

ISSUED FOR: RE-ZONING

DATE: APRIL 10, 2017

CLIENT



North American Development Group  
302 Lakeshore Rd  
Kelowna, BC V1W 3S9  
T: 250-575-0550



Kerkhoff Construction Ltd.  
202-45389 Luckakuck Way  
Chilliwack, BC V2R 3V1  
T: 604-824-4122 F: 604-824-4171  
info@kerkhoff.ca

ARCHITECT



Kasian Architecture Interior Design and Planning Ltd.  
1011 Ninth Avenue SE, Suite 450  
Calgary, AB Canada T2G 0H7  
T: 403-265-2440 F: 403-233-0013  
www.kasian.com



Sheet List		
Sheet Number	Sheet Revision Number	Sheet Name
A0.00		COVER PAGE
A0.01		PROJECT INFORMATION
A0.02		CONTEXT PLAN
A0.03		CONTEXT RENDERINGS
A0.04		ZONING
A0.05		SURVEY
A0.06		SITE PLAN
A1.01		LEVEL 1 FLOOR PLAN
A1.02		LEVEL 2 FLOOR PLAN
A1.03		LEVEL 3 FLOOR PLAN
A1.05		TOWER UNIT PLANS
A2.01		WEST ELEVATION
A3.01		RENDERINGS
A3.02		PROJECT INSPIRATIONS



Kasian Architecture  
Interior Design  
and Planning Ltd  
1011 Ninth Avenue SE, Suite 450  
Calgary, AB Canada T2G 0H7  
T 403 265 2440 F 403 233 0013  
www.kasian.com


1	2017/04/10	ISSUED FOR REZONING	
REV.	YYYYMM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT  
**ONE WATER STREET**  
1187 Sunset Drive  
Kelowna, British Columbia, Canada

DRAWING TITLE  
**COVER PAGE**

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN	Author
190104	2017/04/10		
DRAWING NO.	SCALE	REVIEWED	Checker
A0.00	AS NOTED		
			1





SITE CONTEXT \_VIEW FROM EAST



SITE CONTEXT \_VIEW FROM SOUTH



SITE CONTEXT \_VIEW FROM WEST



CONTEXT PLAN



CURRENT ZONING


1	2017/04/10	ISSUED FOR REZONING		
REV.	YYYYMM-DD	REVISION / DRAWING ISSUE		REVIEW

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

**PROJECT**  
  
**ONE WATER STREET**  
1187 Sunset Drive  
Kelowna, British Columbia, Canada

**DRAWING TITLE**  
  
**CONTEXT PLAN**

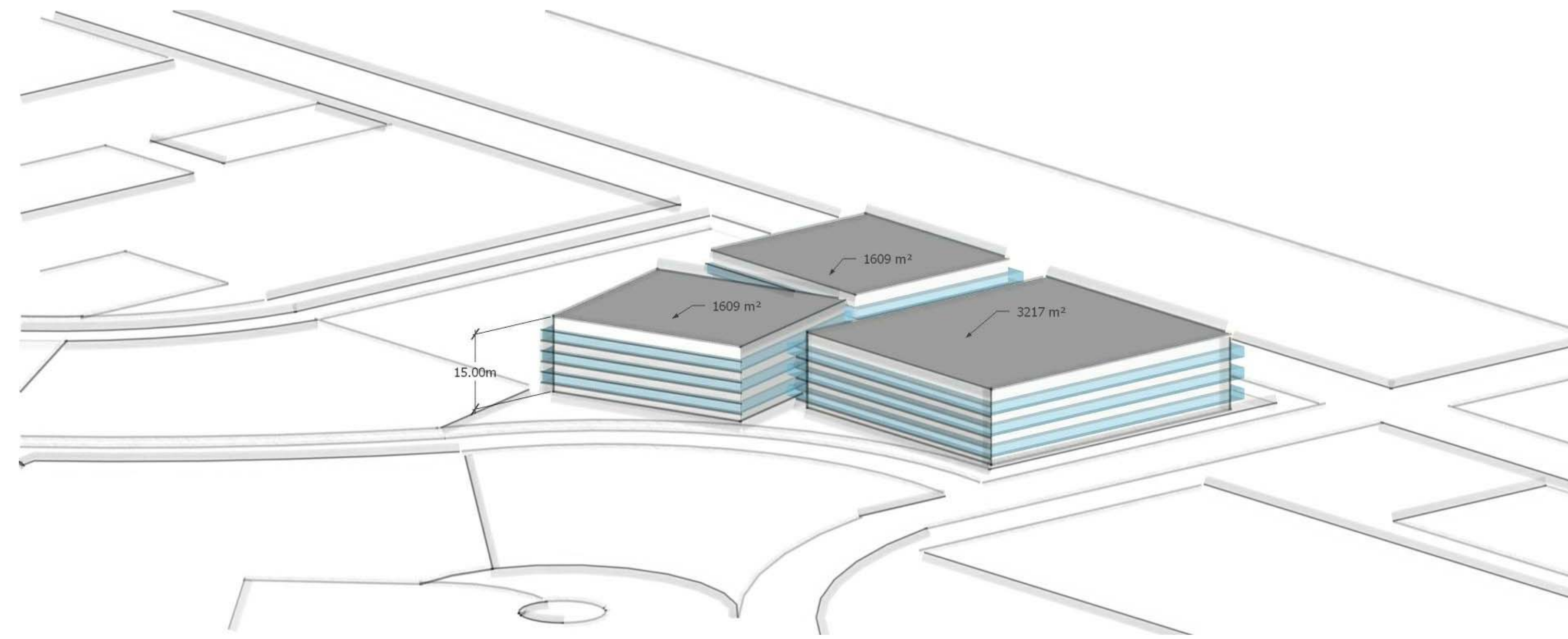
**DRAWING ISSUE**

PROJECT NO.	PLOT DATE	DRAWN	Author
190104	2017/04/10	REVIEWED	Checker
DRAWING NO.	SCALE		REVISION
	A0.02		1



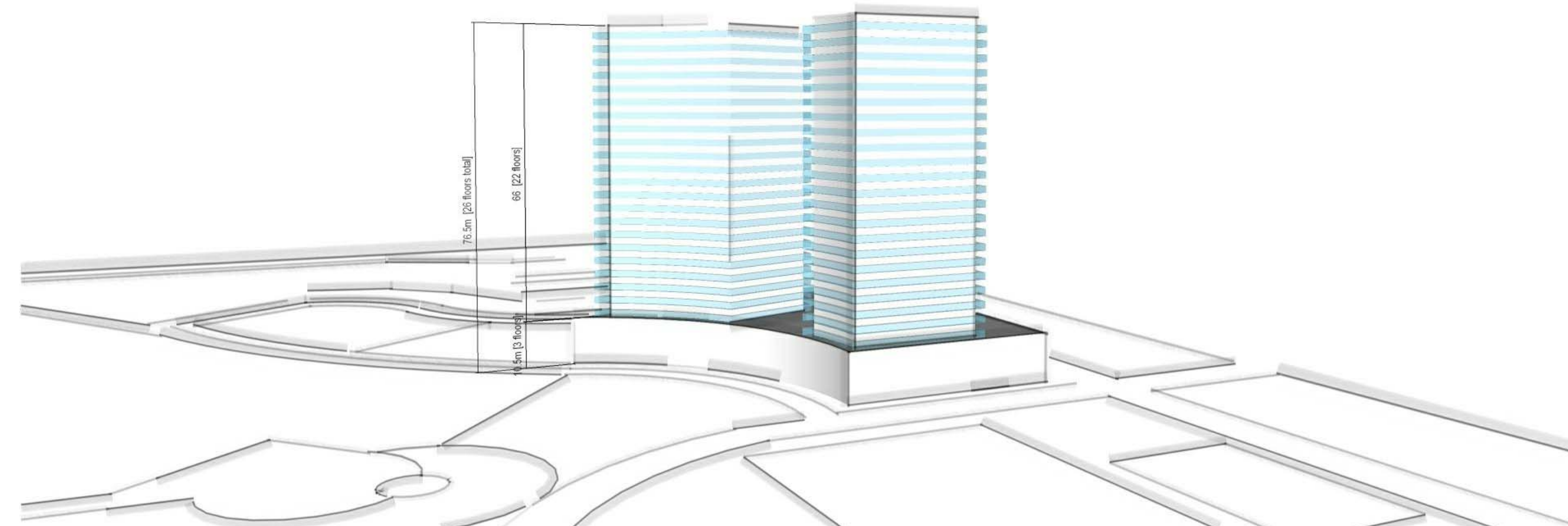
**C4 MASSING**

max far w/ bonusing: 1.68  
max height 15m = 3 floors  
max site coverage 75%

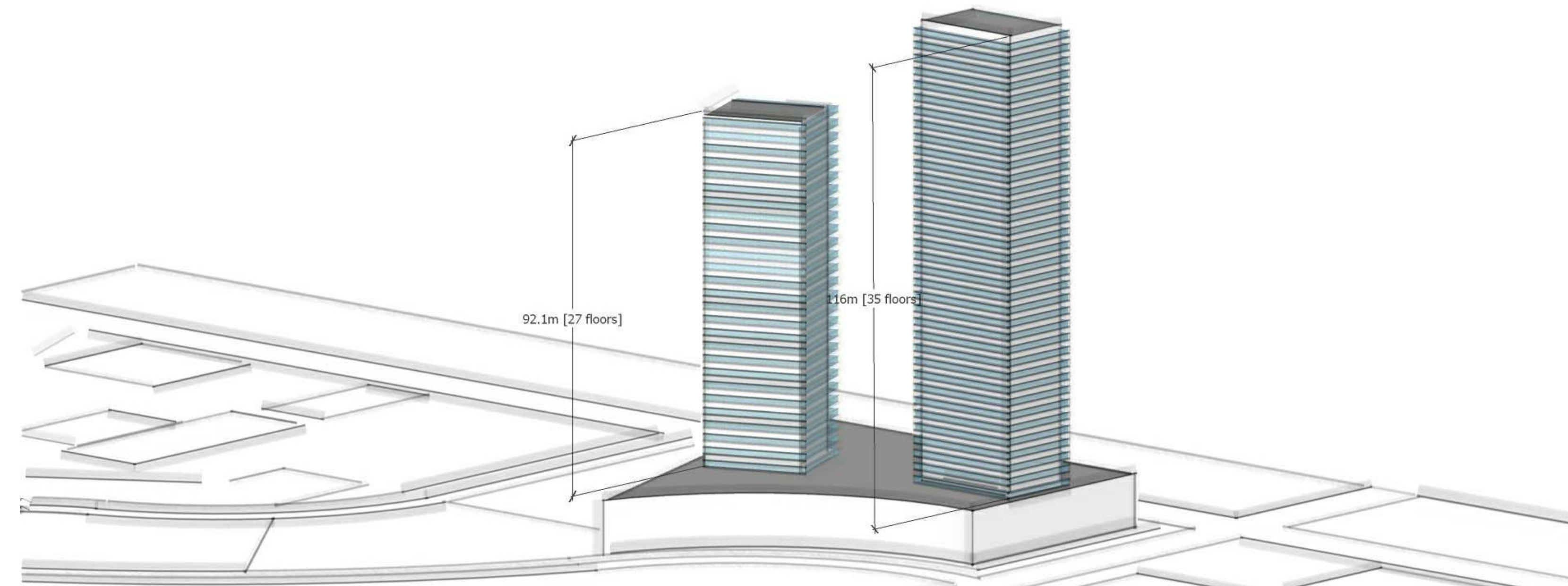


**C7 MASSING**

as of right zoning: C7  
2 towers with total max.  
floor plate of 1,221 m2  
site area: 11,490m2  
max far: 9.0/103 410m2



**C7 PROPOSED MASSING**



REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

**ONE WATER STREET**  
1187 Sunset Drive  
Kelowna, British Columbia, Canada

DRAWING TITLE  
**ZONING**

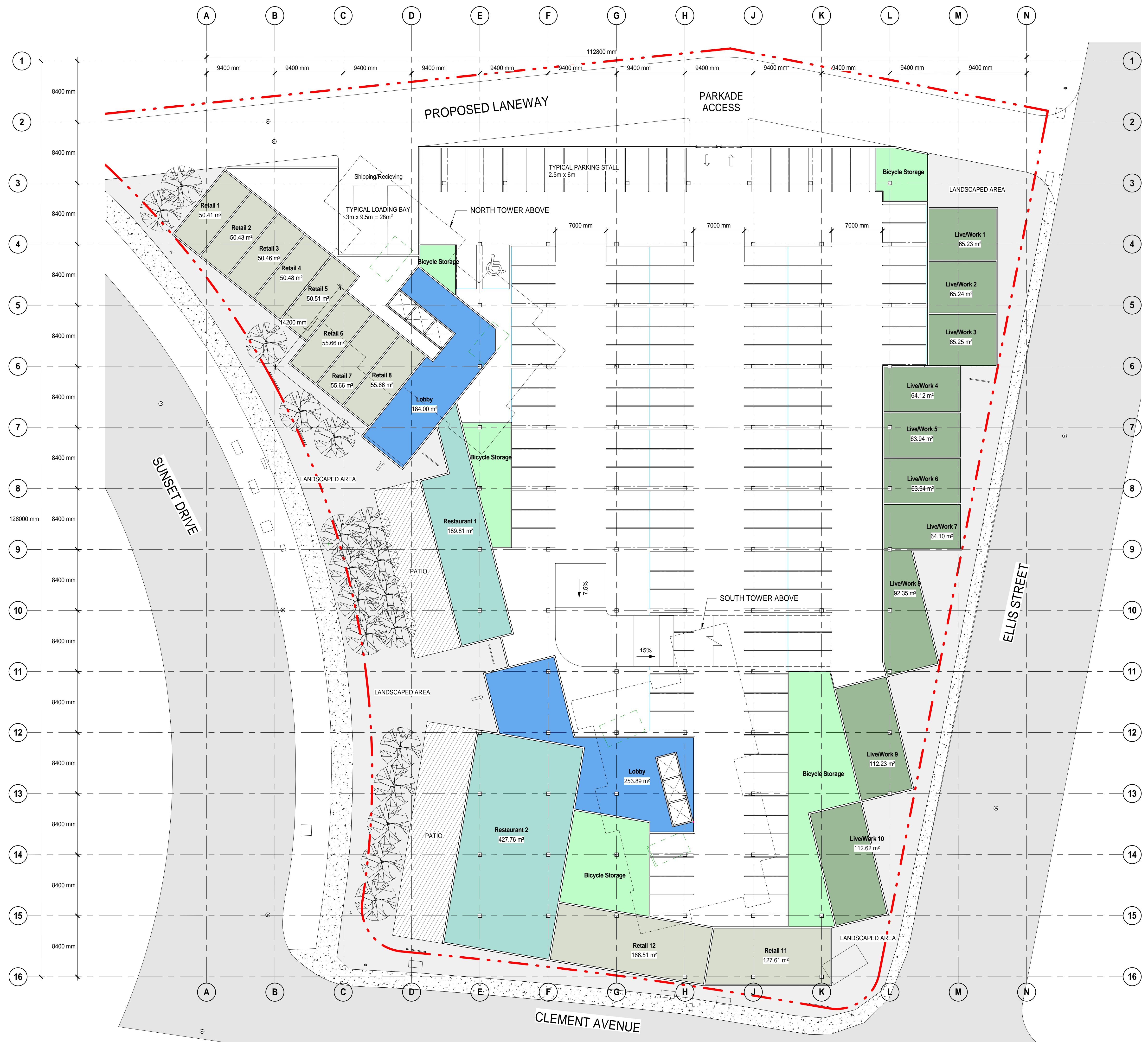
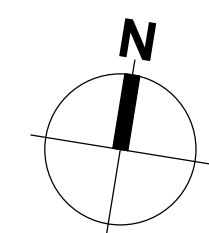
DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN	Author
190104	SCALE	REVIEWED	Checker

DRAWING NO. **A0.04**







Department Legend

<span style="color: lightgreen;">■</span>	Bicycle Storage
<span style="color: green;">■</span>	Live/Work
<span style="color: blue;">■</span>	Lobby
<span style="color: teal;">■</span>	Restaurant
<span style="color: grey;">■</span>	Retail

**1** LEVEL 1  
A1.01 SCALE: 1 : 250

1	2017/04/10	ISSUED FOR REZONING	
REV.	YYYYMM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT	
------------	--

PERMIT STAMP	
--------------	--

SEAL	
------	--

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

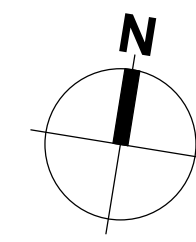
PROJECT  
**ONE WATER STREET**  
1187 Sunset Drive  
Kelowna, British Columbia, Canada

DRAWING TITLE  
**LEVEL 1 FLOOR PLAN**

DRAWING ISSUE	
---------------	--

PROJECT NO.	190104	PLOT DATE	2017/04/10	DRAWN	Author
		SCALE	1 : 250	REVIEWED	Checker
DRAWING NO.	<b>A1.01</b>				REVISION
					<b>1</b>





1  
8400 mm

Department Legend

  Live/Work

**1** LEVEL 2  
A1.02 SCALE: 1 : 250

REV.	YYYYMM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2017/04/10	ISSUED FOR REZONING	

CONSULTANT	
------------	--

PERMIT STAMP

SEAL

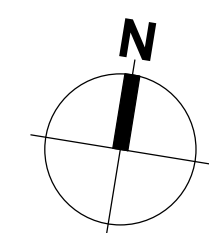
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.  
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT  
**ONE WATER STREET**  
1187 Sunset Drive  
Kelowna, British Columbia, Canada

DRAWING TITLE  
**LEVEL 2 FLOOR PLAN**

DRAWING ISSUE

PROJECT NO. 190104	PLOT DATE 2017/04/10	DRAWN Author
DRAWING NO. <b>A1.02</b>	SCALE 1 : 250	REVIEWED Checker
		REVISION <b>1</b>



REV.	DATE	DESCRIPTION	BY	CHKD
1	2017/04/10	ISSUED FOR REZONING		
	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

**ONE WATER STREET**

1187 Sunset Drive  
Kelowna, British Columbia, Canada

DRAWING TITLE

**LEVEL 3 FLOOR PLAN**

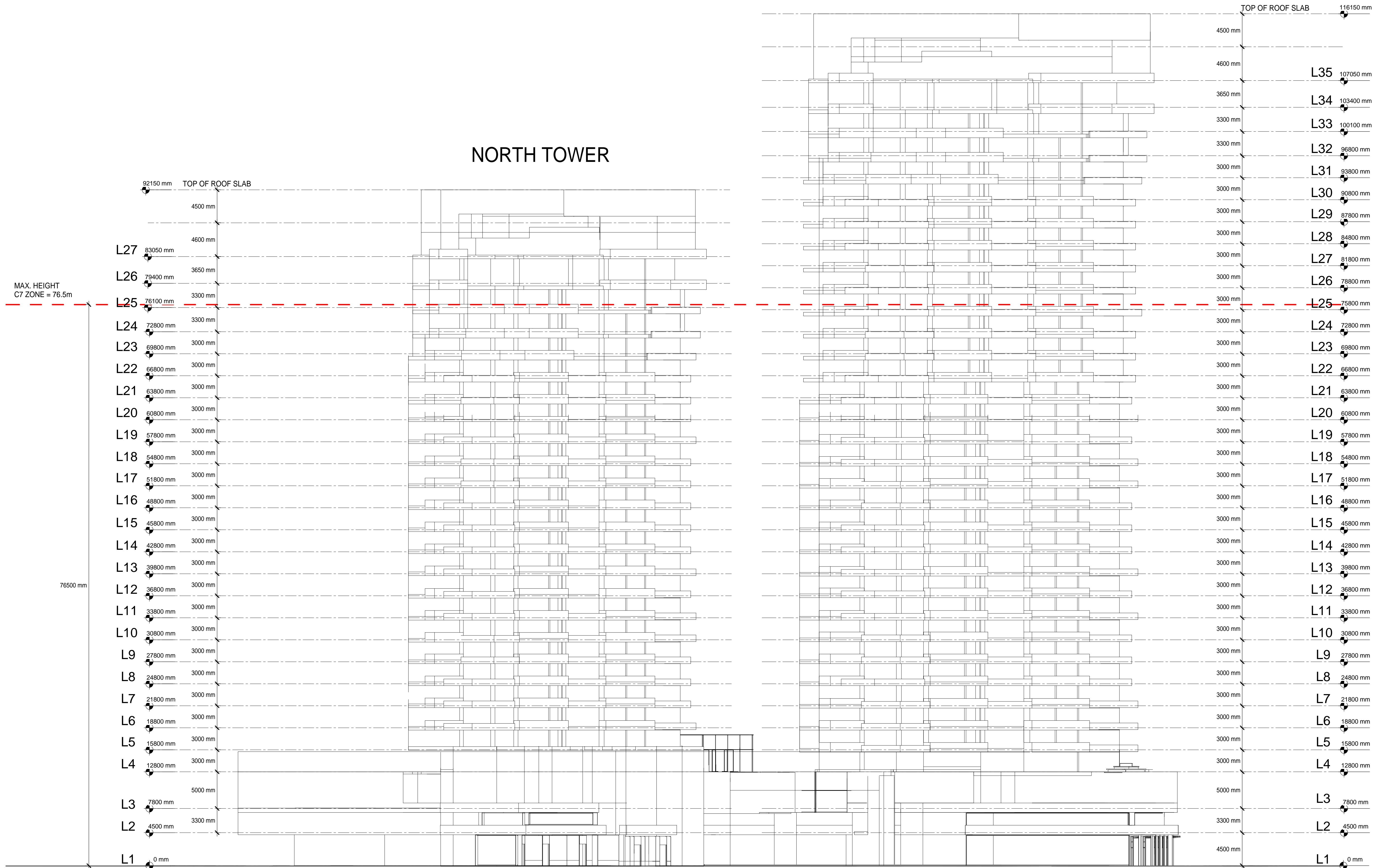
DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN	Author
190104	2017/04/10	REVIEWED	Checker
DRAWING NO.	SCALE	REVISION	
<b>A1.03</b>	1 : 250	<b>1</b>	



**SOUTH TOWER**

**NORTH TOWER**



REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2017/04/10	ISSUED FOR REZONING	

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.  
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

**ONE WATER STREET**

1187 Sunset Drive  
Kelowna, British Columbia, Canada

DRAWING TITLE

**WEST ELEVATION**

DRAWING ISSUE

**1**  
A2.01 WEST ELEVATION  
SCALE: 1 : 250

PROJECT NO.	PLOT DATE	DRAWN	Author
190104	2017/04/10		

SCALE	REVIEWED	Checker
1 : 250		

DRAWING NO.	REVISION
<b>A2.01</b>	<b>1</b>



WEST AERIAL ELEVATION



SOUTH-WEST STREETSCAPE



WEST AERIAL PERSPECTIVE



PODIUM WATER FEATURES



PENTHOUSE AERIAL PERSPECTIVE



PODIUM AMENITY SPACE

1	2017/04/10	ISSUED FOR REZONING	
REV.	YYYYMM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.  
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

**ONE WATER STREET**

1187 Sunset Drive  
Kelowna, British Columbia, Canada

DRAWING TITLE

**RENDERINGS**

DRAWING ISSUE

PROJECT NO. 190104 PLOT DATE 2017/04/10 DRAWN Author

SCALE REVIEWED Checker

DRAWING NO. **A3.01** REVISION **1**

