

City of  
**Kelowna**

# Development Permit

## DP23-0157

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

**450 Montgomery Rd**

and legally known as

**Lot 11 Section 26 Township 26 ODYD Plan 7783 Except Plan EPP137940**

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 12, 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: Montgomery Living Ltd., Inc. No. BC1423482

Applicant: Novation Architecture 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. DP23-0157 for Lot 11 Section 26 Township 26 ODYD Plan 7783 Except Plan EPP137940 located at 450 Montgomery 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 FURTHER THAT this Development 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 **\$23,580.00**

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 **\$178,944.00** required for 16 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 **\$19,870.00** required for 973.9 m<sup>2</sup> 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.**

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application # DP23-0157	
Planner Initials	AF
 City of <b>Kelowna</b> COMMUNITY PLANNING	

DRAFT

CONSULTANTS:

ILLUSTRATIONS

**ARCHITECTURAL**  
 NOVATION ARCHITECTURE LTD.  
 302-2237 LECKIE ROAD  
 KELOWNA, BC V1X 6Y5  
 TEL. (236) 420-4144

**LANDSCAPE**  
 ECORA  
 200-2045 ENTERPRISE WAY  
 KELOWNA, BC V1Y 9T5  
 TEL. (250) 469-9757

**SURVEY**  
 VECTOR GEOMATICS LAND  
 SURVEYING LTD.  
 111-810 CLEMENT AVE  
 KELOWNA, BC V1Y 0J7  
 TEL. (250) 868-0172

DRAWING INDEX:

NO.	NAME
A0.00	COVER SHEET
A0.01	SOLOR STUDY
A1.00	OVERALL SITE PLAN
A2.00	PARKADE PLAN
A2.01	SECOND FLOOR PLAN
A2.02	THIRD FLOOR PLAN
A2.03	FOURTH FLOOR PLAN
A2.04	FIFTH FLOOR PLAN
A2.05	SIXTH FLOOR PLAN
A2.06	ROOF PLAN
A3.01	NORTH ELEVATION
A3.02	EAST ELEVATION
A3.03	SOUTH ELEVATION
A3.04	WEST ELEVATION
A3.11	VISUALIZATIONS
A4.01	BUILDING SECTION
A4.02	BUILDING SECTION
A4.03	BUILDING SECTION
A4.04	BUILDING SECTION
A4.05	BUILDING SECTION
TOTAL SHEETS: 20	



Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to Seal

2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**SCHEDULE A**

This forms part of application  
 # DP23-0157

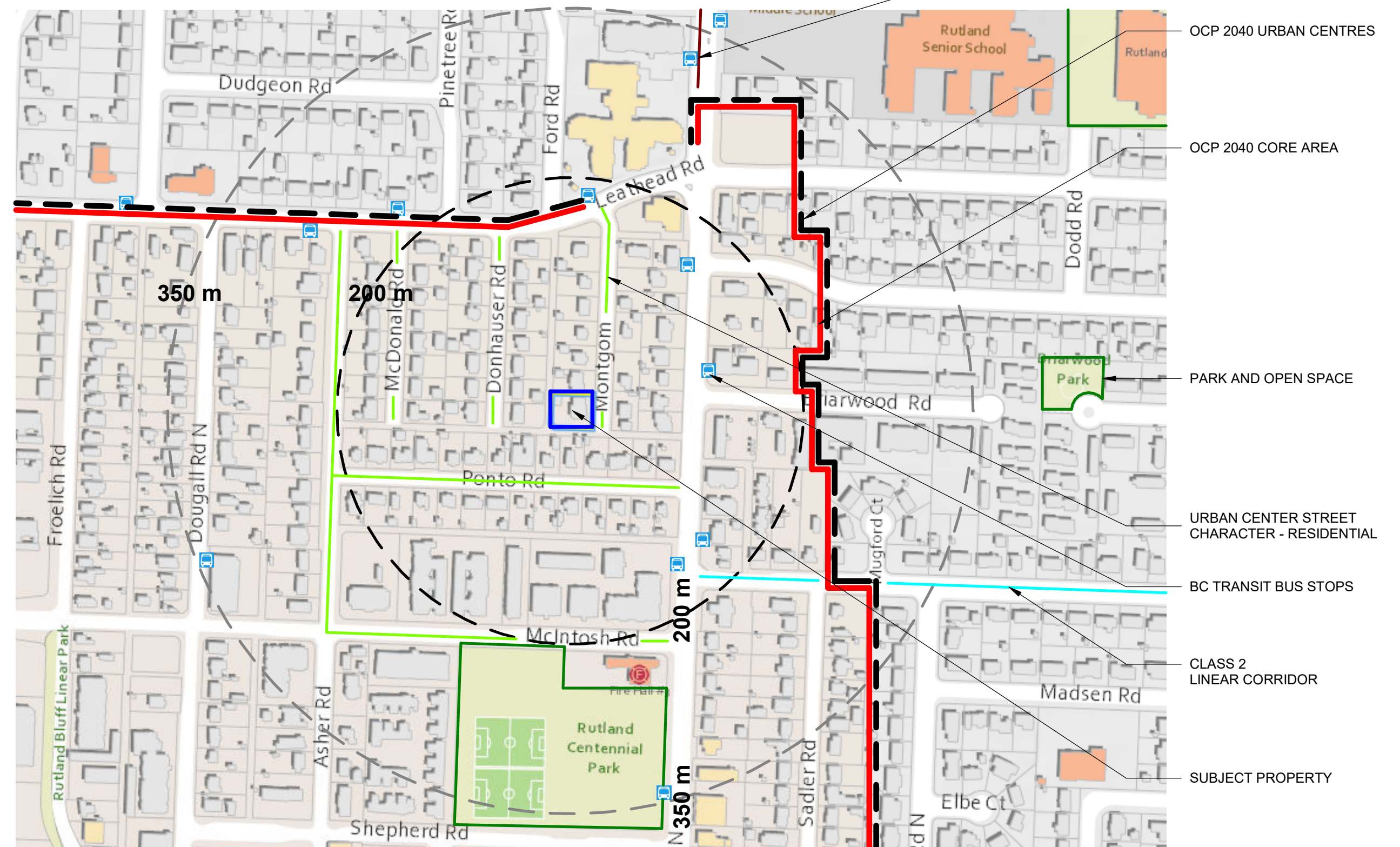
Planner Initials **AF**

City of Kelowna  
 COMMUNITY PLANNING

STATISTICS

<p>Address: 450 MONTGOMERY ROAD                  Legal: PLAN KAP 7783 LOT 11 SECTION 26 TOWNSHIP 26</p> <p>Zoning (Current): UCA                  Zoning (Proposed): UCAUR                  Permitted Use: Mixed Commercial and Residential</p> <p>Site Area:                  1,003.4 sq.m.                  11,962 sq.ft.                  0.193 ha</p> <table border="1"> <tr><th></th><th>REQUIRED</th><th>PROPOSED</th></tr> <tr><td>Minimum Lot Width</td><td>13.0 m</td><td>29.5 m</td></tr> <tr><td>Minimum Lot Depth</td><td>30.0 m</td><td>35.5 m</td></tr> <tr><td>Minimum Lot Area</td><td>402 sq.m.</td><td>1,003.4 sq.m.</td></tr> </table> <p> setbacks:                  Front Yard: 3.0 m / 4.4 m                  Side Yard (North): 0.0 m / 1.0 m                  Side Yard (South): 0.0 m / 4.0 m                  Rear Yard: 0.0 m / 0.1 m</p> <table border="1"> <tr><th>LEVEL</th><th>SF AREA (for F.A.R. Proposed)</th><th>UNIT COUNT</th></tr> <tr><td>2</td><td>962</td><td>12</td></tr> <tr><td>3</td><td>962</td><td>12</td></tr> <tr><td>4</td><td>962</td><td>12</td></tr> <tr><td>5</td><td>940</td><td>12</td></tr> <tr><td>6</td><td>454</td><td>6</td></tr> <tr><td>TOTAL</td><td>3878</td><td>54</td></tr> </table> <table border="1"> <tr><th>LEVEL</th><th>MICRO (BACHELORS)</th><th>1BD</th><th>2BD</th><th>3BD</th><th>TOTAL</th></tr> <tr><td>2</td><td>5</td><td>4</td><td>3</td><td>0</td><td>12</td></tr> <tr><td>3</td><td>5</td><td>4</td><td>3</td><td>0</td><td>12</td></tr> <tr><td>4</td><td>5</td><td>4</td><td>3</td><td>0</td><td>12</td></tr> <tr><td>5</td><td>5</td><td>5</td><td>2</td><td>0</td><td>12</td></tr> <tr><td>6</td><td>0</td><td>1</td><td>0</td><td>5</td><td>6</td></tr> <tr><td>TOTAL</td><td>20</td><td>18</td><td>11</td><td>5</td><td>54</td></tr> </table>			REQUIRED	PROPOSED	Minimum Lot Width	13.0 m	29.5 m	Minimum Lot Depth	30.0 m	35.5 m	Minimum Lot Area	402 sq.m.	1,003.4 sq.m.	LEVEL	SF AREA (for F.A.R. Proposed)	UNIT COUNT	2	962	12	3	962	12	4	962	12	5	940	12	6	454	6	TOTAL	3878	54	LEVEL	MICRO (BACHELORS)	1BD	2BD	3BD	TOTAL	2	5	4	3	0	12	3	5	4	3	0	12	4	5	4	3	0	12	5	5	5	2	0	12	6	0	1	0	5	6	TOTAL	20	18	11	5	54	<p><b>Building Site Coverage</b></p> <table border="1"> <tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr> <tr><td>Maximum 85% Allowed (88.8% Proposed) (Building Footprint - From Sheet A1.05)</td><td>921 sq.m. / 9,910 sq.ft.</td><td>704 sq.m. / 7,603 sq.ft.</td></tr> </table> <p><b>Total Site Coverage</b></p> <table border="1"> <tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr> <tr><td>Maximum 90% (88% Proposed) (Building + Structures + Impervious Surfaces - From Sheet A1.05)</td><td>975 sq.m. / 10,496 sq.ft.</td><td>954 sq.m. / 10,264 sq.ft.</td></tr> </table> <p><b>Floor Area Ratio</b></p> <table border="1"> <tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr> <tr><td>1.6 + 0.5 (Amenity Bonus) + 0.3 (Pentier Only) = 2.4 Allowable FAR</td><td>2,600 sq.m. / 27,699 sq.ft.</td><td>2,491 sq.m. / 26,810 sq.ft.</td></tr> <tr><td>Proposed FAR = 2.239</td><td></td><td>72.2 % / 67.9 %</td></tr> </table> <p><b>Height</b></p> <table border="1"> <tr><td>Principal buildings</td><td>22.0 m / 72.2 ft.</td><td>20.7 m / 67.9 ft.</td></tr> </table> <p><b>Common &amp; Private Amenity Space</b></p> <table border="1"> <tr><th>FACTOR (sq.m.)</th><th>REQUIRED</th><th>PROPOSED</th></tr> <tr><td>Micro (Bachelor) Rule: 6.00 per Micro (Bachelor) &gt;&gt;&gt;</td><td>120 sq.m.</td><td>20</td></tr> <tr><td>One Bedroom Rule: 10.00 per One Bedroom &gt;&gt;&gt;</td><td>180 sq.m.</td><td>18</td></tr> <tr><td>Two and Three Bedroom Rule: 15.00 per Two/Three Bedroom &gt;&gt;&gt;</td><td>240 sq.m.</td><td>18</td></tr> <tr><td>4.0 sq.m. per Unit Required as "Private Amenity Space"</td><td>216 sq.m.</td><td>232 sq.m.</td></tr> <tr><td>Remainder Required as "Private Amenity Space"</td><td>324 sq.m.</td><td>358 sq.m.</td></tr> <tr><td>Total Required Amenity</td><td>540 sq.m.</td><td>567 sq.m.</td></tr> </table> <p><b>Parking</b></p> <table border="1"> <tr><th>FACTOR</th><th>MINIMUM REQUIREMENT</th><th>PROPOSED</th></tr> <tr><td>Micro (Bachelor) Rule: 0.80 per Micro (Bachelor) &gt;&gt;&gt;</td><td>16</td><td>20</td></tr> <tr><td>One Bedroom Rule: 0.80 per One Bedroom &gt;&gt;&gt;</td><td>16</td><td>18</td></tr> <tr><td>Two and Three Bedroom Rule: 1.00 per Two/Three Bedroom &gt;&gt;&gt;</td><td>18</td><td>18</td></tr> <tr><td>Visitor Rule: 0.14 per Total Unit Count &gt;&gt;&gt;</td><td>7.56</td><td>54</td></tr> <tr><td>20% reduction to visitor due to rental housing incentive</td><td>6.048</td><td></td></tr> <tr><td>Subtotal</td><td>54.268</td><td>27</td></tr> <tr><td>Total Required (with 20% reduction for rental housing incentive)</td><td>10.804</td><td>43</td></tr> </table> <p><b>Bicycle</b></p> <table border="1"> <tr><th>FACTOR</th><th>MINIMUM REQUIREMENT</th><th>PROPOSED</th></tr> <tr><td>Long Term Rule: 0.15 Stalls per Micro (Bachelor) &gt;&gt;&gt;</td><td>15</td><td>20</td></tr> <tr><td>Rule: 0.75 Stalls per One Bedroom &gt;&gt;&gt;</td><td>13.5</td><td>18</td></tr> <tr><td>Rule: 0.75 Stalls per Two Bedrooms &gt;&gt;&gt;</td><td>8.25</td><td>11</td></tr> <tr><td>Rule: 1.00 Stalls per Three + Bedrooms &gt;&gt;&gt;</td><td>5</td><td>5</td></tr> <tr><td>Subtotal (Long Term Bicycle Stalls Required)</td><td>41.75</td><td>42</td></tr> <tr><td>Short Term Rule: 1.00 Stalls per Three + Bedrooms &gt;&gt;&gt;</td><td>5</td><td>5</td></tr> <tr><td>Subtotal (Short Term Bicycle Stalls Required)</td><td>5</td><td>5</td></tr> <tr><td>Grand Total All Bicycle Stalls</td><td>47.25</td><td>48</td></tr> </table>		ALLOWED	PROPOSED	Maximum 85% Allowed (88.8% Proposed) (Building Footprint - From Sheet A1.05)	921 sq.m. / 9,910 sq.ft.	704 sq.m. / 7,603 sq.ft.		ALLOWED	PROPOSED	Maximum 90% (88% Proposed) (Building + Structures + Impervious Surfaces - From Sheet A1.05)	975 sq.m. / 10,496 sq.ft.	954 sq.m. / 10,264 sq.ft.		ALLOWED	PROPOSED	1.6 + 0.5 (Amenity Bonus) + 0.3 (Pentier Only) = 2.4 Allowable FAR	2,600 sq.m. / 27,699 sq.ft.	2,491 sq.m. / 26,810 sq.ft.	Proposed FAR = 2.239		72.2 % / 67.9 %	Principal buildings	22.0 m / 72.2 ft.	20.7 m / 67.9 ft.	FACTOR (sq.m.)	REQUIRED	PROPOSED	Micro (Bachelor) Rule: 6.00 per Micro (Bachelor) >>>	120 sq.m.	20	One Bedroom Rule: 10.00 per One Bedroom >>>	180 sq.m.	18	Two and Three Bedroom Rule: 15.00 per Two/Three Bedroom >>>	240 sq.m.	18	4.0 sq.m. per Unit Required as "Private Amenity Space"	216 sq.m.	232 sq.m.	Remainder Required as "Private Amenity Space"	324 sq.m.	358 sq.m.	Total Required Amenity	540 sq.m.	567 sq.m.	FACTOR	MINIMUM REQUIREMENT	PROPOSED	Micro (Bachelor) Rule: 0.80 per Micro (Bachelor) >>>	16	20	One Bedroom Rule: 0.80 per One Bedroom >>>	16	18	Two and Three Bedroom Rule: 1.00 per Two/Three Bedroom >>>	18	18	Visitor Rule: 0.14 per Total Unit Count >>>	7.56	54	20% reduction to visitor due to rental housing incentive	6.048		Subtotal	54.268	27	Total Required (with 20% reduction for rental housing incentive)	10.804	43	FACTOR	MINIMUM REQUIREMENT	PROPOSED	Long Term Rule: 0.15 Stalls per Micro (Bachelor) >>>	15	20	Rule: 0.75 Stalls per One Bedroom >>>	13.5	18	Rule: 0.75 Stalls per Two Bedrooms >>>	8.25	11	Rule: 1.00 Stalls per Three + Bedrooms >>>	5	5	Subtotal (Long Term Bicycle Stalls Required)	41.75	42	Short Term Rule: 1.00 Stalls per Three + Bedrooms >>>	5	5	Subtotal (Short Term Bicycle Stalls Required)	5	5	Grand Total All Bicycle Stalls	47.25	48
	REQUIRED	PROPOSED																																																																																																																																																																											
Minimum Lot Width	13.0 m	29.5 m																																																																																																																																																																											
Minimum Lot Depth	30.0 m	35.5 m																																																																																																																																																																											
Minimum Lot Area	402 sq.m.	1,003.4 sq.m.																																																																																																																																																																											
LEVEL	SF AREA (for F.A.R. Proposed)	UNIT COUNT																																																																																																																																																																											
2	962	12																																																																																																																																																																											
3	962	12																																																																																																																																																																											
4	962	12																																																																																																																																																																											
5	940	12																																																																																																																																																																											
6	454	6																																																																																																																																																																											
TOTAL	3878	54																																																																																																																																																																											
LEVEL	MICRO (BACHELORS)	1BD	2BD	3BD	TOTAL																																																																																																																																																																								
2	5	4	3	0	12																																																																																																																																																																								
3	5	4	3	0	12																																																																																																																																																																								
4	5	4	3	0	12																																																																																																																																																																								
5	5	5	2	0	12																																																																																																																																																																								
6	0	1	0	5	6																																																																																																																																																																								
TOTAL	20	18	11	5	54																																																																																																																																																																								
	ALLOWED	PROPOSED																																																																																																																																																																											
Maximum 85% Allowed (88.8% Proposed) (Building Footprint - From Sheet A1.05)	921 sq.m. / 9,910 sq.ft.	704 sq.m. / 7,603 sq.ft.																																																																																																																																																																											
	ALLOWED	PROPOSED																																																																																																																																																																											
Maximum 90% (88% Proposed) (Building + Structures + Impervious Surfaces - From Sheet A1.05)	975 sq.m. / 10,496 sq.ft.	954 sq.m. / 10,264 sq.ft.																																																																																																																																																																											
	ALLOWED	PROPOSED																																																																																																																																																																											
1.6 + 0.5 (Amenity Bonus) + 0.3 (Pentier Only) = 2.4 Allowable FAR	2,600 sq.m. / 27,699 sq.ft.	2,491 sq.m. / 26,810 sq.ft.																																																																																																																																																																											
Proposed FAR = 2.239		72.2 % / 67.9 %																																																																																																																																																																											
Principal buildings	22.0 m / 72.2 ft.	20.7 m / 67.9 ft.																																																																																																																																																																											
FACTOR (sq.m.)	REQUIRED	PROPOSED																																																																																																																																																																											
Micro (Bachelor) Rule: 6.00 per Micro (Bachelor) >>>	120 sq.m.	20																																																																																																																																																																											
One Bedroom Rule: 10.00 per One Bedroom >>>	180 sq.m.	18																																																																																																																																																																											
Two and Three Bedroom Rule: 15.00 per Two/Three Bedroom >>>	240 sq.m.	18																																																																																																																																																																											
4.0 sq.m. per Unit Required as "Private Amenity Space"	216 sq.m.	232 sq.m.																																																																																																																																																																											
Remainder Required as "Private Amenity Space"	324 sq.m.	358 sq.m.																																																																																																																																																																											
Total Required Amenity	540 sq.m.	567 sq.m.																																																																																																																																																																											
FACTOR	MINIMUM REQUIREMENT	PROPOSED																																																																																																																																																																											
Micro (Bachelor) Rule: 0.80 per Micro (Bachelor) >>>	16	20																																																																																																																																																																											
One Bedroom Rule: 0.80 per One Bedroom >>>	16	18																																																																																																																																																																											
Two and Three Bedroom Rule: 1.00 per Two/Three Bedroom >>>	18	18																																																																																																																																																																											
Visitor Rule: 0.14 per Total Unit Count >>>	7.56	54																																																																																																																																																																											
20% reduction to visitor due to rental housing incentive	6.048																																																																																																																																																																												
Subtotal	54.268	27																																																																																																																																																																											
Total Required (with 20% reduction for rental housing incentive)	10.804	43																																																																																																																																																																											
FACTOR	MINIMUM REQUIREMENT	PROPOSED																																																																																																																																																																											
Long Term Rule: 0.15 Stalls per Micro (Bachelor) >>>	15	20																																																																																																																																																																											
Rule: 0.75 Stalls per One Bedroom >>>	13.5	18																																																																																																																																																																											
Rule: 0.75 Stalls per Two Bedrooms >>>	8.25	11																																																																																																																																																																											
Rule: 1.00 Stalls per Three + Bedrooms >>>	5	5																																																																																																																																																																											
Subtotal (Long Term Bicycle Stalls Required)	41.75	42																																																																																																																																																																											
Short Term Rule: 1.00 Stalls per Three + Bedrooms >>>	5	5																																																																																																																																																																											
Subtotal (Short Term Bicycle Stalls Required)	5	5																																																																																																																																																																											
Grand Total All Bicycle Stalls	47.25	48																																																																																																																																																																											

SITE CONTEXT



**PROPERTY DESCRIPTION:**  
 CIVIC: 450 MONTGOMERY  
 LEGAL: PLAN KAP7783 LOT 11 SECTION 26 TOWNSHIP 26

**APPLICANT:**  
 NOVATION ARCHITECTURE LTD.

NOT FOR CONSTRUCTION

No.	Date	Description
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT

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

project title  
**MONTGOMERY RESIDENTIAL**

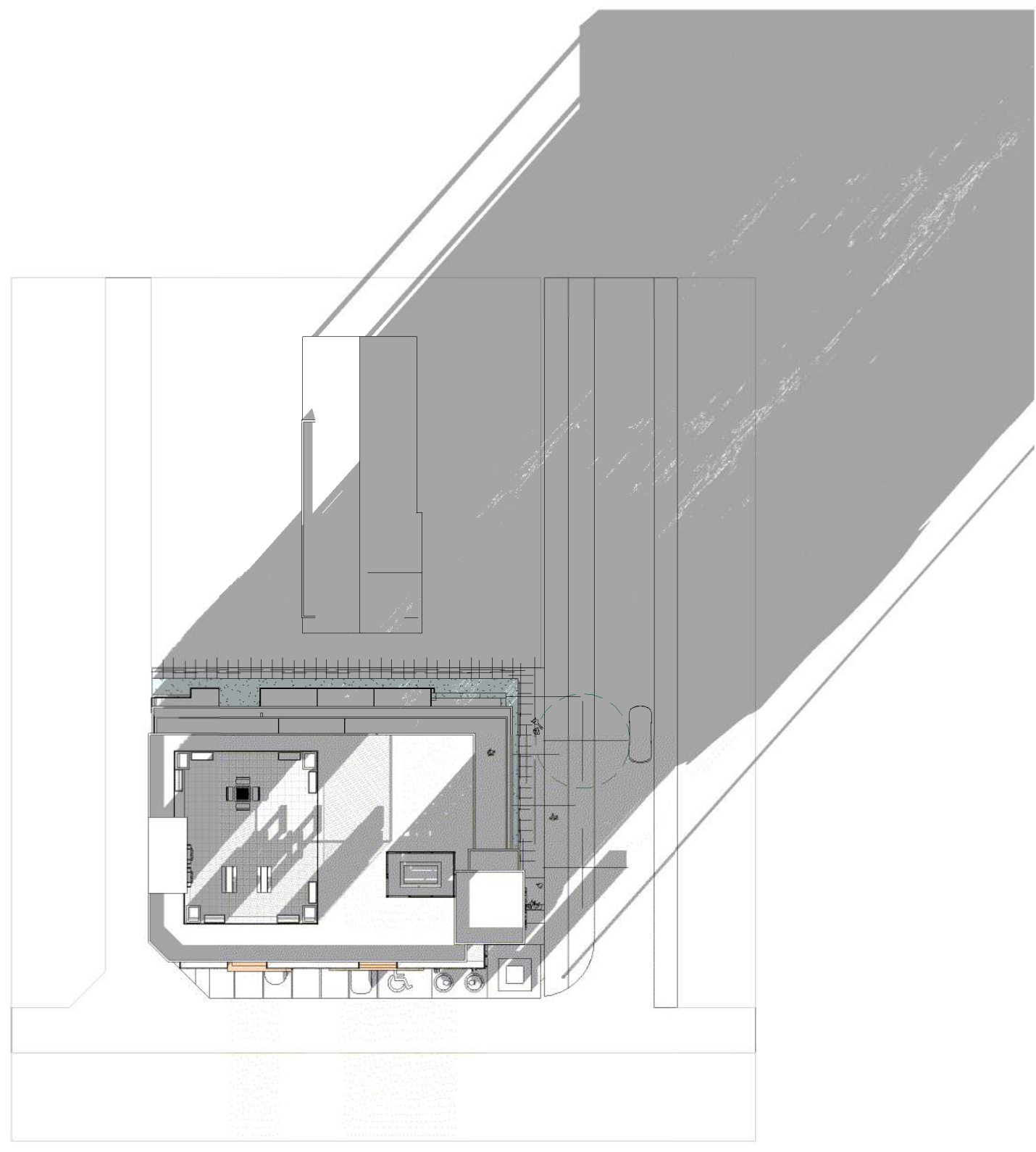
450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

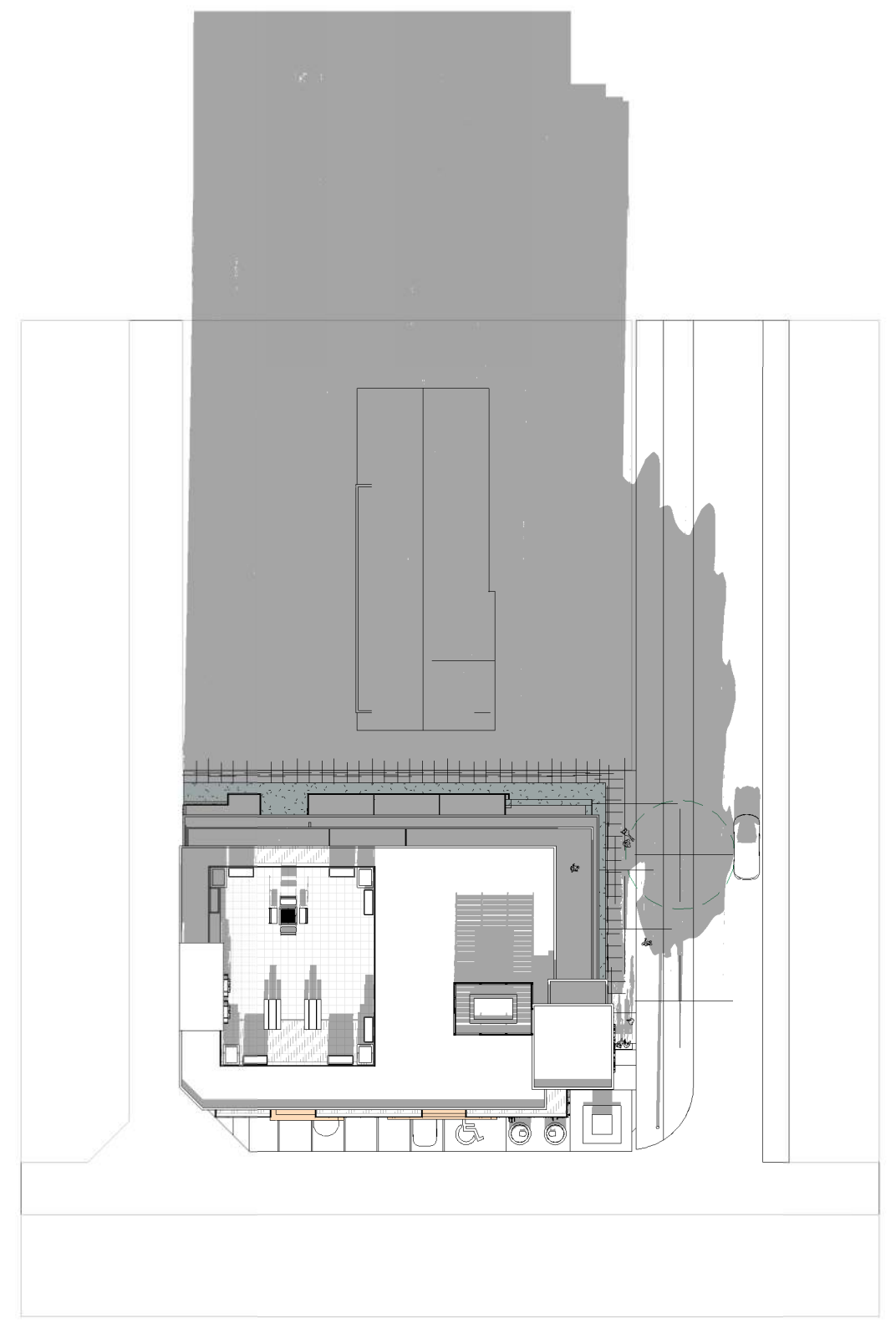
drawing title  
**COVER SHEET**

designed PS  
 drawn IP  
 checked PS

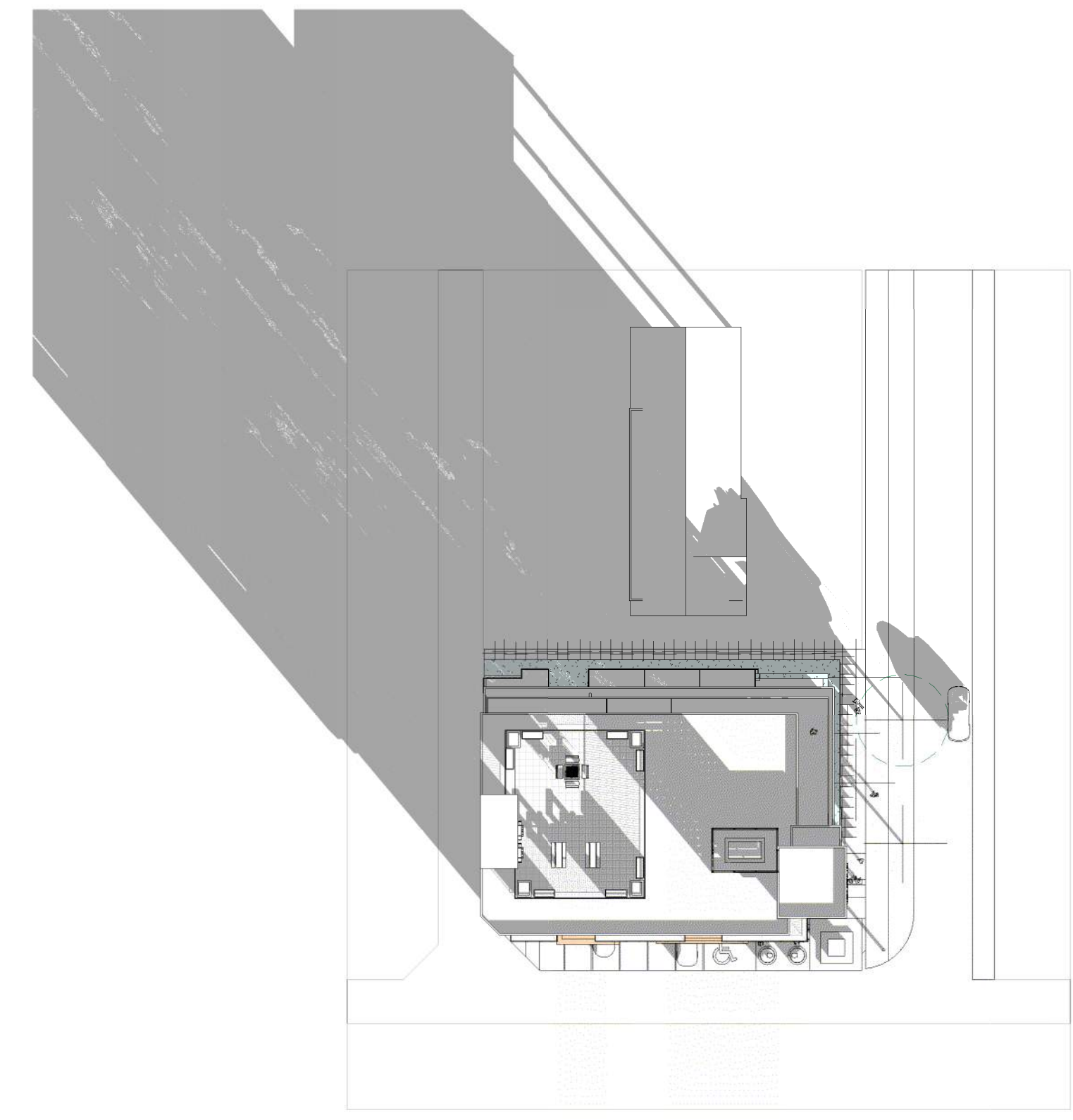
**A0.00**



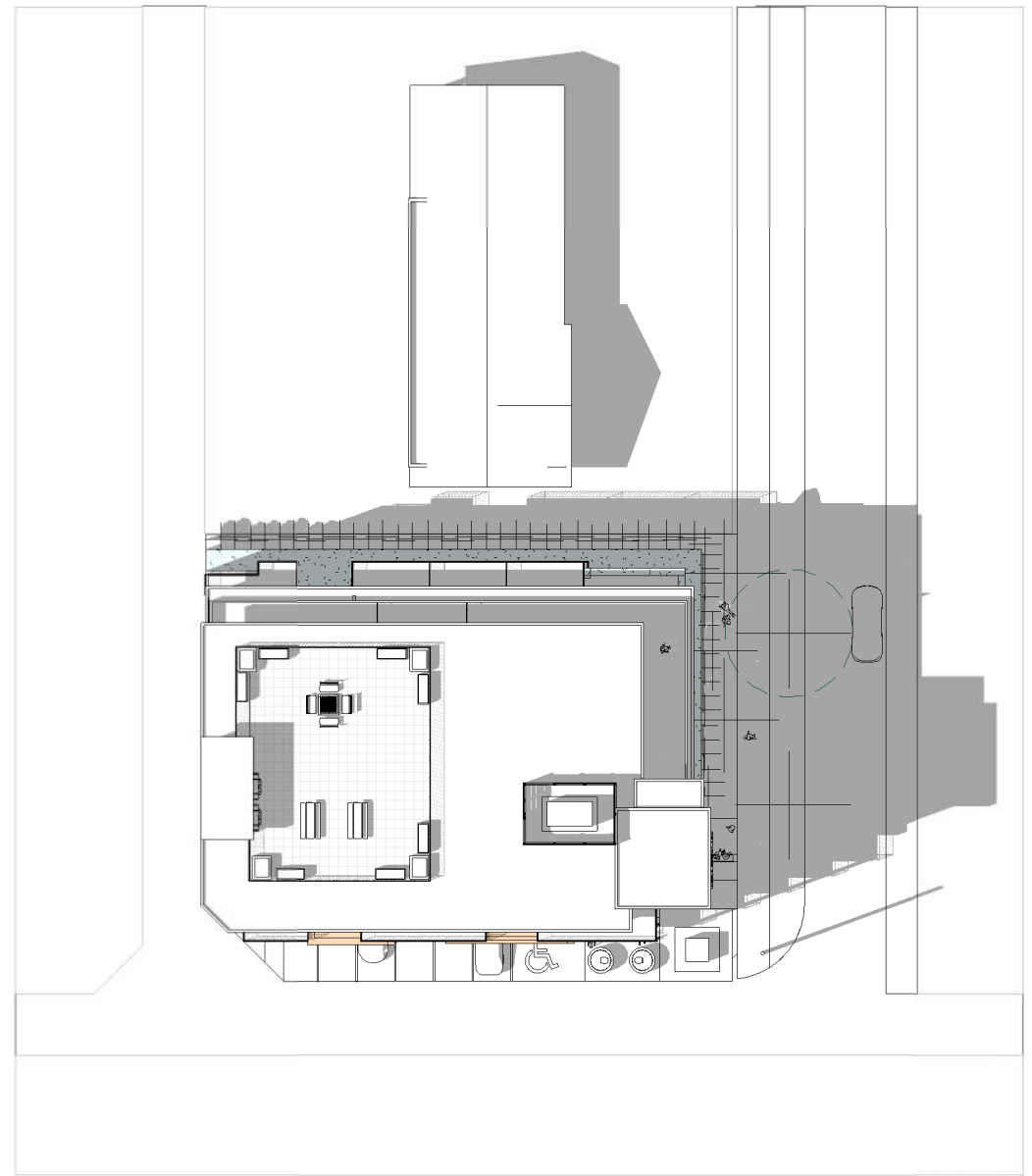
6 DEC. 21, 3 pm



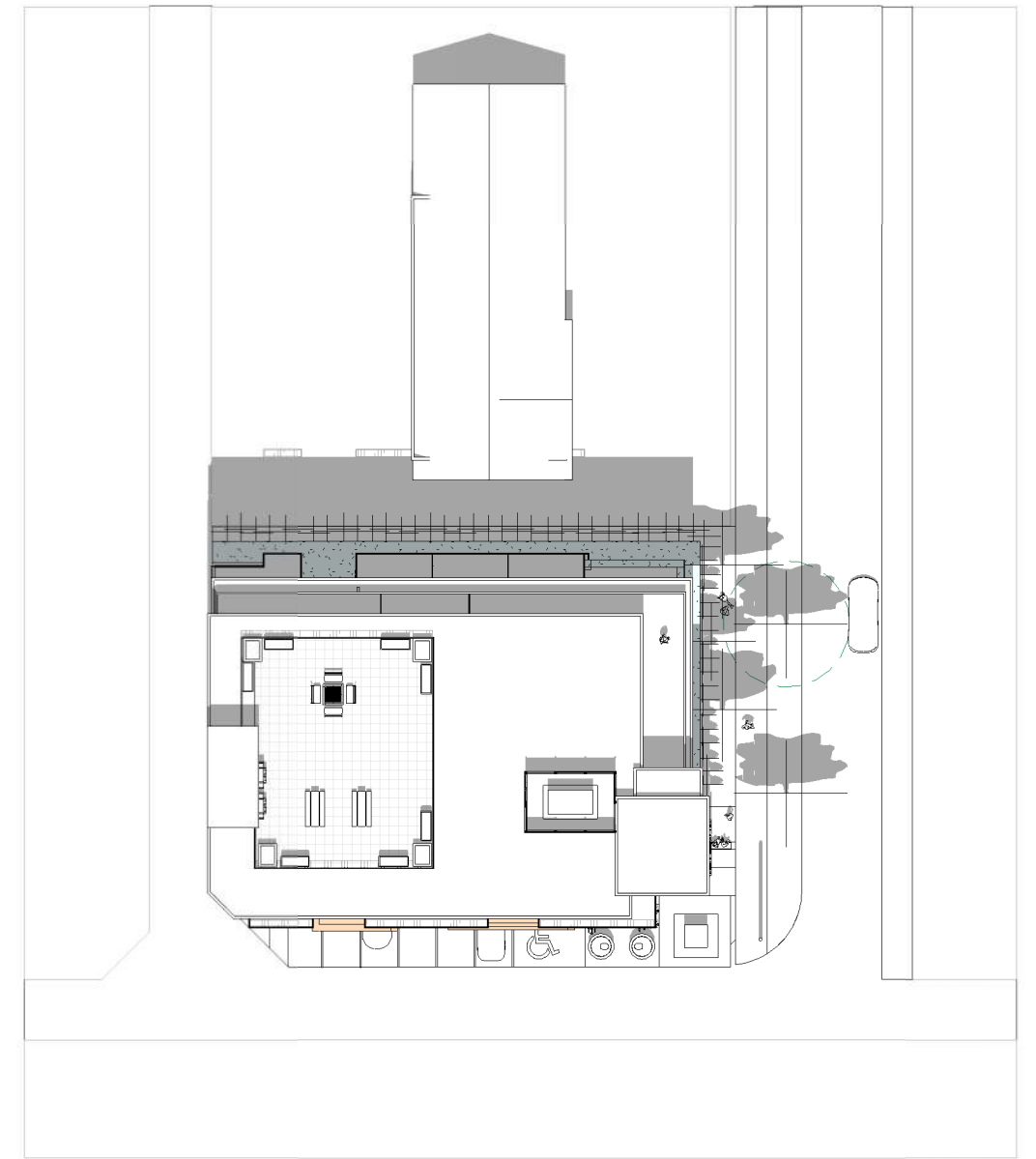
5 DEC. 21, 12 pm



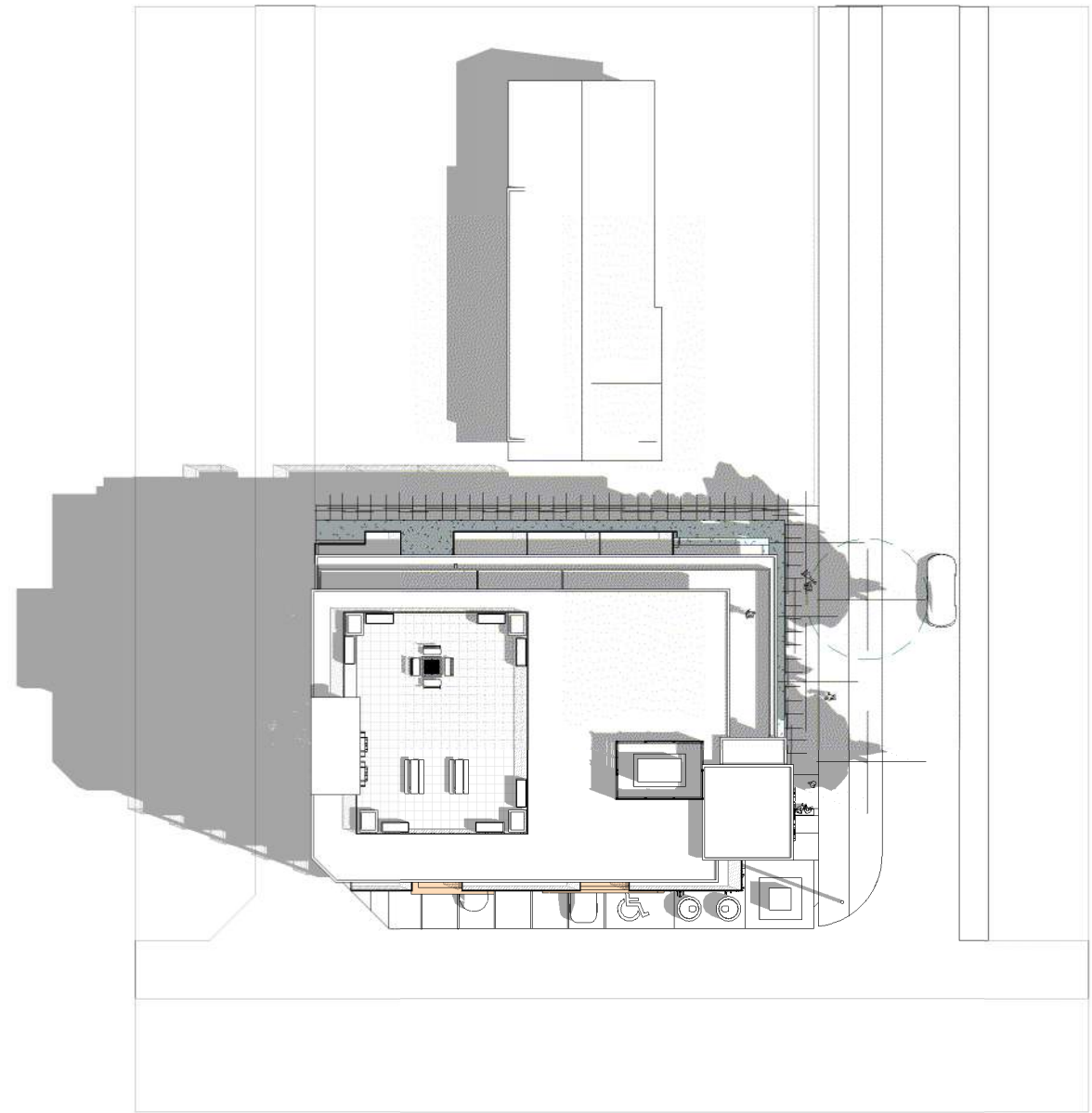
4 DEC. 21, 9am



3 JUNE 21, 3 pm



2 JUNE 21, 12 pm



1 JUNE 21, 9 am

**SCHEDULE A**

This forms part of application # DP23-0157

Planner Initials **AF**

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet.  
 This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal

2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description	Revisions
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT	

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

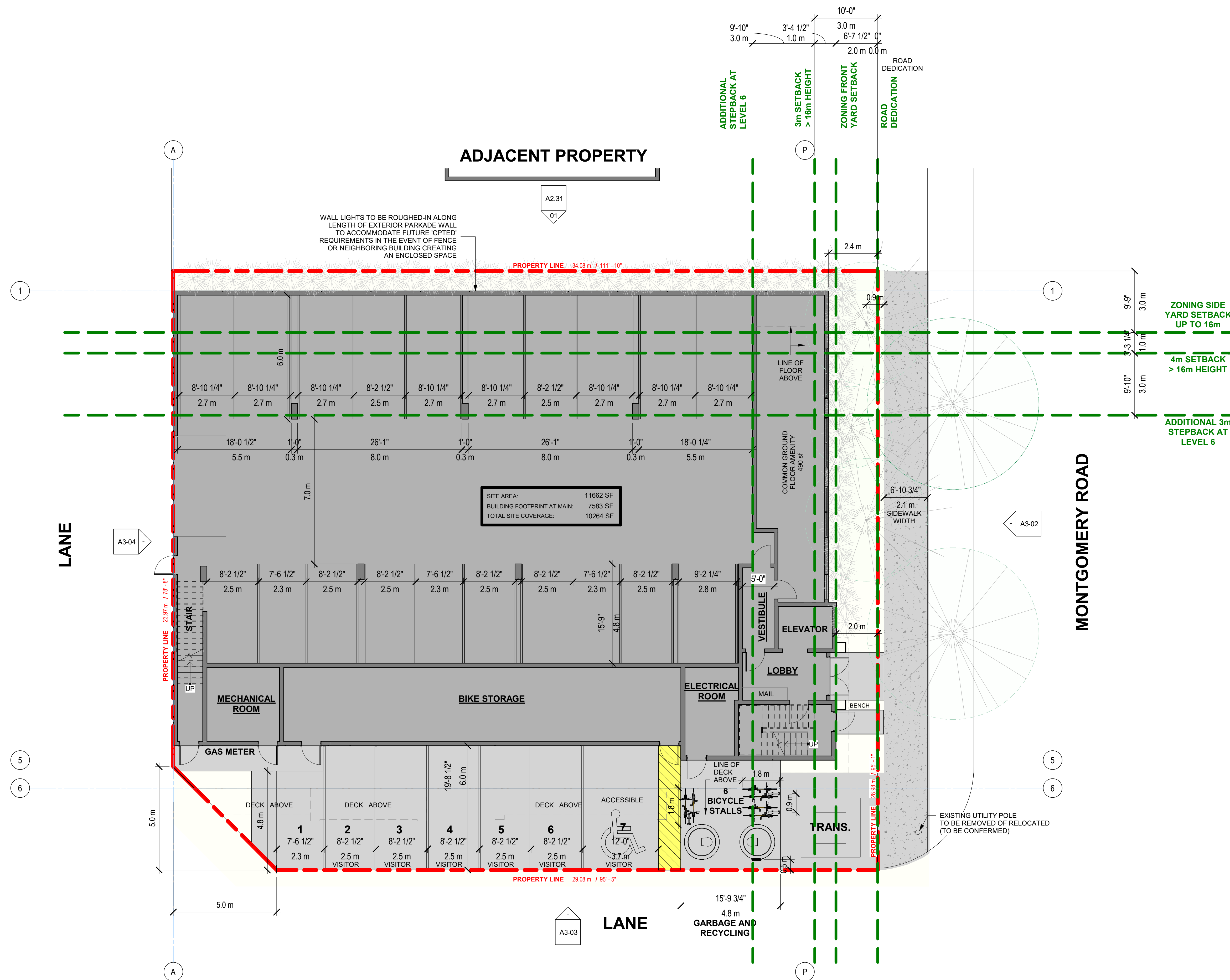
project title  
**MONTGOMERY RESIDENTIAL**  
 450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
**SOLOR STUDY**

designed	PS	scale
drawn	IP	
checked	PS	
drawing no.	<b>A0.01</b>	

plotted 4/18/2024 3:55:36 PM



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

**SCHEDULE A**

This forms part of application  
# DP23-0157

Planner Initials **AF**

City of Kelowna  
COMMUNITY PLANNING

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of NOVATION Architecture LTD., and can be reproduced only with written consent.

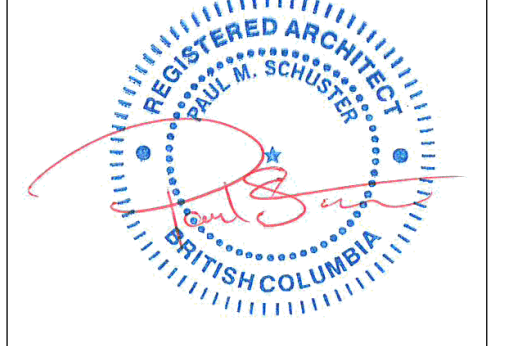
All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to Seal



2024-04-22

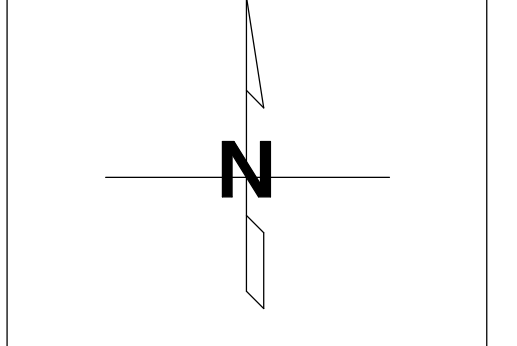
this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description	Revisions
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT	



**NOVATION**  
ARCHITECTURE LTD.

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title  
MONTGOMERY RESIDENTIAL

450 MONTGOMERY RD,  
KELOWNA, BC V1X 3C5

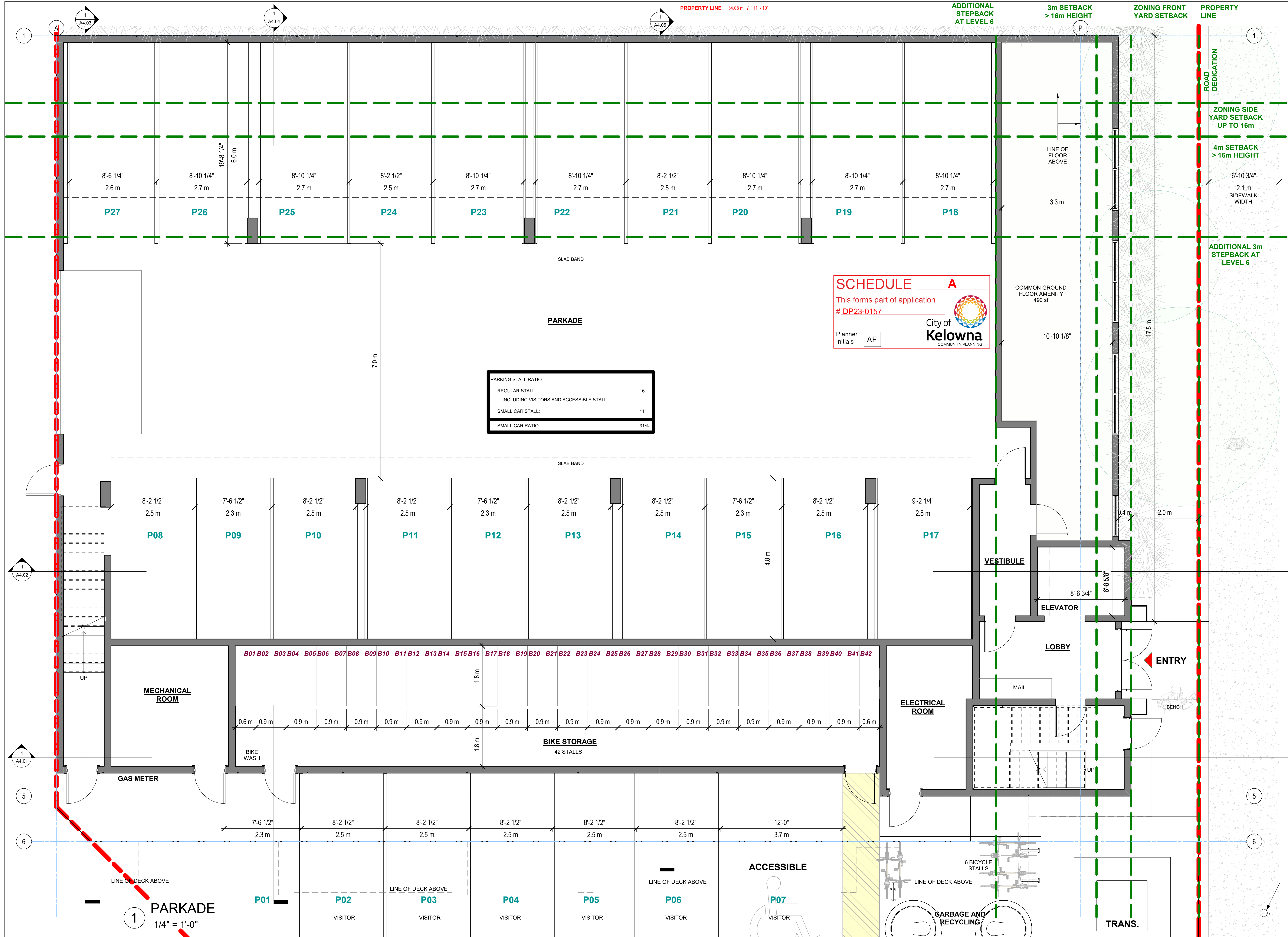
project no. 23025

drawing title  
OVERALL SITE PLAN

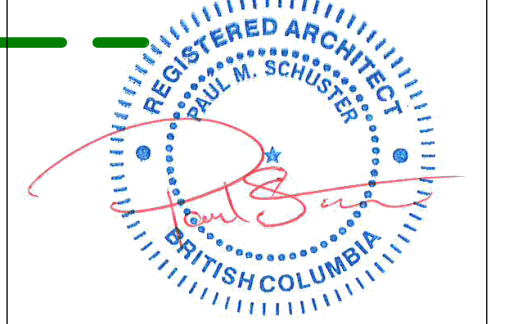
designed	PS	scale	1/8" = 1'-0"
drawn	IP		
checked	PS		
drawing no.			

**A1.00**

plotted 4/18/2024 3:55:38 PM



Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal



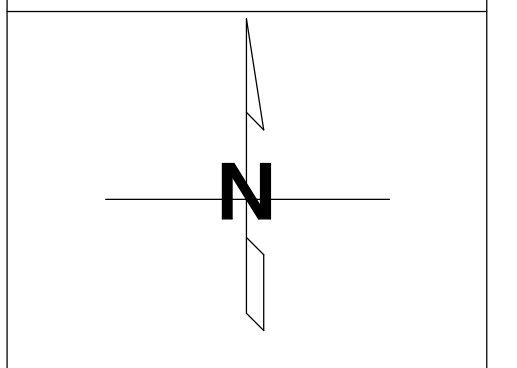
2024-04-22

- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description
Revisions		



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

project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
**PARKADE PLAN**

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

plotted  
 4/18/2024 3:55:41 PM

**A2.00**



**1 SECOND FLOOR**  
1/4" = 1'-0"

**SECOND FLOOR STATISTICS**

UNIT COUNT AT SECOND FLOOR:	12 UNITS
F.A.R. CALCULATION AT SECOND FLOOR:	5602 SF
PRIVATE OPEN SPACE AT SECOND FLOOR:	530 SF

UNIT MIX	05
MICRO:	04
ONE BEDROOM:	04
TWO BEDROOM:	03 = 12 TOTAL UNITS

**SCHEDULE A**

This forms part of application # DP23-0157

Planner Initials: AF

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawing sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal

2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT

N

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

project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
**SECOND FLOOR PLAN**

designed	PS	scale	1/4" = 1'-0"
drawn	IP		
checked	PS		
drawing no.	<b>A2.01</b>		

plotted 4/18/2024 3:55:47 PM





1 THIRD FLOOR  
SCALE: 1/4" = 1'-0"

**THIRD FLOOR STATISTICS**

UNIT COUNT AT THIRD FLOOR:	12 UNITS
F.A.R. CALCULATION AT THIRD FLOOR:	5602 SF
PRIVATE OPEN SPACE AT THIRD FLOOR:	545 SF

<b>UNIT MIX</b>	
MICRO:	05
ONE BEDROOM:	04
TWO BEDROOM:	03 = 12 TOTAL UNITS

**SCHEDULE A**

This forms part of application  
# DP23-0157

Planner Initials: AF

City of Kelowna  
COMMUNITY PLANNING

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
Tabulated scales refer to Arch D size drawings sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to Seal

2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
		Revisions

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

project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
**THIRD FLOOR PLAN**

designed	PS	scale	1/4" = 1'-0"
drawn	IP		
checked	PS		
drawing no.			

**A2.02**

plotted 4/18/2024 3:55:52 PM



**1** FOURTH FLOOR  
SCALE: 1/4" = 1'-0"

**FOURTH FLOOR STATISTICS**  
 UNIT COUNT AT FOURTH FLOOR: 12 UNITS  
 F.A.R. CALCULATION AT FOURTH FLOOR: 5802 SF  
 PRIVATE OPEN SPACE AT FOURTH FLOOR: 545 SF

**UNIT MIX**  
 MICRO: 05  
 ONE BEDROOM: 04  
 TWO BEDROOM: 03 = 12 TOTAL UNITS

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal

2024-04-22

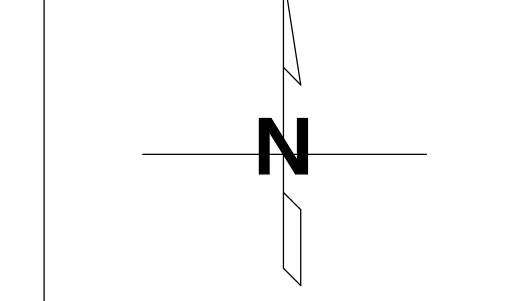
this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description
Revisions		



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

project title  
**MONTGOMERY RESIDENTIAL**  
 450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5  
 project no. 23025

drawing title	designed	scale
FOURTH FLOOR PLAN	PS	1/4" = 1'-0"
	IP	
	PS	

drawing no. **A2.03**  
 plotted 4/18/2024 3:55:54 PM

**SCHEDULE A**  
 This forms part of application  
 # DP23-0157

Planner Initials **AF**

City of Kelowna  
COMMUNITY PLANNING



1 FIFTH FLOOR  
SCALE: 1/4" = 1'-0"

**FIFTH FLOOR STATISTICS**  
 UNIT COUNT AT FIFTH FLOOR: 12 UNITS  
 F.A.R. CALCULATION AT FIFTH FLOOR: 5460 SF  
 PRIVATE OPEN SPACE AT FIFTH FLOOR: 792 SF

**UNIT MIX**  
 MICRO: 05  
 ONE BEDROOM: 05  
 TWO BEDROOM: 02 = 12 TOTAL UNITS

**SCHEDULE A**  
 This forms part of application  
 # DP23-0157

Planner Initials: AF

City of Kelowna  
 COMMUNITY PLANNING

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal

2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT

1 2023-08-21 ISSUED FOR DEVELOPMENT PERMIT

No. Date Description

Revisions

N

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

project title  
 MONTGOMERY RESIDENTIAL

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

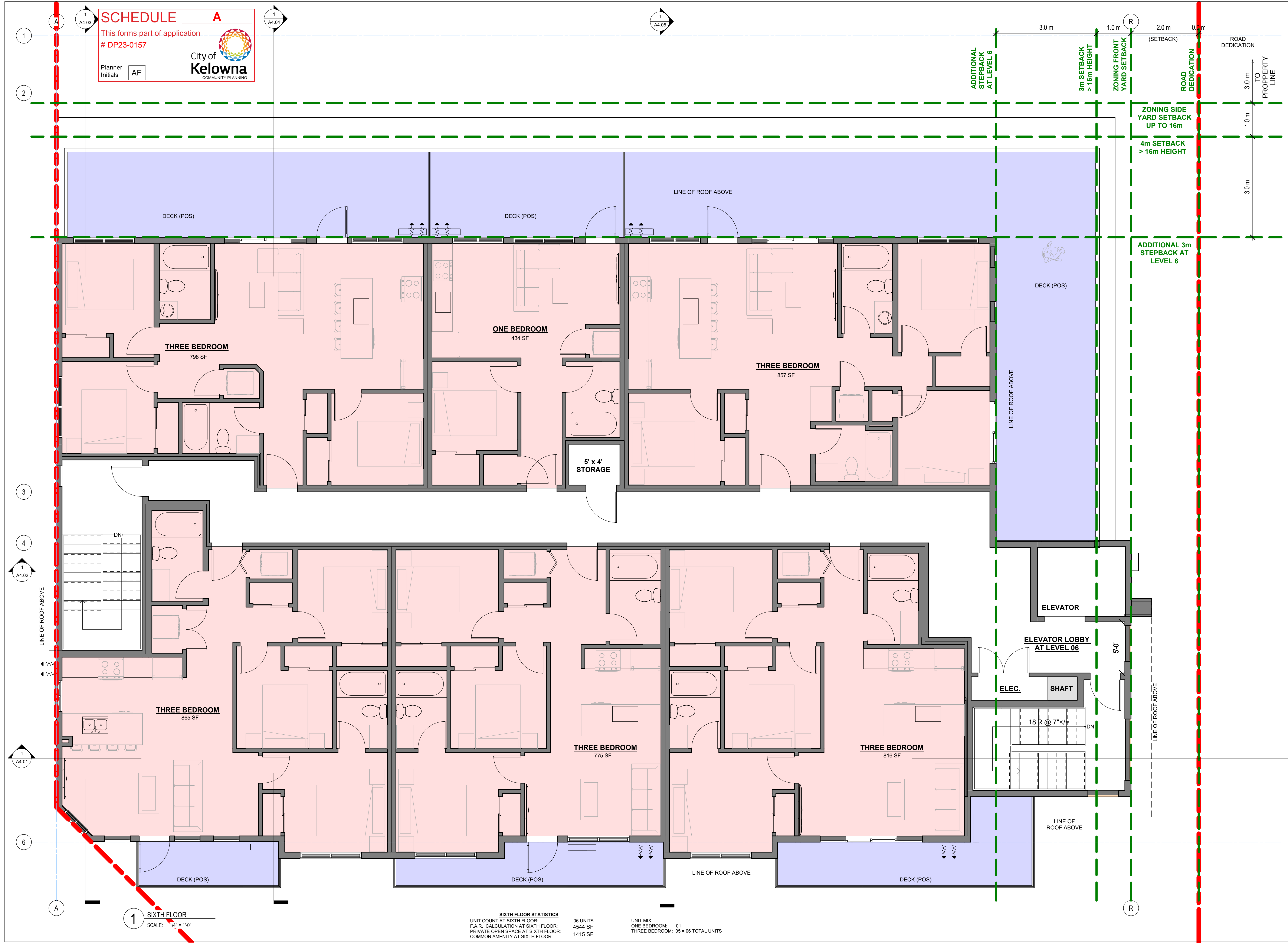
drawing title  
 FIFTH FLOOR PLAN

designed PS scale 1/4" = 1'-0"  
 drawn IP  
 checked PS  
 drawing no.

**A2.04**

plotted 4/18/2024 3:56:00 PM

**SCHEDULE A**  
 This forms part of application  
 # DP23-0157  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials: AF



**1 SIXTH FLOOR**  
 SCALE: 1/4" = 1'-0"

**SIXTH FLOOR STATISTICS**

UNIT COUNT AT SIXTH FLOOR:	06 UNITS
F.A.R. CALCULATION AT SIXTH FLOOR:	4544 SF
PRIVATE OPEN SPACE AT SIXTH FLOOR:	1415 SF
COMMON AMENITY AT SIXTH FLOOR:	

<b>UNIT MIX</b>	
ONE BEDROOM:	01
THREE BEDROOM:	05 = 06 TOTAL UNITS

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of NOVATION Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawing sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal

2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT

Revisions

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

project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
**SIXTH FLOOR PLAN**

designed	PS	scale	1/4" = 1'-0"
drawn	IP		
checked	PS		
drawing no.	<b>A2.05</b>		

plotted 4/18/2024 3:56:04 PM



01 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

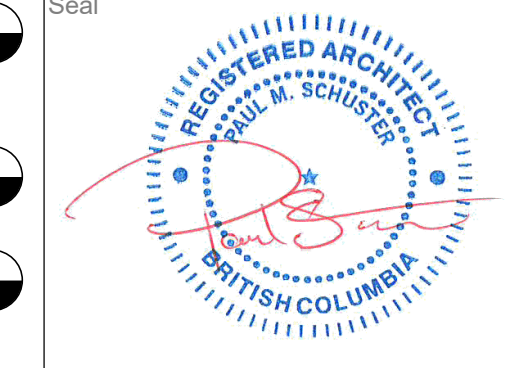
**MATERIAL LEGEND**

1	HORIZONTAL SIDING (WOOD TEXTURE)	13	SLIDING GLASS PATIO DOOR / SINGLE GLASS SWING DOOR (BLACK FRAMES)
2	HORIZONTAL SIDING (HARDIE(TM) / WHITE)	16	EXPOSED CONCRETE
3	METAL GUARDRAIL AND PICKETS (BLACK)	17	VINYL WINDOW (WHITE FRAMES)
4	ROOFTOP PARAPET WALL AT 42"	18	VINYL WINDOW (BLACK FRAMES)
5	HARDIE(TM) PANEL FASCIA (BLACK) C/W BLACK METAL CAP FLASHING	19	BELLYBAND (PAINTED WHITE)
6	HARDIE(TM) PANEL FASCIA (WHITE) C/W WHITE METAL CAP FLASHING	20	HARDIE(TM) PANEL (WHITE)
8	HARDIE(TM) PANEL AT BUILDOUTS (SHERWIN WILLIAMS TRICORN BLACK)	21	HARDIE(TM) PANEL (BLACK)
9	WOOD POST AND BEAMS	23	EXHAUST VENTS
11	CORRUGATED VERTICAL BLACK METAL SIDING		
12	SLIDING GLASS PATIO DOOR / SINGLE GLASS SWING DOOR (WHITE FRAMES)		

**SCHEDULE B**  
This forms part of application  
# DP23-0157

Planner Initials AF

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
Tabulated scales refer to Arch D size drawings sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to Seal



- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description	Revisions
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT	

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

project title  
MONTGOMERY RESIDENTIAL  
450 MONTGOMERY RD,  
KELOWNA, BC V1X 3C5  
project no. 23025  
drawing title  
NORTH ELEVATION

designed	PS	scale	1/4" = 1'-0"
drawn	IP		
checked	PS		
drawing no.			

A3.01

plotted 4/18/2024 3:57:09 PM



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**MATERIAL LEGEND**

1	HORIZONTAL SIDING (WOOD TEXTURE)	13	SLIDING GLASS PATIO DOOR / SINGLE GLASS SWING DOOR (BLACK FRAMES)
2	HORIZONTAL SIDING (HARDIE(TM) / WHITE)	16	EXPOSED CONCRETE
3	METAL GUARDRAIL AND PICKETS (BLACK)	17	VINYL WINDOW (WHITE FRAMES)
4	ROOFTOP PARAPET WALL AT 42"	18	VINYL WINDOW (BLACK FRAMES)
5	HARDIE(TM) PANEL FASCIA (BLACK) C/W BLACK METAL CAP FLASHING	19	BELLYBAND (PAINTED WHITE)
6	HARDIE(TM) PANEL FASCIA (WHITE) C/W WHITE METAL CAP FLASHING	20	HARDIE(TM) PANEL (WHITE)
8	HARDIE(TM) PANEL AT BUILDOUTS (SHERWIN WILLIAMS TRICORN BLACK)	21	HARDIE(TM) PANEL (BLACK)
9	WOOD POST AND BEAMS	23	EXHAUST VENTS
11	CORRUGATED VERTICAL BLACK METAL SIDING		
12	SLIDING GLASS PATIO DOOR / SINGLE GLASS SWING DOOR (WHITE FRAMES)		

**SCHEDULE B**

This forms part of application  
# DP23-0157

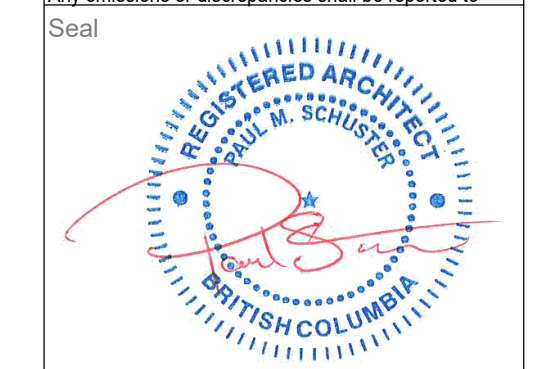
Planner Initials **AF**

City of Kelowna  
COMMUNITY PLANNING

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of NOVATION Architecture LTD., and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to Seal



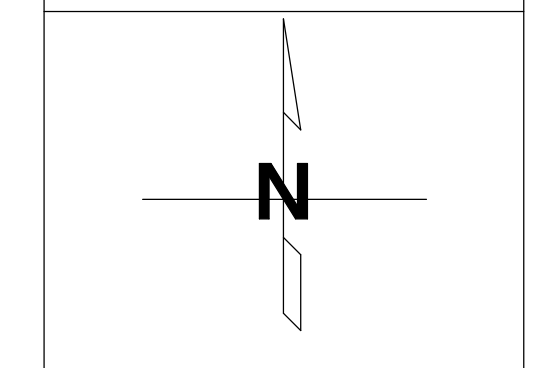
2024-04-22

- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
Revisions		



**NOVATION**  
ARCHITECTURE LTD.

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
**EAST ELEVATION**

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

**A3.02**

plotted 4/18/2024 3:58:12 PM



**SCHEDULE B**  
 This forms part of application  
 # DP23-0157  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials: AF

09\_T/O PRPT HIGH RF  
67" - 11"  
 08\_T/O PRPT MAIN RF  
64" - 11"  
 07\_TOP PLATE  
62" - 9"  
 06\_SIXTH FLOOR  
52' - 5"  
 05\_FIFTH FLOOR  
42' - 1"  
 04\_FOURTH FLOOR  
31' - 9"  
 03\_THIRD FLOOR  
21' - 5"  
 02\_SECOND FLOOR  
11' - 1"  
 01\_MAIN FLOOR  
0' - 0"

105'-2 1/8"  
 12'-3 3/4" MICRO  
 12'-3 3/4" MICRO  
 12'-3 3/4" MICRO  
 12'-6 3/4" MICRO  
 15'-7 3/4" STAIR  
 3.0 m  
 1.0 m  
 2.0 m  
 2.5 m

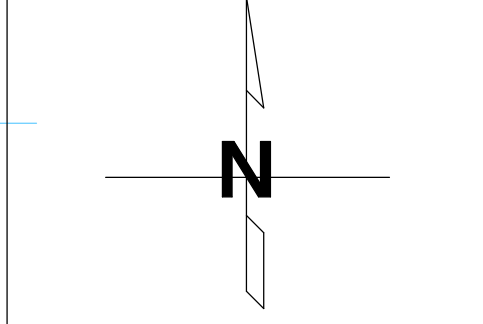
Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet.  
 This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal

2024-04-22  
 this document is:  
 NOT controlled. Revisions may be made without notice.  
 A CONTROLLED document. Revisions will be advised.  
 The first issue of the document.  
 A complete revision. Remove previous issues from use.  
 A partial revision. Remove previous issues of corresponding sheets / pages from use.  
 Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description
Revisions		



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

project title  
**MONTGOMERY RESIDENTIAL**  
 450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5  
 project no. 23025

drawing title  
**SOUTH ELEVATION**

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

**A3.03**  
 plotted 4/18/2024 3:59:24 PM

**1 SOUTH ELEVATION**  
 1/4" = 1'-0"

**MATERIAL LEGEND**

1	HORIZONTAL SIDING (WOOD TEXTURE)	13	SLIDING GLASS PATIO DOOR / SINGLE GLASS SWING DOOR (BLACK FRAMES)
2	HORIZONTAL SIDING (HARDIE(TM) / WHITE)	16	EXPOSED CONCRETE
3	METAL GUARDRAIL AND PICKETS (BLACK)	17	VINYL WINDOW (WHITE FRAMES)
4	ROOFTOP PARAPET WALL AT 42"	18	VINYL WINDOW (BLACK FRAMES)
5	HARDIE(TM) PANEL FASCIA (BLACK) CW BLACK METAL CAP FLASHING	19	BELLYBAND (PAINTED WHITE)
6	HARDIE(TM) PANEL FASCIA (WHITE) CW WHITE METAL CAP FLASHING	20	HARDIE(TM) PANEL (WHITE)
8	HARDIE(TM) PANEL AT BUILDOUTS (SHERWIN WILLIAMS TRICORN BLACK)	21	HARDIE(TM) PANEL (BLACK)
9	WOOD POST AND BEAMS	23	EXHAUST VENTS
11	CORRUGATED VERTICAL BLACK METAL SIDING		
12	SLIDING GLASS PATIO DOOR / SINGLE GLASS SWING DOOR (WHITE FRAMES)		



Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of NOVATION Architecture LTD., and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

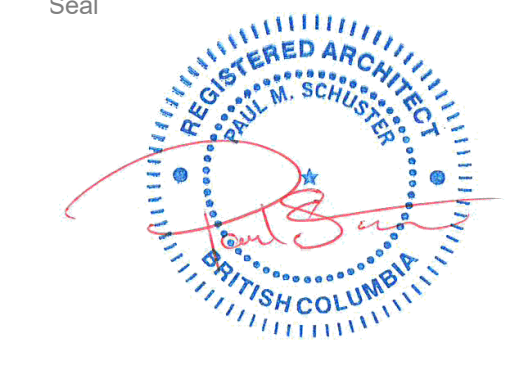
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to Seal



2024-04-22

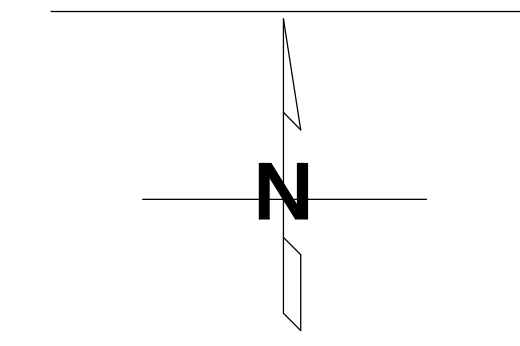
this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description
Revisions		



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

project title  
 MONTGOMERY RESIDENTIAL

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
 WEST ELEVATION

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.	<b>A3.04</b>		

plotted 4/18/2024 4:00:28 PM

**SCHEDULE B**  
 This forms part of application  
 # DP23-0157

Planner Initials **AF**

City of Kelowna  
 COMMUNITY PLANNING





VIEW FROM SOUTHEAST - BUILDING ENTRY



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM EAST

**SCHEDULE B**  
 This forms part of application  
 # DP23-0157

Planner Initials **AF**

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of NOVATION Architecture LTD., and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

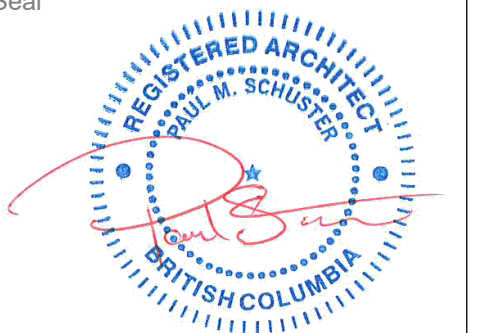
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to Seal



2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description	Revisions
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT	

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

project title  
**MONTGOMERY RESIDENTIAL**  
 450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5  
 project no. 23025

drawing title  
**VISUALIZATIONS**

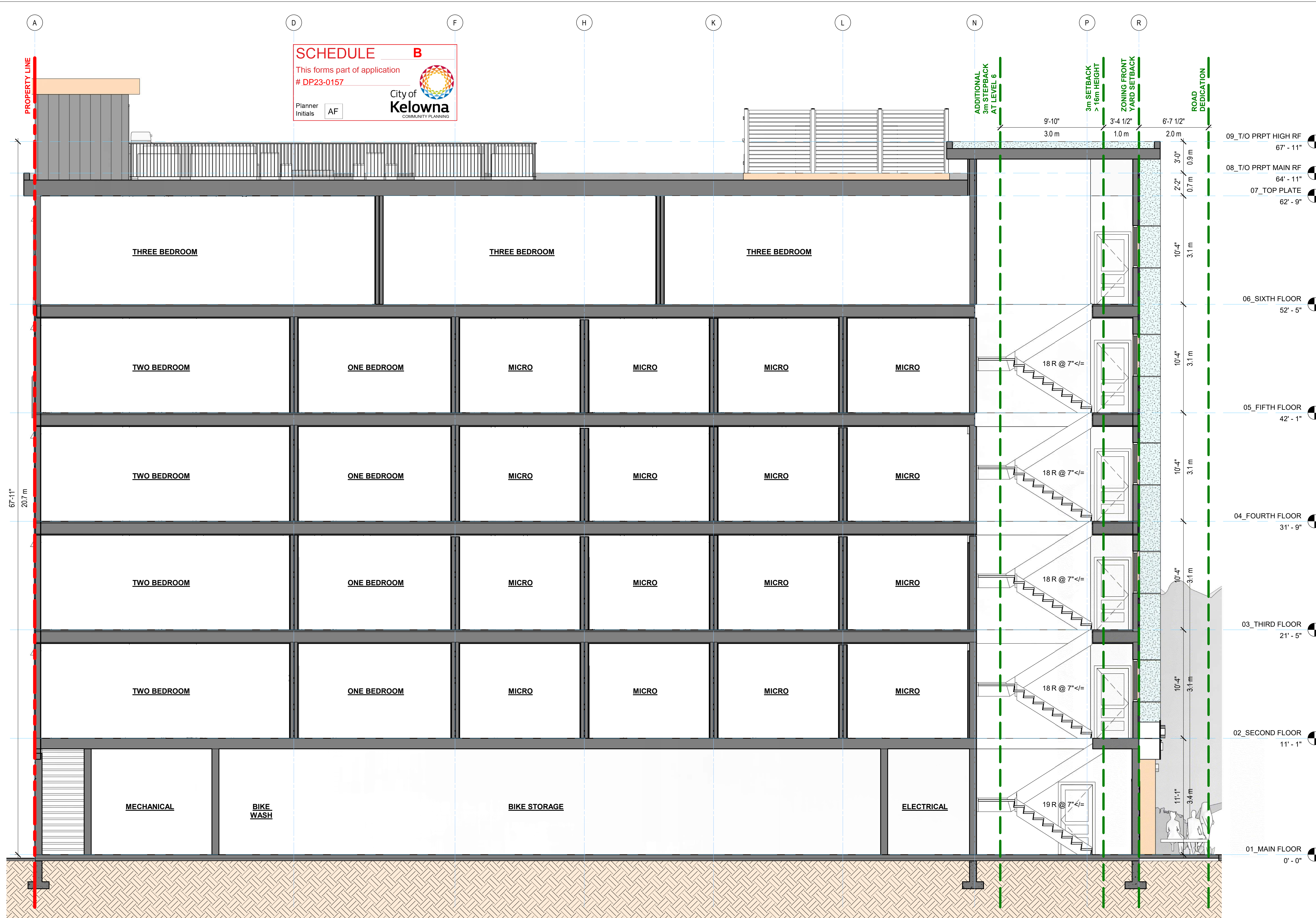
designed	PS	scale
drawn	IP	
checked	PS	

drawing no.  
**A3.11**  
 plotted 4/18/2024 4:01:41 PM

**SCHEDULE B**  
 This forms part of application  
 # DP23-0157

Planner Initials **AF**

**City of Kelowna**  
 COMMUNITY PLANNING



- 09\_T/O PRPT HIGH RF 67' - 11"
- 08\_T/O PRPT MAIN RF 64' - 11"
- 07\_TOP PLATE 62' - 9"
- 06\_SIXTH FLOOR 52' - 5"
- 05\_FIFTH FLOOR 42' - 1"
- 04\_FOURTH FLOOR 31' - 9"
- 03\_THIRD FLOOR 21' - 5"
- 02\_SECOND FLOOR 11' - 1"
- 01\_MAIN FLOOR 0' - 0"

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal

**NOVATION ARCHITECTURE LTD.**  
 PAUL M. SCHUBERT  
 BRITISH COLUMBIA

2024-04-22

this document is:

- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
Revisions		

N

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

project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

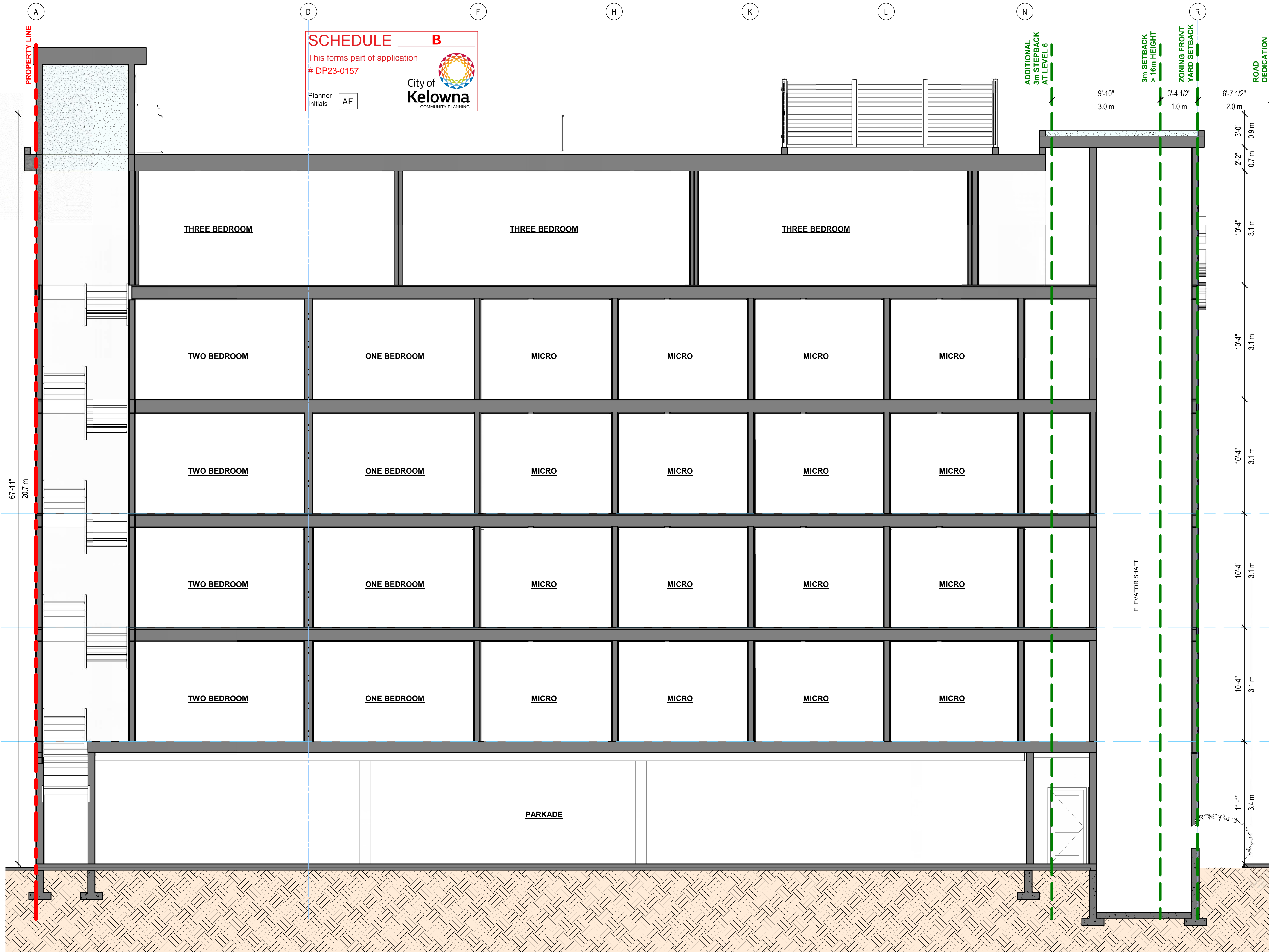
drawing title  
**BUILDING SECTION**

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

**A4.01**

plotted 4/18/2024 4:03:03 PM

**1 SECTION AA**  
 1/4" = 1'-0"

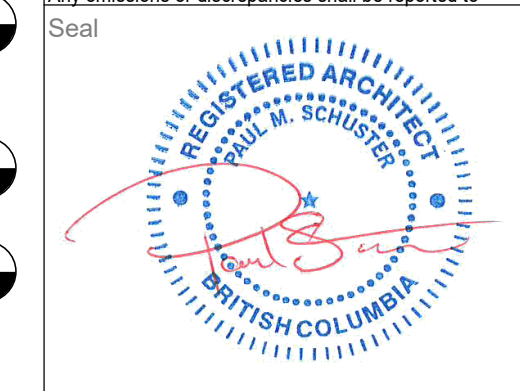


**SCHEDULE B**  
 This forms part of application  
 # DP23-0157

Planner Initials **AF**

**City of Kelowna**  
 COMMUNITY PLANNING

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal



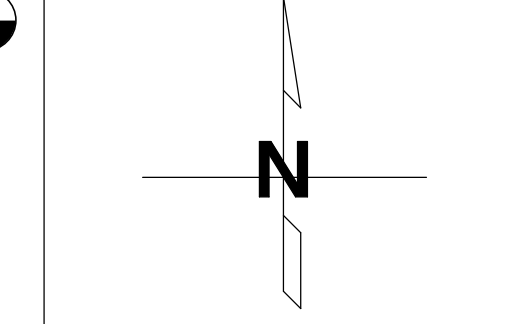
2024-04-22

- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
		Revisions



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

project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

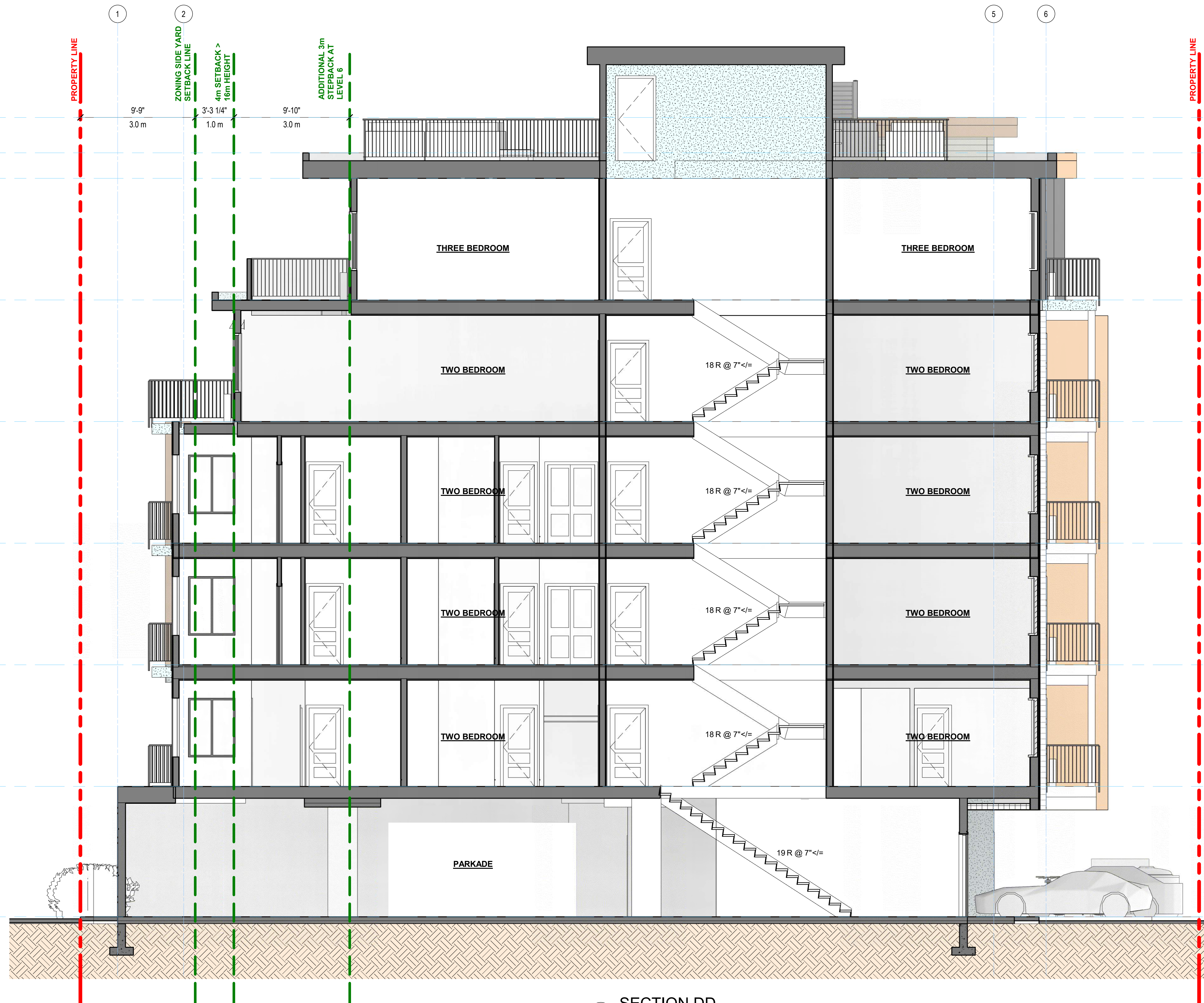
drawing title  
**BUILDING SECTION**

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

**A4.02**

plotted 4/18/2024 4:03:22 PM

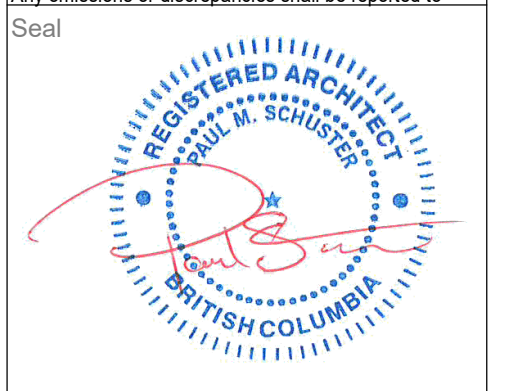
**SECTION BB**  
 1/4" = 1'-0"



1 SECTION DD  
1/4" = 1'-0"

09_T/O PRPT HIGH RF	67' - 11"	3'-0"	0.9m
08_T/O PRPT MAIN RF	64' - 11"	2'-2"	0.7m
07_TOP PLATE	62' - 9"	10'-4"	3.1m
06_SIXTH FLOOR	52' - 5"	20'-8"	6.3m
05_FIFTH FLOOR	42' - 1"	67'-11"	20.7m
04_FOURTH FLOOR	31' - 9"	10'-4"	3.1m
03_THIRD FLOOR	21' - 5"	10'-4"	3.1m
02_SECOND FLOOR	11' - 1"	11'-1"	3.4m
01_MAIN FLOOR	0' - 0"		

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet.  
 This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal



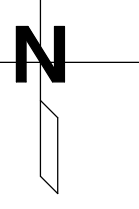
2024-04-22

- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description
		Revisions



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

project title  
MONTGOMERY RESIDENTIAL

450 MONTGOMERY RD,  
KELOWNA, BC V1X 3C5

project no. 23025

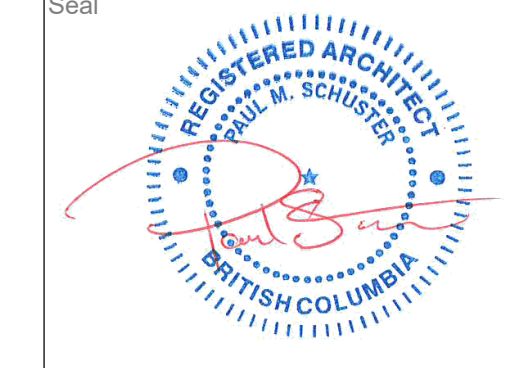
drawing title  
BUILDING SECTION

designer	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

A4.03

**SCHEDULE B**  
 This forms part of application  
 # DP23-0157  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials AF

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of NOVATION Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal



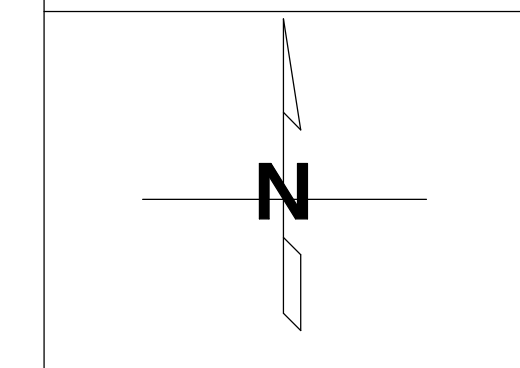
2024-04-22

- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

NOT FOR CONSTRUCTION

No.	Date	Description
Revisions		



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

project title  
 MONTGOMERY RESIDENTIAL

450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
 BUILDING SECTION

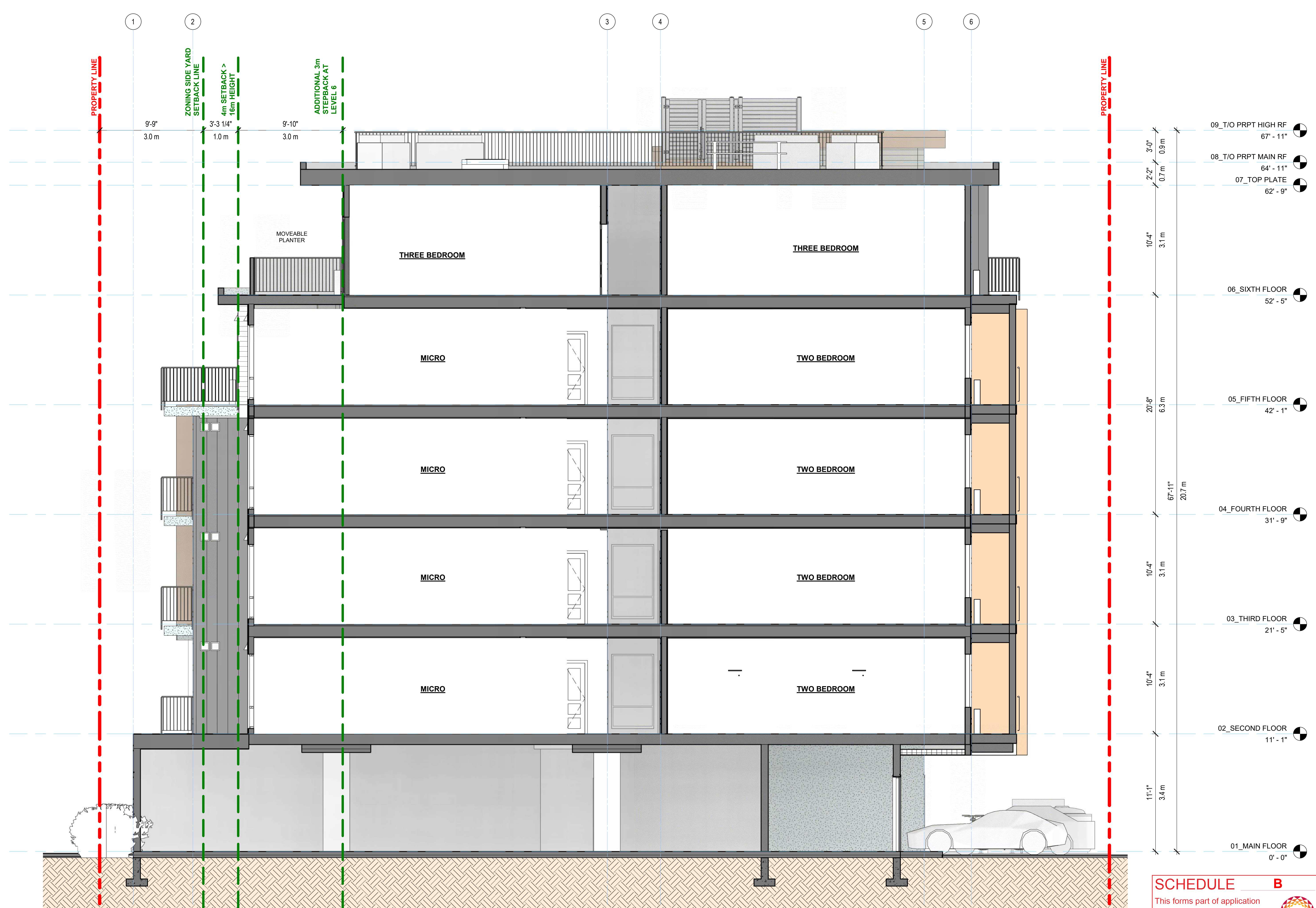
designed Designer scale 1/4" = 1'-0"

drawn Author

checked Checker

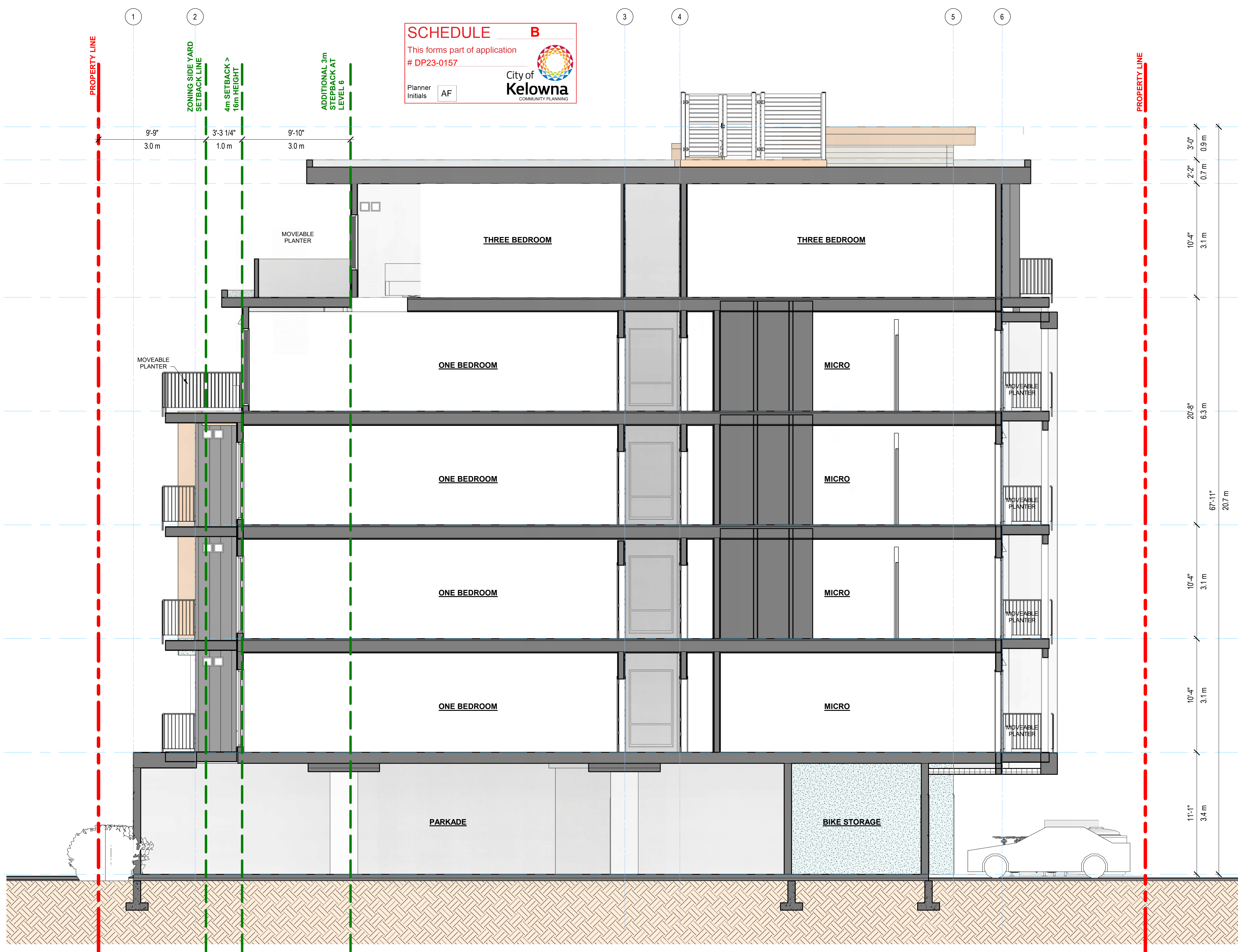
drawing no. A4.04

plotted 4/18/2024 4:06:24 PM



1 SECTION EE  
 1/4" = 1'-0"

**SCHEDULE B**  
 This forms part of application # DP23-0157  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials AF



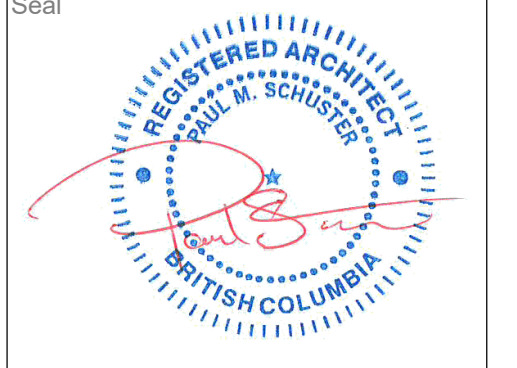
**SCHEDULE B**

This forms part of application  
# DP23-0157

Planner Initials **AF**

City of Kelowna  
COMMUNITY PLANNING

Notes:  
© Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to Seal



2024-04-22

- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description	Revisions
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT	



project title  
**MONTGOMERY RESIDENTIAL**

450 MONTGOMERY RD,  
KELOWNA, BC V1X 3C5

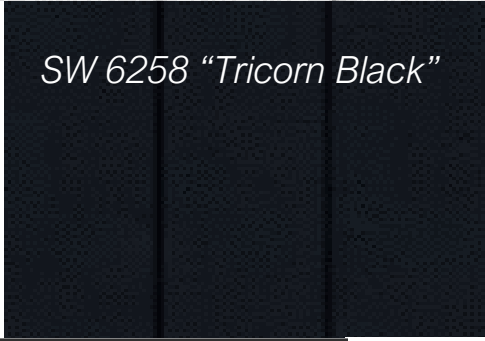
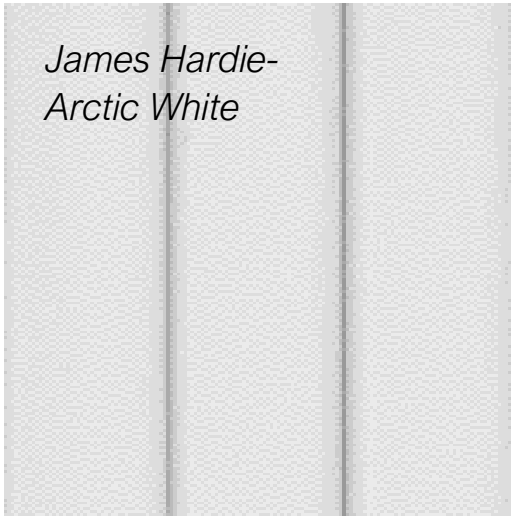
project no. 23025

drawing title	
<b>BUILDING SECTION</b>	
designed	PS
drawn	IP
checked	PS
drawing no.	

**A4.05**

plotted 4/18/2024 4:07:23 PM

**1 SECTION FF**  
1/4" = 1'-0"



450 Montgomery Rd  
 Kelowna, British Columbia  
*Exterior Finishes Material Board*



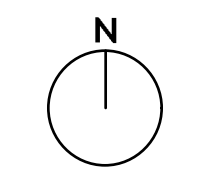
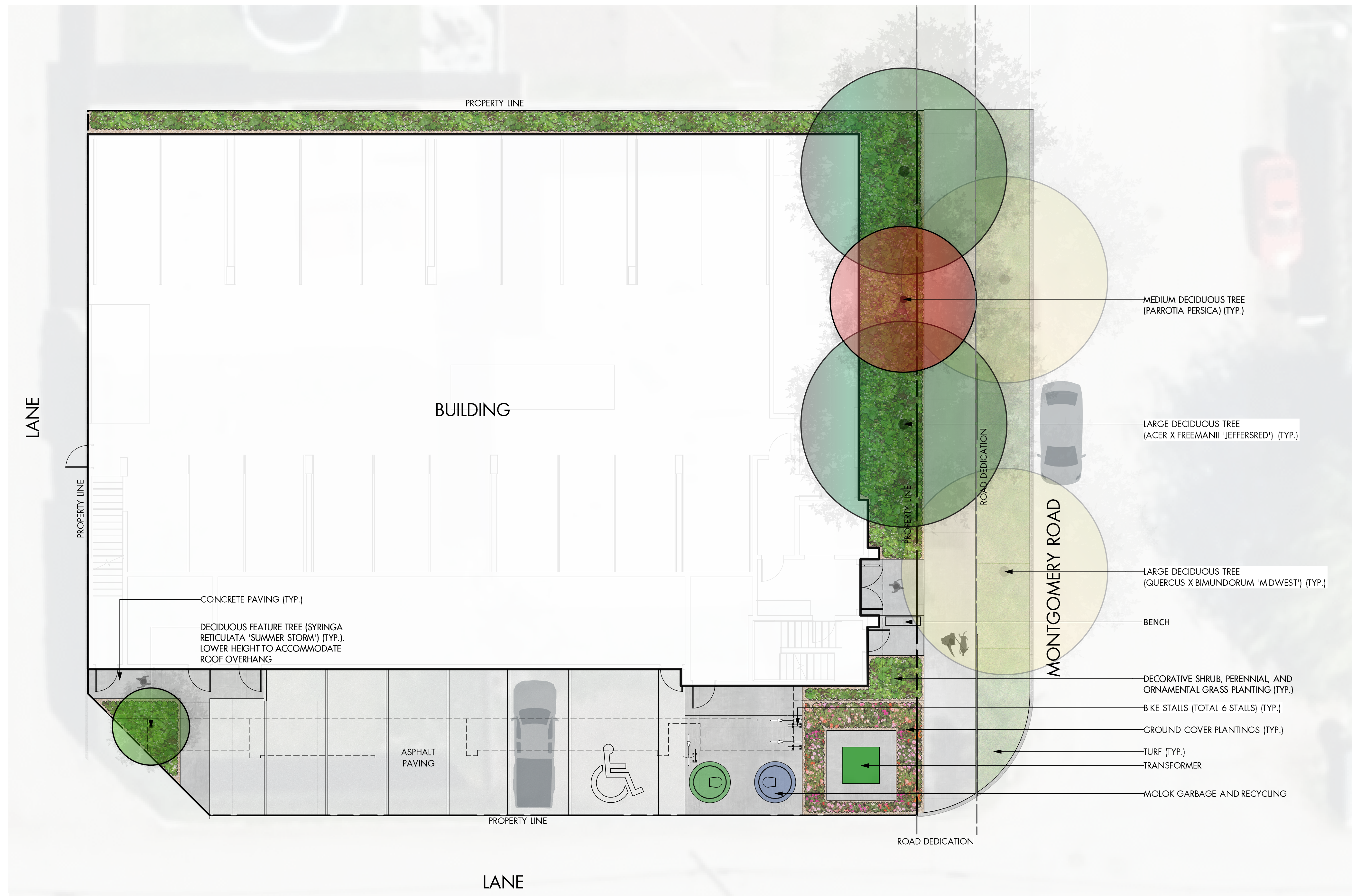


**SCHEDULE C**

This forms part of application  
# DP23-0157

Planner Initials **AF**

City of Kelowna  
COMMUNITY PLANNING



PROJECT TITLE  
**450 MONTGOMERY ROAD**

Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	23.08.11	Review
2	23.12.18	Review
3	24.01.05	Review
4	24.02.29	DP revisions
5	24.03.28	DP revisions
6	24.04.18	DP revisions

PROJECT NO.	23-0557
DESIGN BY	NM/AM
DRAWN BY	TR/MC
CHECKED BY	AM
DATE	APR. 18, 2024
SCALE	1:100
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

**LS-101**

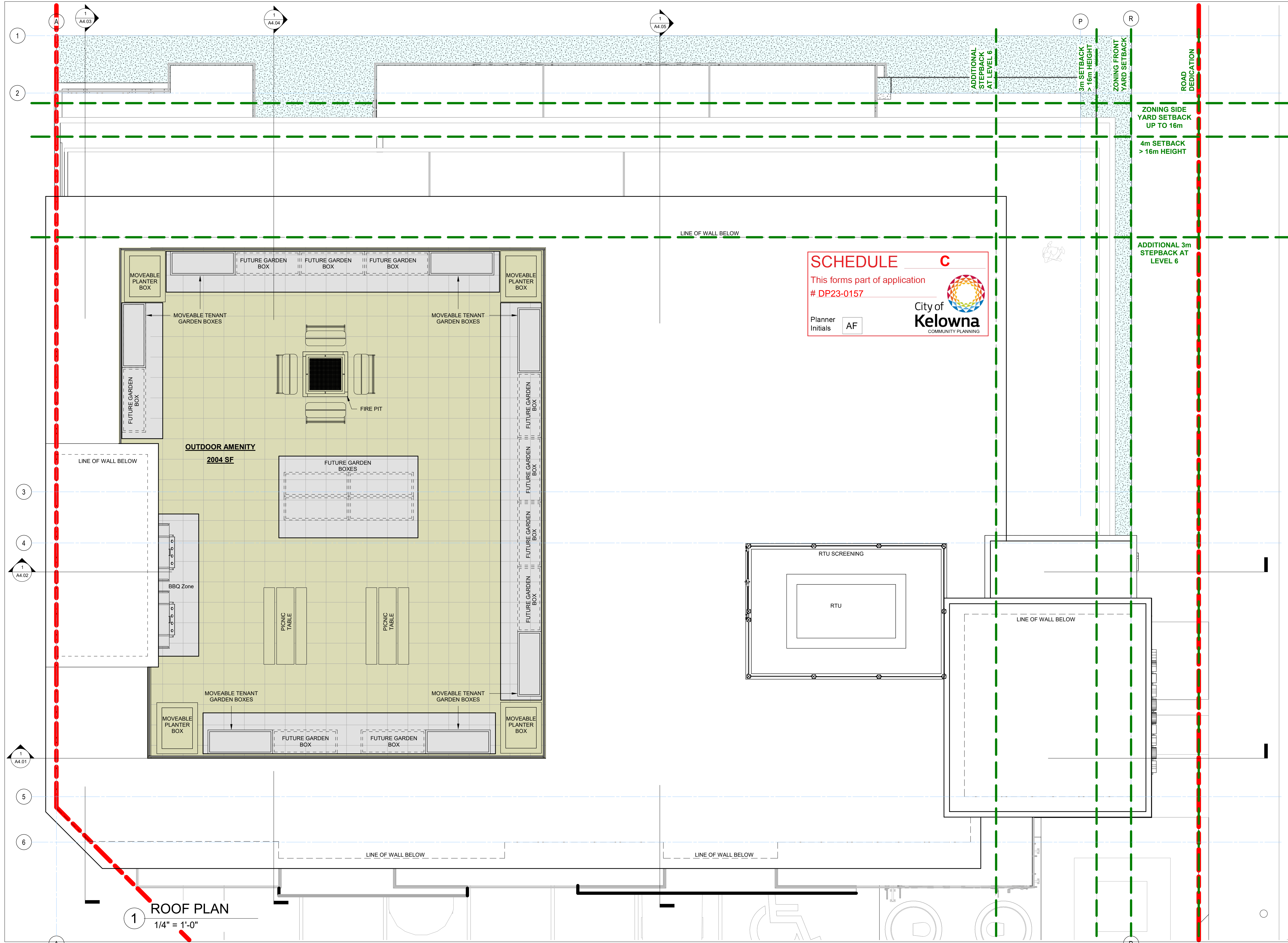
**NOT FOR CONSTRUCTION**

Copyright Reserved. This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BIAZE MAPLE	2	5cm CAL.
PARROTIA PERSICA	PERSIAN IRONWOOD	1	4cm CAL.
QUERCUS X BIMUNDORUM 'MIDWEST'	PRAIRIE STATURE OAK	2	5cm CAL.
SYRINGA RETICULATA 'SUMMER STORM'	SUMMER STORM JAPANESE LILAC	1	3cm CAL.
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	9	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	15	#02 CONT. /0.9M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	13	#02 CONT. /1.0M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	23	#02 CONT. /0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	15	#02 CONT. /0.9M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	10	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	8	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	15	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	6	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	15	#01 CONT. /0.75M O.C. SPACING

- NOTES**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
  - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  - 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.
  - SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
  - 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.
  - 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.
  - 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.

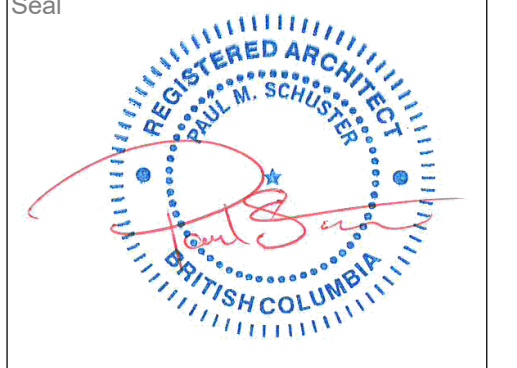




**SCHEDULE C**  
 This forms part of application  
 # DP23-0157

Planner Initials **AF**

Notes:  
 © Copyright Reserved. This drawing and design is, and at all times remains, the property of Novation Architecture LTD., and can be reproduced only with written consent.  
 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet. This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to Seal



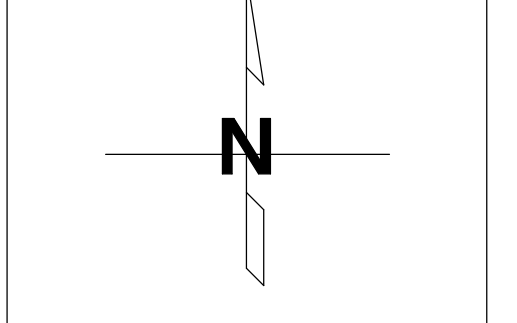
2024-04-22

- this document is:
- NOT controlled. Revisions may be made without notice.
  - A CONTROLLED document. Revisions will be advised.
  - The first issue of the document.
  - A complete revision. Remove previous issues from use.
  - A partial revision. Remove previous issues of corresponding sheets / pages from use.
  - Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

**NOT FOR CONSTRUCTION**

No.	Date	Description
Revisions		



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

project title  
**MONTGOMERY RESIDENTIAL**  
 450 MONTGOMERY RD,  
 KELOWNA, BC V1X 3C5

project no. 23025

drawing title  
**ROOF PLAN**

designed Designer scale 1/4" = 1'-0"  
 drawn Author  
 checked Checker

drawing no. **A2.06**  
 plotted 4/18/2024 3:56:14 PM

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 &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>	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 ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> <li>Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets);</li> <li>The street wall does not include upper storeys that are setback from the primary frontage; and</li> <li>A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.</li> </ul>						✓
<b>2.1.2 Scale and Massing</b>	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"> <li>Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>						✓



<b>2.1.3 Site Planning</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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"> <li>Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible;</li> <li>Incorporating terracing to create usable open spaces around the building</li> <li>Using the slope for under-building parking and to screen service and utility areas;</li> <li>Design buildings to access key views; and</li> <li>Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).</li> </ul>	✓					
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.						✓
<b>2.1.4 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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"> <li>Underground (where the high water table allows)</li> <li>Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> </ul>						✓



<ul style="list-style-type: none"> <li>Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>						
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"> <li>Landscaping;</li> <li>Trellises;</li> <li>Grillwork with climbing vines; or</li> <li>Other attractive screening with some visual permeability.</li> </ul>					✓	
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>Secure long-term parking within the building or vehicular parking area.</li> </ul>						✓
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.						✓
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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"> <li>Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>Using materials and colors that minimize heat absorption;</li> <li>Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>Using building mass, trees and planting to buffer wind.</li> </ul>						✓
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"> <li>• Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and</li> <li>• Using recycled water irrigation systems.</li> </ul>	✓					
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"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>	✓					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						✓
<b>2.1.6 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>						✓
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 &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>						
<b>4.1.1 Relationship to the Street</b>	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"> <li>• Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>• Using ground-oriented units or glazing to avoid creating dead frontages; and</li> <li>• When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>					✓	
<b>Residential &amp; Mixed Use Buildings</b>						
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"> <li>• A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways.</li> <li>• 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.</li> </ul>					✓	



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.						✓
<b>4.1.2 Scale and Massing</b>	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.	✓					
<b>4.1.3 Site Planning</b>	N/A	1	2	3	4	5
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. 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"> <li>• 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</li> <li>• Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
<b>4.1.4 Site Servicing, Access and Parking</b>	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"> <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 minimised; and</li> <li>• There is no more than one curb cut per property.</li> </ul>						✓
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"> <li>• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> </ul>	✓					



<ul style="list-style-type: none"> <li>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.</li> </ul>						
<b>Rooftop Amenity Spaces</b>						
<p>a. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by:</p> <ul style="list-style-type: none"> <li>Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and</li> <li>Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.</li> </ul>						✓
<p>b. Reduce the heat island affect by including plants or designing a green roof, with the following considerations:</p> <ul style="list-style-type: none"> <li>Secure trees and tall shrubs to the roof deck; and</li> <li>Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.</li> </ul>			✓			
<b>4.1.6 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<p>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:</p> <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 façade;</li> <li>Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</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>						✓
<p>b. Break up the building mass by incorporating elements that define a building’s base, middle and top.</p>						✓
<p>c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.</p>						✓
<p>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</p>						✓





	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"> <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>				✓		
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.	Avoid the following types of signage: <ul style="list-style-type: none"> <li>• Internally lit plastic box signs;</li> <li>• Pylon (stand alone) signs; and</li> <li>• Rooftop signs.</li> </ul>					✓	
k.	Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

August 21<sup>st</sup>, 2023

Our File: 23025

City of Kelowna  
1435 Water St,  
Kelowna, BC V1Y 1J4



Attention: Tyler Caswell, Planner II City of Kelowna

Dear Mr. Caswell,

**Re: Development Permit / Rezoning for property located at 450 Montgomery Rd**

This development proposal will adhere to the requirements of the UC4r zone as described in the City of Kelowna Zoning Bylaw No. 12375.

### Project Description

The current zoning for the site is UC4. We are seeking a rezoning from UC4 to UC4r zone. The proposed project contains (1) 5-storey building for a total of (40) multi-family residential units on Montgomery Rd. The housing consists of main level parking with 4 levels of residential above, providing (15) 2 & 3-bed (16) 1-bed and (9) studio units. There will be (2) ground-oriented units provided at the entrance to the site.

### Design Rationale

We present this design rationale for 450 Montgomery Rd Residential Project, outlining its alignment with city objectives and its potential to positively impact the community. The project's suitability for the UC4r zone is evident due to its residential context, accessibility, and contribution to the city's future land use designation. Situated in a well-established neighborhood, the property's ideal location makes it a prime candidate for increased density. Its proximity to major highways and commitment to active mobility dovetails with Kelowna's sustainability goals. Moreover, the project's alignment with the future designation underscores its compatibility with the city's long-term vision.

Our design approach extends beyond the physical structure to strengthen neighborhood identity. By thoughtfully integrating low maintenance materials such as cement boards, metal, and wood appearance siding, we aim to create a visually appealing and pedestrian-friendly frontage along Montgomery Rd. The incorporation of ground-oriented units at the entrance fosters a sense of community and enhances the area's aesthetic cohesion. The project's accessibility via a lane ensures safe access for residents, and the inclusion of comprehensive amenities—visitor parking, bike storage, mailbox facilities, and waste recycling—demonstrates our commitment to convenience and sustainability.

*Continued ...*

In conclusion, the Montgomery Rd Residential Project encapsulates our dedication to blending innovative design, community enhancement, and sustainable mobility.

We believe this proposal will not only meet the city's standards but also contribute positively to the fabric of Kelowna. We welcome the opportunity to engage in further discussions and provide additional information as needed.

We are seeking no variances as we feel that the development has been designed appropriately for the site and location.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

**NOvation Architecture Ltd.**



*Paul M. Schuster, Architect*  
*AIBC, CAB, MRAIC and NCARB Certified*

(250) 718 - 1302  
[paul@novationarchitecture.com](mailto:paul@novationarchitecture.com)