

REPORT TO COUNCIL



Date: March 13, 2012

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: DP11-0129 **Owner:** Watermark Developments Ltd., Inc. No. BC0642787
Academy Apartments Ltd., Inc. No. BC0868449

Address: 899 Academy Way **Applicant:** Watermark Developments Ltd.

Subject: Development Permit

Existing OCP Designation: Commercial

Existing Zone: C3 - Community Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP11-0129 for Lot 2, Section 10, Twp. 23, ODYD, Plan KAP86356, located at 899 Academy Way, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
5. The Fortis BC requirements are to be satisfied prior to issuance of the Development Permit;
6. Registration of a plan of subdivision at the Land Titles Office prior to issuance of the Development Permit;
7. The applicant is responsible for notifying NAV Canada upon completion of construction.

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the development permit application in order for the permit to be issued.

A handwritten signature in blue ink, located in the bottom right corner of the page.

2.0 Purpose

To approve the Form and Character for the proposed four storey mixed use development.

3.0 Land Use Management

The proposed development is the first building being brought forward as part of the University South neighbourhood. The building is located within the commercially zoned and designated neighbourhood commercial area for University Heights. While the subject property will eventually have additional buildings located on site, as shown on the attached site plan, the Development Permit is only seeking approval for the mixed use 'Academy Apartments' building located on the southern edge of the property. The two other buildings will be considered under separate Development Permits at a later date.

The proposal as submitted meets the intent of the 2030 OCP Design Guidelines and the University Heights Master Plan Design Guidelines which were created to provide a blueprint for development within the University South area. The building will include a few at grade patio opportunities for an anticipated pub / restaurant and potentially a coffee shop. Much of the parking has been located under building which results in less surface parking. This will help to create a more active experience and relationship with future phases of development on the subject property. The multi-modal corridor will be a great addition and will help to enhance mobility for residents. The proposal is the first step in creating a Village Centre in close proximity to UBC Okanagan.

4.0 Proposal

The proposed development consists of a four storey mixed use development with 81 residential units and three commercial retail units. The layout of the site has been planned in a way that respects the property's contours to the extent possible. Therefore the site and building step down to avoid additional grading. The massing, building step back and decks provide the building with visual interest and help to break up the long horizontal building frontage. The proposed finishing and materials consist of beige stucco and hardi panel, brick, aluminum glazing, wood siding and timber detailing, which also help to articulate the building frontage. The first section of the multi-modal corridor through the University South development will be constructed along the developments frontage. Additionally, landscaping of the site and multi-modal corridor are of a high quality consisting primarily of Okanagan inspired plantings.

The application compares with the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	C3 Zone Requirements
Development Regulations		
Floor Area Ratio (FAR)	0.44	1.0
Site Coverage (buildings)	26.6%	50%
Height	15m / 4 storeys	15m / 4 storeys
Front yard	21.1m	3.0m
Side yard (N)	22.1m	2.0m
Side Yard (S)	8.9m	0.0m
Rear yard	18.4m	6.0m
Other Regulations		
Private Open Space	1655m ²	1440m ²
Vehicle Parking	183 stalls	165 stalls

Bicycle Parking	Class I: 47 Class II: 22	Class I: 46 Class II: 22
Loading stalls	2 stalls	2 stalls

4.1 Site Context



The subject property is located just south of UBC Okanagan in an area known as University South. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	P2 - Educational & Minor Institutional	UBC Okanagan
East	A1 - Agriculture 1	Agriculture / Vacant
South	RM4 - Transitional Low Density Housing	Forested / Vacant
West	P2 - Educational & Minor Institutional	Aberdeen Hall

5.0 City of Kelowna Official Community Plan (2030)

5.1 Urban Design Development Permit Areas (Chapter 14) - Comprehensive Design Guidelines

Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

OCP Comprehensive Design Guidelines

Authenticity and regional expression

- Incorporate landscaping and building form and character that is distinct to Kelowna and the Central Okanagan and conveys a sense of authenticity;
- Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
- Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;

Context

- Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings;
- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

Relationship to the street

- Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);
- Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.

Human Scale

- Design for human scale and visual interest in all building elevations. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure;
- Incorporate windows with vertical proportions. Horizontal glazed areas should be divided into vertically proportioned windows separated by mullions or building structure;
- Incorporate windows within enclosed stairwells to exhibit human scale, reduce their visual bulk, and enhance safety;

Public and private open space

- Design varied and interesting public open space to promote social interaction, ensure continuity of pedestrian movement through the site, and accommodate a range of uses and activities year-round;

- Orient public and private open spaces to take advantage of sunlight with the provision of shade and protection from wind and other climatic elements (design for microclimate);
- Provide amenities such as benches, garbage receptacles, bicycle stands, bollards, and community notice boards;

Pedestrian access, provision for cyclists, circulation, vehicles and loading

- Promote the use of alternative modes of transportation in site design (e.g. prominent bicycle racks for convenience and security, orient building entrances to pedestrian areas);
- Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings);
- Ensure pedestrian circulation is convenient, safe, and clearly identifiable to drivers and pedestrians;
- Provide paved surfaces with visual interest (e.g. eliminate curbs and/or use bollards, stamped concrete, unit pavers, etc.);
- Incorporate visible and secure bicycle parking in a priority location with the construction of all new parkades and parking lots;
- Parking lots should have shade trees planted at 1 tree per 4 parking stalls.

Landscape Development and Irrigation Water Conservation

- Incorporate landscaping that:
 - Compliments and softens the architectural features and edges of buildings;
 - Considers the context of surrounding properties where there is a dominant pattern along the street (i.e., provide street trees and landscaping consistent with the established or emerging standards on the street or adjacent neighbourhood);
 - Enhances the pedestrian experience (e.g. aesthetics, relief from weather);
 - Adds texture and three dimensional components to the site (e.g. vegetated canopy);
 - Helps screen parking areas, mechanical functions, and garbage and recycling areas;
 - Respects required sightlines from roadways and enhances public views;
 - Contributes towards a sense of personal safety and security;
 - Retains existing healthy, mature trees and vegetation (including those with special character or historical and cultural significance);
 - Utilizes native plants that are drought tolerant;
 - Mitigates undesirable architectural elements (e.g. blank walls can be covered with trellis and trained with vines);
 - Defines distinct private outdoor space for all ground-level dwellings.
- Provide fences and retaining walls with visual interest (e.g. high quality fencing, stone or rock walls) and human scale (e.g. punctuate at regular intervals with vertical elements such as piers or landscaping);
- Provide opportunities for urban agriculture in all development;
- Provide 1 shade tree per 4 parking stalls on new surface parking lots;

Universal accessible design

- Design to a high standard of accessible and adaptable design with the goal of accommodating the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges;

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- This 4 story mixed use building is required to be of non-combustible construction since the building does not appear to comply with the exemption under section 1.3.4.4.(2) of the building code for building on sloped terrain. Any proposed deviance from the requirements of BCBC 06 requires an alternate solution report to be approved by the Chief Building Inspector prior to the release of the Development Permit.
- Size and location of all signage to be clearly defined as part of the development permit
- A Geotechnical report and Structural Engineers design of the retaining walls above the parking garage is required at time of building permit application.
- Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building. Vestibules are required from the parking levels into the exit corridors. The interconnect floor space to the lower offices is to be addressed in the code analysis.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

The site has been serviced and offsite requirements have been met during a previous subdivision (S06-0026). The Development Permit application will not compromise our servicing requirements.

6.3 Fire Department

All access, roads and fire hydrant are require as per the city of Kelowna Subdivision Bylaw #7900. This development is beyond the 8Km for residential and 5Km fire department response for multi family and all building should be protected with fire sprinklers. The 6M roads should be provided with loading and unloading areas in front of each building as to not impede emergency vehicle access at any time. Road grades are not to exceed the one in twelve standard. No parking signs will be required along any 6M roadway. The multi use buildings will require fire flow calculations. Additional comments will be required at the building permit application. This is an interface forested area, fuel modification is to be completed in the undeveloped areas.

6.4 Fortis BC

In response to the subject referral, could you please ensure a condition of approval, that Fortis requires the owner's execution and granting of a statutory right of way in attached form for the electrical facilities shown located on page 5 of 5 of the document.

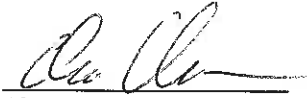
The developer / owners will also need to contact FortisBC at 1-866-436-7847 to make arrangements with FortisBC design to develop an electrical service plan for this proposal which may include the granting of other SRWs as part of the plan.

6.0 Application Chronology

Date of Application Received: July 21st, 2011

The applicant has been working with Fortis and the City of Kelowna's Subdivision Branch to address the technical details associated with relocating the Fortis RoW and creating a new serviced lot ready for development.

Report prepared by:



Alec Warrender, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

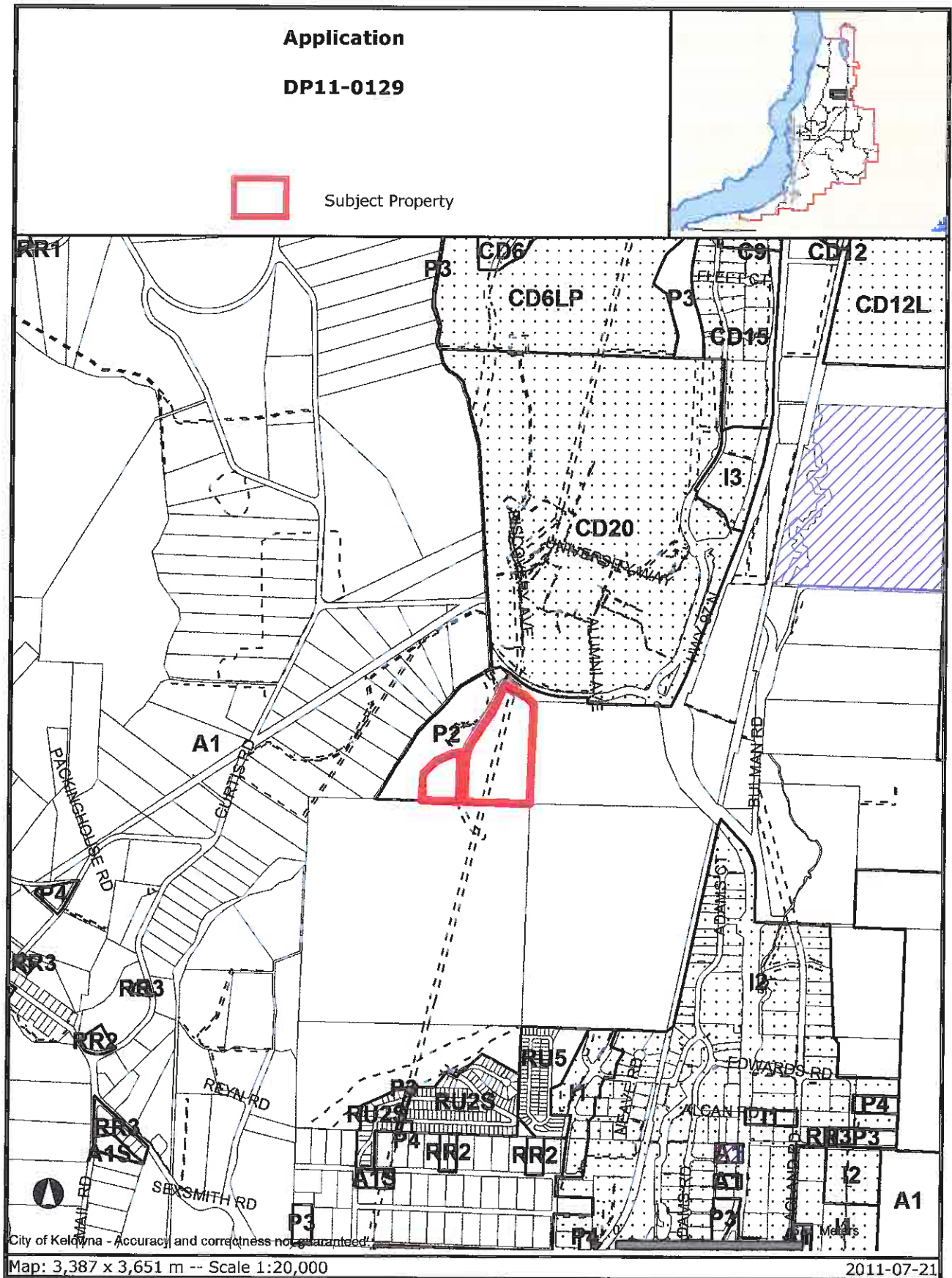
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Building Elevations
Landscape Plan
NAV Canada Letter



City of Kelowna - Accuracy and correctness not guaranteed.

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.

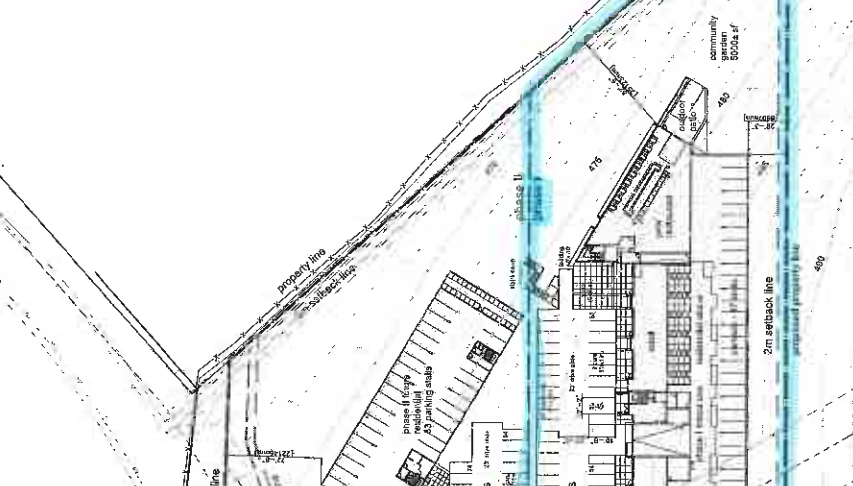
Approved for development
 A
 Schedule
 forms part of development

ZONING SUMMARY		PARKING CALCULATIONS		OCCUPANT LOAD	
ALL TYPE OF APPLICATION:	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL
CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL

CR COMMUNITY COMMERCIAL		CR COMMUNITY COMMERCIAL	
CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL

CR COMMUNITY COMMERCIAL		CR COMMUNITY COMMERCIAL	
CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL

CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL	CR COMMUNITY COMMERCIAL
--------------------------------	--------------------------------	--------------------------------	--------------------------------



REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

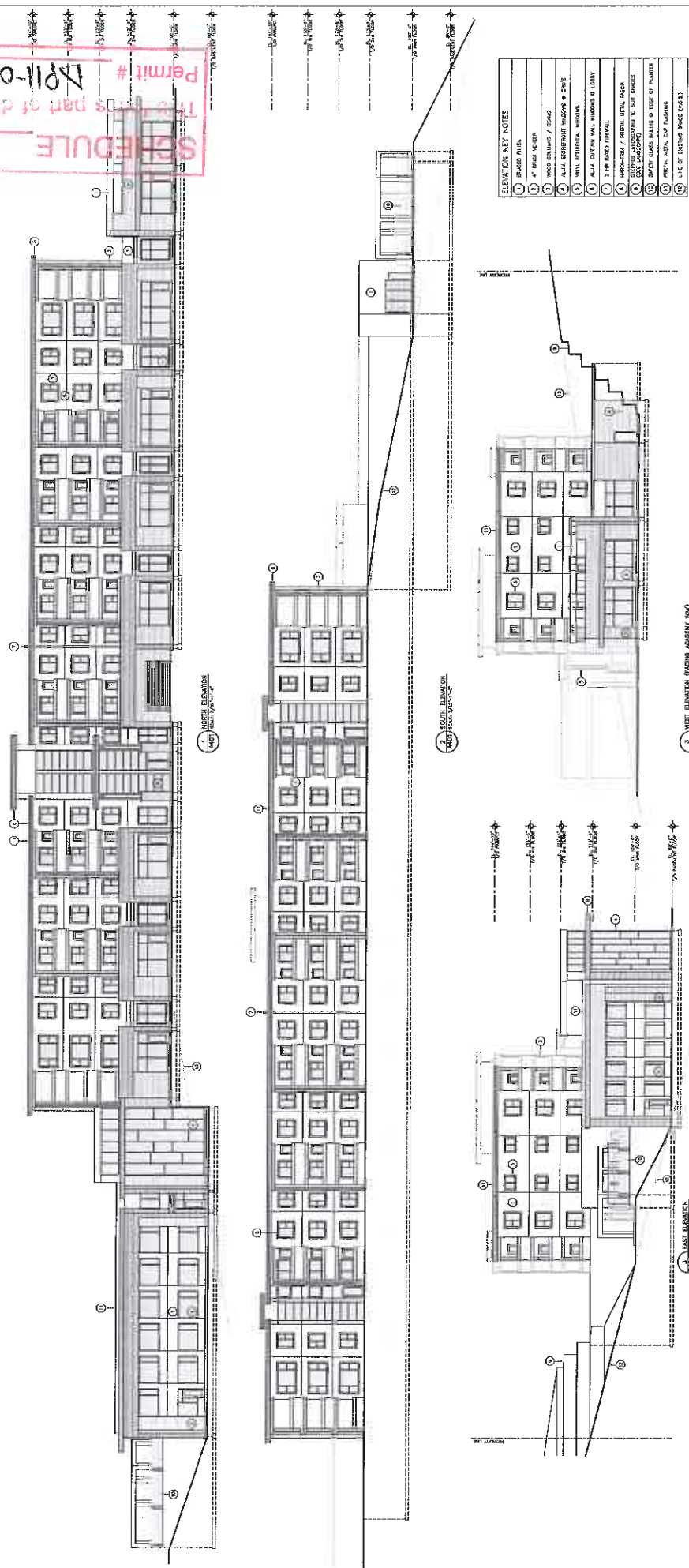
REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

REQUIRED FIRE SEPARATIONS		BUILDING AND FLOOR AREAS	
REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS	REQUIRED FIRE SEPARATIONS	BUILDING AND FLOOR AREAS

SCHEDULE A
 This is part of development
 Permit # 17011-0399

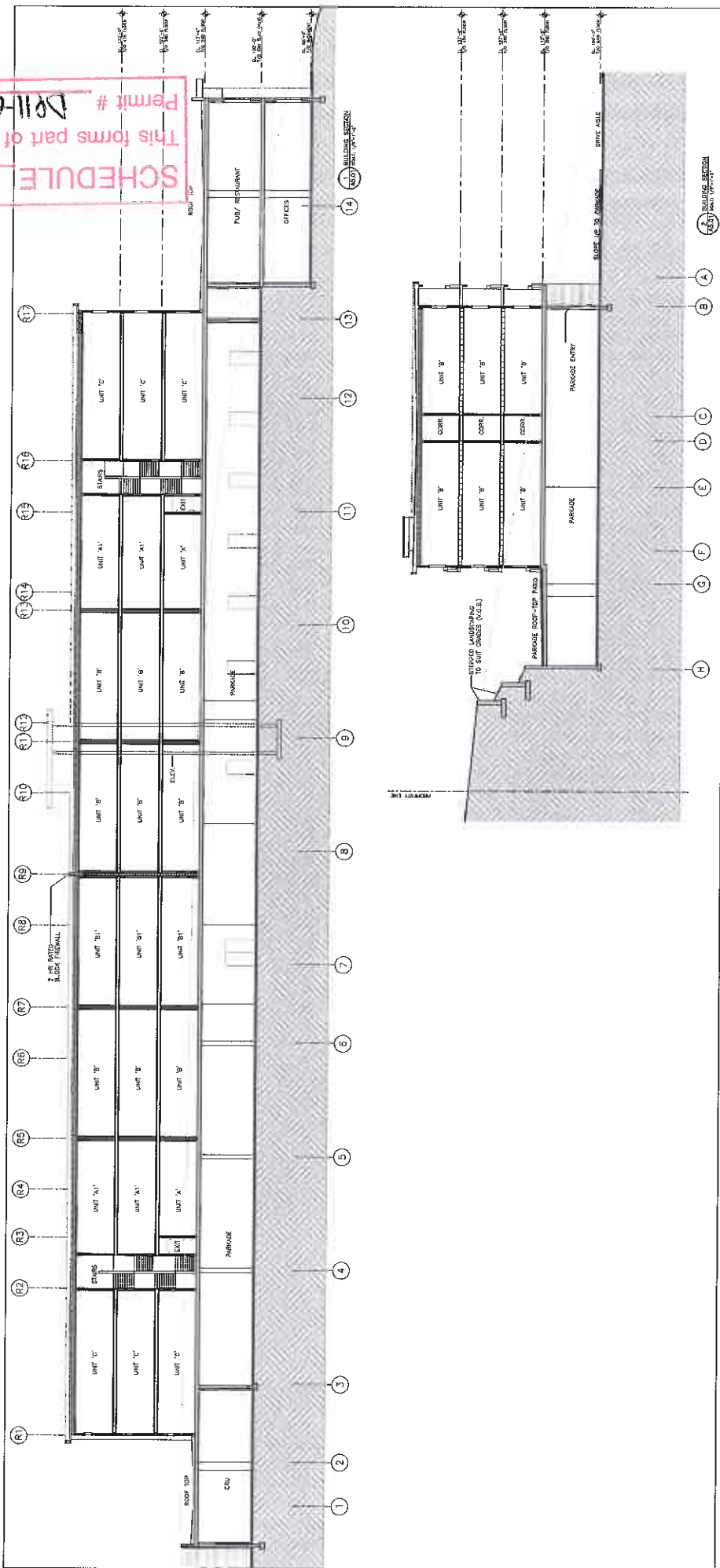


ELEVATION KEY NOTES

- 1 BRICK FINISH
- 2 4" BRICK VENEER
- 3 WOOD COLUNNIES / BEAMS
- 4 ALUM. CORNERSTONE BRACKETS & CHIEFS WITH BRASS/BRONZE FINISH
- 5 ALUM. CORNER WALL BRACKETS & CHIEFS
- 6 2" FR. WATER PATTERN
- 7 HAND-PAINTED / PAINTED METAL FINISH
- 8 BRASS/BRONZE FINISH TO SUIT BRIDGE
- 9 BRASS/BRONZE FINISH TO SUIT BRIDGE
- 10 BRASS/BRONZE FINISH TO SUIT BRIDGE
- 11 BRASS/BRONZE FINISH TO SUIT BRIDGE
- 12 USE OF EXISTING BRIDGE (OVER)

<p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>CLIENT: PHASE I EXTERIOR ELEVATIONS</p> <p>ARCHITECT: MEKLEDORF ARCHITECTS INC.</p>	<p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p>	<p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p>	<p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p>	<p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p>	<p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p> <p>PROJECT: ACADEMY APARTMENTS PHASE I EXTERIOR ELEVATIONS</p> <p>DATE: 11/11/11</p>
---	--	--	--	--	--

This forms part of development
 Permit # D111-0124
 SCHEDULE A



<p>DATE: 12/15/2011 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number]</p>	<p>PROJECT: ACADEMY APARTMENTS PHASE I BUILDING SECTION ATTACHMENT: ELEVATION</p>	<p>DESIGNED BY: [Name] DRAWING NO.: [Number] DATE: [Date] SCALE: [Scale]</p>	<p>PHASE I BUILDING SECTION</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p>PREPARED BY: MERIDOWN ARCHITECTS INC. 11111 160th Avenue, Surrey, BC V3R 9G9 TEL: 604-273-1111 FAX: 604-273-1112 WWW.MERIDOWNARCHITECTS.COM</p>				

A5.01

Academy Apartments

Phase I

899 Academy Way
 Kelowna, B.C. V1V 3A4
 Lot 2, Plan 86356 Section 10 Twp 23, ODYD
 Issued For DP 2011-07-11



overall aerial view of site



phase I: conceptual coloured north elevation



phase I: perspective looking west



aerial site perspective looking west



phase I: perspective looking south



aerial site perspective looking east

SCHEDULE
 This forms part of development
 Permit # DP11-0119

PROJECT NAME: ACADEMY APARTMENTS PHASE I		PROJECT NUMBER: PHASE I CONVERSHEET		PROJECT VALUE: A0.00	
CLIENT: M+M ARCHITECTS INC.		ARCHITECT: M+M ARCHITECTS INC.		DATE: 2011-07-11	
PROJECT LOCATION: 899 ACADEMY WAY, KELLOWNA, BC		PROJECT TYPE: RESIDENTIAL		DRAWING NO.: PHASE I CONVERSHEET	
PROJECT DESCRIPTION: PHASE I CONVERSHEET		PROJECT STATUS: FOR INFORMATION ONLY		DRAWING SCALE: AS SHOWN	



North Elevation

Materials All materials, finishes and colors to match existing newest UBEO student residences

A Stucco and Hardi Panel RAL 7002 Divingau*

B Stucco and Hardi Panel Ral. 1013 Perlweis*

C Brick

D Wood siding & Timber details Natural finish

E Trim - Prefinished alum. flashing or vinyl or Hardi trim

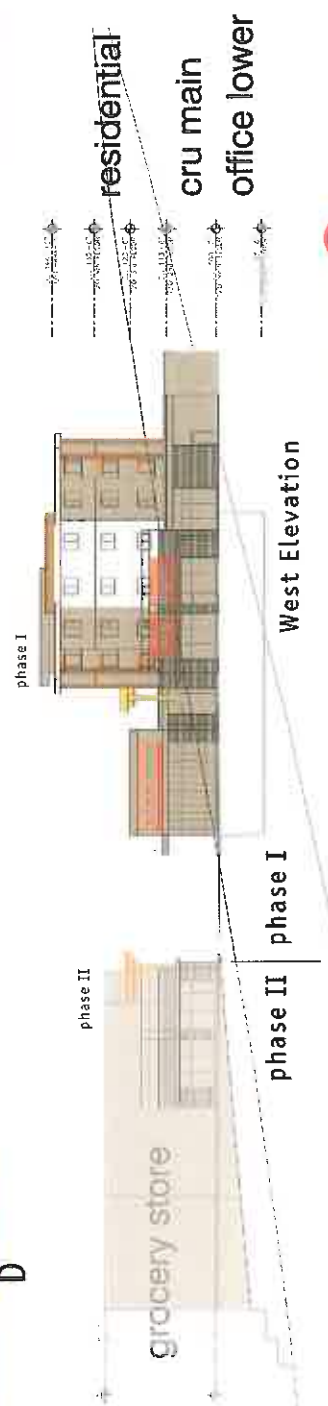
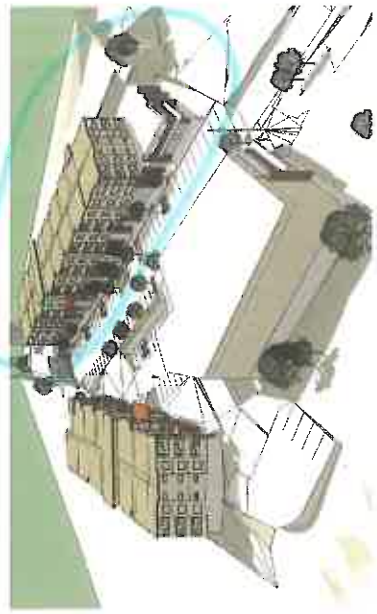
F Concrete natural finish

G Aluminum glazing

H PVC glazing

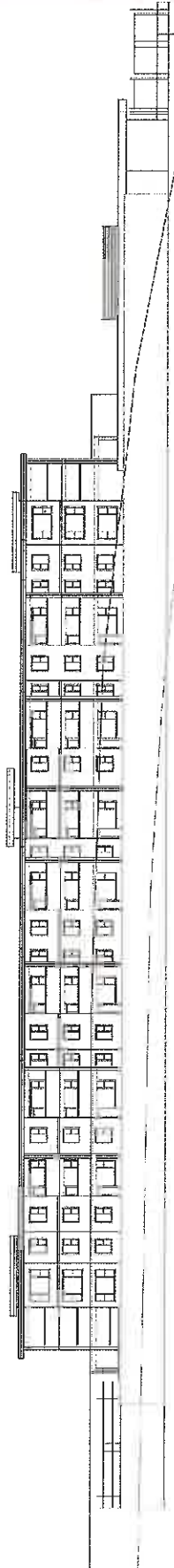


SCHEDULE B
 This forms part of development
 Permit # D11-0129

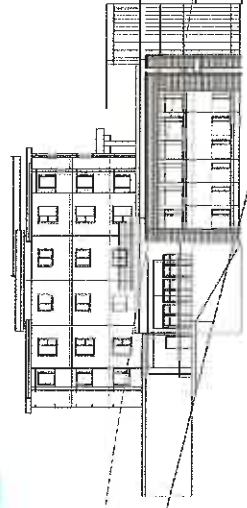


West Elevation

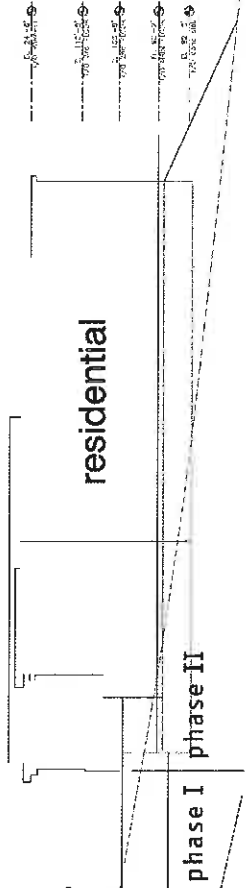
SCHEDULE B
 This forms part of development permit # N011-D139



South Elevation



East Elevation



MEIKLEJOHN ARCHITECTS INC.

ACADEMY APARTMENTS
JUNE 21 2011

ELEVATIONS MATERIAL BOARD 3d model

Primary Plant List - Academy Apartments

Dw	Plant Name	Common Name	Site	Spacing
1	Amelanchier	Shadbush	Tree form 80 mm call	
2	Amelanchier	Shadbush	Tree form 80 mm call	
3	Amelanchier	Shadbush	Tree form 80 mm call	
4	Amelanchier	Shadbush	Tree form 80 mm call	
5	Amelanchier	Shadbush	Tree form 80 mm call	
6	Amelanchier	Shadbush	Tree form 80 mm call	
7	Amelanchier	Shadbush	Tree form 80 mm call	
8	Amelanchier	Shadbush	Tree form 80 mm call	
9	Amelanchier	Shadbush	Tree form 80 mm call	
10	Amelanchier	Shadbush	Tree form 80 mm call	
11	Amelanchier	Shadbush	Tree form 80 mm call	
12	Amelanchier	Shadbush	Tree form 80 mm call	
13	Amelanchier	Shadbush	Tree form 80 mm call	
14	Amelanchier	Shadbush	Tree form 80 mm call	
15	Amelanchier	Shadbush	Tree form 80 mm call	
16	Amelanchier	Shadbush	Tree form 80 mm call	
17	Amelanchier	Shadbush	Tree form 80 mm call	
18	Amelanchier	Shadbush	Tree form 80 mm call	
19	Amelanchier	Shadbush	Tree form 80 mm call	
20	Amelanchier	Shadbush	Tree form 80 mm call	
21	Amelanchier	Shadbush	Tree form 80 mm call	
22	Amelanchier	Shadbush	Tree form 80 mm call	
23	Amelanchier	Shadbush	Tree form 80 mm call	
24	Amelanchier	Shadbush	Tree form 80 mm call	
25	Amelanchier	Shadbush	Tree form 80 mm call	
26	Amelanchier	Shadbush	Tree form 80 mm call	
27	Amelanchier	Shadbush	Tree form 80 mm call	
28	Amelanchier	Shadbush	Tree form 80 mm call	
29	Amelanchier	Shadbush	Tree form 80 mm call	
30	Amelanchier	Shadbush	Tree form 80 mm call	

LEGEND

- CONIFEROUS TREES
- DECIDUOUS TREES
- LANE SCALE DECIDUOUS TREES
- ORNAMENTAL DECIDUOUS TREES
- MAISED STRIPGRASS/DOORWAY/ORNAMENTAL GRASSES
- PERENNIAL PLANTING
- FASTING TREES/TYP



NOTES

The plan is conceptual - not for construction. It is intended to provide a visual representation of the proposed landscape and to illustrate the general concept of the design. It is not intended to be used for construction purposes.

Grasses are indicated only by their color and height. Specific grasses to be used should be determined with a landscape architect.

All landscape areas shall be provided with a minimum of 10% tree canopy. The tree canopy shall be provided in a manner that is consistent with the most recent IBC specifications for tree canopy.

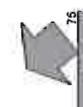
All plant materials and landscape materials shall be provided in a manner that is consistent with the most recent edition of the BC Landscape Manual. All plants shall be provided in a manner that is consistent with the most recent edition of the BC Landscape Manual.

All landscape materials shall be provided in a manner that is consistent with the most recent edition of the BC Landscape Manual. All plants shall be provided in a manner that is consistent with the most recent edition of the BC Landscape Manual.

Planting depth in planting beds to be 600 mm. For mulch, use 50-100 mm rock mulch, excavated to a 100 mm depth.

Existing trees to be preserved and protected.

All native urban grass trees to be seeded with City of Kelowna approved seed mix.



Rev. 1-Community Gardens removed as per Environment and Land Use Branch comments dated Nov. 26, 2011

m+m
MELKONN ARCHITECTS INC.

CTO
CONCEPTUAL DESIGN

CONCEPTUAL LANDSCAPE PLAN

ACADEMY HILL - 899 ACADEMY WAY, KELOWNA

OCT 16, 2011

L-1

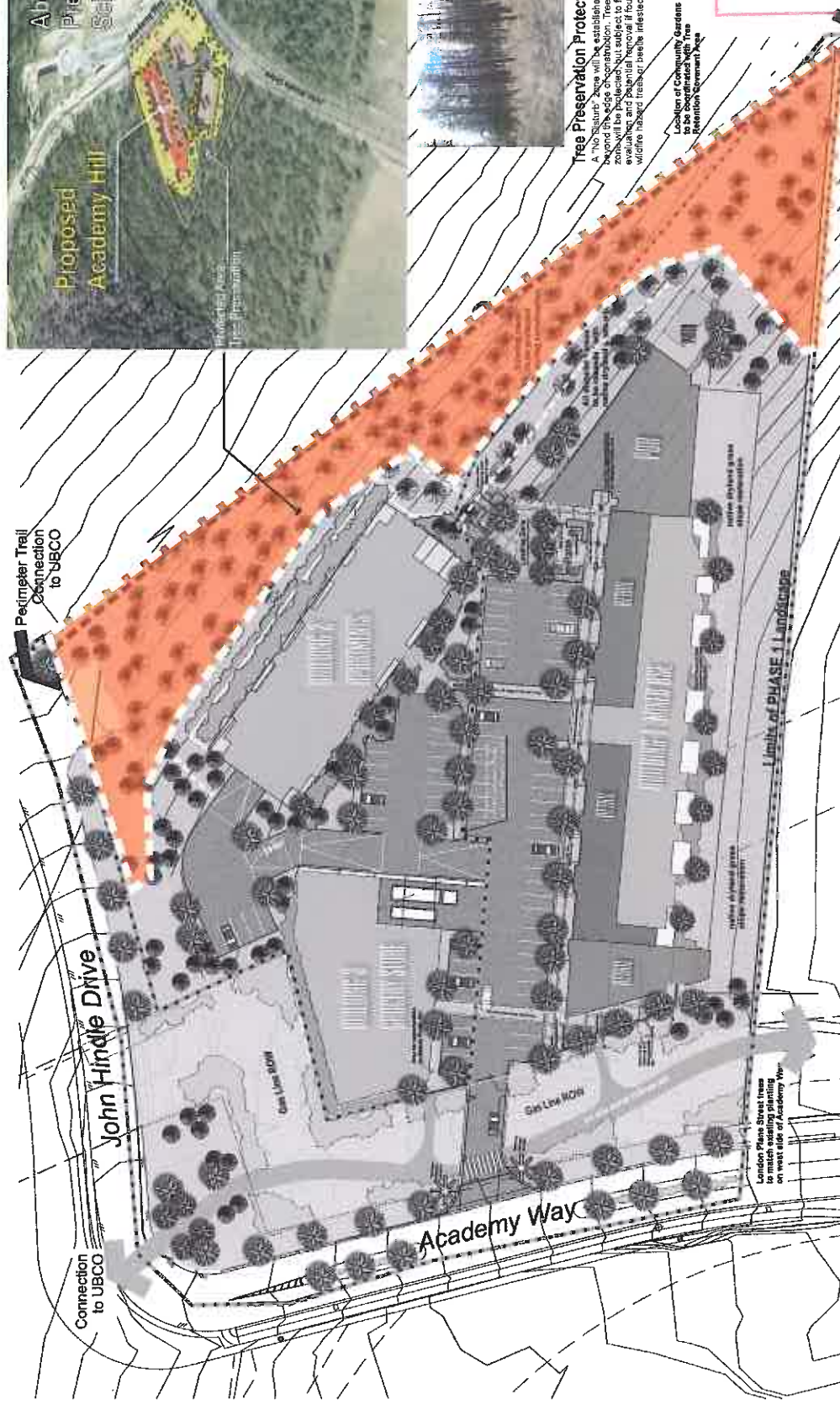


Co-living tree plantings
 (Douglas fir, Western red cedar, Sitka spruce)
 will be proposed throughout
 the site to augment the
 natural native landscape
 character of the site.

Permit # 2011-0129
 This forms part of development

SCHEDULE

L-2



Tree Preservation Protected Area
 A "No Disturb" zone will be established 10m
 beyond the edge of construction. Trees within this
 zone will be protected, but subject to future
 evaluation and potential removal if found to be
 violating industry best practices or tree safety.

Location of Community Gardens
 to be integrated with Tree
 Retention Corridor Area

Perimeter
 Trail

Perimeter Trail
 Connection
 to UBCO

John Hindle Drive

Academy Way

Limits of Phase 1 Landscaping

London Street trees
 to match existing planting
 on west side of Academy Way



Rev.1-Community Gardens removed as per Environment and Land Use Branch comments dated Nov. 23, 2011

CONCEPTUAL LANDSCAPE PLAN
 ACADEMY HILL - 899 ACADEMY WAY, KELLOWNA

OCT 19, 2011

m+ma
 REBELDON ARCHITECTS INC.

CTO
 ENGINEERING PLANNING DESIGN



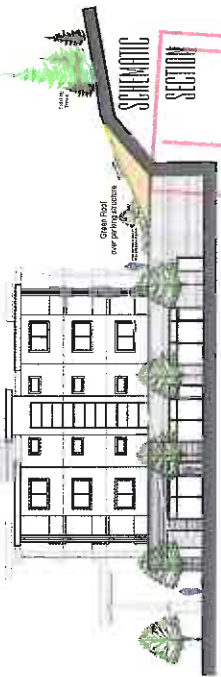
The use of stamped colored concrete and natural concrete again reflects the textural character of the UBCC Campus. The material is consistent while also allowing a creative expression to ensure a sense of identity for the Academy Hill pedestrian and special amenity areas.



Entry features and signage will be compatible with UBCC gateway elements.



Retaining walls and stairs make use of stone accents as a finish surface.



Perimeter Trail
L-3

m+m a
MCKENNA ARCHITECTS INC.
CTO
CONCEPTUAL LANDSCAPE PLAN^{nts}
ACADEMY HILL - 889 ACADEMY WAY, KELOWNA
OCT 19, 2011

Rev.1-Community Gardens removed as per Environment and Land Use Branch comments dated Nov. 28, 2011

Perimeter Trail



Drought tolerant shrubs in rock mulch with accent boulders-typ



SCHEDULE
This forms part of development Permit # 1011-0199



native dryland grass and wildflower mix

Connection to UBCO



SCHEMATIC SECTION

18.0m

GAS R.O.W.

20.0m ROW

ACADEMY WAY

The proposed streetscape cross section illustrates the proposed character of Academy Way and the relationship with the completed streetscape works associated with the Aberdeen Hall School site.

L-4
nts



Existing Academy Way Streetscape Treatment Aberdeen Hall Preparatory School



December 19, 2011

Your file
DP2011-0129 - 899 Academy Apartments Ltd, Lot 2, Plan 86356
Our file
11-3904

Ms. Gayle MacDonald
City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

**RE: Development Proposal/Plans: Apartment Building - Kelowna, BC
(N49° 56' 06.1" W119° 23' 51.9" / 44.625' AGL / 1581.625' AMSL)**

Ms. MacDonald,

We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications. To assist us in that end, we ask that you notify us upon completion of construction. This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form by e-mail at landuse@navcanada.ca or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

Please note: NAV CANADA will require a new submission for any crane(s) that will be used in the construction of this project.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Industry Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.

Yours truly,

A handwritten signature in dark ink, appearing to read "P. Pinard", written over a light-colored background.

Paul Pinard
for
David Legault
Manager, Data Collection
Aeronautical Information Services

cc PACR-Pacific Region, Transport Canada
CYLW-KELOWNA