

June 27, 2025

City of Kelowna
Planning Department
1435 Water St, Kelowna BC

Attention: Adam Cseke, Planning Manager

Re: BCH Kelowna: 1144 Pacific Avenue, Kelowna
SOA #24042

Dear Adam,

The proposed project is for 20 studio units of supportive housing and 20 studio units of complex care housing with space for additional support services as required by the Ministry of Mental Health and Addictions and Interior Health. The project is in partnership with BC Housing. The first floor provides support services and amenities for the residents, and the floors 2-5 contain long-term supportive and complex care housing units and additional staff spaces. The site design includes an outdoor amenity space with two covered areas, a secure bicycle shelter, secure staff, and visitor parking, as well as a dog run for residents with pets.

The building will be a mix of concrete, steel and wood construction. It will have 5 stories of occupied space and one of the stairs will extend to the roof for maintenance access. The proposed cladding includes a mix of fibre-cement panels and lap siding, corrugated metal, brick or brick veneer, and faux-wood elements. The proposed patterning is reminiscent of the varying shades that ripple in water, as the Okanagan Lake is a prominent feature to Kelowna and its unique character. The thick horizontal and vertical bands and wood elements are included to reflect the neighbouring buildings that have similar features.

The following outlines the proposed variances, the reasons for them, and what has been proposed as an alternative to meeting the bylaw's requirements.

1. Building Step Back

Requirement: 3.0m from Front Lot Line Setback

Proposed: 0m step back

The building's space planning and placement on the site were intentional and carefully followed requirements from BC Housing and Interior Health. To meet the needs of the building's program and residents on such a tight site, we were constrained from providing anything that compromised the building's efficiency or services. Below are some contributing factors that dictated the building's floor plan and form.

- Spaces optimally located along the streetside are smaller spaces:
 - o Reception and Lounge: semi-public spaces, places for visitors.
 - o Resident laundry and manager's office: small spaces that benefit from proximity to reception.
 - o Resident scooter storage and resident bicycle storage: convenient street access.
 - o Service spaces (electrical and garbage): convenient servicing and access.

- Spaces that benefited from being along the north side are larger spaces:
 - o Commercial kitchen: A big space that requires convenient access to the loading stall and garbage room.
 - o Dining hall: Larger amenity space that would have large groups that would benefit from spilling out into the outdoor amenity space, also on the north side.
 - o Private staff offices: a large space where lots of private documents are kept and on people's computer screens, which needed to be where public eyes could not see.
 - o Private support offices: these will be used for counselling and other support services that benefit from the privacy of not being along the street front.
- The location of the public corridor, elevator and stairs are fixed and dictated by units above, which are small studio units
 - o These aligned better along the streetside of the building instead of the north side of the building because of their size in relation to the size of the programming spaces on the first floor

The larger spaces benefited from being located on the south side of the building, away from the street, while the smaller spaces were better situated along the street front. To provide these spaces in their ideal locations, and to align the core spaces such as the public corridor and vertical circulation for constructability and exiting, the resulting building included a step back on the north side of the building instead of the south side along the street.

The following site elements further dictated the building's placement on the site:

- Along the street and within the outdoor amenity space was determined to be the best locations for required trees as they would provide shade and privacy in the outdoor amenity space, and they would provide curb appeal along the streetside.
- Building located to give enough space for trees at the front while still providing enough space for a small dog run.
 - o Street frontage has requirements for boulevard trees and soil volume requirements. This is minimized due to the building's proximity to the property line, the sidewalk, and the access paths to the building.
 - o A dog run was requested along the back of the building for a safe place for residents' dogs, which are integral to the building's support services. Trees could not fit in the dog run as they would require protective fencing, which would reduce the space for the residents and their dogs.

A protruding entry canopy has been provided along the building's entrance instead of the step back to keep the building aesthetically in line with neighbouring buildings and to meet the intention of not having a flat building face from the ground up.

2. Parking – Number of Stalls

Requirement:

40 Sleeping units x 0.35 = 14 stalls

21 Staff = 11 stalls

Visitors = 6 stalls

Total required: 32 stalls

Total provided: 7 stalls

Due to the tightness of the site, we were not able to provide the required amount of parking while maintaining the project's construction budget and giving the residents the support services and facilities they need.

The residents in this building will be experiencing acute mental health challenges which will make it unlikely that they drive or own a vehicle. The parking will be for staff and visitors. Secure bicycle parking and indoor scooter parking have been provided, as it is anticipated that some residents will be experiencing mobility challenges as well.

The site is close to amenities such as grocery stores, pharmacies, and bus lines. Staff will be able to utilize secure bicycle storage, have convenient access to bus lines, and have access to street parking.

3. Parking – Percentage of Small Car & Regular Car Stalls

Requirement: 50% regular sized stalls & 50% small car stalls

Provided: 14% regular sized stalls & 86% small car stalls

Due to the tightness of the site, and the importance of the outdoor amenity space to support the residents, and in order to provide additional secure bicycle storage, the majority of stalls were reduced in width to fit in an additional stall. Per the city's request, the stalls have the same length as a standard stall and have only been reduced in width. This accommodates people with longer vehicles such as trucks and SUVs so they won't interfere with the drive aisle and loading.

Please contact me if you would like to discuss these variances further or require any additional information.

Thanking you in advance,



Heather Honeycutt, Architect AIBC
Station One Architects



DP DRAWING LIST

| | |
|-------|-----------------------------|
| DP0.0 | COVER SHEET |
| DP1.0 | CONTEXT PLAN |
| DP1.1 | SITE PLAN & BYLAW REVIEW |
| DP1.2 | BIKE STORAGE DETAILS |
| DP1.3 | SITE SECTIONS |
| DP2.0 | FIRST FLOOR - OVERALL PLAN |
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| DP2.3 | FOURTH FLOOR - OVERALL PLAN |
| DP2.4 | FIFTH FLOOR - OVERALL PLAN |
| DP2.5 | ROOF PLAN |
| DP3.0 | EXTERIOR ELEVATIONS |
| DP3.1 | EXTERIOR ELEVATIONS |
| DP4.0 | BUILDING SECTION |
| DP5.0 | EXTERIOR MATERIAL BOARD |
| DP6.0 | RENDERINGS |
| DP6.1 | RENDERINGS |
| DP6.2 | RENDERINGS |

COVER SHEET

BCH KELOWNA

1144 Pacific Ave, Kelowna

SCALE
JOB NO. 24042

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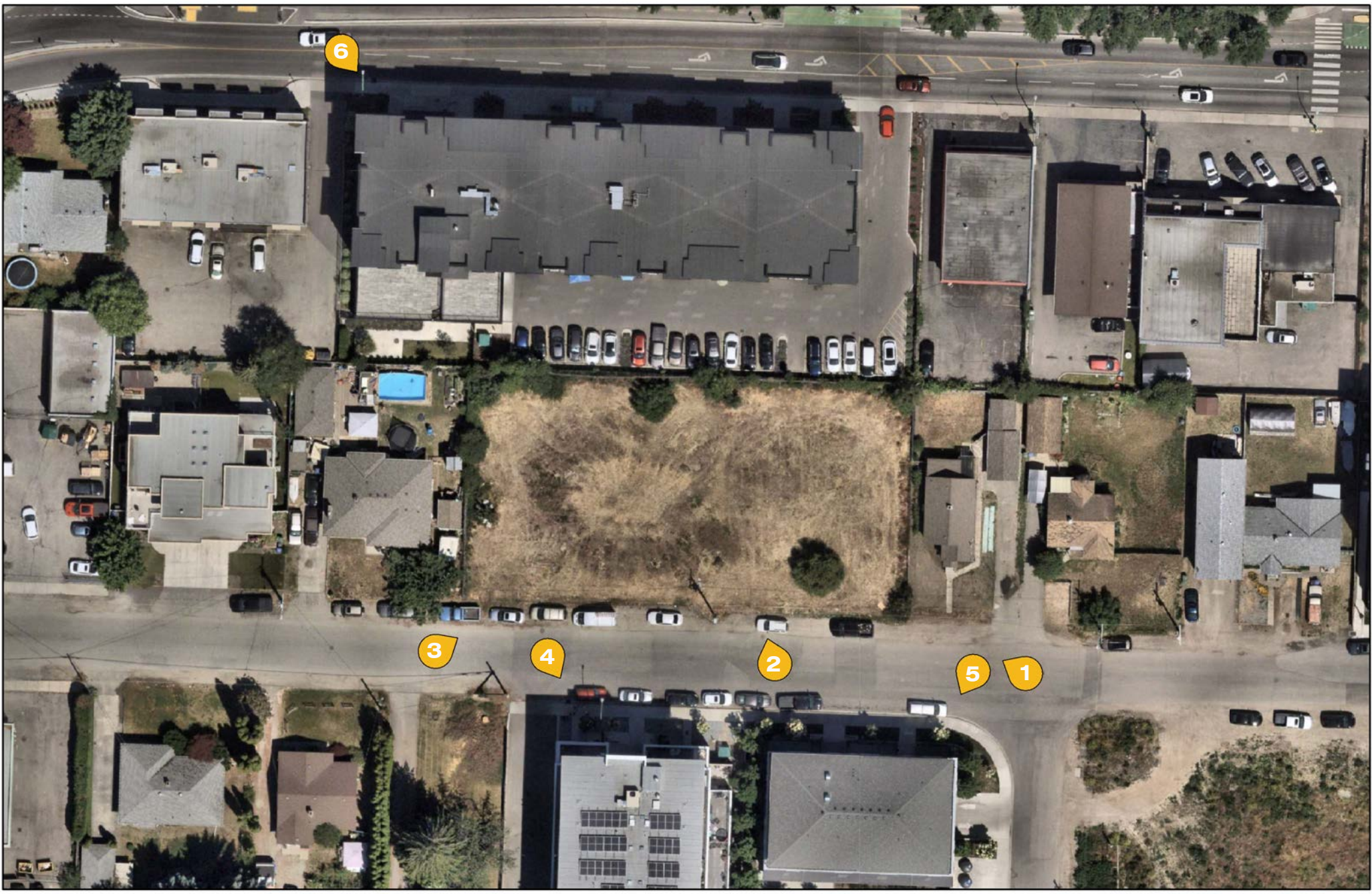
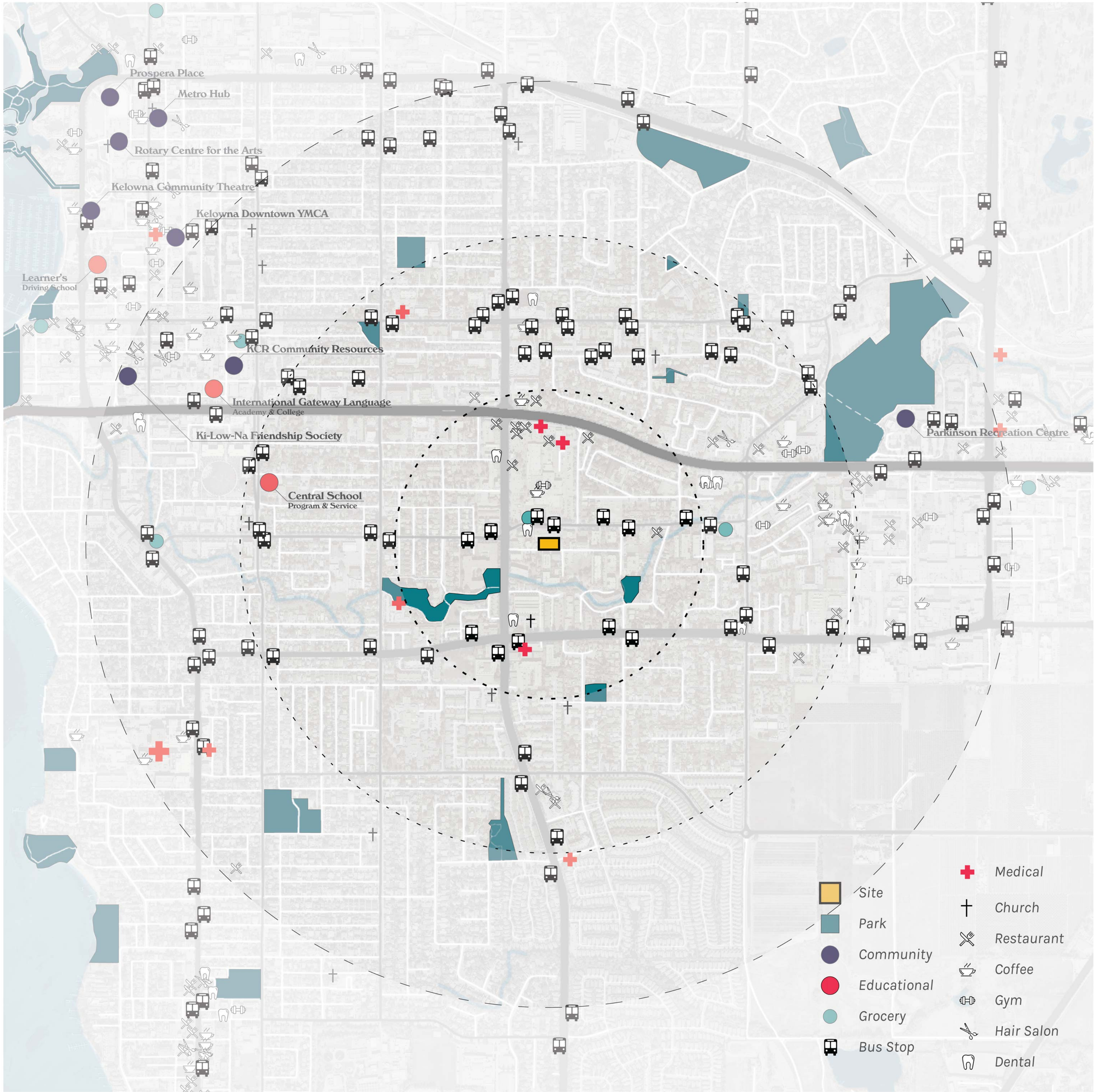
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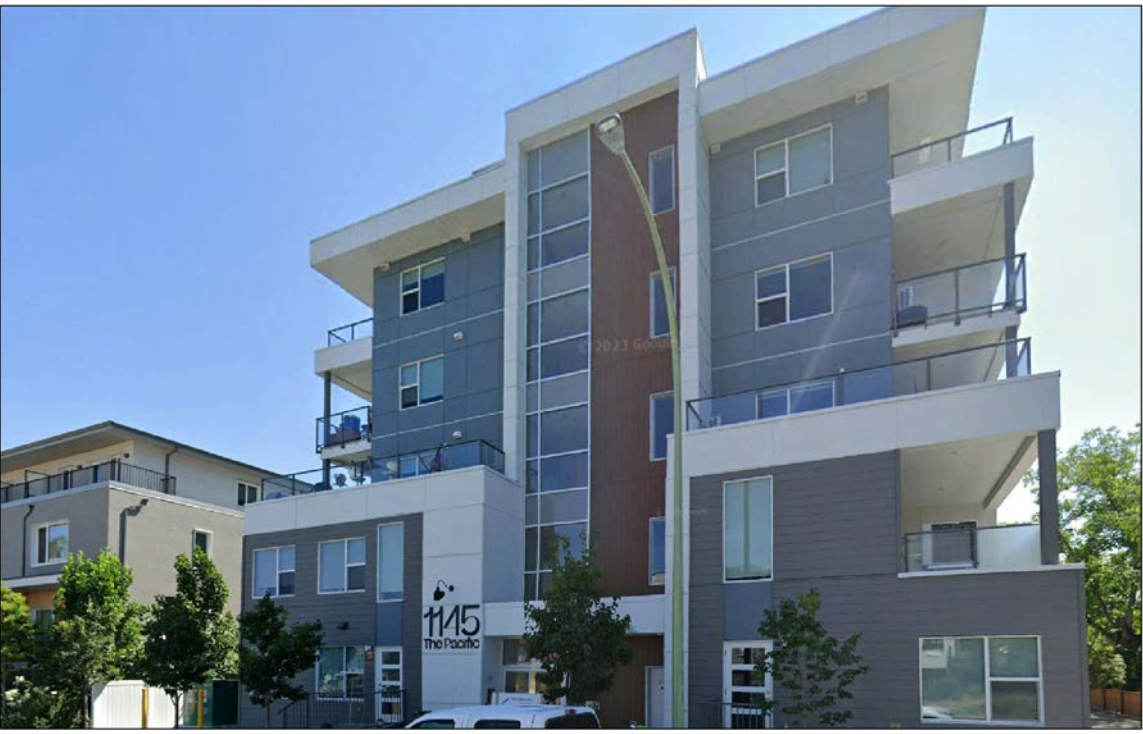
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1 PACIFIC & PASNAK | LOOKING NORTHWEST



4 PACIFIC AVE | SOUTHERN NEIGHBOUR



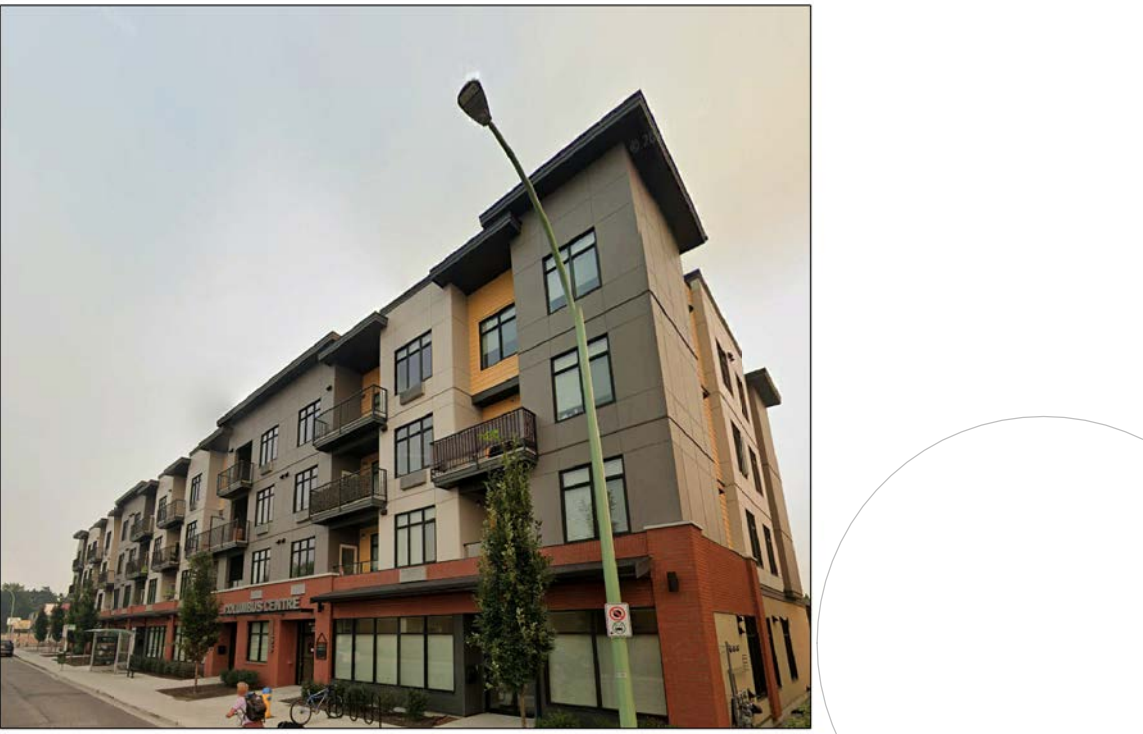
2 PROPERTY SOUTH | LOOKING NORTHWEST



5 PACIFIC AVE | SOUTHEASTERN NEIGHBOUR



3 PROPERTY SOUTH | LOOKING NORTHEAST



6 SUTHERLAND AVE | LOOKING SOUTH

CONTEXT PLAN

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1144 PACIFIC AVE, KELOWNA, B.C.

SCALE 1:1
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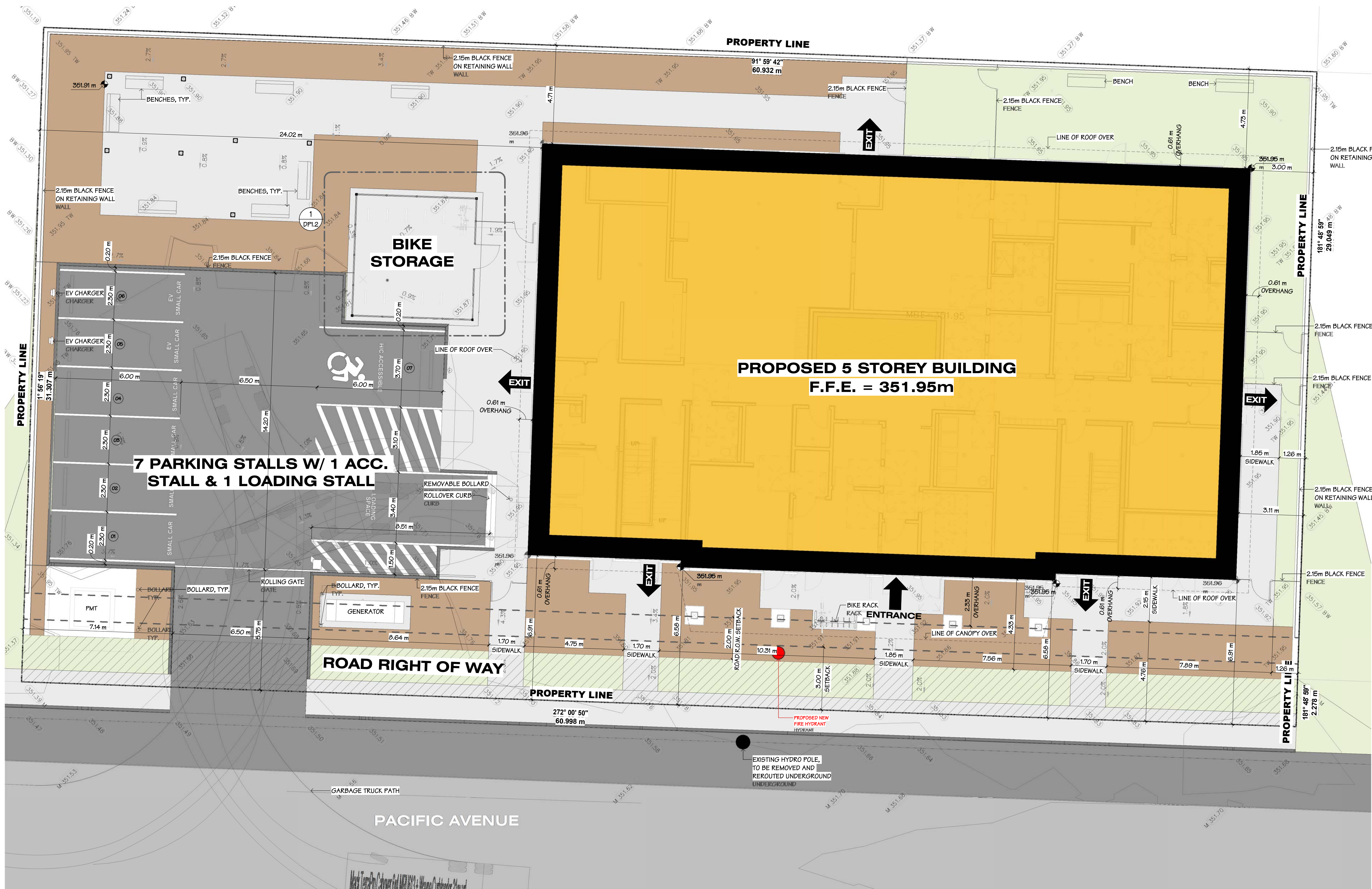
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DP1.0



| PROJECT INFORMATION | | |
|--|---|---|
| CIVIC ADDRESS | 1144 PACIFIC AVENUE, KELOWNA, B.C. | |
| LEGAL DESCRIPTION | DISTRICT LOT 137, PARCEL A PLAN KAP2862 (KL02837) | |
| STANDARD DESCRIPTION | 2024 BC BUILDING CODE / DIVISION B PART 3 RESIDENTIAL | |
| ZONING: | UC2, CAPRI-LANDMARK URBAN CENTRE | |
| OCF LAND DESIGNATION: | GATEWAY | |
| UNITS PER ACRE: | 20.69 | |
| TOTAL SITE AREA: | 1909 m² | |
| GROSS FLOOR AREA: | 2699.91 m² | |
| NET FLOOR AREA: | 1891.25 m² | |
| FLOOD PLAIN: | 350.00M | |
| PROPOSED FINISH FLOOR ELEVATION: | 351.98M | |
| ZONING BYLAW REVIEW | | |
| ZONING (SECTION 14) | UC2 CAPRI-LANDMARK URBAN CENTRE | |
| OCF LAND USE DESIGNATION: | GATEWAY | |
| PERMITTED LAND USES (SECTION 14.9) | | |
| PRINCIPAL LAND USES: | HEALTH SERVICES (COMPLEX CARE) & TEMPORARY SHELTER SERVICES (SUPPORTIVE SHELTER) - COMPLIES | |
| LOT SIZE REGULATIONS (SECTION 14.10) | | |
| MINIMUM LOT WIDTH: | 40.0 m (131.23 ft) | - COMPLIES |
| MINIMUM LOT DEPTH: | 30.0 m (98.43 ft) | - COMPLIES |
| MINIMUM LOT AREA: | 1200 m² (12,916.69 ft²) | - COMPLIES |
| MAXIMUM LOT AREA: | N/A | |
| DEVELOPMENT REGULATIONS (SECTION 14.11) | REQUIRED | PROPOSED |
| MAXIMUM SITE COVERAGE OF ALL BUILDINGS: | 85% | 37% - COMPLIES |
| MAXIMUM SITE COVERAGE OF ALL BUILDINGS, STRUCTURES, & IMPERMEABLE SURFACES: | 90% | 76% - COMPLIES |
| SETBACKS (SECTION 14.11): | | |
| EXISTING FRONT LOT LINE: | 3.0 m (10.0 ft) | - COMPLIES |
| FROM ROAD DEDICATION: | 2.0 m (6.5 ft) | - COMPLIES |
| FRONT SETBACK: | 3.0 m (10.0 ft) REQUIRED, 0 m PROPOSED - | VARIANCE REQUIRED |
| INTERIOR SIDE LOT LINE | | |
| ABUTTING AN RS ZONE: | 0.0 m (0.0 ft) | - COMPLIES |
| INTERIOR SIDE LOT LINE NOT | | |
| ABUTTING AN RS ZONE: | 0.0 m (0.0 ft) | - COMPLIES |
| EXTERIOR SIDE LOT LINE (MINIMUM): | 0.0 m (0.0 ft) - COMPLIES | |
| REAR LOT LINE (MINIMUM): | 0.0 m (0.0 ft) - COMPLIES | |
| AREA REGULATIONS (SECTION 14.11): | | |
| RESIDENT AMENITY AREA: | 6.0 m² * 40 BACHELOR UNITS = 240 m² | - COMPLIES |
| RESIDENTIAL FLOOR AREA: | 100% PRIMARY RESIDENTIAL USE ABOVE GROUND FLOOR | - COMPLIES |
| DENSITY AND HEIGHT (SECTION 14.14) | | |
| MAXIMUM HEIGHT: | 12 STOREYS (44.0 m) | |
| PROPOSED BUILDING HEIGHT: | 5 STOREYS (17.25 m) | |
| MAXIMUM BASE DENSITY FAR: | 3.3 | |
| PROPOSED FAR: | 0.98 | |
| FENCING (SECTION 7.5.2.(b)) | | |
| THE MAXIMUM HEIGHT FOR FENCES CONSTRUCTED FROM NATURAL GRADE SHALL BE 2.0 METRES IN SUBURBAN RESIDENTIAL, MULTI-DWELLING, VILLAGE CENTER, URBAN CENTER ZONED LOTS EXCEPT; THAT IT SHALL NOT EXCEED 1.2 METRES IN HEIGHT WITHIN THE MINIMUM FRONT YARD OR FLANKING YARD SETBACKS. | | |
| - COMPLIES | | |
| PARKING BYLAW REVIEW | | |
| REQUIRED RESIDENTIAL OFF-STREET PARKING REQUIREMENTS (SECTION 8.3) | | |
| CONGREGATE HOUSING, GROUP HOMES & SUPPORTIVE HOUSING | | |
| REQUIRED: MINIMUM 0.35 SPACES PER SLEEPING UNIT, PLUS A MINIMUM 0.5 SPACES PER NON-RESIDENT ON-DUTY EMPLOYEE OR A MINIMUM OF 3.0 SPACES & A MAXIMUM 2.0 SPACES PER SLEEPING UNIT. | | |
| 40 SLEEPING UNITS X 0.35 = 14 STALLS + 11 EMPLOYEE (21 STAFF) STALLS | | |
| VISITOR PARKING | | |
| REQUIRED: MINIMUM 0.14 SPACES & MAXIMUM 0.2 SPACES PER DWELLING UNIT. | | |
| TOTAL VISITOR STALLS REQUIRED: | 6 STALLS | |
| TOTAL REQUIRED STALLS: | 32 STALLS | |
| PROPOSED STALLS: | 7 STALLS - | VARIANCE REQUIRED |
| ACCESSIBLE PARKING (SECTION 8.2.17) | | |
| WHERE SEVEN (7) OR MORE PARKING SPACES ARE REQUIRED BY THIS BYLAW, THE REQUIRED SPACES SHALL BE ACCESSIBLE TO PERSONS WITH A DISABILITY: | | |
| REQUIRED: | TOTAL NUMBER OF PARKING SPACES ON-SITE: 7-36 = 1 ACC STALL | |
| PROPOSED: | 1 ACC STALL - COMPLIES | |
| RATIO OF PARKING SPACE SIZES (SECTION 8.2.7 (B)) - APARTMENT USAGE | | |
| MIN. NUMBER OF REGULAR SIZE VEHICLES: | 50% - | VARIANCE REQUIRED |
| MAX. NUMBER OF SMALL SIZE VEHICLES: | 50% - | VARIANCE REQUIRED |
| DIMENSIONS OF PARKING SPACES & DRIVE AISLES | | |
| ACCESSIBLE PARKING SPACE SIZE (8.2.7(A)) | | |
| REQUIRED WIDTH: | 3.70 m (12.14 ft) | - COMPLIES |
| REQUIRED LENGTH: | 6.00 m (19.70 ft) | - COMPLIES |
| REQUIRED ACCESS AISLE WIDTH: | 6.50 m (21.33 ft) | - COMPLIES |
| SMALL VEHICLE PARKING SPACE SIZE (SECTION 8.2.7(A)) | | |
| SMALL VEHICLE REQUIRED WIDTH: | 2.30 m (7.55 ft) | - COMPLIES |
| SMALL VEHICLE REQUIRED LENGTH: | 4.80 m (15.75 ft) | - PROVIDED 6.00 m (19.68 ft) - COMPLIES |
| DRIVE AISLE: | 6.45 m (21.16 ft) | |
| OFF-STREET BICYCLE PARKING (SECTION 8.5) | | |
| LONG TERM STORAGE: | 0.75 SPACES PER UNIT | |
| REQUIRED: | 30 SPACES | |
| TOTAL PROVIDED: | 42 SPACES | |
| SHORT TERM PARKING REQUIRED: | 6.0 SPACES @ ENTRANCE | |
| TOTAL PROVIDED: | 7 SPACES | |

DP - OVERALL SITE PLAN
1 : 100
NORTH

SITE SYMBOL LEGEND

| 1 | GRID REFERENCE | MISC. SYMBOLS | PATTERNED AREAS |
|------------------|--|--|--|
| Room name 101 | ROOM MARKER ROOM NAME ROOM NUMBER | HB HOSE BIBB RWL RAIN WATER LEADER GB GAS BIBB EV ELECTRIC VEHICLE PARKING R-EV ELECTRIC VEHICLE CHARGER ROUGH-IN | NEW ASPHALT TRAIL EXISTING ROADS PROPOSED BUILDING LANDSCAPING BED ROAD RIGHT OF WAY |
| 10 A101 | SECTION MARKER SECTION NUMBER SHEET NUMBER | C.B. CATCH BASIN L.D. LAWN DRAIN LT LIGHT FIXTURE | |
| 00 A101 | DETAIL MARKER DETAIL NUMBER SHEET NUMBER | | |
| --- | PROPERTY LINE | | |
| - - - | SETBACK LINE | | |
| ===== | FENCE | | |

SITE PLAN NOTES

- THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH CIVIL & LANDSCAPE PLANS.
- ALL TOP OF WALL AND FINISHED CONCRETE GRADES ARE TO BE CONFIRMED ON SITE.
- IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
- METRIC GRADE ELEVATIONS ARE ACTUAL & GEODETIC.
- MAIN FLOOR GEODETIC GRADE ELEVATION MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.
- ELECTRIC VEHICLE CHARGERS & ROUGH-INS SHALL BE INSTALLED PER THE ELECTRICAL ENGINEER'S DRAWINGS, MANUFACTURER'S INSTRUCTIONS, AND MUNICIPAL BYLAWS.

SITE PLAN & BYLAW REVIEW

BCH KELOWNA

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JOB NO. 24042

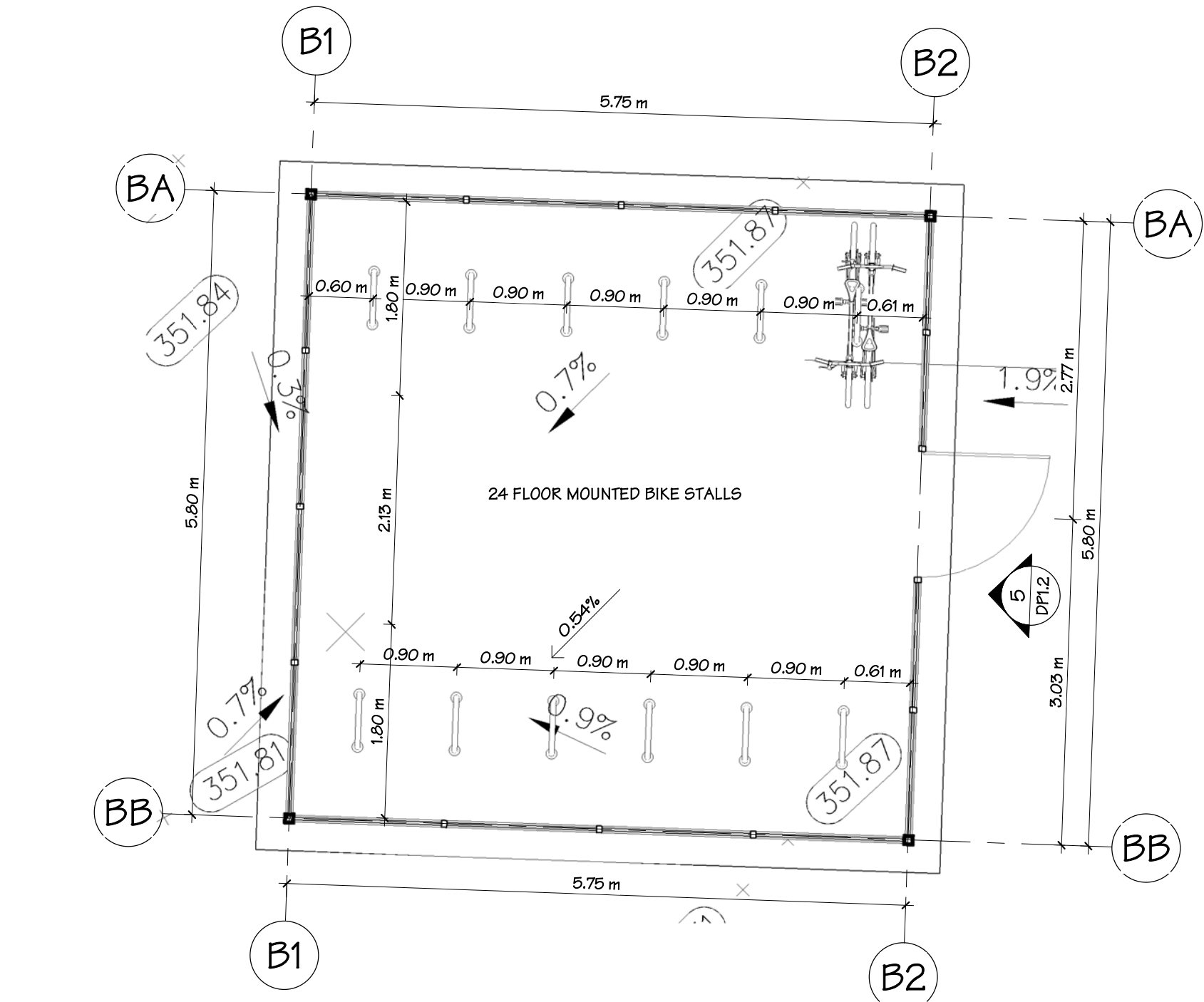
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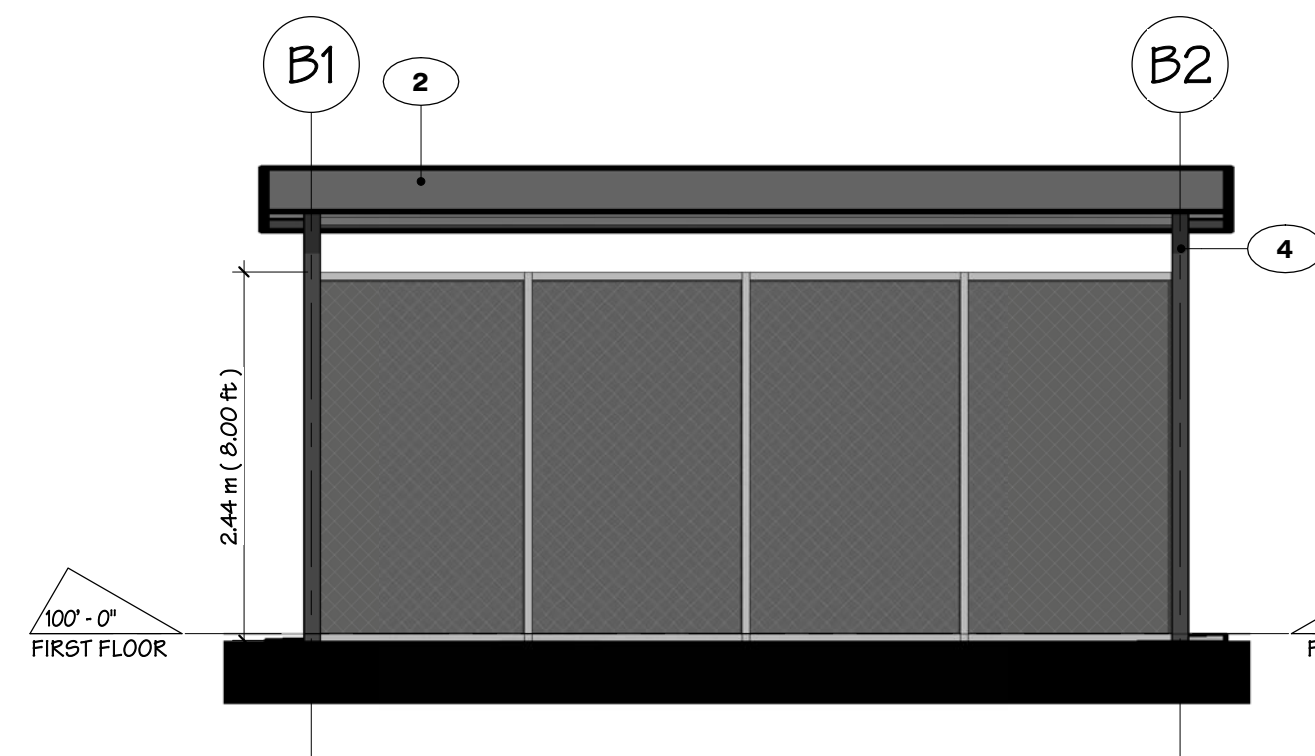
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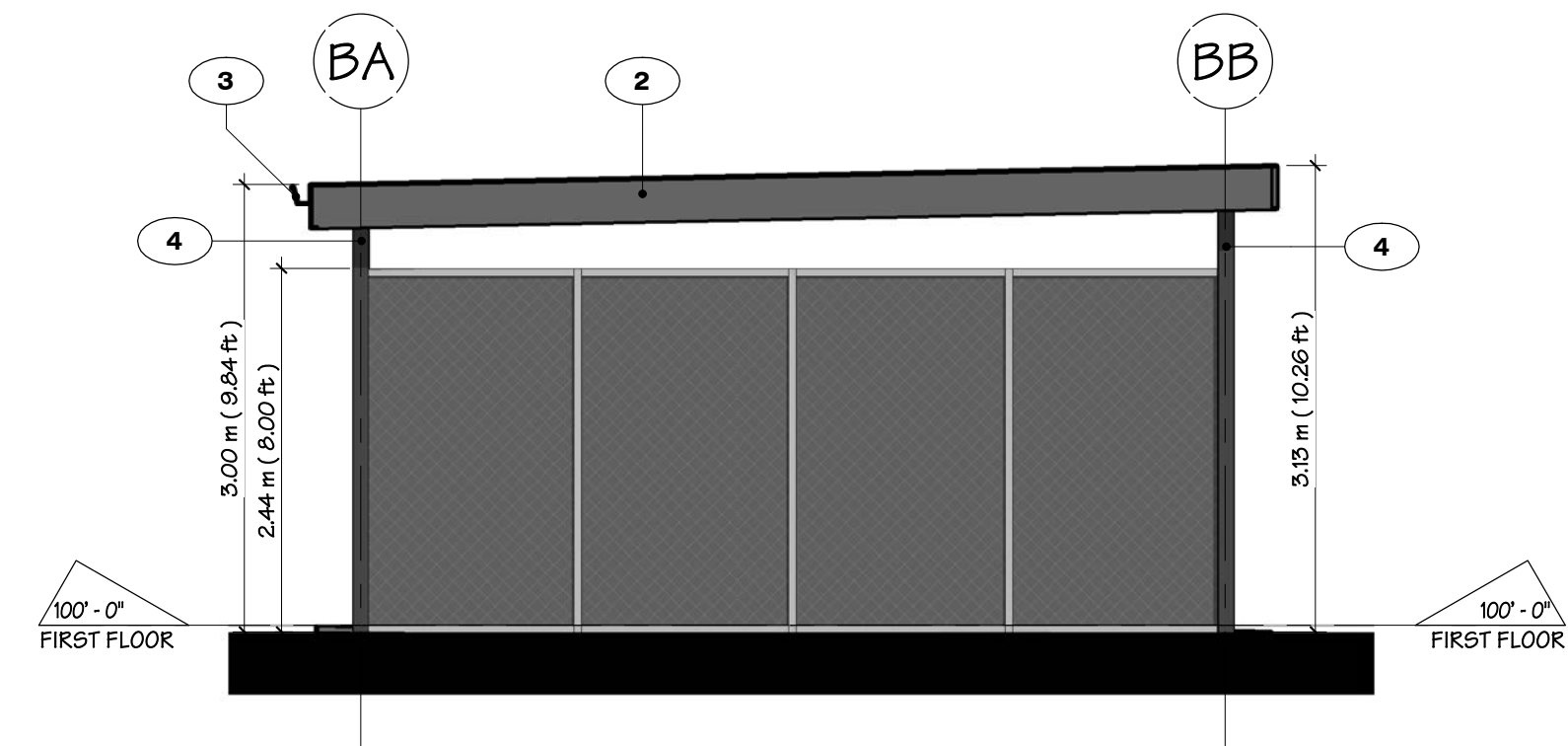
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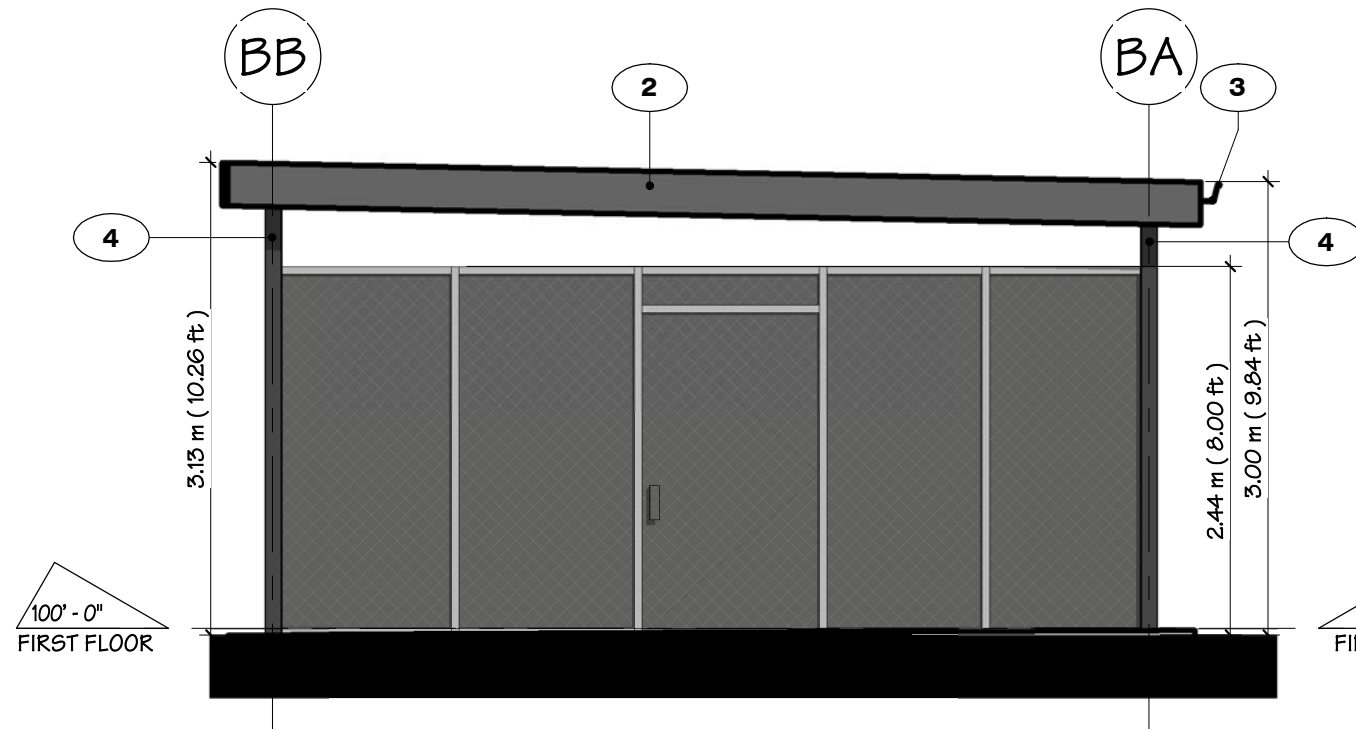
1 BIKE STORAGE - PLAN
DP1.2 1 : 50
NORTH



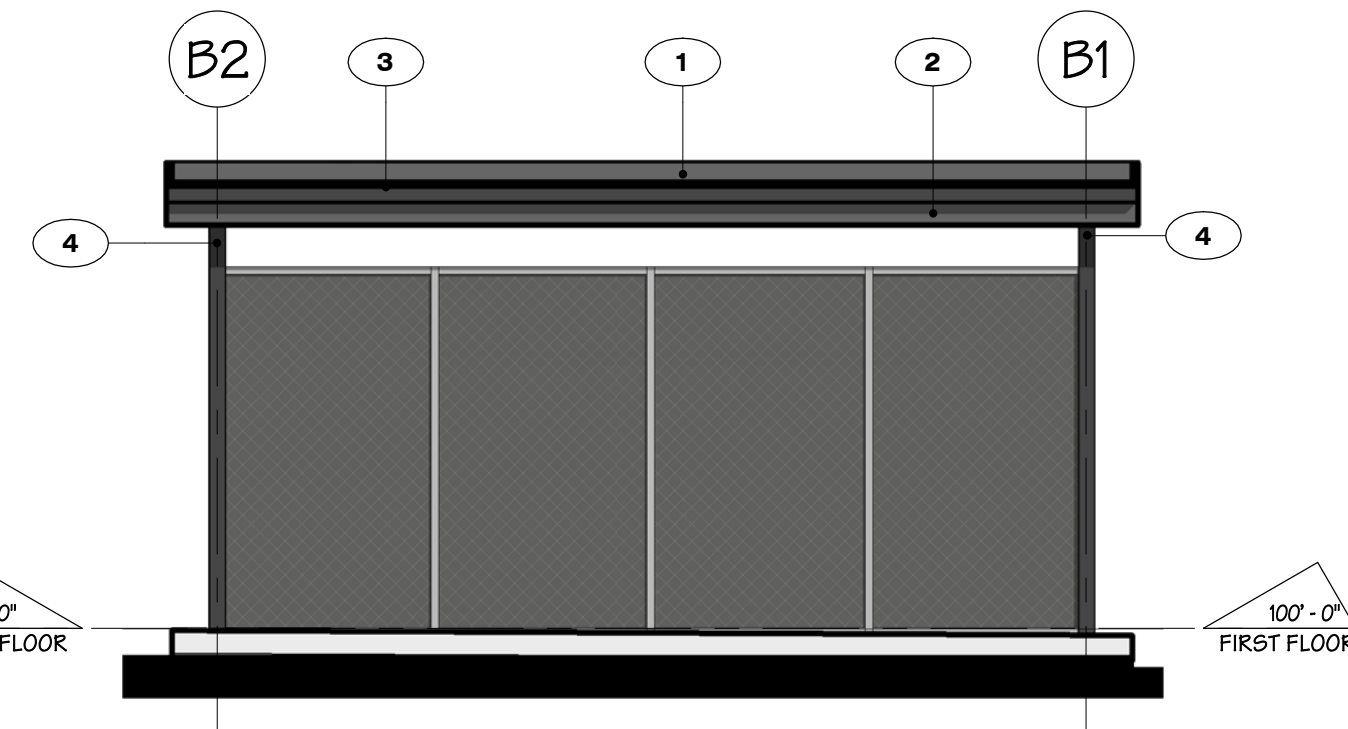
2 BIKE AND GARBAGE ENCLOSURE ELEV.1
DP1.2 1 : 50



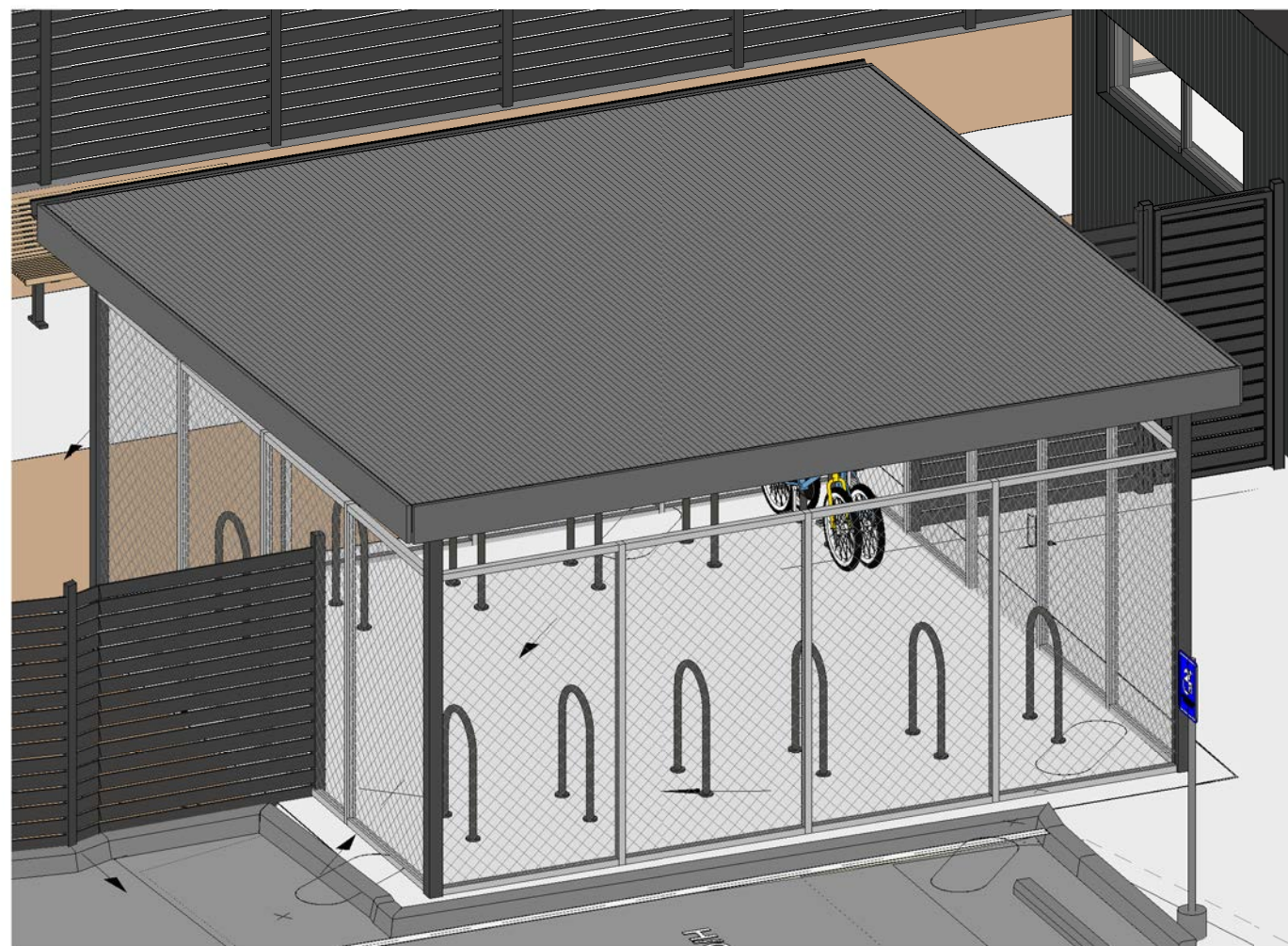
3 BIKE AND GARBAGE ENCLOSURE ELEV.2
DP1.2 1 : 50



5 BIKE AND GARBAGE ENCLOSURE ELEV. 4
DP1.2 1 : 50

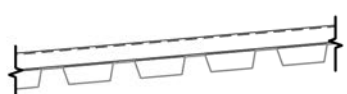


4 BIKE AND GARBAGE ENCLOSURE ELEV.3
DP1.2 1 : 50



BIKE AND GARBAGE ENCLOSURE 3D ISO
N.T.S.

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| 1 | CORRUGATED METAL ROOF COLOUR: FACTORY BLACK |
| 2 | FASCIA COLOUR: FACTORY BLACK |
| 3 | GUTTER COLOUR: FACTORY BLACK |
| 4 | GALVANIZED COLUMNS COLOUR: BLACK |

| ENCLOSURE ASSEMBLY SCHEDULE | | | | | | |
|-----------------------------|----------|---|--------|----------|--------------|-------|
| ASSEMBLY DESCRIPTION | | ASSEMBLY ELEMENTS | | PROVIDED | LISTING REF. | NOTES |
| SR1 | EXTERIOR | <ul style="list-style-type: none">CORRUGATED METAL ROOFMETAL DECKING2% MIN. SLOPED RIGID INSULATION AS REQUIRED FOR DRAINAGESTRUCTURAL MEMBERS  | F.F.R. | - | - | |
| SBS ROOF | EXTERIOR | | S.T.C. | - | - | |

BIKE STORAGE DETAILS

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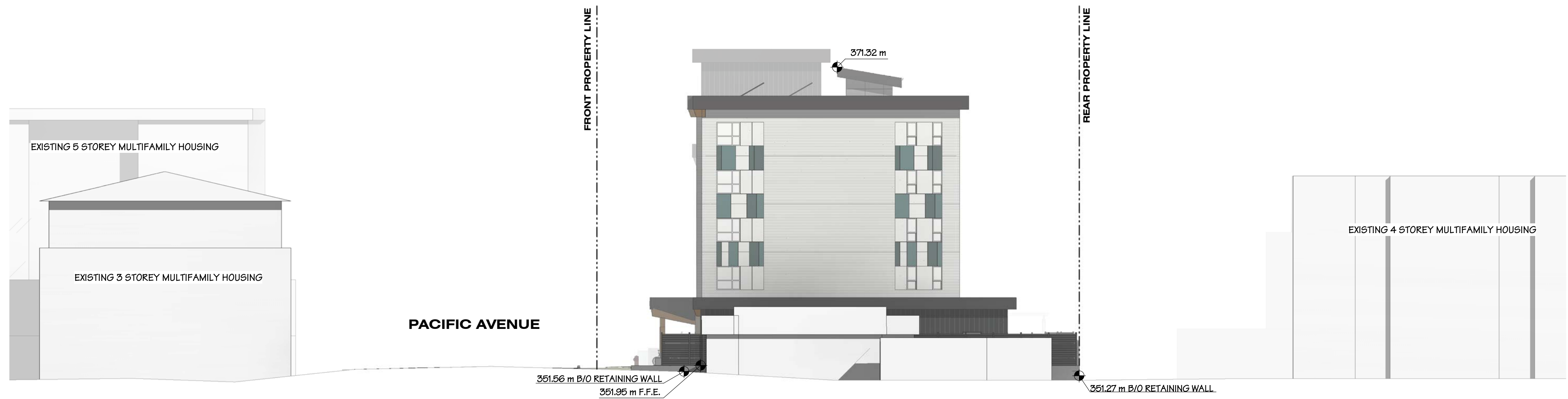
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1 **STREETSCAPE LOOKING NORTH**
DP1.3 1 : 200



2 **NEIGHBOUR LOOKING WEST**
DP1.3 1 : 200



3 **NEIGHBOUR LOOKING EAST**
DP1.3 1 : 200

SITE SECTIONS

BCH KELOWNA

1144 PACIFIC AVE, KELOWNA, B.C.

SCALE 1 : 200
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FIRST FLOOR
1/8" = 1'-0"
NORTH

| TYPE OF USE | AREA BY TYPE | |
|-----------------------|--------------|------------|
| | AREA - SQFT | AREA - SQM |
| FIRST FLOOR | | |
| | 414.96 ft² | 38.55 m² |
| B - RESIDENT AMENITY | 2429.43 ft² | 225.70 m² |
| C - ADMINISTRATION | 1760.62 ft² | 163.57 m² |
| D - CIRCULATION | 1874.95 ft² | 174.19 m² |
| E - SERVICE | 750.55 ft² | 69.73 m² |
| | 7230.51 ft² | 671.74 m² |
| SECOND FLOOR | | |
| A - RESIDENTIAL UNITS | 4367.44 ft² | 405.75 m² |
| C - ADMINISTRATION | 75.02 ft² | 6.97 m² |
| D - CIRCULATION | 1295.45 ft² | 120.35 m² |
| E - SERVICE | 157.32 ft² | 14.62 m² |
| | 5895.24 ft² | 547.69 m² |
| THIRD FLOOR | | |
| A - RESIDENTIAL UNITS | 3573.46 ft² | 331.99 m² |
| B - RESIDENT AMENITY | 395.64 ft² | 36.76 m² |
| C - ADMINISTRATION | 472.92 ft² | 43.94 m² |

| TYPE OF USE | AREA BY TYPE | |
|-----------------------|--------------|------------|
| | AREA - SQFT | AREA - SQM |
| D - CIRCULATION | 1295.45 ft² | 120.35 m² |
| E - SERVICE | 157.77 ft² | 14.66 m² |
| | 5895.24 ft² | 547.69 m² |
| FOURTH FLOOR | | |
| A - RESIDENTIAL UNITS | 3979.12 ft² | 369.67 m² |
| C - ADMINISTRATION | 475.30 ft² | 44.16 m² |
| D - CIRCULATION | 1294.03 ft² | 119.29 m² |
| E - SERVICE | 156.73 ft² | 14.57 m² |
| | 5895.24 ft² | 547.69 m² |
| FIFTH FLOOR | | |
| A - RESIDENTIAL UNITS | 3981.29 ft² | 369.87 m² |
| C - ADMINISTRATION | 74.72 ft² | 6.94 m² |
| D - CIRCULATION | 1294.24 ft² | 120.24 m² |
| E - SERVICE | 156.68 ft² | 14.56 m² |
| | 5506.93 ft² | 511.61 m² |
| TOTAL | 30423.14 ft² | 2826.40 m² |

| UNIT TYPE | COUNT | AREA BY TYPE | |
|----------------|-------|--------------|------------|
| | | AREA - SQFT | AREA - SQM |
| UNIT A1 | 4 | 1470.62 ft² | 136.63 m² |
| UNIT A2a | 4 | 1497.65 ft² | 139.14 m² |
| UNIT A2b | 4 | 1501.34 ft² | 139.48 m² |
| UNIT A3 | 4 | 1524.58 ft² | 141.64 m² |
| UNIT A4a | 4 | 1587.99 ft² | 147.53 m² |
| UNIT A4b | 1 | 395.56 ft² | 36.75 m² |
| UNIT A5a | 3 | 1191.83 ft² | 110.72 m² |
| UNIT A5b | 4 | 1596.96 ft² | 148.36 m² |
| UNIT A6a ADAP. | 4 | 1653.79 ft² | 153.64 m² |
| UNIT A6b ADAP. | 4 | 1653.79 ft² | 153.64 m² |
| UNIT A7 ACC. | 4 | 1827.21 ft² | 169.75 m² |
| TOTAL: 40 | | 15901.31 ft² | 1477.28 m² |

FIRST FLOOR - OVERALL PLAN

BCH KELOWNA

1144 Pacific Ave, Kelowna

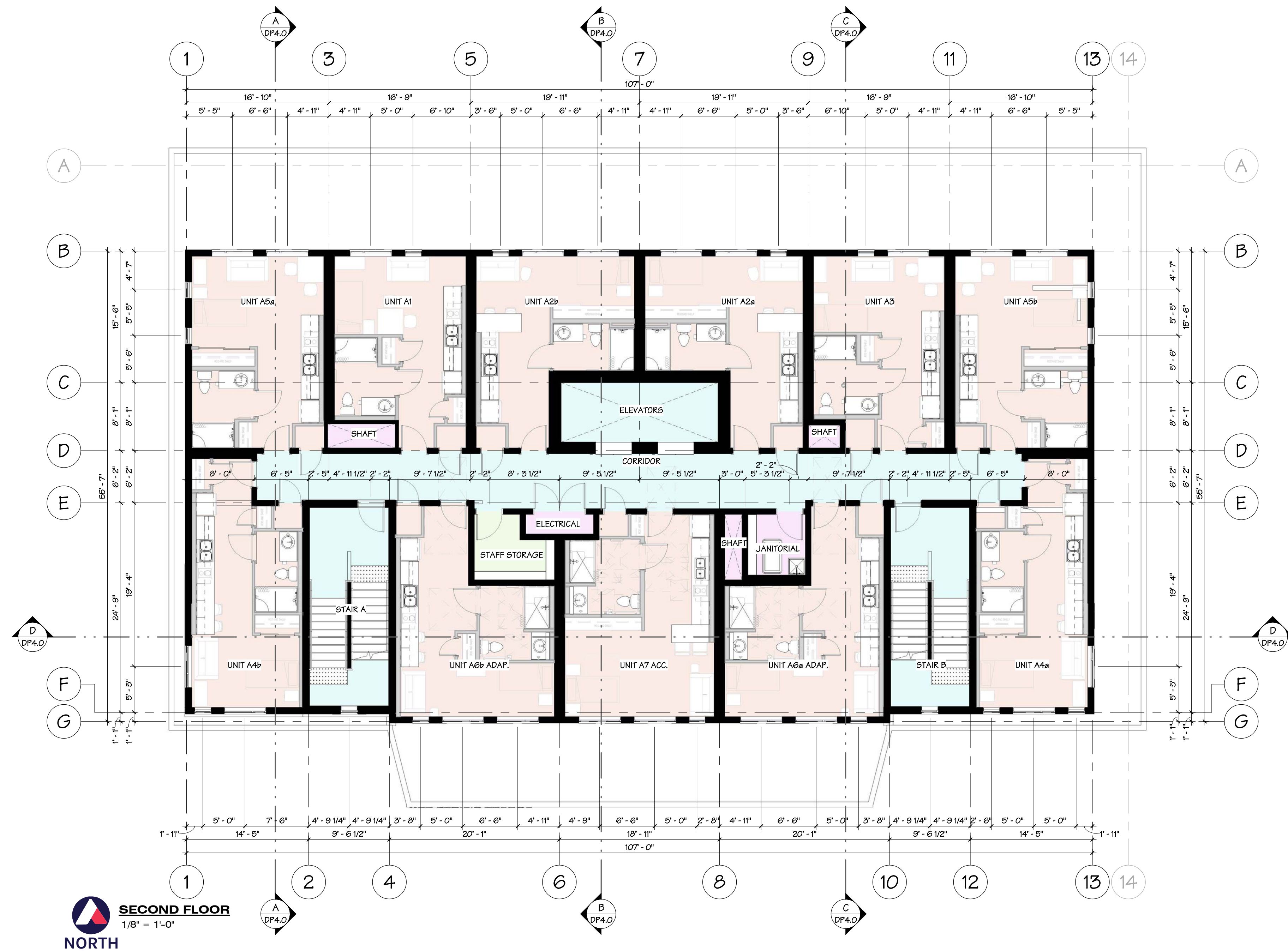
SCALE 1/8" = 1'-0"
JOB NO. 24042

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SECOND FLOOR - OVERALL PLAN

BCH KELOWNA

1144 Pacific Ave, Kelowna

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JOB NO. 24042

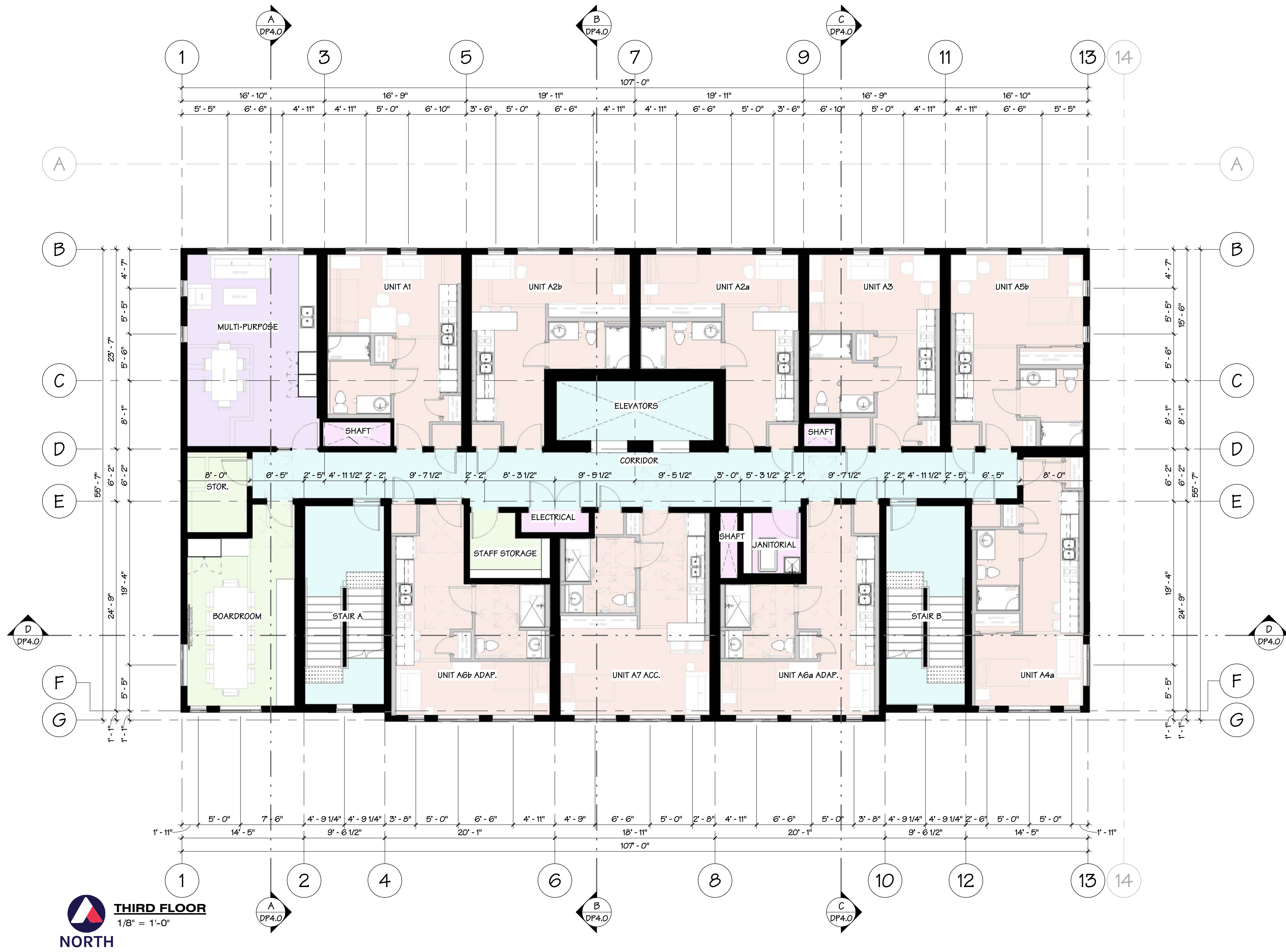
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THIRD FLOOR - OVERALL PLAN

BCH KELOWNA

1144 Pacific Ave, Kelowna

SCALE 1/8" = 1'-0"
JOB NO. 24042

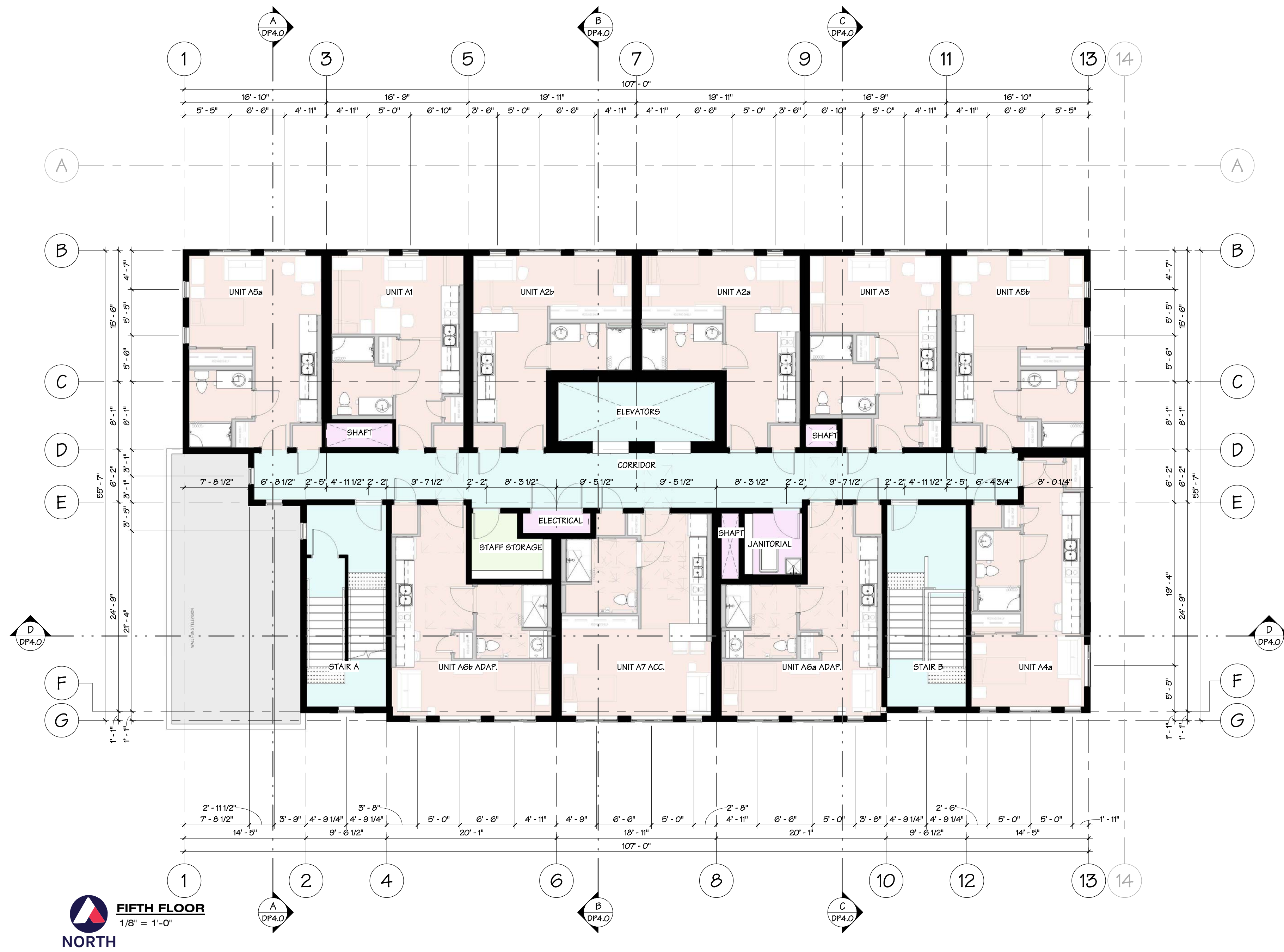
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FIFTH FLOOR - OVERALL PLAN

BCH KELOWNA

1144 Pacific Ave, Kelowna

SCALE 1/8" = 1'-0"
JOB NO. 24042

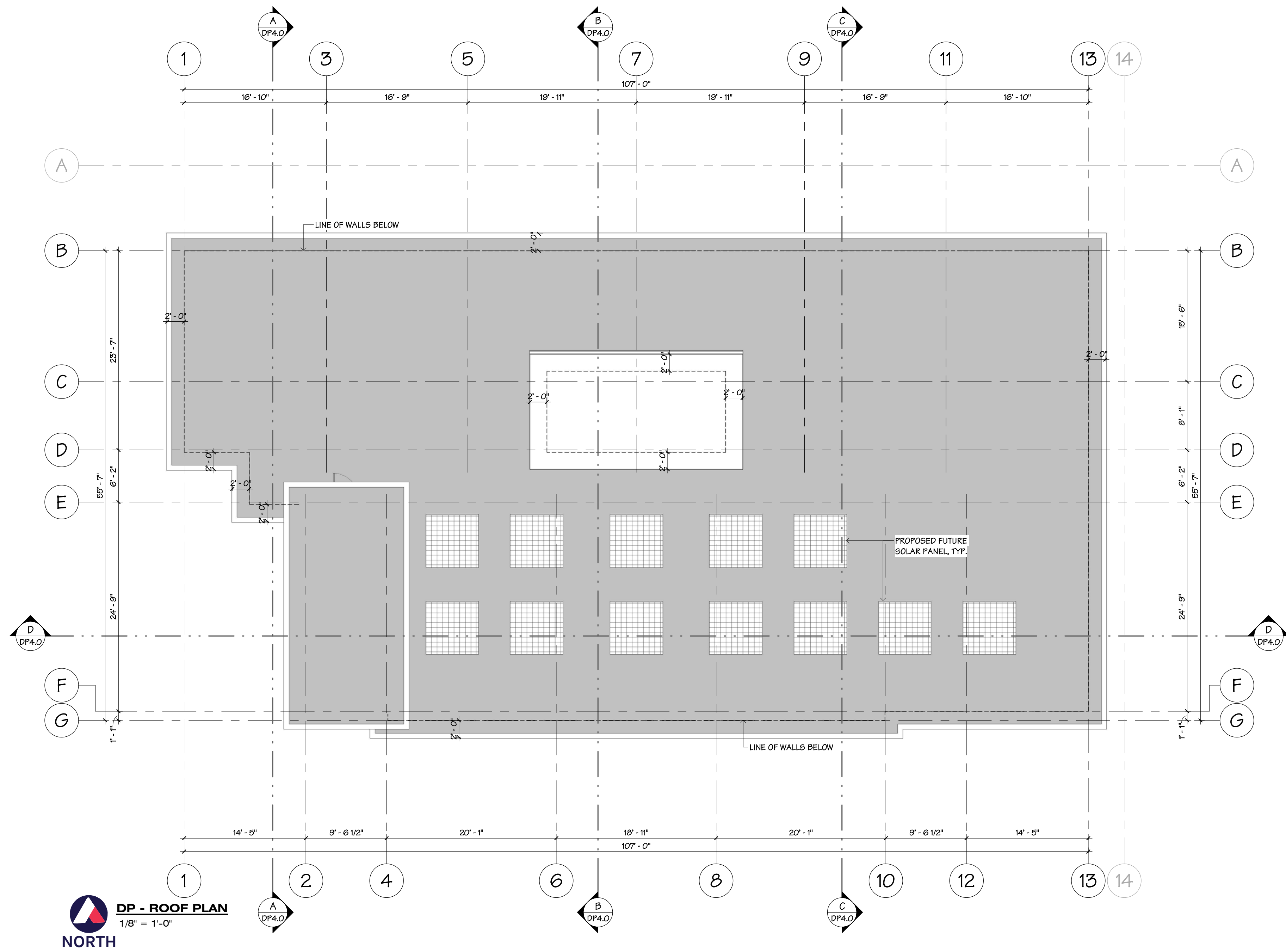
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ROOF PLAN

BCH KELOWNA

1144 Pacific Ave, Kelowna

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1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- | | | | | |
|----|--------------------|--|--|---|
| 1 | WALL | | VERTICAL CORRUGATED METAL | COLOUR: CHARCOAL |
| 2 | WALL | | FIBRE CEMENT LAP SIDING | COLOUR: WHITE |
| 3 | WALL | | BRICK OR BRICK VENEER | COLOUR: a) CLINKER b) WHEAT |
| 4 | WALL | | FIBRE CEMENT SMOOTH PANELS WITH METAL REVEAL TRIMS | COLOUR: a) WHITE b) BLACK c) TEAL 1 d) TEAL 2 |
| 5 | WALL | | VARIABLE PLANK | COLOUR: FAUX-WOOD |
| 6 | GLAZING | | VINYL FRAME WINDOW | INTERIOR: FACTORY WHITE EXTERIOR: FACTORY WHITE |
| 7 | GLAZING | | CURTAINWALL SYSTEM | COLOUR: CLEAR VISION GLASS FACTORY BLACK METAL FRAME |
| 8 | METAL MESH SCREEN | | | |
| 9 | ROOF SOFFIT | | PROBOARD SOFFIT PANELS | COLOUR: FAUX-WOOD |
| 10 | FASCIA | | FIBRE CEMENT TRIM - SMOOTH FINISH | COLOUR: GREY |
| 11 | TRIM | | FIBRE CEMENT TRIM - SMOOTH FINISH | COLOUR: GREY |
| 12 | METAL CAP FLASHING | | | COLOUR: TO MATCH ADJACENT SURFACE |
| 13 | COLUMNS & BEAMS | | FAUX-WOOD CLADDING | |
| 14 | COLUMNS BASE | | CAST-IN-PLACE CONCRETE | |

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

EXTERIOR ELEVATIONS

BCH KELOWNA

1144 Pacific Ave, Kelowna

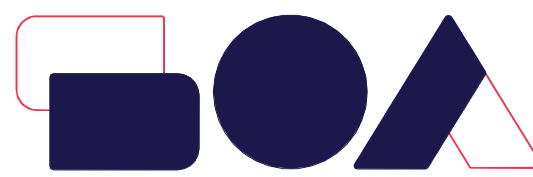
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EXTERIOR FINISH SCHEDULE

| | | |
|----|--------------------|---|
| 1 | WALL | VERTICAL CORRUGATED METAL COLOUR: CHARCOAL |
| 2 | WALL | FIBRE CEMENT LAP SIDING COLOUR: WHITE |
| 3 | WALL | BRICK OR BRICK VENEER COLOUR: a) CLINKER b) WHEAT |
| 4 | WALL | FIBER CEMENT SMOOTH PANELS WITH METAL REVEAL TRIMS COLOUR: a) WHITE b) BLACK c) TEAL 1 d) TEAL 2 |
| 5 | WALL | VARIABLE PLANK COLOUR: FAUX-WOOD |
| 6 | GLAZING | VINYL FRAME WINDOW INTERIOR: FACTORY WHITE EXTERIOR: FACTORY WHITE |
| 7 | GLAZING | CURTAINWALL SYSTEM COLOUR: CLEAR VISION GLASS FACTORY BLACK METAL FRAME |
| 8 | METAL MESH SCREEN | |
| 9 | ROOF SOFFIT | PROBOARD SOFFIT PANELS COLOUR: FAUX-WOOD |
| 10 | FASCIA | FIBRE CEMENT TRIM - SMOOTH FINISH COLOUR: GREY |
| 11 | TRIM | FIBRE CEMENT TRIM - SMOOTH FINISH COLOUR: GREY |
| 12 | METAL CAP FLASHING | COLOUR: TO MATCH ADJACENT SURFACE |
| 13 | COLUMNS & BEAMS | FAUX-WOOD CLADDING |
| 14 | COLUMNS BASE | CAST-IN-PLACE CONCRETE |

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED

2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC

3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION



EXTERIOR ELEVATIONS

BCH KELOWNA

1144 Pacific Ave, Kelowna

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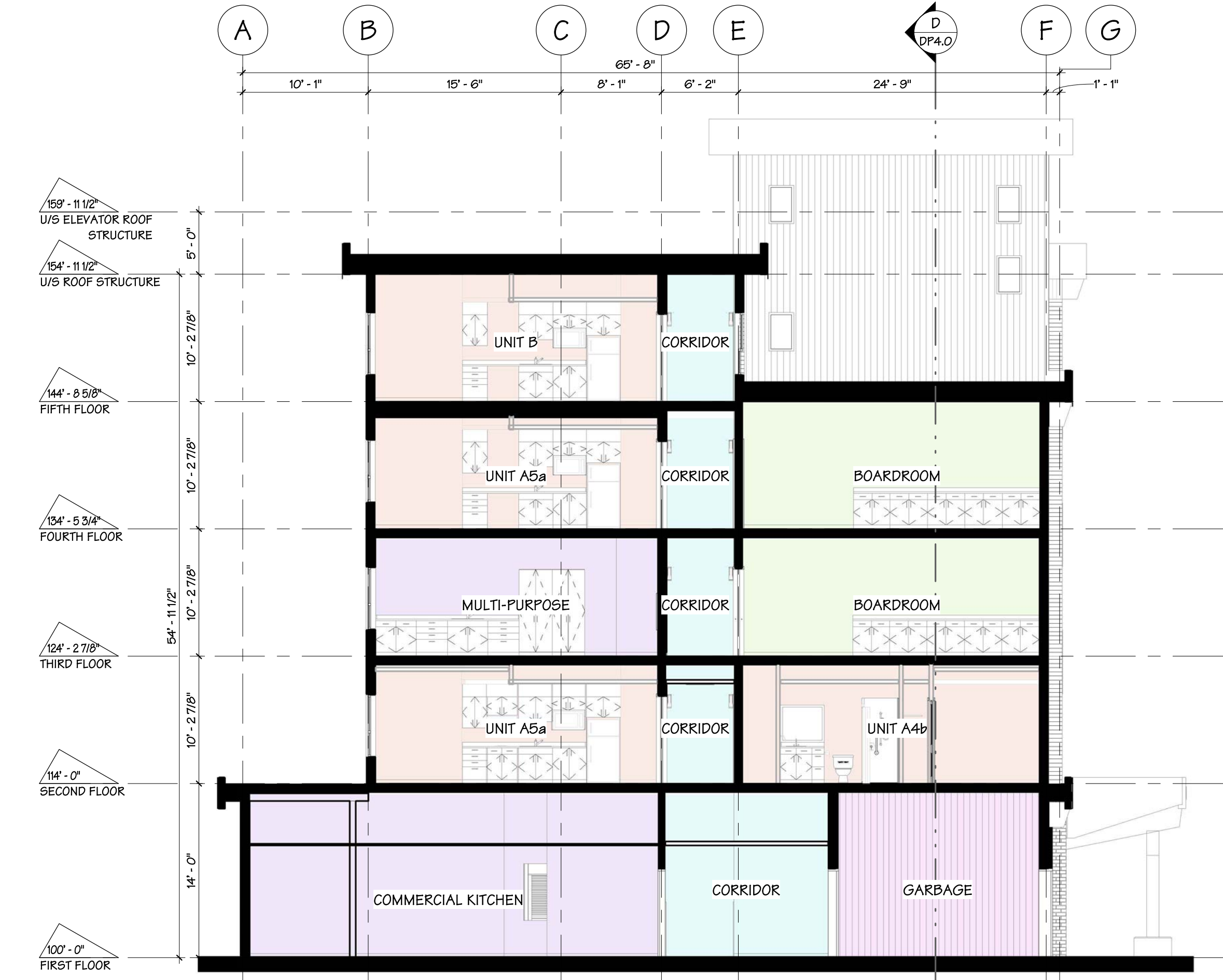
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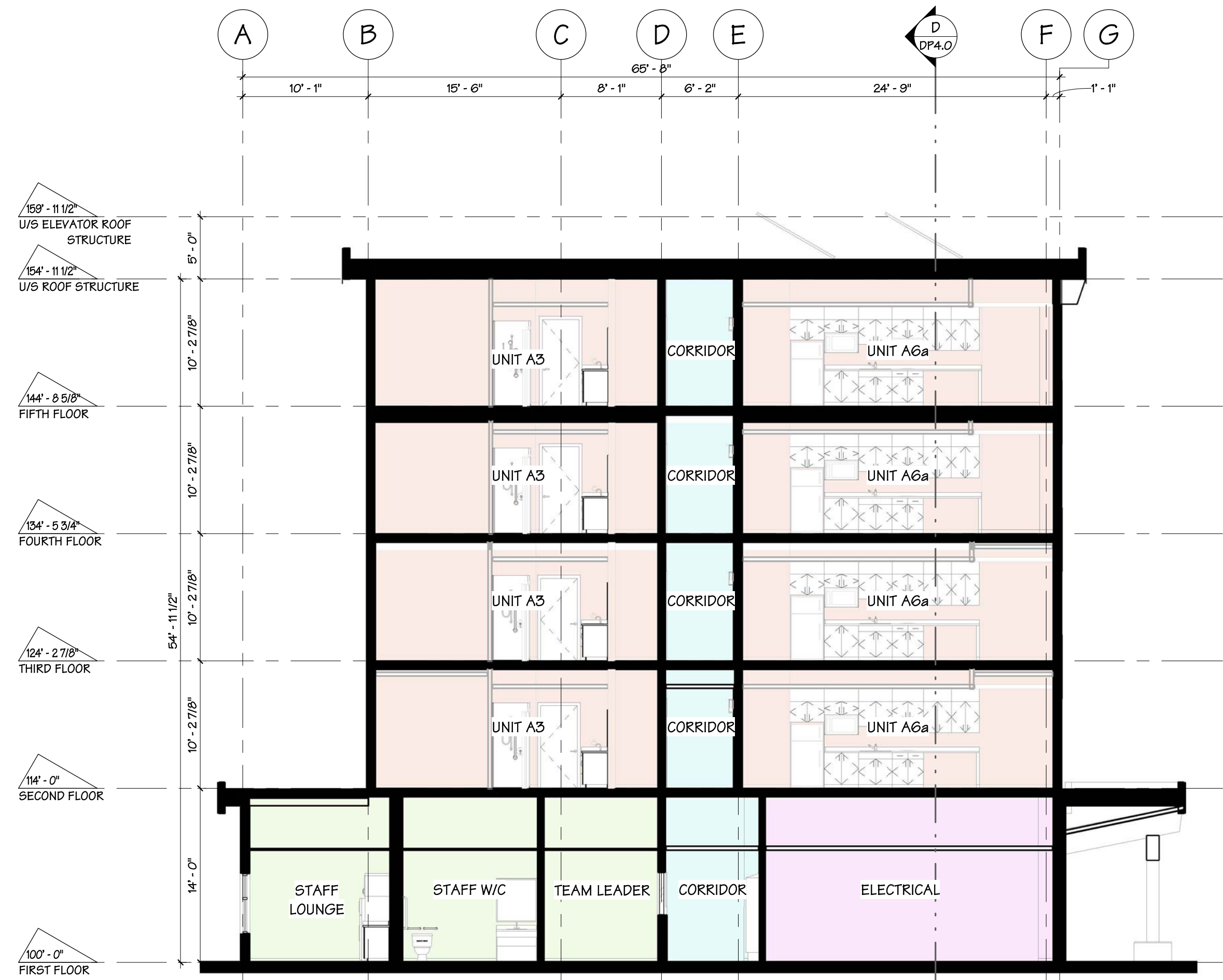
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DP3.1



A SECTION A
A2.5
1/8" = 1'-0"



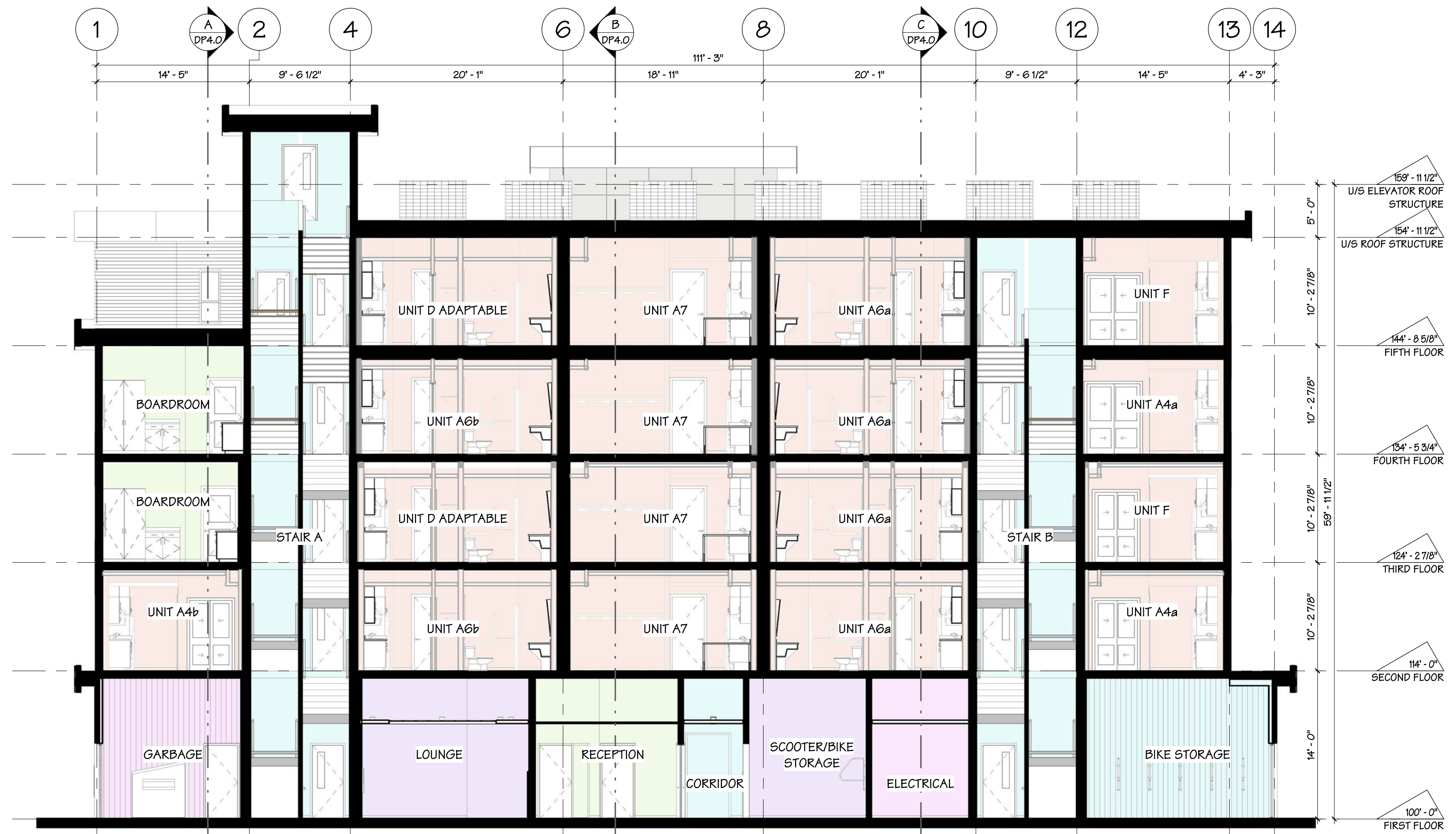
C SECTION C
A2.0
1/8" = 1'-0"

ROOM TYPE LEGEND

- A - RESIDENTIAL UNITS
- B - RESIDENT'S AMENITY
- C - ADMINISTRATION
- D - CIRCULATION
- E - SERVICE



B SECTION B
A2.0
1/8" = 1'-0"



D SECTION D
A2.5
1/8" = 1'-0"

ROOM TYPE LEGEND

- A - RESIDENTIAL UNITS
- C - ADMINISTRATION
- D - CIRCULATION
- E - SERVICE

ROOM TYPE LEGEND

- A - RESIDENTIAL UNITS
- B - RESIDENT'S AMENITY
- C - ADMINISTRATION
- D - CIRCULATION

ROOM TYPE LEGEND

- A - RESIDENTIAL UNITS
- B - RESIDENT'S AMENITY
- C - ADMINISTRATION
- D - CIRCULATION
- E - SERVICE

BUILDING SECTION

BCH KELOWNA

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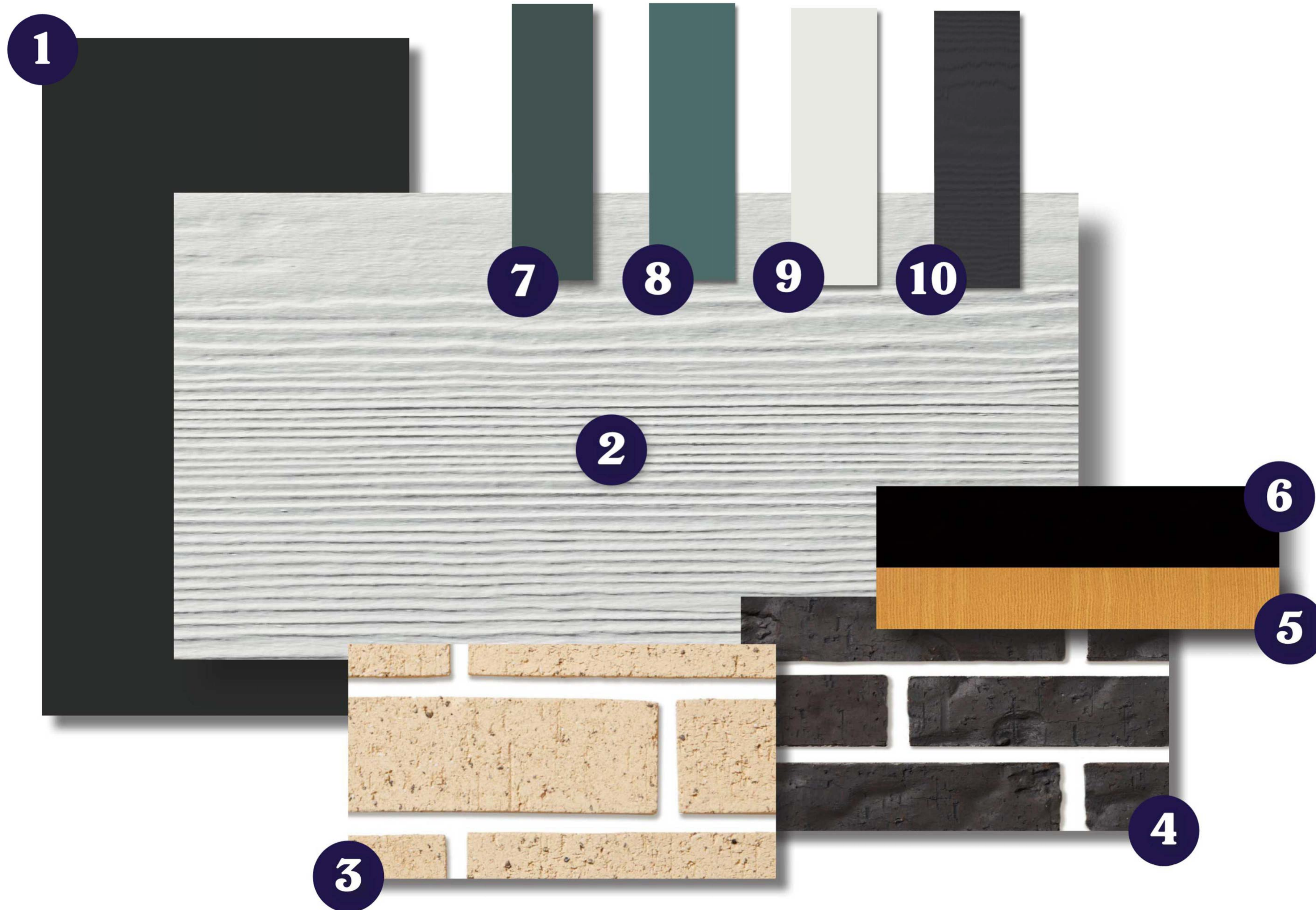
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DP4.0



- 1 TOP SIDING**
VERTICAL CORRUGATED METAL
COLOUR: CHARCOAL
- 2 TOP SIDING**
FIBER CEMENT LAP SIDING
COLOUR: WHITE
- 3 BOTTOM SIDING**
BRICK OR BRICK VENEER
COLOUR: WHEAT
- 4 BOTTOM SIDING**
BRICK OR BRICK VENEER
COLOUR: CLINKER
- 5 SOFFIT & OUTRIG**
PROBOARD
COLOUR: AUTUMN
- 6 FASCIA**
FIBRE CEMENT TRIM - SMOOTH FINISH
COLOUR: GREY
- 7 PAINT - ACCENT**
FIBRE CEMENT SMOOTH PANELS
COLOUR: TEAL 1
- 8 PAINT - ACCENT**
FIBRE CEMENT SMOOTH PANELS
COLOUR: TEAL 2
- 9 PAINT - ACCENT**
FIBRE CEMENT SMOOTH PANELS
COLOUR: WHITE
- 10 PAINT - ACCENT**
FIBRE CEMENT SMOOTH PANELS
COLOUR: BLACK

EXTERIOR MATERIAL BOARD

BCH KELOWNA

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FRONT ELEVATION



SOUTH-EAST CORNER

RENDERINGS

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NORTH-WEST CORNER



OUTDOOR AMENITY

RENDERINGS

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SOUTH-EAST CORNER AERIAL



SOUTH-WEST CORNER

RENDERINGS

BCH KELOWNA

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BCH Kelowna

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Mount Pleasant Studio
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Vancouver, British Columbia, V5T 3J7

Kelowna Studio
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Kelowna, British Columbia, V1Y 0L4

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Alternate contacts (incase away):
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Principal Landscape Architect
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Project Owner

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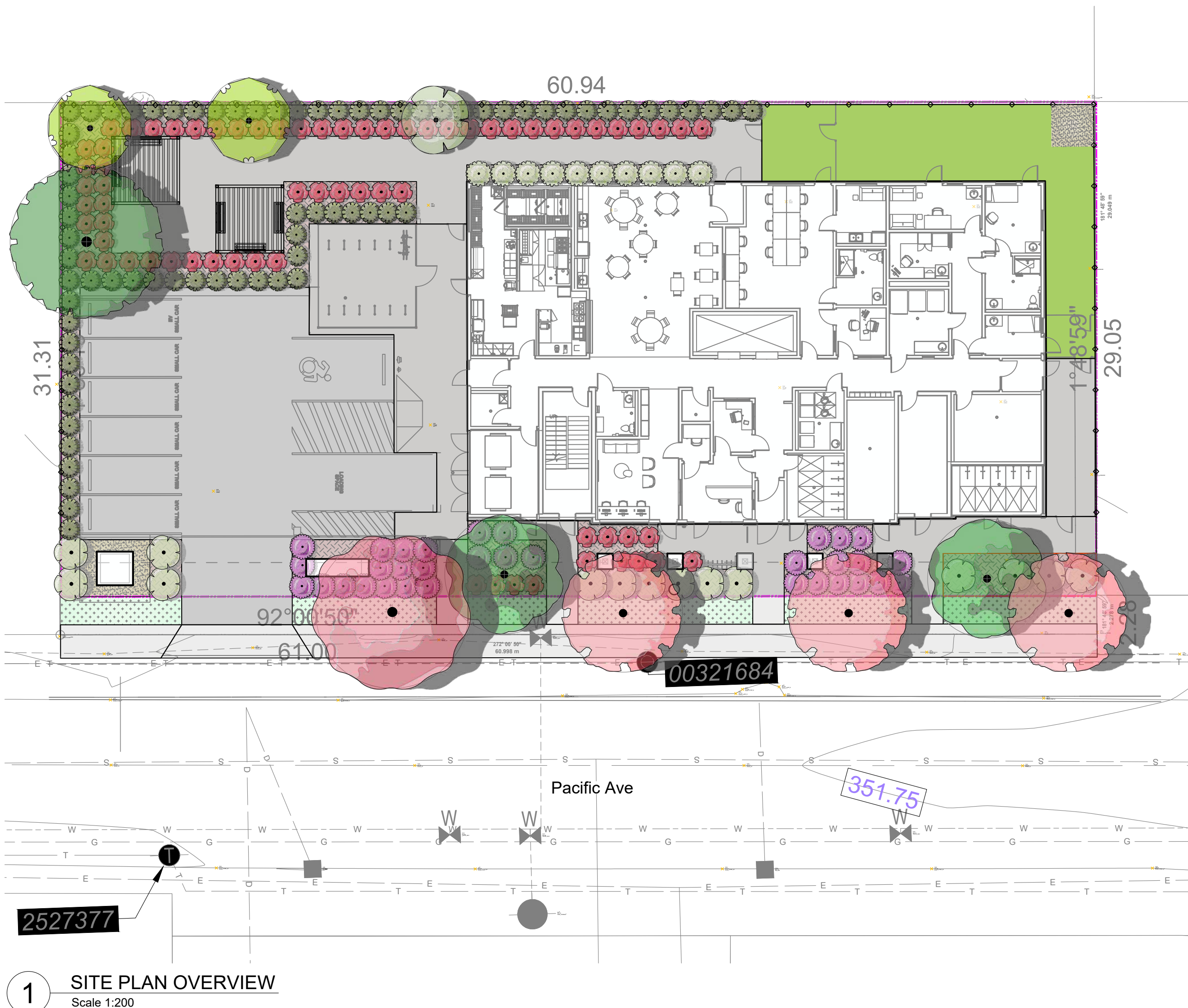
Station One Architect
Project Building Architecture

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Heather Honeycutt
email. HHoneycutt@soarchitects.com
604 793 9445

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|-------------------------|
| L-00 | COVER PAGE |
| L-01 | LANDSCAPE PLAN |
| L-02 | GROWING MEDIUM PLAN |
| L-03 | WATER CONSERVATION PLAN |
| L-04 | LANDSCAPE OFFSITES |



1 SITE PLAN OVERVIEW
Scale 1:200



2 LOCATION MAP
Scale: NTS

| | | | |
|---|----|---------------|------------|
| 2 | | | |
| 1 | AM | Issued for DP | 2025-06-27 |
| REV. | BY | DESCRIPTION | DATE |
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| | | | |
| REV. | BY | DESCRIPTION | DATE |
| REVISIONS TABLE FOR SHEET | | | |

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BCH Kelowna

Location:
1144 Pacific Ave, B.C.

| | |
|-----------------|---------------------------------|
| Drawn: DC | Stamp: |
| Checked: AM | |
| Approved: AM | Original Sheet Size: 24"x36" |
| | Scale: AS NOTED |

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Drawing Title:
COVER PAGE

VDZ Project #:
DP2025-11

Drawing #:
L-00



1 SITE PLAN
Scale 1:125


REFERENCE NOTES SCHEDULE LANDSCAPE PLAN

| SYMBOL | CODE | DESCRIPTION | QTY |
|-----------|-------|---|----------|
| FURNITURE | | | |
| | F-03 | PERIMETER SOLID SCREEN FENCING TYPE 1 - 2.15M HEIGHT, BLACK COMPOSITE | 110,5 m |
| | F-04 | BENCH TYPE 1 | 5 |
| HARDSCAPE | | | |
| | H-101 | CRUSHER FINES PAVING (PERMEABLE) | 15,9 m² |
| | H-102 | CONCRETE PAVING TYPE 1 - PEDESTRIAN CONCRETE PAVING, LIGHT BROOM FINISH, DECORATIVE SAWCUT JOINTS. ON GRADE OR ON SLAB. | 342,9 m² |
| | H-103 | CONCRETE PAVING TYPE 2 - PEDESTRIAN CONCRETE PAVING, CITY OF KELOWNA STANDARD | 131,8 m² |
| | H-104 | SYNLAWN SURFACING - | 112,1 m² |
| SOFTSCAPE | | | |
| | S-30 | MULCH - WOOD | 311,0 m² |

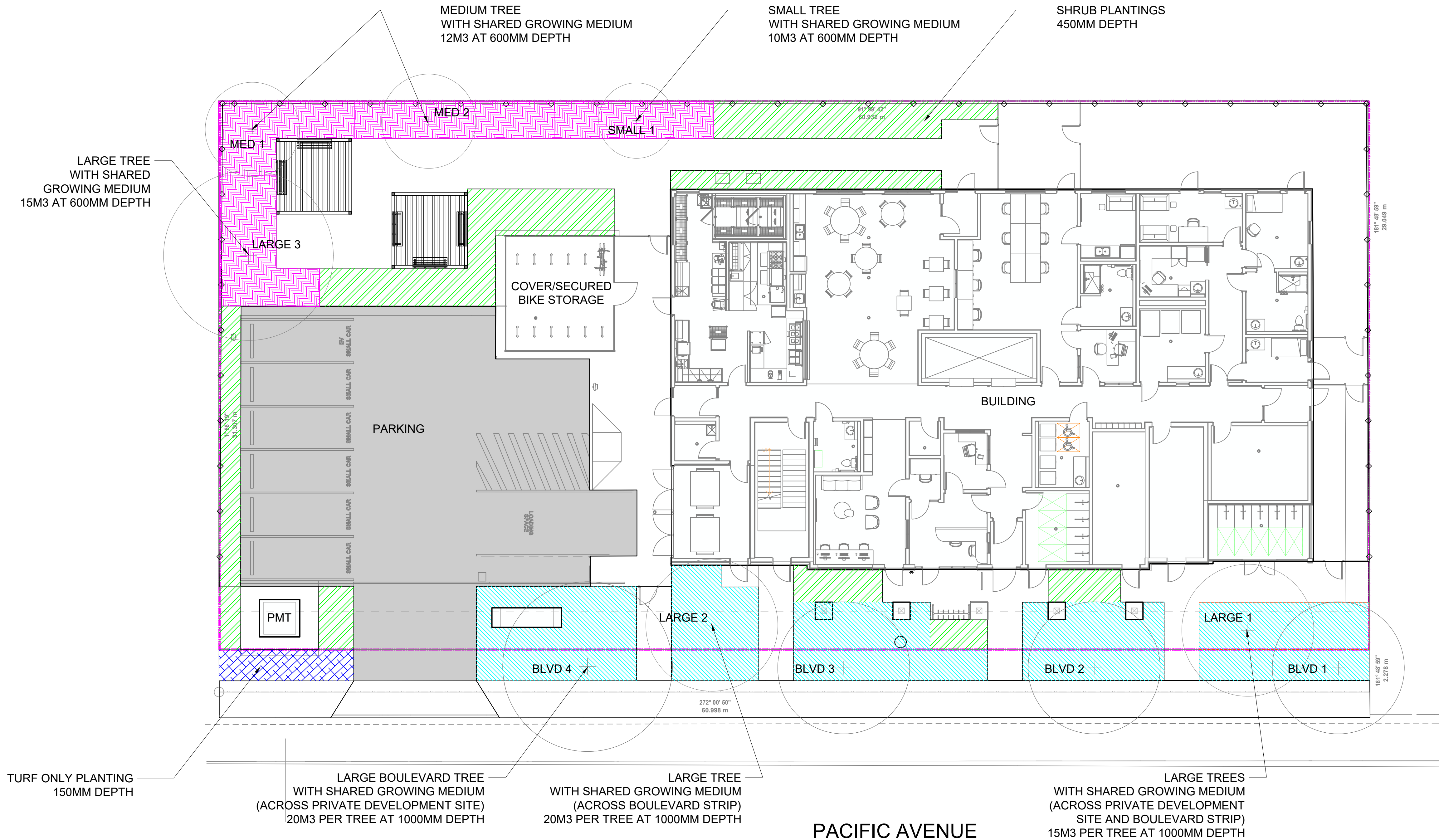
PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|--------|-------|--|------|-----|-----|
| TREES | | | | | |
| | Ca Fr | Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam | B&B | 6cm | 2 |
| | Gi Di | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | B&B | 6cm | 1 |
| | Qu Jf | Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak | B&B | 6cm | 2 |
| | Si Iv | Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac | B&B | 6cm | 1 |

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | QTY |
|--------|------|---|------|-----|
| SHRUBS | | | | |
| | Sbf | Spiraea x bumalda 'Froebelii' / Frobel Spirea | #2 | 69 |
| | Sr | Spiraea x vanhouttei 'Renaissance' / Renaissance Vanhoutte Spirea | #2 | 14 |
| | Ss | Spiraea x vanhouttei 'Snow White' / Snow White Vanhoutte Spirea | #2 | 10 |
| | Sb | Syringa x 'SMSJBP7' / Bloomerang® Dark Purple Lilac | #2 | 33 |
| | Tcm | Taxus cuspidata 'Morden' / Morden Upright Yew | #2 | 74 |

| | | | |
|--|----|-------------------------------------|------------|
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| Project: BCH Kelowna | | | |
| Location: 1144 Pacific Ave, B.C. | | | |
| Drawn: DC | | Stamp: | |
| Checked: AM | | | |
| Approved: AM | | Original Sheet Size: 24"x36" | |
|  NORTH | | Scale: 1:125 | |
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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2025\DP2025-11 BCH PACIFIC AVENUE.DWG(SHEETS)-02 GROWING MEDIUM PLAN.DWG



1 SITE PLAN
Scale 1:125

| KEY | DESCRIPTION |
|-----|-------------------|
| | 1 M SOIL DEPTH |
| | 0.6 M SOIL DEPTH |
| | 0.45 M SOIL DEPTH |
| | 0.15 M SOIL DEPTH |

1:125 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

| | | | |
|------|----|---------------|------------|
| 2 | | | |
| 1 | AM | Issued for DP | 2025-06-27 |
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| REV. | BY | DESCRIPTION | DATE |

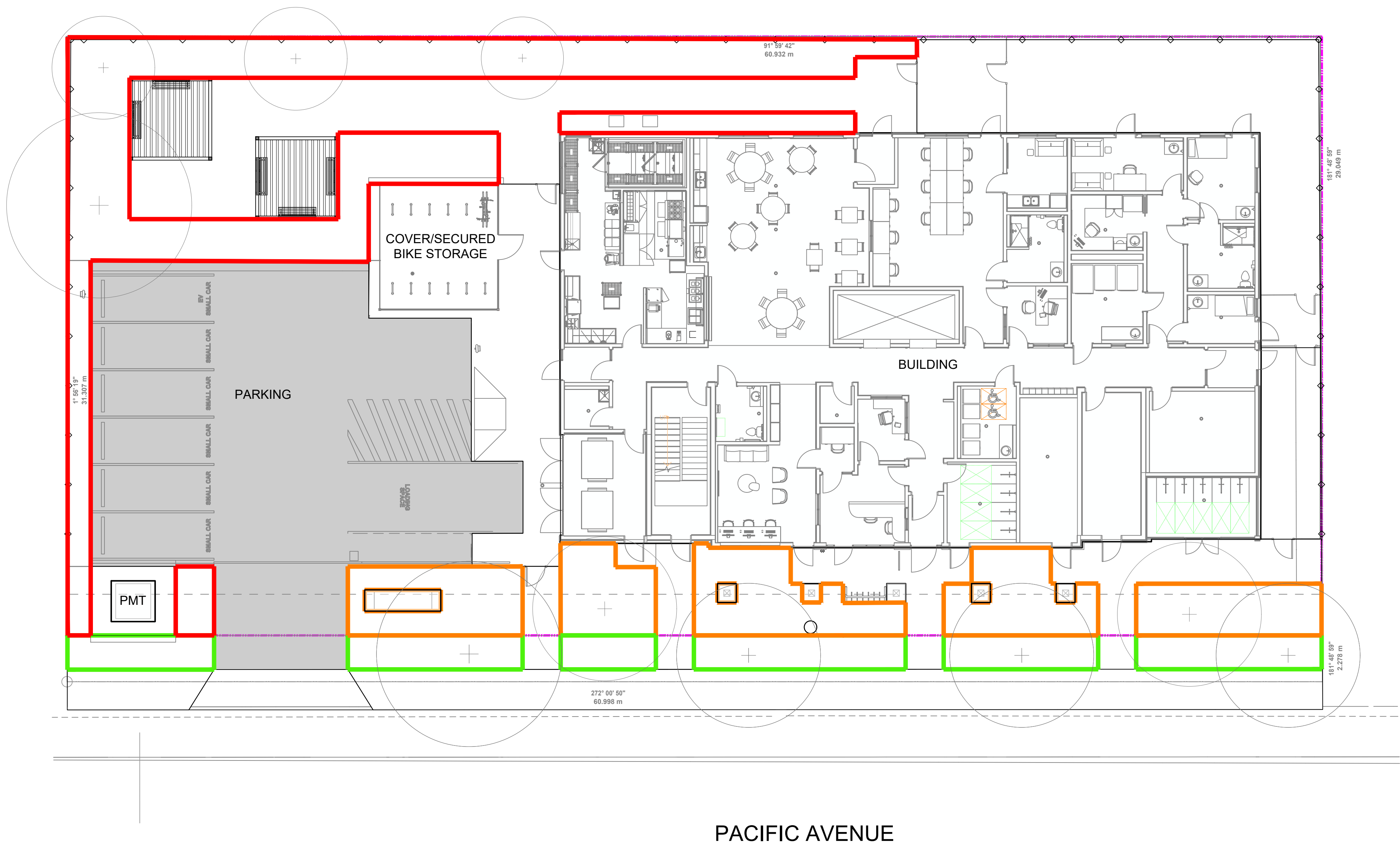
REVISIONS TABLE FOR SHEET

Project:
BCH Kelowna

Location:
1144 Pacific Ave, B.C.

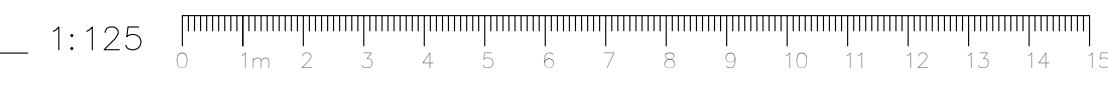
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| Drawn: DC | Stamp: |
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PACIFIC AVENUE

1 SITE PLAN
Scale 1:125



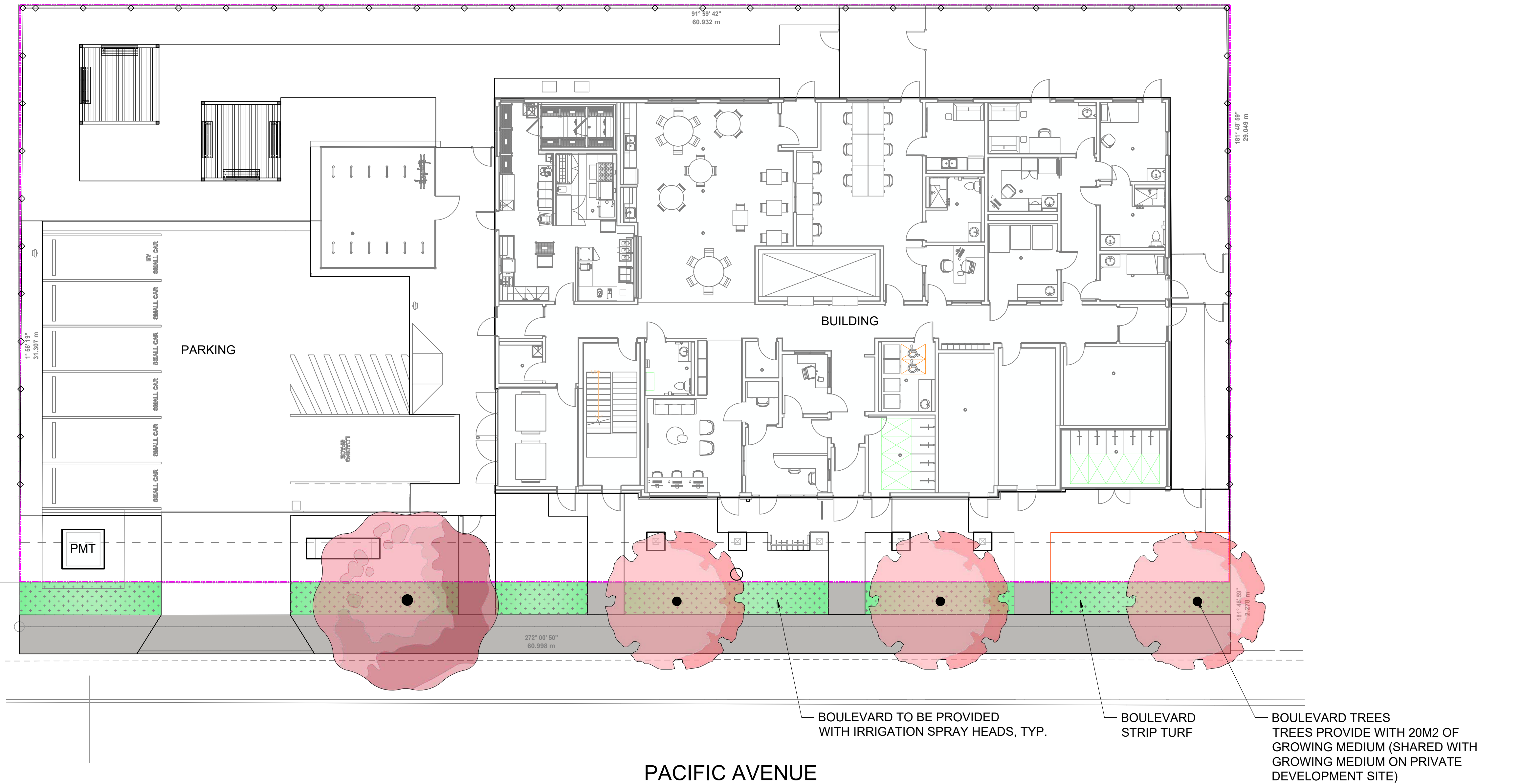
| WATER CONSERVATION LEGEND | |
|---------------------------|--|
| | ZONE #1 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 189M ² ESTIMATED ANNUAL WATER USE: 84 cu.m. |
| | ZONE #1 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 123M ² ESTIMATED ANNUAL WATER USE: 55 cu.m. |
| | ZONE #5: POP-UP SPRAYHEADS FOR TURF AREAS FOR MODERATE WATER USE TOTAL AREA: 75M ² ESTIMATED ANNUAL WATER USE: 86 cu.m. |

WATER CONSERVATION CALCULATIONS
Total Landscape Area: 505m²
Landscape Maximum Water Budget: 404m³ / year
Estimated Landscape Water Usage: 224m³ / year
Water Balance: +180m³ / year

*Refer to Attached Landscape Water Conservation
Report for Detailed Breakdown.



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|--|----|---------------------------------|------------|
| 2 | | | |
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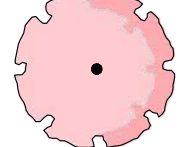


1 SITE PLAN
Scale 1:125

REFERENCE NOTES SCHEDULE LANDSCAPE PLAN

| SYMBOL | CODE | DESCRIPTION | QTY |
|---|--------------|---|----------|
| HARDSCAPE | | | |
|  | H-103 | CONCRETE PAVING TYPE 2 - PEDESTRIAN CONCRETE PAVING, CITY OF KELOWNA STANDARD | 131,8 m² |
| SOFTSCAPE | | | |
|  | S-11 | TURF - SOD | 77,5 m² |

PLANT SCHEDULE LANDSCAPE PLAN

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|---|-------|---|------|-----|-----|
| TREES | | | | | |
|  | Ac Je | Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple | B&B | 6cm | 1 |
|  | As Sa | Acer x freemanii 'Sienna' / Sienna Glen® Maple | B&B | 6cm | 3 |

| | | | |
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Drawing Title:
LANDSCAPE OFFSITES

VDZ Project #:
DP2025-11

Drawing #:
L-04