

Heritage Alteration Permit

HAP25-0003



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

321 Royal Avenue

and legally known as

Lot 1 District Lot 14 ODYD PLAN EPP87656

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

Congregate Housing

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

ATTACHMENT **A**

This forms part of application

HAP25-0003

Planner
Initials

SS



Date of Council Approval: **May 12, 2025**

Development Permit Area: Heritage Conservation Area

Existing Zone: MF₄ – Transit Oriented Area

Future Land Use Designation: C-HTH – Core Area Health District

This Heritage Alteration 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 Heritage Alteration 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: Interior Health Authority

Applicant: Stoke Tonne, Meikelejohn Architects

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

This Heritage Alteration 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 Heritage Alteration 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 Heritage Alteration Permit No. HAP25-0003 for Lot 1 District Lot 14 ODYD PLAN EPP87656 located at 321 Royal Avenue, 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;

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 own 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 **\$29,337.50**

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

4. 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.**

ATTACHMENT		A
This forms part of application		
# <u>HAP25-0003</u>		
Planner Initials	SS	 City of Kelowna COMMUNITY PLANNING

JOEANNA'S HOUSE ADDITION



321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D., PLAN EPP34913 EXCEPT PLAN EPP53192

ISSUED FOR DEVELOPMENT PERMIT 2025-03-27

ARCHITECTURAL DRAWING LIST

DP-A0.00	COVER SHEET & DRAWING LIST	DP-A3.13	LEVEL 2 FLOOR PLAN
DP-A1.00 SERIES	CODE AND ZONING INFORMATION	DP-A3.14	ROOF PLAN
DP-A1.01	ZONING, CODE REVIEW, LOCATION PLAN	DP-A3.20 SERIES	ENLARGED PLANS
DP-A2.00 SERIES	SITE, SURVEY	DP-A3.22	LEVEL 1 GAZEBO
DP-A2.01	EXISTING SITE PLAN	DP-A4.00 SERIES	BUILDING ELEVATIONS
DP-A2.02	SITE PLAN	DP-A4.01	EXTERIOR ELEVATIONS
DP-A2.03	SURVEY PLAN	DP-A4.02	EXTERIOR ELEVATIONS
DP-A3.00 SERIES	FLOOR PLANS	DP-A4.05	3D VIEWS
DP-A3.02	LEVEL 1 DEMOLITION FLOOR PLAN	DP-A5.00 SERIES	BUILDING SECTIONS
DP-A3.03	LEVEL 2 DEMOLITION FLOOR PLAN	DP-A5.01	BUILDING SECTIONS
DP-A3.04	ROOF DEMOLITION PLAN	DP-A8.00 SERIES	UNIT PLANS
DP-A3.12	LEVEL 1 FLOOR PLAN	DP-A8.01	ENLARGED UNIT PLANS

PROJECT TEAM

OWNER
KELOWNA GENERAL HOSPITAL FOUNDATION
2268 Pandosy St,
Kelowna, BC V1Y 1T2
Darlene Haslock, Director, JoeAnna's House
Telephone: (250) 470-0100
Email: darlene.haslock@interiorhealth.ca

ARCHITECTURE
MEIKLEJOHN ARCHITECTS INC.
233 Bernard Avenue
Kelowna, BC V1Y 6N2
Attention: Stoke Tonne, Architect AIBC, MRAIC
Telephone: (250) 762-3004
Email: stoke@meiklejohn.ca

STRUCTURAL ENGINEERING
ELEMENTAL STRUCTURAL ENGINEERS LTD.
205-347 Leon Avenue
Kelowna, BC V1Y 8Y7
Attention: Michael Naylor, M.Eng., P.Eng
Telephone: (250) 412-6626
Email: mnaylor@elemental-eng.ca

MECHANICAL ENGINEERING
STANTEC CONSULTING
1620 Dickson Ave #400,
Kelowna, BC V1Y 9Y2
Attention: Bryan Burston
Telephone: (250) 863-7829
Email: bryan.burston@stantec.com

ELECTRICAL ENGINEERING
FALCON ENGINEERING
210 - 1715 Dickson Avenue
Kelowna, BC V1Y 9G6
Attention: Loic Letailleur, P.Eng
Telephone: (250) 808-5642
Email: loic.letailleur@falcon.ca

CIVIL ENGINEERING
CTQ CONSULTANTS LTD.
1334 St. Paul St.,
Kelowna, BC V1Y 4E1
Attention: Steve Tobler, P.L. Eng
Telephone: (250) 979-1221
Email: stobler@ctqconsultants.ca

GEOTECHNICAL ENGINEERING
GEOPACIFIC CONSULTANTS LTD.
201 - 1889 Spall Road,
Kelowna, BC V1Y 4R2
Attention: Roberto Avendano, P. Eng
Telephone: (604) 439-0922
Email: avendano@geopacific.ca

LANDSCAPE ENGINEERING
BENCH SITE DESIGN
4 - 1562 Water Street,
Kelowna, BC V1Y 1J7
Attention: Keith Nyhof BCSLA, CSLA
Telephone: (250) 860-6778 x 102
Email: keith@benchsitedesign.com

SCHEDULE

A

This forms part of application
HAP25-0003

Planner
Initials

SS

City of
Kelowna
COMMUNITY PLANNING



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

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

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



m+m
MEIKLEJOHN ARCHITECTS INC.



**JoeAnna's
House**



2025-03-27

Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
**JOEANNA'S HOUSE
ADDITION**

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number Revision

DP-A0.00

Drawing Title

**COVER SHEET &
DRAWING LIST**

Job No.	2002
Scale	
Drawn	BN
Checked	ST

SCHEDULE

A

This forms part of application
HAP25-0003

Planner
Initials SS



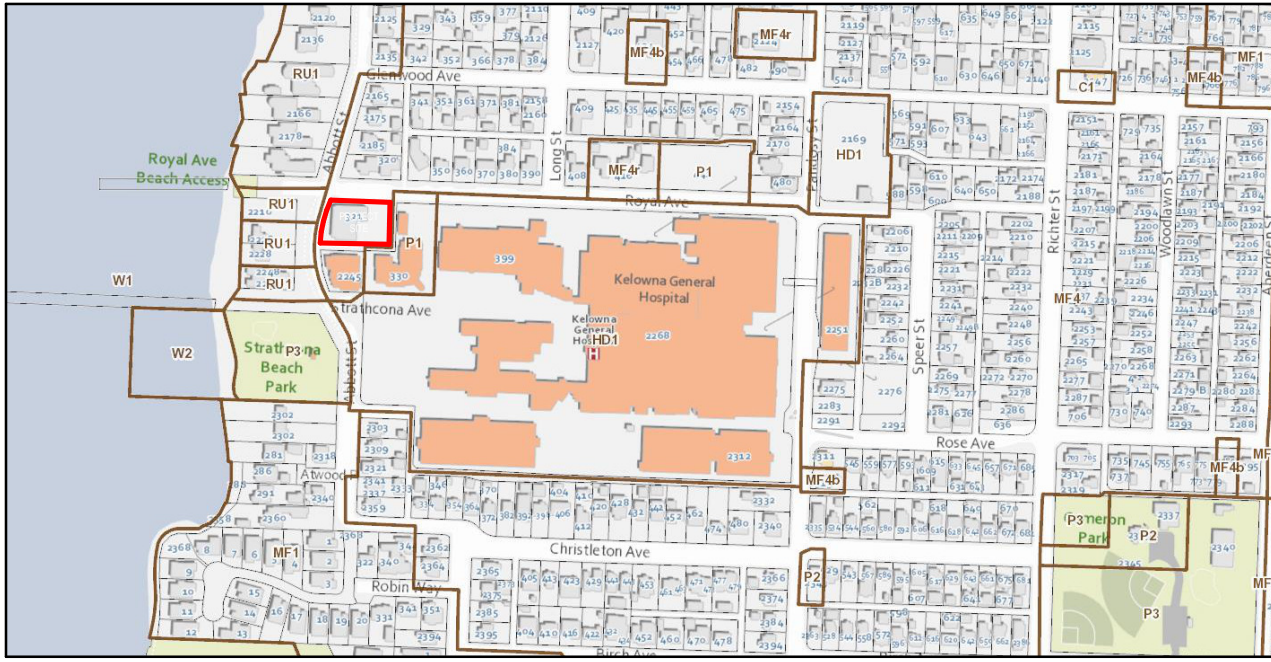
8 NORTH STREET VIEW FROM ROYAL AVE.
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS



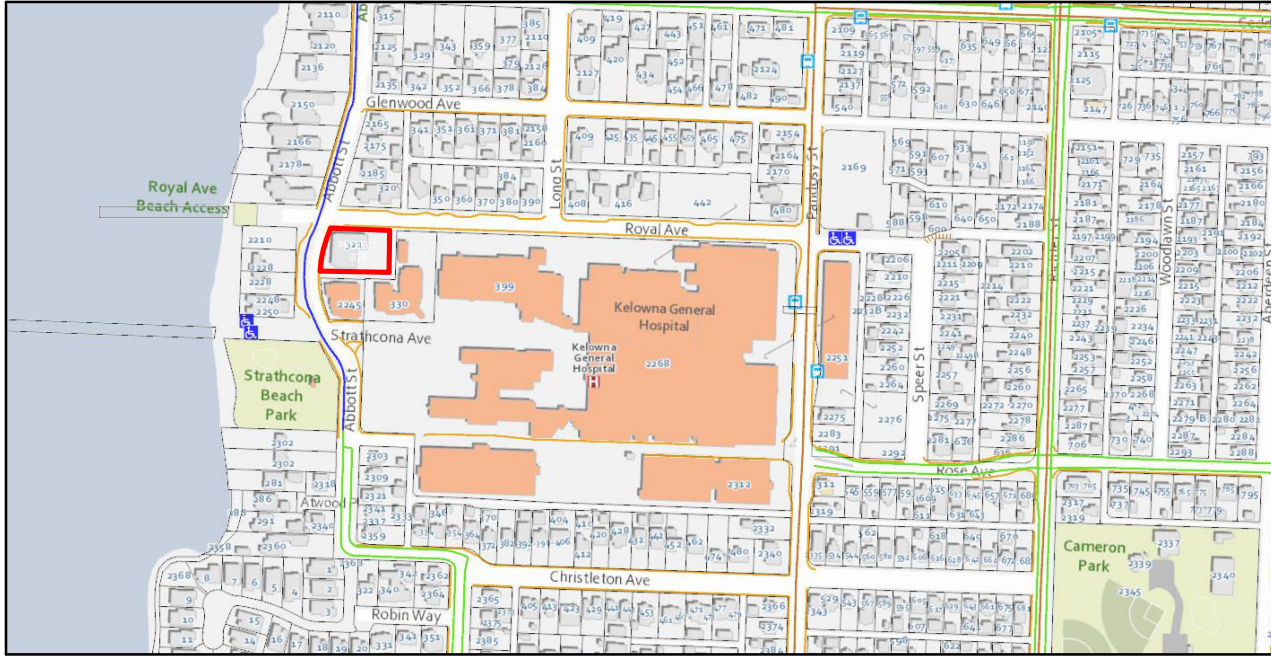
7 NORTH EAST STREET VIEW FROM ROYAL AVE.
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS



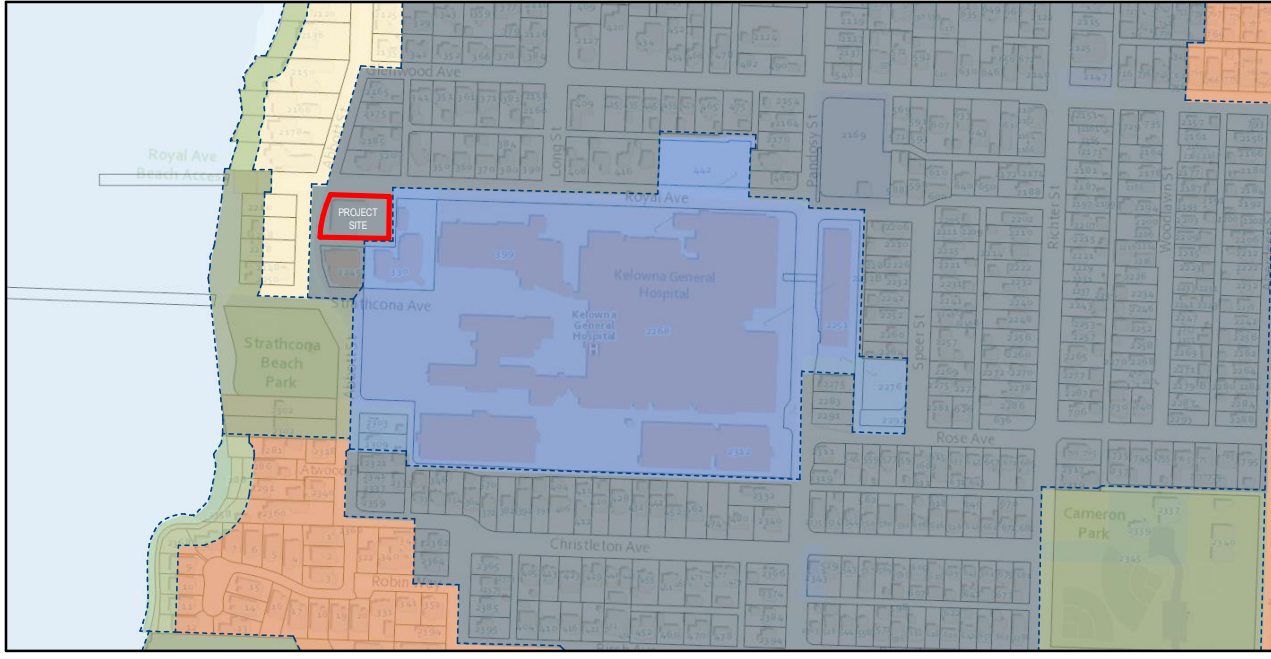
11 CURRENT ZONING PLAN
A1.01 1:5000

SOURCE: CITY OF KELOWNA MAP VIEWER



10 CURRENT & FUTURE TRANSPORTATION PLAN
A1.01 1:5000

SOURCE: CITY OF KELOWNA MAP VIEWER



9 FUTURE LAND USE PLAN (OFFICIAL COMMUNITY PLAN)
A1.01 1:5000

SOURCE: CITY OF KELOWNA MAP VIEWER



6 WEST STREET VIEW FROM ABBOTT ST.
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS



5 SOUTH WEST STREET VIEW FROM ABBOTT ST.
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS



4 3D VIEW LOOKING NORTH
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS



3 3D VIEW LOOKING SOUTH
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS



2 3D VIEW LOOKING WEST
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS



1 3D VIEW LOOKING EAST
A1.01 / N.T.S.

SOURCE: GOOGLE MAPS

1. PROJECT DATA	
EXISTING CIVIC ADDRESSES	321 ROYAL AVENUE, KELOWNA, BC, V1Y 0G4
EXISTING LEGAL ADDRESSES	LOT A, DISTRICT LOT 14, O.D.Y.D., PLAN EPP34913 EXCEPT PLAN EPP53192
CURRENT ZONING	MF4
PROPOSED USE(S)	APARTMENT HOUSING (SEE NOTE 2)
OCP 2040 FUTURE LAND USE	C-HTH - CORE AREA - HEALTH DISTRICT (MAP 3.1)
ZONING BYLAW(S)	KELOWNA ZONING BYLAW - BY LAW NUMBER #12375

2. SITE SUMMARY	ZONING REQUIREMENTS	PROPOSED	BYLAW #	NOTES
SITE DIMENSIONS	(SITE DIMENSION REQS APPLY TO SUBDIVISION ONLY)		Section 13.4	1
SITE AREA	1,400.0 sm min.	15,069 sf min.	2,132.5 sm	22,954 sf
SITE WIDTH (SIDE TO SIDE)	30	98.4 ft min.	60.4 m	198.2 ft
SITE DEPTH (FRONT TO REAR)	30	98.4 ft min.	37.0 m	121.3 ft
SITE COVERAGE			Section 13.5	1
SITE COVERAGE - BLDGS BY AREA	1,386.1 sm max.	14,920 sf max.	877.6 sm	9,446 sf
SITE COVERAGE - BLDGS BY %	65 MAX %	41%		
SITE COVERAGE - BLDGS & SURFACES BY AREA	1,812.6 sm max.	19,511 sf max.	1,613.3 sm	17,365 sf
SITE COVERAGE - BLDGS & SURFACES BY %	85 MAX %	76%		
HEIGHT			Section 13.6	1
HEIGHT OF BUILDINGS (m)	22.0 m	72.2 ft	11.5 m	37.9 ft
HEIGHT (# OF STOREYS)	6 STOREYS	2 STOREYS		
SETBACKS			Section 13.5	1
FRONT YARD - NORTH	3.0 m	9.8 ft	4.7 m	15.3 ft
FLANKING SIDE YARD - WEST	3.0 m	9.8 ft	5.1 m	16.8 ft
SIDE YARD - EAST	3.0 m	9.8 ft	3.0 m	9.8 ft
REAR YARD - SOUTH	3.0 m	9.8 ft	3.0 m	9.8 ft

3. FLOOR AREA RATIO (FAR) SUMMARY	INFO	APPLICABLE	AREA	NOTES
MAX BASE DENSITY (6 STOREYS)	2.5 FAR	YES		Section 13.6
MAX BONUS DENSITY FOR RENTAL SUBZONE	0.3 FAR	NO		
TOTAL MAXIMUM FLOOR AREA (FAR) BY AREA	2.50 FAR		5,331.2 sm	57,385 sf
TOTAL FLOOR AREA (FAR) BY %	ALLOWABLE MAXIMUM 2.50 FAR		PROPOSED 0.44 FAR	

4. FLOOR AREA SUMMARY	GROSS AREA	NET AREA (FOR FAR)	NET/GROSS	NOTES
EXISTING LEVEL 1 (SUITES & AMENITY AREAS)	606.5 sm	6,528 sf	93.8 sm	1,010 sf
EXISTING LEVEL 2 (SUITES)	683.3 sm	7,355 sf	552.5 sm	5,947 sf
NEW LEVEL 1 (SUITES & AMENITY AREAS)	190.1 sm	2,046 sf	149.6 sm	1,610 sf
NEW LEVEL 2 (SUITES)	194.3 sm	2,091 sf	149.6 sm	1,610 sf
NEW & EXISTING LEVEL 1 (SUITES & AMENITY)	796.6 sm	8,574 sf	243.4 sm	2,620 sf
NEW & EXISTING LEVEL 2 (SUITES)	877.6 sm	9,446 sf	702.1 sm	7,557 sf
TOTAL PROPOSED FLOOR AREA (FAR)	1,674.1 sm	18,020 sf	945.5 sm	10,177 sf

5. PRIVATE AND COMMON AMENITY SPACE SUMMARY	AREA PER UNIT	# OF UNITS	SUBTOTAL (sm)	SUBTOTAL (sf)	BYLAW #	NOTES
REQUIRED AREA SUMMARY						
GUEST SUITES/BACHELOR UNITS	6.0 sm	30	180.0 sm	1,938 sf	Section 13.5	
TOTAL PRIVATE & COMMON AMENITY AREA REQUIRED			180.0 sm	1,938 sf		
PROVIDED COMMON AMENITY AREA SUMMARY			SUBTOTAL (sm)	SUBTOTAL (sf)		
EXISTING INTERIOR AMENITY ROOMS			392.8 sm	4,228 sf		
EXISTING AND NEW EXTERIOR AREAS			478.5 sm	5,151 sf		
TOTAL PRIVATE & COMMON AMENITY SPACE PROVIDED			871.3 sm	9,379 sf		

6. VEHICLE PARKING SUMMARY	REQUIRED SPACES SUMMARY	NOT APPLICABLE (EXCEPT FOR ACCESSIBLE STALLS) IN MF4 ZONE	BYLAW #	NOTES
REQUIRED SPACES SUMMARY			Table 8.2.17a	
GUEST SUITES (10-50 SUITES)			1	
TOTAL SPACES REQUIRED			1	
ACCESSIBLE SPACES REQ'D	BASED ON # OF SUITES		1	Table 8.2.17a
ACCESSIBLE VAN SPACES REQ'D	BASED ON # OF SUITES		0	Table 8.2.17a
PROVIDED SPACES SUMMARY	REGULAR SPACE	MEDIUM CAR SPACE	ACCESSIBLE SPACES	
LEVEL 1 SURFACE PARKING	8	6	1	5
TOTAL SPACES PROVIDED			15	

7. BICYCLE PARKING SUMMARY	# OF UNITS	SPACE PER UNIT	BYLAW #	NOTES
REQUIRED LONG TERM SPACES SUMMARY			TABLE 8.5	
CONGREGATE HOUSING	29	1 per 20 UNITS	1	
TOTAL LONG TERM SPACES REQUIRED			1	
PROVIDED LONG TERM SPACES SUMMARY	FLOOR RACKS	WALL RACKS		
PLEASE REFER TO NOTE 6	0	0	8.5.6.(c)	6
TOTAL LONG TERM SPACES PROVIDED			0	
NUMBER OF SHORT TERM SPACES REQUIRED		2 ENTRANCE(S)	10	TABLE 8.5 7
SHORT TERM SPACES PROVIDED		UNCHANGED - REFER TO NOTE 7	10	

NOTES
1. AS PROJECT LOT IS GREATER THAN 2,000SM MF3 ZONING REQUIREMENTS APPLY PER FOOTNOTE 11 OF TABLE 13.5.
2. PER BYLAW DEFINITION OF APARTMENT HOUSING USE IT INCLUDES ANY BUILDING CONFIGURED AS CONGREGATE HOUSING OR SUPPORTIVE HOUSING.
3. REAR YARD SETBACK REDUCED TO FROM 4.5M TO 3.0M WHEN FACING ONTO A LAKE.
4. UNIT NET AREA CALCULATED PER: WALLS BETWEEN UNITS: C/L OF WALL, CORRIDOR WALLS: C/L OF WALL, EXT. WALLS: OUTSIDE FACE OF SHEATHING.
5. MEDIUM CAR STALLS NOTED FORMED PART OF EXISTING PROJECT AND ARE UNDISTURBED.
6. ZONING BYLAW FOR EXISTING BUILDING DID NOT REQUIRE ANY LONG TERM BIKE STALLS - NO NEW STALLS PROVIDED - TO BE REVIEWED WITH CITY POST DP APPLICATION.
7. ZONING BYLAW FOR EXISTING BUILDING REQUIRED 5 SHORT TERM BIKE STALLS PER ENTRANCE - NO NEW ENTRANCES OR STALLS ADDED AS PART OF ADDITION.

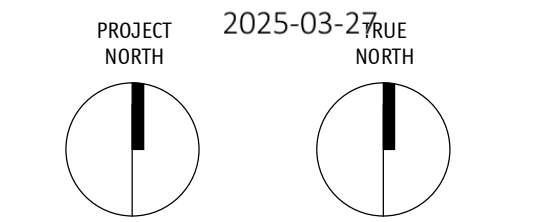
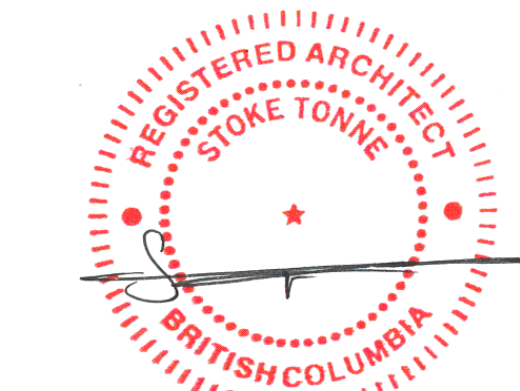
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: ket-mai@shaw.ca

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

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



JoeAnna's
House



Issued	No.	Date	Issued For
	1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision	No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

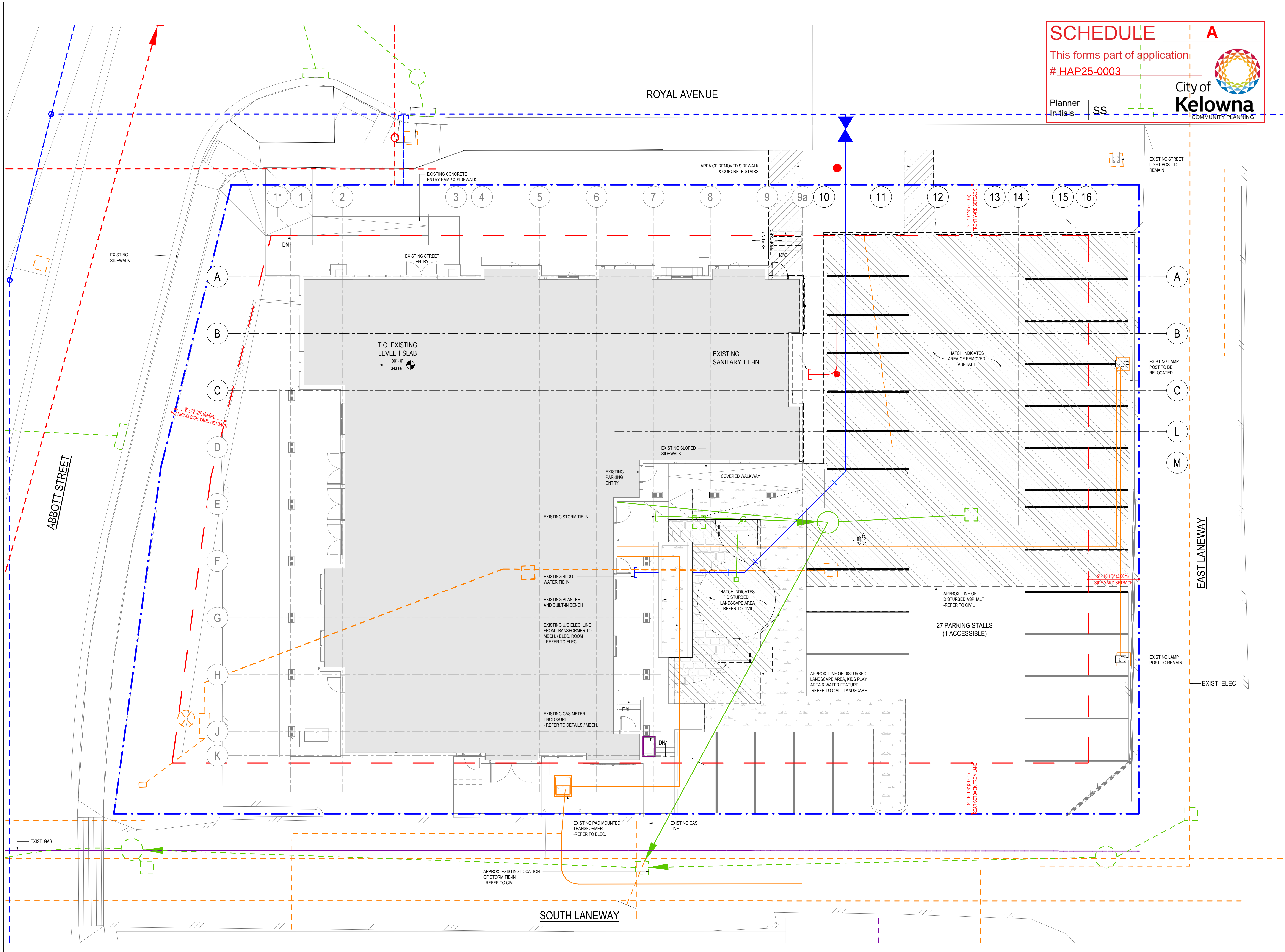
321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number Revision

DP-A1.01

Drawing Title
ZONING, CODE
REVIEW, LOCATION
PLAN

Job No.	2002
Scale	AS SHOWN
Drawn	BN
Checked	ST



SCHEDULE

This forms part of application
HAP25-0003

Planner Initials **SS**

A

City of
Kelowna
COMMUNITY PLANNING

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

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

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

MEIKLEJOHN ARCHITECTS INC.

PROJECT NORTH

2025-03-27

TRUE NORTH

Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

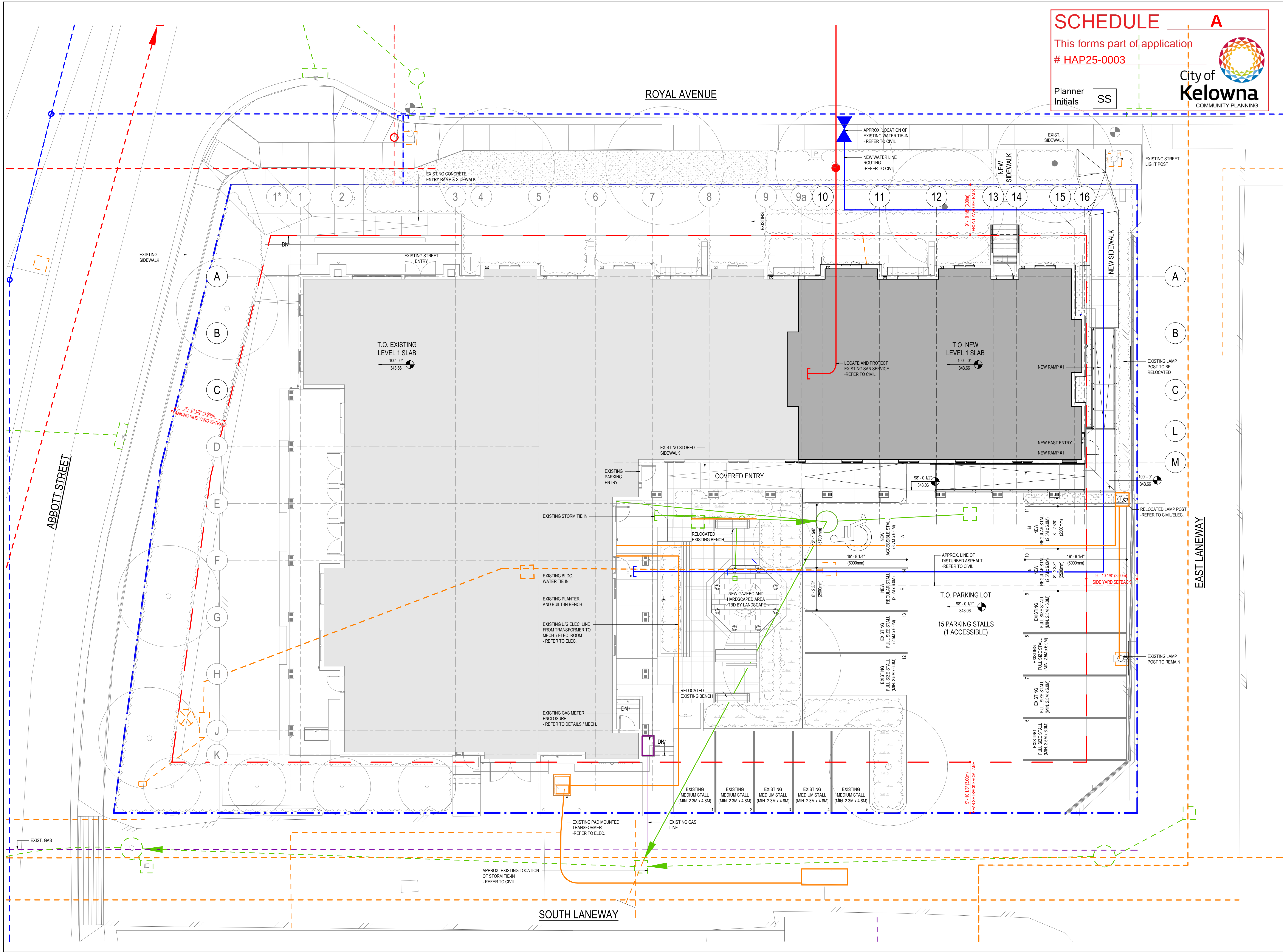
Project Title
**JOEANNA'S HOUSE
ADDITION**

321 ROYAL AVENUE, KELOWNA BC V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number **DP-A2.01** Revision

Drawing Title
EXISTING SITE PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE

A

This forms part of application
HAP25-0003

Planner
Initials

SS

City of
Kelowna

COMMUNITY PLANNING

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

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

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

a

m+m

MEIKLEJOHN ARCHITECTS INC.

JoeAnna's
House

REGISTERED ARCHITECT
STOKES TONNE
BRITISH COLUMBIA

PROJECT NORTH
2025-03-27
TRUE NORTH

Issued		Issued For	
No.	Date	No.	Date
1	2025-03-27	1	DEVELOPMENT PERMIT APPLICATION

Revision		Revision	
No.	Date	No.	Date

Project Title

JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP3192

Drawing Number

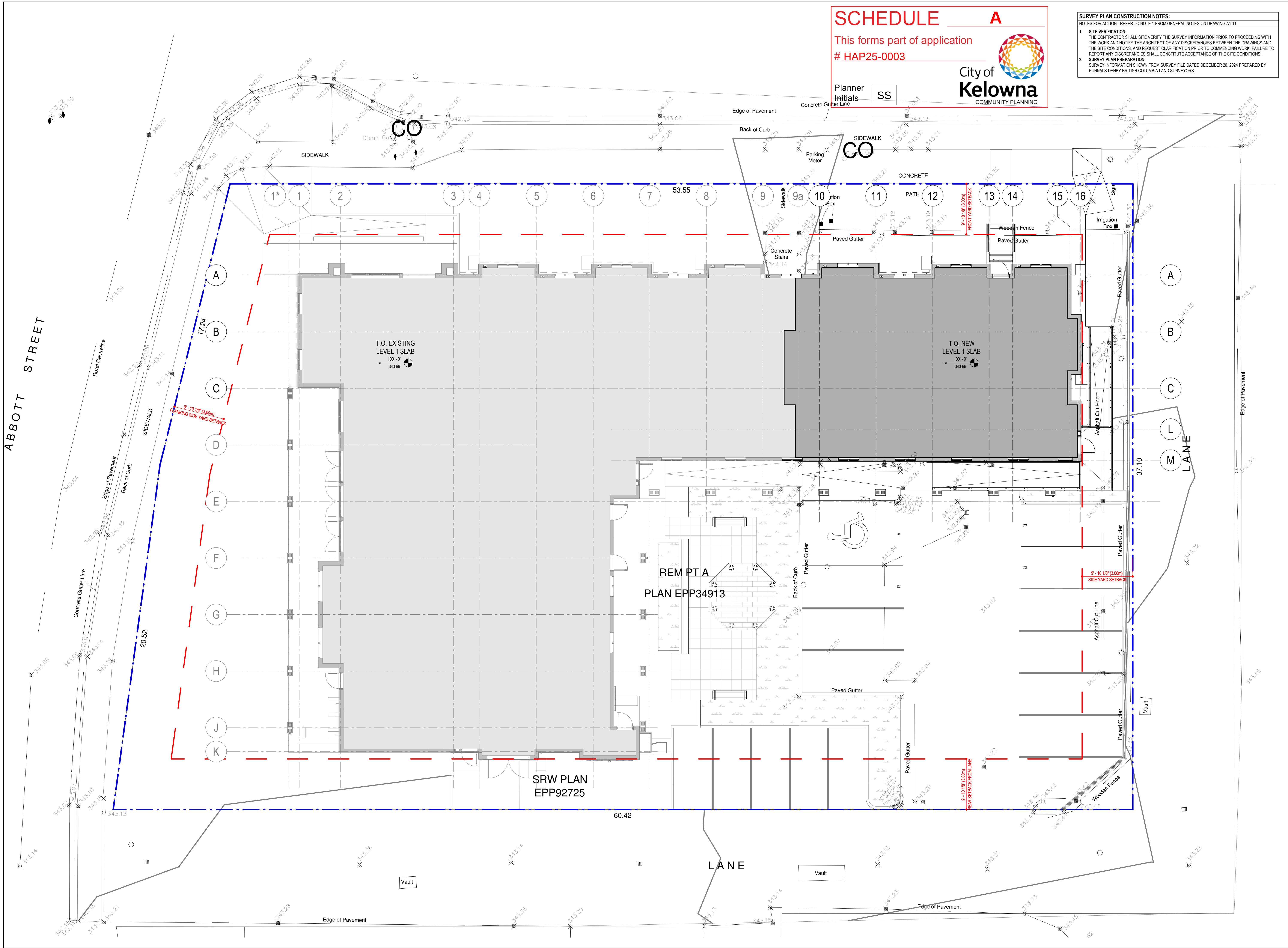
DP-A2.02

Revision

Drawing Title

SITE PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE

This forms part of application

HAP25-0003

Planner Initials SS



City of Kelowna
COMMUNITY PLANNING

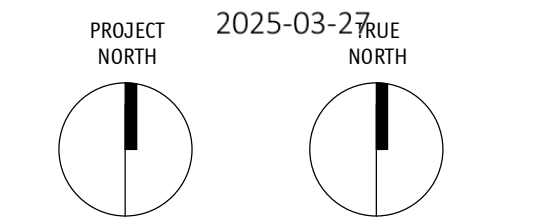
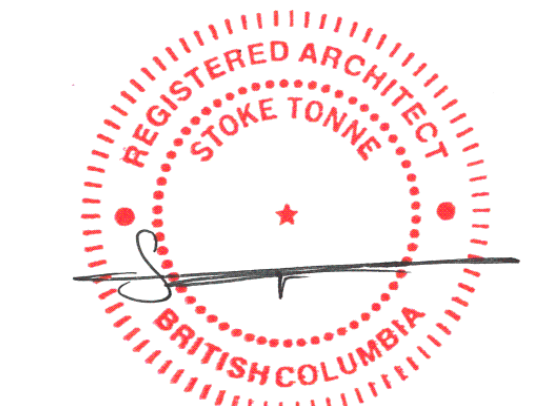
SURVEY PLAN CONSTRUCTION NOTES:
NOTES FOR ACTION - REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.

- SITE VERIFICATION:**
THE CONTRACTOR SHALL SITE VERIFY THE SURVEY INFORMATION PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, AND REQUEST CLARIFICATION PRIOR TO COMMENCING WORK. FAILURE TO REPORT ANY DISCREPANCIES SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
- SURVEY PLAN PREPARATION:**
SURVEY INFORMATION SHOWN FROM SURVEY FILE DATED DECEMBER 20, 2024 PREPARED BY RYNNALS DENBY BRITISH COLUMBIA LAND SURVEYORS.

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

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

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



Issued		Issued For
No.	Date	
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
**JOEANNA'S HOUSE
ADDITION**

321 ROYAL AVENUE, KELOWNA BC V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number Revision

DP-A2.03

Drawing Title

SURVEY PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST

SCHEDULE A

This forms part of application
HAP25-0003

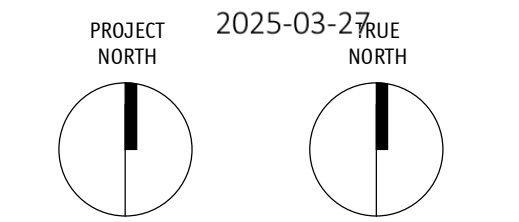
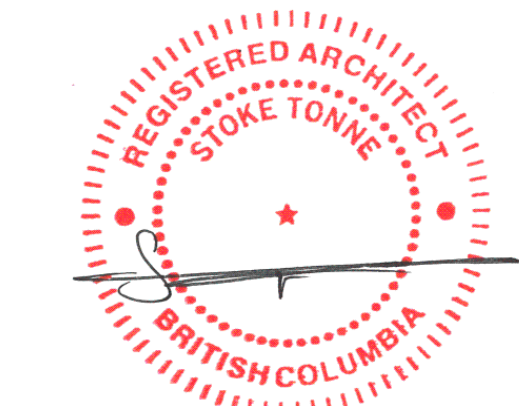
Planner
Initials SS



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

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

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



Issued		Issued For
No.	Date	
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP3192

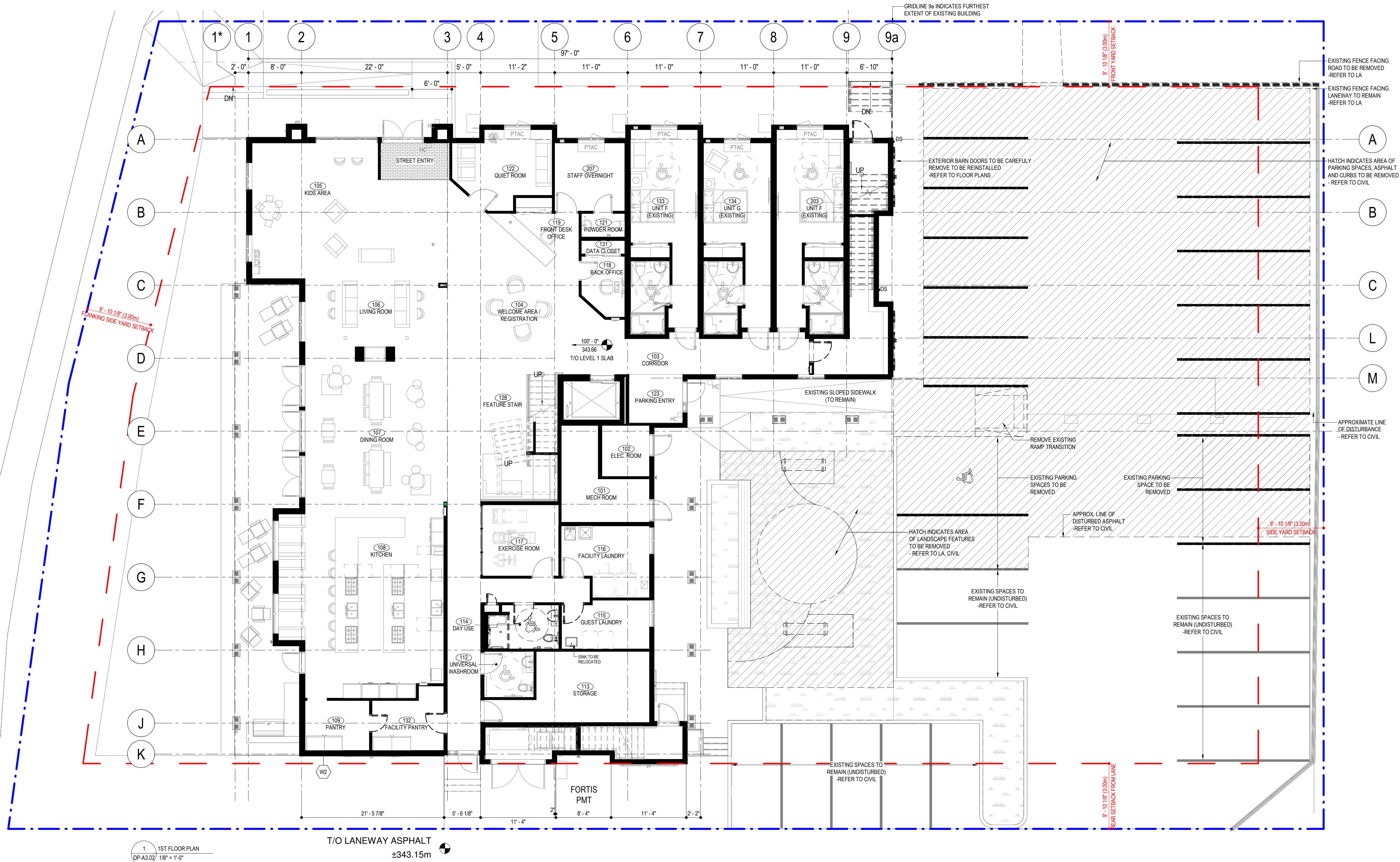
Drawing Number Revision

DP-A3.02

Drawing Title

LEVEL 1 DEMOLITION
FLOOR PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE A

This forms part of application
HAP25-0003

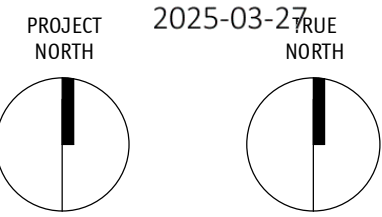
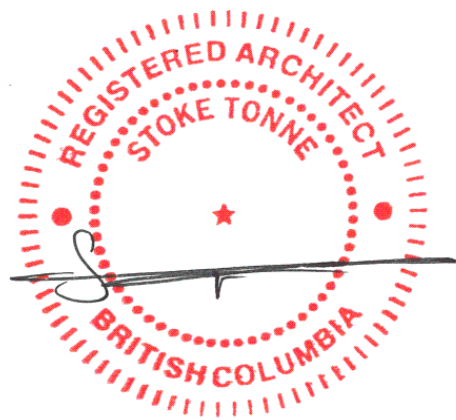
Planner
Initials SS



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

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

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



Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

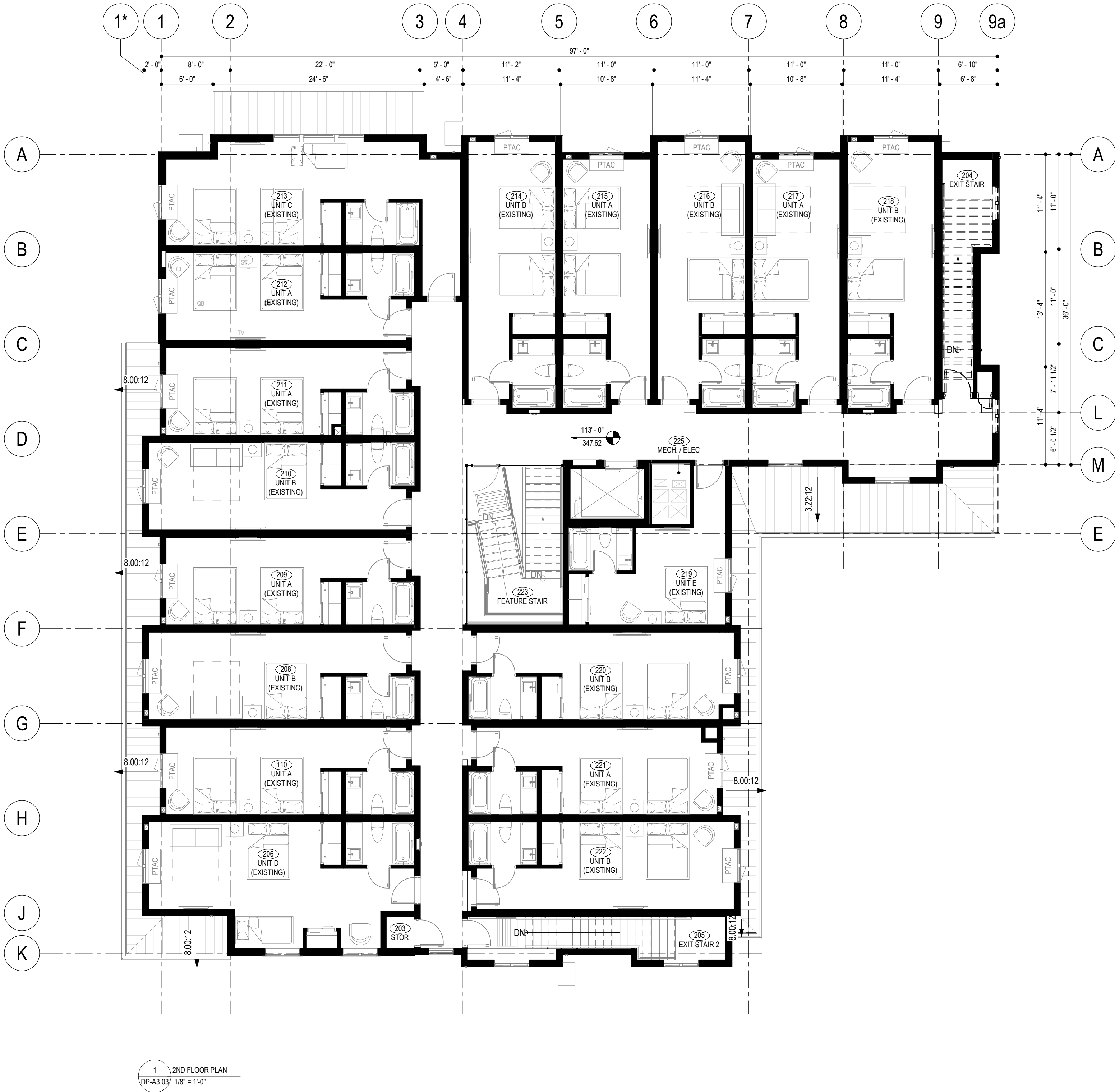
Drawing Number Revision

DP-A3.03

Drawing Title

LEVEL 2 DEMOLITION
FLOOR PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE A

This forms part of application
HAP25-0003

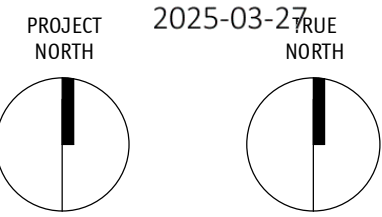
Planner Initials SS



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

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

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



Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION
Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

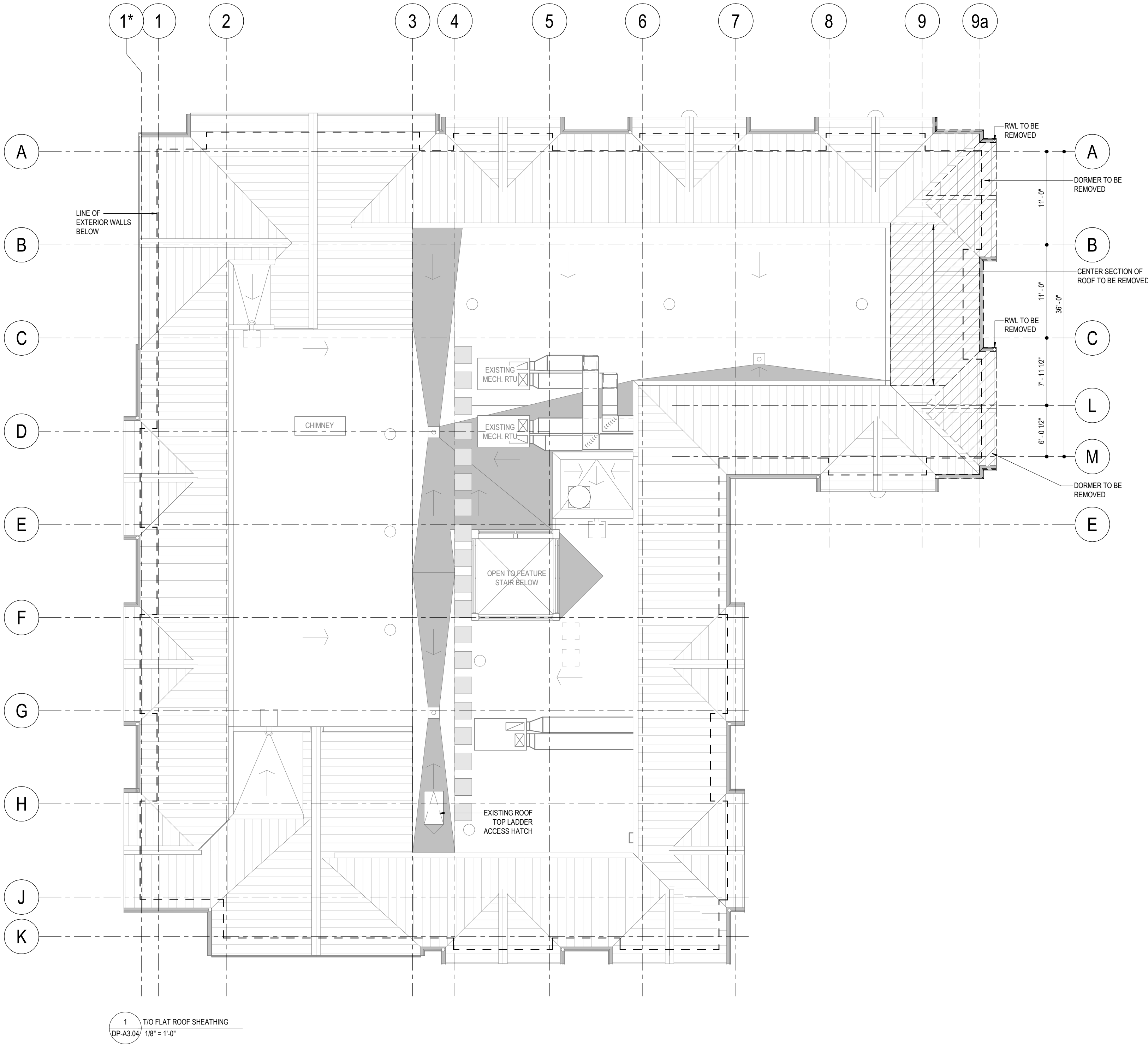
Drawing Number Revision

DP-A3.04

Drawing Title

ROOF DEMOLITION
PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE A

This forms part of application
HAP25-0003

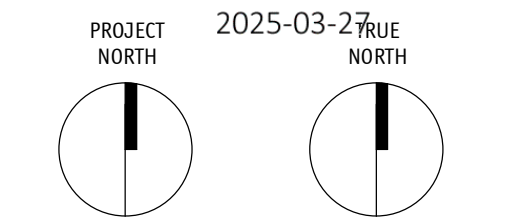
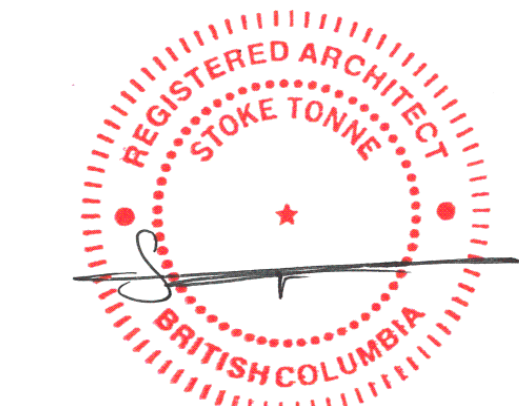
Planner Initials SS



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

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

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



Issued		Issued For
No.	Date	
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
**JOEANNA'S HOUSE
ADDITION**

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

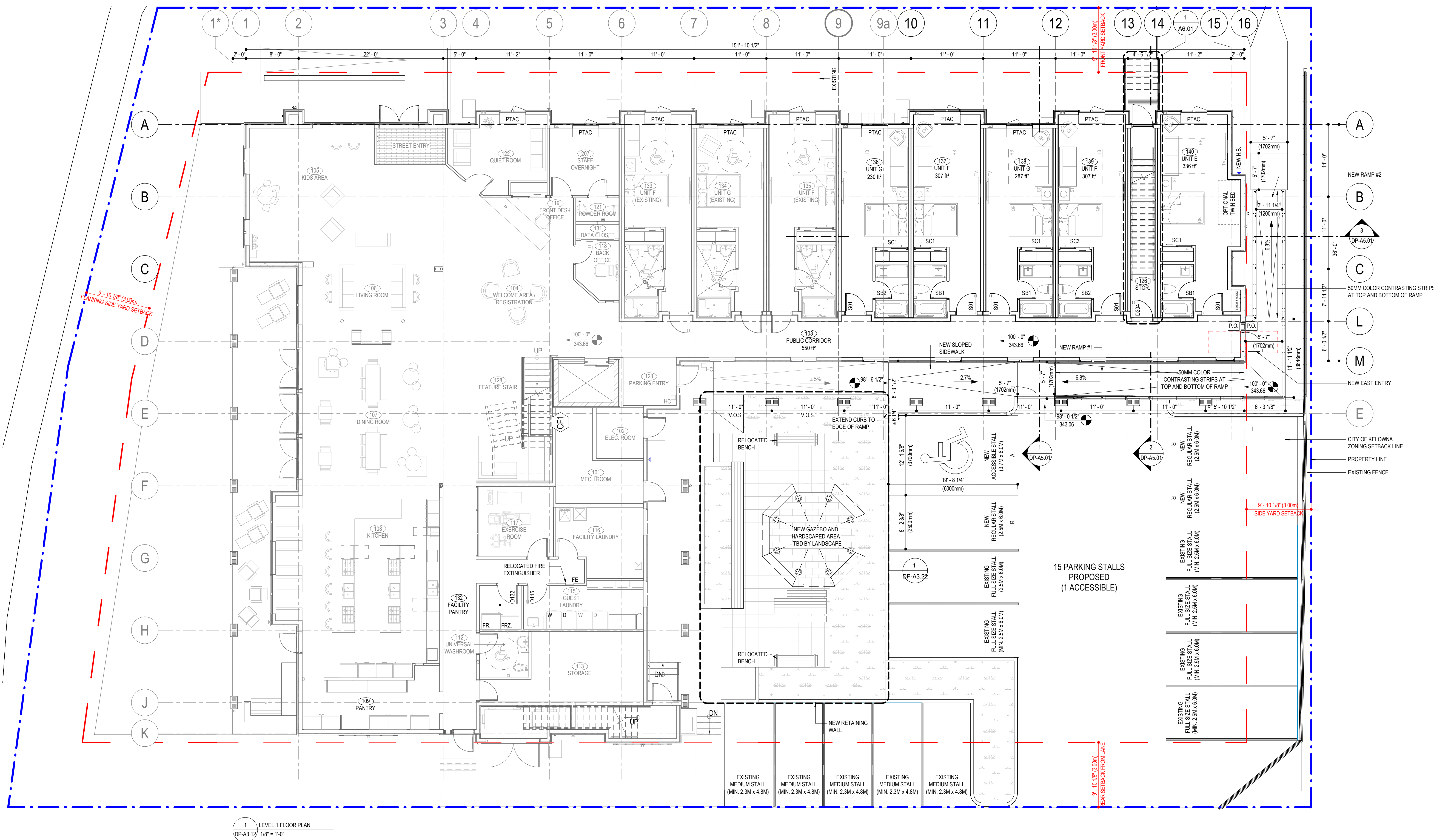
Drawing Number Revision

DP-A3.12

Drawing Title

LEVEL 1 FLOOR PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST



1 LEVEL 1 FLOOR PLAN
DP-A3.12 1/8" = 1'-0"

SCHEDULE A

This forms part of application
HAP25-0003

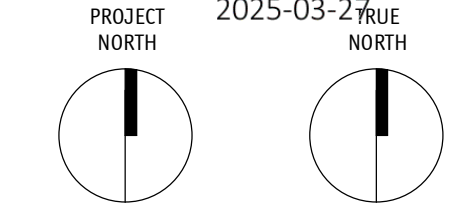
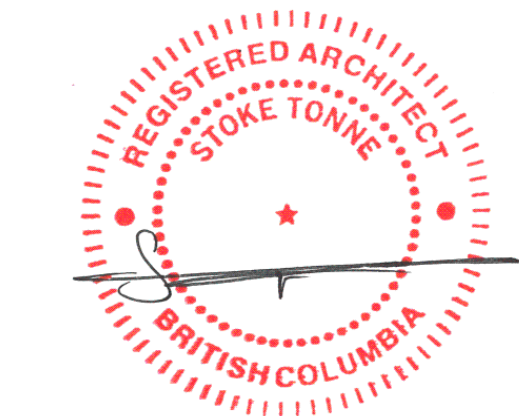
Planner
Initials SS



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

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

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



Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

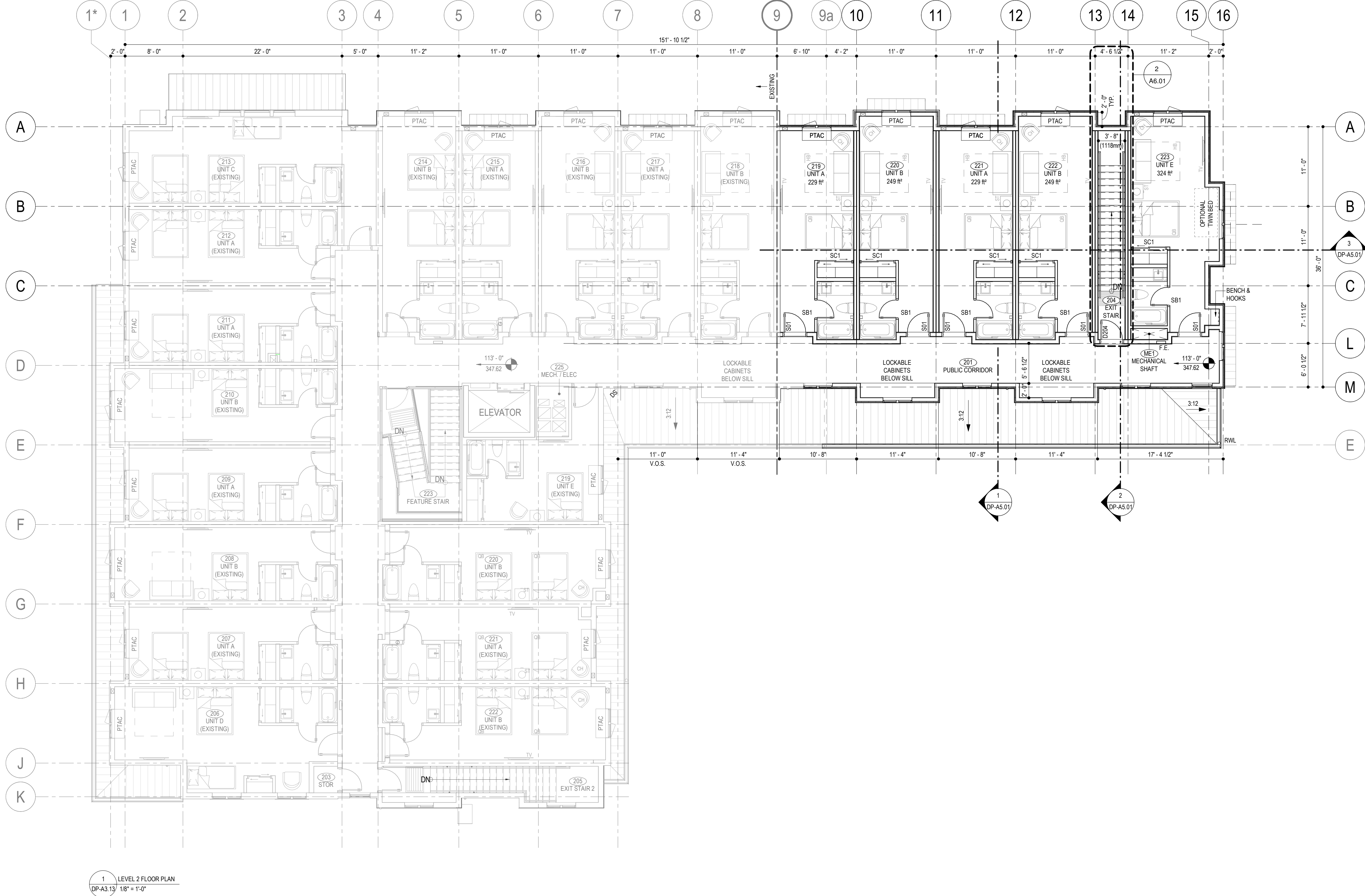
Drawing Number
Revision

DP-A3.13

Drawing Title

LEVEL 2 FLOOR PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE A

This forms part of application
HAP25-0003

Planner
Initials SS



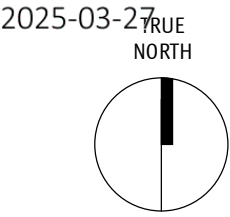
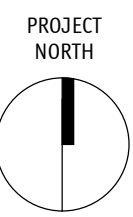
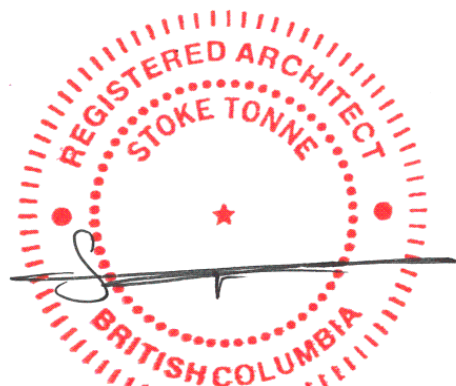
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca

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

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



JoeAnna's
House



Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP3192

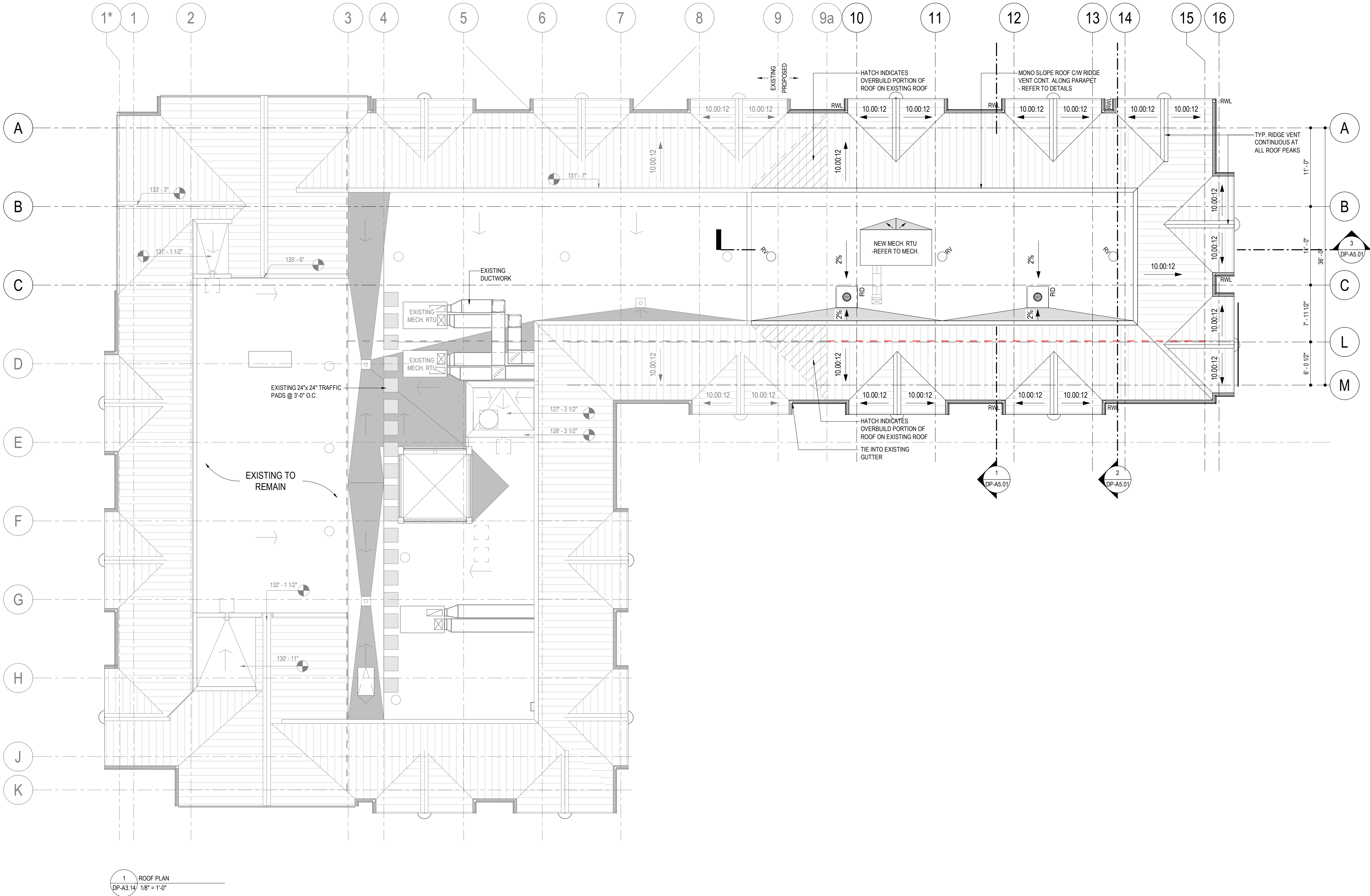
Drawing Number Revision

DP-A3.14

Drawing Title

ROOF PLAN

Job No.	2002
Scale	1/8" = 1'-0"
Drawn	BN
Checked	ST





BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING		
1.1	PRE-FINISHED HARDIE BOARD & BATTEN SIDING (12" O.C.)	WHITE
1.2	PRE-FINISHED HARDIE BOARD & BATTEN SIDING (6" O.C.)	WHITE
1.3	THIN STONE VENEER CLADDING	LIGHT / MEDIUM GREY
1.4	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
1.5	WOOD STRUCTURE	WOOD - MEDIUM TONE

2.0 SOFFIT / FACIAS / TRIMS		
2.1	WOOD SOFFIT	WOOD - MEDIUM TONE
2.2	VENTED ALUMINUM SOFFITS	WHITE
2.3	PRE-FINISHED HARDIE TRIM & FASCIA	WHITE
2.4	WOOD TRIM	WOOD - MEDIUM TONE
2.5	PRE-FINISHED METAL FLASHING	WHITE

3.0 WINDOWS		
3.1	VINYL WINDOWS	BLACK
3.2	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GRAY
3.4	VISION GLAZING	CLEAR / NO TINT

4.0 DOORS		
4.1	METAL DOOR & STEEL FRAME	WHITE
4.2	FIBREGLASS DOOR	WOOD LOOK

5.0 ROOFS / FLASHINGS		
5.1	STANDING SEAM ROOF	BLACK
5.2	ROOF FLASHING	BLACK
5.3	PRE-FINISHED GUTTERS C/W DECORATIVE DOWNSPOUT	BLACK
5.4	FLAT ROOF MEMBRANE	MEDIUM GREY

6.0 METALS		
6.1	METAL GUARDRAILS & HANDRAILS	BLACK

8.0 SPECIALTIES		
8.1	FARMHOUSE LIGHT FIXTURE (REFER TO ELEC.)	BLACK
8.2	VENTS	WHITE
8.3	WALL MOUNTED SIGN	TBD BY OWNER

NOTES:

1. ALL NEW MATERIALS TO BE EQUIVALENT TO OR MATCH EXISTING MATERIAL IN COLOR, SIZE, AND SPACING.

2. KEYNOTES NOT SHOWN FOR EXISTING BUILDING MATERIALS/ELEMENTS FOR CLARIFY.

BUILDING ELEVATION MATERIAL SCHEDULE		
CEMENT PANEL - WHITE 1.1, 1.2	THIN STONE VENEER 1.3	ARCHITECTURAL CONCRETE - NATURAL 1.4
WOOD SOFFIT - MEDIUM TONE 2.1	METALS - BLACK 5.2, 5.3, 6.1, 8.1	TRIMS & FLASHING - WHITE 2.2, 2.3
ROOF - STANDING SEAM 4.4	ROOF MEMBRANE - MEDIUM GREY 5.4	WOOD STRUCTURE - MEDIUM TONE 1.5, 2.4

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

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

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

a
m+m
MEIKLEJOHN ARCHITECTS INC.

JoeAnna's House

REGISTERED ARCHITECT
STOKE TONNE
BRITISH COLUMBIA
2025-03-27

Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION
Revision		
No.	Date	Revision

Project Title
**JOEANNA'S HOUSE
ADDITION**

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number Revision

DP-A4.01

Drawing Title

EXTERIOR ELEVATIONS

Job No. 2002
Scale 1/8" = 1'-0"
Drawn BN
Checked JM

SCHEDULE B

This forms part of application
HAP25-0003



BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING		
1.1	PRE-FINISHED HARDIE BOARD & BATTEN SIDING (12" O.C.)	WHITE
1.2	PRE-FINISHED HARDIE BOARD & BATTEN SIDING (6" O.C.)	WHITE
1.3	THIN STONE VENEER CLADDING	LIGHT / MEDIUM GREY
1.4	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
1.5	WOOD STRUCTURE	WOOD - MEDIUM TONE

2.0 SOFFIT / FACIAS / TRIMS		
2.1	WOOD SOFFIT	WOOD - MEDIUM TONE
2.2	VENTED ALUMINIUM SOFFITS	WHITE
2.3	PRE-FINISHED HARDIE TRIM & FASCIA	WHITE
2.4	WOOD TRIM	WOOD - MEDIUM TONE
2.5	PRE-FINISHED METAL FLASHING	WHITE

3.0 WINDOWS		
3.1	VINYL WINDOWS	BLACK
3.2	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GRAY
3.4	VISION GLAZING	CLEAR / NO TINT

4.0 DOORS		
4.1	METAL DOOR & STEEL FRAME	WHITE
4.2	FIBREGLASS DOOR	WOOD LOOK

5.0 ROOFS / FLASHINGS		
5.1	STANDING SEAM ROOF	BLACK
5.2	ROOF FLASHING	BLACK
5.3	PRE-FINISHED GUTTERS C/W DECORATIVE DOWNSPOUT	BLACK
5.4	FLAT ROOF MEMBRANE	MEDIUM GREY

6.0 METALS		
6.1	METAL GUARDRAILS & HANDRAILS	BLACK

8.0 SPECIALTIES		
8.1	FARMHOUSE LIGHT FIXTURE (REFER TO ELEC.)	BLACK
8.2	VENTS	WHITE
8.3	WALL MOUNTED SIGN	TBD BY OWNER

NOTES:
1. ALL NEW MATERIALS TO BE EQUIVALENT TO OR MATCH EXISTING MATERIAL IN COLOR, SIZE, AND SPACING.
2. KEYNOTES NOT SHOWN FOR EXISTING BUILDING MATERIALS/ELEMENTS FOR CLARIFY.

BUILDING ELEVATION MATERIAL SCHEDULE		
CEMENT PANEL - WHITE 1.1, 1.2	THIN STONE VENEER 1.3	ARCHITECTURAL CONCRETE - NATURAL 1.4
WOOD SOFFIT - MEDIUM TONE 2.1	METALS - BLACK 5.2, 5.3, 6.1, 8.1	TRIMS & FLASHING - WHITE 2.2, 2.3
ROOF - STANDING SEAM 4.4	ROOF MEMBRANE - MEDIUM GREY 5.4	WOOD STRUCTURE - MEDIUM TONE 1.5, 2.4

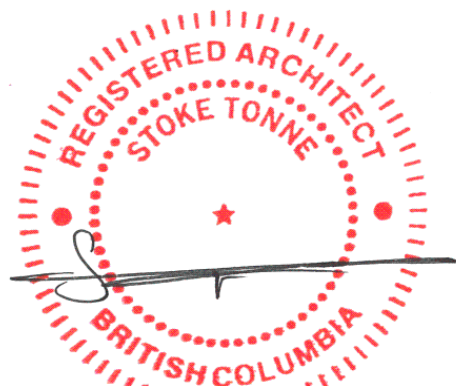
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: ket-mat@shaw.ca

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

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



JoeAnna's House



2025-03-27

Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION
Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number Revision

DP-A4.02

Drawing Title

EXTERIOR ELEVATIONS

Job No. 2002
Scale 1/8" = 1'-0"
Drawn BN
Checked JM

SCHEDULE

B

This forms part of application
HAP25-0003

City of Kelowna
COMMUNITY PLANNING

UNIT PLAN SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	UNIT ENTRY VIA CORRIDOR

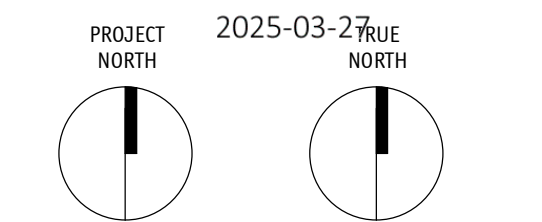
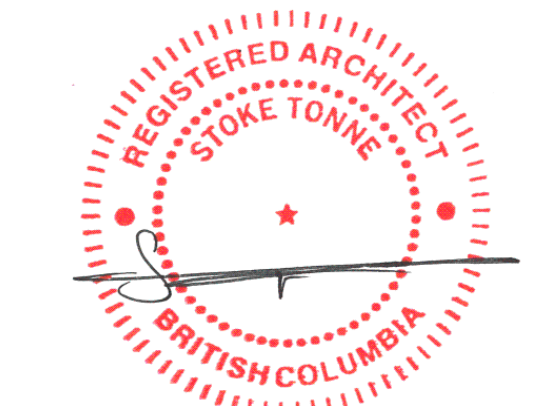
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca

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

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



m+m
MEIKLEJOHN ARCHITECTS INC.



Issued		Issued For
No.	Date	
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
**JOEANNA'S HOUSE
ADDITION**

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

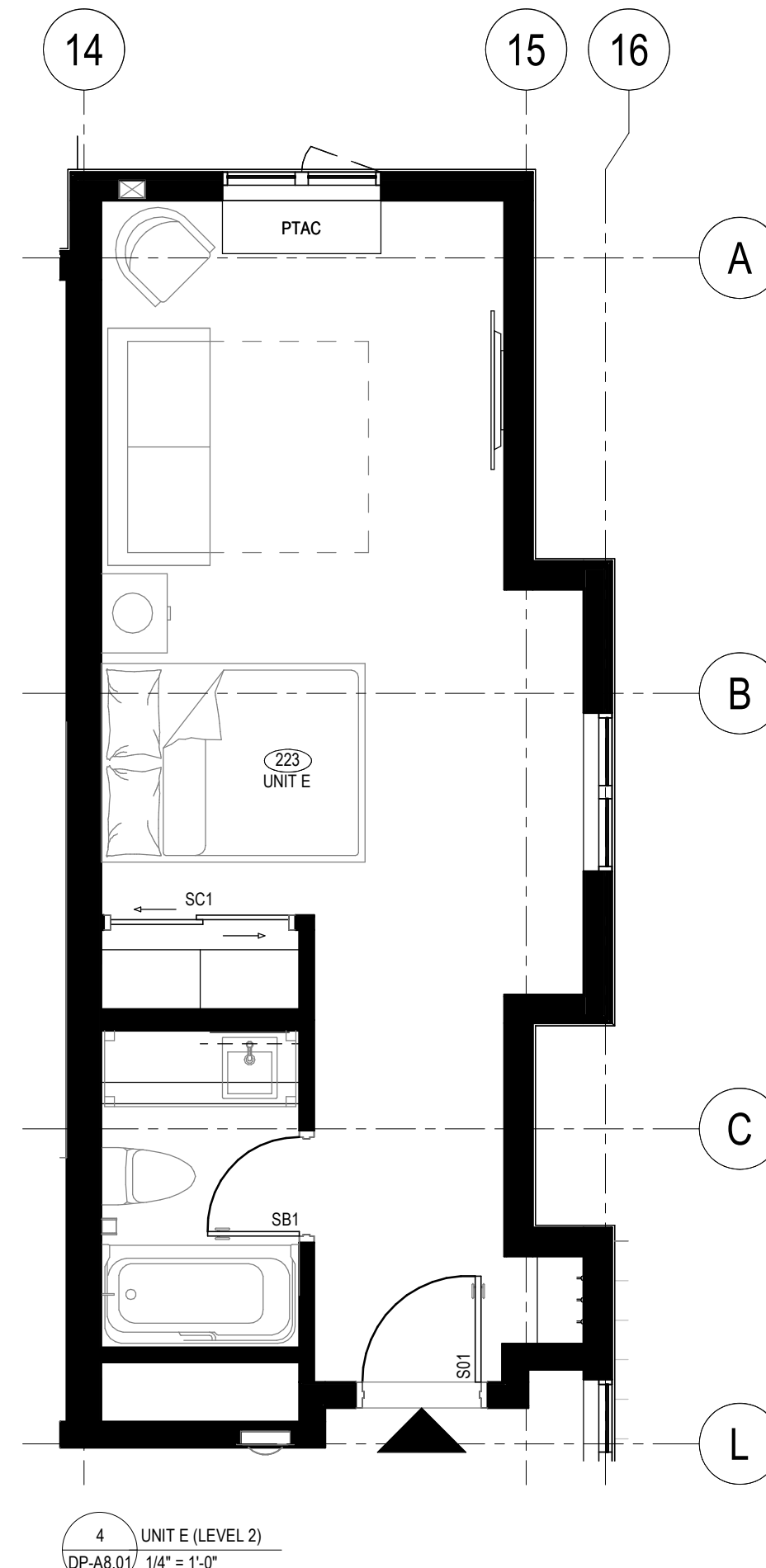
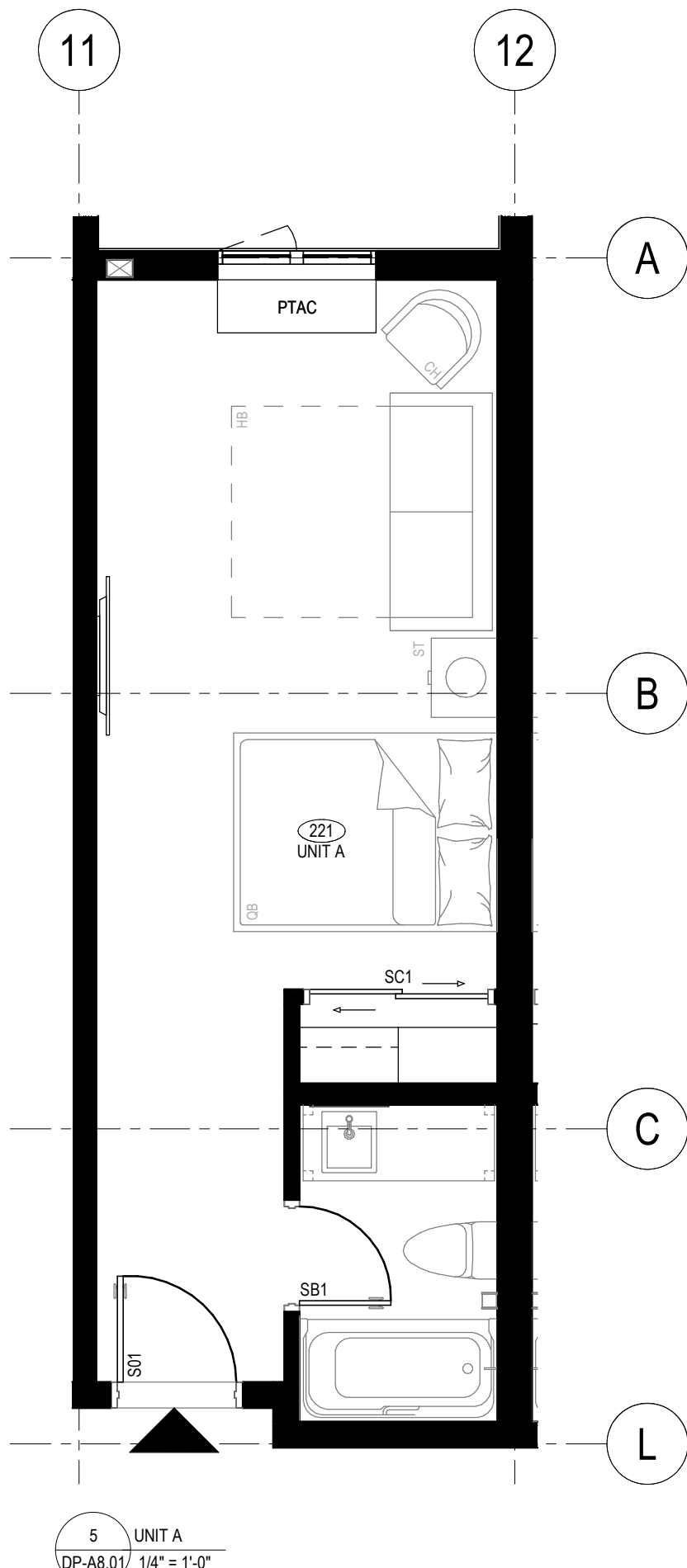
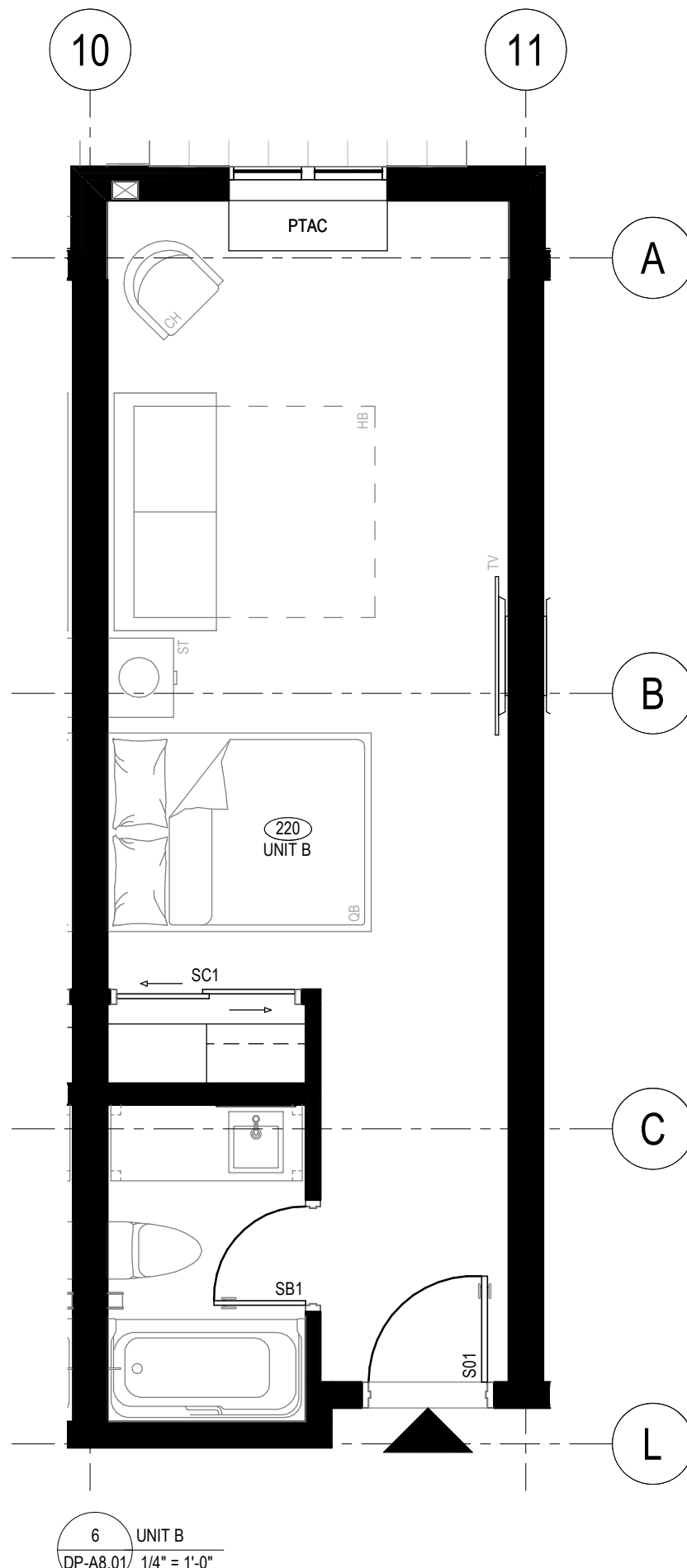
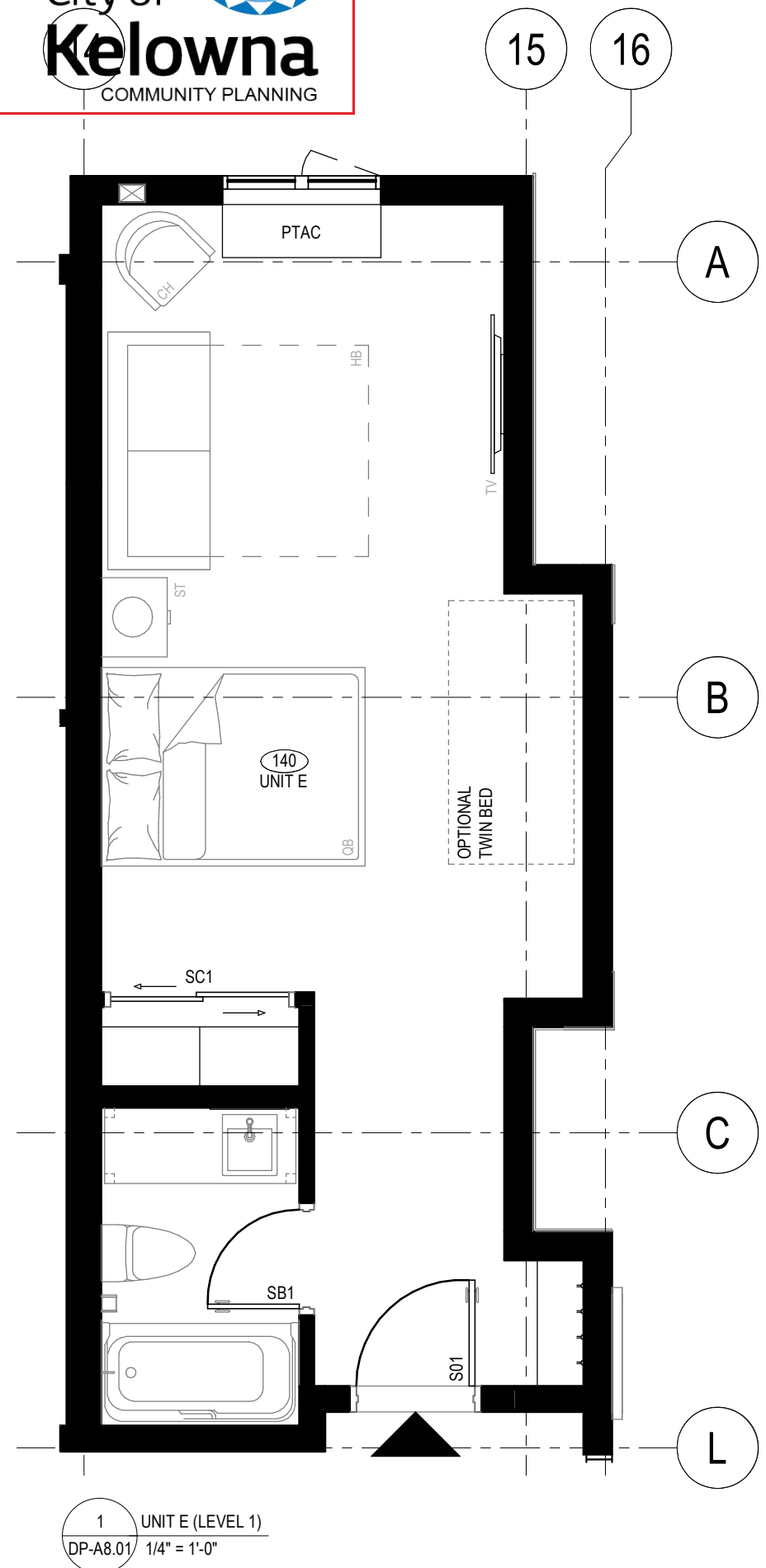
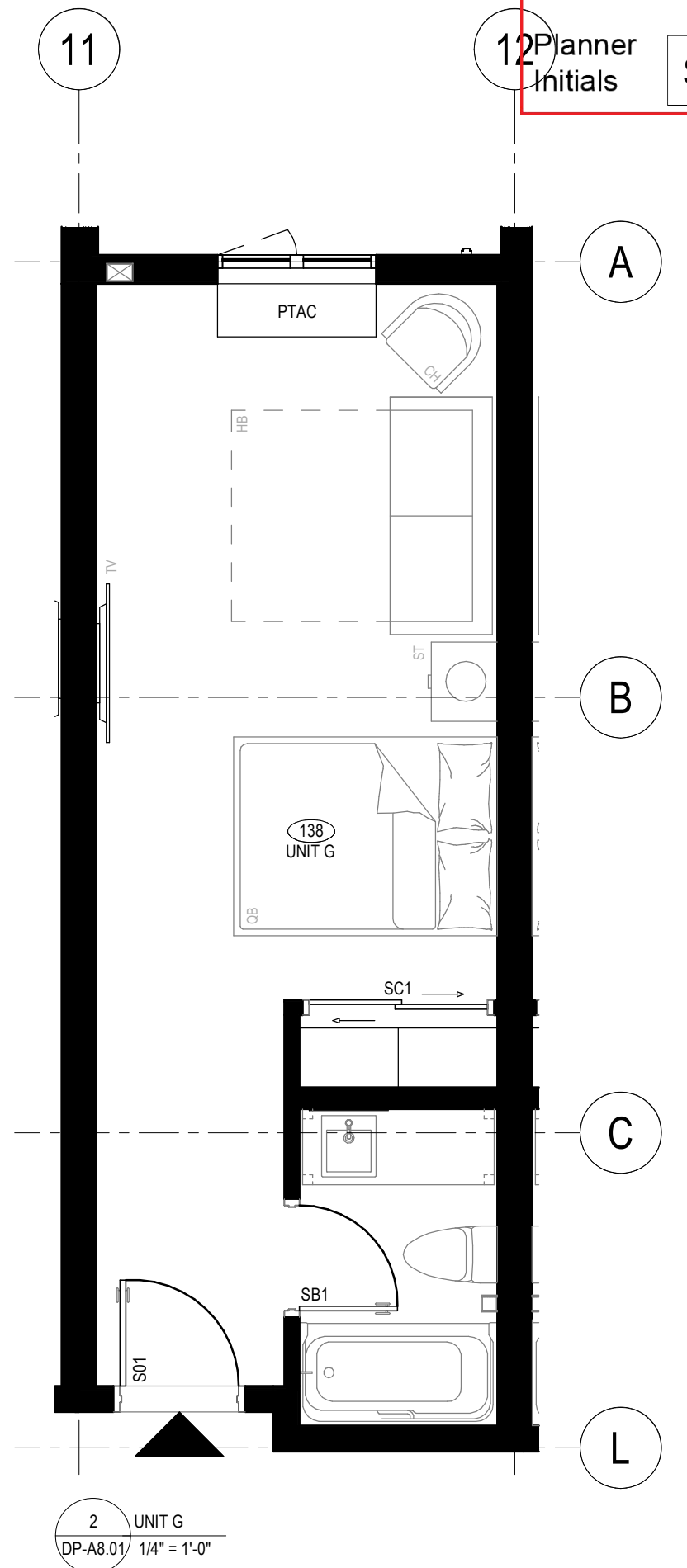
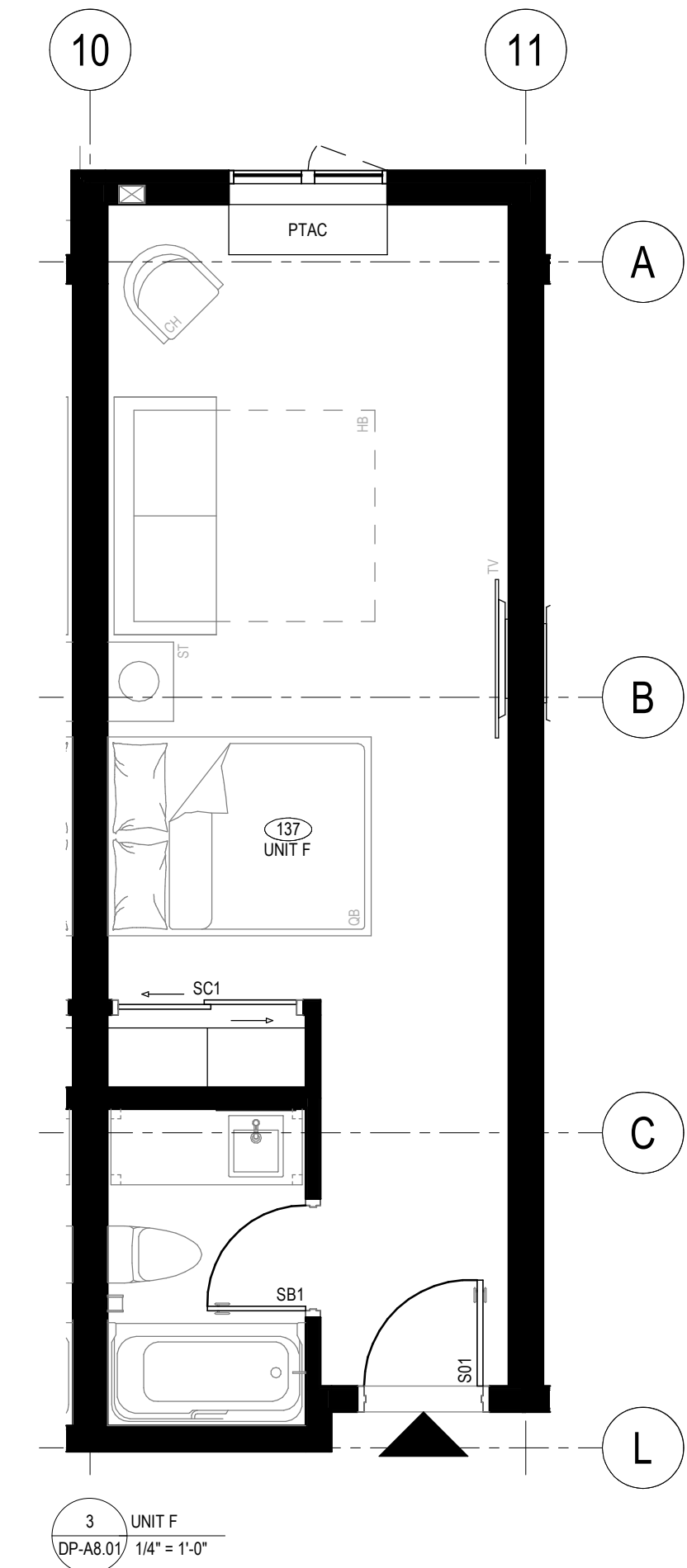
Drawing Number Revision

DP-A8.01

Drawing Title

**ENLARGED UNIT
PLANS**

Job No.	2002
Scale	1/4" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE

B

This forms part of application

HAP25-0003

Planner Initials

SS

City of Kelowna

COMMUNITY PLANNING

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

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

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

a

m+m

MEIKLEJOHN ARCHITECTS INC.

JoeAnna's House

REGISTERED ARCHITECT

STOKES TONE

BRITISH COLUMBIA

2025-03-27

Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION
Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP3192

Drawing Number Revision

DP-A5.01

Drawing Title

BUILDING SECTIONS

Job No.	2002
Scale	3/16" = 1'-0"
Drawn	BN
Checked	JM

Section 5
DP-A5.01 3/16" = 1'-0"

Labels: E, M, L, C, B, A

Annotations: T/O SLOPED ROOF 131'-7", T/O FLAT ROOF SHEATHING 123'-6 1/2", UIS L2 RATED CEILING 121'-0", LEVEL 2 113'-0", UIS L1 RATED CEILING 112'-3", T/O STAIR LANDING 101'-8 1/2", LEVEL 1 100'-0", 347.62, 343.66

Rooms: 201 PUBLIC CORRIDOR, 221 UNIT A, 103 PUBLIC CORRIDOR, 138 UNIT G

Section 1
DP-A5.01 3/16" = 1'-0"

Labels: E, M, L, C, B

Annotations: T/O SLOPED ROOF 131'-7", T/O FLAT ROOF SHEATHING 123'-6 1/2", UIS L2 RATED CEILING 121'-0", LEVEL 2 113'-0", UIS L1 RATED CEILING 112'-3", T/O STAIR LANDING 101'-8 1/2", LEVEL 1 100'-0", 347.62, 343.66

Rooms: 201 PUBLIC CORRIDOR, 141 EXIT STAIR, 103 PUBLIC CORRIDOR, 126 STOR., 138 UNIT G

Section 3
DP-A5.01 3/16" = 1'-0"

Labels: 9, 9a, 10, 11, 12, 13, 14, 15, 16

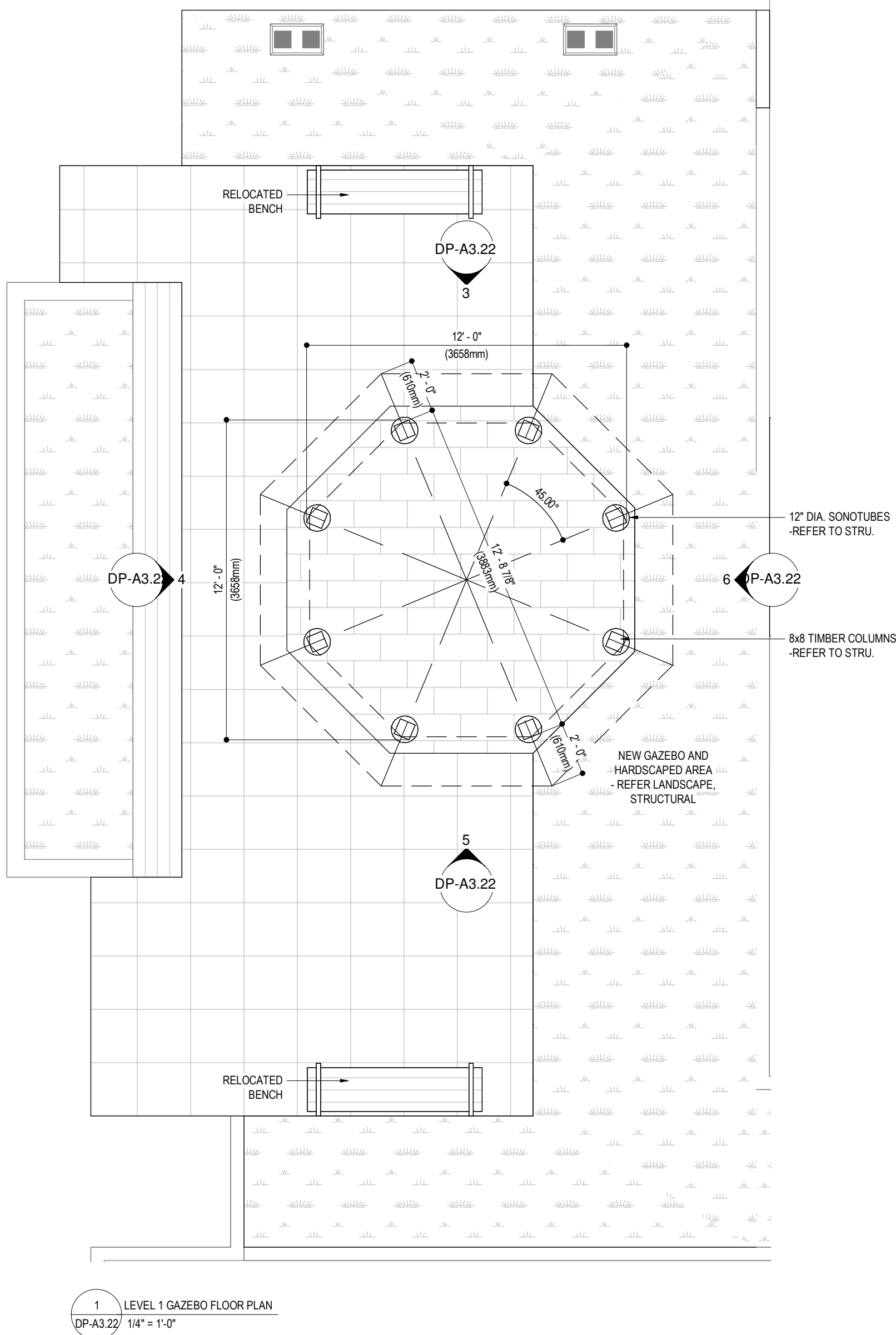
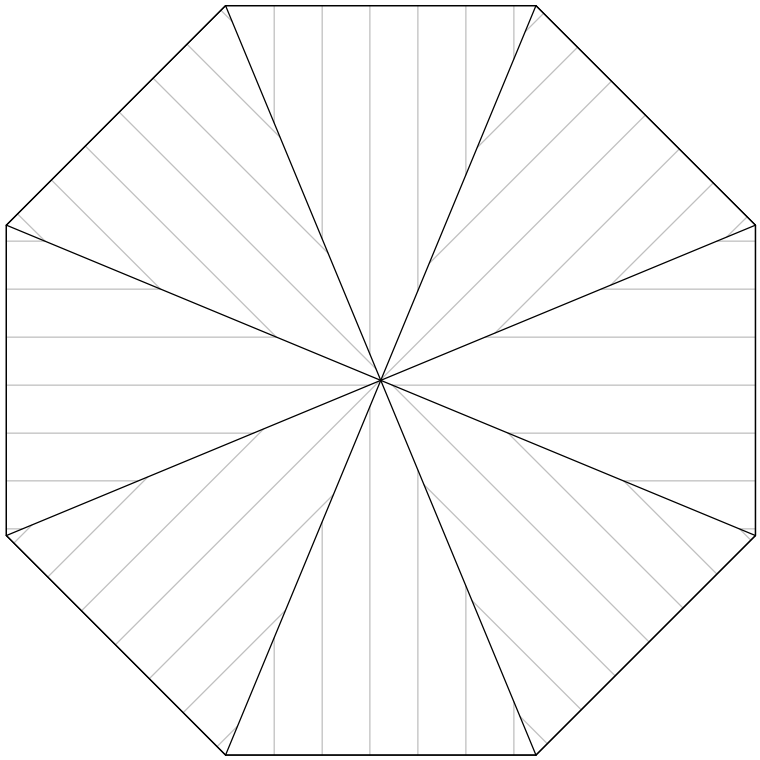
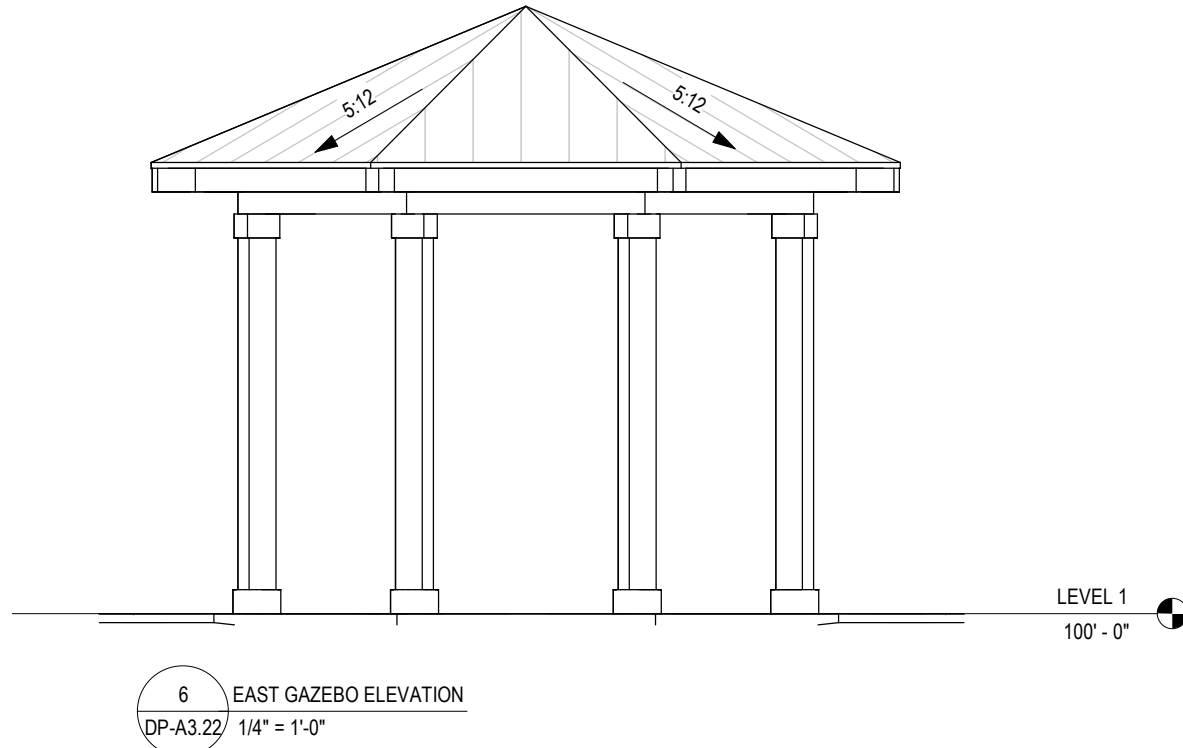
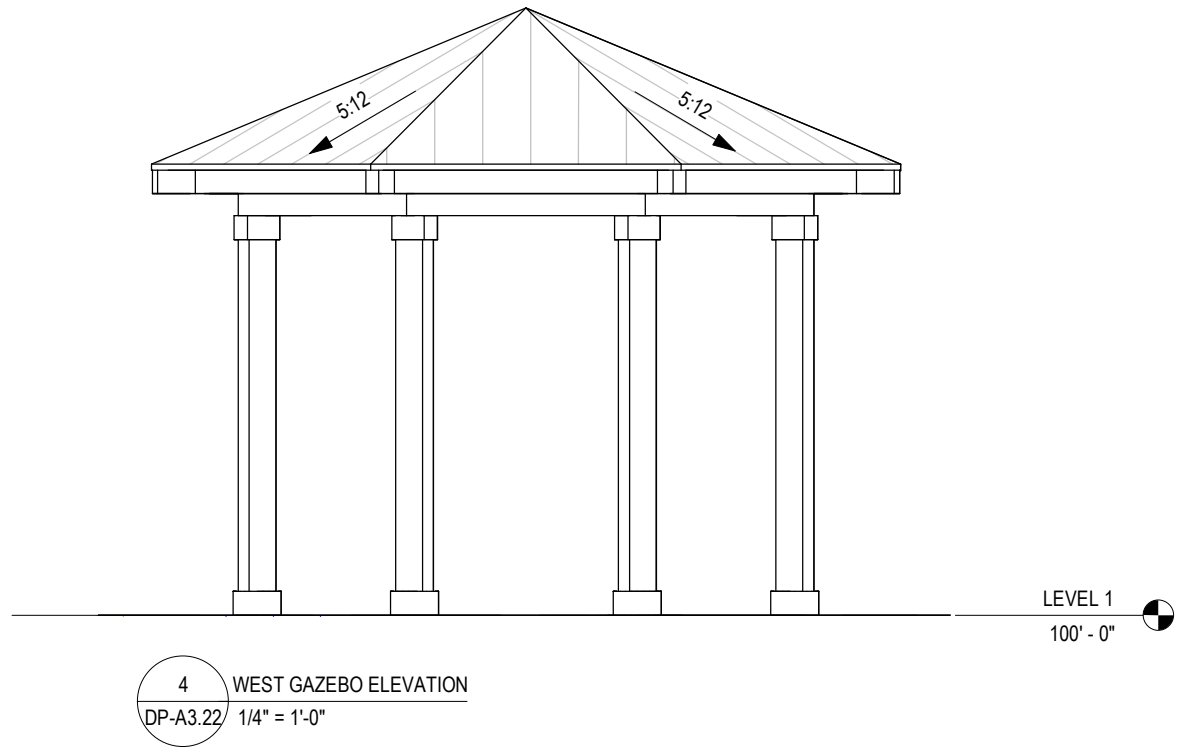
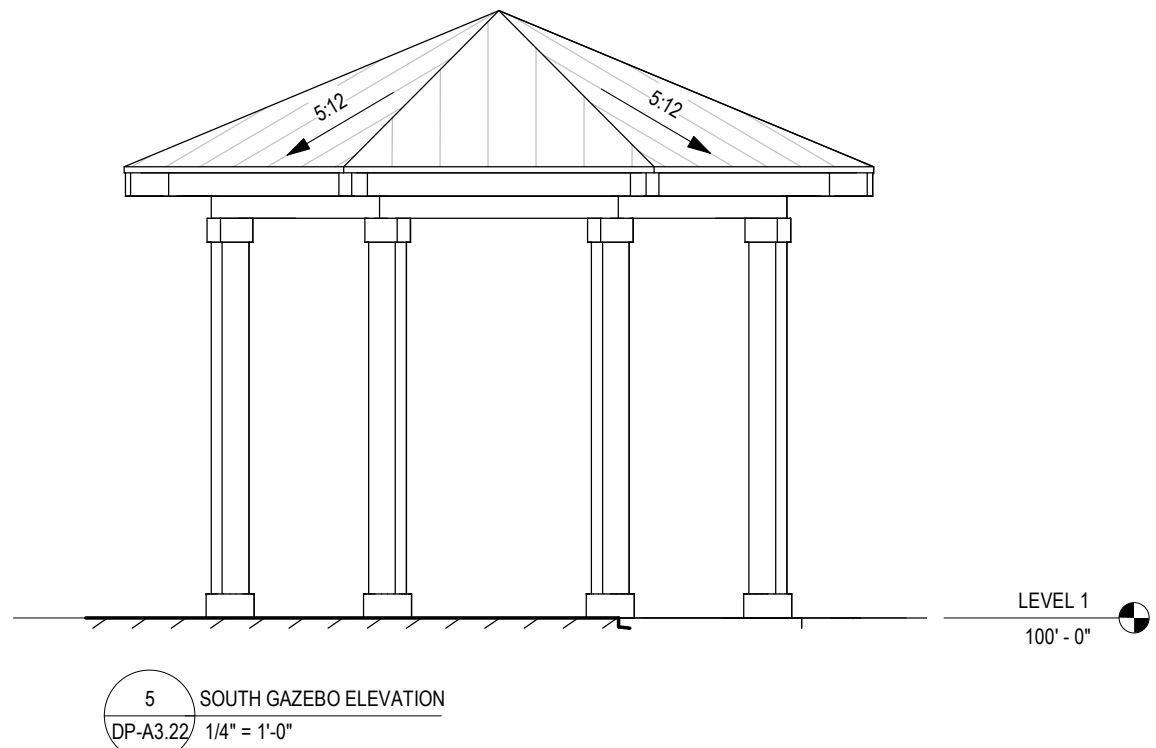
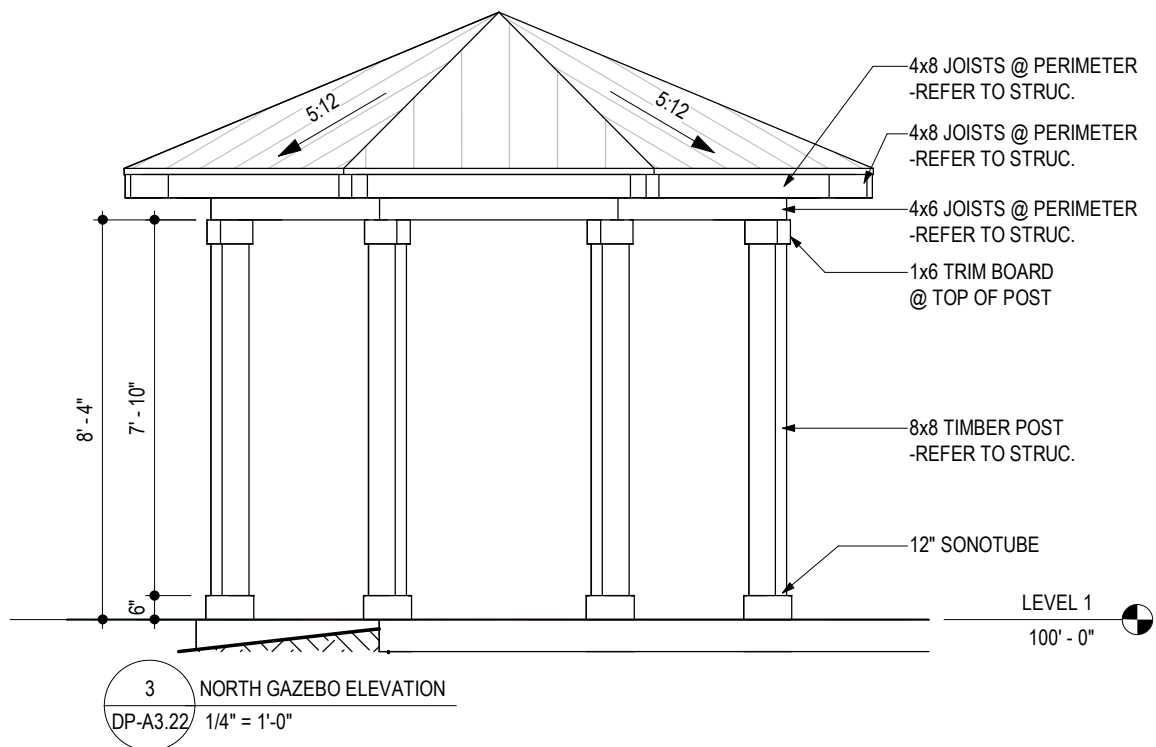
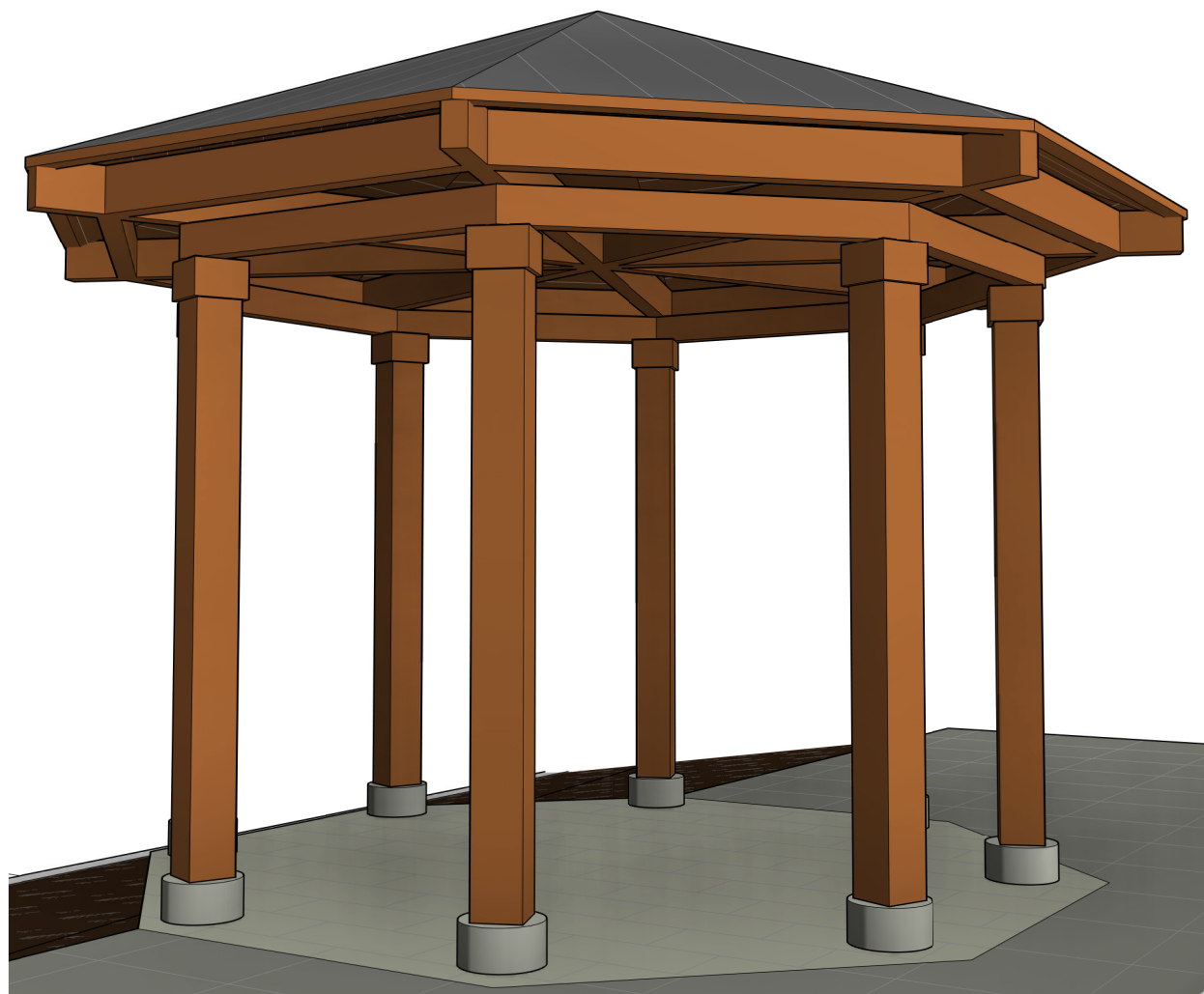
Annotations: T/O SLOPED ROOF 131'-7", T/O FLAT ROOF SHEATHING 123'-6 1/2", UIS L2 RATED CEILING 121'-0", LEVEL 2 113'-0", UIS L1 RATED CEILING 112'-3", T/O STAIR LANDING 101'-8 1/2", LEVEL 1 100'-0", 347.62, 343.66

Rooms: 219 UNIT A, 220 UNIT B, 221 UNIT A, 222 UNIT B, 204 EXIT STAIR, 223 UNIT E, 138 UNIT G, 137 UNIT F, 136 UNIT G, 139 UNIT F, 126 STOR., 140 UNIT E

SCHEDULE B

This forms part of application
HAP25-0003

Planner Initials SS



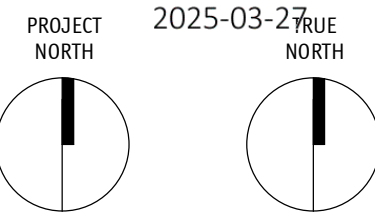
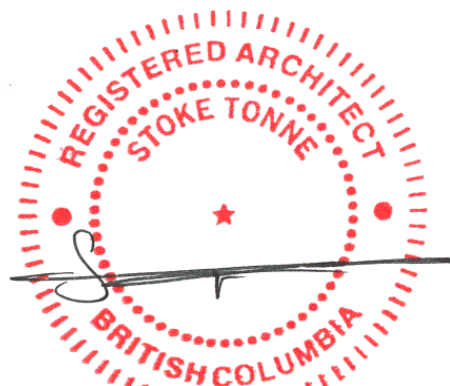
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: ket-mai@shaw.ca

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

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



JoeAnna's
House



Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION

Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number Revision

DP-A3.22

Drawing Title

LEVEL 1 GAZEBO

Job No.	2002
Scale	1/4" = 1'-0"
Drawn	BN
Checked	ST



SCHEDULE

B

This forms part of application

HAP25-0003

Planner

Initials

SS

City of Kelowna

COMMUNITY PLANNING

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

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

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

a

m+m

MEIKLEJOHN ARCHITECTS INC.

JoeAnna's House

REGISTERED ARCHITECT

STOKE TONNE

BRITISH COLUMBIA

2025-03-27

Issued		
No.	Date	Issued For
1	2025-03-27	DEVELOPMENT PERMIT APPLICATION
Revision		
No.	Date	Revision

Project Title
JOEANNA'S HOUSE
ADDITION

321 ROYAL AVENUE, KELOWNA BC, V1Y 0G4
LOT A, DISTRICT LOT 14, O.D.Y.D.,
PLAN EPP34913 EXCEPT PLAN EPP53192

Drawing Number Revision

DP-A4.05

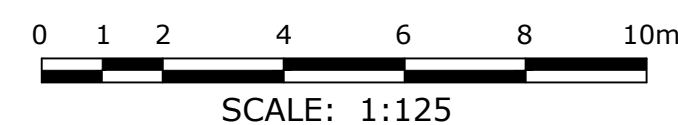
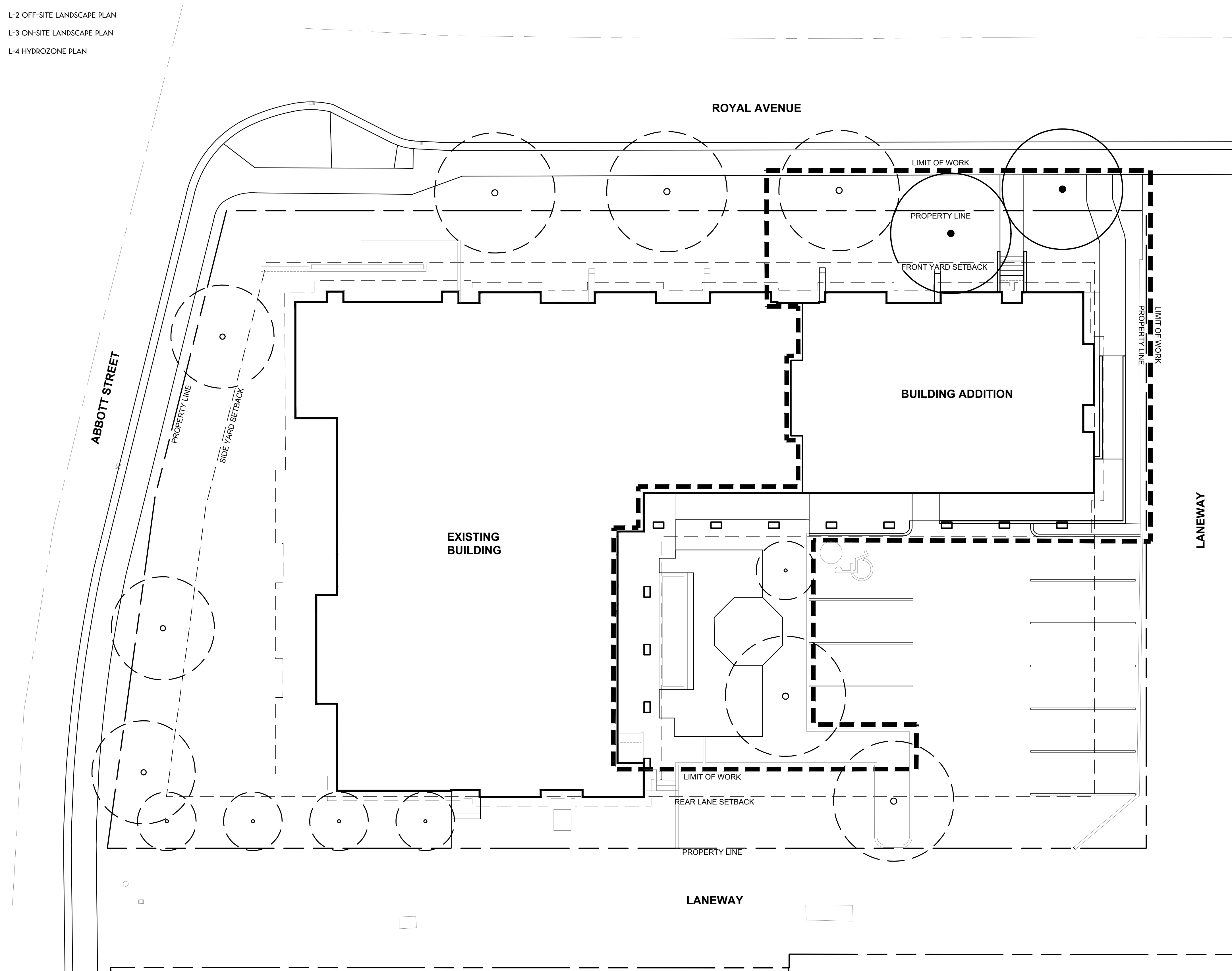
Drawing Title

3D VIEWS

Job No.	2002
Scale	N.T.S.
Drawn	BN
Checked	JM

**MUNICIPAL ADDRESS: 321 ROYAL AVENUE
KELOWNA, BC**

L-0 COVER PAGE
L-1 PRE-DEVELOPMENT PLAN
L-2 OFF-SITE LANDSCAPE PLAN
L-3 ON-SITE LANDSCAPE PLAN
L-4 HYDROZONE PLAN



A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.N.T.A. AND C.S.L.A. AS WELL AS THE CITY OF KELLOWNA LANDSCAPE STANDARDS IN BYLAW 7900.

B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELLOWNA FORM AND CHARACTER REQUIREMENTS.

C PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONCEPTUALLY ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.

E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPROVED GROWING MEDIUM AND 75cm (3") OF COMPOSTED MULCH OR APPROVED EQUIV.

F HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELLOWNA'S IRRIGATION STANDARDS IN BYLAW 7900. THE IRRIGATION SYSTEM FOR THE ADDITION WILL UTILIZE THE EXISTING IRRIGATION SYSTEM. THIS PROCESS WILL BE COMPLETED AS A DESIGN-BUILD EXERCISE BY THE LANDSCAPE CONTRACTOR.

TREES				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple ash	5cm Cal.	B&B	
<i>Gleditsia triacanthos</i> 'Skycole'	Skyline honeylocust	4cm Cal.	B&B	
SHRUBS				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#02 Cont./1.5m O.C.	Potted	
<i>Buxus</i> 'Green Gem'	Green Gem boxwood	#02 Cont./1.2m O.C.	Potted	
<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire dogwood	#02 Cont./1.2m O.C.	Potted	
<i>Eunonymus alatus</i> 'Select'	Fireball burning bush	#02 Cont./1.5m O.C.	Potted	
<i>Juniperus sabinia</i> 'Morna'	Calgary carpet juniper	#02 Cont./1.2m O.C.	Potted	
<i>Spiraea betulifolia</i> 'Tor'	Tor birchleaf spirea	#02 Cont./1.2m O.C.	Potted	
PERENNIALS				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Alchemilla mollis</i>	Lady's mantle	#01 Cont./0.6m O.C.	Potted	
<i>Echinacea purpurea</i> 'Magnus Superior'	Magnus Superior coneflower	#01 Cont./0.75m O.C.	Potted	
<i>Geranium sanguinea</i> 'Album'	White bloody cranesbill	#01 Cont./0.75m O.C.	Potted	
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.75m O.C.	Potted	
GRASSES				
Botanical Name	Common Name	Size/Spacing	Root	
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.6m O.C.	Potted	

ZONE INFORMATION			
Municipal Address:	321 Royal Avenue, Kelowna, British Columbia		
Zone:	MF4 - Transit Oriented Areas		
Landscape Setback Requirements:	3.0m front, 2.0m side/yard setbacks (N/A rear/yard setback)		
Total Onsite Landscape Area:	112 sq.m		
Total Offsite Landscape Area:	51 sq.m		
Bike Parking Requirements:	N/A		

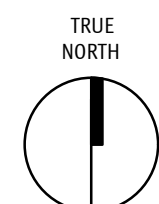
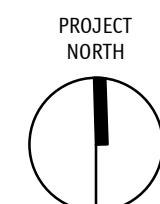
LANDSCAPE ZONING ANALYSIS TABLE			
Landscape Standards (7.2)	Zone		Proposed
Min. tree amount		4	
Min. deciduous tree caliper	Large: 5cm		N/A
	Medium: 4cm		4cm
	Small: 3cm		N/A
Min. coniferous tree height	250cm		N/A
Min. ratio between tree size	Large: Min. 50%		0%
	Medium: No min. or max.		100%
	Small: Max. 25%		0%
Min. growing medium area	75% of setback area = 84sq.m		(62%) 70sq.m
Min. growing medium volumes per tree	Large single: 300cum		N/A
	Large multiple connected by trench or cluster: 250cum		N/A
	Medium single: 200cum		N/A
	Medium multiple connected by trench or cluster: 180cum		18
	Small single: 150cum		N/A
	Small multiple connected by trench or cluster: 120cum		N/A
Landscape graded areas (7.2.7)	Max. 1:3 slope (33%) for lawn areas		Max. 1:3 slope (33%) for lawn areas
	Max. 1:2 slope (50%) for shrub or ground cover areas		Max. 1:2 slope (50%) for shrub or ground cover areas
	Min. 1:50 slope (2%) for cross slope of any landscape areas		Min. 1:50 slope (2%) for cross slope of any landscape areas
Fence height	2.0m		N/A
Riparian management area		N	
Retention of existing trees		Y	
Surface parking lot (7.2.10)		N	
Refuse & recycle bins screened		N	
Comments:	1. Refer to architectural drawing for note regarding bike parking requirements. 2. The landscape areas do not meet the minimum tree requirements as the design intent focuses on salvaging existing trees, where possible, and mimicking the form and character of the existing frontage. The side/yard setback prioritizes accessibility by including a ramp, reducing the landscape frontage to a size that is too narrow for tree growth. 3. To avoid conflict between the building and the tree canopy, large trees of 15m+ spread are not suitable for the landscape area within the limit of work.		

SCHEDULE This forms part of application # <u>HAP25-0003</u>	C  City of Kelowna COMMUNITY PLANNING
--	--

NOT FOR CONSTRUCTION

JoeAnna's House

PROGRESS SET
2025-03-07



Issued		
No.	Date	Issued For
01	25-03-07	ISSUED FOR COORDINATION
02	25-03-19	ISSUED FOR DP

Revision		
No.	Date	Revision

Project Title

JOEANNA'S HOUSE ADDITION

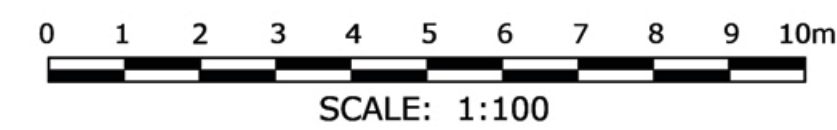
Drawing Number	Revision
----------------	----------

L-0

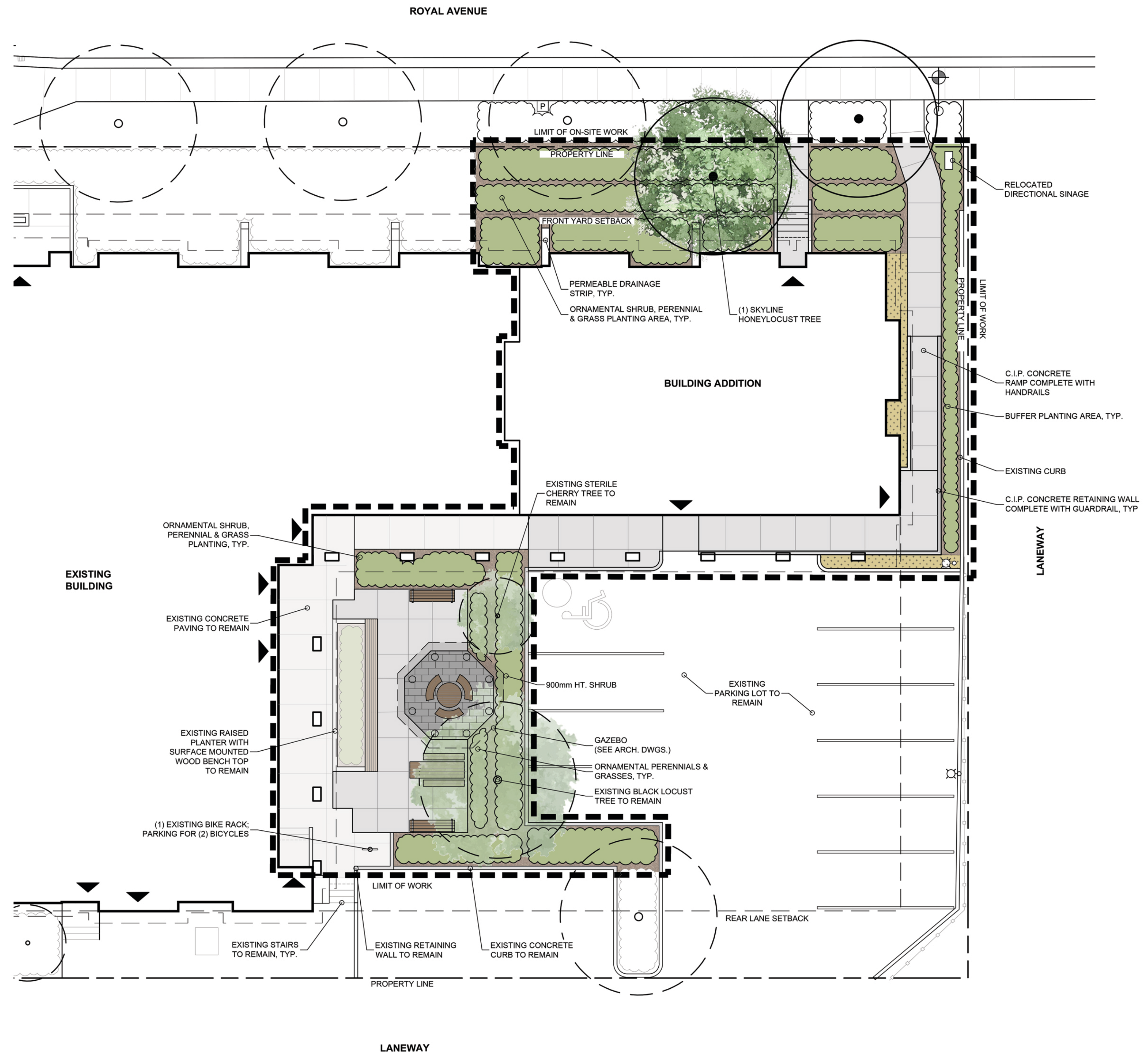
Drawing Title

COVER
PAGE

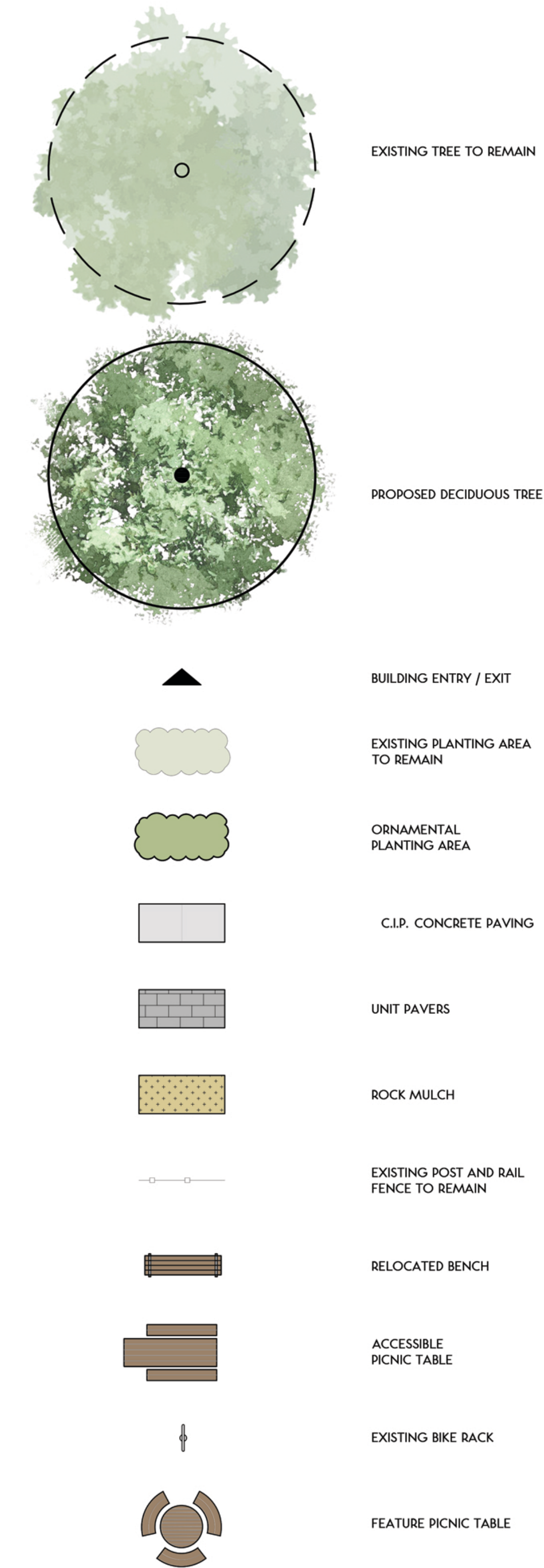
Job No.	25-001
Scale	1:125
Drawn	KL
Checked	LH



Job No.	25-001
Scale	1:100
Drawn	KL
Checked	LH



LEGEND:

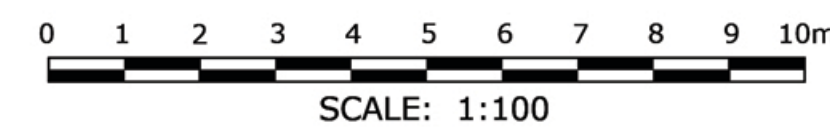


SCHEDULE **C**

This forms part of application
HAP25-0003

Planner Initials **SS**

City of Kelowna
COMMUNITY PLANNING



NOT FOR CONSTRUCTION

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

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

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

JoeAnna's House

PROGRESS SET
2025-03-07

PROJECT NORTH
TRUE NORTH

Issued No.	Date	Issued For
01	25-03-07	ISSUED FOR COORDINATION
02	25-03-19	ISSUED FOR DP

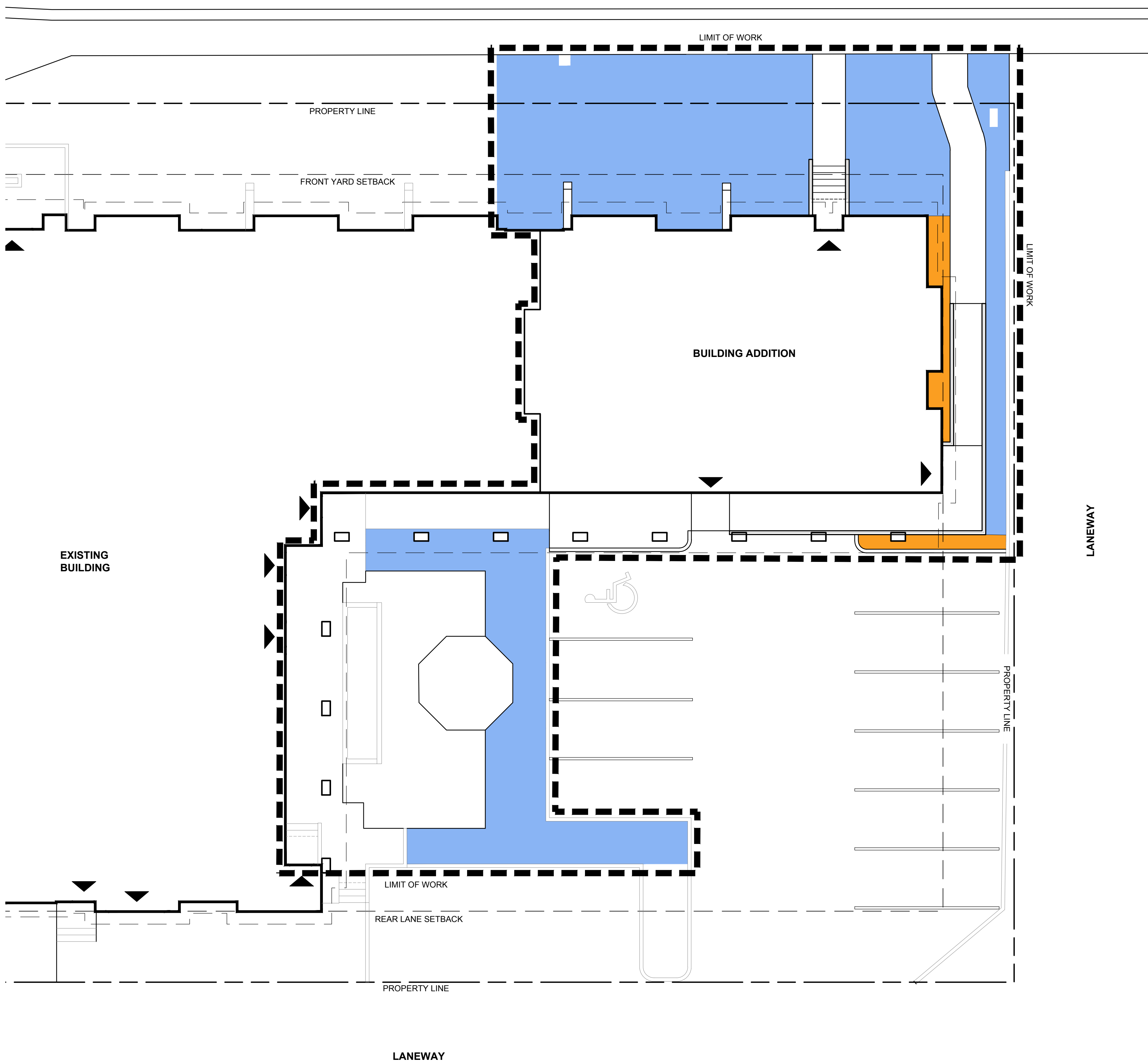
Revision No.	Date	Revision

Project Title
JOEANNA'S HOUSE ADDITION

Drawing Number	Revision
L-3	

Drawing Title
ON-SITE LANDSCAPE PLAN

Job No.	25-001
Scale	1:100
Drawn	KL
Checked	LH



- LEGEND:**
- MODERATE WATER USE
(GROUND COVER & PLANTING AREA)
 - NO WATER USE
(DECORATIVE ROCK MULCH)

SCHEDULE

This forms part of application

HAP25-0003

Planner Initials

SS

C

City of Kelowna

COMMUNITY PLANNING

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

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

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

a

m+m

MEIKLEJOHN ARCHITECTS INC.

JoeAnna's House

PROGRESS SET
2025-03-07

PROJECT NORTH			TRUE NORTH		
Issued					
No.	Date	Issued For			
01	25-03-07	ISSUED FOR COORDINATION			
02	25-03-19	ISSUED FOR DP			
Revision					
No.	Date	Revision			

Project Title
JOEANNA'S HOUSE
ADDITION

Drawing Number		Revision	
L-4			
Drawing Title			
HYDROZONE PLAN			
Job No.		25-001	
Scale		1:100	
Drawn		KL	
Checked		LH	

0 1 2 3 4 5 6 7 8 9 10m
SCALE: 1:100

NOT FOR CONSTRUCTION