
CITY OF KELOWNA
MEMORANDUM

Date: March 6, 2008
To: City Manager
From: Planning and Development Services Department
Subject:

APPLICATION NO. Z07-0103

OWNER: Ambrosi Properties Ltd.

AT: 1821 Ambrosi Rd.
1833 Ambrosi Rd.
1845 Ambrosi Rd.
1857 Ambrosi Rd.
1869 Ambrosi Rd.
1877 Ambrosi Rd.
1885 Ambrosi Rd.
1887 Ambrosi Rd.

APPLICANT: Mission Group

PURPOSE: TO REZONE THE SUBJECT PROPERTIES FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RM5 – MEDIUM DENSITY MULTIPLE HOUSING ZONE TO ALLOW FOR THE DEVELOPMENT OF A 100 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

TO SEEK AUTHORIZATION FOR THE CITY OF KELOWNA TO ENTER INTO A HOUSING AGREEMENT WITH AMBROSI PROPERTIES LTD. FOR 1821, 1833, 1845, 1857, 1869, 1877, 1885, 1887 AMBROSI RD.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 13, 14, 15, 16, 17, 18, 19, 20, Block 2, DL 129, ODYD, Plan 5109, located on Ambrosi Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM5 - Medium Density Multiple Housing zone be considered by Council;



AND THAT Council forward Bylaw No. 9962 authorizing a Housing Agreement between the City of Kelowna and Ambrosi Properties Ltd. which requires the owners to designate 4 dwelling units for ownership affordable housing on Lots 13, 14, 15, 16, 17, 18, 19, 20, Block 2, DL 129, ODYD, Plan 5109, located at Ambrosi Rd., Kelowna, B.C., for reading consideration;

AND THAT Rezoning Application No. Z07-0103 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property;

2.0 SUMMARY

The applicants are proposing to construct a 101-unit, 6 storey multi-family project on the subject properties. Accordingly, the applicant is seeking to rezone the subject properties from the RU1- Large Lot Housing zone to the RM5-Medium Density Multiple Housing Zone. Should favorable consideration of the rezoning be approved, a Development Permit to approve the form and character of the buildings in addition to variances to address the building height, number of storeys, site coverage, front and side yard setbacks, and continuous building frontage will be forwarded for consideration.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of January 29, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0103, for 1821, 1833, 1845, 1857, 1869, 1877, 1885, 1887 Ambrosi Road; Lots 13 – 20, Plan 5109, Sec. 20, Twp. 26, ODYD by Ambrosi Properties, to rezone from the RU1-Large Lot Housing zone to the RM5-Medium Density Multiple Housing zone for a 6 storey, 101 unit multi family residential project.

4.0 PROPOSAL

The proposed 101-unit multiple family residential development will require consolidation of the eight subject properties. The building will have a two-storey parkade at grade with townhouses which wrap around the front of the parkade and separate it from the street. Above the 2 storey parkade, the building rises into two 4-storey towers at either end of the site. Each of the towers will contain 44 units.

The applicant is planning to provide a mix of units including studio units, one and two bedroom condo units, and 2 bedroom town-house style units. Townhouse units will face the west elevation and will allow for "walk-up" style access.

In order to facilitate the development proposal described above, the applicant is also seeking support for variances to building height, front and side yard setbacks, total site coverage, number of parking stalls, and continuous building frontage. These

variances are to be considered in collaboration with the Development Permit at a later date.

In order to qualify for the additional FAR density bonus within the Zoning Bylaw, the applicant has committed to providing four (4) units of “affordable ownership dwelling units” as outlined in the accompanying housing agreement. The applicant has indicated that 178 m² of floor area is to be dedicated for this use. In previous projects contemplating an affordable housing component, Staff has maintained a 50% rule with regard to this bonus, meaning that 50% of the gain in density resulting from the bonus should be dedicated to affordability. The applicant has proposed that three (3) affordable units will be 47.9 m² (516 ft²) and one (1) unit will be 34 m² (367 ft²).

The application meets the requirements, or requires variances, to the RM5 – Medium Density Multiple Housing zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Lot Area (m ²)	6108m ²	1400m ²
Lot Depth (m)	40m	35.0m
Lot Width (m)	150m	30.0m
Site Coverage (%)(Buildings and paved areas)	72% ¹	60%
Floor Area Ratio (FAR)	1.4	1.1 + 0.1 bonus for housing agreement + 0.2 for parking = 1.4 Total
Parking Spaces	180 ²	139
Visitor Parking Stalls	20	15
Bicycle Parking	104	100
Storeys (#)	6 storeys ³	4 storeys
Building Height	21.54m ⁴	16.5m
Continuous Building Frontage	148m ⁵	40m maximum for 3-4 storey bldg 65m maximum for 2 storey bldg
Setbacks(m)(Apartment)		
- Front	1.96m ⁶	6.0m
- Rear	7.5m	7.5m
- Side (n)	13m	7.5m
- Side (s)	12.7m	7.5m
Setbacks(m)(Townhouse)		
-Front	2.7m ⁷	6.0m
-Side (n)	1.98m ⁸	4.5m
-Side (s)	1.5m ⁹	4.5m
Private Open Space	2060m ²	2300m ²

¹ The applicant is seeking a variance to site coverage for buildings and parking from 60% permitted to 72% proposed.

² The applicant is seeking a variance to the maximum allowable parking stalls in excess of 125% from 154 total allowable to 190 stalls proposed (7 stalls in excess).

³ The applicant is seeking a variance to the number of storeys from 4 storeys permitted to 6 storeys proposed.

⁴ The applicant is seeking a variance to building height from 16.5m permitted to 21.54m proposed.

⁵ The applicant is seeking a variance to the continuous building frontage from 40m maximum for a 3 or 4 storey building or 65m for a 2 storey building to 148m proposed.

⁶ The applicant is seeking a variance to front yard setback from 6.0m required to 1.96m proposed.

⁷ The applicant is seeking a variance to front yard setback from 6.0m required to 2.7m proposed.

⁸ The applicant is seeking a variance to side yard setback from 4.5m required to 1.98m proposed.

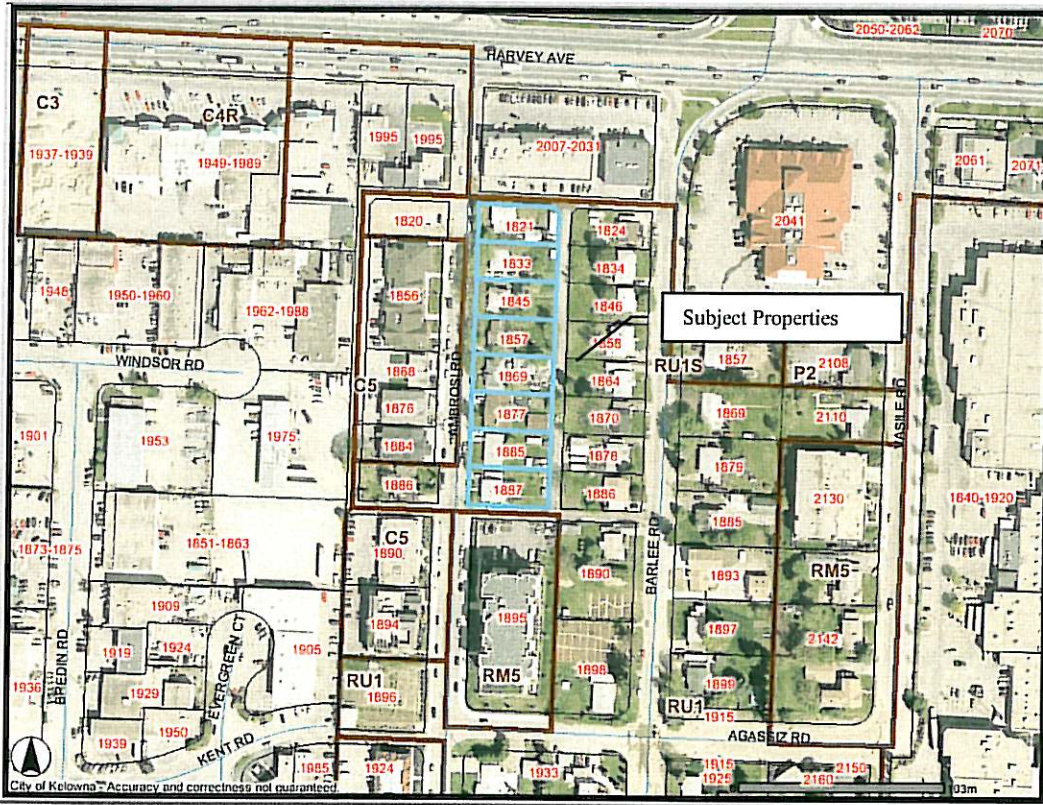
⁹ The applicant is seeking a variance to front yard setback from 4.5m required to 1.5m proposed.

5.0 SITE CONTEXT

The subject properties are located on the east side of Ambrosi Street between Harvey Avenue and Agassiz Road. Adjacent zones and uses are:

- North - C4 – Town Centre Commercial
- East - RU1 – Large Lot Housing (Single Family Dwelling)
- South - RM5 – Medium Density Multiple Housing
- West - C5 – Transition Commercial

6.0 SITE LOCATION MAP



7.0 DEVELOPMENT POTENTIAL WITH EXISTING ZONING

The subject properties are currently zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing, and compatible secondary uses, on larger serviced urban lots.

The purpose of the RM5 zone is to provide for medium density apartments.

8.0 CURRENT DEVELOPMENT POLICY

8.1 Kelowna Official Community Plan

The applicant is seeking to rezone the subject properties to the RM5 – Medium Density Multiple Housing zone which is consistent with the Official Community Plan Future Land Use Designation of Medium Density Multiple Family. This zone provides for medium density apartments with a maximum height of four storeys.

8.2 Kelowna Strategic Plan (2005)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased

densities within future urban areas. The plan also encourages redeveloping transitional areas to increase densities for more efficient use of existing land.

9.0 TECHNICAL COMMENTS

9.1 Inspections Department

Townhouse entries from parkade to be separated from exit stairways from towers. Alternate solution possible for interconnected floor space at lobby area. All guards required to meet building code. Building to be of non-combustible construction.

9.2 Fire Department

Confirm Section 3.4 "Exits" and article 3.3.5.7 "Vestibules" of the BCBC 2006 is met. Code analysis to address exiting and building classifications. Engineered fire flows required to determine if present hydrant location, number of hydrants, and hydrant volume will be adequate. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Pumper port to be 45 M clear access to a hydrant. Code analysis will determine if the Kelowna Fire Department requirement 'Additional Requirements for High Rise Buildings will need to be implemented in the building plans, contact Fire Prevention Branch for details. Supply detail equivalencies, if any.

9.3 Ministry of Transportation

We have no objections or concerns regarding this proposed rezoning and development permit.

9.4 Works and Utilities

As attached.

10.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed change in land use. The zoning sought is reflective of the future land use designation, and the land assembly proposed efficiently incorporates a block of parcels and does not orphan any property. This immediate area is one of transition, and the eclectic mix of land uses and commercial designations warrants a sensitive infill that captures the transitioning face of this urban centre locale. The project has some appealing elements from an urban centre perspective in that the density and more affordable unit sizes are appropriate. The ground oriented units along the Ambrosi Street frontage provide a more pedestrian friendly ambiance and feel to the corridor.

Staff have consulted with the applicant and provided commentary on the form and character of the design of the development. Upon Council's favorable consideration to the rezoning, the Development Permit and related variances will come forward for review.


Shelley Gambacort
Current Planning Supervisor

SG/dn
Attach.

ATTACHMENTS

- Location of subject property
- Works & Utilities Department comments
- Conceptual Renderings
- Site plan
- Elevations
- Proposed Housing Agreement

CITY OF KELOWNA

MEMORANDUM

Date: February 29, 2008
File No.: Z07-0103 DP07-0283 DVP07-0284

To: Planning & Development Services Department (DN)

From: Development Engineering Manager

Subject: Proposed 100 Units Residential Condominium Ambrosi Properties Ltd
1821 - 1887 Ambrosi Road Lots 13 - 20 Plan 5109

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-1 to RM-5. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is John Filipenko. ASCT

1. Domestic Water and Fire Protection

- (a) The developer must engage a consulting civil / mechanical engineer to determine the domestic and fire flow requirements of this development. The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. Water computations will be required to determine the demands for the identified land use designations, to determine water supply needs.
- (b) It is apparent that it will be necessary to construct a Watermain within the Kent Road extension, from its terminus, to the existing Watermain on Ambrosi Road. The estimated cost of these improvements for bonding purposes is **\$35,000.00**
- (c) The existing lots are serviced with small diameter (19-mm) copper water services. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services at the main and the installation of one larger metered water service. The estimated cost of these improvements for bonding purposes is **\$20,000.00**
- (d) The boulevard irrigation system must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
- (b) The estimated flows provided to us by the developer's consulting mechanical engineer would make it necessary to upgrade the existing sanitary main from the development's proposed new larger service, downstream to the Trunk-main on Springfield Road. The estimated cost of these improvements for bonding purposes is **\$189,000.00**

- (c) The applicant, at his cost, will arrange for the installation of one larger service, as well as capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$12,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$ 7,000.00**
- (b) Provide a lot-grading plan.
- (c) It will be necessary for the developer to construct storm drainage facilities on the roads and lanes fronting the proposed development. The cost of this construction is included in the roads item.

4. Road Improvements

- (a) Ambrosi Road fronting this development, must be upgraded to a full urban standard SS-R5 (modified to include a 2.35m sidewalk), curb and gutter, pavement widening, landscaped boulevard complete with underground irrigation system, street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. It will be required to extend the existing storm drainage main to the northerly lane complete with a drywell and catch-basin. Numerous utility trench cuts will make it necessary to provide an asphalt overlay for the full Ambrosi Road frontage.

The estimated cost of this work for bonding purposes is **\$89,000.00** (not including the cost of relocating or adjusting of utility poles and other appurtenances)
- (b) Public Lanes along the northerly and easterly boundaries of this development must be upgraded to a full paved standard including drainage facilities. The estimated cost of this work for bonding purposes is **\$54,000.00** (not including the cost of relocating or adjusting existing appurtenances)
- (c) Public Lane along the southerly boundary of this development will increase in width. Provide a fillet pavement widening for the full frontage of this development. The estimated cost of this work for bonding purposes is **\$5,000.00** (not including the cost of relocating or adjusting existing appurtenances)
- (d) Contribute a sum of **\$1,453.20** per equivalent development unit as this development's assessed share for future extension of Agassiz Rd. From Kent Rd. through to Vasile Rd. as required in the Ambrosi Area Plan.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Provide an additional road allowance widening for the frontage of Ambrosi Rd to achieve a full right-of-way width of 20.12m
- (b) Dedicate 0.75m widening of the Northerly Lane.
- (c) Dedicate 0.75m widening of the Southerly Lane.
- (a) Dedicate a 3.0m x 3.0m lane intersection - property line corner truncation.
- (d) Lot consolidation is required
- (e) Provide statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground services. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Street Lighting

Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Geotechnical Report

As a requirement of this application and/or prior to issue of a building permit, the applicant must provide a modified geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site and overland surface drainage courses traversing across or influencing this property.
- (b) Site suitability for development; unstable soils, etc.

- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

10. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

11. Bonding and Levy Summary

(a) Bonding

Ambrosi Road frontage upgrading	\$ 89,000.00
Lane frontage upgrades	\$ 59,000.00
Watermain Kent Extension	\$ 35,000.00
Sanitary main upgrade	\$189,000.00
Service upgrades	\$ 39,000.00
Total Bonding	\$ 411,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw.

(b) Levies

Ambrosi Area Plan assessment:

100 units x 0.7 = 70.0 EDU @ \$1,525.86 = **\$ 106,810.20** (951-10 -x-x-DF899)

12. Development Permit and Site Related Issues

- (a) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

- (c) Should traffic conditions dictate, the City reserves the right to limit the access onto Springfield Road to right turns only.

13. Latecomer Provisions

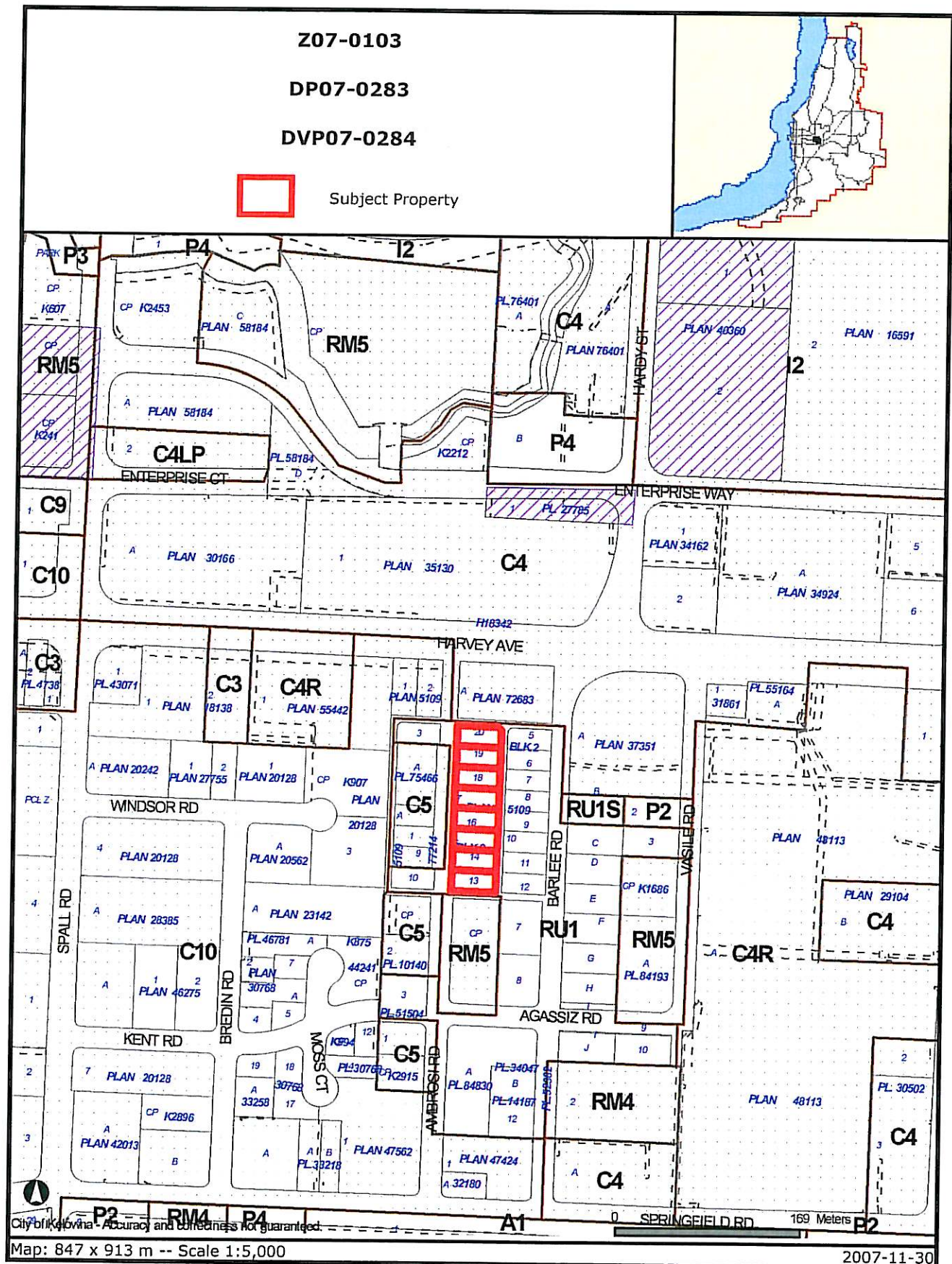
- a) Under the provisions of the Municipal Act, Latecomer provisions are available for the following items:
 - i) Sanitary Sewer Upgrade.
 - ii) Lane Improvements

The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.

14. Administration Charge

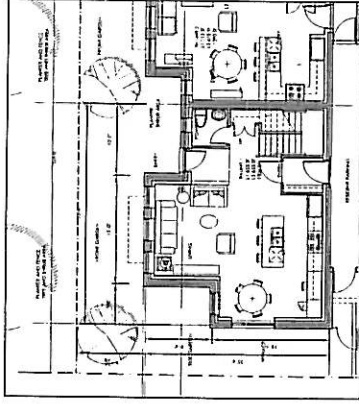
An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST) in the amount of **\$9,349.20** (\$8,820.00 + 529.20 GST)

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.





PERMITTED MAX FSR = 1.3 = 86,116 SF (SITE AREA Gross = 66,014.5 sf)
HOUSING AGREEMENT BONUS = .6 of a maximum of 1 = 3,869 SF
PROPOSED FSR = 1.34 OR 90,970 SF.

PROPOSED CD ZONE BASED ON RMS
SITE COVERAGE PROPOSED = 47,680 SF = 72%
SETBACKS - REAR - 1.2m - parking structure 7.5m - residential

FRONT - 2.7m
SIDE - 2.0m TO TOWNHOMES, 4.5m TO PARKADE

PROPOSED UNIT MIX:

- 14 - TWO BED TOWNHOMES
- 8 - STUDIOS
- 31 - ONE BEDROOMS
- 48 - TWO BEDROOMS
- 101 UNITS TOTAL

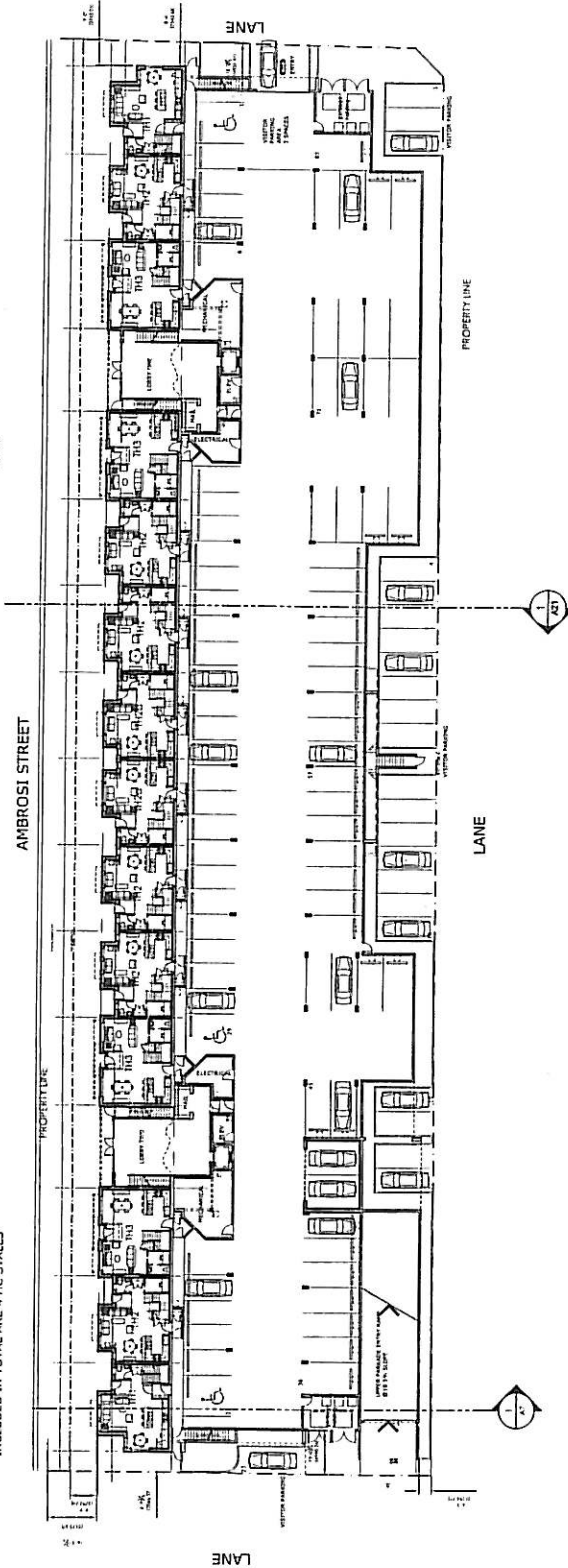
PARKING PROPOSED
179 INSIDE + 19 OUTSIDE = 198 (surplus of 49)

PARKING REQUIRED:

- STUDIOS = 8 X 1.25 = 10
- 1 BEDROOMS = 31 X 1.25 = 39
- 2 BEDROOMS = 48 X 1.5 = 72
- Townhomes = 14 X 2 = 28

TOTAL PARKING REQUIRED = 149 INCLUDES 22 VISITOR
INCLUDED IN TOTAL ARE 4 HC STALLS

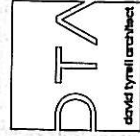
TOWNHOME UNIT TYPE 1 ENTRY LEVEL PLAN
1/8" = 1' 0"



CONTRACTOR'S NOTES:
1. All work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. The contractor shall maintain access to all existing utilities and structures.
4. The contractor shall be responsible for the removal and disposal of all debris and waste.
5. The contractor shall be responsible for the protection of all existing trees and landscaping.

THE MISSION GROUP

PROJECT NO. 07-311



1001 - 3000 PROCESSION WAY
VANCOUVER, BC V6L 4T7
TEL: 604-271-1111 FAX: 604-271-7795

MOTIF
Ambrosi Road
Kelowna, B.C.

LEVEL ONE PLAN

DRAWING NO. 01A

A1

SCALE: 1" = 20' 0"
DATE: 02/03/08
DRAWN: TYNELL
CHECKED:

ISSUED

NO. DESCRIPTION DATE
ISSUED FOR DP & RETURNING 11.16.97
GENERAL REVISION FOR DP 02.03.98

CONTRACTOR'S NOTE:
The above drawings are for the design of the building and are not to be used for construction purposes. The contractor is responsible for the construction of the building and for the accuracy of the drawings. The drawings are for the design of the building and are not to be used for construction purposes. The contractor is responsible for the construction of the building and for the accuracy of the drawings.

CLIENT

THE MISSION GROUP

PROJECT NO. 21-141



DAVID TYNELL ARCHITECT
ARCHITECTS, P.C. 1111 1ST AVE
TEL: 604.681.7771 FAX: 604.681.7791

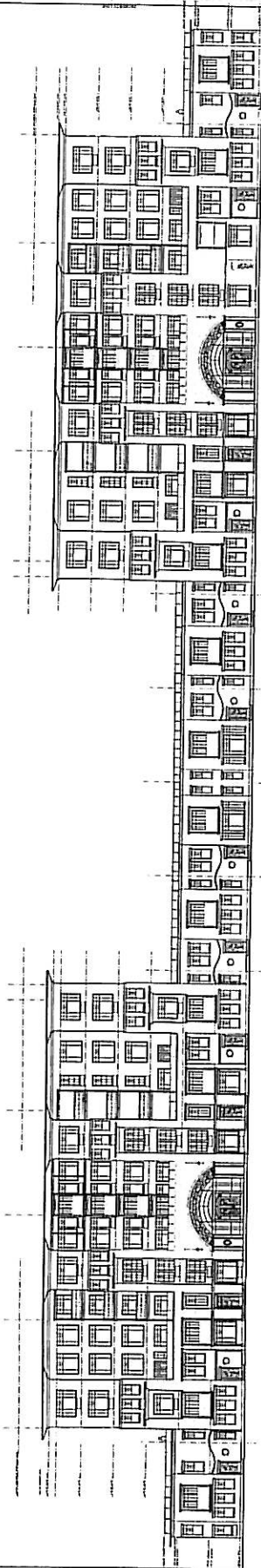
MOTIF
Ambrosi Road
Kelowna, B.C.

AMBROSI ROAD
OVERALL
ELEVATION

DRAWING NO. 224

A16

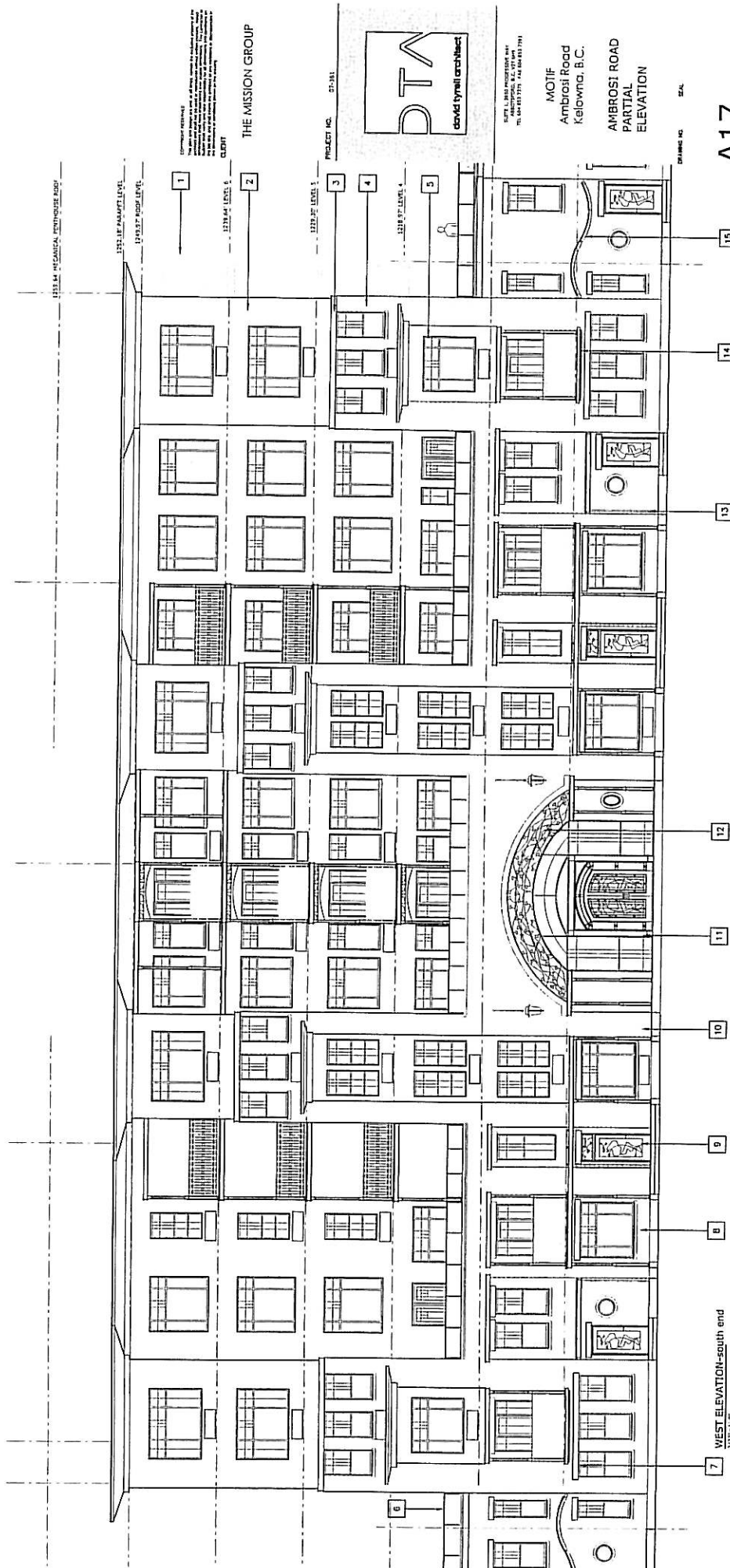
SCALE 1/16" = 1'-0" DATE: 02.03.98
DRAWN: Tynell CHECKED:



WEST ELEVATION
1/16" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT APPLICATION	11.16.97
2	GENERAL REVISION FOR BIP	02.03.98

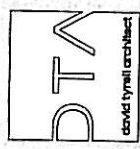
- 1 STEEL BALCONY STRUCTURE AND GUARD
- 2 STUCCO
- 3 STEEL "C" CHANNEL
- 4 BRICK
- 5 METAL CLAD WINDOWS
- 6 METAL GUARD WITH OBSCURE GLASS
- 7 PRECAST CONCRETE WINDOW HEADER
- 8 PRECAST CONCRETE WINDOW SILL
- 9 VENE PATTERN ON FROSTED GLASS
- 10 STEEL DECORATIVE A/C GRILLE
- 11 STEEL "W" SECTION DOOR FRAME
- 12 STEEL DECORATIVE SCREEN
- 13 METAL DOWNPOUT
- 14 CONCRETE CANTILEVER BALCONY
- 15 STEEL & GLASS CANOPY



7 WEST ELEVATION-south end
3/32" = 1' = 0"

A17

SCALE: 1/8" = 1' = 0"
DATE: 02.03.98
DRAWN: TYPH



MOIIF
Ambrosi Road
Kelowna, B.C.

AMBROSI ROAD
PARTIAL
ELEVATION

CLIENT
THE MISSION GROUP

PROJECT NO. 01-381

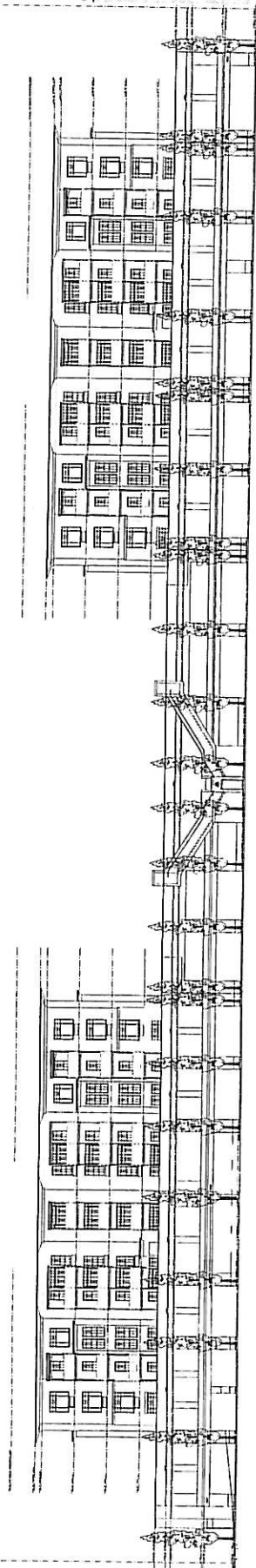
DRAWING NO. 224

ISSUED

NO.	DESCRIPTION	DATE
1	ISSUED FOR DP & REWORKING	11.14.87
2	CORRECTION FOR DP	02.01.88
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THE MISSION GROUP



PROJECT NO. 87-101



DAVID TYRELL ARCHITECTS LTD.
 ARCHITECTS, B.C. VICTORIA
 TEL: (604) 771-7771 FAX: (604) 771-7791

MOTIF
 Ambrosi Road
 Kelowna, B.C.

EAST
 OVERALL
 ELEVATION

DRAWING NO. 02-1

A18

Scale: 1/8" = 1'-0" DATE: 02.01.88
 Drawn: Tyrell Checked:

NO.	DESCRIPTION	DATE
1	ISSUED FOR R.P. & R.D. 11.14.97	
2	GENERAL REVISION FOR R.P. 02.03.98	
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- STEEL BALCONY STRUCTURE AND GUARD
- STUCCO
- STEEL "C" CHANNEL
- BRICK
- METAL CLAD WINDOWS
- METAL GUARD WITH OSCURE GLASS
- PRECAST CONCRETE WINDOW HEADER
- PRECAST CONCRETE WINDOW SILL
- VINE PATTERN ON FROSTED GLASS
- STEEL DECORATIVE A/C GRILLE
- STEEL "Y" SECTION DOOR FRAME
- STEEL DECORATIVE SCREEN
- METAL DOWNPOUT
- CONCRETE CANTILEVER BALCONY
- STEEL & GLASS CANOPY
- RECESSED CONCRETE PANEL PAINT ACCESS COLOUR
- 1"X1" CHAMFER RECESSED ACENT LINE
- METAL DOOR PAINT FINISH
- CONCRETE PAINTED RED COLOUR TO RECEIVE GLOWING MEDIUM
- WALL MOUNTED LIGHT FIXTURE
- CONCRETE PARAPET AND OVERHANG
- METAL OVERHEAD ACCESS GATE
- STEEL FRAME AND FINISHED METAL MAH
- EXIT GATE

Client: The Mission Group
Project: 01-101
Date: 11.14.97
Scale: 1/8" = 1'-0"

THE MISSION GROUP

PROJECT NO. 01-101



DAVID TYRRELL ARCHITECT
1000 WEST 10TH AVENUE
VANCOUVER, B.C. V6H 1A1
TEL: 604-681-1771 FAX: 604-681-1771

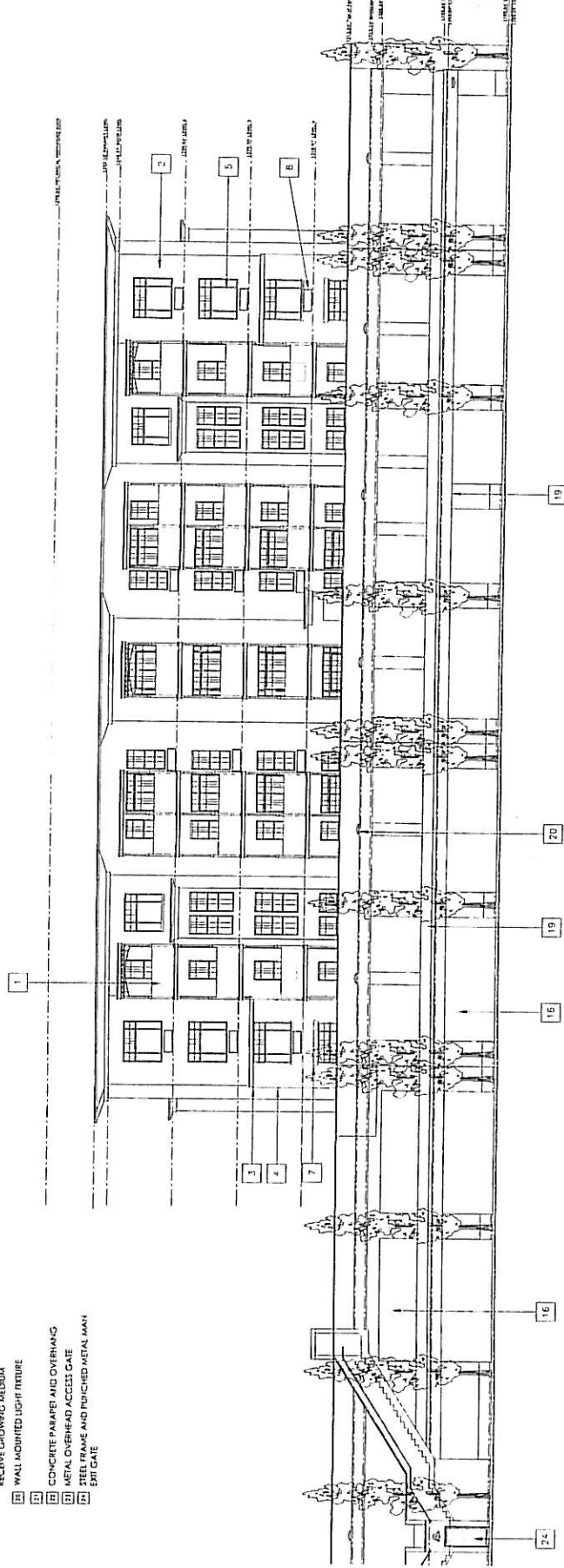
MOTIF
Ambrosi Road
Kelowna, B.C.

EAST
PARTIAL
ELEVATION

DATE: 11.14.97 SCALE: 1/8" = 1'-0"

A19

DATE: 11.14.97 SCALE: 1/8" = 1'-0"



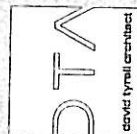
- 1 STEEL BALCONY STRUCTURE AND GUARD
- 2 STUCCO
- 3 STEEL "C" CHANNEL
- 4 BRICK
- 5 METAL GLAZ WINDOWS
- 6 METAL GUARD WITH OSCURE GLASS
- 7 PRECAST CONCRETE WINDOW HEADER
- 8 VINYL PATERN ON FROSTED GLASS
- 9 STEEL DECORATIVE A/C GRILLE
- 10 STEEL "W" SECTION DOOR FRAME
- 11 STEEL DECORATIVE SCREEN
- 12 METAL DOWNPOUT
- 13 CONCRETE CANTILEVER BALCONY
- 14 STEEL & GLASS CANOPY
- 15 RECESSED CONCRETE PANEL PAINT ACCENT COLOUR
- 16 1"X1" CHAMFER RECESSED ACENT LINE
- 17 METAL DOOR PAINT FINISH
- 18 CONCRETE PAINTED FELD COLOUR, TO RECEIVE GROWING MEDIUM
- 19 WALL MOUNTED LIGHT FIXTURE
- 20 CONCRETE PARAPET AND OVERHANG
- 21 METAL OVERHEAD ACCESS GATE
- 22 STEEL FRAME AND PUNCHED METAL MESH GATE

NO.	DESCRIPTION	DATE
1	ISSUED FOR D.P. & REVISIONS	11.16.21
2	GENERAL REVISION FOR D.P.	02.03.22
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CONTRACTOR'S RESPONSIBILITY
The Client and Designer shall be jointly and severally responsible for the design and construction of the building. The Contractor shall be responsible for the construction of the building in accordance with the design and specifications provided by the Client and Designer. The Contractor shall be responsible for the construction of the building in accordance with the design and specifications provided by the Client and Designer.

THE MISSION GROUP

PROJECT NO. D1-111



NOTE: 1. THIS PROJECT HAS BEEN DESIGNED BY DAVI TYNDAL ARCHITECT. THE CLIENT AND DESIGNER SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS PROVIDED BY THE CLIENT AND DESIGNER.

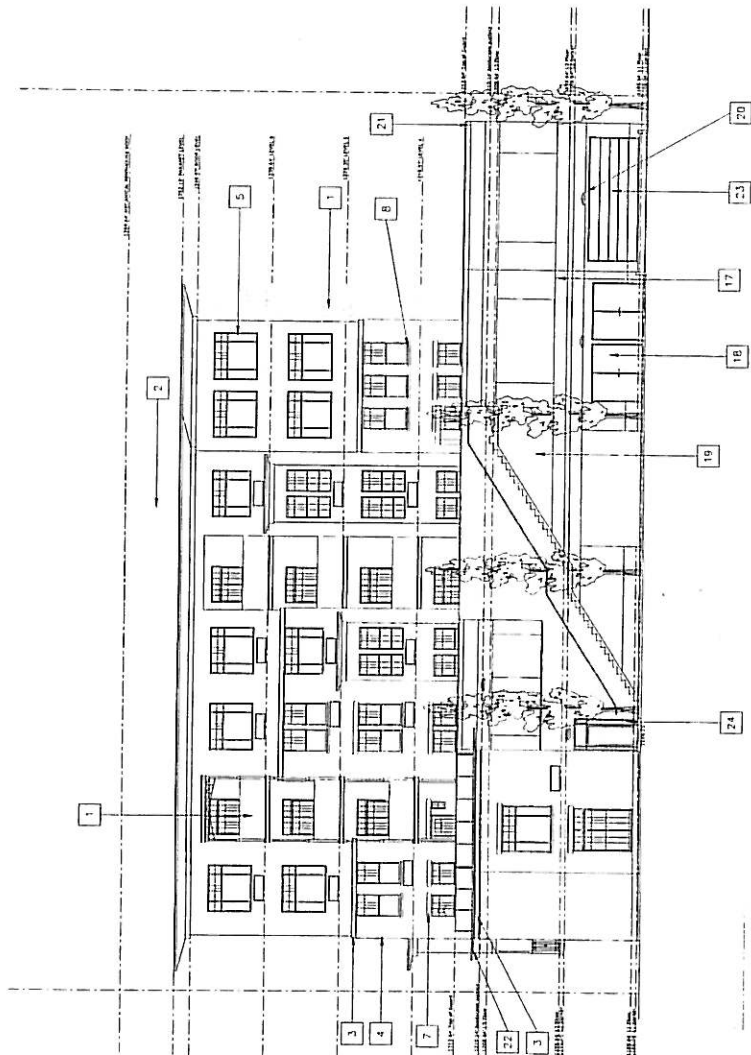
MOTIF
Ambrosi Road
Kelowna, B.C.

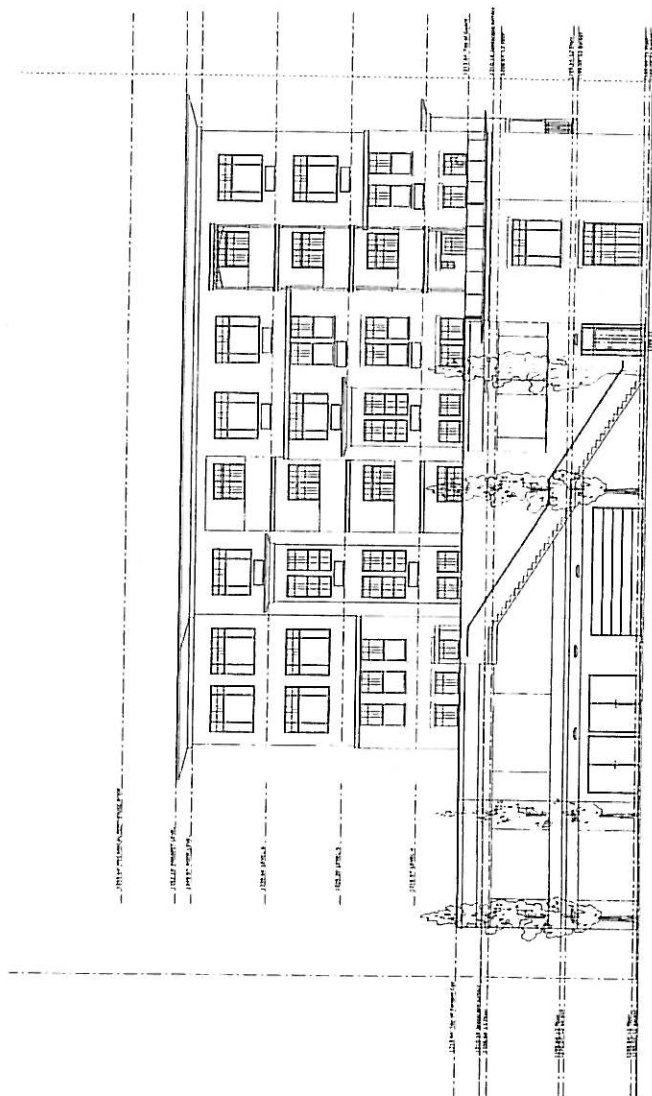
SOUTH
ELEVATION

DRAWING NO. 01-1

A20

SCALE: 1/8"=1'-0" DATE: 01.03.22
DRAWN: TYN

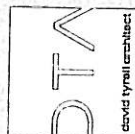




4. N. S. 1

THE MISSION GROUP

PROJECT NC
01-181



SUITE 1, 2450 PINECREST BLVD
ARLINGTON, VA 22204
TEL 604 891 7375 FAX 604 811 7393

MOTIF
Ambrosi Road
Kelowna, B.C.

**NORTH
ELEVATION**

DRAMATIC INC. 22A

A21

[illegible]