



**BC HOUSING & OKANAGAN METIS & ABORIGINAL HOUSING
SOCIETY (OMAHS) KNELLER ROAD RENTAL APARTMENT
PROJECT**

**DEVELOPMENT PERMIT APPLICATION
Design Rationale**

December 04 , 2023

INTRODUCTION

The Okanagan Métis & Aboriginal Housing Society (OMAHS) is a non-profit society incorporated in August of 1986. The Society's mandate is to develop and maintain affordable and comfortable rental housing units, integrated within the urban communities of the Okanagan. The major objective is to make affordable rental housing available for all households (native and non-native people) of low and moderate income. OMAHS wishes to construct a new 48-unit affordable housing project and the Society expects the same profile of tenants on this new proposed project and have noted that a high percentage of these tenants do not own vehicles.

SITE

As part of the realignment of Kneller Road, completed during the construction of the OMAHS owned Nissen Crossing project, the remaining lots on the east side of the road (235, 239, and 175 Kneller Road) were cleared and ear-marked in 2019 for two BC Housing projects. The OMAHS Development Team led by Dan Scuka from Scuka Construction, working in conjunction with BC Housing and the Kelowna Women's Shelter (KWS), submitted a Subdivision Application in early 2022 addressing the overall lot consolidation and subdivision into 2 properties: the northern lot for the KWS project, the southern lot for the OMAHS project. A Rezoning Application was submitted at the same time proposing a change from RU-1 zoning to CA1r for the KWS project and MF3r for the OMAHS project.

BUILDING DESIGN

The goal of The Society and design team was to have the new apartment building look like it 'belonged' on the street by looking very similar to Nissen Crossing. As such the material palette for the new project directly references Nissen Crossing with a mix of blue cement panel and light lap siding cladding while window sizes and layouts were matched. The minor 'frames' (inverted U-shaped projections) both articulate the façade and also help to create similarities between the projects. However, the new project differs from its neighbour with larger, more expressive corner 'wrap-around' decks and major frames which articulate the building corners and also provide a cornice at the level 5 floor edge. The fifth storey setback provides a relief to the scale of the building wall on Kneller Road and provides an opportunity for a long linear roofline on the top floor. The south stair goes up to the roof per the Society's request, for improved maintenance access and provides a vertical element on the building's east elevation.

LANDSCAPE & SHARED OUTDOOR AMENITIES

The project site design was predicated on a goal to be a 'good neighbour' by both physically improving and socially benefiting the adjacent OMAHS owned townhouse complex at 115 Kneller Road. The proposed 'off-site project' design works does this by revising the existing entry & garbage area into a beautiful parking area with landscaping while also replacing a tired play area and sport court with a new shared amenity. The proposed shared garbage enclosure allows for the existing townhouse garbage and play area to be redesigned into a shared outdoor amenity consisting of a turf area and dog-run. The northeast corner of the apartment site is also proposed to be shared amenity play area which would serve both the townhouse and the apartment building. The apartment building parkade ramp has been located on the townhouse property to both allow for more landscape area on the apartment project site while also reducing the amount of let-downs and vehicle entry points off Kneller Road.

Please note that the design team has calculated the townhouse complex under the 2022 zoning bylaw and determined that the total amenity space required to be provided to be accessible to all residents is approx. 112.0sm and excluding the existing sport court and play area the total provided is 1,540sm. The area of the proposed dog run will add another approx. 64sm to that total.

PARKING VARIANCE

This OMAHS project is providing the same type of housing as the adjacent Nissen Crossing project completed in 2019. Based on the parking utilization on this adjacent property, we are seeking a parking variance to reduce the number of parking stalls from 62 to 43 stalls for the 48 units, providing only 72% of the required stalls. While this reduction may seem high, the Nissen Crossing Housing property only utilizes 28% of onsite parking. At its peak utilization, only 36% of the total stalls were being used.

The Project plans to have ground level surface parking and 1 level of semi-underground parkade to accommodate 48 units as the maximum of the building footprint. Per the table below the proposed parking bylaw requires the provision of 62 parking stalls whereas OMAHS is proposing to provide 43 stalls (combined total of on and off-site stalls) leaving a deficit of 17 stalls.

Table 1: Project Vehicle Parking Summary (from Zoning Summary table on drawing DP-A1.01)

| NEW OMAHS APARTMENT BLDG. - VEHICLE PARKING SUMMARY | | | | |
|---|---|--------------------|-------------------|-------------------|
| | STUDIO UNITS | 1 BEDROOM UNITS | 2 BEDROOM UNITS | 3 BEDROOM UNITS |
| REQUIRED SPACE SUMMARY | 1 unit total | 29 units total | 15 units total | 3 units total |
| SPACES REQUIRED PER UNIT | 1.0 per unit min. | 1.20 per unit min. | 1.4 per unit min. | 1.6 per unit min. |
| SPACES REQUIRED FOR UNITS | 1.0 | 35.0 | 21.0 | 5.0 |
| TOTAL SPACES REQUIRED FOR UNITS | | | | 62 |
| VISITOR STALLS (MIN .014 PER DWELLING UNIT) | | | | 7 |
| TOTAL SPACES REQUIRED PRE-REDUCTION | | | | 69 |
| MF3r RENTAL SUBZONE REDUCTION (10% REDUCTION OUTSIDE OF URBAN CENTRE) | | | | 7 |
| TOTAL SPACES REQUIRED | | | | 62 |
| ACCESSIBLE SPACES REQUIRED | PROVIDED AS PART OF THE TOTAL SPACES REQUIRED | | | 3 |
| ACCESSIBLE VAN SPACES REQ'D | PROVIDED AS PART OF THE TOTAL SPACES REQUIRED | | | 1 |
| PROVIDED SPACES SUMMARY | REGULAR SPACE | SMALL CAR SPACE | ACCESSIBLE SPACES | |
| LEVEL P1 PARKADE | 5 | 19 | 2 | 26 |
| NISSEN CROSSING DEDICATED STALLS | 16 | 0 | 0 | 16 |
| TOWNHOUSE COMPLEX DEDICATED STALLS | 0 | 0 | 1 | 1 |
| TOTAL PROVIDED (BY SPACE TYPE) | 21 | 19 | 3 | |
| % OF SMALL CAR STALLS PROVIDED ON SITE | 44% (MAX. PERMITTED 50%) | | | |
| TOTAL SPACES PROVIDED | | | | 43 |

ADJACENT OMAHS PROPERTIES

NISSEN CROSSING

OMAHS also owns Nissen Crossing, a 78-unit complex located directly to the west of the subject property. In 2020, OMAHS completed a survey over a few months by doing a vehicle count on random days and times and discovered that on average, 73% of the parking stalls remained unused. The breakdown was 66% unused in the parkade and 82% of the surface parking remained unused. Please see tables below and photos provided at the end of this rationale for more info.

Table 2: Nissen Crossing Parkade Parking Utilization Study 2020

| Date | Time | # of Stalls Used | % of Stalls Used | # of Stalls Not Used | % of Stalls Not Used |
|----------------------|----------|------------------|------------------|----------------------|----------------------|
| 25-Feb | 6:00 PM | 23 | 35% | 42 | 65% |
| 19-Apr | 6:30 PM | 20 | 31% | 45 | 69% |
| 25-May | 6:00 PM | 22 | 34% | 43 | 66% |
| 01-Jun | 7:30PM | 21 | 32% | 44 | 68% |
| 02-Jun | 8:30 PM | 22 | 34% | 43 | 66% |
| 03-Jun | 12:00 AM | 23 | 35% | 42 | 65% |
| 05-Jun | 2:00 PM | 20 | 31% | 45 | 69% |
| 06-Jun | 12:00 AM | 23 | 35% | 42 | 65% |
| 07-Jun | 9:30 PM | 22 | 34% | 43 | 66% |
| TOTAL AVERAGE | | 22 | 34% | 43 | 66% |

Table 3: Nissen Crossing Surface Parking Lot Utilization Study 2020

| Date | Time | # of Stalls Used | % of Stalls Used | # of Stalls Not Used | % of Stalls Not Used |
|----------------------|---------|------------------|------------------|----------------------|----------------------|
| 25-Feb | 1:00 AM | 7 | 15% | 41 | 85% |
| 08-Apr | 8:00 PM | 7 | 15% | 41 | 85% |
| 15-Apr | 8:00 PM | 6 | 13% | 42 | 88% |
| 22-Apr | 9:00 PM | 8 | 17% | 40 | 83% |
| 29-Apr | 8:30 PM | 9 | 19% | 39 | 81% |
| 24-May | 7:30 PM | 11 | 23% | 37 | 77% |
| 05-Jun | 6:00 PM | 13 | 27% | 35 | 73% |
| 08-Jun | 7:30AM | 7 | 15% | 41 | 85% |
| TOTAL AVERAGE | | 9 | 18% | 40 | 82% |

Table 4: Nissen Crossing Parking Utilization Study Totals 2020

| | |
|---|------------|
| TOTAL NUMBER OF STALLS PROVIDED* | 113 |
| TOTAL AVERAGE NUMBER OF STALLS USED | 30 |
| TOTAL AVERAGE % OF USED STALLS | 27% |
| TOTAL AVERAGE NUMBER OF STALLS NOT USED | 83 |
| TOTAL AVERAGE % OF STALLS NOT USED | 73% |

A follow-up parking count was conducted daily for two weeks in November 2023, to confirm the previous study's findings. The tables below provide the updated data.

Table 5: Nissen Crossing Parkade Parking Utilization Study 2023

| Date | Time | # of Stalls Used | % of Stalls Used | # of Stalls Not Used | % of Stalls Not Used |
|----------------------|----------|------------------|------------------|----------------------|----------------------|
| 31-Oct | 3:00 PM | 16 | 25% | 49 | 75% |
| 02-Nov | 11:30 AM | 22 | 34% | 43 | 66% |
| 02-Nov | 5:00 PM | 22 | 34% | 43 | 66% |
| 03-Nov | 7:00 AM | 32 | 49% | 33 | 51% |
| 03-Nov | 1:00 PM | 24 | 34% | 43 | 66% |
| 06-Nov | 6:30 AM | 32 | 49% | 33 | 51% |
| 06-Nov | 4:00 PM | 21 | 32% | 44 | 68% |
| 07-Nov | 5:45 AM | 33 | 51% | 32 | 49% |
| 07-Nov | 4:45 PM | 22 | 34% | 43 | 66% |
| 09-Nov | 6:45 AM | 33 | 51% | 32 | 49% |
| 12-Nov | 8:30 AM | 30 | 45% | 35 | 55% |
| TOTAL AVERAGE | | 26 | 40% | 39 | 60% |

Table 6: Nissen Crossing Surface Parking Lot Utilization Study 2023

| Date | Time | # of Stalls Used | % of Stalls Used | # of Stalls Not Used | % of Stalls Not Used |
|----------------------|----------|------------------|------------------|----------------------|----------------------|
| 31-Oct | 3:00 PM | 8 | 17% | 40 | 83% |
| 02-Nov | 11:30 AM | 7 | 15% | 41 | 85% |
| 02-Nov | 5:00 PM | 7 | 15% | 41 | 85% |
| 03-Nov | 7:00 AM | 5 | 10% | 43 | 90% |
| 03-Nov | 1:00 PM | 5 | 10% | 39 | 90% |
| 06-Nov | 6:30 AM | 6 | 13% | 42 | 87% |
| 06-Nov | 4:00 PM | 8 | 17% | 40 | 83% |
| 07-Nov | 5:45 AM | 4 | 8% | 44 | 92% |
| 07-Nov | 4:45 PM | 4 | 8% | 44 | 92% |
| 09-Nov | 6:45 AM | 5 | 10% | 43 | 90% |
| 12-Nov | 8:30 AM | 2 | 4% | 46 | 96% |
| TOTAL AVERAGE | | 6 | 12% | 42 | 88% |

Table 7: Nissen Crossing Parking Utilization Study Totals 2023

| | |
|---|------------|
| TOTAL NUMBER OF STALLS PROVIDED* | 113 |
| TOTAL AVERAGE NUMBER OF STALLS USED | 32 |
| TOTAL AVERAGE % OF USED STALLS | 28% |
| TOTAL AVERAGE NUMBER OF STALLS NOT USED | 81 |
| TOTAL AVERAGE % OF STALLS NOT USED | 72% |

Note: Currently 3 surface stalls are being used as public amenity areas and furnished with picnic tables, chairs, and removable gazebo.

The updated study shows that very little has changed over the years and that parking demand remains very low at Nissen Crossing. Due to the low demand over the past several years, the Society has repurposed some of its surface parking to accommodate outdoor gathering spots by providing picnic tables, chairs and a portable gazebo in three of its unused stalls. OMAHS invested significant amounts of funds to provide infrastructure for vehicles, its residents typically can't afford when it could be put to better use in terms of more units and/or resident amenities. At its observed peak usage, 74 parking stalls were still not being used. At \$25,000 per stall, that is \$1,850,000 of unused infrastructure.

As part of the revised parking rationale development the design team calculated the parking requirements (see Table 8 below) for Nissen Crossing using the proposed Parking Bylaw and concluded that the project has a surplus of 16 parking stalls. These 16 stalls are noted on the parking summary as dedicated to the new OMAHS project which could be dedicated through a covenant or other owner agreement.

Table 8: Nissen Crossing Parking Summary Using 2022 Parking ByLaw

| NISSEN CROSSING - 2022 BYLAW VEHICLE PARKING SUMMARY | | | | |
|---|---------------------------------------|-------------------|-------------------|-----------------------|
| | 1 BEDROOM UNITS | 2 BEDROOM UNITS | STUDIO UNITS | |
| REQUIRED SPACES SUMMARY | 52 units total | 18 units total | 8 units total | 78 units total |
| VEHICLE SPACES REQUIRED | 1.20 per unit min. | 1.4 per unit min. | 1.0 per unit min. | <u>TOTAL</u> |
| APARTMENTS (UNITS) | 63 | 25 | 8 | 96 |
| APARTMENT (VISITORS) | MIN. 0.14 SPACE PER DWELLING UNIT | | | 13 |
| OMAHS OFFICE | 2.5 PER 100 sm GFA | | | 2 |
| TOTAL SPACES REQUIRED PRE-RENTAL REDUCTION | | | | 111 |
| MF2 RENTAL SUBZONE REDUCTION | 10% REDUCTION OUTSIDE OF URBAN CENTRE | | | 11 |
| TOTAL SPACES REQUIRED | | | | 100 |
| PROVIDED SPACES SUMMARY | REGULAR SPACE | SMALL CAR SPACE | ACCESSIBLE SPACES | |
| LEVEL 1 PARKADE | 35 | 11 | 4 | 50 |
| SURFACE PARKING | 27 | 39 | | 66 |
| TOTAL EXISTING SPACES PROVIDED | 62 | 50 | 4 | |
| % OF SMALL CAR STALLS PROVIDED | 43% (MAX. 50%) | | | |
| TOTAL EXISTING SPACES PROVIDED | | | | 116 |
| TOTAL SURPLUS REGULAR VEHICLE SPACES PROPOSED TO BE DEDICATED TO NEW OMAHS APARTMENT BLDG. | | | | 16 |

NOTE: If variance supported OMAHS to work with City to define location of dedicated stalls.

ADJACENT OMAHS PROPERTIES

115 KNELLER ROAD TOWNHOUSE COMPLEX

OMHAS owns the townhouse project at 115 Kneller Road which is located directly east of the subject property. The proposal shown in the Rezoning Drawings would be to redesign the current townhouse visitor parking lot which currently consists of six parking stalls into a new parking lot with nine parking stalls, three of which could be dedicated through a covenant or other owner agreement to the new OMAHS Housing project.

Table 9: Townhouse Complex Parking Summary Using 2022 Parking ByLaw

| TOWNHOUSE COMPLEX - 2022 BYLAW VEHICLE PARKING SUMMARY | | | | |
|---|---------------------------------------|-----------------|---------------------|----------|
| | 2 BEDROOM UNITS | | 3 & 4 BEDROOM UNITS | |
| | 0 units total | | 28 units total | |
| | | | 28 units total | |
| REQUIRED SPACES SUMMARY | 1.20 per unit min. | | 1.6 per unit min. | |
| | | | TOTAL | |
| APARTMENTS (UNITS) | 0 | | 45 | |
| APARTMENT (VISITORS) | MIN. 0.14 SPACE PER DWELLING UNIT | | | 4 |
| TOTAL SPACES REQUIRED PRE-RENTAL REDUCTION | | | | 49 |
| MF2 RENTAL SUBZONE REDUCTION | 10% REDUCTION OUTSIDE OF URBAN CENTRE | | | 5 |
| TOTAL SPACES REQUIRED | | | | 44 |
| PROVIDED SPACES SUMMARY | | | | |
| | REGULAR SPACE | SMALL CAR SPACE | ACCESSIBLE SPACES | |
| SURFACE PARKING | 45 | 0 | 0 | 45 |
| TOTAL EXISTING SPACES PROVIDED | 45 | 0 | 0 | |
| % OF SMALL CAR STALLS PROVIDED | 0% (MAX. 50%) | | | |
| TOTAL EXISTING SPACES PROVIDED | | | | 45 |
| TOTAL SURPLUS REGULAR VEHICLE SPACES PROPOSED TO BE DEDICATED TO NEW OMAHS APARTMENT BLDG. | | | | 1 |

NOTE: One surplus stall is proposed as the accessible van stall adjacent to garbage enclosure.

The OMAHS Townhouse Complex parking lot was originally constructed with 56 stalls but has been so underutilized that the Society transformed nine parking stalls into a playground for its residents in 2006 with no effect to the parking demand. It still has underutilized parking stalls to this day.

SUPPORTIVE HOUSING PARKING PRECEDENT (PROVIDED BY BC HOUSING)

Based on existing BC Housing projects of similar scale and location, it is anticipated that the demand for parking by the future tenants of the Project will be significantly lower than for a market rental project. Several completed studies echo this statement, including reports completed by the City of Kamloops, City of Vancouver, City of Victoria. The City of Kamloops Affordable Housing Developer Package states that based on parking demand trends, social housing parking requirements are 0.25 spots per unit.

The City of Kamloops uses a reduced parking requirement for multi-family affordable housing and multi-family Social Housing or assisted living. The Social Housing minimum parking requirement for Kamloops is 0.25 vehicular spaces per dwelling unit plus an additional 10% for designated visitor parking and 0.5 bicycle parking stalls. Using Kamloops requirement would require this project to provide 13 parking stalls and 24 bicycle parking stalls. These rates are comparable to what is being observed on the Nissen Crossing property.

PROXIMITY TO AMENITIES

The new OMAHS Housing project is conveniently located with many stores, restaurants and services available at the nearby Willow Park Shopping Centre. As noted in the table below, many amenities are located within close proximity to the subject OMAHS site.

| Community Amenity/ Facility | Distance from Site (meters) | Public Transportation Time |
|-----------------------------|-----------------------------|----------------------------|
| Pharmacy | 600m | 10 mins |
| Religious Services | 150m | 0 mins |
| Food/Restaurants | 300m | 0 mins |
| Daycare | 2km | 9 mins |
| Shopping | 150m | 8 mins |
| Ben Lee Park | 600m | 0 mins |
| Houghton Multi-Use Corridor | 250m | 0 mins |

The Project's proposed properties are currently vacant land and will add reasonable density around existing transit corridors, therefore, encouraging increased ridership and improving the overall reliability and frequency of the current bus services. The Project is well located with a nearby bus stop for both Bus Route 8 and Route 10. Route 8 is University/ OK College line. It connects the OMAHS project to the east of the City of Kelowna from the Kelowna-Rock Creek Highway. It brings the tenants north to University of British Columbia Okanagan and south to Okanagan College, encouraging the potential for some of OMAHS' residents to access education opportunities. Route 10 is North Rutland line. It connects the OMAHS project to downtown Kelowna and the Queensway Exchange as well as to Rutland. Both buses pass through the Orchard Park bus loop offering the many services and shops available in the mall as well as many more transit route options.

EXISTING KELOWNA POLICY

The Healthy Housing Strategy (HHS) was adopted by the Mayor and Council in June 2018 and includes information linking health and housing, and policy priorities to encourage the development of healthy housing. While the proposed project positively relates to all four healthy housing links identified in the report, one of expressed importance is Community and Location; by providing housing that is well situated in a walkable neighbourhood with strong transit (including active transit) connections, this project is the type identified in this strategy as providing healthy housing.

The strategy also identifies key directions and actions that benefit the provision of healthy housing. One direction given is to improve housing affordability and reduce barriers for affordable housing. Parking costs are one of the greatest barriers to the provision of affordable housing. The report indicates that "by setting minimum parking requirements, the City is driving up housing costs and disincentivizing sustainable modes of transportation." A key policy direction provided in the HHS is to reduce parking requirements for infill and affordable housing and Appendix E-VI provides specific direction to identify opportunities for off-street parking reductions and/or parking elimination.

HOUSING AGREEMENT AND COVENANT ON TITLE

OMAHS is committed to the long-term provision of affordable housing with the Project. Therefore, both parties are prepared to secure an extended housing tenure through a housing agreement with a covenant registered on title to ensure the ongoing affordability of the proposed units. This will guarantee that the Project is operated and maintained as affordable housing in a manner that is consistent with the objective of protecting long-term affordability.

CLIMATE ACTION

As the City of Kelowna's own Climate Action webpage in 2021 stated "Kelowna has experienced the havoc that climate change can cause to a community, with back-to-back years of record spring precipitation causing historic flooding followed by hot dry summers that contributed to droughts and wildfires (2017 and 2018)".

The Climate Projection for the Okanagan Region report (February 2020) shows that as greenhouse gas (GHG) emissions continue to grow, changes like these will become more common in the next three decades with hotter, drier summers; warmer winters; increased precipitation in all seasons except summer; and a shifting of the seasons. Reduced single occupant vehicle use and greater uptake of transit, walking, cycling and other environmentally sustainable options must clearly be embraced by developers of housing projects such as the one OMAHS is proposing.

CONCLUSION

The vision for the new OMAHS project is to provide affordable housing for indigenous and non-indigenous occupants, and it is anticipated that this project will have the same profile of tenants as Nissen Crossing where a high percentage of these tenants do not own vehicles. Parking costs are one of the greatest barriers to providing affordable housing and it is our opinion that to reduce the number of units to match available parking would mean fewer affordable housing units in exchange for parking that will remain vacant, as observed in its two previous developments.

This project also presents a unique opportunity in that it is situated in between two existing OMAHS-owned affordable housing complexes and directly south of the proposed Kelowna Women's Shelter project complex where parking requirements and local traffic are significantly reduced. A higher percentage of the occupants are/will be utilizing alternate forms of transportation such as walking or public transportation which is what is being encouraged city wide for a wide variety of reasons.

Based on this, and all the factors noted above, we are requesting that the City of Kelowna support the reduction of required parking on the site with a parking variance allowing for the proposed 43 parking stalls provided both on site and by way of transferring some parking spaces from the adjacent OMAHS owned Nissen Crossing project.

BC HOUSING & OKANAGAN METIS & ABORIGINAL HOUSING SOCIETY (OMAHS) KNELLER ROAD RENTAL APARTMENT PROJECT



175 KNELLER ROAD, KELOWNA, BC, V1X 4C2

ISSUED FOR DEVELOPMENT PERMIT

2023-12-04

ARCHITECTURAL

| | |
|-----------------|--|
| DP-A0.00 | COVER SHEET & DRAWING LIST |
| DP-A1.00 SERIES | ZONING AND SUMMARY, SHADOW STUDY |
| DP-A1.01 | ZONING SUMMARY, MAPS & PHOTOS |
| DP-A1.02 | ZONING PLANS |
| DP-A1.03 | SHADOW STUDY |
| DP-A2.00 SERIES | CONTEXT, SURVEY & SITE |
| DP-A2.01 | CONTEXT PLAN |
| DP-A2.02 | SURVEY PLAN |
| DP-A2.03 | SITE PLAN |
| DP-A3.00 SERIES | FLOOR PLANS |
| DP-A3.01 | LEVEL P1 FLOOR PLAN |
| DP-A3.02 | LEVEL 1 FLOOR PLAN |
| DP-A3.03 | LEVEL 2 FLOOR PLAN |
| DP-A3.04 | LEVEL 3 FLOOR PLAN |
| DP-A3.05 | LEVEL 4 FLOOR PLAN |
| DP-A3.06 | LEVEL 5 FLOOR PLAN |
| DP-A3.07 | ROOF PLAN |
| DP-A4.00 SERIES | BUILDING ELEVATIONS |
| DP-A4.01 | NORTH-EAST & SOUTH-WEST BLDG. ELEVATIONS |
| DP-A4.02 | SOUTH-WEST & SOUTH-EAST BLDG. ELEVATIONS |
| DP-A4.10 SERIES | 3D VIEWS |
| DP-A4.11 | 3D VIEWS |
| DP-A5.00 SERIES | BUILDING SECTIONS |
| DP-A5.01 | BUILDING SECTIONS |
| DP-A8.00 SERIES | UNIT PLANS |
| DP-A8.01 | UNIT PLANS |

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Project Title
**BC HOUSING &
OMAHS, KNELLER
ROAD RENTAL
APARTMENT
PROJECT**

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
050Y005 DIVISION VALE DISTRICT PLAN 426

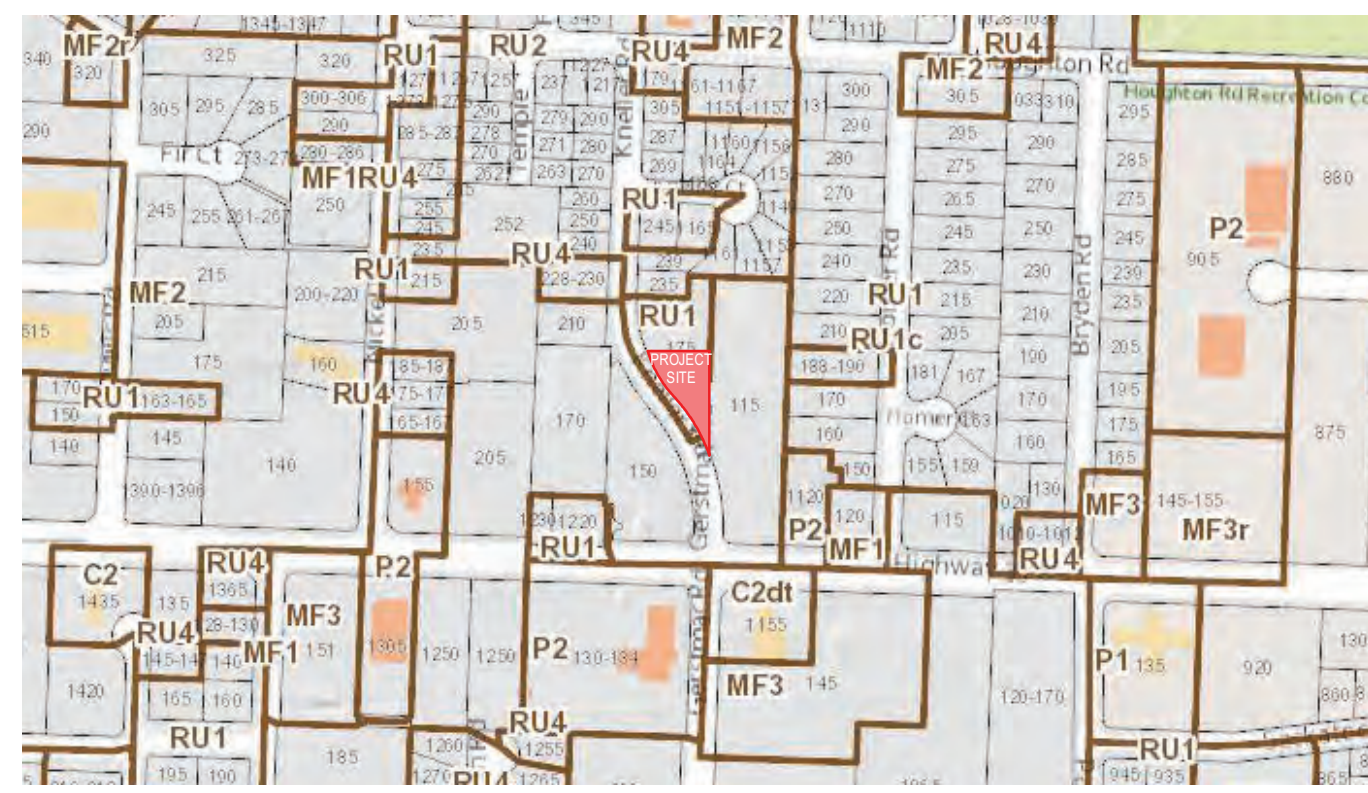
Drawing Number Revision

DP-A0.00

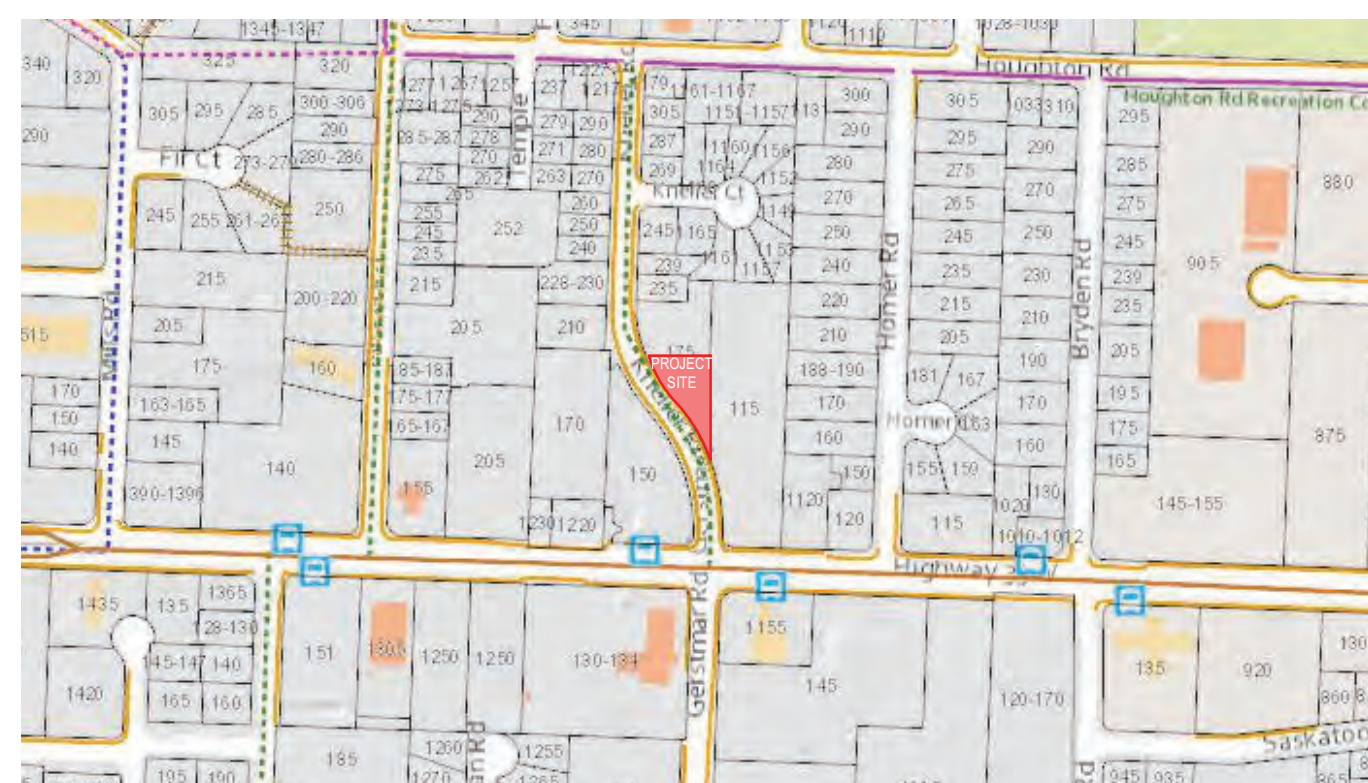
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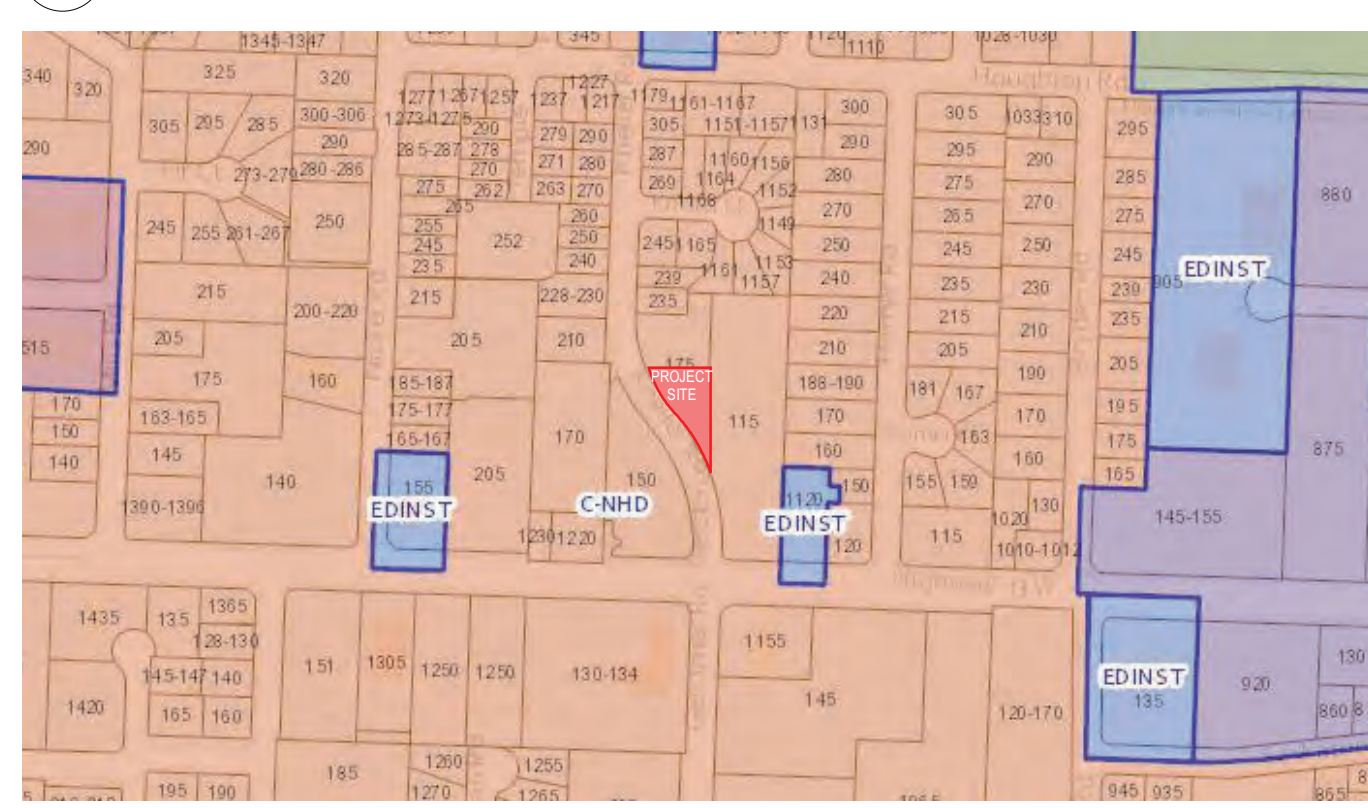
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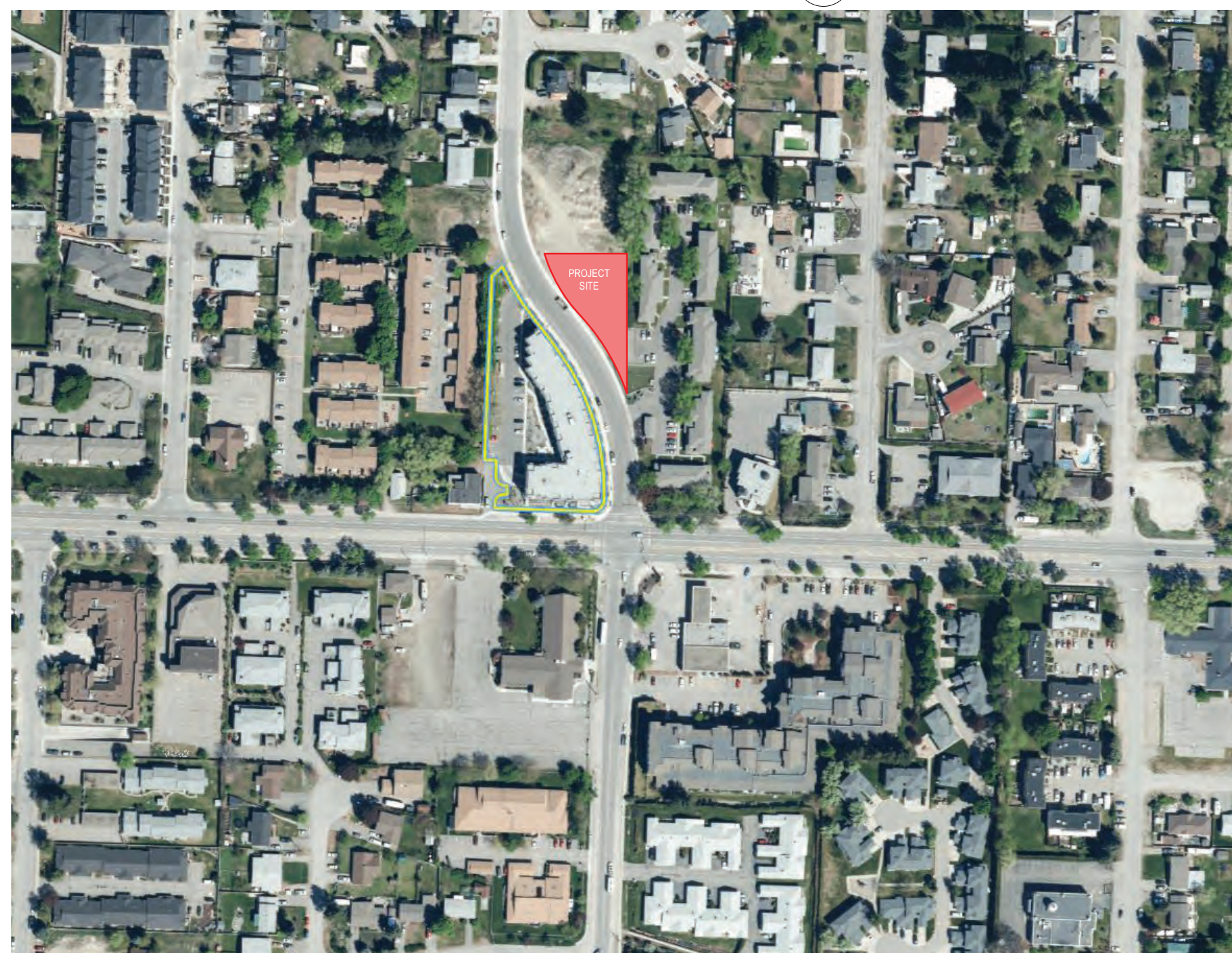
11 CURRENT ZONING PLAN (SOURCE: CITY OF KELOWNA MAP VIEWER)



10 CURRENT & FUTURE TRANSPORTATION PLAN (SOURCE: CITY OF KELOWNA MAP VIEWER)



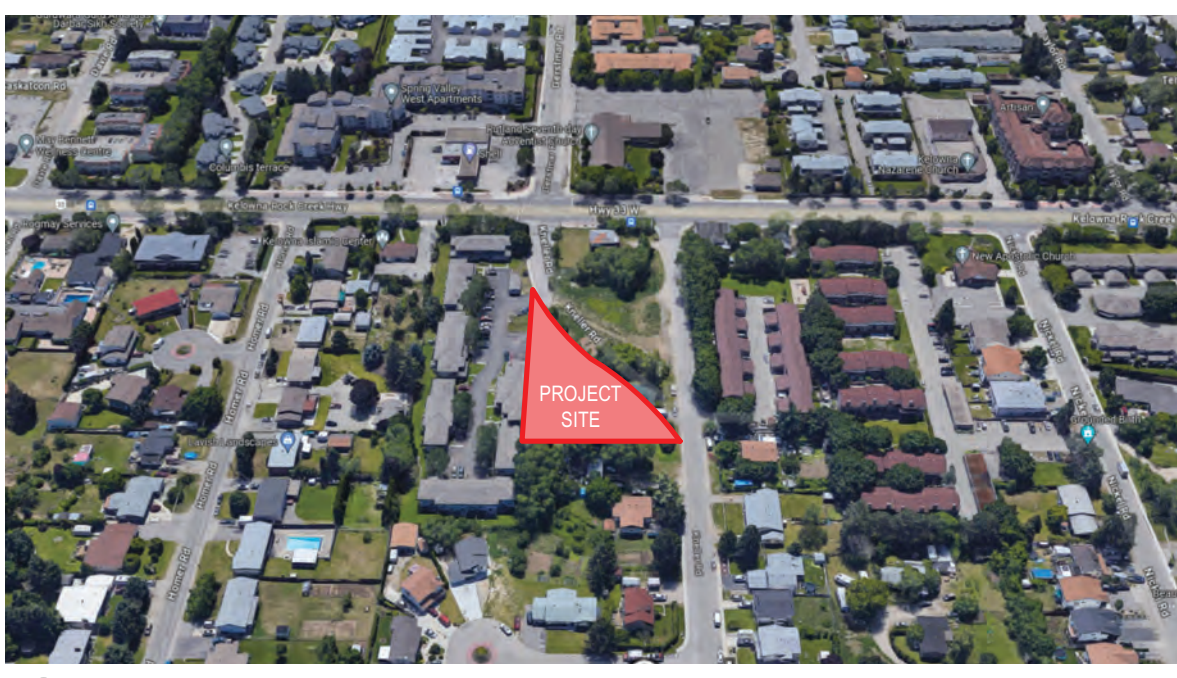
9 FUTURE LAND USE PLAN (OFFICIAL COMMUNITY PLAN) (SOURCE: CITY OF KELOWNA MAP VIEWER)



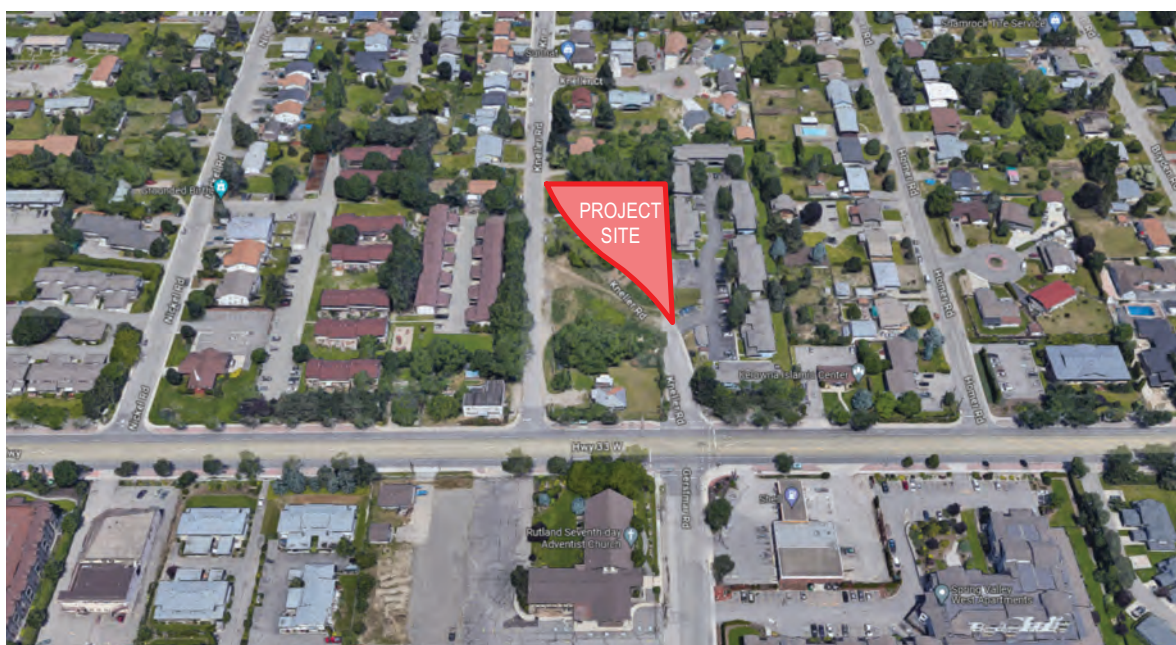
12 AERIAL PHOTO (SOURCE: KELOWNA MAP VIEWER, 2021)



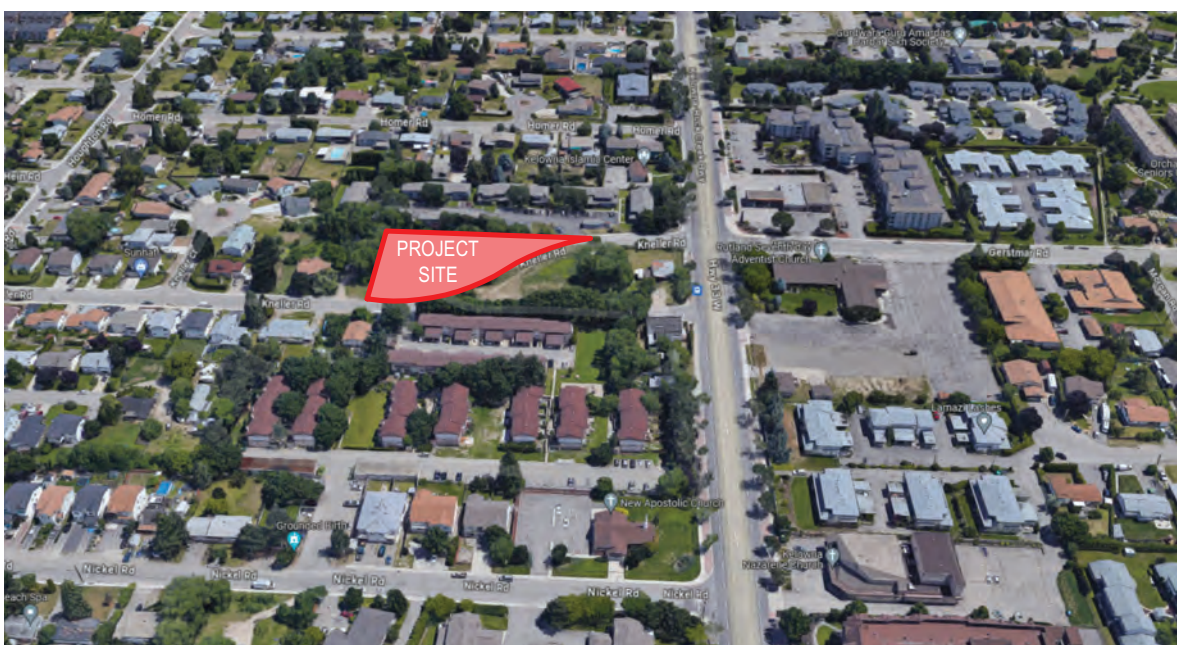
8 3D VIEW LOOKING WEST (SOURCE: GOOGLE MAPS, 2014)



7 3D VIEW LOOKING SOUTH (SOURCE: GOOGLE MAPS, 2014)



6 3D VIEW LOOKING NORTH (SOURCE: GOOGLE MAPS, 2014)



5 3D VIEW LOOKING EAST (SOURCE: GOOGLE MAPS, 2022)

6. UNIT MIX SUMMARY

| | FLOOR LEVELS | | | UNIT COUNT NOTES |
|----------------------------|--------------|------------|-----------|------------------|
| | LEVEL 1 | LEVELS 2-4 | LEVEL 5 | |
| 1 BED A | 2 | 2 | 2 | 10 |
| 1 BED B (ACCESSIBLE ON L1) | 1 | 1 | 1 | 5 |
| 1 BED C | 0 | 1 | 1 | 4 |
| 1 BED D (L5 ONLY) | 0 | 0 | 1 | 1 |
| 1 BED E (L5 ONLY) | 0 | 0 | 1 | 1 |
| 1 BED F (L5 ONLY) | 0 | 0 | 1 | 1 |
| 1 BED G | 1 | 0 | 0 | 1 |
| 1 BED H (ACCESSIBLE ON L1) | 1 | 1 | 0 | 4 |
| 1 BED I (L5 ONLY) | 1 | 0 | 1 | 2 |
| 2 BED A (ACCESSIBLE ON L1) | 1 | 1 | 0 | 4 |
| 2 BED B | 1 | 0 | 0 | 1 |
| 2 BED C | 0 | 0 | 0 | 0 |
| 2 BED D | 0 | 1 | 0 | 3 |
| 2 BED E | 0 | 1 | 0 | 3 |
| 2 BED F | 0 | 1 | 1 | 4 |
| 3 BED A | 0 | 1 | 0 | 1 |
| STUDIO A (L5 ONLY) | 0 | 0 | 1 | 1 |
| TOTAL # OF UNITS | 8 | 10 | 10 | 48 |

7. PRIVATE AND COMMON AMENITY SPACE SUMMARY

| REQUIRED AREA SUMMARY | AREA PER UNIT | # OF UNITS | SUBTOTAL (sm) | SUBTOTAL (sf) | BYLAW # | NOTES |
|--|---------------|------------|-----------------|-----------------|--------------|-------|
| STUDIO UNITS | 6.0 sm | 1 | 6 | 65 sf | Section 13.5 | |
| 1 BEDROOM UNITS | 10.0 sm | 29 | 290 | 3,122 sf | | |
| 2 OR 3 BEDROOM UNITS | 15.0 sm | 18 | 270 | 2,906 sf | | |
| TOTAL PRIVATE & COMMON AMENITY... | | | 566.0 sm | 6,092 sf | | |

| TOTAL PRIVATE & COMMON AMENITY SUMMARY | SUBTOTAL (sm) | SUBTOTAL (sf) |
|--|-----------------|-----------------|
| LEVELS 2-4 DECKS/BALCONIES: | | |
| STUDIO UNITS | 20.9 sm | 225 sf |
| 1 BED UNITS | 203.3 sm | 2,188 sf |
| 2 & 3 BED UNITS | 54.4 sm | 586 sf |
| LEVELS 2 & 4 & 5 LARGER BALCONIES (NOT ROOF DECKS) | 73.0 sm | 786 sf |
| LEVEL 1 PATIOS | 44.6 sm | 480 sf |
| TOTAL PRIVATE AMENITY SPACE PROVIDED | 396.2 sm | 4,265 sf |
| LEVEL 1 AMENITY ROOMS | 78.3 sm | 843 sf |
| LEVEL 1 OMAHS PLAY AREA & DOG RUN (ON OMAHS PROPERTY) | 203.6 sm | 2,191 sf |
| TOTAL PRIVATE & COMMON AMENITY SPACE PROVIDED | 678.1 sm | 7,299 sf |
| TOTAL AMENITY SPACE REQUIRED TO BE ACCESSIBLE TO ALL RESIDENTS (4sm PER UNIT)... | 192.0 sm | 2,067 sf |
| TOTAL AMENITY SPACE PROVIDED THAT IS ACCESSIBLE TO ALL RESIDENTS... | 281.9 sm | 3,034 sf |

8. VEHICLE PARKING SUMMARY

| REQUIRED SPACES SUMMARY | STUDIO UNITS | 1 BEDROOM UNITS | 2 BEDROOM UNITS | 3 BEDROOM UNITS | BYLAW # | NOTES |
|--|--------------|--------------------|-------------------|-------------------|--------------|-------|
| 1 units total | 1 | 29 | 15 | 3 | | |
| 1.0 per unit min. | 1.0 | 1.20 per unit min. | 1.4 per unit min. | 1.6 per unit min. | Table 8.3.1 | |
| TOTAL SPACES REQUIRED PRE REDUCTION | 62 | | | | | |
| MIN. 0.14 SPACE PER DWELLING UNIT (ALL REGULAR SPACES) | 7 | | | | Table 8.3.1 | |
| TOTAL SPACES REQUIRED | 69 | | | | | |
| MF3 RENTAL SUBZONE REDUCTION | 7 | | | | 8.2.11(a) | |
| TOTAL SPACES PROVIDED | 76 | | | | | |
| ACCESSIBLE SPACES REQUIRED | 3 | | | | Table 8.2.17 | |
| ACCESSIBLE VAN SPACES REQ'D | 1 | | | | Table 8.2.17 | |

| PROVIDED SPACES SUMMARY | REGULAR SPACE | SMALL CAR SPACE | ACCESSIBLE... |
|---------------------------------------|----------------|-----------------|---------------|
| LEVEL P1 PARKADE | 5 | 19 | 2 |
| NISSEN CROSSING DEDICATED STALLS | 16 | 0 | 0 |
| TOWNHOUSE COMPLEX DEDICATED STALLS | 1 | 1 | 1 |
| TOTAL PROVIDED (BY SPACE TYPE) | 21 | 19 | 3 |
| % OF SMALL CAR STALLS PROVIDED | 44% (MAX. 50%) | | |
| TOTAL SPACES PROVIDED | 43 | | |

9. BICYCLE PARKING SUMMARY

| REQUIRED LONG TERM SPACES SUMMARY | # OF UNITS | SPACE PER UNIT | BYLAW # | NOTES |
|--|------------|----------------|-----------|-------|
| 2 BED UNITS OR LESS | 45 | 0.75 per unit | TABLE 8.5 | |
| 3 BEDS | 3 | 1.00 per unit | | |
| TOTAL LONG TERM SPACES REQUIRED | 37 | | | |

| PROVIDED LONG TERM SPACES SUMMARY | FLOOR RACKS | WALL RACKS | % OF WALL RACKS |
|--|-------------|------------|-----------------|
| LEVEL 1 & P1 BIKE STORAGE ROOMS | 21 | 16 | 43% (MAX. 50%) |
| TOTAL LONG TERM SPACES PROVIDED | 37 | | |

| SHORT TERM SPACE SUMMARY | NUMBER OF SHORT TERM SPACES REQUIRED | ENTRANCE | TABLE 8.5 |
|-----------------------------------|--------------------------------------|--|-----------|
| 6 PER ENTRANCE "... | 1 | ENTRANCE | 6 |
| SHORT TERM SPACES PROVIDED | | REFER TO LANDSCAPE FOR BIKE RACK TYPES & LOCATIONS | 6 |

NOTES

- UPON ADOPTION OF SUBDIVISION AND REZONING PROJECT SITE DOES NOT ABUT RU1-RU5 ZONED LOT.
- DETAILED PARKING VARIANCE RATIONALE INCLUDED WITH DP APPLICATION - REFER TO NOTES 3 AND 4.
- ACCESSIBLE VAN STALL SHOWN ON TOWNHOUSE SITE PROPOSED TO BE DEDICATED TO APARTMENT BLDG. - REFER TO DESIGN RATIONALE.
- PROPOSED DEDICATION OF NISSEN CROSSING STALLS A RESULT OF LOW UTILIZATION RATE. - REFER TO DESIGN RATIONALE.
- UNIT NET AREA CALCULATED PER: WALLS BETWEEN UNITS; CL OF WALL, CORRIDOR WALLS; CL OF WALL, EXT. WALLS; OUTSIDE FACE OF SHEATHING.
- LARGER DECKS ON LEVELS 2,3,5 THAN NOTED IN UNIT MIX SUMMARY - AGGREGATE TOTAL OF LARGER DECKS NOTED IN AMENITY SPACE CALCULATION.
- SITE AREA SHOWN DOES NOT REFLECT ADDITIONAL AREA (+/- 62 SM) PROPOSED BY WAY OF LOT LINE ADJUSTMENT NOTED ON SITE PLAN.



2 VIEW 2: VIEW OF SW CORNER OF SITE FROM KNELLER ROAD (DP-A1.01) N.T.S.



3 VIEW 3: VIEW OF SE CORNER OF SITE FROM 115 KNELLER ROAD (DP-A1.01) N.T.S.



2 VIEW 2: VIEW OF NW CORNER OF SITE FROM KNELLER ROAD (DP-A1.01) N.T.S.



1 VIEW 1: VIEW OF EAST SIDE OF SITE FROM 115 KNELLER ROAD (DP-A1.01) N.T.S.

1. PROJECT DATA

| | |
|---------------------------|--|
| EXISTING CIVIC ADDRESSES | 175 KNELLER ROAD KELOWNA, BC, V1X 4C2 |
| PROPOSED CIVIC ADDRESSES | TBD (PENDING SUBDIVISION & REZONING) |
| PROPOSED ZONING | MF3r (PENDING SUBDIVISION & REZONING) |
| PROPOSED PRINCIPAL USE(S) | APARTMENT HOUSING |
| OCIP 2040 FUTURE LAND USE | C-NHD (CORE AREA NEIGHBOURHOOD) - MAP 3.1 |
| ZONING BYLAW(S) | 2022 KELOWNA ZONING BYLAW - BY LAW NUMBER #12375 |

2. SITE SUMMARY

| SITE DIMENSIONS | ZONING REQUIREMENTS | | PROPOSED | | BYLAW # | NOTES |
|------------------------------------|---------------------|----------------|------------|-----------|--------------|-------|
| | MIN. | MAX. | MIN. | MAX. | | |
| SITE AREA | 1,400.0 sm | 15,069 sf max. | 1,900.0 sm | 20,451 sf | Section 13.4 | 7 |
| SITE WIDTH (SIDE TO SIDE - EAST) | 30 | 98.4 ft min. | 75.7 m | 248.2 ft | | |
| SITE DEPTH (FRONT TO REAR - NORTH) | 30 | 98.4 ft min. | 48.3 m | 158.5 ft | | |

| SITE COVERAGE | ZONING REQUIREMENTS | | PROPOSED | | BYLAW # | NOTES |
|----------------------------------|---------------------|----------------|------------|-----------|---------|-------|
| | MIN. | MAX. | MIN. | MAX. | | |
| SITE COVERAGE - BLDGS (65% MAX.) | 1,235.0 sm | 13,293 sf max. | 824.4 sm | 8,874 sf | | |
| SITE COVERAGE - ALL (85% MAX.) | 1,615.0 sm | 17,384 sf max. | 1,129.0 sm | 12,152 sf | | |

| HEIGHT | ZONING REQUIREMENTS | | PROPOSED | | BYLAW # | NOTES |
|-------------------------|---------------------|---------|-----------|---------|---------|-------|
| | MIN. | MAX. | MIN. | MAX. | | |
| HEIGHT OF BUILDINGS (m) | 22.0 m | 72.2 ft | 18.0 m | 59.1 ft | | 1 |
| HEIGHT (# OF STOREYS) | 6 STOREYS | | 5 STOREYS | | | 1 |

| SETBACKS | ZONING REQUIREMENTS | | PROPOSED | | BYLAW # | NOTES |
|-------------------------------|---------------------|---------|----------|---------|---------|-------|
| | MIN. | MAX. | MIN. | MAX. | | |
| FRONT YARD (WEST) | 4.5 m | 14.8 ft | 4.5 m | 14.8 ft | | |
| FRONT YARD STEPBACK (LEVEL 5) | 3.0 m | 9.8 ft | 3.0 m | 9.8 ft | | |
| SIDE YARD (NORTH & EAST) | 3.0 m | 9.8 ft | 3.0 m | 9.8 ft | | |
| REAR YARD (NORTHEAST CORNER) | 4.5 m | 14.8 ft | 23.2 m | 76.1 ft | | |

3. FLOOR AREA RATIO (FAR) SUMMARY

| | INFO | APPLICABLE | MAXIMUM NET / FAR AREA | BYLAW # | NOTES |
|---------------------------------------|----------------|------------|------------------------|------------------|--------------|
| MAX BASE DENSITY (6 STOREYS) | 1.8 FAR | YES | 3,420.0 sm | 36,813 sf | Section 13.6 |
| MAX BONUS DENSITY FOR RENTAL | 0.3 FAR | YES | 570.0 sm | 6,135 sf | |
| TOTAL MAXIMUM FLOOR AREA (FAR) | 2.1 FAR | | 3,990.0 sm max. | 42,948 sf | |

4. FLOOR AREA SUMMARY

| | GROSS AREA (W/O DECKS) | NET AREA | NET/GROSS | NOTES |
|--|------------------------|------------------|-------------------|------------------|
| LEVEL 1 (EXCLUDES PATIOS) | 758.3 sm | 8,163 sf | 457.0 sm | 4,919 sf |
| LEVEL 2 (EXCLUDES DECKS) | 757.1 sm | 8,149 sf | 638.7 sm | 6,875 sf |
| LEVEL 3 (EXCLUDES DECKS) | 757.1 sm | 8,149 sf | 638.7 sm | 6,875 sf |
| LEVEL 4 (EXCLUDES DECKS) | 757.1 sm | 8,149 sf | 638.7 sm | 6,875 sf |
| LEVEL 5 (EXCLUDES DECKS) | 638.2 sm | 6,870 sf | 518.0 sm | 5,576 sf |
| TOTAL PROPOSED FLOOR AREA (FAR) | 3,667.8 sm | 39,480 sf | 2,891.1 sm | 31,120 sf |
| LEVEL P1 - PARKADE | 824.4 sm | 8,874 sf | | |

5. UNIT AREA SUMMARY

| | UNIT NET AREA | UNIT BALCONY AREA | UNIT COUNT | NOTES |
|----------------------------|---------------|-------------------|------------|-----------|
| 1 BED A | 50.0 sm | 538 sf | 6.0 sm | 65 sf |
| 1 BED B (ACCESSIBLE ON L1) | 55.0 sm | 592 sf | 6.0 sm | 65 sf |
| 1 BED C | 51.4 sm | 553 sf | 5.8 sm | 62 sf |
| 1 BED D (L5 ONLY) | 54.9 sm | 591 sf | 38.1 sm | 410 sf |
| 1 BED E (L5 ONLY) | 51.3 sm | 552 sf | 27.7 sm | 298 sf |
| 1 BED F (L5 ONLY) | 48.8 sm | 525 sf | 26.2 sm | 282 sf |
| 1 BED G | 51.0 sm | 549 sf | 5.1 sm | 55 sf |
| 1 BED H (ACCESSIBLE ON L1) | 55.9 sm | 602 sf | 5.1 sm | 55 sf |
| 1 BED I (L5 ONLY) | 49.5 sm | 533 sf | 23.7 sm | 255 sf |
| 2 BED A (ACCESSIBLE ON L1) | 75.7 sm | 815 sf | 5.1 sm | 55 sf |
| 2 BED B | 69.9 sm | 752 sf | 8.8 sm | 95 sf |
| 2 BED C | 67.6 sm | 728 sf | 3.3 sm | 35 sf |
| 2 BED D | 71.6 sm | 771 sf | 5.1 sm | 55 sf |
| 2 BED E | 69.6 sm | 749 sf | 7.8 sm | 84 sf |
| 2 BED F | 68.5 sm | 737 sf | 4.7 sm | 51 sf |
| 3 BED A | 91.0 sm | 980 sf | 7.2 sm | 78 sf |
| STUDIO A (L5 ONLY) | 38.7 sm | 417 sf | 20.9 sm | 225 sf |
| TOTAL # OF UNITS | | | | 48 |

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Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYOUS DIVISION VALE DISTRICT PLAN 426

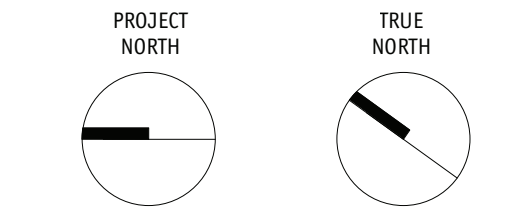
Drawing Number
DP-A1.01

Drawing Title
ZONING SUMMARY, MAPS & PHOTOS

Job No. m+m 23-1973
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Project Title
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 PROJECT**
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 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
 OSOYOUS DIVISION VALE DISTRICT PLAN 426

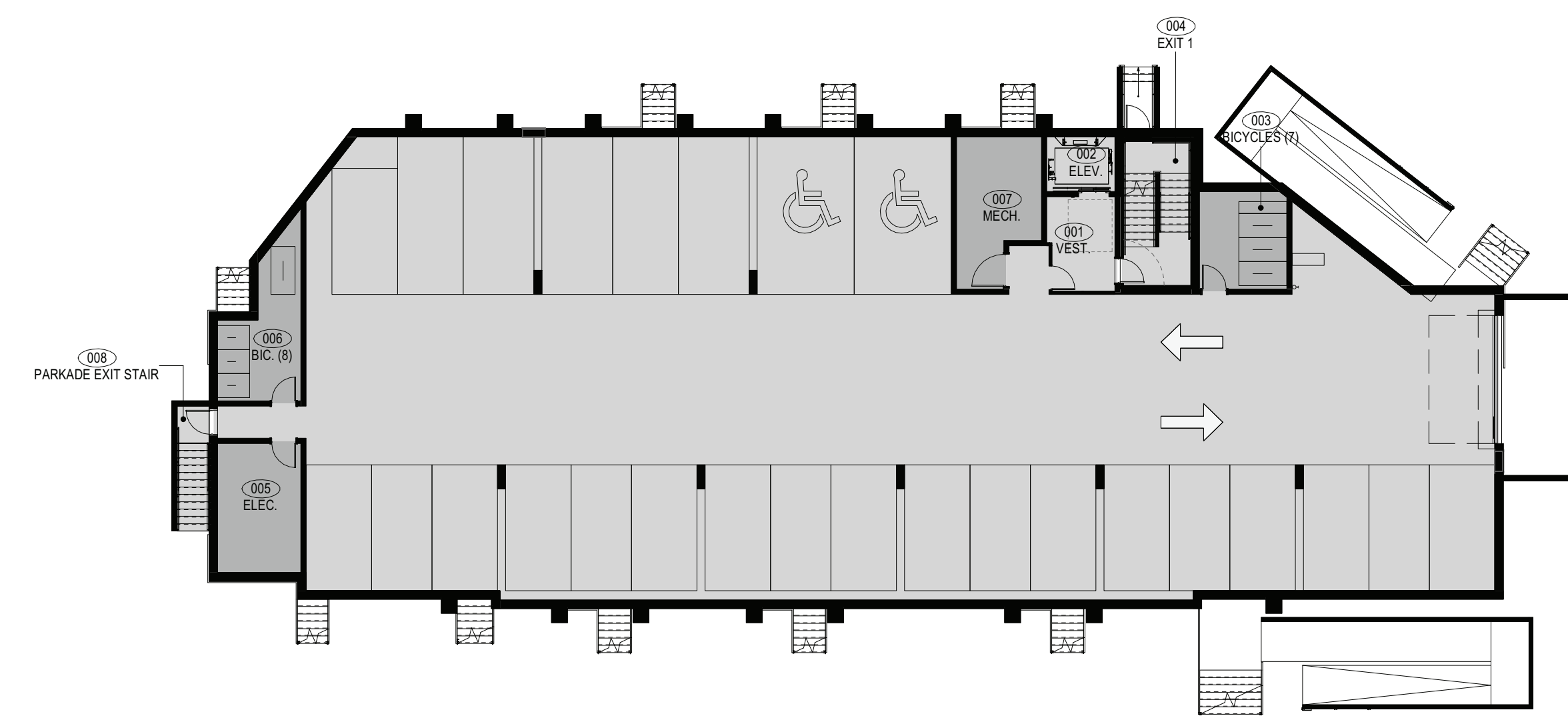
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DP-A1.02

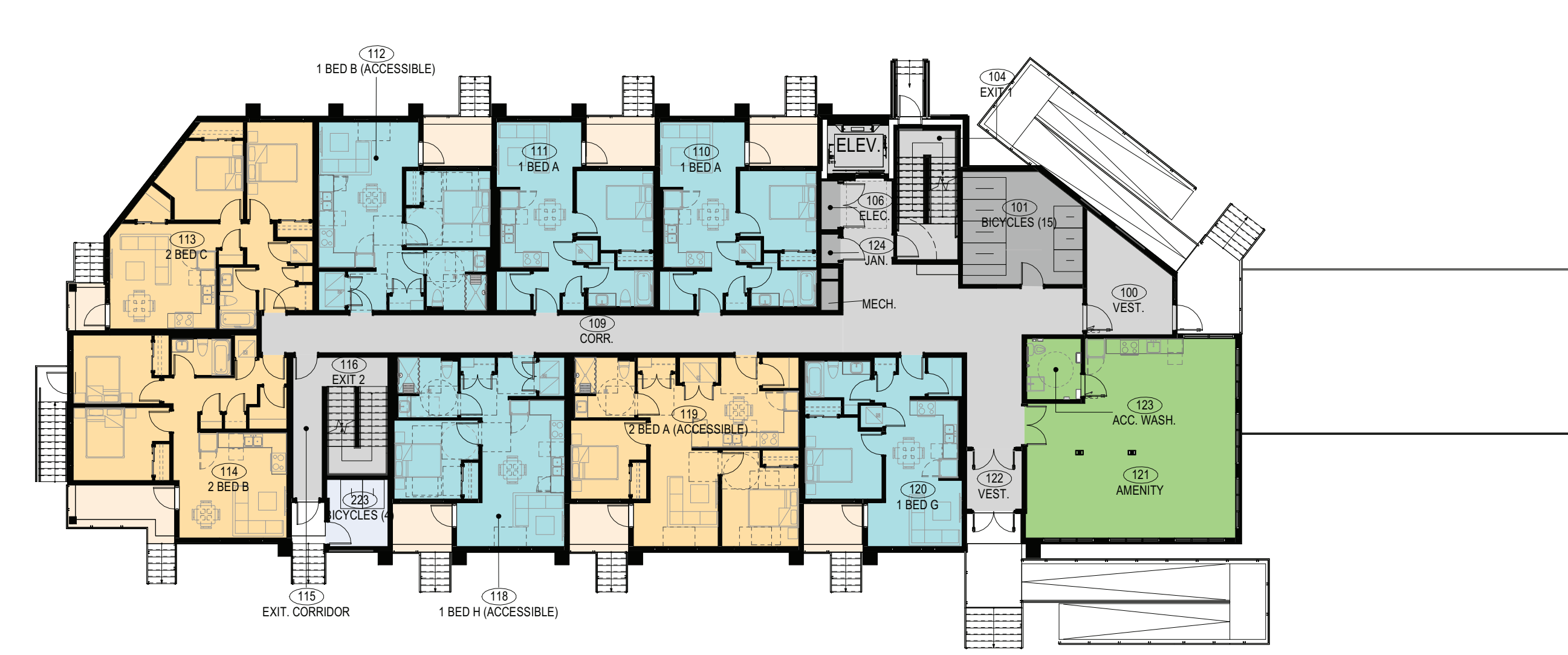
Drawing Title

ZONING PLANS

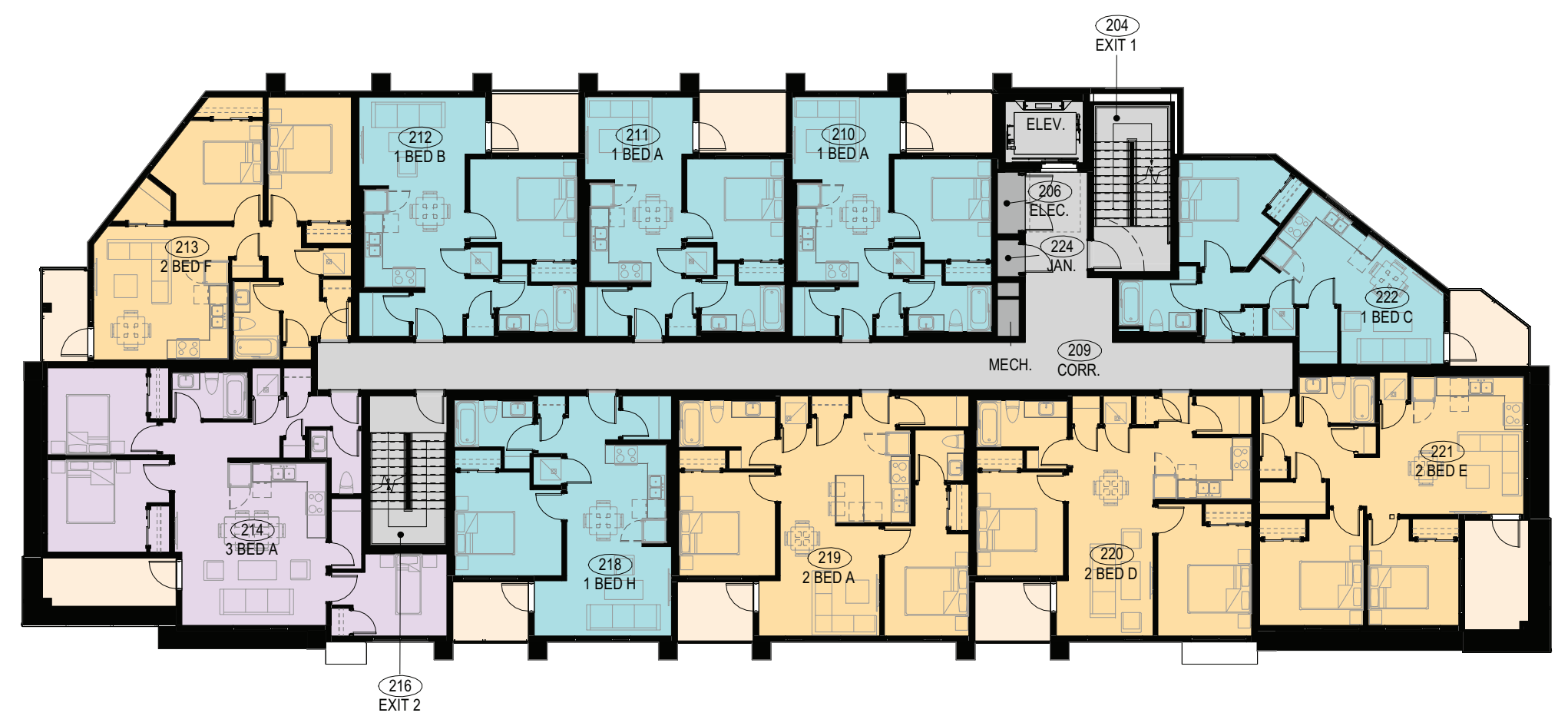
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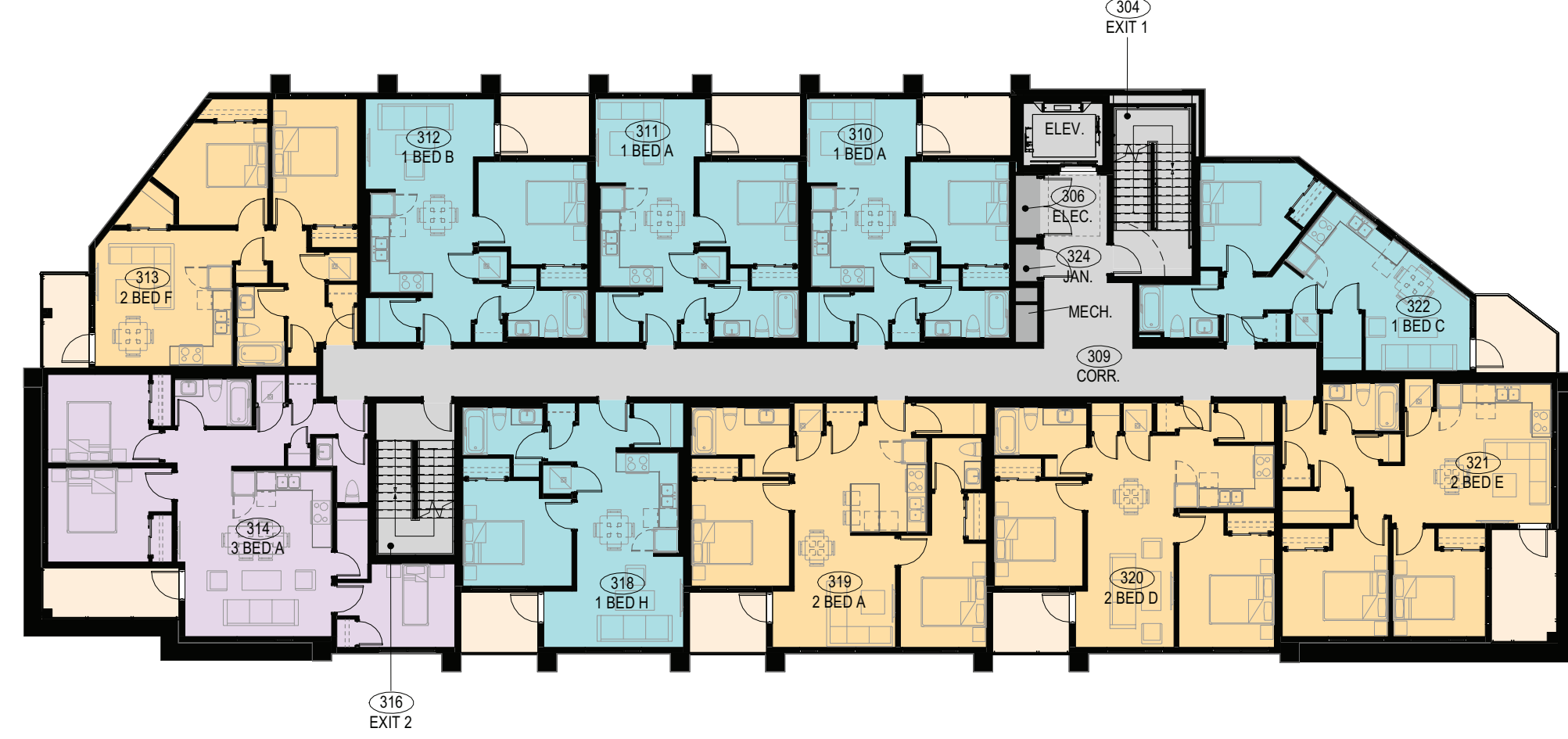
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 DP-A1.02 1/16" = 1'-0"



2 ZONING PLAN - L1
 DP-A1.02 1/16" = 1'-0"



3 ZONING PLAN - L2
 DP-A1.02 1/16" = 1'-0"



4 ZONING PLAN - L3
 DP-A1.02 1/16" = 1'-0"

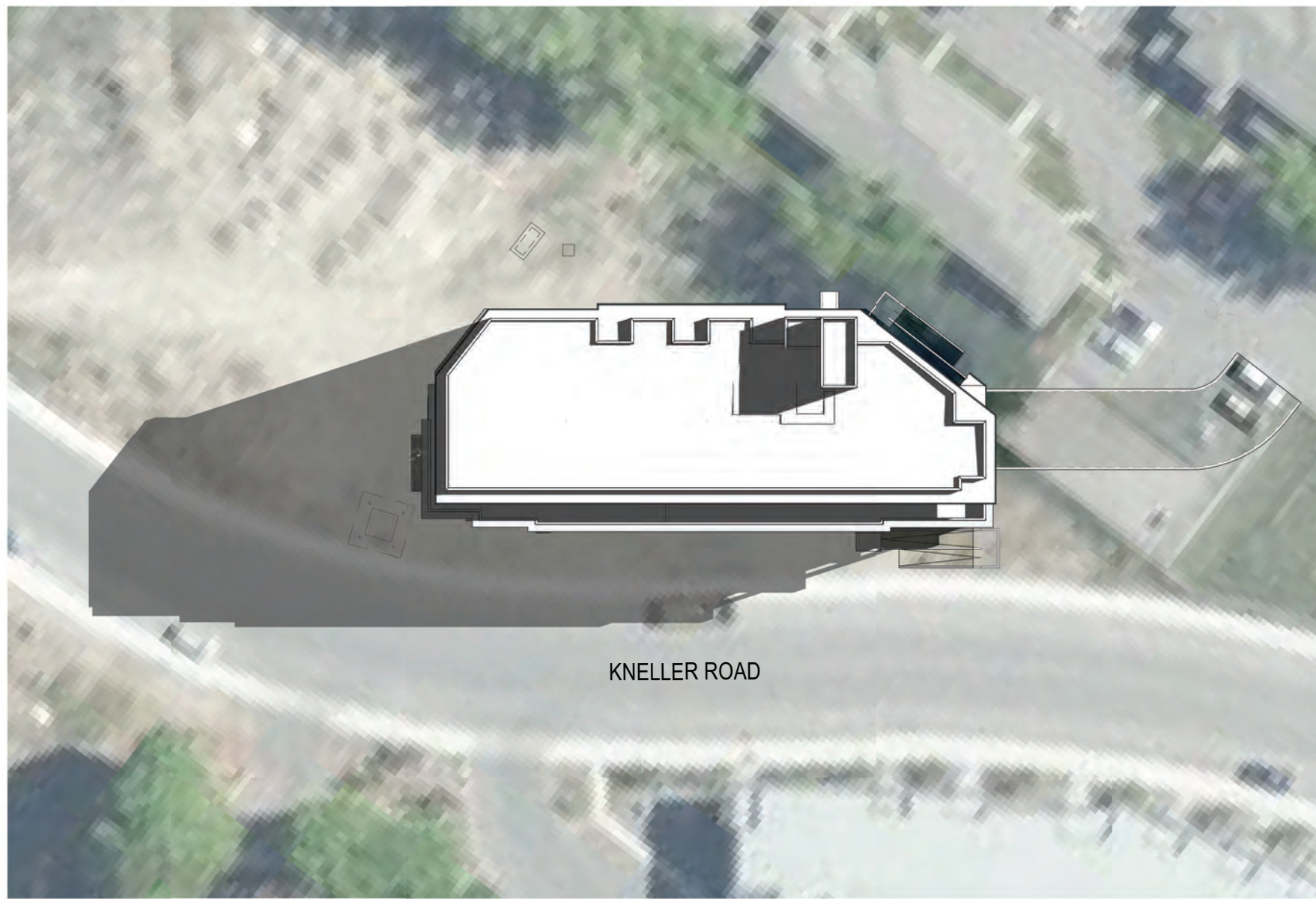


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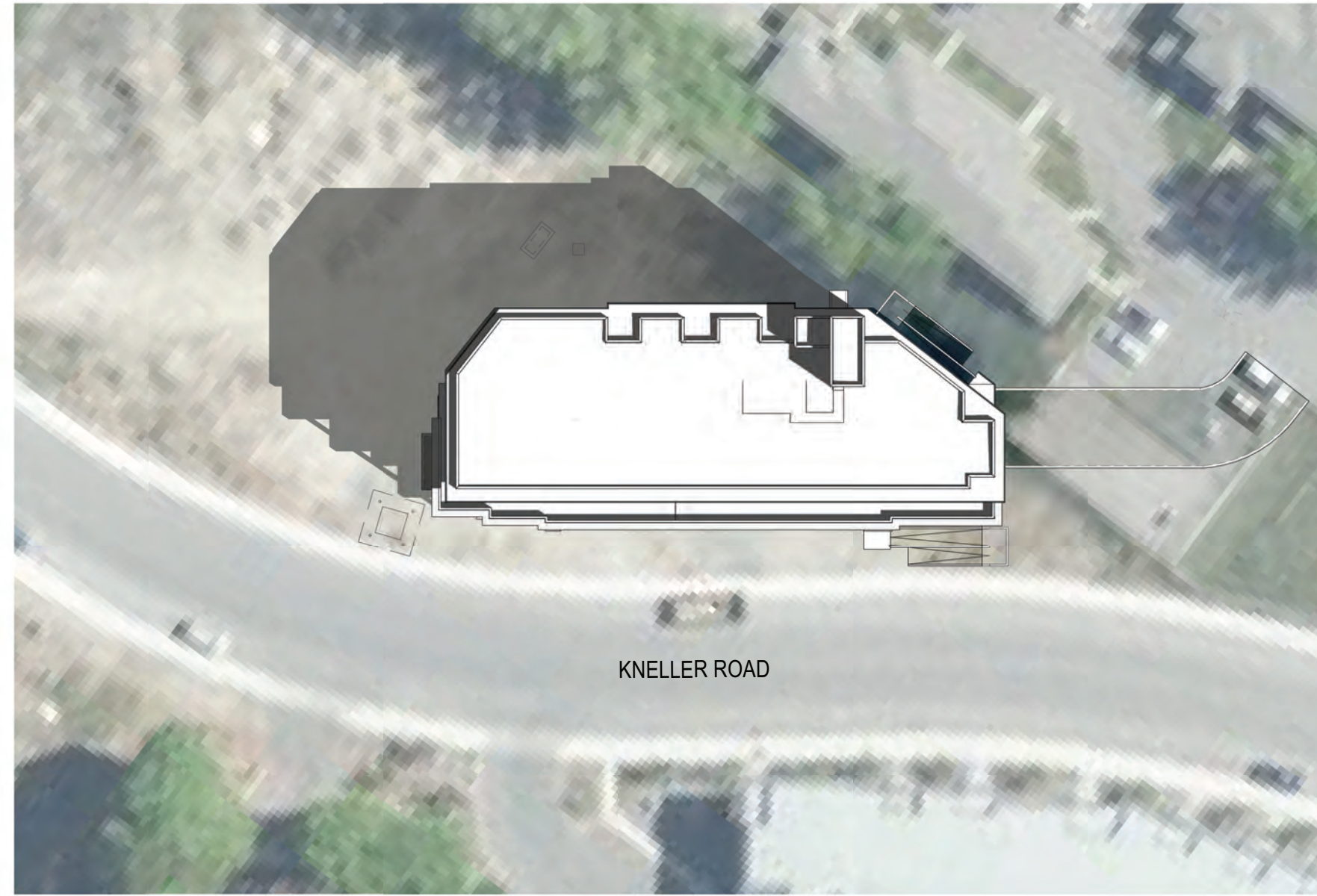
6 ZONING PLAN - L5
 DP-A1.02 1/16" = 1'-0"

| ZONING PLANS LEGEND: | |
|---|--------------------------------------|
| NET INCLUDED IN F.A.R. CALCULATIONS | |
| | 3-BEDROOM UNITS |
| | 2-BEDROOM UNITS |
| | 1-BEDROOM UNITS |
| | STUDIO UNITS |
| GROSS NOT INCLUDED IN F.A.R. CALCULATIONS | |
| | PRIVATE AMENITY : BALCONIES & PATIOS |
| | COMMON AMENITY : AMENITY ROOMS |
| | CIRCULATION |
| | PARKING, BUILDING SERVICES, STORAGE |



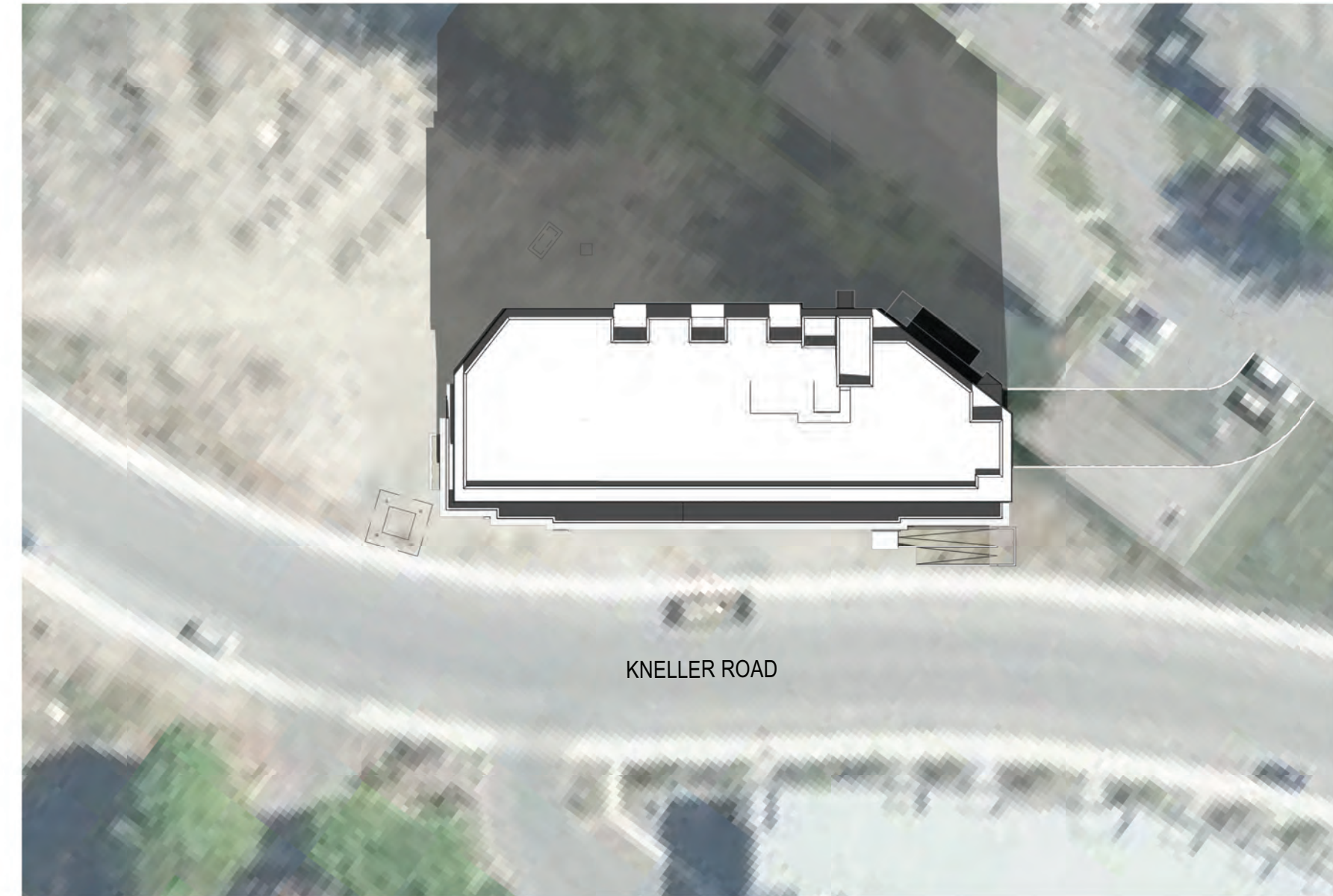
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9 DAY: MARCH 21
DP-A1.03 TIME: 9:00AM



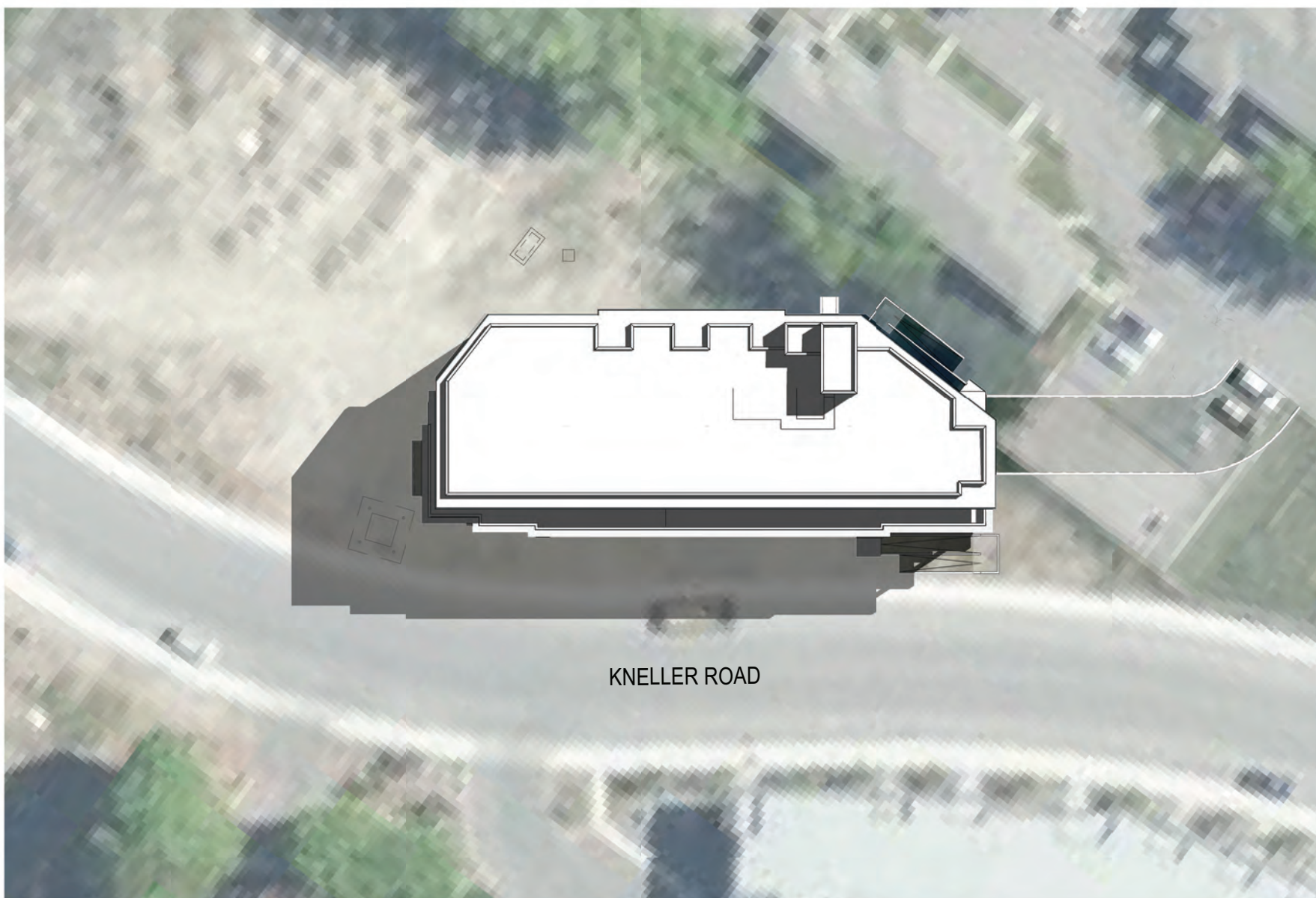
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8 DAY: MARCH 21
DP-A1.03 TIME: 12:00PM



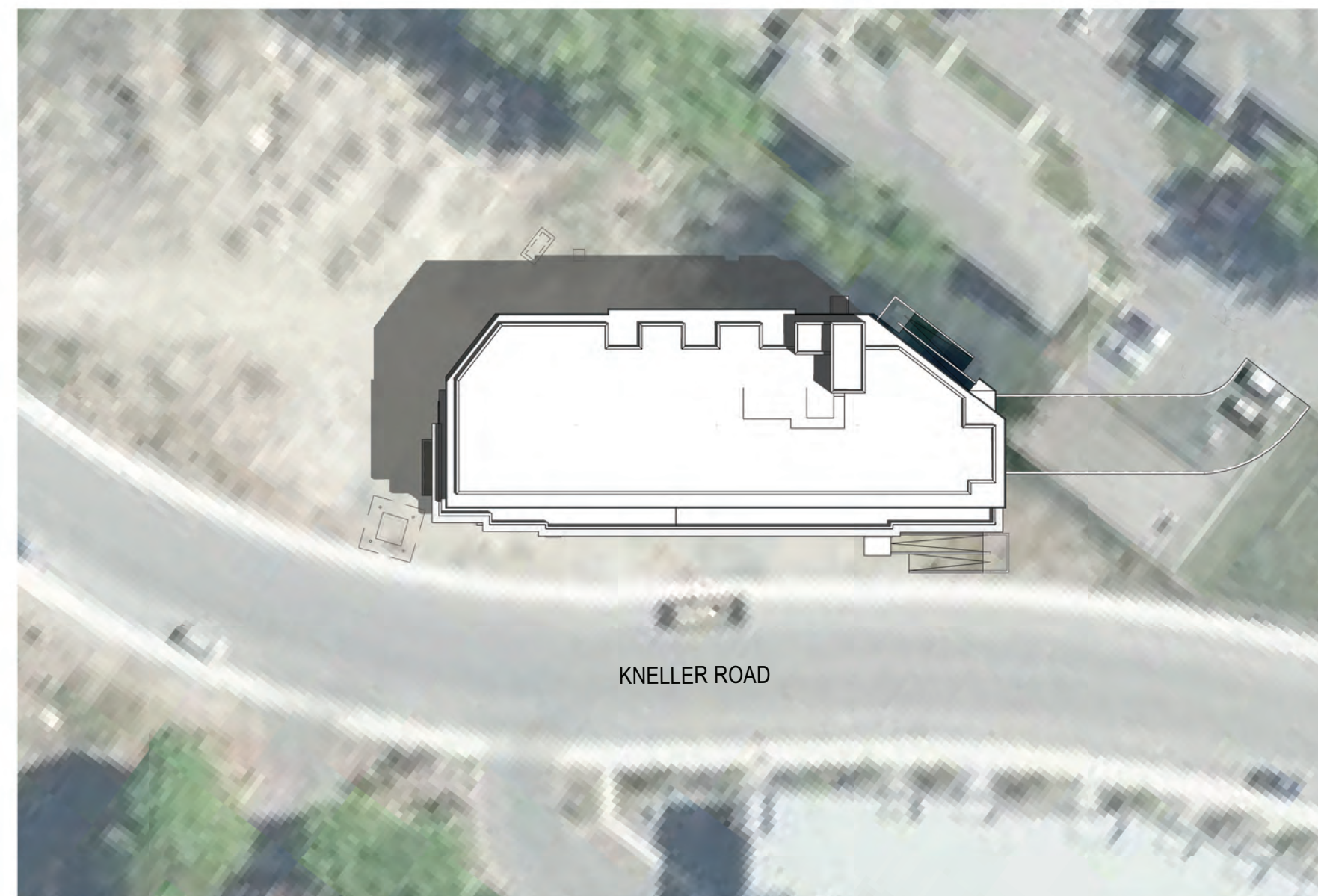
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7 DAY: MARCH 21
DP-A1.03 TIME: 3:00PM



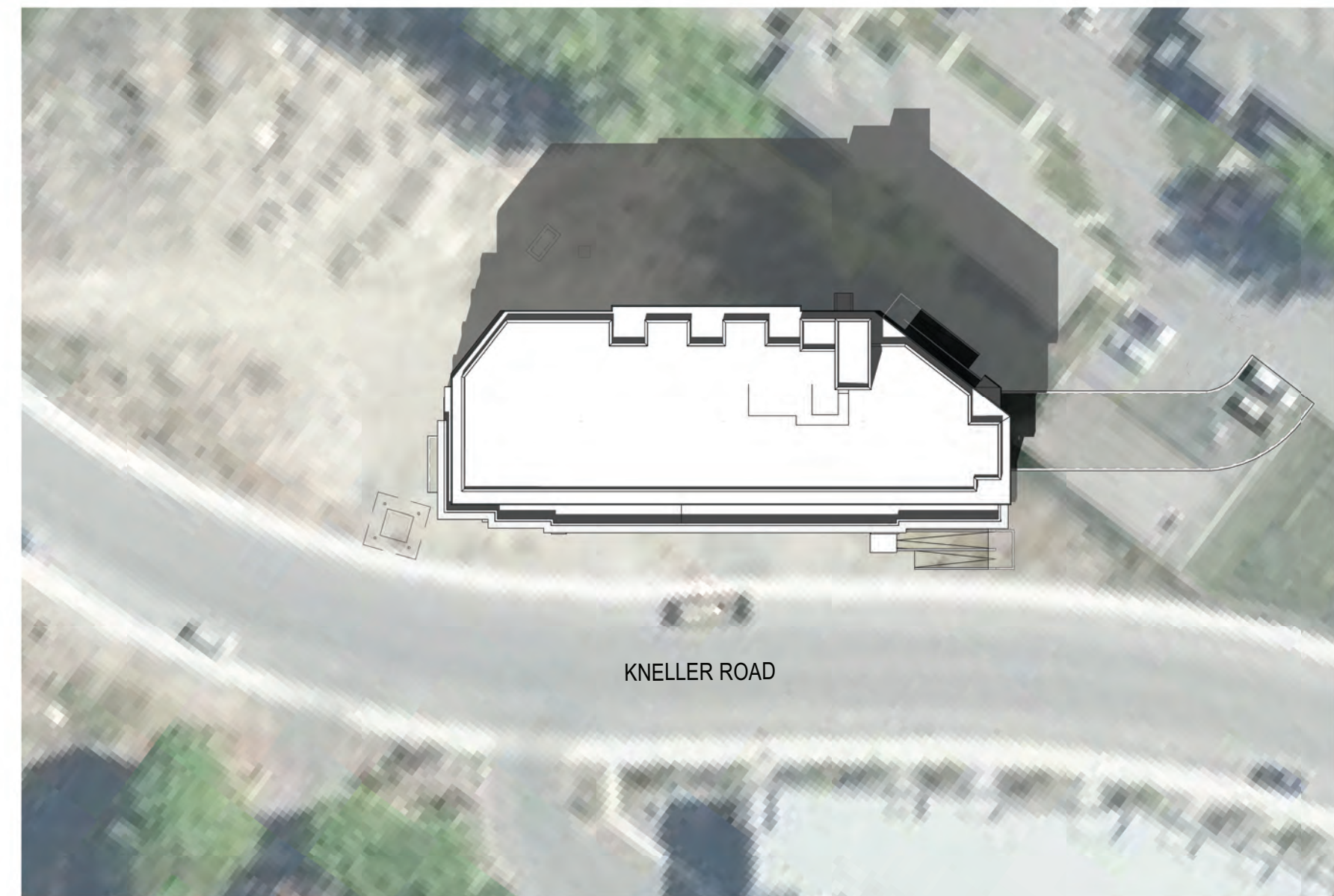
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6 DAY: JUNE 21
DP-A1.03 TIME: 9:00AM



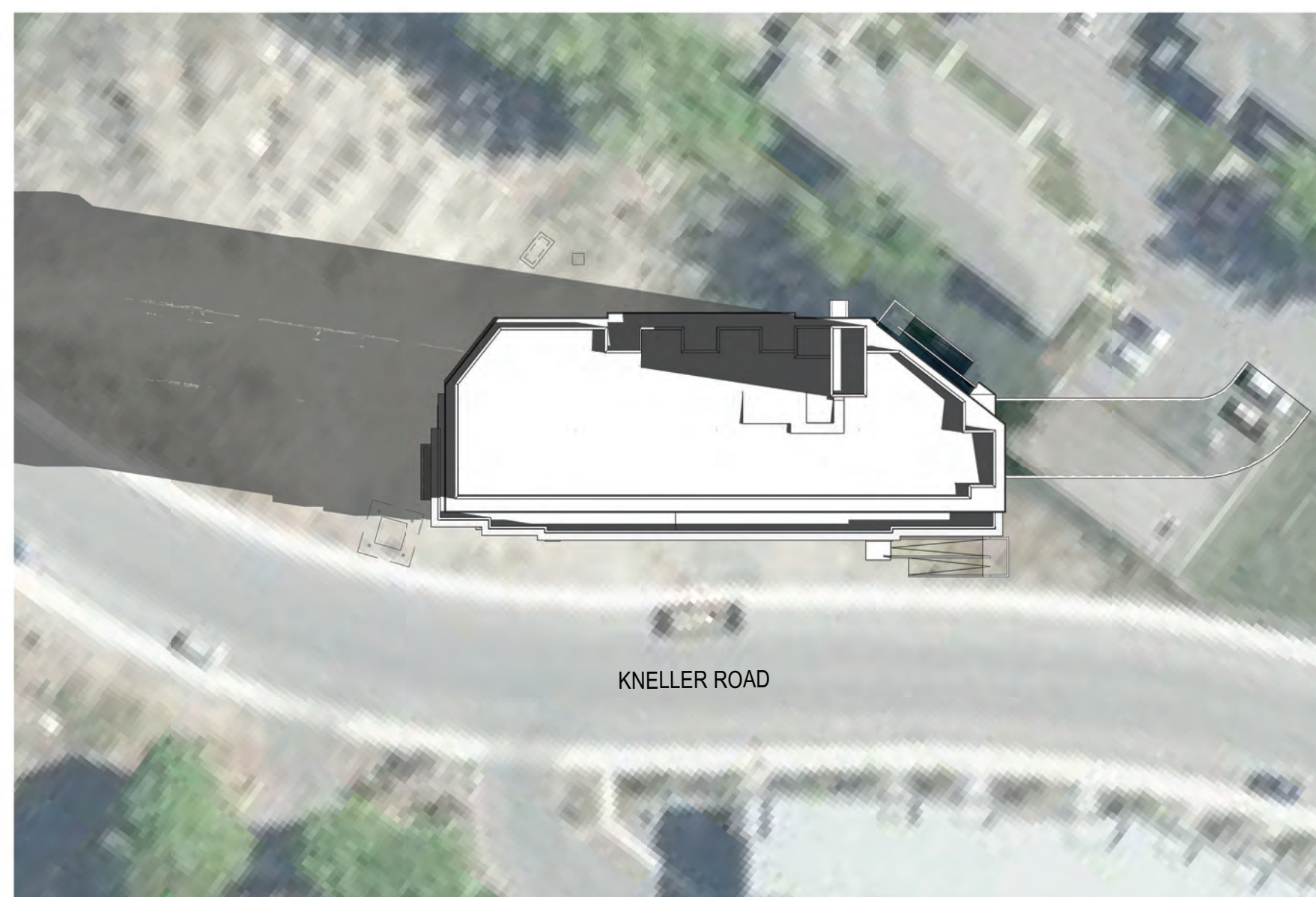
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5 DAY: JUNE 21
DP-A1.03 TIME: 12:00PM



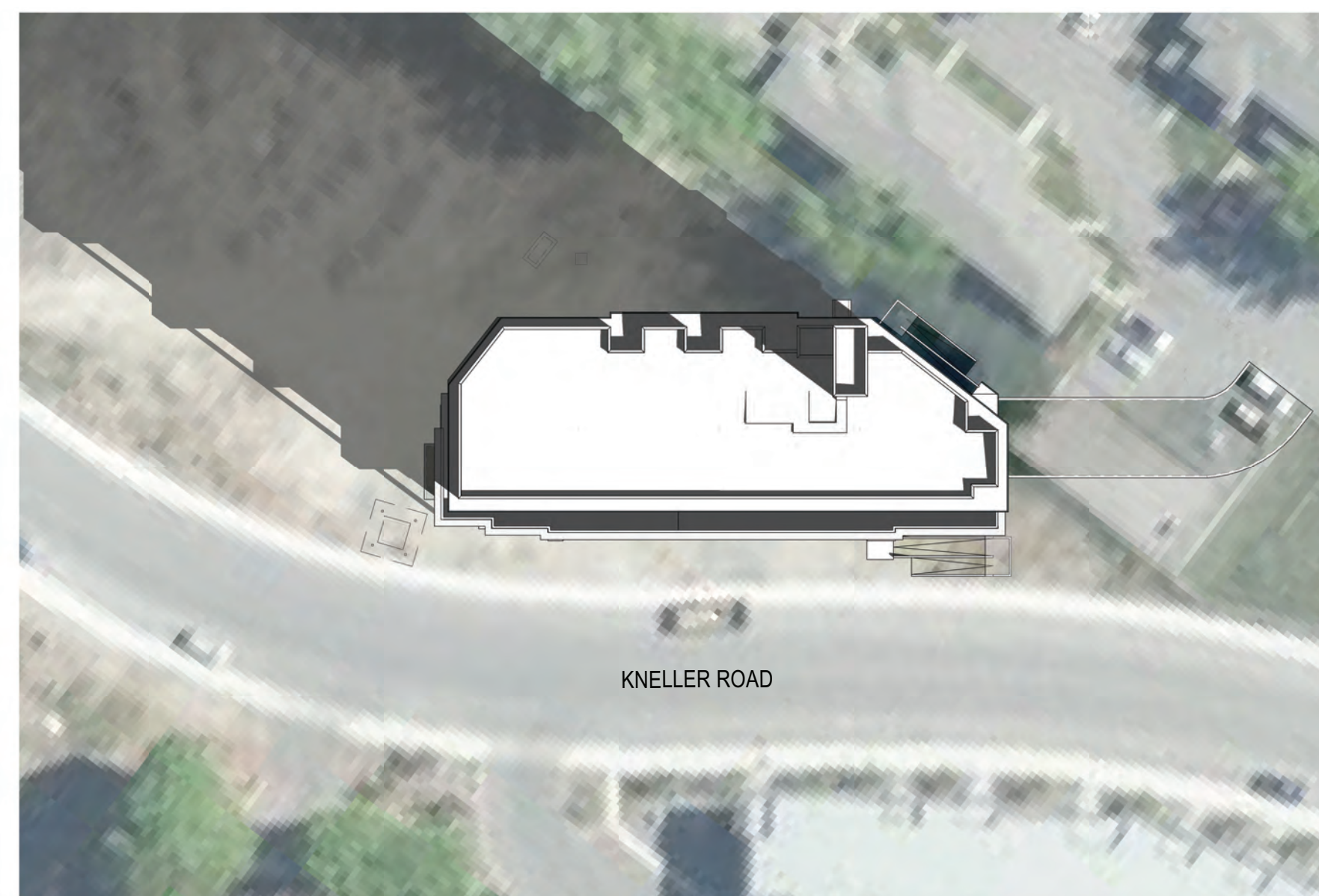
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4 DAY: JUNE 21
DP-A1.03 TIME: 3:00PM



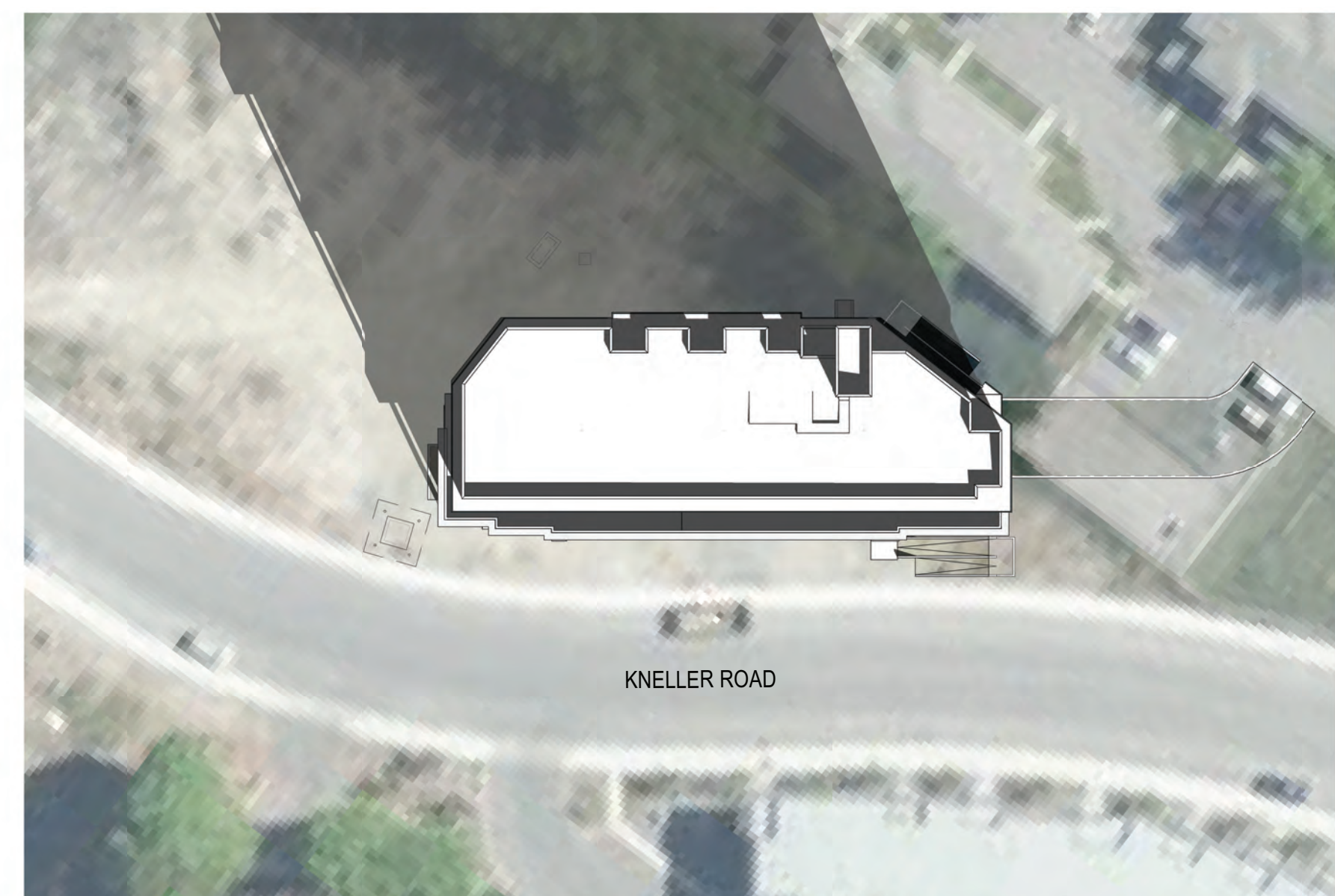
KNELLER ROAD

3 DAY: DECEMBER 21
DP-A1.03 TIME: 10:00AM



KNELLER ROAD

2 DAY: DECEMBER 21
DP-A1.03 TIME: 12:00PM



KNELLER ROAD

1 DAY: DECEMBER 21
DP-A1.03 TIME: 2:00PM

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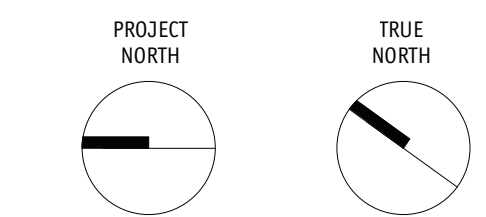
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ROAD RENTAL
APARTMENT
PROJECT**

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
OSOYUOS DIVISION VALE DISTRICT PLAN 426

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DP-A1.03

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SHADOW STUDY

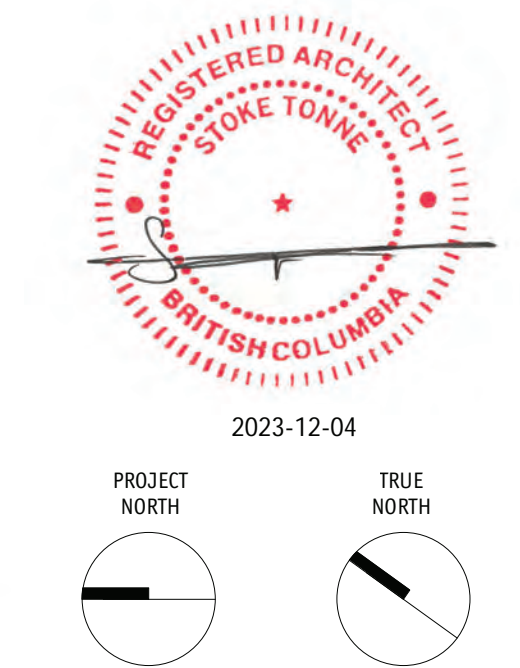
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Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYODS DIVISION YALE DISTRICT PLAN 426

Drawing Number Revision

DP-A2.01

Drawing Title
CONTEXT PLAN

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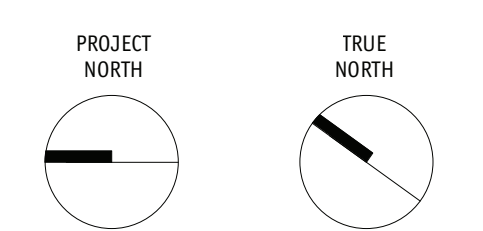


SURVEY PLAN NOTES:
 1. SURVEY INFORMATION SHOWN PREPARED BY RUNNALS DENBY BRITISH COLUMBIA LAND SURVEYORS - SURVEY FILE DATED: JULY 25, 2019

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BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYODS DIVISION VALE DISTRICT PLAN 426

Drawing Number
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SURVEY PLAN

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175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
 O50Y005 DIVISION VALE DISTRICT PLAN 426

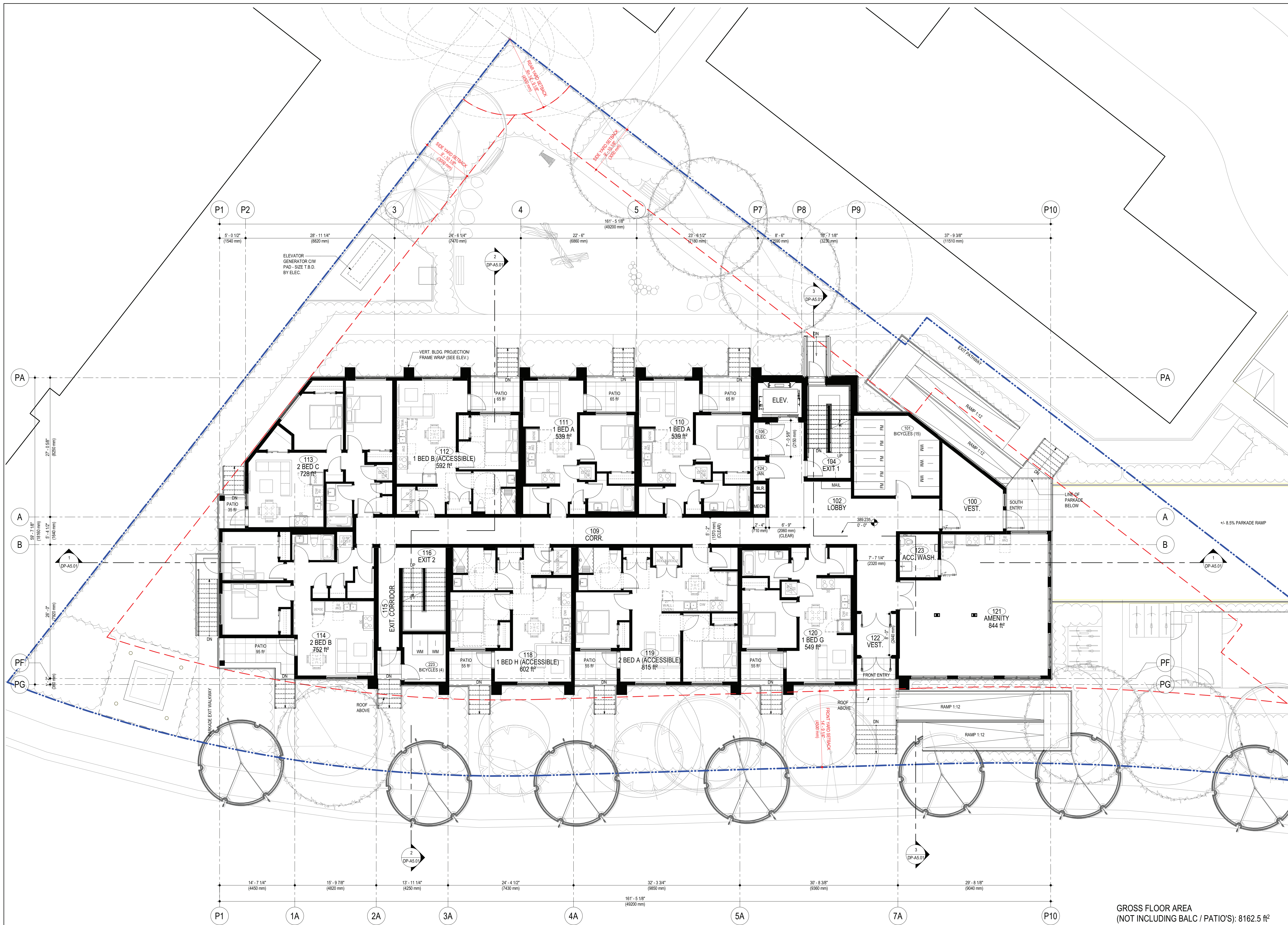
Drawing Number Revision

DP-A2.03

Drawing Title
SITE PLAN

Job No. m+m 23-1973
 Scale 1/16" = 1'-0"
 Drawn A.M.
 Checked S.T.

- SITE PLAN NOTES:**
- ALL LANDSCAPE INFORMATION SHOWN PREPARED BY ECORA - REFER TO LANDSCAPE DEVELOPMENT PERMIT DRAWINGS FOR MORE INFORMATION.
 - ALL SERVICING AND CIVIL INFORMATION SHOWN PREPARED BY PILLING & ASSOC. CONSULTING ENGINEERING - REFER TO CIVIL D.P. DRAWINGS FOR MORE INFORMATION.
 - LOT LINE BETWEEN OMAHS OWNED TOWNHOUSE COMPLEX AND NEW OMAHS APARTMENT BUILDING SHOWN AS ADJUSTED ON ARCHITECTURAL DRAWINGS TO ALLOW FOR SOUTHEAST CORNER OF PARKADE WALL TO BE WITHIN 3m SIDE YARD SETBACK. LOT LINE ADJUSTMENT TO BE LEGALLY SURVEYED AND FORMALIZED AS PART OF PENDING SUBDIVISION APPLICATION. PLEASE NOTE THAT LANDSCAPE AND CIVIL DP DRAWINGS SHOWN DO NOT SHOW PROPERTY LINE ADJUSTED.



GROSS FLOOR AREA
(NOT INCLUDING BALC / PATIO'S): 8162.5 ft²

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

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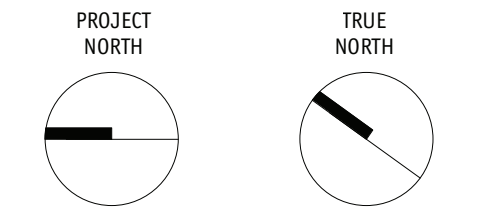
DIMENSIONS
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Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
050Y005 DIVISION VALE DISTRICT PLAN 426

Drawing Number Revision

DP-A3.02

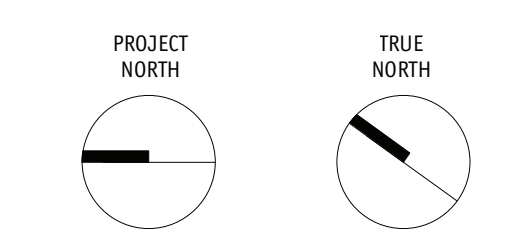
Drawing Title

LEVEL 1 FLOOR PLAN

| | |
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| Job No. | m+m 23-1973 |
| Scale | 1/8" = 1'-0" |
| Drawn | A.M. |
| Checked | S.T. |



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Project Title
**BC HOUSING &
 OMAHS, KNELLER
 ROAD RENTAL
 APARTMENT
 PROJECT**

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
 OSOYODS DIVISION YALE DISTRICT PLAN 426

Drawing Number Revision

DP-A3.03

Drawing Title

LEVEL 2 FLOOR PLAN

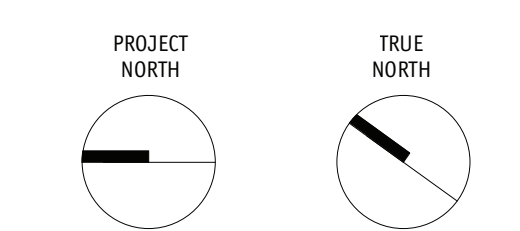
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| Job No. | m+m 23-1973 |
| Scale | 1/8" = 1'-0" |
| Drawn | A.M. |
| Checked | S.T. |



GROSS FLOOR AREA
 (NOT INCLUDING BALC / PATIO'S): 8149 ft²



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Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT
 175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYODS DIVISION YALE DISTRICT PLAN 426

Drawing Number Revision

DP-A3.04

Drawing Title

LEVEL 3 FLOOR PLAN

| | |
|---------|--------------|
| Job No. | m+m 23-1973 |
| Scale | 1/8" = 1'-0" |
| Drawn | A.M. |
| Checked | S.T. |



GROSS FLOOR AREA
 (NOT INCLUDING BALC / PATIO'S): 8149 ft²



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| PROJECT NORTH | | TRUE NORTH | |
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Project Title
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 175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYODS DIVISION YALE DISTRICT PLAN 426

Drawing Number Revision

DP-A3.05

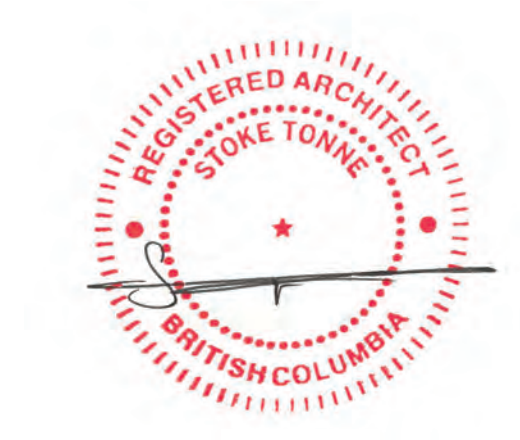
Drawing Title

LEVEL 4 FLOOR PLAN

| | |
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| Job No. | m+m 23-1973 |
| Scale | 1/8" = 1'-0" |
| Drawn | A.M. |
| Checked | S.T. |



GROSS FLOOR AREA
 (NOT INCLUDING BALC / PATIO'S): 8149 ft²



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PROJECT NORTH TRUE NORTH

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Project Title
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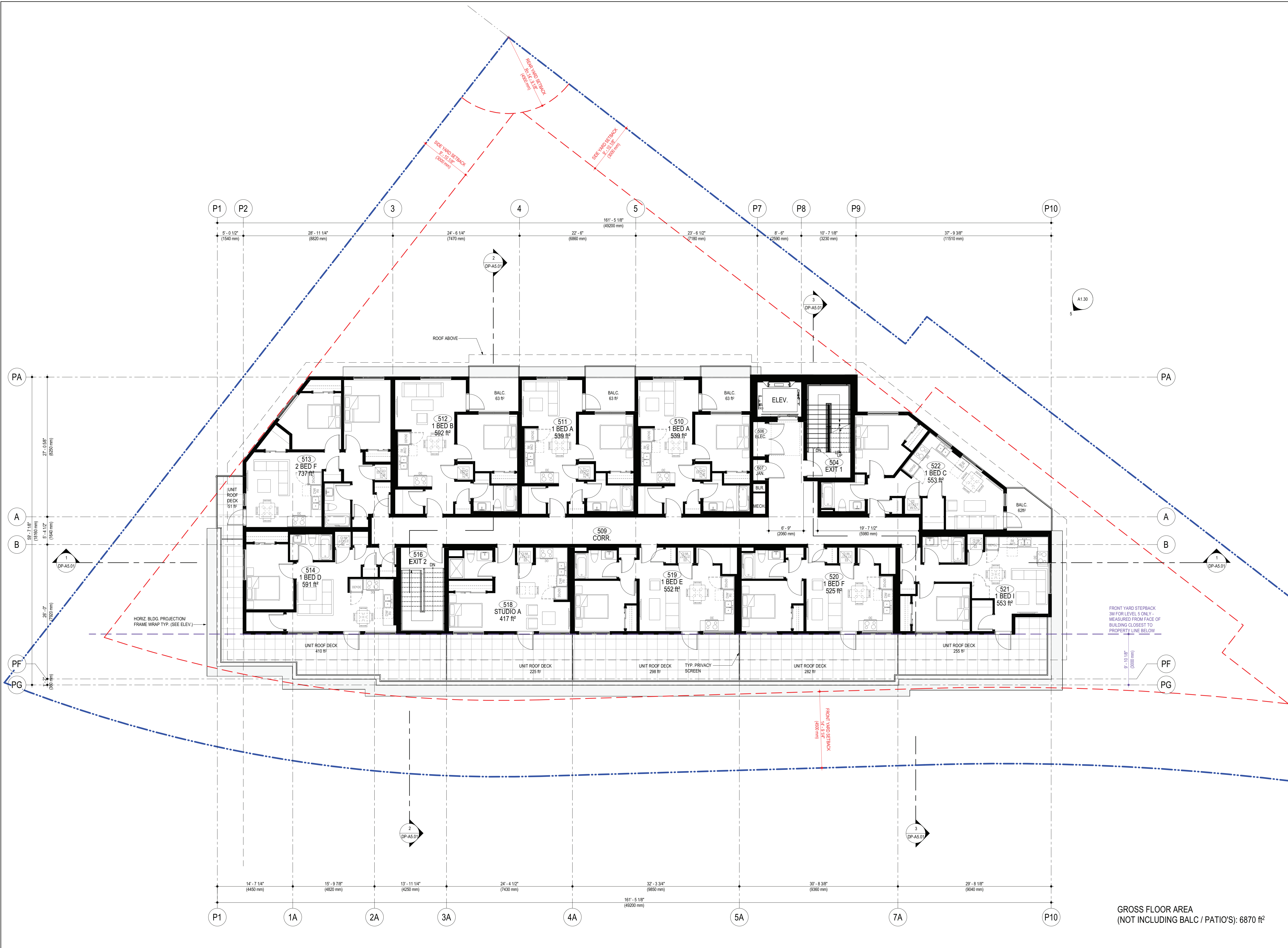
175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
 OSOYODS DIVISION YALE DISTRICT PLAN 426

Drawing Number Revision

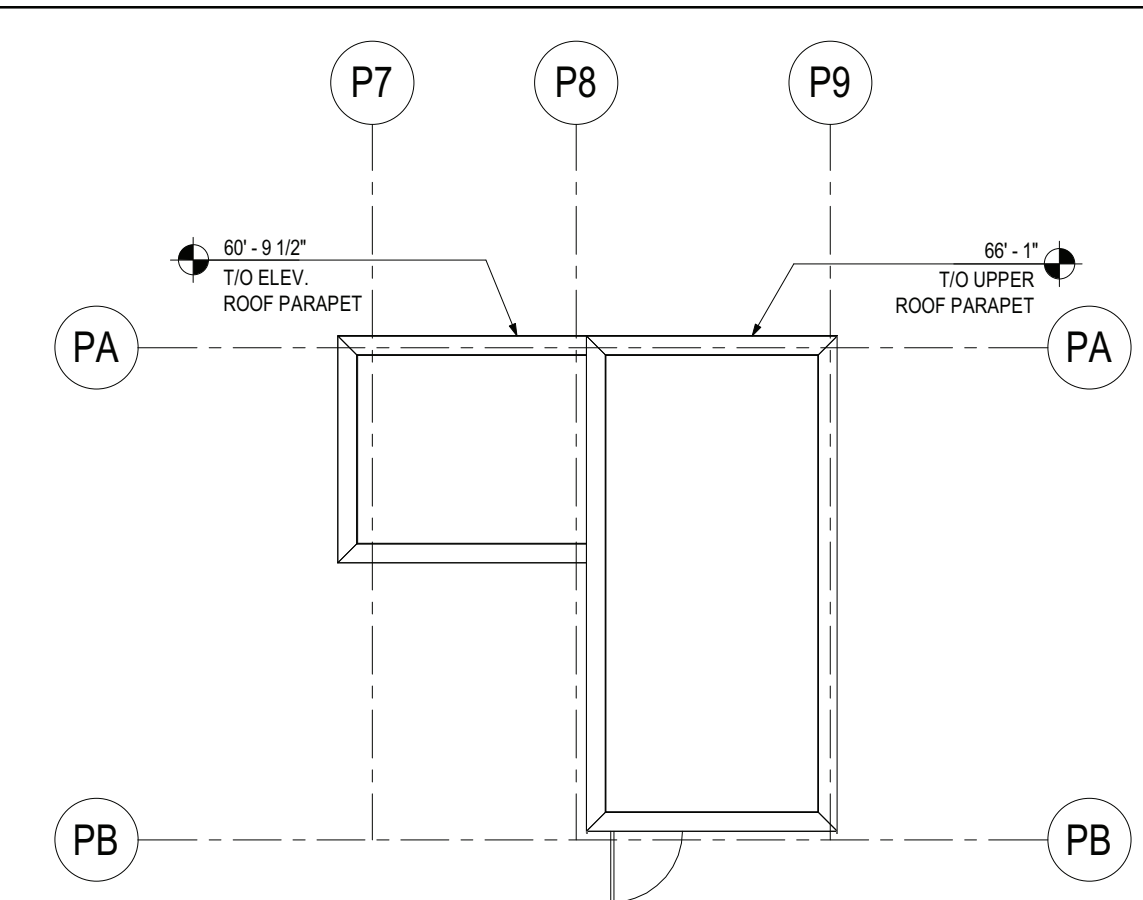
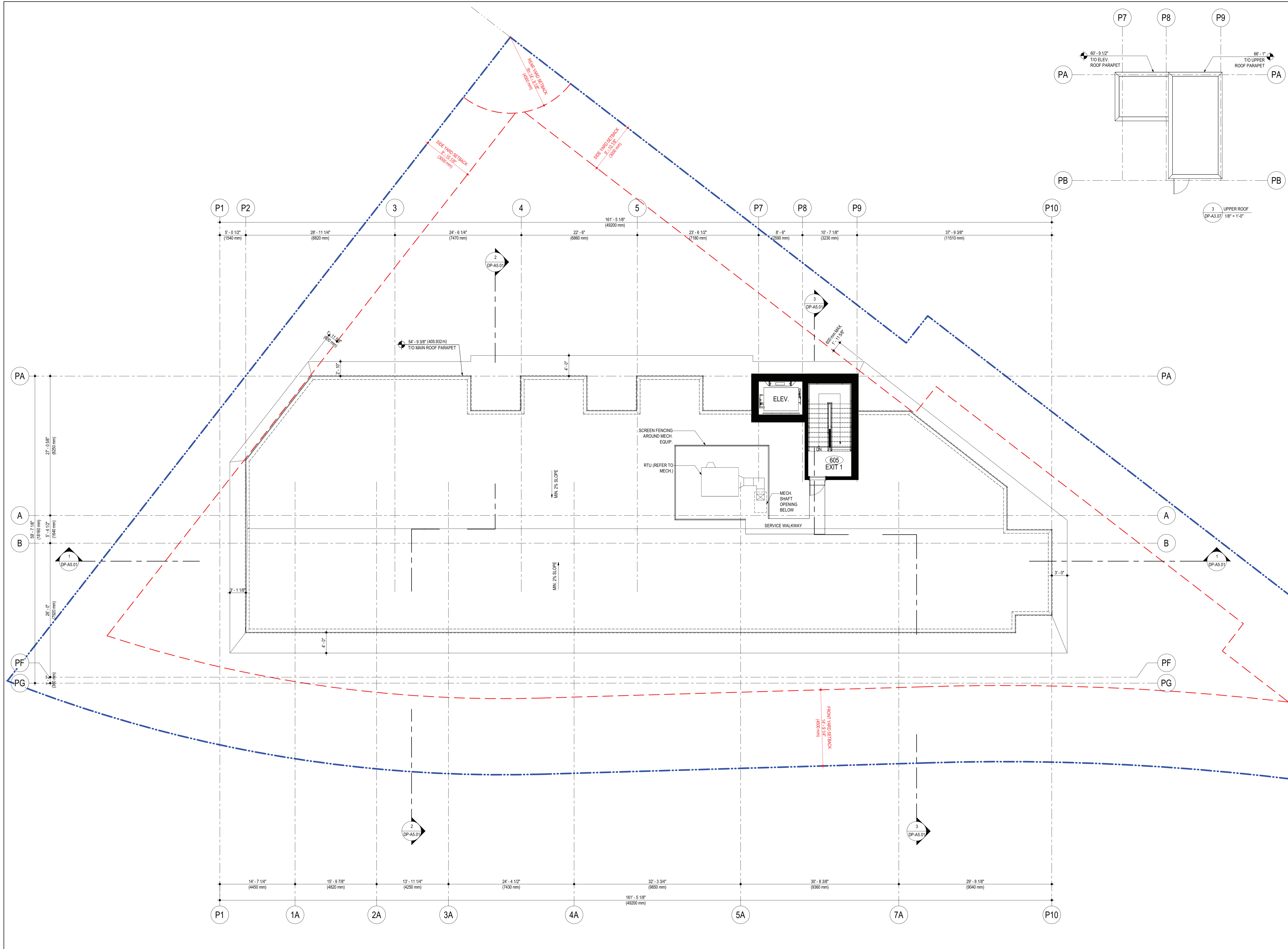
DP-A3.06

Drawing Title
LEVEL 5 FLOOR PLAN

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| Job No. | m+m 23-1973 |
| Scale | 1/8" = 1'-0" |
| Drawn | A.M. |
| Checked | S.T. |



GROSS FLOOR AREA
 (NOT INCLUDING BALC / PATIO'S): 6870 ft²



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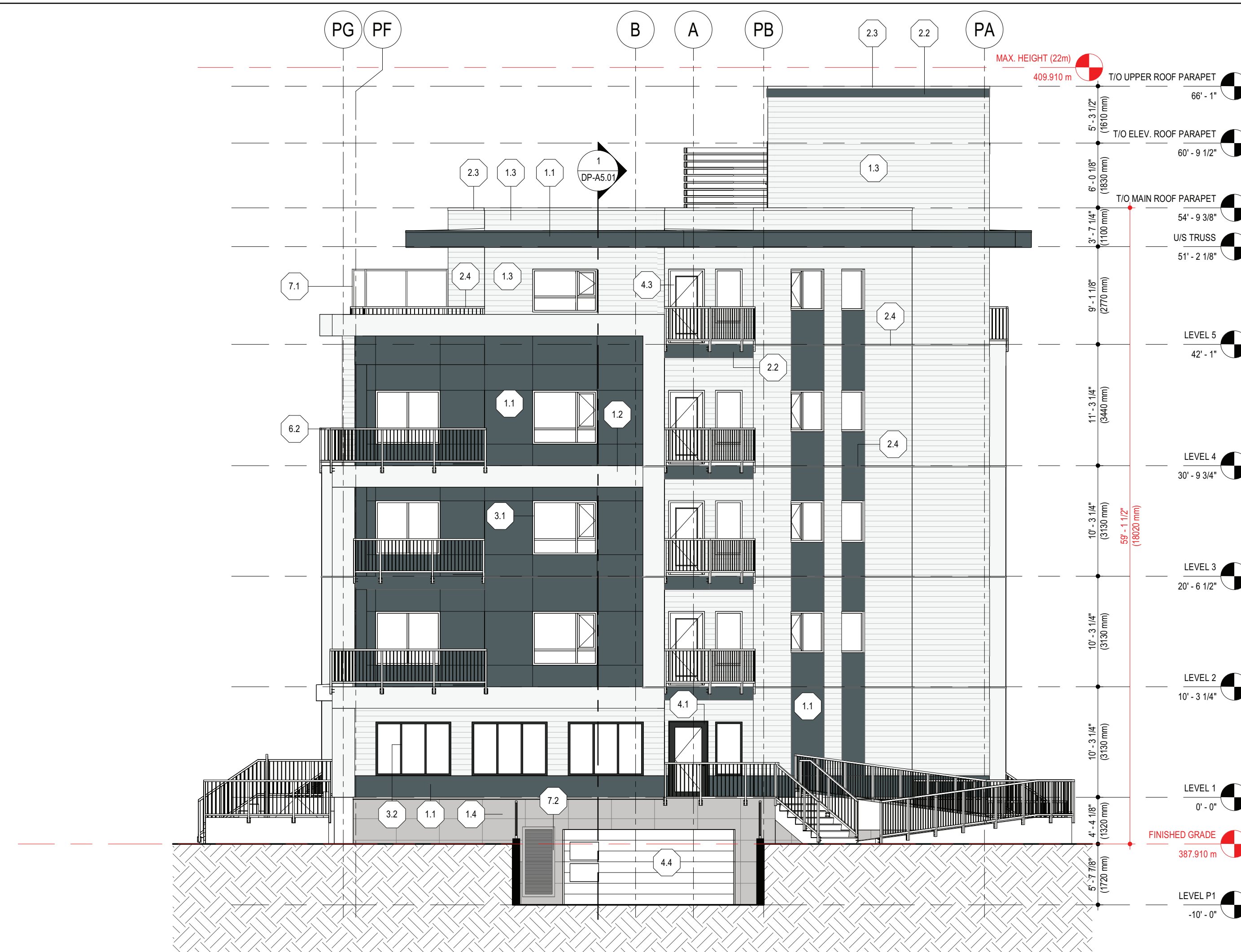
Project Title
BC HOUSING & OMAHS, KNELLER ROAD RENTAL APARTMENT PROJECT

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYODS DIVISION VALE DISTRICT PLAN 426

Drawing Number
DP-A3.07

Drawing Title
ROOF PLAN

Job No. m+m 23-1973
 Scale 1/8" = 1'-0"
 Drawn A.M.
 Checked S.T.



| BUILDING ELEVATION KEYNOTE SCHEDULE | | |
|-------------------------------------|------------------------------------|--------------------------|
| | MATERIAL | COLOUR |
| 1.0 CLADDING | | |
| 1.1 | FIBRE CEMENT PANEL | MEDIUM BLUE |
| 1.2 | FIBRE CEMENT PANEL | WHITE |
| 1.3 | FIBRE CEMENT HORIZONTAL LAP SIDING | WHITE |
| 1.4 | CONCRETE FACED INSULATION | GREY |
| 1.5 | CONCRETE | GREY |
| 2.0 SOFFIT/FASCIA/TRIMS | | |
| 2.1 | ALUMINUM SOFFIT PLANKS | LIGHT GRAY |
| 2.2 | FIBRE CEMENT TRIM BOARD | MEDIUM BLUE |
| 2.3 | PARAPET CAP FLASHINGS | MEDIUM GRAY |
| 2.4 | WALL FLASHING | MATCHING ADJACENT SIDING |
| 3.0 WINDOWS | | |
| 3.1 | VINYL WINDOWS | WHITE |
| | VISION GLAZING | CLEAR / NO TINT |
| 3.2 | VINYL WINDOWS | BLACK |
| | VISION GLAZING | CLEAR / NO TINT |
| 4.0 DOORS | | |
| 4.1 | ALUMINUM & GLASS DOOR | BLACK ANODIZED |
| 4.2 | METAL DOOR & STEEL FRAME | MATCHING ADJACENT WALL |
| 4.3 | VINYL SWING DOORS | WHITE |
| 4.4 | INSULATED OVERHEAD DOOR | MEDIUM GRAY |
| 5.0 ROOFS | | |
| 5.1 | BUILT-UP ROOF MEMBRANE | GRAY / PATTERNED |
| 5.2 | BALCONY / DECK MEMBRANE | GRAY / PATTERNED |
| 5.3 | ROOF DECK PAVER | MEDIUM GRAY |
| 6.0 METALS | | |
| 6.1 | ROOF DECK GUARDRAIL | LIGHT GRAY |
| 6.2 | BALCONY METAL GUARDRAIL | LIGHT GRAY |
| 6.3 | HANDRAIL | LIGHT GRAY |
| 7.0 FENCES / SCREENS | | |
| 7.1 | GLAZED PRIVACY SCREEN | DARK GRAY FRAME |
| | GLAZING | FROSTED |
| 7.2 | ALUMINUM LOUVRE | CLEAR ANODIZED |

| BUILDING ELEVATION MATERIAL SCHEDULE | | |
|--|---|--|
| FIBRE CEMENT PANEL - MEDIUM BLUE 1.1, 2.2, 2.4, 4.2 | FIBRE CEMENT PANEL - WHITE 1.2, 2.4, 4.2 | FIBRE CEMENT LAP SIDING - WHITE 1.3, 2.4, 4.2 |
| CONCRETE FACED INSULATION 1.4 | ROOF MEMBRANE - MEDIUM GRAY 5.1 | METALS - LIGHT GRAY 2.1, 6.1, 6.2, 6.3 |
| METALS - MEDIUM GRAY 2.3, 4.4, 5.3 | METALS - DARK GRAY 7.1 | VINYL - WHITE 3.1, 4.3 |
| ALUMINUM - BLACK ANODIZED 3.2, 4.1 | ALUMINUM - CLEAR ANODIZED 7.2 | CONCRETE - NATURAL 1.5 |



233 BERNARD AVENUE
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Project Title
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175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26 OSOYODS DIVISION VALE DISTRICT PLAN 426

Drawing Number
DP-A4.02

Drawing Title
SOUTH-WEST & SOUTH-EAST BLDG. ELEVATIONS

Job No. m+m 23-1973
Scale AS SHOWN
Drawn A.M.
Checked S.T.



m+m
 MEIKLEJOHN ARCHITECTS INC.



3 SW CORNER
 DP-A4.11



4 NW CORNER
 DP-A4.11



2 NE CORNER
 DP-A4.11



1 SE CORNER
 DP-A4.11

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Project Title
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 175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
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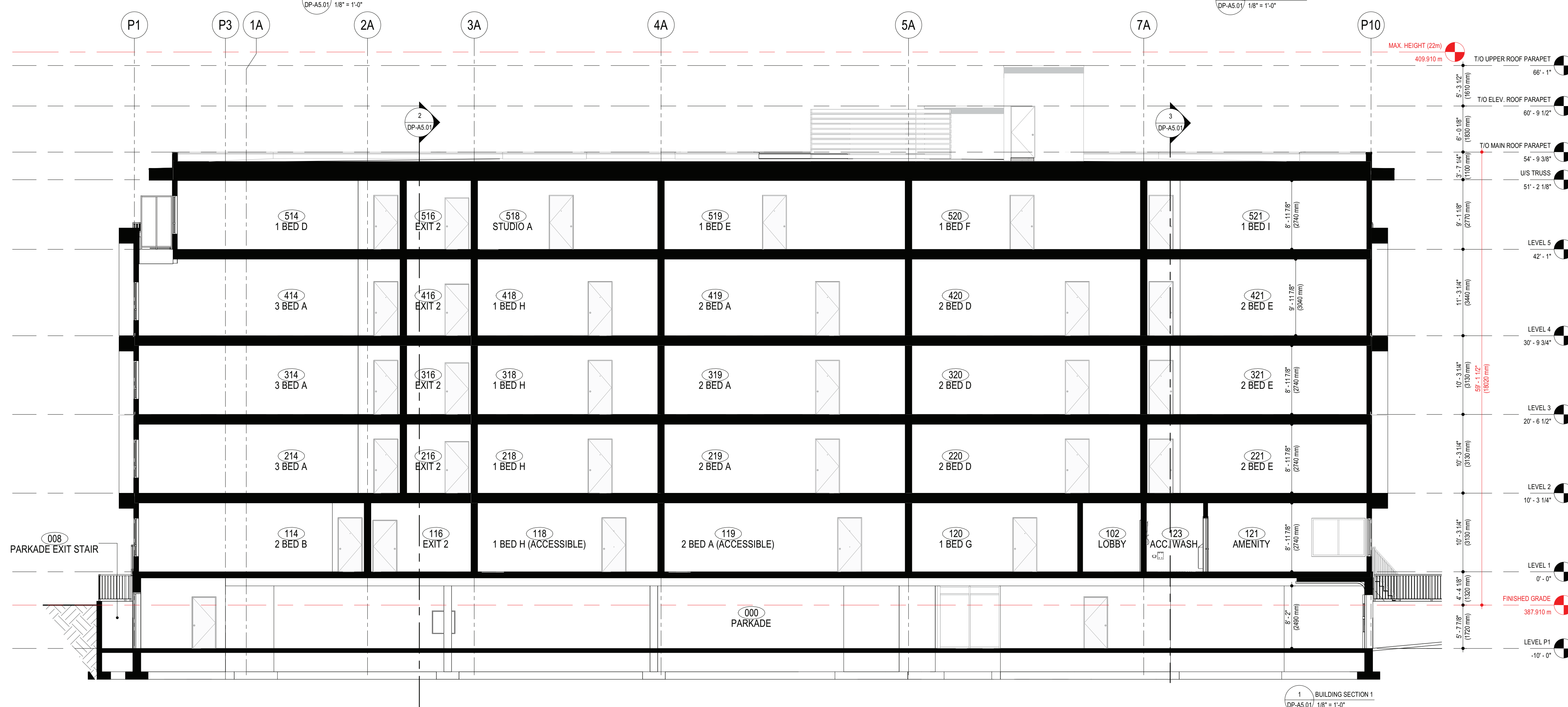
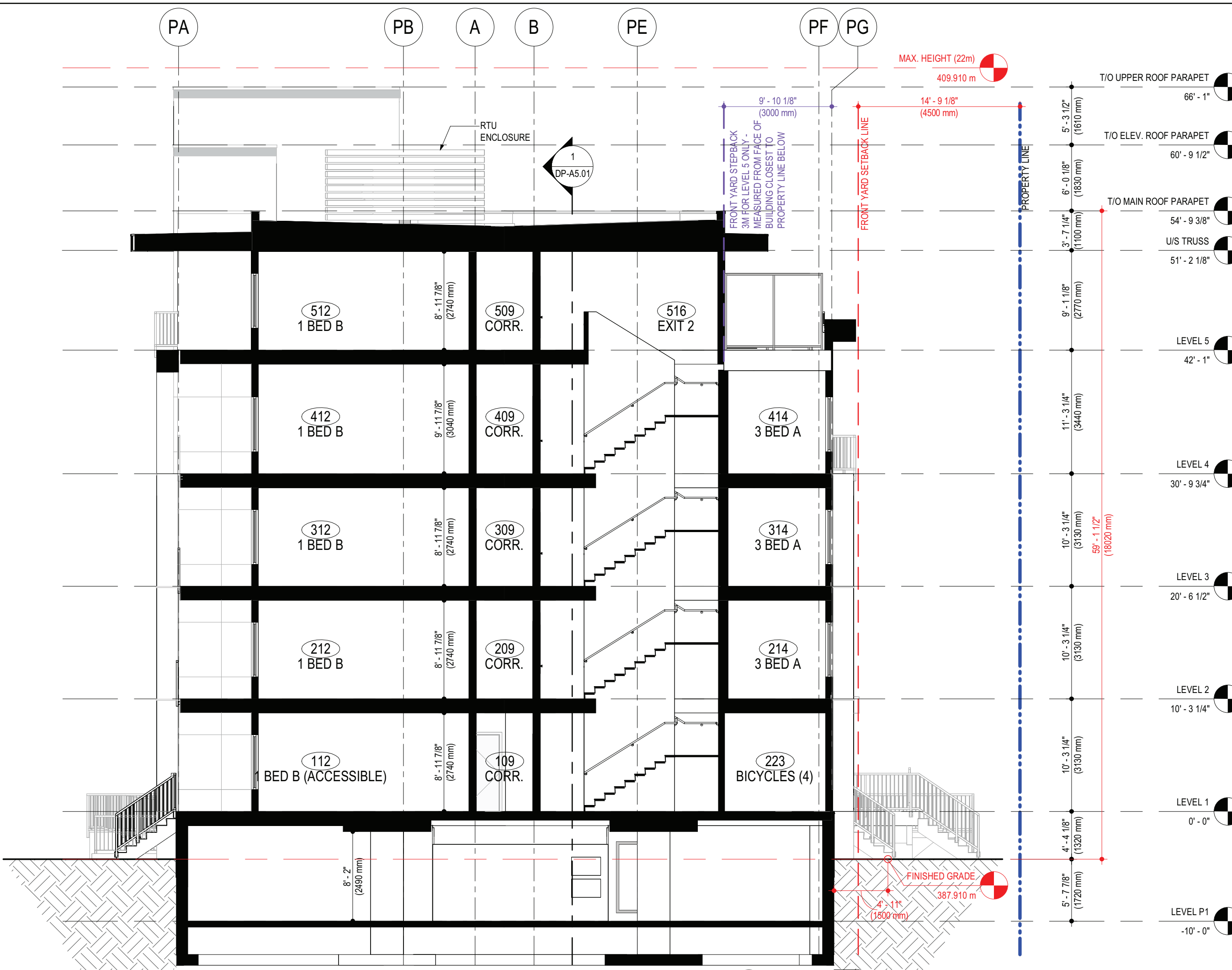
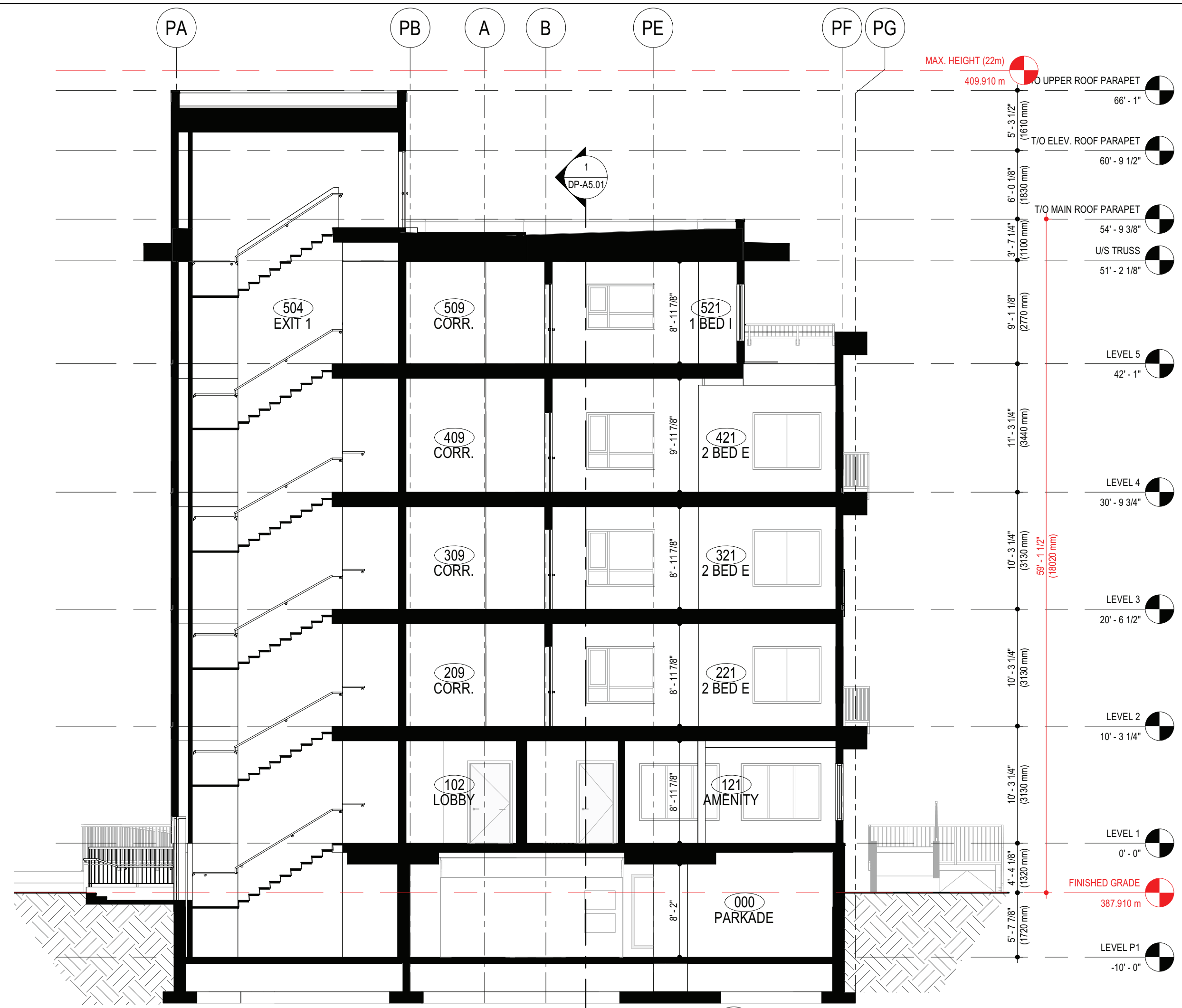
Drawing Number Revision

DP-A4.11

Drawing Title

3D VIEWS

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Project Title
**BC HOUSING &
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 ROAD RENTAL
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 PROJECT**

175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
 OSOYODS DIVISION VALE DISTRICT PLAN 426

Drawing Number
DP-A5.01

Drawing Title
BUILDING SECTIONS

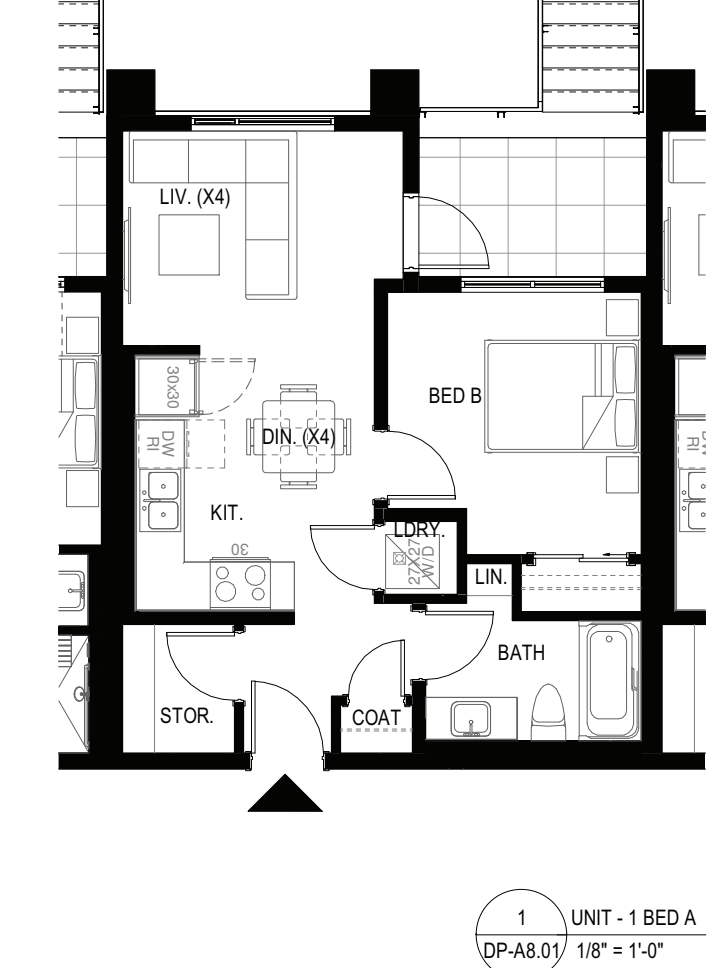
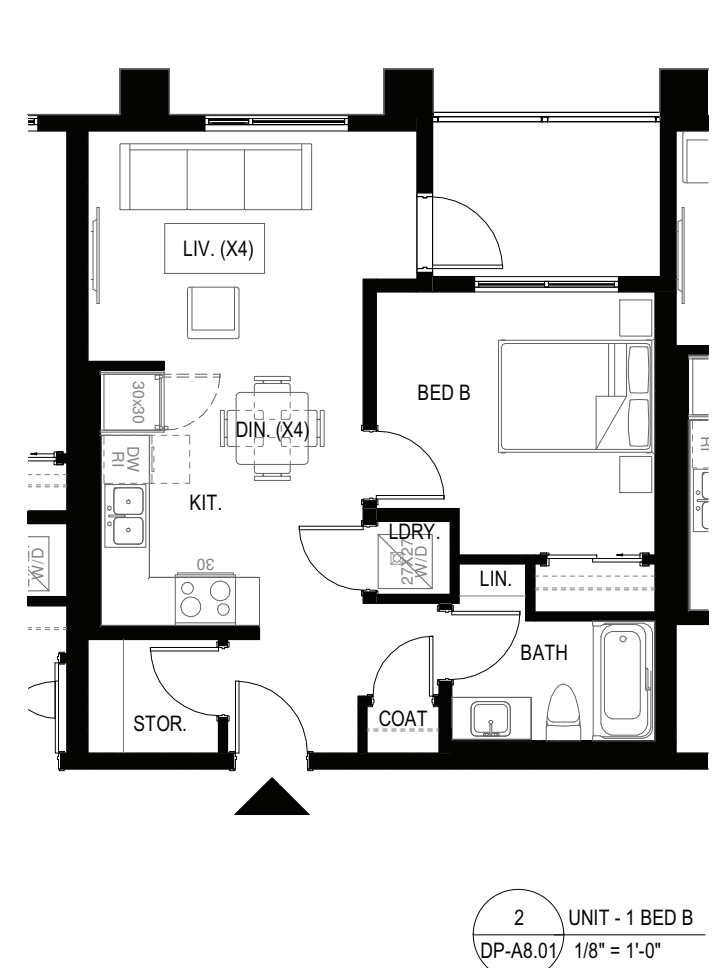
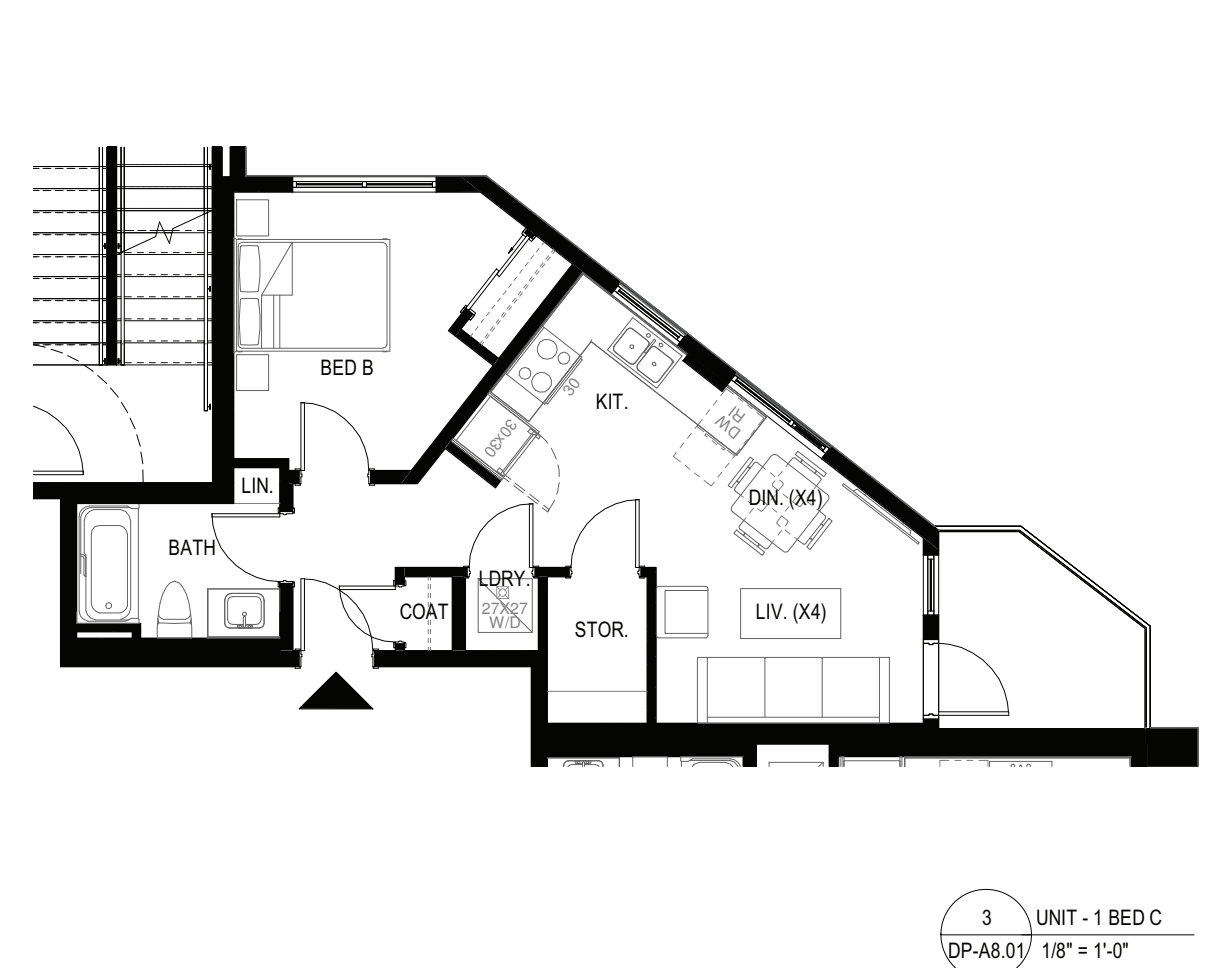
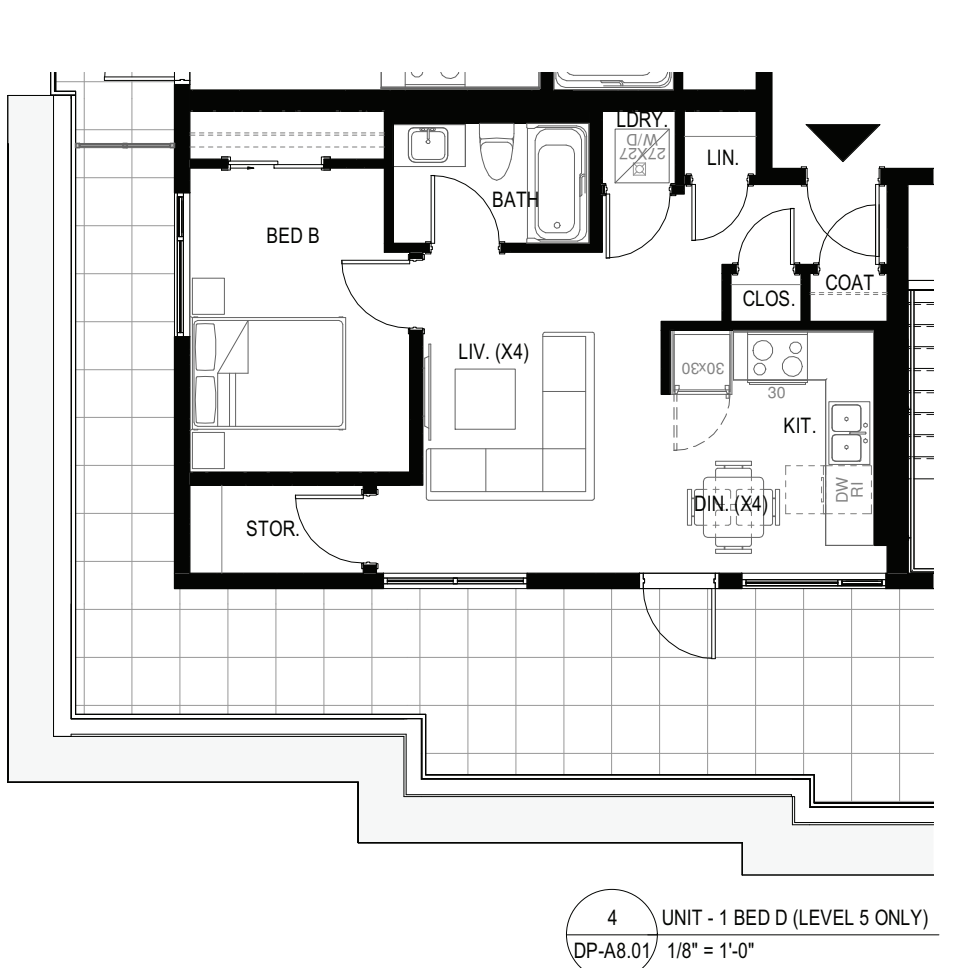
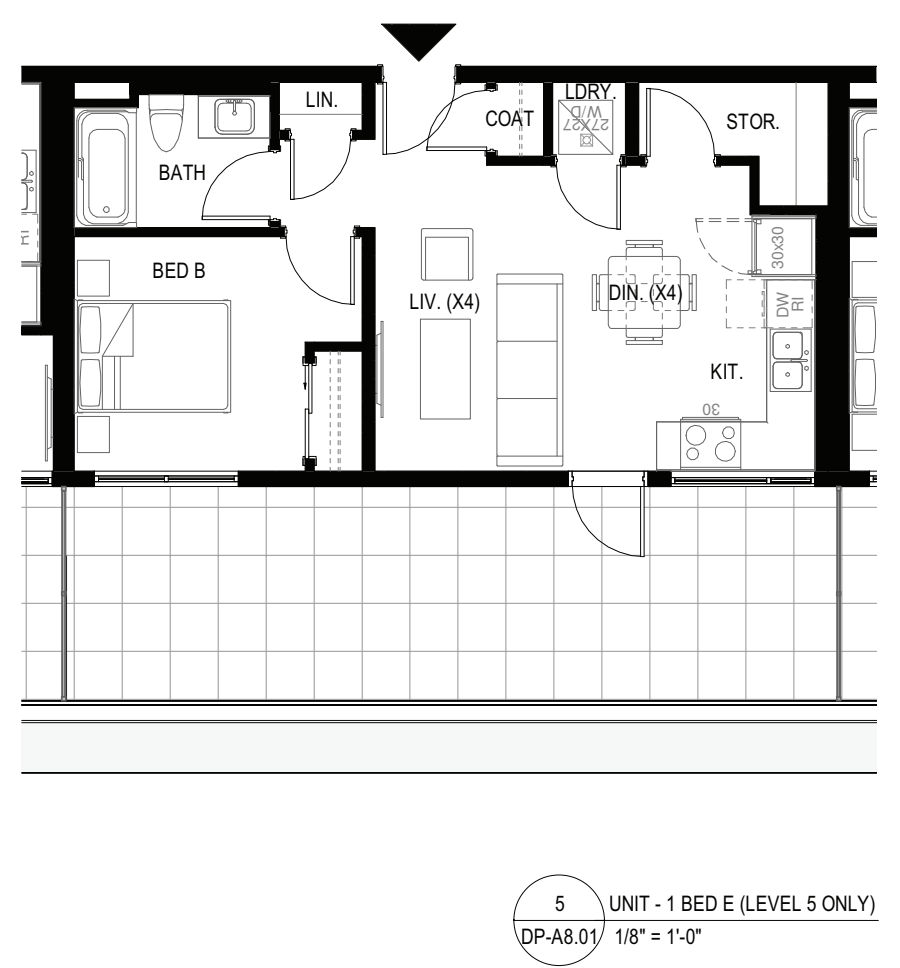
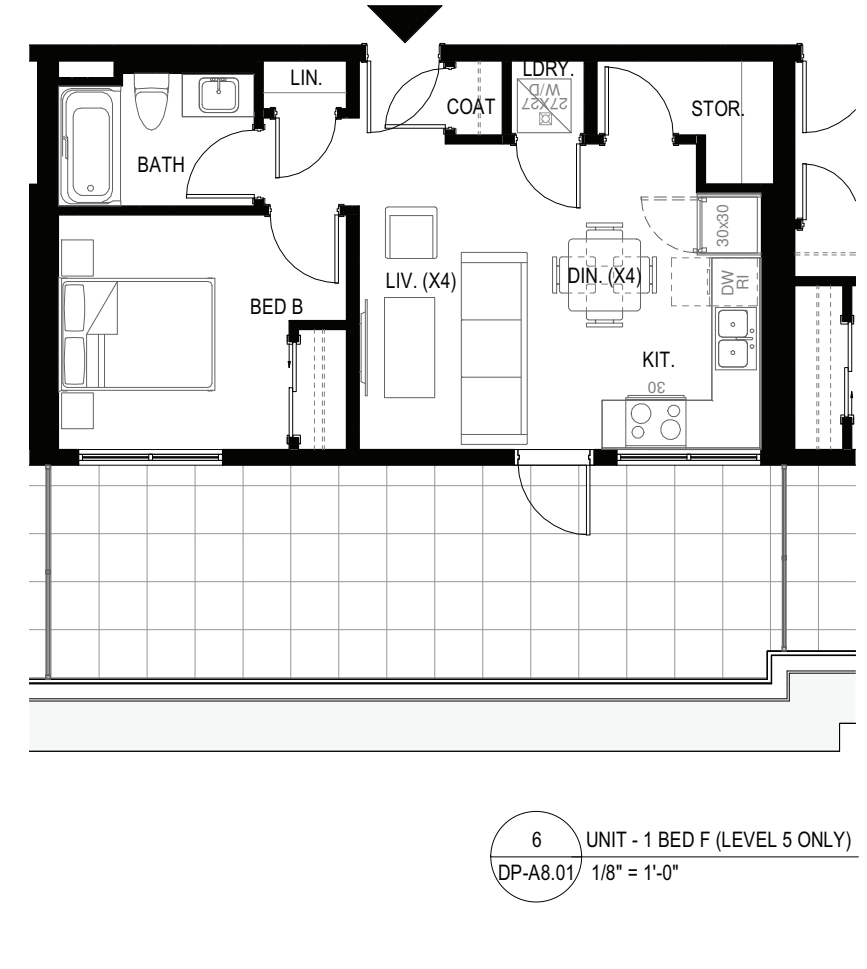
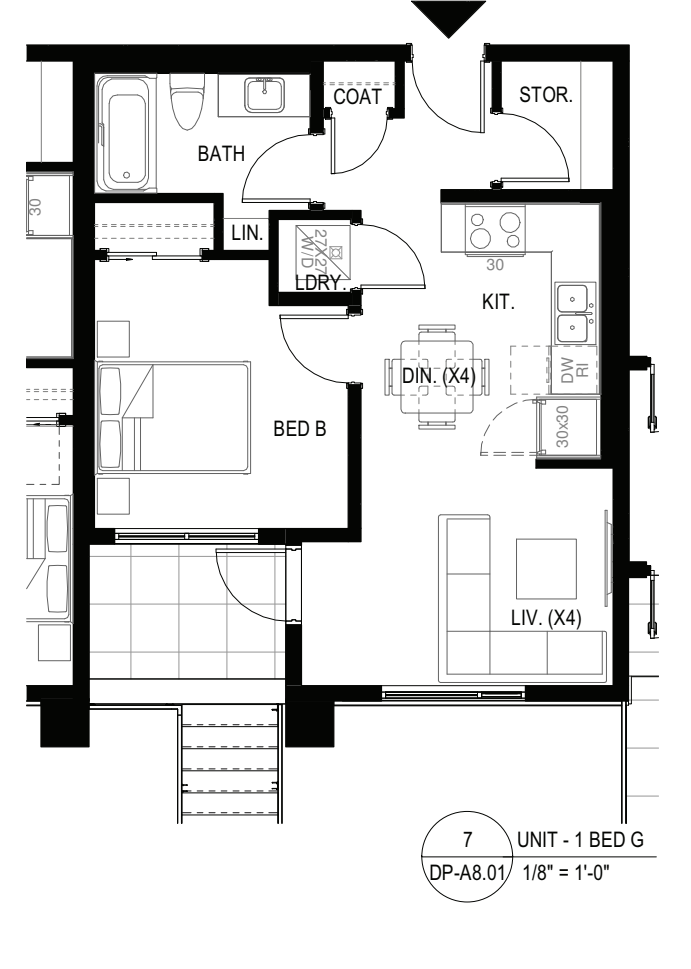
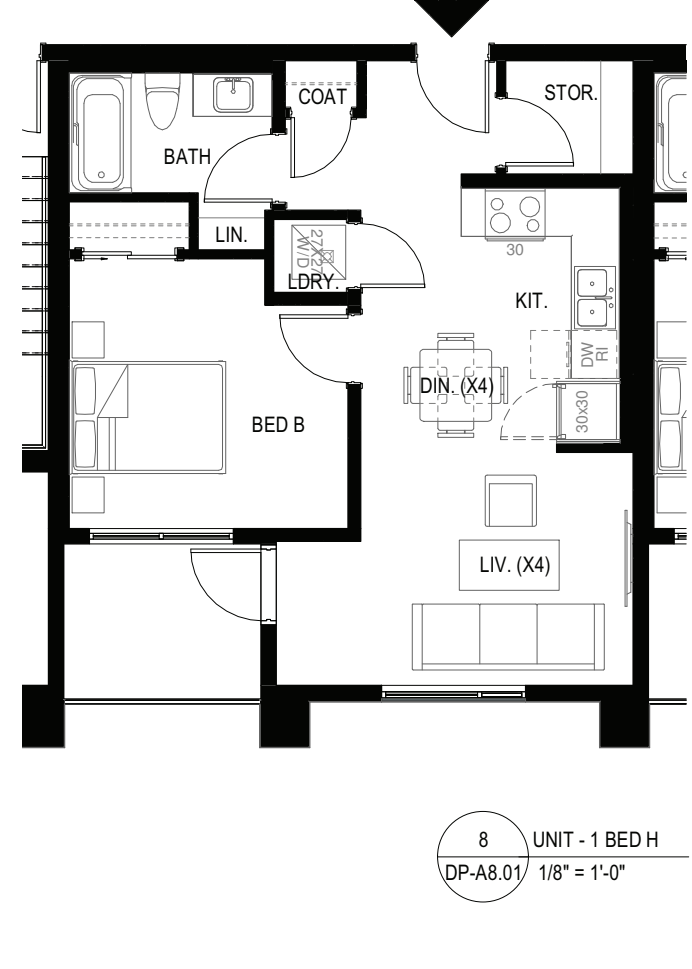
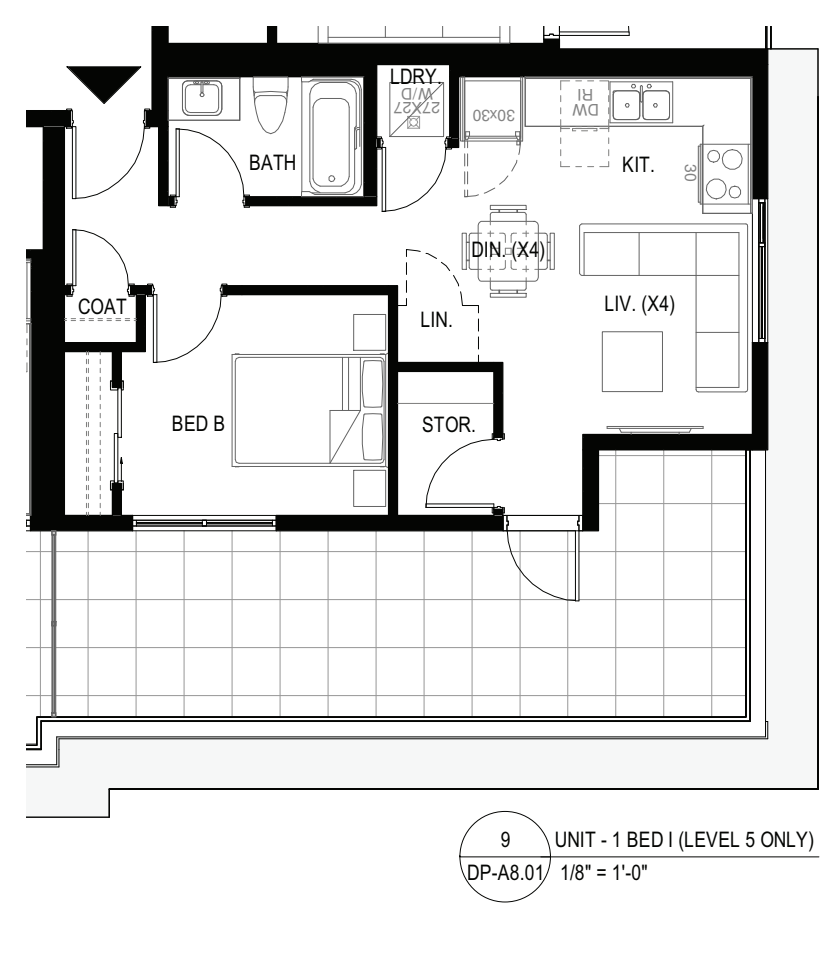
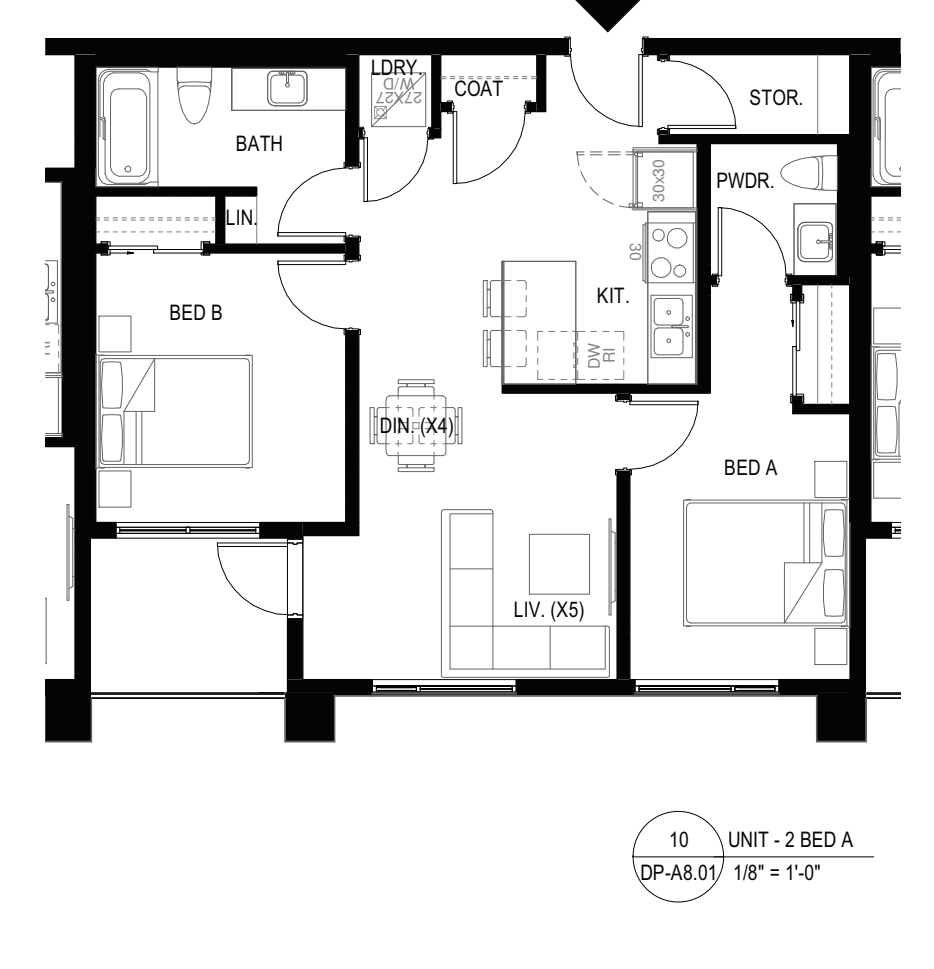
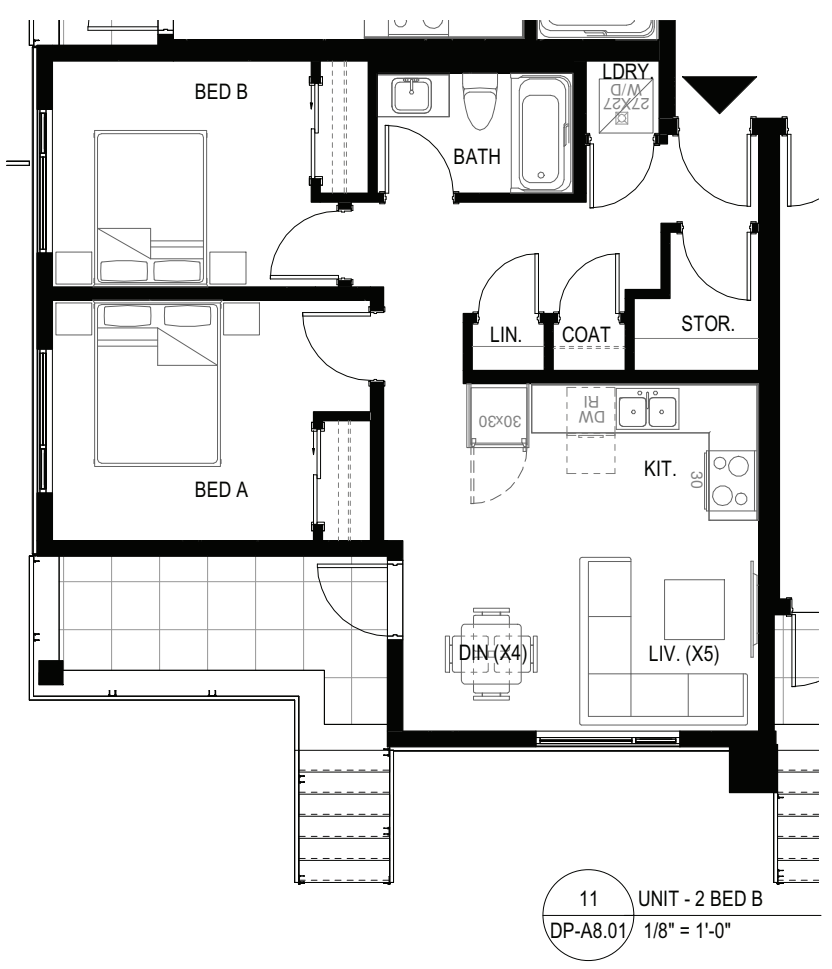
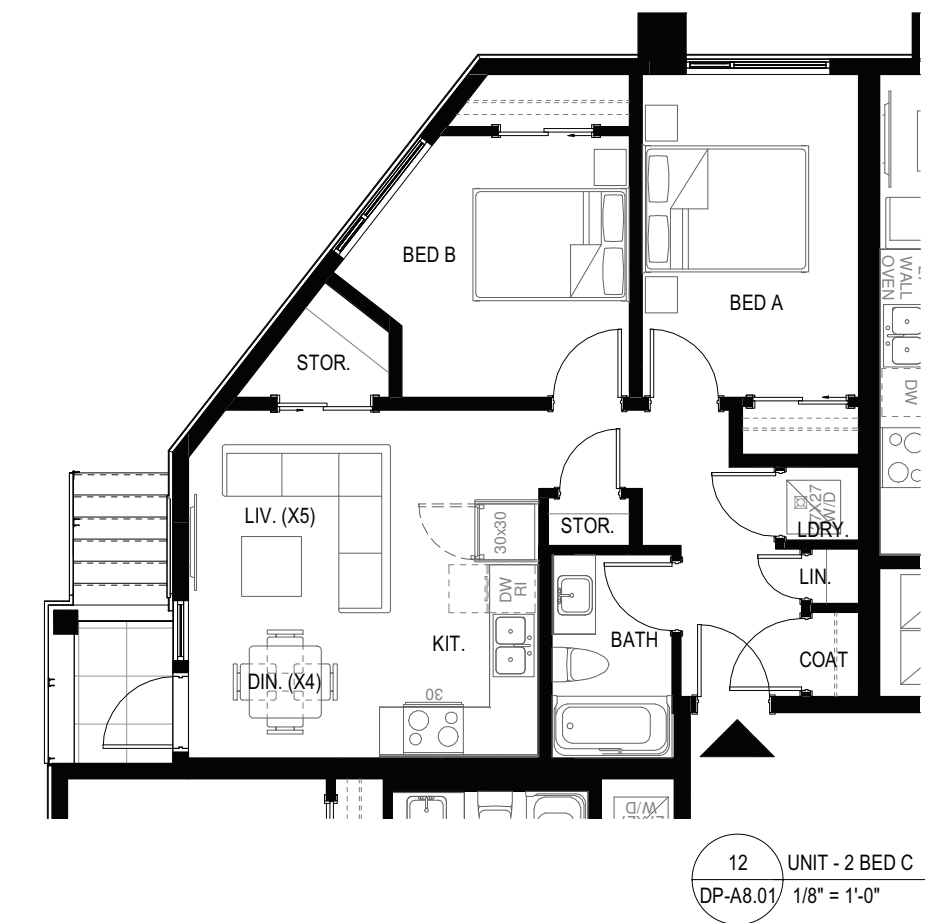
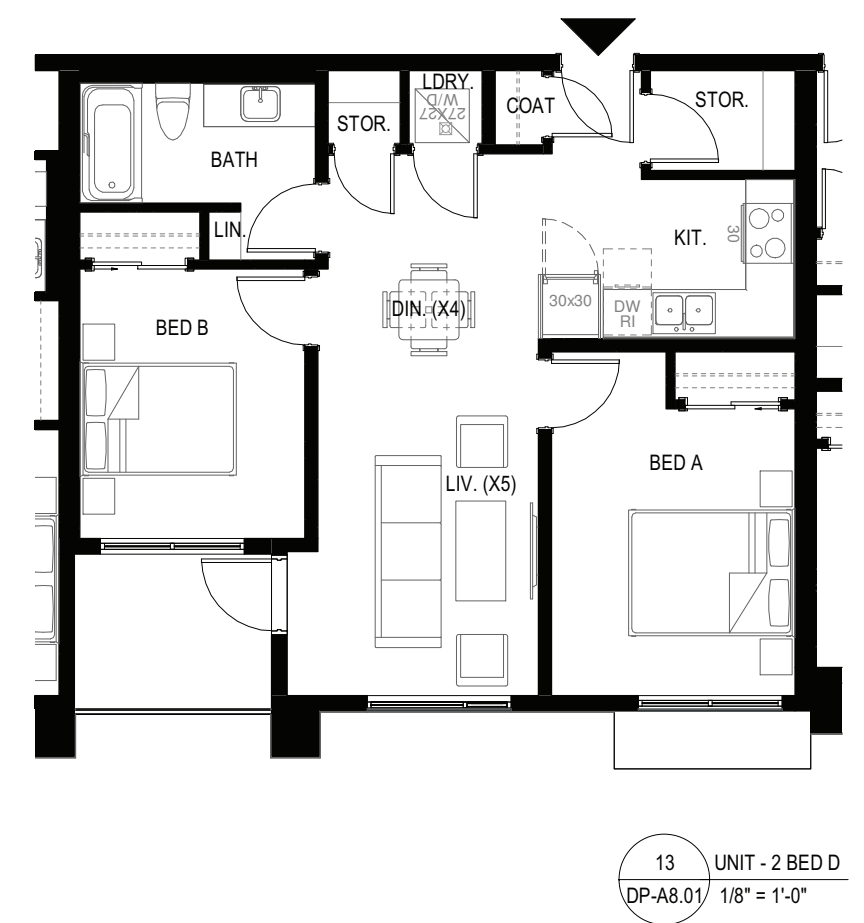
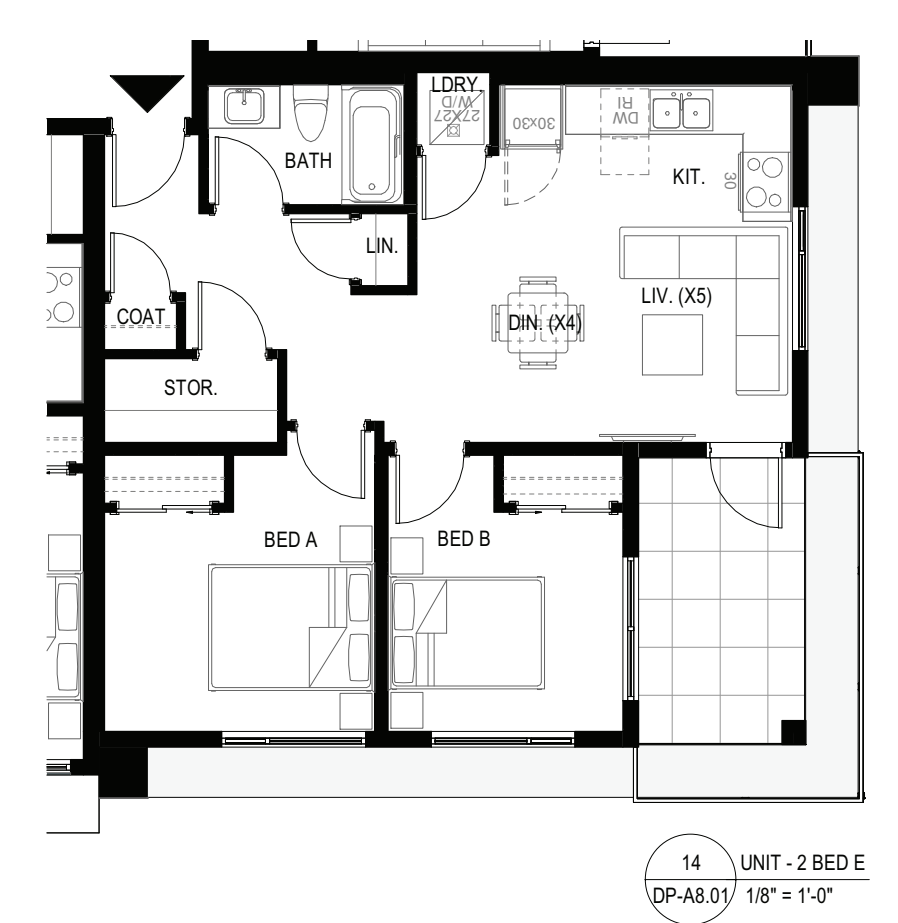
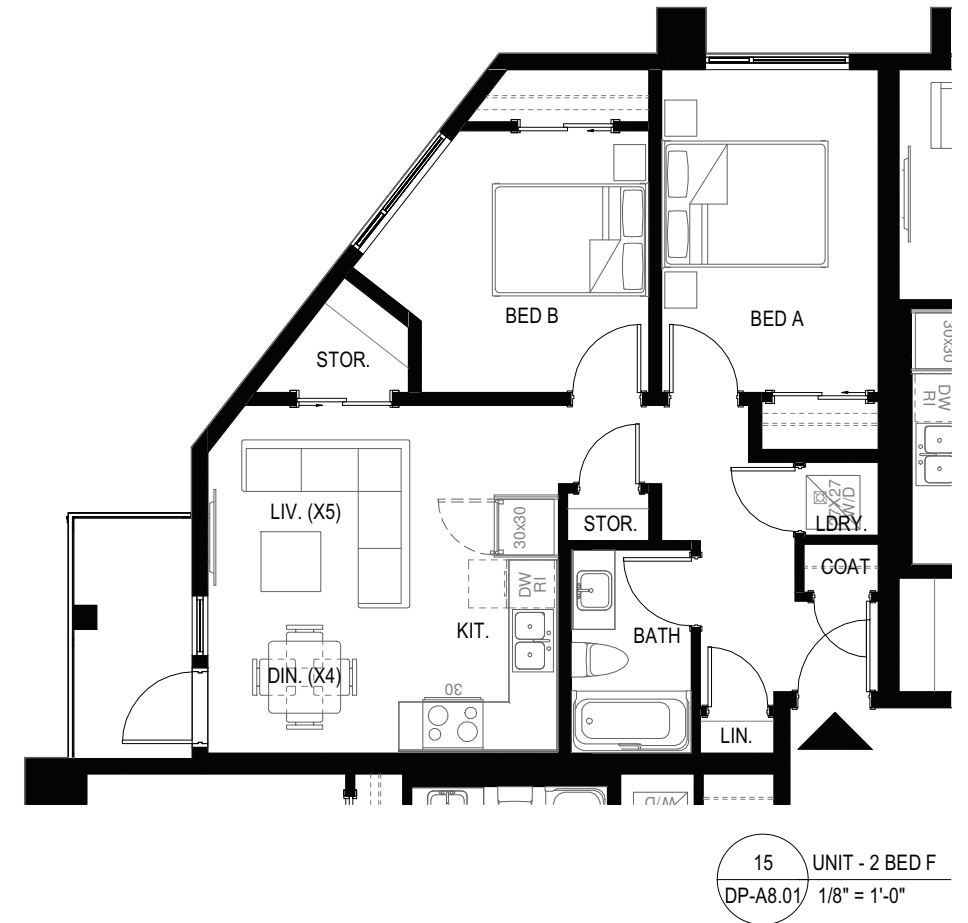
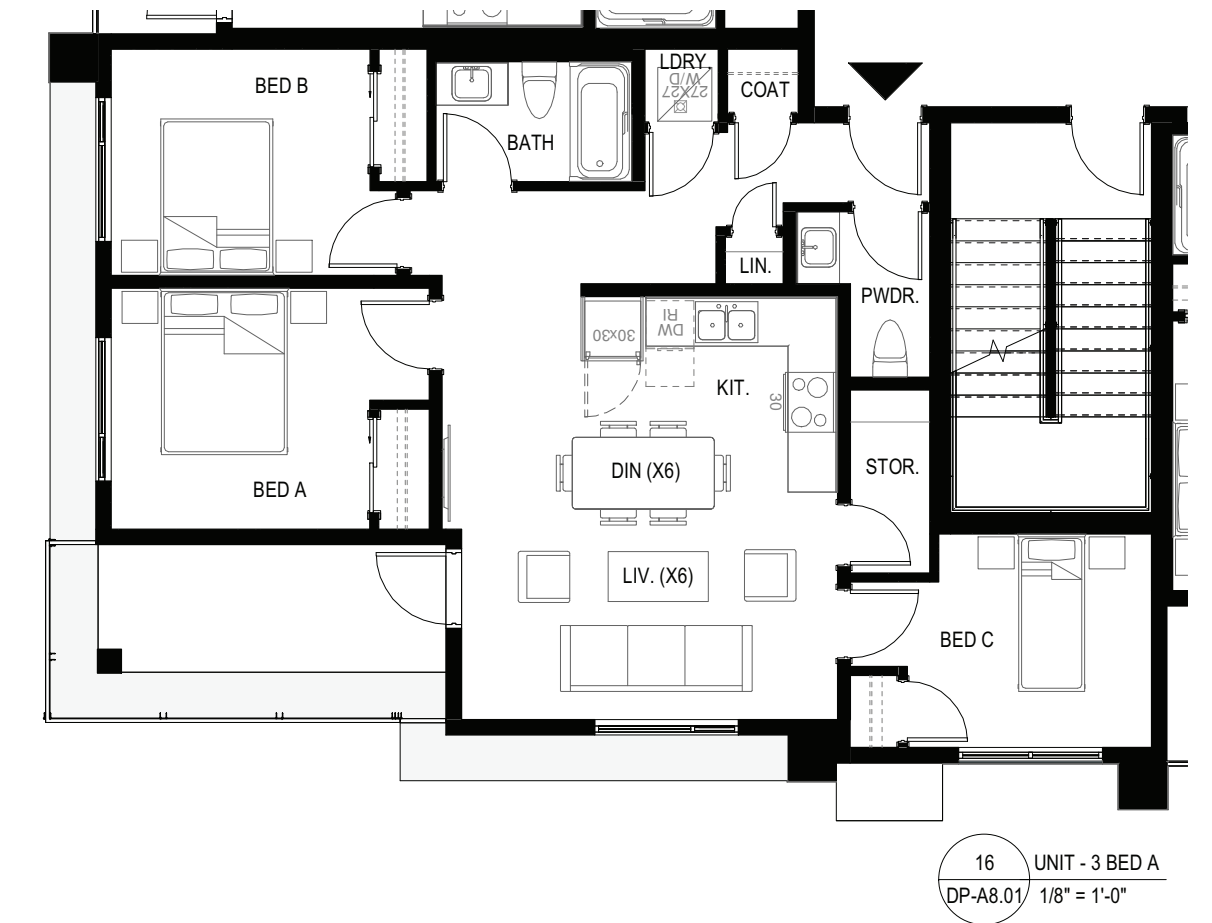
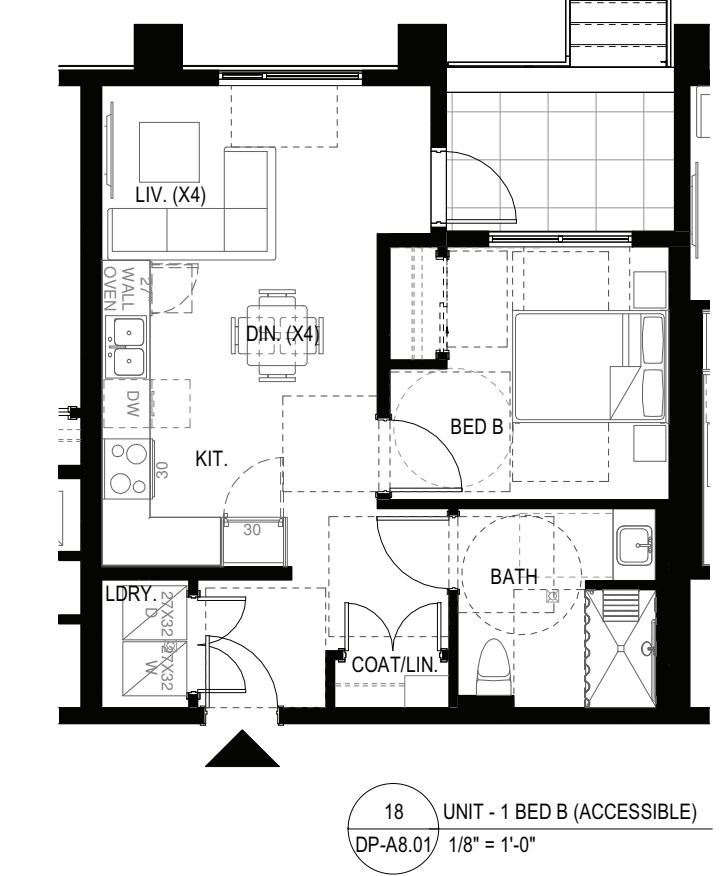
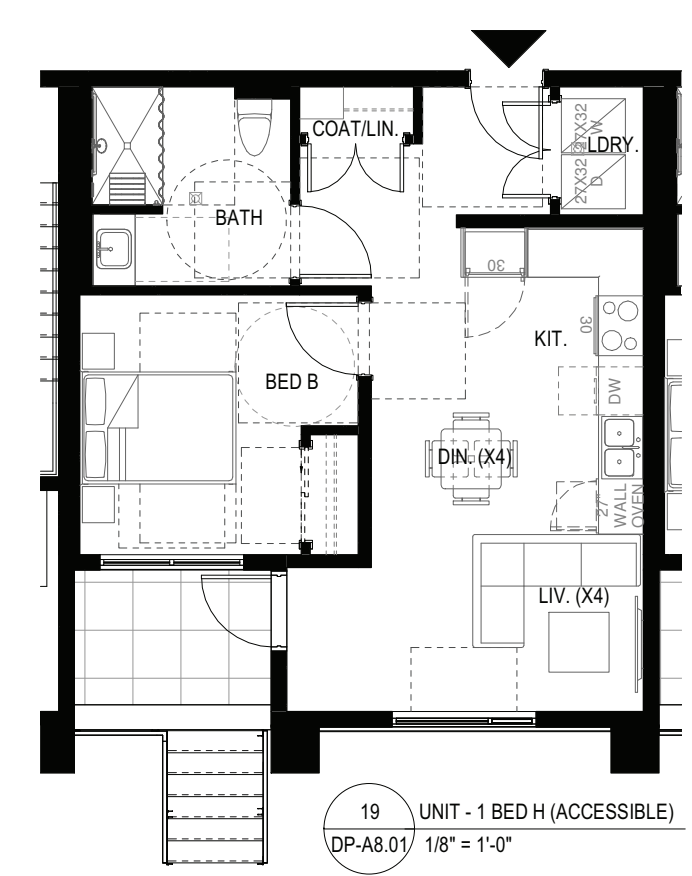
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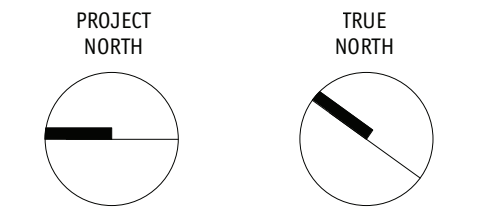
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UNIT PLAN SYMBOL LEGEND:

| SYMBOL | DESCRIPTION |
|--------|-------------------------|
| ▼ | UNIT ENTRY VIA CORRIDOR |



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Project Title
**BC HOUSING &
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175 KNELLER ROAD, KELOWNA, BC, V1X 4C2
 PARCEL A (PLAN B1566) OF LOT 4 SECTION 27 TOWNSHIP 26
 OSOYODS DIVISION VALE DISTRICT PLAN 426

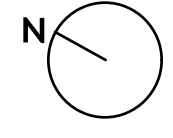
Drawing Number Revision

DP-A8.01

Drawing Title

UNIT PLANS

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| Job No. | m+m 23-1973 |
| Scale | AS SHOWN |
| Drawn | A.M. |
| Checked | S.T. |



PROJECT TITLE
OMAH'S, 175 KNELLER ROAD

Kelowna, BC
 DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

| ISSUED FOR / REVISION | | |
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| 1 | 23.12.04 | Issued for Development Permit |
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| PROJECT NO. | 23-0786 |
| DESIGN BY | GS |
| DRAWN BY | MC |
| CHECKED BY | FB |
| DATE | DEC. 4, 2023 |
| SCALE | 1:1.50 |
| PAGE SIZE | 24x36" |
| SEAL | |



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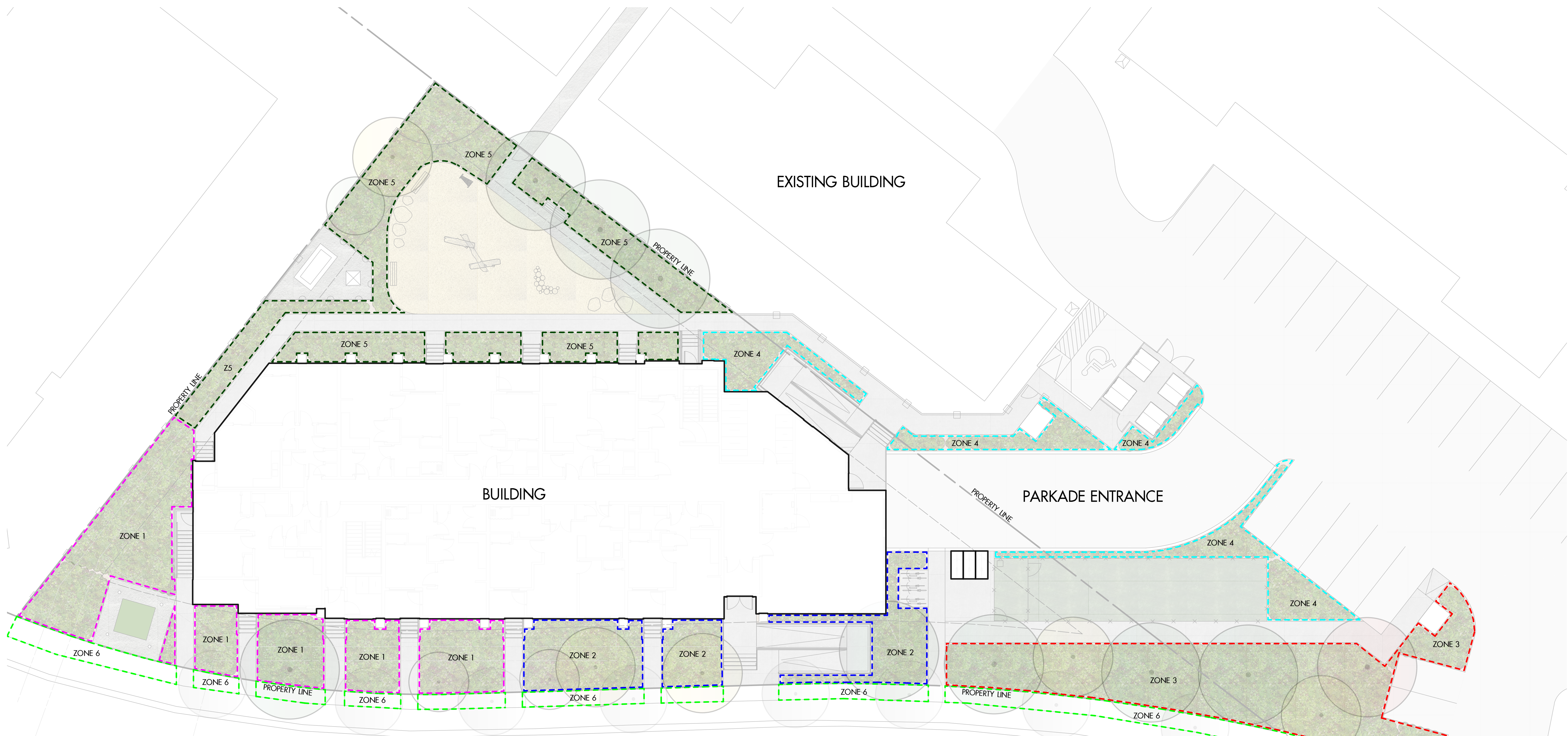
L1/2

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| PLANT LIST | | | |
|---|----------------------------------|------|-------------------------------|
| BOTANICAL NAME | COMMON NAME | QTY* | SIZE/SPACING & REMARKS |
| TREES | | | |
| ACER X FREEMANII 'JEFFERSRED' | AUTUMN BLAZE MAPLE | 1 | 5cm CAL. |
| ACER PLATANOIDES 'PRINCETON GOLD' | PRINCETON GOLD NORWAY MAPLE | 5 | 4cm CAL. |
| FRAXINUS PENNSYLVANICA | GREEN ASH | 8 | 5cm CAL. |
| MAGNOLIA 'SUSAN' | MAGNOLIA 'SUSAN' | 2 | 3cm CAL. |
| PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | LMBER PINE | 1 | 2.5m HT. |
| SHRUBS | | | |
| ARCTOSTAPHYLOS LIVA-URSI | KINNIKINICK | 5 | #02 CONT. /1.8M O.C. SPACING |
| ARTEMISIA LUDOVICIANA | WHITE SAGE | 20 | #02 CONT. /0.9M O.C. SPACING |
| BERBERIS AQUIFOLIUM | HOLLY-LEAVED BARBERRY | 10 | #02 CONT. /1.2M O.C. SPACING |
| BUXUS 'GREEN VELVET' | GREEN VELVET BOXWOOD | 15 | #02 CONT. /3.0M O.C. SPACING |
| ELJONYMUS ALATUS 'COMPACTUS' | FIRE BALL BURNING BUSH | 3 | #02 CONT. /2.4M O.C. SPACING |
| RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | 4 | #02 CONT. /2.4M O.C. SPACING |
| RIBES AUREUM | GOLDEN CURRENT | 4 | #02 CONT. /1.2M O.C. SPACING |
| ROSA 'RADCON' | RAINBOW KNOCKOUT ROSE | 15 | #02 CONT. /1.2M O.C. SPACING |
| ROSA RUGOSA 'HANSA' | HANSA RUGOSA ROSE | 15 | #02 CONT. /1.8M O.C. SPACING |
| ROSA WOODSII | WOODSII ROSE | 5 | #02 CONT. /0.9M O.C. SPACING |
| SAMBUCUS NIGRA SUBSP. CAERULEA | BLUE ELDERBERRY | 3 | #02 CONT. /9.0M O.C. SPACING |
| SPIRAEA X VANHOUTEI | BRIDAL WREATH SPIREA | 3 | #02 CONT. /3.0M O.C. SPACING |
| SYRINGA MEYERI 'PABUN' | DWARF KOREAN LILAC | 7 | #02 CONT. /2.1M O.C. SPACING |
| SYRINGA PUBESCENS SUBSP. PATULA 'MISS KIM' | MISS KIM LILAC | 3 | #02 CONT. /2.4M O.C. SPACING |
| TAXUS X MEDIA 'TAUNTON' | TAUNTON YEW | 10 | #02 CONT. /1.5M O.C. SPACING |
| VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT CRANBERRY BUSH | 5 | #02 CONT. /1.8M O.C. SPACING |
| PERENNIALS & GRASSES | | | |
| ACHILLEA MILLEFOLIUM 'TERRACOTTA' | TERRACOTTA YARROW | 60 | #01 CONT. /0.6M O.C. SPACING |
| ATHYRIUM FILIX-FEMINA VAR. ANGUSTUM 'LADY IN RED' | LADY IN RED FERN | 60 | #01 CONT. /0.6M O.C. SPACING |
| CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 40 | #01 CONT. /0.75M O.C. SPACING |
| ECHINACEA PURPUREA 'SOLAR FLARE' | SOLAR FLARE CONEFLOWER | 60 | #01 CONT. /0.6M O.C. SPACING |
| RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM' | BLACK-EYED SUSAN | 60 | #01 CONT. /0.6M O.C. SPACING |
| SEDUM 'HERBSTFREUDE' | AUTUMN JOY STONECROP | 60 | #01 CONT. /0.6M O.C. SPACING |
| SPOROBOLUS HETEROLEPIS | PRAIRIE DROPSIDE | 30 | #01 CONT. /0.9M O.C. SPACING |
| TIARELLA CORDIFOLIA | FOAM FLOWER | 60 | #01 CONT. /0.6M O.C. SPACING |

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. TURF AREA FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. 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.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

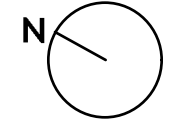


| IRRIGATION LEGEND | |
|-------------------|---|
| | ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 181 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 60 cu.m. |
| | ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 102 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 34 cu.m. |
| | ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 190 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 63 cu.m. |
| | ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 99 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 33 cu.m. |
| | ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 186 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 62 cu.m. |
| | ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 105 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 90 cu.m. |

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
 - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
 - A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 518 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 343 cu.m. / year
 WATER BALANCE = 175 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



PROJECT TITLE
OMAH'S, 175 KNELLER ROAD

Kelowna, BC
 DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

| ISSUED FOR / REVISION | | |
|-----------------------|----------|-------------------------------|
| 1 | 23.12.04 | Issued for Development Permit |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

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| PROJECT NO. | 23-0786 |
| DESIGN BY | GS |
| DRAWN BY | MC |
| CHECKED BY | FB |
| DATE | DEC. 4, 2023 |
| SCALE | 1:150 |
| PAGE SIZE | 24"x36" |

SEAL



DRAWING NUMBER
L2/2
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