

March 27th , 2024
MGBA Job No. 23124

City of Kelowna
1435 Water Street,
Kelowna, BC V1Y 1J4

Attn.: Mark Tanner
Planner / City of Kelowna

Re.: 1160 Cameron Avenue Mixed-Use Project
Design Rationale

Mark,

We are writing to provide a design rationale for the attached Development Permit application for a 6-storey mixed-used building at 1160 Cameron Avenue.

The project encompasses an unoccupied parcel situated on the northeast corner of Cameron Avenue and Gordon Drive within the Guisachan Village Centre area in Kelowna. The subject site shares a VC1-Village Centre zoning designation with its neighboring property, Guisachan Village, which has recently undergone a facade renovation.

The project will consist of a 6-story mixed-use building, with ground-level commercial space along its west side facing Gordon Drive. Towards the southernmost section of the western frontage, the building will incorporate ground-level residential units. These ground-level uses will be divided by a primary lobby entrance at street level.

Zoning data can be reviewed in the attached drawing package.

Parking facilities will be situated on the eastern side of the main building structure within the building podium, effectively shielded from view from the major street frontages. This upper section of the building podium to the east will also serve as a roof

parking area for the existing shopping center and host a rooftop garden amenity for the new building's residents.

The new commercial establishments are expected to primarily consist of personal service businesses, such as doctors' offices and clinics. These businesses will be conveniently accommodated by expanding the southern surface parking facilities on the south side of Guisachan Village, and be linked to them by a pedestrian connection on the north and west sides of the new commercial podium.

The existing pedestrian network, mainly comprising the street sidewalk system, will be utilized and integrated with the lobby entrance and new businesses. Additionally, the proposed new building will seamlessly connect to the established network of pedestrian pathways within Guisachan Village, facilitating accessibility between the new residents and the existing businesses to the north.

The project will also involve the consolidation of the lot with Guisachan Village, yielding a substantial surplus in density and parking capacity for the combined parcel. This consolidation will alleviate some of the constraints imposed by the VC1 zoning if the existing site were developed independently.

The project's aim is to fully adhere to all requirements outlined in the VC1 zone and the Kelowna zoning bylaw, without seeking any variances during the land use approval phase. As such, the project aligns with the prescribed zoning maximums, encompassing aspects such as density, site coverage, setback areas, and minimum parking provisions.

The project is also intended to be completed and be held as a residential rental property by the owner and developer.

How the Project Responds to the 2040 OCP Chapter 18. Form and Character Development Permit Guidelines

The project is a mid-rise building of 6 stories and falls under the guidelines for Low and Mid-Rise Residential and Mixed Use in the OCP.

General Characteristics:

The project will feature a shared main entrance fronting the primary road, Gordon Road. The project will also feature ground-oriented commercial retail at grade fronting Gordon, with some ground-oriented residential towards Cameron Avenue, with those ground level uses separated by the main entry lobby.

4.1.0 a The project will be lined with weather protection along the Gordon frontage for the lobby entry and at the ground-oriented retail entrances.

4.1.0 b The residential portion of the building will be set back from the retail podium, and feature inset balconies and built-out framing for the residential units that will offer the opportunity for vertical and horizontal articulation for the primary facades.

4.1.0 c The primary business and lobby entry will front to Gordon, with some townhome entries also off the main frontages of Gordon and Cameron. A small surface level parking area will feature a 'rear' residential entry. Refuse and recycling functions will occur near the parkade entrance and be out of sight from the main fronting street. The commercial businesses are intended to be predominantly personal service businesses with light loading requirements and limited waste.

4.1.0 d The main businesses, main residential lobby, and townhome entrances will all front the major and minor streets of Gordon and Cameron. The main businesses along Gordon Drive is architecturally emphasized with a colonnade design with human scale overhang. The colonnade flows to the main residential lobby, where the entrance is highlighted with vertical material articulation.

4.1.0 e The three primary frontages for the building - north to the existing shopping centre, west to Gordon and south to Cameron will all feature entries and glazing for street surveillance. A new extension of parking for the shopping centre will activate the space of the southernmost commercial building at Guisachan Village as well as the north façade of the proposed mixed-use building.

4.1.0 f The covered parking area proposed will emanate from Cameron Avenue. No new vehicular connection would be introduced to Gordon.

4.1.0 g The covered parking area will be screened from the west (Gordon) frontage by commercial uses. The parking area will be set back from Cameron Avenue, and will be screened from the east neighbor by a deep landscape setback.

4.1.0 h The commercial entrances along Gordon will connect to the existing sidewalk system and use that semi-private open space to convey pedestrians along Gordon Avenue under weather protection.

4.1.1 Relationship to the Street

4.1.1 a The lobby and main entrances will front onto Gordon and Cameron with signage.

4.1.1 b There are no blank walls fronting any of the major road frontages. The opaque wall associated with the covered parking structure will be screened on the east side with dense landscaping. We make the use of glazing to both the south and north as code permits for the exposed walls.

4.1.1 c The project will feature a continuous front of street-facing retail along Gordon.

4.1.1 d The project will respect the commercial and residential setbacks required under the VC1 zoning.

4.1.1 e The project anticipates a number of smaller bay tenancies along Gordon, and will provide entrances and glazing to suit.

4.1.1 f The ground-level residential entry is set back to provide sunken entrances, and access to screened outdoor patio to offer some privacy from the flanking public sidewalks.

4.1.1 g The ground-level residential frontages will feature street-side entrances and rear entrances from the internal residential lobby.

4.1.1 h The residential units will feature windows in all directions. The residential portion of the building will be sited near the west side, afar from the nearest residential neighbours to the west. These buildings will be separated by approximately 22m.

4.1.2 Scale and Massing

- 4.1.2 a The residential building façade will run approximately 67m, but will be broken down visually through massing into shorter components.
- 4.1.2 b The residential building width is no deeper than 22m.
- 4.1.2 c The residential building façade runs approximately 67m, but is broken down visually through massing into shorter components.
- 4.1.2 d The commercial grade-oriented building façade runs approximately 40m, but is broken down visually through massing into shorter components with separate entrances associated with the smaller business units.
- 4.1.2 e-g n/a - the building is no higher than 6 stories total.

4.1.3 Site Planning

- 4.1.3 a The site is relatively flat for the majority of its frontage along Gordon. It is intended that the building will meet the elevations of the existing sidewalk for the commercial grade-oriented portion. The grade difference to the existing shopping centre is mitigated with level changes within the building to allow for at-grade connections to the north as required.
- 4.1.3 b The main entrances and ground-level mass will all connect directly and front onto the major road frontages, Gordon and Cameron.
- 4.1.3 c The building is not especially large, but will employ the lobby location near mid-point of the frontage along Gordon to break up the mass and separate the at-grade differing uses.
- 4.1.3 d n/a there will be no mid-block connection. However, the newly introduced north façade will feature glazing and entrances into the north-facing commercial unit(s).

4.1.4 Site Servicing, Access and Parking

- 4.1.4 a The building does not feature a lane, but will have its vehicular connection to Cameron at its eastern point away from the intersection. This will be the only crossing onto the local road network.
- 4.1.4 b We anticipate a high water table condition for this particular location and, as such, are anticipating employing covered parking at the east portion of the site, obscured from the main street frontages. The roof of the new structure will also serve

to supply a modest amount of additional parking for the residents and allow for outdoor amenity areas for the residents.

4.1.4c The covered parking is located on the east side of the lot, obscured from the main street frontages. North and south portion of the parking structure is integrated with the proposed building, and the east portion of the parking structure is treated with landscaped buffer from the neighboring property.

4.1.5 Publicly-Accessible and Private Open Spaces

4.1.5 a The sidewalk system along Gordon Avenue will be connected to and utilized for the entire ground-level commercial frontage and main residential lobby.

4.1.5 b The outdoor amenity area has been located to be south-oriented but shaded from later day sun as it is situated on the elevated roof area on the east side of the site. This amenity area will feature shading devices to break visual connections from the east-facing units. The elevation of the amenity area will also be a half-storey below the lowest apartment units situated on top of the commercial podium.

4.1.5 c n/a The project will not feature urban parks or new plazas.

4.1.5 d n/a The project will not feature an internal courtyard, aside from the outdoor amenity area.

4.1.5 e n/a The project will not feature a mid-block connection.

4.1.5 f The outdoor amenity area has been located to be south-oriented but shaded from later day sun as it is situated on the elevated roof area on the east side of the site. It will be accessible to all residents. The elevation of the amenity area will also be a half-storey below the lowest apartment units situated on top of the commercial podium.

4.1.5 g The roof amenity area features a hardscape surface with potted planted mediums integrated into the overall program.

4.1.6 Building Articulation, Features & Materials

4.1.6 a The proposal utilizes residential deck to create façade interval. The project also incorporates framing elements to group and organize façade to create a visual interest in the overall massing. The material is carefully design to create a horizontal and vertical façade elements.

4.1.6.b The building base consists of heavy material (brick veneer) to ground the project massing. The middle layer is composed of an undulating plane using residential decks and fiber cement cladding with framing elements. The top layer is stepped back from the street, and is topped with a flat roof to cap the overall massing with a clean plane.

4.1.6.c The design proposal will use material texture to accentuate the consistent material palette.

4.1.6.d The design features compliment the overall massing. The balconies are inset to create depth, and the corner frames are used to organize the building massing into smaller blocks.

4.1.7.e The corner of Gordon and Cameron is treated with corner frame on the façade to create visual interest.

4.1.7.f Weather protections are provided at the primary building entrances for both commercial and residential use.

4.1.7.g Awnings, canopies and overhangs are architecturally integrated with the overall massing.

4.1.7.h Awnings and canopies create a horizontal break in the frontage façade that compliments the overall fenestration pattern.

4.1.7.i The canopies are proposed to be opaque, but do not run the full length of the façade.

4.1.7.j Signage will be provided on the commercial units facing Gordon Dr. Provision for pedestrian-friendly signs will be proposed.

4.1.7.k Signage will be designed to avoid the outlined types in the OCP guideline.

4.1.7.l Signage and branding will be determined once the tenants are finalized.

The project also responds to the General Residential and Mixed Use Guidelines in the following manner:

2.1.0 a The project activates the frontages of Gordon and Cameron by situating commercial and residential entrances along these frontages. The building is generally brought forward to these main streets to both provide activation to them and separate the mass of the new building away from the existing east neighbours.

2.1.0 b The building's main frontages and designed entrances will all front public streetscapes and enhance the existing pedestrian connections around the site.

2.1.0 c The project is the final piece in the overall development of the city block, and respects the existing vehicular and pedestrian networks and existing urban fabric and massing.

2.1.0 d The project will enhance pedestrian connections from Gordon to Guisachan Village and connect the new north-facing commercial ground-level frontage with the existing shopping centre's pedestrian network.

2.1.0 e The project will feature new parking stalls dedicated to the residents of the building and gently increase the at-grade provision of parking for the existing shopping centre to the north.

2.1.1. Relationship to the street

2.1.1 a The primary building facades are brought up to the main frontages of Gordon and Cameron.

2.1.1 b The primary building facades are brought up to the main frontages of Gordon and Cameron.

2.1.1 c The primary ground-oriented frontages are set back in accordance with the setbacks found in the VC1 zoning.

2.1.1 d The three primary frontages for the building - north to the existing shopping centre, west to Gordon, and south to Cameron will all feature entries and glazing for street surveillance. A new extension of parking for the shopping centre will activate the space of the southernmost commercial building at Guisachan Village as well as the north façade of the proposed mixed-use building.

2.1.1 e The main commercial entrances will be oriented along Gordon fronting the street and connecting to that frontage's sidewalk system. The main lobby entry will be two sided, with its prominent access from Gordon and a through-building connection to the east side parking areas.

2.1.1 f Opaque walls will not front the major road frontages.

2.1.1 g No roll down panels nor window bars on commercial frontages are anticipated to be integrated into the project design.

2.1.1 h Gordon is a particularly wide thoroughfare, with a property-to-property width of approximately 30m. The proposed project height will respect the VC1 maximum of 22m. The street wall height ratio will fall between the advised minimum and maximum ratios of 1:3 and 1:1.75.

2.1.2. Scale and Massing

2.1.2 a The project intends to have the higher residential portion set back slightly from Gordon and Cameron, and well back from the neighbouring existing 3-storey residential building. The shorter podium containing covered parking and featuring the roof amenity will appear to be only 1 storey in mass between the new residential building and existing neighbour.

2.1.2 b The project will employ visual breaks in the facades, through the use of balconies, openings, material changes, and design features.

2.1.2 c The mass of the building is oriented predominantly north-south, with its longest façade along Gordon to create a continuous street wall. Sunlight will be obscured, but not blocked entirely, from the neighbouring residential to the east and commercial to the north.

2.1.3. Site Planning

2.1.3 a The building has been sited to address the main street frontages and pull the upper mass of the building away from the east residential neighbour.

2.1.3 b The building will feature visibility to all the main street frontages and pedestrian links.

2.1.3 c The project will limit any grade changes associated with vehicle ramps.

2.1.3 d The project's main frontages are generally level, with a slightly higher connection to the north end of the building to meet the existing grades associated with Guisachan Village.

2.1.3 e The project's pedestrian areas will connect to or enhance the existing sidewalk system on the main road frontages and at Guisachan Village. The lobby entrance will also be close to the existing bus stop along Gordon, anticipated to remain and undergo an enhancement under the transportation plan in the OCP.

2.1.3 f No significant traffic calming measures are anticipated to be needed under the design approach. The project will feature a single vehicle entry intended for residents alone from Cameron, with no vehicle connection through the site.

2.1.3 g The main lobby and commercial entrances will all be oriented along Gordon and feature at-grade connections.

2.1.4 Site Servicing, Access and Parking

2.1.4 a Parking, garbage collection and service areas are to all be internalized within the building. Loading requirements for the new commercial uses are anticipated to be light duty, as these businesses are likely to be personal service businesses, and should feature little or no product or material being brought into the new Gordon-fronting units.

2.1.4 b Utility rooms are internalized with external access granted to the utility company for monitoring purposes. The proposed layout allows external access to the utility room through the East side of the main building, from the above grade parkade. This location is away from Gordon and Cameron.

2.1.4 c Off-street parking will be housed largely in the covered parking area or on it. A modest portion of residential visitor parking will be introduced at the surface parking at the rear of the building. This pull back and provision was intended to not introduce built form close to the residential building to the east.

2.1.4 d Parking will be provided in half-storey fashion, hidden from Gordon behind the main commercial ground-oriented use.

2.1.4 e Permeable parking stalls are proposed at the north parking lot to comply with the required permeability percentages.

2.1.4 f A landscape setback will be employed to screen the modest provision of stalls near Cameron from the street frontage.

2.1.4 g Short-term bike parking will be provided beside the main residential entrance on Gordon Street. Long-term bike parking will be provided internally in the building podium.

2.1.4 h Clear lines of sight will be available from Cameron and Guisachan Village to monitor the vehicle-oriented east area of the property.

2.1.4 i There will be only one new connection to the road system for the project off Cameron, and vehicles associated with this entrance will be related to the residential portion of the program only.

2.1.4 j The garage entry will be recessed from Cameron, and features high quality materials and some landscape screening as part of its expression.

2.1.5 Streetscapes, Landscapes and Public Realm Design

Refer to Landscape Architect's design package.

2.1.6 Building Articulation, Features and Materials

2.1.6 a The façade treatments and overall architectural expression will attempt to integrate into what is a predominantly residential-quality and expressed neighbourhood. The shopping centre has been recently upgraded and revised to reflect a closer tie-in with the local residential flavour. This project will employ the same tactic.

2.1.6 b The building form and massing will use recesses, indentations, changes in roof line to bring the scale down of the building and tie into the local residential neighbourhood. The proposal includes masonry, colonnade, reveals that aligns with internal floors, architectural lighting, and ornamental architectural features to create visual interest.

2.1.6 c The east-facing residential portion of the project will be approximately 24m away from the nearest residential building to the east. The site border will feature an extension of the already mature landscape screen that obscures the existing building from the empty site. The project incorporates generous landscape buffer along the east propertyline to provide enhanced privacy and screen from the neighbouring building to the east.

2.1.6 d The building will be a combination of residential and commercial uses; the commercial uses are characterized by large storefronts that creates an inviting streetscape, whereas residential uses are screened using landscape buffer and privacy screens.

2.1.6 e Bricks and fiber cement siding will tie in with the local residential architectural character, as well as with new façade upgrade at Guisachan Village.

2.1.6 f All ground-level building entrances will feature weather protection.

2.1.6 g All ground-level building entrances will feature weather protection.

2.1.6 h Signage will be provided to the businesses and lobby entry in conformance with the sign bylaw.

2.1.6 i Visible signage will be provided to identify building addresses and their entrances.

2.2 Achieving High Performance

2.2 The building will be designed in to Step Code 3 and the current BC Building Code.

This concludes our explanation of our initial schematic design approach and our alignment with the guidelines outlined in the Official Community Plan.

Regards,

A handwritten signature in black ink, appearing to read 'P.J. Mallen', with a large loop at the top and a horizontal line extending to the right.

P.J. Mallen, B.A., M.Arch., AIBC, AAA, SAA, OAA
Principal

VICTOR PROJECTS

MAR.25.2024

ISSUED FOR DEVELOPMENT PERMIT



LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 PLAN EPP01954 LOT 1 DISTRICT LOT 136;
 PLAN KAP46155 LOT B DISTRICT LOT 136

CIVIC ADDRESS:
 1160 Cameron Ave; 2355-2395 Gordon Dr



ARCHITECTURAL

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 PJ MALLEN

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 MARY CHAN YIP

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 PH: (604)294-0011

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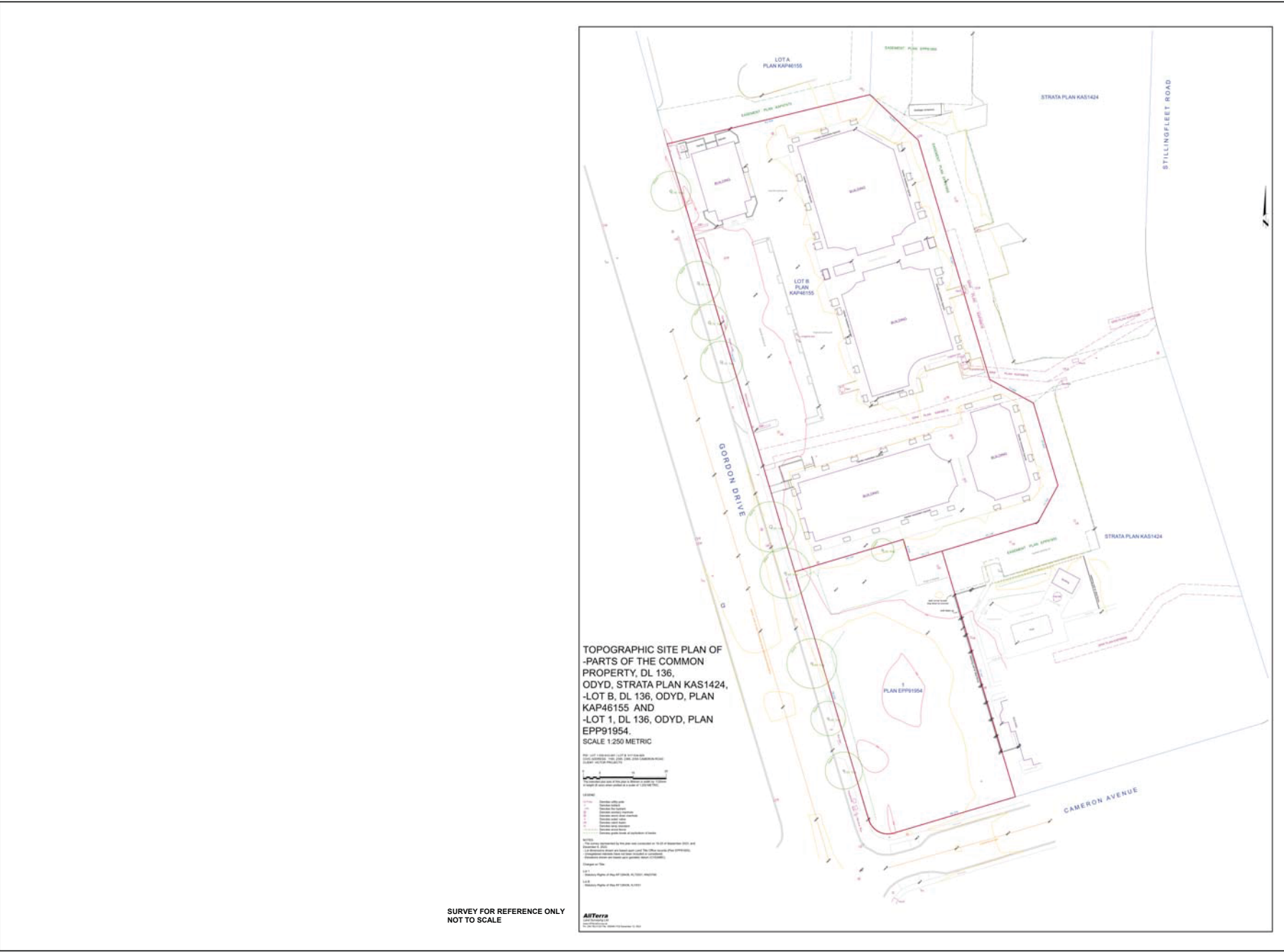
CIVIL

PROTECH CONSULTING

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 PH: (250)860-1771

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ARCHITECTURAL	DP105	LEVEL 6 FLOOR PLAN	
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SURVEY FOR REFERENCE ONLY
NOT TO SCALE



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ARCHITECTURE INCORPORATED
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NO.	DESCRIPTION	DATE	BY

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PROJECT:
VICTOR PROJECTS
1160 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE:
SURVEY

PROJECT NO.	PROJECT NAME	DATE
23124	VICTOR	MAR 25, 2024

DATE: MAR 25, 2024 **PROJECT NO.:** 23124

DISCUSSION: DP002 **REVISION:** 1

EXISTING SITE PHOTOS



A VIEW FROM CAMERON, LOOKING NORTH



B VIEW FROM CAMERON, LOOKING NORTH



C VIEW FROM GORDON & CAMERON, LOOKING NORTH EAST



D VIEW FROM GORDON, LOOKING NORTH EAST



E VIEW FROM GORDON, LOOKING EAST



F VIEW FROM 2395 GORDON DR., LOOKING WEST

Site coverage of building(s)	Building Area	Lot Area	Site Coverage
Existing Guisachan Village	3,299 m ²	10,226 m ²	32%
Proposed 1160 Cameron Ave.	2,100 m ²	3,649 m ²	58%
Total Building Site Coverage GV+1160 Cameron	5,399 m²	13,875 m²	39%

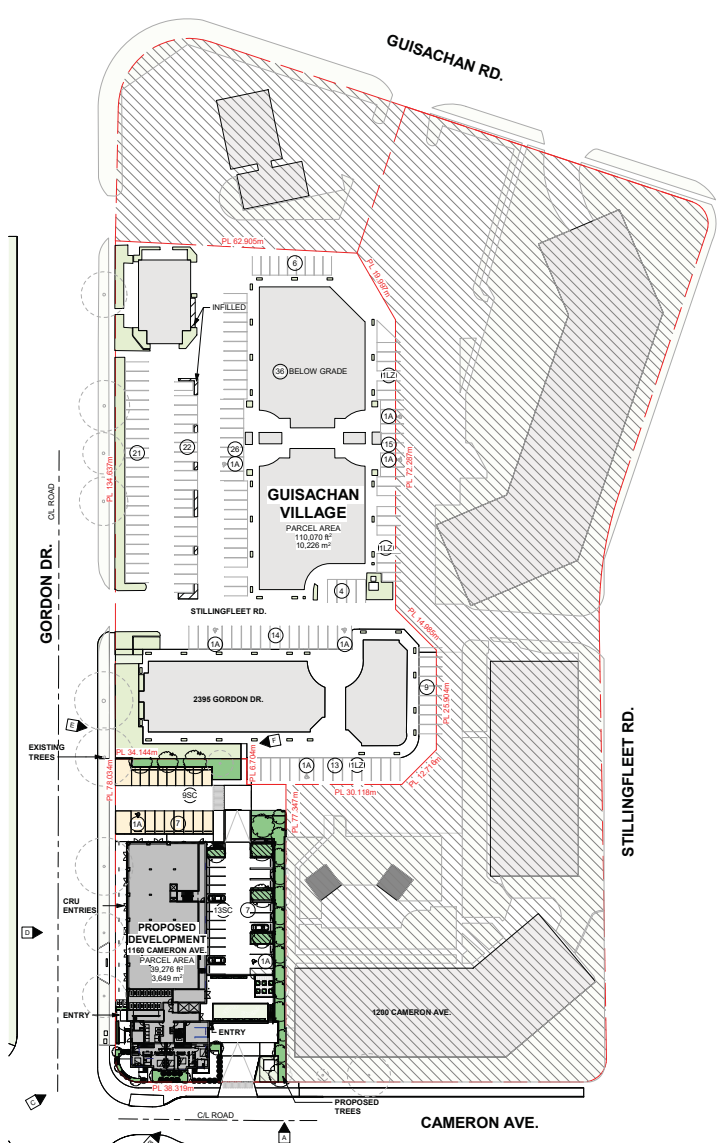
Site coverage of buildings & permeable surfaces	Permeable Area	Lot Area	Site Coverage
Existing Guisachan Village Permeable Area	760 m ²	10,226 m ²	7.4%
Proposed 1160 Cameron Permeable Area	654 m ²	3,649 m ²	17.9%

Minimum Tree Amount (1160 Cameron)	Landscape Area	Required Trees
Front Yard	78.0m	One tree / 10 linear metres of landscape area
Flanking Side Yard	38.3m	3.8
	116.3m	11.6

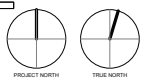
PROPOSED TREES: REFER TO LANDSCAPE

CONTEXT PLAN LEGEND

- PROPERTY LINE
- ▨ AREA NOT IN SCOPE
- ▨ GUISACHAN VILLAGE - PERMEABLE AREA
- ▨ 1160 CAMERON - PROPOSED PERMEABLE AREA (SOIL, GREEN AREA)
- ▨ 1160 CAMERON - PLANTERS (NOT COUNTED TOWARDS PERMEABLE AREA CALCULATION)
- ▨ 1160 CAMERON - PROPOSED PERMEABLE PARKING STALL
- ⊙ PARKING COUNT
- A - ACCESSIBLE
- LZ - LOADING ZONE
- SC - SMALL CAR
- 📍 PHOTO LEGEND



1 DP CONTEXT PLAN
DP003 SCALE: 1"=50'0"



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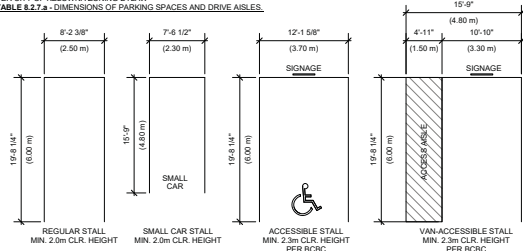
NO.	DATE	DESCRIPTION	STATUS
1	2024.03.25	PRELIMINARY PERMIT	OPEN
2	2024.03.25	PERMIT	OPEN
3	2024.03.25	CONSTRUCTION PERMIT	OPEN

PROJECT:
VICTOR PROJECTS
1160 Cameron Ave
Kelowna, BC
V1W 4T2

DRAWING TITLE:
CONTEXT

PROJECT NO.	PROJECT NO.
DP003	23124
DATE:	REVISION:
MAR.25.2024	As indicated
1	1

PER CITY OF KELOWNA ZONING BYLAW
TABLE 8.2.7 - DIMENSIONS OF PARKING SPACES AND DRIVE AISLES.



Site coverage of building(s)	Building Area	Lot Area	Site Coverage
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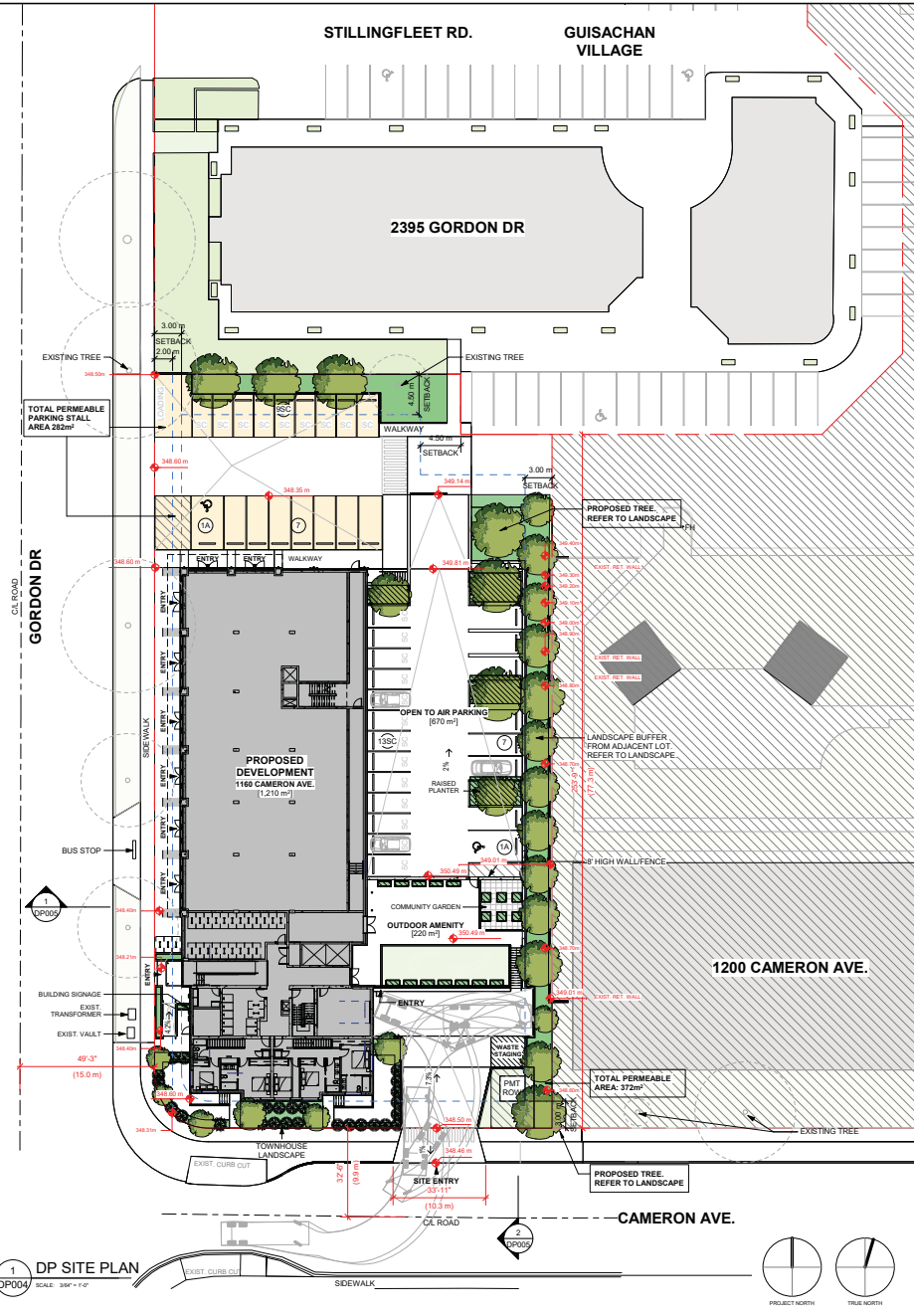
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Front Yard	78.0m	One tree / 10 linear metres of landscape area
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PROPOSED TREES: REFER TO LANDSCAPE

CONTEXT PLAN LEGEND

- PROPERTY LINE
- AREA NOT IN SCOPE
- GUISACHAN VILLAGE - PERMEABLE AREA
- 1160 CAMERON - PROPOSED PERMEABLE AREA (SOIL - GREEN AREA)
- 1160 CAMERON - PLANTERS (NOT COUNTED TOWARDS PERMEABLE AREA CALCULATION)
- 1160 CAMERON - PROPOSED PERMEABLE PARKING STALL
- PARKING COUNT
A - ACCESSIBLE
LZ - LOADING ZONE
SC - SMALL CAR
- PHOTO LEGEND

1 DP SITE PLAN
DP004 SCALE: 3/8" = 1'-0"



MGBA
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ARCHITECTURE + INTERIOR DESIGN
ARCHITECTURE + INTERIOR DESIGN
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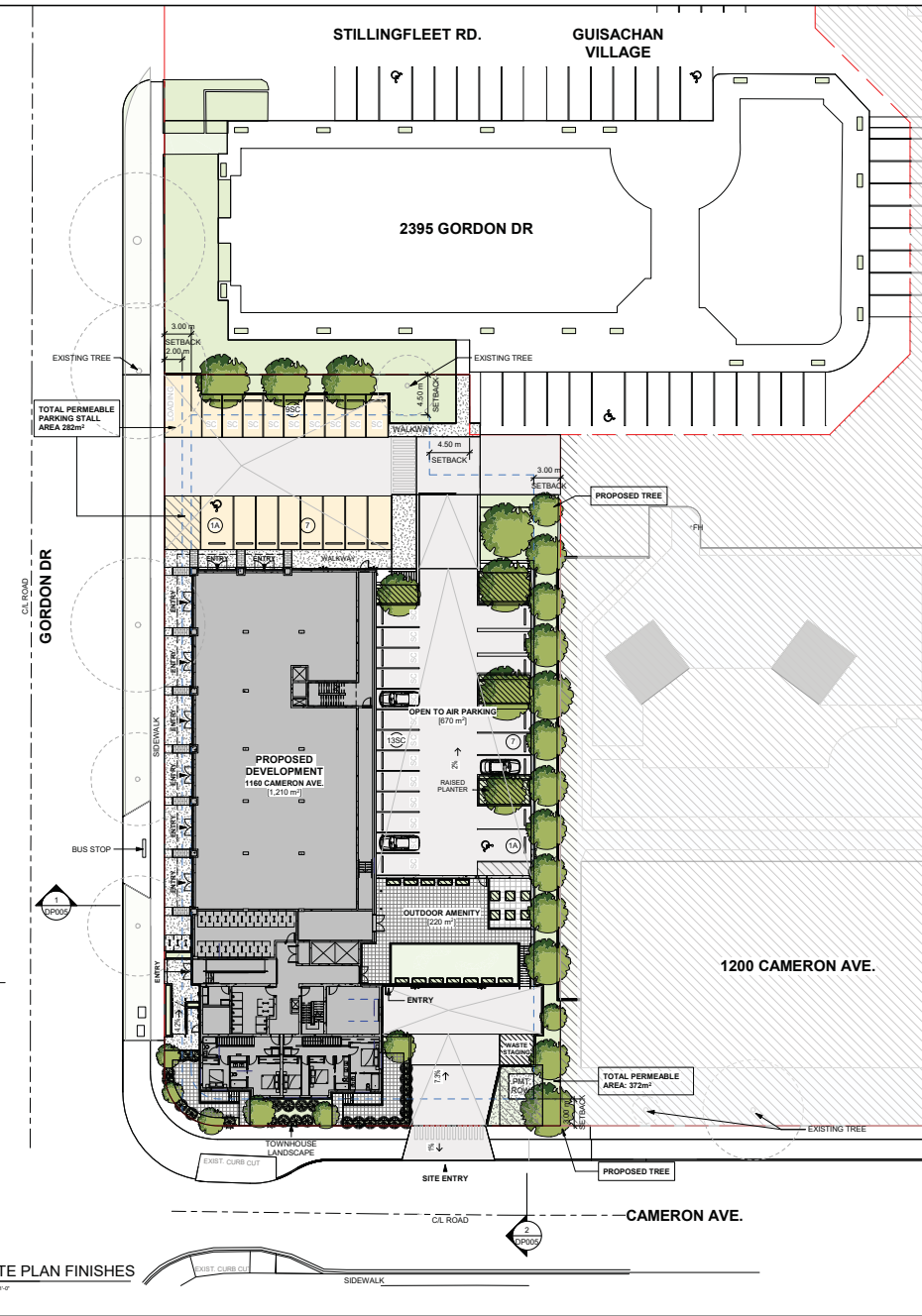
CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION

PROJECT:
VICTOR PROJECTS
1160 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE:
SITE PLAN

PROJECT NO:	23124
DATE:	MAR 25, 2024
PROJECT NAME:	As indicated
DRAWING NO.:	DP004
REVISION:	1



- SITE FINISH LEGEND**
- ASPHALT ROAD
 - PATIO PAVERS
 - CONCRETE SIDEWALK
 - BRICK PAVERS
 - PERMEABLE PARKING SURFACE

1 DP SITE PLAN FINISHES
 DP004 SCALE: 1/8" = 1'-0"



CERTIFIED PROFESSIONAL

NO.	DATE	REVISION

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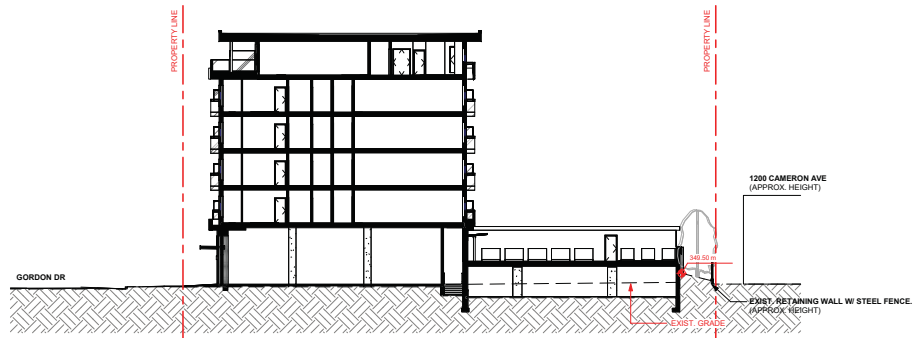
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PROJECT: **VICTOR PROJECTS**
 1160 Cameron Ave
 Kelowna, BC
 V1W 4T2

SITE PLAN FINISHES

PROJECT NO.	23124
DATE	MAR 25, 2024
SCALE	As indicated
DESIGNER	
PROJECT NO.	23124
REVISION	1

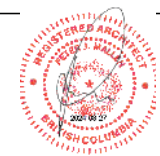
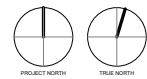
DP004a



1 SITE SECTION E-W
 DP005 SCALE: 1/8" = 1'-0"



2 SITE SECTION N-S
 DP005 SCALE: 1/8" = 1'-0"



CERTIFIED PROFESSIONAL

NO.	DESCRIPTION	DATE	BY

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PROJECT:

VICTOR PROJECTS
 1180 Cameron Ave
 Kelowna, BC
 Y1W 4T2

SHEET TITLE:

SITE SECTION

PROJECT NO.

MAR 25, 2024 23124

SCALE: 1/16" = 1'-0"

REVISION:

DP005 1



MARCH 21 - 10:00



JUNE 21 - 10:00



SEPT 22 - 10:00



DEC 21 - 10:00



MARCH 21 - 12:00



JUNE 21 - 12:00



SEPT 22 - 12:00



DEC 21 - 12:00



MARCH 21 - 14:00



JUNE 21 - 14:00



SEPT 22 - 14:00



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MARCH 21 - 16:00



JUNE 21 - 16:00



SEPT 22 - 16:00



DEC 21 - 15:00



CERTIFIED PROFESSIONAL

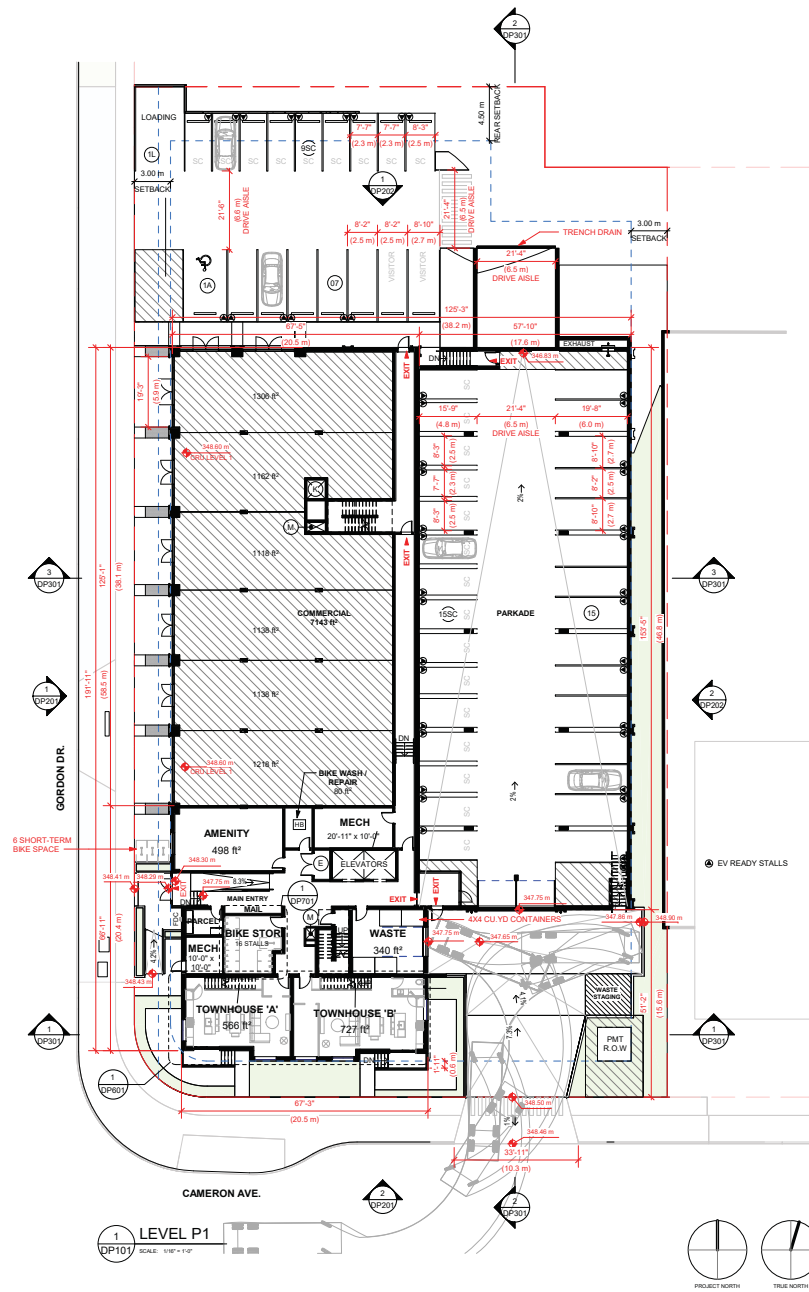
NO.	DATE	DESCRIPTION	BY

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PROJECT:
VICTOR PROJECTS
 1180 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE:
SITE SHADOW STUDIES

PROJECT DATE: MAR 25, 2024	PROJECT NO: 23124
SCALE: 1/2" = 1'-0"	REVISION: 1
DRAWING NO: DP006	



CERTIFIED PROFESSIONAL

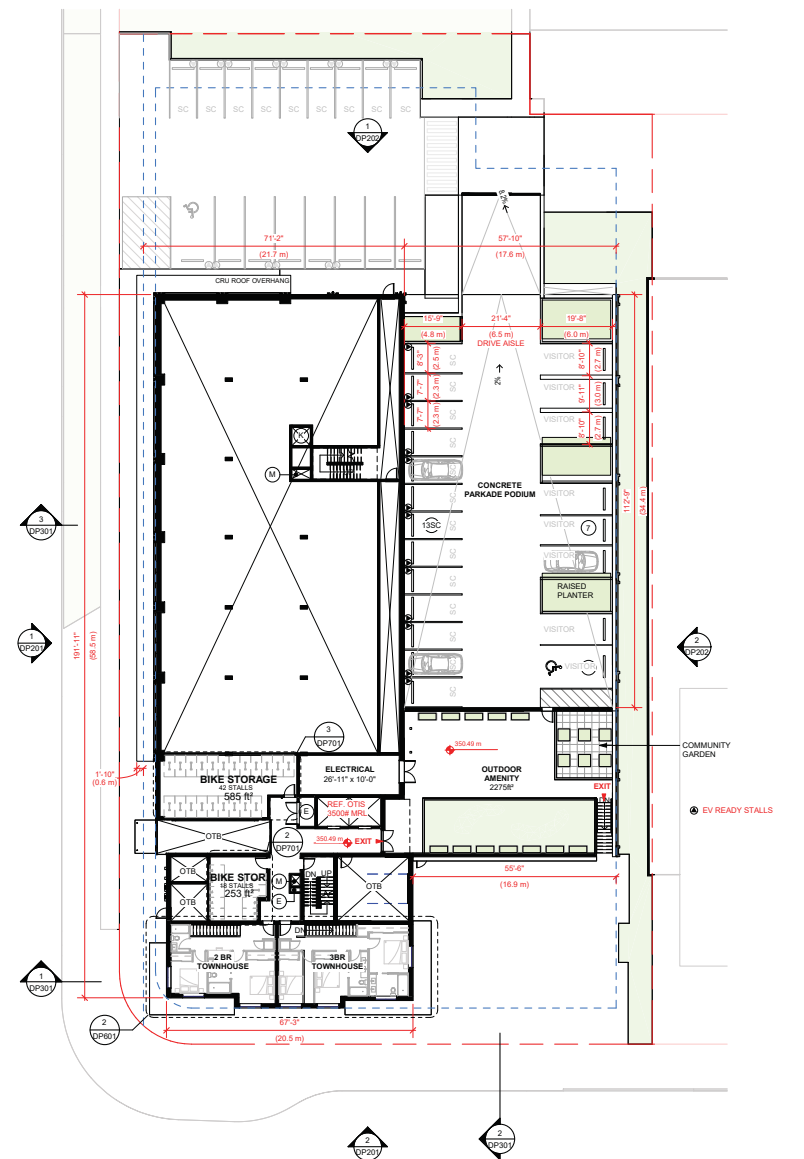
NO.	DATE	DESCRIPTION	BY	CHKD.
1	2024.03.25	ISSUED FOR PERMIT	DP	DP
2	2024.03.25	ISSUED FOR PERMIT	DP	DP
3	2024.03.25	ISSUED FOR PERMIT	DP	DP

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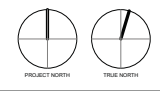
PROJECT:
VICTOR PROJECTS
 1160 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE:
LEVEL P1 FLOOR PLAN

PROJECT NO:
 23124
 PROJECT DATE:
 MAR 25, 2024
 SCALE:
 1/16" = 1'-0"
 DRAWING NO:
DP101
 SHEET NO:
 1



1 LEVEL 1
 DP102 SCALE: 1/8" = 1'-0"



CERTIFIED PROFESSIONAL

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		
2	ISSUED FOR PERMIT		
3	ISSUED FOR PERMIT		
4	ISSUED FOR PERMIT		
5	ISSUED FOR PERMIT		
6	ISSUED FOR PERMIT		
7	ISSUED FOR PERMIT		
8	ISSUED FOR PERMIT		
9	ISSUED FOR PERMIT		
10	ISSUED FOR PERMIT		

PROJECT:
VICTOR PROJECTS
 1160 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE:
LEVEL 1 FLOOR PLAN

PROJ DATE	PROJECT NO.
MAR 25, 2024	23124
SCALE: 1/16" = 1'-0"	REVISION:
DESIGNER:	1

DP102



CERTIFIED PROFESSIONAL

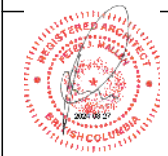
NO.	DESCRIPTION	DATE	BY

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PROJECT:
 VICTOR PROJECTS
 1180 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE:
 LEVEL 2 FLOOR PLAN

PROJECT NO. MAR 25 2024 SCALE: 1/16" = 1'-0" CONSULTANT: DP103	PROJECT NO. 23124 REVISION: 1
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CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHKD.

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PROJECT:

VICTOR PROJECTS

1160 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE:

LEVEL 3-5 FLOOR PLAN

PROJECT NO. 23124

DATE: MAR 25, 2024

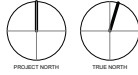
SCALE: 1/16" = 1'-0"

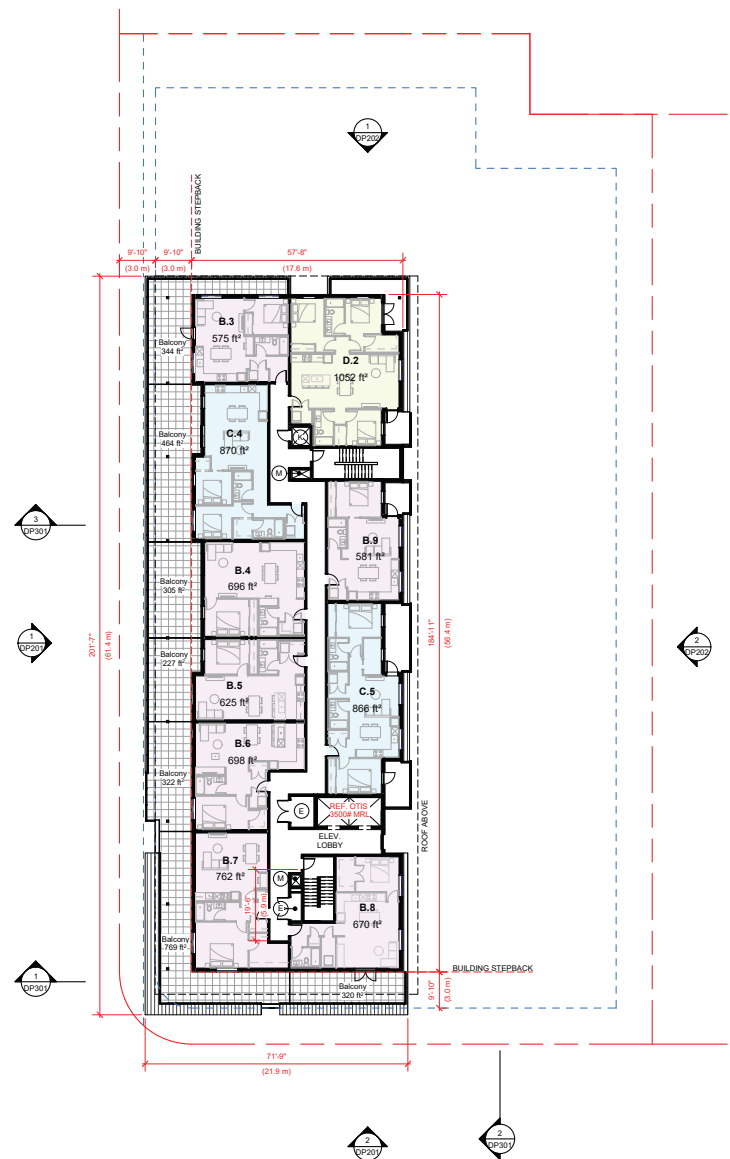
DRAWING NO. DP104

REVISION: 1



1 LEVEL 3 - 5
SCALE: 1/16" = 1'-0"





CERTIFIED PROFESSIONAL

NO.	DESCRIPTION	DATE	BY
1	PROJECT START		
2	PROJECT END		
3	PROJECT END		
4	PROJECT END		
5	PROJECT END		
6	PROJECT END		
7	PROJECT END		
8	PROJECT END		
9	PROJECT END		
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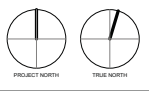
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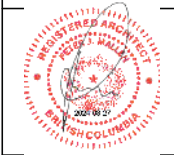
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PROJECT: VICTOR PROJECTS
 1160 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE: LEVEL 6 FLOOR PLAN

PROJECT NO: 23124
 DATE: MAR 25, 2024
 SCALE: 1/16" = 1'-0"
 SHEET NO: 1





CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHK'D BY

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PROJECT:

VICTOR PROJECTS
 1180 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE:

ROOF PLAN

PROJECT NO:

23124

DATE:

MAR 25, 2024

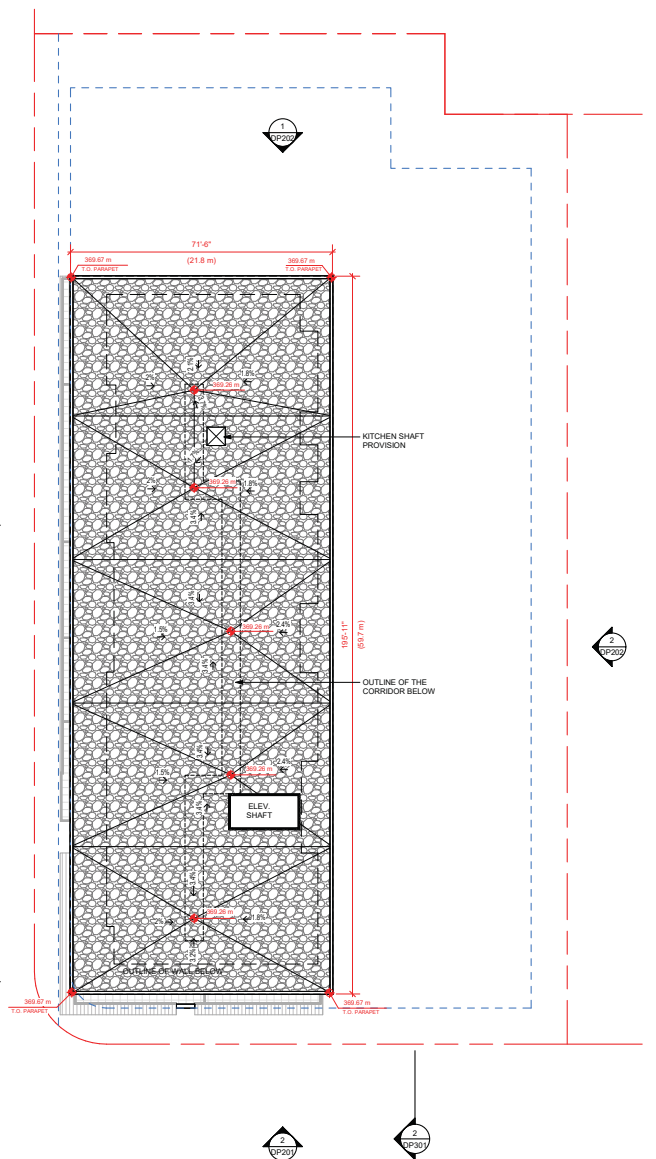
SCALE:

1/16" = 1'-0"

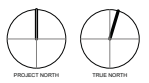
VERSION:

1

DP106



1 ROOF
 DP106 SCALE: 1/16" = 1'-0"



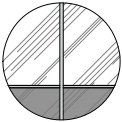
Material Palette



A. 6" Lap Siding - Black



B. 12" Extruded metal siding with concealed fasteners - Black



C. Glass balcony railing with frosted base. Color to match adjacent material.



D. Stacked brick veneer - White

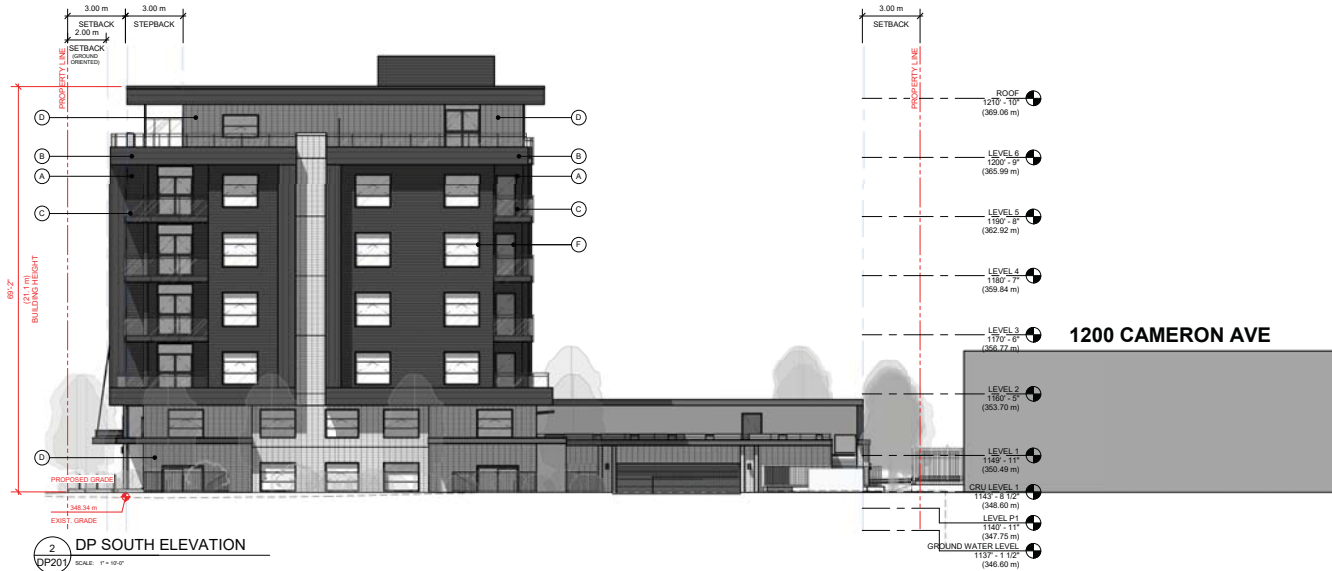


E. Soffit - Wood veneer



F. Vinyl Window/Door/Trim Color match siding

G. Roof - Built up Roofing



2 DP SOUTH ELEVATION

DP201 SCALE: 1" = 10'-0"



1 DP WEST ELEVATION

DP201 SCALE: 1" = 10'-0"



CERTIFIED PROFESSIONAL	
PROJECT:	VICTOR PROJECTS 1160 Cameron Ave Kelowna, BC V1W 4T2
SHEET TITLE:	EXTERIOR ELEVATIONS
PROJECT NO:	23124
DATE:	MAR 25, 2024
SCALE:	As indicated
DESIGNER:	DP201
REVISION:	1

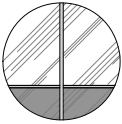
Material Palette



A. 6" Lap Siding - Black



B. 12" Extruded metal siding with concealed fasteners - Black



C. Glass balcony railing with frosted base. Color to match adjacent material.



D. Stacked brick veneer - White



E. Soffit - Wood veneer



F. Vinyl Window/Door/Trim Color match siding

G. Roof - Built up Roofing



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHKD BY

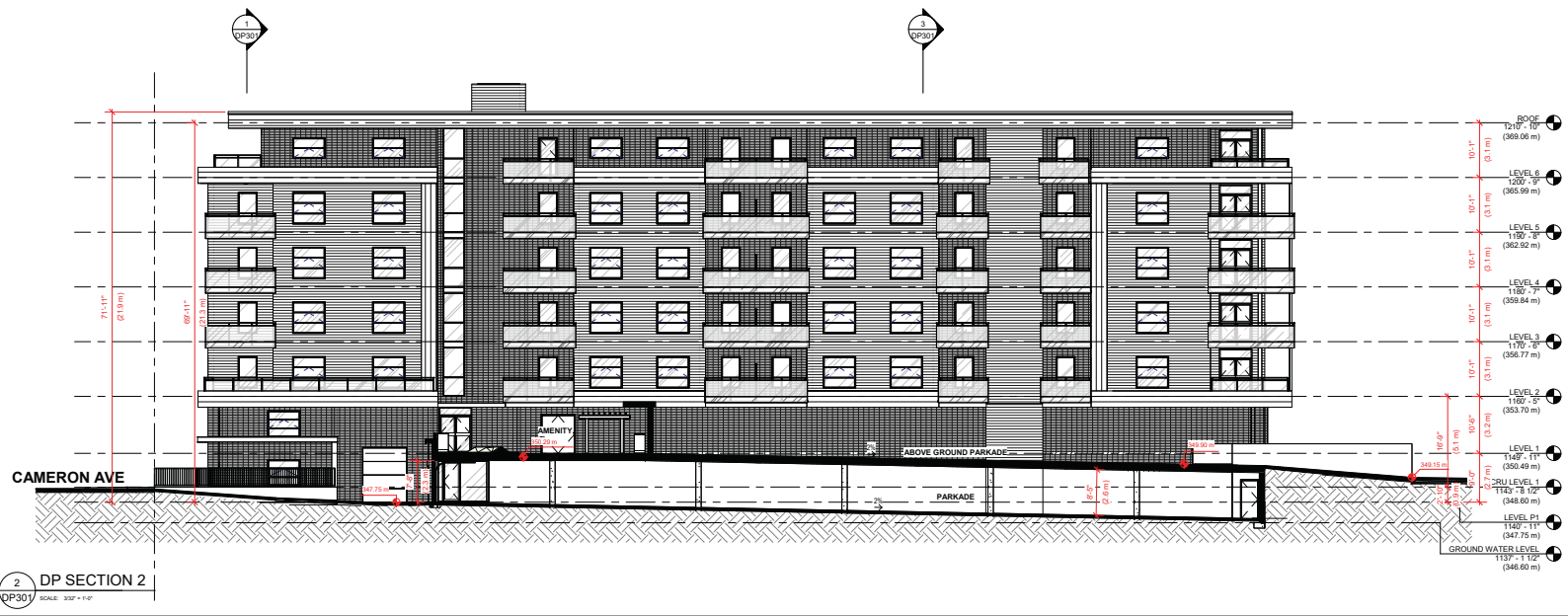
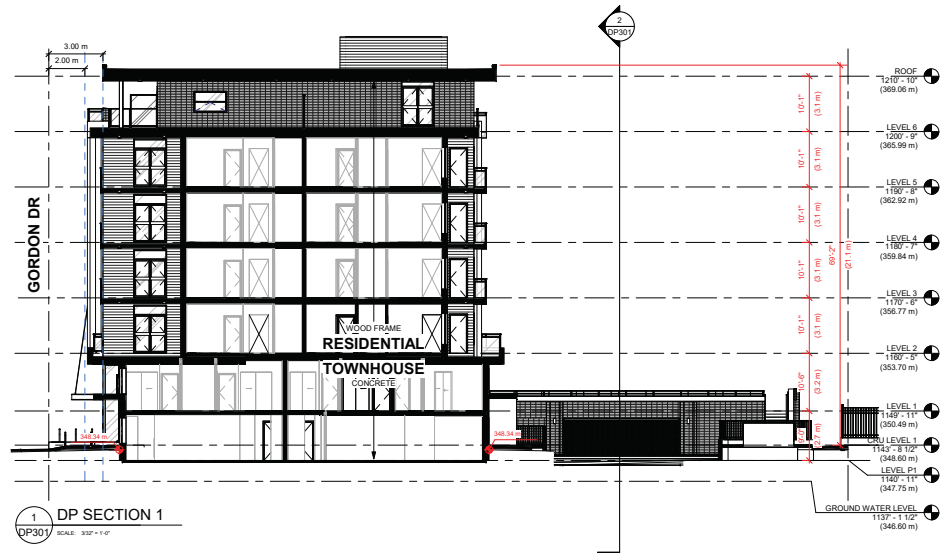
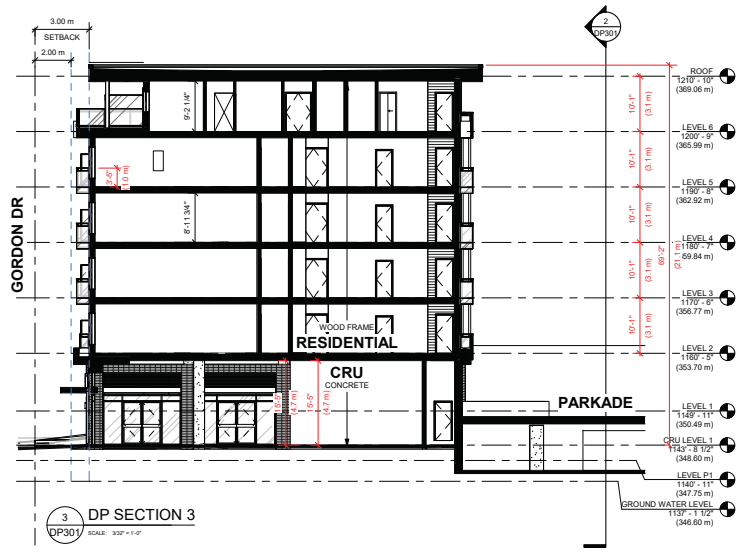
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PROJECT:
VICTOR PROJECTS
1180 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO.	PROJECT NAME
23124	As indicated
1	DP202



CERTIFIED PROFESSIONAL

DATE	BY	DESCRIPTION

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PROJECT: VICTOR PROJECTS
1180 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE: BUILDING SECTIONS

PROJECT NO.	PROJECT TITLE
23124	

DATE: MAR 25 2024
SCALE: 3/32" = 1'-0"
DESIGNER: DP301



3 DP PERSPECTIVE 3 - VIEW FROM SE CORNER
DP401 SCALE



1 DP PERSPECTIVE 1 - VIEW FROM SW CORNER
DP401 SCALE



4 DP PERSPECTIVE 4 - VIEW FROM NE CORNER
DP401 SCALE



2 DP PERSPECTIVE 2 - VIEW FROM NW CORNER
DP401 SCALE



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY

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PROJECT:
VICTOR PROJECTS
1160 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE:
PERSPECTIVE VIEWS

PROJECT NO:	23124
DATE:	MAR 25, 2024
REVISION:	1
DESCRIPTION:	DP401

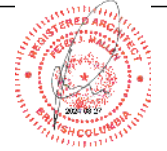


1 DP PERSPECTIVE 5 - VIEW FROM GORDON
DP402 SCALE



2 DP PERSPECTIVE 6 - VIEW FROM CAMERON
DP402 SCALE

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED
ARCHITECTURE + INTERIOR DESIGN
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA
MGBA.COM INFO@MGBA.COM T: 604.484.4255



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHECKED BY

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PROJECT:

VICTOR PROJECTS
1160 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE:

PERSPECTIVE VIEWS

PROJECT NO: 23124

DATE: MAR 25, 2024

DRAWING NO: DP402

REVISION: 1



- 1. View SE corner, from Cameron Parkade entrance.
- 2. Residential Entrance.
- 3. Townhouse entrance, south elevation.
- 4. View from 8th floor balconies.
- 5. View from NW Corner, CRU walkway
- 6. View from NE Corner, from Guisachan Village.



CERTIFIED PROFESSIONAL

NO.	DESCRIPTION	DATE	BY

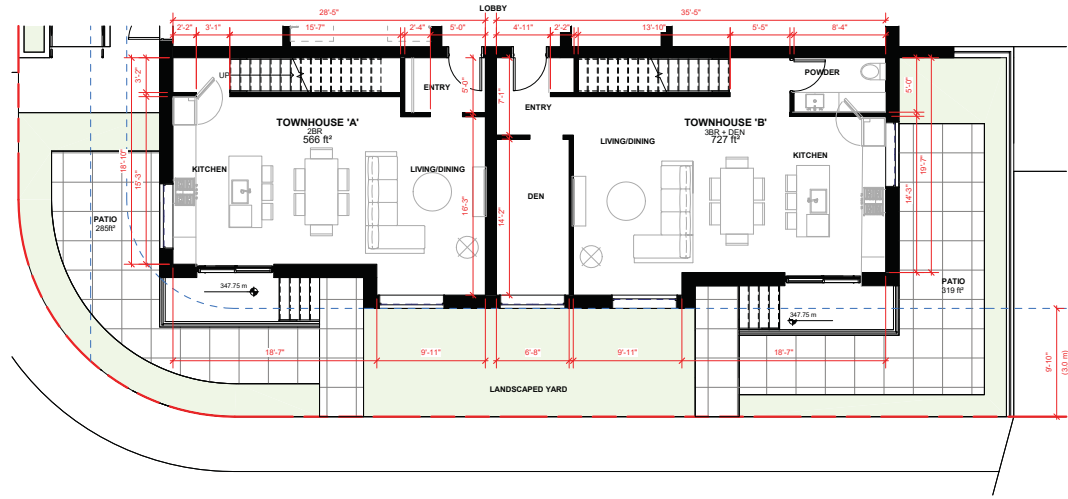
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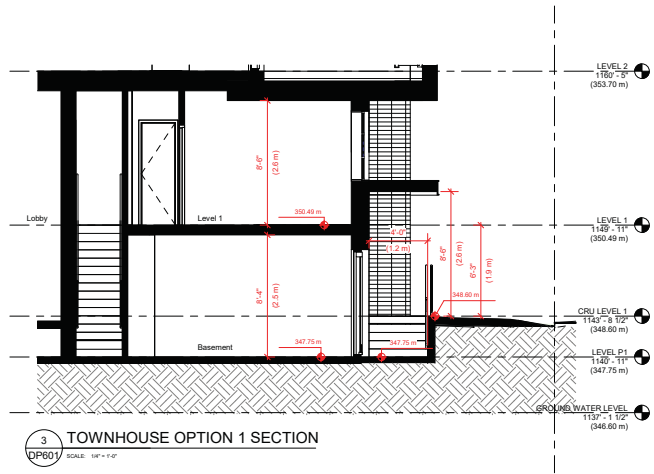
PROJECT:
VICTOR PROJECTS
 1160 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE:
RENDERINGS

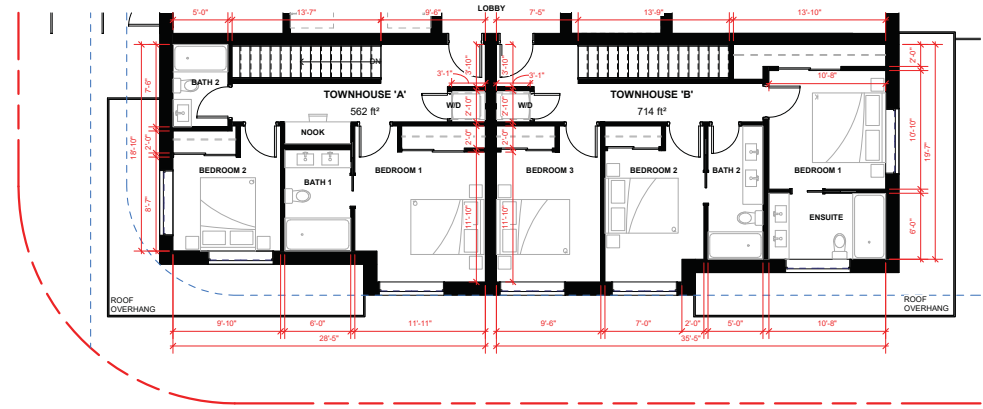
PROJECT DATE	PROJECT NO.
MAR 25, 2024	23124
DATE	REVISION
DP403	1



1 OPTION 1 LEVEL P1 - TOWNHOUSE A (2-BEDROOM) & TOWNHOUSE B (3-BEDROOM+DEN)
 DP601 SCALE: 3/16" = 1'-0"



3 TOWNHOUSE OPTION 1 SECTION
 DP601 SCALE: 1/4" = 1'-0"



2 OPTION 1 LEVEL 1 - TOWNHOUSE A (2-BEDROOM) & TOWNHOUSE B (3-BEDROOM+DEN)
 DP601 SCALE: 3/16" = 1'-0"



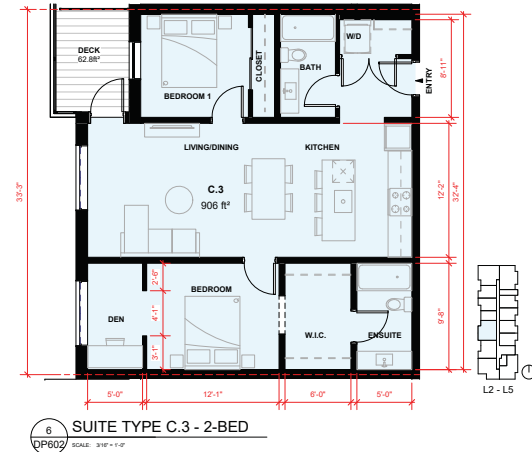
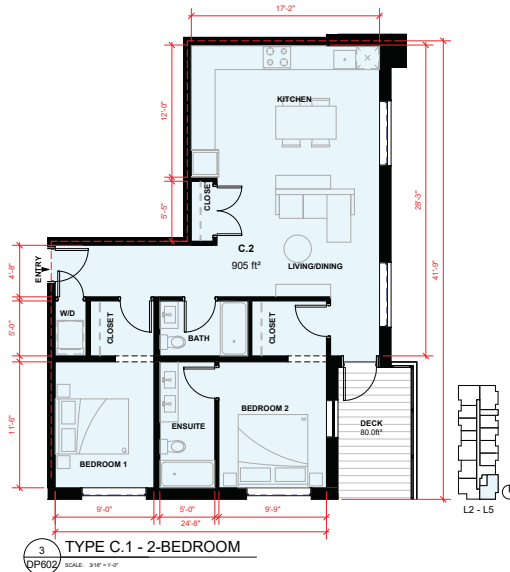
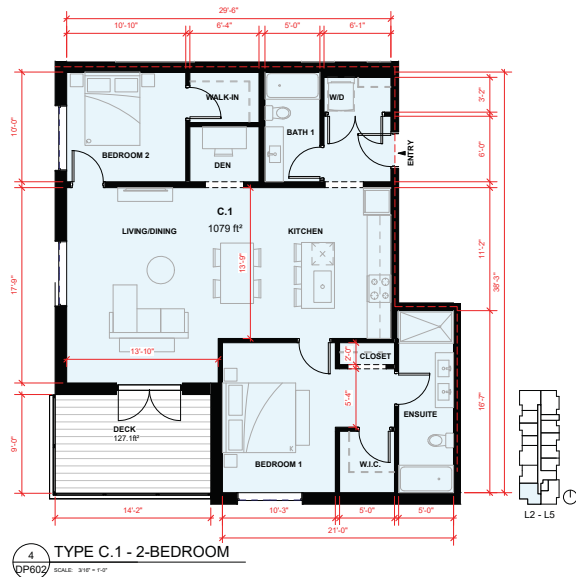
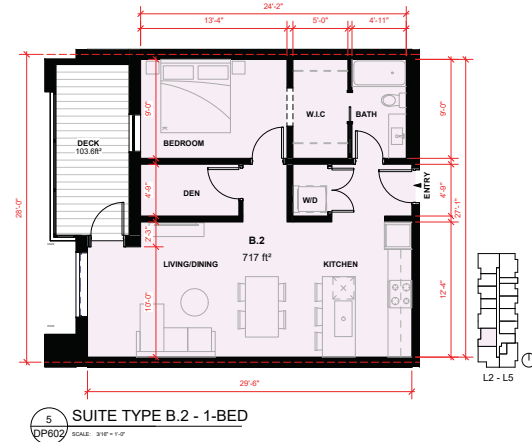
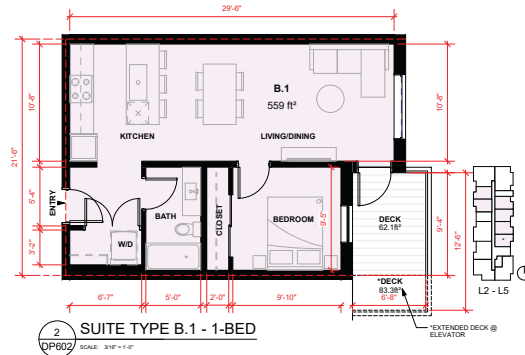
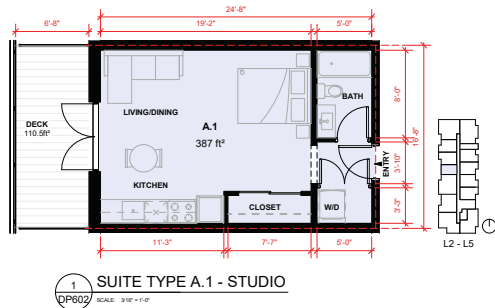
CERTIFIED PROFESSIONAL

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PROJECT DEVELOPMENT PERIOD			
2	DESIGN PERIOD			
3	CONSTRUCTION PERIOD			

PROJECT:
VICTOR PROJECTS
 1160 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE:
SUITE PLANS - TOWNHOUSE

PROJECT DATE: MAR. 25, 2024	PROJECT NO.:
SCALE: As indicated	23124
DESIGNER:	REVISION:
DP601	1



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHECKED

VICTOR PROJECTS
1180 Cameron Ave
Kelowna, BC
V1W 4T2

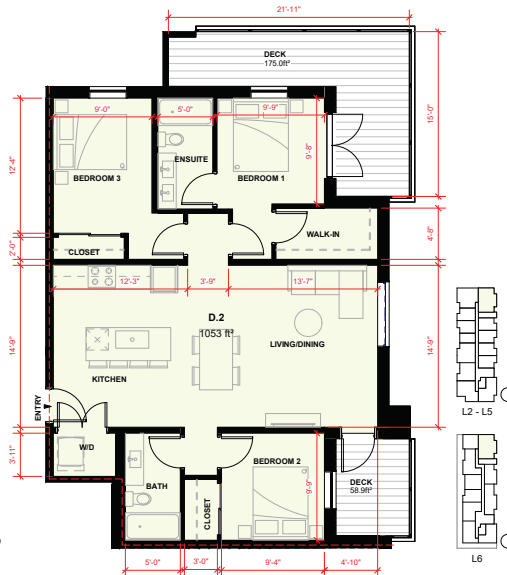
SUITE PLANS

PROJECT DATE: MAR 25, 2024	PROJECT NO. 23124
SCALE: 3/16" = 1'-0"	REVISION: 1
DESIGNER: DP602	



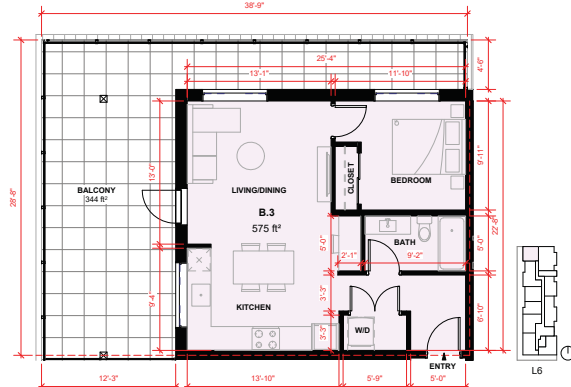
2 TYPE D.1 - 3-BEDROOM SUITE

DP603 SCALE: 3/16" = 1'-0"



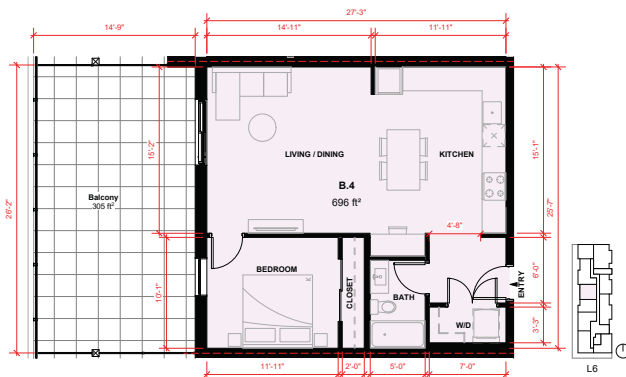
1 TYPE D.2 - 3-BEDROOM SUITE

DP603 SCALE: 3/16" = 1'-0"



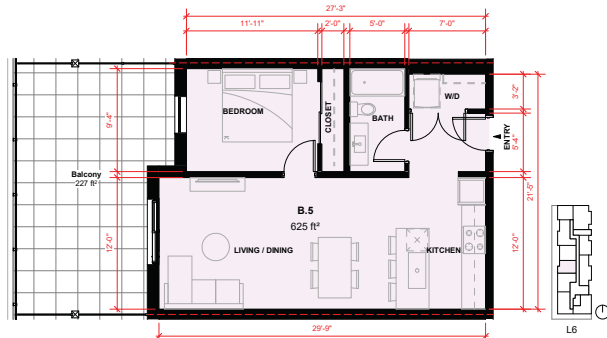
3 SUITE TYPE B.3

DP603 SCALE: 3/16" = 1'-0"



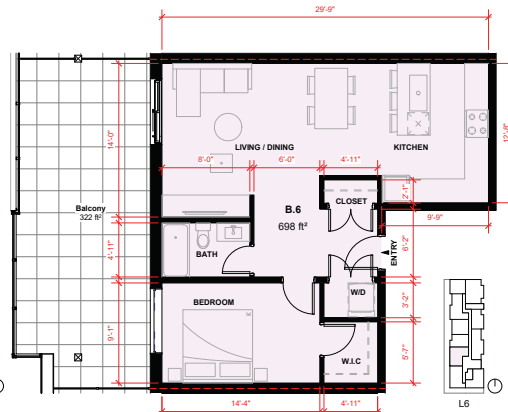
4 SUITE TYPE B.4

DP603 SCALE: 3/16" = 1'-0"



5 SUITE TYPE B.5

DP603 SCALE: 3/16" = 1'-0"



6 SUITE TYPE B.6

DP603 SCALE: 3/16" = 1'-0"



CERTIFIED PROFESSIONAL

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT			
2	ISSUED FOR CONSTRUCTION			
3	ISSUED FOR OCCUPANCY			

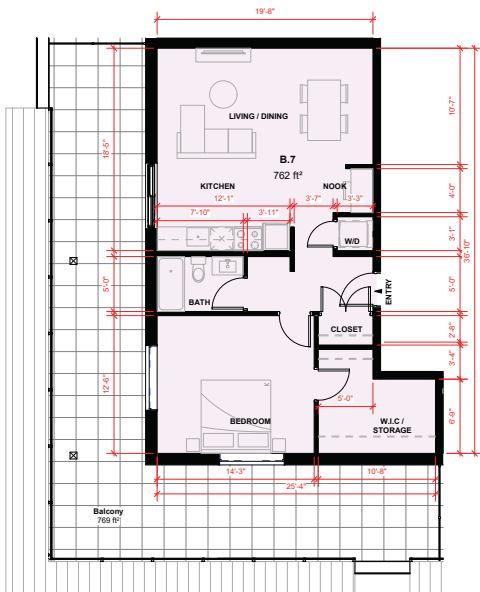
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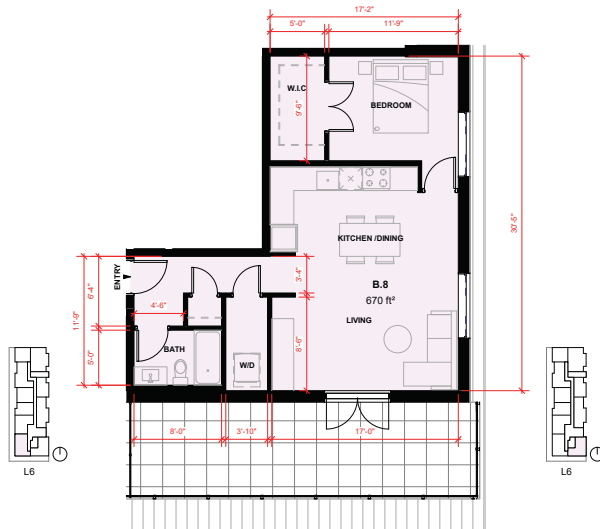
PROJECT: **VICTOR PROJECTS**
 1160 Cameron Ave
 Kelowna, BC
 V1W 4T2

SHEET TITLE: **SUITE PLANS**

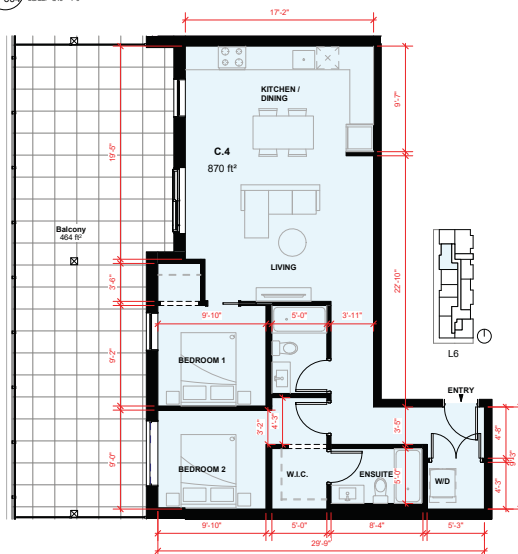
PROJECT DATE: MAR 25, 2024	PROJECT NO: 23124
SCALE: 3/16" = 1'-0"	REVISION: 1
DP603	



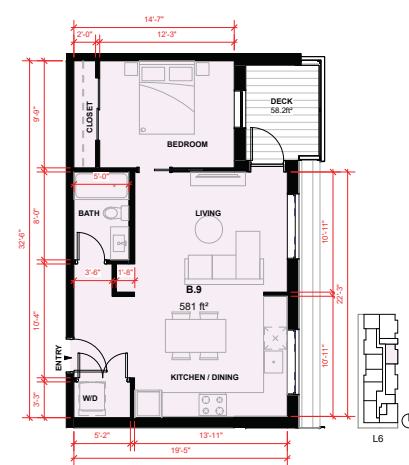
1 SUITE TYPE B.7
SCALE: 3/16" = 1'-0"



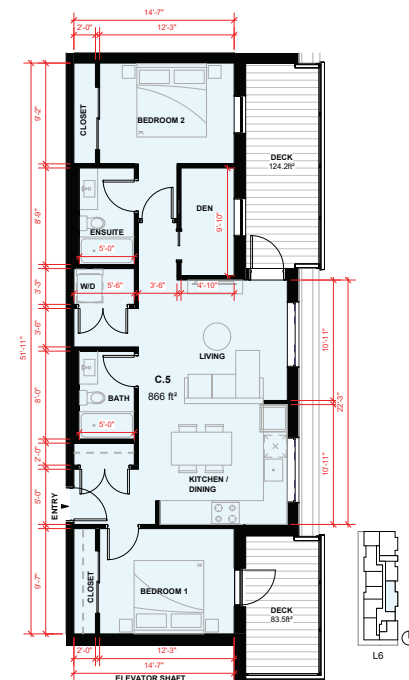
2 SUITE TYPE B.8
SCALE: 3/16" = 1'-0"



4 SUITE TYPE C.4
SCALE: 3/16" = 1'-0"



3 SUITE TYPE B.9
SCALE: 3/16" = 1'-0"



5 SUITE TYPE C.5
SCALE: 3/16" = 1'-0"



CERTIFIED PROFESSIONAL

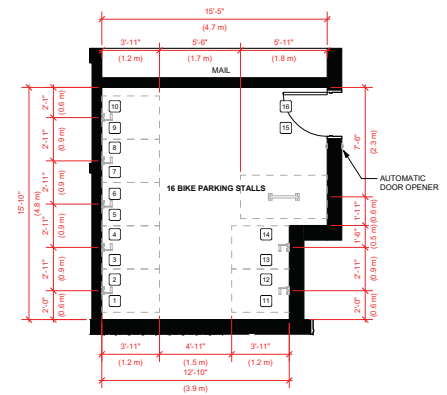
NO.	REVISION	DATE	BY

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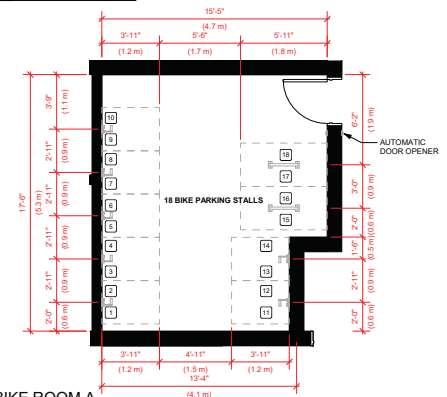
PROJECT: VICTOR PROJECTS
1160 Cameron Ave
Kelowna, BC
V1W 4T2

SUITE PLANS

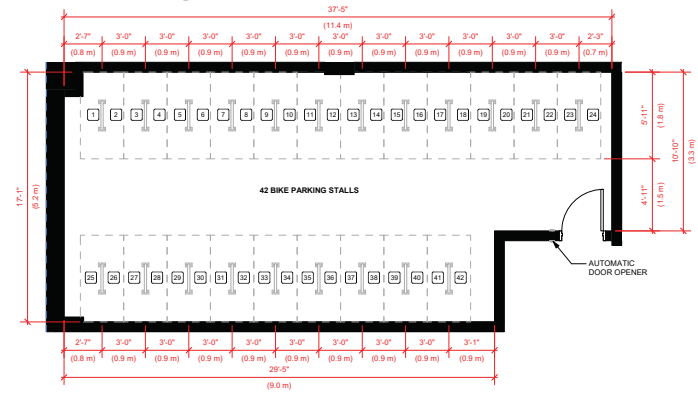
PROJ. DATE	PROJECT NO.
MAR. 25, 2024	23124
SCALE	REVISION
3/16" = 1'-0"	1
PROJECT FILE	
DP604	



1 LEVEL P1 - BIKE ROOM A
DP701 SCALE: 1/4" = 1'-0"



2 LEVEL 1 BIKE ROOM A
DP701 SCALE: 1/4" = 1'-0"



3 LEVEL 1 BIKE ROOM B
DP701 SCALE: 1/4" = 1'-0"



CERTIFIED PROFESSIONAL

NO.	REVISION	DATE	BY

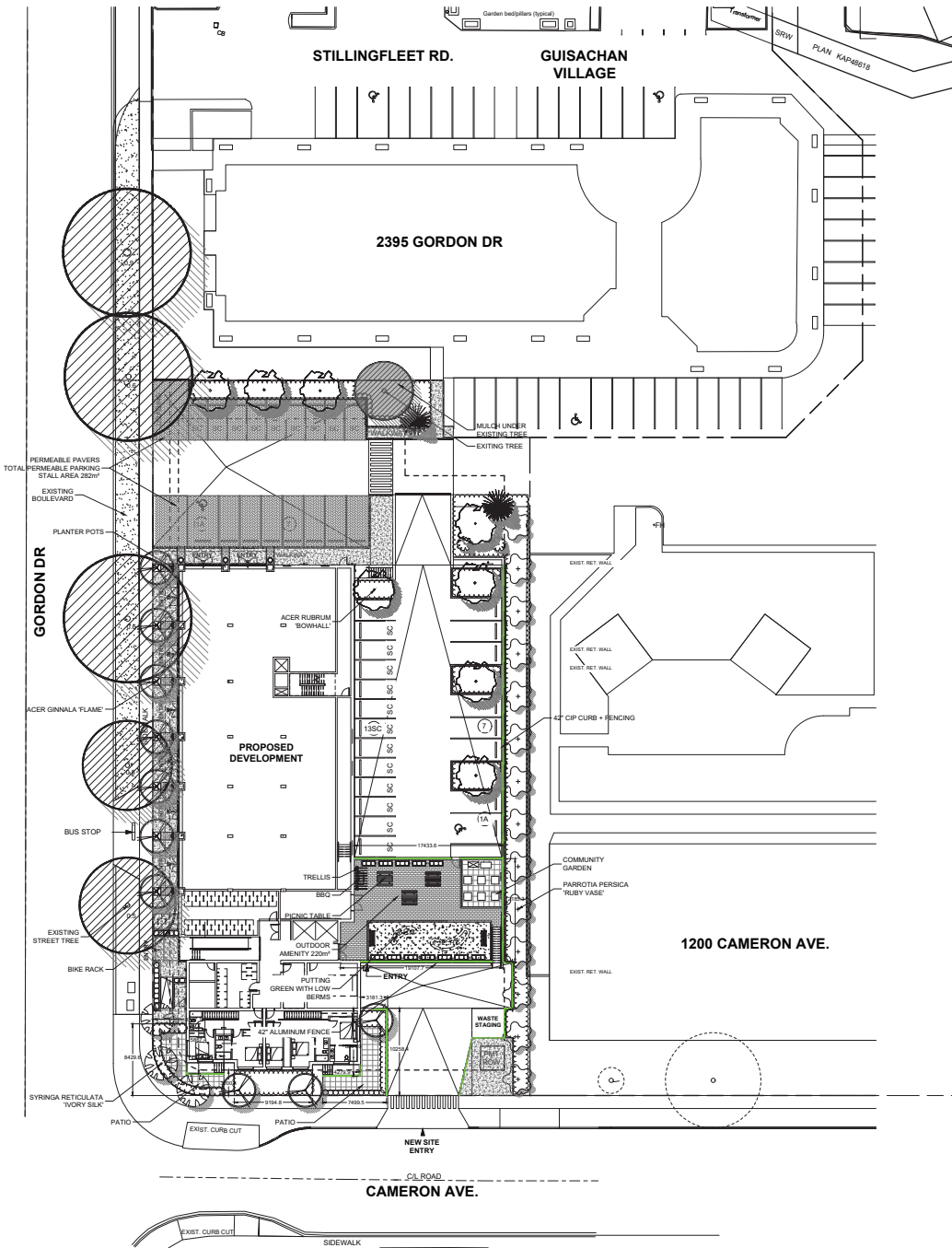
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PROJECT:
VICTOR PROJECTS
1160 Cameron Ave
Kelowna, BC
V1W 4T2

SHEET TITLE:
BIKE ROOM

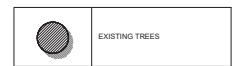
PROJECT NO:
23124
PROJECT DATE:
MAR. 25, 2024
SCALE:
1/4" = 1'-0"
DRAWN BY:
DP701
REVISION:
1



PLANT SCHEDULE				PMG PROJECT NUMBER: 23-210
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
10		ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2.5M HT; 1.8M STD
8		ACER RUBRUM 'BONNIAL'	COLUMBIAN BONNIAL MAPLE	8CM CAL; 2M STD; 8&B
2		CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINDI FALSE CYPRESS	2M HT; 8&B; CLIMATE RESILIENT
14		PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN ROWANWOOD	8CM CAL; 1.5M STD; 8&B; CLIMATE RESILIENT
3		PRUNUS FLECHS 'VANDEKROON'S PYRAMID'	VANDEKROON'S PYRAMIDAL LAMBER PINE	2M HT; 8&B
3		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	8CM CAL; 1.5M STD; 8&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * '8&B' SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. INSTALLATION TO I.A.B.C STANDARDS, LATEST EDITION.



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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.FEB.23	NEW SITE PLAN	RU
2	24.FEB.23	ISSUED FOR DP	RU

CLIENT:

PROJECT:
MIXED-USE DEVELOPMENT

**1160 CAMERON AVENUE
KELOWNA**

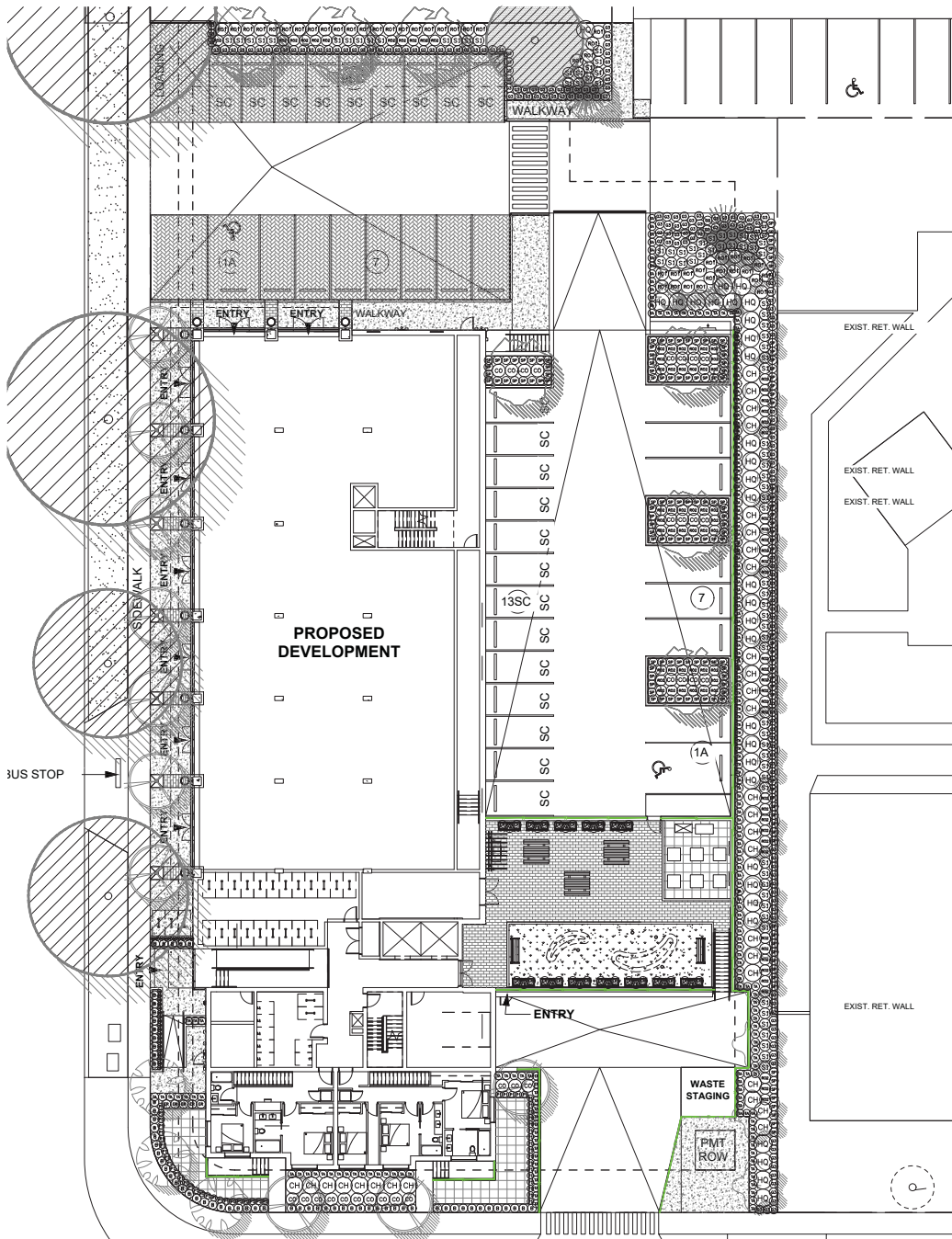
NOTE: PROPOSED 1160 CAMERON PERMEABLE AREA 654 m²; SITE COVERAGE 17.5%



DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23.DEC.20 DRAWING NUMBER:
SCALE: 1:250
DRAWN: RU
DESIGN: RU
CHKD: YR

L1
OF 5



PLANT SCHEDULE			PMG PROJECT NUMBER: 23-210	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SPIRÆA				
63		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT, 40CM
31		CHESYA TERNATA 'SUNDANCE'	MEXICAN MUCK DRAGON	#3 POT, 50CM
29		CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT, 80CM
32		HYDRANGÆA QUERCIFOLIA	OAKLEAF HYDRANGÆA	#3 POT, 80CM
45		ROSA MEDLAND SONICA	SONICA ROSE	#2 POT, 40CM
86		ROSA MEDLAND RED'	MEDLAND ROSE, RED	#2 POT, 40CM
88		SPIRÆA JAPONICA 'L'EMMOUND'	BRIGHT GREEN SPIRÆA	#3 POT, 60CM
102		SPIRÆA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRÆA, PINK	#2 POT, 40CM
191		TAXUS X MEDIA 'HILLI'	HILLI YEW	1.5M BAB
GRASS				
176		HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
49		PENNETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
101		HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT, 20CM
41		ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INSTALLATION TO I.A.B.C STANDARDS, LATEST EDITION.

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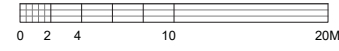
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 - f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	24 FEB 22	ISSUED FOR DP	
1	24 FEB 23	NEW SITE PLAN	RJ

PROJECT: **MIXED-USE DEVELOPMENT**

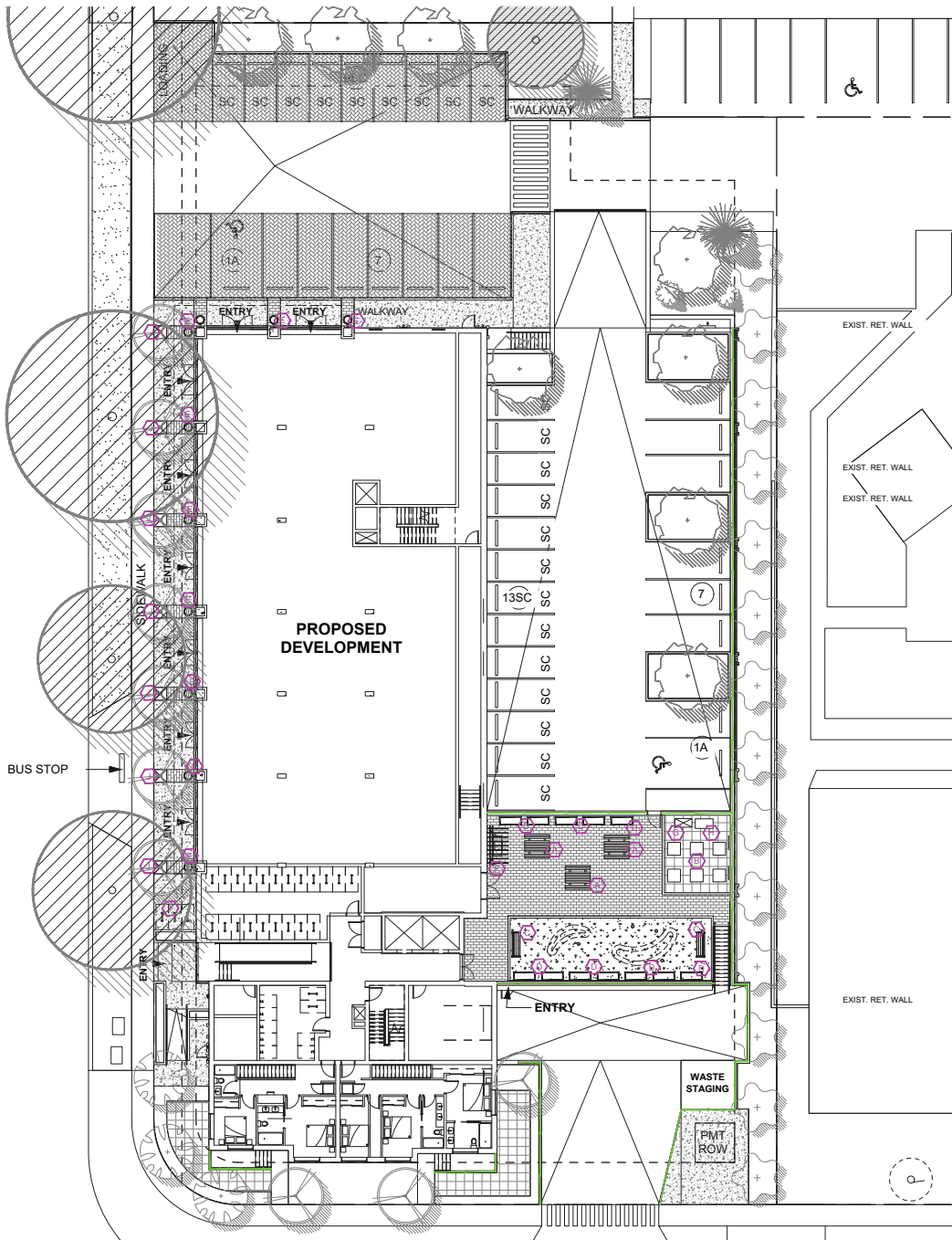
1160 CAMERON AVENUE
KELOWNA



DRAWING TITLE:
SHRUB PLAN

DATE: 23 DEC 20 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHKD: YR
L2
OF 5

SEAL:



SITE FURNITURE LEGEND

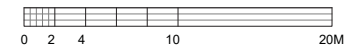
A		MAGLIN 210 CLUSTER SEATING MTB-0210-00040 IPE WOOD
B		LIFESPACE ELEVATED HIRLLOOM SELF WATERING PLANT 3X3' RAW CEDAR
C		MAGLIN 970 BACKED BENCHES IPE WOOD MBE-0970-00023
D		MAGLIN 1500 PLANTERS MPL-1500-00008 18.10" H X 54.35" L X 18.38" D
E		NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 26" PRPA116594 COLOUR: CAVAR BLACK
F		TRELLIS
G		GEDARSHED BAYSIDE LAEN TO GARDEN SHED 6'X7' CEDAR ROOF
H		GEDARSHED POTTING TABLE
I		MAGLIN SC BIKE RACKS MBR-1600-00008
J		TREE GRATE

MATERIAL LEGEND

	SYNLAWN ARTIFICIAL TURF
	BELGARD BASALT CONCRETE SLAB NATURAL COLOUR
	BELGARD CORTEZ CONCRETE PAVERS 305X610X50MM NATURAL COLOUR
	BELGARD AQUALINE SERIES MIDNIGHT COLOUR PATTERN: HERRINGBONE
	CONCRETE
	ASPHALT

FENCE LEGEND

	ALUMINUM PICKET FENCE ON SLAB
--	-------------------------------



2	24 FEB 22	ISSUED FOR GP	RJ
1	24 FEB 23	NEW SITE PLAN	RJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
MIXED-USE DEVELOPMENT

1160 CAMERON AVENUE
KELOWNA

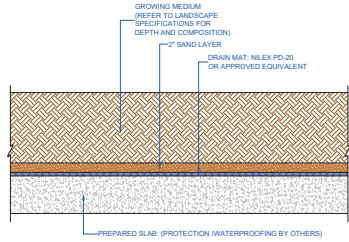
DRAWING TITLE:
MATERIAL PLAN

DATE: 23 DEC 20 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHKD: YR

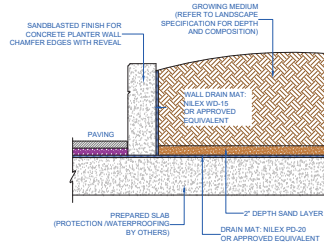
L4
OF 5



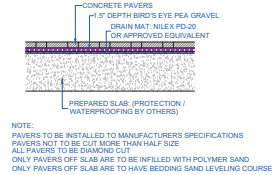
SCALE:



1 PLANTING ON SLAB
1/25

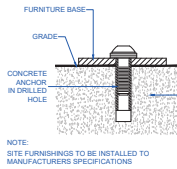


2 PLANTER WALL ON SLAB
1/25



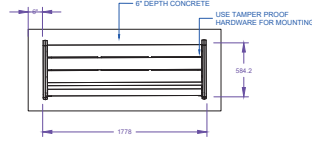
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

3 PAVERS OVER SLAB
1/25

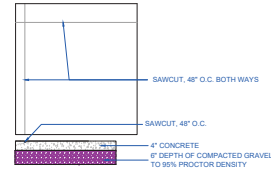


NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

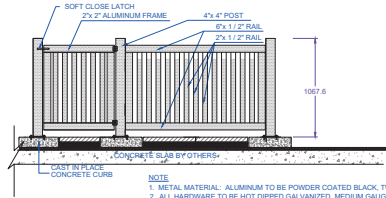
4 SITE FURNITURE MOUNTING
N.T.S



5 BENCH ON CONCRETE PAD
1/25



6 CONCRETE SAW CUTS
N.T.S



NOTE:
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER.
4. INSTALL PER MANUFACTURERS INSTRUCTIONS.

7 ALUMINUM PICKET FENCE ON SLAB
1/25

NO.	DATE	REVISION DESCRIPTION	DR.
2	24.FEB.22	ISSUED FOR GP	
1	24.FEB.23	NEW SITE PLAN	RJ

CLIENT:

PROJECT:
MIXED-USE DEVELOPMENT

1160 CAMERON AVENUE
KELOWNA

DRAWING TITLE:
**LANDSCAPE
DETAIL**

DATE: 23.DEC.20 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHKD: YR

L5
OF 5