

Development Permit & Rezoning Rationale

1200 Pacific Avenue — Kelowna BC



July 7, 2025

PROPOSAL

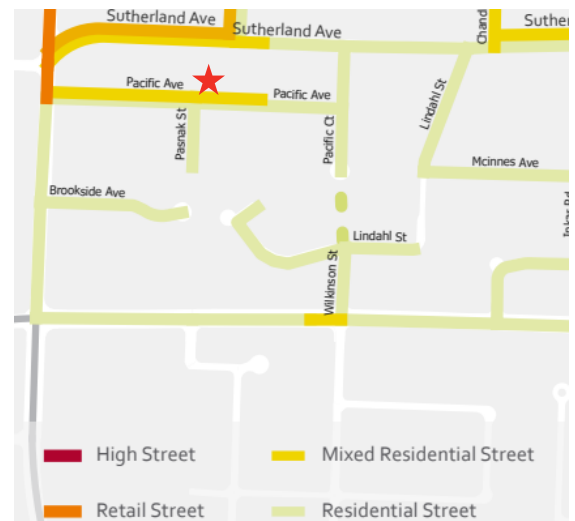
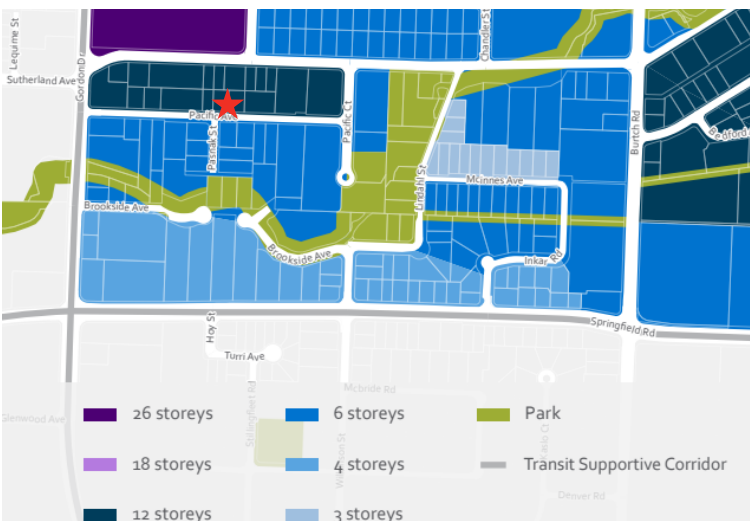
This application is for rezoning and a development permit facilitate the development of the subject property into a rental mid-rise buildings under the UC2r zone. With 157 units in total, this urban center development will add to the diversity of housing options within the Capri-Landmark area.



Figure 1: Site location.

POLICY CONTEXT

This site consists of a single parcel designated as Urban Centre (UC) in the City’s OCP and appropriately zoned Capri-Landmark Urban Centre (UC2). The site is located in the 12 storey height designation, with a street character designation of “mixed residential street”.



DESIGN CONCEPT

This proposal consists of a 20 storey rental apartment building with 157 homes in total. Parking will be provided entirely within the building over the course of 5 levels, one of which is below grade. Landscaping is tastefully designed along Pacific Ave to interface with the street standard intended within the Capri Landmark Urban Centre Plan, with additional landscaping on the amenity spaces on the podium and rooftop levels.

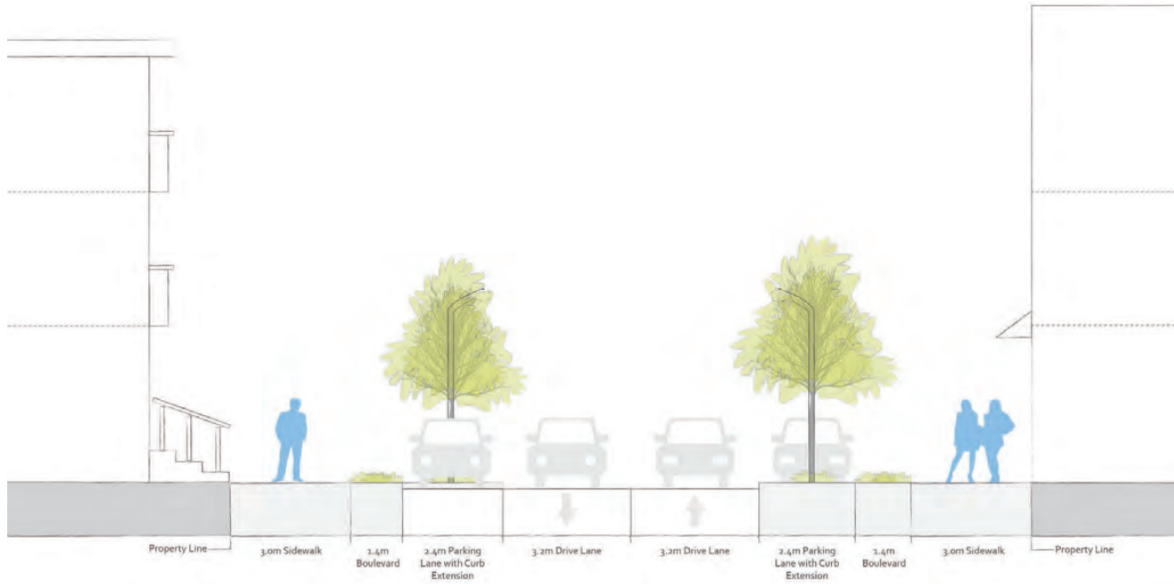
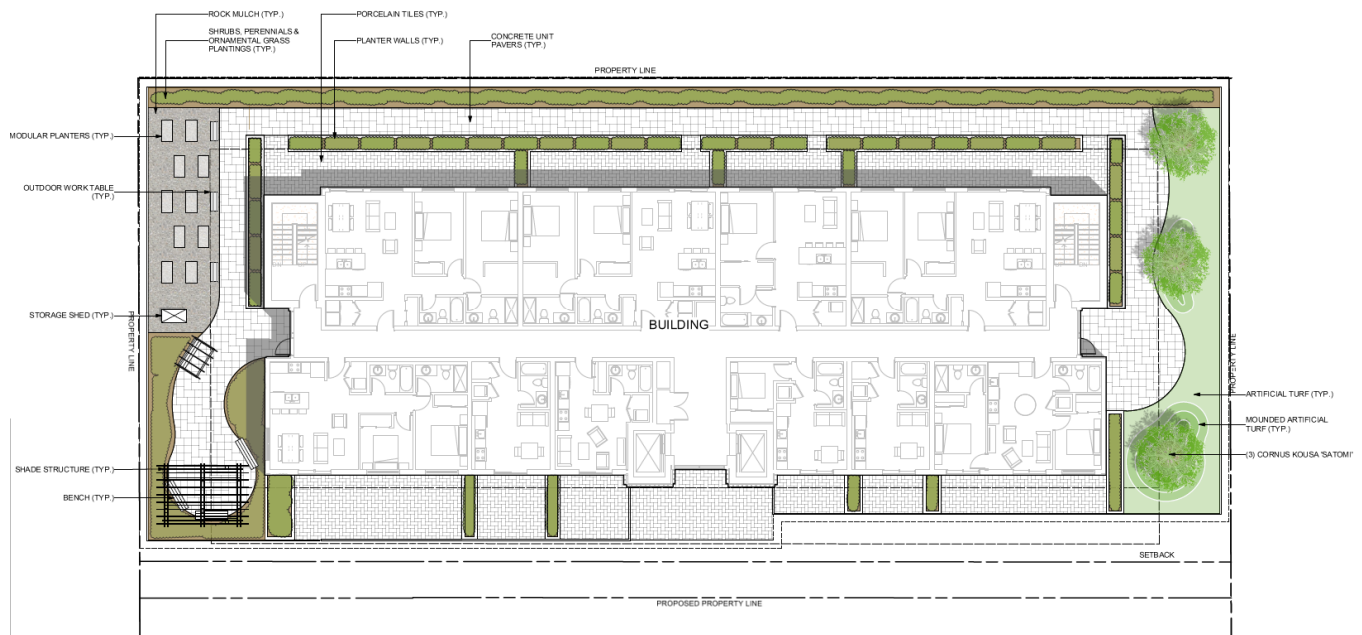


Figure 4: Pacific Ave Street Standard—Capri Landmark Urban Centre Plan.





DESIGN CONCEPT (cont.)

This mid-rise building has a distinctly residential personality. The massing is segmented vertically as well as horizontally into components that harmonize through materials, architectural details and color tones. The base is personalized with street-fronting townhomes with over height windows. The middle of the building has apartments with balconies projecting from each corner. The vertical spine along the Pacific Avenue facade follows the elevator with glazed lobbies on each floor. The top of the building is multi leveled with larger apartments, and amenity space that deconstructs the boundary between the building and the sky.





HEIGHT VARIANCE

The proposed development is located within a key height transition area between the proposed 26-storey Capri Mall redevelopment and the existing 6-storey low-rise residential buildings along Mill Creek. The site is designated for a 12-storey height under the current policy framework, with an allowance of up to 15 storeys through bonusing provisions.

This application seeks a 5-storey (and 9.7m) height variance that remains consistent with the broader planning intent for this area as a transition zone. The proposed building massing has been carefully designed with stepbacks above 16 metres to reduce visual impact and provide more sensitive transition to adjacent properties. These include a significant stepback on the podium and upper-level stepback at the rooftop amenity level, further articulating the building form and reducing perceived height and bulk from the public realm and neighbouring sites.

CONCLUSION

This project offers significant housing density, ample parking and private open space within the core of the Capri/Landmark Urban Centre. The design has honored the OCP Guidelines, and the massing is sensitive to the present and future context of the established and evolving urban pattern. The provision of a significant number of dedicated rental dwellings is a strong contribution to this presently underserved housing need. It offers the right development, in the right location, and is compliant with the growth planning expectations delivered with attractive aesthetics. We seek support from the Council for the Development Permit for this purpose-built rental project.

PACIFIC UC2

ISSUED FOR DP, 25-07-07



ARCHITECTURAL

NEW TOWN ARCHITECTURE + ENGINEERING
300-650 BERTAM STREET
KELOWNA, BC V1Y 2G4
e: usman@newtownservices.net t: (250) 860-8185

A0.000 COVER PAGE
A0.010 ZONING & BYLAW
A1.010 SITE PLAN
A3.000 PARKADE 0 FLOOR PLAN
A3.010 LEVEL 1 FLOOR PLAN
A3.020 PARKADE 2 FLOOR PLAN
A3.030 PARKADE 3 FLOOR PLAN
A3.040 PARKADE 4 FLOOR PLAN
A3.050 LEVEL 5 FLOOR PLAN
A3.060 LEVEL 6-8 FLOOR PLANS
A3.070 LEVEL 20 FLOOR PLAN
A3.100 ROOF PLAN
A4.000 MATERIALS
A4.010 BUILDING ELEVATIONS
A4.020 BUILDING ELEVATIONS
A6.010 RENDERINGS
A6.020 RENDERINGS

CIVIL ENGINEERING

PROTECH CONSULTING
300-3275 LAKESHORE ROAD
KELOWNA, BC V1W 3S9
e: djames@protech-consulting.com t: (250) 860-1771

LANDSCAPE

CTQ CONSULTANTS LTD.
1334 ST. PAUL STREET
KELOWNA, BC V1Y2E1
e: BDouglas@ctqconsultants.ca t: (250) 488-5367

1200 PACIFIC

1164, 1174, 1200, & 1210 PACIFIC AVENUE, KELOWNA

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NO. DATE ISSUED FOR:
10 25-07-07 ISSUED FOR DP



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This drawing must not be scaled.
Report all errors and omissions to the Architect.

COVER PAGE

REV 10
A0.000

project no.
4191
scale designed drawn checked
JVL/A JVL/A JVL/A JVL/A
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SITE PLAN

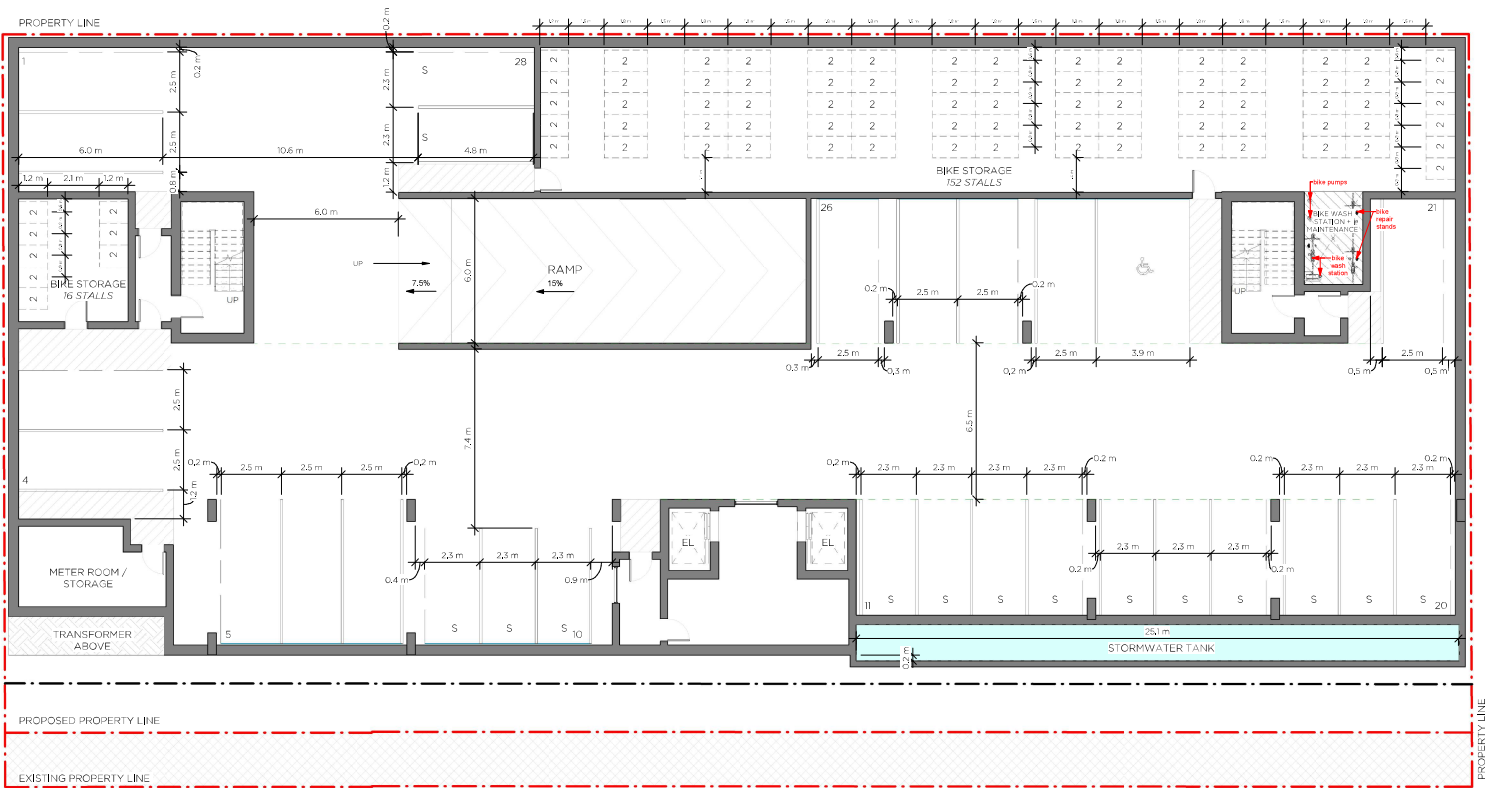
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4191
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PROJECT: **1200 PACIFIC**

1164, 1174, 1200, & 1210 PACIFIC AVENUE, KELOWNA

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1000-10 STREET, KELOWNA, BC | P 250.866.0088 | WWW.NTAEBC.COM





1200 PACIFIC

184, 174, 200, & 170 PACIFIC AVENUE, KELOWNA

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Sheet name

PARKADE 0
FLOOR PLAN

A3.00D

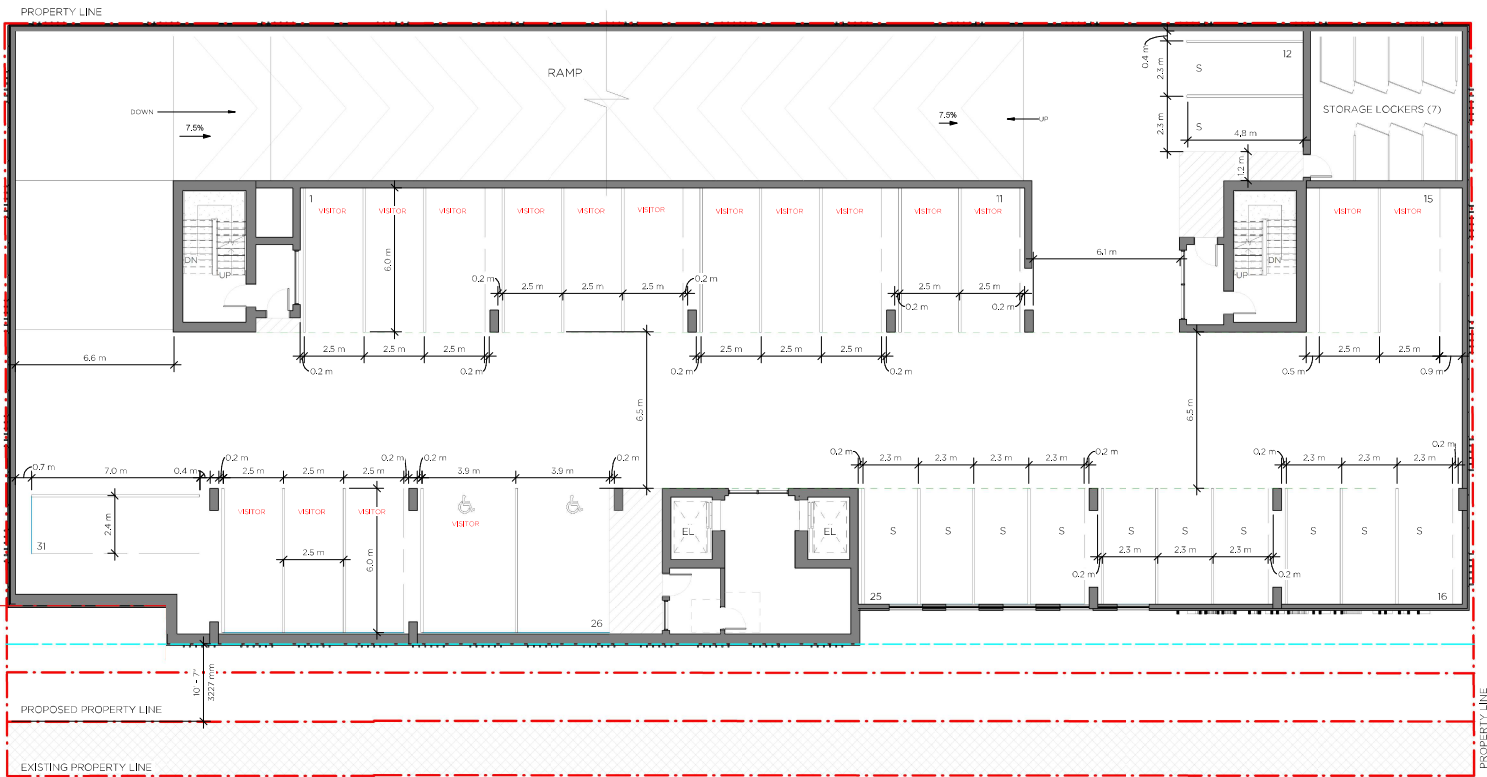
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PACIFIC AVENUE



1200 PACIFIC

1864, 1774, 1200, & 1210 PACIFIC AVENUE, KELOWNA

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Project name
PARAKE 2 FLOOR PLAN

A3.02D REV 10

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4191

scale	designed	drawn	checked
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sheet name
PARKADE 3
FLOOR PLAN



project title
120
project address
1164, 1174,

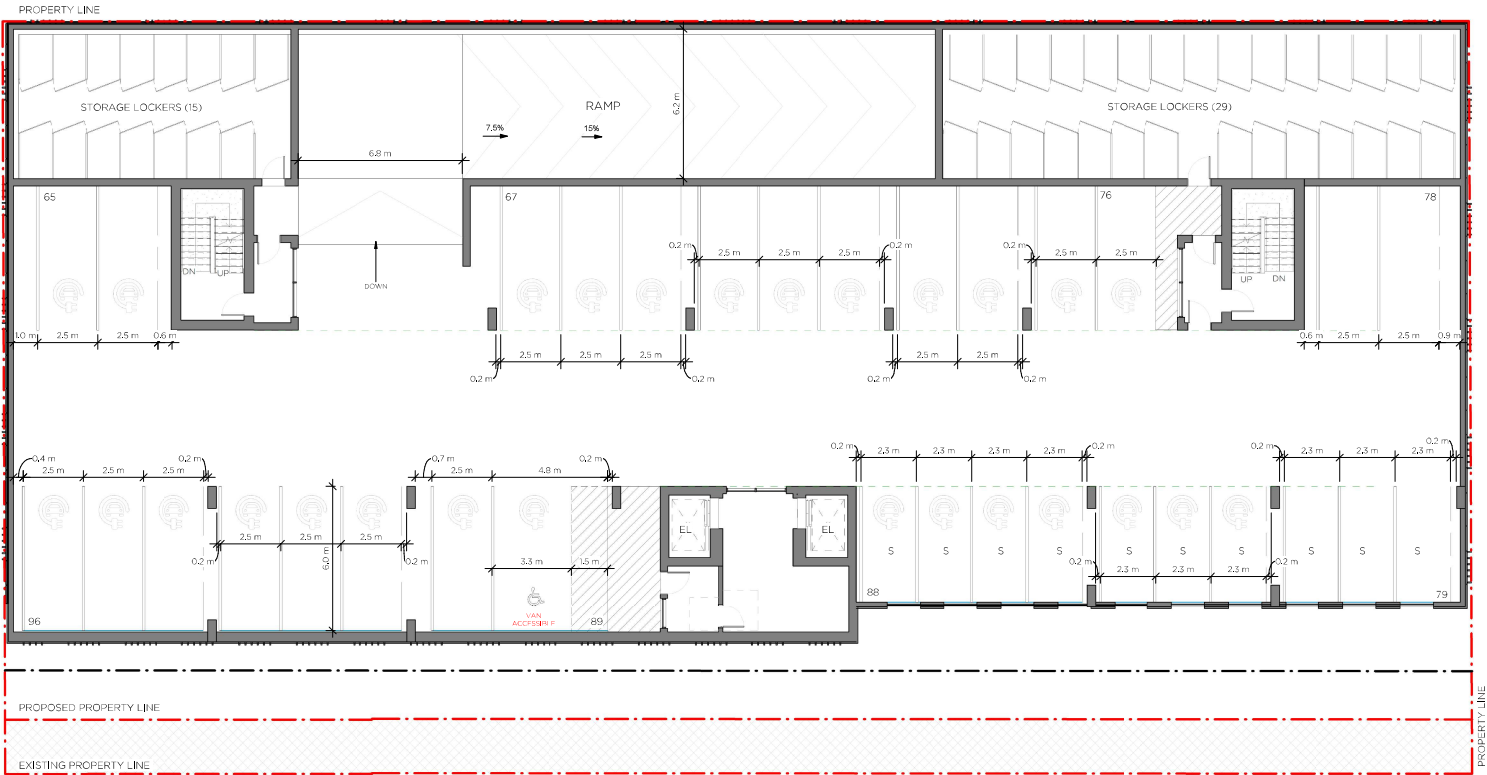
project info

1200 PACIFIC

300-1100 PACIFIC AVENUE
1164, 1174, 1200, & 1210 PACIFIC AVENUE, KELOWNA

NEW TOWN ARCHITECTURE
ARCHITECTURE URBAN PLANNING
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1200 PACIFIC

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PARKADE 4 FLOOR PLAN

A3.04D

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1200 PACIFIC

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LEVEL 5
FLOOR PLAN

A3.05D

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LEVEL C 6-19

LEVELS 6-19
FLOOR
PLANS

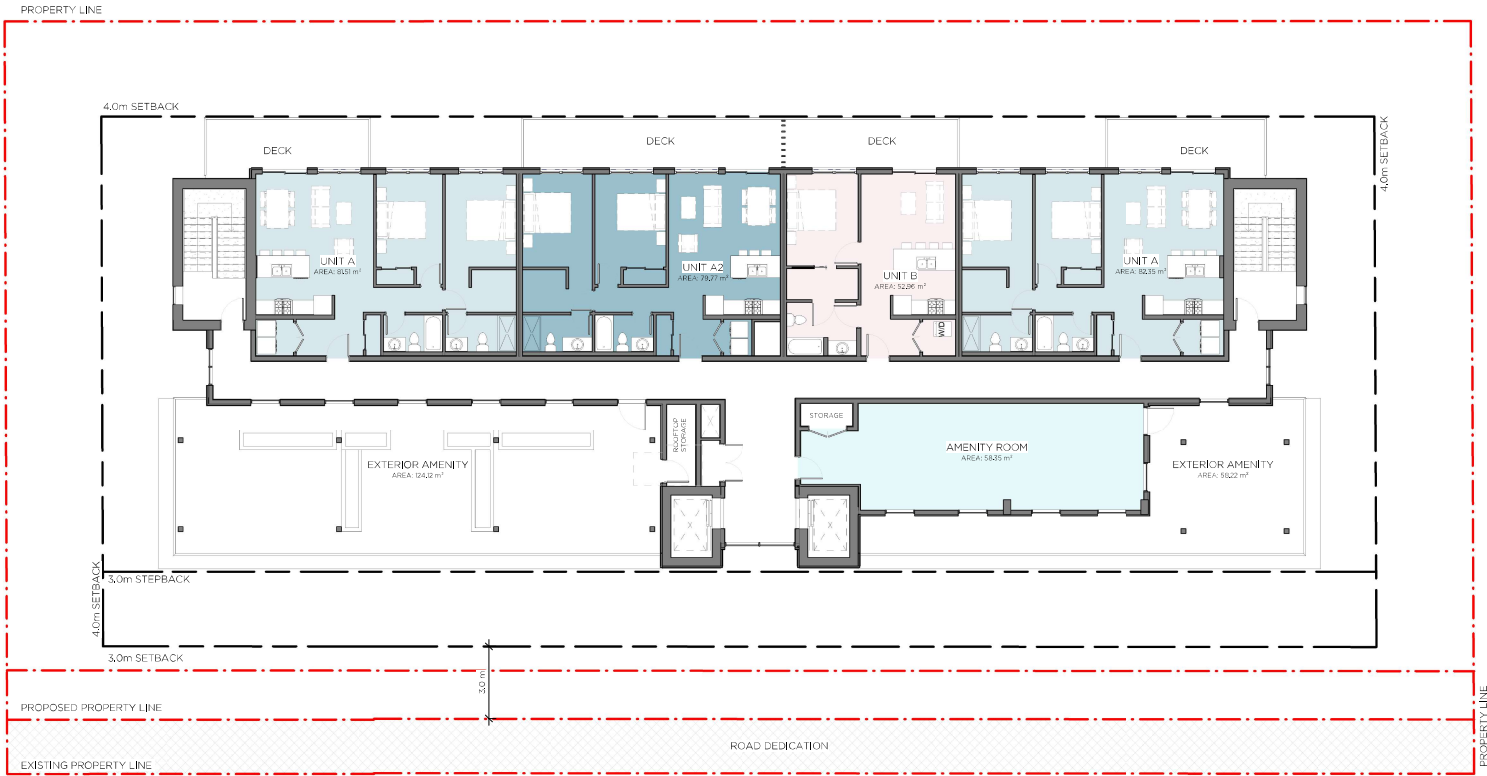
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1200 PACIFIC

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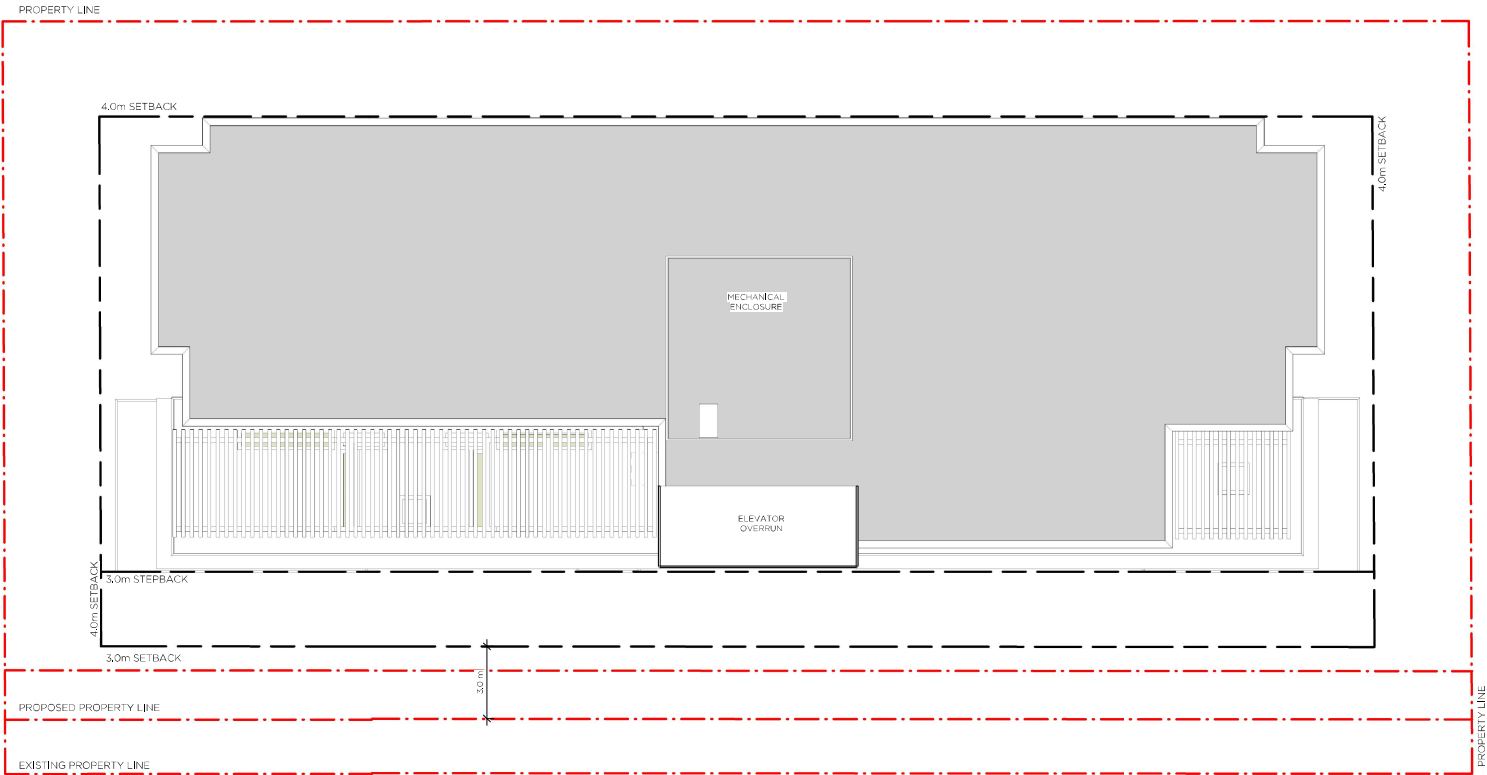
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LEVEL 20
FLOOR PLAN

A3.07D

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4191

184, 174, 100, & 120 PACIFIC AVENUE, KELOWNA

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Sheet name

ROOF PLAN

A3.10D REV 10

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1200 PACIFIC

1864, 1774, 2000 & 1720 PACIFIC AVENUE, KELOWNA

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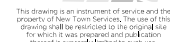
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sheet name

BUILDING ELEVATIONS

A4.02D REV 10

project no.
4191

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As indicated	JM/LA	JM/LA	UA

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1. BIRK VENEER • CHARCOAL
2. ARCHITECTURAL CONCRETE WITH ELASTOMERIC COATING • WHITE
3. SMOOTH STUCCO • CHARCOAL
4. SMOOTH STUCCO • BLACK
5. ALUMINUM FOLDED WALL PANEL (BOX FIB PROFILE • 90 DEGREE CORNERS) • WOOD FINISH
6. ALUMINUM CORRUGATED • CHARCOAL
7. ALUMINUM GLASS RAILING • BLACK
8. ALUMINUM PICKET RAILING (WOOD FINISH) W/ GLASS BEHIND • NO TOP RAIL
9. ALUMINUM FRAMED WINDOWS • BLACK
10. BALCONY SLIDING DOOR • BLACK
11. COLUMNS • CHARCOAL
12. BIKE RACKS
13. TRANSFORMER
14. GARAGE DOOR
15. SIGNAGE
16. CONCRETE CURB
17. PRIVACY SCREEN
18. MECHANICAL EQUIPMENT SCREEN
19. PARKADE MESH SCREEN

NEW TOWN ARCHITECTURE + ENGINEERING

PACIFIC TOWER

1200 PACIFIC AVENUE, KELOWNA, BC

LANDSCAPE WORKS - DEVELOPMENT PERMIT FOR REVIEW

NOT FOR CONSTRUCTION

JULY 3, 2025

LIST OF DRAWINGS

- LDP 1.0 : LANDSCAPE PLAN - LEVEL 1
- LDP 1.1: LANDSCAPE PLAN - LEVEL 1 (OFF-SITE)
- LDP 1.2: LANDSCAPE PLAN - LEVEL 5
- LDP 1.3: LANDSCAPE PLAN - LEVEL 20
- LDP 2.0: LANDSCAPE DETAILS
- LDP 3.0: WATER CONSERVATION PLAN - LEVEL 1
- LDP 3.1: WATER CONSERVATION PLAN - LEVEL 1 (OFF-SITE)
- LDP 3.2: WATER CONSERVATION PLAN - LEVEL 5
- LDP 3.3: WATER CONSERVATION PLAN - LEVEL 20

KEY PLAN 1:400



ZONING BYLAW SUMMARY

PROJECT NAME: PACIFIC TOWER			
Landscape Bylaw 12375 (Table 7.2)	UC2 ZONE (1/10 LM)	Proposed	Compliance (Y/N)
Min. tree amount	Landscape lin. m setback = 61/10 =7 trees (min.)	7 Trees	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small:3cm	4 large trees, 2 medium trees, and 1 small trees	Y
Min. coniferous tree height:	250cm	N/A	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	Large (L): 4 = 57% Medium (M): 2 = 29% Small (S): 1 = 14%	Y
Min. growing medium (planted) area	Min. planted area 0 x 75% = 0m2	Total planted area: 41m2	Y*
Min. growing medium volumes per tree	(L) Tree: Single: 20cu.m, Shared: 15cu.m (M) Tree: Single: 18cu.m, Shared: 12cu.m (S) Tree: Single: 15cu.m, Shared: 10cu.m	(L) Tree: 4 Shared: 15cu.m, (M) Tree: 2 Shared:12 cu.m, (S) Tree: 1 Shared:10 cu.m,	Y*
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Y
Fence height	2.0m max.	1.2	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone		N/A
Existing tree retention (Y/N)	N		N/A
Surface parking lot over 15 stalls (Y/N)	N		N/A
Refuse & recycle screening (Y/N)	N		N/A
Comments	Notes: *Soil cells are added for all trees in the landscape area; no minimum softscape required.		

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- NOTES:
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
 5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 6. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.
 7. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER

SEAL



NOT FOR CONSTRUCTION

3	ISSUED FOR DEVELOPMENT PERMIT	2025-07-03
2	ISSUED FOR 90% DP REVIEW	2025-05-08
1	ISSUED FOR 75% DP REVIEW	2025-04-04
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
**NEW TOWN ARCHITECTURE +
ENGINEERING**

PROJECT NAME:
PACIFIC TOWER

DRAWING TITLE:
**CONCEPTUAL LANDSCAPE
PLAN - GROUND FLOOR**

DRAWN: MM & EM

CHECKED: BD

PROJECT NO.: 24164-100

SCALE: 1:100

DRAWING NO.:

LDP 1.0

PROPERTY LINE

BUILDING

PROPERTY LINE

PROPERTY LINE

4 - CELTIS OCCIDENTALIS
(LARGE TREE)

1- AMELANCHIER GRANDIFLORA
'AUTUMN BRILLIANCE'
(SMALL TREE)

3-BIKE RACK (6 SPACES) (TYP.)

DECORATIVE SHRUB,
PERENNIAL & ORNAMENTAL
GRASS PLANTING (TYP.)

2-ACER PLATANOIDES
'COLUMNARE'
(MEDIUM TREE)

ROOT BARRIER (TYP.)

BENCH (TYP.)
SOIL CELLS (TYP.)

CONCRETE DRIVE AISLE
(REFER TO CIVIL DRAWINGS)

DECORATIVE SHRUB,
PERENNIAL & ORNAMENTAL
GRASS PLANTING (TYP.)

PERMEABLE UNIT PAVERS
(REFER CIVIL DRAWINGS)

SETBACK

UNDERGROUND
PARKADE EXTENTS

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

PACIFIC AVENUE



PRECEDENT IMAGES



PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
Trees Deciduous					
2	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	6cm Cal	B&B	5m o/c
1	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Serviceberry	6cm Cal	B&B	6m o/c
4	<i>Celtis occidentalis</i>	Common Hackberry	6cm Cal	B&B	6m o/c
3	<i>Cornus kousa</i> 'Satomi'	Chinese Dogwood	6 cm Cal	B&B	4m o/c
Shrubs					
56	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#02	Potted	0.9m o/c
40	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted	1.2m o/c
20	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	#02	Potted	1.5m o/c
40	<i>Rhus aromatica</i> 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted	1.8m o/c
Ornamental Grasses					
23	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Forester Feather Reed Grass	#01	Potted	0.75m o/c
10	<i>Deschampsia caespitosa</i> 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted	0.6m o/c
Perennials					
15	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#01	Potted	0.6m o/c
15	<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted	0.6m o/c
30	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6m o/c
10	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted	0.6m o/c

LEGEND

	WOOD MULCH
	PERMEABLE PAVERS
	PORCELAIN TILES (ROOFTOP)
	CONCRETE UNIT PAVERS (ROOFTOP)
	SOIL CELLS
	NATURAL GREY CONCRETE PAVING
	ASPHALT
	ARTIFICIAL TURF (ROOFTOP)
	SOD
	ROCK MULCH
	SHRUB, PERENNIAL, ORNAMENTAL GRASS



- LEGEND**
- WOOD MULCH
 - PERMEABLE PAVERS
 - PORCELAIN TILES (ROOFTOP)
 - CONCRETE UNIT PAVERS (ROOFTOP)
 - SOIL CELLS
 - NATURAL GREY CONCRETE PAVING
 - ASPHALT
 - ARTIFICIAL TURF (ROOFTOP)
 - SOD
 - ROCK MULCH
 - SHRUB, PERENNIAL, ORNAMENTAL GRASS

PRECEDENT IMAGES

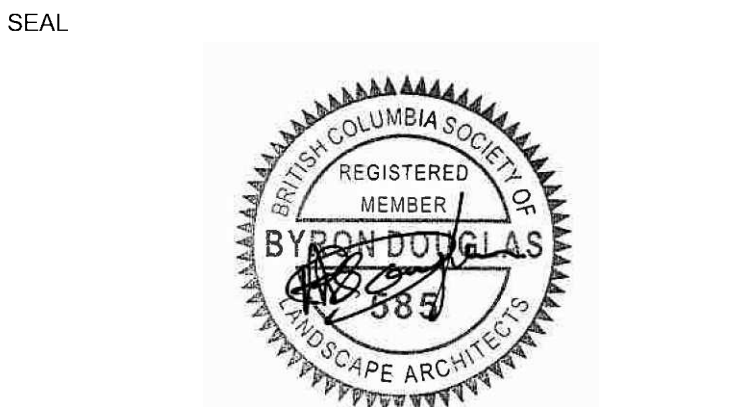


PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
7	Trees Deciduous <i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	6cm Cal	B&B	8m x 6m

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NOT FOR CONSTRUCTION		
3	ISSUED FOR DEVELOPMENT PERMIT	2025-07-03
2	ISSUED FOR 90% DP REVIEW	2025-05-08
1	ISSUED FOR 75% DP REVIEW	2025-04-04
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
NEW TOWN ARCHITECTURE + ENGINEERING

PROJECT NAME:
PACIFIC TOWER

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN - GROUND FLOOR (OFFSITE)

DRAWN: MM & EM	LDP1.1
CHECKED: BD	
PROJECT NO: 24164-100	
SCALE: 1:100	

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CLIENT NAME:
**NEW TOWN ARCHITECTURE +
ENGINEERING**

PROJECT NAME:
PACIFIC TOWER

DRAWING TITLE:
**CONCEPTUAL LANDSCAPE
PLAN - LEVEL 5**

DRAWN: MM & EM

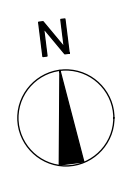
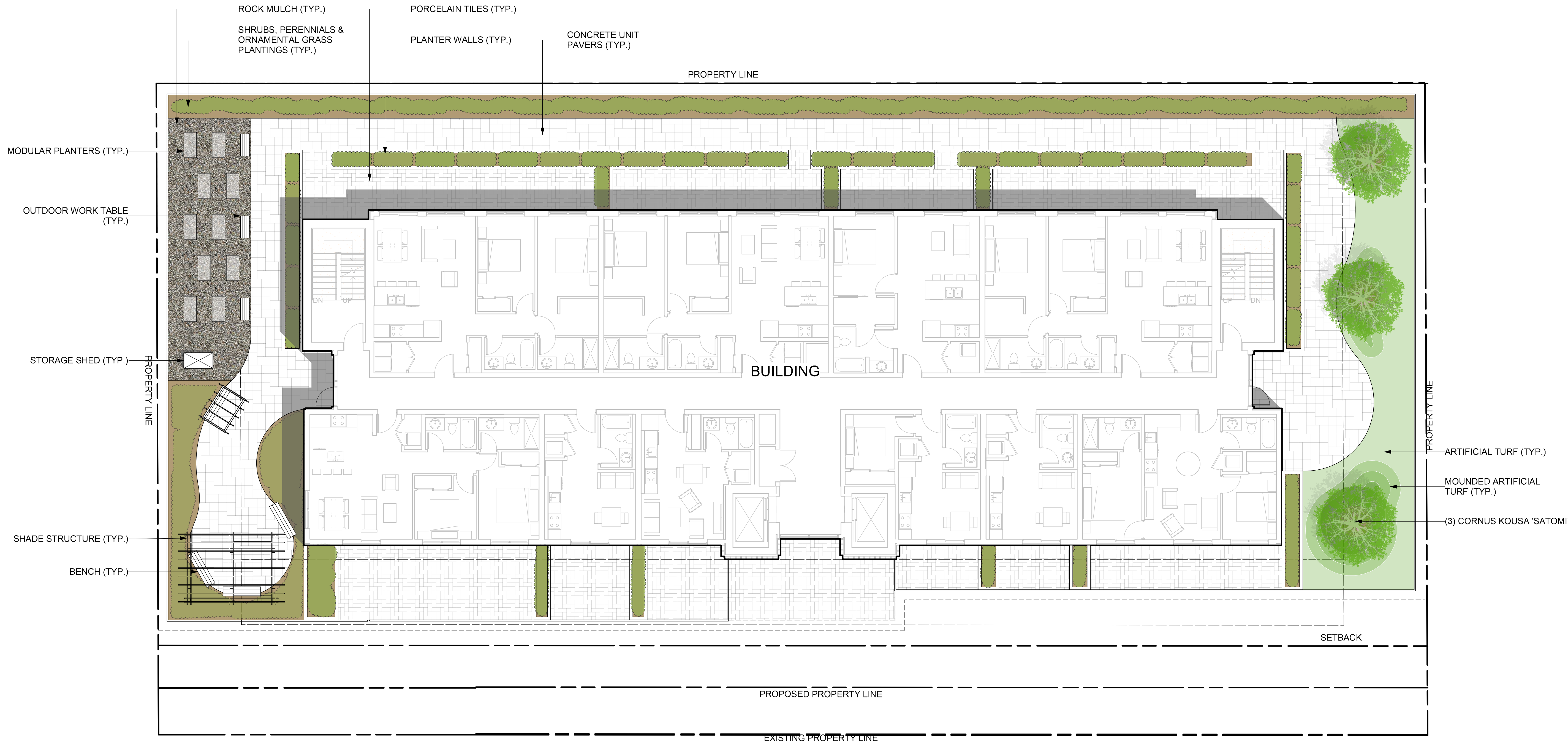
CHECKED: BD

PROJECT NO: 24164-100

SCALE: 1:100

DRAWING NO.:

LDP1.2



PRECEDENT IMAGES



PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
Trees Deciduous					
2	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	6cm Cal	B&B	5m o/c
1	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Serviceberry	6cm Cal	B&B	6m o/c
4	<i>Celtis occidentalis</i>	Common Hackberry	6cm Cal	B&B	6m o/c
3	<i>Cornus kousa</i> 'Satomi'	Chinese Dogwood	6 cm Cal	B&B	4m o/c
Shrubs					
56	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#02	Potted	0.9m o/c
40	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted	1.2m o/c
20	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	#02	Potted	1.5m o/c
40	<i>Rhus aromatica</i> 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted	1.8m o/c
Ornamental Grasses					
23	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Forester Feather Reed Grass	#01	Potted	0.75m o/c
10	<i>Deschampsia caespitosa</i> 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted	0.6m o/c
Perennials					
15	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#01	Potted	0.6m o/c
15	<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted	0.6m o/c
30	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6m o/c
10	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted	0.6m o/c

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ISSUE	DESCRIPTION	DATE

CLIENT NAME:
**NEW TOWN ARCHITECTURE +
ENGINEERING**

PROJECT NAME:
PACIFIC TOWER

DRAWING TITLE:
**CONCEPTUAL LANDSCAPE
PLAN - LEVEL 20**

DRAWN:

MM & EM

CHECKED:

BD

PROJECT NO.:

24164-100

SCALE:

1:100

LDP1.3

PROPERTY LINE

BUILDING

PROPERTY LINE

PROPERTY LINE

MODULAR PLANTER
(TYP.)

BUILDING COLUMN (REFER
ARCHITECT)

PORCELAIN PAVERS ON
PEDESTALS(TYP.)

SITE FURNITURE (BY OWNERS)

MODULAR PLANTER
(TYP.)

FURNITURE (BY OWNER)
PORCELAIN PAVERS ON
PEDESTALS (TYP.)

GUARD RAILS (BY ARCHITECT)

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE



PRECEDENT IMAGES



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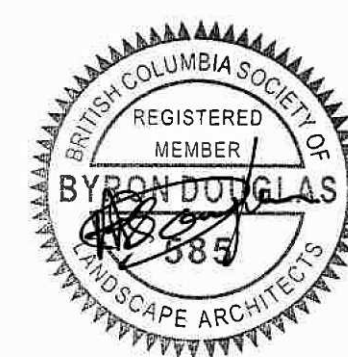
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SEAL



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ISSUE DESCRIPTION DATE

CLIENT NAME:
**NEW TOWN ARCHITECTURE +
ENGINEERING**

PROJECT NAME:
PACIFIC TOWER

DRAWING TITLE:
DETAILS

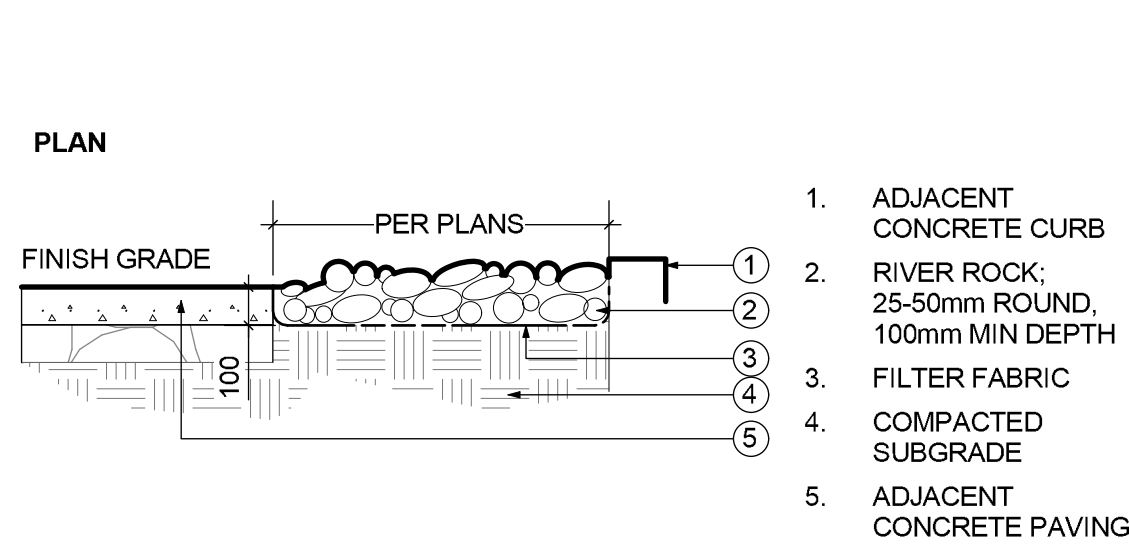
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CHECKED: BD

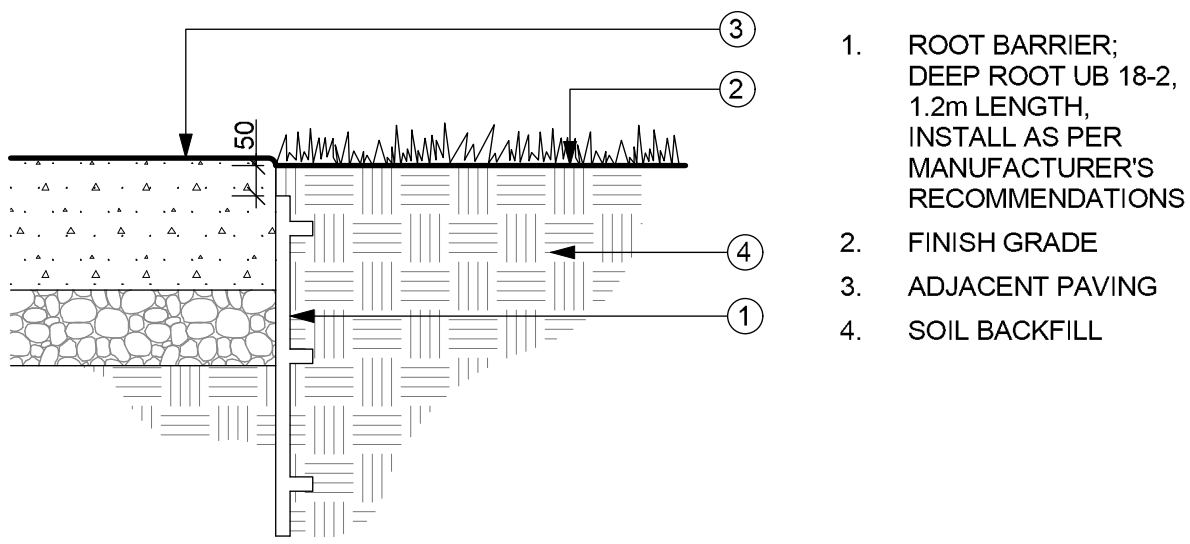
PROJECT NO: 24164-100

SCALE: AS NOTED

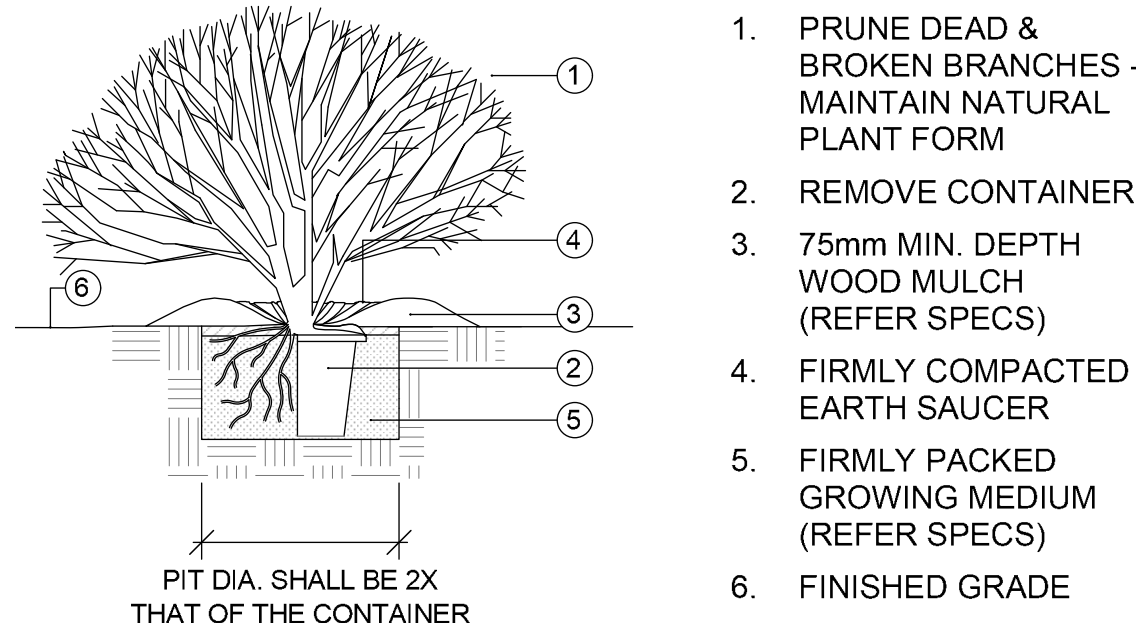
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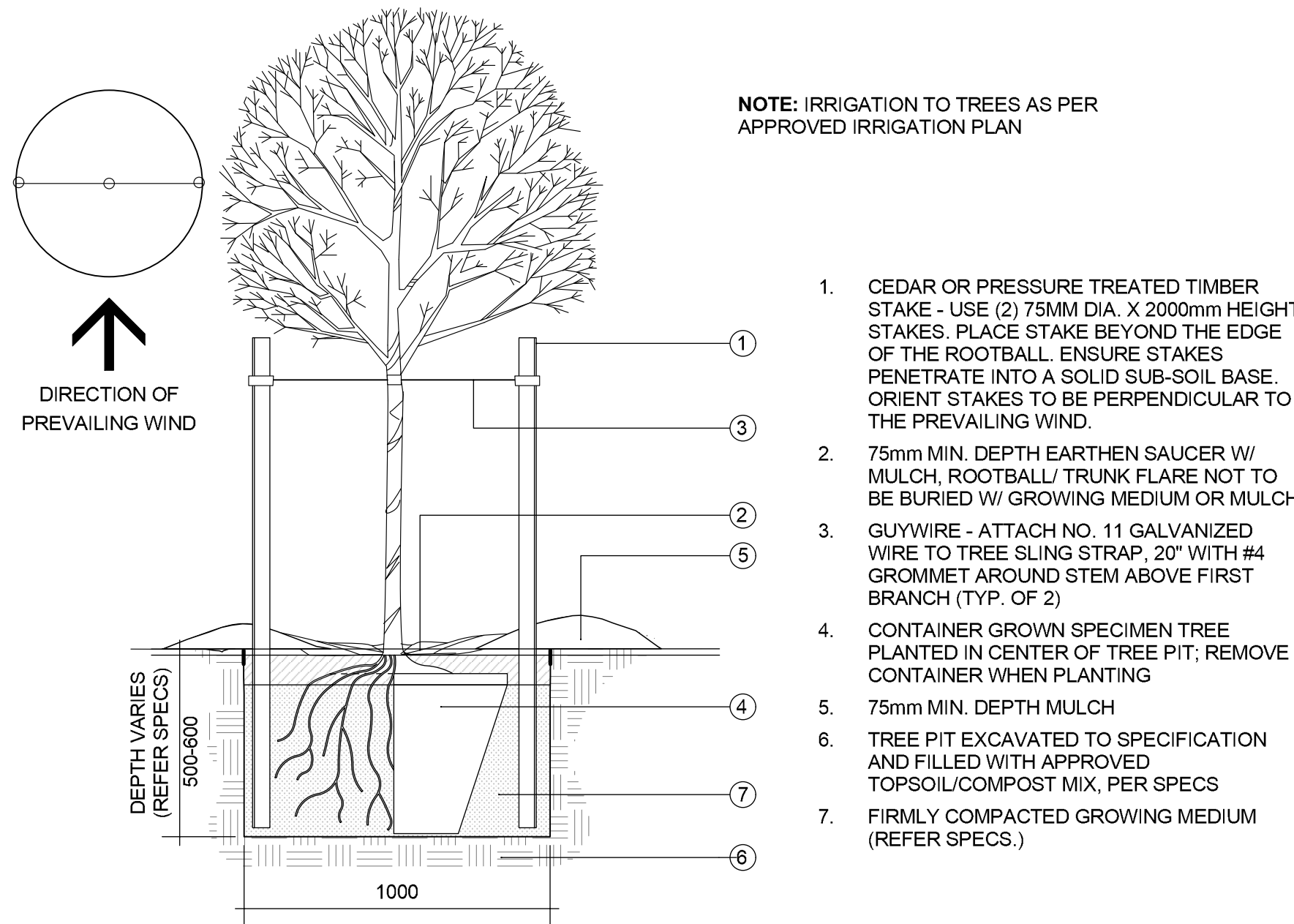
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LDP 2 Scale: 1:20



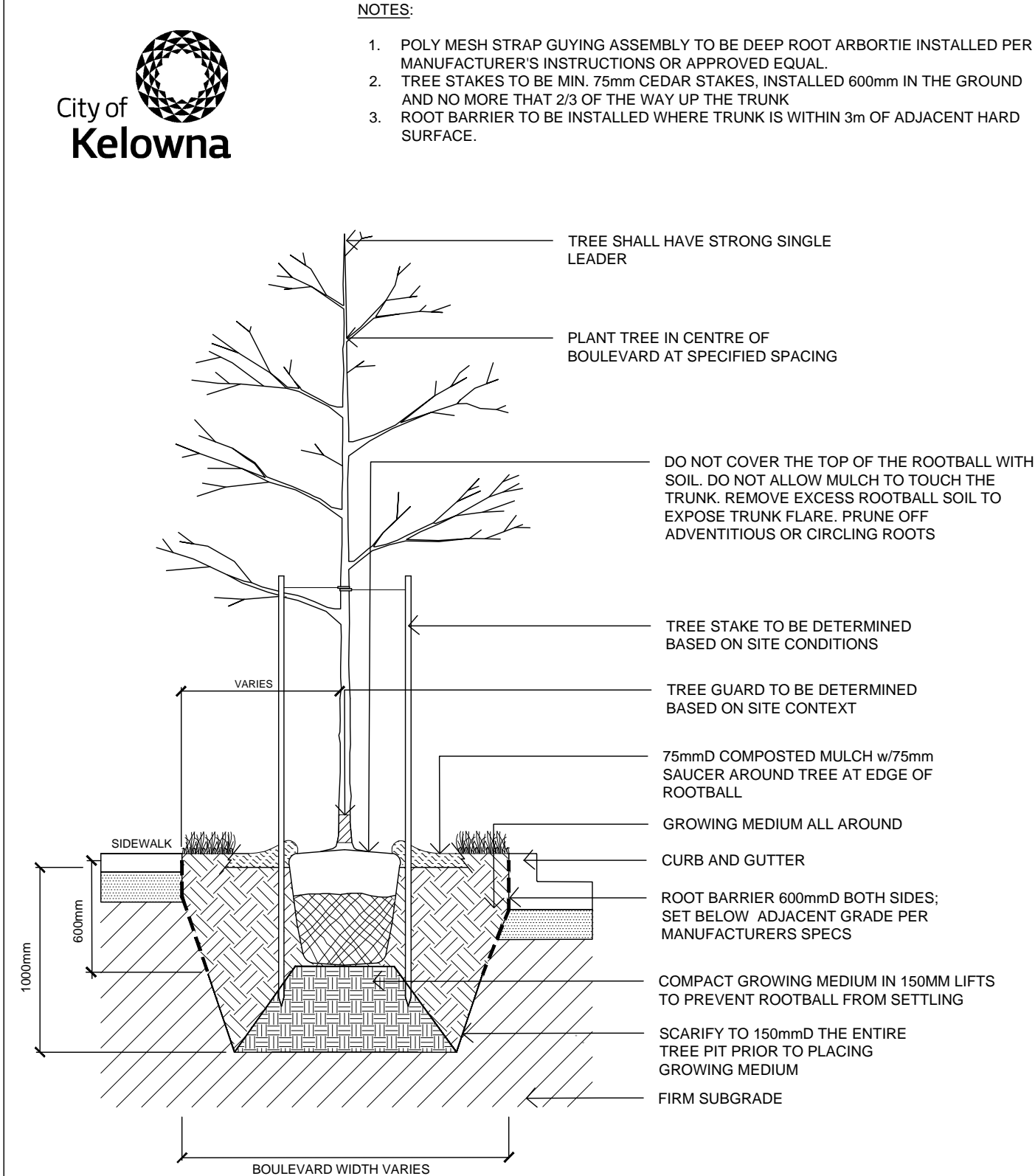
2 Root Barrier - Section
LDP 2 Scale: 1:10



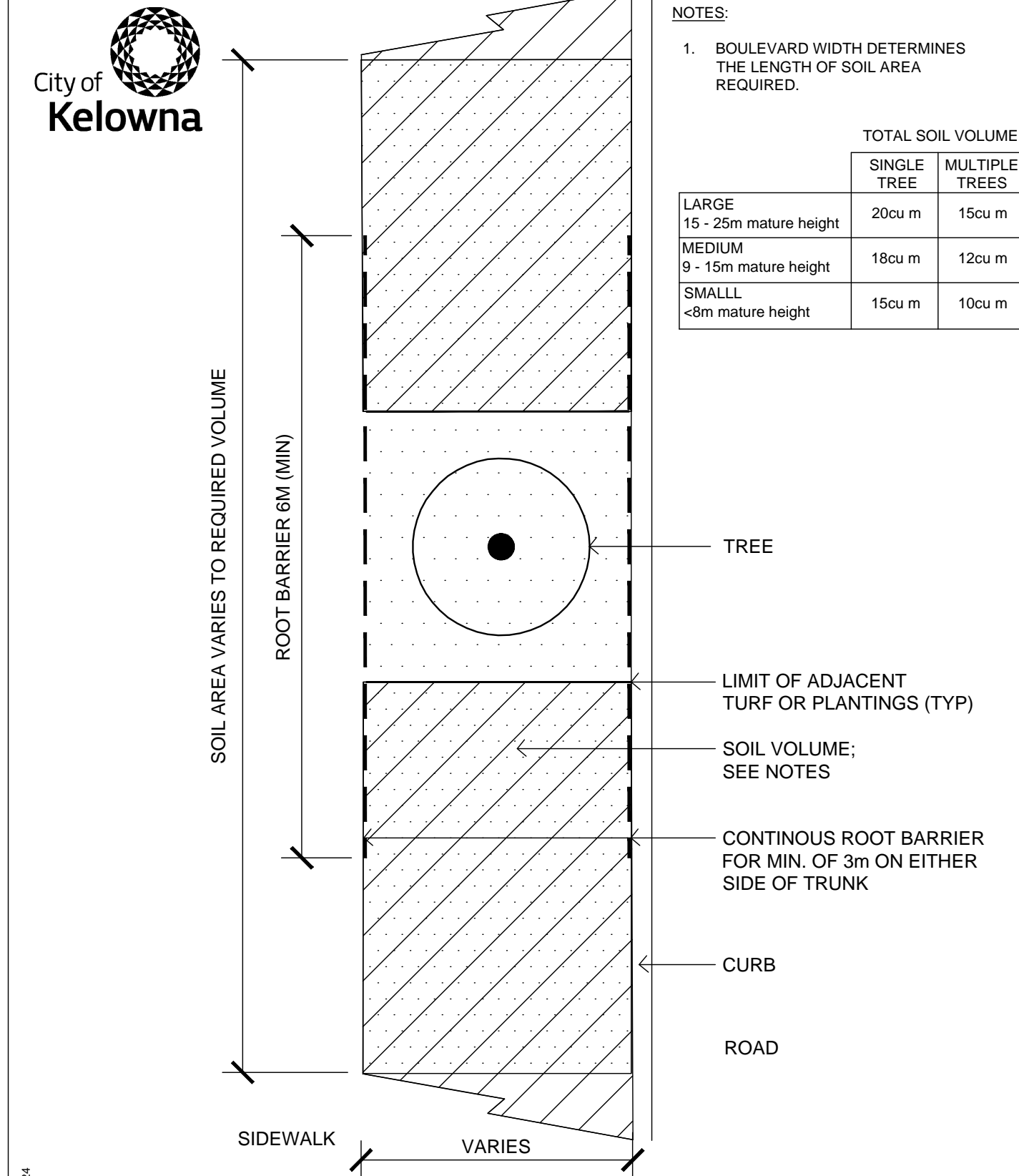
3 Shrub in Mulch - Section
LDP 2 Scale: NTS



4 Tree in Mulch - Section
LDP 2 Scale: NTS



6 Tree In Boulevard - Section
LDP 2 Scale: NTS



7 Tree In Boulevard - Plan
LDP 2 Scale: NTS

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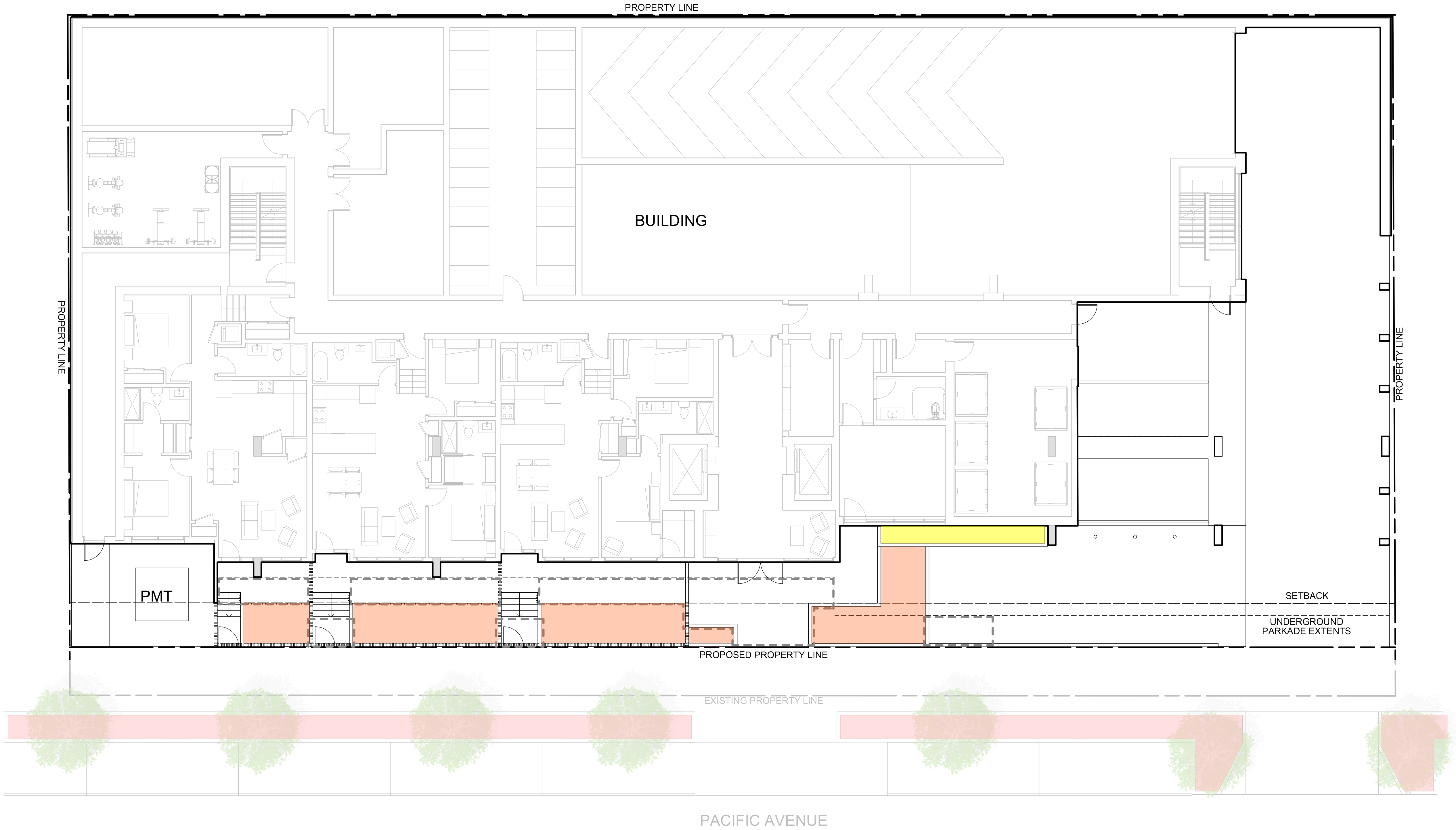
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PROJECT NAME:
PACIFIC TOWER

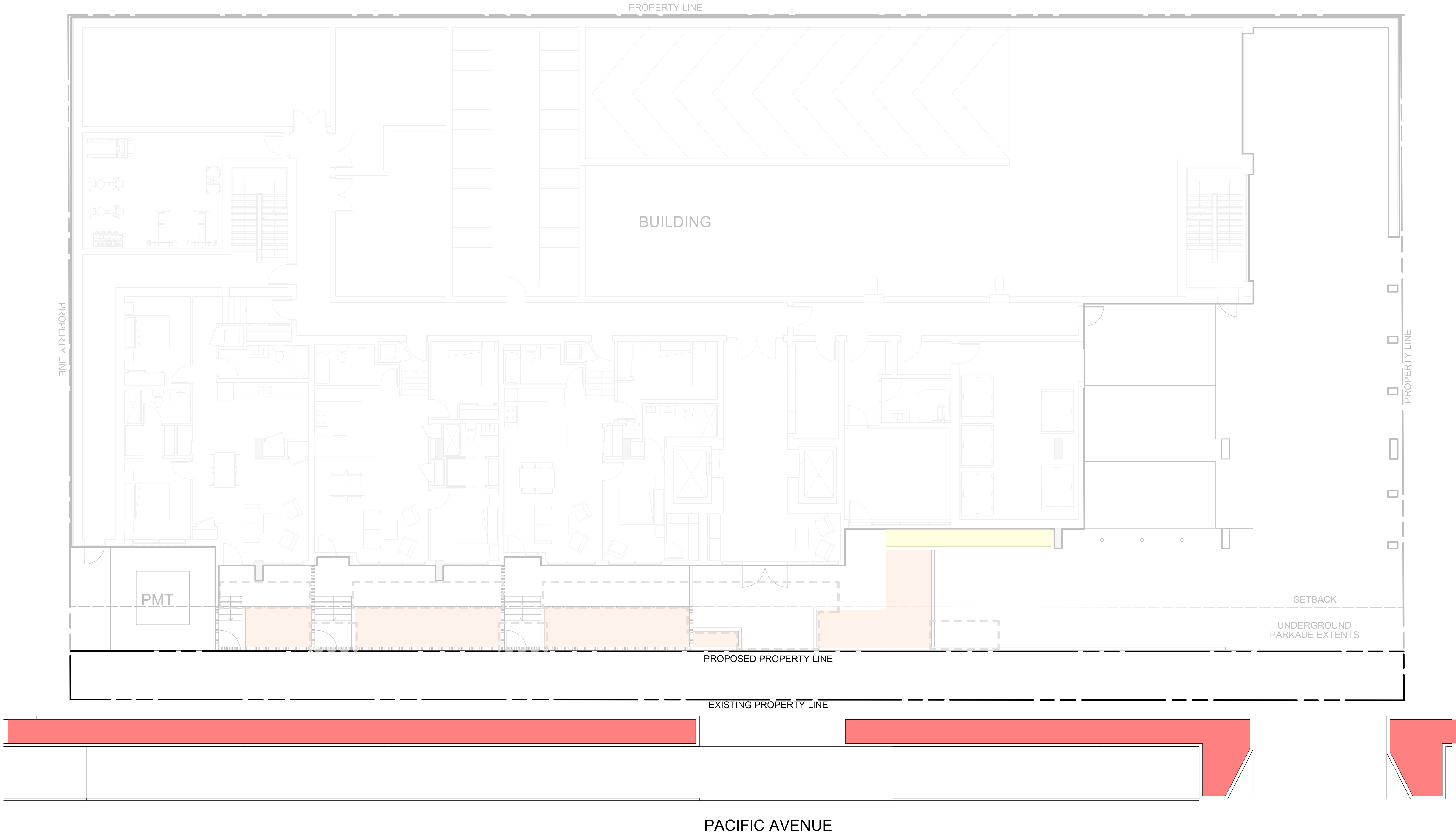
DRAWING TITLE:
WATER CONSERVATION PLAN - GROUND FLOOR

DRAWN: MM & EM	LDP3.0
CHECKED: BD	
PROJECT NO: 24164-100	
SCALE: 1:100	



LEGEND

- LOW WATER REQUIREMENTS GRASSES/PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

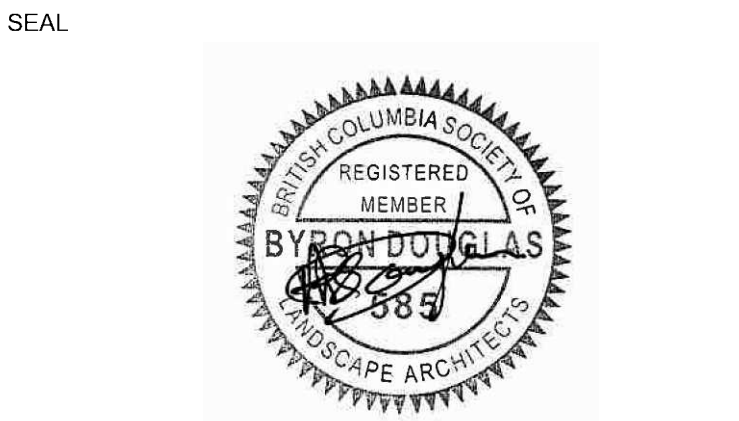


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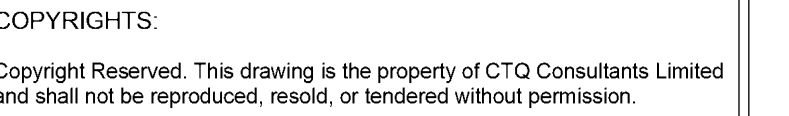
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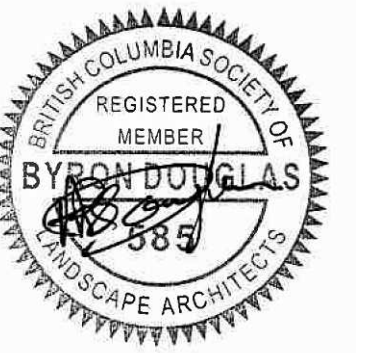
DRAWING TITLE:
WATER CONSERVATION PLAN - GROUND FLOOR (OFFSITE)

DRAWN: MM & EM	LDP3.1
CHECKED: BD	
PROJECT NO: 24164-100	
SCALE: 1:100	



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SEAL



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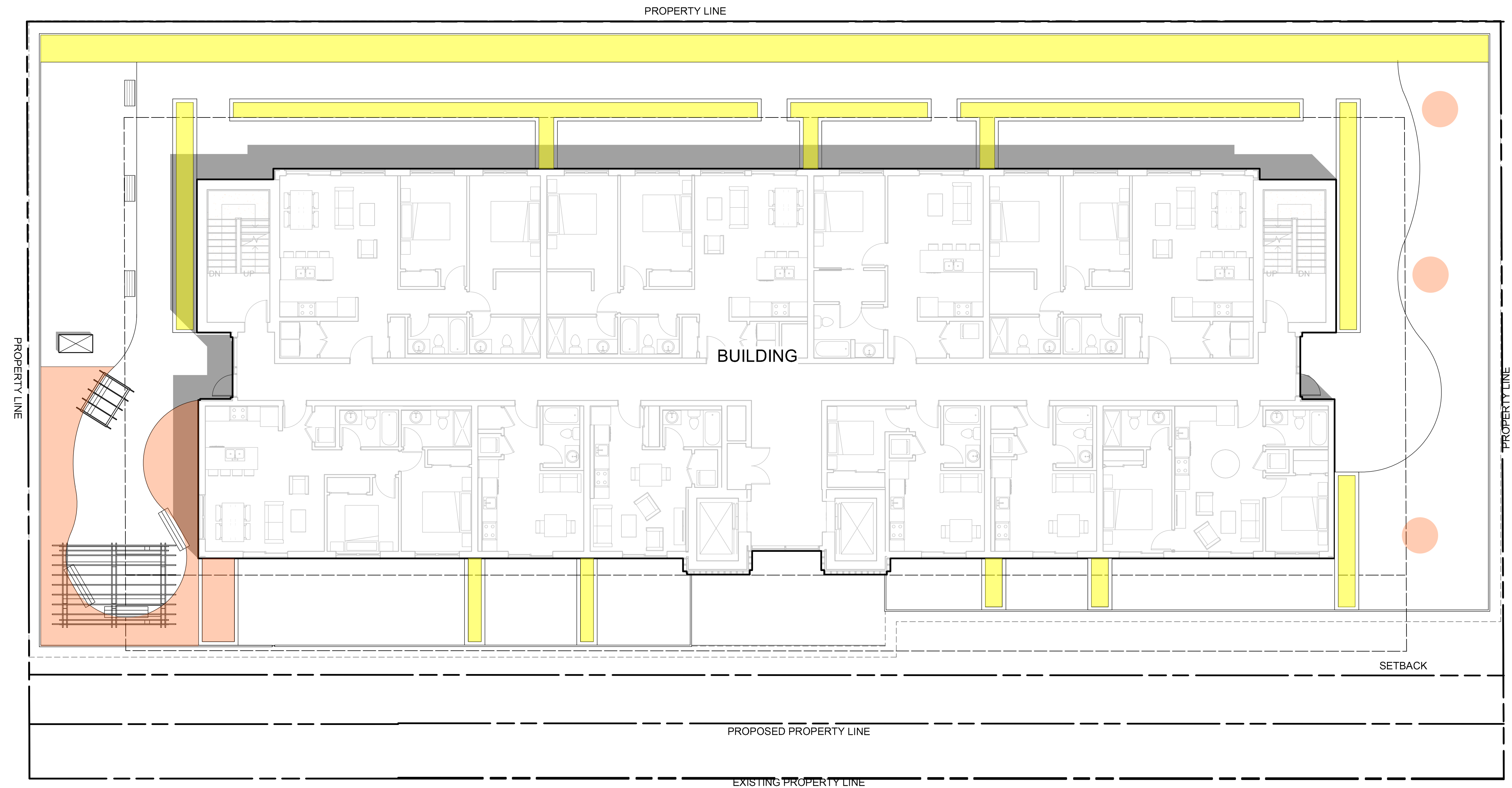
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CLIENT NAME:
NEW TOWN ARCHITECTURE +
ENGINEERING




PROJECT NAME:
PACIFIC TOWER

DRAWING TITLE:
WATER CONSERVATION PLAN -
LEVEL 5

DRAWN:	MM & EM	DRAWING NO.: LDP3.2
CHECKED:	BD	
PROJECT NO.:	24164-100	
SCALE:	1:100	

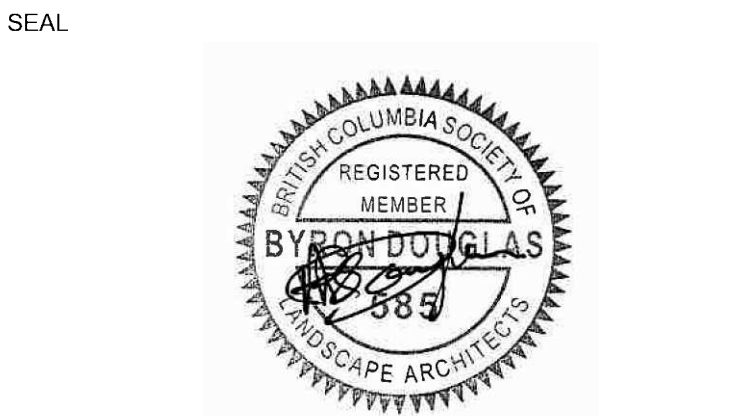


LEGEND

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 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
 5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 6. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.
 7. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER



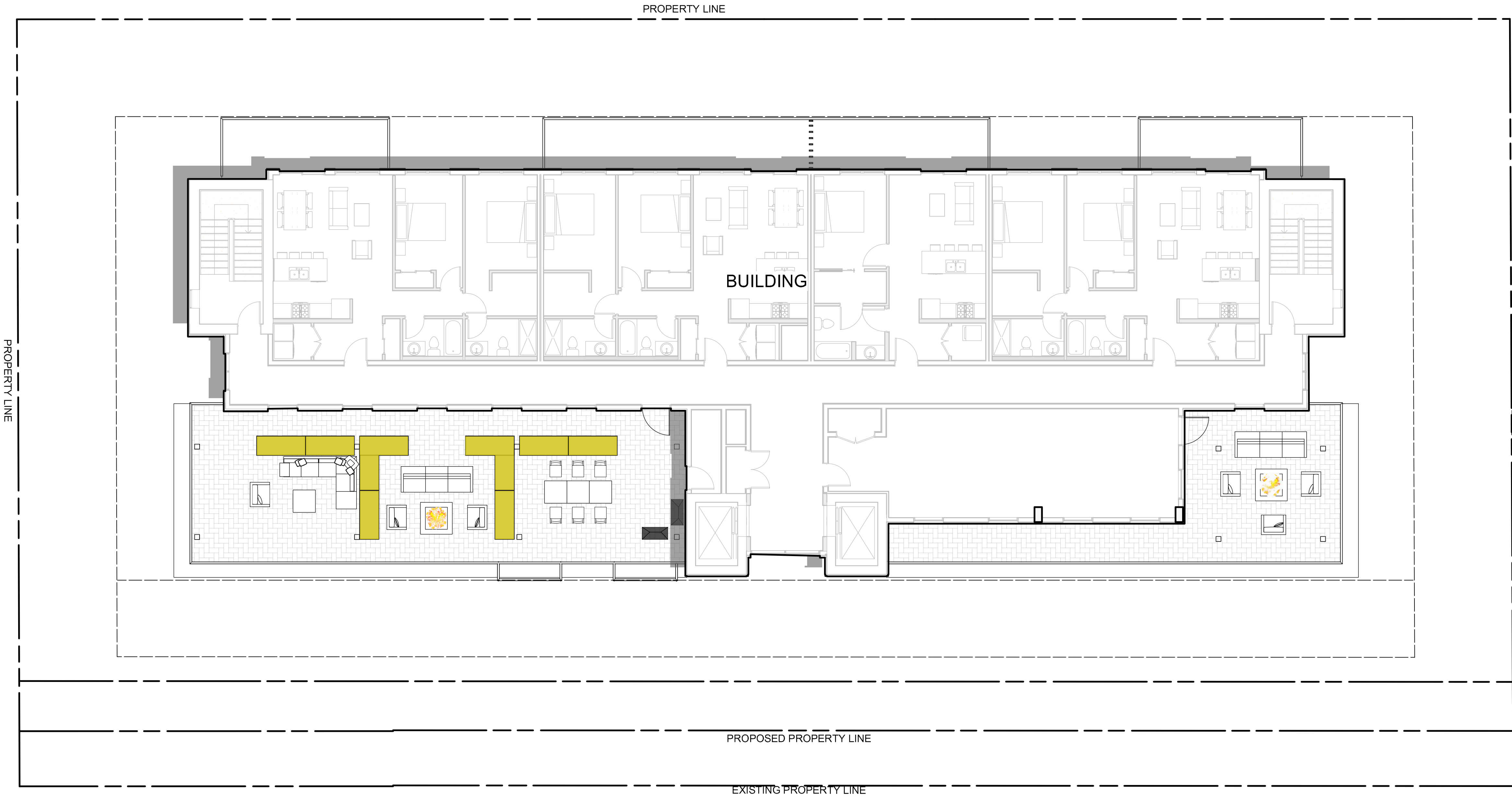
NOT FOR CONSTRUCTION		
3	ISSUED FOR DEVELOPMENT PERMIT	2025-07-03
2	ISSUED FOR 90% DP REVIEW	2025-05-08
1	ISSUED FOR 75% DP REVIEW	2025-04-04
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
NEW TOWN ARCHITECTURE +
ENGINEERING

PROJECT NAME:
PACIFIC TOWER

DRAWING TITLE:
WATER CONSERVATION PLAN -
LEVEL 20

DRAWN: MM & EM	DRAWING NO.: LDP3.3
CHECKED: BD	
PROJECT NO.: 24164-100	
SCALE: 1:100	





BIRDS EYE VIEW



PODIUM AMENITY SPACE



REAR VIEW



PODIUM AMENITY SPACE

PROJECT NO.

1200 PACIFIC

1164, 1174, 1200, & 1210 PACIFIC AVENUE, KELOWNA

NEW TOWN ARCHITECTURE + ENGINEERING

ARCHITECTURE URBAN PLANNING CIVIL ENGINEERING

1000-1010 STREET, SUITE 101, KELOWNA, BC V1Y 9C6



NO.	DATE	ISSUED FOR
5	2024-02	RECEIVED FOR DP
6	2024-03	RECEIVED FOR DP
7	2024-04	RECEIVED FOR DP
8	2024-05	RECEIVED FOR DP
9	2024-06	RECEIVED FOR DP
10	2024-07	ISSUED FOR DP



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This drawing must not be scaled.

Report all errors and omissions to the Architect.

Sheet name

RENDERINGS

REV 10
A9.02D

project no.
4191

scale	designed	drawn	checked
1:10	JPH	JPH	UJA

4/10/2025 4:59:36 PM