

## **DESIGN RATIONALE STATEMENT**

Proposed 5-Storey Multi-family Residential Development  
2343 Pandosy Street, Kelowna BC

April 28, 2023



### **A) DESIGN RATIONALE**

#### **1. APPLICATION OVERVIEW**

StudioVAM Architecture (the architect), on behalf of 1178774BC LTD. (the owner), is pleased to make this Rezoning/Development Permit/Text Amendment application for the site located at 2343 Pandosy Street, located in the heart of the Pandosy Core Area neighbourhood. This Rezoning/DP/TA application is proposing rezoning from the current P2– Education and Minor Institutional/RU4– Duplex Housing zoning to MF3r – Apartment Housing Rental Only.

#### **2. ZONING**

The proposed zoning is MF3r – Apartment Housing Rental Only, which is a subzone of MF3 – Apartment Housing.

MF3 – Apartment Housing: The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.

MF3r – Apartment Housing Rental Only: The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

### 3. PROJECT DESCRIPTION

The development proposal for 2343 Pandosy Street is a multi-family residential building consisting of:

- 20 New Residential Apartments, including:
  - 2 x Bachelor Units (10%)
  - 5 x 1-Bedroom Units (25%)
  - 5 x 2-Bedroom Units (25%)
  - 8 x 3-Bedroom Units (40%)
- Secure Bicycle Parking for 35 Bicycles (16 Required, 33 Required for Bicycle Bonus)
- Parking at ground level for 20 vehicles including 1 Accessible Parking stall (20 Required)
- 5 Storeys – 17.9m (Allowed 6 Storeys, 22m)
- Total Gross Floor Area = 2,332m<sup>2</sup>
- Floor Area Ratio (F.A.R.) = 1.6 (Allowable F.A.R. = 1.8)
- Proposed Common and Private Amenity = 521m<sup>2</sup> (Required 415m<sup>2</sup>)

The proposal is for one (1) 5-storey residential building with surface parking at the ground level required to support the program.

The project will provide a strong urban corner situated at the intersection of Pandosy Street and Christleton Avenue. The ground floor will accommodate 2- and 3-bedroom ground-oriented units with direct access to both streets, and consist of 2 floors with a bedroom and living space at the ground floor. The building steps back 3m at the 5<sup>th</sup> floor (as per the zoning) at both streets, allowing for smaller bachelor and 1-bedroom units with generous private amenity spaces

The project will use a mix of materials including masonry, board and batten fiber cement, acrylic stucco. Glass balconies with metal frames will be included with all residential units.

Parking access, loading, waste and recycling, and service and utility access all occur from the existing lane, aligning with the Kelowna OCP guidelines. Also included along the lane are four parking stalls. Much of the parking is covered by the proposed building. There will be a wood screening fence for the parking along the East and South property lines as required. The parking surfaces will incorporate permeable paving to reduce the areas of hard surface. The remainder of the site will be landscaped by various plant species appropriate to the climate. Landscaping will include a minimum of six new trees along the two street setbacks, as required in the zoning bylaw.

#### 4. 2040 OFFICIAL COMMUNITY PLAN

The city of Kelowna adopted the 2040 Official Community Plan (OCP) at the beginning of 2022. The proposed development supports the OCP in numerous ways, but not limited to:

- Housing: the project adds 20 residential rental units to the Pandosy Core area
- Transportation: The project will reduce the use of personal vehicles by being located directly on a Transit Supportive Corridor. The project includes indoor bicycle parking, allowing for more trips to be taken by bicycles. The project is located to many public amenities and services, such as the Kelowna General Hospital, and is only an 8-minute walk to the beach.
- Transit Supportive Corridors: The OCP identifies streets to support a higher density and greater mix of uses in the Core Area generally along the Frequent Transit Network. This project supports this by providing increased density along the corridor.

#### 5. FORM AND CHARACTER

The 'Design Foundations for General Residential and Mixed-Use' laid out in the 2040 OCP were used in developing 2343 Pandosy Street, including:

- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Facilitate Active Mobility
- Use Place-making to Strengthen Neighbourhood Identity
- Strive for Design Excellence

Also, the 2040 OCP 'Design Guidelines for Low & Mid-Rise Residential & Mixed Use' have been incorporated into the design 2343 Pandosy Street, and including:

- Provide attractive and active human-scale amenities oriented towards public spaces at grade
- Break up building mass by providing simple vertical and horizontal articulation of facades; e.g., stepbacks, insets, projections, color and texture
- Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces
- Orient entries, windows, patios and balconies to face the fronting street. Ensure primary building entries are architecturally emphasized and directly accessible from the fronting public sidewalk
- Maximize 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces
- Provide access to underground or above ground on-site parking from secondary streets or lanes
- When structured above grade parking is required due to the high water table, use store fronts or screening to mitigate visual impacts
- Integrate semi-private open space with the surrounding streetscape

## 6. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The project will use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of, but not limited to:

- Provide sufficient density to help ensure enough “eyes and ears” on the street.
- Improve public safety through the creation of public spaces that instill a sense of pride and ownership.
- Provide natural surveillance and sight lines to ensure unobstructed views in areas where public safety and pedestrian / vehicle conflicts will be a factor.
- Provide lighting at a sufficient enough level to uniformly light adjacent sidewalks so as to provide a high level of “psychological comfort and safety” for pedestrian use at night.

## 7. SUSTAINABILITY PRINCIPLES

The project will follow appropriate sustainability principals including, but not limited to:

- Promote higher density mixed-use development near existing communities and public infrastructure to reduce adverse environmental and public health effects associated with low density urban sprawl.
- Encourage the development of energy-efficient buildings by employing strict heating and cooling strategies that will reduce dependency on natural resources.
- Reduce energy consumption and pollution from motor vehicles by providing high levels of external connectivity and by encouraging alternative modes of transportation such as public transit, cycling, car sharing and walking.
- Enable the widest spectrum of people, regardless of age or ability, to more easily participate in community life by incorporating principles of universal accessibility into the design process.
- Limit the use of potable water for irrigation by use of captured or recycled water for use in landscape irrigation.
- Minimize amounts of sod lawn provided and to use a planting palette of drought tolerant native, or native adaptive, plant species to minimize water consumption for irrigation.

## B) VARIANCE RATIONALE

A variance for front yard and flanking side yard setback is being requested for the project. MF3r zoning requires a minimum front yard and flanking side yard setback of 4.5m. The zoning allows a setback of 3.0m for ground-oriented units which “...can be reduced from 3.0 m to 2.0 m for ground-oriented units if both of these criteria are met:

- a) The maximum first floor height above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See example diagram.



b) The minimum net floor area for ground-oriented residential units on the first floor is 11m<sup>2</sup>.  
See example diagram.”

The project meets both these requirements and so we are using a 2.0m setback for ground-oriented units. The interpretation relayed to us by City staff is that the 2.0m setback is strictly for the Ground-oriented units and the main building entry. Other spaces at the ground floor and on floors above that are not ground-oriented units would be required to be setback to the 4.5m setback. Therefore, we are requesting that the 2.0m setback that we are already using for the ground-oriented units be extended along both affected yards and for all storeys.

We do not feel this will negatively impact the site or the users. 70% of the ground floor currently complies with the requirements for the setback for ground-oriented units. The remaining 30% is being used for exit stairs and secure bicycle storage. The ground-oriented units are 2 storey units, as such the 2.0m setback extends up an additional floor for these units. There is a 3.0m Step-back at the 5<sup>th</sup> floor of the project, which helps to break up the height and mass of the building. Requiring an addition 2.5m setback at the remaining floors would seem to be superfluous, and negatively impact the design, energy efficiency, and function of the building by reducing the GFA by 25%.



Regards,

Vivek A. Menon, Architect AIBC  
Principal  
StudioVAM Architecture





## NEIGHBOURHOOD CONTEXT




D CONTEXT PHOTOS

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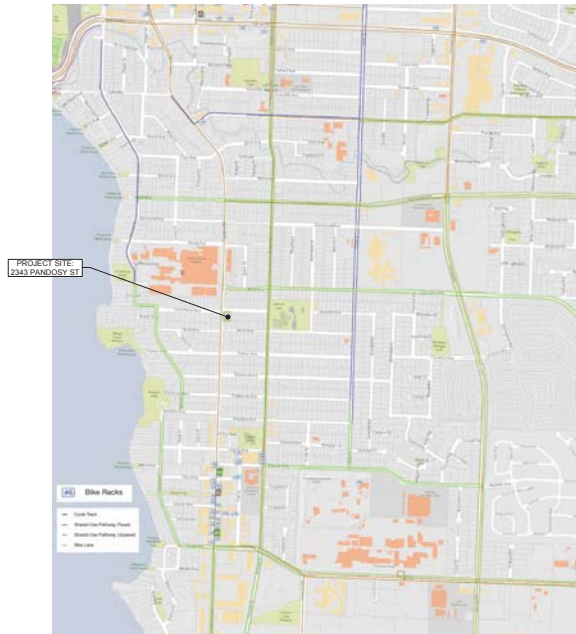


Architect: Vivian A. Mason  
architect@viam.com  
812.229.3889 or 812.416.0111  
812.229.3889 or 812.416.0111  
Studio V.A.M. - S.W. 2  
778.6.87.8622 - F  
Vivian@StudioVAM.com

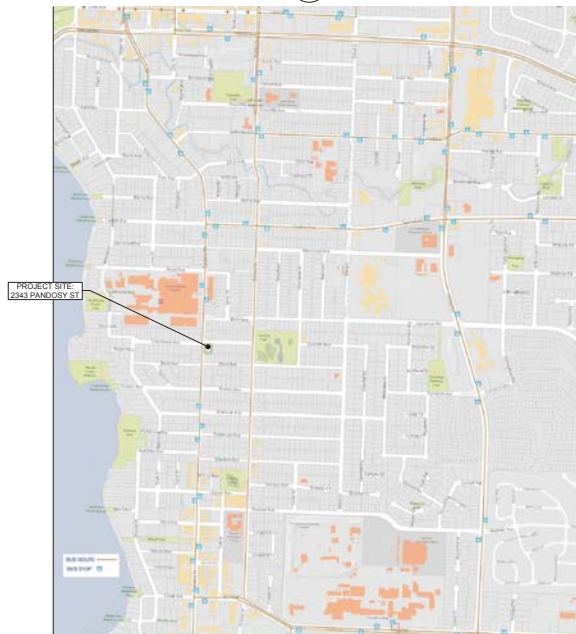
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NO.	DATE	DESCRIPTION	BY
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01	2/20/23	ISS FOR DP & REZONE	VAM
REV	DATE	DESCRIPTION	BY
START DATE: MAR 2022			
PROJECT NO: 22-0003			
DR:	VAM		
CH:	VAM		
SCALE:	N.T.S.		
Architects			
			
Project Name: <b>PANDOSY MULTI-FAMILY</b>			
2343 PANDOSY STREET KELOWNA, BC			
1178774 BC Ltd. 624 Loderdale Ave. Kelowna BC V1W 4K4			
<b>SITE CONTEXT PLANS &amp; PHOTOS</b>			
NO.	DATE	PROJECT NO.	NO.
2	22-0003	A0.	

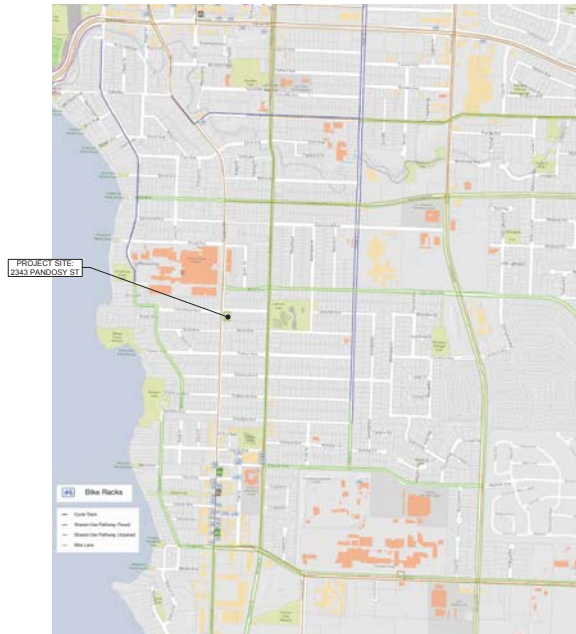




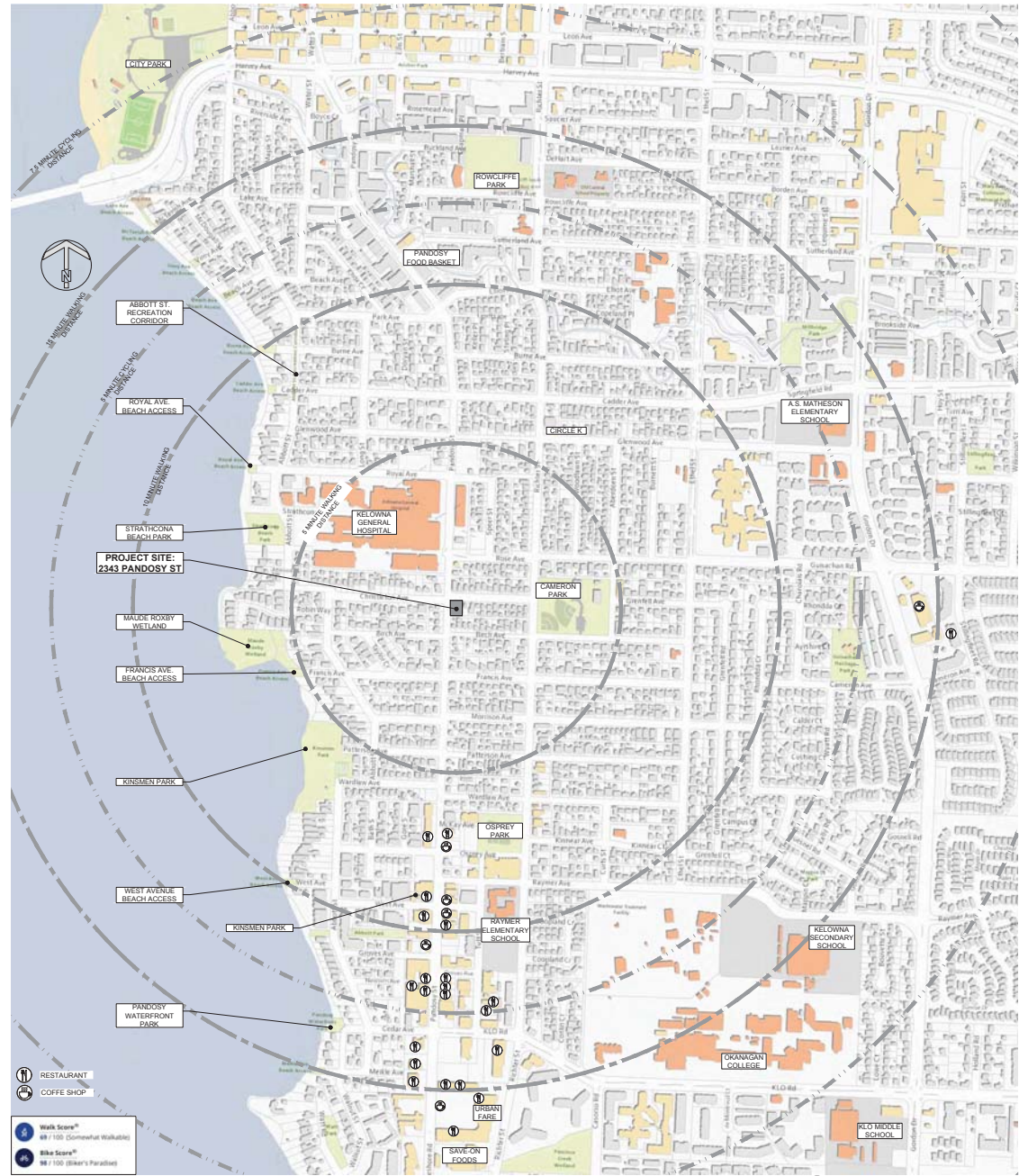
**A** AREA CONTEXT  
N.T.S.



**B** BICYCLE NETWORK  
N.T.S.



**C** BUS ROUTES  
N.T.S.



**D** AREA CONTEXT  
N.T.S.

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**StudioVAM**  
architecture

Architect: Vivek A. Menon  
vmenon@studiovam.ca  
#12-15933 85A AVENUE  
SURREY, B.C. V4N 5W2  
778-937-5925  
VIVEK@STUDIOVAM.CA - E

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REV	DATE	DESCRIPTION	BY
02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM

START DATE: MAR 2022  
PROJECT No: 22-0003  
DR: VAM  
CH: VAM  
SCALE: N.T.S.  
Architects:

Project Name:  
**PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC  
V1Y 4M4  
1178774 BC Ltd.  
624 Leiferson Ave.  
Kelowna BC V1W 4M4

**AREA CONTEXT**

Rev	Project No.	Scale
2	22-0003	A0.2

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Architect: Vivek A. Menon  
architect a/bc, maa,  
maa; lead ap/bd+c, c.i.m.  
#12-15933 86A Avenue  
Boulevard, Suite 100, New York, NY 10022

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A blank grid consisting of 4 columns and 6 rows, intended for drawing a picture.

02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM
REV	DATE	DESCRIPTION	BY

START DATE	MAR 2022
PROJECT No	22-0003
DR.	VAM
CH.	VAM
SCALE	N.T.S.

Architects 

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72-22-3



Project Name \_\_\_\_\_

**DANDOSY MULTIFAMILY**

PANDOSY MULTI-FAMILY

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2343 PANDOSY STREET

KELOWNA, BC

1178774 BC Ltd.

624 Lefevre Ave,  
Melbourne, P.O. 31411, 3144

Kelowna BC V1W 4M4

## SURVEY

## SURVEY

45	50	55	60	65	70	75	80	85	90	95	100
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Project No. **403**

NO 2	22-0003	AV.5
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ZONING DATA	
ZONING:	NF3r
UNV ADDRESS:	2343 Pandosy St, Kelowna BC
LEGAL ADDRESS:	LOT 27 EXCEPT PLAN EP18277 AND LOT 28 BOTH OF DISTRICT LOT 14 OSOYVOOS DIVISION YALE DISTRICT PLAN 1246

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
FRONT (PANDOSY)	2.0	6.6	2.0	6.6
FRONT (CHRISTLETON)	3.0	9.1	3.0	9.1
REAR (SOUTH @ LANE)	5.5	16.8	5.5	16.8
EAST SIDE				
BLDG HEIGHT:	72.18	22.00	58.67	17.88

LOT AREA: GROSS	11,640.40	1081.43
LOT AREA: NET (MINUS DEDICATION)	10,141.00	951.87
BLDG AREA:	6,503.00	604.15
SITE COVERAGE:		
BLDG'S & IMP SURFACES	85%	60.54%
SEA	25,106.00	2332.42
FAR	2.1 (1.8 + rental bonus 0.3)	1.63
MIN. DENSITY:	4.7 UNITS PER 1000m <sup>2</sup>	18.5 UNITS PER 1000m <sup>2</sup>

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	2,964.00	275.36		
LEVEL 2	6,215.00	577.39		
LEVEL 3	5,423.00	503.81		
LEVEL 4	5,423.00	503.81		
LEVEL 5	4,602.00	425.90		
TOTAL	389.00	36.14		
TOTAL SEA	25,106.00	2,332.42		

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	1,254.00	116.50		
LEVEL 2	4,102.00	389.45		
LEVEL 3	4,102.00	389.45		
LEVEL 4	4,102.00	389.45		
LEVEL 5	3,640.00	337.49		
TOTAL	17,112.00	1,592.34		

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

\*ACTUAL PRIVATE AMENITY IS 273.5m<sup>2</sup>. AMOUNT SHOWN IN THE TABLE IS LESS AS SOME BALCONIES ARE LARGER THAN THE REQUIRED AMOUNT FOR EACH UNIT. THE LOWER VALUE WAS USED FOR ZONING CALCULATIONS.

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

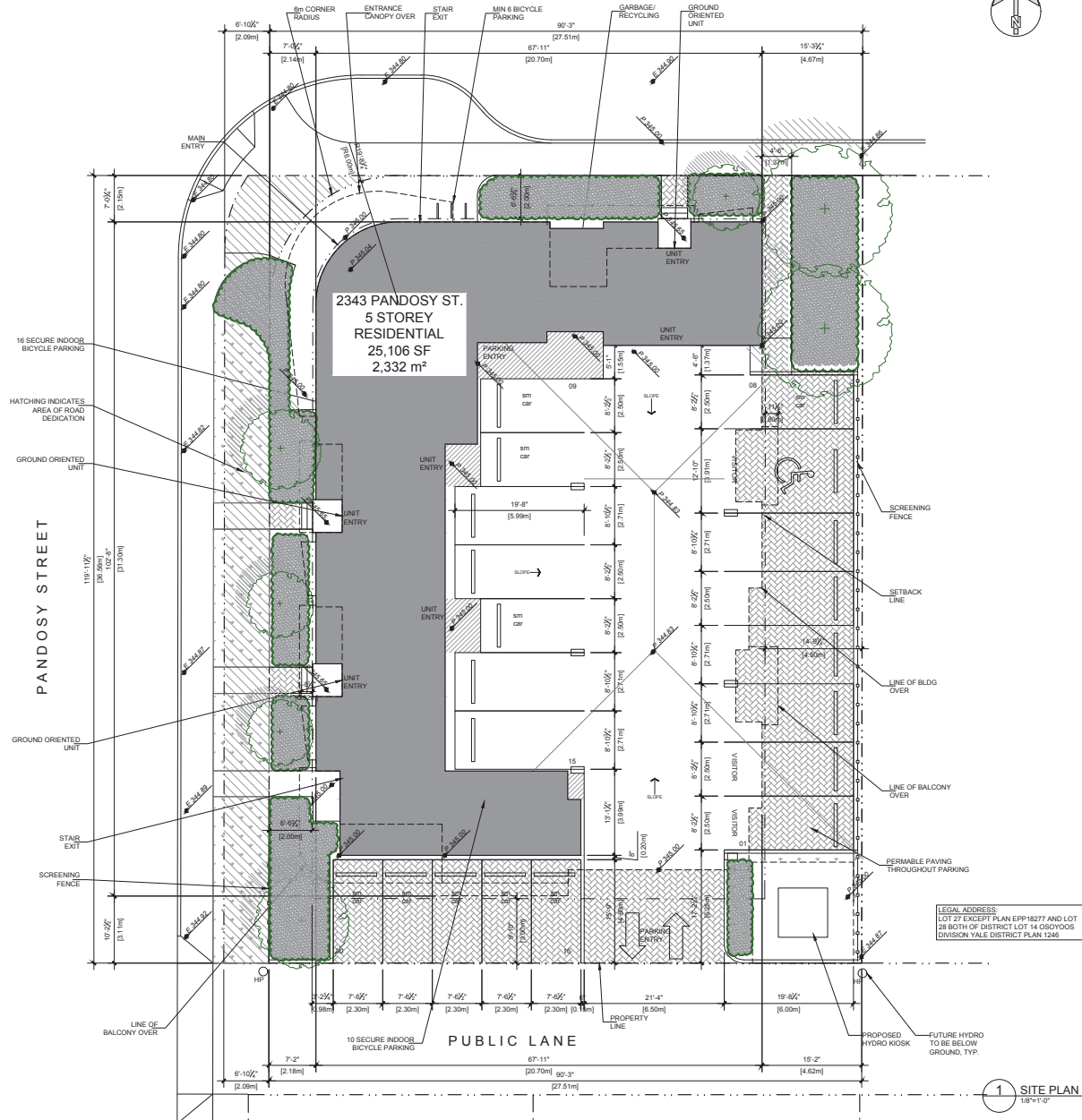
	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

	REQ/ALLOW		PROPOSED	
	ft	m	ft	m
LEVEL 1	0	0	0	0
LEVEL 2	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 5	2	1	0	0
TOTAL	2	1	0	0

## CHRISTLETON AVENUE



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Architect: Vivek A. Menon  
 1981-2021  
 #12-15933 B.C.A. A + P + U  
 Surrey, B.C. VAN SW2  
 778-937-8925  
 Vivek@StudioVAM.ca - E

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REV	DATE	DESCRIPTION	BY
02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM

START DATE: MAR 2022  
 PROJECT No: 22-0003  
 DR: VAM  
 CH: VAM  
 SCALE: 1/8" = 1'-0"  
 Architects

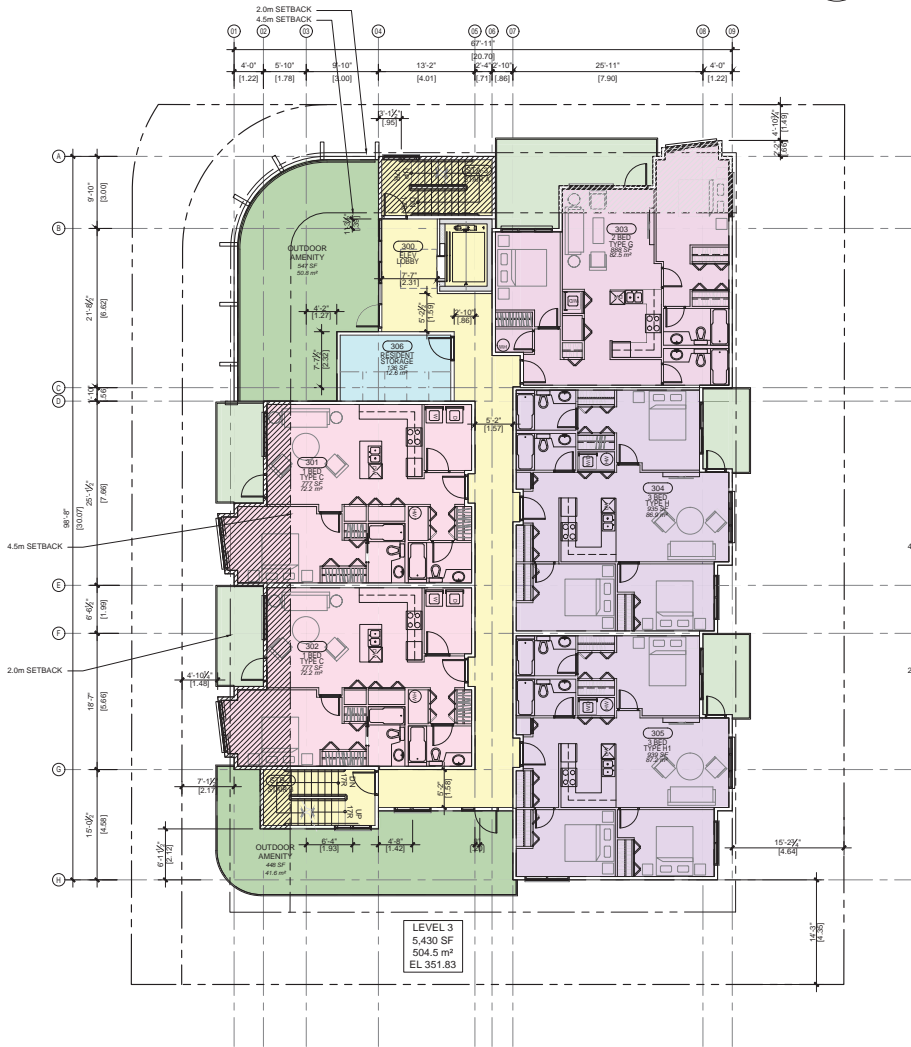


Project Name:  
**PANDOSY MULTI-FAMILY**  
 2343 PANDOSY STREET  
 KELOWNA, BC  
 V1Y 4M4













## SITE PLAN

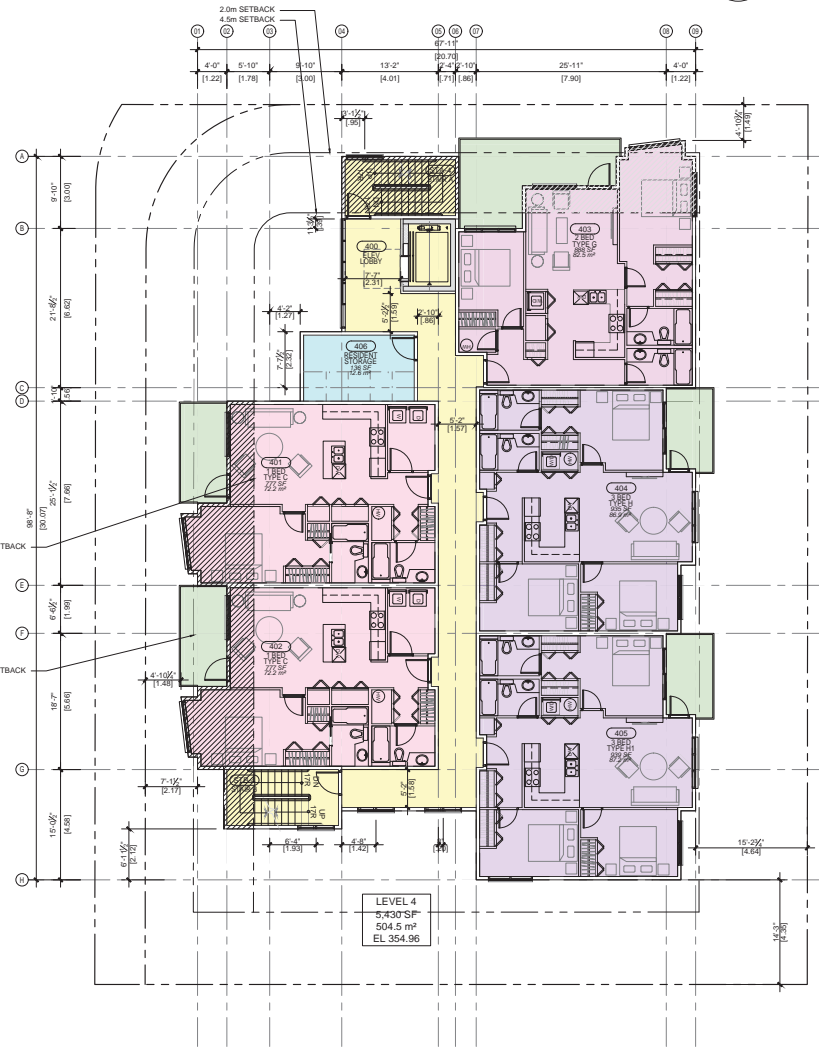
Rev	Project No	Scale
2	22-0003	A1.0





3 L3 FLOOR PLAN  
1/8" = 1'-0"

LEGEND					
	SERVICE AREA		PRIVATE AMENITY		2 BEDROOM + FLEX (GROUND ORIENTED)
	BICYCLE/STORAGE		BACHELOR		3 BEDROOM
	CIRCULATION		ONE BEDROOM		3 BEDROOM ( GROUND ORIENTED)
	COMMON AMENITY		2 BEDROOM		AREA OF PROPOSED VARIANCE



4 L4 FLOOR PLAN  
1/8" = 1'-0"

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Architect: Vivek A. Maron  
1178774 BC Ltd.  
624 Lefterova Ave.  
Kelowna BC V1W 4M4  
1178774 BC Ltd.  
624 Lefterova Ave.  
Kelowna BC V1W 4M4

DO NOT SCALE DRAWING

REV	DATE	DESCRIPTION	BY
02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM
START DATE	MAR 2022		
PROJECT No	22-0003		
DR	VAM		
CH	VAM		
SCALE	1/8" = 1'-0"		

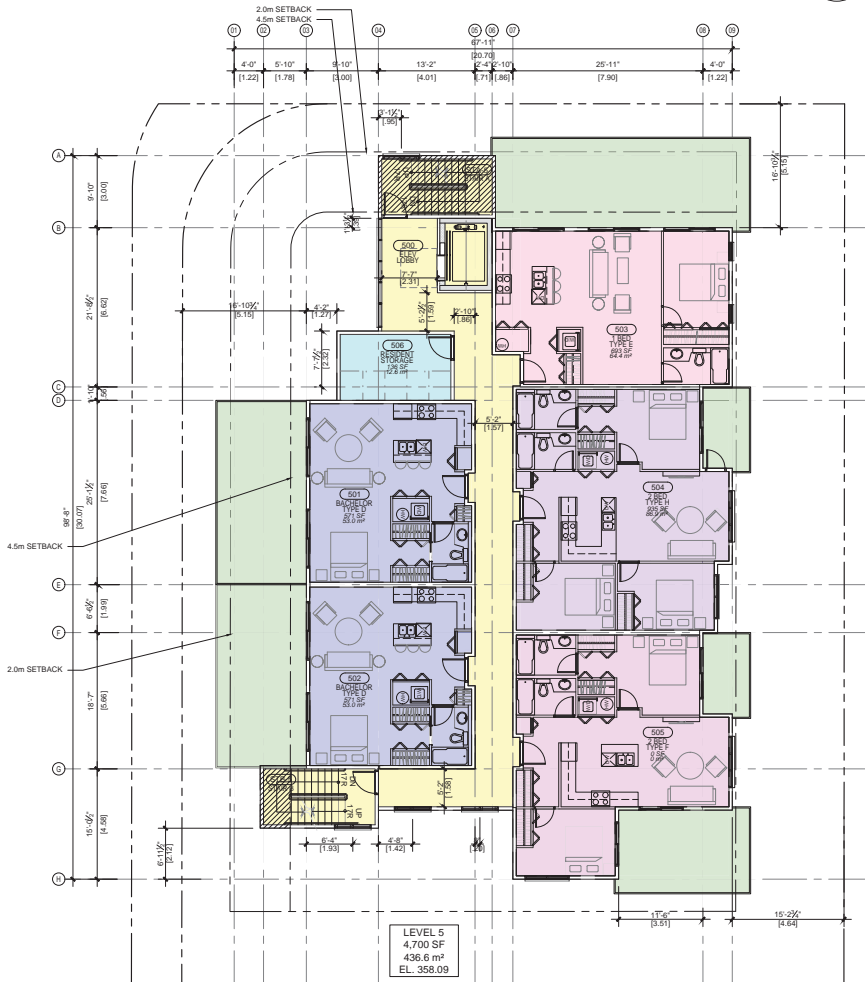
Architects



Project Name  
PANDOSY MULTI-FAMILY  
2343 PANDOSY STREET  
KELOWNA, BC  
1178774 BC Ltd.  
624 Lefterova Ave.  
Kelowna BC V1W 4M4

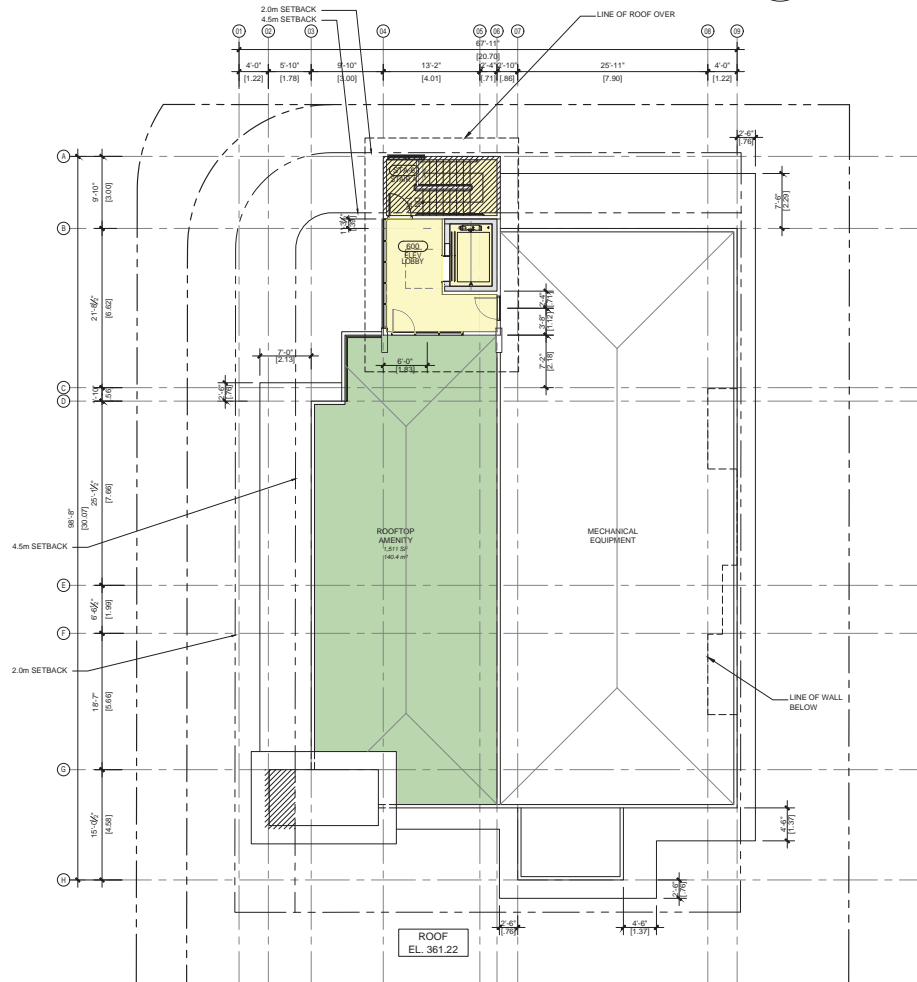
L3 - L4  
FLOOR PLANS

Rev No	2	Project No.	22-0003	A2.2
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5 L5 FLOOR PLAN  
1/8"=1'-0"

- LEGEND**
- SERVICE AREA
  - PRIVATE AMENITY
  - 2 BEDROOM + FLEX (GROUND ORIENTED)
  - BICYCLE/STORAGE
  - BACHELOR
  - 3 BEDROOM
  - CIRCULATION
  - ONE BEDROOM
  - 3 BEDROOM (GROUND ORIENTED)
  - COMMON AMENITY
  - 2 BEDROOM
  - AREA OF PROPOSED VARIANCE



6 ROOF PLAN  
1/8"=1'-0"

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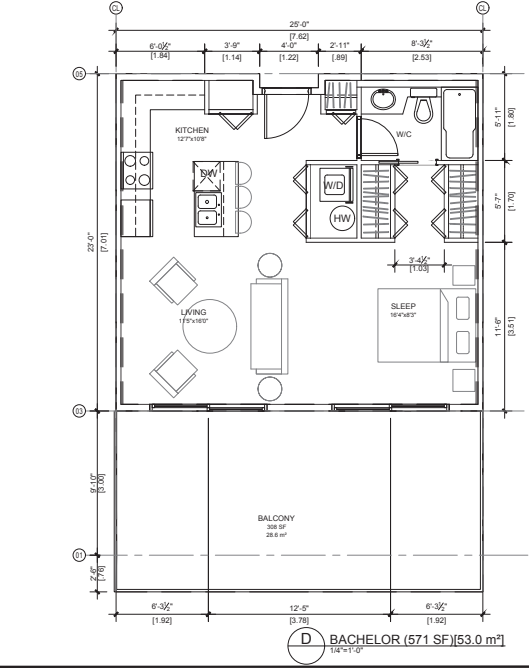
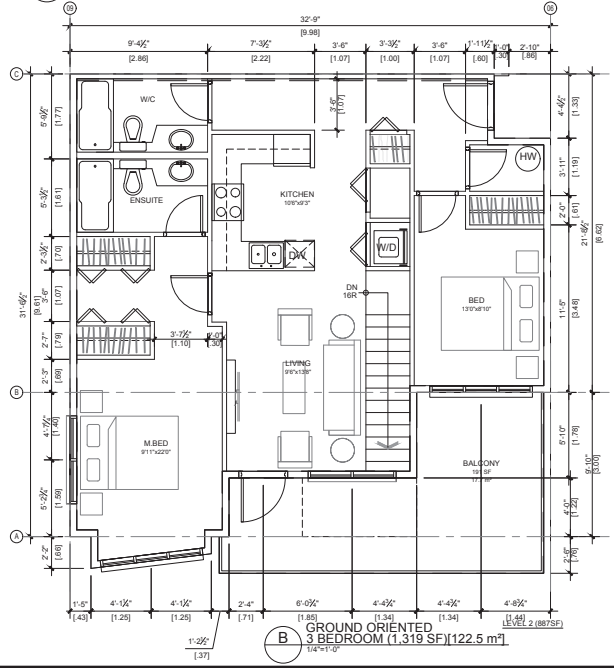
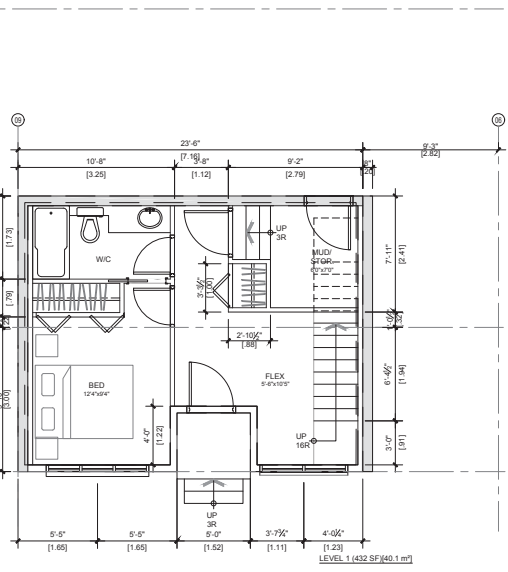
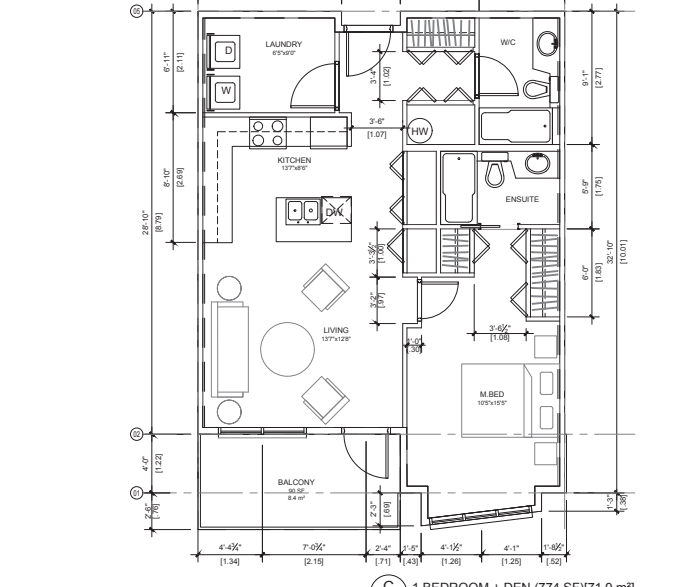
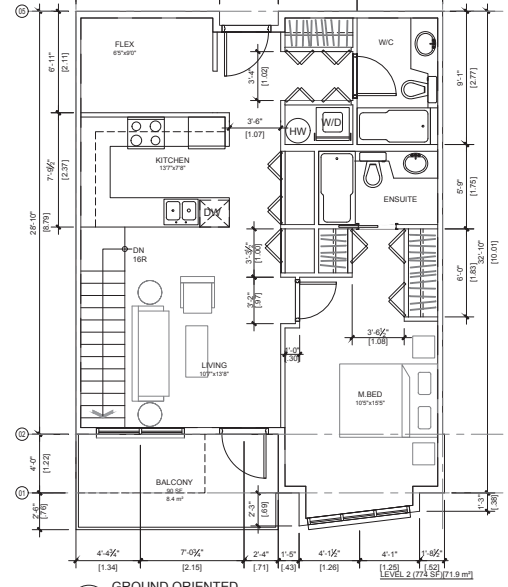
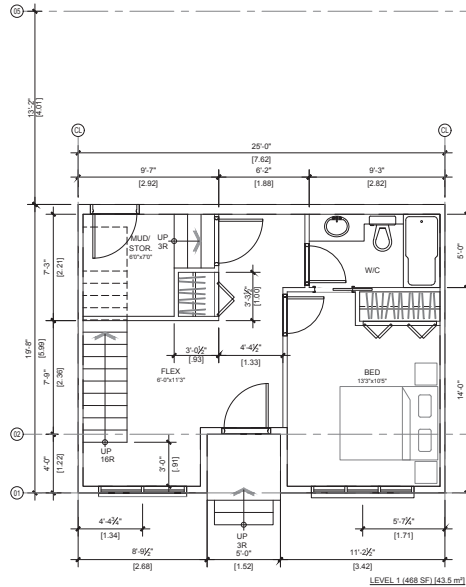
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Architect: Vivek A. Maron  
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624 Lefebvre Ave.  
Kelowna BC V1W 4M4

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architecture

Architect: Vivek A. Menon  
1178774 BC Ltd.  
624 Lefevre Ave.  
Kelowna BC V1Y 4M4

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REV	DATE	DESCRIPTION	BY
02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM

START DATE: MAR 2022  
PROJECT No: 22-0005  
DR: VAM  
CH: VAM  
SCALE: 1/4" = 1'-0"  
Architects

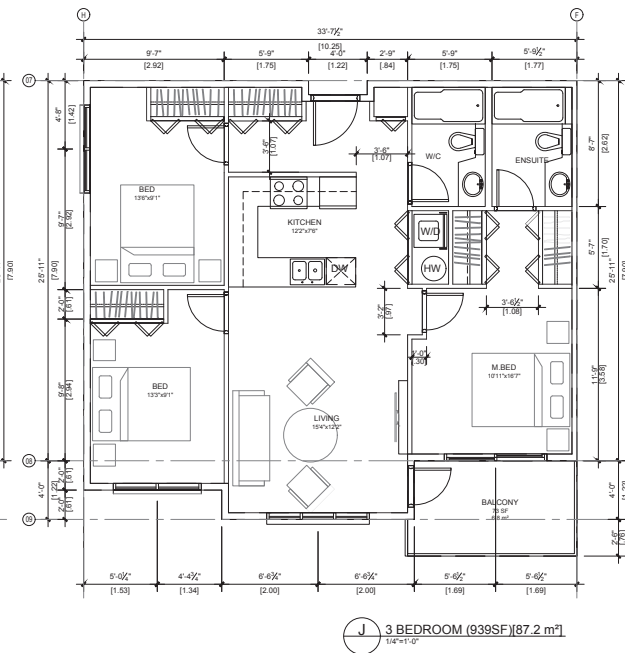
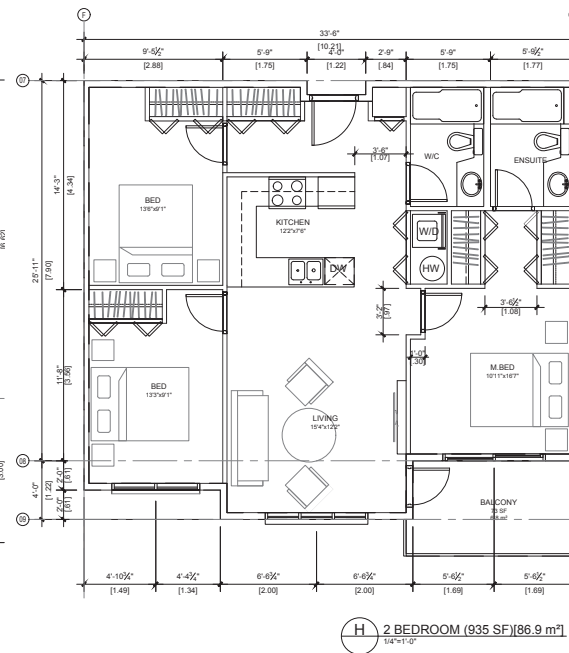
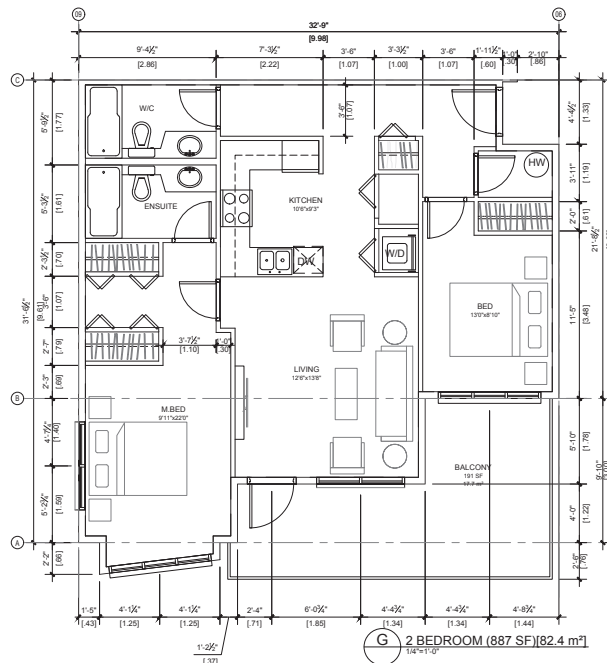
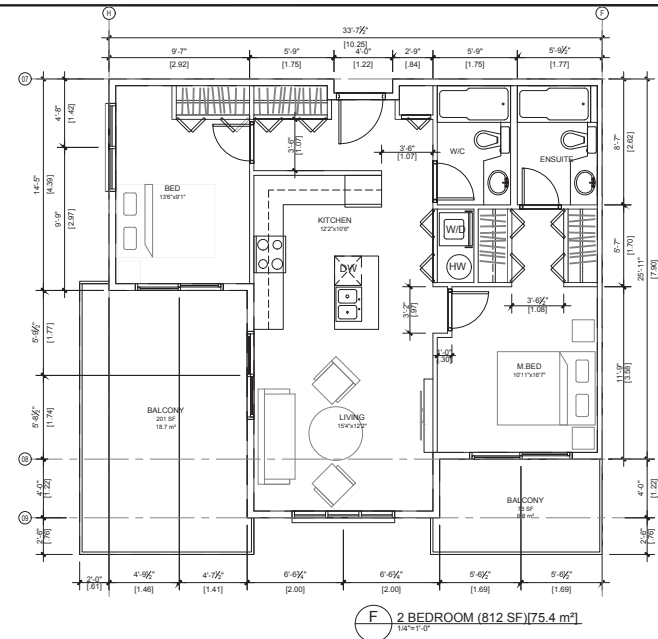
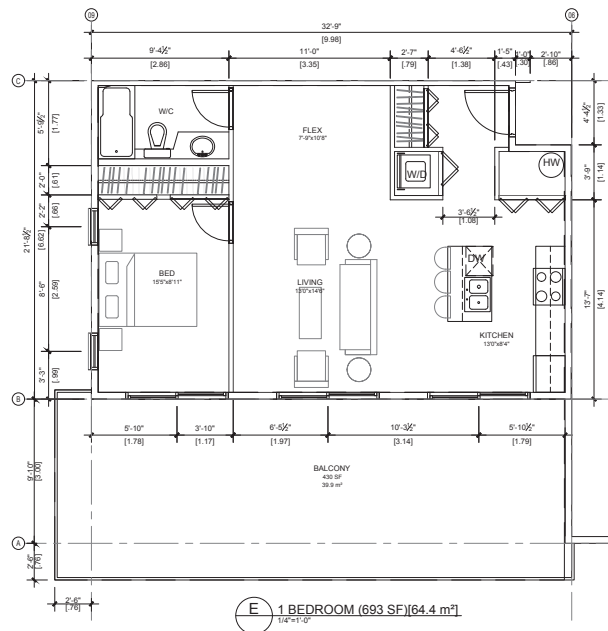
**PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC  
1178774 BC Ltd.  
624 Lefevre Ave.  
Kelowna BC V1Y 4M4

**ENLARGED UNIT FLOOR PLANS**

Rev: 2  
Project No: 22-0003  
A2.4





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Architect: Vivek A. Menon

mmic, level ag bd+c, c.i.m.

12-13933 86A AVENUE  
Surrey, B.C. V4N 5W2  
888 888 8888

Vivek@StudioVAM.ca - E

### SCALE DRAWING

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REV	DATE	DESCRIPTION	BY
START DATE		MAR 2022	
PROJECT No		22-0003	
DR.		VAM	
CH.		VAM	
SCALE		1/4" = 1'-0"	

Architects

Architects 

Project Name  
**PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC

1178774 BC Ltd.  
624 Lefevre Ave.  
Kelowna BC V1W 4M4

### ENLARGED UNIT FLOOR PLANS

2	Project No. 22-0003	A2.5
---	------------------------	------

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#	MATERIAL	FINISH	TEXTURE	COLOR	SUPPLIER
01	BRICK - STACKED BOND	INTEGRAL	N/A	ARCTIC WHITE	XL-INTERSTATE BRICK
02	BRICK - RUNNING BOND	INTEGRAL	N/A	MARBOURNTOWN	XL-HEBRON BRICK
03	HARDIPANEL VERTICAL HARDIE BATTENS	INTEGRAL	SMOOTH	ARCTIC WHITE	JAMES HARDIE
04	ACRYLIC STUCCO EPS	INTEGRAL	FINE COAT	4295 PARCHMENT	OUR ROCK
05	HARDI TRIM	INTEGRAL	3/4 RUSTIC	ARCTIC WHITE	JAMES HARDIE
06	ARCHITECTURAL CONCRETE	INTEGRAL	SMOOTH	NATURAL	TBD
07	SULAM COLUMNS, PLASTERS, & TRIM	STAINED	N/A	DETOX SRD 005 NATURAL OAK	SROCKEN
08	HARDIE FASCIA	INTEGRAL	SMOOTH	RICH ESPRESSO	JAMES HARDIE
09	PVC WINDOWS, SLIDING PATIO DOORS, DOORS	INTEGRAL	N/A	PATCH VIC WEST 56062 DARK BROWN	TBD
10	STOREFRONT WINDOWS & WINDOW WALL	INTEGRAL	N/A	PATCH VIC WEST 56062 DARK BROWN	TBD
11	ALUMINUM WINDOWS	INTEGRAL	N/A	PATCH VIC WEST 56062 DARK BROWN	TBD
12	42" HIGH GLASS GUARDRAIL WITH ALUMINUM RAILS	INTEGRAL	INTEGRAL	PATCH VIC WEST 56062 DARK BROWN	TBD
13	STANDING SEAM METAL ROOFING	PRESTIGE	INTEGRAL	VIC WEST 56062 DARK BROWN	TBD
14	PRE-FINISHED METAL EAVESTROUGHS	INTEGRAL	N/A	VIC WEST 56062 DARK BROWN	TBD
15	METAL FLASHING @ ROOFS & BALCONIES	INTEGRAL	N/A	VIC WEST 55174 DEEP GREY	TBD
16	METAL FLASHING @ STUCCO & HARDIE	INTEGRAL	N/A	VIC WEST 56076 WHITE	TBD
17	METAL FLASHING @ ROOFS & BALCONIES	INTEGRAL	N/A	VIC WEST 56062 DARK BROWN	TBD
18	ALUMINUM & GLASS CANOPY	INTEGRAL	N/A	VIC WEST 56062 DARK BROWN	TBD
19	ALUMINUM SUN SHADE	INTEGRAL	N/A	VIC WEST 56062 DARK BROWN	TBD



1 WEST ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

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**StudioVAM**  
architecture

Architect: Vivek A. Menon  
1080 West 4th Ave. Unit 101  
Vancouver, BC V6P 2C6  
778-937-8925  
Vivek@StudioVAM.ca

**DO NOT SCALE DRAWING**

02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM
REV	DATE	DESCRIPTION	BY

START DATE: MAR 2022

PROJECT No: 22-0003

DR: VAM

CH: VAM

SCALE: 1/4" = 1'-0"

Architects:

*[Signature]*  
VIVEK A. MENON  
ARCHITECT

Project Name:  
**PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC  
V1Y 1T7  
1178774 BC Ltd.  
624 Lefebvre Ave.  
Kelowna BC V1W 4M4

**ELEVATIONS**

Rev No:	Project No:	<b>A3.1</b>
2	22-0003	



Architectural elevation drawing of a multi-story building facade. The drawing shows a modern structure with a mix of materials: grey stone on the central portion, white panels on the left, and dark wood accents on the right. Large windows and balconies with glass railings are visible. The building is set against a backdrop of a blue sky with clouds and distant mountains. To the right of the building is a vertical dimension line with labels for various levels and heights. At the top, a horizontal dimension line shows lot numbers 01 through 18. The drawing is framed by "PROPERTY LINE" and "ROAD DESIGNATION" labels.

Vertical dimensions on the right side of the drawing:

- MAX ZONING HEIGHT (172'-0") (587.04m GEODETIC)
- BLDG HEIGHT 158'-0" (482.52m GEODETIC)
- T.O. ROOF 155'-0" (481.22m GEODETIC)
- LEVEL 4 152'-0" (458.00m GEODETIC)
- LEVEL 4 152'-0" (458.00m GEODETIC)
- LEVEL 3 152'-0" (458.00m GEODETIC)
- LEVEL 2 152'-0" (458.00m GEODETIC)
- LEVEL 1 150'-0" (448.70m GEODETIC)

Horizontal dimensions at the bottom:


- 18'-0" (5.49m)
- 6'-7" (2.01m)
- 6'-10 1/2" (2.09m)

4 NORTH ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

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**StudioVAM**  
architecture

Architect: Vinak A. Maron  
vinakmaron.com  
vinak@vinakmaron.com  
#12-15933 88A Avenida  
Surfway, B.C. VAN V2W2  
778-297-9225 • T  
VINAK@STUDIOVAM.ca • E

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REV	DATE	DESCRIPTION	BY
02	23/04/26	REV FOR DP & REZONE	VAM
01	23/01/23	ISS FOR DP & REZONE	VAM

START DATE	MAR 2022	
PROJECT NO	22-0003	
DR.	VAM	
SCALE	VAM	
CH		

Architects



Project Name  
**PANDOSY MULTI-FAMILY**

2343A PANDOSY STREET  
KELOWNA BC  
117876 BC Ltd  
624 Levenor Ave.  
Kelowna BC V1W 4M4

## ELEVATIONS

Rev	Project No	
2	22-0003	<b>A3.2</b>

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Architect: Vivek A. Menon  
www.studiovam.ca  
#12-159333 S.S.A. A.Y.A.A.A.A.  
Surrey, B.C. VAN SW2  
778-937-5925  
Vivek@StudioVAM.ca - E

DO NOT SCALE DRAWING



5 STREETScape ELEVATION ALONG PANDOSY STREET  
1/16" = 1'-0"



6 STREETScape ELEVATION ALONG CHRISTLETON AVENUE  
1/16" = 1'-0"


02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM

REV	DATE	DESCRIPTION	BY
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START DATE MAR 2022

PROJECT No 22-0003

DR VAM

CH VAM

SCALE 1/16" = 1'-0"

Architects



Project Name  
**PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC  
1178774 BC Ltd.  
624 Lefebvre Ave.  
Kelowna BC V1W 4M4

**STREETSCAPE  
ELEVATIONS**

REV	DATE	Project No.	Scale
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2 22-0003 A3.3





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Architect: Vivek A. Menon

#12-15933 86A Avenue  
Surrey, B.C. V4N 5W2  
778-997-9925 - T  
Vivek@StudioVAM.ca - E

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A blank grid consisting of 6 horizontal lines and 3 vertical lines, creating a 5x2 grid of rectangular cells. This is intended for drawing a picture related to the text.

02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM
REV	DATE	DESCRIPTION	BY

START DATE	MAR 2022
PROJECT No	22-0003
DR.	VAM
CH.	VAM
SCALE	N.T.S.

Architects



Project Name  
**PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC  
1178774 BC Ltd.  
624 Lefevere Ave.,  
Kelowna BC V1W 4M4

## PERSPECTIVE VIEWS

2	Project No. 22-0003	A3.4
---	------------------------	------





5 BIRD'S EYE VIEW LOOKING SE  
N.T.S.



6 BIRD'S EYE VIEW LOOKING SE  
N.T.S.



7 VIEW @ ENTRANCE ON PANDOSY  
N.T.S.



8 VIEW WESTWARD ON CHRISTLETON  
N.T.S.



9 VIEW NORTHWARD ON PANDOSY  
N.T.S.



10 EXTERIOR AMENITY @ ROOF  
N.T.S.



11 EXTERIOR AMENITY @ L2  
N.T.S.

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02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM
START DATE	MAR 2022		
PROJECT No	22-0003		
DR	VAM		
CH	VAM		
SCALE	N.T.S.		

Architects

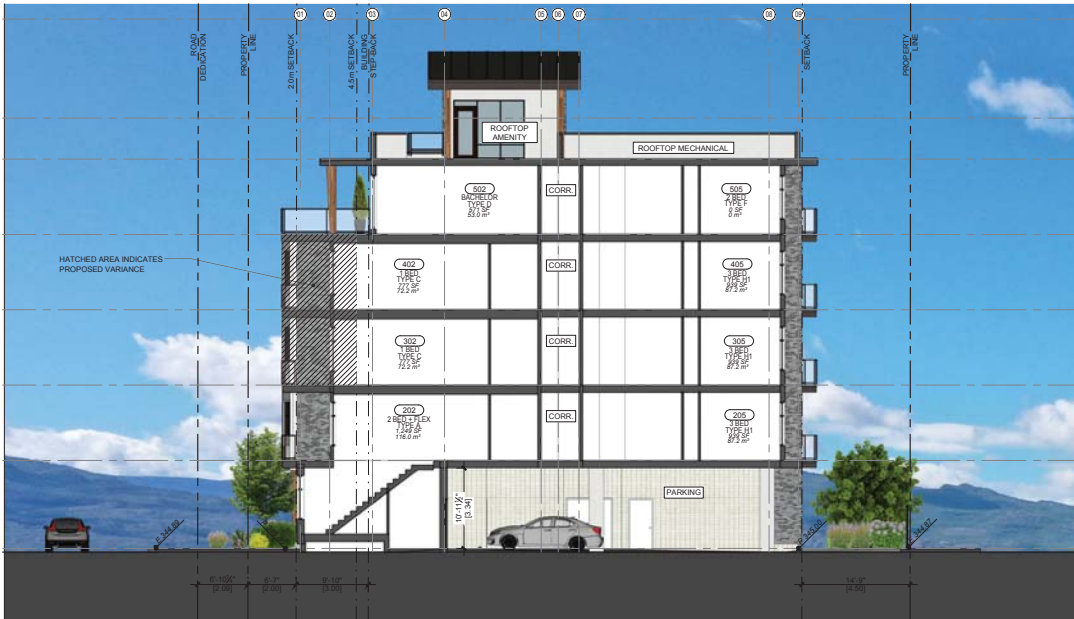


Project Name:  
**PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC  
1178774 BC Ltd.  
624 Lefterova Ave.  
Kelowna BC V1W 4M4

PERSPECTIVE  
VIEWS

REV	DATE	PROJECT No	SCALE
2	22-0003	A3.5	



**A BUILDING SECTION**  
1/4" = 1'-0"



**B BUILDING SECTION**  
1/4" = 1'-0"

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Architect: Vivek A. Menon  
vmenon@studiovam.ca  
#12-159333 S.S.A. A.Y.A.P.A.18  
Surrey, B.C. VAN SW2  
778-937-5925  
Vivek@StudioVAM.ca - E

**DO NOT SCALE DRAWING**



#	MATERIAL	FINISH	TEXTURE	COLOR	SUPPLIER		
01	BRICK - STACKED BOND	INTEGRAL	N/A	ARCTIC WHITE	DL-INTERSTATE BRICK		
02	BRICK - RUNNING BOND	INTEGRAL	N/A	HARBOUTOWN	DL-HEBRON BRICK		
03	HARDFEEL VERTICAL HARDIE BATTENS	INTEGRAL	SMOOTH	ARCTIC WHITE	JAMES HARDIE		
04	ACRYLIC STUCCO EIFS	INTEGRAL	FINE COAT	4255 PARCHMENT	DUROCK		
05	HARDIETRIM	INTEGRAL	54 RUSTIC	ARCTIC WHITE	JAMES HARDIE		
06	ARCHITECTURAL CONCRETE	INTEGRAL	SMOOTH	NATURAL	TBD		
07	OLULAM COLUMNS, PILASTERS, & TRIM	STAINED	N/A	CETOL SRD 005 NATURAL OAK	SPOKENS		
08	HARDIE FASCIA	INTEGRAL	SMOOTH	RICH ESPRESSO	JAMES HARDIE		
09	PVC WINDOWS, SLIDING PATIO DOORS, DOORS	INTEGRAL	N/A	MATCH VIC WEST 56062 DARK BROWN	TBD		
10	STOREFRONT WINDOWS & WINDOW WALL	INTEGRAL	N/A	MATCH VIC WEST 56062 DARK BROWN	TBD		

11	ALUMINUM WINDOWS	INTEGRAL	N/A	MATCH VIC WEST 56062 DARK BROWN	TBD		
12	42" HIGH GLASS GUARDRAIL WITH ALUMINUM RAILS	INTEGRAL	INTEGRAL	MATCH VIC WEST 56062 DARK BROWN	TBD		
13	STANDING SEAM METAL ROOFING	PRESTIGE	INTEGRAL	VIC WEST 56062 DARK BROWN	TBD		
14	PRE-FINISHED METAL EAVESTROUGHS	INTEGRAL	N/A	VIC WEST 56062 DARK BROWN	TBD		
15	METAL FLASHING @ HARBOURTOWN BRICK	INTEGRAL	N/A	VIC WEST 55174 DEEP GREY	TBD		
16	METAL FLASHING @ STUCCO & HARDIE	INTEGRAL	N/A	VIC WEST 56076 WHITE WHITE	TBD		
17	METAL FLASHING @ ROOFS & BALCONIES	INTEGRAL	N/A	VIC WEST 56062 DARK BROWN	TBD		
18	ALUMINUM & GLASS CANOPY	INTEGRAL	N/A	ANODIZED	TBD		
19	ALUMINUM SUN SHADE	INTEGRAL	N/A	ANODIZED	TBD		

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**StudioVAM**  
architecture

Architect: Vivek A. Menon  
vmenon@studiovam.ca  
#12-15933 85A AVENUE  
SUITE 200 VAN SW2  
778-937-5925  
VIVEK@STUDIOVAM.CA - E

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02	230428	REV FOR DP & REZONE	VAM
01	230123	ISS FOR DP & REZONE	VAM
REV	DATE	DESCRIPTION	BY

START DATE: MAR 2022

PROJECT No: 22-0003

DR: VAM

CH: VAM

SCALE: N.T.S.

Architects:

Project Name: **PANDOSY MULTI-FAMILY**

2343 PANDOSY STREET  
KELOWNA, BC  
V1Y 7T4 BC CAN  
624 Lefevre Ave.  
Kelowna BC V1W 4M4

**COLOR BOARD**

Rev: 2 Project No: 22-0003 **A10.1**

1178774BC LTD.

# 2343 PANDOSY STREET - MULTI-FAMILY DEVELOPMENT

KELOWNA

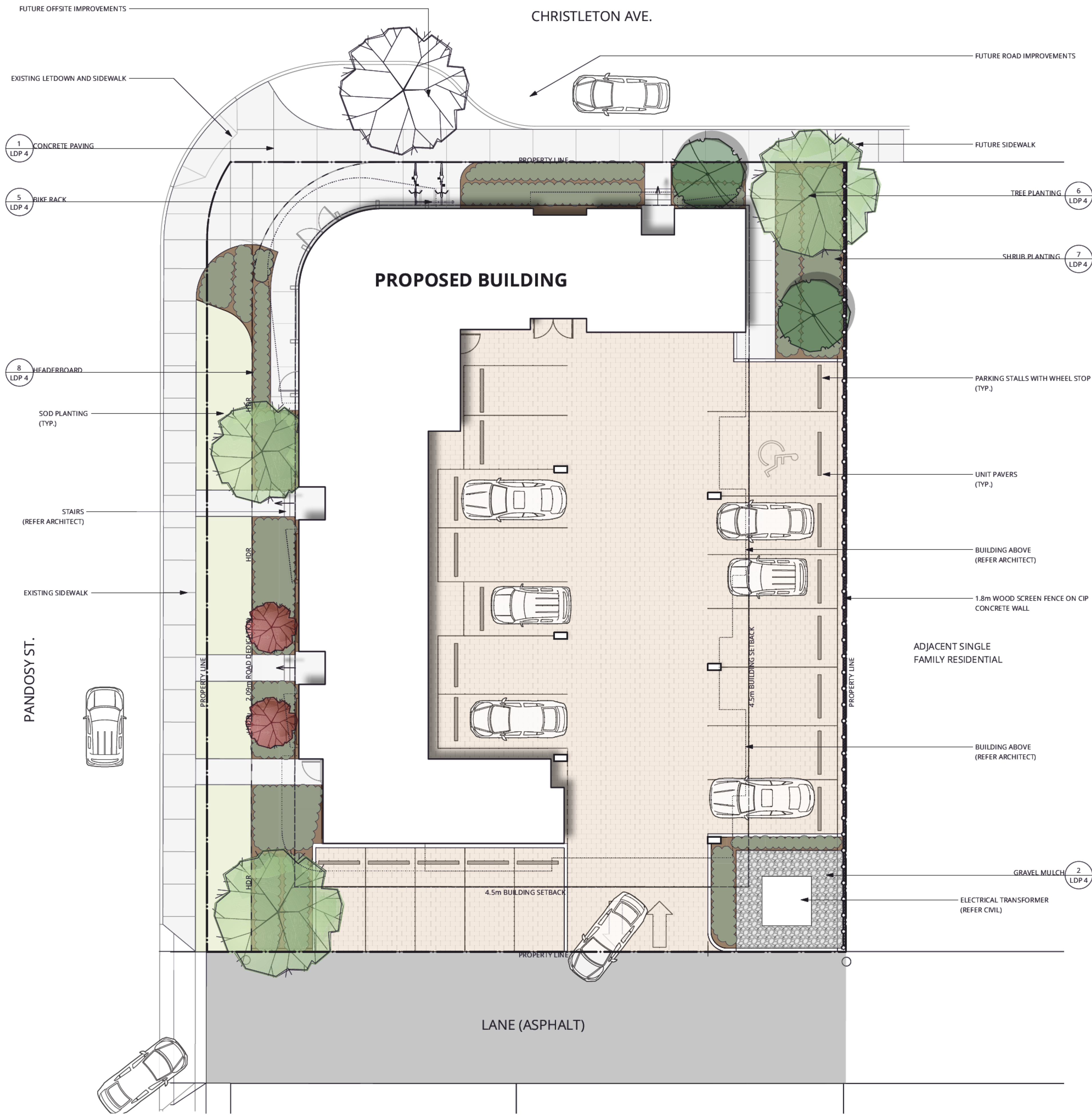
LANDSCAPE WORKS - DEVELOPMENT PERMIT

March 30, 2023

## LIST OF DRAWINGS

- LDP 2.1 : LANDSCAPE PLAN - GROUND FLOOR
- LDP 2.2 : LANDSCAPE PLAN - 3<sup>rd</sup> FLOOR & 6<sup>th</sup> FLOOR
- LDP 3 : LANDSCAPE PLAN - WATER CONSERVATION
- LDP 4 : LANDSCAPE DETAILS





UNIT PAVER WITH CONCRETE BAND & BIKE RACK



TREE PLANTING



SHRUB PLANTING

LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- CONCRETE PAVING (REFER ARCHITECT AND CIVIL)
- UNIT PAVERS
- 600 x 600mm HYDRAPRESSED UNIT PAVERS
- GRAVEL MULCH
- WOODEN DECK
- SHRUB PLANTING
- SOD AREA
- ARTIFICIAL TURF
- BIKE RACK

FULL ON SITE PLANT LIST WITH QUANTITIES - GROUND FLOOR, 3rd FLOOR & ROOF						
QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
<b>Trees</b>						
2	<i>Acer freemanii</i> 'Jeffersd'	Autumn Blaze Maple	6cm Cal	B&B	15 x 12m	12m o/c
2	<i>Acer palmatum</i> 'Bloodgood'	'Bloodgood' Japanese Maple	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c
2	<i>Amelanchier x Grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Service Berry	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c
1	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B	15 x 12m	12m o/c
<b>Shrubs</b>						
3	<i>Berberis thunbergii</i> 'Sunset'	Sunset Barberry	#02	Potted	1.2 x 1.2m	1.2m o/c
36	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#02	Potted	1.2 x 0.9m	0.9m o/c
4	<i>Cornus alba</i> 'Bailhala'	Ivory Halo Dogwood	#02	Potted	1.5 x 1.5m	1.5m o/c
10	<i>Mahonia repens</i>	Oregon Grape	#02	Potted	0.6 x 0.9m	1.5m o/c
7	<i>Rosa</i> 'Morden Blush'	Morden Blush Rose	#02	Potted	0.9 x 0.9m	0.9m o/c
4	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry	#02	Potted	1.8 x 1.8m	1.8m o/c
20	<i>Spirea japonica</i> 'Gold Mound'	Gold Mound Spirea	#02	Potted	0.9 x 1.2m	1.2m o/c
4	<i>Syringa meyeri</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.8 x 1.5m	1.5m o/c
12	<i>Taxus media</i> 'Tauntonii'	Tauntonii Yew	#02	Potted	1.2 x 1.5m	1.5m o/c
<b>Ornamental Grasses</b>						
33	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.6 x 0.6m	0.6m o/c
<b>Perennials</b>						
4	<i>Geranium sanguineum</i>	Dwarf Pink Geranium	#01	Potted	0.3 x 0.6m	0.3m o/c
3	<i>Hydrangea paniculata</i> 'Dharma'	Dharma Pee Gee Hydrangea	#01	Potted	2.4m x 2.4m	2.4m o/c
23	<i>Lavandula angustifolia</i> 'Munstead'	Munstead Lavender	#01	Potted	0.6 x 0.75m	0.75m o/c
6	<i>Nepeta faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6 x 0.9m	0.9m o/c

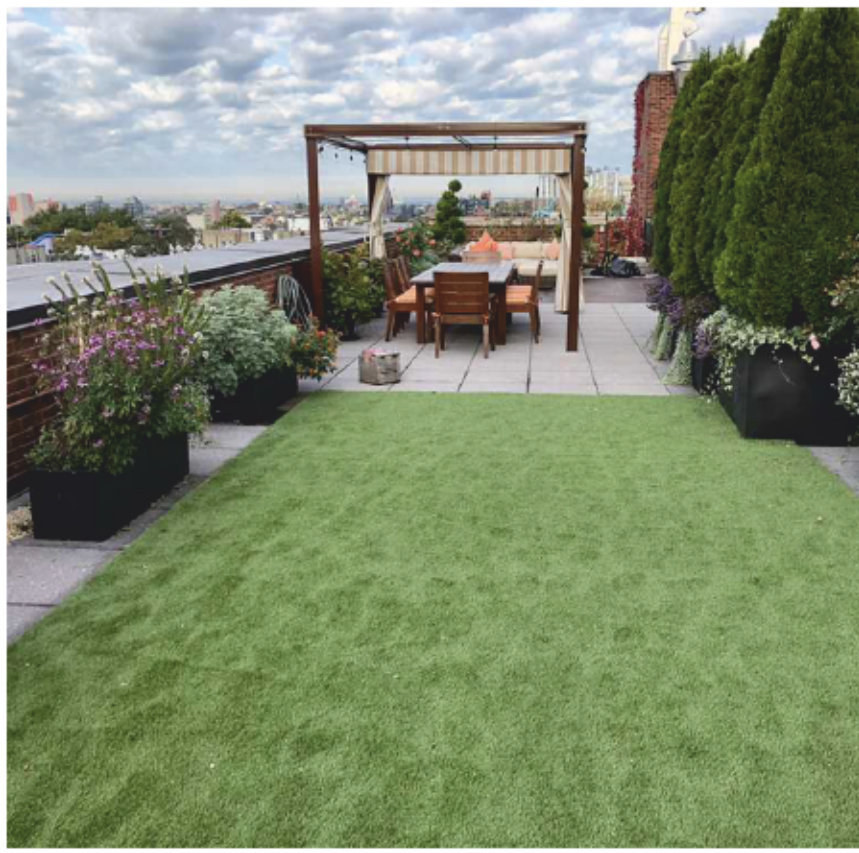
NOTES:

- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:  
LAWN AREAS 150mm MIN  
SHRUB AREAS 300mm MIN  
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
- CoK TREE BYLAW REQUIREMENTS:  
40m PANDOSY ST. (INCLUDING TURN RADIUS)  
21.51m CHRISTLETON AVE.  
SETBACK EQUALS 61.51m : REQUIRES (6) TREES:  
(3) LARGE, (2) MEDIUM & (2) SMALL.  
CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:  
LARGE TREES: 30m³. OR 25m³ SHARED  
MEDIUM TREES: 20m³ OR 18m³ SHARED  
SMALL TREES: 15m³ OR 12m³ SHARED





TRELLIS - METAL FRAME AND WOODEN BEAMS



ARTIFICIAL TURF



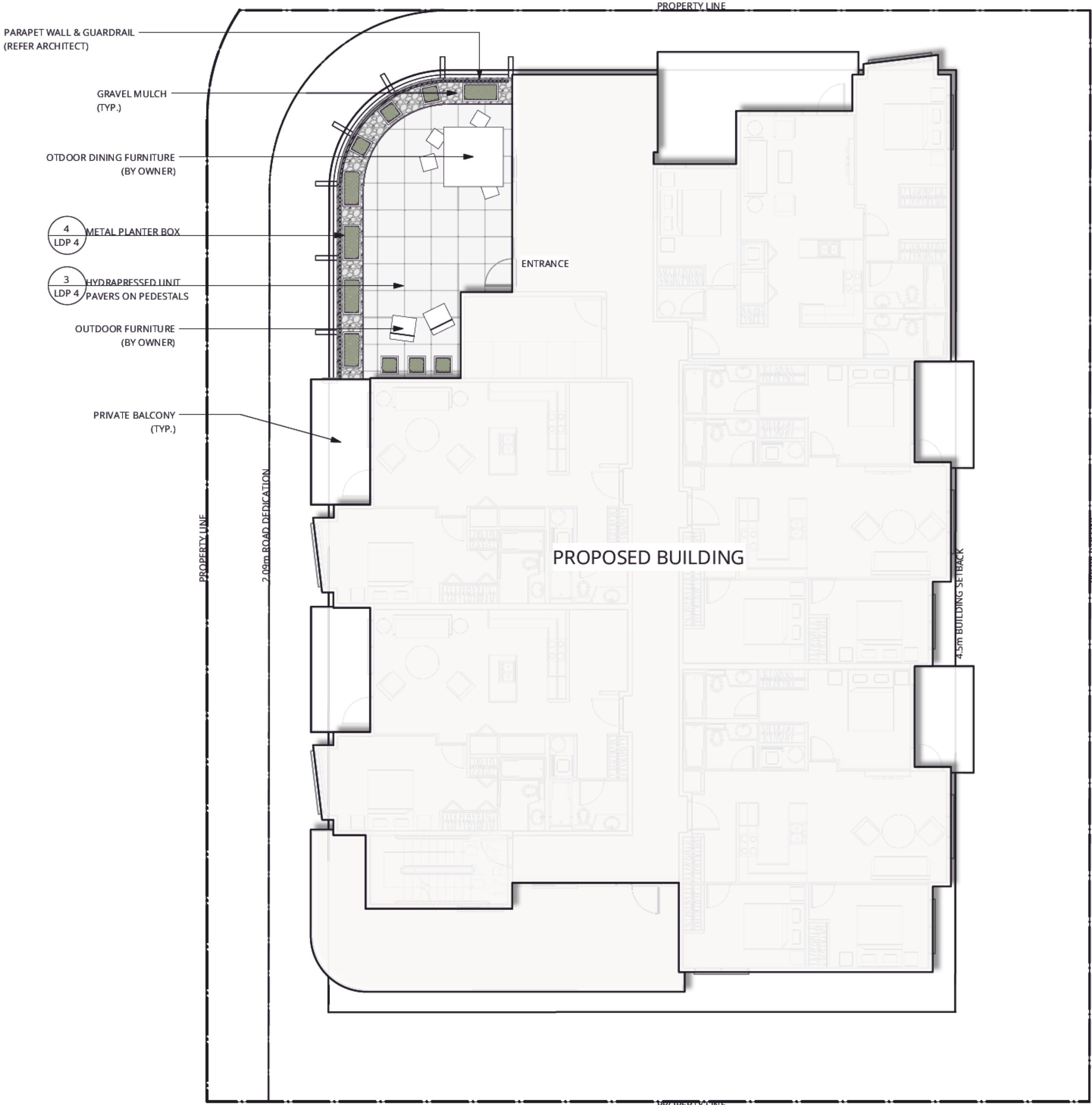
METAL PLANTER BOXES



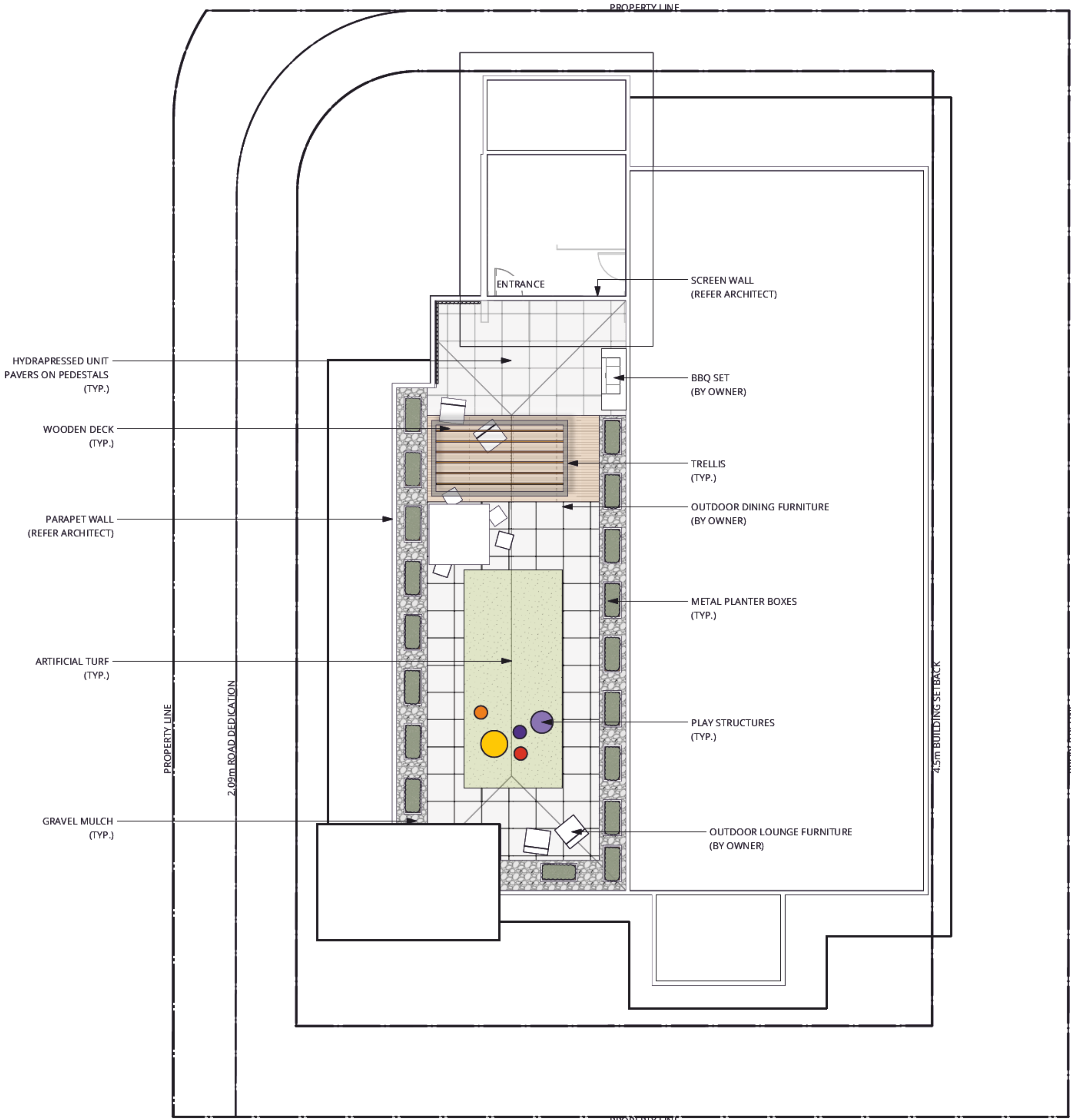
HYDRAPRESSED UNIT PAVERS

LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- CONCRETE PAVING (REFER ARCHITECT AND CIVIL)
- UNIT PAVERS
- 600 x 600mm HYDRAPRESSED UNIT PAVERS
- GRAVEL MULCH
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- BIKE RACK



3rd FLOOR



6th FLOOR

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1	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B	15 x 12m	12m o/c
Shrubs						
3	<i>Berberis thunbergii</i> 'Sensation'	Sensation Barberry	#02	Potted	1.2 x 1.2m	1.2m o/c
36	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#02	Potted	1.2 x 0.9m	0.9m o/c
4	<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	#02	Potted	1.5 x 1.5m	1.5m o/c
10	<i>Mahonia repens</i>	Oregon Grape	#02	Potted	0.6 x 0.9m	1.5m o/c
7	<i>Rosa</i> 'Morden Blush'	Morden Blush Rose	#02	Potted	0.9 x 0.9m	0.9m o/c
4	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry	#02	Potted	1.8 x 1.8m	1.8m o/c
20	<i>Spirea japonica</i> 'Gold Mound'	Gold Mound Spirea	#02	Potted	0.9 x 1.2m	1.2m o/c
4	<i>Syringa meyeri</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.8 x 1.5m	1.5m o/c
12	<i>Taxus media</i> 'Tauntonii'	Tauntonii Yew	#02	Potted	1.2 x 1.5m	1.5m o/c
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NOTES:

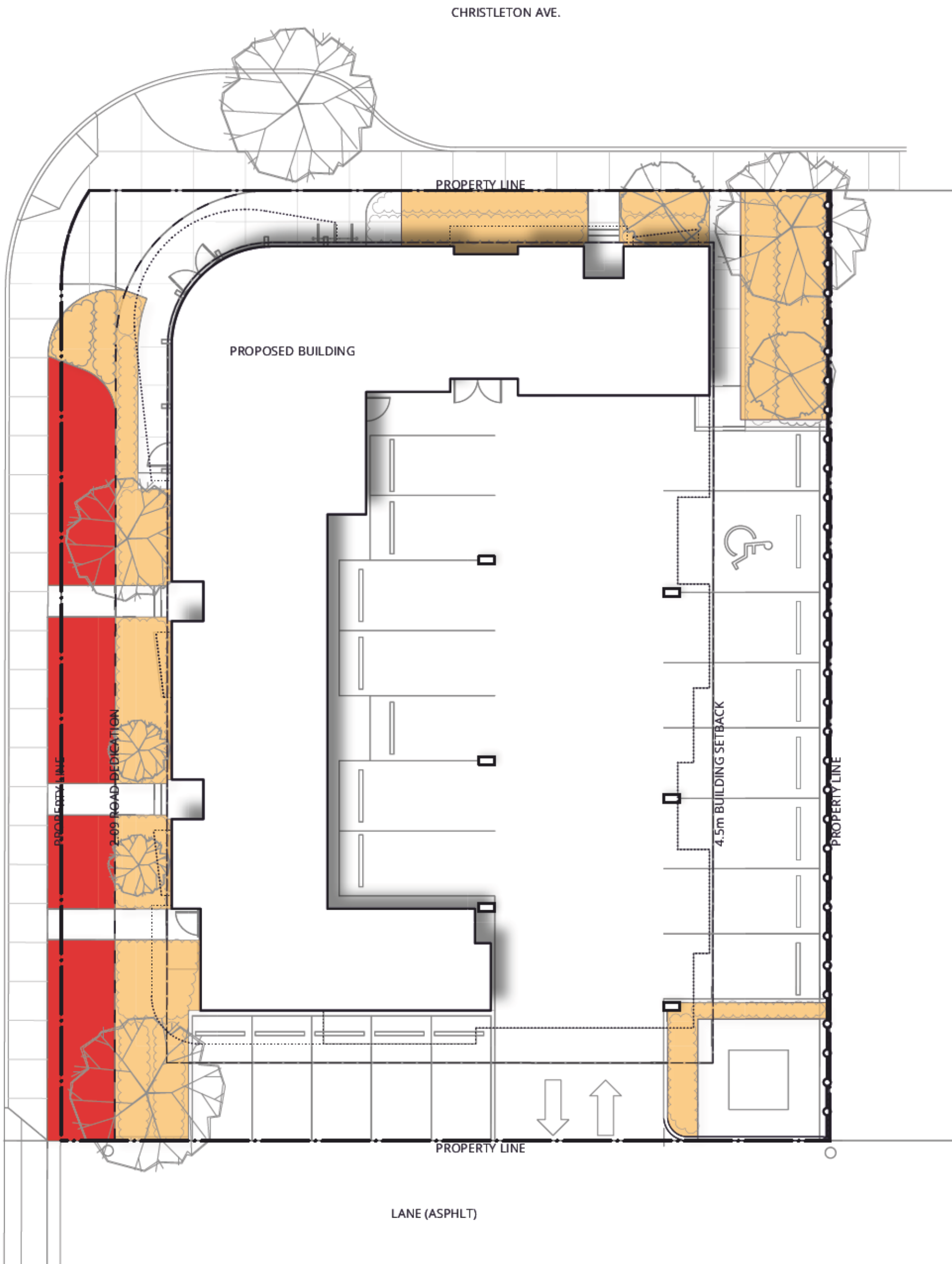
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- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:  
LAWN AREAS 150mm MIN  
SHRUB AREAS 300mm MIN  
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
- CoK TREE BYLAW REQUIREMENTS:  
40m PANDOSY ST. (INCLUDING TURN RADIUS)  
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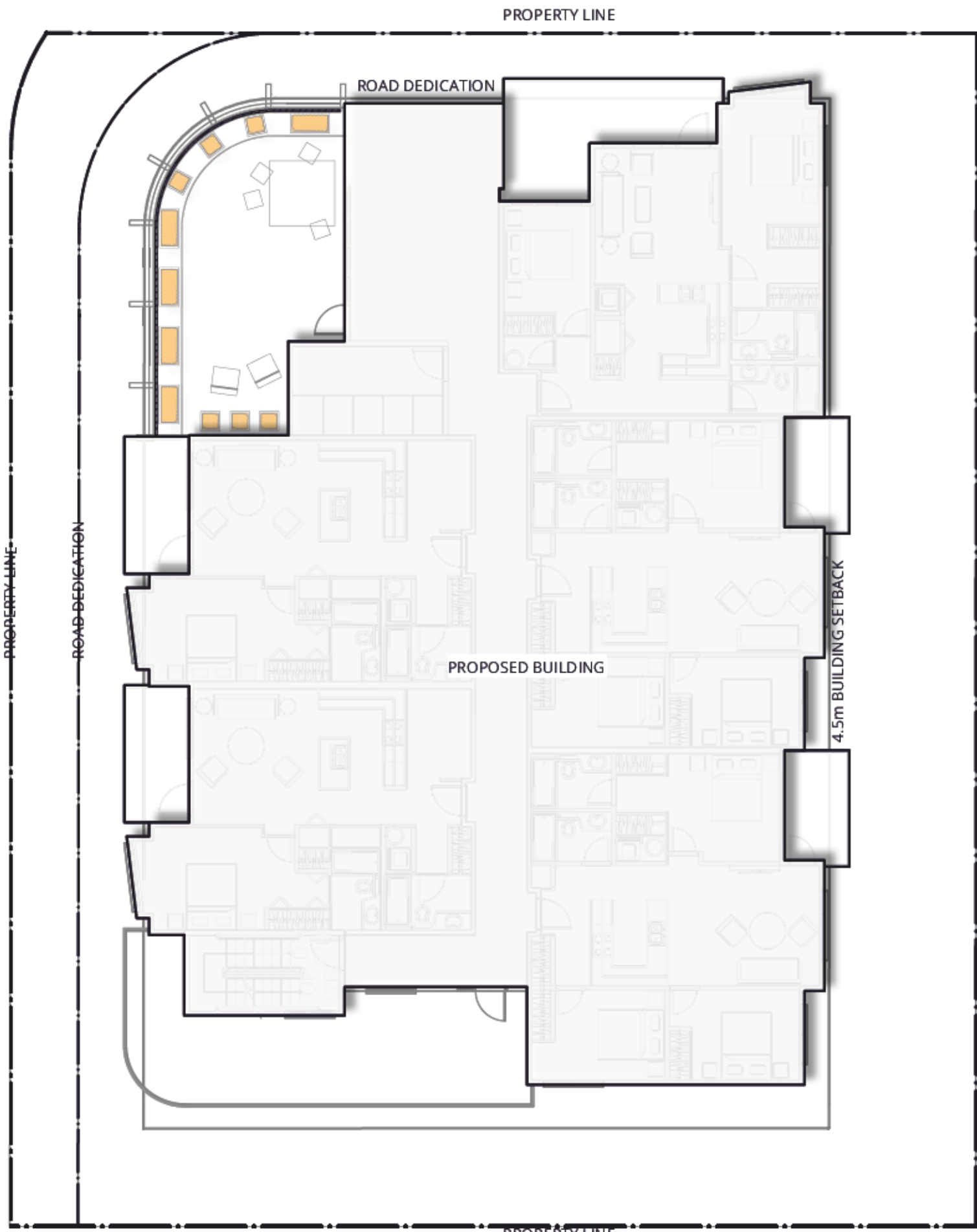
LEGEND:

MEDIUM WATER REQUIREMENTS SHRUBS

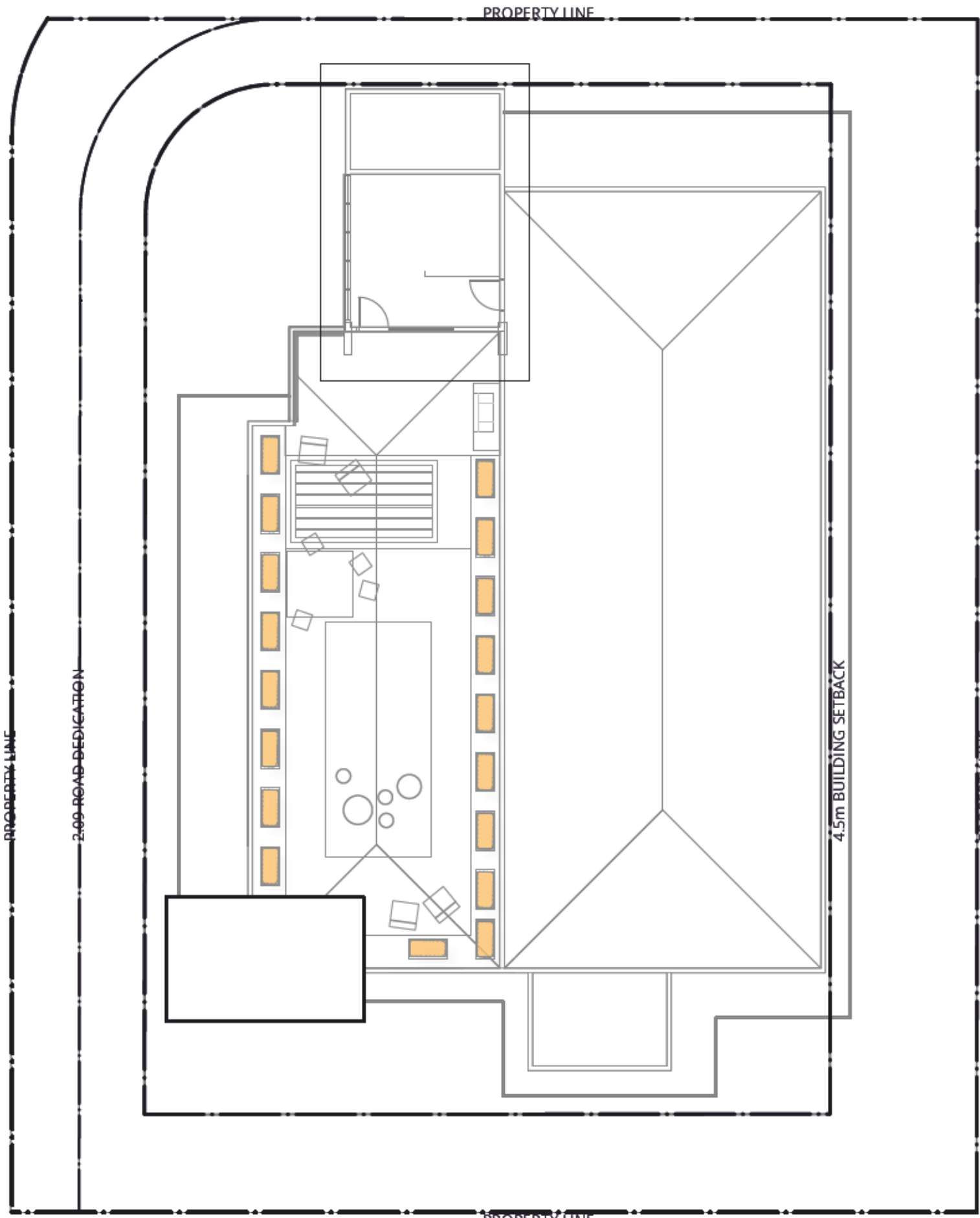
HIGH WATER REQUIREMENTS SOD



GROUND FLOOR



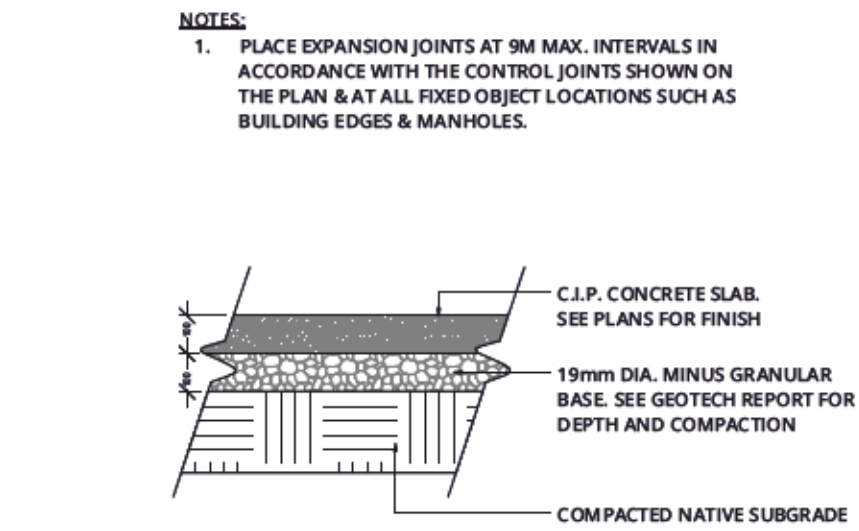
3rd FLOOR



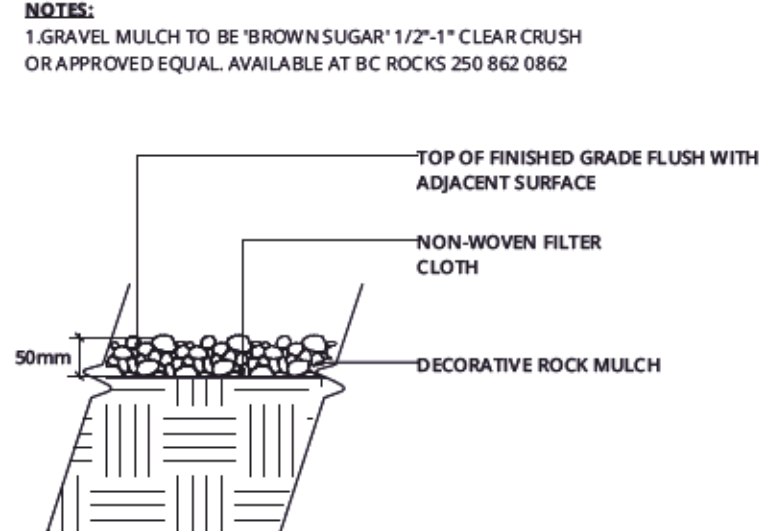
6th FLOOR

- NOTES:
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
  - THE LANDSCAPE DESIGN INDICATED HEREIN IS CONCEPTUAL; HOWEVER, IT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
  - ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
  - PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
  - ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
  - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.





1 CONCRETE PAVING  
LDP4 1:20



2 GRAVEL MULCH  
LDP4 1:20

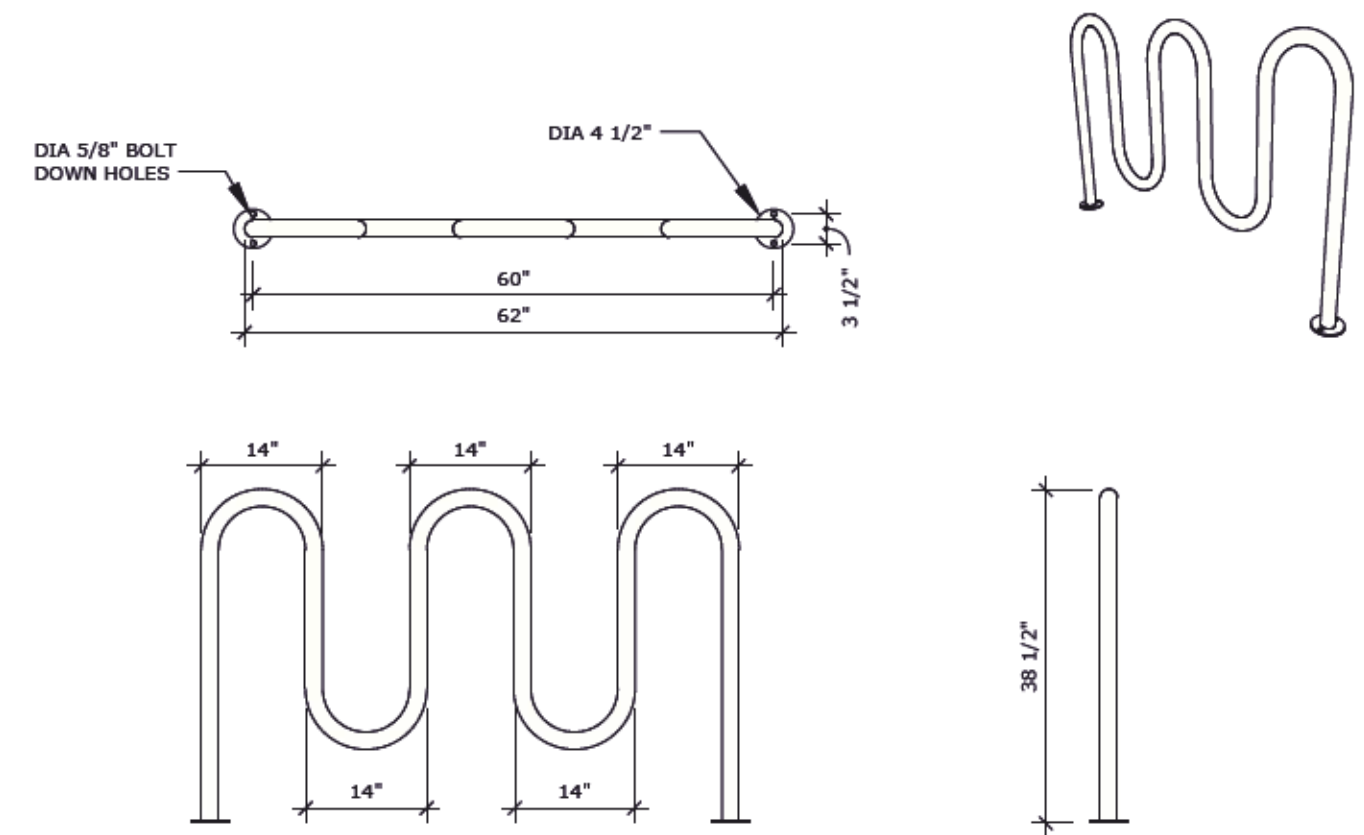


3 HYDRAPRESSED PAVERS ON PEDESTALS  
LDP4 NTS

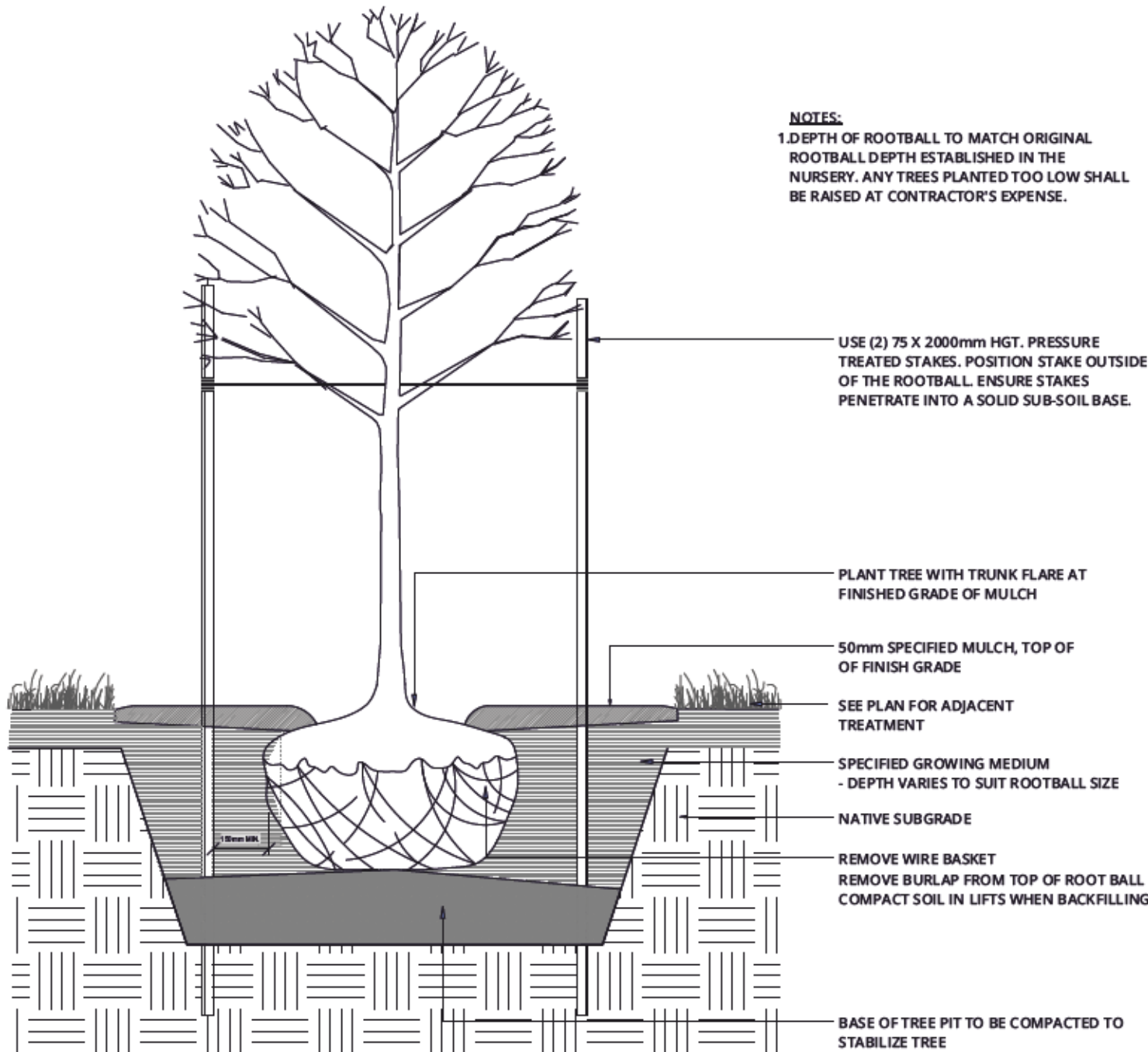


4 METAL PLANTER BOXES  
LDP4 NTS

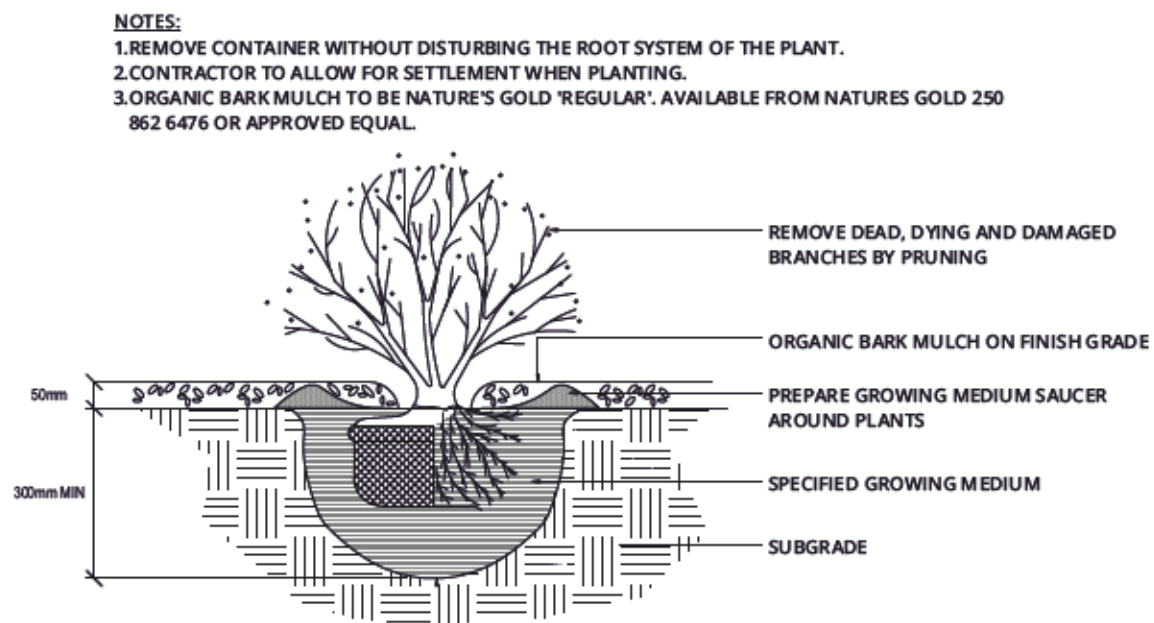
**NOTES:**  
1. BIKE RACKS TO BE SURF BIKE RACK MODEL 'SPBRP-7' (UP TO 7 SPACES) COLOUR-BLACK SURFACE MOUNTED WITH TAMPERED RESISTANT BOLTS PER MANUFACTURER'S RECOMMENDATIONS. AVAILABLE AT WISHBONE SITE FURNISHINGS 1 866 626 0476.



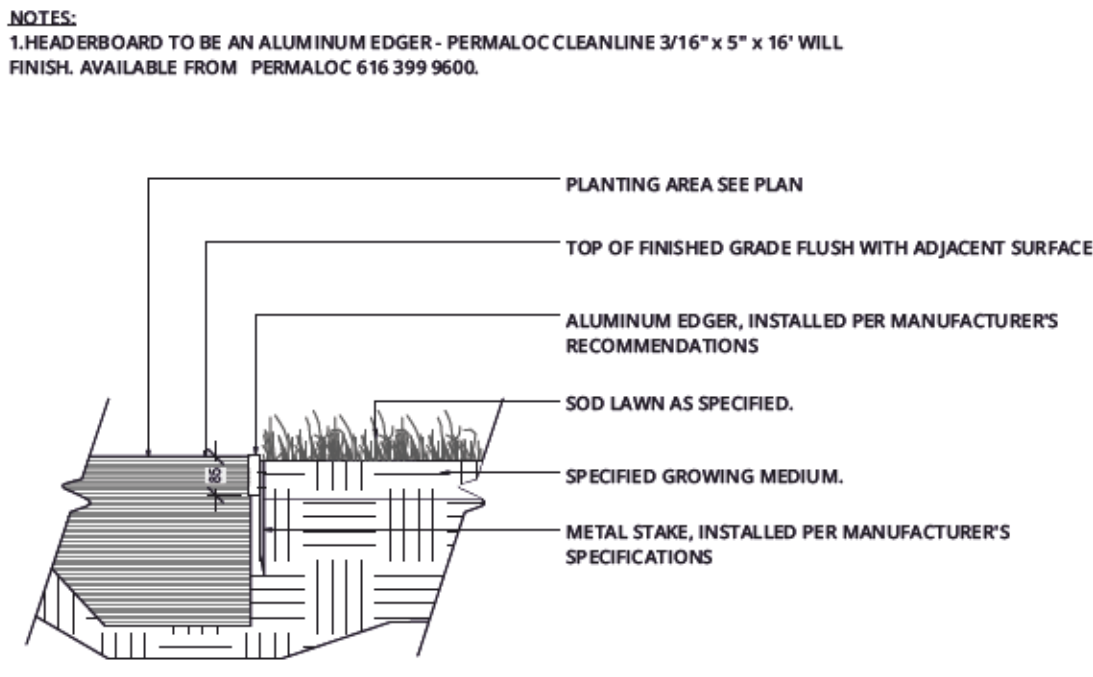
5 BIKE RACK  
LDP4 NTS



6 TREE PLANTING  
LDP4 1:20



7 SHRUB PLANTING  
LDP4 1:20



8 HEADERBOARD  
LDP4 1:20



**Zoning Bylaw 12375- Landscaping Summary**

Municipal Address: 2343 Pandosy Street

Drawing Reference: CTQ Project No. 22108- Landscape DP dated 2023-03-30.

Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	6	6
Min. deciduous tree caliper	Large: 5 cm Medium: 4 cm Small: 3 cm	Large: 6 cm Medium: 4 cm Small: 3 cm
Min. coniferous tree height	250 cm	n/a
Min. ratio between tree size	Large: 50% minimum Medium: no min. or max. Small: 25% maximum	Large: 50% Medium: 25% Small: 25%
Min. growing medium volumes per tree	Large: 30 m3 or 25 cu.m. if connected by trench or cluster Medium: 20 cu.m. or 18 cu.m. if connected by trench or cluster Small: 15 cu.m. or 12 cu.m. if connected by trench or cluster	Large: 30 cu.m. or 25 cu.m. if connected by trench or cluster Medium: 20 cu.m. or 18 cu.m. if connected by trench or cluster Small: 15 cu.m. or 12 cu.m. if connected by trench or cluster
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes
Fence Height	Front/ flanking yards: 1.2m Side/ rear yards 2.0m	Side/ rear yards 1.8m
Riparian Management area?	y/n	n
Retention of trees on site?	y/n	n
Surface parking lot (7.2.10)?	y/n	y
Refuse & recycle bins screened?	y/n	y (inside building)
Other:	x	x