



March 28, 2023

Pacific West Architecture
Inc.

1200 West 73rd Ave
(Airport Square)
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City of Kelowna, Planning
1435 Water Street
Kelowna, B.C.

Re:

**Design Rationale
Development Permit Application
1355, 1341 Belaire Avenue & 1328 Pridham Avenue, Kelowna, B.C.**

we are pleased to propose a 6-storey apartment building comprised of a blend of one-bedroom, two-bedroom and three-bedroom units. The development is committed to offer a long term, affordable housing solution to Kelowna residents who desire a housing option close to the Capri Centre, a transitional and vibrant area of the city. The application proposes 99 dwelling units in a six-storey structure. The main entrance is located at Pridham Avenue. The proposed increase in density is a positive introduction to the development expansion along Highway 97 spine.

Capri-Landmark District is close to some of the City's best transit routes and is home to thousands of jobs. The neighborhood will be known for its various amenities including beautiful parks and public spaces as well as local shops and services. As noted in CAPRI-LANDMARK URBAN CENTRE PLAN, it "Encourage social diversity by ensuring housing options for single-person households and residents with incomes below the citywide average. Through partnerships and policy incentives, encourage a proportion of new units as affordable housing."

The proposed project is based on the Area Specific Policy Direction. The development will provide affordable housing for young and first time home buyers who have jobs nearby. Most of them will be singles, couples and young families. Within close proximity to the Capri Centre in the west and Landmark District in the east, we believe the proposed development will contribute to the dynamics and growth of this area.

We consider the requested development with a six-storey height limitation and a minor OCP amendment is an appropriate designation for the subject site. The available FAR contained within the UC2 zone lends itself

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to a greater potential to lead the activation of the entire Capri-Landmark District. The scale and exterior materials selected add a refreshing taste to showcase modernity and are also responsive to the architectural language of urbanity. A resident in this location will enjoy close community amenities, walkable activities, and everything the urban center area offers while realizing a comfortable and affordable lifestyle.

Site Access and Vehicle Movement

Traffic is directed from Belaire Avenue into a drive aisle perpendicular the north property line. The driveway will first reach the parking on ground floor and continue going down to the underground parking. All the parking are in an underground and ground enclosed parking structural. Parking stalls are a mixture of 'Full Size Vehicle' and 'Small Size Vehicle' stalls. Each of these spaces will be effective for any type of vehicle to be parked. The parkade also provides standard accessible parking spaces and a van-accessible parking space.

Massing, Building Form & Character

A variety of architectural elements are incorporated into the design to create a hierarchy of elements that contribute to the architectural form and character of the building. The façade is organized to create a horizontal base with vertical articulations. The main lobbies are facing Pridham Avenue. The overall architectural style is identifiable with an expressing of a strong contemporary architectural identity and articulation.

The selection of exterior finishes incorporates enhanced durability/longevity of construction materials and envisions a sustainable approach. Prefabricated panels are used on all facades and stone veneer has been applied at the entries. Colours and materials have been organized in manner to create harmony and connectivity throughout the building. Black window trim and metal railings create further contrast to the exterior finishing materials.

Landscape and Lifestyle Amenities

Each unit on the ground floor has a private outdoor patio which interfaces with the walkway. It creates a warm and welcoming presence. Young families or those interested in compact urban living will enjoy these homes. There is also a large outdoor garden and patio areas on the



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second floor. The residents on upper floors are able to relax on the balcony provided for each unit. Having the chance to enjoy both the indoor and outdoor amenities in the Okanagan climate is a priority for planning in this development. Other lifestyle amenities contemplated include a large common room and resident storage. We want to ensure this building will feel like 'home'.

Summary

This application is a significant opportunity to add new housing options within the Capri-Landmark District. The proposal offers a variety of high-quality homes which will respond to the continued demand and sustainability of our growing city. The location of the project reinforces the consistent theme of building forms along our city's busiest roadway. As a group of local business owners and residents, we look forward to receiving the support of Staff and Council for these Applications. We welcome your feedback as we work together to enhance our community.

NEW CONDO DEVELOPMENT

CIVIC ADDRESS: 1355,1341 BELAIRE AVE & 1328 PRIDHAM AVE
KELOWNA, BC

LOT B, PLAN KAP29739, DISTRICT LOT 137, OSOYOOS DIV OF YALE LAND DISTRICT
LOT 23, PLAN KAP10011, DISTRICT LOT 137, OSOYOOS DIV OF YALE LAND DISTRICT



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2023-05-16

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CONSULTANTS

ARCHITECT

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SURVEYOR

Ferguson Land Surveying & Geomatics
404-1630 Pandosy St., Kelowna BC
V1Y 1P7
TEL: (250)-763-3115

LANDSCAPE ARCHITECT

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303-590 KLO ROAD
KELOWNA, BC V1Y 7S2
TEL: (250)-868-9270



REVISIONS

ISSUES	DATE
8	
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3	REISSUED FOR DEVELOPMENT PERMIT APPLICATION MAY 15 2023
2	ISSUED FOR REVIEW APR 2023
1	ISSUED FOR DEVELOPMENT PERMIT APPLICATION MAR 29 2023

PROJECT NUMBER	A321
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PROJECT
1355, 1341 BELAIRE AVE. &
1328 PRIDHAM AVE
KELOWNA, BC

DRAWING TITLE

COVERSHEET

DRAWING No.

A 1.00



1 CONTEXT PLAN
N.T.S



2 VIEW FROM NORTHEAST
N.T.S



3 VIEW FROM NORTHWEST
N.T.S



4 VIEW FROM SOUTHEAST
N.T.S



5 VIEW FROM SOUTHWEST
N.T.S



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1355, 1341 BELAIRE AVE. &
1328 PRIDHAM AVE
KELOWNA, BC

DRAWING TITLE

CONTEXT PLAN

DRAWING No.

A 1.01

Zoning Analysis Table		
Civic Address	1355 Belaire Ave, Kelowna BC 1341 Belaire Ave, Kelowna BC 1328 Pridham Ave, Kelowna BC	
Current Zoning	UC2 - Capri-Landmark Urban Centre	
Land Use Category	Multiple Unit Residential (Medium Density)	
Proposed Zoning	UC2 - Capri-Landmark Urban Centre	
Lot Area	2778.5m ² / 30265.9 SQ.FT	
Lot Depth	east: 54.312m, west: 69.584m	
Lot Width	north: 45.346m, south: 47.192m	
Development Regulations		
CRITERIA	UC2 ZONE REQUIREMENTS	PROPOSED
Height	6 Storeys & 22m	6 Storeys & 22m
Front Yard (North)	3.0 m (2.0 m for ground-oriented housing)	3.99m
	Any portion of a building above 16.0 metres in height must be setback a minimum of 3.0 m from any property line abutting a street and 4.0 metres from any property line abutting another property.	
Front Yard (South)	3.0 m (2.0 m for ground-oriented housing)	5.32m
	Any portion of a building above 16.0 metres in height must be setback a minimum of 3.0 m from any property line abutting a street and 4.0 metres from any property line abutting another property.	
Side Yard (West)	0m	6.68m
	Any portion of a building above 16.0 metres in height must be setback a minimum of 3.0 m from any property line abutting a street and 4.0 metres from any property line abutting another property. Except it is 4.5 metres when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.	
Side Yard (East)	0m	4.52m
	Any portion of a building above 16.0 metres in height must be setback a minimum of 3.0 m from any property line abutting a street and 4.0 metres from any property line abutting another property. Except it is 4.5 metres when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.	
Site coverage of All Buildings	Max. Site Cov. of all buildings 85%	1500m ² 55%
Site coverage of All Buildings, Structures, and Impermeable Surfaces	Max. Site Cov. of all buildings and impermeable surfaces 90%	2523.1m ² , including parkade 89.7%
Floor Area	Gross: sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls Net: exclusive of areas used exclusively for non-occupancy uses	Gross: 7891.2m ² Net: 5696.0 m ²
FAR	Base Density: 1.80 Public Amenity & Streetscape Bonus: 0.25 Total: 2.05	2.05
Parking Regulations		
Minimum Parking Requirements in Urban Centre Fronting Transit Supportive Corridor	0.8 spaces per bachelor unit x 0 = 0 0.9 spaces per 1-bedroom x 35 units = 31.5 1.0 spaces per 2-bedroom or more dwelling unit x 64 units = 64 Visitor 0.14 per Unit x 99 units = 13.86 total: 109.3 required	109 provided
Ratio of Parking Stalls	Full size	55 (50.5%) including 4 accessible stalls
	Small size at 50% Max	54 (49.5%)
Accessible Parking	3 Accessible Parking Spaces	3
	1 Van-accessible space	1
Parking Stall Dimension	Full size 6 x 2.5 x 2	
	Small size 4.8 x 2.3 x 2	
	Accessible Parking Spaces 6 x 3.7 x 2.3	
	Van-accessible space 6 x 4.8 x 2.3	
Minimum Drive Aisle Width	6.5 m	6.5 m

Other Regulations		
Minimum Bicycle Parking Requirements	Long Term: 0.75 per bachelor, 1 bedroom, or 2 bedroom units 0.75 x 87=65.25 1.0 per 3 bedroom or more dwelling units 1.0 x 12=12 Total: 77.25	49 in bike room (61.3%) 31 on rack (58.7%) Total: 80 Long Term 6 Short Term
	Short Term: 6 per entrance Bonus Long Term: 1.25 per bach, or 1bed; 1.5 per 2 bedroom; 2.0 per 3 bedroom	
Min. Common and Private Amenity Space	7.5 m ² per bachelor: 0x7.5=0m ² 15 m ² per 1Bedroom: 15x35=525m ² 25 m ² per dwelling with more than 1 bedroom : 25x64=1600 m ² Total Required Common and Private Amenity Space: 2125 m ² (22873 sq.ft) (4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas 99 x 4.0 = 396 m ² (4262 sq.ft))	Private Amenity 1729 m ² (18610 sq.ft) Common Amenity Outdoor: 364 m ² (3920 sq.ft) Indoor: 76 m ² (817 sq.ft) Total: 440 m ² (4737 sq.ft) Total: 2159 m ² (23240 sq.ft)

Unit Breakdown						
Unit	Unit type	No. of Unit	Unit Area		Total Area	
			(ft. ²)	m ²	(ft. ²)	m ²
Unit A	1 Bedroom	10	444	41.2	4440	412.5
Unit B1	1 Bedroom	5	540	50.2	2700	250.8
Unit B2	1 Bedroom	5	516	47.9	2580	239.7
Unit C	1 Bedroom	5	545	50.6	2725	253.2
Unit D	1 Bedroom	10	520	48.3	5200	483.1
Unit E	1 Bedroom+Den	25	616	57.2	15400	1430.7
Unit F	1 Bedroom+Den	5	633	58.8	3165	294.0
Unit G	2 Bedroom	1	546	50.7	546	50.7
Unit H	2 Bedroom	1	520	48.3	520	48.3
Unit I	2 Bedroom	5	540	50.2	2700	250.8
Unit J	2 Bedroom	5	668	62.1	3340	310.3
Unit K	2 Bedroom	5	735	68.3	3675	341.4
Unit L	2 Bedroom	5	690	64.1	3450	320.5
Unit M	3 Bedroom	1	960	89.2	960	89.2
Unit N	3 Bedroom	1	960	89.2	960	89.2
Unit O	3 Bedroom	5	840	78.0	4200	390.2
Unit P	3 Bedroom	5	950	88.3	4750	441.3
Total		99			61311	5696.0

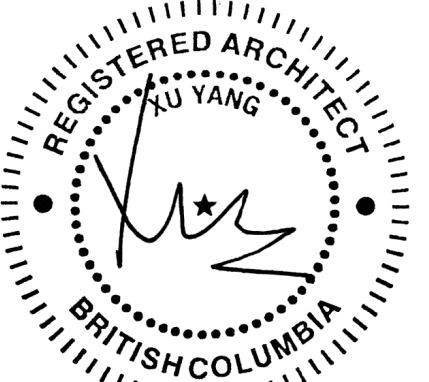
Unit Type Ratio								
Unit Type	Lv1	Lv2	Lv3	Lv4	Lv5	Lv6	Subtotal	Ratio
One-Bedroom + Den	0	6	6	6	6	6	30	30%
One-Bedroom	0	7	7	7	7	7	35	35%
Two-Bedroom	2	4	4	4	4	4	22	22%
Three-Bedroom	2	2	2	2	2	2	12	12%
Total	4	19	19	19	19	19	99	100%



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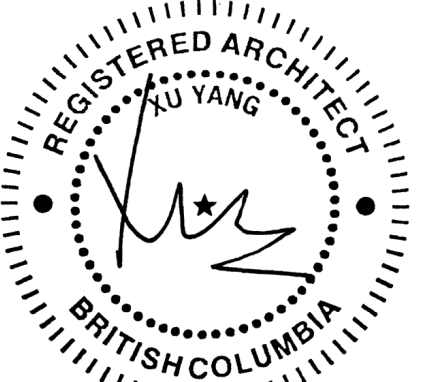
PROJECT NUMBER	A321
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PROJECT
**1355, 1341 BELAIRE AVE. & 1328 PRIDHAM AVE
KELOWNA, BC**

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STATISTICS

DRAWING No.
A 1.02



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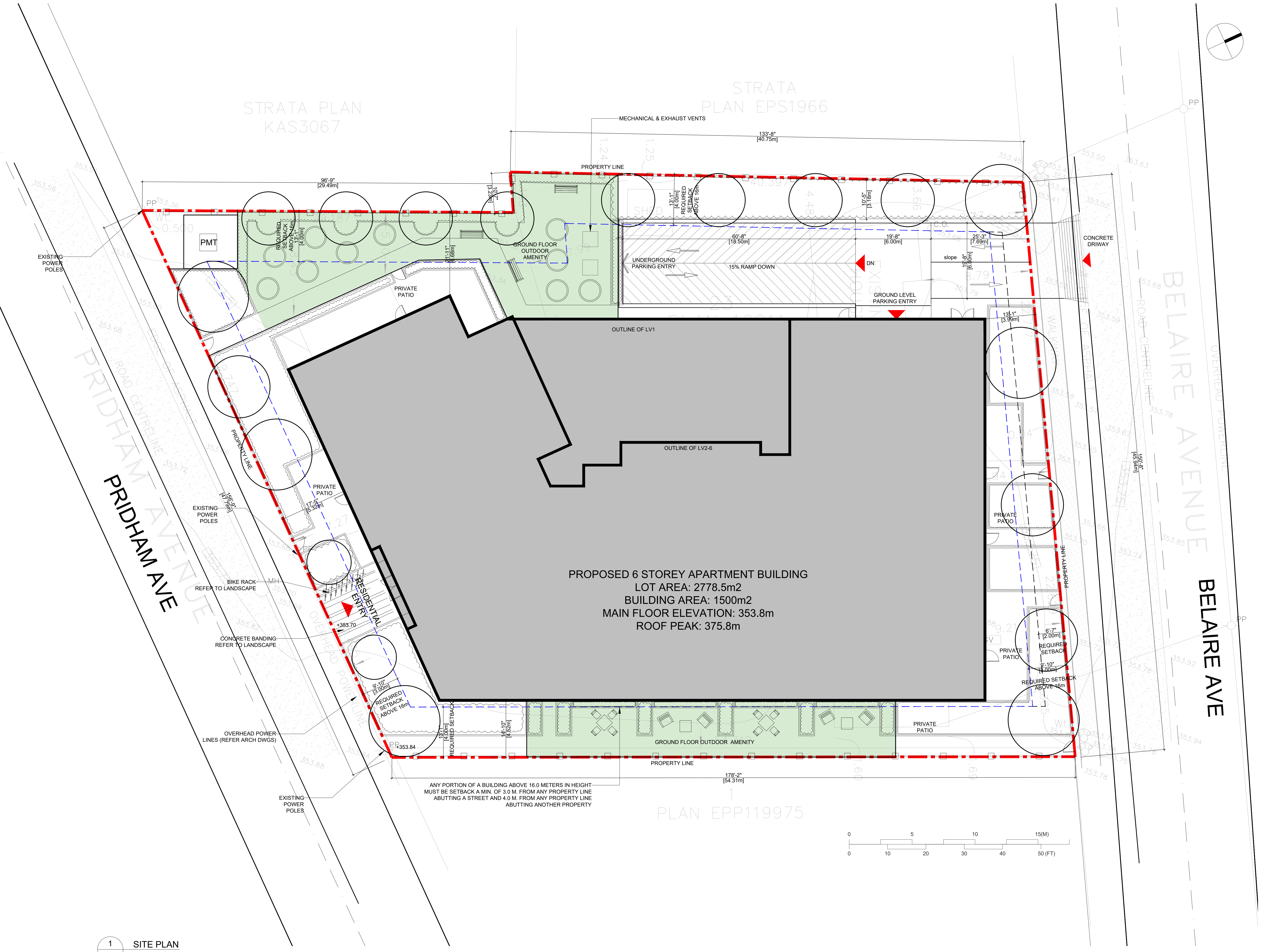
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1328 PRIDHAM AVE
KELOWNA, BC

DRAWING TITLE

SITE PLAN

DRAWING No.

A 1.03

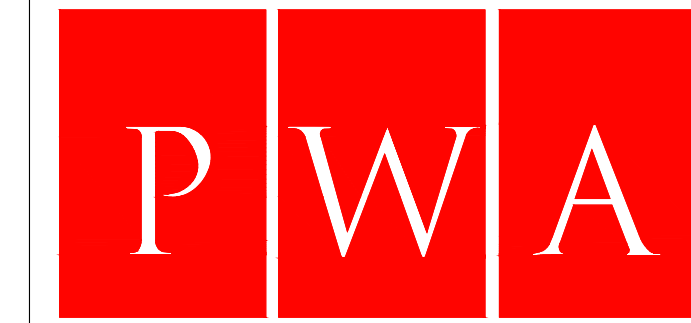
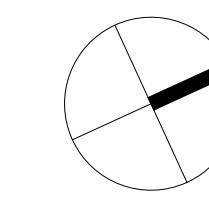


STRATA PLAN
KAS3067

STRATA
PLAN EPS1966

PLAN EPP119975

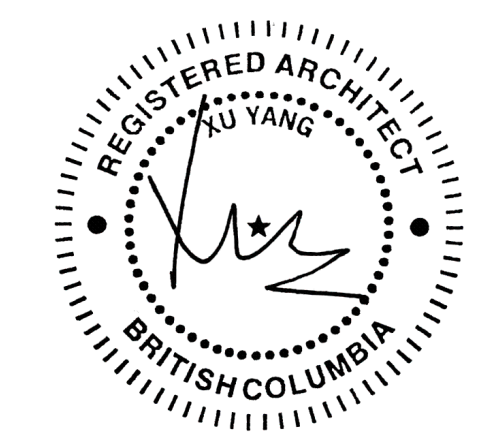
PROPOSED 6 STOREY APARTMENT BUILDING
LOT AREA: 2778.5m²
BUILDING AREA: 1500m²
MAIN FLOOR ELEVATION: 353.8m
ROOF PEAK: 375.8m



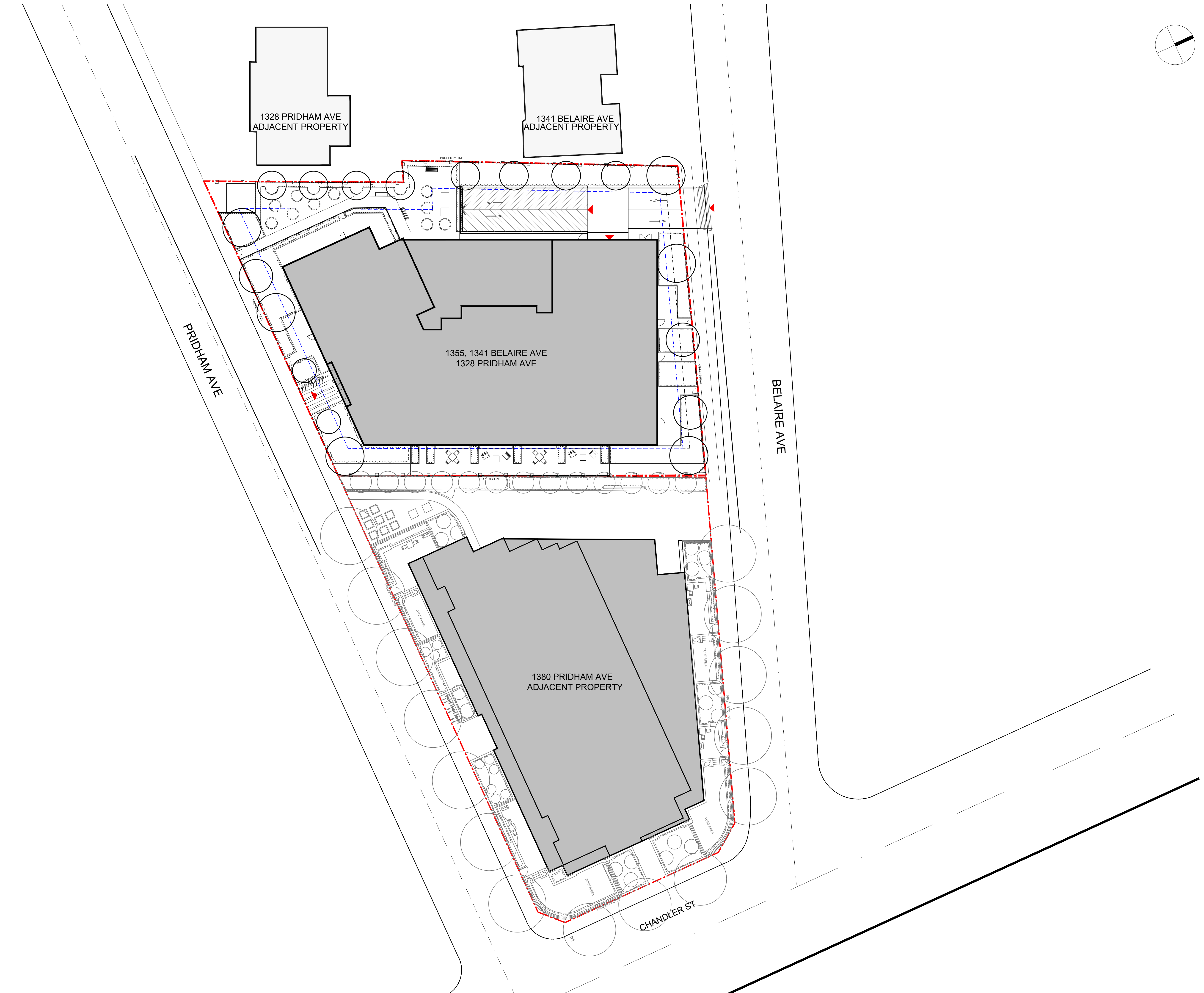
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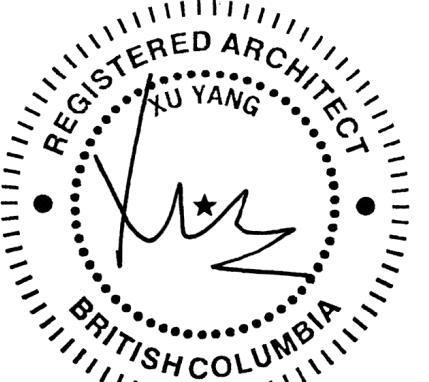
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PROJECT
1355, 1341 BELAIRE AVE. &
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CONTEXT SITE PLAN

DRAWING No.
A 1.04



2023-05-16

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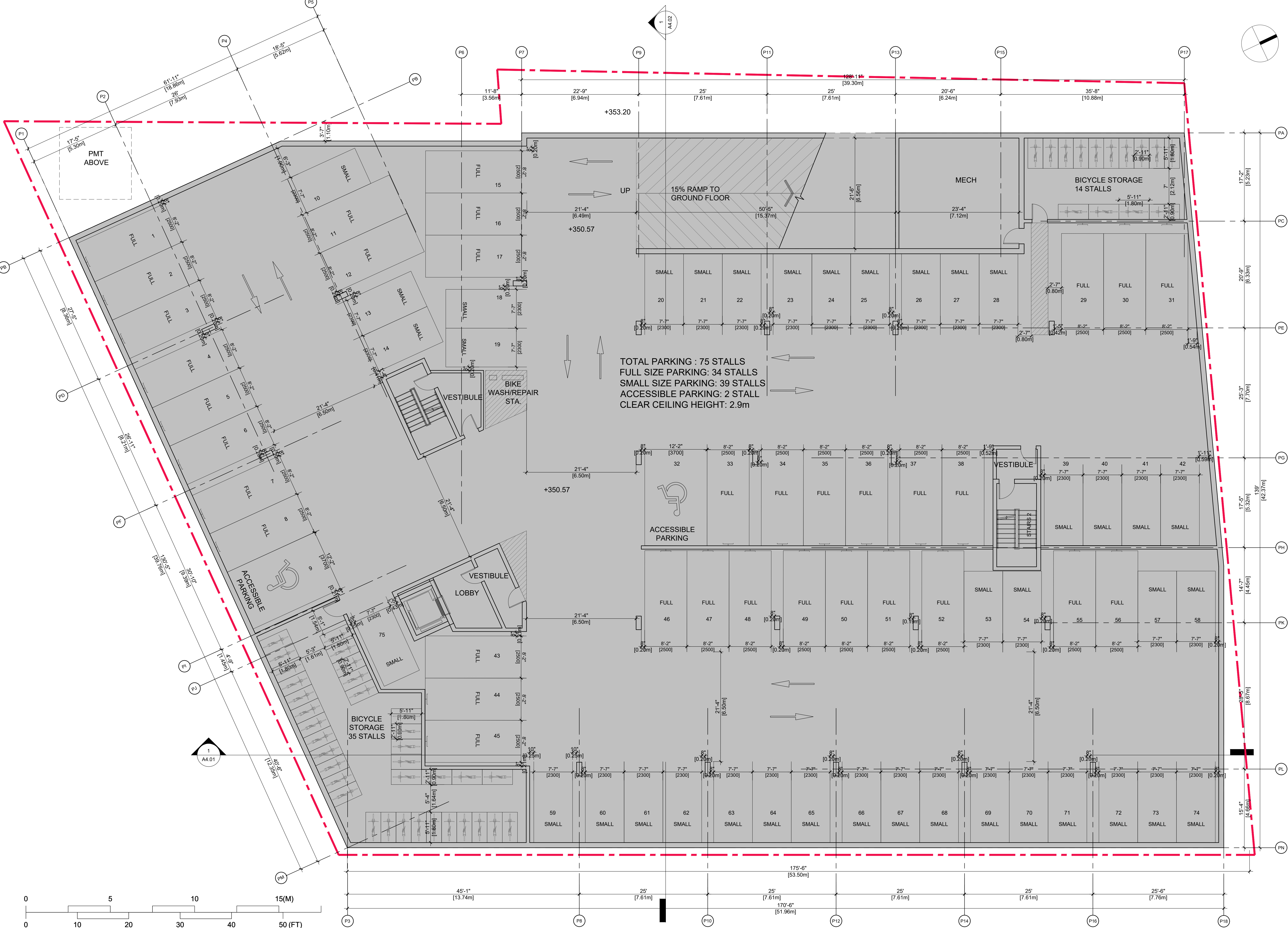
1355, 1341 BELAIRE AVE. &
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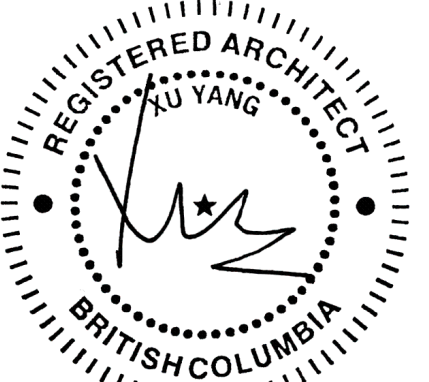
UNDERGROUND PARKING FLOOR PLAN

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A2.01



1 UNDERGROUND PARKING - FLOOR PLAN
Scale: 1/8" = 1'-0"



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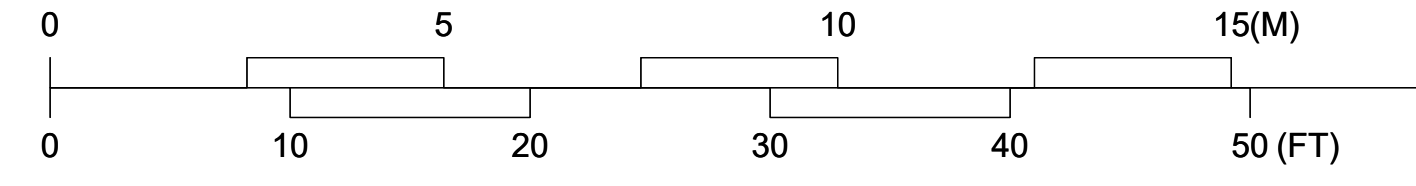
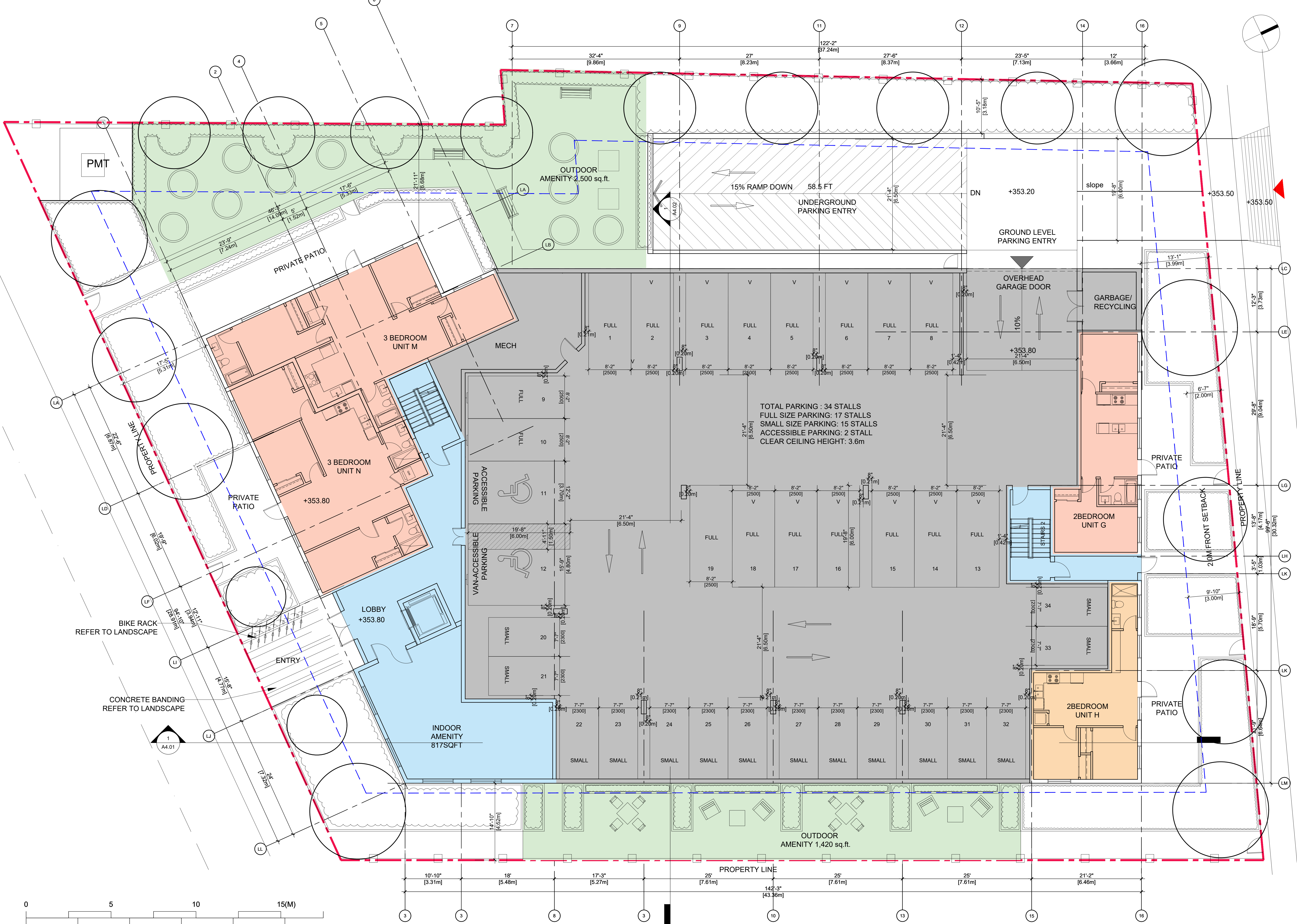
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PROJECT
**1355, 1341 BELAIRE AVE. & 1328 PRIDHAM AVE
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DRAWING TITLE
FLOOR PLAN -GROUND LEVEL

DRAWING No.

A2.02



1 FLOOR PLAN- GROUND LEVEL
Scale: 1/8"= 1'-0"



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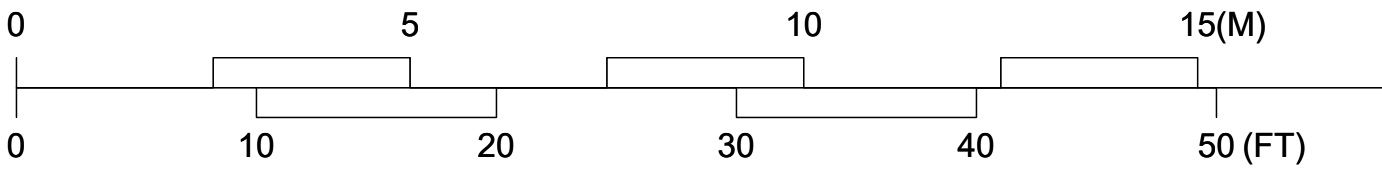
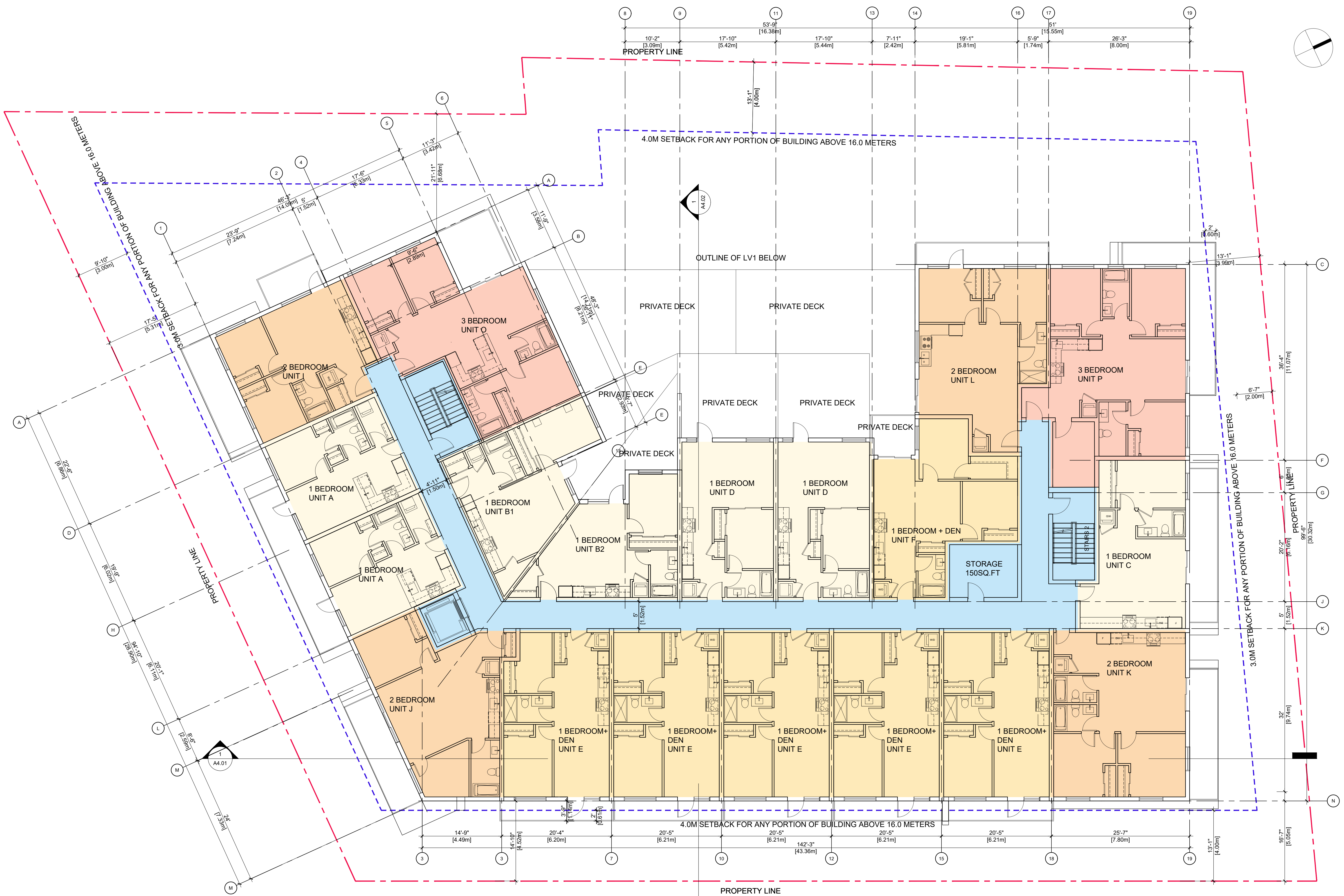
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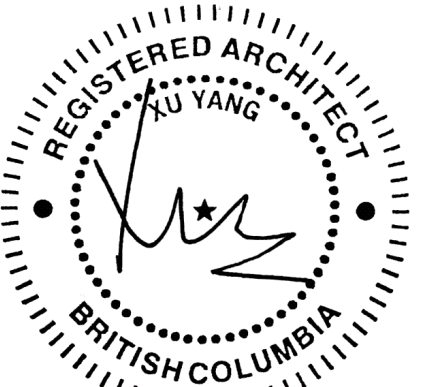
**FLOOR PLAN-
LEVEL 2**

DRAWING No.

A2.03



1 FLOOR PLAN- LEVEL 2
Scale: 1/8"= 1'-0"



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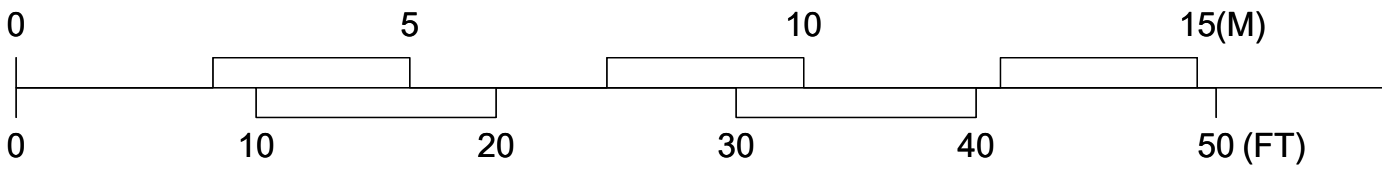
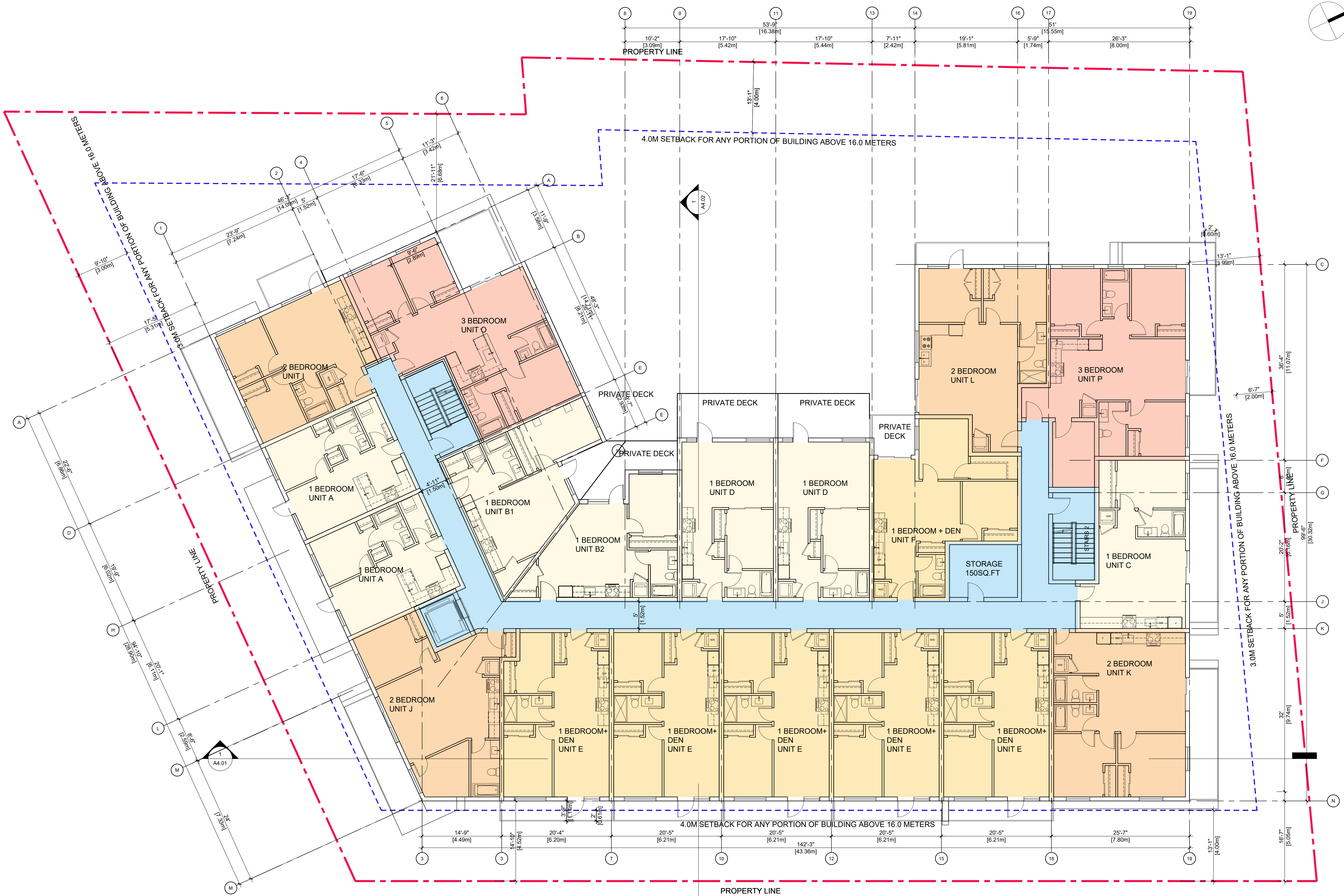
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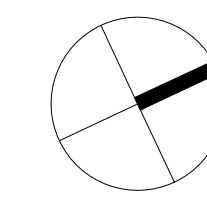
**3RD- 6TH LEVEL
- FLOOR PLAN**

DRAWING No.

A2.04



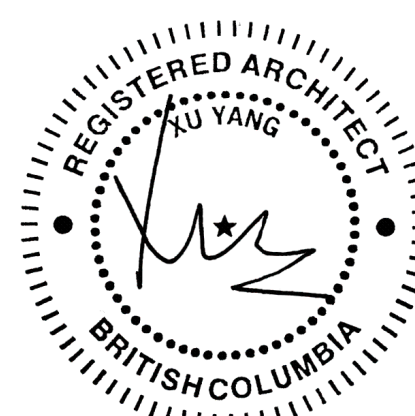
1 LEVEL 3-6 FLOOR PLAN
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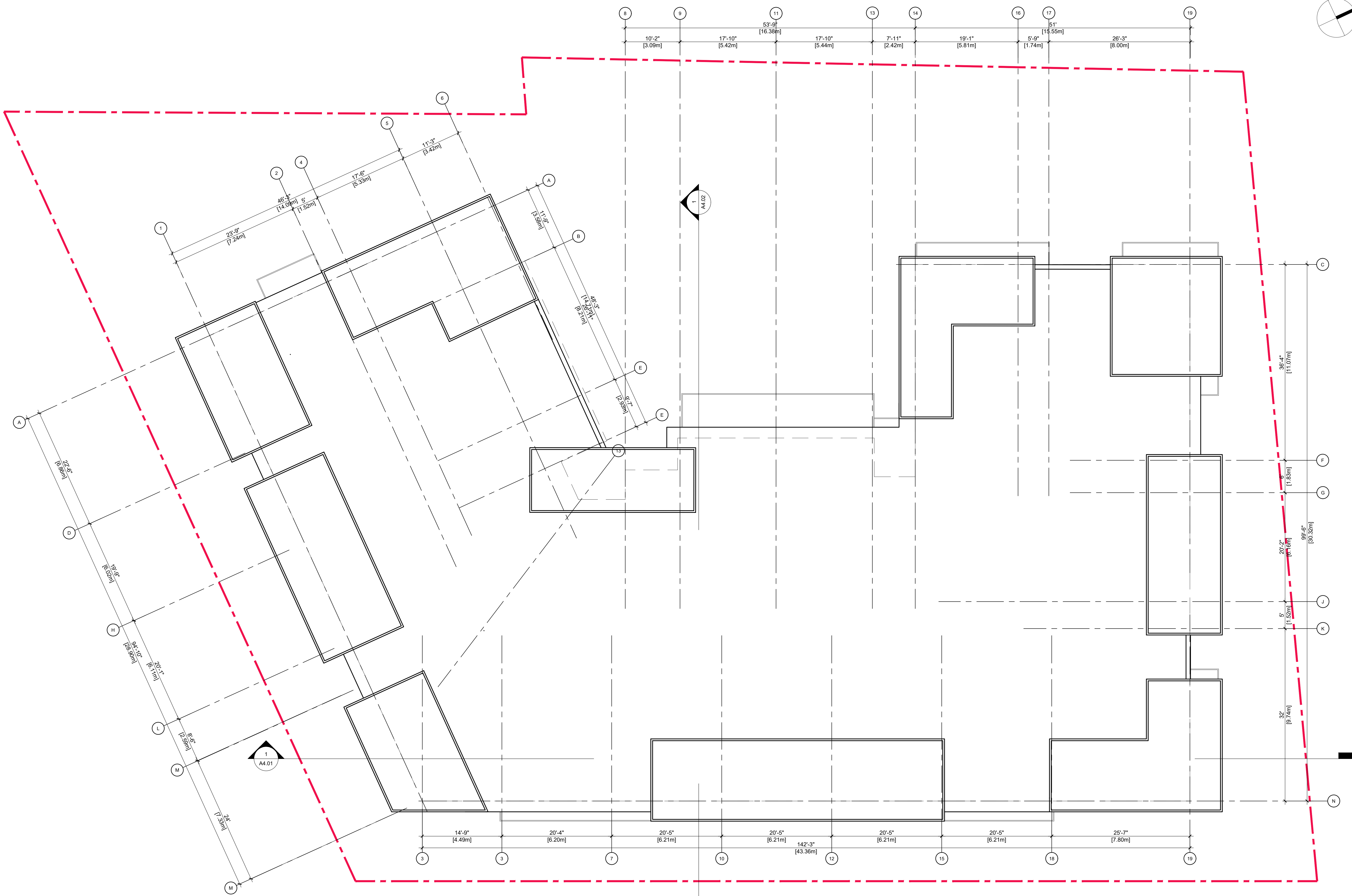
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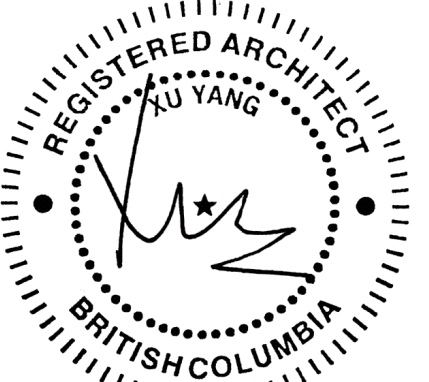
ROOF PLAN

DRAWING No.

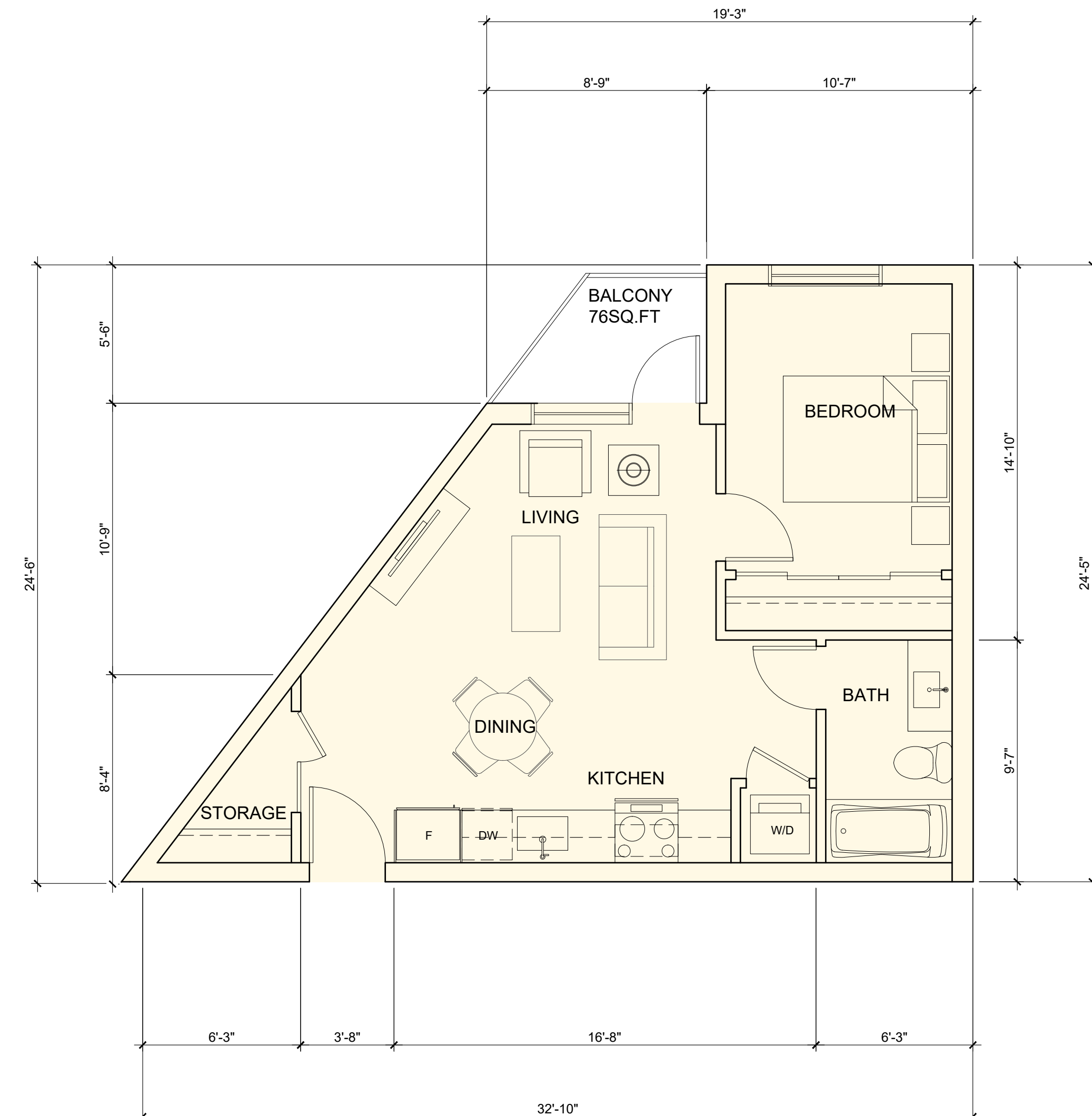
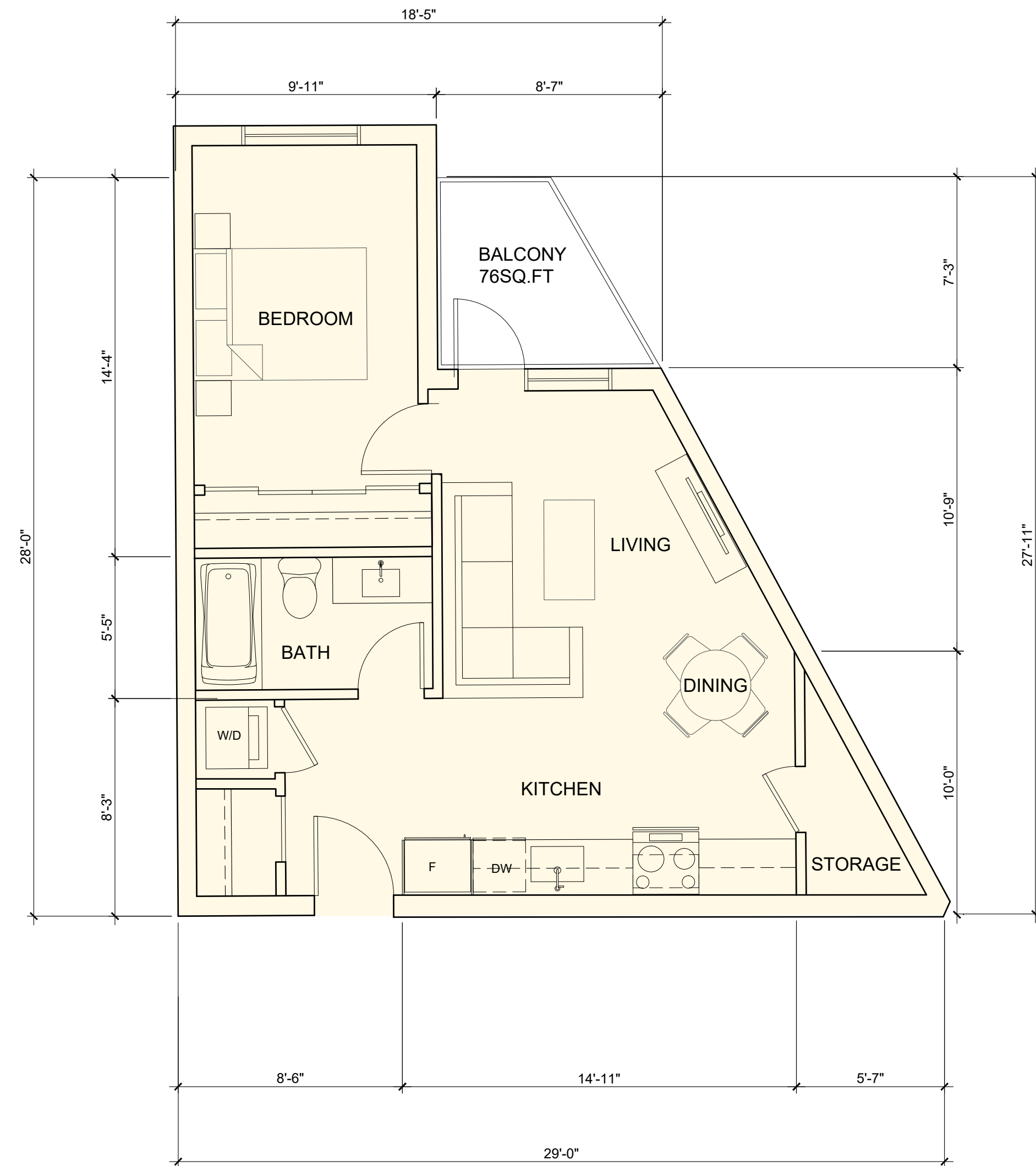
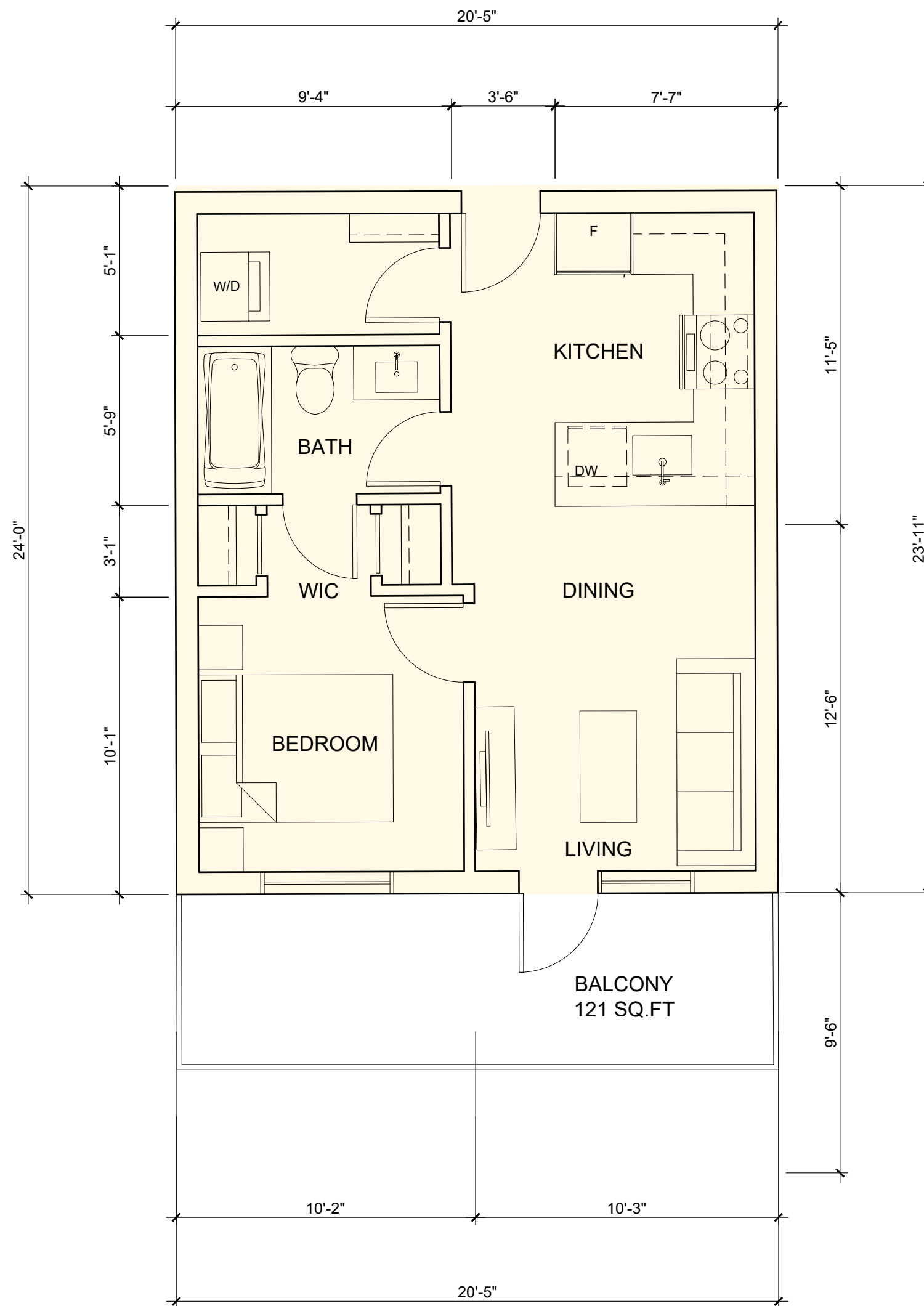
A2.05



1 ROOF PLAN
Scale: 1/8" = 1'-0"



2023-05-16



REVISIONS

ISSUES	DATE
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3	REISSUED FOR DEVELOPMENT PERMIT APPLICATION MAY 15 2023
2	ISSUED FOR REVIEW APR 2023
1	ISSUED FOR DEVELOPMENT PERMIT APPLICATION MAR 29 2023

PROJECT NUMBER A321

DRAWN BY FC

CHECKED BY PY

DATE CHECKED

CONSULTANT

PROJECT
1355, 1341 BELAIRE AVE. &
1328 PRIDHAM AVE
KELOWNA, BC

DRAWING TITLE

UNIT PLAN

DRAWING No.

A3.01

1 UNIT TYPE A PLAN
Scale: 1/4"= 1'-0"

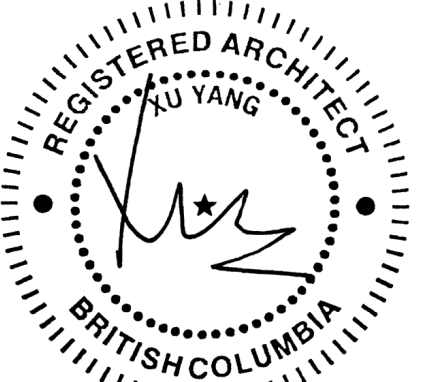
2 UNIT TYPE B1 PLAN
Scale: 1/4"= 1'-0"

3 UNIT TYPE B2 PLAN
Scale: 1/4"= 1'-0"

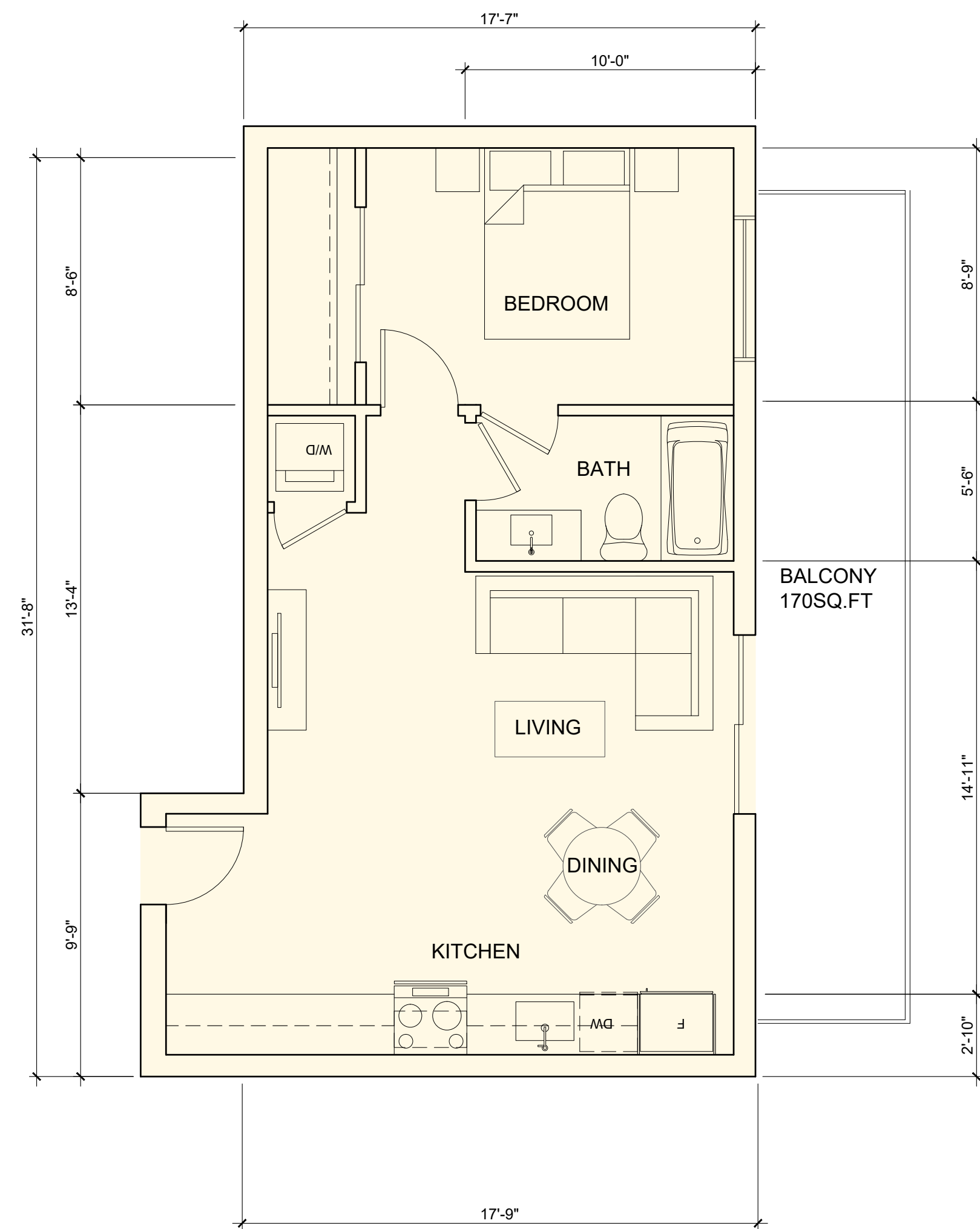
UNIT TYPE A	FLOOR AREA	
1 BEDROOM+ 1 BATH		
TOTAL	444 SQ.FT	41.2 m ²

UNIT TYPE B1	FLOOR AREA	
1-BEDROOM+ 1 BATH		
TOTAL	540 SQ.FT	50.2 m ²

UNIT TYPE B2	FLOOR AREA	
1-BEDROOM+ 1 BATH		
TOTAL	516 SQ.FT	47.9 m ²

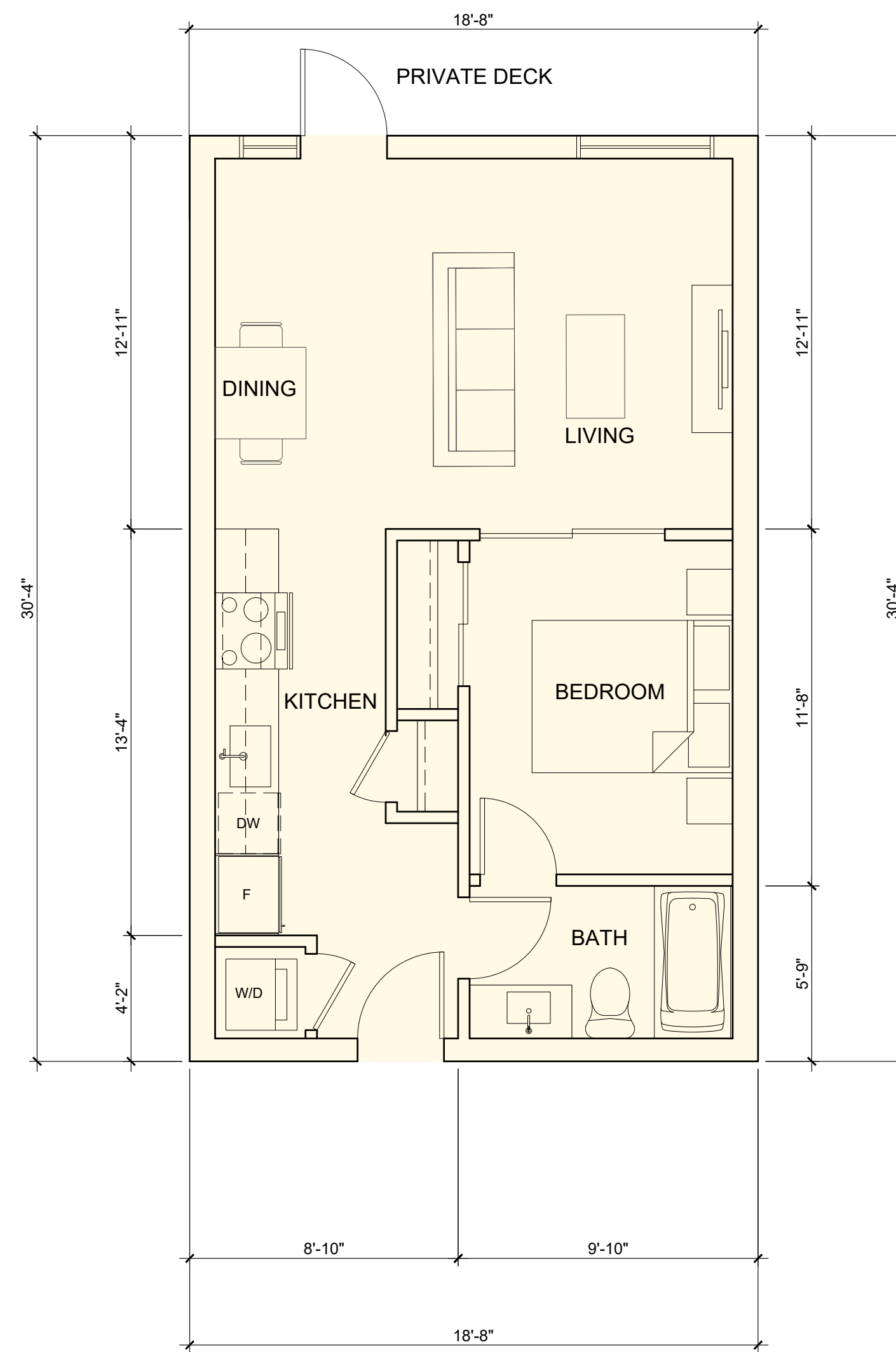


2023-05-16



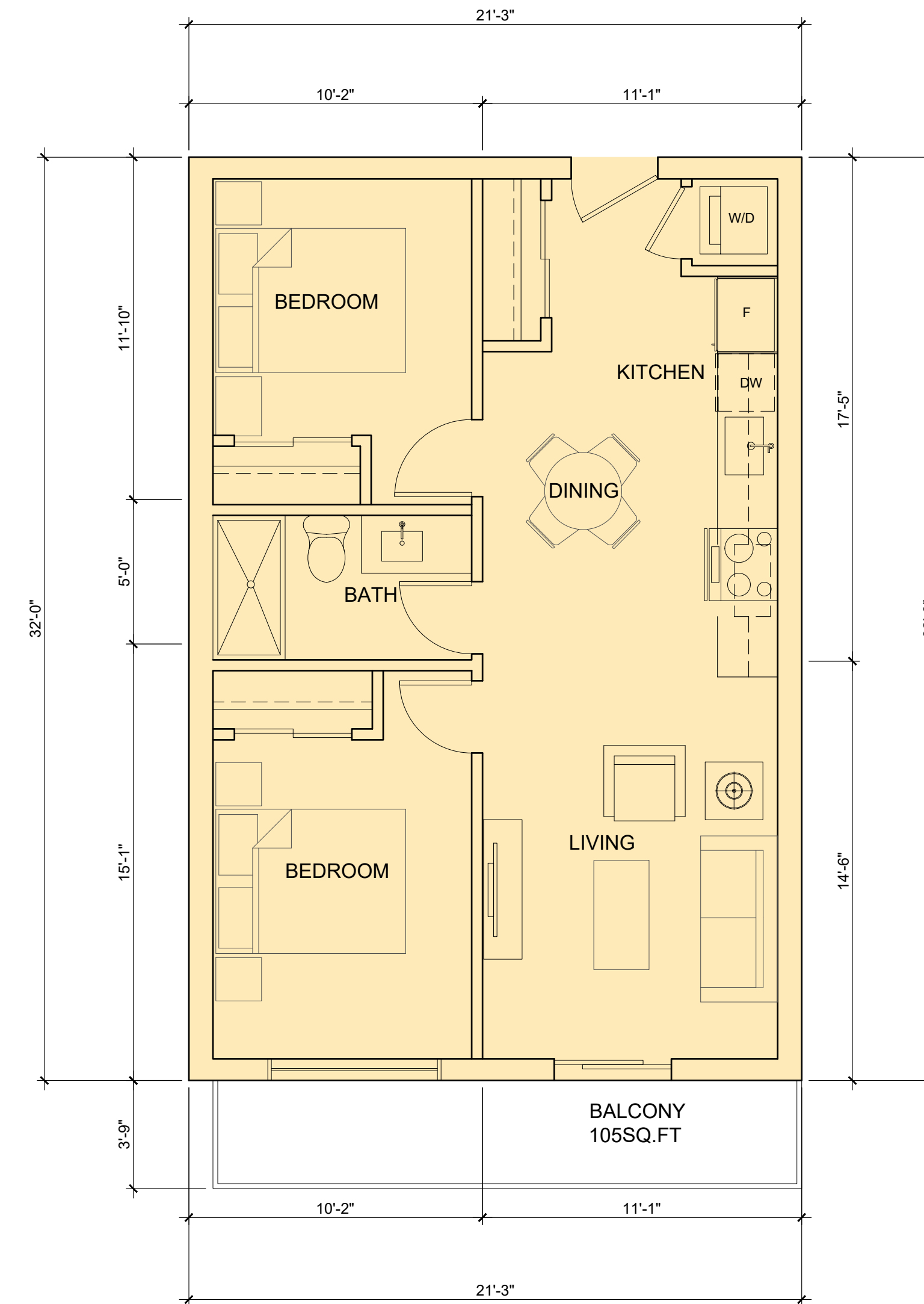
1 UNIT TYPE C PLAN
Scale: 1/4"= 1'-0"

	FLOOR AREA	
UNIT TYPE C 1 BEDROOM+ 1 BATH		
TOTAL	545 SQ.FT	50.6 m ²



2 UNIT TYPE D PLAN
Scale: 1/4"= 1'-0"

	FLOOR AREA	
UNIT TYPE D 1 BEDROOM+ 1 BATH		
TOTAL	520 SQ.FT	48.3 m ²



3 UNIT TYPE E PLAN
Scale: 1/4"= 1'-0"

	FLOOR AREA	
UNIT TYPE E 1 BEDROOM+ 1 DEN		
TOTAL	616 SQ.FT	57.2 m ²

REVISIONS

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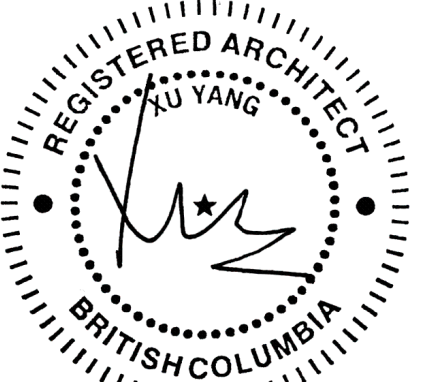
1355, 1341 BELAIRE AVE. &
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KELOWNA, BC

DRAWING TITLE

UNIT PLAN

DRAWING No.

A3.02



2023-05-16

REVISIONS

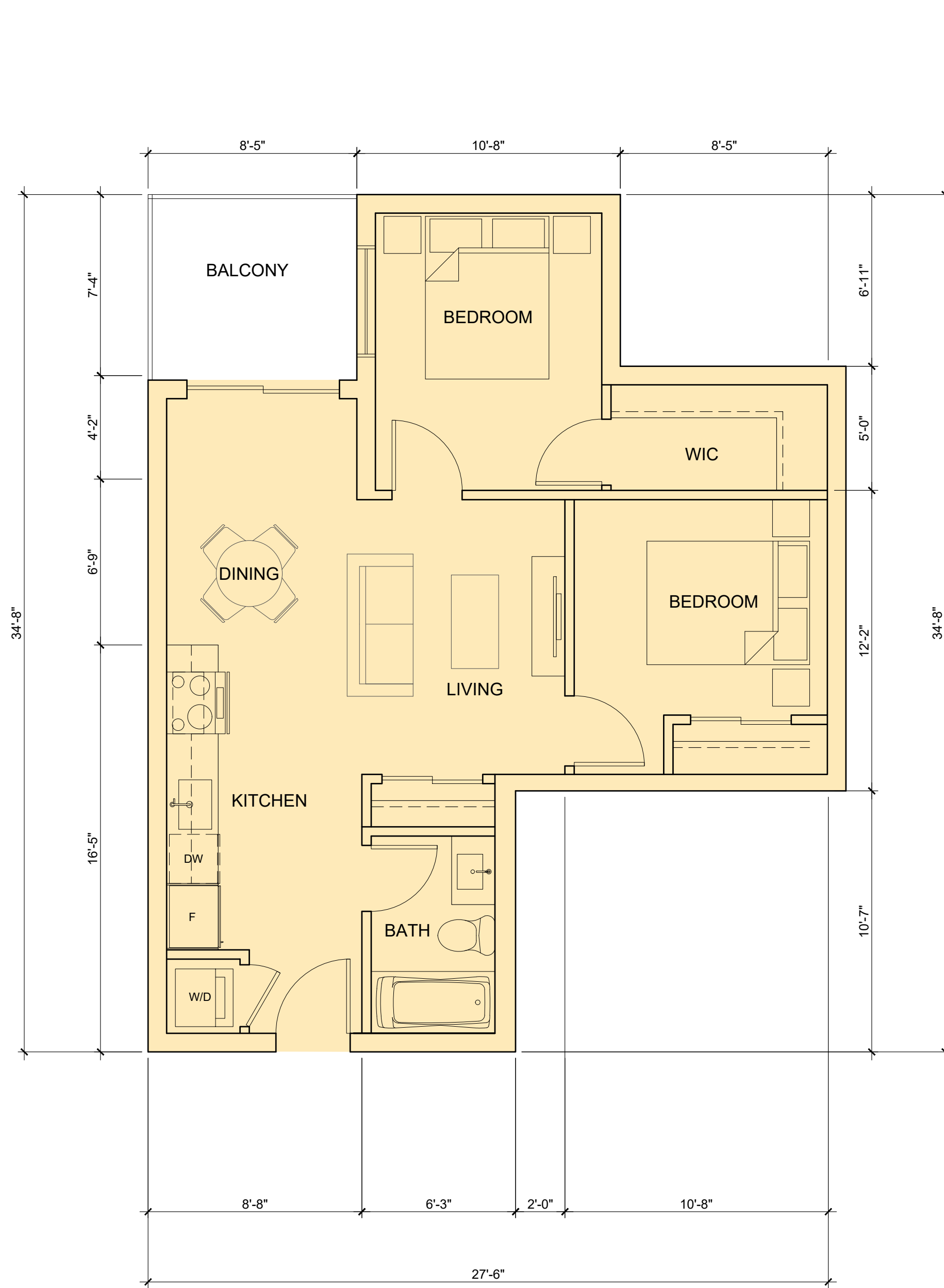
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DATE CHECKED	
CONSULTANT	

PROJECT
1355, 1341 BELAIRE AVE. &
1328 PRIDHAM AVE
KELOWNA, BC

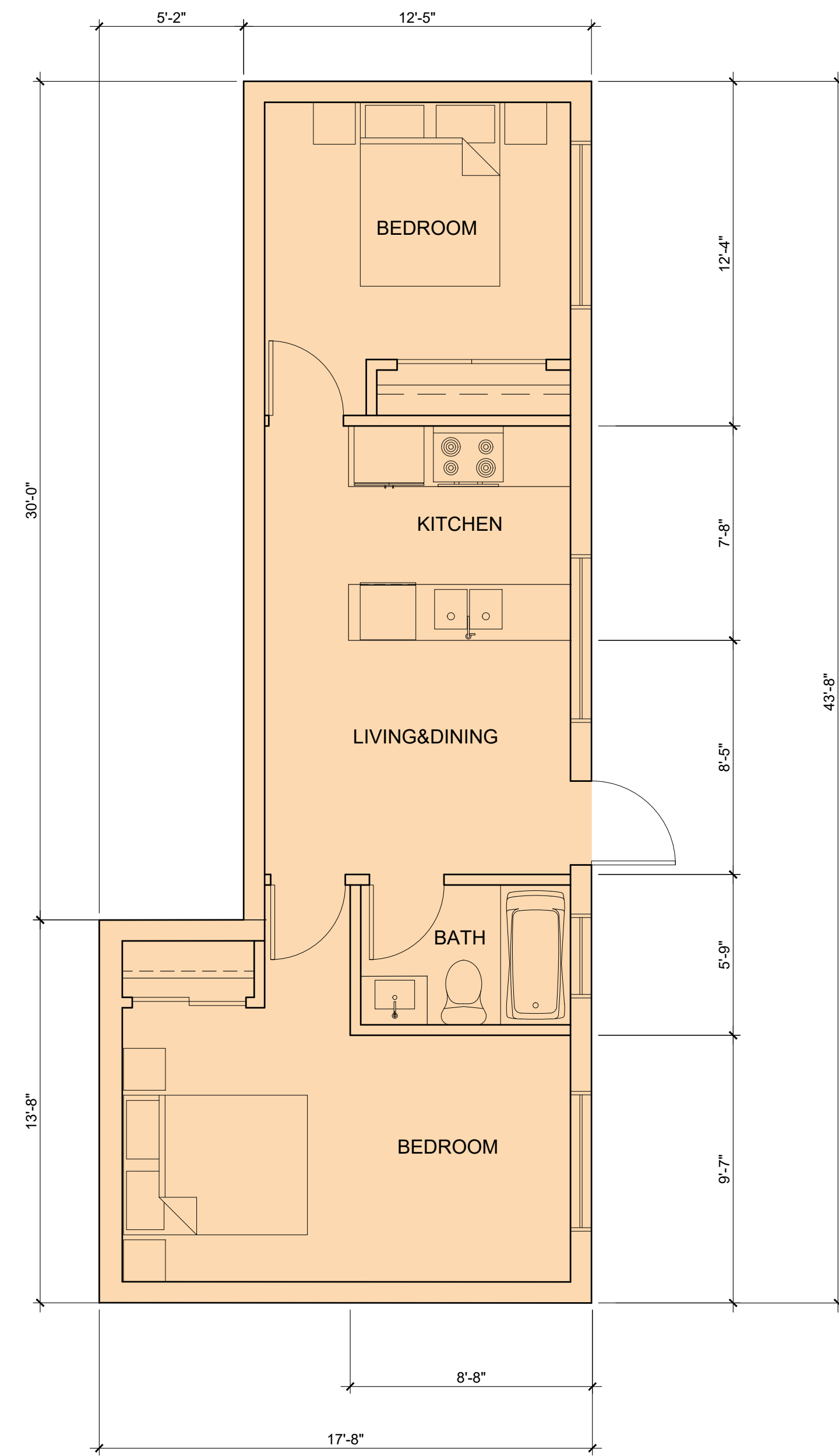
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UNIT PLAN

DRAWING No.
A3.03



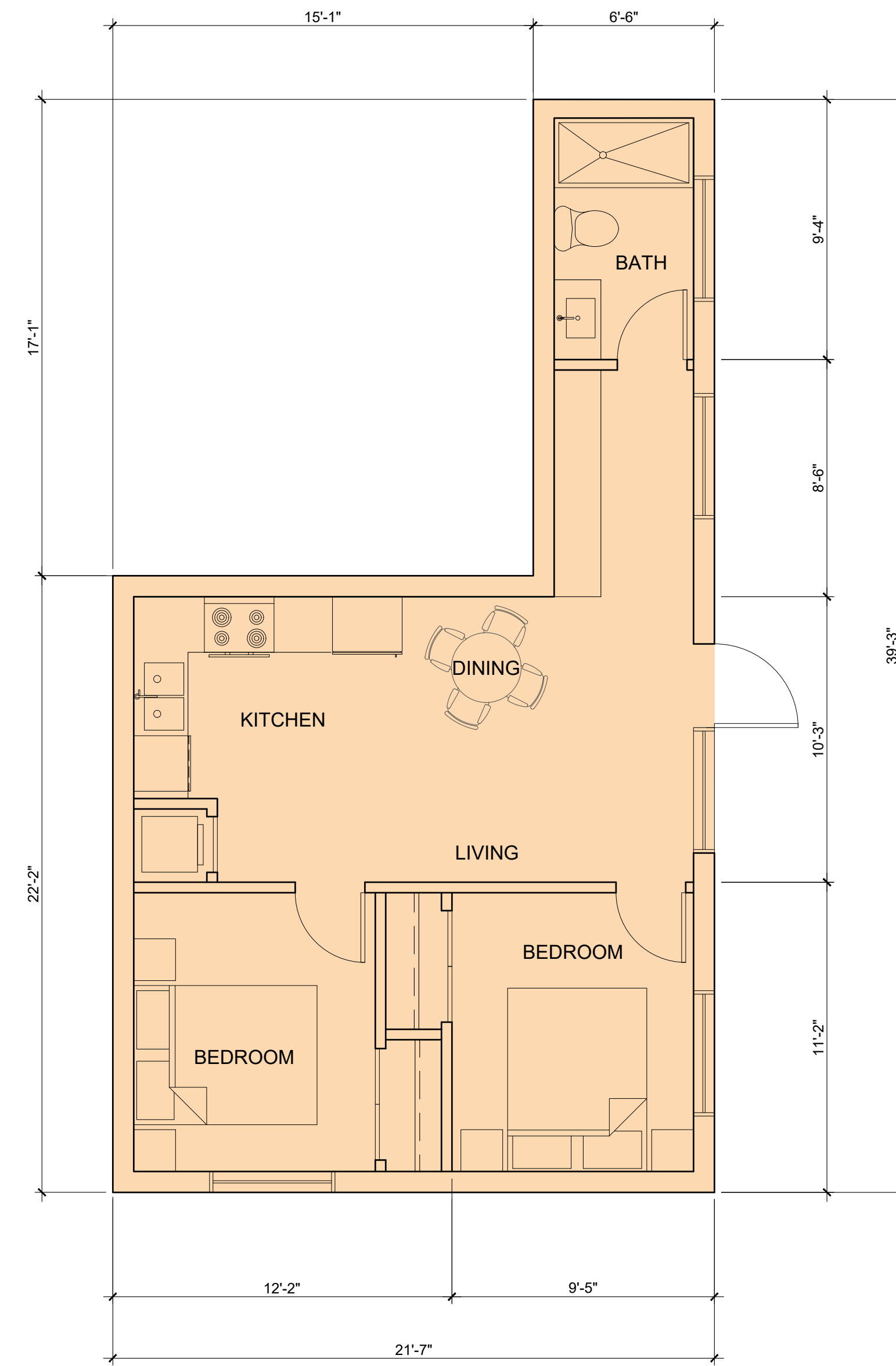
1 UNIT TYPE F PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE F	FLOOR AREA	
1 BEDROOM+ 1 DEN		
TOTAL	633 SQ.FT	58.8 m ²



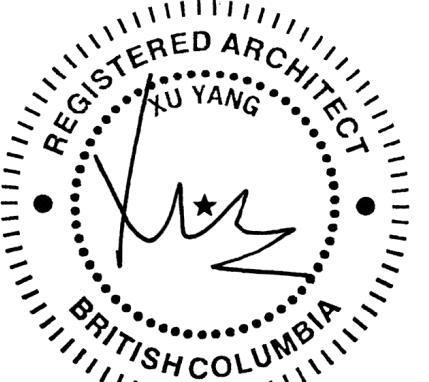
2 UNIT TYPE G PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE G	FLOOR AREA	
2 BEDROOM		
TOTAL	546 SQ.FT	50.7 m ²

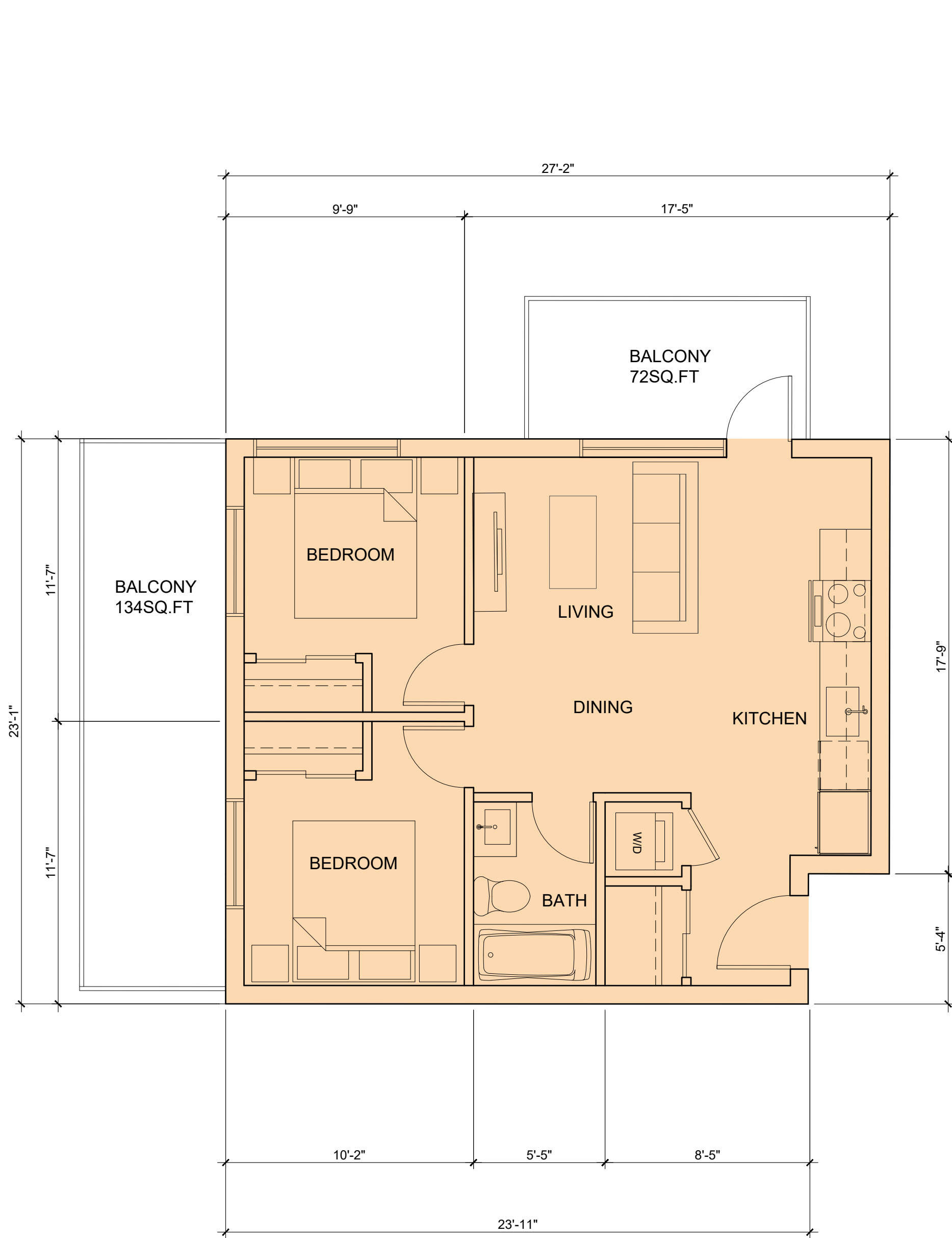


3 UNIT TYPE H PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE H	FLOOR AREA	
2 BEDROOM		
TOTAL	520 SQ.FT	48.3 m ²

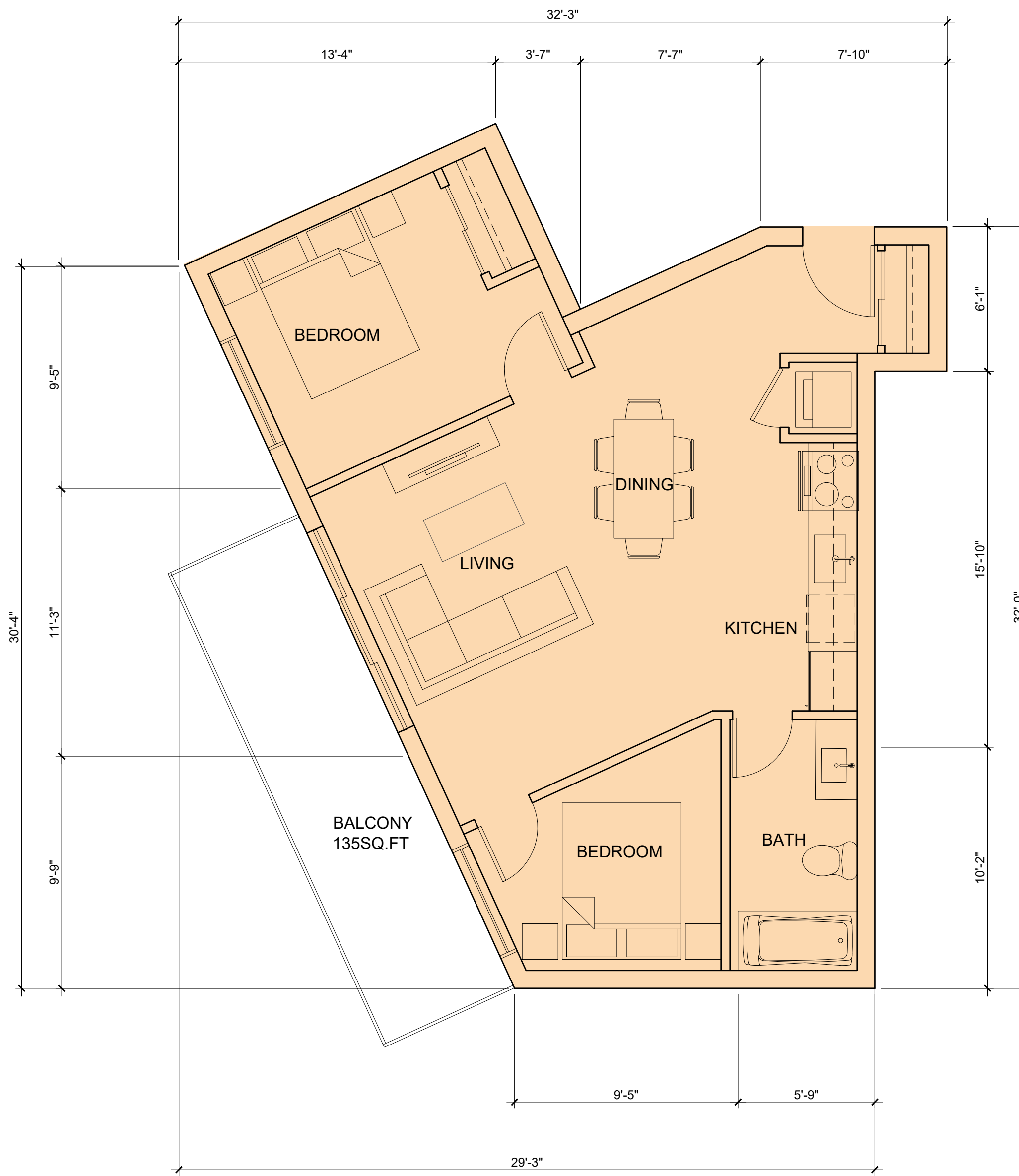


2023-05-16



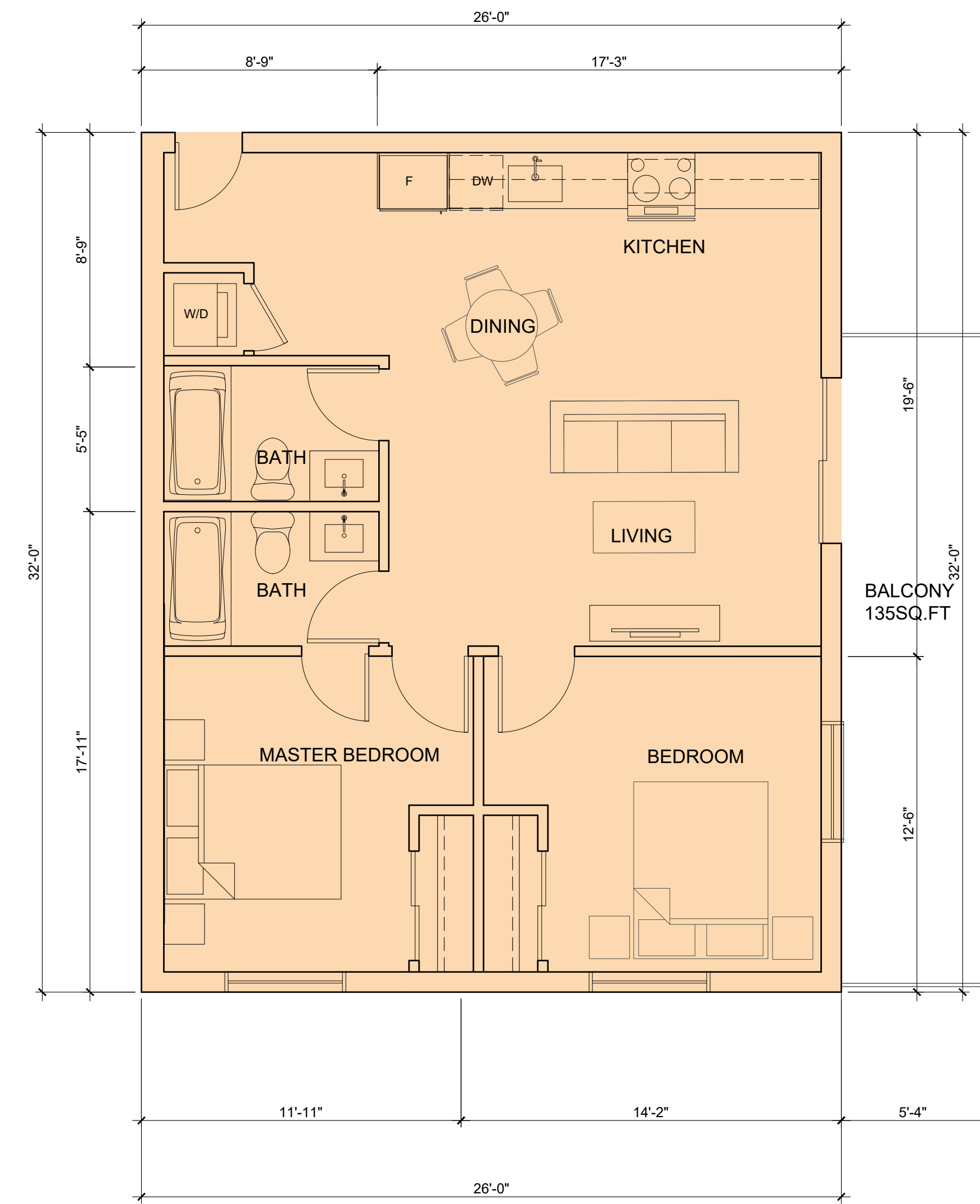
1 UNIT TYPE I PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE I	FLOOR AREA	
2 BEDROOM	SQ.FT	m ²
TOTAL	540 SQ.FT	50.2m ²



2 UNIT TYPE J PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE J	FLOOR AREA	
2 BEDROOM	SQ.FT	m ²
TOTAL	668 SQ.FT	62.1 m ²



3 UNIT TYPE K PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE K	FLOOR AREA	
2 BEDROOM	SQ.FT	m ²
TOTAL	735 SQ.FT	68.3 m ²

REVISIONS

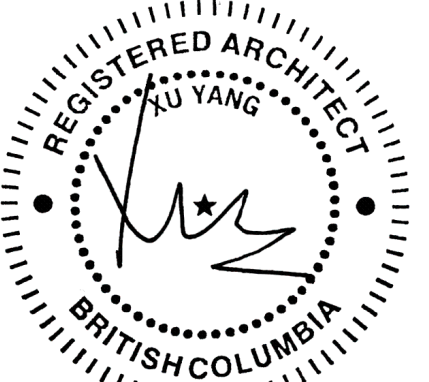
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DATE CHECKED	
CONSULTANT	

PROJECT
**1355, 1341 BELAIRE AVE. &
1328 PRIDHAM AVE
KELOWNA, BC**

DRAWING TITLE
UNIT PLAN

DRAWING No.
A3.04



2023-05-16

REVISIONS

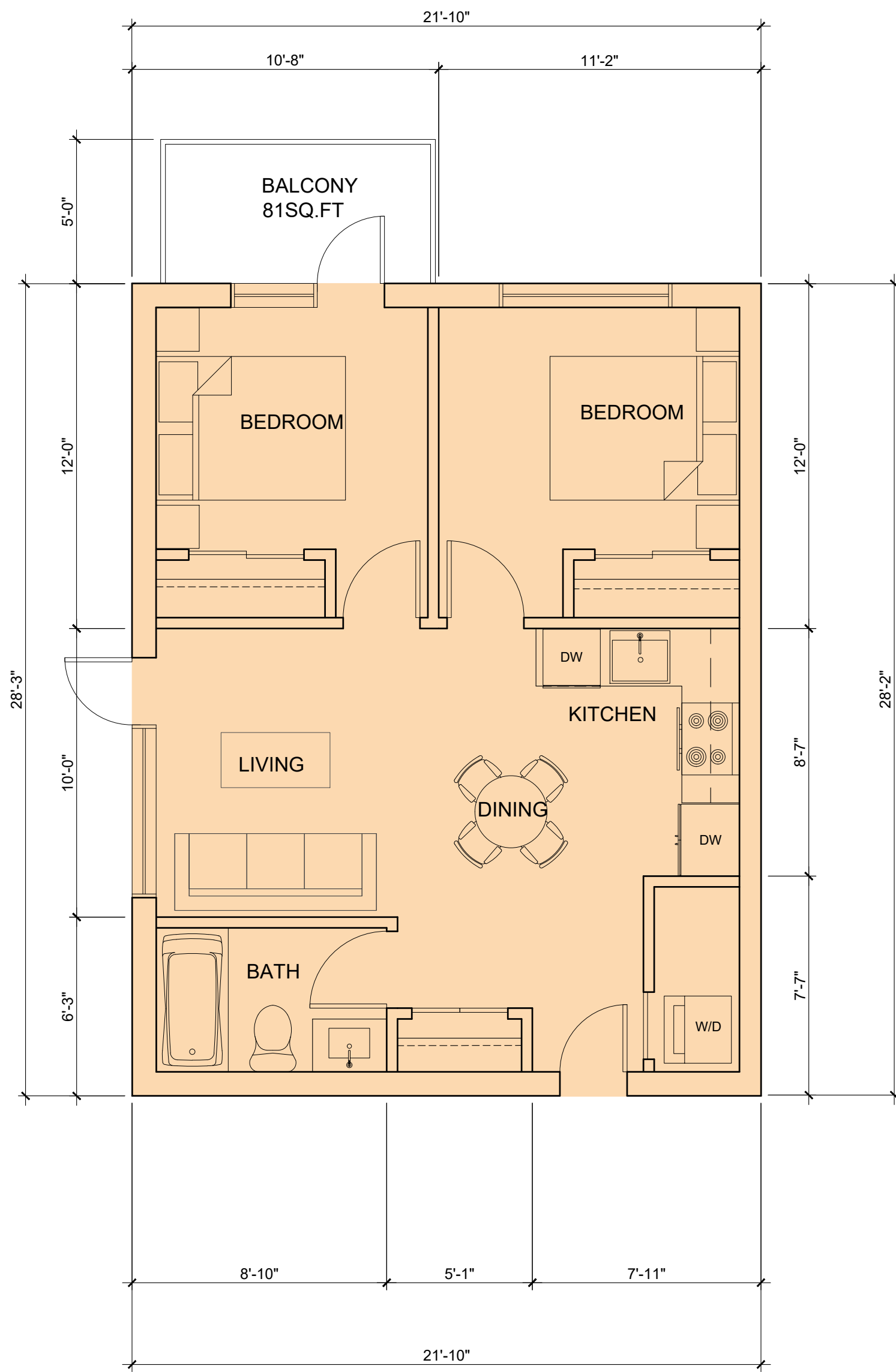
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	MAR 29 2023
2	ISSUED FOR REVIEW	APR 2023
3	REISSUED FOR DEVELOPMENT PERMIT APPLICATION	MAY 15 2023
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DATE CHECKED	
CONSULTANT	

PROJECT
**1355, 1341 BELAIRE AVE. & 1328 PRIDHAM AVE
KELOWNA, BC**

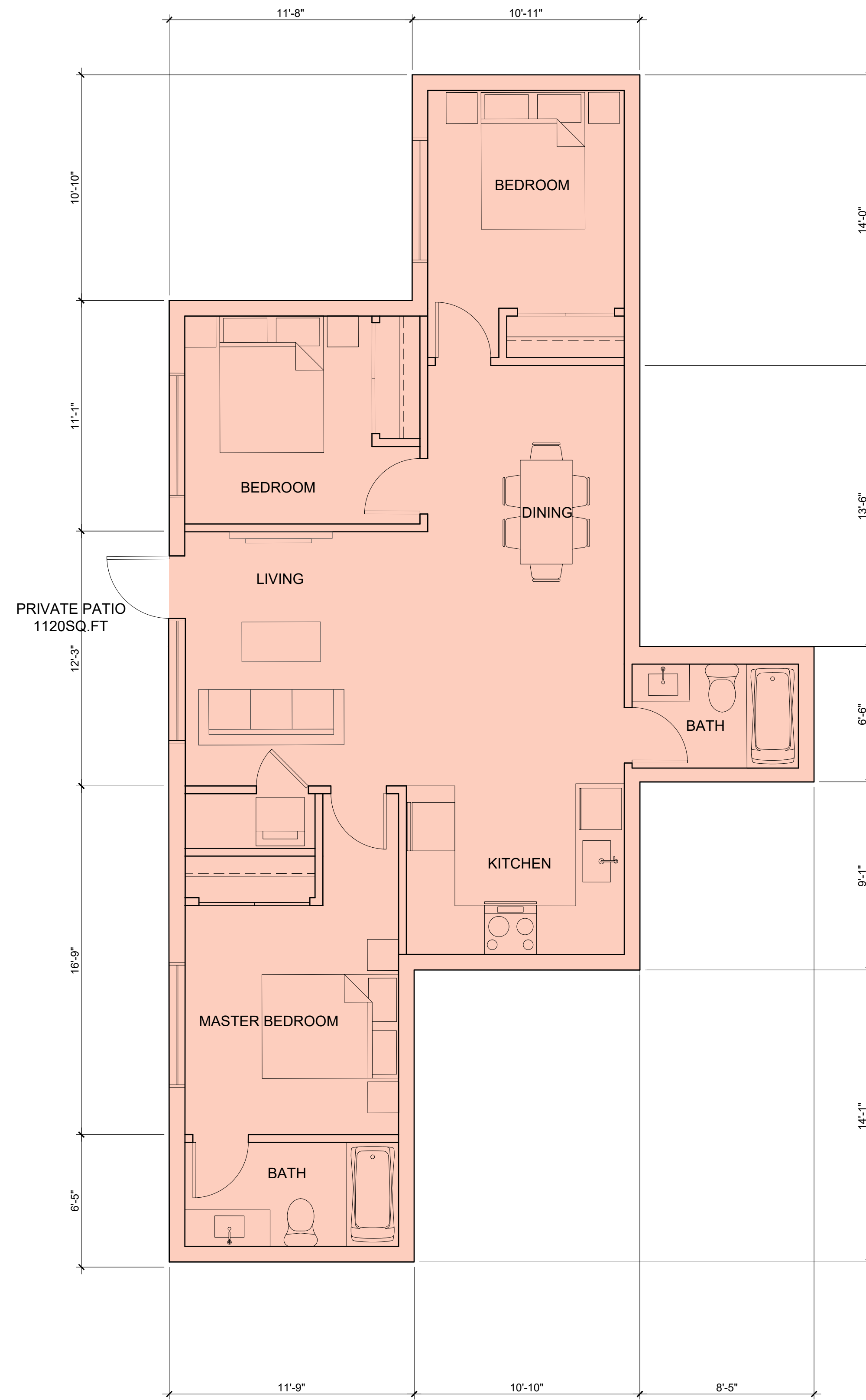
DRAWING TITLE
UNIT PLAN

DRAWING No.
A3.05



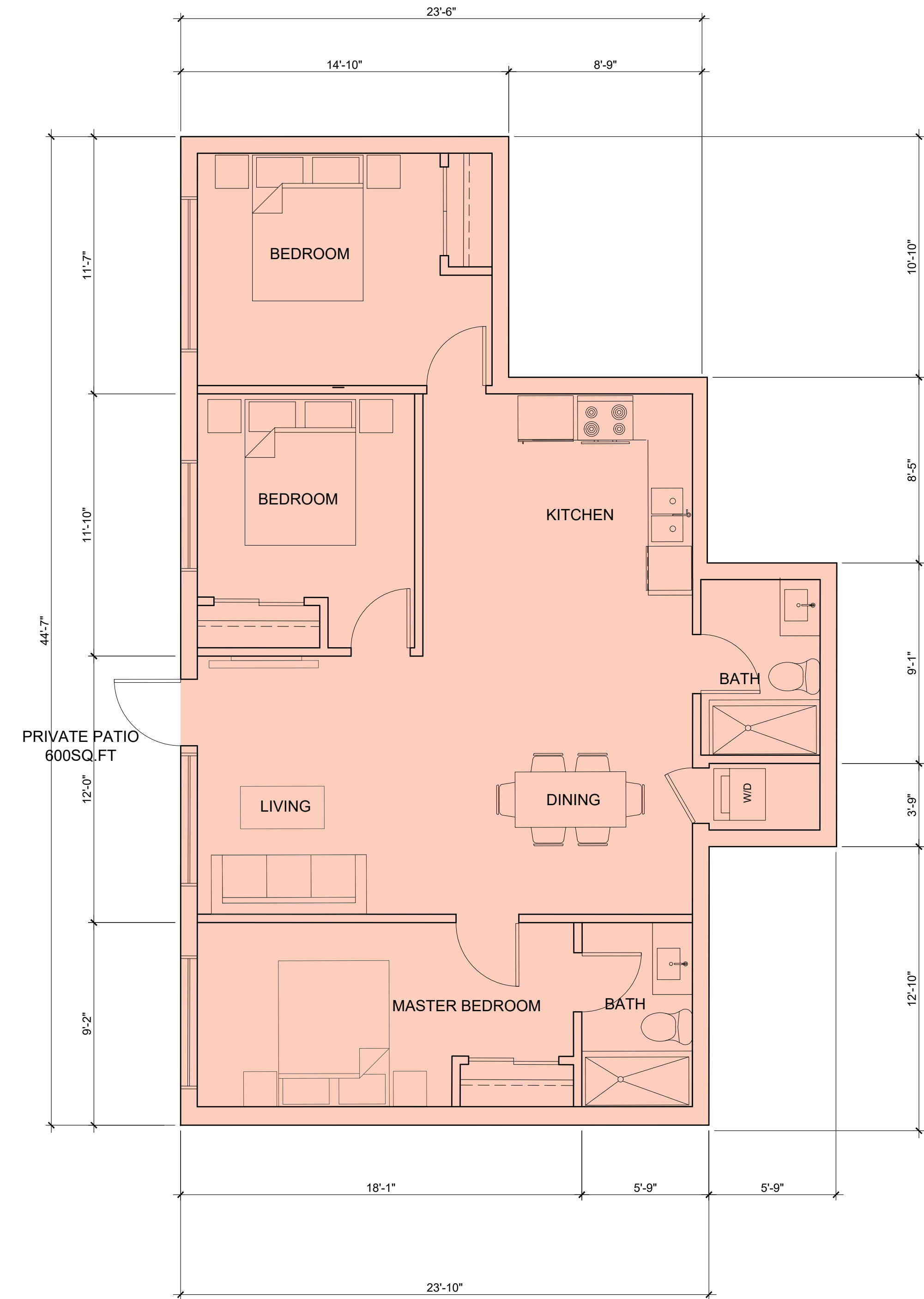
1 UNIT TYPE L PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE L	FLOOR AREA	
2 BEDROOM	SQ.FT	m ²
TOTAL	690 SQ.FT	64.1 m ²



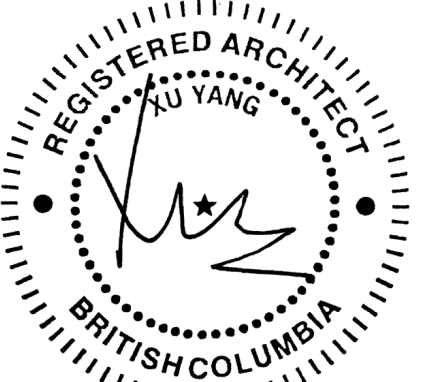
2 UNIT TYPE M PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE M	FLOOR AREA	
3 BEDROOM	SQ.FT	m ²
TOTAL	960 SQ.FT	89.2 m ²



3 UNIT TYPE N PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE N	FLOOR AREA	
3 BEDROOM	SQ.FT	m ²
TOTAL	960 SQ.FT	89.2 m ²



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REVISIONS

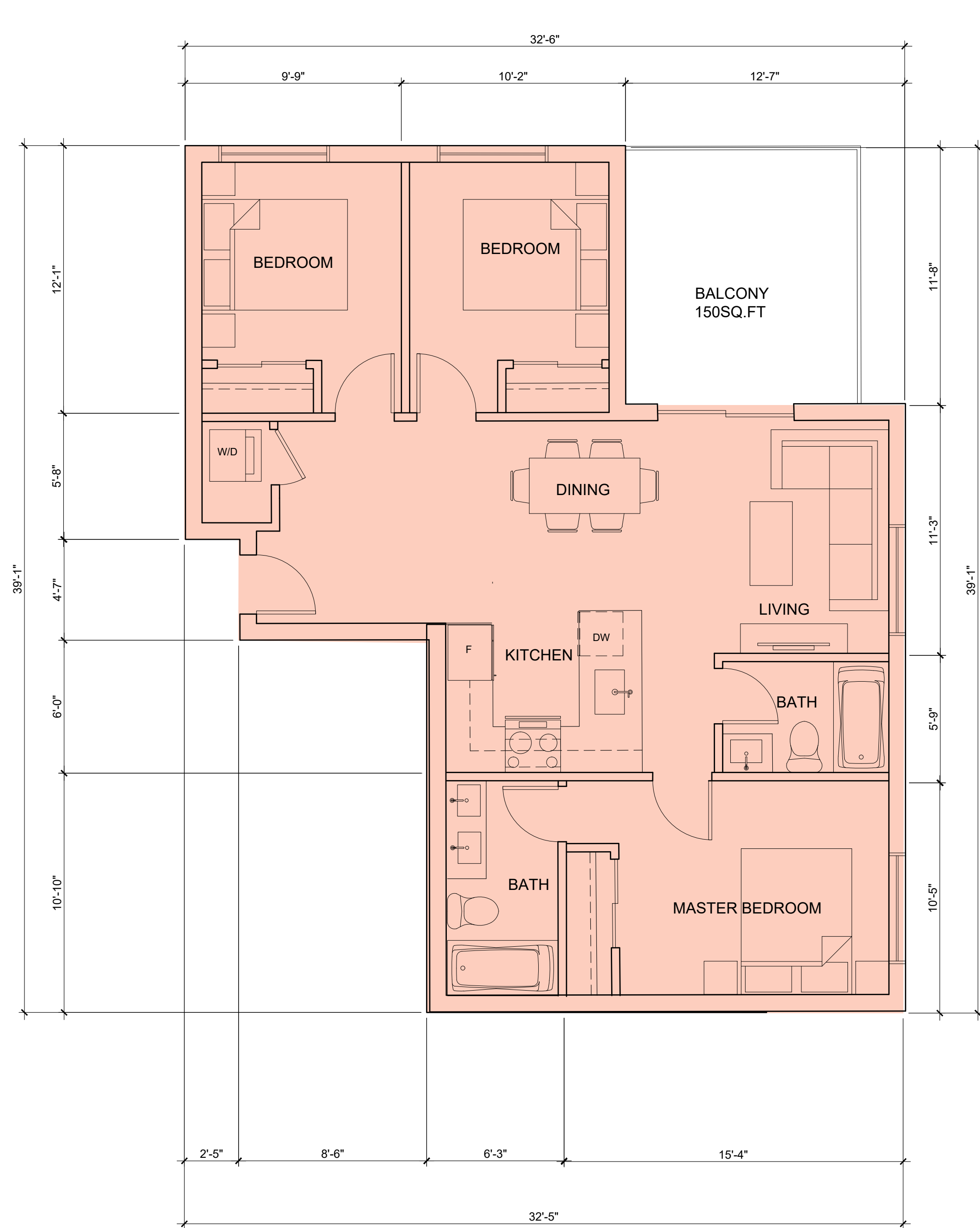
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1328 PRIDHAM AVE
KELOWNA, BC

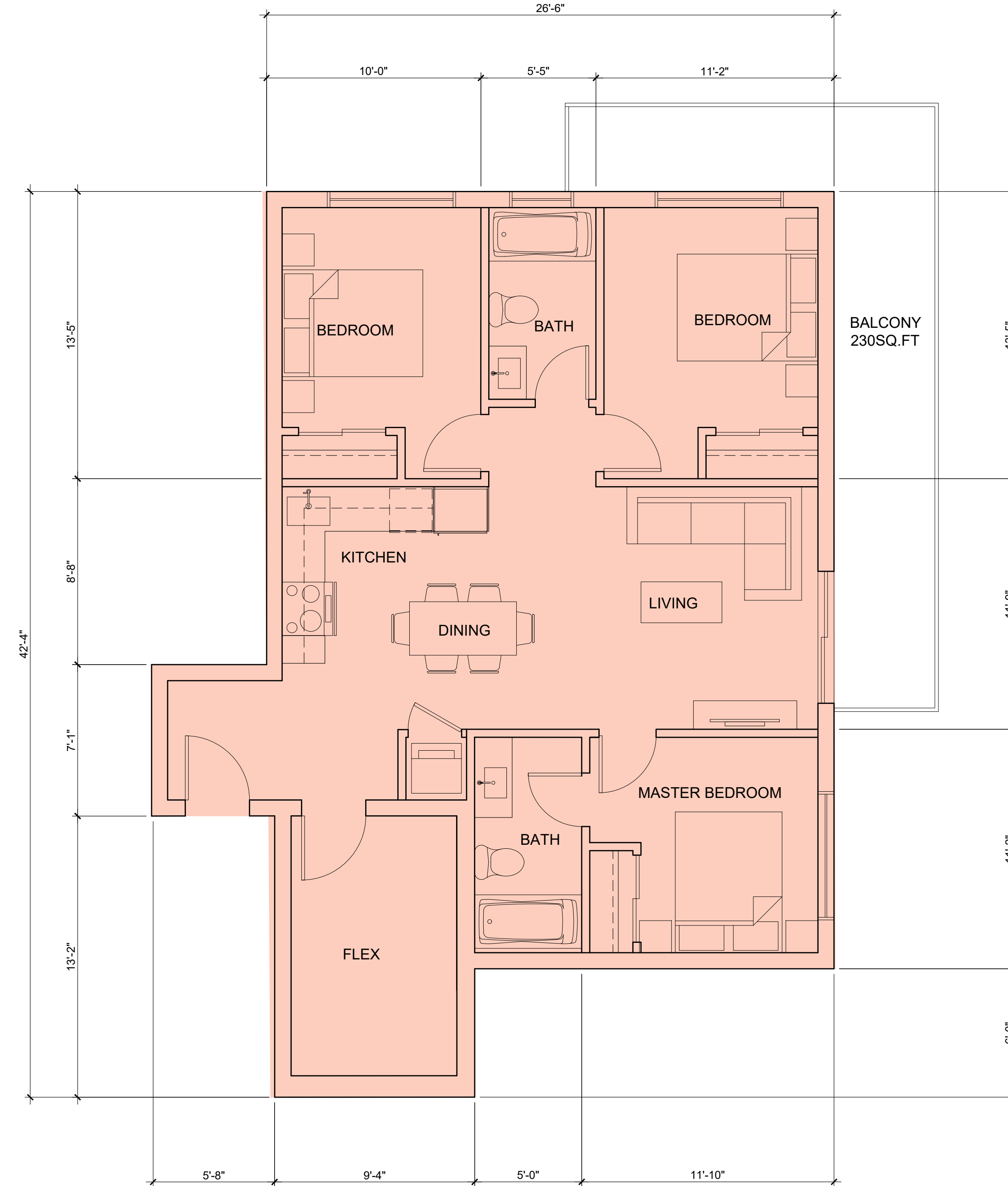
DRAWING TITLE
UNIT PLAN

DRAWING No.
A3.06



2 UNIT TYPE O PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE O	FLOOR AREA	
3 BEDROOM		
TOTAL	840 SQ.FT	78.0 m ²



3 UNIT TYPE P PLAN
Scale: 1/4"= 1'-0"

UNIT TYPE P	FLOOR AREA	
3 BEDROOM		
TOTAL	950 SQ.FT	88.3 m ²



1 EAST ELEVATION
Scale: 3/32" = 1'-0"



2 NORTH ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL LIST	
1	HARDIE PANEL - COLOUR: 'IRON GREY'
2	HARDIE PANEL - COLOUR: 'NIGHT GREY'
3	HARDIE PANEL - COLOUR: 'ARCTIC WHITE'
4	HARDIE PANEL - COLOUR: 'CHARCOAL'
5	HARDIE PANEL - COLOUR: 'RHUMBA ORANGE'
6	EXTERIOR ENTRY DOOR
7	SMOOTH PANEL OVERHEAD GARAGE DOOR
8	METAL EXIT DOOR
9	ALUMINUM GUARDRAIL WITH CLEAR GLASS PANEL (STOCKED BLACK)
10	VINYL WINDOWS COLOR: DARK GREY
11	VINYL DOORS COLOR: DARK GREY
12	STOREFRONT WINDOW
13	SMOOTH HARDIE PANEL - COLOUR: 'SUMMER WHITE'



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REVISIONS

NO.	DESCRIPTION	DATE
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ISSUES

NO.	DESCRIPTION	DATE
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1	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	MAR 29 2023

PROJECT NUMBER A321

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PROJECT

1355, 1341 BELAIRE AVE. &
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KELOWNA, BC

DRAWING TITLE

ELEVATIONS

DRAWING No.

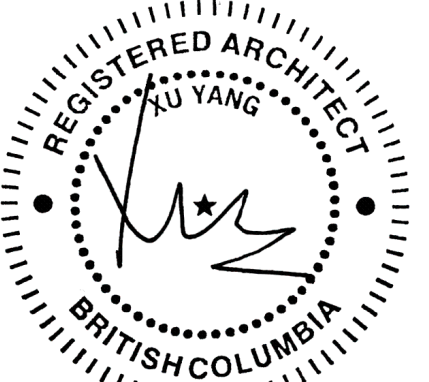
A4.01



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PROJECT
**1355, 1341 BELAIRE AVE. &
1328 PRIDHAM AVE
KELOWNA, BC**

DRAWING TITLE
ELEVATIONS

DRAWING No.

A4.02



1 WEST ELEVATION
Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL LIST	
1	HARDIE PANEL - COLOUR: 'IRON GREY'
2	HARDIE PANEL - COLOUR: 'NIGHT GREY'
3	HARDIE PANEL - COLOUR: 'ARCTIC WHITE'
4	HARDIE PANEL - COLOUR: 'CHARCOAL'
5	HARDIE PANEL - COLOUR: 'RHUMBA ORANGE'
6	EXTERIOR ENTRY DOOR
7	SMOOTH PANEL OVERHEAD GARAGE DOOR
8	METAL EXIT DOOR
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10	VINYL WINDOWS COLOR: DARK GREY
11	VINYL DOORS COLOR: DARK GREY
12	STOREFRONT WINDOW
13	SMOOTH HARDIE PANEL - COLOUR: 'SUMMER WHITE'



2023-05-16



1 PROPOSED NEW BUILDING
Scale: 1/16"= 1'-0"

2 1380 PRIDHAM AVE
Scale: 1/16"= 1'-0"



3 1380 PRIDHAM AVE
Scale: 1/16"= 1'-0"

4 PROPOSED NEW BUILDING
Scale: 1/16"= 1'-0"

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1328 PRIDHAM AVE
KELOWNA, BC

DRAWING TITLE
**STREETSCAPE
ELEVATIONS**

DRAWING No.

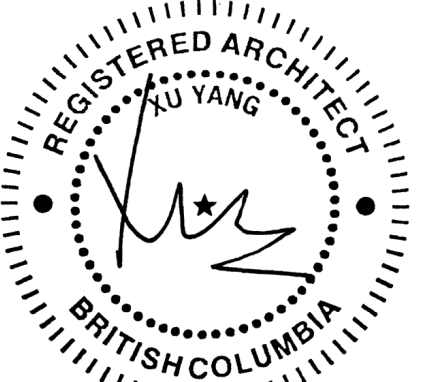
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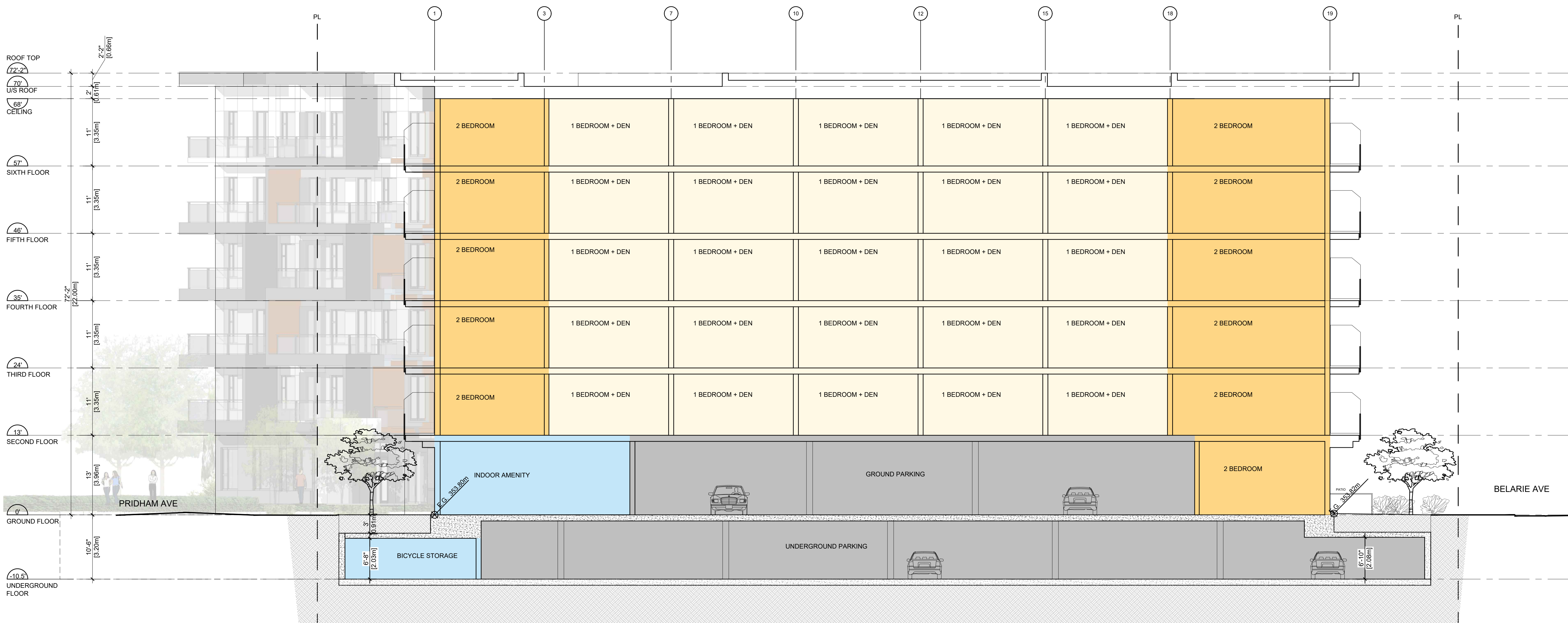
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DATE CHECKED	
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PROJECT
1355, 1341 BELAIRE AVE. &
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DRAWING TITLE
SECTION

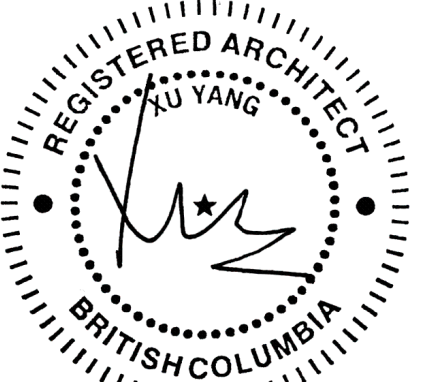
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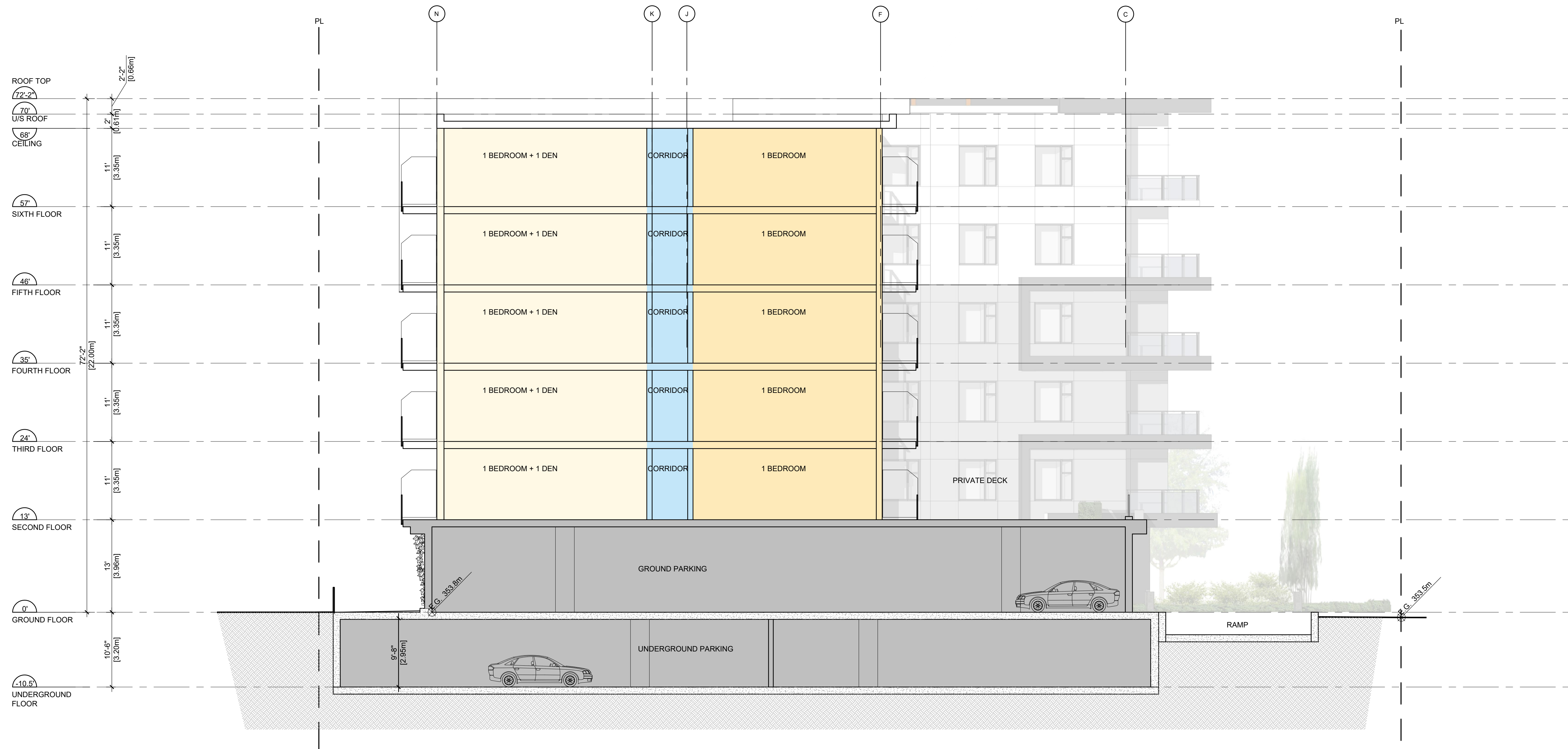
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CHECKED BY: PY

DATE CHECKED:

CONSULTANT:

PROJECT
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DRAWING TITLE
SECTION

DRAWING No.
A5.02



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APR 2023

MAR 29 2023

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DATE CHECKED

CONSULTANT

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KELOWNA, BC

DRAWING TITLE

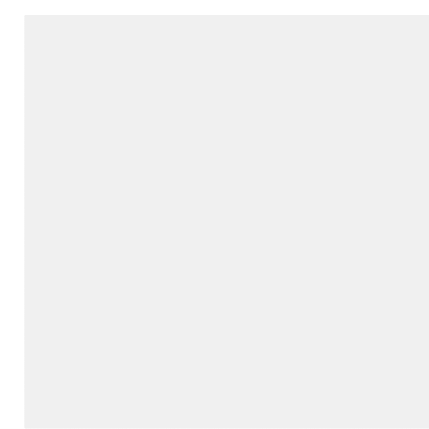
MATERIAL BOARD

DRAWING No.

A6.01



HARDIE PANEL -
RHUMBA ORANGE



HARDIE PANEL -
ARCTIC WHITE



HARDIE PANEL -
NIGHT GREY



HARDIE PANEL -
IRON GREY



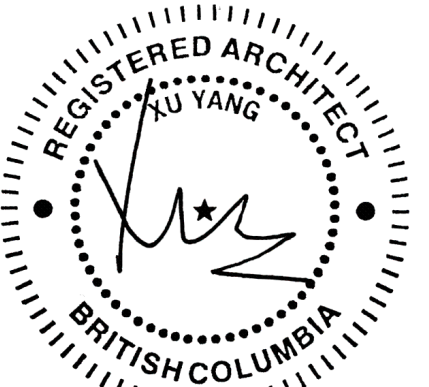
HARDIE PANEL -
CHARCOAL



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1328 PRIDHAM AVE
KELOWNA, BC

DRAWING TITLE

3D PERSPECTIVE

DRAWING No.

A6.02



1

NW VIEW FROM BELAIRE

Scale: NTS



1 NW VIEW FROM BELAIRE
Scale: NTS



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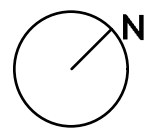
3D PERSPECTIVE

DRAWING No.

A6.03



GROUND LEVEL



PROJECT TITLE

**1355, 1341 BELLAIRE AVE.
& 1328 PRIDHAM AVE.**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	23.03.24	Review
2	23.05.05	Review
3	23.05.09	Issued For DP
4		
5		

PROJECT NO. 22-0980

DESIGN BY AM

DRAWN BY MC/NM

CHECKED BY FB

DATE MAY 9, 2023

SCALE 1:150

PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

LS-101

NOT FOR CONSTRUCTION

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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GINNALA	AMUR MAPLE	2	3cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3	4cm CAL.
LARIX LARICINA	AMERICAN LARCH	8	5cm CAL.
QUERCUS MACROCARPA 'TOP GUN'	TOP GUN BUR OAK	6	5cm CAL.
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	15	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	20	#02 CONT. /0.9M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	5	#02 CONT. /2.0M O.C. SPACING
PHILADELPHUS LEWISII 'BLIZZARD'	MOCK ORANGE 'BLIZZARD'	15	#02 CONT. /1.2M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	15	#02 CONT. /1.2M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	15	#02 CONT. /1.2M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	20	#02 CONT. /0.9M O.C. SPACING
VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY COMPACT AMERICAN CRANBERRY	5	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ASTER ALPINUS 'DARK BEAUTY'	DARK BEAUTY ALPINE ASTER	20	#01 CONT. /0.6M O.C. SPACING
ASTER ALPINUS 'GOLIATH'	GOLIATH ALPINE ASTER	20	#01 CONT. /0.6M O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	15	#01 CONT. /0.9M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	10	#01 CONT. /1.0M O.C. SPACING
HAKONECHLOA MACRA	JAPANESE FOREST GRASS	20	#01 CONT. /0.6M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	20	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	20	#01 CONT. /0.6M O.C. SPACING
IRIS GERMANICA 'CRANBERRY ICE'	BERRY RED BEARDED IRIS	10	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	20	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	20	#01 CONT. /0.75M O.C. SPACING
SALVIA NEMEROSA 'CARDONNA'	CARDONNA MEADOW SAGE	20	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	SEDUM 'AUTUMN JOY'	20	#01 CONT. /0.6M O.C. SPACING
VINES			
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	8	#01 CONT. /1.5M O.C. SPACING