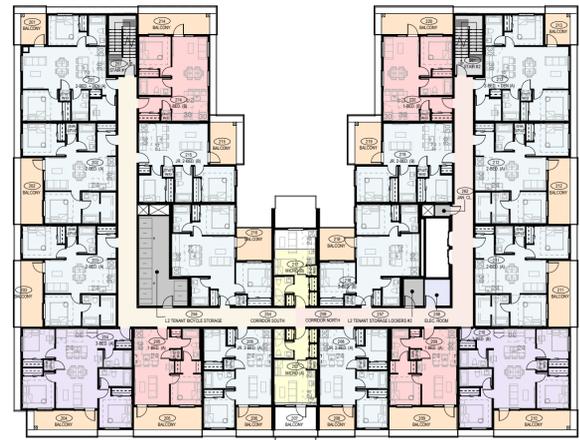
1 ZONING PLAN - P2
 DP-A1.02 1" = 25'-0"



2 ZONING PLAN - P1
 DP-A1.02 1" = 25'-0"



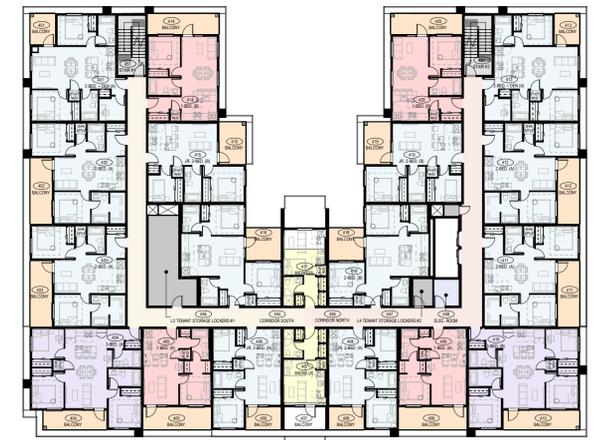
3 ZONING PLAN - L1
 DP-A1.02 1" = 25'-0"



4 ZONING PLAN - L2
 DP-A1.02 1" = 25'-0"



5 ZONING PLAN - L3
 DP-A1.02 1" = 25'-0"



6 ZONING PLAN - L4
 DP-A1.02 1" = 25'-0"



7 ZONING PLAN - L5
 DP-A1.02 1" = 25'-0"



8 ZONING PLAN - L6
 DP-A1.02 1" = 25'-0"

ZONING PLANS LEGEND:

NET INCLUDED IN F.A.R. CALCULATIONS	
	3-BEDROOM UNITS
	2-BEDROOM UNITS
	1-BEDROOM UNITS
	MICRO UNITS
GROSS NOT INCLUDED IN F.A.R. CALCULATIONS	
	PRIVATE AMENITY: BALCONIES & PATIOS
	COMMON AMENITY: AMENITY PATIO & AMENITY ROOMS
	CIRCULATION
	PARKING, BUILDING SERVICES, STORAGE

PROJECT NORTH  TRUE NORTH 

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Revision		
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Project Title
**SADLER ROAD
 RENTAL PROJECT**

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B
 Drawing Number Revision

DP-A1.02

Drawing Title

ZONING PLANS

Job No.	1983
Scale	1" = 25'-0"
Drawn	T.R.
Checked	S.T.



1 DAY: MARCH 21
DP-A1.03 TIME: 9:00AM



2 DAY: MARCH 21
DP-A1.03 TIME: 12:00PM



3 DAY: MARCH 21
DP-A1.03 TIME: 3:00PM

SCHEDULE A

This forms part of application
DP23-0228
DVP24-0052

Planner Initials **AF**



4 DAY: JUNE 21
DP-A1.03 TIME: 9:00AM



5 DAY: JUNE 21
DP-A1.03 TIME: 12:00PM



6 DAY: JUNE 21
DP-A1.03 TIME: 3:00PM



7 DAY: DEC. 21
DP-A1.03 TIME: 9:00AM



8 DAY: DEC. 21
DP-A1.03 TIME: 12:00PM



9 DAY: DEC. 21
DP-A1.03 TIME: 3:00PM

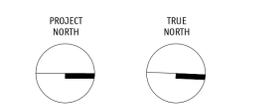
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Revision		
No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

Drawing Number **DP-A1.03** Revision

Drawing Title
SHADOW STUDY

Job No.	1983
Scale	1" = 80'-0"
Drawn	T.R.
Checked	S.T.

SITE PLAN CONSTRUCTION NOTES:

- LANDSCAPE ARCHITECTURE: ALL LANDSCAPE INFORMATION SHOWN PREPARED BY ECORA - REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.
- CIVIL ENGINEERING: ALL SERVING AND CIVIL INFORMATION SHOWN PREPARED BY PROTECH CONSULTING - REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- SERVICE TIE-INS: ALL TIE-IN LOCATIONS ARE APPROXIMATE - REFER TO CIVIL AND MECHANICAL.

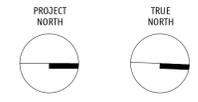
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2024-06-13



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No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT
2	2024-03-05	ISSUED FOR FOUNDATION PERMIT
3	2024-06-11	ISSUED FOR DP REVISIONS

Revision		
No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

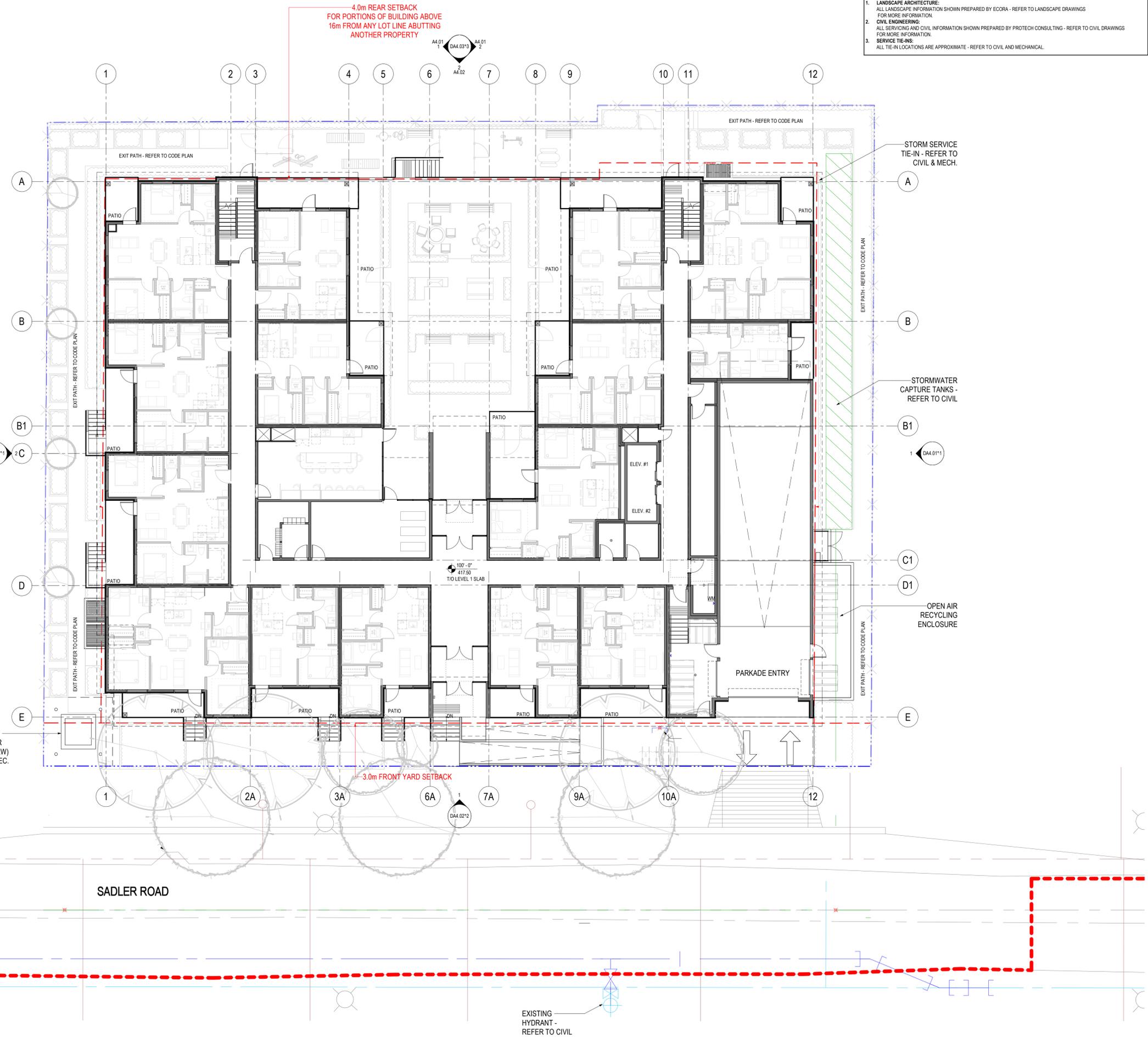
210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

Drawing Number **DP-A2.02** Revision

Drawing Title

SITE PLAN

Job No. 1983
 Scale 3/32" = 1'-0"
 Drawn T.R.
 Checked S.T.

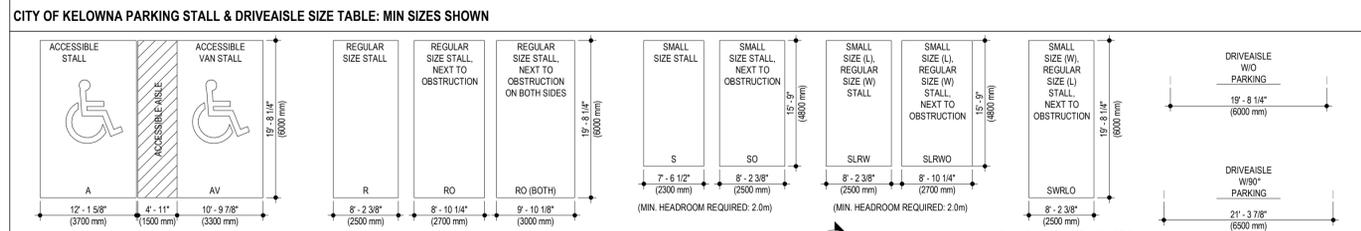
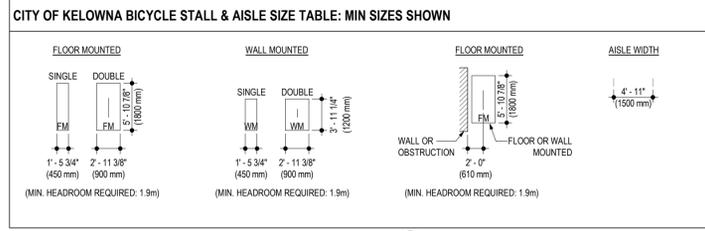


SCHEDULE A

This forms part of application

DP23-0228
DVP24-0052

Planner Initials **AF**



m+m MEIKLEJOHN ARCHITECTS INC.



PROJECT NORTH TRUE NORTH

Issued		
No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT
2	2024-03-05	ISSUED FOR FOUNDATION PERMIT
3	2024-06-11	ISSUED FOR DP REVISIONS

Revision		
No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

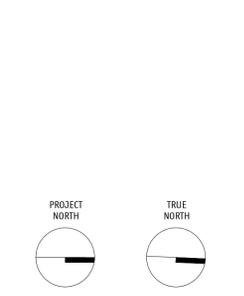
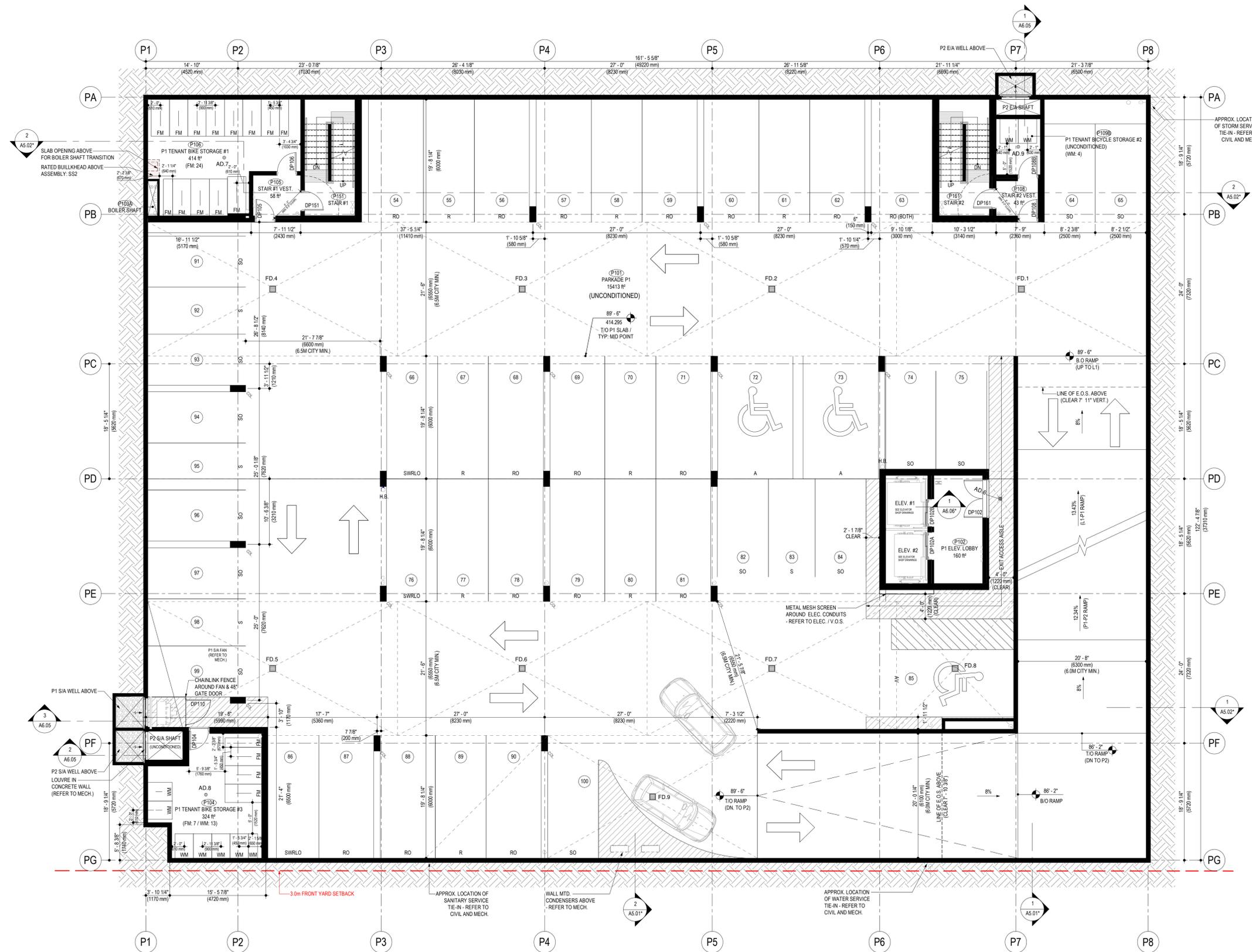
Drawing Number **DP-A3.01** Revision

Drawing Title

LEVEL P2 PARKADE PLAN

Job No. 1983
Scale AS SHOWN
Drawn T.R.
Checked S.T.

1 LEVEL P2 FLOOR PLAN
DP-A3.01 1/8" = 1'-0"



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No.	Date	Issued
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3	2024-06-11	ISSUED FOR DP REVISIONS

Revision		
No.	Date	Revision

Project Title
**SADLER ROAD
 RENTAL PROJECT**

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B
 Drawing Number
DP-A3.02

Drawing Title
LEVEL P1 PARKADE PLAN

Job No. 1983
 Scale 1/8" = 1'-0"
 Drawn T.R.
 Checked S.T.

SCHEDULE A

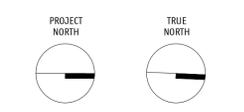
This forms part of application
 # DP23-0228
 DVP24-0052

Planner Initials **AF**

233 BERNARD AVENUE
 KELOWNA, B.C.
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 EMAIL: kel-mal@shaw.ca

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Revision No.	Date	Revision

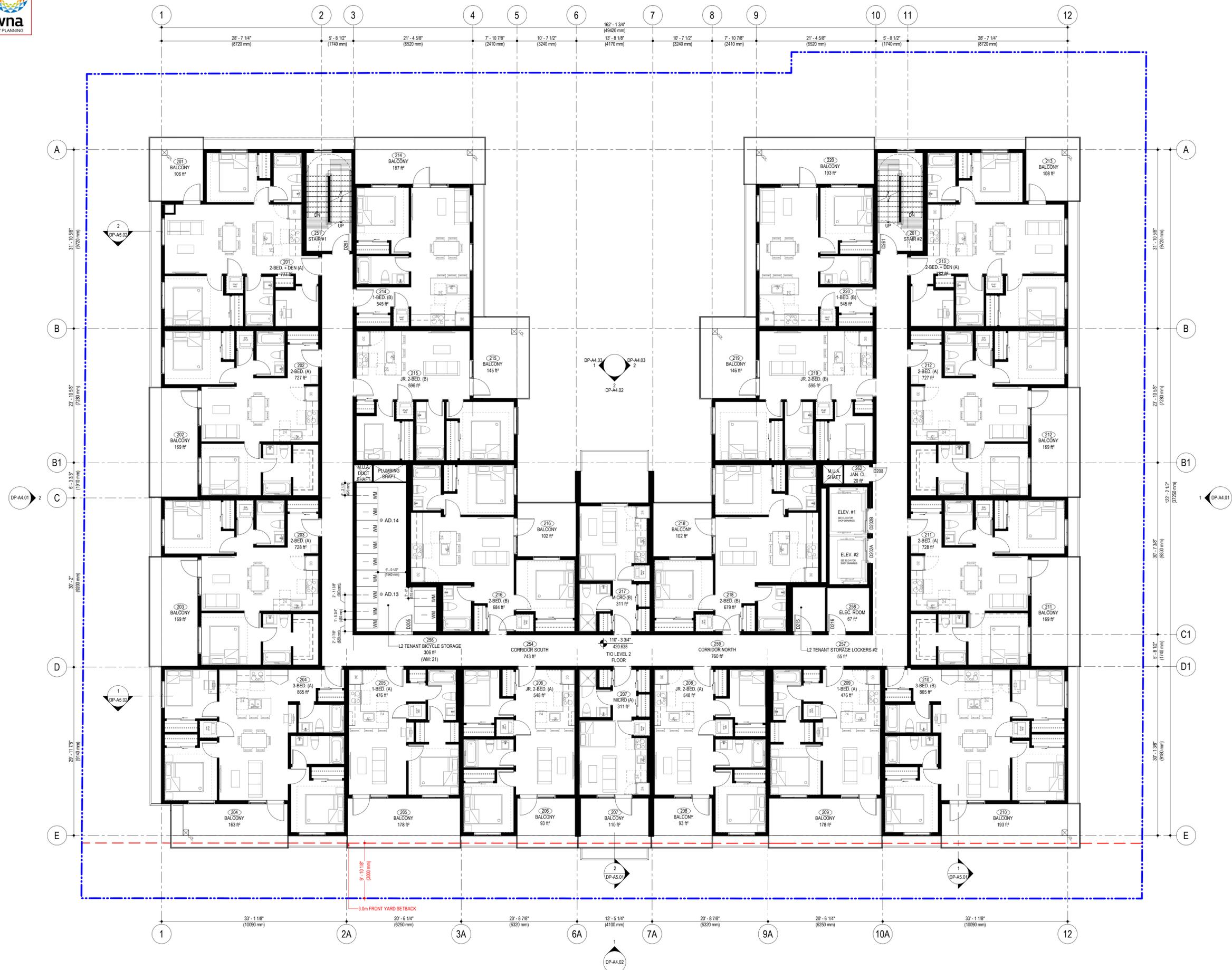
Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP2323 LOT B

Drawing Number
DP-A3.03

Drawing Title
LEVEL 1 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



PROJECT NORTH TRUE NORTH

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3	2024-06-11	ISSUED FOR DP REVISIONS

Revision No.	Date	Revision

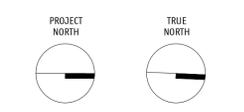
Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12523 LOT B

Drawing Number Revision
DP-A3.04

Drawing Title
LEVEL 2 FLOOR PLAN

Job No. 1983
 Scale 1/8" = 1'-0"
 Drawn T.R.
 Checked S.T.



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3	2024-06-11	ISSUED FOR DP REVISIONS

Revision No.	Date	Revision

Project Title
**SADLER ROAD
 RENTAL PROJECT**

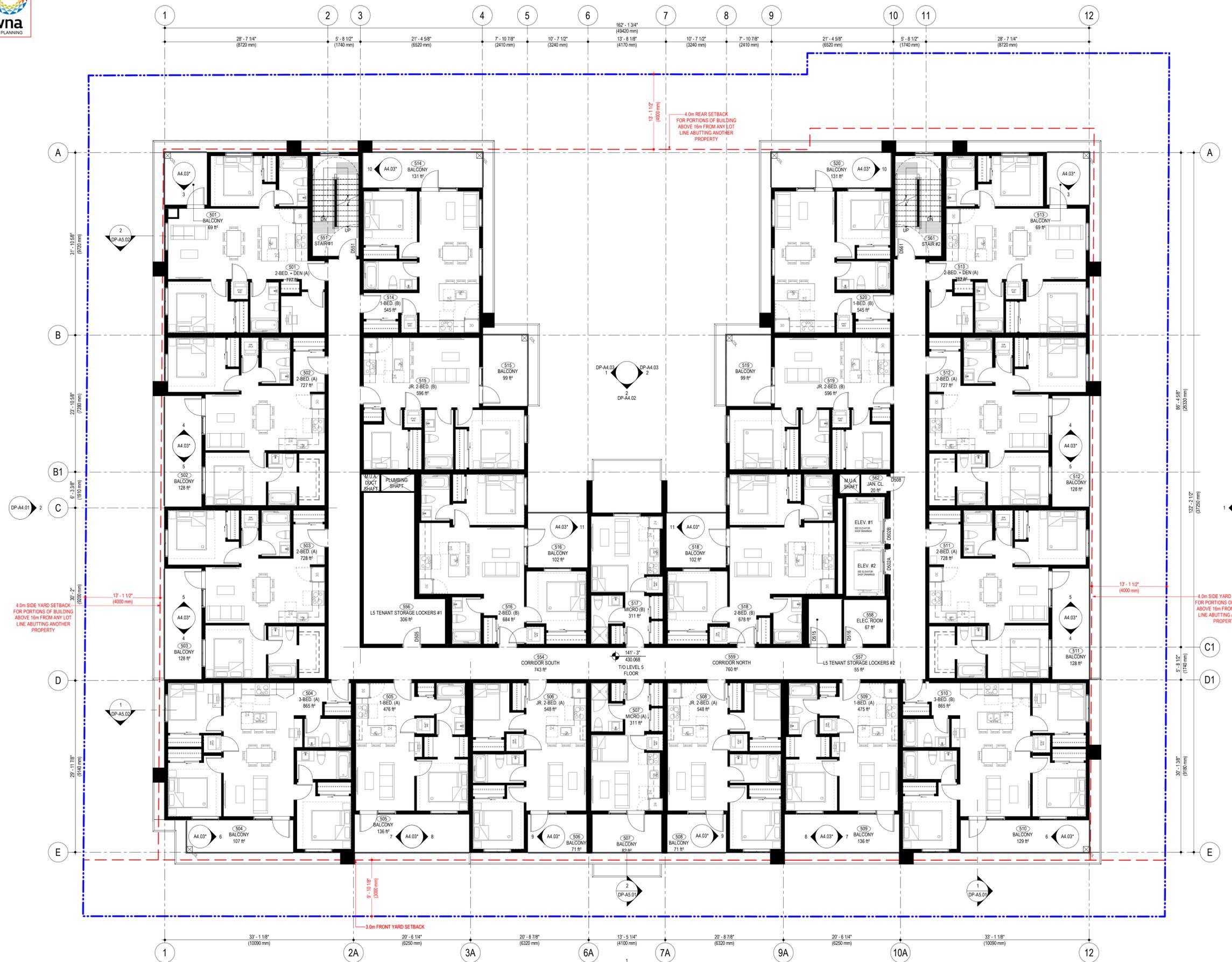
210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

Drawing Number
DP-A3.05

Drawing Title
LEVEL 3 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.





2024-06-13
 PROJECT NORTH
 TRUE NORTH

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3	2024-06-11	ISSUED FOR DP REVISIONS

No.	Date	Revision

Project Title
**SADLER ROAD
 RENTAL PROJECT**

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12523 LOT B

Drawing Number
DP-A3.07

Drawing Title
LEVEL 5 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

SCHEDULE A

This forms part of application
 # DP23-0228
 DVP24-0052

City of Kelowna
 COMMUNITY PLANNING

Planner Initials **AF**

233 BERNARD AVENUE
 KELOWNA, B.C.
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Revision		
No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

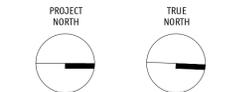
Drawing Number
DP-A3.08

Drawing Title
LEVEL 6 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



2024-06-13



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Revision		
No.	Date	Revision

Project Title
**SADLER ROAD
 RENTAL PROJECT**

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

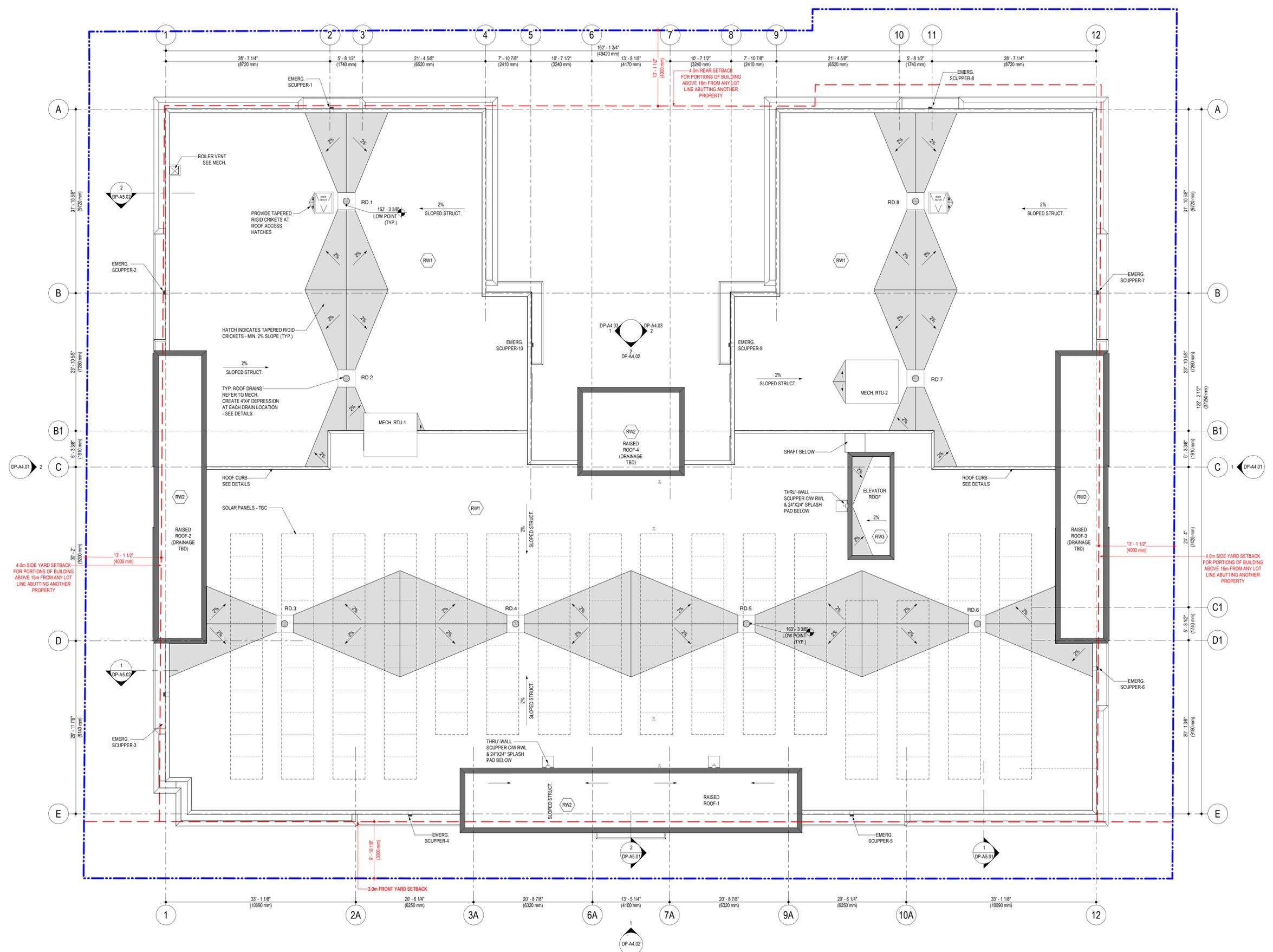
Drawing Number Revision

DP-A3.09

Drawing Title

ROOF PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



4.0m SIDE YARD SETBACK
 FOR PORTIONS OF BUILDING
 ABOVE 16m FROM ANY LOT
 LINE ABUTTING ANOTHER
 PROPERTY

4.0m SIDE YARD SETBACK
 FOR PORTIONS OF BUILDING
 ABOVE 16m FROM ANY LOT
 LINE ABUTTING ANOTHER
 PROPERTY

4.0m REAR SETBACK
 FOR PORTIONS OF BUILDING
 ABOVE 16m FROM ANY LOT
 LINE ABUTTING ANOTHER
 PROPERTY

3.0m FRONT YARD SETBACK

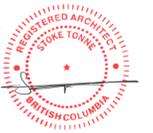
UNIT PLAN SYMBOL LEGEND:

SYMBOL	REPRESENTATION
▼	UNIT ENTRY VIA CORRIDOR

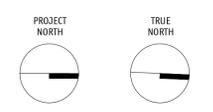
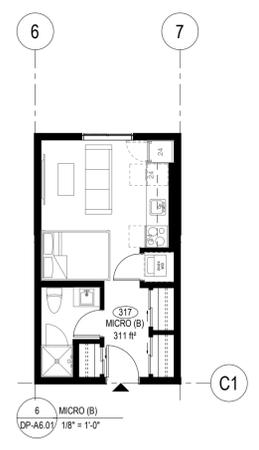
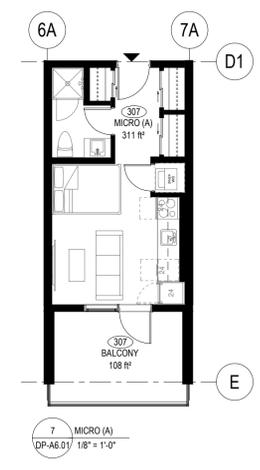
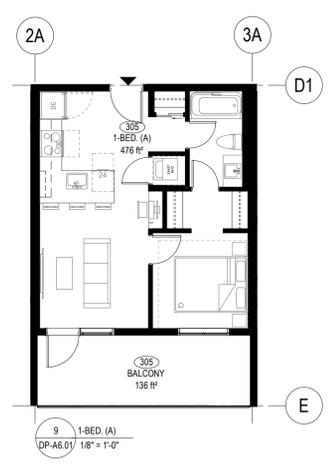
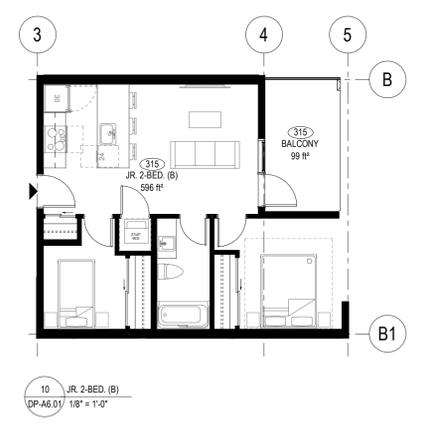
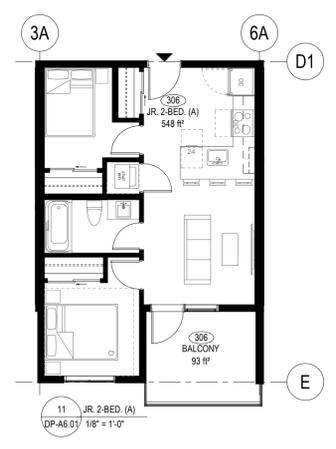
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No.	Date	Revision

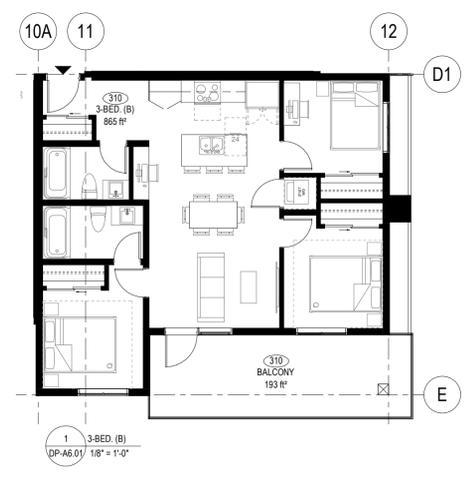
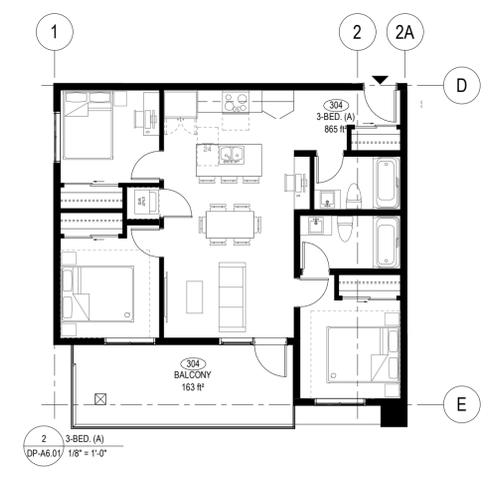
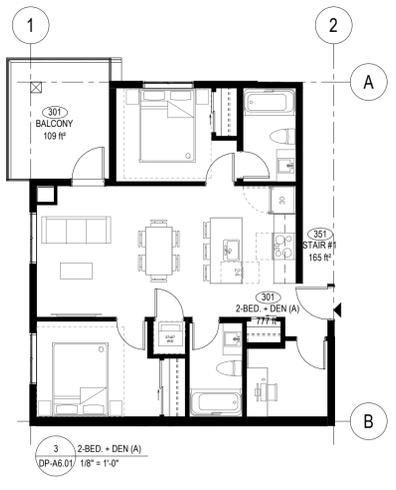
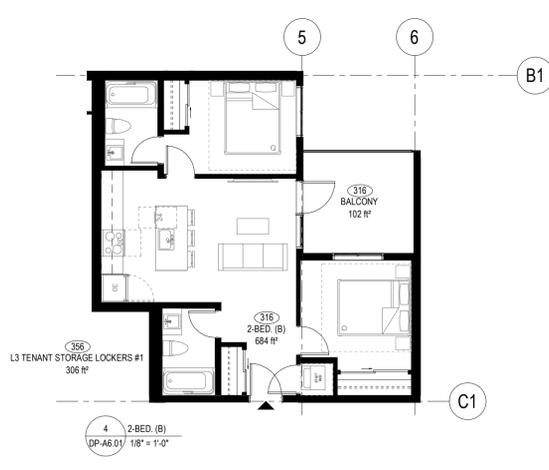
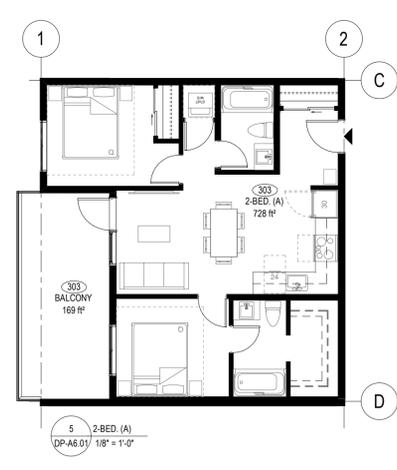
Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

Drawing Number
DP-A6.01

Drawing Title
UNIT PLANS

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

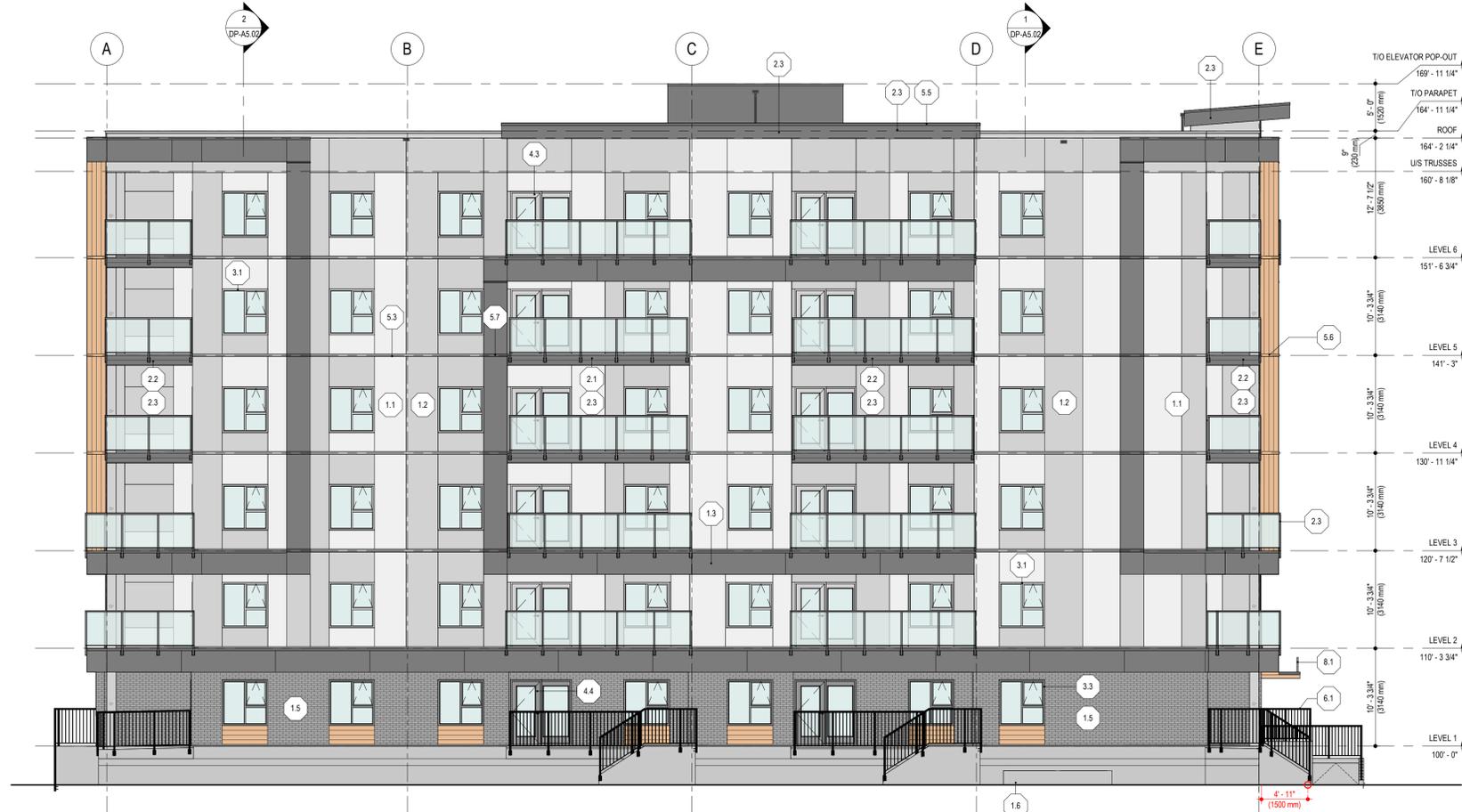


SCHEDULE B

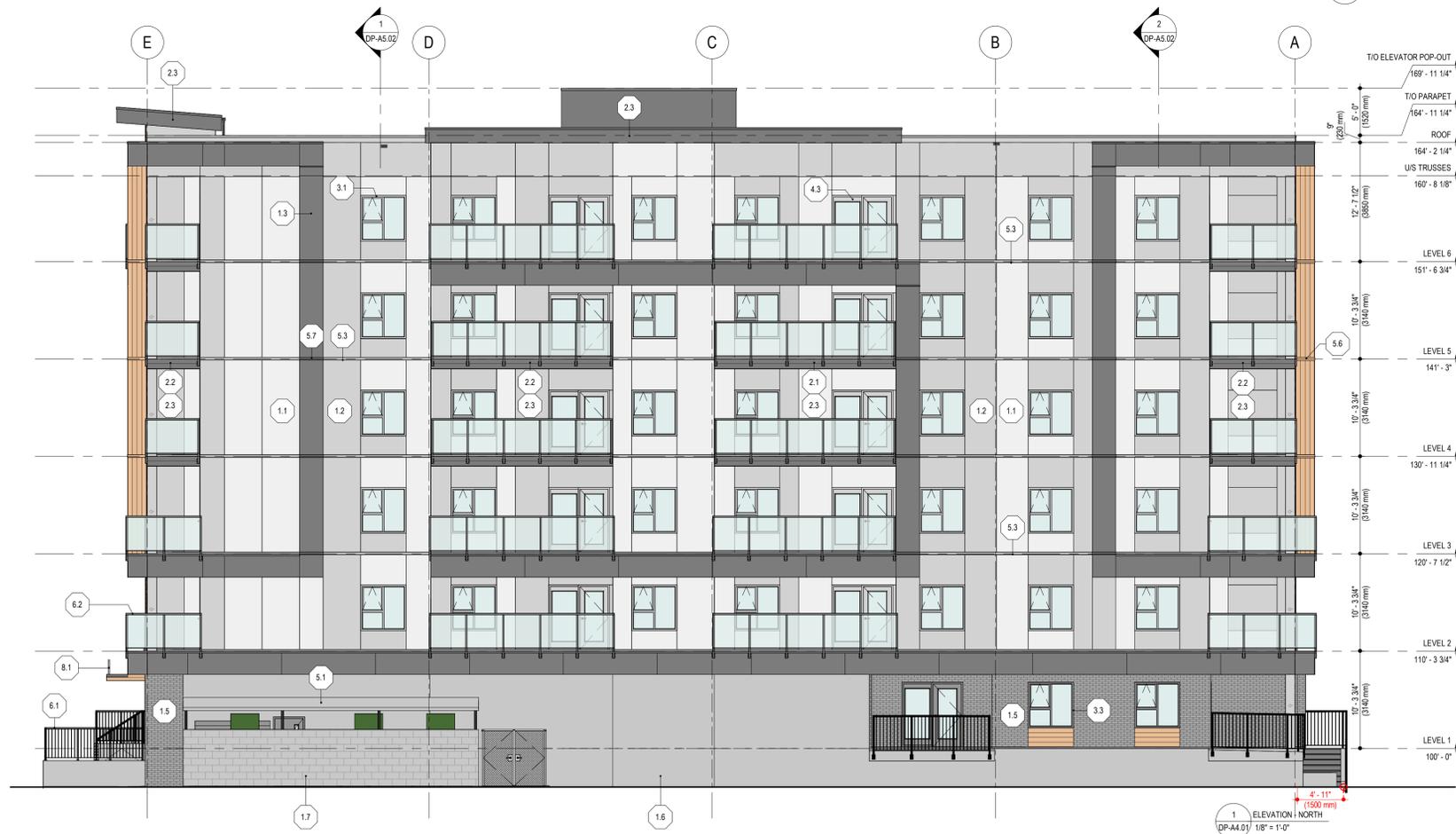
This forms part of application

DP23-0228
DVP24-0052

Planner Initials AF



BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	LIGHT GREY / WHITE
1.2	FIBRE CEMENT PANEL	LIGHT / MEDIUM GREY
1.3	FIBRE CEMENT PANEL	DARK GREY
1.4	METAL PANEL	WOOD LOOK - MEDIUM TONE
1.5	THIN BRICK VENEER	MEDIUM / DARK GREY - TBC
1.6	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
1.7	CONCRETE BLOCK	NATURAL / UNPAINTED
2.0 SOFFIT / FACIAS / TRIMS		
2.1	METAL SOFFIT PLANKS	LIGHT GREY
2.2	METAL SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GREY
3.0 WINDOWS		
3.1	VINYL WINDOWS	LIGHT GREY
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINUM STOREFRONT GLAZING	CLEAR ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GREY
	VISION GLAZING	CLEAR / NO TINT
4.0 DOORS		
4.1	METAL DOOR	WOOD LOOK - MEDIUM TONE
4.2	METAL DOOR & STEEL FRAME	MATCHING ADJACENT WALL
4.3	VINYL PATIO / BALCONY SWING DOORS	LIGHT GREY
4.4	VINYL PATIO / BALCONY SWING DOORS	MEDIUM GREY
4.5	INSULATED OVERHEAD DOOR	MEDIUM GREY
5.0 ROOFS / FLASHINGS		
5.1	BUILT-UP ROOF MEMBRANE	GRAY / PATTERNED
5.2	BALCONY / DECK MEMBRANE	GRAY / PATTERNED
5.3	THROUGH WALL FLASHINGS	REGENT GREY
5.4	PARAPET CAP FLASHINGS	REGENT GREY
5.5	PARAPET CAP FLASHINGS	CHARCOAL
5.6	THROUGH WALL FLASHINGS	WOOD LOOK - MEDIUM TONE
5.7	THROUGH WALL FLASHINGS	CHARCOAL
6.0 METALS		
6.1	PATIO & RAMP METAL GUARDRAIL	BLACK
6.2	BALCONY METAL GUARDRAIL	DARK GREY
7.0 SCREENS		
7.1	COMPOSITE DECK BOARDS / SLATS	DARK GREY / GREY POSTS
7.2	GLAZED BALCONY PRIVACY SCREEN	DARK GREY
	GLAZING	FROSTED
8.0 SPECIALTIES		
8.1	SIGNAGE	T.B.D.



BUILDING ELEVATION MATERIAL SCHEDULE		
CEMENT PANEL - DARK GREY	CEMENT PANEL - LIGHT / MEDIUM GREY	CEMENT PANEL - LIGHT GREY / WHITE
1.3, 2.3	1.2	1.1, 2.1
THIN BRICK VENEER - MEDIUM GREY	ARCHITECTURAL CONCRETE - NATURAL	CONCRETE BLOCK - NATURAL
1.5	1.6	1.7
WOOD-LOOK PANEL	METALS - CHARCOAL	METALS - REGENT GREY
1.4, 2.2, 4.1, 5.6	5.5, 5.7	5.3, 5.4
METALS - MEDIUM GREY	ALUMINUM - CLEAR ANODIZED	ROOF MEMBRANE - MEDIUM GREY
4.4	3.2	5.1, 5.2

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Revision		
No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
KAP2773 LOT 3, KAP2773 LOT 4, & KAP12523 LOT B

Drawing Number
DP-A4.01

Drawing Title
BUILDING ELEVATIONS - NORTH & SOUTH

Job No.	1983
Scale	3/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



BUILDING ELEVATION KEYNOTE SCHEDULE		
KEYNOTE	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	LIGHT GREY / WHITE
1.2	FIBRE CEMENT PANEL	LIGHT / MEDIUM GREY
1.3	FIBRE CEMENT PANEL	DARK GREY
1.4	METAL PANEL	WOOD LOOK - MEDIUM TONE
1.5	THIN BRICK VENEER	MEDIUM / DARK GREY - TBC
1.6	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
1.7	CONCRETE BLOCK	NATURAL / UNPAINTED
2.0 SOFFIT / FACIAS / TRIMS		
2.1	METAL SOFFIT PLANKS	LIGHT GREY
2.2	METAL SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GREY
3.0 WINDOWS		
3.1	VINYL WINDOWS	LIGHT GREY
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINUM STOREFRONT GLAZING	CLEAR ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GREY
	VISION GLAZING	CLEAR / NO TINT
4.0 DOORS		
4.1	METAL DOOR	WOOD LOOK - MEDIUM TONE
4.2	METAL DOOR & STEEL FRAME	MATCHING ADJACENT WALL
4.3	VINYL PATIO / BALCONY SWING DOORS	LIGHT GREY
4.4	VINYL PATIO / BALCONY SWING DOORS	MEDIUM GREY
4.5	INSULATED OVERHEAD DOOR	MEDIUM GREY
5.0 ROOFS / FLASHINGS		
5.1	BUILT-UP ROOF MEMBRANE	GRAY / PATTERNED
5.2	BALCONY / DECK MEMBRANE	GRAY / PATTERNED
5.3	THROUGH WALL FLASHINGS	REGENT GREY
5.4	PARAPET CAP FLASHINGS	REGENT GREY
5.5	PARAPET CAP FLASHINGS	CHARCOAL
5.6	THROUGH WALL FLASHINGS	WOOD LOOK - MEDIUM TONE
5.7	THROUGH WALL FLASHINGS	CHARCOAL
6.0 METALS		
6.1	PATIO & RAMP METAL GUARDRAIL	BLACK
6.2	BALCONY METAL GUARDRAIL	DARK GREY
7.0 SCREENS		
7.1	COMPOSITE DECK BOARDS / SLATS	DARK GREY / GREY POSTS
7.2	GLAZED BALCONY PRIVACY SCREEN	DARK GREY
	GLAZING	FROSTED
8.0 SPECIALTIES		
8.1	SIGNAGE	T.B.D.

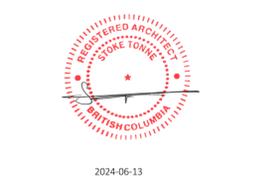


BUILDING ELEVATION MATERIAL SCHEDULE		
CEMENT PANEL - DARK GREY	CEMENT PANEL - LIGHT / MEDIUM GREY	CEMENT PANEL - LIGHT GREY / WHITE
1.3, 2.3	1.2	1.1, 2.1
THIN BRICK VENEER - MEDIUM GREY	ARCHITECTURAL CONCRETE - NATURAL	CONCRETE BLOCK - NATURAL
1.5	1.6	1.7
WOOD-LOOK PANEL	METALS - CHARCOAL	METALS - REGENT GREY
1.4, 2.2, 4.1, 5.6	5.5, 5.7	5.3, 5.4
METALS - MEDIUM GREY	ALUMINUM - CLEAR ANODIZED	ROOF MEMBRANE - MEDIUM GREY
4.4	3.2	5.1, 5.2

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SCHEDULE B

This forms part of application
 # DP23-0228
 DVP24-0052

City of Kelowna
 COMMUNITY PLANNING

Planner Initials: AF

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Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12523 LOT B

Drawing Number
DP-A4.02

Drawing Title
BUILDING ELEVATIONS - EAST & WEST

Job No. 1983
 Scale 1/8" = 1'-0"
 Drawn T.R.
 Checked S.T.

SCHEDULE B

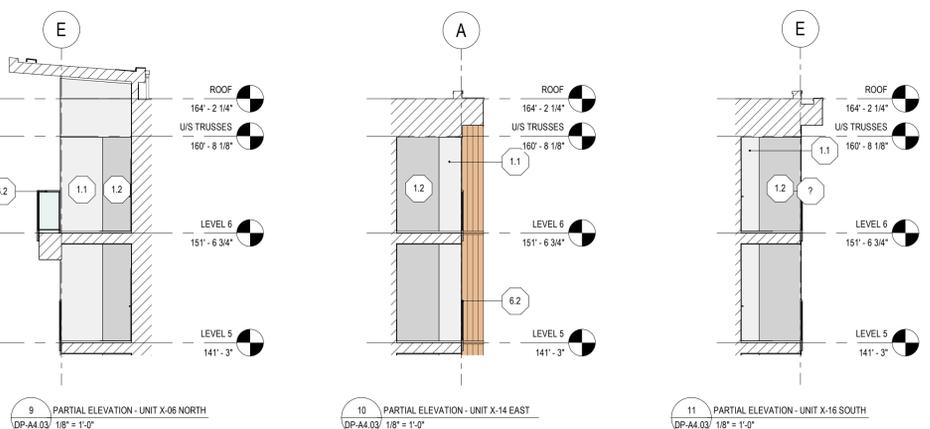
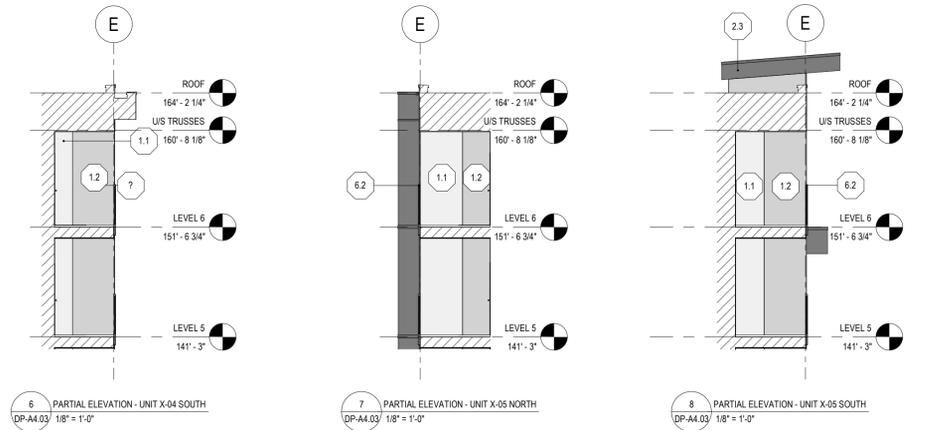
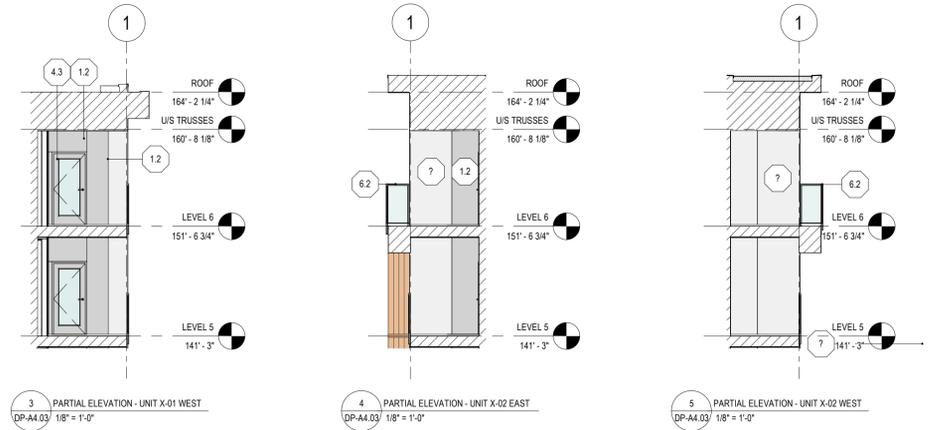
This forms part of application
 # DP23-0228
 DVP24-0052

Planner Initials **AF**

City of Kelowna
 COMMUNITY PLANNING



BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	LIGHT GREY / WHITE
1.2	FIBRE CEMENT PANEL	LIGHT / MEDIUM GREY
1.3	FIBRE CEMENT PANEL	DARK GREY
1.4	METAL PANEL	WOOD LOOK - MEDIUM TONE
1.5	THIN BRICK VENEER	MEDIUM / DARK GREY - TBC
1.6	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
1.7	CONCRETE BLOCK	NATURAL / UNPAINTED
2.0 SOFFIT / FACIAS / TRIMS		
2.1	METAL SOFFIT PLANKS	LIGHT GREY
2.2	METAL SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GREY
3.0 WINDOWS		
3.1	VINYL WINDOWS	LIGHT GREY
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINUM STOREFRONT GLAZING	CLEAR ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GREY
	VISION GLAZING	CLEAR / NO TINT
4.0 DOORS		
4.1	METAL DOOR	WOOD LOOK - MEDIUM TONE
4.2	METAL DOOR & STEEL FRAME	MATCHING ADJACENT WALL
4.3	VINYL PATIO / BALCONY SWING DOORS	LIGHT GREY
4.4	VINYL PATIO / BALCONY SWING DOORS	MEDIUM GREY
4.5	INSULATED OVERHEAD DOOR	MEDIUM GREY
5.0 ROOFS / FLASHINGS		
5.1	BUILT-UP ROOF MEMBRANE	GRAY / PATTERNED
5.2	BALCONY / DECK MEMBRANE	GRAY / PATTERNED
5.3	THROUGH WALL FLASHINGS	REGENT GREY
5.4	PARAPET CAP FLASHINGS	REGENT GREY
5.5	PARAPET CAP FLASHINGS	CHARCOAL
5.6	THROUGH WALL FLASHINGS	WOOD LOOK - MEDIUM TONE
5.7	THROUGH WALL FLASHINGS	CHARCOAL
6.0 METALS		
6.1	PATIO & RAMP METAL GUARDRAIL	BLACK
6.2	BALCONY METAL GUARDRAIL	DARK GREY
7.0 SCREENS		
7.1	COMPOSITE DECK BOARDS / SLATS	DARK GREY / GREY POSTS
7.2	GLAZED BALCONY PRIVACY SCREEN	DARK GREY
	GLAZING	FROSTED
8.0 SPECIALTIES		
8.1	SIGNAGE	T.B.D.

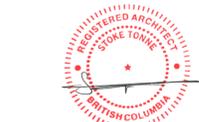


BUILDING ELEVATION MATERIAL SCHEDULE		
CEMENT PANEL - DARK GREY	CEMENT PANEL - LIGHT / MEDIUM GREY	CEMENT PANEL - LIGHT GREY / WHITE
1.3, 2.3	1.2	1.1, 2.1
THIN BRICK VENEER - MEDIUM GREY	ARCHITECTURAL CONCRETE - NATURAL	CONCRETE BLOCK - NATURAL
1.5	1.6	1.7
WOOD-LOOK PANEL	METALS - CHARCOAL	METALS - REGENT GREY
1.4, 2.2, 4.1, 5.6	5.5, 5.7	5.3, 5.4
METALS - MEDIUM GREY	ALUMINUM - CLEAR ANODIZED	ROOF MEMBRANE - MEDIUM GREY
4.4	3.2	5.1, 5.2

233 BERNARD AVENUE
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DIMENSIONS
 The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects DO NOT SCALE DRAWINGS



Issued		
No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT
2	2024-03-05	ISSUED FOR FOUNDATION PERMIT
3	2024-06-11	ISSUED FOR DP REVISIONS

Revision		
No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP2323 LOT B

Drawing Number Revision

DP-A4.03

Drawing Title

PARTIAL BUILDING ELEVATIONS

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



1 3D VIEW - NE CORNER
DP-A4.11 N.T.S.



2 3D VIEW - NW CORNER
DP-A4.11 N.T.S.



3 3D VIEW - SW CORNER
DP-A4.11 N.T.S.



4 3D VIEW - SE CORNER
DP-A4.11 N.T.S.

SCHEDULE B

This forms part of application
DP23-0228
DVP24-0052

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

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a
m+m
MEIKLEJOHN ARCHITECTS INC.



2024-06-13

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT
2	2024-03-05	ISSUED FOR FOUNDATION PERMIT
3	2024-06-11	ISSUED FOR DP REVISIONS

Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

Drawing Number Revision

DP-A4.11

Drawing Title

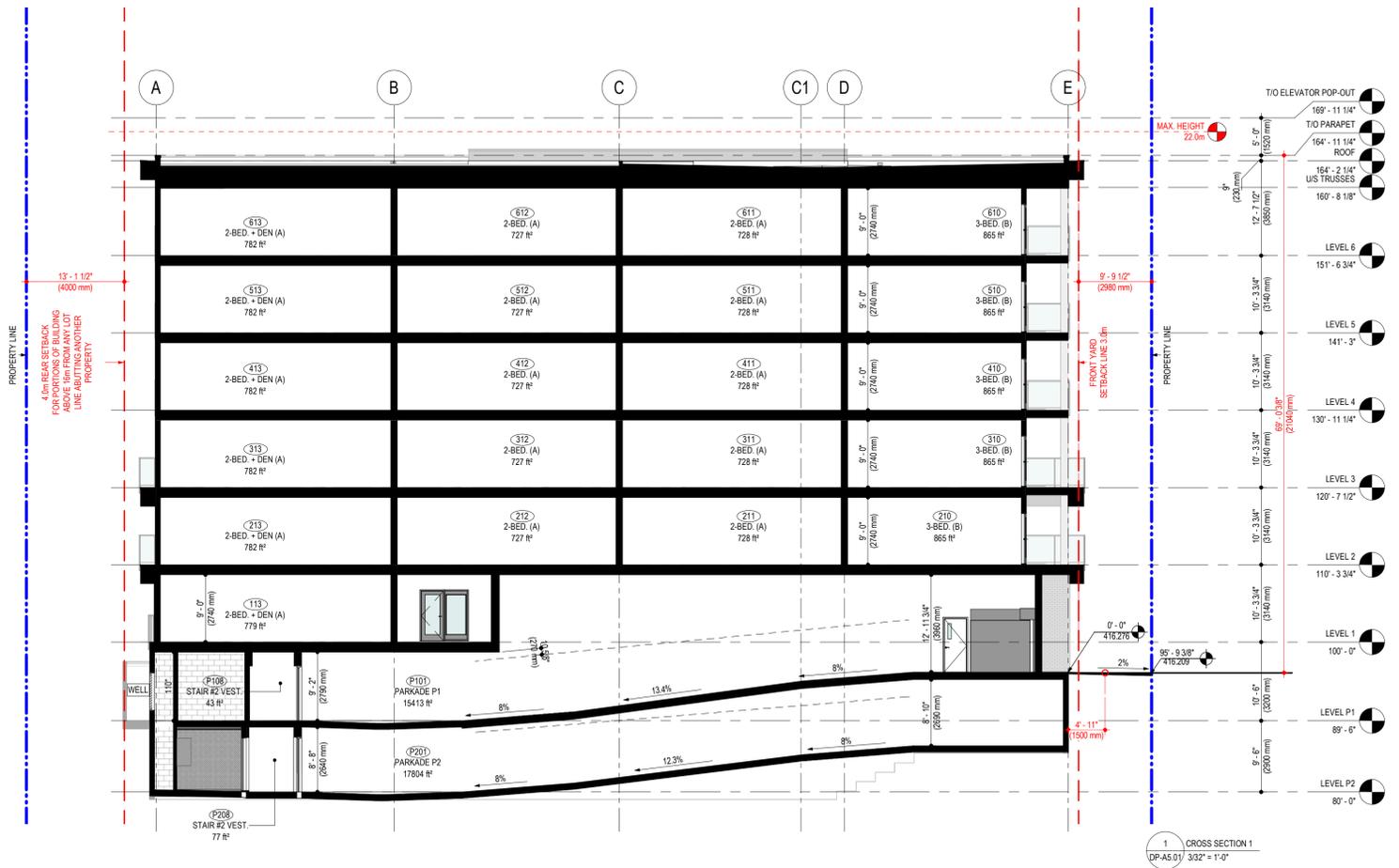
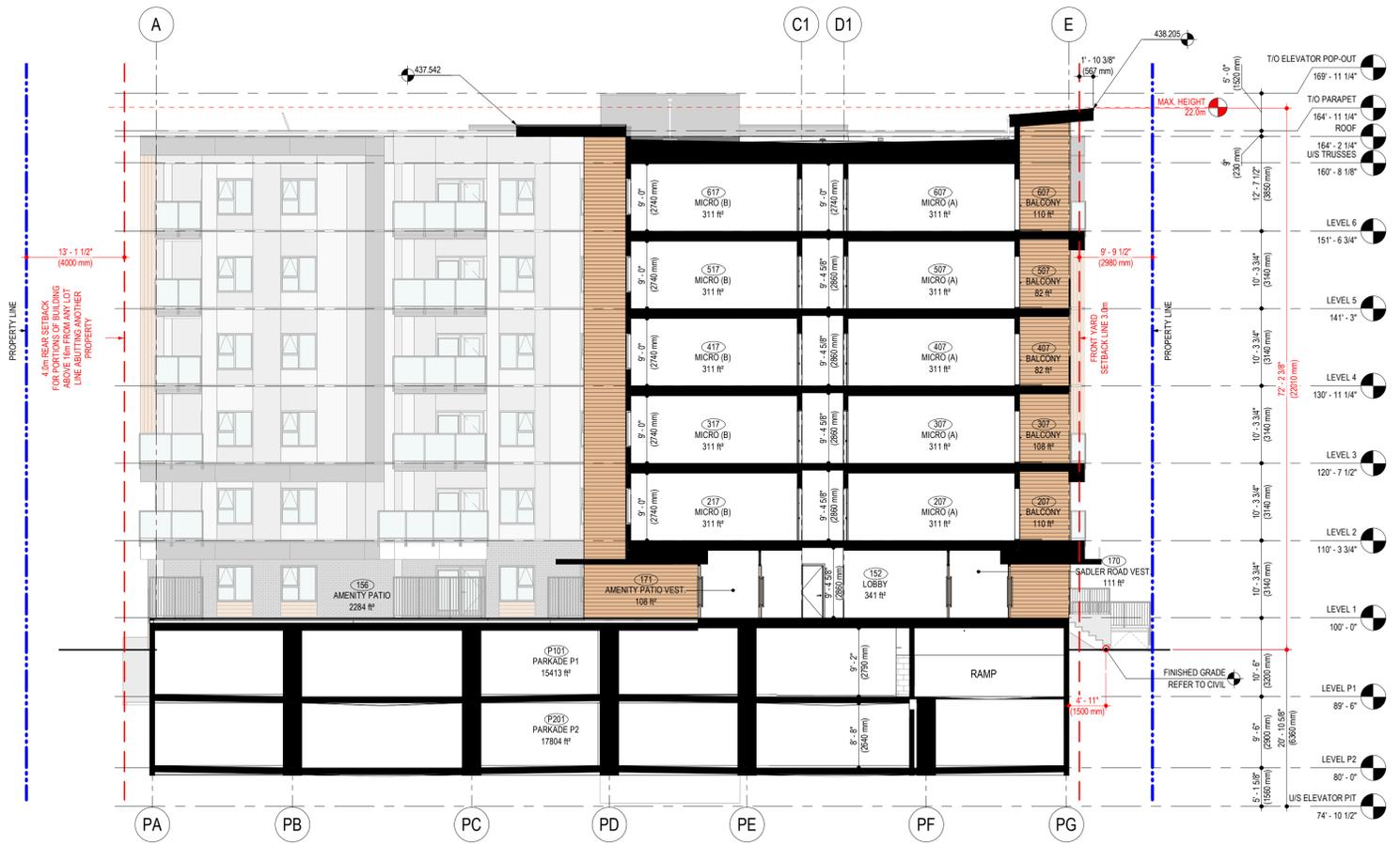
3D VIEWS

Job No.	1983
Scale	N=1:520'-0"
Drawn	T.R.
Checked	S.T.

SCHEDULE B

This forms part of application
 # DP23-0228
 DVP24-0052

Planner Initials **AF**



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 MEIKLEJOHN ARCHITECTS INC.



2024-06-13

Issued

No.	Date	Issued
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3	2024-06-11	ISSUED FOR DP REVISIONS

Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

210 SADLER ROAD KELOWNA, BC V1X 2Y7
 KAP2773 LOT 3, KAP2773 LOT 4, & KAP12323 LOT B

Drawing Number Revision

DP-A5.01

Drawing Title

BUILDING SECTIONS

Job No.	1983
Scale	3/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



SCHEDULE C

This forms part of application
 # DP23-0228
 DVP24-0052

Planner Initials **AF**

City of Kelowna
 COMMUNITY PLANNING



PROJECT TITLE
SADLER ROAD RENTAL
 200, 210, 230 SADLER ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	REVISION
1	23.11.24	Review
2	24.02.27	DP revisions
3		
4		
5		

PROJECT NO.	23-0545
DESIGN BY	AM
DRAWN BY	JN
CHECKED BY	GH
DATE	FEB. 27, 2024
SCALE	1:1.50
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

LS-101

NOT FOR CONSTRUCTION

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PLANT LIST *QUANTITIES ESTIMATED ONLY, NOT FOR PRICING*

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4	3m CAL
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2	4m CAL
QUERCUS MACROCARPA	BURR OAK	3	5m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1	3m CAL
SHRUBS			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	81	#02 CONT. /0.6M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	20	#02 CONT. /1.2M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	20	#02 CONT. /1.3M O.C. SPACING
ROSA 'RADCON'	RAINBOW KNOCKOUT ROSE	29	#02 CONT. /1.0M O.C. SPACING
TAXUS MEDIA 'TAUTONI'	TAUTON YEW	29	#02 CONT. /1.0M O.C. SPACING
VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT CRANBERRY	13	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	41	#01 CONT. /0.6M O.C. SPACING
ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN	18	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOESTER FEATHER REED GRASS	15	#01 CONT. /1.0M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	41	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	41	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	41	#01 CONT. /0.6M O.C. SPACING
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED	15	#01 CONT. /1.0M O.C. SPACING
TIARELLA CORDIFOLIA	FOAMFLOWER	41	#01 CONT. /0.6M O.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
 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 NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREA 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.
 7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

LEGEND

- CONCRETE PAVING
- CONCRETE PAVERS
- GARDEN PLANTING
- SHRUB PLANTING
- SYNTHETIC TURF
- SAFETY SURFACING
- COMPOSITE WOOD
- GRANULAR ROCK
- 1.25M BLACK CHAIN LINK FENCE
- 2.0M SOLID SCREEN FENCE
- DECIDUOUS TREE PLANTING

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.					✓	
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 						✓
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.				✓		
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and 		✓				



<ul style="list-style-type: none"> Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 						
2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) 						✓



<ul style="list-style-type: none"> • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability. 	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area. 						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind. 						✓



f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems. 	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility. 	✓					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 					✓	
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.						✓



Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					✓	
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					✓	
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	N/A	1	2	3	4	5
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting. 					✓	
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m 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. <ul style="list-style-type: none"> • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. 						✓

<ul style="list-style-type: none"> • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping. 						
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.					✓	
4.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓
b. Residential buildings should have a maximum width of 24 m.					✓	
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.						✓
4.1.3 Site Planning	N/A	1	2	3	4	5
a. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access. 						✓
b. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
c. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property. 						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						✓
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and 						✓



<ul style="list-style-type: none"> Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 						
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Outdoor amenity areas						
c. Design internal courtyards to: <ul style="list-style-type: none"> Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 						✓
d. Design mid-block connections to include active frontages, seating and landscaping.	✓					
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: <ul style="list-style-type: none"> Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; Providing a porch, patio, deck, or covered entry for each interval; 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; Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; Changing the materials with the change in building plane; and Provide a lighting fixture, trellis, tree or other landscape feature within each interval. 					✓	
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings 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.						✓



e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.	✓					
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> • Primary building entrances; • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 						✓
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.	✓					
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k. Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

<ul style="list-style-type: none"> Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 						
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Outdoor amenity areas						
c. Design internal courtyards to: <ul style="list-style-type: none"> Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 						✓
d. Design mid-block connections to include active frontages, seating and landscaping.	✓					
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b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings 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.						✓



<p>e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.</p>	✓				
<p>f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations:</p> <ul style="list-style-type: none"> • Primary building entrances; • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 					✓
<p>g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.</p>					✓
<p>h. Place and locate awnings and canopies to reflect the building’s architecture and fenestration pattern.</p>	✓				
<p>i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.</p>					✓
<p>j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City’s Sign Bylaw.</p>	✓				
<p>k. Avoid the following types of signage:</p> <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 					✓
<p>l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.</p>	✓				

DOMINIUM



Dear City of Kelowna Planning Department,

RE: Rezoning and Development Permit Application regarding 200, 210 & 230 Sadler Road

Design Rationale

Our proposed 6-storey building is designed to align with the zoning bylaw at the time of submission. As the inaugural development application on the street, its midblock location prompted voluntary side and rear yard, demonstrating a conscientious approach to its unique position.

Mindful of our neighbors, we incorporated ground-oriented units and a resident amenity garden to preserve the neighborhood's "ground-oriented feel" during the transition to higher density. Balconies have been purposefully inset to minimize sightlines into surrounding properties, promoting privacy and reinforcing the ground-oriented ambiance. Pursuing UC4r zoning is our strategic response to Kelowna's housing crisis. Our goal is to offer a diverse unit mix across the 115 units, encompassing micro units and family-oriented 3-bedroom units, aligning with the pressing need for varied rental housing options in Kelowna.

Our commitment to mindful design extends to placing parking below grade, minimizing a visible parkade wall facing adjacent properties. Architectural features such as wood-like elements, a neutral color palette, and targeting Step Code 3 contribute to a welcoming and environmentally conscious development. The project, aligned with the OCP, reflects a community-endorsed planning approach. We believe our design will positively contribute to the Rutland Urban Centre.

A variance for the front yard step back is proposed, necessitated by a recent text amendment adopted in January 2024. The timing of the enforcement compelled us to petition the council for a reconsideration to accommodate applications submitted prior to the date of adoption, as the proposed building would incur substantial redesign costs and project delays to comply with the amended regulation.

Basic building requirements such as an electrical transformer and a parkade entrance have constrained the available landscaping within the front yard setback. As such, we have provided the maximum soil-based landscaping possible. We also believe that street access for ground oriented units enhance the building's pedestrian scale so stairs and private pathways (hard surfaces) have been designed with soil cell to maintain soil volume for trees but reduce our soil based landscaping.

DOMINIUM



GREENSTONE
DEVELOPMENTS

Proposed Variances

We are proposing 1 variance for the planning department's consideration:

- 14.11 Min. building setback from front yard.
Required: 3.0m
Proposed: 0.0m

Additionally, we will also be exercising the payment in lieu of off-street parking for a 2 stall deficit.

- Section 8.3: Required off-Street Parking Requirements
Required: 102 stalls
Proposed: 100 stalls

We appreciate your time and consideration and look forward to supportive comments in response to this Rezoning and Development Permit application.

Sincerely,

Jeff Nishimura