

City of Kelowna
1435 Water Street,
Kelowna,

22 February 2023

Planning & Development Department

Mr. Terry Barton
Development Planning Department Manager

Reference: Application for Rezoning and Development Permit
CENTRAL-Mixed Use Commercial and Rental Residential Development
155-179 Rutland Road, Kelowna, BC

Project Description

The proposed development is a six-storey mixed-use building consisting of street level commercial retail and 114 residential rental units, including one level of underground parking. The site and the immediate neighborhood is zoned UC4 on all sides, the proposal is to rezone the site to UC4r with three minor variances.

The L shape 2844.7m² (30,620 ft²) is almost flat with approximately 180 feet of frontage on Rutland Road.

Program and Design Rationale

The project, named "Central" is a nod to its central location in Rutland's Downtown Core. Central will become an urban node within Rutland due to the project's creation of new residential and commercial spaces that will dramatically enhance the area for individuals and families who call Rutland home.

Market research strongly guided the project planning; this resulted in providing small scale, flexible retail on the main floor with a diverse design and mix of studio, one-, two- and three-bedroom rental market units on the upper five floors.

After many conceptual design analyses, the single project vehicular access to the underground parking was selected to be most suitable on the Northwest. Underground parking and internal parking are concealed minimizing the visible impact of parking on the streetscape.

The Eastern portion of the site is designed as an internal vehicular and pedestrian accessway for convenient CRU parking, loading, and unloading; included in this area is a convenient exit stair from the parking and a covered area for short- and long-term bicycle parking. A buffer of drought tolerant landscaping is designed to the immediate East and South edges providing privacy to the existing neighbors while ensuring conservation of water in the summer months.

Rutland Road pedestrian movement is linked through the shared residential and CRU entry vestibule to the CRU parking.

The retail podium is a prominent feature of this design with setbacks promoting the public realm activation of Rutland Urban Centre. Design contribution include a V shape structural and sculptural column, a landscaped space with a bench on the northwest corner.

The curved, inviting residential entry vestibule is shared with retail users. The entire face of retail space is adorned with a carefully detailed weather protection in glass and wood that will also contribute to shading. Exterior feature brick podium cladding material is used for ease of maintenance and durability. Exterior LED lighting is selected and incorporated to building façade.

The residential floors above Eastern and Western balconies act as shading devices, together with the privacy screens and are modulated to reduce the impact of a long building. Continuous balconies also allow residents to enjoy Kelowna's beautiful climate and contribute to playfulness of elevations.

Proposed Minor Variances

The 6 storey Central project will contribute to the emerging vibrancy in the Rutland downtown core by a remarkable mixed-use development.

ASI Rutland team is proposing the following three variances for planning team consideration. (Refer to City of Kelowna, current Zoning Bylaw 12375 Development Regulations:

- 14.11 Footnote 2: Any portion of a building above 16.0m in height must be setback a minimum 4.0m from any lot line abutting another property. (Refer to sheet X003 from the Architectural drawing set)
 North: Required 4.0m, proposed 0.25m,
 South: Required 4.0m, proposed 0.13m.
- Section 8.3: Required Off-Street Parking Requirements: Refer to Parking Study by Transportation Engineer which justifies reduction of parking requirement.
 Parking stall for residents: Required: 72, proposed: 65
 The developer will take the option of cash-in lieu for the 7 deficient stalls.

Landscape Variance: Section 7 - Landscape Standards. Items 7.2.3 and 7.2.4

- The creation of an urban retail experience along Rutland Road has led to an increase in hard surfacing to allow pedestrian access to all the commercial Retail Units (CRU). 3m planted landscape buffer along the West property line is replaced by modular suspended pavement system (Silva Cell or equivalent). This will surpass the amount of soil required in the original buffer area below grade and incorporate the off-site trees pits into this trench. 34 cu.m of soil provided per tree, creates favourable growing environment for the trees and better subsurface water retention on site.
- Second storey parapet wall planting with both trees and shrubs will create shade at street level and reduce the thermal heating of patio areas and building roof.
- Planting and screening areas have been maximized. These measures include vertical screening with vines as well as columnar tree planting at property interfaces.
- A proposed donation to the City of Kelowna Tree planting program to compensate for the missing on-site trees with the stipulation that all work related to this donation be done within the Rutland Community Core and if possible, Rutland Centennial Park.

Landscape and CPTED Design Rationale

- The Shared Entry vestibule contributes to two-way pedestrian movement and presence from Rutland Road and back courtyard both for the rental building and commercial units.
- The shared entry lobby is glazed with a view to the back parking area.
- The exit stair pedestrian movement will contribute to the back courtyard security.
- A small outdoor amenity space is incorporated in the rear courtyard which will provide valuable outdoor space for residents while creating a sense of refuge.
- The client intends to introduce both digital and camera security measures.
- Trees were carefully selected based on their canopy heights to allow for adequate site lines across the site.
- Fencing along perimeter of site will direct access through intended and controlled entry points and provide screening to/from adjacent properties.
- Design of both amenity deck and private deck spaces on level 2 space will put eyes on Rutland Road
- Design aims to reduce heat island effect by planting large canopy trees along Rutland Road to create a shaded and comfortable pedestrian experience
- Roof top amenity space on level 2 incorporates a special pergola design to creates both intimacy and shading for residents, including raised planters with vine plantings
- A rooftop amenity area has been provided which includes patio/seating space with a potential of an outdoor kitchen and an artificial turf space for recreating by residents in an access-controlled space.

Environmental Sustainability Concept

- The project is designed to BCBC 2018 STEP 3 requirements
- Majority of units will benefit from sliding doors in living areas and more than 4 inches venting through operable windows
- Balconies and privacy screens are acting as shading devices
- The percentage of windows are kept below 25 percent
- Electrical Design: Electrical design will include energy efficient LED lighting throughout. Lighting systems will be designed to minimize electrical consumption, with controls tailored to the building's operation, based on ASHRAE 90.1. Exterior lighting will be "Dark Sky Friendly" and designed to eliminate glare and trespass on to neighboring properties

- Charging Stations: Electric Vehicle Charging stations are not required, however the owner decided to provide and assigned on main floor and P1 level.
- All Long-term Bicycle unit's area are conveniently located off the main level podium space and P1 level promoting greater and safer usage and under weather protection. Short term Bicycle stalls are under the building and weather protected
- Mechanical Design: Design of HVAC systems and equipment selection will meet or exceed NECB energy efficiency standards as well as BCBC 2018 Step 3 requirements for residential multi-unit wood frame construction
- Heating and cooling of residential units will be achieved with high efficiency low ambient temperature air source heat pumps
- Exhaust air will comply with NECB requirements for energy efficiency
- Domestic Hot Water (DHW) for the residential units will be sourced from a high efficiency natural gas fired central boiler system
- HVAC systems for the Commercial Units will have equipment with similar energy efficiency ratings and meet NECB
- Potential Solar panels are considered on the rooftop contributing to project energy conservation.

Stormwater Management

- Post development flows from the site will be maintained at pre-development levels as required by the City of Kelowna Subdivision, Servicing and Development Bylaw. The 100-year storm event will be controlled to the 5-year pre-development flow rate.
- All runoff from the roof and hard surface will be collected and directed to a detention facility located at the southwest corner of the site. Outflow from the detention system to the City of Kelowna storm sewer system will be controlled through an adequately sized orifice. An overflow will be incorporated into the design to ensure that more intense storm events can be handled.
- The design will incorporate allowance for climate change by increasing the required storage by a factor of 10-15% to allow for the larger than normal storm events that we have been experiencing in recent years.

Thank you for considering the proposed development; we look forward to working with the City of Kelowna team towards realizing this important project and making a positive contribution to the neighbourhood.

Please contact us if you have any questions or need further information.

Respectfully,



Helen Basharat, Principal
Architect AIBC FRAIC RID LEED BD+C

cc: Mr. Frank Lonardelli, ASI
Mr. Ralph Bennetsen, ASI
Ms. Kim McKechnie, LDC

CENTRAL

MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT

155-179 Rutland Road, Kelowna, B.C.

ARLINGTONST
GROUP

bfa studio
architects

BCO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

(formerly Besharat Friars Architects)

600 - 355 Burrard Street
Vancouver, BC V6C 2G8



ARCHITECTURAL DRAWING LIST

DWG #	DRAWING TITLE
A000	COVER SHEET
A002	PROJECT STATISTICS
A003	BCBC 2018 CODE SUMMARY
A004	PROJECT STATISTICS
A005	CONTEXT
A006	AERIAL VIEW & ZONING MAP
A007	AERIAL VIEW
A008	3D PERSPECTIVES
A009	3D PERSPECTIVES
A010	3D PERSPECTIVES
A011	3D PERSPECTIVES
A202	P1 LEVEL PLAN
A203	LEVEL 1 FLOOR PLAN
A204	LEVEL 2 FLOOR PLAN
A205	LEVEL 3, 4 & 5 FLOOR PLAN
A206	LEVEL 5 FLOOR PLAN
A207	ROOF PLAN & UPPER ROOF PLAN
A231	TYPICAL UNIT PLANS
A232	TYPICAL UNIT PLANS
A400	ELEVATION MATERIAL LEGEND
A401	NORTH ELEVATION
A402	EAST ELEVATION
A403	SOUTH ELEVATION
A404	WEST ELEVATION
A405	3D VIEWS WITH MATERIAL LEGEND
A406	3D VIEWS WITH MATERIAL LEGEND
A500	SECTION A-A
A501	SECTION B-B
A502	SECTION C-C
A504	PARTIAL SECTIONS
O001	AREA OVERLAY - LEVEL 1
O002	AREA OVERLAY - LEVEL 2
O003	AREA OVERLAY - LEVEL 3-6
O004	AREA OVERLAY - ROOF LEVEL
O005	AREA CALCULATION & UNIT TYPOLOGY
SA01	SHADOW ANALYSIS
SA02	SHADOW ANALYSIS
X001	BUILDING SIGNAGE
X003	MISCELLANEOUS ZONING CALCULATIONS

REISSUED FOR REZONING & DEVELOPMENT PERMIT
22 FEBRUARY 2023



PROJECT / CONSULTANT TEAM

CLIENT	ARCHITECT	INTERIOR DESIGN	LANDSCAPE ARCHITECT	LAND SURVEYOR	CODE CONSULTANT	STRUCTURAL ENGINEERING	MECHANICAL ENGINEERING	ELECTRICAL ENGINEERING	GEOTECHNICAL ENGINEER	CIVIL ENGINEERING	ENERGY MODELING/ ENVELOPE	TRANSPORTATION ENGINEER
ASI CENTRAL LP #400 - 1550 5 ST. SW CALGARY, AB T2R 1K3 TEL: 403.816.5680 604.841.8100	BFA STUDIO ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC V6C 2G8 TEL: 604.662.8544	PORTICO DESIGN GROUP #300 - 1508 WEST 2ND AVE VANCOUVER, BC V6J 1H2 TEL: 604.662.8544	ECORA ENGINEERING & RESOURCE GROUP 200 - 2045 ENTERPRISE WAY KELOWNA, BC V1Y 9T5 TEL: 250.469.9757	RUNNALS DENBY 288A LAWRENCE AVENUE KELOWNA, B.C. V1Y 6L2 TEL: 250.763.7322	PONTEM GROUP SUITE 309-63W 6TH AVE. VANCOUVER, BC V5Y 1K2 T: 604-800-9822 F: 604-757-9679	GLOTTMAN SIMPSON 1661 WEST 5TH AVENUE VANCOUVER, BC V6J 1N5 TEL: 604.734.8822	REINBOLD ENGINEERING GROUP 301, 1664 RICHTER STREET, KELOWNA V1Y 8N3 TEL: 250.763.1049	FALCON ENGINEERING LTD #210-1715 DICKSON AVE. KELOWNA, BC V1Y 9G6 TEL: 250.470.8443	THURBER ENGINEERING #900 - 1281 WEST GEORGIA ST. VANCOUVER, BC V6E 3J7 TEL: 604.684.4384	ALPINE CONSULTANTS 1998 VERNON STREET, LUMBY BC V0E 2G0 TEL: 250.870.6261	ENTUITIVE 1075 W GEORGIA, SUITE 1510, VANCOUVER BC V6E 3C9 TEL: 403.604.1252	BUNT & ASSOCIATES SUITE 113, 334 11 AVENUE SE, CALGARY, AB T2G 0Y2 TEL: 587.349.7571

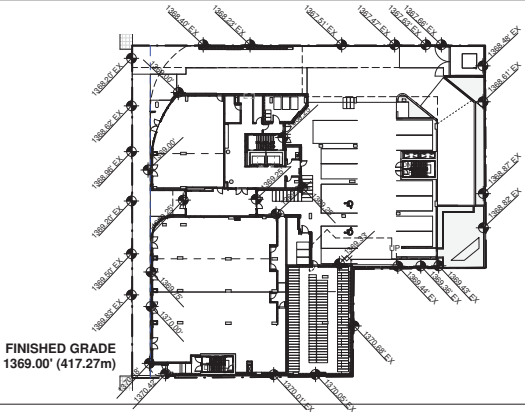
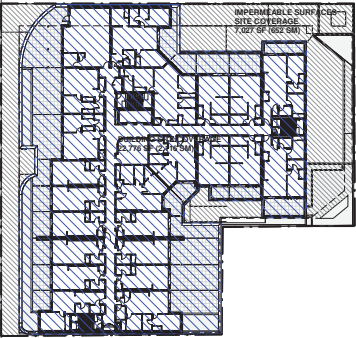
PROJECT INFORMATION / ZONING DATA										NOTES/ ZONING BY LAW REFERENCE		
PROJECT DESCRIPTION / USE		6 STOREY, 114 RESIDENTIAL UNITS WITH COMMERCIAL SPACE ON MAIN LEVEL, INCLUDING ONE LEVEL OF UNDERGROUND PARKING										
LEGAL DESCRIPTION		LOT A SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT, PLAN EPP117920										
CIVIC ADDRESS PRESENT		155-179 RUTLAND ROAD NORTH, KELOWNA, BC										
CIVIC ADDRESS FUTURE		TBD										
PID		031-614-507										
TOTAL LOT AREA		30,620	SF	2,844.7	SM	ADJACENT ZONE		ADJACENT STREET CHARACTER				
LOT SIZE (APPROXIMATE FRONTAGE)/ ADJACENT LAND USES/ STREET CHARACTER		NORTH			192.62	58.7	UC4 - RUTLAND URBAN CENTRE					
		EAST			180.62	55.1	UC4 - RUTLAND URBAN CENTRE					
		SOUTH			193.00	58.8	UC4 - RUTLAND URBAN CENTRE					
		WEST / RUTLAND RD N			181.46	55.3	UC4 - RUTLAND URBAN CENTRE		RETAIL STREET	REFER TO OCP MAP 4.8		
OCP / AREA DESIGN GUIDELINES		KELOWNA 2040 OFFICIAL COMMUNITY PLAN										
ZONING & DEVELOPMENT PERMIT		UC4r - RUTLAND URBAN CENTRE (RENTAL ONLY)										
ZONE REQUIREMENT										PROPOSAL	NOTES/ ZONING BY LAW REFERENCE	
			FAR	SF	SM	FAR		SF	SM			
DENSITY/ FLOOR AREA RATIO (FAR)		BASE DENSITY FAR 1.80			2.35	71,957	6685	71,935		6683	SECTION 14.14, FOOTNOTE 12	
		UNDERGROUND PARKING BASE FAR ADJUSTMENT 0.25										
		RENTAL/AFFORDABLE HOUSING BONUS 0.30										
TOTAL RESIDENTIAL UNITS							114				REFER TO O003 FOR DETAIL	
							BACHELOR DWELLING UNIT (STUDIO)		40			
							1-BEDROOM DWELLING UNIT (1-B)		35			
							2-BEDROOM DWELLING UNIT (2-B)		29			
							3-BEDROOM DWELLING UNIT (3-B)		10			
GROSS FLOOR AREA							90,966		8,451			
SITE COVERAGE OF BUILDING		100%					74%					SECTION 14.11, FOOTNOTES 9 & 13
SITE COVERAGE OF BUILDING & IMPERMEABLE SURFACES		100%					97%					
FINISHED GRADE							1369.0	FT	417.27	M	REFER TO OCP MAP 4.7	
BUILDING HEIGHT (TO ROOF PARAPET)		72.18	FT	22.0	M	72.2	FT	22.0	M	SECTION 14.14		
NUMBER OF STOREY		6					6					REFER TO OCP MAP 4.7
BUILDING SETBACK BELOW 16M HEIGHT												
NORTH (SIDE YARD)		0.00	FT	0.0	M	0.38	FT	0.11	M	SECTION 14.11		
EAST (REAR YARD LOWER)		0.00	FT	0.0	M	0.25	FT	0.08	M			
EAST (REAR YARD UPPER)		0.00	FT	0.0	M	26.02	FT	7.93	M			
SOUTH (SIDE YARD LOWER)		0.00	FT	0.0	M	0.29	FT	0.09	M			
SOUTH (SIDE YARD UPPER)		0.00	FT	0.0	M	4.35	FT	1.33	M			
WEST / RUTLAND RD N (FRONT YARD)		9.84	FT	3.0	M	9.86	FT	3.01	M			
BUILDING SETBACK ABOVE 16M HEIGHT												
NORTH (SIDE YARD)		13.12	FT	4.0	M	0.83	FT	0.25	M	SECTION 14.11, FOOTNOTE 2 (PROPOSED VARIANCE)		
EAST (REAR YARD LOWER)		13.12	FT	4.0	M	20.42	FT	6.22	M			
EAST (REAR YARD UPPER)		13.12	FT	4.0	M	26.02	FT	7.93	M			
SOUTH (SIDE YARD LOWER)		13.12	FT	4.0	M	0.42	FT	0.13	M			
SOUTH (SIDE YARD UPPER)		13.12	FT	4.0	M	9.77	FT	2.98	M			
WEST / RUTLAND RD N (FRONT YARD)		9.84	FT	3.0	M	19.21	FT	5.86	M			
AMENITY SPACE		SF					SM					SECTION 14.11, FOOTNOTE 11
TOTAL COMMON AMENITY AREA		4908.3				456	4909.00		456.1			
TOTAL PRIVATE AMENITY AREA		14466.7				1,344	14467.00		1,344.0			
COMMERCIAL STREET FRONTAGE		90%					91%					SECTION 14.11
MAX. PARKADE EXPOSURE		25%					0%					SECTION 14.11
COMMERCIAL GROSS FLOOR AREA							7376	SF	685	SM	RESI. & COMM. COMBINED	
GARBAGE / RECYCLING / STORAGE							573	SF	53	SM		

SITE COVERAGE CALCULATION

SITE AREA - 30,620 SF (2,844.7 SM)

BUILDING - 22,776 SF (2,116 SM)
74%
(MAX. ALLOWED 100%)

BUILDING+IMPERMEABLE SURFACES - 22,776 SF + 7,027 SF = 29,803 SF (2,768 SM)
97%
(MAX. ALLOWED 100%)



CIENT

CENTRAL

PROJECT NO. 22523

MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

PROJECT STATISTICS

SCALE



DRAWING NO. REVISION

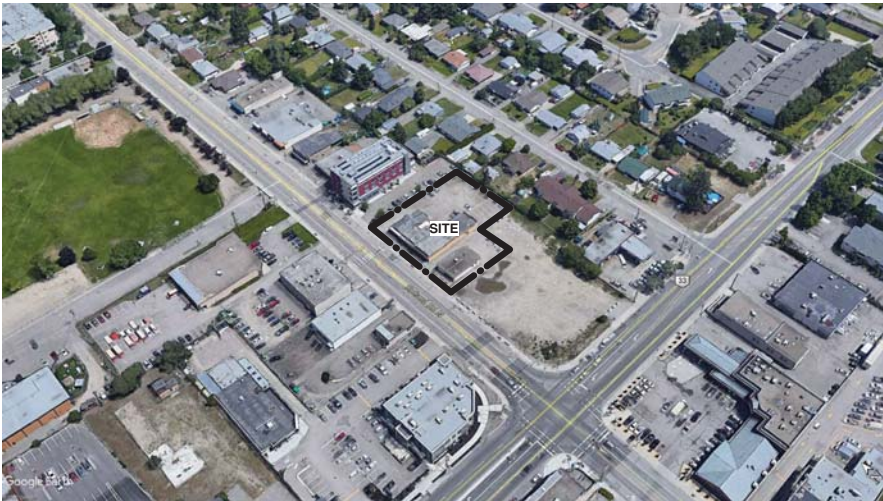
A002

DATE 2022-11-21
SCALE
DRAWING AZ
CHECKED
H.B.

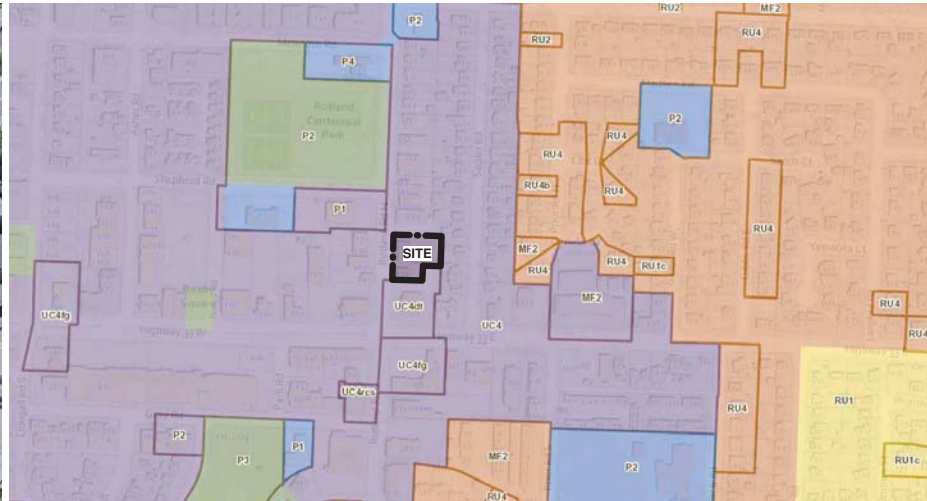
	North Residential Component	South Residential Component	Underground Parkade
Major Occupancy	Groups C, D, and E	Groups C, D, and E	Group F-3
Subsidiary Occupancy	Groups A-2, F-2	Group F2	Group F-2
Building Height	6 storeys	6 storeys	N/A
Building Area	1,374 m2	530 m2	N/A
Construction Type	Combustible/Non-combustible	Combustible/Non-combustible	Non-combustible
Fire Protection	Sprinklered	Sprinklered	Sprinklered
	North Component	South Component	Underground Parkade
Construction Article	3.2.2.50, 3.2.2.58., 3.2.2.64	3.2.2.50., 3.2.2.58., 3.2.2.64.	3.2.1.2
Building Construction	See floor assembly designation below		Non-combustible construction
Maximum Building Height	6 storeys	6 storeys	NA
Maximum Building Area	1,500 m2	1,500 m2	NA
Floor Assembly 3rd Storey Assembly and Above	1 h fire separation Combustible or non-combustible construction used singly or in combination	1 h fire separation Combustible or non-combustible construction used singly or in combination	NA
Floor Assembly 2nd Storey Assembly	2 h fire separation Non-combustible	2 h fire separation Non-combustible	NA
Floor Assembly 1st Storey Assembly	2 h fire separation Non-combustible	2 h fire separation Non-combustible	NA
Floors below Ground	NA	NA	2 h fire separation
Loadbearing Supports	Rating equal to that of supported assembly		
Roof Assemblies	1 h fire-resistance rating		NA
Occupied Roofs	1 h fire separation for outdoor amenity space (Article 3.2.2.13.)		2 h fire separation supporting exterior parking (Article 3.2.2.15)
Non-combustible Roof	Not required for the roof assembly above the 6th floor and will not be provided since that roof assembly is not more than 25 m from the floor of the first storey [Clause 3.2.2.50.(2)(c)]		Required and will be provided
	Required for mechanical roof top enclosure as the roof assembly is more than 25 m from the floor of the first storey		
Balconies	Non- combustible construction for patios and balconies within 2.4 m horizontally of other projections of the adjacent building		NA
Firewall	2 h fire-resistance rating separating Group C major occupancy		NA
	4 h fire-resistance rating separating Group E major occupancy Sentence 3.1.10.2.(1) 150 mm high parapet above roof level for 2 h fire-resistance rating		
Roof Covering	Class A, B, or C roof covering classification		
Exterior Walls	Non-combustible Cladding (Article 3.1.4.8)		Non-combustible construction
Sprinkler System	Required and will be provided – system is to comply with NFPA 13 - 2013		
Standpipe System	Required and will be provided – system is to comply with NFPA 14 - 2013		
Fire Alarm System	Required and will be provided – system is to comply with CAN/ULC-S524-14 and monitored by a monitoring station in conformance with CAN/ULC-S561		
Smoke Alarms	Required in each residential suite		
Emergency Power	1 h duration as per Articles 3.2.7.4. and 3.2.7.8.		
Street Facing	Both Buildings are required to face at least 1 Street		NA
Emergency Crossover Floors	Required and will be provided on the 4th storey		NA

A.F.F.	ABOVE FINISHED FLOOR	NCL.	ENCLOSURE	N/A	NOT APPLICABLE	STR.	STAIR
A.B.	AIR BARRIER	EQL.	EQUAL	N.I.C.	NOT IN CONTRACT	STD.	STANDARD
ALUM.	ALUMINUM	EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	T.O.	TOP OF
A.S.	ASBESTOS	F.D.	FLOOR DRAIN	O.N.	ON CENTER	T.O.C.	TOP OF CURB
B.D.	BOARD	FBN.	FOUNDATION	O.P.G.	OPENING	T.O.F.	TOP OF FLOOR
B.O.S.	BOTTOM OF SLAB	FIN.	FINISH	P.S.	PEEL & STICK	T.O.P.	TOP OF PARAPET
O.W.	OUTSIDE WALL	F.R.	FLOOR RYSID	P.Y.W.D.	PLYWOOD	T.O.W.	TOP OF WALL
B.L.D.G.	BUILDING	F.T.G.	FOOTING	P.F.F.S.	PRE-FINISHED	T.	TREAD
C.B.	CATCH BASIN	G.A.	GAUGE	P.T.	PRESSURE TREATED	TYP.	TYPICAL
P.P.	PIPE IN PLACE	G.L.	GLASS	P.L.	PROPERTY LINE	UND.	UNDERGROUND
CLG.	CALLING	GR.	GRADE	R.	RADIUS	U.S.	UNDERSIDE
CLG.	CEILING	GWB	GYPSUM WALLBOARD	R.	RISER	UNP.	UNLESS NOTED OTHERWISE
C.L.	CENTRE LINE	HWC	HANDICAPPED	R.W.L.	RAIN WATER LEADER	UP.	UPPER FLOOR
V.W.	VAPOR RETIC WITH	H.E.I.G.H.T.	HEIGHT	R.	REQUIRED	V.	VAPOUR BARRIER
CLR.	CLEAR	HORIZ.	HORIZONTAL	R.	REVISION	V.C.	VERTICAL
CONC.	CONCRETE	H.B.	HOSE BIB	R.S.	ROD & SHELF	W.C.	WATER CLOSET (TOILET)
CONT.	CONTIGUOUS	H.R.	HOUR	R.	ROOM	W.	WASHER / DRYER
C.J.	CONTROL JOINT	H.W.H.	HOT WATER HEATER	R.D.	ROOF DRAIN	W.D.	WOOD
CORR.	CORRIDOR	LIN.	LINEN	R.O.	ROUGH OPENING	W.I.C.	WALK-IN CLOSET
O.A.	OUTLET	MAX.	MAXIMUM	R.	RAMP	W.I.T.	WITH
D.	DOWN	MECH.	MECHANICAL	STRUCT.	STRUCTURAL	W.P.	WATERPROOF
DWGS	DRAWINGS	MEZZ.	MEZZANINE	STRUCT.	SPECIFICATION	WR.	WATEROOF
DW	DISHWASHER	MIN.	MINIMUM	S.F.	SQUARE FEET		
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	SM	SQUARE METERS		
ELEV	ELEVATION	MTL.	METAL	SS.	STAINLESS STEEL		

DATE	DRAWN
2022-11-21	AZ
SCALE	CHECKED
	HB



AERIAL VIEW OF SITE FROM SOUTH WEST



ZONING MAP CITY OF KELOWNA



AERIAL VIEW OF SITE FROM SOUTH EAST

bfa studio
architects

2022 - REGIONAL ARCHITECTURE + INTERIOR DESIGN
600 - 100 Burrard Street
Vancouver, BC V6C 2G8
www.bfa-studio.com
T: 604 682 8544
F: 604 682 4580
info@bfa-studio.com

REVISIONS
NO. DESCRIPTION DATE
1. ISSUED FOR REZONING & DP... 2022-11-21
2. REISSUED FOR BEZONING & DP... 2022-02-21

COPYRIGHT RESERVED
THIS DOCUMENT IS THE PROPERTY OF BFA STUDIO. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BFA STUDIO. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.



CURRENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

AERIAL VIEW & ZONING MAP

SCALE



DRAWING NO. REVISION

A006

DATE 2022-11-21
SCALE
DRAWN BY AZ
CHECKED BY HB



VIEW FROM SOUTH/ RUTLAND ROAD N

bfa studio
architects

FEBRUARY ARCHITECTURE • INTERIOR DESIGN

600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.basharatfrans.com

T 604 662 8544
F 604 662 4060
info@basharatfrans.com

T 604 662 8541
F 604 662 4060
info@barbaratill.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-2
2	REISSUED FOR REZONING & DP	2023-02-21

COPYRIGHT RESERVED

CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

3D PERSPECTIVES

SEAL



DRAWING NO.

NEWYAC

A008

DATE
2022-11-21

DRAWN
AZ

2022-11-21
SCALE
AZ
CHEO
HB

GENERAL NOTE

1. 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS



VIEW FROM NORTH EAST

GENERAL NOTE

1. 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

bfa studio
architects

EDUCATIONAL ARCHITECTURE • INTERIOR DESIGN

600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.besharatfratrs.com

T 604 662 8544
F 604 662 4060
info@besharatfratrs.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

COPYRIGHT RESERVED
THIS PLAN AND/OR DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. NOTATED DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR OR BUILDER SHALL VERIFY AND TAKE RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ARCHITECT OF ANY VARIATIONS OR DISCREPANCIES IN THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWING. THE INFORMATION CONTAINED ON THIS PLAN IS FOR USE OF THE ARCHITECT'S CLIENT AND HIS CONTRACTORS OR CONSULTANTS, WITH REGARD TO THE INDICATED PROJECT.

CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

3D PERSPECTIVES

SEAL



DRAWING NO.	REVISION
-------------	----------

A009

DATE	DRAWN
2022-11-21	AZ
SCALE	CHECKED
	HB



WEST STREETSCAPE ALONG RUTLAND ROAD N



OUTDOOR AMENITY PATIO

bfa studio
architects

600-355 Burrard Street
Vancouver, BC V6C 2G8
www.basichorntiffles.com

T 604 662 8544
F 604 662 4060
info@basichorntiffles.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

COPYRIGHT RESERVED

CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

3D PERSPECTIVES

SEAL



DRAWING NO.

NEWYAC

A010

DATE
2022-11-21
SCALE

DRAWN
AZ
CHECKED

SCALE _____

GENERAL NOTE

1. 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS



GENERAL NOTE	
1.	3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS. REFER TO DETAILED DRAWINGS

REVISIONS

[illegible]

COPYRIGHT RESERVED

CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT
**MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT**
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

3D PERSPECTIVES

SEAL



DRAWING NO.

18525

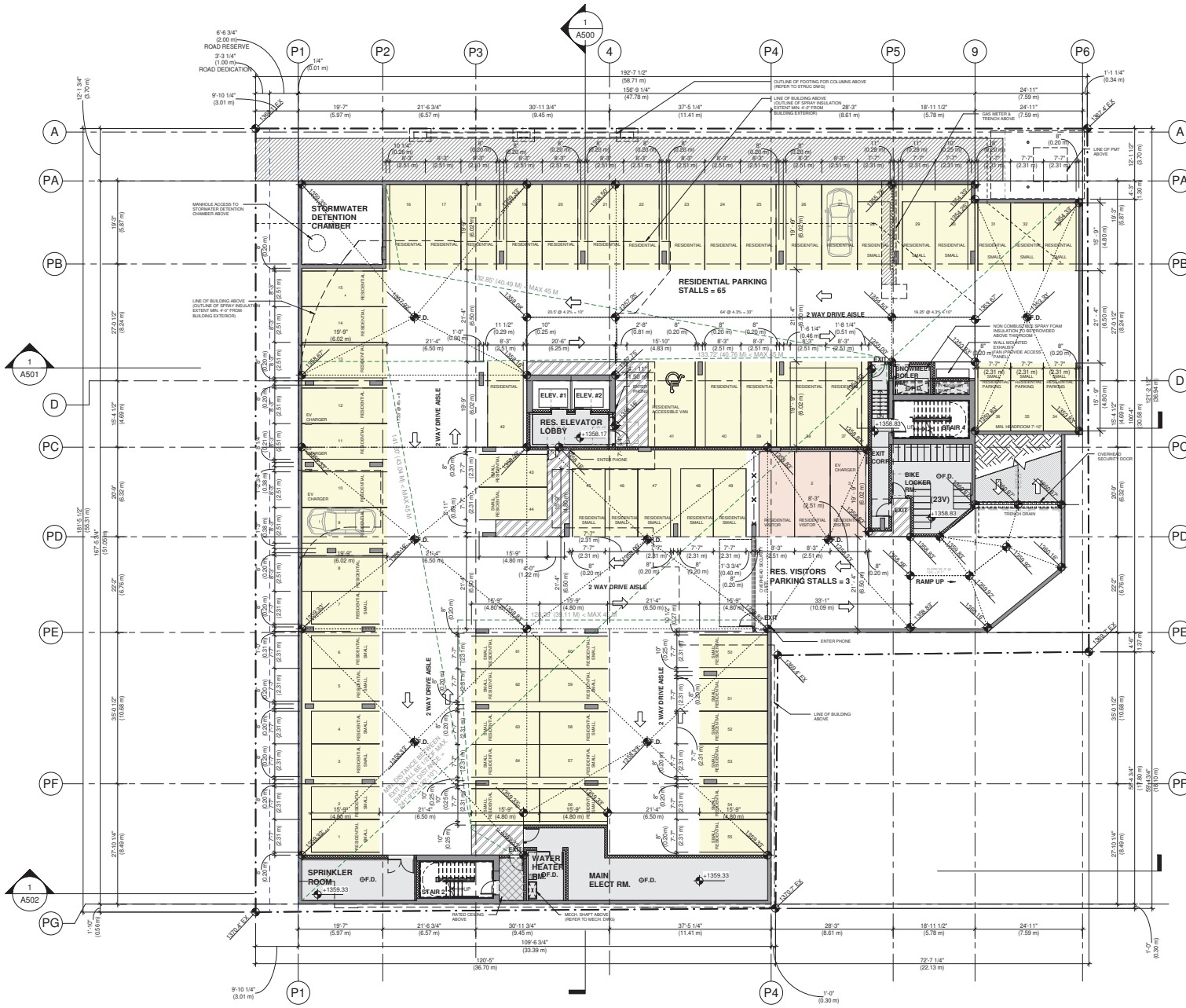
A011

DATE
2022-11-21
SCALE

DRAW
 AZ
 ONE

SCALE _____

WE



CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT

155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE

P1 LEVEL PLAN

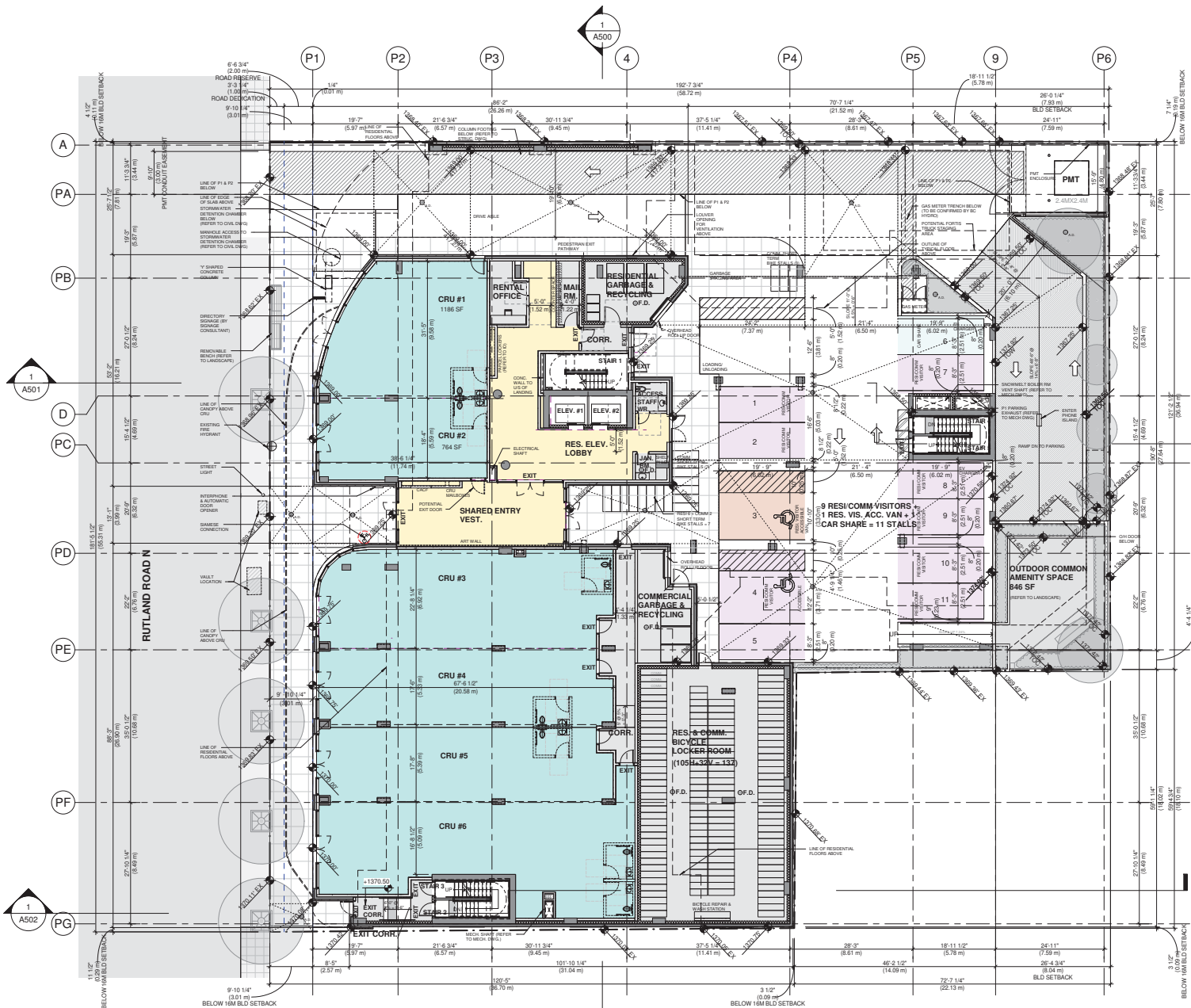
SCALE



DRAWING NO.

A202

DATE	BY	CHECKED	DATE
2022-11-21	AZ		
3/32" = 1'-0"	HB		



- LEGEND**
- AMENITIES
 - CIRCULATION
 - RETAIL

bfa studio architects

600 - 355 Burnside Street
Vancouver, BC V6C 2B8
www.bfa-studio.com

T: 604 682 8544
F: 604 682 4580
info@bfa-studio.com

REVISIONS

NO. DESCRIPTION DATE

1. ISSUED FOR REZONING & DP... 2022-11-21

2. REISSUED FOR REZONING & DP... 2022-02-21

COPYRIGHT RESERVED

THIS DRAWING IS THE PROPERTY OF BFA STUDIO ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BFA STUDIO ARCHITECTS.



CENTRAL

CLIENT

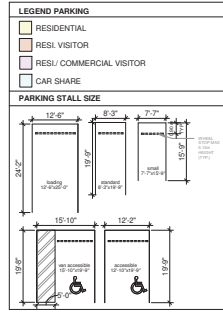
PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT

155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE

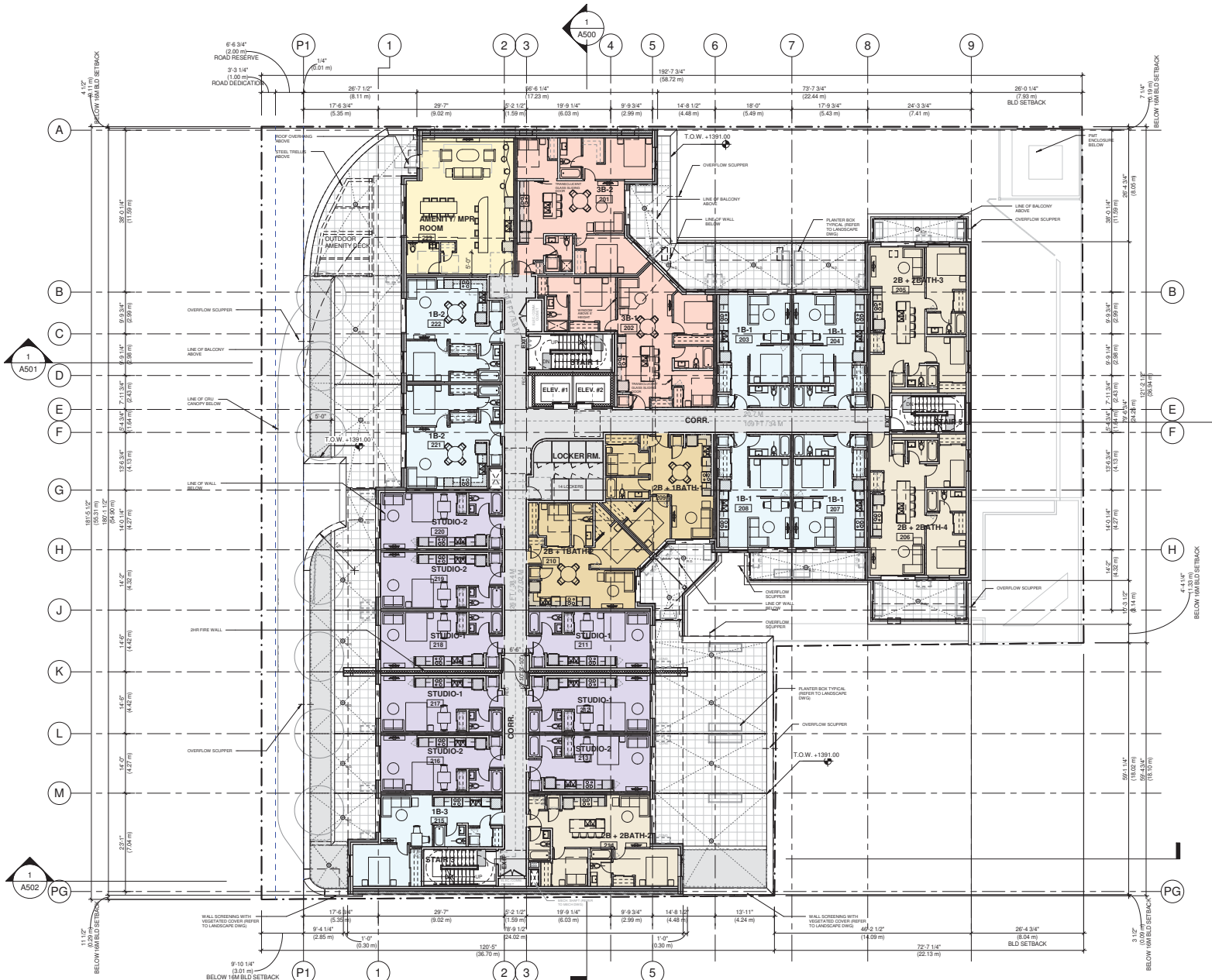
LEVEL 1 FLOOR PLAN



A203

DATE 2022-11-21 DRAWING AZ

SCALE 3/32" = 1'-0" CHECKED HB



- LEGEND**
- AMENITIES
 - CIRCULATION
 - STUDIO
 - 2 BED + 1 BATH
 - 2 BED + 2 BATH
 - 1 BEDROOM + 1 BATH
 - 3 BEDROOM + 2 BATH

GENERAL NOTES

1. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL HARD AND SOFT LANDSCAPE DESIGN

bfa studio architects

2022-2023 ARCHITECTURE + INTERIOR DESIGN

600 - 355 Burnside Street
Vancouver, BC V6C 2B8
www.bfa-studio.com

T: 604 682 8544
F: 604 682 4582
info@bfa-studio.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & D.P.	2022-11-21
2	REISSUED FOR REZONING & D.P.	2023-02-21

COPYRIGHT RESERVED

ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM bfa studio architects.

CENTRAL

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT

155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE LEVEL 2 FLOOR PLAN

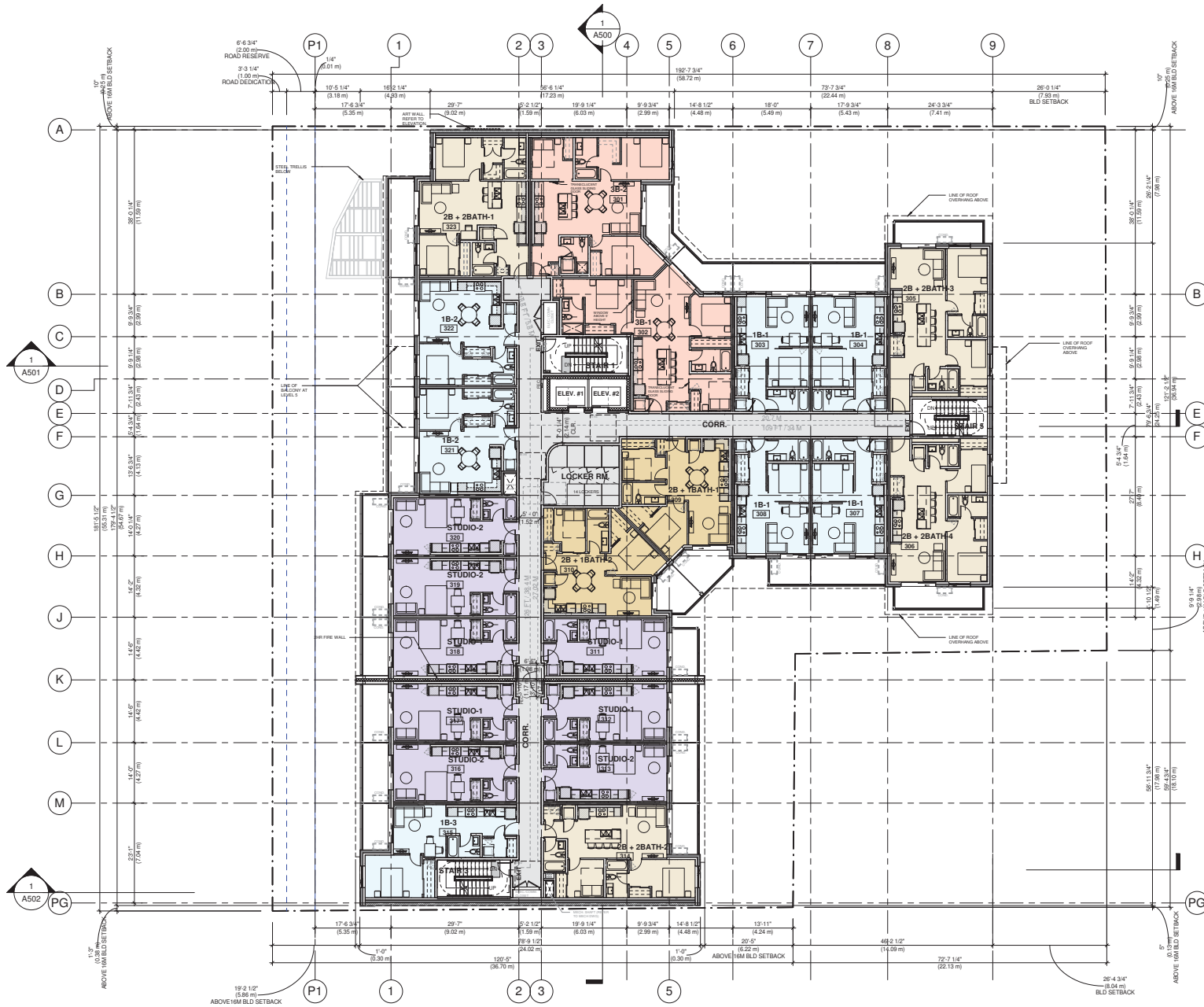
DRAWING NO. A204

DATE 2022-11-21

SCALE 3/32" = 1'-0"

DRAWN BY AZ

CHECKED BY HB



- LEGEND**
- CIRCULATION
 - STUDIO
 - 2 BED + 1 BATH
 - 2 BED + 2 BATH
 - 1 BEDROOM + 1 BATH
 - 3 BEDROOM + 2 BATH

bfa studio
architects

2022-RESIDENTIAL ARCHITECTURE + INTERIOR DESIGN
600 - 355 Burnside Street
Vancouver, BC V6C 2B8
www.bfa-studio.com
T: 604 682 8544
F: 604 682 4580
info@bfa-studio.com

REVISIONS

NO. DESCRIPTION DATE
1. ISSUED FOR PERZONING & DP... 2022-11-21
2. REISSUED FOR BEZONING & DP... 2022-02-21

COPYRIGHT RESERVED
THIS DOCUMENT IS THE PROPERTY OF BFA STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BFA STUDIO. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

LEVEL 3,4,6 FLOOR PLAN

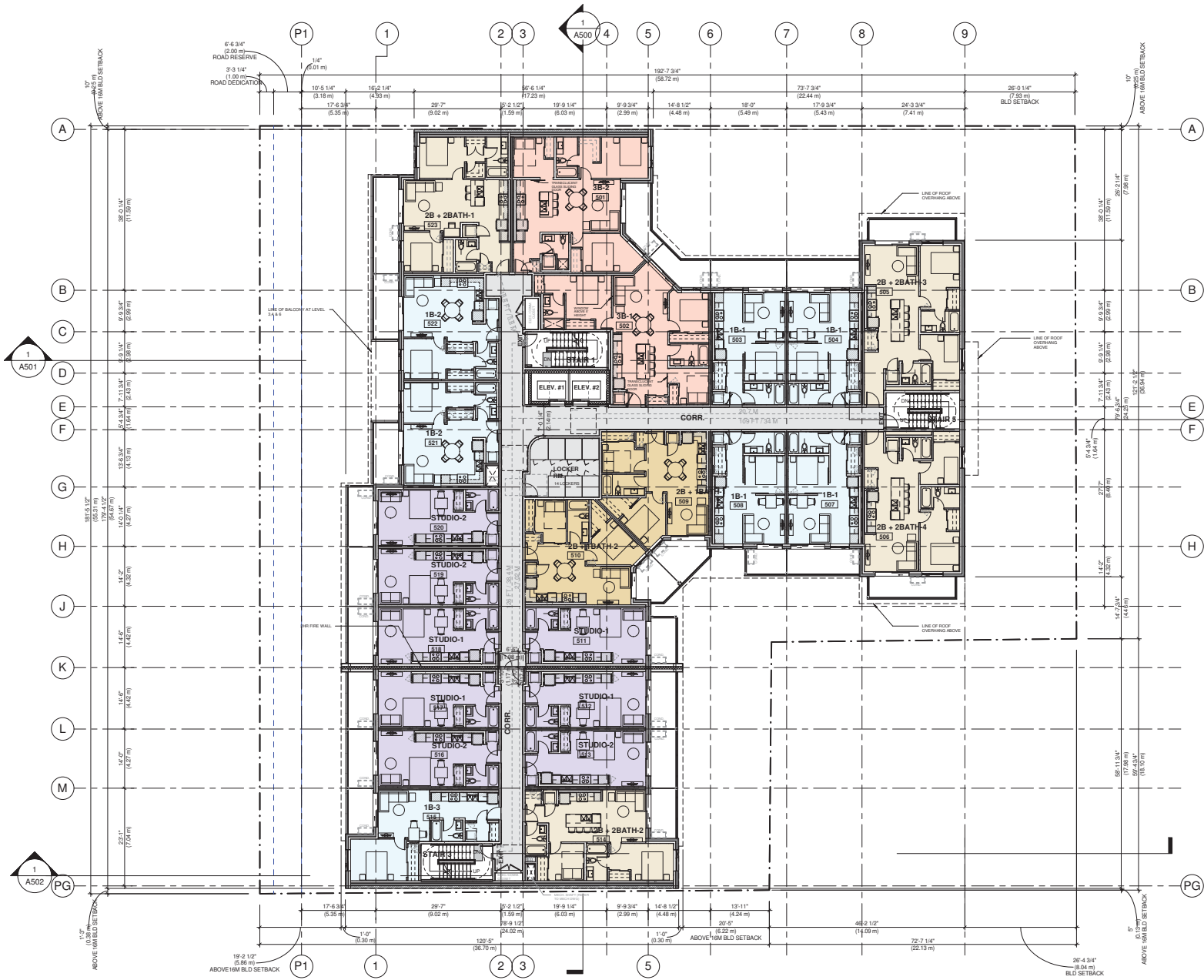
SCALE



DRAWING NO. 1 REVISION

A205

DATE 2022-11-21
SCALE 3/32" = 1'-0"
DRAWN BY AZ
CHECKED BY HB



- LEGEND**
- CIRCULATION
 - STUDIO
 - 2 BED + 1 BATH
 - 2 BED + 2 BATH
 - 1 BEDROOM + 1 BATH
 - 3 BEDROOM + 2 BATH

bfa studio architects
 600 - 355 Burnard Street
 Vancouver, BC V6C 2B8
 www.bfa-studio.com
 T: 604 682 8544
 F: 604 682 4580
 info@bfa-studio.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERZONING & DP	2022-11-21
2	REISSUED FOR BEZONING & DP	2022-02-21

Copyright Reserved
 No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

CENTRAL

PROJECT NO. 22523
 PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
 155-179 Rutland Road, Kelowna, B.C.
 DRAWING TITLE

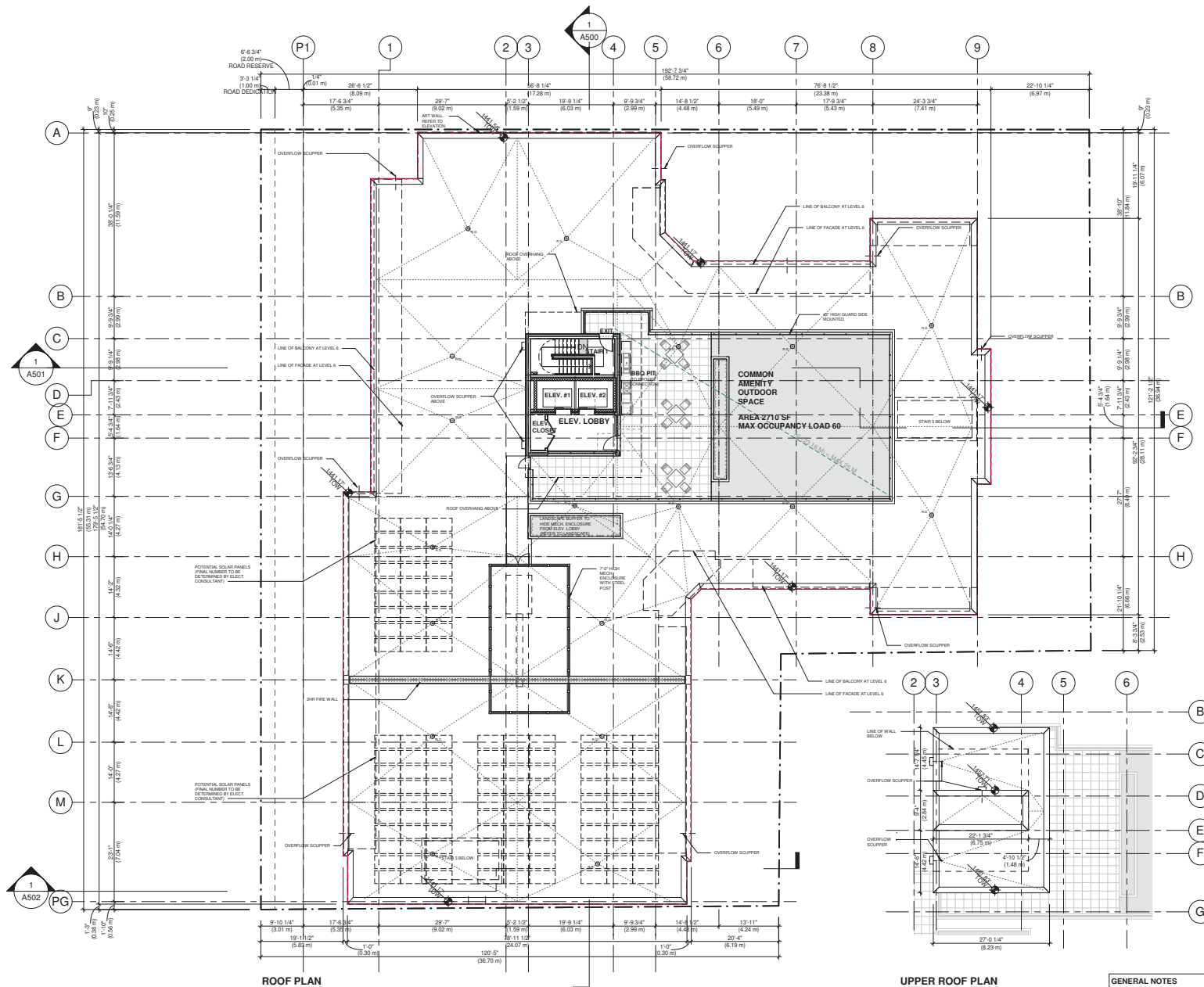
LEVEL 5 FLOOR PLAN



DRAWING NO. 1 REVISION

A206

DATE 2022-11-21
 SCALE 3/32" = 1'-0"
 DRAWN Author
 CHECKED HB



UPPER ROOF PLAN

GENERAL NOTES

1. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL HARD AND SOFT LANDSCAPE DESIGN
2. REFER TO MECH. DWG FOR ROOFTOP MECHANICAL EQUIPMENT DETAILS. EQUIPMENT SIZES MAY VARY DURING WORKING DRAWING.
3. 2 PLY SBS ROOF (COLOUR - LIGHT), ROOF SLOPES.

bfa studio
architects

2023-RESIDENTIAL ARCHITECTURE - INTERIOR DESIGN
600 - 355 Burnside Street
Vancouver, BC V6C 2B8
www.bfa-studio.com
T: 604 682 8544
F: 604 682 4580
info@bfa-studio.com

REVISIONS
NO. DESCRIPTION DATE
1. ISSUED FOR PERZONING & DP... 2022-11-21
2. REISSUED FOR BEZONING & DP... 2023-02-21

COPYRIGHT RESERVED
THIS DRAWING IS THE PROPERTY OF BFA STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BFA STUDIO. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



CLIENT

CENTRAL

PROJECT NO. 22523
PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE
ROOF PLAN & UPPER ROOF
PLAN

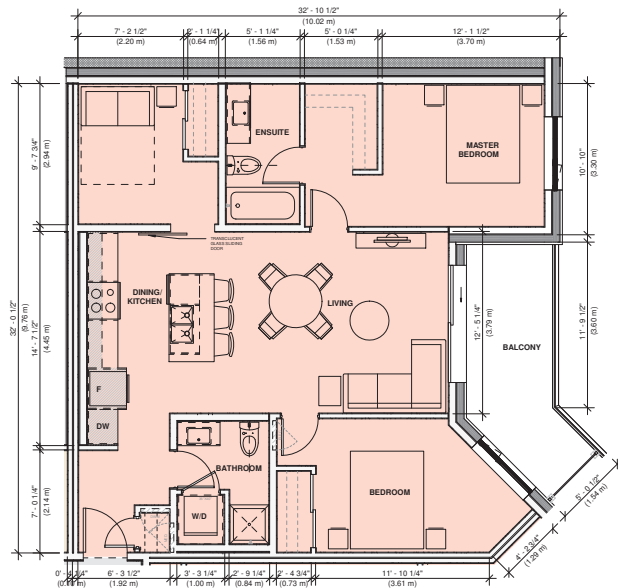
SEAL



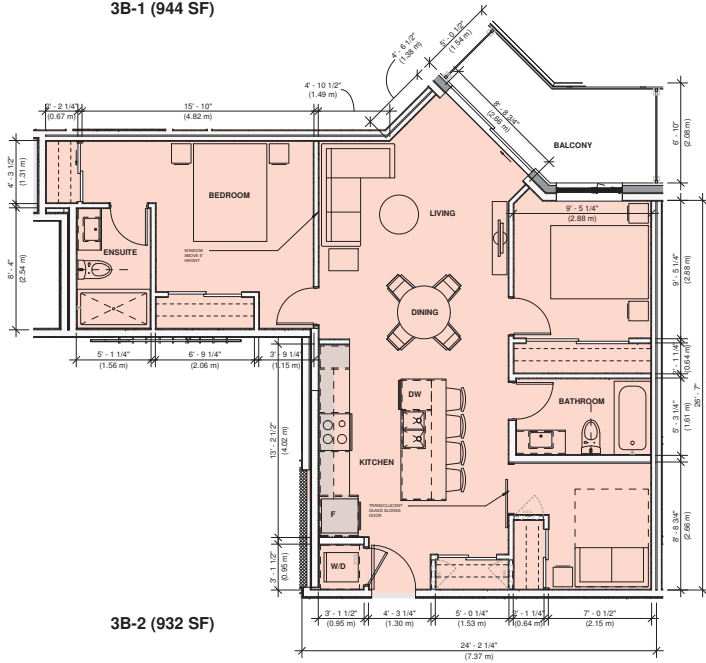
DRAWING NO. REVISION

A207

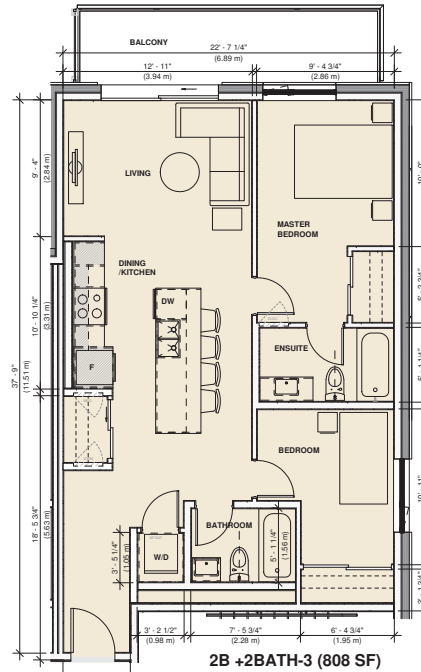
DATE 2022-11-21 DRAWN AZ
SCALE 3/32" = 1'-0" CHECKED HB



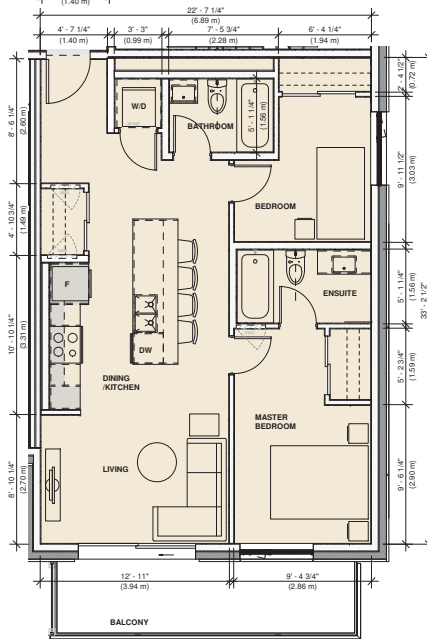
3B-1 (944 SF)



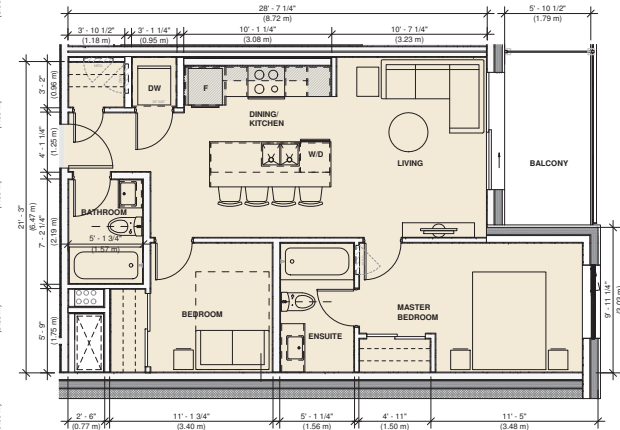
3B-2 (932 SF)



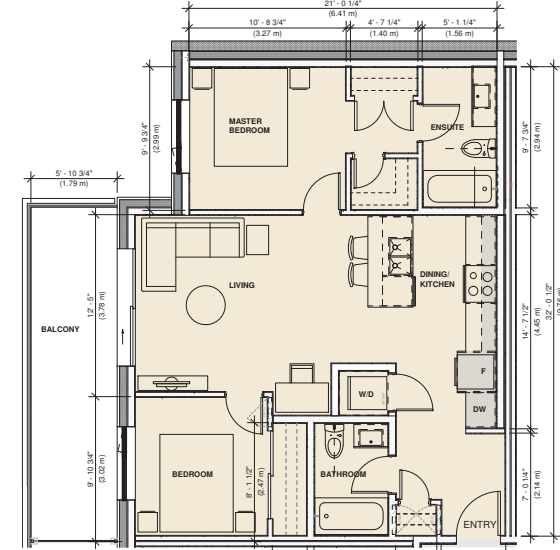
2B + 2BATH-3 (808 SF)



2B + 2BATH-4 (766 SF)



2B + 2BATH-2 (674 SF)



2B + 2BATH-1 (798 SF)

- GENERAL NOTES**
1. ALL AREAS ARE APPROXIMATE
 2. MINOR DISCREPANCIES ARE DUE TO AREA ROUND OFF
 3. REFER TO MECH. DWG. FOR DETAIL



CLIENT

CENTRAL

PROJECT NO. 22523
PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE

TYPICAL UNIT PLANS

SCALE

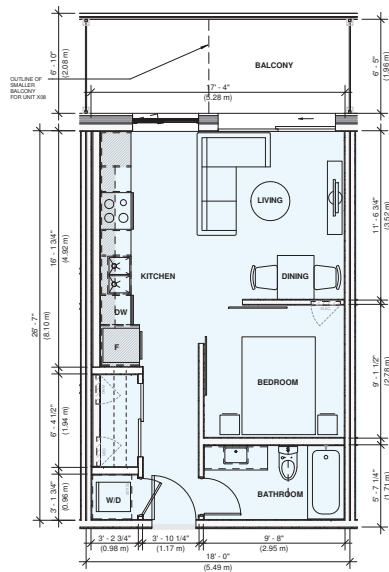


DRAWING NO.

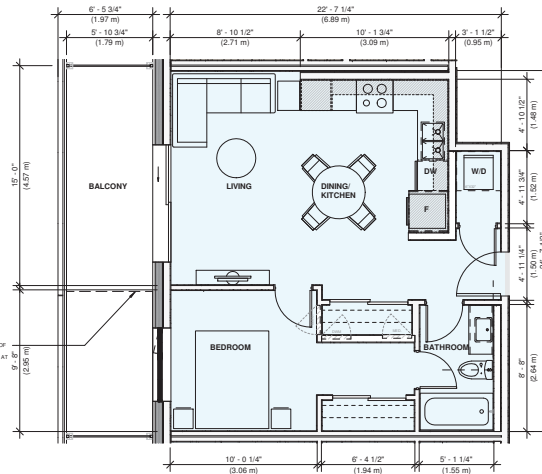
REVISION

A231

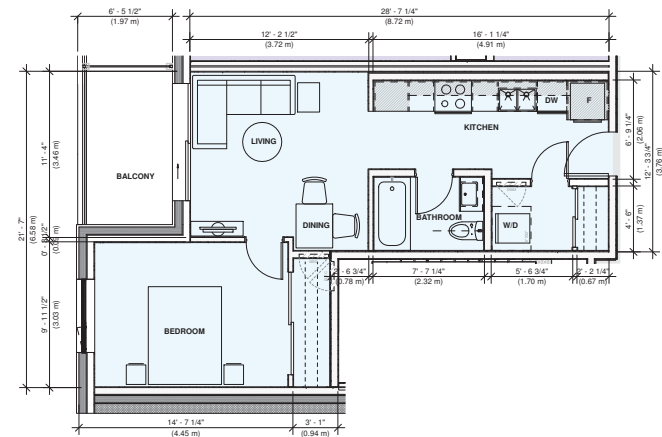
DATE	DRAWN
2022-11-21	AZ
SCALE	CHECKED
1/4" = 1'-0"	HB



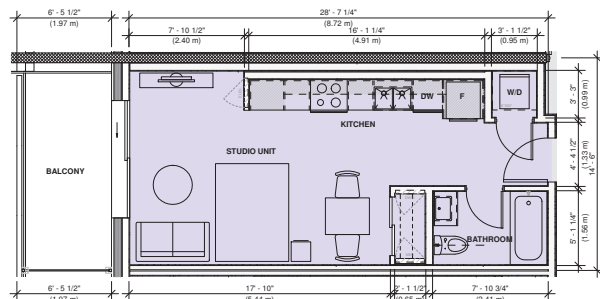
1B-1 (484-486 SF)



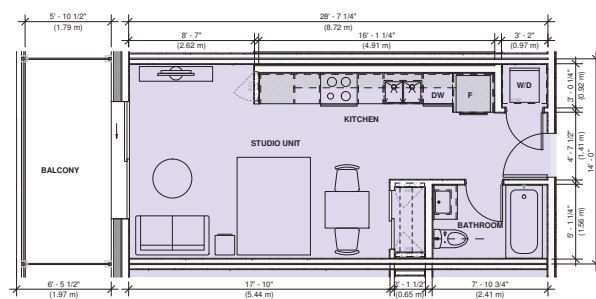
1B-2 (560-561 SF)



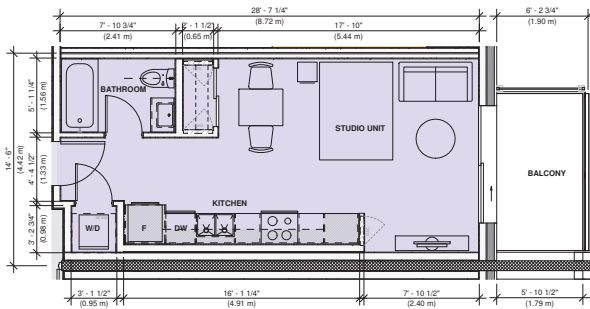
1B-3 (528 SF)



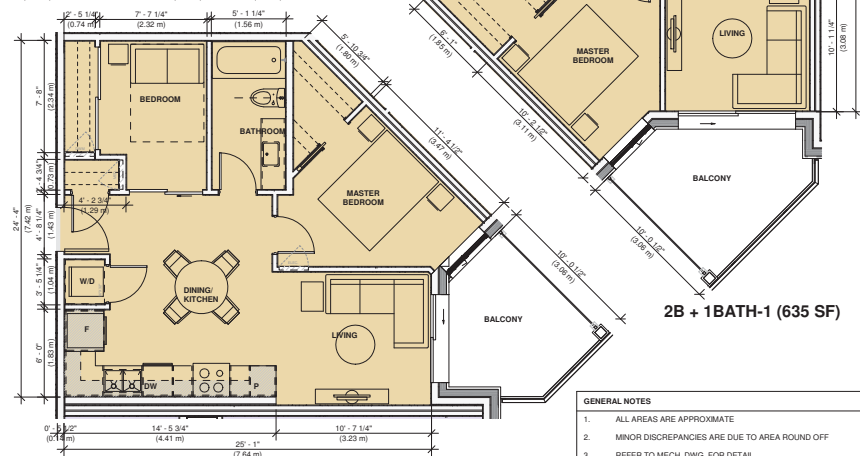
STUDIO-1 (418 SF)



STUDIO-2 (403-418 SF)



STUDIO-1 (with small balcony 402 SF)



2B + 1BATH-1 (635 SF)

2B + 1BATH-2 (638 SF)

- GENERAL NOTES**
- ALL AREAS ARE APPROXIMATE
 - MINOR DISCREPANCIES ARE DUE TO AREA ROUND OFF
 - REFER TO MECH. DWG. FOR DETAIL



CENTRAL

PROJECT NO: 22523
PROJECT: MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

TYPICAL UNIT PLANS

DATE: 2022-11-21



DRAWING NO: A232


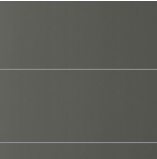



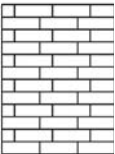

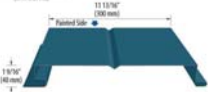
DATE: 2022-11-21

SCALE: 1/4" = 1'-0"

DATE: 2022-11-21

SCALE: 1/4" = 1'-0"

DATE: 2022-11-21

ITEM	COLOUR FINISH / IMAGE	SYSTEM
3		
4		
5		
6		<p>AD3000-R System (also available in AD3000-DR horizontal rib)</p>  <p>10mm Flange 137mm (35mm) 137mm (35mm) 1</p>

bfa studio
architects[illegible]

COPYRIGHT RESERVED

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES, REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. NOTED DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR OR BUILDER SHALL VERIFY AND TAKE RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND SHALL INFORM THE ARCHITECT OF ANY VARIATIONS OR DISCREPANCIES IN THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWING. THE INFORMATION CONTAINED ON THIS PLAN IS FOR SOLE USE OF THE ARCHITECT'S CLIENT AND HIS CONTRACTOR OR CONSULTANT, WITH RESPECT TO THE INDICATED PROJECT.

CLIENT

CENTRAL

ELEVATION MATERIAL LEGEND

DRAWING NO.	REVISION

A400

DATE	DRAWN
2022-11-21	AZ
SCALE	CHECKED
	HB



1 NORTH ELEVATION
3/32" = 1'-0"

ELEVATION KEYNOTE LEGEND

ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'ARCTIC WHITE' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE WITH CLEAR SEALER
1.2	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM, COLOR: WHITE GLASS: CHALK WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS FRAME: TO MATCH ADJACENT FINISHES
2.1	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'ARCTIC WHITE' & 'STABLE GRAY' OR SIMILAR, FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM, COLOR: WHITE GLASS: LOW-E CLEAR	15	TIMBER PERGOLA WITH STEEL FRAME FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) INTERNAL FRAME: WOOD SLAT (FR), 2" WIDE
2.2	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'STABLE GRAY' & 'IRON GRAY' OR SIMILAR, FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM, COLOR: BLACK GLASS: LOW-E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK COLOR: BASALITE CHARCOAL OR SIMILAR
3	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET FENCE RAILING FRAME: TO MATCH VINYL DOOR/ WINDOW FRAME		
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS	9	ALUMINUM FRAME GUARD W/ SAFETY GLASS FRAME: TO MATCH STARLINE 'KENDALL CHARCOAL' OR SIMILAR GLASS: TEMPERED, CLEAR		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	10	METAL CANOPY WITH STEEL FRAME FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) SOFFIT: WOOD SLAT (FR), 2" WIDE		
6	METAL CLADDING PANEL COLOUR: TO MATCH VIOLETT PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (220A) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		
7.1	VINYL WINDOW W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH MUTUAL MATERIALS BRICK COLOUR 'COAL CREEK'		

CENTRAL

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND

RESIDENTIAL DEVELOPMENT

155-179 Rutland Road,

Kelowna, B.C.

DRAWING TITLE

NORTH ELEVATION

SCALE



DRAWING NO. 1 REVISION

A401

DATE 2022-11-21 DRAWING AZ

SCALE CHECKED

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE



1 EAST ELEVATION W/ PODIUM
3/32" = 1'-0"

ELEVATION KEYNOTE LEGEND

ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'ARCTIC WHITE' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE WITH CLEAR SEALER
1.2	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM, COLOR: WHITE GLASS: CHARL WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS
2.1	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'ARCTIC WHITE' & 'STABLE GRAY' OR SIMILAR, FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM, COLOR: WHITE GLASS: LOW-E CLEAR	15	TIMBER PERGOLA WITH STEEL FRAME
2.2	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'STABLE GRAY' & 'IRON GRAY' OR SIMILAR, FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM, COLOR: BLACK GLASS: LOW-E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK
3	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET FENCE RAILING FRAME: TO MATCH VINYL DOOR/ WINDOW FRAME		
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS	9	ALUMINUM FRAME GUARD W/ SAFETY GLASS FRAME: TO MATCH STARLINE 'KENDALL CHARCOAL' OR SIMILAR GLASS: TEMPERED, CLEAR		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	10	METAL CANOPY WITH STEEL FRAME FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) SOFFIT: WOOD SLAT (FR), 2" WIDE		
6	METAL CLADDING PANEL COLOUR: TO MATCH VIOLET PAINT COLOUR - SIGNATURE (WESTERN CHARCOAL 56072 (220A) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		
7.1	VINYL WINDOW W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH MUTUAL MATERIALS BRICK COLOUR 'COAL CREEK'		

CENTRAL

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT

155-179 Rutland Road,

Kelowna, B.C.

DRAWING TITLE

EAST ELEVATION

SEAL

DRAWING NO. 1

REVISION

A402

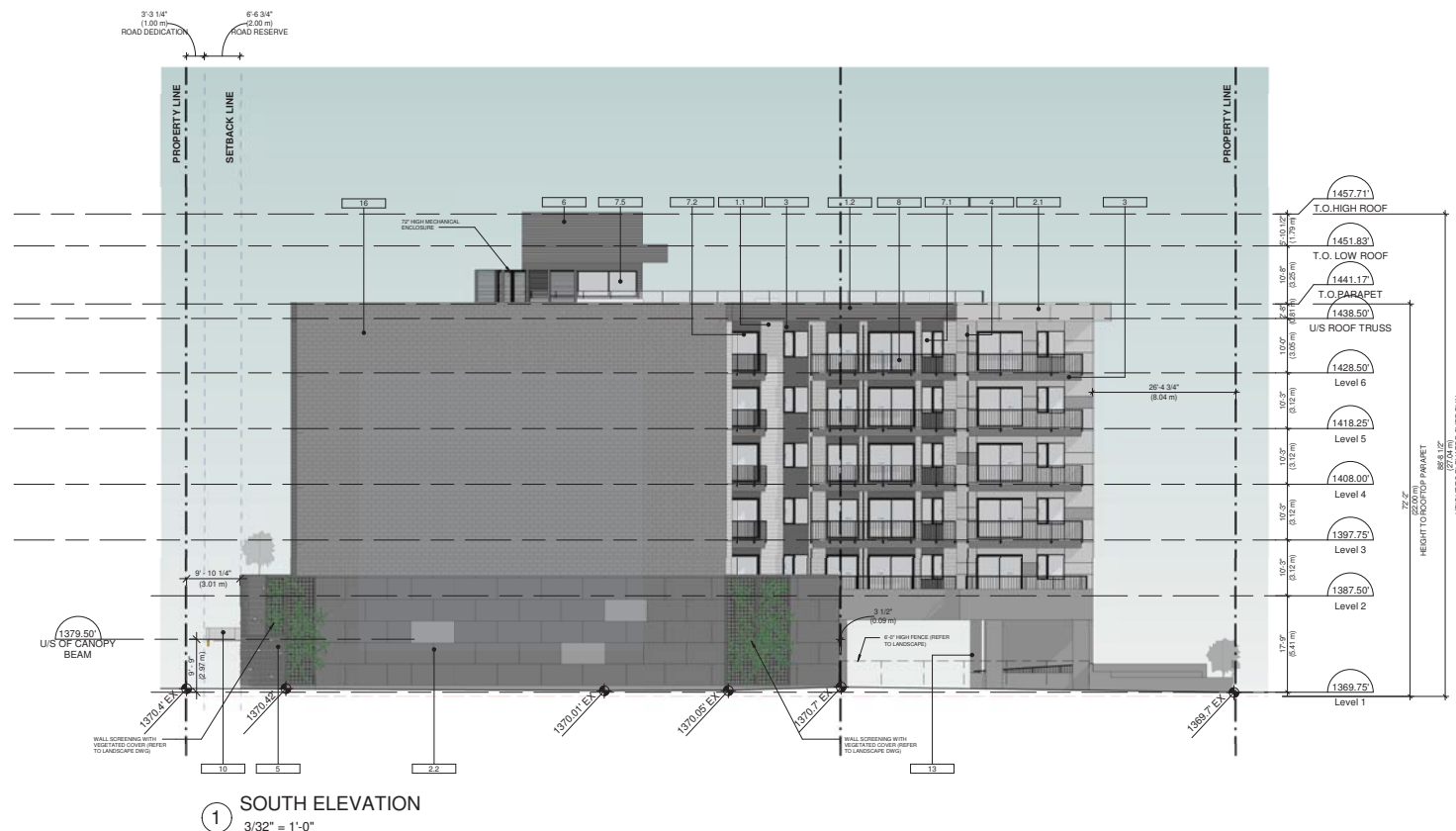
DATE 2022-11-21

DRAWN BY AZ

SCALE

CHECKED

HB



① SOUTH ELEVATION
3/32" = 1'-0"

ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'ARCTIC WHITE' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE WITH CLEAR SEALER
1.2	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM, COLOR: WHITE GLASS: CHALK WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS FRAME: TO MATCH ADJACENT FINISHES
2.1	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'ARCTIC WHITE' & STABLE GRAY' OR SIMILAR, FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM, COLOR: WHITE GLASS: LOW E CLEAR	15	TIMBER PERGOLA WITH STEEL FRAME FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) INTERNAL FRAME: WOOD SLAT (FIR), 2" WIDE
2.2	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'STABLE GRAY' & 'IRON GRAY' OR SIMILAR, FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM, COLOR: BLACK GLASS: LOW E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK COLOR: BASALTITE CHARCOAL OR SIMILAR
3	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET FENCE RAILING FRAME: TO MATCH VINYL DOOR / WINDOW FRAME		
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS	9	ALUMINUM FRAME GUARD W/ SAFETY GLASS FRAME: TO MATCH STARLINE KENDALL CHARCOAL' OR SIMILAR GLASS: TEMPERED, CLEAR		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1:5 RUNNING BOND	10	METAL CANOPY WITH STEEL FRAME FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) SOFFIT: WOOD SLAT (FIR), 2" WIDE		
6	METAL CLADDING PANEL COLOUR: TO MATCH VICWEST PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (22GA) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		
7.1	VINYL WINDOW W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH MUTUAL MATERIALS BRICK 'COLOUR' 'COAL CREEK'		



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

ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'ARCTIC WHITE' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE WITH CLEAR SEALER
1.2	CEMENTITIOUS LAP SIDING (7" WIDE) COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: CHALK WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS FRAME: TO MATCH ADJACENT FINISHES
2.1	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'ARCTIC WHITE' & 'STABLE GRAY' OR SIMILAR; FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: LOW-E CLEAR	15	TIMBER PERGOLA WITH STEEL FRAME FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) INTERNAL FRAME: WOOD SLAT (FIR), 2" WIDE
2.2	CEMENTITIOUS CLADDING PANEL (2 TONE) COLOUR: TO MATCH HARDIE TEXTURED PANEL 'STABLE GRAY' & 'IRON GRAY' OR SIMILAR; FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK COLOR: BASALITE CHARCOAL OR SIMILAR
3	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET FENCE RAILING FRAME: TO MATCH VINYL DOOR/ WINDOW FRAME		
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS	9	ALUMINUM FRAME GUARD W/ SAFETY GLASS FRAME: TO MATCH STARLINE 'KENDALL CHARCOAL' OR SIMILAR GLASS: TEMPERED, CLEAR		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR; PATTERN: 1/3 RUNNING BOND	10	METAL CANOPY WITH STEEL FRAME FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) SOFFIT: WOOD SLAT (FIR), 2" WIDE		
6	METAL CLADDING PANEL COLOUR: TO MATCH VIVWEST PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (220A) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		
7.1	VINYL WINDOW W/ DOUBLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH MUTUAL MATERIALS BRICK COLOUR 'COAL CREEK'		

CENTRAL

PROJECT NO. 22523
PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
155-179 Rutland Road, Kelowna, B.C.

WEST ELEVATION



DRAWING NO. 1 REVISION

A404

DATE 2022-11-21 DRAWING AZ
SCALE CHECKED
HB

ITEM	COLOUR FINISH/ IMAGE	SYSTEM
1	1.1	
	1.2	
2	2.1	
	2.2	
3		
4		
5		
6		
7.1 & 7.2		
7.3, 7.4 & 7.5		
8		
16		



ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	CEMENTITIOUS LAP SIDING (2 TONE)	7.2	VINYL BALCONY DOOR W/ DOUBLE GLAZING	13	EXPOSED CONCRETE WITH CLEAR SEALER
1.2	CEMENTITIOUS LAP SIDING (2 TONE)	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS	14	MECHANICAL ENCLOSURE/ LOUVERS
2.1	CEMENTITIOUS CLADDING PANEL (2 TONE)	7.4	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING	15	TIMBER PERGOLA WITH STEEL FRAME
2.2	CEMENTITIOUS CLADDING PANEL (2 TONE)	7.5	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING	16	SMOOTH EXPOSED CONCRETE BLOCK
3	CEMENTITIOUS CLADDING PANEL	8	METAL PICKET FENCE RAILING		
4	ALUMINUM FRAME PRIVACY SCREEN	9	ALUMINUM FRAME GUARD W/ SAFETY GLASS		
5	STANDARD FACE BRICK (2 TONE)	10	METAL CANOPY WITH STEEL FRAME		
6	METAL CLADDING PANEL	11	ALUMINUM OVERHEAD GARAGE DOOR		
7.1	VINYL WINDOW W/ DOUBLE GLAZING	12	PAINTED METAL DOOR		

bfa studio
architects

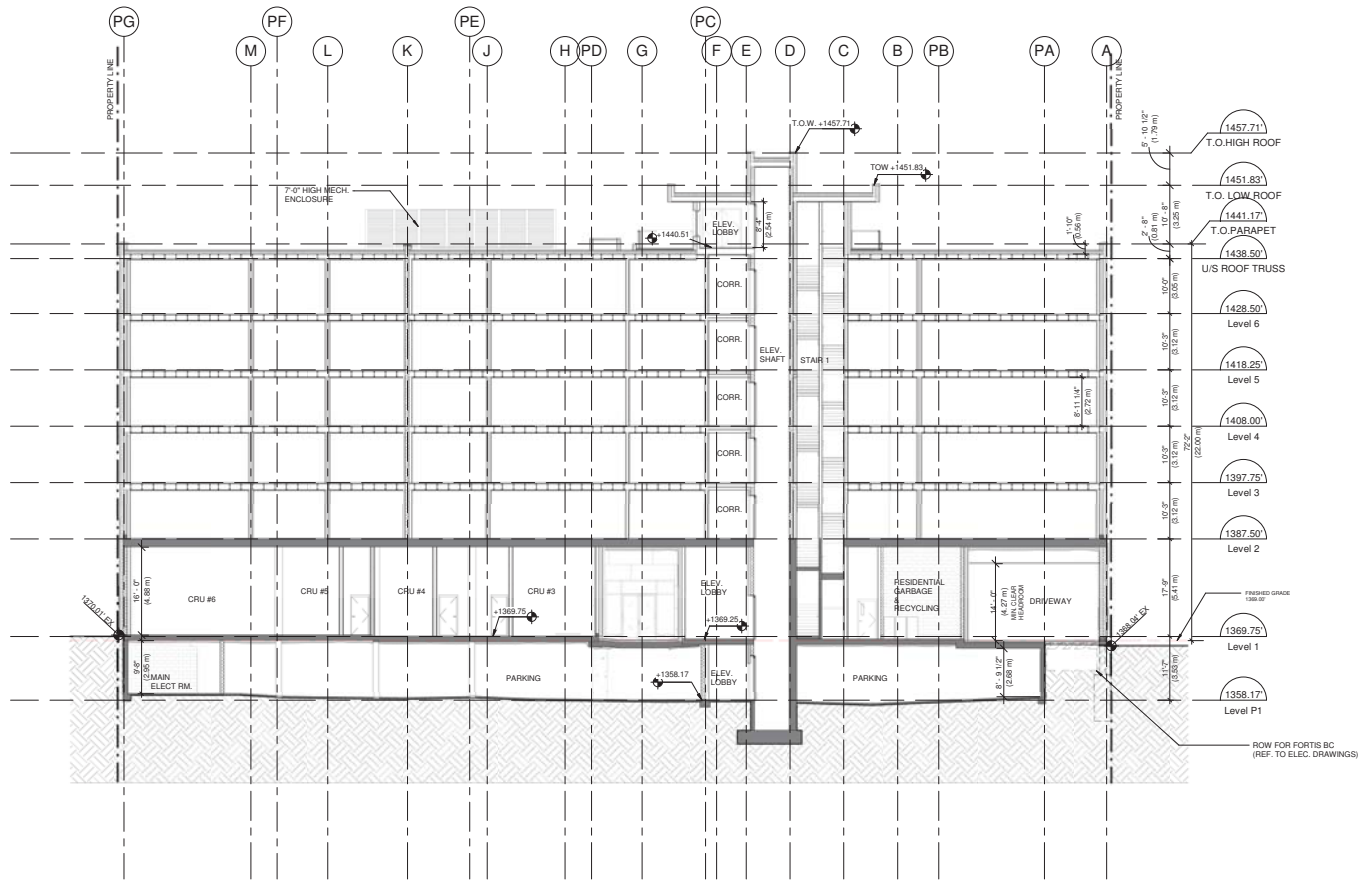
2023-RESIDENTIAL ARCHITECTURE + INTERIOR DESIGN
600 - 355 Burnard Street
Vancouver, BC V6C 2J8
www.bfa-studio.com
T: 604 682 8544
F: 604 682 4580
info@bfa-studio.com

REVISIONS

NO. DESCRIPTION DATE

1. ISSUED FOR PERMITTING & DP... 2023-11-21

2. REISSUED FOR PERMITTING & DP... 2023-02-21



GENERAL NOTES
1. REQUIRED MINIMUM BUILDING ELEVATION (MBE) ACCORDING TO CITY OF KELOWNA BYLAW IS 343.66m. PROPOSED ELEVATION OF THE LOWEST FLOOR SLAB IS 412.59m

CENTRAL

PROJECT NO. 22523
PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
155-179 Rutland Road, Kelowna, B.C.

SECTION A-A

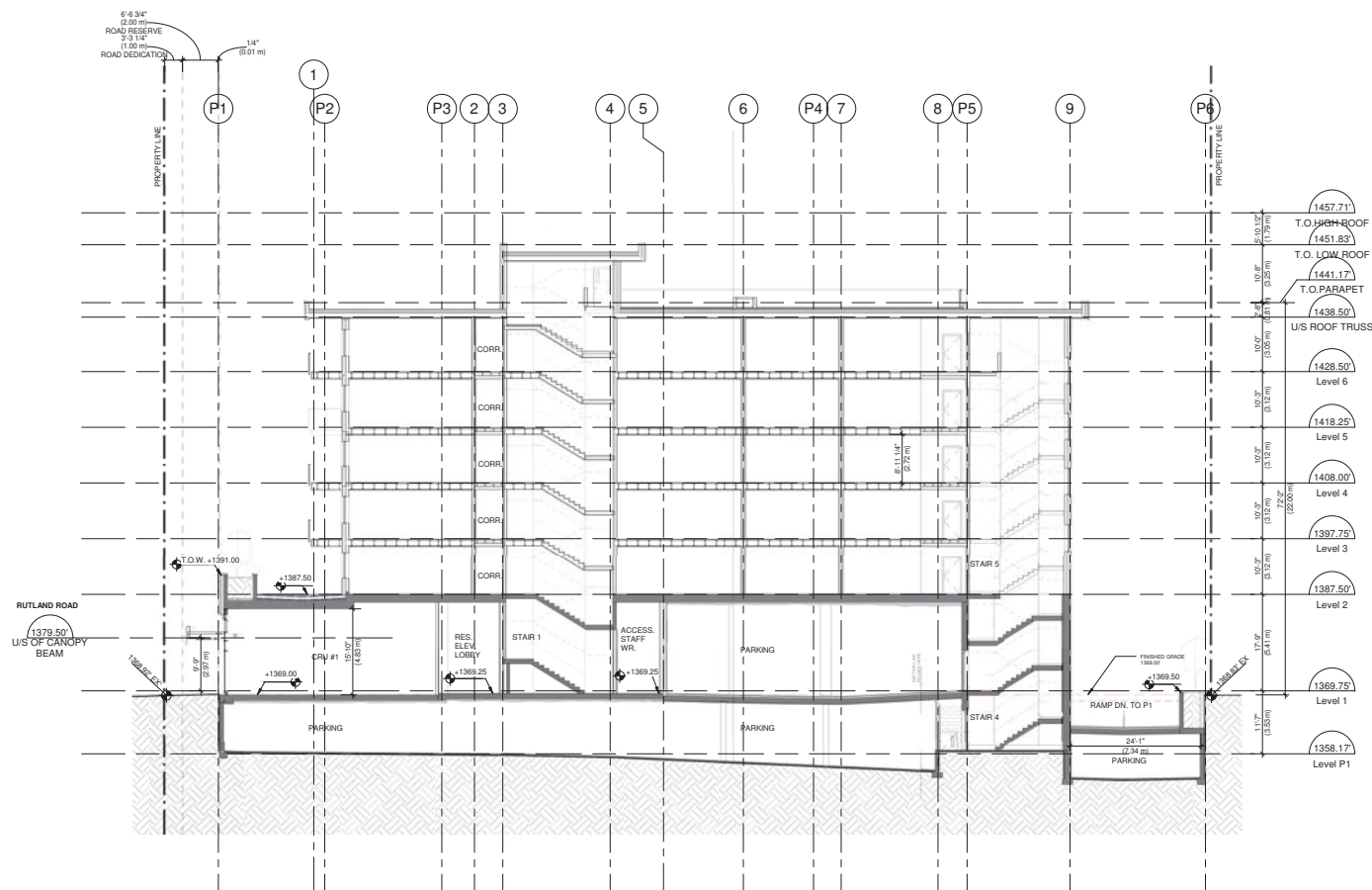
SEAL



DRAWING NO. REVISION

A500

DATE 2022-11-21 DRAWN AZ
SCALE 3/32" = 1'-0" CHECKED HB

**CENTRAL**

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

SECTION B-B



DRAWING NO.	REVISED
-------------	---------

A501

DATE	DRAWN
0000 11 01	A3

2022-11-21 AZ

SCALE _____ CHECKED _____

3/32" = 1'-0"	HB
---------------	----

[illegible]

GENERAL NOTES

1. REQUIRED MINIMUM BUILDING ELEVATION (MBE) ACCORDING TO CITY OF KELOWNA BYLAW IS 343.66m. PROPOSED ELEVATION OF THE LOWEST FLOOR SLAB IS 412.59m

REVISIONS

NO. DESCRIPTION DATE
1. ISSUED FOR REZONING & DP... 2022-11-21
2. REISSUED FOR REZONING & DP... 2022-02-21

COPYRIGHT RESERVED
THIS DRAWING IS THE PROPERTY OF BFA STUDIO. IT IS TO BE USED FOR THE PROJECT AND NO PART
HEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BFA STUDIO. THE ARCHITECT'S FIRM AND THE CONSULTING ENGINEER'S FIRM ARE NOT TO BE RESPONSIBLE FOR THE
CONSTRUCTION OF THE PROJECT.

CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

SECTION C-C

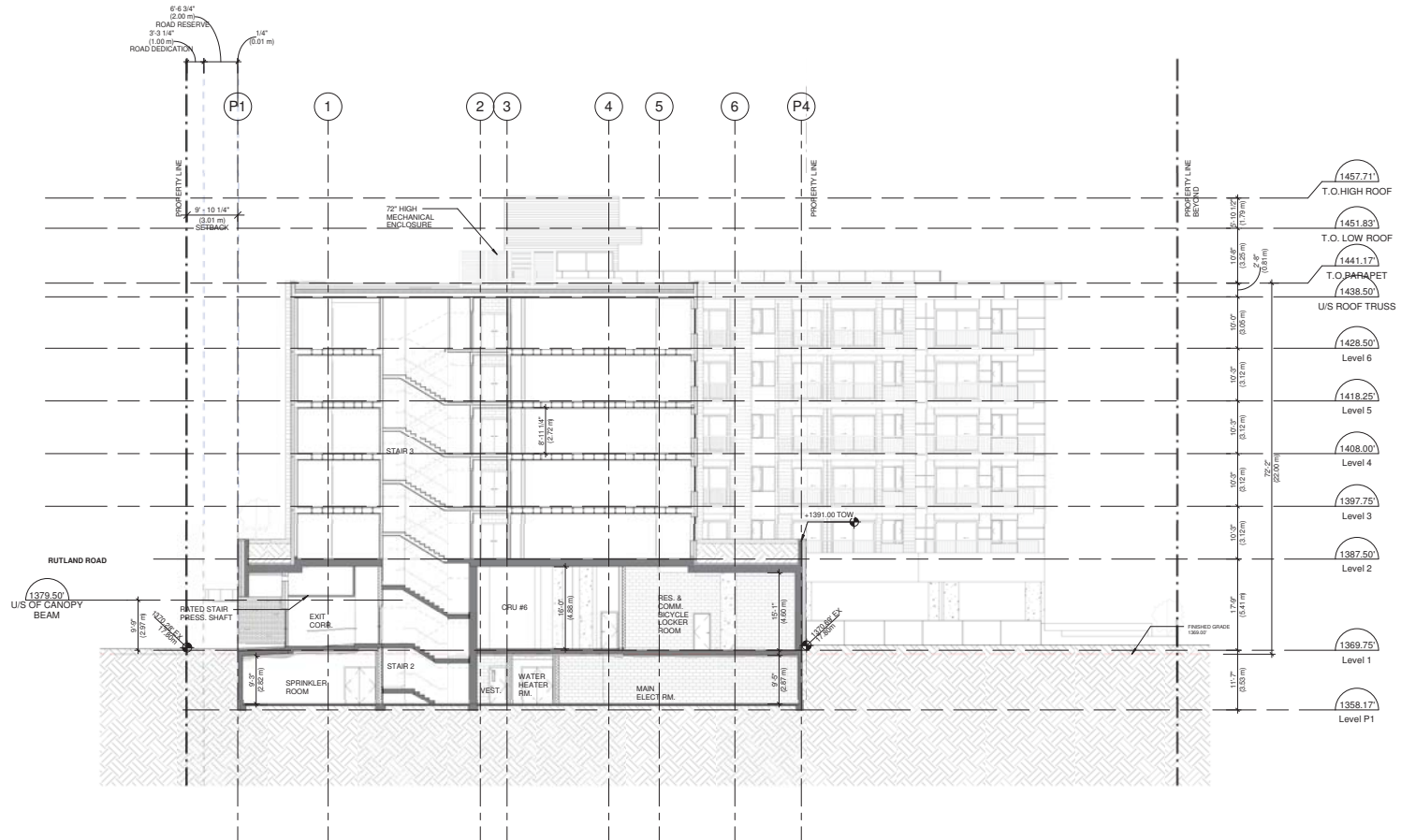
SEAL



DRAWING NO. REVISION

A502

DATE 2022-11-21 DRAWN AZ
SCALE 3/32" = 1'-0" CHECKED HB



GENERAL NOTES
1. REQUIRED MINIMUM BUILDING ELEVATION (MBE) ACCORDING TO CITY OF
KELOWNA BYLAW IS 343.66m. PROPOSED ELEVATION OF THE LOWEST
FLOOR SLAB IS 412.59m

[illegible]

COPYRIGHT RESERVED



CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

AREA OVERLAY - ROOF LEVEL

SEAL



DRAWING NO.	REVISION
-------------	----------

O004

DATE	DRAWN
2022-11-21	AZ
SCALE	CHECKED
3/32" = 1'-0"	HB

BUILDING AREA LEGEND

☒ Service/ Circulation/Others(Excluded)

ROOF	
NAME	AREA

Service/ Circulation/Others(Excluded)	523.0 SF
	523.0 SF

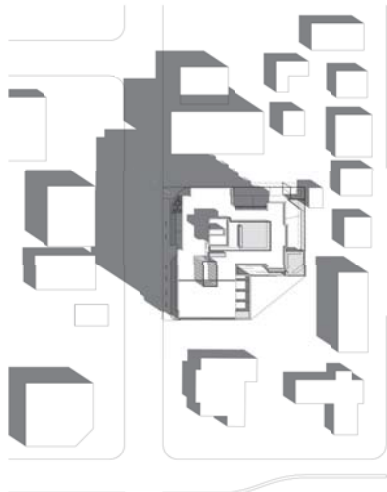
NET AREA - 0 SF

Service/ Circulation/ Other:	523.0 SF
------------------------------	----------

GENERAL NOTES

1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE & MAY BE ADJUSTED DURING WORKING DRAWINGS

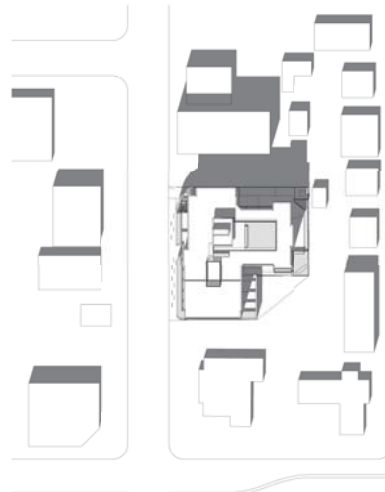
DATE	DRAWN
2022-11-21	AZ
SCALE	CHECKED
3/32" = 1'-0"	HB



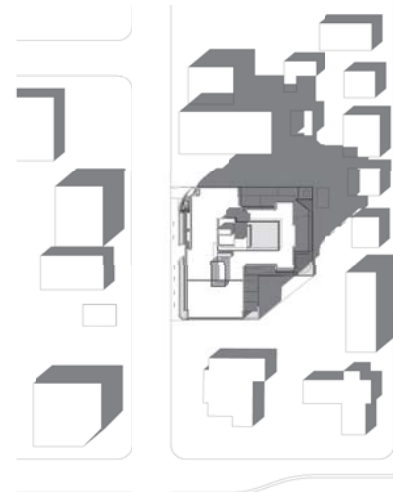
① MARCH-21 10:00AM



② MARCH-21 12:00PM



③ MARCH-21 2:00PM



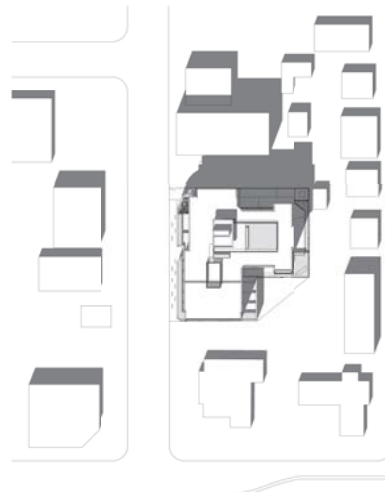
④ MARCH-21 4:00PM



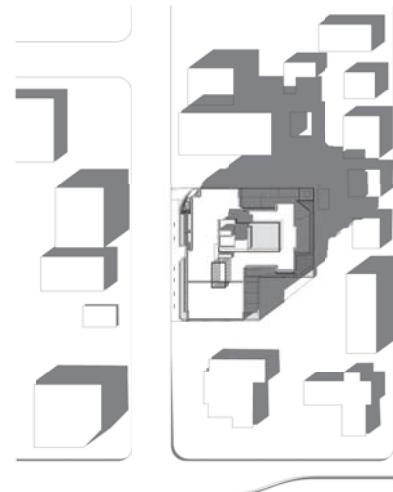
⑤ SEPTEMBER-21 10:00AM



⑥ SEPTEMBER-21 12:00PM



⑦ SEPTEMBER-21 2:00PM



⑧ SEPTEMBER-21 4:00PM

bfa studio
architects

DESIGN-RESIDENTIAL ARCHITECTURE • INTERIOR DESIGN
600 - 155 Burrard Street Vancouver, BC V6C 2G8
www.bfa-studio.com T: 604 682 8544 F: 604 682 4582 info@bfa-studio.com

REVISIONS
NO. DESCRIPTION DATE
1. ISSUED FOR REZONING & DP... 2022-11-21
2. REISSUED FOR REZONING & DP... 2023-02-21

COPYRIGHT RESERVED
This drawing is the property of bfa studio architects. It is to be used for the project and site only. Any reproduction or use of this drawing without the written consent of bfa studio architects is prohibited. The architect assumes no responsibility for the accuracy of the information provided in this drawing. The client is responsible for the accuracy of the information provided in this drawing.



CENTRAL

PROJECT NO. 22523
PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
155-179 Rutland Road, Kelowna, B.C.

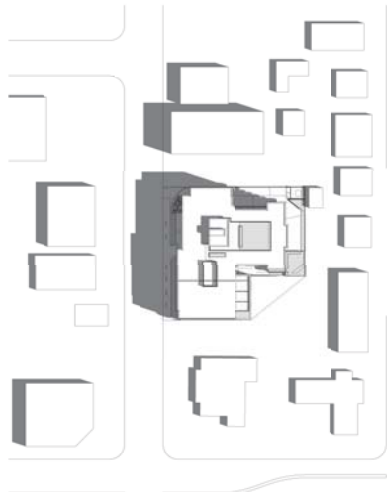
DRAWING TITLE
SHADOW ANALYSIS



DRAWING NO. REVISION

SA01

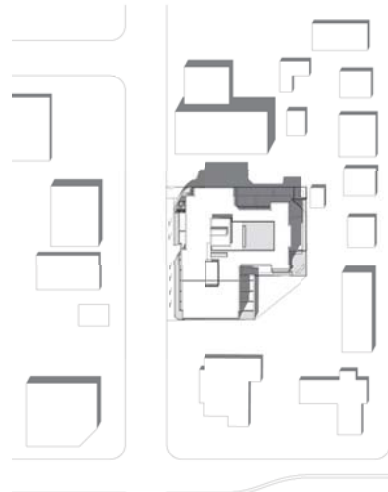
DATE 2022-11-21 DRAWN AZ
SCALE CHECKED HB



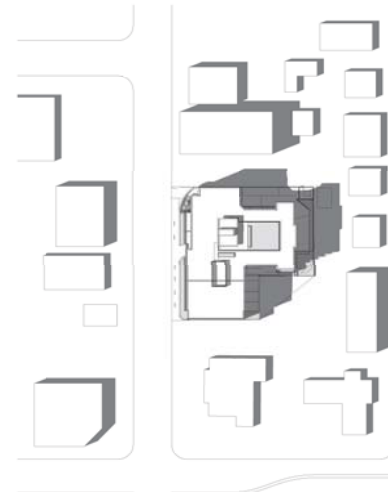
① JUNE-21 10:00AM



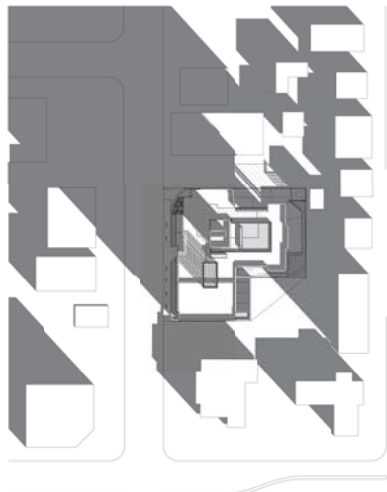
② JUNE-21 12:00PM



③ JUNE-21 2:00PM



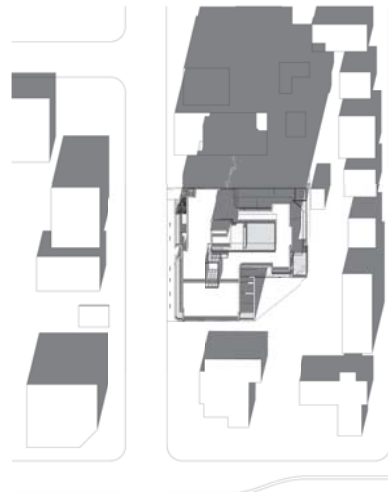
④ JUNE-21 4:00PM



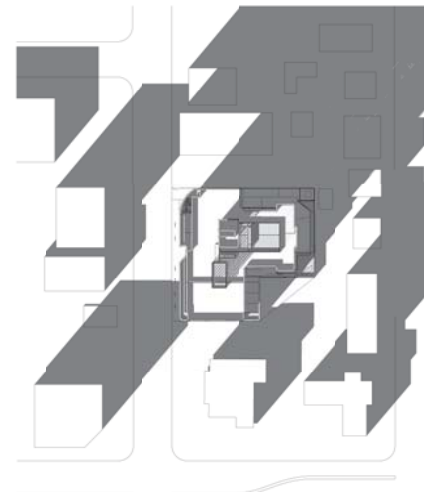
⑤ DECEMBER-21 10:00AM



⑥ DECEMBER-21 12:00PM



⑦ DECEMBER-21 2:00PM



⑧ DECEMBER-21 4:00PM

bfa studio
architects

COMMERCIAL ARCHITECTURE + INTERIOR DESIGN
600 - 155 Burrard Street Vancouver, BC V6C 2G8
www.bfa-studio.com T: 604 682 8544 F: 604 682 4582 info@bfa-studio.com

REVISIONS
NO. DESCRIPTION DATE
1. ISSUED FOR REZONING & DP... 2022-11-21
2. REISSUED FOR REZONING & DP... 2023-02-21

COPYRIGHT RESERVED
THIS DOCUMENT IS THE PROPERTY OF BFA STUDIO. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BFA STUDIO. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



CLIENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

SHADOW ANALYSIS

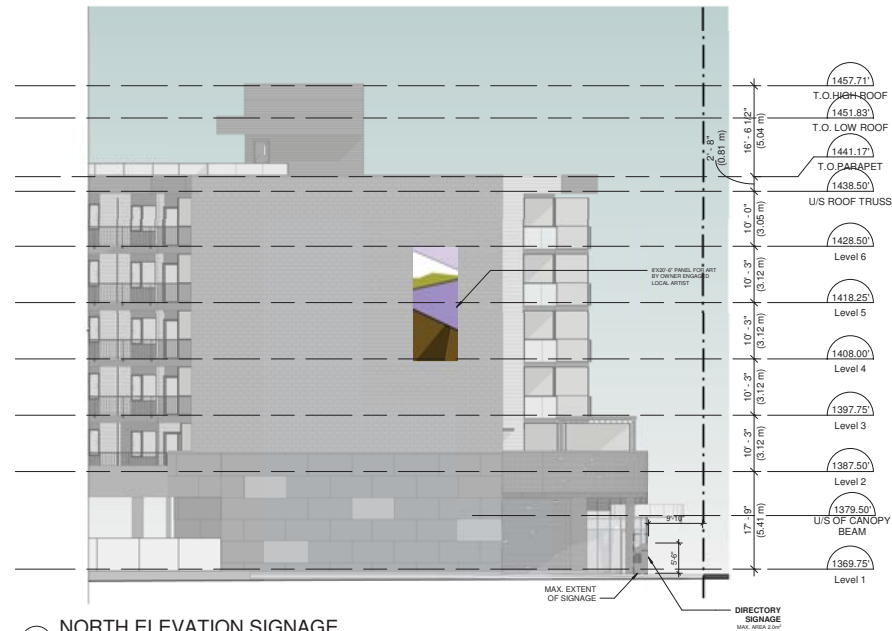
SCALE



DRAWING NO. REVISION

SA02

DATE 2022-11-21 DRAWN BY AZ
SCALE CHECKED BY HB



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



1 ENTRY PARTIAL ELEVATION SIGNAGE
3/32" = 1'-0"

3 WALL ELEVATION SIGNAGE
3/32" = 1'-0"

- GENERAL NOTES**
- THIS DRAWING INDICATES PRELIMINARY BUILDING SIGNAGE
 - FINAL SIGNAGE TO BE PREPARED BY CLIENT SIGNAGE COMPANY
 - ALL SIGNAGE TO COMPLY CITY OF KELOWNA SIGN BY LAW NO. 11530

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE
BUILDING SIGNAGE

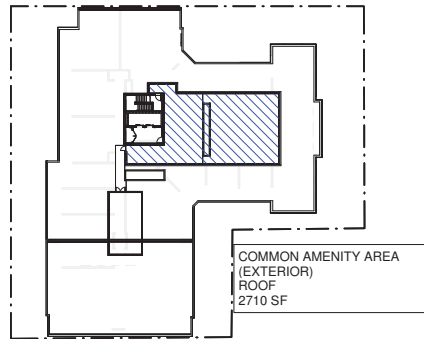
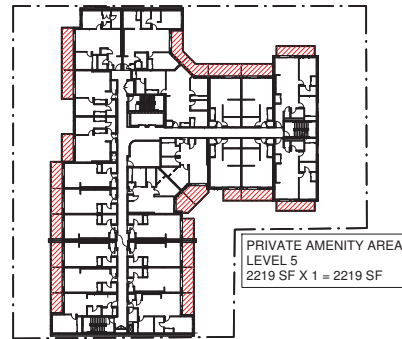
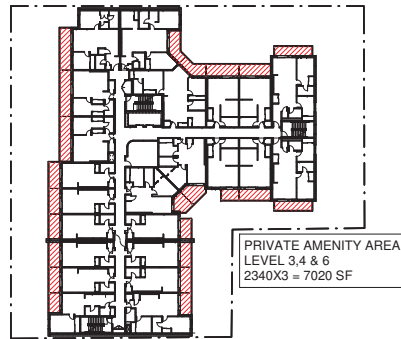
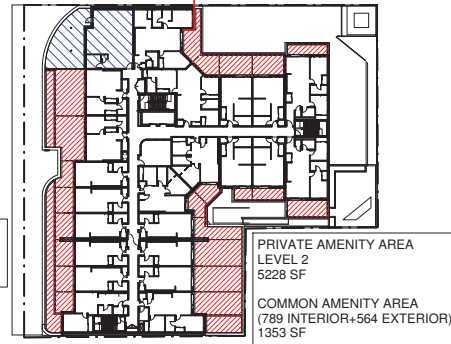
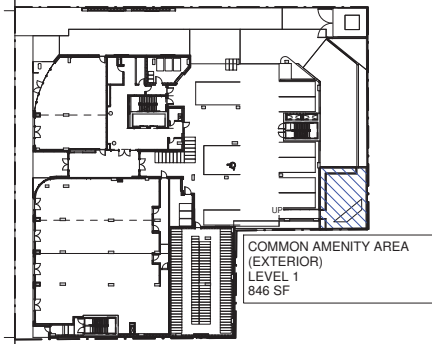
SEAL



DRAWING NO. X001

REVISION

COMMON & PRIVATE AMENITY
AREA CALCULATION



PRIVATE AMENITY AREA

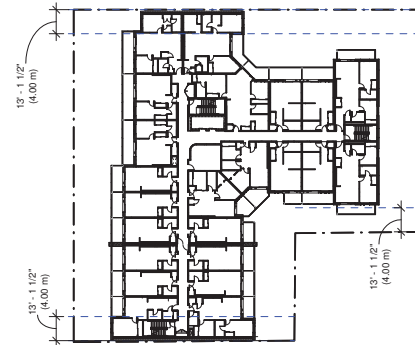
REQUIRED - 14,467 SF (1,344 SM)
TOTAL PROVIDED - 14,467 SF (1,344 SM)

COMMON AMENITY AREA

REQUIRED - 4,908 SF (456 SM)
TOTAL PROVIDED - 4,909 SF (456 SM)

SECTION 14.11 FOOTNOTE 11

SETBACK ABOVE
16M HEIGHT STUDY



SECTION 14.11 FOOTNOTE 2

bfa studio
architects

603 - 355 Burrard Street
Vancouver, BC V6C 2B8
www.bfa-studio.com

T: 604 682 8544
F: 604 682 4585
info@bfa-studio.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2022-02-21

COPYRIGHT RESERVED
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BFA STUDIO ARCHITECTS.



CURRENT

CENTRAL

PROJECT NO. 22523

PROJECT
MIXED USE COMMERCIAL AND
RENTAL RESIDENTIAL
DEVELOPMENT
155-179 Rutland Road,
Kelowna, B.C.

DRAWING TITLE

MISCELLANEOUS ZONING
CALCULATIONS

SEAL



DRAWING NO. REVISION

X003

DATE 2022-11-21
SCALE
DRAWN BY AZ
CHECKED HB



PROJECT TITLE

**155-179 RUTLAND ROAD
MIXED-USE**

Kelowna, BC

DRAWING TITLE

**OVERALL SITE PLAN
1, 2, 6 FLOORS**

ISSUED FOR / REVISION

7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Reissued for Rezoning and DP

PROJECT NO. 21-086

DESIGN BY KM

DRAWN BY MC

CHECKED BY FB

DATE FEB. 21, 2023

SCALE 1:150

PAGE SIZE 24"x36"

SEAL



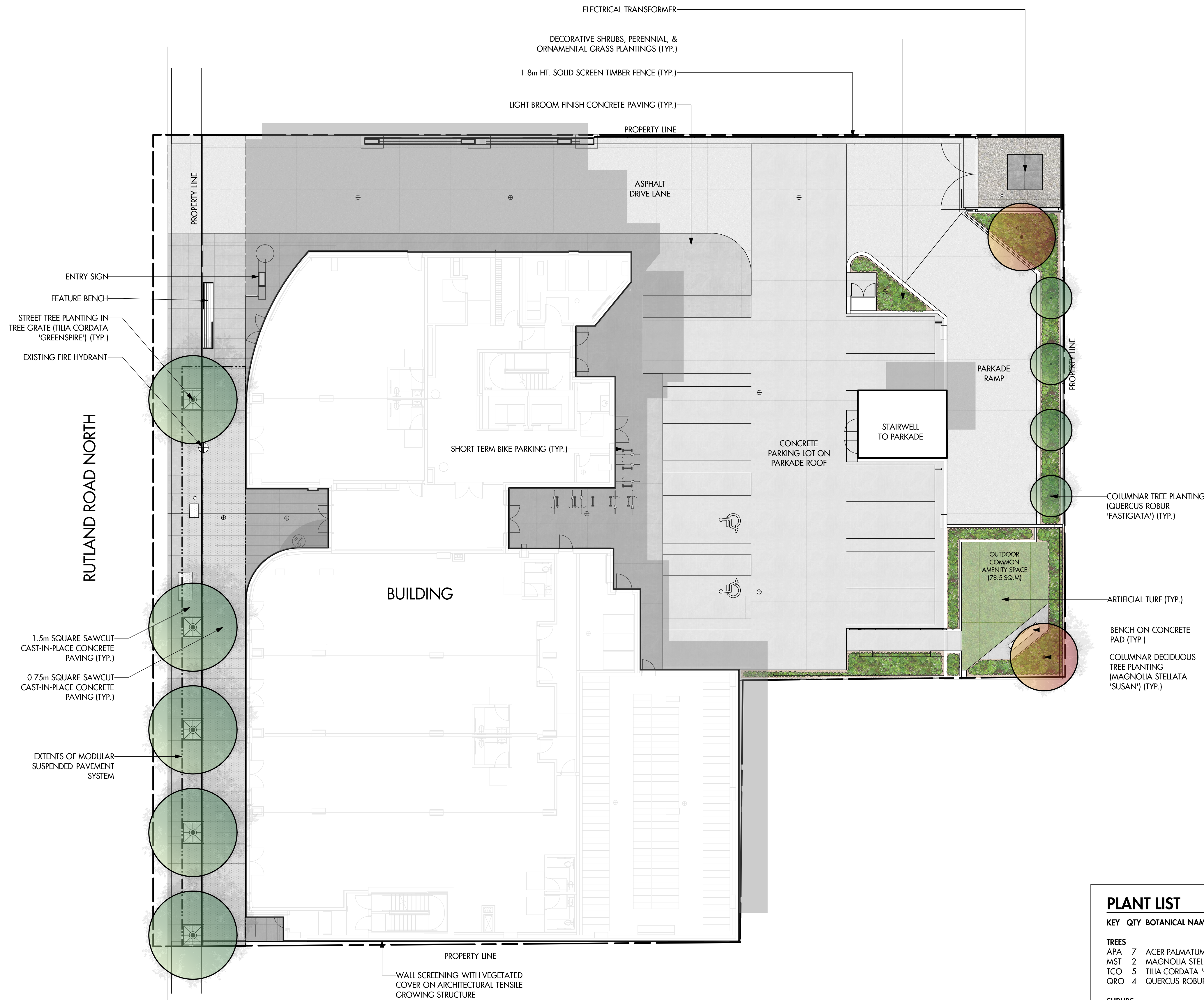
DRAWING NUMBER

L1/5

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.





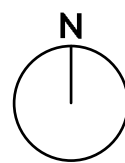
LEVEL 1 - LANDSCAPE PLAN

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 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 DEPTH BLACK WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm 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

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
APA	7	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	3cm CAL.
MST	2	MAGNOLIA STELLATA 'SUSAN'	SUSAN MAGNOLIA	6cm CAL.
TCO	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	6cm CAL.
QRO	4	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	4cm CAL.
SHRUBS				
BUX	52	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#02 CONT. /0.75M O.C. SPACING
CSA	9	CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	#02 CONT. /1.8M O.C. SPACING
EAL	13	EUCONYMUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	#02 CONT. /1.5M O.C. SPACING
HMA	9	HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	#02 CONT. /1.8M O.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES				
CVE	25	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	#01 CONT. /0.9M O.C. SPACING
HOS	12	HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	#01 CONT. /1.5M O.C. SPACING
PAL	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.5M O.C. SPACING
PQU	12	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#01 CONT. /1.5M O.C. SPACING
PQU	8	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#01 CONT. /1.2M O.C. SPACING
SNE	20	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.9M O.C. SPACING



PROJECT TITLE

155-179 RUTLAND ROAD MIXED-USE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Reissued for Rezoning and DP

PROJECT NO. 21-086

DESIGN BY KM

DRAWN BY MC

CHECKED BY FB

DATE FEB. 21, 2023

SCALE 1:150

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

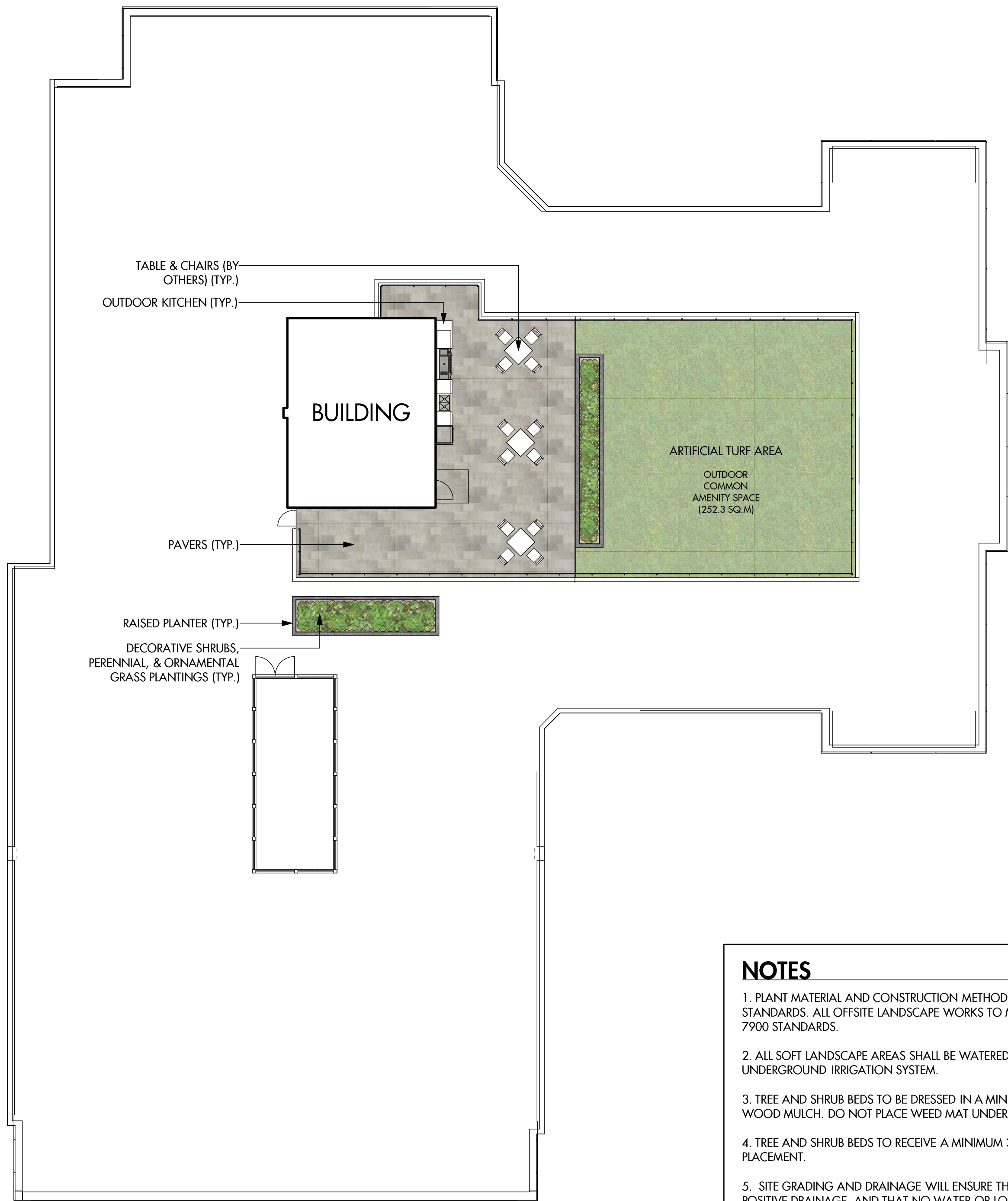
L2/5

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.



LEVEL 2 - LANDSCAPE PLAN



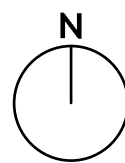
LEVEL 6 - LANDSCAPE PLAN

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 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 DEPTH BLACK WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm 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

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
APA	7	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	3cm CAL.
MST	2	MAGNOLIA STELLATA 'SUSAN'	SUSAN MAGNOLIA	6cm CAL.
TCO	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	6cm CAL.
QRO	4	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	4cm CAL.
SHRUBS				
BUX	52	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#02 CONT. /0.75M O.C. SPACING
CSA	9	CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	#02 CONT. /1.8M O.C. SPACING
EAL	13	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	#02 CONT. /1.5M O.C. SPACING
HMA	9	HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	#02 CONT. /1.8M O.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES				
CVE	25	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	#01 CONT. /0.9M O.C. SPACING
HOS	12	HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	#01 CONT. /1.5M O.C. SPACING
PAL	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.5M O.C. SPACING
PQU	12	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#01 CONT. /1.5M O.C. SPACING
PQU	8	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#01 CONT. /1.2M O.C. SPACING
SNE	20	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.9M O.C. SPACING



PROJECT TITLE
**155-179 RUTLAND ROAD
MIXED-USE**
Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Reissued for Rezoning and DP

PROJECT NO.	21-086
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	FEB. 21, 2023
SCALE	1:150
PAGE SIZE	24"x36"

SEAL

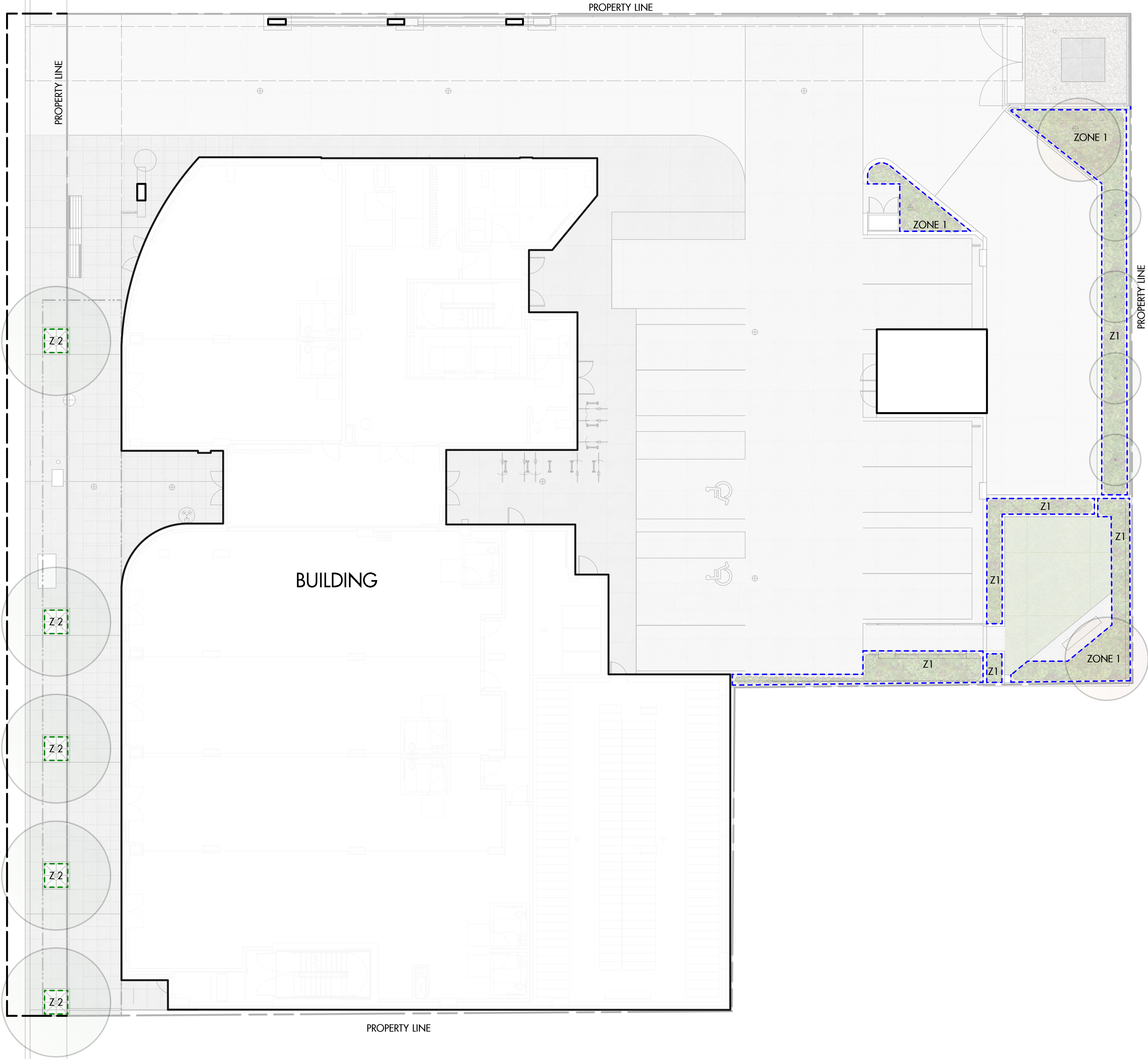


DRAWING NUMBER

L3/5



RUTLAND ROAD NORTH



LEVEL 1 - LANDSCAPE PLAN

WATER CONSERVATION CALCULATIONS

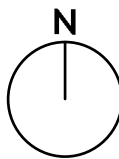
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 124 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 69 cu.m. / year
WATER BALANCE = 55 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 94 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #2:** HIGH EFFICIENCY BUBBLER IRRIGATION FOR TREES IN GRATES
TOTAL AREA: 11 sq.m.
MICROCLIMATE: WEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 4 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 62 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 2 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 1 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 20 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 7 cu.m.
- ZONE #6:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 18 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE
ESTIMATED ANNUAL WATER USE: 6 cu.m.

IRRIGATION NOTES

1. 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).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. 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.
4. 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.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. 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.



ISSUED FOR / REVISION		
7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Reissued for Rezoning and DP

PROJECT NO.	21-086
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	FEB. 21, 2023
SCALE	1:150
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L 4/5



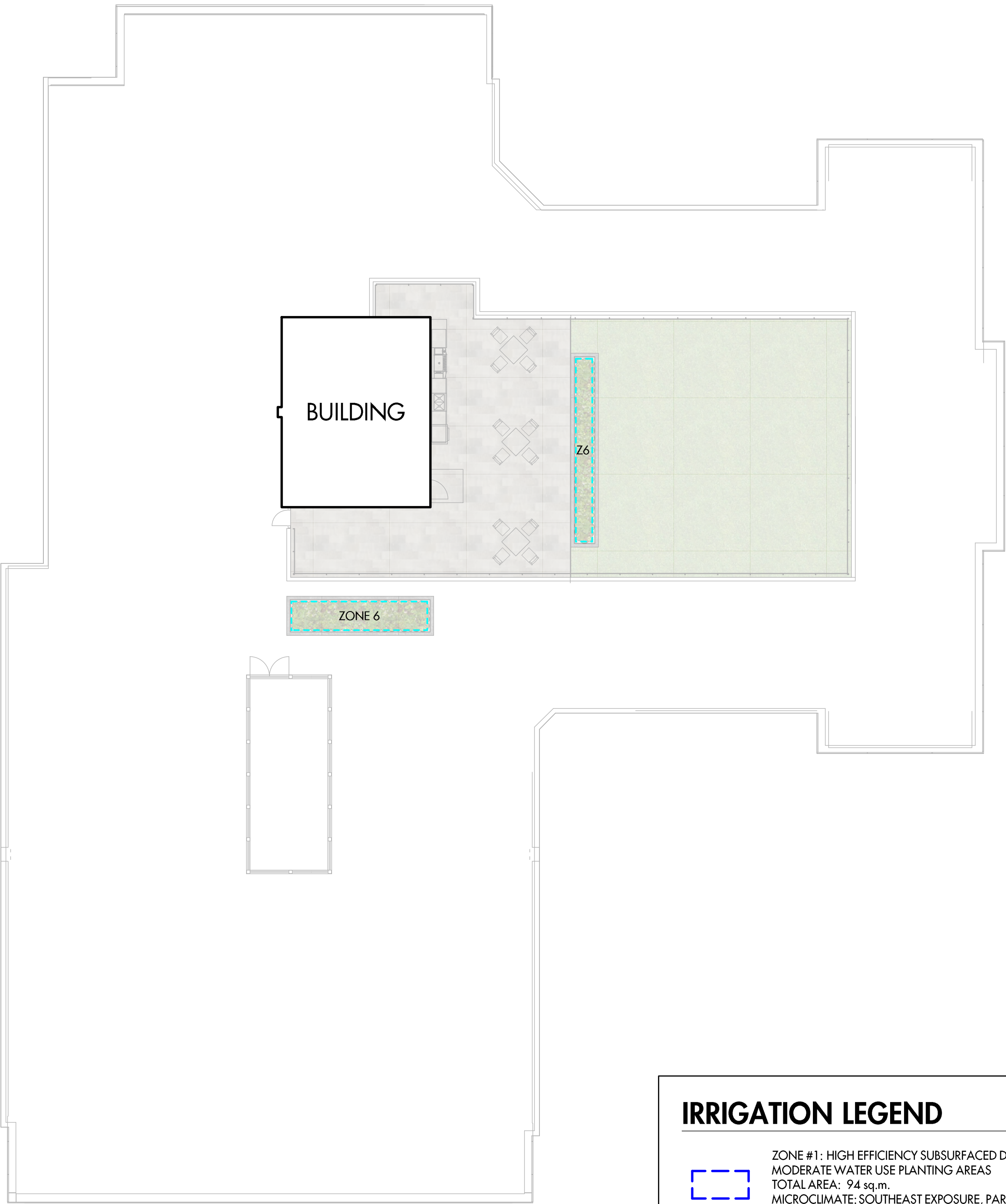
LEVEL 2 - LANDSCAPE PLAN

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 124 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 69 cu.m. / year
WATER BALANCE = 55 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

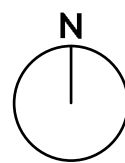
IRRIGATION NOTES

- 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.



IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 94 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #2:** HIGH EFFICIENCY BUBBLER IRRIGATION FOR TREES IN GRATES
TOTAL AREA: 11 sq.m.
MICROCLIMATE: WEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 4 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 62 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 2 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 1 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 20 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 7 cu.m.
- ZONE #6:** HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 18 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE
ESTIMATED ANNUAL WATER USE: 6 cu.m.



ISSUED FOR / REVISION		
7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Reissued for Rezoning and DP

PROJECT NO.	21-086
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	FEB. 21, 2023
SCALE	1:150
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L5/5



Zoning Bylaw 12375 Landscape Summary

Municipal Address: 155-179 Rutland Road North

Ecora Project Number: 213382

Landscaping Standards (7.2)	Zone (UC4r)		Proposed
Min. tree amount	6		0 ¹
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm		N/A N/A N/A
Min. coniferous tree height	250cm		N/A
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)		L: 0% M: 0% S: 0%
Min. growing medium area	75% soil based landscaping		0% soil based landscaping
Min. growing medium volumes per tree	L: 30 cu.m or 25 cu.m if connected trench/cluster M: 20 cu.m or 18 cu.m if connected trench/cluster S: 15 cu.m or 12 cu.m if connected trench/cluster		L: N/A M: N/A S: N/A
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes		Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	Front/Flanking: 1.2m Side/Rear: 2.0m		Front/Flanking: N/A Side/Rear: 1.8m
Riparian management area?	N	y/n	N
Retention of existing trees on site?	N	y/n	N
Surface parking lot (7.2.10)?	N	y/n	N
Refuse & recycle bins screened?	Y	y/n	Bins are located within building
Other:	¹ Due to building design with commercial frontages facing Rutland Road North and overhead canopies, a vegetated landscape buffer has not been provided, instead an extended hardscape pedestrian realm has been designed. 5 trees are provided within the public right-of-way for shade and to create a comfortable pedestrian experience. All proposed trees along Rutland Road are medium size trees due to the location of the building overhand and restricted canopy growth area. Underground tree pits are included for the proposed trees along Rutland Road but are restricted by various underground utilities and at-grade vaults and streetlights.		



155-179 Rutland Road Parking Study

Version 02 - FINAL

Prepared for
Arlington Street Investments

Date
February 15, 2023

Project No.
04-22-0369

2023-02-15
04-22-0369

Ralph Bennetsen
Arlington Street Investments
Suite 400, 1550 5 Street SW
Calgary, AB
T2R 1K3

Dear Ralph:

**Re: 155-179 Rutland Road
Parking Study**

As requested, Bunt & Associates Engineering Ltd. (Bunt) has provided this parking study to support the DP submission for the 155-179 Rutland Road development in Kelowna. The parking study covers the bylaw parking requirements (noting that after reductions the development has a 7 deficit) and a case supporting relaxation of the requirements.

We trust this information will assist you in moving forward with your development. Please do not hesitate to contact us should you have any questions.

Yours truly,
Bunt & Associates



Ezekiel Dada
Principal



Josie Ackroyd, EIT
Transportation Analyst

CORPORATE AUTHORIZATION

Prepared By: Josie Ackroyd, EIT
Transportation Analyst

Bunt & Associates Engineering Ltd.
106 – 460 Doyle Avenue
Kelowna, BC V1Y 0C2
Canada

Reviewed By: Ezekiel Dada, Ph.D., P.Eng.
Principal
Amrit Uppal, P.Eng.
Associate

Telephone: +1 604 685 6427

Facsimile: +1 604 685 6579

Date: 2023-02-15

Project No. 04-22-0369

Approved By: Daniel Fung, P.Eng.
Principal

2023-0215

1000468



This document was prepared by Bunt & Associates for the benefit of the Client to whom it is addressed. The copyright and ownership of the report rests with Bunt & Associates. The information and data in the report reflects Bunt & Associates' best professional judgment in light of the knowledge and information available to Bunt & Associates at the time of preparation. Except as required by law, this report and the information and data contained are to be treated as confidential and may be used and relied upon only by the client, its officers and employees. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Bunt & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Study Scope & Area.....	1
1.2 Site Context.....	1
1.3 Background	1
2. BYLAW REQUIREMENTS	3
2.1 Bicycle.....	3
2.2 Vehicle	3
2.2.1 Without Eligible Reductions	3
2.2.2 Eligible Reductions	4
3. PARKING RELAXATION REVIEW	6
3.1 Offsite Parking Supply and Conditions	6
3.1.1 Spot Count Survey.....	6
3.2 Proximity to Transit.....	9
3.3 Walkability to Local Amenities	11
4. SUMMARY	11
APPENDIX A MODO Letter of Support	

EXHIBITS

Exhibit 1.1: Site Context.....	2
Exhibit 3.1: Parking Study Locations	8
Exhibit 3.2: Proximity to Transit	10

FIGURES

Figure 3.1: BC Transit Map	9
----------------------------------	---

TABLES

Table 2.1: Bylaw Bicycle Parking Requirements.....	3
Table 2.2: Bylaw Vehicle Parking Requirements (Without Eligible Reductions).....	4
Table 2.3: Bylaw Vehicle Parking Requirements (With Eligible Reductions).....	5
Table 3.4: Observed On-street Parking Survey Results	7
Table 3.5: Bus Route Frequency	9

1. INTRODUCTION

1.1 Study Scope & Area

Bunt & Associates Engineering Ltd. (Bunt) has prepared this parking study for Arlington Street Investments to support their Development Permit application at 155-179 Rutland Road North in the City of Kelowna. The development plan proposes to supply 79 parking stalls (78 bylaw stalls and 1 car share stall) while the bylaw requirement with eligible reductions is 85 stalls, resulting in a shortfall of 7 parking stalls. This report is to provide analysis that confirms the proposed 79 stalls are adequate for the needs of residents, their visitors, and the commercial land use.

1.2 Site Context

The proposed mixed use commercial and residential development will be located in the Rutland community. There will be 114 multi-family dwelling units within the development, all the 114 units will be rental apartments. The development will be located at 155-179 Rutland Road North with Highway 33 approximately 80m to the south of the site and Rutland Centennial Park to the North. The site zoning is currently UC4 (Rutland Urban Centre land use zone). **Exhibit 1.1** shows the location of the site in a wider City of Kelowna context.

Rutland supports a mixture of residential land use, including mid-rise, however mostly dominated by single-family housing. The site itself is located next to a number of BC transits key connections along Rutland Road North, Hwy 33 and Shepherd Road. The wider area supports a number of schools, and it is undergoing a cycling connection to the Okanagan Rail Trail.

1.3 Background

In recent years the City of Kelowna has experienced large growth and as a result of this the city and neighborhoods are transforming. These changes include a new 2040 Official Community Plan, and revisions and updates to bylaws. The City of Kelowna has a keen interest in active modes and opportunities for mode share, both of which are present to support parking reduction at this site.

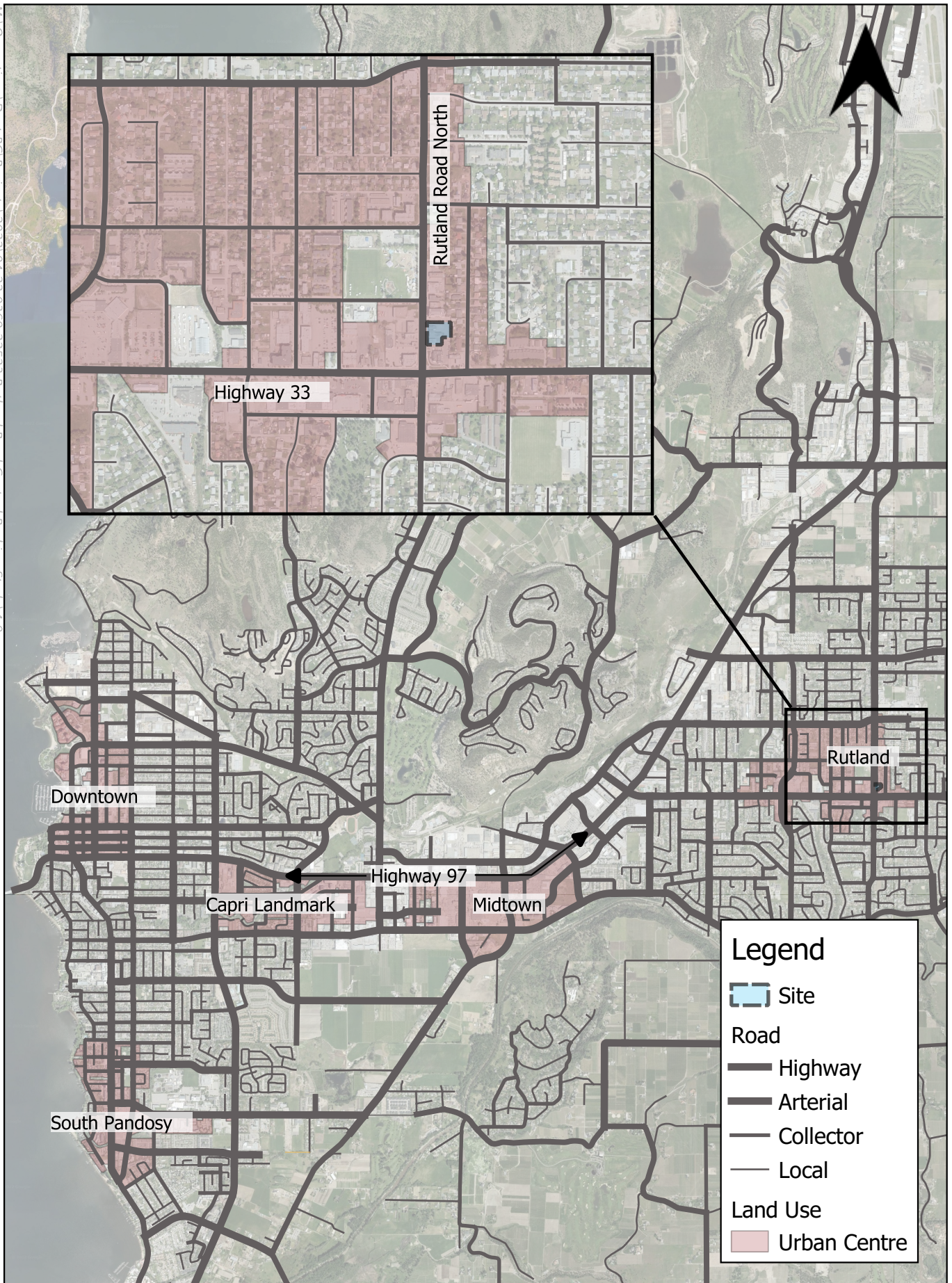


Exhibit 1.1 Site Context

04-22-0369

155- 179 Rutland Road
October 2022

2. BYLAW REQUIREMENTS

The City of Kelowna has recently updated their Zoning Bylaw 8000 document in August 2022. Section 8 of the new zoning bylaw No. 12375 outlines the parking requirements, based on the site's proposed zoning of UC4r.

2.1 Bicycle

Table 2.1 shows long term, bonus long term and short-term requirements for bicycles. The table indicates that both the short term, long term and bonus long term bicycle bylaw requirements for the development are met.

Table 2.1: Bylaw Bicycle Parking Requirements

STALL TYPE	USE		DENSITY	BYLAW REQUIREMENT		PROPOSED SUPPLY	DIFFERENCE
				Rate	Stalls		
Long Term	Residential	Studio	40 units	0.75 per bedroom unit	30	160	71
		1 bed	35 units	0.75 per bedroom unit	26		
		2 bed	29 units	0.75 per bedroom unit	22		
		3 bed	10 units	1 per bedroom unit	10		
	Commercial		685 m2	0.2 per 100m2	1	160	71
	Total				89		
Bonus Long Term	Residential	Studio	40 units	1.25 per bedroom unit	50	160	0
		1 bed	35 units	1.25 per bedroom unit	43.75		
		2 bed	29 units	1.5 per bedroom unit	43.5		
		3 bed	10 units	2 per bedroom unit	20		
	Commercial		685 m2	0.4 per 100m2	2.74	160	0
	Total				160		
Short Term	Residential		114 units	2 per entrance	6	6	0
	Commercial		685 m2	6 per entrance	12	12	0
	Total				18	18	0

2.2 Vehicle

2.2.1 Without Eligible Reductions

Table 2.2 shows the base requirements for vehicles. The base requirement for parking stalls for the development is 127 stalls. An additional 38 stalls would be required before accounting for eligible reductions.

Table 2.2: Bylaw Vehicle Parking Requirements (Without Eligible Reductions)

USE		DENSITY	BYLAW REQUIREMENT		PROPOSED SUPPLY	DIFFERENCE
			Rate	Stalls		
Residential	Studio	40 units	0.8 spaces per unit	32	65	-28
	1 bed	35 units	0.9 spaces per unit	32		
	2 bed	29 units	1 space per unit	29		
	3 bed	10 units	1 space per unit	10		
	Visitor	114 units	0.14 spaces per unit	16	4	-12
Commercial		685 m2	1.3 spaces per 100m2	9	9	0
Car Share Stall					1	1
Total				127	79	-38

*1 parking stall will be allocated for carshare and so 66 stalls + 1 carshare is the proposed supply

2.2.2 Eligible Reductions

The development is eligible for several reductions to support supply of lower number of parking stalls. Below provides a description of the reductions the development is eligible for.

(1) Rental

If a development rezones to a sub-rental zone guaranteeing the development as rental housing, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an urban centre. The bylaw requirement for residential and visitor is 102.5 and 16 stalls and 20% reduction is 20.5 and 3.2 stalls respectively.

The development has committed to all 114 of the units as residential rentals.

(2) Carshare

Within the Core Area, the total minimum off-street vehicle parking requirements for any residential and any commercial use (e.g. office and retail) can be reduced by five (5) parking spaces per car share vehicle. (The development must provide a new vehicle to a car-share organization and the carshare spaces are counted to the overall parking count) subject to the following regulations:

- The maximum reduction in total required parking is 20% (for base parking requirement); and
- The car-share vehicle parking space must be located on-site or within 100 metres of the subject property, in a highly visible spot, at-grade, publicly accessible at all times (i.e., not within an enclosed parkade), clearly marked for the exclusive use of the shared vehicle and guaranteed to operate for a minimum of two years.

*The developer has agreed with MODO for one (1) carshare stall, which leads to 5 stalls reduction. See Letter of Support Attached in **Appendix A**.*

(3) Long Term Bicycle Parking

Within the Core Area the total minimum off-street vehicle parking requirements can be reduced by 20 percent (20%) up to a maximum of five (5) parking spaces (for the base parking requirement) subject to the provision of the bonus long-term bicycle parking spaces.

The development meets the bonus long term bicycle parking requirement and hence 5 stalls reduction.

(4) Shared Parking

In mixed-use developments the parking spaces required for offices and other commercial related land uses can be shared with the residential visitor parking requirements. Parking spaces must be always available for both land uses (commercial and visitor).

9 regular spaces are available to both residential visitors and commercial uses..

Table 2.3 outlines the number of stalls for each reduction initiative. By applying the reductions, the bylaw requirement is now 85-stalls, leading to 7 stalls variance.

Table 2.3: Bylaw Vehicle Parking Requirements (With Eligible Reductions)

USE	BYLAW REQUIREMENT STALLS	AVAILABLE REDUCTIONS				REQUIRED PARKING STALLS AFTER REDUCTIONS	PROPOSED STALLS	DIFFERENCE
		Rental (1)	Car Share (2)	Bicycle Parking (3)	Shared Parking (4)			
Residential	102.5	20.5	5.0	5.0	-	72	65	-7
	16.0	3.2	-	-	8.9	4	4	0
Commercial	8.9	-	-	-	-	9	9	0
Total Bylaw Requirement	127.4	23.7	5.0	5.0	8.9	85	78 + 1*	-7 + 1*

*To account for carshare stalls in the proposed supply

3. PARKING RELAXATION REVIEW

3.1 Offsite Parking Supply and Conditions

The following observations have been made with regards to on-street parking surrounding the development:

- *Traffic signals facilitate safe pedestrian crossings* at the intersection of Rutland Road & Highway 33 and Shepherd Road & Rutland Road North.
- *Highway 33 is a barrier* which would naturally discourage people from parking on Rutland Road, south of Highway 33.
- *Highway 33 has no parking*, except for 90m outside businesses on the south side west of Rutland Road, with an additional lane. Highway 33 east of Rutland Road currently allows on-street parking.

3.1.1 Spot Count Survey

A spot count survey was undertaken on streets surrounding the development on October 11th, 2022 from 6-9 PM to assess the availability for on-street visitor parking. The hours for the survey were chosen to capture the beginning of the evening vehicle parking occupancy. This is due to visitor parking for developments and other residential dwellings peaking in the evening. **Exhibit 3.1** depicts the study locations for the survey.

The following three locations were selected for the spot count survey and are within 400m of the site which is typically a 5-minute walk.

- *Hwy 33*: The 90m on the south side of Highway 33 has a designated parking lane, all businesses except subway are likely to be closed in the evenings at which would be the time for visitor parking. Although Highway 33 acts as a barrier, traffic signals can facilitate the movement of pedestrians across to the site.
- *Shepherd Road*: This road runs adjacent to Rutland Centennial Park with one lane in each direction and has designated parking bays. The traffic signals at Shepherd Road & Rutland Road can facilitate the movements across to the site.
- *Sadler Road*: Sadler Road although is one block away is also in within 400m of the site. It is a local residential street without a center line with plenty of on-street parking.

The results of the parking occupancy survey are outlined in **Table 3.4**.

Table 3.4: Observed On-street Parking Survey Results

LOCATION:	HWY 33	SHEPHERD RD		SADLER RD		TOTAL	
Side:	South Side	South Side	North Side	West Side	East Side	Occupied	% Occupancy
Supply:	15*	8	17	33*	33*	106	-
6:00 PM	5	6	4	2	6	23	22%
7:00 PM	1	0	1	2	6	10	9%
8:00 PM	1	0	0	3	6	10	9%
9:00 PM	1	0	1	4	6	12	11%

* Distance of available street parking has been converted to parking space, assuming 1 vehicle is approximately 6m.

Over 4 hours that were surveyed, on-street occupancy in the area was minimal.

Shepherd Road is approximately 150m from the development and pedestrian accessible. Low usage was observed (1 vehicle) on this road. It can be seen from the survey that the streets are able to absorb any visitor demand that is not satisfied on-site.

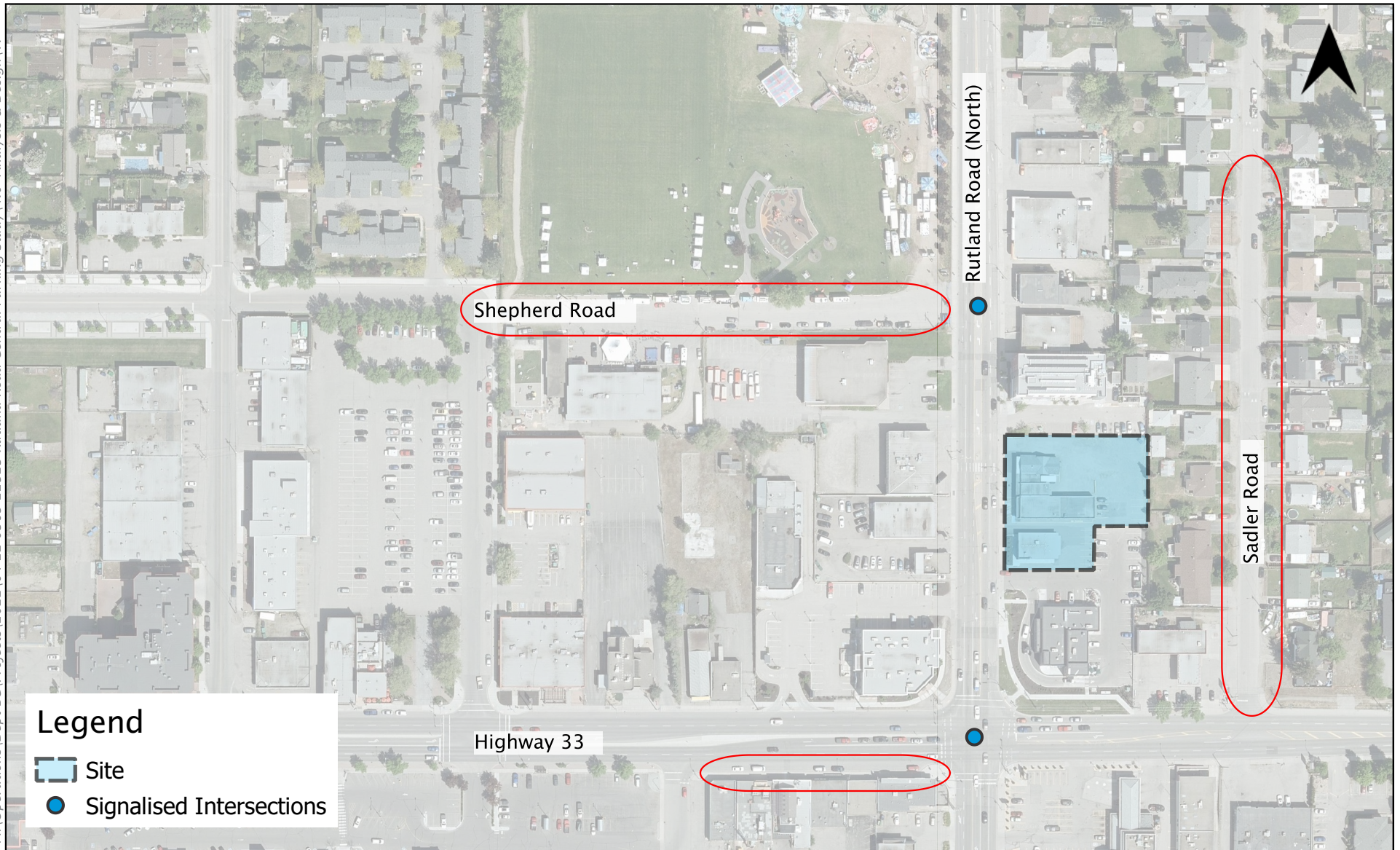


Exhibit 3.1 Parking Study Locations

155 - 179 Rutland Rd
04-22-0369 October 2022

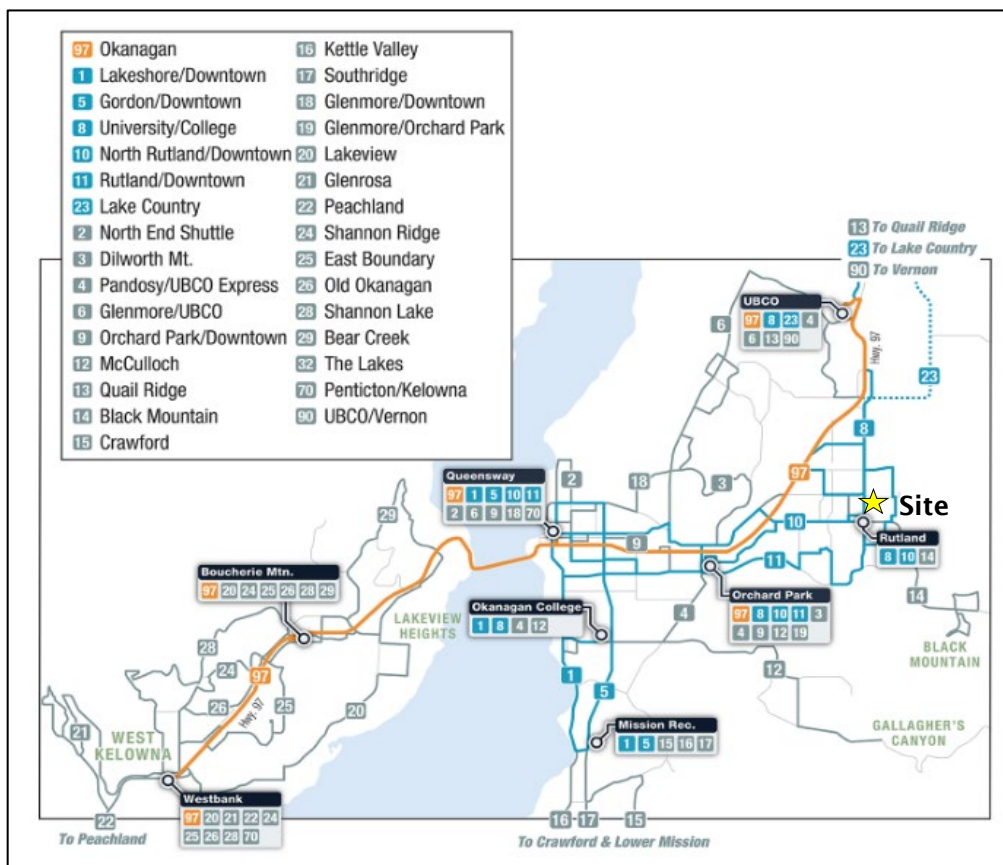
3.2 Proximity to Transit

The City of Kelowna has a strong interest increasing active modes, mode share sustainable transportation. The location of the site is surrounded by opportunities for Transit depicted in **Exhibit 3.2**. Within 400m the site has access to the #8 – Okanagan to UBCO, #10 & #11 – Rutland to Downtown, #14 – Rutland to Black Mountain bus routes. These routes cover almost all the key areas of Kelowna, with more routes available to change to in the downtown Queensway Exchange (shown in **Figure 3.1**). **Table 3.5** outlines the frequencies of these services.

Table 3.5: Bus Route Frequency

ROUTE NUMBER	AM / PM PEAK FREQUENCY	OFFPEAK FREQUENCY	EVENING FREQUENCY
#8 – Okanagan to UBCO	Approx. 12 mins	Approx. 15 – 20 mins	Approx. 50 – 90 mins
#10 – Rutland to Downtown	Approx. 20 mins	Approx. 30 mins	Approx. 45 mins
#11 – Rutland to Downtown	Approx. 15 – 30 mins	Approx. 15 – 30 mins	Approx. 40 – 80 mins
#14 – Rutland to Black Mountain	30 mins	-	-

Figure 3.1: BC Transit Map



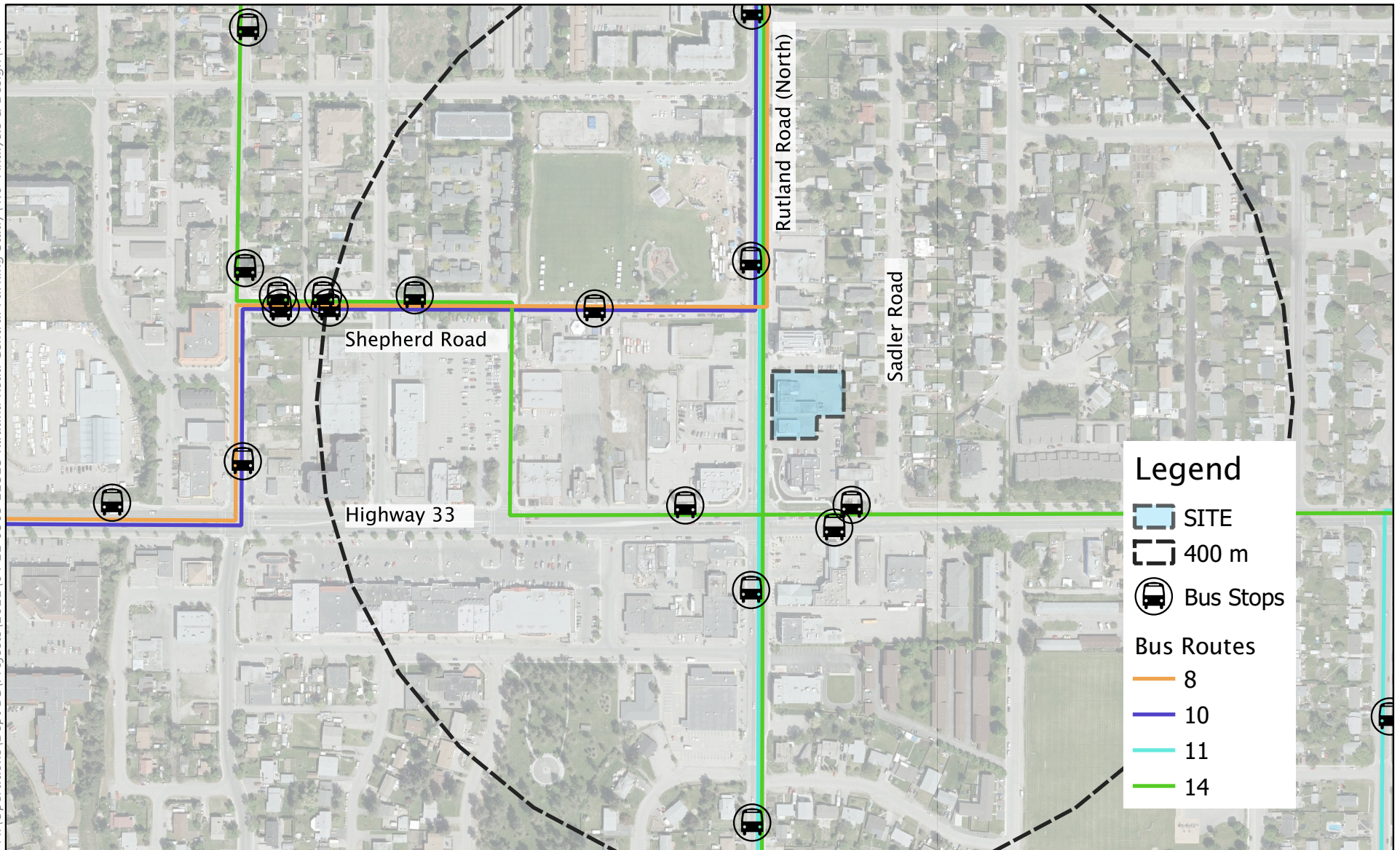


Exhibit 3.2 Transit Stops and Routes

155 - 179 Rutland Rd
04-22-0369 February 2023

3.3 Walkability to Local Amenities

The site is located within the Rutland Urban Centre. Within 400m and 800m walking distance the site has access to the Plaza Shopping Mall which includes Save-On-Foods, Shoppers Drug Mart, Canada Post, a branch of the Okanagan Regional Library, TD bank & RBC as well as a number of other retail and fast-food stores. There is also a selection of retail and smaller markets to the western zones of the site. Additionally, within the 400m on the corner of Shepherd Rd and Rutland Rd, is the Rutland Centennial Park. The park supports a playground and sports fields. The Location of the Site in relation to the local amenities reduces the need for a vehicle to access daily essentials. This further supports a reduced approach to the required number of parking stalls for residents.

4. SUMMARY

- **Supply** – The development is providing 79 vehicle parking stalls inclusive of 1 car share stall.
 - **Bylaw** – The development requires 85 stalls, which is a 7-stall variance. This is inclusive of eligible rental, car share incentives, bonus long term bicycle parking, and shared parking reductions but does not account for proximity of transit, which is expected to reduce bylaw variance.
- **On-Street Demand** – Parking surveys indicated low demand in the evening. The surrounding streets has 106 legal parking spaces of which a maximum of 23 stalls were occupied resulting in 83 stalls vacancy. Therefore, the street is able to absorb any visitor parking demand that is not contained on-site.
- **Transit Service** – The proximity of the development to 4 different transit routes and multiple bus stops, all within 400m, supports the proposed relaxation of parking spaces and aligns with wider City of Kelowna multi-modal targets.

* * * * *

APPENDIX A

MODO Letter of Support



INFORMATIONAL - INDICATIVE & NON-BINDING

November 14, 2022

ASI Central LP.
400, 1550 5 Street SW
Calgary, AB
T2R 1K3

Attention: Ralph Bennetsen

Dear Ralph,

Re: Carshare arrangements at 155 - 179 Rutland Road, Kelowna, BC

This letter confirms that Modo deems the location of the proposed mixed-use development, 155 - 179 Rutland Road in Kelowna, as having fair potential for carsharing. Under the following arrangements, Modo would be willing to enter into an agreement with ASI Central LP. (the "Developer") to provide carsharing services:

1. The Developer will arrange, at no cost to Modo, the provision of one (1) designated parking stall at the proposed development, equipped with a Level 2 electric vehicle charging station, and accessible to all Modo members on a 24/7/365 basis;
2. Modo will review the final parking drawings and visit the development site to ensure that the stall to be designated for Modo comply with Modo Construction Standards For Shared Vehicle Parking Space (enclosed);
3. Assuming occupancy of the proposed development in 2024, the Developer will provide Modo with a one-time financial contribution of \$30,000.00 plus GST (the "Project Fee") to be used by Modo toward the ownership costs of one (1) new shared vehicle with electric motorization to be located in the parking stall designated for carsharing;
4. Modo will provide the Developer with a Partnership Membership in Modo with a public value equivalent to the Project Fee, valid for the lifetime of the proposed development and allowing up to a minimum of 63 occupants of the proposed development to simultaneously benefit from Modo membership privileges and lowest usage rates without the need to themselves pay a \$500 membership fee;
5. Modo will provide a promotional incentive worth \$100 of driving credits to each occupant of the development joining Modo for the first time; and
6. Modo will provide a promotional incentive to each commercial tenant of the proposed development allowing them to open Modo business accounts and register their employees with Modo for business usage without paying membership/set-up fees.

Modo is interested in working with ASI Central LP, and be part of its proposed development at 155 - 179 Rutland Road, whose future occupants and nearby residents may no longer need to own a car of their own for their personal and business needs. A draft copy of Modo's standard form of agreement is attached.

A handwritten signature in dark ink, appearing to be 'S. Cellaire', with a stylized, cursive script.

Sylvain Cellaire
Director of Business Development

Enclosure: as mentioned above.