September 30, 2021

Department of Community Planning
City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Dear Ms. Kimberly Brunet

RE: Design Rationale Statement for 2241 Springfield Road, Kelowna, BC

Ironclad Developments Inc ('ICD') has conditionally purchased the subject property 2241 Springfield Road ('the property') and is the applicant for this combined Minor Re-Zoning and Urban Design Major Development Permit Application. This letter shall serve as notice of ICD's intent to re-zone the property from Urban Centre Commercial (C4) to Urban Centre Commercial Residential Rental Tenure (C4r) and permit the construction of five (5) mid-rise multi-family rental apartment buildings, including some ground-floor commercial uses in Building 1, and one (1) commercial building in between Building 2 and Building 3 (identified as #6 in Figure 1 below).

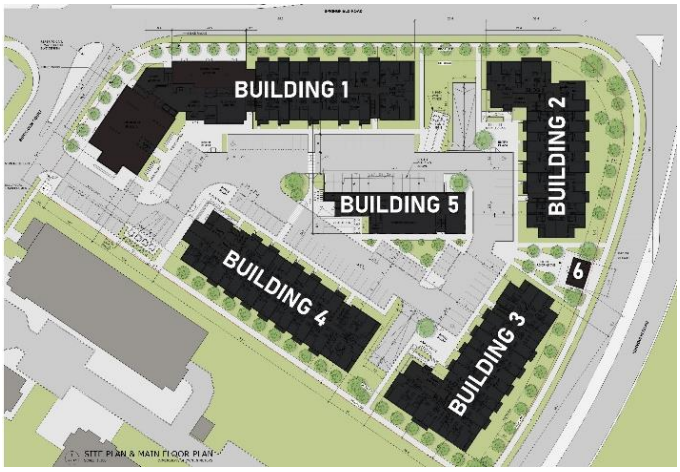


Figure 1 Building Nomenclature

The property is approximately 4.42 acres and is located within the Urban Core and Midtown Urban Centre. The property is currently vacant, surrounded by a mixture of commercial and multi-family residential land uses. Within walking distance or a short drive from the property, there are a variety of amenities as described below:

- Nearby commercial including a regional shopping centre, grocery store, liquor store, pharmacy, gas station, bank and etc.;
- Restaurants including dine-in and fast food;
- Parks and recreation opportunities (Mission Creek Regional Park, Mission Creek Golf Club, Barlee Park & Community Garden, Parkinson Recreation Park, Mill Creek Linear Park); and

- Existing Schools located within a 5 min drive (Springvalley Elementary, Springvalley Middle School, Kelowna Christian Middle & Highschool, Immaculata Regional High School and various post-secondary schools such as MC College and Centre for Arts and Technology Kelowna).

Development Proposal

The property is zoned Urban Centre Commercial (C4) and is located within the Midtown Urban Centre. As per Section 14.4.5(c) of the Zoning Bylaw, the maximum building height permitted for apartment housing is the lesser of 12 storeys or 37m. The proposed development consists of six buildings. Building 1, Building 2, and Building 3 are proposed as six-storey developments, Building 4 is proposed as five storeys on the south side and six storeys on the north side, Building 5 is proposed as a four-storey development, and Building 6 is proposed as a one-storey commercial development. The massing of each building was tested to meet the required Daylighting Standards setbacks, resulting in a step-backed massing for Building 4. The development is appropriate for the property, as it is adjacent to a commercial area and other mid-rise multi-family residential buildings. A shadow study analyzing shadow forecasts during the spring, summer, and fall seasons displayed minimal impact onto adjacent properties, and winter shadow impact is focused on Springfield Road.

The proposal to rezone the property as C4r Zone is a subzone of the current C4 Zone. The intent to rezone the property as C4r will ensure the building remains rental for the long term. ICD constructs purpose-built rental apartment buildings designed to be operated as rental properties for the long term, whether by our sister company Ironclad Properties or by other long-erm real estate investors.. The buildings include a mix of one-, two- and three-bedroom units, providing an option of unit size to students, young professionals, seniors, and small families. As per Section 14.4.5(a.2.ii) and Section 14.4.5(a.2.v) the achievable permitted density including eligible bonusing is 1.68 FAR. This will maximize the development potential of the lot with a total of 401 units distributed in five (5) mid-rise multi-family buildings, increasing Kelowna's rental options. Kelowna's Urban Centres Roadmap outlines policies and targets for urban centres as they continue to develop. Two of the policies to create a healthy housing mix are 'promote a mix of unit types, building form and tenure in multi-family residential developments' and 'encourage multi-family buildings in areas with schools and parks to contain ground-oriented units and family-oriented units.' The proposed multi-unit residential development supports these policies as it will increase the mix of housing in the urban centre and is near numerous parks, commercial and employment zones.

The City of Kelowna Zoning Bylaw requires any building located on a collector or arterial road in the Urban Centre Commercial zone to provide 90% of all street frontages as functional commercial space on the first floor. ICD believes 90% of commercial frontage is not an appropriate or viable use as it is adjacent to a regional shopping centre and strip mall and has uncertain commercial marketability due to restrictive access and parking along Springfield Road and Benvoulin Road. ICD believes a reduction to the commercial space to accommodate smaller-scaled services is appropriate for this property. A pre-application meeting with the City identified that a variance to reduce the required commercial frontage from 90% to approximately 25% of building frontage would be supported by planning staff, and the design of the project achieves 27% commercial frontage.

Vehicular access is proposed as a driveway approach along Benvoulin Court. ICD's civil engineering consultants have collaborated with the Municipal Traffic and Engineering department to redesign the traffic median to accommodate this approach south of the traffic median and redesign the pedestrian crosswalk north of the traffic median. A combination of surface, covered, and underground parking is proposed. As per Section 8.2.12. a 20% parking reduction is permitted if development is sub-zoned for Residential Rental Tenure and is located within the Urban

Centre. The provided vehicular parking stalls of 97 surface stalls, 14 covered stalls (Building 5), and 300 underground stalls exceed the required provision. Two underground access points are proposed, one along the north between Building 1 and Building 2, and the south between Building 3 and Building 4.

The amenity-rich features include a business centre, pet wash station, off-leash dog run, fitness centre, and a games room in Building 1 and Building 5. The architectural detail includes a predominantly neutral colour palette of dark grey, dark blue, and arctic white. Yellow accents emphasize commercial frontage along Springfield Road and highlight public entrances within the inner courtyard. Wayfinding within the inner courtyard is enforced as yellow vertical elements for building entrances, which is further defined by small entry plazas that boost social interaction between residents. To create a pedestrian-scaled environment, the first two floors of all buildings will have stone-veneer accents and scenic landscaping. Internalized residential ground floor units will have walk-out patios, and all other units will have balconies.

City of Kelowna Planning Policy Framework

Kelowna 2030 Official Community Plan Bylaw (10500)

The Kelowna 2030 Official Community Plan designates the property as Urban Centre and within the Urban Design Development Permit Area - Midtown Urban Centre growth node. The proposed development meets the following policies outlined in the Official Community Plan:

- Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing - Policy 1 Ground Oriented Housing: Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms to provide a family housing choice within the multi-unit rental or ownership markets.
- Chapter 14 Urban Design Development Permit Guidelines:
    - 1.6 Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather.
    - 4.1 Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing including: Architectural elements (balconies), Visually interesting rooflines and Step-back upper floors to reduce visual impact.
    - 5.1 Design for human scale and visual interest in all building elevations. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure
    - 5.4 Design building facades with a balance of vertical and horizontal proportions (e.g. vertical elements at regular intervals to strengthen the pedestrian-scale of otherwise horizontal buildings).
    - 6.2 Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to a building;
    - 7.1 Design varied and interesting public open space to promote social interaction, ensure continuity of pedestrian movement through the site, and accommodate a range of uses and activities year-round;

ICD's proposal for the property meets the above policies from the Official Community Plan. The proposed development of five (5) mid-rise multi-family buildings and one (1) commercial building within the Midtown Urban Centre aligns with the objectives stated in the Urban Centre Road Map by increasing residential population to support local services and amenities and encourages a mix of tenure and unit types.

City of Kelowna Zoning Bylaw (8000)

The City of Kelowna Zoning Bylaw designates the property as Urban Centre Commercial ('C4') Zone. ICD intends to re-zone the property to Urban Centre Commercial Residential Rental Tenure ('C4r') Zone. Under the C4r zone, apartment housing is a permitted principal use. The following table summarizes the regulations in the C4r zone.

Zoning Summary, C4r Zone			
Zoning Provisions	Required	Provided	Compliance
Lot area (min)	1300 sq m	17 800 sq m	✓
Lot width (min)	40 m	105 m	✓
Lot Depth (min)	30 m	175 m	✓
Building Height	Lesser of 12 storeys or 36m	21.8 m	✓
Site Coverage (max)	75%	56%	✓
Front Yard (min)	0 m	4.6 m	✓
Rear Yard (min)	0 m	0 m	✓
Flanking Side Yard (min)	0 m	4.6 m	✓
Interior Side Yard (min)	2 m	7.6 m	✓
Floor Area Ratio (S.14.4.5.a.2.) 1.3 FAR (S.14.4.5.5a.2.ii) 0.18 FAR (S.14.4.5.5.a.2.v) 0.2 FAR	1.68 FAR	1.68 FAR	✓
Private Open Space	4828 sq.m	4863 sq.m	✓
Parking Spaces	353	411	✓
Bicycle Parking Spaces	312 Long + 49 Short	313 Long + 53 Short	✓
Commercial Space	215.73 m	59.3 m	X

One variance is requested for this development to vary the required commercial space. The provided commercial frontage of 59.3 m does not meet Zoning Bylaw standards. As per Section 14.4.6(e) any building located on streets classified as a collector or arterial as identified in the OCP Map 7.3 – 20 Year Major Road Network and Road Classification Plan shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has a functional commercial space. However due to the large commercial centre in the area and limited direct vehicle access to the surrounding street network, the proposed small scale commercial space is better suited for this proposal (commercial space reduction is calculated below).

Roads	Required Commercial Frontage	Provided Commercial Frontage
Benvoulin Court	(22.6 m x 0.9) = 20.34 m	22.6 m
Springfield Road	(101.5 m x 0.9) = 91.35 m	27.6 m
Benvoulin Road	(115.6 m x 0.9) = 104.04 m	9.1 m
Total	**215.73 m**	**59.3 m**

Note: 59.3 m ÷ 215.73 m = 27.4%

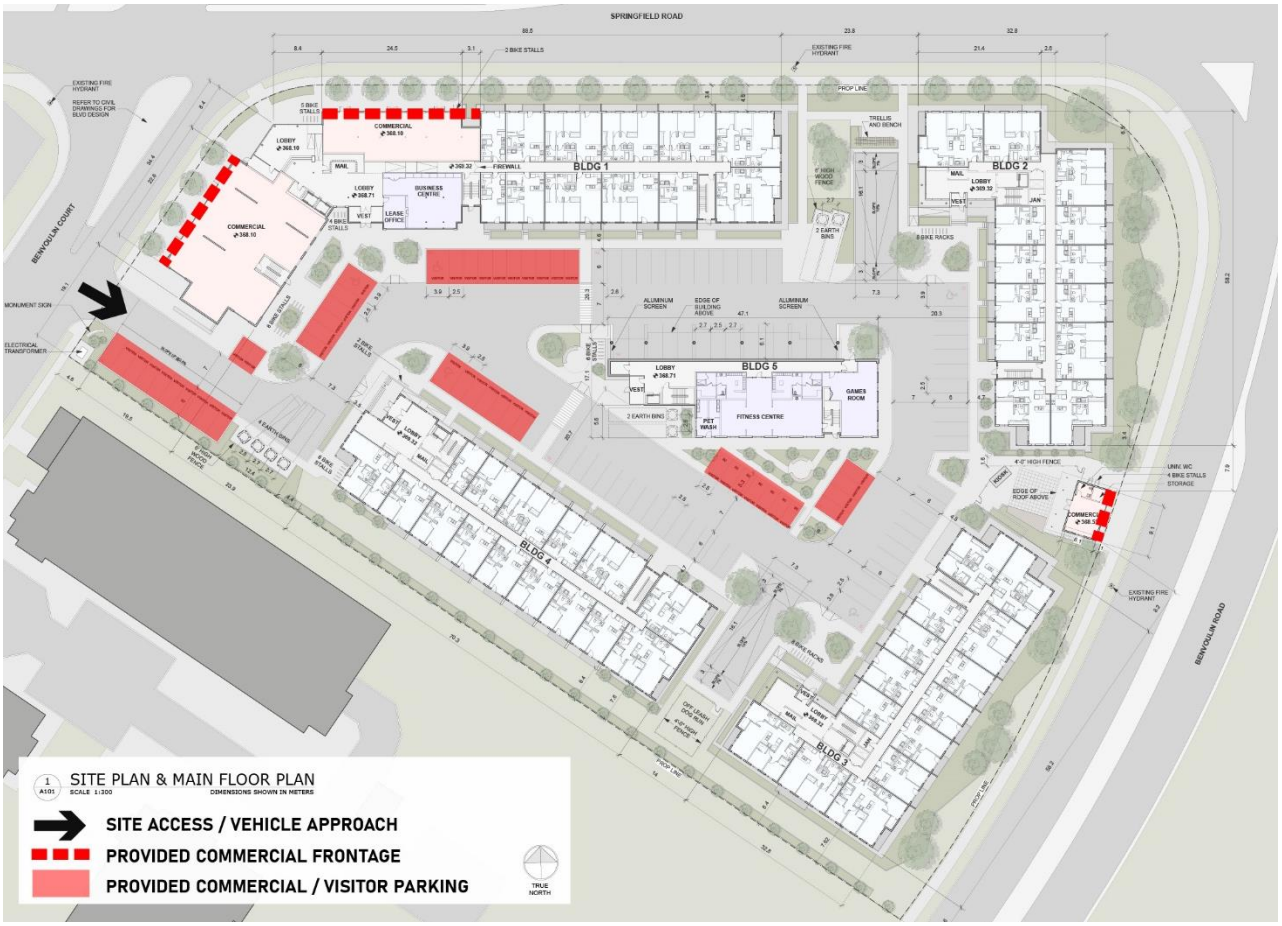


Figure 2 Commercial Amenities

Commercial units are designed with adaptable configurations, depending on leased commercial uses. For example, Building 1 proposes 679 sq.m. of commercial space along the Springfield Road and Benvoulin Court intersection. Unit sizes and arrangements would be configured depending on the tenant. The commercial space is located at the Springfield Road and Benvoulin Court intersection due to restrictive site access and vehicular approach along 4-lane arterial roads such as Springfield Road and Benvoulin

Road. To create a street presence along Benvoulin Road, ICD proposes a commercial/event centre of approximately 56 sq.m. between Building 2 and Building 3. The commercial/event centre is centrally located to reduce building street frontage along Benvoulin Road. The focus of the event centre is to provide a variety of exciting and unique opportunities for residents and visitors to socialize. The event centre can be rented to tenants, local community groups, small retailers, and pop-up commercial events (refer to Figure 3). The commercial building and secure event centre would aid in CPTED principles of activity support and natural surveillance and create place-making opportunities for tenants and residents of Kelowna.

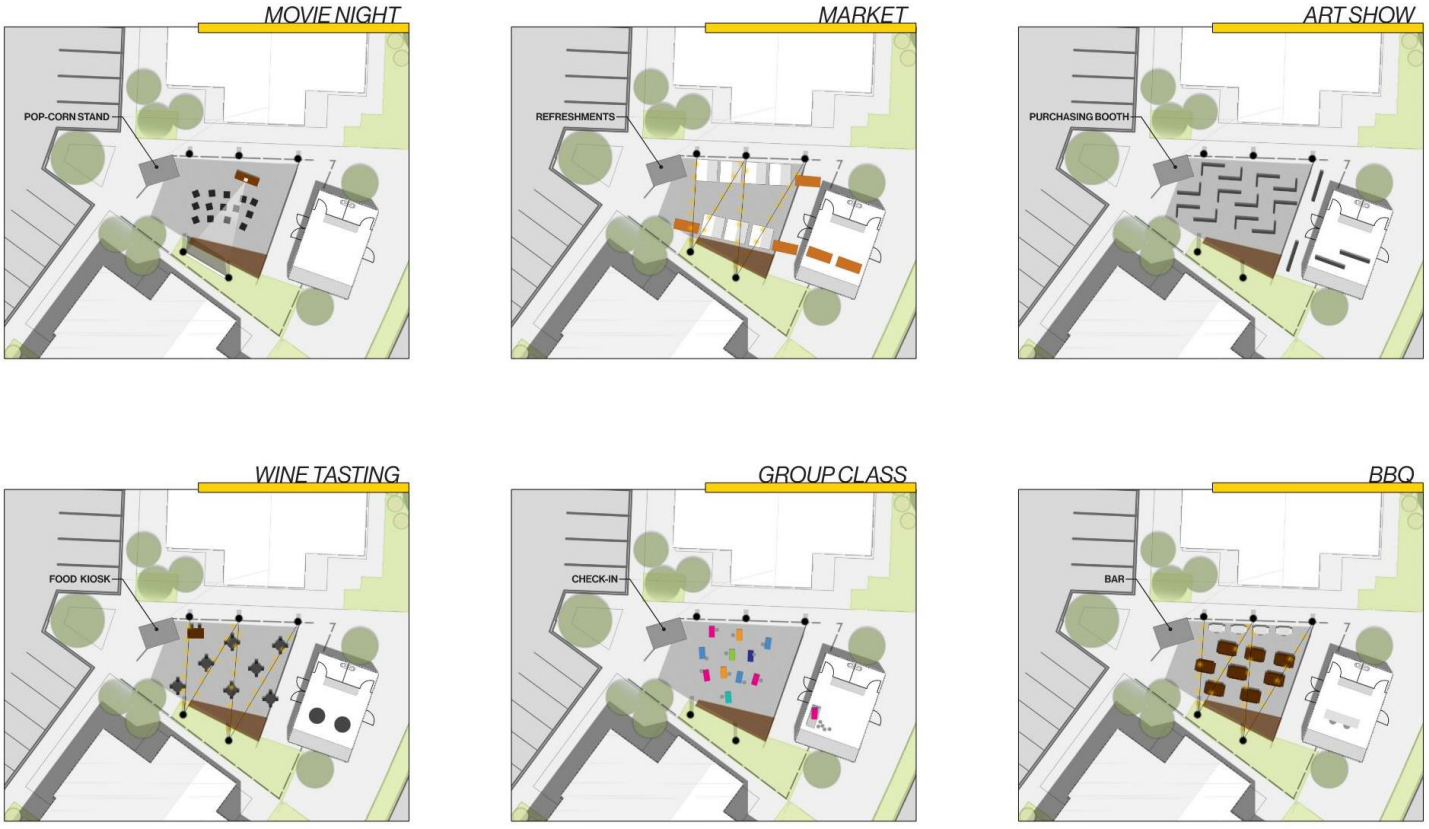


Figure 3 Possible Functions for Building 6 and Secure Event Centre

Conclusion

ICD trusts the proposed Minor Re-zoning and Urban Design Major Development Permit application is fitting for the property, and the concurrent applications will facilitate a development that is representative of sound planning principles expressed in the Kelowna 2030 Official Community Plan and Zoning Bylaw.

Should you have any questions, concerns, or wish to discuss our development application in more detail, please do not hesitate to contact the undersigned.

Respectfully submitted,



Irene Borgonia
iborgonia@icdev.ca
Urban Planner, Ironclad Developments Inc.



Zoning Summary

Special Planning Designation / Area		Urban Core / Midtown Urban Centre	
Zoning Classification		Existing	Proposed
		C-4	C-4

Lot Area Section 14.4.4	Standards	Proposed
Minimum	1300 m2	17800 m2
F.A.R.	1.3 to 2.35	1.68
Site Coverage	75% Maximum	21.8%

Dimensional Standards Section 14.4.4 + 14.4.5	Standards	Proposed
Building Height	12 stories / 37 m	6 stories / 21.8 m
Setbacks: front	0 m	4.6 m
: rear	0 m	0 m
: flanking side	0 m	7.6 m
: internal side	2.0 m	4.6 m
Private Open Space [m2]	4828	4863

Parking		Standards	Proposed
Vehicle Parking: residential	Table 8.3.1	376	368
: commercial *[in Visitor Parking]*	Table 8.3.2	10	18
Accessible Parking Spaces	Table 8.2.19	9	9
Visitor Parking Spaces	Table 8.3.1	56	43
Total stalls *[residential + accessible + visitor]*		442	411
Total Including 20% reduction *[S.8.2.12]*	8.2.12	**353**	**411**
Small Car Stalls *[resident parking stalls only]*	Table 8.3.1	max 50%	24.6%
Loading Spaces *[commercial]*	Table 8.4	0	0
Bicycle Parking *[short term]*	Table 8.5	49	53
Bicycle Parking *[long term]*	Table 8.5	312	313

Development Summary

Commercial Areas	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	TOTAL
	Qty	Qty	Qty	Qty	Qty	Qty	SM
	679	0	0	0	0	56	735

Amenity Area Table 5.4	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	TOTAL
	SM	SM	SM	SM	SM	SM	SM
Indoor	135	0	0	0	625	0	761
Landscape	0	19	75	55	128	180	457
Rooftop	0	0	350	0	172	228	750

Residential Suites	SF	M2	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	TOTAL
			Qty	Qty	Qty	Qty	Qty	Qty	Qty
Studio : D1			27	0	0	6	10	0	43
One Bedroom: A1	0	0	23	42	48	47	0	0	160
Two Bedroom: B1	0	0	55	18	11	12	0	0	
: B1.1	0	0	0	0	3	4	0	0	
: B1.2	0	0	10	12	12	8	0	0	160
: B1.3	0	0	4	0	0	0	0	0	
: B1.4	0	0	0	0	0	0	11	0	
Three Bedroom: C1	0	0	12	6	10	10	0	0	38
TOTAL			131	78	84	87	21	0	401

Residential Balconies	SF	M2	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	TOTAL
			SM	SM	SM	SM	SM	SM	SM
Total per Building			938	552	545	667	195	0	2896

Floor Areas: F.A.R. ELIGIBLE	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	TOTAL
	SM	SM	SM	SM	SM	SM	SM
Main Floor	1803.7	962.7	1037.7	89.4	96.4	0	3804
Second Floor	1714.0	962.7	1037.7	89.4	96.4	0	3714
Third Floor	1803.7	962.7	1128.1	89.4	104.8	0	3895
Fourth Floor	1803.7	1053.1	1128.1	97.8	104.8	0	3985
Fifth Floor	1803.7	1053.1	1128.1	97.8	104.8	0	3985
Sixth Floor	1803.7	1053.1	743.8	97.8	69.1	0	3601
TOTAL	10733	6048	6203	562	576	0	22984
Parkade	0	0	0	0	0	0	0

IRONCLAD DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca

Consultant

ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	SEPT 15, 2021

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Stamp

REGISTERED ARCHITECT ROBERT J.S. GARVEY 21 . 09 . 28 BRITISH COLUMBIA

Project

SPRINGFIELD ROAD

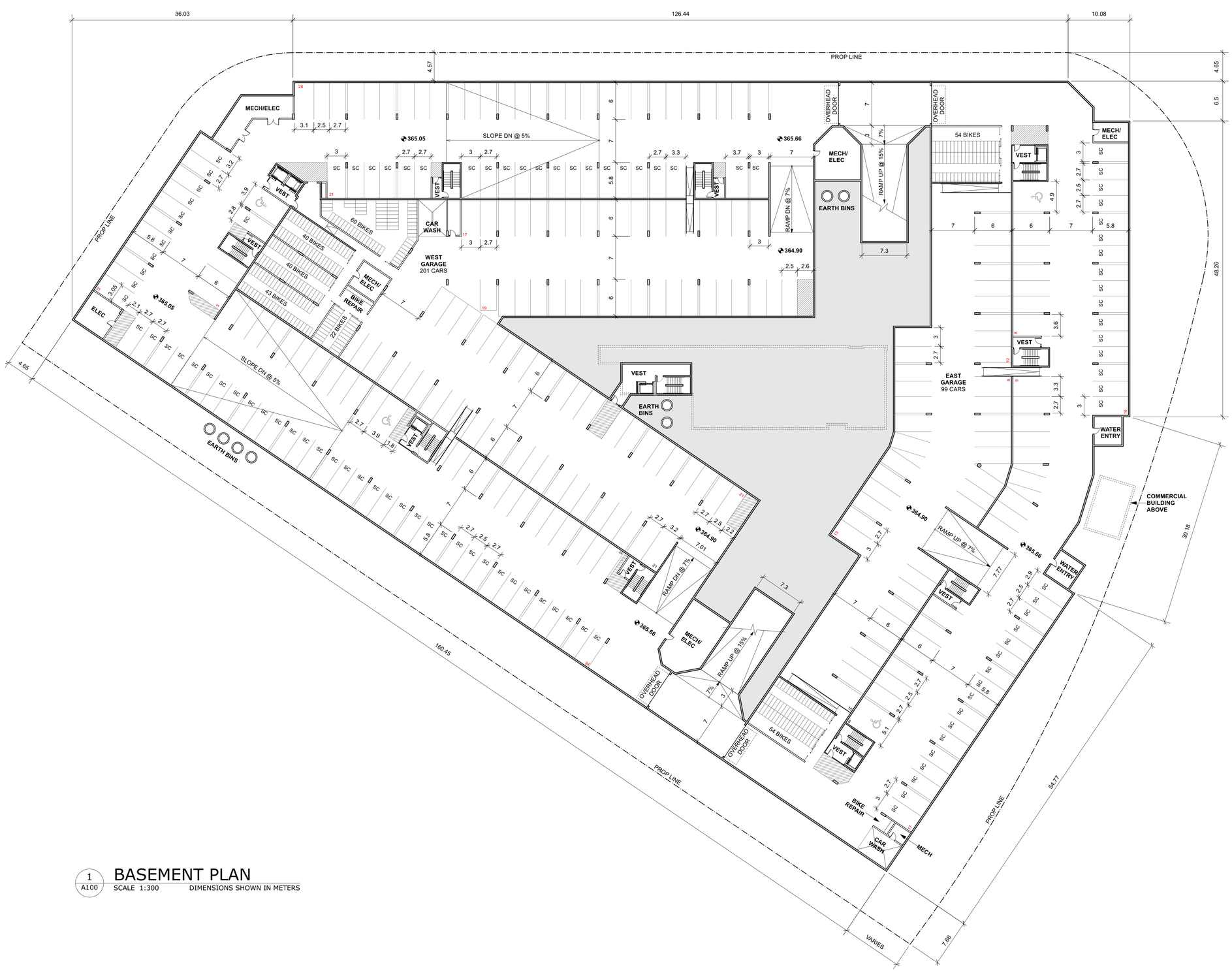
2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

SUMMARY

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED
Sheet no.	A001	Revision no.	0

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1 / A100 BASEMENT PLAN

SCALE 1:300 DIMENSIONS SHOWN IN METERS

TRUE NORTH

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph:
204-777-1972

info@icdev.ca

DEVELOPMENT DESCRIPTION

CURRENT ZONING: C4
SITE AREA: 192,833 SF (17,194.8 SQM)
NET (F.A.R.) AREA 323,933 SF (30,094.4 SQM)
FLOOR AREA RATIO (F.A.R.) = 1.68
PROPOSED UNITS: **401**
- STUDIO = 43
- 1 BED = 160
- 2 BED = 160
- 3 BED = 38

MIN. VEHICLE PARKING REQUIREMENTS
- RESIDENTIAL = 377
- VISITOR = 56
- COMMERCIAL = 10
- TOTAL REQUIRED = 443
  - TOTAL REQUIRED WITH RENTAL HOUSING REDUCTION (20%) = 354

TOTAL VEHICLE PARKING STALLS PROVIDED: **411**
- 300 CARS BELOW GRADE
- 111 CARS AT GRADE
  - 303 REGULAR SIZE STALLS
  - 99 SMALL SIZE STALLS
  - 9 ACCESSIBLE STALLS

MIN. LONG TERM BIKE PARKING REQUIREMENTS
- RESIDENTIAL = 310
- COMMERCIAL = 2
- TOTAL REQUIRED = 312

TOTAL LONG TERM BIKE PARKING PROVIDED: **313**
TOTAL SHORT TERM BIKE PARKING PROVIDED: **53**

DEVELOPMENT AREAS

RESIDENTIAL
AMENITY
COMMERCIAL
CIRCULATION / SERVICES

Consultant

RJSG ARCHITECT

ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

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REGISTERED ARCHITECT
ROBERT J.S. GARVEY
2021 09 28
BRITISH COLUMBIA

Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

BASEMENT PLAN

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED
Sheet no.	A100	Revision no.	



1 A101 SITE PLAN & MAIN FLOOR PLAN

SCALE 1:300 DIMENSIONS SHOWN IN METERS

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

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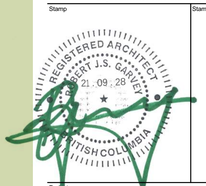
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Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

SITE PLAN & MAIN FLOOR PLAN

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED
Sheet no.	A101	Revision no.	



1 / A102 **SECOND FLOOR PLAN**
SCALE 1:300 DIMENSIONS SHOWN IN METERS

TRUE NORTH

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101-57158
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Ph:
204-777-1972

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BRITISH COLUMBIA

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KELOWNA, BC

Drawing Title

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Project no. 2105	Designed by TT
Drawn by TT	Reviewed by RG
Date SEPT 15, 2021	Revision Date
Reference no.	Scale AS NOTED
Sheet no. A102	Revision no.



1 / A103 TYPICAL FLOOR PLAN

SCALE 1:300 DIMENSIONS SHOWN IN METERS

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  - 99 SMALL SIZE STALLS
  - 9 ACCESSIBLE STALLS

MIN. LONG TERM BIKE PARKING REQUIREMENTS
- RESIDENTIAL = 310
- COMMERCIAL = 2
- TOTAL REQUIRED = 312

TOTAL LONG TERM BIKE PARKING PROVIDED: **313**
TOTAL SHORT TERM BIKE PARKING PROVIDED: **53**

DEVELOPMENT AREAS

RESIDENTIAL
AMENITY
COMMERCIAL
CIRCULATION / SERVICES

Consultant

ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	SEPT 15, 2021

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Stamp

REGISTERED ARCHITECT
ROBERT J.S. GARVEY
2021 09 28
BRITISH COLUMBIA

Stamp

Project

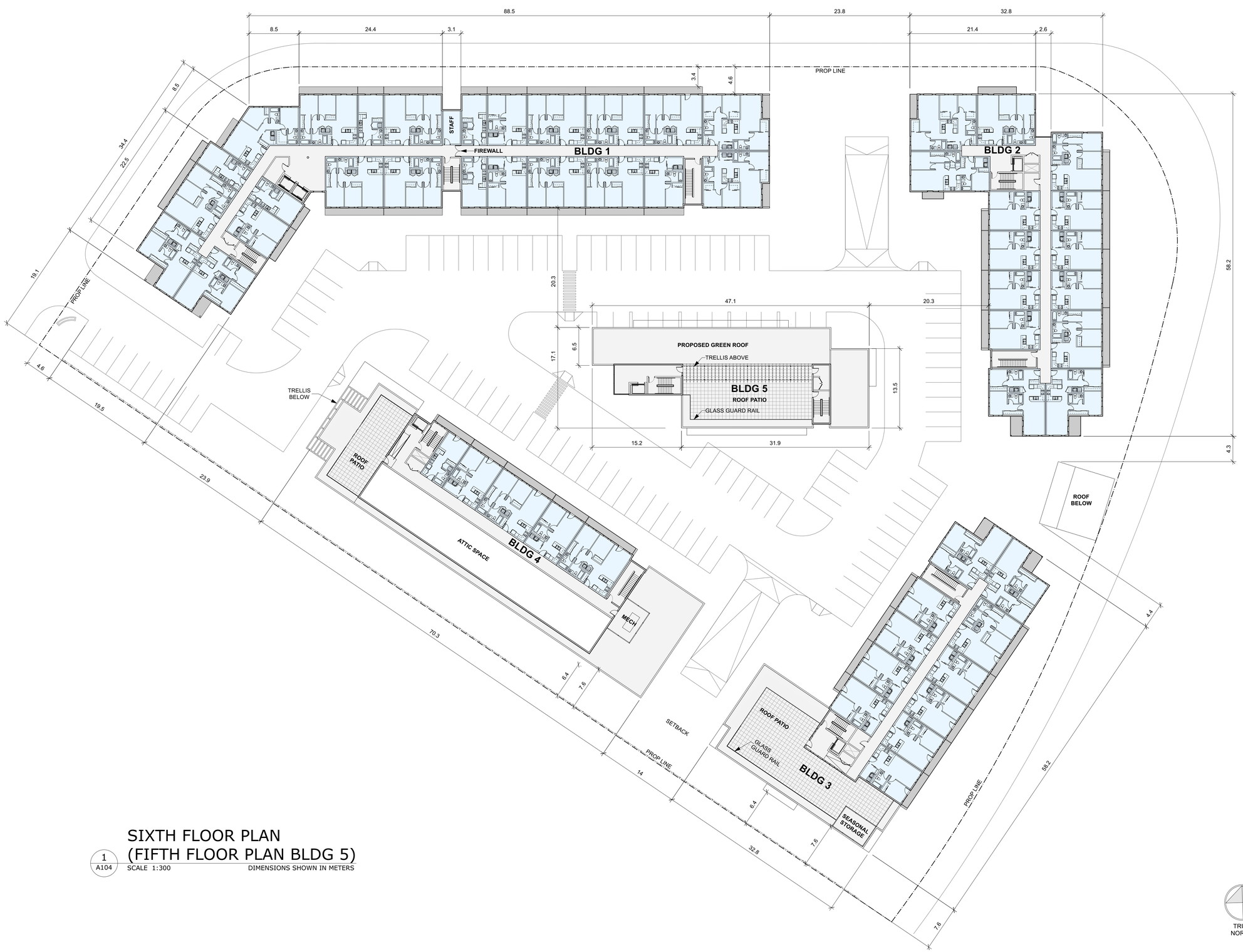
SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

TYPICAL FLOOR PLAN

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED
Sheet no.	A103	Revision no.	



SIXTH FLOOR PLAN
(FIFTH FLOOR PLAN BLDG 5)

1 / A104 SCALE 1:300 DIMENSIONS SHOWN IN METERS

TRUE NORTH

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph:
204-777-1972

info@icdev.ca

DEVELOPMENT DESCRIPTION

CURRENT ZONING: C4
SITE AREA: 192,833 SF (17,194.8 SQM)
NET (F.A.R.) AREA 323,933 SF (30,094.4 SQM)
FLOOR AREA RATIO (F.A.R.) = 1.68
PROPOSED UNITS: **401**
- STUDIO = 43
- 1 BED = 160
- 2 BED = 160
- 3 BED = 38

MIN. VEHICLE PARKING REQUIREMENTS
- RESIDENTIAL = 377
- VISITOR = 56
- COMMERCIAL = 10
- TOTAL REQUIRED = 443
  - TOTAL REQUIRED WITH RENTAL HOUSING REDUCTION (20%) = 354

TOTAL VEHICLE PARKING STALLS PROVIDED: **411**
- 300 CARS BELOW GRADE
- 111 CARS AT GRADE
  - 303 REGULAR SIZE STALLS
  - 99 SMALL SIZE STALLS
  - 9 ACCESSIBLE STALLS

MIN. LONG TERM BIKE PARKING REQUIREMENTS
- RESIDENTIAL = 310
- COMMERCIAL = 2
- TOTAL REQUIRED = 312

TOTAL LONG TERM BIKE PARKING PROVIDED: **313**
TOTAL SHORT TERM BIKE PARKING PROVIDED: **53**

DEVELOPMENT AREAS

RESIDENTIAL
AMENITY
COMMERCIAL
CIRCULATION / SERVICES

Consultant

RJSG ARCHITECT

ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	SEPT 15, 2021

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Stamp

REGISTERED ARCHITECT ROBERT J.S. GARVEY 21 09 28 BRITISH COLUMBIA

Stamp

Project

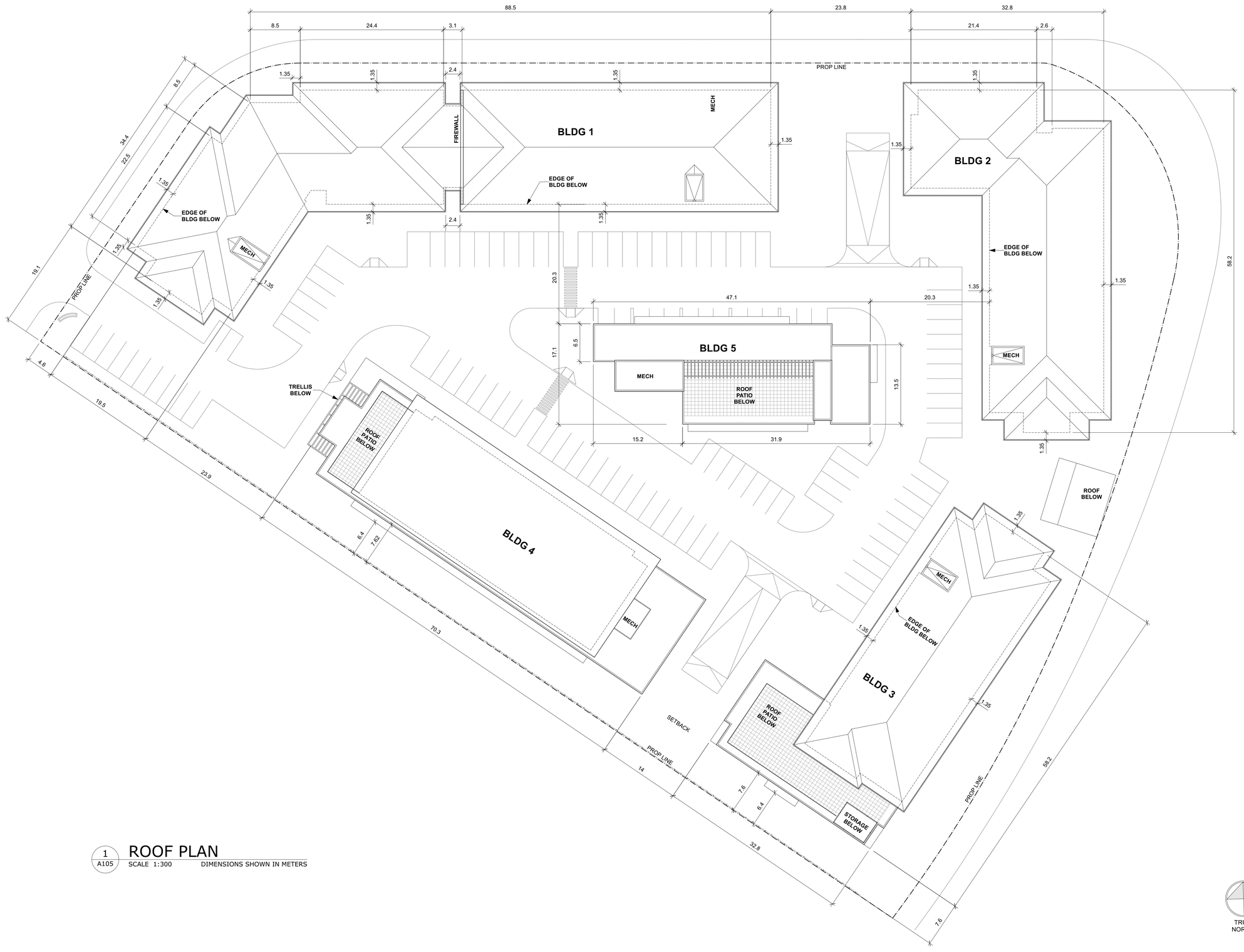
SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

SIXTH FLOOR PLAN

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED
Sheet no.	A104	Revision no.	



1 A105 ROOF PLAN

SCALE 1:300 DIMENSIONS SHOWN IN METERS

TRUE NORTH

Ironclad Developments Inc.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph:
204-777-1972

info@icdev.ca

DEVELOPMENT DESCRIPTION

CURRENT ZONING: C4
SITE AREA: 192,833 SF (17,194.8 SQM)
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FLOOR AREA RATIO (F.A.R.) = 1.68
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TOTAL SHORT TERM BIKE PARKING PROVIDED: **53**

DEVELOPMENT AREAS

RESIDENTIAL
AMENITY
COMMERCIAL
CIRCULATION / SERVICES

Consultant

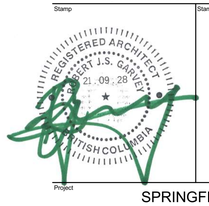
ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

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Stamp



Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

ROOF PLAN

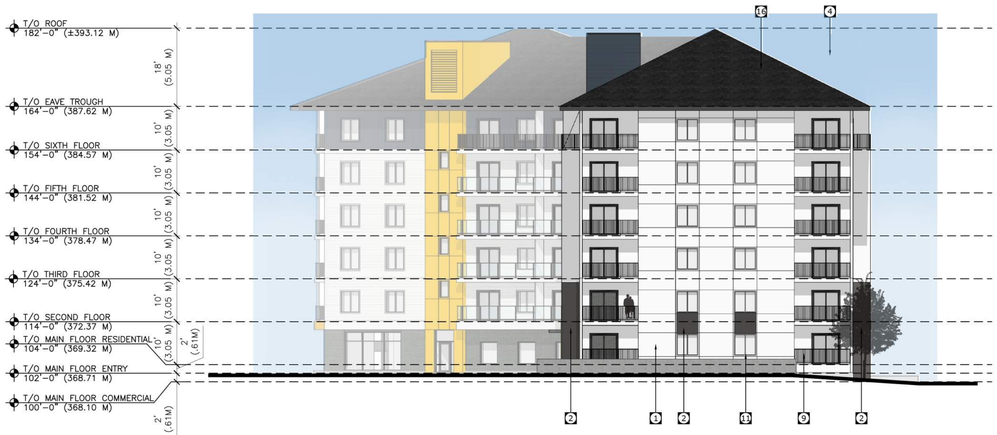
Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED
Sheet no.	A105	Revision no.	



1 A201 BUILDING ONE SOUTH ELEVATION
SCALE 1 : 200



2 A201 BUILDING ONE NORTH ELEVATION
SCALE 1 : 200



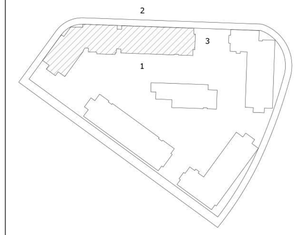
3 A201 BUILDING ONE EAST ELEVATION
SCALE 1 : 200

KEYNOTES

1. HARDIE REVEAL PANEL SYSTEM – ARCTIC WHITE
2. METAL PANEL – DARK GREY
3. METAL PANEL – YELLOW
4. HARDIE VERTICAL SIDING – EVENING BLUE
5. HARDIE HORIZONTAL SIDING – NIGHT GREY
6. HARDIE HORIZONTAL SIDING – ARCTIC WHITE
7. WOOD GRAIN METAL PANEL
8. ALUMINUM GLASS RAILING
9. ALUMINUM PICKET RAILING
10. CULTURED STONE VENEER
11. PVC FRAMED WINDOWS WITH CLEAR GLASS
12. ALUMINUM STOREFRONT – BLACK FRAME
13. ALUMINUM STOREFRONT – WHITE FRAME
14. PAINTED METAL TRELLIS
15. MECHANICAL SCREEN
16. ROOF SHINGLES – MIDNIGHT BLACK
17. HARDIE REVEAL PANEL SYSTEM – EVENING BLUE

IRONCLAD DEVELOPMENTS INC.
Project Management
General Contracting
Design/ Build
101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Key Plan

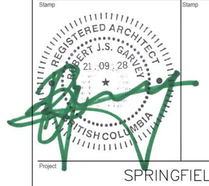


Consultant
RJSG ARCHITECT
ROBERT JS GARVEY
ARCHITECTURE
201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

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Stamp



Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

BLDG ONE ELEVATIONS

Project no. 2105	Designed by T.T.
Drawn by J.C.	Reviewed by R.G.
Date SEPTEMBER 15, 2021	Revision Date
Reference no.	Scale

Sheet no. **A201** Revison no. 0

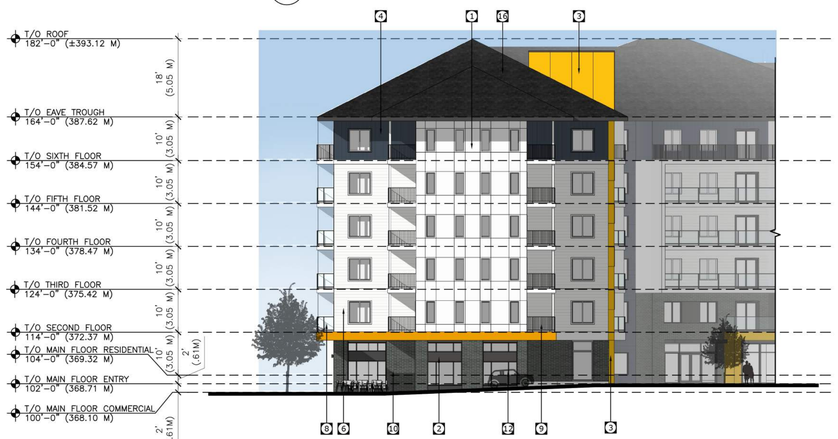
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1 A202 BUILDING ONE EAST ELEVATION
SCALE 1 : 200



2 A202 BUILDING ONE WEST ELEVATION
SCALE 1 : 200



3 A202 BUILDING ONE SOUTH ELEVATION
SCALE 1 : 200

KEYNOTES

1. HARDIE REVEAL PANEL SYSTEM – ARCTIC WHITE
2. METAL PANEL – DARK GREY
3. METAL PANEL – YELLOW
4. HARDIE VERTICAL SIDING – EVENING BLUE
5. HARDIE HORIZONTAL SIDING – NIGHT GREY
6. HARDIE HORIZONTAL SIDING – ARCTIC WHITE
7. WOOD GRAIN METAL PANEL
8. ALUMINUM GLASS RAILING
9. ALUMINUM PICKET RAILING
10. CULTURED STONE VENEER
11. PVC FRAMED WINDOWS WITH CLEAR GLASS
12. ALUMINUM STOREFRONT – BLACK FRAME
13. ALUMINUM STOREFRONT – WHITE FRAME
14. PAINTED METAL TRELLIS
15. MECHANICAL SCREEN
16. ROOF SHINGLES – MIDNIGHT BLACK
17. HARDIE REVEAL PANEL SYSTEM – EVENING BLUE

IRONCLAD DEVELOPMENTS INC.

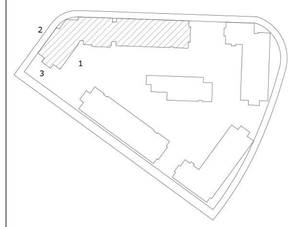
Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca

Key Plan



Consultant

RJSG ARCHITECT

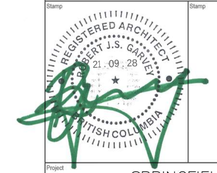
ROBERT JS GARVEY
ARCHITECTURE

201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
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Stamp



Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

BLDG ONE ELEVATIONS

Project no.	2105	Designed by	T.T.
Drawn by	J.C.	Reviewed by	R.G.
Date	SEPTEMBER 15, 2021	Revision Date	
Reference no.		Scale	

Sheet no. **A202**

Revision no. 0

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BUILDING TWO
EAST ELEVATION

1 / A203 SCALE 1 : 200



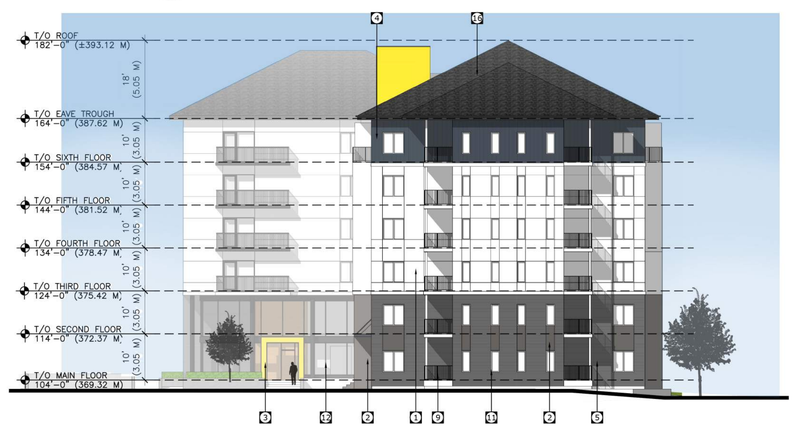
BUILDING TWO
WEST ELEVATION

2 / A203 SCALE 1 : 200



BUILDING TWO
NORTH ELEVATION

3 / A203 SCALE 1 : 200



BUILDING TWO
SOUTH ELEVATION

4 / A203 SCALE 1 : 200

KEYNOTES

1. HARDIE REVEAL PANEL SYSTEM – ARCTIC WHITE
2. METAL PANEL – DARK GREY
3. METAL PANEL – YELLOW
4. HARDIE VERTICAL SIDING – EVENING BLUE
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15. MECHANICAL SCREEN
16. ROOF SHINGLES – MIDNIGHT BLACK
17. HARDIE REVEAL PANEL SYSTEM – EVENING BLUE

IRONCLAD DEVELOPMENTS INC.

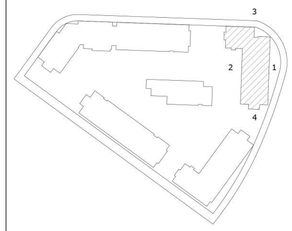
Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca

Key Plan



Consultant

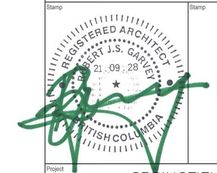
RJSG ARCHITECT
ROBERT JS GARVEY
ARCHITECTURE

201–57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
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Stamp



Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

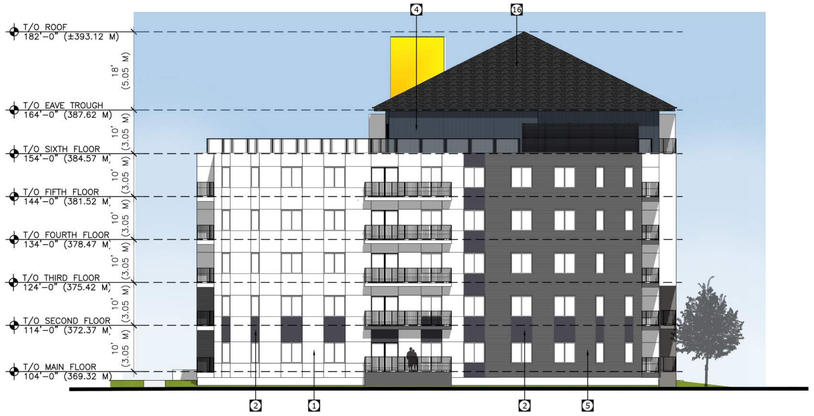
BLDG TWO ELEVATIONS

Project no. 2105	Designed by T.T.
Drawn by J.C.	Reviewed by R.G.
Date SEPTEMBER 15, 2021	Revision Date
Reference no.	Scale

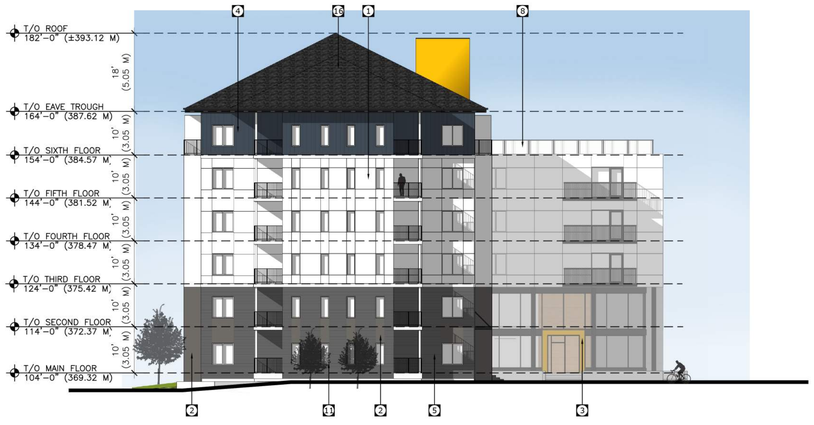
Sheet no. **A203**

Revision no. 0

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1 A204 BUILDING THREE SOUTH ELEVATION
SCALE 1 : 200



2 A204 BUILDING THREE NORTH ELEVATION
SCALE 1 : 200



3 A204 BUILDING THREE EAST ELEVATION
SCALE 1 : 200



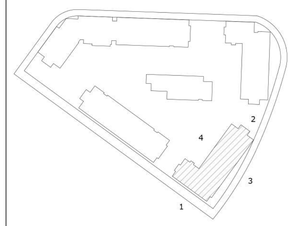
4 A204 BUILDING THREE WEST ELEVATION
SCALE 1 : 200

KEYNOTES

1. HARDIE REVEAL PANEL SYSTEM – ARCTIC WHITE
2. METAL PANEL – DARK GREY
3. METAL PANEL – YELLOW
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15. MECHANICAL SCREEN
16. ROOF SHINGLES – MIDNIGHT BLACK
17. HARDIE REVEAL PANEL SYSTEM – EVENING BLUE

IRONCLAD DEVELOPMENTS INC.
Project Management
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101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Key Plan



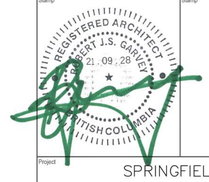
Consultant

RJSG ARCHITECT
ROBERT JS GARVEY ARCHITECTURE
201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
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Stamp



Stamp

Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

BLDG THREE ELEVATIONS

Project no. 2105	Designed by T.T.
Drawn by J.C.	Reviewed by R.G.
Date SEPTEMBER 15, 2021	Revision Date
Reference no.	Scale

Sheet no. **A204**

Revision no. 0

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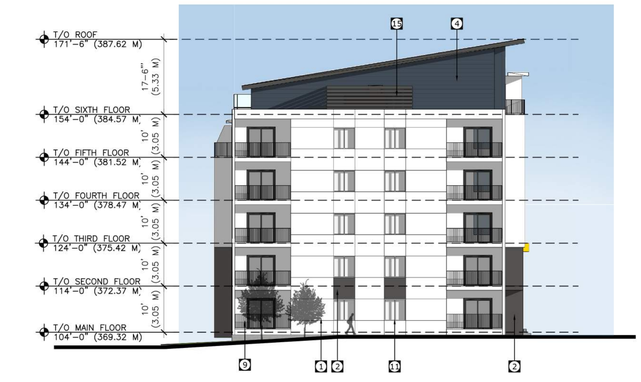
1 A205 BUILDING FOUR SOUTH ELEVATION
SCALE 1 : 200



3 A205 BUILDING FOUR WEST ELEVATION
SCALE 1 : 200



2 A205 BUILDING FOUR NORTH ELEVATION
SCALE 1 : 200



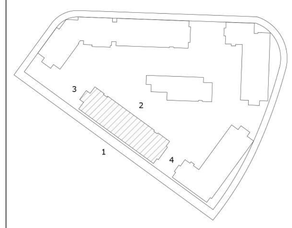
4 A205 BUILDING FOUR EAST ELEVATION
SCALE 1 : 200

KEYNOTES

1. HARDIE REVEAL PANEL SYSTEM – ARCTIC WHITE
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3. METAL PANEL – YELLOW
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17. HARDIE REVEAL PANEL SYSTEM – EVENING BLUE

IRONCLAD DEVELOPMENTS INC.
Project Management
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101-57158
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R2J 4L6
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Key Plan



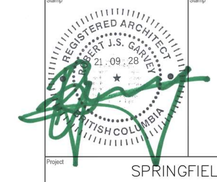
Consultant

RJSG ARCHITECT
ROBERT JS GARVEY
ARCHITECTURE
201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
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Stamp



Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

BLDG FOUR ELEVATIONS

Project no. 2105	Designed by T.T.
Drawn by J.C.	Reviewed by R.G.
Date SEPTEMBER 15, 2021	Revision Date
Reference no.	Scale

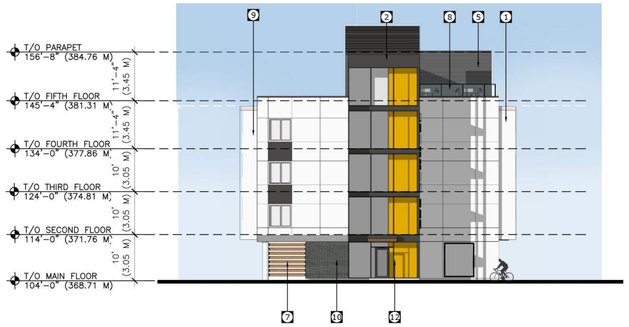
Sheet no. **A205**

Revision no. 0

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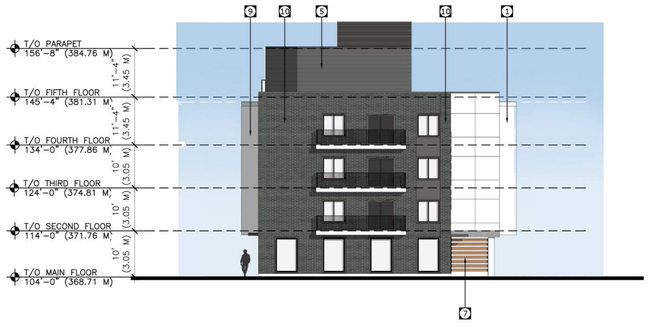
1 A206 BUILDING FIVE SOUTH ELEVATION
SCALE 1 : 200



3 A206 BUILDING FIVE WEST ELEVATION
SCALE 1 : 200



2 A206 BUILDING FIVE NORTH ELEVATION
SCALE 1 : 200



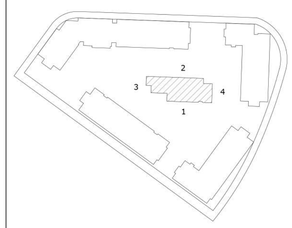
4 A206 BUILDING FIVE EAST ELEVATION
SCALE 1 : 200

KEYNOTES

1. HARDIE REVEAL PANEL SYSTEM – ARCTIC WHITE
2. METAL PANEL – DARK GREY
3. METAL PANEL – YELLOW
4. HARDIE VERTICAL SIDING – EVENING BLUE
5. HARDIE HORIZONTAL SIDING – NIGHT GREY
6. HARDIE HORIZONTAL SIDING – ARCTIC WHITE
7. WOOD GRAIN METAL PANEL
8. ALUMINUM GLASS RAILING
9. ALUMINUM PICKET RAILING
10. CULTURED STONE VENEER
11. PVC FRAMED WINDOWS WITH CLEAR GLASS
12. ALUMINUM STOREFRONT – BLACK FRAME
13. ALUMINUM STOREFRONT – WHITE FRAME
14. PAINTED METAL TRELLIS
15. MECHANICAL SCREEN
16. ROOF SHINGLES – MIDNIGHT BLACK
17. HARDIE REVEAL PANEL SYSTEM – EVENING BLUE

IRONCLAD DEVELOPMENTS INC.
Project Management
General Contracting
Design/ Build
101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Key Plan



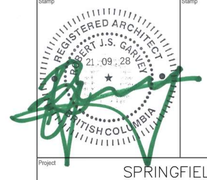
Consultant

RJSG ARCHITECT
ROBERT JS GARVEY
ARCHITECTURE
201–57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 15, 2021

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Stamp



Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

BLDG FIVE ELEVATIONS

Project no. 2105	Designed by T.T.
Drawn by J.C.	Reviewed by R.G.
Date SEPTEMBER 15, 2021	Revision Date
Reference no.	Scale

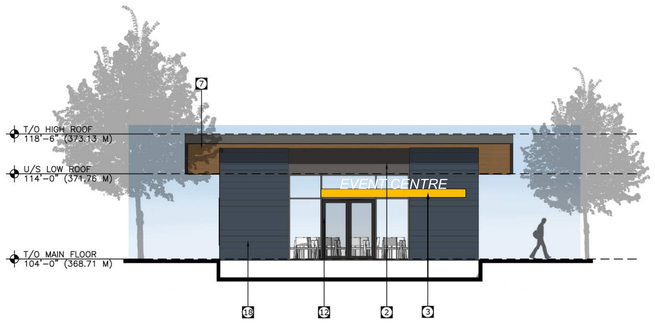
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Revision no. 0

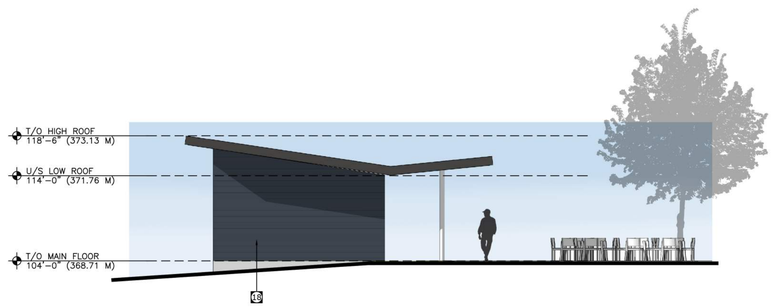
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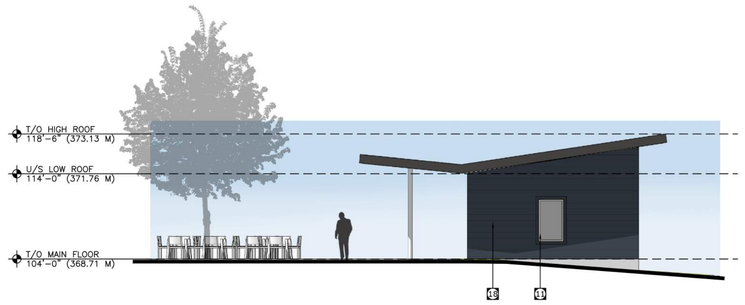
1 A207 BUILDING SIX SOUTH ELEVATION
SCALE 1 : 100



2 A207 BUILDING SIX NORTH ELEVATION
SCALE 1 : 100



3 A207 BUILDING SIX WEST ELEVATION
SCALE 1 : 100

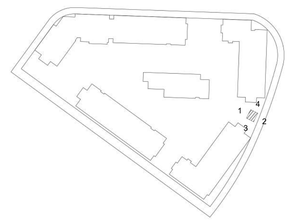


4 A207 BUILDING SIX EAST ELEVATION
SCALE 1 : 100

KEYNOTES

1. HARDIE REVEAL PANEL SYSTEM – ARCTIC WHITE
2. METAL PANEL – DARK GREY
3. METAL PANEL – YELLOW
4. HARDIE VERTICAL SIDING – EVENING BLUE
5. HARDIE HORIZONTAL SIDING – NIGHT GREY
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17. HARDIE REVEAL PANEL SYSTEM – EVENING BLUE
18. HARDIE HORIZONTAL SIDING – EVENING BLUE

IRONCLAD DEVELOPMENTS INC.
Project Management
General Contracting
Design/ Build
101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
Ph: 204-777-1972
info@icdev.ca

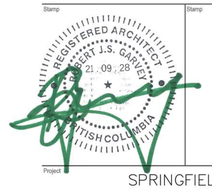


Consultant
RJSG ARCHITECT
ROBERT JS GARVEY
ARCHITECTURE
201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 15, 2021

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Stamp



Project

SPRINGFIELD ROAD

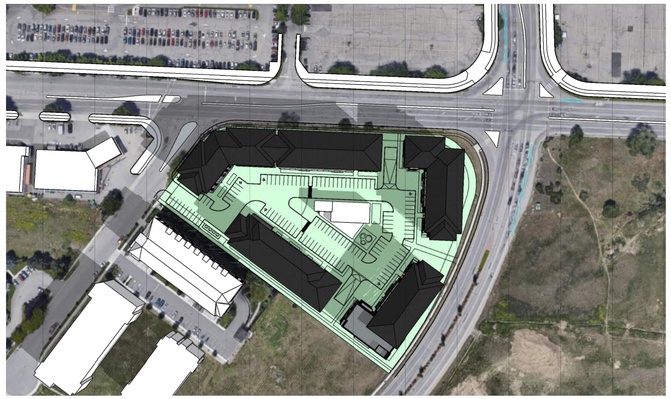
2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

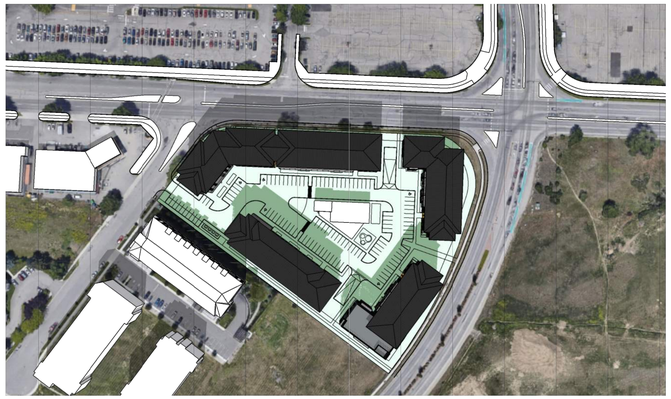
BLDG SIX ELEVATIONS

Project no.	2105	Designed by	T.T.
Drawn by	J.C.	Reviewed by	R.G.
Date	SEPTEMBER 15, 2021	Revision Date	
Reference no.		Scale	
Sheet no.	A207	Revision no.	0

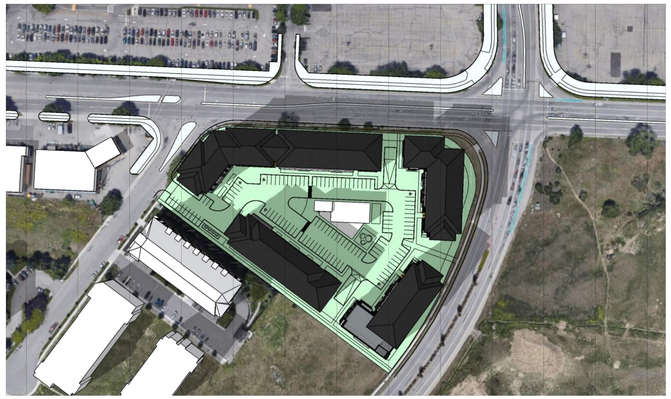
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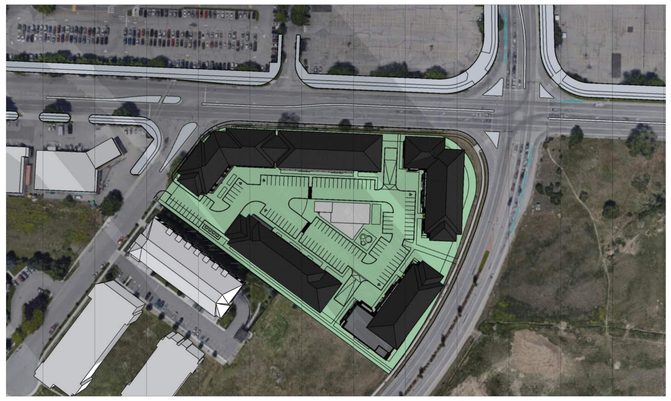
Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 22nd September - 9 am



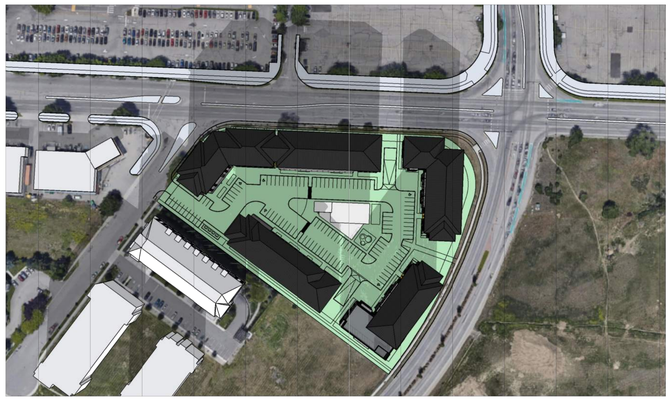
Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 22nd September - 12 pm



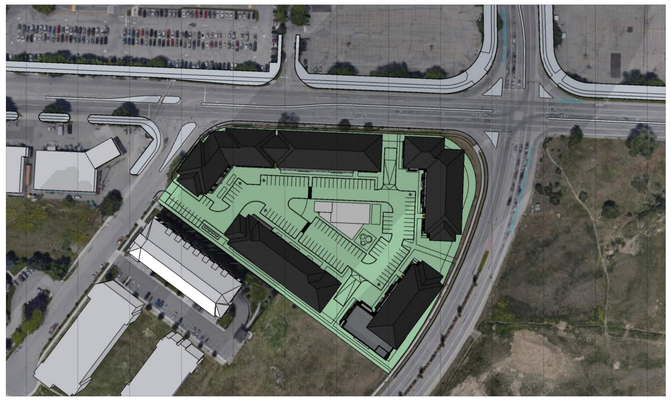
Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 22nd September - 3 pm



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st December - 9 am



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st December - 12 pm



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st December - 3 pm

IRONCLAD DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca

Consultant

RJSG ARCHITECT

ROBERT JS GARVEY
ARCHITECTURE

201–57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
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Stamp

REGISTERED ARCHITECT
ROBERT J.S. GARVEY
21 09 28
BRITISH COLUMBIA

Stamp

Project

SPRINGFIELD ROAD

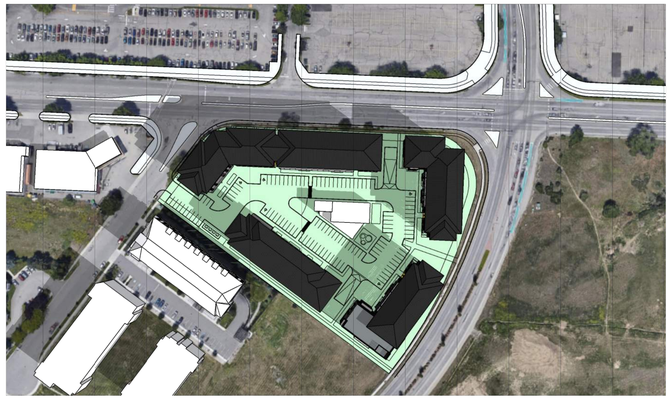
2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

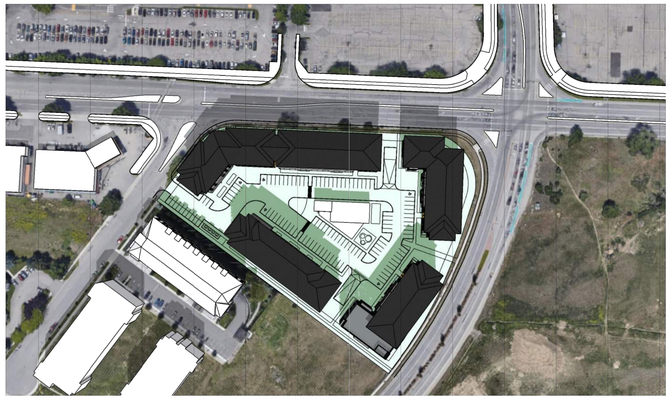
SHADOW STUDY

Project no.	2105	Designed by	T.T.
Drawn by	J.C.	Reviewed by	R.G.
Date	SEPTEMBER 15, 2021	Revision Date	
Reference no.		Scale	
Sheet no.	A701	Revision no.	0

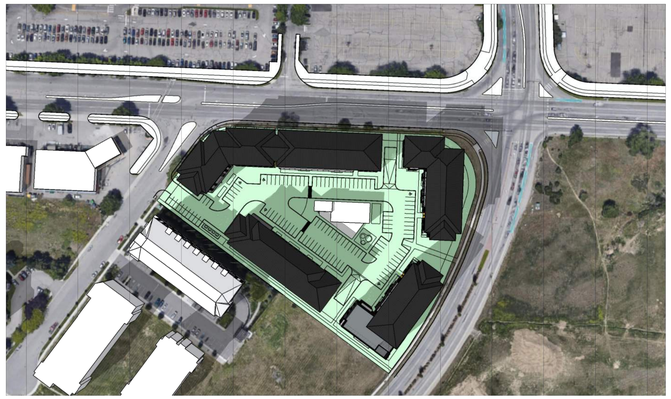
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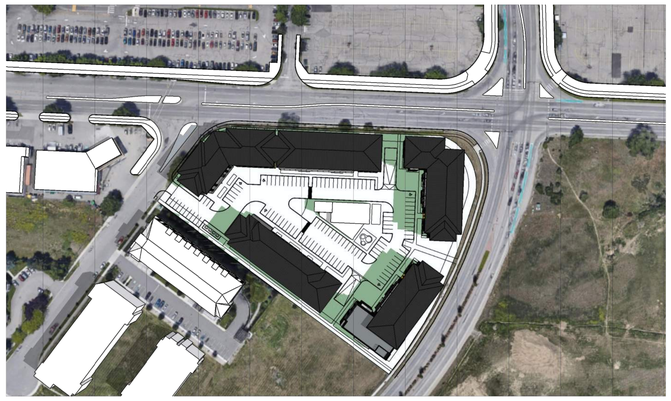
Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 20th March - 9 am



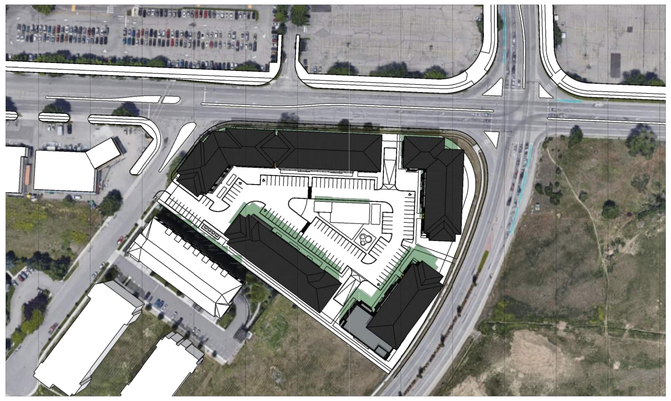
Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 20th March - 12 pm



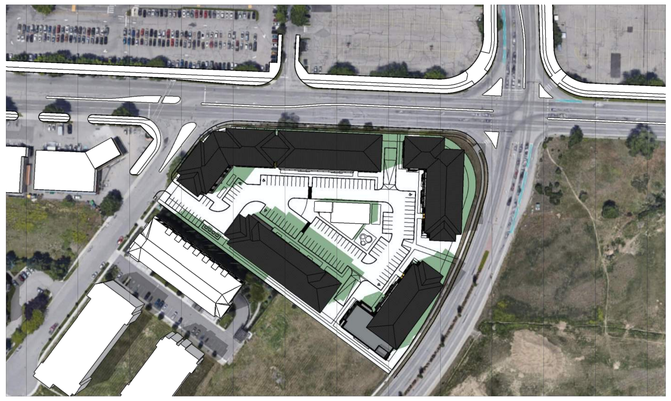
Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 20th March - 3 pm



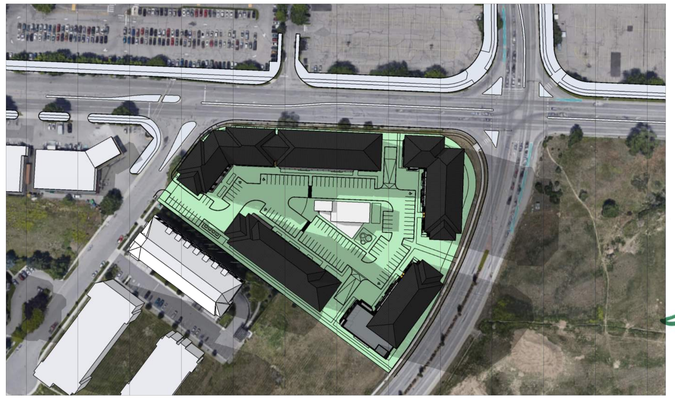
Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st June - 9 am



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st June - 12 pm



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st June - 3 pm



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st June - 6 pm

IRONCLAD DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca

Consultant

RJSG ARCHITECT

ROBERT JS GARVEY
ARCHITECTURE

201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
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Stamp

REGISTERED ARCHITECT
ROBERT J.S. GARVEY
21 09 28
BRITISH COLUMBIA

Stamp

Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

SHADOW STUDY

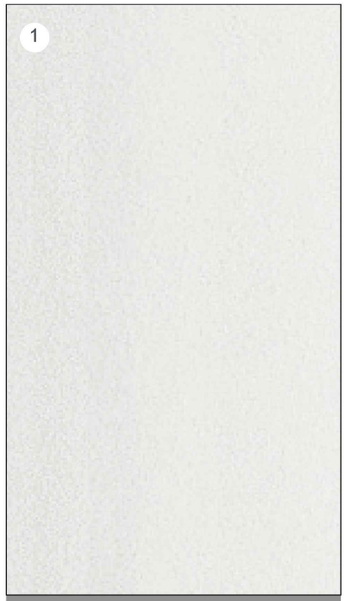
Project no.	2105	Designed by	T.T.
Drawn by	J.C.	Reviewed by	R.G.
Date	SEPTEMBER 15, 2021	Revision Date	
Reference no.		Scale	
Sheet no.	A702	Revision no.	0

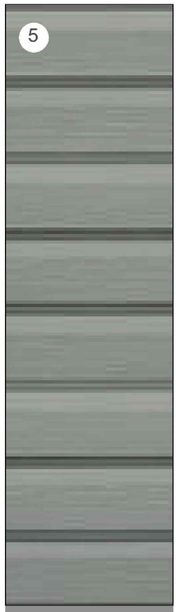
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Project Management
General Contracting
Design/ Build
101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
Ph: 204-777-1972
info@icdev.ca

16

Roof Shingles - Midnight Black

1

Hardie Panel - Smooth (White)

5

Metal Lap Siding - Grey

6

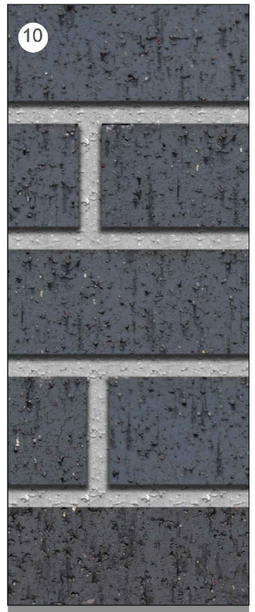
Metal Lap Siding - Cream

13

Aluminum Storefront - White Frame

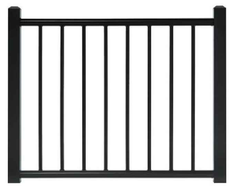
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Cedar Tone Composite Material

10

Brick Veneer

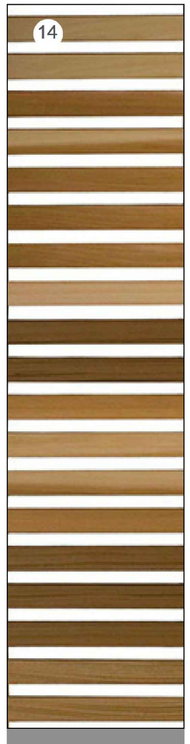
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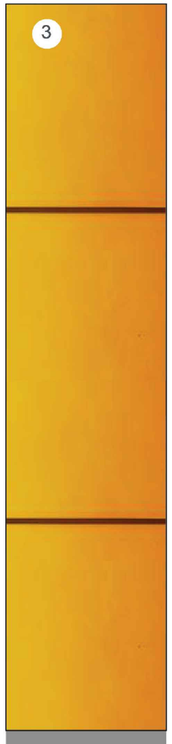
Black Aluminum Railing with Clear Tempered Glass

9

Aluminum Picket Railing

4

Metal Lap Siding - Blue

14

Wooden Trellis

3

Metal Siding - Yellow

12

Aluminum Storefront - Black Frame

11

White PVC Framed Windows with Clear Glass

2

Hardie Panel - Smooth (Grey)

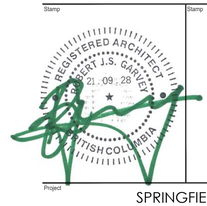
Consultant

RJSG ARCHITECT
ROBERT JS GARVEY
ARCHITECT
201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV #	REVISION DESCRIPTION	DATE
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Stamp



Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

EXTERIOR FINISHES

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED

Sheet no.

A703

Revision no. 0

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1 A801 STREET LEVEL
SCALE N.T.S.



2 A801 STREET LEVEL
SCALE N.T.S.



3 A801 STREET LEVEL
SCALE N.T.S.



4 A801 STREET LEVEL
SCALE N.T.S.

IRONCLAD DEVELOPMENTS INC.
Project Management
General Contracting
Design/ Build
101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant

ROBERT JS GARVEY
ARCHITECTURE
201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

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Stamp

Stamp

REGISTERED ARCHITECT
ROBERT J.S. GARVEY
21 09 28
BRITISH COLUMBIA

Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

RENDERS

Project no. 2105	Designed by T.T.
Drawn by J.C.	Reviewed by R.G.
Date SEPTEMBER 15, 2021	Revision Date
Reference no.	Scale

Sheet no. **A801**

Revision no. 0

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1 A802 AERIAL VIEW
SCALE N.T.S.



2 A802 AERIAL VIEW
SCALE N.T.S.



3 A802 AERIAL VIEW
SCALE N.T.S.



4 A802 AERIAL VIEW
SCALE N.T.S.

IRONCLAD DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca

Consultant

RJSG ARCHITECT

ROBERT JS GARVEY
ARCHITECTURE

201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
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Stamp

REGISTERED ARCHITECT
ROBERT J.S. GARVEY
21 09 28
BRITISH COLUMBIA

Stamp

Project

SPRINGFIELD ROAD

2241 SPRINFIELD ROAD
KELOWNA, B.C.

Drawing Title

RENDERS

Project no.	2105	Designed by	T.T.
Drawn by	J.C.	Reviewed by	R.G.
Date	SEPTEMBER 15, 2021	Revision Date	
Reference no.		Scale	

Sheet no. **A802**

Revision no. 0

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1 A803 STREET LEVEL
SCALE N.T.S.



2 A803 STREET LEVEL
SCALE N.T.S.

IRONCLAD DEVELOPMENTS INC.
Project Management
General Contracting
Design/ Build
101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
Ph: 204-777-1972
info@icdev.ca

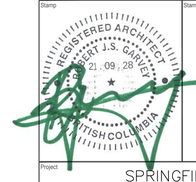
Consultant

RJSG ARCHITECT
ROBERT JS GARVEY
ARCHITECTURE
201-57158 SYMINGTON RD 20E,
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

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info@icdev.ca



1
A906

STREET LEVEL

NTS

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ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
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REGISTERED ARCHITECT
ROBERT J.S. GARVEY
2021 . 09 . 28
BRITISH COLUMBIA

Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

RENDERS

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revison Date	
Reference no.		Scale	AS NOTED

Sheet no.

A804

Revision no.

0

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info@icdev.ca



1
A907

STREET LEVEL

NTS

Consultant

ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

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REGISTERED ARCHITECT
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BRITISH COLUMBIA

Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

RENDERS

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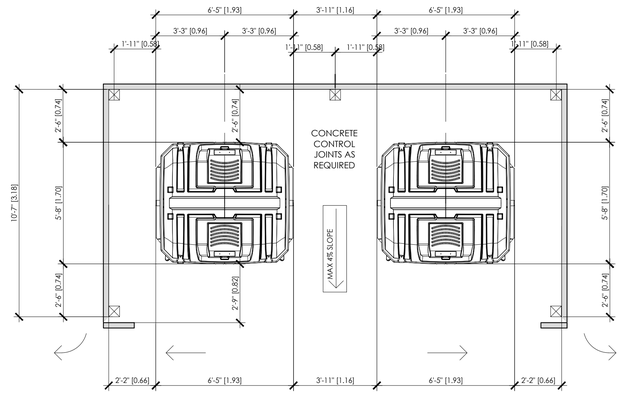
Sheet no.

A805

Revision no.

0

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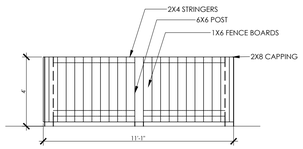


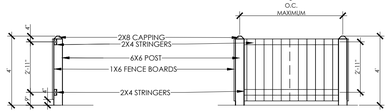
REFUSE PLAN/EARTH BINS:
Scale: 1:40

MAX SLOPE OF CONCRETE PAD IS 4%. 4% MAX SLOPE OF CONCRETE PAD FROM LEFT TO RIGHT TO SUPPORT TRUCK TIRES. CONTACT FACTORY SHOULD SLOPE BE MORE THAN 4%

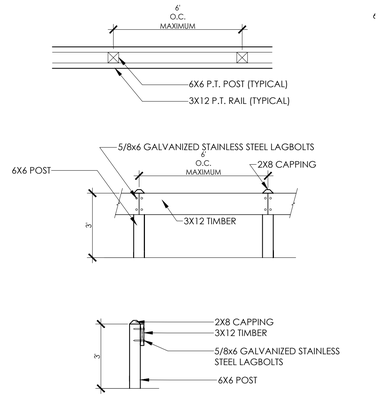
NOTE:

CONTRACTOR TO ENSURE ADEQUATE SPACE TO PHYSICAL BARRIER OR OBSTRUCTION TO ALLOW BIN TO BE PICKED UP.

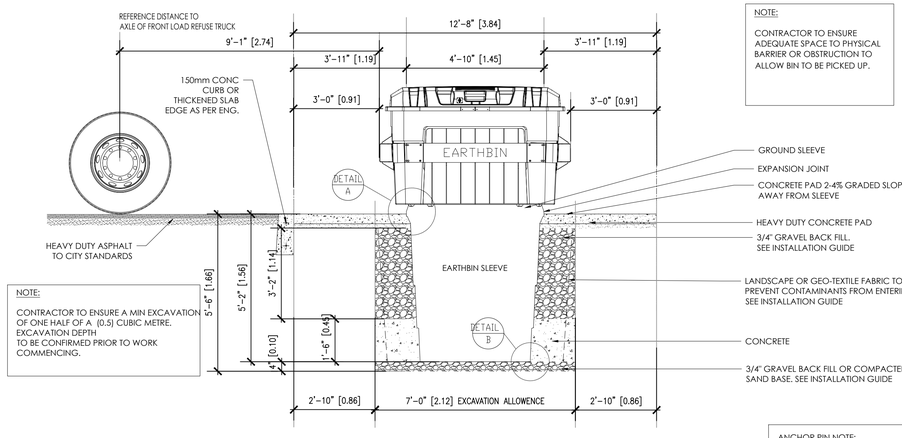




FENCE DETAILS 1
Scale: 1:50



FENCE DETAILS 2
Scale: 1:40

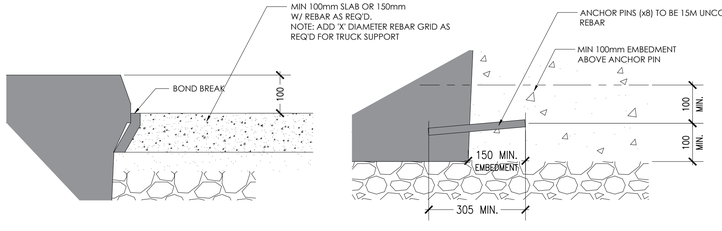


NOTE:

CONTRACTOR TO ENSURE A MIN EXCAVATION OF ONE HALF OF A (0.5) CUBIC METRE. EXCAVATION DEPTH TO BE CONFIRMED PRIOR TO WORK COMMENCING.

NOTE:

CONTRACTOR TO ENSURE ADEQUATE SPACE TO PHYSICAL BARRIER OR OBSTRUCTION TO ALLOW BIN TO BE PICKED UP.



ANCHOR PIN NOTE:
PLACE ANCHOR PINS (X8) IN HOLES AROUND GROUND SLEEVE PRIOR TO POURING CONCRETE. ENSURE THERE IS A MIN 150mm EMBEDMENT FOR ANCHOR PINS.
ANCHOR PINS ARE TO HAVE A MIN 100mm OF COVERAGE ABOVE AND BELOW.

NOTE:
THE USE OF SHIMS TO SET SLEEVE PRIOR TO POURING CONCRETE IS ALLOWED.

NOTE:
DRAWINGS AND SPECS COPIED FROM WEB SITE EARTH-BIN.

IRONCLAD DEVELOPMENTS INC.

Project Management
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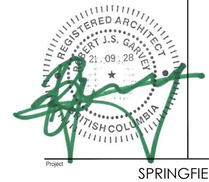
ROBERT JS GARVEY
ARCHITECT

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Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

REFUSE/FENCE DETAILS

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revison Date	
Reference no.		Scale	AS NOTED

Sheet no. **A900**

Revision no. 0

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LEGEND

- PROPERTY LINES
- UNDERGROUND PARKADE
- CS — BRUSH FINISH CONCRETE WALKWAYS - REFER TO CIVIL ENG DWGS
- DECORATIVE PAVING AREAS BRICK UNIT PAVING, EXPOSED AGGREGATE OR STAMPED CONCRETE FINISH - TBD
- DRAIN ROCK cw 2" x 4" PTW EDGER 200 MM DEPTH MIN TYP. LOCALLY AVAILABLE 3"-6" DIA. WASHED ROUND RIVER ROCK ON APPROVED FILTER FABRIC.
- LAWN = SOD ON 150 MM MIN DEPTH APPROVED GROWING MEDIUM
- PLANTING BED CW 60 MM OF 3/4" WASHED ROCK GROUNDCOVER (TYP) ON FILTER FABRIC ON AN APPROVED GROWING MEDIUM. 450 MM MIN DEPTH FOR SHRUBS 700 MM MIN FOR TREES
- 2 METER (6.5') HT. PRESSURE TREATED WOOD PRIVACY FENCE
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- PRECAST CONCRETE (BLOCK OR CIP) RAISED PLANTER OPEN BOTTOM CW 60 MM DEPTH MULCH ON APPROVED FILTER FABRIC ON 400 mm - 700 mm DEPTH GROWING MEDIUM.

PROJECT PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
	TREES			
Aa	Amelanchier x grandiflora	Autumn Brilliance Serviceberry (multistem)	3	5cm Cal.
Am	Acer ginnala	Amur Maple	6	5cm Cal.
Ag	Acer griseum	Paperbark Maple	12	5cm Cal.
Fs	Fagus sylvatica 'Green Dawyck'	Dawyck Green Beech	20	6cm Cal.
Ll	Larix laricina	Tamarack	6	2m
Ppc	Picea pungens	Blue Colorado Spruce	1	2m
PpH	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	24	2m
Pt	Populus tremula 'Erecta'	Columnar Swedish Aspen	44	6cm Cal.
PsA	Prunus 'amanogawa'	Amanogawa Cherry Tree	3	5cm Cal.
Thg	Tilia mongolica 'Harvest Gold'	Harvest Gold Linden	17	6cm Cal.
Ua	Ulmus americana	American Elm	1	6cm Cal.
BE	Ulmus americana ' Brandon'	Brandon Elm	8	6cm Cal.
	SHRUBS			
AaN	Amelanchier alnifolia 'Northline'	Northline Saskatoon	3	#2pot
AbN	Abies balsamea Nana	Dwarf Balsam Fir	92	#2pot
B	Buxus sempervirens 'Monrue'	Green Tower Boxwood	19	#2pot
CaK	Cornus sericea 'Kelseyi'	Dwarf Kelsey Dogwood	298	#2pot
CaS	Caragana arborescens 'Southerland'	Southerland Caragana	11	#2pot
C	Cotoneaster lucidus/acutifolia	Cotoneaster Hedge	245	#2pot
Cc	Caryopteris x clandonensis	Bluebeard, Blue Mist Spirea	28	#2pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	42	#2pot
HH	Rosa rugosa 'Henry Hudson'	Henry Hudson Rose (White)	62	#2pot
Ja	Juniperus horizontalis 'Andorra'	Andorra Juniper	10	#2pot
Jbp	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	13	#2pot
jh	Juniperus communis effusa	Horrizontal Native Juniper	26	#2pot
pvs	Philadelphus x virginalis 'Dwarf Snowflake'	Miniature Snowflake Mock Orange	36	#2pot
Sbg	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	87	#2pot
Sb	Symphoricarpos albus	Snowberry	11	#2pot
yg	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	84	#1pot
Y	Yucca glauca	Soapweed	73	#1pot
	ORNAMENTAL GRASSES			
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	415	#1pot
Dc	Deschampia cespitosa	Tufted Hairgrass	395	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	65	#1pot
Sh	Sporobolus heterolepis	Prairie Dropseed	92	#1pot
b	Koeleria glauca	Blue Hair Grass	77	#1pot
	PERENNIALS/GROUNDCOVERS			
a	Allium cernuum	Nodding Onion	63	#1pot
c	Clematis jackmanii	Jackmanii Clematis	6	#1pot
k	Arctostaphyllos uva-ursi	Kinnickinnick	190	10cm pot
s	Sedum divergens	Spreading Stonecrop	32	10cm pot
DS	Perovskia atriplicaifolia 'Little Spire'	Dwarf Russian Sage	22	#1pot
e	Echinacea purpurea	Purple Coneflower	38	#1pot
Hh	Hemmerocallis hybrid	Daylily hybrid	52	#1pot
N	Nepeta x faassenii 'Dropmore'	Dropmore Catmint	33	#1pot

PROPOSED TREES


Harvest Gold Linden (Summer & Fall)


American Elm


Dawyck Gold Beech


Paper Bark Maple


Brandon Elm


Tamarak


Pacific Dogwood Eddie's White Wonder


Amur Maple


Autumn Brillance Serviceberry

NOTE: ALL WORK AND MATERIALS SHALL BE TO CANADIAN LANDSCAPE STANDARDS

North

0m 5 10 25

Date	Revisions	By
Sept 9-21	Progress Review	SD
Sept 13-21	Progress Review	SD
Sept 14-21	ISSUE FOR DP	LS

LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
203-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.lsla-landarch.com

Project

2241 SPRINGFIELD ROAD

KELOWNA, BC

Sheet Title

Landscape Plan

Date

July 05, 2021

Scale

1:350 METERS

Drawn By

SD/LS

Project No.

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Drawing No.

L 1



TREE GRATE WITH BENCH
PRECEDENT IMAGE FOR TREE GRATE BENCH LAYOUT
(SEE PROJECT BENCH NOTED BELOW FOR PROPOSED PRODUCT)

PROJECT BENCHES



Skyline Curved Park Bench
Model Number: SLCB-11
Wishbone Site Furnishings Ltd.(or approved equiv)



Skyline Park Bench
Model Number: SLB-6
Wishbone Site Furnishings Ltd.(or approved equiv)

Powder Coated Black Metal Base and Arm Rests
Walnut Colour Plastic Lumbar Seat Boards
Surface Mount To Concrete Walkway with
Manufacture Supplied Hardware



LEGEND

- PROPERTY LINES
- UNDERGROUND PARKADE
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Sept 14-21	ISSUE FOR DP	LS

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Project
2241 SPRINGFIELD ROAD
KELOWNA, BC

Sheet Title
Landscape Plan Enlargement 1

Date
July 05, 2021

Scale
1:200 METERS

Drawn By
SD/LS

Project No.

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L 1.1

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WOOD PODIUM PLANTER
CORTEN STEEL & WOOD BY STREET LIFE OR APPROVED EQUIVALENT

PROJECT BENCHES



Skyline Curved Park Bench
Model Number: SLCB-11
Wishbone Site Furnishings Ltd.(or approved equiv)



Skyline Park Bench
Model Number: SLB-6
Wishbone Site Furnishings Ltd.(or approved equiv)

Powder Coated Black Metal Base and Arm Rests
Walnut Colour Plastic Lumbar Seat Boards
Surface Mount To Concrete Walkway with Manufacture Supplied Hardware

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250-563-6158 www.lsla-landarch.com

Project
2241 SPRINGFIELD ROAD
KELOWNA, BC

Sheet Title
Landscape Plan Enlargement 2

Date
July 05, 2021

Scale
1:200 METERS

Drawn By
SD/LS

Project No.

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L 1.2



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Project

2241 SPRINGFIELD ROAD

KELOWNA, BC

Sheet Title

Landscape Plan Enlargement 3

Date

July 05, 2021

Scale

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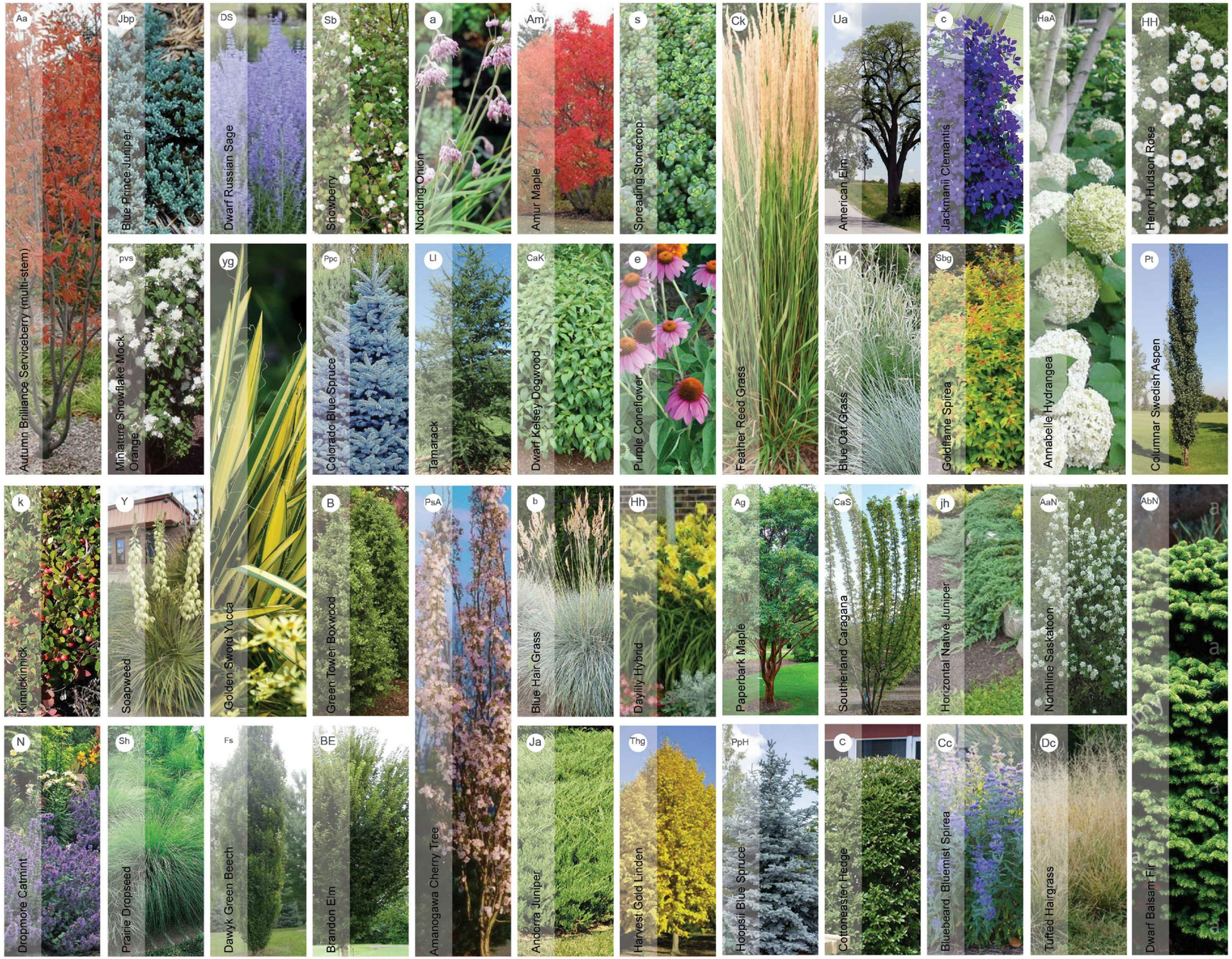
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L 1.3

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IRONCLAD DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca

Consultant

ROBERT JS GARVEY
ARCHITECTURE INC.

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV.#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	SEPT 15, 2021

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Stamp

Stamp

Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

PROJECT PLANT LIST

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED

Sheet no.

L1.4

Revision no.

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