

March 23, 2018

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

Attention:
Trisa Brandt
Planner, City of Kelowna
(250) 469 – 8518
tbrandt@kelowna.ca
www.kelowna.ca

Dear Ms. Brandt:

Re: Development Permit Application
240 / 250 / 260 Nickel Rd., Kelowna, BC

This rezoning and development permit request will adhere to the requirements of the RM3 zone as described in the City of Kelowna Zoning Bylaw No. 8000. Section 13.9.

Project Description

The proposed project is to consolidate 3 existing single family homes into 1 large lot with the intent to rezone the subject property to RM3 and construct (4) 2 storey four-plexes with the total unit yield of 16. All units contain a single car garage with additional on grade parking as well as some visitor parking.

Design Rationale

The lots are located at 240, 250 & 260 Nickel Rd., Kelowna BC. very close to the Rutland Hwy 33 corridor. Close to parks, city transit, shopping, churches and schools. The purpose of our application is to rezone the subject property in order to increase the density from the existing 3 single family homes with the intent to facilitate 16 Dwelling Units. This increase in density is in line with the OCP and city of Kelowna's growth strategy. The project is sensitive to the surrounding neighbourhood by keeping the massing and height to 2 storeys and orienting many of the units to the Nickle road frontage which over the next few years will become revitalized through land dedication/road frontage dedication and road frontage improvements.

The materials and colours for the project were selected with the intention to create a sense of sophistication with the careful selection of materials to create texture and rhythm. The ample parking provided is key to a successful project and providing functional housing without over densifying a site. We have chosen to utilize the Molok garbage system which reduces the footprint of the garbage and recycling containers and enclosures and eliminates the eye sore of the bulky and problematic enclosures

that are required. In doing so this reduces hiding and blind areas on the site which is a growing concern within the community.

The project is located within 100m of the Houghton Road Recreation Corridor. Within 300m of a transit stop and within walking distance to Ben Lee park, churches and schools.

This project will help revitalize an area of town that is in need of growth and change.

We are asking for no variances as we feel that we have designed the site appropriately and with sensitivity to the surrounding neighbourhood.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul Schuster", written in a cursive style.

Paul M. Schuster
Owner - Senior Designer/Project Manager
Registered Architect – State of California

GENERAL NOTES:

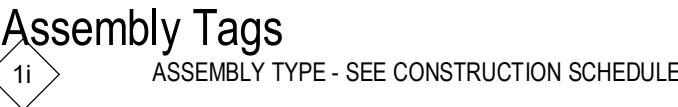
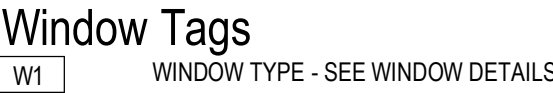
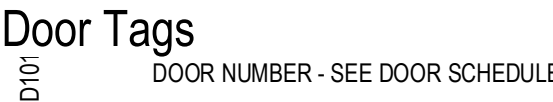
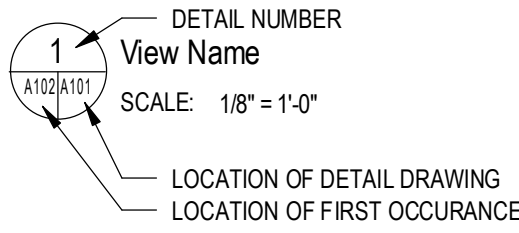
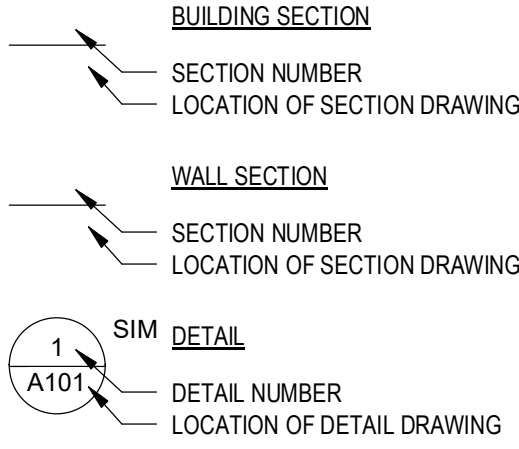
GENERAL

- ALL DIMENSIONS ARE MADE FROM EXTERIOR FACE OF WALL SHEATHING TO CENTER OF PARTY WALLS AND INTERIOR WALLS UNLESS NOTED OTHERWISE ON PLANS. OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO BE FLUSH WITH FOUNDATION WALL BELOW. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH LEGAL SURVEY.
- IN THE CASE OF DISCREPANCY, THE DESIGNER IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
- REFER TO MECHANICAL DRAWINGS FOR FINAL PLUMBING AND HVAC LAYOUT AND SPECIFICATIONS.
- REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHT, OUTLETS AND ELECTRICAL PANEL LOCATIONS AND SPEC.
- REFER TO CIVIL DRAWINGS FOR OFFSITE CONSTRUCTION AND FINAL, SITE DRAINAGE LAYOUT AND SPEC.
- REFER TO LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE LAYOUT.
- REFER TO STRUCTURAL DRAWINGS FOR FINAL WALL/FLOOR/ROOF/COLUMN LAYOUT AND SPECIFICATIONS.

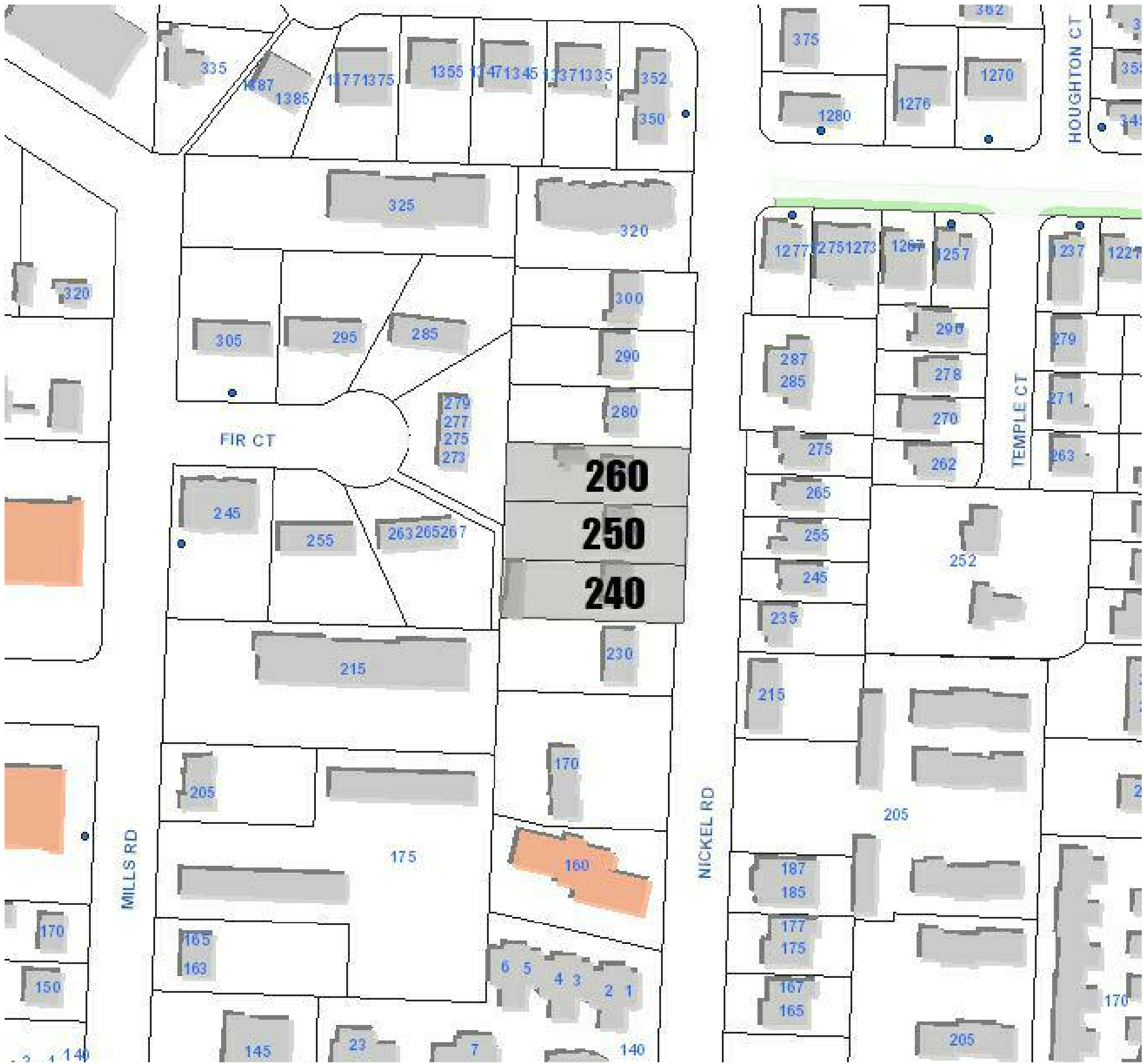
ASSURANCE / COMPLIANCE REQUIREMENTS

- THE CURRENT B.C.B.C. 2012, ITS REQUIREMENTS AND ALL AGENDA, SHALL FORM AN INTEGRAL PART OF THESE DRAWINGS. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFIRM TO THESE STANDARDS.
- ALL WORK TO CONFORM TO LOCAL BYLAWS AND DEVELOPMENT PERMIT REQUIREMENTS.
- ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS AND CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS AS APPLICABLE.
- ALL WORK WILL BE SUBJECT TO FIELD REVIEW BY THE DESIGNER AND OR OTHER REGISTERED PROFESSIONAL AND BY THE CONSULTING ENGINEERS NAMED ON THESE DRAWINGS TO MEET THE MUNICIPAL LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
- ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS.
- ALL WORK MUST MEET THE STANDARDS OF THE B.C. TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
- STARTING WORK ON THIS PROJECT BY ANY SUB-CONTRACTOR MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND NO EXTRA CLAIM FOR COST WILL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANTS FIELD REVIEW REQUIREMENTS.
- THE SUB-CONTRACTORS ARE RESPONSIBLE FOR SITE SAFETY AND TO MEET ALL REQUIREMENTS OF THE WORKERS COMPENSATION BOARD.
- ALL SUB-CONTRACTORS WILL BE REQUIRE TO ACKNOWLEDGE COMPLIANCE WITH ABOVE CONDITIONS BY SIGNING A COPY OF THESE REQUIREMENTS WHICH MUCH ACCOMPANY THEIR QUOTATION.
- GENERAL CONTRACTOR IS TO KEEP RECORD AND PROVIDE ARCHITECT WITH COPIES OF MUNICIPAL INSPECTION SLIPS.
- THE CONTRACTOR / CLIENT IS TO INFORM THE DESIGNER IN WRITING 24 HOURS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
- THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTION HIS TRADE AND IN THE CASE OF DISCREPANCY THE CONTRACTOR IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE.
- THE CONTRACTOR IS TO NOTIFY THE DESIGNER 24 HOURS PRIOR TO A REQUIRED INSPECTION.

SYMBOL LEGEND:



CONTEXT SITE PLAN:



CONSULTANTS:

ARCHITECTURAL
NOvation Design Studio
101-1865 Dilworth Drive Suite 520
Kelowna, B.C. V1Y 9T1
TEL. (250) 718-1302
FAX. (250) 000-0000

LANDSCAPE
BENCH Site Design Landscape Architecture
4-1562 Water Street
Kelowna, B.C. V1Y 1J7
TEL. (250) 860-6778
FAX. (250) 000-0000

DRAWING INDEX:

NO.	NAME
A0.00	PROJECT INFORMATION AND DRAWINGS INDEX
A0.01	ASSEMBLY SCHEDULE
A0.02	BUILDING ENVELOPE NOTES SHEET 1 OF 2
A0.03	BUILDING ENVELOPE NOTES SHEET 2 OF 2
A0.04	SPECIFICATIONS SHEET 1 OF 2
A0.05	SPECIFICATIONS SHEET 2 OF 2
A2.01	MAIN FLOOR PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A5.01	DOOR SCHEDULE
A5.02	BUILDING ENVELOPE DETAILS
A5.11	WINDOW SCHEDULE
A8.01	RCABC TYPICAL ROOF EXTERIOR DETAILS
A9.00	INTERIOR SECTIONS AND DETAILS

ILLUSTRATION:



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NOVATION
DESIGN STUDIO

101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title

PROJECT INFORMATION
AND DRAWINGS INDEX

designed	PS	scale	1" = 1'-0"
drawn	BW		
checked	PS		

drawing no.

A0.00

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LOT 1,2,3 SECTION 27 TOWNSHIP 26
ODYD PLAN 8839
PID 009-781-331
PID 009-781-358
PID 001-971-000

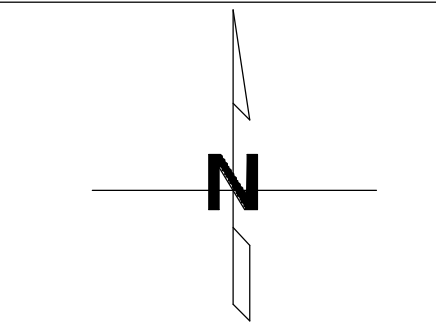
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101 - 1865 DILWORTH DR. SUITE 520
KELOWNA BC V1Y 9T1

project title

Project Name

240/250/260 NICKEL ROAD

project no. 1731

drawing title

Site Plan

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checked	PS		
drawing no.			

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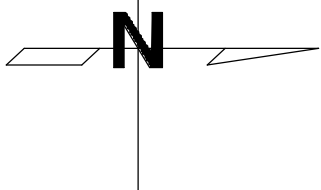
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KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia
project no. 1731

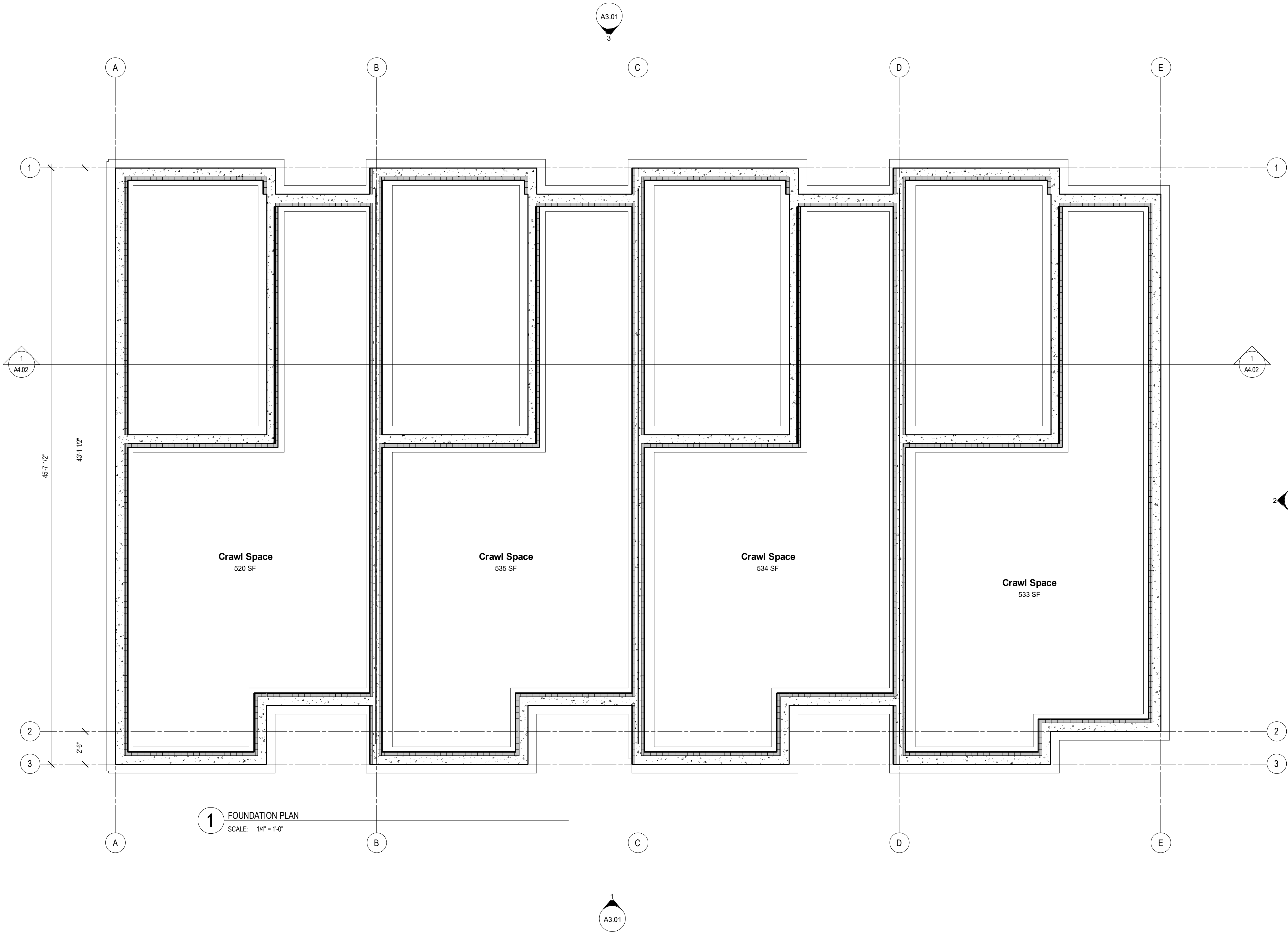
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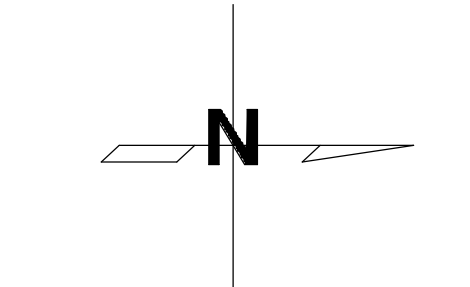
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101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title
MAIN FLOOR PLAN

designed	PS	scale	1/4" = 1'-0"
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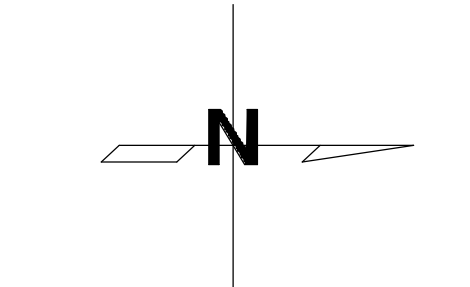
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KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title

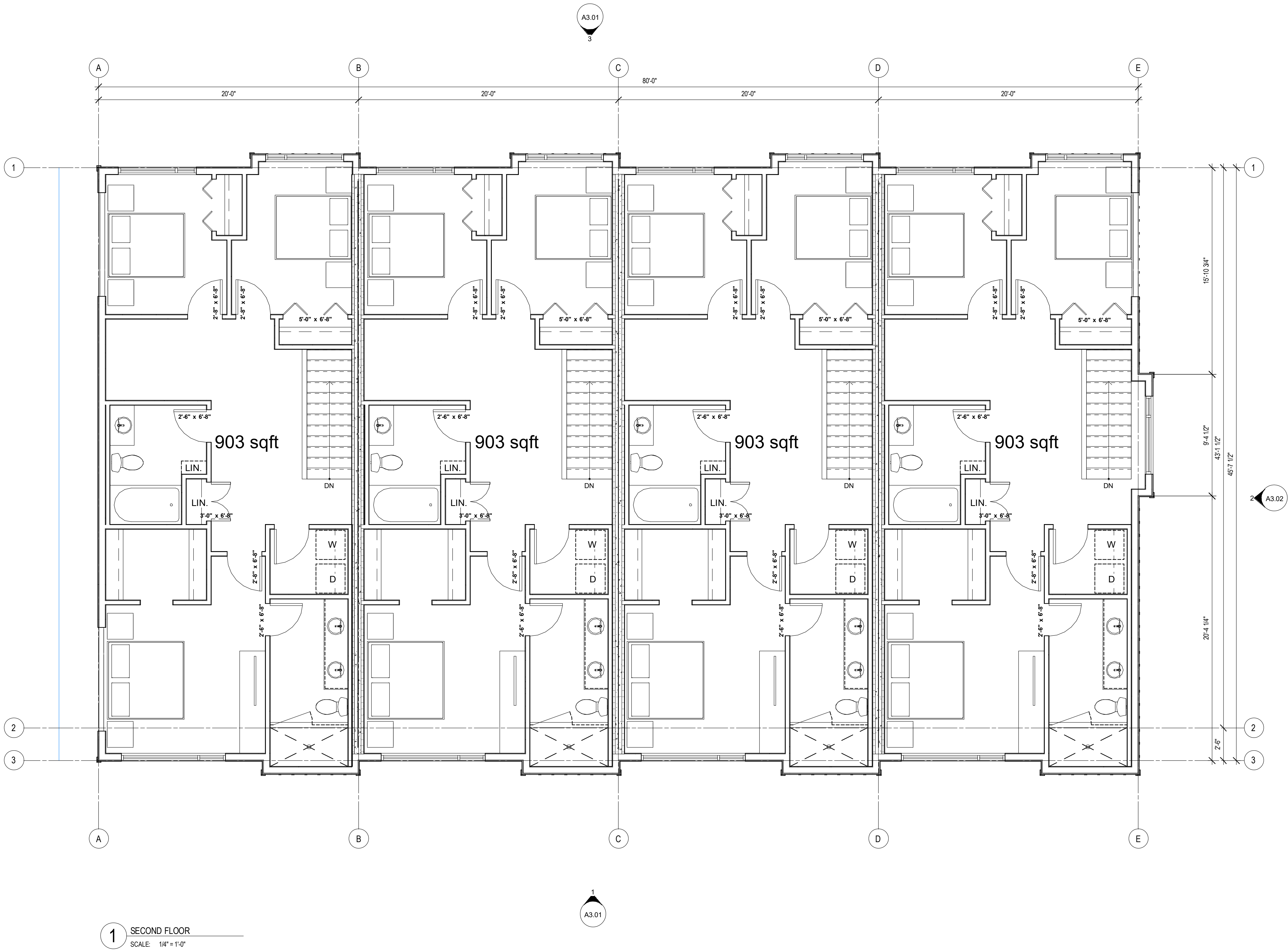
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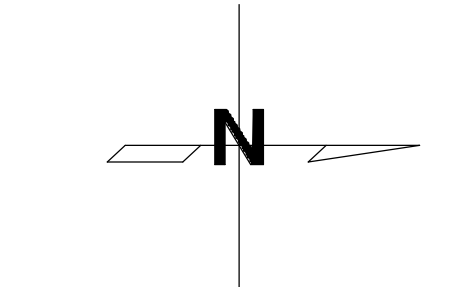
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101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia
project no. 1731

drawing title
ROOF PLAN

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

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3 WEST ELEVATION BLDG 1 / EAST ELEVATION BLDG 2
SCALE: 1/4" = 1'-0"

- 1 - ASPHALT SHINGLE ROOF - BLACK
2 - 4" VINYL SIDING - DARK GREY COLOUR
3 - 6" VINYL SIDING - MEDIUM GREY COLOUR
4 - BLACK VINYL WINDOW SYSTEM
5 - CLEAR GLASS
6 - FROSTED GLASS
7 - BLACK FASCIA TRIMS
8 - 12" BOARD AND BATTEN - LIGHT GREY



1 EAST ELEVATION BLDG 1 / WEST ELEVATION BLDG 2
SCALE: 1/4" = 1'-0"

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101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title
EXTERIOR ELEVATIONS

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101 - 1865 DILWORTH DR., SUITE 520
K E L O W N A B C V I Y 9 T I

project title

Kelowna, British Columbia
project no. 1731

drawing title
EXTERIOR ELEVATIONS

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drawing no.			

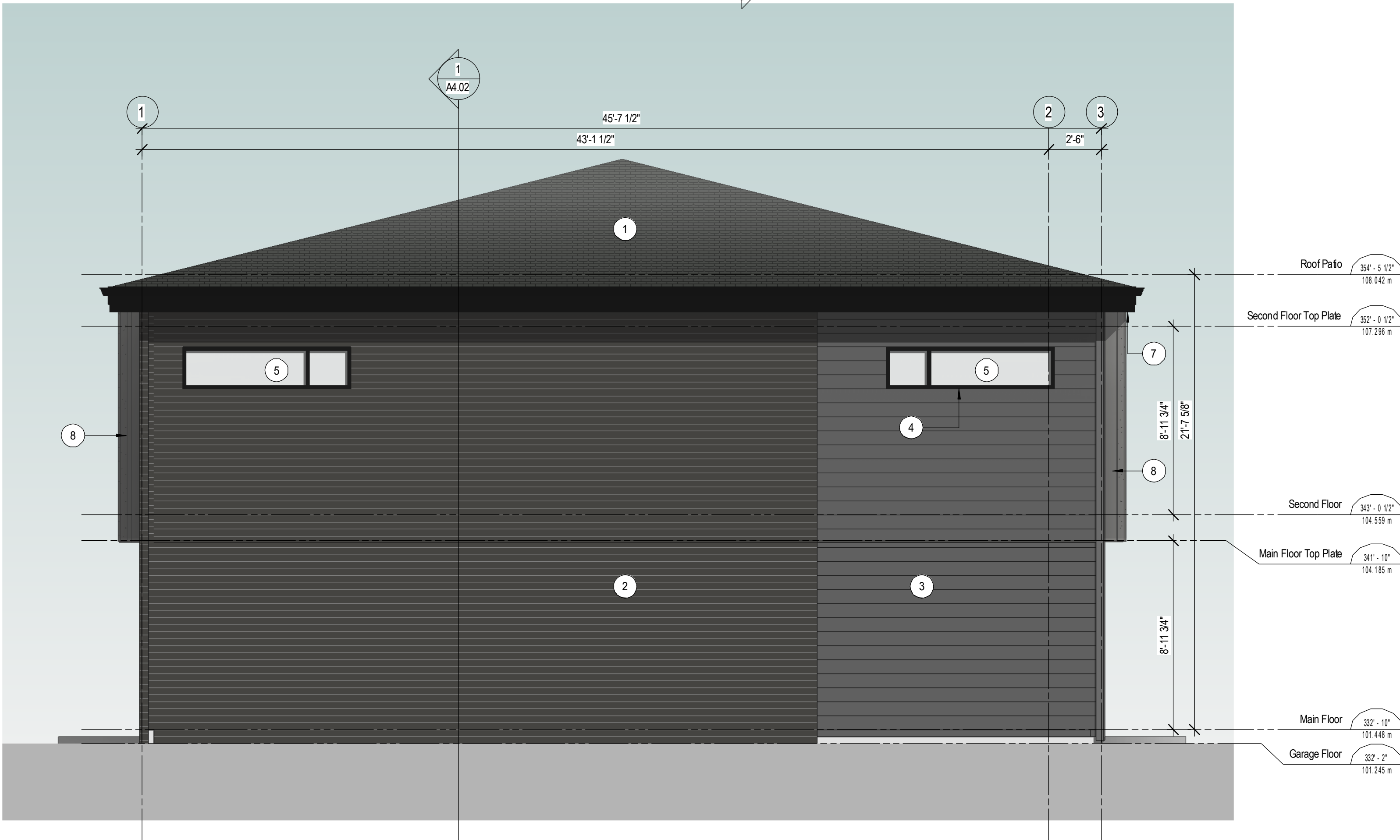
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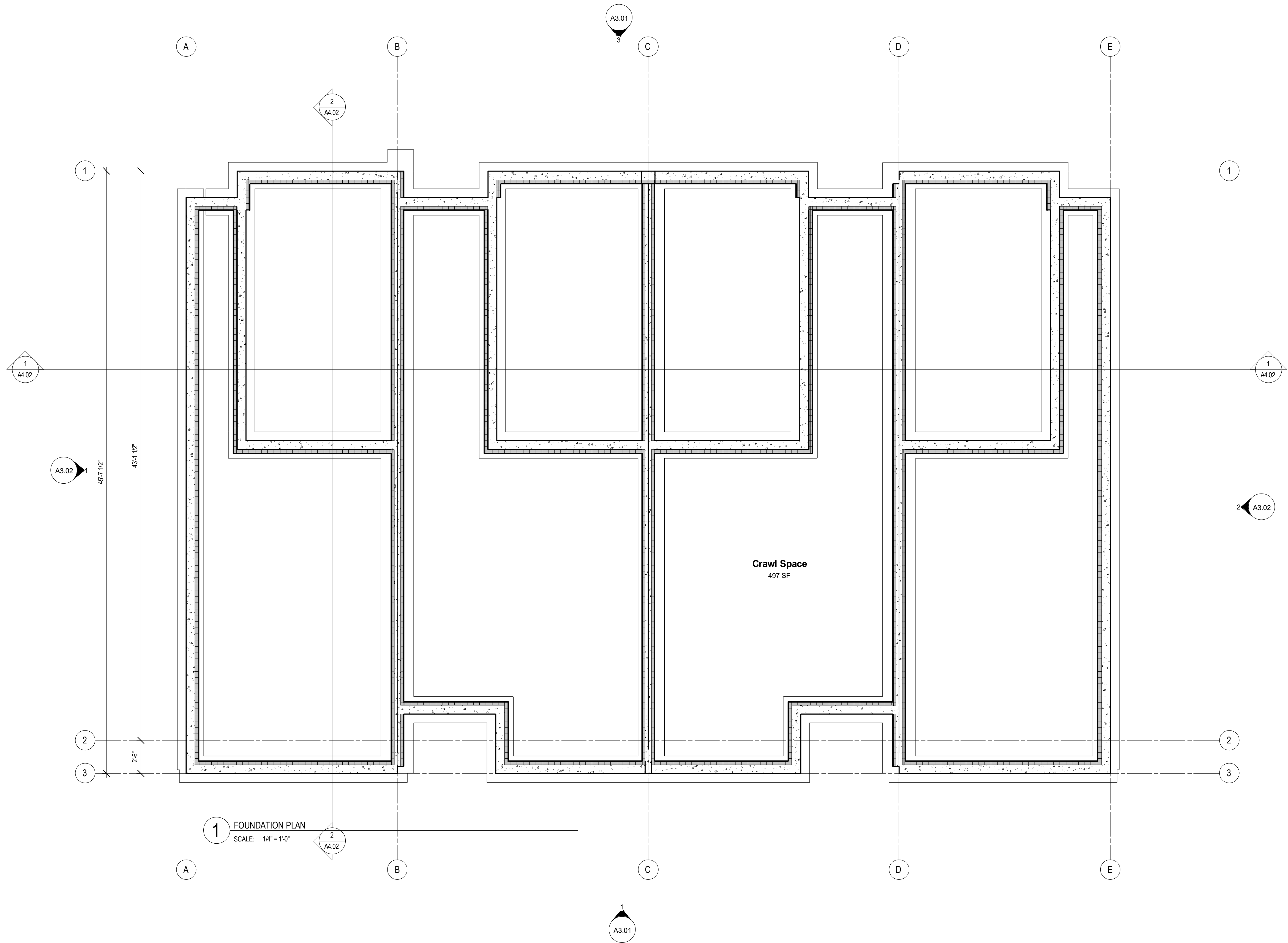


2 NORTH ELEVATION BLDG 1 & 2
SCALE: 1/4" = 1'-0"

- 1 - ASPHALT SHINGLE ROOF - BLACK
- 2 - 4" VINYL SIDING - DARK GREY COLOUR
- 3 - 6" VINYL SIDING - MEDIUM GREY COLOUR
- 4 - BLACK VINYL WINDOW SYSTEM
- 5 - CLEAR GLASS
- 6 - FROSTED GLASS
- 7 - BLACK FASCIA TRIMS
- 8 - 12" BOARD AND BATTEN - LIGHT GREY



1 SOUTH ELEVATION BLDG 1 & 2
SCALE: 1/4" = 1'-0"



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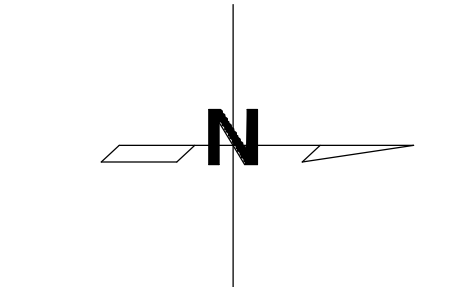
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101 - 1865 DILWORTH DR. SUITE 520
KELOWNA BC V1Y 9T1

project title

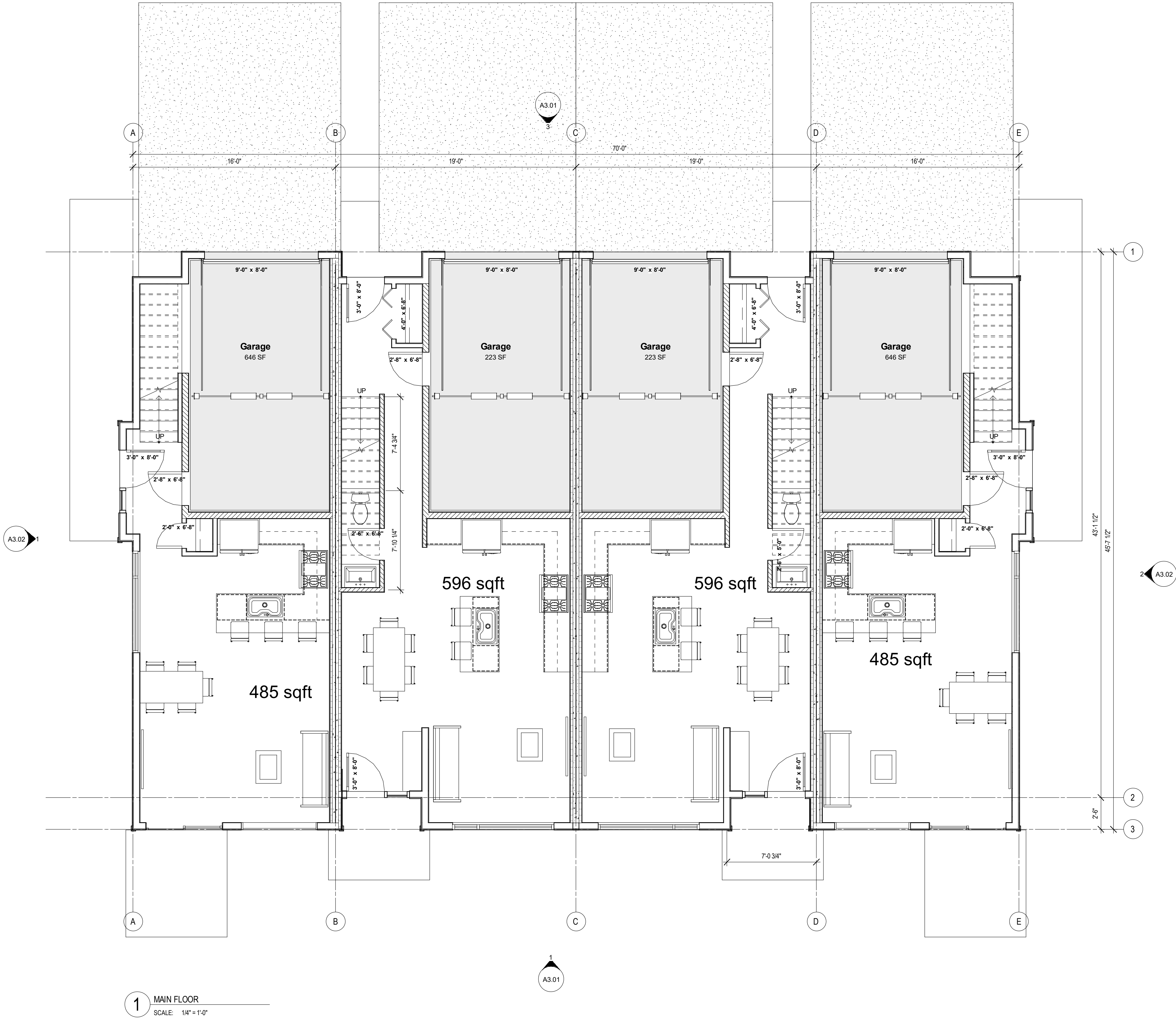
Kelowna, British Columbia
project no. 1731

drawing title
FOUNDATION PLAN

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1 MAIN FLOOR
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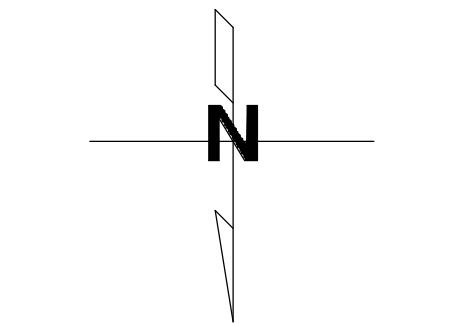
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101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title
MAIN FLOOR PLAN

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

A2.01

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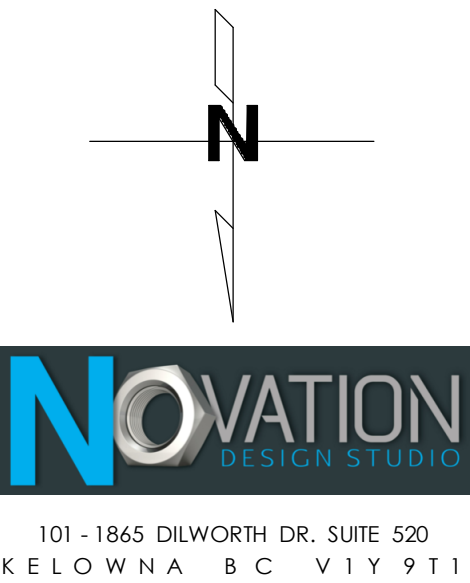
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04		
03		
02		
01	20180308	ISSUED FOR REZONE / DP
no.	date	description
revisions		



project title

Kelowna, British Columbia
project no. 1731

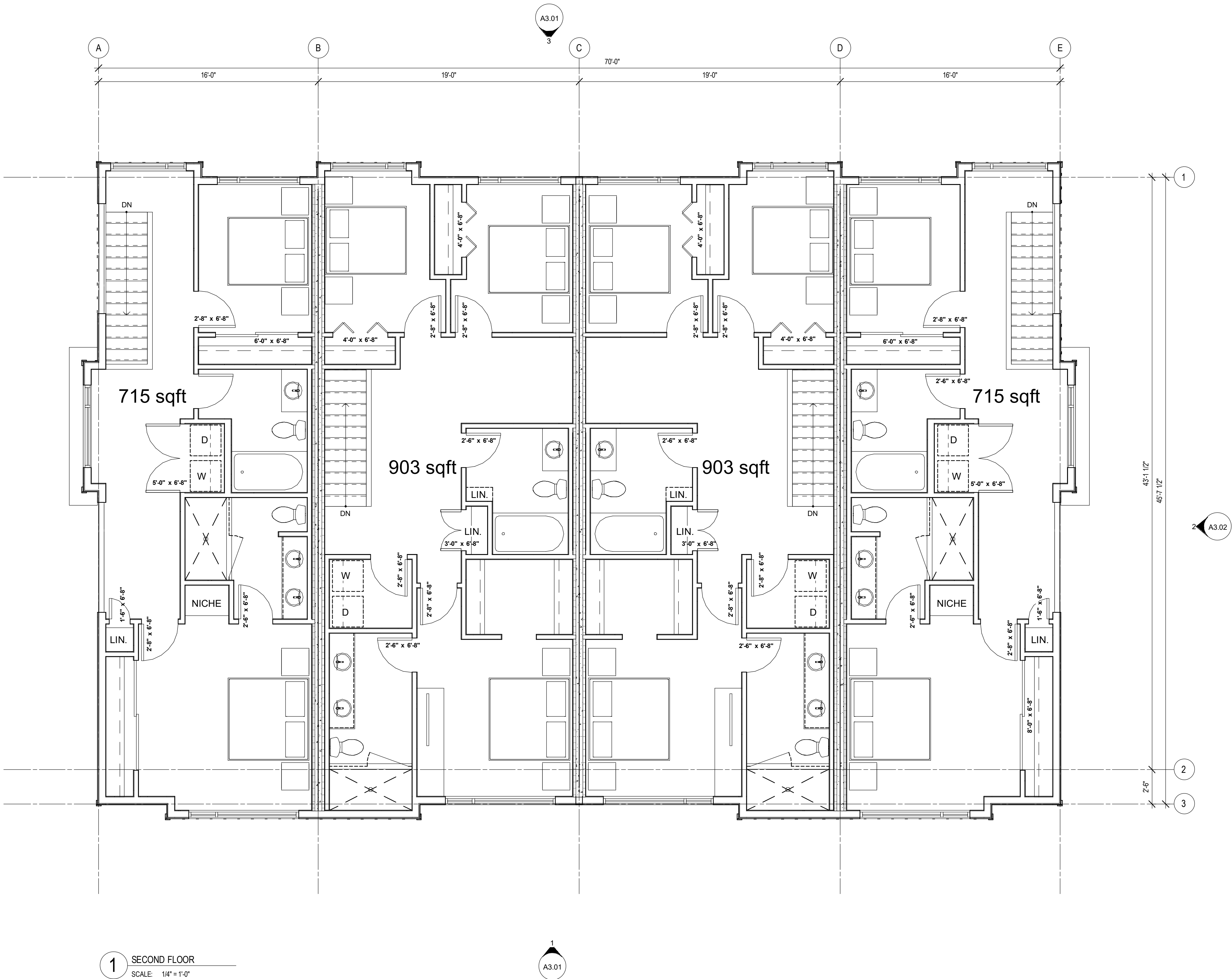
drawing title
SECOND FLOOR PLAN

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

A2.02

plotted 2018-03-23 7:31:46 AM

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PERMIT



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

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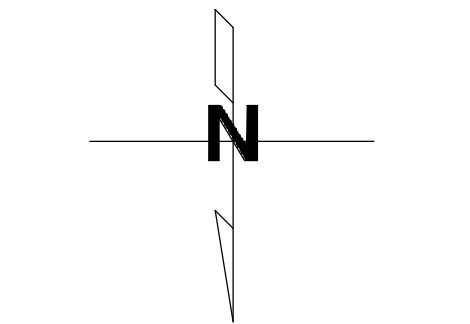
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revisions		



101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title

ROOF PLAN

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

A2.03

plotted 2018-03-23 7:31:48 AM



3 SOUTH ELEVATION BLDG 3 & 4
SCALE: 1/4" = 1'-0"

- 1 - ASPHALT SHINGLE ROOF - BLACK
2 - 4" VINYL SIDING - DARK GREY COLOUR
3 - 6" VINYL SIDING - MEDIUM GREY COLOUR
4 - BLACK VINYL WINDOW SYSTEM
5 - CLEAR GLASS
6 - FROSTED GLASS
7 - BLACK FASCIA TRIMS
8 - 12" BOARD AND BATTEN - LIGHT GREY



1 NORTH ELEVATION BLDG 3 & 4
SCALE: 1/4" = 1'-0"

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revisions

NOVATION
DESIGN STUDIO

101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title
EXTERIOR ELEVATIONS

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

A3.01

plotted 2018-03-23 7:31:54 AM



- 1 - ASPHALT SHINGLE ROOF - BLACK
2 - 4" VINYL SIDING - DARK GREY COLOUR
3 - 6" VINYL SIDING - MEDIUM GREY COLOUR
4 - BLACK VINYL WINDOW SYSTEM
5 - CLEAR GLASS
6 - FROSTED GLASS
7 - BLACK FASCIA TRIMS
8 - 12" BOARD AND BATTEN - LIGHT GREY



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101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title

Kelowna, British Columbia

project no. 1731

drawing title

EXTERIOR ELEVATIONS

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

A3.02

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① SITE SECTION
1/8" = 1'-0"

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101 - 1865 DILWORTH DR., SUITE 520
KELOWNA B C V I Y 9 T 1

project title
Project Name

240/250/260 NICKEL ROAD
project no. 1731

drawing title
SITE SECTION

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

A4.00

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