

OCP AMENDMENT / REZONING APPLICATION

JULY 3 2023



Let the Land Speak First

THE VIEWS

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PROJECT DESCRIPTION / OCP AMENDMENT SUMMARY

REGIONAL CONTEXT / OCP SUMMARY

Located in a hillside neighbourhood adjacent to the University South neighbourhood, this innovative rental housing project will represent a significant component of the overall growth projected for the area. Importantly, it delivers this growth in a manner consistent with broader objectives of the City's 2040 Official Community Plan (OCP).

Locating growth in areas which align with major transportation corridors is also beneficial to the City. As a large site within walking/cycling distance to the Harvey Avenue / Highway 97 corridor, trips to and from downtown may be served by transit for residents of "The Views." More notably, "The Views" is envisaged as providing significant amount of medium density residential rental housing for the UBCO community and students. This means more people living close to where they work or study and further reducing movement pressures on the broader City road network.

This application for "The Views" supports medium density residential uses with the appropriate balance of outdoor space. In support of this proposal, we have prepared illustrative information relating to the architecture and urban design of the community.

The technical work associated with the road layout is based on previous studies/steep slope considerations, conversations with Development Planning staff, and is believed to be the most pragmatic and experiential routing through the site. Given the scale of the project, a single access point at the Lougheed Rd. extension with a second emergency access point are proposed.

SITE + CONTEXT

Located in a hillside parcel abutting the University South neighbourhood, the proposed site is a 1.5 acre lot within a larger 40 acre parcel. To the west, the parcel is adjacent to the University South Village Centre along Academy Way, to the east open space and Carney Pond, the south Lougheed Rd., and the future transit centre to the north.

PROPOSED PROJECT

The proposed project is seeking an amendment to the current zone designation of Rural Residential to a multiple dwelling zone (MF-3 Apartment Housing) as defined in the current zoning bylaw.

The proposed development has placed a priority on the approach of "Let the Land Speak First" with a sensitivity towards multi-modal access and a retention of the forest setting. The siting of the buildings has been carefully located and configured to minimize site and habitat impact. Linkages between UBCO, the residential neighbourhood to the south, shops and services within the University South neighbourhood, and Carney Pond will celebrate elements of the nature focused neighbourhood fabric. A network of existing bike pathways and forest trails cross the 40 acre site, which the project proposes to connect to and expand upon.

"The Views" will provide a mix of 100 new one and two bedroom rental homes with a focus on an active lifestyle, connections to the outdoors, and health & wellness. The project proposes two 5 storey, wood frame buildings situated around a common outdoor entry court/outdoor amenity referred to as "The Forest Clearing." All resident and guest parking will be provided within a shared 2 level below grade parkade. The site will be accessed by a new road extension from Lougheed Rd to the south.

We look forward to further conversations with you as the project progresses through the RZ/OCP Amendment Process.

Sincerely,



Brady Dunlop, Architect AIBC

SURVEY

Status: Filed

Plan #: EPP80201 App #: CA6641384 CH# #: 151-821-1366

RCVD: 2018-02-22 ROST: 2023-04-17 15:50:25

REFERENCE PLAN OF PART OF LOT 1, SECTION 2, TOWNSHIP 23, OSOYOOS DIVISION YALE DISTRICT, PLAN EPP76079

PLAN EPP80201

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT
FOR ROAD RESERVE PURPOSES
BCS: BSE:094

The intended plot size of this plan is 563mm in width by
813mm in height (to scale) when plotted at a scale of 1:2,000
(All distances are in metres.)

LEGEND

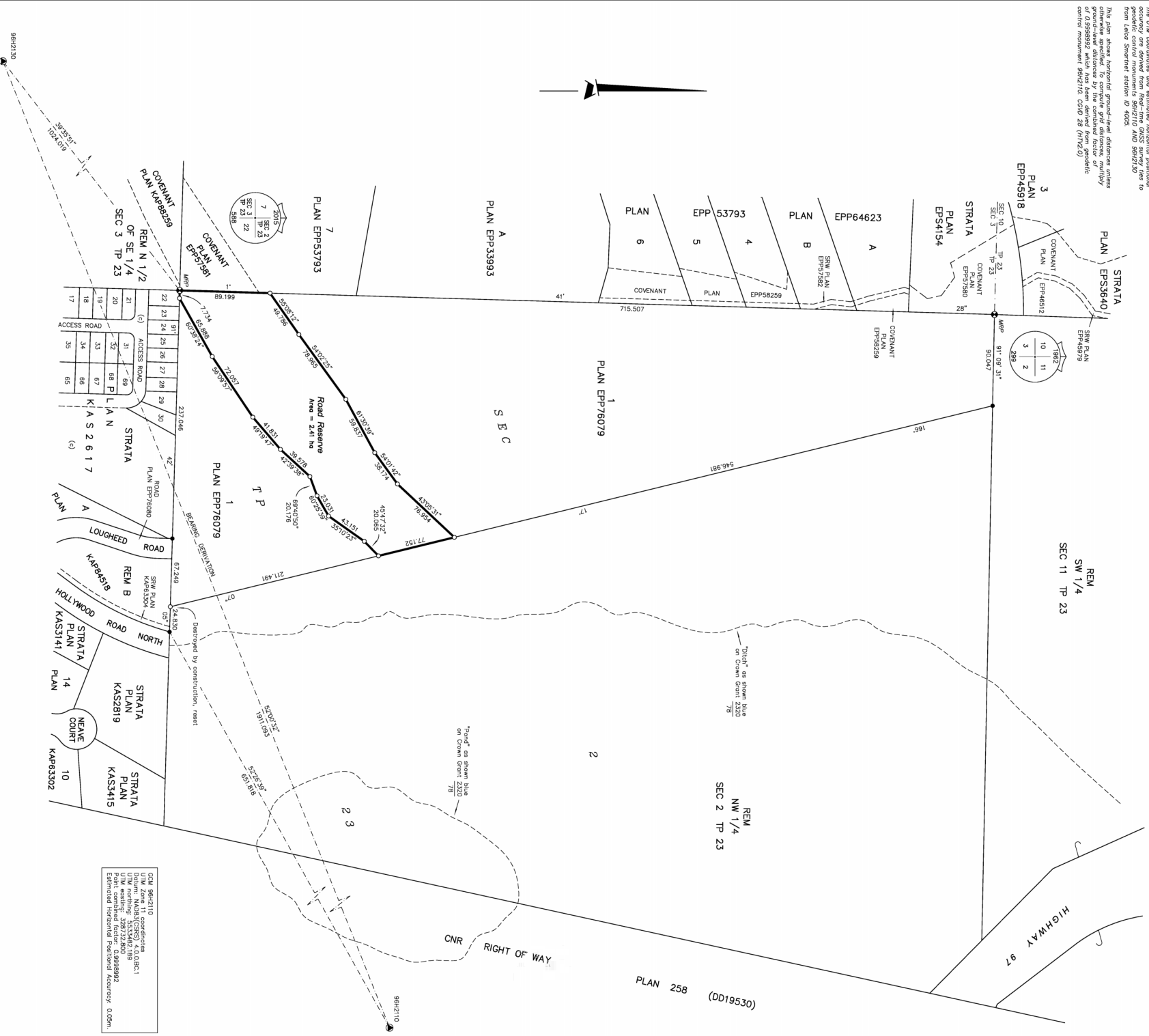
- Denotes Standard Iron post (Type 5) found
- Denotes Standard Iron post (Type 3) placed
- Denotes Standard Iron post (Type 4) found
- Denotes Control Monument Found
- Denotes Metal reference post

Integrated Survey Area No. 4, City of Kelowna,
MADS (CSRS) 4.0(B,C):1

Old bearings are derived from GNSS observations between
geodetic control monuments 9802110 AND 9802120.

The UTM coordinates and estimated horizontal positional
uncertainty of geodetic control monuments 9802110 AND 9802120
from Leica Survey Station ID 4005.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the combined factor of
projection, datum, and scale. The combined factor is
control monument 9802110, CSRS 28 (1172.0)



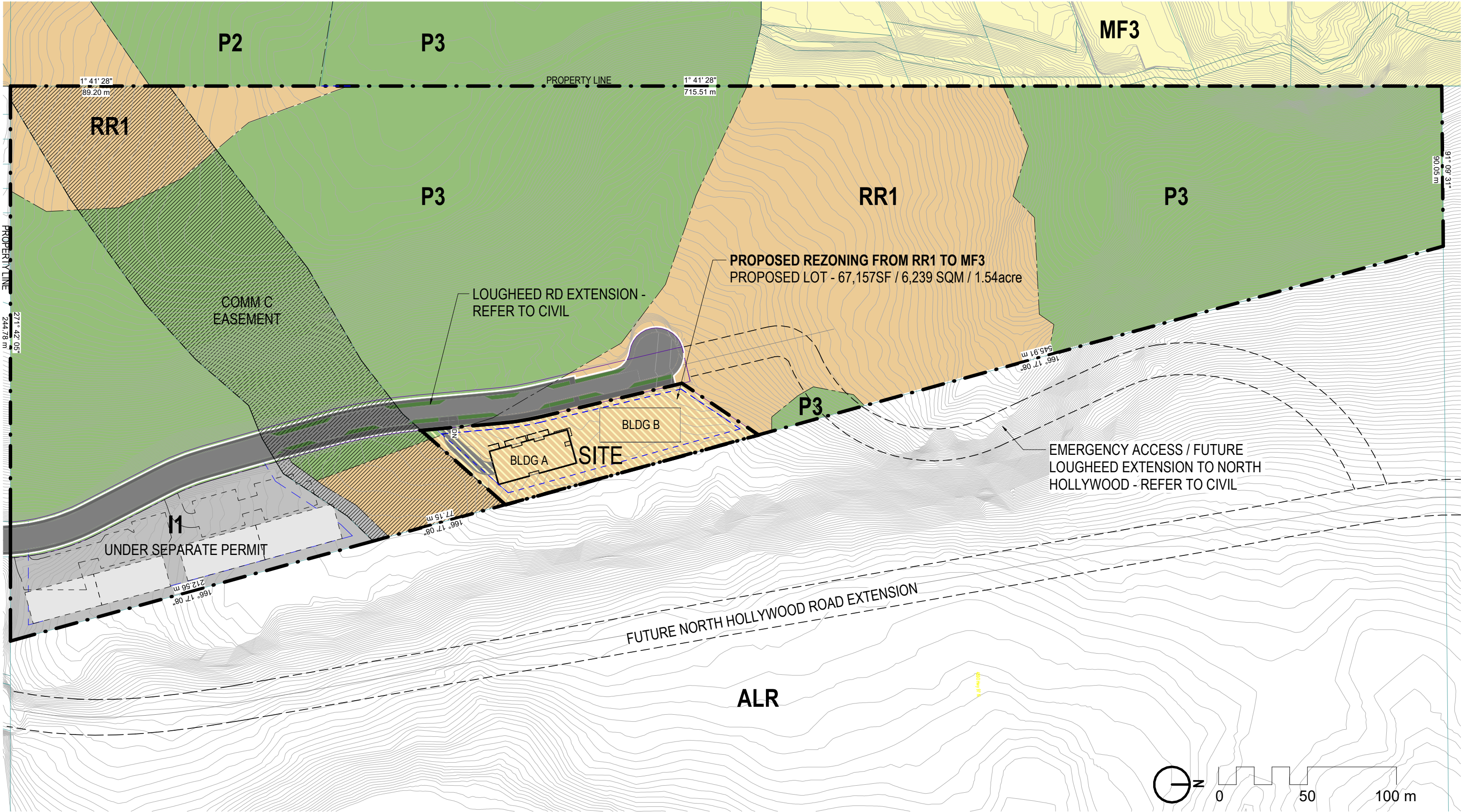
CCL 9802120
ULM Zone 11, coordinate
Datum: NAD83(CSRS) 4.0(B,C):1
UTM easting: 327238.807 9899043
UTM northing: 5472388.07 9899043
Estimated Horizontal Positional Accuracy: 0.05m

CCL 9802110 coordinate
Datum: NAD83(CSRS) 4.0(B,C):1
UTM easting: 325348.189
UTM northing: 5472388.07 9899043
Point combined factor: 0.898992
Estimated Horizontal Positional Accuracy: 0.05m

RUNMALLS DENBY
British Columbia Land Surveyors
259A Lawrence Avenue
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V1Y 6L2
Phone: (250)793-7322
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Email: rds@runmallsdenby.com
DNC No.: 14950 ROAD RESERVE
FILE: 14950

This plan lies within the Regional District of Central Okanagan.
The field survey represented by this plan was completed on
the 1st day of February, 2018
Robert T. Macdonald, BCS 873

ZONING - CURRENT AND PROPOSED



DEVELOPMENT DATA

FLOOR AREA RATIO (BUILDINGS A AND B)

Level	Residential Units (SF)	Residential Lobby (SF)	Corridors (SF)	Amenity (SF)	Gross Floor Area (SF)	Residential Balcony Area (SF)	Amenity Balcony Area (SF)	Exterior Wall (SF)	Corridors (SF)	Amenity (SF)	Total Exclusions (SF)	Net Floor Area (SF)
	A	B	C	D	E(A+B+C+D)	F	G	H	J = C	K = D	L (J+K)	M (E-L)
Level 1	12,261.61	918.86	2,431.23	1,585.53	17,197.24	762.37	-	512.50	2,431.23	1,585.53	4,016.77	13,180.47
Level 2	13,815.42	206.83	2,526.17	-	16,548.42	847.79	-	510.81	2,526.17	-	2,526.17	14,022.25
Level 3	13,818.43	206.85	2,506.48	615.42	17,147.17	847.77	264.37	548.79	2,506.48	615.42	3,121.90	14,025.28
Level 4	14,221.05	206.85	2,506.48	260.86	17,195.24	847.77	127.90	556.88	2,506.48	260.86	2,767.34	14,427.90
Level 5	14,221.05	206.85	2,506.48	260.86	17,195.24	847.77	127.90	556.88	2,506.48	260.86	2,767.34	14,427.90
Grand Total	68,337.56	1,746.23	12,476.85	2,722.67	85,283.31	4,153.48	520.17	2,685.86	12,476.85	2,722.67	15,199.52	70,083.79

Site Area (SF): 67,157.84
FAR: 1.04

Note: FLOOR AREA, NET means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

PROJECT DATA

BUILDING INFORMATION SUMMARY		
CIVIC ADDRESS	N/A	
LEGAL DESCRIPTION	Lot 1 Section 2 Township 23 Osoyoos Division Yale District Plan EPP76079	
ZONING	CURRENT: RR1	PROPOSED: MF3
OVERALL SITE AREA	1,634,821 sqft	151,880 sq.m
LOT SIZE (SITE AREA)	67,158 sqft	6,239 sq.m
GROSS FLOOR AREA PROPOSED	85,283 sqft	7,923 sq.m
NET FLOOR AREA PROPOSED	70,084 sqft	6,511 sq.m
SITE COVERAGE PROPOSED	28%	
NO. OF BUILDINGS PROPOSED	2	
NO. OF STOREYS PROPOSED	5	
NO. OF RENTAL UNITS	100	

SITE INFORMATION		
SETBACK REQUIREMENTS	REQUIREMENT	PROPOSED
NORTH (side)	3m	3m
EAST (rear)	4.5m	6m
SOUTH (side)	3m	6m
WEST (front)	4.5m	3m

DENSITY	FAR	AREA
PERMITTED DENSITY	2.05	12,790 sq.m 137,674 sqft
	*1.8 + .25 bonus for 80% parking w/g	
PROPOSED DENSITY	1.04	6,511 sq.m 70,084 sqft

BUILDING HEIGHT	HEIGHT
MAX. BUILDING HEIGHT	22m
BUILDING HEIGHT PROPOSED	17.2m

STORAGE	
STORAGE LOCKERS	87

AMENITIES		
SHARED INDOOR AMENITIES	6,327 sqft	588 sq.m
SHARED OUTDOOR AMENITIES	24,130 sqft	2,242 sq.m
PRIVATE AMENITIES (RESIDENTIAL BALCONIES)	4,153 sqft	386 sq.m

UNIT MIX SUMMARY (Buildings A and B)

UNIT MIX	1 BED + DEN	1 BED JR	2 BED	TOTAL
L 01	8	0	10	18
L 02-03	16	0	24	40
L 04-05	16	2	24	42
TOTAL	40	2	58	100
MIX %	40%	2%	58%	100%

PARKING STATISTICS

VEHICLE PARKING REQUIRED		
*PARKING RATIO: 1 STALL/ UNIT		
STALL TYPE	REQUIREMENT	PROPOSED
Regular Residential Stalls	77	48
Small Car Stalls	76	52
Total:	153	100
Accessible Stalls (Incl. in total)	3	3
Van Accessible Stalls (Incl. in total)	1	1

BIKE PARKING REQUIRED		
STALL TYPE	REQUIREMENT	PROPOSED
Class A Ground Mounted Regular Stalls	140	162
Class A Vertical Stalls	0	28
Total:	140	190
	(1.4/unit) avg.	(1.9/unit) avg.
Short Term	12 (6/entry)	12 (6/entry)

ENERGY COMPLIANCE

NOTE: We acknowledge that energy modeling will be required for the project, and that the proposed design will need to meet the requirements of Step Code at the time of the building permit application.

Zoning Analysis Table

Proposed Zone: MF3

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.		
Site Context		
Future Land Use (2040 OCP)	S-RES	
Transit Supported Corridor?	Y (Hollywood Rd. extension)	
Subdivision/Consolidation required?	Yes (Subdivision)	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use
North	RR1	S-RES
South	RR1	S-RES
East	ALR	NAT
West	P3	NAT
Site Details	Zone Requirement	Proposal
Site Area	3,400m ²	6,239m ²
Site Width	30m	52m (min.)
Site Depth	30m	147.7m (min.)
Site Coverage of building(s)	65%	28%
Site Coverage of buildings & impermeable surfaces	85%	45%
Vehicular Access from lane or lower classed road?	(y/n)	y
Principal Uses	Secondary Uses	
Residential (Rental)	-	
Development Regulations	Zone Requirement	Proposal
Total Number of Units	-	100
Floor Area (gross/net)	m	7,923m ² / 6,511m ²
Building(s) Setbacks (east/west/north/south):		
Front	4.5m	3m
Side	3m	3m
Side	3m	6m
Rear	4.5m	6m
Rear setback to accessory buildings	1.5m	n/a
Building step back	3m	n/a
Min. Separation Distance between buildings	n/a	16.7m (above grade)
Maximum Continuous Building Frontage	100m	45.3m

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Zoning Analysis Table

Revised July 2022

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Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)	Site not on identified transit corridor in 2040 OCP	N/A
Floor Area Ratio (FAR):		
Base FAR	2.05 (1.8 + 0.25 Underground Parking)	1.04
Streetscape Bonus	-	-
Rental/Affordable Bonus	-	-
Building Height (storeys/metres):		
OCP Map Designated Height	22m / 6 storeys	17.2m / 5 storeys
Maximum Streetscape Bonus Height	m / storeys	m / storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	Min 400m ²	2,830m ² (Shared Outdoor / Indoor)
Total Private Amenity Area	-	386m ²
Breakdown by Unit		
Bachelor:	7.5sq.m/unit	32sq.m/unit
1-Bed:	15sq.m/unit	32sq.m/unit
2-Bed:	25sq.m/unit	32sq.m/unit
3-Bed:		
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	per	TBD
Min. deciduous tree caliper	cm	TBD
Min. coniferous tree height	cm	TBD
Min. ratio between tree size	%	TBD
Min. growing medium area	%	TBD
Min. growing medium volumes per tree	m ³	TBD
Landscape graded areas (7.2.7)	%	TBD
Fence Height	m	TBD
Riparian management area?		(y/n)
Retention of existing trees on site?		(y/n)
Surface parking lot (7.2.10)?		(y/n)
Refuse & recycle bins screened?		(y/n)
Other:		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Zoning Analysis Table

Revised July 2022

Page 2 of 4



VIEW OF SUBJECT SITE FROM ALR

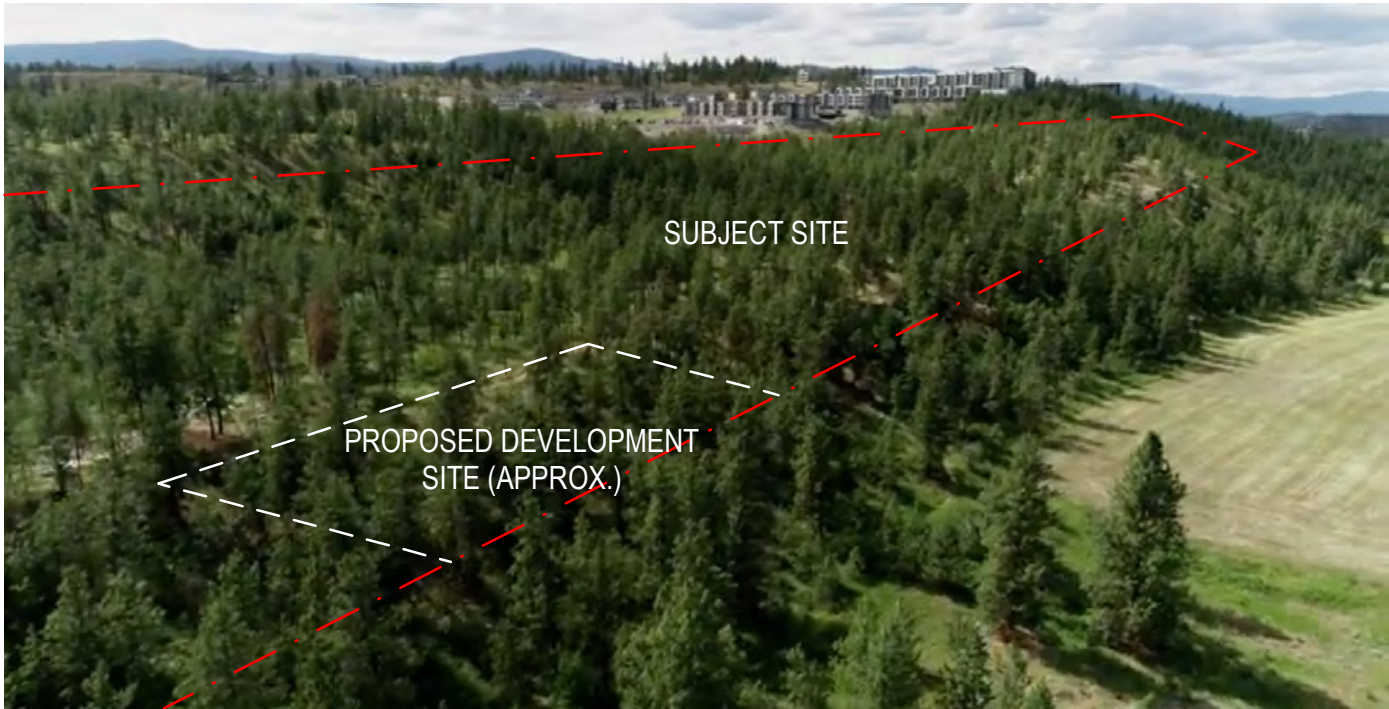
SITE PHOTOS - DRONE VIEWS



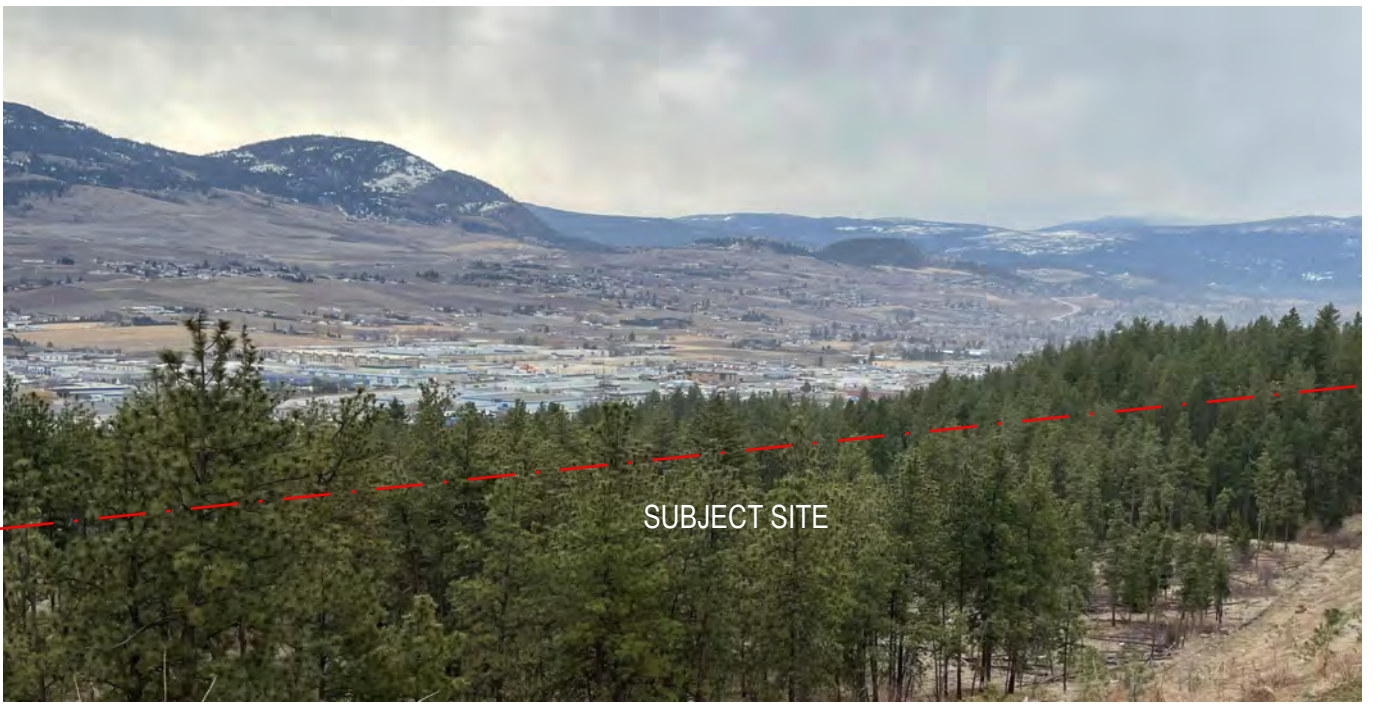
VIEW OF SOUTH PORTION OF SUBJECT SITE, FACING SOUTH



VIEW OF CENTRAL PORTION OF SUBJECT SITE, FACING SOUTH



VIEW OF CENTRAL PORTION OF SUBJECT SITE, FACING NORTH



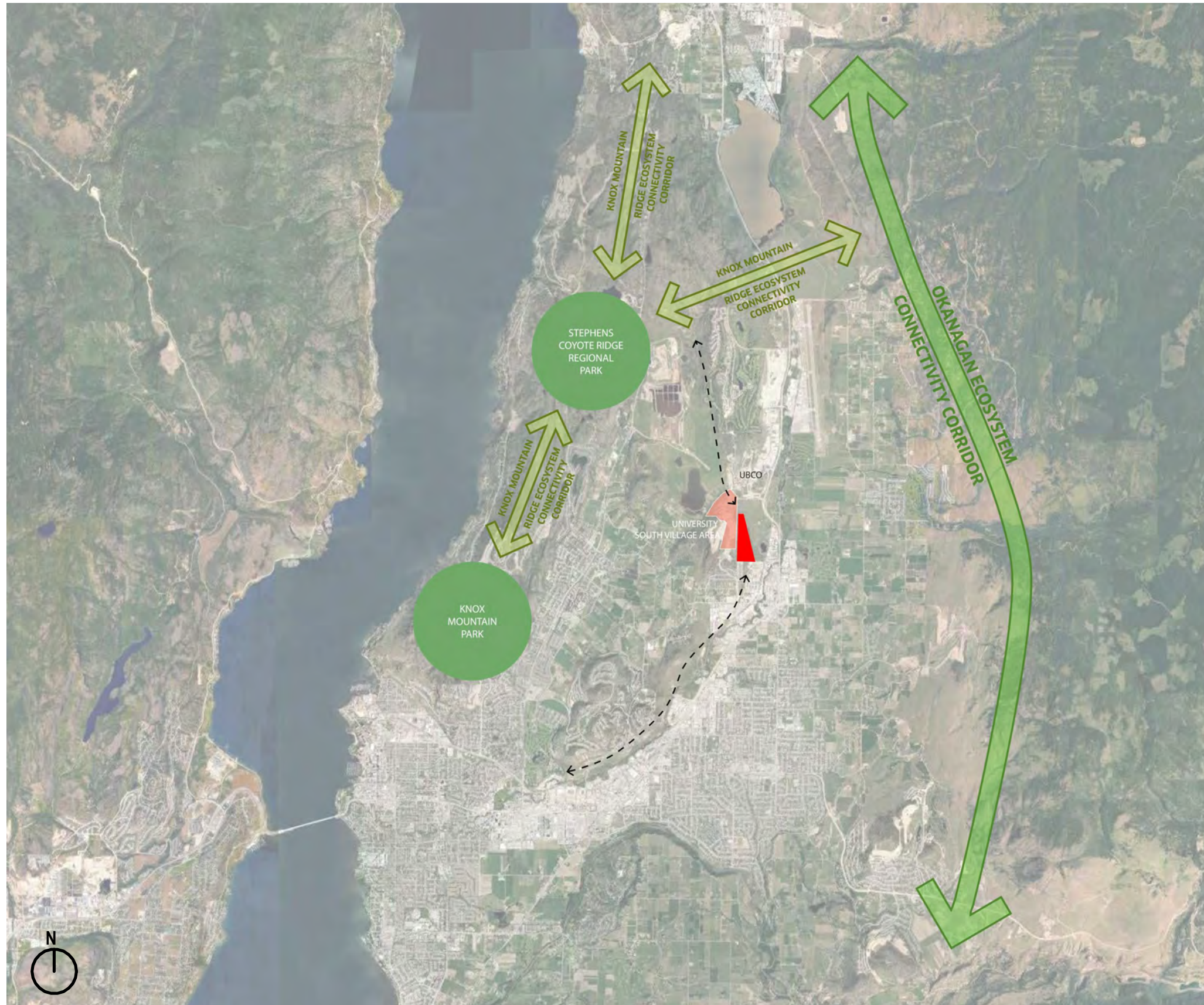
VIEW FROM TOP OF HILLSIDE TO VALLEY BEYOND

SITE PHOTOS - TRAIL VIEWS



Vegetation and topography vary greatly across the site. Areas with steep slopes and high value trees are preserved wherever possible. Road and building interventions are placed to minimize disruption of the existing landscape and grades.

REGIONAL CONTEXT

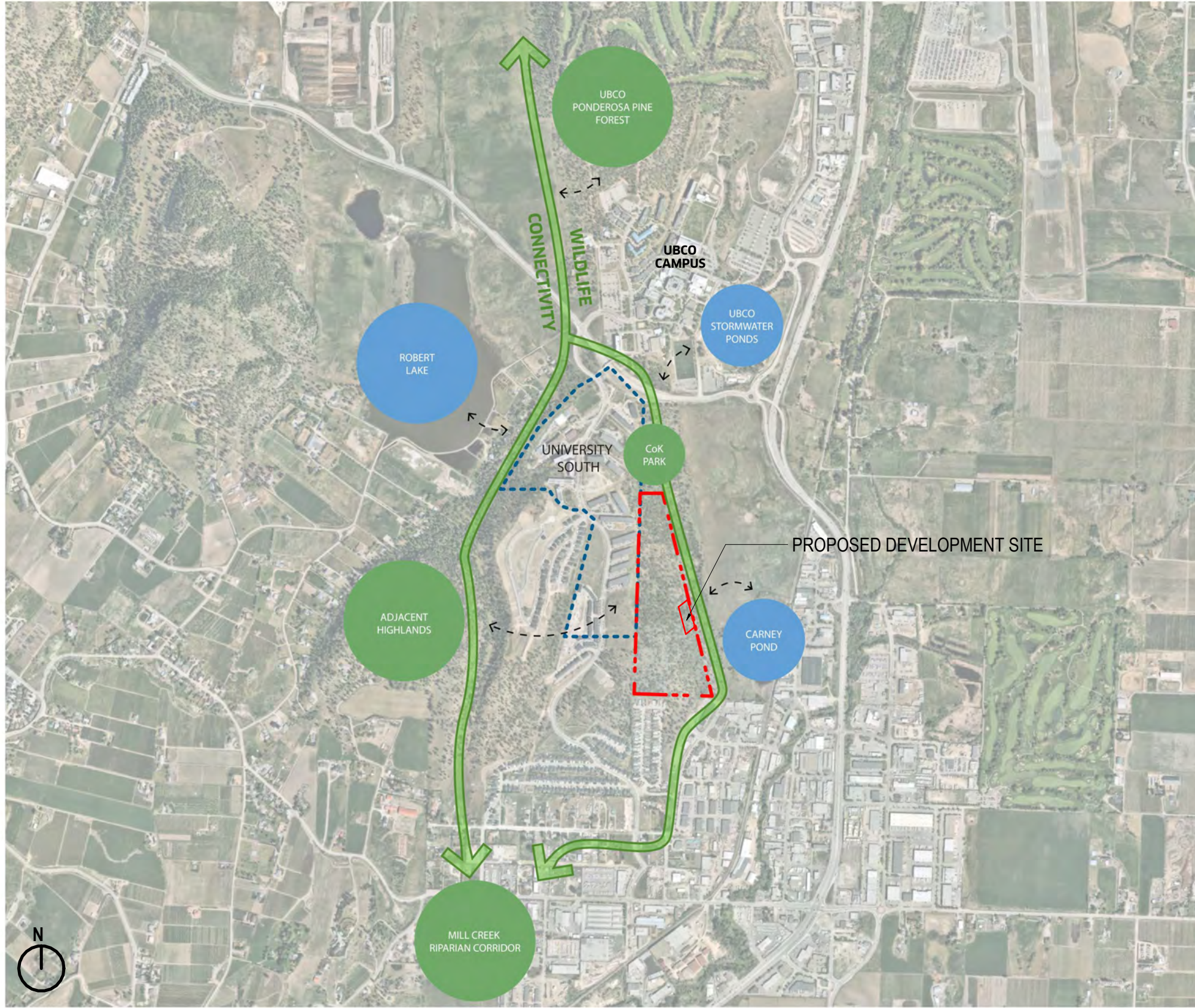


The project abuts the 2040 OCP designated University South area to the west and the UBC Okanagan campus to the north. The rapidly developing neighbourhood provides community services, amenities, and supportive housing. The project is central to the area and serves to link the established communities with the growing university campus.

Wildlife connectivity in the Okanagan, and the green space required for it, plays a big part in setting the regional character of the area. The space in and around Kelowna features many important park systems and green connection points. Two of these - Knox Mountain Park and Stephens Coyote Ridge Regional park - form a primary north / south corridor adjacent to the lake. To the east is a larger, regional connector - the 'Okanagan Ecosystem Connectivity Corridor.'

The project site was evaluated at a regional scale and identified as a node within these important corridor points. Careful attention has been placed on these habitats and corridors to minimize the affects on the natural environment. Arborist and environmental (ecological) reports are attached to the submission.

NEIGHBOURHOOD CONTEXT



The site is located in the vicinity of a number of local amenities and development areas. As a home to many future students, it takes advantage of its proximity to UBCO to the North. Residents will be able to easily access dining, libraries, and other facilities. Complementing this will be the recent 'U-Site' developments to the west - with additional residential interfaces, and future school, open space, and play fields. The continuously expanding University South Village Area to the northwest provides community services, food, retail, and amenities within walking/cycling distance. The site is well situated from a transportation perspective. A series of existing on-site trail networks link key community nodes and reflect current desire lines across the site. Carney Pond is minutes away and the Okanagan Rail Trail offers a connection to downtown Kelowna and broader regional destinations.

The 40 acre site forms part of a larger network of green spaces and is unique in that it remains largely comprised of light to heavily treed areas interspersed with steep slope zones and bench areas. The project leverages the unique opportunity to responsibly capture the essence of living within this rich natural environment. Consideration for sensitive habitat areas is incorporated into the proposed site development strategy while following recommendations from the arborist and environmental consultants.

SITE DESIGN PRIORITIES

At a local scale, the project seeks to "Let The Land Speak First" and to work with the topography and designated "high value" forest areas. Road alignment, service corridors and development areas will consider the special site conditions to minimize the impact on the natural setting. A high degree of open space will be expected to maintain this approach.

KEY DESIGN CONCEPTS

1. Minimize impact on forest setting. Avoid significant trees or groupings of trees by clustering buildings.
2. New development should be arranged around an outdoor amenity space for residents and linked to a network of trails and pathways.
3. Building floorplates are to be small in nature and oriented to minimize the overall scale of the massing. This will enable the project to better respond to the sloping nature of the hillside site and prioritize the forest setting.
4. Building design emphasizes energy performance as articulated through wall thickness, building orientation, and limited glazing.
5. Building design to use unifying elements between buildings as a 'common language'; colour, material palette, and general massing configuration of staggered low-rise buildings stepping in concert with the sloping site.
6. Consideration for how the buildings front the street to prioritize the presence of landscape and forest along public right-of-ways. Angled configurations or narrow frontages help minimize the perception of building mass and scale.
7. Parking is located underground and wrapped by active building frontages to minimize visibility from the street.
8. Parking rooftops may serve as an amenity for development and are landscaped or programmed to be animated, active spaces.
9. Building materials are durable, resistant to fire, and of a colour that blends into the landscape/forest setting.
10. Use centralized parking clusters to reduce vehicular impact on site.



SITE DESIGN PRIORITIES

The vision for the site is to reflect the character of the local landscape, taking cues from the rolling hillsides of grass and trees. The development seeks to minimize its appearance to the surrounding areas, and is nestled into the forest setting. This pattern of development will set the overall framework for the outdoor spaces, acting as a 'natural matrix' for smaller scale nodes and different character types to weave into.

Within this framework, the open space design will seek to create 'people places,' linking residents to the outdoors and one another. A variety of active and passive gathering zones will be created to allow for everything from barbecue spaces and flexible patio zones, to quieter study spaces and outdoor fitness classes.

Trail connections will be organized around existing pathways and the idea of a graduated experience from the built environment to the natural. A primary multimodal green network will be complemented by a series of walking and hiking trails that connect to the existing hillside trails.



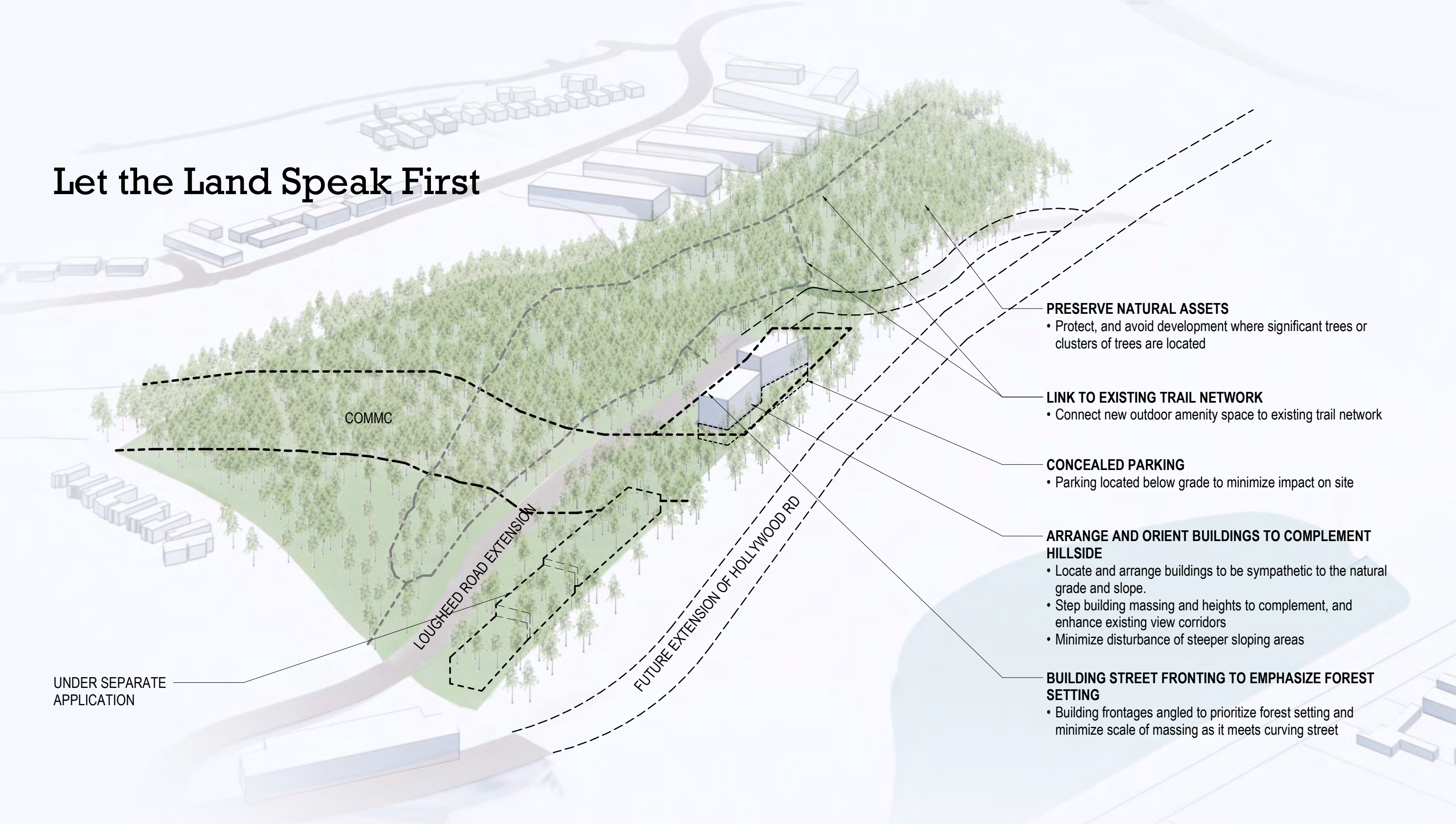
PROJECT LOCATED ON LOWER BENCH,
AND NESTLED AMONGST THE TREES

EXISTING BUILDINGS AT TOP
OF EXPOSED RIDGE

UBCO

CARNEY POND

Let the Land Speak First



PRESERVE NATURAL ASSETS

- Protect, and avoid development where significant trees or clusters of trees are located

LINK TO EXISTING TRAIL NETWORK

- Connect new outdoor amenity space to existing trail network

CONCEALED PARKING

- Parking located below grade to minimize impact on site

ARRANGE AND ORIENT BUILDINGS TO COMPLEMENT HILLSIDE

- Locate and arrange buildings to be sympathetic to the natural grade and slope.
- Step building massing and heights to complement, and enhance existing view corridors
- Minimize disturbance of steeper sloping areas

BUILDING STREET FRONTING TO EMPHASIZE FOREST SETTING

- Building frontages angled to prioritize forest setting and minimize scale of massing as it meets curving street

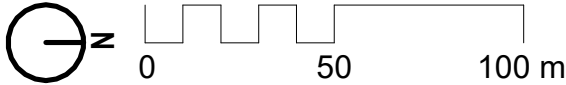
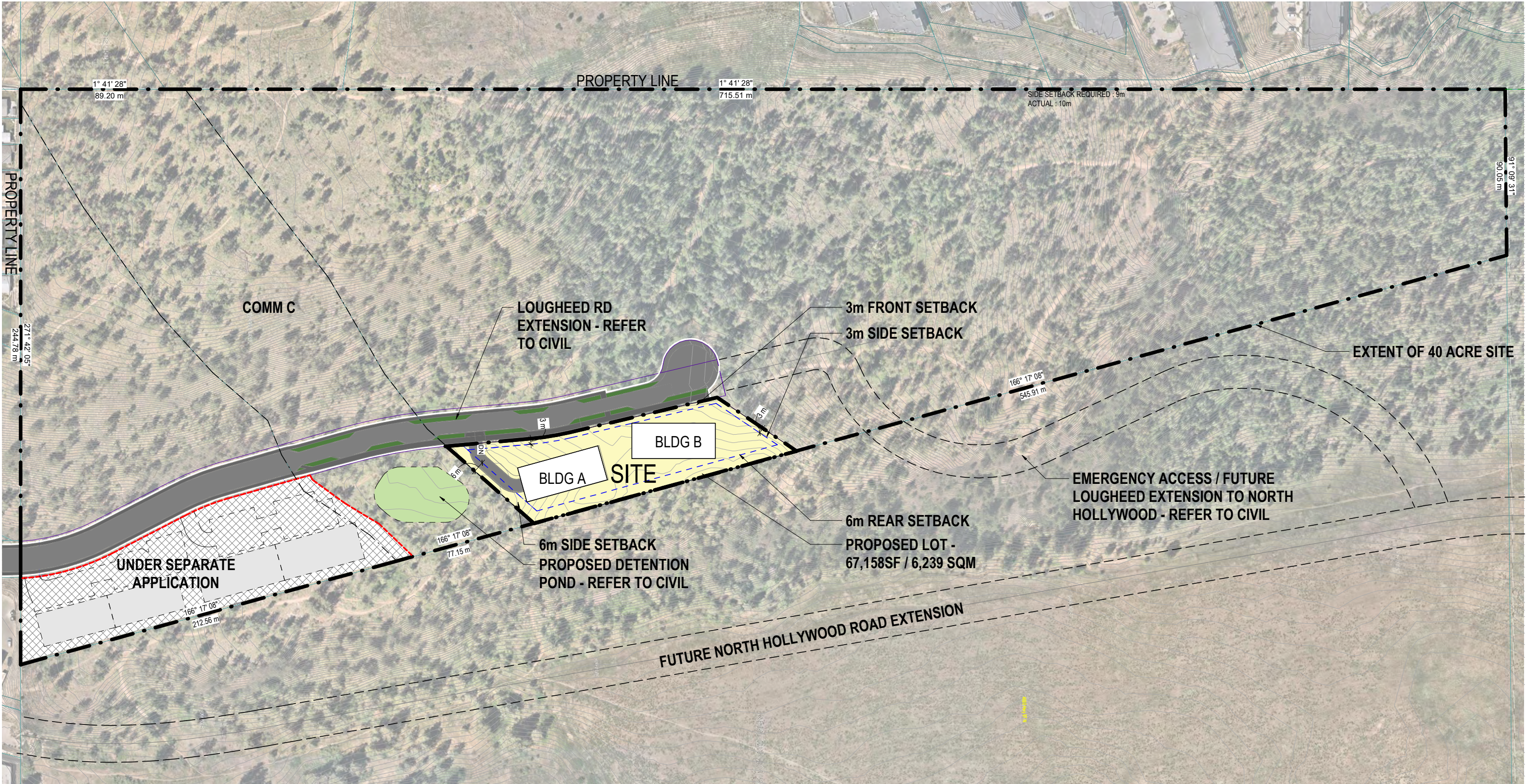
COMMC

LOUGHLEED ROAD EXTENSION

FUTURE EXTENSION OF HOLLYWOOD RD

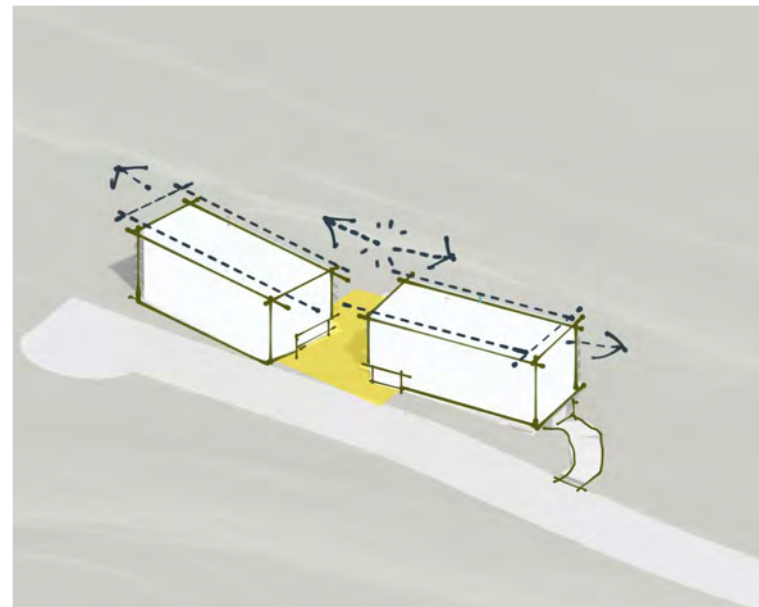
UNDER SEPARATE APPLICATION

OVERALL SITE PLAN



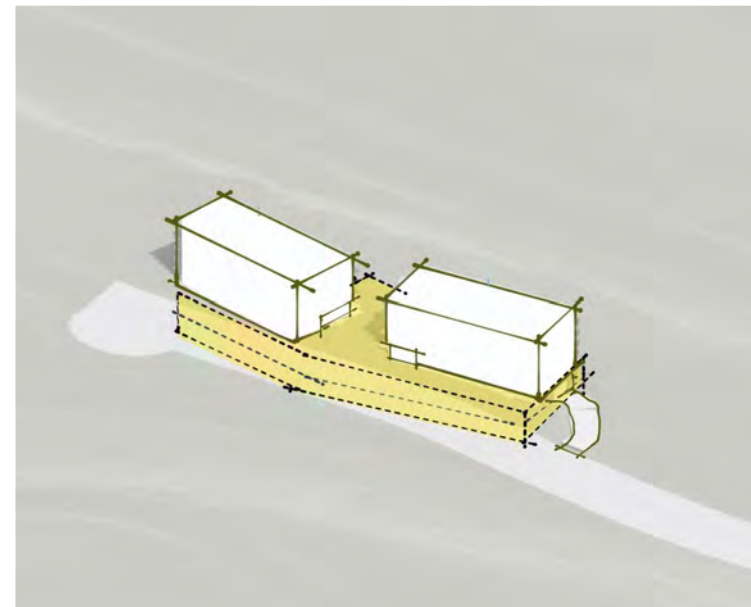
DESIGN RATIONALE / FORM AND CHARACTER

At a local scale, the project seeks to "Let The Land Speak First" by working with the topography and preserving designated "high value" forest areas. Road alignment, service corridors and development areas will consider the special site conditions to minimize the impact on the natural setting and a large portion of the site will remain as open space.



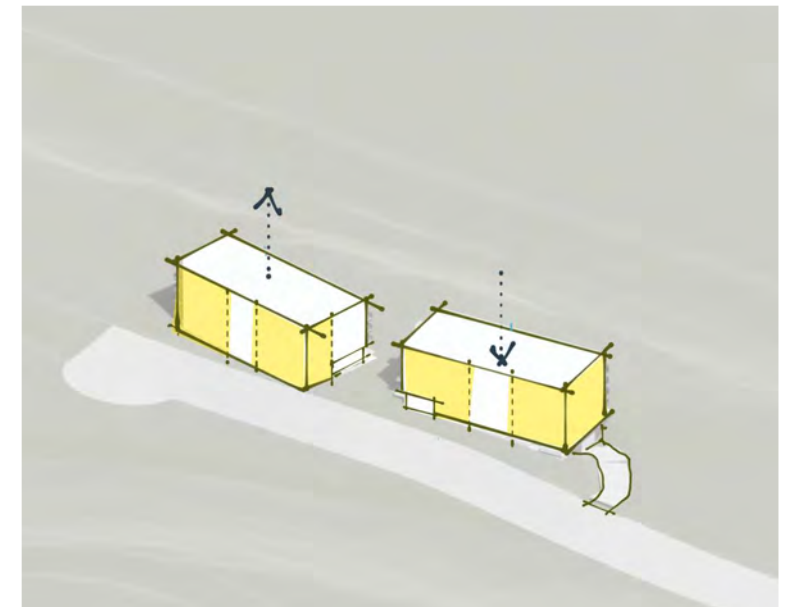
SITUATE BUILDINGS AROUND CENTRAL OUTDOOR AMENITY SPACE

- Building form pulled apart to reduce building mass, interruption of natural surroundings and to establish a central outdoor amenity space
- Building frontages angled to minimize appearance from street



CENTRALIZE PARKING UNDERGROUND

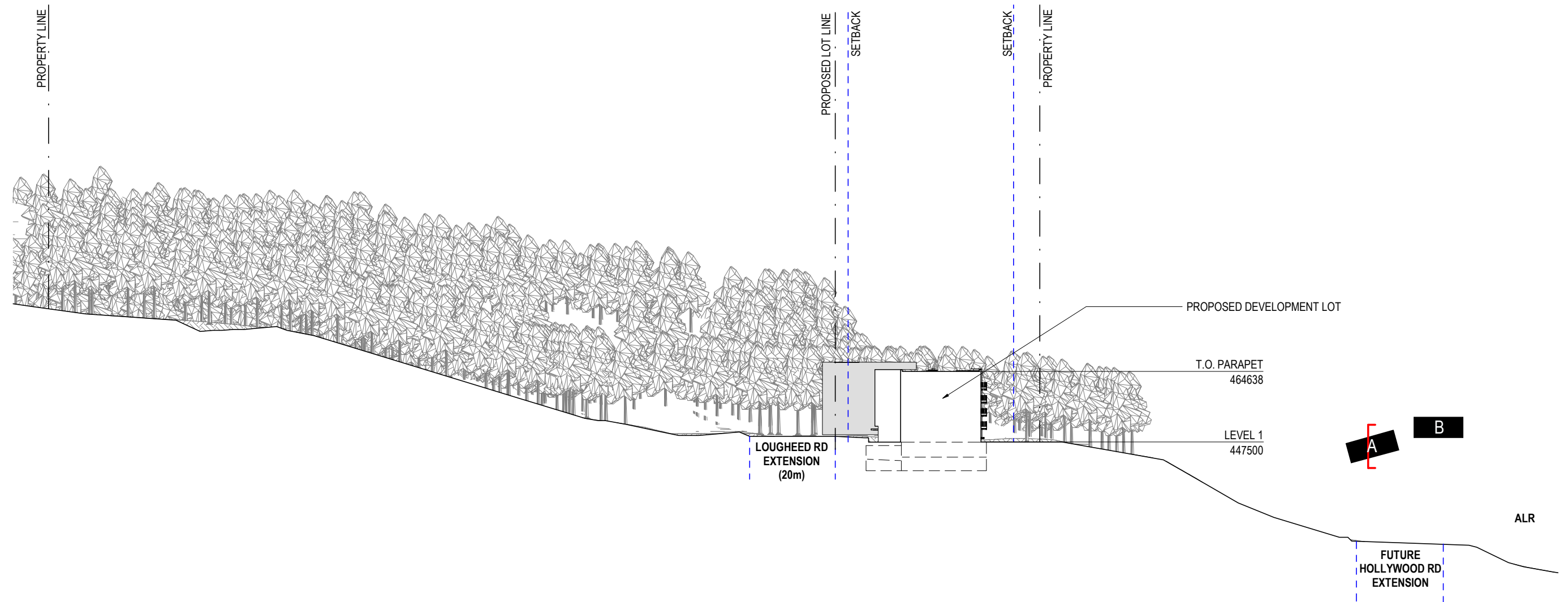
- Consolidate and centralize parking below grade with a shared entry ramp
- Minimize impact and visibility of vehicles on site
- Prioritize and enhance walkability



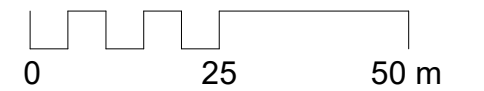
REDUCE BUILDING MASSING

- Reduce scale and massing of buildings by modulating facade
- Step buildings down to reflect natural grade
- Buildings limit glazing and emphasizes energy performance through wall thickness and short southern elevation exposure
- Material selection considers durability and fire exposure

SITE SECTION



EAST WEST SECTION LOOKING NORTH



PERSPECTIVE RENDERING



VIEW OF BUILDING ENTRY ALONG LOUGHEED EXTENSION LOOKING NORTH

LANDSCAPE - SITE PLAN

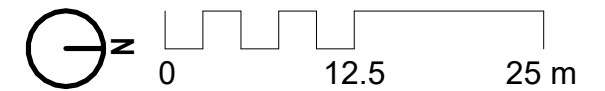
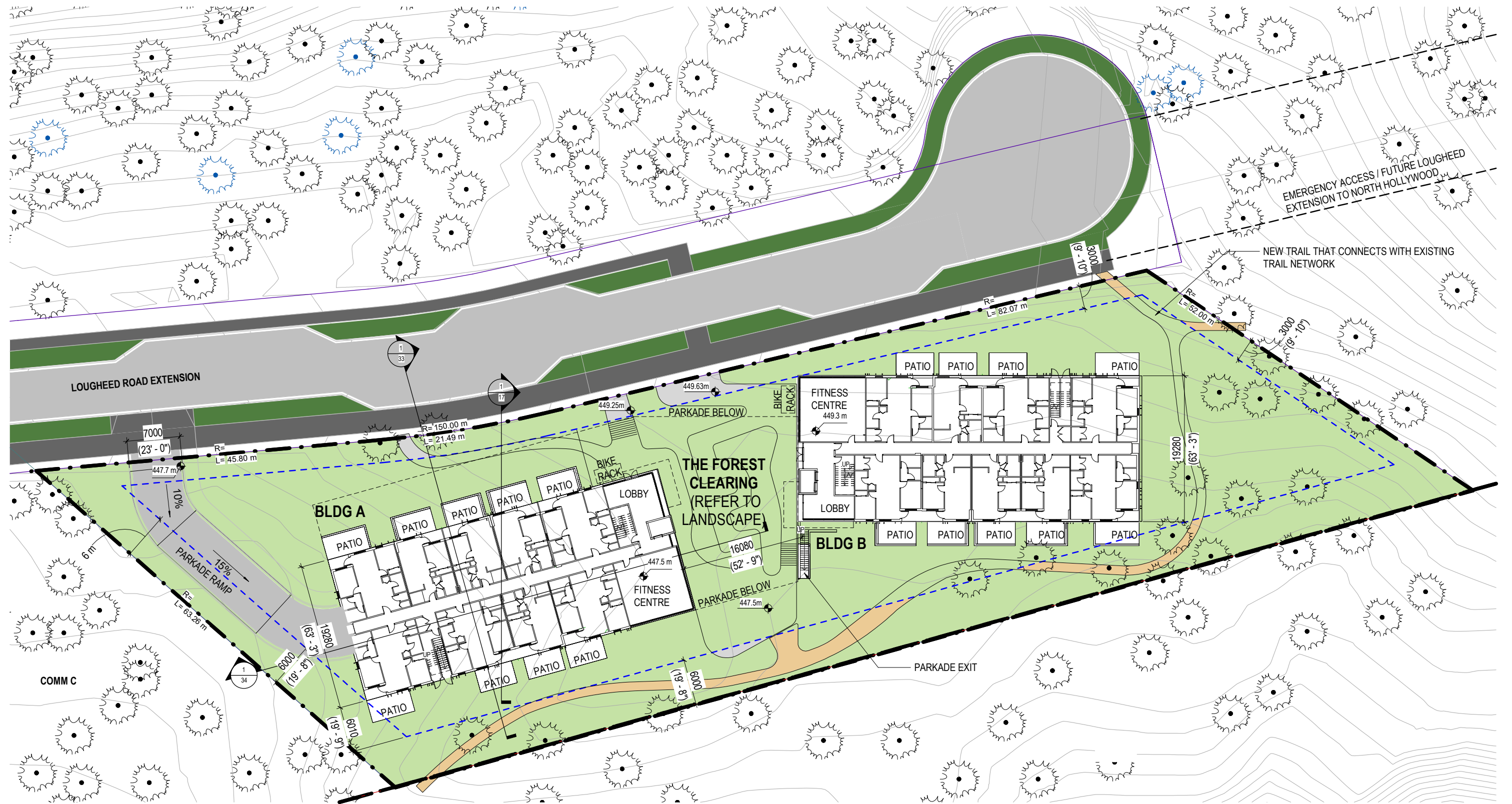


LEGEND

- ① BENCH SEATING
- ② ADIRONDACK CHAIRS
- ③ HARVEST TABLE
- ④ BBQ
- ⑤ EXISTING TREES TO BE RETAINED
- ⑥ MULTI-USE PATH
- ⑦ TRAIL
- ⑧ SIDEWALK
- ⑨ FUTURE LOOKOUT (EXACT LOCATION TBD)
- ⑩ STORMWATER SWALE



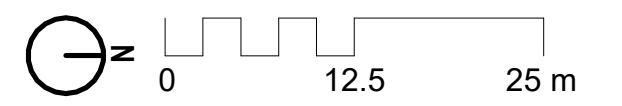
SITE PLAN



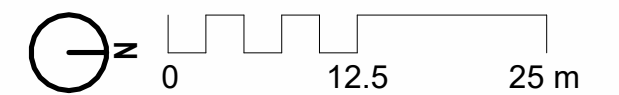
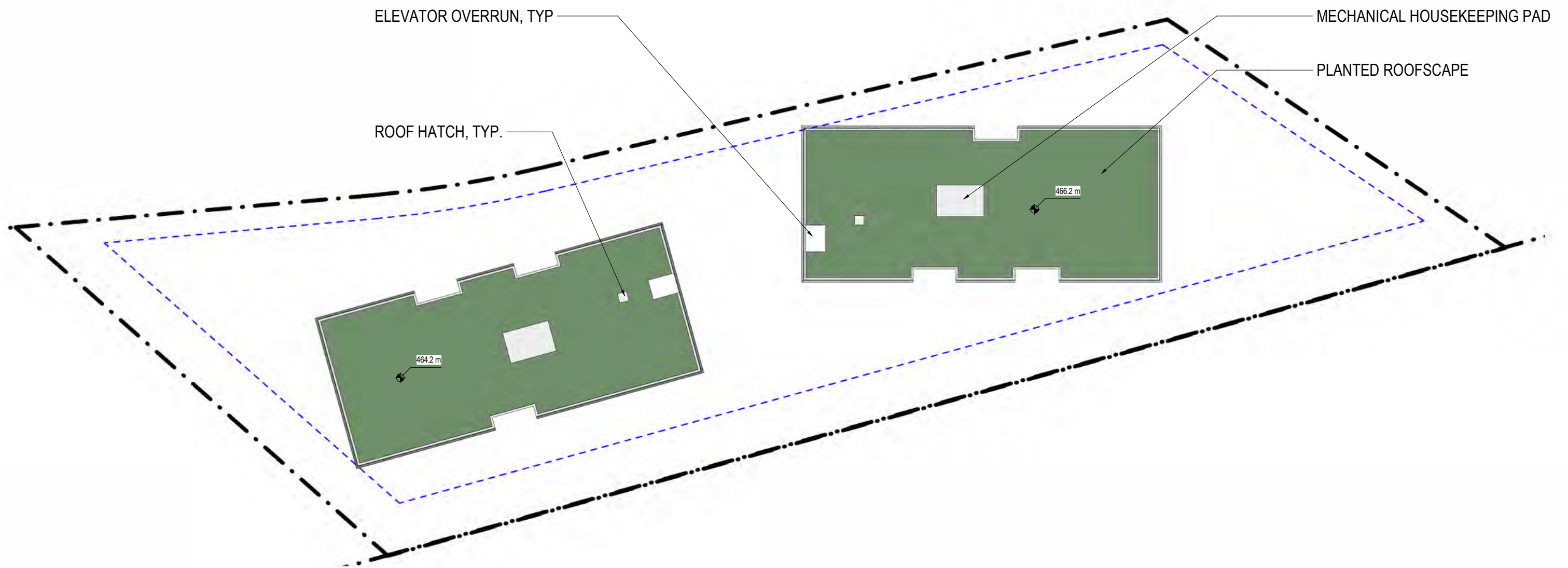
TYPICAL UPPER FLOOR PLAN



- FSR AREAS**
- 1 BED + DEN
 - 1 BED JR
 - 2 BED
 - AMENITY
 - BALCONY
 - CIRCULATION
 - LOBBY

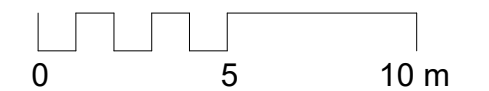


ROOF PLAN



TYPICAL PLAN LEVEL 01

NOTE: THIS PLAN IS FOR BUILDING A, BUILDING B IS THE SAME PLAN ROATED



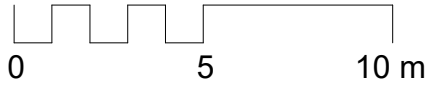
TYPICAL PLAN LEVEL 02-05



BLDG A L3 & BLDG B L3-5 REPLACE 1 BED HR WITH AMENITY SPACE

WINDOWS AT BOTH ENDS OF CORRIDOR TO PROVIDE DAYLIGHT AND VIEWS

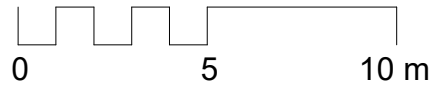
- FSR AREAS**
- 1 BED + DEN
 - 1 BED JR
 - 2 BED
 - BALCONY
 - CIRCULATION



TYPICAL PLAN WITH AMENITY



- PROPOSED AMENITY ROOMS / BALCONY:**
- YOGA STUDIO
 - CO-WORKING / BUSINESS CENTRE
 - GAME ROOM
 - BOOKABLE PARTY ROOM
- AMENITY ROOMS ARE STACKED AND LOCATED ON LEVEL 2-5 (BLDG B), AND LEVEL 2-3 (BLDG A)



PARKADE PLAN - LEVEL P1

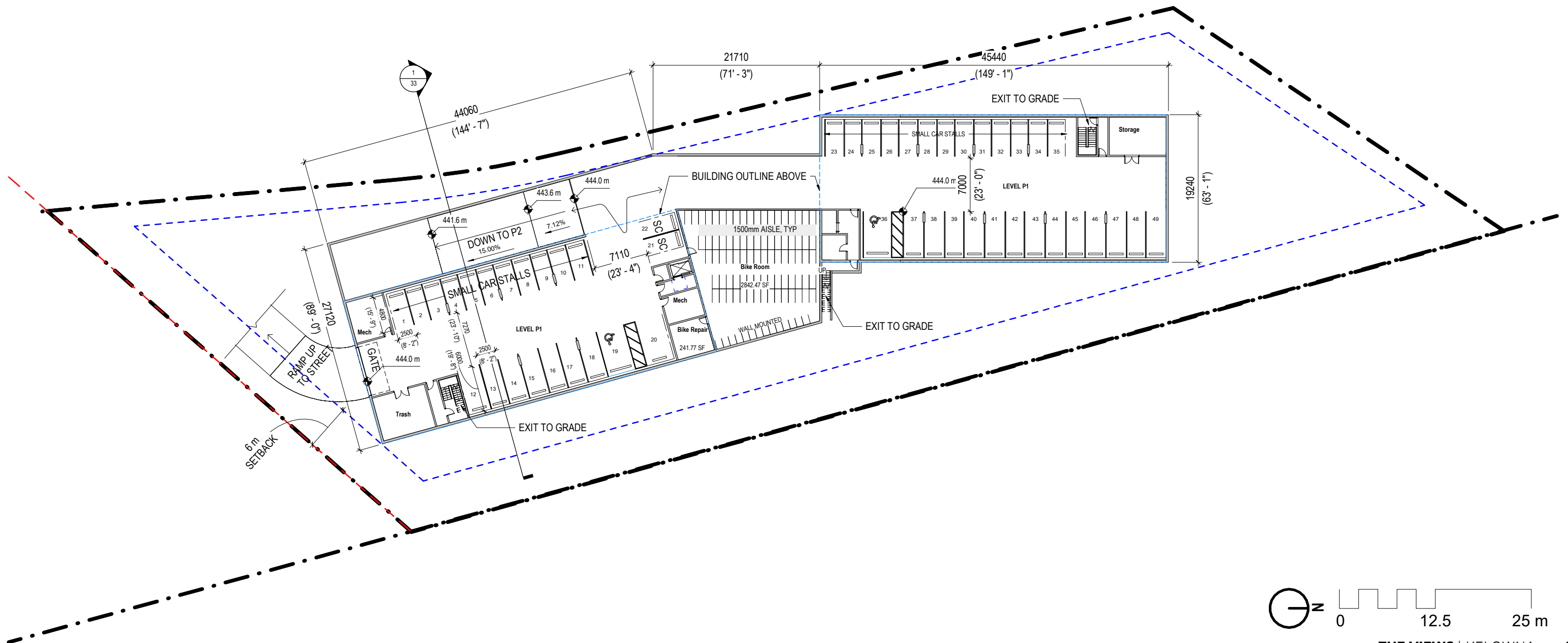
P1 PARKING SUMMARY

VEHICLE PARKING
 REGULAR STALLS: 20
 SMALL CAR STALLS: 26
 ACC. STALLS: 3

TOTAL VEHICLE STALLS: 49

BIKE PARKING
 GROUND MOUNTED: 162
 WALL MOUNTED: 28

TOTAL BIKE STALLS: 190

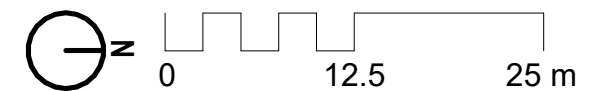
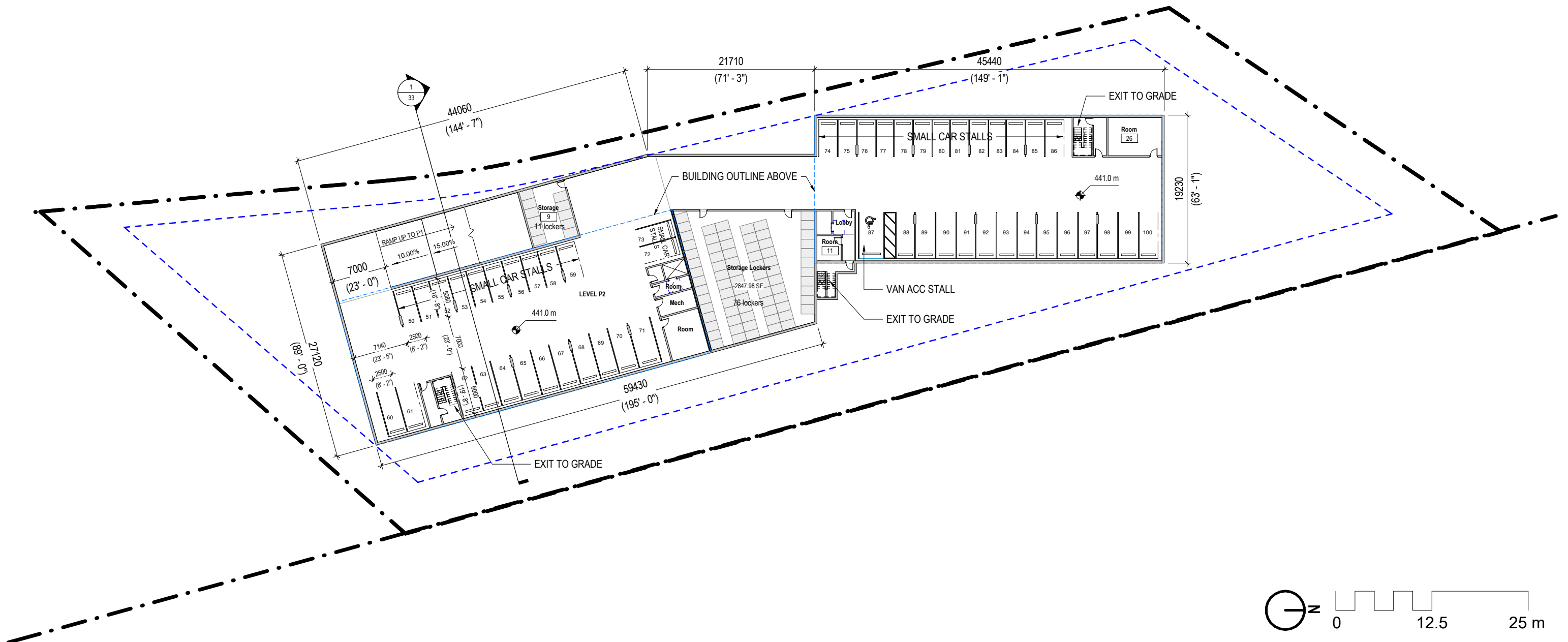


PARKADE PLAN - LEVEL P2

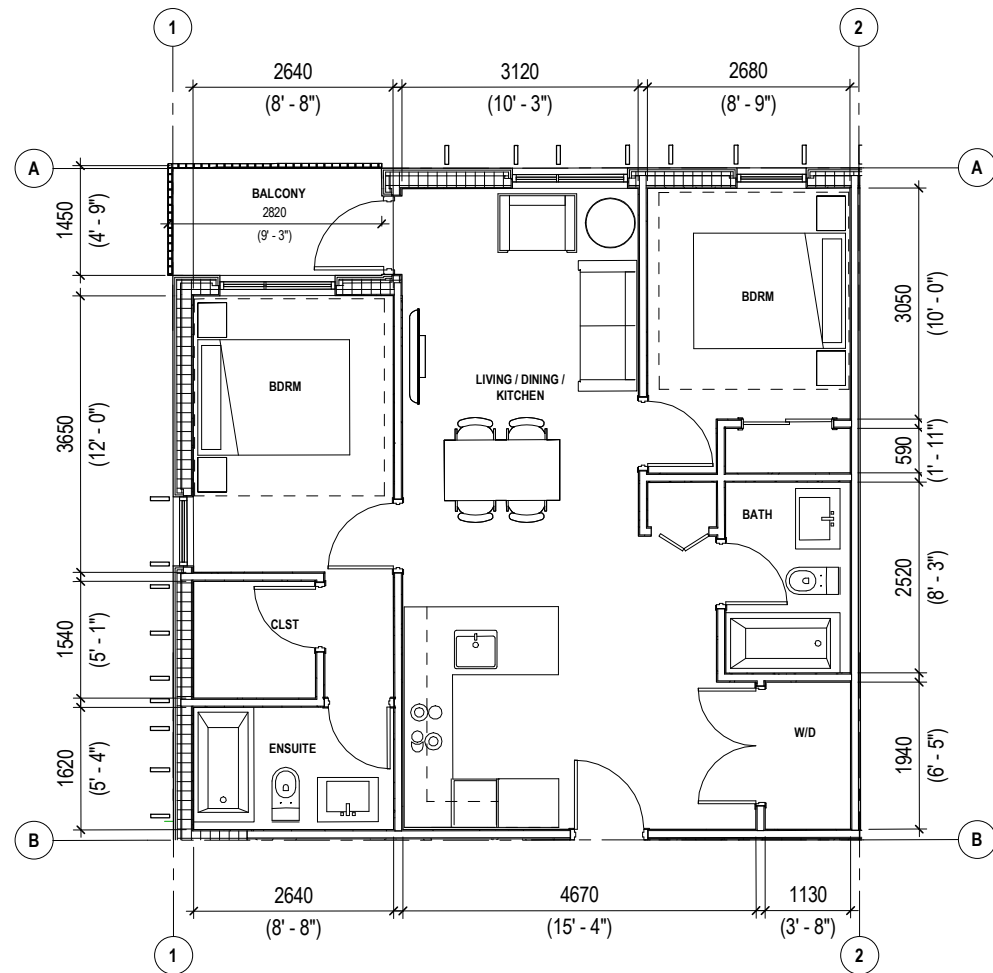
P2 PARKING SUMMARY

VEHICLE PARKING	
REGULAR STALLS:	25
SMALL CAR STALLS:	25
VAN ACC. STALLS:	1

TOTAL VEHICLE STALLS: 51

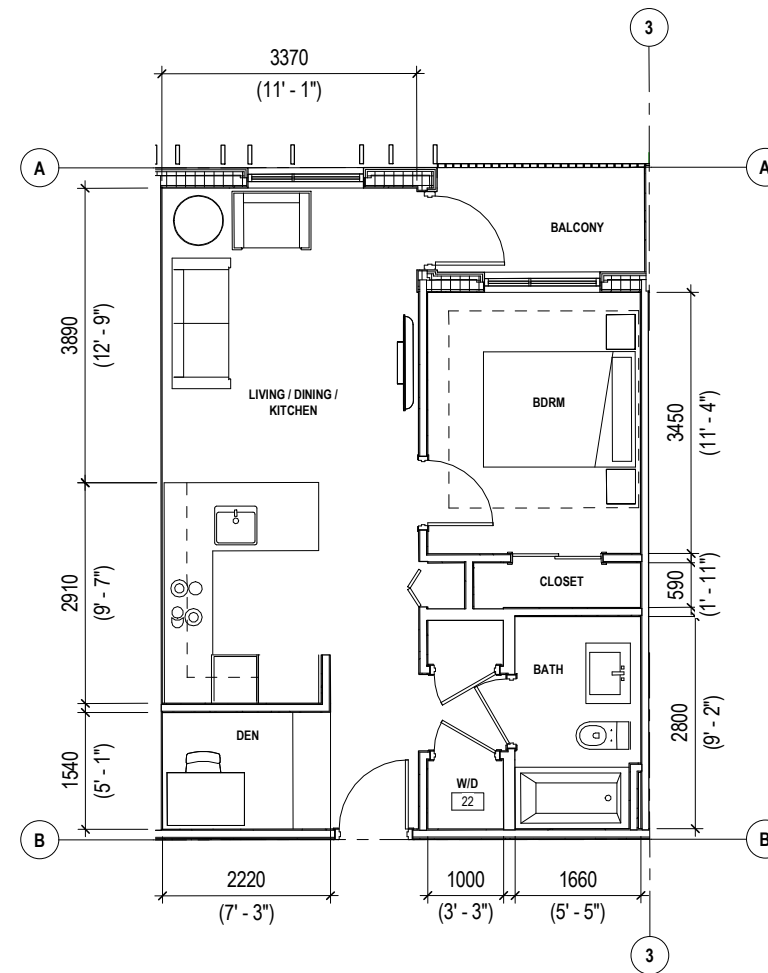


TYPICAL UNIT PLANS

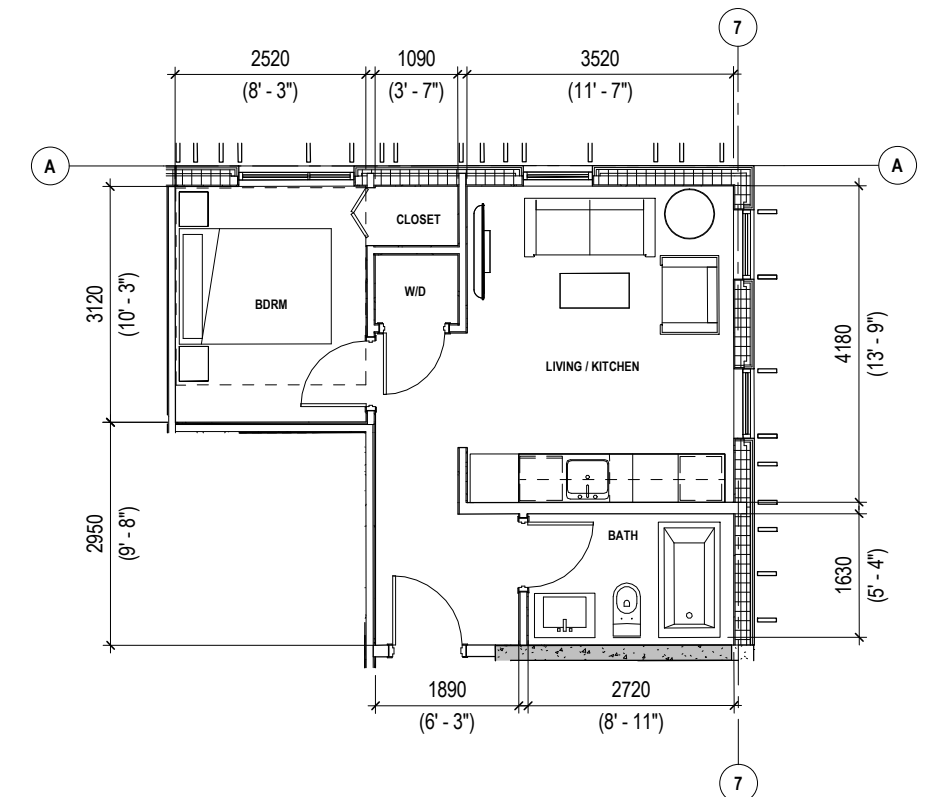


UNIT PLAN - 2BED

NOTE: THERE ARE 2 VARIATIONS OF THIS LAYOUT. THE PLAN SHOWN IS THE CORNER VARIATION

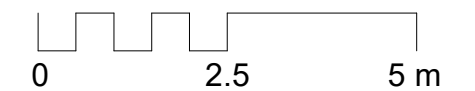


UNIT PLAN - 1 BED + DEN



UNIT PLAN - 1 BED JR

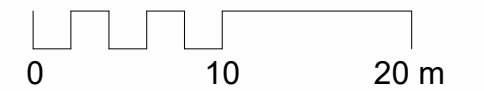
NOTE: THERE ARE ONLY 2 OF THESE UNITS LAYOUTS



EAST ELEVATION



A B



KEY VALUE	DESCRIPTION	COLOR
01	CLADDING - Panelized metal interlocking panel, painted, metallic	Dark grey
02	GLAZING SYSTEMS - Anodized alum frame	Black, anodized
03	BALCONY GUARD - Alum. pickets, vertical, 100mm o.c.	Black, anodized
04	FLASHING - Alum	Dark grey
05	VERTICAL METAL FINS - Alum.	Dark grey

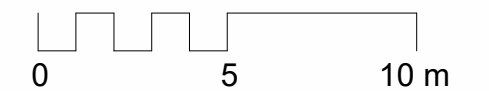
BUILDING ELEVATIONS

BLDG A SHOWN AS TYPICAL, BLDG B IS SIMILAR



WEST ELEVATION - BUILDING A

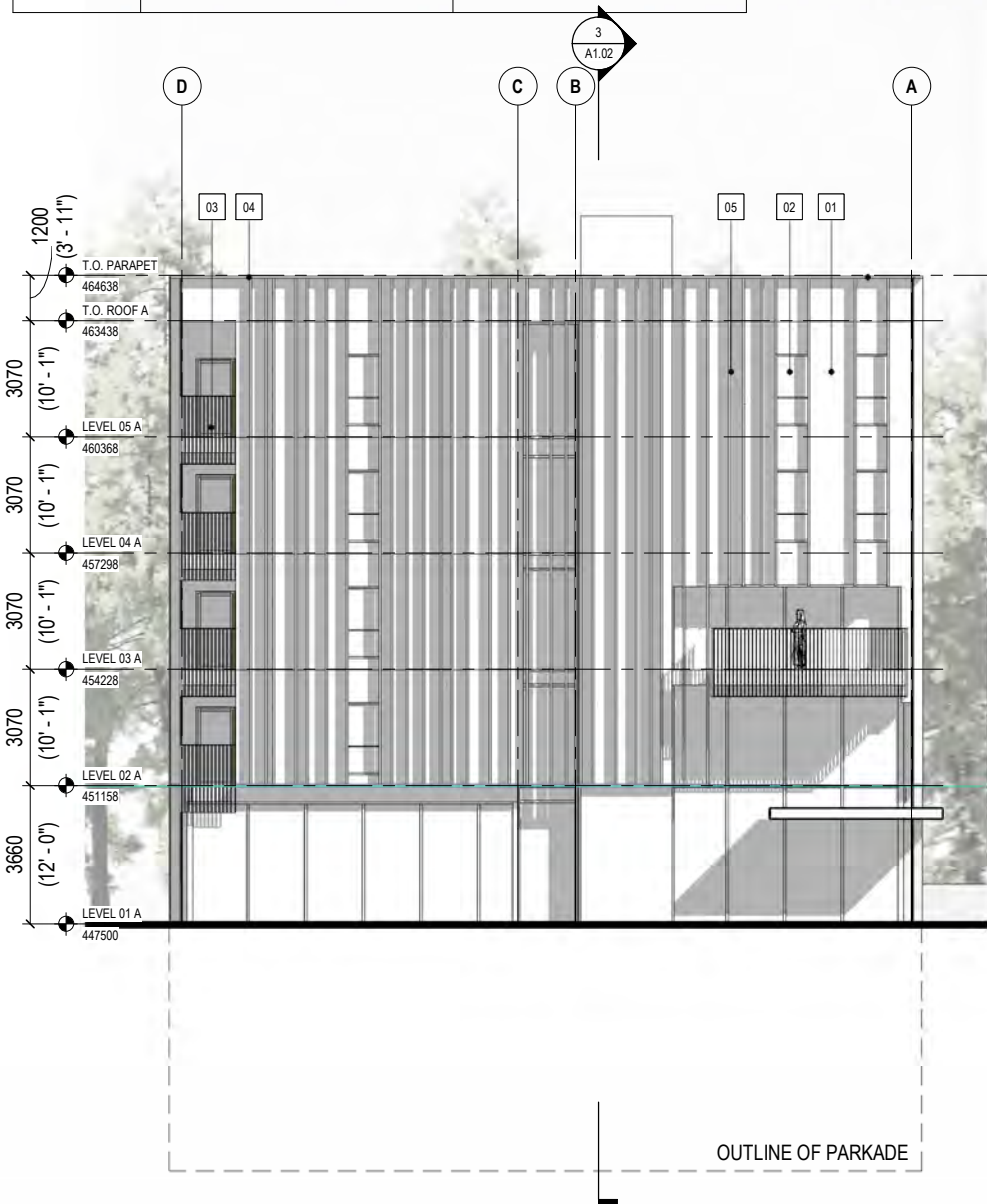
SOUTH ELEVATION - BUILDING A



KEY VALUE	DESCRIPTION	COLOR
01	CLADDING - Panelized metal interlocking panel, painted, metallic	Dark grey
02	GLAZING SYSTEMS - Anodized alum frame	Black, anodized
03	BALCONY GUARD - Alum. pickets, vertical, 100mm o.c.	Black, anodized
04	FLASHING - Alum	Dark grey
05	VERTICAL METAL FINS - Alum.	Dark grey

BUILDING ELEVATIONS

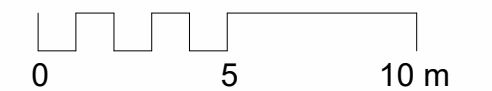
BLDG A SHOWN AS TYPICAL, BLDG B IS SIMILAR



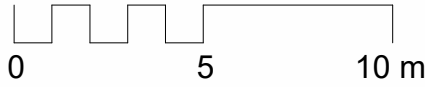
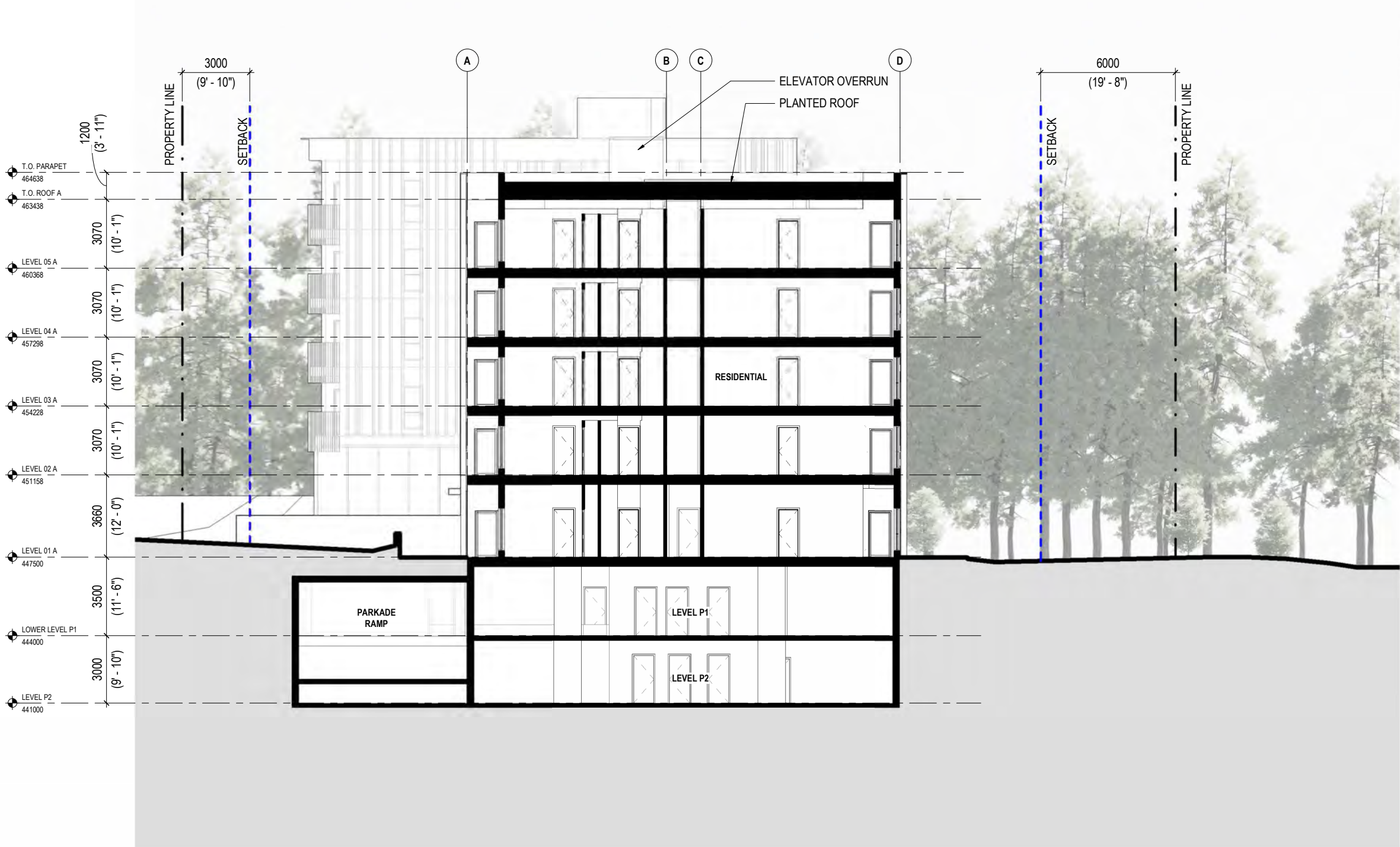
NORTH ELEVATION - BUILDING A



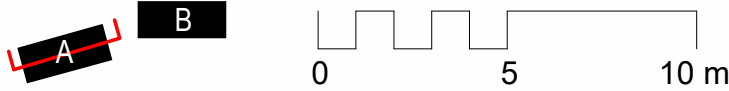
EAST ELEVATION - BUILDING A



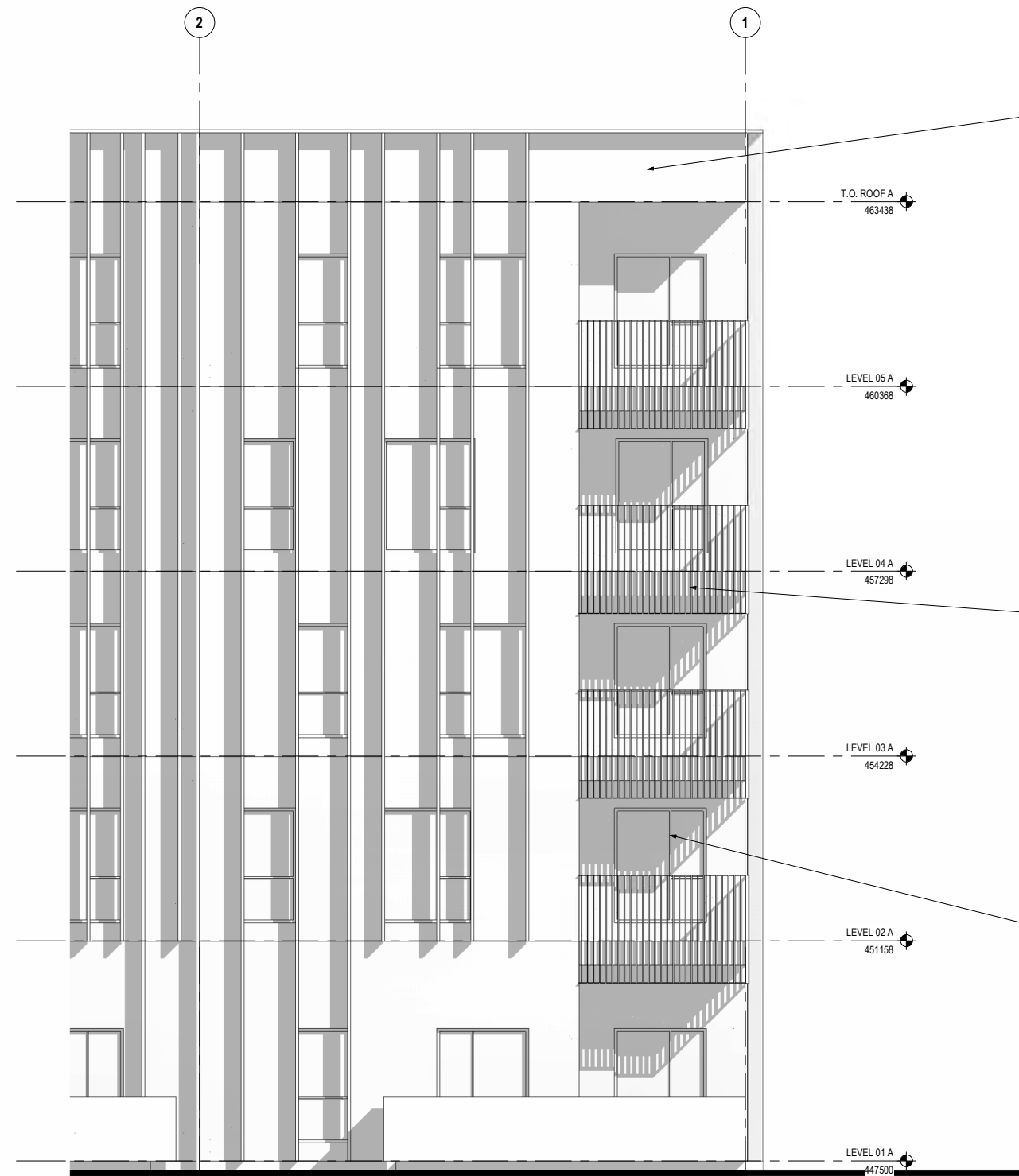
BUILDING SECTION



BUILDING SECTION



MATERIAL PALETTE



ENVELOPE / CLADDING
 Panelized metal interlocking panel
 Prefinished, painted, metallic, shades of dark grey

SOFFITS
 Metal panel

BALCONY GUARDS
 Aluminum pickets, vertical, ptd. Black



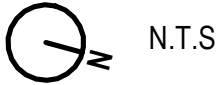
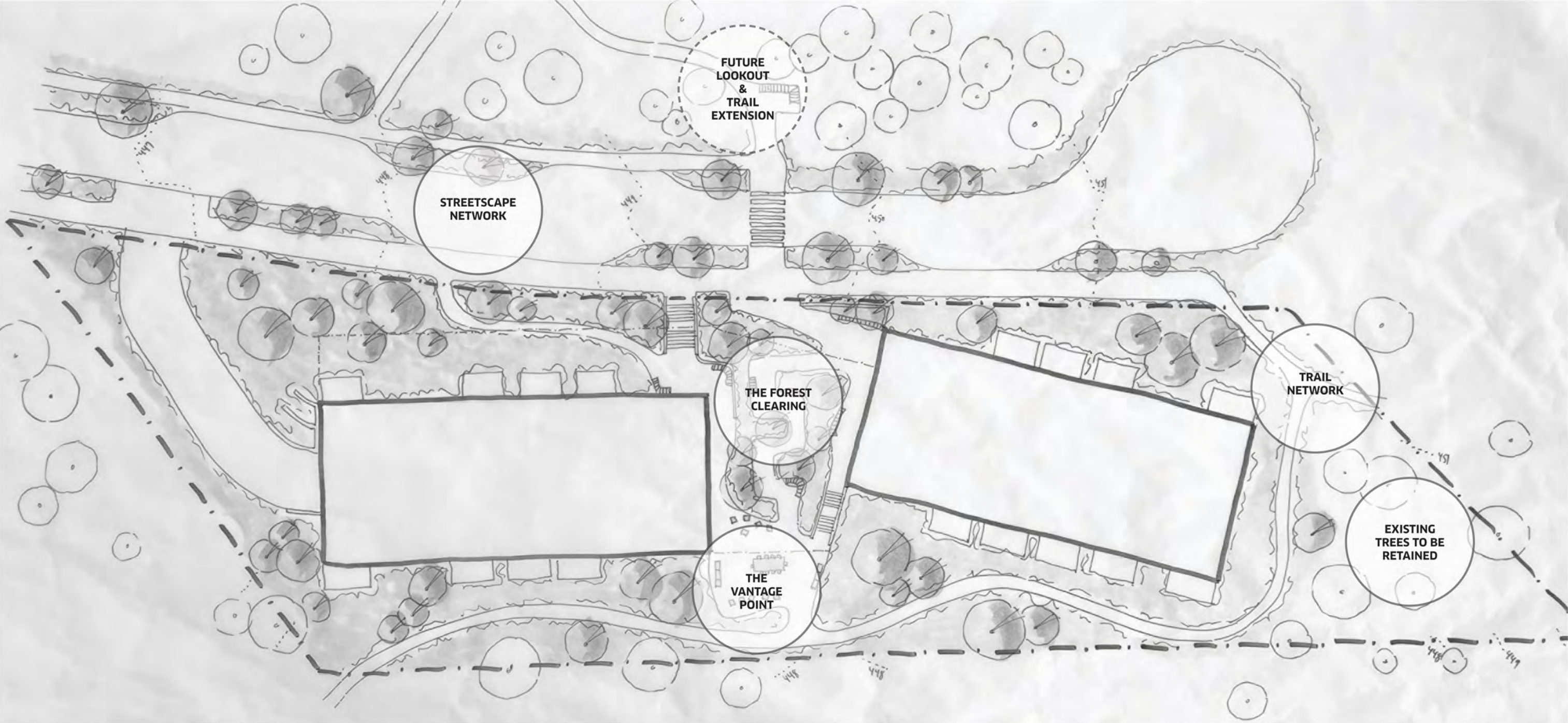
WINDOWS / DOORS
 Alum frame, thermally broken window wall system, anodized finish, black

PERSPECTIVE RENDERING

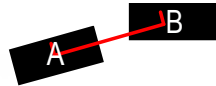
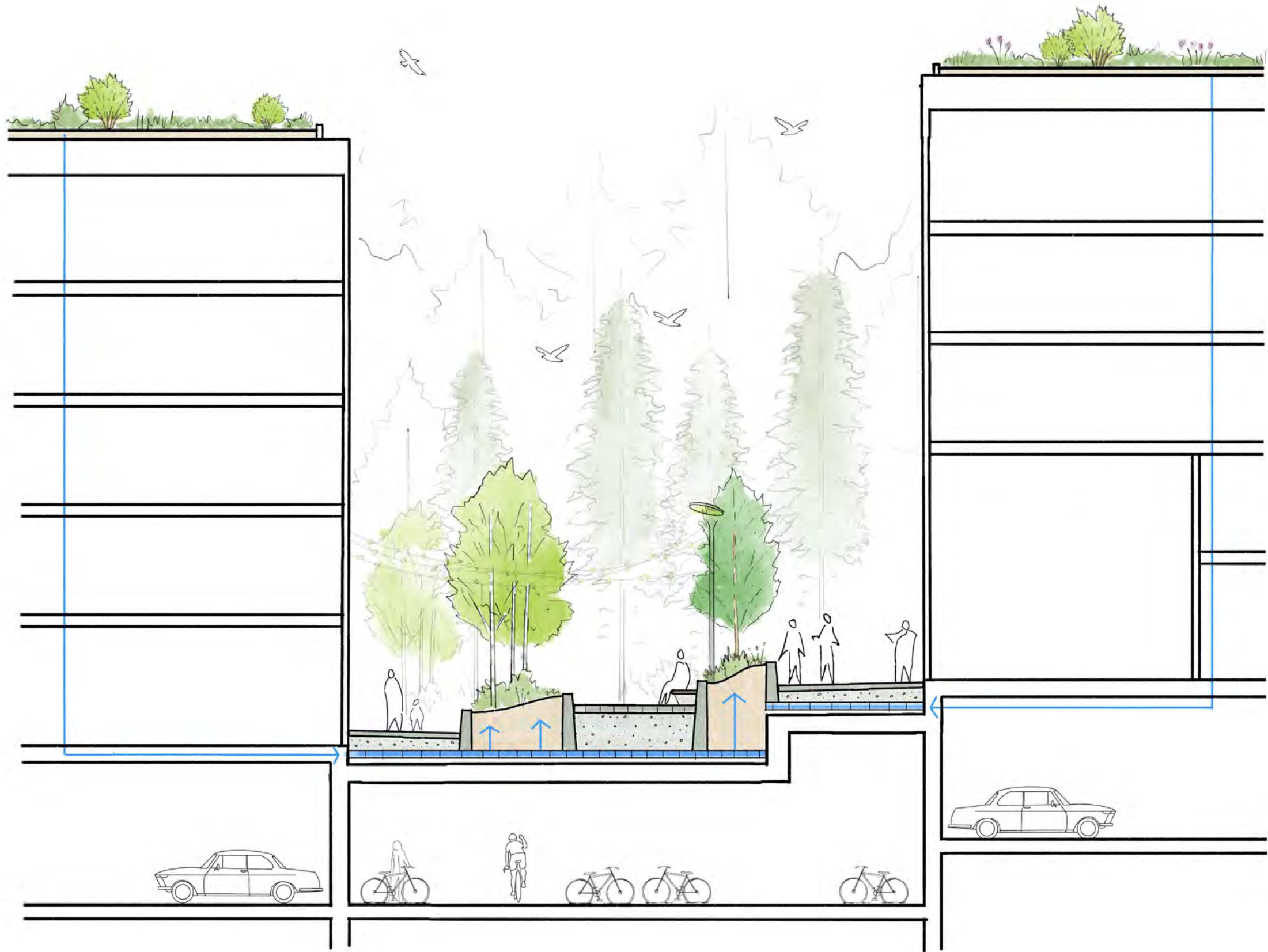


VIEW OF FOREST CLEARING AREA FROM EAST

LANDSCAPE - PROGRAM



LANDSCAPE - SECTION 1



The central space between the buildings will provide access to a variety of uses including building entries and amenity locations. This area will be over slab, and plantings will be provided in raised systems to ensure large soil volumes encourage healthy tree growth. The project will explore the use of greenroof systems that capture stormwater and transport it to galleries on-slab that provide passive irrigation to the plants and conserve water.



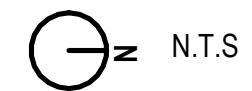
A B

The rear of the buildings will face the downhill slope and views across the valley. Unit patios will be elevated slightly to enhance views as well as hide landscape walls. Trail systems will weave through the new landscape as well as existing forest, and allow residents and visitors to explore the surrounding area and link into existing pathway networks.

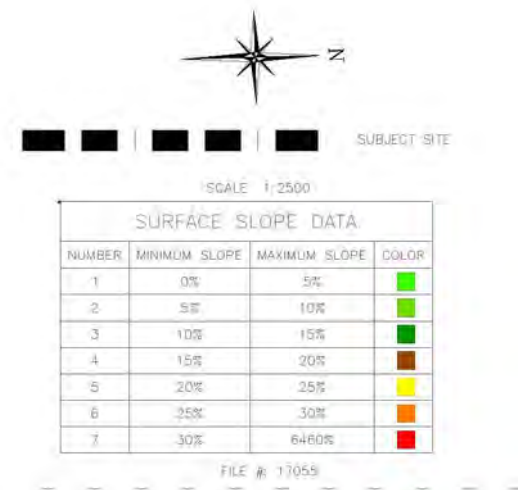
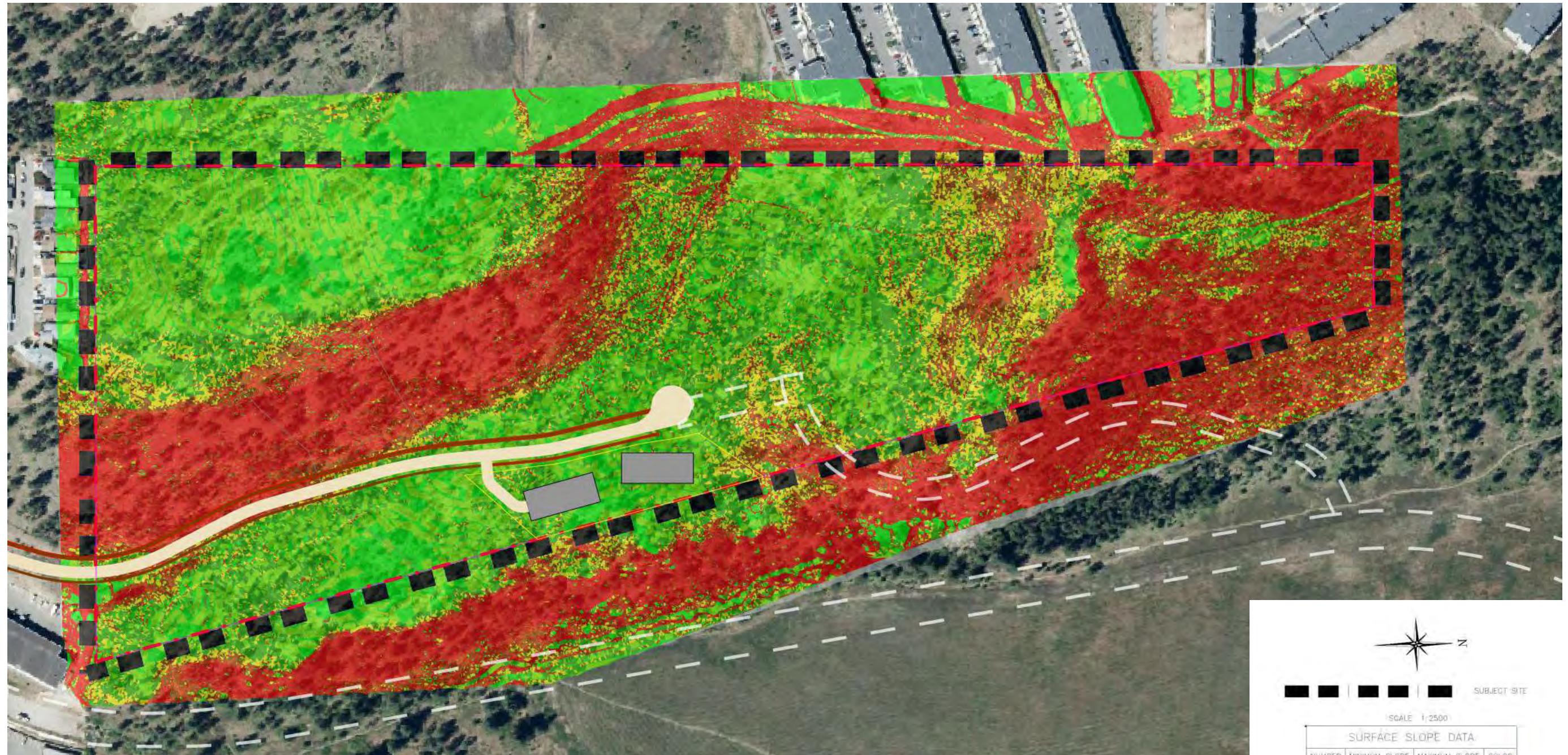
STREET DEVELOPMENT



- MAJOR ROADWAY
- INTERMEDIATE ROAD
- PROPOSED

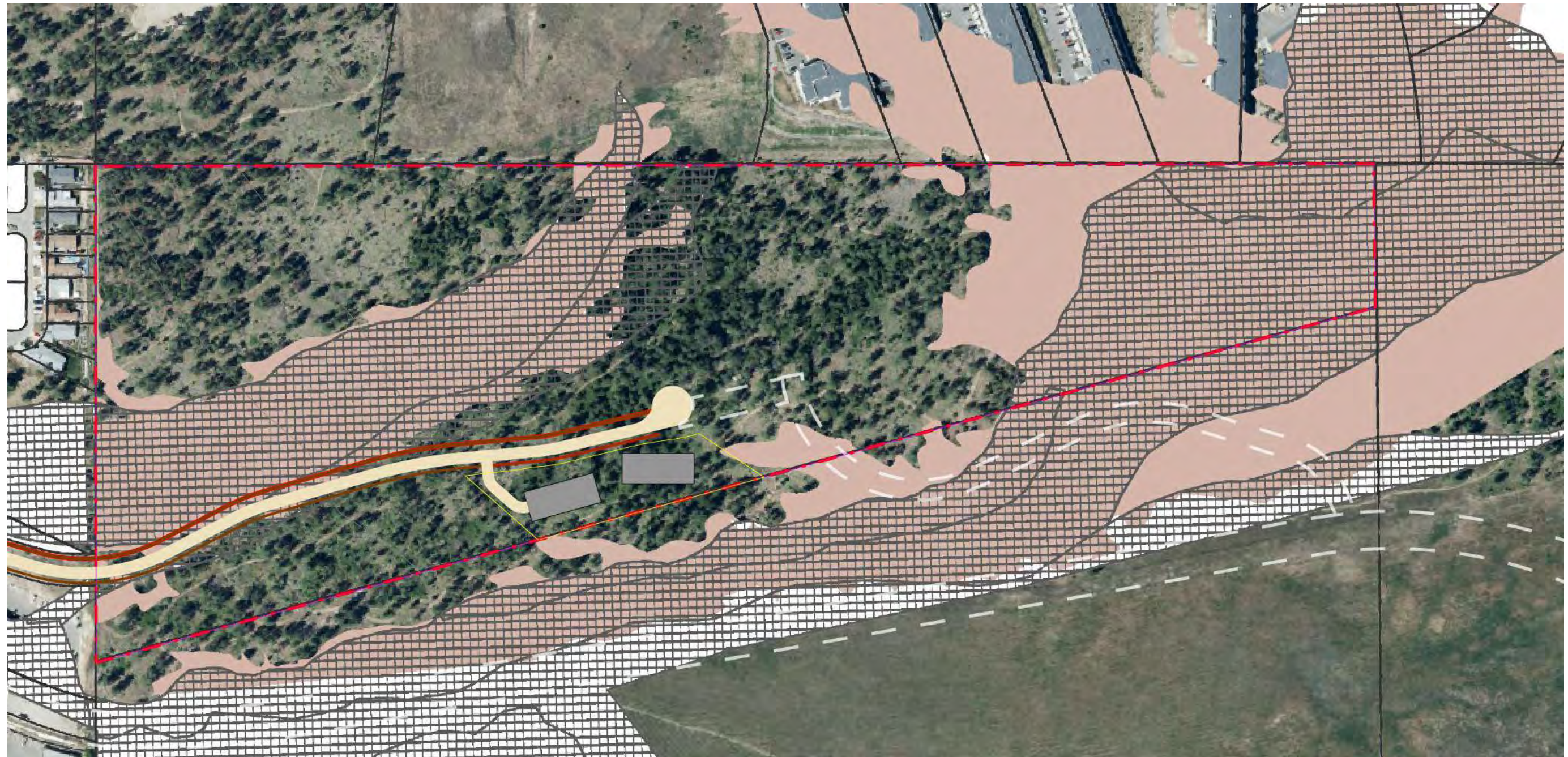




STEEP SLOPE ANALYSIS




⊖ z N.T.S

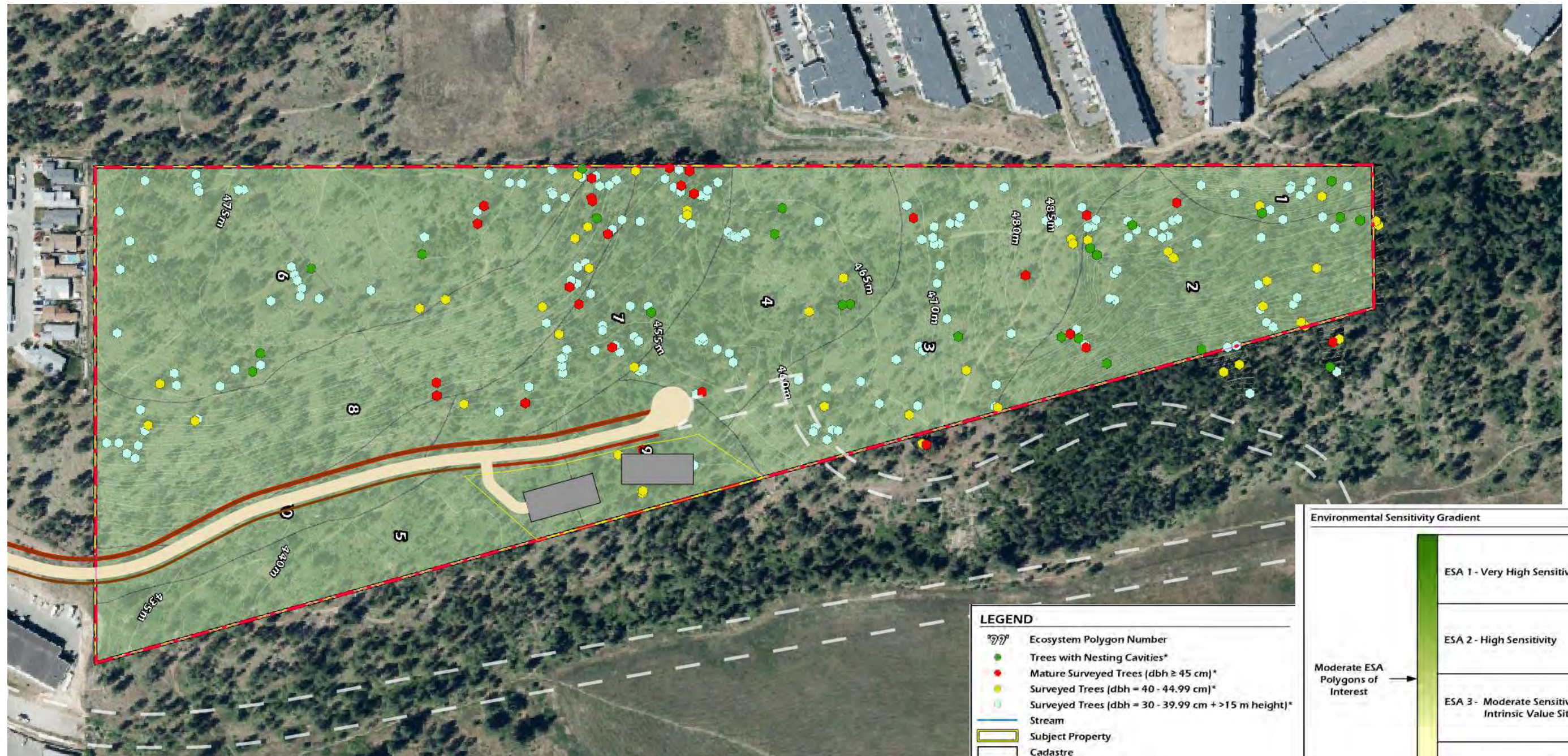
HAZARDOUS CONDITION DPA & HILLSIDE DPA



-  HILLSIDE
-  HAZARDOUS CONDITION

 N.T.S

ENVIRONMENTAL SENSITIVITY ASSESSMENT



LEGEND

- 99? Ecosystem Polygon Number
- Trees with Nesting Cavities*
- Mature Surveyed Trees (dbh ≥ 45 cm)*
- Surveyed Trees (dbh = 40 - 44.99 cm)*
- Surveyed Trees (dbh = 30 - 39.99 cm + >15 m height)*
- Stream
- ▭ Subject Property
- ▭ Cadastre
- ▭ Okanagan Wetlands

Environmental Sensitivity Analysis Rating

- Very High (ESA 1)
- High (ESA 2)
- Moderate (ESA 3)
- Low (ESA 4)

*Not all trees on the property were inventoried or measured

Environmental Sensitivity Gradient

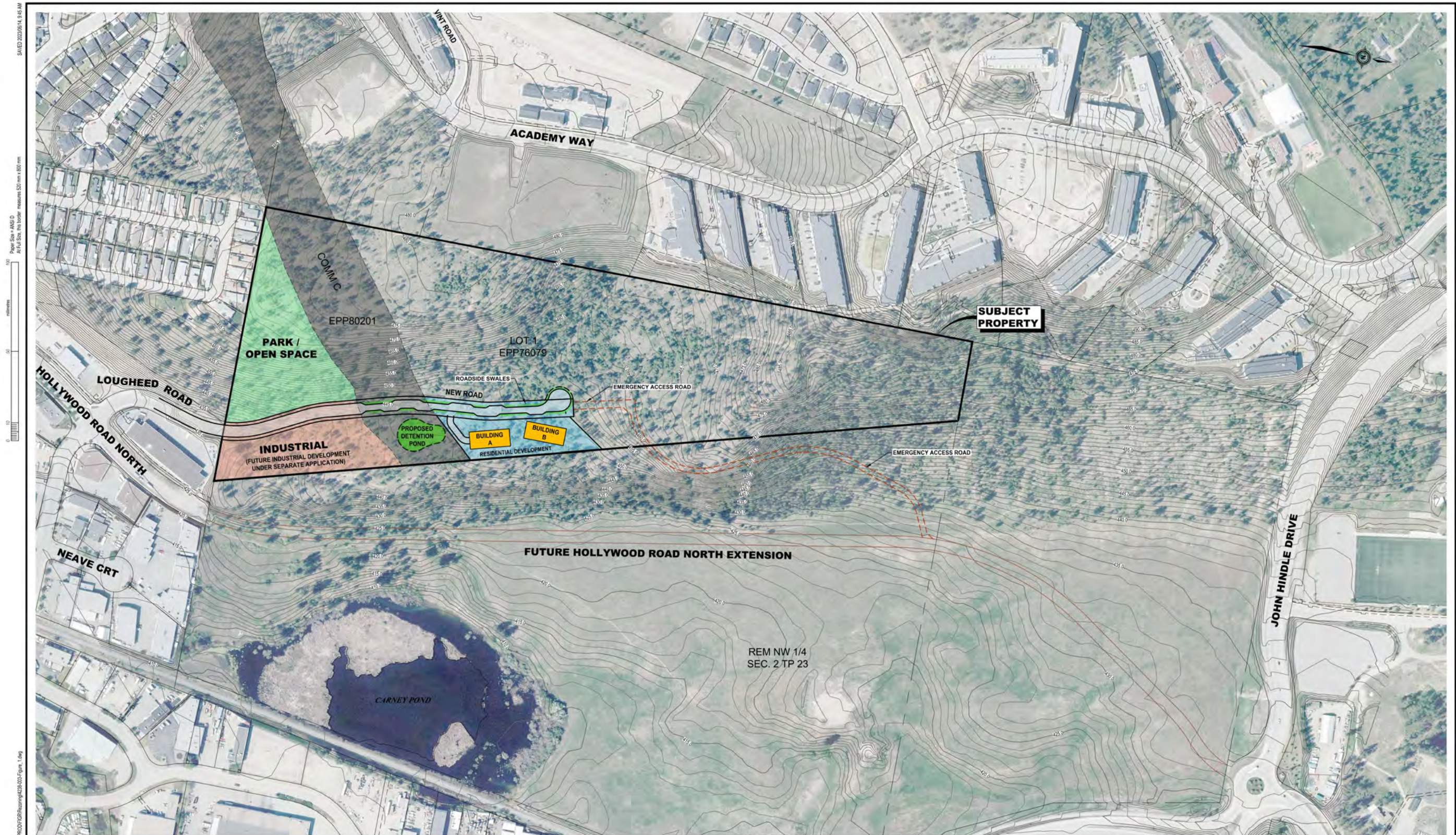
Environmental Sensitivity Index

ESAs 1-2 are Very High and High Sensitivity. ESAs 3-4 are Moderate and Low Sensitivity Limited to No Intrinsic Value.

DISCLAIMER
The data displayed is for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.

⊖ N.T.S

CIVIL - SITE OVERVIEW



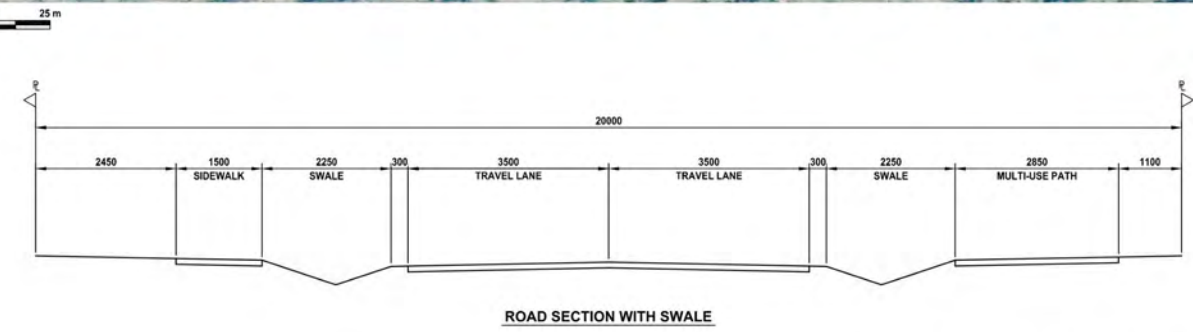
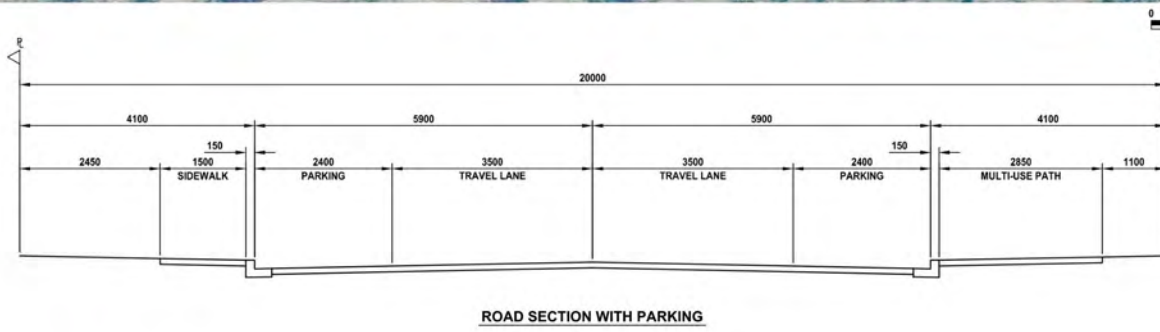
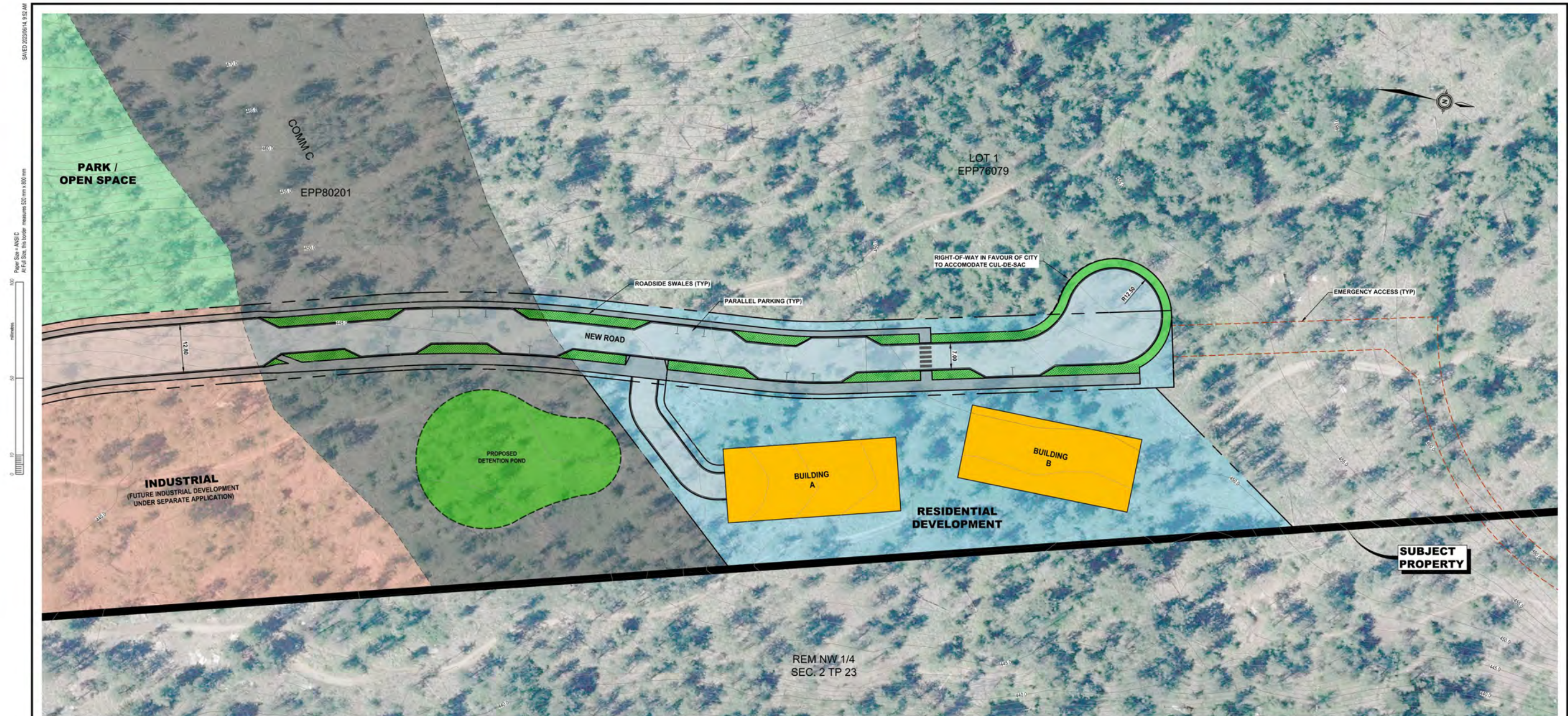
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kwl KERR WOOD LEIDAL
consulting engineers
202 - 3334 30th Avenue
Vernon, BC V1T 2C8
T (250) 503-0841 F (250) 503-0847
E okanagan@kwl.ca

0 20 (1:2,000) 100 m

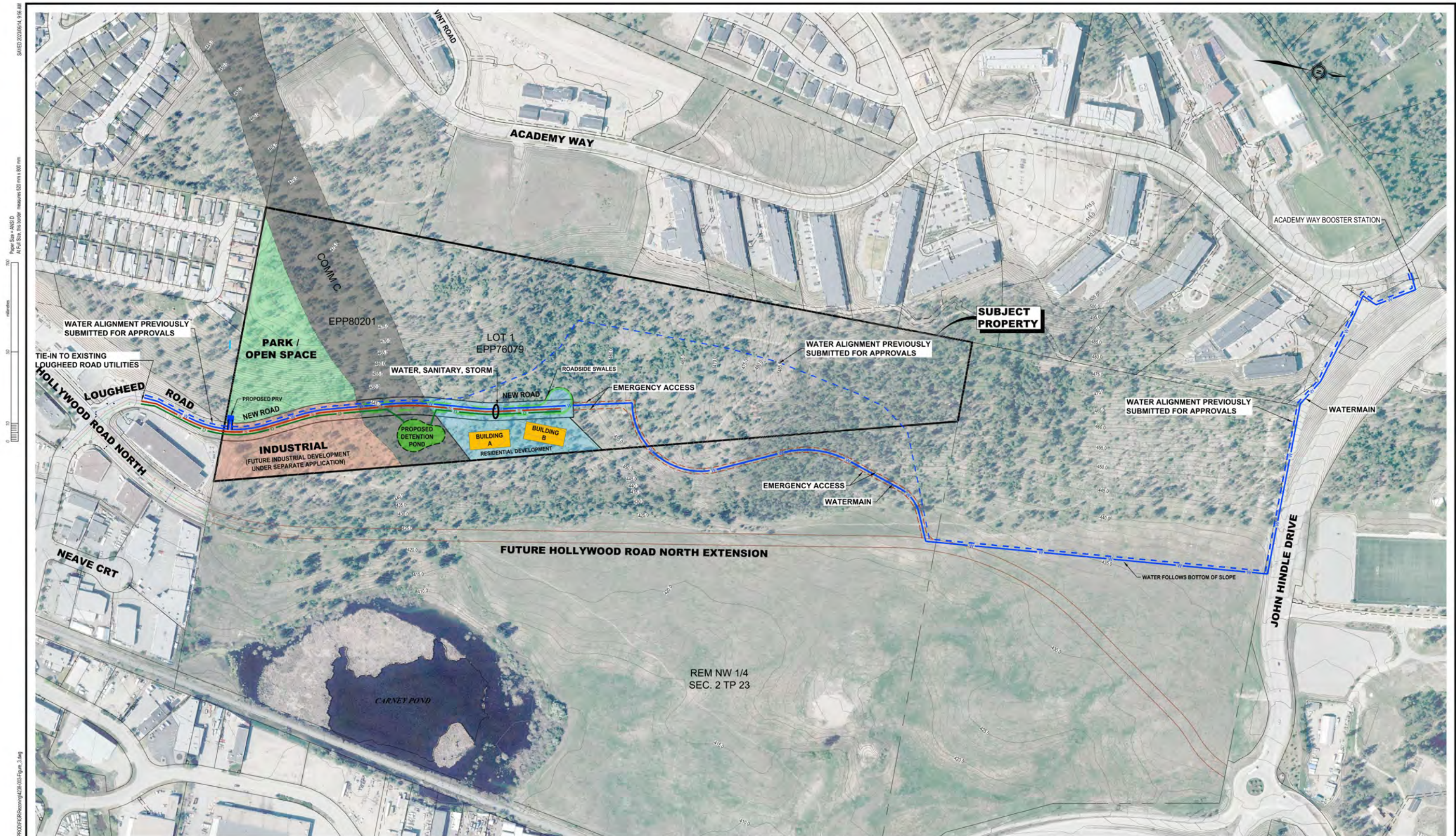
**SITE OVERVIEW
THE VIEWS
FIGURE 1**

CIVIL - PROPOSED ROAD



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**ON-SITE ROAD
 THE VIEWS
 FIGURE 2**



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STORM, SANITARY & WATER SERVICING
THE VIEWS
FIGURE 3