

LOSETH VILLAGE - GROCERY/CONDO BUILDING

ISSUED FOR DP, 05-14-2021



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
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DP0.00 COVER SHEET
DP0.10 RENDERINGS
DP1.00-1 ZONING REVIEW
DP2.00 MASTER PLAN
DP2.01-1 ENLARGED PLAN
DP3.00 PARKADE PLAN
DP3.01 GROCERY/LEVEL 1 PLAN
DP3.02 LEVEL 2-3 RESIDENTIAL PLAN
DP3.03 LEVEL 4 RESIDENTIAL PLAN
DP4.00 MATERIALS
DP4.01 BUILDING ELEVATIONS
DP4.02 BUILDING ELEVATIONS
DP4.03 BUILDING ELEVATIONS
DP5.01 BUILDING SECTIONS

LANDSCAPE

OUTLAND DESIGN
#303 590 KLO ROAD
KELOWNA, BC V1Y 7S2
e: fiona@outlanddesign.ca t: (250) 868-9270

L1/2 CONCEPTUAL LANDSCAPE PLAN
L2/2 WATER CONSERVATION/ IRRIGATION PLAN

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Revisions

No.	DATE	DESCRIPTION
1	05-14-2021	ISSUED FOR DP

NOT FOR CONSTRUCTION

project title

LOSETH GROCERY CONDO

project address

1684 Loseth Road

project no.

4141

file no.

C:\Users\Roman\Documents\1684 Loseth Road\1684 Loseth Road.dwg

drawing title

COVER SHEET

designed

scale

D.V.

drawn

D.V.

checked

K.F.

drawing no.

DP0.00

plotted

5/14/21 12:07:26 PM

LOSETH - LOT 2 (GROCERY)

ADDRESS:
1684 LOSETH ROAD, KELOWNA, BC

LEGAL DESCRIPTION:
PLAN KAP18629 LOT 2 SECTION 13 TOWNSHIP 26

GRADES:
EXISTING AVERAGE - SLOPED
PROPOSED AVERAGE - SLOPED

NUMBER OF BUILDINGS:
ONE 4 STOREY BUILDING - GROCERY/CONDO - 79 UNITS

ZONING ANALYSIS:

EXISTING ZONING:	PROPOSED
A1	CD

CD ZONING REQUIREMENTS:

REQUIRED	PROPOSED
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SITE DETAILS	
SITE AREA (m²)	
1,300 m²	6753.485 m²
SITE WIDTH (m)	
13.0 m	74.8 m
SITE DEPTH (m)	
30.0 m	94.0 m
MAX SITE COVERAGE FOR BUILDINGS (%):	
50%	42.23%

DEVELOPMENT REGULATIONS

APARTMENT HOUSING:	
ABOVE FIRST STOREY W/ SEPERATE ENTRY	ABOVE FIRST STOREY W/ SEPERATE ENTRY

FLOOR AREA RATIO (FAR):	
1.00	0.99
6753.485 m²	6715.84 m²
BUILDING HEIGHT:	
20.0m	15.48m
SETBACKS:	
FRONT EAST: 1.5m	23.1m
SIDE NORTH: 0.0m	5.6m
SIDE SOUTH: 0.0m	3.3m
REAR WEST: 0.0m	13.7m

NUMBER OF PARKING STALLS / LOADING SPACES:	
APARTMENT HOUSING	GROCERY/CONDO PARKADE
1 BR + D (1.00 PER UNIT) 08 x 1.00	08.00 STALLS
2 BR (1.25 PER UNIT) 18 x 1.25	22.50 STALLS
2 BR + D (1.25 PER UNIT) 16 x 1.25	20.00 STALLS
3 BR (1.50 PER UNIT) 10 x 1.50	15.00 STALLS
VISITOR PARKING	
(0.14 PER UNIT) 52 x 0.14	7.00 STALLS
COMMERCIAL	
3.0 SPACES PER 100 m2	
2462 m2 (GROCERY)	
(2462 m2/100m2) x 3.0 SPACES	73.86 STALLS
= 146 STALLS REQ.D (69 R, 73 S, 3 ACCESSIBLE, 1 VAN-ACCESSIBLE)	
LOADING	
1.0 SPACES PER 1,900 m2	
(2462 m2/1900m2)=	1.00 STALLS

BICYCLE PARKING REQUIREMENT:			
APARTMENT HOUSING GROCERY/CONDO			
LONG-TERM			
0.75 PER 2 BED OR LESS	42 x 0.75	31.5 STALLS	
1.00 PER 3 BED OR MORE	10 x 1.0	10 STALLS	
SHORT-TERM			
6 PER ENTRANCE	6 x 2.0	12 STALLS	
COMMERCIAL			
LONG-TERM			
1.00 PER 500 m2	2462 m2/500m2	4.93 STALLS	
SHORT-TERM			
2 PER ENTRANCE/ 1.00 PER 750 m2	2462 m2/750m2	3.28 STALLS	

PRIVATE OPEN SPACE:	
GROCERY/CONDO	
08 m2 PER RESIDENTIAL DWELLING 08m2 x 52 UNITS	416m2
TOTAL	416m2

PROVIDED:	
APARTMENT HOUSING GROCERY/CONDO	
LONG-TERM	
50 STALLS (40 S.M., 10 W.M.)	
SHORT-TERM	
12 STALLS	
COMMERCIAL	
LONG-TERM	
06 STALLS AND END OF TRIP FACILITIES	
SHORT-TERM	
03 STALLS	
GROCERY/CONDO	
PRIVATE DECKS	756m2
SHARED COURTYARD	410m2
TOTAL	1166m2

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project title	
LOSETH MASTER PLAN	
project address	
1684 LOSETH ROAD 1704 LOSETH ROAD 1583 HWY 33 E 1507 HWY 33 E	
project no.	0001
file no.	C:\Users\David\Desktop\4010 - LOSETH MP - REV_05042021.dwg
drawing title	
ZONING REVIEW	
designed	scale
drawn	Author
checked	Checker
drawing no.	
DP1.00-1	
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1 SITE PLAN - MASTER PLAN
1 : 650

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LOSETH MASTER PLAN

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1684 LOSETH ROAD
1704 LOSETH ROAD
1583 HWY 33 E
1507 HWY 33 E

project no. 0001

file no. C:\Users\David\Desktop\4010 - Loseth MP\101_4010\0001.dwg

drawing title

MASTER PLAN

designed Designer scale 1 : 650

drawn Author

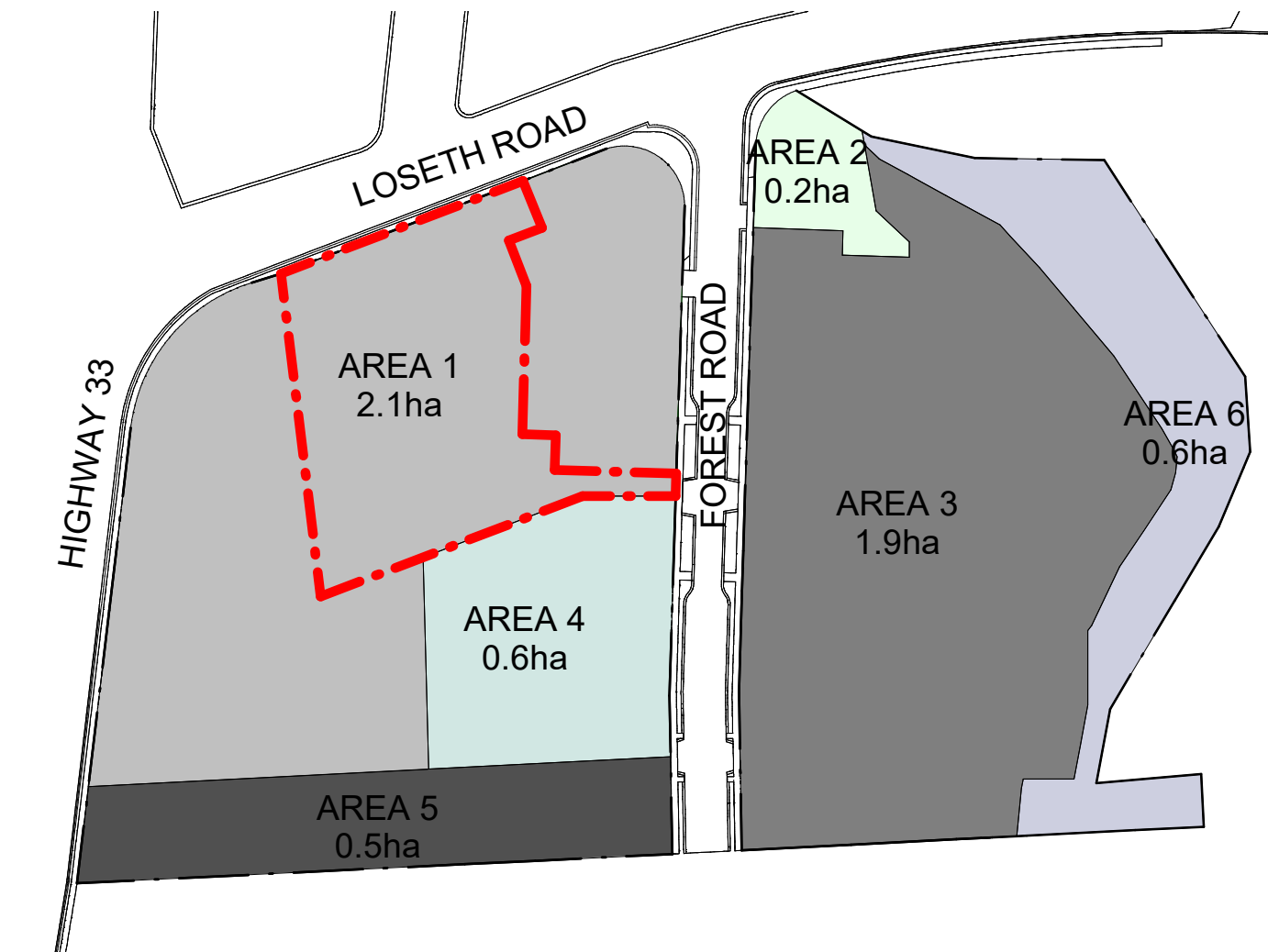
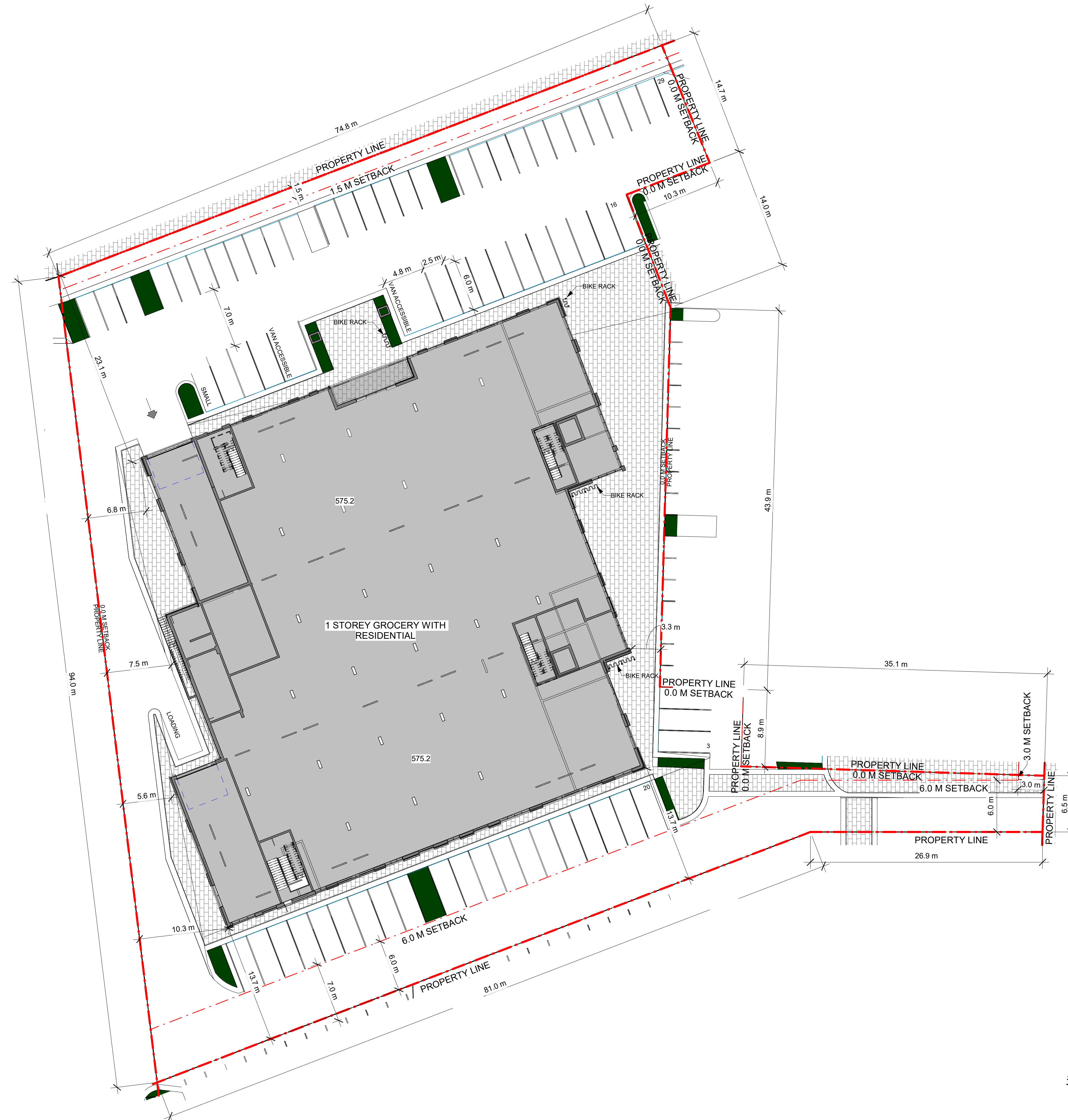
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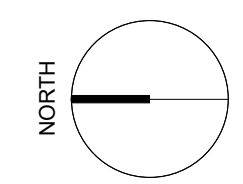
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1 SITE PLAN G/C
1:250

2 KEY PLAN - AREA 1
1:2000



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1704 LOSETH ROAD
1583 HWY 33 E
1507 HWY 33 E

project no. 0001

file no. C:\Users\David\Desktop\4017 - LOSETH MP - 0001\DP2.01-1

drawing title

**SITE PLAN -
GROCERY/CONDO**

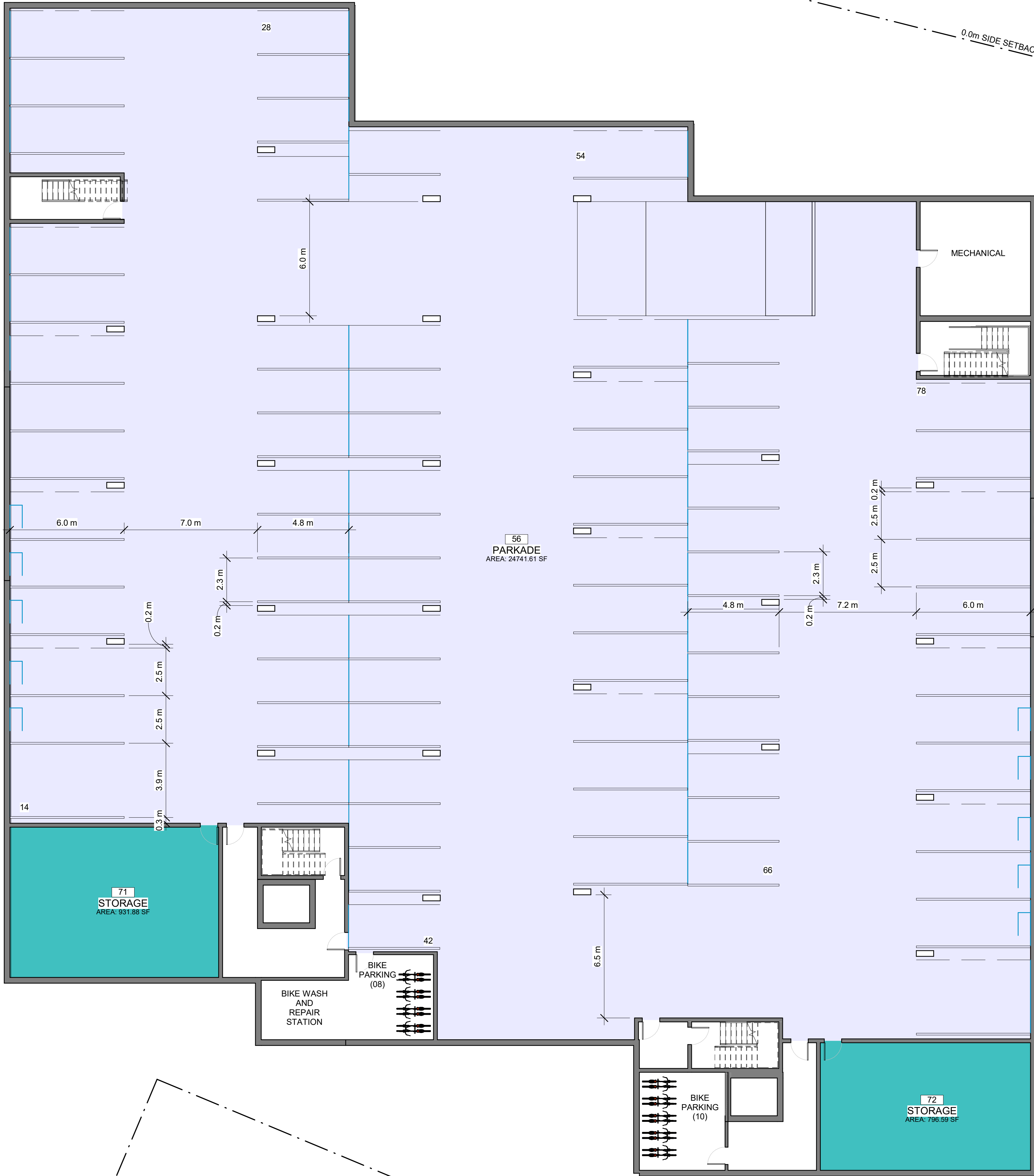
designed Designer scale As indicated
drawn Author
checked Checker

drawing no.

DP2.01-1

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6.0m REAR SETBACK



1 PARKADE
1:125

0.0m SIDE SETBACK

0.0m SIDE SETBACK

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LOSETH GROCERY CONDO

project address
1684 Loseth Road

project no. 4141

File No. C:\Users\David\OneDrive\My Documents\4141\4141_0001\4141_0001.dwg

drawing title
PARKADE

designed Designer scale 1:125

drawn Author

checked Checker

drawing no.

DP3.00

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1 LEVEL 1
1 : 125

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File No. C:\Users\David\OneDrive\My Documents\4141\Groceries\Groceries.dwg

drawing title
GROCERY
LEVEL

designed Designer scale 1 : 125

drawn Author

checked Checker

drawing no.

DP3.01

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1 LEVEL 2
1:125

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file no. C:\Users\David\OneDrive\My Documents\4141\4141_02_0000\DP3.02.dwg

drawing title
LEVEL 2-3
RESIDENTIAL

designed Designer scale 1:125

drawn Author

checked Checker

drawing no.

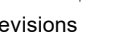
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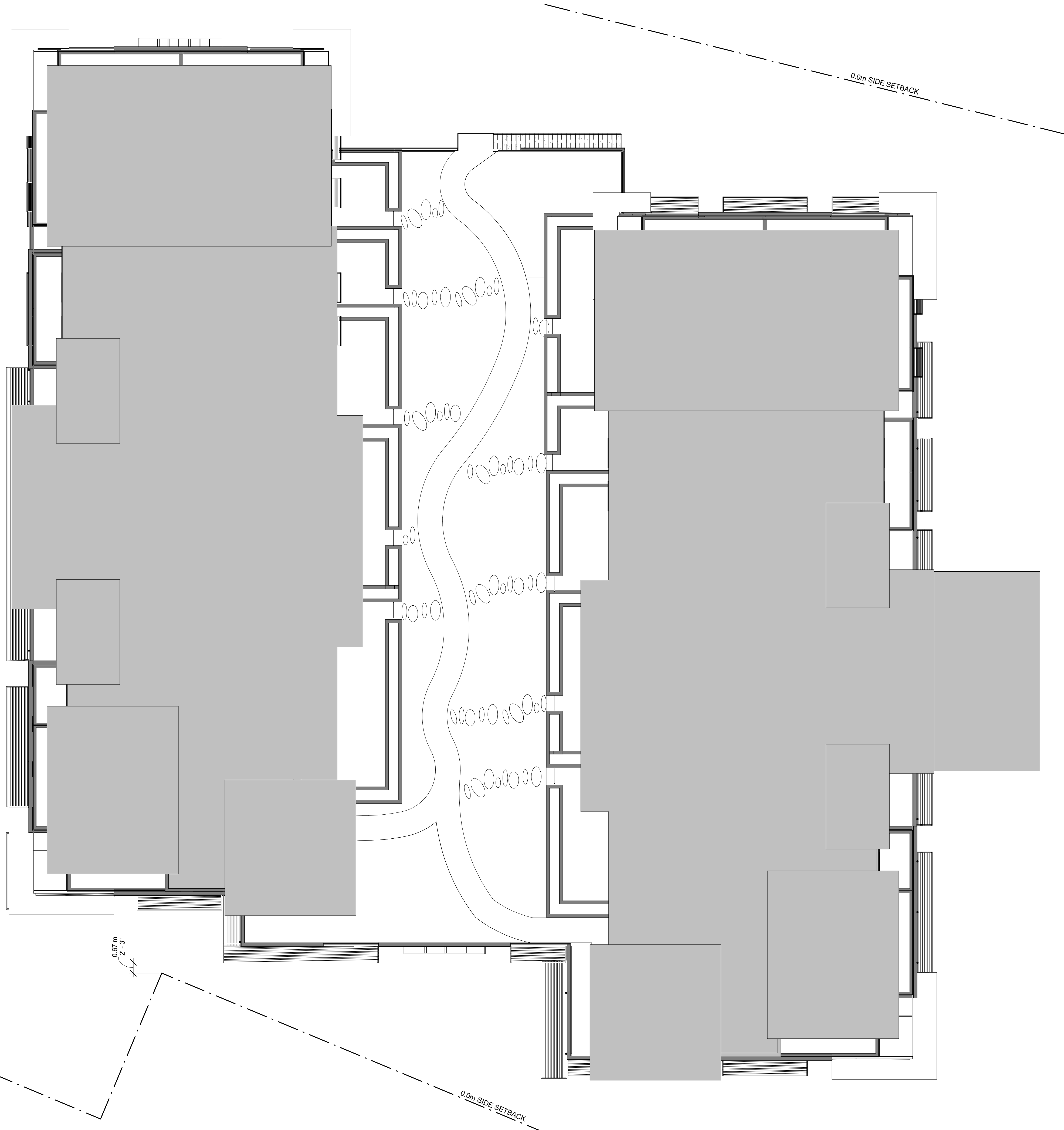
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1 ROOF PLAN
1:125

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drawing title
ROOF PLAN

designed Designer scale 1:125

drawn Author

checked Checker

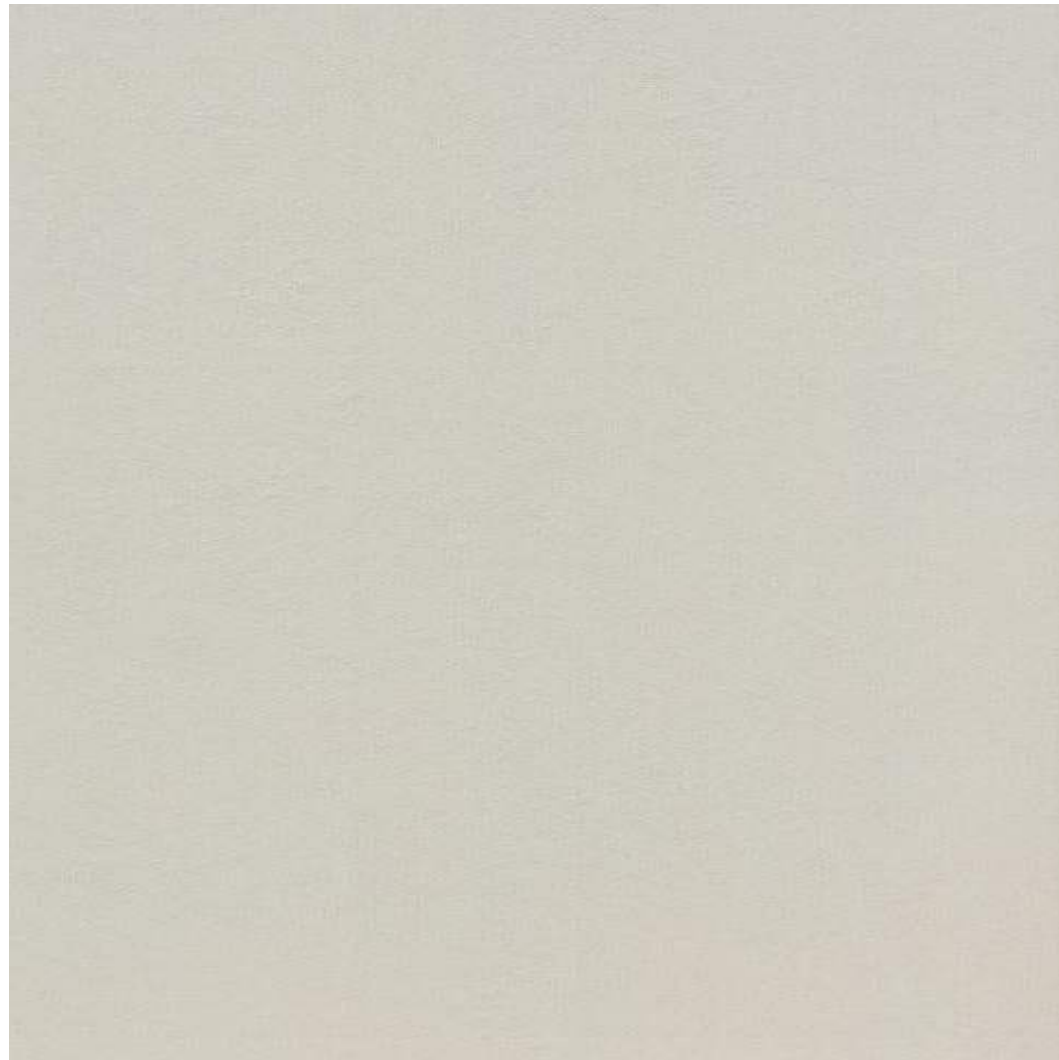
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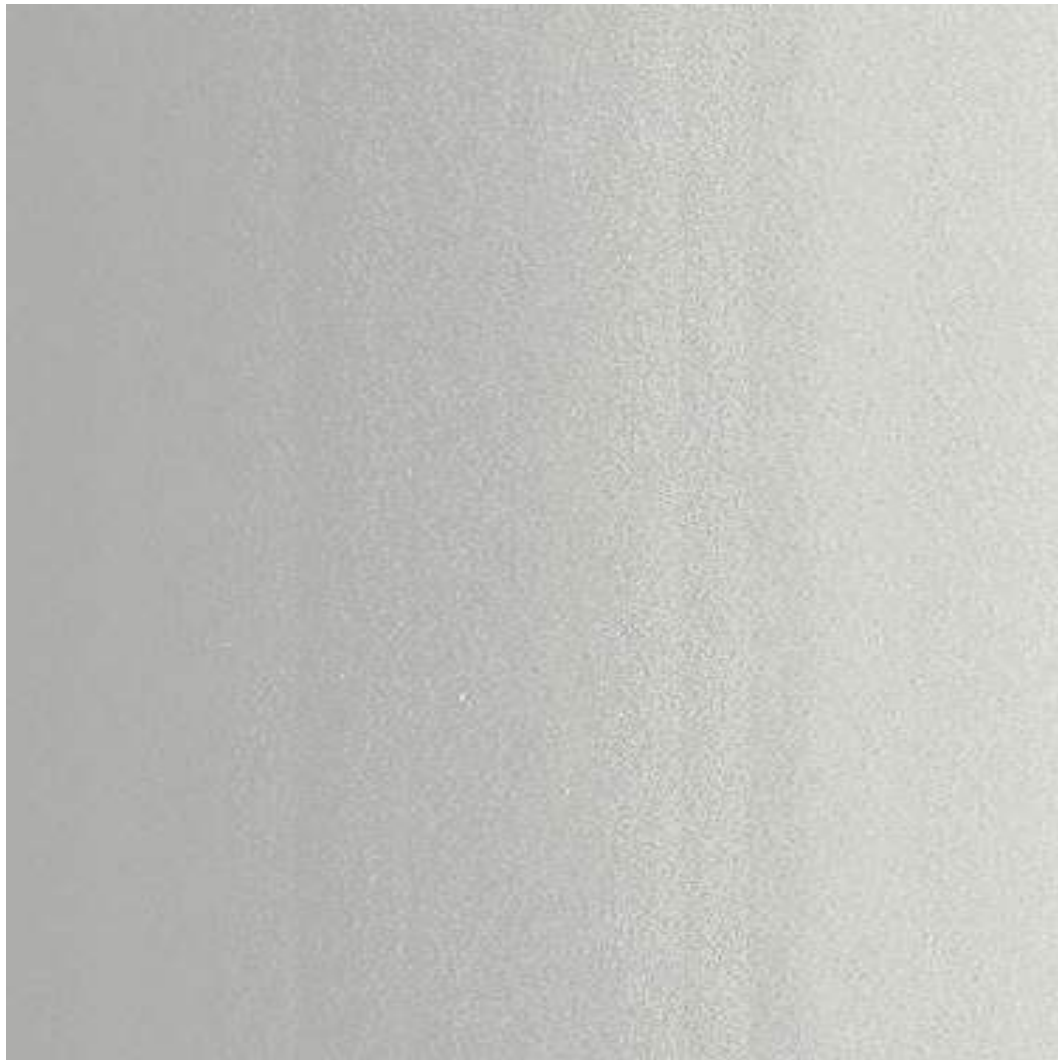
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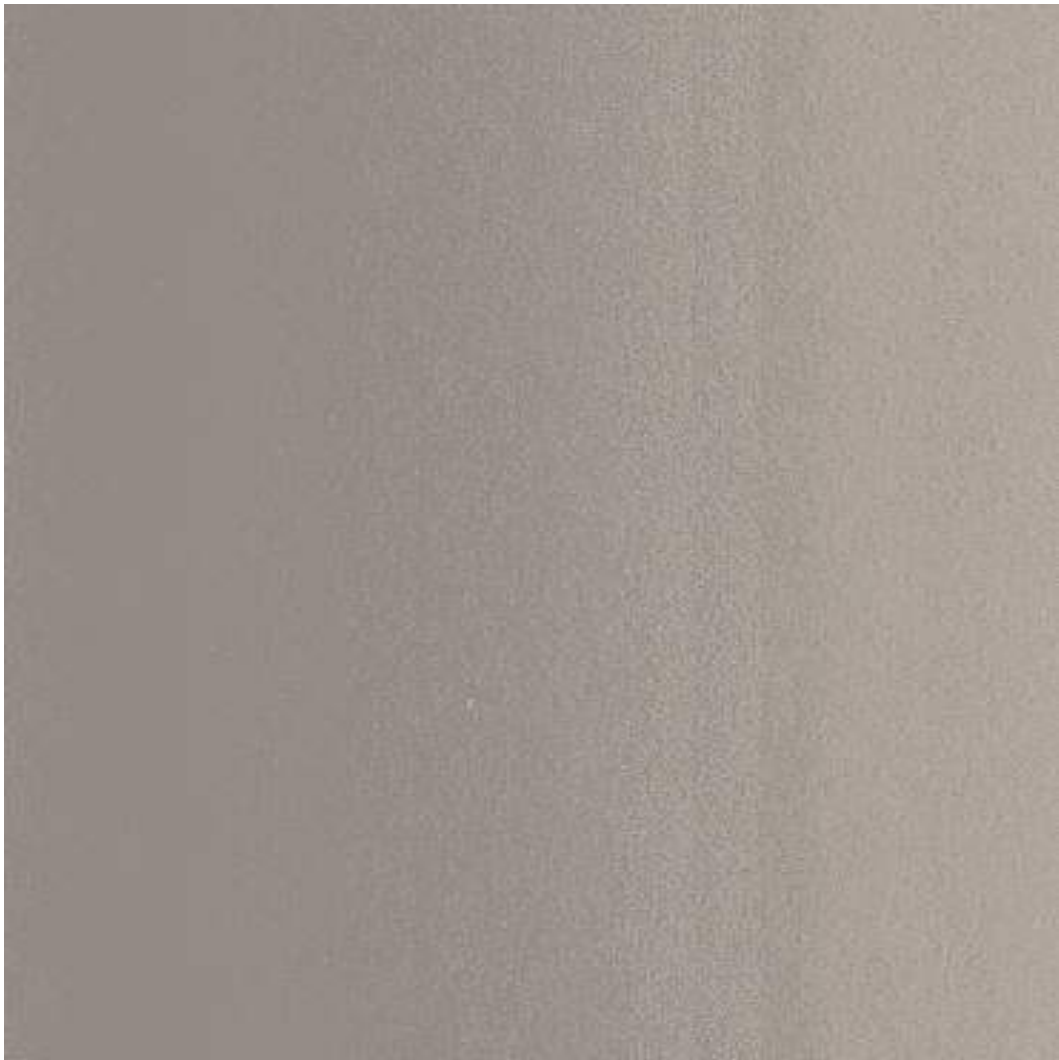
STUCCO – BEIGE
#1



HARDIE PANEL – ARCTIC WHITE
#2



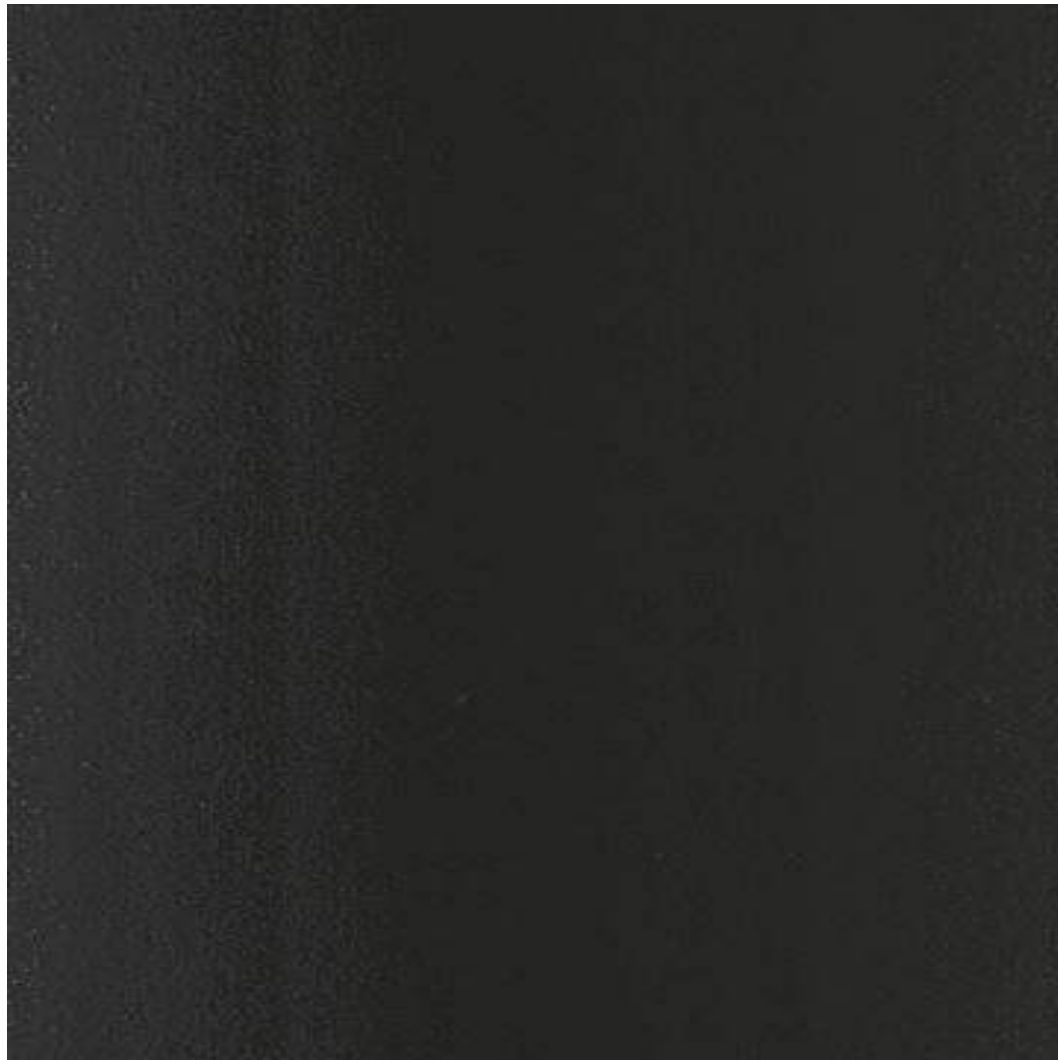
HARDIE PANEL – GREYHOUND
#3



BRICK - IRONSIDE
#4



HARDIE PANEL – IRON GREY
#5



GLASS RAILING W/ HORIZONTAL RAILS
#7



WINDOW – BLACK FRAME
#8



SLIDING PATIO DOOR – BLACK FRAME
#9



OVERHEAD GARAGE DOOR
#10



ALUMINUM SUNSHADES – BLACK
#11

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MATERIALS

designed Designer scale

drawn Author

checked Checker

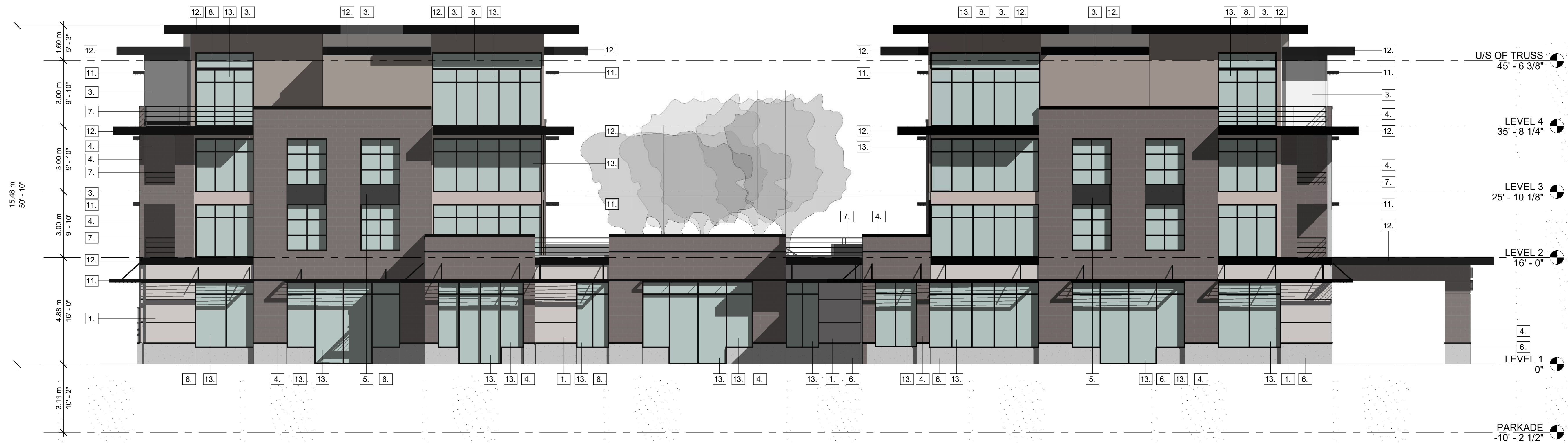
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DP4.00

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1 EAST ELEVATION
1:100



2 SOUTH ELEVATION
1:100

MATERIAL LEGEND

1. STUCCO - BEIGE
2. HARDIE PANEL - ARCTIC WHITE
3. HARDIE PANEL - GREYHOUND
4. BRICK - IRONSIDE
5. HARDIE PANEL - IRON GREY
6. CAST-IN-PLACE CONCRETE GREY
7. GLASS RAILING W/ HORIZONTAL RAILS
8. WINDOW - BLACK FRAME
9. SLIDING PATIO DOOR - BLACK FRAME
10. OVERHEAD GARAGE DOOR
11. ALUMINUM SUNSHADES - BLACK
12. ALUMINUM FASCIA - BLACK
13. STOREFRONT GLAZING - BLACK FRAME

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drawing title
BUILDING ELEVATIONS

designed Designer scale As indicated

drawn Author

checked Checker

drawing no. **DP4.01**

plotted 5/14/21 12:07:55 PM



2 WEST ELEVATION
1:100



1 TOWER 2 INTERNAL ELEVATION
1:100

MATERIAL LEGEND

1. STUCCO - BEIGE
2. HARDIE PANEL - ARCTIC WHITE
3. HARDIE PANEL - GREYHOUND
4. BRICK - IRONSIDE
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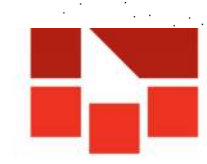
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file no. C:\Users\NewTown\Documents\4141 Loseth Groc & C..._Rev01.rvt

drawing title
BUILDING ELEVATIONS

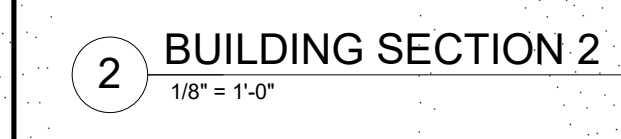
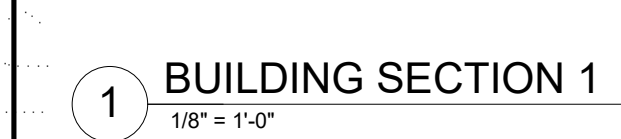
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drawn Author

checked Checker

drawing no. **DP4.03**

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