



NEW TOWN

DESIGN RATIONALE

CONDOMINIUM APARTMENT for 401 MEIKLE AVENUE



PROPOSAL

This application is to construct a 6-storey apartment within the Pandosy Urban Centre. This core site is a single property at 401 Meikle Avenue. The development will host 25 dwellings where today a single residential building occupies the property.

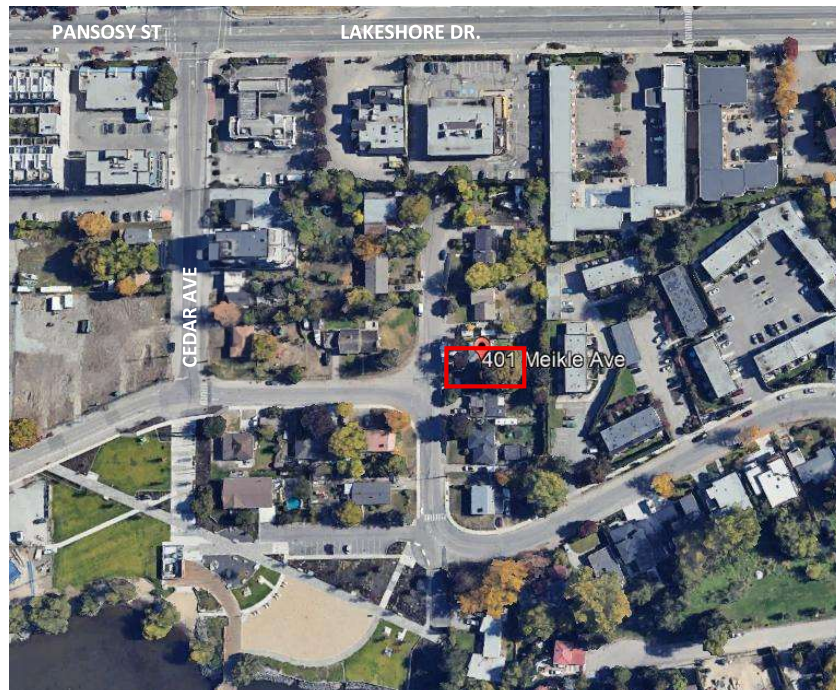


Figure 1: Site location outlined in red.



NEW TOWN

POLICY CONTEXT

This project is in the Pandosy Urban Centre (UC5) as prescribed in the Zoning Bylaw and OCP. City of Kelowna OCP urban centre height map shows this site as being suitable for 6 storey buildings.

Subject Site

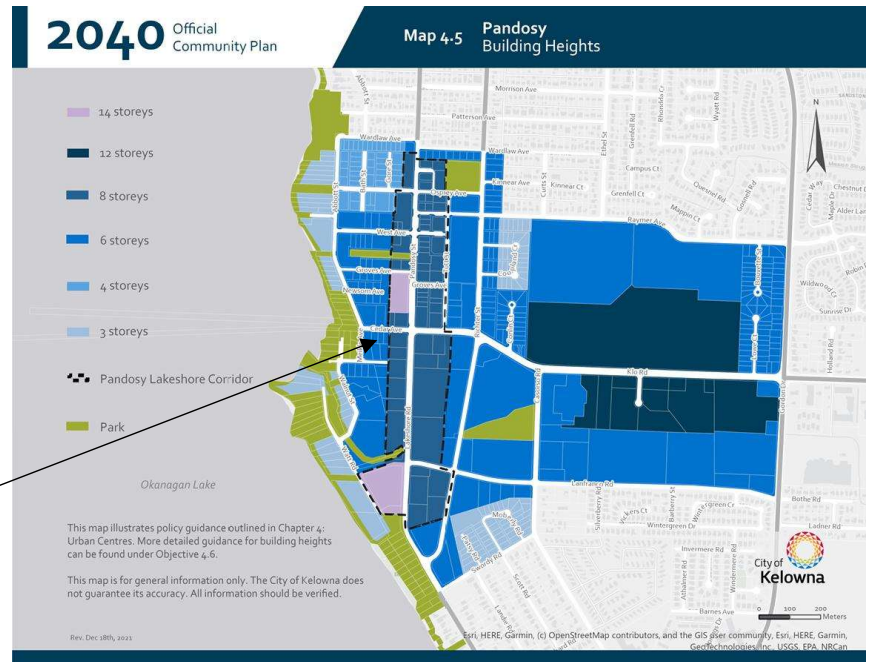


Figure 2: Pandosy Urban Center height map

The identified Base FAR for this site is 1.8 FAR with an additional 0.25 FAR Public Amenity & Streetscape Bonus available. The estimated amenity streetscape bonus FAR is estimated to come at a \$17,880 cost, based on the site area of 894sq.m.

ARCHITECTURAL FORM & CHARACTER



Figure 3: Entry view from Meikle Avenue

This mid-rise building has a distinctly modern mixed-use personality. The massing is articulated with simple and effective uses of varied cladding materials with neutral, earth-toned colors. The building is segmented and architecture projections and balconies interplay with light and shadow to further reduce the effective girth of the structure. The main residential entry is well defined with a projecting lobby and glazed frontage.



Figure 4: Main lobby entry & Westerly Facade

LANDSCAPE

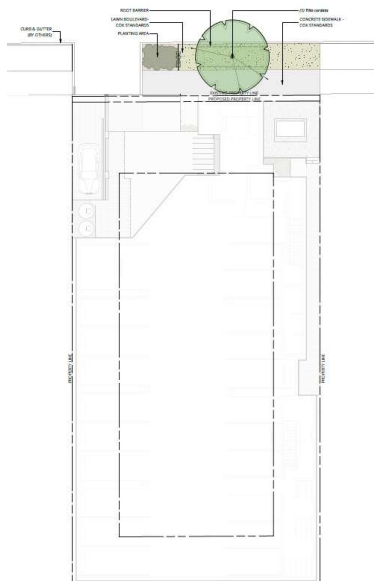
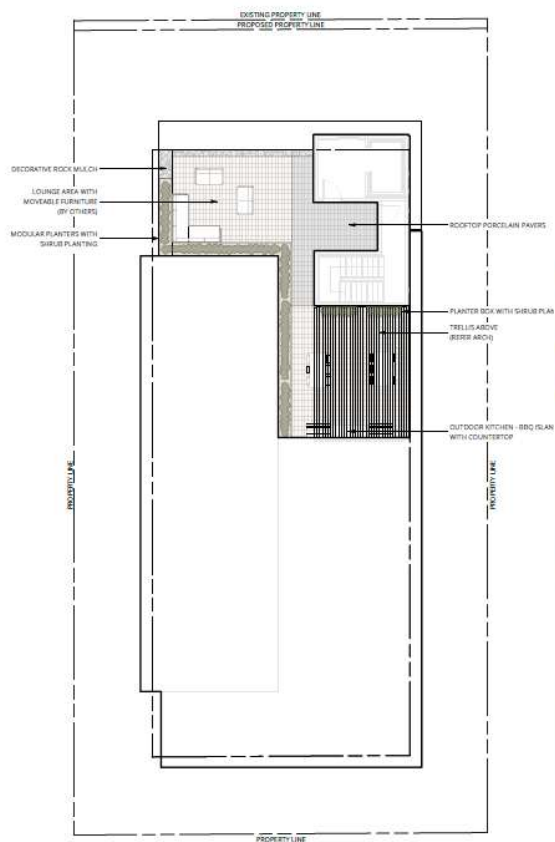


Figure 5: Street Façade Landscape



PLANT LIST				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Shrubs:				
	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	#02	Potted
Ornamental Grass				
	<i>Calamagrostis x acutiflora 'Van Foerster'</i>	Feather Reed Grass	#01	Potted
	<i>Sedum glaucum 'Elijah Blue'</i>	Elijah Blue Sedum	#01	Potted
	<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Sedum	#01	Potted

PRECEDENT IMAGES:



Figure 6: Roof Top Terrace

CARSHARE, ECOPASS & PARKING

Vehicular access is from Meikle Avenue. Parking fully meets the necessary bylaw parameters under the Urban Centre standards for Transit Pass and Share Car credits. The plan offers 18 parking stalls for the 20 – two-bedroom and 5 – three-bedroom dwellings where each unit will have a share-car capability for a designated vehicle that is returned to the site after each use. Additionally, 3 stalls will address the needs for occasional use by visitors. Transit Passes payments of \$1,500 for each unit contributed to the Eco-Pass for New Developments program.



Figure 7: Kelowna Downtown Transit Exchange

BYLAW COMPLIANCE

This application has no zoning bylaw variances and complies with the OCP intent for density within the Pandosy Urban Centre.

SUMMARY

This development is a key housing component to be added within the context of the Pandosy Urban Centre. It complies with the zoning bylaw in all aspects, follows the OCP guidelines for appropriate development and delivers 25 much needed homes.

In summary, the proposal offers the right form, in the right place, at the time of transition to centralized densification. We offer the form and character as a fresh view of modern mixed-use development and seek support from staff and Council for this endeavor.

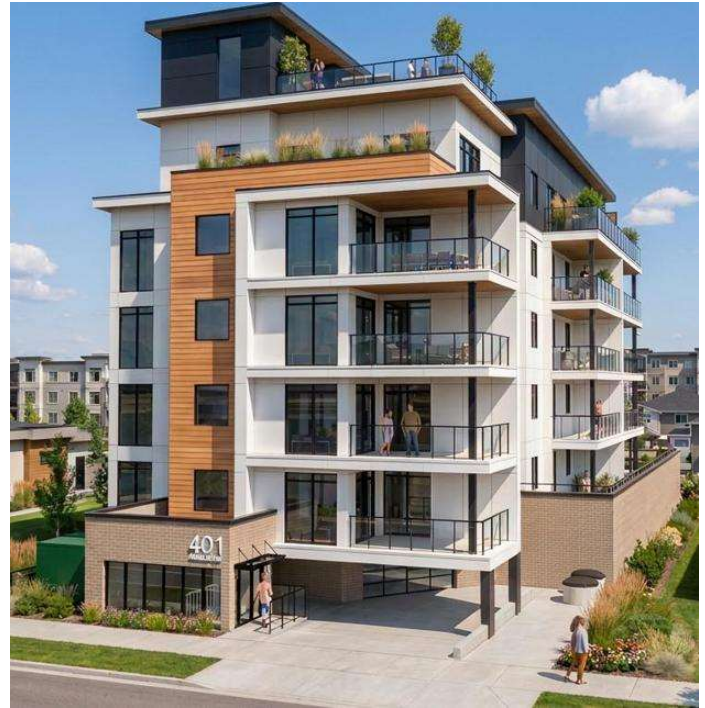


Figure 8: 401 Meikle Avenue Facade



Figure 9: 401 Meikle Avenue Aerial

Meikle Condo
 PROJECT 1030760
 401 Meikle Ave., Kelowna, BC V1W 3T5
NEW TOWN ARCHITECTURE + ENGINEERING
 ARCHITECTURE | URBAN PLANNING | CIVIL ENGINEERING
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 300-550 BENTALL ST. KELWONA, BC
www.newtownarchitecture.com



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REV 4
A0.00D
PRINT IN COLOUR
project no.
4239

scale	designed	drawn	checked
	DH	DH/GL	UA

LANDSCAPE

CIVIL

CLIENT

ARCHITECTURAL

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A0.00D	COVER PAGE
A1.01D	ZONING & BY-LAW
A1.02D	ZONING & BY-LAW
A2.01D	SITE PLAN
A3.01D	PARKADE FLOOR PLAN
A3.02D	LEVEL 2 FLOOR PLAN
A3.03D	TYPICAL FLOOR PLAN
A3.04D	LEVEL 4 FLOOR PLAN
A3.05D	LEVEL 5 FLOOR PLAN
A3.06D	LEVEL 6 FLOOR PLAN
A3.07D	ROOF TOP PAVING
A4.00D	MATERIALS
A4.01D	BUILDING ELEVATIONS
A4.02D	BUILDING ELEVATIONS
A5.01D	RENDERINGS

[illegible]

SPATIAL SEPARATION

3.2.3.1.D

	WALL AREA	OPENING AREA	% PERMITTED DISTANCE	LIMITING DISTANCE	% PROVIDED	CONST. TYPE	CLADDING MATERIAL	REQUIRED RATING
NORTH	359.40m ²	98.88m ²	100.0%	10.47m	37.00%	COMBINATION	COMBINATION	45 MIN

NOTE: WINDOW OPENINGS AND WALL CONSTRUCTION ARE UNABSTRACTED. WHEN THE LIMITING DISTANCE EXCEEDS

	WALL AREA	OPENING AREA	% PERMITTED DISTANCE	% LIMITING DISTANCE	CONST. TYPE	CLADDING MATERIAL	REQUIRED RATING
SOUTH							
UNIT A	84.47m ²	0.00m ²	00.00%	0.10m	0.00%	NON COMB	NON COMB 1 HR
UNIT B	248.33m ²	17.14m ²	14.00%	1.23m	6.90%	COMEXON N	COMB 1 HR

WALL AREA	OPENING AREA	% PERMITTED DISTANCE PROVIDED	LIMITING DISTANCE	% PERMITTED DISTANCE PROVIDED	CONST. TYPE	CLADDING MATERIAL	REQUIRED RATING
EAST	1,630.32	6.37m ²	3.95m ²	0.30m	4.00m	NON COMB	2 HR
UNIT B	465.37m ²	95.66m ²	30.00m ²	4.00m	10.88m	COMBINATION NON COMB	45 MIN
WEST	1,630.32	10.7m ²	3.95m ²	0.30m	0.00m	NON COMB	2 HR
UNIT B	465.37m ²	157.25m ²	30.00m ²	4.00m	29.86m	COMBINATION NON COMB	45 MIN

NOTE: THE EXPOSING BUILDING FACE HAS BEEN SEPARATED INTO FIRE COMPARTMENTS FOR THE PURPOSES OF LIMITING DISTANCE CALCULATIONS.
* DOORS OPENINGS MUST BE FIRE RATED

REQUIRED FIRE SEPARATIONS

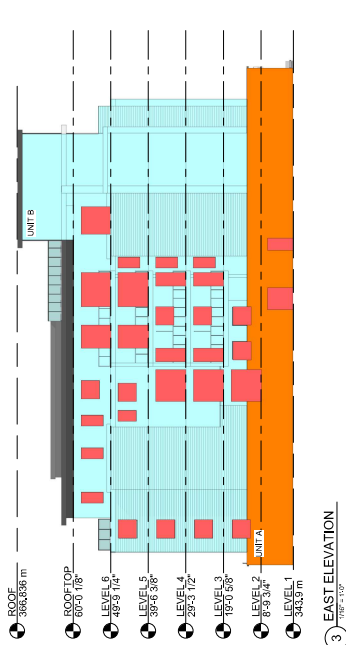
MAJOR OCCUPANCIES	
GROUP C TO C	1 HR
GROUP F3 TO C	2 HR
SERVICE ROOMS	1 HR
ELECTRICAL ROOM	1 HR
JANITORS ROOMS	N/A

BUILDING FIRE SAFETY

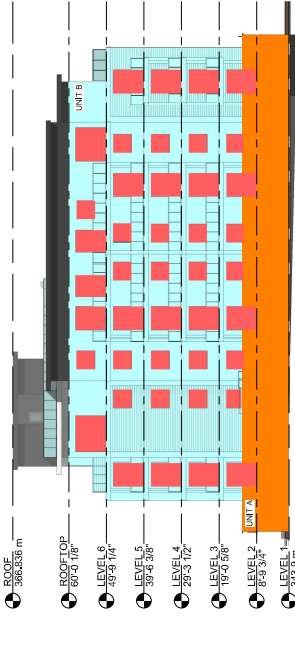
SOFT PROTECTION	NA	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2.
METAL DECK ASSEMBLIES	NA	3.1.14.2.
WOOD COVERING CLASSIFICATION	CLASS "X"	3.1.15.2.
ATTIC FIRESTOPS	YES	3.1.11.
MAX ATTIC AREA	300 sq'	3.1.11.5.
MAX. CRVL SPACE AREA	NA	3.1.11.6.
CONCEALED FLOOR AREA	NA	3.1.11.5.

EXIT FACILITIES

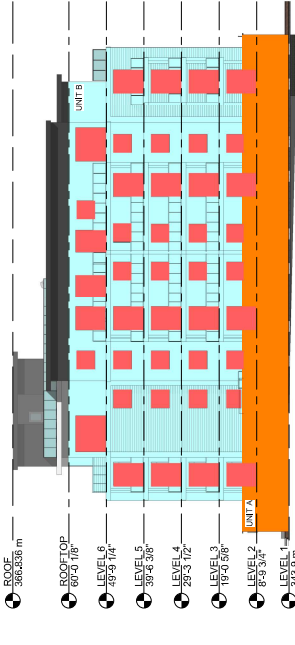
PACKAGE LEVEL	2 MIN. RES. FLOOR	PROVIDED WIDTHS	PROVIDED WIDTHS
RESIDENTIAL LEVELS			
LEVEL 1 - 6 (DOORS)	MN. 80mm DOORS MIN. 100mm STAIR WIDTH (TABLE 3.4.3.2A) 6.1mm PERSON x 12 PERSONS = 75.2mm	MN. 80mm DOORS MIN. 100mm STAIR WIDTH (TABLE 3.4.3.2A) 6.1mm PERSON x 12 PERSONS = 75.2mm	2 DOORS @ 3'-0" - 6'-0" (152mm)
LEVEL 1 - 6 (STAIRS)	MN. DOOR WIDTH/FLOOR = 90mm 6.1mm PERSON x 102 PERSONS MAX 8.0mm PERSON x 102 PERSONS MAX MN. STAIR WIDTH/FLOOR = 281mm MN. STAIR WIDTH/FLOOR = 80mm UNIT YES NO 45m	MN. DOOR WIDTH/FLOOR = 90mm 6.1mm PERSON x 102 PERSONS MAX 8.0mm PERSON x 102 PERSONS MAX MN. STAIR WIDTH/FLOOR = 281mm MN. STAIR WIDTH/FLOOR = 80mm UNIT YES NO 45m	2 DOORS @ 3'-0" EACH 2 STAIRS @ 4'-0" EACH MIN. DOOR @ 100mm 1 DOOR @ EACH UNIT 3.4x5.15(2) 3.4x5.15(1)
RESIDENTIAL UNITS	EXIT THROUGH CORN.	EXIT THROUGH CORN.	3.4x1.1
PANE. HARDWARE REQUIRED	NO	NO	3.3x2.1(4)
MAX TRAVEL DISTANCE	45m	45m	3.4x2.1(1)
EXIT RATINGS REQUIRED	1HR	1HR	3.4x1.1
STAR SHAFTS			3.3x2.1(4)
CORRIDORS			



3 EAST ELEVATION
 $1716^{\circ} = 31.0^{\circ}$



4 WEST ELEVATION
1:10" = 1'-0"



4 WEST ELEVATION
1:10" = 1'-0"



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sheet name

ZONING & BYLAW

A1.02D REV
PRINT IN COLOUR

project no. **4239**

scale	designed	drawn	checked
As indicated	DH	DH/QGL	UA

Drawn _____
2004-04-26 10:18:45 AM

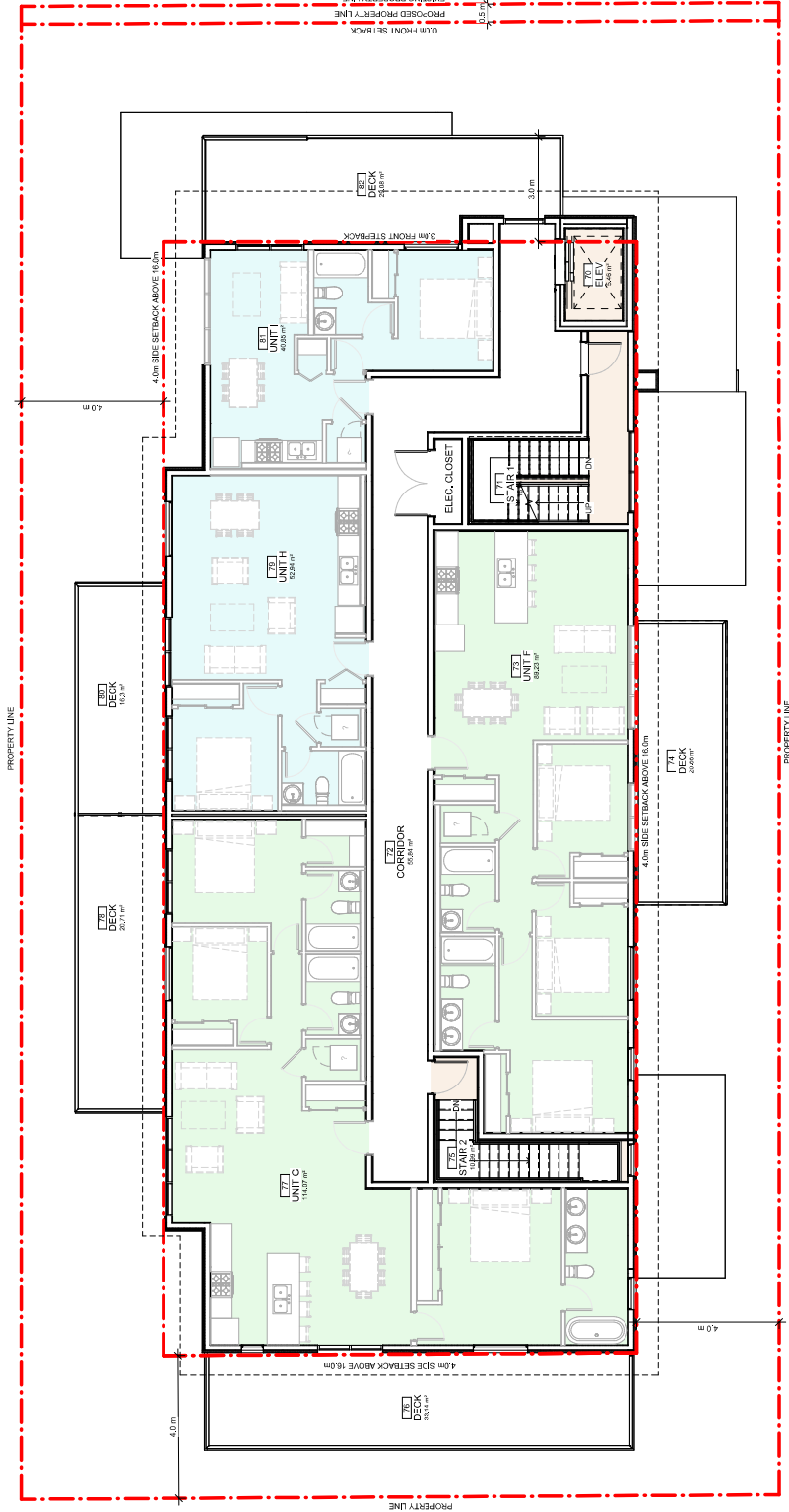
[illegible]

KEYNOTES - FLOOR PLAN

ID DESCRIPTION

Meikle Condo

401 Meikle Ave. Kelowna, BC V1W 3T5
NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTURE | URBAN PLANNING | CIVIL ENGINEERING
CONTACT: KATHLEEN@NEWTOWNARCHITECTURE.COM | TEL: 250.860.8888 | WWW.NEWTOWNARCHITECTURE.COM



1 LEVEL 6
3/16" = 1'-0"



REV 4
A3.06D
4239

NO.	DATE	REVISION
1	2024-04-01	REVISED FOR REVIEW
2	2024-04-01	REVISED FOR REVIEW
3	2024-04-01	REVISED FOR REVIEW
4	2024-04-01	REVISED FOR REVIEW

LEVEL 6
FLOOR PLAN

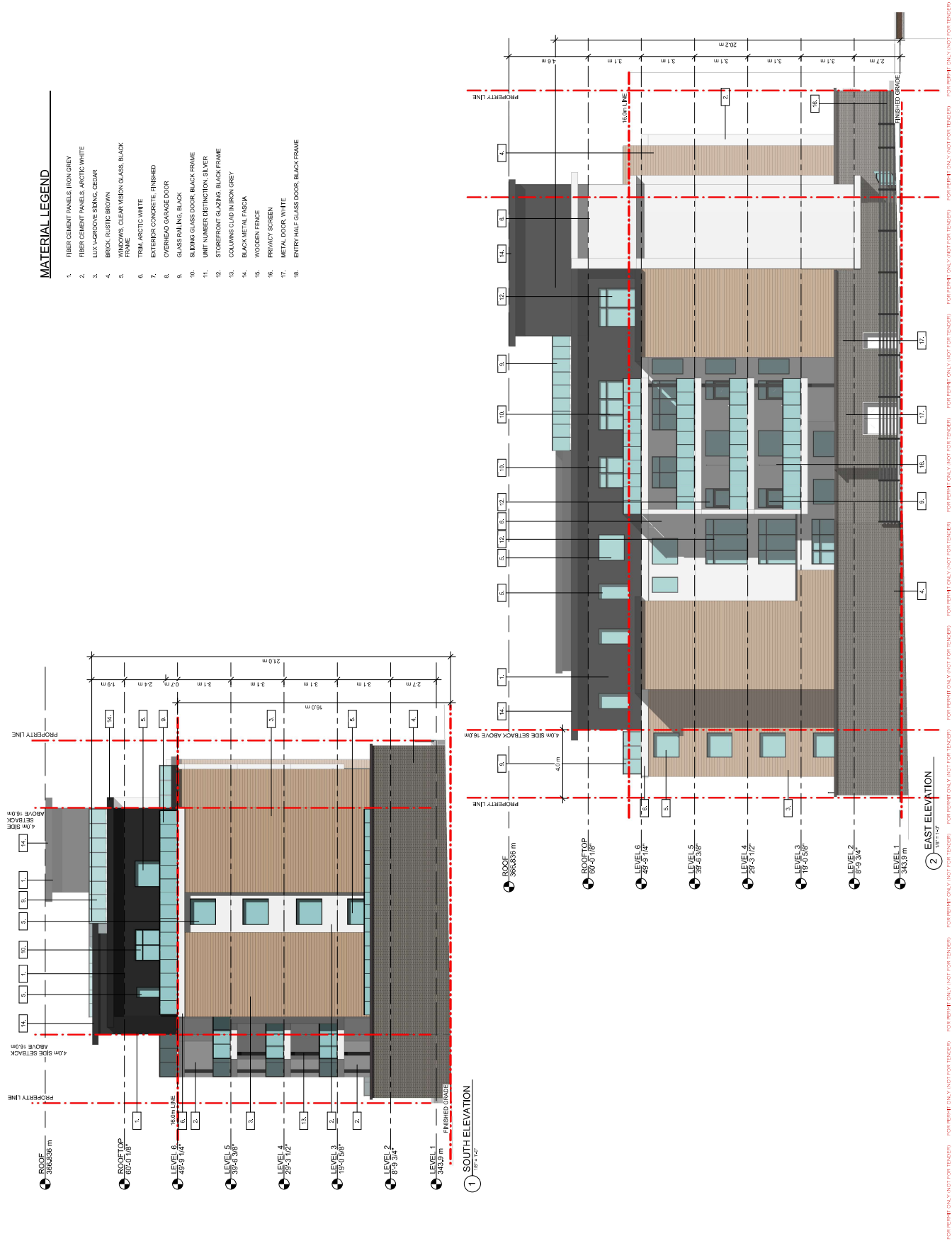
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Report all errors and omissions to the architect.

1.	FIBER CEMENT PANELS, IRON GREY
2.	FIBER CEMENT PANELS, CEMENT WHITE
3.	LUX V-GROOVE SIDING, CEDAR
4.	BRICK, RUSTIC BROWN
5.	WINDOWS, CLEAR VISION GLASS, BLACK FRAME
6.	TRIM, ARTIFICIAL WHITE
7.	EXTERIOR CONCRETE, FINISHED OVERHEAD GARAGE DOOR
8.	GLASS RAILING, BLACK
9.	SLIDING GLASS DOOR, BLACK FRAME
10.	UNIT NUMBER DISTINCTION, SILVER
11.	STOREFRONT GLAZING, BLACK FRAME
12.	COLUMNS CLAD IN IRON GREY
13.	BLACK METAL FASCIA
14.	WOODEN FENCE
15.	PRIVACY SCREEN
16.	METAL DOOR, WHITE
17.	ENTRY HALF GLASS DOOR, BLACK FRAME
18.	





NO.	DATE	REVISION
1.	2024-04-01	REVISED FOR REVIEW
2.	2024-04-01	REVISED FOR REVIEW
3.	2024-04-01	REVISED FOR REVIEW
4.	2024-04-01	REVISED FOR REVIEW





VIEW FROM MEIKLE AVE



VIEW FROM WEST

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

VIEW FROM WEST

401 MEIKLE AVENUE

RE-ISSUED FOR DEVELOPMENT PERMIT
2026-07-30



CONTEXT PLAN

LIST OF DRAWINGS

- LDP 1: OFFSITE PLAN
- LDP 2: OFFSITE DETAILS
- LDP 3: ONSITE PLAN - GROUND FLOOR
- LDP 4: ONSITE PLAN - 2ND FLOOR
- LDP 5: ONSITE PLAN - ROOFTOP
- LDP 6: ONSITE DETAILS
- LDP 7: WATER CONSERVATION PLAN



NEW TOWN



landscape architecture
+ civil engineering



landscape architecture
+ civil engineering

We communicate. We collaborate. We create.

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info@ctqlandscape.com



TREES



CONCRETE PAVING



UNIT PAVERS



PATIO FENCE MAX. 1.2m



ROCK MULCH



SHRUB, PERENNIAL AND
ORNAMENTAL GRASS PLANTINGS



TURF



NEW TOWN

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Shrubs			
	Buxus Green Velvet™	Green Velvet Boxwood	#102	70/100
	Ornamental Grass			
	Eleocharis acicularis 'Pinstripes'	Feather Reed Grass	#101	20/100
	Stipa spicata 'Pinnatifida'	Stipa Pinnatifida	#101	20/100
	Turf			
	Grass	Grass	#101	20/100

PRECEDENT IMAGES



NOTES:

1. ALL WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN LANDSCAPE ARCHITECTS ASSOCIATION (CCLA) AND THE CANADIAN ASSOCIATION OF LANDSCAPE ARCHITECTS (CALA). CONTRACT PLANS ARE TO MEET CALA STANDARDS FOR CONTAINING GROWN PLANTS.
2. PLANT MATERIAL: ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF DISEASE AND PESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING ALL NECESSARY PERMITS AND AGENCY CHIT ON ONA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE.
3. PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
4. SUBSTITUTION: THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
5. LIMITS OF THE CONTRACT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
6. TURF AREAS: THE CONTRACTOR SHALL FOLLOW CITY OF KELLOWNA STANDARD DETAIL - GROWING TREES IN BOULEVARD GROUND COVER DRAWING #MS-101.
7. BOULEVARD TREE: ALL BOULEVARD TREE PLANTINGS SHALL FOLLOW CITY OF KELLOWNA STANDARD DETAIL - TREE-IN-BOULEVARD (SEE DRAWING #MS-101) AND TREE-IN-BOULEVARD SECTION DRAWING #MS-101.
8. ADDITIONAL REQUIREMENTS: LANDSCAPE CONSTRUCTION DRAWINGS AND BCSA SCHEDULE 1 IS REQUIRED AT TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION 1000. MUST INCLUDE A HYDROLOGICAL PLAN AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.

SCALE 1:100



LDP 1

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SEAL



NOT FOR CONSTRUCTION

C	RECEIVED FOR DEVELOPMENT PERMIT	2024-05-01
B	ISSUED FOR DEVELOPMENT PERMIT	2024-05-01
A	ISSUED FOR REVIEW	2024-05-01
N.O.	ISSUE REMOVAL	
DATE		

401 MEIKLE AVENUE

PROJECT ADDRESS	401 MEIKLE AVENUE, KELLOWNA, BC V1Y 9Y5
TITLE	

OFFSITE PLAN

PROJECT NO.	DRAWN	CHECKED
401-001	MM	MM
DRAWING NO.		



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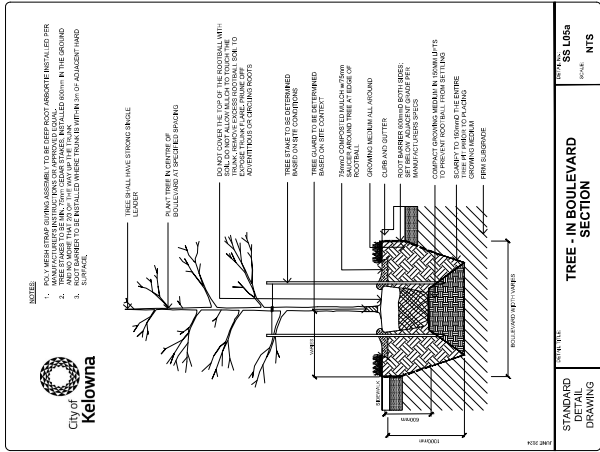
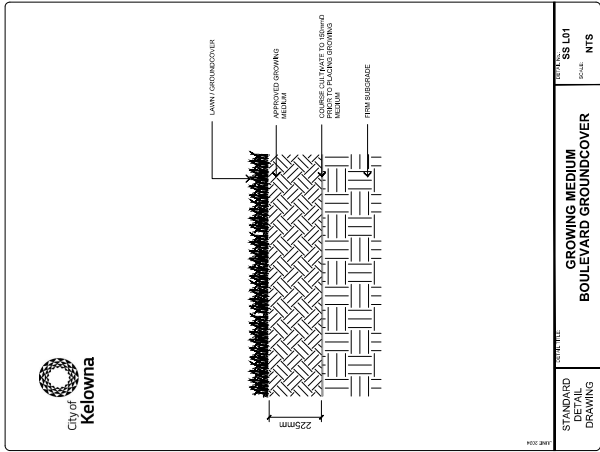
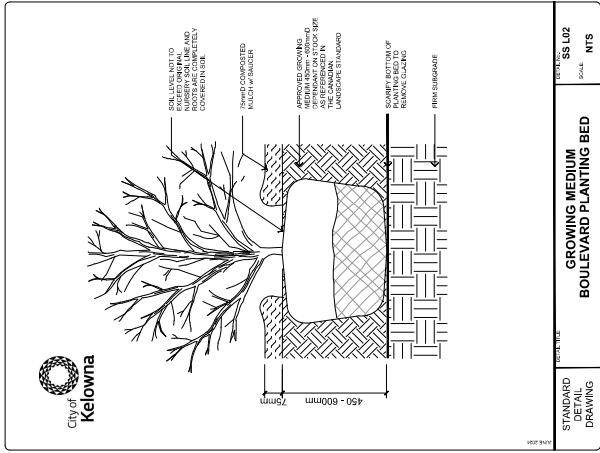
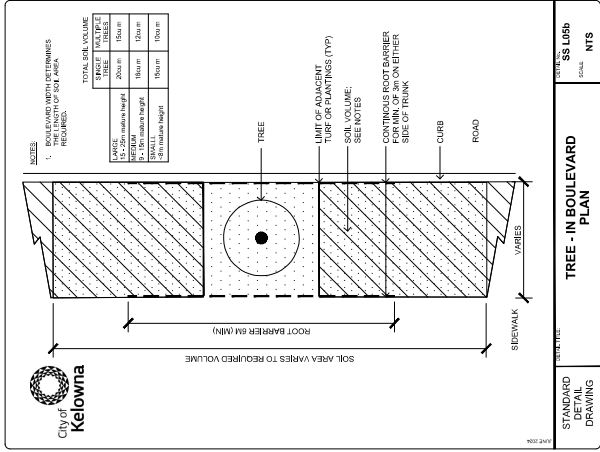


NEW TOWN

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C	REVISION FOR DEVELOPMENT PERMIT	2024-05-30
B	ISSUED FOR DEVELOPMENT PERMIT	2024-05-30
A	ISSUED FOR REVIEW	2024-05-30
NO.	ISSUE REVISION	DATE

401 MEIKLE AVENUE

OFFSITE DETAILS

PROJECT NO.	DRAWN	CHECKED
401-001	IV	MM

LDP 2



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401 MEIKLE AVENUE

PROJECT	NO.	ISSUE/ REMISION	DATE
A	ISSUED FOR REVIEW	2024-02-29	
B	ISSUED FOR DEVELOPMENT PERMIT	2024-03-15	
C	REISSUED FOR DEVELOPMENT PERMIT	2026-07-30	

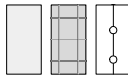
PROJECT ADDRESS

401 MARBLE AVENUE, BELLOVA, BC V1W 5T9

100

**ONSITE PLAN -
GROUND FLOOR**

PROJECT NO.	DRAWN	CHECKED
24025-100	NY	NM
DRAWING NO.		



Yacc

CONCRETE PAVING

PRIVACY FENCE MAX. 1.2m

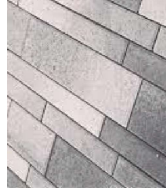


ROCK MULCH



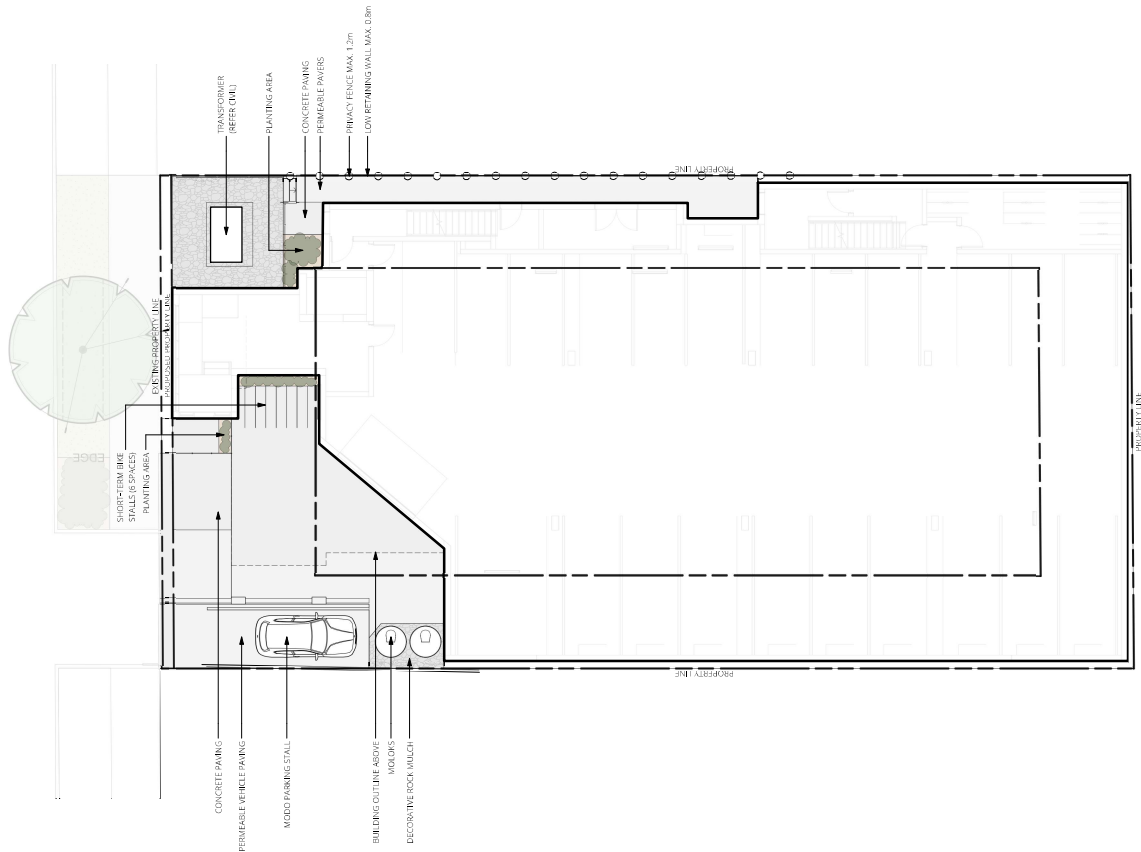
PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Shrubs			
	Rueyes Green Vines*	Green Vines* Boxwood	#02	Potted
	Ornamental Grasses			
	Callaragrasia acutifolia "Wall Heritage"	"wallier Beard Grass	#01	Potted
	Passata flava "Elah Blue"	Blue-flake Fescue	#01	Potted
	Helleborus viridis	Yellow-green Anemones	#01	Potted



NOTES:

- [illegible]



SCALE 1:100

15 m

10

--	--

1





NEW TOWN



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SEAL

C	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-07-30
B	ISSUED FOR DEVELOPMENT PERMIT	2024-03-15
A	ISSUED FOR REVIEW	2024-02-20

NO.	ISSUE/REVISION	DATE
PROJECT		

401 MEIKLE AVENUE

PROJECT ADDRESS
401 LINDEN BLVD. SUITE 1100 NEW YORK, NY 10017

—

**ONSITE PLAN -
ROOFTOP**

PROJECT NO.	DRAWN	CHECKED

DRAWING NO.

LDP 5

LEGEND:



Y9550



CONCRETE PAVING



SHRUB, PERENNIAL AND



PRIVACY FENCE MAX. 1.2m



ROCK MULCH



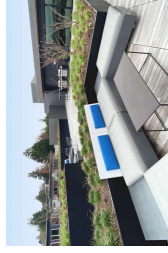
SHRUB, PERENNIAL AND

Turf

PLANT LIST

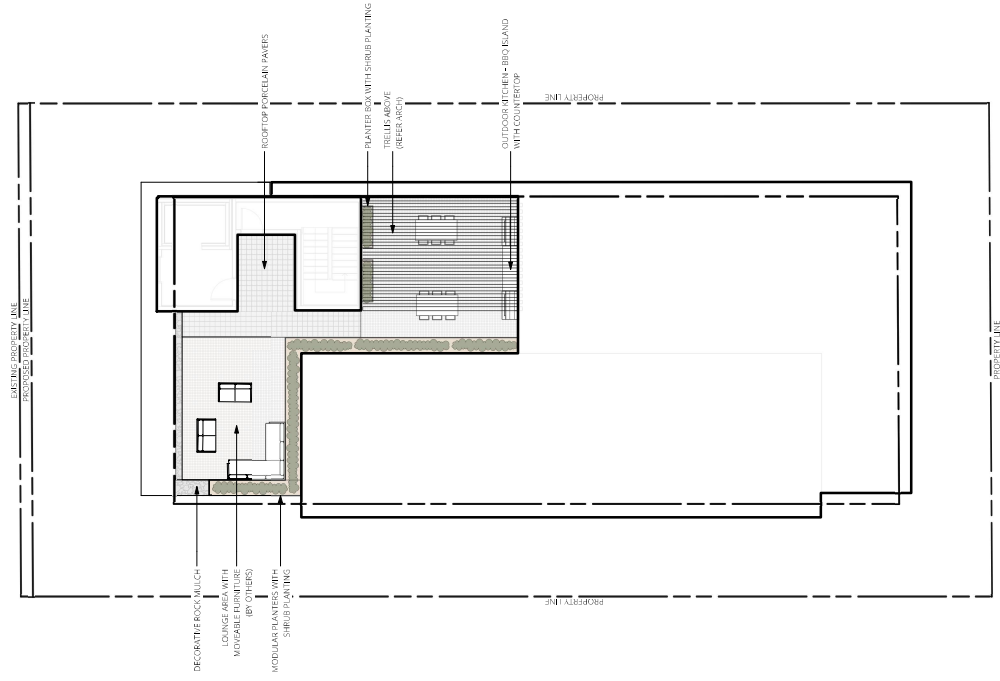
QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Shrubs			
	Banks Green Yucca®		#02	Rooted
	Green Velvet Flowering			
	Ornamental Grass			
	Callamagrostis x acutiflora "Pearl Energy™"	Pearler Pearl Grass	#01	Rooted
	Festuca glauca "Blue Jewel"	Blue Jade Fescue	#01	Rooted
	Red top cord grasses series	Red top cord grasses series	#01	Rooted
	Red top cord grasses series	Red top cord grasses series	#01	Rooted

PRECEDENT IMAGES



NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CURRENT LANDSCAPE STANDARDS. ALL ORNATE LANDSCAPE WORKING SHALL CONFORM WITH CITY OF KENOSHA PLANT 2000.
2. COMPLETION OF PROJECT MUST APPROVED DEVELOPMENT PERMIT DRAWINGS. ANNUATION APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKING BEING COMPLETED.
3. LANDSCAPE CONSTRUCTION DRAWINGS AND DETAILS SCHEDULE IN ACCORDANCE WITH THE CITY OF BUILDING PERMITS APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN CONJUNCTION WITH WATER REGULATION PERMIT. MUST INCLUDE A TREE PRESERVATION REPORT, PREPARED BY A CERTIFIED ARBORIST, AND A BUDGET. A TREE PRESERVATION AND REMEDIATION PLAN, PREPARED BY A CERTIFIED REHABILITATION DESIGNER.
4. ALL GOLF LANDSCAPE AREAS SHALL BE MAINTAINED BY A FULLY QUALIFIED, TRAINED UNDERGROUND PIPING SYSTEM.
5. TREES AND SHRUBS MUST BE PREPARED BY A MINIMUM 2" DIAM. NATURAL WOOD WHICH IS POSITION IN PLAINS. DO NOT PLACE WOOD MAT, UNDERGROUND TREE AND SHRUB BEDS.
6. SHRUBS MUST BE RECEIVED A MINIMUM 1/4" DEPTH GROWING MEDIA PLACEMENT. TREES TO RECEIVE A MINIMUM 1" ON DEPTH GROWING MEDIA PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUTTER SHALL CONFORM WITH CITY OF KENOSHA LANDSCAPE PLANT TABLE 72 REQUIREMENTS.
7. TURF MEDIA FROM SOIL SHALL BE NO 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULIVARS PREFERRED. TURF MEDIA SHALL BE NO 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULIVARS. GROWING MEDIA MUST BE REQUIRED BLENDED TO THE TURF MEDIA. TURF AREAS SHALL MEET THE GRASS AND HARD SURFACES FLUSH.
8. SITE GRATING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LIQUID IMPROVEMENTS WILL BE DISCHARGED FROM THE ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTY. ALL DRAINAGE SHALL BE DISCHARGED TO THE CITY OF KENOSHA. ALL DRAINAGE SHALL BE DISCHARGED TO THE CITY OF KENOSHA. ALL DRAINAGE SHALL BE DISCHARGED TO THE CITY OF KENOSHA. ALL DRAINAGE SHALL BE DISCHARGED TO THE CITY OF KENOSHA.



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