



**Transmittal** Page 1 of 2

**To:** Planning Department  
**CC:** Avrinder Cheema

City of Kelowna  
sold@premierpropertygroup.ca

August 28, 2024

**Re: Rationale for the Proposed Development of  
789 & 809 Cadder Avenue, Kelowna, BC**

Dear City of Kelowna Planning Department,

Further to submitted information as to provide further clarity regarding the proposed development of 789 & 809 Cadder Avenue, we offer the following Rationale for the project:

Located within the City of Kelowna's core neighbourhood as identified in the 2040 OCP, 789 & 809 Cadder Avenue is nestled between Richter Street and Ethel Street and sits just north of the South Pandosy urban centre, and west of the Capri Landmark urban centre neighbourhoods. Fronting a transit supportive corridor, the location boasts a moderate walk, bike and transit score with multiple bus stops conveniently located nearby and is easily accessible to the downtown core and surrounding urban centres. With the South Pandosy and Capri Landmark areas experiencing tremendous population growth, the proposed development is ideally located for multi-family residential use to add much needed housing stock to the area.

The proposed building's form and character aim to enliven and modernize the surrounding area. Large balconies and windows overlook the street, fostering a connection between the building and the public by providing eyes on the street. The front façade features a unique tile block cladding, adding a visually appealing element. Additionally, the design includes a bright and inviting entry to warmly welcome residents and visitors.

The proposed MF3 zone permits this higher density and aligns with the City of Kelowna's 2040 OCP. The development will feature a total of 29 apartment-style units, offering a mix of one and two-bedroom options. Additionally, each unit will be of adaptable design, to provide accessible features to all future occupants. To comply with bylaw requirements, both parking and bicycle storage are included, with all parking accessed from the lane. The project provides 29 resident parking spaces, including 4 visitor parking spaces, one of which is accessible.

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable multi-family housing solution to a property located near 2 urban centres of Kelowna, and within the core area.
- ii. Provide 29 purpose-built units and offer one and two-bedroom options.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements.



**Transmittal** Page 2 of 2

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives. This project is proposing a rezoning application, which aligns with the City's long-term vision.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP  
**LIME Architecture Inc.**

# 789 & 809 CADDER AVE, KELOWNA BC



## PROPERTY DESCRIPTION

CIVIC: 789 AND 809 CADDER AVE, KELOWNA, BC  
LEGAL: LOT 39,38, PLAN KAP700, SECTION 19, TOWNSHIP 26

## CONSULTANT TEAM

### ARCHITECTURAL

LIME Architecture  
205-1626 Richter Street  
Kelowna, B.C. V1Y 2M3  
250-448-7801

Contact(s):  
Rae-Lynn Labelle  
Matt Johnston

### LANDSCAPE

C.KAVOLINAS & ASSOCIATES INC  
2462 Jonquil Court  
Abbotsford, B.C. V3G 3E8  
604-850-2368

Contact(s):  
Clark Kavolinas

## ARCHITECTURAL SHEET LIST

A-000	COVER SHEET
A-001	LOCATION CONTEXT
A-002	2040 OCP RESPONSE
A-003	SOLAR STUDIES
A-004	PROJECT INFORMATION
A-100	LOWER PARKADE /LEVEL 1 PLAN
A-101	MID/UPPER PARKADE PLAN
A-102	LEVEL 2 PLAN
A-103	LEVEL 3 PLAN
A-104	LEVEL 4 PLAN
A-105	LEVEL 5 PLAN
A-106	LEVEL 6 PLAN
A-107	ROOFTOP DECK PLAN
A-108	ROOF PLAN
A-109	COLOUR KEY PLANS
A-110	COLOUR KEY PLANS
A-111	TYPICAL UNIT PLANS
A-112	TYPICAL UNIT PLANS
A-200	SOUTH ELEVATIONS
A-201	EAST ELEVATIONS
A-202	NORTH ELEVATIONS
A-203	WEST ELEVATIONS
A-300	BUILDING SECTIONS
A-600	ISOMETRIC RENDERS
A-601	ISOMETRIC VIEWS

### Revision No., Date and Description

07.19.24 FOR REVIEW  
08.26.24 FOR DP

### Plot Date

08.26.24

### PROJECT

789&809 CADDER AVE

### DRAWING TITLE

COVER SHEET

### Drawing No.

A-000

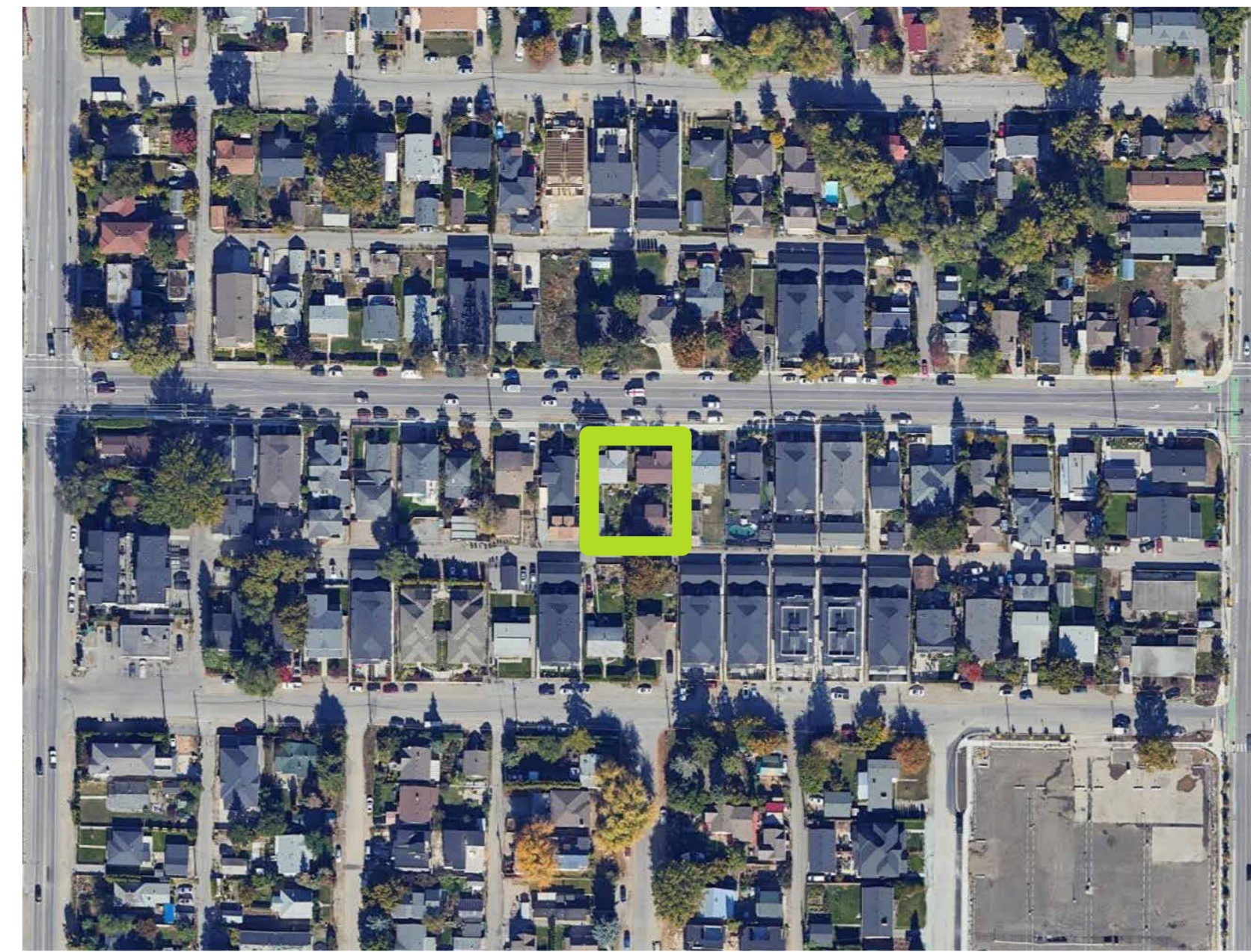


FOR DP

# Site Description & Current Conditions

The proposed development consists of a two-lot assembly located on Cadder Avenue, with parkade access from a lane. Located in between three Urban Centers, the site will have easy access to many amenities. The surrounding lots are a mixture of single family and multi-family developments. The proposed 6-storey building will fit seamlessly within the neighbourhood and will provide well-needed housing to a developing neighbourhood.

The site is within close proximity to grocery and retail stores, restaurants, schools and parks, and has frequent transit nearby to support the occupants.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW FROM CADDER AVE FACING THE SITE, TOWARDS RICHTER STREET



2. VIEW FROM CADDER AVE FACING THE SITE, TOWARDS THE LANE



3. VIEW FROM CADDER AVENUE FACING THE SITE, TOWARDS ETHEL STREET



4. VIEW FROM THE LANE FACING THE SITE, TOWARDS RICHTER STREET



5. VIEW FROM THE LANE FACING THE SITE, TOWARDS CADDER AVENUE



6. VIEW FROM THE LANE FACING THE SITE, TOWARDS ETHEL STREET

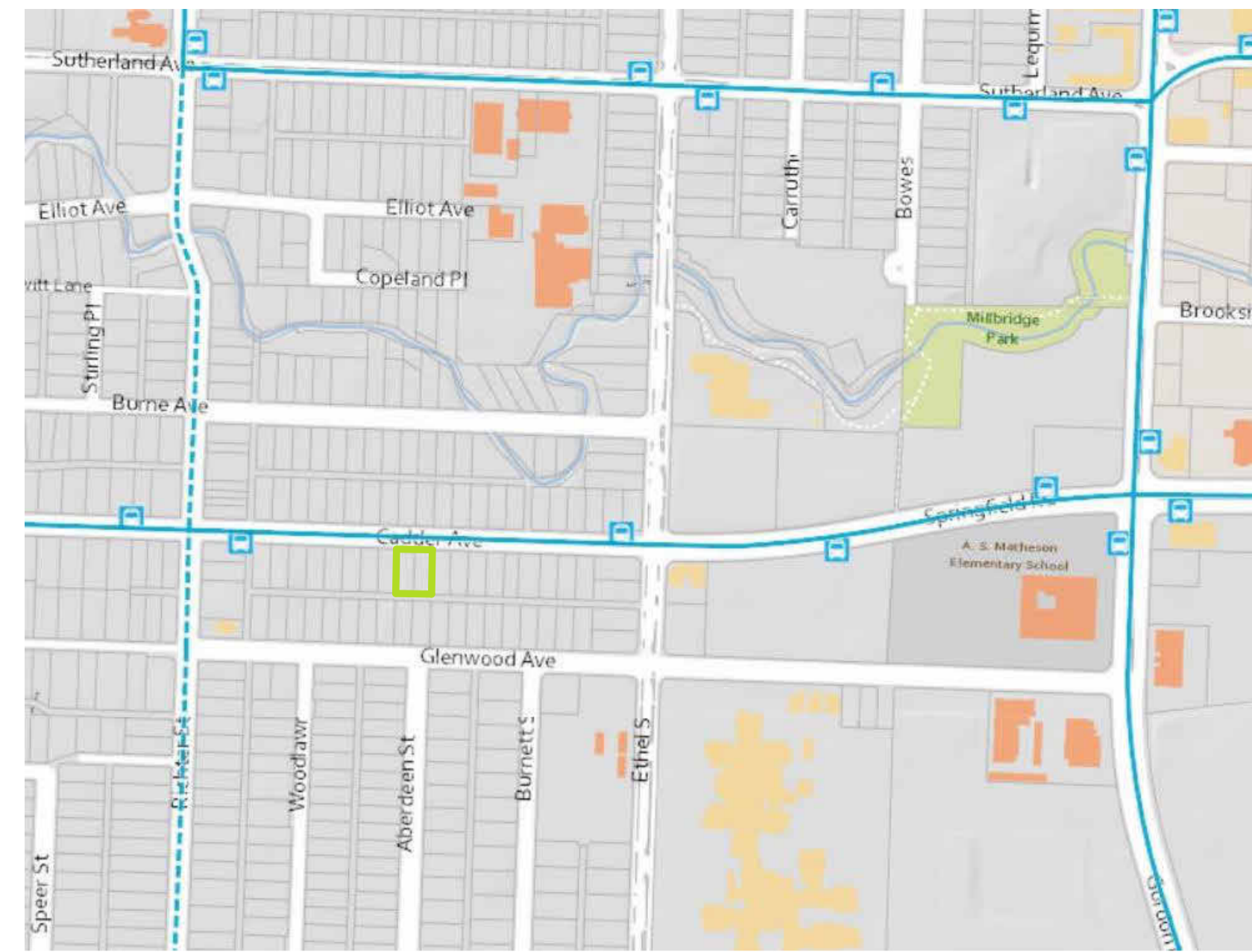
# Transportation

Located on a Transit Supportive Corridor, Kelowna's transportation network is accessible to residents who wish to explore other areas in Kelowna. There are two bus stops nearby on Cadder Ave, which are located on a frequent bus route. The public transit allows residents to be easily connected to other areas on Kelowna, without requiring private transportation.

Cadder Avenue is located on a secondary bicycle route and is directly adjacent to a primary bicycle route. Residents can easily and safely commute utilizing the provided bicycle paths.

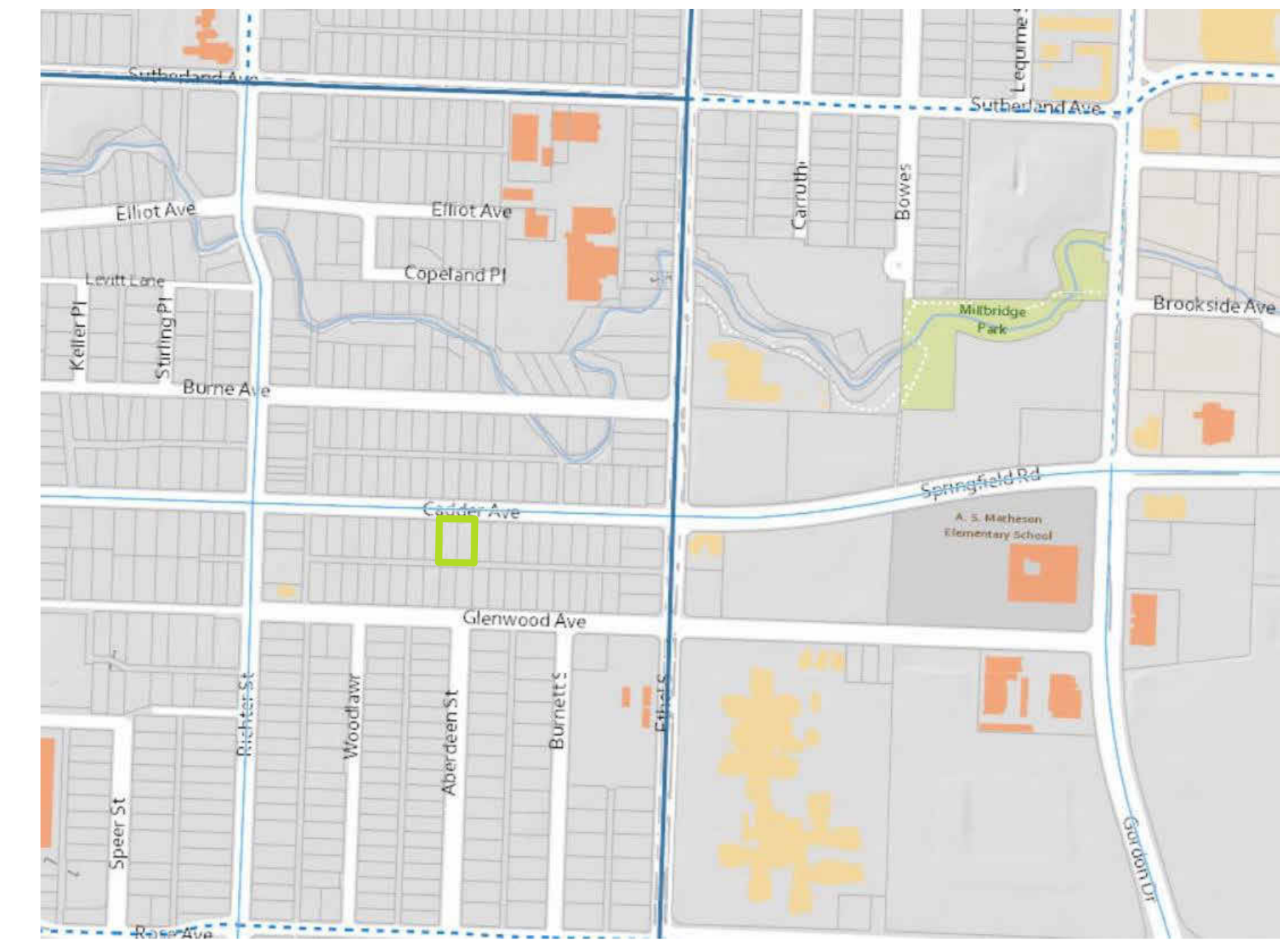
Due to the accessible public transit and bicycle paths, residents are encouraged to practice healthy alternative modes of transportation and can reduce their carbon footprint.

- Frequent
- Future Frequent
- Local
- Rapid



SURROUNDING TRANSIT

- Primary
- Secondary
- Future Primary
- Future Secondary



SURROUNDING BICYCLE PATHS

# Response to Core Area Guidelines

## Land Use and Urban Design Guidelines

Provide private amenity space to enhance overall development benefit:

- Private balconies have been provided for each apartment
- All units have access to a strategically designed public rooftop amenity space, as well as indoor public amenity space

Focus residential density along Transit Supportive Corridors:

- A mid rise development has been proposed to increase the residential density

## Housing Guidelines

Increase diversity to create inclusive, affordable housing:

- A mixture of 1 and 2 bedroom units have been provided, to invite various groups of people
- In an area of low density housing, this medium density building will diversify the street

Social Connections through Design:

- The rooftop amenity space includes public seating, landscaping, games and a BBQ that will encourage social connections between building occupants

## Transportation Guidelines

Bicycle-orientated Development:

- Short-term and long-term bicycle storage is easily accessible to encourage bicycle use

- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- C-RES - Suburban Residential
- C-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education/Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve



2040 OCP Future Land Use Plan

# Response to Form & Character

## Relationship to Street Guidelines

Avoid blank walls at grade wherever possible:

- Ground-oriented amenity space is provided along the fronting street to avoid creating dead frontages at the ground level
- Public amenity space provides a buffer from the street to the parkade

Ensure connection while maintaining privacy:

- Windows and balconies overlook public streets
- Privacy walls on the balconies allow privacy for the residents
- Ground-orientated public amenity space offers connections and eyes on the street

Ensure main building entries are clearly visible:

- A curtain wall entry and paneled buildout attracts the eye to the main entrance

## Scale and Massing Guidelines

Break up the perceived mass of large buildings by incorporating visual breaks in facades:

- The front exterior has various breaks created from projections and recessions and material changes

## Publicly-Accessible & Private Open Space Guidelines

Ensure a balance of amenity and privacy:

- The rooftop amenity space has been offset to reduce overlooking onto the neighbouring properties and maintain privacy

Reduce the heat island effect:

- The rooftop amenity has plants to reduce the heat island effect

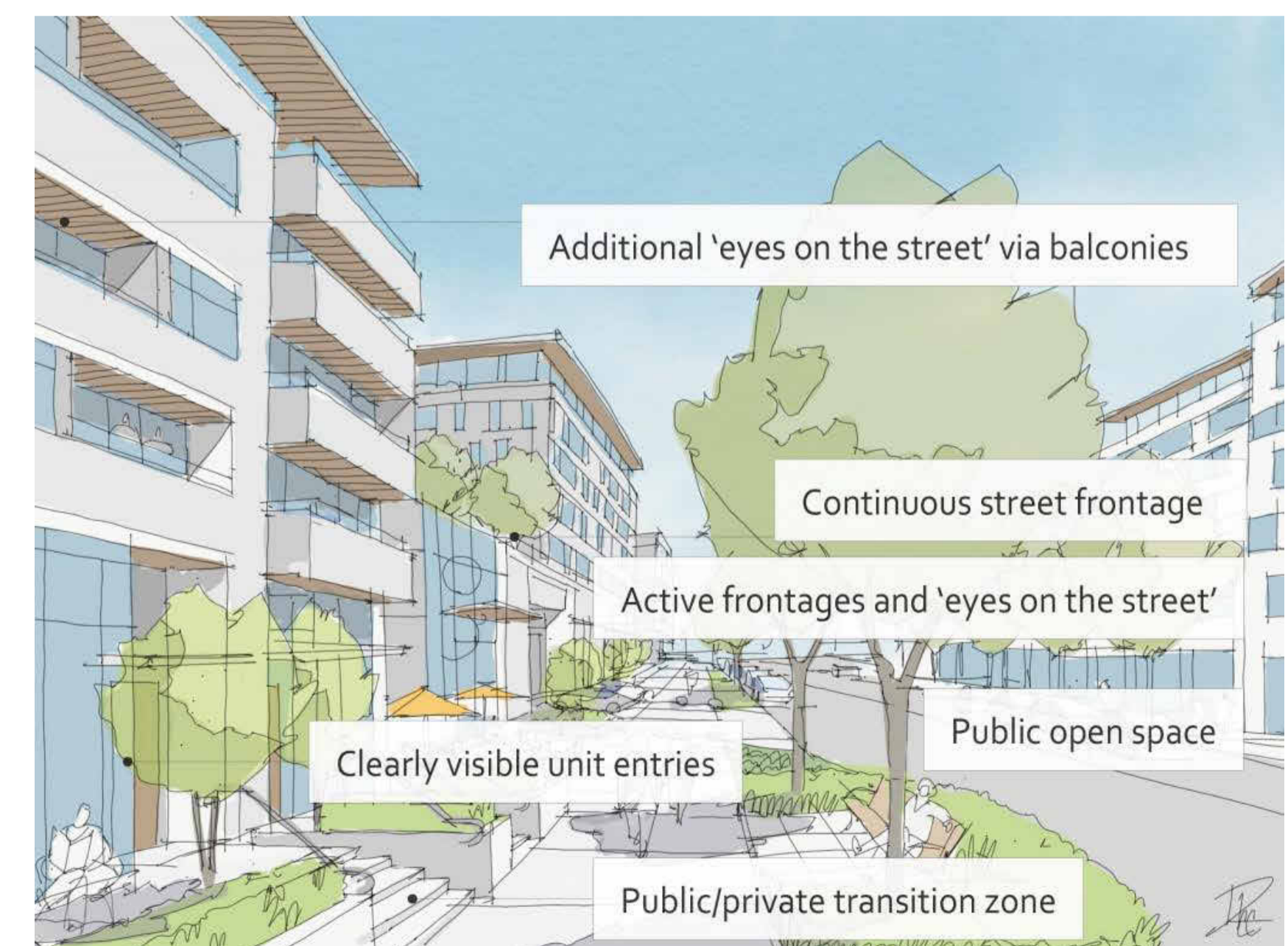
## Building Articulation, Features, & Material Guidelines

Articulate building facades into intervals of 20m:

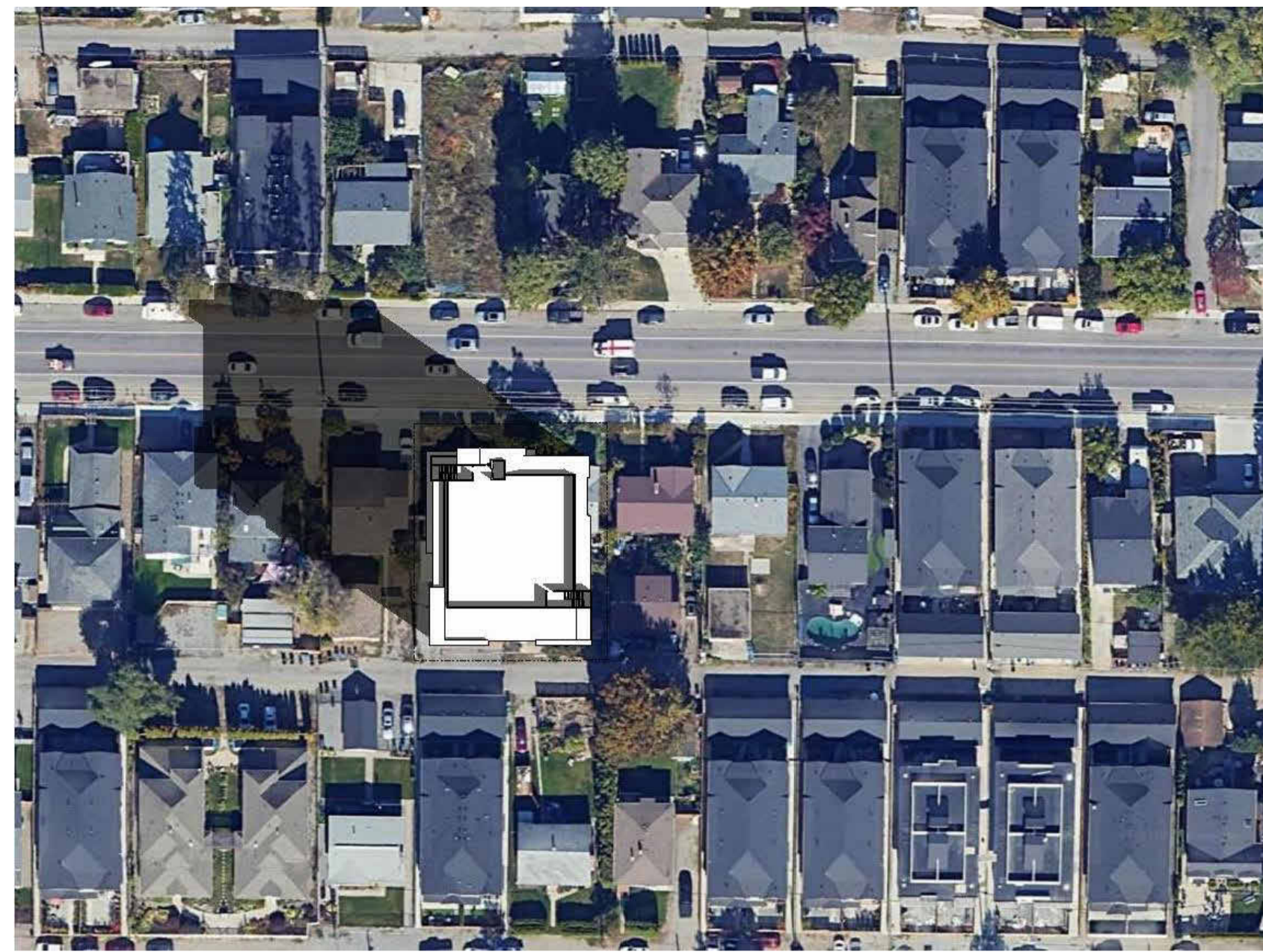
- Building projections and balcony placement have been strategically placed to create intervals
- Window patterning and styles correlate with intervals
- Material changes have been utilized in corresponding intervals

Articulate the facade using design elements that are inherent to the building:

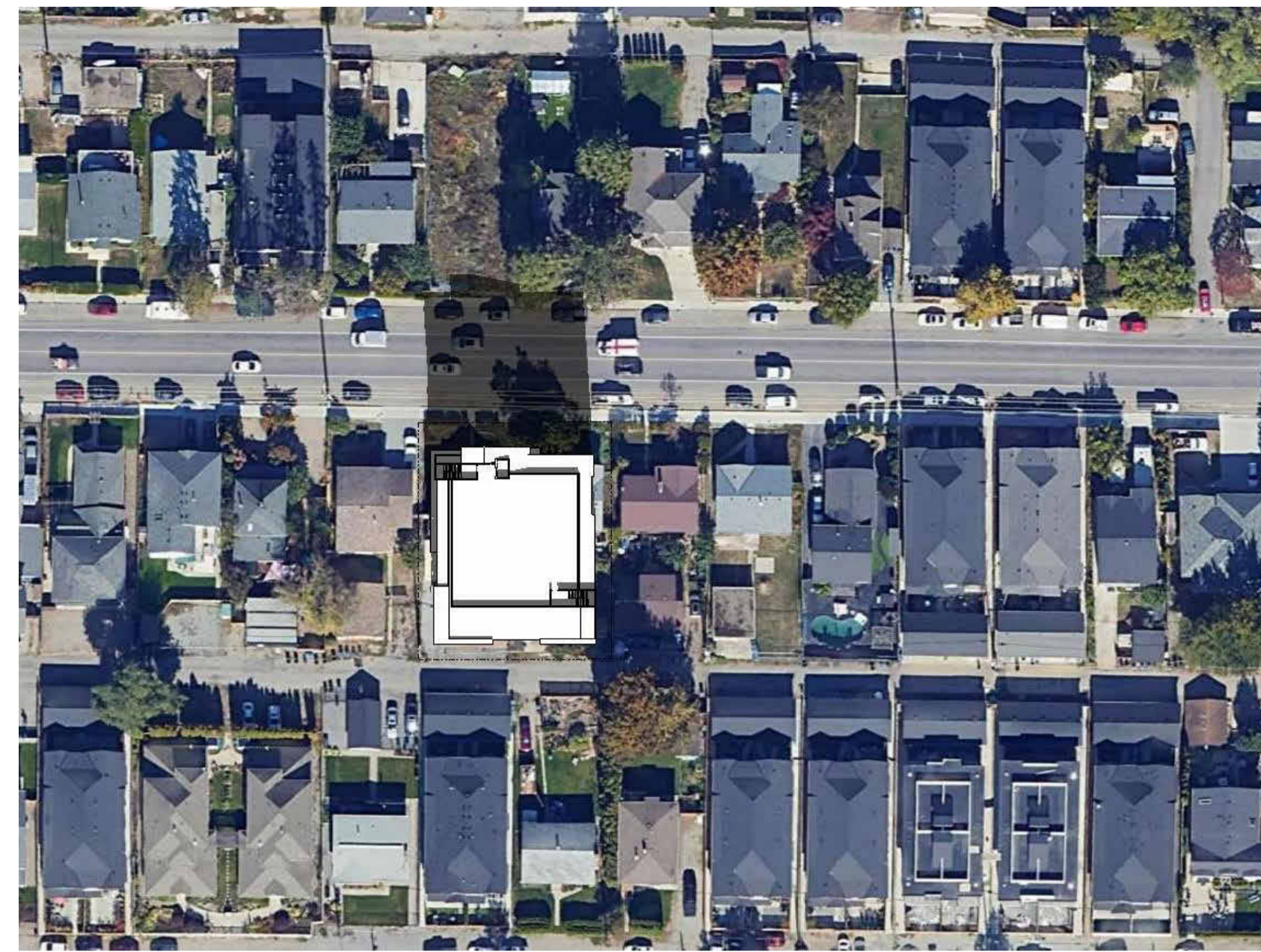
- The front balconies provide depth and a break in massing
- The front lobby projection provides depth to the facade
- The windows are placed in a strategic linear way, to provide articulation to the building



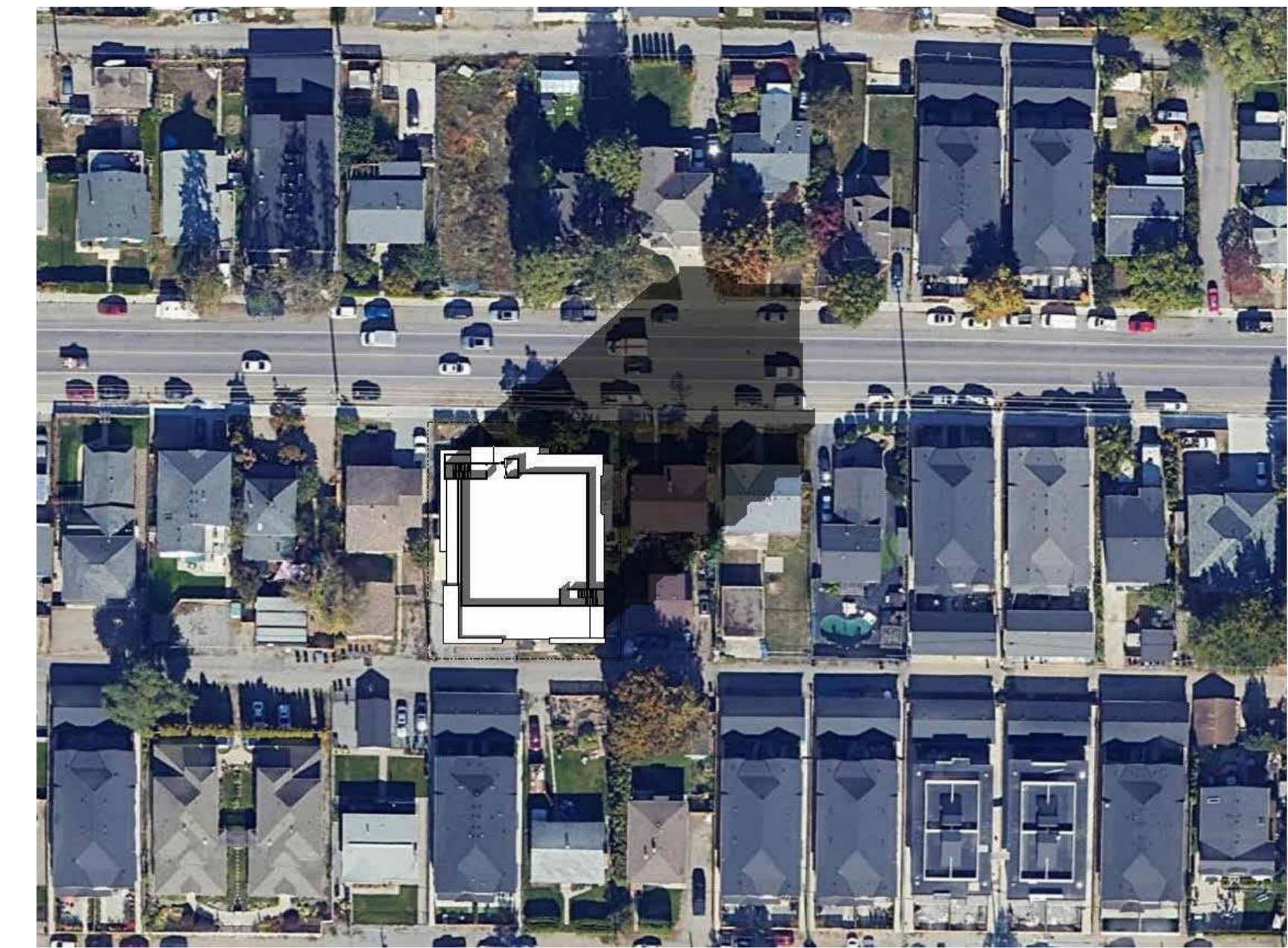
2040 OCP Relationship to Street Graphic



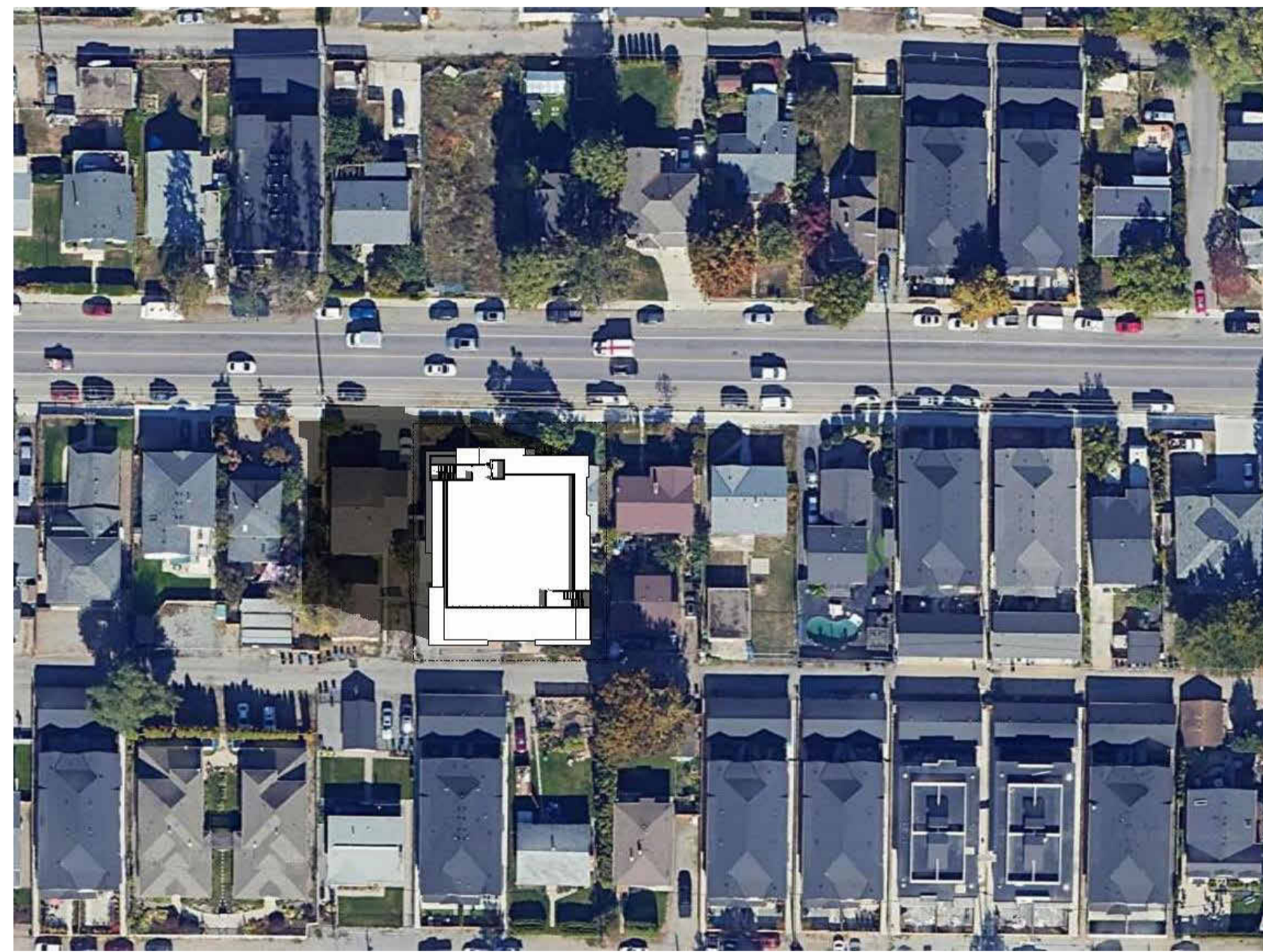
MARCH 21 AT 9am



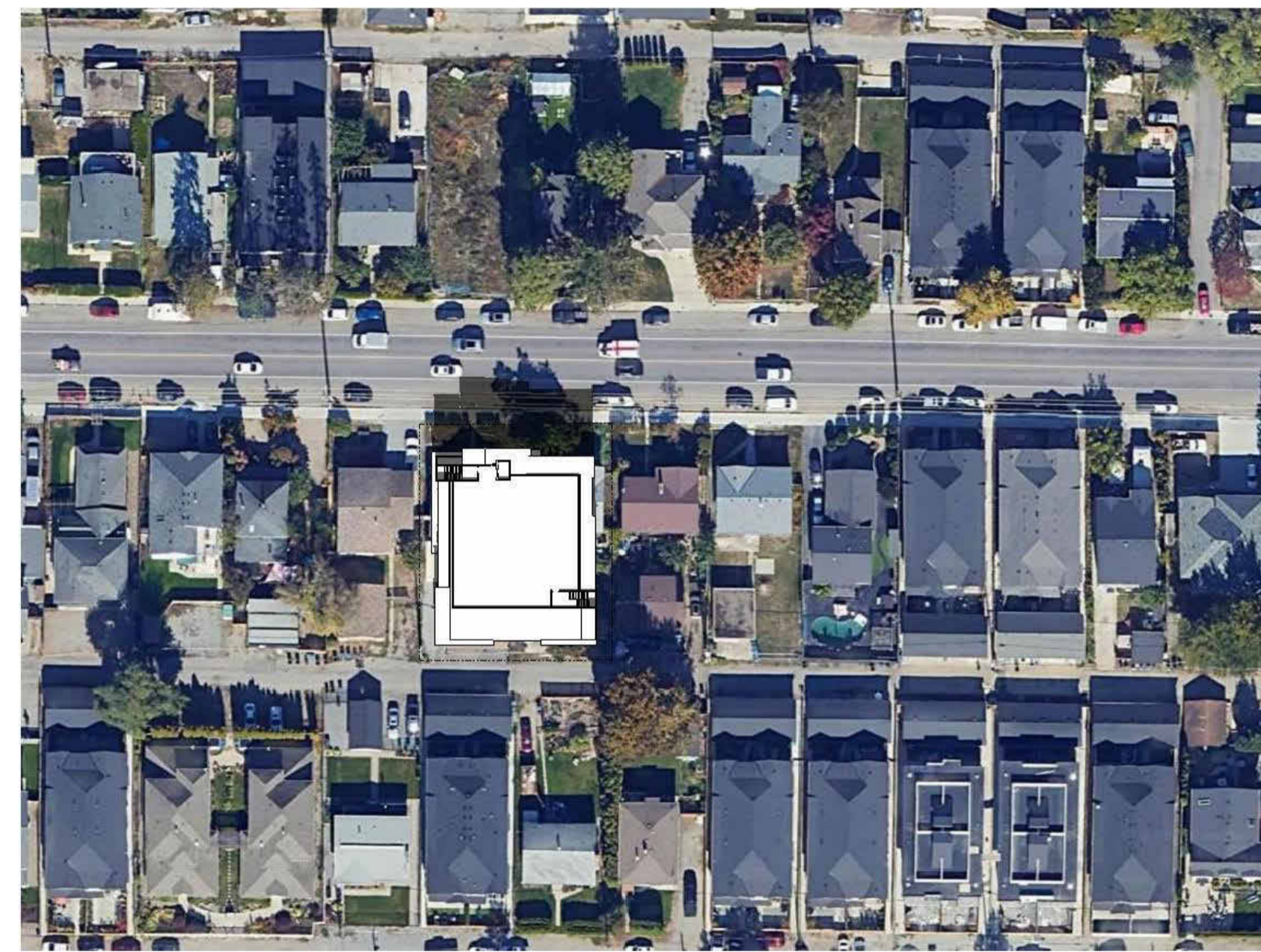
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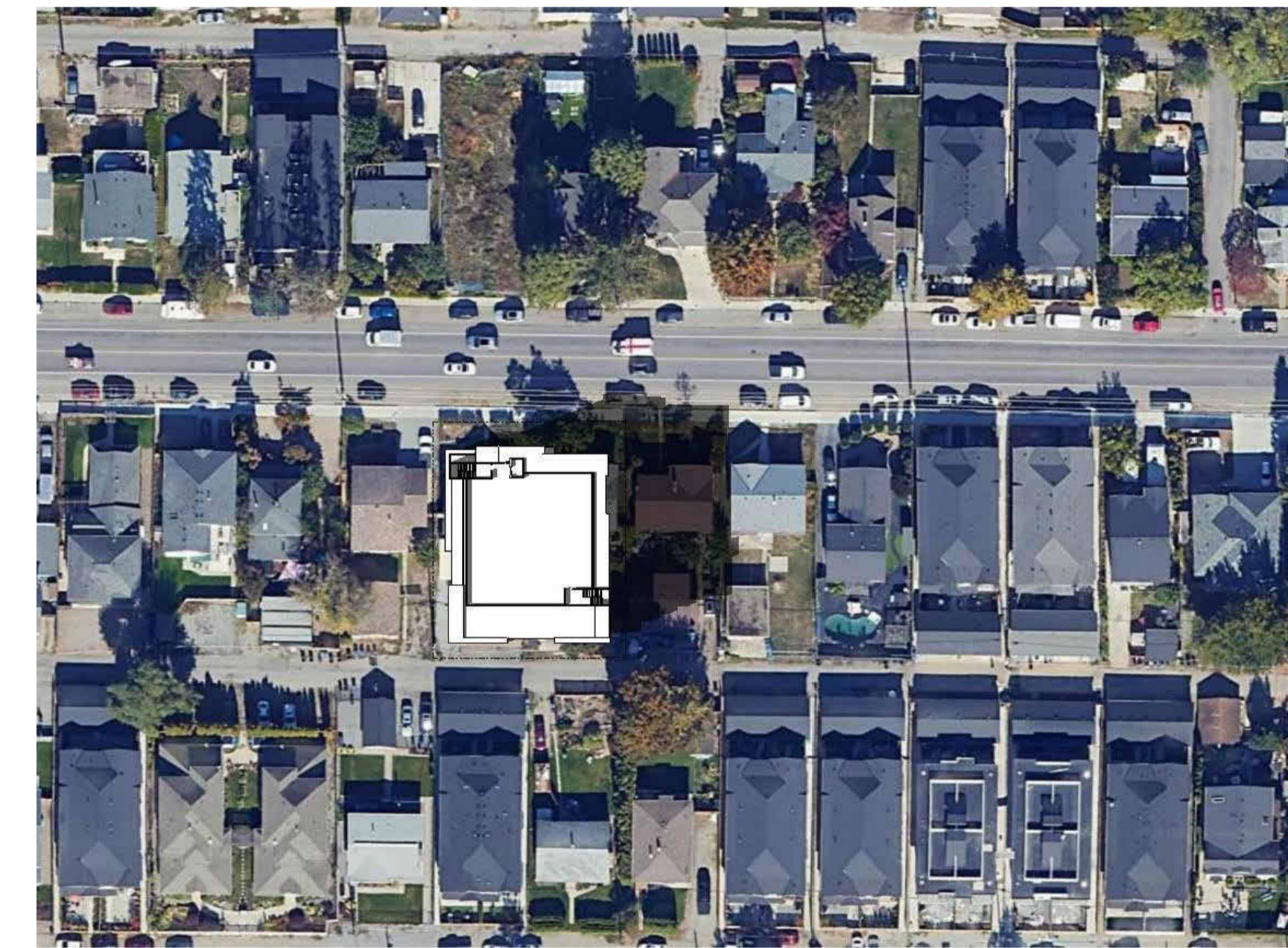
MARCH 21 AT 3pm



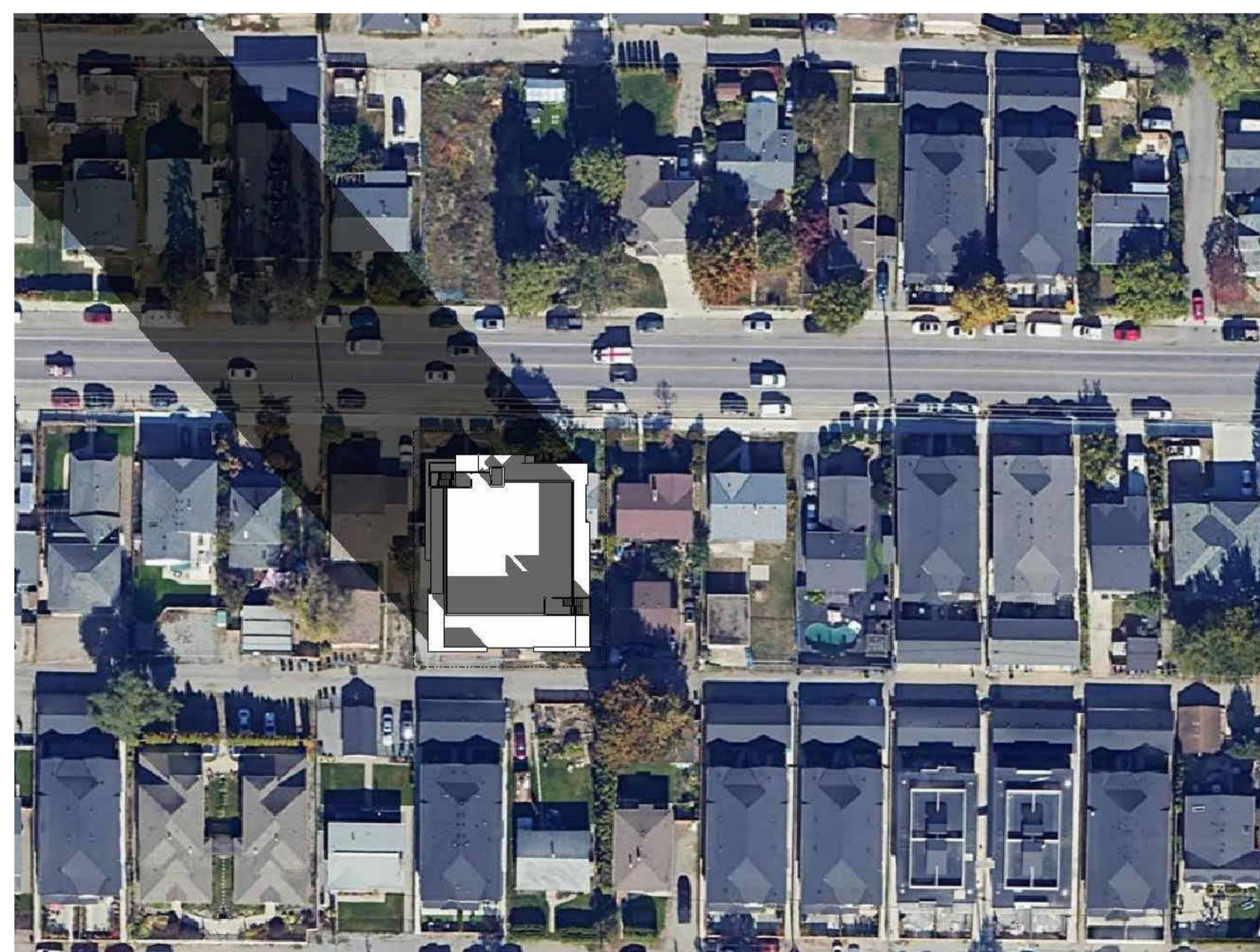
JUNE 21 AT 9am



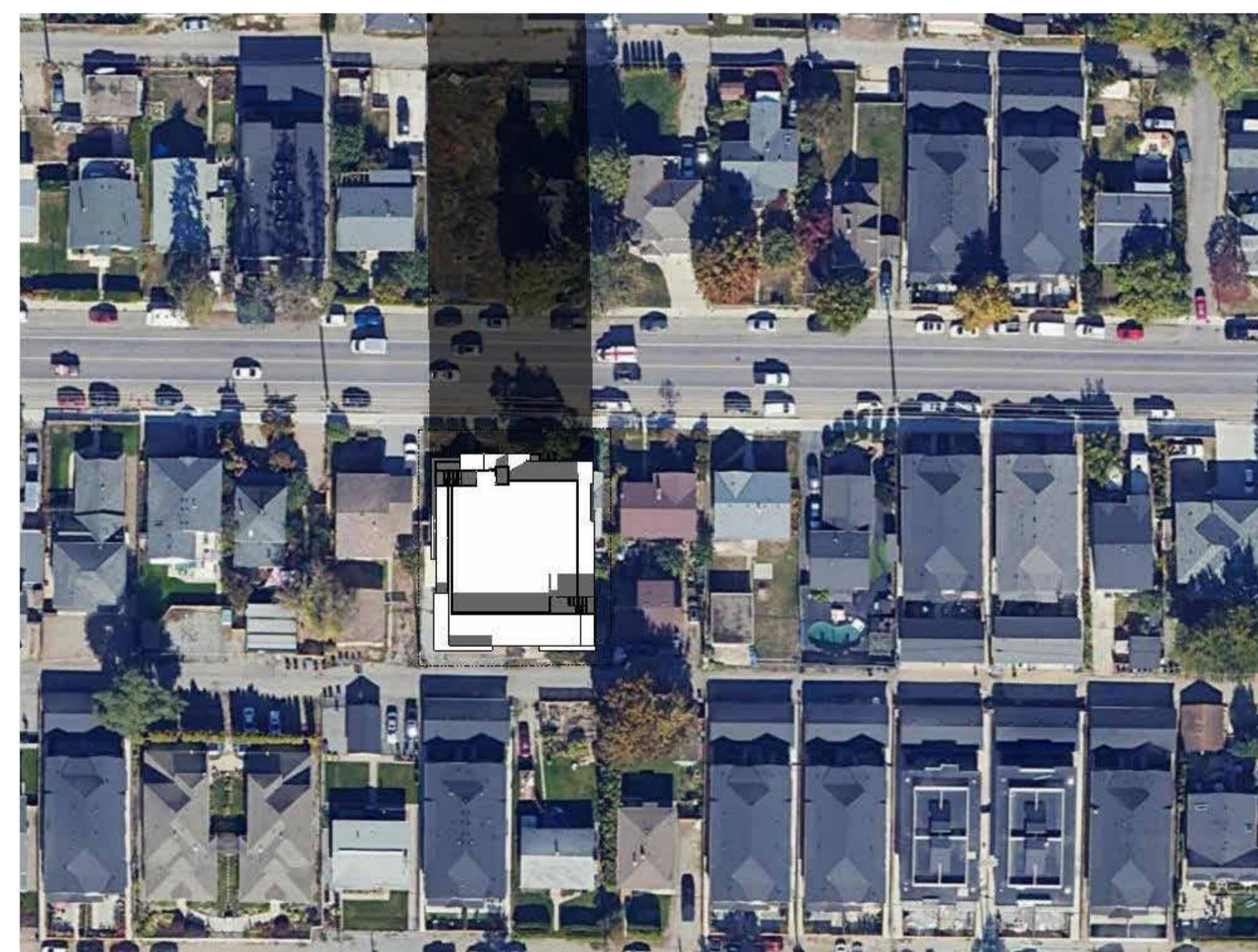
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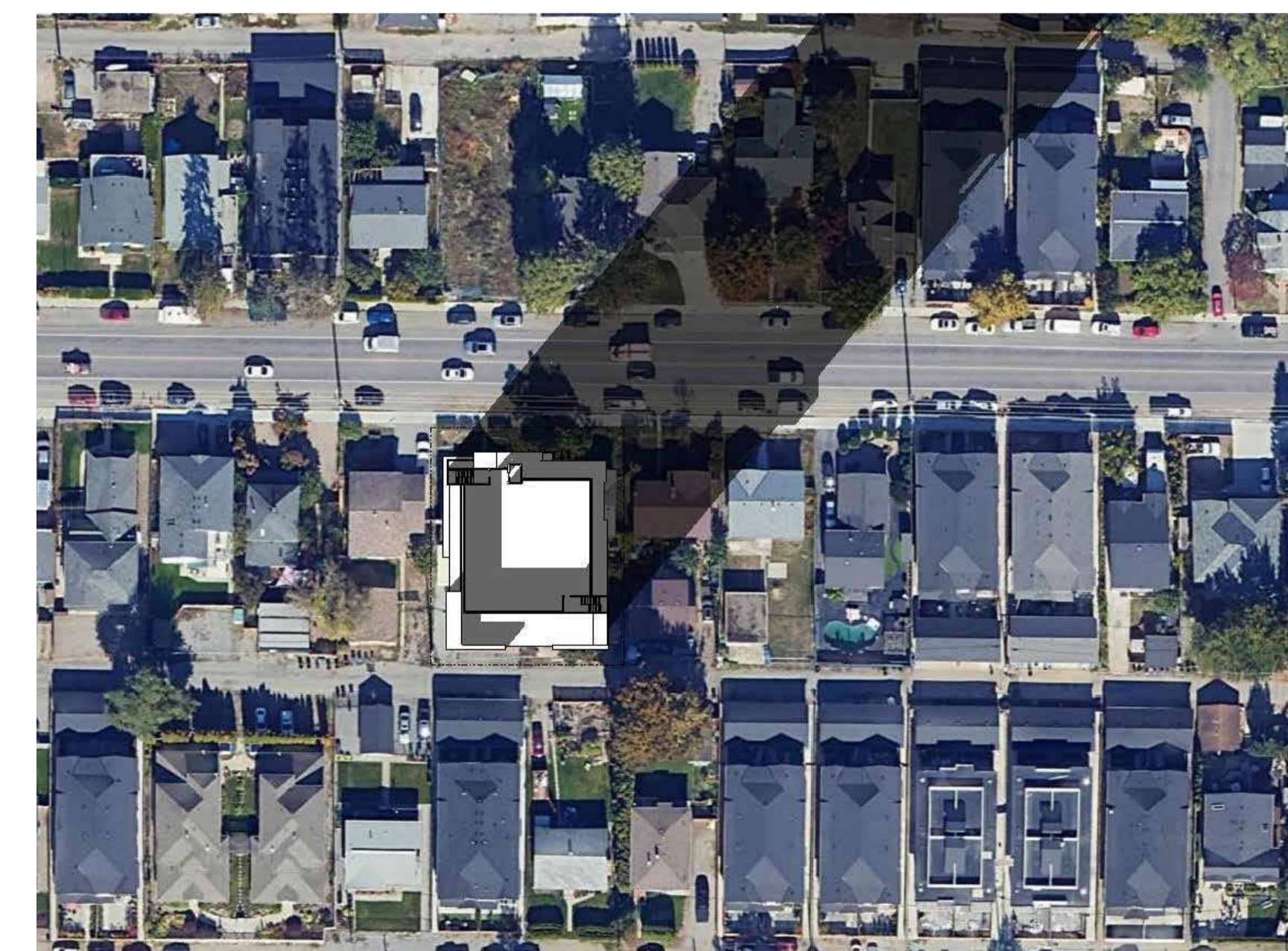
JUNE 21 AT 3pm



DECEMBER 21 AT 9am



DECEMBER 21 AT 12pm



DECEMBER 21 AT 3pm

# 789 & 809 CADDER AVE, KELOWNA, BC

CADDER AVE.

## PROPERTY DESCRIPTION:

CIVIC: 789 AND 809 CADDER AVE, KELOWNA, BC  
 LEGAL: LOT 39,38, PLAN KAP700, SECTION 19, TOWNSHIP 26

## ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING, CORE AREA, TRANSIT SUPPORTIVE CORRIDOR  
 PROPOSED: MF3 ZONING

## SITE INFORMATION:

GROSS SITE AREA = 12,258.12 SF (1,138.82 m<sup>2</sup>)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	65% (7,968 SF)	63% (7,692 SF)
SITE COVERAGE + HARDSCAPING =	85% (10,419 SF)	77% (9,425 SF)
MIN. DENSITY: 4.75 UNITS/1,050 m <sup>2</sup> LOT AREA =	5 UNITS	29 UNITS
FAR =	1.8 (22,064 SF)	1.65 (20,232 SF)
HEIGHT =	22.0 m (6 STOREYS)	21.93 m (6 STOREYS)

## YARD SETBACKS:

FRONT YARD (PRE-DEDICATION) =	4.5 m	4.5 m
FRONT YARD BUILDING STEPBACK =	3.0 m	3.0 m
SIDE YARD (EAST) =	3.0 m	3.2 m
SIDE YARD (WEST) =	3.0 m	3.2 m
REAR YARD (FROM LANE) =	3.0 m	3.0 m

## PARKING CALCULATIONS:

1 BEDROOM UNITS =	20 UNITS x 1.0 = 20	
2 BEDROOM UNITS =	9 UNITS x 1.1 = 9.9	
TOTAL =	29.9 = 30	
BICYCLE PARKING INCENTIVE (8.5.8)	30 - 20% (MAX 5) = 25	
VISITOR =	29 UNITS x 0.14 = 4	
TOTAL =	29	29
ACCESSIBLE PARKING =	1 (0 VAN ACCESSIBLE)	1 (0 VAN ACCESSIBLE)

## BONUS LONG-TERM BICYCLE STORAGE:

1 BEDROOM =	20 UNITS x 1.25 = 25	
2 BEDROOM =	9 UNITS x 1.5 = 13.5	
TOTAL =	38.5 = 39	39

## SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE =	6	6
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## PRIVATE & COMMON AMENITY SPACE:

1 BEDROOM UNITS =	15 m <sup>2</sup> (161.5 SF) x 20 UNITS = 300 m <sup>2</sup> (3,230 SF)
2 BEDROOM UNITS =	25 m <sup>2</sup> (269.1 SF) x 9 UNITS = 225 m <sup>2</sup> (2,421 SF)
TOTAL REQUIRED:	525 m <sup>2</sup> (5,651 SF)

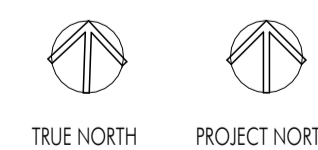
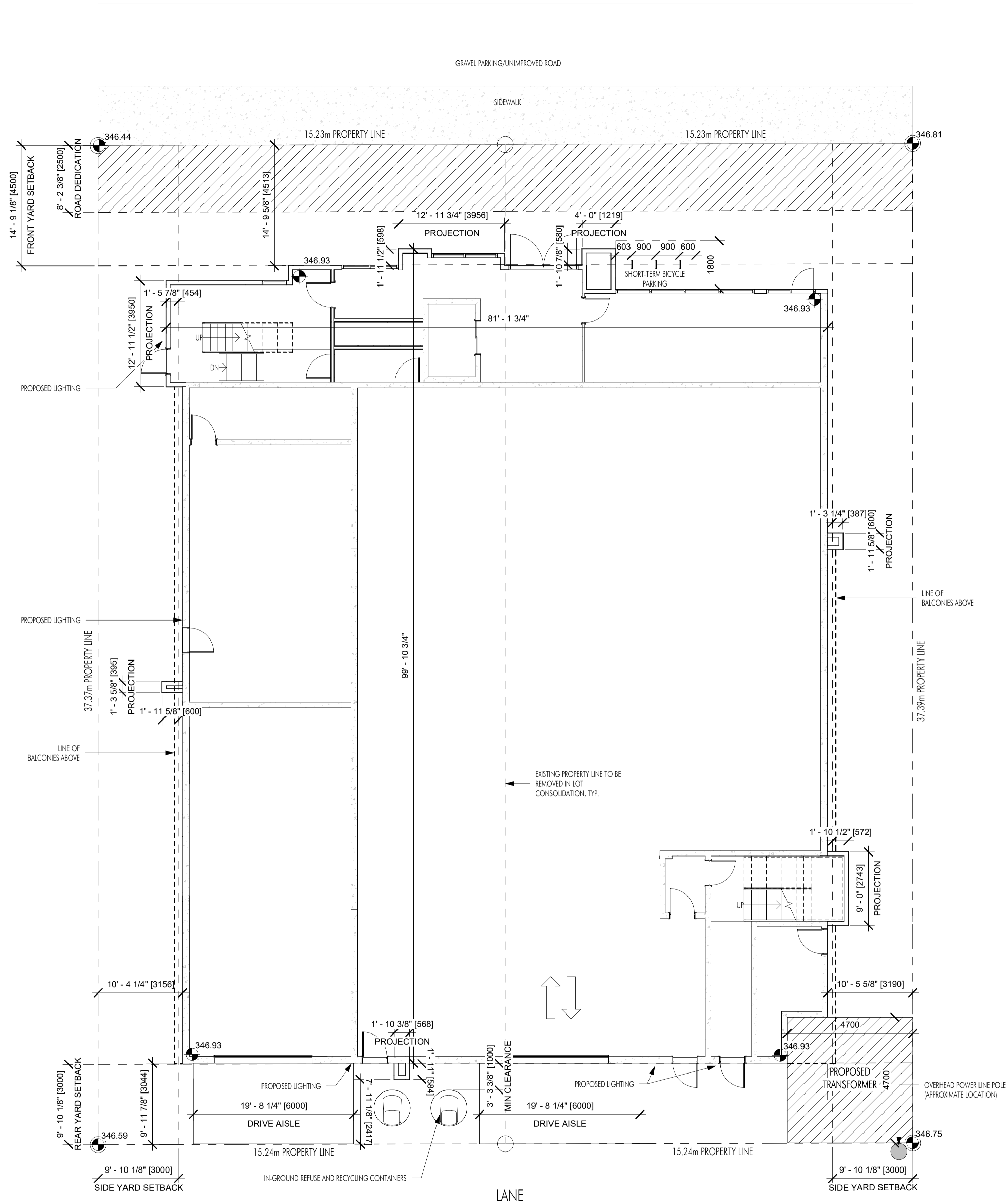
COMMON AMENITY SPACE REQUIRED =	29 UNITS x 4 m <sup>2</sup> = 116 m <sup>2</sup> (1,248.6 SF)
COMMON AMENITY SPACE PROPOSED =	403.1 m <sup>2</sup> (4,339.6 SF)

PRIVATE PROPOSED: 1 BEDROOM UNITS =	206.9 m <sup>2</sup> (2,227 SF, SEE TABLE)
PRIVATE PROPOSED: 2+ BEDROOM UNITS =	202.5 m <sup>2</sup> (2,180 SF, SEE TABLE)
TOTAL PROPOSED=	812.5 m <sup>2</sup> (8,745 SF)

PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
14	REGULAR - 90 deg
14	SMALL - 90 deg
Grand total: 29	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 301	1	578 SF	108 SF
UNIT 302	2	760 SF	310 SF
UNIT 303	1	578 SF	108 SF
UNIT 304	1	578 SF	108 SF
UNIT 305	1	578 SF	104 SF
UNIT 306	1	578 SF	108 SF
UNIT 307	2	861 SF	154 SF
UNIT 308	1	621 SF	100 SF
UNIT 401	1	578 SF	108 SF
UNIT 402	2	760 SF	310 SF
UNIT 403	1	578 SF	108 SF
UNIT 404	1	578 SF	108 SF
UNIT 405	1	578 SF	104 SF
UNIT 406	1	578 SF	108 SF
UNIT 407	2	861 SF	154 SF

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 408	1	621 SF	100 SF
UNIT 501	1	578 SF	108 SF
UNIT 502	2	760 SF	310 SF
UNIT 503	1	578 SF	108 SF
UNIT 504	1	578 SF	108 SF
UNIT 505	1	578 SF	104 SF
UNIT 506	1	578 SF	108 SF
UNIT 507	2	861 SF	154 SF
UNIT 508	1	621 SF	100 SF
UNIT 601	2	1018 SF	310 SF
UNIT 602	2	1124 SF	273 SF
UNIT 603	1	898 SF	219 SF
UNIT 604	2	1116 SF	205 SF
UNIT 605	1	677 SF	100 SF
TOTAL UNIT AREAS		20232 SF	



NOTE:  
 - SITE SURVEY COMPLETED BY ALLTERRA LAND SURVEYING LTD. ON JANUARY 16, 2024.  
 - GEODETIC ELEVATIONS TO BE FINALIZED WITH CIVIL CONSULTANT.  
 - OVERHEAD POWERLINE ALONG THE LANE TO BE BURIED AT TIME OF CONSTRUCTION

1 SITE PLAN  
 A-004 1/8" = 1'-0"

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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
04.05.24	FOR REVIEW	
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	

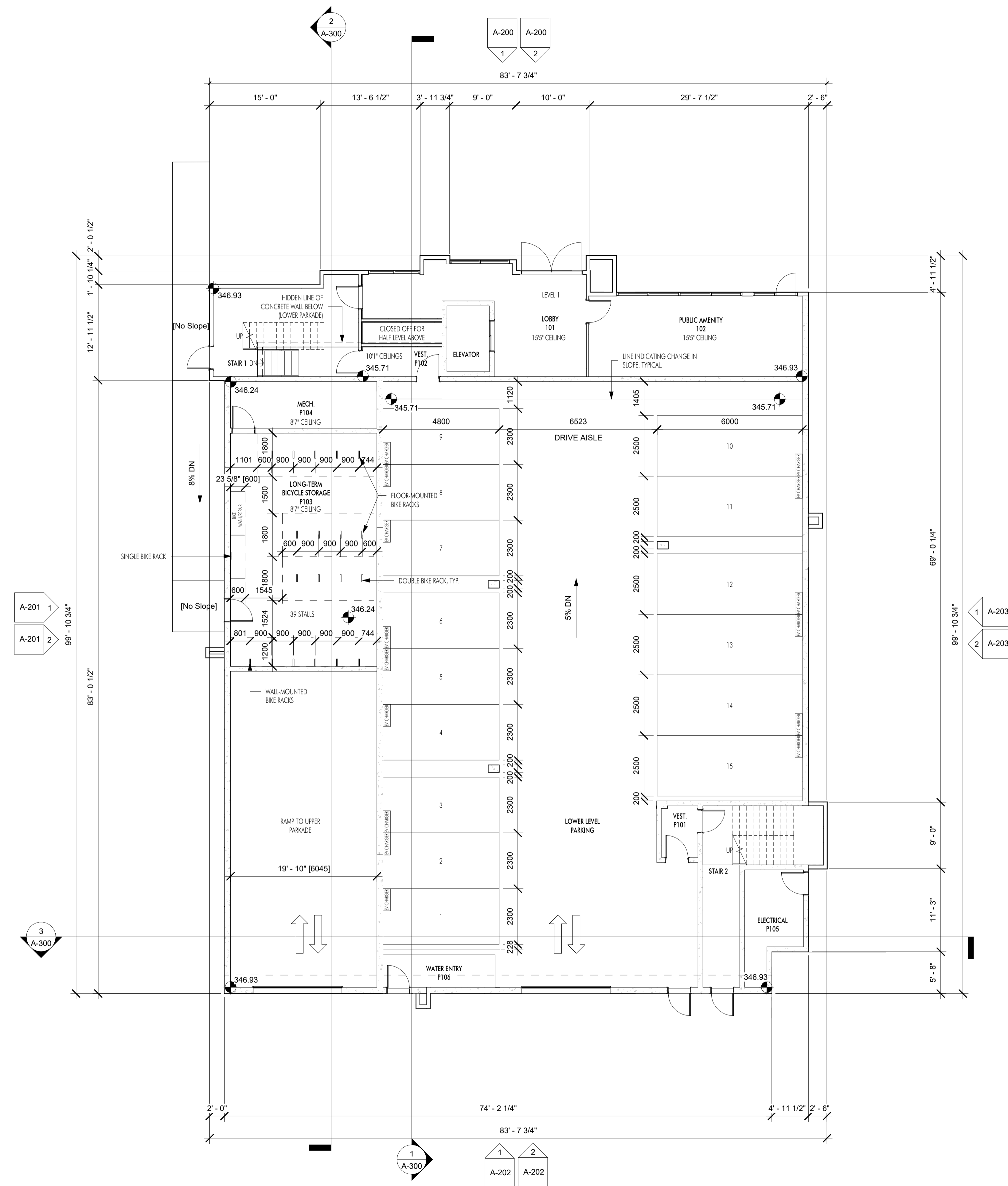
Plot Date  
 08.26.24  
 PROJECT  
 789&809 CADDER AVE  
 DRAWING TITLE  
**PROJECT INFORMATION**

Drawing No.  
**A-004**



FOR DP

Revision No.	Date	Description
03.12.24	FOR DISCUSSION	
04.05.24	FOR REVIEW	
04.22.24	FOR COORDINATION	
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	



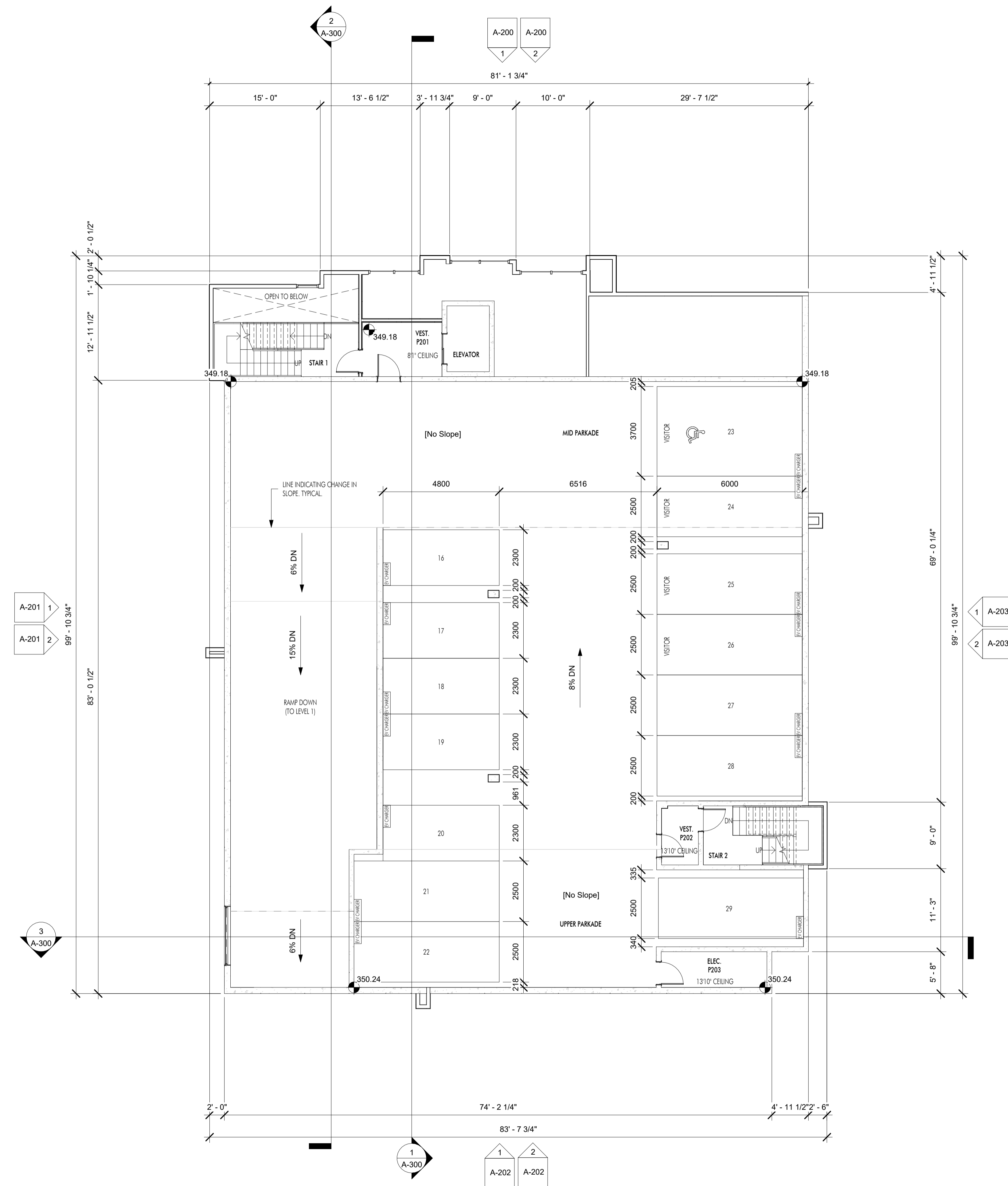
1 LOWER PARKADE/LEVEL 1 PLAN  
A-100 1/8" = 1'-0"

<b>Plot Date</b>	08.26.24
<b>PROJECT</b>	789&809 CADDER AVE
<b>DRAWING TITLE</b>	LOWER PARKADE /LEVEL 1 PLAN
<b>Drawing No.</b>	A-100



FOR DP

Revision No.	Date	Description
03.12.24	FOR DISCUSSION	
04.05.24	FOR REVIEW	
04.22.24	FOR COORDINATION	
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	



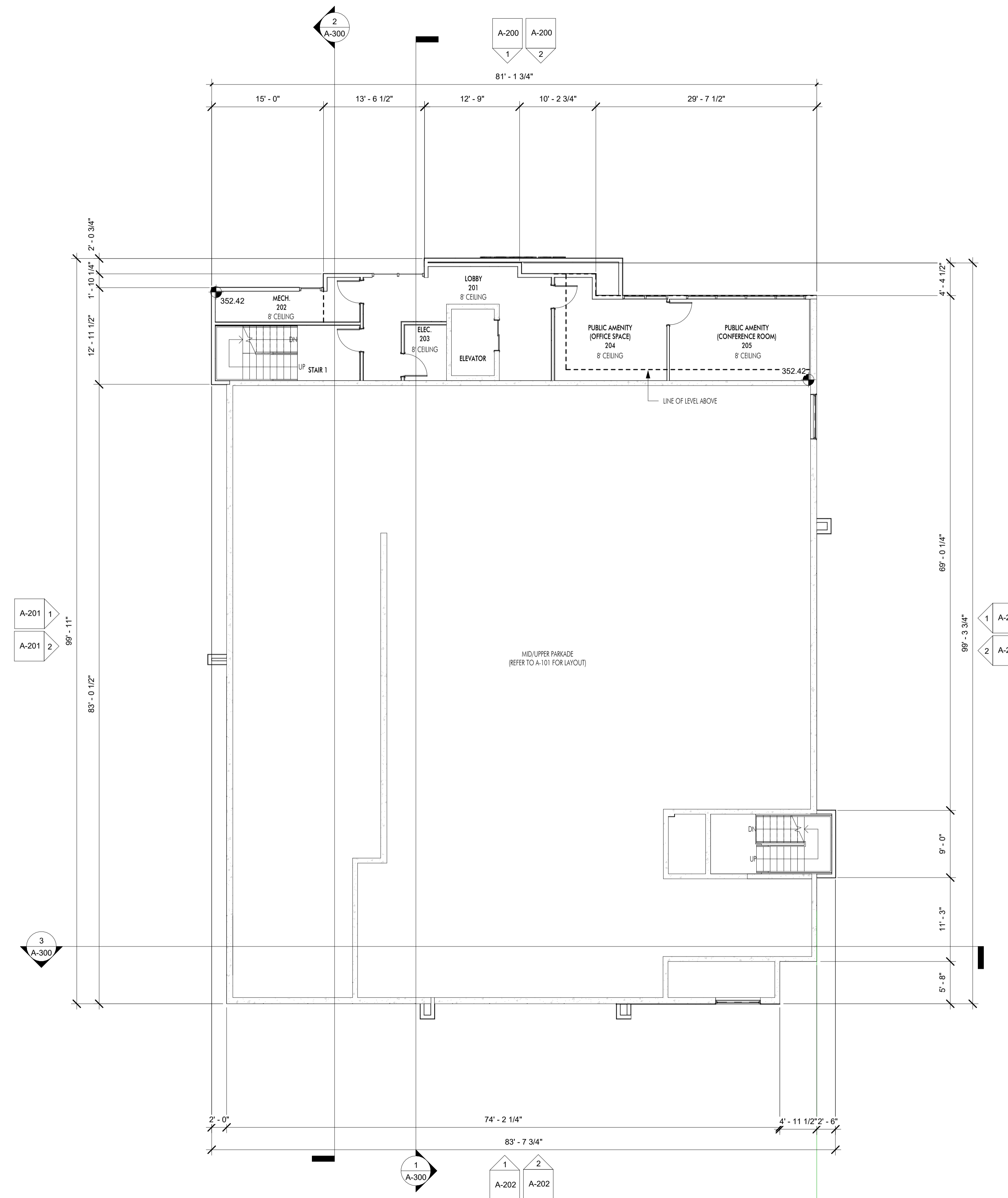
1 MID/UPPER PARKADE PLAN  
A-101 1/8" = 1'-0"

FOR DP

<b>Plot Date</b>	08.26.24
<b>PROJECT</b>	789&809 CADDER AVE
<b>DRAWING TITLE</b>	MID/UPPER PARKADE PLAN
<b>Drawing No.</b>	A-101



Revision No.	Date	Description
03.12.24	FOR DISCUSSION	
04.05.24	FOR REVIEW	
04.22.24	FOR COORDINATION	
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	



1 LEVEL 2 PLAN  
A-102 1/8" = 1'-0"

Plot Date  
08.26.24

PROJECT  
789&809 CADDER AVE

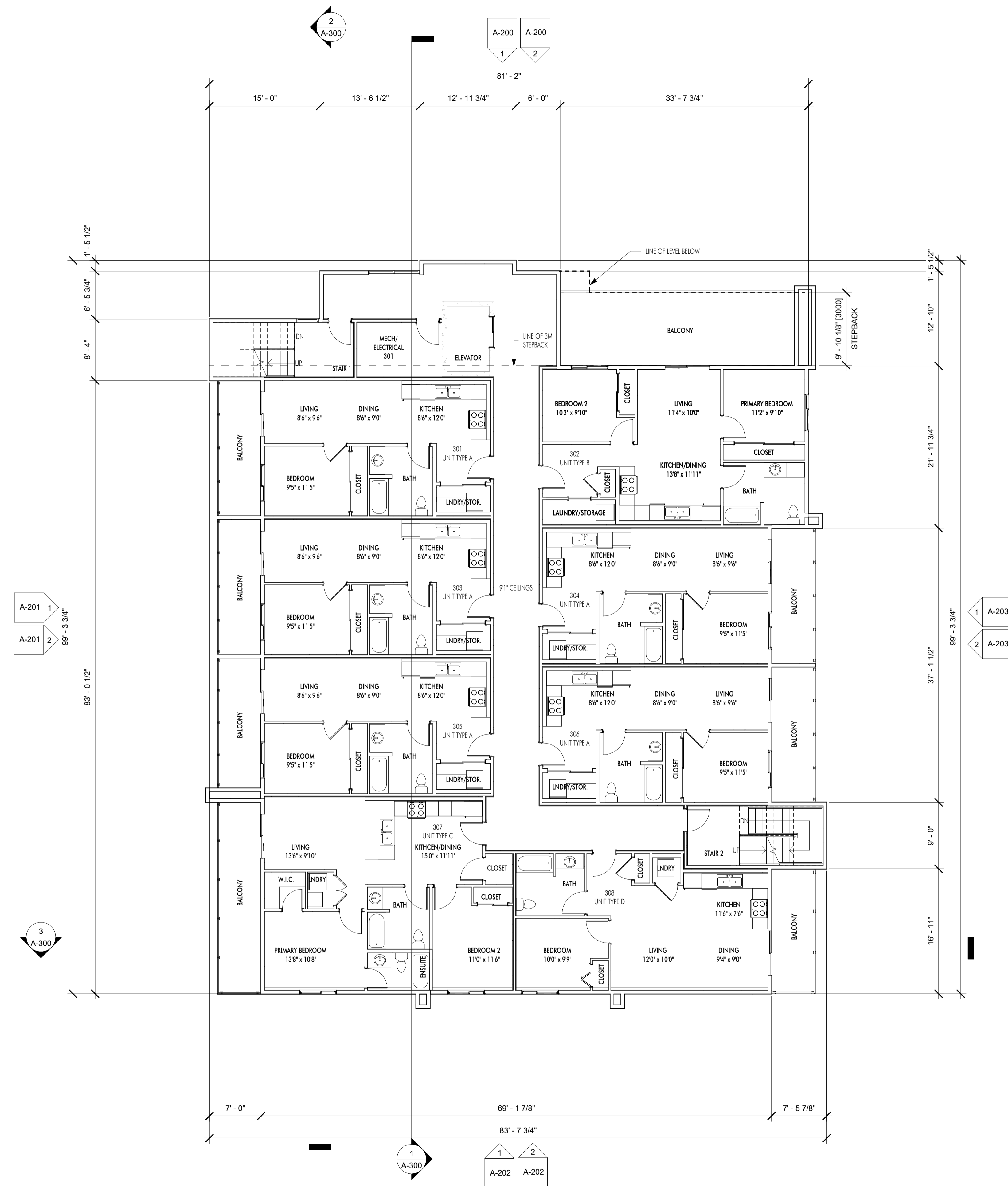
DRAWING TITLE  
LEVEL 2 PLAN

Drawing No.  
A-102



FOR DP

Revision No.	Date	Description
03.12.24	FOR DISCUSSION	
04.05.24	FOR REVIEW	
04.22.24	FOR COORDINATION	
05.31.24	FOR REVIEW	
06.21.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	



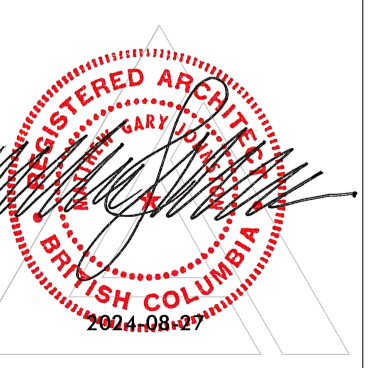
1 LEVEL 3 PLAN  
A-103 1/8" = 1'-0"

Plot Date  
08.26.24

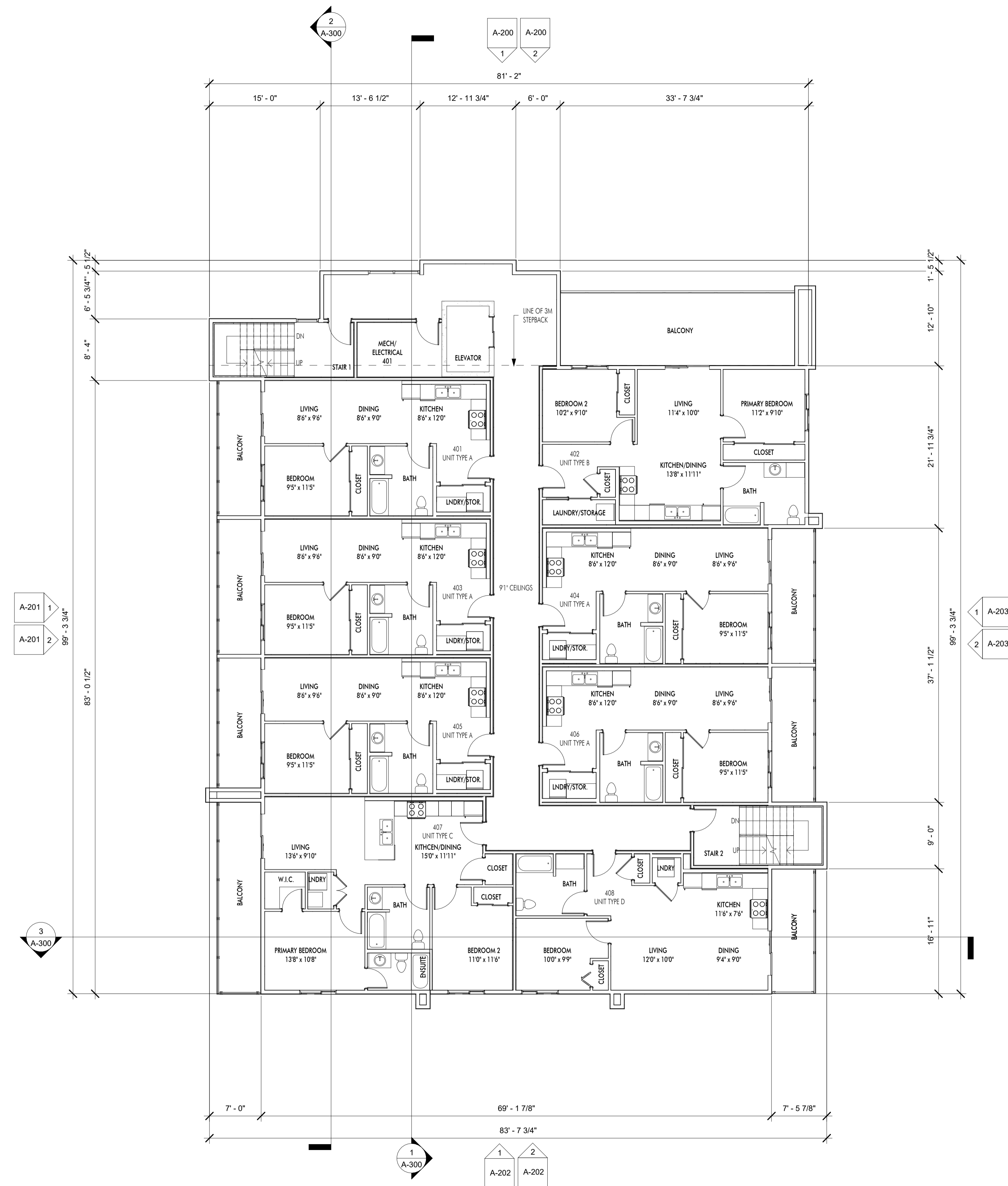
PROJECT  
789&809 CADDEN AVE

DRAWING TITLE  
LEVEL 3 PLAN

Drawing No.  
A-103



FOR DP



1 LEVEL 4 PLAN  
A-104 1/8" = 1'-0"

**Plot Date**  
08.26.24

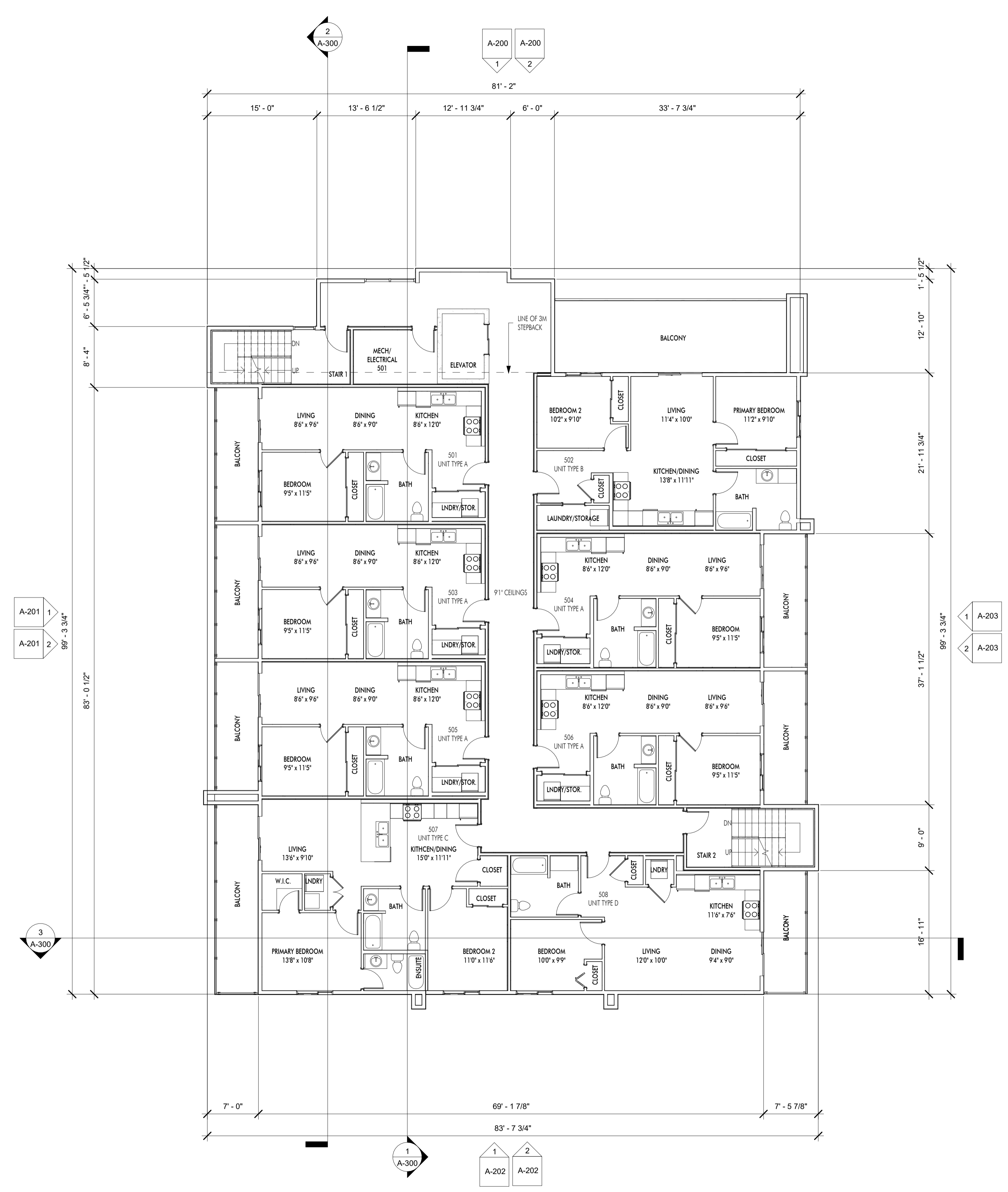
**PROJECT**  
789&809 CADDER AVE

**DRAWING TITLE**  
LEVEL 4 PLAN

**Drawing No.**  
A-104



FOR DP



1 LEVEL 5 PLAN  
A-105 1/8" = 1'-0"

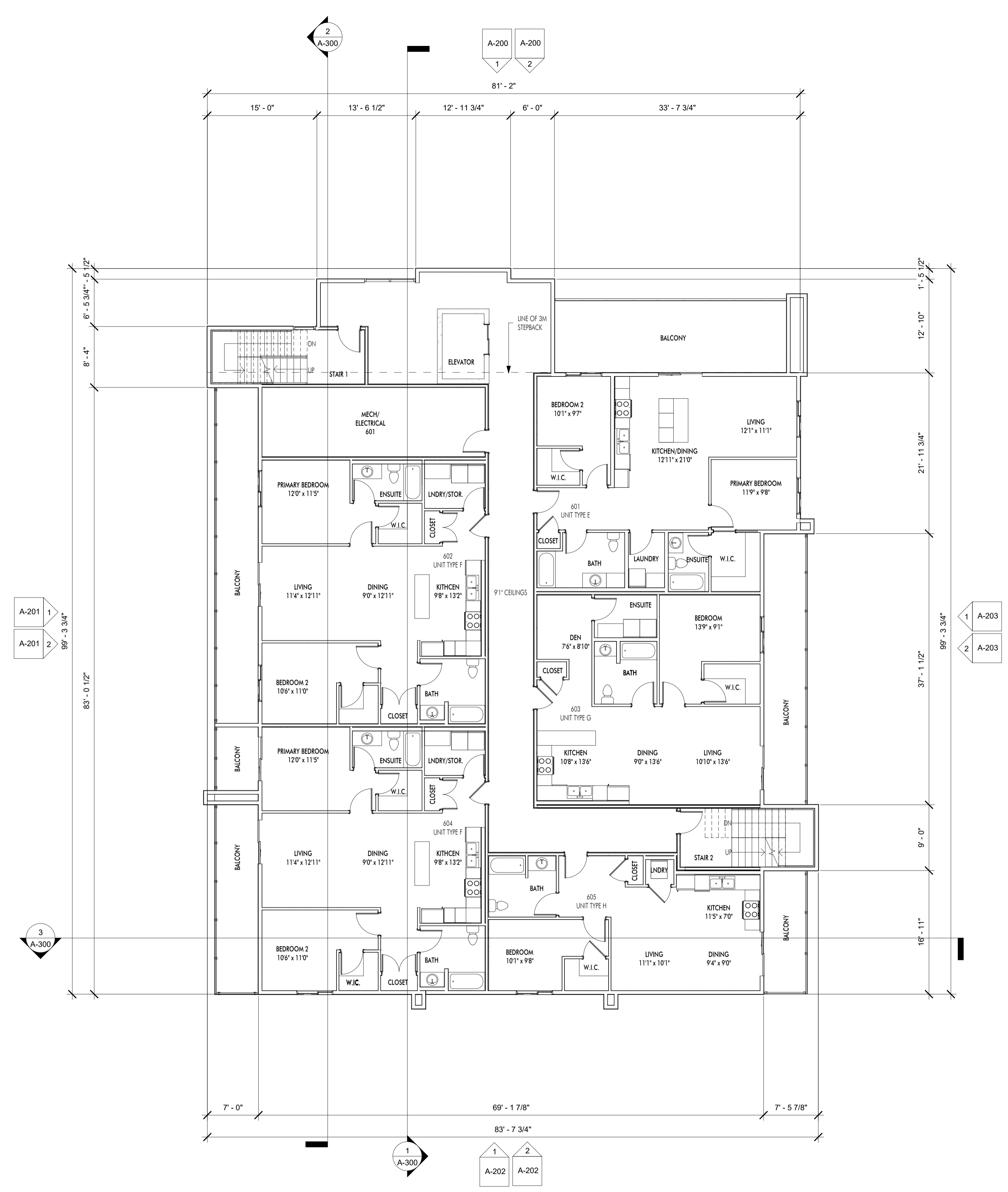
**Plot Date**  
08.26.24  
**PROJECT**  
789&809 CADDEN AVE  
**DRAWING TITLE**  
LEVEL 5 PLAN

**Drawing No.**  
A-105



FOR DP

Revision No.	Date	Description
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04.22.24	FOR COORDINATION	
05.31.24	FOR REVIEW	
06.21.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	



1 LEVEL 6 PLAN  
A-106 1/8" = 1'-0"

Plot Date  
08.26.24

PROJECT  
789&809 CADDEN AVE

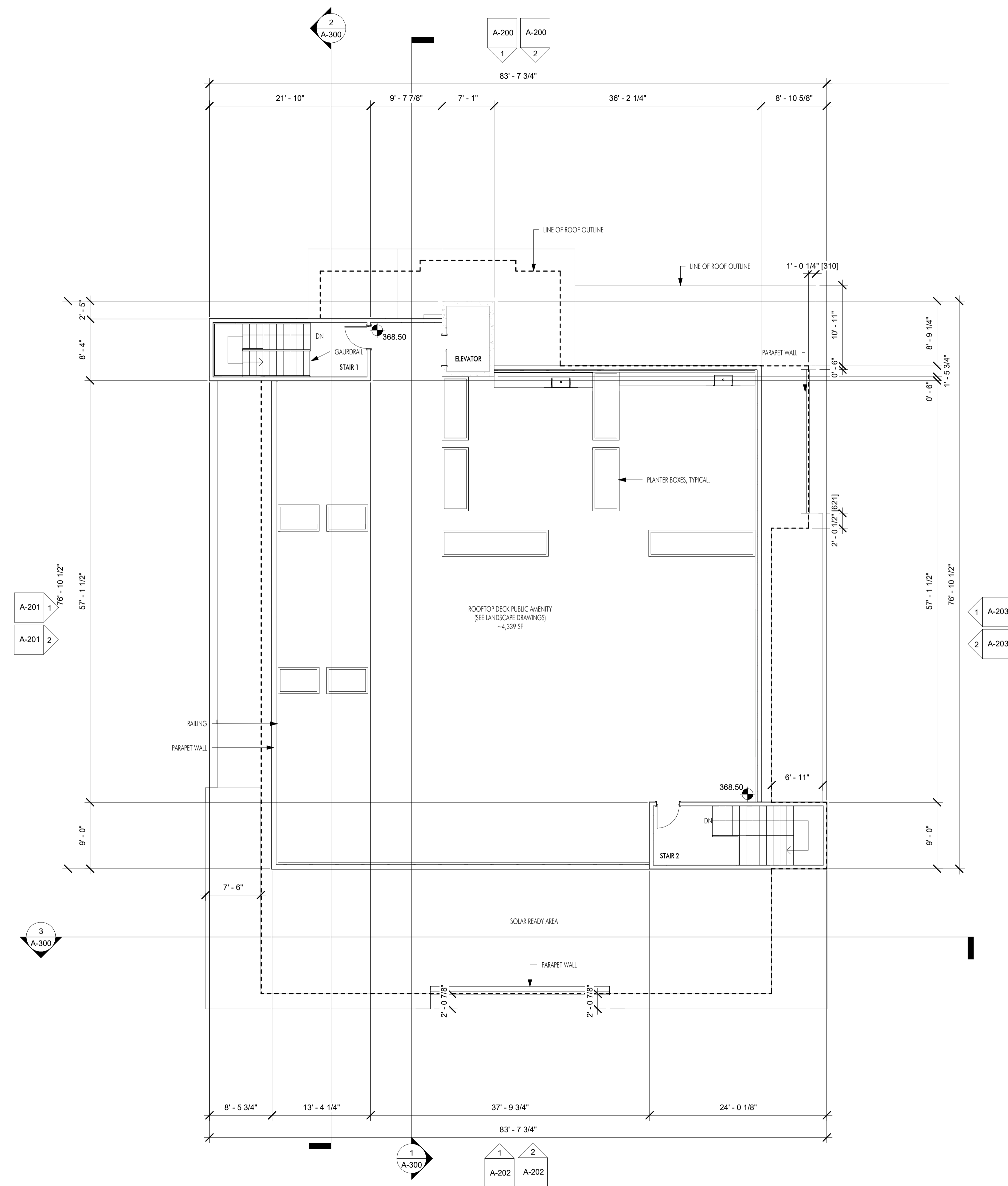
DRAWING TITLE  
LEVEL 6 PLAN

Drawing No.  
A-106



FOR DP

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04.05.24	FOR REVIEW	
04.22.24	FOR COORDINATION	
05.31.24	FOR REVIEW	
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08.26.24	FOR DP	



1 ROOFTOP DECK  
A-107 1/8" = 1'-0"

Plot Date  
08.26.24

PROJECT  
789&809 CADDEN AVE

DRAWING TITLE  
ROOFTOP DECK PLAN

Drawing No.  
A-107

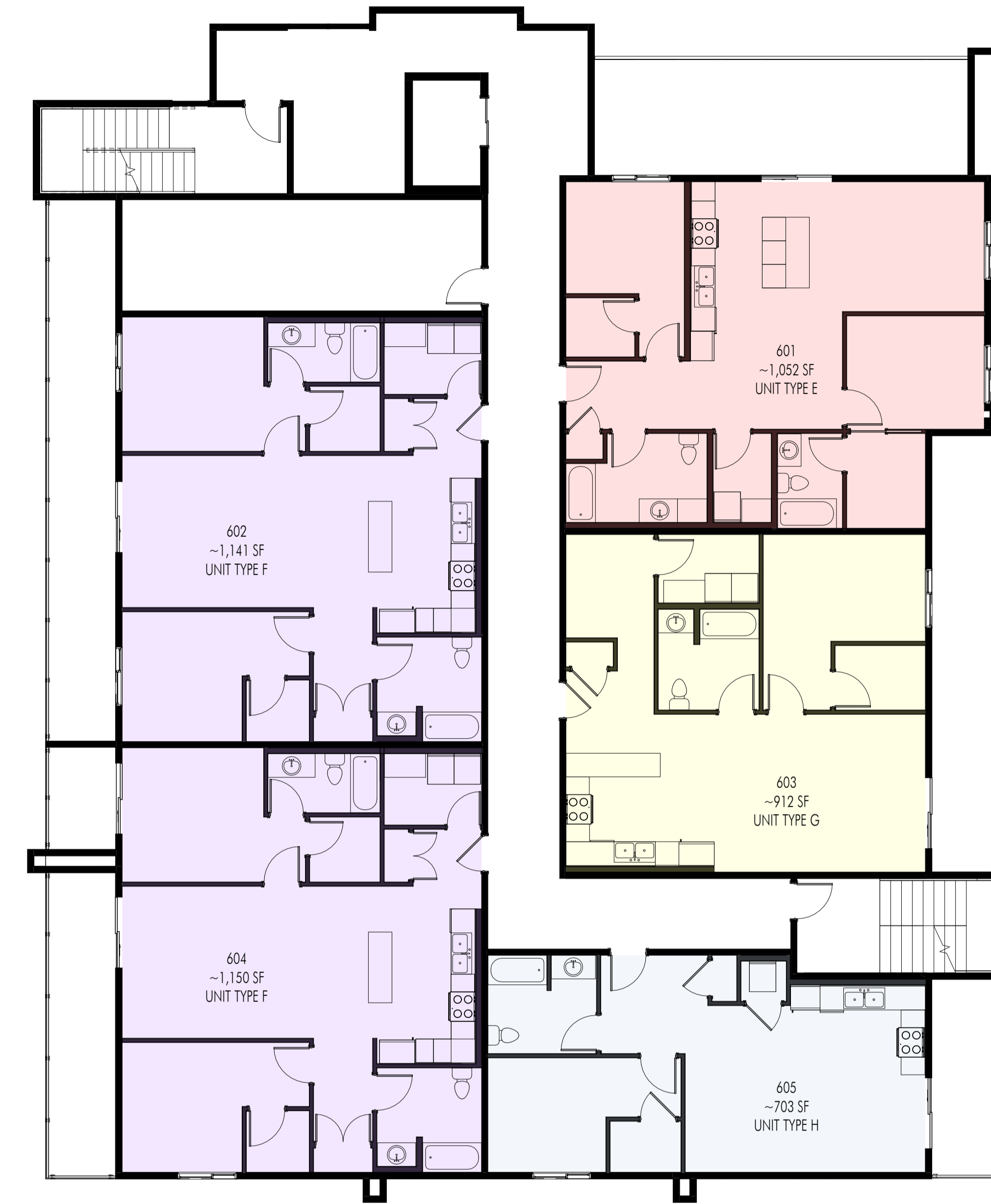


FOR DP



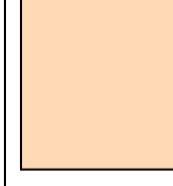
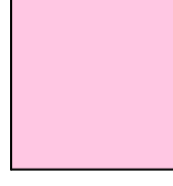
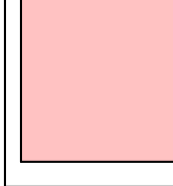
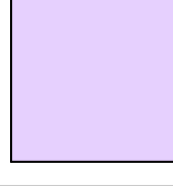
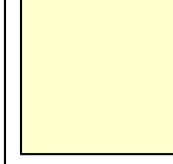





**1** LEVEL 3 COLOUR KEY PLAN  
A-109 / 1/8" = 1'-0"



**2** LEVEL 6 COLOUR KEY PLAN  
A-109 / 1/8" = 1'-0"

COLOUR KEY PLAN LEGEND & UNIT INFORMATION	
 UNIT TYPE A x 15 1 BEDROOM, 1 BATHROOM	 UNIT TYPE B x 3 2 BEDROOMS, 1 BATHROOM
 UNIT TYPE C x 3 2 BEDROOMS, 2 BATHROOMS	 UNIT TYPE D x 3 1 BEDROOM, 1 BATHROOM
 UNIT TYPE E x 1 2 BEDROOMS, 2 BATHROOMS	 UNIT TYPE F x 2 2 BEDROOMS, 2 BATHROOMS
 UNIT TYPE G x 1 1 BEDROOM, 1 BATHROOM	 UNIT TYPE H x 1 1 BEDROOM, 1 BATH

NOTE: UNIT AREAS ARE RECORDED AS SELLABLE AREAS

Plot Date  
08.26.24

PROJECT  
789&809 CADDER AVE

DRAWING TITLE  
**COLOUR KEY PLANS**

Drawing No.  
**A-109**



FOR DP

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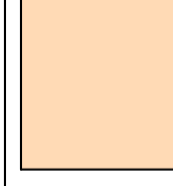
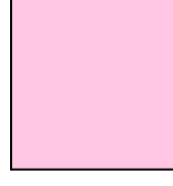
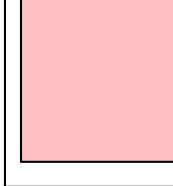
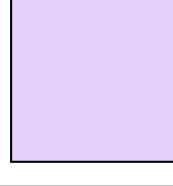
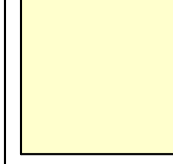

**Revision No., Date and Description**



1 LEVEL 4 COLOUR KEY PLAN  
A-110 1/8" = 1'-0"



2 LEVEL 5 COLOUR KEY PLAN  
A-110 1/8" = 1'-0"

COLOUR KEY PLAN LEGEND & UNIT INFORMATION	
 UNIT TYPE A x 15 1 BEDROOM, 1 BATHROOM	 UNIT TYPE B x 3 2 BEDROOMS, 1 BATHROOM
 UNIT TYPE C x 3 2 BEDROOMS, 2 BATHROOMS	 UNIT TYPE D x 3 1 BEDROOM, 1 BATHROOM
 UNIT TYPE E x 1 2 BEDROOMS, 2 BATHROOMS	 UNIT TYPE F x 2 2 BEDROOMS, 2 BATHROOMS
 UNIT TYPE G x 1 1 BEDROOM, 1 BATHROOM	 UNIT TYPE H x 1 1 BEDROOM, 1 BATH

NOTE: UNIT AREAS ARE RECORDED AS SELLABLE AREAS

**Plot Date**

08.26.24

**PROJECT**

789&809 CADDER AVE

**DRAWING TITLE**

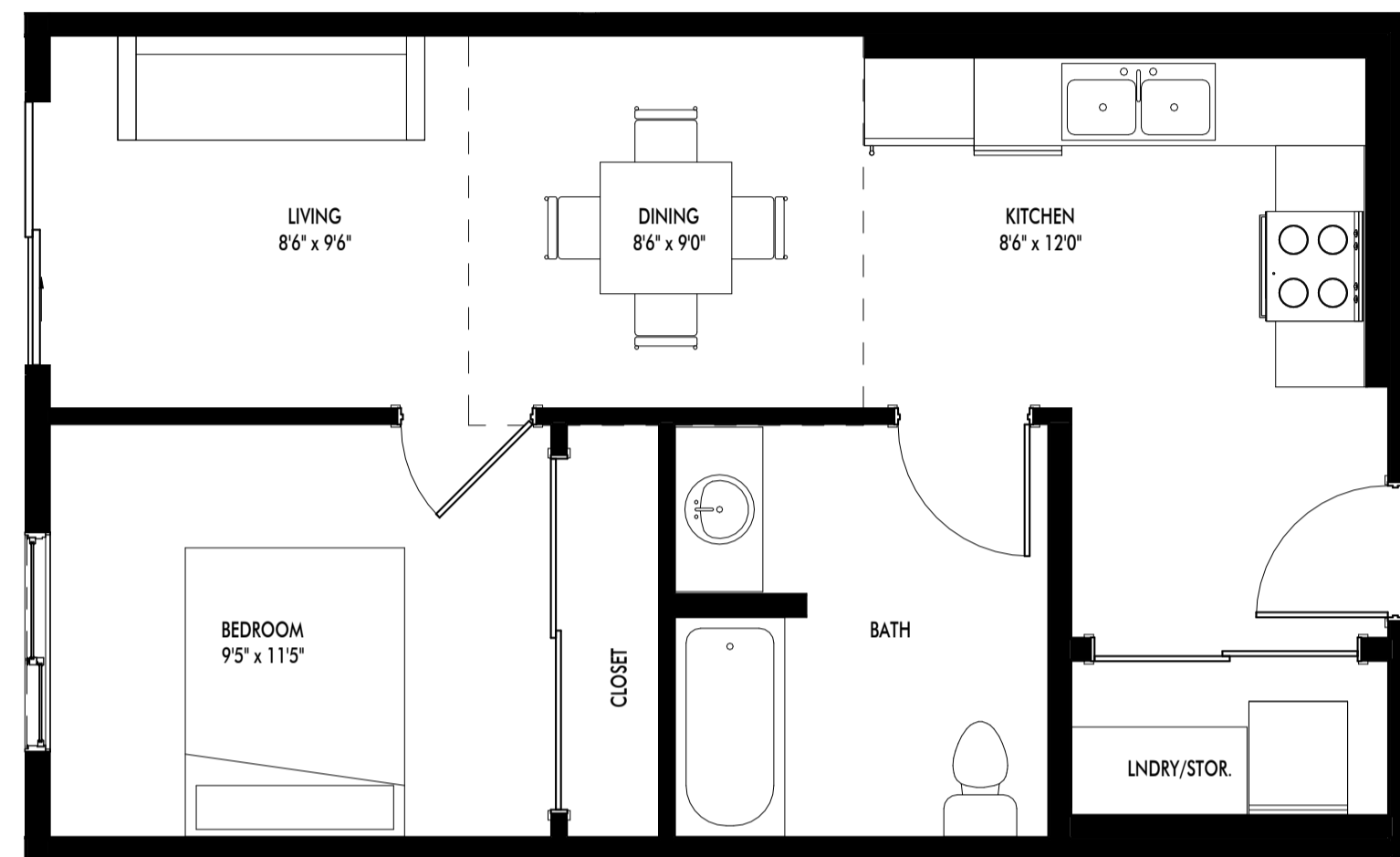
COLOUR KEY PLANS

**Drawing No.**

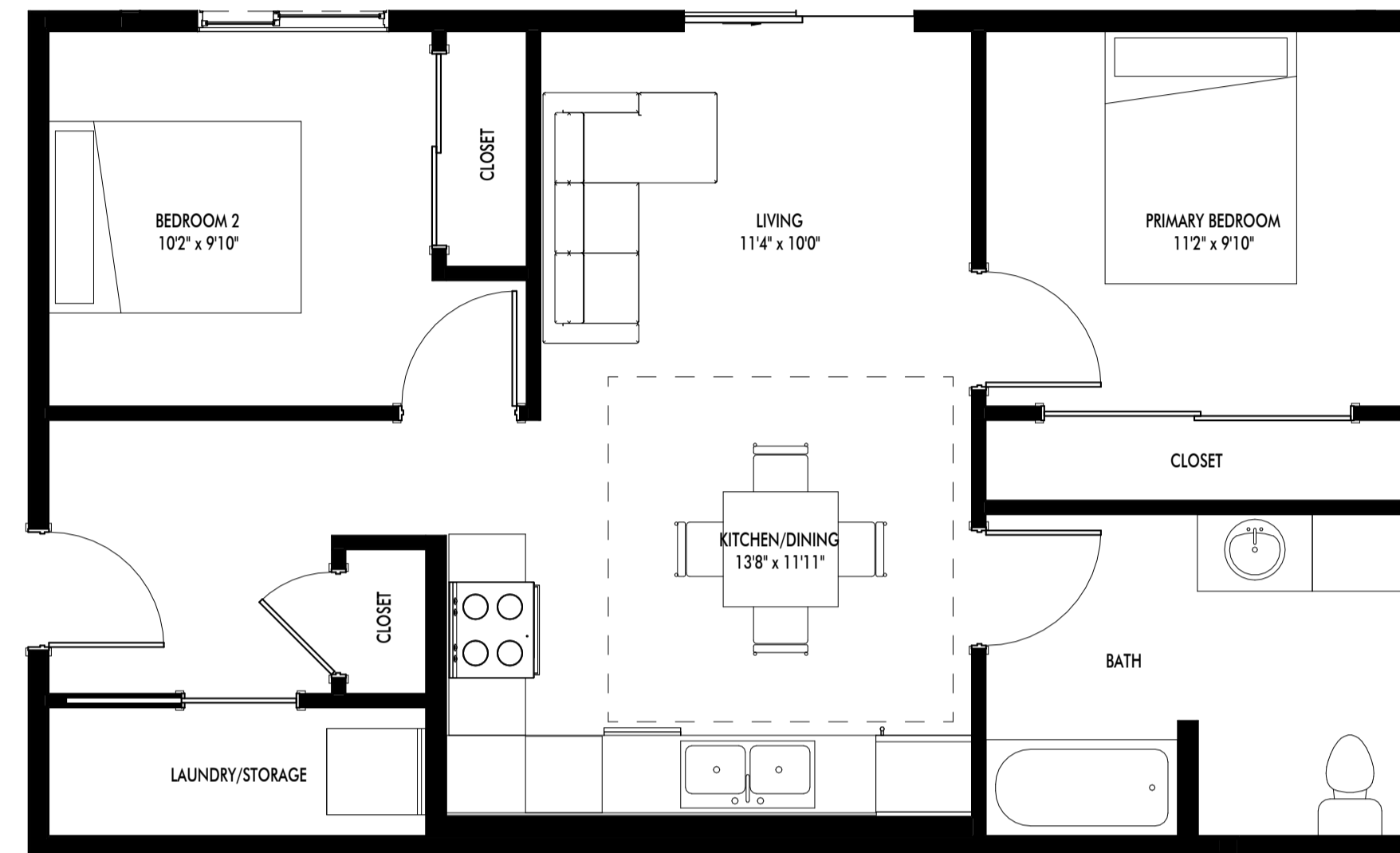
A-110



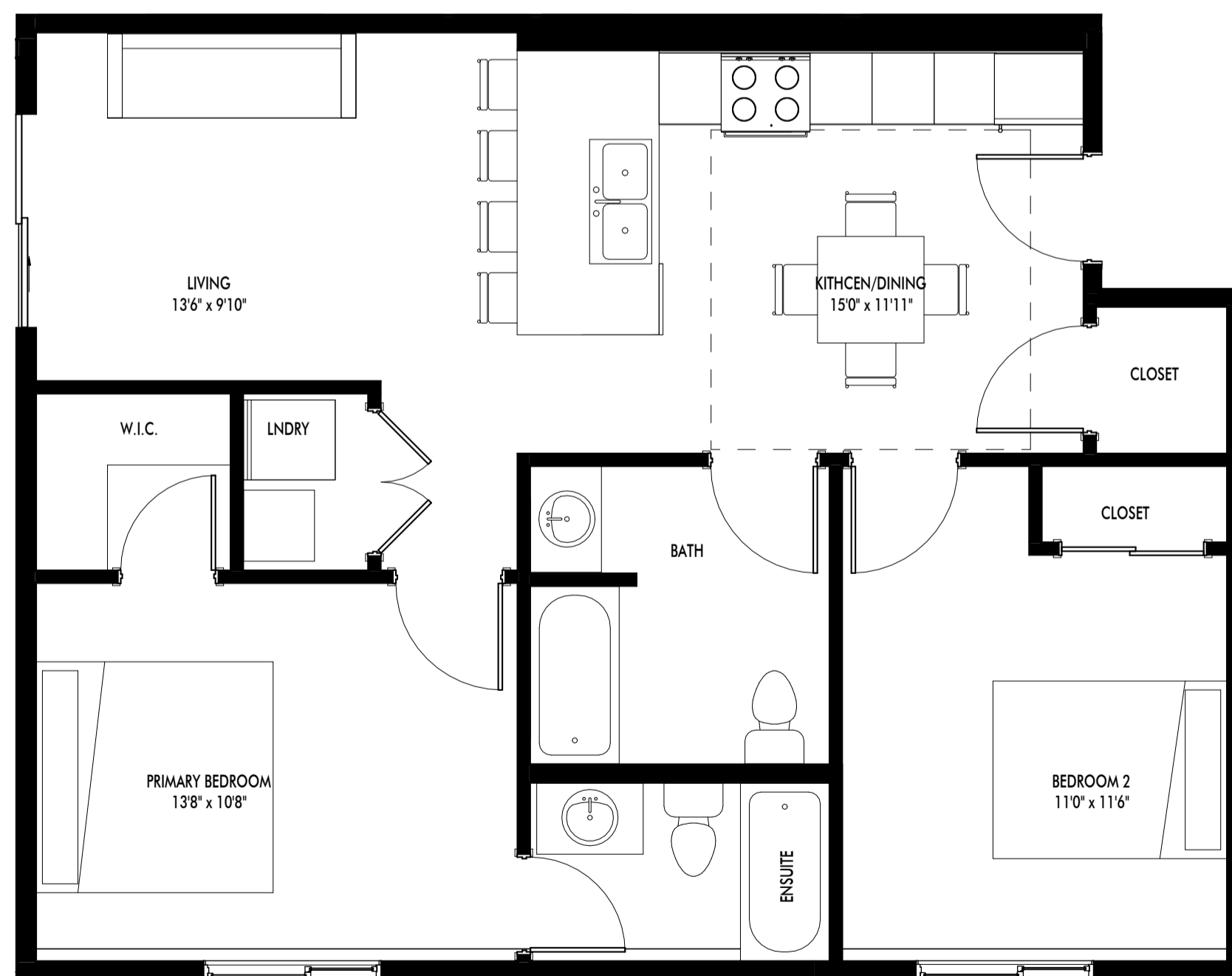
FOR DP



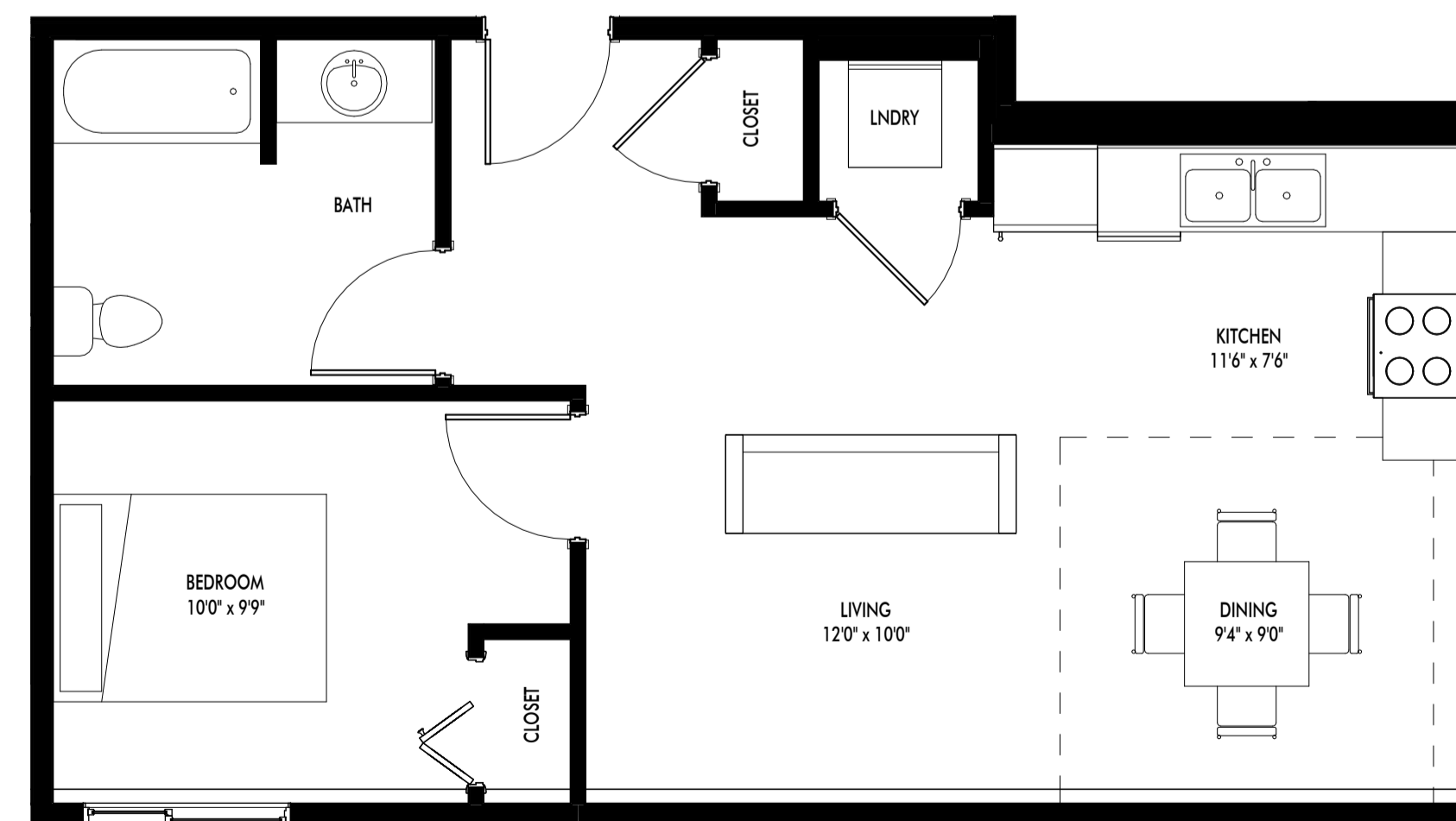
**1 UNIT TYPE A**  
A-111 1/4" = 1'-0"



**2 UNIT TYPE B**  
A-111 1/4" = 1'-0"



**3 UNIT TYPE C**  
A-111 1/4" = 1'-0"



**4 UNIT TYPE D**  
A-111 1/4" = 1'-0"

**Plot Date**  
08.26.24

**PROJECT**  
789&809 CADDEN AVE

**DRAWING TITLE**  
TYPICAL UNIT PLANS

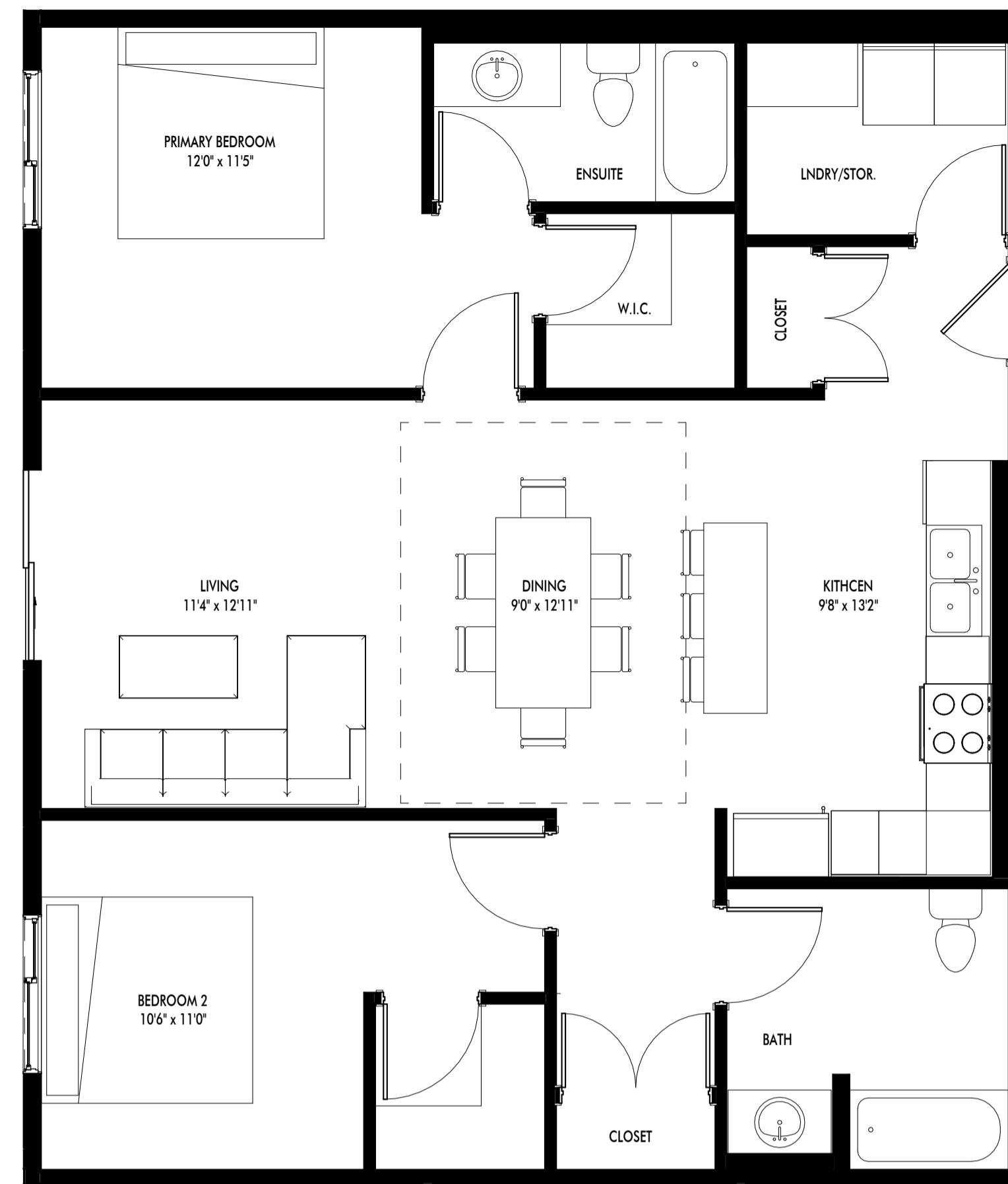
**Drawing No.**  
A-111



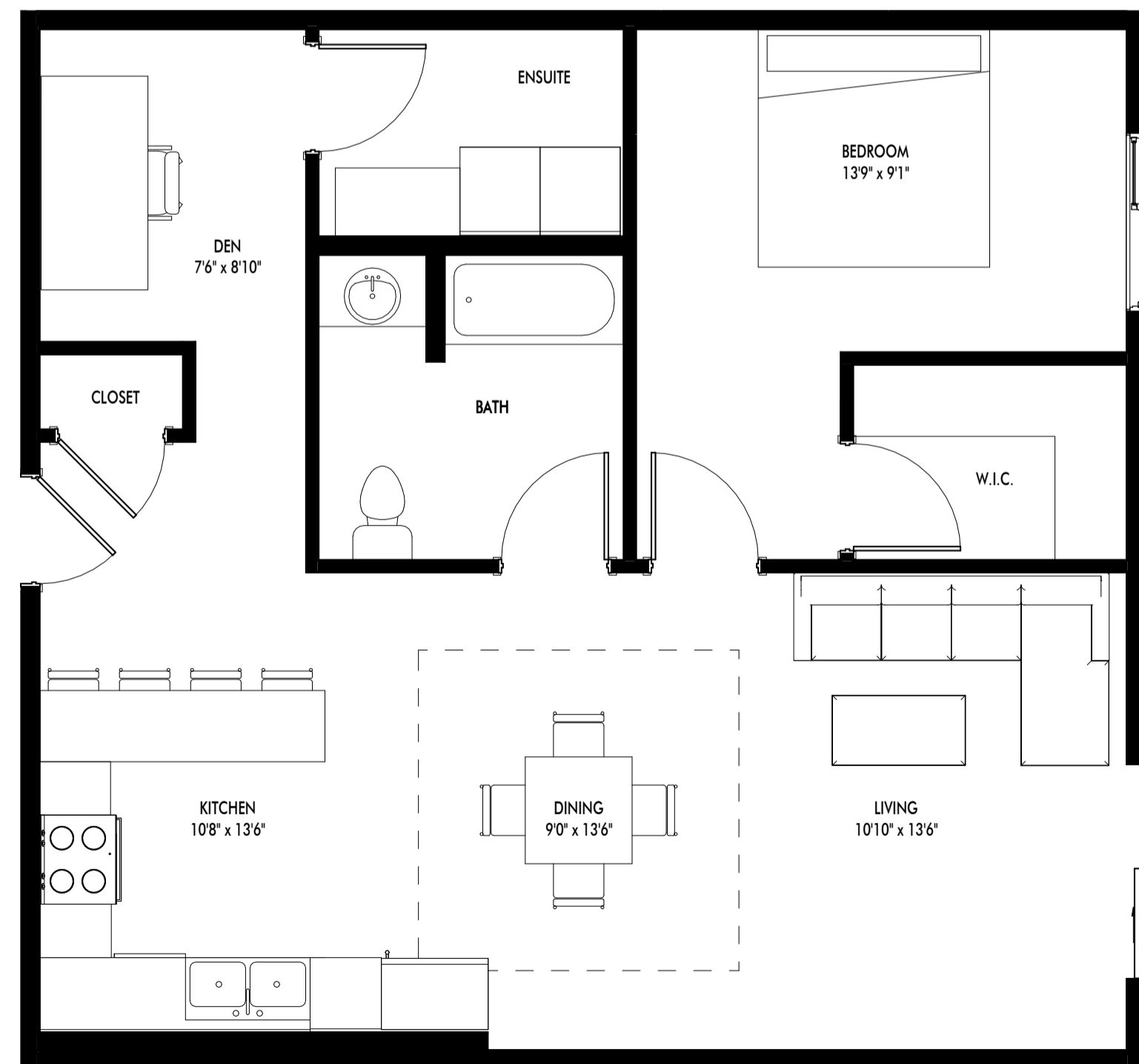
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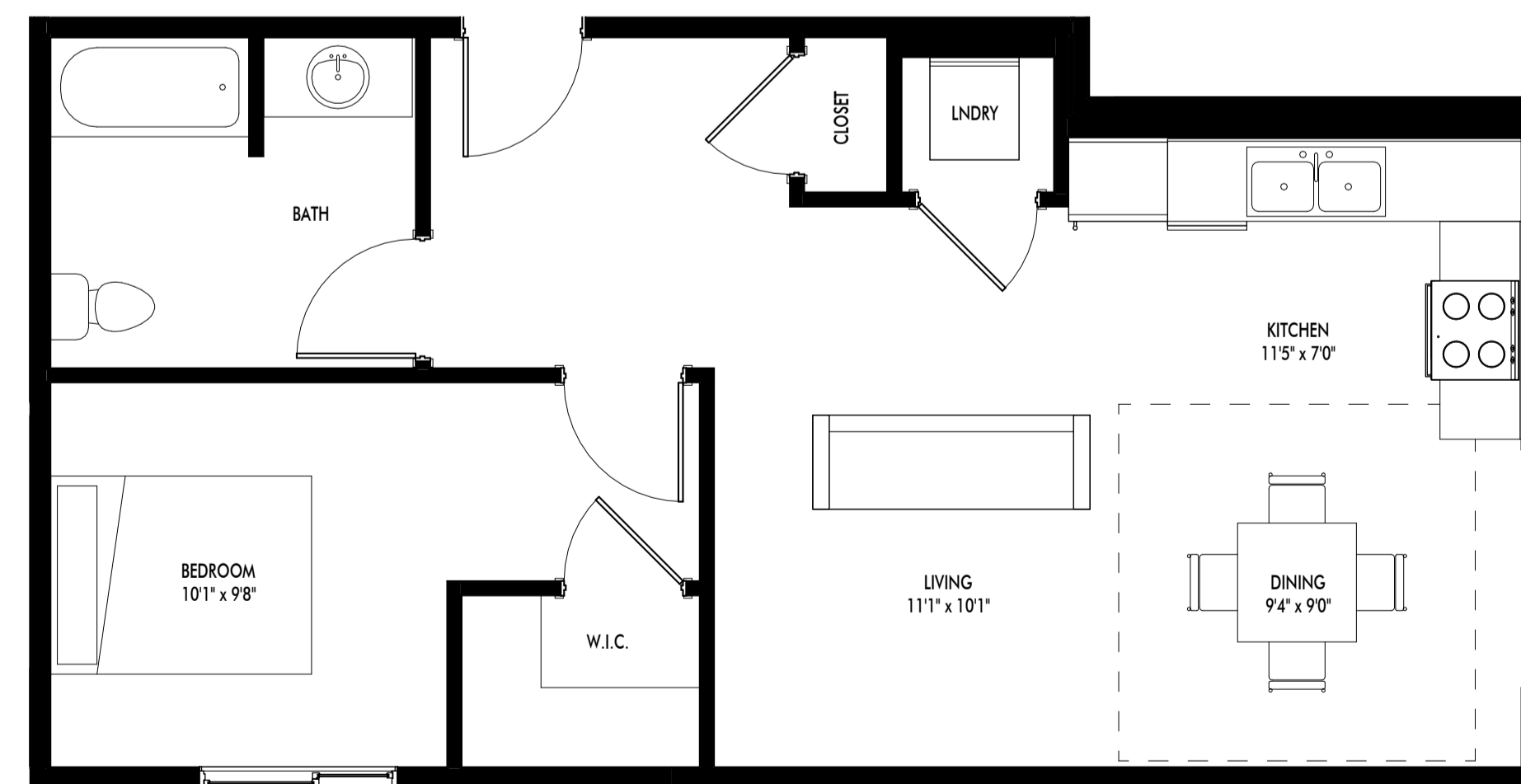
**1 UNIT TYPE E**  
A-112 1/4" = 1'-0"



**2 UNIT TYPE F**  
A-112 1/4" = 1'-0"



**3 UNIT TYPE G**  
A-112 1/4" = 1'-0"



**4 UNIT TYPE H**  
A-112 1/4" = 1'-0"

**Plot Date**

08.26.24

**PROJECT**

789&809 CADDEN AVE

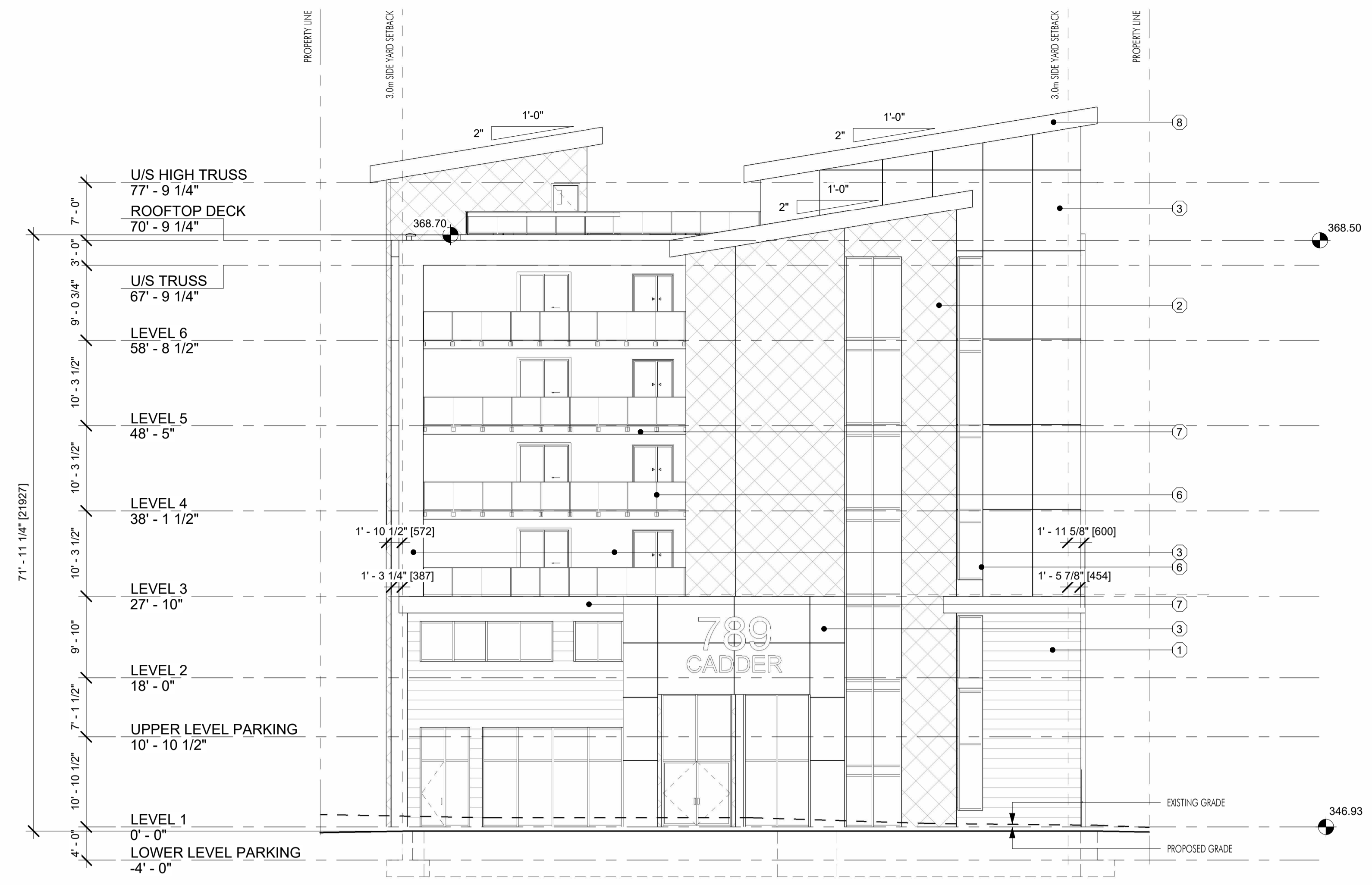
**DRAWING TITLE**

TYPICAL UNIT PLANS

**Drawing No.**

A-112





1 SOUTH ELEVATION  
A-200 1" = 10'-0"



2 SOUTH ELEVATION (COLOUR)  
A-200 1" = 10'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC HARRYWOOD, CEDAR
2		METAL CLADDING: MAC BLOCK, BRUSHED ZINC
3		FIBRE CEMENT CLADDING: HARDIE PANEL, ARCTIC WHITE
4		FIBRE CEMENT CLADDING: HARDIE PANEL, GRAY SLATE
5		FIBRE CEMENT CLADDING: HARDIE PANEL, IRON GRAY
6		DOORS, RAILINGS AND WINDOWS: BLACK
7		FASCIA: TO MATCH ARCTIC WHITE
8		FASCIA: TO MATCH IRON GRAY

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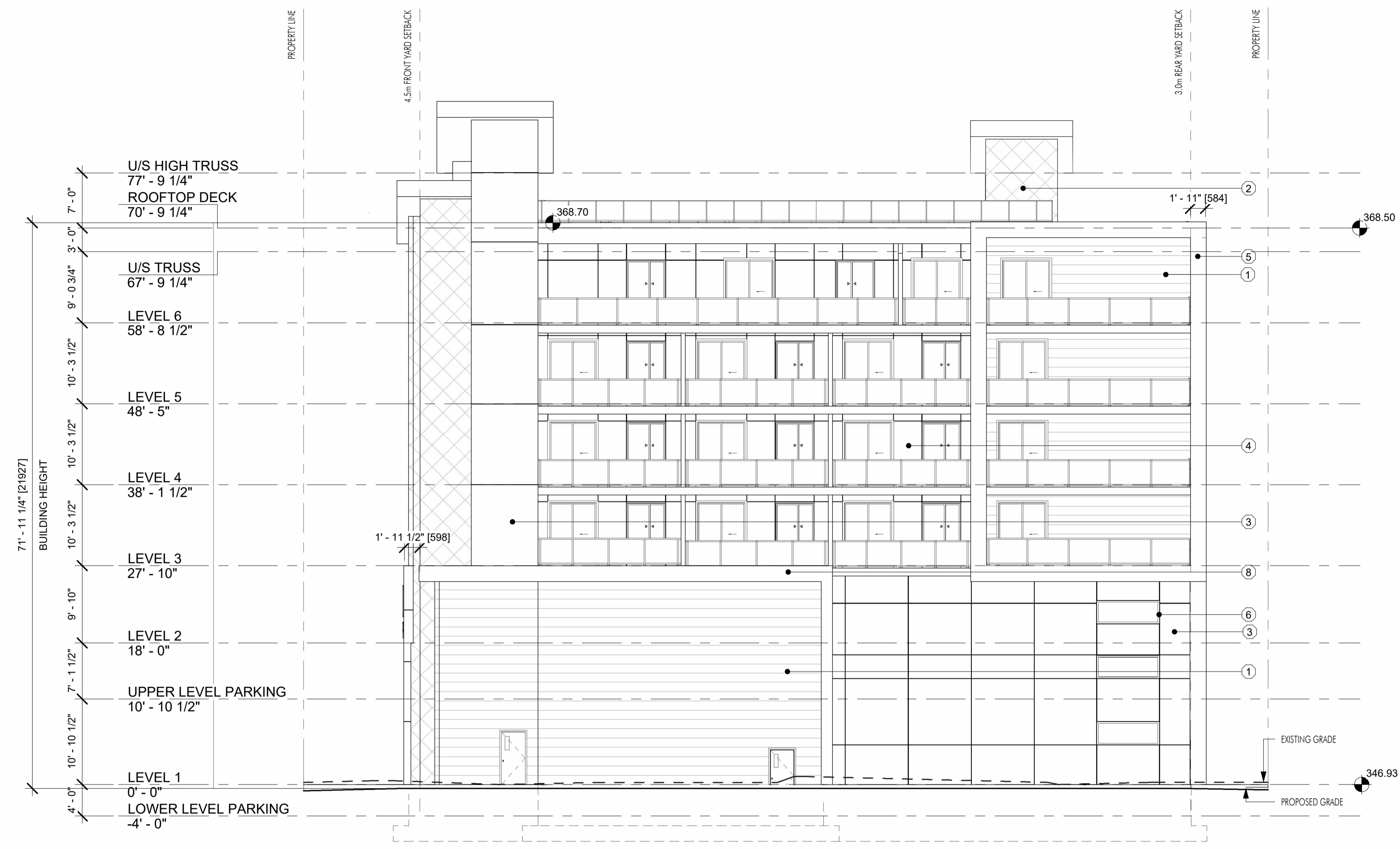
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Revision No.	Date	Description
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	

<b>Plot Date</b> 08.26.24
<b>PROJECT</b> 789&809 CADDER AVE
<b>DRAWING TITLE</b> SOUTH ELEVATIONS
<b>Drawing No.</b> A-200



FOR DP



1 EAST ELEVATION  
A-201 1" = 10'-0"



2 EAST ELEVATION (COLOUR)  
A-201 1" = 10'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC HARRYWOOD, CEDAR
2		METAL CLADDING: MAC BLOCK, BRUSHED ZINC
3		FIBRE CEMENT CLADDING: HARDIE PANEL, ARCTIC WHITE
4		FIBRE CEMENT CLADDING: HARDIE PANEL, GRAY SLATE
5		FIBRE CEMENT CLADDING: HARDIE PANEL, IRON GRAY
6		DOORS, RAILINGS AND WINDOWS: BLACK
7		FASCIA: TO MATCH ARCTIC WHITE
8		FASCIA: TO MATCH IRON GRAY

Revision No.	Date	Description
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	

Plot Date  
08.26.24

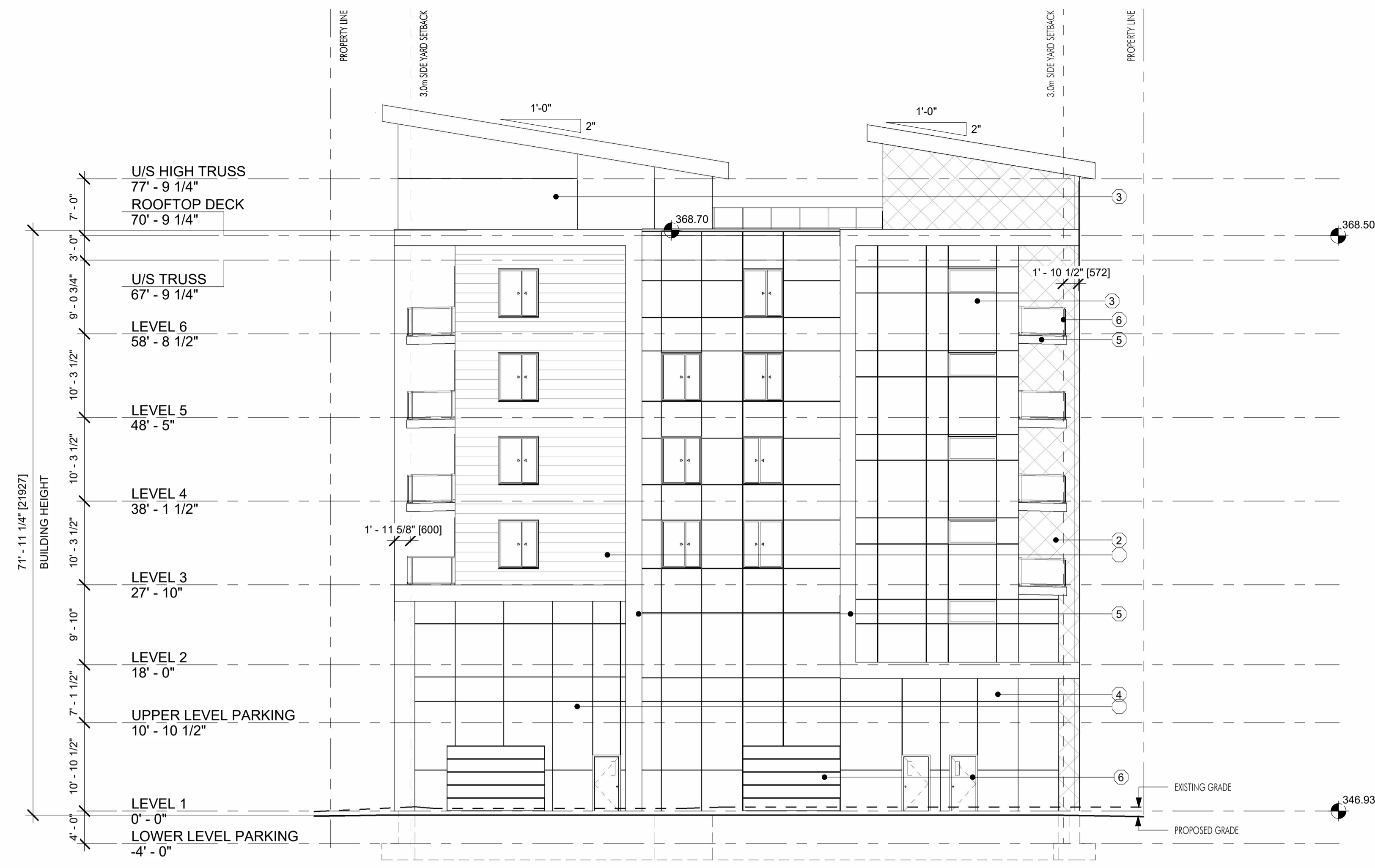
PROJECT  
789&809 CADDER AVE

DRAWING TITLE  
**EAST ELEVATIONS**

Drawing No.  
**A-201**




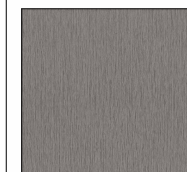
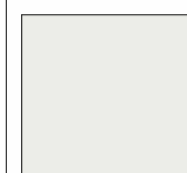
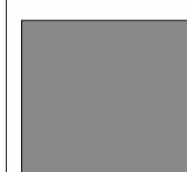
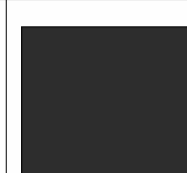

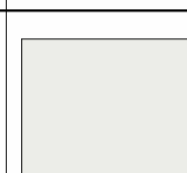

**FOR DP**



1 NORTH ELEVATION  
A-202 1" = 10'-0"



2 NORTH ELEVATION (COLOUR)  
A-202 1" = 10'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC HARRYWOOD, CEDAR
2		METAL CLADDING: MAC BLOCK, BRUSHED ZINC
3		FIBRE CEMENT CLADDING: HARDIE PANEL, ARCTIC WHITE
4		FIBRE CEMENT CLADDING: HARDIE PANEL, GRAY SLATE
5		FIBRE CEMENT CLADDING: HARDIE PANEL, IRON GRAY
6		DOORS, RAILINGS AND WINDOWS: BLACK
7		FASCIA: TO MATCH ARCTIC WHITE
8		FASCIA: TO MATCH IRON GRAY

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Revision No.	Date	Description
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	

<b>Plot Date</b> 08.26.24
<b>PROJECT</b> 789&809 CADDER AVE
<b>DRAWING TITLE</b> NORTH ELEVATIONS
<b>Drawing No.</b> A-202



FOR DP



1 WEST ELEVATION  
A-203 1" = 10'-0"



2 WEST ELEVATION (COLOUR)  
A-203 1" = 10'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC HARRYWOOD, CEDAR
2		METAL CLADDING: MAC BLOCK, BRUSHED ZINC
3		FIBRE CEMENT CLADDING: HARDIE PANEL, ARCTIC WHITE
4		FIBRE CEMENT CLADDING: HARDIE PANEL, GRAY SLATE
5		FIBRE CEMENT CLADDING: HARDIE PANEL, IRON GRAY
6		DOORS, RAILINGS AND WINDOWS: BLACK
7		FASCIA: TO MATCH ARCTIC WHITE
8		FASCIA: TO MATCH IRON GRAY

Revision No.	Date	Description
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	

Plot Date  
08.26.24

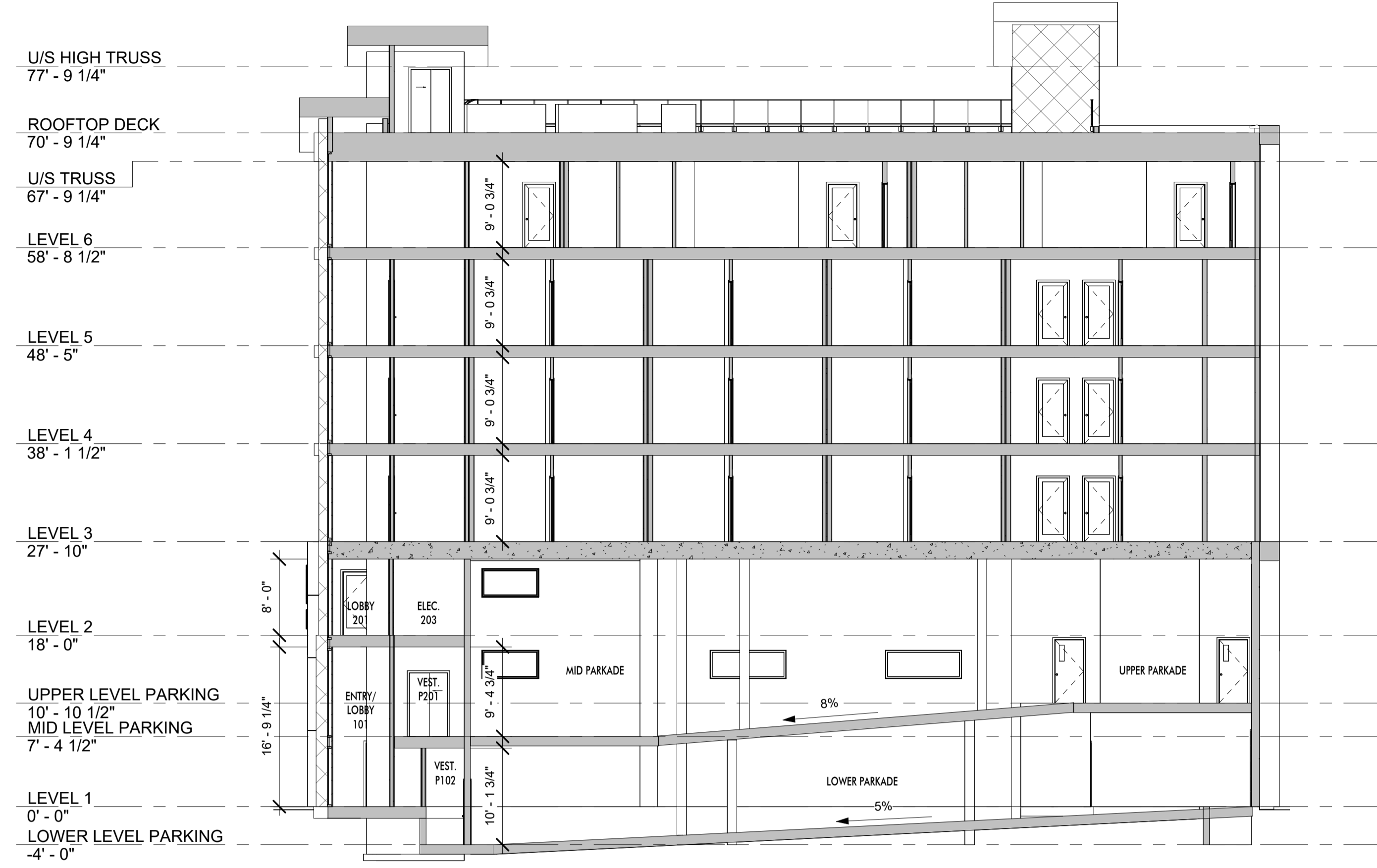
PROJECT  
789&809 CADDER AVE

DRAWING TITLE  
**WEST ELEVATIONS**

Drawing No.  
**A-203**



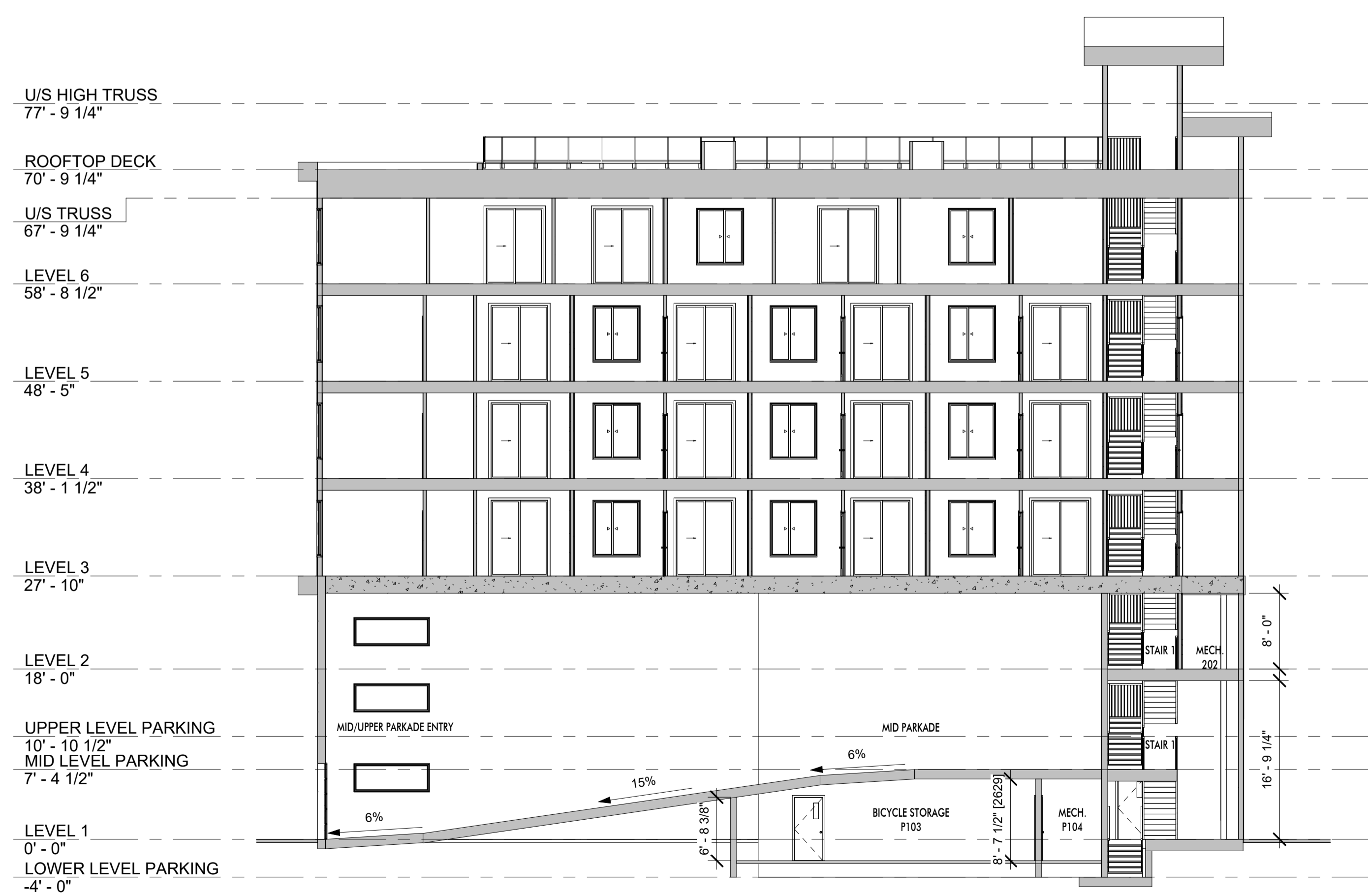
**FOR DP**



**1 SECTION 1**  
A-300 1" = 10'-0"



**3 SECTION 2**  
A-300 1" = 10'-0"



**2 SECTION 3**  
A-300 1" = 10'-0"

**Plot Date**  
08.26.24

**PROJECT**  
789&809 CADDER AVE

**DRAWING TITLE**

**BUILDING SECTIONS**

**Drawing No.**

**A-300**



**FOR DP**

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Revision No.	Date	Description
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06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	



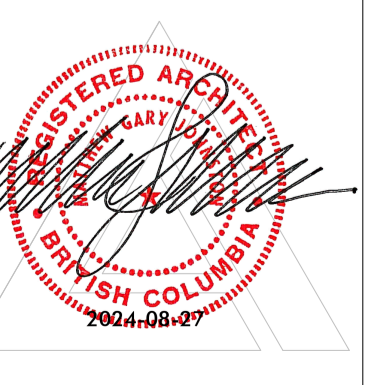
FRONT RENDERING (FROM CADDER AVE)



REAR RENDERING (FROM LANE)

**FOR DP**

<b>Plot Date</b>	08.26.24
<b>PROJECT</b>	789&809 CADDER AVE
<b>DRAWING TITLE</b>	ISOMETRIC RENDERS
<b>Drawing No.</b>	<b>A-600</b>



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Revision No.	Date	Description
05.31.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	



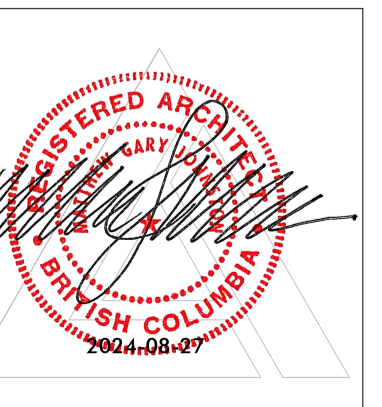
1 Right Isometric  
A-601 12" = 1'-0"

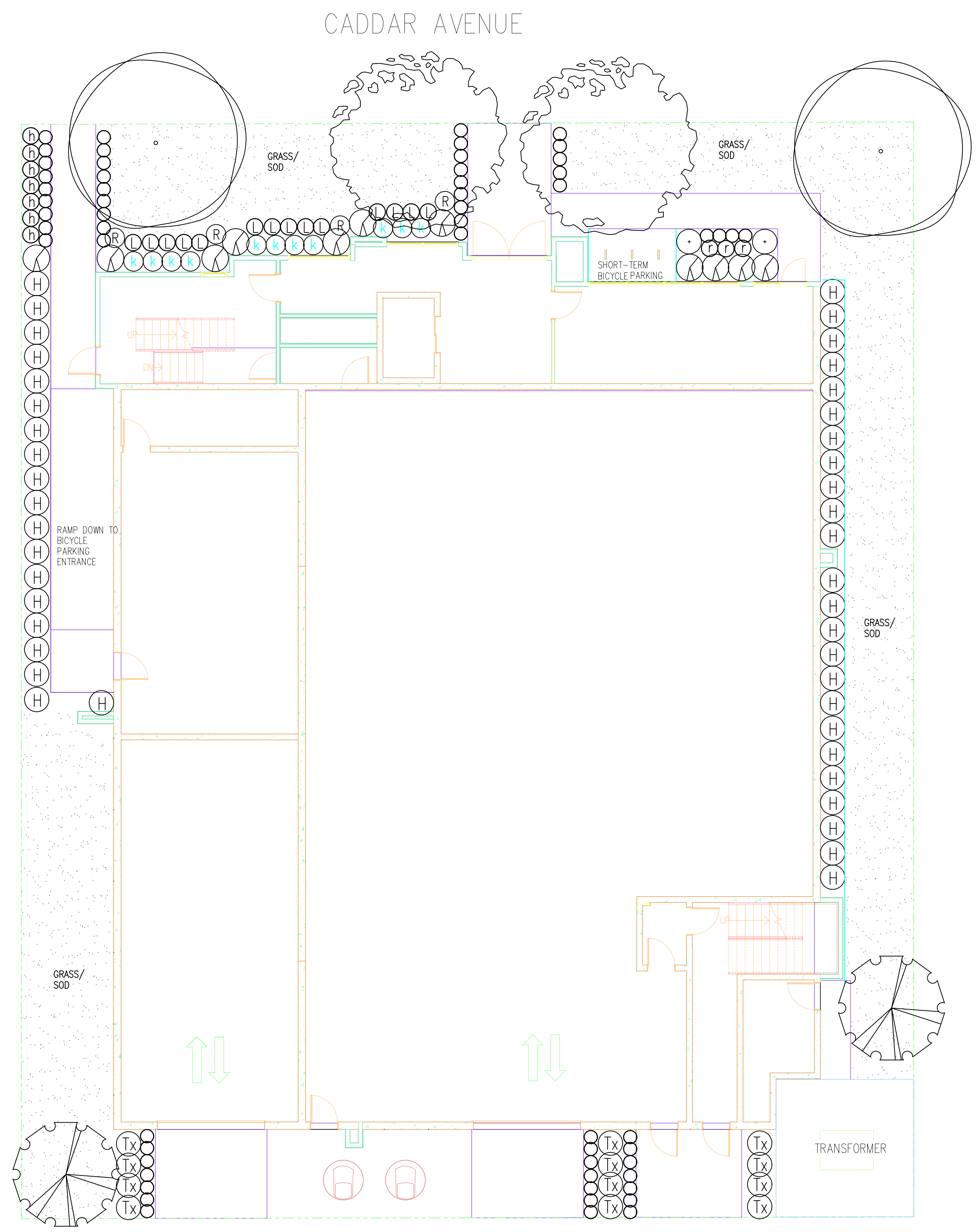


2 Left Isometric  
A-601 12" = 1'-0"

FOR DP

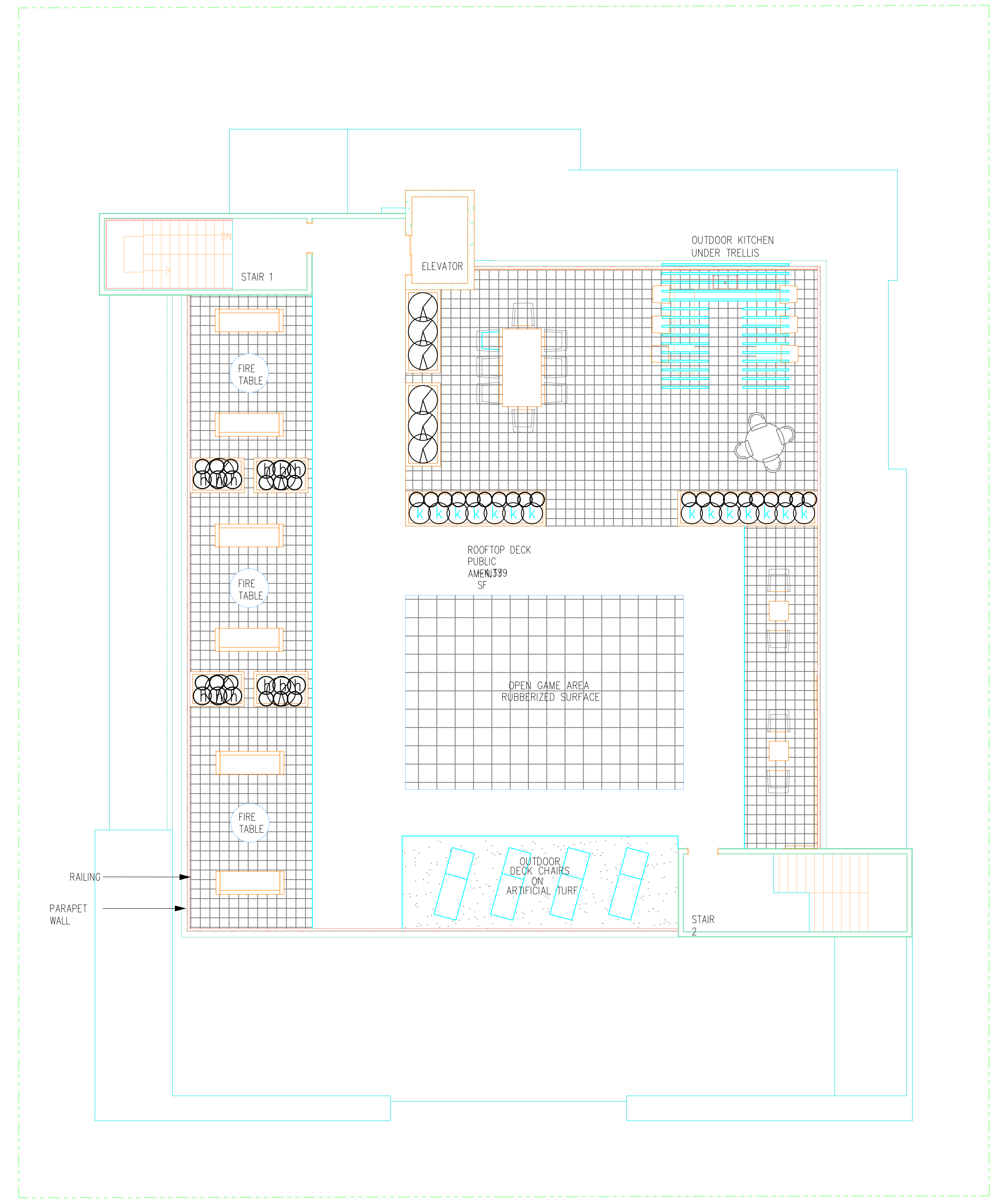
Plot Date 08.26.24
PROJECT 789&809 CADDEN AVE
DRAWING TITLE ISOMETRIC VIEWS
Drawing No. A-601



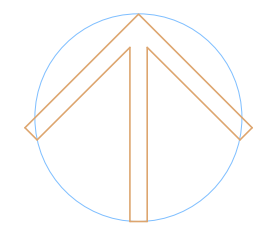


LANE  
GROUND FLOOR

TOTAL LANDSCAPED AREA = 353.5 m<sup>2</sup>  
 TOTAL LANDSCAPED AREA / HARD SURFACE = 79.4 m<sup>2</sup> = 22.5%  
 TOTAL LANDSCAPED AREA / SOIL BASED = 274.1 m<sup>2</sup> = 77.5%



ROOFTOP AMENITY



DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.  
 BCSLA CSLA  
 2462 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3G 3E8  
 PHONE (604) 850-2368

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TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED  
 6 STORY CONDO  
 789/809 CADDAR AVENUE  
 KELOWNA, B.C.

SCALE	1:100	DATE	AUG/24
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1

