

September 5, 2024

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

RE: APPLICATION FOR DEVELOPMENT PERMIT – 1951 CROSS ROAD

Mayor and Council,

M'akola Development Services, acting on behalf of Turning Points Collaborative Society, is pleased to present the attached Application for Development Permit for the property located at 1951 Cross Road. This proposal is for the development of a 6-storey, 68-unit affordable rental housing project in the Glenmore neighbourhood. The units will be operated by Turning Points Collaborative Society, a non-profit organization with extensive experience operating affordable housing in the Kelowna and Vernon regions. M'akola Development Services will be acting as the project lead for this collaboration.

This letter will serve as an introduction to the application package provided. Please see below for additional information.

ADDRESSING HOUSING NEEDS

Kelowna continues to experience a rise in housing costs, which has resulted in increases to housing insecurity and homelessness. Based on the 2021 City of Kelowna Housing Needs Assessment, 66% of renter households in Kelowna are in Core Housing Need compared to the 34% of owner households. Of all households in the Core Housing Need, 48% are within Extreme Core Housing Need with 65% of these households being renter households.

There is an immediate need to diversify housing options in Kelowna—an estimated 13,650 to 20,130 dwellings are needed by 2031 to accommodate population growth. This includes more housing for low to moderate income families, Indigenous Peoples, people with disabilities, immigrants and refugees, and individuals and families leaving transitional or supportive housing.

To address these gaps in Kelowna's housing supply, this project will provide 68 purpose-built rental units for people that range in size from studios to three-bedroom units. The accessible units will be prioritized for persons with disabilities who live independently. With recognition that community connectivity is necessary to sustain a quality of life, the project's location is within walking distance to stores, near schools, parks, and the downtown core.

PROJECT DESIGN

The proposed project will provide six studios, twenty-four 1-bedroom units, twenty-four 2-bedroom units, and fourteen 3-bedroom units. Fourteen percent of these units are adaptable, and seven percent of these units are accessible for persons with disabilities. The target tenant populations for the proposed housing will be low-income individuals and families. The proposed building will also contain two amenity spaces, including an outdoor rooftop terrace, while the site will include a dog run and community garden.



Figure 1: View from Glenmore Road

PHYSICAL DESIGN

The proposed building has been designed to be consistent with the City of Kelowna's design foundations, the objectives of the Official Community Plan, and the General Residential and Mixed Use Design Guidelines and Low & Mid-Rise Residential & Mixed Use Guidelines of Chapter 18 of the Official Community Plan. These guidelines call for a strong relationship to the street, ground-oriented units, vertical and horizontal articulation, and maximizing 'eyes on the street.'

The project is responsive to the envisioned context of the surrounding area. The OCP locates the site within a Core Area Neighbourhood future land use, directly adjacent to a Public/Institutional future land use designation, and on the edge of the Glenmore Village Centre.

Specific project details speaking to form and character and general building design are below.

FORM AND CHARACTER

- Building articulation is achieved through upper floor step-back, cladding colours, and variation in massing and materials
- Prominent main entry features a large overhang design with wood soffit finish
- Ground-oriented residential units with direct connections to the public sidewalk
- Ground floor patios provide a strong relationship to the street
- Shared main entrance and secondary accesses to units within the building
- Parking at rear acts as a buffer to the residential lots to the north
- Two amenity spaces to facilitate social gathering and interaction
- Attractive community garden space along Glenmore Road
- Building orientation that allows a direct line of sight from windows and balconies to the public realm for additional 'eyes on the street'

MATERIALS

- Building articulation achieved through variations in massing and materials
- Main entry features a large overhang design with wood soffit finish

CLIMATE CHANGE AND SUSTAINABILITY

- The project will be built to BC Step Code 3, with fully electric mechanical systems
- Solar shading at windows
- Boulevard trees and landscaping that enhances biodiversity
- Low maintenance, native planting species to minimize the need for watering and chemical treatments



Figure 2: View of community garden and dog run

TRANSPORTATION AND PARKING

The project is proposing 58 surface vehicle parking stalls and 102 bicycle parking stalls and requesting a small variance of 8 parking stalls. In Turning Points Collaborative Society's extensive operating experience, affordable rental projects that are close to services, transportation, and schools have less parking uptake than is required by typical parking bylaws.

This site is situated along the shared pathway along Glenmore Road which easily connects to shopping, Brandt's Creek linear park, and downtown. Route 6 bus line is located nearby, connecting tenants to UBCO and downtown. The abundant alternatives to car-use for this development allows the project to provide 8 less stalls in order to provide more amenity space and greenspace for the project.

As it is not possible to pursue underground parking without compromising rental affordability, the proposed number of parking stalls represents the maximum number possible given the site size and project funding constraints. The currently proposed parking stall to unit ratio is operationally manageable for Turning Points.



Figure 3: View of parking from Cross Road

PLANNING CONTEXT

This project supports the goals of the City's planning policies and visioning documents by increasing secured rental housing supply for low-income individuals and families. Specific details on policy adherence are below.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) locates this site within the Core Area Neighbourhood Designation on the edge of the Glenmore Village Centre. The proposed development is also located adjacent to a Transit Supportive Corridor, which supports multi-unit buildings up to six storeys as stated within the OCP. As such, this proposed project fits into the overall land use designations and density target and an OCP amendment is not required.

The proposed development meets a number of the OCP's goals, including:

- Increasing the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.
- Prioritizing the construction of purpose-built rental housing.
- Limiting urban sprawl and growing in a way that is more environmentally and financially sustainable.
- Focusing growth in the five Urban Centres and along major transit corridors that connect them with a goal of putting more people and more jobs within easy walking distance of reliable, direct transit service.
- Building healthy neighbourhoods that support a variety of households, income levels and life stages.
- Providing opportunities for people of all ages, abilities and identities, and building a community where everyone has the same opportunity to succeed and thrive and no one is excluded.
- Focusing on growth in a way that is more compact, energy-efficient and better prepared to adapt to events like floods, wildfires, drought and other climate change impacts.

The proposed project aligns with policy direction as outlined in the OCP.

ZONING

The subject property is currently at 3rd reading for a rezoning from MF1 – Infill Housing and P2 – Educational and Minor Institutional to MF3r – Apartment Housing with Rental Only. Rezoning is being led by City of Kelowna staff. The rezoning is expected to be completed in the next month.

The proposal requests a variance to the number of vehicle parking stalls required from 66 stalls to 58 stalls. The proposed variance is consistent with vehicle parking uptake rates in comparable affordable housing projects and supports the affordable rental status of the project by avoiding costly underground parking.



Figure 5: View of building frontage from Glenmore Road

CLOSING

Based on the surrounding land uses, close amenities, and ideal location, Turning Points Collaborative Society has identified this site as ideal for increased residential density. The design of the building and site responds aligns with the policy objectives put forward by the City of Kelowna and introduces an additional 68 units of deeply needed affordable rental housing for low-income individuals and families into the community, filling a significant housing gap in Kelowna.

In conclusion, we look forward to the City's review of the proposed application. Should any further information or clarification be required, please contact the undersigned.

Sincerely,

Morgan Henderson, MPI

Project Manager

M'akola Development Services

Ph: 778-265-7489

1951 CROSS ROAD

ISSUED FOR DEVELOPMENT PERMIT 2024.08.30

— OWNERS -

M'AKOLA DEVELOPMENT SERVICES

MORGAN HENDERSON MHENDERSON@MAKOLADEV.COM



107-731 STATION AVE, VICTORIA, BC V9B 5R5

- CONSULTANT TEAM:

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SHEET LIST - ARCHITECTURAL			
Sheet Number	Sheet Name		
A0.0	COVER SHEET		
A0.1	SURVEY		
A0.2	PROJECT AREAS		
A0.3	AMENITY SPACE CALCULATONS AND DIAGRAMS		
A1.0	SITE PLAN		
A2.0	LEVEL 1 FLOOR PLAN		
A2.1	LEVEL 2 FLOOR PLAN		
A2.2	LEVEL 3 FLOOR PLAN		
A2.3	LEVEL 4 FLOOR PLAN		
A2.4	LEVEL 5 FLOOR PLAN		
A2.5	LEVEL 6 FLOOR PLAN		
A2.6	ROOF PLAN		
A2.7	ENLARGED SUITE PLANS		
A2.8	ENLARGED SUITE PLANS		
A2.9	ENLARGED SUITE PLANS		
A3.0	BUILDING ELEVATIONS		
A3.1	BUILDING ELEVATIONS		
A3.2	3D VIEW		

BC BUILDING CODE 2024 SUMMARY

(*CODE DIAGRAMS AND NOTES WILL ACCOMPANY BP APPLICATION)

PART OF BUILDING

RESIDENTIAL

PART 3

3.2.2.51

NEW BUILDING

C - RESIDENCIAL

NOTE:

LANDSCAPING ELEMENTS SHOWN ON

MAY NOT REFLECT THE FINALIZED

LANDSCAPE DESIGN. REFER TO

ARCHITECTURAL DRAWINGS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY, AND

DEVELOPMENT PERMIT LANDSCAPE PLAN.

TYPE OF PROJECT **FIREWALLS** BUILDING CLASSIFICATION OCCUPANCY

CONSTRUCTION ARTICLE NO. STOREYS NO. STREETS FULLY SPRINKLERED CONSTRUCTION TYPE

PERMITTED BUILDING AREA ACTUAL BUILDING AREA FLOOR RATING **ROOF RATING** LOADBEARING RATING STANDPIPES

OCCUPANT LOAD

COMBUSTIBLE 1,500 sq.m 955.92 sq.m 1-HR 1-HR

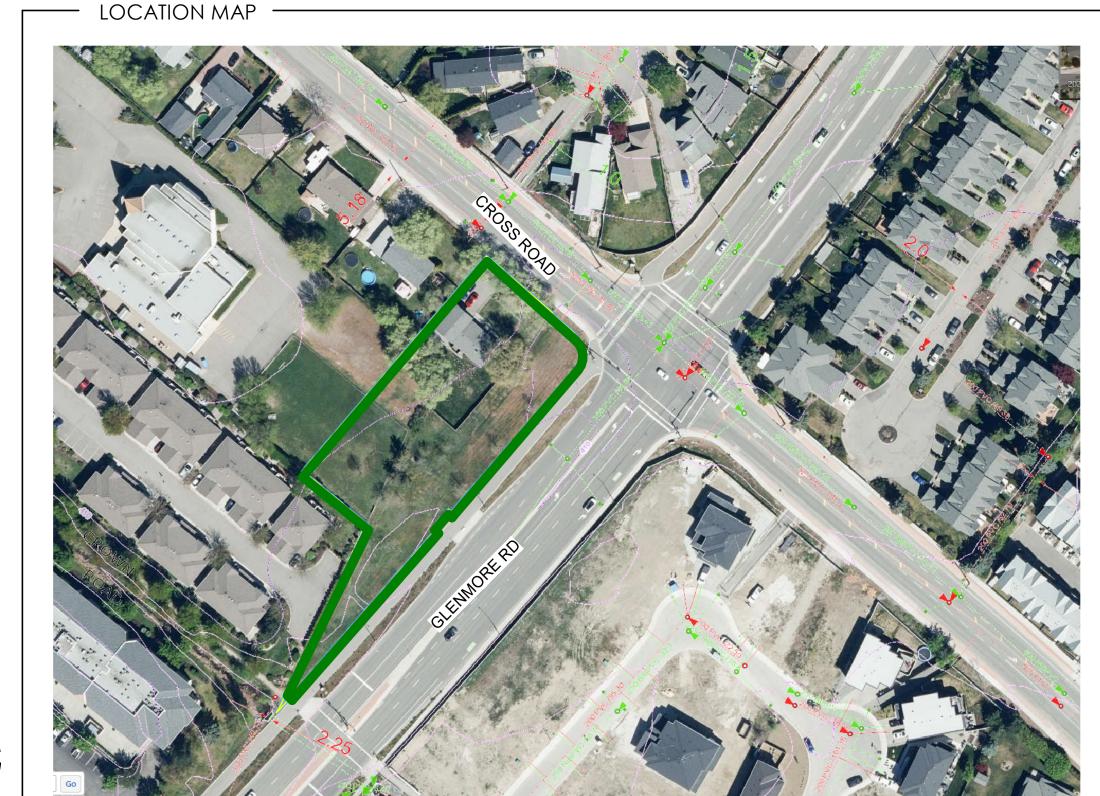
240 (2 x 120 SLEEPING ROOMS)

1951 CROSS RD, KELOWNA BC, V1V 2E4 LOT 1, PLAN EPP120282, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT PID: 031-832-059











BLUEGREEN #2-463 Lorne Street Kamloops, BC V2C 1W3 p:250.374.1112

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2024.08.30 ISSUED FOR

RECORD OF ISSUES 1951 CROSS ROAD

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COVER SHEET

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REFERENCE PLAN OF PART OF LOT 1 SECTION 4 PLAN EPP140174 TOWNSHIP 23 ODYD PLAN EPP120282 PRELIMINARY PURSUANT TO SECTION 107 OF THE LAND TITLE ACT BCGS 82E.093 50 METRES THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500 10 METERS SCALE OF ENLARGEMENT IS 1:200 AT INTENDED PLOT SIZE OF PLAN PLAN 13644 TABLE OF GEODETIC CONTROL MONUMENTS SEE PLAN EPP120282 NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES ESTIMATED ABSOLUTE ACCURACY NORTHING 75H2494 | 5533072.653 324730.857 96H2133 | 5532678.011 325173.861 PLAN 14579 PART A PLAN EPP120282 SEE PLAN EPP120282 PART A PLAN EPP120282 Rem A DETAIL 'B' PLAN Rem A EPP120282 PLAN 23927 SEE PLAN EPP120282 Rem A PLAN EPP120282 NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S). **LEGEND** SEE PLAN EPP120282 96H2133 INTEGRATED SURVEY AREA NO. 4, CITY OF KELOWNA, NAD83 (CSRS) 4.0.0.BC.1 Sec Тр GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 75H2494 AND 96H2133 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11. DETAIL 'A' THE UTM COORDINATES AND ESTIMATED ABSOLUTE 5 METERS ACCURACY ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR STRATA PLAN KAS2737 GEODETIC CONTROL MONUMENTS 75H2494 AND 96H2133. SCALE OF ENLARGEMENT IS 1:150 AT INTENDED PLOT SIZE OF PLAN (PLAN KAP75867) THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE Rem A STRATA PLAN GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES PLAN BY THE AVERAGE COMBINED FACTOR OF 0.9999145 KAS2737 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 75H2494 AND 96H2133. PLAN DENOTES CONTROL MONUMENT FOUND KAP75867 DENOTES STANDARD IRON POST FOUND SEE PLANS KAP75867 EPP120282 O DENOTES STANDARD IRON POST PLACED NTS DENOTES NOT TO SCALE PART A THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN. ROAD THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS AREA: 1,1.4m² COMPLETED ON THE 28th DAY OF AUGUST, 2024 RYAN DELAURIER, BCLS 979 Ferguson Land Surveying & Geomatics Ltd. B.C. AND CANADA LAND SURVEYORS STRATA PLAN 404-1630 PANDOSY STREET, KELOWNA, B.C. TELEPHONE (250) 763-3115 FAX (250) 763-0321 KAS1214 SEE DETAIL 'A' (PLAN KAP48120) JOB No 23671-ROAD KAP88014 S:\Shared (Aug 10, 2006)\Job_Files\236XX\23671\23671-CAD DRAWINGS\23671-ROAD.DWG EPP120282 DRFTD BY: RD FIELD CREW:

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1951 CROSS ROAD

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Number 23.1194 e 2024.08.30

Date 2024.0

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	CIRCULATION & SERVICE	RESIDENTIAL UNITS	TOTAL
LEVEL 1	5,454.64 sq.ft	4,331.95 sq.ft	9,786.59sq.ft
LEVEL 2	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 3	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 4	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 5	1,678.94 sq.ft	9,349.50 sq.ft	11,028.44 sq.ft
LEVEL 6	1,337.82 sq.ft	7,015.45 sq.ft	8,353.27 sq.ft
TOTAL	13,508.22 sq.ft	48,745.4 sq.ft	62,253.62 sq.ft

NOTE:

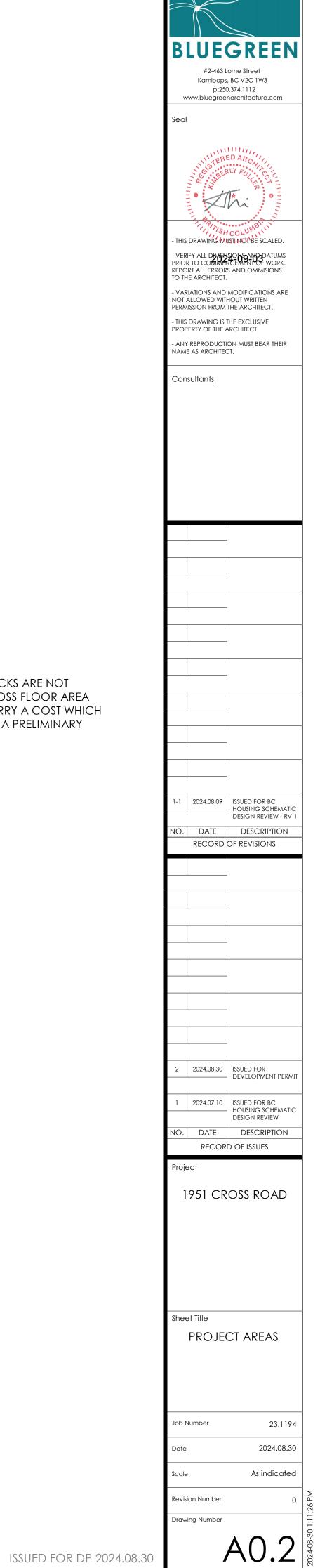
LEVEL 6

COMMON AND PRIVATE DECKS ARE NOT TYPICALLY INCLUDED IN GROSS FLOOR AREA CALCULATIONS BUT DO CARRY A COST WHICH SHOULD BE CONSIDERED WHEN PRICING A CLASS D ESTIMATE.

NOTE:

COMMON AND PRIVATE DECKS ARE NOT TYPICALLY INCLUDED IN GROSS FLOOR AREA CALCULATIONS, BUT DO CARRY A COST WHICH SHOULD BE FACTORED INTO A PRELIMINARY COSTING EXERCISE.

DURADECK = 7,269 sqft



13.5 COMMON AND PRIVATE AMENITY SPACE NUMBER OF UNIT MULTIPLIER REQ'D POS		
	3 AMENITY LEVEL 6 3/32" = 1'-0"	
$ \begin{array}{c} 1 \\ AO.3 \end{array} $ AMENITY SITE PLAN $ 1" = 20'-0" $	2 AMENITY LEVEL 2 & 5 3/32" = 1'-0"	

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1951 CROSS ROAD

Sheet Title

AMENITY SPACE
CALCULATONS AND

DIAGRAMS

Job Number 23.1194

Date 2024.08.30

Scale As indicated

Revision Number 1

A0.3

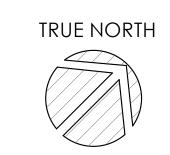
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PRINCIPAL USE		PUBLIC & INSTITUTIONAL (P)	DWELLING UNITS (MF)	13.3
OT WIDTH		MIN. 30.0 m	134.20 m	
OT DEPTH		MIN. 30.0 m	42.21 m	13.4
PARCEL SIZE		MINIMUM 1,400 m2	3,938.96 m2	
SETBACKS		MIN. FRONT YARD 3.0 m	3.0 m	
		MIN. SIDE YARD 3.0 m	3.0 m	
		MIN. SIDE YARD 4.5 m	4.5 m	
STEPBACKS		MIN. FRONT & SIDE YARD 3.0 m		13.5
SITE COVERAGE (BUILDING)		MAXIMUM 65%	955.92 / 3,938.96 = 24%	
SITE COVERAGE (BUILDING, S MPERMEABLE SURFACES)	TRUCTURES, AND	MAXIMUM 85%	2,923.74/ 3,996.66 = 74%	
COMMON AND PRIVATE AM	ENITY SPACE	1355 m2	1,355 m2	
MAXIMUM BUILDING HEIGH	Т	22.0 m (6-STOREYS)	18.8 m (6-STOREYS)	
FLOOR AREA RATIO (F.A.R.)		MAXIMUM 1.8 F.A.R.	1.45 F.A.R.	13.6
BUILDING GFA			5,783.55 sq.m	
PROJECTIONS INTO YARDS		0.6M PROJECTION, 4.0M LENGTH, 1.5M APART	0.6M PROJECTION, 7.9M LENGTH	6.2.1
DRIVE AISLES		6.5M SERVING 90° PARKING	6.5m	TABLE 8.2.7a
	PARKING	CALCULATIONS		
TOTAL	UNITS	PARKING REQ'D	PROVIDED	REF.
STUDIO	6	5.40		
BEDROOM	23	23.00		8.3
. BED + DEN	1	1.00		Dwelling Units
BEDROOM	24	26.40		for lots
BEDROOM	14	19.60		fronting a
ASE PARKING SUB-TOTAL	68	75.40		Transit Supportive Corridor
/ISITOR SPACES		9.52	10	Corridor
SUB-TOTAL		84.92		
RENTAL HOUSING NCENTIVE	(-10%)	-8.492		8.2.11 a
CAR SHARE INCENTIVE	(1 CAR-SHARE)	-5		8.2.11 b
BICYCLE PARKING NCENTIVE	SEE BICYCLE PARKING CALCULATIONS	-5		
EV CHARGING		68*0.25=17	18	
		66.43	58 (21 SMALL, 34 REGULAR, 1 CAR SHARE, 1 VAN ACCESSIBLE & 1 ACCESSIBLE)	TABLE 8.2.7b
TOTAL				
OTAL	BICYCLE PAR	KING CALCULATIONS		
TOTAL	BICYCLE PAR UNITS	KING CALCULATIONS BICYCLE PARKING REQ'D	PROVIDED	REF.
		BICYCLE PARKING REQ'D Required - 22.5 (0.75 PER UNIT)	PROVIDED	REF.
OTAL	UNITS	BICYCLE PARKING REQ'D Required - 22.5 (0.75 PER UNIT) Bonus - 37.5 (1.25 PER UNIT)	PROVIDED	REF.
TOTAL STUDIO & 1 BEDROOM	UNITS	BICYCLE PARKING REQ'D Required - 22.5 (0.75 PER UNIT) Bonus - 37.5 (1.25 PER UNIT) Required - 18 (0.75 PER UNIT)	PROVIDED	
OTAL	UNITS 30	BICYCLE PARKING REQ'D Required - 22.5 (0.75 PER UNIT) Bonus - 37.5 (1.25 PER UNIT) Required - 18 (0.75 PER UNIT) Bonus - 36 (1.5 PER UNIT)	PROVIDED	8.5.8 TABLE 8.5
OTAL TUDIO & 1 BEDROOM 2 BEDROOM	UNITS 30	BICYCLE PARKING REQ'D Required - 22.5 (0.75 PER UNIT) Bonus - 37.5 (1.25 PER UNIT) Required - 18 (0.75 PER UNIT) Bonus - 36 (1.5 PER UNIT) Required - 14 (1.0 PER UNIT)	PROVIDED	8.5.8
TOTAL STUDIO & 1 BEDROOM	30 24	BICYCLE PARKING REQ'D Required - 22.5 (0.75 PER UNIT) Bonus - 37.5 (1.25 PER UNIT) Required - 18 (0.75 PER UNIT) Bonus - 36 (1.5 PER UNIT)	PROVIDED	8.5.8

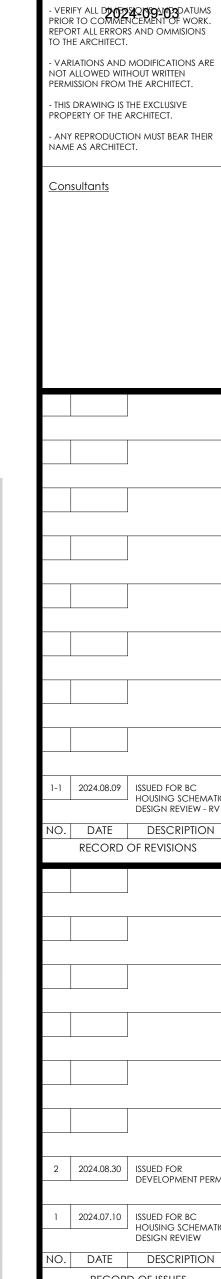
1 SITE PLAN
1/16" = 1'-0"

13.5 COMMON AND PRIVATE AMENITY SPACE					
	NUMBER OF UNIT	MULTIPLIER	REQ'D POS (SM)	PROVIDED POS (SM)	
A - STUDIO	6	7.5	45		
B - 1 BEDROOM	24	15	360	675.31	
C - 2 + BEDROOM	38	25	950		
COMMON AMENITY AREA	68	4	272	679.69	
CONANAONI ANAENITY ADEA	COMMUNITY GARDEN			427.35	
COMMON AMENITY AREA	AMENITY ROOM			106.84	
BREAK DOWN	ROOF TOP AMENITY			145.5	
TOTAL			1355	1355	

UNIT MIX	
STUDIO:	6 UNITS
1-BEDROOM:	14 UNITS
1-BEDROOM + DEN:	1 UNIT
ADAPTABLE 1-BEDROOM:	4 UNITS
ACCESSIBLE 1-BEDROOM:	5 UNITS
2-BEDROOM:	19 UNITS
ADAPTABLE 2-BEDROOM:	5 UNITS
3-BEDROOM:	14 UNITS
TOTAL NUMBER OF UNITS:	88 SUITES







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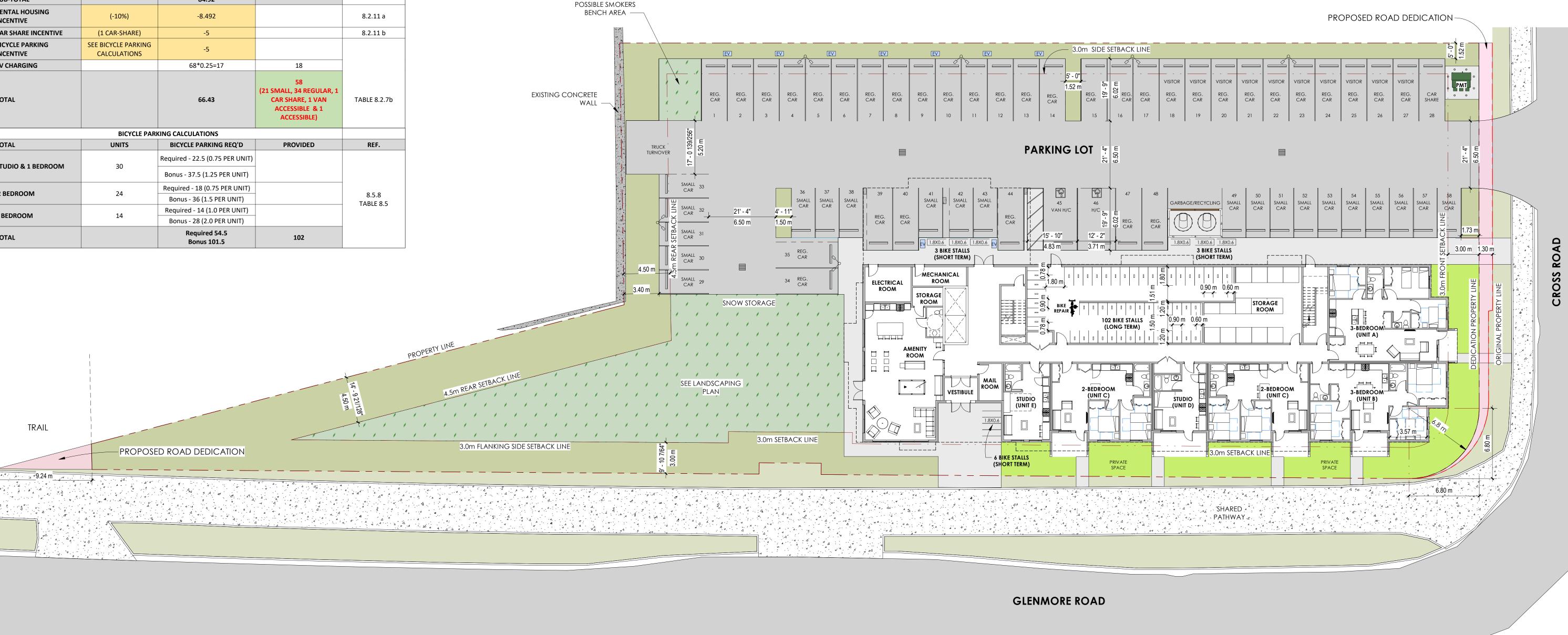
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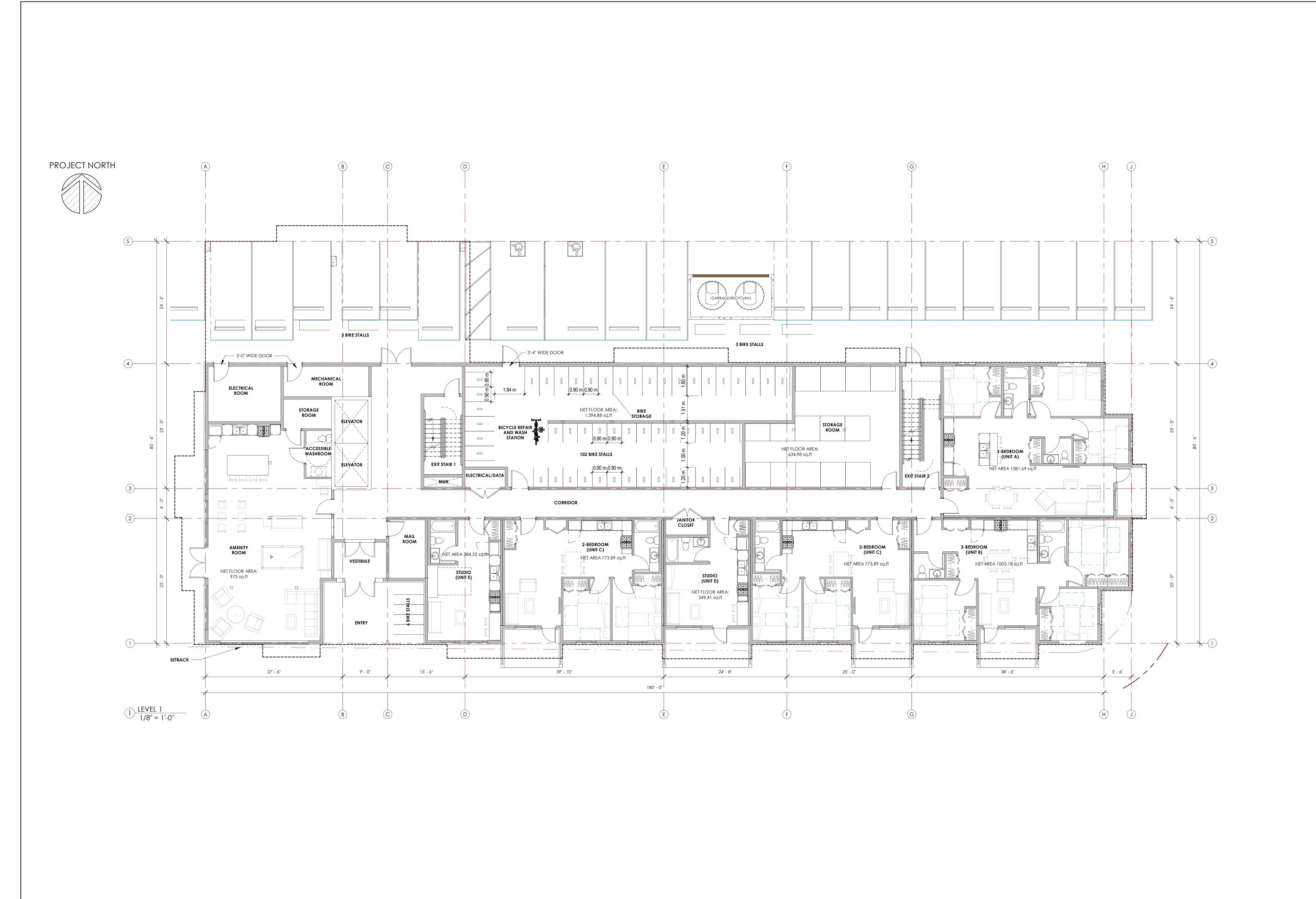
1951 CROSS ROAD

SITE PLAN

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Project

1951 CROSS ROAD

Sheet Title

LEVEL 1 FLOOR PLAN

Job Number 23.1194

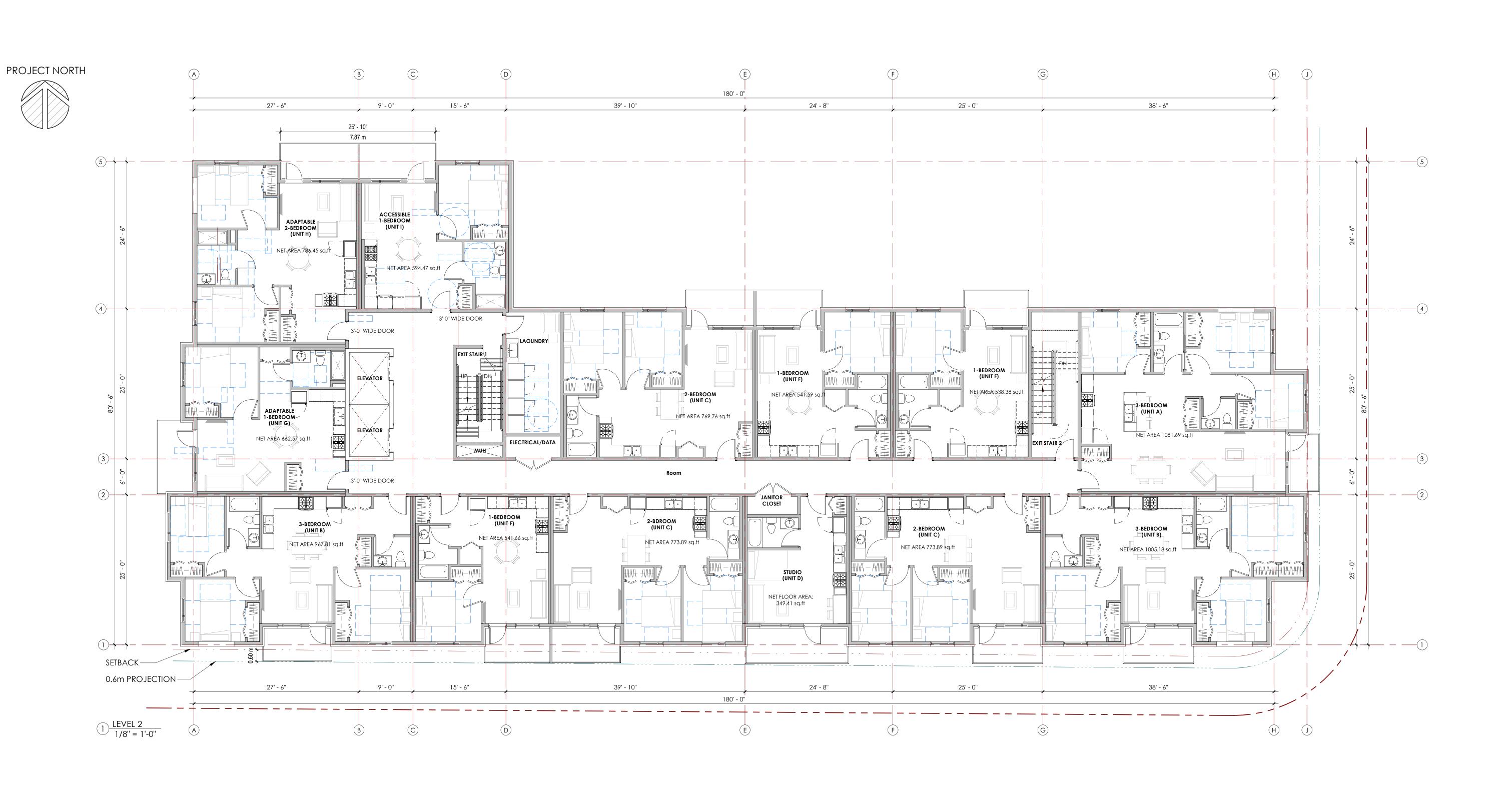
Date 2024.08.30

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Revision Number 0

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1951 CROSS ROAD

Sheet Title
LEVEL 2 FLOOR PLAN

 Job Number
 23.1194

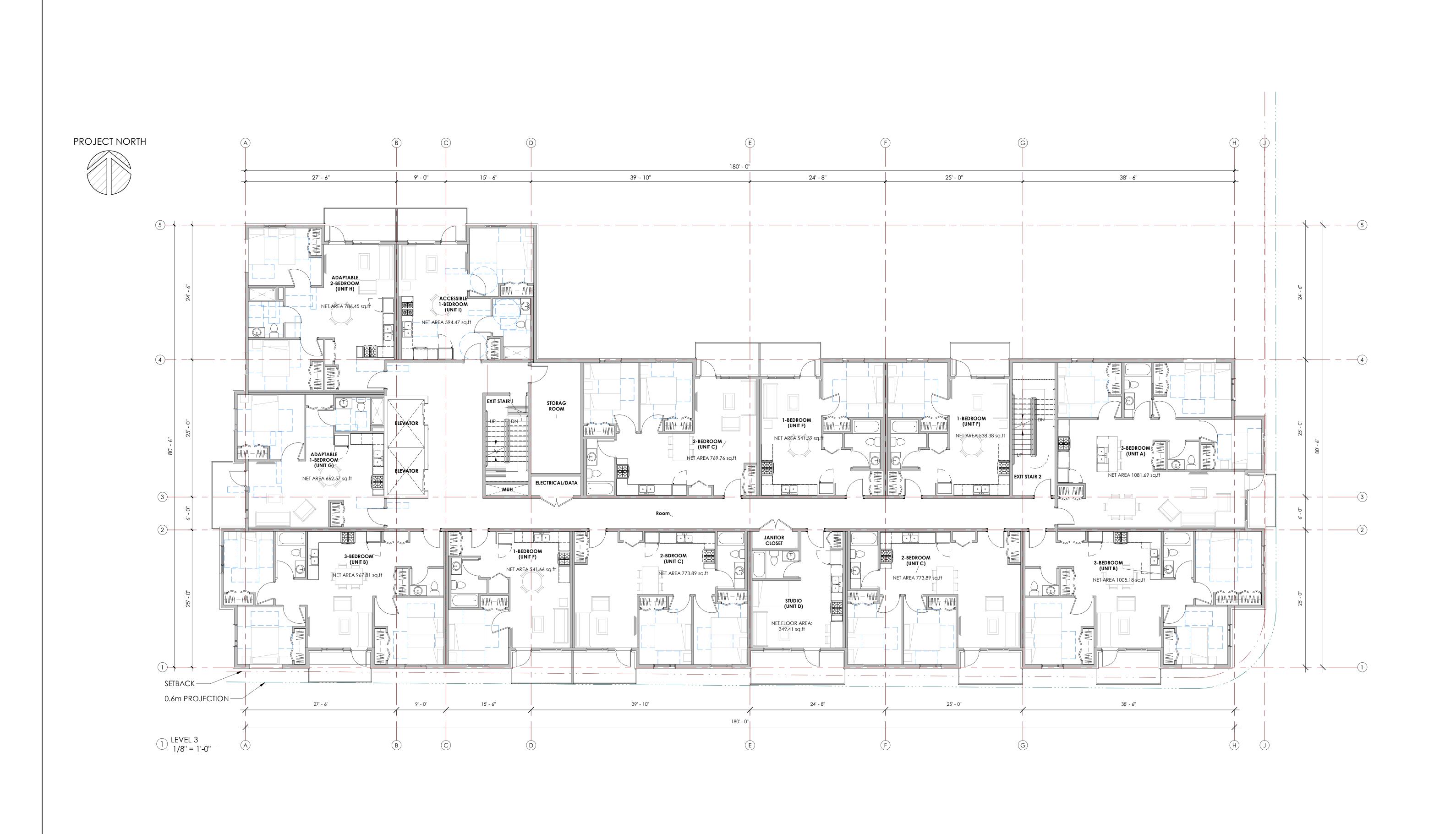
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Seal



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1951 CROSS ROAD

Sheet Title

LEVEL 3 FLOOR PLAN

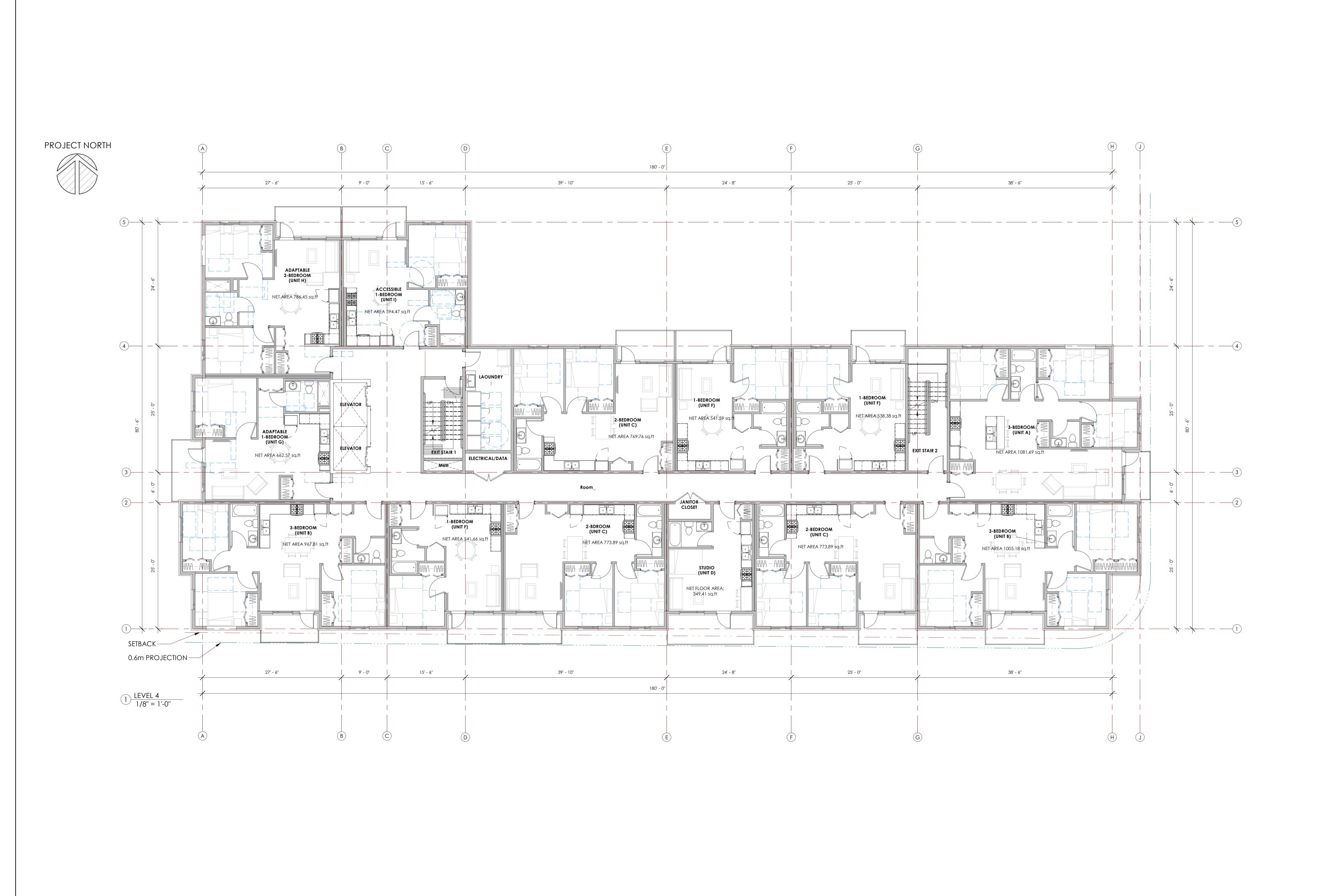
 Job Number
 23.1194

 Date
 2024.08.30

 Scale
 1/8" = 1'-0"

 Revision Number
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 Drawing Number





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LEVEL 4 FLOOR PLAN

 Job Number
 23.1194

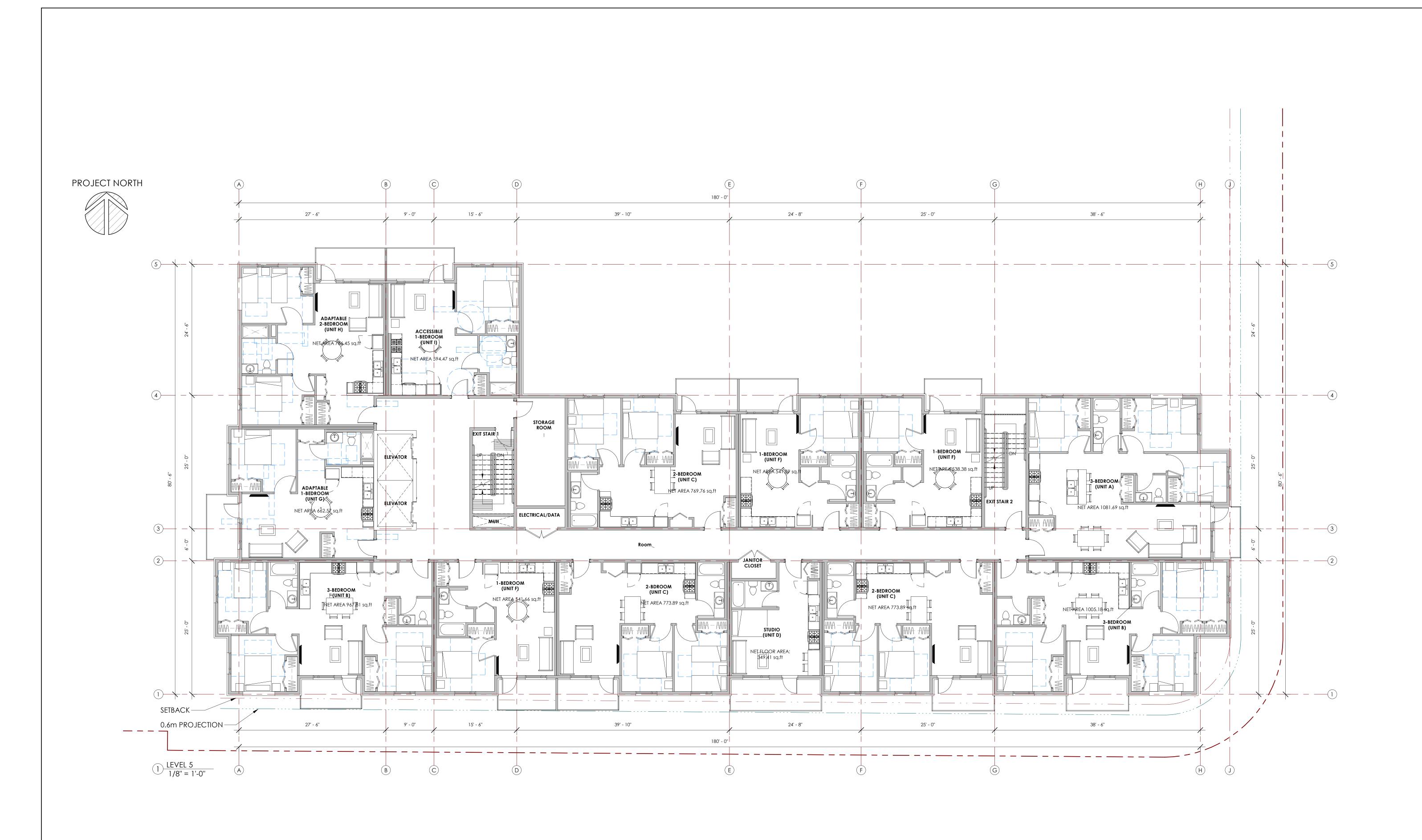
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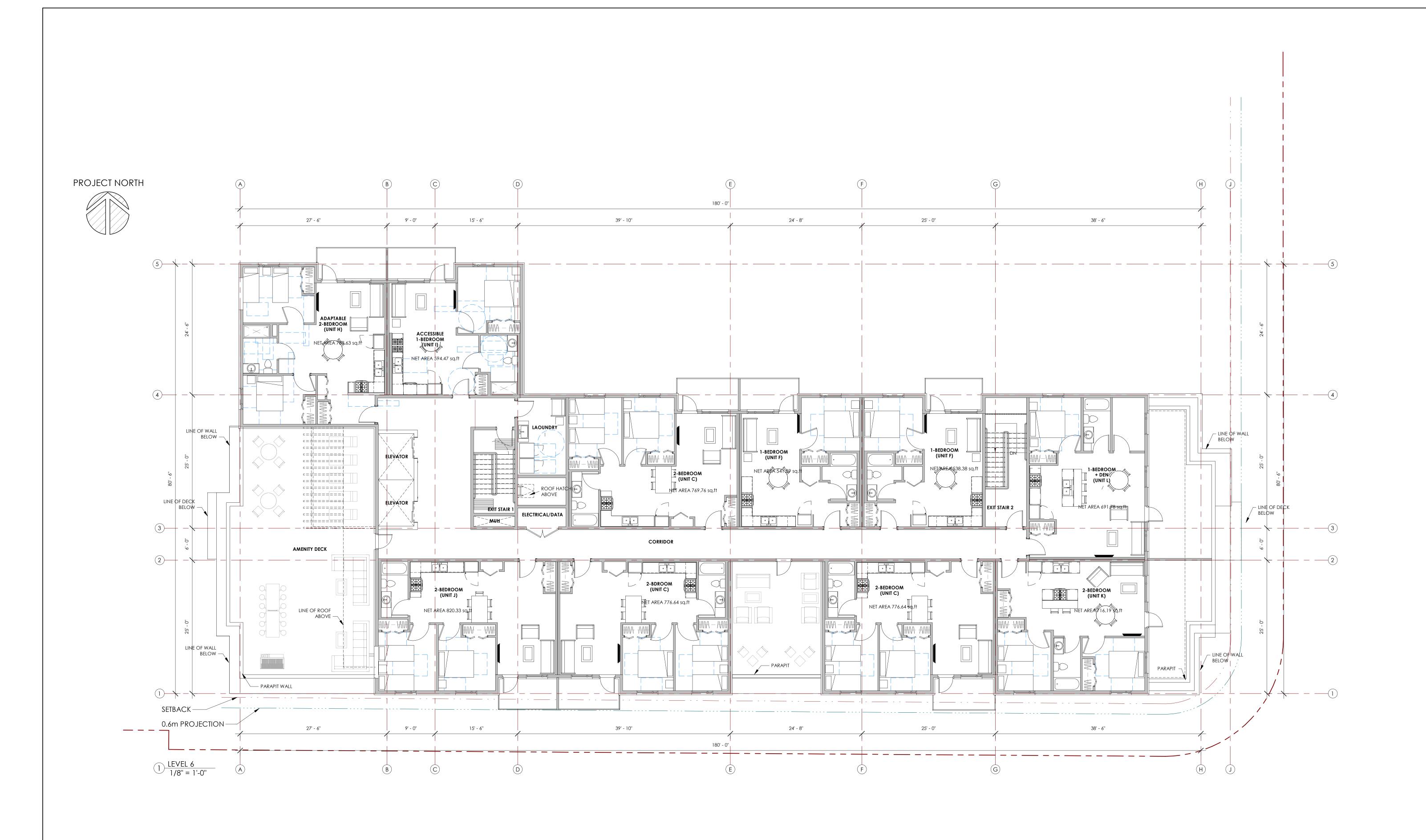
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LEVEL 5 FLOOR PLAN

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LEVEL 6 FLOOR PLAN

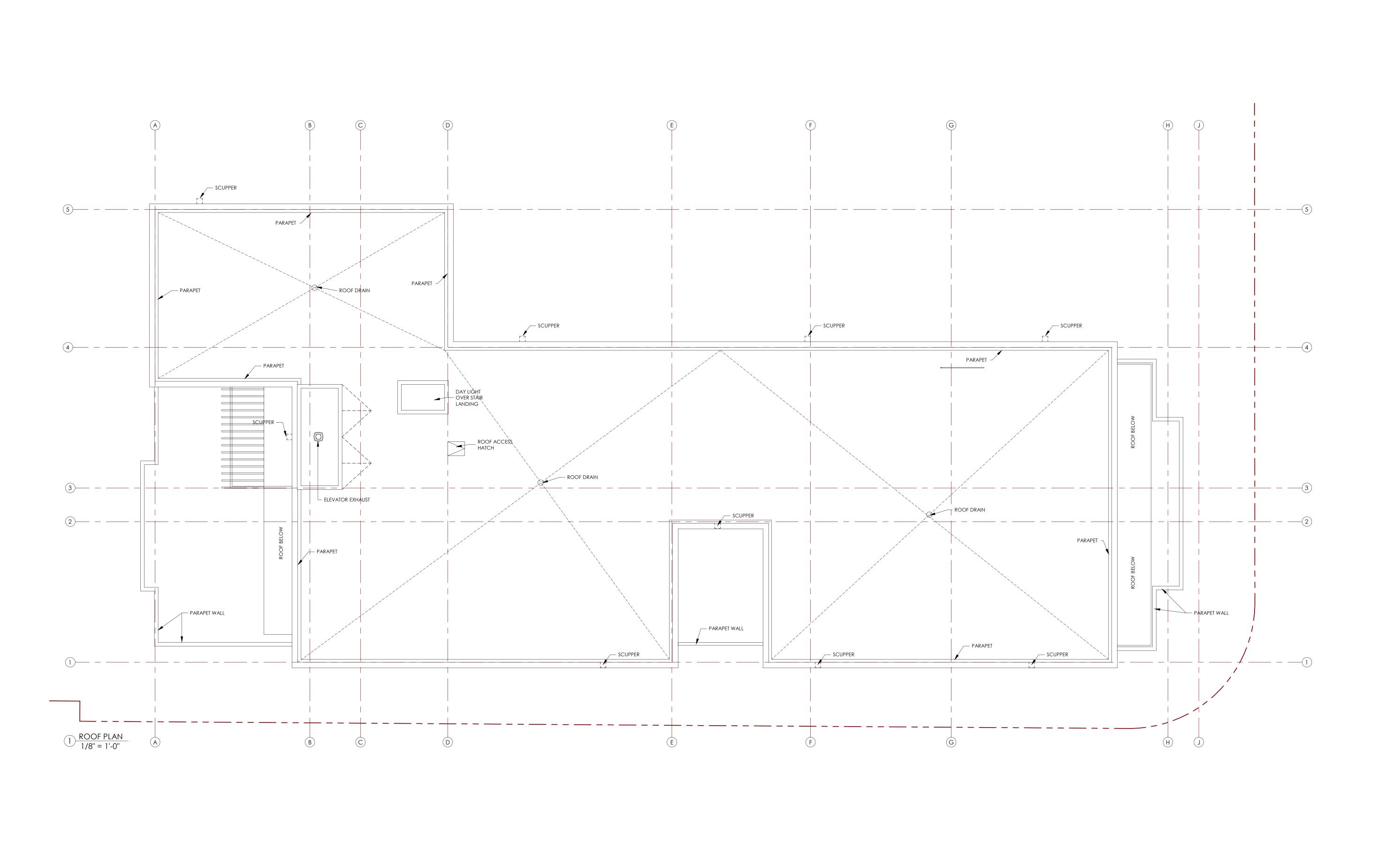
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ROOF PLAN

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 Date
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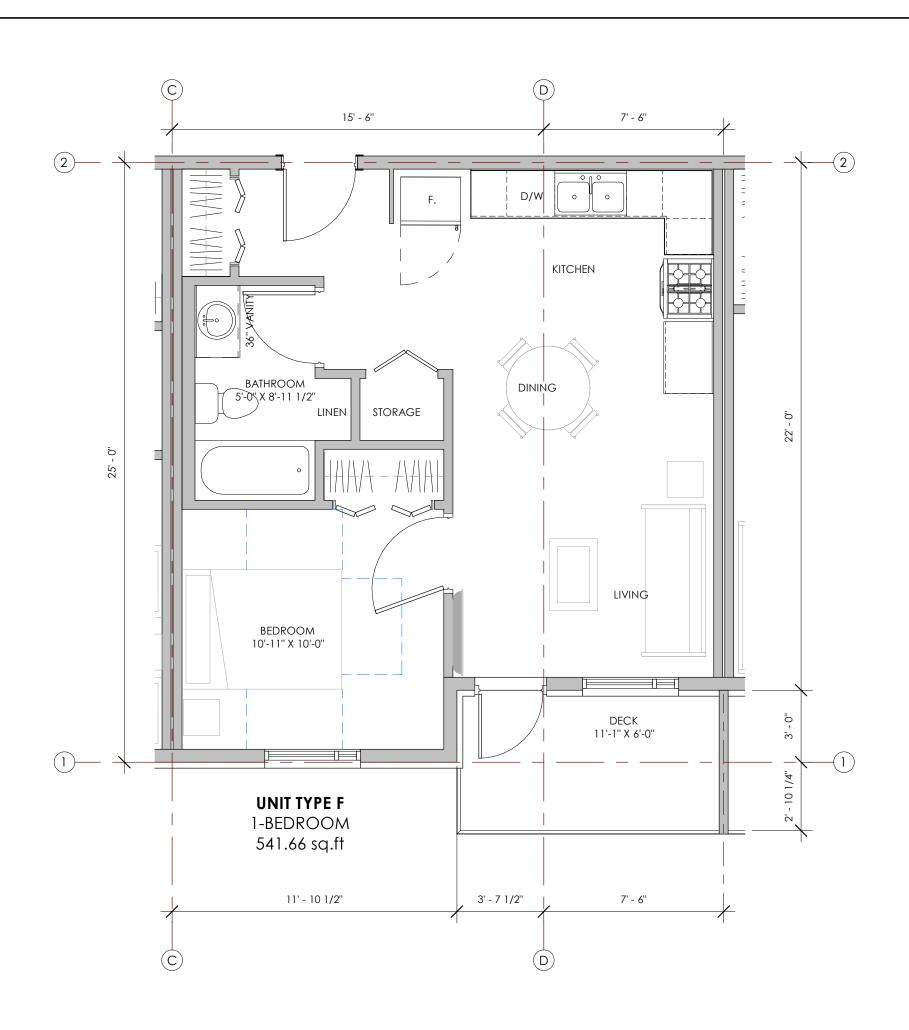
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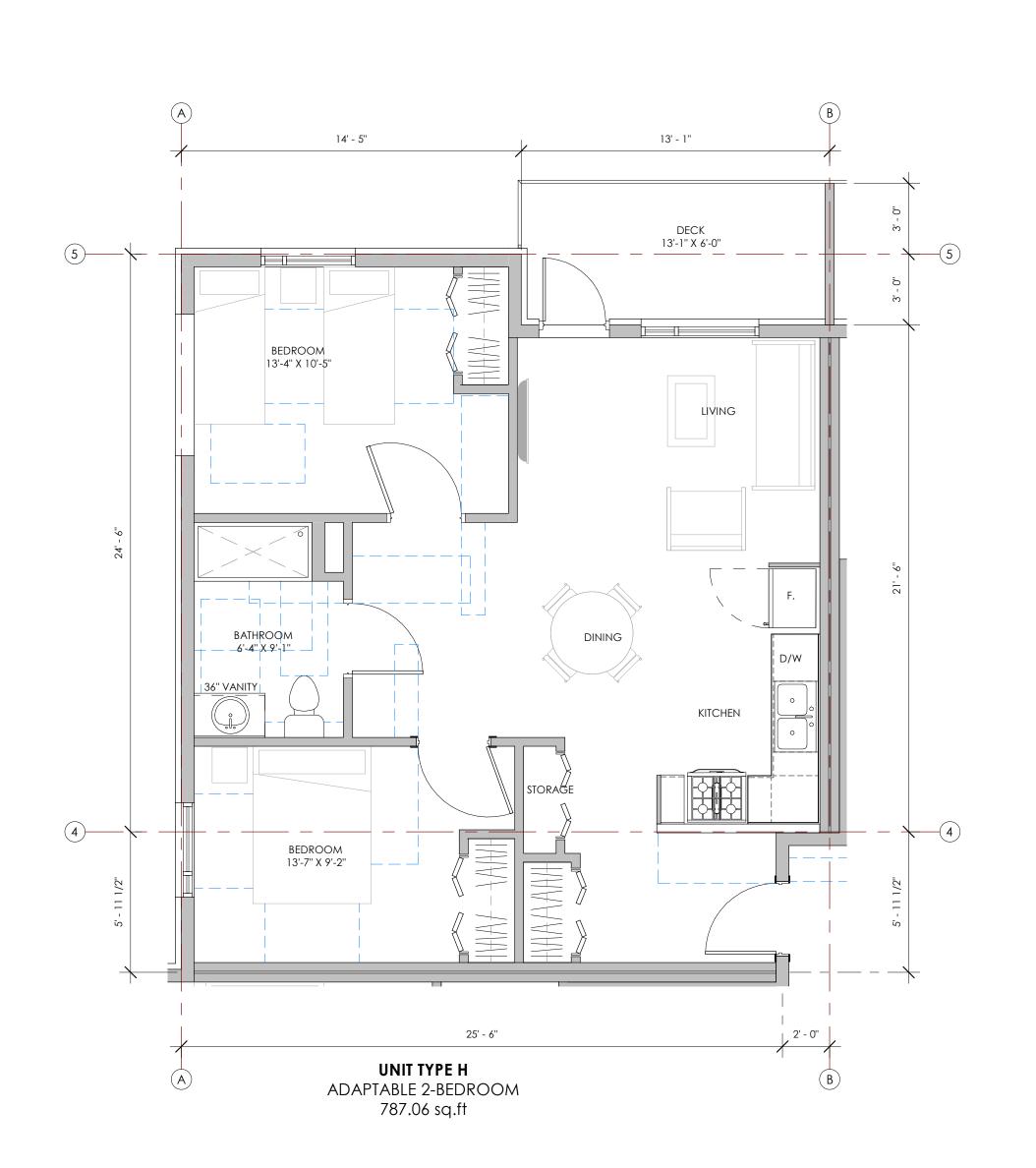


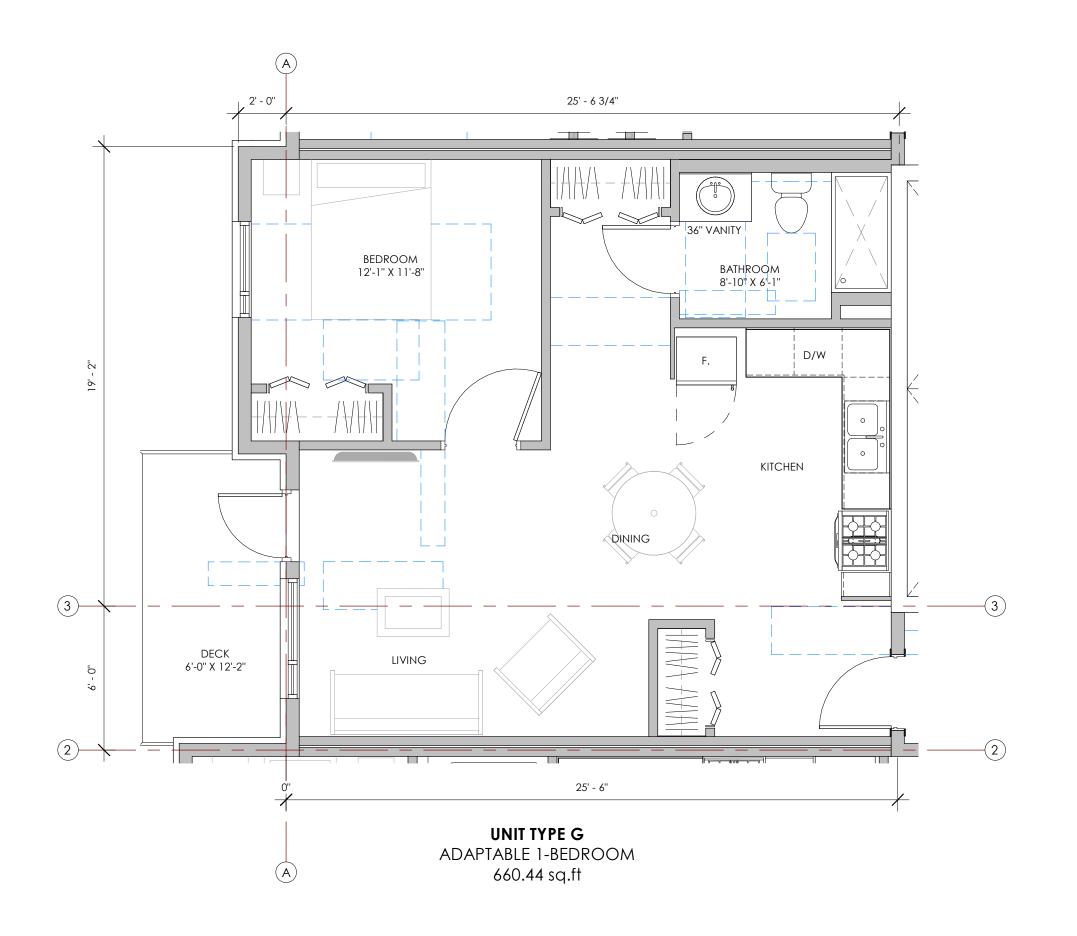
BLUEGREEN #2-463 Lorne Street Kamloops, BC V2C 1W3 p:250.374.1112 www.bluegreenarchitecture.com - THIS DRAWING MUSTINOT BE SCALED. - VERIFY ALL DYNEYS ON A 1973 DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS TO THE ARCHITECT. - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT. <u>Consultants</u> -1 2024.08.09 ISSUED FOR BC HOUSING SCHEMATIC NO. DATE DESCRIPTION RECORD OF REVISIONS 2 2024.08.30 ISSUED FOR DEVELOPMENT PERM 2024.07.10 ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW O. DATE DESCRIPTION RECORD OF ISSUES 1951 CROSS ROAD ENLARGED SUITE PLANS Job Number 23.1194

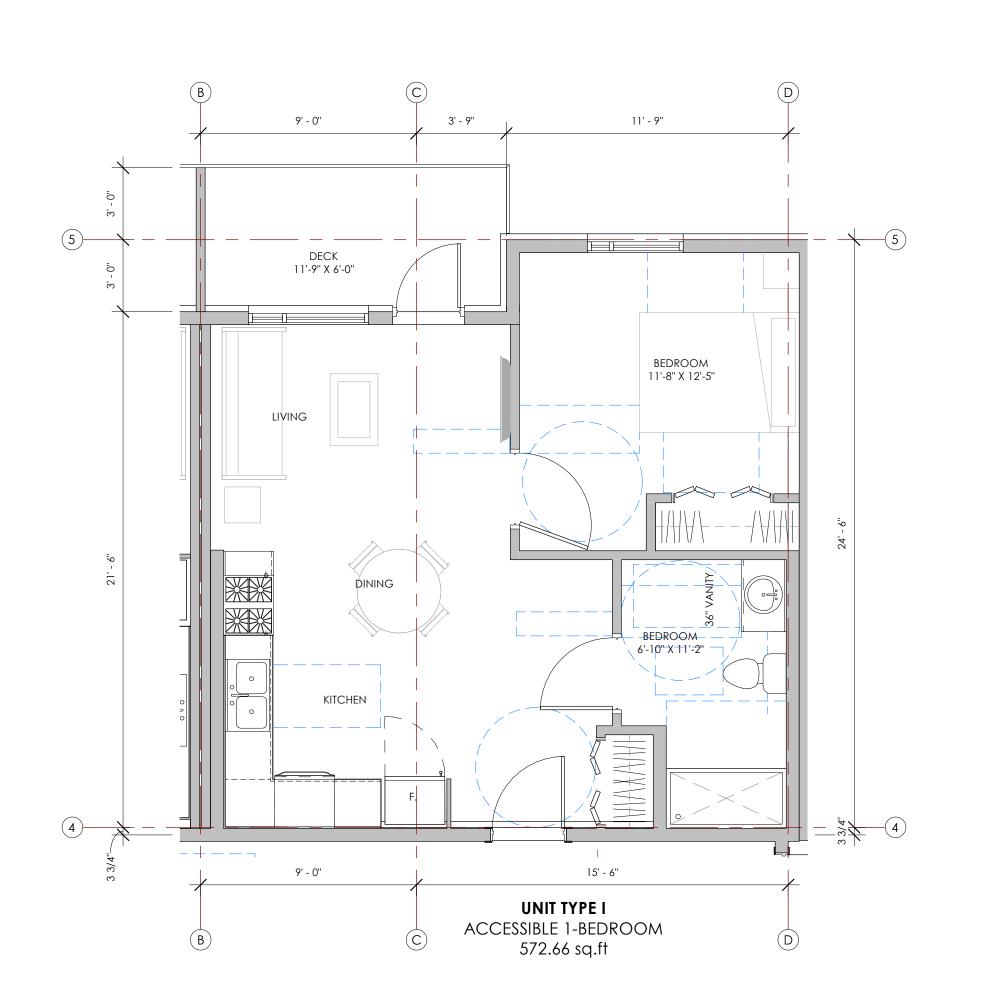
2024.08.30

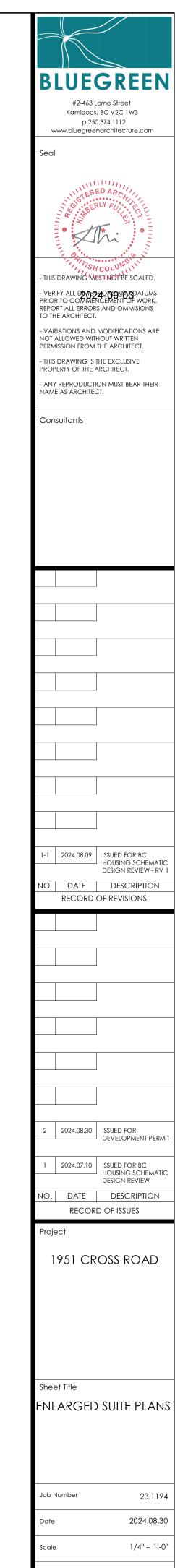
1/4" = 1'-0"











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Drawing Number



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ENLARGED SUITE PLANS

23.1194 2024.08.30 1/4" = 1'-0"



2 SOUTH ELEVATION
1" = 10'-0"



- ELEVATION LEGEND:

VERTICAL STEEL PANEL CLADDING – VARIED WIDTHS WESTFORM METALS WF-HF, COLOUR – STONE GREY

VERTICAL STEEL PANEL CLADDING - 12" WIDTH

WESTFORM METALS PROLOK, COLOUR – STONE GREY

HORIZONTAL PLANK – 8" EXPOSURE JAMES HARDIE PLANK, SMOOTH, COLOUR – RICH ESPRESSO 5 THIN BRICK – STACK BOND PATTERN
MANUFACTURER TBD, COLOUR – GREY
C/W PRECAST CONCRETE WINDOW SILL & HEAD WHERE
INDICATED

6 WOOD ACCENTS – OPEN JOINT PANEL LAYOUT TRESPA METEON, COLOUR – DENVER OAK

SOFFITS – 6" WIDTH, PERFORATED & SOLID TBD

WESTFORM METALS PROBOARD, COLOUR – STONE GREY

8 FLASHINGS, FASCIAS, BANDING
PRE-FINISHED METAL, COLOUR – CHARCOAL TBD

9 WINDOW & DOOR FRAMES COLOUR – CHARCOAL TBD

GUARDRAILS – FASCIA MOUNT POSTS PRE-FINISHED PERFORATED METAL INFILL, COLOUR TO MATCH FASCIA

PERGOLA STRUCTURES
STAINED GLULAM TIMBER – STAIN TO MATCH WOOD ACCENTS

PRIVACY SCREENING & FENCING – REFER TO LANDSCAPE ARCHITECTURAL CONCRETE AND STAINED WOOD TBD – ARCHITECTURAL CONCRETE AND STAINED WOOD TBD — MATCH CLOSELY TO WOOD ACCENTS

- NOTE: -

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1951 CROSS ROAD

BUILDING ELEVATIONS

Job Number 23.1194 2024.08.30 As indicated Revision Number

A3.0

Drawing Number



PELEVATION LEGEND:

1 VERTICAL STEEL PANEL CLADDING - VARIED WIDTHS WESTFORM METALS WF-HF, COLOUR - STONE GREY

2 VERTICAL STEEL PANEL CLADDING - VARIED WIDTHS WESTFORM METALS WF-HF, COLOUR - RUSTIC RED PVDF

3 VERTICAL STEEL PANEL CLADDING - 12" WIDTH WESTFORM METALS PROLOK, COLOUR - STONE GREY

4 HORIZONTAL PLANK - 8" EXPOSURE JAMES HARDIE PLANK, SMOOTH, COLOUR - RICH ESPRESSO

5 THIN BRICK - STACK BOND PATTERN MANUFACTURER TBD, COLOUR - GREY C/W PRECAST CONCRETE WINDOW SILL & HEAD WHERE INDICATED

6 WOOD ACCENTS - OPEN JOINT PANEL LAYOUT TRESPA METEON, COLOUR - DENVER OAK

7 SOFFITS - 6" WIDTH, PERFORATED & SOLID TBD WESTFORM METALS PROBOARD, COLOUR - STONE GREY

8 PLASHINGS, FASCIAS, BANDING PRE-RINISHED METAL, COLOUR - CHARCOAL TBD

9 WINDOW & DOOR FRAMES COLOUR - CHARCOAL TBD

10 GUARDRAILS - FASCIA MOUNT POSTS PRE-RINISHED METAL, COLOUR - CHARCOAL TBD

11 PERGOLA STRUCTURES STAINED WOOD ACCENTS

12 PRIVACY SCREENING & FENCING - REFER TO LANDSCAPE ARCHITECTURAL CONCRETE AND STAINED WOOD TBD - MATCH CLOSELY TO WOOD ACCENTS

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300 MSI EEVATION

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-1 2024.08.09 ISSUED FOR BC HOUSING SCHEMATIC NO. DATE DESCRIPTION RECORD OF REVISIONS 2 2024.08.30 ISSUED FOR DEVELOPMENT PERM 2024.07.10 ISSUED FOR BC HOUSING SCHEMATIC DESIGN REVIEW O. DATE DESCRIPTION RECORD OF ISSUES 1951 CROSS ROAD BUILDING ELEVATIONS

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A3.1

23.1194

2024.08.30

As indicated

Job Number

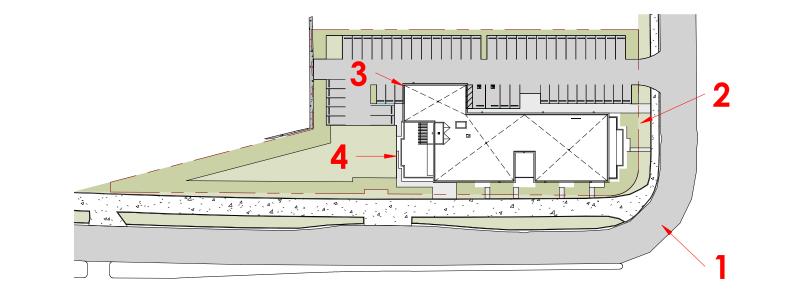
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NO. DATE DESCRIPTION

RECORD OF ISSUES

Project

1951 CROSS ROAD

Sheet Title
3D VIEW

Job Number 23.1194

Date 2024.08.30

Scale 1" = 80'-0"

Revision Number 0

Drawing Number



Q I I	DO I AINICAL INAINIL	COMMON NAME	JIZL	KOOI
	Trees Deciduous			
3	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6cm Cal	B&B
4	Acer rubrum 'Bowhall'	Bowhall Maple	6cm Cal	B&B
1	Fagus sylvatica	European Beech	6cm Cal	B&B
7	Ginkgo biloba	Maidenhair Tree	6cm Cal	B&B
12	Sorbus aucuparia 'Fastigiata'	Pyramidal Mountain Ash	6cm Cal	B&B
6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6cm Cal	B&B
5	Tilia cordata 'Greenspire'	Greenspire Linden	6cm Cal	B&B
	Shrubs			
	Buxus 'Green Velvet'	Green Velvet Boxwood	#02	Potte
	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potte
	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#02	Potte
	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	#02	Potte
	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potte
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#02	Potte
	Taxus x media 'Hicksii'	Hicks Yew	#02	Potte
	Ornamental Grasses			
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Forester Feather Reed Grass	#01	Potte
	Deschampsia caespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potte
	Perennials			
	Achillea filipendulina 'Gold Plate'	Gold Plate Yarrow	#01	Potte
	Aster frikartii 'Monch'	Frikart's Aster	#01	Potte
	Echinacea purpurea	Purple Coneflower	#01	Potte
	Geranium 'Rozanne'	Rozanne Geranium	#01	Potte
	Hosta 'Francee'	Francee Plantain Liliy	#01	Potte
	Matteuccia struthiopteris	Ostrich Fern	#01	Potte
	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potte
	Pachysandra terminalis	Japanese Spurge	#01	Potte
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#01	Potte
	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted

SHRUBS & PERENNIA
TURF
WOOD MULCH
CONCRETE
ASPHALT
WALL



LANDSCAPE ARCHITECTURE URBAN PLANNING

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NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECIEVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.

5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-30		
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CLIENT NAME:				

TURNING POINTS COLLABORATIVE SOCIETY

PROJECT NAME:

TURNING POINTS AFFORDABLE **HOUSING PROJECT**

KELOWNA, BC

DRAWING TITLE:

SCALE:

1:200

CONCEPTUAL LANDSCAPE PLAN

DRAWING NO.: CHECKED: PROJECT NO.: