



NEW TOWN

# DEVELOPMENT PERMIT RATIONALE

Mixed Use Apartment Housing

2606 - 2696 Pandosy Street, Kelowna, BC



## PROPOSAL

This application is presented to advance an 85-dwelling mixed-use apartment and townhouse complex under the existing UC5 Urban Centre zone. The application is consistent with the intent of the Official Community Plan to foster a greater variety of housing and employment within the Pandosy Urban Center.

The completed mixed-use building will be offered as 642m<sup>2</sup> of Commercial space at street level, with 5 three-bedroom townhouses, 6 studios, 42 one-bedroom, 6 two-bedroom and 26 three-bedroom apartments. The proposal is tracking no variances to the zoning bylaw. A total of 105 parking spaces and 73 bike parking spaces are provided along with 2585m<sup>2</sup> of amenity space, 710m<sup>2</sup> of which is provided as common rooftop amenity space for all residents to enjoy.



Figure 1: Site location outlined in red.



NEW TOWN

# ARCHITECTURAL FORM & CHARACTER



Figure 2: View from Pandosy.

The architecture is developed as segmented vertical masses with large balconies and roof top amenity terraces, fostering a sense of community among the residents. The commercial level forms a sturdy base, blending seamlessly with neighboring commercial structures, using brick cladding. The combination of imitation wood and black-and-white aluminum panels on the tower and townhomes adds visual interest. The penthouse suites stand out with their black aluminum panels and wooden soffits, exuding warmth and luxury. This separation, dividing the building into lower, middle, and upper sections, adds a sense of horizontal segmentation to the architecture.



Figure 3: Large balconies and Townhome Amenity Terrace.

The exterior design aligns with the OCP Design Guidelines in the following ways:

*OCP Guideline 2.1.1. To site and design buildings to positively frame and activate streets and public open spaces.*

The primary Building Façade is oriented to both fronting streets to create street definition. Distance between building and sidewalk have been minimized to create a sense of enclosure. Windows and street-level uses are located to create active frontages.

*OCP Guideline 2.1.2. To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.*

The mass of the building is separated through visual breaks and the upper storey is stepped back to minimize shadowing on sidewalks.

*OCP Guideline 2.1.4. To ensure the provision of adequate servicing, vehicle access, and parking while minimizing adverse impacts on the comfort, safety and attractiveness of the public realm.*

Parking areas and garbage collection have been located at the rear of site and are accessed by the rear lane.

*OCP Guideline 2.1.6. To enhance liveability, visual interest, identity, and sense of place through building form, architectural composition and materials.*

The design incorporates a range of architectural features and details, such as variations in roof height, canopies and overhangs, to create visual interest.

*OCP Guideline 4.1.1. To site and design buildings to positively frame and activate streets and public open spaces.*

The developments main building entrance is clearly visible from the fronting street. The parking garage entrance is located away from the street frontage. The building has a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.

*OCP Guideline 4.1.6. To enhance liveability, visual interest, identity, and sense of place through building form, architectural composition, and materials.*

The building base is defined through brick and commercial uses, the middle of the building is defined through lighter tones, and the top is setback for Penthouse suites and rooftop patios. Awnings are also provided on the commercial street, and varying roof lines provide visual interest.

## SITE & LOCATION

The site is located at the intersection of Pandosy Street and Osprey Avenue and features convenient pedestrian access from Pandosy to the commercial units. The parkade consists of one level partially below grade and a second level above. To maintain aesthetics, the at-grade parkade is shielded from pedestrian view by the

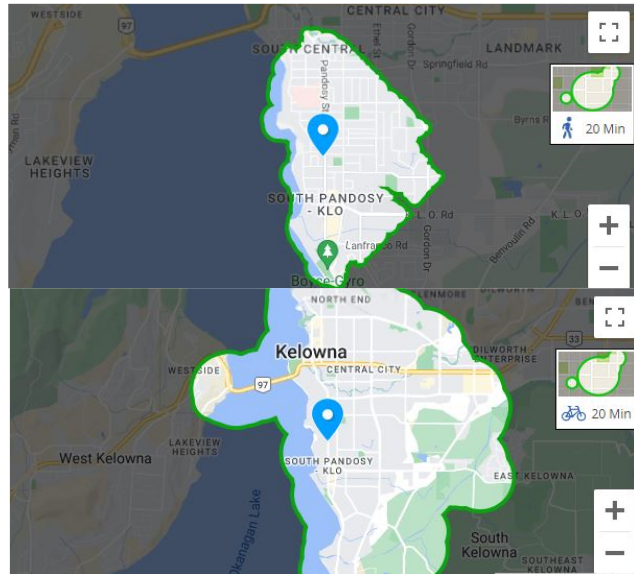
commercial units and residential lobby. Situated in a walkable and bikeable area, the location also offers proximity to transit services.



**Very Walkable**  
Most errands can be accomplished on foot.

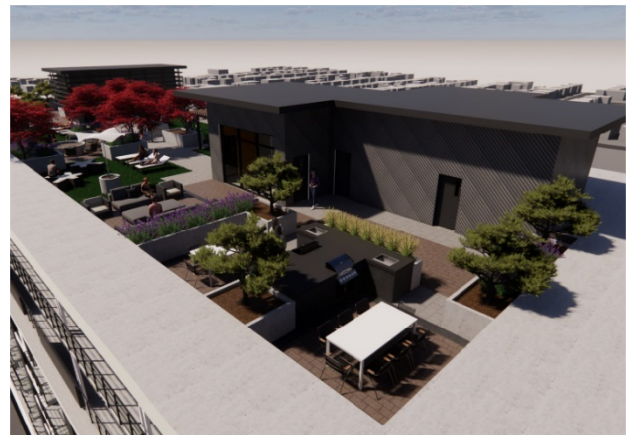


**Biker's Paradise**  
Daily errands can be accomplished on a bike.



## SUMMARY

This development is a key housing component to be added within the context of the Pandosy Urban Centre. It complies with the zoning bylaw in all aspects and follows the OCP guidelines for appropriate development. In summary, the proposal offers a mix of essential housing units alongside a commercial component that supports a vibrant and growing urban neighborhood. The applicant kindly requests support from staff and Council for this mixed-use project.



# 2606 - 2696 PANDOSY STREET

ISSUED FOR DP, 2024-07-05



**ARCHITECTURAL**  
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**CIVIL**  
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**SURVEY**  
 RUNNALS DENBY BC LAND SURVEYORS  
 259A LAWRENCE AVENUE  
 KELOWNA, BC V1Y 6L2  
 e: jen@runnalsdenby.com t: (250) 763-7322

- A0.00 COVER PAGE
- A1.01D ZONING & BYLAW
- A2.01D SITE PLAN
- A3.01D PARKADE L1 FLOOR PLAN
- A3.02D PARKADE L2 FLOOR PLAN
- A3.03D LEVEL 3 FLOOR PLAN
- A3.04D LEVEL 4 FLOOR PLAN
- A3.05D LEVEL 5 FLOOR PLAN
- A3.06D LEVEL 6-8 FLOOR PLAN
- A3.07D PH LEVEL 1
- A3.08D PH LEVEL 2
- A3.09D ROOFTOP AMENITY
- A4.00D MATERIALS
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS
- A4.21D SITE CONTEXT ELEVATION
- A4.22D SHADOW ANALYSIS
- A6.01D RENDERINGS
- A6.02D RENDERINGS
- A6.03D RENDERINGS

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Revisions

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1	2024-07-05	ISSUED FOR DP

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project title  
**PANDOSY ST - UC6 MXR**

project address  
**2606 - 2696 Pandosy Street  
 KELOWNA BC**

project no. **4242**

drawing title  
**COVER PAGE**

designed	LA	DATE
drawn		LA
checked		LA
drawing title		LA

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**2606-2696 PANDOSY MXR**

ADDRESS:  
2606 - 2696 PANDOSY STREET, KELOWNA, V1Y 1Y6, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:  
LOT A DISTRICT LOT 14 OSOYOVS DIVISION YALE DISTRICT PLAN 33506

GRADES:  
EXISTING: FLAT PROPOSED: FLAT

NUMBER OF BUILDINGS:  
1 BUILDING (85 UNITS)

**ZONING ANALYSIS**

EXISTING: UC5 - SOUTH PANDOSY URBAN CENTRE  
PROPOSED: UC5 - SOUTH PANDOSY URBAN CENTRE

FUTURE LAND USE (2040 OCP): UC5  
TRANSIT SUPPORTED CORRIDOR: N

ADJACENT LAND USES: ZONE USE  
NORTH UC5 UC5  
SOUTH UC5 UC5  
EAST UC5 UC5  
WEST UC5 UC5

PARKING COMMERCIAL  
SINGLE FAMILY/COMMERCIAL RESIDENTIAL

**UC5 ZONING REQUIREMENTS**

	REQUIRED:	PROPOSED:
SITE AREA (m <sup>2</sup> )	460.00m <sup>2</sup>	3363.57m <sup>2</sup>
SITE WIDTH (m)	13.0m	30.5m
SITE DEPTH (m)	30.0m	110.4m
MAXIMUM SITE COVERAGE OF BUILDINGS (%)	100.00%	76.2%
MAXIMUM SITE COVERAGE OF IMPERMEABLE SURFACES (%)	100.00%	100.00%
VEHICULAR ACCESS FROM LANE OR LOWER CLASSED ROAD	Y	Y

**DEVELOPMENT REQUIREMENTS**

	REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:	N/A	85 UNITS
FLOOR AREA (GFANFA)(m <sup>2</sup> ):	8913.48m <sup>2</sup> MAX (BASED ON 2.65 FAR)	8480.05m <sup>2</sup> (2563.995 GFA FOR SITE COVERAGE)
FLOOR AREA RATIO:	BASE: 2.35 STREETSCAPE BONUS: 0.3	2.52
BUILDING HEIGHT (m):	OCF DESIGNATED: 31.0m (8 STOREYS) MAX. ST. SCAPE BONUS: 43.0m (11 STOREYS)	32.5m (10 STOREYS)
MAX. CONTINUOUS FRONTAGE:	N/A	109.1m
SETBACKS (m):	FRONT (SOUTH): 4.5m FROM B/O CURB ABOVE 16.0m: 3.0m SIDE A (EAST): 4.5m FROM B/O CURB 3.0m ABOVE 16.0m: 3.0m SIDE B (WEST): 0.0m BACK (NORTH): 0.0m	5.4m FROM B/O CURB 3.0m 4.0m FROM B/O CURB 3.0m 0.0m 0.0m
AMENITY SPACE (m <sup>2</sup> ):	COMMON AREA (804m <sup>2</sup> ): 340.00m <sup>2</sup> PRIVATE AREA: 671.00m <sup>2</sup>	710.00m <sup>2</sup> 1875.00m <sup>2</sup>
PER UNIT BREAKDOWN:	BACHELOR (6): 6.00m <sup>2</sup> x 60-90.00m <sup>2</sup> 1-BED (42): 10.00m <sup>2</sup> x 42-120.00m <sup>2</sup> 2-BED (8): 15.00m <sup>2</sup> x 48-90.00m <sup>2</sup> 3-BED (31): 15.00m <sup>2</sup> x 51-165.00m <sup>2</sup>	TOTAL: 1,011.00m <sup>2</sup>
PER LEVEL:	LEVEL 2: 484.00m <sup>2</sup> LEVEL 3-7: 890.00m <sup>2</sup> LEVEL 8-9: 491.00m <sup>2</sup> ROOFTOP: 753.00m <sup>2</sup>	TOTAL: 2,585.00m <sup>2</sup>
PARKING STALLS:	COMMERCIAL (6 42x7.0): 8.3 (8) BACHELOR (6x0.8): 4.8 (5) 1-BED (42x0.9): 37.8 (38) 2-BED (8x1.0): 6.0 3-BED (31x1.0): 31.0	TOTAL: 87.9 (88)
VISITOR:	(85x0.14): 11.9 (12) TOTAL: 99.8 (100)	105 (52xL.G/49xSM4xH.C)
ACCESSIBLE VAN ACCESSIBLE:	4 (1)	4 (1)
DRIVE AISLE (WIDTH) DRIVE AISLE GRADE:	6.5m 8%	6.5m 3%
REGULAR STALL RATIO SMALL STALL RATIO:	50%/RES / 70%/CRU 50%/RES / 30%/CRU	51.5%/RES(50) / 25%/CRU (6) 48.5%/RES(47) / 75%/CRU (2)
LOADING:	0	0
BIKE STALLS (PER DWELLING UNIT):		
LONG TERM COMMERCIAL (6 47x0.2): 1.294	1	
BACHELOR (6x0.75): 4.5	5	
1-BED (42x0.75): 31.5	31	
2-BED (8x0.75): 4.5	5	
3-BED (31x1.0): 31.0	31	
TOTAL: 73	73	
SHORT TERM RESIDENTIAL: 14		
COMMERCIAL: 2		
TOTAL: 24		
END OF TRIP FACILITY WASH & REPAIR STATION:	N Y	N Y

**SPECIFIC BUILT FORMS**

	REQUIRED:	PROPOSED:
URBAN & VILLAGE CENTRE (14.11):		
UPPER FLOOR STEPBACK ABUTTING STREET CORNER LOT TRIANGULAR SETBACK URBAN PLAZA:	3.0m 4.5m N	3.0m 4.5m N
STREET TYPE:		
MIN. COMMERCIAL GROUND FLOOR:	90%	100%
MAX. MIN. RESIDENTIAL:	N/A	N/A
MAX. SITE COVERAGE BASED ON STREET TYPE (%)	100.00%	100.00%
MAX. PARKAGE EXPOSURE TO STREET (%)	0.00%	0.00%

AREA FOR FAR

Level	Area	Name
GRADE	642.32 m <sup>2</sup>	CRU
LEVEL 1	1259.81 m <sup>2</sup>	RESIDENTIAL
LEVEL 2	1259.81 m <sup>2</sup>	RESIDENTIAL
LEVEL 3	1187.99 m <sup>2</sup>	RESIDENTIAL
LEVEL 4	837.48 m <sup>2</sup>	RESIDENTIAL
LEVEL 5	837.48 m <sup>2</sup>	RESIDENTIAL
LEVEL 6	837.48 m <sup>2</sup>	RESIDENTIAL
PH LEVEL 1	852.08 m <sup>2</sup>	RESIDENTIAL
PH LEVEL 2	852.08 m <sup>2</sup>	RESIDENTIAL
PH LEVEL 3	848.05 m <sup>2</sup>	RESIDENTIAL



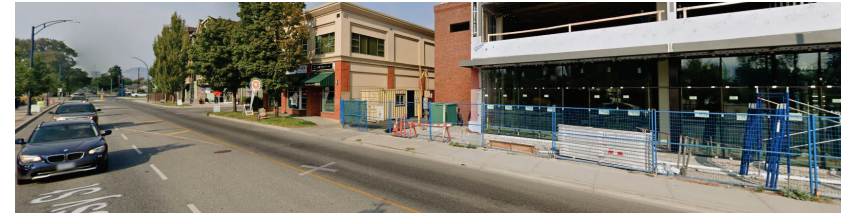
GOOGLE STREET VIEW #1 - FROM PANDOSY STREET LOOKING NORTH



GOOGLE STREET VIEW #2 - FROM PANDOSY STREET LOOKING SOUTH



GOOGLE STREET VIEW #3 - FROM PANDOSY STREET LOOKING WEST



GOOGLE STREET VIEW #4 - FROM PANDOSY STREET LOOKING EAST

**BUILDING CODE REVIEW**

OCCUPANCY	GROUP C	GROUP F3	GROUP E
ARTICLE	3.2.2.47	3.2.2.80	3.2.2.64
# OF STOREYS	UNLIMITED	UNLIMITED	UNLIMITED
# OF STREETS FACING	2	2	2
MAX BUILDING AREA	ANY AREA	ANY AREA	ANY AREA

CONSTRUCTION TYPE	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE
SPRINKLERED	YES	YES	YES
ASSEMBLY RATINGS:			
FLOORS	2 HR		
WALLS	2 HR		
LOAD BEARING WALLS/COLUMNS/ARCHES	2 HR		
ROOFS	N/A		

**SPATIAL SEPARATION 3.2.3.1.D**

	NORTH	EAST	SOUTH	WEST
WALL AREA	244.0m <sup>2</sup>	2315.0m <sup>2</sup>	662.0m <sup>2</sup>	35.0m <sup>2</sup>
OPENING AREA	32.0m <sup>2</sup>	1513.0m <sup>2</sup>	443.0m <sup>2</sup>	28.0m <sup>2</sup>
% PERMITTED	22.9%	100.00%	100.00%	84.5%
LIMITING DISTANCE	3.0m	>9.0m	>9.0m	4.5m
% PROVIDED	13.0%	65.4%	66.9%	80.0%
CONST. TYPE	COMB/NON	COMB/NON	COMB/NON	COMB/NON
CLADDING MATERIAL	NON	COMB/NON	COMB/NON	COMB/NON
REQUIRED RATING	1 HR	45 MIN	45 MIN	45 MIN

**REQUIRED FIRE SEPARATIONS 3.1.3.1.**

MAJOR OCCUPANCIES	1 HR	3.3.1.1
GROUP C TO C	1 HR	3.2.1.2
GROUP F3 TO C	1 HR	3.6.2
SERVICE ROOMS	1 HR	3.6.2.1 (1)
ELECTRICAL ROOM	1 HR	3.6.2.1 (1)
JANITORS ROOMS	N/A	3.6.2

**BUILDING FIRE SAFETY**

SCFFIT PROTECTION	N/A	3.2.3.16
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2
ROOF COVERING	CLASS A	3.1.15.2
CLASSIFICATION		
ATTIC FIRESTOPS	YES	3.1.11
MAX ATTIC AREA	300 m <sup>2</sup>	3.1.11.5
MAX. CRWL SPACE AREA	N/A	3.1.11.6
CONCEALED FLOOR AREA	N/A	3.1.11.5

**EXIT FACILITIES 3.1. TO 3.6.**

PARKADE LEVEL	2 MIN. PER FLOOR	PROVIDED WIDTHS
	REQUIRED WIDTHS	
	MIN. 800mm DOOR WIDTH (TABLE 3.4.3.2.A)	
	MIN. 1100mm STAIR WIDTH (TABLE 3.4.3.2.A)	
PARKADE LEVEL	6.1m/ PERSON x 63 PERSONS = 384.3mm	2 DOORS @ 3'-0" = 6'-0" (1828mm)
RESIDENTIAL LEVELS		
LEVEL 1 - 10 (DOORS)	MIN. DOOR WIDTH/FLOOR = 305mm	2 DOORS @ 3'-0" EACH
	6.1m/ PERSON x 50 PERSONS MAX	WIDTH/FLOOR = 1828mm
LEVEL 1 - 10 (STAIRS)	8.0m/ PERSON x 50 PERSONS MAX	2 STAIRS @ 4'-0" EACH
	MIN. STAIR WIDTH/FLOOR = 400mm	WIDTH/FLOOR = 2400mm
RESIDENTIAL UNITS	MIN. 1 DOOR @ 800mm/UNIT	36" DOOR @ EACH UNIT
EXIT THROUGH LOBBY	YES	3.4.4.2
PANIC HARDWARE REQ'D	YES	3.4.6.16(2)
EXIT EXPOSURE	NO	3.2.3.13
MAX TRAVEL DISTANCE	45m	3.4.2.5(1)
EXIT RATINGS REQUIRED		
STAIR SHAFTS	2 HR	3.4.4.1
CORRIDORS	2 HR	3.3.2.6(4)

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project title  
**PANDOSY ST - UC5 MXR**

project address  
**2606 - 2696 Pandosy Street  
KELOWNA BC**

project no. **4242**

distributing title  
**ZONING &  
BYLAW**

approved: LA 1:10  
drawn: DH  
checked: UA  
drawing no. **A1.01D**  
issue: 05/07/2024 1:09:15 PM

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1 SITE PLAN  
1:210



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drawing title  
**SITE PLAN**

designed	LA	scale	1:210
drawn	DH		
checked	UA		
drawing no.			
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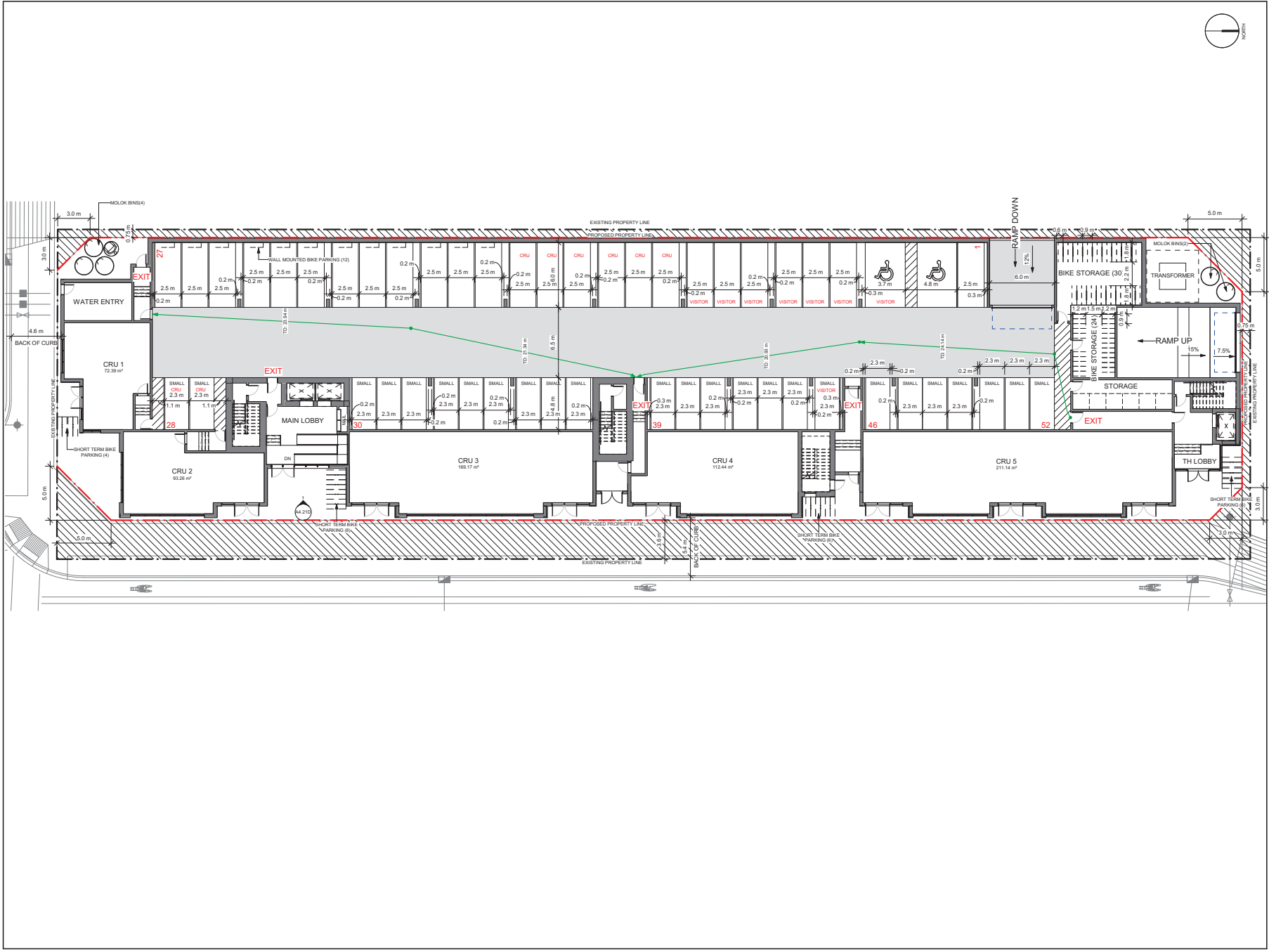
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KELOWNA BC**

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drawing title  
**PARKADE L1  
FLOOR PLAN**

approved	date	1:150
LA		
drawn		LA
checked		UA
drawing no.		

**A3.01D**

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**KEYNOTES - FLOOR PLAN**

1.D	DESCRIPTION
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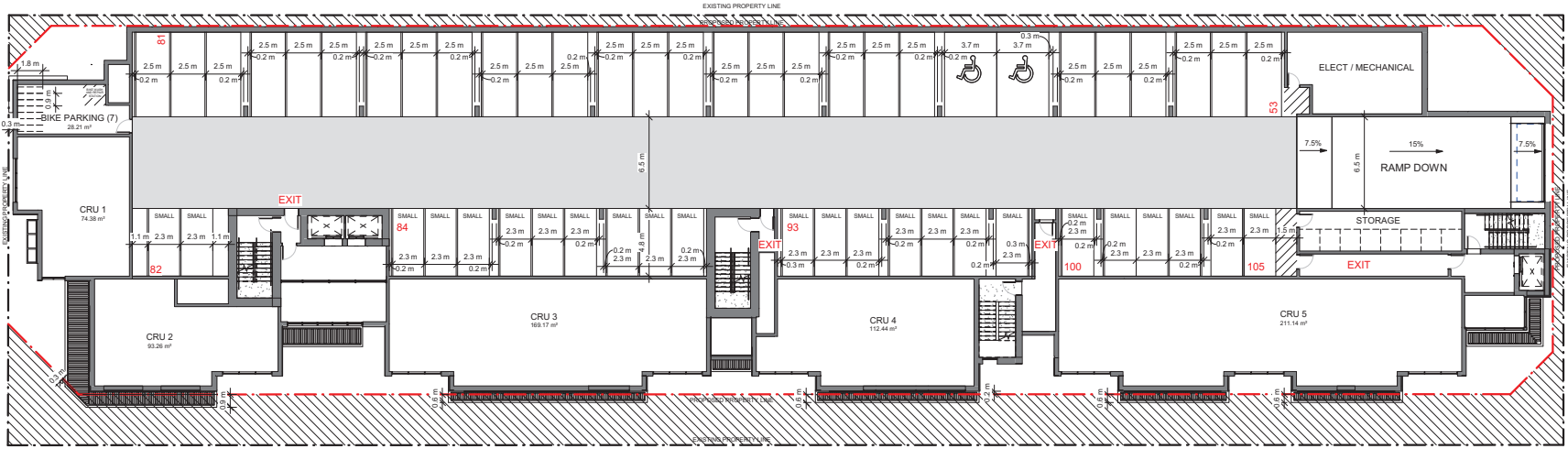


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drawing title  
**PARKADE L2  
FLOOR PLAN**

DESIGNED	CHECKED	SCALE
LA	LA	1 : 150
DRAWN	LA	
CHECKED	LA	
DRAWING DATE	UA	

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**KEYNOTES - FLOOR PLAN**

1.D DESCRIPTION



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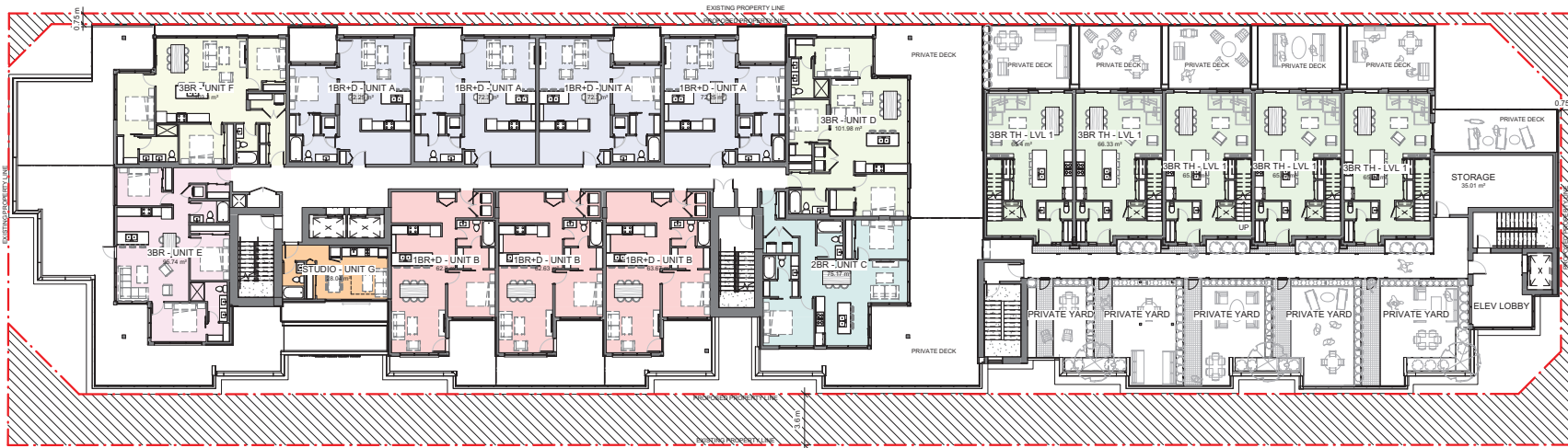
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drawing title  
**LEVEL 3 FLOOR PLAN**

scale  
LA 1 : 150  
LA  
LA

checked  
UA

drawing no.  
**A3.03D**

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drawing title  
**LEVEL 4 FLOOR PLAN**

DESIGNED	CHECKED	SCALE
LA	UA	1 : 150
DRWN	LA	
CHECKED	UA	
DRAWING DATE	UA	

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DATE: 05/07/2024 1:09:48 PM



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Scale

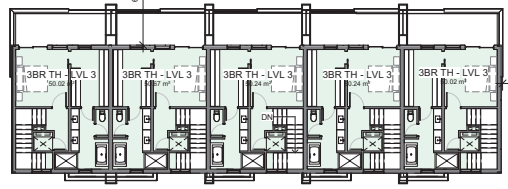


Revisions

No.	DATE	ISSUED FOR
1	2024-07-05	ISSUED FOR DP

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project title  
**PANDOSY ST - UC6 MXR**

project address  
**2606 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**LEVEL 5 FLOOR PLAN**

project LA  
drawn LA  
checked UA

**A3.05D**

print 05/07/2024 11:03:01 PM



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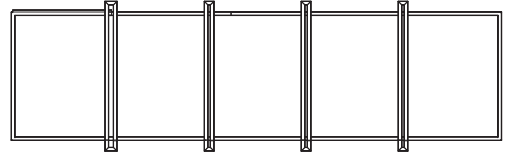
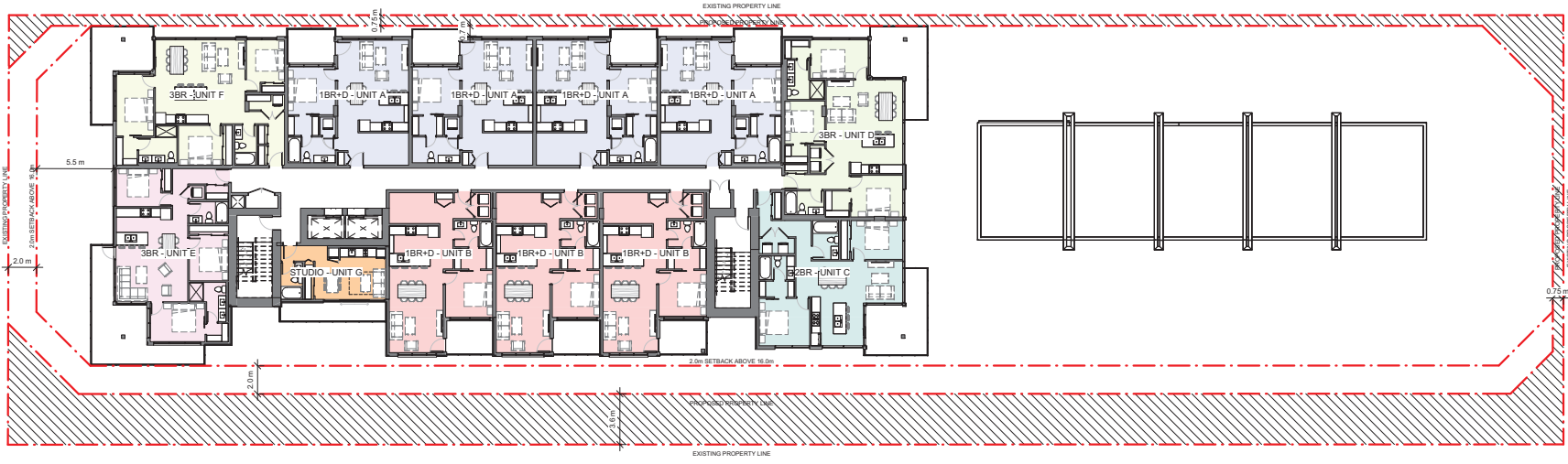


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project title  
**PANDOSY ST - UCS MXR**

project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**LEVEL 6-8  
FLOOR PLAN**

DESIGNED	DATE	SCALE
LA		1 : 150
DRAWN		DH
CHECKED		UA

**A3.06D**  
DATE: 05/07/2024 11:01:11 PM



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Seal

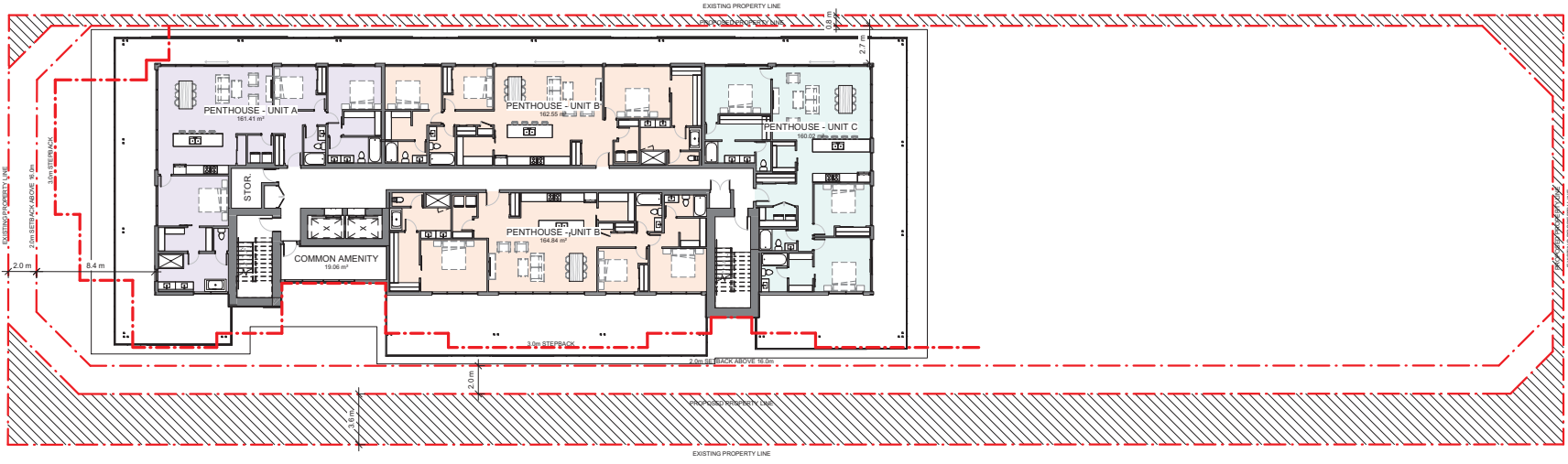


Revisions

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1	2024-07-05	ISSUED FOR DP

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project title  
**PANDOSY ST - UC6 M&R**

project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**PH LEVEL 1**

DESIGNED	CHECKED	SCALE
LA	LA	1 : 150
DRWN	LA	
CHECKED	UA	
DRAWING NO.		

**A3.07D**  
DATE: 05/07/2024 11:10:16 PM



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Seal

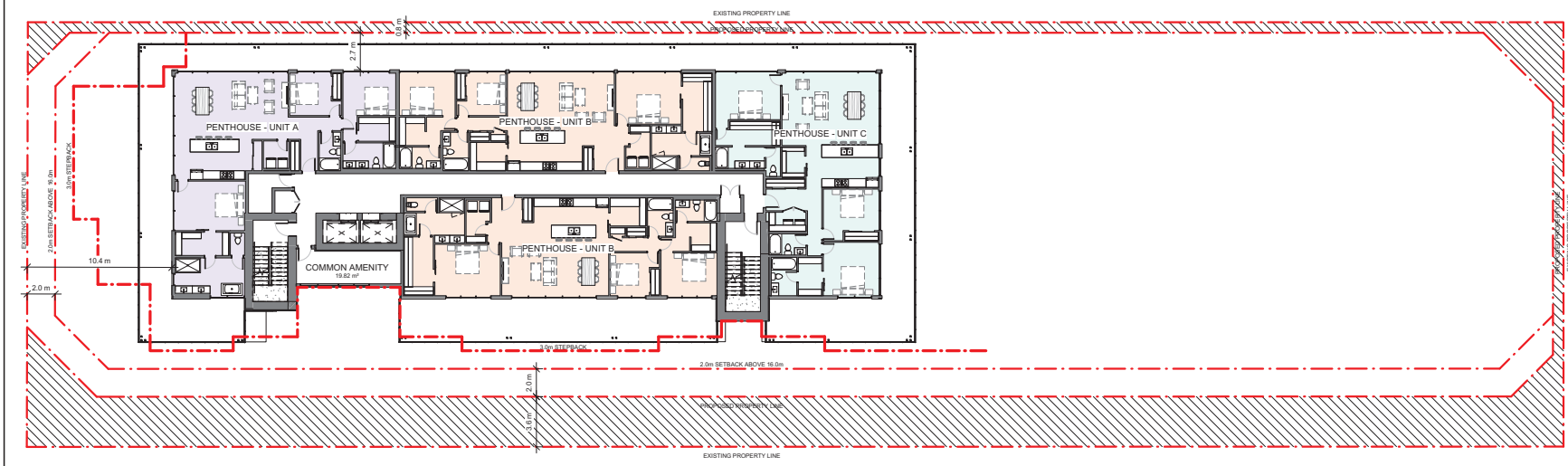


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No.	DATE	ISSUED FOR
1	2024-07-05	ISSUED FOR DP

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project title  
**PANDOSY ST - UC6 MXR**

project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**PH LEVEL 2**

designed	LA	scale	1 : 150
drawn	LA		
checked	UA		
drawing no.			

**A3.08D**

print date 05/07/2024 11:02:22 PM



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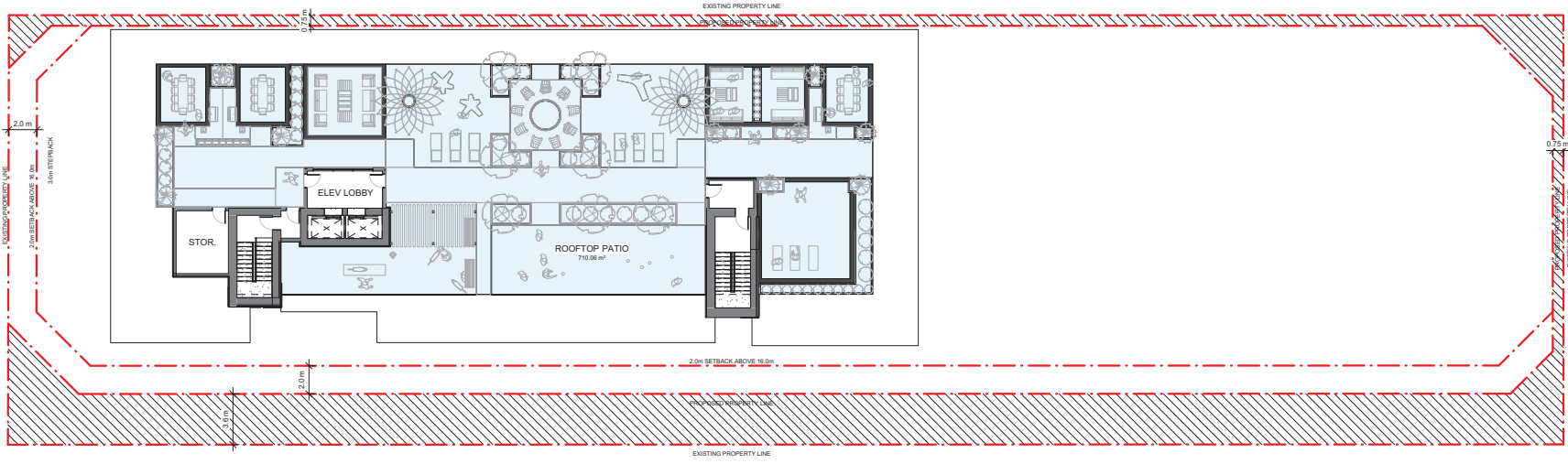


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1	2024-07-05	ISSUED FOR DP

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project title  
**PANDOSY ST - UC6 MxR**

project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**ROOFTOP AMENITY**

designed	LA	scale	1 : 150
drawn	LA		
checked	LA		
drawing no.	UA		

**A3.09D**

print date 05/07/2024 11:02:23 PM



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 PRODUCT: V-GROOVE SIDING  
 COLOUR & CODE: FAWN  
 I.D NUMBER: 01



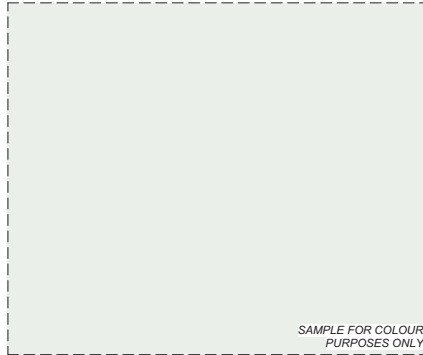
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PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: ALUMINUM PRE-FORMED PANELS  
 COLOUR & CODE: CHARCOAL BLACK  
 I.D NUMBER: 02



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: ALUMINUM PRE-FORMED PANELS  
 COLOUR & CODE: WHITE  
 I.D NUMBER: 03



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: ALUMINUM SUNSHADE  
 COLOUR & CODE: BLACKWOOD TEXTURE  
 I.D NUMBER: 04

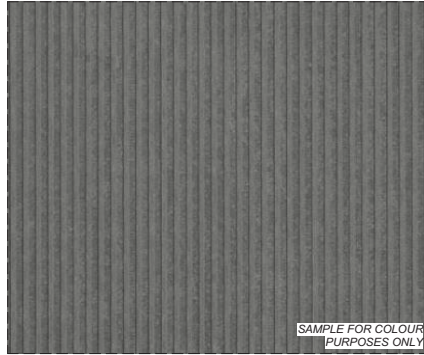


MANUFACTURER: TBD  
 PRODUCT: ALUMINIUM RAILING W/ GLASS PANEL INFILL  
 COLOUR & CODE: BLACK  
 I.D NUMBER: 05



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: EQUITONE  
 PRODUCT: LINEA  
 COLOUR & CODE: BLACK  
 I.D NUMBER: 06



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: BRICK  
 COLOUR & CODE: GREY  
 I.D NUMBER: 07



SAMPLE FOR COLOUR  
PURPOSES ONLY

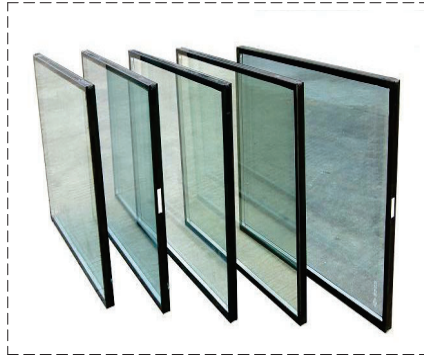
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 PRODUCT: STOREFRONT GLAZING  
 COLOUR & CODE: BLACK FRAME  
 I.D NUMBER: 08



MANUFACTURER: TBD  
 PRODUCT: ALUMINIUM SLIDING PATIO DOOR IN BLACK FRAME  
 COLOUR & CODE: BLACK  
 I.D NUMBER: 09



MANUFACTURER: TBD  
 PRODUCT: ALUMINIUM WINDOW IN BLACK FRAME  
 COLOUR & CODE: BLACK  
 I.D NUMBER: 10



MANUFACTURER: TBD  
 PRODUCT: BIKE RACK - LOOPS  
 COLOUR & CODE: BLACK  
 I.D NUMBER: 11



MANUFACTURER: MOLOK  
 PRODUCT: GARBAGE RECEPTACLES  
 COLOUR & CODE: TBD  
 I.D NUMBER: 12



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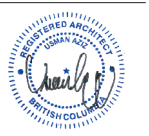
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project title  
**PANDOSY ST - UC6 M&R**

project address  
**2608 - 2606 Pandosy Street  
 KELOWNA BC**

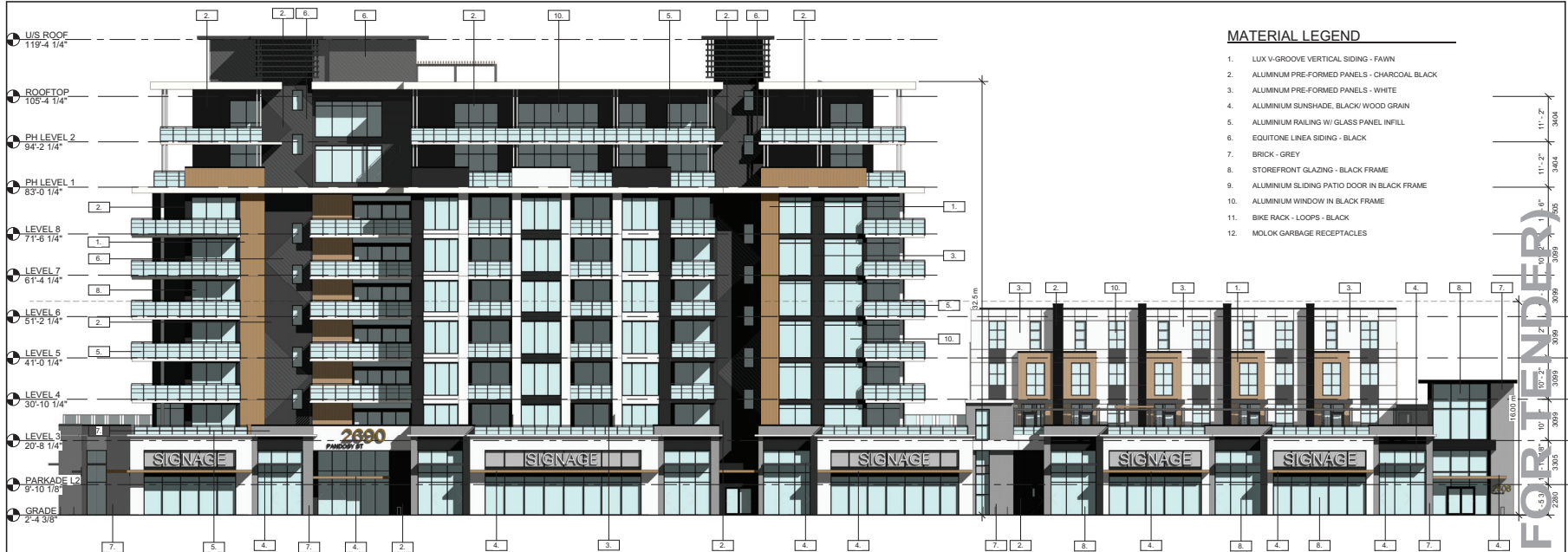
project no. **4242**

drawing title  
**MATERIALS**

designed	LA	scale	1 : 10
drawn	LA		
checked	LA		
drawing no.	UA		

**A4.00D**

print date 05/07/2024 11:02:24 PM



**MATERIAL LEGEND**

1. LUX V-GROOVE VERTICAL SIDING - FAWN
2. ALUMINUM PRE-FORMED PANELS - CHARCOAL BLACK
3. ALUMINUM PRE-FORMED PANELS - WHITE
4. ALUMINUM SUNSHADE, BLACK WOOD GRAIN
5. ALUMINUM RAILING W/ GLASS PANEL INFILL
6. EQUITONE LINEA SIDING - BLACK
7. BRICK - GREY
8. STOREFRONT GLAZING - BLACK FRAME
9. ALUMINUM SLIDING PATIO DOOR IN BLACK FRAME
10. ALUMINUM WINDOW IN BLACK FRAME
11. BIKE RACK - LOOPS - BLACK
12. MOLOK GARBAGE RECEPTACLES

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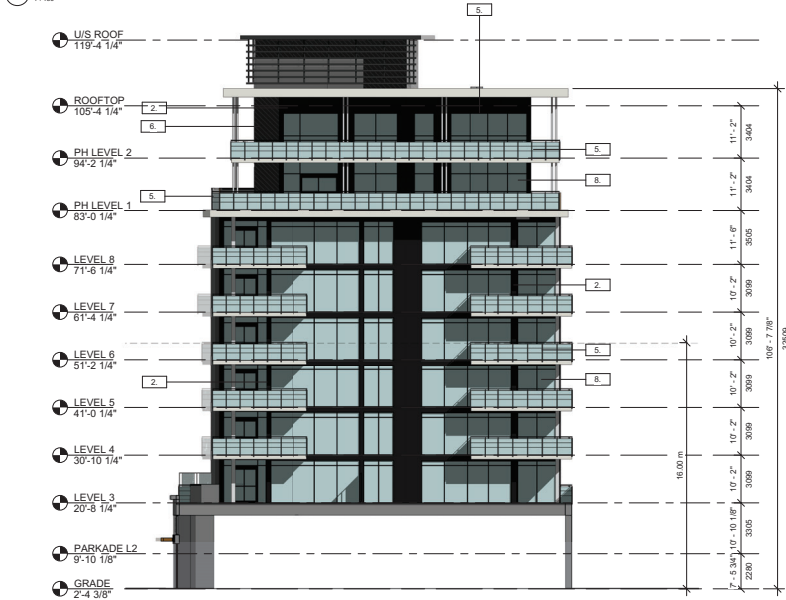
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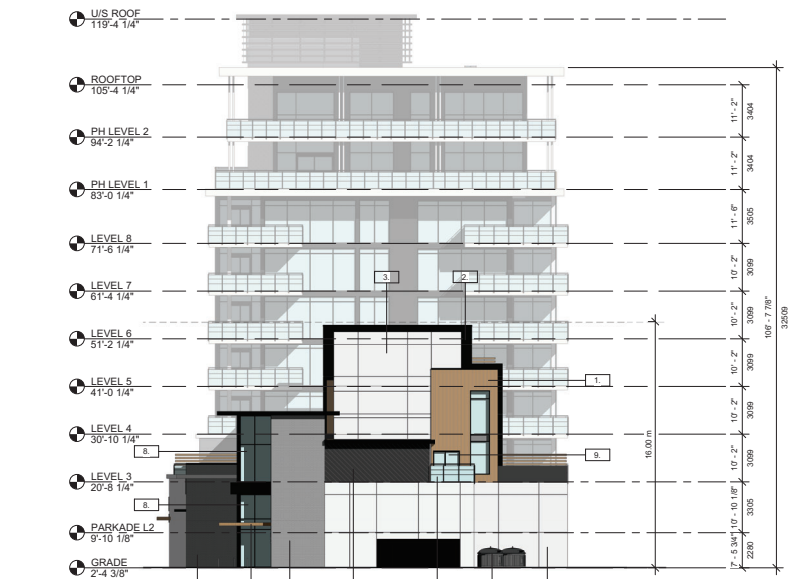
Revisions

No.	DATE	ISSUED FOR
1	2024-07-05	ISSUED FOR DP

1 EAST ELEVATION  
1:150



3 NORTH ELEVATION TOWER (DP)  
1:150



2 NORTH ELEVATION  
1:150

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PRINT IN COLOUR

project title  
**PANDOSY ST - UC6 MXR**

project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

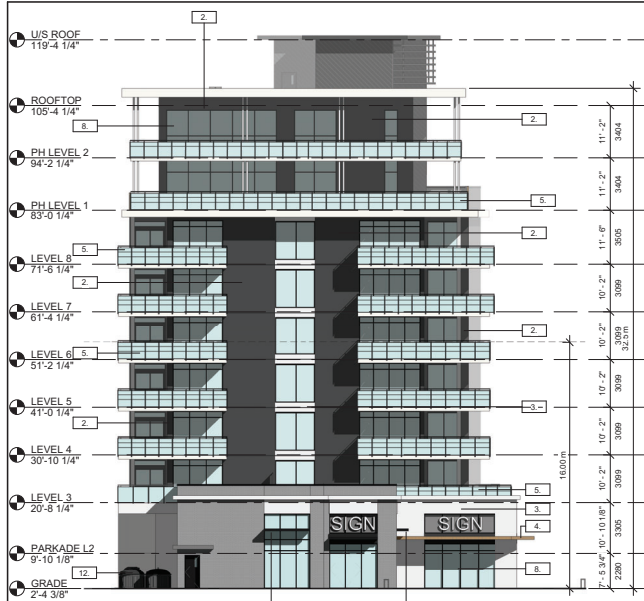
project no. **4242**

drawing title  
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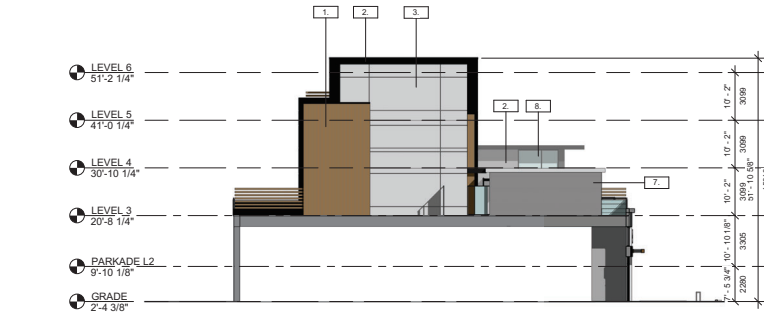
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drawn by LA  
checked by LA  
drawing by LA

**A4.01D**

project 05/07/2024 11:50:50 PM



2 SOUTH ELEVATION  
1:150



3 SOUTH ELEVATION TH (DP)  
1:150



1 WEST ELEVATION  
1:150

**MATERIAL LEGEND**

1. LUX V-GROOVE VERTICAL SIDING - FAWN
2. ALUMINUM PRE-FORMED PANELS - CHARCOAL BLACK
3. ALUMINUM PRE-FORMED PANELS - WHITE
4. ALUMINUM SUNSHADE, BLACK/ WOOD GRAIN
5. ALUMINUM RAILING W/ GLASS PANEL INFILL
6. EQUITONE LINEA SIDING - BLACK
7. BRICK - GREY
8. STOREFRONT GLAZING - BLACK FRAME
9. ALUMINUM SLIDING PATIO DOOR IN BLACK FRAME
10. ALUMINUM WINDOW IN BLACK FRAME
11. BIKE RACK - LOOPS - BLACK
12. MOLOK GARBAGE RECEPTACLES

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**PANDOSY ST - UC6 MXR**

project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**BUILDING ELEVATIONS**

designed by LA  
drawn by LA  
checked by LA  
drawing no. UA

**A4.02D**

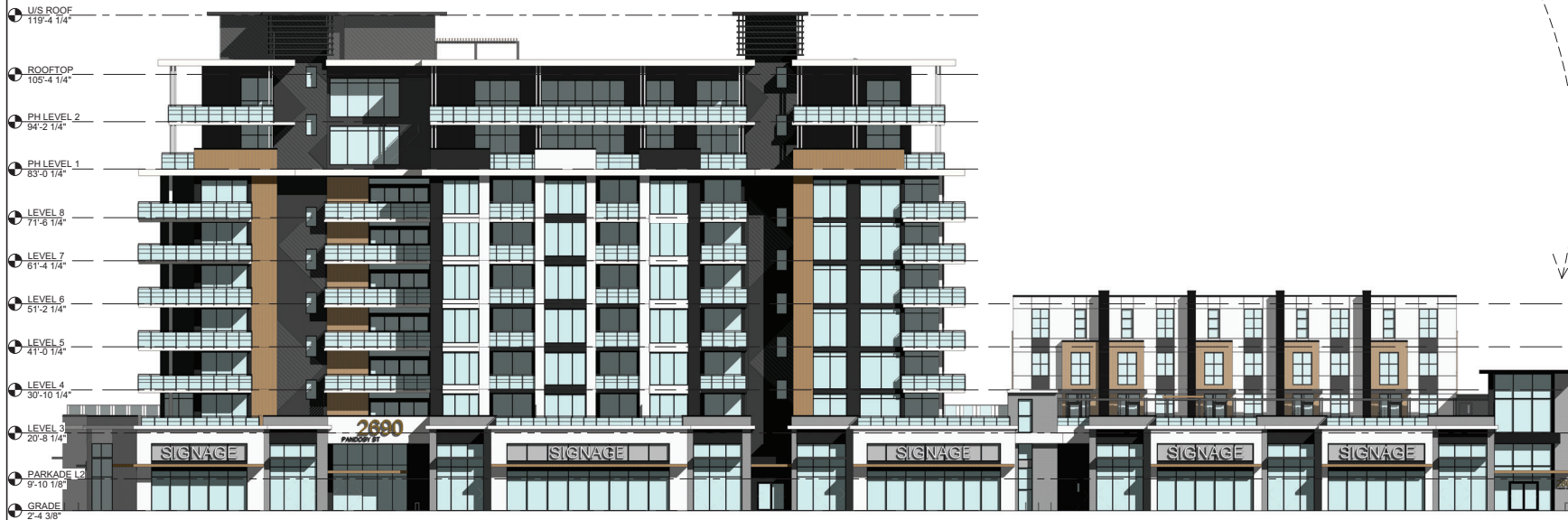
project 06/07/2024 11:11:15 PM



2728 PANDOSY STREET



2802 PANDOSY STREET



1 2608-2696 PANDOSY STREET  
1:100

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project title  
**PANDOSY ST - UC6 MXR**

project address  
**2608 - 2696 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**SITE CONTEXT  
ELEVATION**

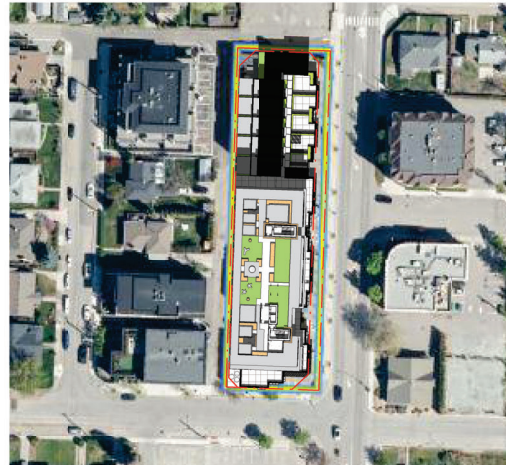
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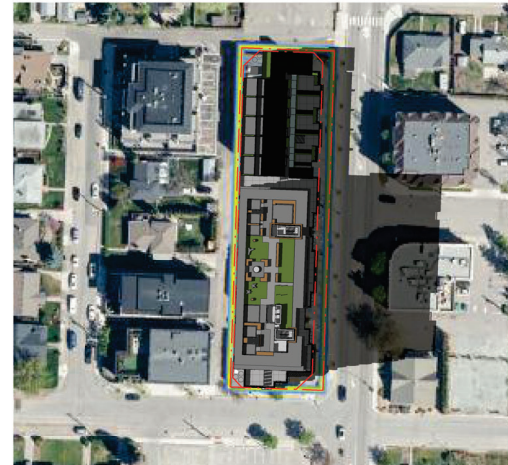
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1 SUMMER @ 8AM  
1:750



2 SUMMER @ NOON  
1:750



3 SUMMER @ 4PM  
1:750



4 WINTER @ 8AM  
1:750



5 WINTER @ NOON  
1:750



6 WINTER @ 4PM  
1:750

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project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**SHADOW ANALYSIS**

project LA scale 1:750  
drawn LA  
checked UA  
drawing date

**A4.22D**

print 05/07/2024 11:28 PM

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RENDERING NUMBER 1 - VIEW FROM CORNER OF PANDOSY AND WARDLAW

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 2 - VIEW FROM PANDOSY STREET

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 3 - REAR VIEW FROM OSPREY ST

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 4 - INTERSECTION OF OSPREY & PANDOSY

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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**PANDOSY ST - UC6 MXR**

project address  
**2608 - 2606 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**RENDERINGS**

designed	LA	scale	1 : 10
drawn	LA		
checked			
drawing no.			

**A9.01D**

print date 05/07/2024 11:12:10 PM



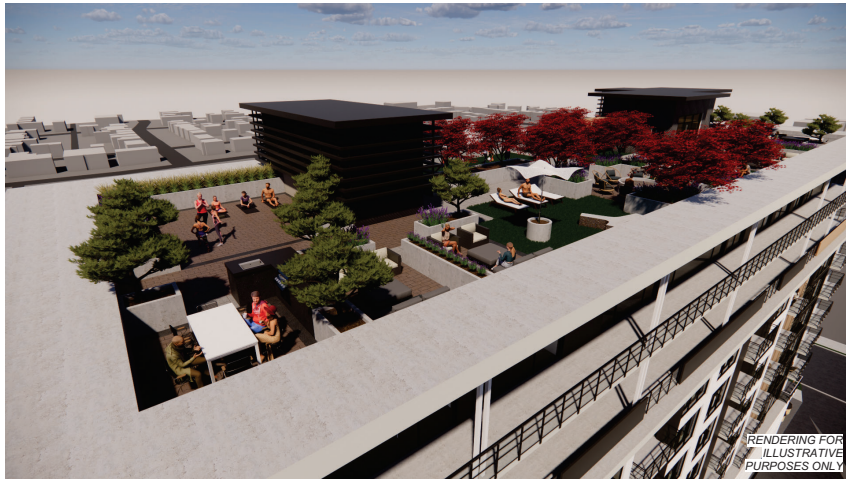
RENDERING NUMBER 5 - BIRDSYE VIEW

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



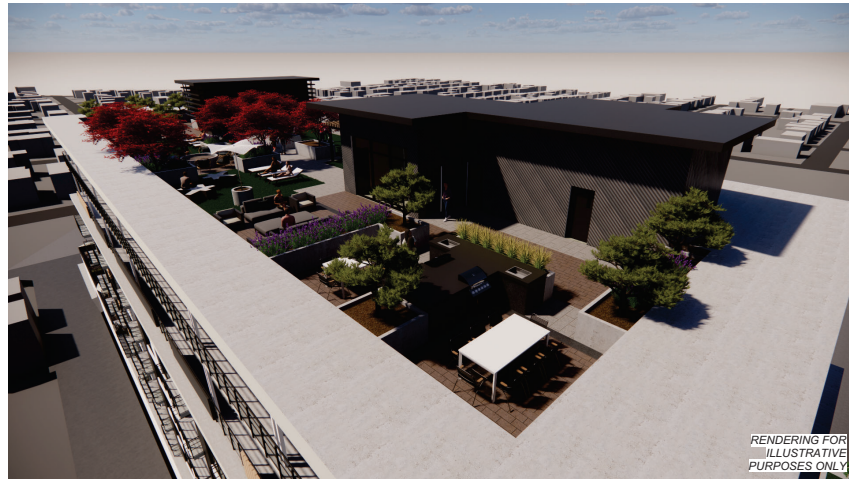
RENDERING NUMBER 6 - MAIN TOWER ENTRANCE STREET VIEW

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 7 - ROOFTOP AMENITY VIEW

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 8 - ROOFTOP AMENITY VIEW

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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project address  
**2608 - 2696 Pandosy Street  
KELOWNA BC**

project no. **4242**

drawing title  
**RENDERINGS**

designed	LA	scale	1 : 10
drawn	LA		
checked	LA		
drawing no.	UA		

**A9.02D**

print date 06/07/2024 11:21:11 PM

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RENDERING NUMBER 9 - VIEW FROM PANDOSY ST - MAIN TOWNHOME ENTRANCE

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 10 - STREETSCAPE VIEW - PANDOSY STREET

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 11 - TOP TOWNHOME VIEW - FRONT

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING NUMBER 12 - TOP TOWNHOME VIEW - REAR

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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project no. **4242**

drawing title  
**RENDERINGS**

designed	LA	scale	1 : 10
drawn	LA		
checked	UA		
drawing date			

**A9.03D**

print date 06/07/2024 11:12:12 PM





1 overall plan  
Scale: 1:300

Site Information

Address: 2606 - 2696 Pandosy Street  
Kelowna, B.C.  
City of Calgary Zoning: UCS  
Pandosey Urban Centre

Landscape Statistics

Site Area: 2,946.12 sq m  
length of Frontage: 130.42 lm  
Pandosey Street + Osprey Ave

Trees	required	provided
1 tree per 10 lm frontage	Total 13.0	21
Shrubs		provided
	Total	654
	Shrubs	221.00
	Grasses	433.00

Legend

trees	grasses and groundcovers
autumn blaze maple min 75mm cal	avalanche reed grass min #2 container
emperor japanese maple min 50mm cal	bronze tufted hair grass min #2 container
ivory silk lilac min 50mm cal	karl foerster grass min #2 container
existing trees to be removed	northern lights hair grass: min #2 container
globe blue spruce (tree form) min 600mm ht or spread	prairie fire switch grass min #2 container
little spire russian sage min 400mm ht or spread	variegated moor grass min #2 container
abbotswood potentilla min 600mm ht or spread	landscape mulch none flamable
anise hyssop min 600mm ht or spread	sod
autumn red daylily min 600mm ht or spread	
caradonna sage min 600mm ht or spread	
candy corn spirea min 600mm ht or spread	
black eyed susan min 600mm ht or spread	
oso paprika rose min 600mm ht or spread	
purple emperor cornflower min 600mm ht or spread	
red garden astilbe min 600mm ht or spread	
tiny wine ninebark min 600mm ht or spread	

Plant List

Qty	Common Name	Botanical Name
<b>Ornamental Grasses and Groundcovers</b>		
24	Avalanche Reed Grass	Calamagrostis x acutiflora 'Avalanche'
36	Bronze Veil Tufted Hair Grass	Deschampsia caespitosa 'Bronzeschleier'
119	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
158	Northern Lights Tufted Hair Grass	Deschampsia caespitosa 'Northern Lights'
48	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'
48	Variegated Moor Grass	Molinia caerulea 'Variegata'

Shrubs

<b>Coniferous</b>		
10	Globe Blue Spruce (tree form)	Picea pungens 'Globosa (tree form)'
16	Little spire Russian Sage	Perovskia atriplicifolia 'little spire'
<b>Deciduous</b>		
13	Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'
14	Anise Hyssop	Agastache 'Blue Fortune'
32	Autumn Red Daylily	Hemerocallis 'Autumn Red'
16	Caradonna Sage	Salvia x sylvestris 'Caradonna'
15	Double play candy corn spirea	Spiraea japonica 'candy corn'
35	Indian Summer Black Eyed Susan	Rudbeckia hirta 'Indian Summer'
17	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
55	Purple Emperor Coneflower	Echinacea purpurea 'Purple Emperor'
18	Red Garden Astilbe	Astilbe x arendsii 'Fanal'
6	Tiny Wine Ninebark	Physocarpus opulifolius

Trees

<b>Coniferous</b>		
<b>Deciduous</b>		
11	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'
7	Emperor Japanese Maple	Acer palmatum 'Wolff'
3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'



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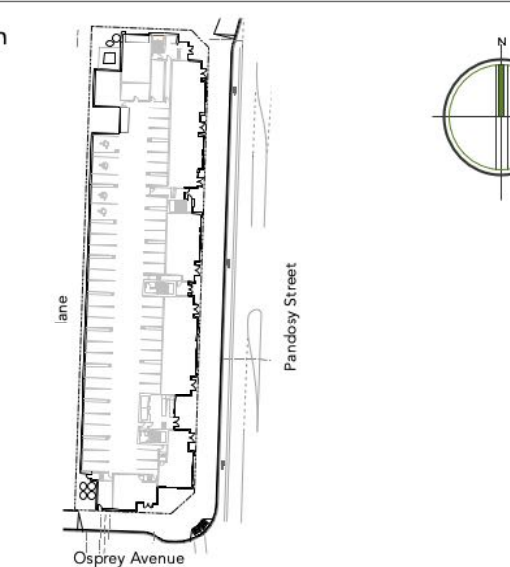
Irrigation Notes

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Key Plan



6	development permit	24.07.03
5	review and coordination	24.06.21
4	review and coordination	24.06.19
2	review and coordination	24.06.07
1	review and coordination	24.04.29
Issued for:		Date. (yy.mm.dd)

Project No.

43-001

Project Title.

Pandosy x Osprey  
Mixed Use

Kelowna, B.C.

Drawing Title:

Overall Landscape Plan

Drawn by:

cmp

Checked by:

cmp

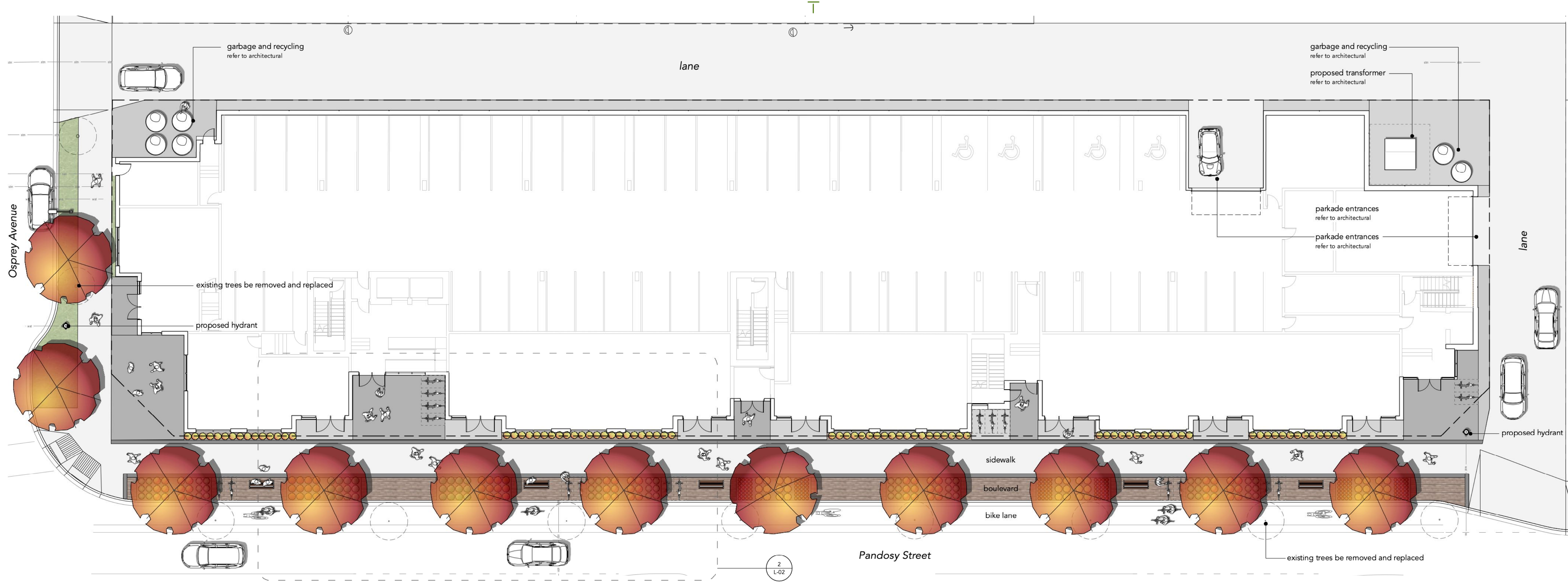
Scale:

1:300



Drawing No.

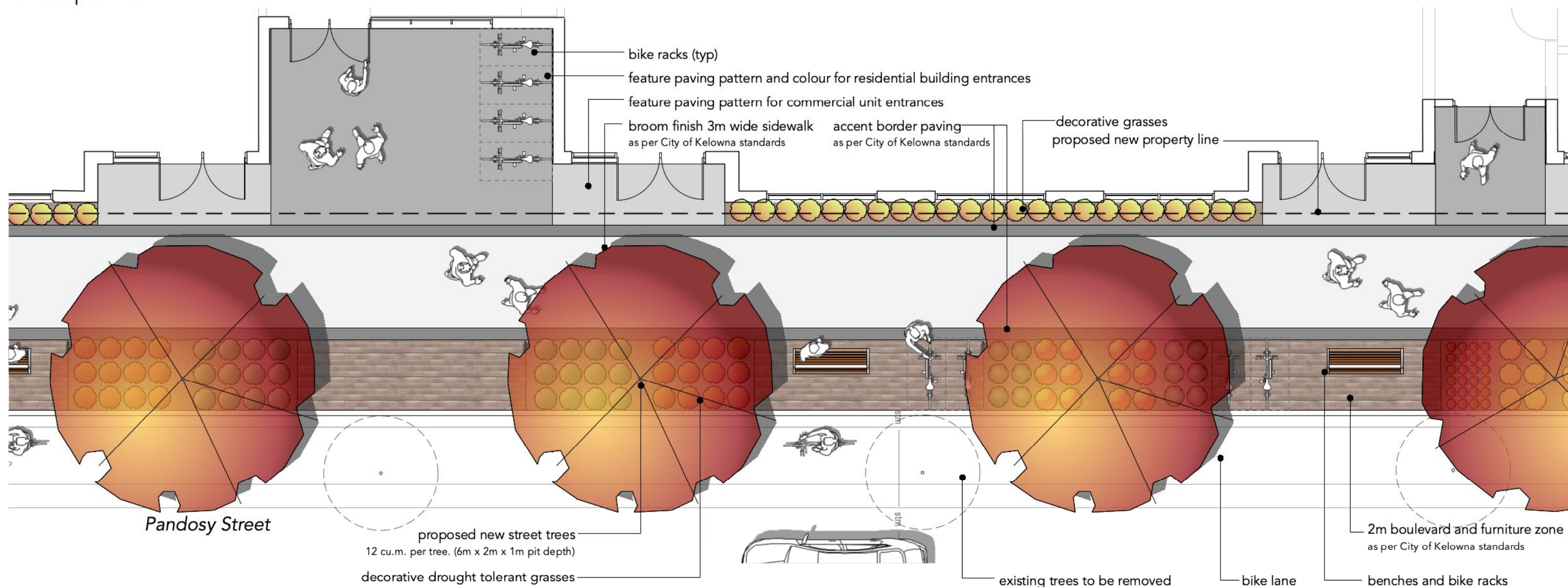
L-01



1 ground level landscape plan  
Scale: 1:175



schematic plan view



2 typical ground floor landscape detail  
Scale: 1:100



schematic perspectives

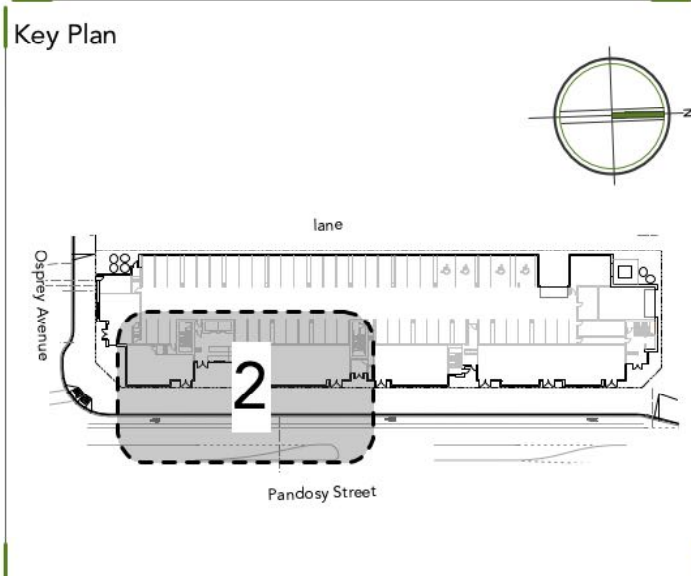
legend

	autumn blaze maple min 75mm cal		avalanche reed grass min #2 container
	emperor japanese maple min 50mm cal		bronze tufted hair grass min #2 container
	ivory silk lilac min 50mm cal		karl foerster grass min #2 container
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	abbotswood potentilla min 600mm ht or spread		sod
	anise hyssop min 600mm ht or spread		
	autumn red daylily min 600mm ht or spread		
	caradonna sage min 600mm ht or spread		
	candy corn spiraea min 600mm ht or spread		
	black eyed susan min 600mm ht or spread		
	oso paprika rose min 600mm ht or spread		
	purple emperor cornflower min 600mm ht or spread		
	red garden astilbe min 600mm ht or spread		
	tiny wine ninebark min 600mm ht or spread		

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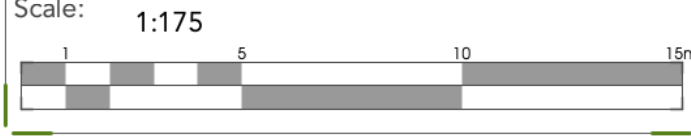
6	development permit	24.07.03
5	review and coordination	24.06.21
4	review and coordination	24.06.19
3	review and coordination	24.06.11
2	review and coordination	24.06.07

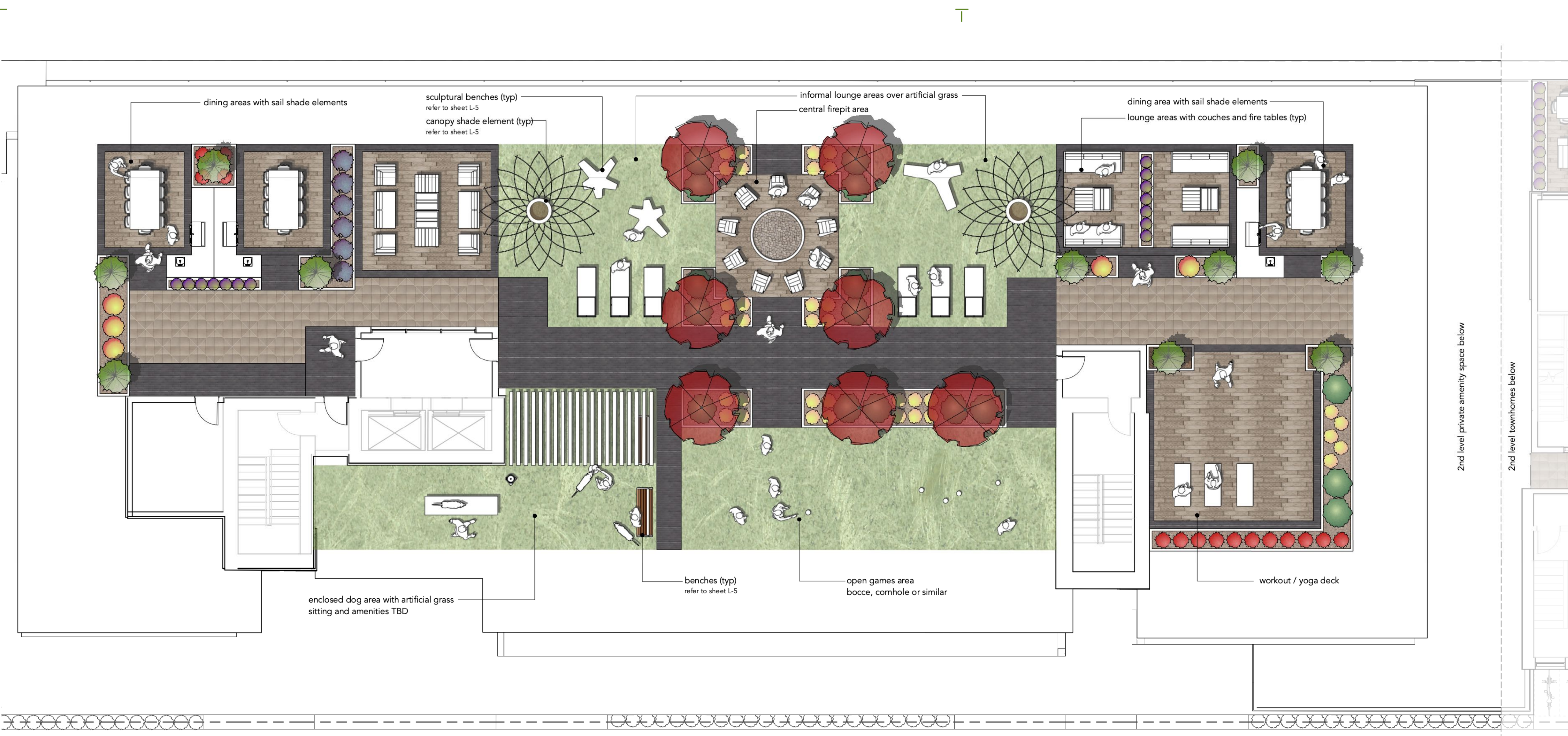
Issued for: \_\_\_\_\_ Date: (yy.mm.dd)

Project No. 43-001  
Project Title.  
**Pandosy x Osprey  
Mixed Use**  
Kelowna, B.C.

Drawing Title:  
**Landscape Plan**

Drawn by: cmp	Drawing No. <b>L-02</b>
Checked by: cmp	





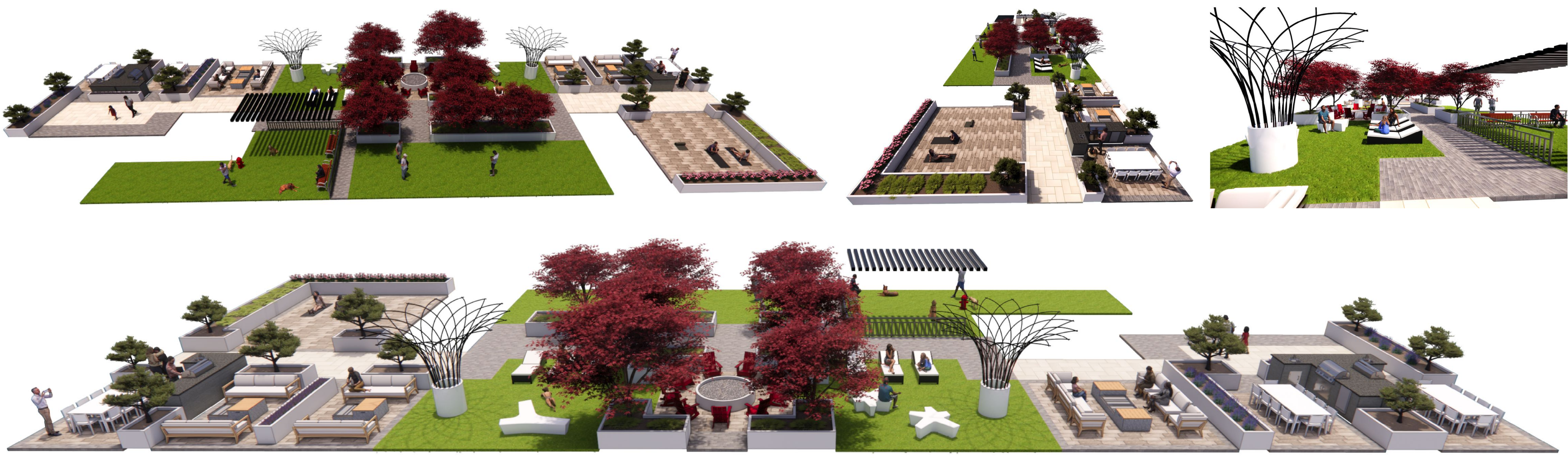
- Legend**
- trees**
- autumn blaze maple min 75mm cal
  - emperor japanese maple min 50mm cal
  - ivory silk lilac min 50mm cal
  - existing trees to be removed
  - globe blue spruce (tree form) min 600mm ht or spread
  - little spire russian sage min 600mm ht or spread
  - abbotswood potentilla min 600mm ht or spread
  - anise hyssop min 600mm ht or spread
  - autumn red daylily min 600mm ht or spread
  - caradonna sage min 600mm ht or spread
  - candy corn spirea min 600mm ht or spread
  - black eyed susan min 600mm ht or spread
  - oso paprika rose min 600mm ht or spread
  - purple emperor cornflower min 600mm ht or spread
  - red garden astilbe min 600mm ht or spread
  - tiny wine ninebark min 600mm ht or spread
- shrubs**
- avalanche reed grass min #2 container
  - bronze tufted hair grass min #2 container
  - karl foerster grass min #2 container
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  - prairie fire switch grass min #2 container
  - variegated moor grass min #2 container
  - landscape mulch none flammable
  - sod

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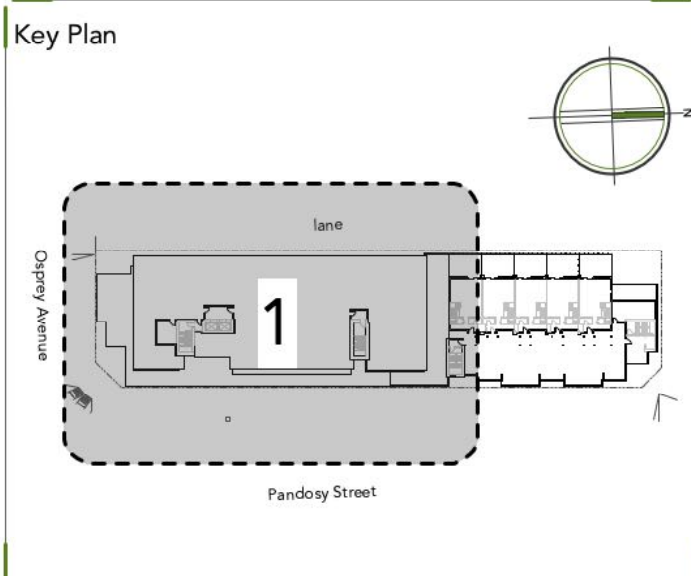
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1 rooftop landscape plan  
Scale: 1:100



schematic perspectives

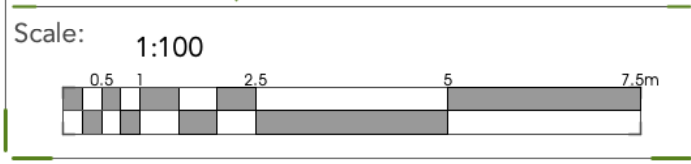


6	development permit	24.07.03
5	review and coordination	24.06.21
4	review and coordination	24.06.19
2	review and coordination	24.06.07
1	review and coordination	24.04.29
Issued for:		Date: (yy.mm.dd)

Project No. 43-001  
Project Title. **Pandosy x Osprey Mixed Use**  
Kelowna, B.C.

Drawing Title: **Rooftop landscape plan**

Drawn by: cmp  
Checked by: cmp  
Drawing No. **L-03**





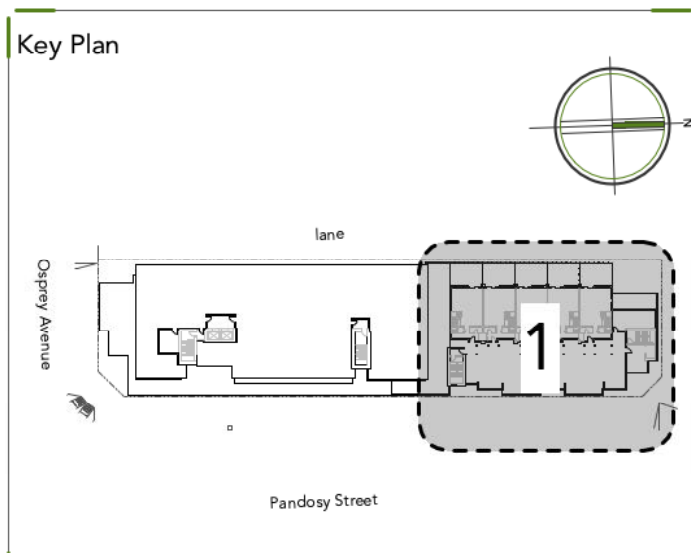
1 upper level townhomes amenity spaces  
Scale: 1:100

- legend**
- trees**
- autumn blaze maple min 75mm cal
  - emperor japanese maple min 50mm cal
  - ivory silk lilac min 50mm cal
  - existing trees to be removed
- shrubs**
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  - oso paprika rose min 600mm ht or spread
  - purple emperor cornflower min 600mm ht or spread
  - red garden astilbe min 600mm ht or spread
  - tiny wine ninebark min 600mm ht or spread
- grasses and groundcovers**
- avalanche reed grass min #2 container
  - bronze tufted hair grass min #2 container
  - karl foerster grass min #2 container
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  - prairie fire switch grass min #2 container
  - variegated moor grass min #2 container
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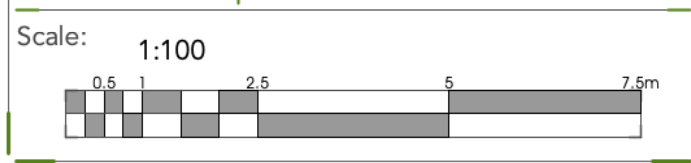


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Project No.  
43-001  
Project Title.  
**Pandosy x Osprey  
Mixed Use**  
Kelowna, B.C.

Drawing Title:  
**Rooftop landscape plan**

Drawn by:  
cmp  
Checked by:  
cmp  
Drawing No.  
**L-04**





Proposed canopy element  
Maglin Corole Canopee  
standard base and LED lights on canopy  
Surface mount



Proposed bench  
Maglin Iconic bench  
Titanium powdercoat colour  
Surface mount



Proposed bike rack  
Maglin Iconic bike rack  
Orange powdercoat colour  
Surface mount



Proposed sculptural benches  
Landscape forms Twig Air and Starfish Air  
white with LED lighting  
Surface mount



Proposed shade elements  
Shade Sails Canada custom shade structures  
for dining areas and yoga deck  
Surface mount

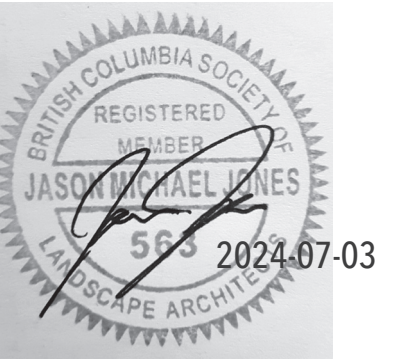
Proposed site furnishings

Preliminary estimate of probable costs

No	Item	Qty	Unit	Unit Cost	Comments	Total
<b>1.0 Softscape and Plant Material</b>						
1.1	Deciduous Trees	21	each	\$900	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 18,900
1.3	Deciduous Shrubs	221	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 14,365
1.4	Coniferous Shrubs	26	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 1,690
1.5	Ornamental Grasses	433	each	\$35	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 15,155
1.6	Sod	51	sq. m.	\$20	Including 15mm of topsoil and grading	\$ 1,014
1.8	wood bark mulch	257	sq.m.	\$40	Non flammable landscape mulch. Nature's Gold Black mulch or aproves similar	\$ 10,291
1.1	Irrigation	1	allow	\$50,000	Irrigation System with high efficiency MP spray heads, and bubblers for trees. Design Build by contractor to be reviewed and approved by Landscape Architect.	\$ 50,000
					<b>Subtotal</b>	<b>\$ 111,415</b>
<b>2.0 Hardscape</b>						
2.1	Artificial Grass	211	sq.m.	\$150	Synlawn Artificial pet turf. as per manufacturers specifications	\$ 31,689
2.1	Concrete paving	241	sq.m.	\$200	Broom finish concrete paving as per City of Kelowna Standards	\$ 48,244
2.2	Accent paving and precast pavers	991	sq.m.	\$275	Concrete paving with integral colour or precast concrete pavers as per plans	\$ 272,477
					<b>Subtotal</b>	<b>\$ 352,410</b>
<b>3.0 Site Furnishings</b>						
3.1	Bike racks	20	each	\$750	Bike racks as per drawings	\$ 15,000
3.2	Benches	7	each	\$1,500	Benches as per drawings	\$ 10,500
3.3	Rooftop sculptural benches	3	each	\$5,000	Landscape forms Twig Air and Starfish Air in white with LED lighting	\$ 15,000
3.4	Rooftop Firepit and chairs	1	each	\$7,000	Firepit with decorative gravel and 9 individual chairs TBD	\$ 7,000
3.5	Rooftop Sofas and loungers	19	each	\$1,500	Sofas and tables for lounging areas and loungers for open space TBD	\$ 28,500
3.6	Canopy Structures	2	each	\$5,000	Maglin Canopee Small with LED lights	\$ 10,000
3.7	Sail Shade elements	3	each	\$6,000	Sail shade emelments over dining areas	\$ 18,000
3.8	Raised planters	40	each	\$1,000	Freestanding raised planters by urbanpot. 1.2m high for trees and 0.6m high for shrubs	\$ 40,000
3.9	Outdoor kitchens	3	each	\$10,000	Outdoor kitchens with BBQ, sink and conutertop	\$ 30,000
					<b>Subtotal</b>	<b>\$ 174,000</b>
					<b>Estimated Total Cost</b>	<b>\$ 637,825</b>

Notes.

1. This is a preliminary opinion of probable costs based on development permit design plans, not a guaranteed cost figure.
2. Contractors are responsible for accurate quantity calculations and field measurements.
3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
4. All costs include supply and installation unless otherwise noted.
5. All costs are exclusive of taxes



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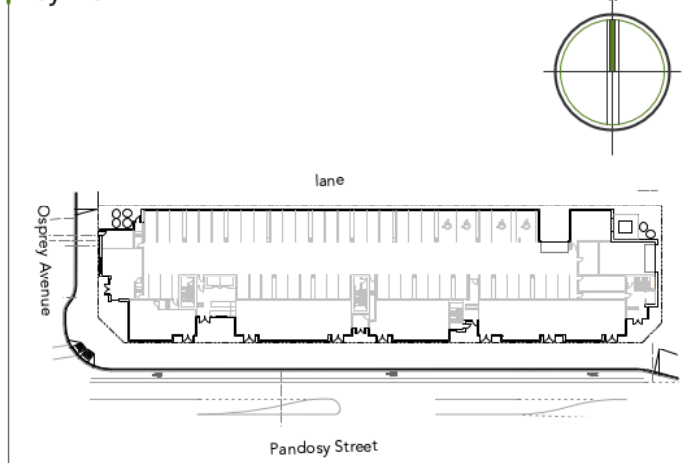
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Key Plan



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2	review and coordination	24.06.07
1	review and coordination	24.04.29
	Issued for:	Date. (yy.mm.dd)

Project No.  
43-001

Project Title.  
**Pandopy x Osprey  
Mixed Use**

Kelowna, B.C.

Drawing Title:

**Furnishings / Cost estimate**

Drawn by:

cmp

Drawing No.

**L-05**

Checked by:

cmp

Scale:  
as noted



1435 Water Street  
 Kelowna, BC V1Y 1J4  
 250 469-8500  
 kelowna.ca

# Landscape Water Conservation Report

## APPLICANT INFORMATION

Owner	Jong Seo Park	Contractor co. name	Arquiecos Group Ltd.
Project address	2606 - 2696 Pandosy Street	Contractor contact name	Carlos Mier y Ponce Arzani
City	Kelowna	Contractor phone #	403-618-4427
Owner phone #		Contractor email	<a href="mailto:carlos@arquiecos.com">carlos@arquiecos.com</a>
Owner email	<a href="mailto:pjs@hyeum.co.kr">pjs@hyeum.co.kr</a>	Preferred contact	Owner <input type="radio"/> Contractor <input checked="" type="checkbox"/>
Province	BC	Postal Code:	V1Y 1V6

**NOTE: ALL 3 PAGES OF THE APPLICATION MUST BE COMPLETED AND SUBMITTED**

## LANDSCAPE AND IRRIGATION CHECKLIST

- The Applicant in submitting this application, has adhered to:
- Applicable electrical standards and codes
  - Applicable plumbing standards and codes
  - Applicable backflow prevention standards and codes

The Applicant in submitting this application, has adhered to the irrigation and landscape requirements required for the classification of project as follows:

- Residential property: Bylaw 7900 Schedule 4, Bylaw 10480 Part 4
- Non-residential property: Bylaw 7900 Schedule 4 and Schedule 5, Bylaw 10480 Part 4

Note that checklists for selecting an irrigation contractor are available through the IIABC or the IA. Below is the link to the IIABC checklist.

<https://www.irrigationbc.com/page/selecting-a-contractor>

Where an exemption is required (e.g. golf course or large school field), contact the Water Smart program directly.

Applicant notes pertaining to the application:



1435 Water Street  
Kelowna, BC V1Y 1J4  
250 469-8500  
kelowna.ca

# Landscape Water Conservation Report

## LANDSCAPE WATER USE AREA

Applicant: New Town Architecture & Engineering / Arquiecos

Address: 2606 - 2696 Pandosy Street

### Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

**306.49** sq.m.

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

### Step 2: Divide Into Landscape Treatments\*

Note: each of the areas below are a 'HYDROZONE'

	Plant Factor	Irrig Efficiency	Hydrozone Area (Sq.m.)	% of Total LA	Estimated Water Use (cu.m.)
	(PF)	(IE)	(HA)		(WU)
<b>Unwatered Pervious Areas (not impervious paving)</b>					
Mulch (Stone, bark or sand)	N/A	N/A		0%	N/A
Pervious deck (Spaced wood deck)	N/A	N/A		0%	N/A
Pervious paving (ie: AquaPave, Rima Pave)	N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)	N/A	N/A		0%	N/A
Naturalized area (Existing natural area)	N/A	N/A		0%	N/A
Other: Artificial sod	N/A	N/A		0%	N/A
Swimming or ornamental pool	1	1	0	0%	0
<b>Watered Planting Beds (shrubs or groundcover)</b>					
<i>Planting Type</i>	<i>Irrig Efficiency</i>				
Low water use plants	High (Drip or Bubbler)	0.3	0.9	0%	0
Low water use plants	Moderate (Spray orRotor)	0.3	0.7	0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	42%	58
Moderate water use plants	Moderate (Spray orRotor)	0.5	0.7	0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9	41%	78
High water use plants	Moderate (Spray orRotor)	0.7	0.7	0%	0
<b>Watered Mown Lawn Areas</b>					
Low	1	0.7	50.72	17%	58
<b>Special Landscape Areas (SLA)</b>					
Vegetable Garden	High (Drip or Bubbler)	1	0.9	0%	0
Vegetable Garden	Moderate (Spray orRotor)	1	0.7	0%	0
Sports Lawn (Commercial / Parks)	Moderate (Spray orRotor)	1	0.7	0%	0
Rainwater or Recycled Water Use		0.3	1	0%	0
Totals			306.49	100%	194
Special Landscape Area (SLA) Sub total			0		

\*If proposed design conditions are not shown on the form please contact Water Smart 250-460-0678



1435 Water Street  
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# Landscape Water Conservation Report

Applicant:

NTAE / Arquiecos

Address: 2606 - 2696 Pandosy Street

## CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

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Total Landscape Area	306	sq.m.
Landscape Water Budget (WB)	245	cu.m./yr.
Estimated Landscape Water Use (WU)	194	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	<b>51</b>	cu.m./yr.
	<b>OK</b>	

I confirm by completing the attached Landscape Water Conservation Report, that the project will conform to industry best practices for landscape and irrigation installation in Kelowna. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas as identified in the Landscape Area Water Use Area table.

Carlos Mier y Ponce Arzani  
Name of Applicant (person submitting the form)

Date: 05-Jul-24

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### FOR CITY OF KELOWNA OFFICE USE ONLY

The calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and the application is hereby APPROVED with the signature of the Water Manager or designate.

\_\_\_\_\_  
Name of Kelowna Water Smart designate  
For Water Manager

Date: \_\_\_\_\_