

February 3, 2025

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna BC
V1Y 1J4

Brownstone at 450 Parc – Development Permit Application at 405-447 Groves Avenue – Pandosy Urban Centre

Introduction

Dear Planning Staff,

The purpose of this application is to secure a Form and Character Development Permit for the proposed infill project containing 16 townhouse units and 1 single-detached unit. No variances are required as part of this application. The goal for the project is to create luxury dwelling units in a desirable area of Kelowna, adding comfortable density to an established neighbourhood. The development group of this project was responsible for 450 Parc which was constructed on the north side of Groves Avenue in 2023. 450 Parc was beautifully designed and very successful, intriguing the development group to continue gentrifying the neighbourhood. Brownstone intends to replicate the 450 Parc and classic Pandosy Village design features in a townhouse format. Features such as the cobblestone promenade are intended to continue raising the standard of urban design while maintaining function in the neighborhood.

All 4 subject properties have remained vacant for several years and are ready for revitalization. The properties will be consolidated as part of the development process.

Official Community Plan Objectives

In addition to many of the specific townhouse guidelines from Sections 3.1.1 – 3.1.6, the project meets the following “Objectives” for Urban Centres in the 2040 OCP, as shown below:

Policy 4.1.2. Urban Centre Hierarchy. Focus the greatest intensity of uses and scale of development Downtown in recognition of its role as the largest Urban Centre. Scale development in other Urban Centres in accordance with Figure 4.1 and based on their anticipated context, supporting infrastructure and amenities.

Policy 4.1.3. Urban Centres Roadmap. Continue to use the Urban Centres Roadmap to provide guidance for growth and development in Urban Centres.

Policy 4.1.7. Temporary and Mobile Uses. Support temporary and mobile uses, such as patio applications and parklets to animate streets, public spaces and publicly accessible private spaces.

Policy 4.1.11. Residential Amenity Space. Develop policies and regulations that incentivize the provision of private amenity space early in the planning process as part of multi-unit residential development to enhance overall development benefit.

Policy 4.6.1. Pandosy Building Heights. Undertake a building heights study as part of an Urban Centre Plan process for the Pandosy Urban Centre. Until this process is complete, support development in the Pandosy Urban Centre that is generally consistent with the building heights outlined in Map 4.5 to accomplish the following:

- *Focusing taller buildings along Pandosy Street and Lakeshore Road and tapering heights down towards Okanagan Lake to maximize the area's visual and physical connection to the lake.*

Policy 4.12.1. Diverse Housing Forms. Ensure a diverse mix of medium-density and high-density housing forms in Urban Centres to support a variety of household types and sizes, income levels and life stages.

Policy 4.12.2. Ground Oriented Housing. Incorporate ground-oriented units in the design of multifamily developments in Urban Centres to support a variety of household types and sizes.

Policy 4.12.5. Social Connections Through Design. Encourage housing design that incorporates private open space, rooftops, gardens, greenspace and children's play areas to foster social connections, inclusion and intergenerational relationships.

In addition, this proposal conforms to the 2040 OCP – Future Land Use guidance of Urban Centre as ground-oriented multi-unit residential is a supported use. The following pillars are met:

1. Stop planning new suburban neighbourhoods.
Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Promote more housing diversity.
Infill housing allows for diverse housing options within the Urban Centres of Kelowna. Many tenants or property owners are searching for “missing middle” housing which provides appropriate parking, ground-oriented or rooftop outdoor space, and multiple bedrooms for growing families.
3. Protect and restore our environment.
To enhance the site, the landscape plan proposes that 12 trees will be planted in the off-site landscape area, which will significantly improve soil and water consumption, carbon storage, provide shade, and improve air quality on the site. In addition to trees; an abundance of perennials, shrubs, and ornamental grass plantings will be distributed around the site.

4. Prioritize sustainable transportation and shared mobility.

The subject property is located near Pandosy Street which contains a BC Transit bus route and bus stop. Therefore, residents have the opportunity to access public transit within walking distance of their doorstep. Abbott Street contains an Active Transportation Corridor with direct access to downtown Kelowna.

Site Layout and Parking

As shown on the attached drawing set, 8 townhome units are fronting Groves Avenue, and 8 units are fronting the cobblestone promenade (existing laneway to be refurbished). The stand-alone single-detached unit is located on the corner of Abbott Street and Groves Avenue. Large outdoor patios are located between each 4-unit building to provide an abundance of private open space. Direct access to each garage is derived from the cobblestone promenade via downward-sloping ramps. Each garage is out of site from both road frontages. All setbacks, building heights, and floor area ratio requirements are met as per the UC5 – Pandosy Urban Centre zone.

The cobblestone promenade is a privately funded collaboration between the development group and the City of Kelowna to create texture, history, and charm in the neighbourhood. Inspired by classic European streets, the promenade consists of techo-bloc villagio pavers in various colours such as chestnut brown, chocolate brown, and shale grey.

Short-term bike parking is provided at the southeast and southwest corners of the property (shown on landscape plan), and long-term bike parking is provided below grade in each garage. Each unit is provided 1 vehicle parking stall in the garage, with additional space designated to garbage, recycling, and yard waste carts. 2 visitor parking stalls (including 1 accessible stall) are also provided in garage areas.

Landscaping and Common / Private Amenity Space

As shown on the landscape plan, the site is designed with a variety of decorative shrubs, ornamental grass plantings, perennials, and wood mulch. 12 large-sized trees will be planted alongside civil frontage improvements to meet “landscape area” regulations and to improve environmental, social, and visual conditions on the site. All front façades are dressed with an abundance of carefully selected landscaping to enhance the visual appeal of the building from adjacent sidewalks, roads, and bike lanes.

Common amenity space is provided in 8 separate locations along road frontages and corners of the subject property. Page 2 of the landscape plan outlines common amenity areas with reference to the building layout and associated landscaping. All common areas contain features such as benches intended for residents of the subject property or local pedestrians to relax and enjoy the neighbourhood. Common amenity space encompasses 73.34m² of the subject property which exceeds the minimum requirement of 68.0m² in the UC5 zone.

All units have an abundance of private amenity space which is provided in the form of porches, patios, and rooftop decks to align with CPTED principles. Throughout the design process it was determined that exceeding the typical amount of private amenity space in Urban Centre

developments is important for residents to enjoy the beautiful spring and summer months. Although an added cost to the project, vehicle parking was strategically located underground to increase outdoor space and therefore increase livability for future residents. With porches, patios, and rooftop decks included, each unit exceeds 40.0m² of private amenity space.

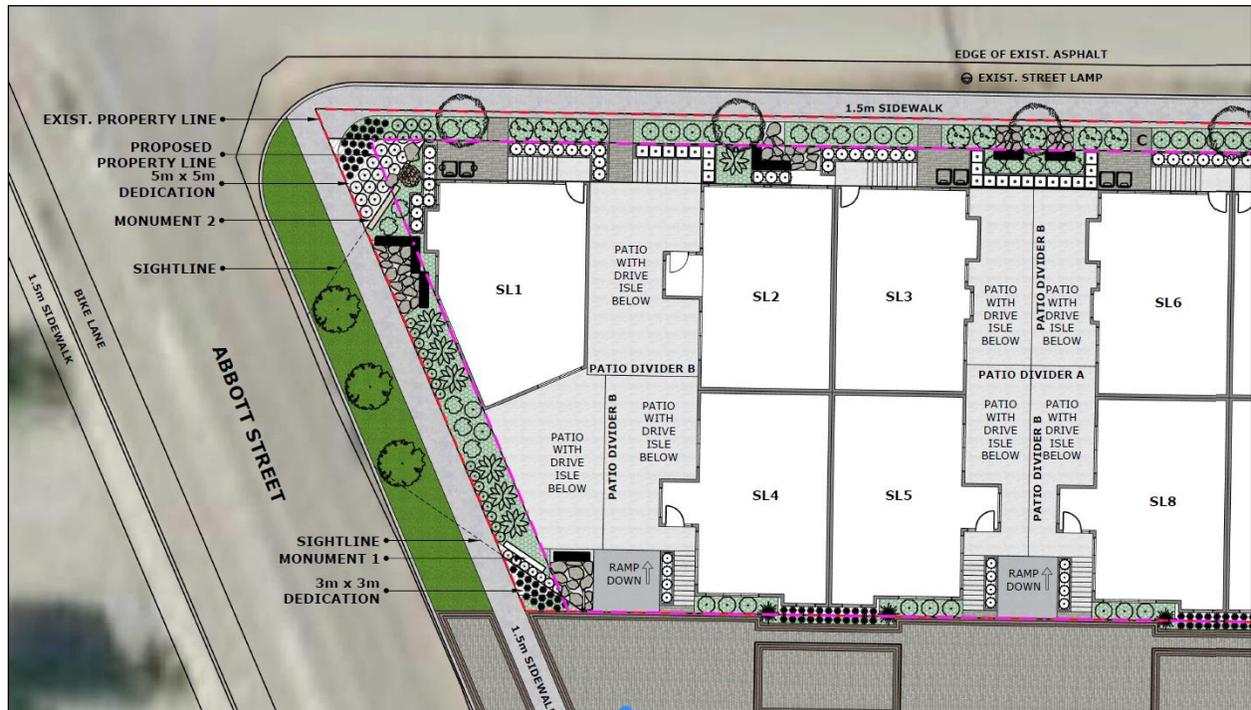


Figure 1 – Landscaping at the corner of Abbott Street and Groves Avenue.

Building Design Details

The form and character of the proposed buildings have been designed with a variety of colours, building materials, and articulation to create architectural interest in the neighbourhood. The proposed main exterior of the building will be finished with several materials such as stucco, brick veneer, and stone tiles. Brick and stone finishing reflects the classic heritage found on many Pandosy Village buildings as well as the 450 Parc building across the street. Detailed cornices and concrete window trims are intended to put a modern twist on traditional design. The top floor of each building has an aluminum c-channel roof structure to create shade for rooftop patios. Each façade contains projections which allow additional space for front entry and creates architectural variation to the overall appearance. Large south-facing windows allow for increased amounts of natural light. The east elevations of units 15 and 17 have less windows to consider privacy for the adjacent property. In addition, patios were located between proposed units and the east property line, resulting in an effective setback of 6.79m.

To compliment the external building finish, 12 trees are proposed along the front and flanking property lines, including 9 large-sized pyramidal green beech trees and 3 urban sunset maple trees. The red and green colour combination of the proposed trees will appear very attractive against the front and flanking façades of the proposed building.

Conclusion

The intention of this proposal is to increase the number of residential units in an area of Kelowna which is walkable, bikeable, and near amenities. This location allows residents to access employment, entertainment, and daily necessities within immediate walking distance. The project is anticipated to be a comfortable addition to the Pandosy Village Centre while setting a new standard for urban design. Key elements of neighbouring buildings and traditional Pandosy Village façades were taken into consideration during the design process. We look forward to hearing your comments and feedback on the project.

Regards,

Urban Options Planning Corp. by it's Authorized Signatory; Birte Decloux, RPP MCIP
Jack Pawsey, Planner

BROWNSTONE @ 450 PARC

KELOWNA, BC

LIST OF DRAWING PAGES

- | | |
|--|--|
| 1 FRONT (GROVES) & REAR (PROMENADE) ALL UNITS | 11 MAIN LEVEL WORKING DRAWINGS & ROOF LAYOUT - ALL UNITS |
| 2 FRONT ELEVATIONS (GROVES/NORTH) ALL UNITS | 12 MAIN LEVEL WORKING DRAWINGS - UNITS 1-9 (FIREPLACE OPTIONS) |
| 3 REAR ELEVATIONS (PROMENADE/SOUTH) ALL UNITS | 13 MAIN LEVEL WORKING DRAWINGS - UNITS 10-17 (FIREPLACE OPTIONS) |
| 4 LEFT (EAST) & RIGHT (WEST) ELEVATIONS TOWNHOMES | 14 SECOND LEVEL SITE LAYOUT |
| 5 LEFT (EAST) & RIGHT (WEST) ELEVATIONS SINGLE FAMILY UNIT | 15 SECOND LEVEL WORKING DRAWINGS - ALL UNITS |
| 6 GARAGE LEVEL SITE LAYOUT | 16 SECOND LEVEL WORKING DRAWINGS - UNITS 1-9 |
| 7 GARAGE LEVEL WORKING DRAWINGS - ALL UNITS | 17 SECOND LEVEL WORKING DRAWINGS - UNITS 10-17 |
| 8 GARAGE LEVEL WORKING DRAWINGS - UNITS 1-9 | 18 THIRD LEVEL SITE LAYOUT |
| 9 GARAGE LEVEL WORKING DRAWINGS - UNITS 10-17 | 19 THIRD LEVEL WORKING DRAWINGS & ROOF LAYOUT - ALL UNITS |
| 10 MAIN ENTRY LEVEL SITE LAYOUT | 20 THIRD LEVEL WORKING DRAWINGS - UNITS 1-9 |
| | 21 THIRD LEVEL WORKING DRAWINGS - UNITS 10-17 |



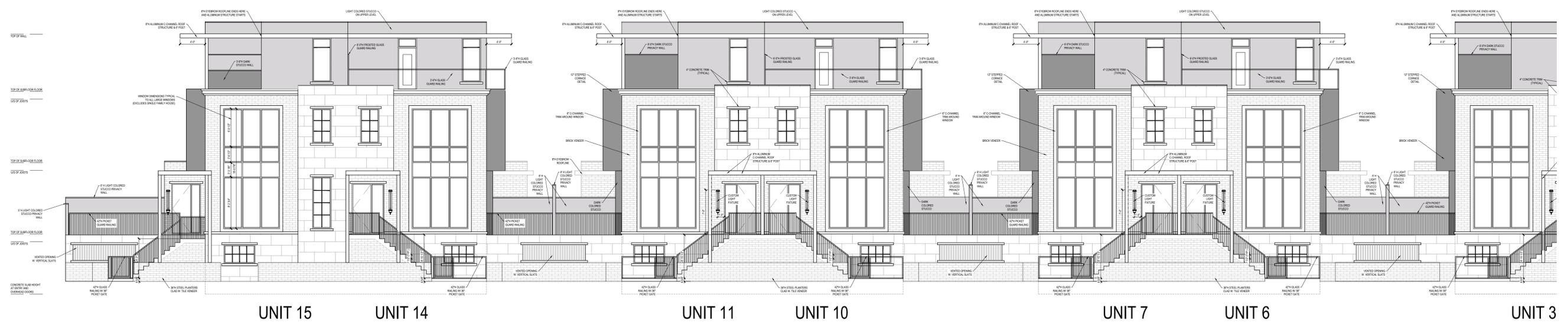
FRONT (NORTH) ELEVATION (GROVES) - ALL UNITS

SCALE: 3/32" = 1'-0"



REAR (SOUTH) ELEVATION (PROMENADE) - ALL UNITS

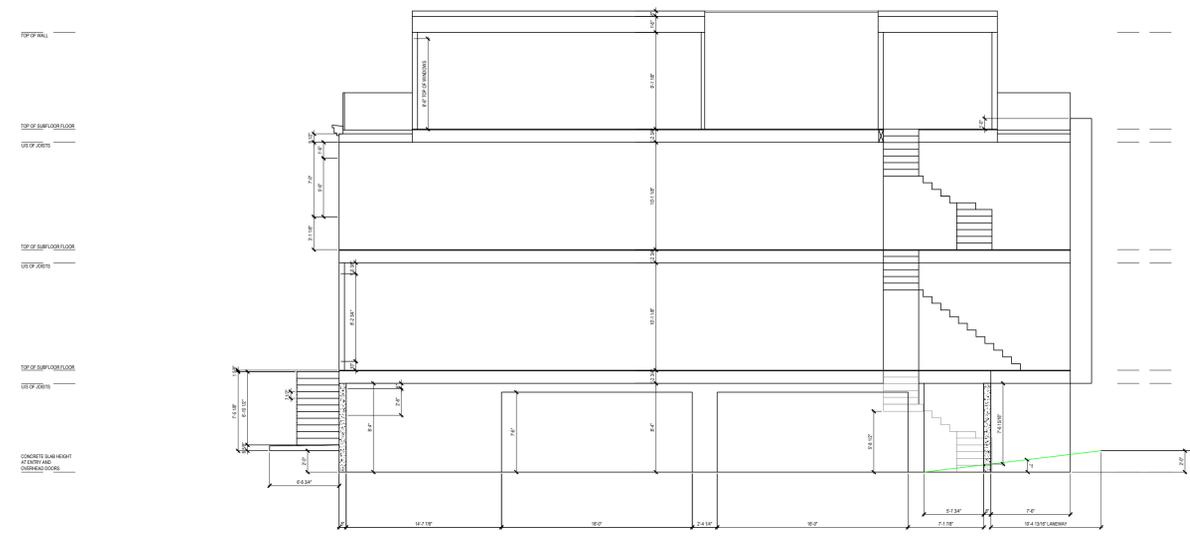
SCALE: 3/32" = 1'-0"



FRONT (NORTH) ELEVATION (GROVES) - UNITS 15/14/11/10/7/6
SCALE: 1/8" = 1'-0"



FRONT (NORTH) ELEVATION (GROVES) - UNITS 3/2/1
SCALE: 1/8" = 1'-0"



TYPICAL SECTION -
SCALE: 1/8" = 1'-0"



TYPICAL LEFT (EAST) ELEVATION VIEW OF TOWNHOME UNITS
SCALE: 1/8" = 1'-0"



TYPICAL RIGHT (WEST) ELEVATION VIEW OF TOWNHOME UNITS
SCALE: 1/8" = 1'-0"



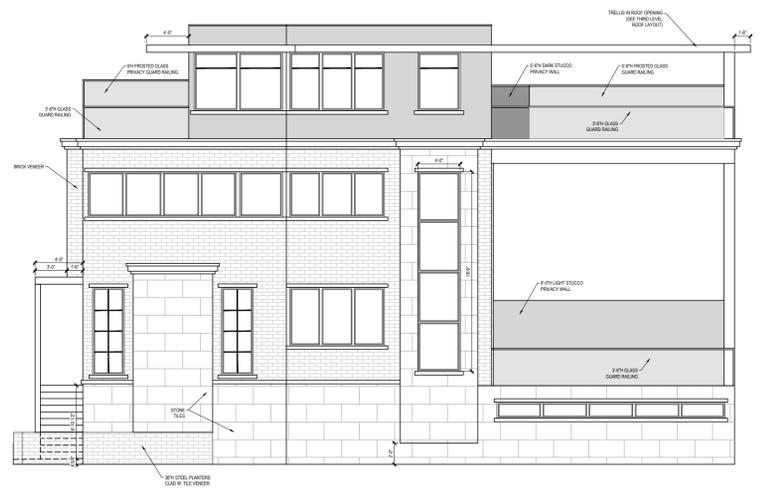
RIGHT (WEST) ELEVATION VIEW OF UNITS 2 & 4
SCALE: 1/8" = 1'-0"



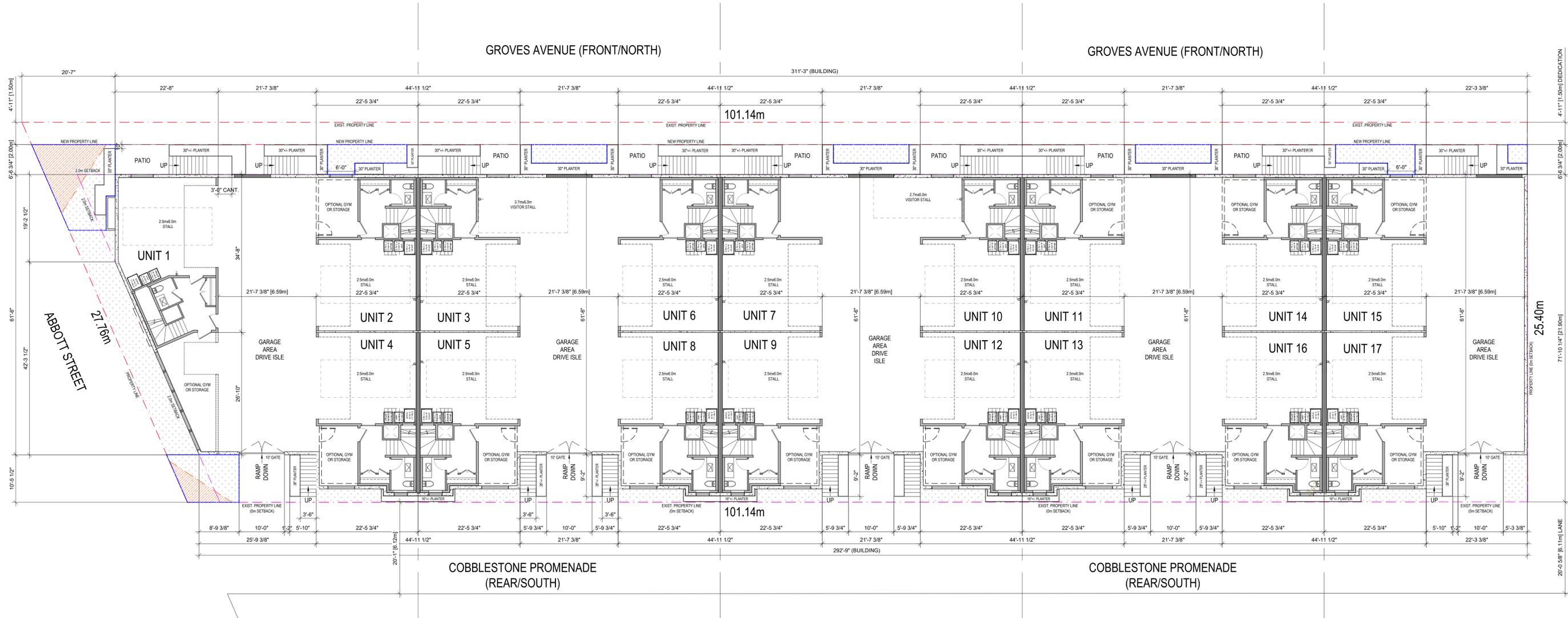
LEFT (EAST) ELEVATION VIEW OF UNITS 17 & 15
SCALE: 1/8" = 1'-0"



**LEFT (EAST) ELEVATION VIEW
OF SINGLE FAMILY UNIT**
SCALE: 1/8" = 1'-0"

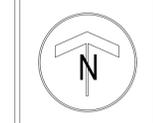


**RIGHT (WEST) ELEVATION VIEW
OF SINGLE FAMILY UNIT**
SCALE: 1/8" = 1'-0"



GARAGE LEVEL - SITE LAYOUT
SCALE: 3/32" = 1'-0"

| | |
|--|-------------------------------|
| 1 SINGLE FAMILY & 16 TOWNHOME DEVELOPMENT | |
| ZONING: | UC5 - PANDOSY URBAN CENTER |
| EXISTING LOT AREA: | 26,152.92 sqft (2,429.69 sqm) |
| FOOTPRINT: (INCLUDES ALL BUILDINGS AND ALL PARKING GARAGE FOOTPRINTS) | 20,191.22 sqft (1,875.83 sqm) |
| TOTAL BUILDING SITE COVERAGE: (EXISTING LOT) | 77.21% |
| TOTAL NET FLOOR AREA (FFA): | 33,761.95 sqft (3,136.59 sqm) |
| PATIO & STAIR AREAS (IMPERMEABLE SURFACE): | 1,208.89 sqft (112.31 sqm) |
| DRIVEWAY AREA (IMPERMEABLE SURFACE): | 544.51 sqft (50.59 sqm) |
| TOTAL SITE COVERAGE OF IMPERMEABLE SURFACE: | 6.71% |
| COMMON AMENITY AREA (SEE LANDSCAPING PLAN FOR DETAILS) | 789.37 sqft (73.34sqm) |

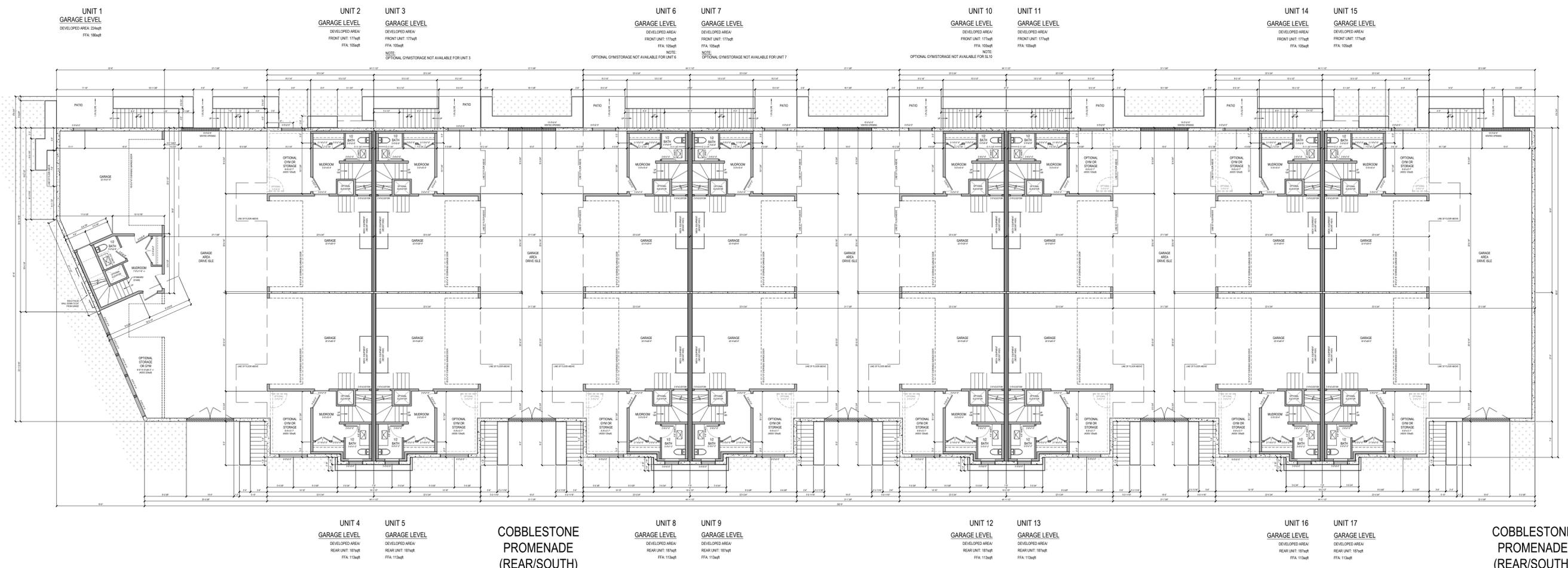


GROVES AVENUE (FRONT/NORTH)

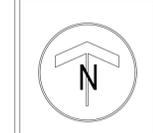
GROVES AVENUE (FRONT/NORTH)

COBBLESTONE PROMENADE (REAR/SOUTH)

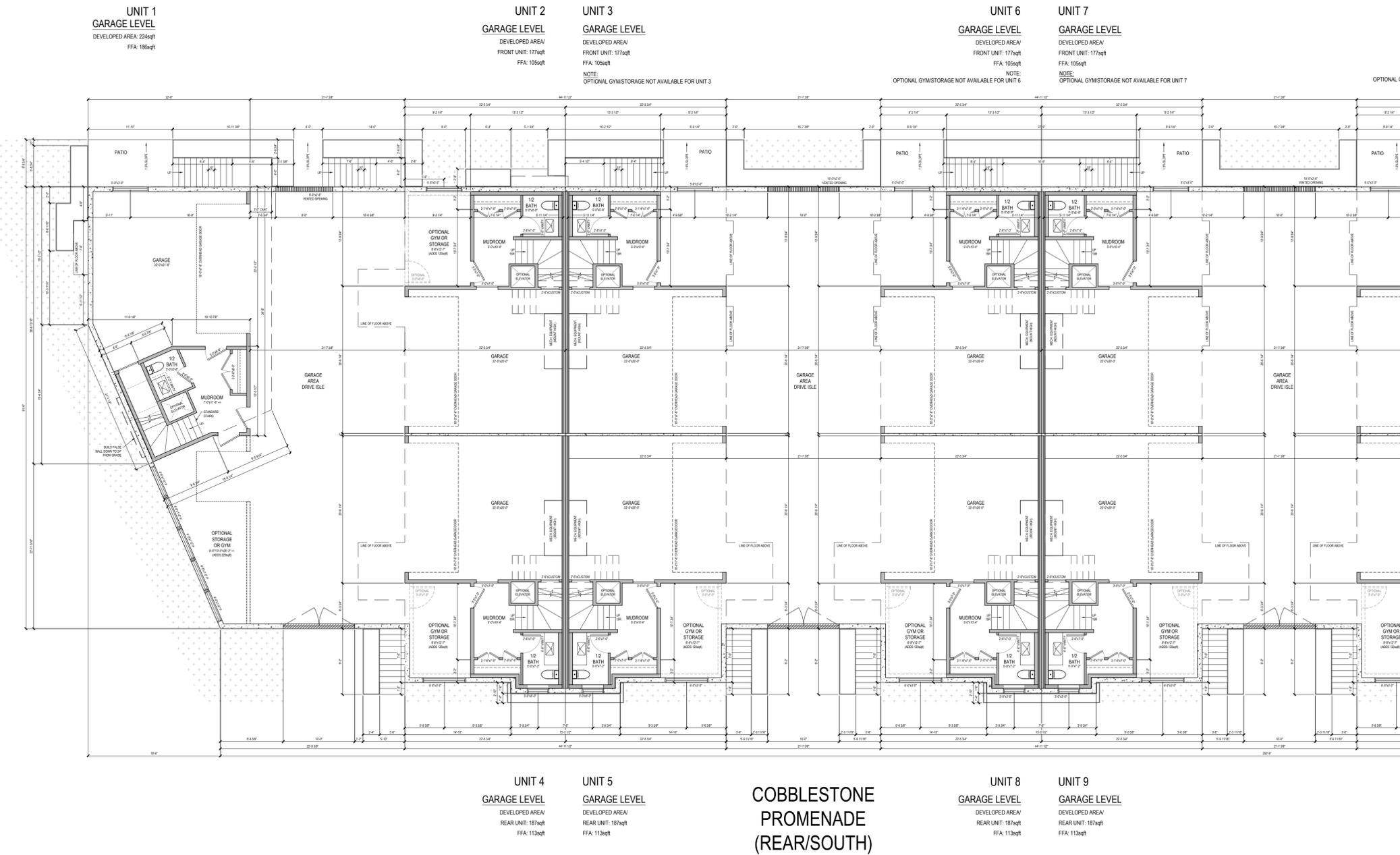
COBBLESTONE PROMENADE (REAR/SOUTH)



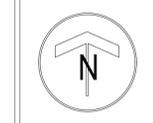
GARAGE LEVEL DRAWINGS - ALL UNITS
SCALE: 3/32" = 1'-0"



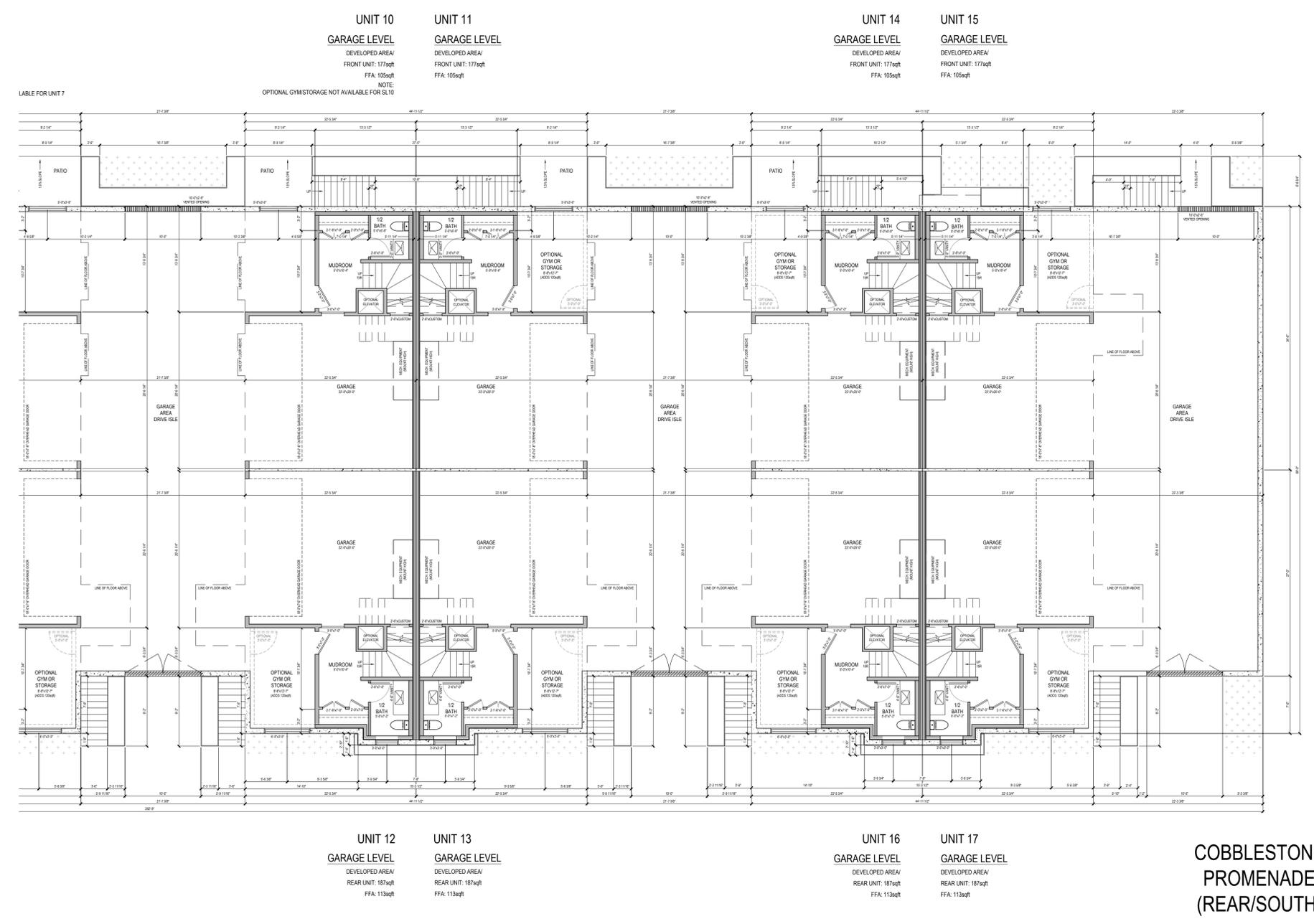
GROVES AVENUE (FRONT/NORTH)



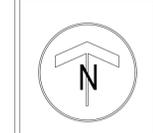
GARAGE LEVEL DRAWINGS - UNITS 1 - 9
SCALE: 1/8" = 1'-0"

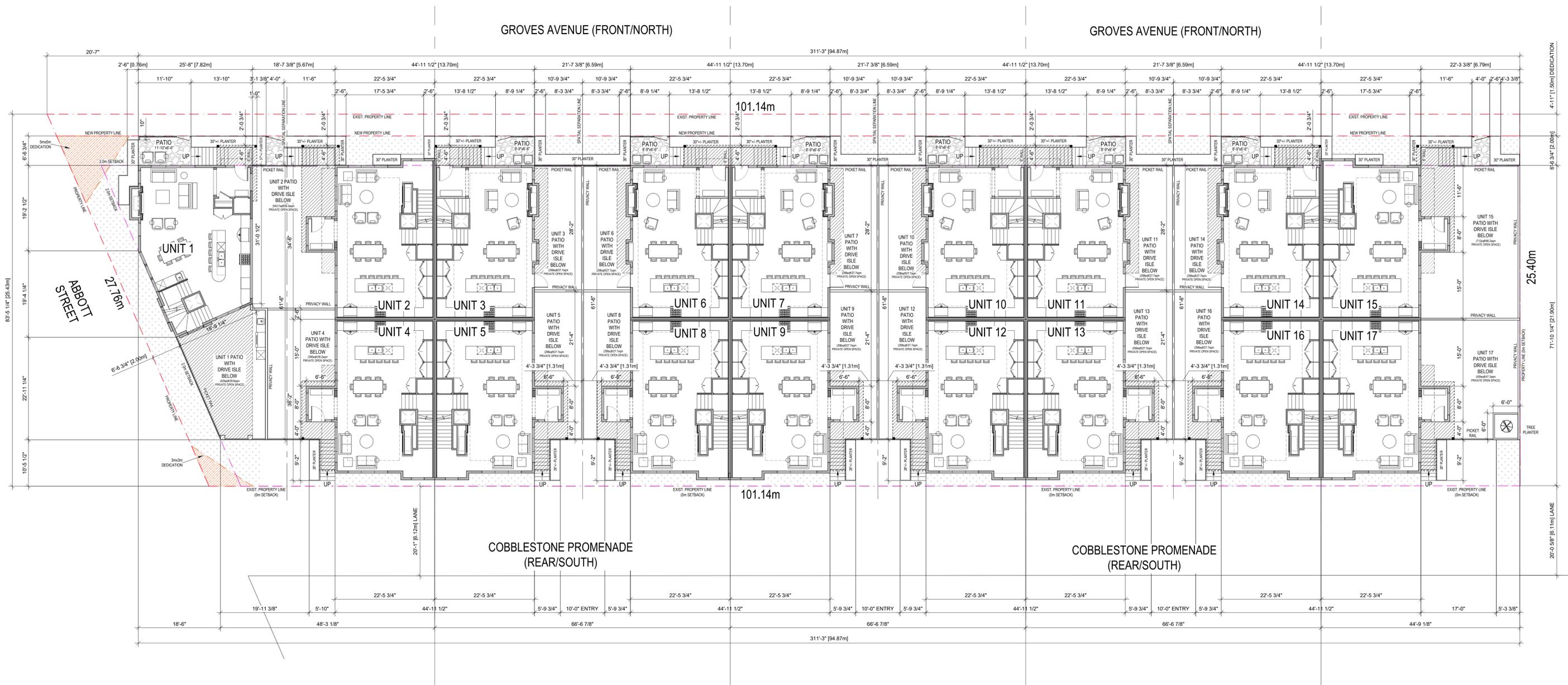


GROVES AVENUE (FRONT/NORTH)



GARAGE LEVEL DRAWINGS - UNITS 10 - 17
SCALE: 3/16" = 1'-0"

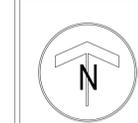


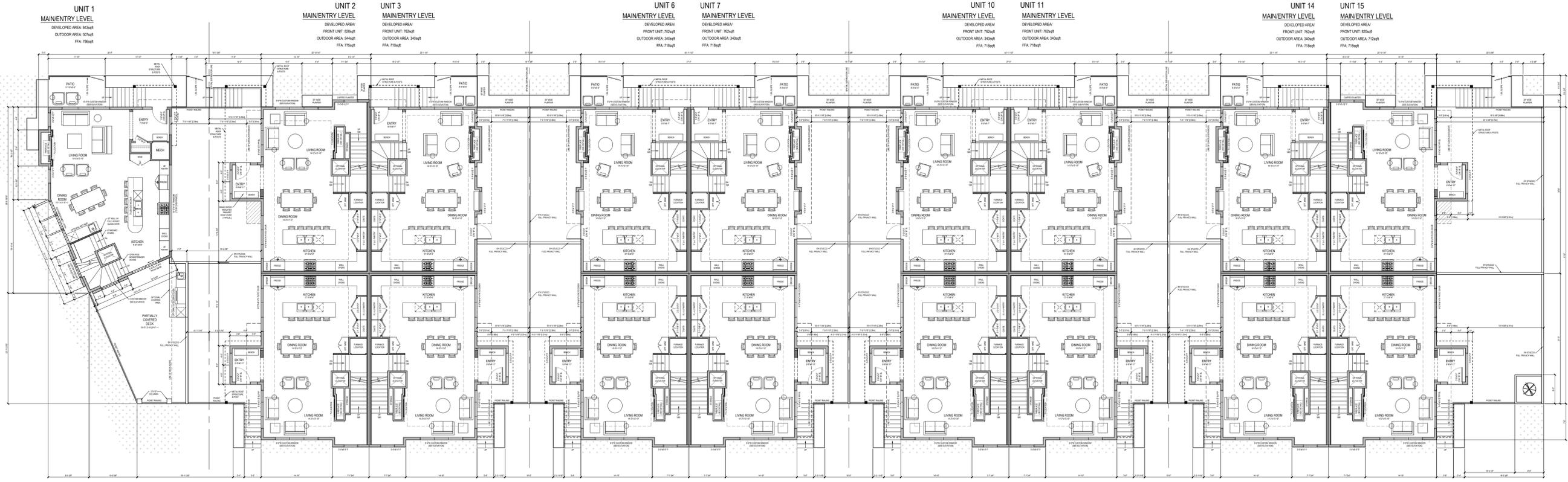


MAIN/ENTRY LEVEL - SITE LAYOUT
SCALE: 3/32" = 1'-0"

1 SINGLE FAMILY & 16 TOWNHOME DEVELOPMENT

| | |
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MAIN/ENTRY LEVEL DRAWINGS - ALL UNITS

SCALE: 3/32" = 1'-0"

INKLER
OM STEEL
BE LOW PROFILE (1 1/2")
/ACY WALLS & PARAPETS

COBBLESTONE
PROMENADE
(REAR/SOUTH)

COBBLESTONE
PROMENADE
(REAR/SOUTH)



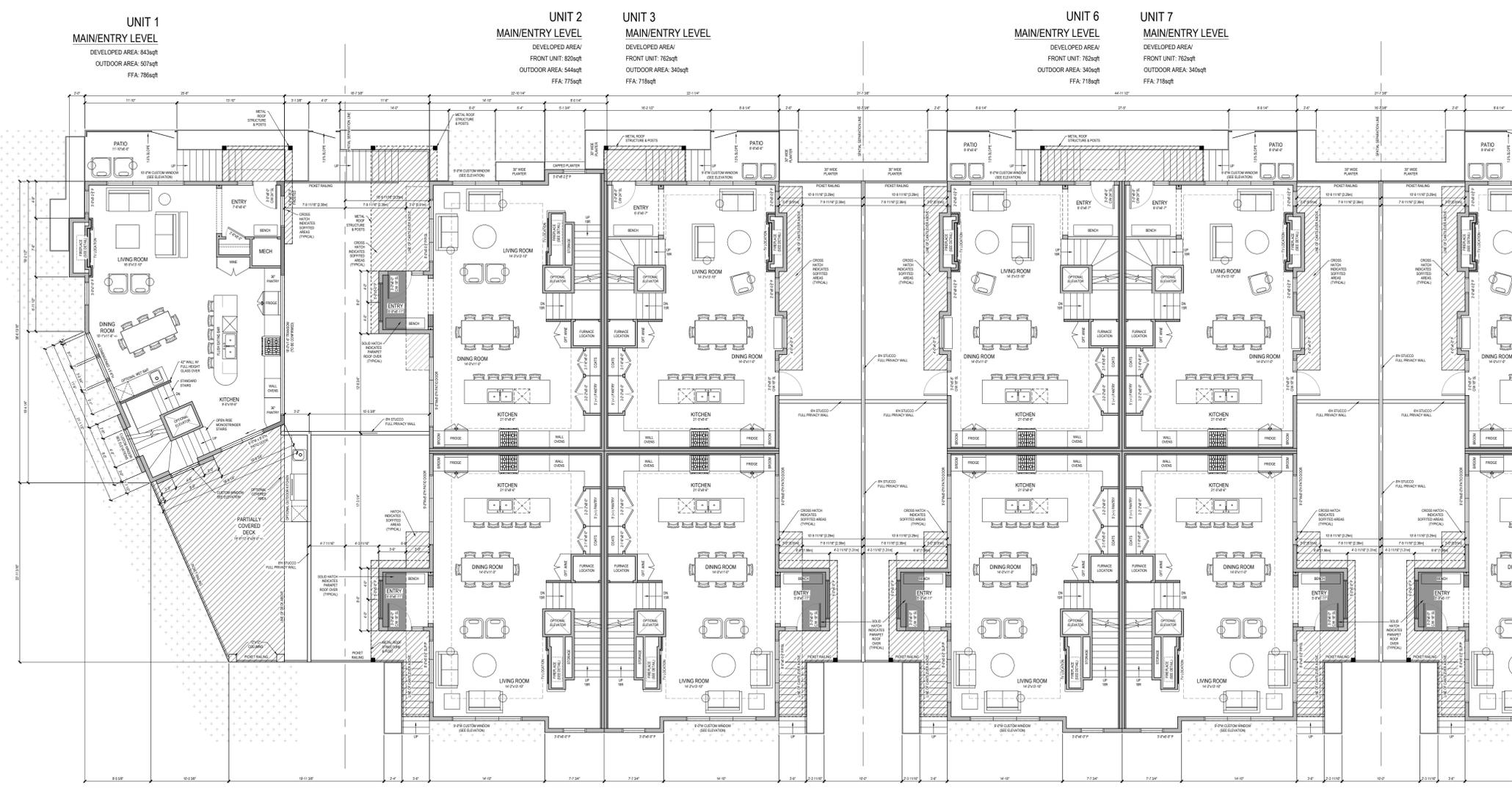
MAIN LEVEL ROOF DRAWINGS - ALL UNITS

SCALE: 3/32" = 1'-0"



MAIN/ENTRY LEVEL
DRAWINGS &
ROOF LAYOUT
ALL UNITS

GROVES AVENUE (FRONT/NORTH)



UNIT 1
MAIN/ENTRY LEVEL
DEVELOPED AREA/ FRONT UNIT: 843sqft
OUTDOOR AREA: 507sqft
FFA: 786sqft

UNIT 2
MAIN/ENTRY LEVEL
DEVELOPED AREA/ FRONT UNIT: 820sqft
OUTDOOR AREA: 544sqft
FFA: 775sqft

UNIT 3
MAIN/ENTRY LEVEL
DEVELOPED AREA/ FRONT UNIT: 762sqft
OUTDOOR AREA: 340sqft
FFA: 718sqft

UNIT 6
MAIN/ENTRY LEVEL
DEVELOPED AREA/ FRONT UNIT: 762sqft
OUTDOOR AREA: 340sqft
FFA: 718sqft

UNIT 7
MAIN/ENTRY LEVEL
DEVELOPED AREA/ FRONT UNIT: 762sqft
OUTDOOR AREA: 340sqft
FFA: 718sqft

UNIT 4
MAIN/ENTRY LEVEL
DEVELOPED AREA/ REAR UNIT: 820sqft
OUTDOOR AREA: 390sqft
FFA: 775sqft

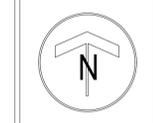
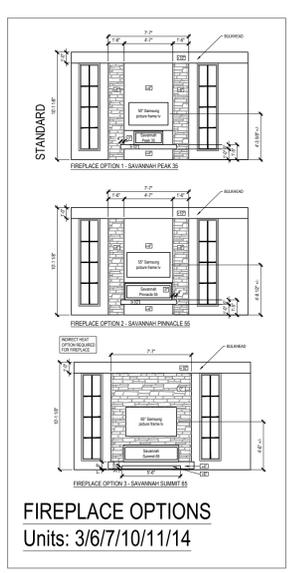
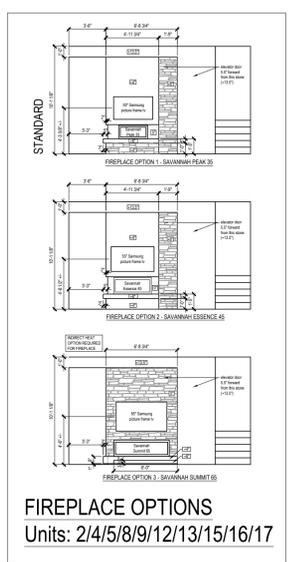
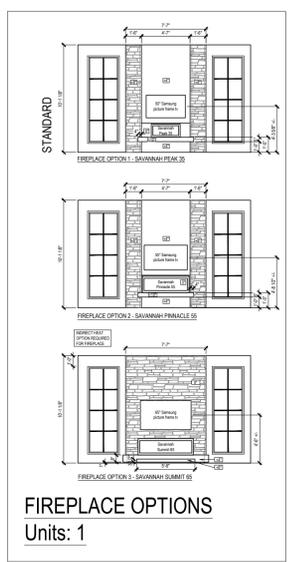
UNIT 5
MAIN/ENTRY LEVEL
DEVELOPED AREA/ REAR UNIT: 820sqft
OUTDOOR AREA: 298sqft
FFA: 775sqft

UNIT 8
MAIN/ENTRY LEVEL
DEVELOPED AREA/ REAR UNIT: 820sqft
OUTDOOR AREA: 298sqft
FFA: 775sqft

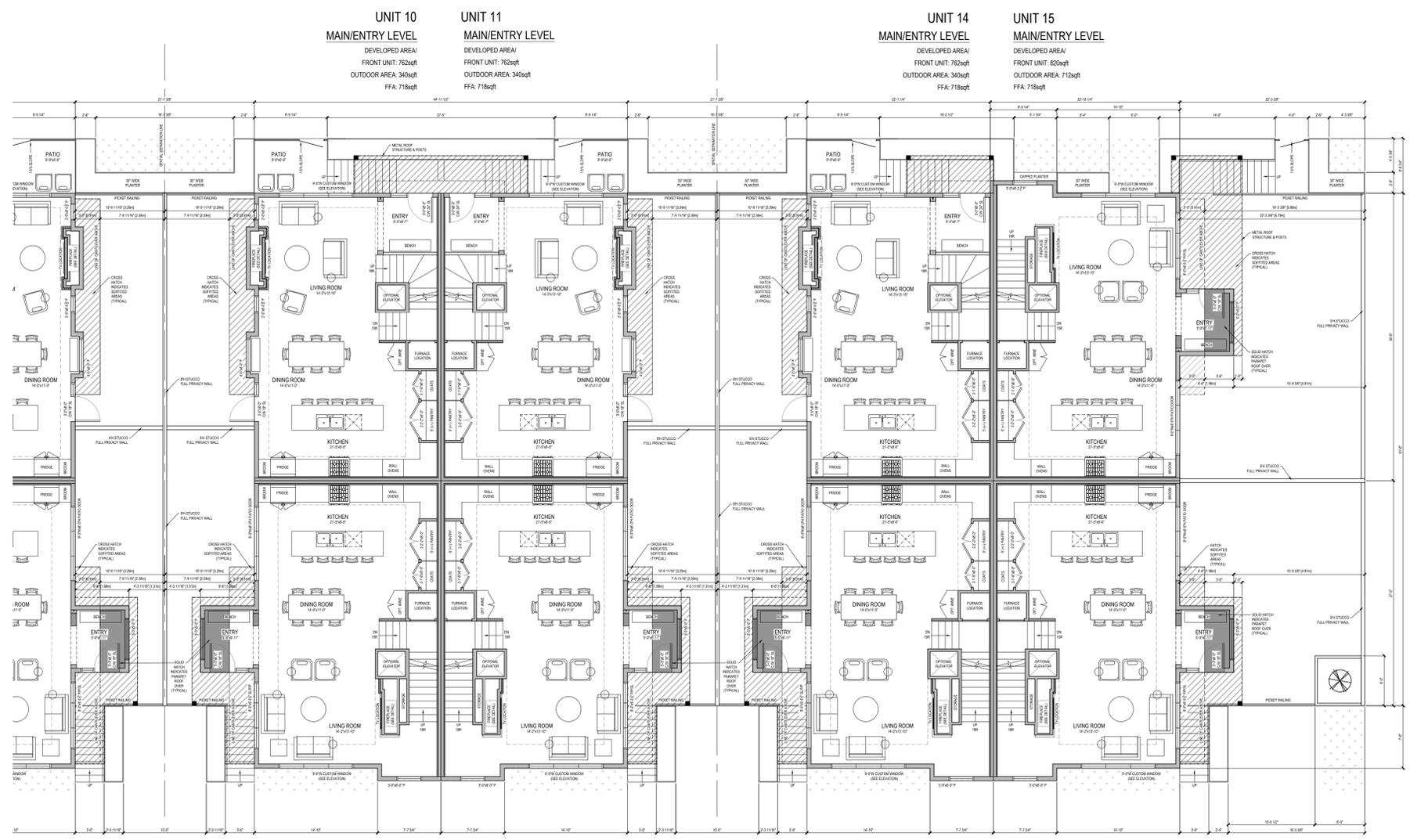
UNIT 9
MAIN/ENTRY LEVEL
DEVELOPED AREA/ REAR UNIT: 820sqft
OUTDOOR AREA: 298sqft
FFA: 775sqft

COBBLESTONE PROMENADE (REAR/SOUTH)

MAIN/ENTRY LEVEL DRAWINGS - UNITS 1 - 9
SCALE: 1/8" = 1'-0"



GROVES AVENUE (FRONT/NORTH)



UNIT 10
MAIN/ENTRY LEVEL
DEVELOPED AREA/
FRONT UNIT: 762sqft
OUTDOOR AREA: 340sqft
FFA: 718sqft

UNIT 11
MAIN/ENTRY LEVEL
DEVELOPED AREA/
FRONT UNIT: 762sqft
OUTDOOR AREA: 340sqft
FFA: 718sqft

UNIT 14
MAIN/ENTRY LEVEL
DEVELOPED AREA/
FRONT UNIT: 762sqft
OUTDOOR AREA: 340sqft
FFA: 718sqft

UNIT 15
MAIN/ENTRY LEVEL
DEVELOPED AREA/
FRONT UNIT: 820sqft
OUTDOOR AREA: 712sqft
FFA: 718sqft

UNIT 12
MAIN/ENTRY LEVEL
DEVELOPED AREA/
REAR UNIT: 820sqft
OUTDOOR AREA: 298sqft
FFA: 775sqft

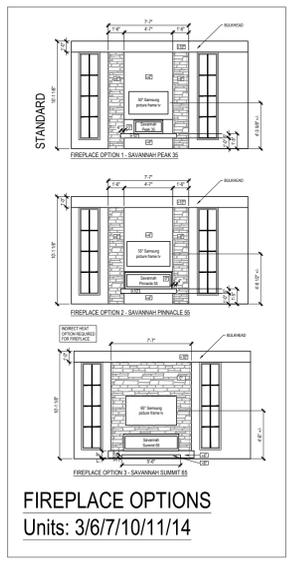
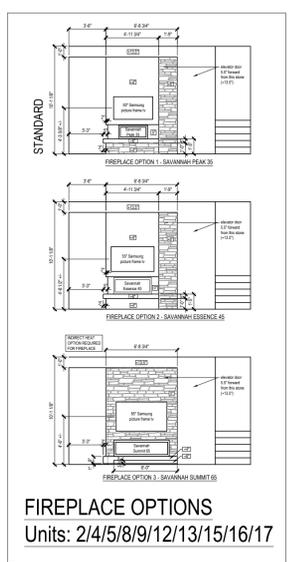
UNIT 13
MAIN/ENTRY LEVEL
DEVELOPED AREA/
REAR UNIT: 820sqft
OUTDOOR AREA: 298sqft
FFA: 775sqft

UNIT 16
MAIN/ENTRY LEVEL
DEVELOPED AREA/
REAR UNIT: 820sqft
OUTDOOR AREA: 298sqft
FFA: 775sqft

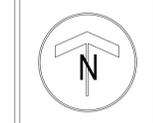
UNIT 17
MAIN/ENTRY LEVEL
DEVELOPED AREA/
REAR UNIT: 820sqft
OUTDOOR AREA: 509sqft
FFA: 775sqft

COBBLESTONE
PROMENADE
(REAR/SOUTH)

- NOTES:**
- UNIT 2 (ONLY) TO BE SPRINKLER
 - ALL PLANTERS MADE FROM STEEL
 - ALL METAL CAPPING TO BE LOW PROFILE (1 1/2")
(INCLUDES STUCCO PRIVACY WALLS & PARAPETS)

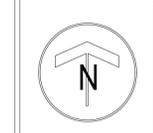


MAIN/ENTRY LEVEL DRAWINGS - UNIT 10 - 17
SCALE: 1/8" = 1'-0"





SECOND LEVEL - SITE LAYOUT
SCALE: 3/32" = 1'-0"



GROVES AVENUE (FRONT/NORTH)

GROVES AVENUE (FRONT/NORTH)

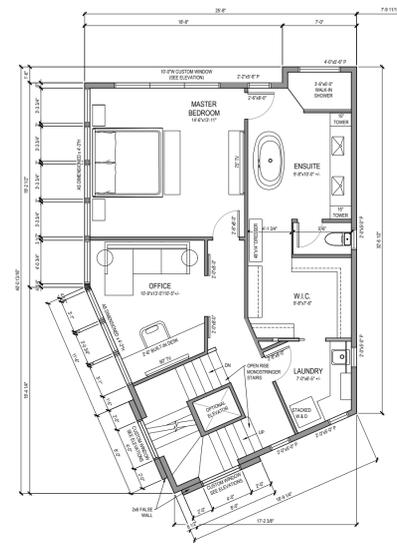


SECOND LEVEL DRAWINGS - ALL UNITS
SCALE: 3/32" = 1'-0"

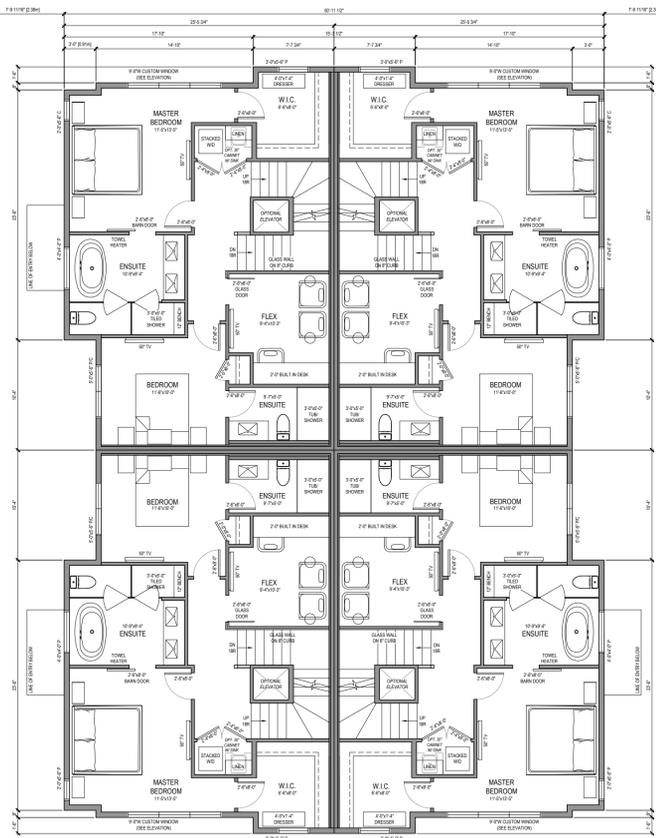


GROVES AVENUE (FRONT/NORTH)

UNIT 1
SECOND LEVEL
DEVELOPED AREA/ 854sqft
FFA: 795sqft



UNIT 2
SECOND LEVEL
DEVELOPED AREA/ 838sqft
FRONT UNIT: 838sqft
FFA: 794sqft

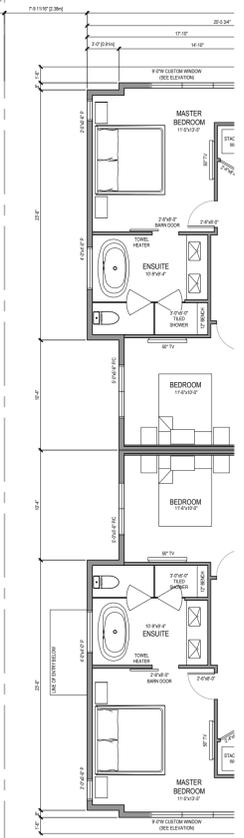


UNIT 3
SECOND LEVEL
DEVELOPED AREA/ 838sqft
FRONT UNIT: 838sqft
FFA: 794sqft



UNIT 6
SECOND LEVEL
DEVELOPED AREA/ 838sqft
FRONT UNIT: 838sqft
FFA: 794sqft

UNIT 7
SECOND LEVEL
DEVELOPED AREA/ 838sqft
FRONT UNIT: 838sqft
FFA: 794sqft



UNIT 4
SECOND LEVEL
DEVELOPED AREA/ 838sqft
REAR UNIT: 838sqft
FFA: 794sqft

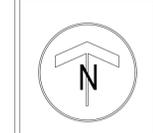
UNIT 5
SECOND LEVEL
DEVELOPED AREA/ 794sqft
REAR UNIT: 838sqft
FFA: 794sqft

COBBLESTONE PROMENADE (REAR/SOUTH)

UNIT 8
SECOND LEVEL
DEVELOPED AREA/ 838sqft
REAR UNIT: 838sqft
FFA: 794sqft

UNIT 9
SECOND LEVEL
DEVELOPED AREA/ 838sqft
REAR UNIT: 838sqft
FFA: 794sqft

SECOND LEVEL DRAWINGS - UNITS 1 - 9
SCALE: 1/8" = 1'-0"



GROVES AVENUE (FRONT/NORTH)

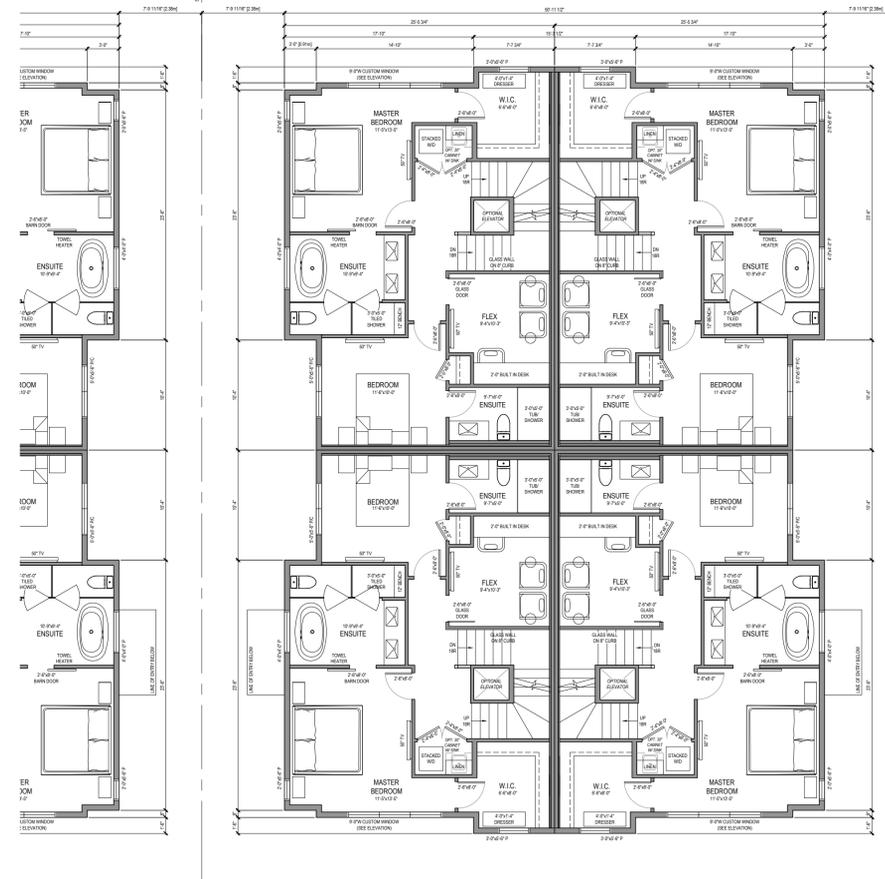
UNIT 10 SECOND LEVEL DEVELOPED AREA/ FRONT UNIT: 838sqft FFA: 794sqft

UNIT 11 SECOND LEVEL DEVELOPED AREA/ FRONT UNIT: 838sqft FFA: 794sqft

UNIT 14 SECOND LEVEL DEVELOPED AREA/ FRONT UNIT: 838sqft FFA: 794sqft

UNIT 15 SECOND LEVEL DEVELOPED AREA/ FRONT UNIT: 838sqft FFA: 794sqft

OPTIONAL SECOND LEVEL AVAILABLE IF THIRD LEVEL DEVELOPMENT CHOOSE FOR UNITS: 25/5/9/10/13/14/17 DEVELOPED AREA/ FRONT UNIT: 838sqft FFA: 794sqft



UNIT 12 SECOND LEVEL DEVELOPED AREA/ REAR UNIT: 838sqft FFA: 794sqft

UNIT 13 SECOND LEVEL DEVELOPED AREA/ REAR UNIT: 838sqft FFA: 794sqft

UNIT 16 SECOND LEVEL DEVELOPED AREA/ REAR UNIT: 838sqft FFA: 794sqft

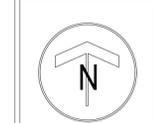
UNIT 17 SECOND LEVEL DEVELOPED AREA/ REAR UNIT: 838sqft FFA: 794sqft

COBBLESTONE PROMENADE (REAR/SOUTH)



OPTIONAL SECOND LEVEL AVAILABLE IF THIRD LEVEL DEVELOPMENT CHOOSE FOR UNITS: 25/5/9/10/13/14/17 DEVELOPED AREA/ FRONT UNIT: 838sqft FFA: 794sqft

SECOND LEVEL DRAWINGS - UNIT 10 - 17 SCALE: 1/8" = 1'-0"



GROVES AVENUE (FRONT/NORTH)

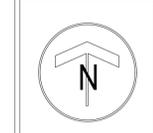
GROVES AVENUE (FRONT/NORTH)

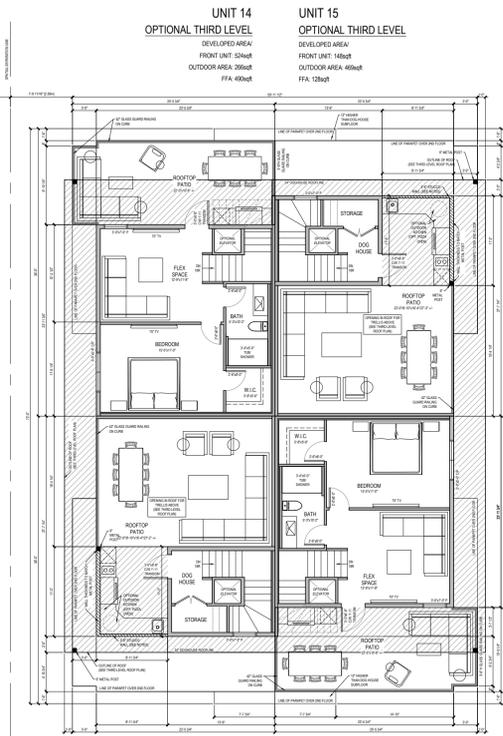
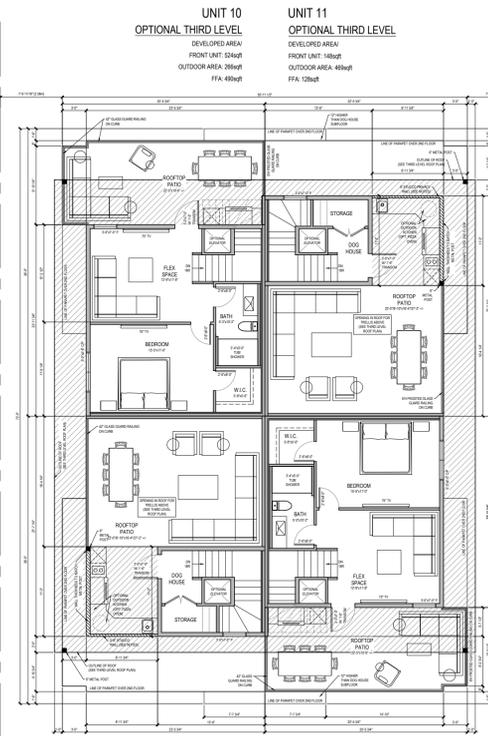
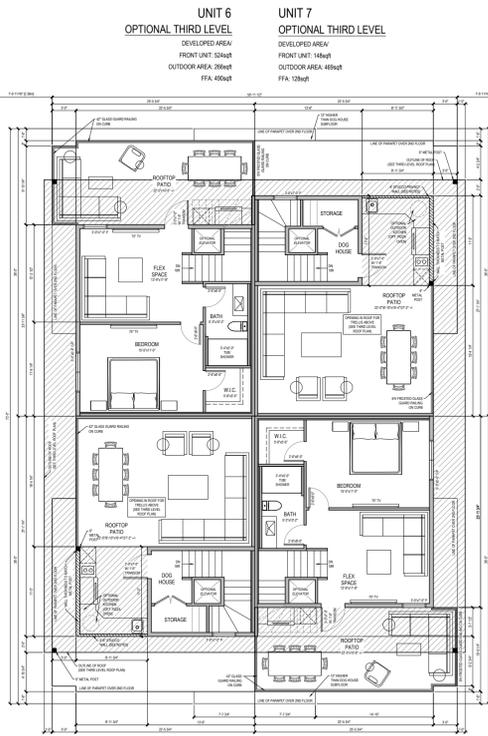
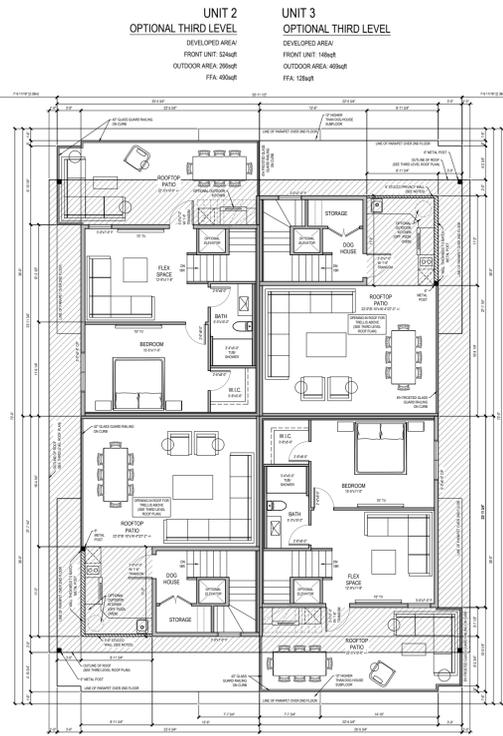
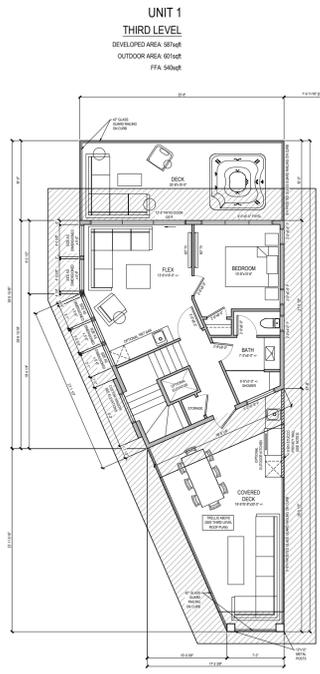
COBBLESTONE PROMENADE (REAR/SOUTH)

COBBLESTONE PROMENADE (REAR/SOUTH)



THIRD LEVEL - SITE LAYOUT
SCALE: 3/32" = 1'-0"





THIRD LEVEL DRAWINGS
SCALE: 3/32" = 1'-0"

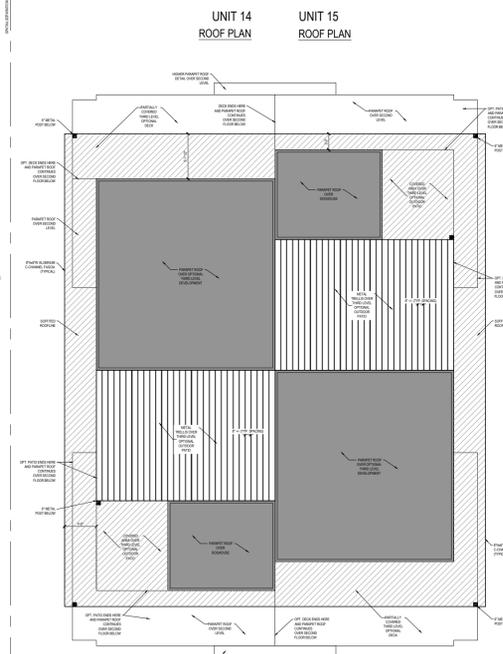
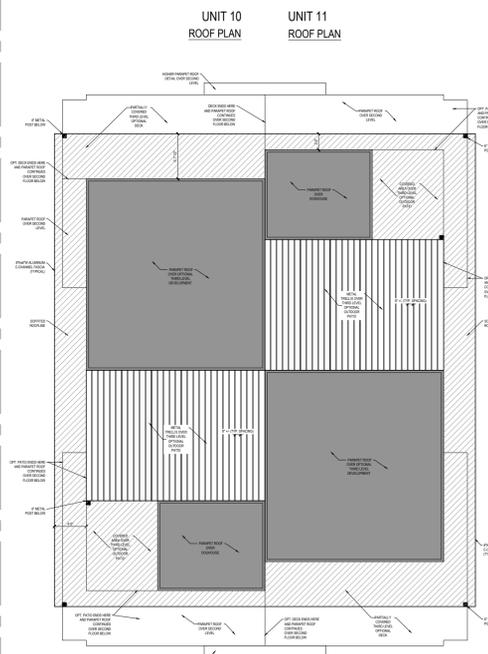
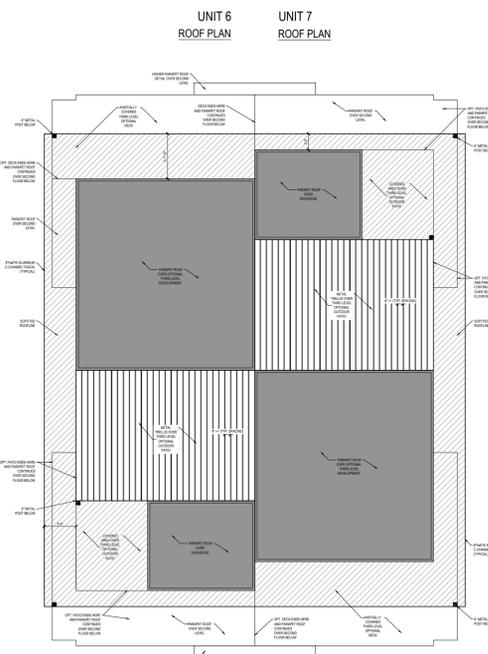
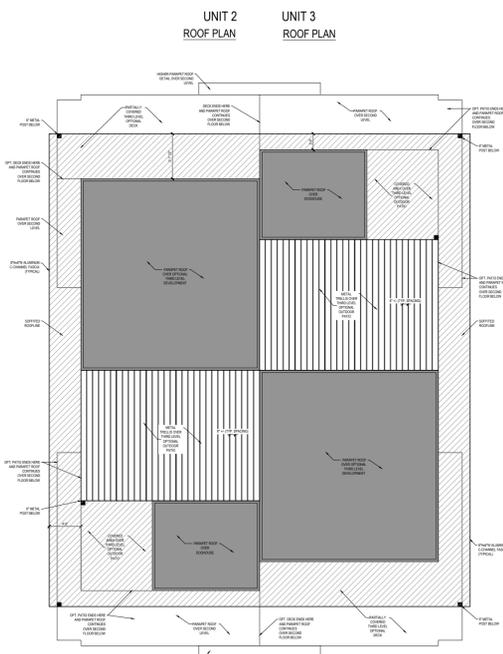
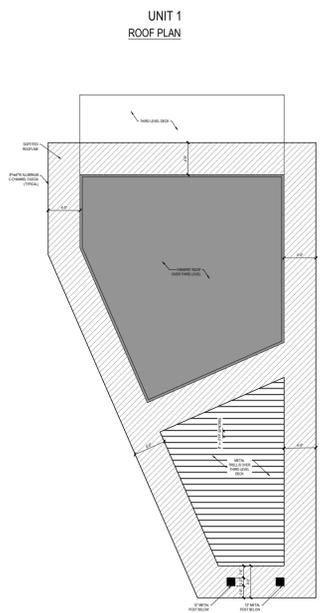
- NOTES:**
- UNIT 2 (ONLY) TO BE SPRINKLER
 - CONFIRM ALL WALL AND RAILING TYPES/LOCATIONS BEFORE CONSTRUCTION (SUBJECT TO CHANGE BASED ON THIRD LEVEL OR PATIO OPTION SELECTED)
 - ALL METAL CAPPING TO BE LOW PROFILE (1 3/4") (INCLUDES STUCCO PRIVACY WALLS & PARAPETS)



COBBLESTONE PROMENADE (REAR/SOUTH)



COBBLESTONE PROMENADE (REAR/SOUTH)



THIRD LEVEL ROOF DRAWINGS - ALL UNITS
SCALE: 3/32" = 1'-0"

UNIT 4 ROOF PLAN UNIT 5 ROOF PLAN

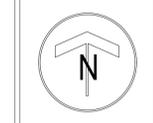
COBBLESTONE PROMENADE (REAR/SOUTH)

UNIT 8 ROOF PLAN UNIT 9 ROOF PLAN

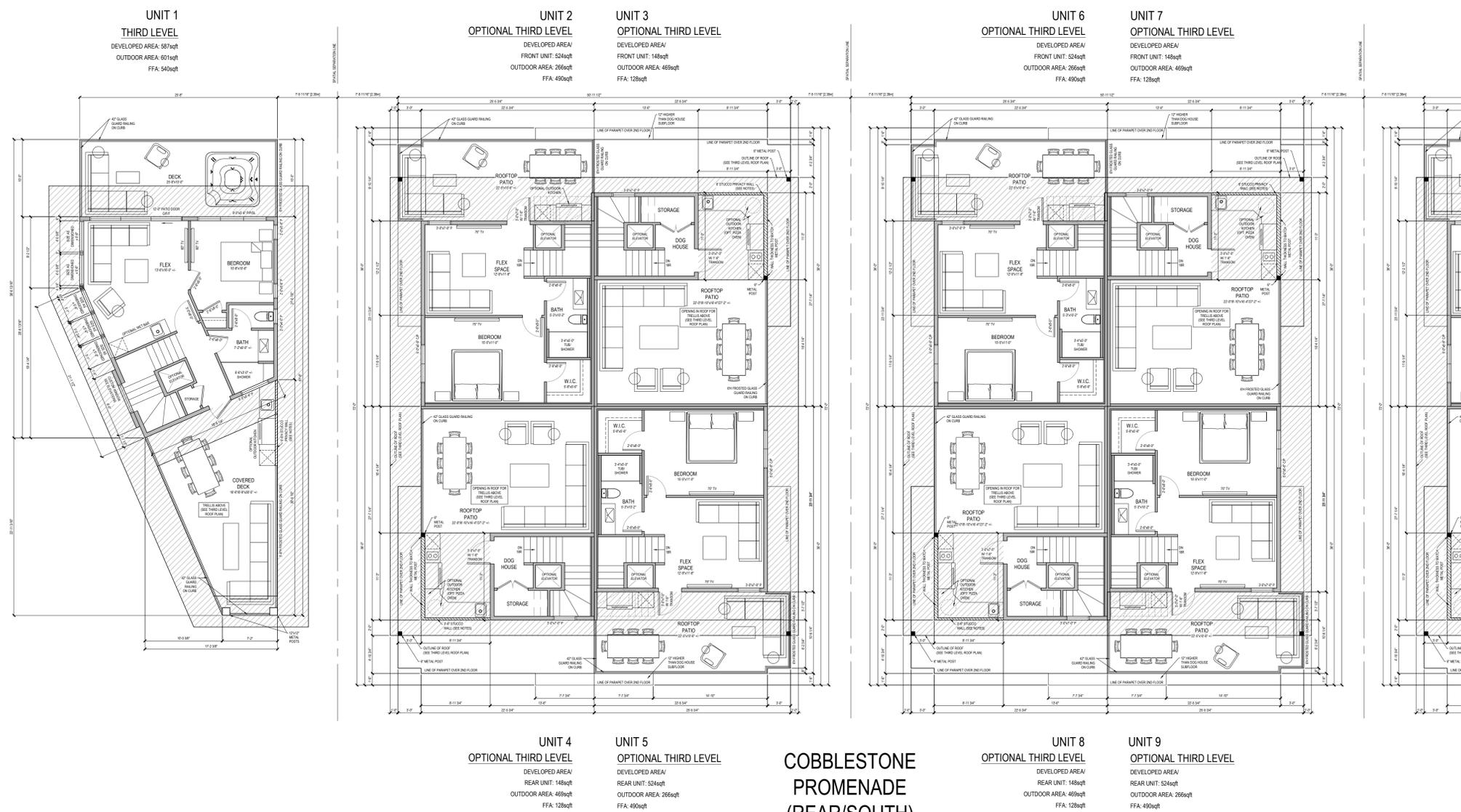
UNIT 12 ROOF PLAN UNIT 13 ROOF PLAN

UNIT 16 ROOF PLAN UNIT 17 ROOF PLAN

COBBLESTONE PROMENADE (REAR/SOUTH)

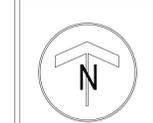


GROVES AVENUE (FRONT/NORTH)



COBBLESTONE PROMENADE (REAR/SOUTH)

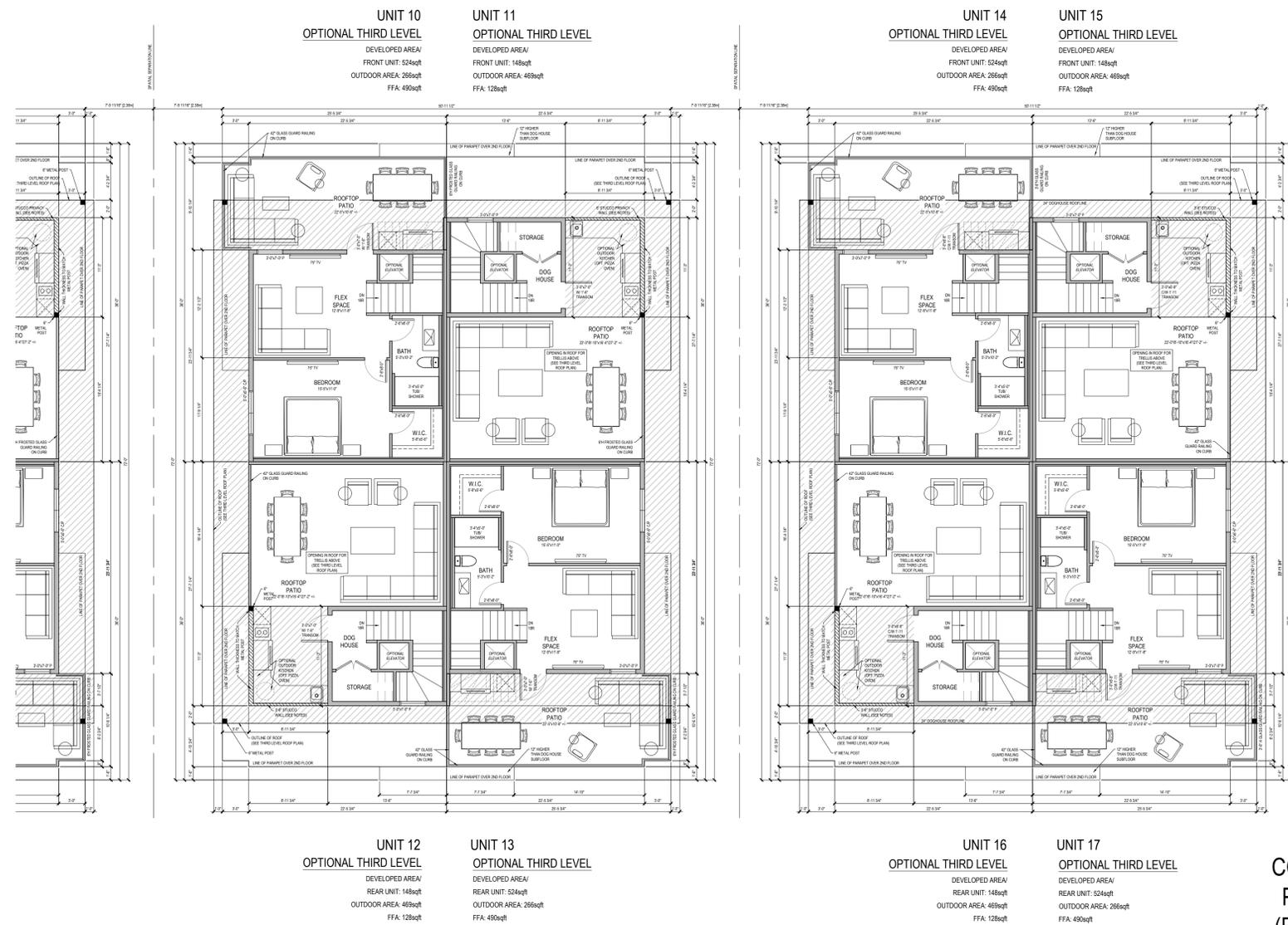
THIRD LEVEL DRAWINGS - UNIT 1 - 9
 SCALE: 1/8" = 1'-0"



GROVES AVENUE (FRONT/NORTH)

NOTES:

1. UNIT 2 (ONLY) TO BE SPRINKLER
2. CONFIRM ALL WALL AND RAILING (SUBJECT TO CHANGE BASED ON)
3. ALL METAL CAPPING TO BE LOW F (INCLUDES STUCCO PRIVACY WALL)



COBBLESTONE PROMENADE (REAR/SOUTH)

THIRD LEVEL DRAWINGS - UNITS 10 - 17
SCALE: 1/8" = 1'-0"





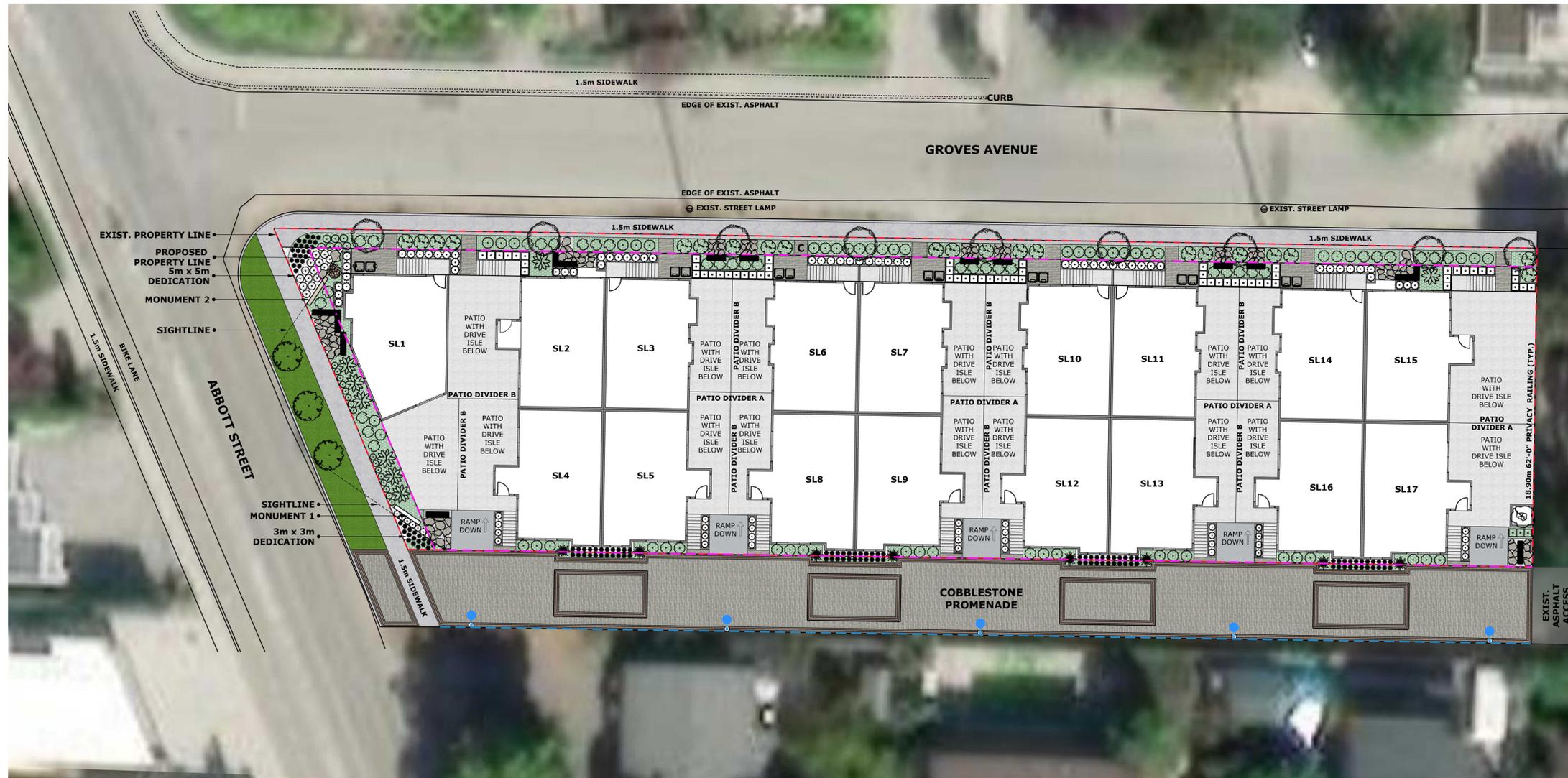
AUTUMN BLAZE MAPLE TREE



GREEN JAPANESE MAPLE *ARCH. PLANTER



PYRAMIDAL GREEN BEECH TREE



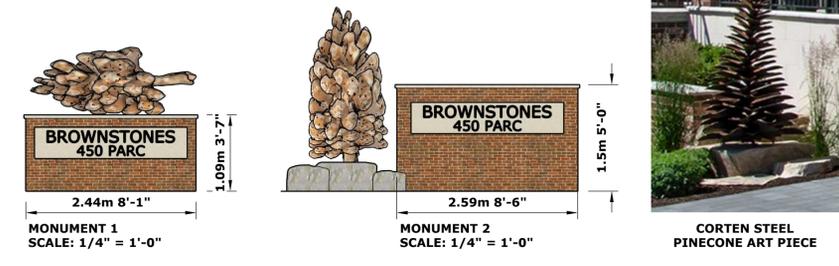
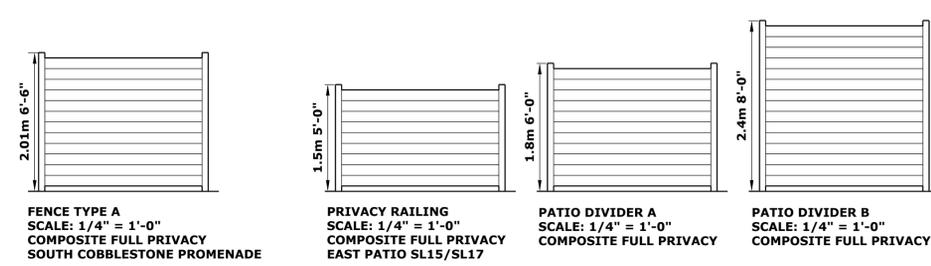
CONCORD BARBERRY



LITTLE QUICK FIRE HYDRANGEA



GLOW GIRL SPIREA

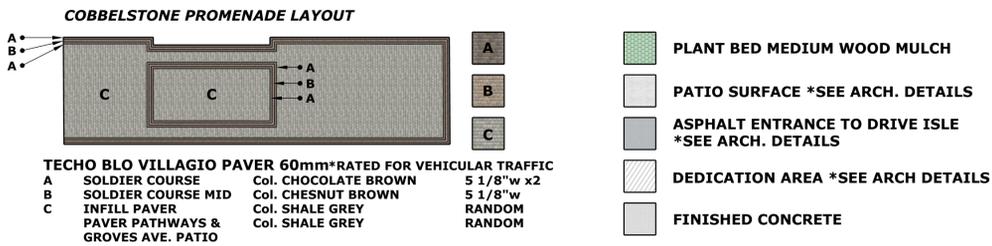


PLANT LEGEND

- DWARF AUTUMN MOOR GRASS
- AUTUMN JOY SEDUM
- BOXWOOD
- HICKS YEW
- GLOW GIRL SPIREA
- CONCORDE BARBERRY
- LITTLE QUICK FIRE HYDRANGEA
- BURNING BUSH
- COLUMNAR NORWAY SPRUCE
- JAPANESE MAPLE
- URBAN SUNSET MAPLE
- PYRAMIDAL GREEN BEECH

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| PLANT LIST - BOTANICAL NAME | COMMON NAME | SIZE | ROOT | QTY | NOTES |
|--|--------------------------------|-----------|------|-----|--|
| PERENNIAL & GROUNDCOVER | | | | | |
| <i>Pachysandra terminalis</i> 'Green Carpet' | Green Carpet Pachysandra | #1 | pot | 8 | In Arch. Planters Under Japanese Maple Tree sp. |
| <i>Sedum 'Autumn Joy'</i> | Autumn Joy Sedum | #2 | pot | 44 | |
| ORNAMENTAL GRASSES | | | | | |
| <i>Sesleria autumnalis</i> 'Dwarf' | Dwarf Autumn Moor Grass | #1 | pot | 129 | |
| SHRUBS | | | | | |
| <i>Berberis thunbergii</i> 'Concorde' | Royal Burgundy Barberry | #5 | pot | 64 | |
| <i>Buxus 'Graham Blandy'</i> | Graham Blandy Boxwood | #5 | pot | 32 | Raised Planters at ramps off Promenade |
| <i>Buxus 'Green Velvet'</i> | Green Velvet Boxwood | #5 | pot | 50 | |
| <i>Eucynymus alatus</i> 'Compacta' | Dwarf Burning Bush | #5 | pot | 9 | |
| <i>Hydrangea paniculata</i> 'SMHPLQF' | Little Quick Fire Hydrangea | #5 | pot | 21 | *NO Substitution on Species 3' h x w |
| <i>Picea abies</i> 'Cupressina' | Columnar Norway Spruce | 7'h | pot | 10 | |
| <i>Spirea beautifulia</i> 'Tor Glow Girl' | Tor Glow Girl Birchleaf Spirea | #5 | pot | 39 | |
| <i>Taxus x media</i> 'Hicksii' | Hick's Yew | #5 | pot | 66 | |
| TREES | | | | | |
| <i>Acer palmatum</i> | Green Japanese Maple | 8-10' h | pot | 1 | Multi Stem |
| <i>Acer truncatum x platanoides</i> 'JSF-KW187' PP | Urban Sunset Maple | 6 cm cal. | b&b | 3 | Straight Stem 0.9m Limbed up from finished grade |
| <i>Fagus sylvatica</i> 'Fastigiata' | Pyramidal Green Beech | 6 cm cal. | b&b | 10 | Straight Stem 0.9m Limbed up from finished grade |



CONCEPTUAL LANDSCAPE PLAN
 SHEET SIZE: 24 x 36"
 SCALE: 1/16" = 1'-0"
 A-01

BRENDA ALEXANDER
 cohesion Land Design Ltd.
 OKANAGAN VALLEY
 250-317-4485
 admin@cohesionlanddesign.com

BROWNSTONE @ 450 Parc
 Grove Ave.,
 Kelowna, B.C.
 January 20, 2026

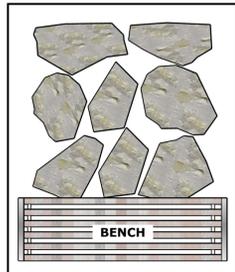


3% SLOPE ON ALL NORTH FACING COBBLESTONE PATHWAYS BETWEEN PATIOS AND SIDEWALK

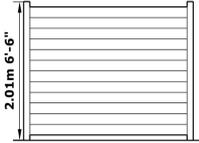
1.5% SLOPE ON ALL NORTH FACING COBBLESTONE PATIOS

BIKE RACK (TYP.)

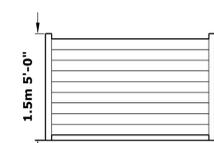
EXIST. ALLEY ACCESS



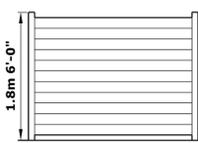
COMMON AREA DETAIL
SCALE: 1/2" = 1'-0"
FLAGSTONE SURFACE WITH KETTLE VALLEY GRANITE CRUSHER CHIP INFILL
COMPOSITE & METAL BENCHES SECURED TO INGROUND MOUNTS



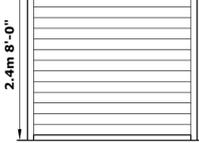
FENCE TYPE A
SCALE: 1/4" = 1'-0"
COMPOSITE FULL PRIVACY
SOUTH COBBLESTONE PROMENADE



PRIVACY RAILING
SCALE: 1/4" = 1'-0"
COMPOSITE FULL PRIVACY
EAST PATIO SL15/SL17



PATIO DIVIDER A
SCALE: 1/4" = 1'-0"
COMPOSITE FULL PRIVACY



PATIO DIVIDER B
SCALE: 1/4" = 1'-0"
COMPOSITE FULL PRIVACY



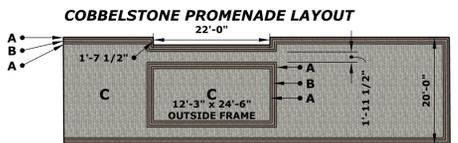
MONUMENT 1
SCALE: 1/4" = 1'-0"



MONUMENT 2
SCALE: 1/4" = 1'-0"

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TECHO BLO VILLAGIO PAVER 60mm* RATED FOR VEHICULAR TRAFFIC
A SOLDIER COURSE Col. CHOCOLATE BROWN 5 1/8" w x 2
B SOLDIER COURSE MID Col. CHESNUT BROWN 5 1/8" w
C INFILL PAVER Col. SHALE GREY 5 1/8" w
PAVER PATHWAYS & GROVES AVE. PATIO Col. SHALE GREY RANDOM

- DESIGNATED COMMON AREA
- PLANT BED MEDIUM WOOD MULCH
- PATIO SURFACE *SEE ARCH. DETAILS
- ASPHALT ENTRANCE TO DRIVE ISLE *SEE ARCH. DETAILS
- DEDICATION AREA *SEE ARCH DETAILS
- FINISHED CONCRETE

LIGHTING PLAN
Low Voltage LED Lighting
Uplight 35-40° Spread
x4 at Monument
x9 Pyramidal Green Beech
Lamp Post w/Hanging Basket Brackets
x5 Cobblestone Promenade



PROMENADE LAMP POST w/HANGING BASKETS



AUTUMN BLAZE MAPLE TREE



GREEN JAPANESE MAPLE *ARCH. PLANTER



PYRAMIDAL GREEN BEECH TREE



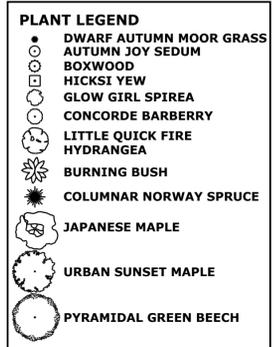
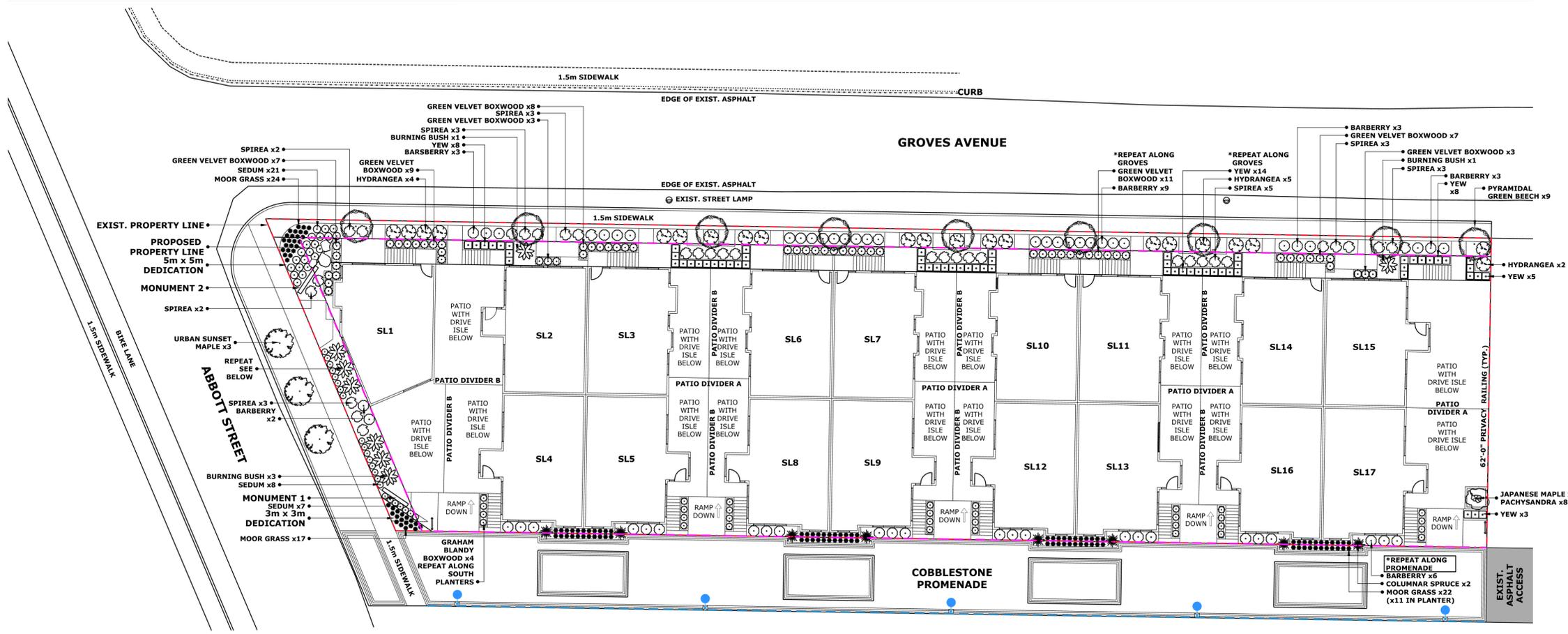
CONCORD BARBERRY



LITTLE QUICK FIRE HYDRANGEA



GLOW GIRL SPIREA



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| <i>Sedum</i> 'Autumn Joy' | Autumn Joy Sedum | #2 | pot | 44 | |
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| <i>Sesleria autumnalis</i> 'Dwarf' | Dwarf Autumn Moor Grass | #1 | pot | 129 | |
| SHRUBS | | | | | |
| <i>Berberis thunbergii</i> 'Concorde' | Royal Burgundy Barberry | #5 | pot | 64 | |
| <i>Buxus</i> 'Graham Blandy' | Graham Blandy Boxwood | #5 | pot | 32 | Raised Planters at ramps off Promenade |
| <i>Buxus</i> 'Green Velvet' | Green Velvet Boxwood | #5 | pot | 50 | |
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| <i>Spirea beautifula</i> 'Tor Glow Girl' | Tor Glow Girl Birchleaf Spirea | #5 | pot | 39 | |
| <i>Taxus x media</i> 'Hicksii' | Hick's Yew | #5 | pot | 66 | |
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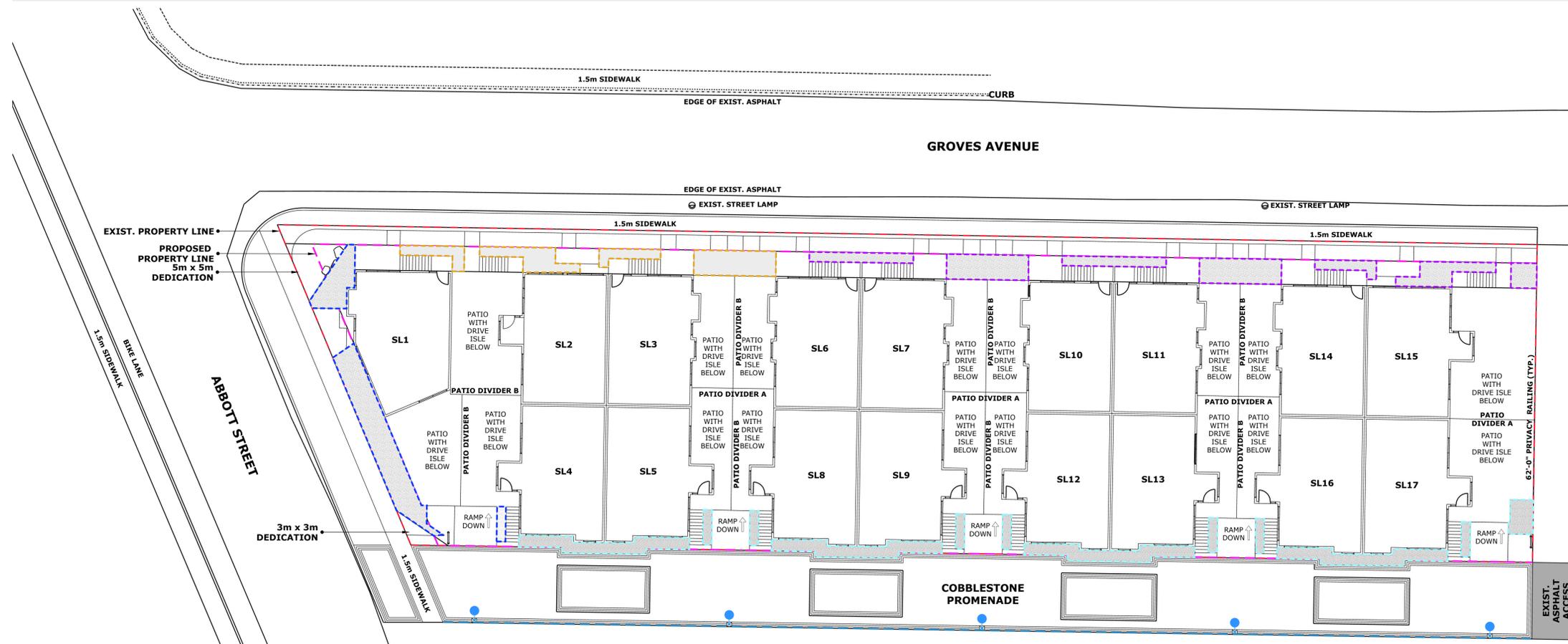


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 250-317-4485
 admin@cohesionlanddesign.com

BROWNSTONE @ 450 Parc
 Grove Ave.,
 Kelowna, B.C.
 January 20, 2026





GENERAL NOTES
 Cohesion Land Design is not responsible for and changes or variances from these drawings to site conditions or the structural drawings provided by the client.
 Any and all design that requires Engineering is the sole responsibility and at the cost of the Client or Owner.
 Driveways, walkways, steps, retaining walls and all other site works to be verified once finished grade is established in relation to the top of the foundation wall.
 All plans and dimensions must be reviewed by contractor before construction and must verify if any discrepancies between the drawing and existing conditions prior to work being done.
 Contractor must comply with all current building and landscape codes, by-laws and regulations.
 These plans hold copyright's to Cohesion Land Design.

LANDSCAPE NOTES
 Final plant selection may vary depending upon availability at time of construction. Any substitutions shall be confirmed first by Client and/or Landscape Designer.
 All plant material has been designed at optimal mature growth size if site conditions exists.
 All plant beds to be amended with minimum 300mm(12") depth of growing medium containing minimum 10-15% organic matter unless otherwise noted on plans. All growing medium to be tested and adhere to the Canadian Landscape Standards, Type 2L (see Table T-5.3.5.5 in the CLS). Soil depth are to be as follows: Trees- 600mm (2'), Shrubs- 450mm (18"), Lawns- 200mm (8").
 All plant beds to be topdressed with medium sized mulch/compost blend to a maximum depth of 75-100mm (3-4") with a minimum 5% organic matter content unless otherwise noted.
 For all areas using rock mulch surface, quality landscape cloth to be installed as a weed barrier. No weed barrier is to be underneath plantings of any kind unless otherwise specified.
 A high efficiency irrigation system shall be installed for all landscaped areas. Irrigation dripline for all plant material and trees to meet minimum standards of IABC.
 All landscaping material including plant material and construction methods shall conform to minimum standards established in the latest addition of the Canadian Landscape Standards, published by the C.L.N.A. and the C.S.L.A. as well as the City of Kelowna Landscape Standards.
 Call before you dig. Contractor is responsible for locating existing site utilities on site prior to start of construction by calling BC one-call at 1-800-474-6886.
 Minimum slope of 1-2% away from all built structures for drainage.

WATER CONSERVATION CALCULATIONS

Landscape Maximum Water Budget (WB): 184 cu.m. / year
 Estimated Landscape Water Use (WU): 55 cu.m. / year
 Water Balance: 129 cu.m. / year
 *Attached Irrigation Application for Comprehensive Calculations

IRRIGATION NOTES

Irrigation system including materials and installation shall meet or exceed specific requirements of Water Use Regulation BYLAW no.10480 and specifications in City of Kelowna BYLAW 7900.
 Irrigation system must be installed including an approved Backflow Prevention Device, Water Meter, and Shut-Off Valve positioned on the exterior of the Building and accessible to City Works.
 Approved Smart Controller to be installed, with scheduling to address site conditions (soil, finished grade, and microclimate) and follow maximum ET value of 7th month.
 Landscape irrigation sleeves to be installed for Irrigation lines falling under all Hardscape surfaces.

IRRIGATION LEGEND

- ZONE 1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANT BEDS
 TOTAL AREA: 58.98 m² (634.9 ft²)
 MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 16 cu.m.
- ZONE 2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANT BEDS
 TOTAL AREA: 31.79 m² (342.21 ft²)
 MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 8 cu.m.
- ZONE 3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANT BEDS
 TOTAL AREA: 43.70 m² (470.45 ft²)
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
 ESTIMATED ANNUAL WATER USE: 12 cu.m.
- ZONE 4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANT BEDS
 TOTAL AREA: 70.70 m² (761.03 ft²)
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 19 cu.m.