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Planning Department

City of Kelowna

RE: Official Community Plan Response

For 3805 Lakeshore Road, Kelowna, BC.

Development Permit Application

Design Rationale Statement (explain the project's conformity to relevant policies, form and character, materials, neighbourhood context, relationship to adjacent properties, OCP objectives, etc.)

The proposal places a strong emphasis on the corner site and its potential to establish an anchor within the neighborhood. The primary objective is to create a strong sense of place within the neighborhood. With this in mind, the design focuses on the corner massing of the building, with an emphasis on creating a dynamic and robust commercial road while simultaneously fashioning a charming and intimate residential street along Cook Road. The goal is to ensure that the building contributes positively to the neighborhood context and provides a sensitive transition in scale to existing and future buildings, parks, and open spaces.

The corner massing of the building is a pivotal component in achieving the desired outcome. The aim is to create a distinctive and memorable architectural form that will serve as a landmark within the area.

The proposal is highly responsive to topography and environmental features, while enhancing privacy, livability, safety, and accessibility. The project will provide adequate servicing, vehicle access, and parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm.

The commercial road will be the primary artery of the development, serving as a bustling and vibrant hub for the neighborhood. The design will focus on creating a lively and engaging streetscape that will attract foot traffic and stimulate commerce. To that end, large sidewalks, outdoor seating along hard/soft scaping, and other features will be incorporated.

In contrast, the residential street along Cook Road will be a more tranquil and serene space, designed to evoke a sense of intimacy and domesticity. The emphasis here will be on creating a pedestrian-friendly environment that encourages social interaction and outdoor activity. Features such as tree-lined streets, outdoor private seating areas, and inviting front porches will help to cultivate a strong sense of community and belonging.

The project will focus on high-performance design that reduces energy demand and maximizes occupant health and comfort while ensuring visual interest. Overall, the project will create a well-designed and sustainable urban environment that contributes positively to the surrounding community.

OCP text in blue. Applicant response text in Black.

2.0 DESIGN FOUNDATIONS

2.1 GENERAL RESIDENTIAL AND MIXED-USE GUIDELINES: TO SITE AND DESIGN BUILDINGS TO POSITIVELY FRAME AND ACTIVATE STREETS AND PUBLIC OPEN SPACES

2.1.0 a – Design buildings to frame and activate streets and other open spaces to support walking and cycling, pedestrian comfort, and social interaction.

The proposed development places a high priority on promoting foot traffic and social interaction at the ground level. The design of the building is visually engaging, enhancing the streetscape and creating a sense of enclosure and safety for pedestrians. Sustainable modes of transportation, such as walking and cycling, are actively encouraged through the provision of amenities such as bike parking and convenient pedestrian access.

The open plaza on Lakeshore Road, framed by trees, shrubs, and sod, features benches and bike racks to encourage cycling. In fact, more than 75% of the long-term bicycle parking is located within the first two storeys, and bicycle parking is provided on all floors for easy resident access and storage.

Ground-oriented units are located just steps from the street, with shared entrances to further promote spontaneous social interactions between residents and the public. The plaza along Lakeshore Road serves as a public space for people to meet and interact.

The large amenity space on the third floor, coupled with extensive private patios, offers ample opportunity for residents to socialize with one another, while also providing the public with eyes on the street and a constant human presence. Overall, the development aims to create a vibrant and welcoming streetscape that promotes community engagement and sustainable transportation options.

2.1.0 b – Incorporate high quality building, landscape, and streetscape design to support liveability, sustainability, and sense of place.

To enhance the liveability and sustainability of the project, high-quality and durable materials have been carefully chosen. Concrete Unit Pavers have been selected for their durability and are being used along Lakeshore's commercial street front and large residential lobby, ensuring long-lasting spaces. The streetscape design has been created with a memorable aesthetic, creating a sense of place for both residents and neighbors. The restoration and preservation of the existing wetland within the site has been given special attention, recognizing its importance to the project and site. Storm water management has been approached in a two-pronged manner. While some of the water will be retained using storm water tanks, a significant portion will be mitigated through planters in the 3rd floor amenity space, promoting sustainable water

use. Lastly, the material palette has been carefully selected to resemble the natural landscape's colors in the Okanagan Valley, creating a sense of familiarity and enhancing the area's sense of place.

2.1.0 c – Ensure new buildings contribute positively to the envisioned future built form, while being responsive to positive aspects of the existing built environment and sensitive to the natural environment.

2.1.0 d – Provide usable open spaces on site that balance privacy and access and that increase pedestrian connectivity throughout the city.

2.1.0 e – Ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the public realm.

The proposed building is set to become the focal point of Cook Truswell Village Centre, creating a strong sense of place while also being mindful of the adjacent wetland. To ensure the preservation of the wetland, the development has been confined to a small portion of the site, keeping it at a safe distance. An expansive south-facing outdoor amenity space on the third floor will provide privacy while balancing the proposed public commercial street along Lakeshore Rd. Locating the outdoor amenity space here has allowed the building to step back and create a smooth transition from the wetland. The parkade will be accessible from Cook Road but will be positioned away from the public realm, providing essential parking and servicing facilities. To soften its visual impact, the concrete parkade will feature patterns and texture created during the forming process, breaking down its scale and providing a smooth transition from the natural wetland to the built environment. To maintain the attractiveness of the public realm, the residential and commercial program has been positioned as two strong street edges.

2.1.1 RELATIONSHIP TO THE STREET: TO SITE AND DESIGN BUILDINGS TO POSITIVELY FRAME AND ACTIVATE STREETS AND PUBLIC OPEN SPACES.

2.1.1

A. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity (See Figure 1).

B. On corner sites, orient building facades and entries to both fronting streets.

E. Ensure main building entries are clearly visible with direct sight lines from the fronting street.

With a keen eye towards enhancing the built environment, the building form, entry, and facade have been meticulously oriented to address the prominent corner of Cook St and Lakeshore Rd. The resulting design creates a compelling and confident street edge, with the main residential entrance thoughtfully placed towards the corner yet still oriented towards the comparatively tranquil street. The ground-level units effectively reduce the scale of the building along Cook Road, generating pockets of liveliness along the street and infusing a feeling of domesticity as they transition into the adjacent residential area. Meanwhile, the commercial spaces have been strategically positioned to face the livelier Lakeshore road, ensuring the building remains an active and engaged contributor to the surrounding urban fabric.

C. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure (See Figure 1).

The proposed building form is delineated by adhering to the minimum setbacks, resulting in a clear and compelling street definition. By considering the spatial relationships between the building and its urban context, the design effectively reinforces the visual and physical boundaries of the street, creating an engaging and welcoming environment for pedestrians and passersby alike.

D. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.

In order to foster a vibrant and safe streetscape, the majority of the building's units have been deliberately positioned along its intersecting roads, with a focus on front-facing units. Notably, Cook Street features a particularly active frontage, with a series of ground-oriented units and a spacious balcony for third-floor units, serving to create an engaging and visually interesting street presence. The building's corner serves a dual purpose of anchoring the site while also creating a distinct vertical boundary that defines the street space. Additionally, the numerous windows incorporated into the corner design establish a connection between the building's occupants and those passing by.

G. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.

H. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ratio of 1:1.75

The distance along Cook St from the proposed building to the existing restaurant across the street is approximately 30M. The height of the residential podium is approximately 10M, created the appropriate 1:3 street height to width ratio. The building has been designed to be friendly and accessible, and as such, no window panels or bars have been incorporated.

2.1.2 SCALE AND MASSING: TO ENSURE BUILDINGS CONTRIBUTE POSITIVELY TO THE NEIGHBOURHOOD CONTEXT AND PROVIDE A SENSITIVE TRANSITION IN SCALE TO EXISTING AND FUTURE BUILDINGS, PARKS, AND OPEN SPACES.

A. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction (See Figure 3).

B. Break up the perceived mass of large buildings by incorporating visual breaks in facades (See Figure 4).

C. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: Minimize shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards (See Figure 4); and Allow for sunlight onto the outdoor spaces of the majority of ground floor units during the winter solstice.

The building's mass has been thoughtfully designed to step back gracefully along Cook road as well as the East property line, allowing for a seamless transition in building height from the neighboring property. The upper East portion of the building has been set back approximately

31 feet from the property line, ensuring a respectful distance is maintained. The third level has been intentionally set to match the height of the adjacent residential property, ensuring a thoughtful and seamless transition in massing. This will also encourage light penetration and privacy. To enhance safety from the building edge and promote privacy through natural features, planting has been strategically placed along the edge of the 3rd-floor patio. Setbacks have also been thoughtfully incorporated throughout the building to reduce shadowing.

2.1.3 SITE PLANNING: TO SITE BUILDINGS TO RESPOND SENSITIVELY TO TOPOGRAPHY AND ENVIRONMENTAL FEATURES; TO ENHANCE PRIVACY, LIVEABILITY, SAFETY AND ACCESSIBILITY; AND TO INCREASE CONNECTIVITY TO THE SURROUNDING OPEN SPACE NETWORK.

A. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.

B. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.

C. Limit the maximum grades on development sites to 30% (3:1).

The building makes a memorable impact at the prominent intersection by embracing its site (see section 2.16). With a 3.0M setback along Cook Road, the upper levels offer an attentive view of the street and a spacious patio for third-floor residents, promoting safety within the site. The entrance of the residential building enjoys the advantages of facing the peaceful Cook Road, while also being conveniently located near Lakeshore Road, thereby ensuring the safety of residents during entry and exit. The incorporation of a strong street edge, coupled with opportunities for natural surveillance, enables clear sight lines and enhances the safety of both residents and passersby.

D. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building; Using the slope for under-building parking and to screen service and utility areas (See Figure 5); Designing buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1m should be stepped and landscaped).

E. Design internal circulation patterns (streets, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle and/or pedestrian network (See Figure 6).

F. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.

G. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through the appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.

The building mass slopes gently in relation to the street, and landscaping is integrated to promote a more tranquil traffic flow along the bustling Lakeshore Rd. The building was sited and graded with a focus on universal accessibility principles, minimizing the need for ramps and steps. Although Cook Road is on a slight slope, the difference between the first floor slab and the side walk is mitigated by a few steps at the front of each patio.

2.1.4 SITE SERVICING, ACCESS, AND PARKING: TO ENSURE THE PROVISION OF ADEQUATE SERVICING, VEHICLE ACCESS, AND PARKING WHILE MINIMIZING ADVERSE IMPACTS ON THE COMFORT, SAFETY AND ATTRACTIVENESS OF THE PUBLIC REALM.

- A. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.
- B. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.
- C. Avoid locating off-street parking between the front facade of a building and the fronting public street (See Figure 7).
- D. In general, accommodate off-street parking in one of the following ways, in order of preference: Underground (where the high water table allows); Parking in half-storey (where it is able to be accommodated to not negatively impact the street frontage); » Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at in the rear, with access from the lane or secondary street wherever possible.

The parkade has been strategically positioned at the rear of the building, ensuring it remains well out of sight from adjacent streets. While access to the parking is still granted from Cook Road, the majority of the parkade is located far away from any adjacent streets, prioritizing a strong residential and commercial street edge. Utilities have been carefully situated in a way that does not impede on public or private areas, while also ensuring their functionality and longevity. To separate the parking and utilities from the adjacent property, landscaping has been thoughtfully provided along the East Property Line setback. Additionally, landscaping is being proposed to restore the wetland and soften the transition from the parkade to the rest of the site.

- E. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.

The section above the parkade is designated as the building's outdoor amenity space, featuring ample plantings, including small trees, to aid in water management on the site.

- F. In cases where publicly visible parking is unavoidable, screen using strategies such as (See Figure 8): Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability.

- G. Provide bicycle parking at accessible locations on site, including: Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area

Bicycle parking has been provided in accordance with the zoning by-law. More than 75% of the long-term bicycle parking is located within the first two storeys, and bicycle parking is provided

on all floors for easy resident access and storage. A large portion of the short term parking has been distributed along Lakeshore Road for ease of access to commercial spaces.

Access

H. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.

I. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.

J. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

The design prioritizes parking access through the use of distinctive materials and massing, while the residential entrance is strategically located in a visible area to enhance safety through casual surveillance. The residential entrances features high quality materials such as Brick, while the parkade entrance portal showcases single skin metal in a variety of colours and finishes.

2.1.5 STREETSCAPES, LANDSCAPES AND PUBLIC REALM DESIGN: DESIGN INTENT TO ENSURE THE DESIGN OF STREETS AND OPEN SPACES CREATES VISUAL INTEREST, COMFORT, AND SAFETY FOR PEDESTRIANS AND POSITIVELY CONTRIBUTES TO URBAN ECOLOGY AND STORMWATER MANAGEMENT.

A. Site buildings to protect mature trees, significant vegetation, and ecological features.

B. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.

C. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation (See Figure 9).

D. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.

E. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees, and planting to buffer wind.

F. Use landscaping materials that soften development and enhance the public realm.

G. Plant native and/or drought tolerant trees and plants suitable for the local climate.

H. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.

The wetland is a crucial ecological feature that will be maintained, and the building design prioritizes its protection with the guidance of an environmental consultant. The building has been sited to make the a positive impact on the site, while ensuring the safety and longevity of the wetland. Strategically placed trees provide shade and scale for the public plaza in front of the commercial space, while maintaining functional open space. Trees, shrubs and sod

contribute to the sites microclimate, ensure soil volumes are maximized to help water retention on site. Trees have been carefully located to reinforce the street edges and provide clear sight lines. Lastly, plant species have been chosen carefully for climate, durability, and sustainability with input from experts.

I. Design sites and landscapes to maintain pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing (See Figure 11).

J. Design sites to minimize water use for irrigation by using strategies such as: Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and Using recycled water irrigation systems. Sustainable Materials and Furniture

K. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.

L. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed, or 100% recycled.

The main strategy for rainwater management is to utilize natural aspects of the site, proposed softscape, and hardscaping to sustainably minimize water use for irrigation and manage water on-site. More than 35 cubic meters of water are expected to be managed within planters in the third-level amenity space and patios. These landscape elements were chosen for their multifunctionality, providing privacy from neighbors and safety from the building's edge. The bioswale along Lakeshore Road helps mitigate, capture, and filter stormwater. Durable and sustainable materials are chosen for the third-floor outdoor amenity space, with a diverse selection of activities designed to take place to ensure all residents are welcome. The community garden, besides allowing water retention and filtration, also enables residents to meet and work with one another.

M. Use exterior lighting to complement the building and landscape design, while (See Figure 12): Minimizing light trespass onto adjacent properties; Using full cut-off lighting fixtures to minimize light pollution; and Maintaining lighting levels necessary for safety and visibility.

N. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.

The lighting design for the site aims to provide adequate illumination without causing light pollution beyond the site. Bollard lights, wall lights, unit sign lights, and seat wall lights were incorporated into the design with this objective in mind. This selection forms an aesthetic that will help passersby find their way through the site.

2.1.6 BUILDING ARTICULATION, FEATURES, AND MATERIALS: TO ENHANCE LIVEABILITY, VISUAL INTEREST, IDENTITY, AND SENSE OF PLACE THROUGH BUILDING FORM, ARCHITECTURAL COMPOSITION AND MATERIALS.

A. Express a unified architectural concept that incorporates variation in facade treatments, while considering the impact of massing and articulation on energy performance (see 2.2.1). Strategies for achieving this include: articulating facades by stepping back or extending forward a portion of the facade to create a series of intervals or breaks; repeating window patterns on

each step-back and extension interval; providing a porch, patio, deck, covered entry, balcony and/or bay window for each interval; and changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.

B. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows or balconies, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance (see 2.2.1); corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and Canopies and overhangs can include architectural details such as masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and artwork; architectural lighting; grills and railings; substantial trim details and moldings/cornices; and trellises, pergolas, and arbors.

The building's dynamic form incorporates both additive and subtractive design elements, featuring a range of materials and colors that accentuate the various forms. The use of these design techniques creates a visually engaging and unique building. Due to its corner location, high visibility, and 'landmark' potential, the building has been designed to stand out in the urban context. The building's unique form is emphasized by the use of contrasting materials, such as metal, glass and brick, which catch the eye of passersby. The building's corner location has been capitalized on through the use of cantilevered volumes and large windows, providing views in multiple directions. The building's high visibility has been accentuated through the use of vibrant colors, such as copper, applied strategically to certain areas of the facade. Being situated on a corner location carries a significant responsibility to create a visual impact and serve as a recognizable landmark. To achieve this, the building's architecture must be carefully designed to break the urban pattern and stand out from surrounding structures. The building's corner location provides an opportunity to create a unique form that capitalizes on views in multiple directions. The cantilevered corner volumes and dynamic window pattern creates a sense of movement and energy. This corner element adds to the building's identity and help it stand out in the urban context.

C. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. By locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.

The consideration of adjacent properties extends beyond building massing to include a deliberate reduction of windows on the East elevation, prioritizing the privacy of residents and neighbors. Further, This section of the building has been set back approximately 31 feet from the property line, providing an additional level of privacy to the adjacent residential lot.

D. Design buildings such that their form and architectural character reflect the buildings internal function and use.

E. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades

F. Provide weather protection such as awnings and canopies at primary building entries

G. Place weather protection to reflect the building's architecture.

H. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.

I. Provide visible signage identifying building addresses at all entrances.

The building's form and material selection are purposefully aligned with its function. Ground-oriented units along Cook St are constructed with brick, a material more suitable for human scale. This same brick is used to create a rhythmic pattern on the commercial space along Lakeshore Road, contributing to the overall form. Moreover, the building's design addresses functional requirements with a significant overhang along Lakeshore Rd, providing protection from the elements.

2.2.1 HIGH PERFORMANCE BUILDINGS : TO DESIGN BUILDINGS TO REDUCE ENERGY DEMAND AND MAXIMIZE OCCUPANT HEALTH AND COMFORT, WHILE ENSURING VISUAL INTEREST.

A. Consider the impact of massing and articulation on energy performance, including consideration for strategies such as: Designing buildings with a pure form, simplified massing and fewer complex junctions to minimize building envelope heat loss; and Using articulation strategies for the building facade that are able to be done outside of the building thermal envelope.

B. Use simple shifts in massing and changes in exterior colors and textures to articulate facades.

The building's design utilizes basic form intersections to achieve an animated shape, relying on articulations outside the thermal envelope to express itself. It adheres to Step Code 3 for energy efficiency and employs changes in material or color to reinforce this approach.

C. For larger buildings, consider targeting an overall window-to-wall ratio (WWR) of 40% to reduce heat gain and loss through the building envelope by increasing the area of insulated wall (See Figure 14). Additional considerations include: Higher WWR ratios can be accommodated at grade to promote at-grade transparency while accommodating the 40% WWR in the building overall; and Lower WWR ratios can be accommodated on north facing facades to account for lower solar gain potential.

D. Orient buildings to maximize solar access to adjacent streets and public spaces, while also considering optimizing for solar orientation to improve energy performance and occupant comfort.

The proposed building's window-to-wall ratio is below the desired target of 40%, effectively reducing heat gain and loss through the building envelope. Additionally, the L shape design ensures that all units have ample access to natural light.

E. Use appropriately designed exterior shading devices to block unwanted solar gains in warmer months while welcoming solar gains from lower winter sunlight. Additional considerations include: their use should be prioritized on southern elevations; shading is not necessary on north-facing facades; and vertical fins are a good strategy to use for blocking incoming summer sun on western elevations.

F. Use insulating materials and/or thermally broken building products to reduce building heat loss from thermal bridges such as concrete balconies and beams that run from the building's interior to exterior.

To achieve BC Energy Step Code 3, the use of highly insulative building materials has been combined with the avoidance of thermal bridging.

4.0 LOW & MID-RISE RESIDENTIAL & MIXED USE

4.1.1 RELATIONSHIP TO THE STREET: TO SITE AND DESIGN BUILDINGS TO POSITIVELY FRAME AND ACTIVATE STREETS AND PUBLIC OPEN SPACES

a. Ensure lobbies and main building entries are clearly visible from the fronting street.

B. Avoid blank walls at grade wherever possible.

C. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.

D. Site buildings using a common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating a recessed entryway, small entry plaza, or sidewalk cafe (See Figure 27).

The residential lobby is situated along Cook Street near the corner of Lakeshore Road, providing a secure and peaceful entrance with good visibility. The parkade is conveniently located at the rear of the complex facing the wetland, allowing units and commercial spaces to face the street. Ground-level units are located along Cook Street, while commercial spaces with transparent glazing are placed along Lakeshore Road, both with appropriate setbacks to create a continuous frontage.

E. Incorporate frequent entrances (every 15 m maximum) into commercial street frontages to create punctuation and rhythm along the street, visual interest, and support pedestrian activity (See Figure 28).

F. Set back residential buildings on the ground floor between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.

G. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.

H. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.

The commercial entrances are regularly spaced to create a rhythmic pattern along the street.

Ground-level units feature individual semi-private entries with a 3.0M setback from the property line. The building's orientation is designed to provide windows and patios overlook the public street and amenity space.

4.1.2 SCALE AND MASSING: TO ENSURE BUILDINGS CONTRIBUTE POSITIVELY TO THE NEIGHBOURHOOD CONTEXT AND PROVIDE A SENSITIVE TRANSITION IN SCALE TO EXISTING AND FUTURE BUILDINGS, PARKS, AND OPEN SPACES.

A. Residential building facades should have a maximum length of 60m. A length of 40m is referred.

B. Residential buildings should have a maximum width of 24m

C. Buildings over 40m in length should incorporate a significant Horizontal and vertical break in the facade (See Figure 33).

The residential facade spans 41 meters in length and 18.4 meters in width. The commercial facade features intentional breaks for visual appeal.

4.1.3 SITE PLANNING: TO SITE BUILDINGS TO RESPOND SENSITIVELY TO TOPOGRAPHY AND ENVIRONMENTAL FEATURES; TO ENHANCE PRIVACY, LIVEABILITY, SAFETY AND ACCESSIBILITY; AND TO INCREASE CONNECTIVITY TO THE SURROUNDING OPEN SPACE NETWORK.

A. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.

B. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards:

C. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.

D. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection .

The levels and building form of the site have been carefully planned to ensure seamless transitions and alignment with the adjacent streets. The building has been positioned parallel to the front streets, with parking located towards the rear. A pattern has been established along the street edges of Lakeshore Road and Cook Road to break them down systematically, creating a rhythm that enhances the appropriate scale of the development.

4.1.4 SITE SERVICING, ACCESS AND PARKING: TO ENSURE THE PROVISION OF ADEQUATE SERVICING, VEHICLE ACCESS, AND PARKING WHILE MINIMIZING ADVERSE IMPACTS ON THE COMFORT, SAFETY AND ATTRACTIVENESS OF THE PUBLIC REALM

A. Vehicular access should be from the lane (See Figure 36). Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: Access is from a secondary street, where possible, or from the long face of the block; Impacts on pedestrians and the streetscape is minimized; and, » There is no more than one curb cut per property

B. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be designed in accordance with 5.1.4 b.

C. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations.

Due to the absence of a lane, access to the property is available through a secondary street with only one curb cut. Above grade parking has been provided due to the high-water table. Locating the parkade has been thoroughly considered to prioritizing dwelling units facing the adjacent streets.

4.1.5 PUBLICLY-ACCESSIBLE AND PRIVATE OPEN SPACES: TO DESIGN LANDSCAPES AND OPEN SPACES TO RESPOND TO AN OPEN SPACE PROGRAM THAT RELATES TO ITS USERS AND PROVIDES FLEXIBLE, ACCESSIBLE OPEN SPACE.

A. Integrate publicly accessible private spaces (e.g., Private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces

B. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.

C. Design plazas and urban parks to: Contain 'three edges' (e.g., building frontage on three sides) Where possible and be sized to accommodate a variety of activities; Be animated with active uses at the ground level; and, be located in sunny, south facing areas.

D. Design internal courtyards to: Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.

To encourage spontaneous social interactions, publicly accessible open spaces have been situated along Lakeshore Road, surrounded by landscape, benches, short-term bicycle parking, and durable hardscaping materials. As the street runs in a south-north direction and faces west, it should receive ample natural sunlight. Private open areas that face residential areas have been significantly stepped back to ensure privacy and minimize overlooking. Additionally, planters have been incorporated into these areas for safety and further privacy. A generously proportioned third-floor amenity area, oriented towards the south, has been created to provide a variety of facilities such as an outdoor kitchen, pool, couches, tables, and benches. This area is open to the east and south, allowing for abundant natural light. The design strikes a balance between softscaping and hardscaping, making the space accessible and enjoyable to a diverse range of people.

F. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade; see Figure 38) to be accessible to residents and to ensure a Balance of amenity and privacy by: Limiting sight lines from overlooking residential units to Outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.

G. Reduce the heat island effect by including plants or designing a green roof, with the following considerations: Secure trees and tall shrubs to the roof deck; and Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.

The rooftop amenity space is situated above the parkade, with screening provided between private unit patios and the accessible area. The shared outdoor amenity space features plants grassed areas and trees to mitigate the heat island effect. Additionally, planters have been used to retain storm water, as well as provide further safety and privacy for residents. The amenity space has been designed to entertain a multitude of activities, while providing privacy from adjacent units.

4.1.6 BUILDING ARTICULATION, FEATURES & MATERIALS: TO ENHANCE LIVEABILITY, VISUAL INTEREST, IDENTITY, AND SENSE OF PLACE THROUGH BUILDING FORM, ARCHITECTURAL COMPOSITION, AND MATERIALS.

A. Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include: façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; Providing a porch, patio, deck, or covered entry for each interval; » Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; Changing the roof line by alternating dormers, stepped roofs, Gables, or other roof elements to reinforce the modulation or articulation interval; Changing the materials with the change in building plane; and Provide a lighting fixture, trellis, tree, or other landscape feature within each interval.

The commercial building facade spans intervals of 7-12 meters, while the residential building segments are 5-7 meters. The building's dynamic appearance is achieved through massing modulation, overhangs, cantilevers, and setbacks, which are accentuated by window patterns, balcony punch-outs, and decks. The massing expression extends upward, contributing to a cohesive roof design.

B. Break up the building mass by incorporating elements that define a building's base, middle and top.

C. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors (See Figure 40).

D. Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or Partially recessing balconies to allow shadows to add detail and variety as a by-product of massing.

E. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline (See Figure 41), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.

The building's dynamic form incorporates both additive and subtractive design elements, featuring a range of materials and colors that accentuate the various forms. The use of these design techniques creates a visually engaging and unique building. Due to its corner location, high visibility, and 'landmark' potential, the building has been designed to stand out in the urban context. The building's unique form is emphasized by the use of contrasting materials, such as metal and glass, which catch the eye of passersby. The building's corner location has been capitalized on through the use of cantilevered volumes and large windows, providing views in multiple directions. The building's high visibility has been accentuated through the use of vibrant colors, such as 'copper', applied strategically to certain areas of the facade. Being situated on a corner location carries a significant responsibility to create a visual impact and serve as a recognizable landmark. To achieve this, the building's architecture must be carefully designed to break the urban pattern and stand out from surrounding structures. The building's corner location provides an opportunity to create a unique form that capitalizes on views in multiple directions. The cantilevered corner volumes and dynamic window patterns creates a sense of movement and energy. This corner element adds to the building's identity and help it stand out in the urban context.

F. Provide weather protection (e.g. Awnings, canopies, overhangs, etc.) Along all commercial streets and plazas (See Figure 42), with particular attention to the following locations: Primary building entrances, Adjacent to bus zones and street corners where people wait for traffic lights; Over store fronts and display windows; and Any other areas where significant waiting or browsing by people occurs.

G. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.

H. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.

I. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.

The commercial street is sheltered by an architecturally integrated overhang scaled to the pedestrian which will provide weather protection while allowing light to penetrate. A substantial cantilevered section of the building shelters the residential entrance, providing both easy visibility and a feeling of enclosure. This feature also serves to break up the pattern of the ground-level units, facilitating its recognition.

J. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.

K. Avoid the following types of signage: internally lit plastic box signs; Pylon (stand alone) signs; and Rooftop signs.

L. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.

The building signage is integrated to ensure clear identification of shops, while complying with the Sign Bylaw. Additionally, the massing includes a cantilevered overhang that will aid in providing pedestrians with a clear sense of scale.



3805 Lakeshore Road, Kelowna

Carshare Information Package to Support Rezoning/Development Permit Application Submission dated May 2, 2023

Provided by: Jim Pattison Developments Ltd.

Provided to: Mark Tanner, Planner II – City of Kelowna

Introduction:

Based on the parking reductions being sought in our application, Jim Pattison Developments (JPD) held a meeting with Modo Carshare (Kelowna) to discuss our project. At this meeting, Modo declined the opportunity to participate in our project, causing JPD to seek other carshare solutions. Fortunately, another Pattison Group company – Jim Pattison Lease (www.jimpattisonlease.com) has committed to providing both the carshare operating platform and vehicles required to support our project and which meet the carshare requirements of the City of Kelowna.

Our understanding of the definition of the City of Kelowna's Carshare Organization to be:

CAR-SHARE ORGANIZATION means operations that allow members of the general public to book vehicles on a short-term as-needed basis, paying only for the time they use the vehicle and the distance they drive. The operators are responsible for maintenance, insurance and vehicle booking through an online application.

As per the Planning Department's request, we have addressed the following issues with respect to providing our Carshare Program through Jim Pattison Lease:

1. Confirmation that Modo is not willing to provide carshare vehicles:

Attached please find an email from Modo Carshare confirming that they are not willing to provide carshare vehicles at the proposed development (3805 Lakeshore Road, Kelowna).

2. How the car-share would meet the requirements of the Zoning Bylaw (dedicated car and parking stall, available to the public)

The Carshare vehicles and dedicated Carshare stalls for our project would be located on the ground level of the secured parkade at 3805 Lakeshore Rd, as indicated on the attached plan. The parkade will be fully secured but will permit 24/7 access to Carshare members (both general public and tenants of our project) that have made a Carshare booking online. In a separate service agreement with Jim Pattison Developments, Jim Pattison Lease will ensure that regular maintenance schedules are adhered to, and adequate insurance is in place for the Carshare vehicles. Jim Pattison Lease is currently in the process of developing an online application dedicated to Carshare usage and payment platform, which we will share with the City of Kelowna when it is completed in the coming months.

3. Details on how the organization would operate (e.g., overall structure):

The Carshare platform will operate as a solely owned business line of Jim Pattison Lease. All vehicles, online applications and other proprietary business functions related to the Carshare business line will be owned and administered by Jim Pattison Lease. Jim Pattison Developments will enter into a Services Agreement with Jim Pattison Lease to provide the Carshare program to our project.

4. Previous experience or resources that would demonstrate that is it viable:

Jim Pattison Lease has been in business for over 61 years and is one of the largest privately held fleet vehicle management companies in Canada. Jim Pattison Lease also operates Visa Rentals and Leasing, a rental vehicle company that provides services in British Columbia and Alberta. They have been exploring entering the Carshare market for some time and possess the technological, financial and vehicle resources to deliver an exceptional Carshare offering to the Kelowna market, and to fill a clear market gap that exists as a result of having only one other Carshare provider for Kelowna in Modo.

5. Information on how booking would work and availability to the public:

The Jim Pattison Lease Carshare program would take bookings and payment through an online application, similar to Modo and other Carshare providers. We will share the new beta online booking application with the City of Kelowna when Jim Pattison Lease has completed it in the coming months. The online application would be available for free download by the general public and by the tenants of our project. Access to Carshare vehicles would be into the secured parkade at the project with an one-time access code via an access door as indicated on the attached plan. When the Carshare members are finished with their booking, they will return the Carshare vehicle to a designated stall at our project. The Carshare vehicles will be equipped with programable garage door openers to allow access in and out of the parkade.

6. Details about how the car-share would be secured (e.g.: if the building sells, how is it assured that the car-share will be continued, the parking stall will still be reserved etc.):

Like legal agreements that we have entered with the City of Vancouver for Carshare services, Jim Pattison Developments would propose to enter into a legal agreement with the City of Kelowna for Carshare services at the property, to be registered on title. We are pleased to share precedent legal agreements with the City of Kelowna or to review the terms of existing Carshare legal agreements that the City of Kelowna would like to use. The terms of the Carshare legal agreement would include for such items as specifically identified Carshare stalls to be designated, Jim Pattison Developments' obligations to maintain ongoing carshare services, and the length of time for those obligations. Jim Pattison Developments intends to hold and operate the project on a long-term basis, but in the unlikely event the property did sell, the legal agreement registered on title would have provisions such that the obligation to provide Carshare services would survive and be passed onto subsequent owners.

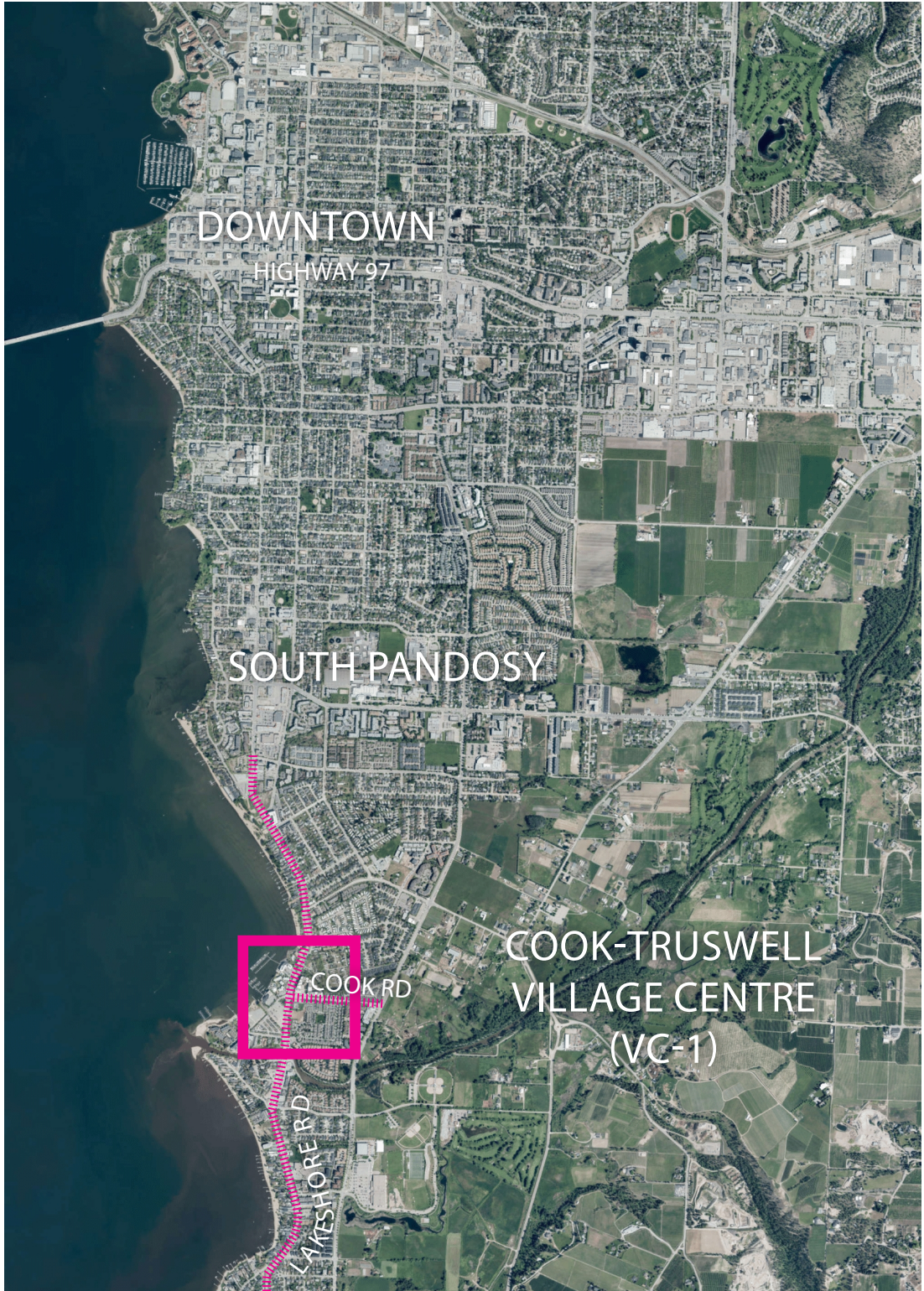
7. Assurances about the long-term sustainability and JPD's commitment to the car-share in the long term (e.g.: is it financially viable; it won't just be abandoned after a year or two if there is lower use):

Jim Pattison Developments has held extensive discussions with Jim Pattison Lease with regards to our proposed Carshare solution for this project. The Services Agreement that the two parties will enter into will ensure that this venture is financially accretive to Jim Pattison Lease and that they will maintain the service for the long term. Jim Pattison Lease views this Kelowna Carshare opportunity as a springboard to a much broader opportunity to develop and grow an entirely new business line for their company. Jim Pattison Developments intends to reconsider Carshare providers for all future multi-family residential projects, for which we have a deep development pipeline, and to look to Jim Pattison Lease as our Carshare provider. This approach will not only further support this new business line but will allow Jim Pattison Lease to build their brand in this space so they can pursue other third-party developers beyond Jim Pattison Developments.

3805 Lakeshore Road

3805 LAKESHORE ROAD, KELOWNA BC | CONTEXT & COLOUR PHOTOGRAPHS

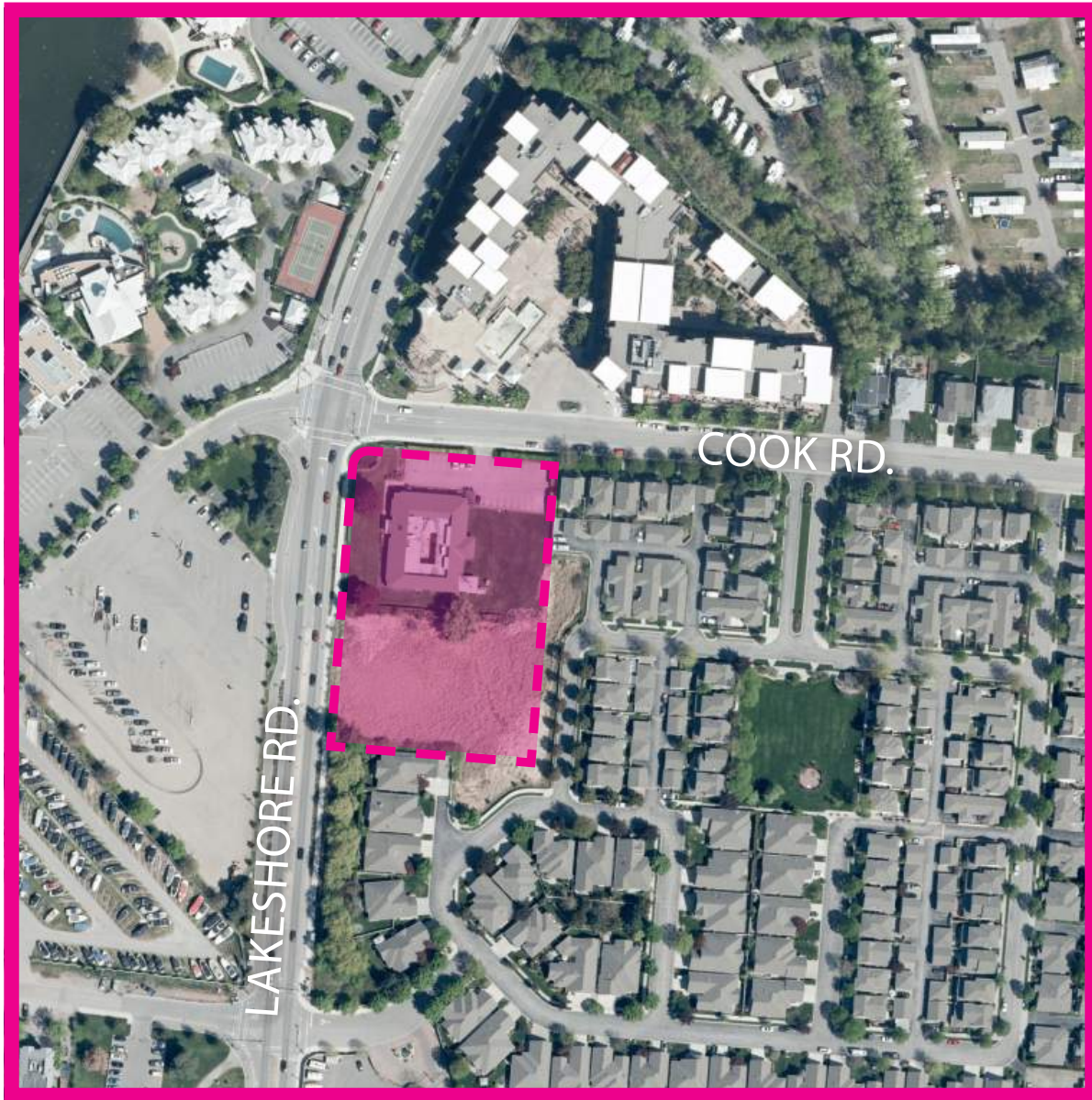
Site Location



3805 Lakeshore Road

3805 LAKESHORE ROAD, KELOWNA BC | CONTEXT & COLOUR PHOTOGRAPHS

Site Location



3805 Lakeshore Road

3805 LAKESHORE ROAD, KELOWNA BC | CONTEXT & COLOUR PHOTOGRAPHS

Site Context



3805 Lakeshore Road

3805 LAKESHORE ROAD, KELOWNA BC | CONTEXT & COLOUR PHOTOGRAPHS

Site Context



A - VIEW SOUTHEAST FROM LAKESHORE / COOK



B - VIEW NORTHEAST FROM LAKESHORE

3805 Lakeshore Road

3805 LAKESHORE ROAD, KELOWNA BC | CONTEXT & COLOUR PHOTOGRAPHS

Site Context



C - VIEW EAST FROM LAKESHORE OF WETLAND



D - VIEW SOUTHWEST FROM COOK



ISSUED FOR:
ISSUED FOR: RE-ZONING / DP

DATE:
DATE: 05-05-2023

SET:
SET No.:1

FORMOSIS PROJECT No:
2210



Mixed-Use Rental Residential Development

3805 Lakeshore Rd, Kelowna, BC

ARCHITECTURAL

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- A000 COVER PAGE/ DRAWING LISTS
- A001 CONTEXT PLAN / PROJECT STATISTICS
- A002 PERSPECTIVES
- A003 PERSPECTIVES
- A004 SHADOW DIAGRAMS
- A152a SITE PLAN
- A152b SITE PLAN
- A211 L1 FLOOR PLAN
- A212 L2 FLOOR PLAN
- A213 L3 FLOOR PLAN
- A214 L4 FLOOR PLAN
- A215 L5 FLOOR PLAN
- A216 L6 FLOOR PLAN
- A251 ROOF PLAN
- A401 BUILDING ELEVATIONS
- A402 BUILDING ELEVATIONS
- A403 STREET ELEVATIONS
- A404 COLOUR BOARD
- A405 BUILDING SIGNAGE
- A451a BUILDING SECTIONS
- A451b BUILDING SECTIONS
- A501 UNIT LAYOUTS
- A502 UNIT LAYOUTS
- A503 UNIT LAYOUTS
- A504 UNIT LAYOUTS
- A505 UNIT LAYOUTS

STRUCTURAL

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TRAFFIC

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13233 Henry Avenue,
Summerland, BC
V0H 1Z0
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Tel.: 250 404 9094
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https://cts-bc.com

MECHANICAL

Rocky Point Engineering
208-20171 92A Avenue,
Langley, BC
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Tel.: 604 888 7779
https://rpeng.ca/

CIVIL

McElhanney
2281 Hunter Road,
Kelowna, BC
V1X 7C5
Tel.: 250 861 8783
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ECOSCAPE Environmental Consultants Ltd.
102-450 Neave Crt.,
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V1V 2M2
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CODE

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2479 Kingsway,
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V5R5G8
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Fax: 604 757 9679
http://www.camphora.ca/

LANDSCAPE

VDZ+A Landscape Architecture
102-355 Kingsway,
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BUILDING ENVELOPE

Aqua-Coast Engineering Ltd.
201-5155 Ladner Trunk Road,
Delta, BC
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https://aqua-coast.ca/

GEOTECHNICAL

Tetra Tech
1000-855 Dunsmuir St.,
Vancouver, BC
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Tel.: 604 685 0275
website.com

SURVEY

Summit Land Surveying
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West Kelowna, BC
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Tel.: 250 768 0215
https://www.summitsurveying.ca

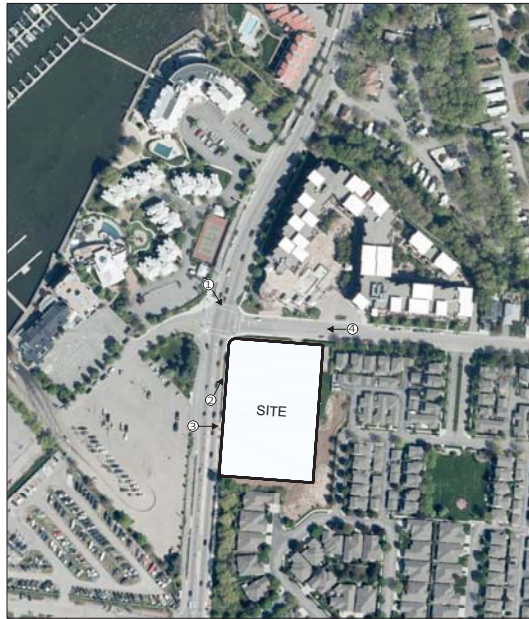
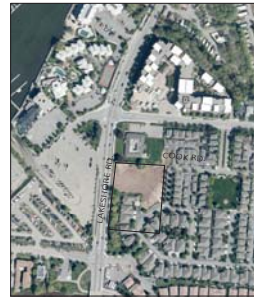
**Mixed-Use Rental
Residential Development**
3805 Lakeshore, Kelowna, BC

SITE AND PROGRAMMING SUMMARY				FAR		FAR W/ BONUS	MAX HEIGHT	
ZONING INFORMATION								
Current Zone	P4, R32			1.5		1.75 **	6 STORIES (22 m)	
OCP Zone	VC-1 (Cookwell-Trussell)						** Public Amenity + Staircase Bonus: 0.25 FAR (Below Section 6.8.2.1)	
SITE AREA				98,834 SF		9,187.0 m²		
Wetland Area				42,087 SF		3,910.0 m ²		
SPEA Area				17,051 SF		1,586.0 m ²		
Net Site Area				39,654 SF		3,684.0 m²		
AREA (GROSS)				CIRCULATION	EXCLUSIONS	AREA (LEASEABLE)	AREA (NET)	
RESIDENTIAL								
GROUND FLOOR				25,400 SF	3,895 SF	19,008 SF	2,496 SF	PARKADE ENCLOSED FROM NET
SECOND FLOOR				33,507 SF	2,894 SF	21,442 SF	7,171 SF	PARKADE ENCLOSED FROM NET
THIRD FLOOR				16,896 SF	2,669 SF	13,553 SF	3,400 SF	INDOOR AMENITY ENCL.
FOURTH FLOOR				16,896 SF	2,406 SF	0 SF	14,490 SF	
FIFTH FLOOR				16,896 SF	2,406 SF	0 SF	14,490 SF	
SOUTH FLOOR				16,341 SF	2,412 SF	0 SF	13,729 SF	
ROOF				0 SF	0 SF	0 SF	0 SF	
RESIDENTIAL SUB-TOTAL				123,734 SF	16,482 SF	42,003 SF	65,049 SF	6,049 SF
				11,495.3 m ²	1,549.8 m ²	3,902.2 m ²	6,043.2 m ²	
COMMERCIAL								
GROUND FLOOR				5,939 SF	1,625 SF	0 SF	4,314 SF	4,314 SF
COMMERCIAL SUB-TOTAL				5,939 SF	1,625 SF	0 SF	4,314 SF	4,314 SF
				555.7 m ²	151.0 m ²	0.0 m ²	400.0 m ²	400.0 m ²
TOTAL (GBA)				129,673 SF	18,107 SF	42,003 SF	69,362 SF	6,070 FAR
				(12,047.0 m ²)	(1,700.8 m ²)	(4,002.2 m ²)	(6,444.0 m ²)	1.75 FAR (NET SITE)
TOTAL SITE COVERAGE				Buildings: 32% Site:		33%		
PARKING								
BY-LAW REF.				BY-LAW (MIN)	REQ. (MIN)	REDUCTIONS	REVISED REQ.	
							PROVIDED	
RESIDENTIAL (@ 104 UNITS)								
R.3.1 (VC-1)				0.9 / 1-Bedroom	0.9		80	
				1.0 / 1-BED	0.8	68		
				1.1 / 2-BED	33.0	33		
				1.4 / 3-BED	7.0	7		
ACCESSIBLE STALLS				8.2.17	301-150 STALLS	4	4	
ACCESSIBLE VAN STALLS				8.2.17	301-150 STALLS (included in AC)		14	
VISITORS				R.3.1 (VC-1)	0.14 / UNIT	14.6	33	
CAR SHARE STALLS				R.3.3 (b)		21*	22	
BICYCLE PARKING (VEHICLES)				8.8.8	30% MAX (150)	6	6	
SUB-TOTAL					127.5	100	106	
COMMERCIAL (@ 5,939 SF)								
R.3.2 (VC-1)				1.9 / 1000+2 GFA	7.2		7	
SUB-TOTAL					7.2	0.0	7.0	
TOTAL					135	108	111	

BICYCLE PARKING			
		LONG TERM	
	BY-LAW REF.	REQUIRED	PROVIDED
RESIDENTIAL			
1BCH (# @ 1 UNITS)	TABLE 8.5.5	1	PROVIDED WITH ONE STOREY OF FIN. GRADE
1ACH (# @ 30 UNITS)	TABLE 8.5.5	68	
1BCH (# @ 30 UNITS)	TABLE 8.5.5	30	13-15
SUB-TOTAL		124	
			136
COMMERCIAL			
5,939 SF	TABLE 8.5.5	2	2
SUB-TOTAL		2	2
SHORT TERM			
	BY-LAW REF.	REQUIRED	PROVIDED
RESIDENTIAL			
6 PER ENTRANCE	TABLE 8.5.5	6	6
COMMERCIAL			
3 PER ENTRANCE	TABLE 8.5.5	0	0
SUB-TOTAL		14	14
TOTAL		140	152

UNIT COUNT	STUDIO	1-BED	2-BED	3-BED	TOTAL
GROUND FLOOR	0	5	0	0	5
SECOND FLOOR	0	7	3	1	11
THIRD FLOOR	1	11	7	1	20
FOURTH FLOOR	0	15	7	1	23
FIFTH FLOOR	0	15	7	1	23
SIXTH FLOOR	0	15	6	1	22
	1	68	30	5	104
	1%	65%	29%	5%	

The map shows Cook County, Illinois, with four main regions labeled: DOWNTOWN (Loop), NORTH PARKS, SOUTH PARKS, and COOK'S COUNTRY (Suburban West). The Loop is the central urban core, while the surrounding areas represent different types of land use and development. The map is used to illustrate the geographic scope of the study, which includes the Loop, North and South Parks, and Cook's Country.



A photograph of a black sedan driving on a road, with a grassy field and trees in the background. The car is in the foreground, moving from left to right. The background features a line of trees with some autumn-colored foliage, a fence, and a clear blue sky.

SCALE:	PROJECT NO: 2210
DRAWN BY: IK	DATE: MAY2023



VIEW FROM CORNER AT LAKESHORE ROAD & COOK ROAD LOOKING SOUTH-EAST

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PRIME CONSULTANT

CONSULTANT



SEAL

01 05/05/2023 REC-ZONING / DP
NO. DATE ISSUED FOR



DEVELOPER

Mixed-Use Residential
3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

PERSPECTIVE

A002

SCALE: N/A PROJECT NO: 2210
DRAWN BY: IK DATE: MAY2023



VIEW FROM LAKESHORE ROAD FACING EAST ALONG COOK ROAD



VIEW FROM COOK ROAD LOOKING SOUTH



VIEW FROM COOK ROAD LOOKING SOUTH WEST



VIEW FROM LAKESHORE ROAD LOOKING NORTH EAST

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SEAL

01 05/06/2023 REC-ZONING / DP
 NO. DATE ISSUED FOR

JIM PATTISON DEVELOPMENTS

DEVELOPER

Mixed-Use Residential

3805 Lakeshore Road
 Kelowna, British Columbia
 LAP39987 LOT 1 / LOT 134

PERSPECTIVES

A003

SCALE: N/A PROJECT NO: 2210
 DRAWN BY: IK DATE: MAY2023



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PRIME CONSULTANT

CONSULTANT



SEAL

01	06/05/2023	RE-ZONING / DP
NO	DATE	ISSUED FOR



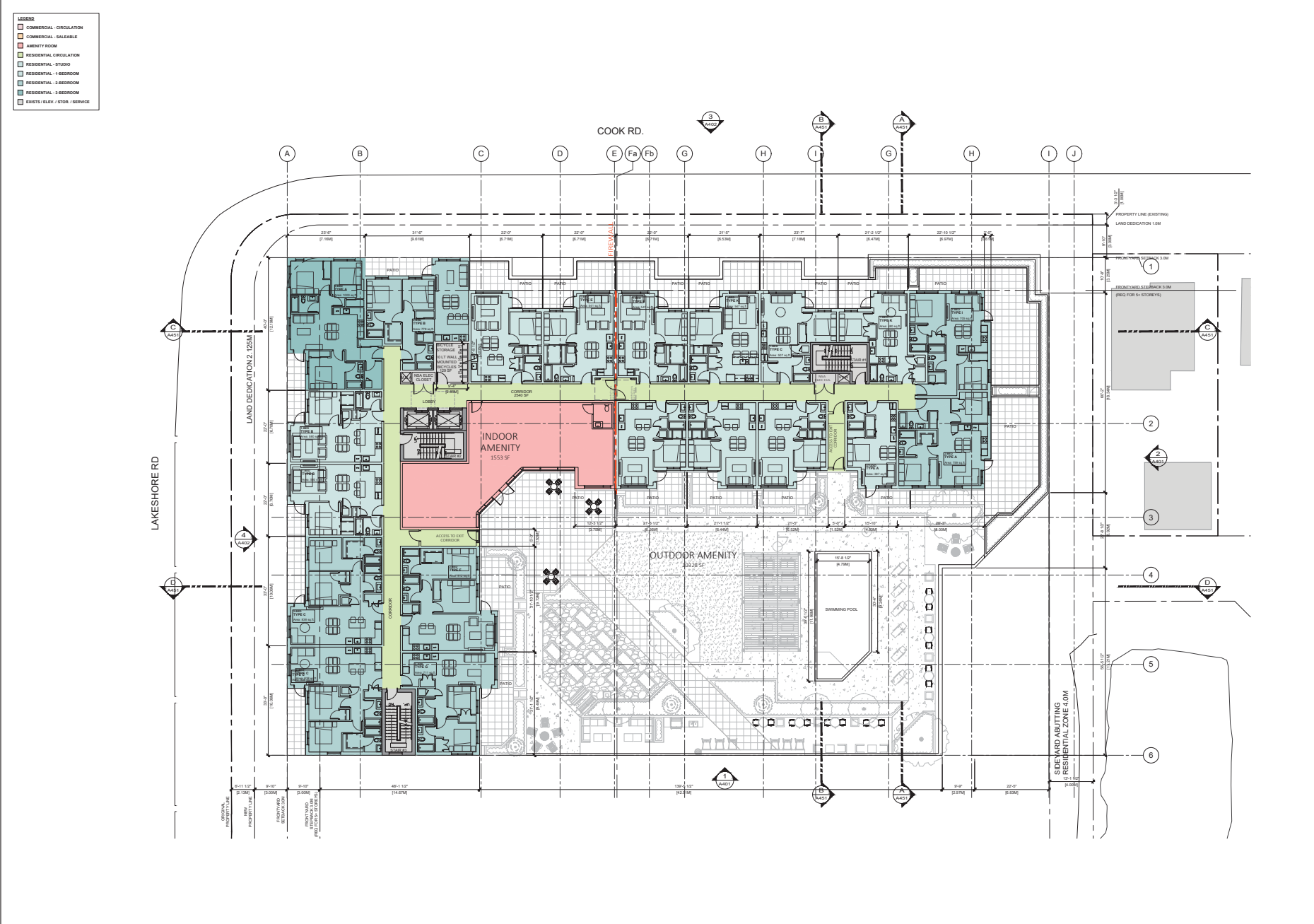
Mixed-Use Residential

3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

SITE PLAN

A152b

SCALE: 1:200	PROJECT NO: 2210
DRAWN BY:	DATE:



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01	05/05/2023	REV: ZONING / DP
NO.	DATE	ISSUED FOR

DEVELOPER

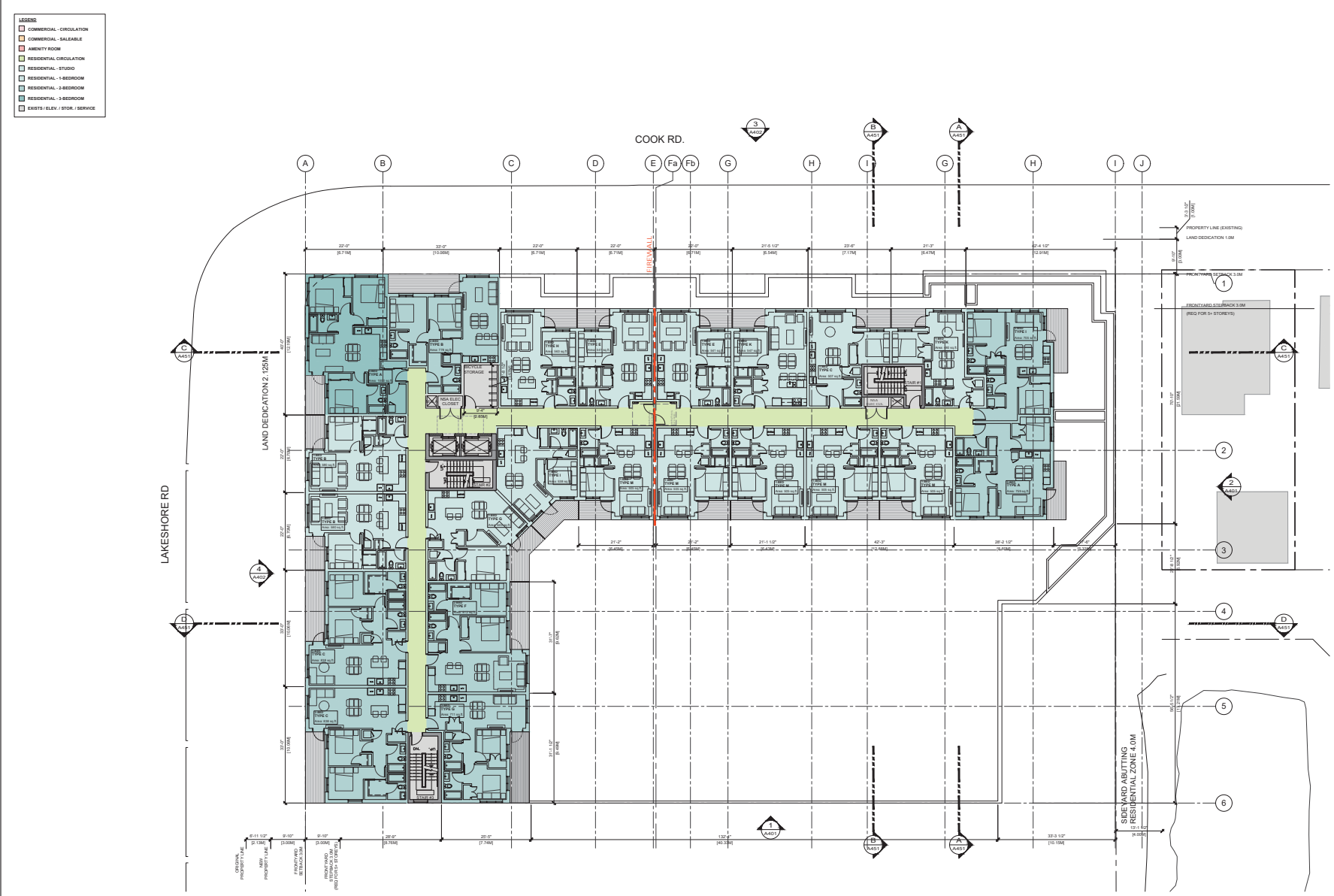
Mixed-Use Residential

3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

LEVEL 3 PLAN

A213

SCALE:	1:150	PROJECT NO:	2210
DRAWN BY:	IK	DATE:	MAY2023



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JIM PATTISON
DEVELOPER

Mixed-Use Residential

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LAP39987 LOT 1 / LOT 134

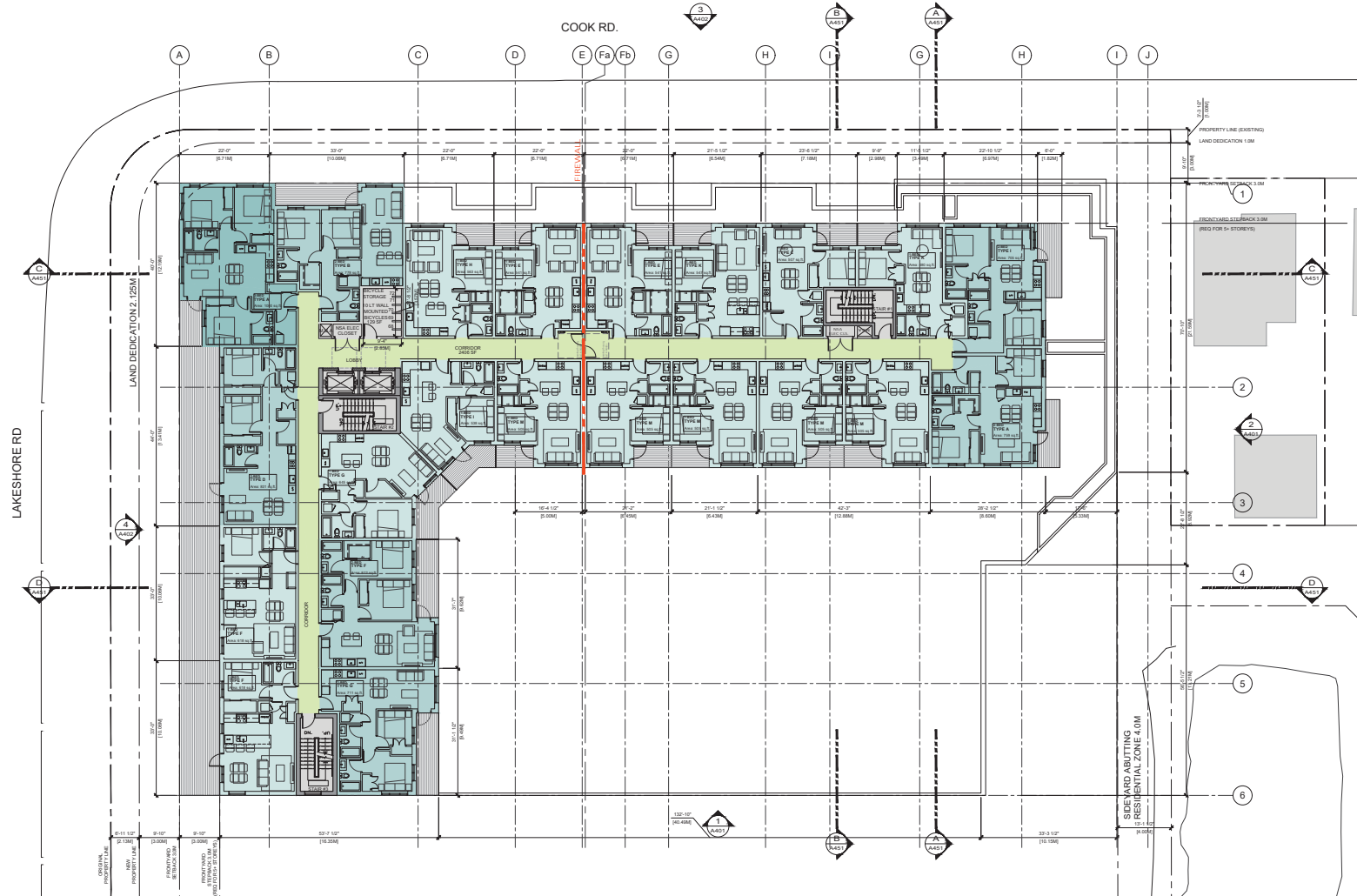
LEVEL 5 PLAN

A215

SCALE: 1:150
DRAWN BY: IK

PROJECT NO: 2210
DATE: MAY 2023

- LEGEND**
- COMMERCIAL - CIRCULATION
 - COMMERCIAL - SALEABLE
 - AMENITY ROOM
 - RESIDENTIAL CIRCULATION
 - RESIDENTIAL STUDIO
 - RESIDENTIAL - 1 BEDROOM
 - RESIDENTIAL - 2 BEDROOM
 - RESIDENTIAL - 3 BEDROOM
 - EXISTING ELEV / STOR / SERVICE



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DEVELOPER

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3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

LEVEL 6 PLAN

A216

SCALE: 1:150 PROJECT NO: 2210
DRAWN BY: IK DATE: MAY 2023



NORTH ELEVATION
SCALE 1:150



WEST ELEVATION
SCALE 1:150

EXTERIOR MATERIAL FINISH SCHEDULE	
AL-01	ALUMINUM STOREFRONT GLAZING, DARK GRAY ANODIZED ALUMINUM
CN-01	ARCHITECTURAL CONCRETE WITH VERTICAL REVEALS AND ELASTOMERIC PAINT, LIGHT GRAY
CP-01	FIBRE CEMENT PANEL, DARK GRAY
MT-01	PRE-FINISHED SINGLE SKIN METAL PANEL CLADDING, COPPER COLOUR
MT-02	PRE-FINISHED METAL PANEL VCLADDING, DARK GRAY COLOUR
MT-03	PRE-FINISHED PERFORATED METAL SCREEN 50% OPEN AREA, DARK GRAY
MT-04	PRE-FINISHED PERFORATED METAL SCREEN 50% OPEN AREA, WHITE
MT-05	PRE-FINISHED SINGLE SKIN METAL PANEL CLADDING, WHITE
GL-01	TEMPERED, OBSCURED GLASS PRIVACY SCREEN W/ ALUMINUM SUPPORT FRAME
BR-01	BRICK CLADDING, WHITE
VW-01	DOUBLE GLAZED VINYL FRAMED WINDOW, BLACK FRAME
AL-02	PRE-FINISHED ALUMINUM LOUVER, DARK GRAY
GL-02	TEMPERED GLASS FENCE W/ ALUMINUM SUPPORT FRAME

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INFORMATION RELATED TO THESE DOCUMENTS.



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DEVELOPER

Mixed-Use Residential

3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

BUILDING ELEVATIONS

A402

SCALE:

1:150

DRAWN BY:

IK

PROJECT NO:

2210

DATE:

MAY2023

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70-114-0



**JIM PATTISON
DEVELOPMENTS**

Mixed-Use Residential

BUILDING ELEVATIONS

SCALE: 1:250	PROJECT NO: 2210
DRAWN BY: IK	DATE: MAY2023



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• 118 •

01	06/05/2023	RE-ZONING / DP
NO	DATE	ISSUED FOR



Mixed-Use Residential

3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

COLOUR BOARD

SCALE: 1:50	PROJECT NO: 2210
DRAWN BY: IK	DATE: MAY2023



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JIM PATTISON DEVELOPMENTS

DEVELOPER

Mixed-Use Residential

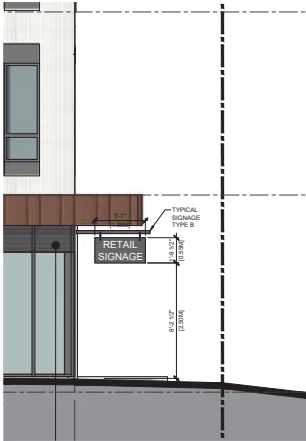
3805 Lakeshore Road
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LAP39987 LOT 1 / LOT 134

BUILDING ELEVATIONS
SIGNAGE

A405

SCALE: AS NOTED
PROJECT NO: 2210
DRAWN BY: IK
DATE: MAY2023

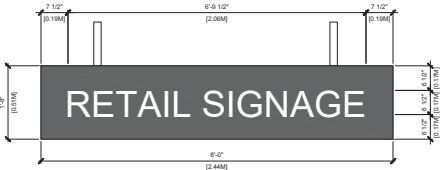
WEST ELEVATION
SCALE 1:50



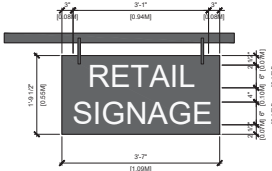
NORTH ELEVATION
SCALE 1:50



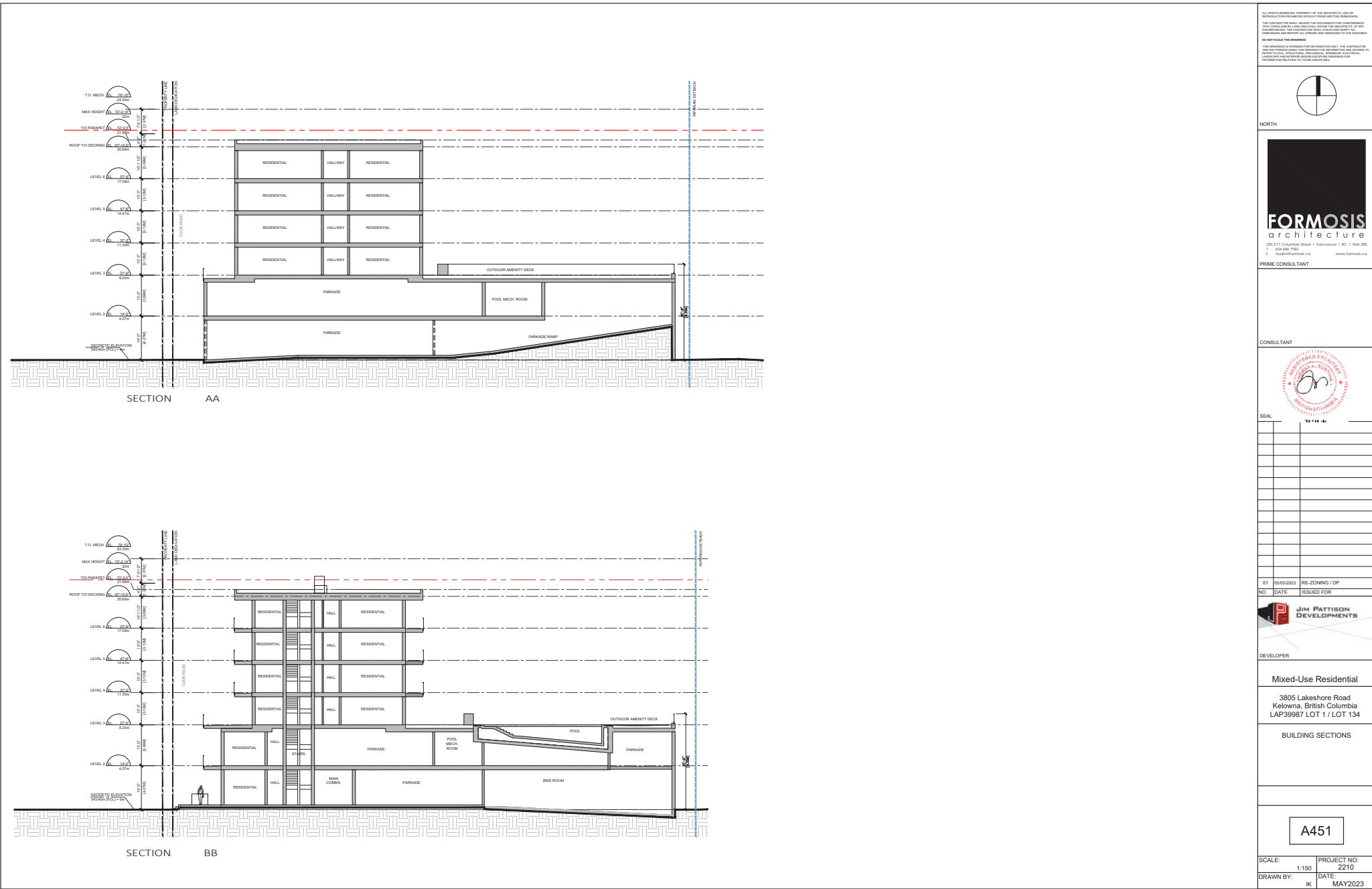
NORTH ELEVATION
SCALE 1:50



SIGNAGE TYPE A
SCALE 1:16



SIGNAGE TYPE B
SCALE 1:16



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Mixed-Use Residential

3805 Lakeshore Road
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LAP39987 LOT 1 / LOT 134

BUILDING SECTIONS

A451

SCALE:	1:150	PROJECT NO:	2210
DRAWN BY:	IK	DATE:	MAY2023



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10/10/20

01	6/05/2023	RE-ZONING / DP
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DEVELOPER

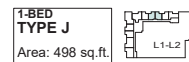
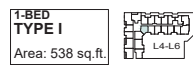
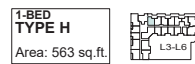
Mixed-Use Residential

3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

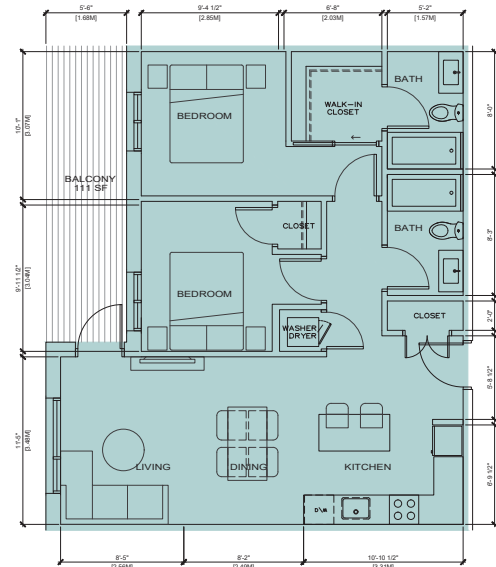
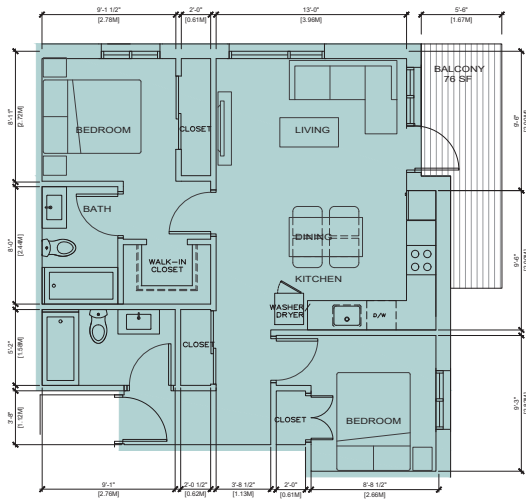
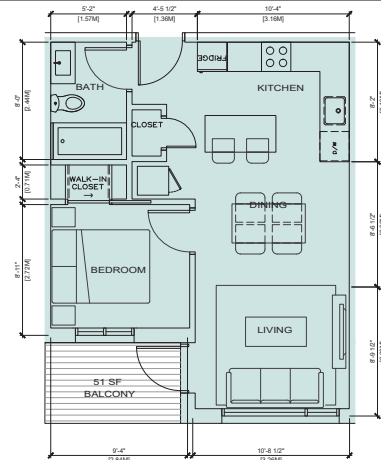
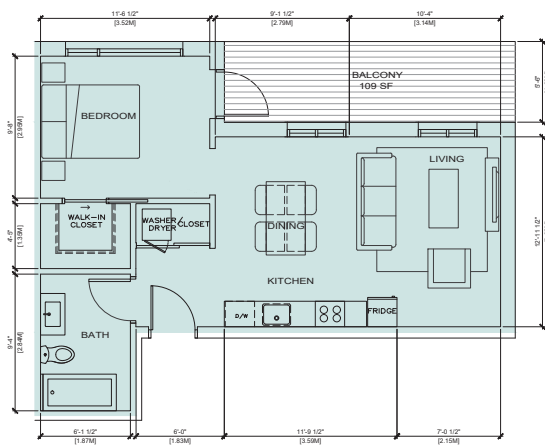
BUILDING SECTIONS

A452

SCALE:	1:150	PROJECT NO:	2210
DRAWN BY:	IK	DATE:	MAY2023



SCALE: 1/4" = 1'-0"	PROJECT NO: 2210
DRAWN BY: IK	DATE: MAY2023



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DEVELOPER

Mixed-Use Residential

3805 Lakeshore Road
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LAP39987 LOT 1 / LOT 134

UNIT LAYOUTS

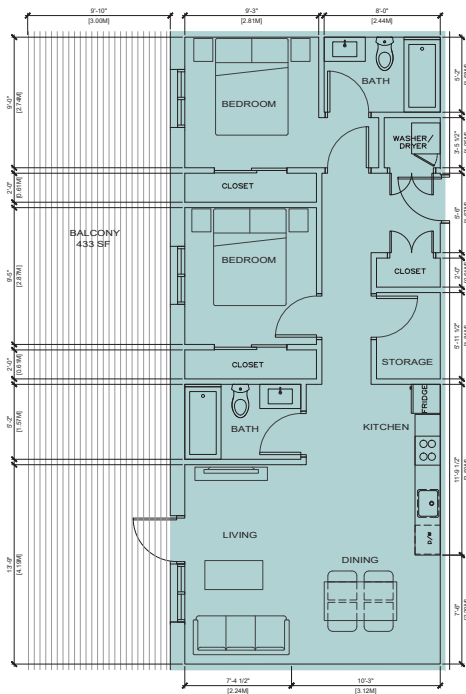
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DRAWN BY:

PROJECT NO:
2210

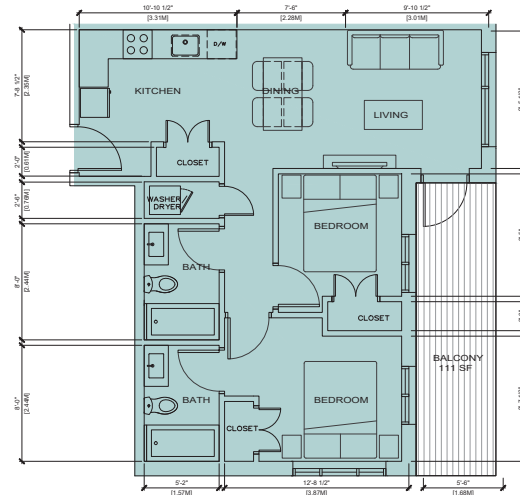
DATE: MAY2023



**2-BED
TYPE D**
Area: 831 sq.ft.



**2-BED
TYPE F**
Area: 812 sq.ft.



**2-BED
TYPE G**
Area: 711 sq.ft.

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Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

UNIT LAYOUTS

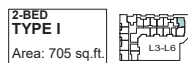
A504

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

DRAWN BY: IK


PROJECT NO: 2210

DATE: MAY2023



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[illegible]

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DEVELOPER

Mixed-Use Residential

3805 Lakeshore Road
Kelowna, British Columbia
LAP39987 LOT 1 / LOT 134

UNIT LAYOUTS

A505

SCALE:

PROJECT NO:	2210
-------------	------

DRAWN BY:	DATE:
XXX	DEC202

3805 LAKESHORE ROAD DEVELOPMENT

Issued for Development Permit

Contact Information

VDZ+A

Project Landscape Architecture

Fort Langley Studio
102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Kelowna Studio
302-1001 Manhattan Drive
Kelowna, British Columbia, V1Y 1H7

Primary project contact:
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Landscape Architect
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o. 778-298-9738

Alternate contacts (incase away):
Mark van der Zalm
Principal Landscape Architect
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o. 604 546 0920

Key Project Contacts

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Project Owner

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Mitch Cramp
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o. 604 488 5280

Formosis Architecture
Project Building Architecture

200-211 Columbia Street
Vancouver, BC
V6A 2R5

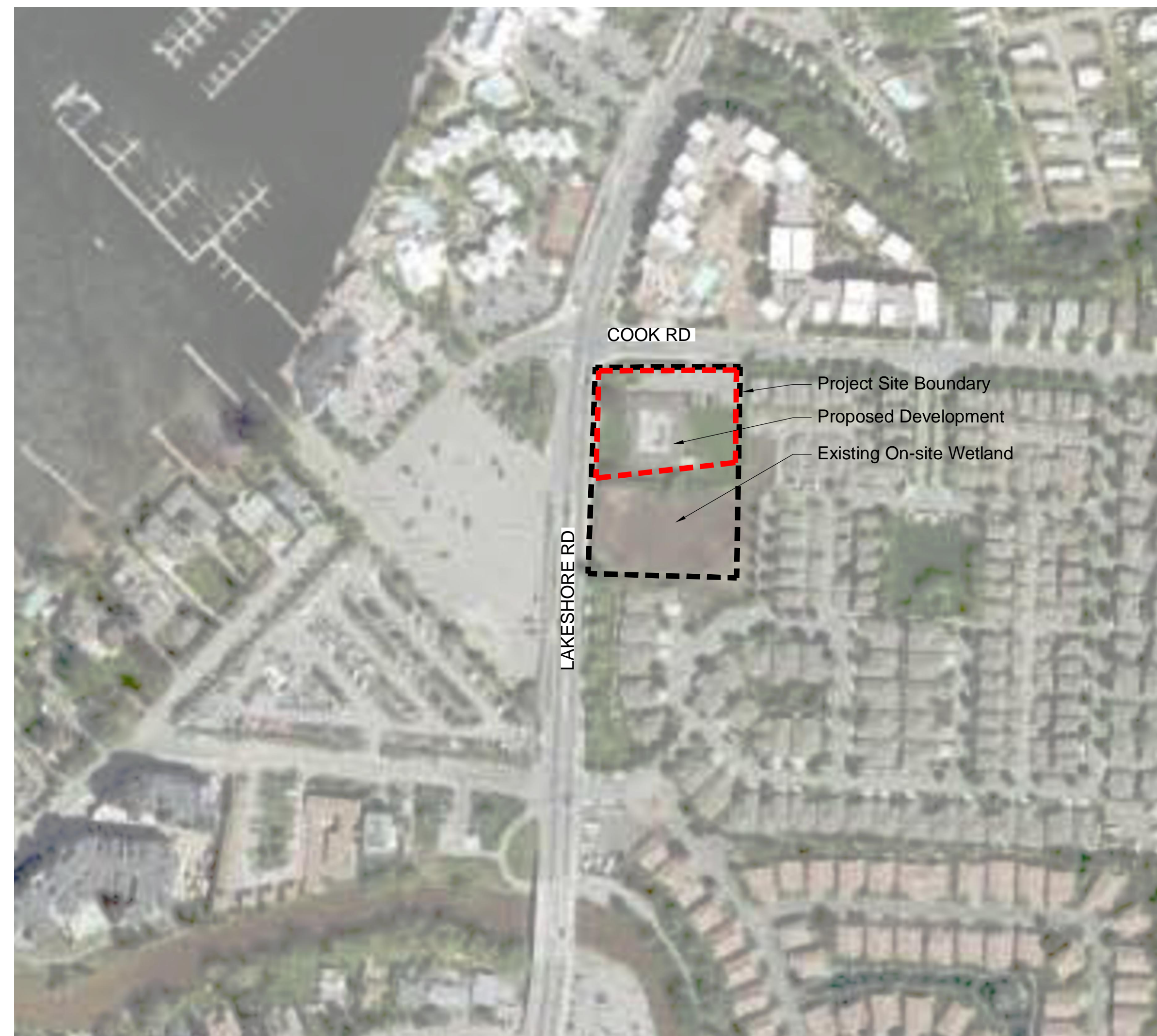
Ivan Katz
ikatz@formosis.ca
o. 236 326 3836

Sheet List Table


Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	OVERALL PLAN
L-03	L3 AMENITY LANSCAPE PLAN
L-04	PLANTING PALETTE
L-05A	L1 LIGHTING PLAN
L-05B	L3 LIGHTING PLAN
L-06	L1 WATER CONSERVATION IRRIGATION PLAN
L-07	L3 WATER CONSERVATION IRRIGATION PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:250



2 LOCATION MAP
NTS

3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13
No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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1	KM	Riparian Setback Update	2023-05-01
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 3805 LAKESHORE ROAD DEVELOPMENT			
Location: 3805 LAKESHORE ROAD KELOWNA, B.C.			
Drawn: AH		Stamp: 	
Checked: KM			
Approved: SH		Original Sheet Size: 24"x36"	
Scale: AS SHOWN		CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/CHANGES/ADDS DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUES FOR TENDER/CONSTRUCTION.	



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Abies concolor 'Candicans' / Candicans White Fir	B&B	1.5m ht.	3
	Acer rubrum 'Scarsen' / Scarlet Sentinel® Red Maple	B&B	5cm cal.	2
	Fraxinus pennsylvanica 'Rugby' / Prairie Spire® Green Ash	B&B	6cm cal.	6
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	4 cm cal.	1

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5,6,7 LD-01	CONCRETE SLAB
	1 LD-02	CONCRETE UNIT PAVERS
		EXISTING SIDEWALK
	4 LD-02	HYDRAPRESSED SLABS
	5,6 LD-02	DRIP STRIP
	7 LD-03	BIKE RACK

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	3,4 LD-01	SHRUB PLANTING

FENCING

KEY	REF.	DESCRIPTION
	7 LD-05	1.2m METAL PICKET FENCE
		1.8m UNIT DIVIDER Refer to Architect

UTILITIES

KEY	REF.	DESCRIPTION
		LAMP POST
		FIRE HYDRANT
		WATER VALVE
		SIGN

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

No.	By:	Description	Date
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

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No.	By:	Description	Date
1	KM	Riparian Setback Update	2023-05-01

REVISIONS TABLE FOR SHEET			
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Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

Drawn: AH	Stamp:
Checked: KM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
OVERALL PLAN



VDZ Project #:
DP2022-76

Drawing #:
L-02

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5,6 LD-01	CONCRETE PAVING
	4 LD-02	HYDRAPRESSED SLABS Pattern: Stack Bond Colour: Natural
	1 LD-05	ARTIFICIAL TURF
	4 LD-02	PRIVATE PATIO
	6 LD-02	DECORATIVE ROCK
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	3,4 LD-01	PROPOSED SHRUB PLANTING AREAS Refer to sheet L-04 for schedule of selected plant material

FENCING AND WALL LEGEND

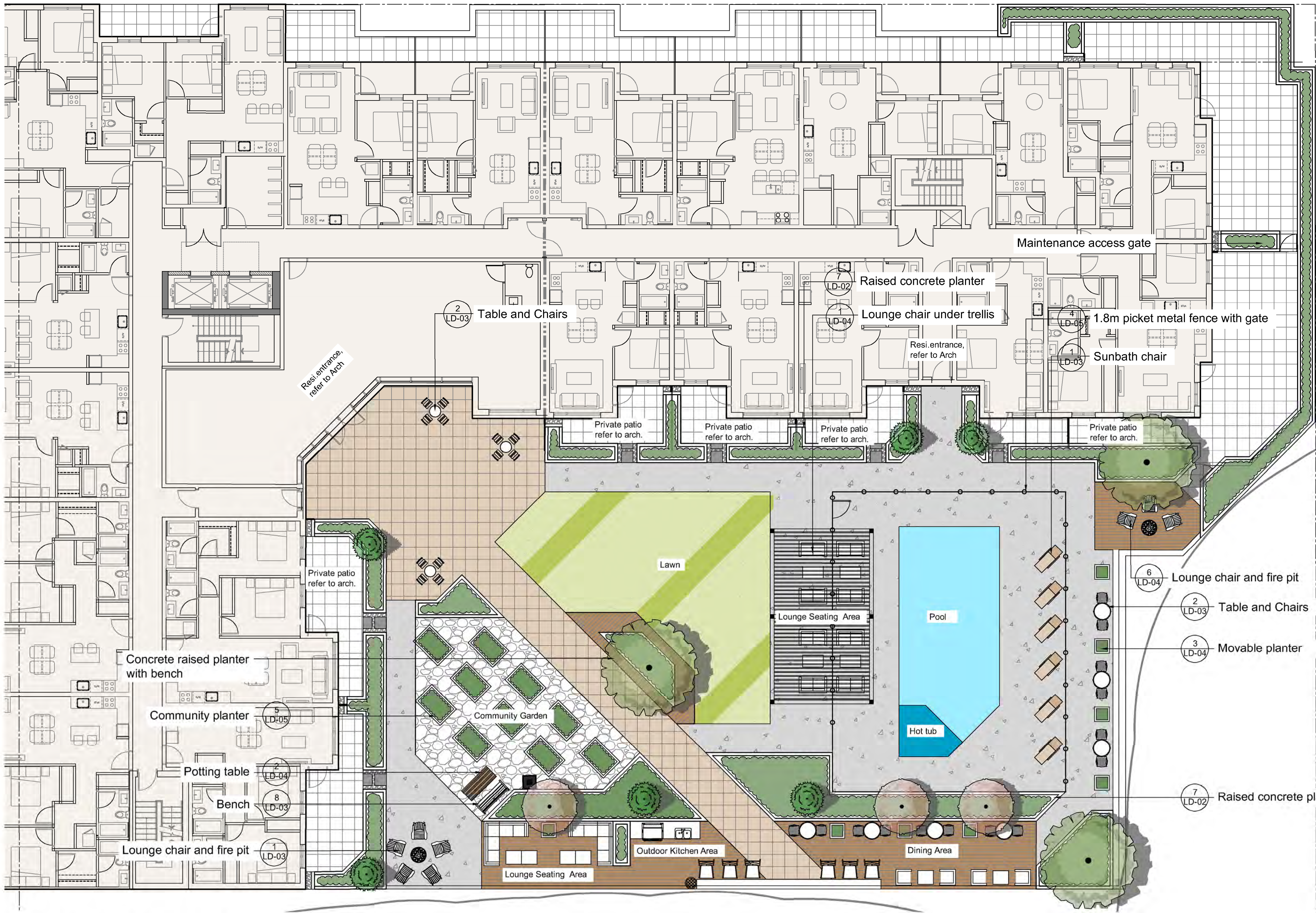
KEY	REF.	DESCRIPTION
	3 LD-05	1.8m METAL PICKET FENCE
		1.8m UNIT DIVIDER Refer to Architect

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
	8 LD-04	BAR HEIGHT STOOL CHAIR Manufacturer: MAGLIN Model: MCH-1700-00005 Colour: Silver (matte finish)
	7 LD-03	OUTDOOR SOFA Manufacturer: Suddon Fun Model: Nexus Woven Lounge Seating Colour: Rosewood Weave
	5 LD-05	ADIRONDACK CHAIR
	2 LD-03	CAFE TABLE WITH CHAIRS Manufacturer: Landscape Forms Model: Catena Series Colour: Silver (matte finish)
	6 LD-03	GARBAGE RECEPTACLE
	6 LD-04	FIRE PIT
	1 LD-03	POOL DECK CHAIR

PLANT SCHEDULE

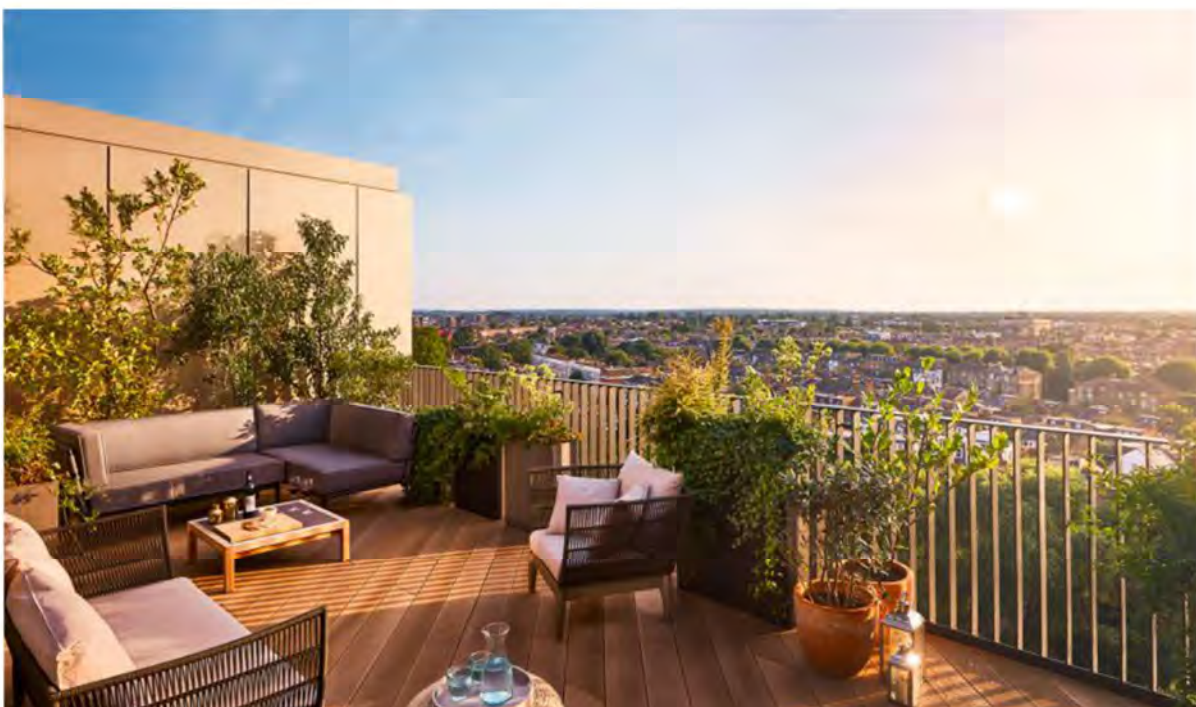
TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	#15 pot	4 cm cal.	3
	Chamaecyparis obtusa / Hinoki False Cypress	#20 pot	1.5m ht.	6
	Magnolia x soulangeana 'Susan' / Susan Magnolia	#15 pot	4 cm cal.	3



CONCEPT MATERIALS & PRECEDENTS



Planter with seat wall



Outdoor sofa



Bar height seating area

1:125



Drawn:
AH

Stamp:

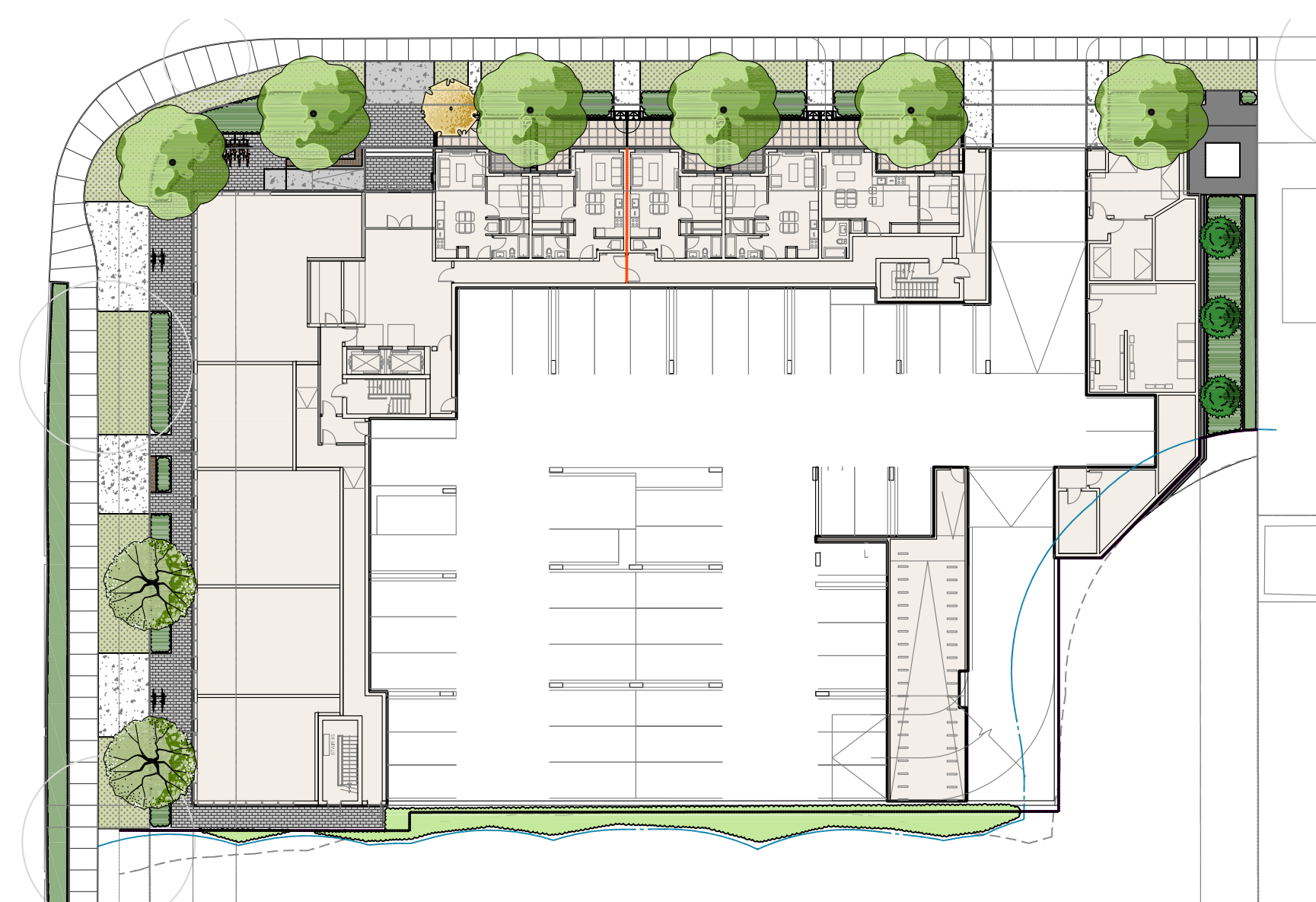
Checked:
KM

Approved:
MVDZ

Scale:

Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL
DIMENSIONS ON THE WORK AND REPORT
ANY DISCREPANCY TO THE CONSULTANT
BEFORE PROCEEDING. ALL DRAWINGS
AND SPECIFICATIONS ARE THE EXCLUSIVE
PROPERTY OF THE OWNER AND MUST BE
RETURNED AT THE COMPLETION OF THE
WORK. ALL REVISIONS TO DRAWINGS
DRAWINGS MUST NOT BE PRICED FOR
CONSTRUCTION UNLESS LABELED ISSUED
FOR TENDER/CONSTRUCTION.



1 LANDSCAPE SITE PLAN
Scale 1:400



Bird Friendly Tree Species



Low Maintenance



Seasonal color

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Abies concolor 'Candicans' / Candicans White Fir	B&B	1.5m ht.	3
	Acer rubrum 'Scarsen' / Scarlet Sentinel® Red Maple	B&B	5cm cal.	2
	Fraxinus pennsylvanica 'Rugby' / Prairie Spire® Green Ash	B&B	6cm cal.	6
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	4 cm cal.	1

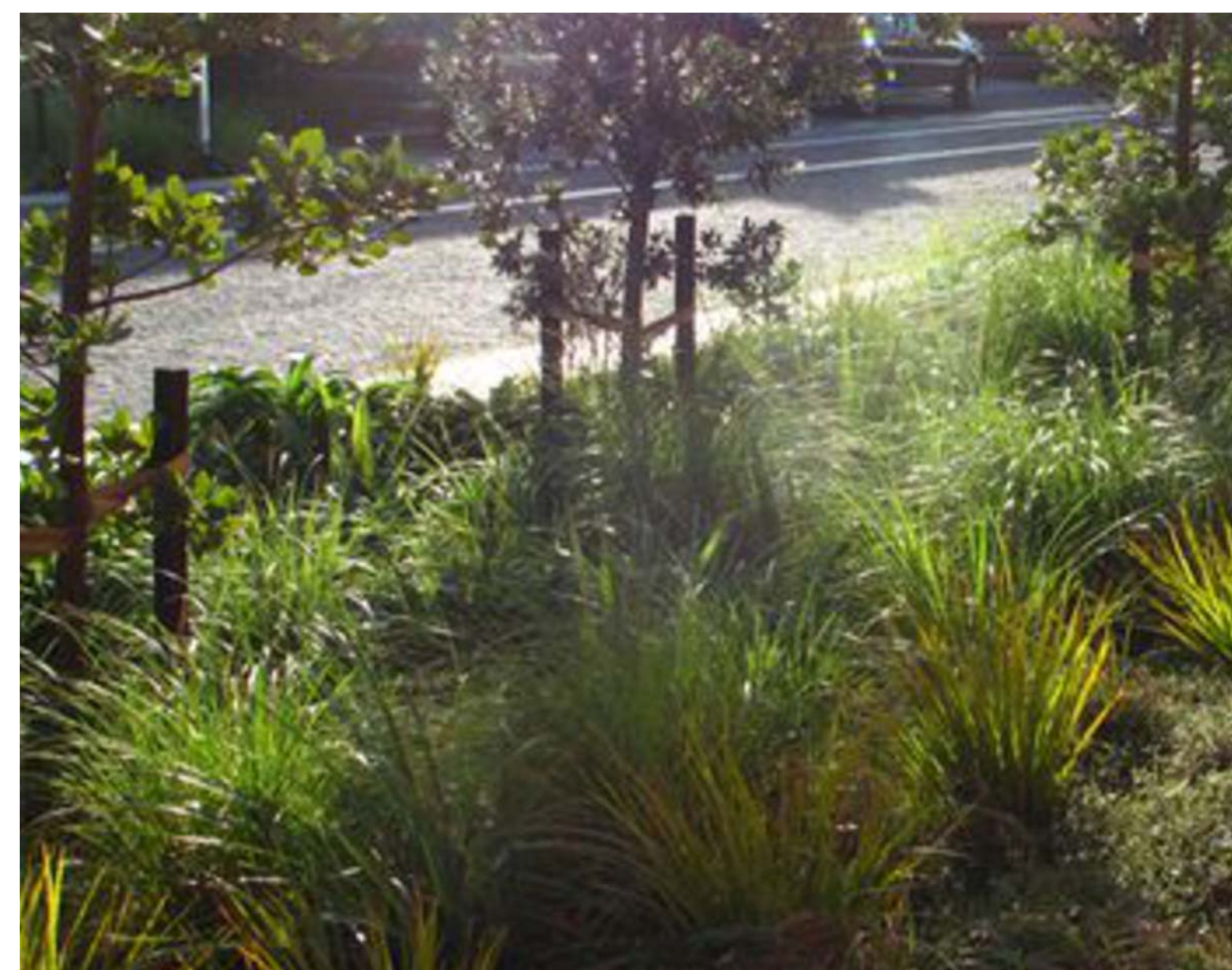
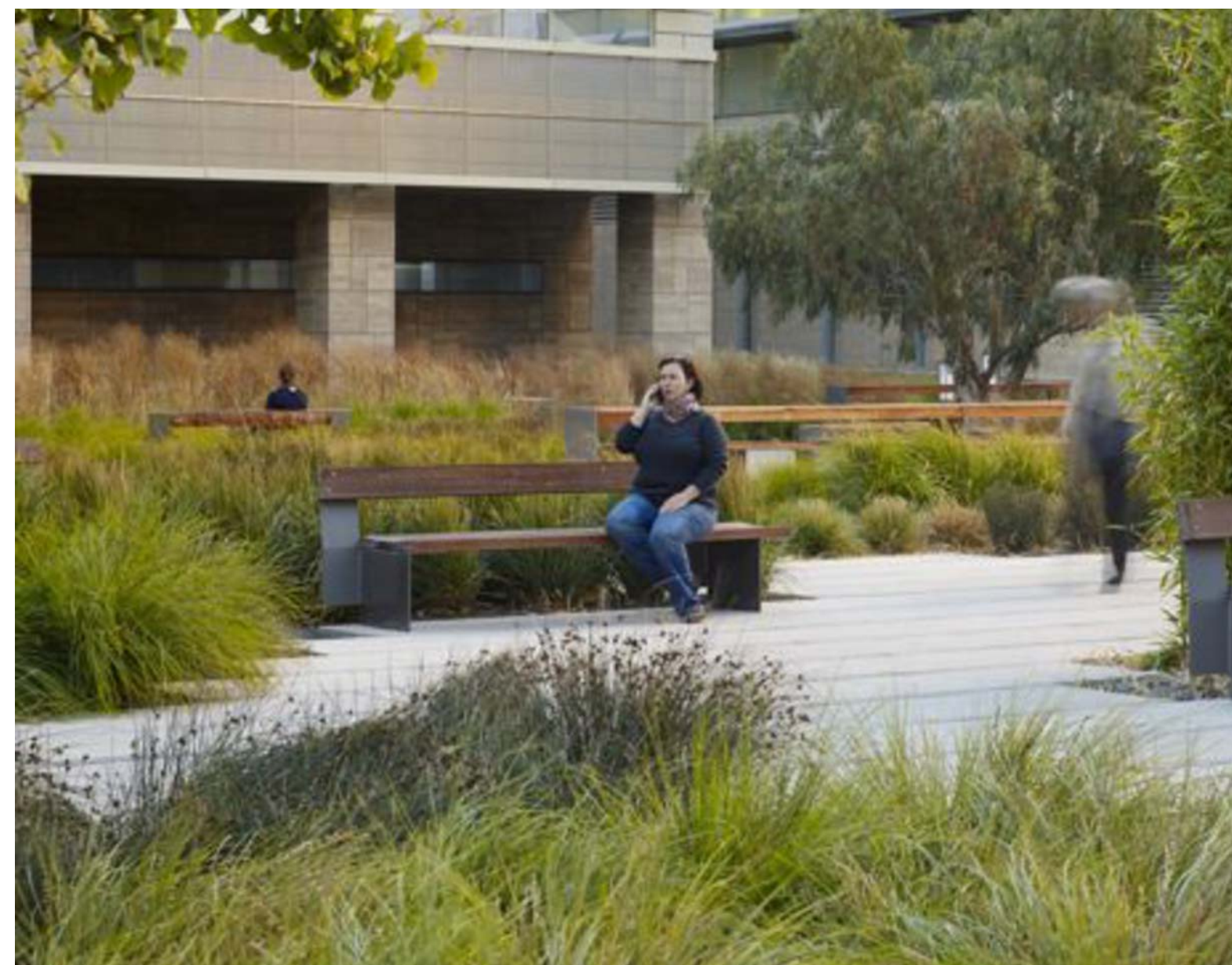
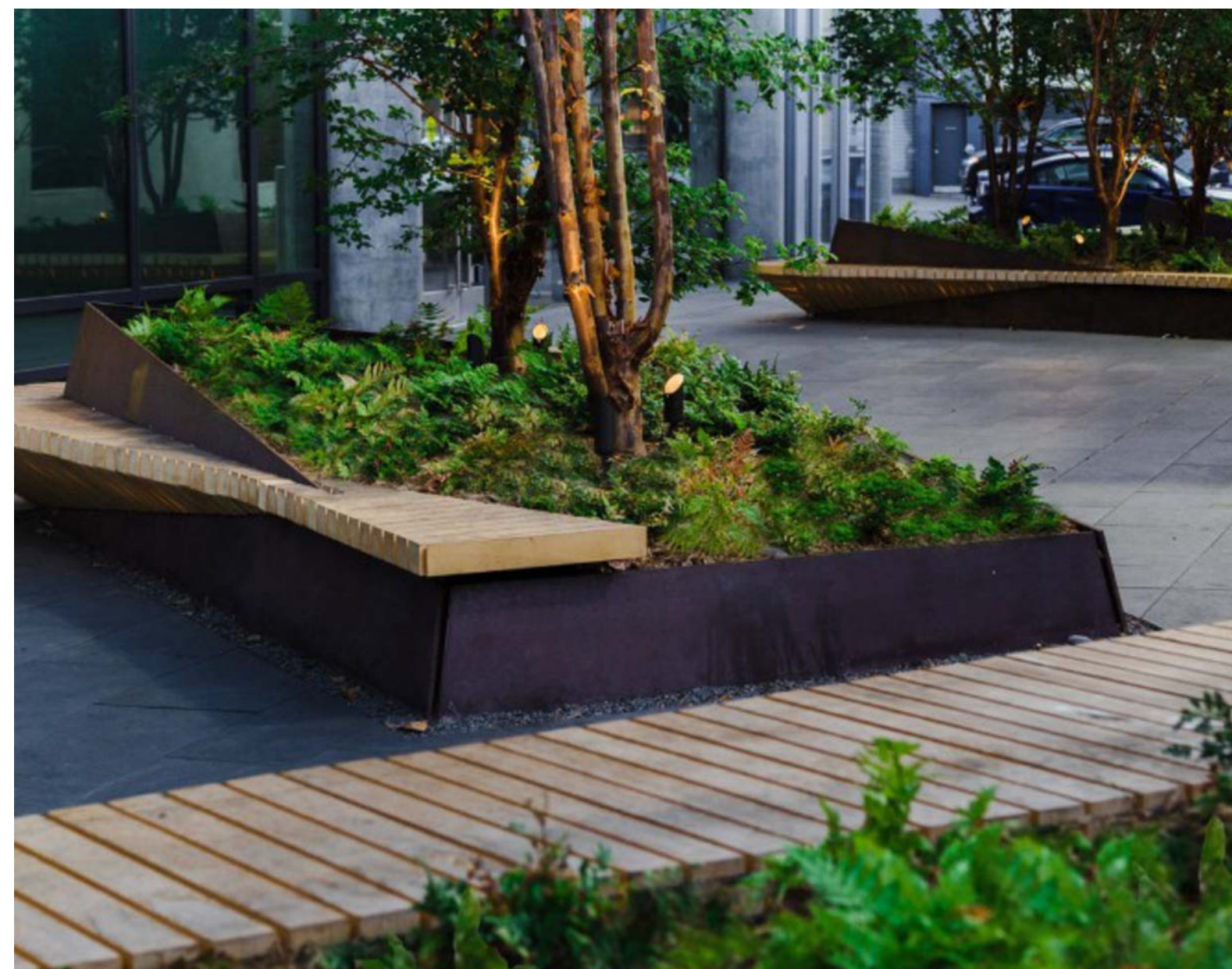
PLANT_SCHEDULE

<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
B	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2
Bc	Mahonia aquifolium / Common Barbbery	#3
N	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#2
Ph	Physocarpus opulifolius 'Tiny Wine' / "Tiny Wine" Ninebark	#2
Ro	Rosa nutkana / Nootka Rose	#3
Sm	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	#2
Th	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht
Mo	Mock-orange / Philadelphus lewisii	1.2m ht
<u>DWARF CONIFERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
Pp	Pinus mugo 'Pumilio' / Mugo Pine	#3
<u>GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
Ci	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1
Im	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#2
Pe	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1

COLOUR PALETTE
Chartreuse | Pinks | Yellows



PRECEDENT IMAGES



3	KM	Issued for DP		2023-04-27
2	KM	Issued for DP		2023-03-15
1	AL	Issued for Arborist Report		2023-03-13
No.	B/c	Description		Date

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1	KM	Riparian Setback Update	2023-05-01
No.	By:	Description	Date

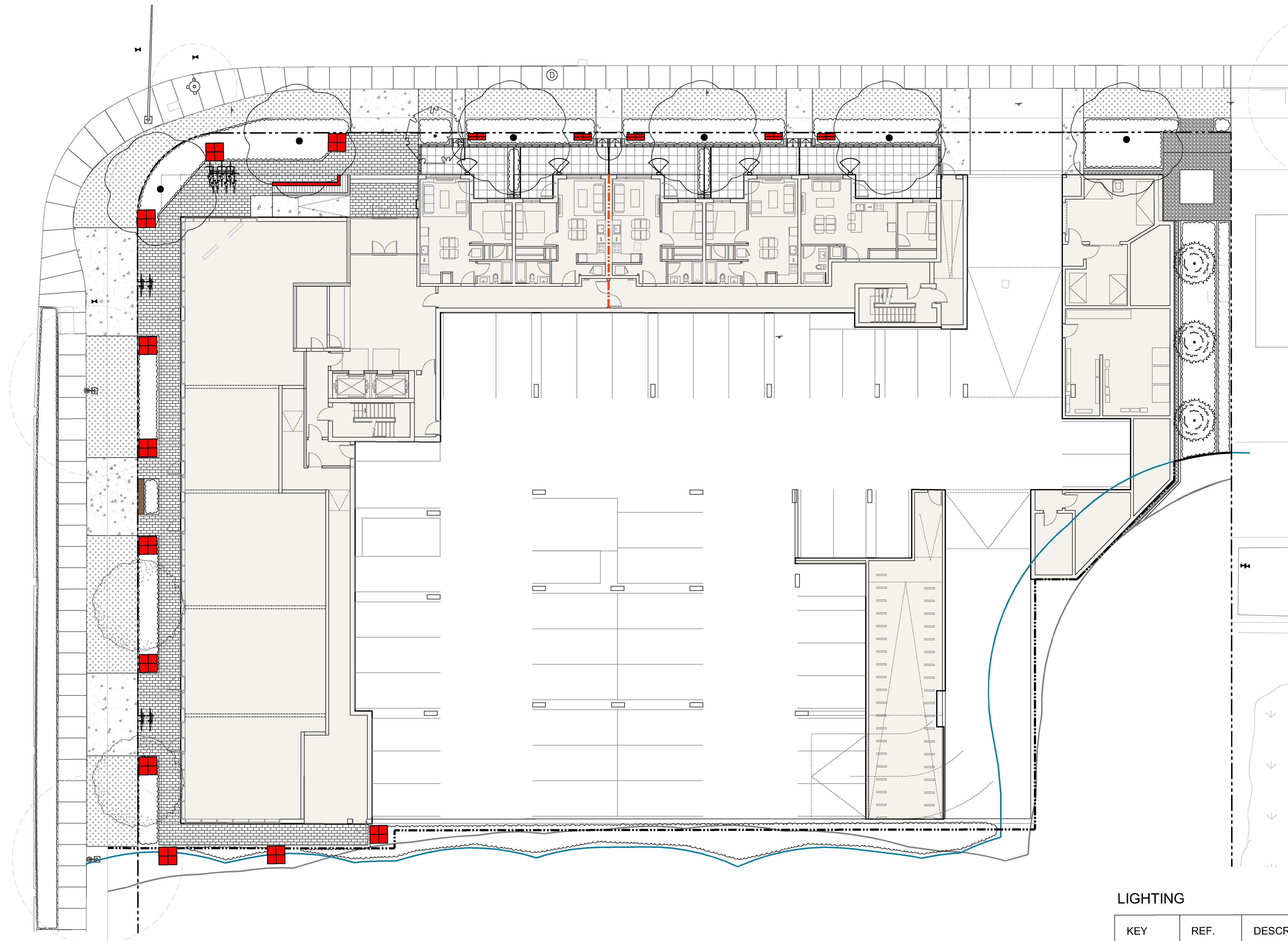
REVISIONS TABLE FOR SHEET

Project:
3805 LAKESHORE ROAD
DEVELOPMENT

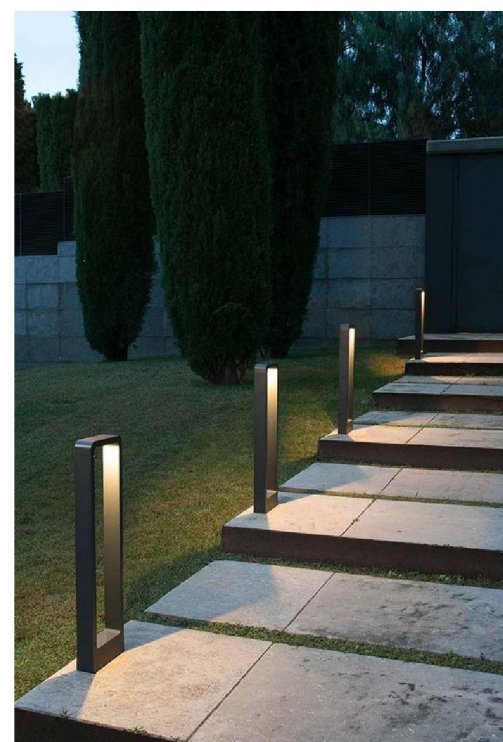
Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

Drawn:	Stamp:
AH	
Checked:	
KW	
Approved:	Original Sheet Size:
MVDZ	24"x36"
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/PPP/PA/PA/PP/ DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
AS SHOWN	





Precedent Images



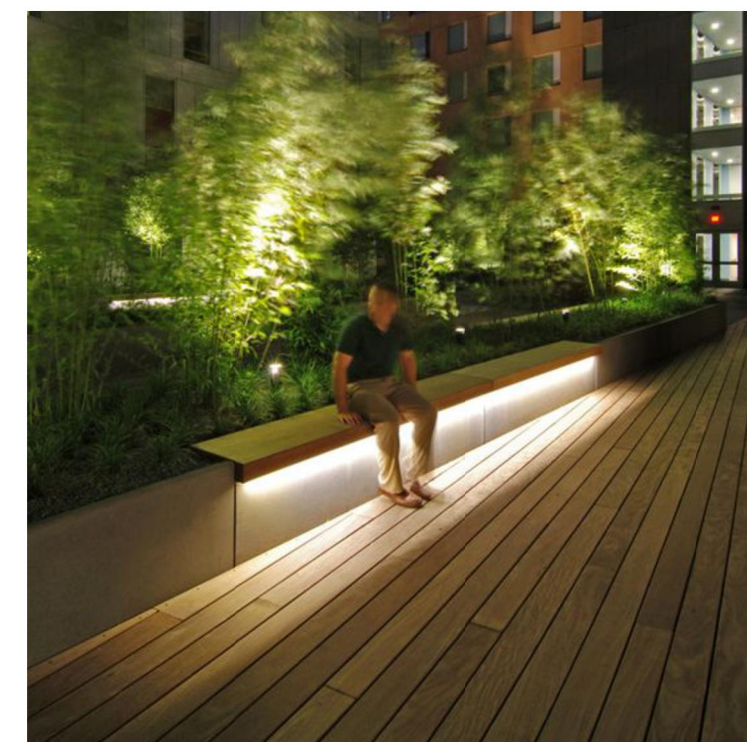
Bollard light



Wall light



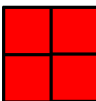



Unit sign light



Seat wall light

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

LIGHTING

KEY	REF.	DESCRIPTION
		BOLLARD LIGHT
		ADDRESS/ UNIT SIGN LIGHT
		BUILDING MOUNTED LIGHT
		SEAT WALL LIGHT

Note:
Lighting Fixture selection to be coordinated with
Electrical.

3	KM	Issued for DP	2023-04-27
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1	AL	Issued for Arborist Report	2023-03-13
No.	By:	Description	Date

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1	KM	Riparian Setback Update	2023-05-01
No.	By:	Description	Date

By:	Description:	Date:
REVISIONS TABLE FOR SHEET		

Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

Drawn:	Stamp:
AH	
Checked: KM	
Approved: MVDZ	
Scale:	Original Sheet Size: 24"x36"
1:150	<p>CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER CONSTRUCTION.</p>

Drawing Title:

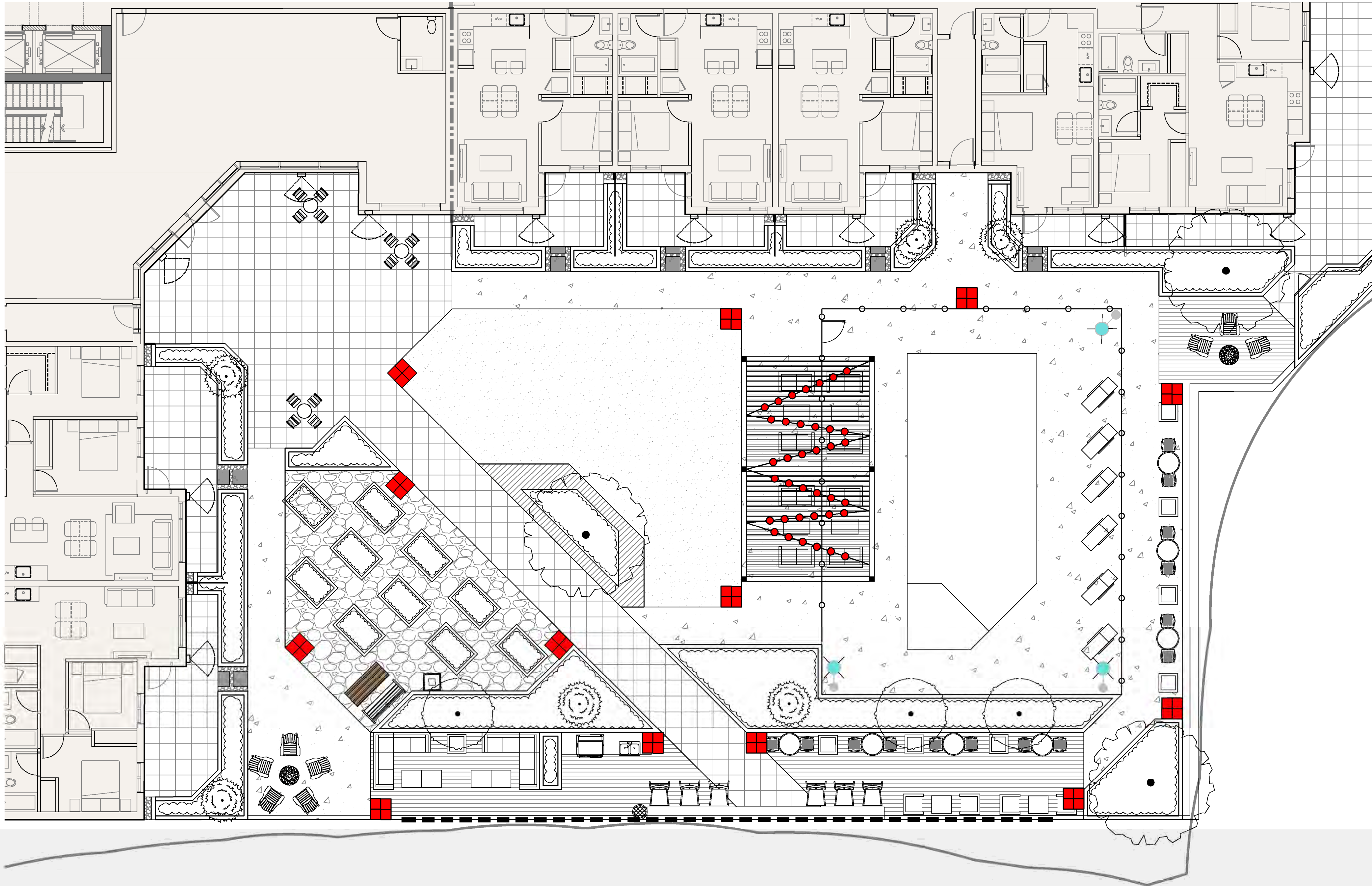
Drawing Title: **L1 LIGHTING PLAN**



VDZ Project #:
DP2022-76

Drawing #:
L-05A

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-76 3805 LAKESHORE ROAD\5. DWG\SHEET\SL-05B.L3 LIGHTING PLANDWG



LIGHTING

KEY	REF.	DESCRIPTION
		BOLLARD LIGHT
		CATENARY LIGHTS
		BUILDING MOUNTED LIGHT
		GUARDRAIL LIGHTING
		PEDESTRIAN HEIGHT LIGHT STANDARD

Note:
Lighting Fixture selection to be coordinated with Electrical.

Precedent Images



Bollard light



Wall light



Pedestrian height light



Catenary light



Guardrail lighting



No.	By:	Description	Date
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

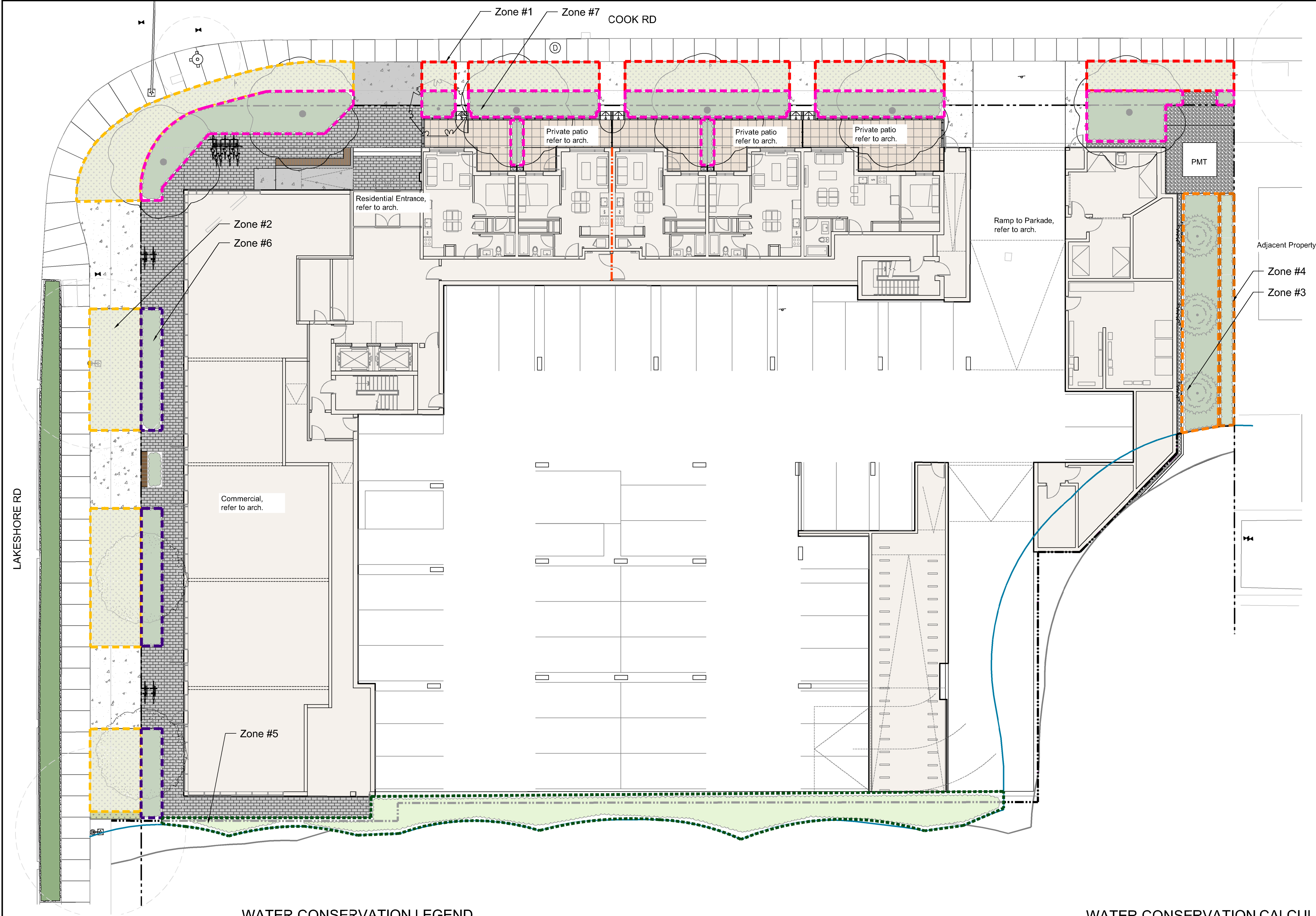
REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 3805 LAKESHORE ROAD DEVELOPMENT			
Location: 3805 LAKESHORE ROAD KELOWNA, B.C.			

Drawn: AH	Stamp:
Checked: KM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/ADDITIONS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-76 3805 LAKESHORE ROAD\5. DWG\SHEET\SL-06 L1 WATER CONSERVATION PLAN.DWG



WATER CONSERVATION LEGEND

	ZONE #1 : LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 87.9M ² MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 100cu.m.		ZONE #5 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS TOTAL AREA: 107.9M ² MICROCLIMATE: SOLTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 29cu.m.
	ZONE #2 : LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 138.7M ² MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 159cu.m.		ZONE #6 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 36.6M ² MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 16cu.m.
	ZONE #3 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 41.1M ² MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 18cu.m.		ZONE #7 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 129.2M ² MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 57cu.m.
	ZONE #4 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 16.4M ² MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 7cu.m.		

WATER CONSERVATION CALCULATIONS

TOTAL LANDSCAPE AREA: 868 sq.m
LANDSCAPE MAXIMUM WATER BUDGET (WB)= 694 cu.m / year
ESTIMATED LANDSCAPE WATER USE (WU) = 500 cu.m /year
WATER BALANCE = 194 cu.m /year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



No.	By:	Description	Date
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

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1	KM	Riparian Setback Update	2023-05-01

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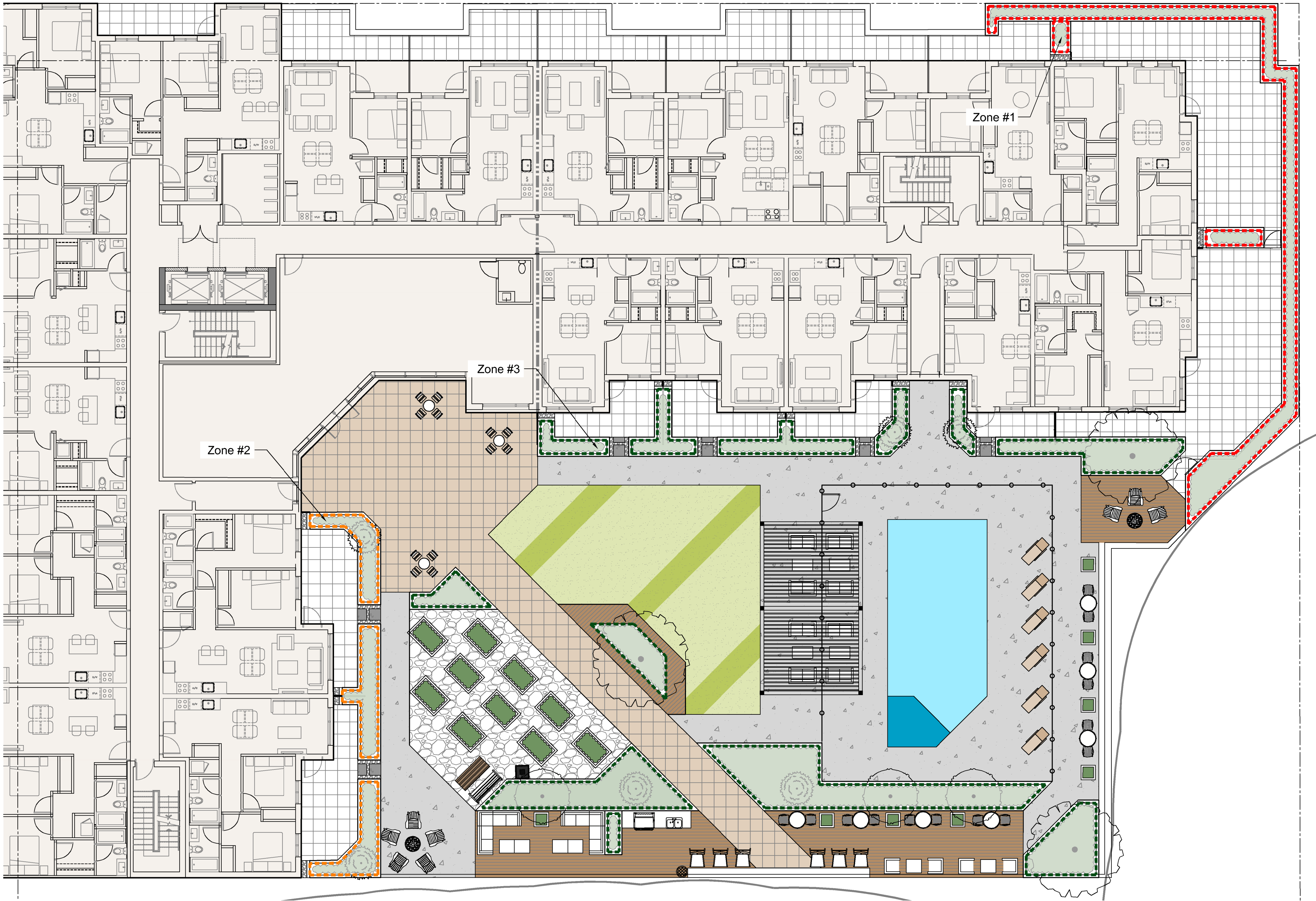
Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2022-76 3805 LAKESHORE ROAD\5. DWGS\SHEET\SL-03 L3 WATER CONSERVATION PLAN.DWG



WATER CONSERVATION LEGEND

	ZONE #1 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 35M ² MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 16cu.m.
	ZONE #2 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 19.1M ² MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 8cu.m.
	ZONE #3 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 94.2M ² MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 42cu.m.

WATER CONSERVATION CALCULATIONS

TOTAL LANDSCAPE AREA: 858 sq.m
LANDSCAPE MAXIMUM WATER BUDGET (WB)= 694 cu.m / year
ESTIMATED LANDSCAPE WATER USE (WU) = 500 cu.m /year
WATER BALANCE = 194 cu.m /year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

1:125

3	KM	Issued for DP	2023-04-27
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No.	By:	Description	Date

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No.	By:	Description	Date

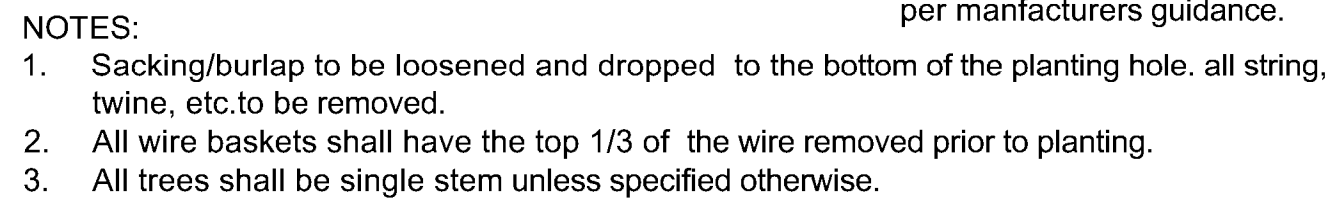
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DEVELOPMENT

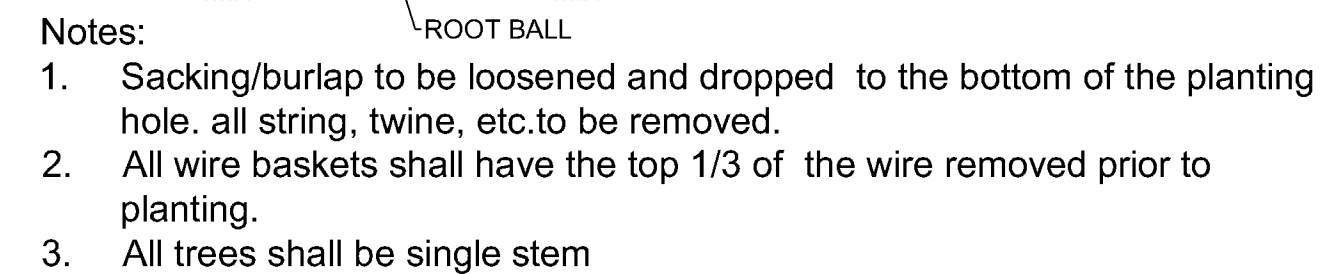
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KELOWNA, B.C.

Drawn: AH	Stamp:
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Approved: MVDZ	Original Sheet Size: 24"x36"
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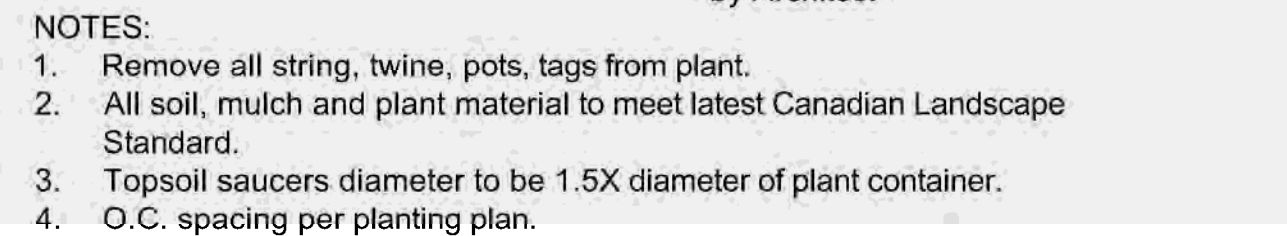




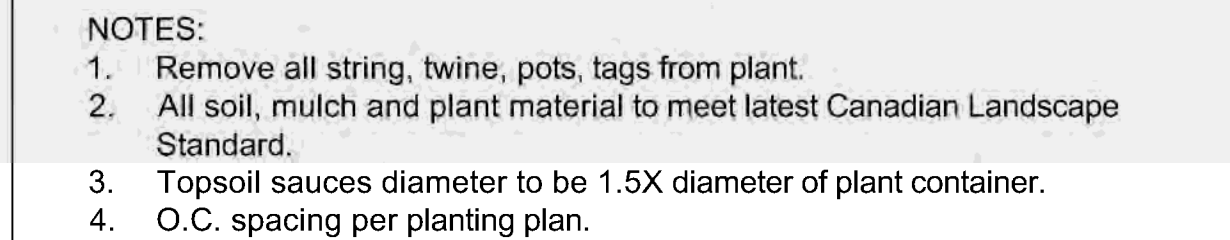
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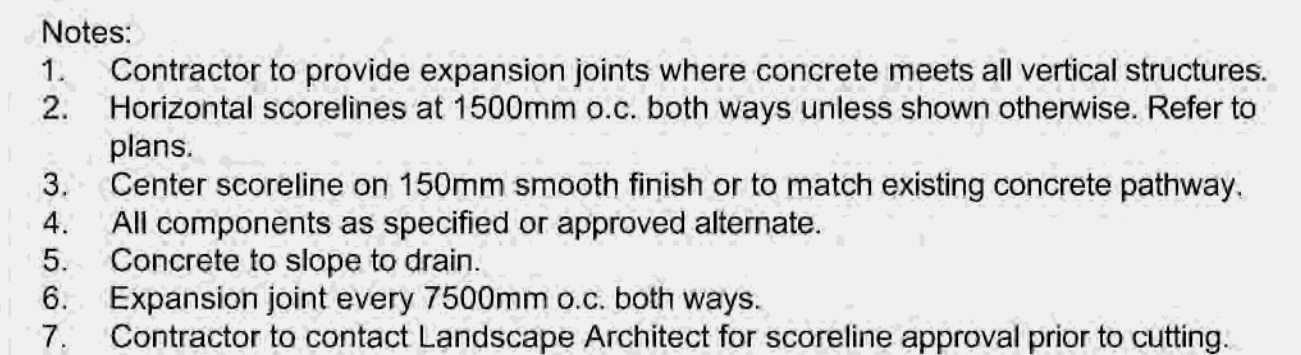
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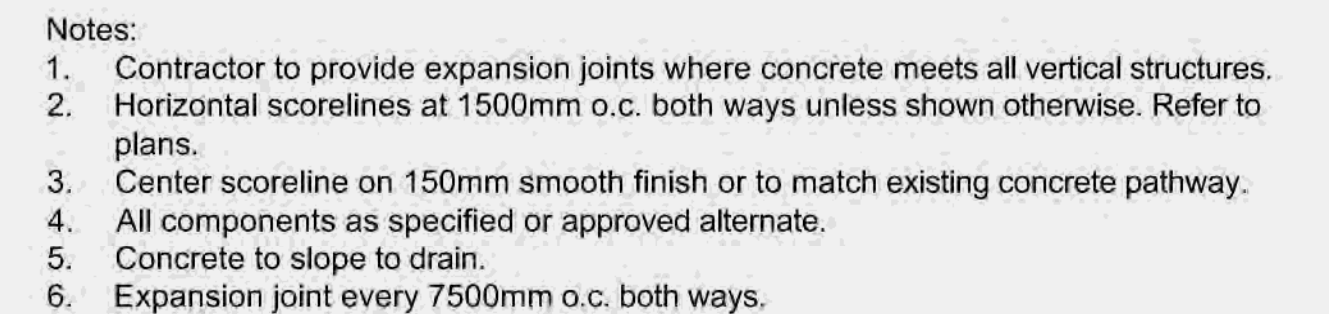
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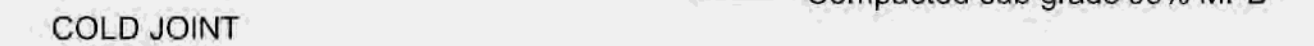
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Scale 1:10



Scale 1:10

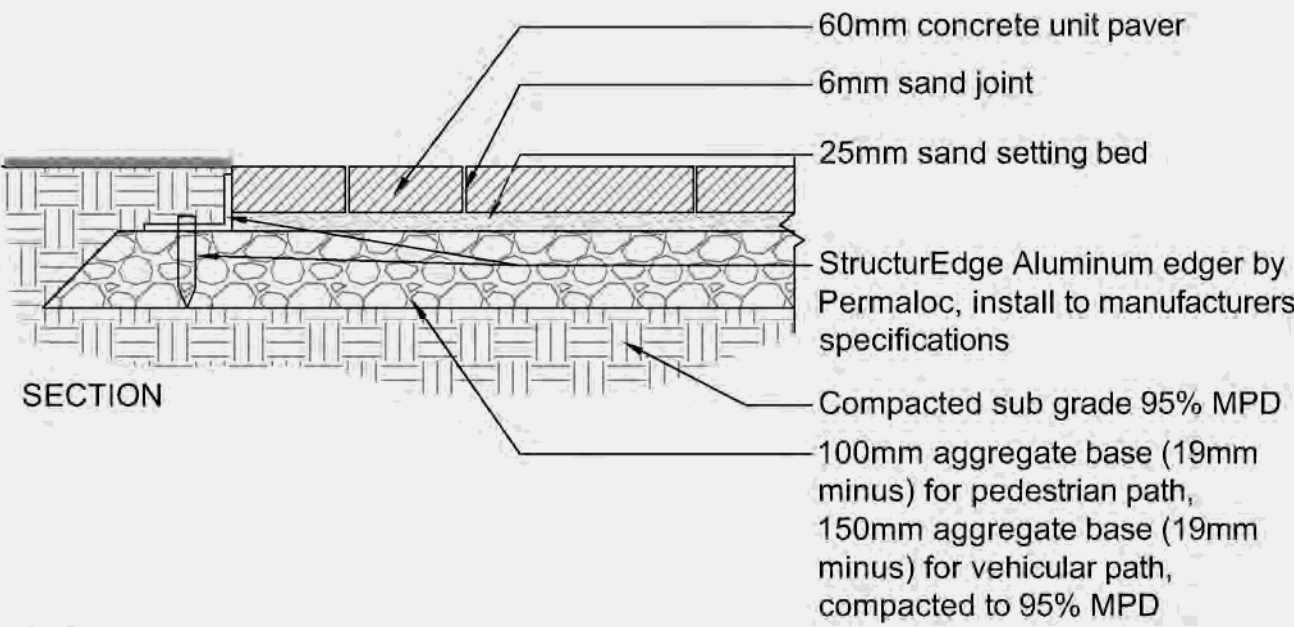


Scale 1:10

Scale 1:5

Drawn: AH	Stamp:
Checked: KM	
Approved: SH	Original Sheet Size: 24"x36"
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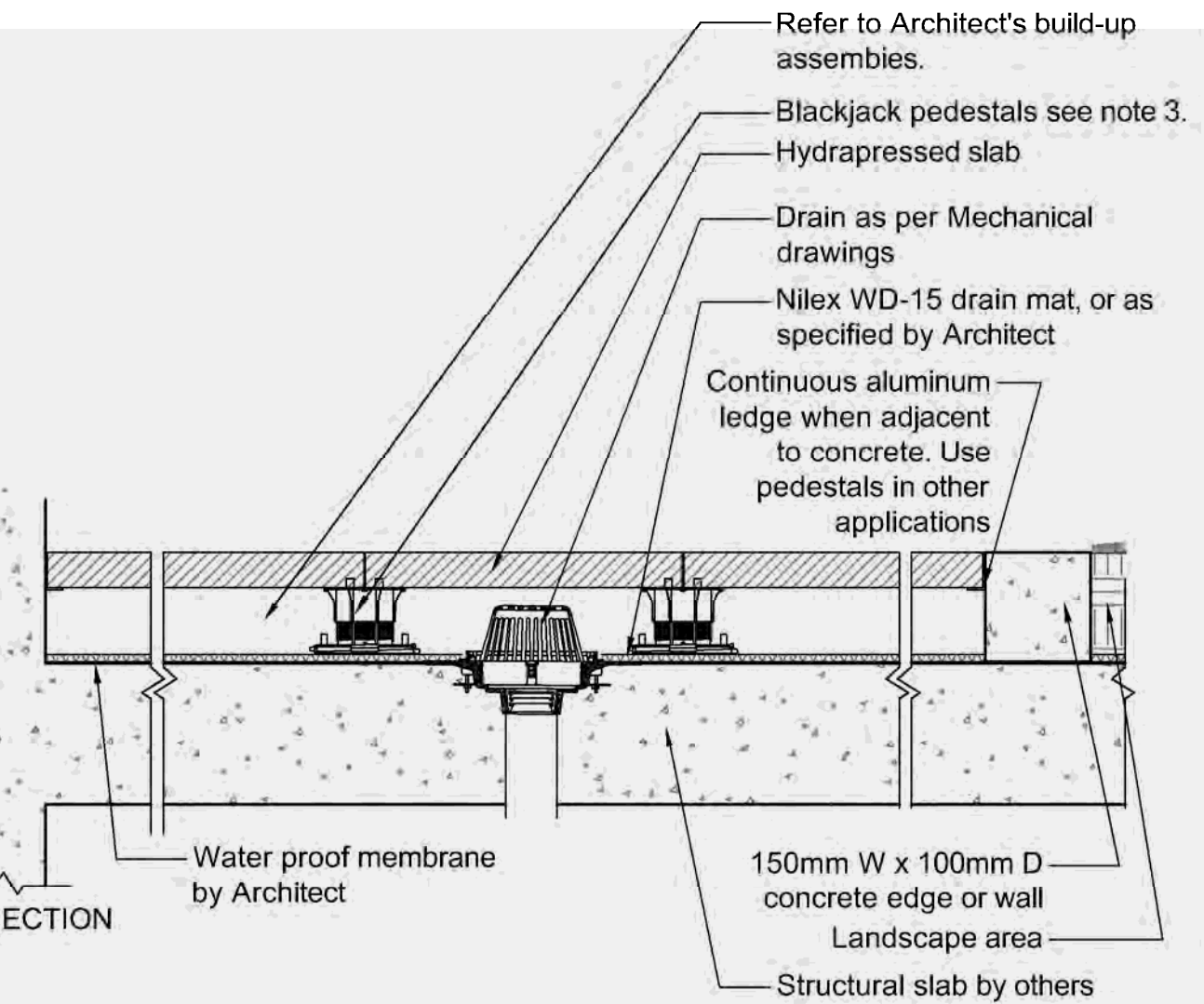
Unit Paver Details (pedestrian path):
Type: DIMENSIONS™
Size: L305mm X W152mm X 60mm
Colours: scandina grey
Pattern: as shown on plan
Manufacturer: Belgard
<https://www.belgard.com/products/pavers/dimensions/>
1-800-663-4091



- NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum $\frac{1}{3}$ Paver.

1 UNIT PAVER AT GRADE

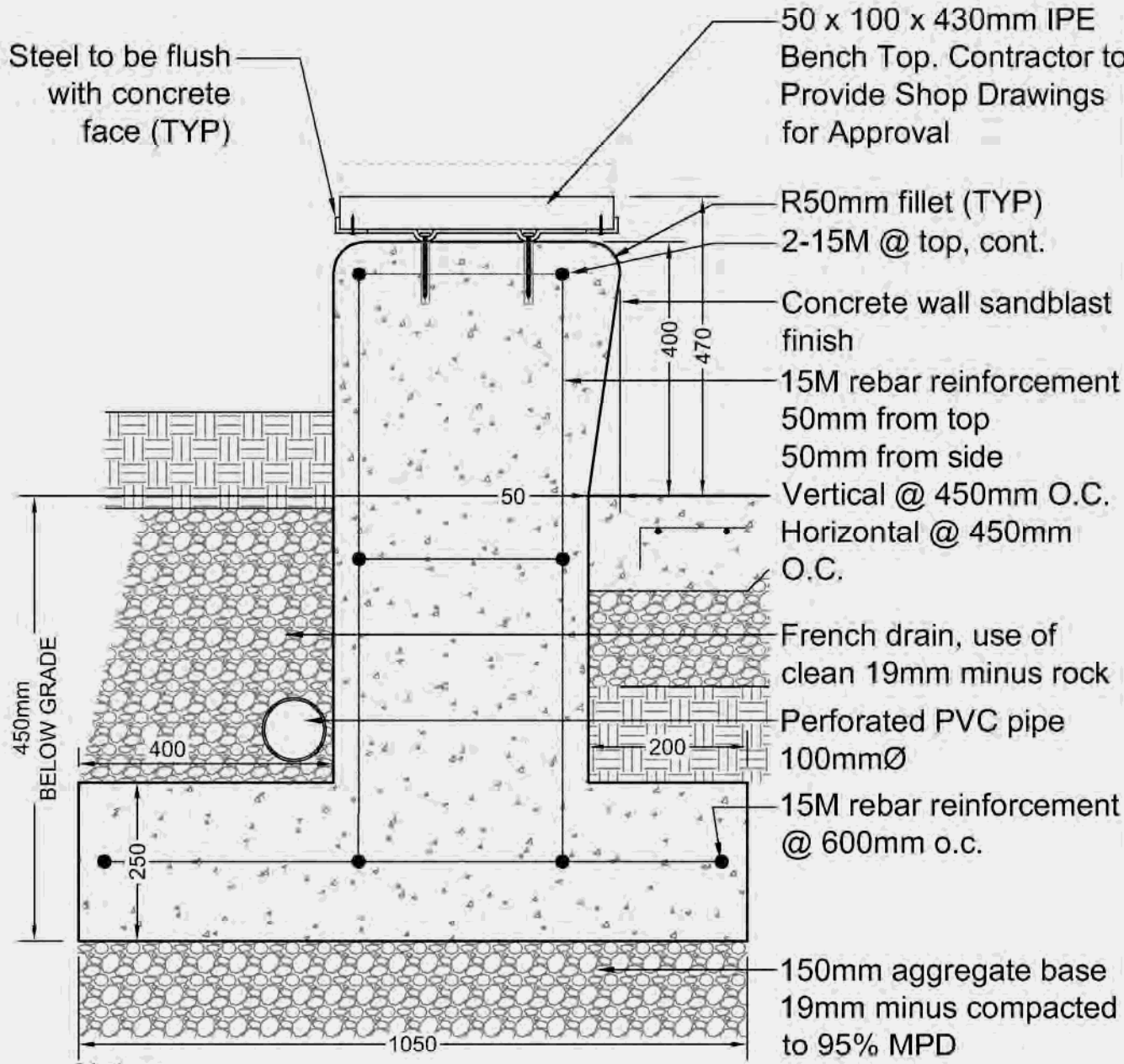
Scale 1:10



- NOTES:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. BlackJack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.
 5. Architect's assembly's differ between floor type and roof type. The above 'structural slab' is indicative only. Refer to Architecture for relevant assemblies.

4 HYDRAPRESSED SLAB ON SLAB

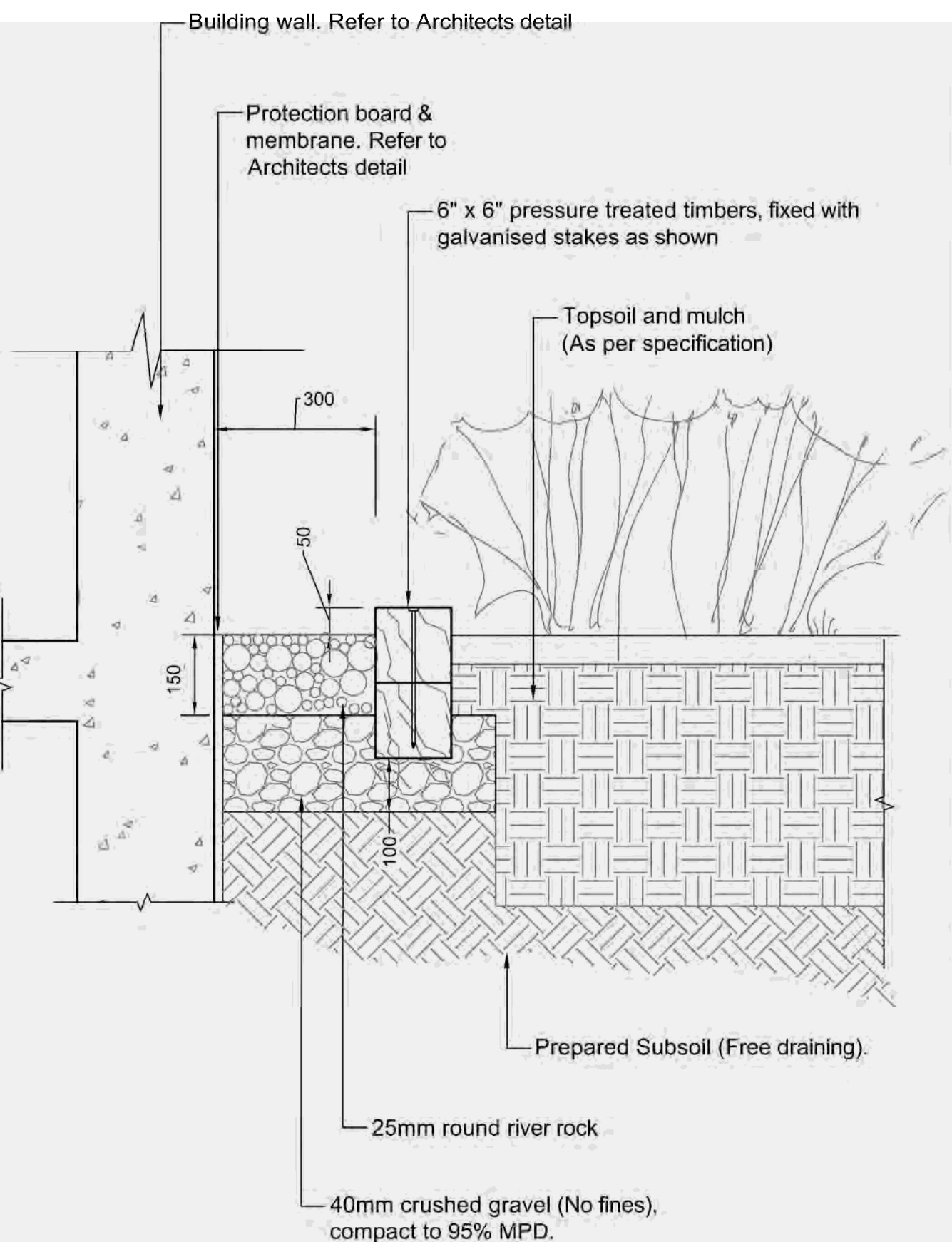
Scale 1:10



- Notes:
1. Vertical Control Joints Every 3m on center.
 2. Wall heights vary. Refer to Grading Plan.

2 CONCRETE SEAT WALL AT GRADE

Scale 1:10



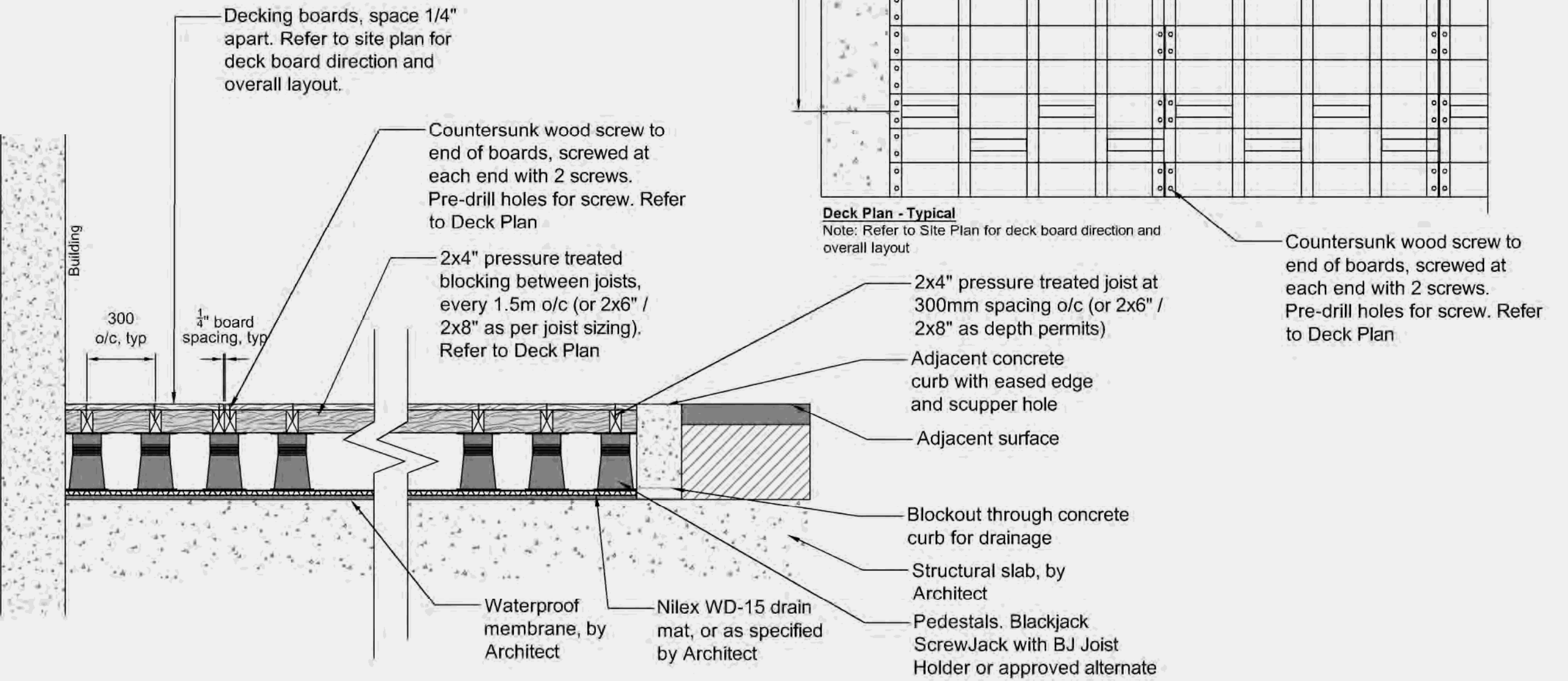
5 DRIP STRIP AT GRADE

Scale 1:10



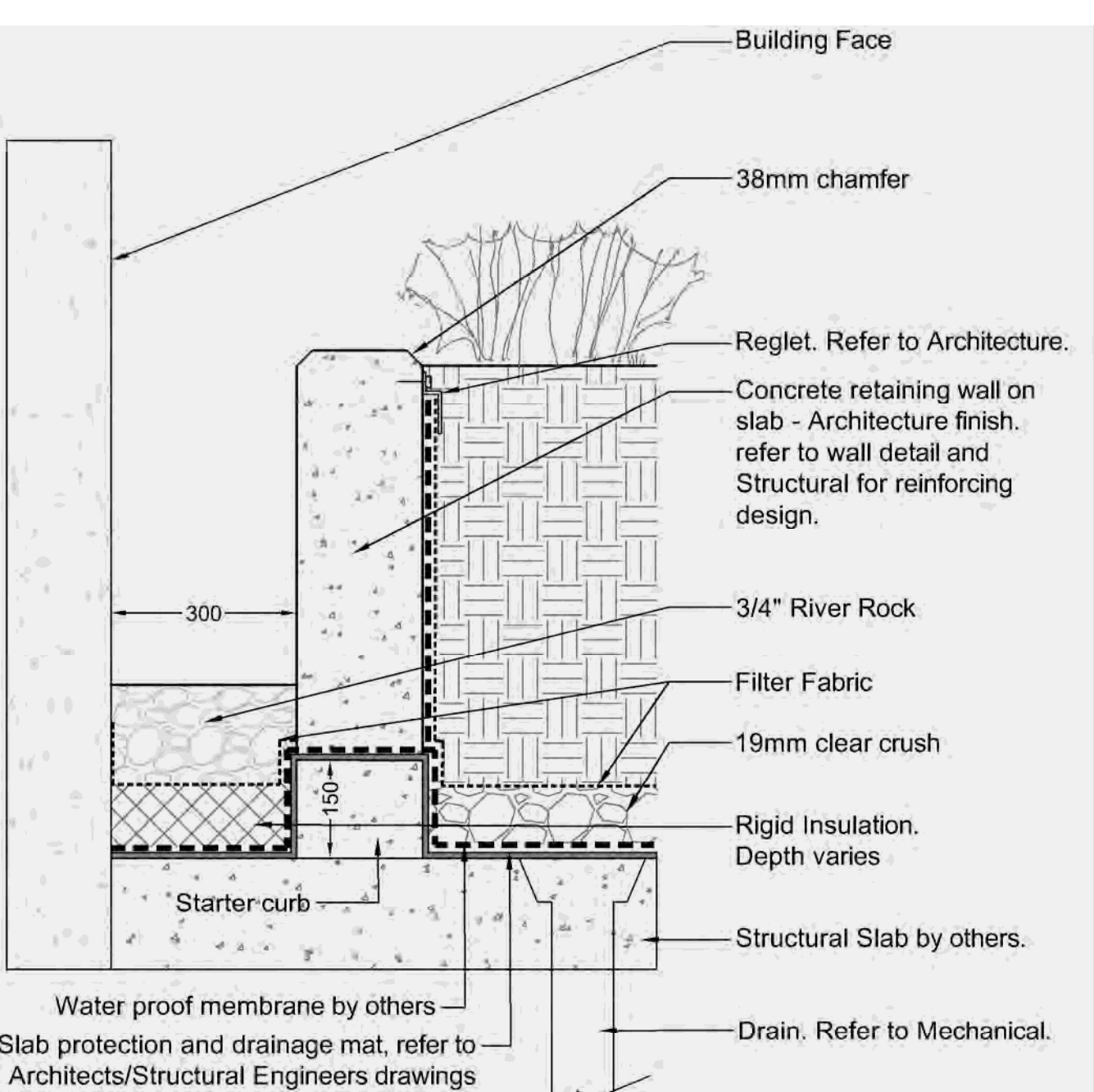
Product: Timbertech
Type: Legacy Collection
Colour: Pecan
Supplier: www.timbertech.com

- Notes:
1. Install as per manufacturer's specifications.
 2. Contractor to provide shop drawings for Landscape Architect review and approval.
 3. Refer to Site Plan for deck board direction and overall layout
 4. All fasteners to be hot dipped galvanized



3 DECKING ON SLAB

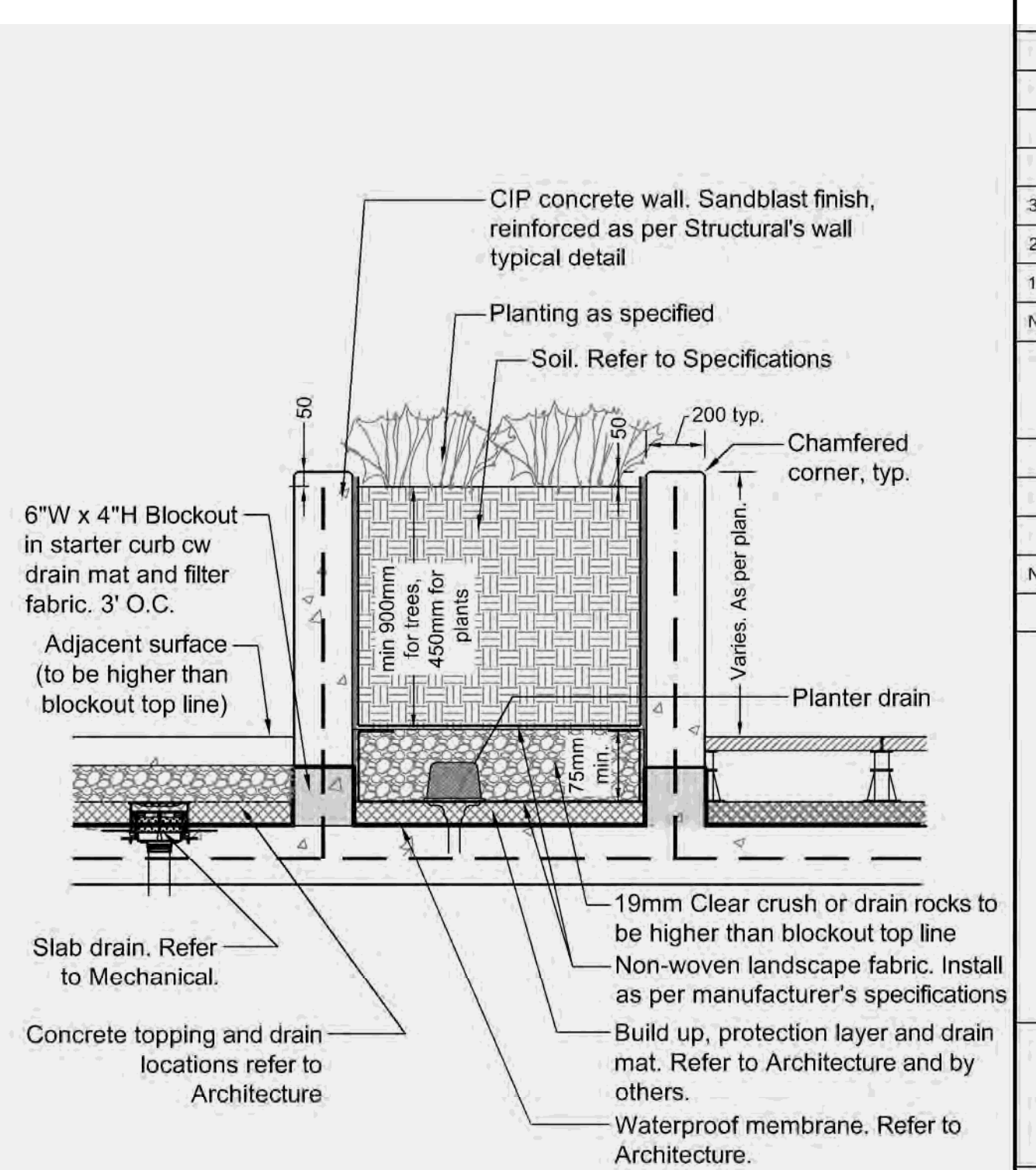
Scale 1:10



- Notes:
1. Vertical Control Joints every 3000mm on center.
 2. Provide block out every 1m for water to flow under walls to designated drain. Refer to Mechanical for drain system.
 3. Sandblast finish walls

6 DRIP STRIP ON SLAB

Scale 1:10



- Note:
1. Refer to Architect's drawings for floor assemblies.
 2. Extend rebar 300mm min. from up-stand to facilitate concrete curb/planter construction and tie points for reinforcement. Waterproofing membrane and protection to cover upstand. Seal any gaps with approved sealer after wall has cured.

7 RAISED CONCRETE PLANTER

Scale 1:10

3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

No.	By:	Description	Date
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

Drawn: AH	Stamp:
Checked: KM	
Approved: SH	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
DETAILS

VDZ Project #:
DP2022-76

Drawing #:
LD-02



1 POOL DECK CHAIR

Scale NTS



TABLE AND CHAIRS

Model #: Kontur Table and Chairs (MCH-2000-00001)
Colour: Silver 14
Manufacturer: Maglin
Contact: Jennifer Fancy
Jennifer.Fancy@maglin.com
1-800-716-5506 x6050

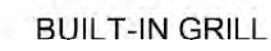
Or approved equal

2 TABLE AND CHAIRS



Model: NewAge Products 65087
Material: Stainless Steel
Size: Sink Cabinet: 32" W x 23" D x 34.75" H
Bar Cabinet: 32" W x 23" D x 34.5" H
Insert Grill Cabinet: 33" W x 23" D x 34.75" H
Contact: <https://newageproducts.com/>
877-306-8930

or approved equal



Model: New Age 33" Insert Grill
Material: Stainless Steel
Size: 33" W x 23" D x 25.5" H
Contact: <https://newageproducts.com/>
877-306-8930

or approved equal

3 OUTDOOR KITCHEN

Scale NTS



Model #: HotBin Mk2 Composter, 52 Gallon
Size: 22" L x 22 W x 44" H
Material: Expanded Polypropylene
Supplier: Gardeners supply company
<https://www.gardeners.com/>

4 COMPOST BIN
Scale NTS



5 FEATURE SEATING
Scale NTS



Or approved equal

6 GARBAGE RECEPTACLE
Scale NTS



Model #: 2300 Series Iconic Bike Rack
Colour: Silver 14
Manufacturer: Maglin
www.maglin.com

Or approved equal

7 BIKE RACK
Scale NTS



Model #: 2300 Series Iconic Bench
Size: 33.3" x 70" x 25.5"
Colour: Powder coated white
IPE Wood
Mount: As per manufacturer's specification
Supplier: Maglin
Jennifer Fancy
Jennifer.Fancy@maglin.com
1-800-716-5506 x6050

Or approved equal

8 — **BENCH**
Scale NTS

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St. | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7

www.vdz.ca | 604-882-0024

3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13
No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 3805 LAKESHORE ROAD DEVELOPMENT			
Location: 3805 LAKESHORE ROAD KELOWNA, B.C.			
Drawn: AH			
Stamp:			
Checked: KM			
Approved: SH			
Original Sheet Size: 24"x36"			
Scale: AS SHOWN			
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Drawing title:

DETAILS

VDZ Project #:
DP2022-76

Drawing #:
LD-03

OUTDOOR SOFA

Model #: Nexus Collection:
 -Nexus Armless Two Seat (M77022)
 -Nexus Corner Seat (M77032)
 -Nexus Lounge Chair (M77004)
 -Nexus Ottoman (M77008)
 Colour: Canvans Natural (5404)

TROUGHS		PRODUCT SPECIFICATION SHEET ms/TPO3	
Material:	0.125" marine grade 5052 aluminum		
Finish:	Durable, UV rated powder coat		
Colour:	Sterling Slate Tuscan	Mocha Snow	Cloud Carbon
Drainage Holes:	Yes No drainage holes available upon request		
Top Lip:	Standard 1" lip ++ 1 1/2 lip with 1" return + stiffeners		
Dimensions (in):		Weights	
L	W	H	
32	10	16	21 10
36	10	16	23 10
40	10	16	25 11
46	10	16	28 13
32	10	24	29 13
36	10	24	32 15
40	10	24	35 16
46	10	24	39 18
40	20	24	46 21
46	20	24**	51 23
60	20	24***	63 29
72	20	24***	73 33

*Can also be fabricated without a lip

Custom sizes available upon request

Project:
Company Name:
Contact Name:
Date:
Approval:
Signature:



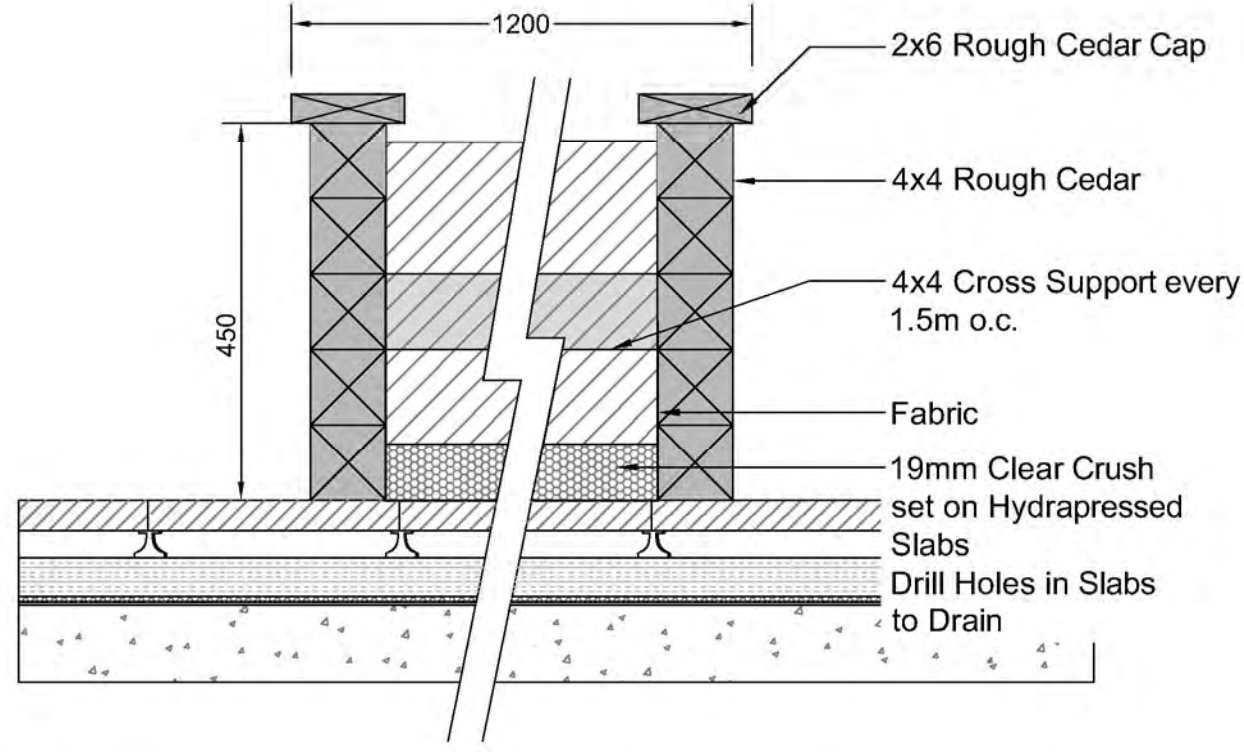


TROUGHS Moveable Planters
Size: as per plan



CUBES		PHOTOGRAPH SPEED RATION (SALES)	
MATERIAL:		(101) 721	
	0.125" marine grade 5052 aluminum		
FINISH:			
Colour:	Sterling Mocha Cloud		
	State Night Carbon		
	Tuscan Snow		
DRAINAGE HOLES:			
	Yes		
	No drainage holes available upon request		
TOP LIP:			
	Standard 1" lip		

CUBES Moveable Planters
Size: as per plan



NOTES:

1. Cap to be sanded smooth.
2. Cap and exterior of planter to be treated with Sikkens Cetol WB SRD, Colour: #077 (Cedar)
3. All fasteners to be hot dipped galvanized.

1 OUTDOOR SOFA
Scale NTS

Luminaire characteristic:	
	Power input: 4W to 12W Lumens: up to 430lm (for 3000K, 80CRI) Luminaire efficacy: Up to 35lm/W
Source:	WHITE LED module (LM-80 tested) 3000K : 80CRI 4000K : 80CRI
Lumen maintenance:	70% of initial lumens at 50 000 hours (L70) (LM79 tested)
Optic:	Downward Asymmetric
Material:	Body: Die-cast Diffuser: Toughened glass Recessed housing: Polypolypropylene
Mounting:	Wall recessed cast in concrete. Supplied with a two part housing installation kit, anchor screws, bolts, locking system and adhesive template to ensure perfect alignment when installing. Connections to be done inside the back box.
Electrical:	See remote power supply options on page 6
Finish:	Concrete
Weight:	1.8 lbs (0.8 kg) to 3.97 lbs (1.8 kg).
Warranty:	5 year limited warranty
Rating:	IP65, IK06
Certification:	cULus listed for Wet location



5 WALL LIGHT
Scale NTS

2 DIVIDING PLANTER

Scale NTS



Manufacturer: Dekko or approved equal
Model: Belmont
Colour: Natural

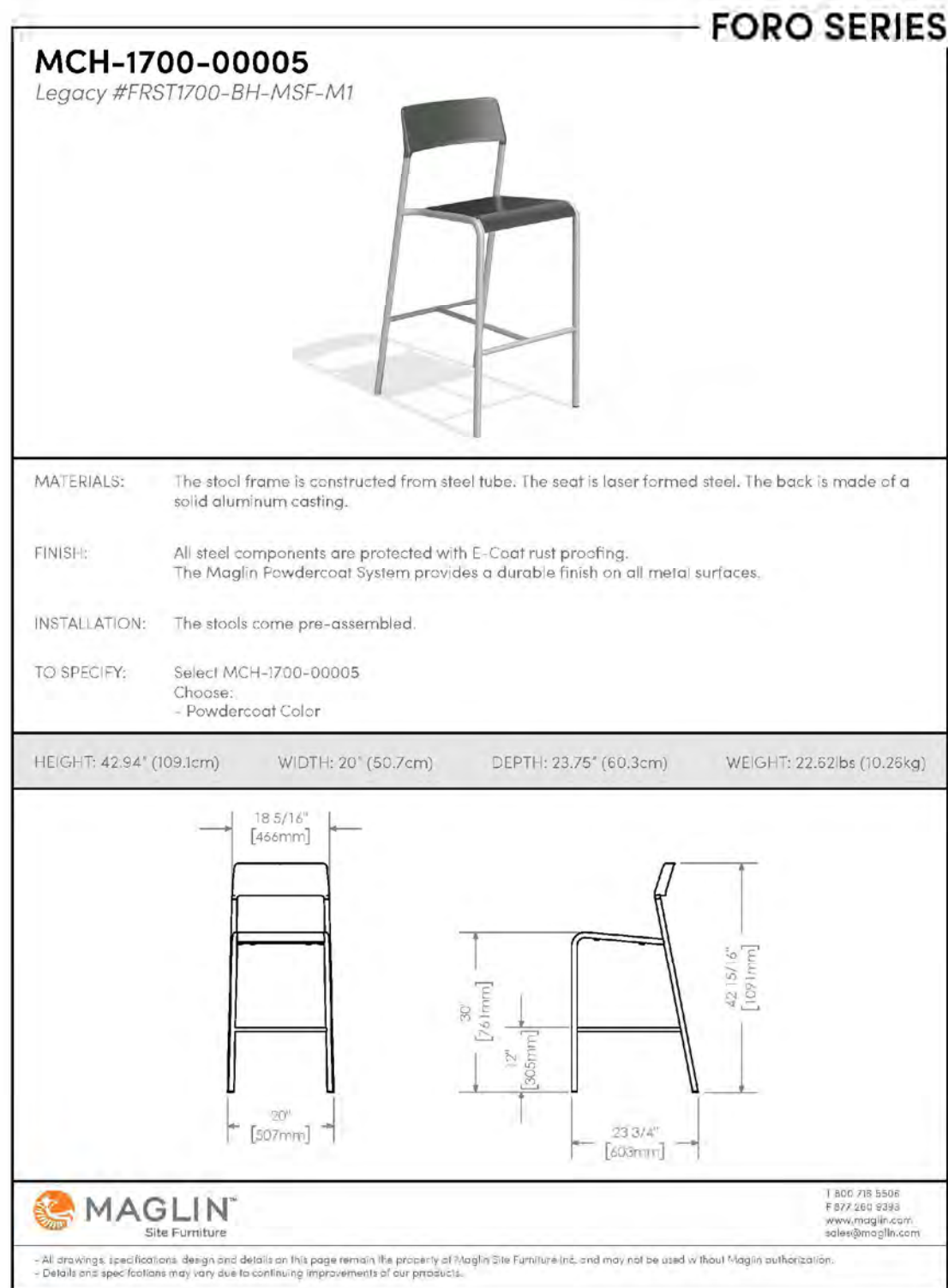
6 FIRE PIT
Scale NTS



Bollard Light
Model: 15602BZ-LED (Atlantis Square Large LED Bollard)
Finish: Bronze
Mount: as per Manufacturer's specifications
Manufacture: Hinkley
Supplier: TerraDek Outdoor Lighting
Sales Representative: Gerry De La Vega
gerryd@terradek.com

Or Approved Equal

7 BOLLARD
Scale NTS



8 BAR HEIGHT STOOL CHAIR
Scale NTS

[illegible]

3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

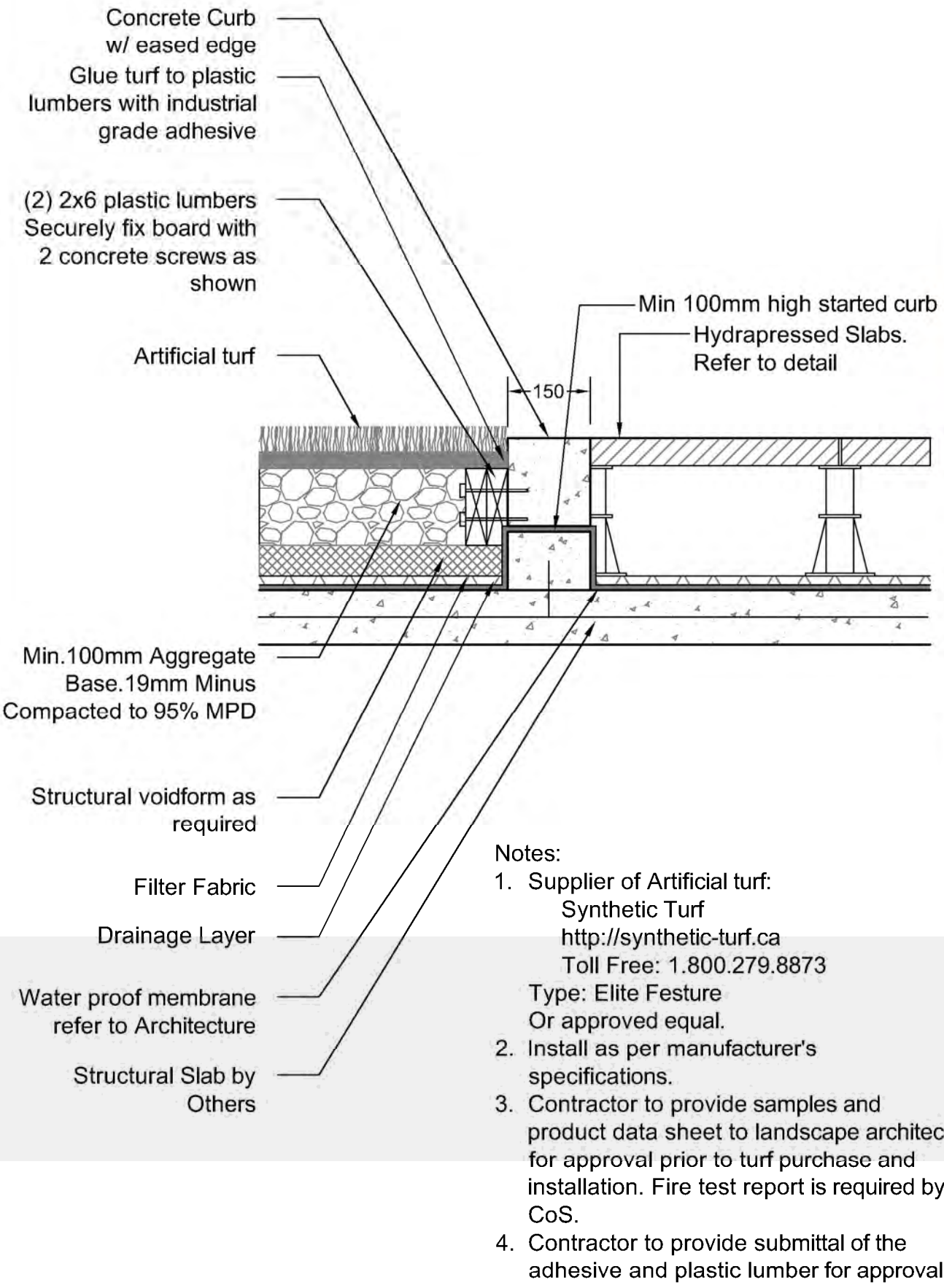
Drawn: AH	Stamp:
Checked: KM	
Approved: SH	Original Sheet Size: 24"x36" 
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REWORKING/DISPATCHES/DRAWINGS MUST NOT BE PERICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:

DETAILS

VDZ Project #:
DP2022-76

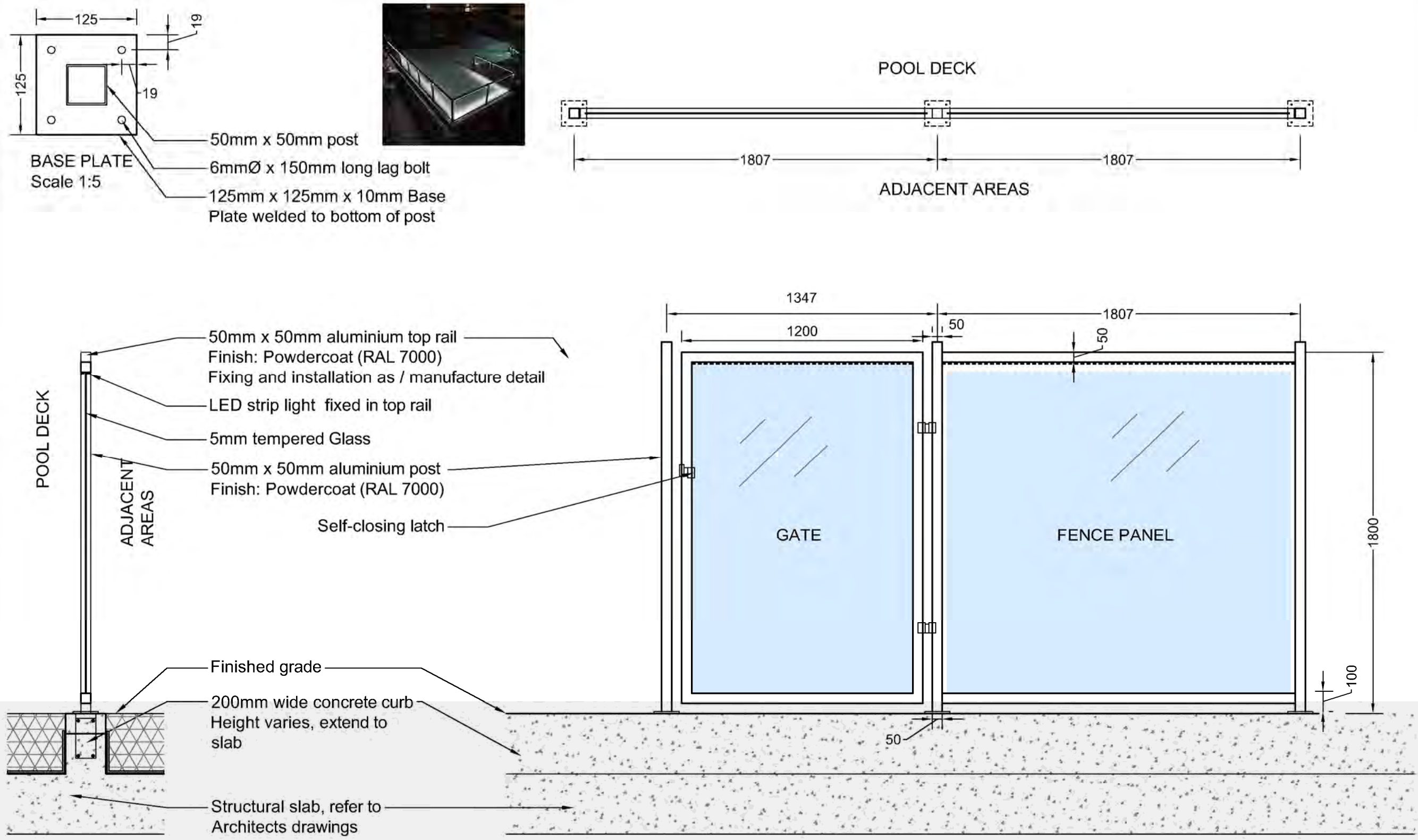
Drawing #: LD-04



1 ARTIFICIAL TURF ON SLAB
Scale NTS



2 TRELLIS
Scale NTS



3 1.8M GLASS FENCE
Scale 1:20



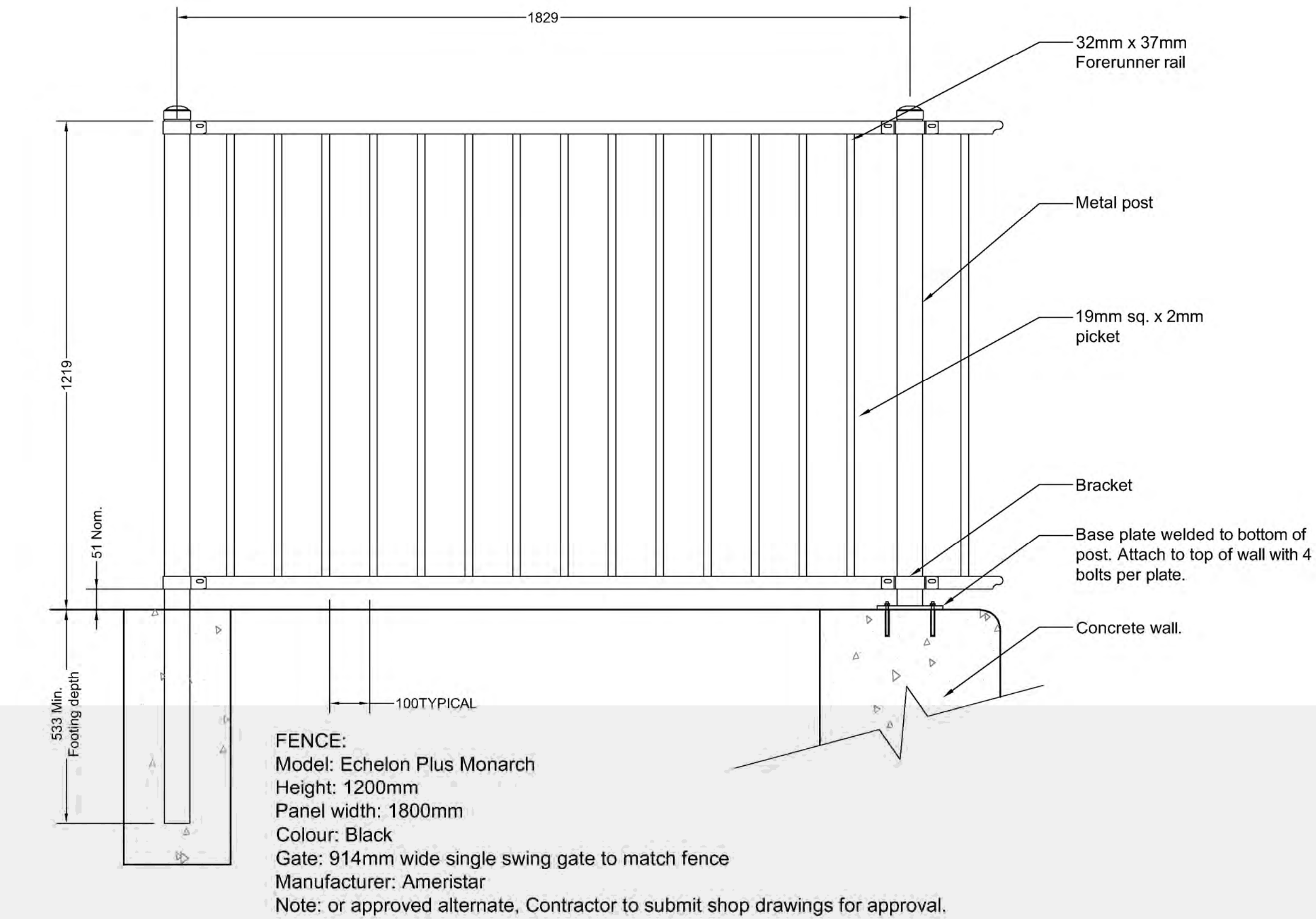
Lounge Chair
Product: Americana
Color: Leaf Green
Manufacturer: Landscapeforms
www.landscapiforms.com
or Approved Equal

5 ADIRONDACK CHAIR
Scale NTS



POTTING TABLE
Model #: 8593268
Size: 45-1/2" W x 59" H x 23-3/4" deep overall
Material: Wood
Supplier: Gardeners Supply Company
www.gardeners.com

6 POTTING TABLE
Scale NTS



7 PICKET FENCE
Scale 1:10

No.	By:	Description	Date
3	KM	Issued for DP	2023-04-27
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Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

Drawn:
AH

Checked:
KM

Approved:
SH

Scale:
AS SHOWN

Stamp:

Original Sheet Size:
24"x36"

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27 April 2023

Attn: Lara Reid

Jim Pattison Developments

200 – 879 Marine Drive

North Vancouver, BC V7P 1R7

RE: 3805 Lakeshore Road – Zoning Summary Spreadsheet: Landscape Requirements

The following table summarizes the proposed landscape buffer improvements for the site.

<i>Landscaping Standards</i>	<i>Zone</i>		<i>Proposed</i>	
	VC1		VC1	
<i>Min. tree amount</i>	Total:	15	Total:	12 ¹
<i>Min. deciduous tree caliper</i>	Large	5cm	Large	5cm
	Medium	4cm	Medium	4cm
	Small	3cm	Small	3cm
<i>Min. coniferous tree height</i>	250 cm		250 cm	
<i>Min. ratio between tree size</i>	Large	50% min.	Large	50%
	Medium	No min. or max	Medium	42%
	Small	25% max.	Small	8%
<i>Min. growing medium area</i>	75% soil based landscaping		50% ²	
<i>Min. growing medium volumes per tree</i>	Large	30 m ³ if single, 25 m ³ if cluster	Large	30 m ³ - single, 25 m ³ - shared ³
	Medium	20 m ³ if single, 18 m ³ if cluster	Medium	20 m ³ - single, 18 m ³ - shared ³
	Small	15 m ³ if single, 12 m ³ if cluster	Small	15 m ³ ea. ³
<i>Landscape graded areas (7.2.7)</i>	Lawn Areas	Max 1:3 (33%)	Lawn Areas	Max 1:3 (33%)
	Shrubs/GCs	Max 1:2 (50%)	Shrubs/GCs	Max 1:2 (50%)
	Cross Slopes	Min. 1:50 (2%)	Cross Slopes	Min. 1:50 (2%)
<i>Fence Height</i>	Front/Flanking Yard	Max. 1.2m HT.	Front/Flanking Yard	1.2m HT.
	Side Yard	Max. 2.0m HT.	Side Yard	None proposed
	Rear Yard	Max. 2.0m HT.	Rear Yard	None proposed

<i>Riparian management area?</i>	Y/N	Yes, refer to Environmental Assessment and Environmental Management Plan (by others)
<i>Retention of existing trees on site?</i>	Y/N	Yes, refer to Arborist Report
<i>Surface parking lot (7.2.10)?</i>	Y/N	No, all parking is located within the parkade
<i>Refuse & recycle bins screened?</i>	Y/N	Yes, bins are located within the parkade
<i>Other:</i>	¹ Variance to minimum tree amount due to existing street light conflicts along Lakeshore Road, to increase visibility to commercial frontage along Lakeshore Road, and to accommodate private patios for the units along Cook Road. ² Variance to the minimum growing medium area to accommodate commercial frontage along Lakeshore Road and unit entries, parkade entrance, and pad mounted transformer along Cook Road.	

Please let me know if you have any questions or need for clarification.

Sincerely,

Kim McNamee | MBCLSA, CSLA, BLA
Landscape Architect
VDZ+A Consulting inc.

KM

April 27, 2023



ARBORIST REPORT

March 13, 2023

3805 Lakeshore Road

VDZ PROJECT#: DP2022-76

SITE ADDRESS: 3805 Lakeshore Road, Kelowna, BC

PREPARED FOR:

Jim Pattison Developments
#200 – 879 Marine Drive
North Vancouver, BC
V7P 1R7

PROJECT ARBORIST:

D. Glyn Romaine
ISA Certified Arborist PN-7929A

CONSULTING ARBORIST:

Atiya Livingston
ISA Certified Arborist PN-9199A



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TESTING & ANALYSIS	3
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ASSIGNMENT

VDZ has been retained by the Jim Pattison Developments to prepare a report to assess the tree(s) located at 3805 Lakeshore Road, Kelowna, BC. VDZ performed a site review entailing identification and visual assessment of the tree(s) on-site based on the documents provided by the client or representative(s).

The Project Arborist will provide recommendations for the retention or removal of the tree(s) on this site based on the existing site conditions and the proposed use of the site. Mitigation of development impact on the tree(s) has been considered as part of the tree assessment process.

LIMITS OF THE ASSIGNMENT

VDZ's observations are limited to one site visit on March 4, 2023. No tissue or soil samples were sent to a lab for identification or analysis. VDZ located the trees using onsite navigation and a tree survey was supplied by the client or representative(s).

During the winter season, deciduous trees are in winter dormancy, limiting the assessment of tree health during this time.

All recommendations are based on the health and condition of the tree, as well as conflicts with the architectural plan provided at the time of this report. Should there be changes to finalized working drawings, final recommendations will be adjusted to address the changes where necessary.

TESTING AND ANALYSIS

VDZ used visual tree assessment and mallet sounding to test the trees' health, condition, and risk level. Glyn Romaine of VDZ+A completed the fieldwork for this assignment under overcast conditions and a temperature of ~0 degrees Celcius. The topographic survey used during this assessment was completed by Summit Land Surveying and dated February 4, 2022. Site observations were recorded and trees were affixed with an aluminum tree tag. A limited level 1 assessment was completed for tree OS1 as it was not accessible at the time of assessment.

PURPOSE AND USE OF REPORT

The purpose of this report is to assist the property owner in compliance with the City of Kelowna Tree Protection Bylaw No. 8041, the Municipal Properties Tree Bylaw No. 8042, and the Current Zoning Bylaw, No. 8000.

SITE REVIEW

The property is located in southwest Kelowna at the southeast corner of Lakeshore Road and Cook Road. There is mixed use residential/commercial building to the north, strata homes to the east and south, and a lakeside resort across Lakeshore Rd to the west. The north portion of the site contains a single-story commercial building and open parking lot, while the entire southern portion is an un-developed riparian area.

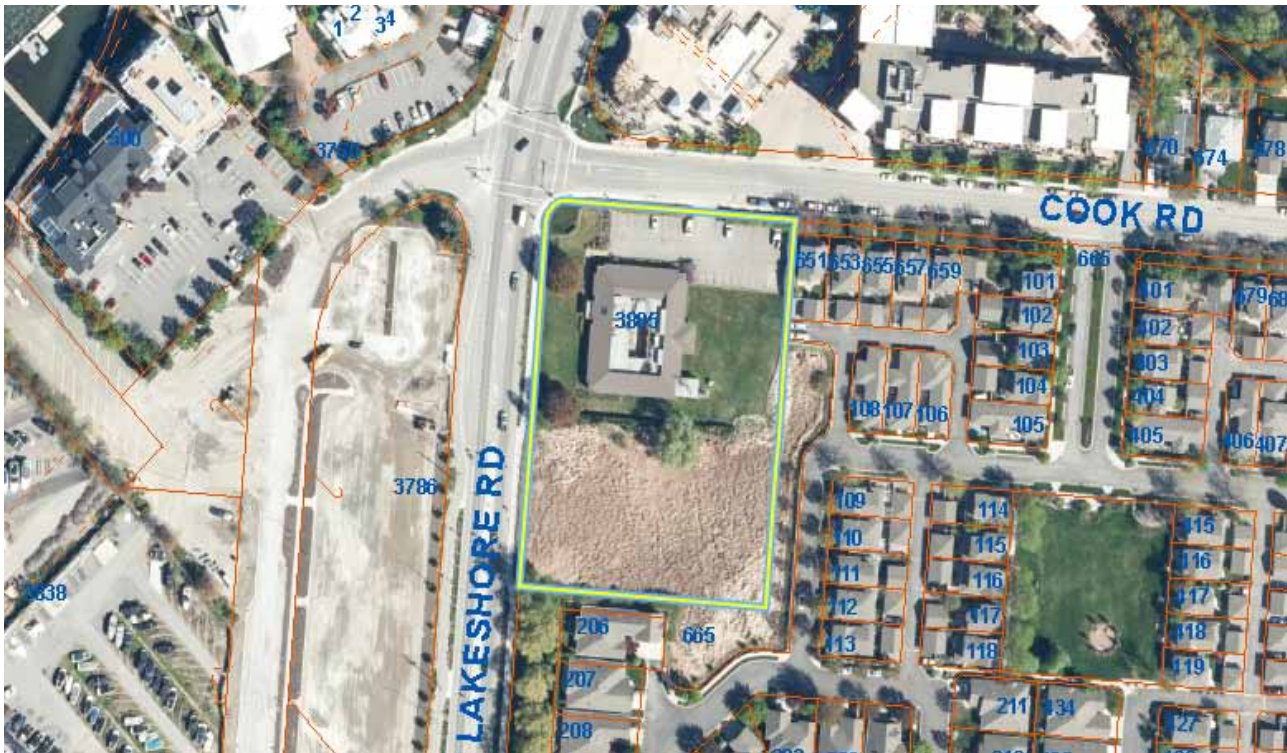


FIG. 1 - AERIAL VIEW OF PROPERTY (Kelowna Map Viewer, 2021)

Off-site Trees - There are private off-site tree associated with this project.

Municipal Trees - There are municipal trees associated with this project.

Straddling Trees - There are no trees straddling the property lines associated with this project.

PROPOSED SITE DEVELOPMENT

The conceptual site plan calls for the demolition and clearing of a commercial building and surface parking lot, followed by the construction of a multi-family mixed-use residential and commercial building.

ENVIRONMENTAL DESCRIPTION

Half of the site is a riparian area with mostly herbaceous species with some black cottonwood, willow and growing around the perimeter. 3 Siberian elm trees (invasive in the Okanagan) have established on the edge of the riparian area. Vegetation on the northern, developed portion of the site is mostly lawn with non-native ornamental shrubs growing around the existing building and parking lot.

There is no evidence of raptors' nests, osprey nests, or heron colonies on the site. **Removal of trees however between March 15 – August 15 (date subject to change depending on seasonal nesting behavior and therefore must be confirmed with the City) will require a bird nesting survey.** This is as prescribed by the federal Migratory Birds Convention Act (MBCA), 1994 and Section 34 of the BC Wildlife Act. It is the responsibility of the owner/developer to ensure they comply with the city's regulations governing nesting birds on sites where development is occurring.

TREE PRESERVATION SUMMARY

All the Trees identified on the Tree Management Plan and within the Tree Assessment Data Table have been given their Retention/Removal recommendation on a preliminary basis. Final recommendations will be based upon design/construction and grading details.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction, and post-construction activities. Best efforts must be made to ensure the Tree Protection Zone remains undisturbed. Ongoing monitoring of retained trees through the development process and implementation of mitigating works (watering, mulching, etc.) is essential for success.

SPECIES RECOMMENDATION FOR REPLACEMENT TREES

Given the required replacement plantings for the site, the Arborist recommends the following tree species for long-term survivability based on local conditions and future climate projections. In addition to the following trees, other interior adapted species are also recommended.

- Colorado spruce (*Picea pungens*)
- flowering crab apple (*Malus spp.*)
- green ash (*Fraxinus pennsylvanica*)
- lilac Tree (*Syringa reticula*)
- ponderosa pine (*pinus ponderosa*)
- quaking aspen (*Populus tremuloides*)

SUMMARY OF FINDINGS

- 16 on-site trees were identified. 1 is within the development area and recommended for removal. 15 are within the riparian area and are recommended for retention.
- Of the 15 on-site riparian trees 3 are Siberian elm, an invasive species. Current retention recommendations are subject to advice from RPBio.
- 2 City trees were identified. Both are recommended for retention, and 1 will require Tree Protection Barrier (TPB).
- 11 off-site trees were identified. All are recommended for retention.

TABLE 1 - TREE INVENTORY ASSESSMENT

Removals are based on the condition of the tree and take into consideration the provided site plan.

CRZ = Critical Root Zone - see Tree Protection Barrier (TPB) Specification (see pg. 19) **LCR** = Live Crown Ratio **DBH** = Diameter at Breast Height (1 m)

CRAD = Crown Radius

Tag #	Common name <i>Botanical name</i>	DBH (cm)	CRAD (m)	LCR (%)	Condi- tion	Comments	Remove / Retain
201	Norway maple <i>Acer platanoides</i>	66	7.6	70	Good	Codominant at 2 m. Large butters some damage to exposed roots. Growing within proposed building envelope.	Remove
202	Norway maple <i>Acer platanoides</i>	52	6.5	70	Good	Codominant at 2 m with 3 leaders.one awkwardly attached and wraps around other. Some broken branches hanger. Exposed surface roots. Growing in riparian area. Tree Protection Barrier required.	Retain
203	Black cottonwood <i>Populus trichocarpa</i>	36	3.3	80	Good	Crook at 8 m. Surface roots visible & m north of tree. With several suckering stems wmerging from roots from 2 m to 5 m north of the tree and 3 m to west. Suckers between 5-11 cm diameter. 5,7,9,11,11, 6,6,8, 9. Gall on surface roots. Growing in riparian area. Tree Protection Barrier required.	Retain
204	Siberian elm <i>Ulmus pumila</i>	39 (18, 21)	4	80	Fair	Codominant at 1 m with included bark and wet wood. Leans south. Growing in riparian area. *Invasive tree - Not protected by Tree Protection Bylaw.	Retain*

TREE INVENTORY ASSESSMENT

205	Siberian elm <i>Ulmus pumila</i>	31	4.3	60	Fair	Growing on a mound in wetland. Codominant at 2 m. Some dead branches. Girdling root. Growing in riparian area. *Invasive tree - Not protected by Tree Protection Bylaw.	Retain*
206	Siberian elm <i>Ulmus pumila</i>	131 (49, 43, 39)	10.6	90	Fair	Multiple stems from 0.4 m. 6 trunks. Growing on mound. Some broken branches. Hangers. Growing in riparian area. *Invasive tree - Not protected by Tree Protection Bylaw.	Retain*
207	Black cottonwood <i>Populus trichocarpa</i>	45 (16, 14, 15)	5.5	80	Fair	Multistemmed from base. Under crown of 206. Growing in riparian area. Tree Protection Barrier required.	Retain
208	Black cottonwood <i>Populus trichocarpa</i>	40 (27, 13)	4.2	70	Fair	Multistemmed from base. Under crown of 206. Growing in riparian area. Tree Protection Barrier required.	Retain
NT1	Black cottonwood <i>Populus trichocarpa</i>	18	4	70	Good	Codominant at 1 m. Suckers from roots around 3 m from trunk. Growing in riparian area.	Retain
NT2	Black cottonwood <i>Populus trichocarpa</i>	22	4	60	Good	Growing on bank. Phototrophic lean to north. Growing in riparian area.	Retain
NT3	Black cottonwood <i>Populus trichocarpa</i>	38 (22, 16)	4	60	Good	2 stems from base. Growing in riparian area.	Retain
NT4	Black cottonwood <i>Populus trichocarpa</i>	39	5.9	60	Good	Growing in riparian area.	Retain
NT5	Willow <i>Salix</i> sp.	23	6.1	40	Good	Growing with large Act. Reaching south. Growing in riparian area.	Retain

TREE INVENTORY ASSESSMENT

NT6	Black cottonwood <i>Populus trichocarpa</i>	27 (16, 11)	4	60	Good	3 stems from base. Smallest stem is dead. Growing in riparian area.	Retain
NT7	Black cottonwood <i>Populus trichocarpa</i>	18	4	60	Good	Pistol butt. Dead stem adjacent that is same size. Growing in riparian area.	Retain
NT8	Black cottonwood <i>Populus trichocarpa</i>	14	4	60	Good	Pistol butt. Growing in riparian area.	Retain
H1	American arborvitae <i>Thuja occidentalis</i>			100	Fair	Cedar hege. Some sagging branches. Growing in riparian area.	Retain
The following trees are growing on City property.							
C1	Red maple <i>Acer rubrum</i>	35	5.5	60	Good	Previously topped. Exposed roots with some damage mainly on west side. Growing 0.7 m from utilities box. Buried trunk flare. Tree Protection Barrier required.	Retain
C2	Red maple <i>Acer rubrum</i>	25	4	60	Good	Previously topped.	Retain
The following trees are growing off-site on private property.							
OS1	Callery pear <i>Pyrus calleryana</i>	20	2.5	60	Good	Vigourous growth. Crown does not reach property line. Limited assessment. No access.	Retain
OS2	Black cottonwood <i>Populus trichocarpa</i>	80 (28, 29, 23)	6.4	60	Good	Multistemmed from basset. Around 5 stems. Growing in riparian area.	Retain
OS3	Black cottonwood <i>Populus trichocarpa</i>	15	4.4	70	Good	Reaches north. Growing in riparian area.	Retain
OS4	Black cottonwood <i>Populus trichocarpa</i>	15	5.3	40	Good	Reaches northeast. Growing in riparian area.	Retain
OS5	Black cottonwood <i>Populus trichocarpa</i>	12	3	50	Good	Some dead branches. Growing in riparian area.	Retain

TREE INVENTORY ASSESSMENT

OS6	Black cottonwood <i>Populus trichocarpa</i>	19	4.5	50	Good	Growing in riparian area.	Retain
OS7	Black cottonwood <i>Populus trichocarpa</i>	27 (17, 10)	4.5	50	Fair	Codominant at 0.1 m. Large west stem has dead broken top. Small stem reaches north. Growing in riparian area.	Retain
OS8	Black cottonwood <i>Populus trichocarpa</i>	12	5.2	50	Good	Reaches east. Growing in riparian area.	Retain
OS9	Black cottonwood <i>Populus trichocarpa</i>	19	4	50	Good	Reaches southeast Growing in riparian area.	Retain
OS10	Willow <i>Salix</i> sp.	43	6.8	50	Good	Some dead branches. Growing in riparian area.	Retain
OS11	Black hawthorn <i>Crataegus douglasii</i>	13 (7, 6)	3.5	50	Good	2 stems from base. Growing in riparian area.	Retain

Table 2 : Summary of Tree Preservation by Tree Species - On-site and City trees

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Black cottonwood	10	0	10
Willow	1	0	1
Norway maple	2	1	1
Red maple	2	0	2
Siberian elm	3	0	3
Coniferous Trees			
	0	0	0
Total	18	1	81
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees Number		TBD	

Summary, report, and plan prepared and submitted by: D. Glyn Romaine



(Signature of Arborist)

March 13, 2023
Date



FIG. 2 - Tree 201, looking southeast from Lakeshore Rd.



FIG. 3 - Surface roots on Tree 201



FIG. 4 - Tree OS1 - limited access.

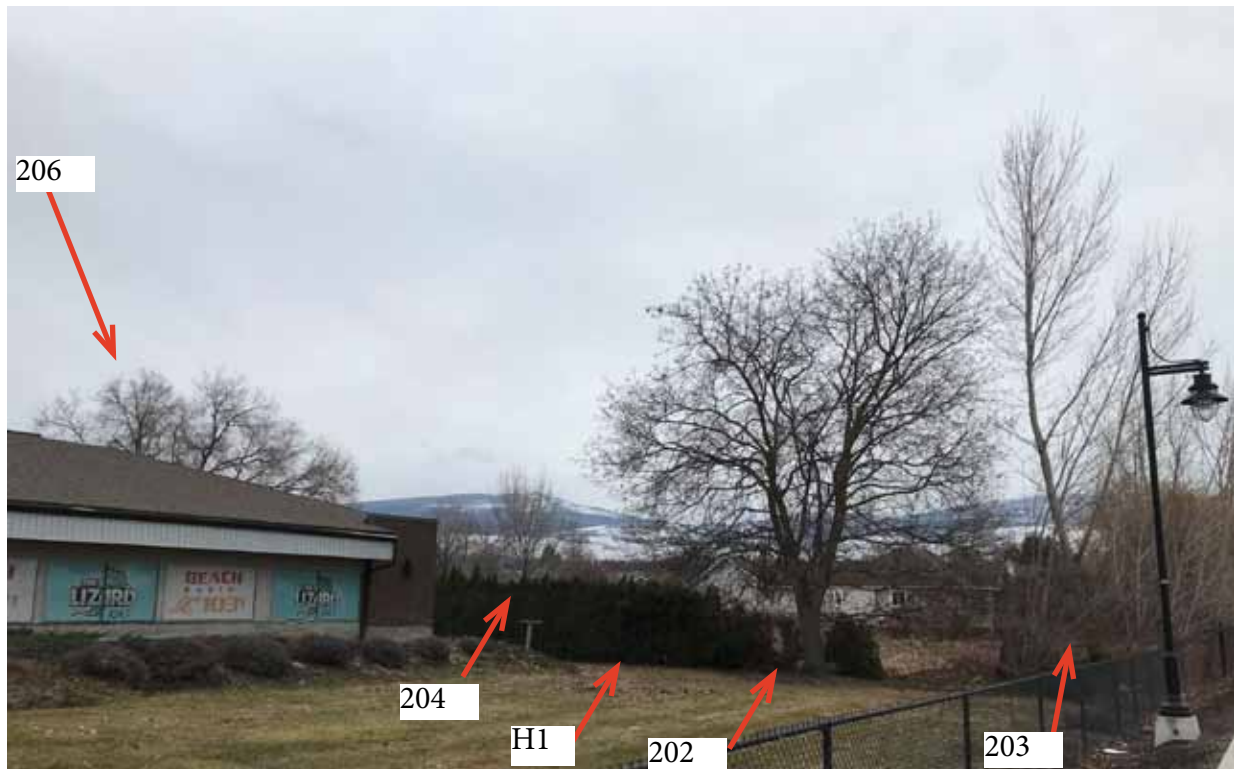


FIG. 5 - Tree 206, 204, 202, 203.



FIG. 6 - Surface roots on Tree 202



FIG. 7 - Surface roots and suckers on Tree 203.



FIG. 8 - Tree 204



FIG. 9 - Included bark and wetwood on Tree 204.



FIG. 10 - H1 (Hedge), Tree 205, Tree 204 (L-R).



FIG. 11 - H1 (Hedge), Tree 206, Tree 207, looking east.

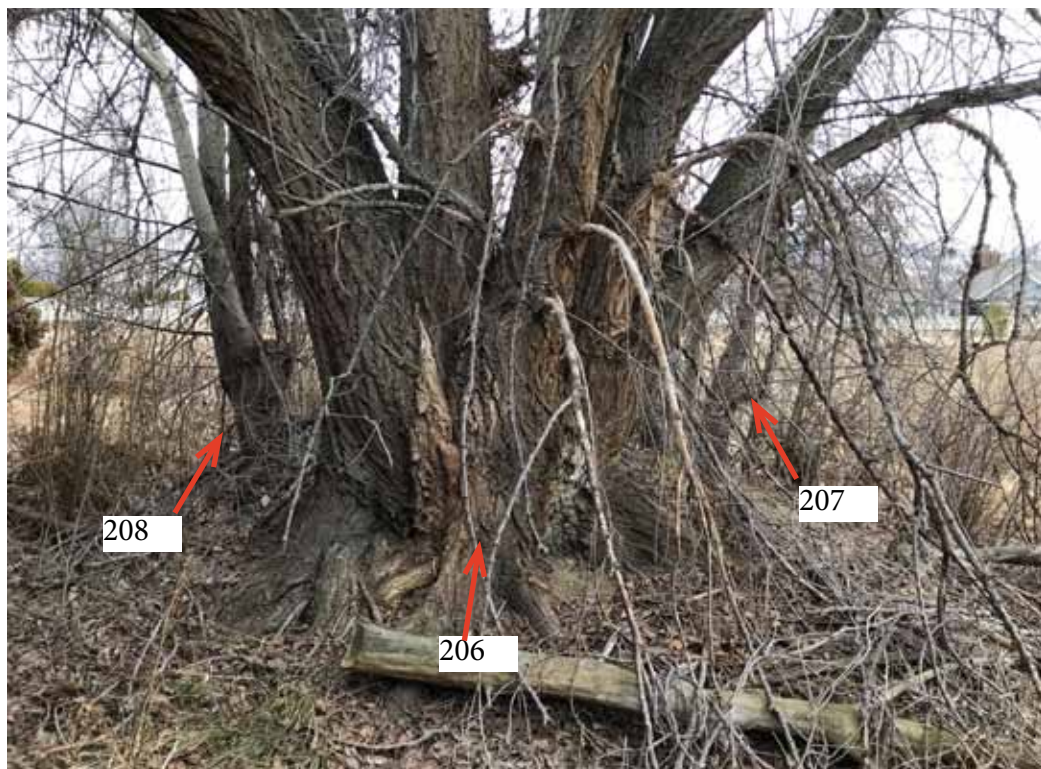


FIG. 12 - Tree 208, 206, 207.



FIG. 13 - Trees NT8-NT1, H1, 206, 202.

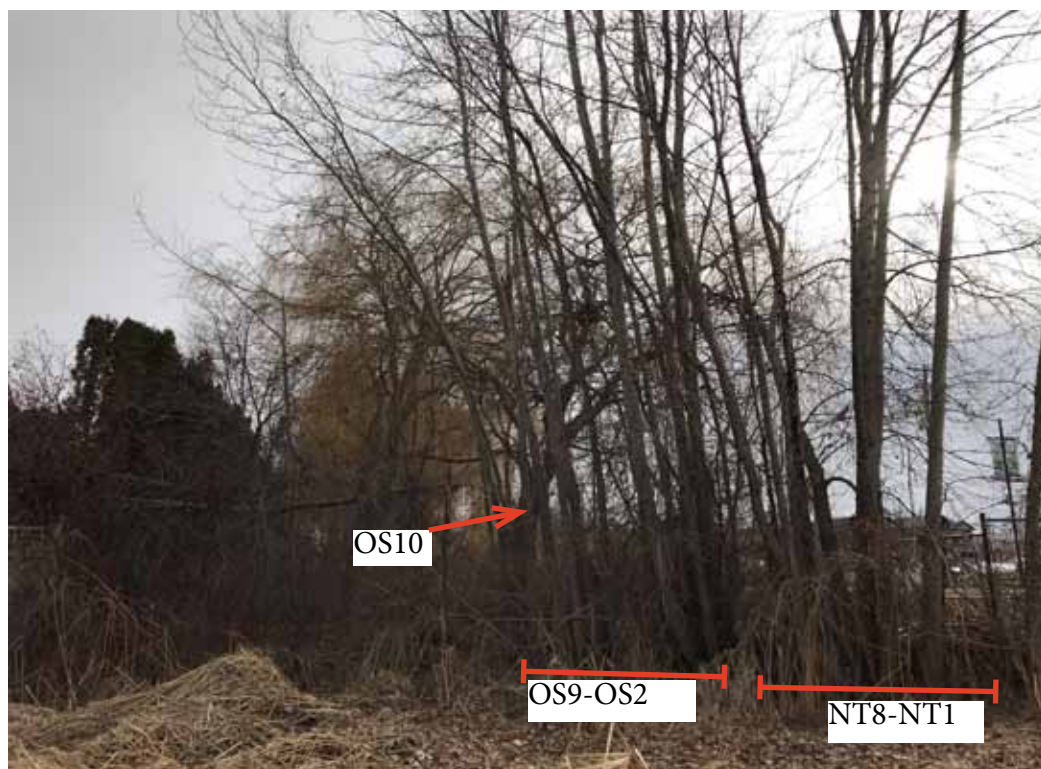


FIG. 14 - Trees OS10 - OS2, NT8-NT1, looking southwest.



FIG. 15 - Trees C2, C1, growing along Cook Rd.



FIG. 16 - Exposed surface roots fo Tree C1 extend into subject property.



FIG. 17 - Entrance from Cook Rd. looking west. Tree 201 visible.



FIG. 18 - Looking north along Lakeshore Rd.

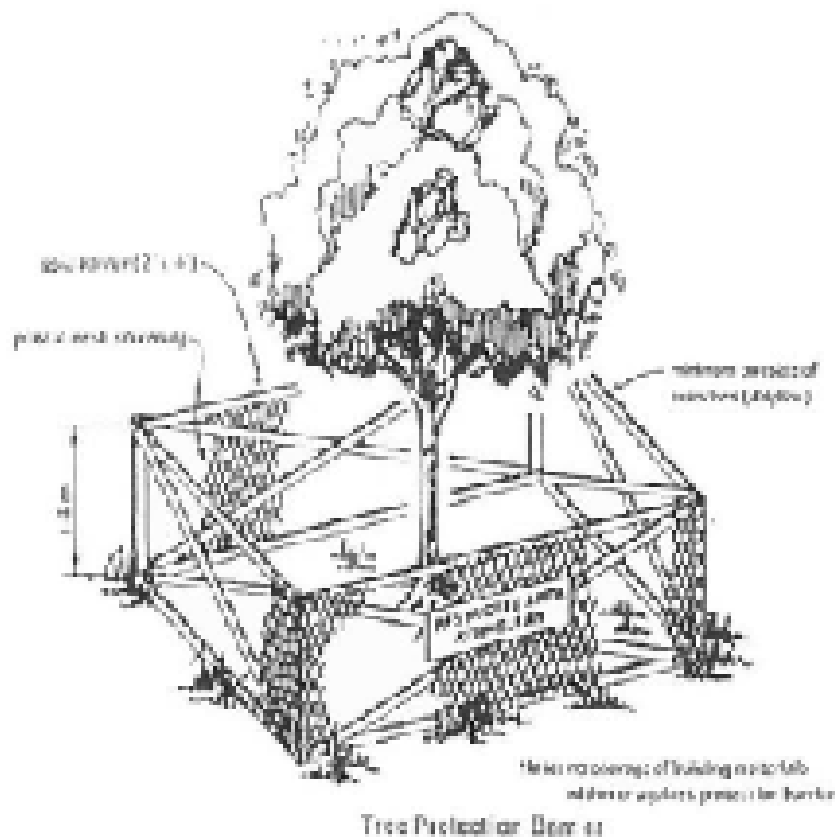


FIG. 19 - Looking south along Lakeshore Rd. at southwest corner of property at on and off-site cottonwoods and willows in Riparian area.



FIG. 20 - Looking southeast across riparian area.

Specifications for Tree Protection Barriers - SCHEDULE C



Tree Protection Distance Table

Trunk Diameter (in)	Minimum Protection Radius Around Tree (distance from trunk in meters)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0

Tree Protection Barrier Detail

General Requirements and Limitations for Operations Within the Tree Protection Zone

- The Contractor shall not engage in any construction activity within the Tree Protection Zone (TPZ) without the approval of the Project Arborist including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Zone maybe indicated on the drawings along with any required remedial activity as listed below.
- In the event that construction activity is unavoidable within the Tree Protection Zone, notify the Project Arborist and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree Protection Zone from the activity. Remedial actions shall include but shall not be limited to the following:

- In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and/or Air Spade. If any excavation work is required within the Tree Protection Zone (TPZ), the Project Arborist must be present during excavation, and a trench should be 'hand dug' to a depth of 60 cm outside the Drip Line, to uncover any potential roots. The Project Arborist should cleanly prune roots and recommend the appropriate treatment for any structural roots encountered.
- Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots soil.
- When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut without the approval of the Project Arborist. Excavation shall be tunnelled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
- Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be RETAINED when specifically indicated by the Project Arborist. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboriculture practices (ANSI A300, part 8) and be performed under supervision of the Project Arborist.
- Do not permit foot traffic, scaffolding or the storage of materials within the Tree Protection Zone.
- Protect the Tree Protection Zone at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Project Arborist of any spills, compaction or damage and take corrective action immediately using methods approved by the Project Arborist

GLOSSARY OF KEY TERMS

Caliper: the diameter of a tree at 15 centimetres [6 inches] above the natural grade of the ground, measured from the base of the tree.

Certified arborist: a person accredited as such by the International Society of Arboriculture.

Council: the Municipal Council of the City of Kelowna.

Cut down: to cut down a tree, remove or kill a tree by any means.

Dangerous or hazardous tree or limb: a tree or limb identified by a qualified person as being, or likely to become in the immediate future, a danger to people or property.

D.B.H.: a tree diameter at breast height (1 m above grade).

Dead, diseased or damaged trees or limbs: a tree or limb identified by a qualified person as being or likely to become in the immediate future, a danger to people or property.

Deciduous: tree or plant that sheds most or all of its foliage annually.

Drip line: horizontal line on the ground encircling a tree corresponding to the furthest extension of the branches of a tree.

Director of Planning & Development Services: the person appointed by Council as such and includes his or her lawful deputy.

Engineer: a person registered or licensed as a professional engineer pursuant to the provisions of the Engineers and Geoscientists Act, R.S.B.C. 1996, c. 116, as amended.

General Manager: the person appointed by Council as the General Manager of Planning and Development or the duly authorized representative.

Group of trees: a tree massing that includes a minimum of 20 trees with a maximum spacing of 5 m between each tree.

Landscape architect: a person registered with the British Columbia Society of Landscape Architects.

Leave strip: an area established to protect the riparian zone of all streams identified in Tables 2.1 and 2.2 of the Kelowna Official Community Plan (1994-2013) Bylaw No. 7600. Leave strips along stream corridors with banks which have a slope of greater than 10% shall be measured from the top of the bank. Leave strips along streams with moderately sloping banks (less than 10% slope) shall be measured from the normal high water mark. The Leave Strip width is determined in Table 2.2 of the Kelowna Official Community Plan (1994-2013) Bylaw No. 7600.

Owner: means the registered owner of an estate in fee simple, and includes:

- (a) the tenant for life under a registered life estate,
- (b) the registered holder of the last registered agreement for sale, and
- (c) the holder or occupier of land held in the manner mentioned in Sections 356 and 357 of the *Municipal Act*.

Permit: a Tree Cutting Permit issued pursuant to Section 7.0 of the Tree Protection Bylaw.

Person: a natural person, his heirs, executors, administrators, or assigns, a firm corporation, municipal or quasi-municipal corporation, society or party school board, hospital board, or other government or government agency.

Professional engineer: a professional engineer registered under the *Engineers and Geoscientists Act*, with experience in geotechnical engineering.

Protected tree: means any tree with a diameter of 150 mm or more measured 1 m above grade which is:

- located within a designated stream corridor Leave Strip within a Natural Environment/Hazard Condition Development Permit Area as identified in the Kelowna Official Plan (1994-2013).
- located on a slope with a grade equal to or greater than 30% and which is within a Natural Environment/Hazardous Condition Development Permit Area as identified in the Kelowna Official Plan (1994-2013)
- a tree located on land listed in Schedule "A" of the Tree Protection Bylaw.

Qualified person: a professional engineer, landscape architect or a certified arborist.

Replacement tree: a tree planted on a property to replace a tree which has been removed or damaged on the same property.

Retained Tree: a tree that is shown on a site plan attached to a Tree Cutting Permit as a tree that will be retained.

Stream: a natural watercourse or source of water supply, whether usually containing water or not, ground water, lake, river, creek, spring, ravine, swamp and gulch, as defined by the *Water Act*.

Tree: a self-supporting woody plant that is a species of coniferous or deciduous genus which normally grows to a height of five (5) metres or greater, notwithstanding its current size.

Sound Arboricultural Practice: tree planting, pruning and maintenance practices endorsed by the International Society of Arboriculture.

LIMITATIONS

This report is considered valid for the day of the site assessment. Trees are living things and as such are subject to changes over time. Photographs, drawings, or excerpts of plans provided within this report are not tantamount to legal surveys or engineering reports. They are intended to be used as visual aides and at such time that further details are required, it will be necessary to review the source documents.

The trees included in this assessment were done so under the standards and parameters of the Tree Protection Bylaw 2006, No. 16100. This does not imply any information regarding trees outside of this scope.

As the project arborist, I have exercised my reasonable Duty of Care while assessing the subject trees. Defects and potential risk issues are sometimes not observable. It is the responsibility of the Owner to exercise the Standard of Care and maintain the trees to said standards, and to carry out recommended mitigations outlined in this report.

Sincerely,



D. Glyn Romaine, VDZ+A Consulting Inc.

ISA Certified Arborist PN-7929A

ISA Tree Risk Assessment Qualification

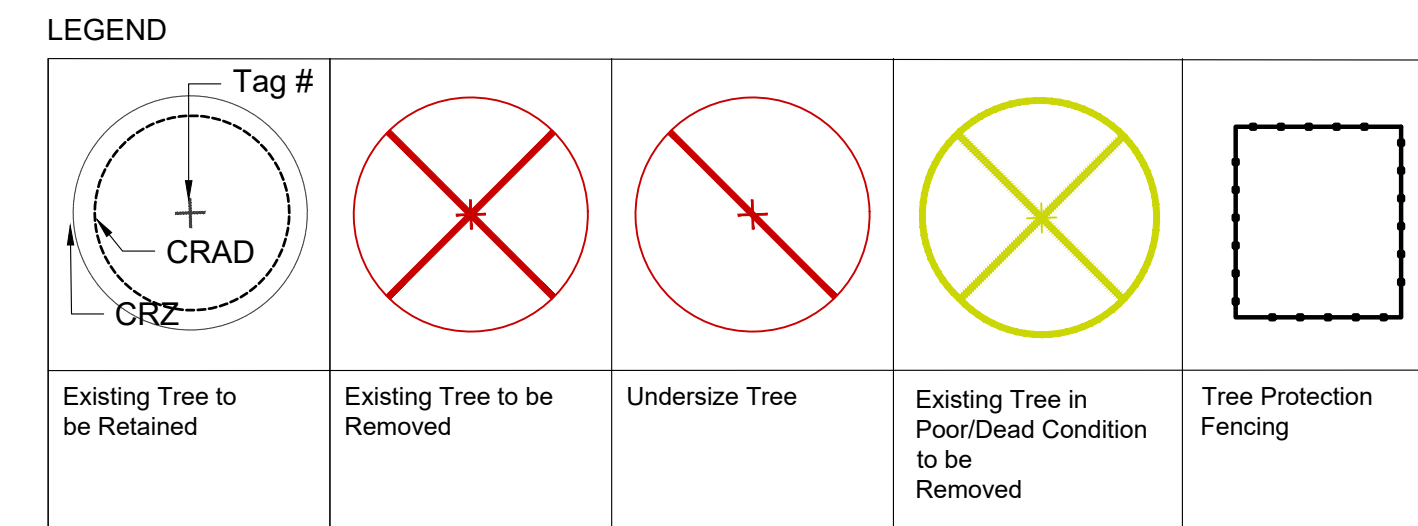
(236) 521-4645

TREE MANAGEMENT PLAN

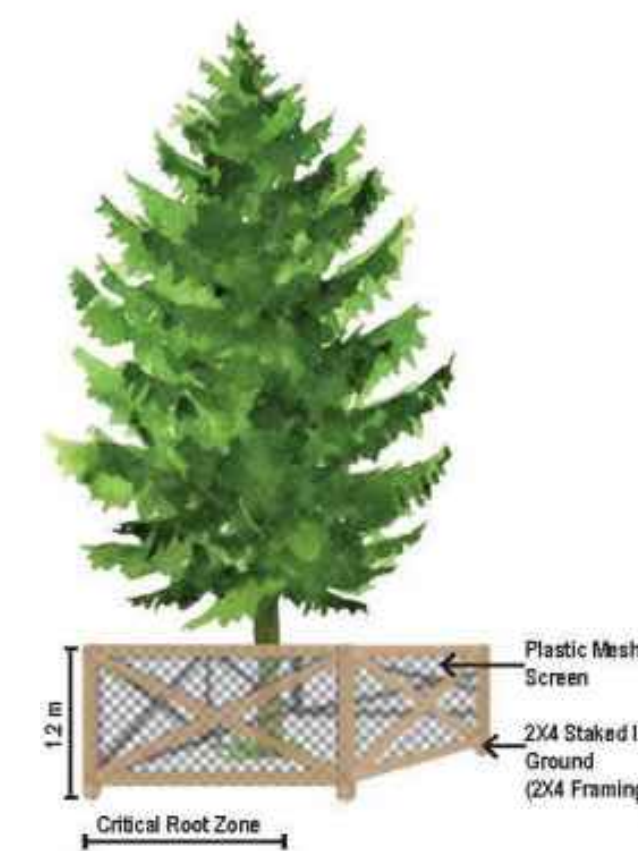
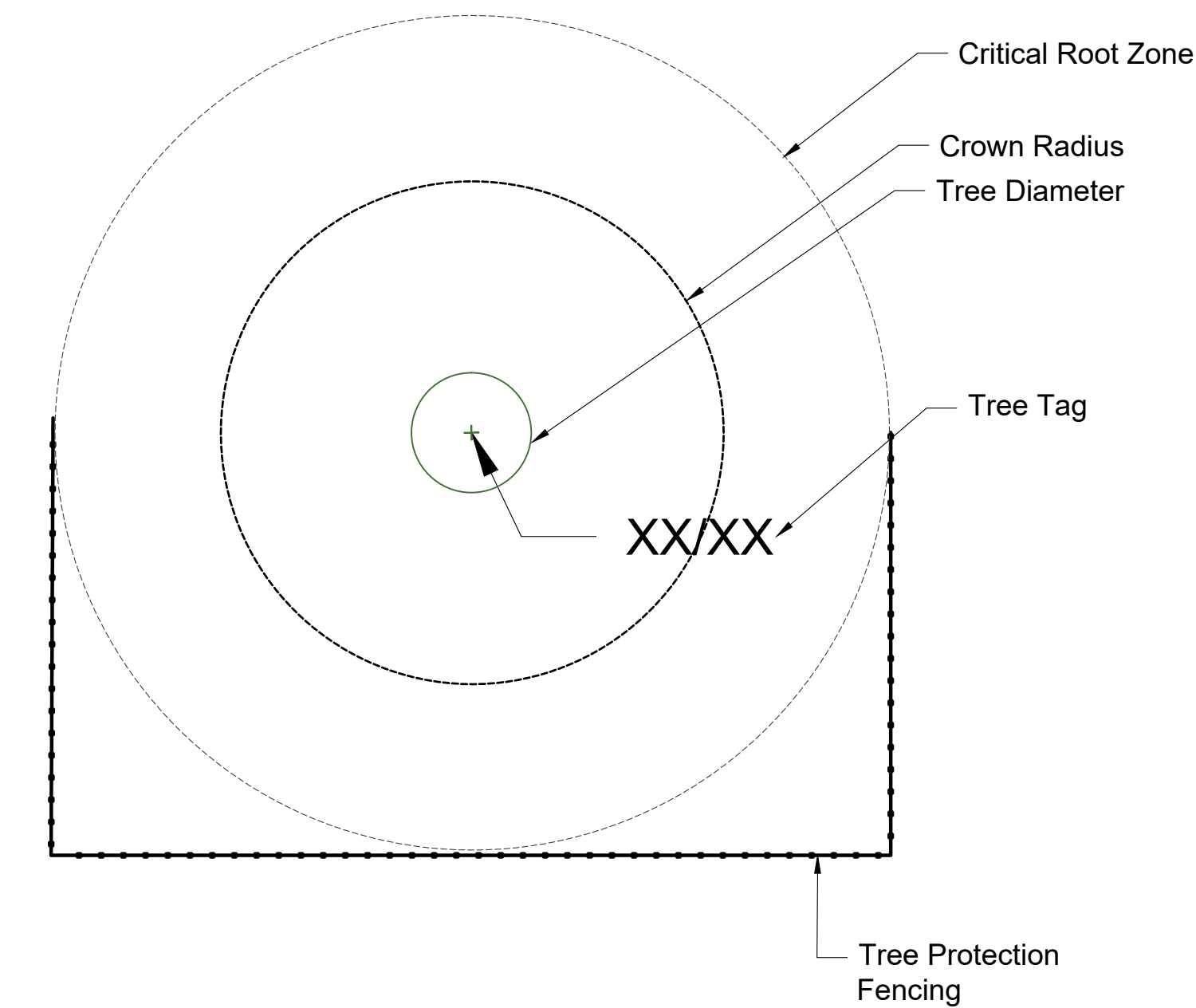
See attached Tree Management Plan

Original size: 24x36

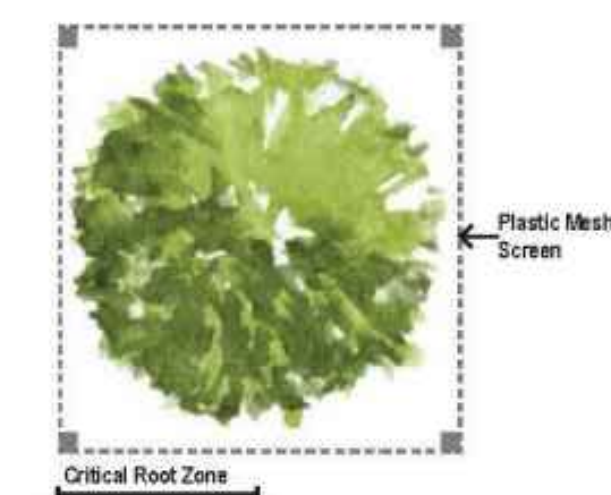
Print as 11x17 for foldout



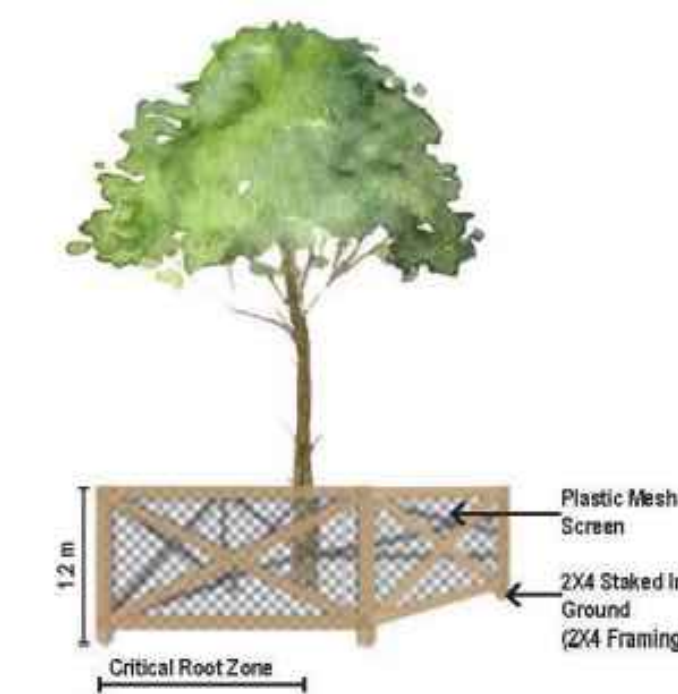
Tree Tag Legend
XX - Tag number
C-XX - Municiple tree
OS-XX - Off-site tree
S-XX - Straddling tree. Written permission required from owner to remove trees.
XX-NT - No Tag #
WRC= Western Red Cedar
BLM= Big Leaf Maple
RA= Red Alder



Elevation View



Plan View



Elevation View



Plan View

Key Map (NTS)

1	AL	Issued for Arborist Report	2023-03-13

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
3805 LAKESHORE ROAD
DEVELOPMENT

Location:
3805 LAKESHORE ROAD
KELOWNA, B.C.

Drawn:	Stamp:
AL	
Checked:	
DGR	
Approved:	Original Sheet Size:
-	24"x36"
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REWORKING/CORRECTIONS/AS-BUILT DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
1:	