
August 21st, 2023

Our File: 23025

City of Kelowna
1435 Water St,
Kelowna, BC V1Y 1J4

Attention: Tyler Caswell, Planner II City of Kelowna

Dear Mr. Caswell,

Re: Development Permit / Rezoning for property located at 450 Montgomery Rd

This development proposal will adhere to the requirements of the UC4r zone as described in the City of Kelowna Zoning Bylaw No. 12375.

Project Description

The current zoning for the site is UC4. We are seeking a rezoning from UC4 to UC4r zone. The proposed project contains (1) 5-storey building for a total of (40) multi-family residential units on Montgomery Rd. The housing consists of main level parking with 4 levels of residential above, providing (15) 2 & 3-bed (16) 1-bed and (9) studio units. There will be (2) ground-oriented units provided at the entrance to the site.

Design Rationale

We present this design rationale for 450 Montgomery Rd Residential Project, outlining its alignment with city objectives and its potential to positively impact the community. The project's suitability for the UC4r zone is evident due to its residential context, accessibility, and contribution to the city's future land use designation. Situated in a well-established neighborhood, the property's ideal location makes it a prime candidate for increased density. Its proximity to major highways and commitment to active mobility dovetails with Kelowna's sustainability goals. Moreover, the project's alignment with the future designation underscores its compatibility with the city's long-term vision.

Our design approach extends beyond the physical structure to strengthen neighborhood identity. By thoughtfully integrating low maintenance materials such as cement boards, metal, and wood appearance siding, we aim to create a visually appealing and pedestrian-friendly frontage along Montgomery Rd. The incorporation of ground-oriented units at the entrance fosters a sense of community and enhances the area's aesthetic cohesion. The project's accessibility via a lane ensures safe access for residents, and the inclusion of comprehensive amenities—visitor parking, bike storage, mailbox facilities, and waste recycling—demonstrates our commitment to convenience and sustainability.

Continued ...

In conclusion, the Montgomery Rd Residential Project encapsulates our dedication to blending innovative design, community enhancement, and sustainable mobility.

We believe this proposal will not only meet the city's standards but also contribute positively to the fabric of Kelowna. We welcome the opportunity to engage in further discussions and provide additional information as needed.

We are seeking no variances as we feel that the development has been designed appropriately for the site and location.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

NOvation Architecture Ltd.



Paul M. Schuster, Architect
AIBC, CAB, MRAIC and NCARB Certified

(250) 718 - 1302
paul@novationarchitecture.com

CONSULTANTS:

ARCHITECTURAL
NOVATION ARCHITECTURE LTD.
302-2237 LECKIE ROAD
KELOWNA, BC V1X 6Y5
TEL. (250) 420-4144

LANDSCAPE
ECORA
200-2045 ENTERPRISE WAY
KELOWNA, BC V1Y 9T5
TEL. (250) 469-9757

SURVEY
VECTOR GEOMATICS LAND
SURVEYING LTD.
111-810 CLEMENT AVE
KELOWNA, BC V1Y 0J7
TEL. (250) 868-0172

DRAWING INDEX:

ARCHITECTURAL DRAWING LIST

NO.	NAME
A0.00	COVER SHEET
A0.01	STREET VISUALIZATIONS
A1.00	SITE PLAN / PARKADE
A2.00	2ND -4TH FLOOR PLANS
A2.03	FIFTH FLOOR PLAN
A2.04	ROOF PLAN
A2.05	SOLOR STUDY
A3.00	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS

ZONING ANALYSIS:

**ZONING ANALYSIS - UC4
- PROPOSED REZONE TO UC4r**

BUILDING SITE COVERAGE:
ALLOWABLE: 85%
PROPOSED: 67%

SITE COVERAGE:
ALLOWABLE: 90%
PROPOSED: 83%

FRONT SETBACK:
ALLOWABLE: 3.0m
PROPOSED: 4.4m

SIDE SETBACK (N):
ALLOWABLE: 0.0m
PROPOSED: 1.0m

SIDE SETBACK (S):
ALLOWABLE: 0.0m
PROPOSED: 4.0m

REAR SETBACK:
ALLOWABLE: 0.0m
PROPOSED: 0.1m

HEIGHT:
ALLOWABLE: 6 STOREYS / 26.0m (W/ BONUS FAR)
PROPOSED: 5 STOREYS / 16.6m (W/ BONUS FAR)

FAR:
ALLOWABLE: 1.6 + 0.5 (AMENITY BONUS) = 2.1 (2,331m²)
PROPOSED: 2.1 or 2,112.5m²

PARKING:
0.8 x 9 (STUDIO) = 7.2
0.9 x 16 (1-BED) = 14.4
1.0 x 15 (2 & 3-BED) = 15.0
0.14 x 40 (VISITOR) = 5.6
= 42 - 20% (RENTAL) = 33.8
PROPOSED: 27 + 7 CASH IN LIEU

REQUIRED LONG-TERM:
0.75 x 36 = 27
1.00 x 4 = 4

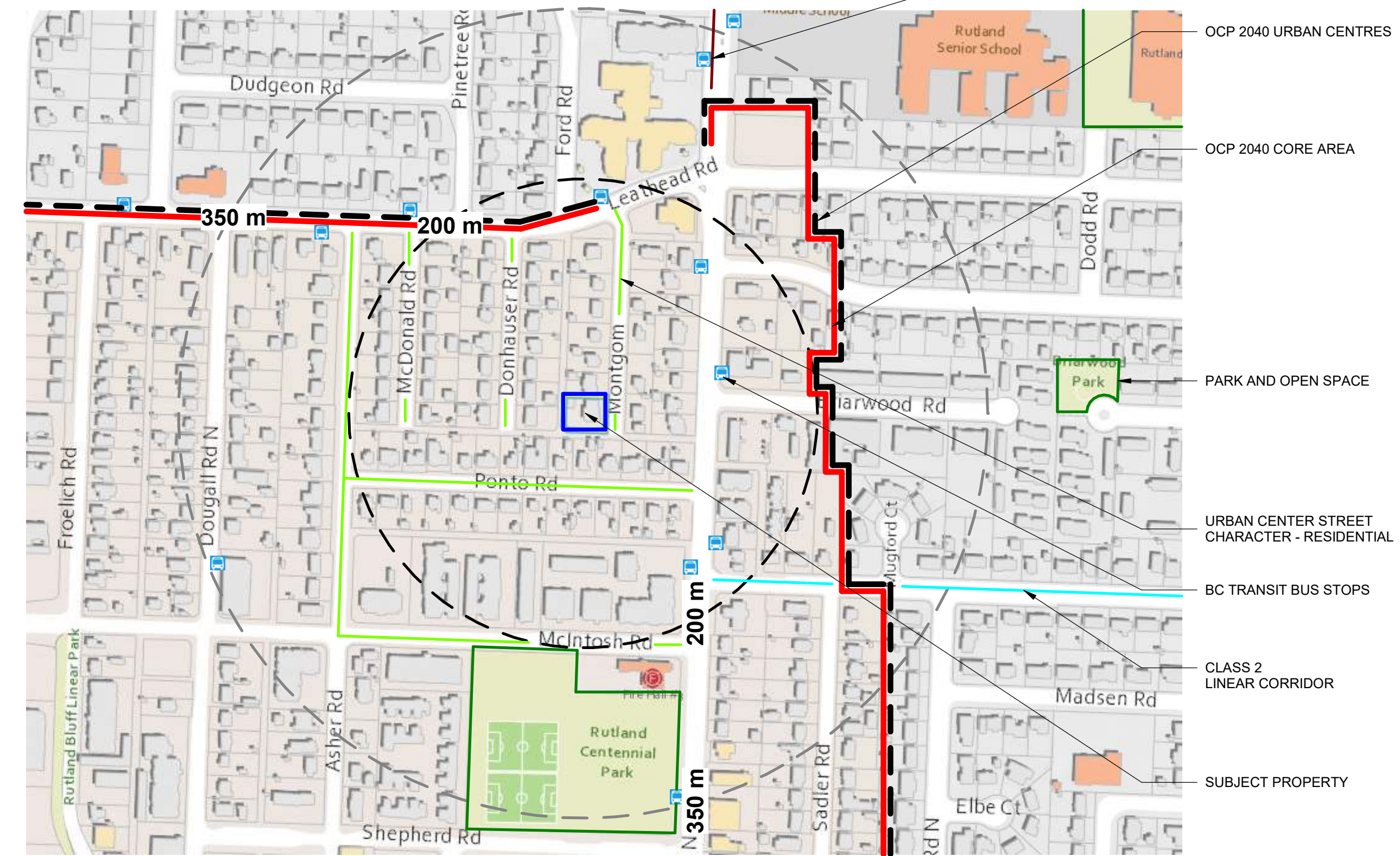
PROPOSED LONG TERM: 31

BICYCLE PARKING:
REQUIRED SHORT-TERM = 6
PROPOSED SHORT-TERM = 6

COMMON AND PRIVATE AMENITY SPACE:
6.0 x 9 = 54m²
10.0 x 16 = 160m²
15.0 x 15 = 225m²
= 439m² TOTAL AMENITY
4.0m² PER UNIT AS COMMON AMENITY SPACE = 160m²
REMAINDER AS PRIVATE AMENITY = 279m² (DECKS)

UNIT COUNT: 40
GROSS BUILDABLE: 3,319.9 m² (35,735.1 ft²)
GROSS RENTABLE: 2,244.3 m² (24,157.4 ft²)
PARKADE: 620.3 m² (6,676.9 ft²)

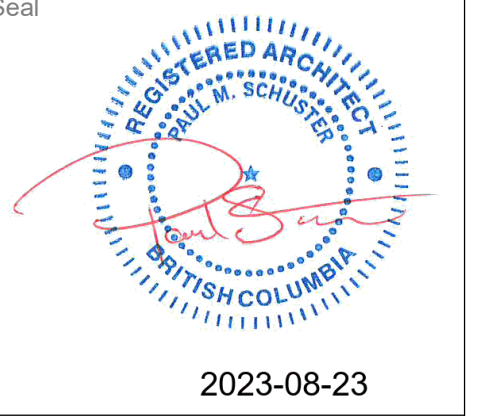
CONTEXT SITE PLAN:



PROPERTY DESCRIPTION:
CIVIC: 450 MONTGOMERY
LEGAL: PLAN KAP7783 LOT 11 SECTION 26 TOWNSHIP 26

APPLICANT:
NOVATION ARCHITECTURE LTD.

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No.	Date	Description	Revisions
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT	



project title
MONTGOMERY RESIDENTIAL

450 MONTGOMERY RD,
KELOWNA, BC V1X 3C5

project no. 23025

drawing title
COVER SHEET

designed	PS	scale
drawn	IP	
checked	PS	
drawing no.	A0.00	

plotted 8/23/2023 8:57:34 AM



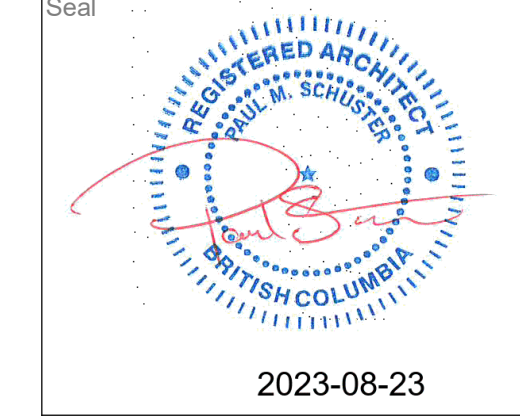


1 SITE VISUALIZATION - VIEW 1
SCALE:



2 SITE VISUALIZATION - VIEW 2
SCALE:

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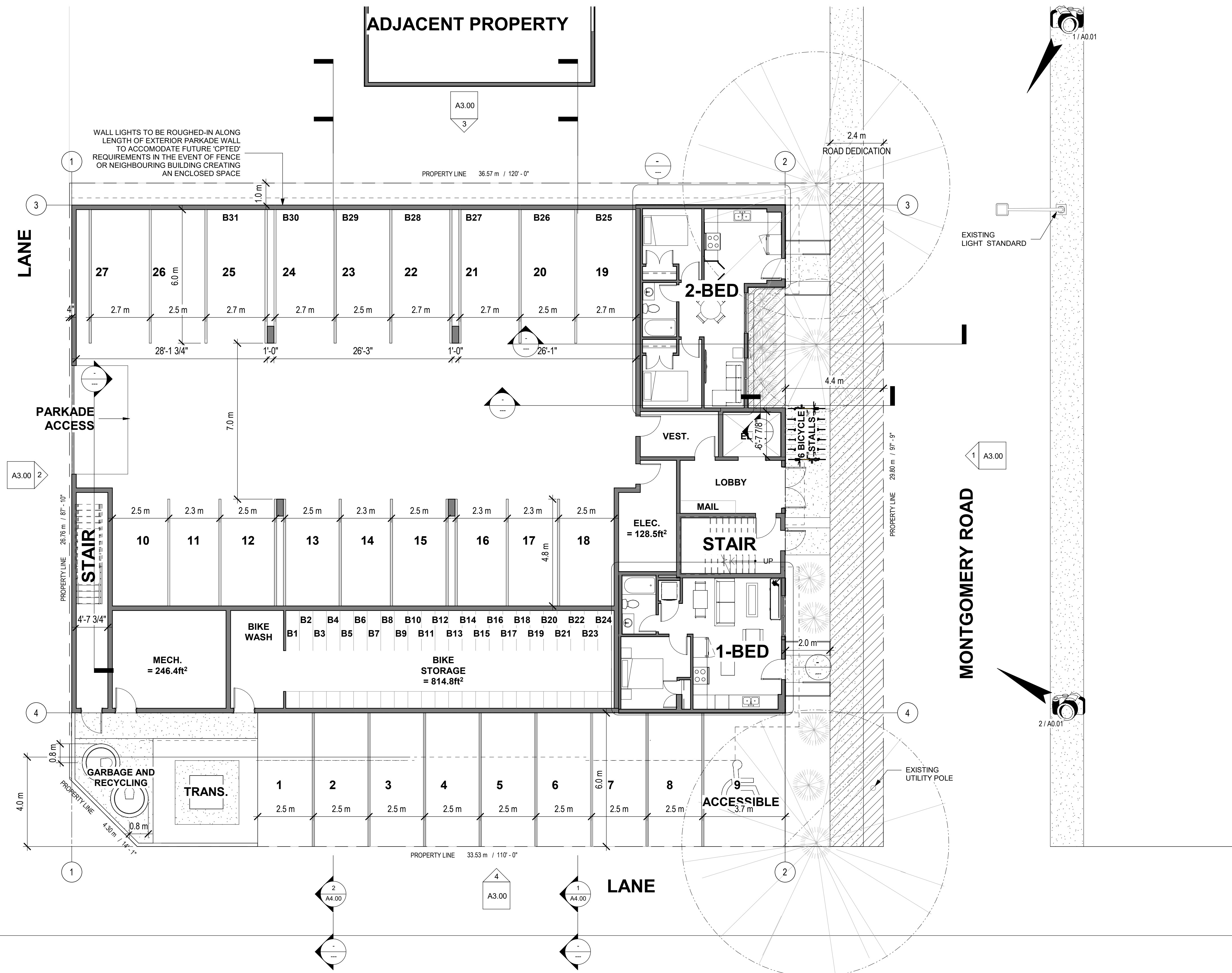
project title
MONTGOMERY RESIDENTIAL
 450 MONTGOMERY RD,
 KELOWNA, BC V1X 3C5
 project no. 23025

drawing title
STREET VISUALIZATIONS

designed	PS	scale
drawn	IP	
checked	PS	

drawing no.
A0.01

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1 SITE PLAN / PARKADE
SCALE: 1/8" = 1'-0"

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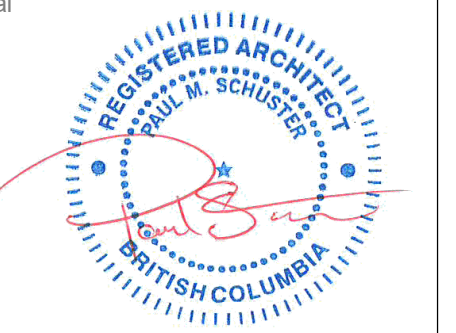
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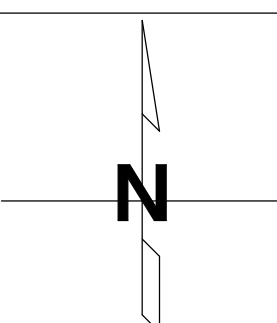
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project title
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450 MONTGOMERY RD,
KELOWNA, BC V1X 3C5

project no. 23025

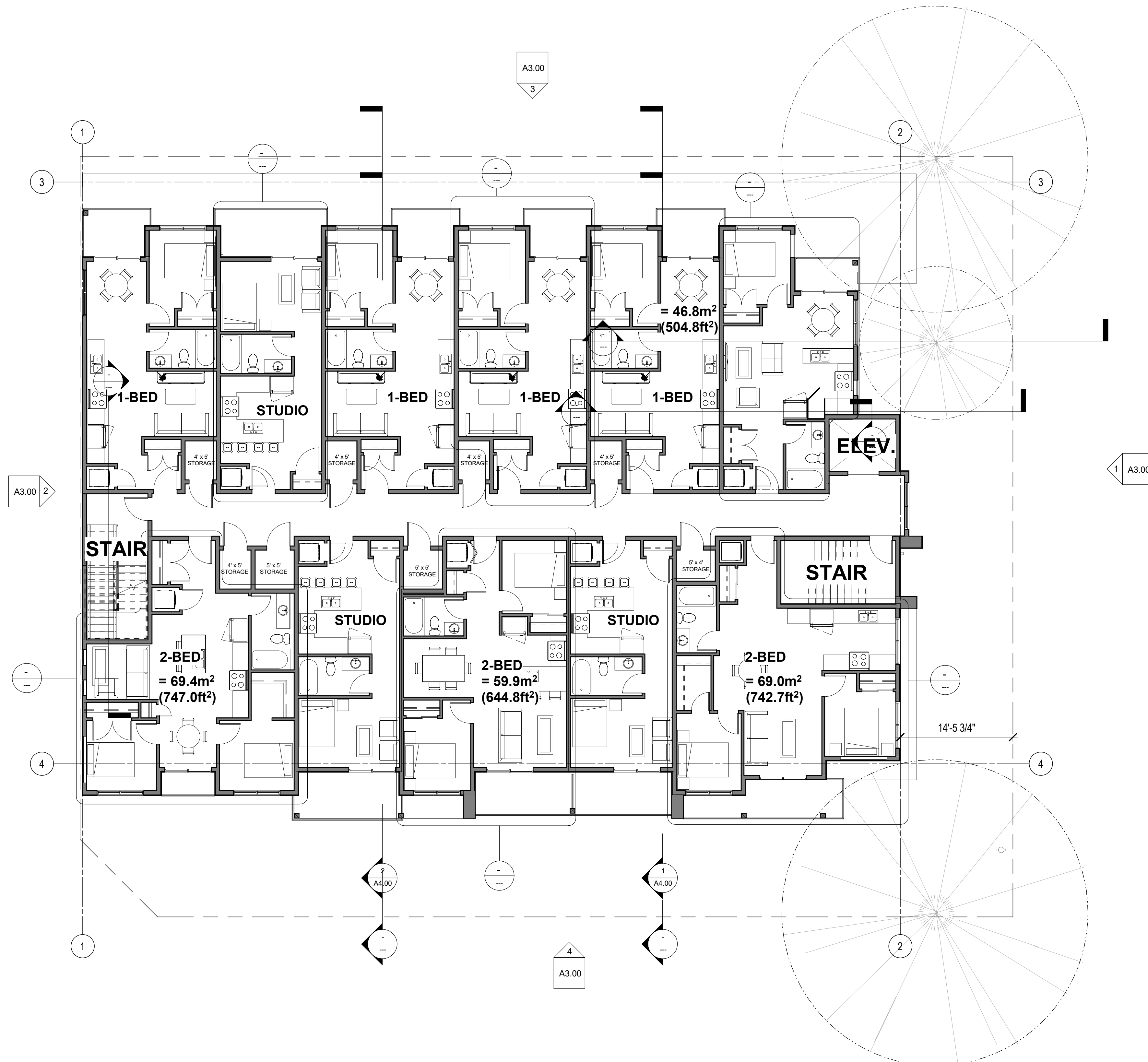
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checked	PS		

drawing no.

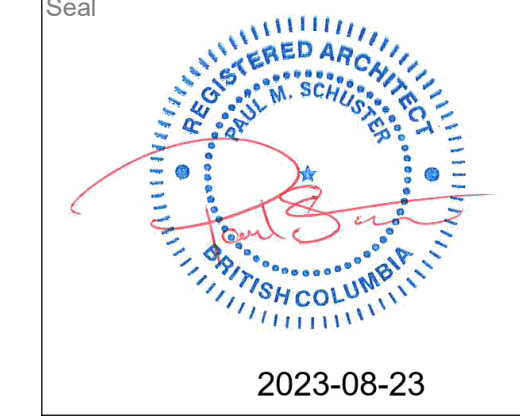
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1 SECOND FLOOR
SCALE: 1/8" = 1'-0"

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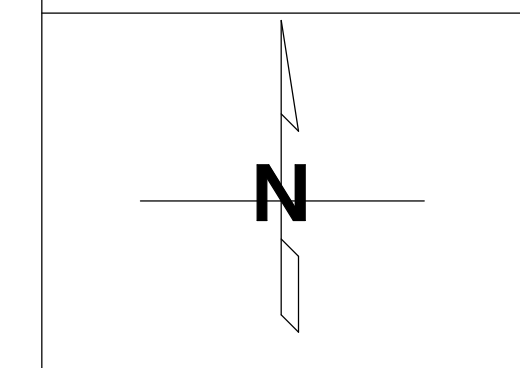


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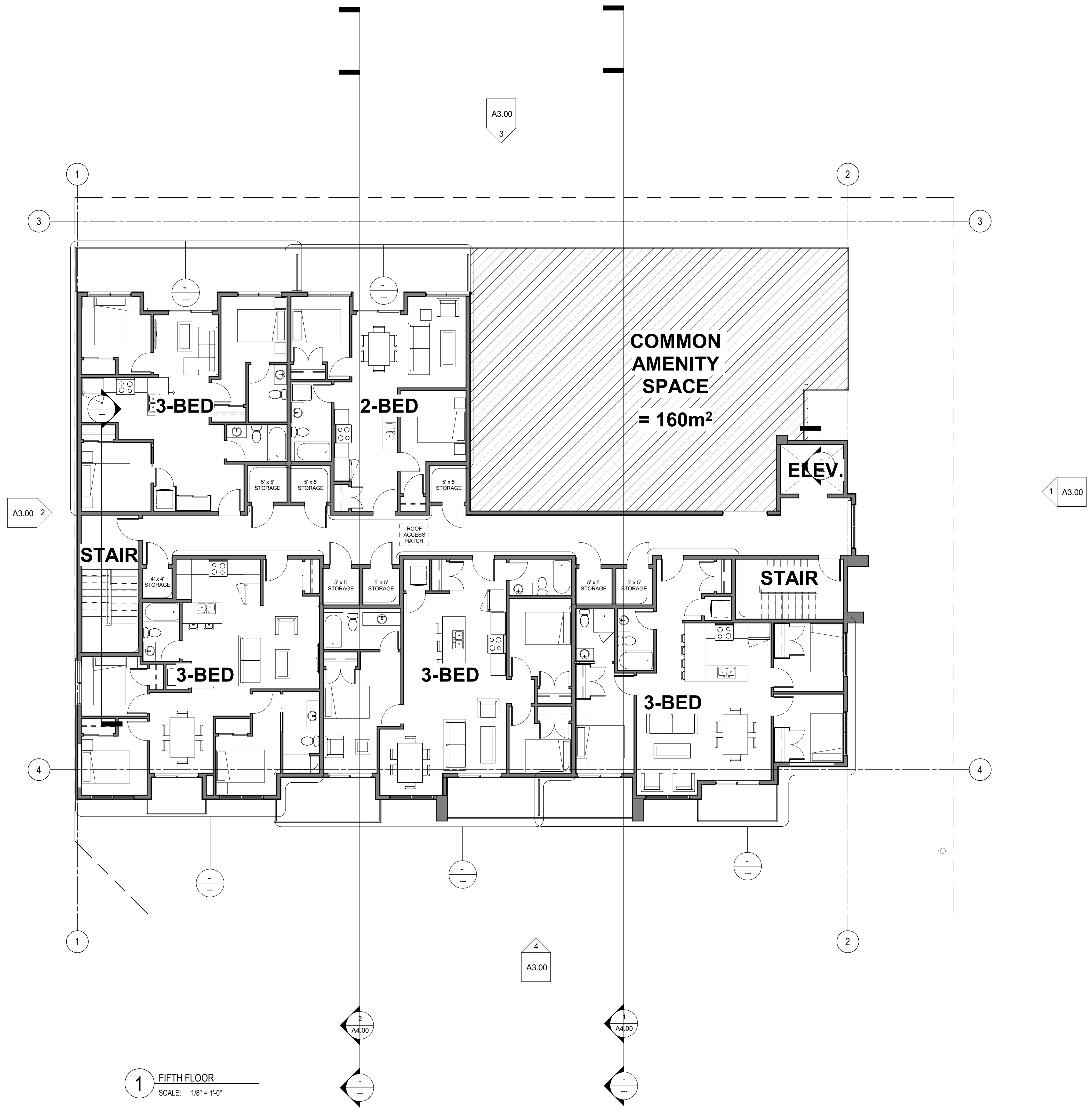
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 450 MONTGOMERY RD,
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 project no. 23025

drawing title
2ND-4TH FLOOR PLANS

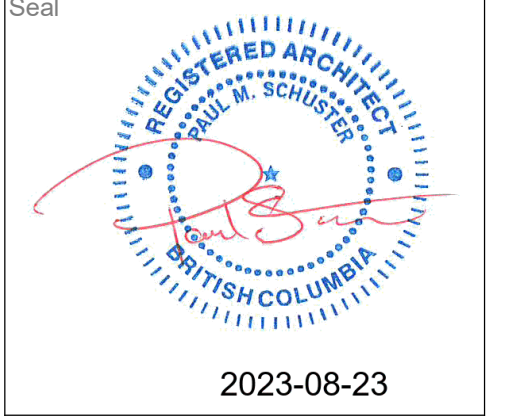
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drawn	IP		
checked	PS		

drawing no.
A2.00
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1 FIFTH FLOOR
SCALE: 1/8" = 1'-0"

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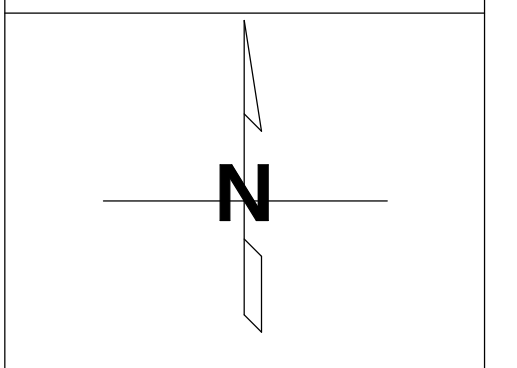


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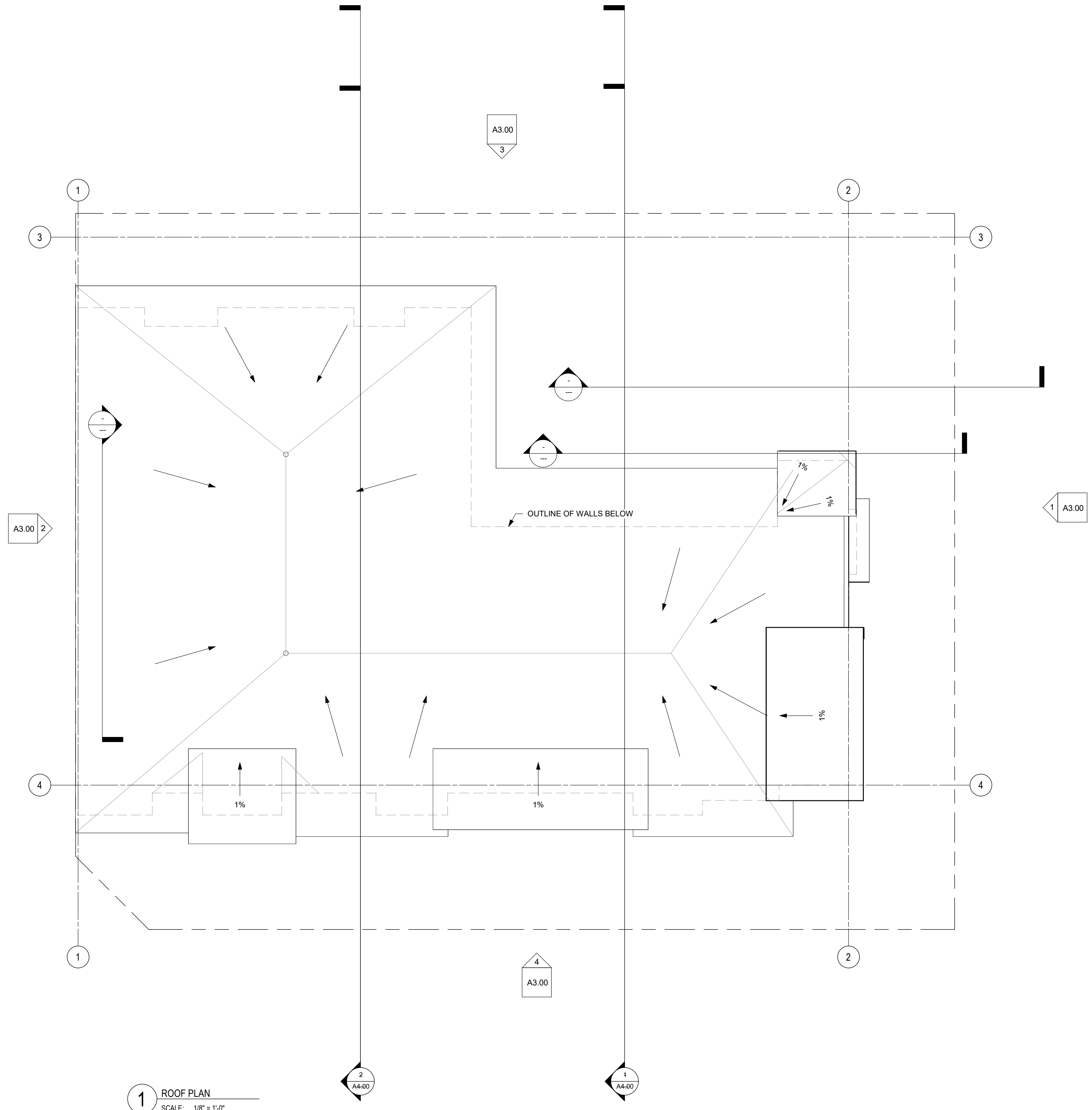
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 450 MONTGOMERY RD,
 KELOWNA, BC V1X 3C5

project no. 23025

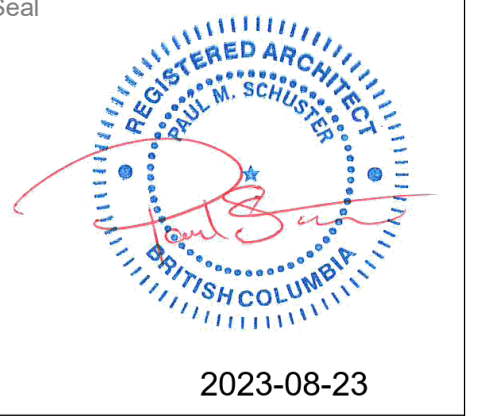
drawing title
FIFTH FLOOR PLAN

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drawn	IP		
checked	PS		

drawing no. **A2.03**
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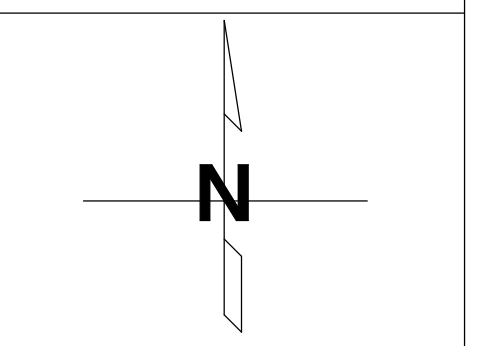


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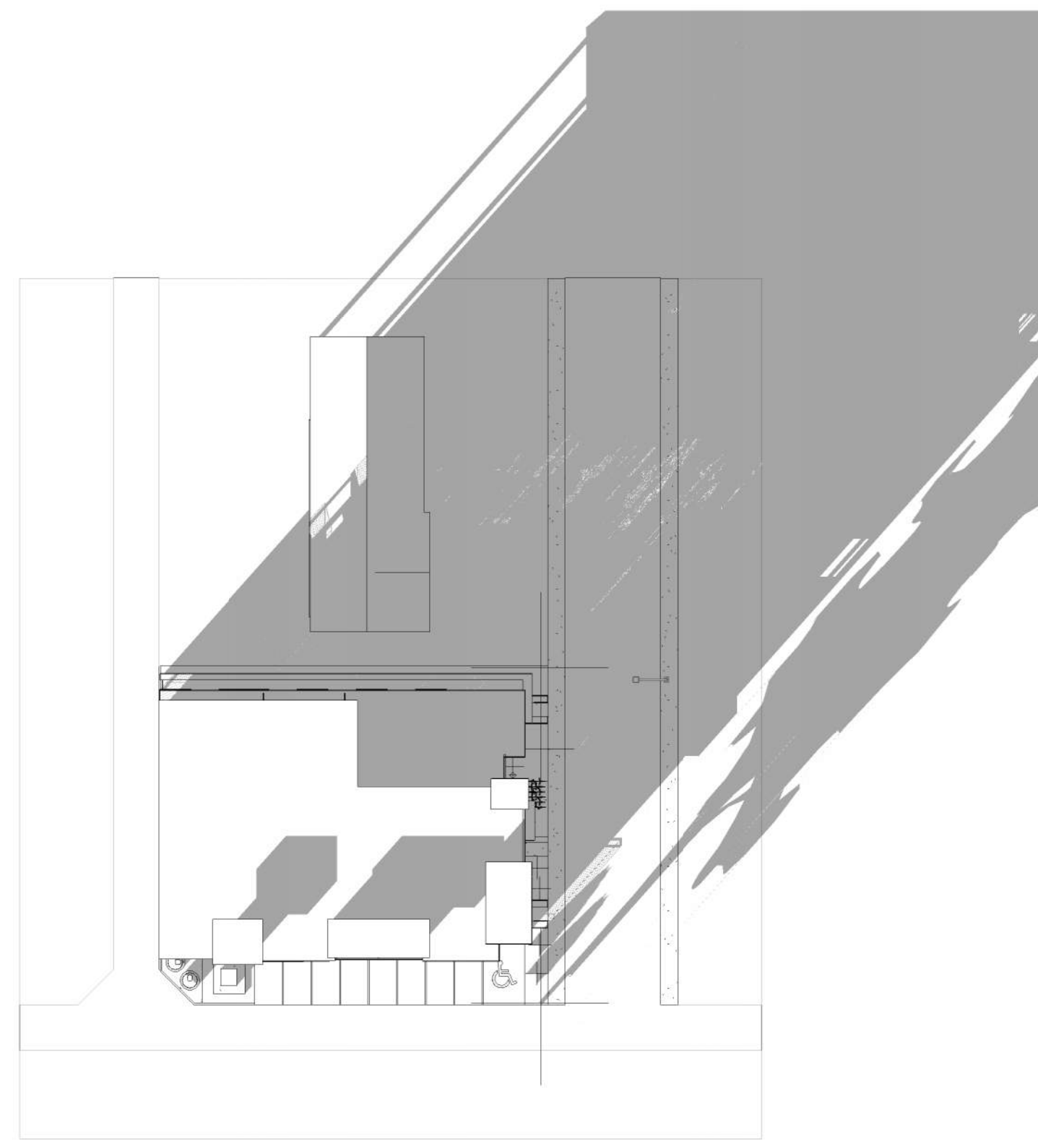
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project no. 23025

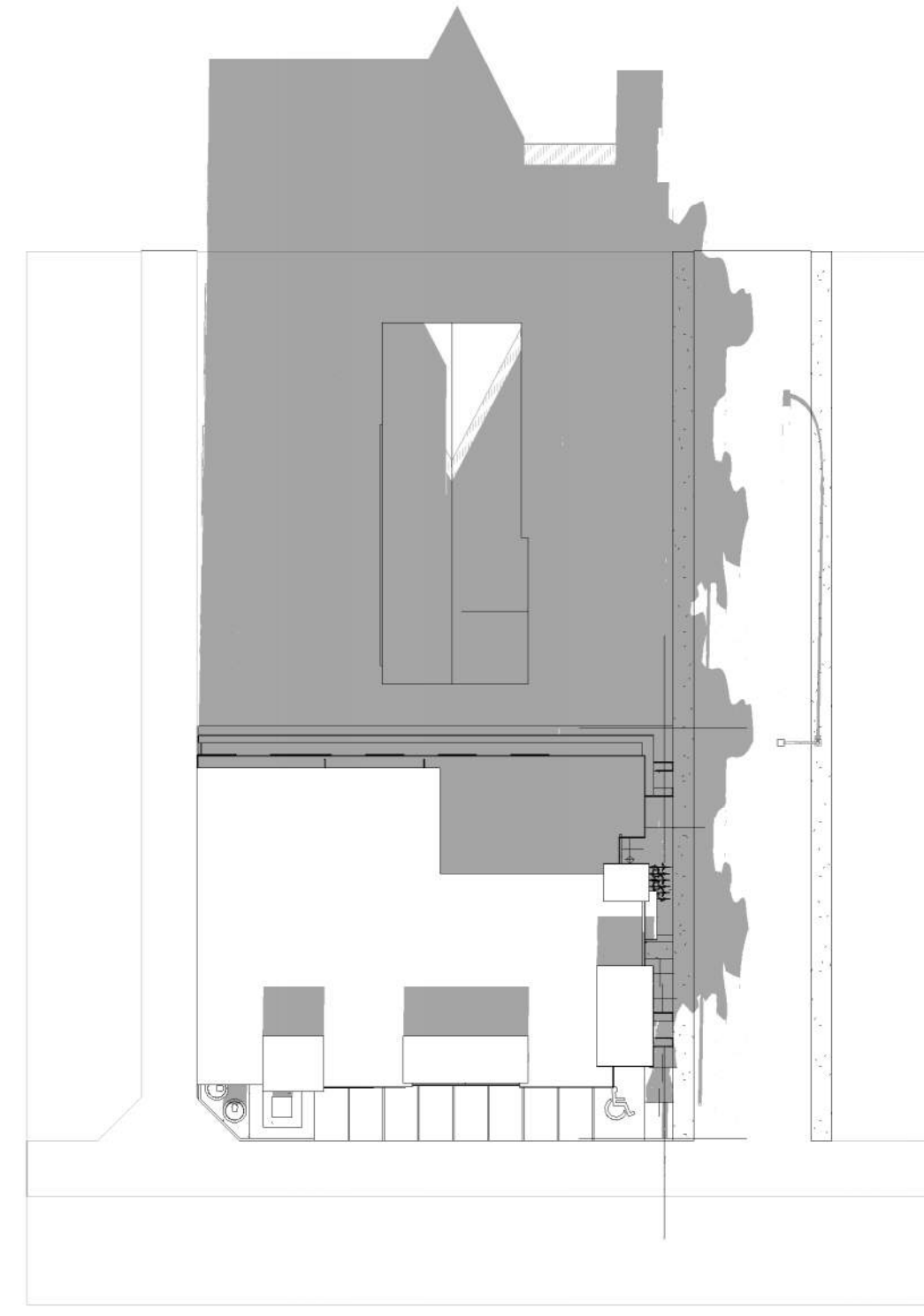
drawing title
ROOF PLAN

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checked	PS		

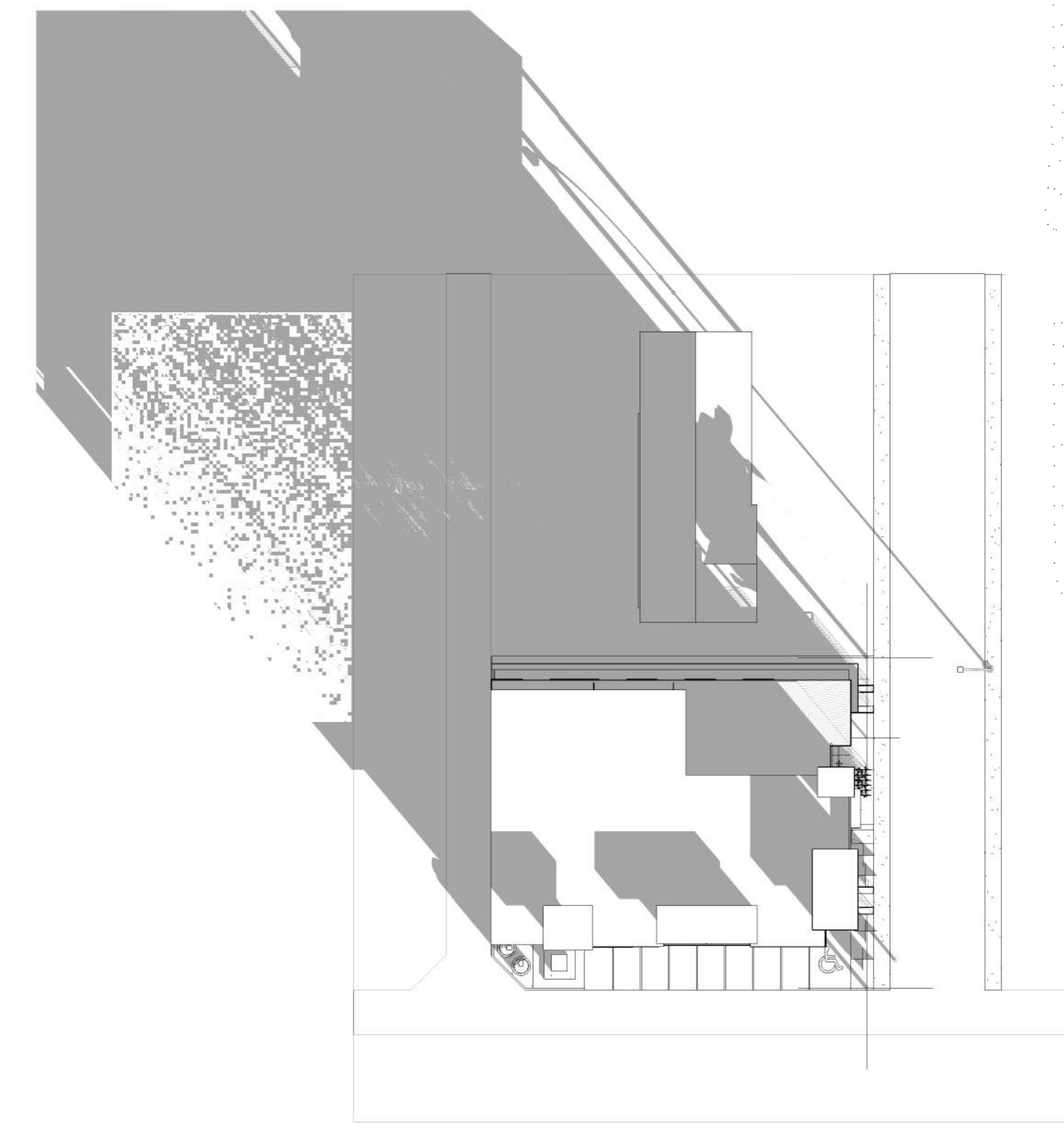
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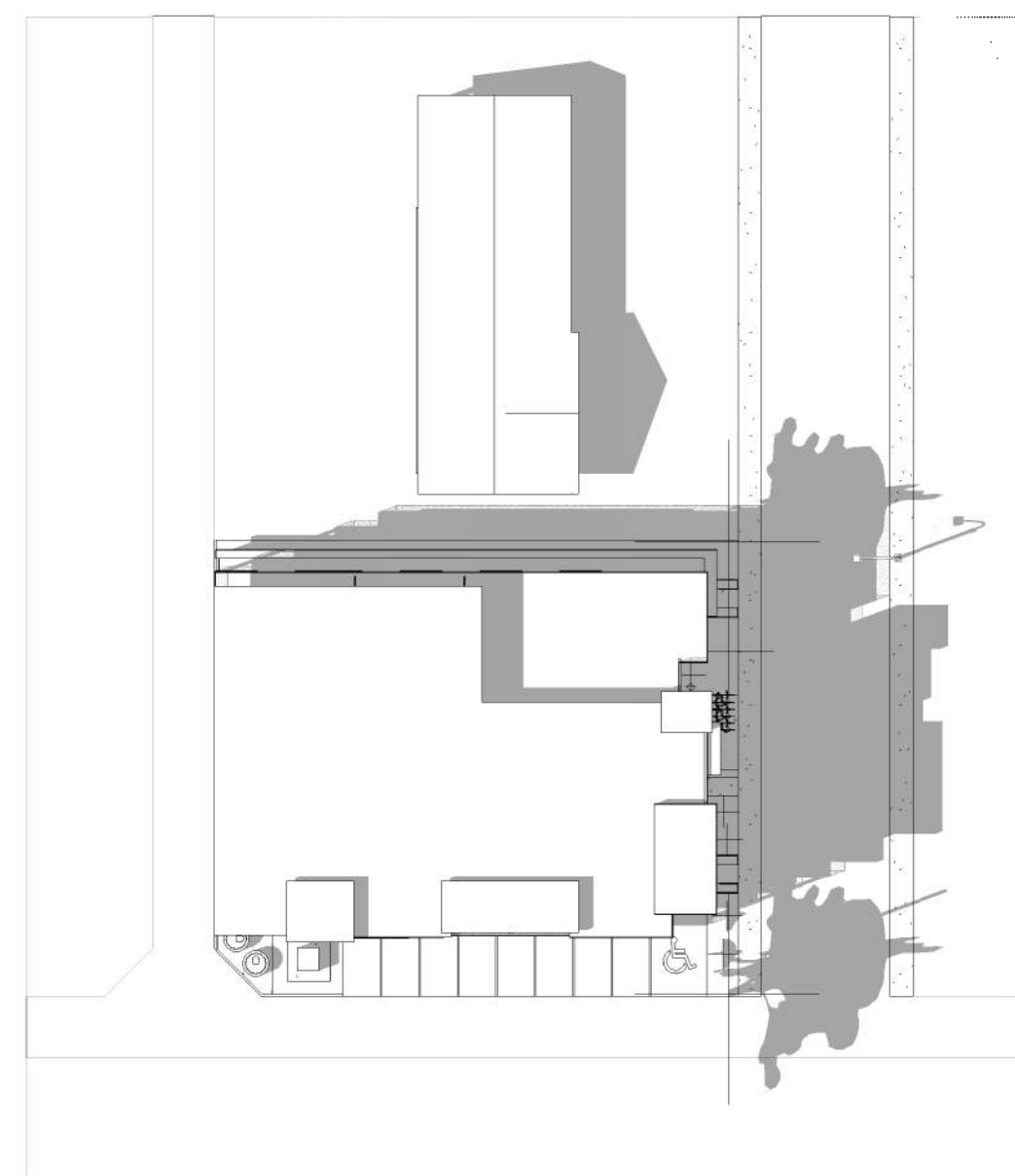
6 DEC. 21, 3 pm



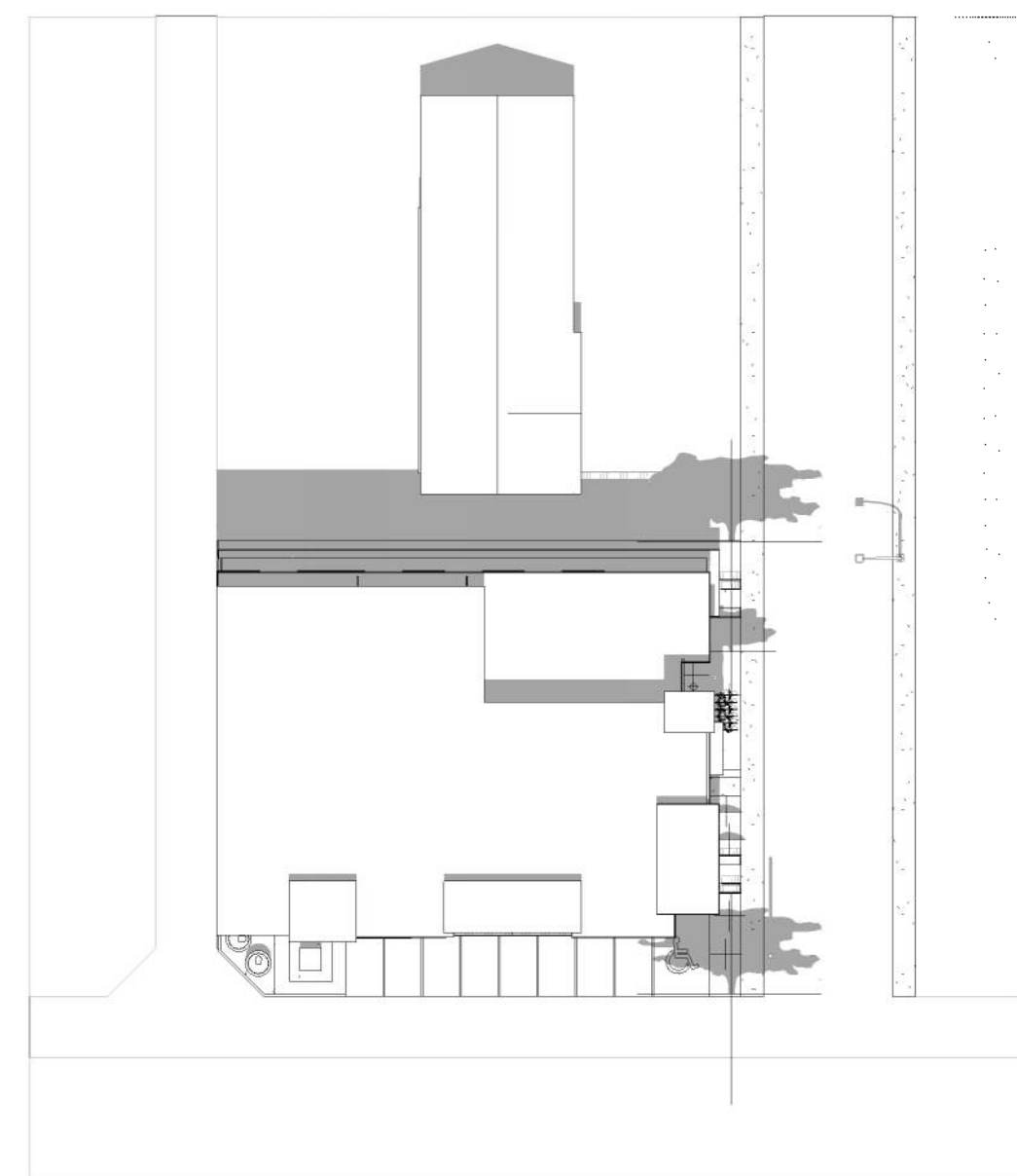
5 DEC. 21, 12 pm



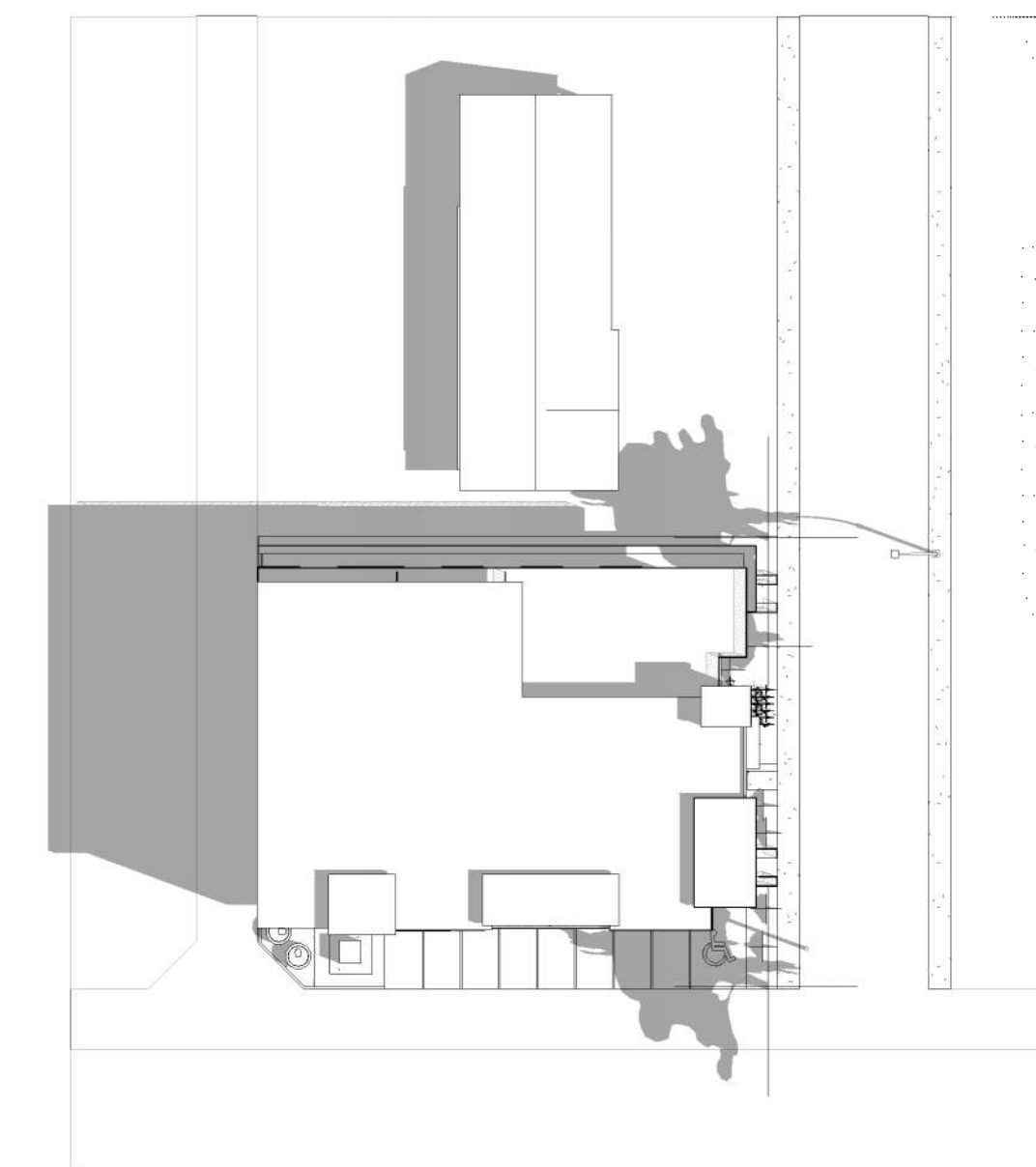
4 DEC. 21, 9am



3 JUNE 21, 3 pm

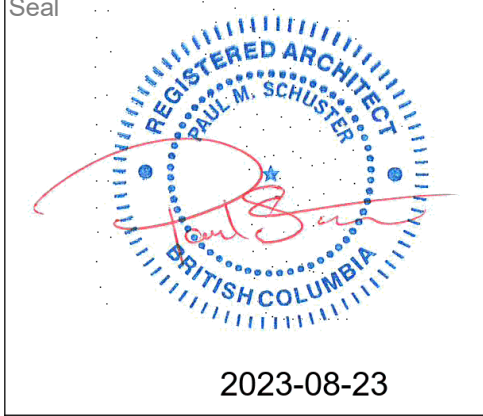


2 JUNE 21, 12 pm



1 JUNE 21, 9 am

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project title
MONTGOMERY RESIDENTIAL
 450 MONTGOMERY RD,
 KELOWNA, BC V1X 3C5
 project no. 23025

drawing title
SOLOR STUDY
 designed PS
 drawn IP
 checked PS

drawing no.
A2.05
 plotted 8/23/2023 8:58:37 AM



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Keynote Legend

KEYNOTE	Keynote Text
1	HORIZONTAL SIDING; (WOODTONE - ASPEN RIDGE)
2	HORIZONTAL SIDING; (JAMES HARDIE - ARCTIC WHITE)
3	GUARDRAIL; (BLACK)
5	HARDY PANEL; FASCIA; (BLACK)
6	HARDY PANEL; FASCIA; (WHITE)
9	HARDY PANEL; (ARCTIC WHITE)
10	VINYL WINDOW (WHITE)
11	METAL EXPERTS HYBRID 35 SIDING (BLACK)
16	EXPOSED CONCRETE



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



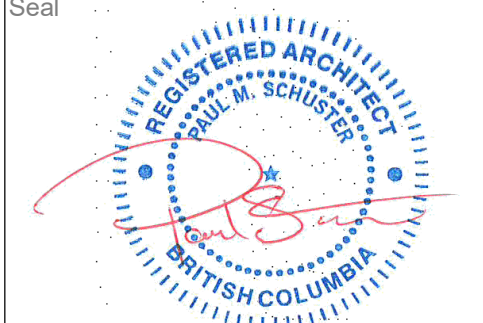
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

- TOP PLATE 49' - 0 5/8"
- FIFTH FLOOR 40' - 0 5/8"
- FOURTH FLOOR 30' - 0 5/8"
- THIRD FLOOR 20' - 0"
- SECOND FLOOR 10' - 0"
- MAIN FLOOR 0' - 0"

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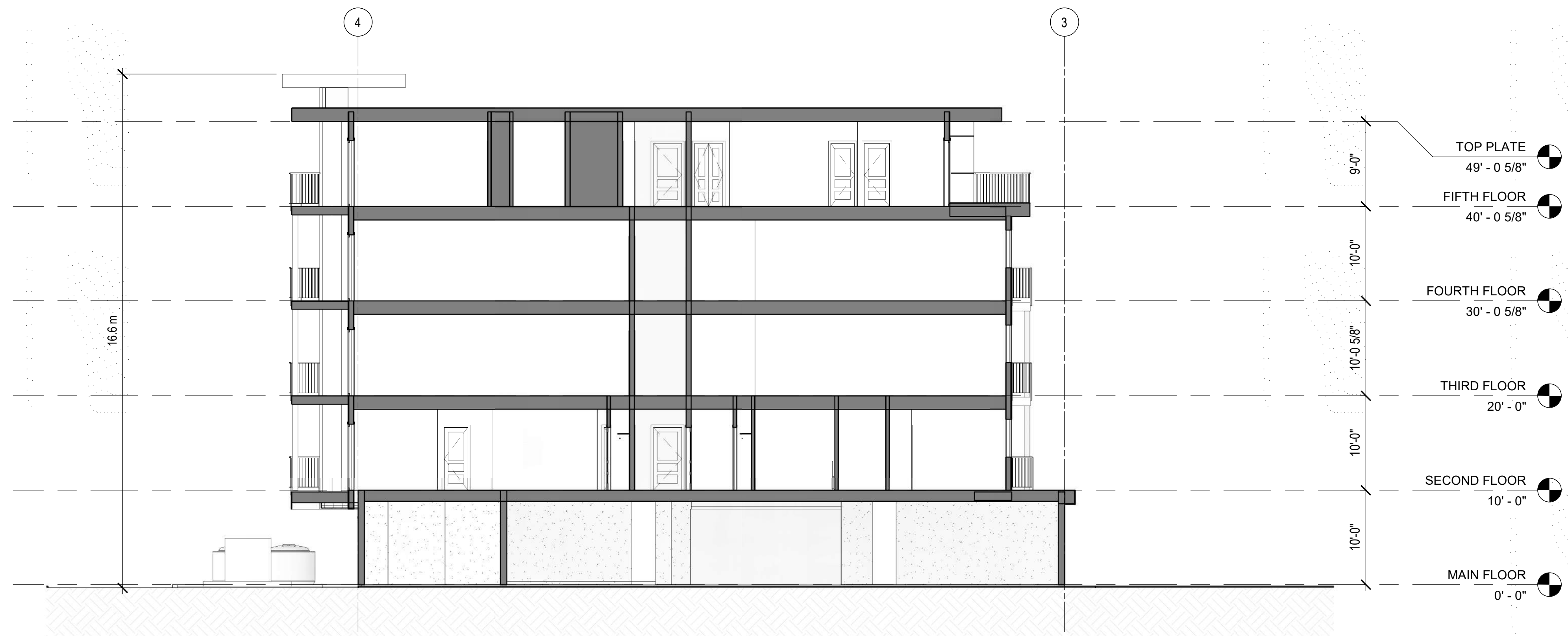
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project title
MONTGOMERY RESIDENTIAL
 450 MONTGOMERY RD,
 KELOWNA, BC V1X 3C5

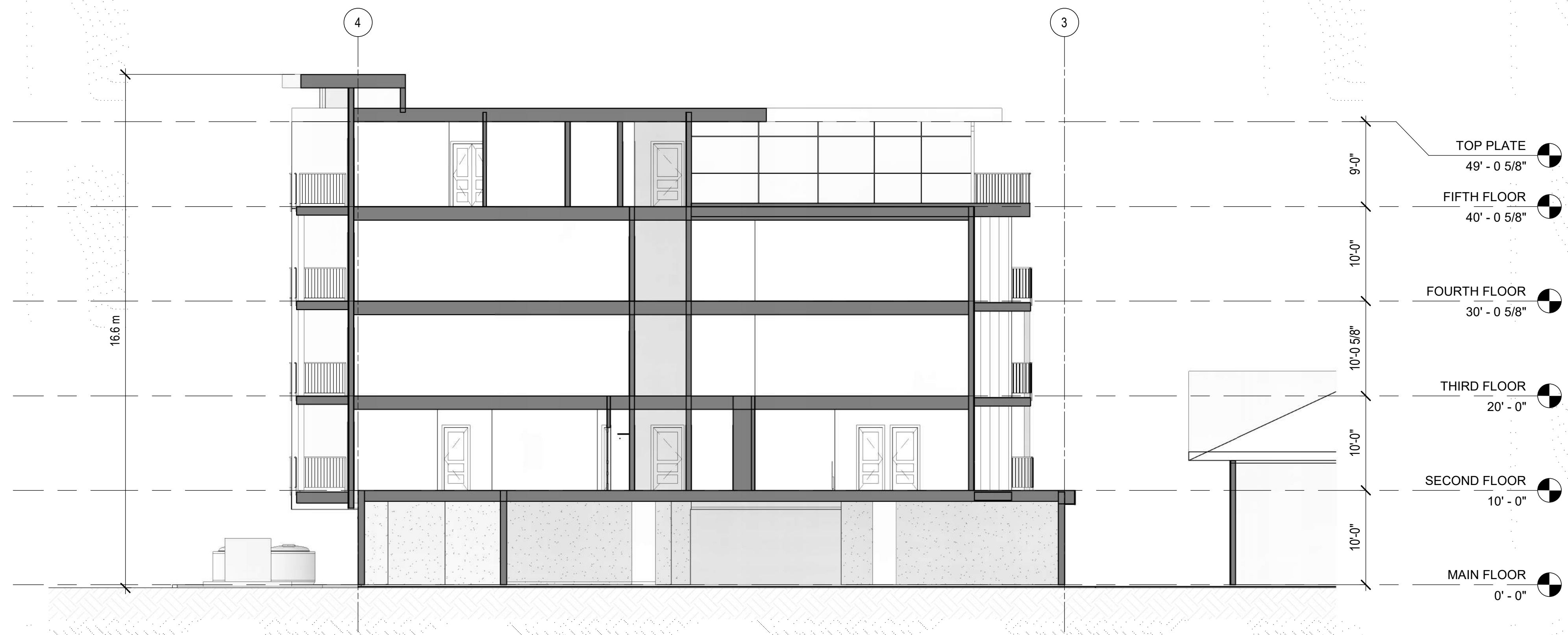
project no. 23025

designed	PS	scale	1/8" = 1'-0"
drawn	IP		
checked	PS		

drawing no. **A3.00**
 plotted 8/23/2023 9:00:22 AM



2 SECTION B
1/8" = 1'-0"



1 SECTION A
1/8" = 1'-0"

Notes:
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All drawings shall be read in conjunction with specifications and consultant details.

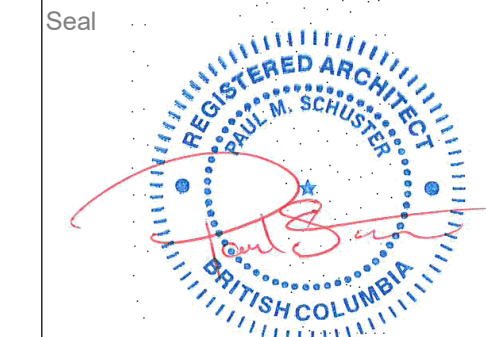
All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to Seal



2023-08-23

this document is:

- NOT controlled. Revisions may be made without notice.
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NOT FOR CONSTRUCTION

No.	Date	Description	Revisions
1	2023-08-21	ISSUED FOR DEVELOPMENT PERMIT	



302 - 2237 LECKIE ROAD
KELOWNA, BC V1X 6Y5

project title
MONTGOMERY RESIDENTIAL

450 MONTGOMERY RD,
KELOWNA, BC V1X 3C5

project no. 23025

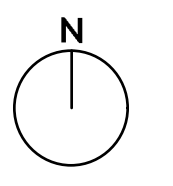
drawing title
BUILDING SECTIONS

designed	PS	scale	1/8" = 1'-0"
drawn	IP		
checked	PS		

drawing no.

A4.00

plotted 8/23/2023 9:00:31 AM



PROJECT TITLE
450 MONTGOMERY ROAD

Kelowna, BC
 DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	23.08.11	Review
2		
3		
4		
5		

PROJECT NO.	23-0557
DESIGN BY	NM
DRAWN BY	TR
CHECKED BY	FB
DATE	AUG. 11, 2023
SCALE	1:100
PAGE SIZE	24x36"

SEAL

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST *PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING*

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
TREES			
PARROTIA PERSICA	PERSIAN IRONWOOD	1	4m CAL.
QUERCUS X BIMUNDORUM 'MIDWEST'	PRAIRIE STATURE OAK	2	5m CAL.
SHRUBS			
BERBERIS THUNBERGHII 'GENTRY'	ROYAL BURGUNDY BARBERRY	8	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	14	#02 CONT. /0.9M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	12	#02 CONT. /1.0M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	21	#02 CONT. /0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	14	#02 CONT. /0.9M O.C. SPACING
PERENNIALS & GRASSES			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	10	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	8	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	14	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	5	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	14	#01 CONT. /0.75M O.C. SPACING