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2024-09-13 11:37:41 AM



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346 LAWRENCE AVE

ISSUED FOR DEVELOPMENT PERMIT PRIOR TO CONDITIONS RESPONSE #2 FINAL

2024-09-13

Issued

No.	Date	Description
1	Mar 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Jan 24, 2024	Issued for DP Prior To Conditions Response #2
4	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final
5	Sept 13, 2024	Issued for DP Prior To Conditions Response #2 FINAL R1

Contractor Must Check & Verify all Dimensions on the Job.

Do Not Scale Drawings.

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This Drawing is Not to be Used for Construction Until Signed by the Architect.

346 Lawrence Avenue

Kelowna, BC
210011

Cover Page

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PROJECT NAME:	346 Lawrence Ave		<div>NOTE: The following have been considered in FAR calculation</div> <div><div>1. Enclosed balconies are not part of Net Floor Area</div><div>2. Mechanical Penthouse is not part of Net Floor Area</div><div>3. Site Area includes 0.8m easement from the North lane</div></div>
PROJECT ADDRESS:	346 Lawrence Ave and 1551 Water St, Kelowna, BC		
ZONING:	UC1		
SITE AREA:	2,205 m ²	23,734 SF	
NET AREA:	17,273 m ²	185,926 SF	
SITE COVERAGE	95%		
FAR:	7.83		
BUILDING HEIGHT:	108.8 m		
NUMBER OF STOREYS:	35	*including Mech. Penthouse and Elevator Machine Room	
NUMBER OF UNITS:	262		
NUMBER OF PARKING:	266		

BUILDING HEIGHT			FLOOR PLATE (GFA)			SETBACK				
	TOTAL HEIGHT (m)	FLOOR (storeys)								
PODIUM	16	5	PODIUM	1	1,996.1	21,486	GROUND	0 m	0 m	0.8 m
RENTAL	34.6	12		2	2,110.0	22,712	PODIUM	0 m	0 m	0 m
CONDO	98.3	32		3 to 5	2,146.0	23,099	RENTAL STACK	5.7 m	5.4 m	4.5 m
MECH PH	102.7	33	RENTAL	6 to 12	862.7	9,286	CONDO STACK	5.7 m	10.5 m	4.5 m
& ELEVATOR MACHINE ROOM	108.8		CONDO	13	620.5	6,679	Notes:	1. Setbacks are not including enclosed and non enclosed balconies 2. Setbacks are not including moldings and Architectural elements. 3. Setbacks will be reduced by 0.4 m considering Architectural Elements.		
				14 to 32	703.9	7,598				
			MECH PH	33	52.5	565				
			ELEV OVERRUN	34	52.5	565				
			ELEV MACHINE RM	35	52.5	565				

DETAIL STATS											
LEVEL	GROSS FLOOR AREA (Total Incl. Exterior)		GROSS FLOOR AREA (Enclosed Non-Residential)		GROSS FLOOR AREA (Enclosed Residential)		NET FLOOR AREA (Commercial)		NET FLOOR AREA (Residential)		
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	
1			587.1	6,319	1,409.1	15,167	587.1	6,319	0.0	0	GROUND
SUBTOTAL			587.1	6,319	1,409.1	15,167	587.1	6,319	0.0	0	SUBTOTAL
2			0.0	0	2,110.0	22,712	0.0	0	0.0	0	PARKADE
3			0.0	0	2,146.0	23,099	0.0	0	0.0	0	2
4			0.0	0	2,146.0	23,099	0.0	0	0.0	0	3
5			0.0	0	2,146.0	23,099	0.0	0	0.0	0	4
SUBTOTAL			0.0	0	8,548.0	92,010	0.0	0	0.0	0	5
6			0.0	0	862.7	9,286	0.0	0	0.0	0	SUBTOTAL
7			0.0	0	862.7	9,286	0.0	0	693.0	7,459	6
8			0.0	0	862.7	9,286	0.0	0	696.9	7,502	7
9			0.0	0	862.7	9,286	0.0	0	696.9	7,502	8
10			0.0	0	862.7	9,286	0.0	0	696.9	7,502	9
11			0.0	0	862.7	9,286	0.0	0	696.9	7,502	10
12			0.0	0	862.7	9,286	0.0	0	696.9	7,502	11
SUBTOTAL			0.0	0	6,038.9	65,002	0.0	0	4,854.8	52,256	12
13			0.0	0	620.5	6678.6	0.0	0	340.0	3659.7	SUBTOTAL
14			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	13
15			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	14
16			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	15
17			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	16
18			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	17
19			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	18
20			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	19
21			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	20
22			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	21
23			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	22
24			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	23
25			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	24
26			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	25
27			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	26
28			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	27
29			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	28
30			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	29
31			0.0	0	705.9	7597.7	0.0	0	604.8	6510.2	30
32			0.0	0	705.9	7598.2	0.0	0	604.5	6506.5	31
SUBTOTAL			0.0	0	14,031.7	151,035	0.0	0	11,831.2	127,350	32
33 (MECH)			0.0	0	703.5	7572.4	0.0	0	0.0	0	PH
34			0.0	0	52.5	565.1	0.0	0	0.0	0	SUBTOTAL
35			0.0	0	52.5	565.1	0.0	0	0.0	0	1
SUBTOTAL			587.1	6,319	30,836.1	331,917	587.1	6,319	16,686.0	179,607	56
Total					31,423.2	338,236					19

Note: Balconies and Terraces are not Part of Enclosed Areas.

AMENITY AREA			
CITY REQUIREMENT			
Bylaw section 14.11			
	RATE	UNITS	AREA
STUDIO	6 m ² /unit	16	96 m ²
1 BEDROOM	10 m ² /unit	122	1,220 m ²
2 OR MORE BEDROOMS	15 m ² /unit	124	1,860 m ²
TOTAL		262	3,176 m ²
MIN. COMMON AMENITY	4 m ² /unit	262	1,048 m ²

PROJECT PROVIDED		
	LEVEL	METRIC (m2)
COMMON AMENITY	INTERIOR	6
		110.6 m ²
	EXTERIOR	13
		123.6 m ²
PRIVATE AMENITY	EXTERIOR	6
		504.4 m ²
		13
		314.6 m ²
SUBTOTAL		1,053.2 m ²
TOTAL		4,594.7 m ²

BUILDING UNIT BREAKDOWN		
STUDIO		16
1 BEDROOM	1 Bedroom	97
	1 Bedroom + Den	25
2 BEDROOM	2 Bedroom	103
	2 Bedroom + Den	1
3 BEDROOM	3 Bedroom	20
TOTAL		262

RENTAL UNIT BREAKDOWN			
LEVEL 6	TYPE	AREA (SF)	UNITS
	Studio	312	1
	1 Bedroom	318	1
		511	1
		528	2
		550	1
		603	1
	1 Bedroom + Den	556	1
	2 Bedroom	779	1
		869	1
		880	1
LEVELS 7 to 11	Studio	305	10
	Junior 1 Bedroom	480	10
	1 Bedroom	526	10
		549	5
		602	5
	1 Bedroom + Den	548	5
	2 Bedroom	867	10
		810	5
		780	5
LEVEL 12	Studio	312	2
	Junior 1 Bedroom	392	1
	1 Bedroom	480	2
		526	2
		549	1
		602	1
	2 Bedroom	867	2
		810	1
		780	1
TOTAL	Studio	335	15
	Junior 1 Bedroom	480	12
	1 Bedroom	569	29
	1 Bedroom + Den	549	6
	2 Bedroom	832	27

CONDO UNIT BREAKDOWN			
LEVEL 13	TYPE	AREA (SF)	UNITS
	Studio	314	1
	Junior 1 Bedroom	479	1
	1 Bedroom	536	1
	1 Bedroom + Den	627	1
	2 Bedroom	775	1
		1,016	1
LEVELS 14 to 31	Junior 1 Bedroom	455	18
		476	18
	1 Bedroom	496	18
	1 Bedroom + Den	652	18
	2 Bedroom	778	18
		777	18
		904	18
	3 Bedroom	1,033	18
		1,137	18
LEVEL 32	2 Bedroom	775	1
		841	1
	2 Bedroom + Den	1,394	1
	3 Bedroom	1,483	1
		2,200	1

TOTAL	Studio	314	1
	Junior 1 Bedroom	466	37
	1 Bedroom	498	19
	1 Bedroom + Den	651	19
	2 Bedroom	872	76
	2 Bedroom + Den	1,394	1
	3 Bedroom	1,207	20

CITY REQUIREMENT			
Bylaw section 8.5			
RESIDENTIAL			
LONG-TERM			
Studio, 1 and 2 Bed	RATE	UNITS	STALLS
	0.75 stall/unit	242	181.5
3 Bedroom	1 stall/unit	20	20.0
SUBTOTAL			201.5
SHORT-TERM	6 stall/entrance	2	12.0
RETAIL			
LONG-TERM			
	RATE	AREA	STALLS
	0.2 stall/100m ²	622 m ²	1.2
SHORT_TERM	4 stall/entrance	3	12.0
GRAND TOTAL			227 stalls
BICYCLE PARKING PROVIDED			
SHORT-TERM			STALLS
			24
LONG-TERM			204
TOTAL			228 stalls

PARKING			
CITY REQUIREMENT			
Bylaw section 8.3			
CONDO			
Bachelor	RATE	UNITS	STALLS
	0.8 stall/unit	1	0.8
1 Bedroom	0.9 stall/unit	75	67.5
2 or more Bedroom	1 stall/unit	97	97.0
Visitor	0.14 stall/unit	173	24.2
TOTAL			189.5
RENTAL	RATE	UNITS	STALLS
Bachelor	0.8 stall/unit	15	12.0
1 Bedroom	0.9 stall/unit	47	42.3
2 or more Bedroom	1 stall/unit	27	27.0
Visitor	0.14 stall/unit	89	12.5
SUBTOTAL			93.8
20% Rental Discount			-18.752
TOTAL			75.0
RETAIL			
	RATE	AREA	STALLS
	0.9 stall/100m ²	587 m ²	5.3
Bylaw section 8.2.16 Incentive			-6
TOTAL			0
GRAND TOTAL			265 stalls

PARKING PROVIDED		
LEVEL	STALLS	
1 RETAIL & RENTAL	Visitor	5
	Visitor Accessible	1
		6
2 CONDO	Visitor	24
	Small	0
	Regular	0
	Accessible	0
		24
RENTAL	Visitor	4
	Small	34
	Regular	3
	Accessible	1
		42
3 CONDO	Small	9
	Regular	26
	Accessible	2
		37
RENTAL	Small	23
	Regular	5
	Accessible	0
		28
4 CONDO	Small	34
	Regular	31
	Accessible	1
		66
5 CONDO	Small	33
	Regular	29
	Accessible	1
		63
SUB-TOTAL	RENTAL	70
	CONDO	190
	SHARED RETAIL & RENTAL	6
GRAND TOTAL		266 stalls

Issued

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01. INTRODUCTION

Mission Group and Victor Projects have formed a partnership to develop a mixed-use project at a corner of Lawrence Avenue and Water St in downtown Kelowna. The project will be situated on two adjacent lots measuring 100'x120' at the northeast corner of Lawrence Avenue and Water Street, in the heart of the downtown area. (PLAN KAP26819 LOT A DISTRICT LOT 139).

The partnership is committed to meeting the needs and aspirations of Kelowna's future growth through this proposal. The project will provide a healthy mix of uses, including multifamily residential and retail spaces, to bolster the diverse vibrancy of the downtown area. In addition, the project will incorporate high-quality design that will enhance the public realm and serve as an inspiring addition to the city's skyline.

It is our hope that this proposal will continue our firms' legacy of creating outstanding buildings that establish new synergies with the heritage retail along Bernard Avenue, cultural district to the north, and scenic parks along the shores of Lake Okanagan to the west.

02. PROJECT DESCRIPTION

The partnership is proposing a 33-storey podium-and-tower mixed-use building that will include retail and lobby space located at grade with four levels of parkade above forming the podium, with seven levels of rental and twenty levels of condo forming the tower component.

The building, measuring 110.5m in height, will provide 6,695 square feet of high quality retail space, 89 rental units, and 173 condominium units to the downtown core. In addition, the building will provide 266 above ground parking stalls to meet the needs of residents and visitors.

The podium will have 95% coverage of the site with zero setback upto the height of 16 metres in compliance with UC1 zoning regulations. At grade, 0.8 metre wide and 5m high easement is ceded to the laneway to facilitate improved vehicular traffic as per City's request. Beyond the 16m height datum, the rental levels step-back to a floorplate size of 878.7m² up to 38.9m in elevation. Condo levels above, step-back again to a reduced floorplate 722.4m² up to 100.8m in elevation.

To maximize the active retail frontages along Lawrence Avenue and Water Street, all services and parking access will be located on the north side of the building facing the laneway. The street face will be occupied by active programs such as retail and lobbies with the pedestrian sidewalk improved with canopies, lighting, landscaping, and architectural articulations.

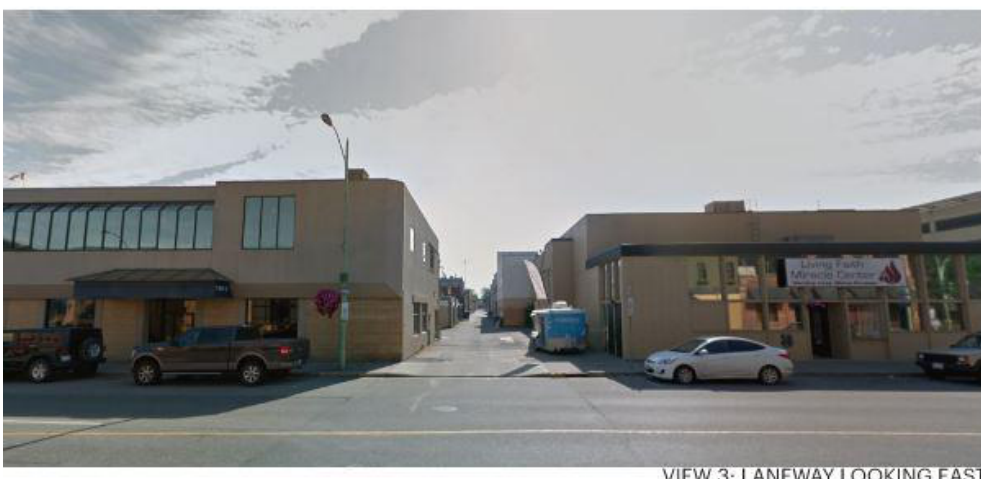
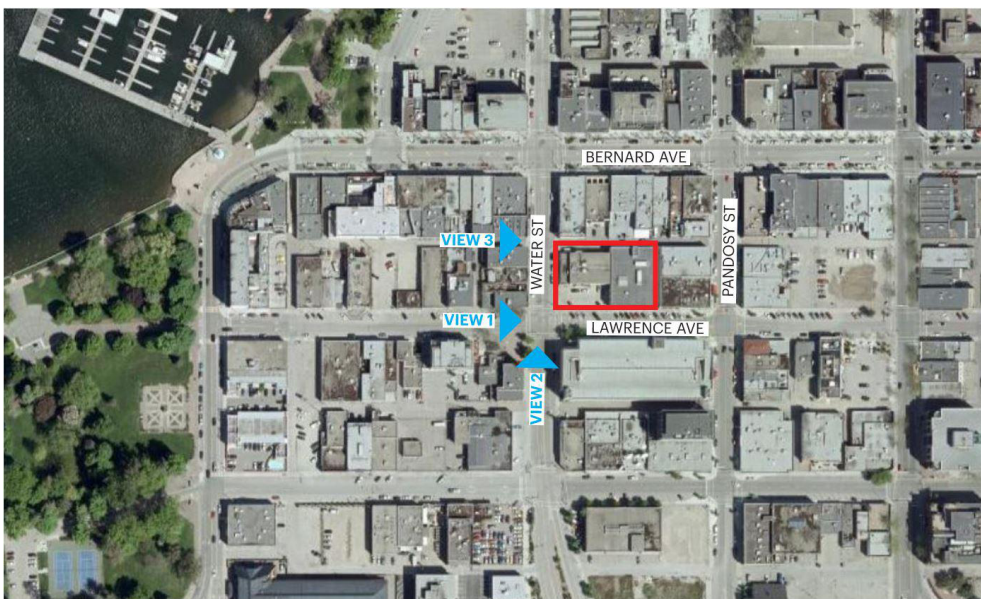
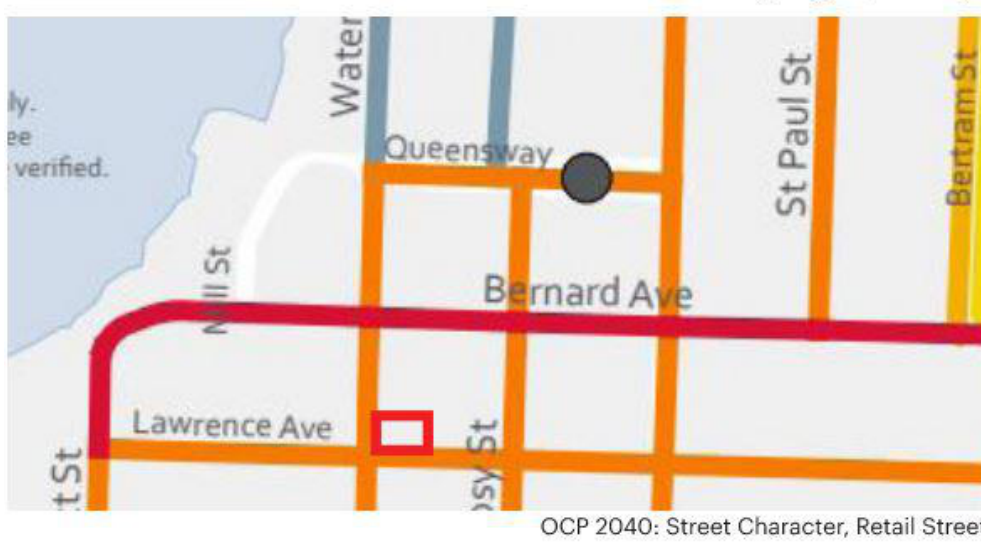
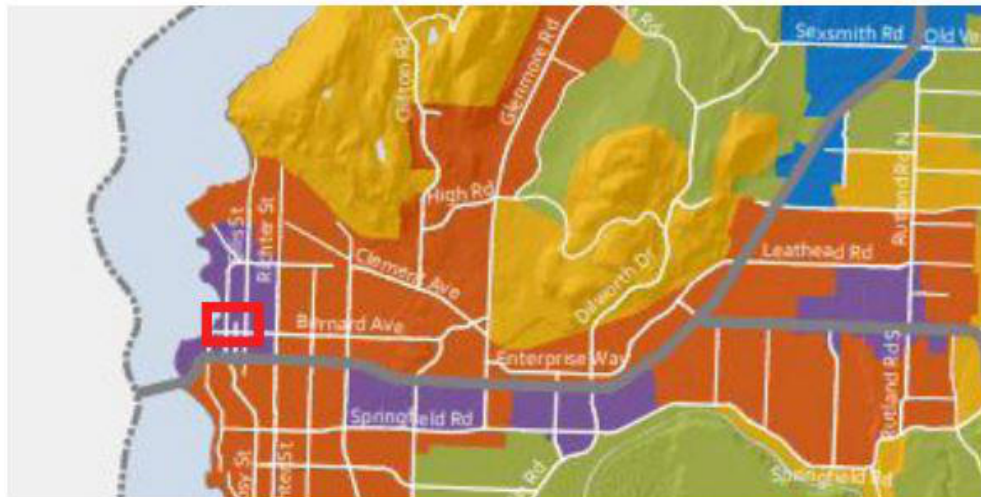
For its residents, the building will offer a mix of outdoor and indoor amenity spaces located across two separate levels on level 6 and 13. Rental residents will have access to an extensive outdoor landscaped terrace on level 6, while condo residents will have a stunning outdoor pool and terrace facing Lake Okanagan on level 13.

03. SITE CONTEXT

The current site at a corner of Lawrence Avenue and Water St measures 23,652 square feet in area and is currently occupied by two-storey commercial buildings and a surface parking lot. The site is bordered by Lawrence Avenue to the south, Water Street to the west, and a service laneway to the north. A four-storey parkade building runs the entire length of the block on the south side of the site, while the west side is faced by a series of low-rise redbrick retail buildings with a new wine experience center under construction. The east side of the site abuts an existing two-storey redbrick commercial building, while the north side abuts a laneway that is mostly used for service access, utility equipment, and tenant parking for the retail buildings.

Along Water St. there is a lack of retail presence, landscaping, and consistent building frontages on the east side relative to the consistent of retail character on the west all the way to Bernard Avenue. The remediation and improvement of this condition was an important consideration in the design of the proposal.

Beyond the immediate surroundings, the site is only a two-block walk from Kelowna City Park to the west and a one-block walk to the Bernard Avenue heritage retail district to the north. The significance of these public spaces to the city and its residents were taken into account from the initial stages of design, particularly in how the views could be maximized for the residents.



04. PLANNING CONTEXT

As per the OCP 2040, the project site is located in the Urban Centre (UC1) zone, which is envisioned as an urban hub that supports higher residential and employment density, intensity of activities, and improved walkability. The UC1 zone is intended to be a mixed-use area that supports a range of uses, including retail, commercial, office, and residential.

The Urban Centre Roadmap provides guidance on how to enhance the urban centre and make it more vibrant and attractive for residents, workers, and visitors. The document outlines the current strengths and challenges of the area and suggests ways to improve it.

- Strengths:**

 1. proximity to transit exchange
 2. access to public and open space
 3. active transporation routes and walkability
 4. distinct identiy
 5. high employment density
 6. cultural and civic heart
 7. access to waterfront
- Challenges:**

 1. below residential population objectives for downtown
 2. gaps in sidewalk infrastructure
 3. highway serves as a barrier
 4. homelessness
 5. small lot sizes

As per the OCP 2040 Building Heights Map, the project site at 346 Lawrence Avenue has a base approval height of 26 storeys. However, the OCP also allows for additional height considerations as outlined in Policy 4.4.3. This policy encourages taller buildings in exchange for community benefits such as rental units, public amenities, and high-quality design.

Policy 4.4.3. Taller Downtown Buildings
With due consideration of the objectives of Policy 4.4.2, consider support for development that is higher than the heights outlined in Map 4.1 where the proposal contains significant benefit to Kelowna citizens, including some or a combination of the following:
-An affordable, supportive and/or rental housing component that further advances Urban Centre housing objectives;
-A significant public amenity that supports the fostering of more inclusive and socially connected Urban Centres, such as parks, public spaces, schools, post-secondary institutions or childcare facilities;
-Offsite considerations, including enhanced streetscapes, provision of Active Transportation Corridors, tree canopy protection and enhancement, or green infrastructure within the road right of way;
Smaller tower floorplates to mitigate the impact on views and shadowing; and/or
-Outstanding and extraordinary architectural design.

The OCP 2040 Street Character Map identifies Lawrence Avenue and Water Street as key Retail Streets that is characterized by strengthened retail presence and improved pedestrian realm.

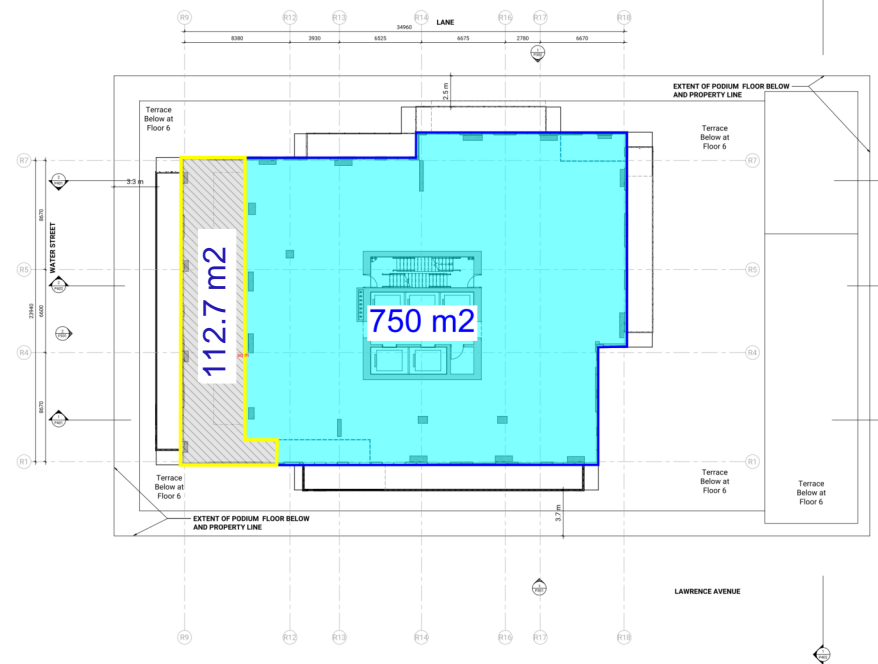
We believe that proposal is in alignment with the objectives outlined in these documents by providing a robust rental component, provisions for enhanced streetscape, and outstanding architectural design. The proposed design will enrich the architecture of the downtown area and strengthen the pedestrian oriented retail along Water St. and Lawrence Ave.

05. CPTED REQUIREMENTS

Crime Prevention Through Environmental Design Guidelines for CoK
Natural Surveillance
The main lobbies entrances are strategically positioned to maximize the visibility from surrounding areas and foot traffic. All entrances to residential lobbies and CRUs are well-lit, enhancing the visibility during the day and night.
Territorial Reinforcement
Design elements have been incorporated to clearly define and reinforce the distinction between public, semi-public, and private spaces around the entrances, enhancing a sense of territoriality. All entrances are identified with street address numbers on the canopies.
Main lobbies' entrances are accentuated through extending the brick facade to the interior, creating continuity between exterior and interior.
In accordance with Canada Post guidelines, dedicated mail rooms are located in each lobby.
Natural Access Control
Controlled access measures, including transparent balcony railings, gated parking access for both visitors and residents, centrally located elevators and stairwells, and limited entry points, ensure a secure environment.

06. BY-LAW VARIANCES & INCENTIVES

Zoning By-law Section 9.11.1, Tall Building Regulations Max Floorplate
Variance is requested for rental floor plates from level 6 to level 12 that exceed the allowable 750m² GFA for residential use. The additional plate area helps providing more than 2 additional rental units per rental floor, aligning with the City of Kelowna's strategy of securing more rental units for the community.



Zoning By-law Section 9.11 Minimum Stepback above the Podium
Variance is requested to reduce the setback above the podium on the north side, facing the lane, to 2.5m on Levels 6 to 13 and to 2m on Levels 14 to above. The encroachment will be limited to balconies only, with the building facade remaining at 4.5m from the property line. Given the encroachment is on the lane side, it will have minimal impact on the pedestrian realm.

Zoning By-law Section 8.2.11 (a) Rental Housing Incentives
Development is eligible for a 20% reduction in both base and visitor parking requirements. This incentive is applicable due to the development's location within the urban center and its commitment to providing rental housing.

Zoning By-law Section 8.5.1 Minimum Dimensions for Bicycle Parking
Variance is requested to reduce horizontal spacing between wall-mounted bicycle racks. The proposal entails introducing vertically staggered wall-mounted bicycle racks with spacing of 375mm to ensure usability.

07. PUBLIC AMENITY & STREETScape DENSITY & HEIGHT BONUS

Zoning By-law Section 6.8 Density Bonus and Section 14.4 Density and Height
Development is eligible for density bonus of additional 1.5 FAR and height bonus of additional 52.0m, through establishment of a Public Amenity and Streetscape Fund for the provision of pedestrian-oriented streetscape amenities.

08. DESIGN RATIONALE

PODIUM
Despite the challenges of spatial provisions within a small footprint, effort was made to locate all service elements to the laneway, away from the pedestrian sidewalk. This allows for the continuous transparent frontages along Water St. and Lawrence Ave to be activated by retail activity and the presence of people using the residential lobbies throughout the day. Particularly, at the prominent corner of Water St. and Lawrence Ave., the glazed building face is radiused on the first two levels with the building cantilevering above in order to provide a more generous covered pedestrian area with potential for public art to add visual grandeur to the significant entry point to the downtown.

Architecturally, sensitivity to the human scale and the context were reflected in the design of the facade that integrates brick frame bays that is reminiscent of the surrounding redbrick buildings in its scale, cadence, and materiality. The simple palette of brick, glass, and steel adds a refined yet tactile experience that is continued into the interior of the lobbies to add a sense of depth and integrity of the material use. Vertically, differentiating the use of materials between the substantial brickframe in the lower levels from the lighter translucent perforated metal cladding on levels above, subdivides the visual scale of the podium mass and adds a sense of rhythm and lightness to the top.

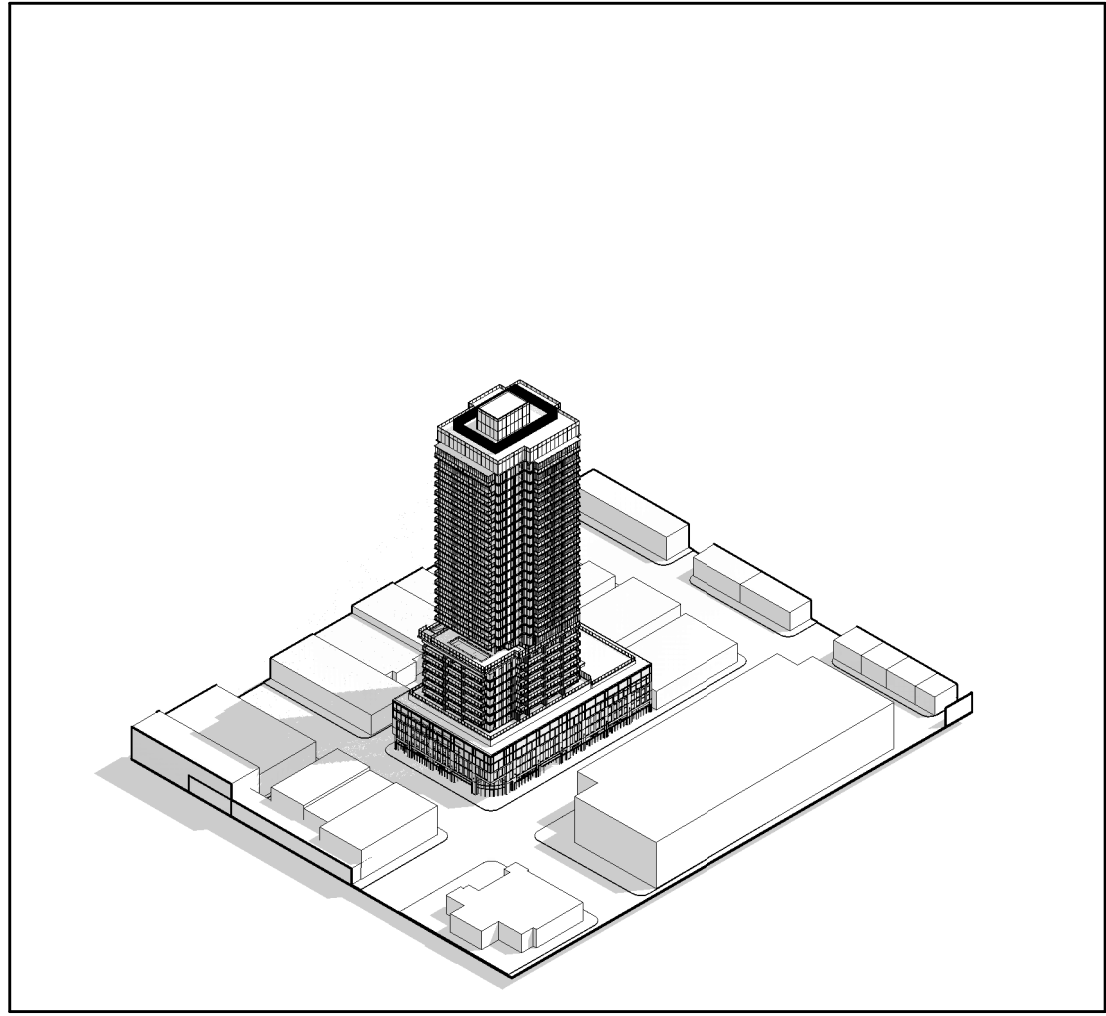
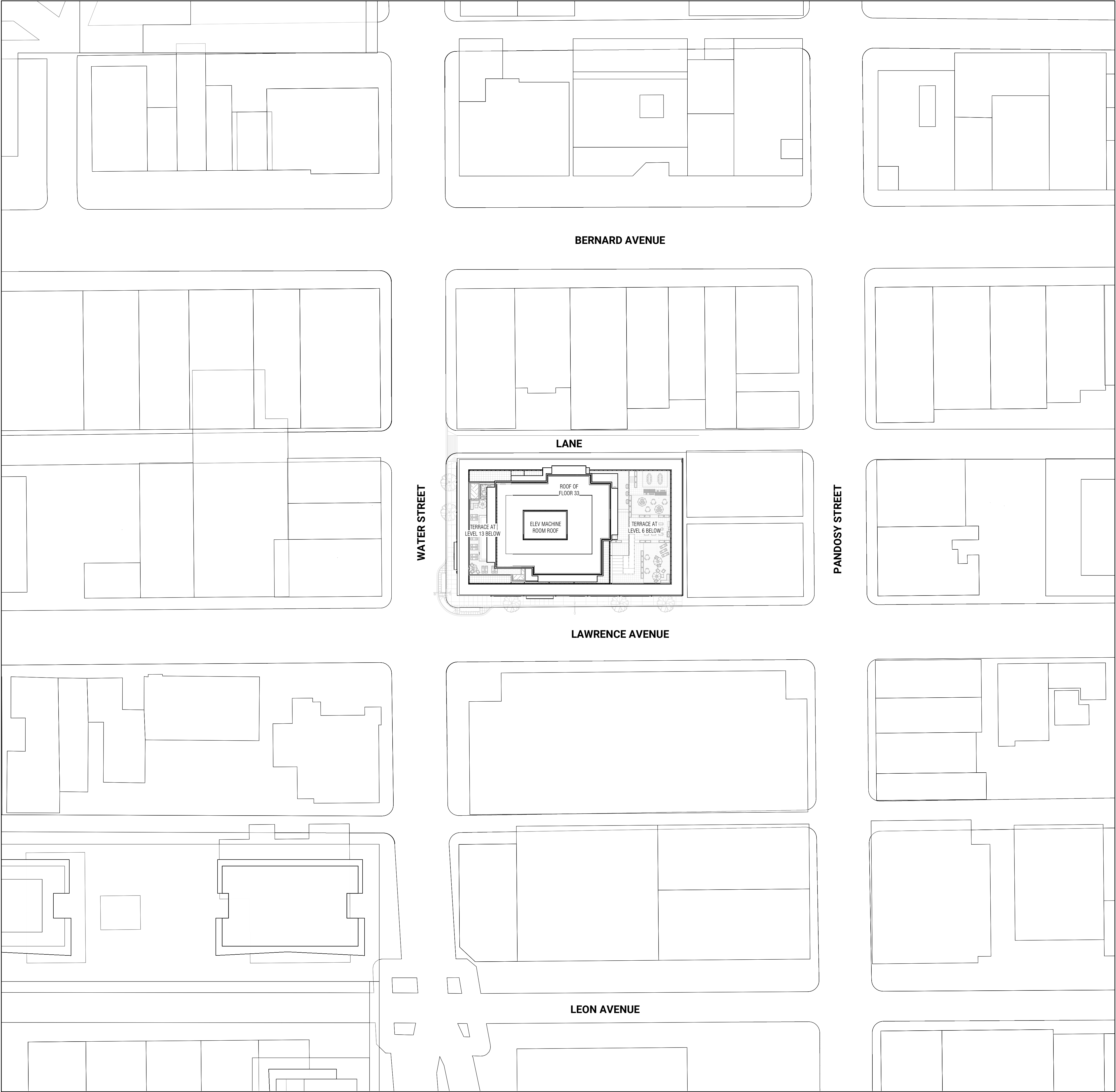
TOWER
Appreciation of the surrounding landscape was a key driver in the design of the tower. Starting from the plan, the asymmetrical shaping of the tower was designed to provide a corner view for the majority of the condo units. This asymmetry also creates interesting variety in the building's silhouette that also enhances the perceived slinness of the tower. Within this plan, the suite layouts were carefully calibrated to maximize the functionality of individual units and quality of life for the residents.

Unique to this proposal, an enclosed balcony system is proposed for all condo units so that the residents could enjoy an uninterrupted view of the landscape within the comfort of their furnished balconies through all seasons. From an urban perspective, this aids in avoiding the vacant and inactive balconies commonly seen throughout the colder months. The aesthetics of the continuous glazing of the enclosed balconies, visually offsets the significant percentage of opaque walls behind it, achieving both visual lightness of glazed tower and respectable energy efficiency target.

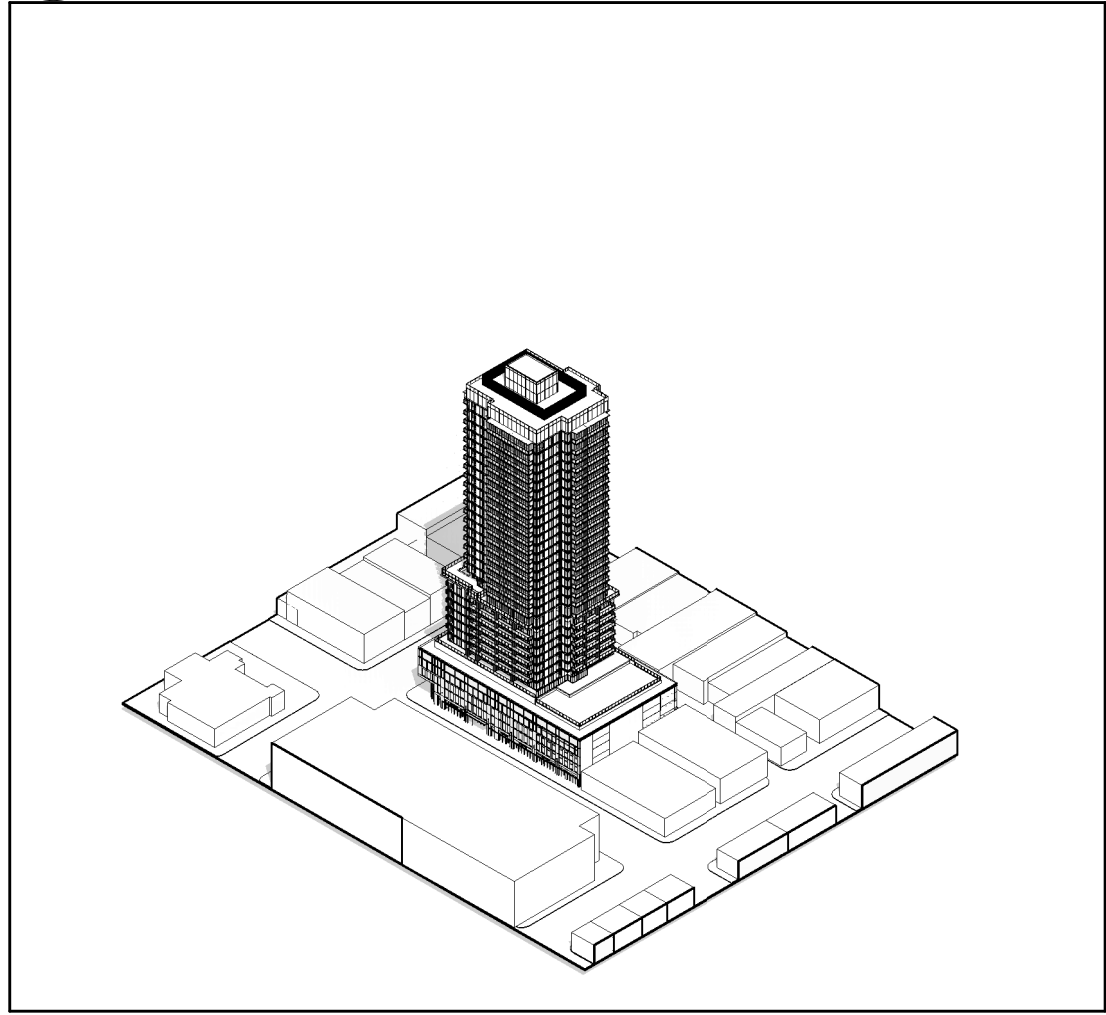
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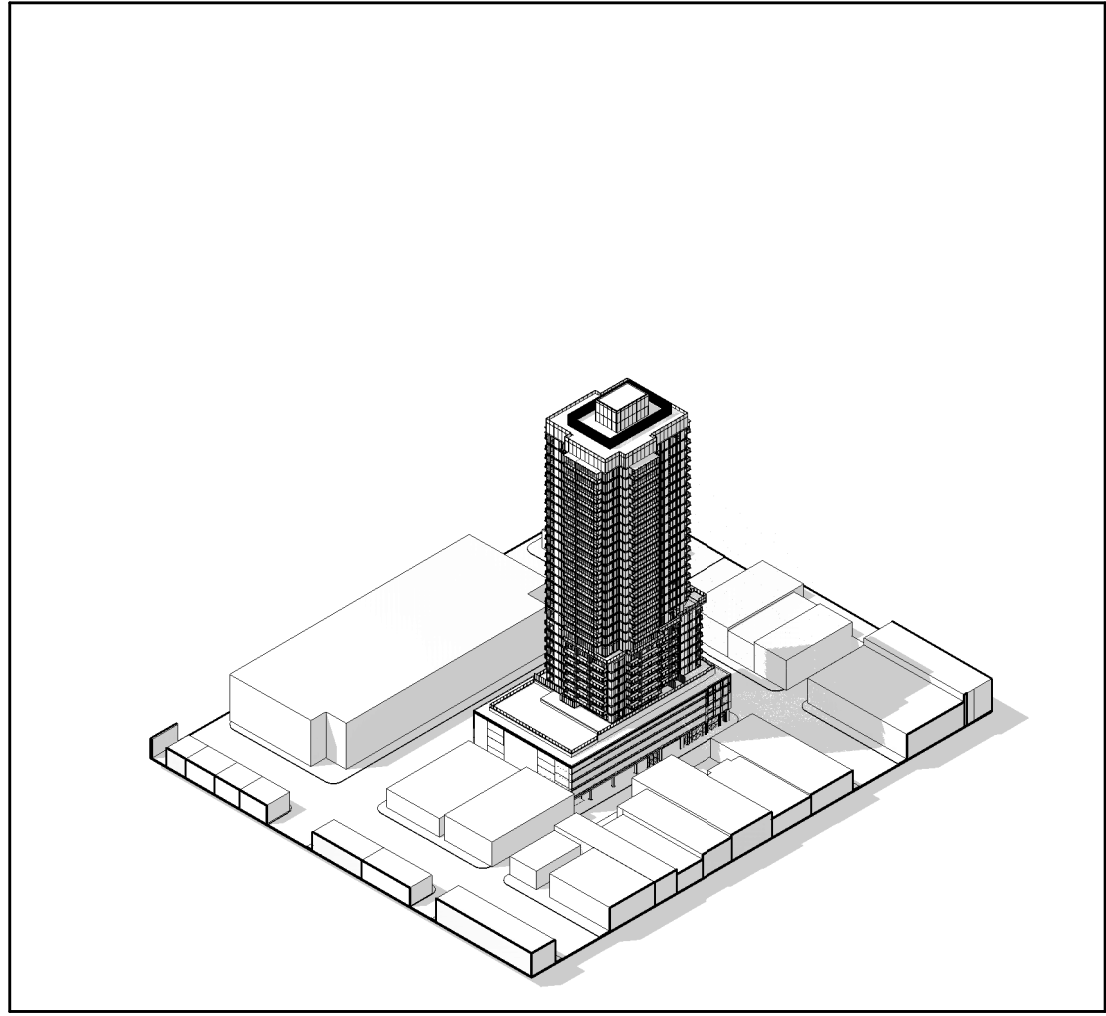
346 Lawrence Avenue
Kelowna, BC
210011



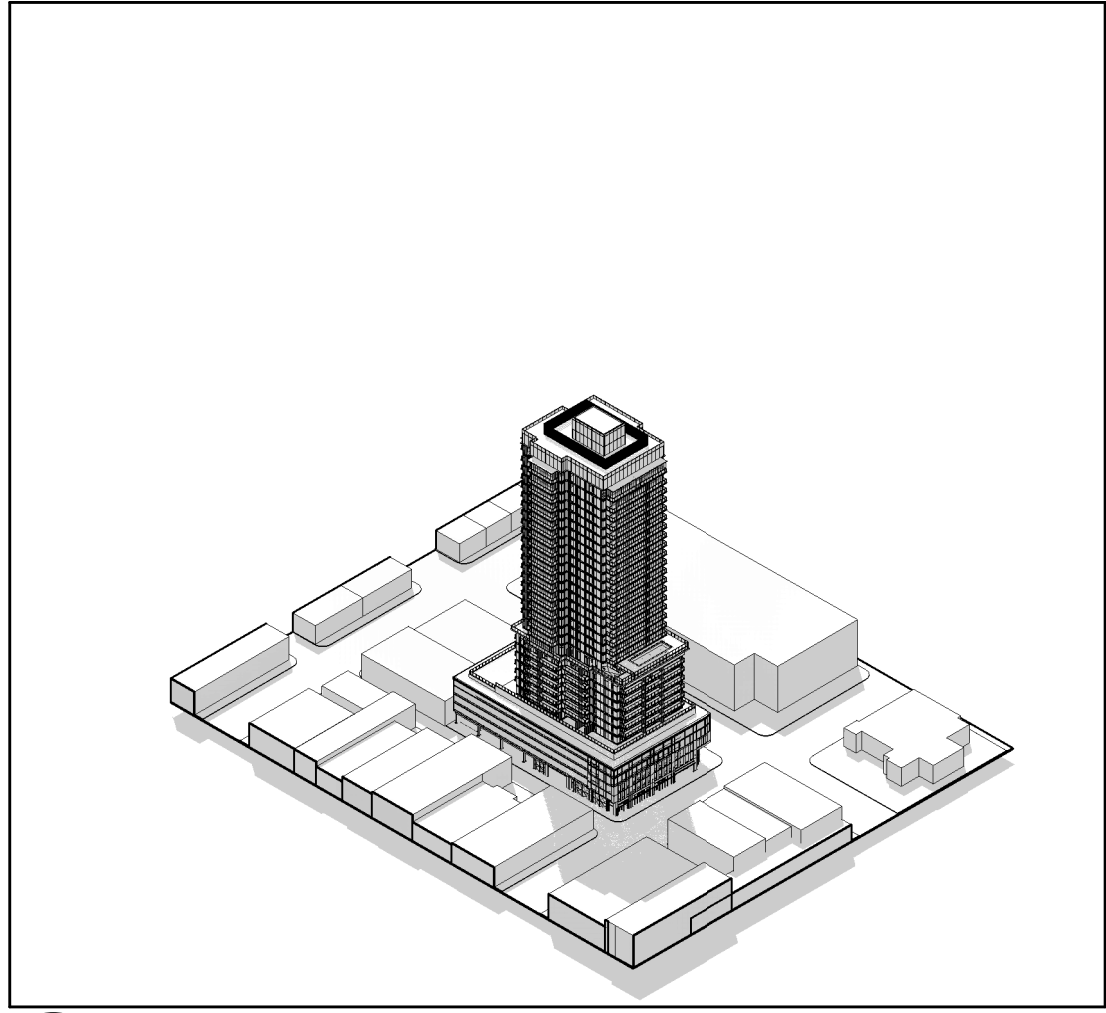
1 South-West
P002



2 South-East
P002



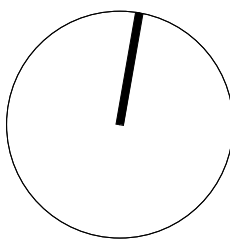
3 North-East
P002



4 North-West
P002

Issued

No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final



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Context Plan & Axo. Views
1 : 500

P002



Issued		
No.	Date	Description
1	Mar. 31, 2023	Issued for DP
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3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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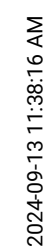
346 Lawrence Avenue
Kelowna, BC
210011

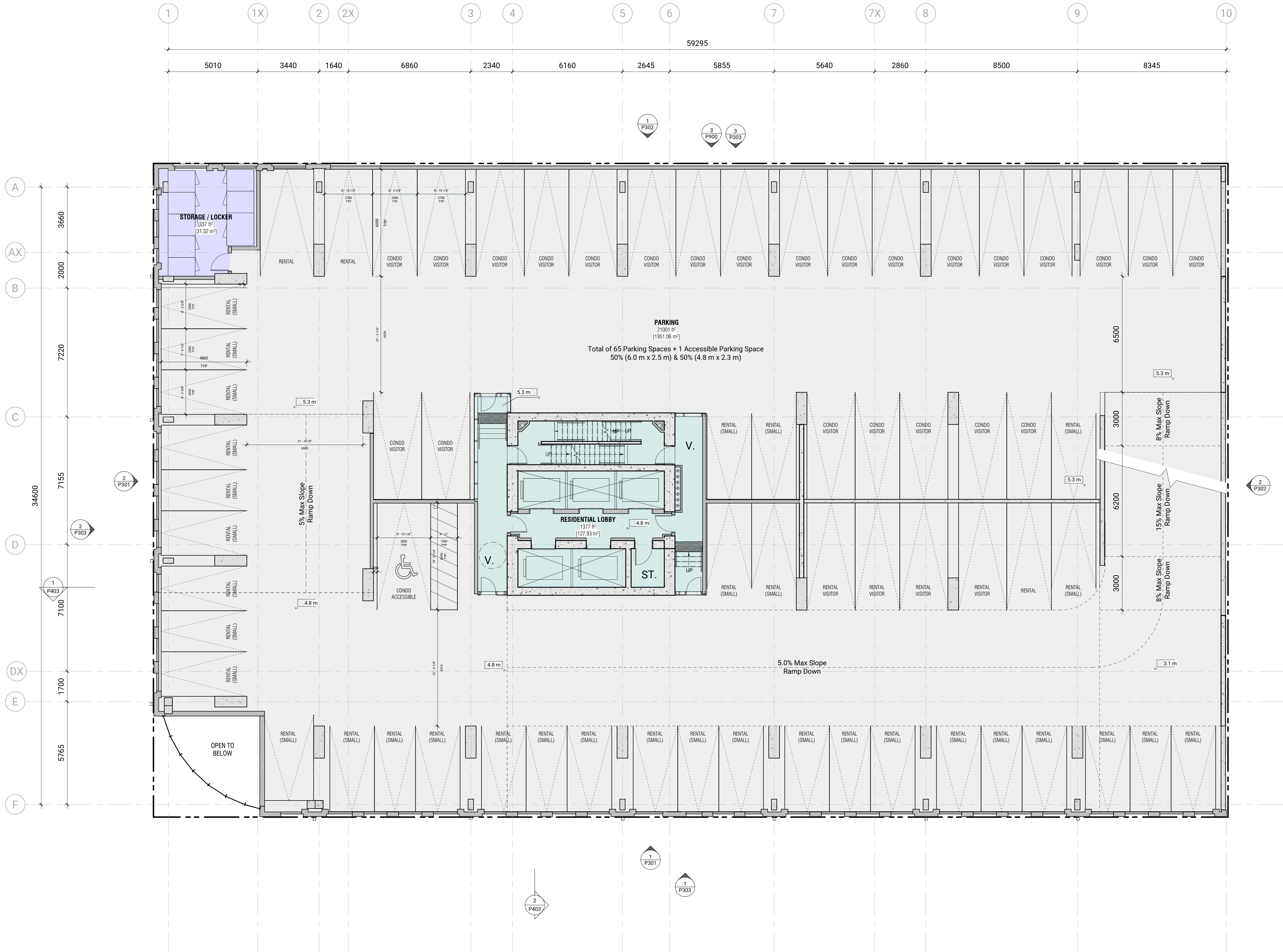
Survey
1 : 200

P003

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346 Lawrence Avenue





Issued

No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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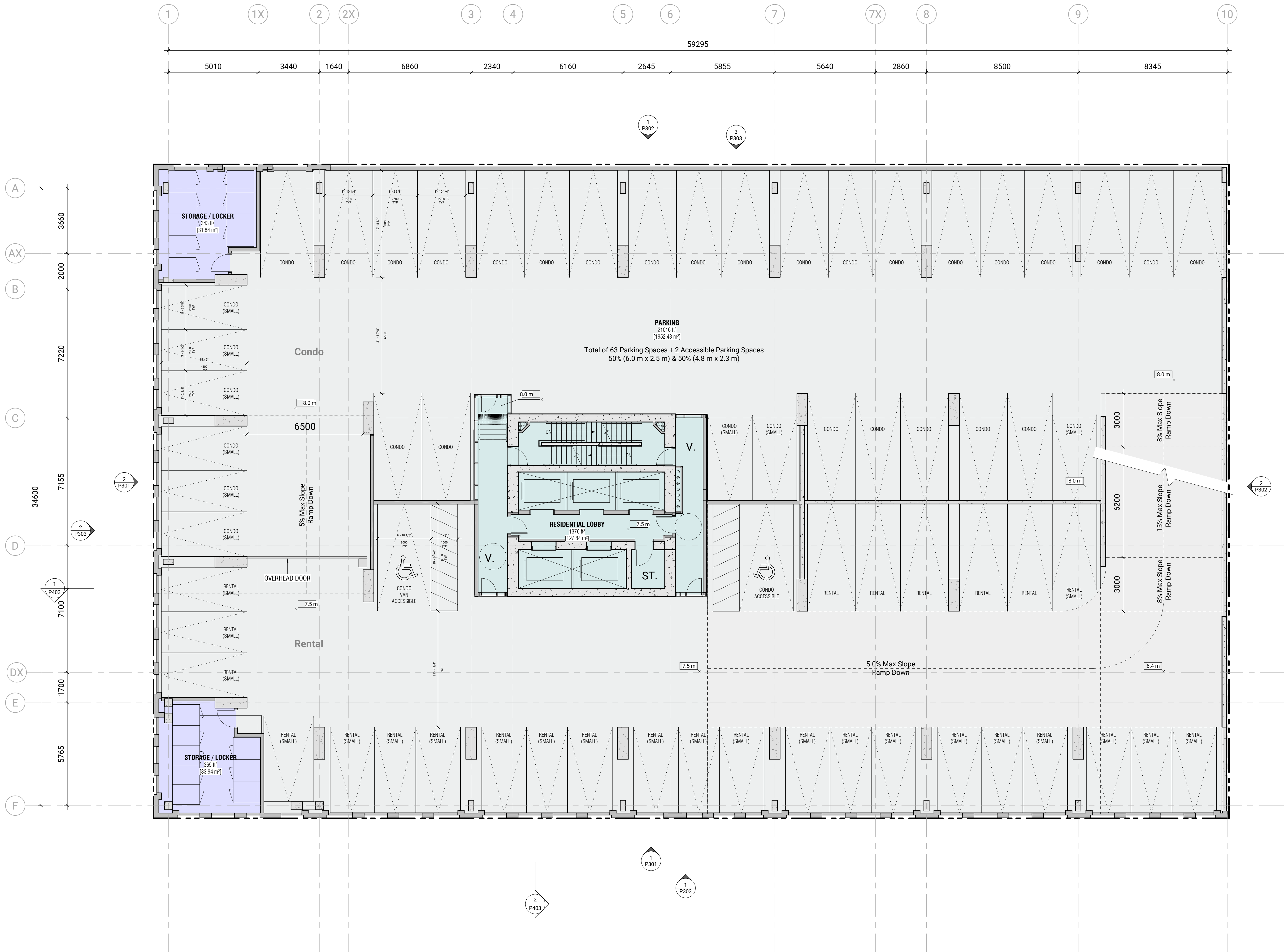
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Level 2 Floor Plan (Parkade)

1:100

P102



Issued

No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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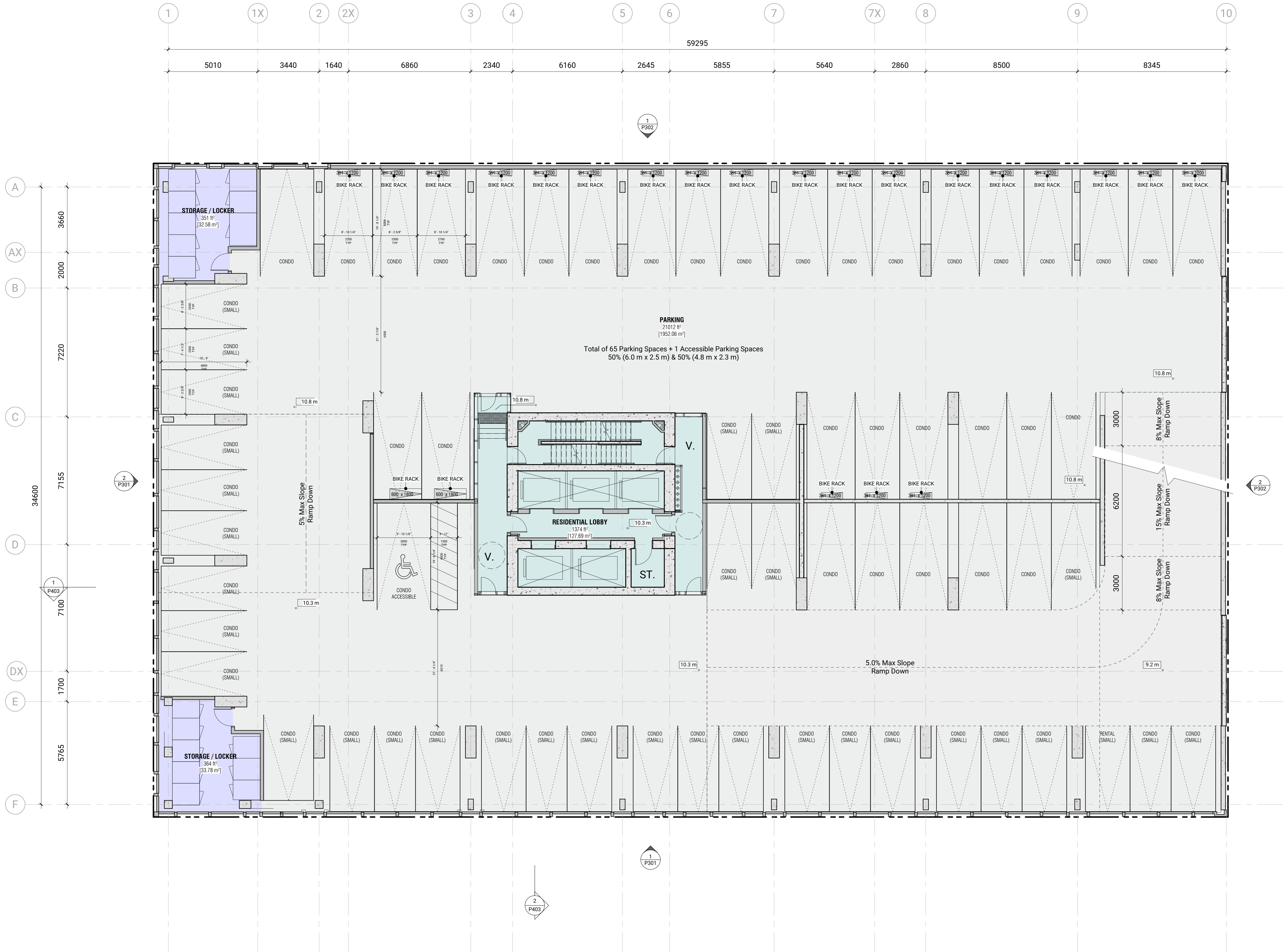
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210011

Level 3 Floor Plan (Parkade)

1:100

P103



Issued		
No.	Date	Description
1	Oct 13, 2023	Issued for DP Prior To Conditions
2	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

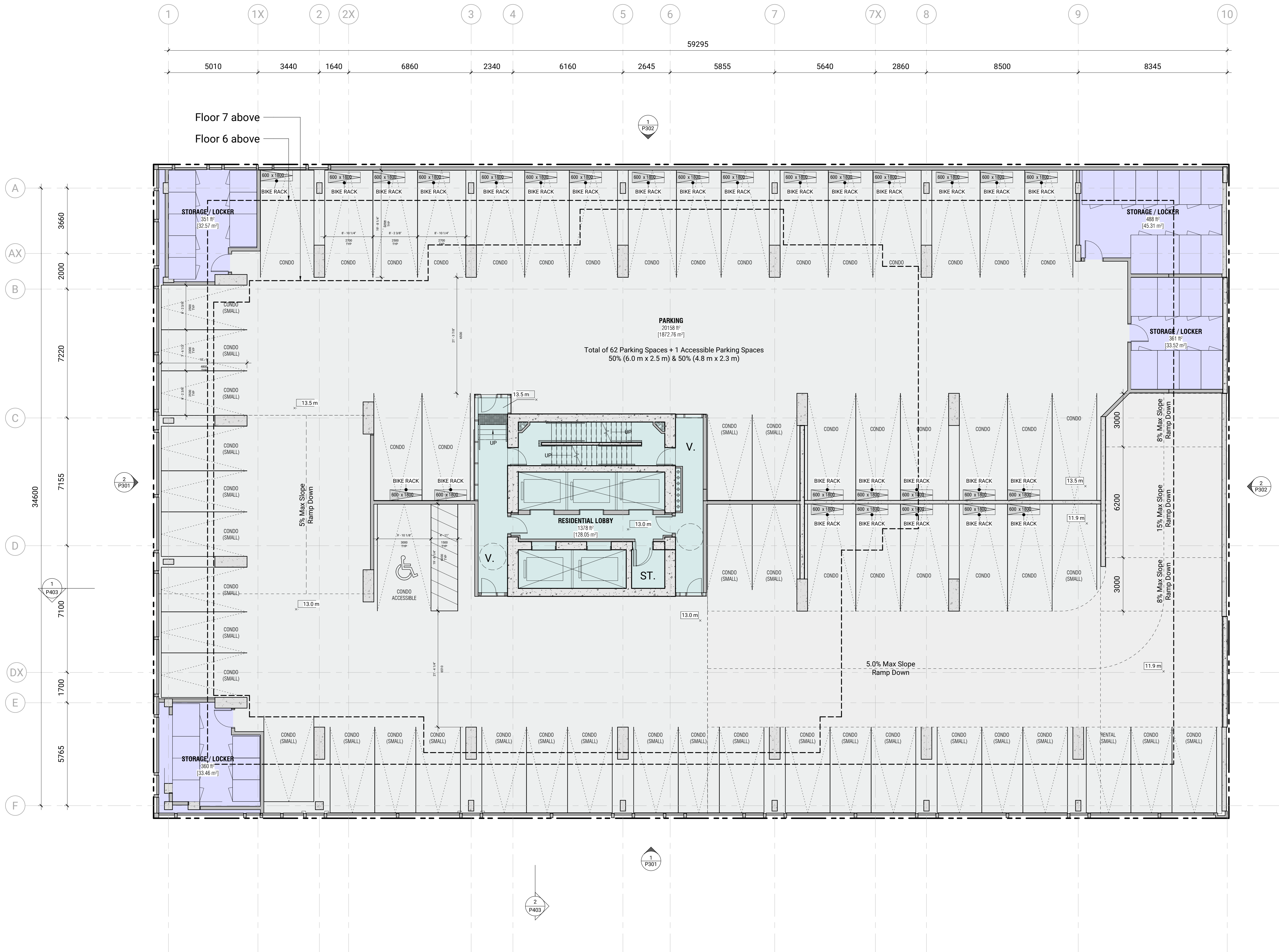
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Level 4 Floor Plan (Parkade)

1:100

P104



Issued		
No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

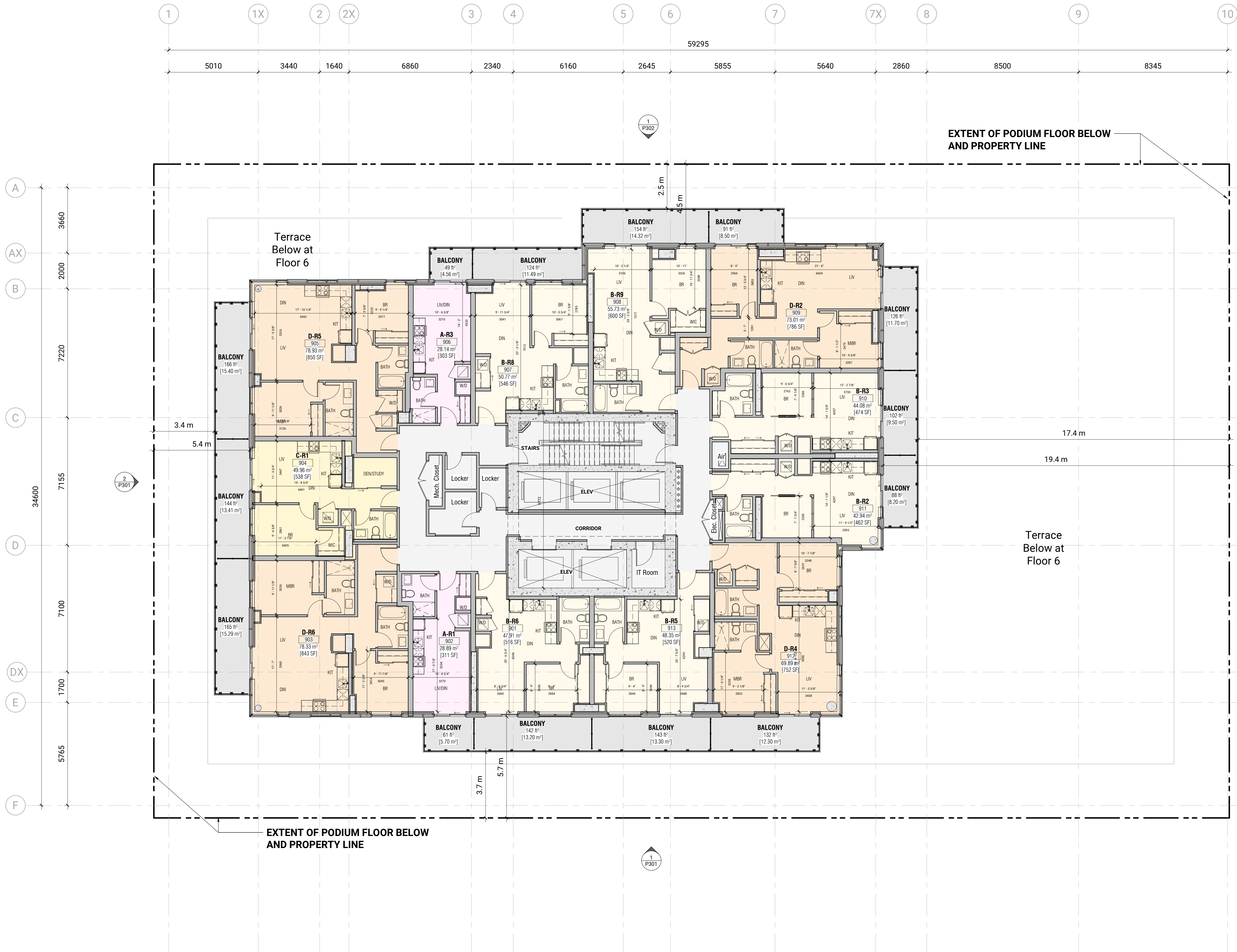
Contractor Must Check & Verify all Dimensions on the Job.
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Level 5 Floor Plan (Parkade)

1:100

P105



Issued		
No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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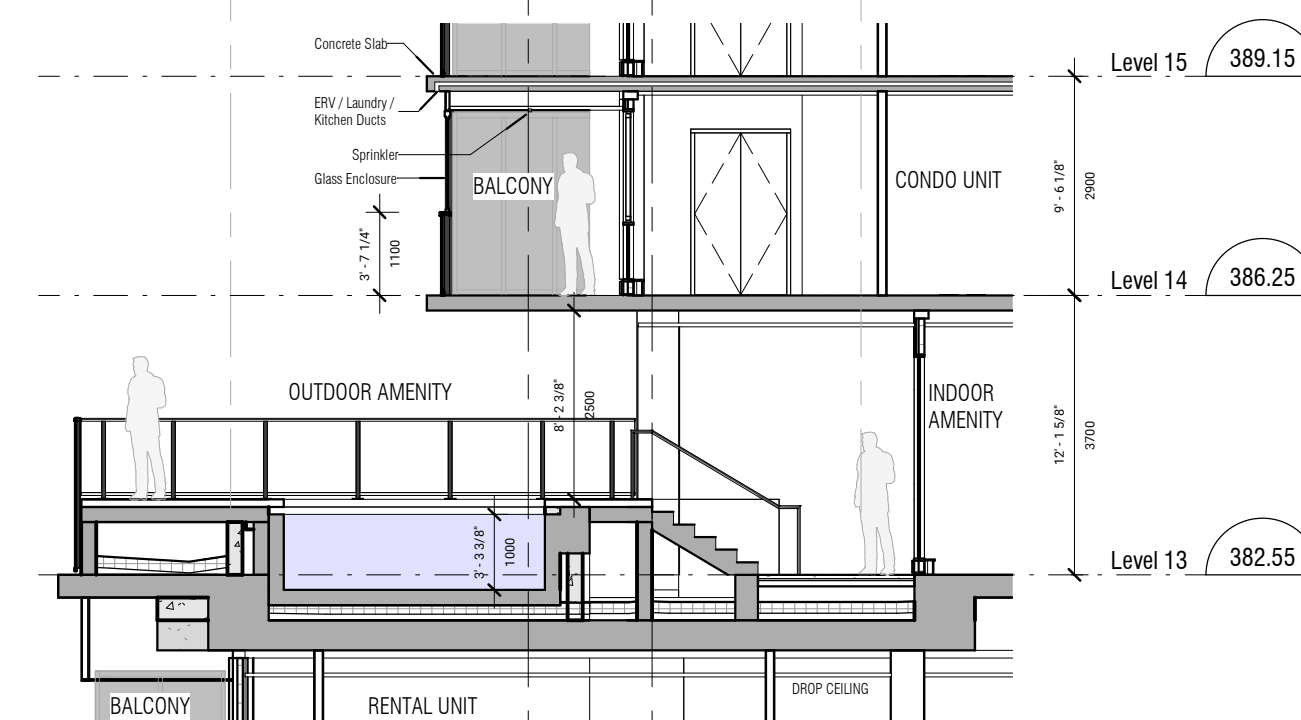
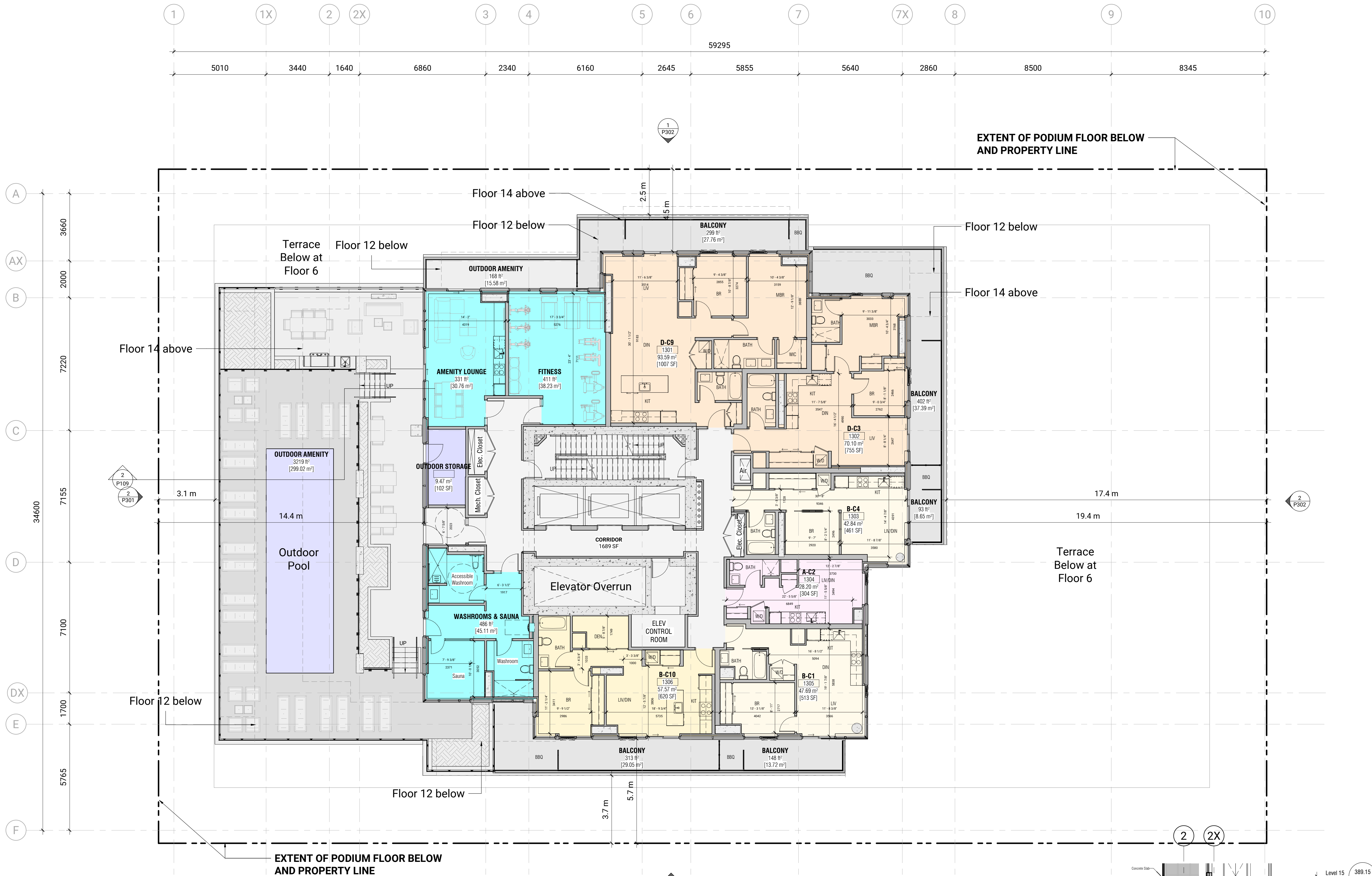
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Levels 7-11 Rental Typical Floor Plan

1:100

P107



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No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

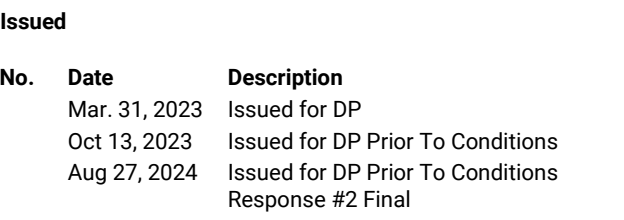
Contractor Must Check & Verify all Dimensions on the Job.
Do Not Scale Drawings.
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Level 13 Condo Floor Plan (Condo Amenity)

1:100

P109



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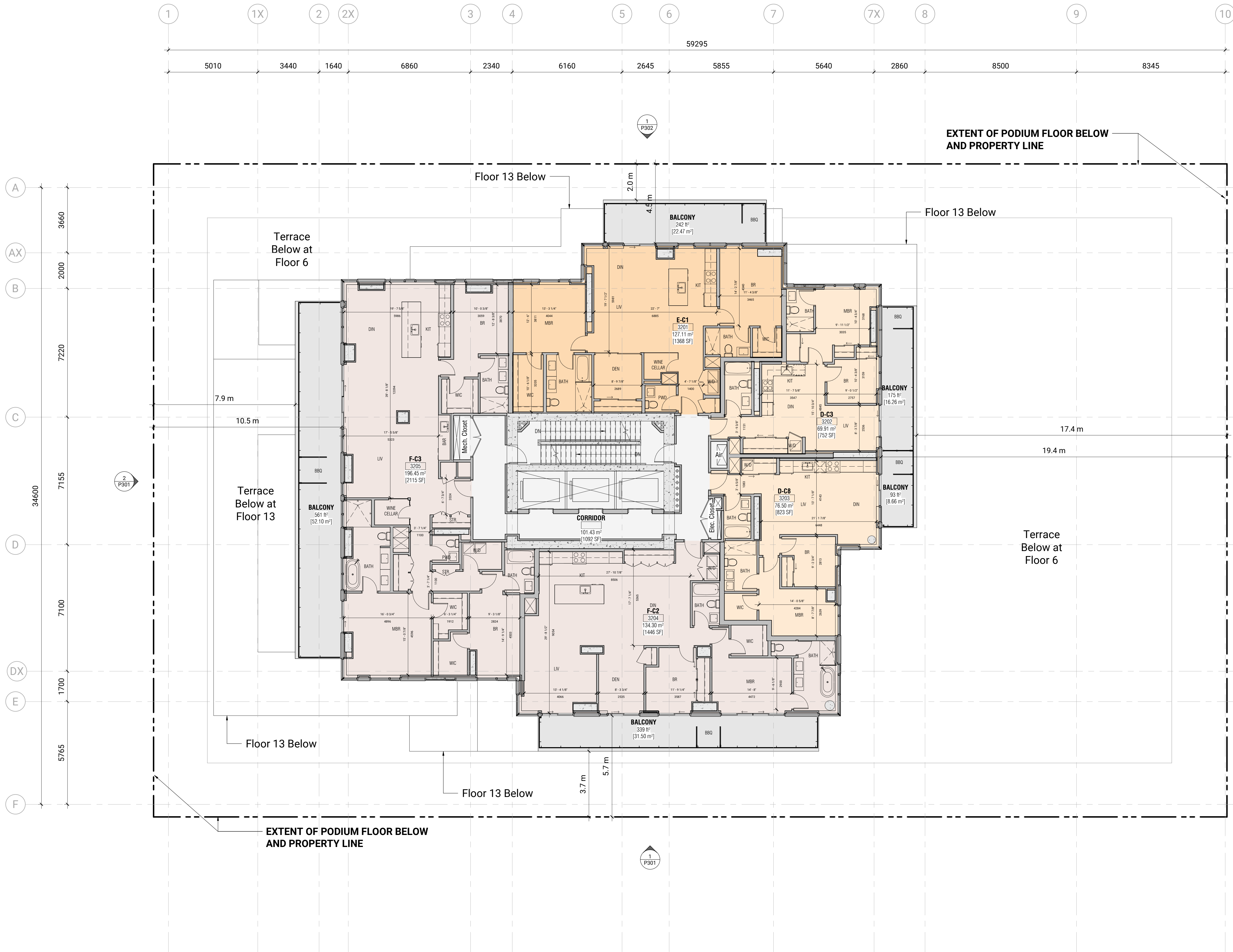
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Kelowna, BC
210011

Levels 14-31 Condo Typical Floor Plan

1 : 100

P110



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No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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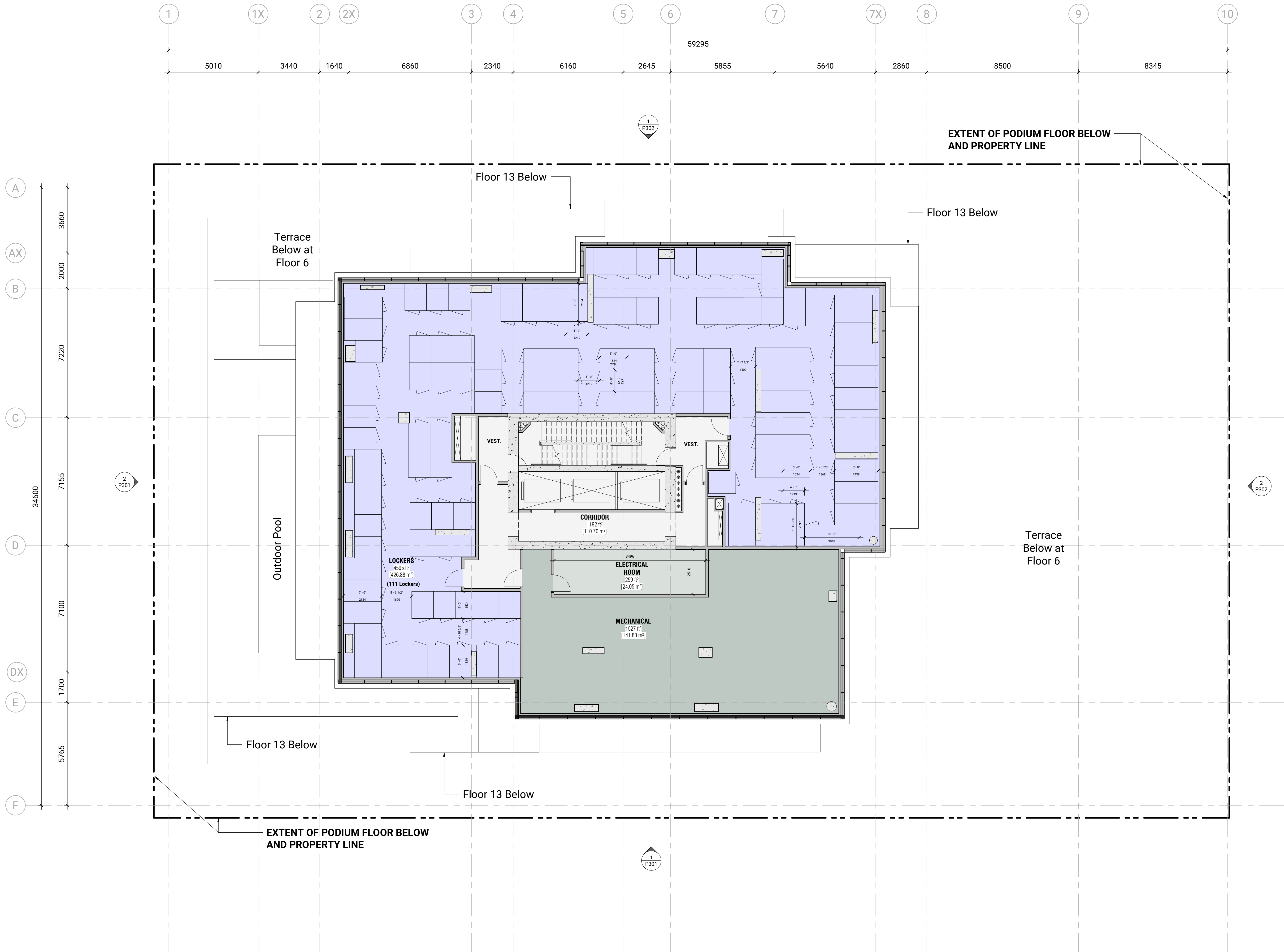
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210011

Level 32 Condo Floor Plan
(Penthouse)

1:100

P111



Issued

No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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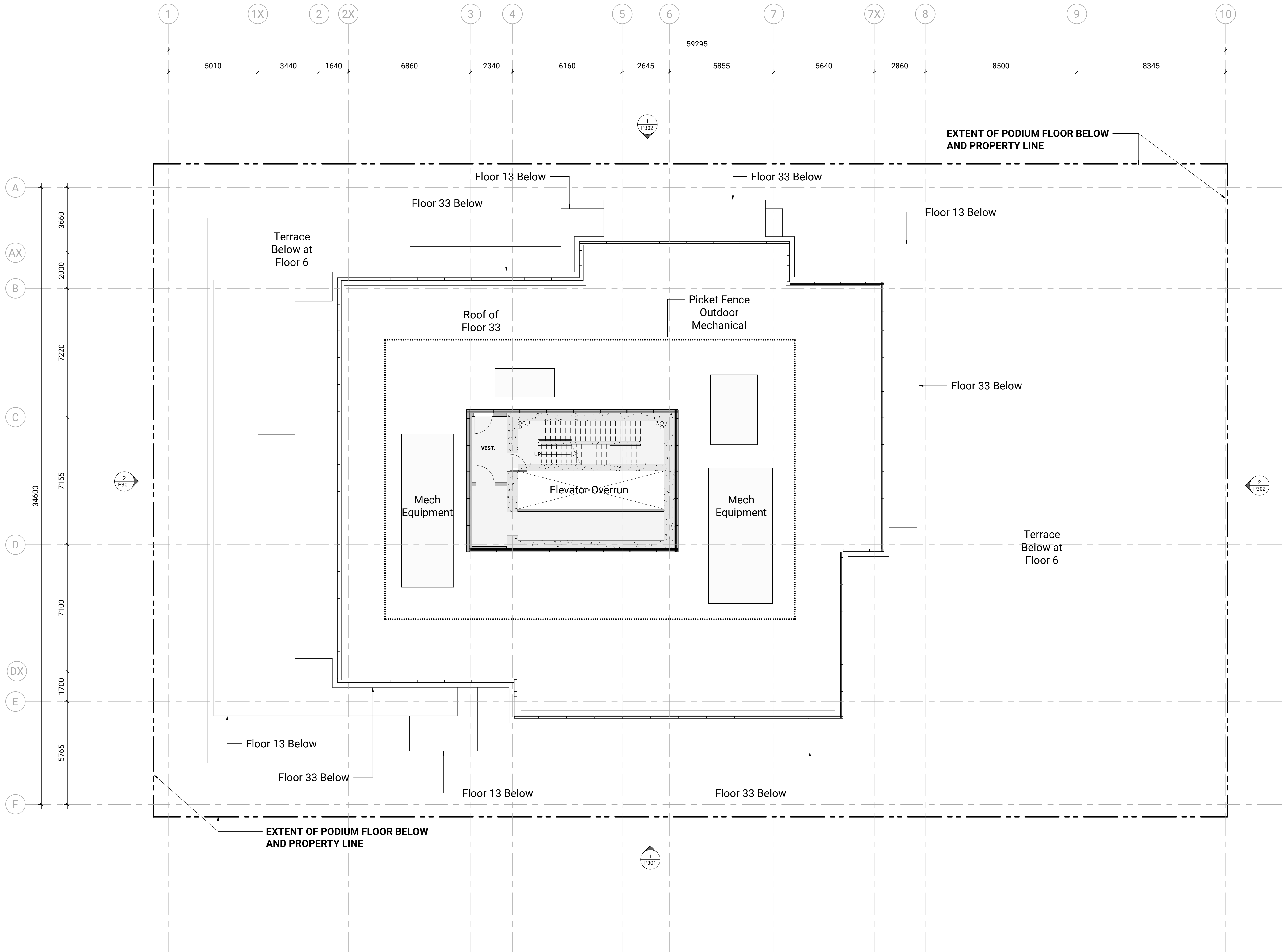
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210011

Level 33 Floor Plan (Mechanical
Penthouse)

1:100

P112



Issued

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1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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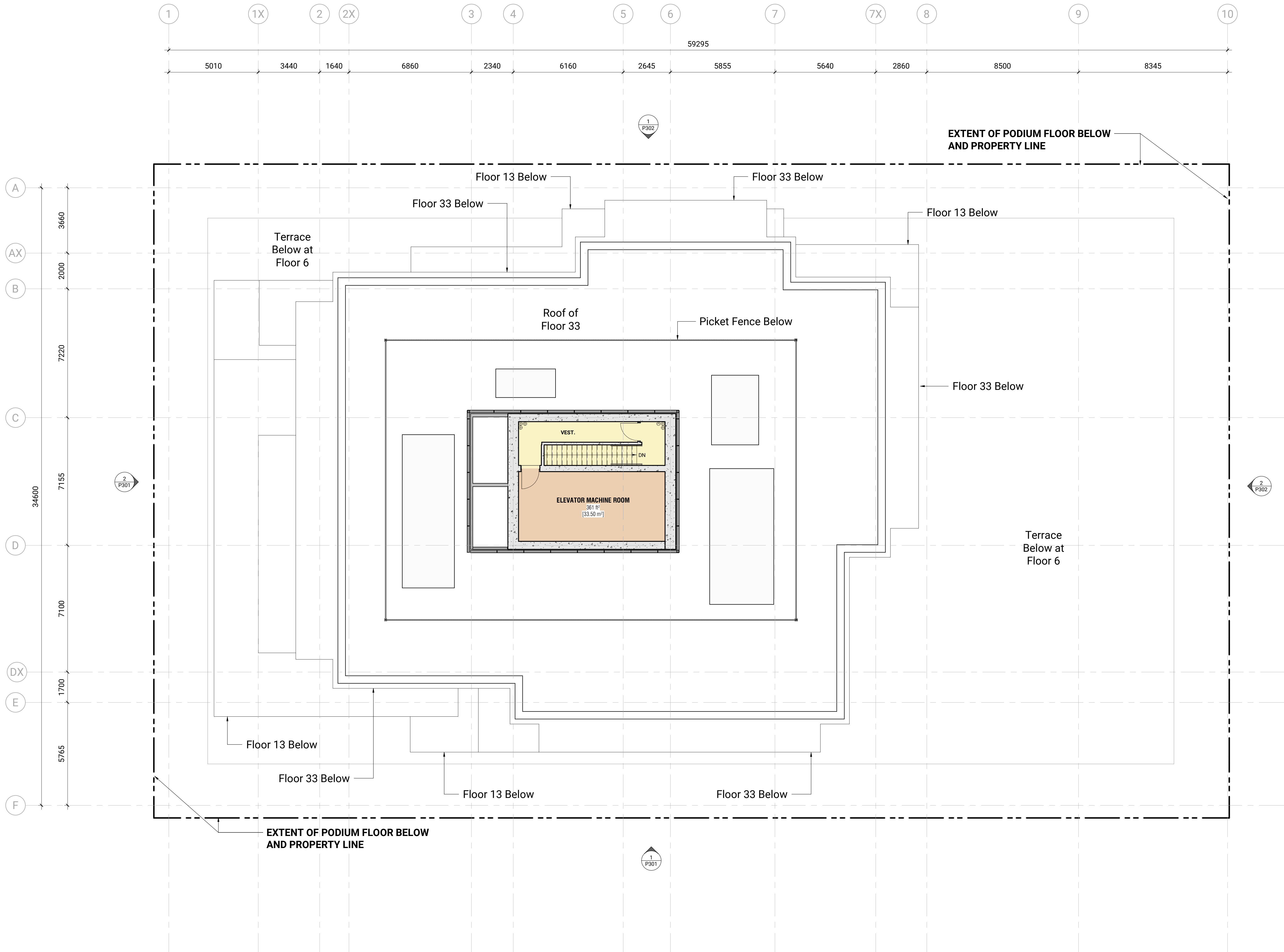
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Roof Plan

1 : 100

P113



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No.	Date	Description
1	Oct 13, 2023	Issued for DP Prior To Conditions
2	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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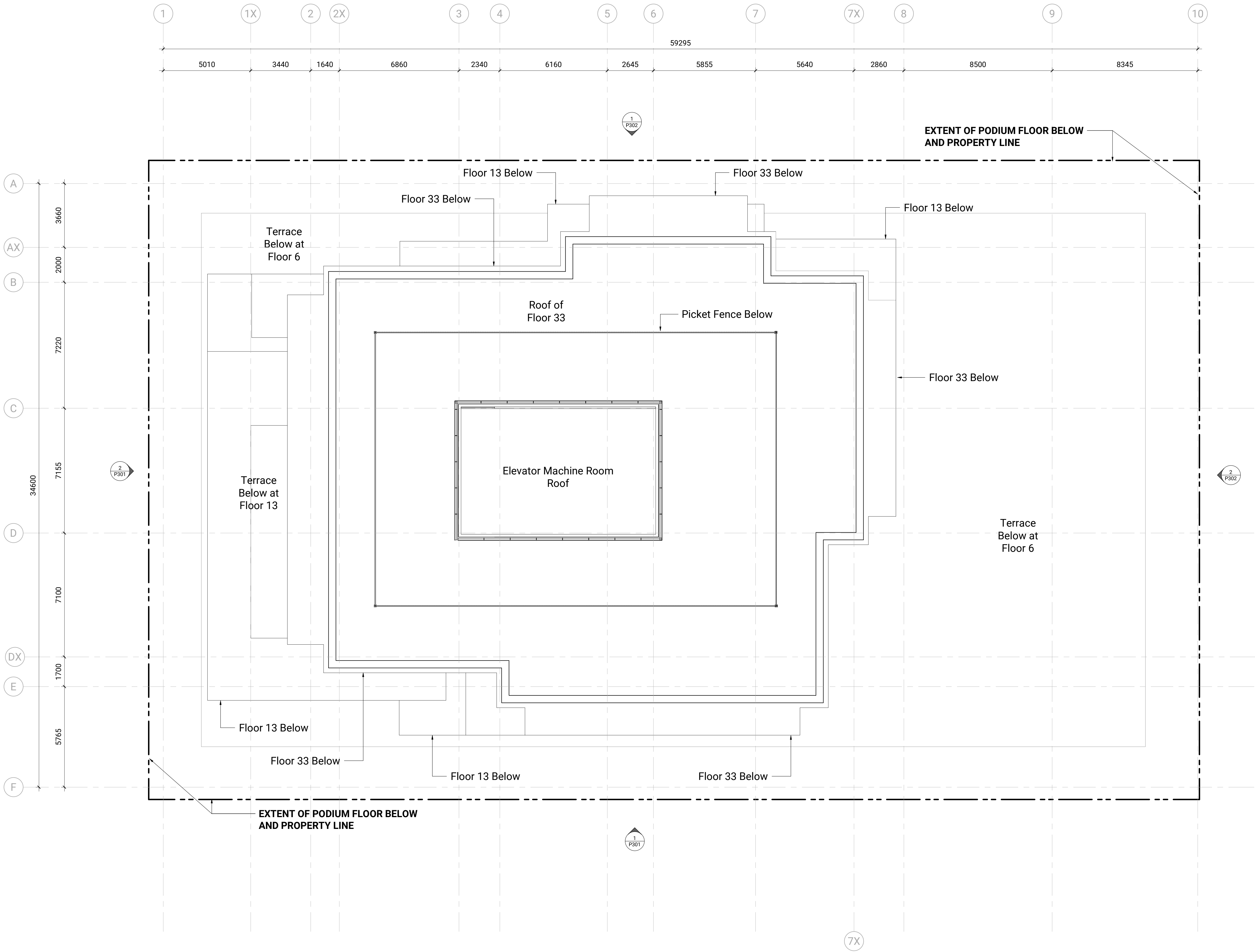
Elevator Machine Room Floor Plan

1 : 100

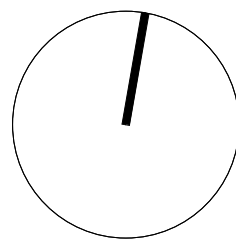
P114

Autodesk Docs // 210011-Mission Group Towers 210011-ARCH-USA-Building-R22.rvt

2024-08-27 4:30:26 PM



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No.	Date	Description
1	Oct 13, 2023	Issued for DP Prior To Conditions
2	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

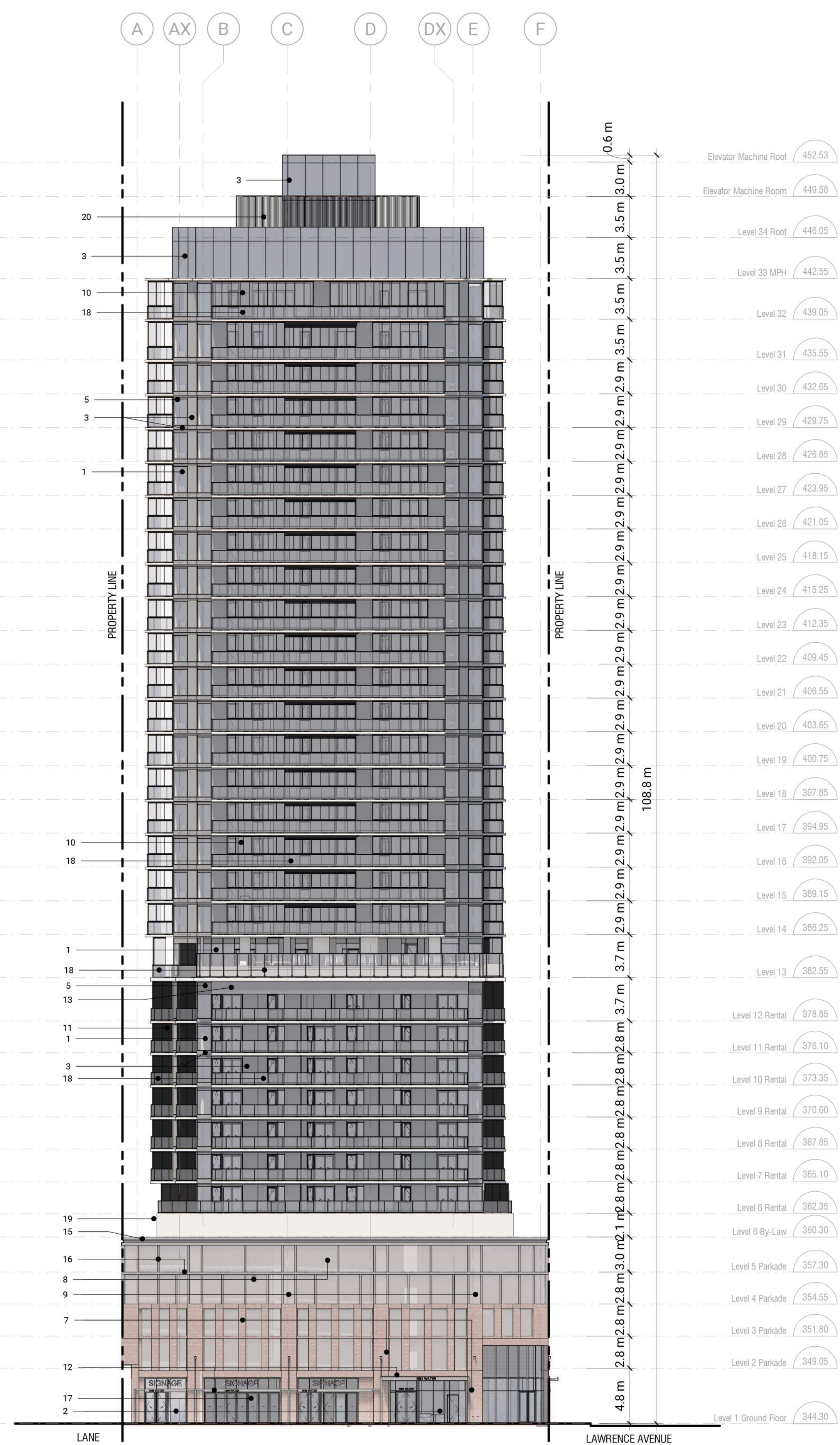
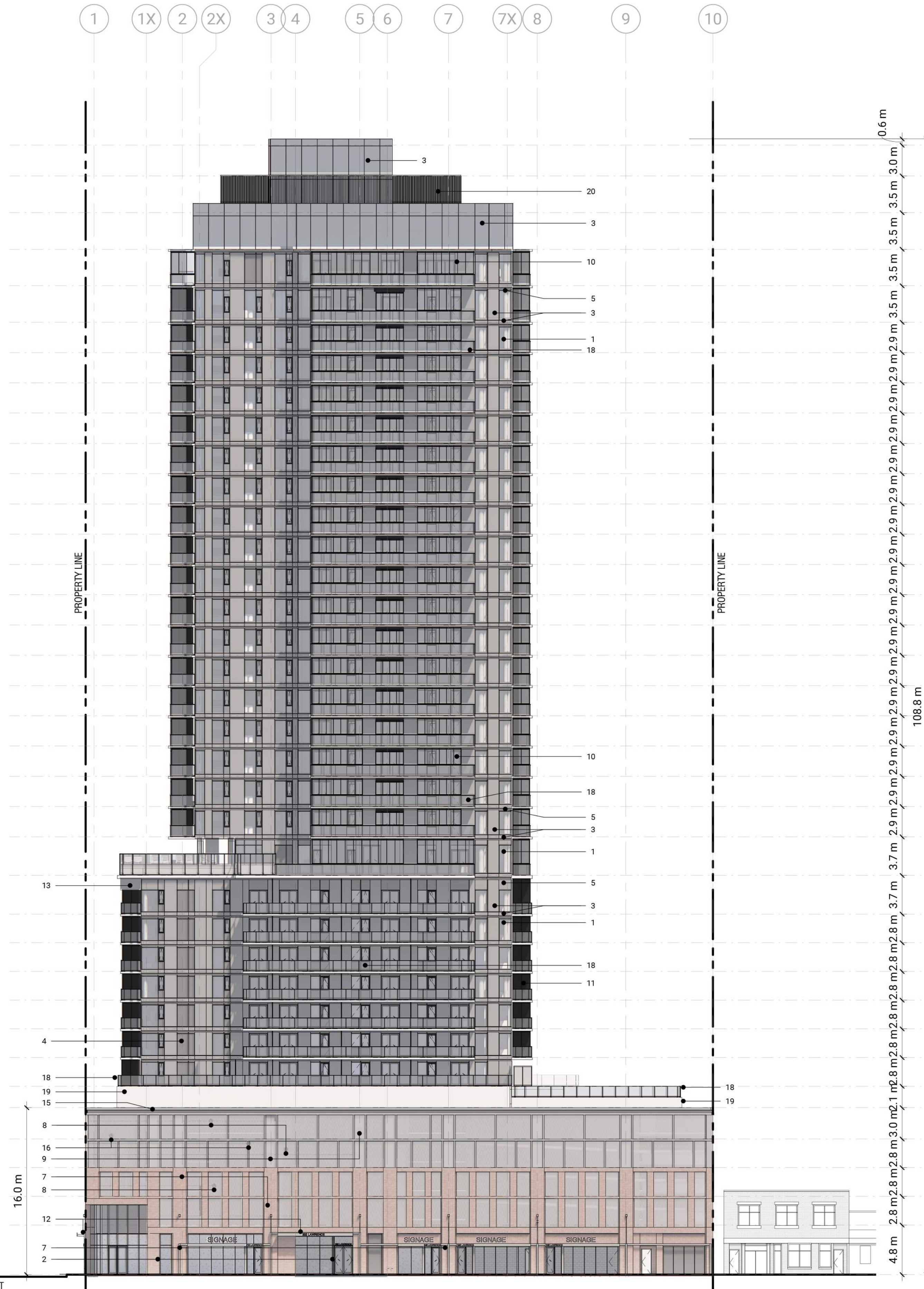


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Elevator Machine Room Roof Plan
1 : 100

P115



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1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Jan 24, 2024	Issued for DP Prior To Conditions Response #2
4	Aug 26, 2024	Issued for DP Prior To Conditions Response #2 Final

Material Legend

- 1 Window Wall
- 2 Curtain Wall
- 3 Window Wall - Metal Cladding
- 4 Window Wall - Glass Spandrel
- 5 Louver
- 6 Architectural Concrete Masonry Unit
- 7 Brick Wall
- 8 Perforated Metal Panel
- 9 Pre-finished Metal Cladding
- 10 Enclosed Balcony Glazing
- 11 Metal Privacy Screen
- 12 Metal Canopy
- 13 Metal Soffit
- 14 Glazing
- 15 Aluminum Parapet
- 16 Architectural Steel Framing
- 17 Sliding Glass Wall
- 18 Glass Guard
- 19 Architectural Concrete
- 20 Metal Fence

Contractor Must Check & Verify all Dimensions on the Job.

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Elevations

1:250

P301



Material Legend

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Elevations

1 : 250

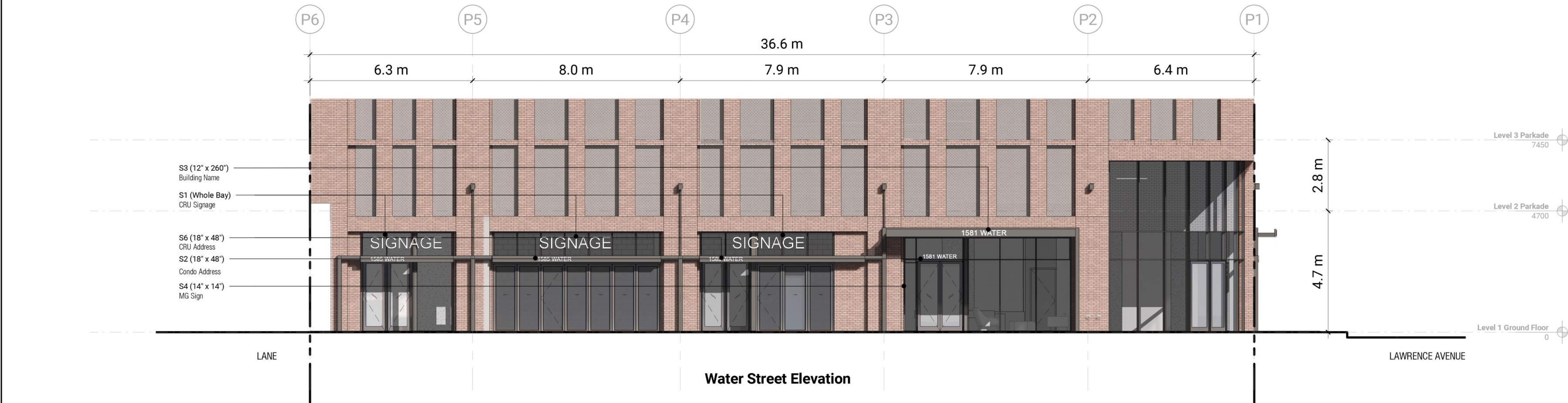
P302



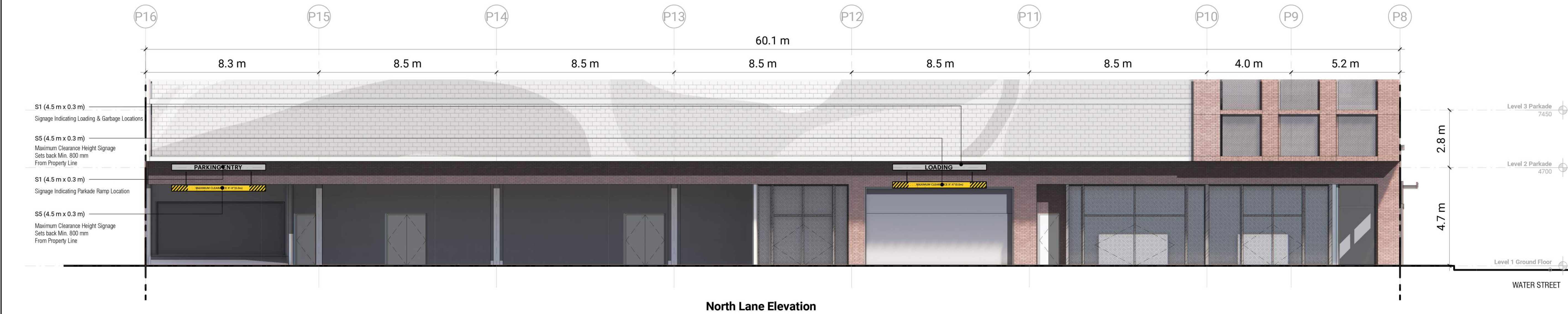
1 South Elevation Signage
P303 1:100

Issued

No.	Date	Description
1	Mar. 31, 2023	Issued for DP
2	Oct 13, 2023	Issued for DP Prior To Conditions
3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final



2 West Elevation Signage
P303 1:100



3 North Elevation Signage
P303 1:100

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Do Not Scale Drawings.

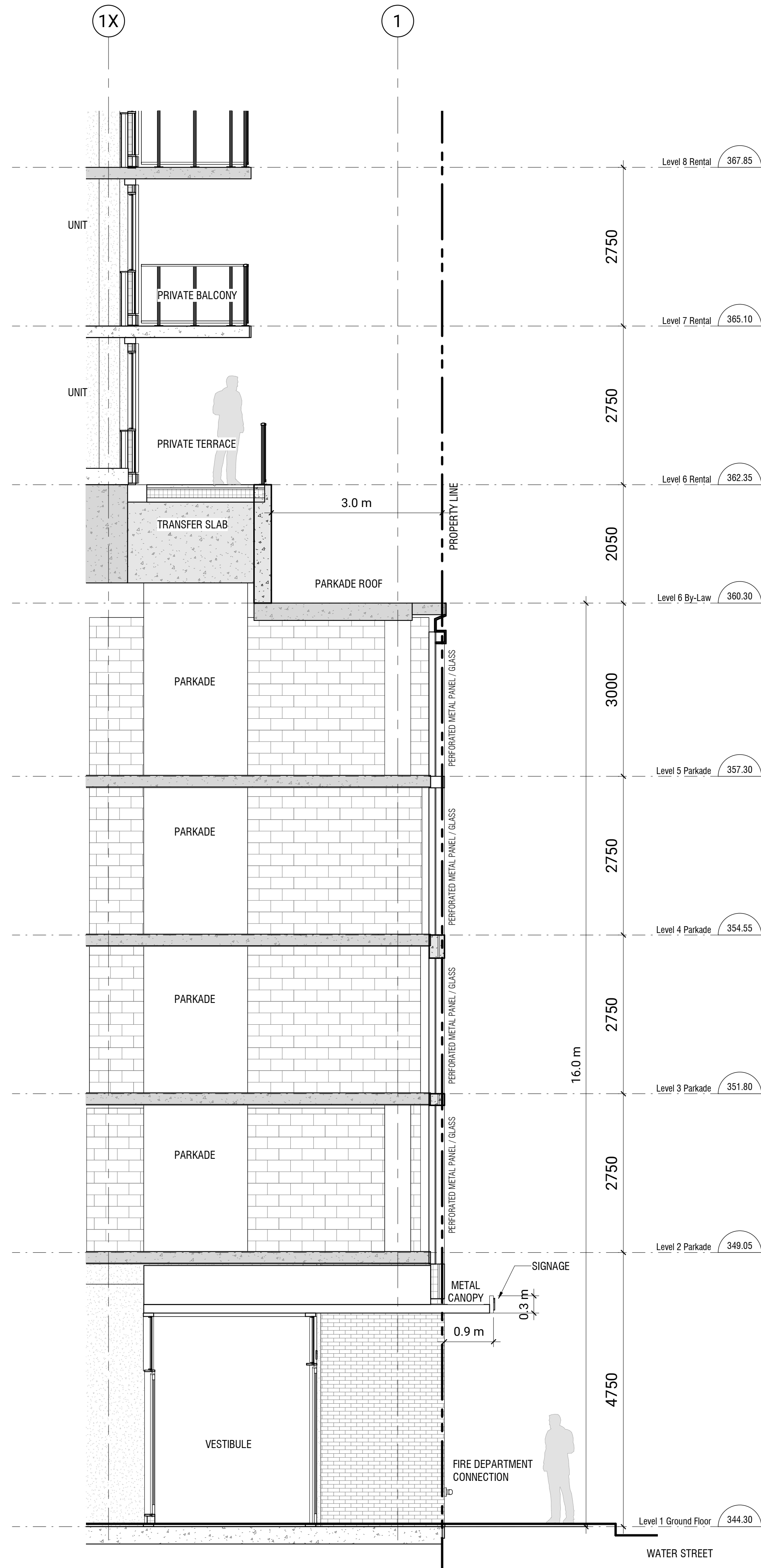
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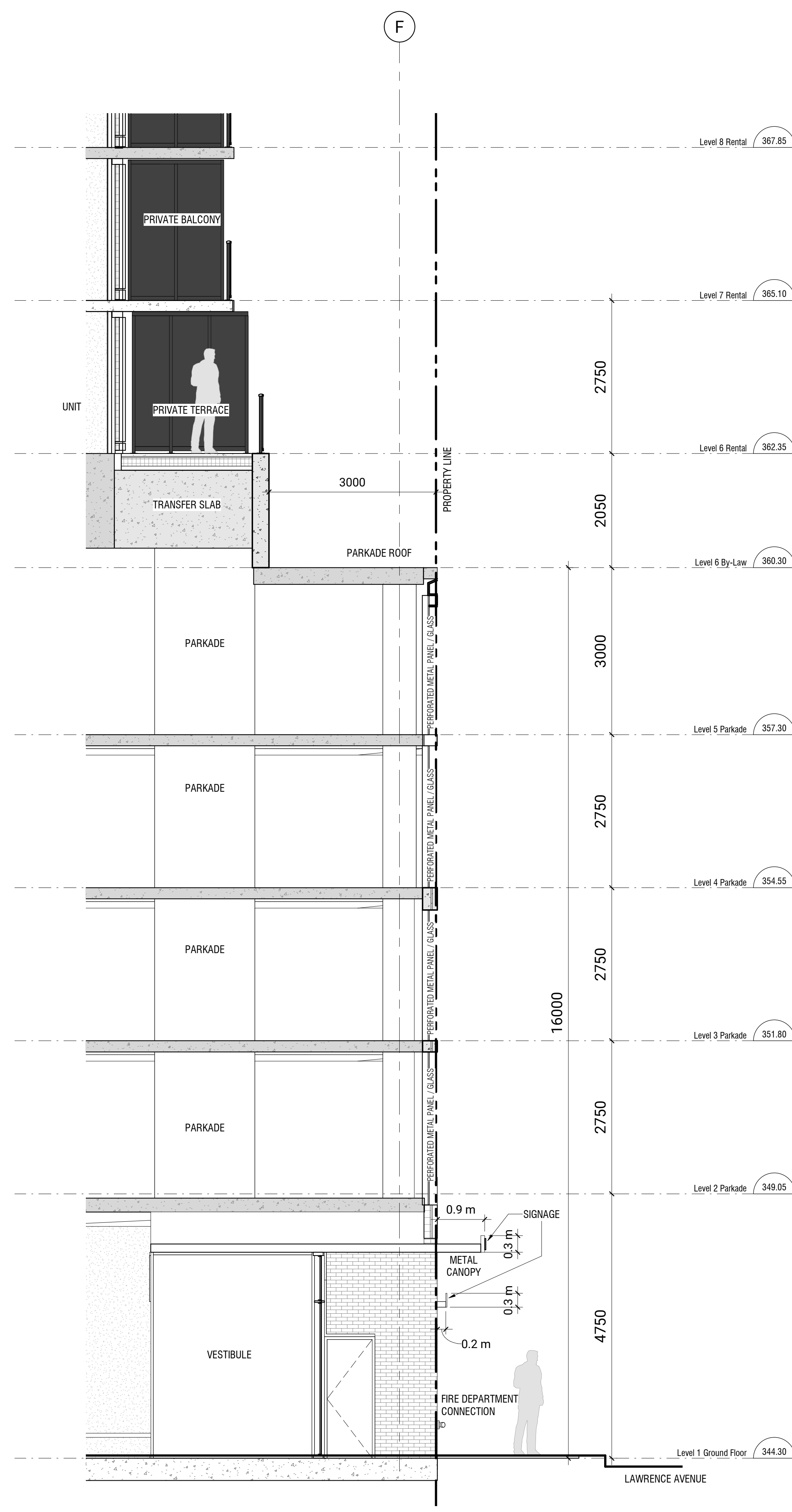
346 Lawrence Avenue
Kelowna, BC
210011

Elevations - Signage Drawing
1:100

P303



1 Water Street Podium Section
P403 1:50



2 Lawrence Avenue Podium Section
P403 1:50

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1	Mar. 31, 2023	Issued for DP
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Street related Wall Sections
1:50

P403

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210011

3D Massing

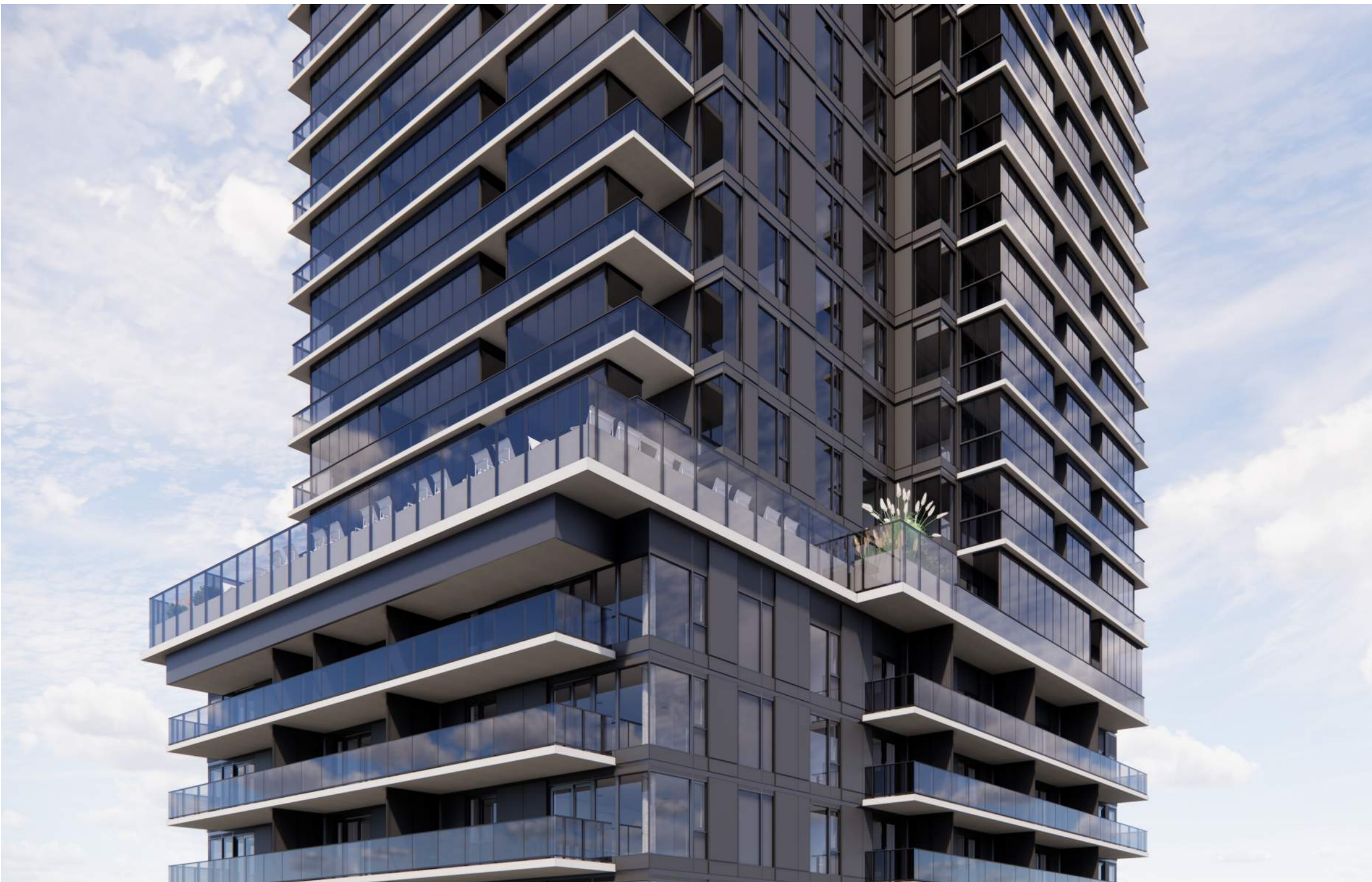
P701

Note: Potential artworks at the corner of Lawrence Ave and Water St and on blank walls at North and East shown as a placeholder only.

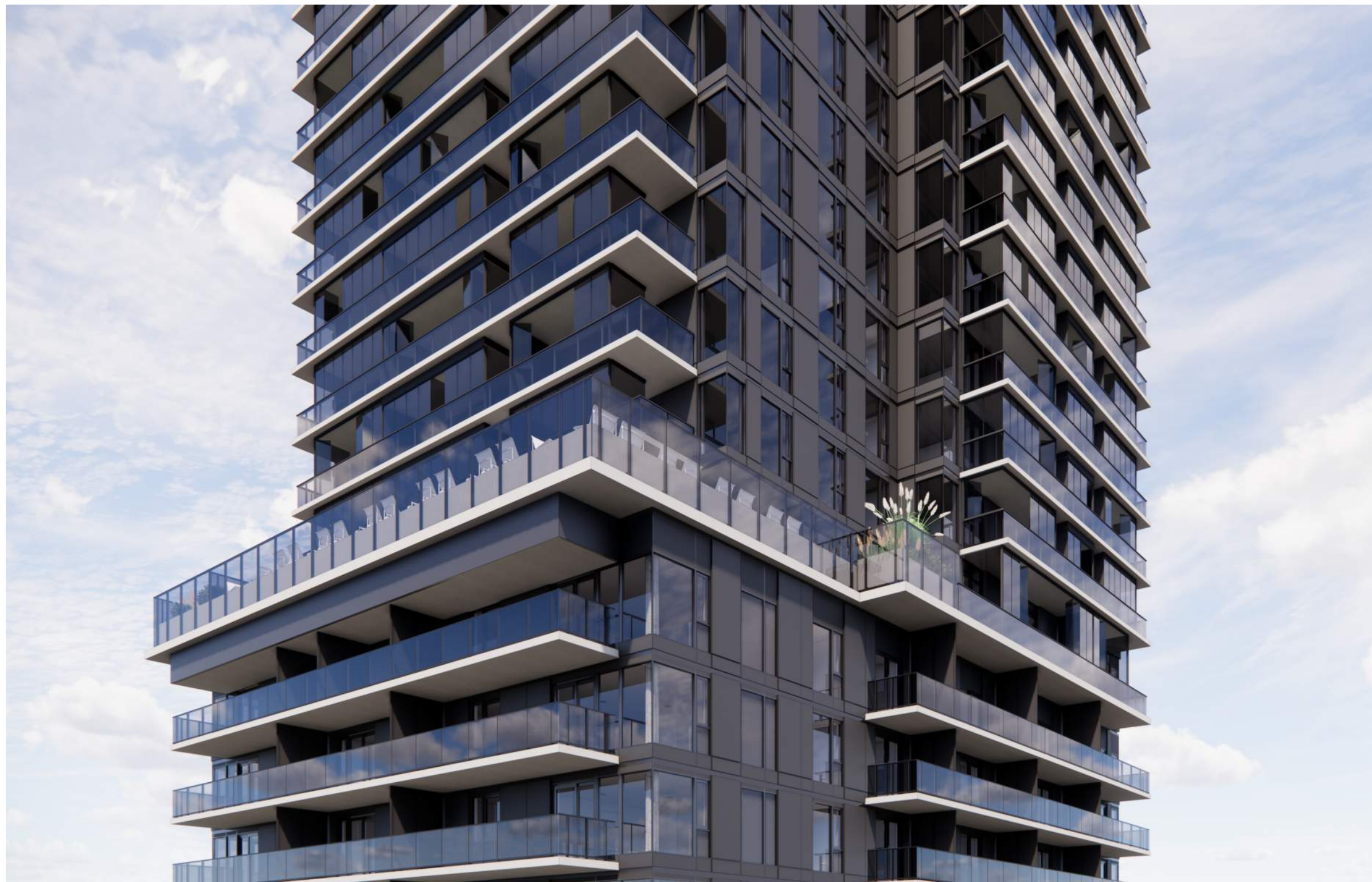


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2024/08/27 1:54:48 PM



BALCONIES AT CONDO LEVELS FULLY ENCLOSED



BALCONIES AT CONDO LEVELS ANTICIPATED USE

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No.	Date	Description
1	Mar. 31, 2023	Issued for DP
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3D Massing

P702



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No.	Date	Description
1	Jan 24, 2024	Issued for DP Prior To Conditions Response #2
2	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

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Do Not Scale Drawings.

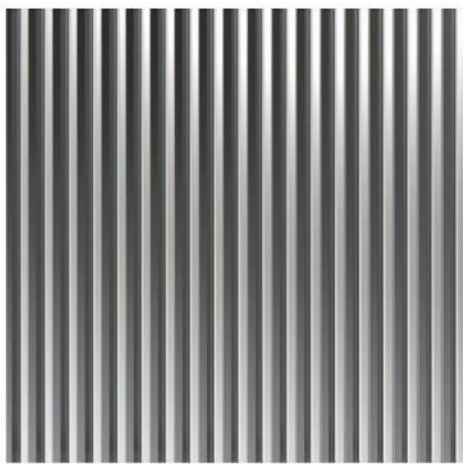
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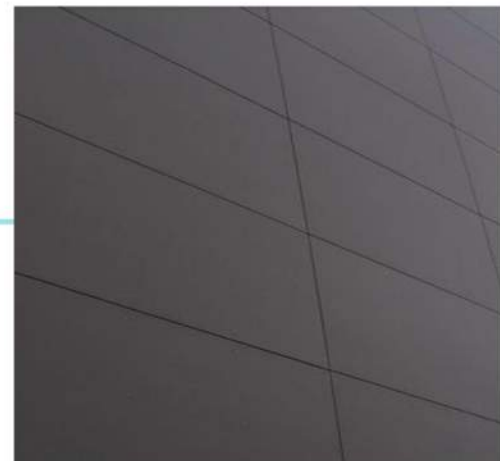
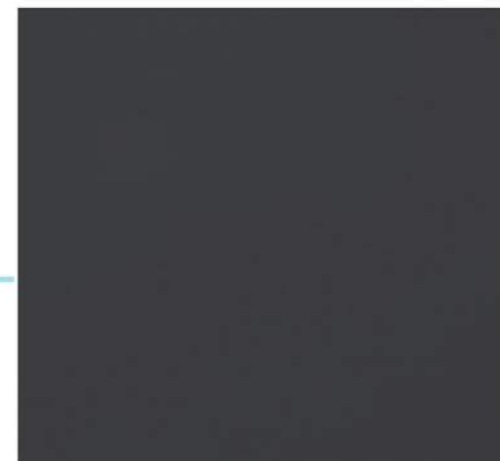
346 Lawrence Avenue
Kelowna, BC
210011

3D Massing

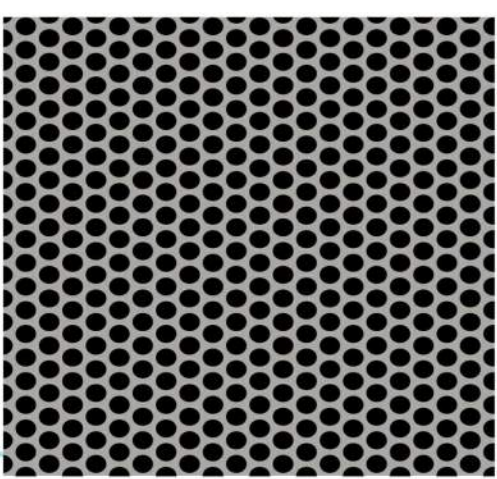
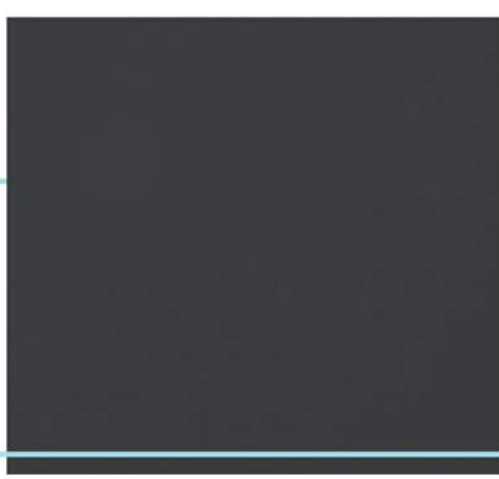
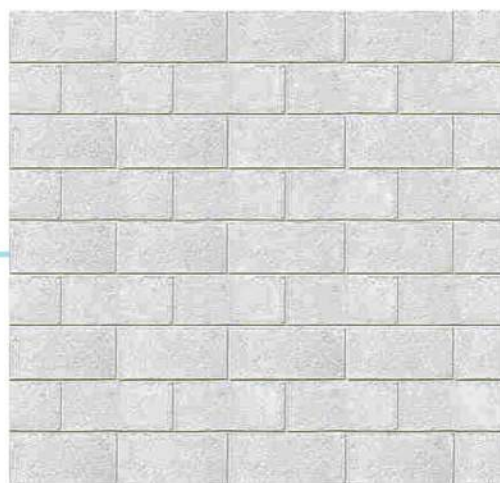
P703



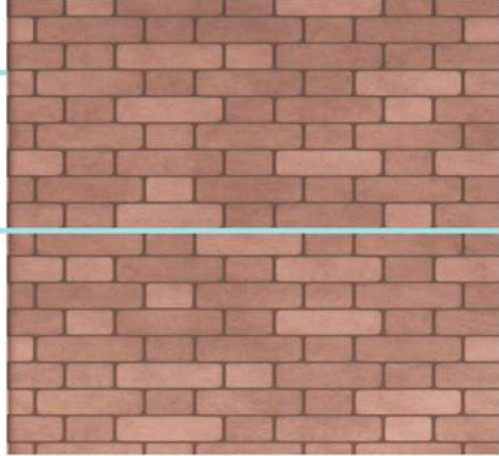
MECHANICAL PENHOUSE
METAL mechanical penthouse cladding,
mechanical enclosure



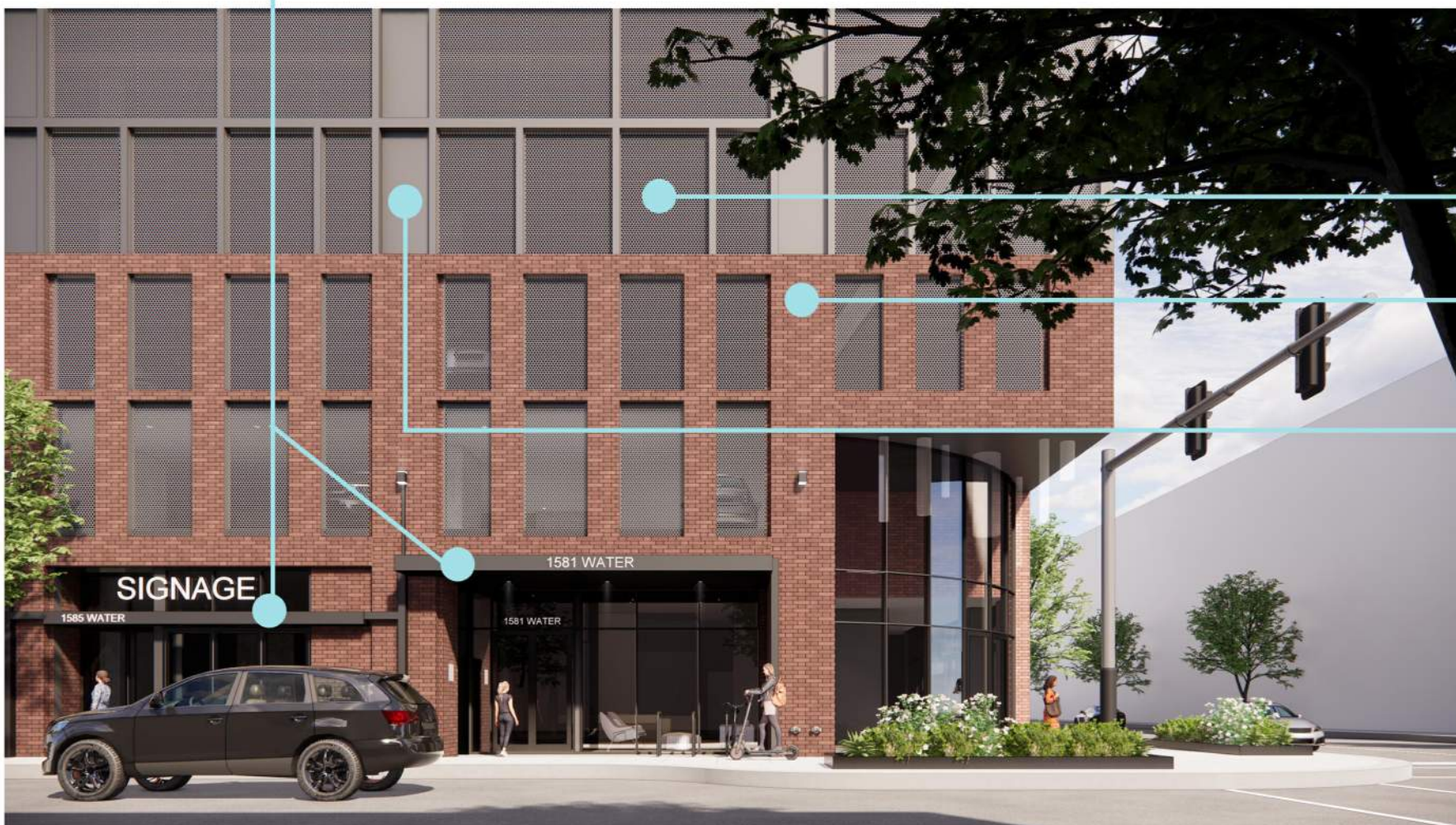
TOWER
METAL window wall, soffit, privacy screen
GLASS window wall, level 13-32 enclosed
balconies, railings
CONCRETE slab



UPPER PODIUM - LANEWAY
CMU parkade wall
background for public artwork at North and East



UPPER PODIUM
CONCRETE base
PERFORATED METAL parkade cladding
PREFINISH SOLID METAL parkade cladding



LOWER PODIUM
STEEL canopy, rainwater leader, light fixture, accent wall
BRICK architectural frame

Issued

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Material Colour Board (Digital)

P704



March 21st 8:00 am



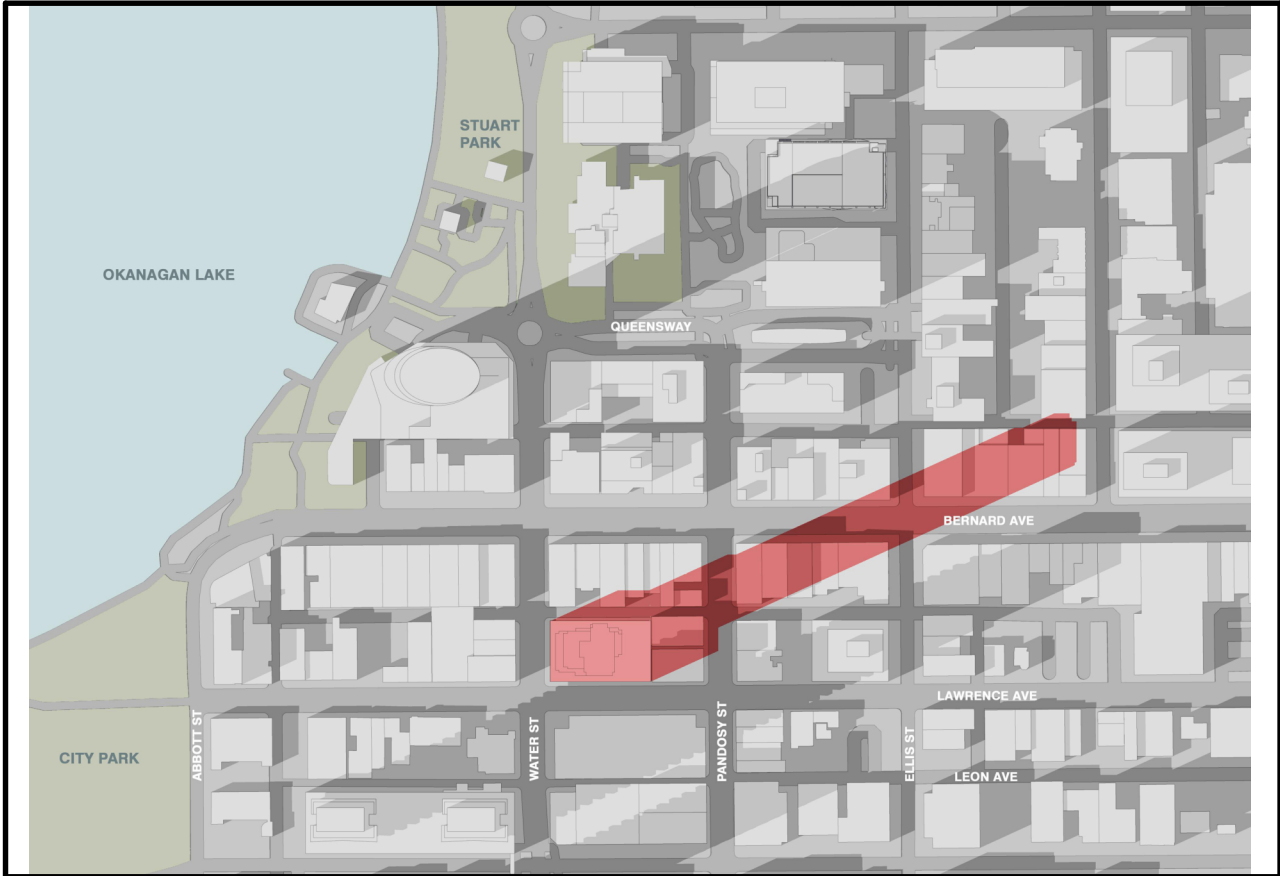
March 21st 10:00 am



March 21st 12:00 pm



March 21st 2:00 pm



March 21st 4:00 pm



June 21st 8:00 am



June 21st 10:00 am



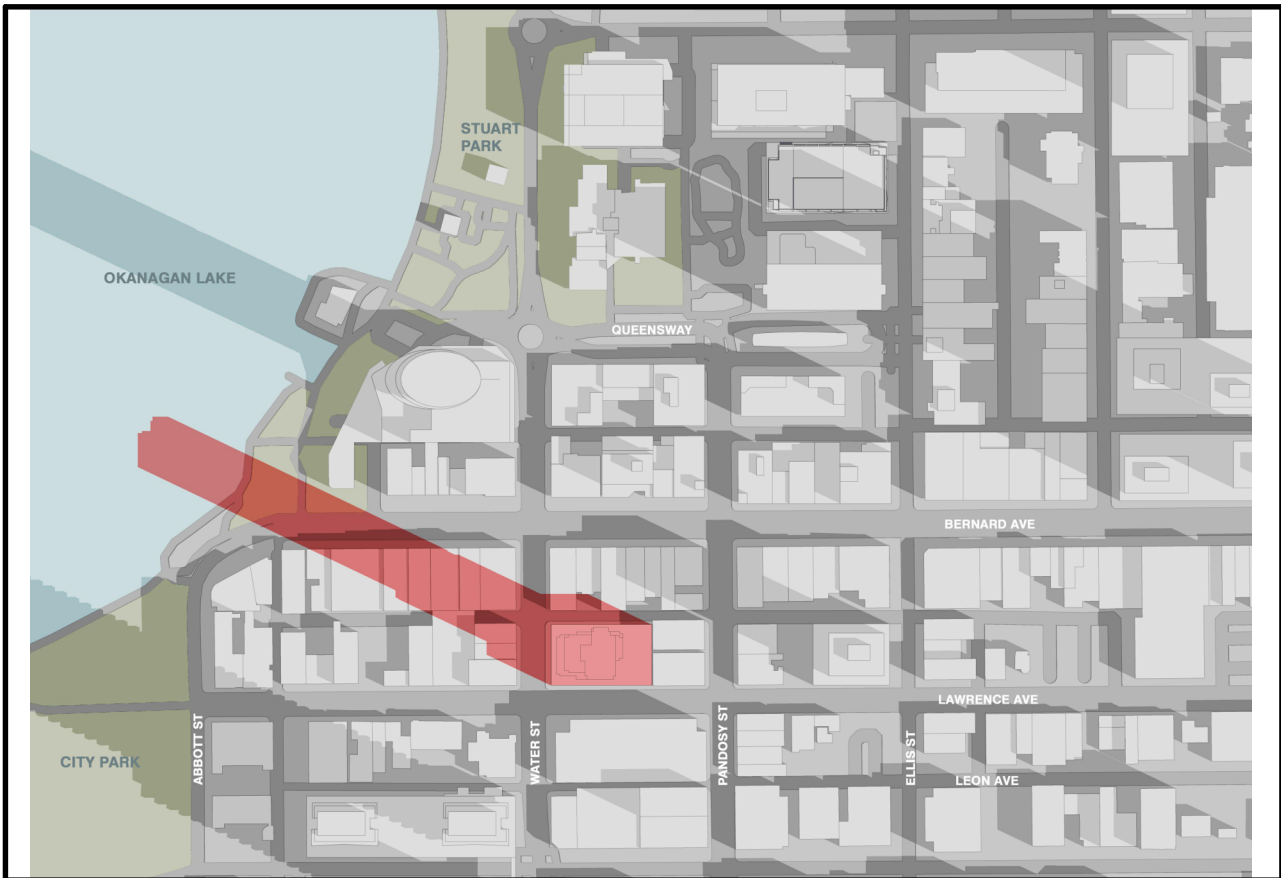
June 21st 12:00 pm



June 21st 2:00 pm



June 21st 4:00 pm



September 21st 8:00 am



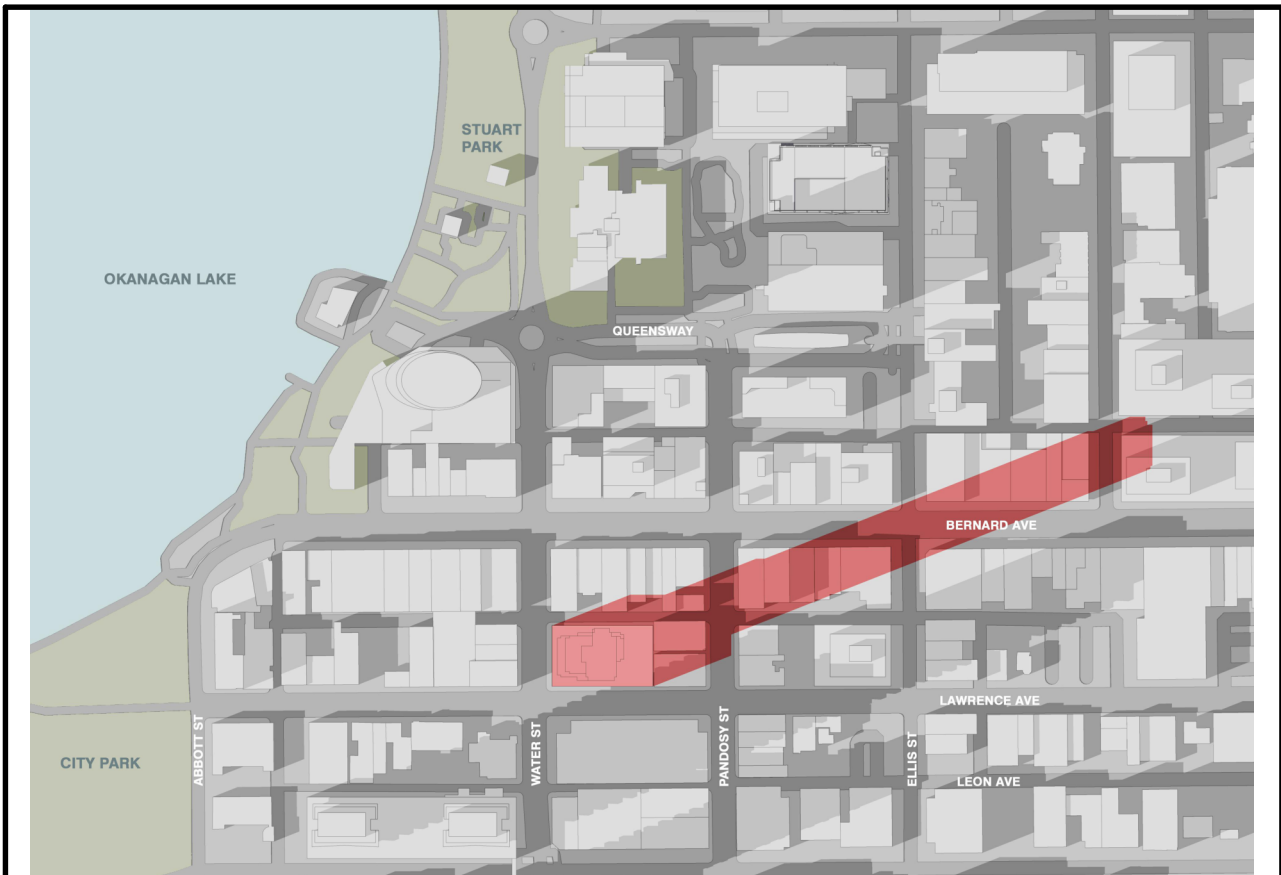
September 21st 10:00 am



September 21st 12:00 pm



September 21st 2:00 pm



September 21st 4:00 pm



Issued

No.	Date	Description
1	Mar. 31, 2023	Issued for DP
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3	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

Contractor Must Check & Verify all Dimensions on the Job.

Do Not Scale Drawings.

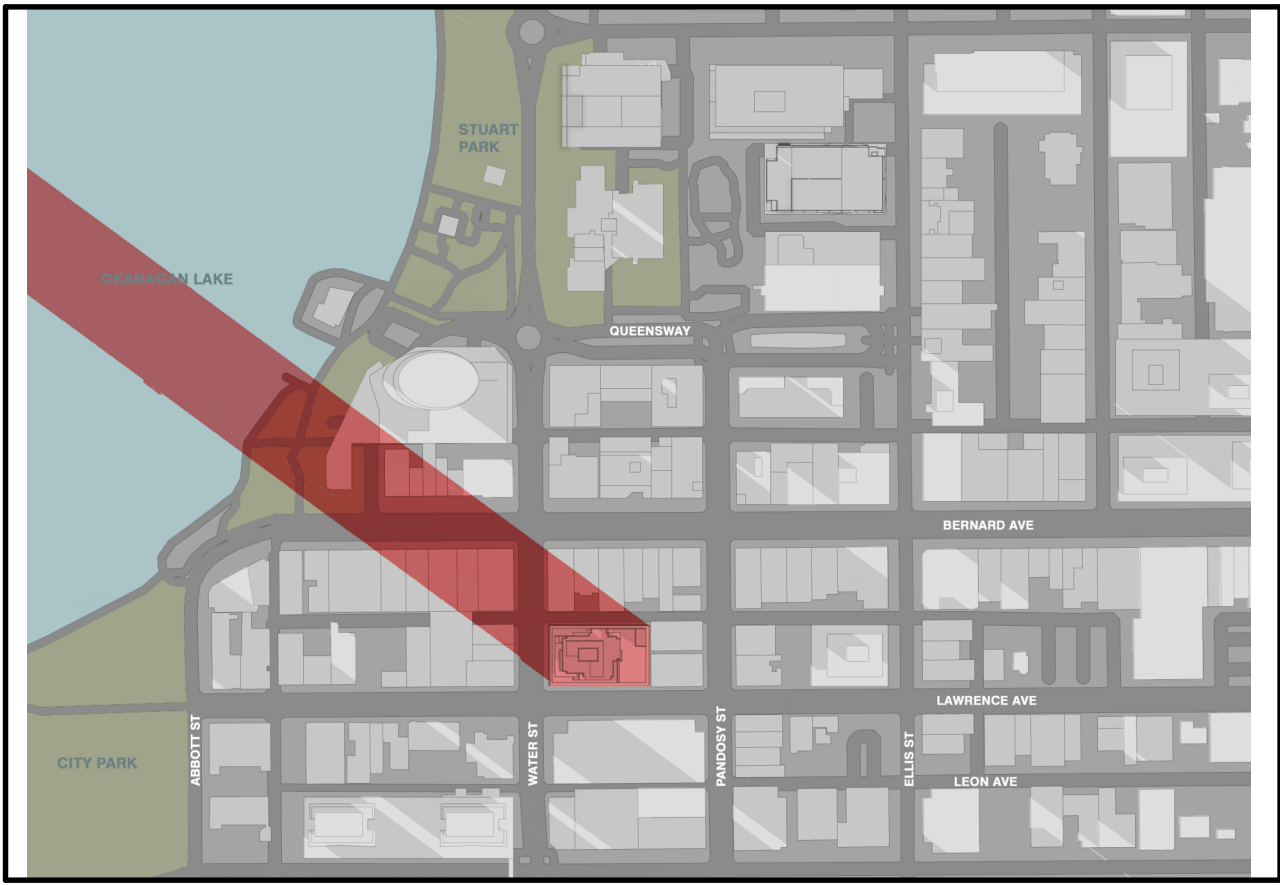
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346 Lawrence Avenue
Kelowna, BC
210011

Shadow Study

P800



December 21st 8:00 am



December 21st 10:00 am



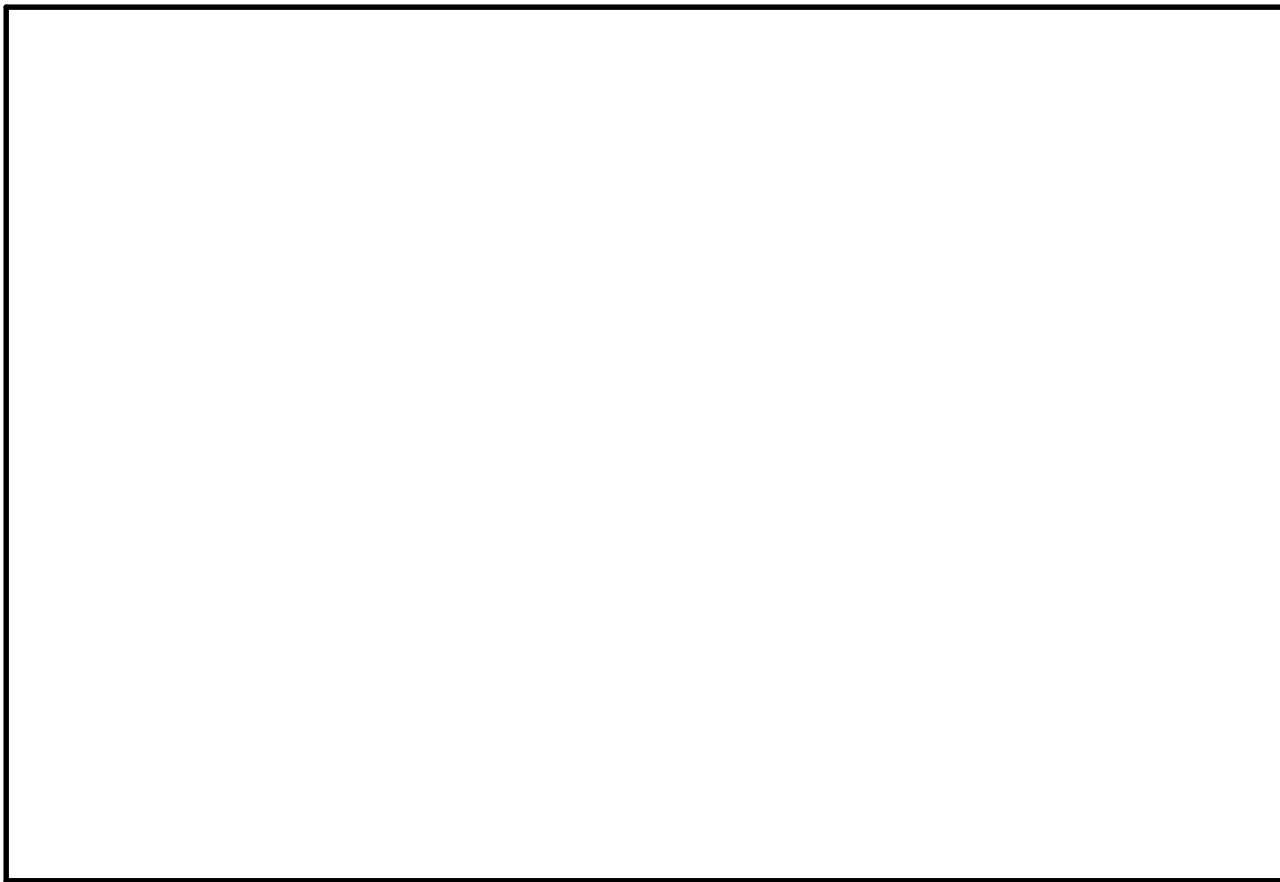
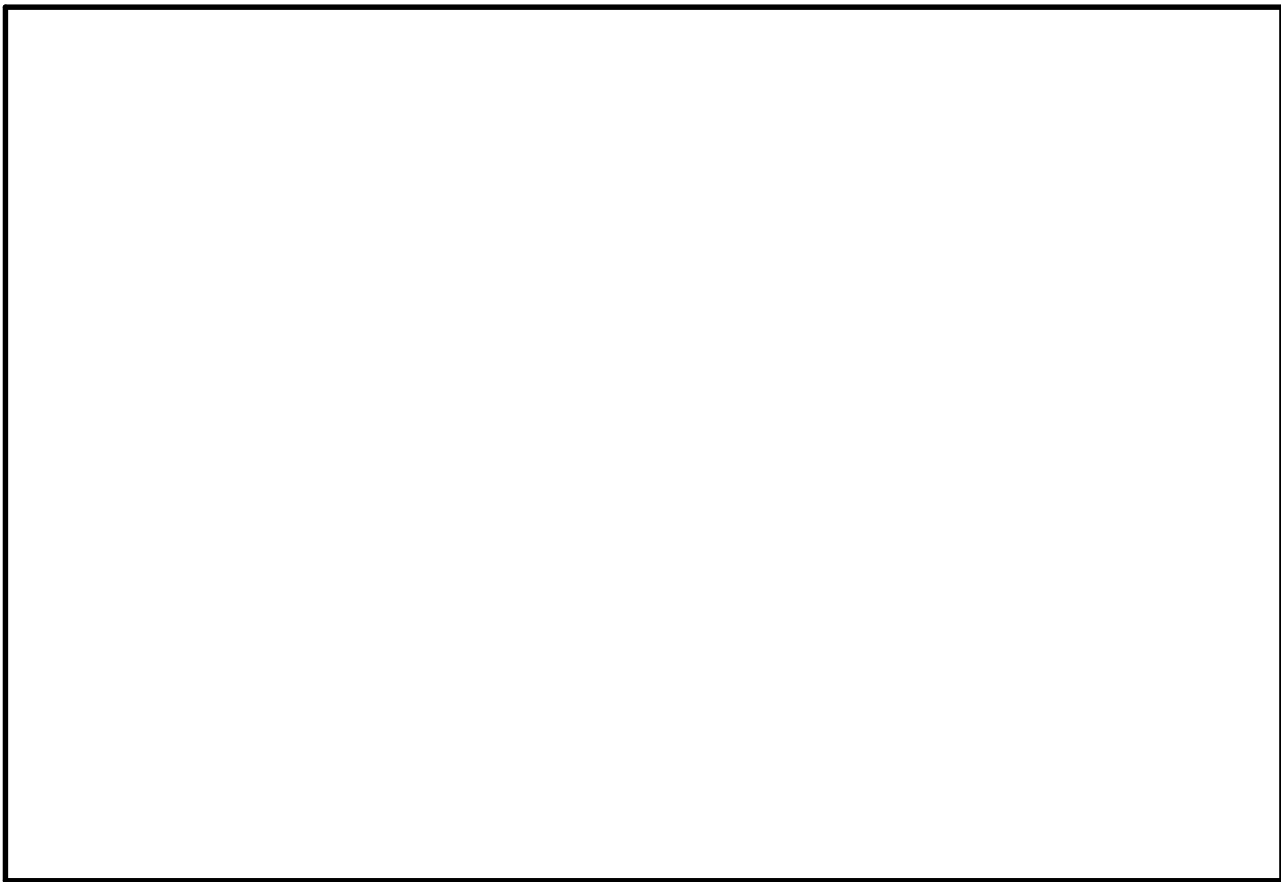
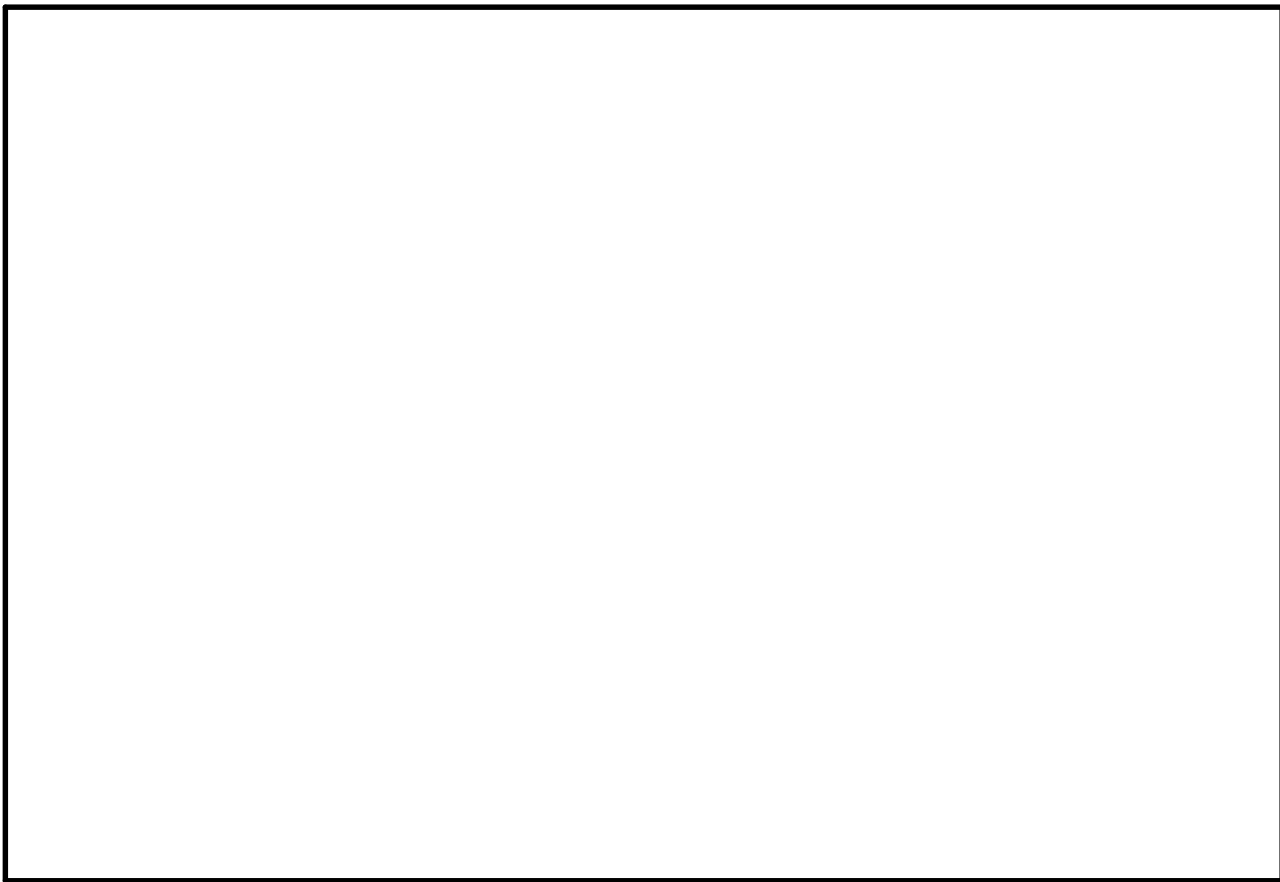
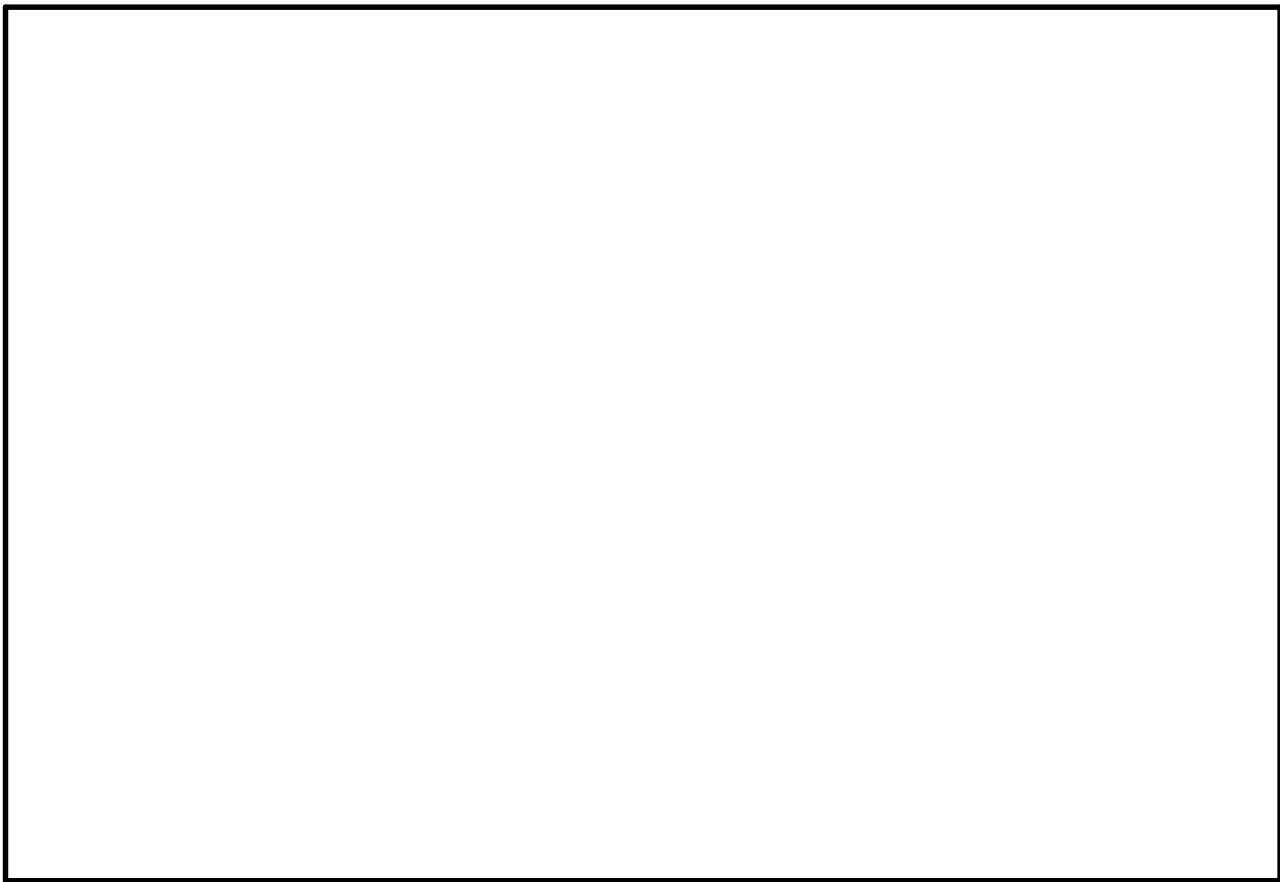
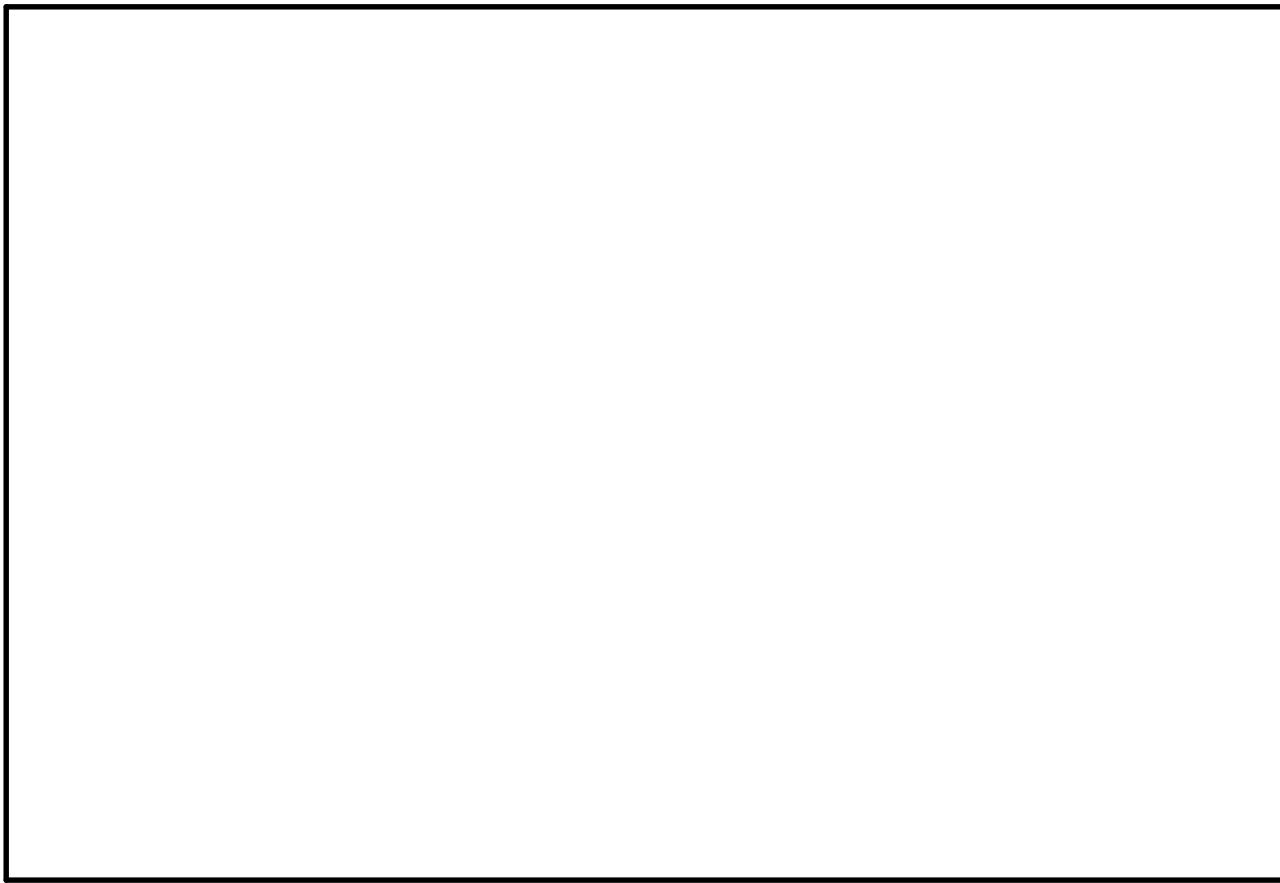
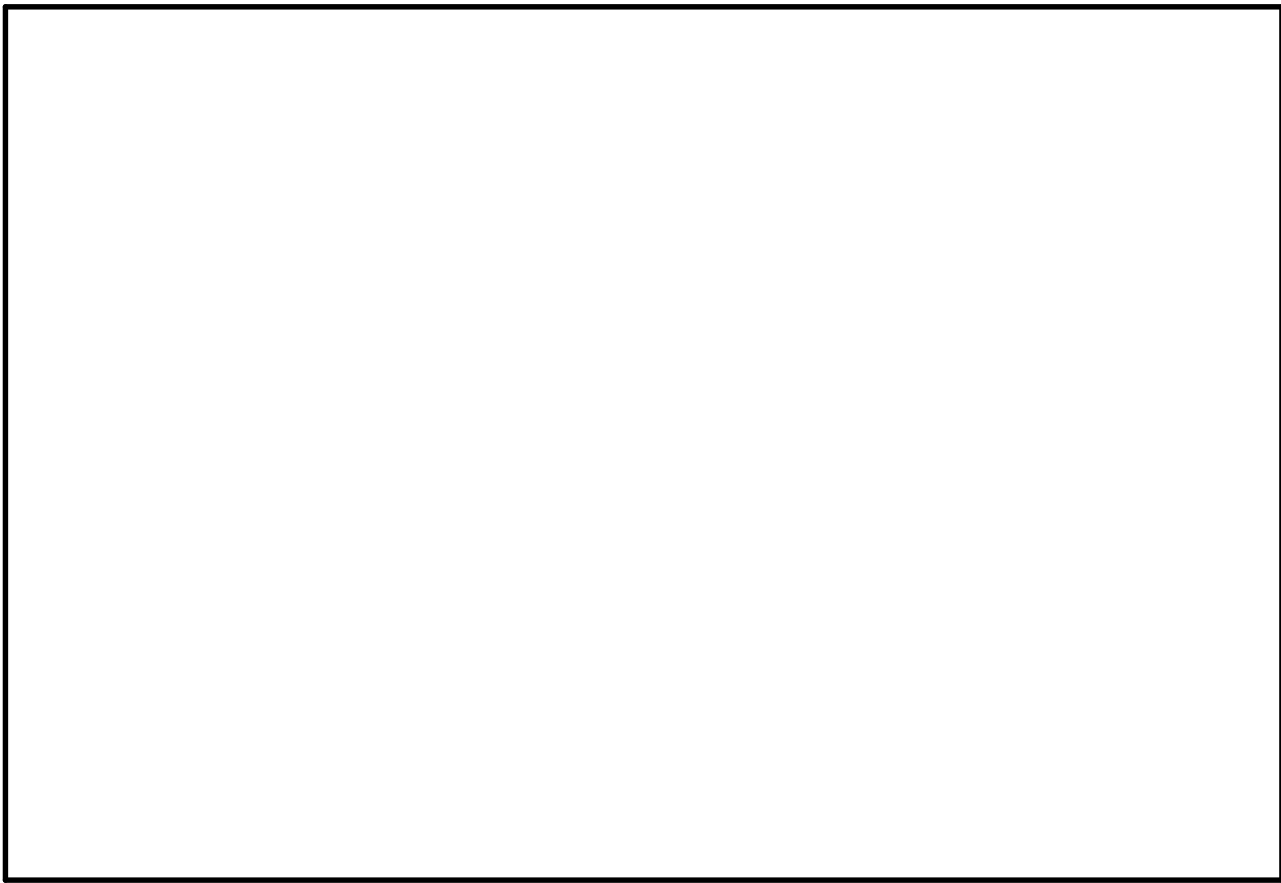
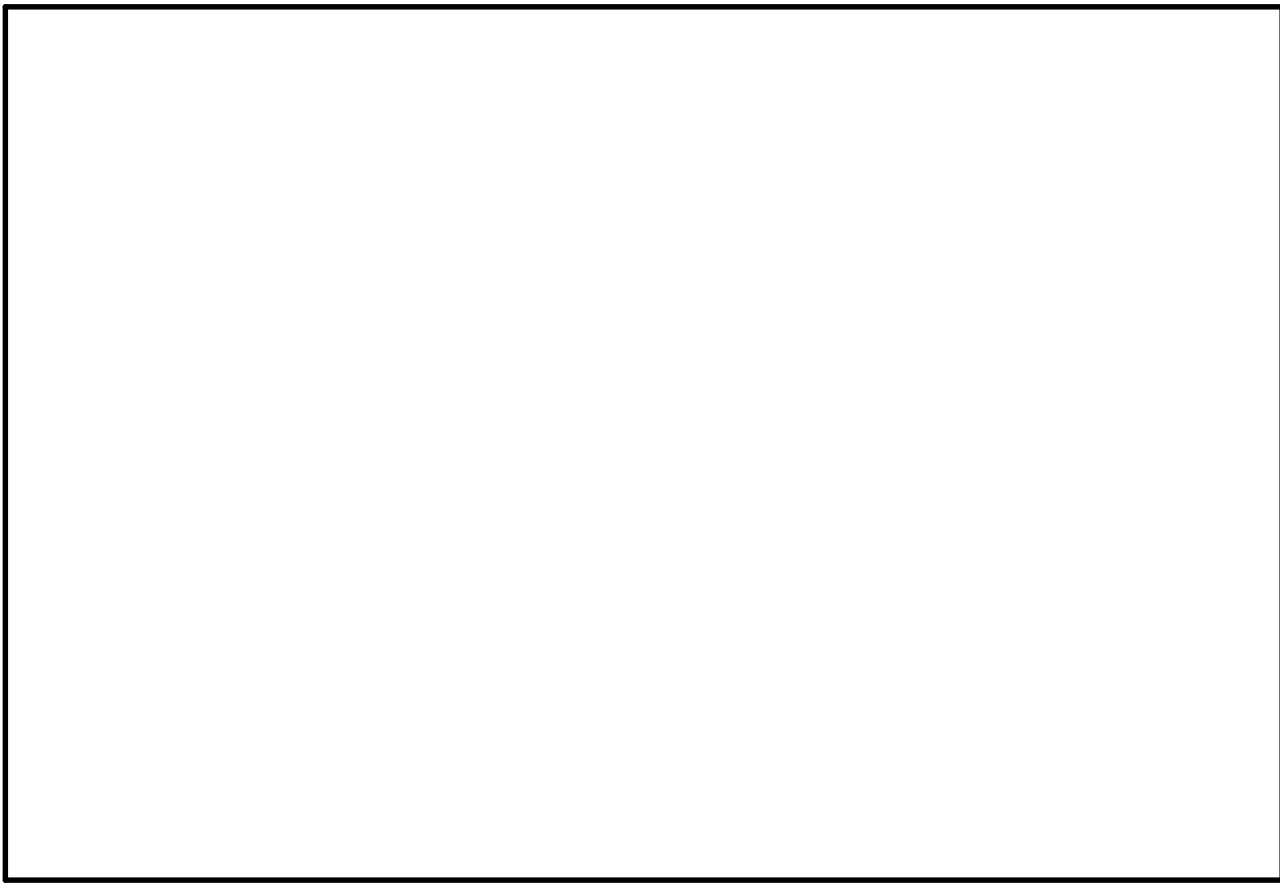
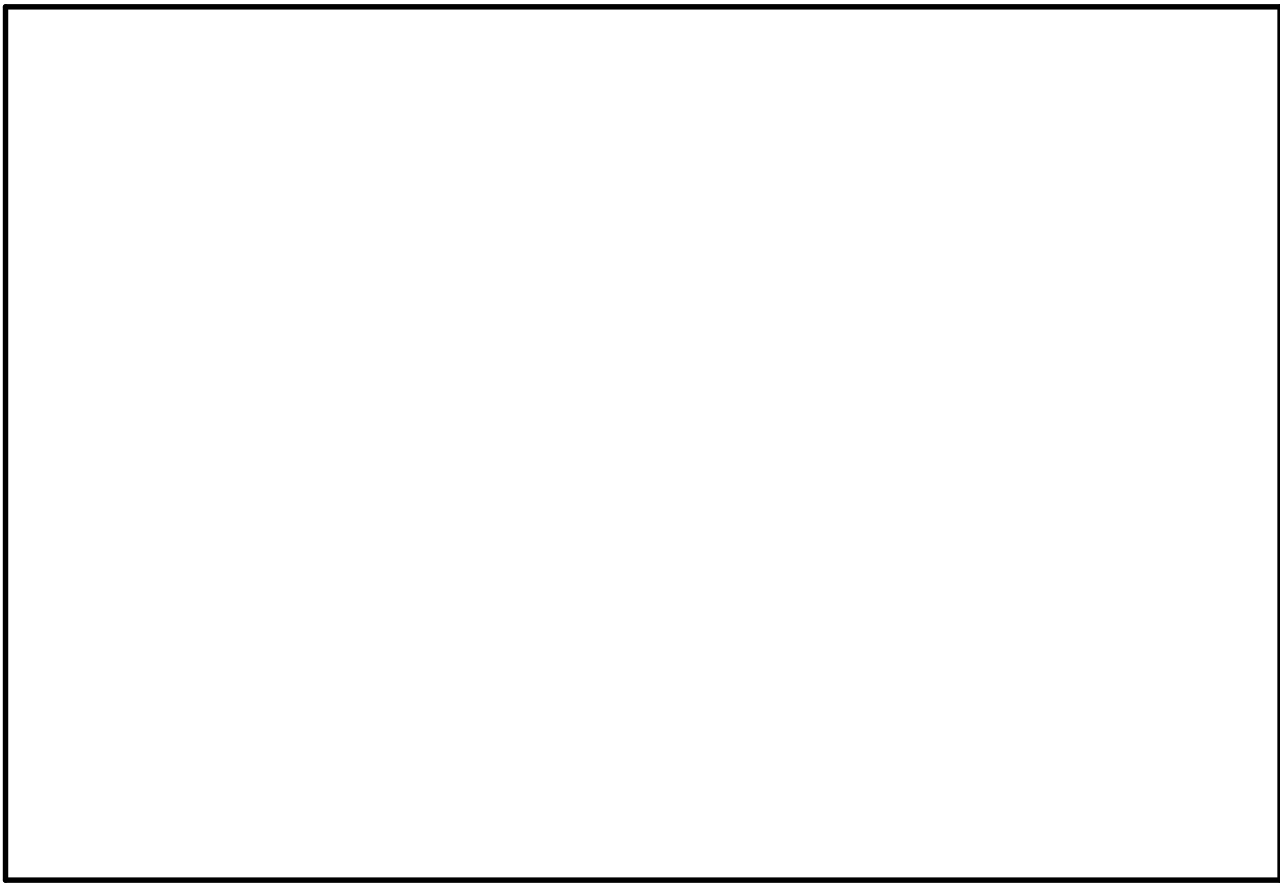
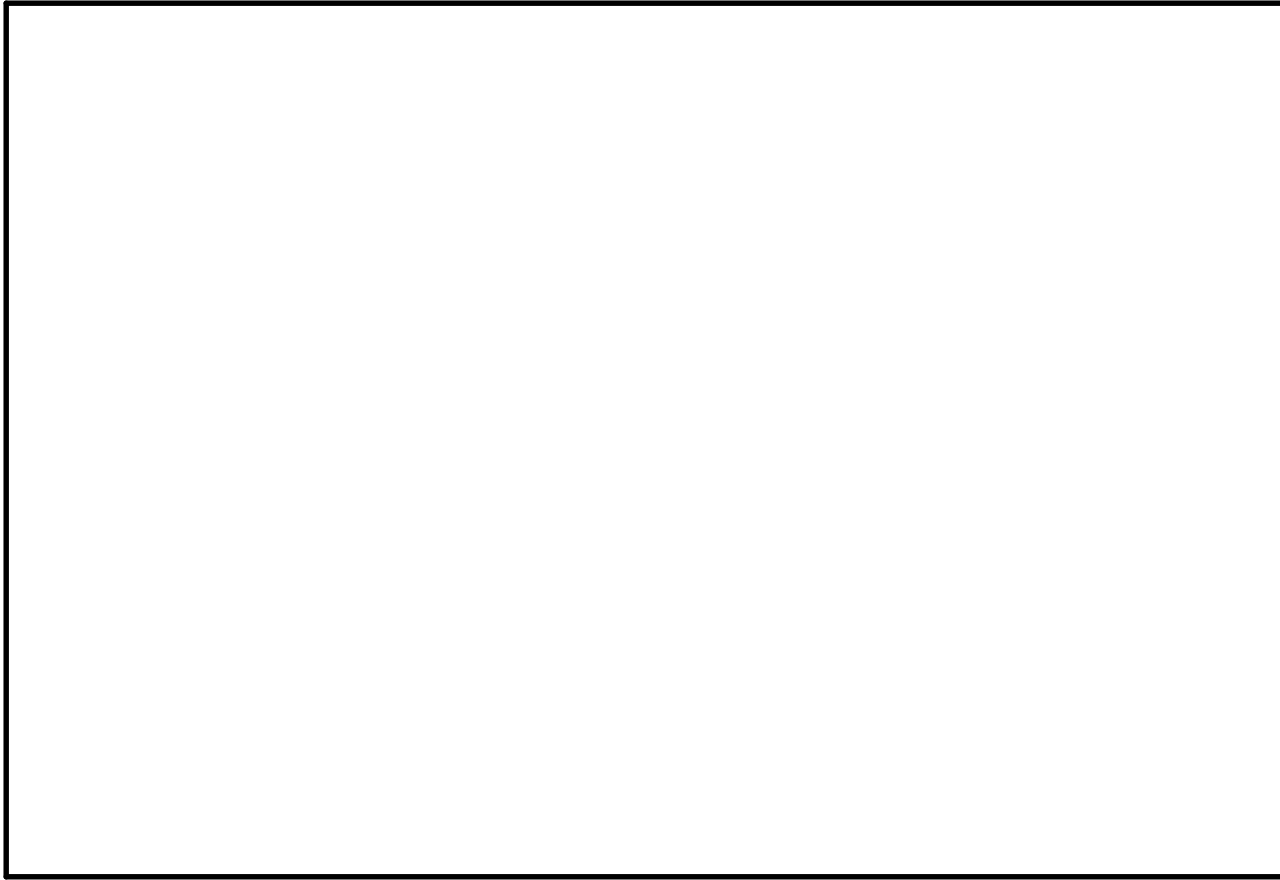
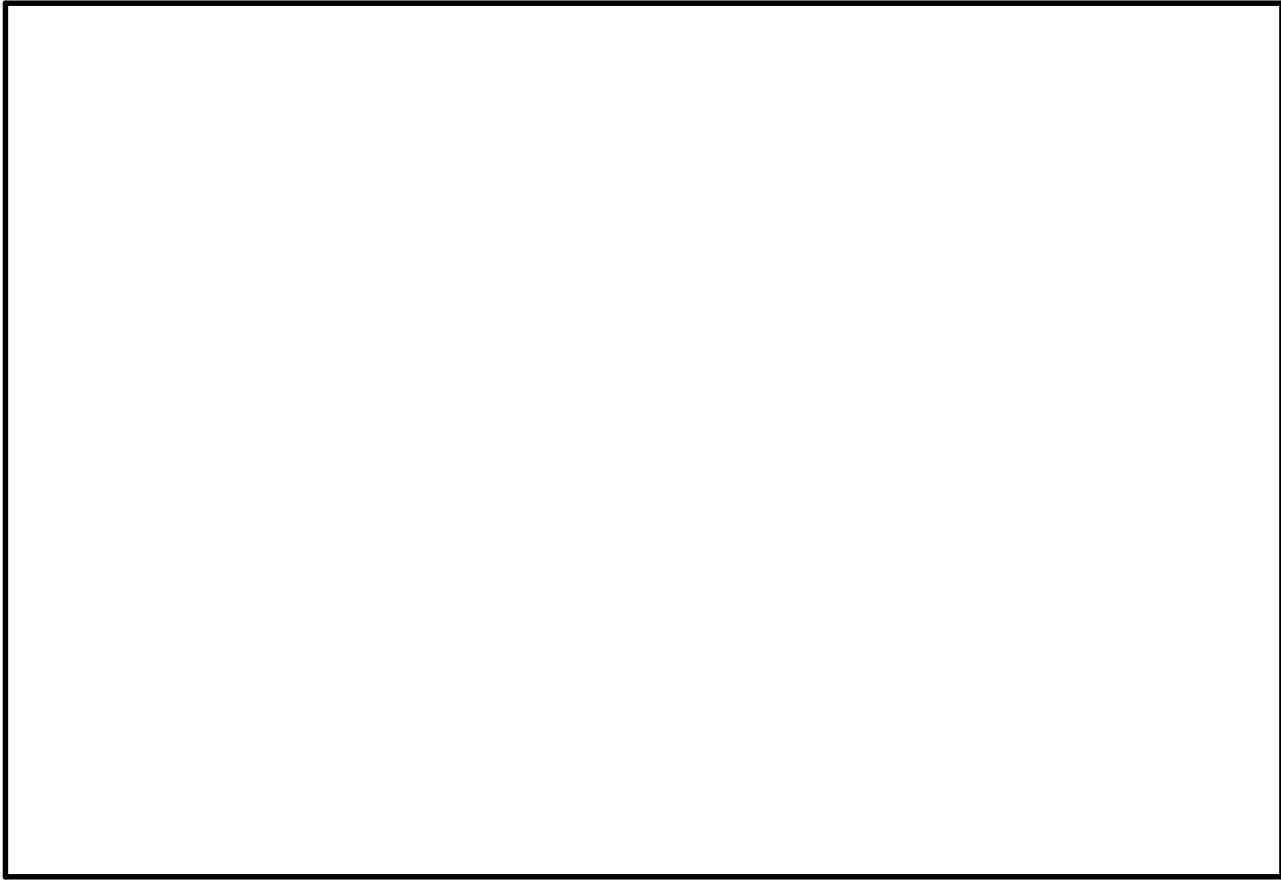
December 21st 12:00 pm



December 21st 2:00 pm



December 21st 4:00 pm



Issued

No.	Date	Description
1	Oct 13, 2023	Issued for DP Prior To Conditions
2	Aug 27, 2024	Issued for DP Prior To Conditions Response #2 Final

Contractor Must Check & Verify all Dimensions on the Job.

Do Not Scale Drawings.

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Shadow Study

P801